City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, December 11, 2023 **5:00 PM** **Board Room**

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of October Minutes

   Consideration Of Approval Of November Minutes

ANNOUNCEMENTS

APPLICATIONS

2. Consideration Of Alterations (Front Facade, In-Kind Replacement) At 348 Main St.; Timothy Wenner, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

3. Consideration Of Signage (Three Post-And-Arm Signs) At 249 Fourth Ave. N.; Mike Hathaway, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

4. Consideration Of Alterations At 230 Franklin Rd. (Building 11); Victor Lecoffre, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

5. Consideration Of An Addition (Principal) And Accessory Structure Relocation At 328 Franklin Rd.; Matt Christensen, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Sponsors: Kelly Dannenfelser, Emily Huffer

10. Consideration Of Alterations (Winstead House And Carriage House) At 423 South Margin St. (Franklin Grove); Brandon Priddy, Applicant.

Sponsors: Emily Wright, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

11. Rear Yard Fencing At 115 Harlinsdale Ct.; Milosi Landscaping, 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

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

City of Franklin

Meeting Minutes

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

Chair Jim Roberts called the meeting to order at 05:01 PM

Board Members Present: Susan Besser, Josh Denton, Brian Laster, Tyler LeMarinel, Jim Roberts, Mary Pearce, Lisa Marquardt, and Kathy Worthington

Staff Members Present: Kelly Dannenfelser, Planning & Sustainability; Emily Huffer, Planning & Sustainability; Elizabeth Bulay, Planning & Sustainability; Jared Carter, BNS; and Blake Harper, Law Department

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.)

None.

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:

A motion was made by Commissioner Mary Pearce, seconded by Commissioner Brian Laster, to defer the October 9, 2023, Meeting Minutes (due to the volume of pages) to the December 11, 2023, HZC Meeting. The motion carried 7-0 (Commissioner Josh Denton absent from the vote).

2024 MEETING CALENDAR

2. **Consideration Of The 2024 Meeting Calendar**

Sponsors:

A motion was made by Commissioner Brian Laster, seconded by Commissioner Tyler LeMarinel, to approve the 2024 Meeting Calendar. The motion carried 8-0.

UPDATED BYLAWS

3. **Consideration of The Updated Bylaws.**

Sponsors:

Ms. Dannenfelser. Minor revisions have been made to the City of Franklin HZC bylaws to officially reflect the changes to state law. Those changes include specific terminology stating that anytime an action (voting) is taken by the HZC, there should be time for public comment. State law now requires the city to publicize the agenda 48 hours prior to the meeting. Emergency items will no longer be added to the agenda on the evening of the meeting. If there is an item relating to public safety and welfare of a historical nature, there is a process in place, according to the zoning ordinance, to be handled administratively in coordination with the HZC. Lastly, state law updates allow for the HZC vacancies to be filled by the Mayor and BOMA, whereas before the filling of a vacancy was mandated that the vacancy be filled. Now the process is more permissive and "may" be filled according to the process already in place.

A motion was made by Commissioner Lisa Marquardt, seconded by Commissioner Kathy Worthington to approve the Updated HZC Bylaws. The motion carried 8-0.

ANNOUNCEMENTS

Ms. Huffer announced that a special DRC Meeting will be held on Monday, November 20, 2023, at 3 pm and the regularly scheduled DRC Meeting will follow at 4 pm. Ms. Huffer introduced Elizabeth Bulay as the new assistant Preservation Planner. Ms. Bulay stated that she previously worked in the Building and Neighborhood Services department and is currently working on her Master's degree in Urban & Regional Planning.

Chair Jim Roberts announced that the item for 214 North Margin will follow the Harlinsdale item (239 Franklin Road) as both items are city projects.

Also, the item (#10) 159 1st Avenue and the Item 18, 111 Winslow Road, have withdrawn from the agenda for the evening.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that this item was deferred to the next meeting at the October 2023 HZC meeting. The applicant attended the following DRC meeting where changes were made meeting all the design guidelines. Staff recommends approval of Multifamily Building 3 with staff conditions.

