City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, November 13, 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

2024 MEETING CALENDAR

2. Consideration Of The 2024 Meeting Calendar

Sponsors:

UPDATED BYLAWS

3. Consideration of The Updated Bylaws.

Sponsors:

ANNOUNCEMENTS

APPLICATIONS

4. Consideration Of New Construction (Multifamily Building 3) At 209 Old Liberty Pike; 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 Alterations (Site Elements) At 239 Franklin Rd. (The Park at Harlinsdale Farm); David Hodnett, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

7. Consideration of An Addition (Rear Deck) At 1319 Adams Street, Kacie Dunavan, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

8. Consideration Of An Addition And Window Alterations (Principal) At 203 2nd Avenue S.; Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

9. Consideration Of Site Alterations (Columns and Retaining Wall) At 1254 Adams Street; Linda Childs, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

10. Consideration Of Alterations (Courtyard) At 159 1st Avenue N.; Andy Berry, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

11. Consideration Of Alterations (Front Porch) At 728 Fair Street, Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

12. Consideration Of Mechanical Screening and Lighting At 252 5th Ave. N.; Sam Johnson, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

13. Consideration Of Alterations (Front Porch) At 324 3rd Ave. S.; Scott Nicodemus, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

14. Consideration Of Relocation and An Addition (Accessory) At 1003 Fair Street Ben McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

15. Consideration Of Alterations (Porch Alterations, Siding, Removal of Parge Coating, And Lighting Fixtures) At 1009 Fair Street, Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

16. Consideration Of An Addition (Principal) And New Construction (Accessory) At 112 Lewisburg Avenue; Jennifer Lombard, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

17. Consideration Of A Recommendation Request to the Board of Zoning Appeals as related to Floodplain Construction Standards (Building Finished Floor Elevation) At 800 Fair Street; Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

18. Consideration Of Partial Demolition, Alterations, and An Addition (Principal) At 111 Winslow Road, Kevin Coffey, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

19. 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

20. Signage (Convenience) At 117 4th Ave. N.; JT Manor, Applicant.

21. Signage (Convenience) At 113 3rd Ave. N.; JT Manor, Applicant.

22. Signage (Convenience) At 137 4th Ave. N.; JT Manor, Applicant.

ADJOURN

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

City of Franklin

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

Meeting Minutes

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.)

Gail Haddock, 213 Lewisburg Avenue. Ms. Haddock stated that she has noticed an increase in building heights throughout Franklin, especially in the Historic District as seen on Columbia Avenue with a proposed increase from 2 stories to 3.5 stories. These changes affect everyone in Franklin and should be considered by the Commission when thinking about Franklin's vision for the future.

Julia Bibb, 918 Fair Street. Ms. Bibb applauded the developers and owner's work regarding the design and their willingness to follow and adjust the design based on staff and Commission recommendations. The Middle Eight will provide workforce sustainability while contributing architecturally to the history of the district.

Darlene Dyson, 512 Ardmore Place. Ms. Dyson appreciates the hard work of everyone involved in the project and the forward thinking of the Commission. Ms. Dyson supports the preservation of history in general and is supportive of the Middle Eight development. The Middle Eight will address the need for alternative living arrangements by providing support to the Factory and the Factory district.

Allen Arender, 230 Franklin Road, Managing partner for the Factory redevelopment. The Factory's 94th birthday is approaching, and the goal for the next 100 years is to create a place with new energy that will attract people while preserving the historical foundations of the area. The Middle Eight will provide the people and energy needed to enhance and sustain the Factory and its long-term success.

Dan Piraino, 106 Church Street. Mr. Piraino stated that the Middle Eight project fits beautifully in the Factory district and preserves and recognizes history while providing economic support to the Factory.

Laura Piraino, 106 Church Street. The beautiful architecture aligns with the historical character of Franklin with a new and modern appeal. The Middle Eight will not only support the Factory but also downtown Franklin merchants and restaurateurs.

Xander Morrison, 159 1st Avenue North (#247 Harpeth). The Middle Eight is a much-needed project to attract different people and lifestyles. The project is stylish and on trend but also timeless and elegant. The Middle Eight complements the foundations of Franklin's history while providing economic and workforce support to the Factory.

Tammy Lennox. 1101 Downs Blvd (#124). The Middle Eight will allow people to live in Franklin who otherwise would not be able to afford the housing prices. Ms. Lennox supports the diverse housing options the project provides.

Miles Johnson, 107 Harlinsdale Court. Mr. Johnson explained that he was skeptical of the project, originally. After consideration of the design and location of the Middle Eight, there couldn't be a more perfect location for the project. The Factory is a unique district that will need the economic support that the Middle Eight will provide.

Heritage Foundation Letter dated October 5, 2023 (attached to the 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**

Sponsors:

Commissioner Pearce motioned to approve the HZC Meeting Minutes from September 11, 2023, seconded by Commissioner LeMarinel. Vote: 9-0

ANNOUNCEMENTS

Ms. Huffer announced that the next DRC Meeting will be October 16, 2023, at 4 pm and a Special DRC Meeting will be October 23, 2023, at 4 pm to discuss the new City Hall 100 % schematic design.

Chair Roberts asked that comments related to the "overall" Middle Eight development be stated before the series of items on the specifics of each building type.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. Ms. Huffer stated that the proposal includes the construction of a two-story house with four-square Craftsman architectural style 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 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 like those on historic buildings in the district. A modern interpretation of 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 clad in siding, meets the intent of the Guidelines in the context of a new street and given the constraints of the lot.

RECOMMENDATION:
Staff recommend 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.

Applicant: Joe Antunovich. Mr. Antunovich thanked Ms. Huffer, Ms. Dannenfelser, Ms. Diaz-Barriga and the Commission for their collaboration and feedback over the last few months. As part of the project submittal, Mr. Antunovich narrated a 3-D video of the overall project. Mr. Antunovich explained that all the comments and recommendations from staff and the Commission were accommodated. The recommendation for Lot 7 is accepted for the conditions of approval. Regarding condition number three, Mr. Antunovich explained that the team recommends aluminum-clad wood windows drawing inspiration from the Factory and Jameson Station. The brand (Sierra Pacific) of windows selected are high quality and very similar to the Brownstones in downtown Franklin, fitting the definition of a composite material.

Motion:
Commissioner Laster motioned to approve (lot #8) Middle Eight with staff conditions, seconded by Commissioner Harrison.

Commissioner Harrison. The staff does not support the use of aluminum-clad windows for this project.

Ms. Huffer noted that staff agreed that the use of aluminum-clad windows does not meet the intent of the guidelines.

Commissioner Marquardt. The design guidelines note that window materials should be similar in character, profile, durability, finish, and durability and should be inspired by nearby historical homes. In this case, the inspiration would be the Truett home.

Commissioner Pearce. The historic districts in Franklin have not seen the use of pre-colored brick, white in this case, and there are concerns about the final look of the brick.

Commissioner LeMarinel. The look of the proposed brick is more contemporary and will have a natural patina. Considering where the home will be located, brick should be appropriate. The Commission has approved similar brick colors, such as Starbucks at five-points.

Commissioner Worthington. The matt brick color with a soft patina will be complimentary to the stone foundation of the home.

Commissioner LeMarinel. The sleeping porch appears to encroach into the setback.

Ms. Dannenfelser stated that porch encroachment is allowed and does not go against a city ordinance.

Commissioner LeMarinel. There should be consistency throughout the development regarding windows. Aluminum-clad windows have been used in other historic districts.

Commissioner Laster. The example does not show the appearance of muntin's, which points to a more contemporary style of window rather than a historical window.

Mr. Antunovich. The aluminum-clad windows selected will have muntin's and a more slender and delicate profile appropriate for historical homes.

Ammendment:

Commissioner Pearce amended the motion to include approval of aluminum clad windows with details to be presented to staff or the Commission for approval, seconded by Commissioner Harrison.

Commissioner Marquardt. If the Commission approves the use of aluminum clad windows for the Middle Eight a precedent will be set for future infill home applications.

Commissioner Besser stated that she cannot support the amendment for the same reasons as Commissioner Marquardt stated.

Ms. Dannenfelser asked the Commission to further explain the details of the aluminum-clad windows so staff could approve the windows administratively.

Chair Roberts stated that, if necessary, staff could recommend that the Commission approve the final details of the window.

There being no further discussion on the amendment, Chair Roberts asked the Commission to vote.

Amendment Vote:
Vote: 5-4
Amendment passes. (Commissioners Besser, Denton and Marquardt voting against)

Main Motion as Amended - Vote
Vote: 9-0
Motion as Amended passes.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. Ms. Huffer explained that 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 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 like those on historic buildings in the district. A modern interpretation of 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 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 recommend 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 for the front yards was approved to be 6-10 feet, while the side yards are to be 6 feet per the development plan. 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.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Applicant: Joe Antunovich. The team has no objections to the comments/conditions except for #2. Aluminum clad windows inspired by the Factory and Jamison Station are proposed (same as lot #7).

Motion
Commissioner Harrison motioned to approve new construction (lot #8) Middle Eight with staff conditions excluding #2 and adding windows recommended by the applicant with details to be presented to staff or the Commission for approval, seconded by Commissioner Worthington.

Commissioner LeMarinel. The windows would be more reflective of Franklin's historic districts and cleaner if the transom was removed and replaced with larger double hung windows.

Amendment
Commissioner Laster amended the motion to include 6 over 6 windows with light patterns sized proportionately for window sash size, seconded by Commissioner LeMarinel.

Vote - Amendment Vote
Vote: 9-0
Amendment Passes.

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

Vote -Main Motion as Amended.
Vote: 9-0
Motion as Amended Passes.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. 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 like those seen on nearby historic buildings.

ARCHITECTURAL FEATURES/DETAILS & ORNAMENTATION:
The Guidelines recommend that decorative details and ornamentation should be used in a manner like those on historic buildings in the district. A modern interpretation of 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 street view. 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.

Applicant: Joe Antunovich. Mr. Antunovich complimented the Board for their suggestions relating to the integration of the side and front patio along with the use of stone at the base where the window meets the stone. The team agrees with comments/conditions except for the window condition. Aluminum clad windows inspired by the Factory and Jamison Station are proposed (same as lot #7 & 8).

Motion
Commissioner Harrison motioned to approve new construction (lot #9) Middle Eight with staff conditions excluding #2 and adding windows recommended by the applicant with details to be presented to staff or the Commission for approval, seconded by Commissioner Pearce.

Commissioner Laster noted that the front, small dormer doesn't appear to be setback at least 12 inches as required by the design guidelines.

Amendment
Commissioner Laster amended the motion to include a 12" setback from the front wall of the house of the small dormer, seconded by Commissioner Denton.

Amendment -Vote
Vote: 9-0,
Amendment to Motion Passes

Commissioner Besser stated that she cannot support the proposal for this house as is reads as a contemporary Tudor-style house.

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

Main Motion as Amended -Vote
Vote: 8-1
Motion as Amended Passes (Commissioner Besser voting against)

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

Staff Presentation: Emily Huffer. 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 clad in red brick and the middle clad 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 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 like the doors on nearby historic buildings.

ARCHITECTURAL FEATURES/DETAILS & ORNAMENTATION:
The Guidelines recommend that decorative details and ornamentation be used in a manner like those on historic buildings in the district. A modern interpretation of 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 recommend 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.

Applicant: Joe Antunovich. The team agrees with comments/conditions except for the window condition. Aluminum clad windows inspired by the Factory and Jamison Station are proposed (same as lot #7, 8 & 9).

Commissioner Harrison motions to approve the Townhomes (Middle Eight, Lots 4-6) excluding #2 and adding windows recommended by the applicant with details to be presented to staff or the Commission for approval, seconded by Commissioner LeMarinel.

Commissioner Denton noted that the basement space under the porch at the garage level shows windows with no door to access the space.

Mr. Antunovich stated that there would be a door from the bedroom to the space or possibly a closet.

Commissioner Worthington noted that on page 8 the front elevation shows a single window over the entry door. This is the only window that has this appearance.

Commissioner Laster stated that the Federal style should reflect symmetry with either 6 over 6 windows or 9 over 9 windows to be more reflective of the historic district.

Mr. Antunovich explained that the building is a modern expression of the traditional Federal style architecture. The doors and windows are narrower and taller, bowing to the historical influence but pushing a more modern style.

Commissioner LeMarinel stated that if this building was closer to Jamison Station, it would appropriately reflect the surrounding architecture. The townhome building will be closer to the Truett house which is the guiding historical structure that inspiration should come from. The fenestration of the building should be addressed with sensitivity to the Truett house.

Commissioner Worthington stated that more Federal style detailing should be included in relationship to the windows and the chimneys.

Commissioner Pearce stated that when the Factory was originally built, it wasn't suitable or sensitive to the Truett house. The townhome buildings are a dash or transition between the Truett house and the Middle Eight development.

Motion to Defer
Commissioner Laster motioned to defer the Townhomes (Middle Eight, Lots 4-6) to the November HZC meeting, seconded by Commissioner Pearce.

Chair Roberts stated that the deferral motion trumps the motion on the floor.

Motion to Defer -Vote
Vote: 7-2
Motion Passes (Chair Roberts and Commissioner Harrison voting against)

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. 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
The guidelines recommend…

- 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
For details and ornamentation, the guidelines recommend…

- 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 many of the 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 façade 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
The guidelines recommend…

- 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.

OVERALL RECOMMENDATION FOR BUILDINGS 1, 2 & 3.:
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.
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 the 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.

BUILDING 3 (Pink Highlighted Building in Application documents)
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.

Staff recommends approval of Building 3 with the following conditions:
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.
4. Building 3 South Elevation (Facing Foster Lane): the green fiber cement boards on the first floor along the 125'-wide building segment must be replaced with brick #4 or cast stone.
5. Building 3 West Elevation (Facing Building 1): the green fiber cement boards on the first floor along the 71'-wide building segment must be replaced by brick #4 or a combination of the darker brick and cast stone. For the central entrance, the top row of transom lights should be omitted and replaced with brick so that the horizontal lines are consistent on the building.

Applicant: Joe Antunovich. Mr. Antunovich stated that there are no objections to staff comments on Building 1, 2, and 3, other than the request to use aluminum-clad windows as discussed previously for the single-family homes and townhomes. North Elevation. Regarding the fiber cement boards on the north elevation, the team requests the cement fiber boards remain as designed on the second and third floors. The first-floor fiber cement boards would be replaced with brick (color # 4) or masonry. East/Daniels Drive Elevation. The team would like to leave the 75-foot center front section as designed with stone and brick on the base and first floor and keep the fiber cement board on the two upper floors. West Elevation The team proposes leaving the colonnade as it stands but bringing the brick up to meet the colonnade.

Public Comment:
Gail Haddock, 213 Lewisburg Avenue. Ms. Haddock stated that visually the top level of the building would seem less massive if it was all brick instead of fiber cement boards. The windows contribute to the massing and have a heavy feel to them.

Motion #1 Building 3
Commissioner LeMarinel motioned to approve a Certificate of Appropriateness for Building 3 with staff conditions excluding staff condition #11 but to allow use of aluminum clad windows with details to be approved by staff and for condition #2 & #3 (use of brick instead of fiber cement board) should apply to the 1st floor only instead of floors 1-3, seconded by Commissioner Worthington.

Commissioners Laster, Besser, Pearce, Denton, and Marquardt agree with staff conditions and cannot support the motion because the amount of cement fiber board proposed is not appropriate and is not supported by the design guidelines.

Commissioner Laster recommended the use of cast stone which provides a change in fabric and disrupts the massing of the building.

Commissioner Pearce noted her concerns about street amenities and the efforts the city has made to retro fit sidewalks throughout Franklin.

Ms. Dannenfelser explained that sidewalks are required by the city through the ordinances.

Katie Rudowsky with Kiser Vogrin Design explained that the sidewalks along Liberty Pike will be 12 feet and considered as a multi-use trail. Within the development there will be 5- and 7-foot sidewalks.

Motion #1 -Vote Building 3

Vote: 4-5 - (Commissioners Roberts, LeMarinel, Harrison, and Worthington voting in favor)
(Commissioners Besser, Laster, Pearce, Denton, and Marquardt voting against)
Motion Fails

Motion #2 -Building 3
Commissioner Laster motioned to approve a COA for Building #3 with staff conditions, seconded by Commissioner Harrison.

Commissioner Denton expressed his concern with the amount of fiber cement used on building 3 and suggested the use of stone in lieu of brick.

Amendment to Motion #2
Commissioner Denton amended the motion to include use of stone for the portion of the staff condition that recommended use of brick, seconded by Commissioner Pearce.

Commissioner Besser stated that she was pleased with the staff recommendations when she originally read the staff report. The concern now is with the use of stone, there's no way to know what the structure will look like.

Mr. Antunivich requested that the design not be limited to all brick or all stone.

Commissioners Denton, Pearce, and Laster expressed similar concerns about the lack of a 3D rendering now that adjustments to the design are being considered.

Vote-Amendment to Motion #2

Vote:0
Amendment to Motion #2 Fails

Commissioner Denton stated that the main concern is the lack of a visual mockup or some sort of 3D rendering so that the Commission can feel comfortable voting on the exterior design of building #3.

Commissioner LeMarinel stated that the Main Motion (#2) would need an amendment to cover the windows as previously approved for the townhomes and single-family homes.

Amendment (windows)
Commissioner LeMarinel amended the Main Motion (#2) to address staff condition #11 to allow use of aluminum-clad windows with details to be presented to staff for approval, seconded by Commissioner Worthington.

Commissioner Laster suggested the applicant create a design using brick and stone and present it to staff or the Commission for approval.

Vote-Amendment(windows) to Motion #2

Vote: 6-3 (Commissioners Roberts, Denton, Worthington, Marquardt, and Pearce voting in favor)
(Commissioners Besser, Laster, and Harrison voting against)
Amendment to Motion #2 Passes

Commissioner Pearce noted in the past when two colors of brick were used to break up massing, not much of a difference was noticed. It was an unsuccessful attempt to create a break in the massing.

Commissioner Worthington stated that brick or stone adds to the massing of the building whereas the cement fiber board allows for a distinction between the elements of the façade as well as providing a break in the massing. The distinction

between the brick and the fiber cement boards provides a sensible rhythm and gives the perception of less massing.

Commissioner Besser stated that decisions made on these buildings are significant and will be the McKeehan's legacy and the legacy of the HZC. The Commission must get this right.

Commissioner Harrison called the question.

Vote – Motion #2 as Amended(windows) -Building 3
Vote: 3-6 (Commissioners Roberts, Laster and Harrison voting in favor)
(Commissioners Besser, Denton, LeMarinel, Pearce, Marquardt, and Worthington voting against)
Motion #2 Fails

Motion #3 -Building 3
Commissioner Worthington motioned to approve a COA for Building #3 with the following adjustments to staff's recommendation, seconded by Commissioner Harrison.
Windows (condition #11)
Allow use of aluminum-clad windows with details to be approved by staff.
East Elevation:
1st floor to be brick or stone, as recommended by staff.
2nd and 3rd floors remain fiber cement board.
North Elevation:
1st floor to be brick or stone, as recommended by staff.
Other floors as proposed by the applicant.
West Elevation
1st floor to be brick or stone, as recommended by staff.
Other floors as proposed by the applicant.
Transom windows as proposed.
South Elevation
1st floor to be brick or stone, as recommended by staff.
Other floors as proposed by the applicant.

Commissioner Laster stated that he does not understand the motion and cannot vote on something he doesn't understand. To make an intelligent decision, design and renderings should be submitted to the Commission.

Motion to Defer -Building 3
Commissioner Laster motioned to defer the COA for Building #3 until the November 13, 2023, HZC Meeting, seconded by Commissioner Pearce.

Chair Roberts noted that a motion to defer overrides any other motion on the floor.

Motion to Defer -Vote Building 3
Vote: 5-4 (Commissioners Besser, Denton, Laster, Pearce, and Marquardt voting in favor)
(Commissioners Roberts, LeMarinel, Worthington, and Harrison voting against)
Motion to Defer Passes

Staff Presentation on Building 1. Ms. Huffer

BUILDING 1 (yellow highlighted area in application documents)
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.

Staff recommends approval of Building 1 with the following conditions.
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.

Applicant Presentation. Mr. Antunovich stated that he did not have any objections to staff comments but suggested using a combination of brick and stone on the south elevation of building 1 to be consistent with building 3 and the use of aluminum clad windows as approved for other building in the development.

Motion-Building 1
Commissioner Laster motioned to approve a COA for Building 1 with staff conditions and to allow use of aluminum clad windows (condition #11) as approved for the previous buildings with details to be approved by staff, seconded by Commissioner Harrison.

Amendment to Motion
Commissioner Denton amended the motion to include the use of brick or stone on the south elevation of building 1 to provide consistency with building 3, seconded by Commissioner Pearce.

Amendment Vote
Vote: 9-0
Amendment passes.

Main Motion as Amended -Vote Building 1
Vote: 8-1 (Commissioner Marquardt voting against)
Motion passes

Staff Presentation on Building 2. Ms. Huffer.

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.

Staff recommends approval of Building 2 with the following conditions.
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.
10. Building 2 South Elevation (Facing Foster Lane Toward Old Liberty Pike): the fiber cement boards on the first floor must be replaced with brick #2.

Applicant Presentation.
Mr. Antunovich did not have any objections to staff conditions other than to allow the use of the aluminum-clad windows as

approved in building 1.

Motion -Building 2
Commissioner Harrison motioned to approve a COA for Building 2 with staff conditions and to allow use of aluminum clad windows (condition #11) as previously approved for Building 1 with details to be reviewed and approved by staff, seconded by Commissioner Laster.

Commissioner Pearce registered her concerns about the light color brick achieving the results its intended to. The use of stone would be a better choice to accomplish the look of multiple plains.

Mr. Antunovich suggested the use of brick and stone or a combination of brick and stone.

Amendment
Commissioner Pearce amended the motion to include use of brick or stone or a combination of brick and stone on the North, South, and East elevations of the first floor of Building 2, seconded by Commissioner Laster.

Amendment -Vote
Vote: 9-0
Amendment to Motion passes.

Main Motion as Amended -Vote Building 2
Vote: 8-1 (Commissioner Marquardt voting against)
Motion passes

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. 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 recommend 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.

Applicant. The applicant stated she agrees with the staff's comments.
Motion #1
Commissioner Pearce motioned to approve alterations of an accessory structure at 215 Lewisburg with staff conditions, seconded by Commissioner Laster.

Commissioner Denton stated that he could not support the motion as the applicant has not provided an example of the paint including more information about the product itself including current warranty information. The warranty is not transferrable and is loaded with caveats that require following application instructions explicitly for the warranty to be valid. The product is sensitive to rain and humidity and the applicant has been asked for a test patch that the Commission has not received.

Chair Roberts stated that he agrees with Commission Denton. Because the applicant installed a roof that was not approved, we find ourselves in this situation. The roof is prefinished, meaning it will require painting and upkeep and as noted, has a very limited warranty. Chair Roberts cannot support the motion as the roof doesn't complement the principal building and doesn't fit the context of the historical district.

Motion#1 - Vote
Vote: 2-5 (Commissioners Laster and Pearce voting in favor)
(Commissioners Denton, Roberts, LeMarinel, Worthington and Harrison voting against)
The motion fails.
Motion #2
Commissioner Denton motioned to deny the alterations of an accessory structure at 215 Lewisburg, seconded by Commissioner LeMarinel.

Motion #2 -Vote
Vote 5-2 (Commissioners Denton, Roberts, LeMarinel, Worthington and Harrison voting in favor)
(Commissioners Laster and Pearce voting against)
The motion to deny passes.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation. Emily Huffer. 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 recommend 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 be returned 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.

Lastly, Mr. Huffer noted that clarification is needed regarding the fence. Is the intent to keep the existing fence or to install a new fence.?

Applicant Presentation. Hannah Terry. Ms. Terry noted that the ratio of the house to the overall lot size is only 10 % and, with that consideration, they feel the house size is appropriate. There being two other accessory buildings on the property, the garage was not designed as a separate building. The existing fence on the property will remain.

Motion
Commissioner Laster motioned to approve the addition to the principal building at 1303 Adams Street with staff comments, seconded by Commissioner LeMarinel.

Commissioner Pearce asked if sidelights would be changed.

Ms. Terry explained that the homeowner would like to preserve the front door of the historic home.

Commissioner Laster stated that because of the lot size the percentage over 50% of the historical footprint is appropriate.

Motion -Vote
Vote7-0
The motion passes.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation. Emily Huffer. 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 to 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 recommend 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 be returned 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.

Applicant Presentation: Robin Hood. Mr. Hood noted that reduction in mass as requested made it difficult to keep the interior height at a level for usable space.

Motion
Commissioner LeMarinel motioned to approve the addition at 263 Public Square with staff conditions, seconded by Commissioner Harrison.

Commissioner LeMarinel explained that he believes Mr. Hood has created a reasonable solution for an addition to a downtown building along with a creative parking solution. If the parapet across the way is considered, the building would be subordinate.

Amendment #1 (gutters)
Commissioner Pearce amended the motion so that the gutters would be painted a bronze color, seconded by Commissioner LeMarinel.

Amendment #1 - Vote (gutters)
Vote: 7-0

Amendment passes.

Commissioner Laster noted that several different window replacements would be necessary, including the blazing and in some cases the window frame.

Mr. Hood noted that energy codes are driving the replacement of some of the windows.

Commissioner Laster suggested the use of storm windows.

Amendment #2 (windows as separate COA)
Commissioner Laster amended the motion to include all historic windows affected on the elevation be included in a separate COA, seconded by Commissioner Pearce.

Amendment #2 - Vote
Vote: 7-0
Amendment passes.

Main Motion as Amended 2 times -Vote.
Vote: 6-1 (Commissioner Denton voting against)
Motion passes.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. 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, 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 muntin's 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.

Applicant Presentation: Jeff Fleishour. The intent is to match the elevation given to staff. The goal for the man door is to find a true divided upper half that matches the garage door elevation.

Motion
Commissioner Harrison motioned to approve alterations at 1002 Fair Street with staff conditions, seconded by Commissioner LeMarinel.

Motion -Vote
Vote: 7-0
Motion passes

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. 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 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.

Applicant Presentation: James Sloan. Mr. Sloan stated that option number 2 (without the decorative scrollwork below the window) would be used as recommended at the DRC meeting.

Motion
Commissioner Harrison motioned to approve door option #2 for 108 Bridge Street with staff conditions, seconded by Commissioner Denton.

Motion -Vote
Vote: 7-0
Motion passes

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. 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 like those seen on historic buildings in the district.
- Use a material and window type that is like 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 be returned 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 like those seen on historic buildings in the district.

Applicant Presentation: Pamela Stoll. Ms. Stoll asked for clarification on which windows were approved and which were not approved. Ms. Stoll stated that the windows on each side of the fireplace are to provide more light in that room.

Mr. Huffer explained that the floor to ceiling windows were not approved. The window on the 2nd story, left elevation, is approved.

Motion #1 (Porch & Dormer)
Commissioner Laster motioned to approve the porch and dormer alterations at 435 Boyd Mill Avenue with staff conditions, seconded by Commissioner Harrison.

Motion #1 -Vote (Porch & Dormer)
Vote: 7-0
Motion #1 passes

Motion #2 (windows)
Commissioner LeMarinel motioned to deny the replacement of existing windows with floor to ceiling windows and approve the windows on the Front and Left Elevations matching the size of the current windows which shall not be replaced at 435 Boyd Mill Avenue, seconded by Commissioner Laster.

Motion #2 -Vote (windows)
Vote: 7-0
Motion #2 passes

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer
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 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 street view.
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 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.

Applicant Presentation: Mr. Johnson agrees with all the staff comments.

Motion
Commissioner Pearce moved to approve alterations At 252 5th Ave. N with staff comments, seconded by Commissioner Denton.

Motion -Vote

Vote: 7-0

The motion passes.

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

Staff Presentation: Emily Huffer. 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, 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 “double sash”) 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:
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.

Applicant: Jennifer Lombard. The applicant noted that three previous homes in this development have been approved and all have similar heights. The site slopes and the team feel the structure does not compete with Magnolia Hall. The missing components of the application can be provided to staff and the Commission.

Motion
Commissioner LeMarinel motioned to deny the application at 1841 William Campbell Ct. based on staff comments, seconded by Commissioner Pearce.

Commissioner LeMarinel stated his concerns about the overall scale of the home. Everything about the structure is large and has bold features. The home has tall ceilings adding to height of the eaves, which could be as high as 20 feet considering the grade of the property. The home is too overwhelming.

Commissioner Laster noted that the homes previously approved are closer to the entrance of the development, but now the homes under consideration are much closer to Magnolia Hall and will be evaluated according to different parameters.

Commissioner LeMarinel added that because the previously approved homes were located further from Magnolia Hall certain concessions were made.

Commissioner Worthington added that having more dimensional information would help understand the exact heights and widths of the building.

Commissioner Pearce suggested a break in the roof to reduce the massing.

Motion -Vote
Vote: 7-0
Motion fails.

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

Staff Presentation: Emily Huffer.
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-style 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 “double sash”) 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. Applicant: No further comments.

Motion
Commissioner Pearce motioned to deny new construction at 1843 William Campbell Court based on staff comments, seconded to Commissioner Laster.

Commissioner Laster recommended the applicant provide 3 D renderings showing all the measurements, especially the front

width.

Commissioner LeMarinel noted that one rarely sees a gable on a bungalow style of home and the roof form is not of an historical form. The dormers appear to be undersized and out of place.

Applicant: The dormers/vents were changed based on DRC comments.

Ms. Huffer noted that removal of the dormers would be appropriate as they are not typical for the Boyd Mill district.

Motion -Vote
Vote: 7-0
Motion fails.

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

Staff Presentation: Emily Huffer. 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, 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 "double sash") 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.

Applicant: No further comments.

Motion
Commissioner Laster motioned to deny new construction at 1847 William Campbell Court based on staff comments, seconded by Commissioner Worthington.

Commissioner Worthington recommended the applicant appear at another DRC meeting with more detailed documentation.

Commissioner Laster stated that the window or vents are too small in relationship to the massing. The roof overshadows the dormer.

Applicant: Then intent is not to overshadow Magnolia Hall but to provide a historically accurate roof pitch.

Motion -Vote
Vote: 7-0
Motion fails.

17. Consideration Of New Construction At 200 & 214 N Margin St. (Bicentennial Park Pavilion); Shahad Abdulrahman, Applicant. DEFERRED BY APPLICANT UNTIL NOVEMBER 13 MEETING

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

Commissioner Denton motioned to adjourn the meeting, seconded by Chair Roberts.
Vote: 7-0

October 5, 2023

HERITAGE FOUNDATION
WILLIAMSON COUNTY, TN

Historic Zoning Commission
City of Franklin
City Hall
109 3rd Avenue South
Franklin, TN 37064

Dear Members of the Historic Zoning Commission,

The Heritage Foundation of Williamson County acts as an advocate for best practices in historic preservation. We recognize, and value, our partnership with the Historic Zoning Commission in promoting the preservation of so many valuable parts of our community. Recently, our elected municipal officials approved the Middle Eight Development project. Though we appreciate the intentionality of the Middle Eight developers in many aspects of their plan, for example, the creation of spaces that bring people together from all walks of life, there are components of that plan which will not only negatively impact the character of our community, but also risk the preservation of important historic resources. As a result, we respectfully request that you, as arbiters of the Historic Zoning Ordinances, ensure that the development preserves the character of our community and consider requiring the following recommendations:

- We recommend that the building height be limited to 2 to 3 stories.

  As provided in the Historic District Guidelines, the Franklin Road Design Goals and Policies unequivocally state that building height will be limited to 1 or 2 stories. The current design has three high-density buildings exceeding 3 stories.
  As currently designed, the development will tower over the surrounding neighborhoods and dominate the approach into downtown Franklin.

  We recognize that recently some commercial buildings have been permitted above the 2-story limit. It should be noted, though, that neither of those buildings are as close to Franklin Road or with such an unimpeded view from autos going into downtown.

- We recommend that building density be reduced to be relative to the surrounding community providing more accessible greenspace.

  The Franklin Road Local Historic Design Guidelines in its Goals and Policies promote the idea that new construction should maintain a balance of buildings, roads and open spaces. The current design includes 225 apartments, plus 3 townhouse buildings, 12 duplexes, and 6 single family homes on a 7.2-acre property. In addition, the commercial components of the development only increase the traffic and people on the property at key hours of the day. Moreover, the number of people living on this property alone far exceeds any acreage within the historic district.

  Further, the Franklin Road Design Goals and Policies suggest that it is desirable to maintain the established rhythm and spacing of buildings relative to the established context of the immediate

area. The purpose of this, partially, is to provide an uncongested gateway into downtown. Permitting the number of residents on this property, and at this intersection, would negatively impact the flow of traffic into, and out of, downtown Franklin.

- We recommend that overall design of the development (including, but not limited to building materials, cornice heights, window designs, overhangs, and roofing materials) align with the surrounding community.

  In order to maintain the historic character of the area, and the gateway into downtown Franklin, the development should reflect and maintain key characteristics of the established areas. Though the developers have made great strides in improving the appropriateness of the duplexes, townhomes and single-family homes, the apartment buildings will significantly impair the communities surrounding the development as well as the initial approach to downtown from Franklin Road. For example, the glass commercial entrance to the building in no way assimilates with the surrounding community or the historical feel of Franklin.

- We recommend that in order to preserve any potential historic resources and artifacts from destruction during the construction of the development, ground penetrating radar and an archaeological survey be completed prior to the commencement of construction.

  It is acknowledged that this property had significant usage during the latter days of the Civil War, including being a leaping off point for self-emancipated enslaved persons seeking asylum. In addition, the historic Truett farm on the property has its own opportunity to leave historic resources and artifacts. Allowing the destruction of the soils without first ensuring the preservation of potentially undiscovered items could deprive Franklin of irreplaceable history and culture.

Please allow us to respectfully remind you that historic preservation was the first smart growth movement. Action-oriented communities have long argued that the revitalization of existing buildings and communities reflects the wisest form of economic redevelopment. When existing communities are revitalized, we limit sprawl, preserving greenspace and historic character. Preservation and development can symbiotically work together to ensure the preservation of what people love about a community while adding growth and development to meet the needs of the future. However, the Middle Eight development, as currently proposed, disregards the character of the existing community, and it is that character that has made Franklin, TN one of the most desirable communities in the country.

In closing, we respectfully request the Historic Zoning Commission remember what has made Franklin, Tennessee what it is today and ensure what so many people, including the members of this commission, the neighbors of the Middle Eight development, and the Heritage Foundation of Williamson County, have worked so hard to give to future generations. We hope that our recommendations will assist you.

Sincerely,

The Board Members and Leadership of

The Heritage Foundation of Williamson County

FRANKLIN HISTORIC ZONING COMMISSION (HZC) AND DESIGN REVIEW COMMITTEE (DRC)

2024 MEETINGS AND DEADLINES

DRC Schedule		HZC Schedule	
DRC Application Submittal Deadline	**Meeting Date (4:00 PM)**	**COA Application Submittal Deadline (5:00 PM)**	**Meeting Date (5:00 PM)**
January 8, 2024	January 16, 2024*	December 22, 2023*	January 8, 2024
February 12, 2024	February 19, 2024	January 26, 2024	February 12, 2024
March 11, 2024	March 18, 2024	February 23, 2024	March 11, 2024
April 8, 2024	April 15, 2024	March 22, 2024	April 8, 2024
May 13, 2024	May 20, 2024	April 26, 2024	May 13, 2024
June 10, 2024	June 17, 2024	May 24, 2024	June 10, 2024
July 8, 2024	July 15, 2024	June 21, 2024	July 8, 2024
August 12, 2024	August 19, 2024	July 26, 2024	August 12, 2024
September 9, 2024	September 16, 2024	August 23, 2024	September 9, 2024
October 14, 2024	October 21, 2024	September 27, 2024	October 14, 2024
November 11, 2024	November 18, 2024	October 25, 2024	November 11, 2024
December 9, 2024	December 16, 2024	*November 20, 2024	December 9, 2024
January 13, 2025	January 20, 2025	*December 27, 2024	January 13, 2025

Please schedule a meeting with the Preservation Planner prior to applying.

All applications must be submitted electronically via the online application portal at https://franklintn.geocivix.com/secure/.

All meetings take place in Franklin City Hall at 109 3rd Ave. S. unless otherwise posted on the City website.

For more information, please visit the City of Franklin website at www.franklintn.gov/applicationuserguide.

*These dates reflect a schedule adjustment due to the City holiday calendar.

FRANKLIN HISTORIC ZONING COMMISSION
BYLAWS

1.1 ENABLING LEGISLATION

Pursuant to the Tennessee Code Annotated, section 13-7-403, the Franklin Historic Zoning Commission of the City of Franklin, Tennessee, hereby enacts these bylaws.

2.1 HISTORIC ZONING COMMISSION

2.1.1 Historic Zoning Commission Name

The name of the Historic Zoning Commission shall be the Franklin Historic Zoning Commission, hereinafter referred to as the Commission.

2.1.2 Historic Zoning Commission Office

The principal office of the Commission shall be at City Hall, Franklin, Tennessee 37064.

3.1 PURPOSES AND GENERAL POWERS

3.1.1 Applicable Legislation

The purposes and general powers of the Commission shall encompass those purposes and powers specified in:

(1) Tennessee Code Annotated, sections 13-7-401 through 13-7-410, including any amendments and supplements thereto, along with any other applicable statutory provisions enacted by the Tennessee Legislature;

(2) the applicable sections of the Franklin City Charter, the Franklin Municipal Code, and the Franklin Zoning Ordinance, along with any amendments and supplements thereto; and

(3) the regulations, rules, bylaws, and policies adopted and enunciated by the Commission. In addition to the Order of Business, as directed in Section 8.1.7, Robert's Rules of Order shall govern procedural actions.

4.1 OFFICERS

4.1.1 Officers

The officers of the Commission shall be a Chair, a Vice-Chair, and a Secretary.

4.1.2 Elections

The Chair and the Vice-Chair shall be elected at the regular meeting held in January of each year from among the appointed members and shall serve for a term of one year, with eligibility for reelection. The Chair and the Vice-Chair shall hold office until successors are elected.

4.1.3 Chair

The Chair shall preside at the meetings of the Commission and shall vote on the matters coming before it. At each meeting the Chair shall submit the recommendations and information as he/she may consider proper concerning the business, affairs and policies of the Commission.

4.1.4 Vice-Chair

The Vice-Chair shall serve in the absence of the Chair.

4.1.5 Secretary

The Preservation Planner shall serve as the Secretary. The Secretary shall attest the contracts, reports, instruments, letters, and certificates of appropriateness signed by the Chair or made by the Commission. In his/her absence, the Chair, Assistant Planning Director, Planning Director, Assistant City Administrator of Economic and Community Development, or the City Administrator, shall attest these items.

4.1.6 Absences

Should the Chair not be in attendance, the Vice-Chair shall serve as Chair. Should both the Chair and the Vice-Chair be absent, the Historic Zoning Commission shall, on the motion of the Secretary, or any of its members, accept nominations, and shall hold an election to appoint an Acting Chair to conduct the meeting during the absence of the Chair and the Vice-Chair.

4.1.7 Vacancy

Should the Chair resign or be unable to continue as Chair, then the Vice-Chair shall serve for the remainder of the term.

5.1 MEMBERS

5.1.1 Members

The Commission shall consist of nine members, including the Chair and Vice-Chair. The manner of appointment and terms of office shall be governed by the Tennessee Code Annotated, Section 13-7-403.

5.1.2 Terms

The Mayor shall recommend appointees to the Board of Mayor and Aldermen for consideration, provided, however, that the terms shall be so arranged that the term of at least one (1) member but not more than two (2) members shall expire each year. Appointed members may be reappointed.

5.1.3 Vacancies

Vacancies in the terms of appointed members may be filled in accordance with Section 5.1.2.

5.1.4 Continuing Education

Members of the Commission are expected to continue to demonstrate an interest in historic preservation through participation in meetings, workshops, and conferences related to historic preservation. It is expected that commission members attend at least one related educational event each year, as is required by the Certified Local Government program. Each member of the Commission shall be thoroughly familiar with the adopted Historic District Design Guidelines.

6.1 STAFF

6.1.1 Staff Support

The Department of Planning & Sustainability and the Building & Neighborhood Services Department shall provide services and staffing for the Commission. Occasional consulting services may also be provided, in accordance with approved City budgeting.

6.1.3 Other Personnel

The Commission shall use the services of the City Attorney and other city employees as it deems necessary.

7.1 BUDGET

Exclusive of donations, the Commission shall rely on the monies appropriated by the Board of Mayor and Aldermen to fund the activities and expenses of the Commission.

8.1 MEETINGS

8.1.1 Regular Meetings

Regular meetings of the Commission shall be held on the second Monday of each month at 5:00 P.M. in the City Hall, or at such other place as the Commission may designate. The deadline for regular meetings shall be as set forth in Section 8.1.4. Any changes to the regular meeting time shall be made public, pursuant to Section 3.

8.1.2 Special Meetings

The Chair, when he/she deems it necessary, or upon the request of any Commission member, shall call and designate the time and place of a special meeting for the purpose of transacting business designated in the call.

8.1.3 Publication

Notice of regular and special meetings shall be published the week prior to each meeting in at least one local newspaper with an agenda of the items to be considered at the meeting.

8.1.4 Agenda

(1) The Department of Planning and Sustainability shall prepare an agenda listing the items to be considered by the Commission at each meeting and publish the agenda per Section 8.1.3.

(2) Items shall be submitted to the Department of Planning and Sustainability pursuant to the Application User Guide and the approved calendar, which is posted on the City website, and is typically the Friday that falls before the Monday two weeks before the Commission meeting. The Department of Planning and Sustainability shall perform a completeness review of the items submitted before accepting an item for an agenda. Items not received by the deadline date and time will not be placed on the agenda. The Department of Planning and Sustainability may place items on the Commission agenda as circumstances dictate.

(3) Items considered at special meetings are limited to those designated by the Chair or at the request of any Commission member calling the meeting. The Department of Planning and Sustainability shall prepare the Commission agenda and applicable staff reports and exhibits for the public the Thursday prior to the meeting date.

(4) Items deferred by the Commission shall be reset for a particular date as determined by the Commission. The provisions of the Tennessee Code Annotated, Section 13-7-408, shall apply to the time frame for approval, approval with conditions, or denial of Certificate of Appropriateness applications.

(5) The applicant may voluntarily withdraw applications.

8.1.5 Quorum

Five members of the Commission shall constitute a quorum for the purpose of conducting business.

8.1.6 Voting

A majority of the Commission members present and constituting a quorum shall be necessary to decide items requiring action. At the discretion of the Chair, the voting on questions shall be by voice vote or by roll call, and the ayes and nays shall be entered into the meeting minutes.

8.1.7 Order of Business

The following shall be the order of business for regular meetings of the Commission.

(1) Call the Meeting to Order.

(2) Approval of Minutes

(3) Announcements.

(4) Citizen Comments. This is open to citizens to be heard on any issue or concern, including those related to items on the agenda. Speaker cards must be filled out prior to speaking. Comments shall be limited to two (2) minutes per individual. At the discretion of the Chair, and under limited circumstances, the time per speaker may be changed. 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.

(5) Consent Agenda Items. The items under the consent agenda are deemed by the Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be discussed. Any member of the Commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order. If an item is approved on the consent agenda, it is approved with the staff recommendation unless otherwise noted.

(6) Agenda Items. Applications to be considered by the Commission shall be presented in the order below:

a. Presentation by the Staff.

b. Presentation by the Applicant. The Commission will defer or deny an application if the applicant is not present to represent it. (See Section 8.1.8.)

c. Citizen Comments. (See Section 8.1.8.)

d. Commission:

i. Motion and second by the Commission members.

ii. Discussion on the motion.

iii. Vote of the Commission members.

(8) Any Other Business.

(9) Adjourn.

8.1.8 Applicant Presentation, Citizen Comments, and Public Hearings

(1) Applicant Presentation

Applicants shall be allotted ten (10) minutes to present their request to the Commission after the staff presentation. At the discretion of the Chair, and under limited circumstances, the time may be changed. All applicants must speak or be represented during the allotted time. Applicants shall be allowed to present illustrative plans or other exhibits during the allotted time. Electronic media (PowerPoints, videos, etc.) must be submitted to the Department of Planning & Sustainability by 5:00 p.m. on the Thursday preceding the Commission meeting. While every reasonable attempt will be made to display electronic media during meetings, it is advisable for applicants and citizens to bring twelve (12) copies to meetings for the Commissioners and City staff in the event of a technology malfunction.

(2) Citizen Comments and Public Hearings

Guidelines for Citizen Comments for Items on the Agenda or for Public Hearings:

(a) Citizen comments will be heard on all proposals on the agenda. Citizen Comments on these items may be opened and closed by the Chair, without a vote of the Commission.
(b) Speaker cards must be filled out prior to speaking on an item.
(c) Individuals wishing to speak shall come to the podium at the front of the room, face the Commission, identify themselves by name and home address, and make comments.
(d) Comments shall be limited to two (2) minutes per individual. At the discretion of the Chair, and under limited circumstances, the time per speaker may be changed. The Chair may also limit comments that are irrelevant or repetitive in nature.
(e) Any electronic media to be used must be submitted to staff by 5:00 p.m. on the Thursday preceding the Commission meeting. A paper copy must also be submitted for the records. While every reasonable attempt will be made to display electronic media during meetings, it is advisable for citizens to bring twelve (12) copies to meetings for the Commissioners and City staff in the event of a technology malfunction.

8.1.9 Minutes

(1) The Commission shall speak only through its minutes, which shall be prepared by the recording Secretary, who shall prepare a written record of the proceedings and prepare the minutes from the record. The minutes shall contain the following information:

a. The kind of meeting, such as regular or special.

b. The name of the assembly.

c. The meeting date and place.

d. The attendance of Commissioners and City Staff, including notation of who served as Chair and Vice-Chair.

e. The action taken on the minutes of the previous meetings.

f. The main motions and the name of the Commission member making the motion, and whether the motion was seconded.

g. The action taken on the motion and the reasons for that action.

h. The names of the persons addressing the Commission and a general statement as to whether they favored or opposed the request.

i. The hours of the meeting and its adjournment.

j. Exhibits of all items and documents reviewed and considered by the Commission during the meeting.

(2) The minutes shall be attested by the Secretary and signed by the Chair.

(3) The written record shall also remain on file for general reference. The minutes shall be delivered to the Commission members for examination before the next regular meeting.

9.1 COMMITTEES

Special committees for specific purposes and terms may be appointed by the Chair and approved by the Commission. The Design Review Committee shall be a standing committee of the Commission.

9.1.1 Design Review Committee

The Design Review Committee meetings provide an informal forum for Commissioners to learn about proposed projects and provide feedback to applicants in light of the Historic District Design Guidelines. All discussion is for the aid of the applicant only and is non-binding on the Commission. Any changes made or suggestions taken by the applicant based on discussion from a Design Review Committee meeting is the applicant's choice, and the Commission makes no representation as to whether any changes or suggestions made during the Design Review Committee meeting will be approved by the Commission. The Commission retains the responsibility and duty to review and vote on Certificates of Appropriateness; therefore, the Design Review Committee will not make any binding decisions during its meetings.

9.1.2 Membership

The Design Review Committee shall consist of the full membership of the current Commission. The Preservation Planner shall facilitate the meeting.

9.1.3 Regular Meetings

Regular meetings of the Design Review Committee shall be held generally on the third Monday of each month, except as may be adjusted in the months of January, November,

and December. Meetings are held at 4:00PM in City Hall, or at such other place, date, and time as the Department of Planning & Sustainability may designate.

9.1.4 Special Meetings

The Department of Planning & Sustainability may schedule a Special Design Review Committee meeting for the purpose of transacting business and matters of the Commission.

9.1.5 Publication

Notice of regular and special meetings shall be published the week prior to each meeting in at least one local newspaper with an agenda of the items to be considered at the meeting.

9.1.6 Agenda

(1) The Department of Planning and Sustainability shall prepare an agenda listing the items to be considered at each Design Review Committee meeting and publish the agenda per Section 9.1.5.

(2) Items to be considered at a regular meeting shall be submitted to the Department of Planning and Sustainability pursuant to the Application User Guide and the approved calendar, which is posted on the City website, and is typically the second Monday of each month. The Department of Planning and Sustainability shall perform a completeness review of the items submitted before accepting an item for an agenda. Items not received by the deadline date and time will not be placed on the agenda. The Department of Planning and Sustainability will accept late submittals for items that were deferred at the previous Commission voting meeting, but no later than Thursday at noon prior to the Design Review Committee meeting. The Department of Planning and Sustainability may place items on the Commission agenda as circumstances dictate.

(3) Non-agenda items shall not be considered at the Design Review Committee meeting.

(4) Items may be administratively removed from the agenda by the Planning Director.

(5) The applicant may voluntarily withdraw applications.

9.1.7 Quorum

There is no requirement for a quorum for the Design Review Committee since it is a nonvoting informational meeting.

9.1.8 Voting

The Design Review Committee meeting is a non-voting meeting.

9.1.9 Order of Business

The following shall be the order of business for meetings of the DRC.

(1) Call the Meeting to Order.

(2) Order of Presentation of Agenda Items.

a. Applicant presentation

b. Staff comments

c. Design Review Committee comments

(3) Adjourn.

9.1.10 Citizen Comments

Citizen Comments may be permitted during the Design Review Committee meeting at the discretion of the Chair. The intent of the Design Review Committee meeting is to provide a forum of discussion among applicants, staff, and the Committee members. Opportunities for public comment will be provided for in later phases of the planning processes.

9.1.11 Minutes

Because the Design Review Committee meeting is an informal nonvoting meeting for general discussion and informational purposes, meeting minutes will not be kept.

10.1 AMENDMENTS

These bylaws may be amended at a regular or special meeting, but no amendment shall be adopted unless a written notice of at least four days has been previously given to the Commission members.

11.1 ADOPTION AND EFFECTIVE DATE

These Commission bylaws were adopted on _____, _____, and subsequent amendments and their dates are noted in the Commission minutes.

ATTEST:

_____ **Chair**

_____ **Secretary**

File #: 21-05580

DATE: October 31, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of New Construction (Multifamily Building 3) At 209 Old Liberty Pike; Gary Vogrin, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the proposed multifamily building 3 as part of the Middle Eight development.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District 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 (along with the other two multifamily buildings) was before the DRC in August and September 2023 in preparation for the formal COA review. After attending the two DRC meetings, the proposal came before the Historic Zoning Commission during its October meeting, where Building 3 was deferred. The Building 3 proposal ten came to the October DRC meeting for another design evolution. This part of the proposal includes one of the 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 26 and 27.

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 use of fiber cement board on the recessed top floor, which is in less visible locations and in minimal amounts, is appropriate. The elevation facing Liberty Pike is successful in meeting the Design Guidelines.

Building 3 East Elevation (Facing Daniels Drive) On the elevation facing Daniels Drive, the use of fiber cement board on the recessed top floor, which is in less visible locations and in minimal amounts, is appropriate. The elevation facing Daniels Drive is successful in meeting the Design Guidelines.

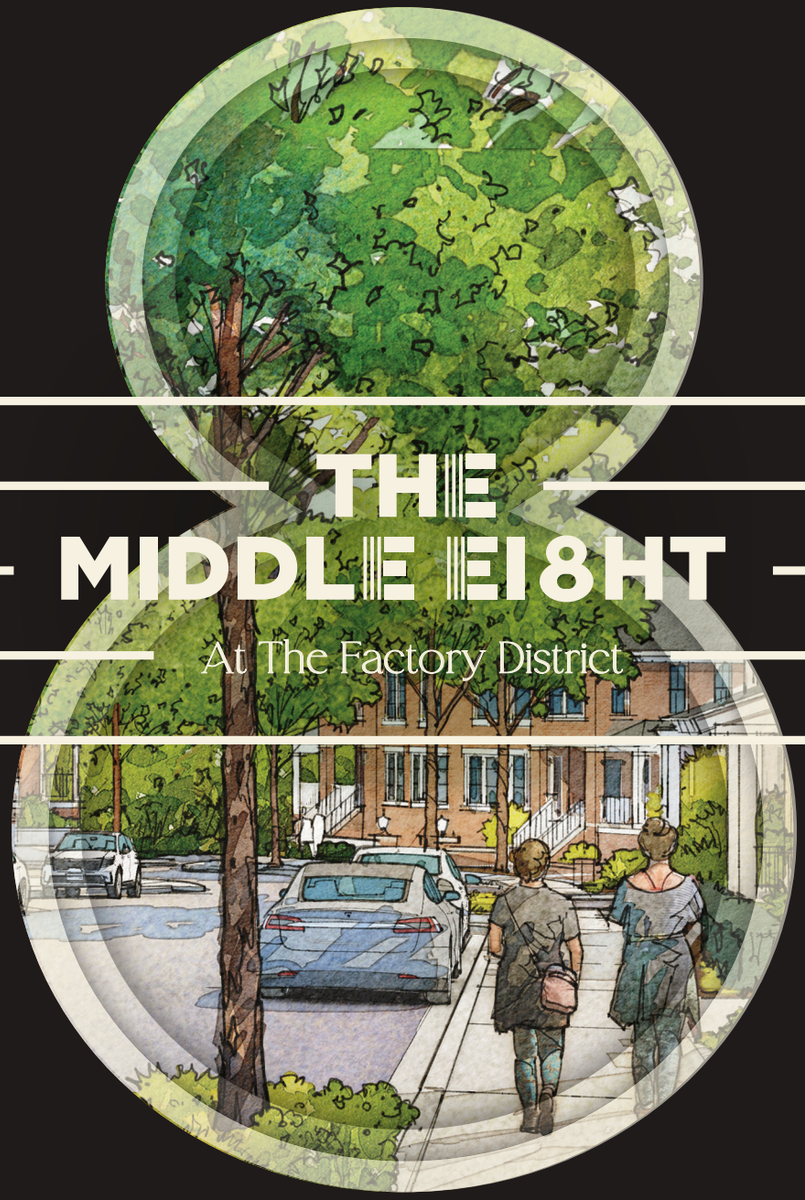
Building 3 South Elevation (Facing Foster Lane) On the elevation facing Foster Lane, the use of fiber cement board on the upper floors is appropriate as it is in less visible locations and in minimal amounts. The elevation facing Foster Lane is successful in meeting the Design Guidelines.

Building 3 West Elevation (Facing Building 1) On the elevation facing Building 1, the changes made are successful in meeting the Design Guidelines.

RECOMMENDATION:

Staff recommends approval with the following conditions:

1. The 2-dimensional elevations between pages 26 and 27 are approved as part of this COA along with the additional conditions of approval.
2. 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.
3. Any signage shown on the plans is not approved as part of this COA and shall be submitted for 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.



