City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, October 9, 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 New Construction At 209 Old Liberty Pike (The Middle Eight, Lot 7); Gary Vogrin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

3. Consideration Of New Construction At 209 Old Liberty Pike (The Middle Eight, Lot 8); Gary Vogrin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

4. Consideration Of New Construction At 209 Old Liberty Pike (The Middle Eight, Lot 9); Gary Vogrin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

5. Consideration Of New Construction (Townhomes) At 209 Old Liberty Pike (The Middle Eight, Lots 4-6); Gary Vogrin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

6. Consideration of New Construction (Multifamily Buildings 1-3) At 209 Old Liberty Pk.; Gary Vogrin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

7. Consideration Of Alterations (Accessory Structure Roof) At 215 Lewisburg Ave.; John Alfrey, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Sponsors: Kelly Dannenfelser, Emily Huffer

10. Consideration Of Alterations (Accessory Structure Doors And Windows) At 1002 Fair St.; Jeff Fleishour, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

11. Consideration Of Alterations (Front Door Replacement) At 108 Bridge St.; James Sloan, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

12. Consideration Of An Addition And Alterations At 435 Boyd Mill Ave.; Pamela Stoll, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

13. Consideration Of Alterations At 252 5th Ave. N.; Sam Johnson, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Sponsors: Kelly Dannenfelser, Emily Huffer

15. Consideration Of New Construction At 1843 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 6); Matt Smith, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

16. Consideration Of New Construction At 1847 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 8); Matt Smith, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

17. Consideration Of New Construction At 200 & 214 N Margin St. (Bicentennial Park Pavilion); Shahad Abdulrahman, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

18. Mechanical Screening At 230 Franklin Rd. (Building 3); David Click, Applicant.

Sponsors:

19. Rear Yard Fencing At 419 Boyd Mill Ave.; Mike Smith, 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.

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

City of Franklin

Meeting Minutes

Historic Zoning Commission

Monday, September 11, 2023 | **5:00 PM** | **Board Room**

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CALL TO ORDER

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

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

Board Members Absent: Lisa Marquardt

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

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 Pearce, seconded by Commissioner Harrison to the Minutes from the August 14, 2023 meeting. The motion carried 7-0 with Commissioner Denton abstaining due to not being present at the meeting.

Commissioner Pearce noted a dropped sentence and two other minor changes to the minutes all of which have been submitted to Ms. Huffer for corrections.

Chair Roberts mentioned that a paragraph on page three was out of order and could be removed.

ANNOUNCEMENTS

Ms. Dannenfelser announced and congratulated Ms. Emily Huffer who has been promoted to Preservation Planner. She has served as Assistant Preservation Planner for the last year.

Ms. Huffer announced that there will be a special DRC meeting at 3 pm on Monday, September 18, 2023, with the regular DRC meeting to follow at 4 pm.

Chair Roberts noted that the application for 108 Bridge Street on tonight's agenda has been withdrawn.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, 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, 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 muntin's 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.

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. The guidelines recommend that the addition should be designed to be subordinate in appearance of the historic building. Considerations include placement, size, massing, scale height, and setbacks with the materials.

If the HZC decides to approve the COA, the following conditions are recommended: 1. Window specifications shall be

returned 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.

Applicant: David Swift, owner and Hannah Terry, architect. Mr. Swift noted the changes since the last meeting include a reduction in height and the overall footprint reduction by a percent. Also, based on the recommendation from the Board, siding has been added under the window at the back of the house. The photos will show the massing of the addition which was a concern of the Board.

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

A motion to approve Alterations and Addition (Principal) At 1303 Adams St was made by Commissioner Harrison, seconded by Commissioner Worthington.

Commissioner Harrison. Even though staff recommended denial, the addition roof line is not that visible from the street because of the tree line.

Commissioner Besser stated that she could not support the proposal as it stands as the addition is not subordinate to the original home and would like to see a reduction in the overall mass.

Commissioner Pearce noted that a detached garage or a garage that appears to be detached is more appropriate for the historical home. The attached garage does not allow one to see the additions or changes to the home over time. The large size of the lot would allow some flexibility in square footage.

Commissioner Denton stated that the view from the front, once you pass the tree line, appears too large with too much massing, and agreed with Commissioner Pearce about flexibility because of the large size of the lot. When looking at the garage doors with the windows above and the peak of the roof, the addition appears too large.

Commissioner Laster stated that the conceptional image is a story and a half, but the renderings show more of a proposal for a two-story form. Commissioner Laster suggested going back to the conceptional imagery and reimagining a plan.

Commissioner LeMarinel noted that the applicant has reduced the size but overall, there is too much massing. If the eve line of the garage could be lowered along with reshaping the roof to reduce massing, this could be an option. Commissioner LeMarinel also suggested the addition of a gable to the “shed piece” to reduce the massing appearance by breaking the building into smaller pieces.

Chair Roberts stated that there is a split-second view where the massing is noticeable but isn’t detrimental to the project. The applicant has reduced the addition percentage from 61 to 54 % of the historical footprint and is attempting to update a home that hasn’t been updated in 20 years. The addition is not visible from the front view of the house and the applicant has been before the Board five times and has made changes that were requested. Chair Roberts stated that he is in support of the project and it’s time to move forward.

Ms. Terry referred to an illustration of the house and addition, from the same vantage point, and noted that the rendering is more in scale than the photoshopped image of the addition onto a photo of the house.

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

Chair Roberts restated that the motion is to approve Consideration of Alterations and Addition (Principal) At 1303 Adams St.
Vote: 3-5, Motion failed.
Commissioners Roberts, Harrison and Worthington voting in favor.
Commissioners Besser, Laster, Denton, LeMarinel and Pearce voting against.

Mr. Harper noted that an affirmative vote would be needed.

Commissioner Pearce motioned to defer the Consideration of Alterations and Addition (Principal) At 1303 Adams St. to the next voting meeting (October), seconded by Commissioner Besser.

Chair Roberts noted that there is no limit on the number of times an application can be deferred.

Vote: 8-0, Motion passed.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Ms. Huffer stated that 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 mahogany doors with glass appear to match the doors that are seen in the 1904 photograph and are appropriate.

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.

Applicant: Mr. Pulliam explained that he would like to replace the damaged doors due to lack of maintenance over the last 30 years.

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

Commissioner Denton motioned to approve the alterations (front door) at 302 Public Square with staff conditions, seconded by Commissioner Laster.

Discussion: None

Vote: 8-0, motion passed.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Ms. Huffer stated that 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. 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.

Applicant: Douglas Durr. Mr. Durr explained that he did not have any problems with the staff conditions but would like for the Commissioners to consider a swag design that goes from a high point of 46” to a low point of 39.” The fence will tie into a four-foot picket fence.

Commissioner Denton noted that many of the front yard fences seen in the historic districts predate the 36” height

requirement by the zoning ordinance.

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

Commissioner LeMarinel motioned to approve consideration of front yard fencing at 301 Franklin Road with staff comments and conditions, seconded by Commissioner Harrison.

Commissioner LeMarinel stated that he isn't sure why the limit is 36" but the requirement is set by the zoning ordinance. Any request for a change in height would require a presentation to the Board of Zoning Appeals.

Ms. Dannenfelser stated that for a variance to be granted by the Board of Zoning Appeals, the applicant would have to show some sort of undue hardship and unique circumstance of the site. The maximum height allowed for front yard fencing, by the zoning ordinance, is 36".

Commissioner Laster asked for clarification of the zoning ordinance requirement for fence posts.

Ms. Huffer stated that she would have to check.

Commissioner Pearce noted that the post could help transition the height difference between fences.

Ms. Huffer stated that once she has clarification on the post height, she would notify Mr. Denton.

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

Vote: 8-0, motion passes.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Ms. Huffer stated that 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 muntin's or grids between the glass (GBG) styles.

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.

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 recommend the 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.
Ms. Huffer noted 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.

Applicant: Jeff Fleishour. Mr. Fleishour stated that depending on the theme/time period determined by the Commission, he would have drawings submitted for the doors and garage doors. A structural engineer will evaluate the stability of the garage and any modifications needed will be included in the architectural drawings. The pedestrian door into the alley will remain the same. Window designs and specifications will be provided and submitted for the Design Review meeting and the October voting meeting.

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

Chair Roberts suggested two separate motions for the application. The first motion would cover the patio portion and the second motion would cover the windows and doors.

Commissioner LeMarinel motioned to approve the covered patio portion of the application at 1002 Fair Street, seconded by Commissioner Pearce.
Vote: 8-0, motion passes.

Commissioner Denton motioned to defer the window and door portion of the application, for 1002 Fair Street. to the October meeting, seconded by Commissioner Besser.
Vote: 8-0, motion passes.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Ms. Huffer stated that 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 offsets.

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.
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.

Applicant: Robin Hood. Mr. Hood noted that adjustments were made based on the staff recommendations. The third window on page 2.0, elevation D has been removed. In response to staff comments about blocking the adjacent building. There is an inset of two feet and then a six-foot, four-inch area moving away from the building that allows for space between the two buildings. Mr. Hood explained that the adjacent building is not technically being touched. Regarding the height of the building, the only time the additional height (2") would be visible would be from the alley entrance from Third Avenue. Mr. Hood noted the removal of a portion of a wall (7' high & 10' wide) that would create a flow between the existing area to the addition. The second wall proposed to be removed measures six feet wide, seven feet high leading to the elevator.

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

Commissioner Besser motioned to deny the consideration of an addition (rear) at 236 Public Square, seconded by Commissioner Worthington.

Commissioner Besser stated that her reasons for denial include staff's recommendation for denial and that the addition is not subordinate to the historical building. If applications such as this one is approved by the HZC, it will open the door for similar applications to be approved, negating the design guidelines.

Commissioner Pearce also noted the height of the addition being taller than the historical portion of the building.

Commissioner LeMarinel noted the four to five feet of parapet that isn't necessary unless it's for screening of heating and cooling units.

Mr. Hood explained that the building footprint is divided and there is a high roof and a low roof. The parapet would help the transition from one roof to the neighboring building. Mr. Hood noted that the parapet height could be reduced.

Commissioner LeMarinel stated that the plan is a creative solution for alleys in the downtown corridor, but the massing created by the parapet is too heavy and potentially unnecessary. If the parapet could be slimmed down, the proposal would be going in the right direction.

Commissioner Laster asked what the reason was for the removal of the walls including the brick.

Mr. Hood stated that removal of the walls would provide flow from the existing building to the new building and provide flexibility for a tenant. If a potential tenant wanted to use the space as an office, removal of the wall wouldn't be necessary.

Commissioner Worthington noted that brick detailing would lighten up the heaviness of the building.

Chair Roberts noted that the motion is to deny consideration of an addition (rear) at 236 Public Square.
Vote: 8-0, motion

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

WITHDRAWN AT THE APPLICANT'S REQUEST

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

Ms. Huffer stated that 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 repointing, 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 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 a 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.

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 be returned 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.
Ms. Huffer noted the following 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."

Applicant: Matt Burnett. Mr. Burnett stated that he tried to incorporate staff comments from the last meeting. The standing seam metal roof on the porch portion was dropped to move forward with an architectural slate style asphalt tile. The plan with the chimney is to move forward with the repointing and later, once brick can be reclaimed and matched, finish the chimney.

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

Chair Robert suggested addressing the application in sections. The first motion would include the roof and chimney.

Roof & Chimney
Motion #1
Commissioner Laster moved to approve the chimney and roof portions of the application with staff conditions/comments, seconded by Commissioner Harrison.

Commissioner Laster suggested checking local brick yards in Nashville for reclaimed brick options.

Vote: 8-0, motion passes.

Front door & Side door
Motion #2
Commissioner Harrison motioned to approve the front and side door portions of the application with staff conditions/comments, seconded by Commissioner Pearce.

Vote: 8-0, motion passes.

Rear Driveway & Rear Fencing
Motion #3
Commissioner Harrison motioned to approve the rear driveway and rear fencing portions of the application with staff conditions/comments, seconded by Commissioner Laster.

Commissioner Pearce asked what the dimensions of the driveway would be.

Mr. Burnett stated that the dimensions of the driveway would be the minimum requirement. It may be a year or so before any work begins on the driveway portion of the application. Since the driveway isn't an immediate concern, it may be best to come back when the details have been worked out.

Commissioner LeMarinel stated that landscaping would be a factor in determining the dimensions of the driveway.

Commissioner Pearce noted that since the lot is on the corner, the details of the fencing would need to be approved by staff.

Chair Roberts asked for more details about the "run" of the fence other than a red line on a document.

Mr. Burnett stated that the only fencing would be in the backyard and is proposed to dogleg out toward the rear of the house. The fence would be a simple 3-foot wood picket fence.

Commissioner Worthington commented on the importance of picking the right driveway option that works well with the fence, as noted by staff. Asphalt, pavers on stone could be used for the driveway.

Mr. Burnett stated that the driveway portion should probably be left off the application until enough time is permitted to figure out the details. The remnants of a stacked stone wall was uncovered when a hedge was cut down. The driveway would probably have a stone element to it.

Motion #4 (Deferral)
Commissioner Pearce motioned to defer the driveway and fencing portion of the application to the next meeting (October), seconded by Commissioner Besser.

Commissioner Pearce stated that the applicant should provide the materials being used for the driveway, the style of fencing and the general configuration details of the driveway and fence.

Mr. Burnett asked if the driveway element could be dropped.

Chair Roberts stated that it would be best to present all the alterations planned for the property at one time.
The purpose of the deferral is to provide more information and details for the proposed alterations.

Commissioner Laster suggested the applicant contact the floodplain administrator about appropriate driveway materials.

Commissioner Denton stated that a photo of the picket fence was provided at the DRC meeting showing the style of the fence. It appears that the applicant would like to move forward with the fencing.

Ms. Dannenfelser stated that the photo of the fence would be shown. There is a condition of approval that it should be returned to the preservation planner for approval.

Commissioner Denton stated that he would not support deferral for the fence if a photo can be provided confirming the style of fence.

Mr. Harper stated that the motion for deferral must be resolved before voting on the previous motion to approve the driveway and fence with staff conditions.

Mr. Squires confirmed that the deferral motion must be resolved first.

Chair Roberts asked for a vote on the motion to defer.
Vote: 4-4 (Commissioners Besser, Pearce, Roberts and Worthington voting in favor of deferral)
(Commissioners Denton, Laster, LeMarinel and Harrison voting against deferral)
The motion failed.

Chair Roberts stated that the main motion (motion #3) for approval for the driveway and fencing portion is now on the table.

Amendment to Motion #3 (driveway and fencing)
Commissioner LeMarinel motioned to amend the main motion to approve (driveway and fencing) by removing the driveway portion, seconded by Commissioner Denton.

Chair Roberts stated that more information is needed regarding the fencing and the layout of it.

Commissioner Pearce stated that it is important to get details right for the fence. The lot is on a corner and across from the historic cemetery stone wall.

Commissioner Worthington stated that clarity is needed along with drawings or renderings of the fence showing details.

Vote: (8-0) , Amendment passes.

Motion #3 (as amended)
Vote: 5-3 (Commissioners Besser, Denton, Laster, LeMarinel and Harrison voting in favor)
(Commissioners Roberts, Pearce and Worthington voting against)
The motion passes.

Mr. Squires stated that the driveway portion of the application needed to be resolved.

Motion #5 (driveway resolution)
Commissioner Laster motioned to deny the driveway portion of the application, seconded by Commissioner Worthington.

Chair Roberts stated that the signage portion of the application can be approved administratively as stated in the conditions.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Ms. Huffer stated that The subject property at 324 3rd Avenue South received a Certificate of Appropriateness in April 2022 for a series of alterations and demolition in regards to constructing a new rear addition to the historic 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 recommend 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.

Applicant Scott Nicodemus. Mr. Nicodemus referred to A4 of the application documents. The red outline refers to an addition that was approved for removal and was removed. It is proposed to add this addition back to the house. Also, a gable is proposed over the kitchen area to allow for more ceiling height.

Brandon Hutcheson, owner. Mr. Hutcheson stated that originally there was a miscalculation of the ceiling height in the kitchen area which left 7 feet in total height. A gable is proposed in this area to allow for adequate ceiling height. The gable proposed will not be visible and is subservient to the ridge line and to the historic gable on the other part of the house. The 130-foot addition proposed will roughly follow the same shape as the previous addition. The addition will be built using a different roofline so that the historic roofline will not be altered. The addition will make use of the support beam while maintaining the historic corner and roofline of the house. It made sense from a structural point of view to tie into the support beam of the patio. The new addition does not protrude into the backyard as much as the old addition.

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

Commissioner Laster motioned to deny Roof Alterations At 324 3rd Ave. S. per staff comments., seconded by Commissioner Denton.

Commissioner Laster stated that he agrees with staff in that the previous application that was approved was a better design esthetically for the house than what's being proposed. Commissioner Laster asked if it's possible to get more ceiling height by vaulting the ceilings? Commissioner Laster also noted that the previously approved portion of the rear elevation is a better design.

Mr. Hutcheson stated that the slant runs from the back of the house making it not possible to vault the interior ceilings. The problem is finding a way to give more ceiling height for the porch and kitchen.

Vote: 8-0, the motion passes.

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

There being no further business, the meeting adjourned at 06:46 p.m.

_____ _____

Chair Date

File #: 21-05283

DATE: September 26, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of New Construction At 209 Old Liberty Pike (The Middle Eight, Lot 7); Gary Vogrin, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction at 209 Liberty Pike (Lot 7).

This application has been to multiple Design Review Meetings to receive feedback on the proposal.

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

PROJECT INFORMATION:
COF Project Number: 8303
Applicant: Gary Vogrin
Owner: 228 Franklin, LLC. Amanda McKeehan, rep.

BACKGROUND:
The proposal includes the construction of a two-story house with four-square Craftsman architectural-styled features, modeled after the historic house located at 238 3rd Avenue South. The entrance and sidelights are recessed under a covered stoop. On either side of the entrance, double-hung windows are proposed. On the upper floor, two double-hung windows are directly above the windows on the lower floor. Centered above the entrance on the upper floor, is an ornate window with filigree detailing. On the roof, centered on the ornate window and the entrance, is a roof dormer with four small windows. The rear elevation features a singular roof dormer with four windows to mimic the one that is seen on the front elevation. On the lower story, three double-hung windows are utilized on the left side and a door with a smaller window is located on the right side of the lower story. On the upper story, a roof deck is proposed, with two double-hung windows on the left side, and a door with sidelights is centered in the middle. On the right side of the upper floor are two double-hung windows. Eight windows and a chimney are located on the left elevation. Nine windows, a chimney, a pair of French doors, and two garage doors are located on the right elevation.

Placement/Setback:

The setback for the front yards was approved to be 6-10 feet, while the side yards are to be 6 feet per the development plan.

Scale/Massing/Height:
The Guidelines recommend that the height of infill buildings on new streets should be compatible with the historic residential building heights on the nearest block face within the established historic district. New construction should be designed so that the massing, size, scale, and proportions of new residential buildings are compatible with nearby historic buildings and complement rather than detract from the character of the historic district. The proposed height of this building from grade to roof ridgeline is 29'-8".

Materials:
The materials of the proposed new construction are listed as predominantly brick, siding, composite shingle roofing, stone foundation, and brick chimney. The colors of the materials were included within the application and the brick is proposed to be painted a white/cream color, the roof is proposed as a gray, and the garage doors are proposed to be a wood/brown color.

The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. The proposed brick appears to meet the Guidelines.

The siding material was not specified within the application, but lap siding has been discussed at DRC and is recommended. Lap siding exposure should be consistent with that on adjacent historic buildings. Either wood or smooth cement wood would be an appropriate material per the Guidelines. A 4-5" reveal would be appropriate for this building, as this reveal is typical in the Frankin Road Historic District.

For roofing, the proposal shows an image of composite shingle that resembles slate. The Guidelines recommend using 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. The use of a slate roofing material is not common for this architectural style, and it would be more appropriate to utilize a 3-dimensional asphalt shingle.

The specifications for the windows in the proposal were not included in this application. At previous DRC meetings, an aluminum-clad window was proposed. The Guidelines would recommend that one should use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building. Use true divided-light (TDL) or simulated divided-light (SDL) windows. Windows should have a double-hung (or “double-sash”) appearance. The use of windows with aluminum cladding is not appropriate and does not meet the Design Guidelines.

Architectural Features/Details & Ornamentation:
The Guidelines recommend that decorative details and ornamentation should be used in a manner similar to those on historic buildings in the district. A modern interpretation of a historic detail is encouraged. The garage that is proposed on the right and rear elevation utilizes a garage inset and an open sleeping porch design on the second floor that keeps the scale and form of the garage low to blend with the architectural details seen in the Franklin Road Historic District. 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. While the lot has a deep backyard, the lot was designed with the naturalistic screening placed within it and makes a more historically traditional placement of the garage not possible. The location, the setback of the garage, its detailing of reading

as a sleeping porch cladded in siding, meets the intent of the Guidelines in the context of a new street and given the constraints of the lot.

RECOMMENDATION:

Staff recommends approval of this application with the following conditions:

1. The siding material must be cement or wood with a 4-5" reveal.
2. The roofing material must be a 3-dimensional asphalt shingle.
3. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
4. The application must meet all the requirements of the City of Franklin prior to 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.

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

September 22, 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
City of Franklin Historic Zoning Commission – Certificate of Appropriateness Submission

Dear Ms. Huffer,

On behalf of our client, Truland Development, enclosed with this letter are PDF copies of the design booklets we are submitting in support of our application to the City of Franklin Historic Zoning Commission for a Certificate of Appropriateness for the Buildings that that are included within the Historic Overlay District of The Middle Eight at The Factory District. These Booklets, all dated October 9th, 2023, contain updated and revised building documentation in response to the comments we have received at the August 28th and September 18th DRC meetings, and from City Staff. Printed copies of these Booklets will be provided for the October 9th, HZC meeting.

The following Booklets are attached:

- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Multi-Family Buildings
- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Townhome Building
- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Single-Family Home #7
- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Single-Family Home #8
- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission single-Family Home #9
- The Three-Dimensional Video walk-around The Middle Eight at The Factory District shown at the September 18th DRC meeting can be found here: https://us.workplace.datto.com/filelink/6ad46-1eb60202-441ba605ed-2

The Three-Dimensional Video walk-around The Middle Eight at The Factory District is currently being updated to include all Staff comments that we have received to date. That updated Video will be submitted to the City prior to the October 9th HZC hearing. Updated actual Building Material Boards will be brought to the October 9th HZC hearing (photographs of the Material Boards are included in each of the Booklets).

Throughout the Middle Eight design process, we have utilized the Historic District Design Guidelines to direct our design and to incorporate the historic nature of our location and preserve the historical assets around our neighborhood. Our design of the Single-Family Homes and Townhomes take direction from the historic Alpheus 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.

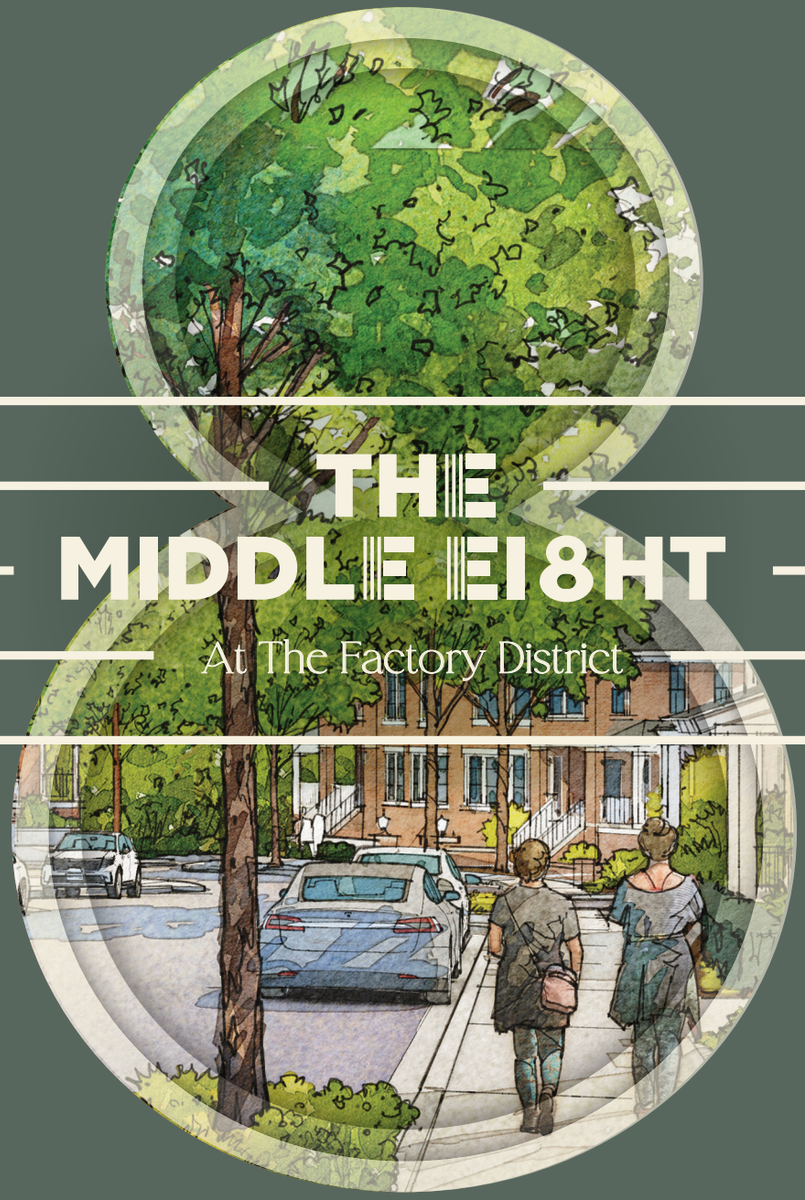
We look forward to presenting to the HZC on October 9th, our historically sensitive, contextually responsive infill neighborhood that achieves exceptional beauty through thoughtful design.

Most sincerely,

ANTUNOVICH ASSOCIATES INC

Joseph M. Antunovich, FAIA
Chief Executive Officer and Founder

224 West Huron Street, Suite 7E · Chicago, Illinois 60654 · 312. 266. 1126 · antunovich.com



THE MIDDLE EI8HT

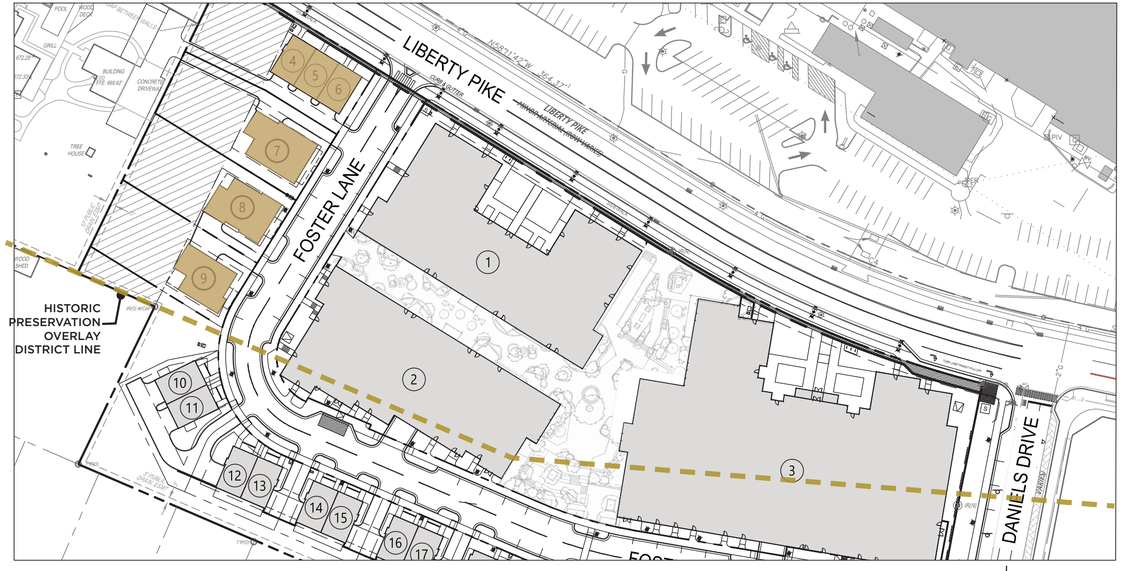
At The Factory District

Historic Zoning Commission - Certificate of Appropriateness Submission - Single-Family Home 7

October 9, 2023

Single-Family Home 7





0 30 60 120 180

SCALE: 1" = 60'

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 FRONT ELEVATION
Scale: 1/8" = 1'-0"



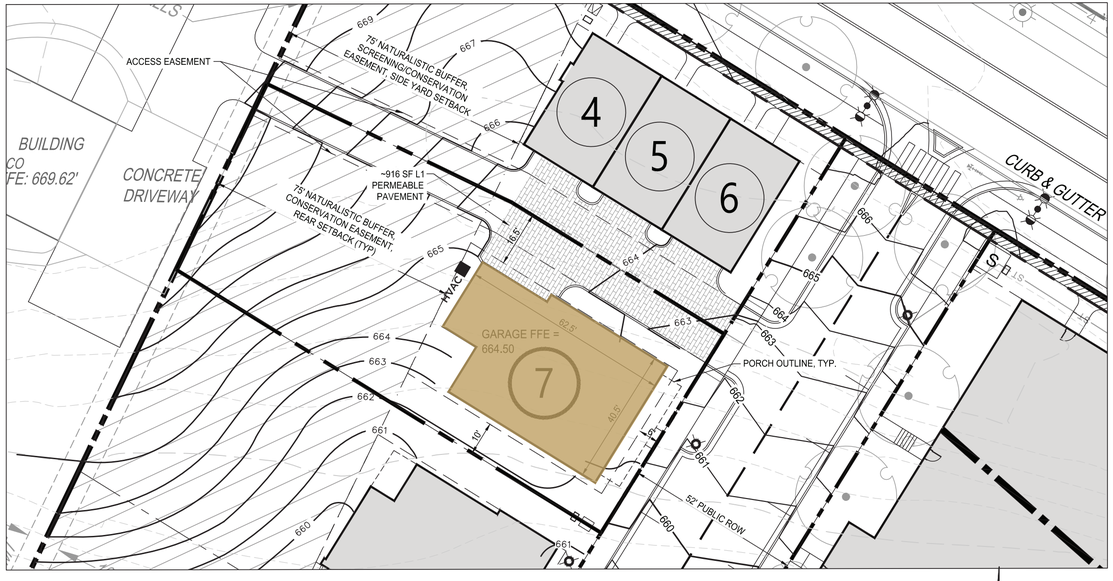
2 RIGHT ELEVATION
Scale: 1/8" = 1'-0"



3 **BACK ELEVATION**
Scale: 1/8" = 1'-0"



4 **LEFT ELEVATION**
Scale: 1/8" = 1'-0"



LOT INFORMATION:
LOT AREA = 10,151 SF
FOOTPRINT COVERAGE AREA = 2,298 SF (22.6%)
LANDSCAPE SURFACE AREA (LSA) = TBD SF (TBD%)

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

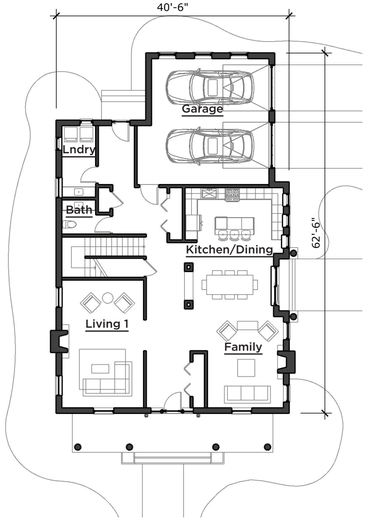
THE MIDDLE EIGHT - LOT 7

Single-Family Home 7

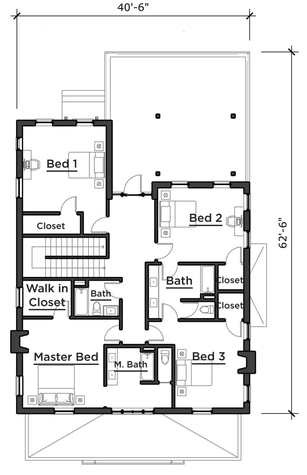
4 bed | 3.5 Bath | 2 Car Garage

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"



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



City of Franklin

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

File #: 21-05284

DATE: September 26, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of New Construction At 209 Old Liberty Pike (The Middle Eight, Lot 8); Gary Vogrin, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction at 209 Liberty Pike (Lot 8).

This application has been to multiple Design Review Meetings to receive feedback on the proposal.

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

PROJECT INFORMATION:
COF Project Number: 8304
Applicant: Gary Vogrin
Owner: 228 Franklin, LLC. Amanda McKeehan, rep.

BACKGROUND:
The proposal includes the construction of a two-story house with Greek Revival architectural-styled features, modeled after the historic house located at 228 Franklin Road, also locally known as the Alpheus Truett House. The entrance and sidelights are recessed under a covered stoop. On either side of the entrance, double-hung windows are proposed with black shutters. On the upper floor, two double-hung windows with black shutters are directly above the windows on the lower floor. Centered above the entrance on the upper floor, is a double-hung window with black shutters. The rear elevation features a small porch on the lower level with a window on the far left side, with a door, and three small windows on the right side of the garage. On the upper story, five double-hung windows, that are evenly spaced are proposed. Fourteen windows, four of which utilize black shutters, and a chimney are located on the right elevation. Ten windows, a chimney, and two garage doors are located on the right elevation.

Placement/Setback:
The setback for the front yards was approved to be 6-10 feet, while the side yards are to be 6 feet per the development plan.

Scale/Massing/Height:
The Guidelines recommend that the height of infill buildings on new streets should be compatible with the historic residential building heights on the nearest block face within the established historic district. New construction should be designed so that the massing, size, scale, and proportions of new residential buildings are compatible with nearby historic buildings and complement rather than detract from the character of the historic district. The proposed height of this building from grade to roof ridgeline is 30'-9".

Materials:
The materials of the proposed new construction are listed as predominantly siding, metal standing seam roofing, stone foundation, and brick chimneys. The colors of the materials were included within the application and the siding is proposed to be painted a white color, the roof is proposed as black, and the garage doors are proposed to be black. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. The siding material was not specified within the application, but lap siding was discussed at the DRC and recommended per the Guidelines. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding. A 4-5" reveal would be appropriate, as this reveal is what is typical in the Frankin Road Historic District. The Guidelines recommend using 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. The use of a standing seam metal roof is an appropriate material for the architectural style of the proposed house.

The specifications for the windows in the proposal were not included in this application. The Guidelines would recommend that one should use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building. Use true divided-light (TDL) or simulated divided-light (SDL) windows. Windows should have a double-hung (or “double-sash”) appearance. The use of windows with aluminum cladding is not appropriate and does not meet the Design Guidelines. For a Greek Revival-style building, it is typical for the larger sash to be on the bottom of the window. The application depicts the top of the window sash to be larger than the bottom. It is recommended to use a larger sash on the bottom of the window than on the top to better blend with the buildings within the Franklin Road Historic District.

Architectural Features/Details & Ornamentation:
The Guidelines recommend that decorative details and ornamentation should be used in a manner similar to those on historic buildings in the district. A modern interpretation of a historic detail is encouraged. The garage that is proposed on the left and rear elevation utilizes a garage offset and a portico design to keep the scale of the garage low and to blend with the architectural details typical to the Franklin Road Historic District. 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. While the lot has a deep backyard, the lot was designed with the naturalistic screening placed within it and makes a more historically traditional placement of the garage not possible. The location, the setback of the garage, its detailing of reading as subordinate, meets the intent of the Guidelines in this context on a new street and given the lot constraints.

RECOMMENDATION:
Staff recommends approval of this application with the following conditions:
1. The siding material must be cement or wood with a 4-5" reveal.
2. The windows must have a historic profile and dimensions and consist of either wood or composite

material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
3. The bottom sash of the window should be larger than the top sash, to blend with the historic buildings on the Franklin Road Historic District.
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.

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September 22, 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
City of Franklin Historic Zoning Commission – Certificate of Appropriateness Submission

Dear Ms. Huffer,

On behalf of our client, Truland Development, enclosed with this letter are PDF copies of the design booklets we are submitting in support of our application to the City of Franklin Historic Zoning Commission for a Certificate of Appropriateness for the Buildings that that are included within the Historic Overlay District of The Middle Eight at The Factory District. These Booklets, all dated October 9th, 2023, contain updated and revised building documentation in response to the comments we have received at the August 28th and September 18th DRC meetings, and from City Staff. Printed copies of these Booklets will be provided for the October 9th, HZC meeting.

The following Booklets are attached:

- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Multi-Family Buildings
- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Townhome Building
- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Single-Family Home #7
- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Single-Family Home #8
- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission single-Family Home #9
- The Three-Dimensional Video walk-around The Middle Eight at The Factory District shown at the September 18th DRC meeting can be found here: https://us.workplace.datto.com/filelink/6ad46-1eb60202-441ba605ed-2

The Three-Dimensional Video walk-around The Middle Eight at The Factory District is currently being updated to include all Staff comments that we have received to date. That updated Video will be submitted to the City prior to the October 9th HZC hearing. Updated actual Building Material Boards will be brought to the October 9th HZC hearing (photographs of the Material Boards are included in each of the Booklets).

Throughout the Middle Eight design process, we have utilized the Historic District Design Guidelines to direct our design and to incorporate the historic nature of our location and preserve the historical assets around our neighborhood. Our design of the Single-Family Homes and Townhomes take direction from the historic Alpheus 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.

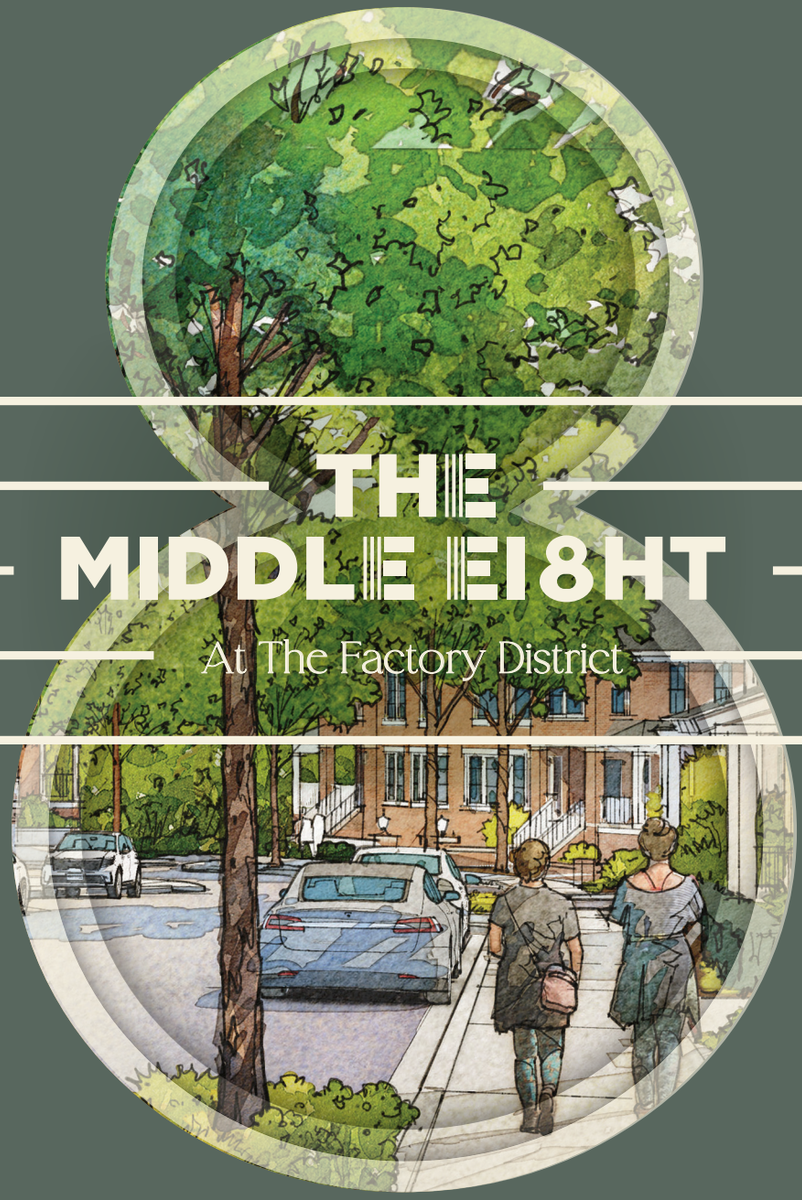
We look forward to presenting to the HZC on October 9th, our historically sensitive, contextually responsive infill neighborhood that achieves exceptional beauty through thoughtful design.

Most sincerely,

ANTUNOVICH ASSOCIATES INC

Joseph M. Antunovich, FAIA
Chief Executive Officer and Founder

224 West Huron Street, Suite 7E · Chicago, Illinois 60654 · 312. 266. 1126 · antunovich.com



THE MIDDLE EI8HT

At The Factory District

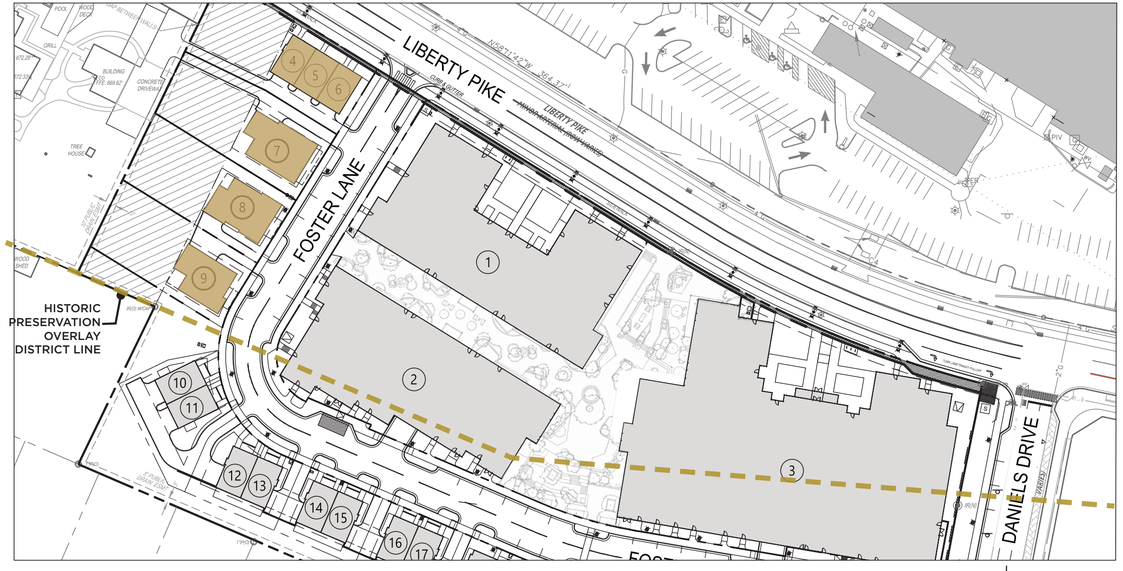
Historic Zoning Commission - Certificate of Appropriateness Submission - Single-Family Home 8

October 9, 2023

Single-Family Home 8



> There is no logic that can be superimposed on the city. People make it, and it is to them, not buildings, that we must fit our plans.
>
> — Jane Jacobs, Urbanist



0 30 60 120 180

SCALE: 1" = 60'

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 8

Greek Revival







Alpheus Truett House, 228 Franklin Rd
Franklin, TN 37046

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1 **FRONT ELEVATION**
Scale: 1/8" = 1'-0"



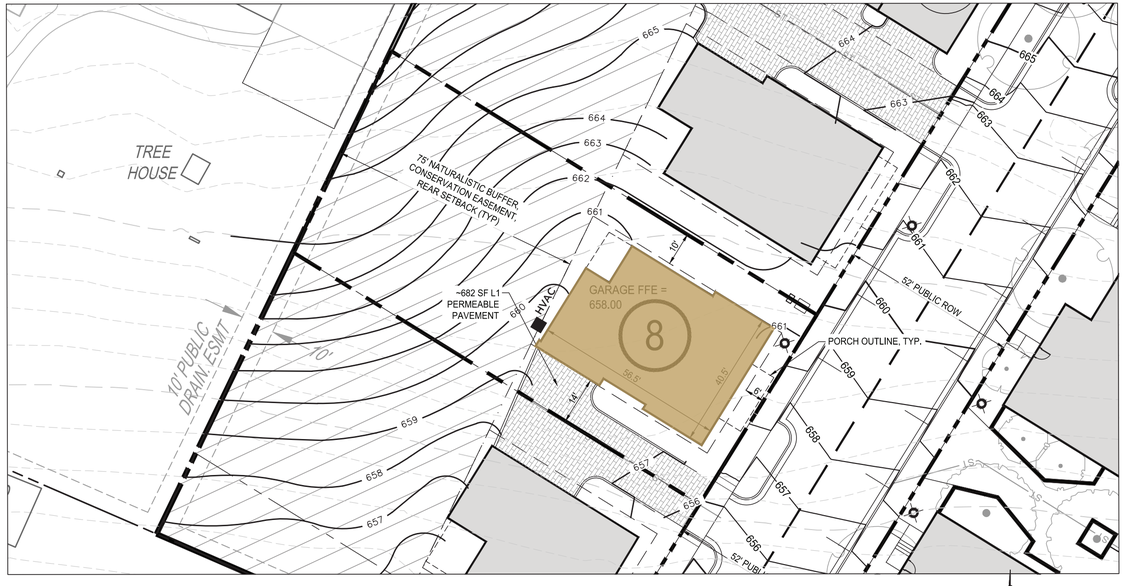
2 **RIGHT ELEVATION**
Scale: 1/8" = 1'-0"



3 BACK ELEVATION
Scale: 1/8" = 1'-0"



4 LEFT ELEVATION
Scale: 1/8" = 1'-0"



LOT INFORMATION:
LOT AREA = 9,503 SF
FOOTPRINT COVERAGE AREA = 2,138 SF (22.5%)
LANDSCAPE SURFACE AREA (LSA) = TBD SF (TBD%)

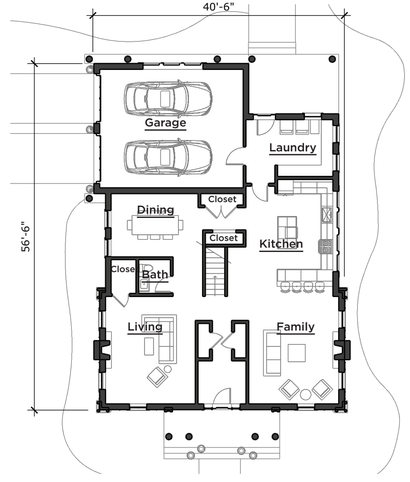
0 10 20 40 60
SCALE: 1" = 20'

THE MIDDLE EIGHT - LOT 8

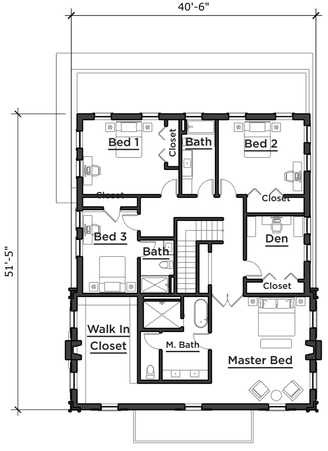
Single-Family Home 8

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.**



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



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

Shared Driveway Condition





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



File #: 21-05285

DATE: September 26, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of New Construction At 209 Old Liberty Pike (The Middle Eight, Lot 9); Gary Vogrin, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction at 209 Liberty Pike (Lot 9).