Applicant Speaker: Joe Antunovich, Antunovich Associates, Chicago, IL & 401 Church Street, Franklin, TN. Mr. Antunovich

thanked the Commissioners and staff for their patience and work put forth over the last 12 months. Mr. Antunovich stated the project is better moving forward than when it was started thanks to Ms. Huffer, Ms. Dannenfelser, Ms. Diaz-Barriga and the Commissioners' thoughtful time and effort along with their respectful attitudes. Mr. Antunovich provided the 3D component to the application, as requested by the HZC, and presented the video rendering of the overall Middle Eight development. All the changes requested by staff and the Commission have been honored other than the window component. The team requests to use an aluminum-clad window that is inspired by the Factory and Jamison Station and to coincide with the windows approved for the other Middle Eight buildings.

MOTION
A motion was made by Commissioner Brian Laster, seconded by Commissioner Brian Laster to approve new construction (Multifamily Building 3) at 209 Old Liberty Pike with staff comments and to include use of aluminum-clad windows (condition #2) consistent with the other Middle Eight buildings.

Commissioner Susan Besser stated that she would not be able to support the item because the amount of fiber cement board is higher than she would like to see on the buildings.

Commissioner Mary Pearce stated that she was confused by the statement that the aluminum-clad windows were inspired by the Factory. Aluminum-clad windows would not be expected to be seen in an historic district. Because the proposed window will be used for infill purposes, there is some leniency that can be given. There could be a better choice of window than the sample provided.

Commissioner Lisa Marquardt stated that she could not support the item because of the inconsistency of the massing, proportion, and scale of the buildings in the historic district.

There being no further discussion, Chair Jim Roberts asked for the Commissioners to vote on approval of new construction (Multifamily Building 3) at 209 Old Liberty Pike with staff comments and to include use of aluminum-clad windows (condition #2) consistent with the other Middle Eight buildings.

The motion carried 6-2. (Commissioners Susan Besser and Lisa Marquardt 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

Project Leader: Emily Huffer. Ms. Huffer explained that the application was deferred to the next meeting at the October 2023 HZC meeting. The applicant attended the following DRC meeting in which the application was altered to include all the requirements requested. Staff recommend approval of new construction (Townhomes) at 209 Old Liberty Pike.

Applicant Speaker: Joe Antunovich. The improvements agreed upon at the October 2023 DRC meeting include the breakup of the windows, recess of the front door, regression of the windows, and adjustments to the decks on the south and east sides of the Townhome buildings. Mr. Antunovich stated that the team has no objections to staff comments other than to include the use of aluminum-clad windows consistent with the previously approved windows of the other Middle Eight buildings. The team continues to refine the window profile. The mullions and muntins should be narrower than the window example provided to reflect similarities of the Factory windows. The quality of the window is what the team wanted staff and the Commission to see, and the team acknowledges that once the window profile and specifications have been decided, final approval from staff will be necessary.

Citizen Comment:
Melanie St. Amont (126 Old Liberty Pike). Ms. St. Amont expressed her concern that the designers and people associated with the development do not know the area very well or know that the large buildings are not on Old Liberty Pike, but on Daniels and Liberty Pike.

Applicant: Gary Vogrin. The address of the development was provided from the tax map parcel and the GIS mapping system. The applicant realizes most of the development will be on Daniels and Liberty Pike, but there is a small portion of

land on Old Liberty Pike.

MOTION
A motion was made by Commissioner Mary Pearce, seconded by Commissioner Brian Laster to approve new construction of Townhomes (Lots 4-6) at 209 Old Liberty Pike with ALL staff conditions.

Ms. Huffer asked for clarification of the motion: "Does the motion include staff condition #2 (windows)?"