THE MIDDLE EIGHT

At The Factory District

Historic Zoning Commission - Certificate of Appropriateness Submission - Multi-Family Residential Building #3

November 13, 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 BUILDING #3

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
Multi-Family Material Selections
Appendix





The Factory District Context Images











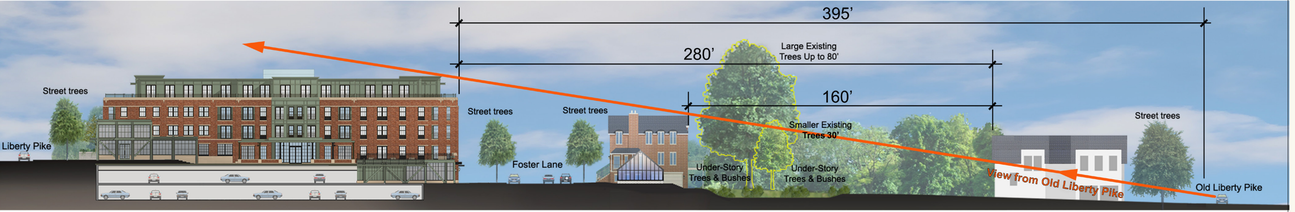




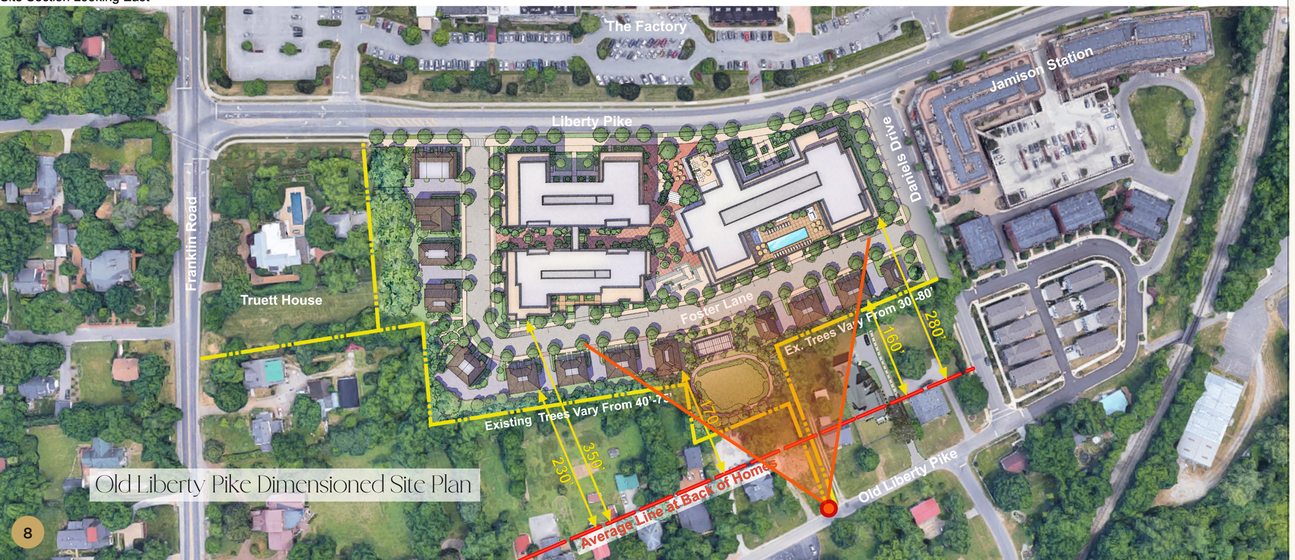








Site Section Looking East



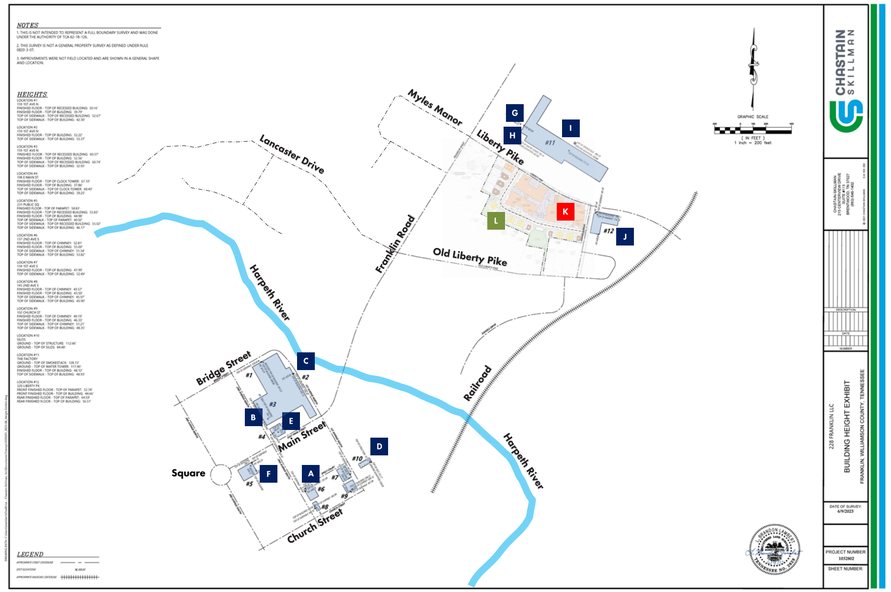
Old Liberty Pike Dimensioned Site Plan

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

* finished floor to top of building and any recessed portion

As-built Survey of Comparable Buildings in Historic Franklin

Elevations & Structure Heights



Brownstones



Harpeth Hotel



Harpeth Square



Silos



198 East Main Street



231 Public Square



The Factory - Franklin Road Entrance



The Factory
Water Tower



The Factory Smoke Stack



Liberty Pike Elevation Looking South

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



VIEW LOOKING SOUTHWEST FROM LIBERTY PIKE

Building 3



VIEW LOOKING SOUTHEAST FROM LIBERTY PIKE

Building 3



VIEW LOOKING NORTHEAST FROM FOSTER LANE



VIEW LOOKING NORTHWEST FROM DANIELS DRIVE AND FOSTER LANE

Multi-Family Material Selections



CAFE, OUTDOOR PLAZA, AND COMMUNITY GATHERING PLACE



BUILDING THREE ENTRYWAY

Building 3 - East Elevation



Building 3 - West Elevation



Building 3 - North Elevation



Building 3 - South Elevation



Multi-Family Material Selections



VIEW LOOKING SOUTHEAST FROM LIBERTY PIKE



BRICK 1 - BUILDING 1

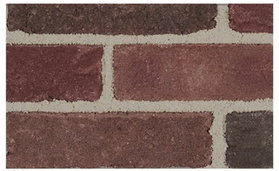


BRICK 2 - BUILDING 2



BRICK 3 - BUILDING 3





BRICK 4



CEMENT BOARD SIDING COLOR #1



CEMENT BOARD SIDING COLOR #2



CEMENT BOARD SIDING COLOR #3



ALUMINUM MECHANICAL SCREENING



ALUMINUM COMPOSITE METALS



CAST STONE



ALUMINUM CLAD WINDOW



METAL SCONCE



METAL SCONCE



ALUMINUM JULIET BALCONY RAILING



COMPOSITE WOOD ENTRY DOOR



ALUMINUM CLAD WINDOW



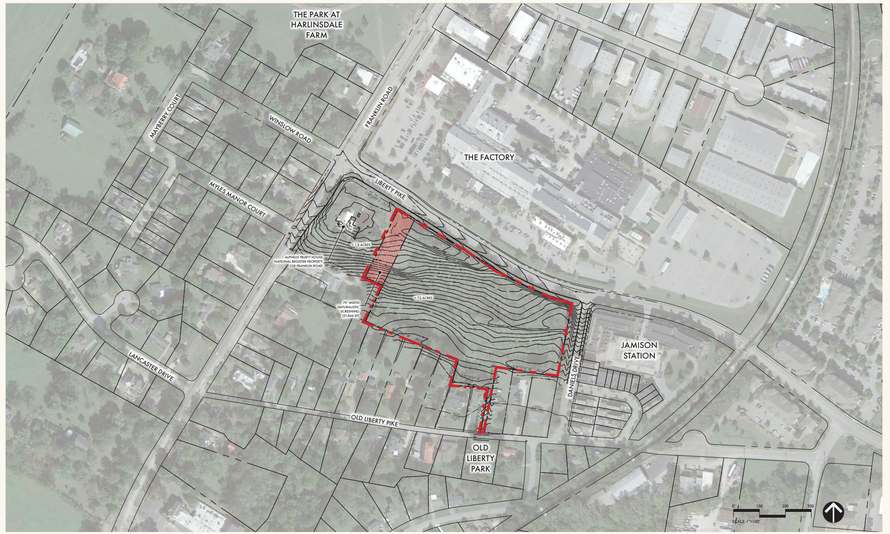
ALUMINUM CLAD BALCONY DOOR



METAL RAILINGS AND CONCRETE STEPS

Appendix

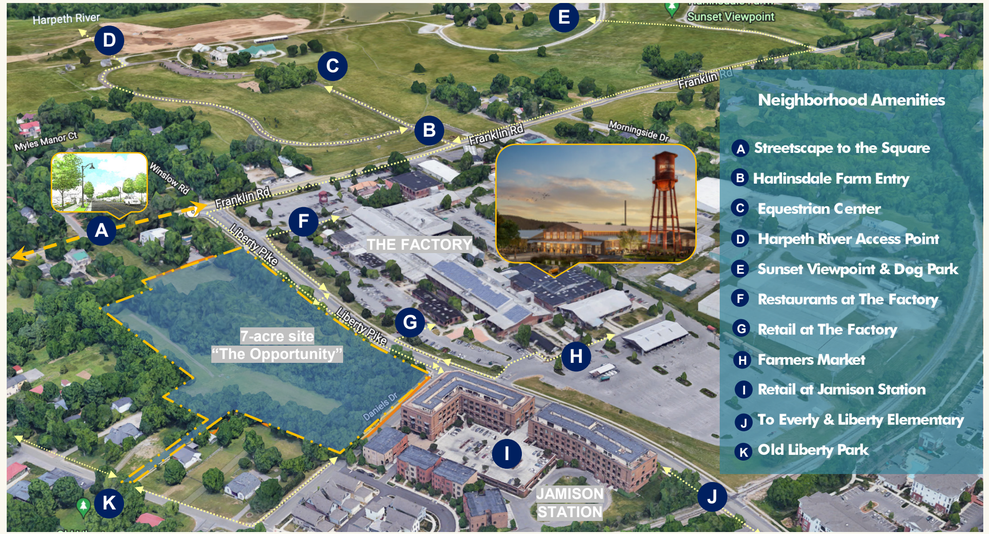
Site Context Map



Enlarged Site Context Map



Context Aerial



Existing Site Conditions



Existing Site Conditions



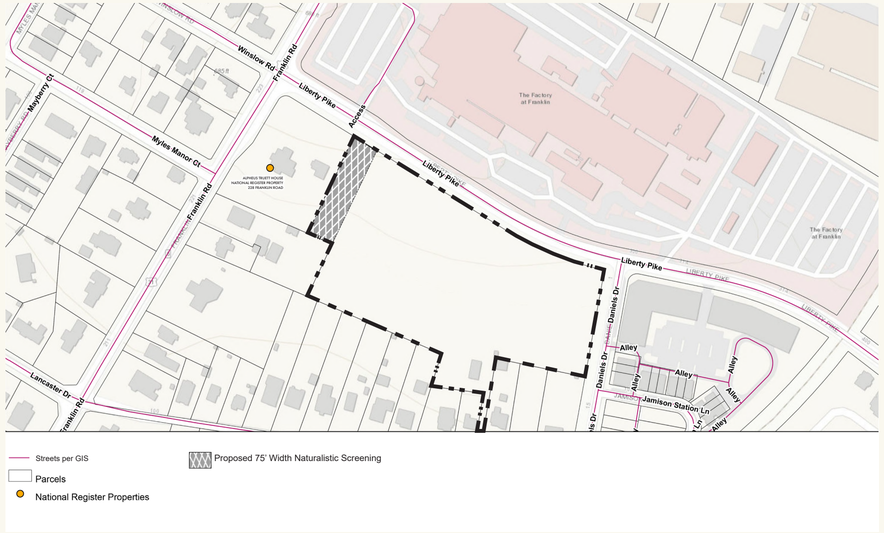
Existing Site Conditions



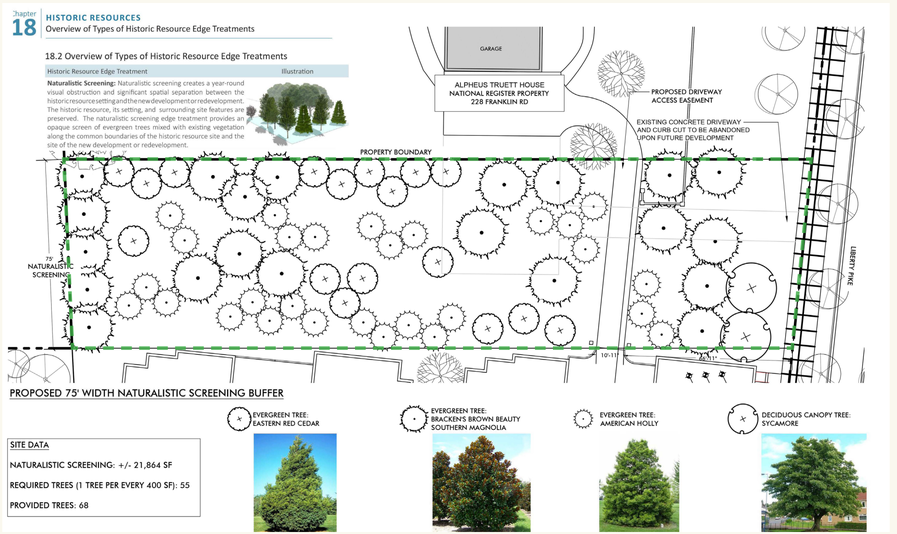
Historic Preservation Overall Exhibit



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*



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October 27, 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
Multi-Family Building #3 – November 13, 2023 Hearing

Dear Ms. Huffer,

On behalf of our client, Truland Development, enclosed with this letter is a PDF copy of the design booklet we are submitting in support of our application to the City of Franklin Historic Zoning Commission for a Certificate of Appropriateness for Multi-Family Building #3, which is included within the Historic Overlay District of The Middle Eight at The Factory District. This Booklet, dated November 13, 2023, contains updated and revised building documentation in response to the comments we have received at the August 28th and September 18th DRC meetings, the October 9th HZC meeting, the October 16th DRC meeting, and from City Staff. Printed copies of this Booklet will be provided for the November 13th HZC meeting.

The following materials are attached:

- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Multi-Family Building #3 Booklet PDF
- A high-resolution PDF version of the booklet can be found here: https://us.workplace.datto.com/filelink/6ad46-1f79d0e4-4c3eaf979e-2
- The updated Three-Dimensional Video walk-around of The Middle Eight at The Factory District can be found here: https://www.dropbox.com/s/yshfer1pjhafvqe/Truland%20_%20Walkin%20My%20Baby_v4.mov?dl=0

We respectfully request that this updated three-dimensional video walk-around be shared with each of the HZC Commissioners prior to the November 13th, 2023 HZC Hearing.

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 homes found within Franklin and 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 November 13th, 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

File #: 21-05581

DATE: October 31, 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 reddish-brown 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. On the end units, to the left of the entrance are two double-hung windows. On the middle unit, to the left of the door are two doors leading to a balcony area. At the basement level, facing the street, it features a door and double-hung window. The rear elevations on all units feature oversized French doors and doublehung windows on each side of the doors and oversized garage doors on the basement level.

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 35' and the Alpheus Truett House is 31.95', so the townhouse building will be 3.05', or 9.5 percent taller, than the Truett House, which meets the Guidelines of being within 10% 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. The roof is proposed to be black, and the garage doors are proposed to be a black 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 4 small window lites 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 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.

ANTUNOVICH ASSOCIATES
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October 27, 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
Townhome Building – November 13, 2023 Hearing

Dear Ms. Huffer,

On behalf of our client, Truland Development, enclosed with this letter is a PDF copy of the design booklet we are submitting in support of our application to the City of Franklin Historic Zoning Commission for a Certificate of Appropriateness for the Townhome Building, which is included within the Historic Overlay District of The Middle Eight at The Factory District. This Booklet, dated November 13, 2023, contains updated and revised building documentation in response to the comments we have received at the August 28th and September 18th DRC meetings, the October 9th HZC meeting, the October 16th DRC meeting, and from City Staff. Printed copies of this Booklet will be provided for the November 13th HZC meeting.

The following materials are attached:

- The Middle Eight at the Factory District – HZC Certificate of Appropriateness Submission Townhome Booklet PDF
- A high-resolution PDF version of the booklet can be found here: https://us.workplace.datto.com/filelink/6ad46-1f79d0e4-4c3eaf979e-2
- The updated Three-Dimensional Video walk-around The Middle Eight at The Factory District can be found here: https://www.dropbox.com/s/yshfer1pjhafvqe/Truland%20_%20Walkin%20My%20Baby_v4.mov?dl=0

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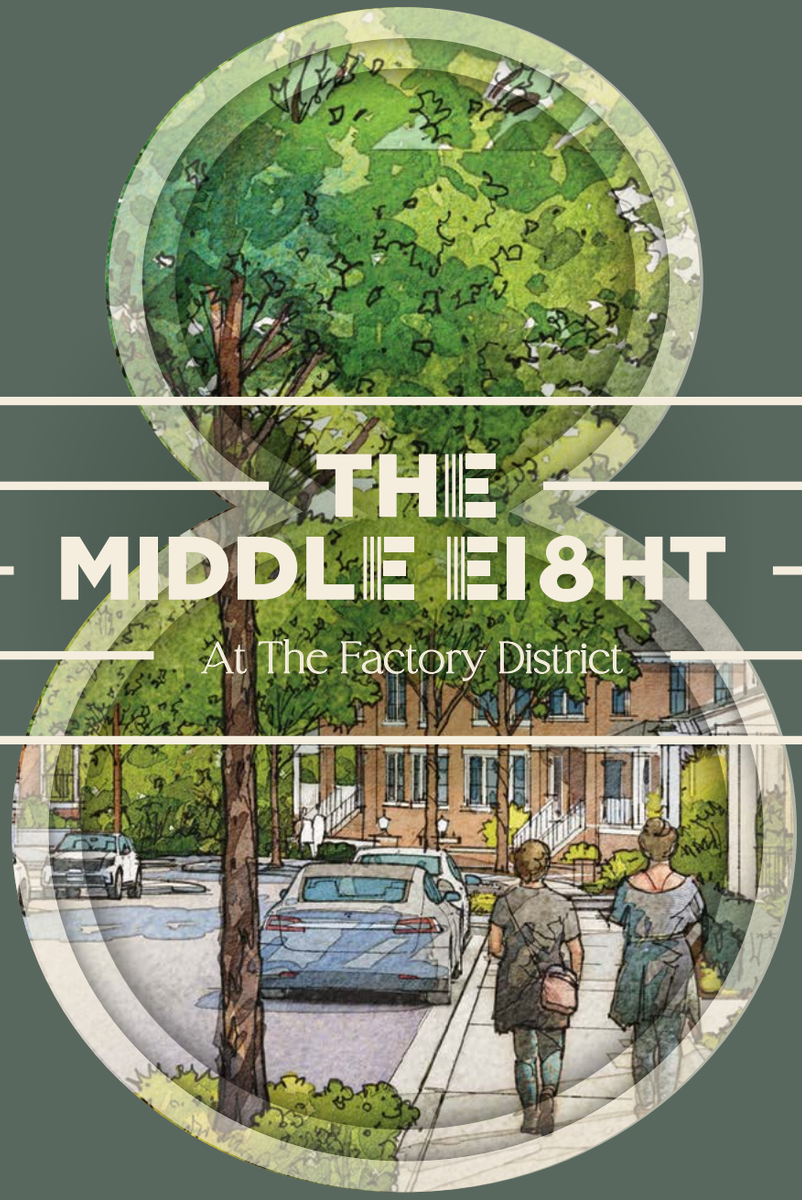
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We look forward to presenting to the HZC on November 13th, our historically sensitive, contextually responsive infill neighborhood that achieves exceptional beauty through thoughtful design.

Most sincerely,

ANTUNOVICH ASSOCIATES INC

Joseph M. Antunovich, FAIA
Chief Executive Officer and Founder

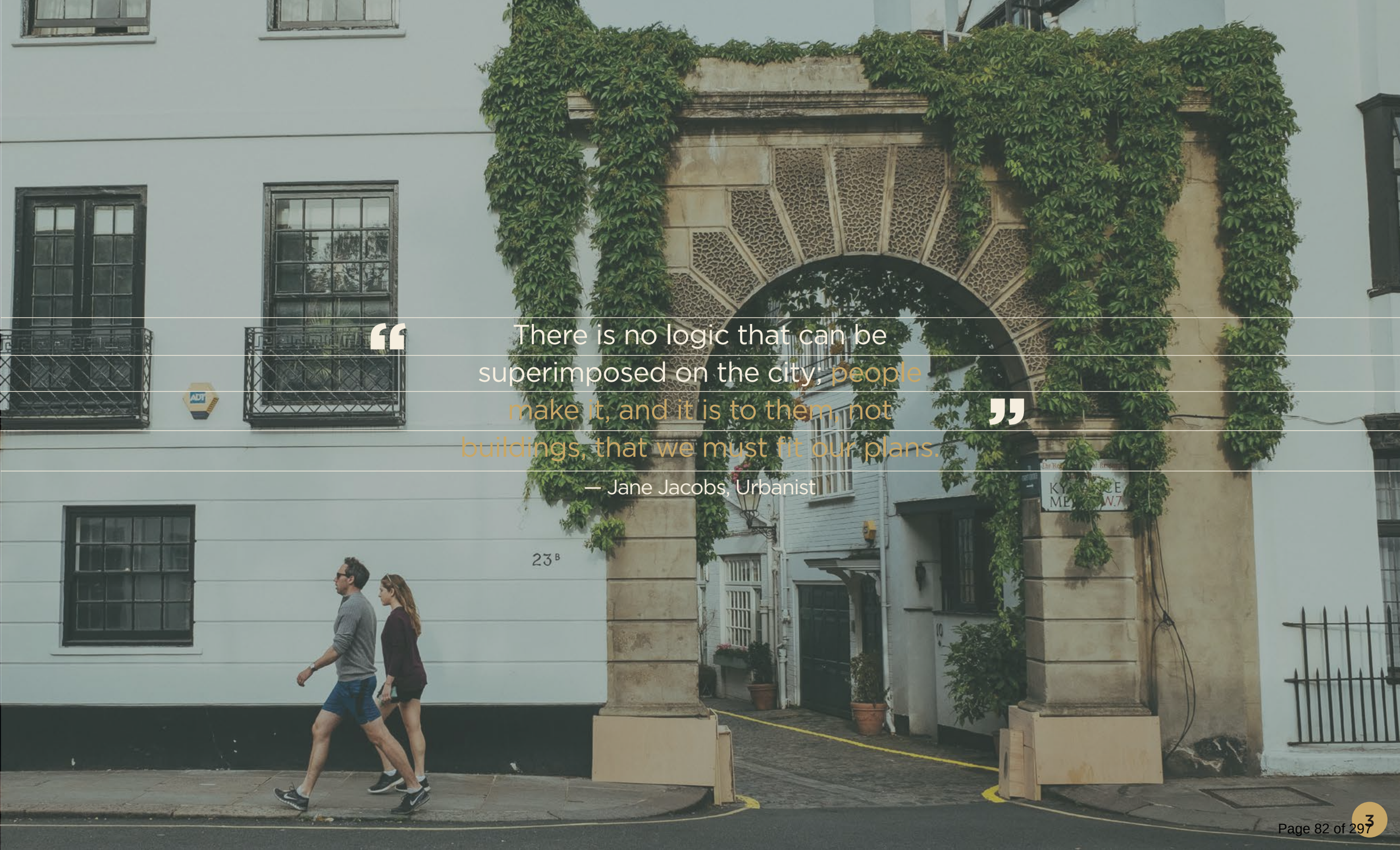


THE MIDDLE EI8HT

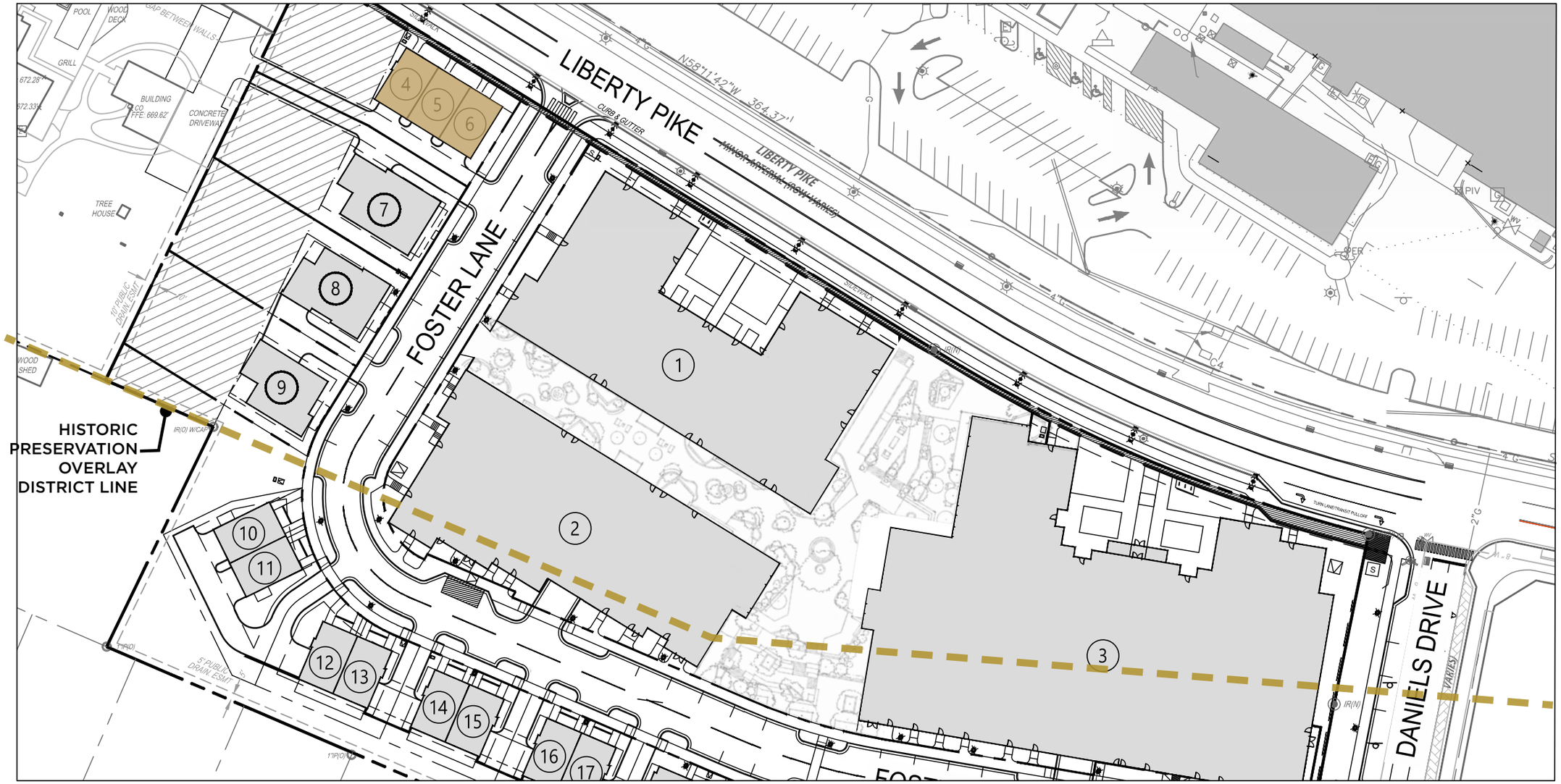
At The Factory District

Historic Zoning Commission - Certificate of Appropriateness Submission - Townhomes
November 13, 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



THE MIDDLE EIGHT - OVERALL SITE PLAN



Townhome Material Selections

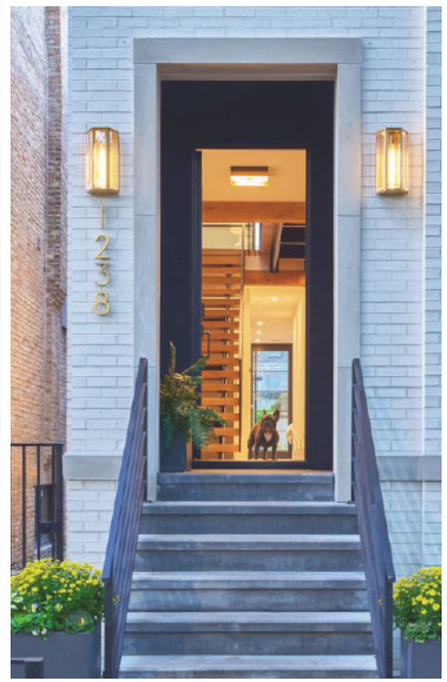


METAL STANDING SEAM ROOF





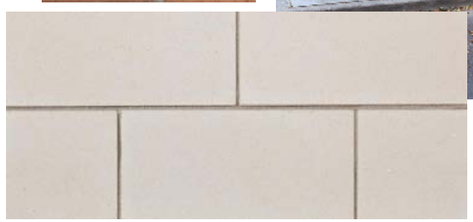
SCONCE LIGHTS



MODERN DOOR STYLE

FACEBRICK





ARRISCRAFT LIMESTONE BASE



FACEBRICK

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



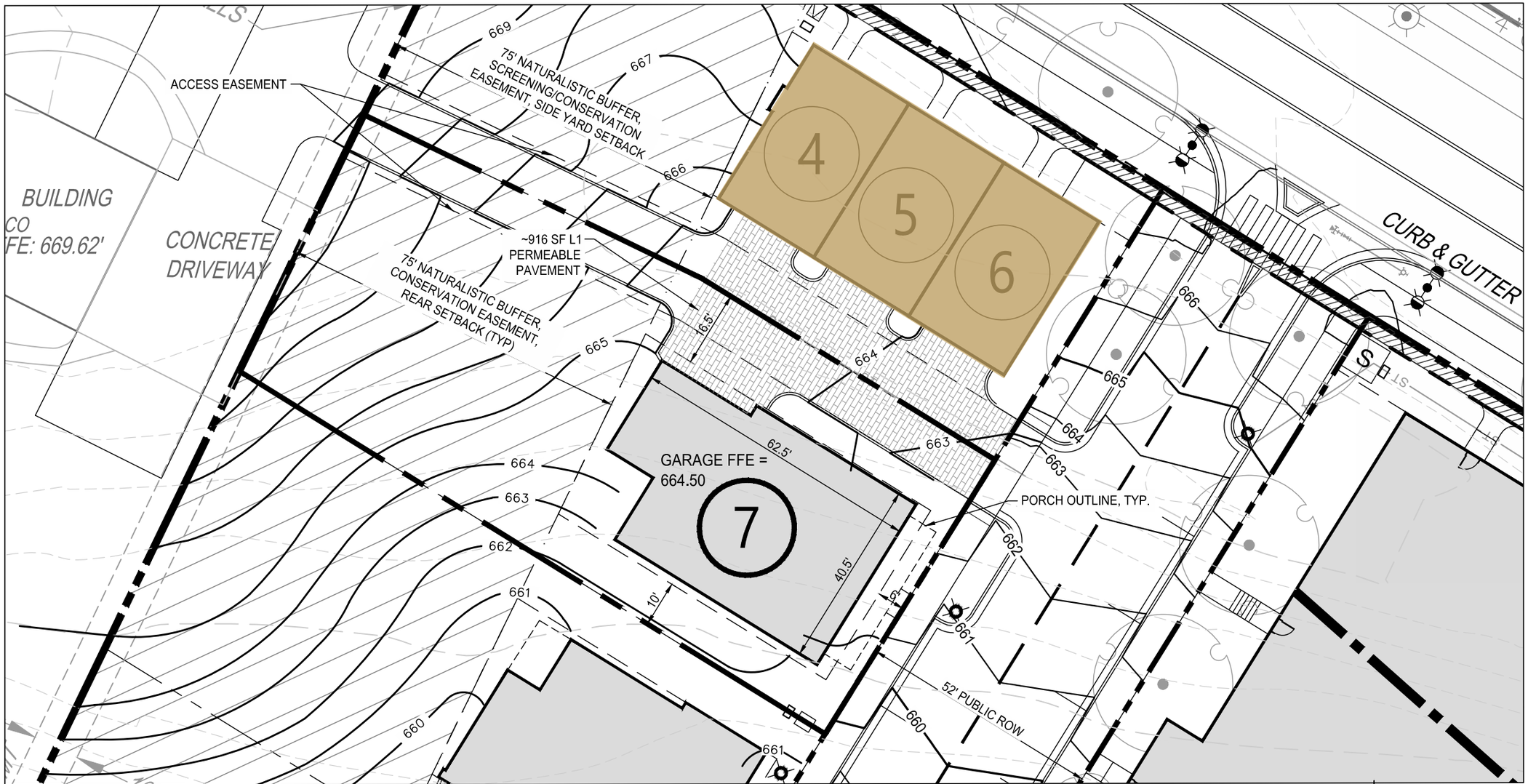
2 BACK ELEVATION
Scale: 1/8" = 1'-0"



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%)

THE MIDDLE EIGHT - LOT 4,5, & 6

0 10 20 40 60

SCALE: 1" = 20'

Townhomes - Lower Level

3 bed | 2.5 Bath | 2 Car Garage

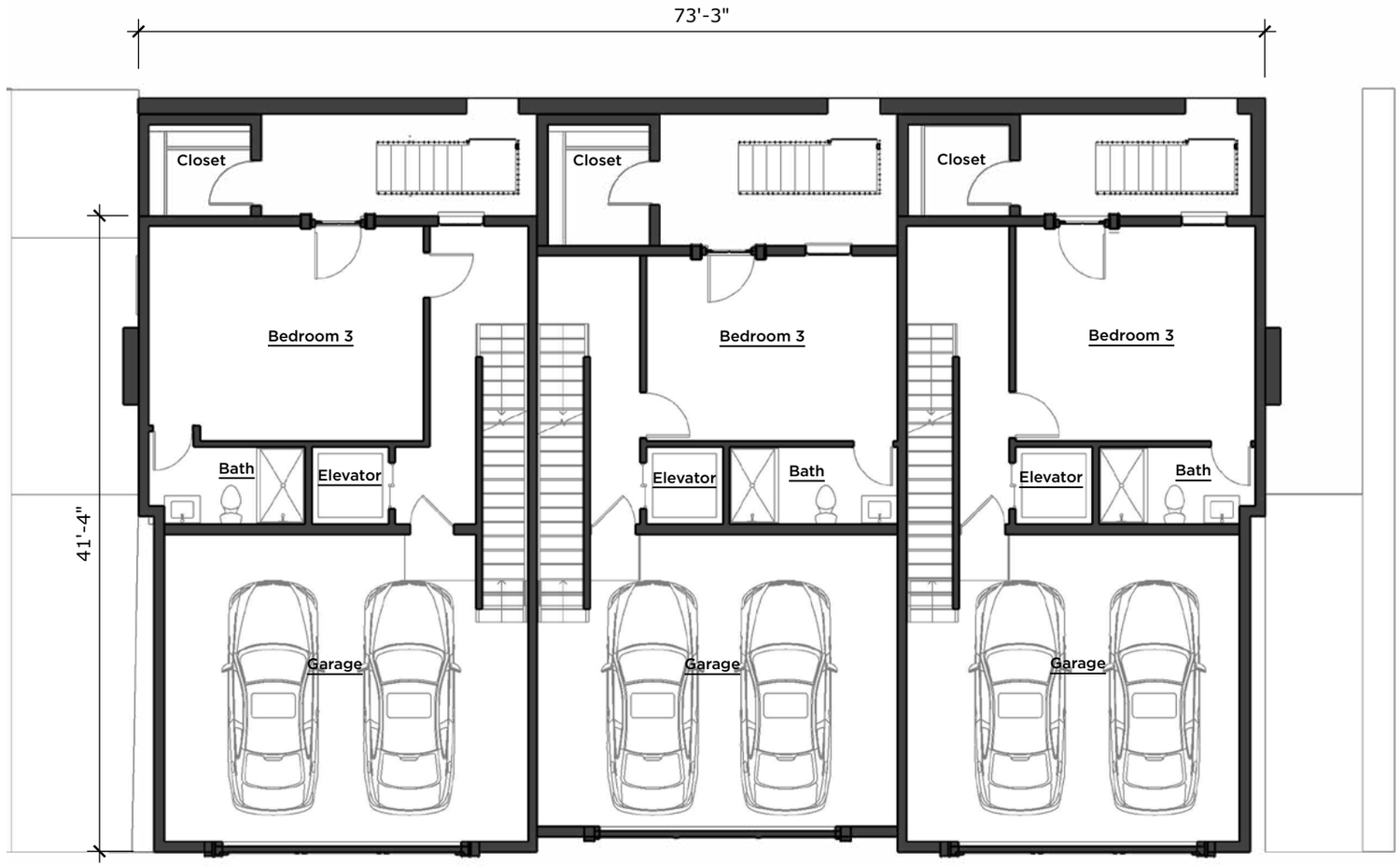
Right Unit: **552 sq. ft.**
Middle Unit: **469 sq. ft.**
Left Unit: **511 sq. ft.**

*Does NOT include garage

Total Living Area

Right Unit: **2585 sq. ft.**
Middle Unit: **2240 sq. ft.**
Left Unit: **2333 sq. ft.**

Townhome SF Total: 7158 sq. ft.



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

Townhomes - First Floor

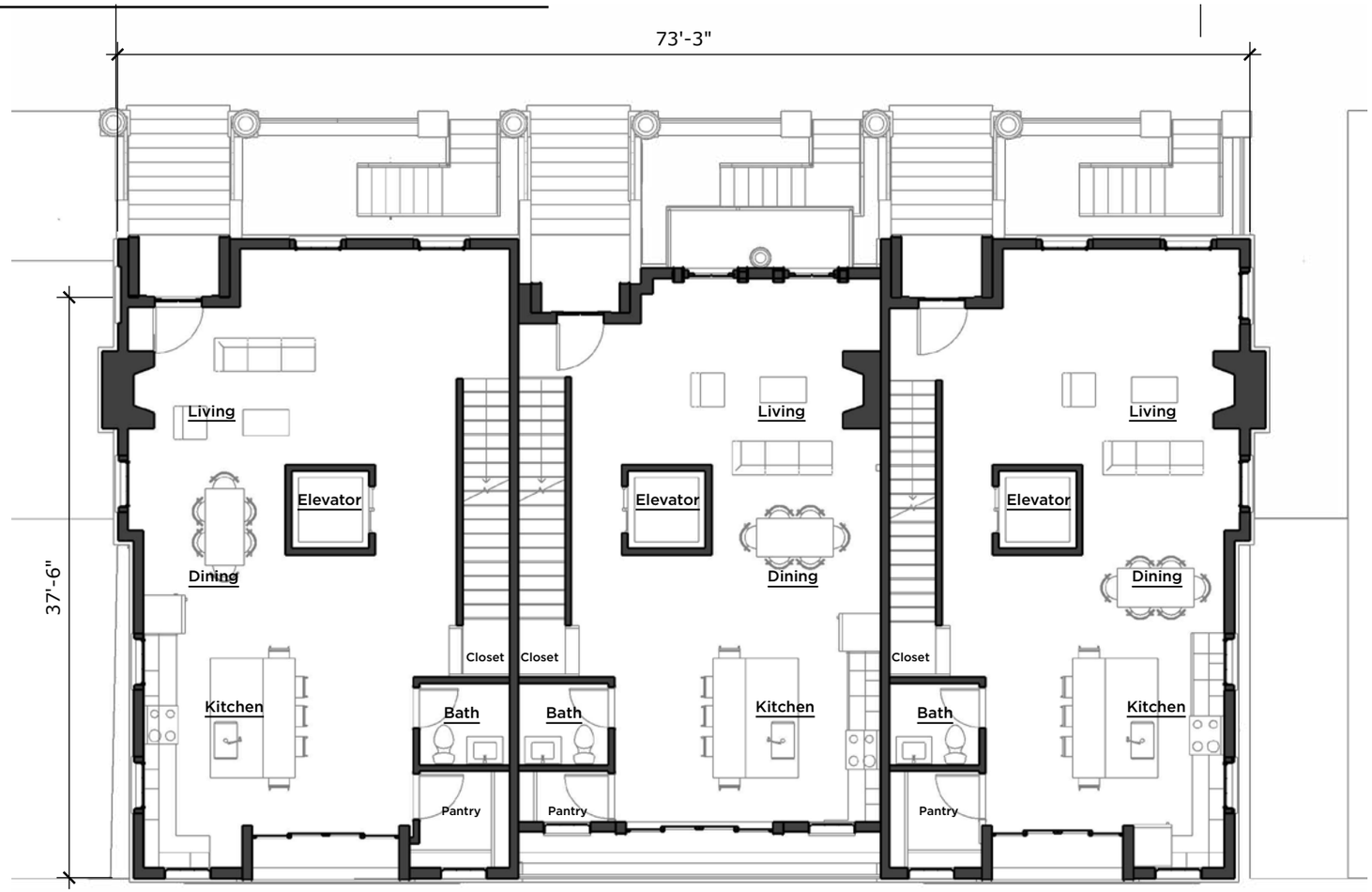
3 bed | 2.5 Bath | 2 Car Garage

Right Unit: **995 sq. ft.**
Middle Unit: **857 sq. ft.**
Left Unit: **867 sq. ft.**

Total Living Area

Right Unit: **2585 sq. ft.**
Middle Unit: **2240 sq. ft.**
Left Unit: **2333 sq. ft.**

Townhome SF Total: 7158 sq. ft.



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

Townhomes - Second Floor

3 bed | 2.5 Bath | 2 Car Garage

Right Unit: **1038 sq. ft.**
Middle Unit: **914 sq. ft.**
Left Unit: **955 sq. ft.**

Total Living Area

Right Unit: **2585 sq. ft.**
Middle Unit: **2240 sq. ft.**
Left Unit: **2333 sq. ft.**

Townhome SF Total: 7158 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*



NOTES

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

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

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

HEIGHTS

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

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

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

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

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

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

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

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

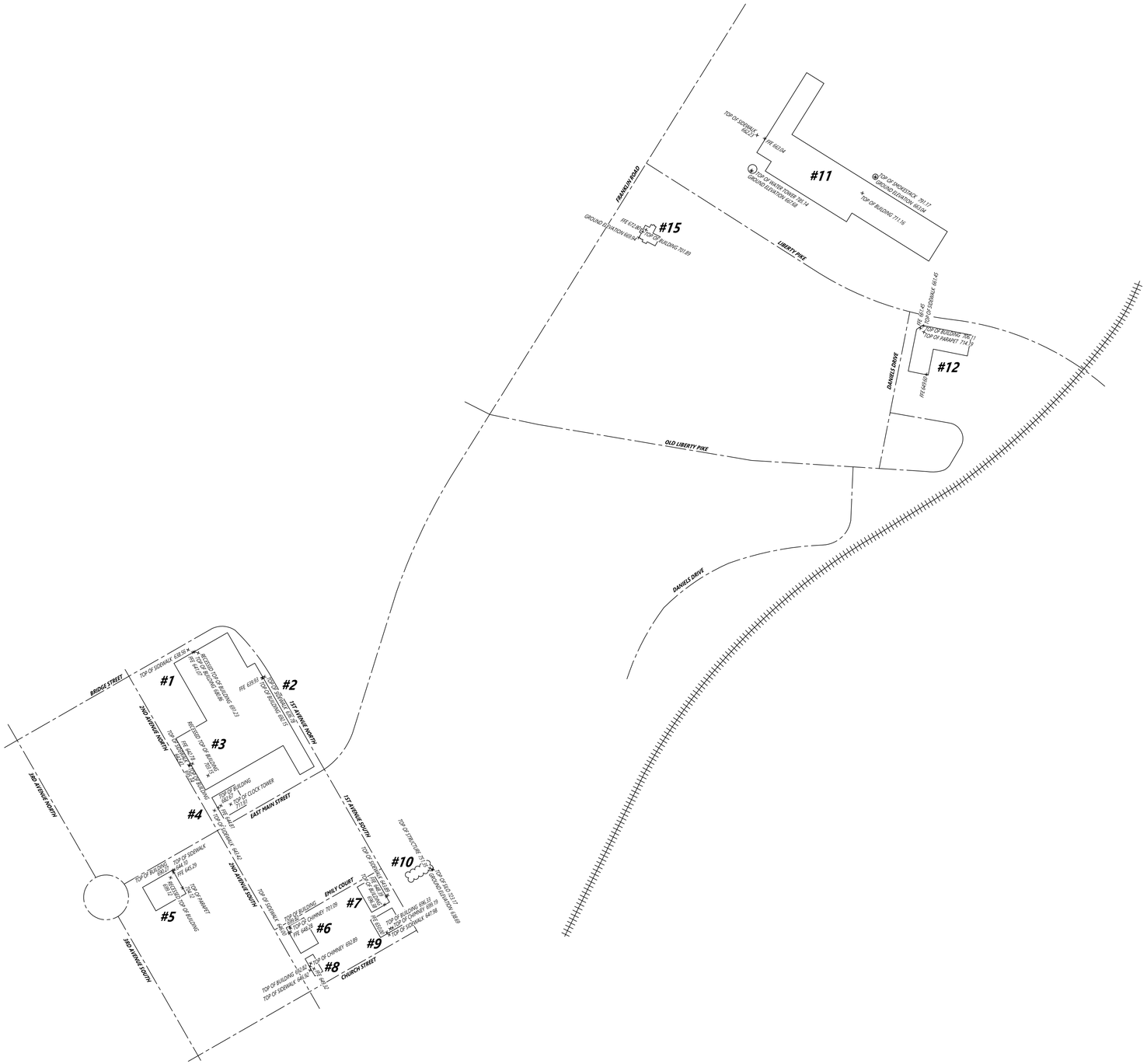
LOCATION #9
102 CHURCH ST
FINISHED FLOOR - TOP OF CHIMNEY: 49.19'
FINISHED FLOOR - TOP OF BUILDING: 46.33'
TOP OF SIDEWALK - TOP OF CHIMNEY: 51.21'
TOP OF SIDEWALK - TOP OF BUILDING: 48.35'

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

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

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

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



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

LEGEND

APPROXIMATE STREET CENTERLINE ——— — ———
SPOT ELEVATIONS X.000.00
APPROXIMATE RAILROAD CENTERLINE +++++++++++++++

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

CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402
C.A. NO. 282

© 2021 CHASTAIN SKILLMAN

LOCATION #15

NUMBER	DATE	DESCRIPTION
R-1	9/11/23	

228 FRANKLIN LLC

BUILDING HEIGHT EXHIBIT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE OF SURVEY:
6/9/2023

PROJECT NUMBER:
1032802

SHEET NUMBER:

L. BRANDON LAMBERT
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 2828

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

File #: 21-05621

DATE: November 6, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Site Elements) At 239 Franklin Rd. (The Park at Harlinsdale Farm); David Hodnett, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning site alterations at 239 Franklin Road, the Park at Harlinsdale Farm.

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

PROJECT INFORMATION:
COF Project Number: 8334
Applicant: David Hodnett
Owner: City of Franklin

BACKGROUND:
This application previously appeared at the September Design Review Committee meeting. The plans have been altered based on feedback during the meeting.

The previous plans included a large, circular turnaround spot that would be located near the Hayes House. The feedback from commissioners was to diminish the turnaround due to its proximity to the historic building. The current proposal will not have a circular turnaround. The plans indicate that the path will be a "Yosemite Sand" color, which will be a light sand color in order to blend with the other paths that are currently at Harlinsdale. A portion of this new walkway will incorporate stamped concrete that will resemble a railroad line, to mark where the interurban line originally was located.

The Guidelines recommend the following:

- Use sidewalk materials that were historically typical, such as concrete, brick, and stone.
- Design new sidewalks and walkways to follow historic patterns of alignment, configuration, width, and materials.

- 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.

The proposed site alterations meet the Guidelines and are respectful to the context of the building, its setting, and the surrounding district.

RECOMMENDATION:

Since this is a City project, staff does not make a recommendation but below are some potential conditions should the HZC approve the proposal:

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.

Index Of Sheets

SEE SHEET NO. 1A

HISTORIC FRANKLIN TENNESSEE

CITY OF FRANKLIN, TENNESSEE

WILLIAMSON COUNTY

HARLINSDALE FARM MULTI-USE PATH BEGINNING AT THE CHESTNUT BEND SUBDIVISION FROM THE HARPETH RIVER TO RUBY F. LYNCH TRAILHEAD IN FRANKLIN

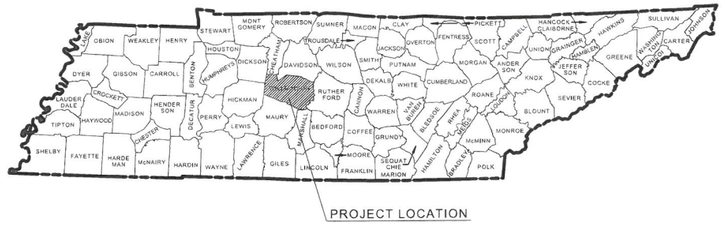
CONSTRUCTION

REVISIONS

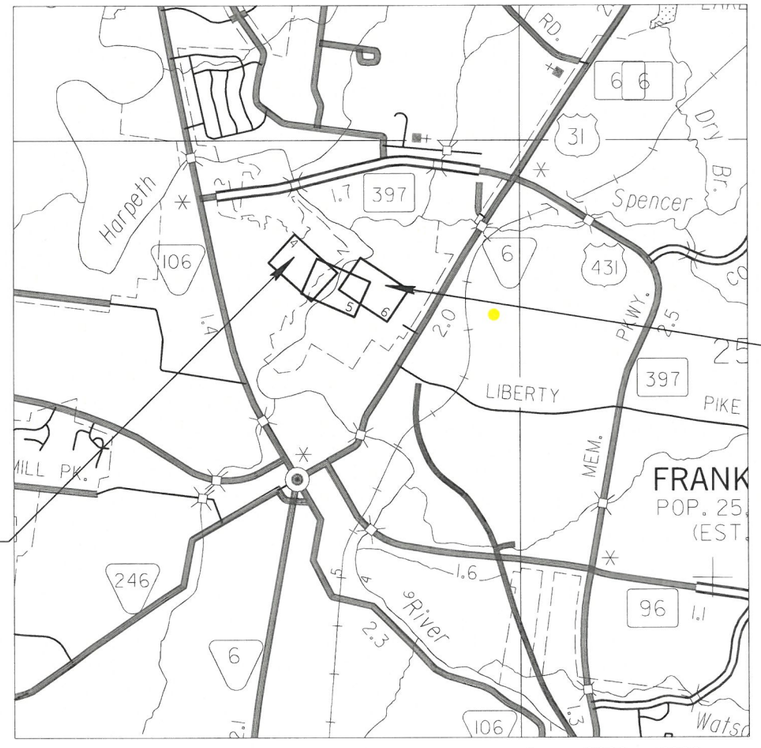
2 10/06/2023 GVF REMOVED CONCRETE CUL-DE-SAC

CITY OF FRANKLIN	YEAR	SHEET NO.
	2022	1
FED. AID PROJ. NO.	TAP-9305(32)	
STATE PROJ. NO.	94LPLM-F3-104	

LOCALLY MANAGED AND LOCALLY LET



benesch
engineers · scientists · planners
574 Franklin Road, Suite 300
Franklin, TN 37069
PHONE: 615.370.6079
www.benesch.com



NO EXCLUSIONS
NO EXCEPTIONS
NO R.O.W. ACQUISITION

TAP-9305(32)
BEGIN PROJECT NO: 94LPLM-F3-104 R.O.W. & CONST.
COFHP STA. 10+95.00
N 586195.6092
E 1710378.3255

TAP-9305(32)
END PROJECT NO: 94LPLM-F3-104 R.O.W. & CONST.
COFIU STA. 105+74.95
N 585412.3534
E 1712852.5755

BRIAN A. RALSTIN REGISTERED ENGINEER No. 119683 STATE OF TENNESSEE 10/18/23

SPECIAL NOTES

PROPOSALS MAY BE REJECTED BY THE CITY OF FRANKLIN IF ANY OF THE UNIT PRICES CONTAINED THEREIN ARE OBVIOUSLY UNBALANCED, EITHER EXCESSIVE OR BELOW THE REASONABLE COST ANALYSIS VALUE.

THIS PROJECT TO BE CONSTRUCTED UNDER THE STANDARD SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION DATED JANUARY 1, 2021 AND ADDITIONAL SPECIFICATIONS AND SPECIAL PROVISIONS CONTAINED IN THE PLANS AND IN THE PROPOSAL CONTRACT

CITY OF FRANKLIN ENGINEERING DEPARTMENT — PAUL HOLZEN, P.E. / DIRECTOR OF ENGINEERING

DESIGNED BY ALFRED BENESCH & COMPANY

DESIGNER BRIAN RALSTIN, PE

TDOT PIN 126630.00

R.O.W. LENGTH	0.000 MILES
ROADWAY LENGTH	0.628 MILES
BRIDGE LENGTH	0.042 MILES
BOX BRIDGE LENGTH	0.005 MILES
PROJECT LENGTH	0.675 MILES

SURVEY 01-16-20	TRAFFIC DATA	
SURVEY UPDATE 02-11-20	ADT (20XX)	N/A
SURVEY UPDATE 05-08-20	ADT (20XX)	N/A
	DHV (20XX)	N/A
	D	N/A
	T (ADT)	N/A
	T (DHV)	N/A
	V	18 MPH

COORDINATES VALUES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00000 (NO DATUM ADJUSTMENT), AND BASED ON AN NGS OPUS SOLUTION. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 (GEOID 12B).

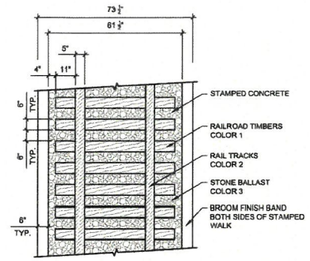
APPROVED:

PAUL HOLZEN, P.E. — DATE
DIRECTOR / CITY ENGINEER

10/18/2023 11:11:48 AM
Y:\Nashville\116020000S\116020001.00\Eng_Docs\Roadway\001_Title.sht

TYPE	YEAR	PROJECT NO.	SHEET NO.
ROW	2022	TAP-9305(32)	2G3
CONST.	2022	TAP-9305(32)	2G3

KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.708.0567





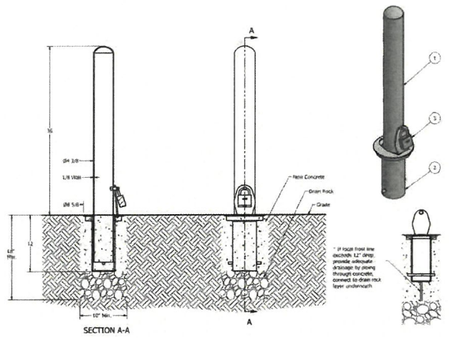
EXAMPLE PRODUCT IMAGE

CONTRACTOR TO PROVIDE SAMPLE MOCKUP ON SITE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT/CITY OF FRANKLIN PRIOR TO FULL INSTALLATION.

1 NICKEL PLATE RAIL SPUR STAMPED CONCRETE

N.T.S.

ELEVATION/PLAN

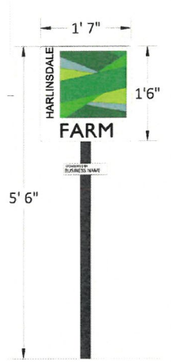


- CONTRACTOR TO PROVIDE SAMPLE MOCKUP ON SITE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT/CITY OF FRANKLIN PRIOR TO FULL INSTALLATION.
- CONTRACTOR TO FLAG LOCATION IN FIELD FOR REVIEW AND APPROVAL PRIOR TO INSTALL.
- BOLLARD SHALL INCLUDE RETROREFLECTIVE STRIPING (MINIMUM OF TWO STRIPES). STRIPE LOCATION AND COLOR SHALL BE VERIFIED WITH CITY OF FRANKLIN AND ENGINEER.

2 BOLLARD POST

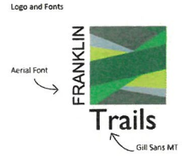
N.T.S.

SECTION/ELEVATION



TRAIL HEAD SIGN WITH TRAIL NAME

QTY: 1



NOTE:
- CONTRACTOR TO PREPARE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY CITY OF FRANKLIN AND LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- CONTRACTOR TO FLAG LOCATION IN FIELD FOR REVIEW AND APPROVAL PRIOR TO INSTALL.

3 TRAIL SIGNAGE

N.T.S.

ELEVATION



TRAIL MARKERS

QTY:1

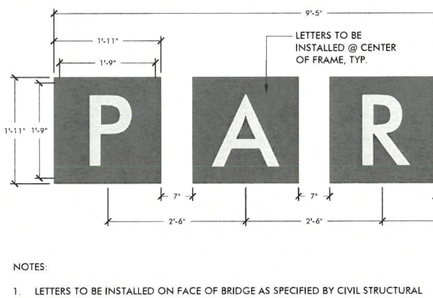
- 5 Walking/Jogging
- 5 Mountain Biking
- 5 Equestrain
- 5 Blueway

NOTE:
- CONTRACTOR TO PREPARE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY CITY OF FRANKLIN AND LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- CONTRACTOR TO FLAG LOCATION IN FIELD FOR REVIEW AND APPROVAL PRIOR TO INSTALL.

4 MILE MARKER

N.T.S.

ELEVATION



NOTES:
1. LETTERS TO BE INSTALLED ON FACE OF BRIDGE AS SPECIFIED BY CIVIL STRUCTURAL CONSULTANT.
2. BRIDGE BRANDING TO BE INSTALLED AT CENTER OF BRIDGE; REFER TO ELEVATION DRAWING.
3. LETTERS ARE WHITE IN COLOR-FUTURA FONT ON POWDER COATED BLACK BACKGROUND AND FINISHED WITH CLEAR POWDER COAT.
4. TEXT HEIGHT @ 1'-4" CENTERED TO FACE PLATE.
5. CONTRACTOR TO PROVIDE SAMPLES OF DIFFERENT FINISHES FOR REVIEW AND APPROVAL. (GLOSS, SEMI-GLOSS & MATTE)

BIRD BARRIER

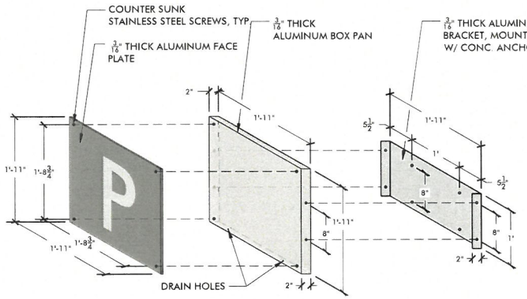


NOTES:
1. BIRD BARRIER SHALL BE MOUNTED ABOVE INSTALLED LETTERS TO PREVENT BIRD ROOST OR NEST CREATION AND TO PREVENT DAMAGE FROM DROPPINGS AND NESTING MATERIALS.
2. BIRD BARRIER SHALL BE GRAY IN COLOR AND INCLUDE ALL COMPONENTS (I.E. MOUNTING SYSTEM, CLOSED END CAPS, ETC.)
3. BIRD BARRIER SHALL BE MADE FROM UV STABILIZED POLYCARBONATE AND CAN BE CUT TO FIT THE SPECIFIC LOCATION.
4. BIRD BARRIER SHALL BE ATTACHED TO THE BRIDGE GIRDER WITH SCREWS. ADHESIVE IS NOT AN ACCEPTABLE MOUNTING MATERIAL.
5. FABRICATOR TO PROVIDE MOCK UPS FOR PREVIEW AND APPROVAL BY CITY OF FRANKLIN AND LANDSCAPE ARCHITECT.

5 BRIDGE LETTER DETAIL LAYOUT & BIRD BARRIER

3/4" = 1'-0"

ELEVATION/PLAN

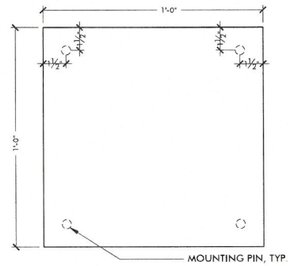


NOTES:
1. ALUMINUM FACE PLATE POWDER COATED IN BLACK AND FINISHED WITH A CLEAR POWDER COAT PRIOR TO MOUNTING TO FACE OF BEAM.
2. FABRICATOR TO PROVIDE MOCK UPS FOR PREVIEW AND APPROVAL.
3. TEXT HEIGHT: 1'-4" CENTERED TO FACE PLATE.
5. BOX PAN & MOUNTING BRACKET TO BE FINISHED WITH BLACK POWDER COAT.
6. CONTRACTOR TO PROVIDE SAMPLES OF DIFFERENT FINISHES FOR REVIEW AND APPROVAL. (GLOSS, SEMI-GLOSS & MATTE).
7. FABRICATOR TO PROVIDE SHOP DRAWINGS FOR REVIEW & APPROVAL BY CITY OF FRANKLIN & LANDSCAPE ARCHITECT.

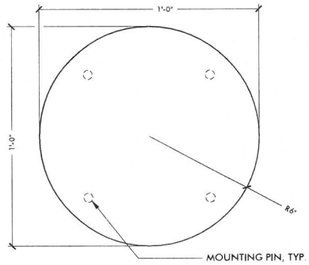
6 LETTER FIXTURE DETAIL

3/4" = 1'-0"

SECTION/ELEVATION

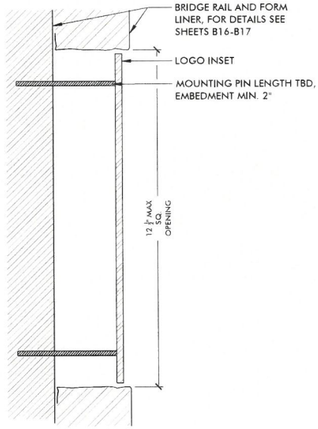


TRAILS LOGO



CITY OF FRANKLIN LOGO

NOTE:
LOGO FABRICATOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY CITY OF FRANKLIN & LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

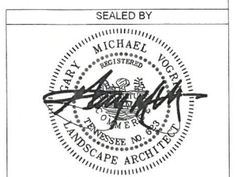


7 LOGO INSET DETAIL

N.T.S.

SECTION/ELEVATION/PLAN

SEALED BY



06.30.2022

HISTORIC FRANKLIN TENNESSEE

CITY OF FRANKLIN
ENGINEERING DEPARTMENT

HARDSCAPE DETAILS

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2022	TAP-9305(32)	6A
CONST.	2022	TAP-9305(32)	6A

REVISIONS
1 10/07/2022 GVF CURB RAMP ADDED AT PARKING LOT
2 10/06/2023GVF REMOVED CONCRETE CUL-DE-SAC

N

105

PROPOSED 16' MULTI-USE PATH (REINFORCED CONCRETE)

PROPOSED CURB RAMP MM-CR-2 (TYP.)

TAP-9305(32)
END PROJECT NO. 94LPLM-F3-104 R.O.W. & CONST.
COFIU STA. 105+74.95
N 585412.3534
E 1712852.5755

FLAG
BLUE PINFLAG

COFIU S 78° 23' 50" E

ASH LAW

CP-102
PK GPS STATION

FOR PROFILE OF COFIU
SEE SHEET 7

BEGIN SP. DITCH
STA. 105+00.00
OFF 8.00 RT.

35

WOOD

BM-103
1/2 W/CAP GPS STATION

DO NOT ENTER

TOP-625.09
INV. 616.90+/-

11 EW

09 EW

PROPOSED 16' MULTI-USE PATH (REINFORCED CONCRETE)

10 EW

END SP. DITCH
STA. 102+50.00
OFF 8.00 RT.

BEGIN SP. DITCH
STA. 101+50.00
OFF 8.00 RT.

STAMPED CONCRETE DESIGN
(SEE SHEET 2G3 FOR DETAILS)
COFHP STA. 38+83.73 =
COFIU STA. 101+10.00
N 585205.5991
E 1712508.1015

08 MH

02 EW

CUT

FILL

CUT

FILL

CUT

FILL

CUT

NO SWIMMING

R=55'

PROPOSED 12' MULTI-USE PATH (STANDARD CONCRETE)

COFHP
S 21° 43' 49" E

01 EW

S 51° 43' 26" E

ONC BLOCK

INV-622.17
36IN RCP

TAP-9305(32)
BEGIN CONSTRUCTION NO. 94LPLM-F3-104 R.O.W. & CONST.
COFIU STA. 100+75.00
N 585177.9517
E 1712486.6321

07 EW

06 MH

05 EX

04 MH

TIE TO EXISTING PARK PATH/DRIVE

INV-624.42
36IN RCP

RAIN GARDEN

HORSE TIE POST

GATE

GATE

03 EX

100

PVC STUBOUT

TOP-628.79
INV. 622.75(N)
INV. 623.14(SE)

CUT

FILL

CUT

N 34° 18' 10" E

MATCH LINE STA. 31+50 SEE SHEET NO. 5A

01 EW	IN. EL. 622.30'	07 EW	IN. EL. 623.00'
02 EW	IN. EL. 622.16'	08 MH	GT. EL. 625.00' IN. EL. 620.05' OUT EL. 619.85'
03 EX	IN. EL. 624.42'	09 EW	IN. EL. 619.50'
04 MH	GT. EL. 628.79' IN. EL. 623.14' OUT EL. 622.75'	10 EW	IN. EL. 626.25'
05 EX	IN. EL. 622.17'	11 EW	IN. EL. 626.09'
06 MH	GT. EL. 628.00' IN. EL. 622.17' OUT EL. 621.05'		

SEALED BY

BRIAN A. RALSTIN
REGISTERED ENGINEER
No. 119683
STATE OF TENNESSEE
10/18/23

COORDINATES VALUES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00000 (NO DATUM ADJUSTMENT), AND BASED ON AN NGS OPUS SOLUTION. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 (GEOID 12B).