This application has been to multiple Design Review Meetings to receive feedback on the proposal.

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

PROJECT INFORMATION:
COF Project Number: 8305
Applicant: Gary Vogrin
Owner: 228 Franklin, LLC. Amanda McKeehan, rep.

BACKGROUND:
The proposal includes the construction of a two-story house with Tudor architectural-styled features with two swooping rooflines, modeled after an infill house located at 915 Evans Street. The entrance is recessed under a covered arched stoop. On the left side of the entrance is a large chimney flanked by a large double-hung window on each side. On the right side of the entrance, on the lower level, are two double-hung windows, put together and centered on the front plane of the building. To the right of the large window, is a double-hung window. On the upper floor, two double-hung windows are directly above the two double-hung windows on the lower floor. The left elevation features oversized French doors with sidelights and transoms on the upper floor with a balcony. To the right of the balcony is a double-hung window on the upper floor. On the lower story, two double-hung windows are utilized under the balcony. On the right side, a door is centered under the upper floor window and smaller windows flank the door. Fourteen windows are located on the rear elevation. While ten windows, a pair of French doors, and two garage doors are located on the right elevation.

Placement/Setback:
The setback for the front yards was approved to be 6-10 feet, while the side yards are to be 6 feet

per the development plan.

Scale/Massing/Height:
The Guidelines recommend that the height of infill buildings on new streets should be compatible with the historic residential building heights on the nearest block face within the established historic district. New construction should be designed so that the massing, size, scale, and proportions of new residential buildings are compatible with nearby historic buildings and complement rather than detract from the character of the historic district. The proposed height of this building from grade to roof ridge is 31'-2".

Materials:
The materials of the proposed new construction are listed as predominantly siding, composite shingle roofing, Tennessee field stone foundation, and stone chimney. The colors of the materials were included within the application and the siding is proposed to be painted a dark gray color, the roof is proposed as a dark gray/black color, and the garage doors are proposed to be a wood/brown color.

The siding material was not specified within the application, but lap siding was discussed by the DRC and is recommended. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding. A 4-5" reveal would be appropriate for use in this building, as this reveal is typical in the Frankin Road Historic District.

For roofing, the proposal shows an image of composite shingles that resemble slate. The Guidelines recommend using 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. The use of a composite shingle resembling slate would be appropriate for the architectural style of the building as it is common for Tudor homes to have a slate roof.

The specifications for the windows in the proposal were included in this application. The proposed windows are aluminum-clad. The Guidelines would recommend that one should use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building. Use true divided-light (TDL) or simulated divided-light (SDL) windows. Windows should have a double-hung (or “double-sash”) appearance. The use of a window with aluminum cladding is not appropriate and does not meet the Design Guidelines.

On all elevations, the windows on the lower story touch the watercourse/foundation. This is not typical to Tudor-styled buildings, as the casement of the windows is usually present. The Guidelines recommend designing windows to relate to the architectural style of the structure or those found on nearby historic buildings and to use traditional casement and trim similar to those seen on nearby historic buildings.

Architectural Features/Details & Ornamentation:
The Guidelines recommend that decorative details and ornamentation should be used in a manner similar to those on historic buildings in the district. A modern interpretation of a historic detail is encouraged. The garage that is proposed on the right and rear elevation has successfully incorporated the comments from the last DRC meeting to deepen the archway to camouflage the attached garage from streetview. 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. While the lot has a deep backyard, the lot was designed with the naturalistic screening placed within it and makes a more historically traditional placement of the garage not possible. The location

and the archway of the front facade lessens the impact of the garage and meets the intent of this Guideline in this context on a new street and given the lot constraints.

RECOMMENDATION:

Staff recommends approval of this application with the following conditions:

1. The siding material must be cement or wood with a 4-5" reveal.
2. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
3. The windows on the first floor must utilize traditional casement and trim surrounding the windows.
4. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

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September 22, 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
City of Franklin Historic Zoning Commission – Certificate of Appropriateness Submission

Dear Ms. Huffer,

On behalf of our client, Truland Development, enclosed with this letter are PDF copies of the design booklets we are submitting in support of our application to the City of Franklin Historic Zoning Commission for a Certificate of Appropriateness for the Buildings that that are included within the Historic Overlay District of The Middle Eight at The Factory District. These Booklets, all dated October 9th, 2023, contain updated and revised building documentation in response to the comments we have received at the August 28th and September 18th DRC meetings, and from City Staff. Printed copies of these Booklets will be provided for the October 9th, HZC meeting.

The following Booklets are attached:

- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Multi-Family Buildings
- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Townhome Building
- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Single-Family Home #7
- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Single-Family Home #8
- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission single-Family Home #9
- The Three-Dimensional Video walk-around The Middle Eight at The Factory District shown at the September 18th DRC meeting can be found here: https://us.workplace.datto.com/filelink/6ad46-1eb60202-441ba605ed-2

The Three-Dimensional Video walk-around The Middle Eight at The Factory District is currently being updated to include all Staff comments that we have received to date. That updated Video will be submitted to the City prior to the October 9th HZC hearing. Updated actual Building Material Boards will be brought to the October 9th HZC hearing (photographs of the Material Boards are included in each of the Booklets).

Throughout the Middle Eight design process, we have utilized the Historic District Design Guidelines to direct our design and to incorporate the historic nature of our location and preserve the historical assets around our neighborhood. Our design of the Single-Family Homes and Townhomes take direction from the historic Alpheus 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.

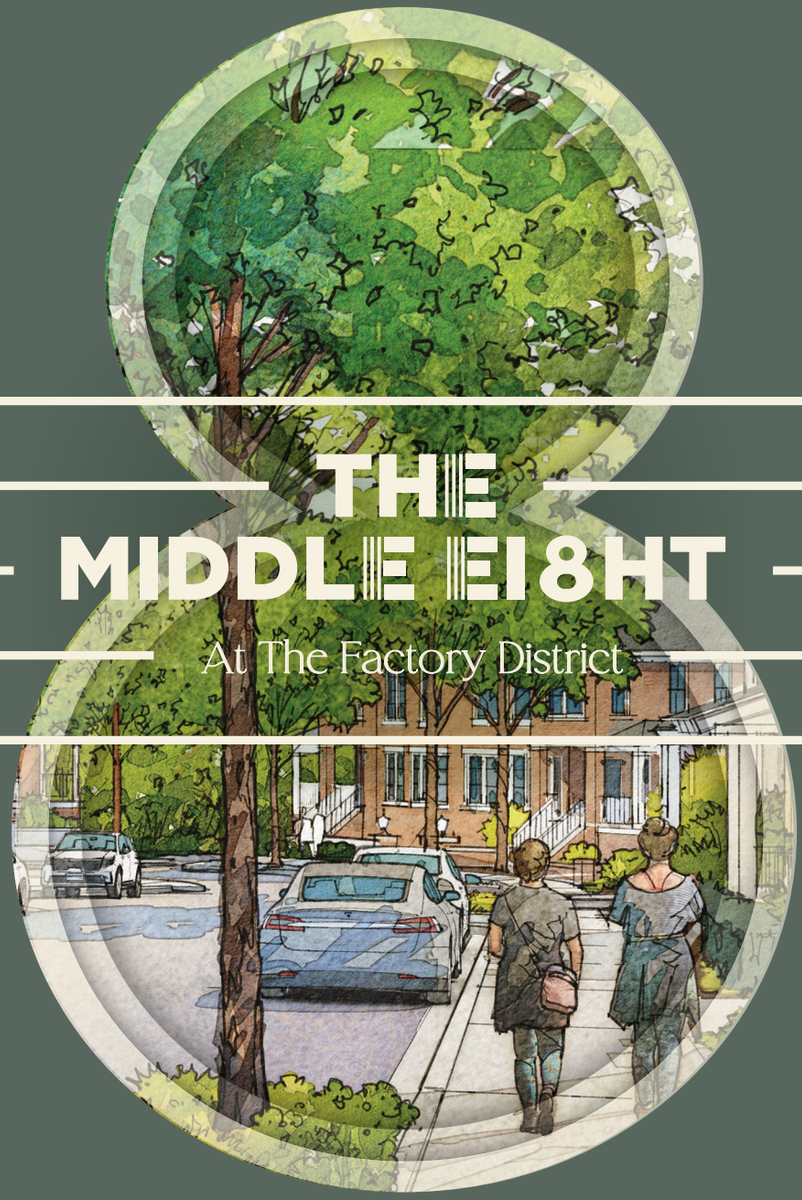
We look forward to presenting to the HZC on October 9th, our historically sensitive, contextually responsive infill neighborhood that achieves exceptional beauty through thoughtful design.

Most sincerely,

ANTUNOVICH ASSOCIATES INC

Joseph M. Antunovich, FAIA
Chief Executive Officer and Founder

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THE MIDDLE EI8HT

At The Factory District

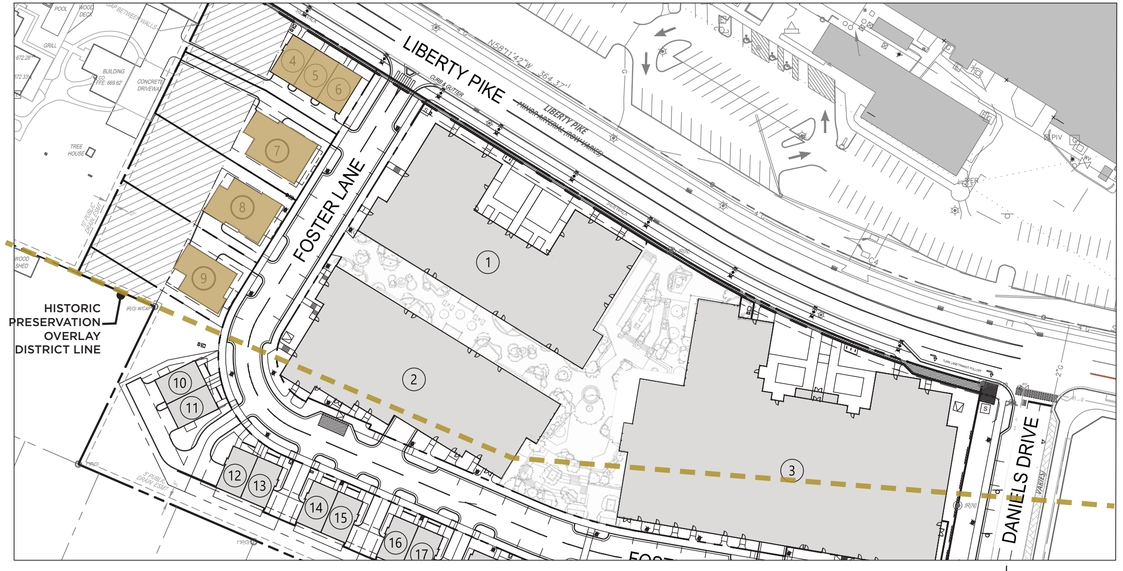
Historic Zoning Commission - Certificate of Appropriateness Submission - Single-Family Home 9

October 9, 2023

Single-Family Home 9



> There is no logic that can be superimposed on the city; people make it, and it is to them, not buildings, that we must fit our plans.
>
> — Jane Jacobs, Urbanist



0 30 60 120 180

SCALE: 1" = 60'

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 9

Tudor







915 Evans St.
Franklin, TN 37064

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1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



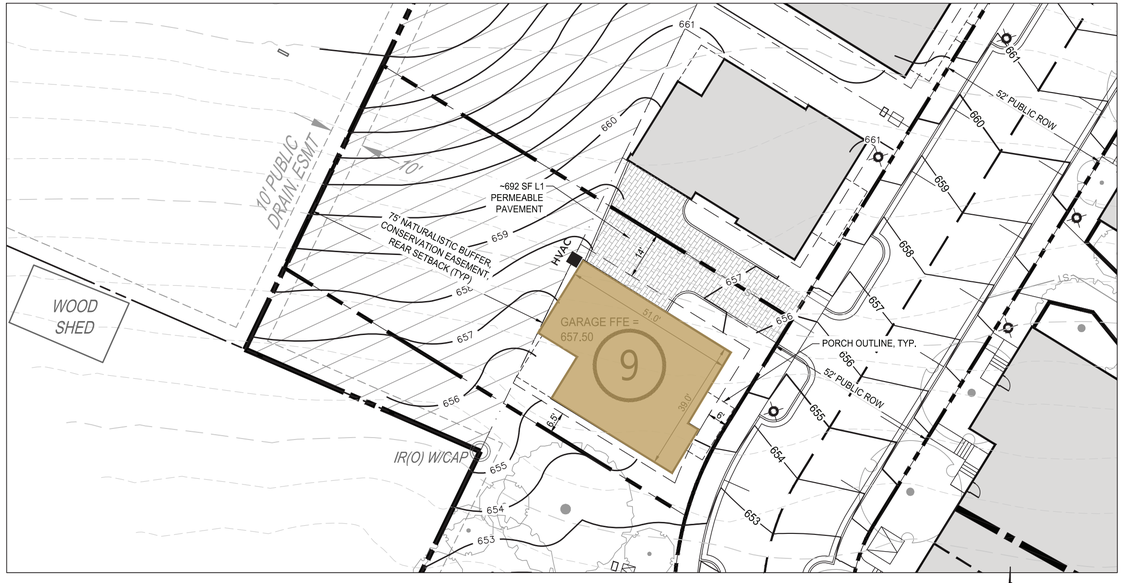
2 RIGHT ELEVATION
Scale: 1/8" = 1'-0"



3 **BACK ELEVATION**
Scale: 1/8" = 1'-0"



4 **LEFT ELEVATION**
Scale: 1/8" = 1'-0"



LOT INFORMATION:
LOT AREA = 9,051 SF
FOOTPRINT COVERAGE AREA = 1,863 SF (20.6%)
LANDSCAPE SURFACE AREA (LSA) = TBD SF (TBD%)

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

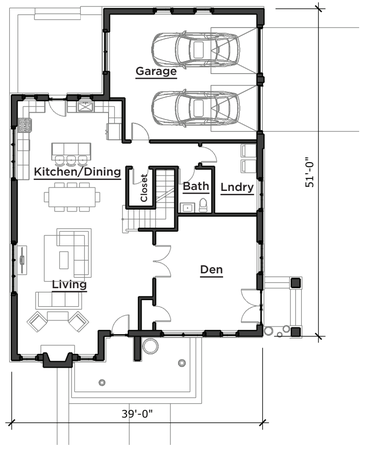
THE MIDDLE EIGHT - LOT 9

Single-Family Home 9

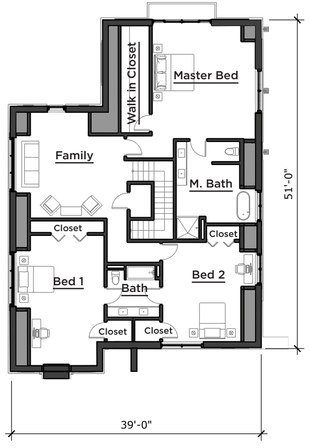
3 bed | 2.5 Bath | 1 Den | 2 Car Garage

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





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



File #: 21-05286

DATE: September 26, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of New Construction (Townhomes) At 209 Old Liberty Pike (The Middle Eight, Lots 4-6); Gary Vogrin, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction at 209 Liberty Pike (lots 4-6).

This application has been to multiple Design Review Meetings to receive feedback on the proposal.

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

PROJECT INFORMATION:
COF Project Number: 8306
Applicant: Gary Vogrin
Owner: 228 Franklin, LLC. Amanda McKeehan, rep.

BACKGROUND:
The proposal includes the construction of a townhouse building that reads as a raised two-story building with exposed basement level from the front elevation and as a three-story from the rear and sides. The topography of the property recedes from Liberty Pike and allows for a basement level that is accessible from the rear and is partially exposed from the front elevation. The proposed building has Georgian/Federal architectural-styled features. Based on feedback from previous Design Review Committee meetings, an ABA pattern was suggested to the applicant. This pattern was adopted in this proposal as a cohesive, symmetrical approach to this building, with both ends cladded in red brick and the middle cladded in limestone and white brick. Each entrance is recessed under a covered stoop to the right of every section of the building. To the left of every entrance are two double-hung windows. On the upper floors, three windows are centered over each window and door on the main level. At the basement level, facing the street, it features a door and double-hung window. The rear elevations on the two end buildings feature oversized French doors and double-hung windows on each side of the doors. Above the windows on the main floor feature two double-hung windows. On the middle building, oversized French doors with sidelights are flanked by double-hung windows. On the upper floor are four double-hung windows. On the basement level, each

section has an oversized garage door. On the left side of the building (building 4 facing the 75' Naturalistic buffer that is located on page 11 of the plan set) features four small windows on the basement level, three large double-hung windows on the main level, and four windows on the upper level. On the right side of the building (building 6 facing Foster Lane) that is located on page 10 of the plan set) features four windows on the basement level, three large double-hung windows and a door on the main level, and three windows and a door on the upper level. This elevation features a balcony on the main floor and upper floor.

Placement/Setback:
The setback for the front yards was approved to be 10 feet, the side yards are to be 8 feet, and the rear yards to be 13 feet, per the development plan.

Scale/Massing/Height:
The Guidelines recommend that the height of infill buildings on new streets should be compatible with the historic residential building heights on the nearest block face within the established historic district. New construction should be designed so that the massing, size, scale, and proportions of new residential buildings are compatible with nearby historic buildings and complement rather than detract from the character of the historic district. Additionally, the building height must achieve height compatibility by designing within ten percent of the average height of the historic buildings on the same block face. Design heights on new streets to be compatible with the historic residential building heights on the nearest block face within the established historic district.The proposed height of the townhome building is 40' and the Alpheus Truett House is 31'-.95", so the townhouse building will be 9.5% taller than the Truett House, which meets the Guidelines of being within10% of the average building height on the block face.

Materials:
The materials of the proposed new construction are listed as predominantly brick, arriscraft limestone, metal standing seam roofing, limestone foundation, and brick chimneys. The colors of the materials were included within the application and the brick on the end units are proposed to be a red/reddish brown brick and the middle unit is proposed to utilize a tan brick or a brick that has been painted tan/cream. The roof is proposed to be black, and the garage doors are proposed to be a wood/brown color. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. The brick and limestone materials meet the Guidelines. The Guidelines recommend using 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.

The specifications for the windows in the proposal were not included in this application. The Guidelines would recommend that one should use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building. Use true divided-light (TDL) or simulated divided-light (SDL) windows. Windows should have a double-hung (or “double-sash”) appearance. The use of windows with aluminum cladding is not appropriate per the Design Guidelines.

The proposed front doors for each unit with a small window at the top of the door is appropriate. Included within the application is a photo of a door with a large glass window, but it does not match the proposed elevation, so it is not considered part of the final proposal. The Guidelines that state that new doors and doorways should be designed to blend well with other historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy. Use traditional materials with appearances similar to the doors on nearby historic buildings.

Architectural Features/Details & Ornamentation:
The Guidelines recommend that decorative details and ornamentation be used in a manner similar to those on historic buildings in the district. A modern interpretation of a historic detail is encouraged. 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 otherwise not be visible from the street. The location of the garages on the townhomes meets the intent of the Guidelines as they are rear-loaded and not visible from Liberty Pike.

RECOMMENDATION:
Staff recommends approval of this application with the following conditions:
1. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
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.

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September 22, 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
City of Franklin Historic Zoning Commission – Certificate of Appropriateness Submission

Dear Ms. Huffer,

On behalf of our client, Truland Development, enclosed with this letter are PDF copies of the design booklets we are submitting in support of our application to the City of Franklin Historic Zoning Commission for a Certificate of Appropriateness for the Buildings that that are included within the Historic Overlay District of The Middle Eight at The Factory District. These Booklets, all dated October 9th, 2023, contain updated and revised building documentation in response to the comments we have received at the August 28th and September 18th DRC meetings, and from City Staff. Printed copies of these Booklets will be provided for the October 9th, HZC meeting.

The following Booklets are attached:

- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Multi-Family Buildings
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Throughout the Middle Eight design process, we have utilized the Historic District Design Guidelines to direct our design and to incorporate the historic nature of our location and preserve the historical assets around our neighborhood. Our design of the Single-Family Homes and Townhomes take direction from the historic Alpheus 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.

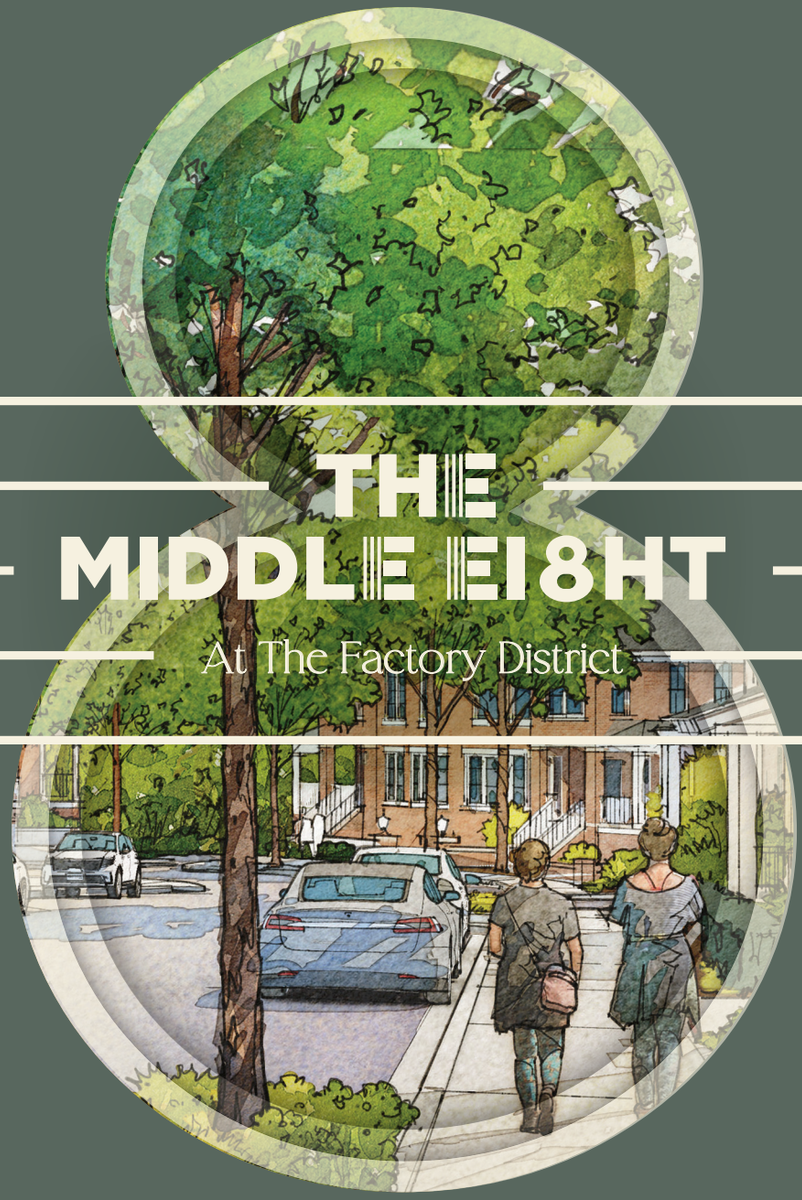
We look forward to presenting to the HZC on October 9th, our historically sensitive, contextually responsive infill neighborhood that achieves exceptional beauty through thoughtful design.

Most sincerely,

ANTUNOVICH ASSOCIATES INC

Joseph M. Antunovich, FAIA
Chief Executive Officer and Founder

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THE MIDDLE EI8HT

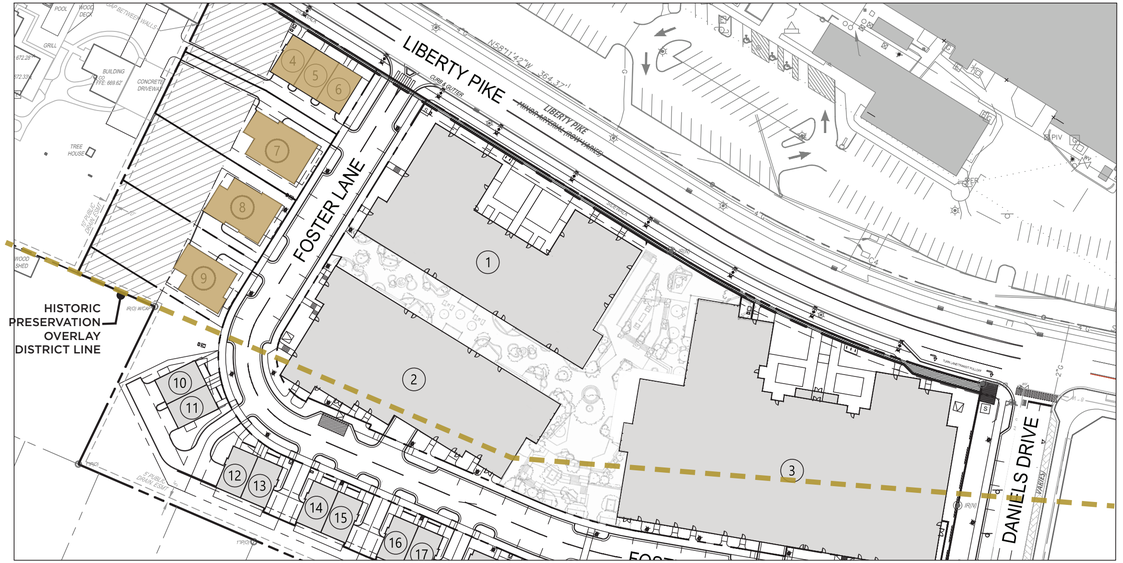
At The Factory District

Historic Zoning Commission - Certificate of Appropriateness Submission - Townhomes
October 9, 2023

Townhomes



> There is no logic that can be superimposed on the city; people make it, and it is to them, not buildings, that we must fit our plans.
>
> — Jane Jacobs, Urbanist



0 30 60 120 180

SCALE: 1" = 60'

THE MIDDLE EIGHT - OVERALL SITE PLAN

Townhome Material Selections

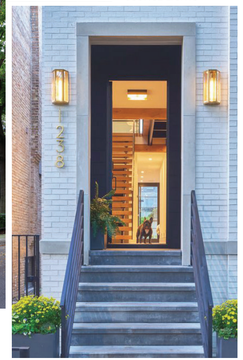


METAL STANDING SEAM ROOF





SCONCE LIGHTS



FACEBRICK





ARRISCRAFT LIMESTONE BASE



FACEBRICK

MODERN DOOR STYLE

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1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



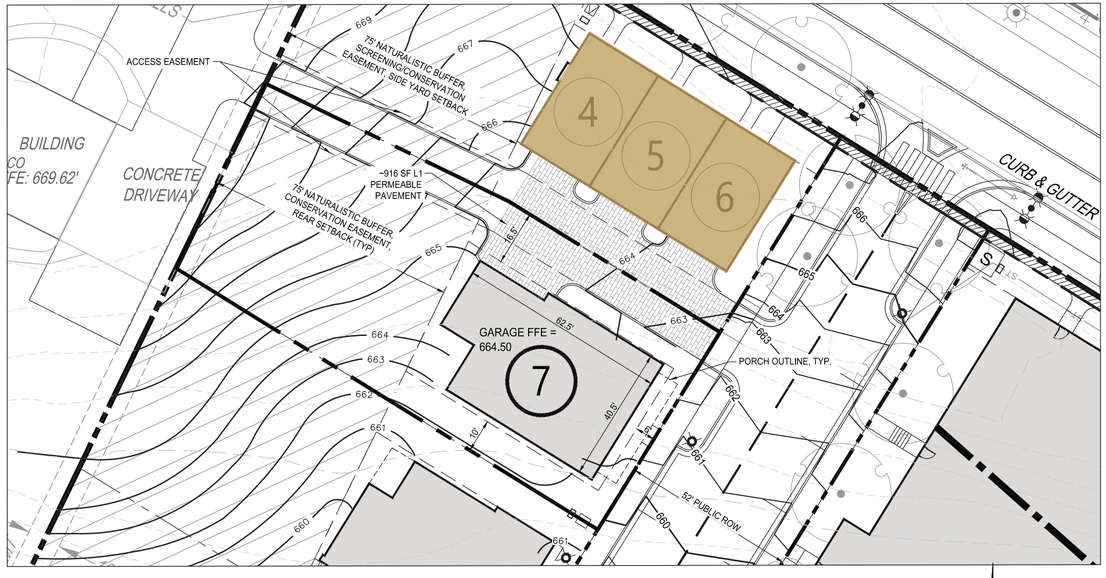
2 BACK ELEVATION
Scale: 1/8" = 1'-0"



3 **SIDE ELEVATION**
Scale: 1/8" = 1'-0"



4 **SIDE ELEVATION**
Scale: 1/8" = 1'-0"



LOT INFORMATION:
LOT AREA = 10,151 SF
FOOTPRINT COVERAGE AREA = 2,298 SF (22.6%)
LANDSCAPE SURFACE AREA (LSA) = TBD SF (TBD%)

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

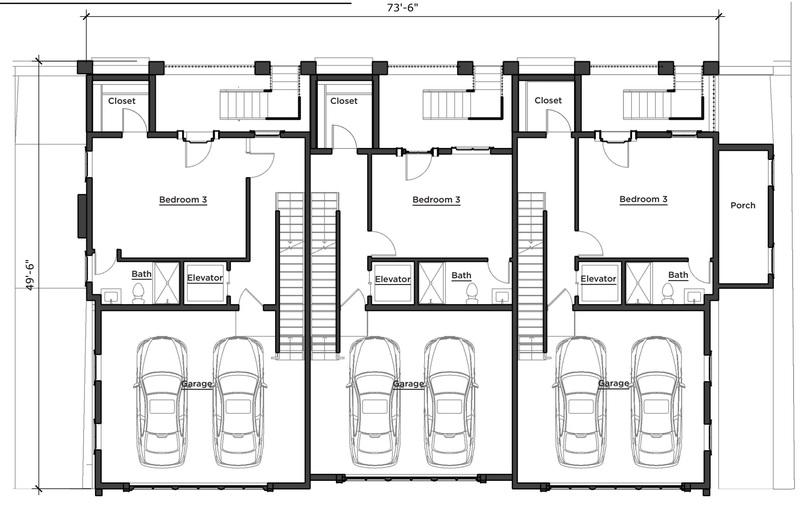
THE MIDDLE EIGHT - LOT 4,5, & 6

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.**



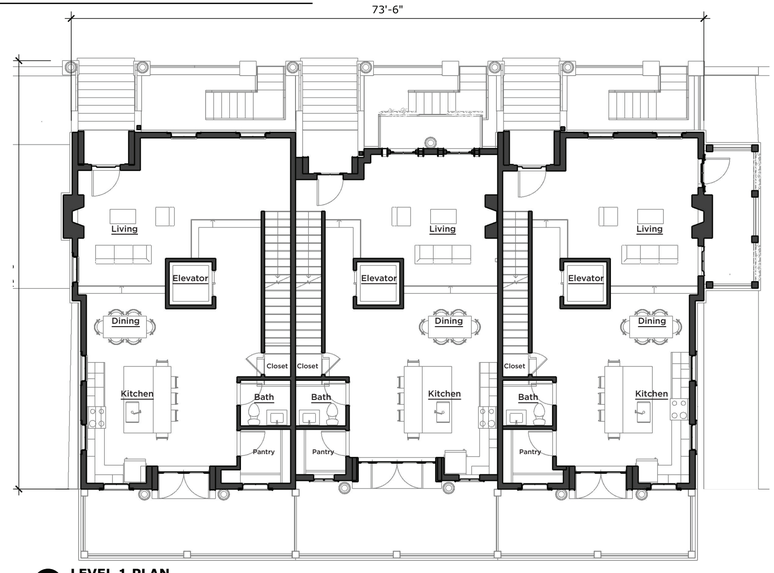
1 LOWER LEVEL PLAN
Scale: 3/32" = 1'-0"

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 **LEVEL 1 PLAN**
Scale: 3/32" = 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.**



3 **LEVEL 2 PLAN**
Scale: 3/32" = 1'-0"



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



File #: 21-05295

DATE: September 27, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration of New Construction (Multifamily Buildings 1-3) At 209 Old Liberty Pk.; Gary Vogrin, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission (HZC) concerning the proposed multifamily buildings 1-3 as part of the Middle Eight development.

APPLICABLE DESIGN GUIDELINES:
Chapter 3: New Commercial Buildings

PROJECT INFORMATION:
COF Project Number: 8311
Applicant: Gary Vogrin
Owner: 228 Franklin, LLC. Amanda McKeehan, rep.

BACKGROUND:
The development plan for Middle Eight received a favorable Preliminary HZC Recommendation in February 2023 and the development plan and rezoning was approved by the Board of Mayor and Aldermen in August 2023. The next step in the process is to obtain a COA, followed by Site Plan approval by the Planning Commission. The proposal was before the DRC in August and September 2023 in preparation for the formal COA review. This part of the proposal includes three large-scale multifamily buildings between Liberty Pike, Daniels Drive, and the new Foster Lane.

The Guidelines state that the character of surrounding buildings should influence the design of the new building. In some locations, new buildings should be designed as commercial buildings in accordance with the Commercial Building section. In other locations, new buildings intended for commercial use would better blend with the established character if designed according to the new residential building guidelines.

Staff applied the New Commercial Building section to the formal review due to the character of the surrounding buildings and the scale of the proposed buildings. The buildings closest to this site that establish context and character are The Factory industrial buildings and the Jamison Station commercial/mixed-use buildings. The future building along Liberty Pike to the west closest to Franklin Road will be a Townhouse building, which serves to transition the scale of the buildings

along Liberty Pike down to the historic Alpheus Truett house and other historic residential buildings along the Franklin Road Historic District.

There are some differences in architecture across the pages as the proposal has evolved through the design review process, but the formal review focused on the most recent 2-dimensional elevations between pages 22 and 31.

Building Form

- Design the massing and scale of the building to be consistent with historic buildings on the block face.
- Respect the streetscape character by creating compatible patterns and rhythms of architectural features along the street.
- Reinforce the appearance and rhythm of historic horizontal patterns by maintaining a distinction between the street level and upper floor facades on buildings of two or more stories.
- Reinforce the appearance and rhythm of historic vertical divisions to maintain consistent facade widths.

The applicant has worked with staff to incorporate the Design Guidelines and the Zoning Ordinance to meet both documents. The buildings have undulation in their facade forms and building step backs on upper floors to help break down the massing of the buildings, which also serves to create open spaces and plazas along the streets and between buildings.

New Buildings for Larger Redevelopment Areas

- Design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.

Building 3 is three stories with a recessed, receding fourth story facing Liberty Pike, closest to Daniels Drive. This building is adjacent to Jamison Station, which is three stories with a recessed fourth story facing Liberty Pike. Building 1 steps down to two stories with a recessed third story facing Liberty Pike and the Factory buildings. Building 2 is located behind Building 1, which is three and four stories and has reduced visibility from Liberty Pike as the topography recedes away and downward.

Materials

- Use brick or masonry materials that are compatible in size, profile, and detailing with historic materials.
- Avoid glass, metal, wood, vinyl, or stucco materials for exterior surfaces.
- Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.

The proposal includes brick, cast stone, and cement siding boards in two green shades. While fiber cement boards are not prohibited, it is not necessarily a common material in the historic district and is used in more limited amounts or as an accent. Using this material on the recessed top floors may be appropriate because it is intended to recede and minimize the upper portion of the building. It was

discussed at the DRC meetings to reduce the amount of fiber cement board on the lower floors.

Details & Ornamentation

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

The proposal draws inspiration from the Factory building era of construction (1920s), but has used a more modern interpretation of the buildings on the Factory campus. The proposal incorporates Art Deco architectural design of the materials on the building, such as entrances and on cornice and flourish detailing.

Windows

- Design new windows to be compatible with the size, placement, rhythm, and relationship of solids to voids of those on nearby historic buildings.
- Maintain vertically proportioned windows with traditional spacing patterns and alignment created by upper story windows of nearby historic buildings.
- Maintain the traditional placement of window headers and sills relative to cornices and belt courses.
- Use windows with historic profiles and dimensions, including traditional casement and trim. Windows should have distinct meeting rails and have the appearance of being operable. Do not install windows with snap-on mullions.
- Design windows to match the historic materials found on nearby buildings, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.
- Recess window openings on masonry buildings and use window openings with raised surrounds on frame buildings.
- Avoid reflective glass, tinted glass, or other treatments that inhibit views into the building. This is not intended to apply to typical window treatments such as drapes or blinds.

The proposed window design draws inspiration from both the Factory buildings and Jamison Station, but the window profile leans towards a more traditional residential window. Based on the nearby historic structures, the new windows should be either wood, wood composite, or metal. The materials are proposed as aluminum-clad windows, which do not meet the intent of the Guidelines.

Building 3

Building 3 North Elevation (Facing Liberty Pike)

On the elevation facing Liberty Pike, the fiber cement boards on the first three floors should be replaced with brick #4 (darker brick) or masonry. The use of fiber cement board on the recessed top floor, which is in less visible locations and minimal amounts, is appropriate.

Building 3 East Elevation (Facing Daniels Drive)
On the elevation facing Daniels Drive, the green fiber cement boards should be replaced with brick #3 or cast stone on the first three floors due to the visibility from Liberty Pike and Daniels Drive. The use of fiber cement board on the recessed top floor, which is in less visible locations and minimal amounts, is appropriate.

Building 3 South Elevation (Facing Foster Lane)
On the elevation facing Foster Lane, the green fiber cement boards on the first floor along the 125'-wide building segment should be replaced with brick #4 or cast stone.

Building 3 West Elevation (Facing Building 1)
On the elevation facing Building 1, the green fiber cement boards on the first floor along the 71'-wide building segment should be replaced by brick #4 or a combination of the darker brick and cast stone. For the central entrance on this elevation, the top row of transom lights should be omitted and replaced with brick so that the horizontal lines are consistent on the elevation.

Building 1

Building 1 North Elevation (Facing Liberty Pike)
The elevation facing Liberty Pike is successful in meeting the Design Guidelines.

Building 1 East Elevation (Facing Building 3)
On the elevation facing Building 3, the green fiber cement board on the first floor of the 47'-wide building segment should be replaced with either brick #1 or brick #4 or cast stone.

Building 1 West Elevation (Facing Foster Lane, Towards Truett House)
This elevation is very successful in meeting the Design Guidelines with appropriate materials and composition to break up the mass of the building.

Building 1 South Elevation (Facing Foster Lane, Towards Old Liberty Pike)
This elevation uses a combination of brick, cast stone, fiber cement panels, and fiber cement siding to break up the mass of the building in a symmetrical way. The design of the siding wasn't described, but lap siding is recommended over shiplap siding with a reveal of 4 to 5 inches. This elevation has much less visibility from off-site due to its location, and additional amounts of fiber cement material as shown on the plan are appropriate.

Building 2

Building 2 North Elevation (Facing the South Elevation of Building 1)
On the elevation facing the south elevation of Building 1, the fiber cement boards on the first floor should be replaced with brick #4. This elevation has much less visibility from off-site due to its location, and additional amounts of fiber cement boards as shown on the plan are appropriate.

Building 2 East Elevation (Facing Plaza and Building 3)
On the elevation facing Building 3, the fiber cement boards on the first floor should be replaced with brick #2.

Building 2 West Elevation (Facing Foster Lane Toward the Alpheus Truett House)
This elevation has appropriate brick and cast stone materials on lower floors with fiber cement on the recessed top floor, which meets the intent of the Design Guidelines.

Building 2 South Elevation (Facing Foster Lane Toward Old Liberty Pike)
On the elevation facing Foster Lane, the fiber cement boards on the first floor should be replaced with brick

#2. This elevation has much less visibility from Liberty Pike, and additional amounts of fiber cement boards as shown on the plan are appropriate.

RECOMMENDATION:

Staff recommends approval with the following conditions:

1. The 2-dimensional elevations between pages 22 and 31 are approved as part of this COA along with the additional conditions of approval.
2. Building 3 North Elevation (Facing Liberty Pike): the fiber cement boards on the first three floors must be replaced with brick #4 or masonry.
3. Building 3 East Elevation (Facing Daniels Drive): the green fiber cement boards must be replaced with brick #3 or cast stone on the first three floors due to the visibility from Liberty Pike and Daniels Drive.
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6. Building 1 East Elevation (Facing Building 3): the green fiber cement board on the first floor of the 47'-wide building segment must be replaced with either brick #1 or brick #4 or cast stone.
7. Building 1 South Elevation (Facing Foster Lane, Towards Old Liberty Pike): Lap siding must be utilized where siding is shown with a reveal of 4 to 5 inches.
8. Building 2 North Elevation (Facing the South Elevation of Building 1): the fiber cement boards on the first floor must be replaced with brick #4.
9. Building 2 East Elevation (Facing Plaza and Building 3): the fiber cement boards on the first floor must be replaced with brick #2.
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11. The windows must have a historic profile and dimensions and consist of either wood, composite material with the appearance of wood, or metal. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
12. Any signage shown on the plans is not approved as part of this COA and shall be submitted for a separate COA application.
13. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
14. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

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September 22, 2023

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

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City of Franklin Historic Zoning Commission – Certificate of Appropriateness Submission

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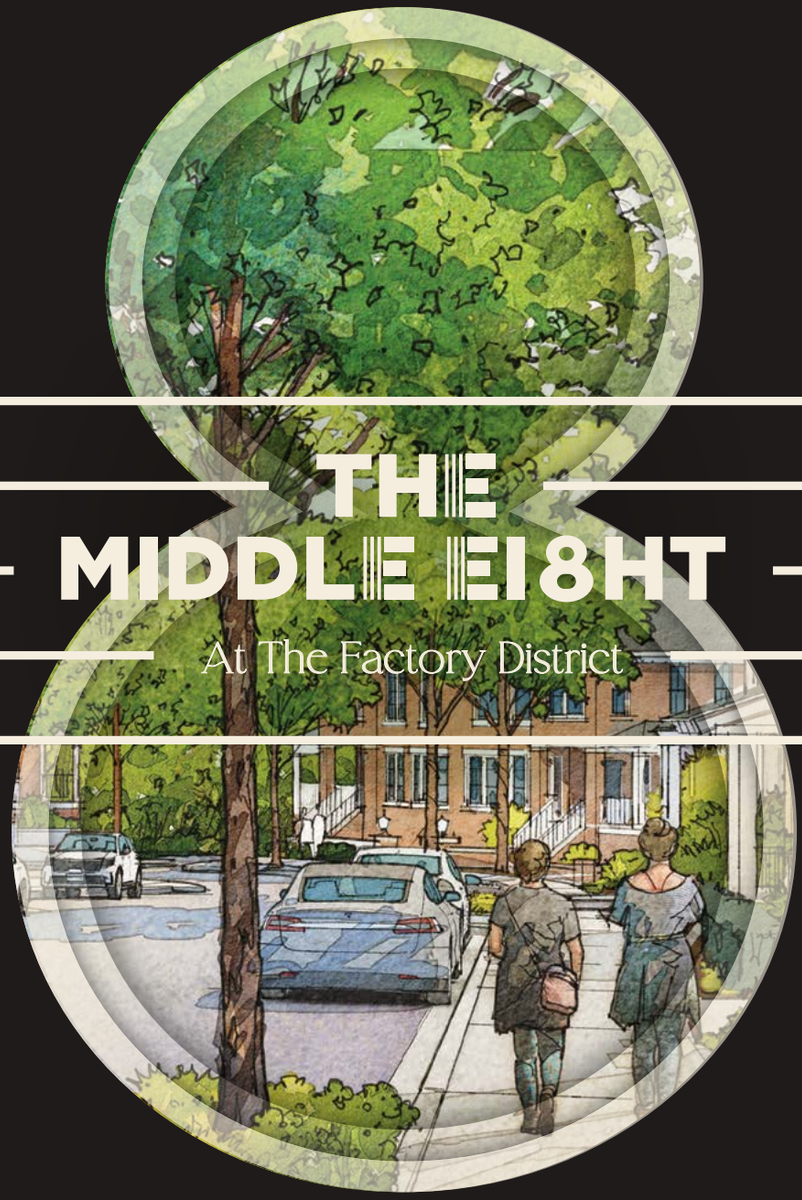
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Most sincerely,

ANTUNOVICH ASSOCIATES INC

Joseph M. Antunovich, FAIA
Chief Executive Officer and Founder

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THE MIDDLE EI8HT

At The Factory District

Historic Zoning Commission - Certificate of Appropriateness Submission - Multi-Family Residential Buildings

October 9, 2023

The Middle Eight

Honoring and Continuing the Song of Franklin

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

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



Situated in the evolving Factory District

At a Glance

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

In The Middle Of It All

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

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







Architecture
MULTI-FAMILY BUILDINGS

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





The Factory District Context Images











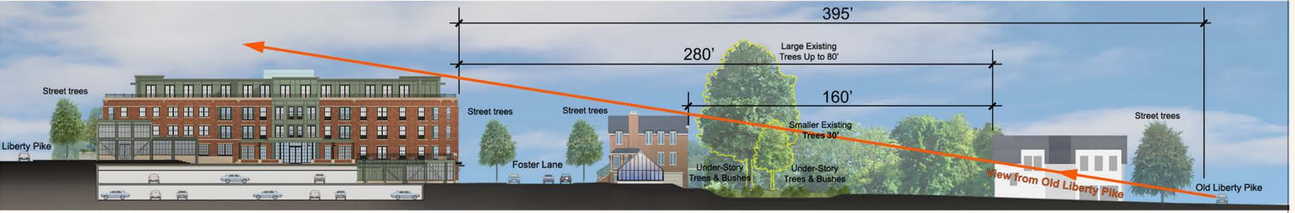




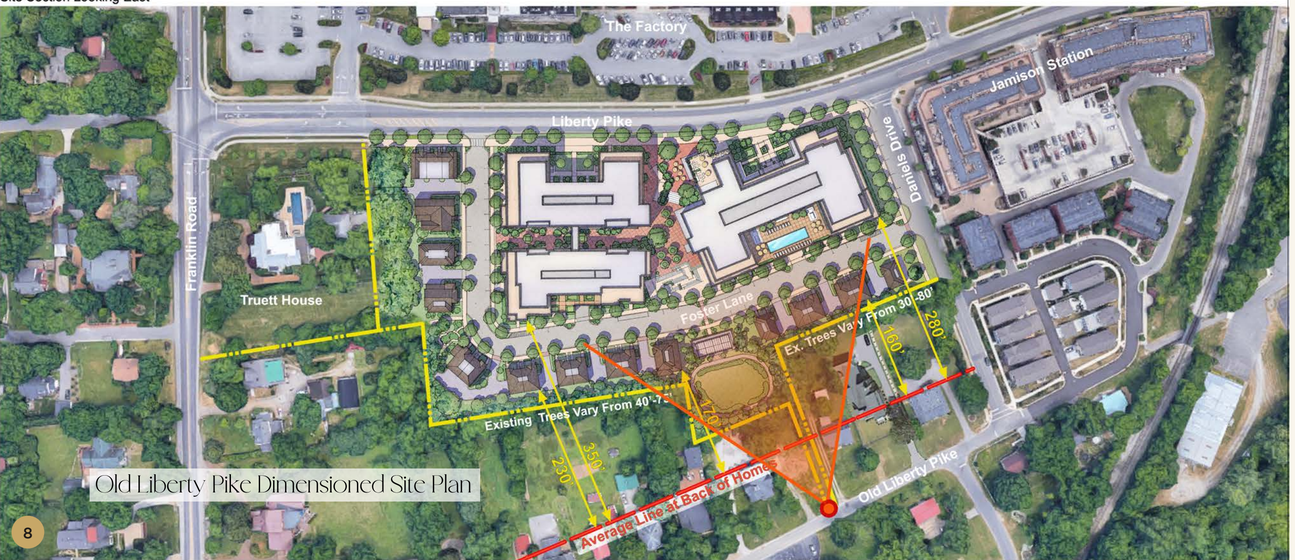








Site Section Looking East



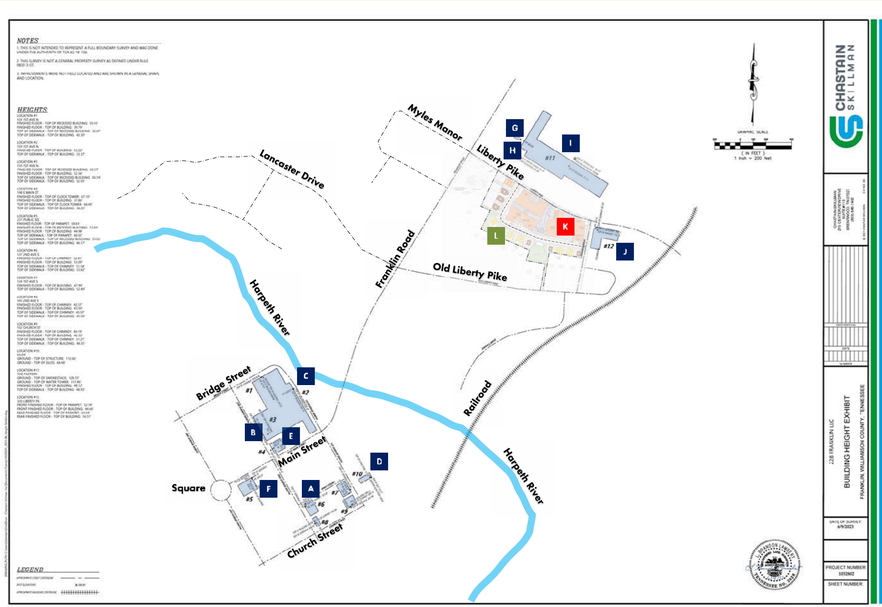
Old Liberty Pike Dimensioned Site Plan

Rendering from Old Liberty Pike



As-built Survey of Comparable Buildings in Historic Franklin

Vacinity Map



Location of Comparable Tall Buildings *

- A Brownstones **51.5'**
- B Harpeth Hote **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 SITF – The Middle Eight **49' (proposed)**
- L SITF – 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