Commissioner Mary Pearce stated that she believes this area serves as a hyphen. Use of the windows (condition #2), as specified by staff, will help with transition and further acknowledge the history of the area.

Commissioner Brian Laster stated that the documents indicate sliding doors instead of oversized French doors and double hung windows.

Mr. Antunovich stated that the application documents "incorrectly" state sliding doors, but oversized French doors and double hung windows will be used.

There being no further discussion, Chair Jim Roberts asked the Commissioners to vote by raising their hands on the motion to approve new construction of Townhomes (Lots 4-6) at 209 Old Liberty Pike with ALL staff conditions.
The motion carried 7-1. (Commissioner Susan Besser voting against)

Chair Jim Roberts echoed similar sentiments from Mr. Antunovich earlier by saying he has a great deal of respect for the Truland team and how the meetings have been handled with the HZC, as well as the other Commissions. "I'm looking forward to seeing this project completed. It will be a great addition and will be well received by the community."

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer

Applicant Speaker: David Hodnett, Kevin Lindsey. Mr. Hodnett stated that he has a color sample of the material, known as "Yosemite Sand" for the multi-use trail, as requested at the October 2023, DRC meeting. Also, an example of the 400 feet of railroad stamping, to be completed by the contractor, is outside for the Commissioners to view. Lastly, there was a concern about the trail ending in a cul-de-sac in front of the Hayes house. The end of the trail has been rerouted to intersect with a connector to the parking area.

MOTION
A motion was made by Commissioner Mary Pearce, seconded by Commissioner Tyler LeMarinel to approve alterations (site elements) at 239 Franklin Rd. with staff conditions. Approval with Conditions.

AMENDMENT
A motion was made by Commissioner Mary Pearce, seconded by Commissioner Susan Besser, to amend the motion to utilize a more natural looking gray on the stamped concrete, as the current concrete reads blue, gray in color. The motion to amend carried 8-0.

Commissioner Brian Laster asked how the signage will be attached to the bridge into Harlinsdale.

Ms. Dannenfelser stated that the bridge doesn't fall under the HPO.

Mr. Lindsey noted that the signage will be bolted to a girder on the bridge visible to upstream traffic primarily. Also, previously approved signage for greenway connectivity will be used throughout Harlinsdale.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer

Applicant Speaker: Shahad Abdulrahman, Kevin Lindsey

Ms. Abdulrahman, project manager, explained that a roofing color is needed to provide to the manufacturer. The previous roof color was white. The framework, post, and beam color will be Gibraltar Gray and has been previously approved. Staff decided that any color, but white would be a good choice, maybe a color that contrasts with the gray.

Mr. Lindsey explained that the pavilion roof fell in after a snowstorm in which the city elected to remove the entire building. The exterior was mostly white with a brick façade, but has been a multitude of colors over the years. Most of the posts revealed a similar color to Gibraltar Gray, providing the reason for the color choice.

Commissioners Kathy Worthington and Mary Pearce asked if a color had been chosen.

Commissioners Lisa Marquardt and Mary Pearce noted colors on large buildings do not always result in the color intended to be.

Ms. Abdulrahman suggested consulting the architect for a roof color suggestion.

Chair Jim Roberts stated that the color decision may be best decided between staff and architect, then return to HZC or preservation planner for final approval.

Commissioner Mary Pearce suggested the color be one that blends into the environment naturally.

Commissioner Tyler LeMarinel pointed out that certain colors wear or last longer than others. As a city project, the Commission should consider a color that provides longer sustainability.

MOTION
A motion was made by Commissioner Tyler LeMarinel, seconded by Commissioner Brian Laster to approve New Construction At 200 & 214 N Margin St. (Bicentennial Park Pavilion) with conditions for the painting of the structure Gibraltar gray and the roofing color to come back to staff for approval.

Commissioner Josh Denton amended the motion to add that the roofing color is to be a neutral tone and be approved by staff, seconded by Commissioner Mary Pearce. The motion to amend carried 8-0.