HISTORIC FRANKLIN TENNESSEE

CITY OF FRANKLIN
ENGINEERING DEPARTMENT

PROPOSED LAYOUT

COFHP STA.31+50.00 TO
COFIU STA.105+74.95
SCALE: 1"= 50'

10/18/2023 11:42:00 AM
Y:\Nashville\16020000S\16020001.00\Eng_Docs\Roadway\006A_Proposed Sheet_03 ConstAdj.sht

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-05587

DATE: October 31, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of An Addition (Rear Deck) At 1319 Adams Street, Kacie Dunavan, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a rear deck addition at 1319 Adams Street.

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

PROJECT INFORMATION:
COF Project Number: 8322
Applicant: Kacie Dunavan
Owner: Kacie and John Dunavan

BACKGROUND:
The application includes the proposal to add a deck on the rear, left elevation. The dimensions of the deck are to be 16x16 feet, which mimics the wing on the left elevation, which is closer to the road. The deck is proposed to be constructed of composite wood for the surface, the steps, and the railings. The posts are to be wood. The Design Guidelines recommend the following for new decks on historic buildings:

- Place new decks on rear or obscured facades with minimal visibility from the street.
- Use wood materials and simple wood rail designs with square balusters.

It was suggested at the October DRC meeting to provide photos of the front of the property showing where the proposed deck is to be located and the existing fence location. Based on the provided photos within the application, the location of the proposed deck is appropriate, but the materials should be wood to meet the Guidelines.

RECOMMENDATION:
Staff recommends approval of this application with the following conditions:
1. The deck materials should consist of wood, instead of composite wood to align with the 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.

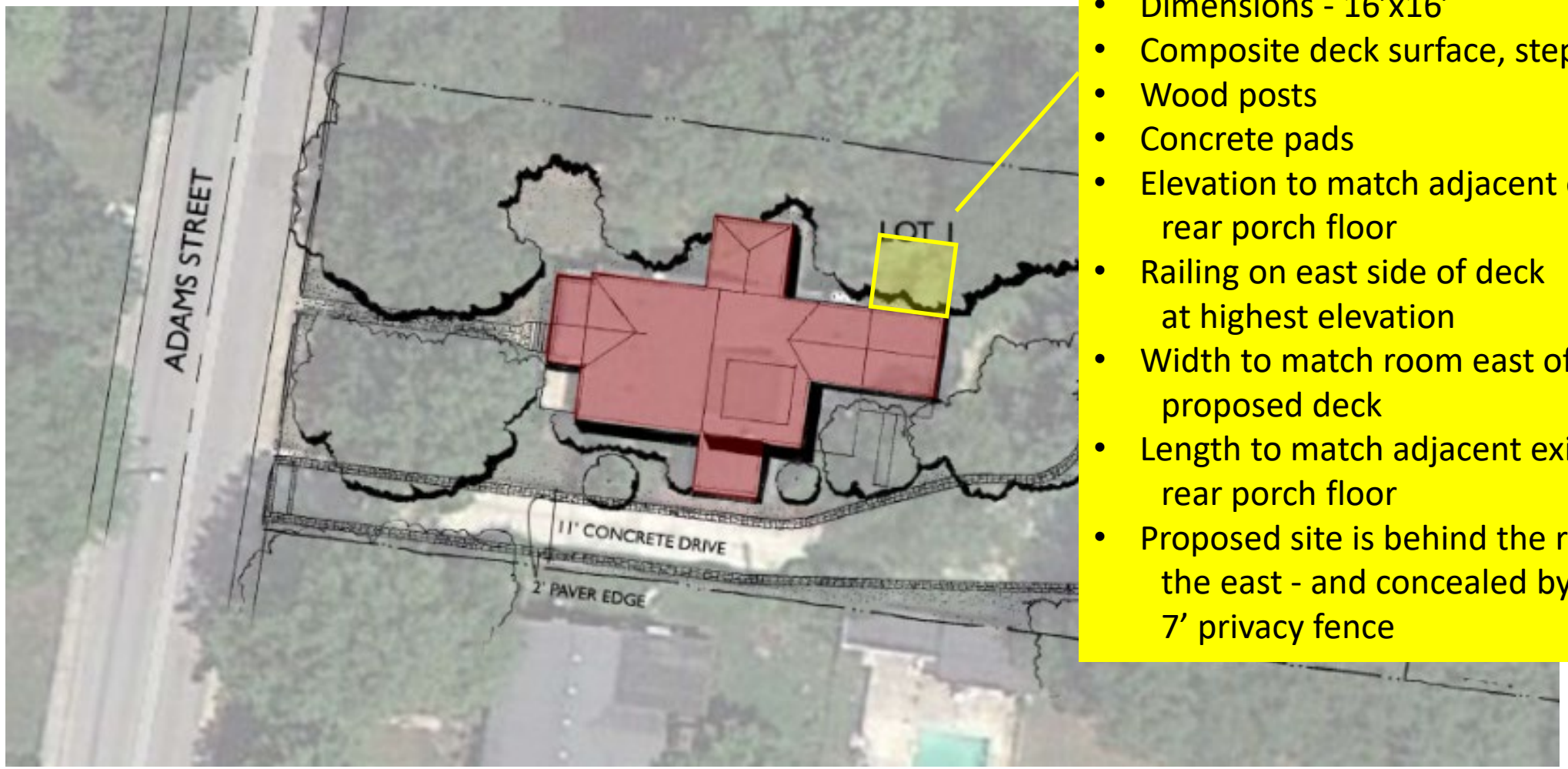
Project Considerations:
1. Please provide calculations for pervious vs impervious area in your building plans. This lot is required to maintain at least 40% Landscape Surface Area.

Dunavan Deck Proposal

1319 Adams Street

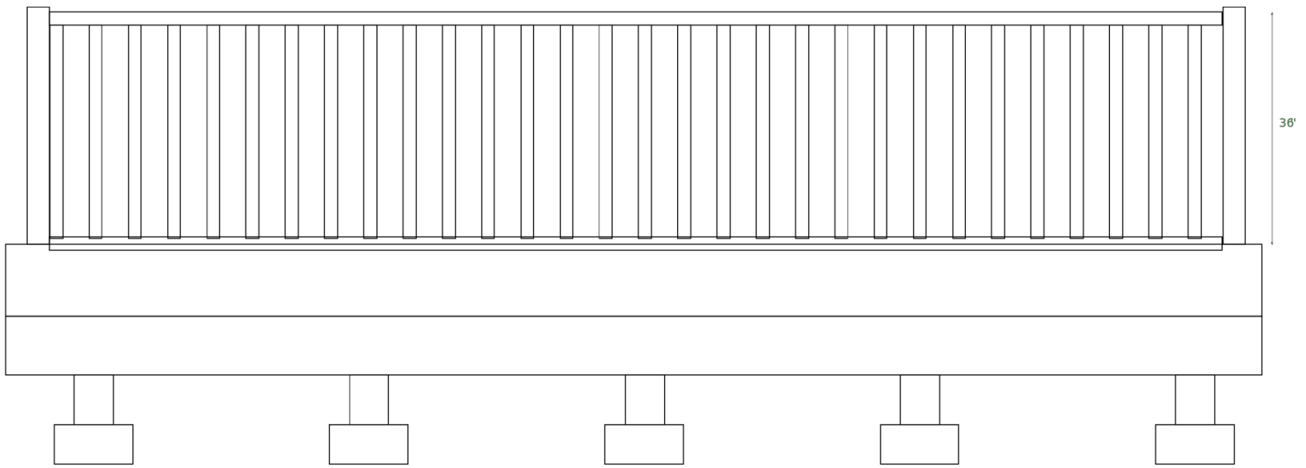
9/20/2023

Dunavan Deck Proposal – 9/20/2023



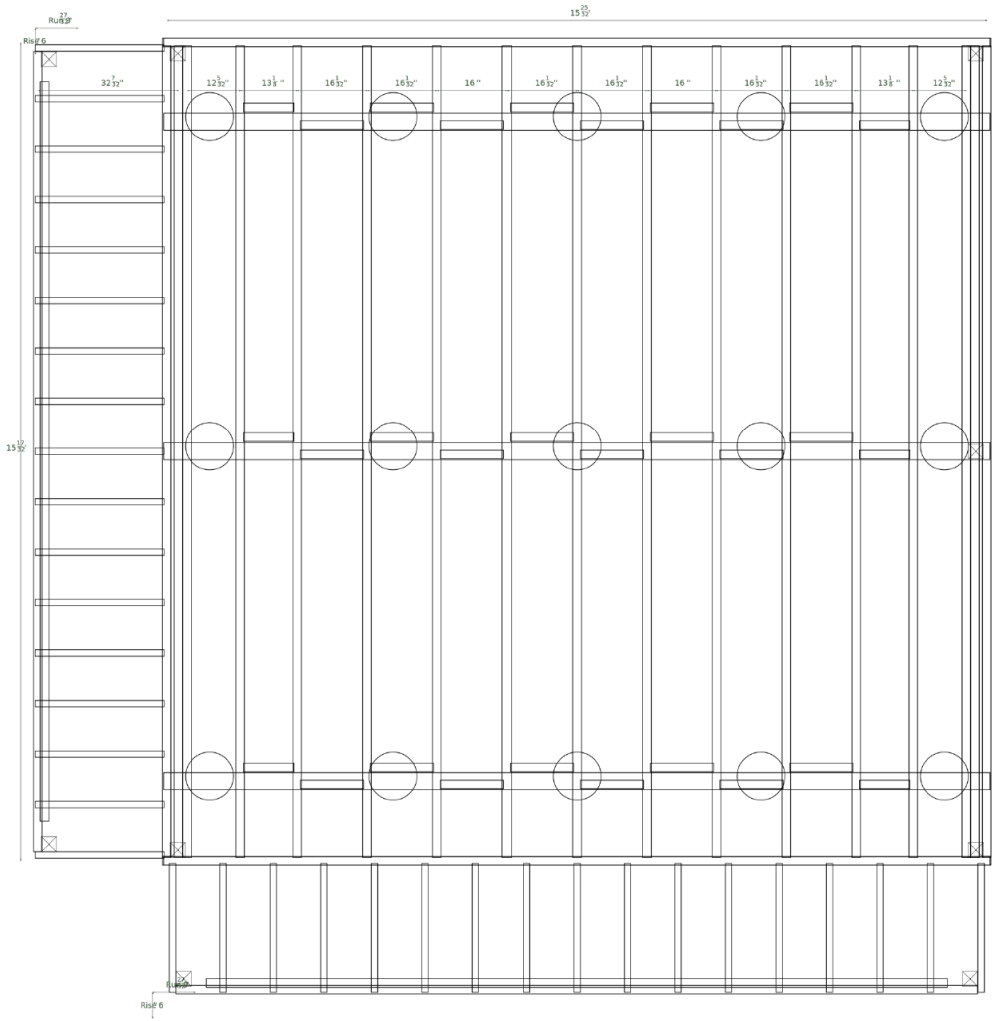
- Dimensions - 16’x16’
- Composite deck surface, steps, railing
- Wood posts
- Concrete pads
- Elevation to match adjacent existing rear porch floor
- Railing on east side of deck at highest elevation
- Width to match room east of proposed deck
- Length to match adjacent existing rear porch floor
- Proposed site is behind the room to the east - and concealed by a 7’ privacy fence

Side View

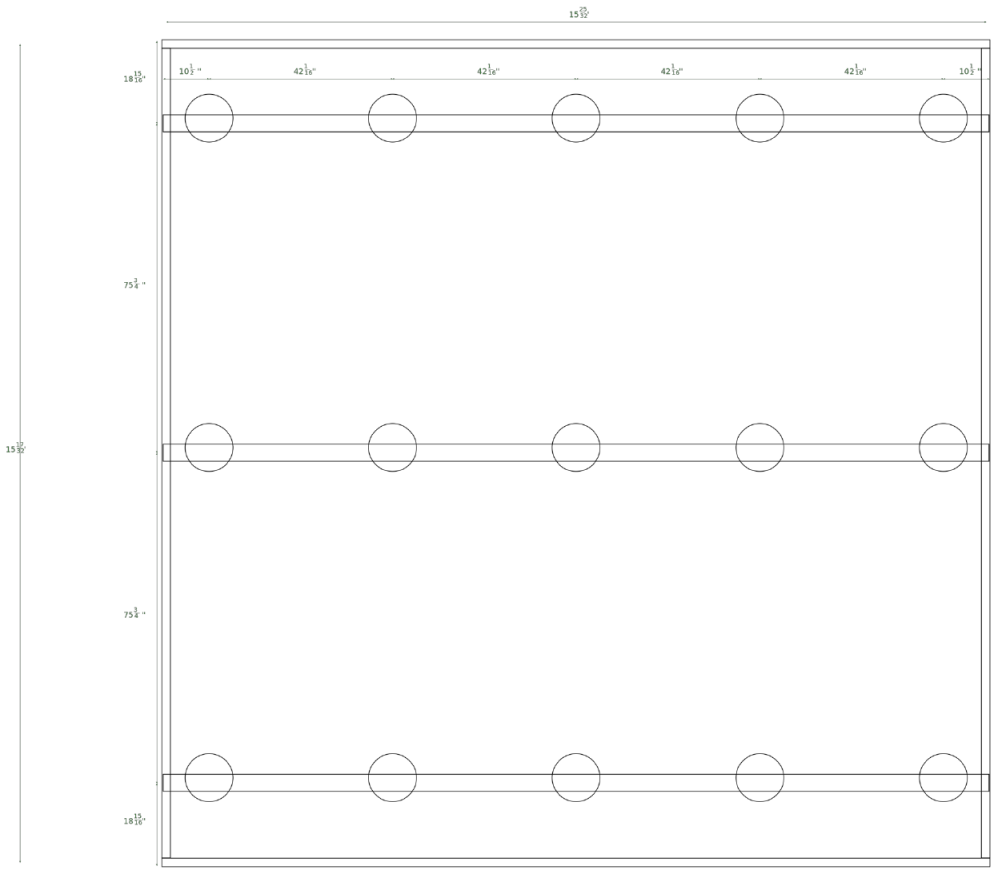


Framing Plan

Frame Structure



Foundation Plan



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I John Donovan
(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:

Plat Book: P58 Page: 89
(Property Parcel/Tax ID Number)

and located at:

1318 Adams Street
(Street Address)

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

Self and Kacie Donovan
(Please print Name/Names in Full)

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

Signature

1318 Adams St. Franklin TN 37064
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

25 day of Sept., 2023.

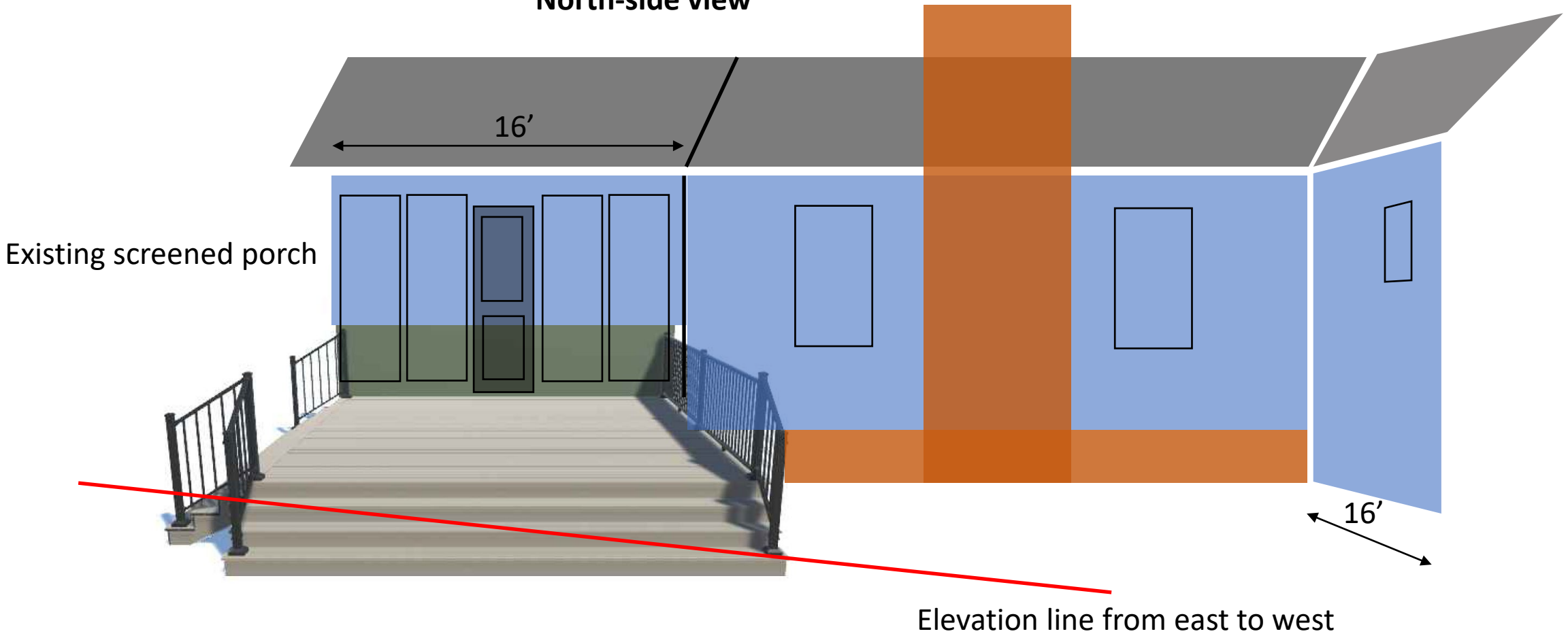
Notary Public

My Commission Expires: 3/21/26

PRIYANKA SAXENA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Dunavan Deck Proposal – 9/20/2023

North-side view



Dunavan Deck Proposal – 9/20/2023

North-side view











File #: 21-05583

DATE: October 31, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of An Addition And Window Alterations (Principal) At 203 2nd Avenue S.; Amanda McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a rear addition and alterations to the windows at 203 2nd Avenue South.

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

PROJECT INFORMATION:
COF Project Number: 8323
Applicant: Amanda McCreary
Owner: Mark Miersma

BACKGROUND:
The proposal includes the construction of a rear addition and alterations to the windows at 203 2nd Avenue South. This application previously came before the October DRC meeting.

Addition
The 103 sq. ft. addition is appropriately placed on the rear and meets the Zoning Ordinance for the setbacks of the property. Additionally, the addition will utilize an inset from the historic building and will consist of wood lap siding and an asphalt shingle roof to match what is existing.

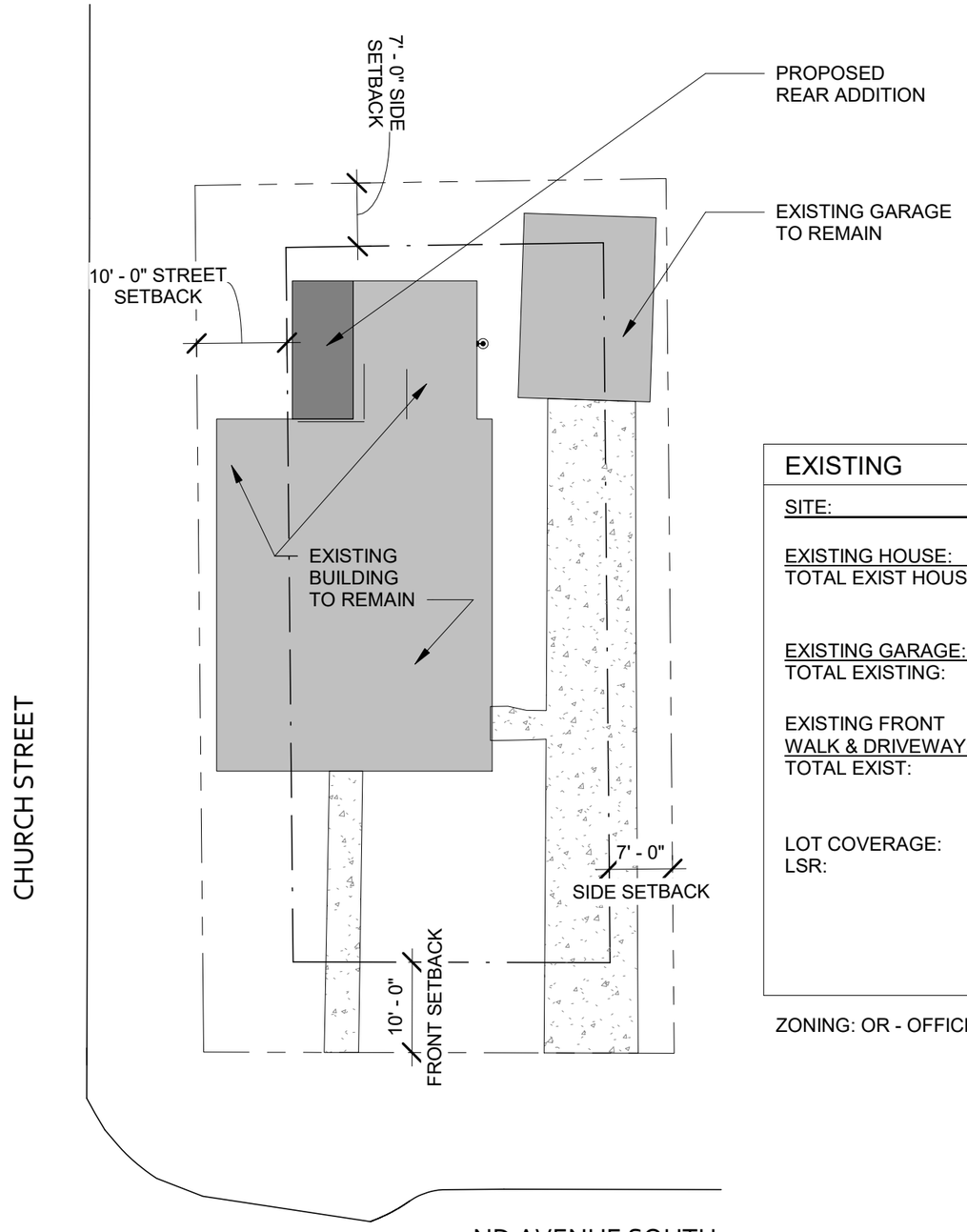
Windows
It is noted on the plans that all of the windows will be reworked so that the rope and pulley mechanisms are functioning within the windows. The windows in the dormers facing the street are non-historic windows that are proposed to be replaced with wood windows with rope and pulley mechanisms.

The Guidelines recommend the following for windows:

- Design new or replacement windows to have historic profiles and dimensions and a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.
- Design new or replacement windows to match the historic materials found on the building.

The addition and the alterations to the windows are appropriate within the Guidelines.

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 lighting must return to the Preservation Planner for approval. The Guidelines recommend the utilization of fixtures that are common to the building's style and period of construction.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



1 SITE PLAN
1/16" = 1'-0"

EXISTING		PROPOSED	
SITE:	5,020 SF	SITE:	5,020 SF
EXISTING HOUSE:	1,395 SF	EXISTING HOUSE:	1,395 SF
TOTAL EXIST HOUSE:	1,395 SF	PROPOSED ADDITION:	103 SF
		EXISTING HOUSE:	1,498 SF
EXISTING GARAGE:	298 SF	EXISTING GARAGE:	298 SF
TOTAL EXISTING:	1,693 SF	TOTAL PROPOSED:	1,796 SF
EXISTING FRONT WALK & DRIVEWAY:	930 SF	EXISTING FRONT WALK & DRIVEWAY:	862 SF
TOTAL EXIST:	2,623 SF	TOTAL PROPOSED:	2,658 SF
		NEW SIDE PATIO:	128 SF
		PROPOSED TOTAL:	2,786 SF
LOT COVERAGE:	52%	LOT COVERAGE:	55.5%
LSR:	48%	LSR:	44.5%
		BLDG COVERAGE:	35.8%

ZONING: OR - OFFICE RESIDENTIAL

CHISEL workshop

203 2ND AVENUE SOUTH

SITE PLAN
SCALE: 1/16" = 1'-0"

SK01



FRONT ELEVATION



RIGHT SIDE (DRIVEWAY SIDE) ELEVATION



REAR ELEVATION



LEFT SIDE (CHURCH STREET) ELEVATION

CHISEL workshop

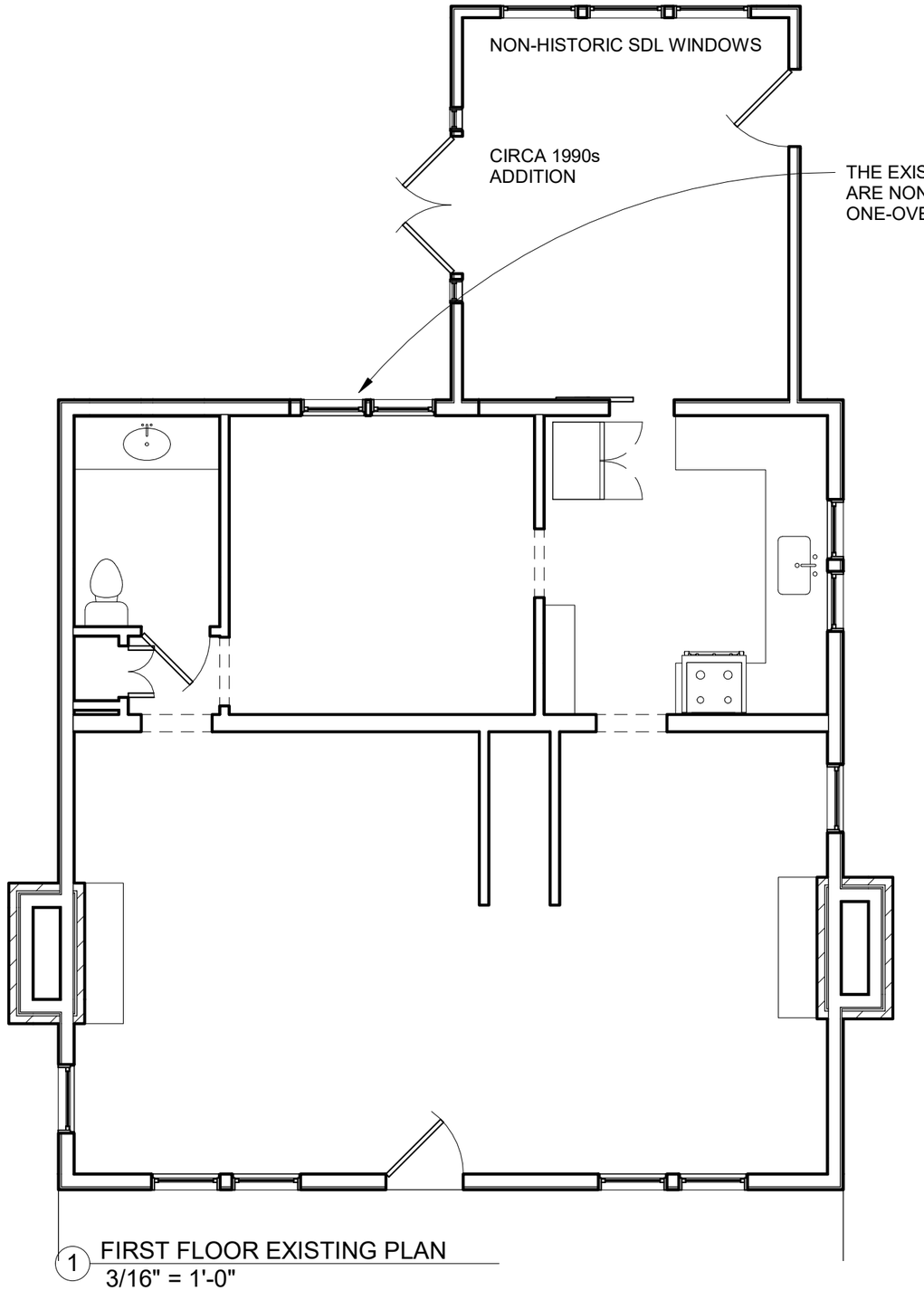
203 2ND AVENUE SOUTH

SK02

EXISTING BUILDING

SCALE:

2023.10.27







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

CHISEL workshop

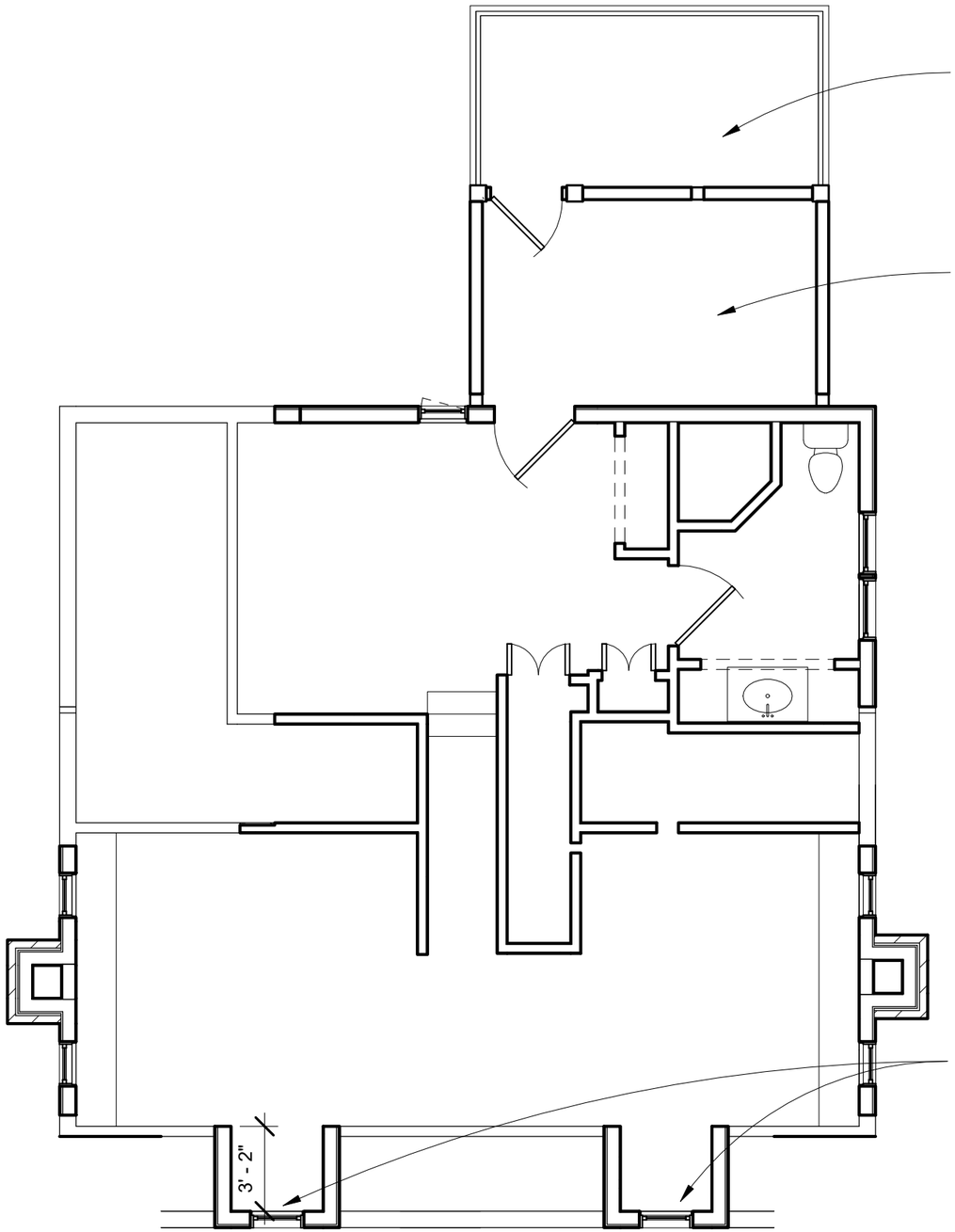
203 2ND AVENUE SOUTH

EXISTING PLANS

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

N

SK03





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

CHISEL workshop

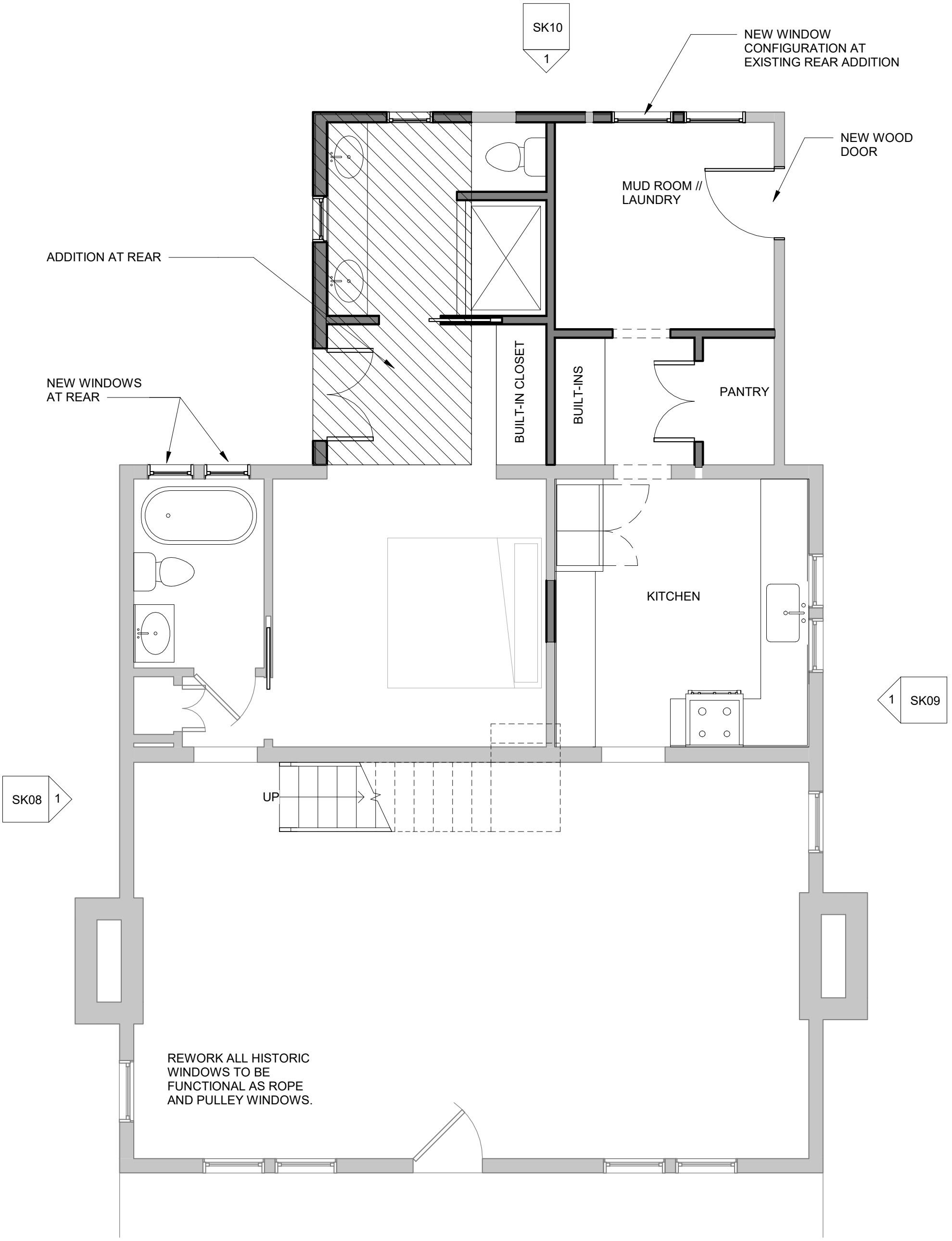
203 2ND AVENUE SOUTH

EXISTING PLANS

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

N

SK04



1 FIRST FLOOR PLAN
1/4" = 1'-0"

CHISEL workshop

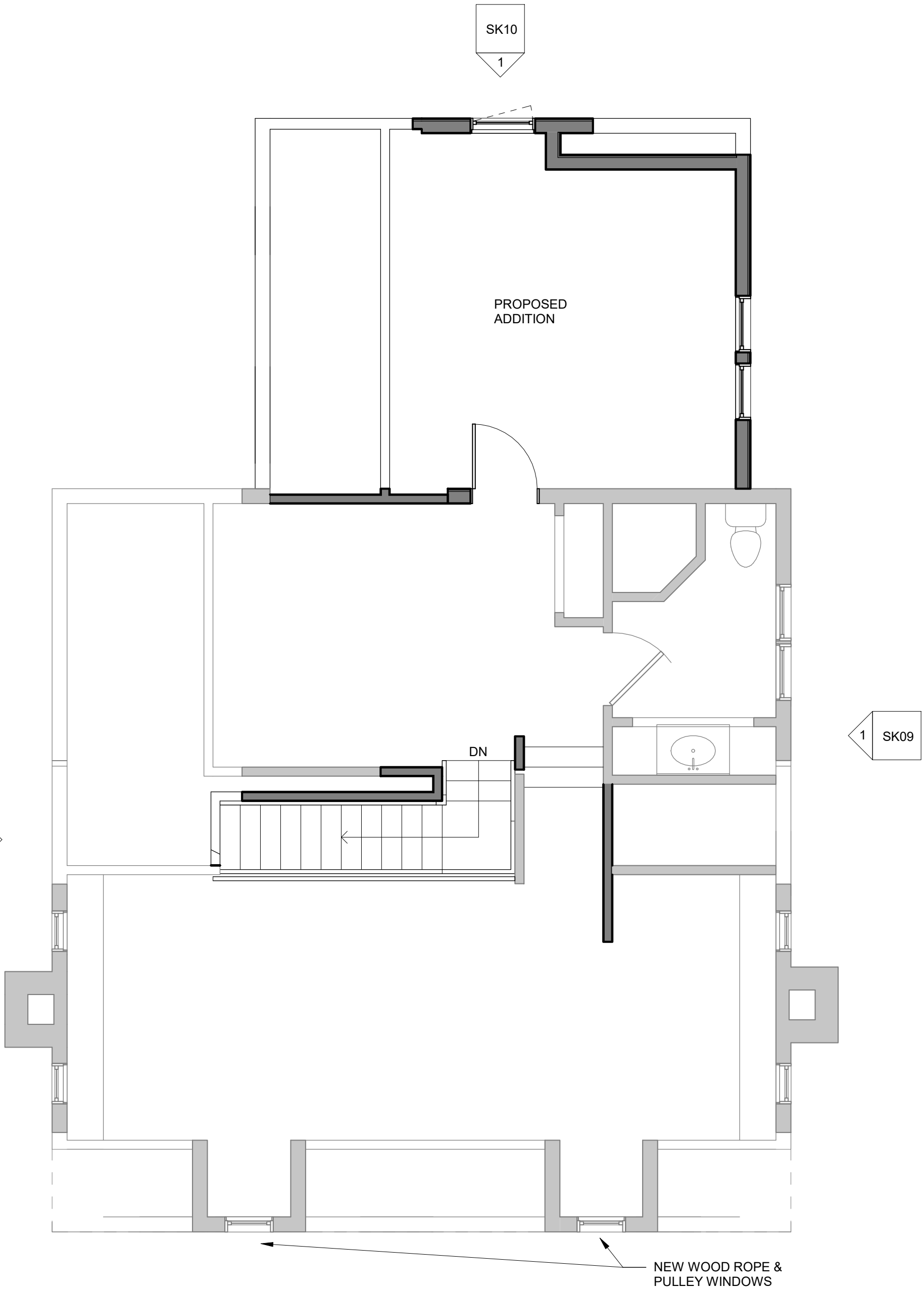
203 2ND AVENUE SOUTH

FIRST FLOOR PLAN

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

N

SK05



1 SECOND FLOOR PLAN
1/4" = 1'-0"

CHISEL workshop

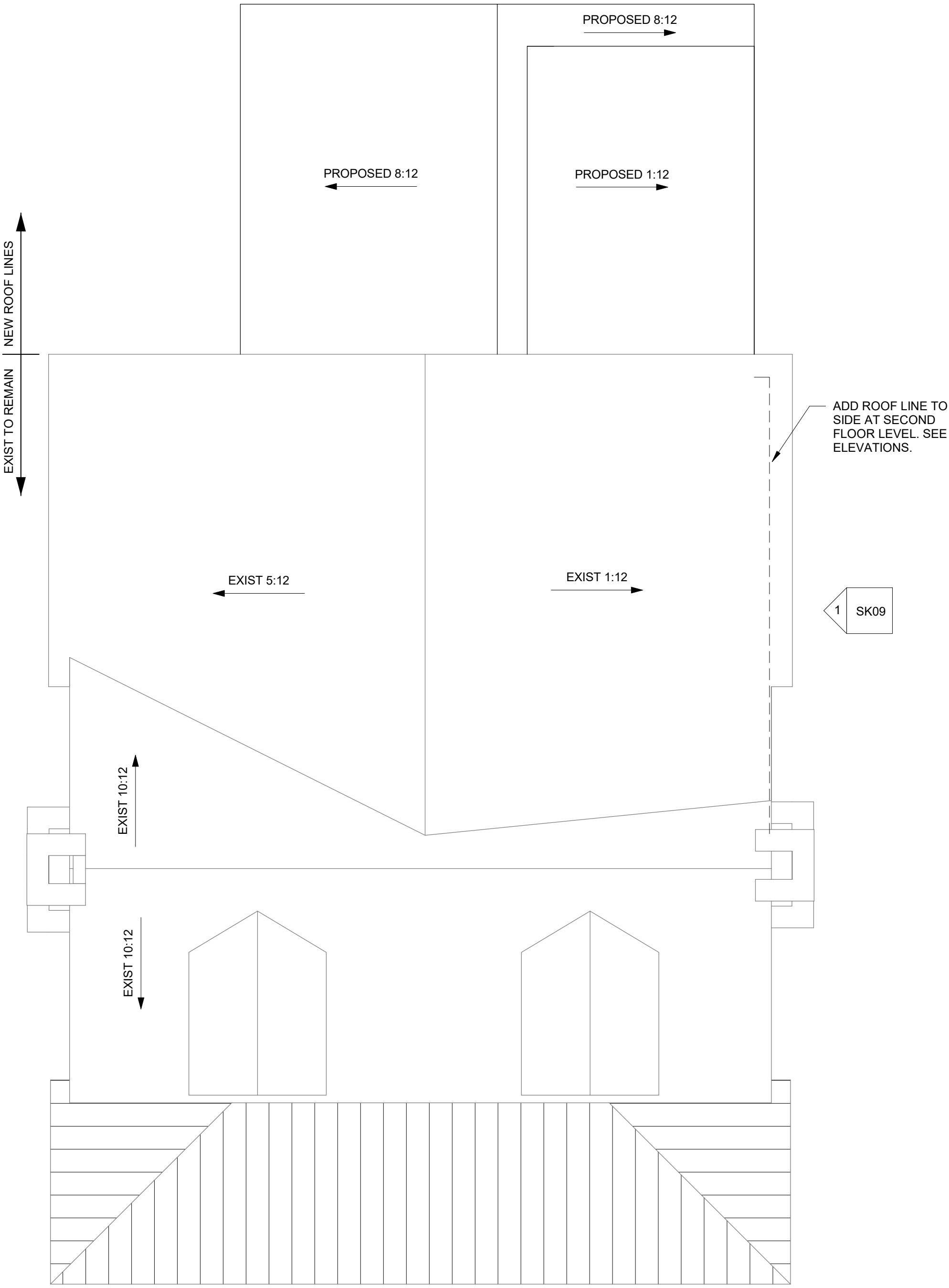
203 2ND AVENUE SOUTH

SK06

SECOND FLOOR PLAN

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

2023.10.27



1 ROOF PLAN
1/4" = 1'-0"

CHISEL workshop

203 2ND AVENUE SOUTH

SK07

ROOF PLAN

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

2023.10.27



1 EXTERIOR ELEV // LEFT SIDE
1/4" = 1'-0"

CHISEL workshop

203 2ND AVENUE SOUTH

SK08

LEFT SIDE ELEVATION

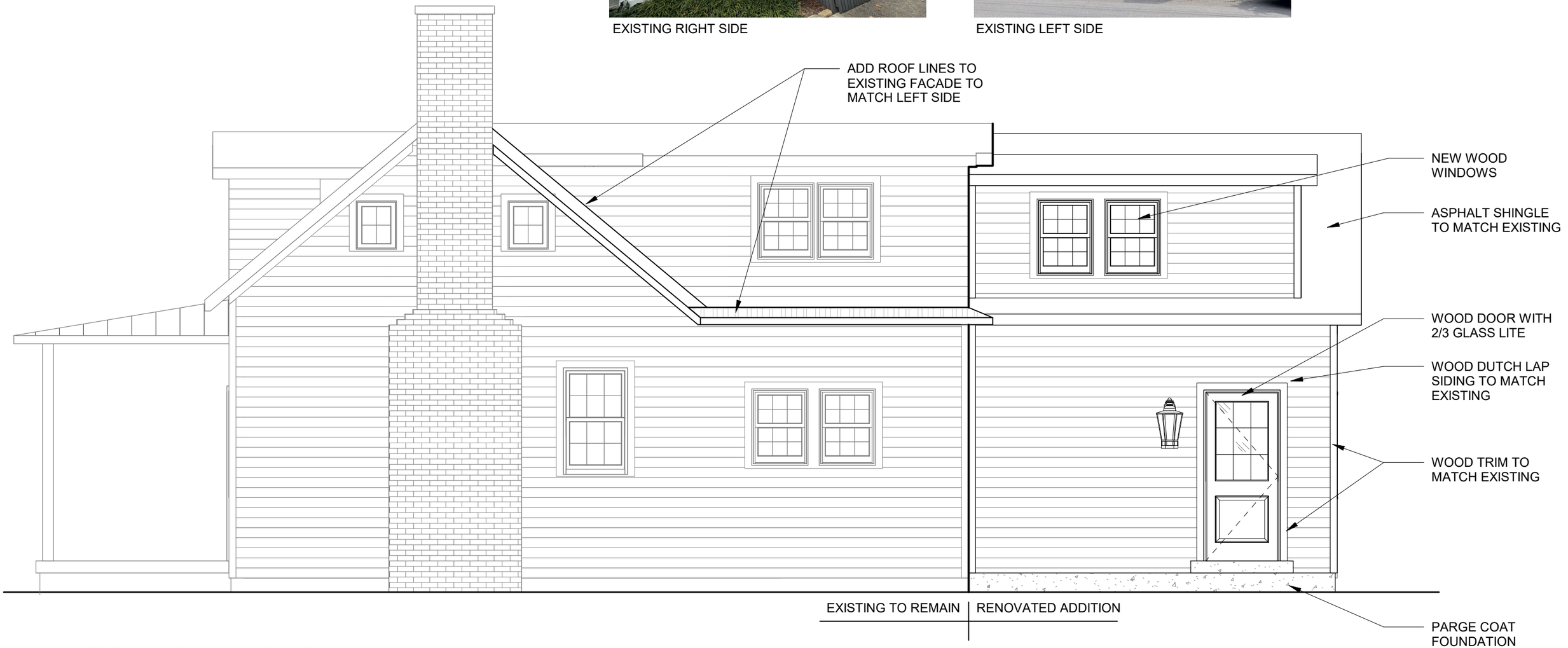
SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE



EXISTING LEFT SIDE



1 EXTERIOR ELEV // RIGHT SIDE
1/4" = 1'-0"

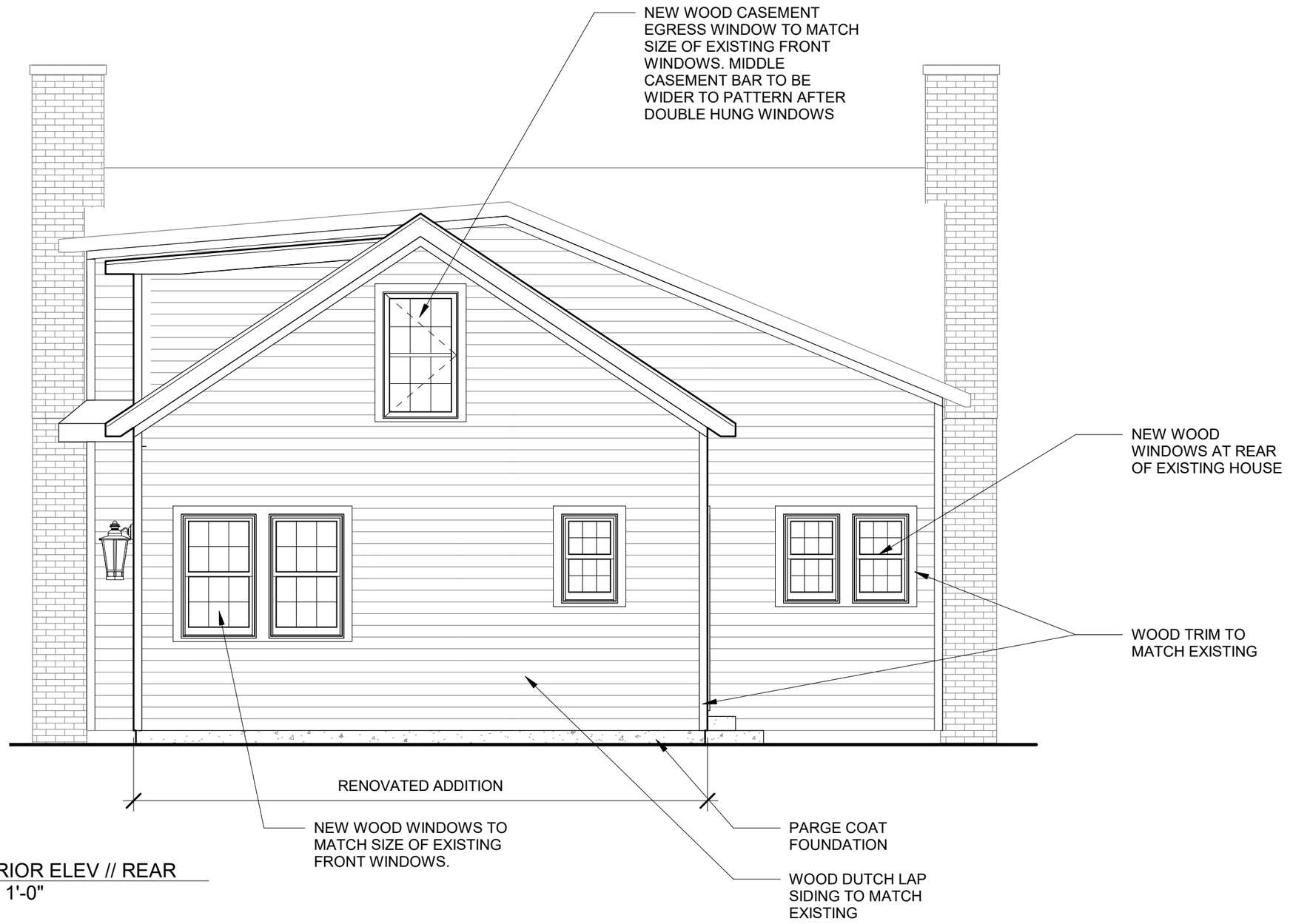
CHISEL workshop

203 2ND AVENUE SOUTH

SK09

RIGHT SIDE ELEVATION

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



1 EXTERIOR ELEV // REAR
1/4" = 1'-0"

CHISEL workshop

203 2ND AVENUE SOUTH

SK10

REAR ELEVATION

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

File #: 21-05582

DATE: October 31, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Site Alterations (Columns and Retaining Wall) At 1254 Adams Street; Linda Childs, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of a retaining wall and columns at 1254 Adams Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 6: Site & Setting
Chapter 7: Fences, Walls, & Gates

PROJECT INFORMATION:
COF Project Number: 8324
Applicant: Linda Childs
Owner: Christopher Barnes

BACKGROUND:
The application includes the proposal to construct a retaining wall and 5 stone columns on the property.

Retaining Wall
The proposed retaining wall is situated on the right side of the property, between the principal building and the house on the adjacent lot. It is proposed to be 24" in height and will span over 105' in length. The materials of the wall were not provided within the application. The Guidelines recommend:

- Build new retaining walls of stone or brick.
- Select retaining wall materials that are similar in scale, texture, color, and form as those historically used in the district and that are compatible with the main building.
- Avoid the use of concrete blocks, poured concrete, and exposed concrete masonry units as surface materials.

Additionally, the Zoning Ordinance states:

- Retaining walls shall be set back from a lot line a minimum of five feet or the distance equal to the height of the wall, whichever is greater.

The proposed retaining wall does not meet the Zoning Ordinance for location, as it is situated within the setback of the property.

Stone Columns
The application also includes the proposal to construct five 28" columns on the property. The columns will be situated on either side of the front walkway, two on the side of the property that fronts Jennings Street, and the last column will be situated at the beginning of the proposed retaining wall. The columns will consist of stone and will utilize a sandstone cap. The Guidelines recommend the following:

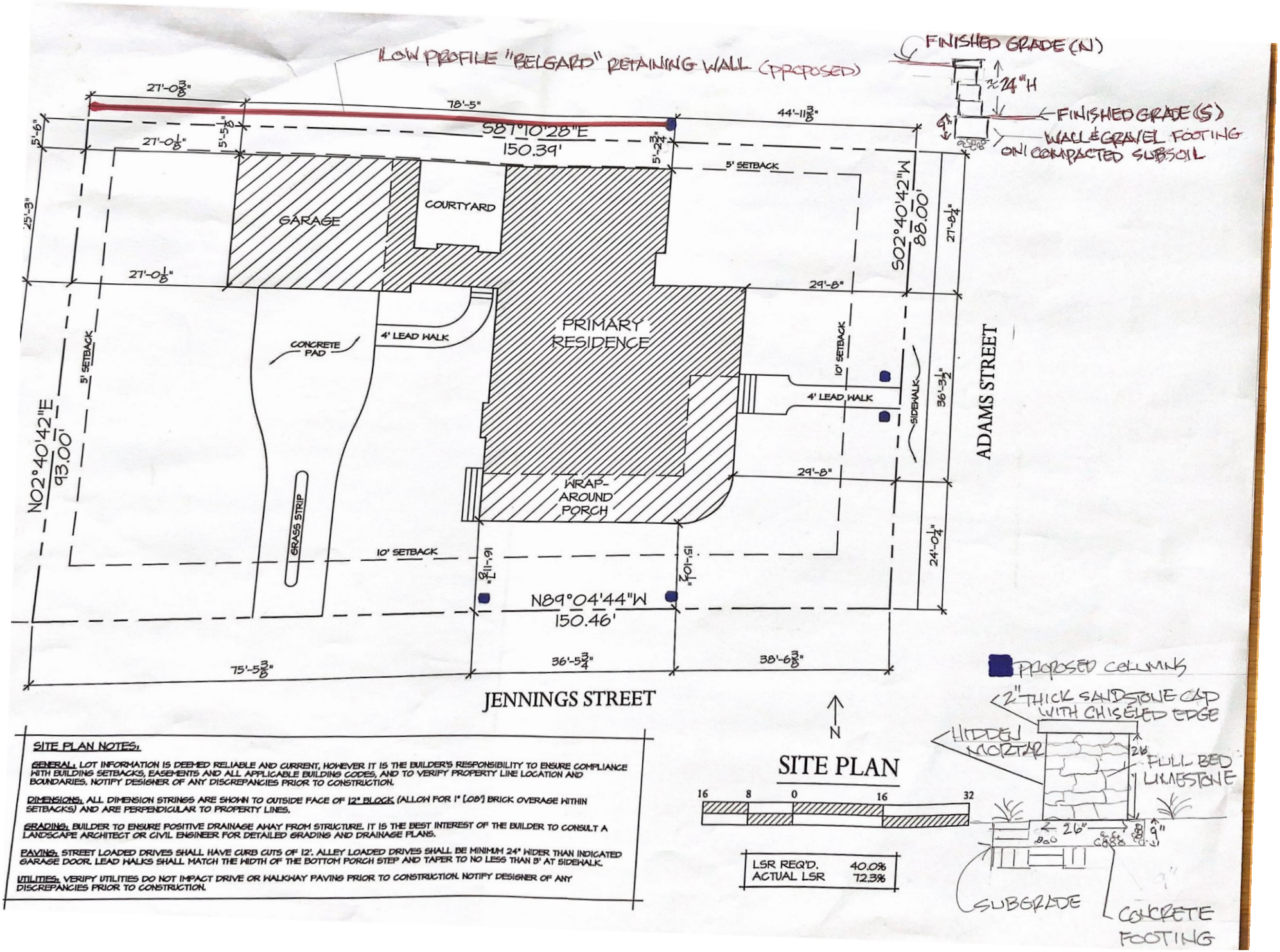
- Design fences and walls to support the historic character of the district. Based on the chosen material, use proportions, heights, elements, and levels of opacity similar to those seen in the district.

The use of stone columns without accompanying walls or fencing is unique and does not meet the intent of the Guidelines, as this is not typical to the Adams Street Historic District.

RECOMMENDATION:
Staff recommends denial of the application based on the following grounds:
1. Retaining walls shall be set back from a lot line a minimum of five feet or the distance equal to the height of the wall, whichever is greater.
2. Design fences and walls to support the historic character of the district. Based on the chosen material, use proportions, heights, elements, and levels of opacity similar to those seen in the district.

If the HZC should approve the stone columns, the following conditions are recommended:
1. The columns must utilize a material that is seen and utilized within the district and be returned 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.

Project Considerations:
1. The columns must not be placed in the portion of the yard that is identified as City Owned Right of Way.



SITE PLAN NOTES:

GENERAL: LOT INFORMATION IS DEEMED RELIABLE AND CURRENT, HOWEVER IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH BUILDING SETBACKS, EASEMENTS AND ALL APPLICABLE BUILDING CODES, AND TO VERIFY PROPERTY LINE LOCATION AND BOUNDARIES. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

DIMENSIONS: ALL DIMENSION STRINGS ARE SHOWN TO OUTSIDE FACE OF 12" BLOCK (ALLOW FOR 1" [08'] BRICK OVERAGE WITHIN SETBACKS) AND ARE PERPENDICULAR TO PROPERTY LINES.

GRADING: BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE. IT IS THE BEST INTEREST OF THE BUILDER TO CONSULT A LANDSCAPE ARCHITECT OR CIVIL ENGINEER FOR DETAILED GRADING AND DRAINAGE PLANS.

PAVING: STREET LOADED DRIVES SHALL HAVE CURB CUTS OF 12'. ALLEY LOADED DRIVES SHALL BE MINIMUM 24" WIDER THAN INDICATED GARAGE DOOR. LEAD WALKS SHALL MATCH THE WIDTH OF THE BOTTOM PORCH STEP AND TAPER TO NO LESS THAN 3' AT SIDEWALK.

UTILITIES: VERIFY UTILITIES DO NOT IMPACT DRIVE OR WALKWAY PAVING PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

HOLLY CONSULTS

PO Box 1136 | Franklin, TN 37065
615.249.8382 | ereynolds@hollyconsults.com
www.HollyConsults.com

State of Tennessee Contractor License #00054151
ISA Certified Arborist SO-7498-A

Date: **10.27.23**

Project: **Landscape Renovation**

Prepared for: **Melanie and Chris Barnes**
1254 Adams Street
Franklin, TN

Project Description:
Owners Melanie and Chris of 1254 Adams St. request approval to install 5 columns and a retaining wall as shown in Drawing 1 as part of an exterior renovation project. Specifications listed below:

- 5 Columns – *3'Hx2'Lx2'W "full bed" hidden mortar limestone (wrapping CMU on 30"x30"x9" concrete footing) with 26"x26"x2" chiseled edge sandstone cap*

These columns will support will complement the planting scheduled for installation this season (shown in Drawing Sheets 1-4).