Site Plan





Level 1 Dimensioned Plan

P-1 Plan



P-2 Plan



Level 1 Plan



Level 2 Plan



Level 3 Plan



Level 4 Plan



Building 3



CAFE, OUTDOOR PLAZA, AND COMMUNITY GATHERING PLACE

Building 3



VIEW LOOKING SOUTHWEST FROM LIBERTY PIKE

Building 3 - East Elevation



Building 3 - West 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 - East Elevation



Building 1 - West Elevation



Building 1 - North Elevation



Building 1 - South Elevation



Building 2



VIEW LOOKING NORTHWEST FROM FOSTER LANE

Building 2



VIEW LOOKING NORTHEAST FROM FOSTER LANE

Building 2 - East Elevation



Building 2 - West Elevation



Building 2 - North Elevation



Building 2 - South 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





BRICK 4



CEMENT BOARD
SIDING COLOR #1



CEMENT BOARD
SIDING COLOR #2



CEMENT BOARD
SIDING COLOR #3



ALUMINUM
COMPOSITE METALS



CAST STONE



ALUMINUM
CLAD WINDOW



METAL SCONCE



METAL SCONCE



ALUMINUM JULIET BALCONY RAILING



COMPOSITE WOOD ENTRY DOOR



ALUMINUM
CLAD WINDOW



ALUMINUM CLAD
BALCONY DOOR



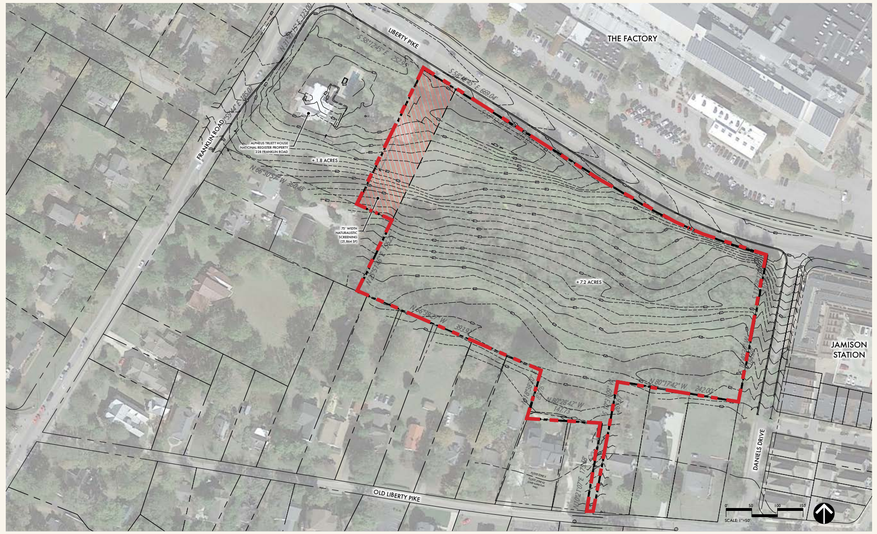
METAL RAILINGS
AND CONCRETE STEPS

Appendix

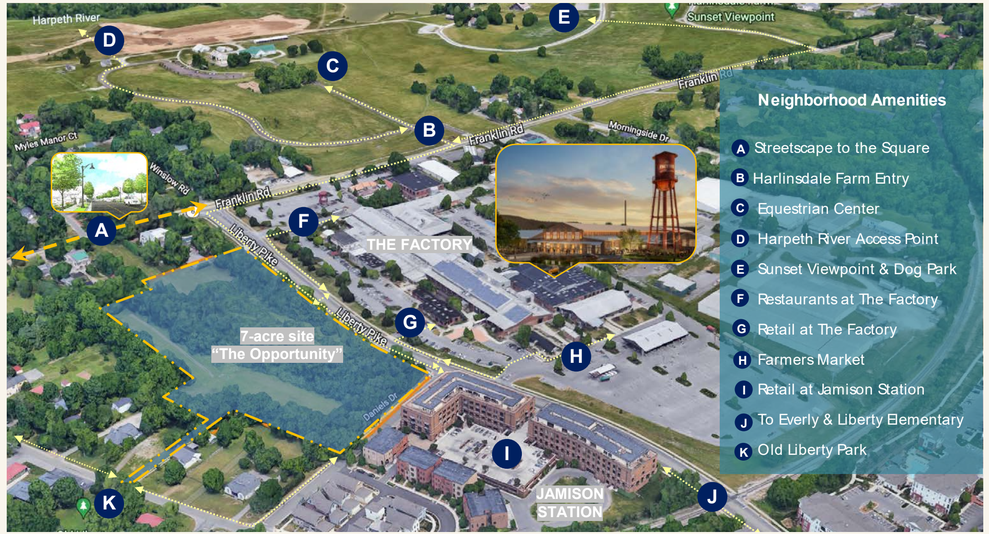
Site Context Map



Enlarged Site Context Map



Context Aerial



Existing Site Conditions



Existing Site Conditions



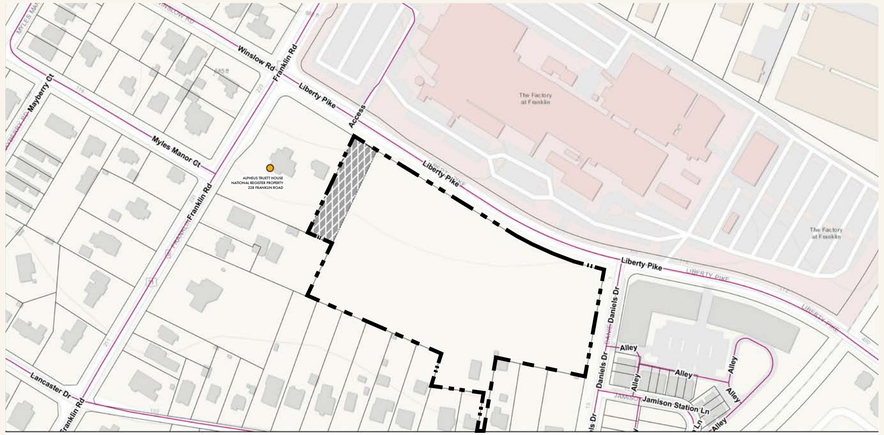
Existing Site Conditions



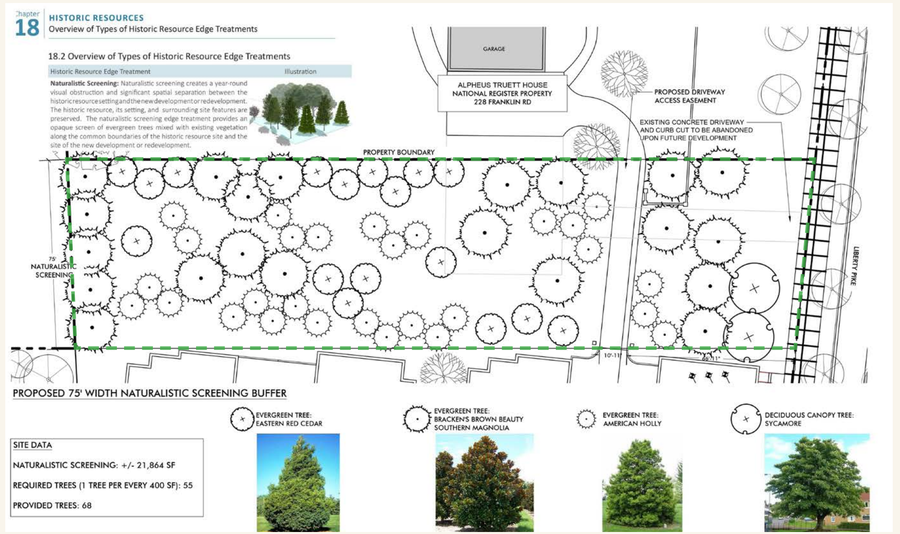
Historic Preservation Overall Exhibit



National Register Property Exhibit



Historic Resource Edge Treatment Exhibit





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



From:	Gary Vogrin
To:	Emily Huffer
Cc:	Kelly Dannenfelser; Dwight Kiser; Joe Antunovich; Greg Gorski; Charles Rulick; Amanda McKeehan; Amy Diaz-Barriga; Whitney Hodges, AICP
Subject:	The Middle Eight - City of Franklin Historic Zoning Commission - Certificate of Appropriate Submission - Multi-Family Residential Buildings
Date:	Wednesday, September 27, 2023 4:05:00 PM
Attachments:	image001.png

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

Emily/Kelly~

Hope all is well. Per our discussion yesterday with Kelly, Amy and our team please find a revised PDF copy of our Booklet for the Multi-Family Residential Buildings, Certificate of Appropriate Submission for the October 9th, 2023 HZC meeting.

A High-resolution PDF copy of this Booklet can be found here:
https://us.workplace.datto.com/filelink/6ad46-1eb6b053-06eee95084-2

We appreciate you and your team working with us thru updates to the architectural design.
Upon review, please verify receipt and let us know of any questions.

Thank you,

Gary M. Vogrin
Founder | Landscape Architect

KV+D
KISER VOGRIN DESIGN

M 615.708.0567

I'm using Adobe Acrobat.
You can view and comment on "23_1009 - MultiFam - All Bldgs-s.pdf" at:
https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:b9725596-3e9b-4f96-938a-7f9271a7e297

File #: 21-05274

DATE: September 26, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Alterations (Accessory Structure Roof) At 215 Lewisburg Ave.; John Alfrey, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the accessory structure roof.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 5: New Accessory Structures

PROJECT INFORMATION:
COF Project Number:
Applicant: John Alfrey
Owner: Julie Alfrey

BACKGROUND:
An accessory structure was approved by the Historic Zoning Commission with a primarily asphalt shingle roof. During construction, the roof was installed as aluminum standing seam metal in a copper color. A stop work order was issued, and the application before the HZC to correct the issue is to paint the metal roof to match the approved metal roof color on the house.

An application to paint the roof previously came before the HZC during its January 2023 meeting, where it was denied due to lack of information on the processes and durability of the paint on the metal roof. The application recently came before the Design Review Committee during its September 2023 meeting with additional information.

The material of the roof is appropriate within the Guidelines, but the color emulating copper does not meet the Guidelines, which state that one should use details that complement, but are less elaborate than, the character of the historic principal building. The use of copper roofing materials is not common for accessory structures for this style of house and is typically seen on high-architectural style principal buildings.

To try to meet the intent of Guidelines, the application includes the proposal to paint the copper-

colored metal roof a dark bronze color to match the color of the roofing material on the principal building. While the utilization of paint on metal roofs in the Historic Preservation Overlay is not common, there are several properties where this is seen. Included in the application are the steps that will be taken to ensure the longevity of the paint adhesion to the roof, such as pressure washing the roof, applying a primer, paint, and a sealant or topcoat. Based on the feedback from the September DRC meeting, the applicant has provided the paint warranty within the application.

The metal roofing material and proposed dark bronze paint color are appropriate for accessory structures based on the Guidelines and will match the accent metal on the main roof.

RECOMMENDATION:

Staff recommends approval of this application with the following conditions:

1. The roof shall be painted the same color as the bronze accent metal roof color on the main house.
2. As described in the application, every effort will be taken in the application process to ensure the longevity and adhesion of the paint on the roof.
3. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

THE SHERWIN-WILLIAMS COMPANY
TEN (10) YEAR LIMITED WARRANTY
MATERIALS ONLY

This Limited Warranty is issued by The Sherwin-Williams Company ("SW") to Nyle Systems, Inc. 12 Stevens Rd. Brewer, ME ("Owner") for the Coating System applied by Owner's painting contractor to a Suitable Substrate at the Project.

1. **LIMITED WARRANTY**. In the event that a Covered Warranty Claim occurs during the Warranty Period, SW shall supply the replacement coatings necessary to repair such Covered Warranty Claim.

2. **SCOPE OF WARRANTY**. This Limited Warranty is issued by SW to Owner for the Coating System purchased by Owner from SW and applied to a Suitable Substrate at the Project; provided, however, in the event that the Coating System used on the Project is purchased from SW by Owner's painting contractor rather than by Owner directly, SW and Owner acknowledge and agree that this Limited Warranty shall be for the benefit of Owner.

3. **CONDITIONS OF WARRANTY**. SW's obligation to supply replacement coatings pursuant to this Limited Warranty is contingent upon the following conditions being satisfied. The failure of Owner and/or Owner's painting contractor to comply with any of the conditions specified in this Paragraph 3 shall relieve SW of any liability under this Limited Warranty.

(a) Owner and/or Owner's painting contractor shall obtain written specifications and instructions from SW prior to the application of the Coating System and the Owner's painting contractor shall apply the Coating System in strict accordance with such specifications and instructions.

(b) The specifications and instructions shall be followed in all respects with regard to storage, product handling, surface preparation, application and other requirements.

(c) Owner has complete responsibility for ensuring that the Owner's painting contractor complies fully with such specifications and instructions, notwithstanding periodic visits to the Project by any representative of SW and notwithstanding any representations made by any representative of SW to the contrary.

(d) Owner and Owner's painting contractor shall maintain application records to assist SW in evaluating the validity of any claim made by Owner under this Limited Warranty.

(e) It shall be the responsibility of Owner and/or Owner's painting contractor to perform repairs on the Coating System at the Project if a defect is discovered which is not the responsibility of SW pursuant to this Limited Warranty. Such repairs shall be made by Owner, at the expense of Owner and/or Owner's painting contractor. All repairs shall be made by using only those products satisfactory to SW and in accordance with repair specifications supplied by SW.

(f) Owner shall submit all claims pursuant to this Limited Warranty in accordance with Paragraph 4 of this Limited Warranty.

(g) Owner shall have made full payment to SW for the Coating System under this Limited Warranty.

4. **CLAIMS**. To assert any claim under this Limited Warranty, Owner shall notify SW in writing within thirty (30) days after Owner has actual or constructive notice of an alleged Covered Warranty Claim. Such claim shall be sent to: The Sherwin-Williams Company, Northern District Office, 100 Larrabee Road Suite 290, Westbrook, ME 04092, ATTENTION: District Manager. All claims shall include proof of purchase and shall provide details explaining the nature of the claim and the date of detection. Owner waives any claims not made in this manner during the Warranty Period. SW shall have a full and complete opportunity to inspect any alleged Covered Warranty Claim and review any records concerning the alleged Covered Warranty Claim.

5. **WARRANTY PERIOD APPLICABLE TO A REPAIR**. The Warranty Period shall not be extended by the repair of any Covered Warranty Claim pursuant to this Limited Warranty. Any replacement coatings furnished by SW pursuant to this Limited Warranty shall be covered by the terms of this Limited Warranty for the remaining term of the original Warranty Period provided that such replacement coatings are applied in accordance with SW's specifications and instructions.

6. **EXCLUSIVE REMEDY**.

(a) THE LIMITED WARRANTY PROVIDED HEREIN IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE QUALITY AND/OR THE PERFORMANCE OF THE COATING SYSTEM. EXCEPT AS EXPRESSLY PROVIDED IN THIS LIMITED WARRANTY, SW MAKES NO WARRANTIES OF ANY KIND RELATING TO THE COATING SYSTEM AND/OR THE PERFORMANCE THEREOF AND SW DISCLAIMS ALL WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTY OF MERCHANTABILITY, THE IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE AND ANY WARRANTY CONTAINED ON THE PAINT CONTAINER LABEL AND/OR OTHER LITERATURE OF SW. THIS LIMITED WARRANTY IS NOT A WARRANTY BY SW TO OWNER CONCERNING THE APPLICATION OF THE COATING SYSTEM AND OWNER ACKNOWLEDGES AND AGREES THAT IF OWNER HAS ANY CLAIM FOR IMPROPER APPLICATION OF THE COATING SYSTEM OWNER SHALL RESOLVE SUCH CLAIM DIRECTLY WITH THE PARTY WHO APPLIED THE COATING SYSTEM.

(b) SW'S ENTIRE LIABILITY RELATING IN ANY MANNER TO THIS LIMITED WARRANTY SHALL BE LIMITED EXCLUSIVELY TO PROVIDING REPLACEMENT COATINGS TO REPAIR THE COVERED WARRANTY CLAIM TO THE EXTENT PROVIDED IN THIS LIMITED WARRANTY. SW SHALL IN NO EVENT BE LIABLE TO OWNER OR OWNER'S PAINTING CONTRACTOR, OR TO ANY PERSON CLAIMING THROUGH OWNER OR OWNER'S PAINTING CONTRACTOR, WHETHER IN CONTRACT, TORT, OR STRICT PRODUCT LIABILITY, FOR INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES, LOSS OF PROFITS, LOSS

OF USE, DEMURRAGE, OR PENALTIES, ARISING FROM ANY CAUSE WHATSOEVER.

7. **ASSIGNMENT**. This Limited Warranty may not be transferred or assigned by Owner.

8. **DEFINITIONS**. The following terms when used in this Limited Warranty shall have the meanings set forth below.

(a) "Coating System" shall mean the paint system consisting of one coat Macropoxy 646 and 2 coats Flurokem Satin (B65W560), shop applied during the term of this warranty.

(b) "Covered Warranty Claim" shall mean a contiguous area of five percent (5%) or more, per year, on a cumulative basis, of the Coating System applied to a Suitable Substrate at the Project that is:

i. peeling; and/or
ii. blistering

but does not include any other defect or damage including, but not limited to, any defect or damage resulting from:

(1) the failure of Owner and/or Owner's painting contractor to follow and adhere to all of the specifications and instructions provided by SW;
(2) improper surface preparation;
(3) improper application of the Coating System;
(4) improper film thickness of the Coating System;
(5) ordinary wear and tear, abnormal usage or misuse;
(6) failure to properly maintain the coated Suitable Substrate in accordance with reasonable and customary maintenance procedures;
(7) standing water or pooling water;
(8) design, construction or structural defects in any Suitable Substrate and/or structural settling or movement;
(9) the use or application of any patches, fillers, undercoats or topcoats not recommended and supplied by SW, whether applied prior to, concurrently with or after the application of the Coating System;
(10) improper repair;
(11) causes unrelated to the performance of the Coating System under normal operating conditions;
(12) abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from use of chemicals or cleaning agents;
(13) exposure to harmful solids, liquids or gases;
(14) exposure to abnormal conditions including, without limitation, corrosive or aggressive atmospheres such as those contaminated with chemical fumes;
(15) improper substrate installation;
(16) damage caused by any person or entity other than SW;
(17) staining, rust staining, or bleeding resulting from rusting of ungalvanized bolts;
(18) any defect occurring on hidden surfaces or at connections which cannot feasibly be painted;
(19) any defect in coating materials, including thinners, not manufactured by SW; and
(20) causes beyond the reasonable control of SW including, but not limited to, damage or defects caused in whole or in part by reason of fire, explosion, flood, war, riots, civil commotion, radiation, acts of God, unusual weather conditions (including but not limited to, hurricane, tornado and/or earthquake), falling objects, external forces, matters normally covered by force majeure, misuse, alteration, abuse, vandalism, negligence, or any other similar or dissimilar circumstance or event beyond the reasonable control of SW.

(c) "Project" shall mean substrates that receive shop applied coatings, during the term of the warranty (02.01.2018 through 01.31.2019), at Nyle Systems manufacturing facility (12 Stevens Rd. Brewer, ME).

(d) "Suitable Substrate(s)" shall mean properly prepared sheet and extruded aluminum located at the Project.

(e) "Warranty Period" shall mean the ten (10) year period commencing on the date that Owner and/or Owner's painting contractor purchased the Coating System for the Project from SW.

9. **APPLICABLE LAW**. This Limited Warranty shall be governed by and construed in accordance with the internal laws of the State of Ohio without regard to the principles of conflicts of laws.

10. **ENTIRE AGREEMENT**. This Limited Warranty constitutes the entire agreement between SW and Owner concerning the subject matter hereof and supersedes all prior or contemporaneous agreements or warranties between the parties concerning the subject matter hereof. This Limited Warranty shall not be binding upon SW unless it is signed by Owner and a SW District Manager.

THE SHERWIN-WILLIAMS COMPANY

By: _____

Title: District Manager

Date: 2-6-18

OWNER:

By: Jacob Bucklin

Title: Design Engineer

Date: 3/5/18

Builders
Builders

Builders FirstSource

1 Bond Plex

124.03

Bond-Plex®

Waterbased Acrylic Coating

B71W00211 Extra White, B71T00204 Clear Tint Base, B71S00200 Aluminum

SHERWIN WILLIAMS.

CHARACTERISTICS

Bond-Plex Waterbased Acrylic Coating is a single component, waterborne acrylic, adhesion promoting coating formulated for direct application to pre-finished metal siding. Suitable for interior or exterior use.

Features:
- Outstanding adhesion
- Eliminates the use of a bonding primer over certain pre-finished siding or other hard, slick, glossy surfaces
- Outstanding application characteristics
- Suitable for use in USDA inspected facilities

For use over properly prepared pre-finished siding:
- Fluorocarbons (Kynar®)
- Polyester Polymers
- Silicone Polyesters

Recommended For:
- Light Industrial
- Pre-finished Siding
- Manufacturing Facilities, New Construction

Finish:	15-25 @ 85° Low Sheen Aluminum 70° @ 60° Gloss
Color:	Many Colors

Recommended Spreading Rate per coat:
(Extra White B71W00211 (may vary by color)

Wet mils:	5.0-10.0
Dry mils:	2.4-4.1
Coverage:	160-328 sq. ft. per gallon
Theoretical Coverage:	657 sq. ft. per gallon @ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.
Note: Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

Drying Schedule @ 5.0 mils wet, @ 50% RH:
Drying and recoat times are temperature, humidity, and film thickness dependent.

	@50°F	@77°F	@120°F
To touch	1.5 hours	45 minutes	20 minutes
Tack free	6 hours	4 hours	2 hours
To recoats	8 hours	4 hours	2 hours

Tinting with CCE only:

Base	oz. per gallon	Strength
Extra White	0-4	SherColor
Deep Base	10-12	SherColor

Do Not Tint Aluminum

Extra White B71W00211
(may vary by color)

V.O.C. (less exempt solvents):
less than 50 grams per litre; 0.42 lbs. per gallon
Aluminum 102 grams per litre; 0.85 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	39 ±2%
Weight Solids:	55 ±2%
Weight per Gallon:	10.90 lbs
Flash Point:	N/A
Vehicle Type:	Acrylic
Shelf Life:	36 months, unopened Aluminum 12 months

COMPLIANCE

As of 12/19/2022, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	No
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	No
MIR-Manufacturer Inventory	No
MPI®	No

APPLICATION

Temperature:	
minimum	50°F / 10°C
maximum	120°F / 49°C
	air, surface and material
	At least 5°F above dew point
Relative humidity:	85% maximum

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer:	Water
Airless Spray:	
Pressure	2400 p.s.i.
Hose	1/4-3/8 inch I.D.
Tip	.017-.019 inch
Filter	60 mesh
Conventional Spray:	
Gun	Binks 95
Fluid Nozzle	66
Air Nozzle	63 PB
Atomization Pressure	60 p.s.i.
Fluid Pressure	25 p.s.i.
Reduction:	As needed up to 10% by volume
Brush:	Nylon-polyester
Roller Cover:	1/2 inch woven-small surfaces only

If specific application equipment is listed above, equivalent equipment may be substituted. Consult spray manufacturer for more information on equipment variations.

Apply paint at the recommended film thickness and spreading rate as indicated. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance. Spreading rates are calculated on volume solids and do not include an application loss factor due to surface profile, roughness, or porosity of the surface, skill, and technique of the applicator, method of application, various surface irregularities, material loss during mixing, spillage, over thinning, climatic conditions, and excessive film build.

Mix paint thoroughly to a uniform consistency with slow speed power agitation prior to use.

Stripe coat crevices, welds, and sharp angles to prevent early failure in these areas. When using spray application, use 50% overlap with each pass of the fun to avoid holidays, bare areas, and pinholes. If necessary, cross spray at a right angle.

During the early stages of drying, the coating is sensitive to rain, dew, high humidity, and moisture condensation. Plan painting schedules to avoid these influences during the first 16-24 hours of curing.

SPECIFICATIONS

Pre-Finished Siding: Fluorocarbon, Silicone Polyester, Polyester Polymers:
1-2 coats Bond-Plex Waterbased Acrylic

Previously Painted, Hard, Slick, Glossy Surfaces:
1-2 coats Bond-Plex Waterbased Acrylic

Pre-Finished Siding: Fluorocarbon, Silicone Polyester, Polyester Polymers:
1 coat Bond-Plex Waterbased Acrylic
1-2 coats of Acceptable topcoat

Previously Painted, Hard, Slick, Glossy Surfaces:
1 coat Bond-Plex Waterbased Acrylic
1-2 coats of Acceptable topcoat

Acceptable Topcoats:
Pro Industrial Acrylic
Pro Industrial DTM Primer/Finish
Pro Industrial Multi-Surface Acrylic
Pro Industrial Waterbased Acrolon 100
Pro Industrial Waterbased Alkyd Urethane Enamel
Pro Industrial Pre-Catalyzed Waterbased Urethane

Always check compatibility of the previously painted surface with the new coating by applying a test patch of 2-3 square feet. Allow to dry thoroughly for 1 week before checking adhesion.

The systems listed above are representative of the product's use. Other systems may be appropriate.

continued on back

~~124.01~~

Step 2

Sher-Cryl™ HPA

High Performance Acrylic

B66-300 Series Gloss, B66-350 Series Semi-Gloss

SHERWIN WILLIAMS.

CHARACTERISTICS

SHER-CRYL HPA is a higher performing ambient cured, one component acrylic coating with excellent performance properties.

Features:
- Chemical Resistant
- Outstanding humidity resistance
- Outstanding application characteristics
- Flash rust-early rust resistant
- Corrosion resistant
- Fast dry
- Suitable for use in USDA inspected facilities

Recommended for use in:
- Buildings & Warehouses
- Equipment & Machinery
- Storage Tanks & Piping & Structural Steel
- Manufacturing Facilities & New Construction
- Interior or Exterior

For use on properly prepared:
Steel, Galvanized & Aluminum, Concrete and Masonry, Wood, Previously Painted & Zinc rich primers

Finish:	80°+@60° Gloss 35-45°@60° Semi-Gloss
Color:	Most colors

Recommended Spreading Rate per coat:
Extra White B66W00311 (may vary by base)

Wet mils:	6.0-10.0
Dry mils:	2.0-3.3
Coverage:	160-264 sq.ft. per gallon
Theoretical Coverage:	529 sq. ft. per gallon @ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.
Note: Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

Drying Schedule @ 7.0 mils wet, @ 50% RH:

Drying, and recoat times are temperature, humidity, and film thickness dependent.

	@50°F	@77°F	@110°F
To touch	1 hour	30 minutes	5 minutes
To handle	8 hours	5 hour	15 minutes
To recoat	8 hours	5 hour	15 minutes
To cure	30 days	30 days	30 days

Tinting with CCE only:

Base	oz. per gallon	Strength
Extra White	0-4	SherColor
Ultradeep base	10-12	SherColor

Extra White B66W00311
(may vary by base)

V.O.C. (less exempt solvents): As mixed
239 grams per litre; 1.99 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	33 ± 2%
Weight Solids:	42 ± 2%
Weight per Gallon:	9.44 lb
Flash Point:	N/A
Vehicle Type:	Acrylic
Shelf Life:	36 months, unopened

COMPLIANCE

As of 04/09/2021, Complies with:

OTC	**Yes**
OTC Phase II	**Yes**
S.C.A.Q.M.D.	**No**
CARB	**Yes**
CARB SCM 2007	**Yes**
CARB SCM 2020	**Yes**
Canada	**Yes**
LEED® v4 & v4.1 Emissions	**No**
LEED® v4 & v4.1 V.O.C.	**No**
EPD-NSF® Certified	**No**
MIR-Product Lens Certified	**No**
MPI-(Gloss)	**Yes**

APPLICATION

Temperature:	air, surface, and material
minimum	50°F / 10°C
maximum	120°F / 49°C
	At least 5°F above dew point
Relative humidity:	85% maximum

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer:	Water
R8K10 - WB Hot Weather Reducer up to 10%	
Airless Spray:	
Pressure	1500 p.s.i.
Hose	1/4 inch I.D.
Tip	.017 - .021 inch
Filter	60 mesh
Conventional Spray:	
Gun	Binks 95
Fluid Nozzle	66
Air Nozzle	63 PB
Atomization Pressure	50 p.s.i.
Fluid Pressure	15-20 p.s.i.
Reduction:	As needed up to 12.5% by volume
Brush	Nylon-polyester
Roller Cover	3/8 inch woven

If specific application equipment is listed above, equivalent equipment may be substituted.

Apply paint at the recommended film thickness and spreading rate as indicated on front page. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance. Spreading rates are calculated on volume solids and do not include an application loss factor due to surface profile, roughness, or porosity of the surface, skill, and technique of the applicator, method of application, various surface irregularities, material lost during mixing, spillage, over thinning, climatic conditions, and excessive film build.
Application temperature above 95°F (35°C) may cause dry spray, uneven sheen, and poor adhesion. Application temperature below 50°F (10°C) may cause poor adhesion and lengthen the drying and curing time.

Mix paint thoroughly to a uniform consistency with slow speed power agitation prior to use.

Stripe coat crevices, welds, and sharp angles to prevent early failure in these areas.
When using spray application, use a 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. If necessary, cross spray at a right angle.

During the early stages of drying, the coating is sensitive to rain, dew, high humidity and moisture condensation. Plan painting schedules to avoid these influences during the first 16-24 hours of curing.

SPECIFICATIONS

Steel:
1 coat Pro Industrial Pro-Cryl Primer
or Pro Industrial DTM Primer/Finish
or Kem Bonds HS
or Zinc Clad XI
2 coats Sher-Cryl HPA

Aluminum:
2 coats Sher-Cryl HPA

Aluminum:
1 coat Pro Industrial Pro-Cryl Primer
2 coats Sher-Cryl HPA

Concrete Block (CMU):
1 coat Pro Industrial Heavy Duty Blockfiller
or Loxon Acrylic Block Surfacer
2 coats Sher-Cryl HPA

Concrete-Masonry:
1 coat Loxon Concrete & Masonry Primer
or Loxon Conditioner
2 coats Sher-Cryl HPA

Drywall:
1 coat ProMar 200 Zero V.O.C. Primer
2 coats Sher-Cryl HPA

Galvanizing:
2 coats Sher-Cryl HPA

Pre-Finished Siding: (Baked-on finishes)
1 coat DTM Bonding Primer
2 coats Sher-Cryl HPA

Previously Painted:
2 coats Sher-Cryl HPA

Wood, exterior:
1 coat Exterior Wood Primer
2 coats Sher-Cryl HPA

Wood, interior:
1 coat Premium Wall & Wood Primer
2 coats Sher-Cryl HPA

The systems listed above are representative of the product's use, other systems may be appropriate. Other primers may be appropriate.

Bond-Plex®
Waterbased Acrylic Coating

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

When cleaning the surface per SSPC-SP1, use only an emulsifying industrial detergent, followed by a water rinse.
Do not use hydrocarbon solvents for cleaning.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Pre-Finished Siding Fluorocarbon, Silicone Polyester, Polyester Polymers:
Remove oil, grease, dirt, oxides, and other contaminants from the surface by cleaning per SSPC-SP1 or water blasting per NACE Standard RP-01-72 (caution: excessive blasting pressure may cause warping, use caution). Always check compatibility of the previously painted surface with the new coating by applying a test patch of 2-3 square feet. Allow to dry thoroughly for 1 week before checking adhesion.

Previously Painted Surface:
If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Always check compatibility of the previously painted surface with the new coating by applying a test patch of 2-3 square feet. Allow to dry thoroughly for 1 week before checking adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

SURFACE PREPARATION

Mildew:
Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.
Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

PERFORMANCE

B71W00211 Bond-Plex @ 4.0 mils D.F.T.
(unless otherwise noted)

Abrasion Resistance:	
Method:	ASTM D4060, CS17 Wheel, 1000 cycles, 1kg load
Result:	90.03 mg loss
Adhesion:	
Method:	ASTM D4541
Result:	1477 p.s.i.
Corrosion Weathering*:	
Method:	ASTM D5894, 8 cycles
Result:	Rating 8.5 for rusting Rating 10 for blistering
Direct Impact Resistance:	
Method:	ASTM D2794
Result:	greater than 176 inch pound
Dry Heat Resistance:	
Method:	ASTM D2485
Result:	200°F/93°C
Flexibility:	
Method:	ASTM D522, 180° bend, 1/4 inch mandrel
Result:	Pass
Humidity Resistance:	
Method:	ASTM D4585, 1443 hours
Result:	Rating 10 for rusting Rating 10 for blistering
Pencil Hardness:	
Method:	ASTM D3363
Result:	1.5B
Salt Fog Resistance*:	
Method:	ASTM B117, 274 hours
Result:	Rating 8 for rusting Rating 8D for blistering

*1 coat Pro Industrial Pro-Cryl Primer
1 coat Bond-Plex

SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label.

Refer to the Safety Data Sheets (SDS) before use.

FOR PROFESSIONAL USE ONLY.

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CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

HOTW	12/19/2022	B71W00211	27	45
HOTW	12/19/2022	B71T00204	22	48
HOTW	12/19/2022	B71S00200	21	102

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SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (**NIOSH** approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

When cleaning the surface per SSPC-SP1, use only an emulsifying industrial detergent, followed by a water rinse. **Do not use hydrocarbon solvents for cleaning.**

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Iron & Steel - Minimum surface preparation is Hand Tool Clean per SSPC-SP2. Remove all oil and grease from surface per SSPC-SP1. For better performance, use Commercial Blast Cleaning per SSPC-SP6. Primer recommended for best performance. Prime any bare steel within 8 hours or before flash rusting occurs.

Aluminum - Remove all oil, grease, dirt, oxide and other foreign material per SSPC-SP1.

Galvanizing - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2, prime the area the same day as cleaned.

Concrete Block - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Pro industrial Heavy Duty Block Filler or Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Masonry - All masonry must be free of dirt, oil, grease, loose paint, mortar, masonry dust, etc. Clean per SSPC-SP13-Nace 6-ICRI No. 310.2R, CSP 1-3. Poured, troweled, or tilt-up concrete, plaster, mortar, etc. must be thoroughly cured at least 30 days at 75°F. Form release compounds and curing membranes must be removed by brush blasting. Brick must be allowed to weather for one year prior to surface preparation and painting. Prime the area the same day as cleaned. Weathered masonry and soft or porous cement board must be brush blasted or power tool cleaned to remove loosely adhering contamination and to get to a hard, firm surface. Apply one coat Loxon Conditioner, following label recommendations. Primer required.

Wood - Surface must be clean, dry, and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked. Sand to remove any loose or deteriorated surface wood and to obtain a proper surface profile.

SURFACE PREPARATION

Prefinished Siding (baked-on finishes)- Remove oil, grease, dirt, oxides, and other contaminants from the surface by cleaning per SSPC-SP1 or water blasting per NACE Standard RP-01-72. Always checks for compatibility of the previously painted surface with the new coating by applying a test patch of 2 - 3 square feet. Allow to dry thoroughly for 1 week before checking adhesion. DTM Bonding Primer is required.

Previously Painted Surfaces - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Mildew- Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

PERFORMANCE

Sher-Cryl HPA Gloss– 2 coats @ 3.0 mils D.F.T per coat
(unless otherwise noted)

Abrasion Resistance:	
Method:	ASTM D4060, CS17 Wheel, 1000 cycles, 1 kg load
Results:	59.1 mg loss
Adhesion:	
Method:	ASTM D4541
Results:	947 psi
Corrosion Weathering[1]:	
Method:	ASTM D5894, 7 cycles
Results:	Corrosion 8, Blistering 10
Direct Impact Resistance:	
Method:	ASTM D2794
Results:	greater than 176 in. lb
Dry Heat Resistance:	
Method:	ASTM D2485 Method A
Results:	300°F/149°C
Flexibility:	
Method:	ASTM D522, 180° bend, 1/8" mandrel
Results:	Pass
Humidty Resistance[1]:	
Method:	ASTM D4585, 2186 hours
Results:	Corrosion 10, Blistering 10
Pencil Hardness:	
Method:	ASTM D3363
Result:	4B

[1] 1 coat Sher-Cryl HPA over 1 coat Pro Industrial Pro-Cryl Universal Primer
Provides performance comparable to products in lieu of the Federal Specification: AA50570, and Paint Specification: SSPC-Paint 24.

SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label. Refer to the Safety Data Sheets (SDS) before use.

FOR PROFESSIONAL USE ONLY.

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CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

HOTW	04/09/2021	B66W00311	24 239
HOTW	04/09/2021	B66T00304	21 224
HOTW	04/09/2021	B66W00351	24 235
HOTW	04/09/2021	B66T00354	24 241
FRC			

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I believe that the final hurdle that we have for the stop work order to be lifted is information about the proposed paint for the garage roof. The information that we received from the manufacturer is that the paint has a lifetime warranty and is commonly used for industrial applications, schools, multi family dwellings, as well as single family homes, and businesses. They stated that the paint is approved for interior and exterior use and will last as long as the material that it is applied to lasts. This warranty stands true for materials such as wood, drywall, concrete/block and metal such as our metal roof. Since our roof has a minimum of a 50 year lifetime, the manufacturer of the paint stated that the paint will last at least 50 years on our metal roof.

step 1

113.05A

Pro Industrial™ Pro-Cryl®
Universal Primer

B66-1300 Series

CHARACTERISTICS

Pro Industrial Pro-Cryl® Universal Primer is an advanced technology, self cross-linking acrylic primer. It is rust inhibitive and was designed for both construction and maintenance applications. It can be used as a primer under water-based or solvent-based high performance topcoats.

Features:
- Rust inhibitive, corrosion resistant
- Single component
- Early moisture resistant
- Fast dry
- Lower temperature application 40°F
- Interior and exterior use
- Suitable for use in USDA inspected facilities

For use on properly prepared:
Steel, Galvanized & Aluminum, wood

Finish:	Low Sheen
Color:	Off White, Medium Grey, and Red Oxide

Recommended Spreading Rate per coat:

Wet mils:	5.0-10.0
Dry mils:	1.9-3.8
Coverage:	160-320 sq.ft. per gallon
Theoretical Coverage:	609 sq. ft. per gallon @ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.
Note: Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

Drying Schedule @ 6.0 mils wet, @ 50% RH:

Drying, and recoat times are temperature, humidity, and film thickness dependent.

	@40°F	@77°F	@120°F
To touch	2 hours	40 minutes	20 minutes
Tack free	8 hours	2 hours	1 hour
To recoat	16 hours	4 hours	2 hours

Tinting: **DO NOT TINT**

Off White B66W01310
(may vary by base)

V.O.C. (less exempt solvents):
less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	38 ± 2%
Weight Solids:	49 ± 2%
Weight per Gallon:	10.09 lb
Flash Point:	N/A
Shelf Life:	36 months, unopened

COMPLIANCE

As of10/11/2021, Complies with:

OTC	**Yes**
OTC Phase II	**Yes**
S.C.A.Q.M.D.	**Yes**
CARB	**Yes**
CARB SCM 2007	**Yes**
CARB SCM 2020	**Yes**
Canada	**Yes**
LEED® v4 & v4.1 Emissions	**Yes**
LEED® v4 & v4.1 V.O.C.	**Yes**
EPD-NSF® Certified	**Yes**
MIR-Manufacturer Inventory	**Yes**
MPI®	**Yes**

APPLICATION

Temperature:

minimum	40°F
maximum	120°F
	air, surface, and material
	At least 5°F above dew point
Relative humidity:	85% maximum

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer:	Water
Airless Spray:	
Pressure	2000 p.s.i.
Hose	1/4 inch I.D.
Tip	.015 - .019 inch
Filter	60 mesh
Conventional Spray:	
Gun	Binks 95
Fluid Nozzle	66
Air Nozzle	63 PB
Atomization Pressure	60 p.s.i.
Fluid Pressure	25 p.s.i.
Reduction:	as needed up to 5 % by volume
Brush	Nylon-polyester
Roller Cover	3/8 inch woven

If specific application equipment is listed above, equivalent equipment may be substituted.

Apply paint at the recommended film thickness and spreading rate as indicated. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance.

Stripe coat crevices, welds, and sharp angles to prevent early failure in these areas. For best results on rusty surfaces, always apply first coat by brush. When using spray application, use a 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. If necessary, cross spray at a right angle.

No painting should be done immediately after a rain or during foggy weather.

For optimal performance, this primer should be topcoated.
For exterior exposure, this primer should be topcoated within 14 days. If 14 days is exceeded remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Finish with appropriate topcoat.

SPECIFICATIONS

Acceptable Water Based topcoats:

1-2 coats Pro Industrial Acrylic Coating or
Pro Industrial Acrylic Dryfall
Pro Industrial DTM Acrylic
Pro Industrial Multi-Surface Acrylic
Pro Industrial Pre-Catalyzed Epoxy
Pro Industrail Pre-Catalyzed Urethane
Pro Industrial Water Based Acrolon 100
Pro Industrial Water Base Alkyd Urethane
Pro Industrial Water Based Catalyzed Epoxy
Sherwin-Williams Architectural Coatings

Acceptable Solvent Based topcoats:

Pro Industrial High Performance Epoxy
Pro Industrial Series
Industrial Enamels
Steel Master 9500 Silicone Alkyd
Tile-Clad HS Epoxy
Water Based Catalyzed Epoxy

The finishes listed above are representative of the product's use, other finishes may be appropriate.

continued on back

ndustrial™ Pro-Cryl®
versal Primer

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (**NIOSH** approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Do not use hydrocarbon solvents for cleaning.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Iron & Steel - Minimum surface preparation is Hand Tool Cleaning per SSPC-SP2. Remove all oil and grease from the surface per SSPC-SP1. For better performance, use Commercial Blast Cleaning per SSPC-SP6. Prime the area the same day as cleaned. Self priming

Aluminum - Remove all oil, grease, dirt, oxide and other foreign material per SSPC-SP1. Self priming.

Galvanizing - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2, prime the area the same day as cleaned. Self priming.

Previously Painted Surfaces - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Wood - Surface must be clean, dry and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked.

SURFACE PREPARATION

Mildew- Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

PERFORMANCE

System Tested: (unless otherwise indicated)
Substrate: Steel
Surface Preparation: SSPC-SP10
Finish: 1 coat Pro Industrial Pro-Cryl Off White
1 coat Pro Industrial Acrylic Coating

Adhesion:
Method: ASTM D4541
Result: 500 p.s.i.

Corrosion Weathering:
Method: ASTM D5894, 10 cycles, 3360 hours
Result: Passes

Direct Impact Resistance:
Method: ASTM D2794
Result: greater than 140 inch lb.

Dry Heat Resistance:
Method: ASTM D2485
Result: 200°F

Flexibility:
Method: ASTM D522, 180° bend, 1/4 inch mandrel
Result: Passes

Moisture Condensation Resistance:
Method: ASTM D4585, 100°F, 1250 hours
Result: Passes

Pencil Hardness:
Method: ASTM D3363
Result: B

Salt Fog Resistance:
Method: ASTM B117, 1250 hours
Result: Passes

Provides performance comparable to products formulated In Lieu of federal specification: AA50557 and Paint Specification: SSPC-Paint 23.

SAFETY PRECAUTIONS

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CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

HOTW	10/11/2021	B66W01310	04 40
HOTW	10/11/2021	B66A01320	05 39
HOTW	10/11/2021	B66N01310	05 40
FRC			

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MCELROY METAL
Patrician Bronze
CMG
COATED METALS GROUP
WWW.CMGMETALS.COM
DARK BRONZE

Metal Roof Paint and Aesthetics:

A metal roof presents the advantage of embracing change through a fresh coat of paint. This allows you to align your roof's appearance with evolving styles, colors, and your neighborhood's dynamics. As years pass and trends shift, you might feel the inclination to revive your roof's charm.

Paint Choices for Metal Roofs:

In this pursuit, both acrylic latex paint and oil alkyd paint offer suitable options, specially crafted for enhancing metal roofs. Our preference lies with the esteemed Sherwin Williams Emerald exterior acrylic latex paint. It's renowned for its lasting quality and is backed by a limited lifetime warranty. Sherwin Williams pledges to address any liability by offering replacement coatings for cases of peeling or blistering, or providing a refund of the original purchase price.

Metal Roof Factory Finish and Priming:

Metal roofs boast a meticulously applied factory finish that withstands the test of time. To ensure the seamless adhesion of new paint and prevent potential rust, priming the surface emerges as a crucial step. This safeguard not only preserves the longevity of your freshly painted roof but also results in a vibrant, enduring finish.

Preparation through Pressure Washing:

For a successful painting process, thorough preparation is vital. Employ a pressure washer at 2500 psi to remove any mold, mildew, or old paint residue. These remnants could otherwise hinder the proper adherence of the new coat.

Sustaining Roof Appearance:

Even after the painting endeavor, maintaining an appealing roof appearance requires ongoing effort. Regular maintenance is pivotal to retaining the desired pristine look. Periodic cleaning with a mild soap solution or pressure washer is essential. Additionally, it's important to stay vigilant against the accumulation of leaves and organic debris, which could compromise both the visual appeal and structural integrity of the roof.

Paint Application Techniques:

During the paint application phase, consider using a roller specifically designed for standing seam panels. Alternatively, an airless paint sprayer offers another option. This decision ensures the even, consistent application of paint, leading to strong adhesion to the surface.

File #: 21-05275

DATE: September 26, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

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

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

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

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

BACKGROUND:
The application has appeared before the Historic Zoning Commission and Design Review Committee multiple times to receive feedback on the proposed addition to the principal building. The applicant has taken this feedback and incorporated it into each design to move towards meeting the intent of the Design Guidelines. 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. During the August DRC meeting, DRC members were concerned that the addition would appear larger than the historic structure and the applicant has minimized the addition so that it appears subordinate to the historic building. 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 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 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)."

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.

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 per the Guidelines recommendations.
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

HNNH
TRRY















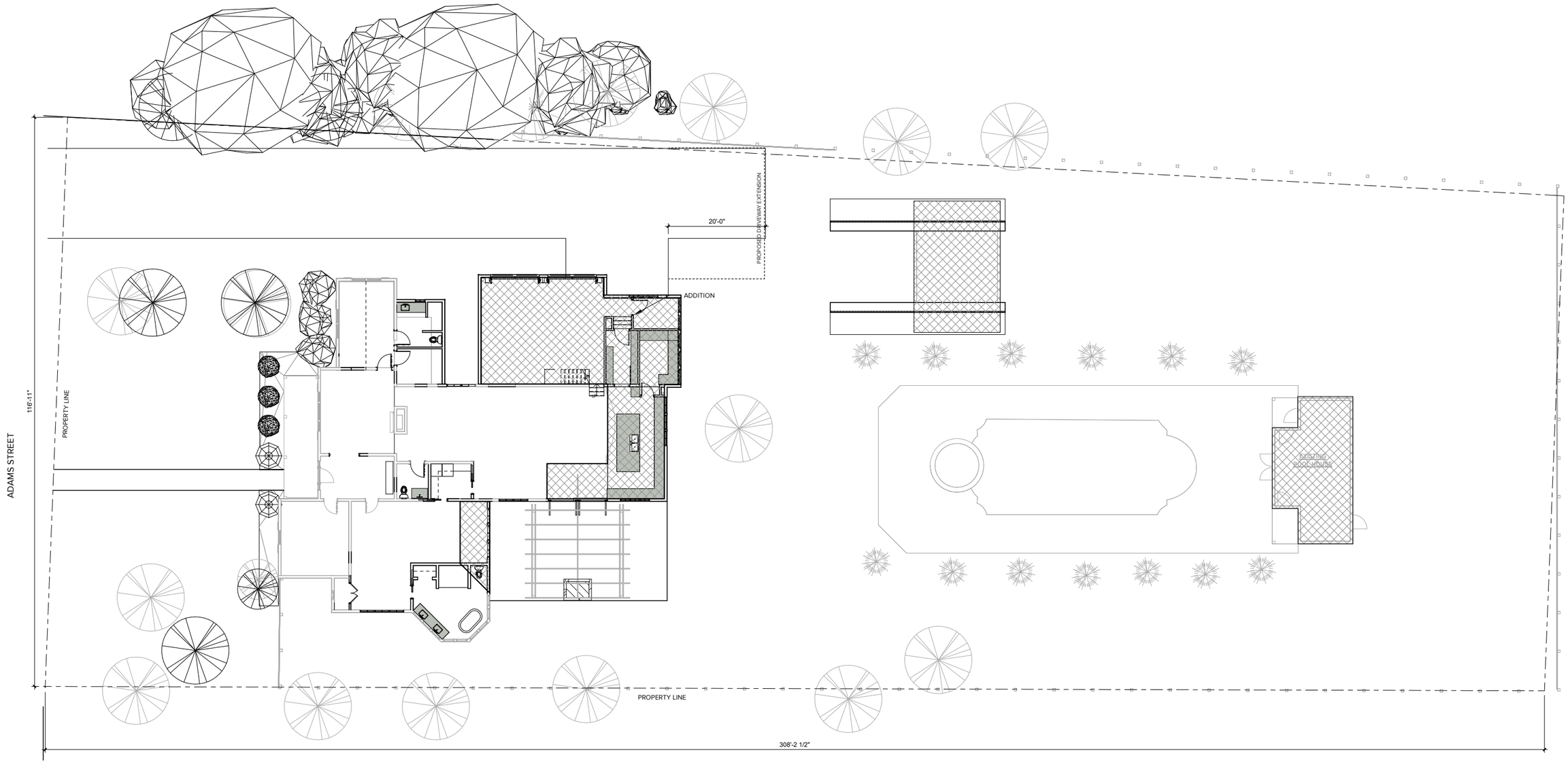






PROPERTY ACREAGE: .874
OVERALL BLDG FOOTPRINT: 4209 SF (.09 ACRES)

10% OF OVERALL LOT

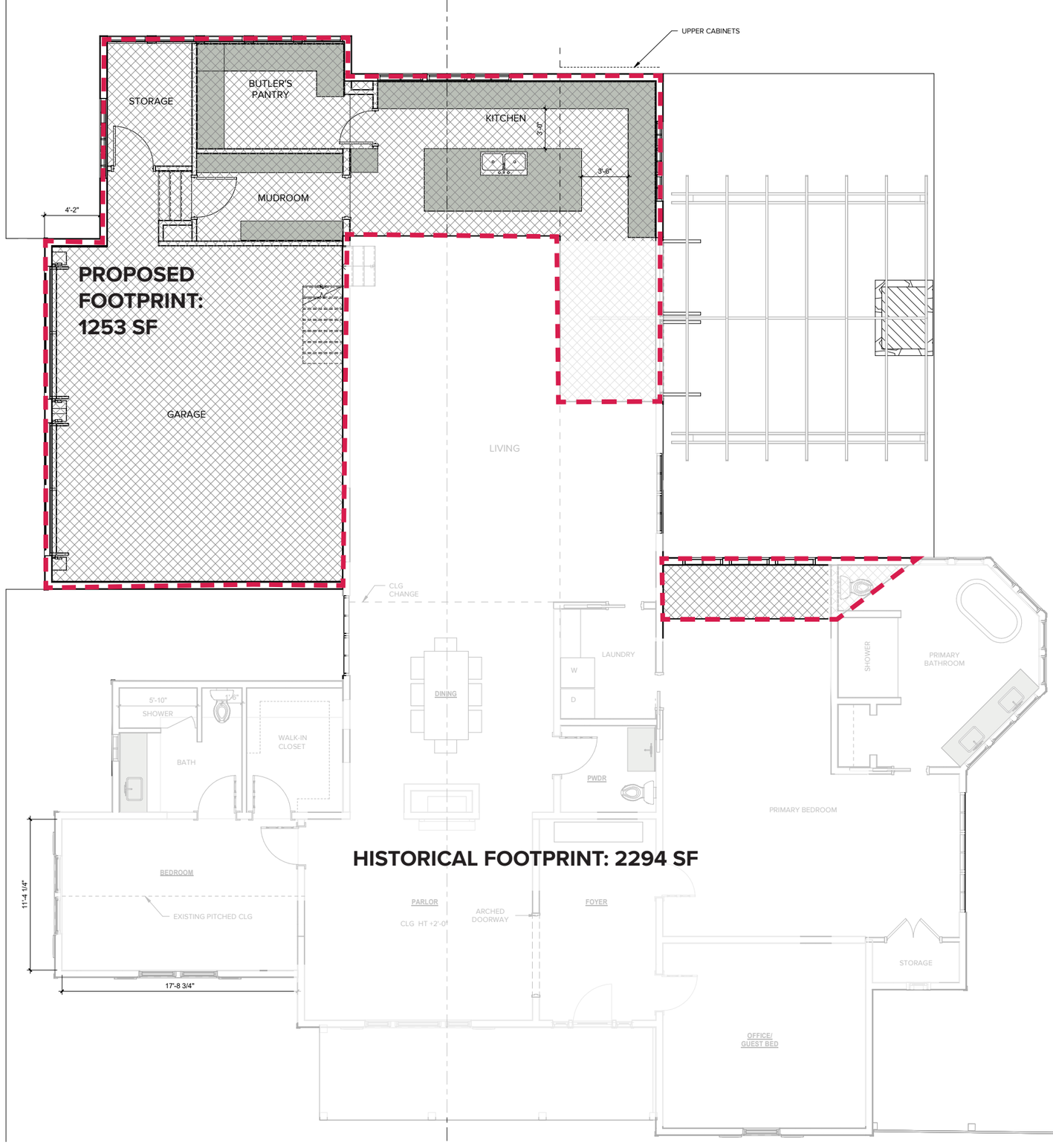


1 **OVERALL SITE**
SCALE: 1" = 10'-0"

TOTAL ADDED FOUNDATION: **1253 SF**

ORIGINAL: 2294 SF (50% = 1147 SF)

1253 SF (NEW ADD) / 2294 SF TOTAL **(54.6%)**

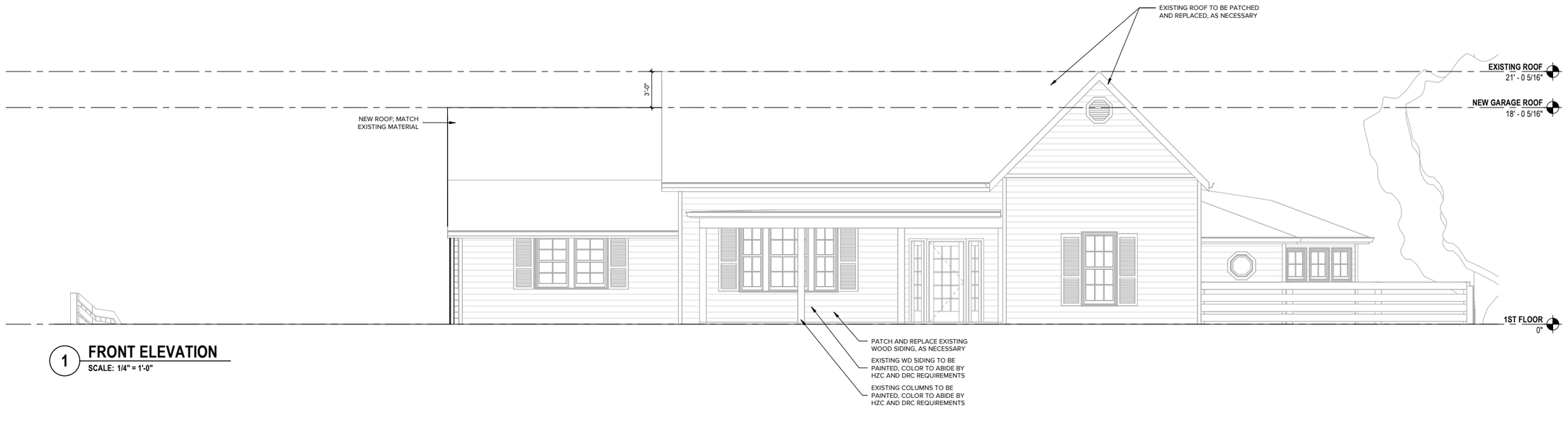


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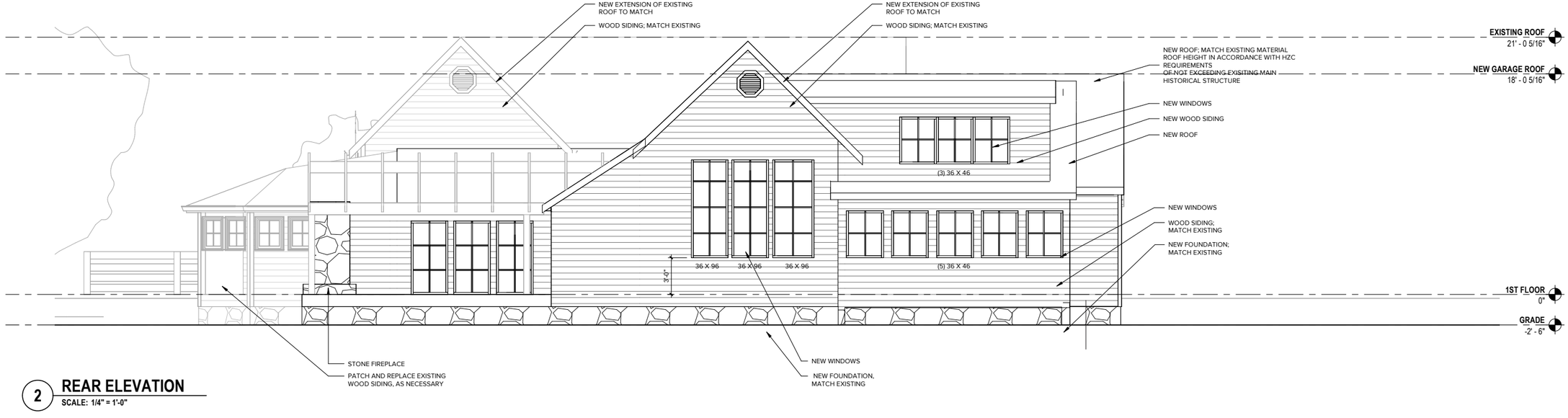
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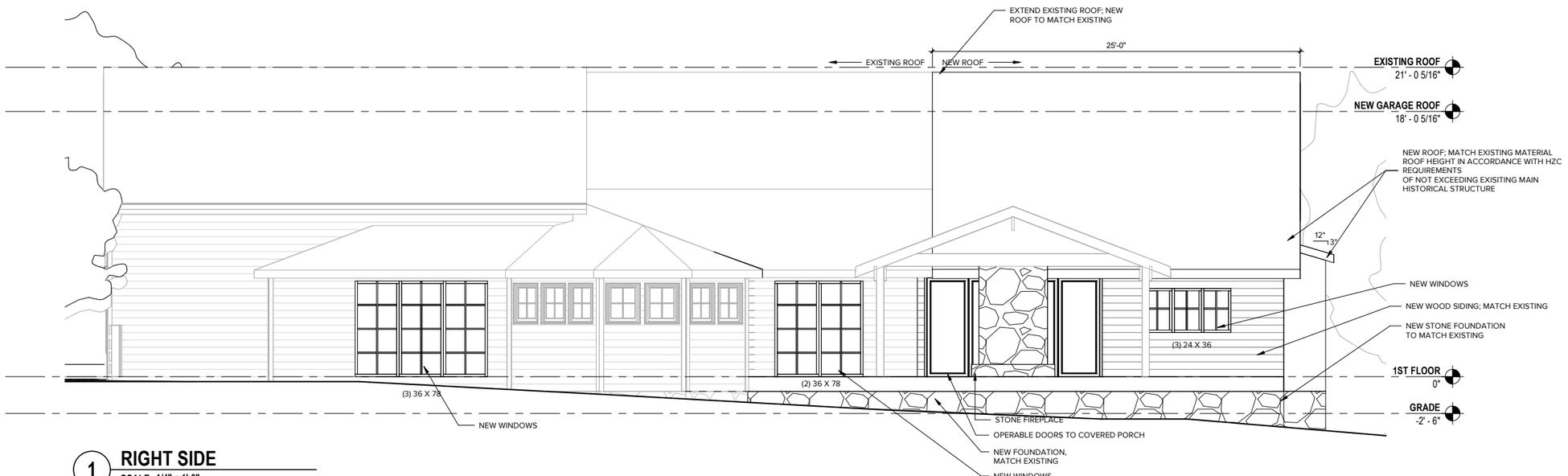
FLOOR PLAN



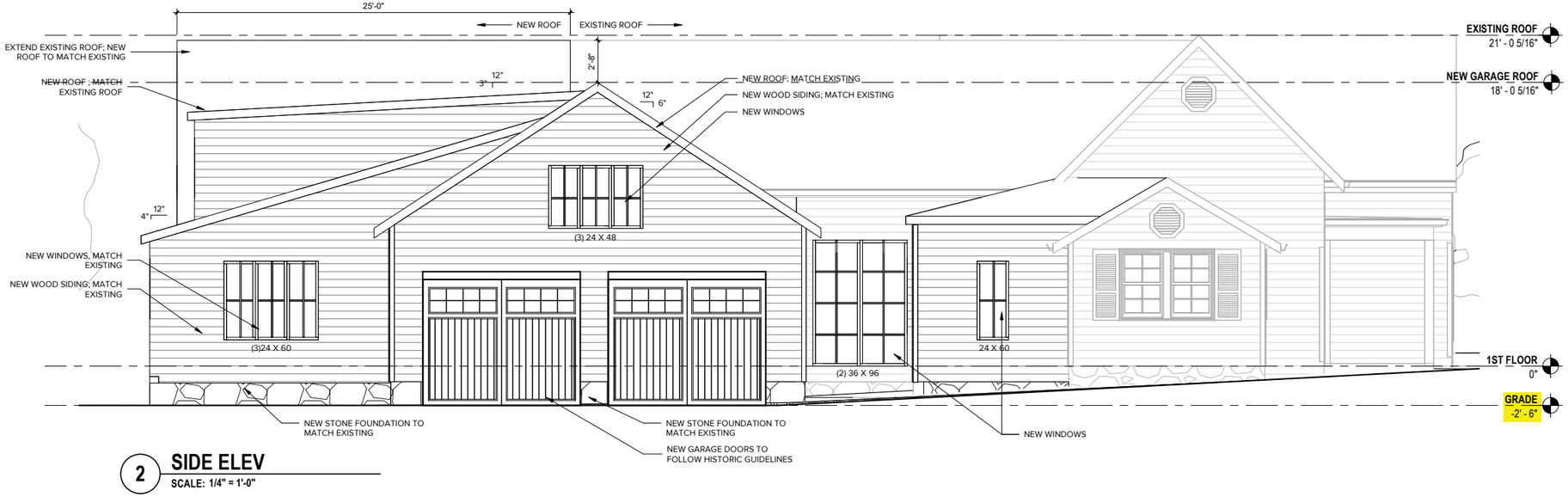
1 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



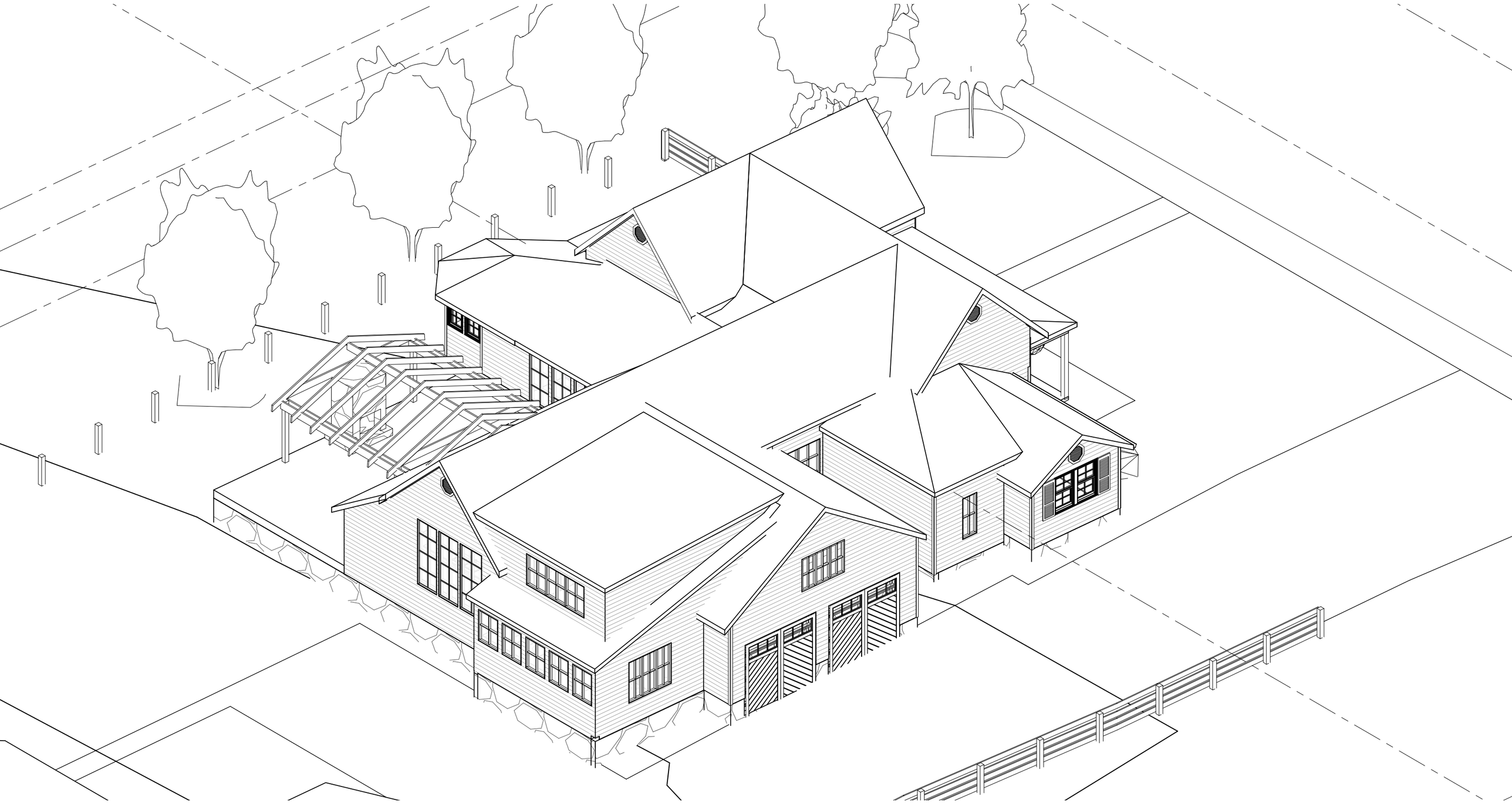
2 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"



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



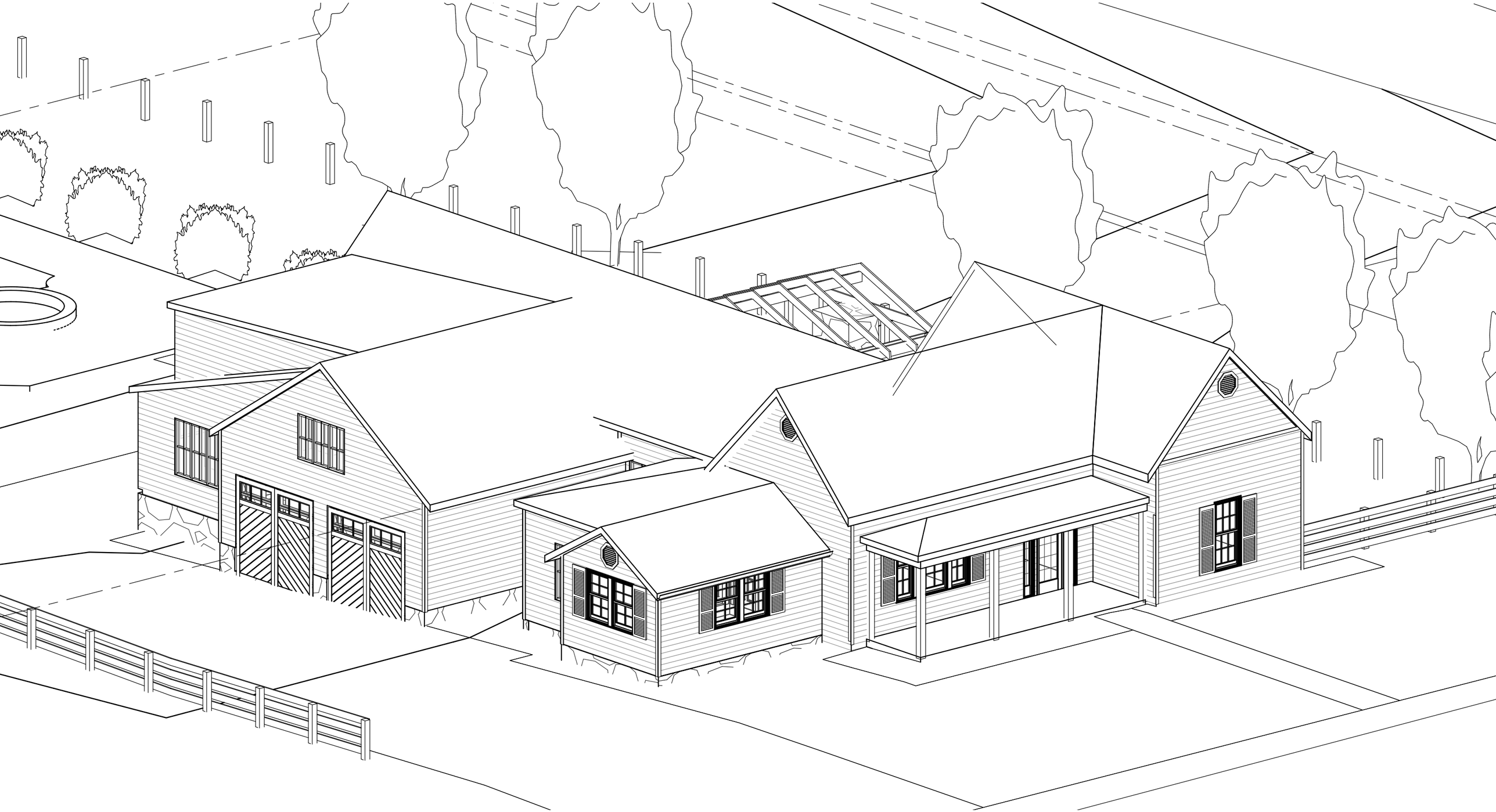
2 **SIDE ELEV**
SCALE: 1/4" = 1'-0"



HNNH
TRRY

1303 ADAMS ST
FRANKLIN, TN - HISTORIC SUBMISSION - 2023 09 22

BIRDS EYE VIEW



HNNH
TRRY

1303 ADAMS ST
FRANKLIN, TN - HISTORIC SUBMISSION - 2023 09 22

BIRDS EYE VIEW









HNNH
TRRY

1303 ADAMS ST
FRANKLIN, TN - HISTORIC SUBMISSION - 2023 09 22

PROPOSED RENDERING



City of Franklin

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

File #: 21-05276

DATE: September 26, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, 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. Additionally, the proposal came before the September 2023 Historic Zoning Commission, where it was denied. The applicant has incorporated some of the feedback from the last HZC meeting, to better meet the intent of the Design Guidelines.

The design is unique in the fact that it is a 605 sq. ft. addition to 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 July Design Review Committee meeting. The proposed addition will utilize bricks that appear to match the historic building and will incorporate the English bond brick pattern that is seen on the 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 offsets.

The proposed addition height has been reduced since the last HZC meeting, which now measures 26'-8.5", which is a 3'-1.25" reduction. The addition will utilize a 4' offset from the existing building to the left. The main building from the front elevation is 34'-5" and the roof form will slope from the front of the building and will measure 26'-8.5" at the back of the building, to the top of the 18" parapet at the back wall. While the proposed height has been reduced, this addition is the same height as the back of the historic building; therefore, it is not subordinate and does not meet the intent of the Guidelines.

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. Window specifications shall return to the Preservation Planning staff for approval.
4. The proposal for front door replacement shall be submitted as a separate COA application.
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.

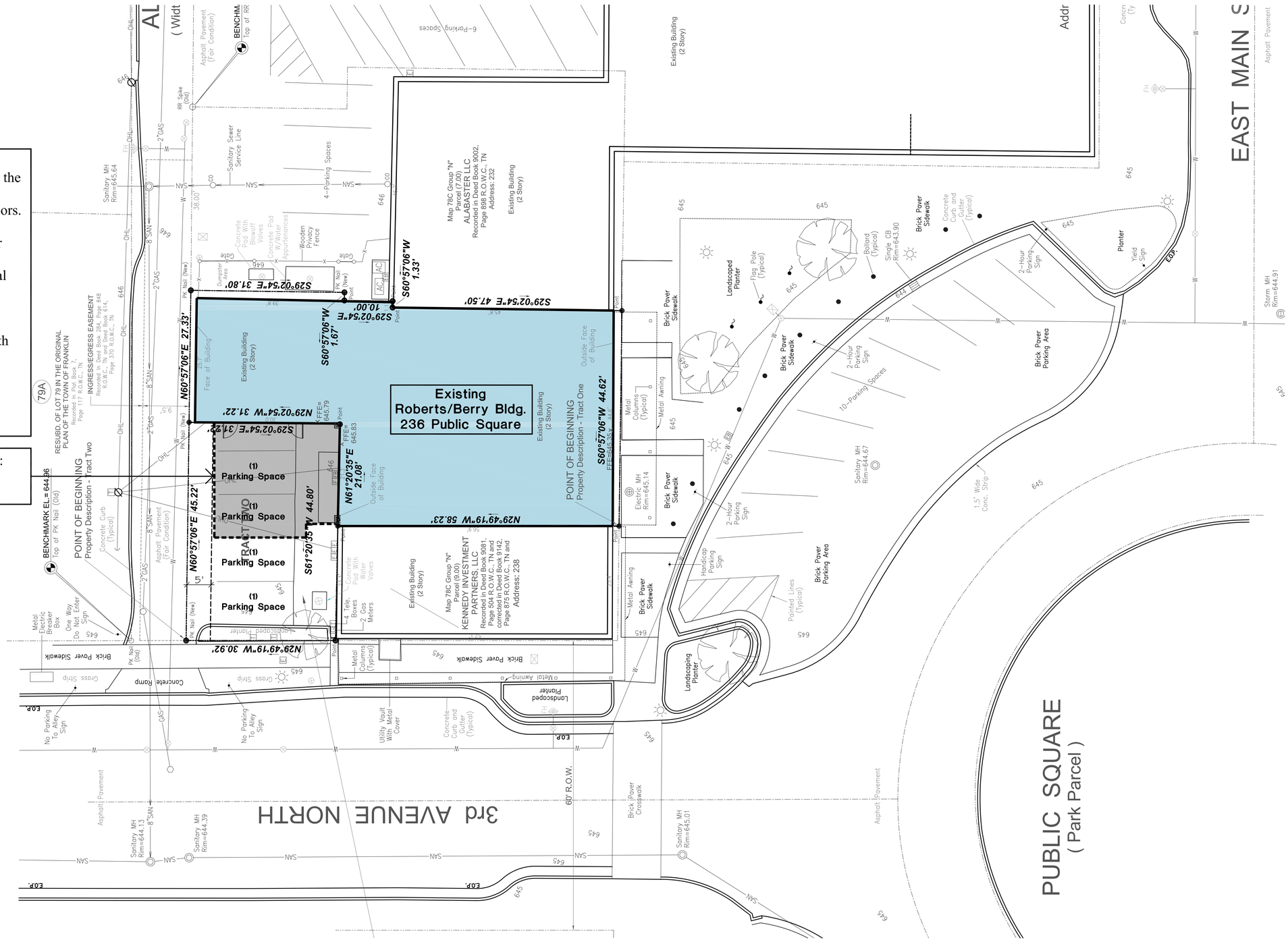
Project Considerations:
1. HVAC units are required to be screened architecturally. The screen is required to be of a height to completely block the view of the object being screened. Show the location of the units and how the units will remain screened given the reduction in parapet height.

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



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(615) 255-7796

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The Roberts / Berry Bldg.

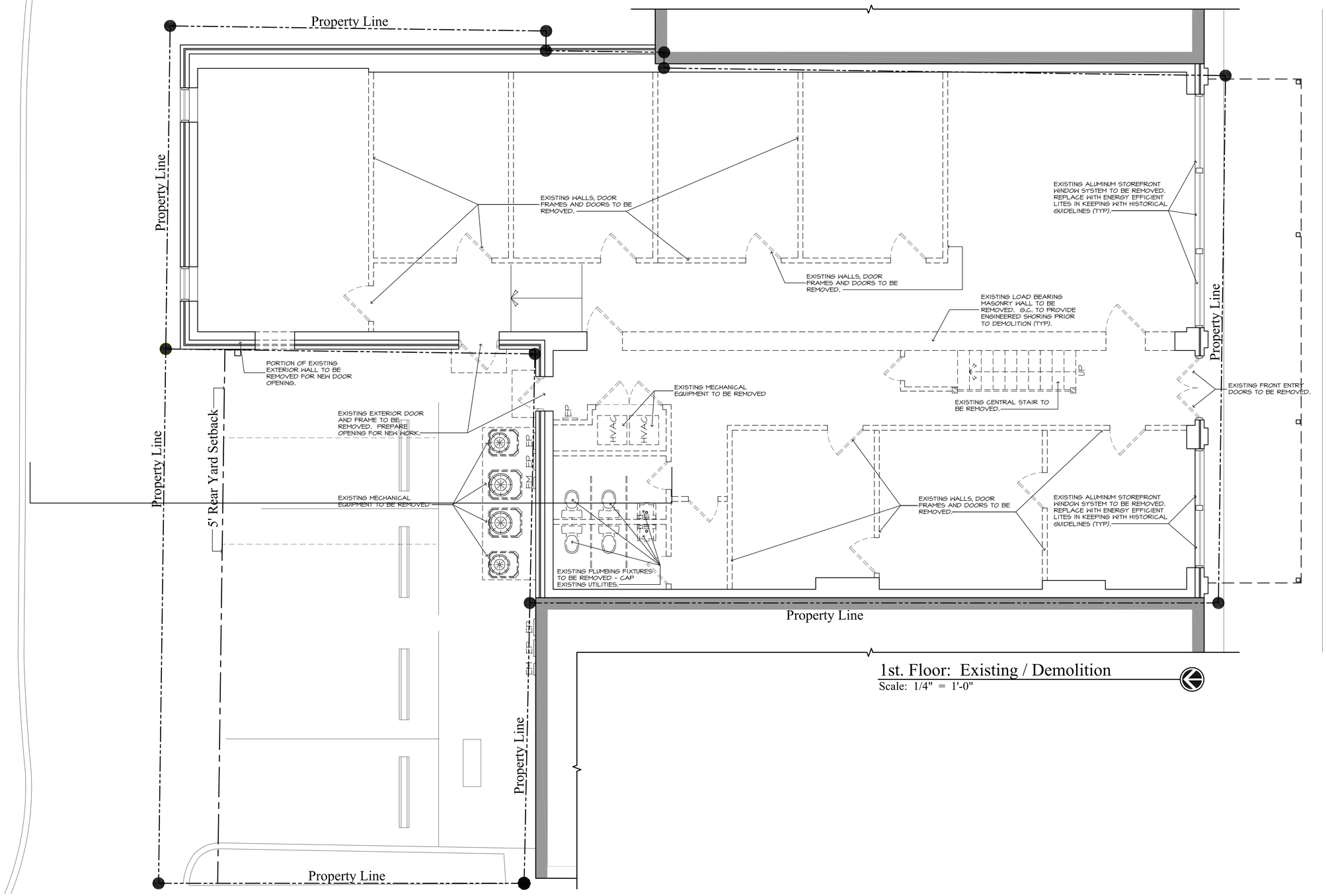
236 Public Square, Franklin, TN
Job Number: 23-004

-

OP1.0

Site Orientation Plan

Released: -



1st. Floor: Existing / Demolition

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

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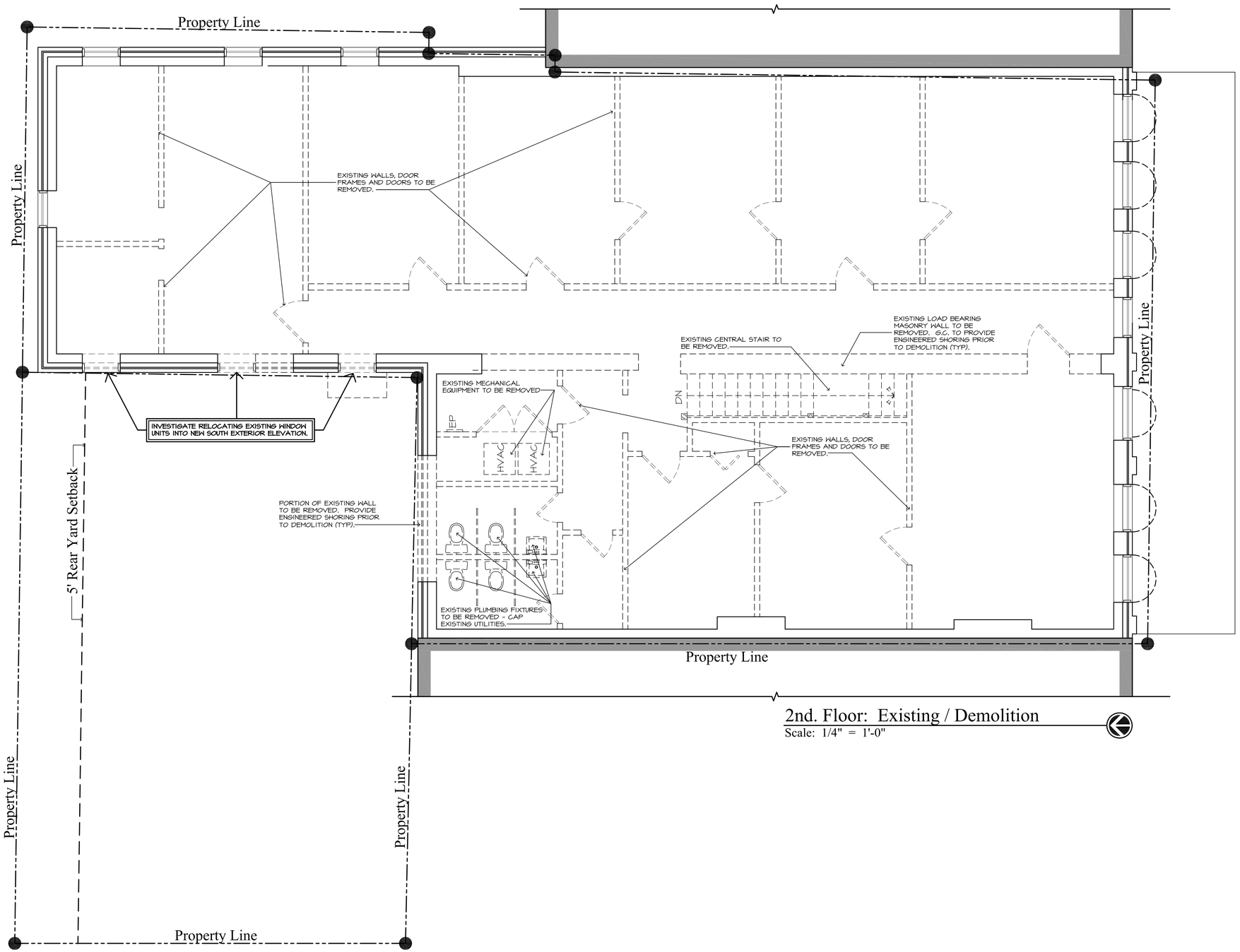
236 Public Square, Franklin, TN
Job Number: 23-004

-

A0.1

1st. Floor Plan

Released: -



2nd. Floor: Existing / Demolition

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

PRELIMINARY
NOT FOR CONSTRUCTION
September 21, 2023

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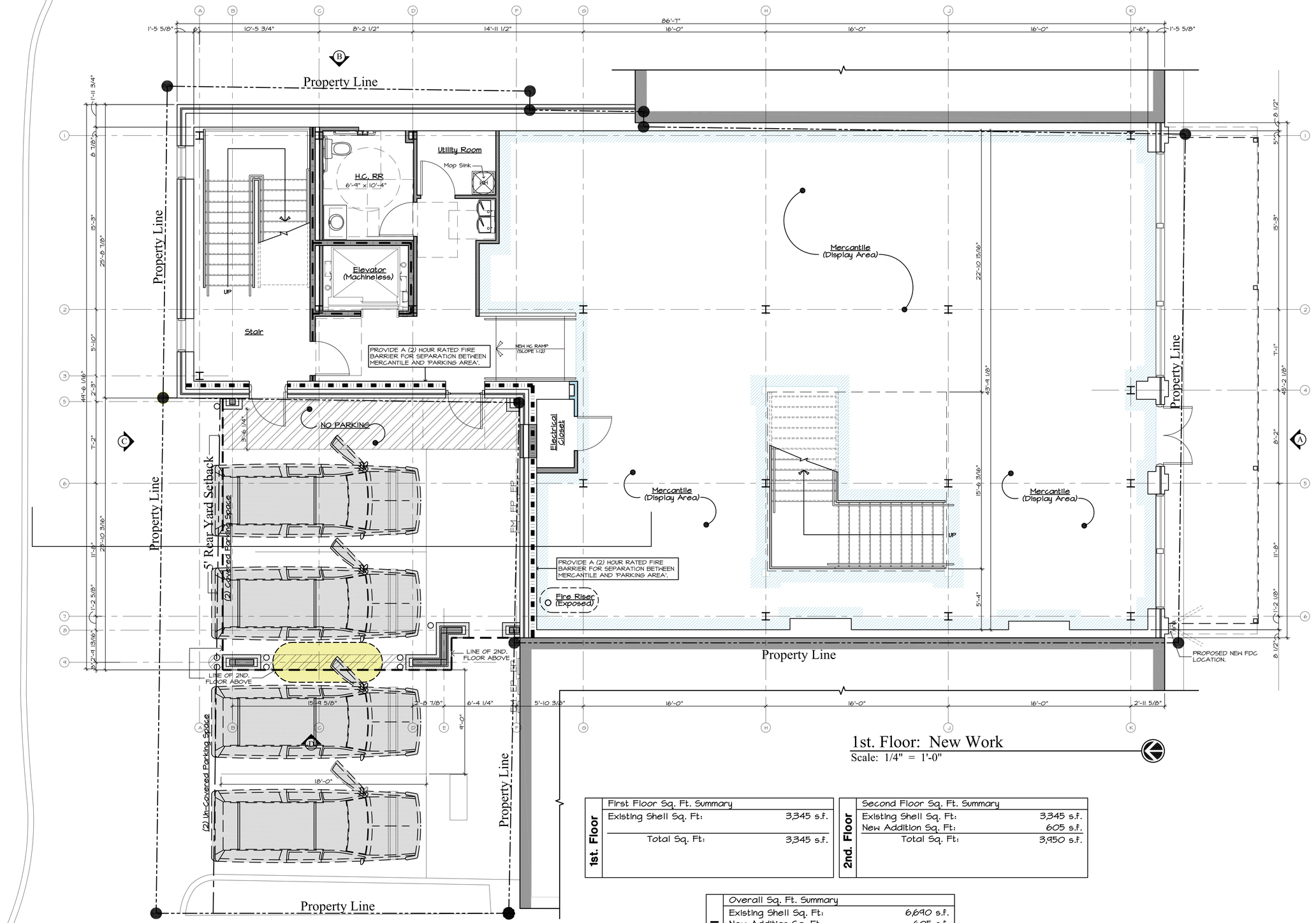
236 Public Square, Franklin, TN
Job Number: 23-004

-

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.