HOLLY CONSULTS

PO Box 1136 | Franklin, TN 37065
615.249.8382 | ereynolds@hollyconsults.com
www.HollyConsults.com

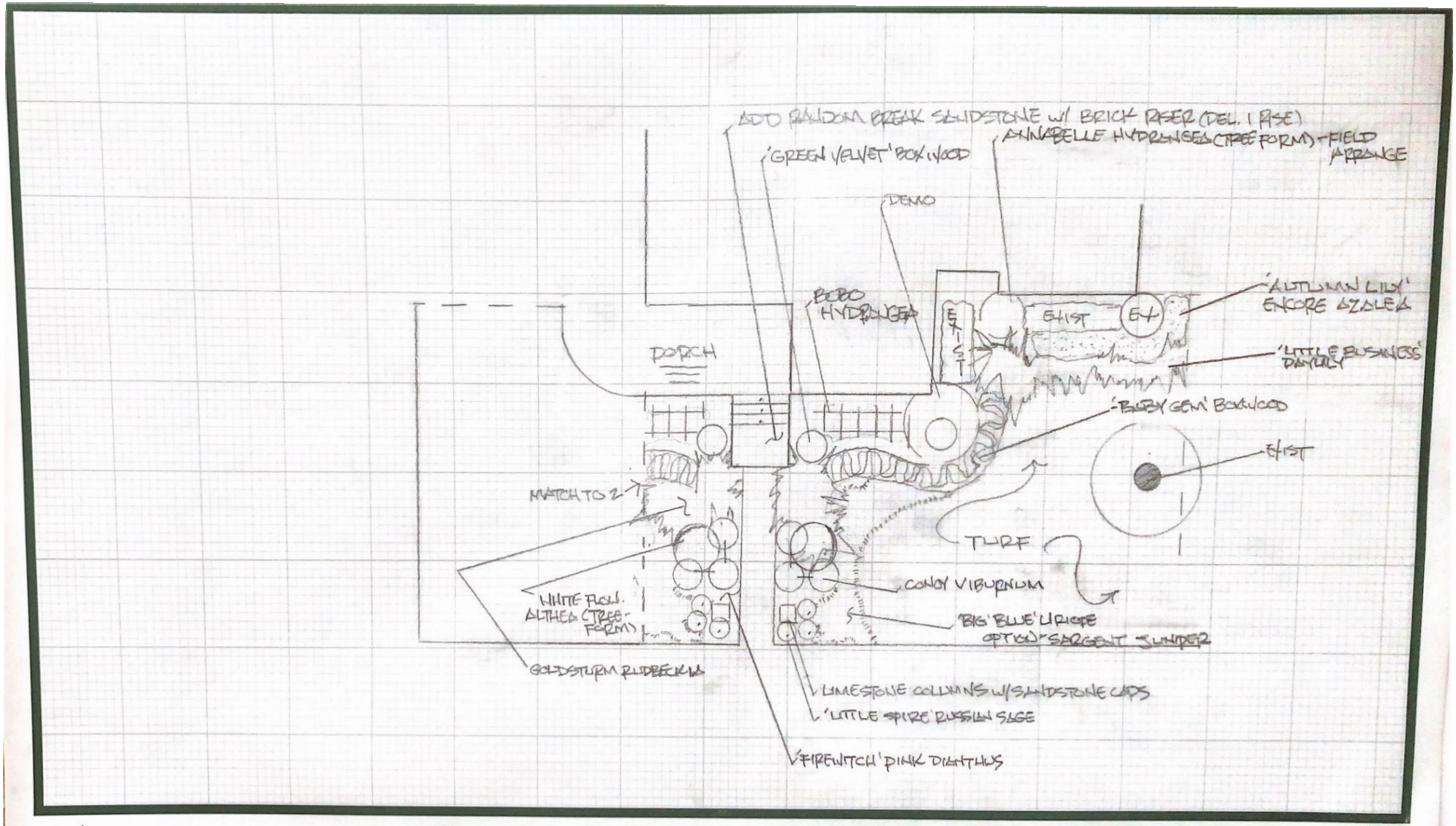
State of Tennessee Contractor License #00054151
ISA Certified Arborist SO-7498-A

- 110 LF Retaining wall- 24” height - construct with Belgard “Allan Block Classic” materials including cap system. Install per manufacturer’s directives and best installation practices.

Currently, this area currently exists in a mix of exotic invasive and other woody stem plants. Owner wishes to remove the unwanted vegetation and to stabilize the soil in this area with a segmental retaining wall produced by Belgard manufacturing.







HOLLY CONSULTS

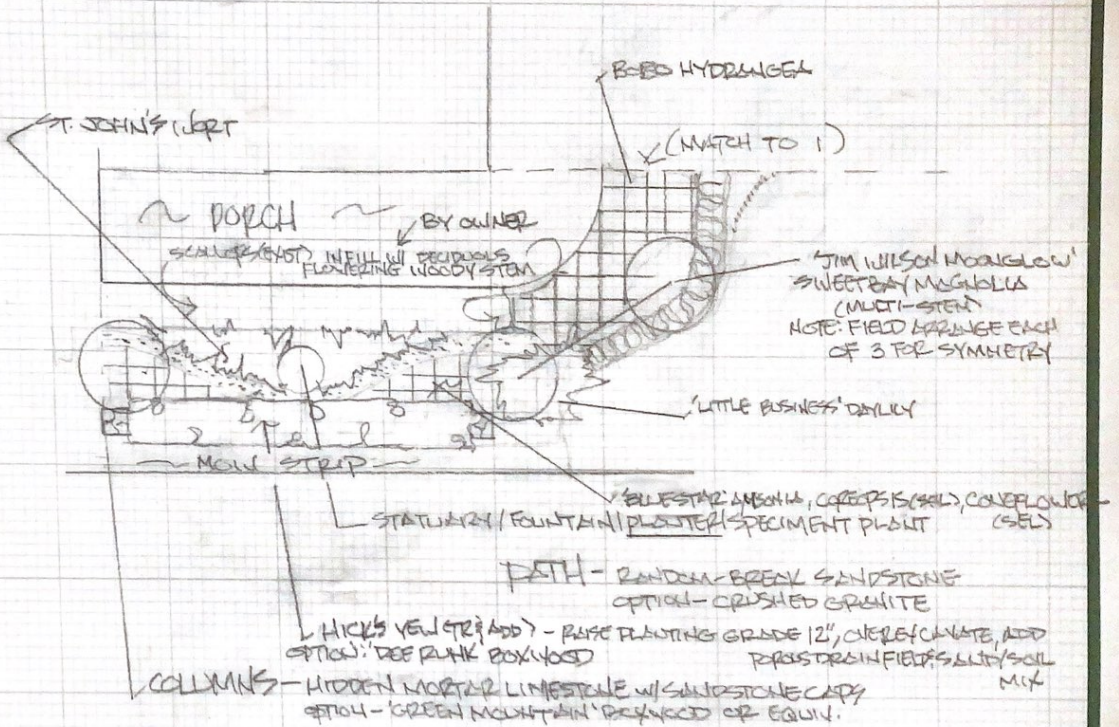
PO Box 1136
Franklin, TN 37065

Project: BARNES
Address:
Email/Phone:

Notes: SHEET 1 of 4

Date: 10/4/23
Drawn By:
Email:
Scale: NTS

HOLLY CONSULTS
HollyConsults.com



HOLLY CONSULTS

PO Box 1136
Franklin, TN 37065

Project: BARNES

Address:

Email/Phone:

Notes: SHEET 2 of 4

Date: 10/4/23

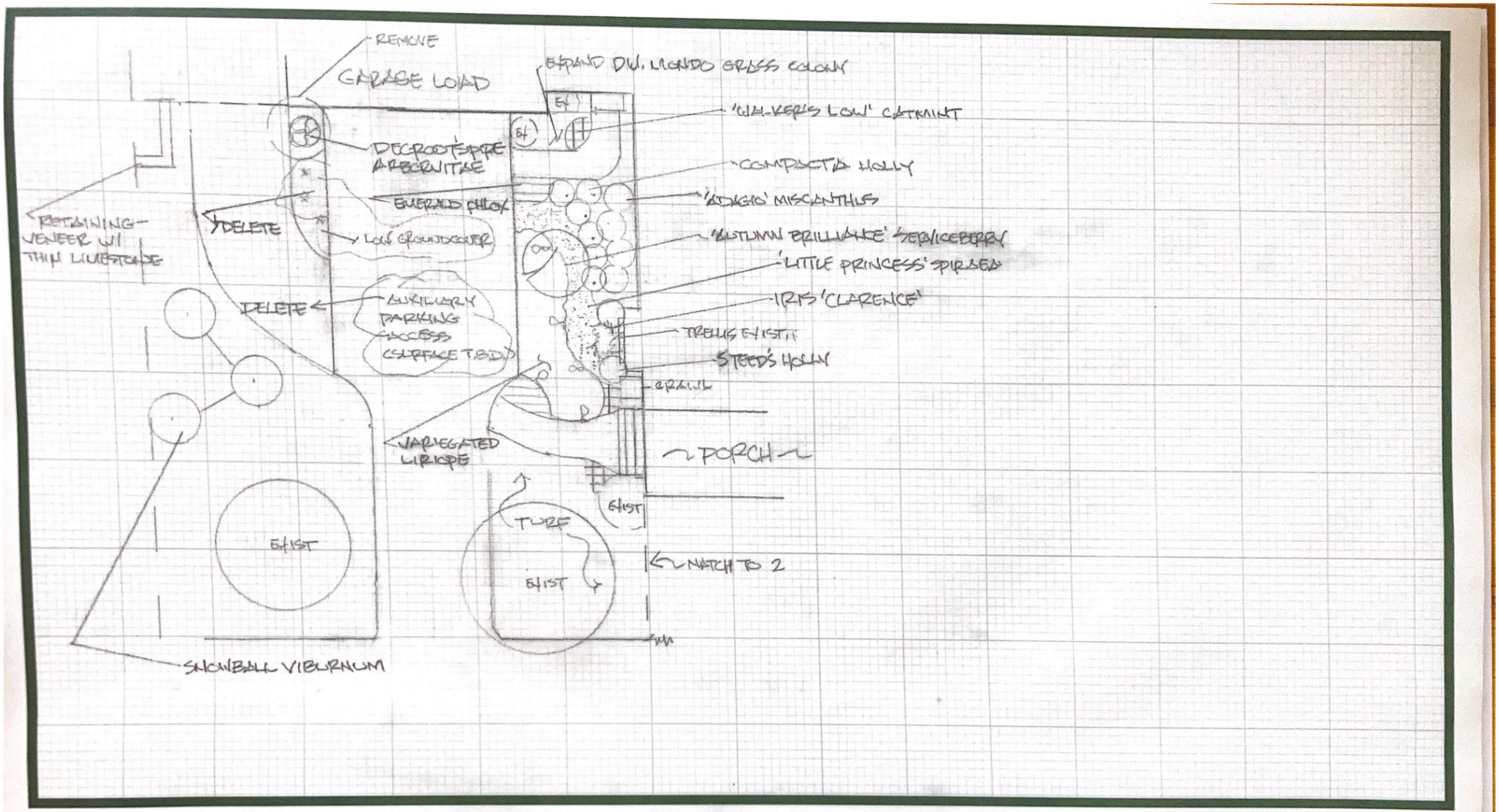
Drawn By:

Email:

Scale: NTS

HOLLY CONSULTS

HollyConsults.com



HOLLY CONSULTS

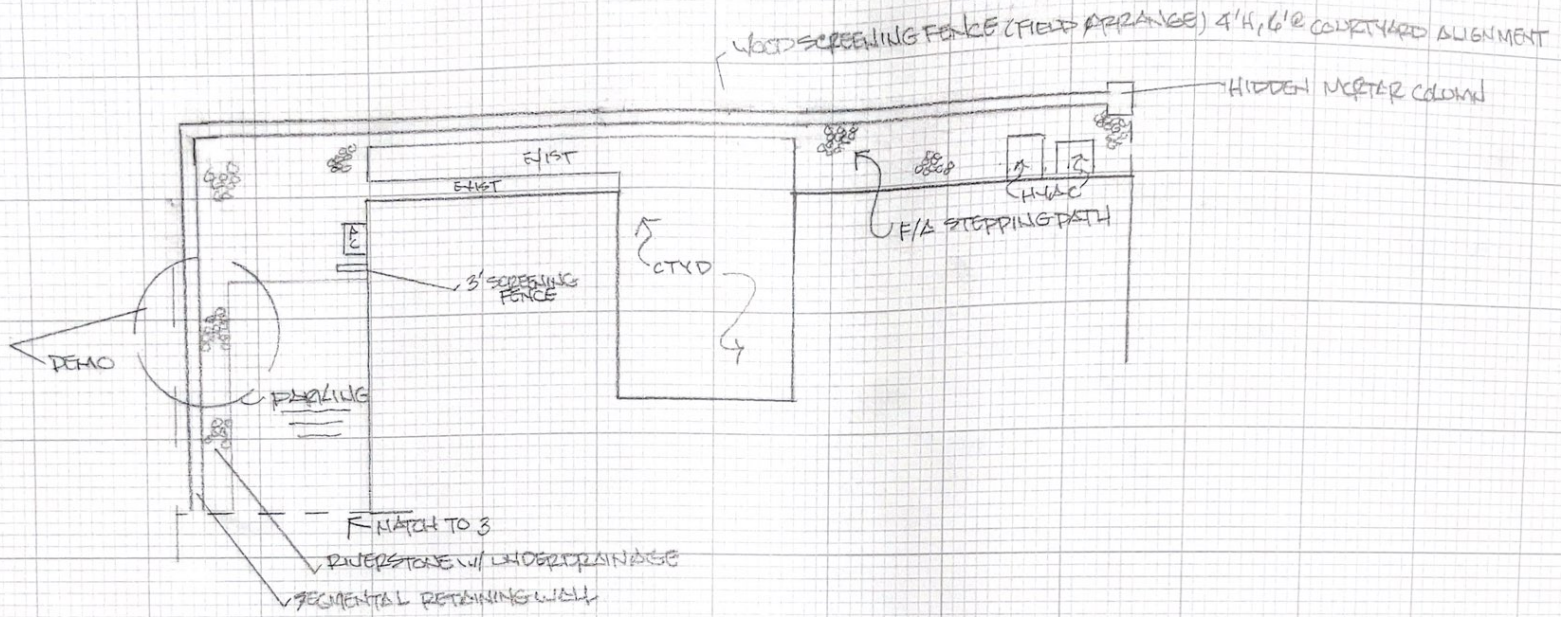
PO Box 1136
Franklin, TN 37065

Project: BARNES
Address:
Email/Phone:

Notes: SHEET 3 of 4

Date: 10/4/23
Drawn By:
Email:
Scale: NTS

HOLLY CONSULTS
HollyConsults.com



HOLLY CONSULTS

PO Box 1136
Franklin, TN 37065

Project: BARNES

Address:

Email/Phone:

Notes: SHEET 4 of 4

Date: 10/4/23

Drawn By:

Email:

Scale: NTS

HOLLY CONSULTS

HollyConsults.com

File #: 21-05589

DATE: October 31, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Courtyard) At 159 1st Avenue N.; Andy Berry, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the previously approved gates and arches in the courtyard of 159 1st Avenue North.

APPLICABLE DESIGN GUIDELINES:
2016 Historic District Design Guidelines:
Residential Guidelines: Fences & Walls (p. 58)

PROJECT INFORMATION:
COF Project Number: 8325
Applicant: Andy Berry
Owner: Steve Bacon

BACKGROUND:
The construction of the archways was previously approved in December 2022. The previously approved design consisted of a flat wooden arbor top.

The proposal includes the addition of two arbors, one fronting E. Main St. (between the Italian restaurant and the bookstore), and the other fronting 2nd Ave. N., at the alley between the bank building and the hotel.

The arbors will be identical, with masonry columns that will be reused from the previous Harpeth Square. The top of each arbor will utilize rectangular tubed steel in an arched design and will measure 15 feet in height.

Additionally, the proposal includes the installation of two gates located under each arbor which will match the existing fence utilized at the perimeter of the courtyard. The proposed gates will be made of the same black metal material as the existing fence and will not have any locking mechanisms. This part of the application was previously approved and does not appear to have changed from the approved plans.

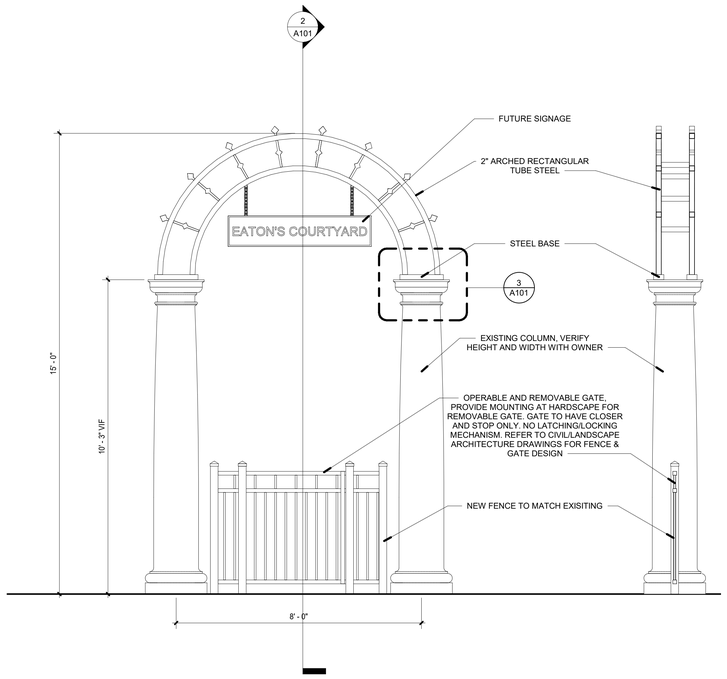
The Guidelines recommend that fence materials should be compatible with the surface materials of the building. Compatibility is achieved by maintaining the range of materials historically present in the district. Unit size and visual and tactile textures of the materials should correspond to the main structure. The proposal does not meet these Guidelines, and the arbors will be seen from streetview and could detract or overwhelm the historic district due to the tall scale, design, and materials. The use of arbors with a rounded, metal top is not typical in the Downtown Franklin Historic District. While this design is utilized elsewhere on the Harpeth Square property, it is located in a more concealed location that does not front East Main Street.

RECOMMENDATION:

Staff recommends denial of the proposal on the following grounds:
1. Fence materials should be compatible with the surface materials of the building. Compatibility is achieved by maintaining the range of materials historically present in the district. Unit size and visual and tactile textures of the materials should correspond to the main structure.

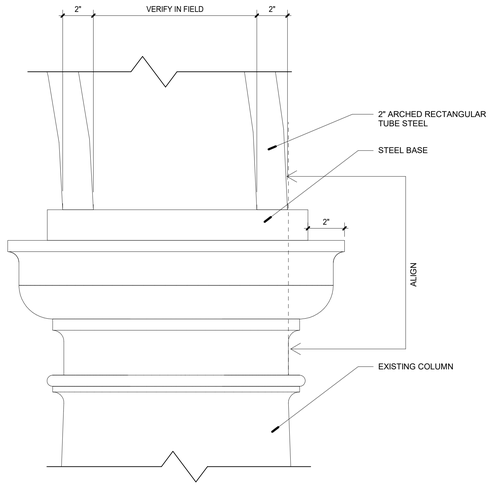
If the HZC decides to approve the COA, the following conditions are recommended:
1. Any exterior signage is required to be submitted separately and receive a separate permit and certificate of appropriateness.
2. The application must meet all the requirements of the City of Franklin prior to issuance 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. Public Open Space: This section of the plan was approved as a formal open space and as such, will remain open and accessible to the public. The gate shall not lock in any way.



1 ARCH ELEVATION

1/2" = 1'-0"



2 ARCH SECTION

1/2" = 1'-0"

3 ARCH DETAIL

3" = 1'-0"



4 ARCH DESIGN CONCEPT

NOT TO SCALE

5 COURTYARD PLAN

3/16" = 1'-0"





6 EXISTING PHOTOS

NOT TO SCALE

10/24/2023 4:23:52 PM

No: Date: Revision:

Client Contact: Steve Bacon

SGS Contact: Andy Berry
SGS Project Number: 21086.00

EATON'S COURTYARD

159 1st Ave N

Franklin, TN 37064

Smith Gee Studio, LLC
602 Taylor Street, Suite 201
Nashville, TN 37208

RAMON ANDREW BERRY
REGISTERED
ARCHITECT
No. 102922
STATE OF TENNESSEE
10/18/2023

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Drawing:
COURTYARD PLAN

10/18/2023

CONSTRUCTION DOCUMENTS

A101

File #: 21-05586

DATE: October 31, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Front Porch) At 728 Fair Street, Amanda McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the front porch at 728 Fair Street.

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

PROJECT INFORMATION:
COF Project Number: 8326
Applicant: Amanda McCreary
Owner: Naomi DuBois

BACKGROUND:
The proposal includes the replacement of porch elements such as the railings and columns, and the replacement of the front door.

Front Porch
The application indicated that the current porch columns are in poor condition due to water and termite damage. The proposal intends to replace the columns in-kind with new columns. Additionally, the porch railings are proposed to be removed that are between each of the porch columns. The Guidelines recommend the following for historic residential front porch elements:

- Preserve original elements and materials, such as columns, flooring, railings, and decorative trim.
- Maintain and repair deteriorated porch elements as needed and with materials that match the original materials. Aluminum or metal replacements are discouraged but may be used to replace deteriorated wood porch columns on rear facades.

The proposed porch alterations are appropriate within the Guidelines.

Front Door

The application also includes the replacement of the front door and the removal of the storm door. The age of the door has not been provided and appears to have replacement glass in the door. Additionally, the doorbell appears to be a twist doorbell that is located below the glass pane. The intent is to replace the door with a door with a 15-lite door. More information will be needed to give a recommendation for the replacement of the existing door, but the removal of the storm door is appropriate within the Guidelines.

RECOMMENDATION:

Staff recommends deferral of the replacement of the front door on the following grounds:
1. The age of the door is unknown and the Guidelines recommend preserving and maintaining original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds.

Staff recommends approval of the in-kind replacement of the porch columns and the removal of the screen door with the following conditions:
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



EXISTING: FRONT ELEVATION



EXISTING: SIDE ELEVATION

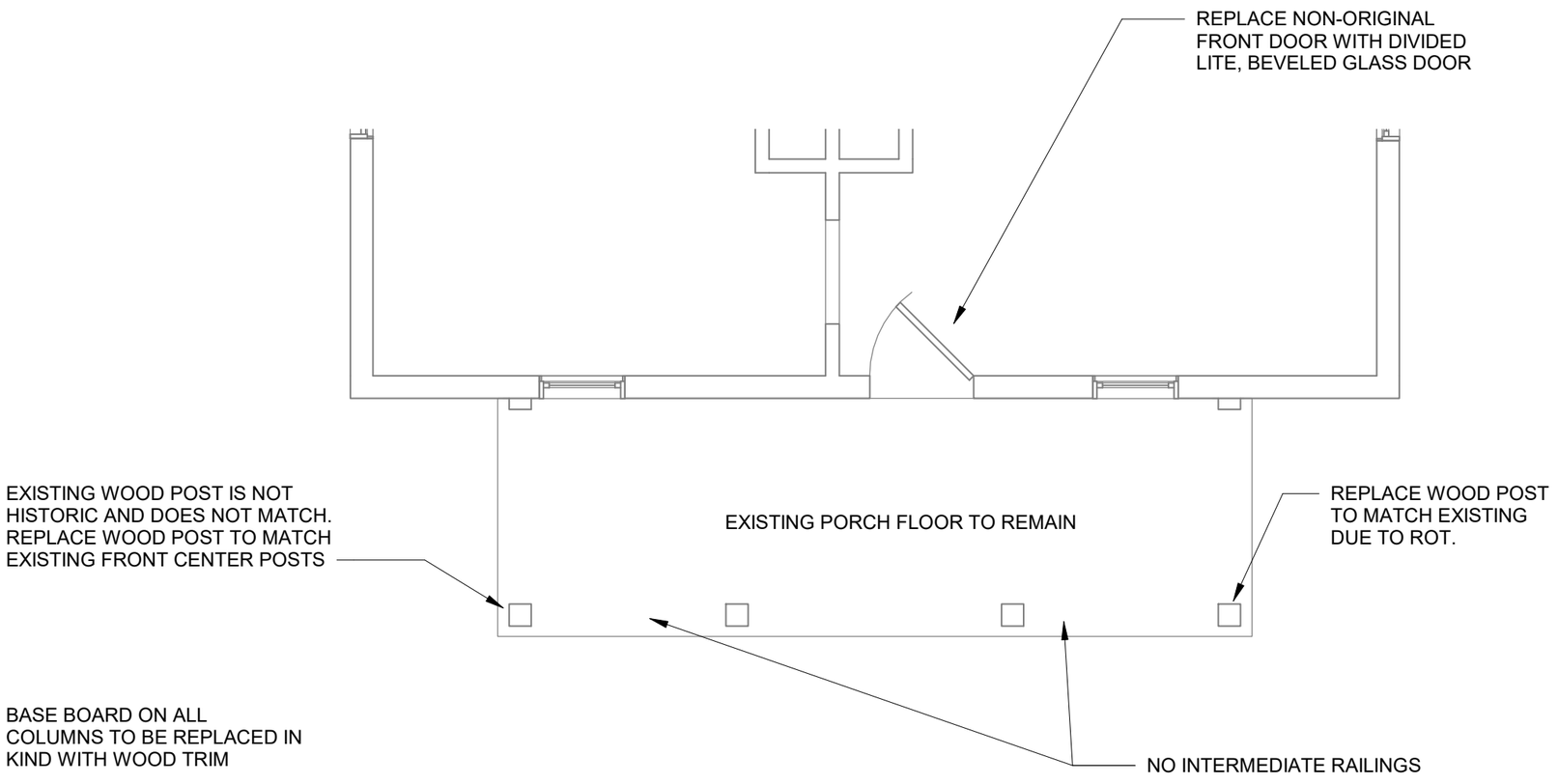
CHISEL workshop

728 FAIR STREET

HZC01

EXISTING PHOTOS

SCALE:



1 FIRST FLOOR PLAN
1/4" = 1'-0"

CHISEL workshop

728 FAIR STREET

HZC02

FLOOR PLANS

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



1 EXTERIOR ELEV // FRONT PROPOSED
1/4" = 1'-0"

CHISEL workshop

728 FAIR STREET

HZC03

FRONT ELEVATION

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





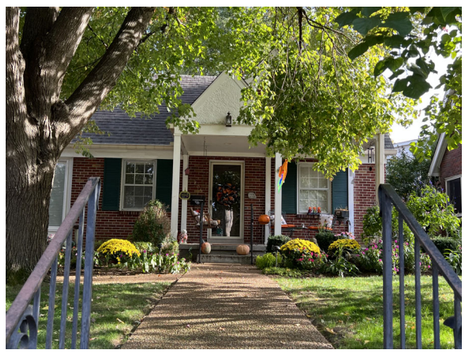




SCOPE OF WORK:

- REMOVE RAILINGS COMPLETELY. THE EXISTING APPEARS TO BE OF NEWER DIMENSIONAL LUMBER. THERE IS ROT AND SPACERS ADDED WHERE THE RAILS MEET THE COLUMNS.
- RAILINGS ARE NOT REQUIRED BY CODE
- THERE IS PRECEDENT ON FAIR STREET OF HOMES WITHOUT RAILINGS

















LEFT COLUMN IS A SQUARE BOX COLUMN, REPLACE WITH NEW WOOD COLUMN TO MATCH CHAMFERED COLUMNS

CENTER TWO CHAMFERED EDGE COLUMNS TO REMAIN PENDING NO STRUCTURAL ISSUES ONCE TRIM IS REPLACED.

RIGHT COLUMN HAS BEEN CUT ABOUT 4" ABOVE THE CONCRETE PORCH AND IS CURRENTLY BEING HELD UP BY A 2x4 BEHIND TRIM. COLUMN IS STRUCTURALLY COMPROMISED. REPLACE WITH NEW WOOD COLUMN TO MATCH CHAMFERED COLUMNS.













SCOPE OF WORK:

- THE COLUMN TRIM BASES HAVE SUSTANTIAL TERMITE DAMAGE.
- THE TRIM PIECES HAVE BARCODE STICKERS ON BOTH THE TOP CAPS AND THE 1x MATERIAL, INDICATING IT'S FROM A NEWER TIME PERIOD.
- REMOVE AND REPLACE ALL BASE TRIM WITH A 1x8 WITH A CHAMFERED EDGE TOP PROFILE THAT IS IN SCALE WITH WHAT IS EXISTING.



EXISTING FRONT DOOR



EXISTING FRONT DOOR IS INSULATED GLASS WITH PRINTED MARKINGS ON THE INTERIOR OF GLASS. DOOR HAS NO INDICATIONS OF STICKING THAT'S BEEN REMOVED OR OF MORTISE HARDWARE.

SCOPE OF WORK:

- REMOVE STORM DOOR
- REPLACE EXISTING DOOR WITH FULL GLASS WOOD DOOR. 3 LITES WIDE AND 5 LITES TALL INDICATIVE OF SEVERAL OF THE HOMES ON FAIR STREET.





CHISEL workshop

728 FAIR STREET

HZC07

SCOPE OF WORK // FRONT DOOR

SCALE:

2023.10.27

File #: 21-05620

DATE: November 6, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Mechanical Screening and Lighting At 252 5th Ave. N.; Sam Johnson, Applicant.

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

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 6: Site & Setting
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 8332
Applicant: Sam Johnson
Owner: Sam Johnson

BACKGROUND:
The proposal includes the relocation of the electrical equipment to the rear of the building with screening and the installation of pole lights on the property.

Mechanical Screening
With relocating the electrical service equipment to the rear of the building, it will need to be screened. The plans indicate that the work platform will be painted white to better blend in with the exterior of the building. Additionally, the equipment will be screened with tall landscaping to further screen it from street view. The Guidelines recommend the following for equipment screening:

- Place ground-mounted mechanical equipment behind buildings and screen it from street view with landscaping, fencing, or walls.
- Locate meters, conduits, and other equipment on rear facades.
- Modern features should be placed so that they are screened from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

By relocating the mechanical equipment to the rear of the building, painting it to blend with the building, and using landscaping as screening, the proposal meets the Guidelines.

Lighting
The proposed lighting for the site consists of three poles that will measure 22'-10.5" in height. All of the poles will be situated in landscaping beds by the building. The design of the light fixtures are simple so as to not overwhelm or distract from the simplicity of the building. The finish of the poles and the light fixtures are proposed to be a dark bronze color. The application includes three different options for the light fixtures. The Guidelines recommend the following for lighting:

- Design light fixtures and their placement to be compatible with and subordinate to historic buildings and the surrounding historic context.
- Minimize negative impacts to a historic building facade when installing lighting. Locate and install light features so they may be removed without significant damage to historic building fabric.
- Use illumination with a warm white light which does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.
- Orient illumination downward for commercial and civic buildings. Do not design lighting for the sole purpose of attracting attention to building architecture or to building uses.

All three of the proposed lighting fixture styles are appropriate within the Guidelines. One of the fixtures should be chosen and the same one utilized for each location.

RECOMMENDATION:
Staff recommends approval of the application with the following conditions:
1. The light fixtures must utilize a warm white light, rather than a cool-toned light.
2. One of the lighting fixture options must be utilized for all three locations.
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.

N MARGIN ST

Existing Fire Hydrant

Pole

Pole

Power Line

Existing

NEW 6" LINE FOR SPRINKLER

Parking Lot Pole Light

Existing Parking Lot to be resealed & striped.

256 5th Ave N

DOMESTIC WATER

New landscaping at rear of parking lot.

New landscaping

New landscaping

UNDERGROUND ELECTRIC SERVICE

5th AVE N

9' (Typ.)

Parking Lot Pole Light

Van Accessible

8'

18' (Typ.)

8'

8'

New 6" High x 8' Sidewalk

Parking Lot Pole Light

Existing Curb

Existing Curb Location

MONUMENT SIGNS

RESTROOMS

Riser

H.C. Sign (Van Accessible)

REAR STOCKROOM

41'-4"

OUTDOOR FURNISHINGS SALES AREA

252 5th Ave N

Existing

Underground electrical service moved to rear of building. Landscape bed with screening for required work platform.

Existing Curb Location

SITE PLAN

1" = 10'





ELECTRICAL SVC AT REAR

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.

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:
10/24/2023

SCALE:

SHEET:
SP-4

COLOR CODED ARCH D (24" x 36")

ROOM NUMBERS	ROOM NAMES	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CLG. HGT.	CEILING	FLAME SPREAD RATING WALLS	FLAME SPREAD RATING FLOORS
101	SALES AREA NO.1	II	21	30	30	30	33	--	50	CLASS A	CLASS I
102	REST ROOM	II	21	30	30	30	30	9-0	51	CLASS A	CLASS I
103	REST ROOM	II	21	30	30	30	30	9-0	51	CLASS A	CLASS I
104	FRONT STORAGE	II	21	31	30	30	30	--	50	CLASS A	CLASS I
105	SALES AREA NO.2	II	20	31	31	31	31	--	50	CLASS A	CLASS I
106	SALES AREA NO.3	II	20	31	31	31	31	--	50	CLASS A	CLASS I
107	N MARGIN ENTRANCE	II	20	31	31	31	31	--	50	CLASS A	CLASS I
108	REAR STORAGE	II	20	31	31	31	31	--	50	CLASS A	CLASS I

EXISTING MATERIALS

	FLOORS
11	EXISTING CONCRETE

	BASE
20	NO BASE
21	4" RUBBER BASE
22	
23	

HZC Note - 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.

Response -

1- Existing historical windows are steel to be painted black.

2- New entry door/units on 5th & Margin are aluminum storefront, black.

3- Alley side replacement door are steel doors as shown on A3 with wood frames. Painted black.

DOOR SCHEDULE

DOOR NUMBER	DOOR SIZE	DOOR TYPE		REMARKS
101	3-0 X 7-0	D1		PUSH/PULL WITH THUMB LATCH
102	4-0 X 6-8	D4		PUSH/PULL
103	3-0 X 6-8	D5		PRIVACY LOCK (LEVER)
104	3-0 X 6-8	D5		PRIVACY LOCK (LEVER)
105	2-8 X 6-8	D5		STORE ROOM LOCK (LEVER)
106	5-0 X 7-0	D2		PUSH/PULL WITH THUMB LATCH
107	3-0 X 6-8	D3		LOCKING LEVER WITH DEAD BOLT
E	3-0 X 6-8			LOCKING LEVER WITH DEAD BOLT
E	3-0 X 6-8			LOCKING LEVER WITH DEAD BOLT

DOOR NOTES

GC TO VERIFY NEW AND EXISTING DOOR LOCKING/LATCHING HARDWARE MEET THE FOLLOWING REQUIREMENTS:

1. HARDWARE MUST BE ABLE TO BE OPERATED ON THE EGRESS SIDE WITHOUT THE USE OF KEYS, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT. NOTE: DOUBLE KEY LOCKS ARE ACCEPTABLE IN SOME APPLICATIONS.
2. HARDWARE MUST BE ABLE TO BE OPERATED ON THE EGRESS SIDE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. NOTE: THUMB-TURN LOCKS GENERALLY DO NOT MEET THIS REQUIREMENT UNLESS THEY ARE SPECIFICALLY DESIGNED AS ADA APPROVED LOCKS.
3. DOORS MUST BE ABLE TO BE UNLOCKED AND UNLACHED WITH ONE OPERATION FROM THE EGRESS SIDE. NOTE: MANY MAG-LOCK INSTALLATIONS DO NOT MEET THIS REQUIREMENT.
4. DOOR HARDWARE MUST BE INSTALLED 34 INCHES TO 48 INCHES ABOVE THE FLOOR.
5. FOR DOUBLE-DOOR, INOPERABLE LEAVES MUST NOT HAVE HARDWARE WHICH COULD BE MISTAKEN FOR OPERATING HARDWARE.

DOOR TYPES



D1 EXTERIOR — ALUMINUM STOREFRONT DOOR AND FRAME

D2 EXTERIOR — ALUMINUM STOREFRONT DOOR AND FRAME

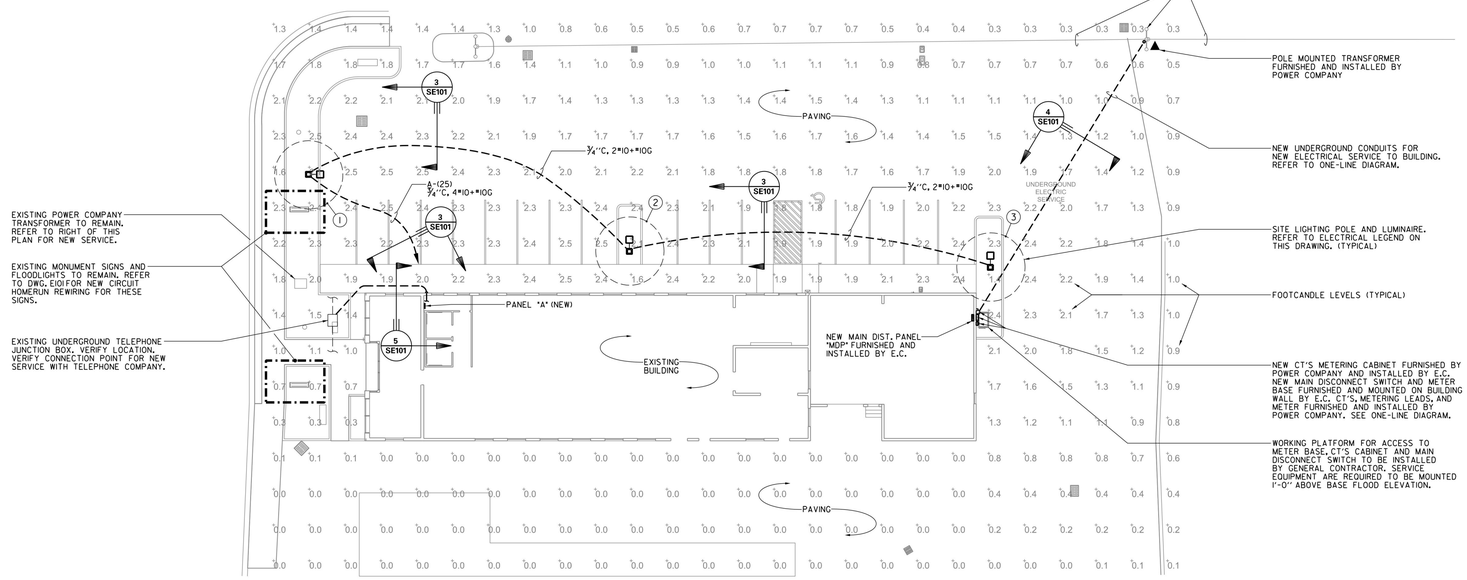
D3 EXTERIOR — STEEL DOOR IN WOOD FRAME



D4 INTERIOR — MASONITE - TWO PANEL DOOR IN WOOD FRAME



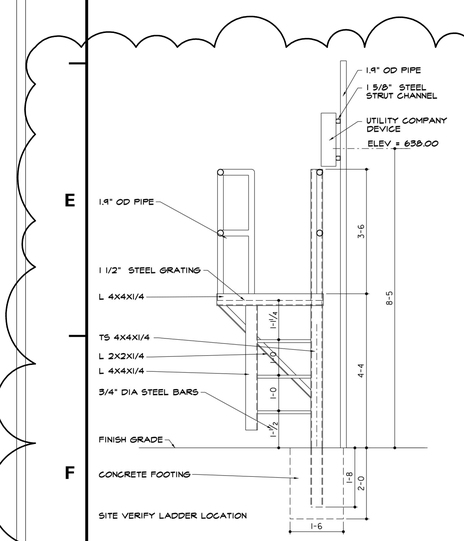
D5 INTERIOR — MASONITE - TWO PANEL DOOR IN WOOD FRAME



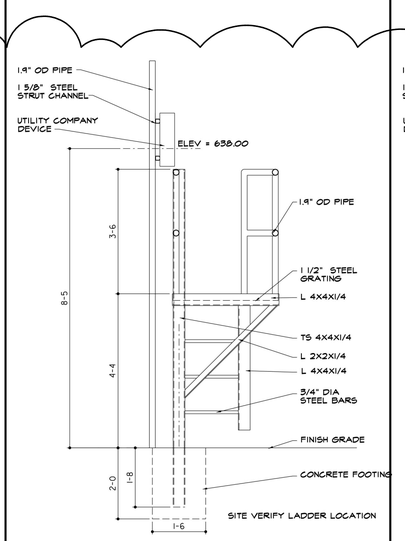
PHOTOMETRIC PLAN

Parking Lot Lgt Elect

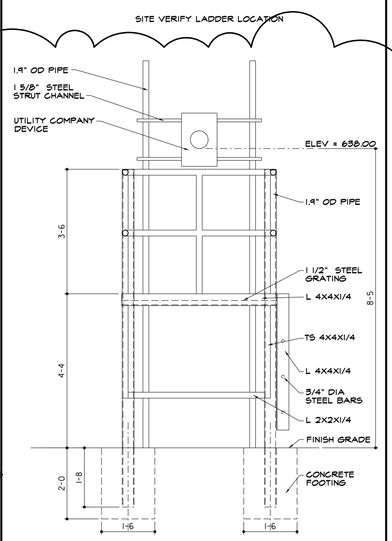
Required electrical work platform on rear of building at electrical service entrance. See previous page.



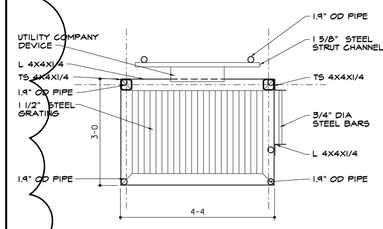
F1 WORK PLATFORM FOR UTILITIES – SIDE VIEW
SCALE: ½" = 1'-0"



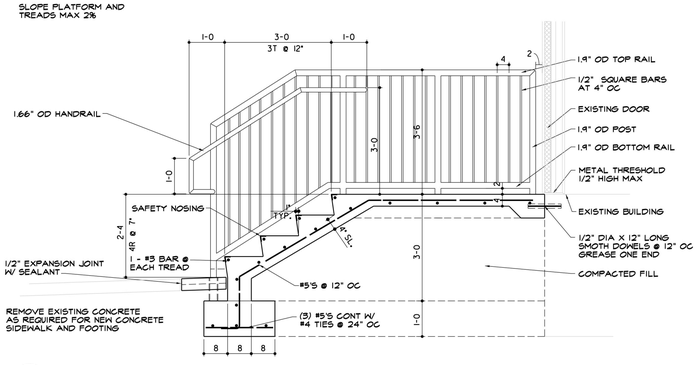
F2 WORK PLATFORM FOR UTILITIES – SIDE VIEW
SCALE: ½" = 1'-0"



F3 WORK PLATFORM FOR UTILITIES – FRONT VIEW
SCALE: ½" = 1'-0"



F4 WORK PLATFORM FOR UTILITIES – PLAN VIEW
SCALE: ½" = 1'-0"



F5 EXTERIOR CONCRETE STEPS
SCALE: ½" = 1'-0"

PERSPECTIVES

#	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.

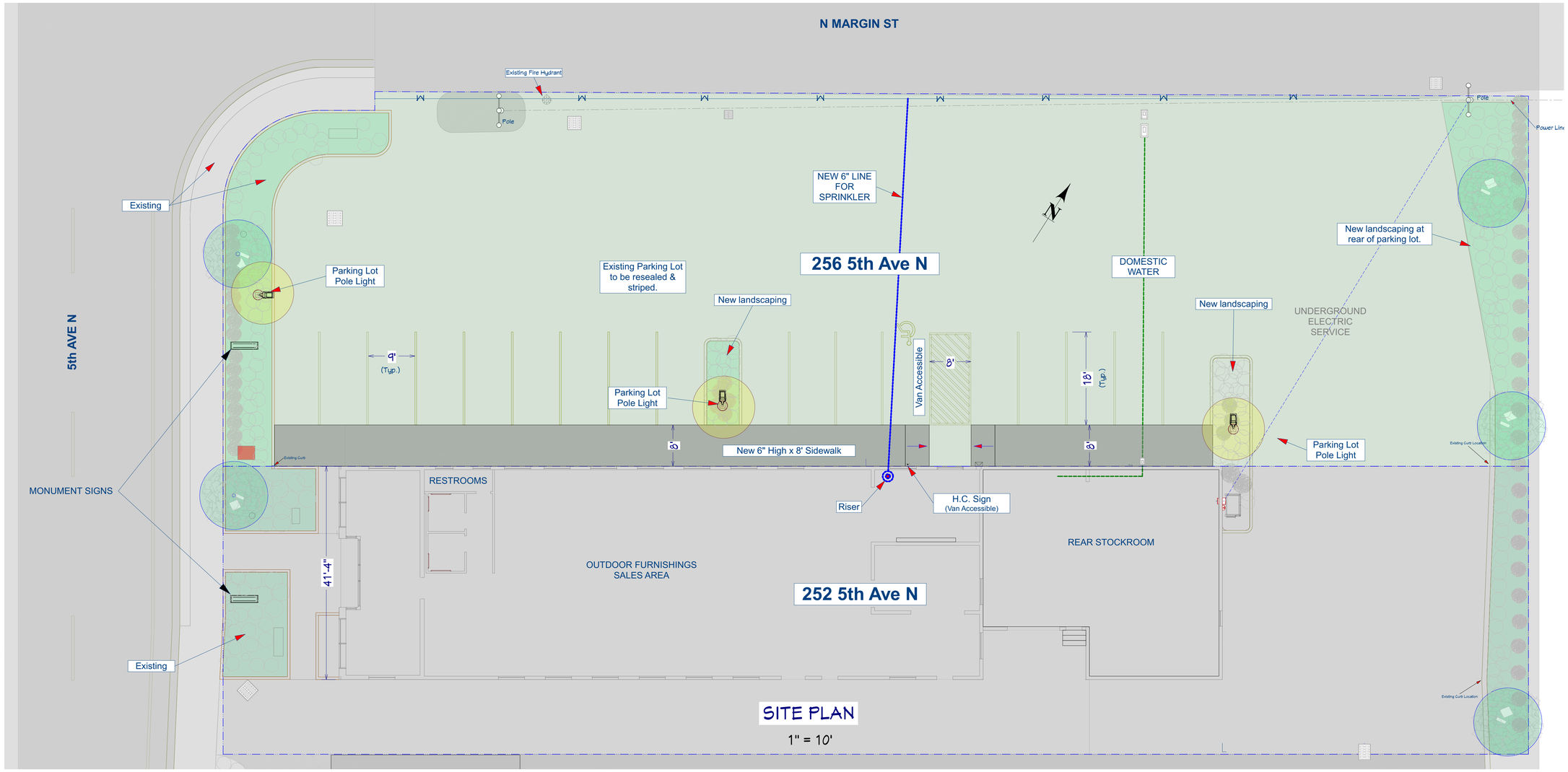
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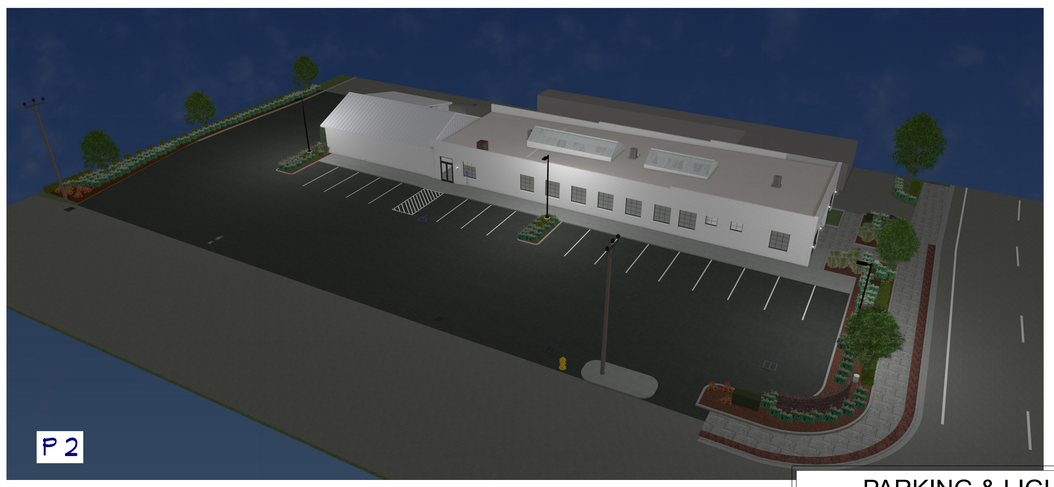
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SCALE:

SHEET: SP-5







PARKING & LIGHTING

#	REVISION TABLE		
	NUMBER	DATE	DESCRIPTION

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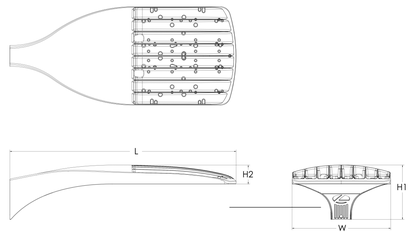


D-Series Size 1
LED Area Luminaire

d"series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



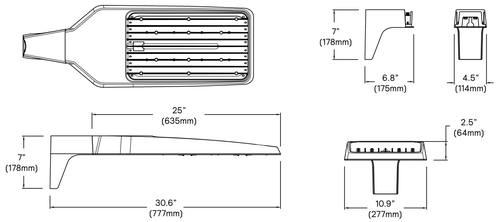




OPF-M OptiForm medium
Site & area luminaire

Dimensions

OptiForm Standard Arm
Weight: 13 lb (5.9 kg)
EPA: 0.15 ft² (0.014 m²)

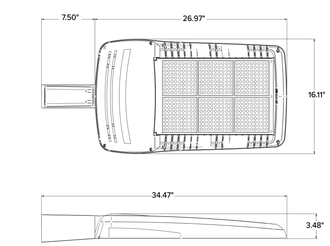


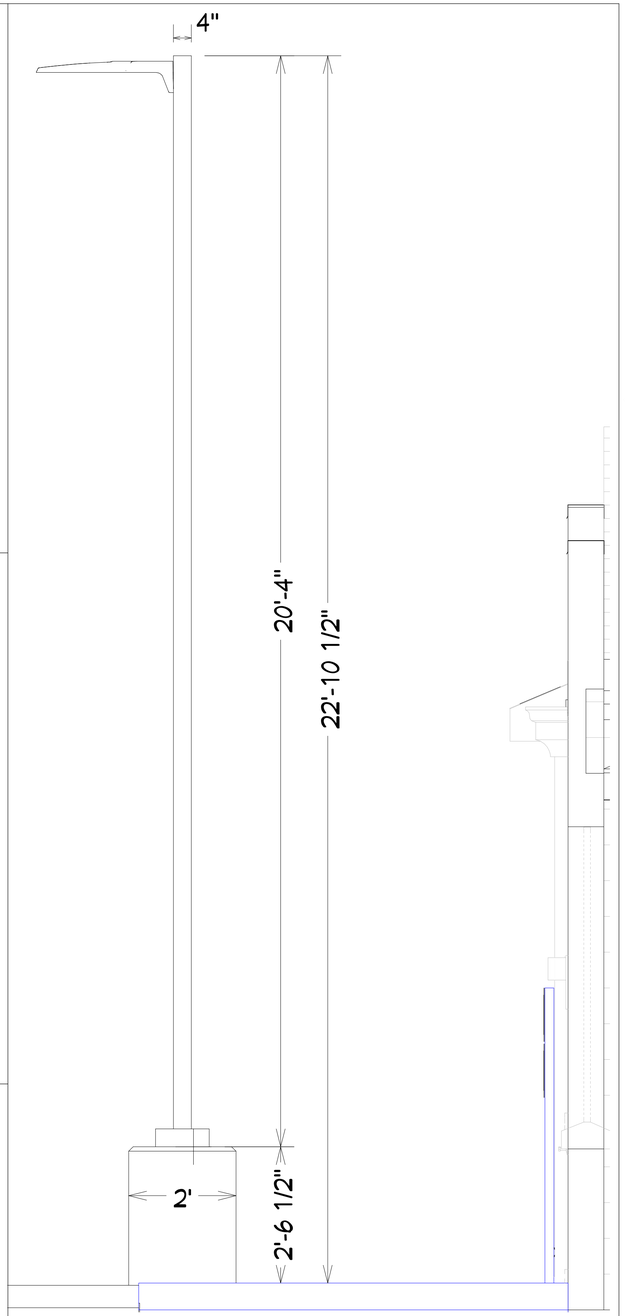


MICROSTRIKE | OPTICS STRIKE



SIZE 3





Elevation 1

SITE LIGHTING LUMINAIRES & LIGHTING STANDARDS:

THE FOLLOWING NEW EQUIPMENT IS REQUIRED FOR SITE LIGHTING ON THIS PROJECT. ELECTRICAL CONTRACTOR SHALL VERIFY ALL QUANTITIES.

1. (3 REQUIRED), IES TYPE 'V' MEDIUM 'TSM', 184W, 23,191 LUMEN, 4000K COLOR LED LUMINAIRES; LITHONIA CATALOG #DSXI LED-P7-40K-TOCRI-TSM-MVOLT-SPA-DDBXD FOR MOUNTING ON POLES #1 THROUGH #3 (INCLUSIVE). OPERATING VOLTAGE IS 120 VOLTS, 1-PHASE. LUMINAIRE FINISH (COLOR) SHALL BE DARK BRONZE. REFER TO PLAN FOR LUMINAIRE QUANTITIES AND CONFIGURATIONS.

2. (3 REQUIRED), 20 FOOT, ONE PIECE, SQUARE STRAIGHT STEEL POLE; LITHONIA CATALOG #SSS-20-4C-DM19AS-DDBXD FOR POLES #1 THROUGH #3 (INCLUSIVE). POLE FINISH (COLOR) SHALL BE DARK BRONZE.

POLE LIGHT OPTIONS

REVISION TABLE

#	NUMBER	DATE	DESCRIPTION

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629-395-9620 / oppguenard@me.com
www.OGHomeDesign.com

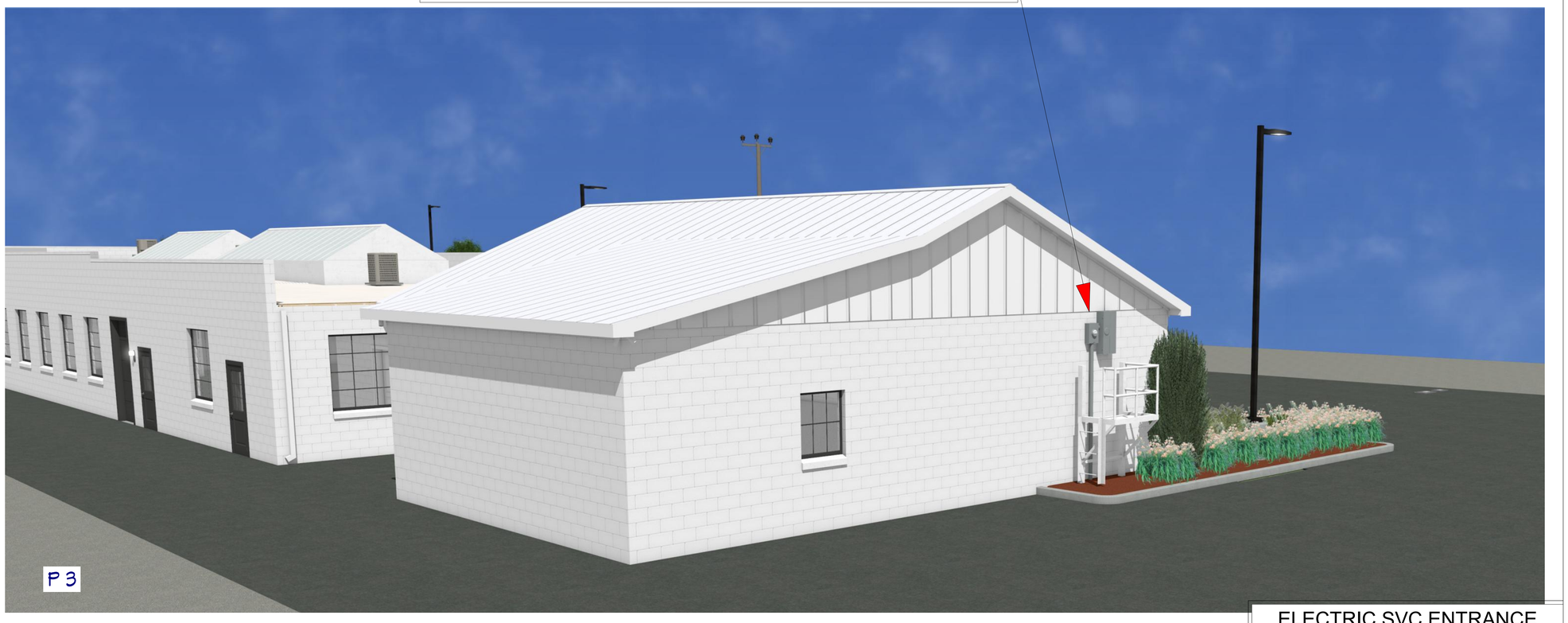
PRINT DATE:
10/24/2023

SCALE:

SHEET:
SP-2



ELECTRICAL SERVICE/PLATFORM AND SCREENING AT REAR



ELECTRIC SVC ENTRANCE

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.

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:
10/24/2023

SCALE:

SHEET:
SP-3

City of Franklin

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

File #: 21-05622

DATE: November 6, 2023

TO: Historic Zoning Commission

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

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the alterations to the front porch at 324 3rd Ave. S.

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

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

BACKGROUND:
The application includes the proposal to replace the existing front porch due to the existing porch's poor condition. The Building and Neighborhood Services Department inspected the front porch of the house and were concerned about its structural stability. Due to its proximity to the sidewalk, City staff members were concerned that due to all of the rot in the porch, that it could collapse and fall onto the sidewalk. Staff has worked with the applicant to quickly bring this item before the HZC.

This proposal intends to replace the front porch with in-kind material due to the amount of deterioration and reuse porch elements such as the columns, corbels, and porch floor if they are deemed to be in good condition. The porch elements such as the aluminum siding, will not be replaced in-kind and will be replaced with wood siding to match the existing building. Additionally, the porch will be reattached to the building, making the building structurally sound.

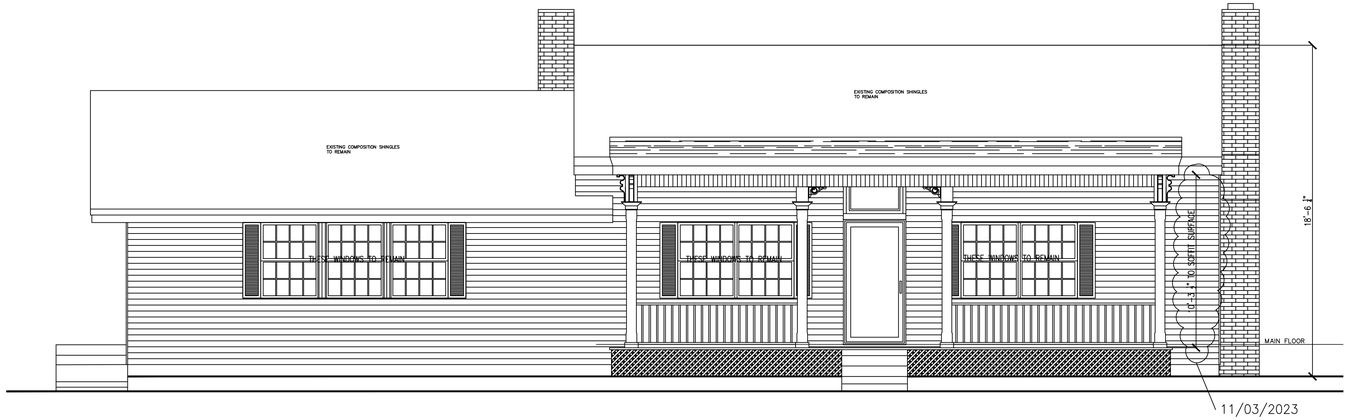
The Guidelines recommend the following:

- Preserve and maintain the location and configuration of original porches, stoops, and Porte cocheres.
- Preserve original elements and materials, such as columns, flooring, railings, and decorative trim.

- Maintain and repair deteriorated porch elements as needed and with materials that match the original materials. Aluminum or metal replacements are discouraged but may be used to replace deteriorated wood porch columns on rear facades.

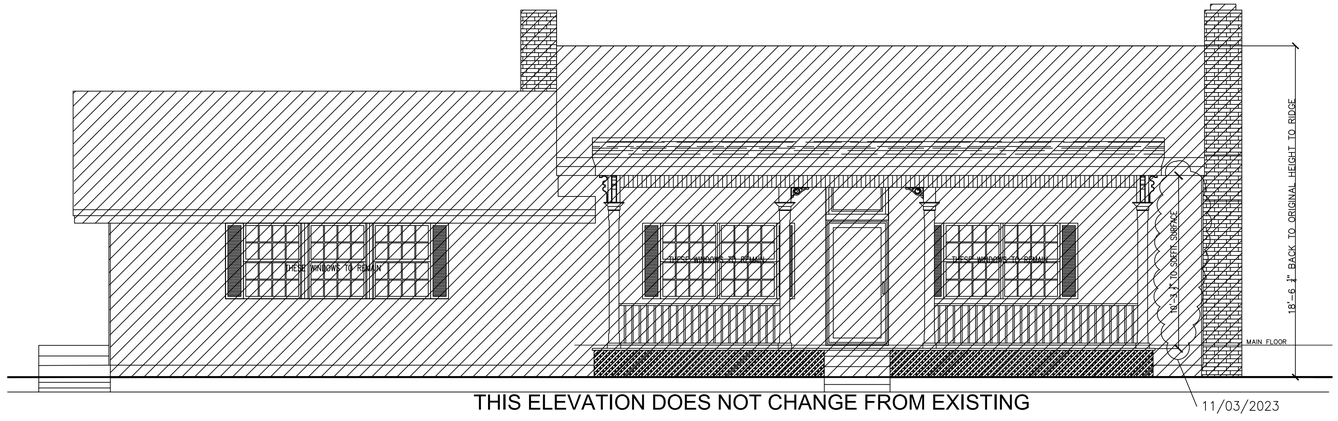
The proposal meets the Guidelines for the repair and in-kind replacement of front porches on historic residential buildings.

RECOMMENDATION:
Staff recommends approval with the following conditions:
1. The applicant shall reuse as much original material as possible and coordinate with the Preservation Planner and BNS Department and provide photographic documentation of what materials cannot be saved and reused.
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.



EXISTING FRONT ELEVATION

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



THIS ELEVATION DOES NOT CHANGE FROM EXISTING

APPROVED FRONT ELEVATION

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

MYATT ARCHITECTURE

FOR REVIEW

JAMES E. MYATT
REGISTERED ARCHITECT
No. 16375
STATE OF TENNESSEE

BRANDON HUTCHESON

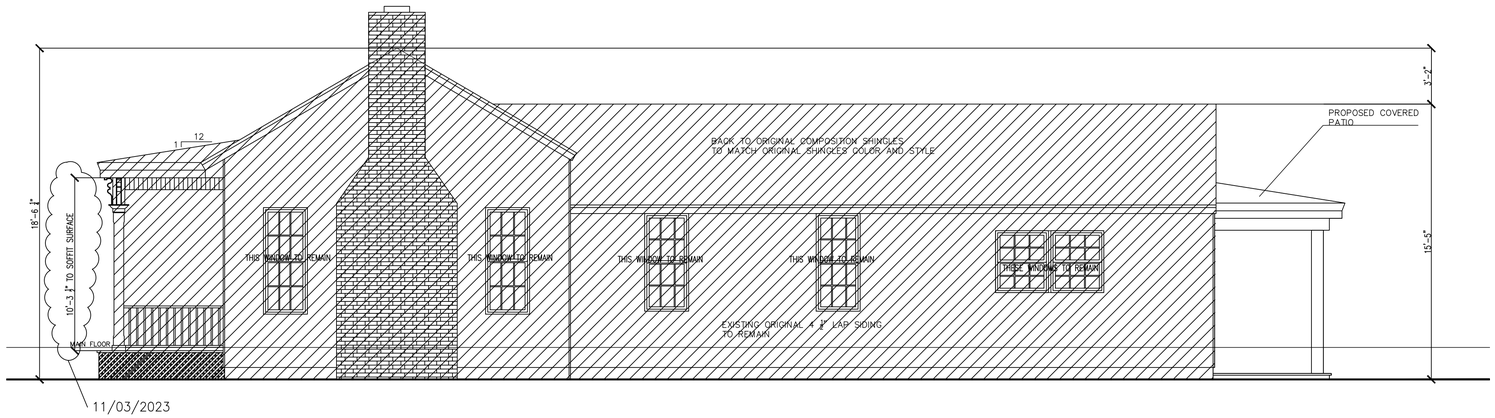
HISTORIC HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS	
DATE	DESCRIPTION

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

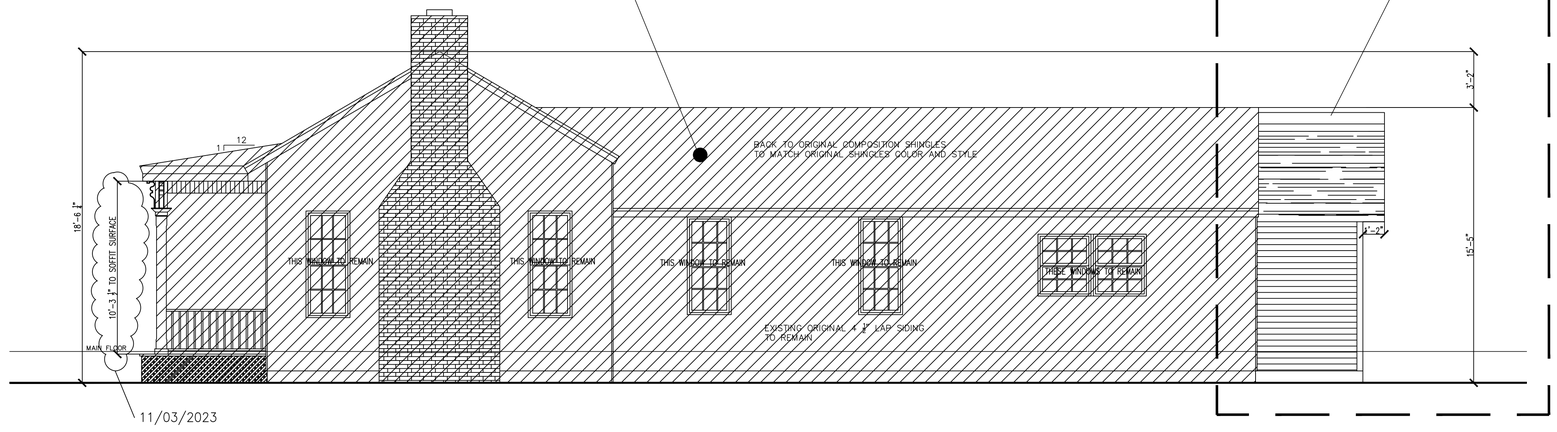
A3



APPROVED RIGHT SIDE ELEVATION

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

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



PROPOSED RIGHT SIDE ELEVATION

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

MYATT ARCHITECTURE

FOR REVIEW

JAMES E. MYATT REGISTERED ARCHITECT AL INCLUDED No. 16375 STATE OF TENNESSEE

BRANDON HUTCHESON

HISTORIC HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS	
DATE	DESCRIPTION

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

A5





Southern Build, LLC
625 Bakers Bridge Ave. Suite 105
Franklin, TN 37067
cell 615-495-8589

Franklin Building & Neighborhood Services
109 Third Ave. South
Franklin, TN 37064

10/30/23

RE: Letter of Intent for 324 Third Ave. South Franklin, TN 37064 To Whom It May Concern:

The client on this project is Brandon Hutchenson, who has retained us Southern Build, LLC as the General Contractor to repair the front porch which we have deemed in poor condition due to extreme wood rot.

Scope of Work the front porch rack and/or header will be replaced with new material, once the existing roof shingles are removed and ceiling is opened up it will then be determined the amount and extent of decking, roof and ceiling joist that may need further replacement with new material.

Our primary goal is to rebuild the front porch and build back to an identical look minus any aluminum siding or aluminum wrap. Porch headers will be wrapped in wood to maintain the historical look and vibe, ceilings will be 6” wood pine to be painted and/or stained. Existing porch columns, corbels, and porch floors will be reused if deemed safe and black standing seam metal with be the covering.

Thank you,

Scott Nicodemus












569062
CUT
STUD



File #: 21-05584

DATE: October 31, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Relocation and An Addition (Accessory) At 1003 Fair Street Ben McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the relocation and an addition to the existing accessory structure at 1003 Fair Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 5: Accessory Structures
Chapter 10: Demolition and Relocation

PROJECT INFORMATION:
COF Project Number: 8327
Applicant: Ben McCreary
Owner: Mark and Peggy Barons

BACKGROUND:
The application includes the proposal to relocate the existing accessory structure and construct an addition to the accessory structure. The accessory structure and principal building are considered non-contributing to the National Register listing within the Hincheyville Historic District.

Relocation
The current accessory structure will be shifted 6'-11.25" to the right, to better align with the driveway. While the accessory structure is located within the property's setback, the degree of nonconformity is not increasing as part of the building expansion and has been determined to be permitted by the Building & Neighborhood Services Department. The Guidelines recommend the following for relocating buildings and structures:

- Only relocate a building from its historic location in a district if all other alternatives for preservation have been explored and failed.
- Ensure that the relocated building is architecturally compatible with adjacent structures on its new site.

The relocation of the building is appropriate within the Guidelines.

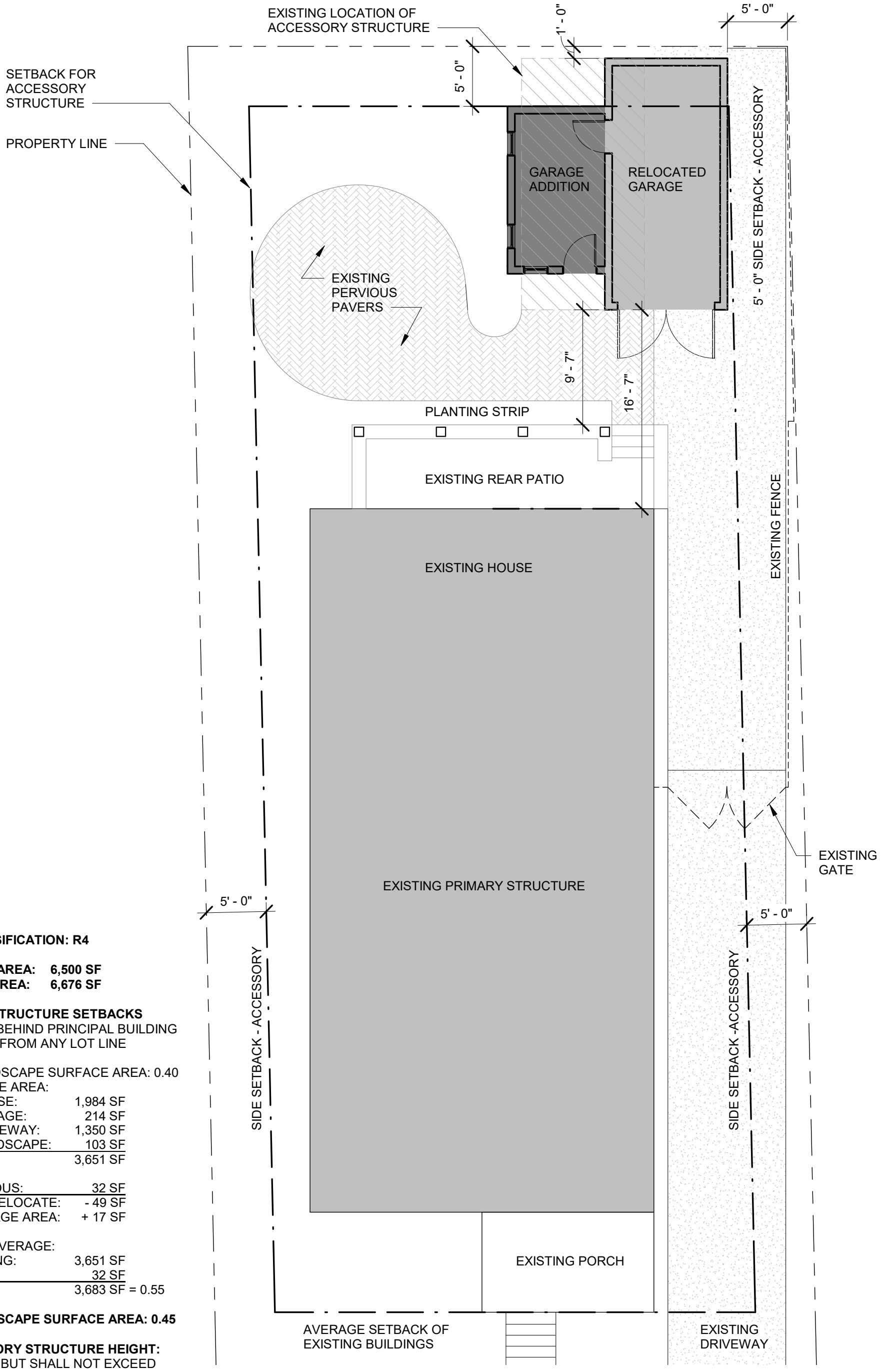
Addition & Alterations
The application includes the proposal to add a 111.33 sq. ft. addition to the left of the accessory structure. The addition and the existing structure will be clad in cement siding with a 5" reveal and will utilize an asphalt shingle roof to match the principal building's roof. Two new wood windows will be installed on the left side of the addition and utilize the unique window pattern that is seen on the principal building. On the streetfacing elevation, a new wood window, a new wood door, and a new carriage style garage door are proposed. The Guidelines recommend the following for accessory structures:

- Use lap, weatherboard, or clapboard siding for frame additions. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding. Avoid board-and-batten and other exterior finishes that accentuate the verticality of an addition.
- Paint, repair, and provide other regularly needed maintenance. Should historic exterior wood siding require repair or replacement, the resulting materials, profiles, and designs should match the historic configuration.
- Minimize the replacement of wood siding to elements that are so severely damaged that replacement is the only option. If only a small area of siding or ornamentation is deteriorated, repair or replace only the damaged section rather than an entire board or architectural detail. Do not replace more than 25 percent of the facade’s total square footage of siding unless significant deterioration can be demonstrated.
- Replace deteriorated siding with siding that matches the original siding. Do not install vinyl or other synthetic siding. Smooth cement board siding may be appropriate for the replacement of deteriorated wood siding on rear facades.
- Use roofing materials that complement the architectural style of the historic building, such as asphalt, wood, stone, slate, or fiber-glass shingles, 5V metal, or standing-seam metal.
- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use windows with historic profiles and dimensions with a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.
- Design windows to match the historic materials found on the building, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.

The Guidelines recommended to utilize the existing wood siding and replace the boards that are deteriorated instead of utilizing cement board siding. The proposed roofing material, windows, door, garage door, and addition are appropriate within the Guidelines.

RECOMMENDATION:
Staff recommends approval of the proposal 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 lighting must return to the Preservation Planning staff for approval. As the Guidelines recommend the utilization of fixtures that are common to the building’s style and period of construction.
3. Wood lap siding must be utilized to align with the 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.



ZONING:

1. **ZONING CLASSIFICATION: R4**

2. **MINIMUM LOT AREA: 6,500 SF**
   ACTUAL LOT AREA: 6,676 SF

3. **ACCESSORY STRUCTURE SETBACKS**
   AT LEAST 5FT BEHIND PRINCIPAL BUILDING
   AT LEAST 5 FT FROM ANY LOT LINE

4. MINIMUM LANDSCAPE SURFACE AREA: 0.40

LOT COVERAGE AREA:	
EXISTING HOUSE:	1,984 SF
EXISTING GARAGE:	214 SF
EXISTING DRIVEWAY:	1,350 SF
EXISTING HARDSCAPE:	103 SF
	3,651 SF
NEW IMPERVIOUS:	32 SF
GARAGE RELOCATE:	- 49 SF
NEW GARAGE AREA:	+ 17 SF
TOTAL LOT COVERAGE:	
EXISTING:	3,651 SF
NEW:	32 SF
	3,683 SF = 0.55

ACTUAL LANDSCAPE SURFACE AREA: 0.45

5. **MAX. ACCESSORY STRUCTURE HEIGHT:**
   1 1/2 STORIES, BUT SHALL NOT EXCEED HEIGHT OF PRINCIPAL BUILDING

10/26/23

CHISEL workshop
PO BOX 680566 | FRANKLIN, TN 37068

GARAGE RELOCATION

1003 FAIR STREET, FRANKLIN, TN 37064

SITE PLAN

SK01

SCALE: 1/8" = 1'-0"



STREET VIEW



STREET VIEW

10/26/23

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PO BOX 680566 | FRANKLIN, TN 37068

GARAGE RELOCATION

1003 FAIR STREET, FRANKLIN TN 37064

EXISTING CONDITIONS

SK02

SCALE: NO SCALE



APPROACH VIEW



APPROACH VIEW

10/26/23

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GARAGE RELOCATION

1003 FAIR STREET, FRANKLIN TN 37064

EXISTING CONDITIONS

SK03

SCALE: NO SCALE







NO RIDGE BEAM

EXISTING METAL ROOF IS DEFORMED AND DETERIORATED

2x4 JOISTS AT ROUGHLY 24" OC



1x4 @ RIDGE

1x6 WOOD ROOF DECKING

10/26/23

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GARAGE RELOCATION

1003 FAIR STREET, FRANKLIN TN 37064

EXISTING CONDITION // ROOF

SK04

SCALE:










10/26/23

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GARAGE RELOCATION

1003 FAIR STREET, FRANKLIN TN 37064

EXISTING CONDITION // SIDING EXTERIOR

SK05

SCALE:










10/26/23

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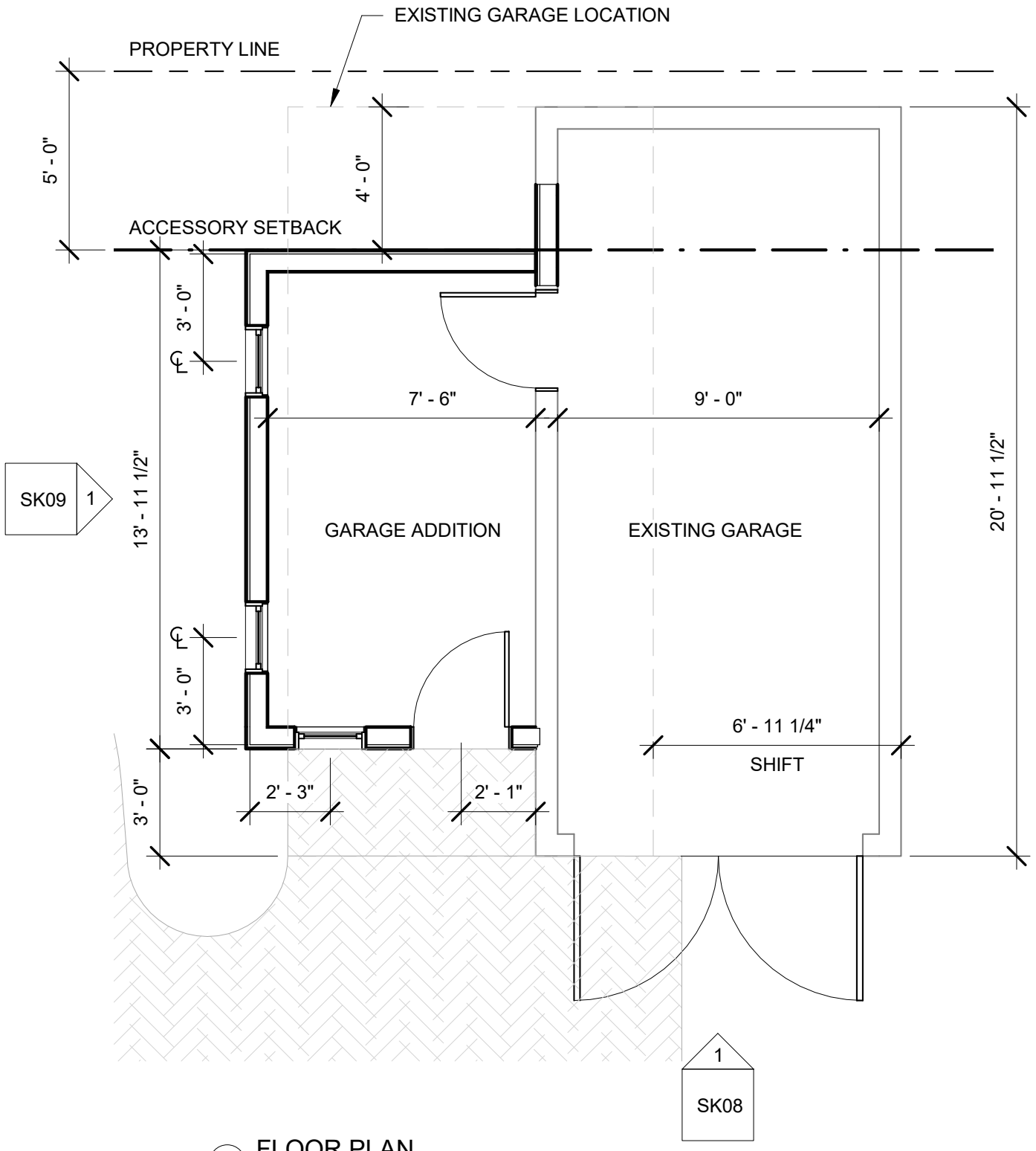
GARAGE RELOCATION

1003 FAIR STREET, FRANKLIN TN 37064

EXISTING CONDITION // SIDING INTERIOR

SK06

SCALE:



1 FLOOR PLAN
1/4" = 1'-0"

10/26/23

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PO BOX 680566 | FRANKLIN, TN 37068

GARAGE RELOCATION

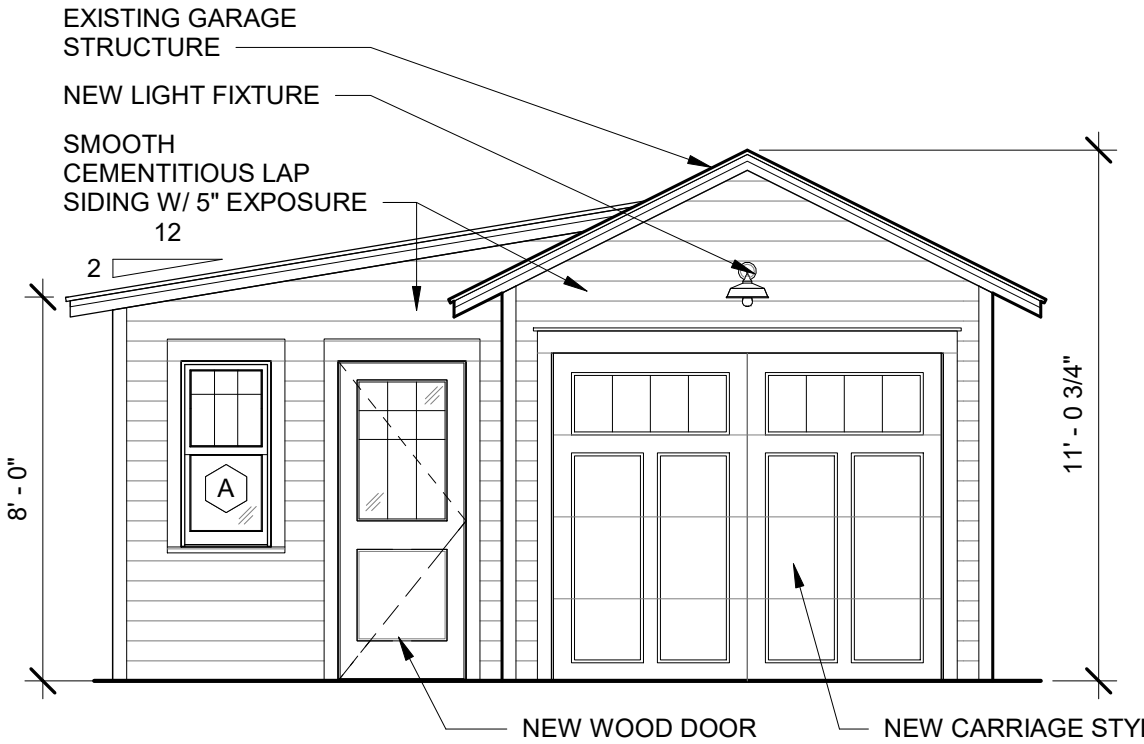
1003 FAIR STREET, FRANKLIN, TN 37064

FLOOR PLAN

SK07

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 0"	4' - 0"	2' - 8 3/4"	WOOD WINDOW

BASIS OF DESIGN: MARVIN ULTIMATE WOOD SINGLE HUNG WINDOWS



EXTERIOR ELEV // FRONT



EXISTING ELEVATION

10/26/23

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PO BOX 680566 | FRANKLIN, TN 37068

GARAGE RELOCATION

1003 FAIR STREET, FRANKLIN TN 37064

FRONT ELEVATION

SK08

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

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 0"	4' - 0"	2' - 8 3/4"	WOOD WINDOW

BASIS OF DESIGN: MARVIN ULTIMATE WOOD SINGLE HUNG WINDOWS

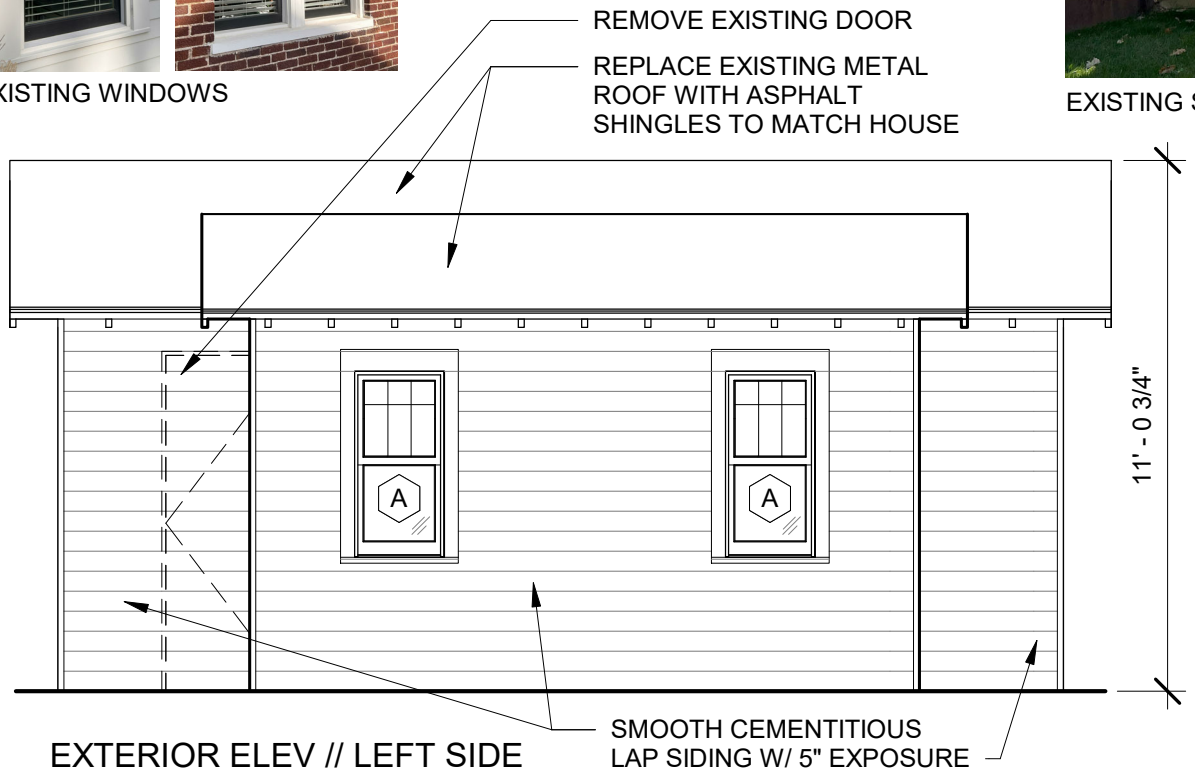




EXISTING WINDOWS



EXISTING SIDE ELEVATION



EXTERIOR ELEV // LEFT SIDE



EXISTING SIDE ELEVATION

10/26/23

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PO BOX 680566 | FRANKLIN, TN 37068

GARAGE RELOCATION

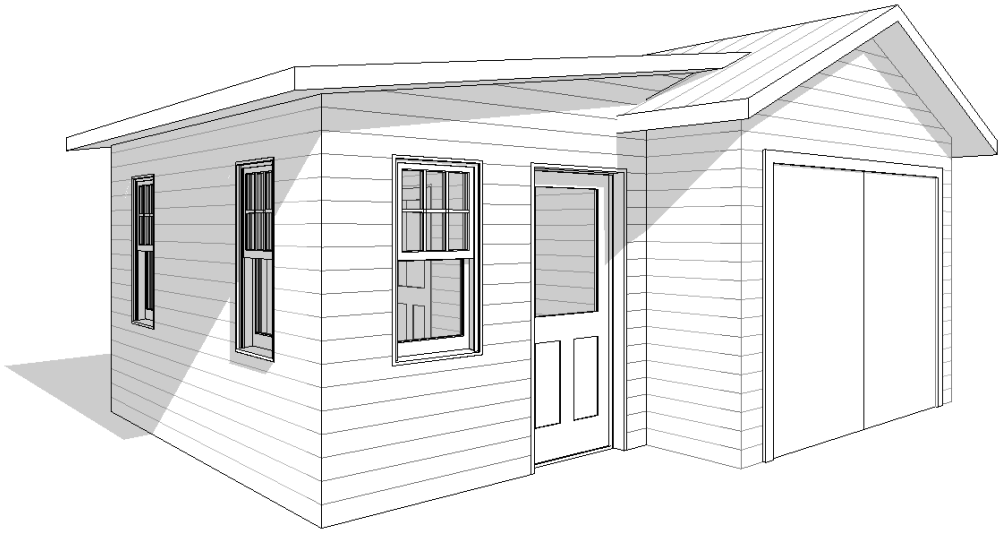
1003 FAIR STREET, FRANKLIN TN 37064

LEFT ELEVATION

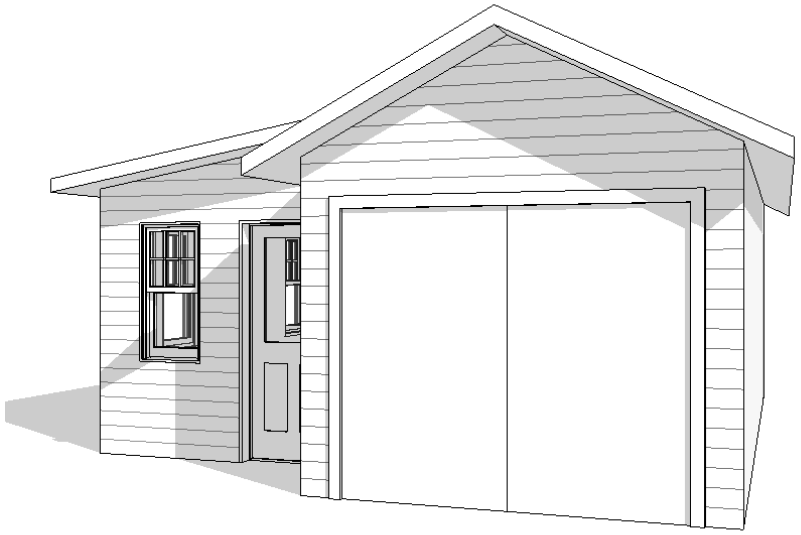
SK09

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

3D IMAGES SHOWN FOR MASSING ONLY - SEE ELEVATIONS FOR PROPOSED DETAILS AND TRIM



PERSPECTIVE // LEFT SIDE



PERSPECTIVE // RIGHT SIDE

10/26/23

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PO BOX 680566 | FRANKLIN, TN 37068

GARAGE RELOCATION

1003 FAIR STREET, FRANKLIN TN 37064

EXTERIOR PERSPECTIVES

SK10

SCALE: NO SCALE

File #: 21-05578

DATE: October 31, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Porch Alterations, Siding, Removal of Parge Coating, And Lighting Fixtures) At 1009 Fair Street, Amanda McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a series of alterations at 1009 Fair Street.

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

PROJECT INFORMATION:
COF Project Number: 8328
Applicant: Amanda McCreary
Owner: Patrick Ogle

BACKGROUND:
This proposal includes a series of alterations that include: porch alterations, a change of previously approved siding, removal of page coating on several areas of the principal building, and the installation of new gas light fixtures. The application previously appeared at the October Design Review Committee meeting. The applicant and homeowner provided extensive research and historic photographs of the property, which are very important in restoring properties.

Porch Alterations
Based on the historic photos, the proposal is to restore the porch to its original state by altering the roofline, adding new brick-wrapped columns, and extending the concrete porch base. Included within the application are photos of other historic properties within Franklin that utilize a similar porch layout and design. The Guidelines recommend the following:

- Preserve historic roof forms and materials. Roofing sections on main and other visible facades should remain unaltered.
- Preserve and maintain the location and configuration of original porches, stoops, and Porte cocheres.

- Preserve original elements and materials, such as columns, flooring, railings, and decorative trim.
- Maintain and repair deteriorated porch elements as needed and with materials that match the original materials.
- Preserve and maintain original foundations.

Restoring the porch to how it was originally meets the Guidelines, as photographic evidence (a photo from May 1968) was included within the application.

Siding
In March of 2023, the application received a COA to remove the current asbestos siding and install cedar shake on the exterior of the building. The current application includes the proposal to install wood lap siding with a 5" reveal. It was discussed during the October DRC meeting that under the asbestos siding was wood siding, and the applicant provided samples of what was removed from the building. The Guidelines recommend the following:

- Maintain and preserve historic wood siding, shingles, weatherboard, board-and-batten, and other historic wooden elements. Do not cover or conceal historic wooden elements.
- Paint, repair, and provide other regularly needed maintenance. Should historic exterior wood siding require repair or replacement, the resulting materials, profiles, and designs should match the historic configuration.
- Remove synthetic siding and restore the original siding materials.

Removing the asbestos siding and replacing it with wood lap siding meets the Guidelines.

Removal of Parge Coating
The application includes the removal of the page coating that is seen on the foundation, piers, and chimney and the application of German Shmear to these surfaces. The application to remove the page coating on the chimney was approved in March 2023. The Guidelines recommend the following:

- Preserve and maintain original foundations.
- Avoid obscuring historic foundations or applying artificial materials such as stone veneers, aluminum, or vinyl siding.
- Preserve and maintain original masonry walls and details.
- Do not paint masonry walls or foundations that have not been previously painted.

While the Guidelines recommend not covering the foundation, the removal of the parge coating will meet this guideline. By introducing a German Shmear to the foundation, it will not meet the Guidelines.

Installation of New Light Fixtures
The application includes the proposal to install two new gas lanterns on either side of the front door. The Guidelines recommend the following:

- If new lights are needed, use simple fixtures that are appropriate to the scale and period of the house and constructed of historically prevalent materials. New fixtures should be placed in traditional locations.

Since the building was constructed circa 1930, the use of gas lanterns would not be appropriate to the house or the time period it was constructed.

RECOMMENDATION:

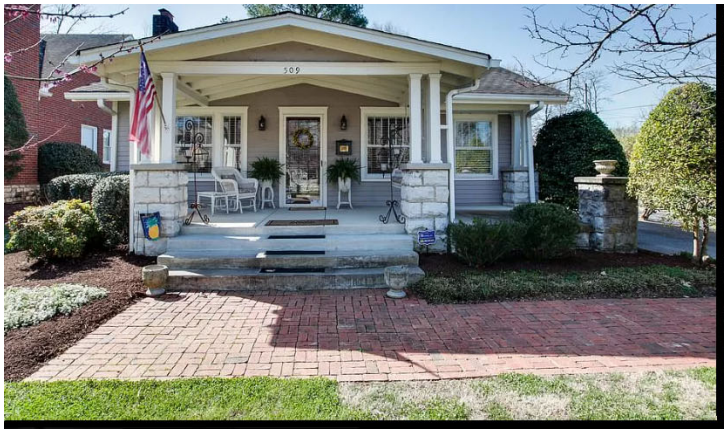
Staff recommends denial of the application of a German Shmear to the foundation, piers, and chimney, and the installation of gas light fixtures on the following grounds:

1. Preserve and maintain original masonry walls and details.
2. Do not paint masonry walls or foundations that have not been previously painted.
3. If new lights are needed, use simple fixtures that are appropriate to the scale and period of the house and constructed of historically prevalent materials. New fixtures should be placed in traditional locations.

Staff recommends approval of the porch alterations, removal of the asbestos siding, installation of wood lap siding, and the removal of the parge coating with the following conditions:

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


1009
TRICK or TREAT






509






MAY • 68



EXISTING FRONT



EXISTING RIGHT SIDE

FRANKLIN HOMES WITH SIMILAR HISTORIC PORCHES



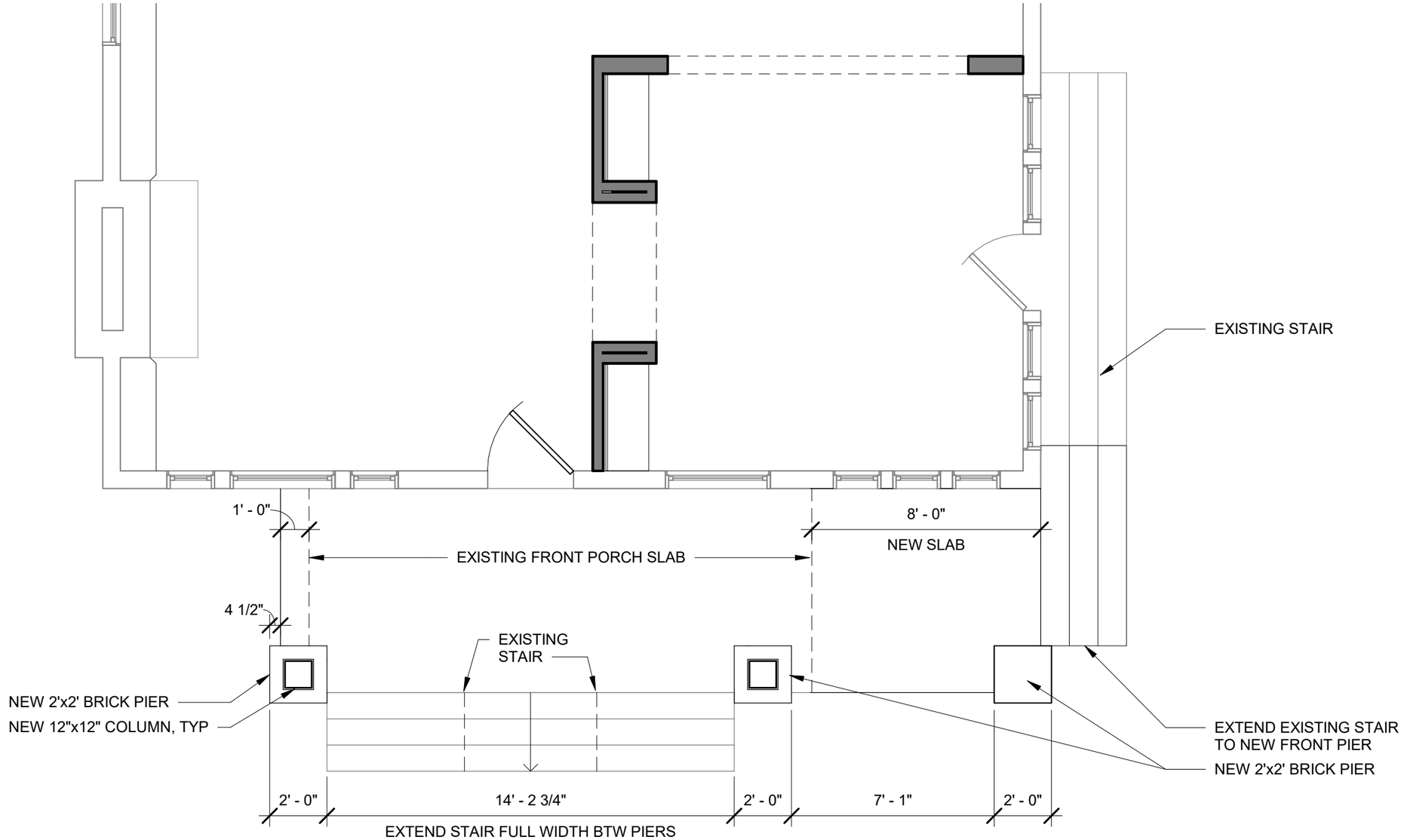
205 LEWISBURG AVENUE



509 S MARGIN STREET



1009 FAIR STREET HISTORIC PHOTO



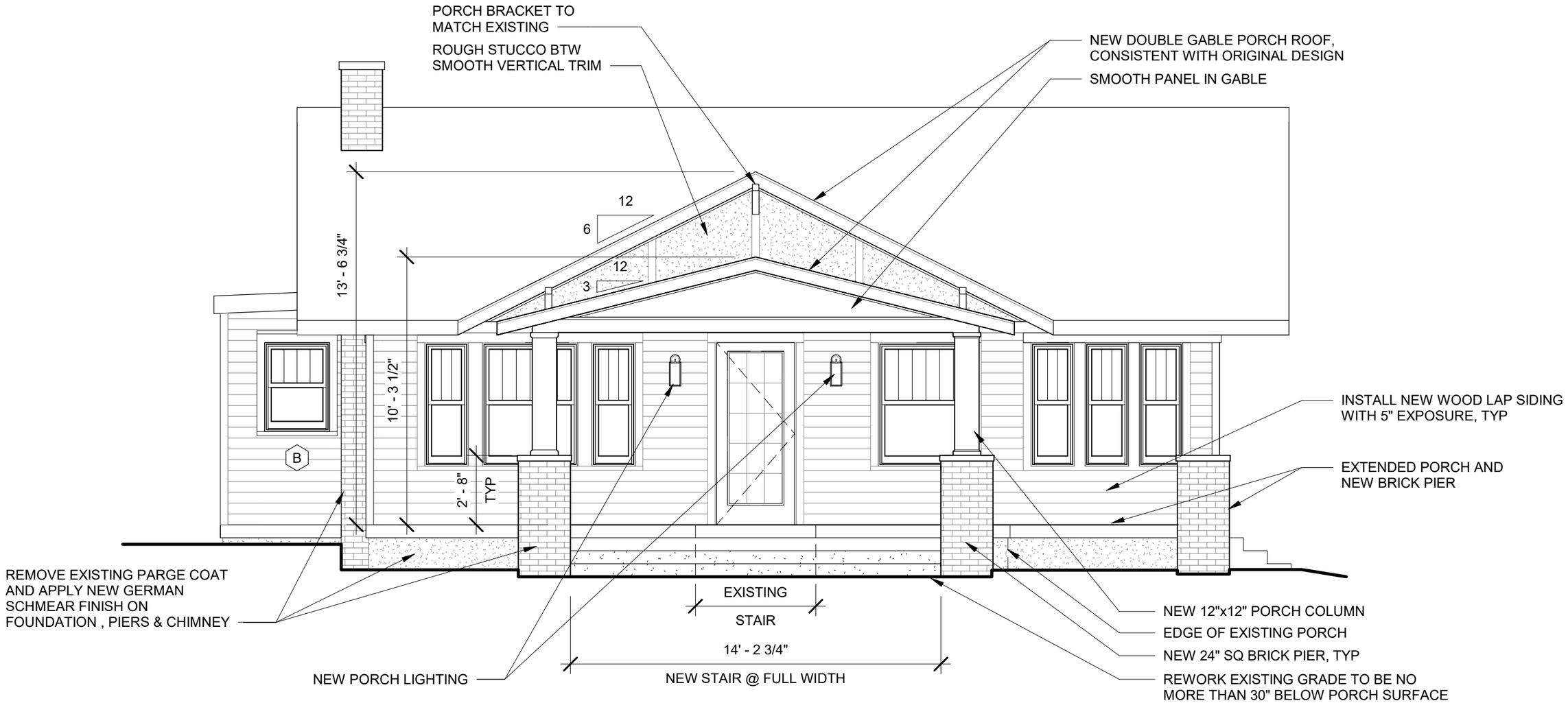
CHISEL workshop

1009 FAIR STREET RESIDENCE

SK03

FLOOR PLAN

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



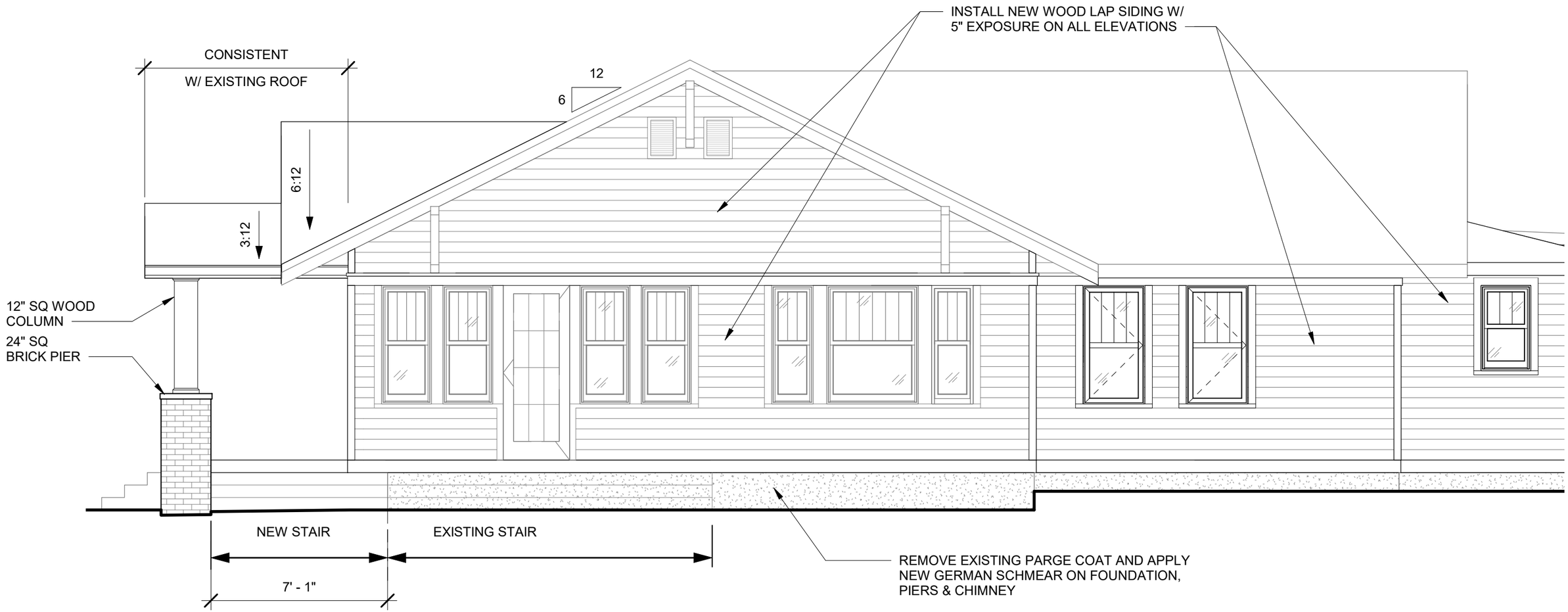
CHISEL workshop

1009 FAIR STREET RESIDENCE

SK04

FRONT ELEVATION

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



CHISEL workshop

1009 FAIR STREET RESIDENCE

SK05

RIGHT SIDE ELEVATION

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


444 Boyd Mill Ave.
ca. 1940

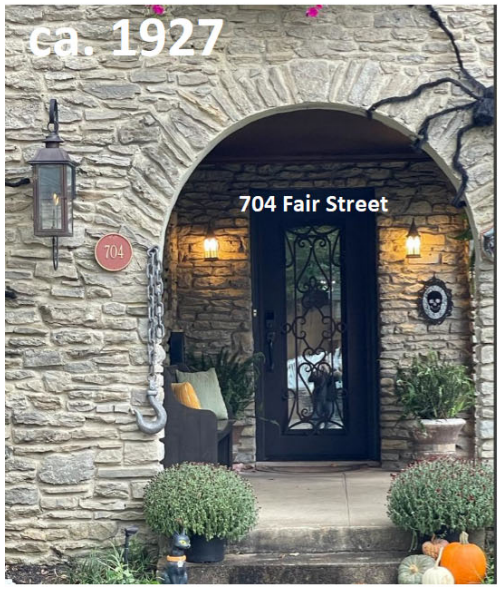

508 Boyd Mill Ave.
ca. 2023


311 Ledgelawn Ct.
311
ca. 2015


214
214 4th Ave S
ca. 1911


504 Boyd Mill Ave.
Beit Ami
1937
ca. 1937


725 W. Main Street
ca. 2024


ca. 1927
704 Fair Street
704


723
723 Fair Street
ca. 1881

FOURTEENTH COLONY LIGHTING

HANDCRAFTED LIGHT FIXTURES MADE IN MEMPHIS, TENNESSEE

HH12-GAS

22H X 12W X 10.5D



Standard

Natural Gas
Single Brass Burner
Manual On/Off Valve
Clear Tempered Glass
BTU rating 3011
Backplate 17H x 4.5W x 1.5D

Glass Options

Clear Only

Gas Options

Propane

Finish Options

Raw Brass (RWB)
Antique Brass (AB)
Blackened Brass (DAB)
Oil Rubbed Brass (ORB)
Raw Copper (RWC) *
Antique Copper (AC) *
Blackened Copper (DAC)
Antique Copper Verde (ACV)

All finishes are hand-applied;
therefore variations will occur

Dimensions are approximate

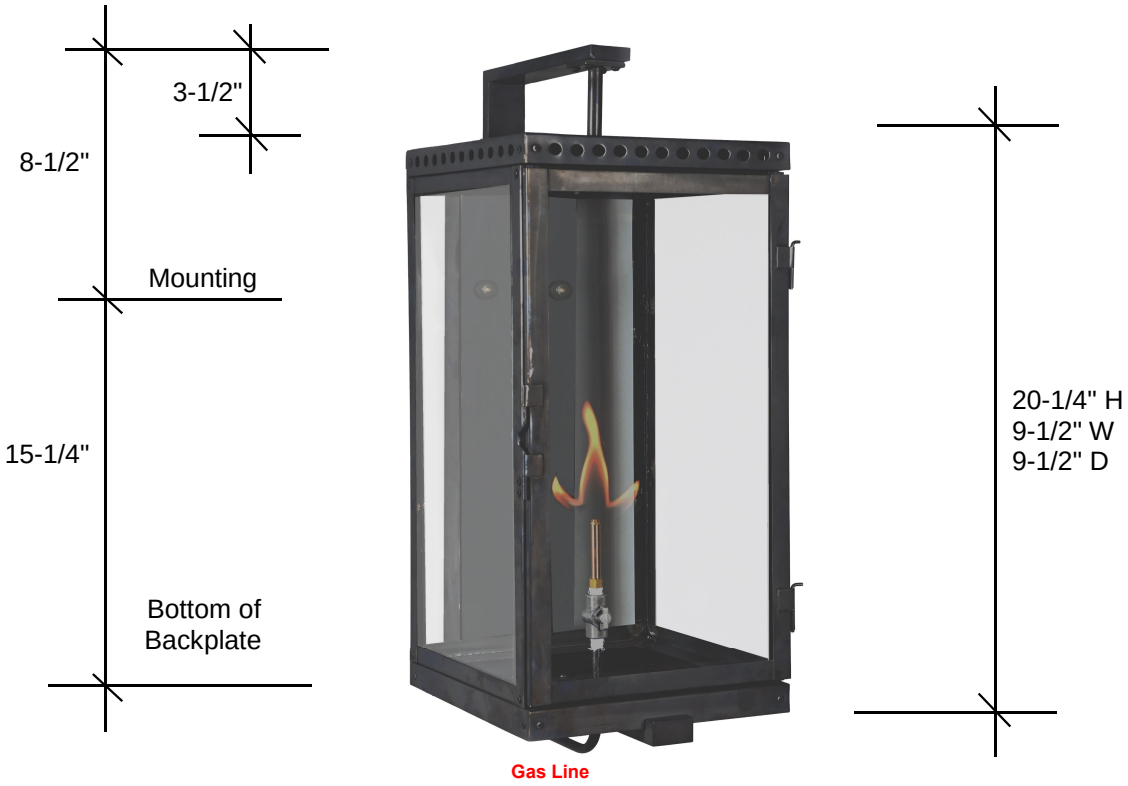
** Finish will have brass accents*

FOURTEENTH COLONY LIGHTING

HANDCRAFTED LIGHT FIXTURES MADE IN MEMPHIS, TENNESSEE

HHN18-GAS

23.75 H x 9.5 W x 13 D



Standard

Natural gas
Single brass burner
Manual on/off valve
Clear tempered glass
BTU rating of 3011
Electronic ignition n/a
Backplate 20.25H x 4.5W x 1.5D

Dimensions are approximate

Option

Propane gas

Finish Options

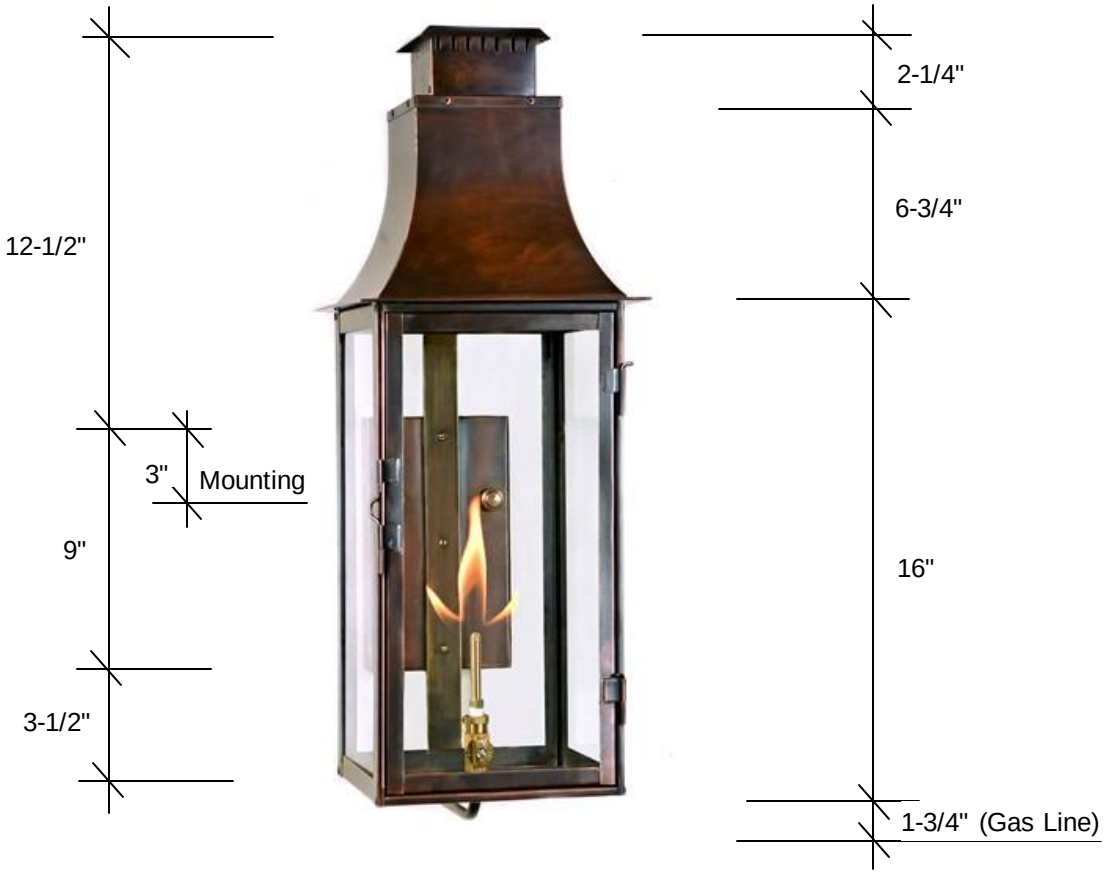
Raw Brass (RWB)
Antique Brass (AB)
Blackened Brass (DAB)
Oil Rubbed Brass (ORB)
Raw Copper (RWC) *
Antique Copper (AC) *
Blackened Copper (DAC)
Antique Copper Verde (ACV)

** Finish will have brass accents*

All finishes are hand-applied; therefore variations will occur

LMG/B-GAS

25H x 9.5W x 12.5D



Standard

Natural gas
Single brass burner
Manual on/off valve
Clear tempered glass
BTU rating of 3011
Backplate 9H x 5W x 1.5D

Glass Options

Clear Only

Options

Propane

Finish Options

Raw Brass (RWB)
Antique Brass (AB)
Blackened Brass (DAB)
Oil Rubbed Brass (ORB)
Raw Copper (RWC) *
Antique Copper (AC) *
Blackened Copper (DAC)
Antique Copper Verde (ACV)

All finishes are hand-applied; therefore variations will occur

Dimensions are approximate

** Finish will have brass accents*

FOURTEENTH COLONY LIGHTING

HANDCRAFTED LIGHT FIXTURES MADE IN MEMPHIS, TENNESSEE

4192-GAS

32.75 H x 16 W x 10.5 D



Standard

Natural gas
Single brass burner
Manual on/off valve
Clear tempered glass
BTU rating of 3011
Electronic ignition n/a
Canopy 3H x 5W x 5D

Option

Propane gas

Finish Options

Raw Brass (RWB)
Antique Brass (AB)
Blackened Brass (DAB)
Oil Rubbed Brass (ORB)
Raw Copper (RWC) *
Antique Copper (AC) *
Blackened Copper (DAC)
Antique Copper Verde (ACV)

All finishes are hand-applied; therefore variations will occur

** Finish will have brass accents*

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

File #: 21-05579

DATE: October 31, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of An Addition (Principal) And New Construction (Accessory) At 112 Lewisburg Avenue; Jennifer Lombard, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an addition to the principal building and the construction of a new accessory structure.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Residential Buildings
Chapter 5: Accessory Structures

PROJECT INFORMATION:
COF Project Number: 8329
Applicant: Jennifer Lombard
Owner: Brian & Laci Fouler

BACKGROUND:
The proposal includes the alterations and addition to the principal building and the construction of a new accessory structure. The application previously came before the October Design Review Committee meeting.

Alterations
The application includes the restoration of the front of the house to include the removal of the non-historic vinyl siding, replacement of the asphalt shingle roof, and removal of the aluminum cladding around the porch columns, and the addition of new wood or cement cladding around the columns. The Guidelines recommend the following:

- Remove synthetic siding and restore the original siding materials.
- Preserve historic roof forms and materials. Roofing sections on main and other visible facades should remain unaltered. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.

- Maintain and repair deteriorated porch elements as needed and with materials that match the original materials. Aluminum or metal replacements are discouraged but may be used to replace deteriorated wood porch columns on rear facades.

The removal of the non-historic vinyl siding to reveal the wood lap siding, the replacement of the asphalt shingle roof, and the removal of the aluminum cladding around the columns meet the Guidelines. The Guidelines would support the use of wood cladding around the columns instead of the use of cement board around the columns.

Addition
The building reads as a 1.5 story house from the front facade, but from the rear it is a 2.5-story house with an upper shed dormer in the roof. The proposed addition will add to the rear portion of the building, which is recommended by the Guidelines.

The existing building's footprint measures 1,824 sq. ft. As the historic photographs show, the front left corner of the building was originally a screened-in porch. The date of when the porch was converted from a screened-in porch to an extra living space was not included within the application, so it is difficult to know its age. The photo shows the screened-in porch addition to be there in 1987, which is 36 years old, which would not count as part of the historic footprint. The addition is proposed to be 1,129 sq. ft. This equates to 61.89% of the principal building. The Guidelines recommend that the size of an addition should be subordinate to that of the historic building. 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). As proposed, the application does not meet this guideline.

The addition is proposed to be clad in wood lap siding that will match the reveal of the existing siding, painted cedar shake siding, and a stone foundation to match the existing stone foundation. A rear deck will also be added on the rear elevation. The proposal also indicates that all new windows are proposed to be aluminum-clad wood windows. The Guidelines recommend the following for addition materials:

- Design foundations and piers to be compatible with those on the historic building. If the historic building is masonry and concrete blocks are used for the foundation, paint the addition foundation a color to match the exposed mortar joints in the historic building. If a masonry veneer is used, it must replicate a genuine stone or brick.
- Use lap, weatherboard, or clapboard siding for frame additions. Lap siding exposure should be consistent with that on adjacent historic buildings.
- Use details and ornamentation that are similar in character and proportions, but less elaborate than those on the historic building.
- Use a material for details on an addition that match those of the historic building in profile and dimension.
- Place new decks on rear or obscured facades with minimal visibility from the street.
- Use wood materials and simple wood rail designs with square balusters.
- 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.

The proposed materials meet the intent of the Guidelines. While the use of cedar shake is not visible from the front, it is used as an accent on the shed roof dormer. The use of aluminum-clad windows does not meet the Guidelines.

The form of the addition should be subordinate and utilize an inset to the building. The Guidelines recommend that additions are to be designed to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site. As proposed, the addition does not appear to be subordinate to the historic building and does not utilize an inset or an offset.