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September 21, 2023

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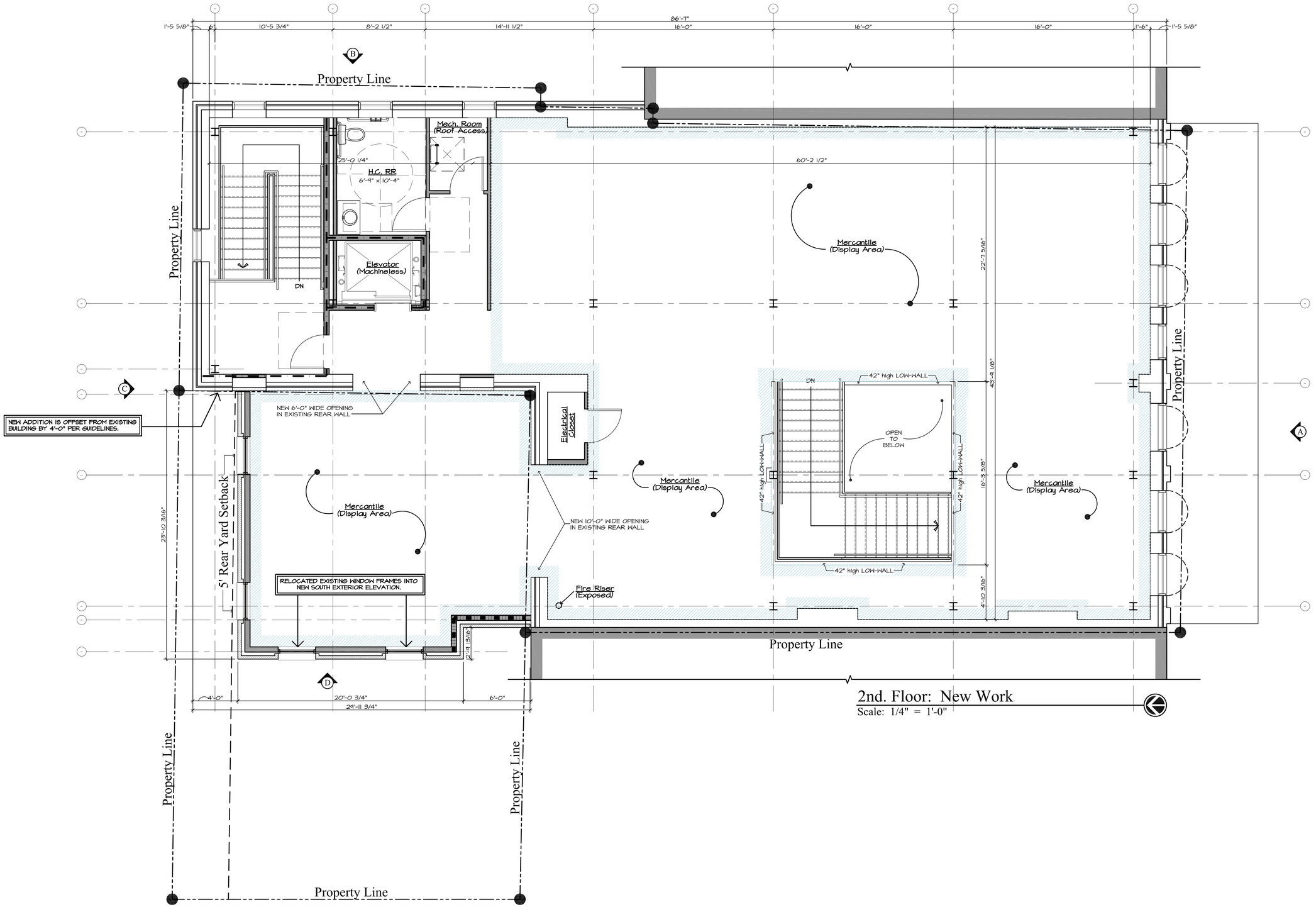
236 Public Square, Franklin, TN
Job Number: 23-004

-

A1.0

1st. Floor Plan

Released: -



2nd. Floor: New Work

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

PRELIMINARY
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September 21, 2023

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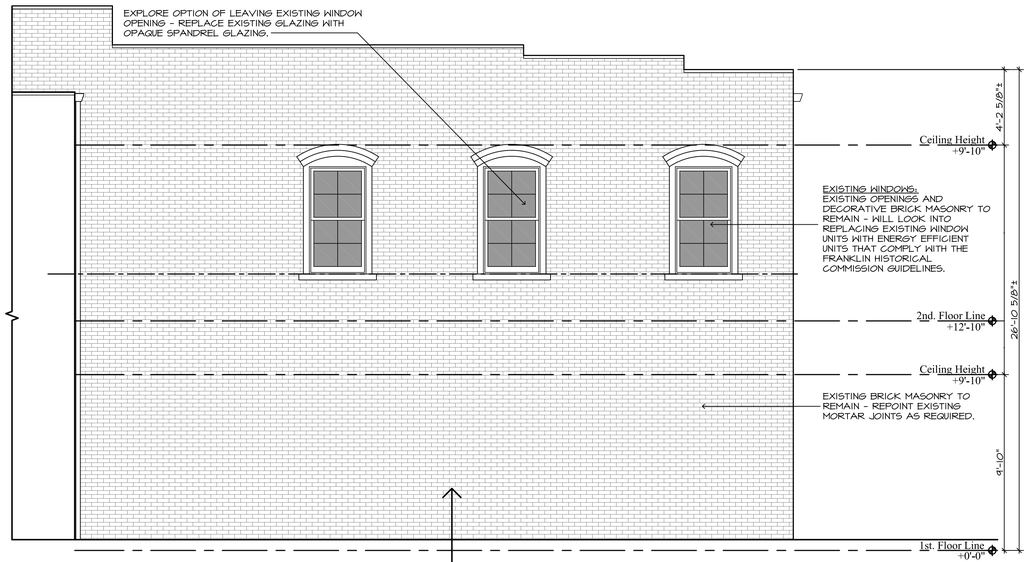
Job Number: 23-004

-

A1.1

2nd. Floor Plan

Released: -



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



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

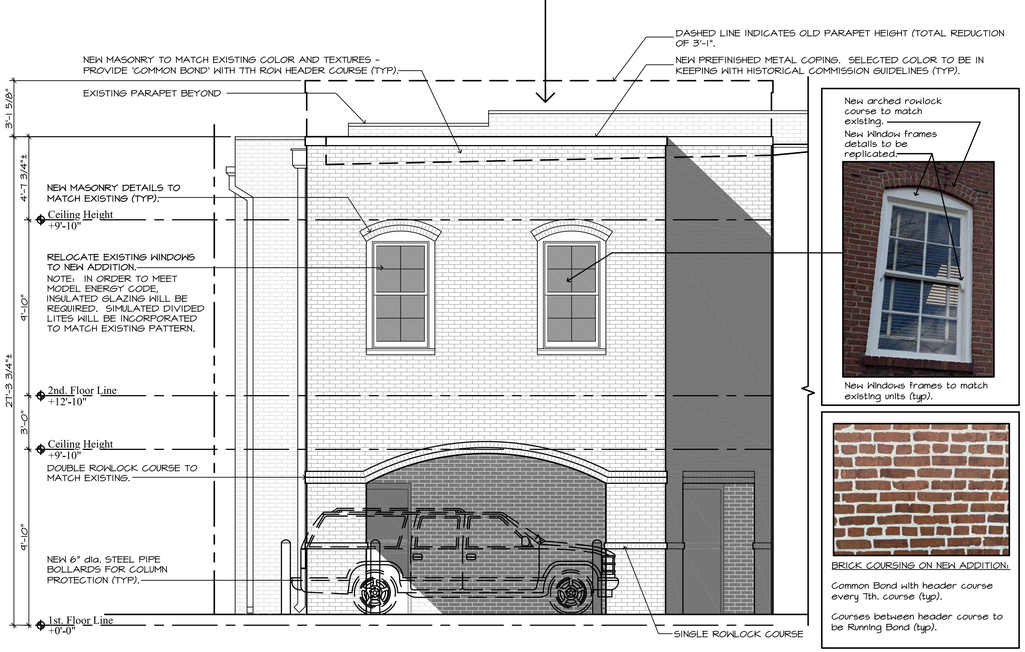




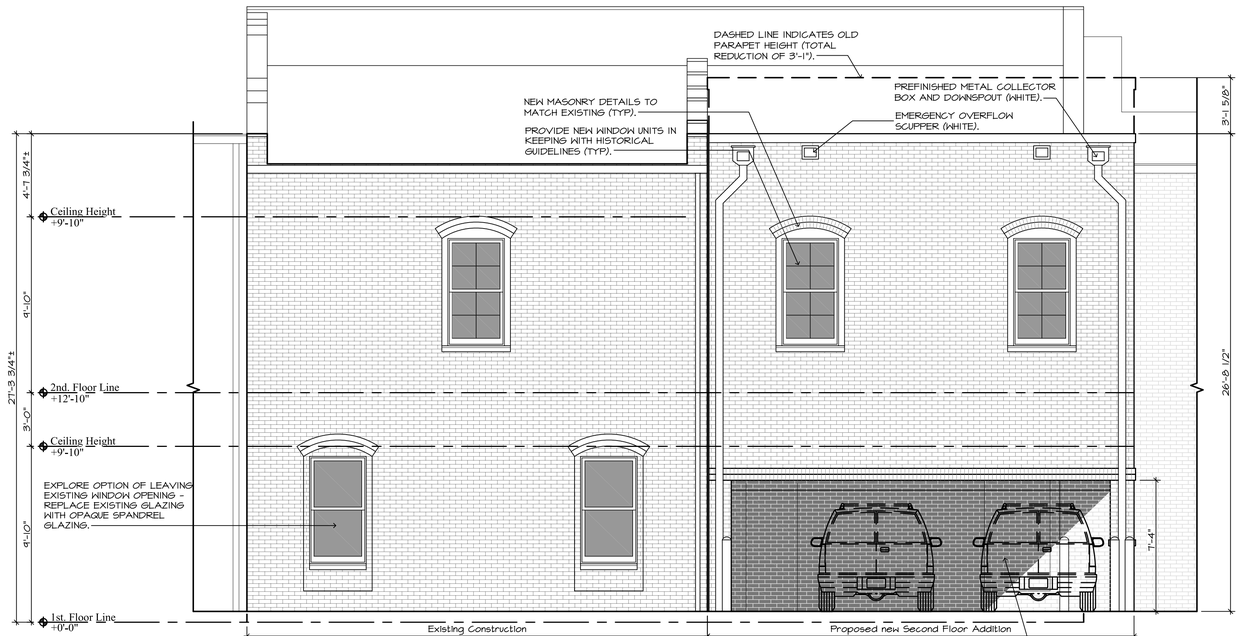








D West Elevation (Alley - Seen from 3rd. Ave. South)
Scale: 1/4" = 1'-0"



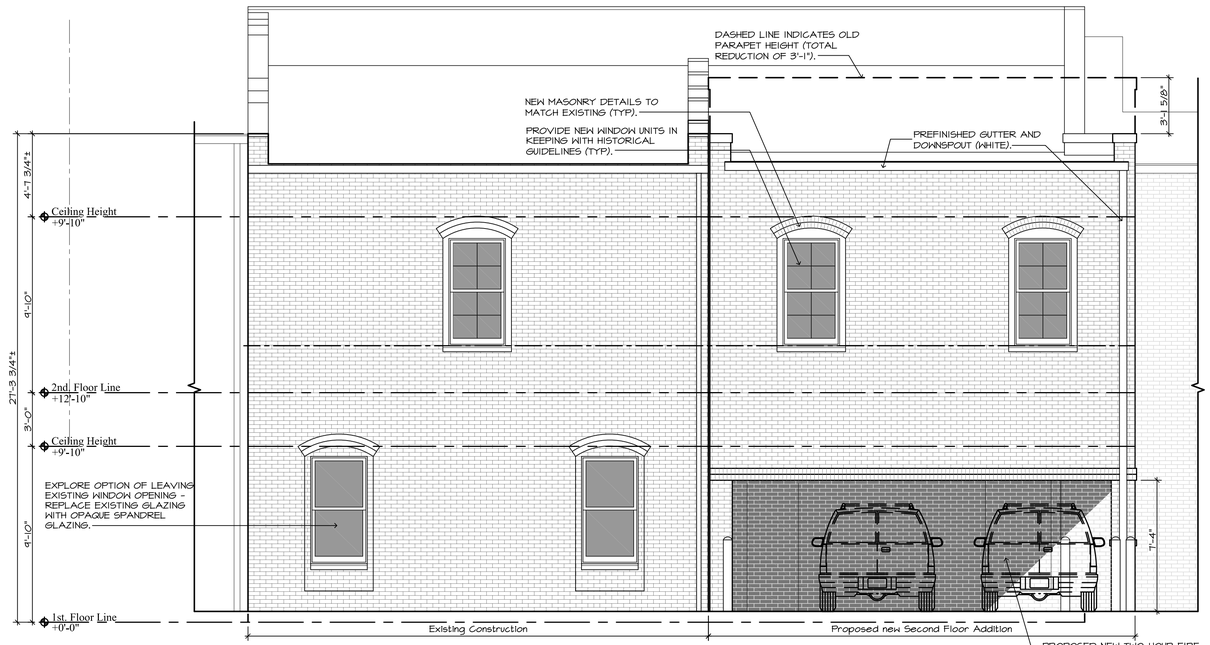
C North Elevation (Alley)
Scale: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
September 21, 2023

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

-
A2.0
Exterior Elevations
Released: -



C OPTIONAL - North Elevation (Alley) (No Rear Parapet)
Scale: 1/4" = 1'-0"

PRELIMINARY
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September 21, 2023

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236 Public Square, Franklin, TN
Job Number: 23-004

-

A2.1

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.

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

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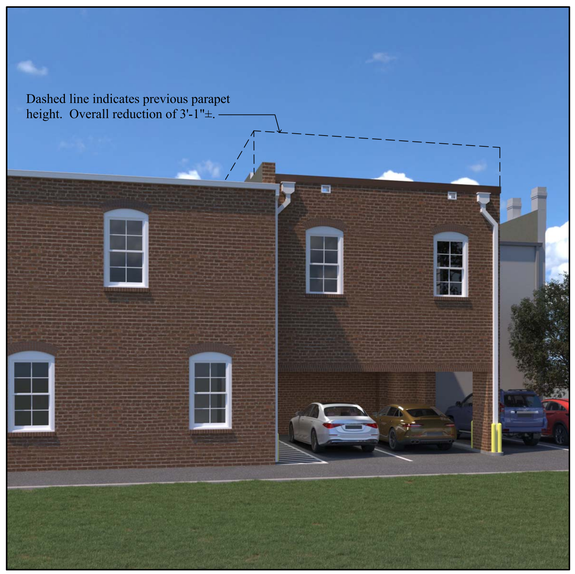
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Renderings

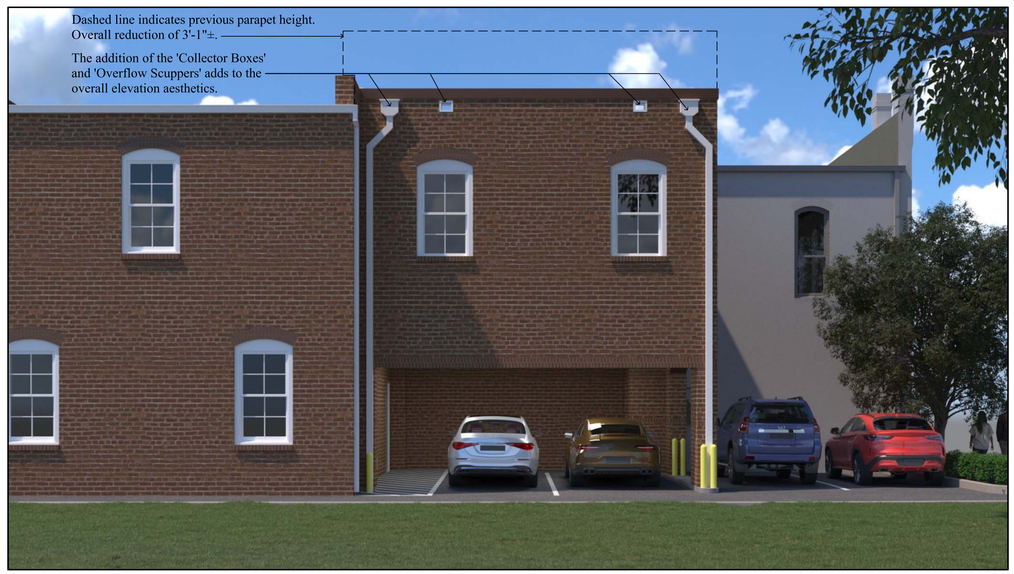
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Northwest Rendering (Visible from 3rd. Ave.)
Scale: N.T.S.



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
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September 21, 2023

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

-

A3.1

Renderings

Released: -

File #: 21-05278

DATE: September 26, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Alterations (Accessory Structure Doors And Windows) 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 accessory structure at 1002 Fair Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 5: Accessory Structures

PROJECT INFORMATION:
COF Project Number: 8302
Applicant: Jeff Fleishour
Owner: Amanda Cecconi

BACKGROUND:
The application includes the proposal to replace the existing windows, garage doors, and man doors on the existing historic garage. The application appeared before the Design Review Committee during its June 2023 meeting and the September 2023 Historic Zoning Commission meeting, where this portion of the application was deferred to the next voting meeting. The ca. 1950s, two-car, concrete block garage is considered a contributing structure within the Hincheyville Historic District.

Window Replacement
The application includes the replacement of the existing windows on the structure. While the current windows on the structure are in poor condition, and they are believed to be replaced since metal windows on garages in the 1950s were expensive and were not common until the 1960s when their cost was more reasonable. The Guidelines recommend the following for windows on historic buildings and structures:

- 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.

Since the structure consists of concrete blocks, it would be recommended to utilize a composite wood material for the windows, as a composite wood window does not hold onto moisture as a wood window does. The proposed windows appear to meet the Guidelines.

Garage Doors
The application includes the replacement of the garage doors on the structure. Each door is 9 feet wide and 7 feet in height. The doors are a simple design with a six-window-lite pattern at the top of each door section. The Guidelines recommend the following for door replacement:

- Use designs appropriate for the style and age of the building for replacement doors.

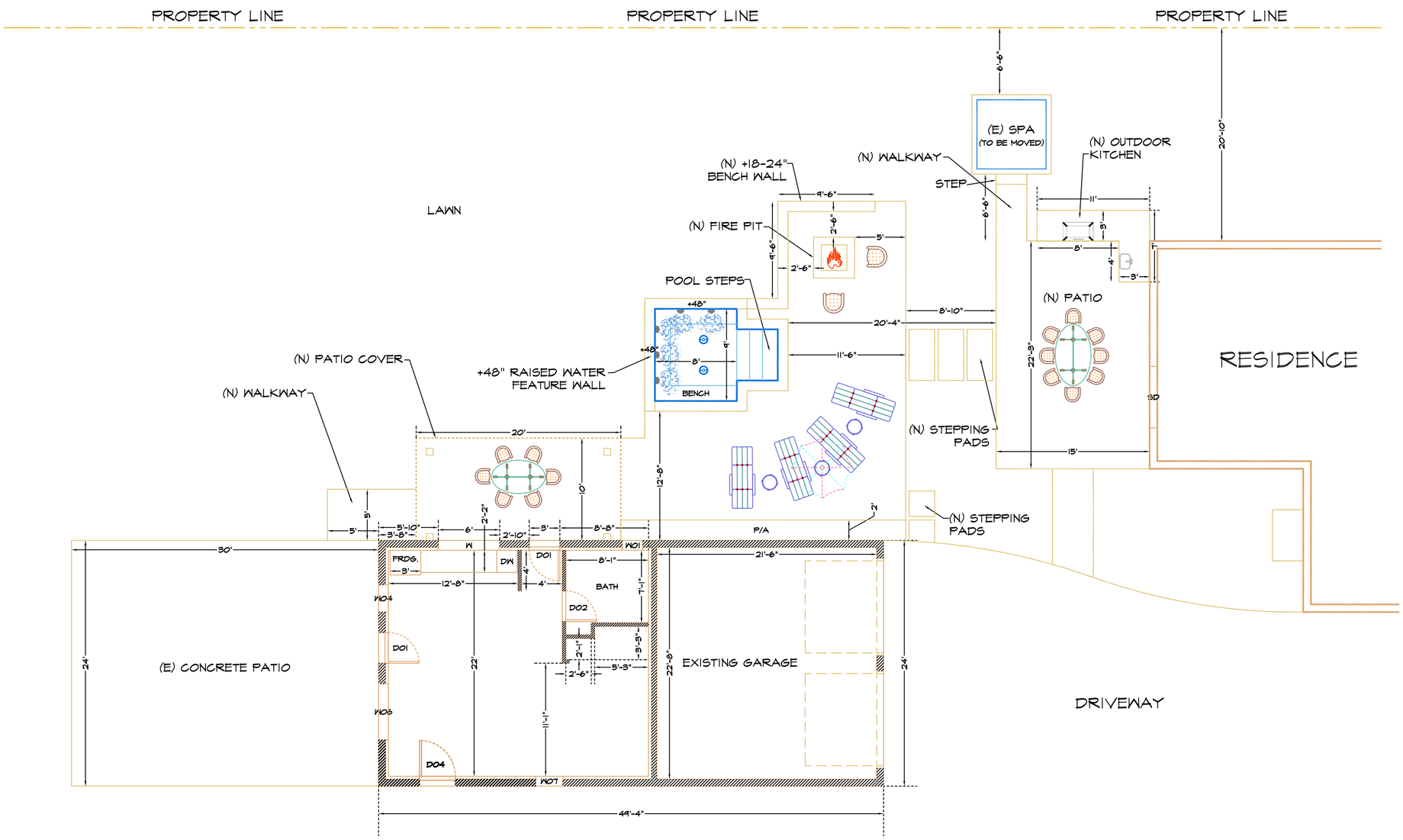
The proposed doors are appropriate to the architectural style of the structure.

Man Door
The application includes the installation of a man door on the side of the structure that faces the inside of the property, which will be located underneath the previously approved covered patio addition. The design of the door will utilize the design of the garage door. The Guidelines recommend the following for door replacement:

- Use designs appropriate for the style and age of the building for replacement doors.
- Avoid adding new entrances to front facades or where highly visible from the street.

The design of the door is appropriate for the structure and the door will be added on the side of the structure and will not be seen from the street.

RECOMMENDATION:
Staff recommends approval of this application with the following conditions:
1. Window specifications shall return to the Preservation Planer for approval.
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.



MILES BAUER DESIGNS

Miles Bauer Designs

(805) 587-5249
milesbauerdesigns@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
9-22-23	MB
None	N/A
None	N/A
None	N/A

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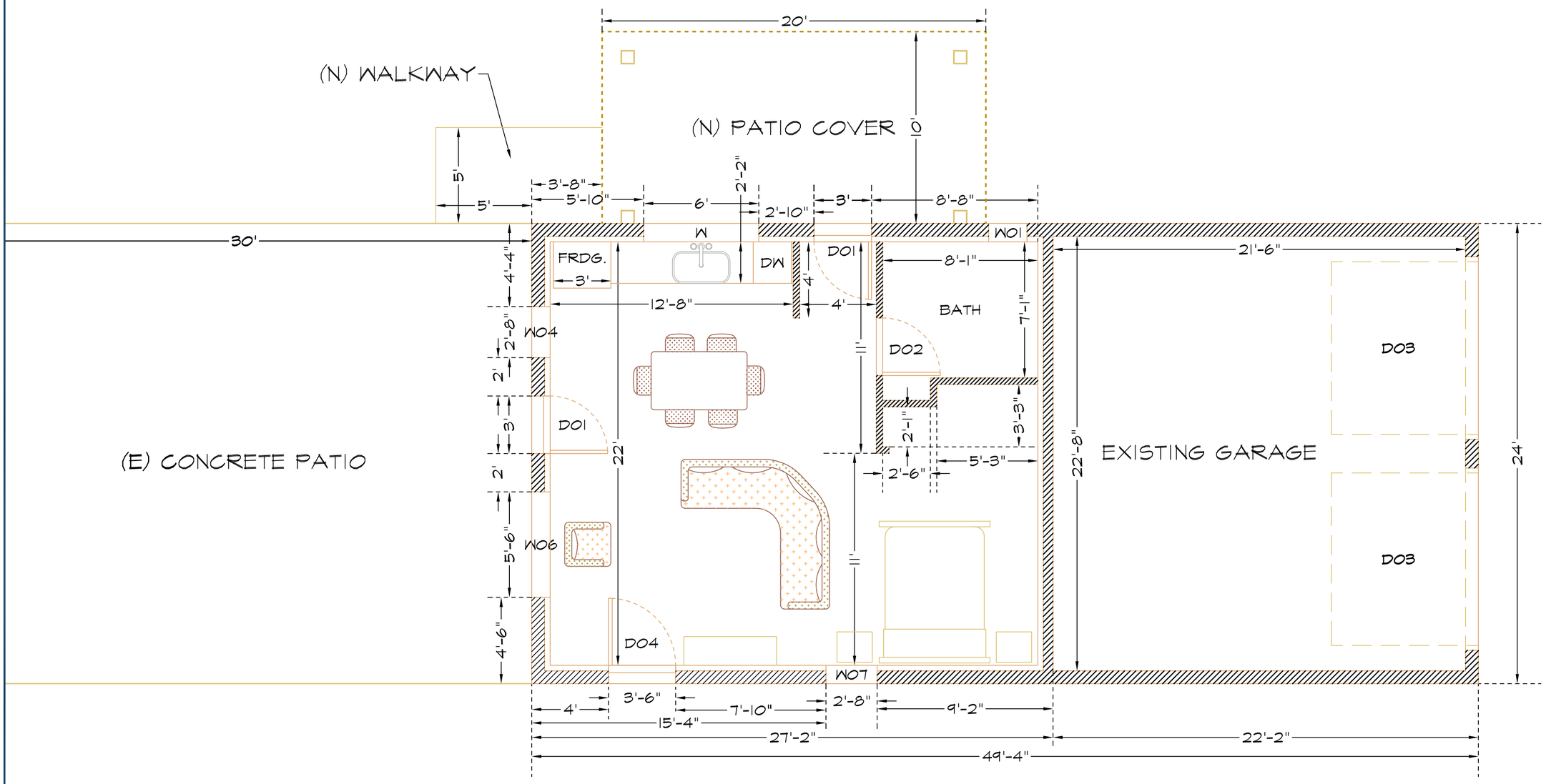
Drafted By	Miles Bauer
Date	5/2/23
Job Number	[Job Number]
Scale	1/8" - 1'0"

Title

SITE PLAN

Sheet Number

A-1



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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
9-22-23	MB
None	N/A
None	N/A
None	N/A

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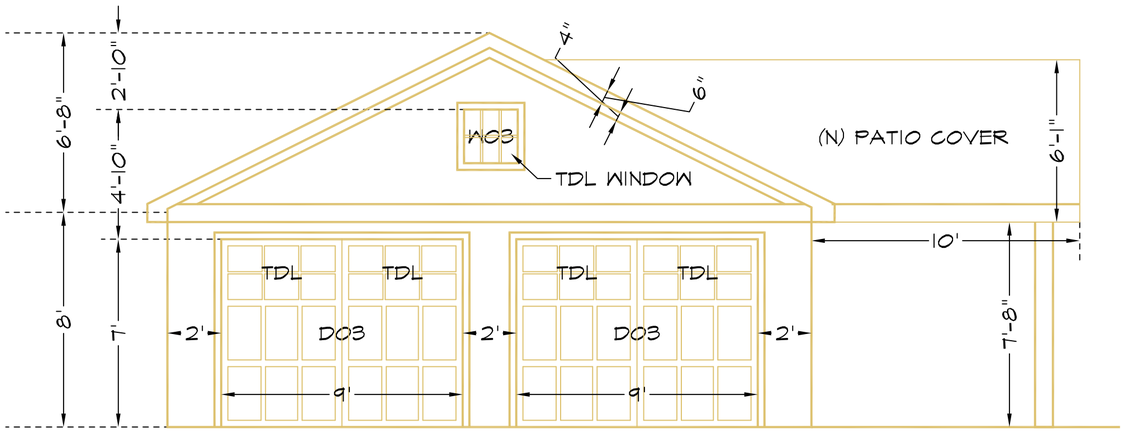
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Date	5/2/23
Job Number	[Job Number]
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Title

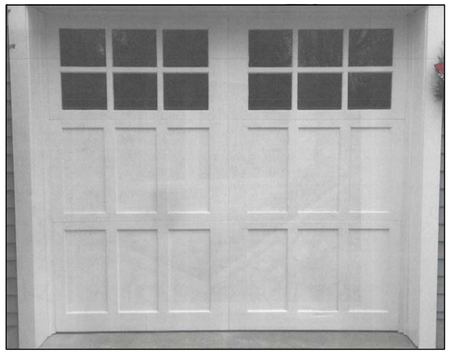
A.D.U. FLOOR PLAN

Sheet Number

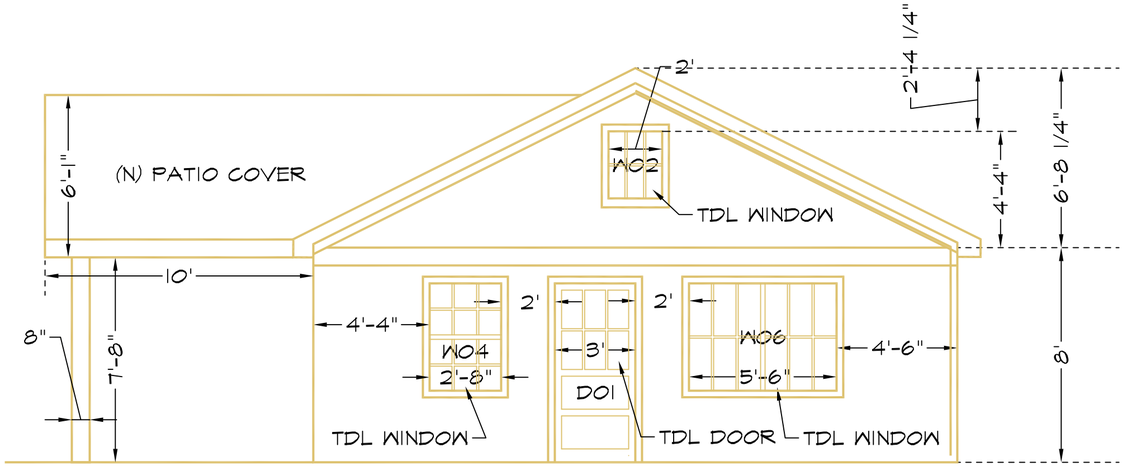
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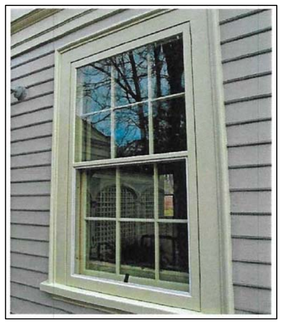
FRONT ELEVATION



TDL GARAGE DOORS



REAR ELEVATION



ANDERSON "A SERIES"
WINDOWS

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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
9-22-23	MB
None	N/A
None	N/A

Drawing Properties

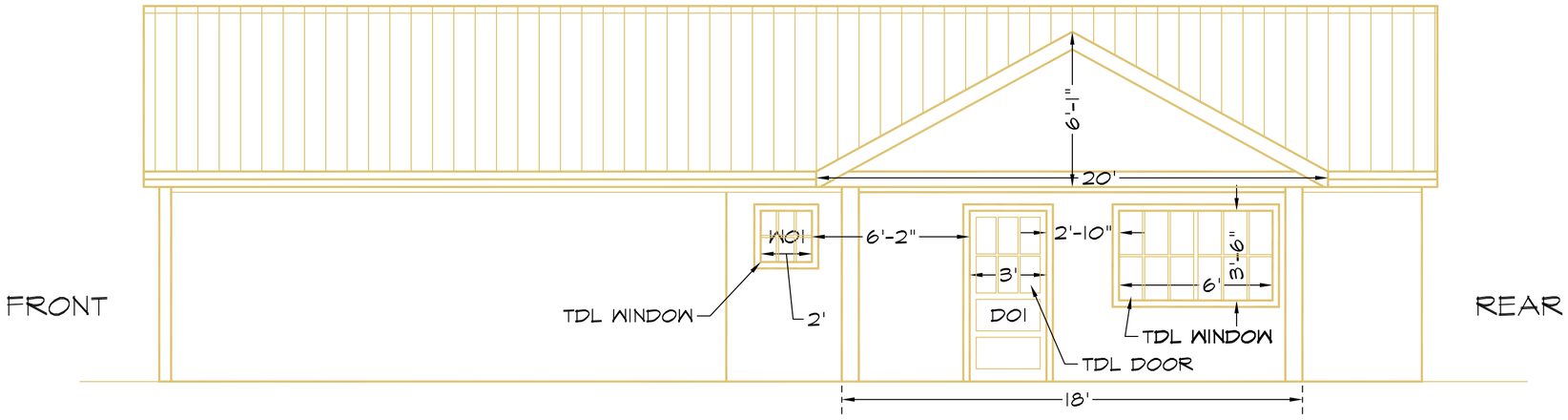
Drafted By	Miles Bauer
Date	5/2/23
Job Number	[Job Number]
Scale	1/4" - 1'0"

Title

ELEVATIONS
FRONT & REAR

Sheet Number

A-5



RIGHT ELEVATION

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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
9-22-23	MB
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












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BRUSSELS SPROUTS

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

File #: 21-05279

DATE: September 26, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Alterations (Front Door Replacement) At 108 Bridge St.; James Sloan, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the front door at 108 Bridge Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 4: Civic Buildings

PROJECT INFORMATION:
COF Project Number: 8286
Applicant: James Sloan
Owner: Heritage Foundation of Williamson County, TN, Bari Beasley, rep.

BACKGROUND:
The application appeared before the Design Review Committee at its September 2023 meeting to discuss the proposal to replace the front door.

The current front entrance features a non-historic large single-light glass door with single-light transom and sidelights. The Guidelines recommend the following for entrances for historic civic buildings:

- Preserve and maintain a historic civic building and its historic architectural features. Steeples, decorative ornamentation, decorative windows and window openings, masonry, historic roof materials, and entrance elements are examples of architectural features that contribute to the historic character of the building. If architectural features are determined by the HZC to be required, replacement should be in kind.
- When restoring a building, use photographic evidence wherever possible.
- Avoid adding steeples, awnings, balconies, chimneys, dormers, porches, shutters, or other architectural detailing to historic civic buildings where they did not exist historically.
- Preserve and maintain storefronts, doors, and doorways on historic buildings in their original location and configuration.

- Use the historic design in entrance rehabilitation if evidence is available, such as historic photographs or discoloration indicating original doors.

The application includes two proposed doors as options. Both of these options were brought to the September 2023 Design Review Committee meeting, where the consensus was that option two (without the decorative scrollwork below the window) was the appropriate option given the historic character of the building and its architectural detailing. The door is a reclaimed, solid wood door that has a rectangular glass window. While the proposal to replace the door does not have photographic evidence to show that the proposed door is historically accurate for the building, the door appears to fit with the architectural style of the building.

RECOMMENDATION:

Staff recommends approval of option 2 within 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.

HERITAGE FOUNDATION
WILLIAMSON COUNTY, TN

HISTORY AND CULTURE CENTER

HISTORIC ZONING SUBMITTAL

906STUDIO.COM 906 SEPTEMBER 11, 2023

HERITAGE FOUNDATION
WILLIAMSON COUNTY, TN

HISTORY & CULTURE CENTER
108 Bridge Street
Franklin, TN 37064

ITEM 1: DOOR REPLACEMENT



EXISTING BRIDGE ST ELEVATION



EXISTING BRIDGE ST DOOR

Full glass wood door, painted brown



PROPOSED DOOR - OPTION 1

Half glass paneled wood door
with scroll work



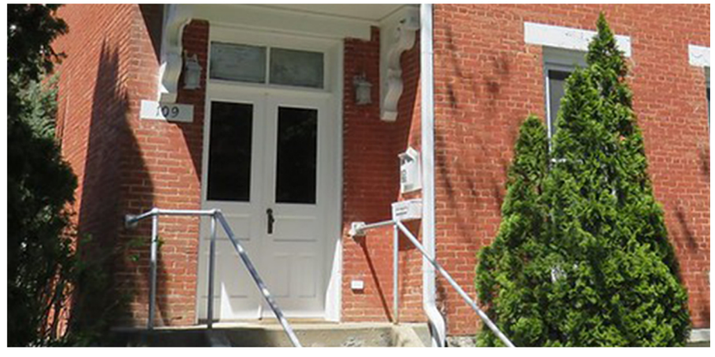
PROPOSED DOOR - OPTION 2

Half glass paneled wood door
without scroll work

COMPARABLE EXAMPLES

Filmore Co. Jail, MN





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

File #: 21-05277

DATE: September 26, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of An Addition And Alterations At 435 Boyd Mill Ave.; Pamela Stoll, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an addition and alterations at 435 Boyd Mill Avenue.

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

PROJECT INFORMATION:
COF Project Number: 8301
Applicant: Pamela Stoll
Owner: Laurie & Rick Studer

BACKGROUND:
The proposal previously came before the Design Review Committee at its July and August meetings. The feedback from both meetings has been incorporated into the current proposal.

The principal building is considered a colonial revival and was constructed in 1978, which makes the building 45 years old. The National Register Criteria for Evaluation provides for the recognition of historic places that achieved significance within the past 50 years; a property of that age may be eligible if it is of exceptional importance at the national, State, or local level. Since the building is under 50 years in age, the non-historic residential building Design Guidelines have been applied.

Front Porch Addition
The proposal includes the addition of a porch to the front of the building. Based on feedback from the DRC meeting, the porch has been designed to blend with the porches that are seen in the Boyd Mill Avenue Historic District. The Guidelines recommend the following for porch additions:

- Locate and orient a new porch or stoop on a non-historic residential building similarly to those seen in the district.
- Size a front porch or stoop element to be at a similar proportion to the original structure as those seen in the district.

The proposed front porch addition meets the Guidelines for non-historic buildings.

Dormers
The proposal includes the addition of two dormers above the garage, one facing the street and the other facing the rear of the property. Each dormer will utilize three windows with a similar muntin pattern that is utilized on the building. The Guidelines recommend the following for dormers:

- Appropriately size and locate dormers to fit with the architectural style of the building.
- Dormers should relate to the style and proportion of windows on lower floors.
- Dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.
- Dormers should be located below the main ridge of the building.
- Dormers should be recessed at least 1 foot from the exterior building wall.
- Dormer sidewalls should be at least 30 inches from the exterior building wall.

The proposed dormers appear to meet the Guidelines.

Window Alterations
The proposal also includes alterations to the windows. The windows on the first floor of the building, facing the street, are proposed to be replaced with new floor-to-ceiling windows. Additionally, on the left elevation, with the existing chimney, four new windows, with three to be floor-to-ceiling on the main level. One of the proposed windows will utilize the opening for an existing window. On the upper floor, a six-over-six double-hung window is proposed. The Guidelines recommend the following for windows:

- Design new windows and new window openings to be compatible with surrounding historic buildings.
- Maintain a traditional solid-to-void ratio on building walls that is similar to those seen on historic buildings in the district.
- Use a material and window type that is similar to those seen historically in the neighborhood.

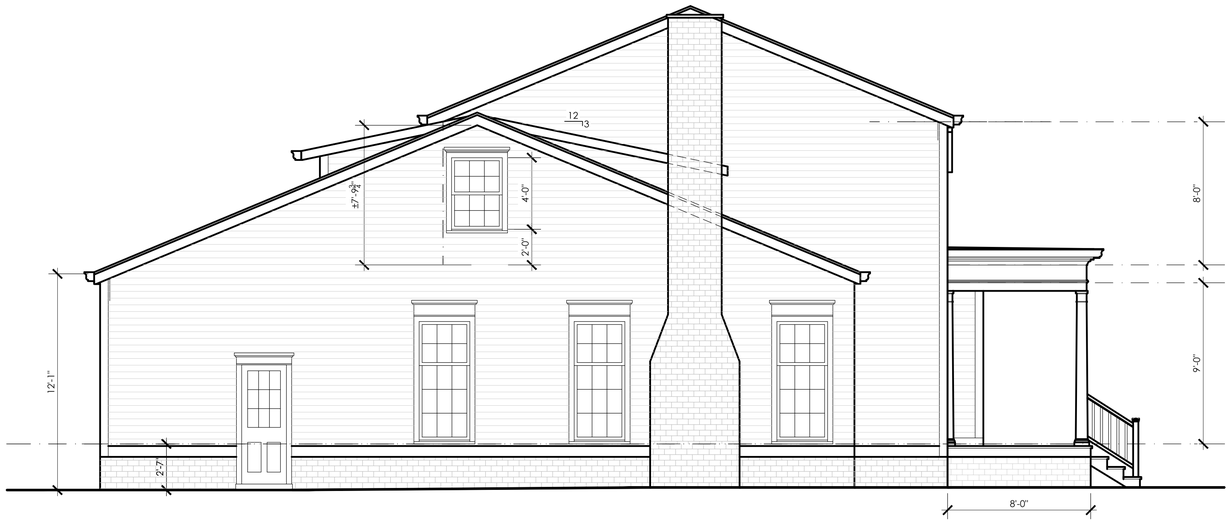
The utilization of the floor-to-ceiling windows is not typical to the Boyd Mill Historic District and does not meet the Guidelines. The proposed window on the upper floor is appropriate and does meet the Guidelines for new windows.

RECOMMENDATION:
Staff recommends approval of the porch addition and dormer additions, as a portion of this application, with the following conditions:
1. Window specifications shall return to the Preservation Planner for approval.
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.

Staff recommends denial of the replacement of the existing windows with floor-to-ceiling windows based on the following grounds:

- Design new windows and new window openings to be compatible with surrounding historic buildings.

- Maintain a traditional solid-to-void ratio on building walls that is similar to those seen on historic buildings in the district.



LEFT ELEVATION

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



FRONT ELEVATION

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

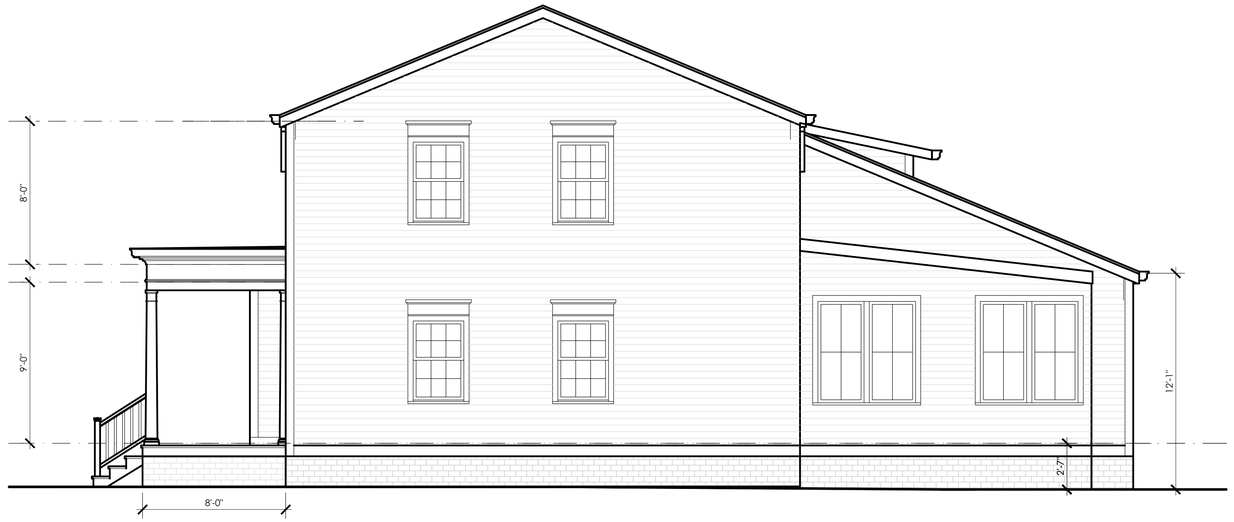
STUDER RESIDENCE

435 BOYD MILL AVE.
FRANKLIN, TENNESSEE

REVISIONS

NO	DATE

DATE: 09.14.2023



RIGHT ELEVATION

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



REAR ELEVATION

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

STUDER RESIDENCE

435 BOYD MILL AVE.
FRANKLIN, TENNESSEE

NO	REVISIONS	DATE

DATE: 09.14.2023









OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Laurie & Rick Studer
(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:

078B G 00904
(Property Parcel/Tax ID Number)
and located at:

435 BOYD MILL AVE. FRANKLIN, TN.
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Pamela Stoll
(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.

Pamela Stoll
Signature

Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this
7th day of July, 2023.
Kim Natalie Parsons
Notary Public

My Commission Expires: 7/6/2026

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 06, 2026

File #: 21-05297

DATE: September 28, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Alterations At 252 5th Ave. N.; Sam Johnson, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations at 252 5th Avenue North.

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

PROJECT INFORMATION:
COF Project Number: 8312
Applicant: Sam Johnson
Owner: Sam Johnson

BACKGROUND:
A COA was issued to this property in August 2022 for a series of alterations. This proposal includes some of the previously approved portions such as the alterations to the front of the building and the addition of a door on the side of the building that faces North Margin Street.

Front Door/Stoop Alteration
The application includes the proposal to alter the current front entrance to the historic entrance. The current condition of the front entrance has a material covering where the existing sidelights were located and is flush with the front wall of the building. Additionally, the added porch is not original to the structure and is proposed to be removed. The Guidelines recommend the following for historic commercial buildings:

- Restore an altered storefront to its original design using historic photographs when possible. Where evidence does not exist, use traditional designs and arrangements.

The proposed alterations to the front facade are appropriate within the Guidelines, as this alteration closely resembles the historic photograph of the building when the Franklin Laundry occupied the building.

Door Installation (Facing N. Margin St.)
The application includes the proposal to install a French door with a transom in an existing window opening near the addition facing North Margin Street. Additionally, a door with stairs is proposed, located on the side of the building facing the alley, near the building addition. The Guidelines recommend the following for historic commercial buildings:

- Preserve and maintain historic architectural features, both structural and decorative, that contribute to the historic character of the building.
- Avoid adding new entrances on storefronts. If an additional door opening is required, add it on the rear facade. New entrances should have simple detailing that complements the historic entrance.
- Preserve and maintain historic windows and historic window openings.

The Guidelines recommend against the placement of new entrances on storefronts and note that if an additional door opening is required, it should be added it on the rear facade. Further, new entrances should have simple detailing that complements the historic entrance. Though not located on the rear facade, the proposed door opening is located at the rearmost location of the left facade of the historic portion of the building. The new entrance is designed to read as secondary in size and detailing to the front entrance. This portion of the application received approval at the August 2022, Historic Zoning Commission.

Door Installation (Right Elevation Facing the Driveway)
The application includes the proposal to install a door with stairs, located on the right elevation of the building facing southward, toward the rear of the building. The Guidelines recommend the following for historic commercial buildings:

- Preserve and maintain historic architectural features, both structural and decorative, that contribute to the historic character of the building.
- Avoid adding new entrances on storefronts. If an additional door opening is required, add it on the rear facade. New entrances should have simple detailing that complements the historic entrance.

The location of the door installation and stairs is appropriate within the Guidelines, as it is not on a storefront and will not be seen from streetview.

It is unclear if other windows or doors are intended to be replaced within the application.

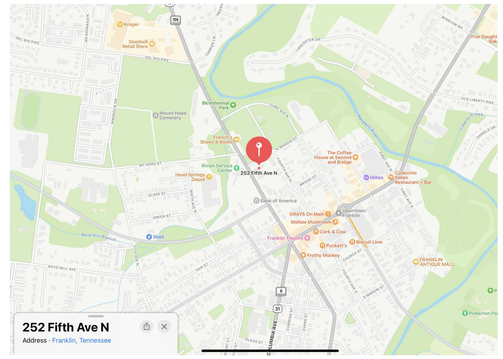
RECOMMENDATION:
Staff recommends that the front facade alterations, the installation of the door and stairs facing the alley and facing N. Margin Street be approved with the following conditions:
1. The materials of the windows and doors must blend with the existing windows and return to the Preservation Planner for approval prior to the issuance of a building permit. Only the addition of the door facing N. Margin Street within the window opening, the new door on the side of the building between the buildings in the alley, and alterations to the storefront are the only window/door alterations that are approved within this document. If any other windows or doors are intended to be replaced, an additional COA will need to be submitted.
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.

Project Considerations:
1. Several elements of the proposed parking lot layout are not in compliance with COF Street Standards or Zoning Ordinance and shall be corrected with the future building permit submittal, including but not limited to:
- Maximum number of parking stalls in a row without a landscape island = 10
- Sidewalk along Margin Street to be continued to the property line
- If intended for on-street parking (not clear if that is the intent), on-street parking stalls are to be 8 ft in width as measured to the face of curb and are to be inset / defined by curb bulb-outs rather than pavement striping (see similar layout for on-street parking created with redevelopment of 249 4th Ave N. property to the east)
- Sidewalk adjacent to parking to be minimum 7' in width
- Sidewalk directly adjacent to buildings to be minimum 8' in width (may be met with the layout shown, but not clear without dimensions)
2. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.
3. Be advised that 252 5th Ave N and 256 5th Ave N are separate lots. Parking spaces for the principal use/s on 252 5th Ave N must be located on the same lot as the principal use. There are 2 options available in order to utilize 256 5th Ave N as required parking for 252 5th Ave N. Consolidate the 2 lots into 1 lot. This option may require a variance for parking frontage. Remote Parking- requirements for remote parking are listed below
4. If new mechanical equipment is installed, it must be elevated a minimum of 1' above base flood elevation and must be screened from offsite views. Screening will need to be shown for Historic approval.

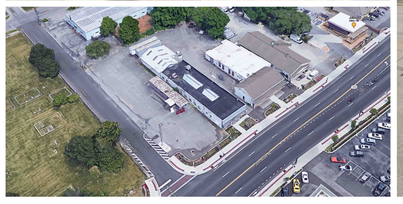


P 10

STOREHOUSE NO. 9
PROPOSED









EXISTING

DESIGN REVIEW COMMITTEE
PACKAGE

DESIGN REVIEW INFO

REVISION TABLE

#	NUMBER	DATE	DESCRIPTION

Builder to verify and assume responsibility for all existing conditions, measurement verification, code compliance, architectural, structural and engineering aspects (including load bearing points and load calculations) of these prints.

615 BLINDS
STOREHOUSE NO 9
252 5TH AVE N
FRANKLIN, TN 37064

OG Home Design
Arthur "Opp" Guenard
629-395-9620 / oppguenard@me.com
www.OGHomeDesign.com

PRINT DATE:
9/22/2023

SCALE:

SHEET:
R-1

COLOR CODED ARCH D (24" x 36")



5th AVE N ENTRANCE







DESIGN REVIEW INFO

#	REVISION TABLE	
NUMBER	DATE	DESCRIPTION

Builder to verify and assume responsibility for all existing conditions, measurement verification, code compliance, architectural, structural and engineering aspects (including load bearing points and load calculations) of these prints.

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SHEET:
R-2



N MARGIN ST ENTRANCE



DESIGN REVIEW INFO

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NUMBER	DATE	DESCRIPTION

Builder to verify and assume responsibility for all existing conditions, measurement verification, code compliance, architectural, structural and engineering aspects (including load bearing points and load calculations) of these prints.

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www.OGHomeDesign.com

PRINT DATE:
9/22/2023

SCALE:

SHEET:
R-3



ALLEY SIDE & REAR OF BUILDING





IMG_0907



P 8

DESIGN REVIEW INFO

REVISION TABLE

#	NUMBER	DATE	DESCRIPTION

Builder to verify and assume responsibility for all existing conditions, measurement verification, code compliance, architectural, structural and engineering aspects (including load bearing points and load calculations) of these prints.