Accessory Structure
The application includes the proposal to construct a new accessory structure. The design of this structure has incorporated the feedback from the DRC meeting.

The structure is proposed to measure 1,477 sq. ft. The Zoning Ordinance states that accessory structures can be up to 50 percent of the principal building's footprint. If the addition to the principal building were to be approved, the total footprint would equate to 2,953 sq. ft. the addition would be 50% of the principal building which meets the Zoning Ordinance.

The placement of the accessory structure behind the principal building meets the Guidelines that state that accessory structures should be located behind the rear plane of the principal building.

The new accessory structure includes the same materials and relates to the principal building. It is subordinate in height to the principal building and it has broken the mass of the structure, so it can read as an accessory structure with an addition. The Guidelines recommend the following for building forms for new accessory structures:

- Design accessory structures to be compatible with and visually subordinate in size, mass, and height to the principal building they support.
- Make new accessory structures compatible in proportions with adjacent structures. If larger-than-historically-typical accessory structures are desired, break up the mass into small portions that reflect more traditional sizing and form.

The proposed structure meets the Guidelines for the building form for accessory structures, although the overall size reflects 50% of the principal building plus the addition (that exceeds the Guideline recommendation).

The proposed accessory structure materials include asphalt shingles, standing seam metal roofing on the rear dormer, stone veneer, and wood lap siding. The window material was not provided within the application. On the front elevation, a pair of garage doors and two sets of French doors are proposed. The Guidelines recommend the following:

- Use materials and exterior finishes typically used in historic equivalents.
- Where lap siding is used, lap exposure should be consistent with that on the principal building and adjacent historic buildings.
- Use asphalt shingles, fiber-glass shingles, 5V metal, or standing-seam metal roof materials.
- Use materials that are similar in character to nearby historic buildings, such as brick, stone, concrete, or painted or parged concrete blocks. If a masonry veneer is used, it must replicate a genuine stone or brick.
- Design garage doors with similar proportions and materials to those traditionally found within the district.

- Design pedestrian doors simply and use similar designs and materials to those on accessory structures traditionally found in the district.
- 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.

As proposed, the materials on the accessory structure meet the intent of the Guidelines. The window specifications should be provided.

RECOMMENDATION:
Staff recommends denial of the application based on the following grounds:
1. The size of an addition should be subordinate to that of the historic building. 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).
2. Additions are to be designed to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site.

If the HZC approves the proposal, the following conditions are recommended:
1. The new windows should consist of wood or composite wood to meet the Guidelines and be submitted to the Preservation Planner for approval.
2. The reveal of the addition and the new accessory structure should match the principal building.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:
1. The accessory structure footprint shall not exceed 50 percent of the building footprint of the principal building. This means that for the accessory structure to be approved, the house additions will have to be completed first.
2. The fencing details were not included in this submittal and will need a separate COA.
3. The proposed basement bunk room requires an operable emergency escape and rescue opening that opens directly to a yard or court.
4. Egress door dimensions not shown for detached accessory structure studio and second floor bedroom (double doors shown for both). Minimum 36" side-hinged door necessary to comply with egress door requirements.

CITY OF FRANKLIN COA SUBMITTAL

FOWLER RESIDENCE RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



SHEET LIST

0 COVER
1 HISTORIC IMAGES
2 PRECEDENT IMAGES
3 SITE PLAN
4 SITE ELEVATIONS
5 SITE ELEVATIONS
6 SITE ELEVATIONS
7 SITE ELEVATIONS
8 PROPOSED MAIN HOUSE FLOOR PLANS
9 PROPOSED MAIN HOUSE FLOOR PLANS
10 PROPOSED MAIN HOUSE FLOOR PLANS
11 EXISTING MAIN HOUSE ELEVATIONS
12 EXISTING MAIN HOUSE ELEVATIONS
13 PROPOSED MAIN HOUSE ELEVATIONS
14 PROPOSED MAIN HOUSE ELEVATIONS
15 PROPOSED MAIN HOUSE ELEVATIONS
16 PROPOSED MAIN HOUSE ELEVATIONS
17 PROPOSED GARAGE FLOOR PLANS
18 PROPOSED GARAGE ELEVATIONS
19 PROPOSED GARAGE ELEVATIONS
20 PROPOSED GARAGE ELEVATIONS
21 PROPOSED GARAGE ELEVATIONS



112 LEWISBURG AVENUE
Bungalow built in 1920. Picture taken in 1987.



112 LEWISBURG AVENUE (2008)



112 LEWISBURG AVENUE (2023)

PRECEDENT IMAGES

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



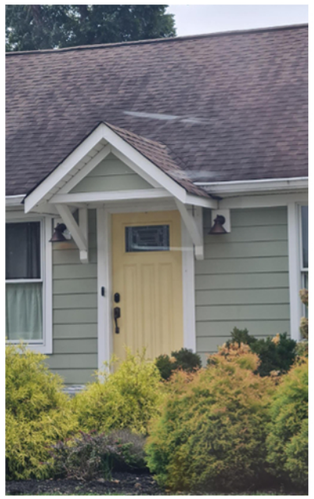
BRIGGS HOUSE , FRANKLIN



DAVIS HOUSE, FRANKLIN



SMITH HOUSE, 122 LEWISBURG AVE, FRANKLIN



813 EVANS ST, FRANKLIN

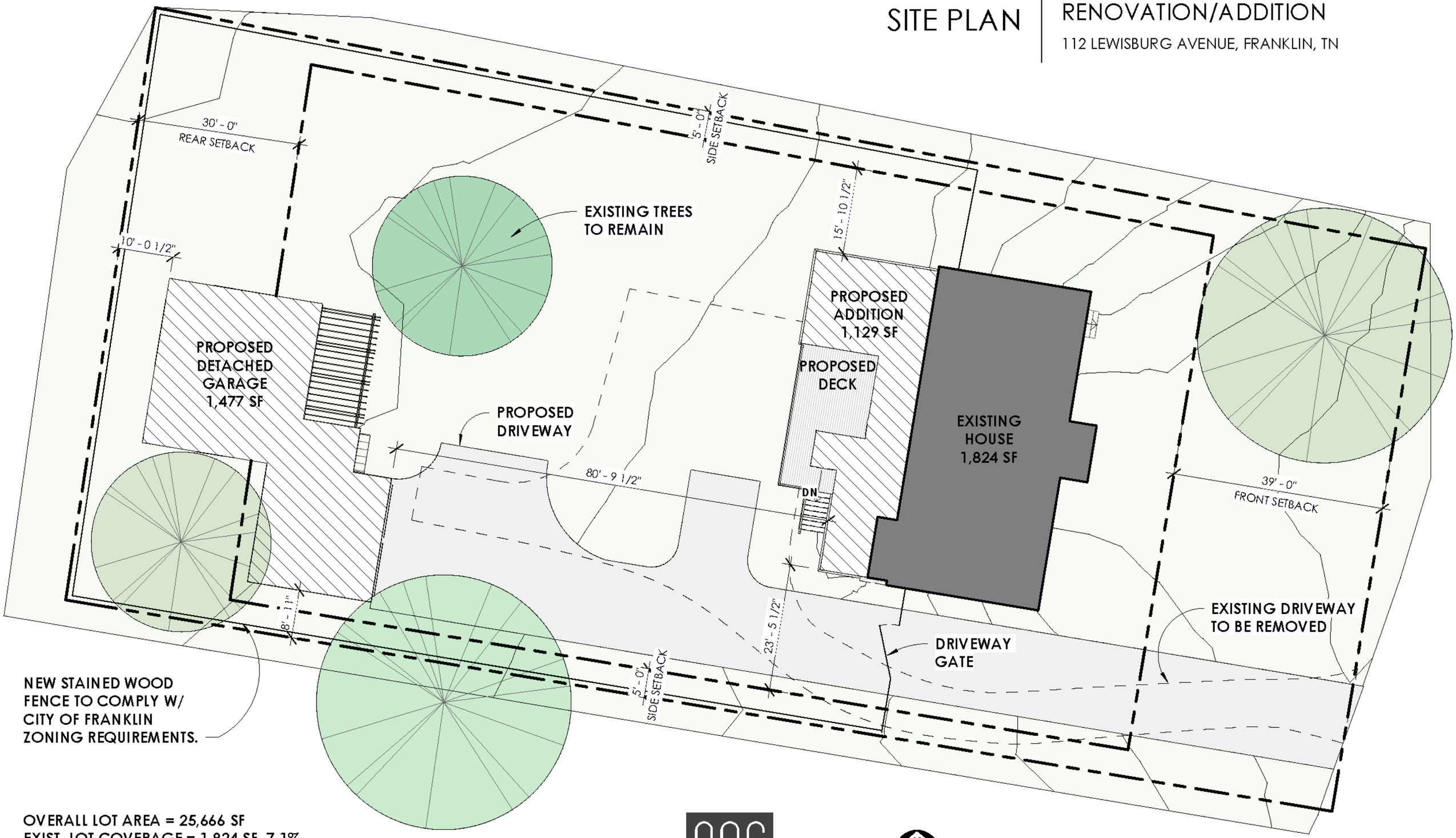


5TH AVE S, FRANKLIN

SITE PLAN

FOWLER RESIDENCE RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



OVERALL LOT AREA = 25,666 SF
EXIST. LOT COVERAGE = 1,824 SF, 7.1%
PROPOSED LOT COVERAGE = 4,430 SF, 17.3%

COA SUBMITTAL

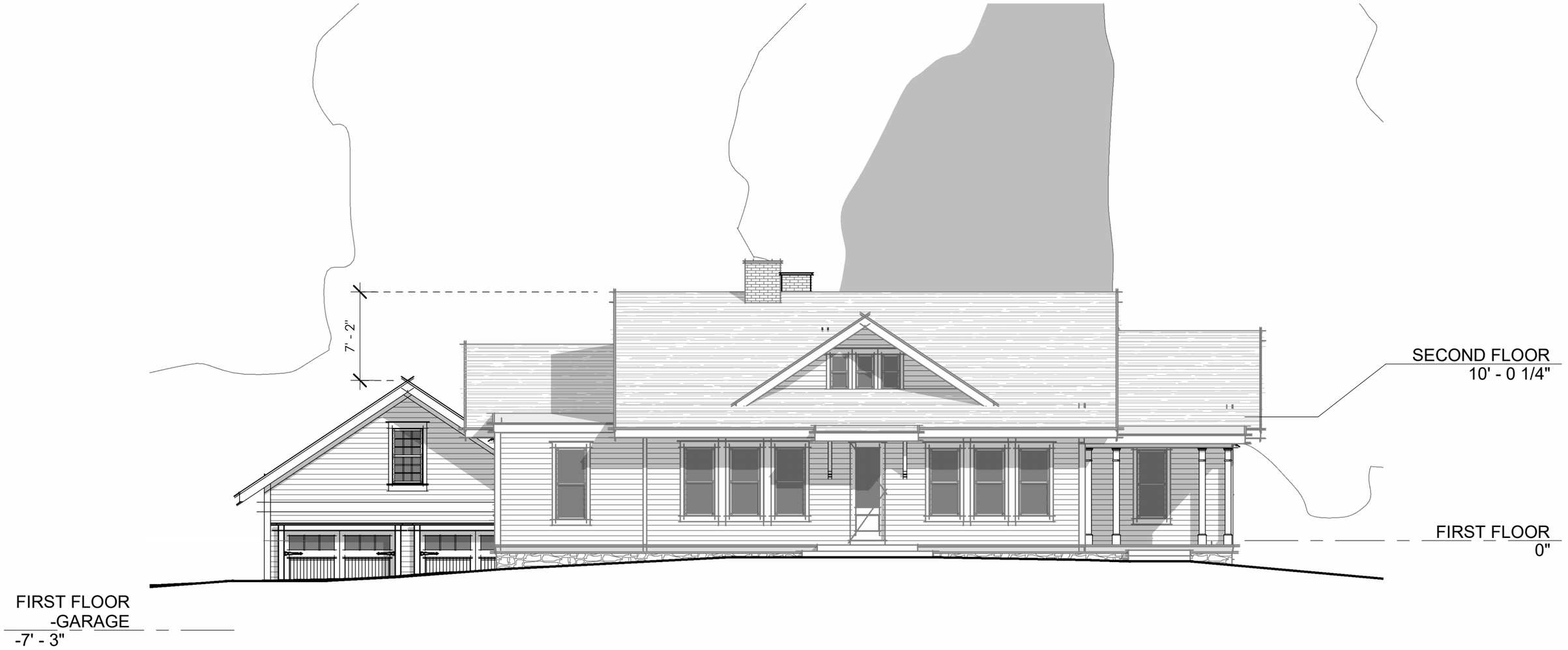
906

10/27/23

SITE ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



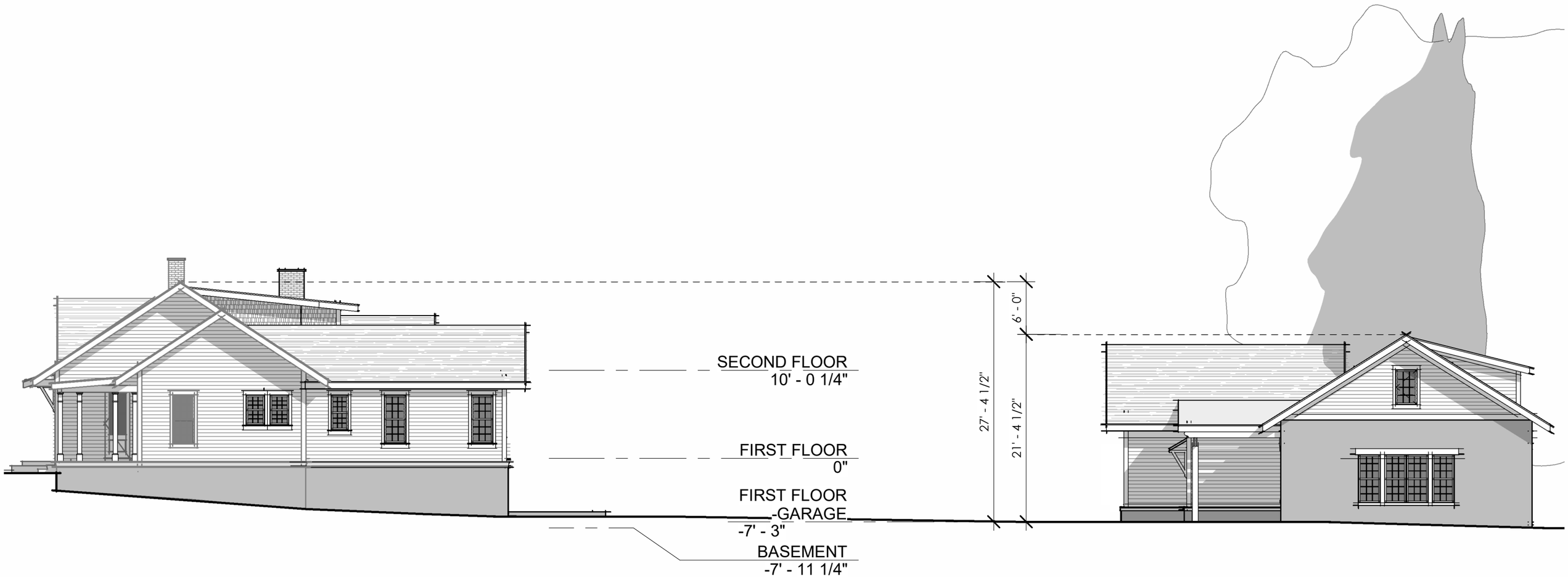
1 OVERALL FRONT ELEVATION

1/8" = 1'-0"

SITE ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



1 OVERALL RIGHT ELEVATION

3/32" = 1'-0"

COA SUBMITTAL 906 10/27/23

SITE ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



1 OVERALL REAR ELEVATION

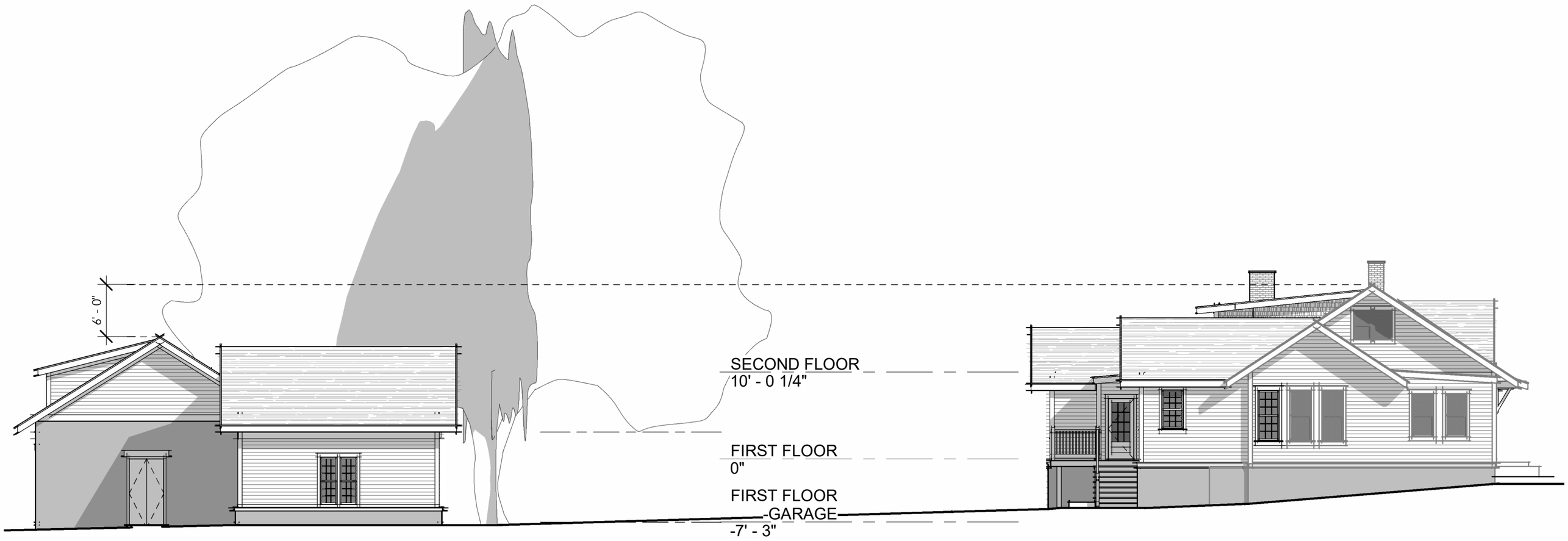
1/8" = 1'-0"

COA SUBMITTAL 906 10/27/23

SITE ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



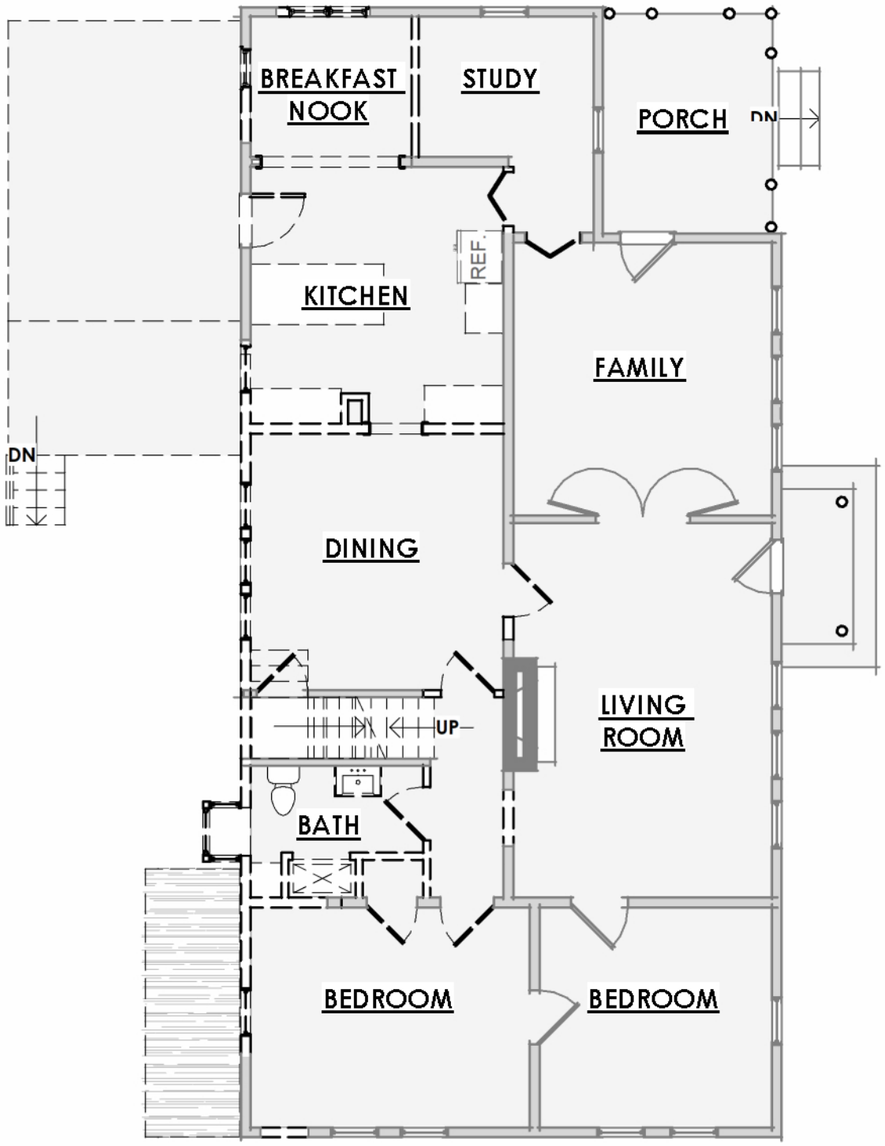
1 OVERALL LEFT ELEVATION

3/32" = 1'-0"

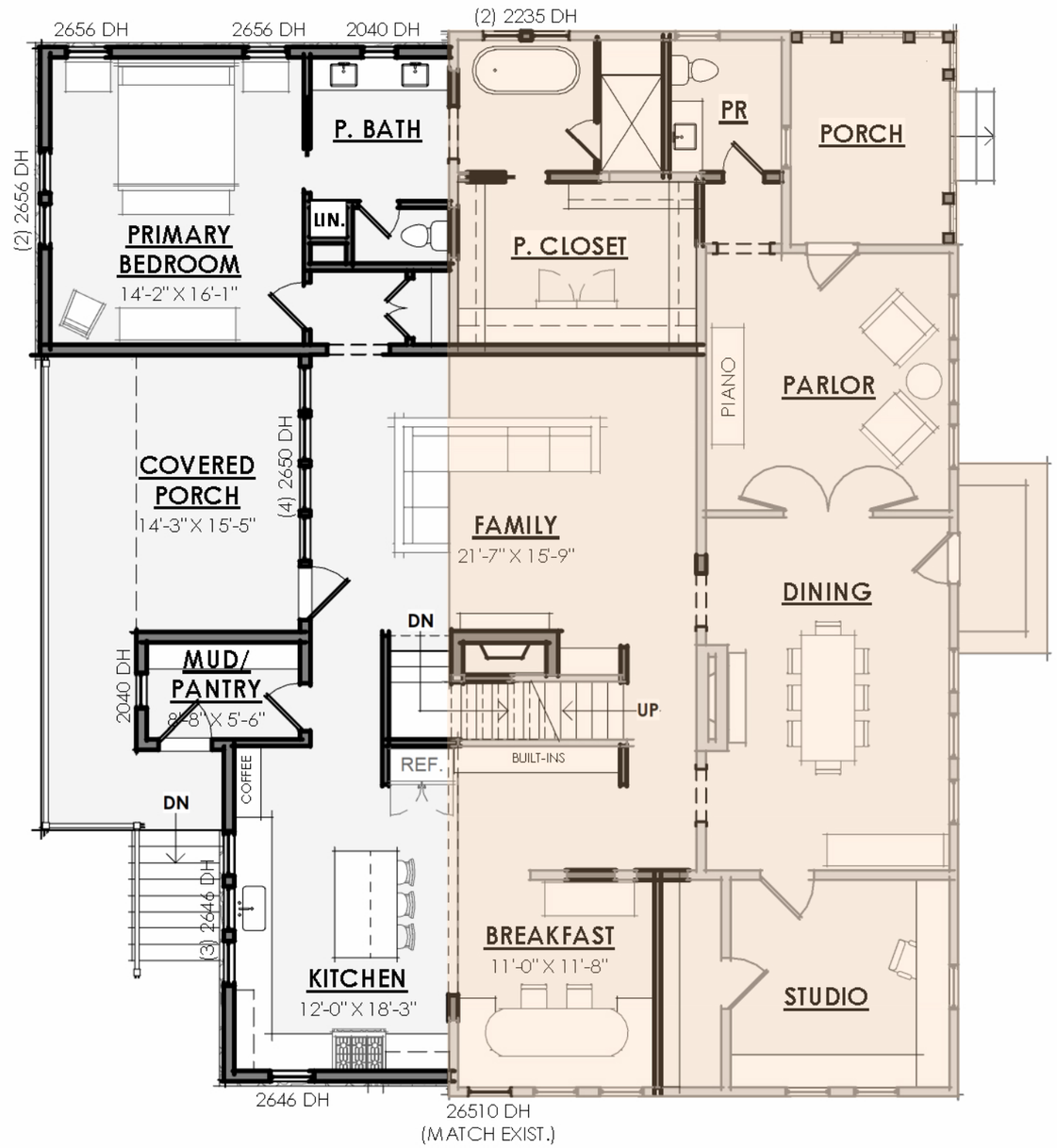
COA SUBMITTAL 906 10/27/23

MAIN HOUSE - FIRST FLOOR PLAN

FOWLER RESIDENCE
RENOVATION/ADDITION
112 LEWISBURG AVENUE, FRANKLIN, TN



PROPOSED ADDITION | EXISTING HOUSE



LEVEL 1:
EXISTING HOUSE AREA: 1,750 SF
PROPOSED ADDITION: 873 SF

FIRST FLOOR PLAN - DEMO

1/8" = 1'-0"

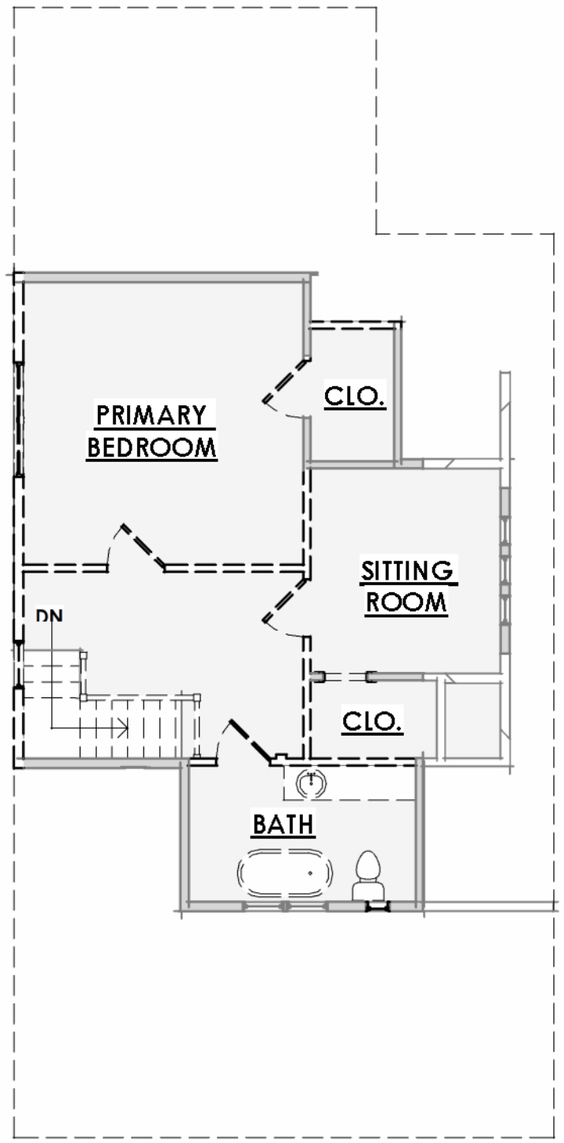
COA SUBMITTAL 906 10/27/23

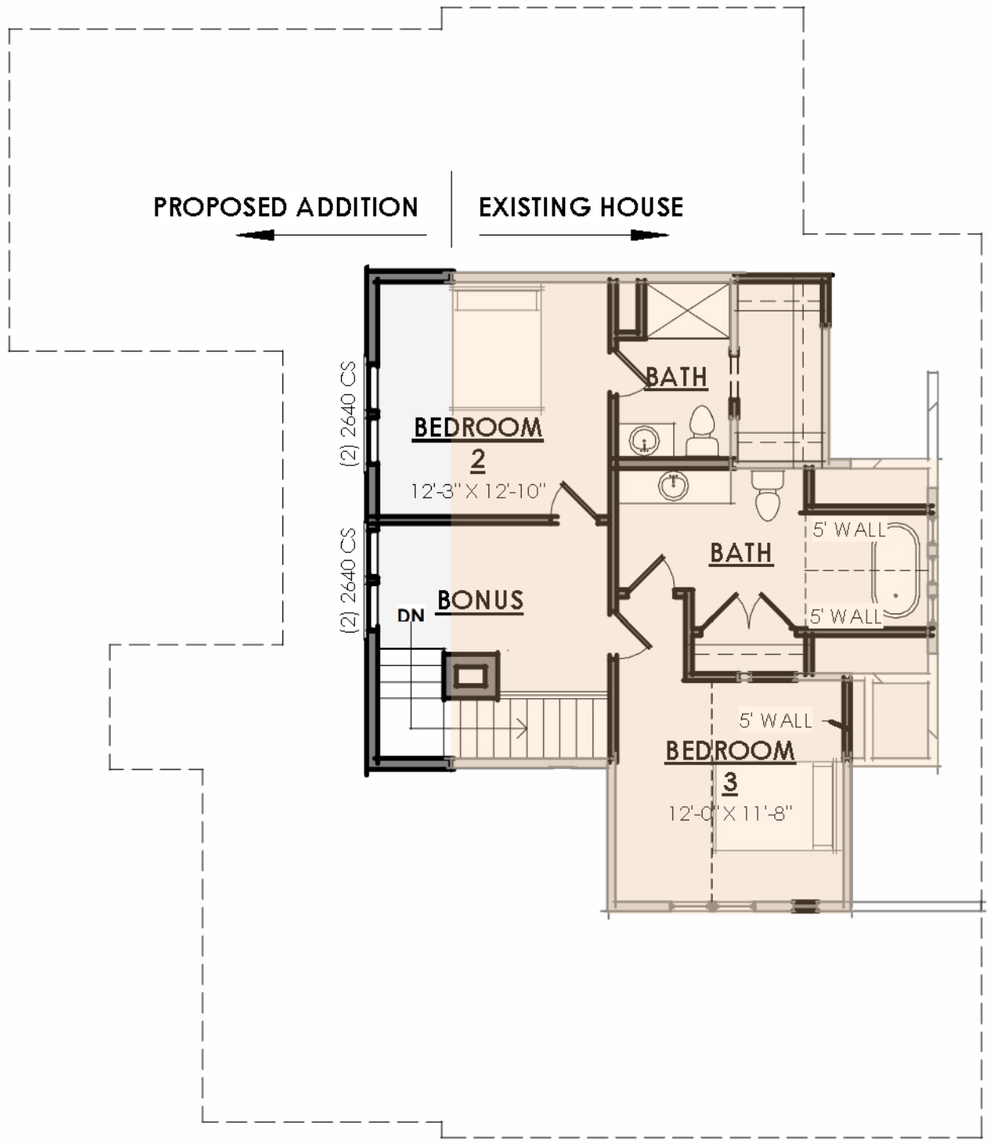
FIRST FLOOR PLAN - PROPOSED

1/8" = 1'-0"

MAIN HOUSE - SECOND FLOOR PLAN

FOWLER RESIDENCE
RENOVATION/ADDITION
112 LEWISBURG AVENUE, FRANKLIN, TN





LEVEL 2:
EXISTING HOUSE AREA: 606 SF
PROPOSED ADDITION: 97 SF

SECOND FLOOR PLAN - DEMO

1/8" = 1'-0"

SECOND FLOOR PLAN - PROPOSED

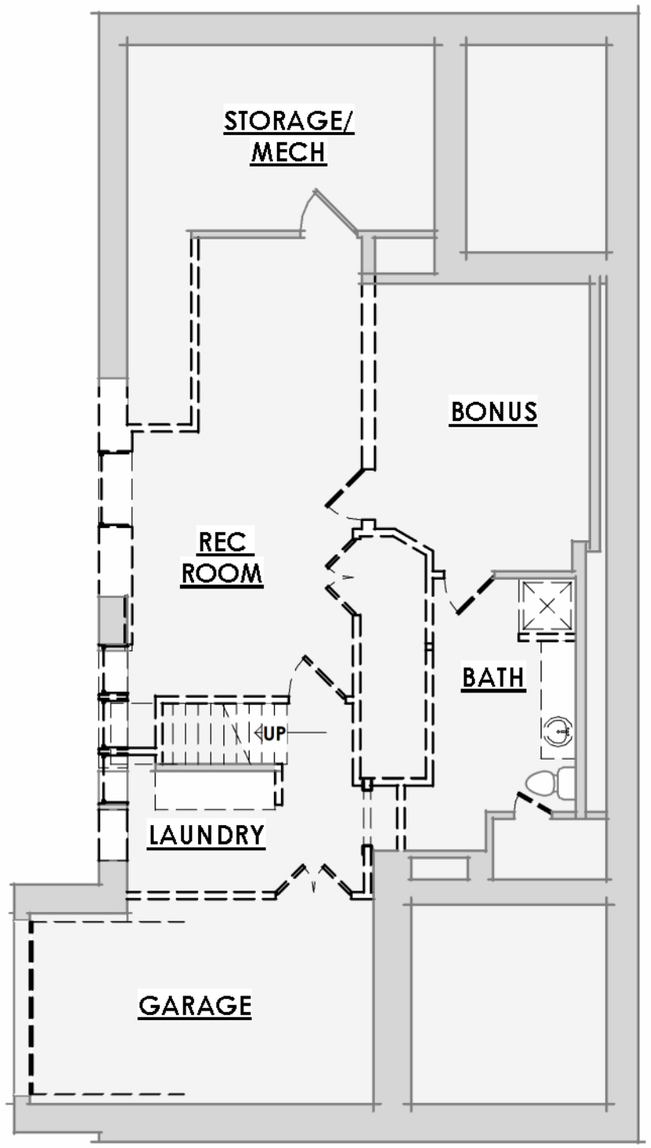
1/8" = 1'-0"

COA SUBMITTAL 906 10/27/23

MAIN HOUSE - BASEMENT PLAN

FOWLER RESIDENCE RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



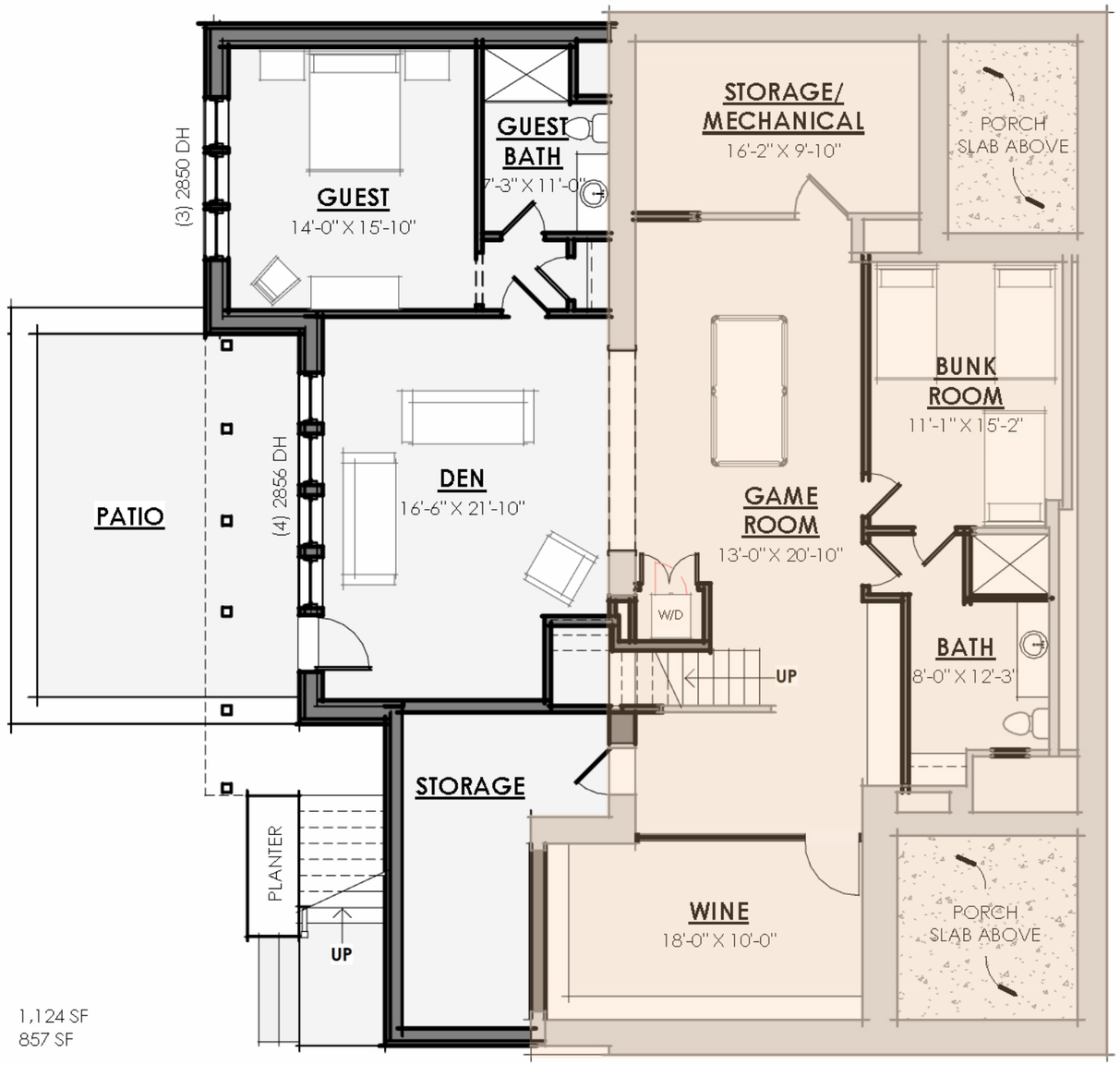
BASEMENT PLAN - DEMO

1/8" = 1'-0"

BASEMENT LEVEL:

EXISTING HOUSE AREA: 1,124 SF

PROPOSED ADDITION: 857 SF



BASEMENT PLAN - PROPOSED

1/8" = 1'-0"

COA SUBMITTAL 906 10/27/23

EXISTING HOUSE

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

PROPOSED CHANGES TO EXIST. FRONT ELEVATION

FOWLER RESIDENCE RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

FRONT ENTRY ROOF BRACKETS: REMOVE EXISTING ALUMINUM CLADDING TO EXPOSE THE ORIGINAL WOOD BRACKET. REPAIR AND RESTORE AS REQUIRED TO MATCH ORIGINAL HISTORIC APPEARANCE,

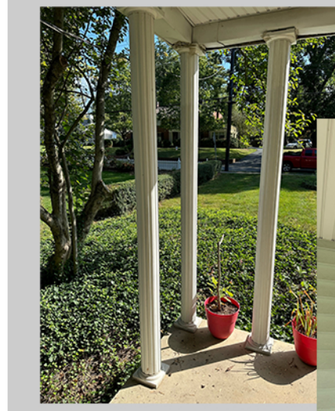


ROOFING: REMOVE EXISTING ASPHALT SHINGLE ROOFING AND REPLACE WITH NEW ASPHALT SHINGLES TO MATCH EXISTING.

LAP SIDING: REMOVE EXISTING NON-HISTORIC VINYL SIDING TO EXPOSE ORIGINAL WOOD SIDING. REPAIR AND REPAINT ORIGINAL SIDING AS NEEDED. COLOR TBD.



EXISTING ORIGINAL WOOD SIDING, VISIBLE AT THE INTERIOR OF THE PREVIOUSLY ENCLOSED SOUTH PORCH.

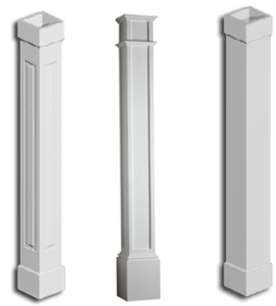




EXISTING ALUMINUM WRAPPED COLUMNS AT FRONT PORCH

PORCH COLUMNS AND BEAMS: REMOVE EXISTING NON-ORIGINAL ALUMINUM CLADDING. WRAP BEAMS AND COLUMNS WITH PAINTED WOOD OR CEMENTITIOUS CLADDING AND TRIM WITH A HISTORICALLY ACCURATE PROFILE.

FRONT ENTRY COLUMNS: REMOVE NON-HISTORIC COLUMNS (ADDED IN +/- 2011)



PROPOSED 6" COLUMN OPTIONS

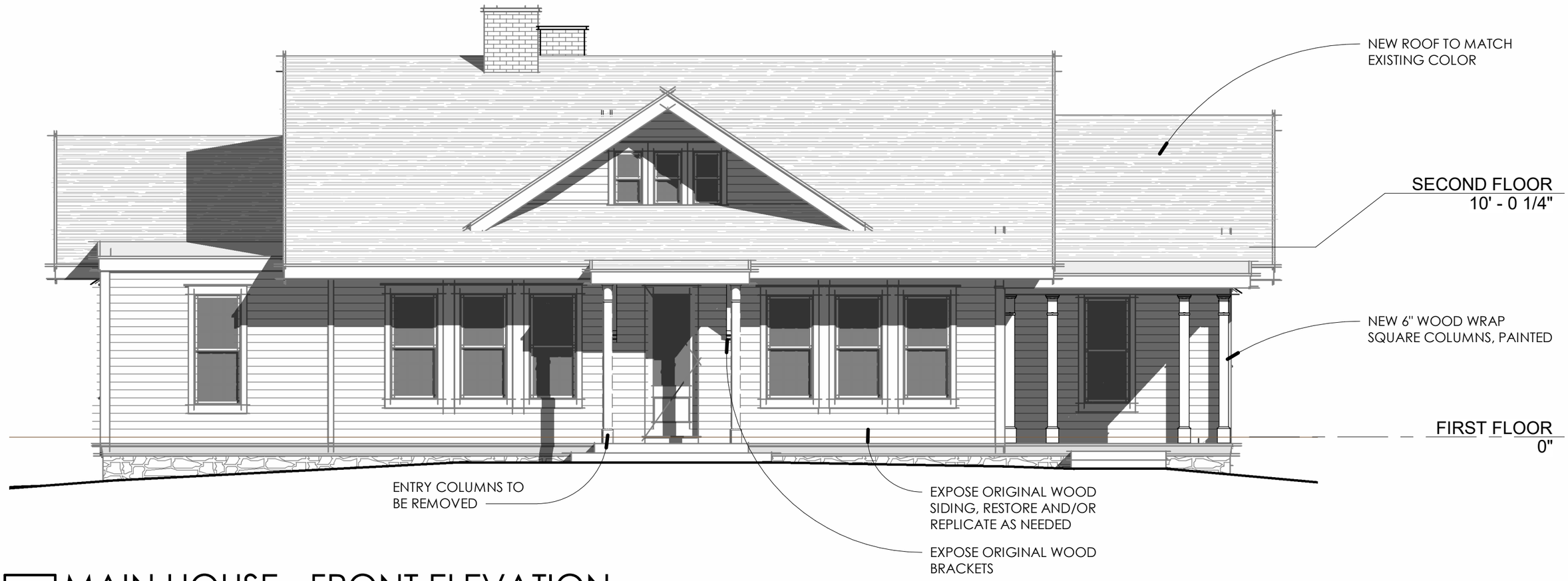
COA SUBMITTAL 906 10/27/23

ELEVATIONS

FOWLER RESIDENCE RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

NOTES:
1. ALL NEW WINDOWS ARE DOUBLE-HUNG ALUMINUM CLAD/WOOD. LITES WILL MATCH EXISTING WINDOW PATTERN. ALL WINDOW TRIM IS TO MATCH EXISTING HISTORIC PROFILES.
2. ALL NEW LAP SIDING IS TO MATCH EXISTING ORIGINAL WOOD SIDING, TYPICAL.
3. ALL ROOF FASCIAS AND SOFFITS WILL BE REPLACED. INTENT IS TO MATCH THE HISTORIC PROFILE OF THE ORIGINAL FASCIA.



1 MAIN HOUSE - FRONT ELEVATION

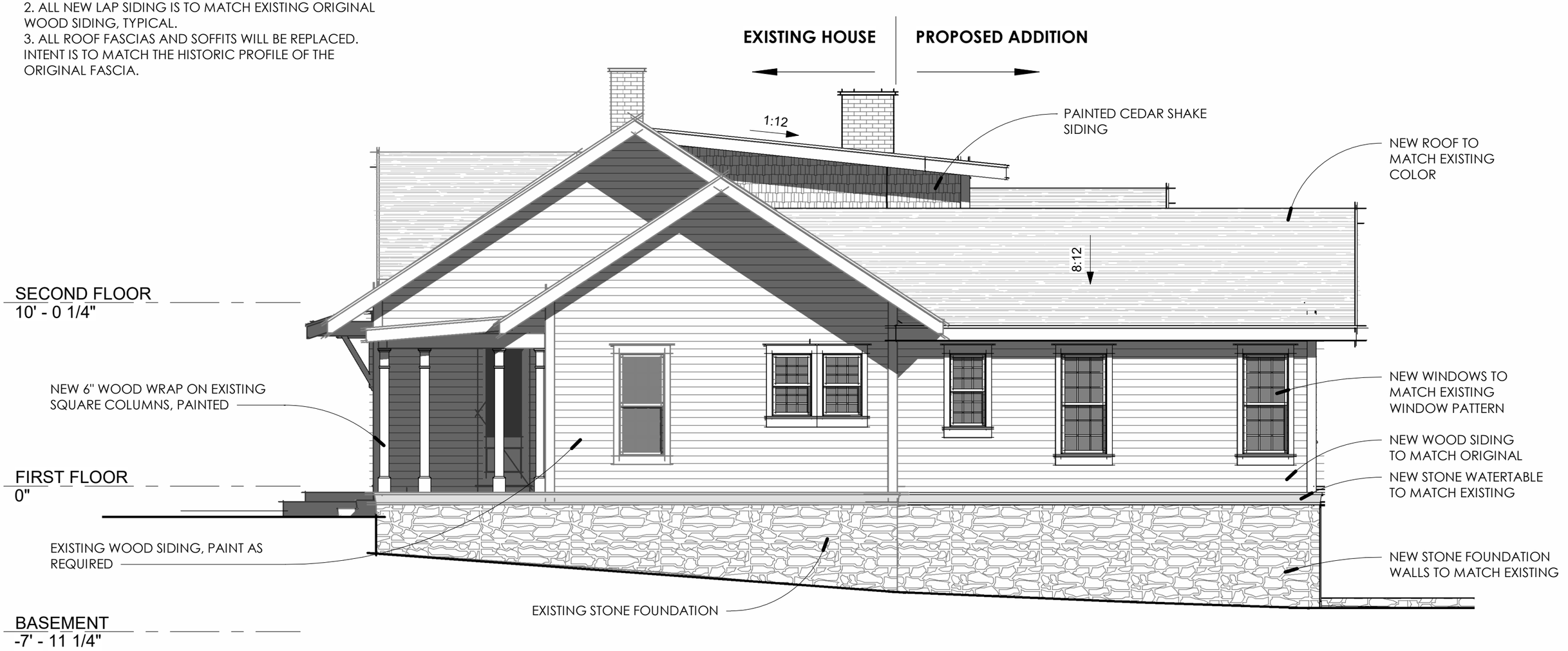
3/16" = 1'-0"

ELEVATIONS

FOWLER RESIDENCE RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

NOTES:
1. ALL NEW WINDOWS ARE DOUBLE-HUNG ALUMINUM CLAD/WOOD. LITES WILL MATCH EXISTING WINDOW PATTERN. ALL WINDOW TRIM IS TO MATCH EXISTING HISTORIC PROFILES.
2. ALL NEW LAP SIDING IS TO MATCH EXISTING ORIGINAL WOOD SIDING, TYPICAL.
3. ALL ROOF FASCIAS AND SOFFITS WILL BE REPLACED. INTENT IS TO MATCH THE HISTORIC PROFILE OF THE ORIGINAL FASCIA.



1 MAIN HOUSE - RIGHT ELEVATION

3/16" = 1'-0"

COA SUBMITTAL 906 10/27/23

ELEVATIONS

FOWLER RESIDENCE RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

NOTES:
1. ALL NEW WINDOWS ARE DOUBLE-HUNG ALUMINUM CLAD/WOOD. LITES WILL MATCH EXISTING WINDOW PATTERN. ALL WINDOW TRIM IS TO MATCH EXISTING HISTORIC PROFILES.
2. ALL NEW LAP SIDING IS TO MATCH EXISTING ORIGINAL WOOD SIDING, TYPICAL.
3. ALL ROOF FASCIAS AND SOFFITS WILL BE REPLACED. INTENT IS TO MATCH THE HISTORIC PROFILE OF THE ORIGINAL FASCIA.



1 MAIN HOUSE - REAR ELEVATION

3/16" = 1'-0"

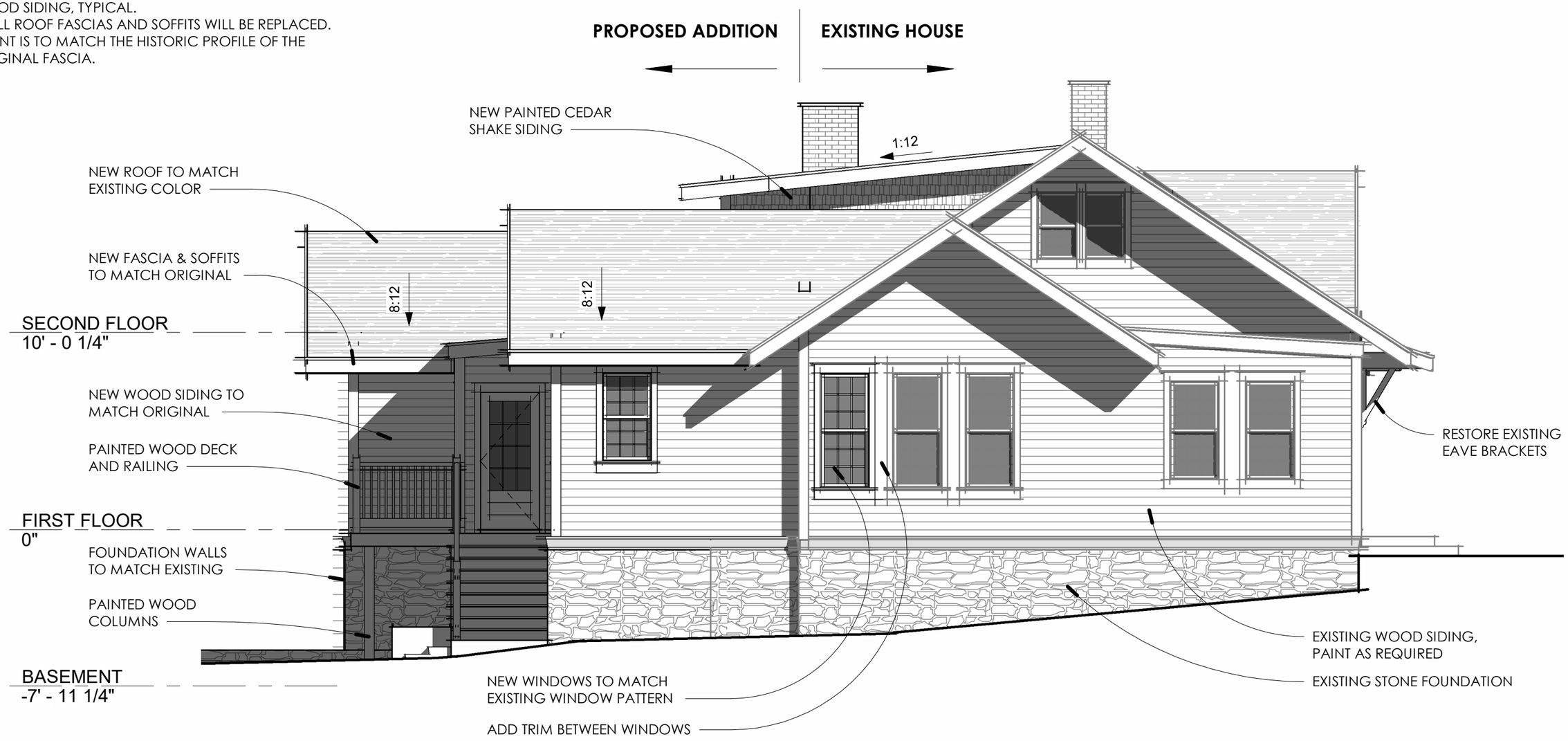
COA SUBMITTAL 906 10/27/23

ELEVATIONS

FOWLER RESIDENCE RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

NOTES:
1. ALL NEW WINDOWS ARE DOUBLE-HUNG ALUMINUM CLAD/WOOD. LITES WILL MATCH EXISTING WINDOW PATTERN. ALL WINDOW TRIM IS TO MATCH EXISTING HISTORIC PROFILES.
2. ALL NEW LAP SIDING IS TO MATCH EXISTING ORIGINAL WOOD SIDING, TYPICAL.
3. ALL ROOF FASCIAS AND SOFFITS WILL BE REPLACED. INTENT IS TO MATCH THE HISTORIC PROFILE OF THE ORIGINAL FASCIA.



1 MAIN HOUSE - LEFT ELEVATION

3/16" = 1'-0"

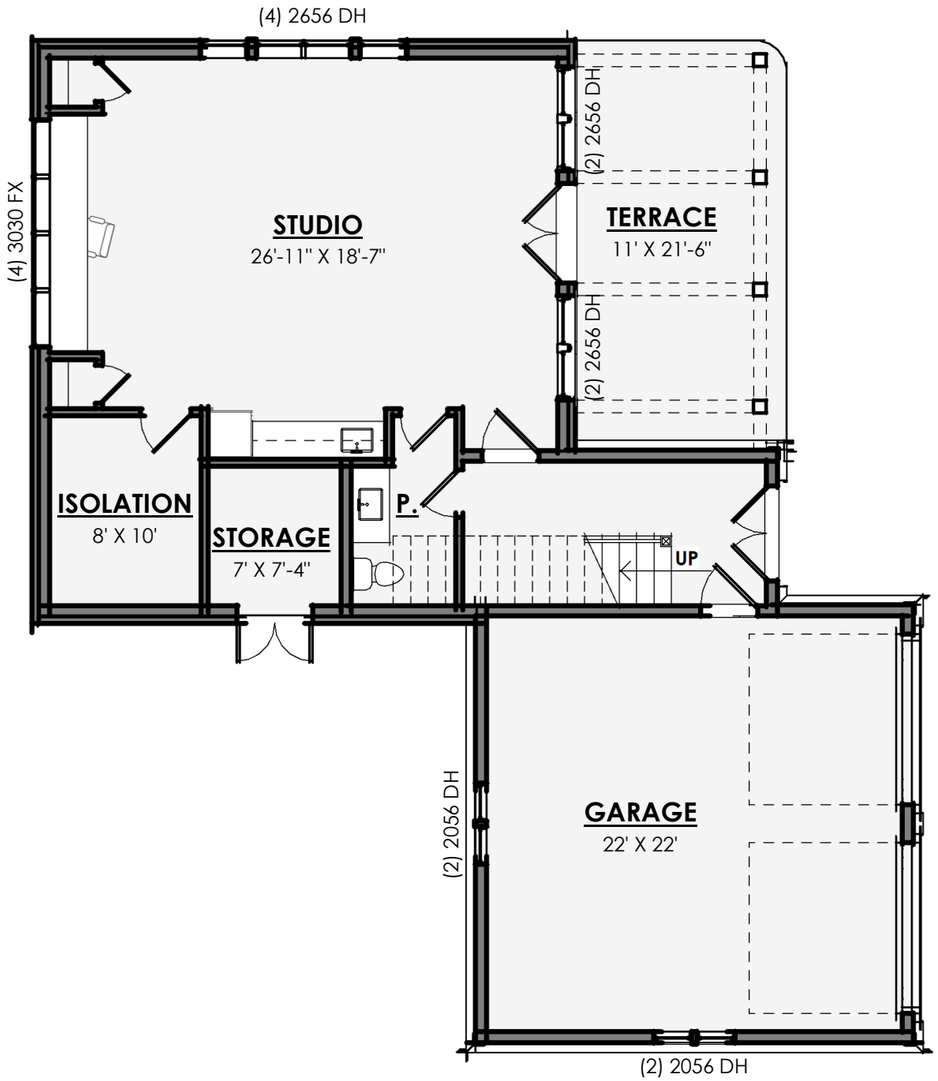
COA SUBMITTAL 906 10/27/23

PROPOSED MAIN HOUSE FOOTPRINT: 2,953 SF
PROPOSED GARAGE FOOTPRINT: 1,477 SF

GARAGE - FLOOR PLANS

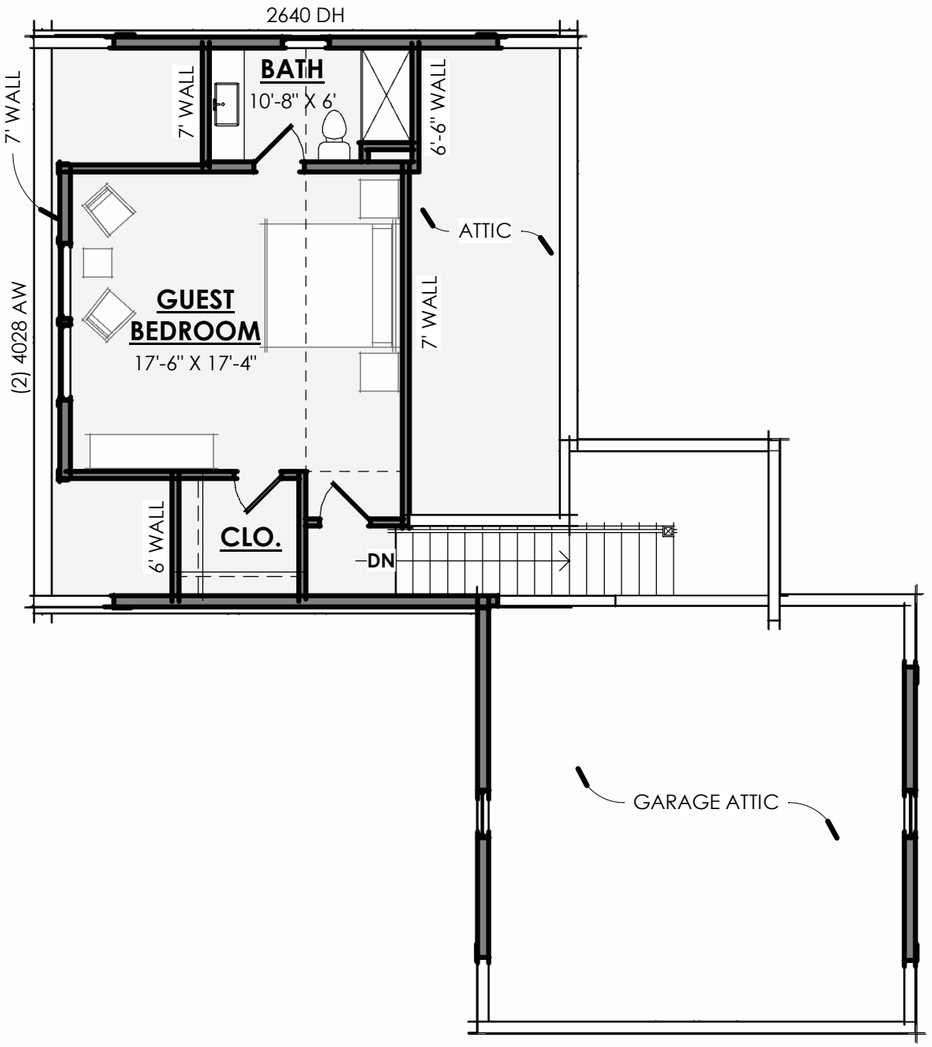
FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



1 GARAGE - FIRST LEVEL

1/8" = 1'-0"



2 GARAGE - SECOND LEVEL

1/8" = 1'-0"

COA SUBMITTAL 906 10/27/23

GARAGE ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



1 PROPOSED FRONT ELEVATION - GARAGE

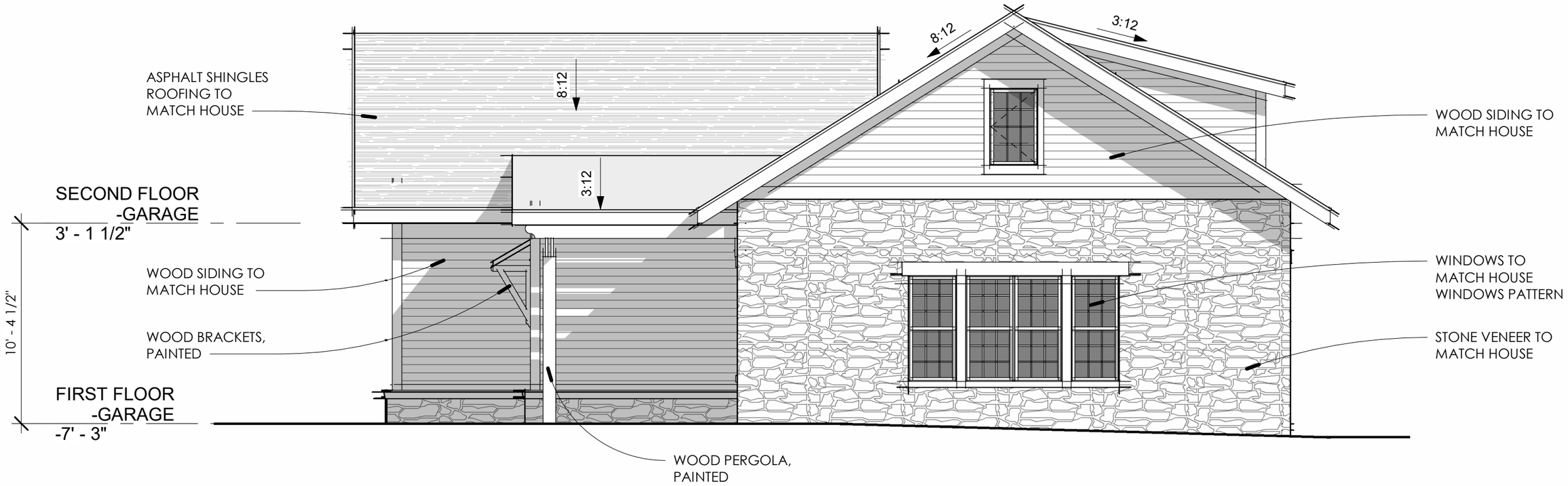
3/16" = 1'-0"

COA SUBMITTAL 906 10/27/23

GARAGE ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



1 PROPOSED RIGHT ELEVATION - GARAGE

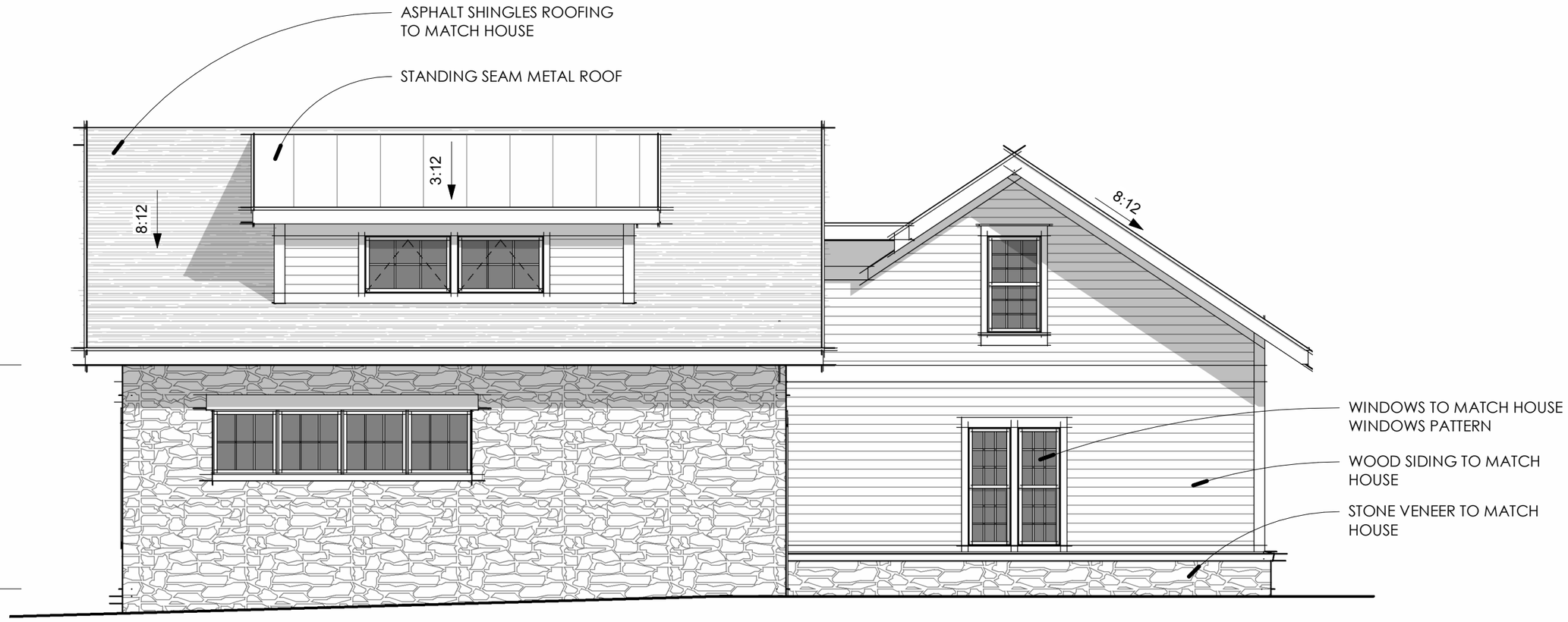
3/16" = 1'-0"

COA SUBMITTAL 906 10/27/23

GARAGE ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



1 PROPOSED REAR ELEVATION - GARAGE

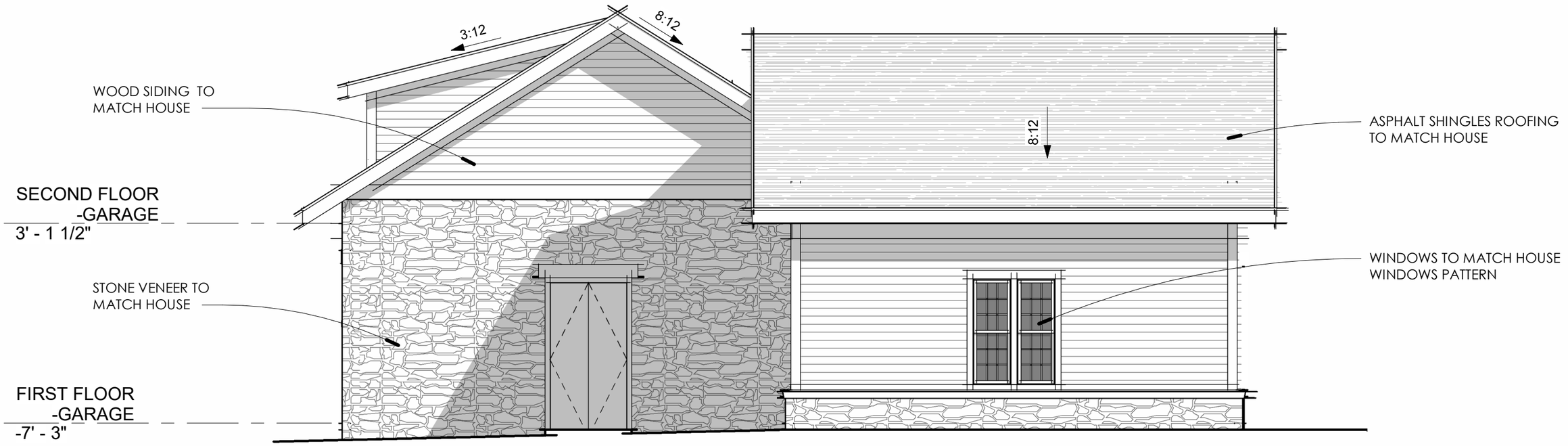
3/16" = 1'-0"

COA SUBMITTAL 906 10/27/23

GARAGE ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



1 PROPOSED LEFT ELEVATION - GARAGE

3/16" = 1'-0"

COA SUBMITTAL 906 10/27/23

File #: 21-05585

DATE: October 31, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of A Recommendation Request to the Board of Zoning Appeals as related to Floodplain Construction Standards (Building Finished Floor Elevation) At 800 Fair Street; Amanda McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission requesting a formal recommendation from the HZC to the Board of Zoning Appeals (BZA) as related to the Zoning Ordinance requirements for the finished floor elevation for a building in the floodplain.

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

PROJECT INFORMATION:
COF Project Number: 8330
Applicant: Amanda McCreary
Owner: William and Kimberly Crankshaw

BACKGROUND:
The Zoning Ordinance requires an entire building to come into compliance with the floodplain regulations when the amount of the proposed investment into the building triggers substantial improvement value. This includes a requirement for residential buildings to raise the finished floor elevation to at least three feet above the Base Flood Elevation.

The applicant will be requesting a variance from the Board of Zoning Appeals (BZA) to keep the building's finished floor elevation as it sits currently, in order to maintain the building's historic status. Section 17.6.5 of the Zoning Ordinance states that the BZA may hear and decide requests for variances from the requirements of Section 17.6, Floodplain Protection, and specifically, variances may be issued for the repair and rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude its continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of the Zoning Ordinance in order to preserve the historic character and design of the structure. This practice follows the recommendations of the National Flood Insurance Program, of which the City is part.

The application includes a base flood elevation map and a diagram of the process of raising a building. The building is already 28" above the Base Flood Elevation and would need to be raised 8" to meet the zoning requirement.

The Guidelines do not comment on the raising/elevation of historic structures and only comment on foundation height compatibility as related to infill construction. The foundation height required without the issuance of a variance would also require a significant change to the ca. 1910 residence. This change would significantly alter the character-defining features of this residence and therefore compromise its historic status.

RECOMMENDATION:

Staff recommends providing a favorable recommendation to the BZA for the building's finished floor elevation request, with the following conditions:

1. The proposal to maintain the finished floor elevation as it exists currently is more sensitive to the architectural qualities of the historic structure, presents the least amount of adverse impact to the historic structure, and presents the least amount of adverse impact to the context of its overall historic district.
2. Any proposed alterations to the building, including, but not limited to the following, must be presented to the HZC for consideration of a Certificate of Appropriateness prior to work commencing:
a. the location of flood vent installation; and
b. the location of all exterior electrical/plumbing/HVAC, including ductwork.
3. Issuance of a variance is required prior to work commencing.
a. If issued a variance, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a Building Permit.
b. If issued a variance, the applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

HISTORIC ZONING COMMISSION FLOOD LEVEL VARIANCE REQUEST

Dear Historic Zoning Commission Members,

Our project, located at 800 Fair Street, will be undergoing construction that consists of interior renovations and an addition, of which was previously approved by the HZC. This property is located in the City of Franklin Historic District as well as the FEMA Flood plain. Due to the costs of renovating, especially homes of a historic nature, the estimated construction costs of this project is more than 50% of the City of Franklin's accessed value of the improvements of the structure, which means flood zoning needs to be considered. The current FFE of the home is 639.33'. The Base Flood Elevation for this area is 637'. For residential use, the home would need to be elevated to 640' (3' above Base Floor Elevation) to satisfy current flood plain regulations. The home at 800 Fair Street will need to be raised approximately 8" above it's current floor elevation to meet current zoning regulations.

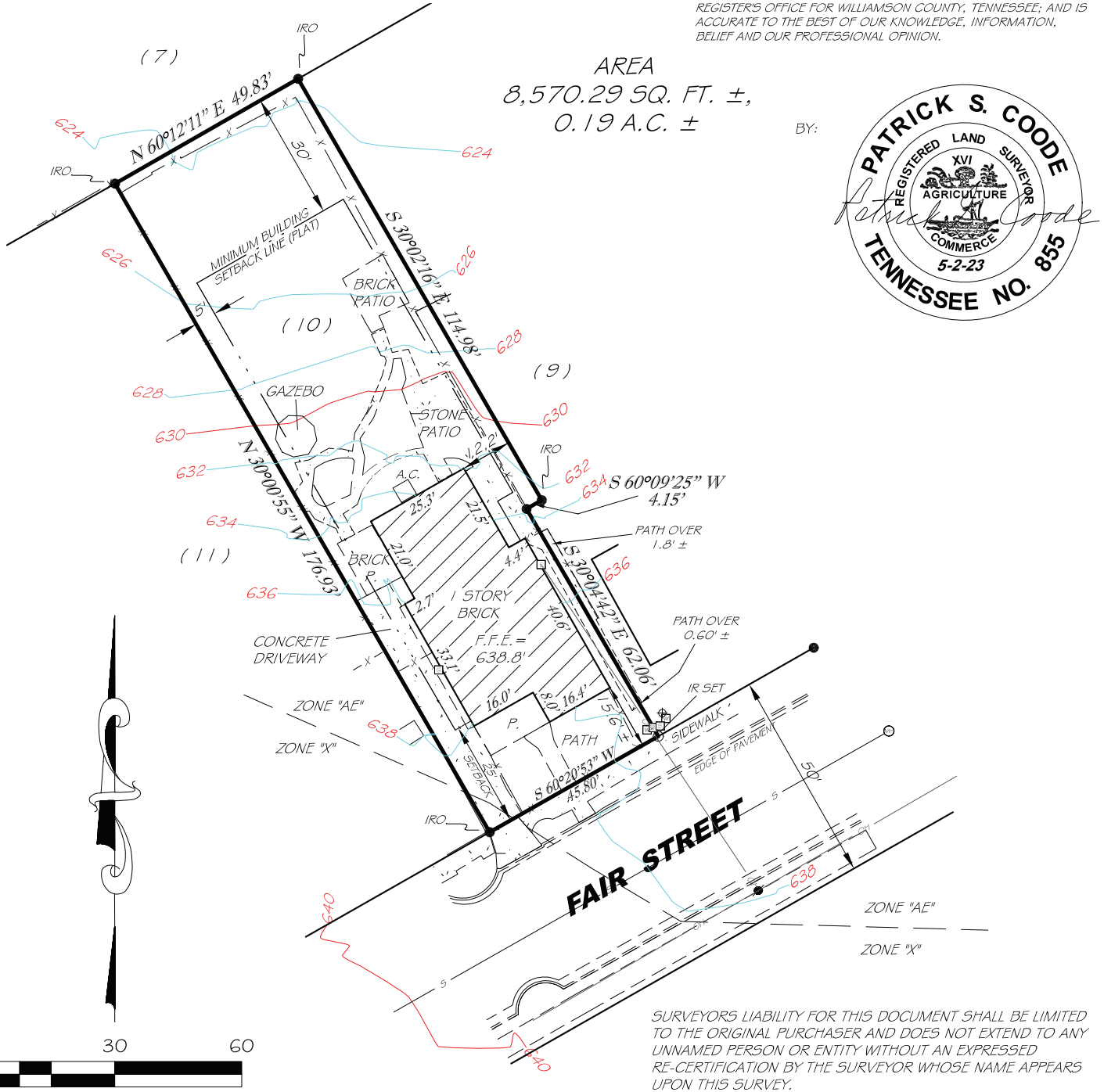
Lifting the home would be an undue financial hardship to the project due to the costs of separating a house from it's foundation and the amount of effort needed to raise a structure 8". This is an urban, tight environment that would require disruption to the entire property as well as neighboring structures in order to be lifted, if not impossible. It should be noted that the house currently sits above the base flood elevation and did not flood in 2010. Also, revised flood maps are set to be released in June 2024. It is our understanding this property will no longer be located in the AE flood zone and these regulations would not be required at that time. We do not wish to delay the start of our construction project and are asking for a Flood Variance Request from the BZA.

Furthermore, raising a historic structure, especially one that is currently 28" out of the base flood elevation, would be detrimental to the historic character of the home itself. The front porch of this home has defining historic characteristics that would have to be reconstructed when being raised. Fragile historic features, such as windows and doors - of which ours are existing and in excellent condition - are likely to break, become damaged, and/or no longer function when raising a house. Siding, trim, and other portions of the home are removed in order to provide supports needed in the raising process.



As such, we are requesting the HZC recommend a flood level variance, due to the detrimental impact raising a home as a contributing structure to the historic district and considering the home is already out of the base flood elevation.

SITE PLAN



SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

BASE FLOOD ELEVATION PER FLOOD MAP PANEL 0211G = 637

HOUSE LIFTING PROCESS

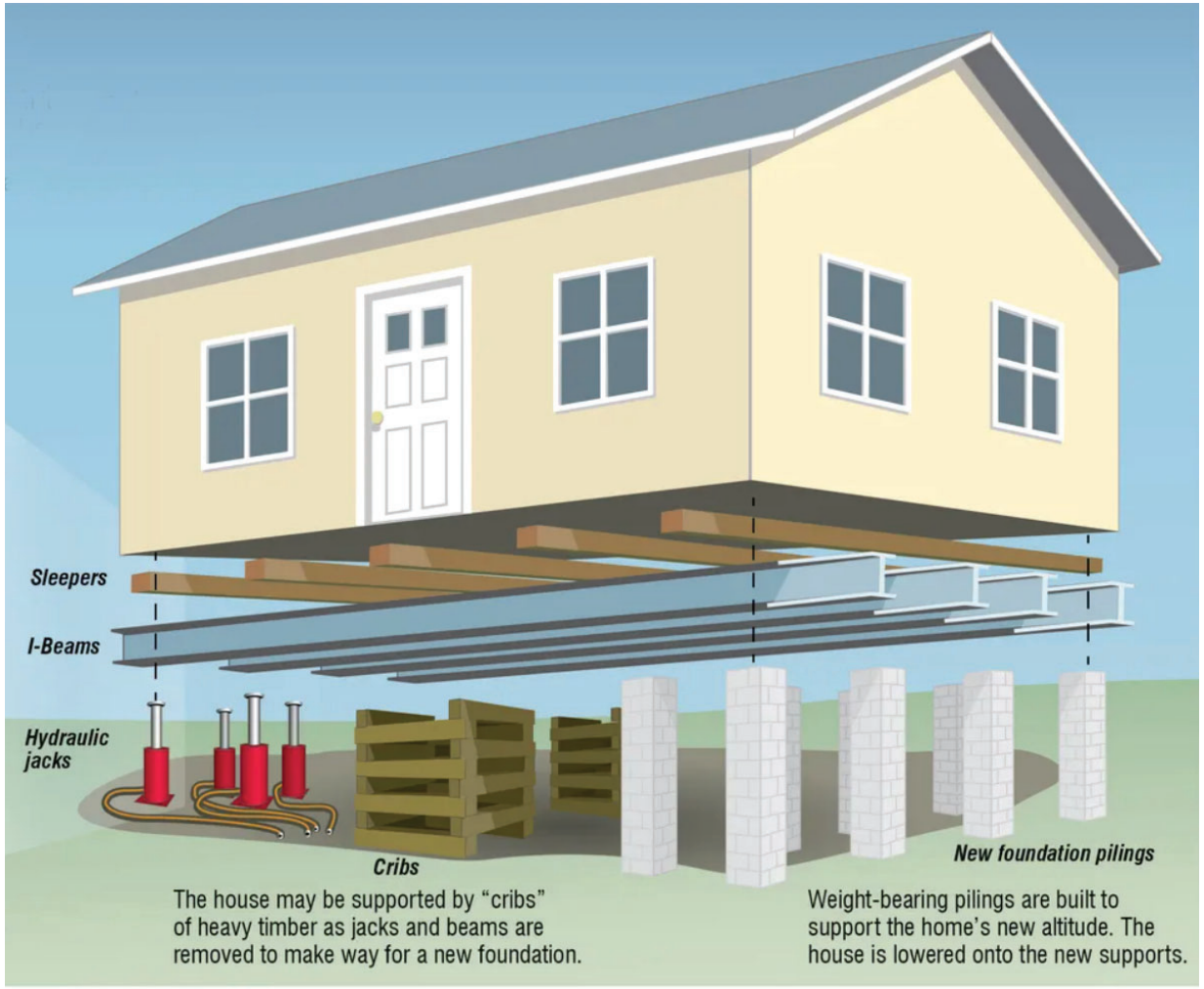


Diagram indicates effort and space needed to raise a house.

File #: 21-05588

DATE: October 31, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Partial Demolition, Alterations, and An Addition (Principal) At 111 Winslow Road, Kevin Coffey, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning partial demolition, alterations, and an addition to the principal building at 111 Winslow Road.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Residential Buildings
Chapter 10: Demolition & Relocation

PROJECT INFORMATION:
COF Project Number: 8331
Applicant: Kevin Coffey
Owner: Kevin & Courtney Chase

BACKGROUND:
This proposal came before the Design Review Committee during its October meeting.

Demolition
The proposed partial demolition consists of the removal of a 749 sq. ft. noncontributing addition located at the rear and left side of the principal structure. The Guidelines recommend against the demolition of historic buildings and structures. While the age of the addition was not provided within the application, it appears to have been constructed during the 1970s or 1980s and the building portion does not appear to be historic. The proposed demolition will not have an adverse impact on the district. This portion of the application was previously issued a COA for the demolition in August 2021.

Alterations
The application includes the proposal for a series of alterations to the existing principal building.

1. The first alteration includes adding a window on the left side of the house in the rear portion of the

existing blank stone facade. The Guidelines recommend avoiding adding new windows to the front facade or readily visible facades. This alteration does not meet the Guidelines.

2. The next alteration includes replacing an existing door on the right side elevation with a window. The Guidelines recommend preserving and maintaining historic windows and historic window openings. By utilizing an existing opening, it meets the intent of the Guidelines.

3. The alteration includes replacing the existing T-111 siding at the existing dormers, side and rear facades with lap siding to match the exposure of the previously approved accessory structure. While it it is unclear from the application whether the intent is to utilize wood lap siding or cement siding. The Guidelines recommend the following:

- Use materials and exterior finishes that complement the historic building, such as frame, brick, or stone. Frame additions are recommended when the historic building is brick or stone.
- Use lap, weatherboard, or clapboard siding for frame additions. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding. Avoid board-and-batten and other exterior finishes that accentuate the verticality of an addition.

Clarification on the material that was utilized for the accessory structure should be provided and the same material should be utilized on the principal building.

4. The alteration includes replacing the windows at the two existing dormers with new windows in order to meet egress requirements for upper-level bedrooms. The window specifications were not provided within the application, but the Guidelines recommend the following:

- 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.

5. The alteration includes the removal of a stone fin wall that mirrored a fin wall on the previously demolished garage on an adjacent property and the removal of concrete steps next to that fin wall. The Guidelines recommend preserving and maintaining original concrete, brick, or wooden stairs. If needed, repair or replace original wooden, brick, or concrete stairs with matching materials. If pre-cast or pre-formed concrete stairs are desired, use them only where not readily visible from the street. Since the stone fin wall and steps are related to an accessory structure that is no longer on the property, the removal of these features would not adversely affect the property.

6. The alteration includes the installation of a new concrete slab and steps at the existing front porch to replace the aggregate concrete and install a new railing. The Guidelines recommend the following:

- Preserve and maintain original concrete, brick, or wooden stairs. If needed, repair or replace original wooden, brick, or concrete stairs with matching materials. If pre-cast or pre-formed concrete stairs are desired, use them only where not readily visible from the street.

The proposed replacement of the front steps is not supported by the Guidelines.

Additions
The proposal includes two additions to the principal building.

The first addition is proposed at the rear of the building and will be 99 sq. ft. The addition is appropriately placed behind the rear plane of the building, which meets the Guidelines for placement. The addition will be clad in a lap siding that will match the accessory structure and the siding that is currently on the building. Several new windows are proposed to be added. The window specifications were not provided within the application, but the Guidelines recommend the following:

- Design new or replacement windows to have historic profiles and dimensions and a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.
- Design new or replacement windows to match the historic materials found on the building.

The addition will not cover the historic corner of the building, as recommended by the DRC. As proposed, this addition meets the intent of the Guidelines.

The second addition will be located at the left, rear facade and will be 655 sq. ft. This addition will fill in where the existing screened-in porch is located and is proposed for demolition. The addition utilizes an offset, which is recommended by the Guidelines. Several new windows are proposed to be added. The window specifications were not provided within the application, but the Guidelines recommend the following:

- 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.

As proposed, the addition meets the intent of the Guidelines.

RECOMMENDATION:
Staff recommends denial of the addition of a new window on the left facade, the replacement of the front steps, based on the following grounds:
1. Avoid adding new windows to the front facade or readily visible facades.
2. Preserve and maintain original concrete, brick, or wooden stairs. If needed, repair or replace original wooden, brick, or concrete stairs with matching materials. If pre-cast or pre-formed concrete stairs are desired, use them only where not readily visible from the street.

Staff recommends approval of this application excluding the items listed above 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.
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.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Kevin Chase and Courtney Chase

(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:

Parcel number - 063NA00600000

(Property Parcel/Tax ID Number)

and located at:

111 Winslow 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

Kevin Coffee

(Please print Name/Names in Full)

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

Signature

400 Blackstone Blvd

Property Owner Mailing Address

Providence, RI, 02906

City, State & Zip

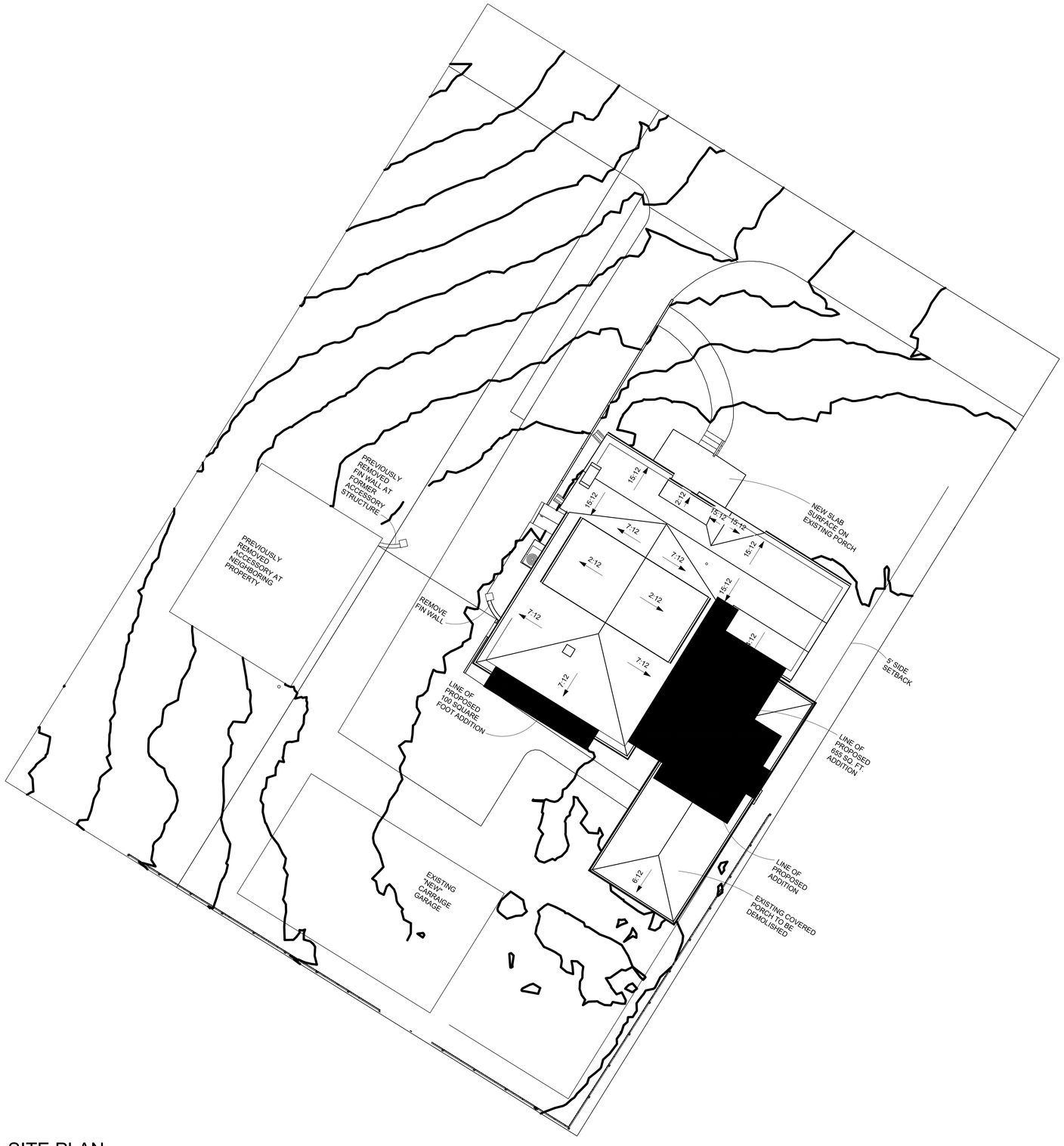
Subscribed and sworn to before me this

6th day of October, 2023.

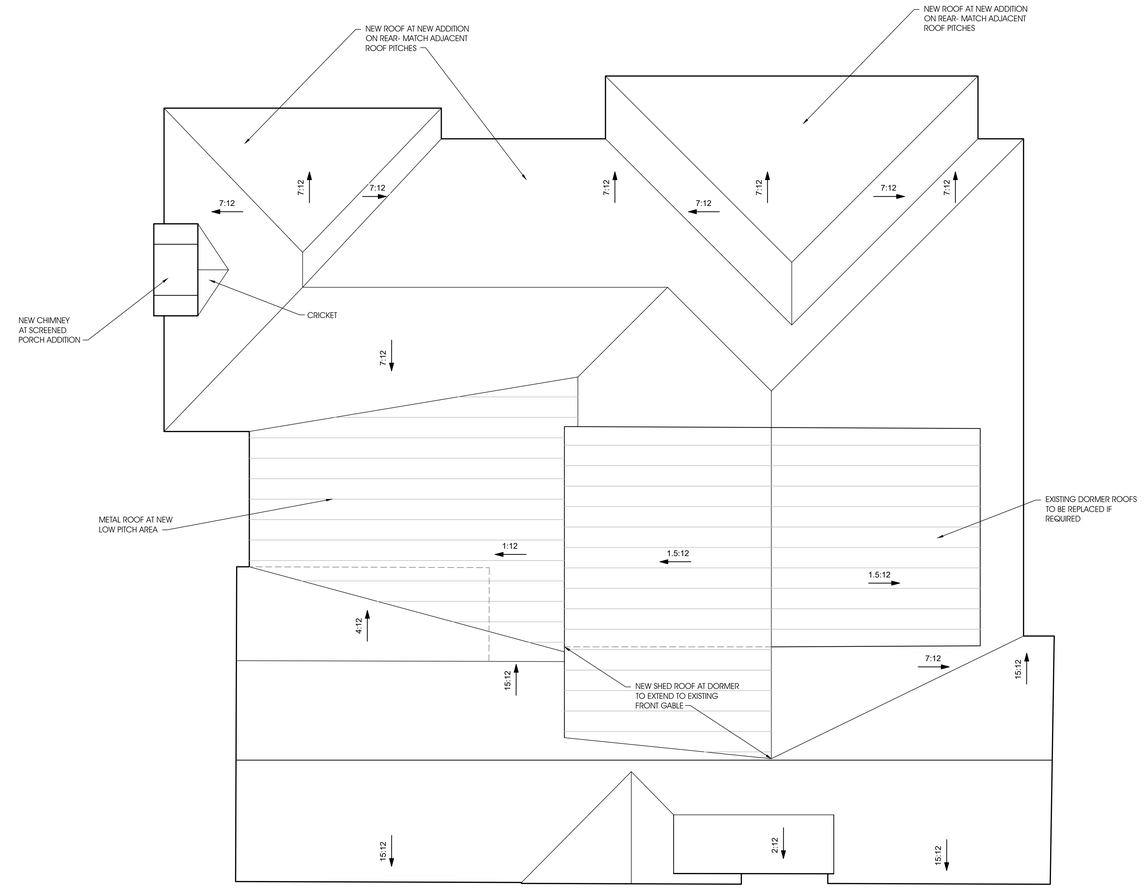
Notary Public

My Commission Expires: 2/2/2025

Josh L. Celeste
State of Rhode Island
Notary Public No. 49333



1 SITE PLAN
1" = 10'-0"

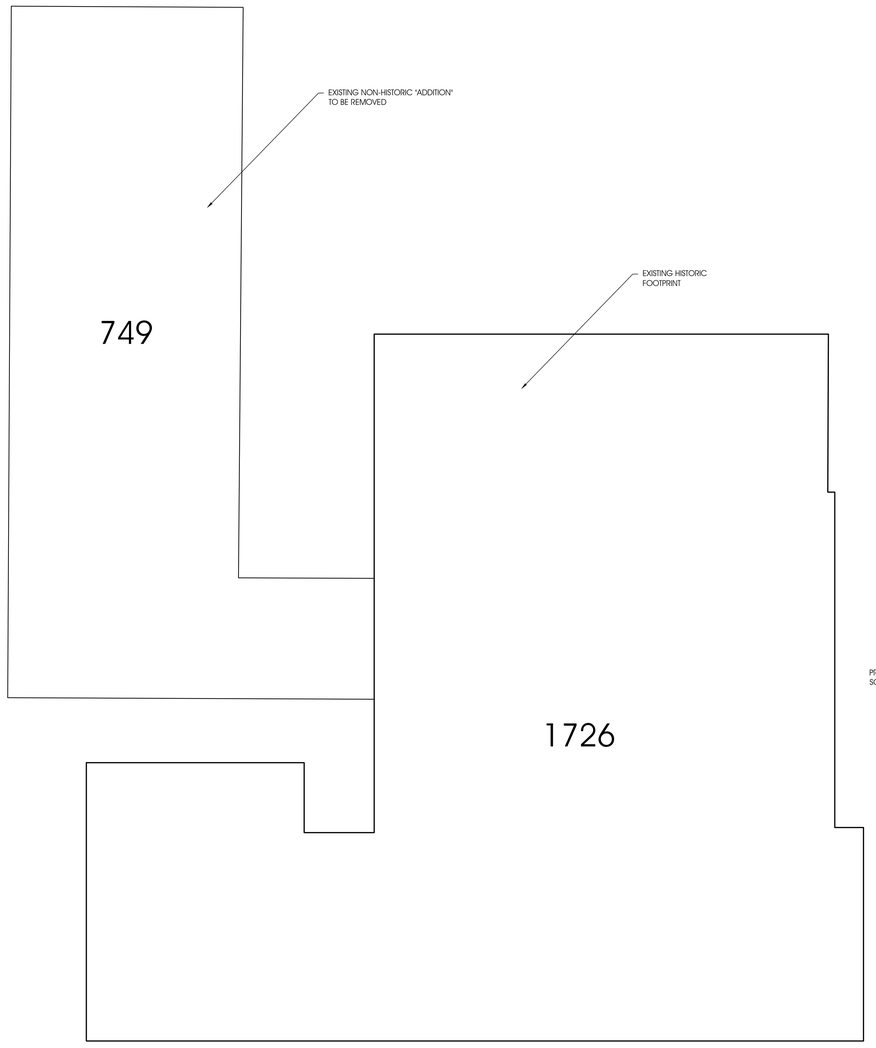


1 ROOF DIAGRAM
SCALE: 1/4"=1'-0"

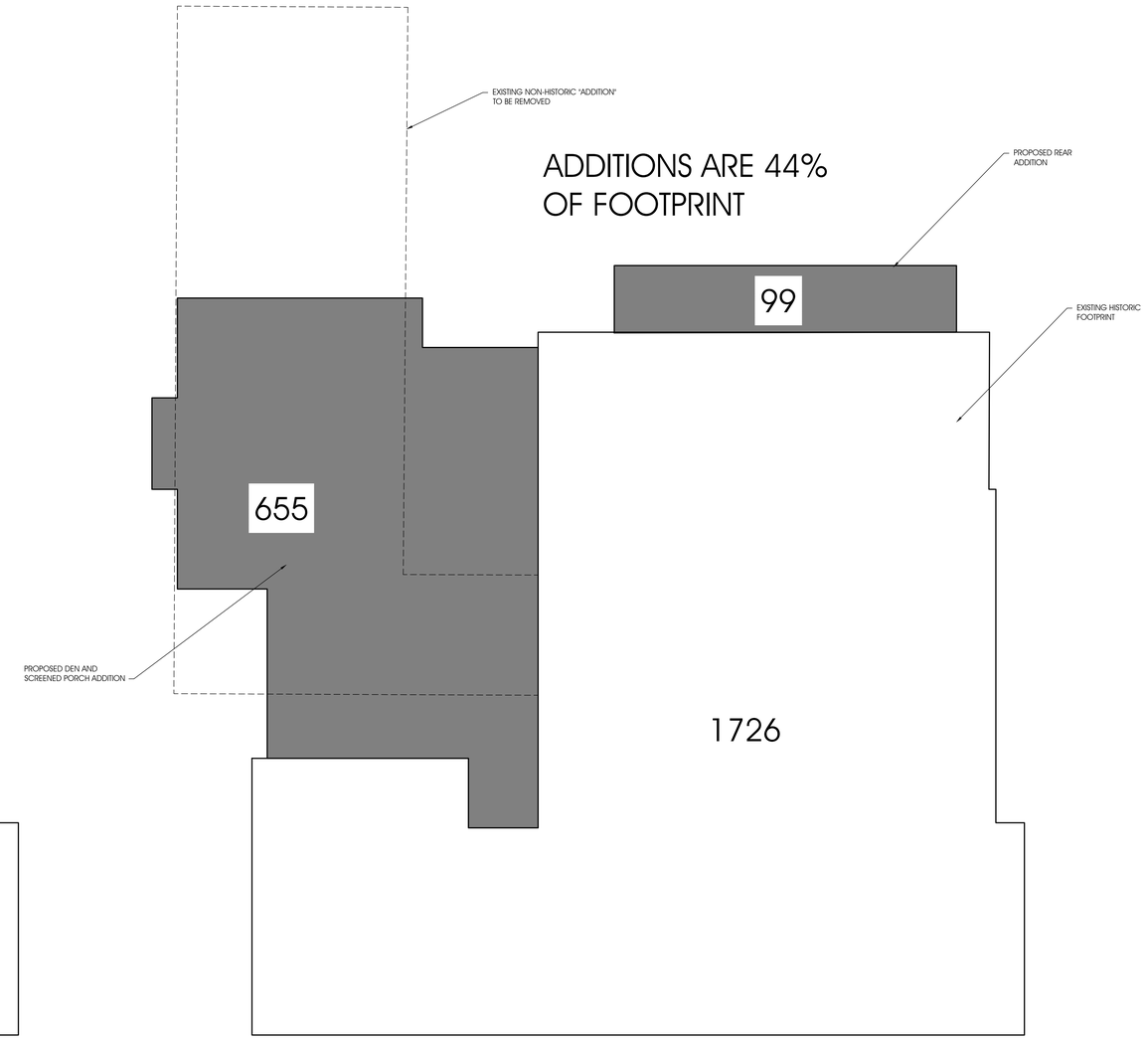
ADDITIONS AND ALTERATIONS TO
111 WINSLOW ROAD

C Kevin Coffey
DWELLINGS | DESIGN
LLC

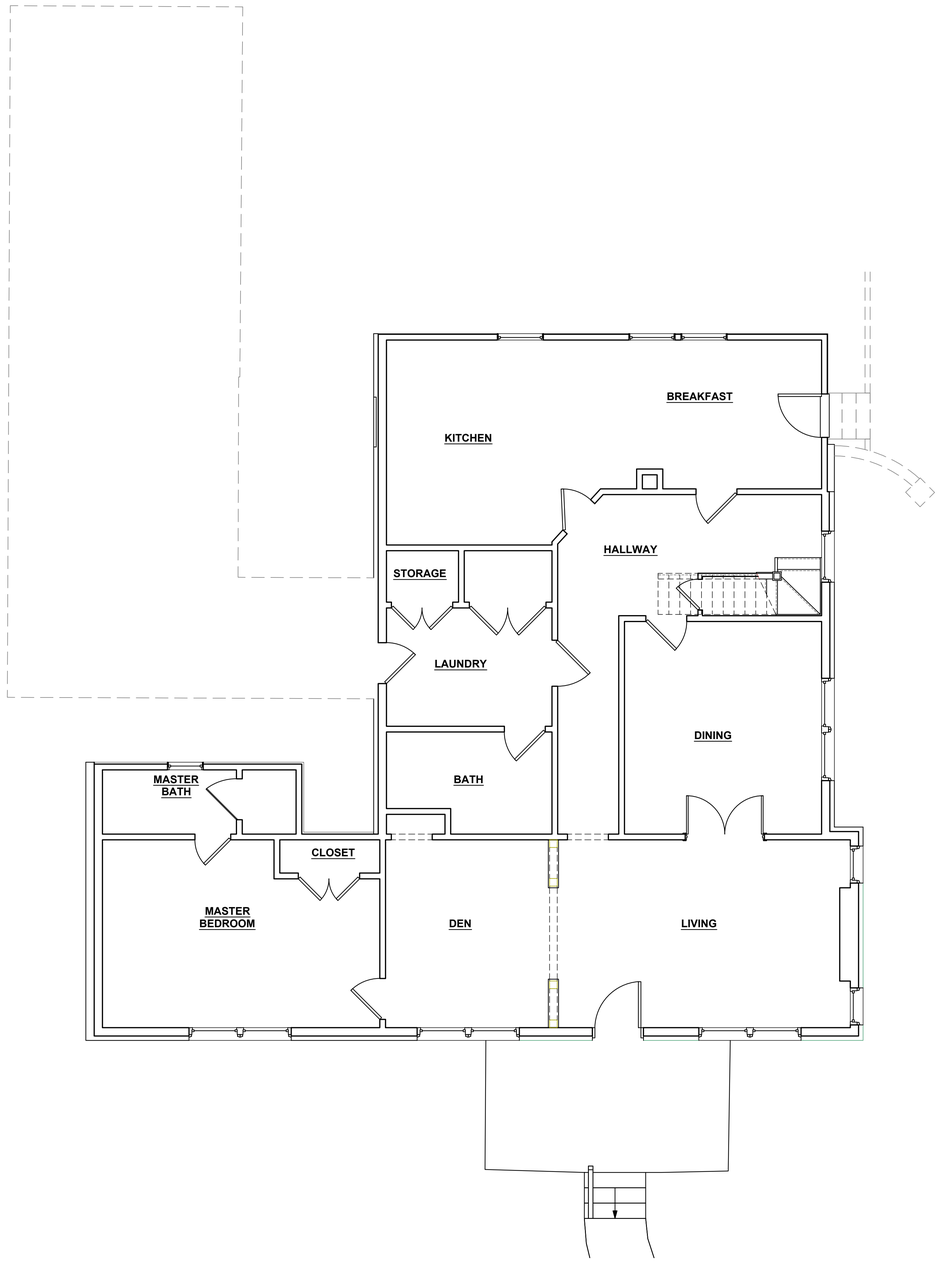
10.21.23



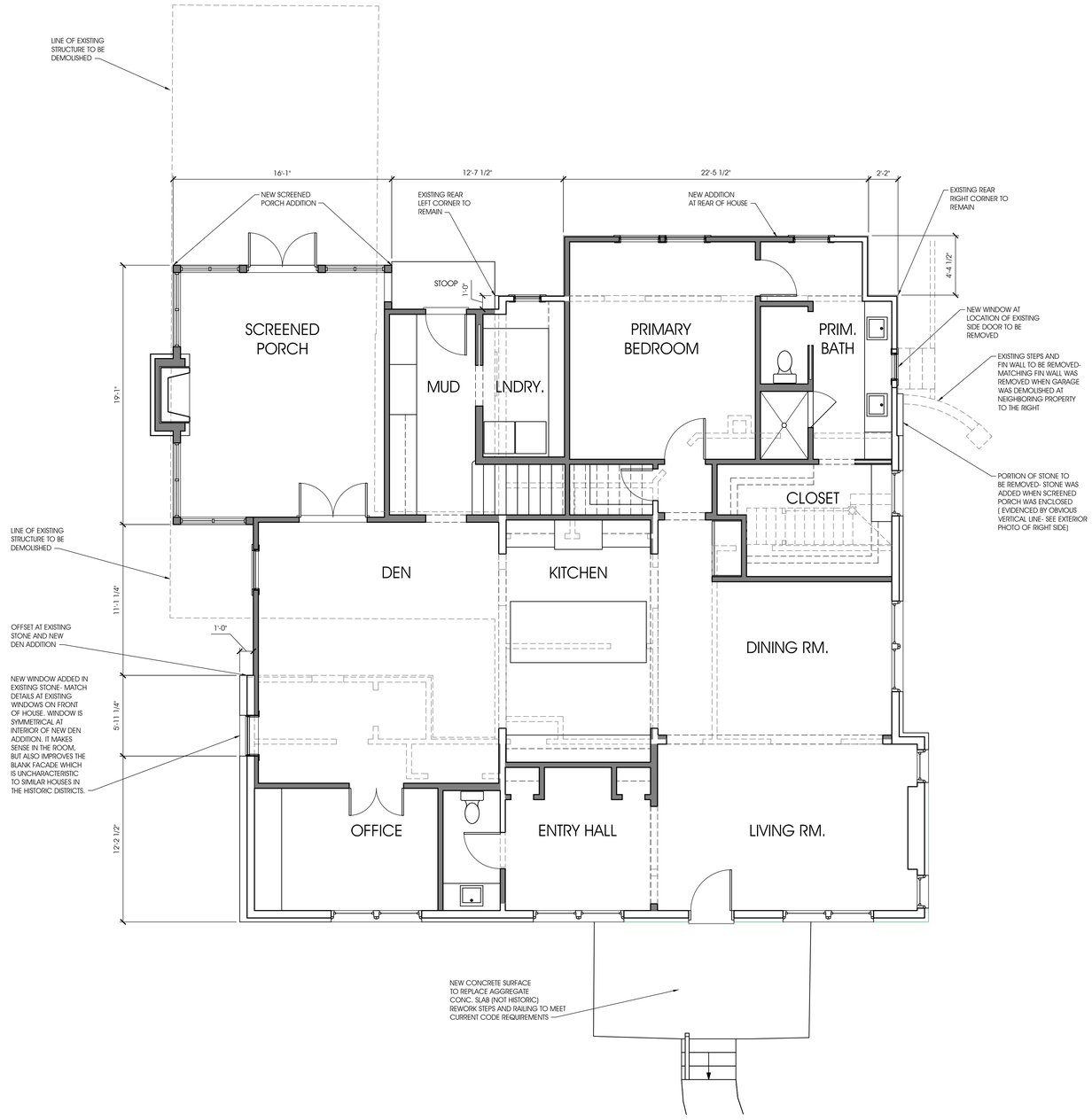
1 SQUARE FOOTAGE DIAGRAM- EXISTING CONDITIONS
SCALE: 1/4"=1'-0"



2 SQUARE FOOTAGE DIAGRAM- PROPOSED ADDITIONS AFTER DEMO.
SCALE: 1/4"=1'-0"



1 EXISTING MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

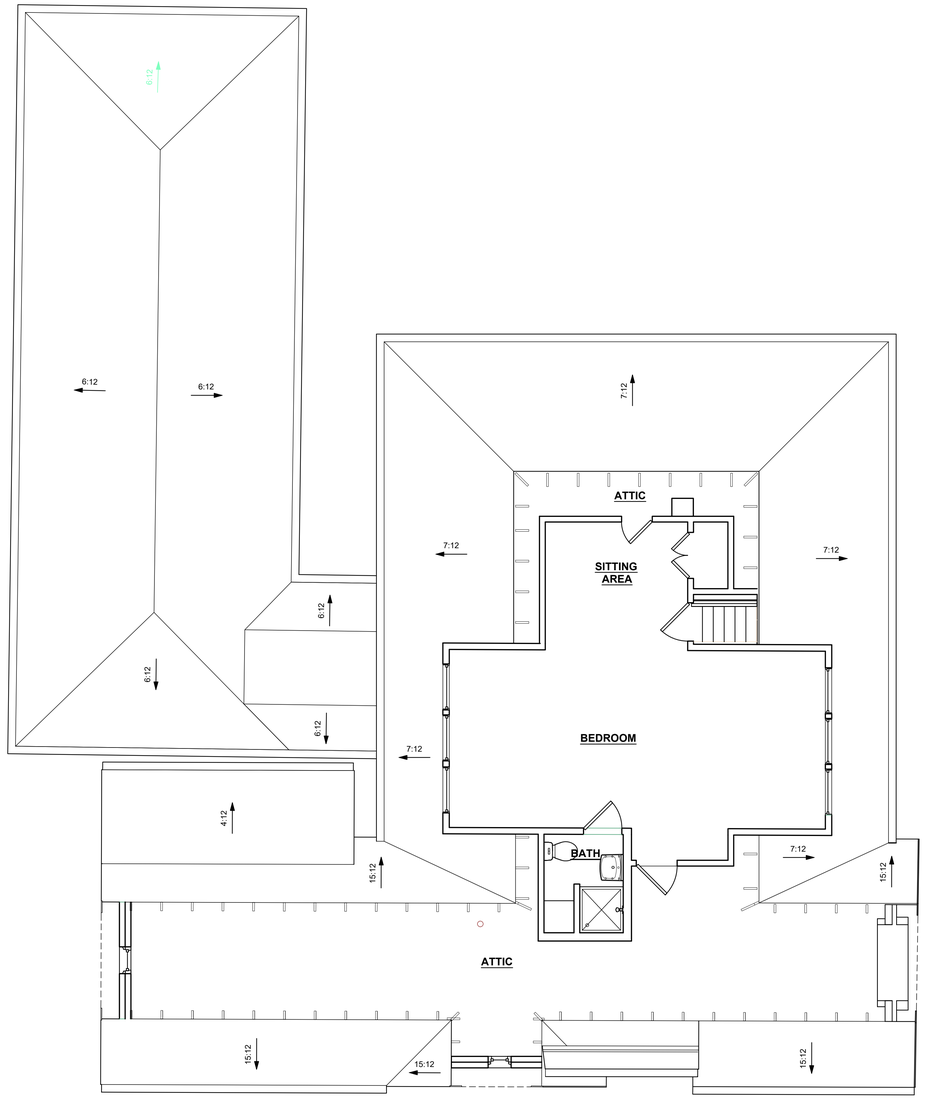


2 NEW MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

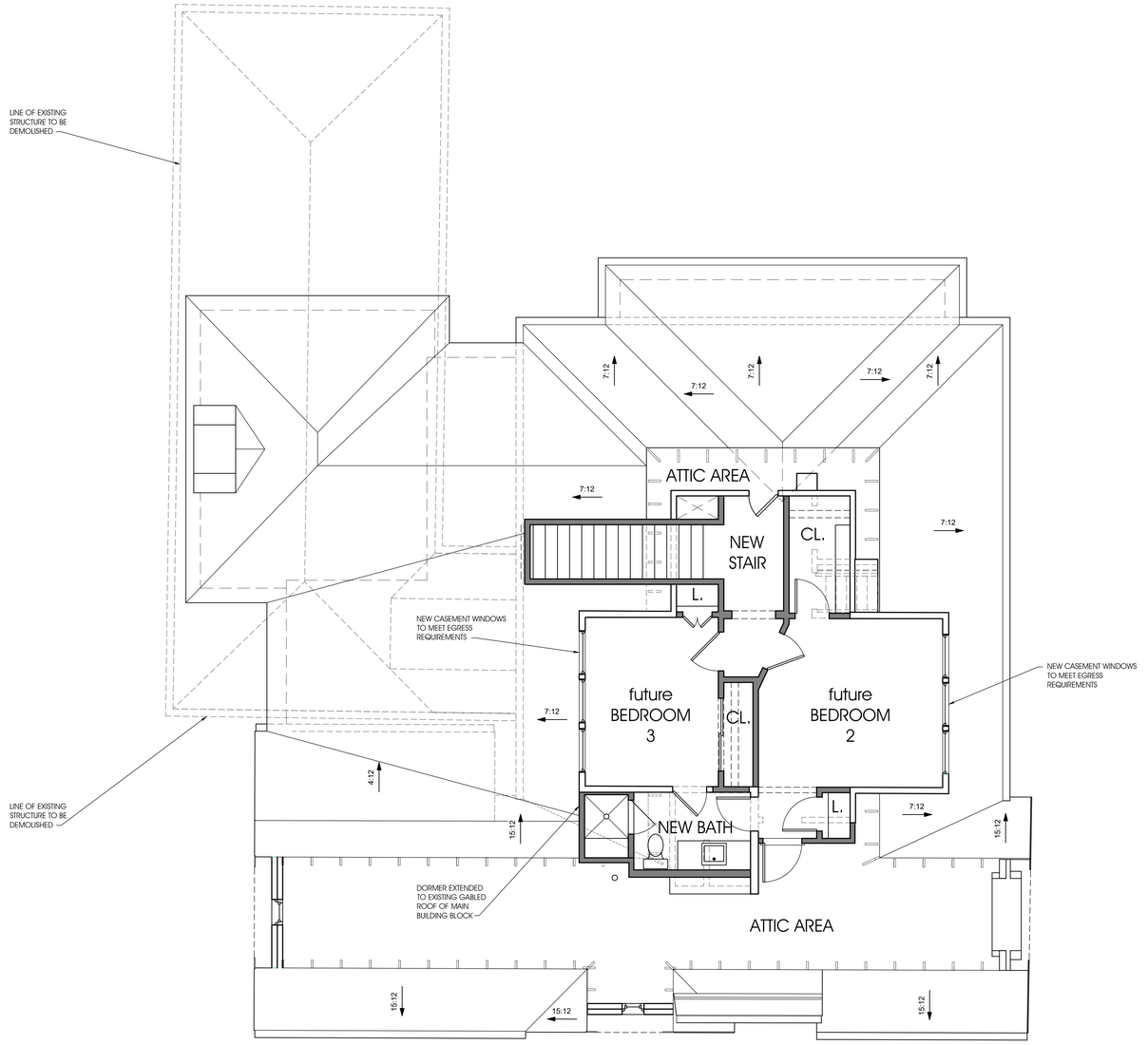
ADDITIONS AND ALTERATIONS TO
111 WINSLOW ROAD

C Kevin Coffey DWELLINGS | DESIGN LLC

10.21.23



1 EXISTING UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



2 NEW UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

ADDITIONS AND ALTERATIONS TO
111 WINSLOW ROAD

C Kevin Coffey DWELLINGS | DESIGN LLC

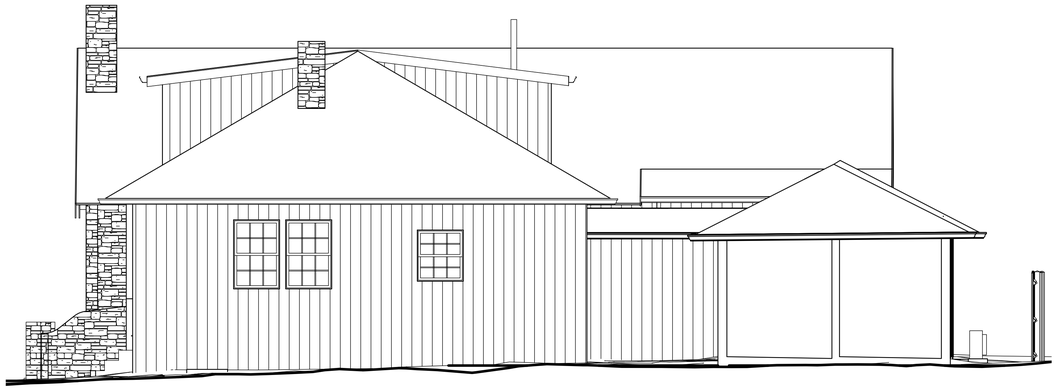
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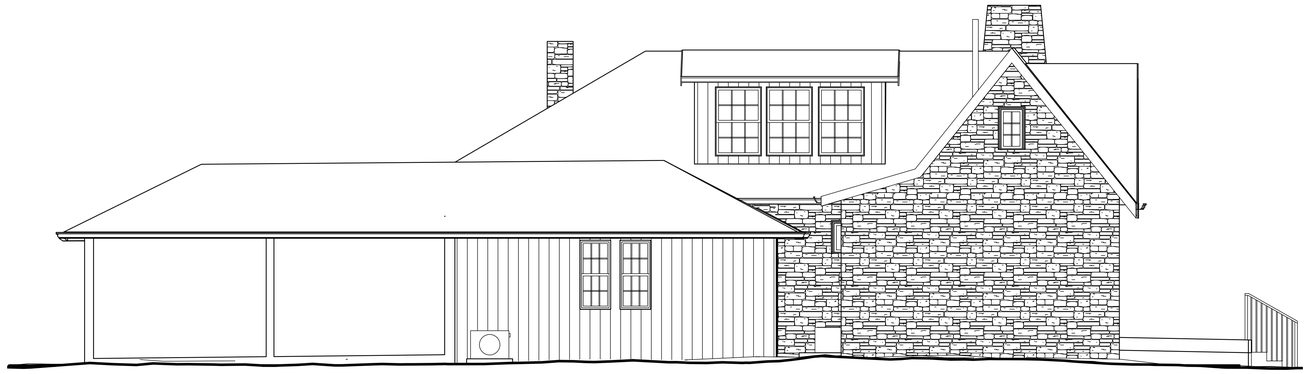
1 FRONT ELEVATION
1/4" = 1'-0"



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



2 REAR ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"

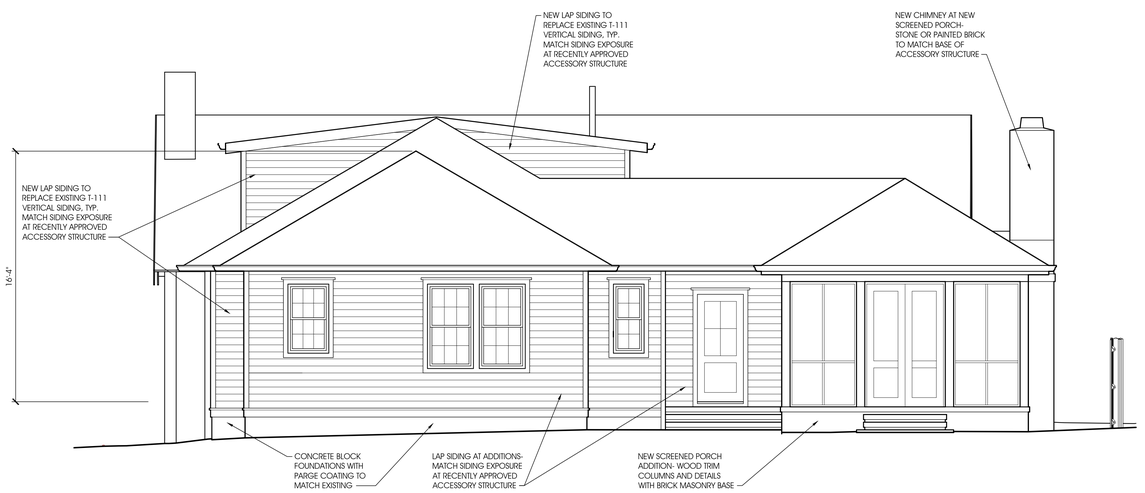
111 WINSLOW AS BUILT ELEVATIONS



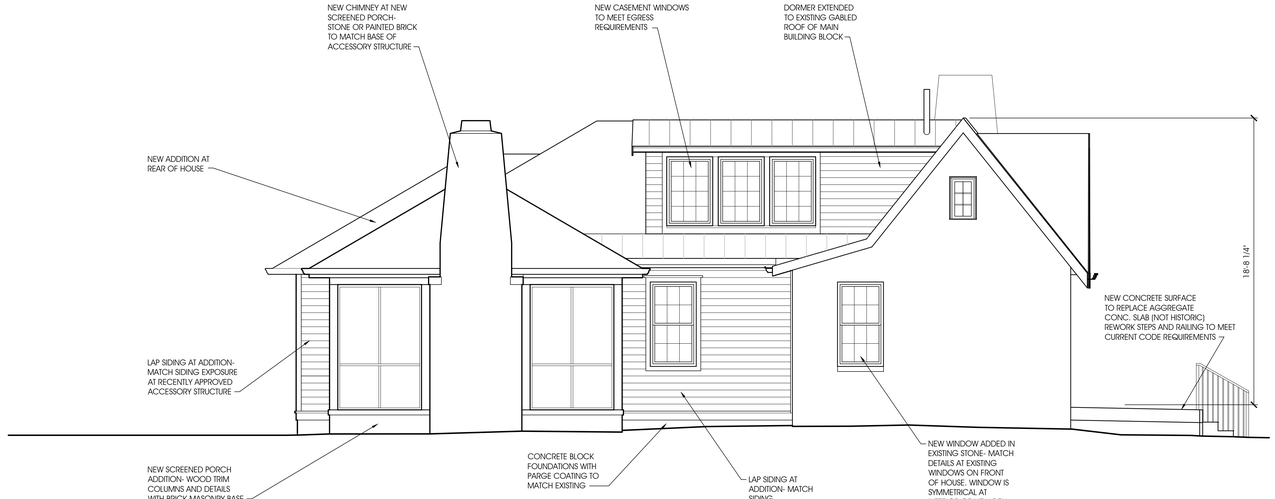
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

ADDITIONS AND ALTERATIONS TO
111 WINSLOW ROAD

C Kevin Coffey DWELLINGS | DESIGN LLC

10.21.23















File #: 21-05332

DATE: October 5, 2023

TO: Historic Zoning Commission

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

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the Bicentennial Park Pavilion and improvements.