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FRANKLIN, TN 37064

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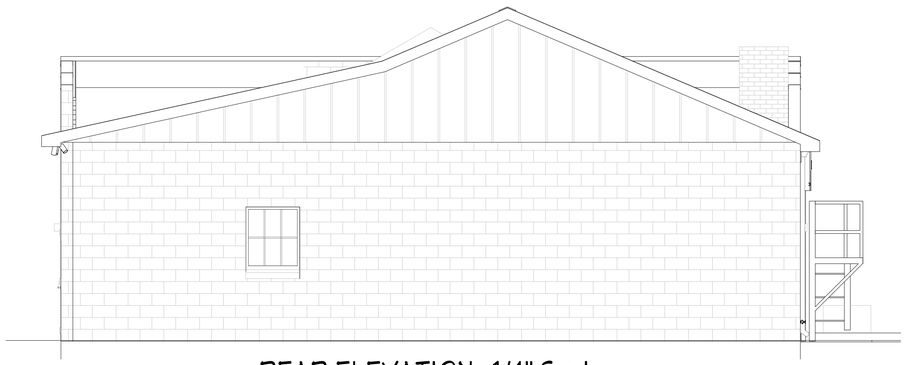
PRINT DATE:
9/22/2023

SCALE:

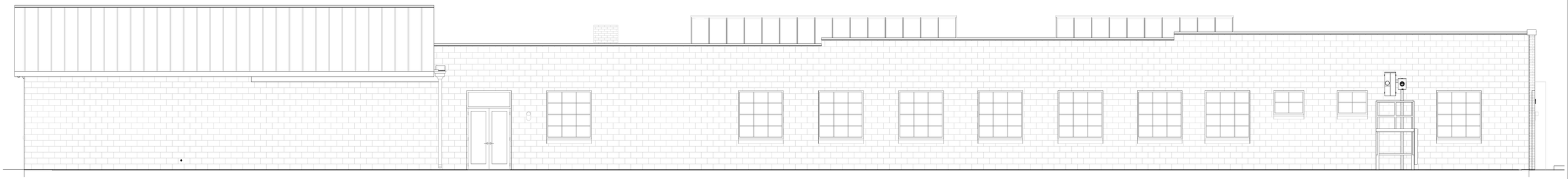
SHEET:
R-4



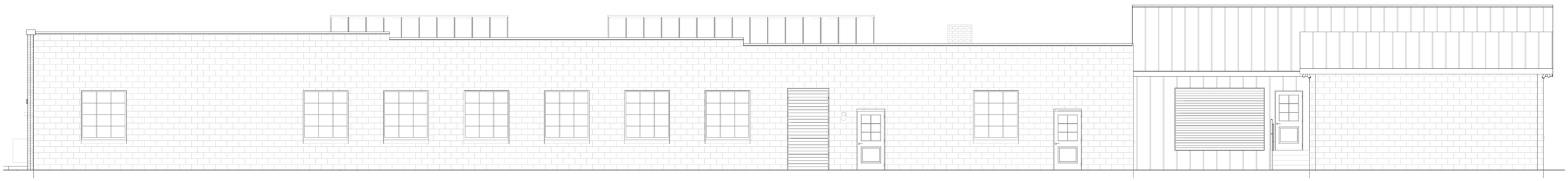
5th AVE N ELEVATION- 1/4" Scale



REAR ELEVATION- 1/4" Scale



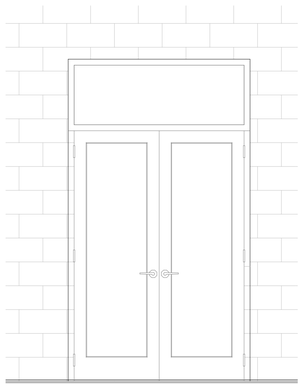
N MARGIN ST ELEVATION- 3/16" Scale



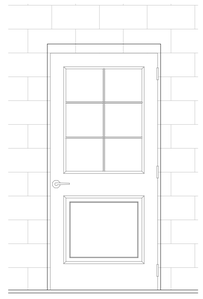
ALLEY ELEVATION- 3/16" Scale



5th AVE N ELEVATION DOOR- 1/2" Scale



N MARGIN ST ELEVATION DOOR- 1/2" Scale



ALLEY ELEVATION DOORS- 1/2" Scale

DESIGN REVIEW INFO

REVISION TABLE

#	NUMBER	DATE	DESCRIPTION

Builder to verify and assume responsibility for all existing conditions, measurement verification, code compliance, architectural, structural and engineering aspects (including load bearing points and load calculations) of these prints.

615 BLINDS STOREHOUSE NO 9
252 5TH AVE N
FRANKLIN, TN 37064

OG Home Design
Arthur "Opp" Guenard
629-395-9620 / oppguenard@me.com
www.OGHomeDesign.com

PRINT DATE:
9/22/2023

SCALE:

SHEET:
R-5

Historic Front Elevation

5th Avenue



File #: 21-05280

DATE: September 26, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

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

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

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

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

PROJECT INFORMATION:
COF Project Number: 8307
Applicant: Matt Smith
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

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

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

The proposal includes the construction of a two-story cross-gabled residence with Queen Anne architectural-styled features. The entrance and sidelights are recessed under a covered stoop. A three-bay window is located to the left of the entrance. To the right of the entrance, there are two bay windows with transoms with single double-hung windows on either side. Centered above the two-bay

window is a pair of double-hung windows on the upper floor. To the right of the gable is a roof dormer with two windows. The front elevation also features columns on the porch. The rear elevation features a singular dormer with a pair of windows that are centered on the upper story and a window and a door on the main level. Two gables along with eighteen windows are located on the left elevation. Two gables, a wall dormer, eighteen windows, a chimney, and three garage doors are located on the right elevation. Ornamental detailing is proposed on the front main roof ridge and rear roof ridge.

Placement/Setback:
The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The actual number for the setbacks was not included in the proposal, but will be required at the building permit stage.

Scale/Massing/Height:
The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence.

Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. The Historic Magnolia Hall is 33' in height, measured from grade to the roof ridge. The application provides the height of the building from the first floor elevation to the roof ridge, which is 30' 7". Height per the Guidelines is measured from grade, which adds 18" for an overall height of 32' 1". Additionally, there is a two-foot increase in grade elevation at Lot 5 compared to Magnolia Hall. The location of Lot 5 is 162' in front of the mansion. These heights and location result in a building that will be perceived as taller than the historic building, which is not supported within the Design Guidelines and Zoning Ordinance. Additionally, the floor-to-ceiling heights were not provided within the submittal.

Materials:
The materials of the proposed new construction are listed as predominantly wood siding with a 4” exposure, diamond shingle roofing above the three-bay window, shingle roof, scallop shingle siding on the front dormer and in the tops of the gables of the side elevations, stone foundation, cementitious siding on the rear dormer, and brick chimney. The colors of the materials were not included in the application. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent.

The specifications for the windows in the proposal were not included in this application. New windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or “doublesash”) appearance.

Architectural Features:
The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. Porches should be designed with depths of at least six feet and simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of twelve inches in diameter. Do not use ornate milled columns, variations of

Greek orders, or Craftsman-style columns on porches. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials, and other building articulations of nearby buildings. Dormers shall be set back a minimum of one foot from the exterior wall of a front or side elevation.

RECOMMENDATION:

Staff recommends denial of this application based on the following grounds:
1. The Guidelines recommend the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district and the Zoning Ordinance requires that new buildings shall be subordinate in their perceived scale to the historic building. The proposed height of the building will be perceived as taller than the Historic Magnolia Hall.

If the HZC decides to approve the COA, the following conditions are recommended:
1. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
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.



FRONT ELEVATION

09/22/23
COA SUBMITTAL





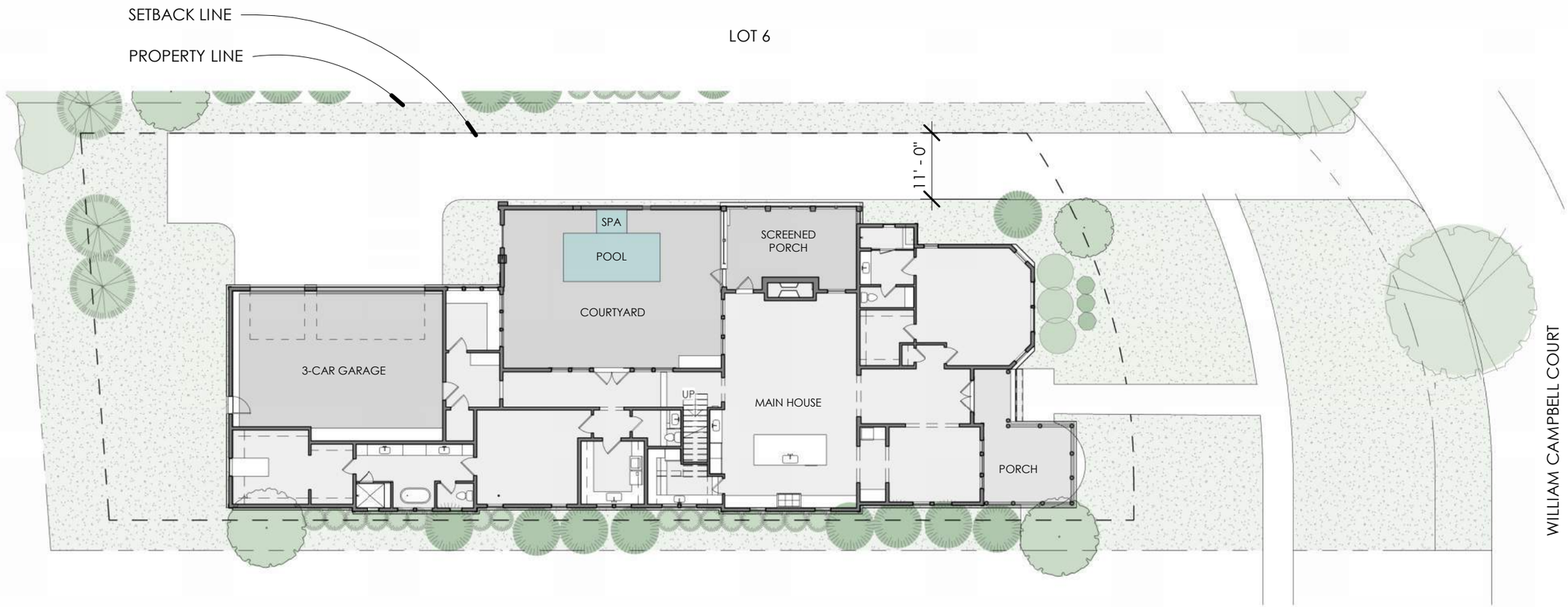
VIEW FROM WEST ENTRANCE



VIEW TOWARDS MANSION

PROJECT SITE PHOTOS

09/22/23
COA SUBMITTAL



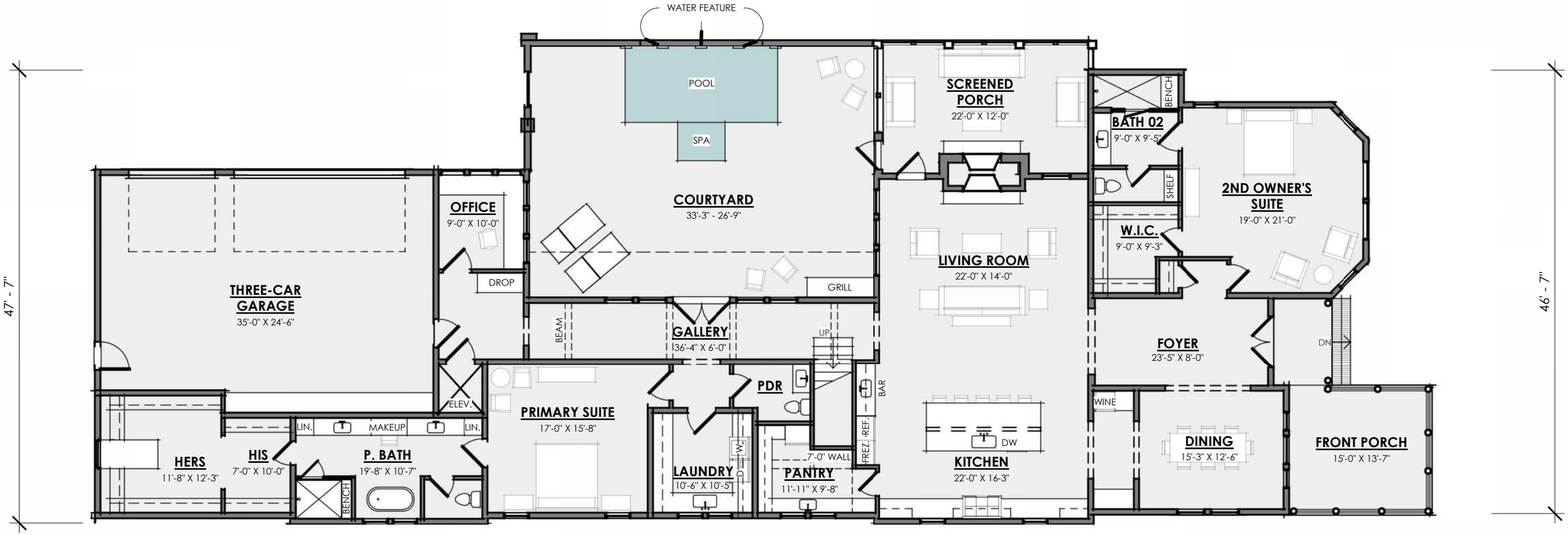
LOT AREA = 16,727 SQ. FT
LSA = 44% (MIN. 20%)

SCHEMATIC SITE PLAN
1" = 20'-0"

09/22/23
COA SUBMITTAL

UNFINISHED ATTIC	235 SF
	235 SF
CONDITIONED	
FIRST FLOOR	3526 SF
SECOND FLOOR	2176 SF
	5702 SF
OPTIONAL	
BASEMENT	1043 SF

MAGNOLIA HALL | **LOT 5**
FRANKLIN, TN | **1841** WILLIAM CAMPBELL COURT

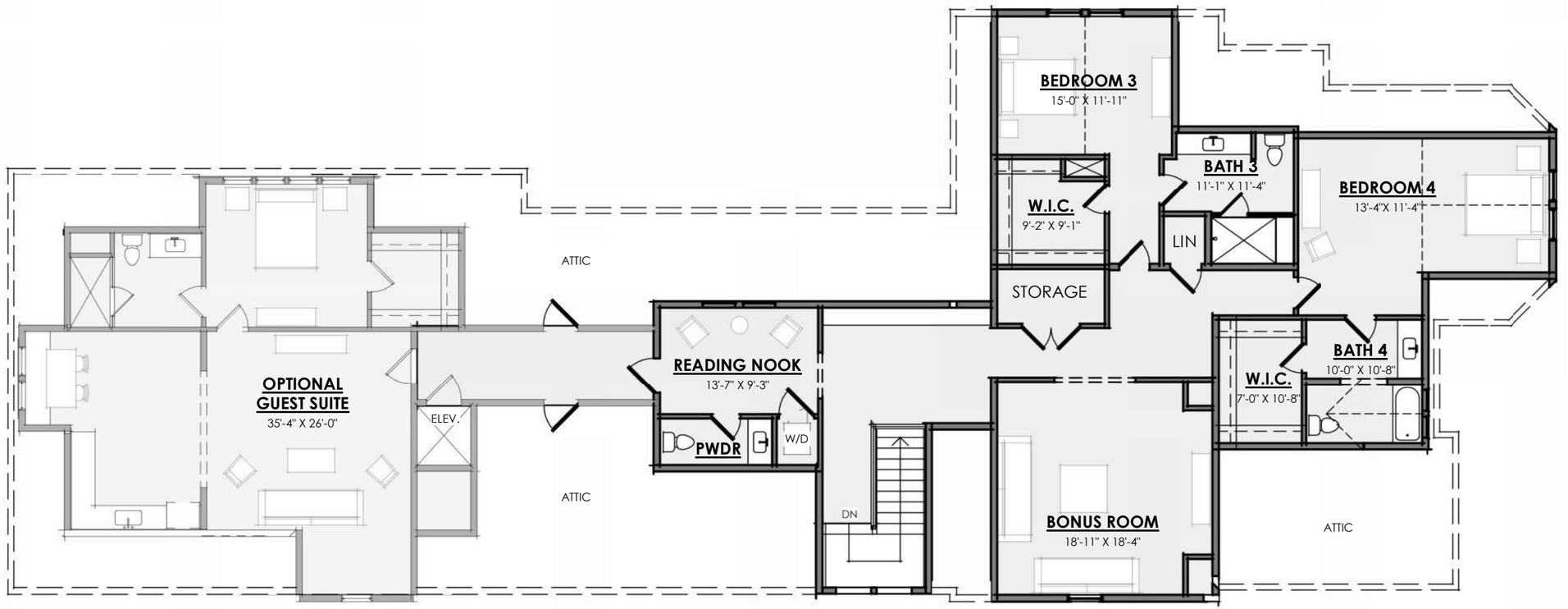


FIRST FLOOR PLAN
3/32" = 1'-0"

09/22/2023
COA SUBMITTAL

		2ND FLOOR BUILD-OUT	1035 SF
UNFINISHED ATTIC	235 SF		2078 SF
	235 SF		
CONDITIONED			
FIRST FLOOR	3526 SF		
SECOND FLOOR	2176 SF		
	5702 SF		
OPTIONAL			
BASEMENT	1043 SF		

MAGNOLIA HALL | **LOT 5**
FRANKLIN, TN | **1841** WILLIAM CAMPBELL COURT



SECOND FLOOR PLAN
3/32" = 1'-0"

09/22/2023
COA SUBMITTAL




ROOF


STONE

FRONT ELEVATION
1/8" = 1'-0"

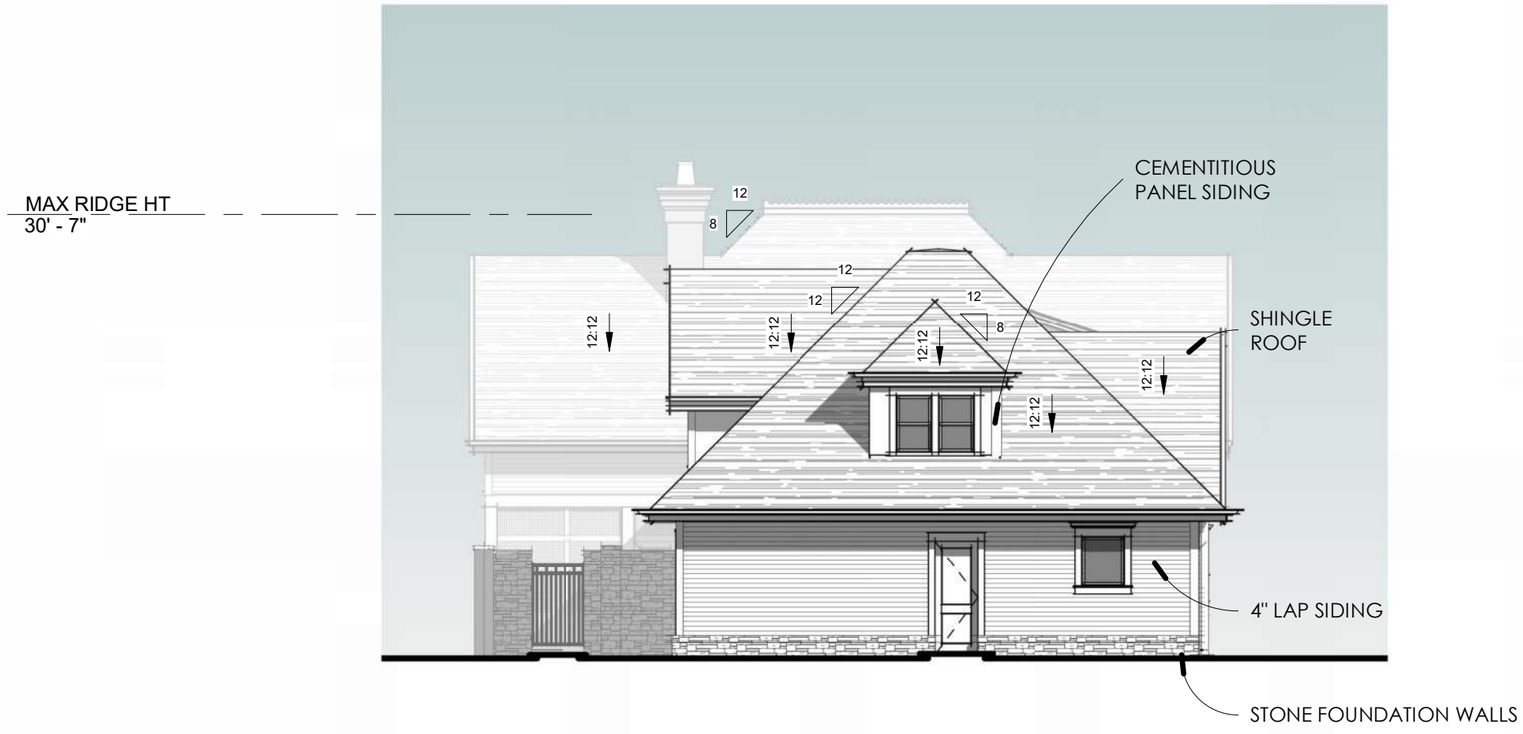
09/22/2023
COA SUBMITTAL



LEFT ELEVATION

3/32" = 1'-0"

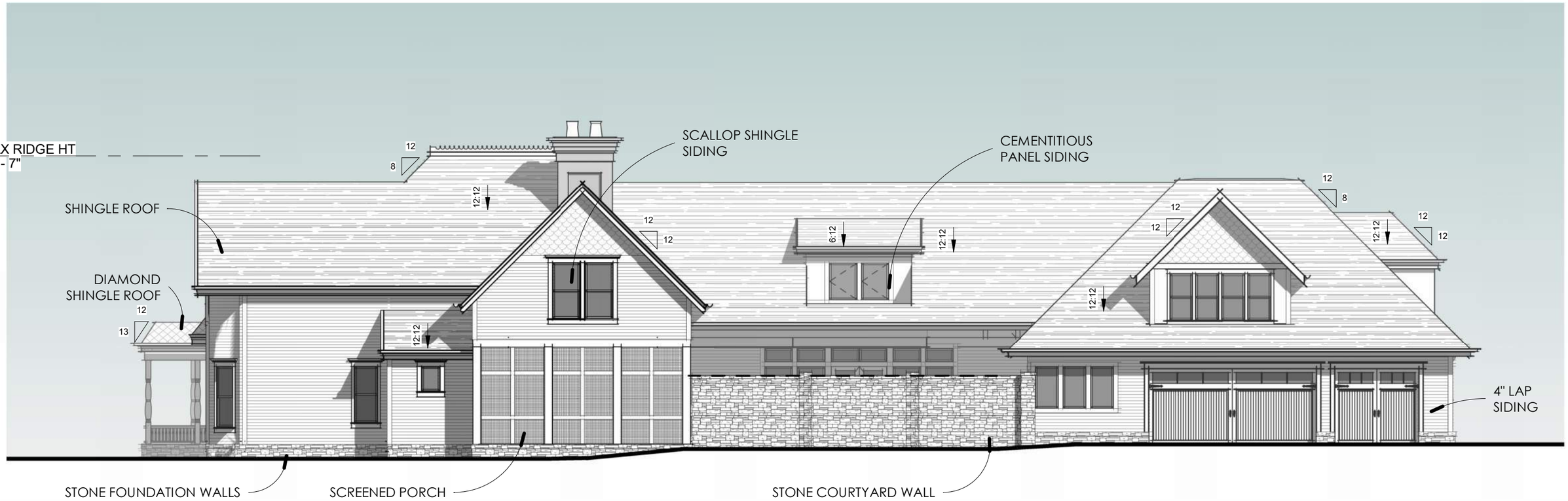
09/22/2023
COA SUBMITTAL



REAR ELEVATION

3/32" = 1'-0"

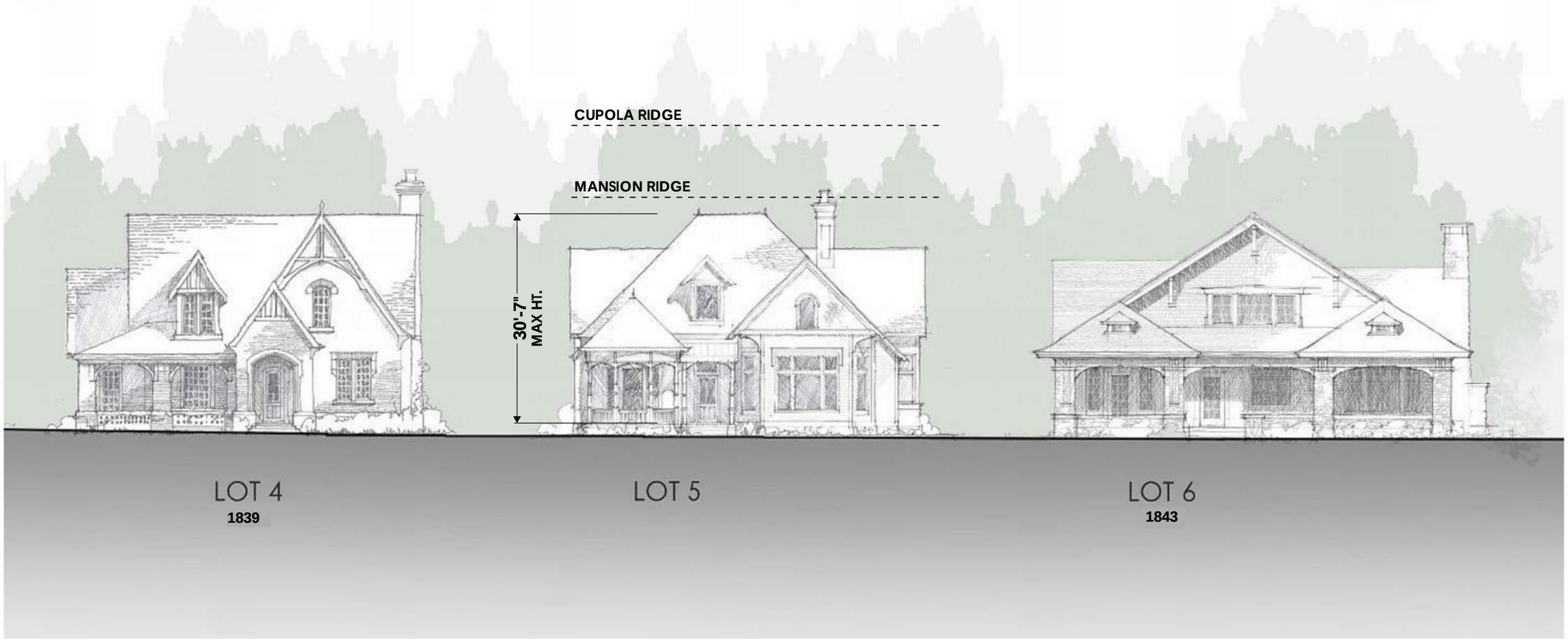
09/22/2023
COA SUBMITTAL



RIGHT ELEVATION

3/32" = 1'-0"

09/22/2023
COA SUBMITTAL



STREETSCAPE VIEWS

09/22/23
COA SUBMITTAL



FRANKLIN, TN



316 STEWART STREET, FRANKLIN, TN



FRANKLIN, TN



132 3RD AVENUE SOUTH, FRANKLIN, TN





210 LEWISBURG PIKE, FRANKLIN, TN

PRECEDENT IMAGES

09/22/23
COA SUBMITTAL

File #: 21-05281

DATE: September 26, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of New Construction At 1843 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 6); Matt Smith, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning new construction of a principal building and accessory structure at 1843 William Campbell Court, Lot 6, of the Historic Magnolia Hall subdivision.

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

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

PROJECT INFORMATION:
COF Project Number: 8308
Applicant: Matt Smith
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

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

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

The proposal includes the construction of a two-story cross-gabled residence with Craftsman architectural-styled features. The entrance is recessed under a covered porch. To the right of the entrance, there is a large 12-paned window. To the right of the large window is a three-bay window. On the left side of the entrance is a door with single double-hung windows on either side. Centered

above the entrance and large window are three windows on the upper floor. The front elevation also features four stone-wrapped columns on the porch. The rear elevation features a singular shed wall dormer with three windows that are centered on the upper story and a window and a door on the main level. Two gables along with sixteen windows, are located on the left elevation. Two gables, fifteen windows, a large chimney, and three garage doors are located on the right elevation.

Placement/Setback:
The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The actual number for the setbacks was not included in the proposal, but will be required with the building permit.

Scale/Massing/Height:
The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence.

Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. The Historic Magnolia Hall is 33' in height, measured from grade to the roof ridge. The application provides the height of the building from the first floor elevation to the roof ridge, which is 31' 11". Height per the Guidelines is measured from grade, which adds 18" for an overall height of 33' 5". Additionally, there is a one-foot increase in grade elevation at Lot 6 compared to Magnolia Hall. The location of Lot 6 is 123' in front of the mansion. These heights and location result in a building that is taller than the historic building, which is not supported within the Design Guidelines and Zoning Ordinance. Additionally, the floor-to-ceiling heights were not provided within the submittal.

Materials:
The materials of the proposed new construction are listed as predominantly stone veneer, wood shingle siding, shingle roof, stone foundation, and stone chimney. The colors of the materials were not included in the application, except for an example of the stone veneer. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. The specifications for the windows in the proposal were not included in this application. New windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or “doublesash”) appearance.

Architectural Features:
The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. Porches should be designed with depths of at least six feet and simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of twelve inches in diameter. Do not use ornate milled columns, variations of Greek orders, or Craftsman-style columns on porches. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials, and other building articulations of nearby buildings.

RECOMMENDATION:

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

1. The Guidelines recommend the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district and the Zoning Ordinance requires that new buildings shall be subordinate in their perceived scale to the historic building. The proposed height of the building will be perceived as taller than the Historic Magnolia Hall.

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

1. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
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.



FRONT ELEVATION

09/22/23
COA SUBMITTAL





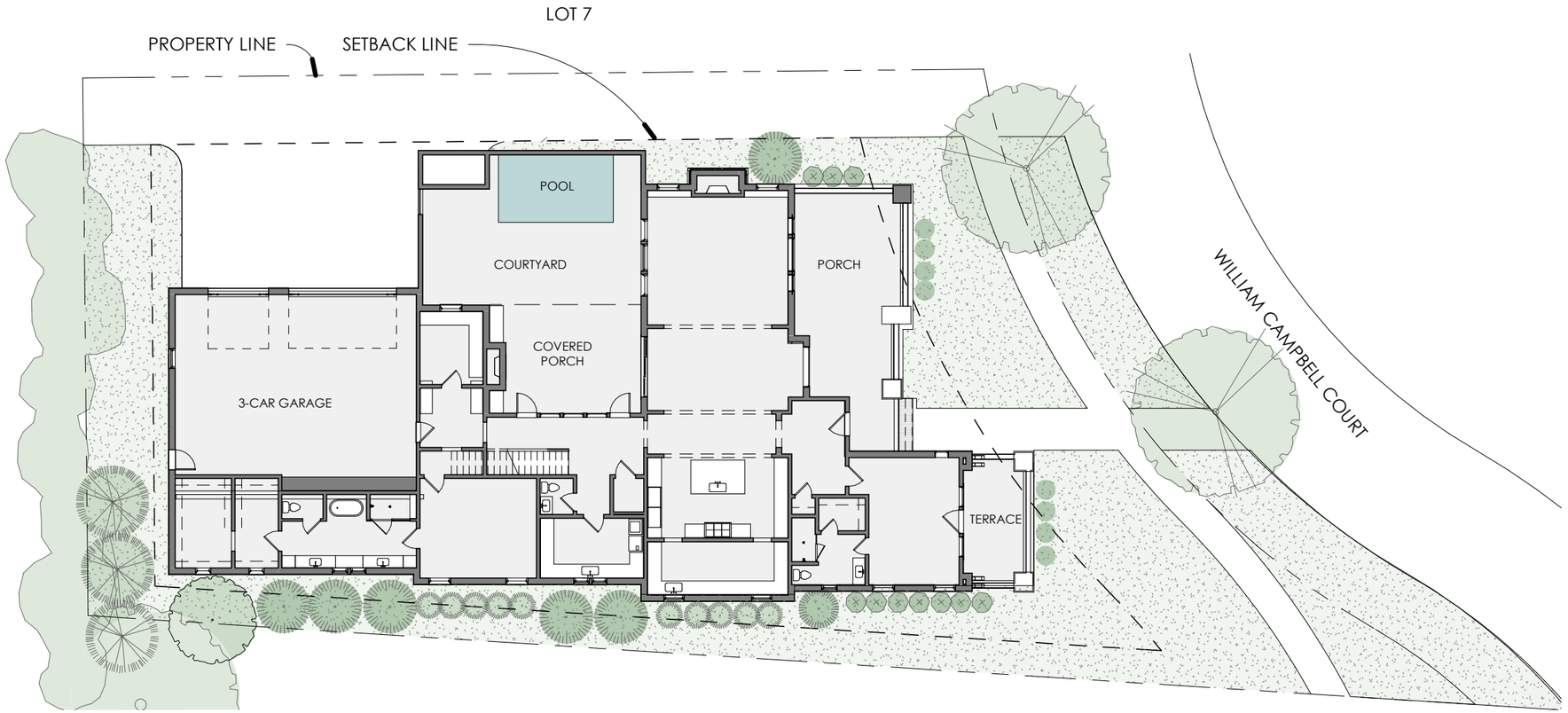
LOT VIEW NEAR WEST ENTRANCE



VIEW TOWARDS MANSION

09/22/23
COA SUBMITTAL

MAGNOLIA HALL | **LOT 6**
FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT



LOT AREA = 13,545 SQ. FT
LSA = 31% (MIN. 20%)

SCHEMATIC SITE PLAN
1" = 20'-0"

09/22/23
COA SUBMITTAL

CONDITIONED	
FIRST FLOOR	3411 SF
SECOND FLOOR	1776 SF
	5187 SF
OPTIONAL	
BASEMENT	1031 SF
2ND FLOOR BUILD-OUT	1052 SF
	2084 SF

MAGNOLIA HALL | LOT 6

FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT



FIRST FLOOR PLAN

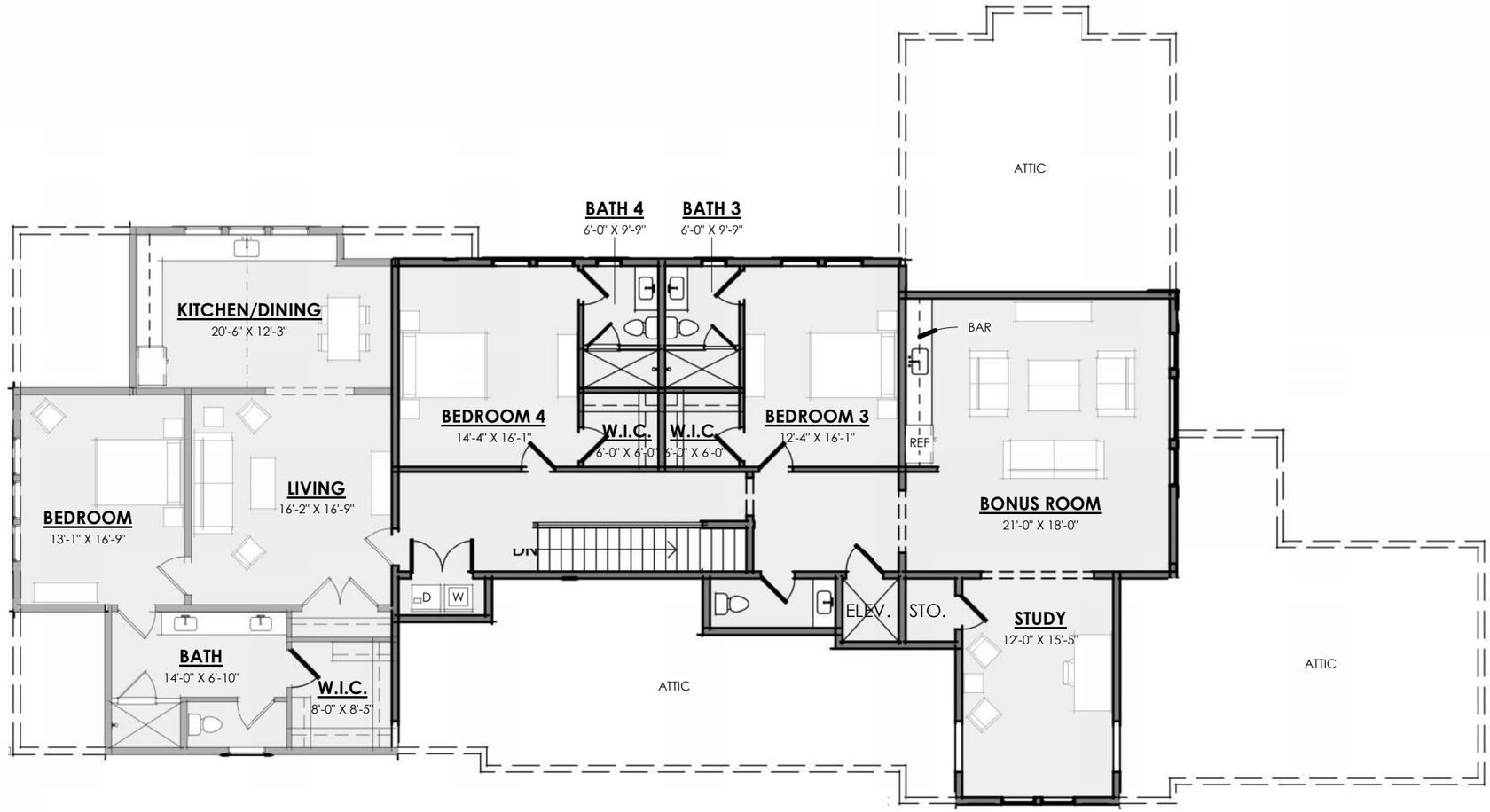
3/32" = 1'-0"

09/22/23
COA SUBMITTAL

CONDITIONED	
FIRST FLOOR	3411 SF
SECOND FLOOR	1776 SF
	5187 SF
OPTIONAL	
BASEMENT	1031 SF
2ND FLOOR BUILD-OUT	1052 SF
	2084 SF

MAGNOLIA HALL | LOT 6

FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT



SECOND FLOOR PLAN

3/32" = 1'-0"

09/22/23
COA SUBMITTAL





STONE

FRONT ELEVATION
1/8" = 1'-0"

09/22/23
COA SUBMITTAL



LEFT ELEVATION

3/32" = 1'-0"

09/22/23
COA SUBMITTAL



REAR ELEVATION

3/32" = 1'-0"

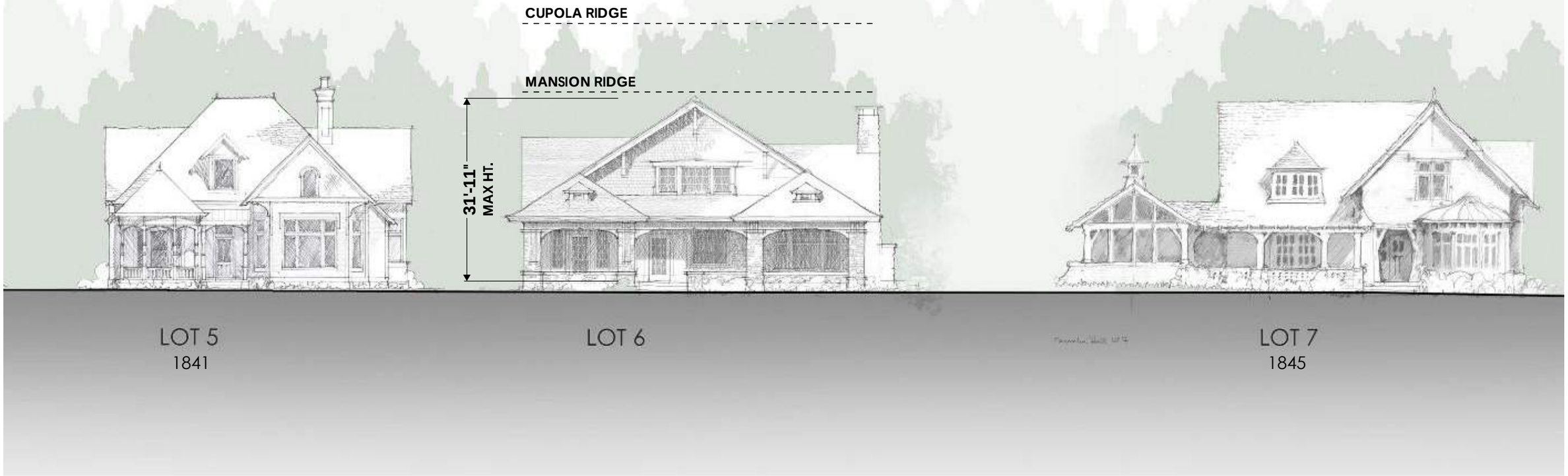
09/22/23
COA SUBMITTAL



RIGHT ELEVATION

3/32" = 1'-0"

09/22/23
COA SUBMITTAL



STREETSCAPE VIEWS

09/22/23
COA SUBMITTAL











FRANKLIN, TN



404 BRIDGE ST, FRANKLIN, TN

PRECEDENT IMAGES

09/22/23
COA SUBMITTAL

File #: 21-05282

DATE: September 26, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of New Construction At 1847 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 8); Matt Smith, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning new construction of a principal building and accessory structure at 1847 William Campbell Court, Lot 8, of the Historic Magnolia Hall subdivision.

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

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

PROJECT INFORMATION:
COF Project Number: 8309
Applicant: Matt Smith
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

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

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

The proposal includes the construction of a two-story cross-gabled residence with Tudor architectural-styled features. The entrance, sidelights, and transoms are recessed under a covered porch. To the right of the entrance, there are three 6-paned windows. To the right of the three windows is the entrance to the screened porch. On the left side of the entrance are three large 6-

paned windows with transoms. Centered above the entrance are three windows on the upper floor shed dormer. Above the three large windows on the upper floor, is a single 6-paned window. The rear elevation features a singular shed wall dormer with two small windows on the left side and three larger windows on the right on the upper floor. On the main level is a door and a small 6-paned window. Three gables along with twenty windows, are located on the left elevation. Three gables, sixteen windows, a chimney, a screened porch, and three garage doors are located on the right elevation.

Placement/Setback:
The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The actual number for the setbacks was not included in the proposal, but will be required with the building permit.

Scale/Massing/Height:
The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence. Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building.

The Historic Magnolia Hall is 33' in height, measured from grade to the roof ridge. The application provides the height of the building from the first floor elevation to the roof ridge, which is 31' 10". Height per the Guidelines is measured from grade, which adds 18" for an overall height of 33' 4". Additionally, there is a one-foot increase in grade elevation at Lot 8 compared to Magnolia Hall. The location of Lot 8 is 121' behind the mansion. These heights and location result in a building that is taller than the historic building, which is not supported within the Design Guidelines and Zoning Ordinance. Additionally, the floor-to-ceiling heights were not provided within the submittal.

Materials:
The materials of the proposed new construction are listed as predominantly stone, accents of stucco, shingle roof, standing seam metal roof over the front porch and by the pool on the right elevation, and stone chimney. The colors of the materials were not included in the application, except for an example of the stone veneer. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. The specifications for the windows in the proposal were not included in this application. New windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or “doublesash”) appearance.

Architectural Features:
The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. Porches should be designed with depths of at least six feet and simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of twelve inches in diameter. Do not use ornate milled columns, variations of Greek orders, or Craftsman-style columns on porches. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials, and other building articulations of nearby buildings.

RECOMMENDATION:

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

1. The Guidelines recommend the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district and the Zoning Ordinance requires that new buildings shall be subordinate in their perceived scale to the historic building. The proposed height of the building will be perceived as taller than the Historic Magnolia Hall.

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

1. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
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.