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

PROJECT INFORMATION:
COF Project Number:
Applicant: Shahad Abdulrahman
Owner: City of Franklin

BACKGROUND:
A COA was approved for Bicentennial Park improvements on June 14, 2021. This included improvements to the pavilion that was to be repurposed from the Georgia Boot Factory building, plaza spaces, specialty pavement and interpretive signage for the Interurban rail, a pergola, planters, parking areas, a stage/plaza, and the Dust Collector gateway feature (also repurposed from the Boot Factory operations).

Prior to site plan approval and construction, a late winter 2021 snowfall irreparably damaged the pavilion support posts. Demolition of the pavilion was approved by the HZC on September 13, 2021. While the replacement plans were generally discussed for the replacement pavilion at that time, it was advertised and voted on only for the demolition of the existing pavilion.

A site plan was reviewed and approved by the Franklin Municipal Planning Commission for these improvements based on the previously issued COA. This vote is intended to obtain the necessary COA for the replacement pavilion. This COA will replace the previous one documenting all of the improvements together.

The replacement pavilion is modeled after the previous pavilion with structurally sound piers and a

standing seam metal roof, to mimic the historic structure. The exterior of the building will be Gibraltar Gray in a semi-gloss finish that was previously approved by the HZC. The roofing color has not been decided upon, and is looking for feedback from the HZC.

RECOMMENDATION:

Since this is a City project, staff does not make a recommendation but here are some potential conditions should the HZC approve the proposal:

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

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: October 13, 2023

TO: Historic Zoning Commission

FROM: Shahad Abdulrahman, Project Manager/Engineer

SUBJECT: Bicentennial Park Pavilion

On February 18, 2021, the southern portion of the existing pavilion structure collapsed. As the portion fell, the southern portion of the structure pulled away from the remaining portion of the pavilion and damaged portions of the remaining structure. Upon the City's Request, the consultant (Barge Designs) performed a site visit to observe the damage. Based on conversations with the City, the City requested to replace the collapsed portion of the structure with a building type that is like the existing structure and utilize existing foundations where appropriate.



By late Spring 2021, the City contracted the demolition and removal of the southern portion. As the consultant worked over the next several months to design the replacement and receive approval through the Historic Zoning Commission; the City initiated with the consultant to do a full structural analysis to better understand how the new structure would attach to the existing one. The result of the structural analysis showed that the whole structure was compromised and needed to be removed completely.

The City worked with the consultant to design a structure to replace the collapsed pavilion. The new pavilion structure is to match what previously existed in the location.
The structures' exterior will be painted Gibraltar Gray – Semi Gloss as previously approved by HZC.
The roof color is to be determined by HZC and City staff.

Attached exhibits show the proposed new structure.

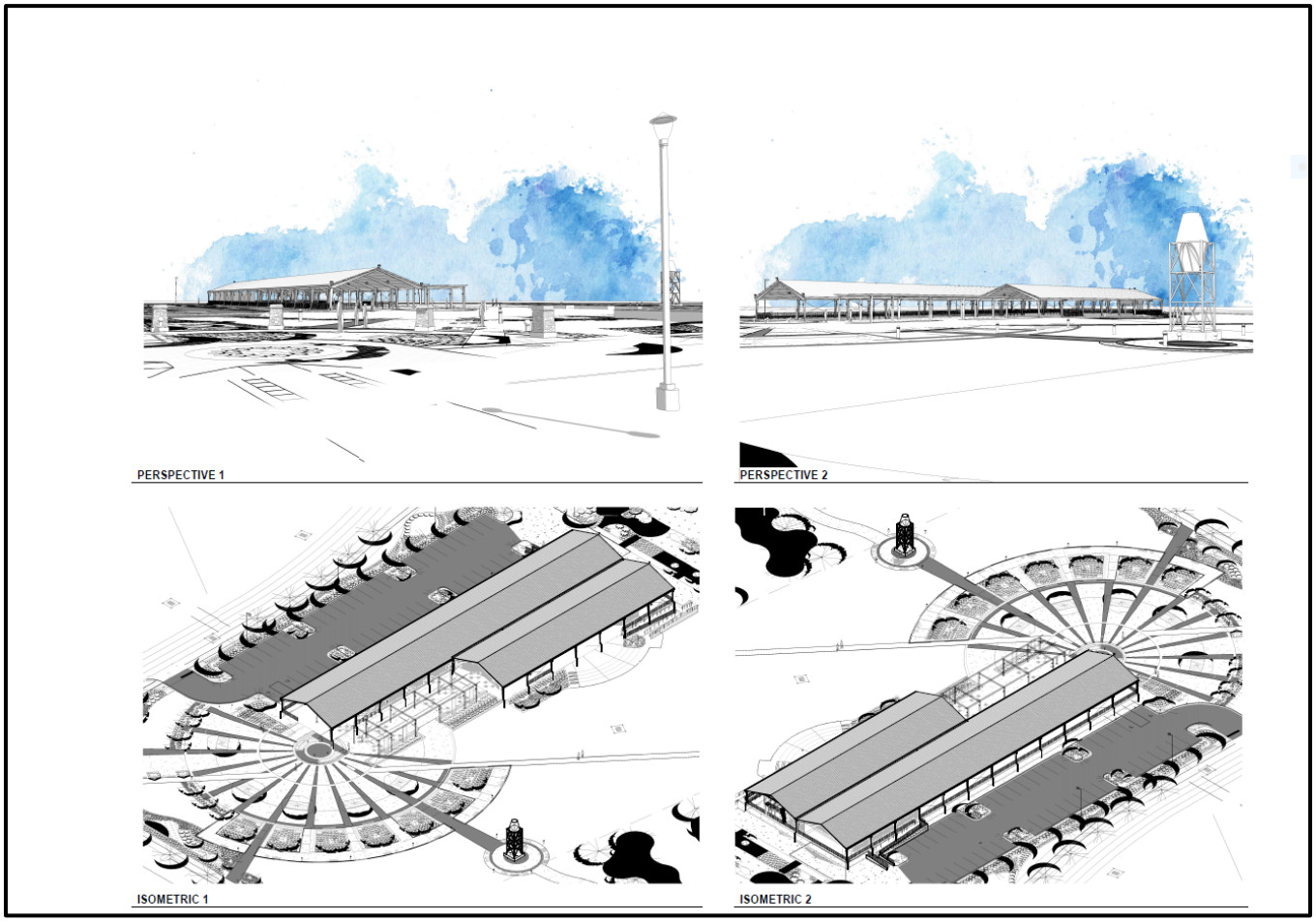


Exhibit 1: Rendering of the new pavilion structure at Bicentennial Park

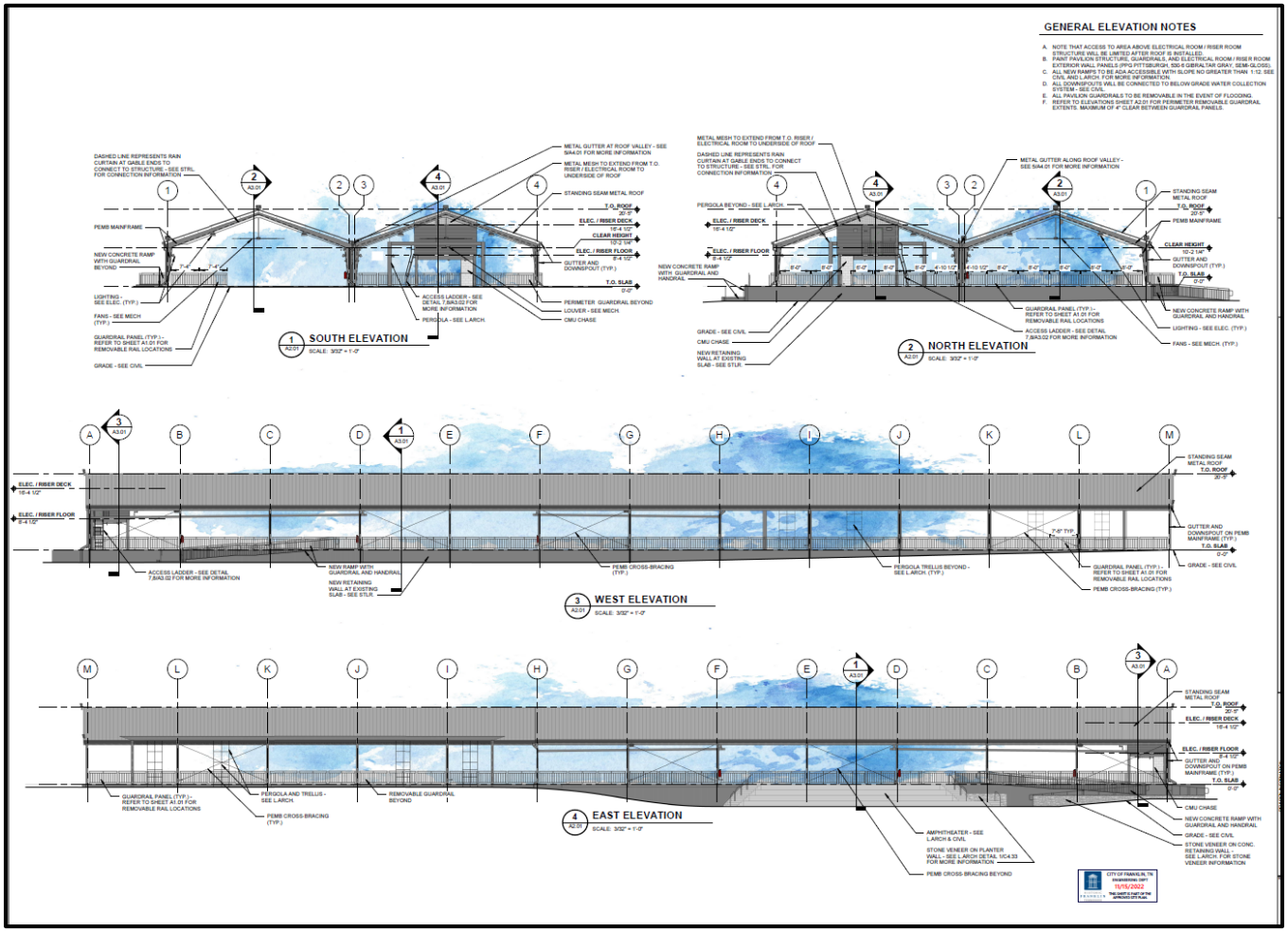


Exhibit 2: Elevations of the proposed pavilion structure

Franklin Historic Zoning Commission
Certificate of Appropriateness (COA)

Address:	**117 4th Ave. N. & 113 3rd Ave. N. & 137 4th Ave. N. (Downtown Franklin Historic District)**
Applicant:	**JT Manor**
Owner:	**Gary Schrader**
Project Number:	**8118**
Type of Work:	**Consideration of Convenience Signage**
Status:	**Approved with Conditions (See "Approved Work Specifications" below)**
Approval Date:	**October 24, 2023**
Expiration Date:	**October 24, 2025** (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of twenty-five convenience signs for the parking lots owned by the 4th Avenue Church of Christ. This COA is a revision to the previous COA issued for signage.

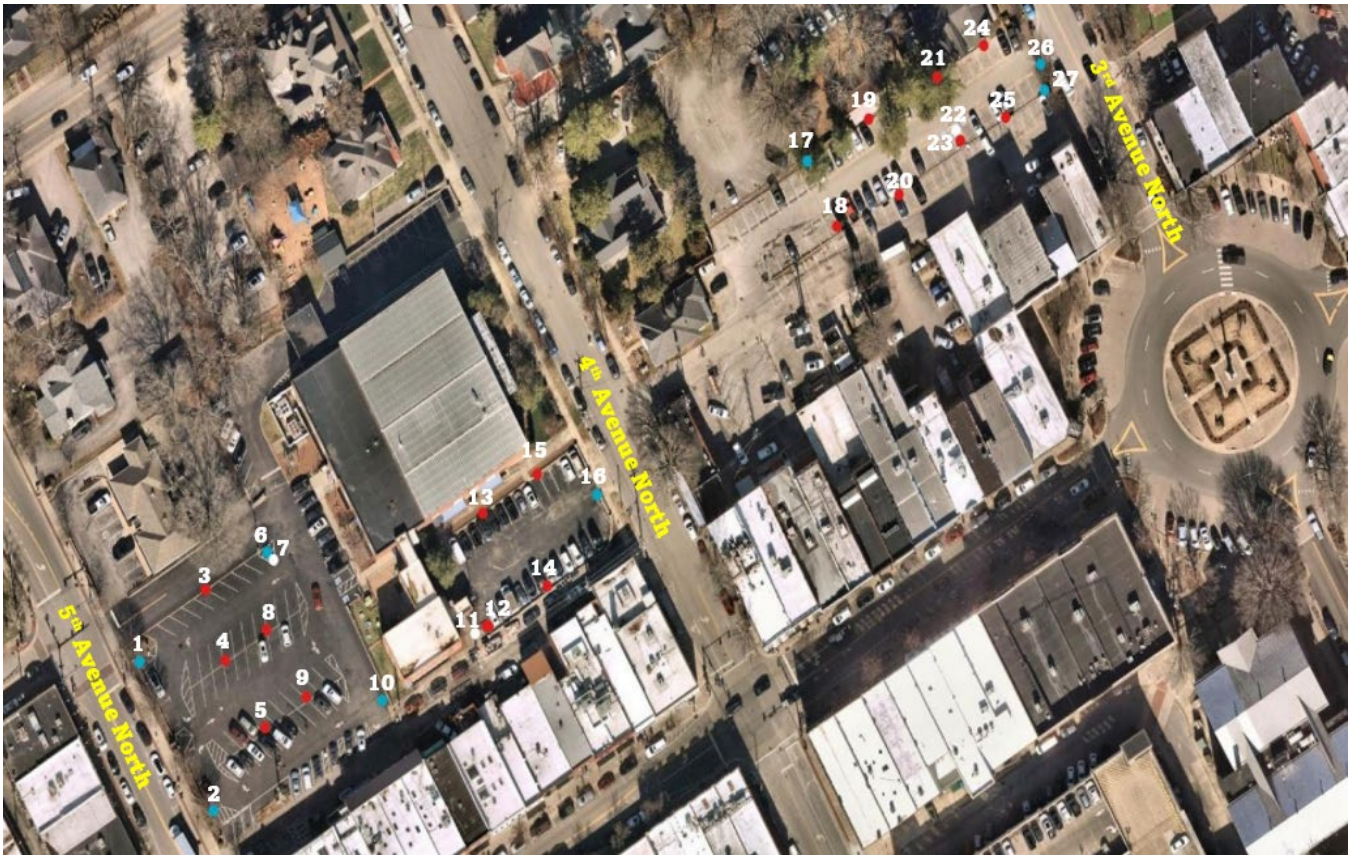
- **Sign Size:**
  - The proposed size of sixteen (16) signs on the property are to be 12" x 18" and spans to measure 1.5 sq. ft. in area. Each sign is proposed to be mounted onto a post, which will measure 5.5' in height. The sign meets the intent of the Guidelines by measuring no more than 1.5 sq. ft. when used for parking spaces when they are not visible from the right-of-way. (These signs are noted as the color red on the below map.)
  - Three (3) signs are proposed on the property, which measure 18" x 22" and spans to measure 2.75 sq. ft. in area. The post height should not exceed 4' in height. (These signs are noted as the color white on the below map.)
  - Eight (8) additional signs are proposed on the property, which measure 20" x 32" and spans to measure 4.44 sq. ft. in area. Convenience signage used for entrance and exit areas, may have one sign per entrance or exit, be 4.5 sq. ft. in area, and may be a maximum height of 4'. (These signs are noted as the color blue on the below map.)

- **Material:** The material of the proposed sign face and signposts will be a metal material. The Guidelines recommend finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed materials meet the Guidelines for materials for convenience signage.

- **Design:** The proposed background color is black with white lettering. The Guidelines recommend the use of a maximum of three colors, a darker background color than the lettering color. The proposed design meets the intent of the Guidelines.

- **Location:** The Guidelines recommend the use of no more than one convenience sign per entrance and no more than one convenience sign per exit. Entrance and exit convenience signs may be a maximum of 4' in height and 4.5 sq. ft. Further, the Guidelines state that limited additional convenience signs may be approved when they are not visible from the right-of-way. For these additional convenience signs, they may be a maximum of 6.5' in height, when used for parking spaces and a maximum of 1.5 sq. ft.

  For ease of communication, staff has assigned numbers to each of the proposed signs as shown on the exhibit below. Guidance for each sign will be provided using the numbering system on the exhibit.



1. The location for sign #1, is appropriate, as it is proposed to be situated behind the brick wall. This sign will not be attached to the wall, just located by the wall, but not taller than the wall, so that it is not seen from 5th Avenue North.

2. The location for sign #2, is appropriate, as it is proposed to be situated behind the brick wall. This sign will not be attached to the wall, just located by the wall, but not taller than the wall, so that it is not seen from 5th Avenue North.

3. The proposed location for sign #3 is **not appropriate** as it is visible from the right-of-way and it will be situated along the entrance to the parking lot.

4. The location for sign #4 is **appropriate** and the height is appropriate at 5.5'.

5. The location for sign #5 is **appropriate** and the height is appropriate at 5.5'.

6. The location for sign #6 is **appropriate** and the height is appropriate at 4' as it is a sign for an entrance/exit.

7. The location for sign #7 is **appropriate** and the height is appropriate at 4' as it is a sign for an entrance/exit.

8. The location for sign #8 is **appropriate** and the height is appropriate at 5.5'.

9. The location for sign #9 is **appropriate** and the height is appropriate at 5.5'.

10. The location for sign #10 is **appropriate** and the height is appropriate at 4'.

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12. The location for sign #12 is **appropriate** and the height is appropriate at 5.5'.

13. The location for sign #13 is **appropriate** and the height is appropriate at 5.5'.

14. The location for sign #14 is **appropriate** and the height is appropriate at 5.5'.

15. The location for sign #15 is **not appropriate** as it is visible from the right-of-way and the sidewalk.

16. The location for sign #16 is **appropriate** and the height is appropriate at 4' as it is a sign for an entrance/exit.

17. The location for sign #17 is **appropriate** and the height is appropriate at 4' as it is a sign for an entrance/exit.

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19. The location for sign #19 is **appropriate** and the height is appropriate at 5.5'**.**

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22. The location for sign #22 is **appropriate** and the height is appropriate at 5.5'**.**

23. The location for sign #23 is **appropriate** and the height is appropriate at 5.5'**.**

24. The location for sign #24 is **not appropriate** as it is visible from the right-of-way and the sidewalk.

25. The location for sign #25 is **appropriate** and the height is appropriate at 5.5'.

26. The location for sign #26 is **appropriate** and the height is appropriate at 4' as it is a sign for an entrance/exit.

27. The location for sign #27 is **appropriate** and the height is appropriate at 4' as it is a sign for an entrance/exit.

APPLICABLE DESIGN GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The application is approved with the following conditions:

1. The following sign locations are approved as submitted: #1-2, #4-14, #16-23, #25-23.

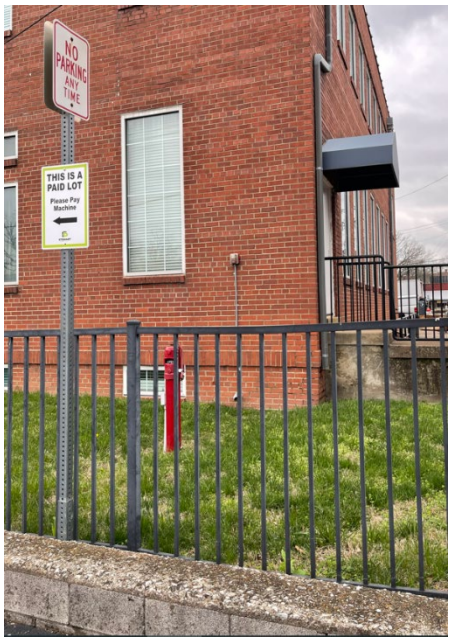
2. The post material must be metal or wood, to be in accordance with the Guidelines.

3. All signs must utilize a matte finish, rather than a gloss finish.

4. The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

5. **All existing non-approved convenience signs must be removed.** An application may be submitted to determine the appropriateness in light of the applicable Guidelines.





NON-APPROVED WORK

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

1. The following sign locations are **not approved**, as they are visible from the right-of-way: #3, #15, and #24.

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


PLEASE PAY HERE
BY SCANNING
QR CODE OR
TEXT TO PAY
SCAN QR CODE
PMC
OR
TEXT 30039 to 615.285.5834
ALL SPOTS ARE PAID PARKING
parkingmgt.com
PMC

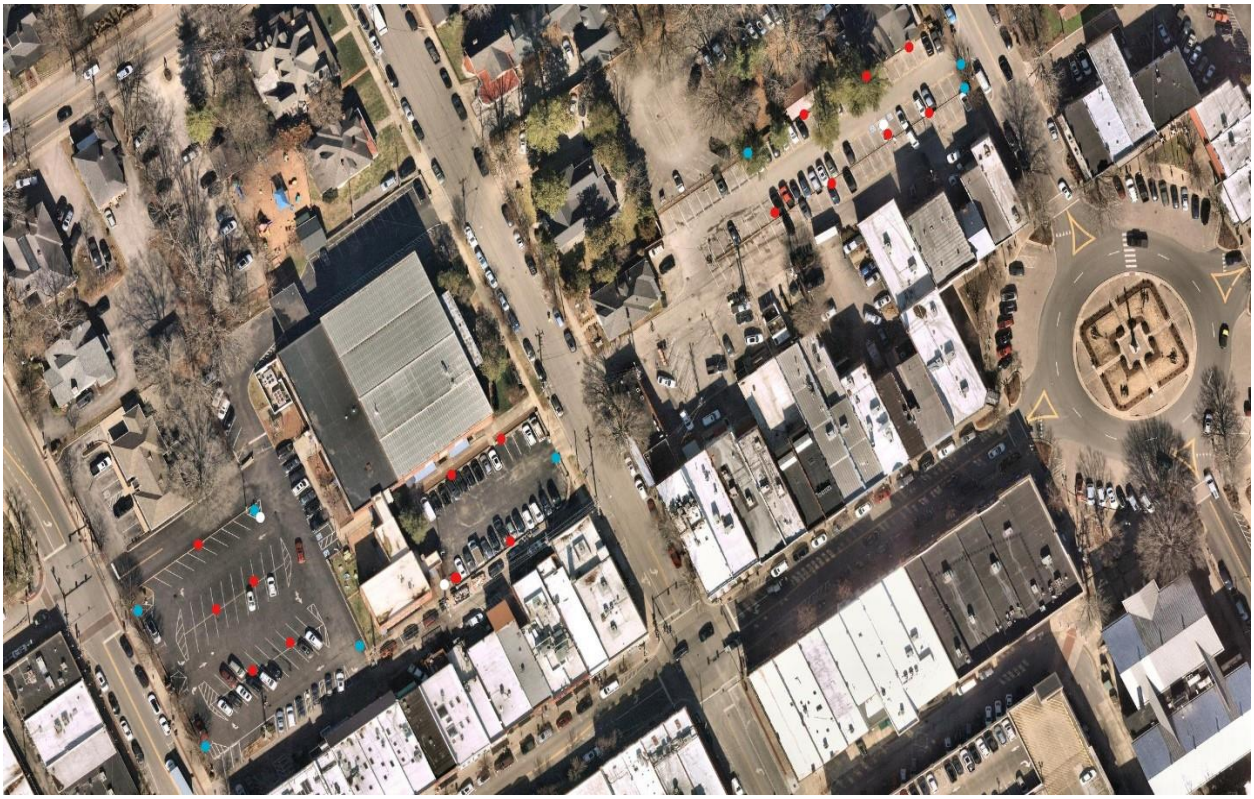

PAY BY SCAN OR TEXT ONLY
Payment to unauthorized personnel will not be recognized. Only uniformed, ID-Carrying employees are allowed on the lot Unauthorized selling of parking is strictly prohibited and will be prosecuted to the fullest extent of the law. By parking here, you consent to receive SMS text messages and emails for enforcement purposes.
NO TRESPASSING OR LOITERING.
PROPERTY FOR PARKING PATRONS ONLY.
NO FREE PARKING ANYTIME. VIOLATORS WILL BE FINED AND MAY BE TOWED OR BOOTED.
Individuals who do not pay the posted parking will be deemed trespassers. Unpaid parking charges will be referred to a collection agency or law firm for collection. Failure to pay in advance for parking may subject you to civil liability. Non-payment, under-payment, overtime, unauthorized or improperly parked vehicles may be charged additional fees of up to $60.00. Payments for violation or operator's parking rules are immediately due to operator. Parking fees and charges uncollected by operator are delinquent and, if not paid within 14 days, shall be considered to be in default and will be referred for collection to a debt collector.
NO SECURITY IS PROVIDED AT THIS LOCATION.
PARK AT YOUR OWN RISK.
No security is provided at this location. You are solely responsible for the safety of your person and property. If this is not acceptable to you, you may leave this location within 5 minutes of entering at no charge.
FOR MONTHLY PARKING AND ALL OTHER INQUIRIES,
INFO@PARKINGMGT.COM
PARKING MANAGEMENT COMPANY
parkingmgt.com
PMC


PLEASE PAY HERE
BY SCANNING
QR CODE OR
TEXT TO PAY
SCAN QR CODE
OR
TEXT 30039 to 615.285.5834
ALL SPOTS ARE PAID PARKING
parkingmgt.com
PMC

Red – 12X18 inches

White – 18X22 inches

Blue – 20X32 inches



From: JT Manor
To: Emily Huffer
Subject: RE: Aerial Images and Map Key
Date: Tuesday, July 25, 2023 3:58:59 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,

I have sent the blank affidavit over to be completed by the church. Entry signs are only 4ft in height and the rest are 6ft.

Thank you,

JT

From: Emily Huffer <emily.huffer@franklintn.gov>
Sent: Tuesday, July 25, 2023 3:50 PM
To: JT Manor <jtmanor@parkingmgt.com>
Subject: Re: Aerial Images and Map Key

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

JT-

Thank you for submitting JT. I was about to email you asking for a legend for the color-coded dots. Would you please provide the proposed sign heights for these locations and provide an updated owner affidavit? Attached is the blank form. The one that was uploaded into the application portal was expired.

Thanks!

Emily Huffer

Assistant Preservation Planner

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

From: JT Manor <jtmanor@parkingmgt.com>
Sent: Tuesday, July 25, 2023 3:27 PM

To: Emily Huffer <emily.huffer@franklintn.gov>
Subject: Aerial Images and Map Key

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,

Sorry I wish I could include this in the actual COA but here is what am hoping for approval. I did submit online but wanted you to have this for review.

For 3rd Ave PDF I have asked for a total of 10 signs. Blue dots are 32X20. The one white dot is the disclaimer sign, same size. Red dots are 18X12.
4th Ave PDF I am asking for 6 total. White dot is the disclaimer 22X18. Blue Dots are 32X20. Red dots are 18X12.
5th Ave PDF I am asking for a total of 11. White dot is the disclaimer 22X18. Blue Dots are 32X20. Red dots are 18X12.

Thank you.

PMC

JT Manor
Commercial Parking Division
3713 Charlotte Ave
Nashville, TN 37209
O: 615-208-7658
M: 615-260-0296
www.parkingmgt.com

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I KEITH T. BAIN
(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:

Fourth Avenue Church of Christ / Tax ID: 62-05554B3
(Property Parcel/Tax ID Number)
and located at:

117 4th Ave N, 137 4th Ave N, 113 3rd Ave N 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

Parking Management Company
(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.

Keith T. Bain
Signature

117 4th Ave N
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this
29TH day of JULY, 2023.

J. LEE MORROW
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9/21/2026

January 15, 2006

Fourth Avenue Church of Christ
117 Fourth Avenue North
Franklin, TN
Attention: Mr. Ed Boyd

RE: Letter of Intent to Purchase Certain Real Property

Gentlemen;

The purpose of this Letter of Intent is to outline the general terms of an agreement between the Fourth Avenue Church of Christ, 117 Fourth Avenue North in Franklin, Williamson County, Tennessee, as Seller, will sell to T. Kent Cochran and Karen D. Cochran, 504 Grand Oaks Drive, Brentwood, Tennessee, or their assignee, as Buyer, certain real property, consisting of four (4) separate tracts, located in the City of Franklin, County of Williamson, State of Tennessee, as more fully described on the attached Exhibit A, the Property.

1. Property: For purposes of this Letter of Intent, Seller's property in downtown Franklin, Tennessee shall consist of four (4) tracts generally described ass follows:

Tract 1: The property commonly known as 117 Fourth Avenue North in Franklin, Tennessee, consisting of the Fourth Avenue Church of Christ Building and adjacent parking lot facing Fourth Avenue and behind the property formerly known as the Pig & Peaches Building;

Tract 2: The property commonly known as 137 fourth Avenue, Franklin, Tennessee consisting of a frame house and yard, which is immediately adjacent and west of Tract 1 or between Tract 1 and the Palmer House located at 143 Fourth Avenue North, Franklin, Tennessee;

Tract 3: The property generally known as the parking lot behind the Fourth Avenue Church of Christ, which parking lot faces Fifth Avenue North and is bounded to the east by the alley running behind several commercial buildings, including the Five Points Building, and consisting of approximately .54 Acres, which property is currently leased to Franklin Associates;

Tract 4: The property located at Map 78C, Group C, lot 19, and facing or fronting Third Avenue North in Franklin Tennessee, consisting of a piece of property which measures about 82.5' by 198';

2. Price: Seller shall have an MAI Appraisal completed by an appraiser of Seller's choice to determine the appraised value of the entire Property and the appraised value of each of Tracts 1, 2, 3 and 4 (the "Seller's Appraisal".) Once Seller has completed Seller's Appraisal, upon execution of a mutually agreeable confidentiality agreement between Seller and Buyer regarding the information contained in Seller's Appraisal, Seller shall deliver Seller's Appraisal to Buyer for Buyer's inspection and review. Buyer shall have Ninety (90) Days from receipt of Seller's Appraisal and any supplemental information

CITY OF FRANKLIN, TN

117 4th Ave N. Franklin TN 37064

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 #1069073

Project Title: 117 4th Ave N. Franklin TN 37064

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
JT Manor
Parking Management Company
3713 Charlotte Avenue
Nashville, TN 37209
P:615-352-0415
jtmanor@parkingmgt.com

Contact Information - Property Owner

Property Owner
Gary Schrader

117 4th Ave. N
Franklin, TN 37064
P:6157946626
Gary@fourthavenue.church

Address or Parcel

Project Address or Parcel: 117 4TH AVE N (078C-C00700)

Calculated Acreage: Parcel
- 117 4TH AVE N: 2.58395462

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 6

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 117 4TH AVE N: DD

Central Franklin Overlay: Central Franklin Overlay
- 117 4TH AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 117 4TH AVE N: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1069073

Type of Signage Proposed: Steel Posts 6ft high, metal sign - Poly Aluminum

Height of Sign Face or Sign Area: 2.8

HVAC Type:

Narrative

Project Description:

Reducing the size of some signs, relocating some signs based on height restrictions and placing the correct height in its place, and lowering the height of some that are too high.

Franklin Historic Zoning Commission
Certificate of Appropriateness (COA)

Address:	**117 4th Ave. N. & 113 3rd Ave. N. & 137 4th Ave. N. (Downtown Franklin Historic District)**
Applicant:	**JT Manor**
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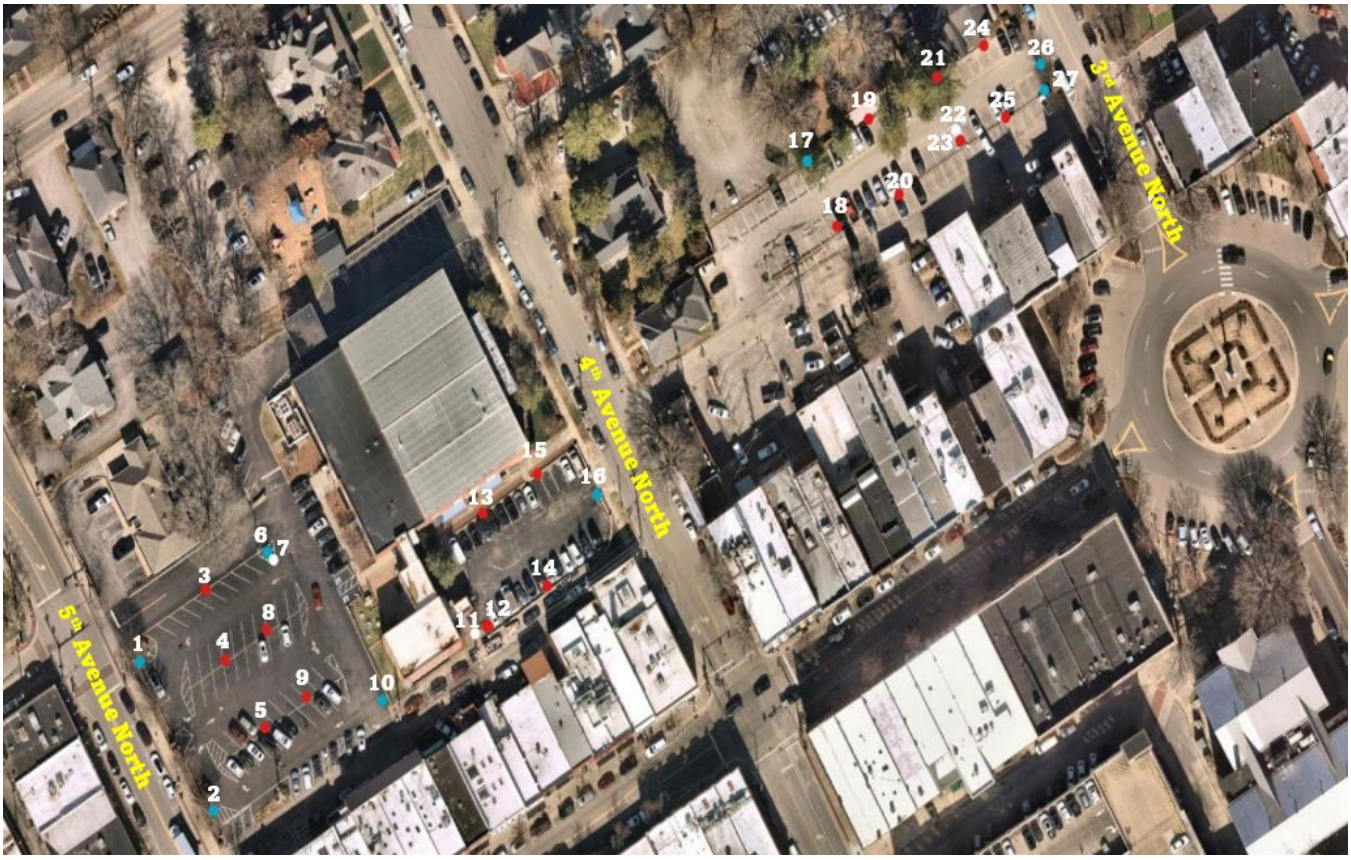
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  - The proposed size of sixteen (16) signs on the property are to be 12" x 18" and spans to measure 1.5 sq. ft. in area. Each sign is proposed to be mounted onto a post, which will measure 5.5' in height. The sign meets the intent of the Guidelines by measuring no more than 1.5 sq. ft. when used for parking spaces when they are not visible from the right-of-way. (These signs are noted as the color red on the below map.)
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APPLICABLE DESIGN GUIDELINES
Chapter 8 – Signs

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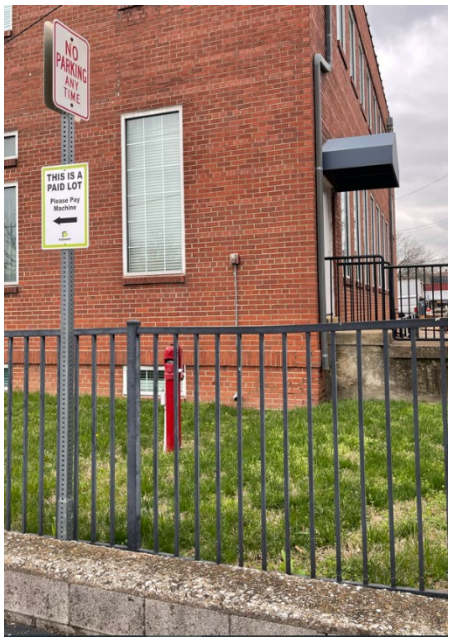
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5. **All existing non-approved convenience signs must be removed.** An application may be submitted to determine the appropriateness in light of the applicable Guidelines.





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

1. The following sign locations are **not approved**, as they are visible from the right-of-way: #3, #15, and #24.

Emily Huffer
Preservation Planner
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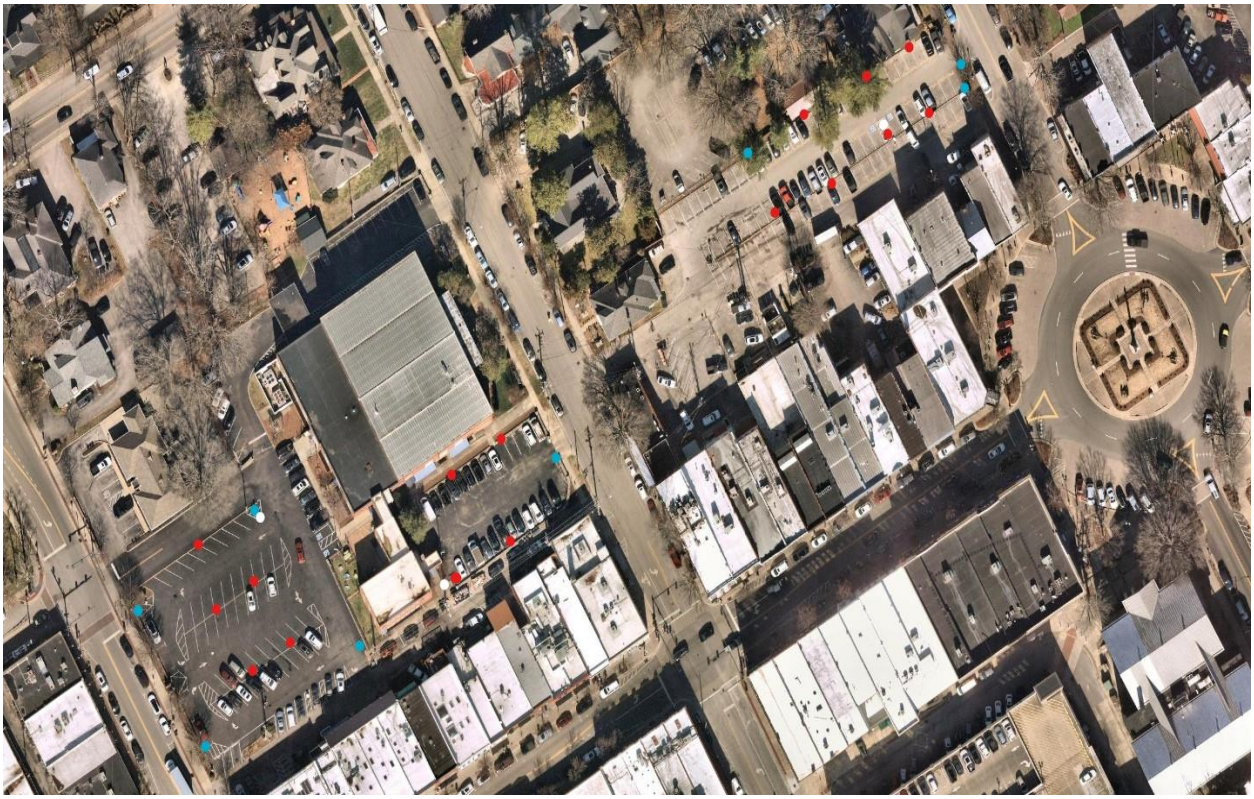

PAY BY SCAN OR TEXT ONLY
Payment to unauthorized personnel will not be recognized. Only uniformed, ID-Carrying employees are allowed on the lot Unauthorized selling of parking is strictly prohibited and will be prosecuted to the fullest extent of the law. By parking here, you consent to receive SMS text messages and emails for enforcement purposes.
NO TRESPASSING OR LOITERING.
PROPERTY FOR PARKING PATRONS ONLY.
NO FREE PARKING ANYTIME. VIOLATORS WILL BE FINED AND MAY BE TOWED OR BOOTED.
Individuals who do not pay the posted parking will be deemed trespassers. Unpaid parking charges will be referred to a collection agency or law firm for collection. Failure to pay in advance for parking may subject you to civil liability. Non-payment, under-payment, overtime, unauthorized or improperly parked vehicles may be charged additional fees of up to $60.00. Payments for violation or operator's parking rules are immediately due to operator. Parking fees and charges uncollected by operator are delinquent and, if not paid within 14 days, shall be considered to be in default and will be referred for collection to a debt collector.
NO SECURITY IS PROVIDED AT THIS LOCATION.
PARK AT YOUR OWN RISK.
No security is provided at this location. You are solely responsible for the safety of your person and property. If this is not acceptable to you, you may leave this location within 5 minutes of entering at no charge.
FOR MONTHLY PARKING AND ALL OTHER INQUIRIES,
INFO@PARKINGMGT.COM
PARKING MANAGEMENT COMPANY
parkingmgt.com
PMC


PLEASE PAY HERE
BY SCANNING
QR CODE OR
TEXT TO PAY
SCAN QR CODE
OR
TEXT 30039 to 615.285.5834
ALL SPOTS ARE PAID PARKING
parkingmgt.com
PMC

Red – 12X18 inches

White – 18X22 inches

Blue – 20X32 inches



From: JT Manor
To: Emily Huffer
Subject: RE: Aerial Images and Map Key
Date: Tuesday, July 25, 2023 3:58:59 PM
Attachments: image001.png

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Assistant Preservation Planner

City of Franklin Planning & Sustainability Department
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PMC

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Commercial Parking Division
3713 Charlotte Ave
Nashville, TN 37209
O: 615-208-7658
M: 615-260-0296
www.parkingmgt.com

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I KEITH T. BAIN
(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:

Fourth Avenue Church of Christ / Tax ID: 62-05554B3
(Property Parcel/Tax ID Number)
and located at:

117 4th Ave N, 137 4th Ave N, 113 3rd Ave N 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

Parking Management Company
(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.

Keith T. Bain
Signature

117 4th Ave N
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this
29TH day of JULY, 2023.

Notary Public

J. LEE MORROW
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/21/2026

January 15, 2006

Fourth Avenue Church of Christ
117 Fourth Avenue North
Franklin, TN
Attention: Mr. Ed Boyd

RE: Letter of Intent to Purchase Certain Real Property

Gentlemen;

The purpose of this Letter of Intent is to outline the general terms of an agreement between the Fourth Avenue Church of Christ, 117 Fourth Avenue North in Franklin, Williamson County, Tennessee, as Seller, will sell to T. Kent Cochran and Karen D. Cochran, 504 Grand Oaks Drive, Brentwood, Tennessee, or their assignee, as Buyer, certain real property, consisting of four (4) separate tracts, located in the City of Franklin, County of Williamson, State of Tennessee, as more fully described on the attached Exhibit A, the Property.

1. Property: For purposes of this Letter of Intent, Seller's property in downtown Franklin, Tennessee shall consist of four (4) tracts generally described ass follows:

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Tract 4: The property located at Map 78C, Group C, lot 19, and facing or fronting Third Avenue North in Franklin Tennessee, consisting of a piece of property which measures about 82.5' by 198';

2. Price: Seller shall have an MAI Appraisal completed by an appraiser of Seller's choice to determine the appraised value of the entire Property and the appraised value of each of Tracts 1, 2, 3 and 4 (the "Seller's Appraisal".) Once Seller has completed Seller's Appraisal, upon execution of a mutually agreeable confidentiality agreement between Seller and Buyer regarding the information contained in Seller's Appraisal, Seller shall deliver Seller's Appraisal to Buyer for Buyer's inspection and review. Buyer shall have Ninety (90) Days from receipt of Seller's Appraisal and any supplemental information

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 #1069073

Project Title: 117 4th Ave N. Franklin TN 37064

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.

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- Description of project
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- 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
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- **Note: Primary yard fencing does not qualify for administrative review**

Awnings:

- Description of project
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Nashville, TN 37209
P:615-352-0415
jtmanor@parkingmgt.com

Contact Information - Property Owner

Property Owner
Gary Schrader

117 4th Ave. N
Franklin, TN 37064
P:6157946626
Gary@fourthavenue.church

Address or Parcel

Project Address or Parcel: 117 4TH AVE N (078C-C00700)

Calculated Acreage: Parcel
- 117 4TH AVE N: 2.58395462

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 117 4TH AVE N: DD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 117 4TH AVE N: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 117 4TH AVE N: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 1069073

Type of Work Proposed : Signage

Type of Signage Proposed: Steel Posts 6ft high, metal sign - Poly Aluminum

Height of Overall Sign: 6

Height of Sign Face or Sign Area: 2.8

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

HVAC Type:

Narrative

Project Description:

Reducing the size of some signs, relocating some signs based on height restrictions and placing the correct height in its place, and lowering the height of some that are too high.

Franklin Historic Zoning Commission
Certificate of Appropriateness (COA)

Address:	**117 4th Ave. N. & 113 3rd Ave. N. & 137 4th Ave. N. (Downtown Franklin Historic District)**
Applicant:	**JT Manor**
Owner:	**Gary Schrader**
Project Number:	**8118**
Type of Work:	**Consideration of Convenience Signage**
Status:	**Approved with Conditions (See "Approved Work Specifications" below)**
Approval Date:	**October 24, 2023**
Expiration Date:	**October 24, 2025** (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of twenty-five convenience signs for the parking lots owned by the 4th Avenue Church of Christ. This COA is a revision to the previous COA issued for signage.

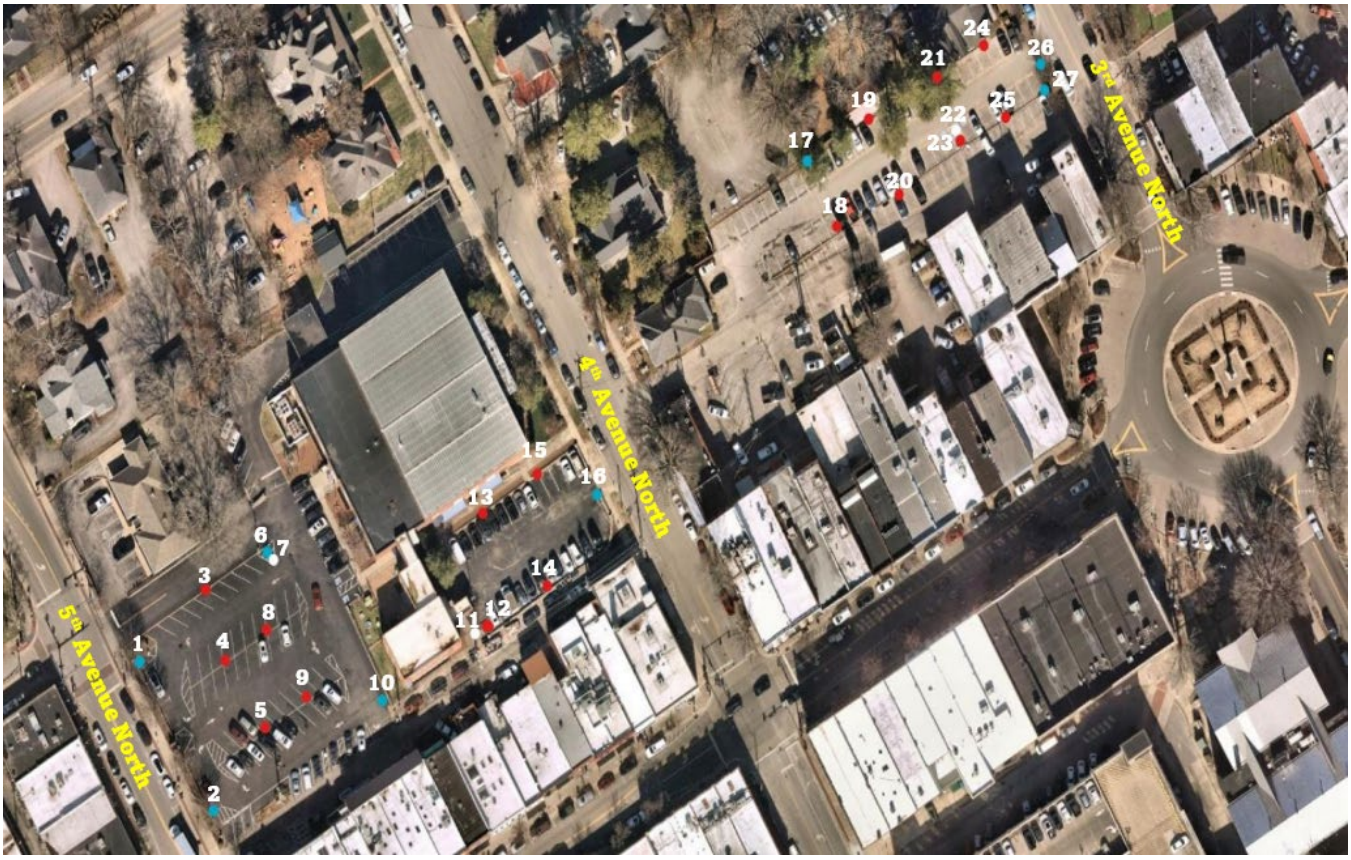
- **Sign Size:**
  - The proposed size of sixteen (16) signs on the property are to be 12" x 18" and spans to measure 1.5 sq. ft. in area. Each sign is proposed to be mounted onto a post, which will measure 5.5' in height. The sign meets the intent of the Guidelines by measuring no more than 1.5 sq. ft. when used for parking spaces when they are not visible from the right-of-way. (These signs are noted as the color red on the below map.)
  - Three (3) signs are proposed on the property, which measure 18" x 22" and spans to measure 2.75 sq. ft. in area. The post height should not exceed 4' in height. (These signs are noted as the color white on the below map.)
  - Eight (8) additional signs are proposed on the property, which measure 20" x 32" and spans to measure 4.44 sq. ft. in area. Convenience signage used for entrance and exit areas, may have one sign per entrance or exit, be 4.5 sq. ft. in area, and may be a maximum height of 4'. (These signs are noted as the color blue on the below map.)

- **Material:** The material of the proposed sign face and signposts will be a metal material. The Guidelines recommend finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed materials meet the Guidelines for materials for convenience signage.

- **Design:** The proposed background color is black with white lettering. The Guidelines recommend the use of a maximum of three colors, a darker background color than the lettering color. The proposed design meets the intent of the Guidelines.

- **Location:** The Guidelines recommend the use of no more than one convenience sign per entrance and no more than one convenience sign per exit. Entrance and exit convenience signs may be a maximum of 4' in height and 4.5 sq. ft. Further, the Guidelines state that limited additional convenience signs may be approved when they are not visible from the right-of-way. For these additional convenience signs, they may be a maximum of 6.5' in height, when used for parking spaces and a maximum of 1.5 sq. ft.

  For ease of communication, staff has assigned numbers to each of the proposed signs as shown on the exhibit below. Guidance for each sign will be provided using the numbering system on the exhibit.



1. The location for sign #1, is appropriate, as it is proposed to be situated behind the brick wall. This sign will not be attached to the wall, just located by the wall, but not taller than the wall, so that it is not seen from 5th Avenue North.

2. The location for sign #2, is appropriate, as it is proposed to be situated behind the brick wall. This sign will not be attached to the wall, just located by the wall, but not taller than the wall, so that it is not seen from 5th Avenue North.

3. The proposed location for sign #3 is **not appropriate** as it is visible from the right-of-way and it will be situated along the entrance to the parking lot.

4. The location for sign #4 is **appropriate** and the height is appropriate at 5.5'.

5. The location for sign #5 is **appropriate** and the height is appropriate at 5.5'.

6. The location for sign #6 is **appropriate** and the height is appropriate at 4' as it is a sign for an entrance/exit.

7. The location for sign #7 is **appropriate** and the height is appropriate at 4' as it is a sign for an entrance/exit.

8. The location for sign #8 is **appropriate** and the height is appropriate at 5.5'.

9. The location for sign #9 is **appropriate** and the height is appropriate at 5.5'.

10. The location for sign #10 is **appropriate** and the height is appropriate at 4'.

11. The location for sign #11 is **appropriate** and the height is appropriate at 5.5'.

12. The location for sign #12 is **appropriate** and the height is appropriate at 5.5'.

13. The location for sign #13 is **appropriate** and the height is appropriate at 5.5'.

14. The location for sign #14 is **appropriate** and the height is appropriate at 5.5'.

15. The location for sign #15 is **not appropriate** as it is visible from the right-of-way and the sidewalk.

16. The location for sign #16 is **appropriate** and the height is appropriate at 4' as it is a sign for an entrance/exit.

17. The location for sign #17 is **appropriate** and the height is appropriate at 4' as it is a sign for an entrance/exit.

18. The location for sign #18 is **appropriate** and the height is appropriate at 5.5'.

19. The location for sign #19 is **appropriate** and the height is appropriate at 5.5'**.**

20. The location for sign #20 is **appropriate** and the height is appropriate at 5.5'.

21. The location for sign #21 is **appropriate** and the height is appropriate at 5.5'**.**

22. The location for sign #22 is **appropriate** and the height is appropriate at 5.5'**.**

23. The location for sign #23 is **appropriate** and the height is appropriate at 5.5'**.**

24. The location for sign #24 is **not appropriate** as it is visible from the right-of-way and the sidewalk.

25. The location for sign #25 is **appropriate** and the height is appropriate at 5.5'.

26. The location for sign #26 is **appropriate** and the height is appropriate at 4' as it is a sign for an entrance/exit.

27. The location for sign #27 is **appropriate** and the height is appropriate at 4' as it is a sign for an entrance/exit.

APPLICABLE DESIGN GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The application is approved with the following conditions:

1. The following sign locations are approved as submitted: #1-2, #4-14, #16-23, #25-23.

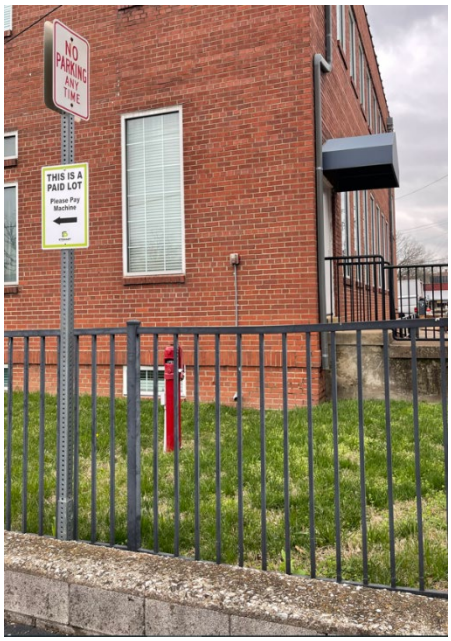
2. The post material must be metal or wood, to be in accordance with the Guidelines.

3. All signs must utilize a matte finish, rather than a gloss finish.

4. The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

5. **All existing non-approved convenience signs must be removed.** An application may be submitted to determine the appropriateness in light of the applicable Guidelines.





NON-APPROVED WORK

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

1. The following sign locations are **not approved**, as they are visible from the right-of-way: #3, #15, and #24.

Emily Huffer
Preservation Planner
City of Franklin Planning & Sustainability Department
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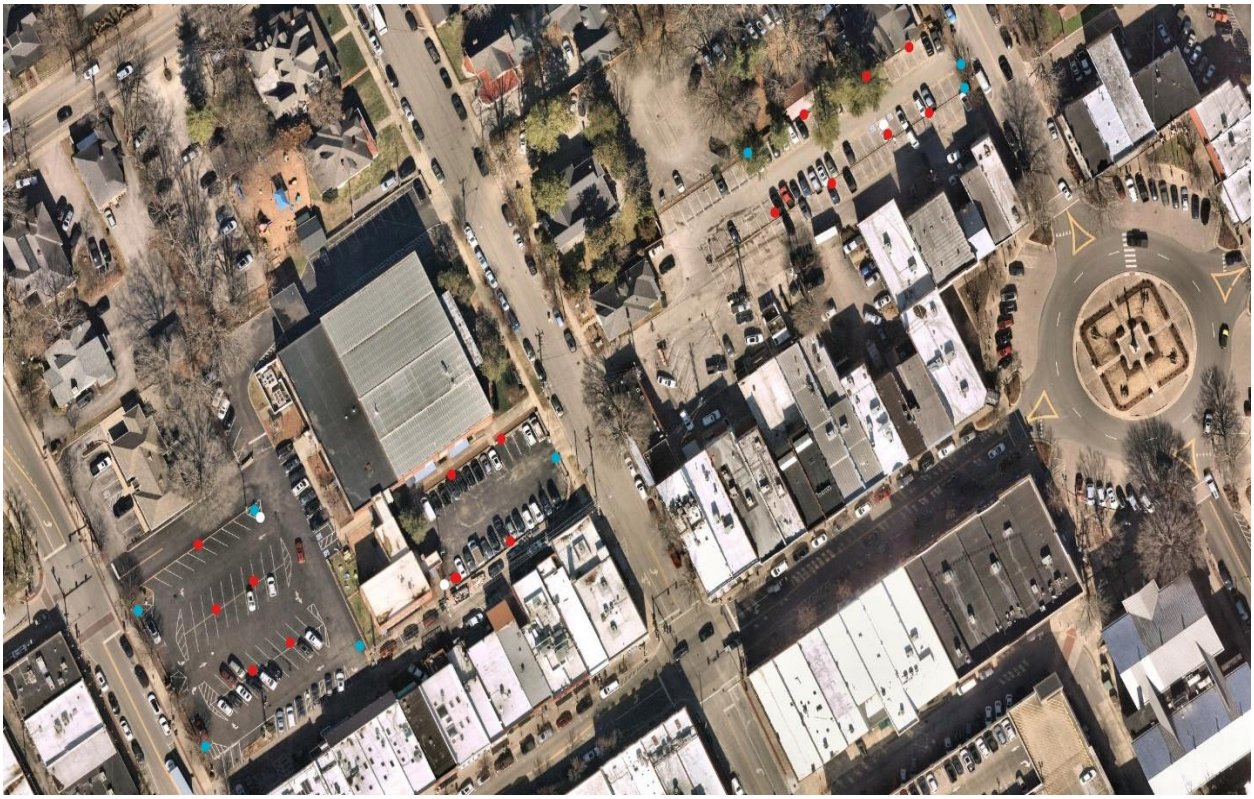

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Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 117 4TH AVE N: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 1069073

Type of Work Proposed : Signage

Type of Signage Proposed: Steel Posts 6ft high, metal sign - Poly Aluminum

Height of Overall Sign: 6

Height of Sign Face or Sign Area: 2.8

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

HVAC Type:

Narrative

Project Description:

Reducing the size of some signs, relocating some signs based on height restrictions and placing the correct height in its place, and lowering the height of some that are too high.