FRONT ELEVATION

09/22/23
COA SUBMITTAL





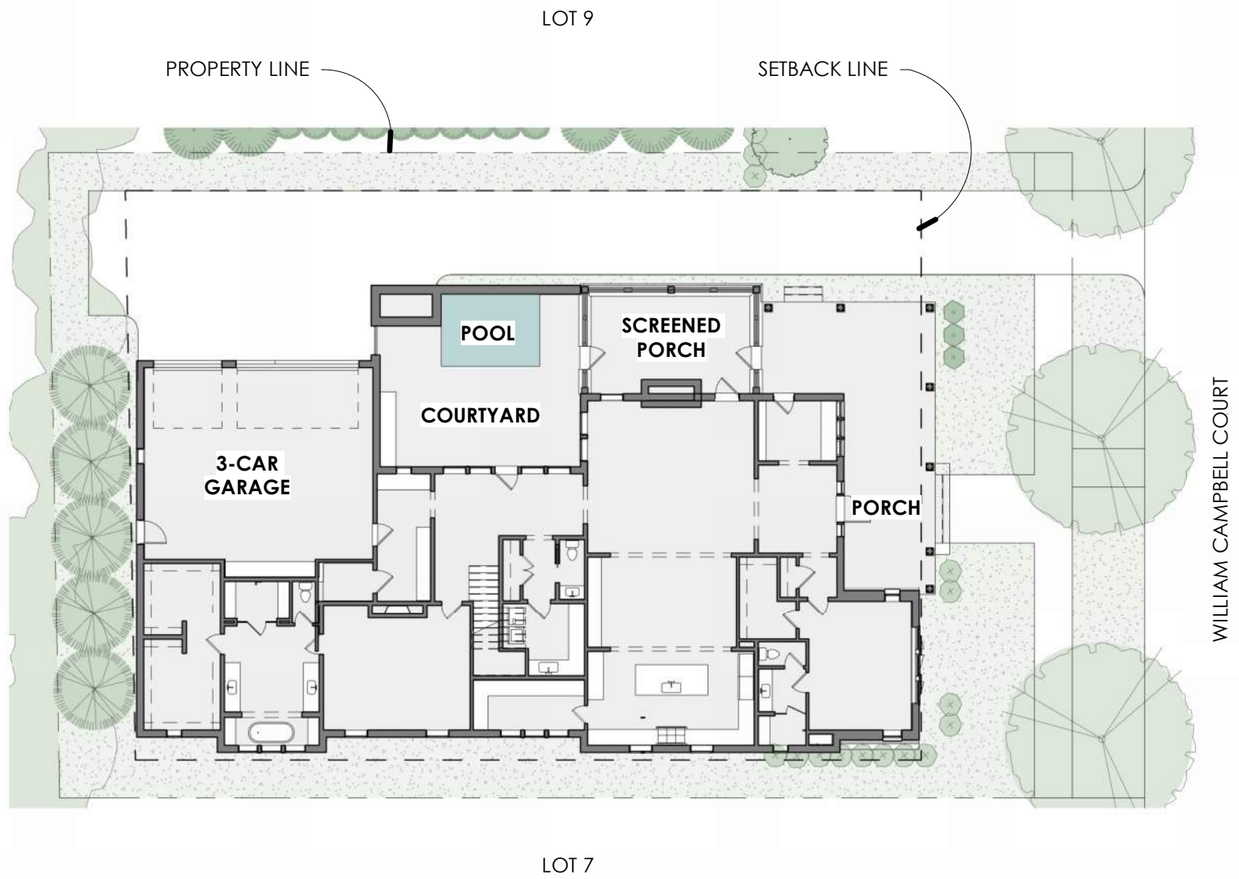
VIEW TOWARDS LAKE FROM LOT 8



VIEW TOWARDS MANSION

PROJECT SITE PHOTOS

09/22/23
COA SUBMITTAL



LOT AREA = 11,406 SQ. FT
LSA = 26% (MIN. 20%)

SCHEMATIC SITE PLAN
1" = 20'-0"

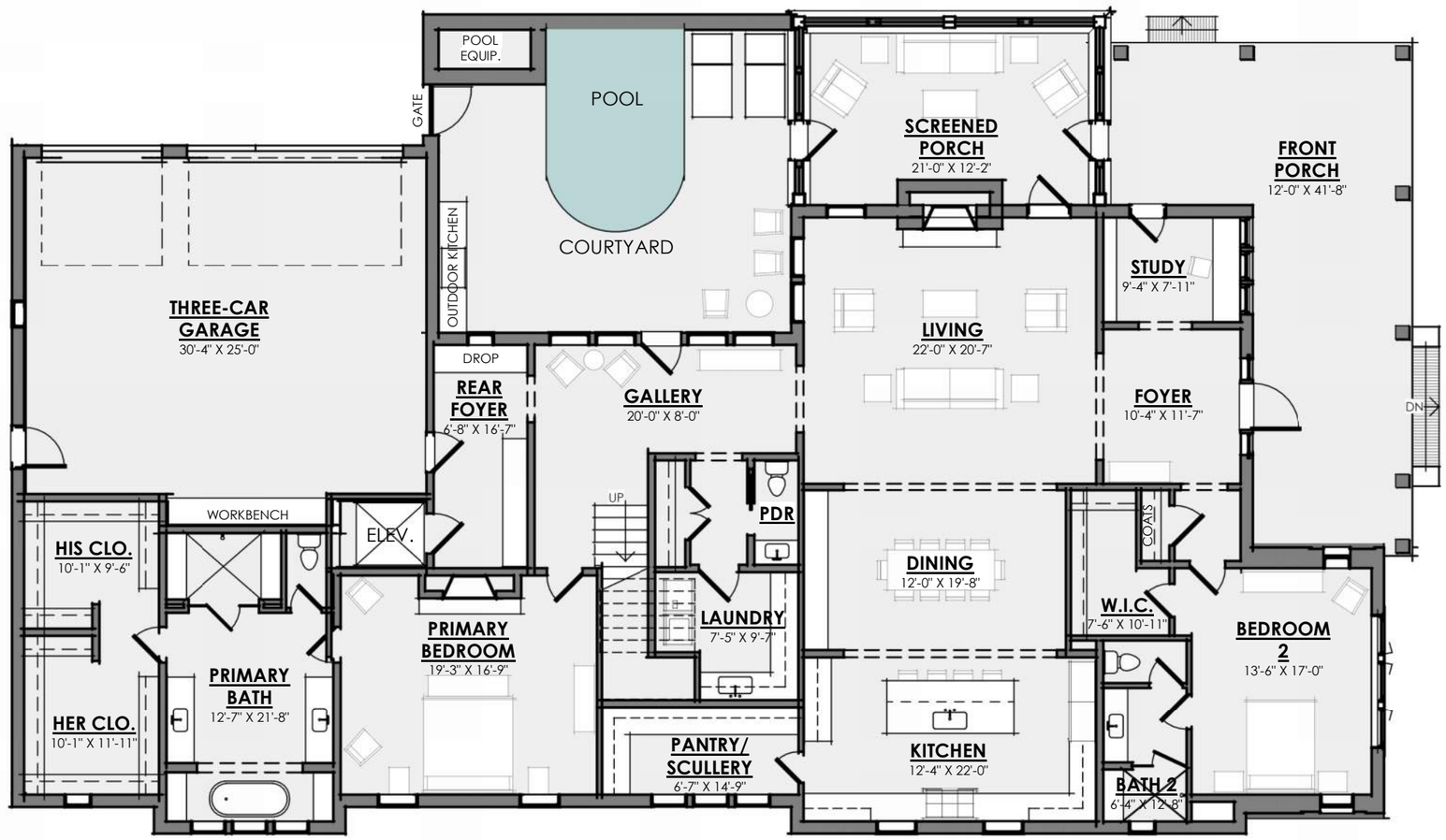
09/22/23
COA SUBMITTAL

AREA CALCS

CONDITIONED	
FIRST FLOOR	3418 SF
SECOND FLOOR	1986 SF
	5404 SF
OPTIONAL CONDITIONED	
BASEMENT	976 SF
2ND FLOOR BUILD-OUT	1122 SF
	2098 SF

MAGNOLIA HALL | LOT 8

FRANKLIN, TN | 1847 WILLIAM CAMPBELL CT.



FIRST FLOOR PLAN

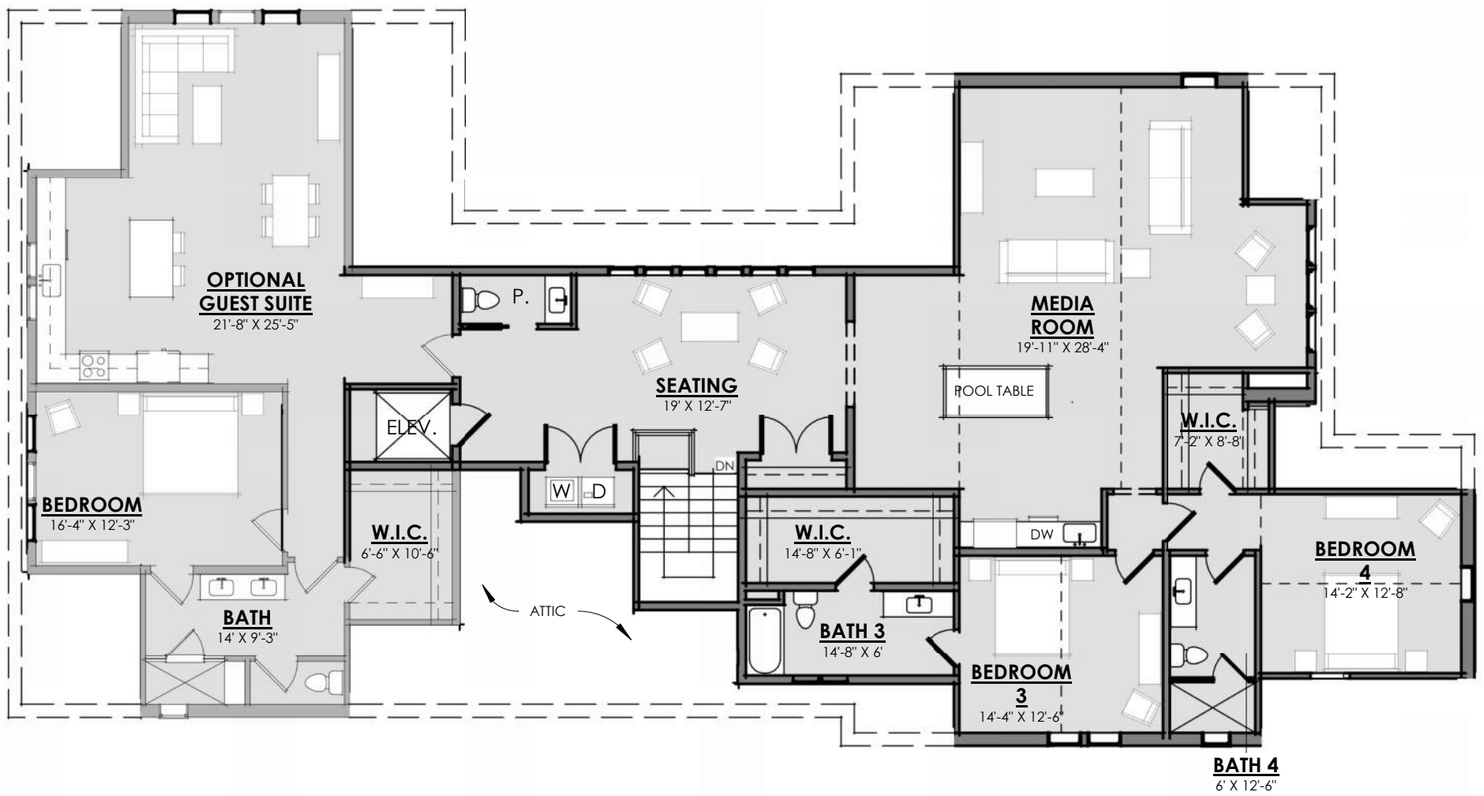
3/32" = 1'-0"

09/22/23
COA SUBMITTAL

AREA CALCS

CONDITIONED	
FIRST FLOOR	3418 SF
SECOND FLOOR	1986 SF
	5404 SF
OPTIONAL CONDITIONED	
BASEMENT	976 SF
2ND FLOOR BUILD-OUT	1122 SF
	2098 SF

MAGNOLIA HALL | **LOT 8**
FRANKLIN, TN | 1847 WILLIAM CAMPBELL CT.



SECOND FLOOR PLAN

3/32" = 1'-0"

09/22/23
COA SUBMITTAL

MAGNOLIA HALL | **LOT 8**
FRANKLIN, TN | 1847 WILLIAM CAMPBELL CT.




STONE

FRONT ELEVATION
1/8" = 1'-0"

09/22/23
COA SUBMITTAL



LEFT ELEVATION
3/32" = 1'-0"

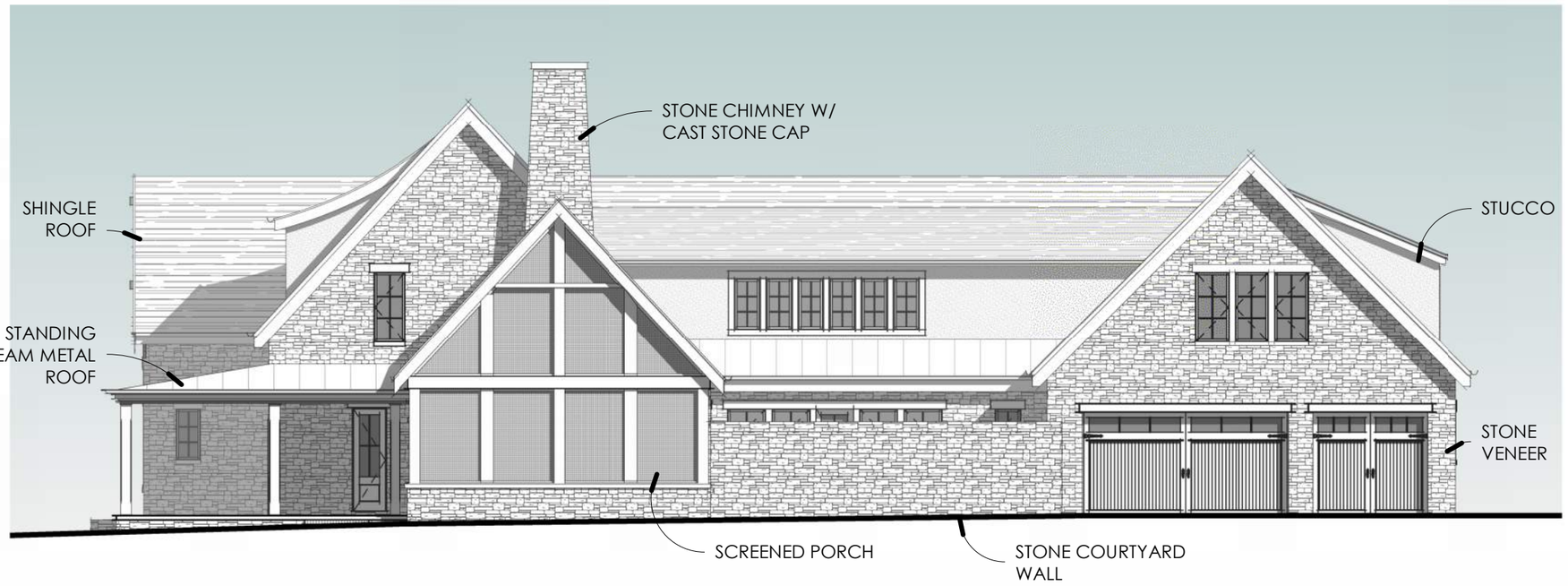
09/22/23
COA SUBMITTAL



REAR ELEVATION

3/32" = 1'-0"

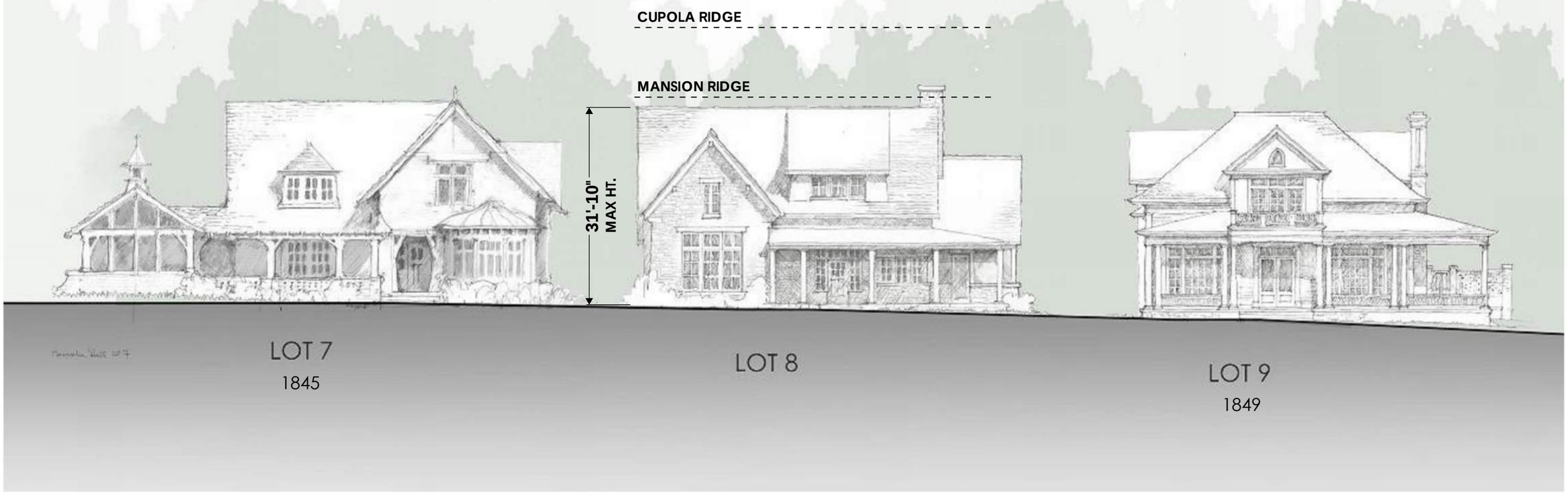
09/22/23
COA SUBMITTAL



RIGHT ELEVATION

3/32" = 1'-0"

09/22/23
COA SUBMITTAL



STREETSCAPE VIEWS

09/22/23
COA SUBMITTAL


203 CLEBURNE AVENUE, FRANKLIN, TN


THIRD AVENUE, FRANKLIN, TN


FOURTH AVENUE N, FRANKLIN, TN


116 LEWISBURG PIKE, FRANKLIN, TN





PRECEDENT IMAGES

09/22/23
COA SUBMITTAL

City of Franklin

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

File #: 21-05330

DATE: October 2, 2023

TO: Historic Zoning Commission

FROM:

SUBJECT:
Mechanical Screening At 230 Franklin Rd. (Building 3); David Click, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

RECOMMENDATION:
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.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**230 Franklin Rd. Bldg. 3 (Franklin Road Historic District)**
Applicant:	**David Click**
Project #:	**8297**
Type of Work:	**Mechanical Screening**
Reviewer:	**Emily Huffer**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**September 13, 2023**
Expiration Date:	**September 13, 2025 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to replace an existing wooden fence at the rear of building three on the Factory Campus to screen the mechanical equipment. The proposed fence will be 6' tall and be made of stained wood. Proposed gates will be utilized for access to the equipment behind the screening.

- **Location**: The Guidelines recommend placing ground-mounted mechanical equipment behind buildings and screen it from street view with landscaping, fencing, or walls. The location of the proposed fence meets the Guidelines as it is located at the rear of the building.
- **Height**: The Guidelines state that walls and fences in the rear yard cannot exceed 7' in height. The height of the proposed fence is appropriate at 6'.
- **Material**: The proposed wood fence and wood gates are appropriate in light of the Guidelines, as they state that the material of walls and fences should be compatible with the principal building. The Guidelines also state that the material used for gates should be differentiated from the wall. Due to the location at the rear of the property, along the rear of the building, the design is appropriate.
- **Design**: The Guidelines state that fences and walls should be compatible with the principal building. The proposed fence is appropriate within the Guidelines.

APPLICABLE GUIDELINES

Chapter 7 – Fences, Gates, and Walls
Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

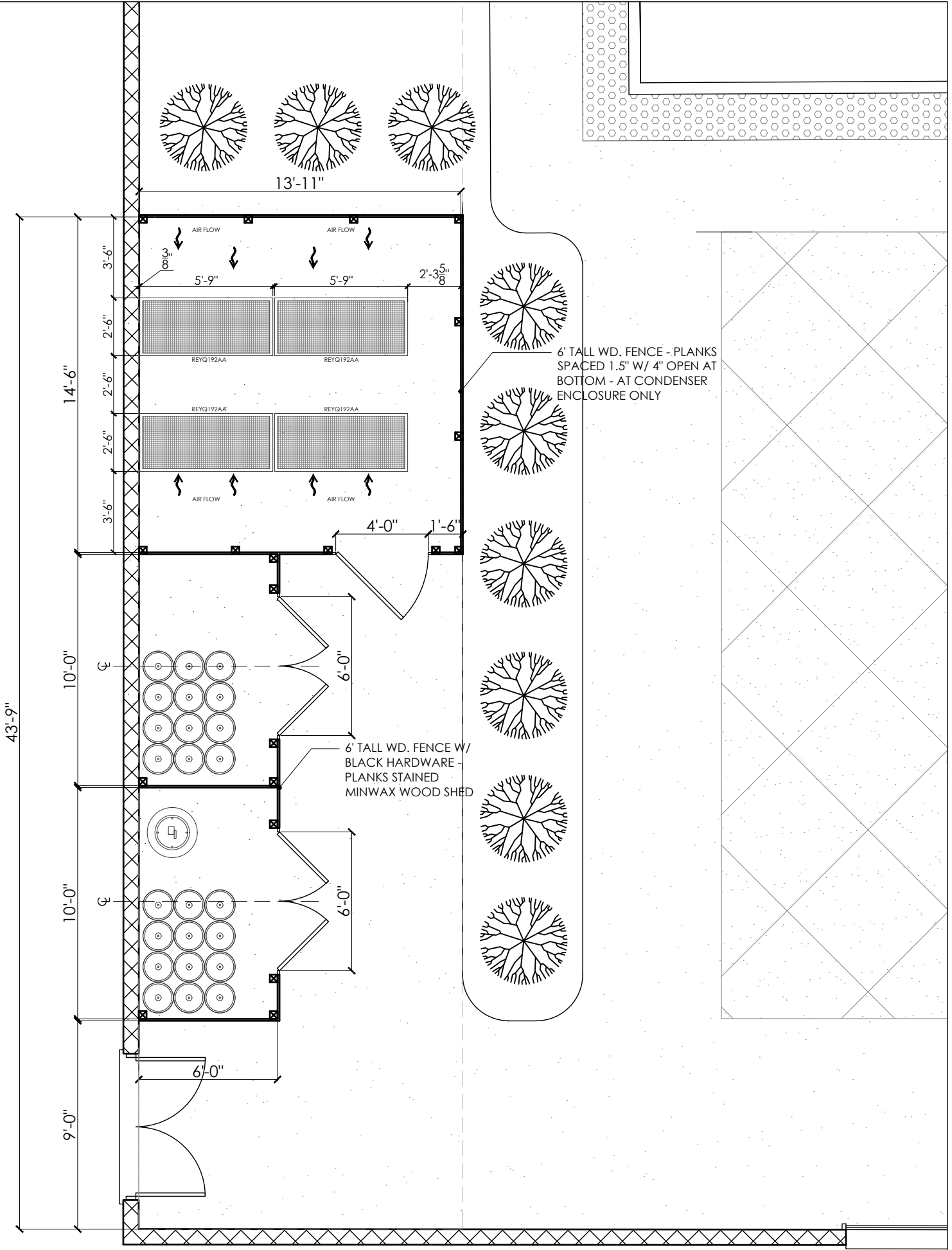
The mechanical screening is **approved** with the following conditions:

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

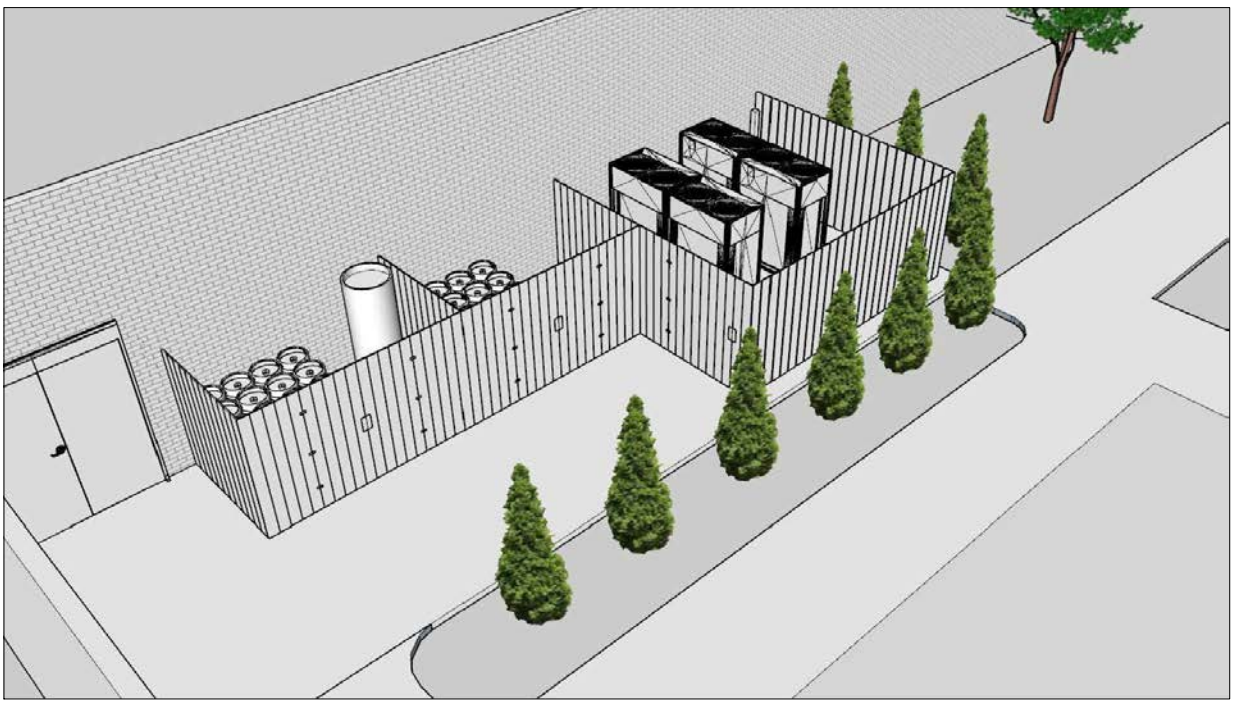


THE FACTORY AT FRANKLIN - BUILDING 3 ENCLOSURE LOCATION


13'-11"
AIR FLOW
AIR FLOW
3 3/8"
5'-9"
5'-9"
2'-3 5/8"
3'-6"
2'-6"
2'-6"
2'-6"
3'-6"
14'-6"
REYQ192AA
REYQ192AA
REYQ192AA
REYQ192AA
AIR FLOW
AIR FLOW
6' TALL WD. FENCE - PLANKS SPACED 1.5" W/ 4" OPEN AT BOTTOM - AT CONDENSER ENCLOSURE ONLY
4'-0"
1'-6"
10'-0"
6'-0"
6' TALL WD. FENCE W/ BLACK HARDWARE - PLANKS STAINED MINWAX WOOD SHED
10'-0"
6'-0"
43'-9"
6'-0"
9'-0"









FENCE PLANK STAIN



EXAMPLE OF BLACK HARDWARE



INSTALL A WOODEN ENCLOSURE IN THE LOCATION OF THE PREVIOUS WOODEN HVAC ENCLOSURE.

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

TAX MAP 63M, GROUP A, PARCEL 21.00
(Property Parcel/Tax ID Number)
and located at:

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

DAVID CLICK
(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.

David Click
Signature

2710 OLD LEBANON RD, SUITE 5
Property Owner Mailing Address

NASHVILLE, TN 37214
City, State & Zip

Subscribed and sworn to before me this

29th day of August, 2023.

Tami A. Pryce
Notary Public

My Commission Expires: 10/20/26

TAMI A. PRYCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

City of Franklin
Planning & Sustainability Department
109 Third Ave So. | Franklin, TN 37064
P. 615-550-6729 or 615-791-3232
E. susan.coleman@franklintn.gov

Project Overview #1107393

Project Title: 0

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

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
David Click
Holladay Properties
2710 Old Lebanon Road, Suite 5
Nashville, TN 37214
P:813.579.0588
dclick@holladayproperties.com

Contact Information - Property Owner

Property Owner
David Click
Holladay Properties
2710 Old Lebanon Road, Suite 5
Nashville, TN 37214
P:813.579.0588
dclick@holladayproperties.com

Address or Parcel

Project Address or Parcel: 230 FRANKLIN RD (063M-A02100)

Calculated Acreage: Parcel
- 230 FRANKLIN RD: 20.04791029

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : HVAC Equipment or Screening

Height of Overall Sign:

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 230 FRANKLIN RD: PD

Central Franklin Overlay: Central Franklin Overlay
- 230 FRANKLIN RD: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 230 FRANKLIN RD: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: NA

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type: Mechanical Screening

Narrative

Project Description:

THE INSTALLATION OF A NEW WOODEN ENCLOSURE IN THE LOCATION OF THE PREVIOUS HVAC ENCLOSURE.

TO BE 6' STAINED WOOD PLANKS, WITH BLACK HARDWARE.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-05331

DATE: October 2, 2023

TO: Historic Zoning Commission

FROM:

SUBJECT:
Rear Yard Fencing At 419 Boyd Mill Ave.; Mike Smith, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

RECOMMENDATION:
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.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

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

Address:	**419 Boyd Mill Ave. (Boyd Mill Avenue Historic District)**
Applicant:	**Mike Smith**
Owner:	**Jo Ellen McDowell**
Project #:	**8310**
Type of Work:	**Rear Yard Fencing**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**September 27, 2023**
Expiration Date:	**September 27, 2025 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of rear yard fencing to meet pool barrier requirements. The Guidelines allow for administrative approval of rear yard fencing if all recommendations are met. Rear yard fencing is defined as fencing recessed at least 20' from the front facade of the building.

- The fence consists of a 4'-tall traditional metal fence with horizontal bars at the top and bottom. It will be black in color. This fence will be installed at the rear of the property, behind the principal building, and will enclose the pool area.

The proposed fence meets the Design Guidelines for design, height, material, and location.

APPLICABLE GUIDELINES

Chapter 7 – Fences, Gates, and Walls

APPROVED WORK SPECIFICATIONS

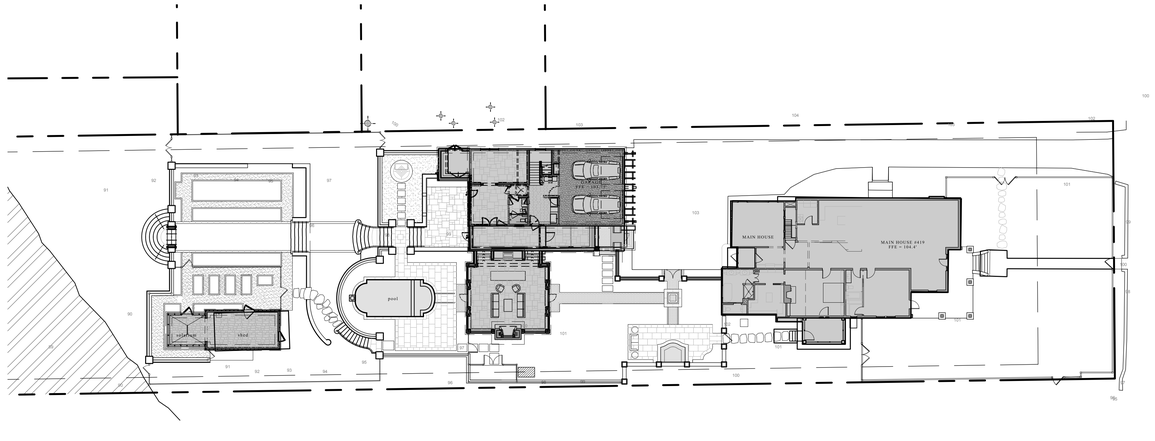
The rear yard fencing is **approved** with the following conditions:

- The fencing may be installed as shown in light of the Historic District Design Guidelines.
- Per Guidelines, all gates (if they open to public sidewalks) must be configured to swing inwardly.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

MCDOWELL RESIDENCE
POOL PERMIT SET

419 BOYD MILL AVENUE
FRANKLIN, TENNESSEE 37064



1 proposed site plan
scale: 1" = 20'-0"

AN INDEX OF DRAWINGS:

L0.0	PROPOSED SITE PLAN
L0.1	ISR PLAN
L1.0	EXISTING CONDITIONS PLAN
L3.0	GRADING AND DRAINAGE PLAN
L4.0	INDEX OF DETAILS PLAN
L5.10	CONSTRUCTION DETAILS
L5.20	CONSTRUCTION DETAILS
L5.21	CONSTRUCTION DETAILS
L5.30	CONSTRUCTION DETAILS

PROJECT TEAM

LANDSCAPE ARCHITECT

Anne Daigh
Daigh Rick Landscape Architects, LLC
900 South Street, Suite 104
Nashville, TN 37203
(615) 454-4100
anne@daighrick.com

ARCHITECT

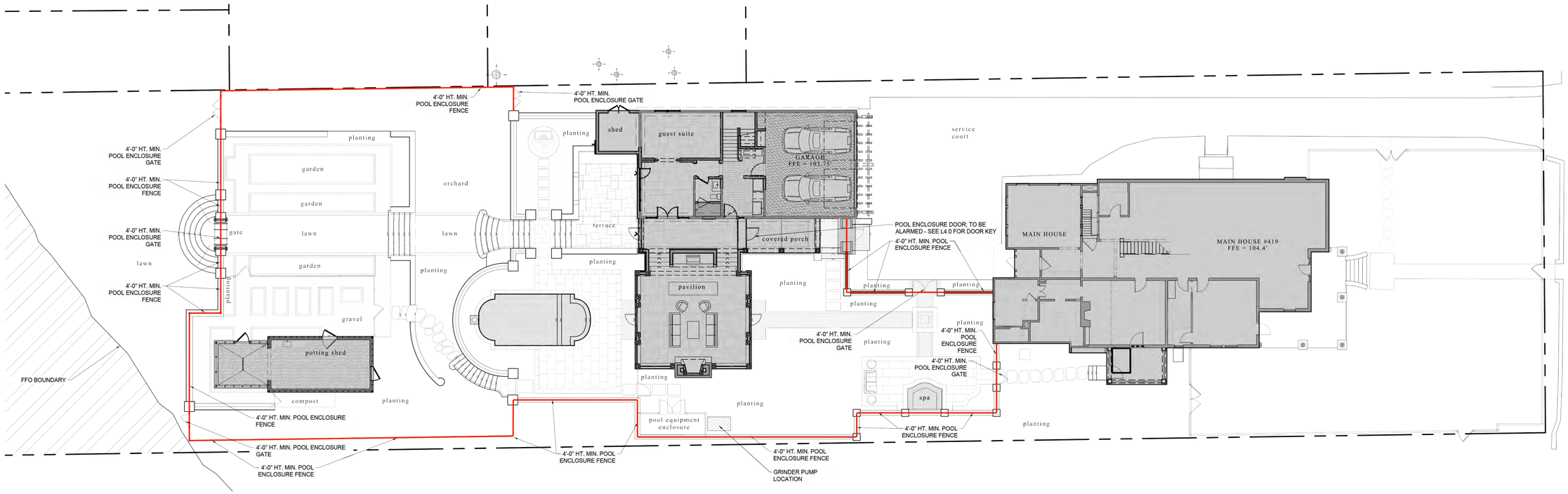
Steve Durden
Durden Architecture
478 Craighead Street, Suite 108
Nashville, TN 37204
(615) 385-4747
steve@durdenarchitecture.com

CONTRACTOR

Mike Smith and Company
615-405-4908
Mike@mikesmithandcompany.com

NOTES:

1. THIS PERMIT DRAWING SET SUBMITTAL IS FOR THE POOL AND SPA ONLY.
2. RETAINING WALLS OVER 48" TALL TO BE SUBMITTED SEPARATELY.
3. PER CITY OF FRANKLIN REVIEW:
   ANY DEVIATION FROM THESE APPROVED PLANS WILL REQUIRE A RESUBMITTAL OF REVISED PLANS FOR APPROVAL. ALL CHANGES SHALL BE SHOWN AND CLOUDED. A REVISION LETTER SHALL BE INCLUDED WITH THE RESUBMITTAL OUTLINING ALL PLAN REVISIONS. FIELD CHANGES ARE NOT PERMITTED ON RESIDENTIAL POOLS. ANY CONSTRUCTED FIELD CHANGE MAY RESULT IN THE CONTRACTOR/APPLICANT BEING REQUIRED TO REMOVE THIS UNAPPROVED CONSTRUCTION.
4. THE SIDEWALK AND CURB SHALL BE PROTECTED AT ACCESS POINTS WITH RUBBER MATS. THE RUBBER MATS SHALL BE IN PLACE AT THE START OF THE DAY AND REMOVED AT THE END OF THE DAY UNTIL CONSTRUCTION IS COMPLETE.



1 L0.0 site plan
scale: one inch equals ten feet



2 L0.0 rear of site plan
scale: one inch equals ten feet

DAIGH RICK
LANDSCAPE ARCHITECTS, LLC
900 South Street Ste. 104
Nashville, TN 37203
p 615 454 4100
anne@daighrick.com
www.daighrick.com

McDOWELL RESIDENCE

419 BOYD MILL AVENUE
FRANKLIN, TENNESSEE

ANNE M. DAIGH
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 1815
LANDSCAPE ARCHITECT

8-30-23

revisions
1 August 17, 2023

date: June 28, 2023
scale: 1" = 10'-0"
proposed site plan

POOL PERMIT SET

L0.0
McDOWELL

SITE CALCULATIONS

ZONING DISTRICT: R-3
OVERALL PROPERTY: 46,232 SF OR 1.06 ACRES

PROPOSED CONDITIONS (POST CONSTRUCTION)

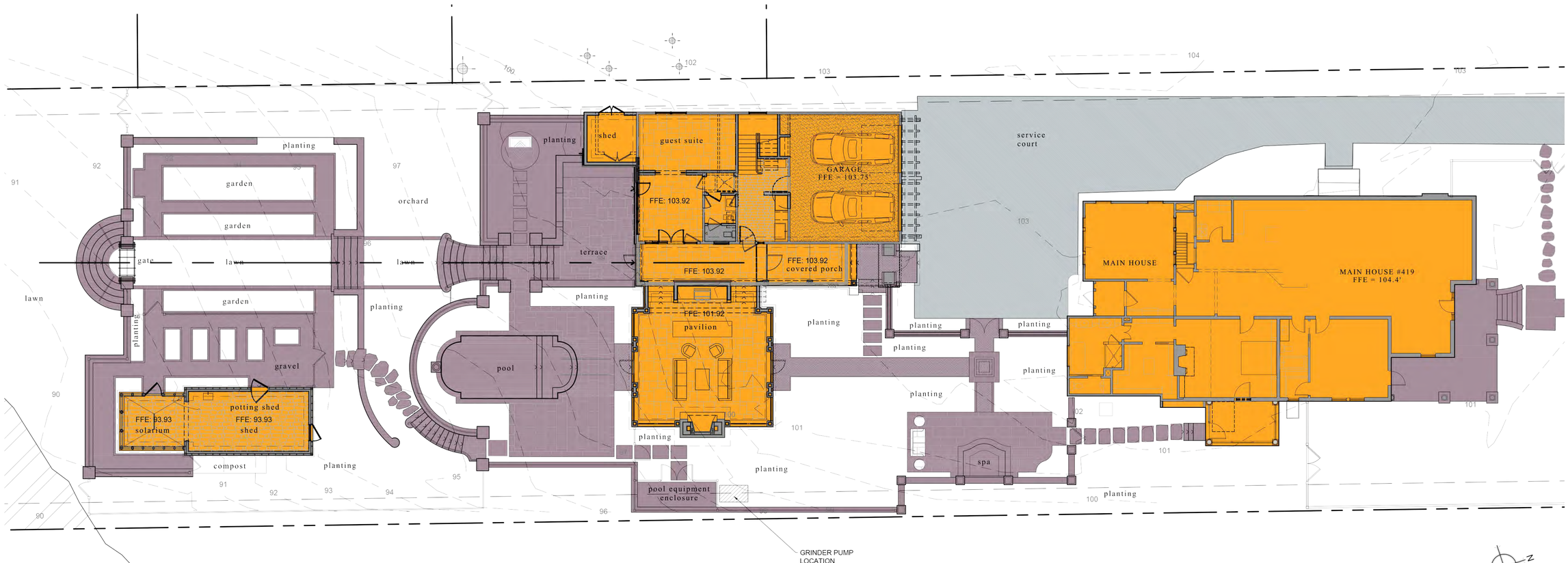
BUILDING STRUCTURES: 5,763 SF

IMPERVIOUS DRIVE: 2,776 SF

HARDSCAPE: 4,824 SF

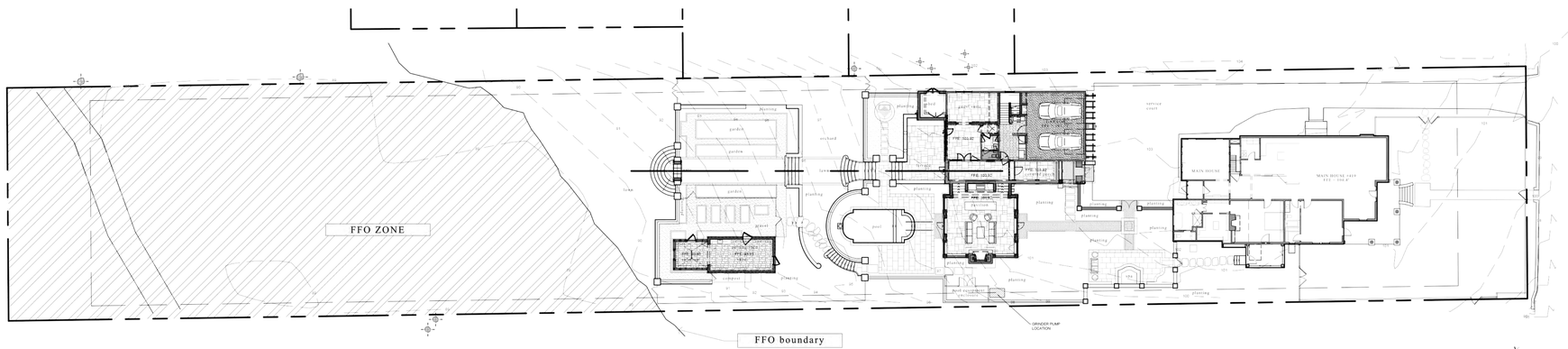
GRAND TOTAL: 13,363 SF IMPERVIOUS SURFACE OR 28.9% OF TOTAL LOT

BUILDING
DRIVEWAY
HARDSCAPE
FFO ZONE



1 L0.1 Impervious Surface Plan
scale: one-eighth inch equals one foot

0' 2' 4' 8' 16' 24'
scale: one-eighth inch equals one foot



2 L0.1 Floodway Fringe Overlay Plan
scale: one inch equals twenty feet

0' 5' 10' 20' 40' 60'
scale: one inch equals twenty foot

DAIGH RICK
LANDSCAPE ARCHITECTS, LLC
900 South Street Site. 104
Nashville, TN 37203
p 615 454 4100
anne@daighrick.com
www.daighrick.com

McDOWELL RESIDENCE

419 BOYD MILL AVENUE
FRANKLIN, TENNESSEE

POOL PERMIT SET

ANNE M. DAIGH
REGISTERED
LANDSCAPE
ARCHITECT
TENNESSEE NO. 1815

8-30-23

revisions
August 17, 2023

June 28, 2023
scale: as noted
ISR Plan

L0.1
McDOWELL

DAIGH RICK
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900 South Street Ste. 104
Nashville, TN 37203
p 615 454.4100
anne@daighrick.com
www.daighrick.com

McDOWELL RESIDENCE

419 BOYD MILL AVENUE
FRANKLIN, TENNESSEE

revisions
August 17, 2023
June 28, 2023
scale: as noted
existing conditions plan

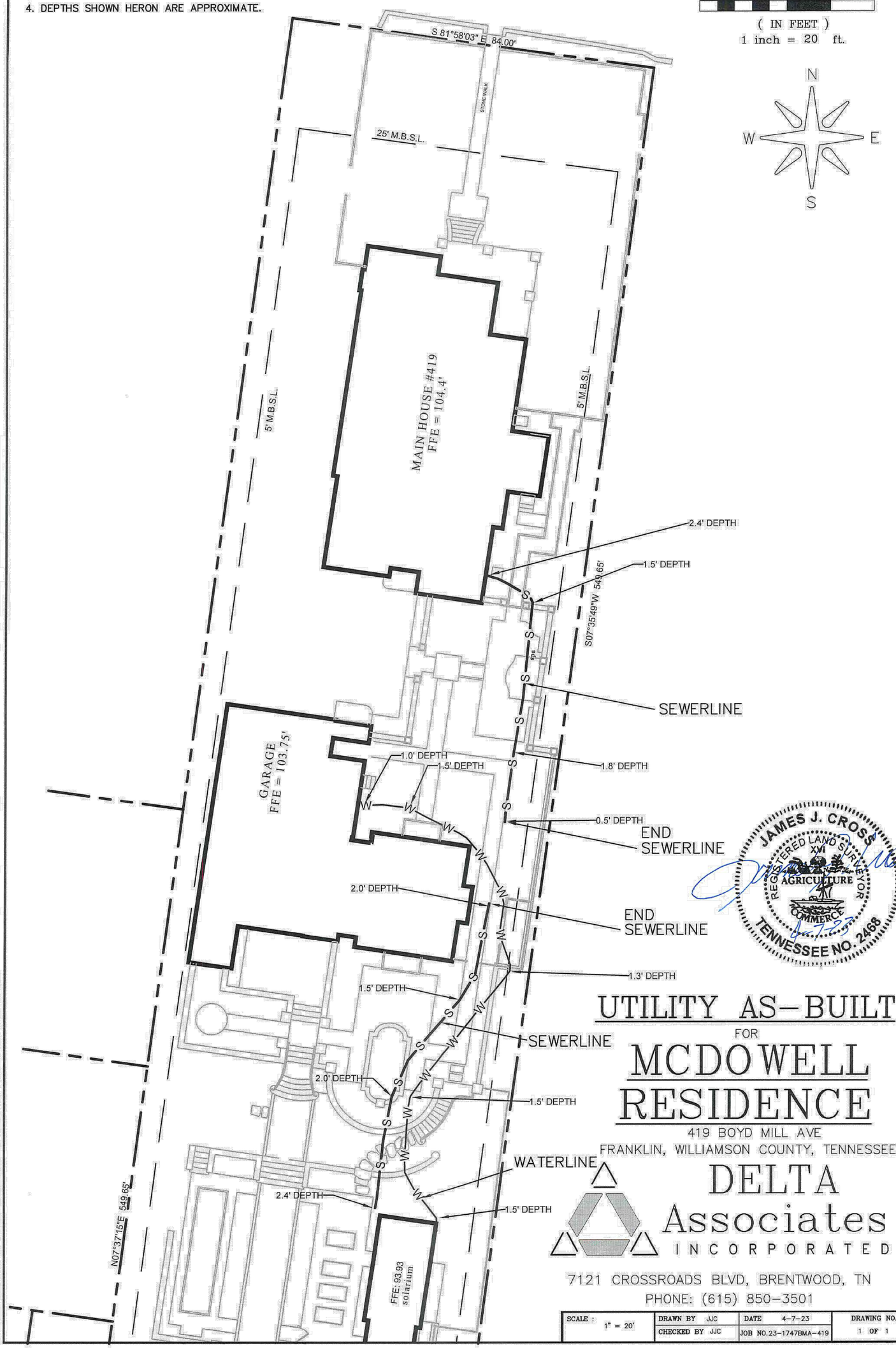
L1.0
McDOWELL

POOL PERMIT SET

GENERAL NOTES

1. SITE AS SHOWN WAS TAKEN FROM SITE PLAN FOR MCDOWELL RESIDENCE BY DAIGH RICK LANDSCAPE ARCH. INC. AND EXISTING FIELD LOCATED LOT CORNERS (IRON PINS).
2. ALL UTILITIES SHOWN HEREON ARE TAKEN FROM VISIBLE EVIDENCE AT SITE AND RECORDED PLAT, LOCATIONS SHOWN ARE APPROXIMATE.
3. FIELD WORK WAS DONE 2-18-23.
4. DEPTHS SHOWN HERON ARE APPROXIMATE.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.



JAMES J. CROSS
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2468

UTILITY AS-BUILT

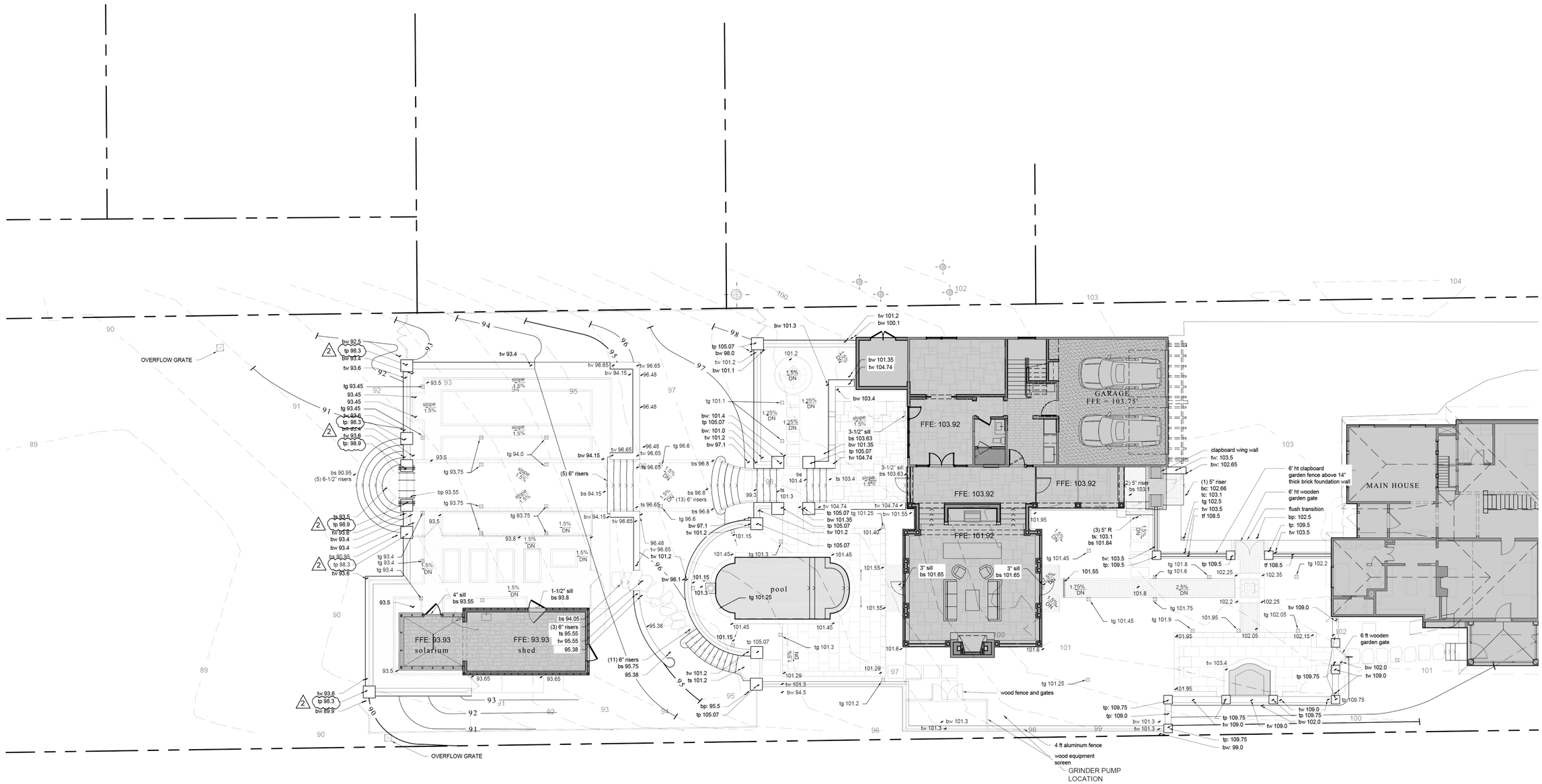
FOR

MCDOWELL RESIDENCE

419 BOYD MILL AVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DELTA Associates INCORPORATED
7121 CROSSROADS BLVD, BRENTWOOD, TN
PHONE: (615) 850-3501

SCALE : 1" = 20'	DRAWN BY JJC	DATE 4-7-23	DRAWING NO.
	CHECKED BY JJC	JOB NO.23-1747BMA-419	1 OF 1



LEGEND

- - SPOT ELEVATION
- TG- TOP OF OBJECT/GRATE
- TW - TOP OF WALL
- BW - BOTTOM OF WALL
- TP - TOP OF PIER
- BP - BOTTOM OF PIER
- TC - TOP OF CURB
- BC - BOTTOM OF CURB
- TS - TOP OF STEPS
- BS - BOTTOM OF STEPS
- DS - DOWNSPOUT

- DRAIN PIPE
- DRAIN PIPE FROM DS
- FRENCH DRAIN (PERF. PVC PIPE)
- SURFACE AREA DRAIN
- CLEAN OUT
- JUNCTION BOX
- SUB-SURFACE DRAINAGE COLLECTION POINT (SEE TREE PIT DETAIL)
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- DRAIN STRUCTURE NUMBER (A1)

GRADING & DRAINAGE NOTES

1. CONNECT ALL EXISTING DOWNSPOUTS TO THE PROPOSED SYSTEM AS SHOWN, UNLESS OTHERWISE NOTED.

2. CONNECT ALL PROPOSED FOOTING DRAINS TO THE PROPOSED SYSTEM.

3. NO TREES AND/OR VEGETATION, UNLESS SPECIFICALLY NOTED ON THE TREE PRESERVATION DRAWINGS, SHOULD BE REMOVED OR DISTURBED.

4. TOPSOIL IS TO BE STRIPPED FROM ALL CUT/FILL AREAS AND STOCKPILED ON SITE IN AN AREA REVIEWED BY THE LANDSCAPE ARCHITECT AND OWNER. THE SOIL SHOULD BE TESTED AS PER THE REQUIREMENTS SPECIFIED WITHIN THE SOIL DEPTHS AND TESTING NOTES.

5. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SODDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.

6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN FILLED TO APPROXIMATELY 50% WITH RUNOFF SEDIMENT.
7. SILT BARRIERS ARE TO BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.

8. THE CONTRACTOR IS TO PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS FOR PRESERVATION AND PROTECTION OF ALL EXISTING OR PROPOSED TREES.

9. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, OR HANDLE AND/OR STORE CONSTRUCTION DEBRIS OR MATERIALS, WITHIN THE DRIPLINE OF EXISTING OR PROPOSED TREES.

10. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVING AT ALL TIMES. FIELD ADJUSTMENTS OF FINAL GRADES MAY BE NECESSARY.

11. ALL SUBSURFACE DRAINAGE PIPES SHOULD BE INSTALLED AT A MINIMUM OF 1% SLOPE.

12. THE CONTRACTOR IS TO CONFORM TO ALL CODES AND REGULATIONS AND RECEIVE APPROVAL AND/OR OBTAIN PERMITS FOR ANY CONSTRUCTION AS REQUIRED BY THE GOVERNING JURISDICTION OF THE PROJECT.

13. **REFER TO CIVIL DRAINAGE PLAN FOR ALL PIPE AND STRUCTURE SIZES, LOCATIONS, AND ELEVATIONS.**

DAIGH RICK
LANDSCAPE ARCHITECTS, LLC
900 South Street Ste. 104
Nashville, TN 37203
p 615.454.4100
anne@daighrick.com
www.daighrick.com

McDOWELL RESIDENCE

419 BOYD MILL AVENUE
FRANKLIN, TENNESSEE

ANNE M. DAIGH
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF
TENNESSEE NO. 1015
LANDSCAPE ARCHITECT

8-30-23

revisions

1	date: August 17, 2023
2	date: August 30, 2023
	date: June 28, 2023
	scale: 1/8" = 1' - 0"
	grading and drainage plan

POOL PERMIT SET

L3.0

McDOWELL

LEGEND

SLEEVING LEGEND
INDICATES SLEEVING LOCATIONS FOR LANDSCAPE LIGHTING & IRRIGATION ONLY!!!

(2) 4" SCHEDULE 40 PVC FOR IRRIGATION AND LIGHTING

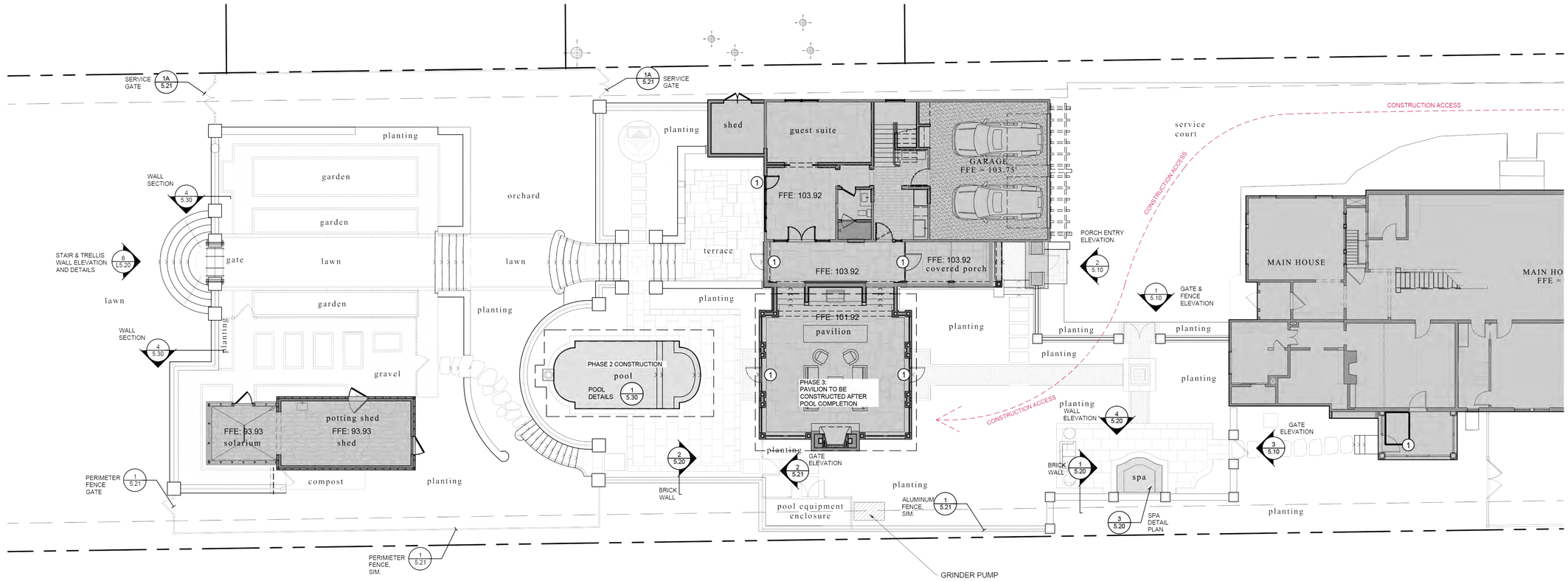
(1) 4" SCHEDULE 40 PVC FOR IRRIGATION

ALL SLEEVES SHOULD HAVE A MIN. DEPTH OF 15" TO TOP OF PIPE. EXTEND ALL SLEEVES A MIN. OF 6" BEYOND HARDSCAPE.

Detail #
Sheet #
DETAIL CALL OUT

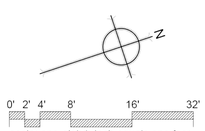
Detail #
Sheet #
SECTION CALL OUT

Detail #
Sheet #
ELEVATION CALL OUT



DOOR KEY

(1) — DOOR ALARM TO BE INSTALLED AT LOCATIONS NOTED: POOL GUARD UL2017



DAIGH RICK
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anne@daighrick.com
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McDOWELL RESIDENCE

419 BOYD MILL AVENUE
FRANKLIN, TENNESSEE

ANNE M. DAIGH
REGISTERED
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
TENNESSEE NO. 0815
LANDSCAPE ARCHITECT

8-30-23

revisions
1 August 17, 2023

date: June 28, 2023
scale: 1/8" = 1' - 0"
index of details

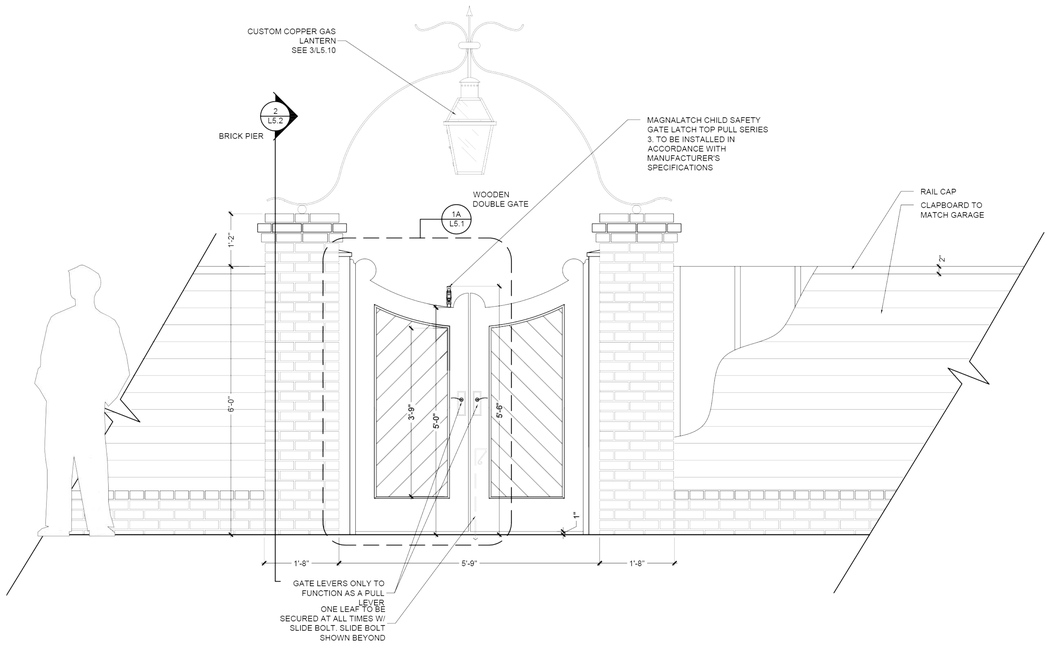
L4.0
McDOWELL

POOL PERMIT SET

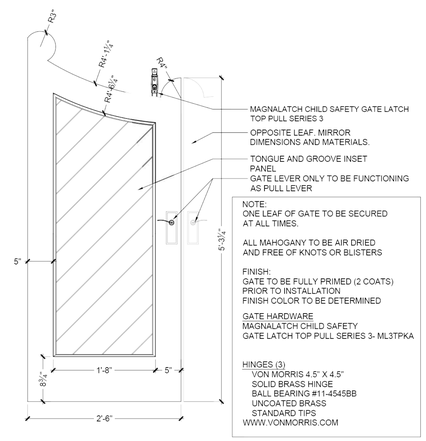
attention:
all millwork shop drawings to
be reviewed by Daigh Rick
Landscape Architects prior to fabrication.

attention:
all stonework shop drawings to
be reviewed by Daigh Rick
Landscape Architects prior to fabrication.

attention:
all ironwork shop drawings to
be reviewed by Daigh Rick
Landscape Architects prior to fabrication.



1 / 5.10 detail: rear garden gate @ service court
scale: three quarter inch equals one foot



NOTE:
ONE LEAF OF GATE TO BE SECURED AT ALL TIMES.

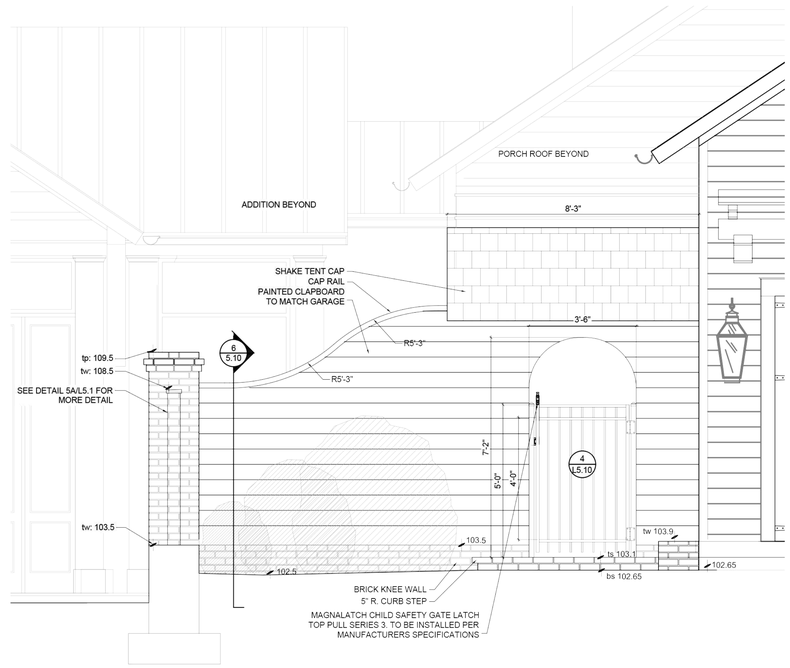
ALL MAHOGANY TO BE AIR DRIED AND FREE OF KNOTS OR BLISTERS

FINISH:
GATE TO BE FULLY PRIMED (2 COATS) PRIOR TO INSTALLATION
FINISH COLOR TO BE DETERMINED

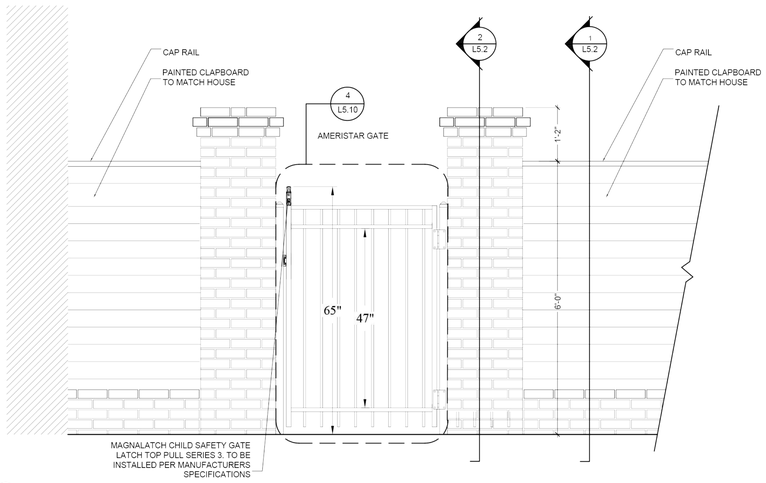
GATE HARDWARE
MAGNALATCH CHILD SAFETY
GATE LATCH TOP PULL SERIES 3- ML3TPKA

HINGES (3)
VON MORRIS 4.5" X 4.5"
SOLID BRASS HINGE
BALL BEARING #11-4545BB
UNCOATED BRASS
STANDARD TIPS
WWW.VONMORRIS.COM

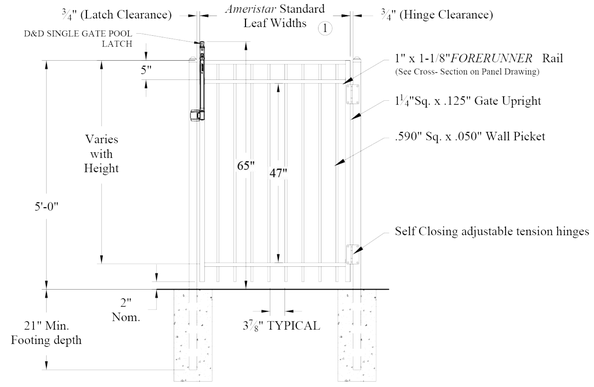
1A / 5.10 detail: rear garden gate @ service court
scale: one inch equals one foot



2 / 5.10 elevation: porch vestibule door front elevation
scale: one inch equals one foot



3 / 5.10 elevation: side garden gate @ brick wall
scale: three quarter inch equals one foot



Single gate Arrangement

NOTES:

1.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out leaf widths.
2.) Additional styles of gate hardware are available on request This could change the Latch & Hinge Clearance.
3.) Post footing available in 21" or 33" depths.

4 / 5.10 detail: Ameristar pool enclosure gate
scale: three quarter inch equals one foot

DAIGH RICK
LANDSCAPE ARCHITECTS, LLC
900 South Street Ste. 104
Nashville, TN 37203
p 615 454 4100
anne@daighrick.com
www.daighrick.com

McDOWELL RESIDENCE

419 BOYD MILL AVENUE
FRANKLIN, TENNESSEE

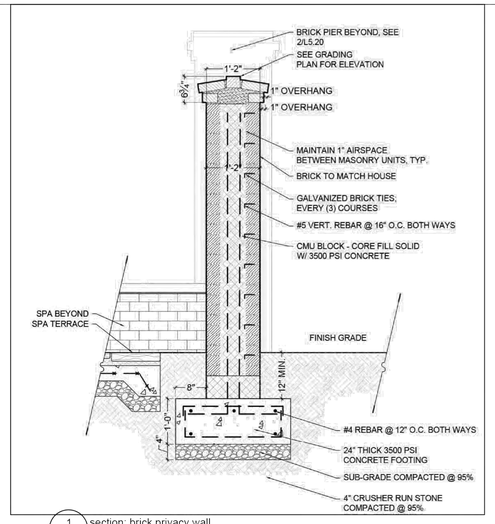
ANNE M. DAIGH
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1815

8-30-23
revisions
1 date: August 17, 2023

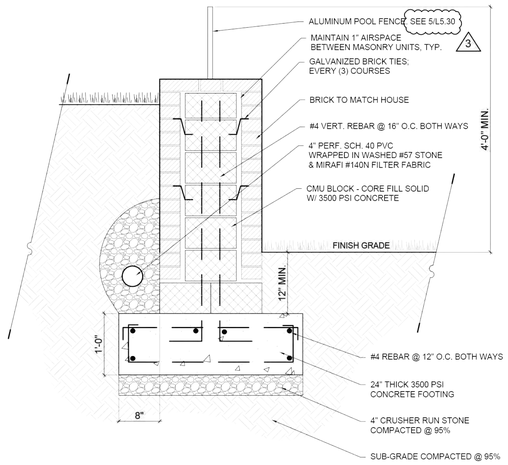
scale: as noted
date: June 28, 2023
construction details

POOL PERMIT SET

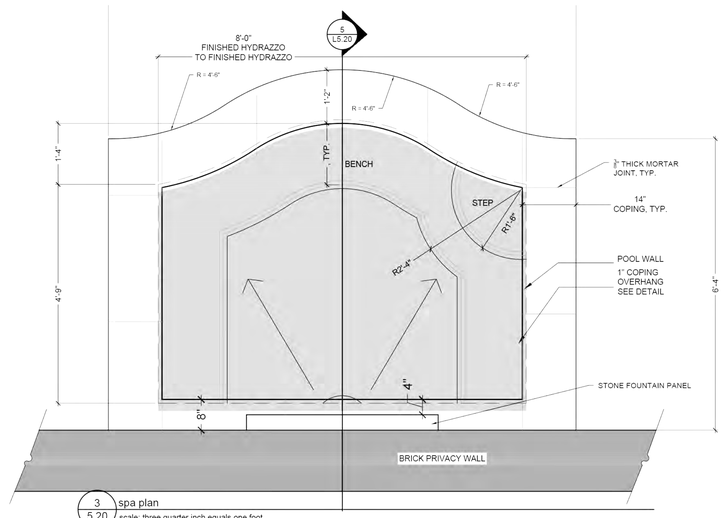
L5.10
McDOWELL



1 / 5.20 section: brick privacy wall
scale: three quarter inch equals one foot



2 / 5.20 brick retaining wall section
scale: one inch equals one foot



3 / 5.20 spa plan
scale: three quarter inch equals one foot

SPA EQUIPMENT TO BE APPROVED:

AUTOMATIC FILLING SYSTEM

250,000 BTU GAS POOL HEATER

FILTRATION SYSTEM T.B.D.

AQUALINK CONTROL SYSTEM - LOCATION TBD

10 HYDRO THERAPY JETS - LOCATION TBD

APPROVED CLEANING SYSTEM

APPROVED PUMP

APPROVED FILTER

PROVIDE (1) 250 WATT, 8" DIAMETER POOL LIGHTS ON A DIMMER SWITCH SETUP ON SEPARATE CIRCUIT CONTROLLED BY AQUALINK SYSTEM

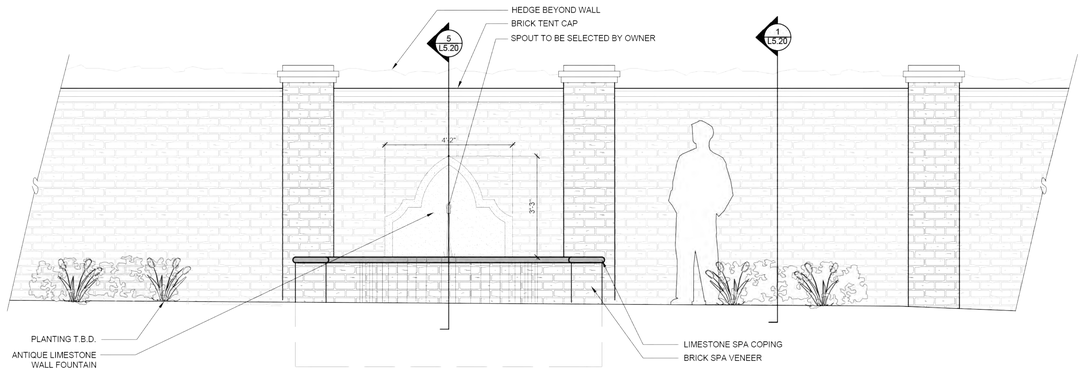
POOL ALARM REQUIRED: TO BE PROVIDED AS POOL EYE ASTM F2208 STANDARD

SOLAR COVER REQUIRED PER FRANKLIN CODE

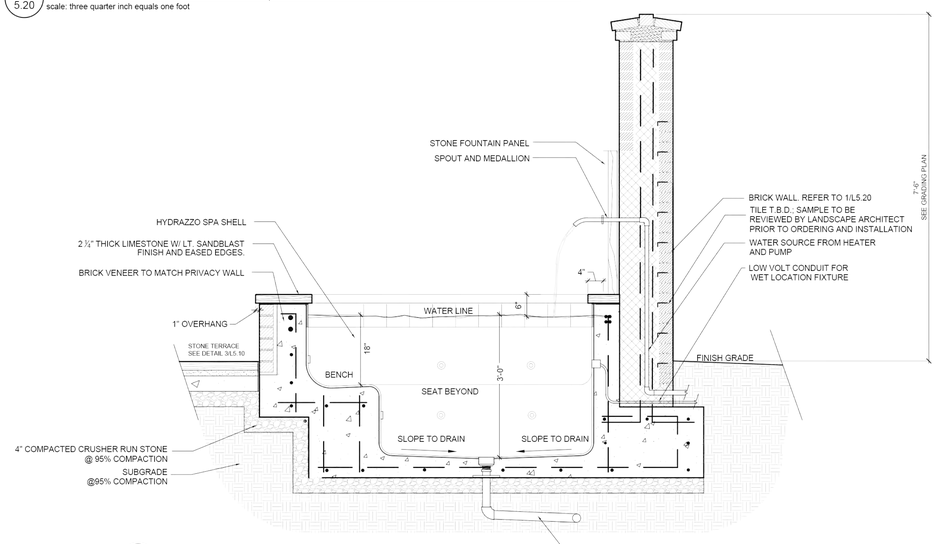
attention:
all millwork shop drawings to be reviewed by Daigh Rick Landscape Architects prior to fabrication.

attention:
all ironwork shop drawings to be reviewed by Daigh Rick Landscape Architects prior to fabrication.

attention:
all stonework shop drawings to be reviewed by Daigh Rick Landscape Architects prior to fabrication.



4 / 5.20 spa wall elevation
scale: one half inch equals one foot

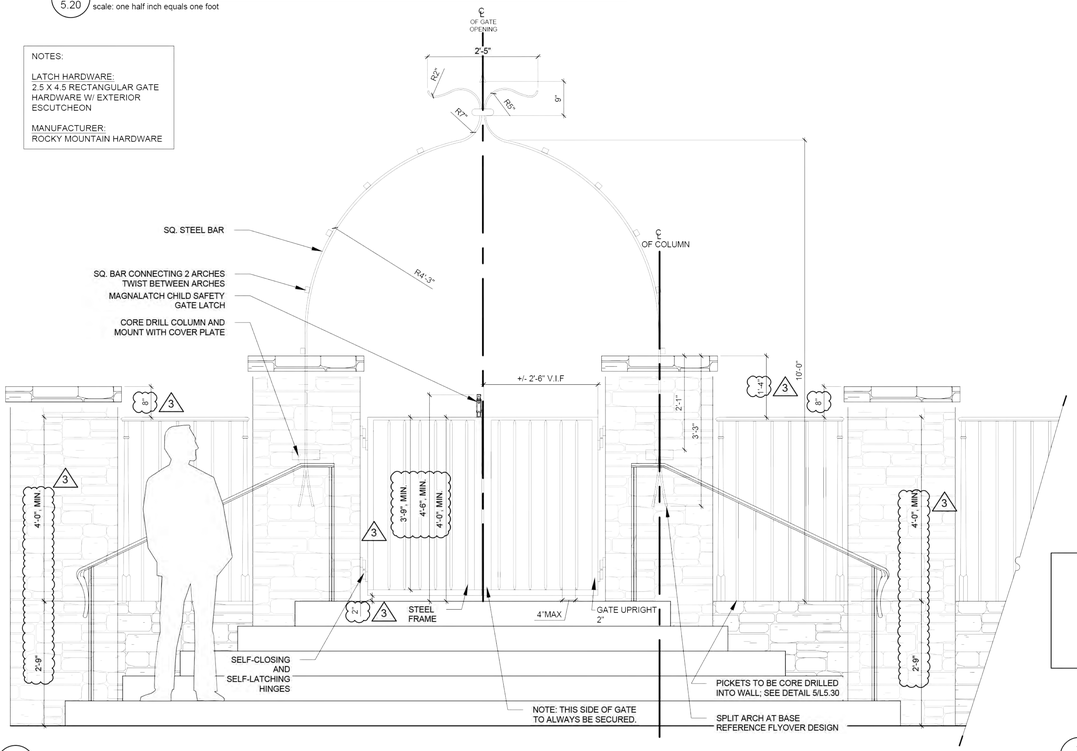


5 / 5.20 spa section
scale: three quarter inch equals one foot

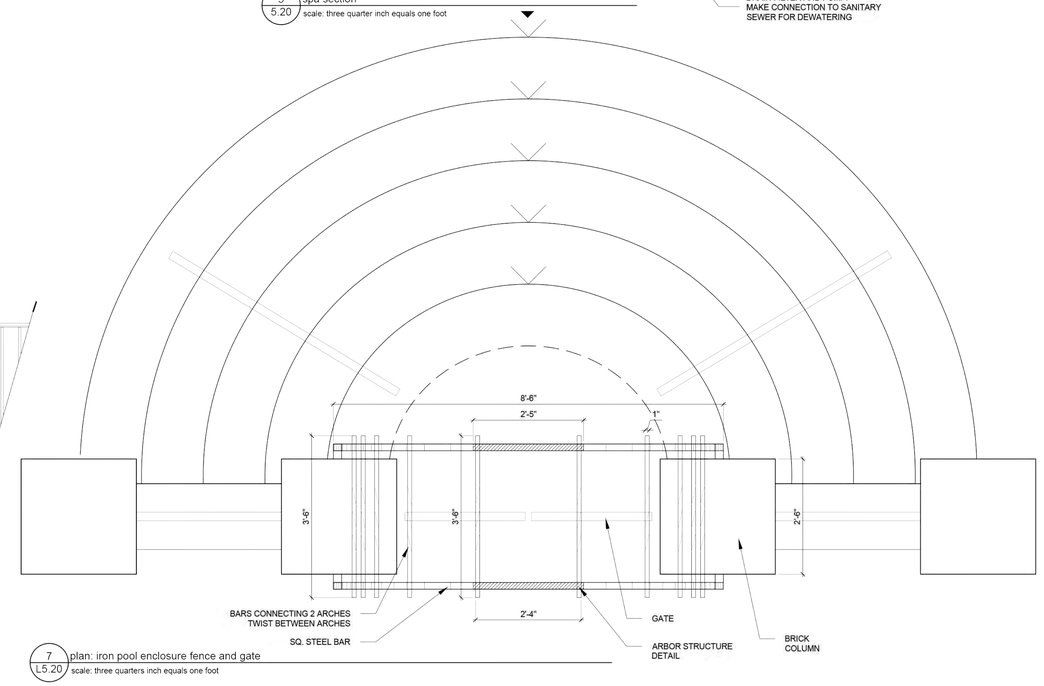
NOTES:

LATCH HARDWARE:
2.5 X 4.5 RECTANGULAR GATE HARDWARE W/ EXTERIOR ESCUTCHEON

MANUFACTURER:
ROCKY MOUNTAIN HARDWARE



6 / L5.20 detail: iron pool enclosure fence and gate
scale: three quarters inch equals one foot



7 / L5.20 plan: iron pool enclosure fence and gate
scale: three quarters inch equals one foot

DAIGH RICK
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anne@daighrick.com
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McDOWELL RESIDENCE

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FRANKLIN, TENNESSEE

ANNE M. DAIGH
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 1815
LANDSCAPE ARCHITECT

8-30-23

revisions

1	May 23rd, 2023
2	August 17, 2023
3	August 30, 2023

date: June 28, 2023

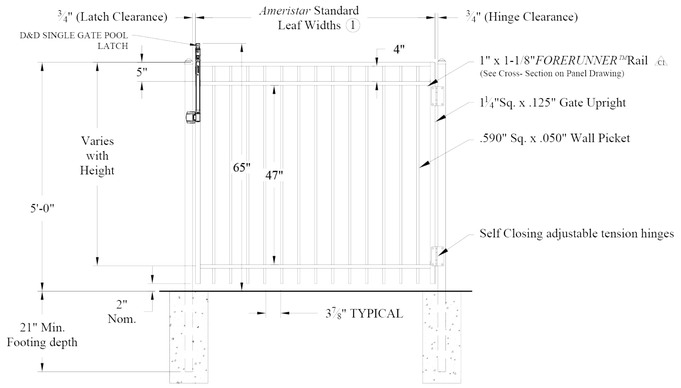
scale: as noted

upper garden construction details

L5.20

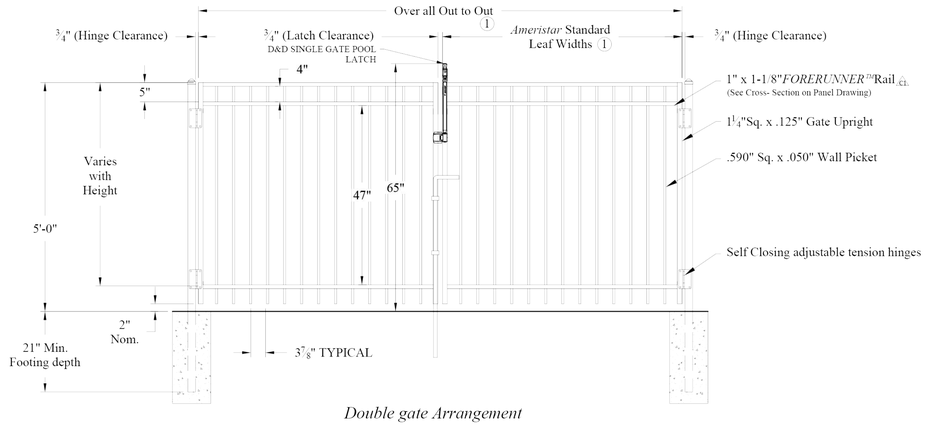
McDOWELL

POOL PERMIT SET



Single gate Arrangement

NOTE:
COORDINATE STEEL OR ALUMINUM WITH OWNER PRIOR TO PURCHASE. BLACK FINISH



Double gate Arrangement

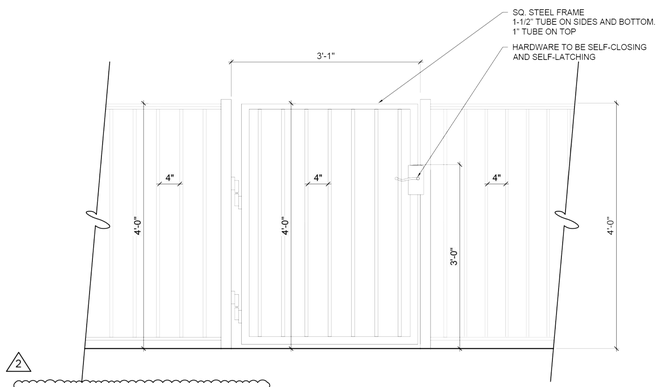
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1A / 5.21 detail: perimeter fence (service gate)
scale: three quarter inch equals one foot

NOTES:

1.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out leaf widths.
2.) Additional styles of gate hardware are available on request This could change the Latch & Hinge Clearance.
3.) Post footing available in 21" or 33" depths.

1 / L5.21 detail: perimeter fence (ped gate)
scale: three quarter inch equals one foot



2 / L5.21 detail: pedestrian gate
scale: three quarter inch equals one foot

attention:
all ironwork shop drawings to be reviewed by Daigh Rick Landscape Architects prior to fabrication.

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McDOWELL RESIDENCE

419 BOYD MILL AVENUE
FRANKLIN, TENNESSEE

ANNE M. DAIGH
REGISTERED
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
TENNESSEE NO. 1315
LANDSCAPE ARCHITECT

8-30-23

revisions

1	August 17, 2023
2	August 30, 2023

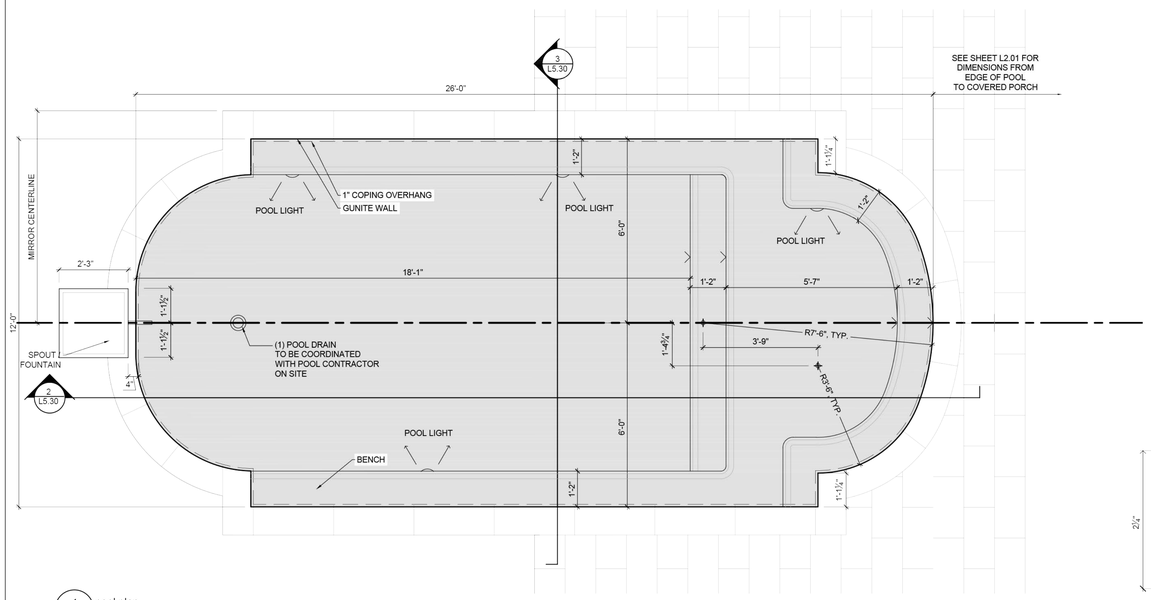
date: June 28, 2023

scale: as noted

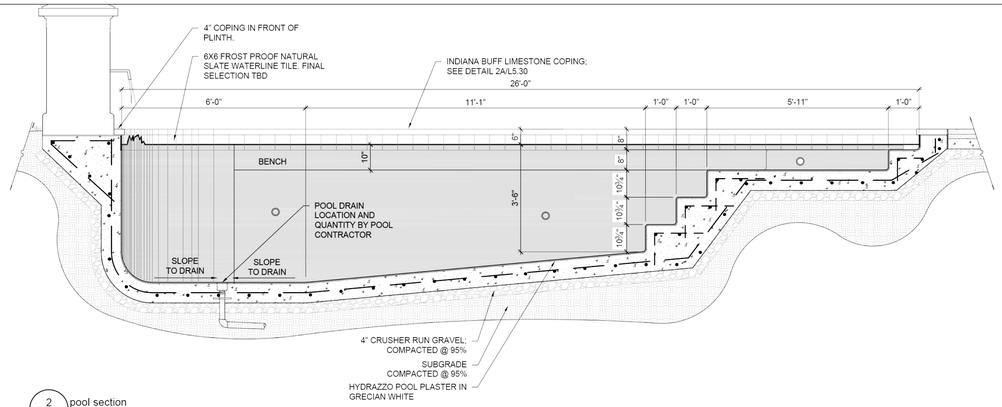
construction details

L5.21
McDOWELL

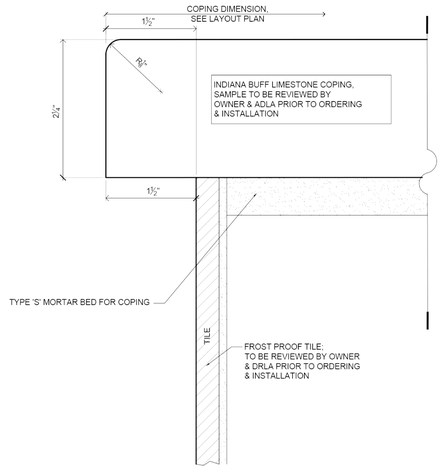
POOL PERMIT SET



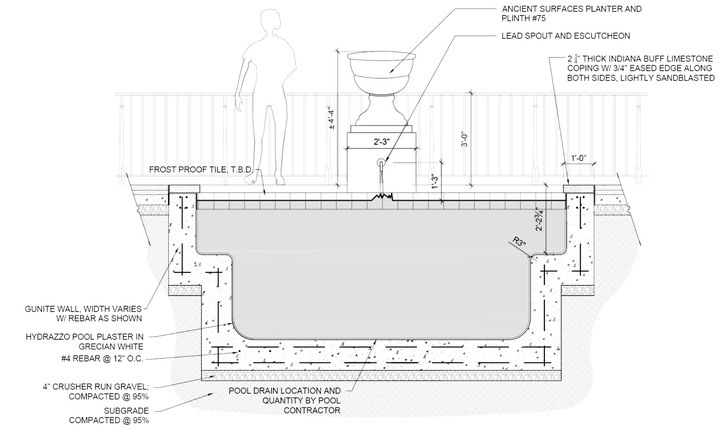
1 5.30 pool plan
scale: one half inch equals one foot



2 5.30 pool section
scale: one half inch equals one foot



2A 5.30 coping section
scale: full scale



3 5.30 pool section
scale: one half inch equals one foot

CONTRACTOR'S NOTES:

POOL EQUIPMENT TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND TO THE STANDARD PRACTICE OF THE CURRENT SWIMMING POOL INDUSTRY

ALL EQUIPMENT TO BE SPECIFIED BY THE MANUFACTURER FOR SWIMMING POOL USE.

ALL EQUIPMENT TO BE REVIEWED BY DRLA AND OWNER PRIOR TO INSTALLATION

POOL CONTRACTOR TO ENSURE ALL MATERIALS AND METHODS WILL CONFORM TO LOCAL CODES AND ORDINANCES

POOL CONTRACTOR TO COORDINATE ALL REQUIRED SLEEVING FOR POOL EQUIPMENT, POOL LIGHTING LOCATIONS, LOCATION OF FLOOR CLEANING SYSTEM AND ELECTRICAL REQUIREMENTS - ALL LAYOUTS TO BE REVIEWED BY DRLA PRIOR TO CONSTRUCTION.

POOL EQUIPMENT TO BE APPROVED:

POOL ALARM REQUIRED: POOL EYE ASTM F2208 STANDARD

SOLAR COVER REQUIRED PER FRANKLIN CODE

AUTOMATIC FILLING SYSTEM

BTU GAS POOL HEATER - SIZED ACCORDING TO POOL VOLUME

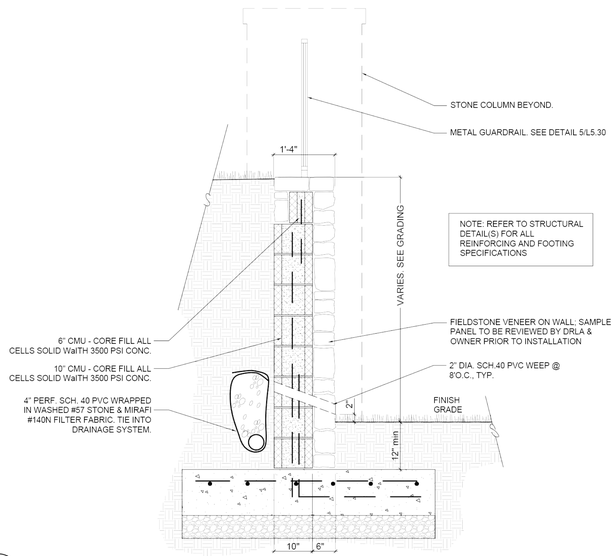
ULTRA-VIOLET SANITATION SYSTEM, TBD

AQUALINK CONTROL SYSTEM - LOCATION TBD

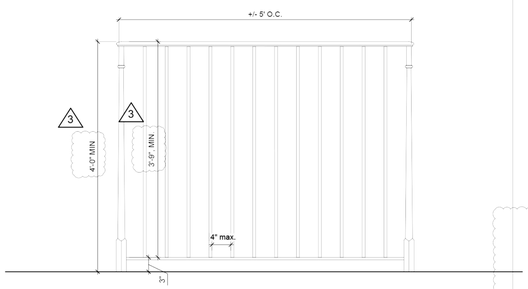
APPROVED PUMP

APPROVED FILTER

PROVIDE (4) LED POOL LIGHTS - ACTUAL COLOR TBD - REFER TO PLAN FOR LAYOUT. PROVIDE ONE SWITCH FOR BOTH SIDES - (4) LIGHTS PER SWITCH. LIGHT FIXTURES TO BE REVIEWED BY DRLA PRIOR TO CONSTRUCTION



4 5.30 typical stone retaining wall section
scale: three quarter inch equals one foot



5 5.30 wrought iron railing elevation (typical)
scale: one and one-half inch equals one foot

NOTES:

BOTTOM RAIL NEEDS TO BE GREATER THAN 45" FROM TOP OF GRADE OUTSIDE POOL ENCLOSURE. IF BOTTOM RAIL IS LESS THAN 45" FROM TOP OF GRADE, REMOVE BOTTOM RAIL AND CORE DRILL PICKETS INTO WALL.

3

IRON RAILING MUST ACT AS POOL ENCLOSURE IF WALL DOES NOT. IF WALL IS NOT 4'-0" HT. MIN. FROM TOP OF GRADE OUTSIDE POOL ENCLOSURE, IRON RAILING MUST BE 4'-0" HT. MIN.

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McDOWELL RESIDENCE

419 BOYD MILL AVENUE
FRANKLIN, TENNESSEE

ANNE M. DAIGH
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
TENNESSEE NO. 1081

8-30-23

revisions

1	May 23rd, 2023
2	August 17, 2023
3	August 30, 2023

date: June 28, 2023

scale: as noted

lower garden construction details

POOL PERMIT SET

L5.30
McDOWELL









OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Jo Ellen McDowell
(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:

(Property Parcel/Tax ID Number)
and located at:

419 Boyd Mill Ave
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Mike Smith
(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.

Jo Ellen McDowell
Signature

419 Boyd Mill Ave
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

6th day of September, 2023.

Blake Rutledge
Notary Public

My Commission Expires: 08-30-2026

BLAKE RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-30-2026

CITY OF FRANKLIN, TN

419 Boyd Mill Ave

City of Franklin
Planning & Sustainability Department
109 Third Ave So. | Franklin, TN 37064
P. 615-550-6729 or 615-791-3232
E. susan.coleman@franklintn.gov

Project Overview #1074622

Project Title: 419 Boyd Mill Ave
Application Type: 08b) Administrative Certificate of Appropriateness (COA)
Workflow: COA Administrative Default
Jurisdiction: Franklin
State: TN
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
Michael Smith
Mike Smith
1120 Deer Lake Rd
Franklin, TN 37069
P:615-405-5908
mike@mikesmithandcompany.com

Contact Information - Property Owner

Property Owner
Jo Ellen McDowell

419 Boyd Mill Ave
Franklin, TN 37064
P:6159731002
joellenmcdowell@gmail.com

Address or Parcel

Project Address or Parcel: 419 BOYD MILL AVE (078B-G01200)

Calculated Acreage: Parcel
- 419 BOYD MILL AVE: 0.92865053

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 419 BOYD MILL AVE: R-4 Resid*

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 419 BOYD MILL AVE: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 419 BOYD MILL AVE: Historic Preservation Overlay

Flood Fringe Overlay: Flood Fringe Overlay
- 419 BOYD MILL AVE: Floodway Fringe Overlay District

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: N/A

Type of Work Proposed : Rear Yard Fencing

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

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

HVAC Type:

Narrative

Project Description:

This residential project in the historic district at 419 Boyd Mill Ave. is designed and meant to increase the use and enjoyment of the expansive backyard of the homeowners. The landscape architect has designed different types of fences to give each area of the back yard it's own distinct moment and feel while also providing necessary security and protection for the pool and spa. A couple areas of the pool enclosure fence have already been approved via prior certificate of appropriateness. These areas include the enclosure just past the driveway arrival area (clapboard fence) an the spa area (brick wall). The rest of the enclosure is made up of wrought iron railing and steel fencing as designated in the landscape plan details.