The motion to approve as amended carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The applicant attended the October DRC meeting and proposed to add a deck to the left side of the rear elevation. The steps, railings, and surface are to be made of a composite wood with the posts made of wood. The design guidelines recommend placing new decks on rear or obscured façade with minimal visibility from the street and to use wood materials and simple wood rail designs with square balusters. Staff recommends approval of this application with staff conditions.

Applicant Speaker: John Dunavan. Mr. Dunavan stated that adjustments were made based on the recommendation from the DRC meeting. The deck is proposed to be 16 x16 feet square with the deck being about 20 % of the overall footprint and well below the recommended landscape surface area.

MOTION
A motion was made by Commissioner Tyler LeMarinel, seconded by Commissioner Kathy Worthington to approve the addition (rear deck) at 1319 Adams Street with staff conditions. The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The proposal includes the construction of a rear addition and alterations to the windows at 203 2nd Avenue South. The 103 sq. ft. addition is appropriately placed at the rear and meets the Zoning Ordinance for the setbacks of the property. It is noted on the plans that all the windows will be reworked so that the rope and pulley mechanisms are functioning within the windows. The two non-historical front windows in the dormers are proposed to be replaced with wood windows with rope and pulley mechanisms. Staff recommend approval with conditions as the addition and alterations to the windows are appropriate within the guidelines.

Applicant Speaker: Amanda McCreary. Since the DRC meeting in October there have been no additions or changes to the application. To address the massing of the right elevation, it is proposed to add trim pieces to break up the large façade.

MOTION
A motion was made by Commissioner Mary Pearce, seconded by Commissioner Lisa Marquardt to approve the addition and window alterations and to include additional trim pieces to the right façade with staff conditions (Principal) at 203 2nd Avenue S.

Commissioner Lisa Marquardt requested more details regarding the additional trim to be added to the right elevation.

Ms. McCreary explained that a trim band would be added to break up the siding, completing the gable on the right elevation similar to the left elevation. The roof line would also be brought down between the existing gable and the first and second floors.

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

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The application proposes to construct a retaining wall and 5 stone columns on the property. The proposed retaining wall is situated on the right side of the property, between the principal building and the house on the adjacent lot. The proposed retaining wall does not meet the Zoning Ordinance for location, as it is situated within the setback of the property. The use of stone columns (5 columns 28” in height) 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. Therefore, staff recommends denial of the columns and retaining wall located at 1254 Adams Street.

Applicant Speaker: Ernie Reynolds. Mr. Reynolds stated that he was unaware that the proposed location of the retaining wall was not entirely on the property. There should be enough room to construct the retaining wall on the owner’s property, possibly with the granting of an easement. The proposed location of the retaining wall includes a 24” grade drop along and contends with a series of invasive bushes. Mr. Reynolds asked if there was a possibility of an exception being made.

Ms. Huffer explained that zoning ordinance requirements state that a 5-foot setback must be observed. If the retaining wall were to fall, the wall would fall into the setback area instead of the adjacent property.

Ms. Dannenfelser stated that an applicant may make a variance request through the Board of Zoning Appeals, but the HZC cannot approve a wall that doesn't meet the zoning ordinance requirements.

Ms. Huffer explained the proposed locations of the 5, 28" columns. Two of the columns will be on either side of the front walkway leading from Adams Street and two columns will be positioned on the Jennings Street side of the lot. The last column is proposed to be between the retaining wall and the neighbor's property. Ms. Huffer noted that it isn't typical to see such columns in the Adams Street Historic District without fencing between the columns.

Mr. Reynolds explained that the two columns on the Jennings Street side would be used to support a 36"-42" hedge along a future courtyard. The two Adams Street columns are planned to be in support of a large curvilinear garden design the owners are considering in the future.

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

Commissioner Lisa Marquardt stated that she was leaning toward a deferral to the December 11, 2023, meeting.

MOTION
Motion #1 (Columns and Retaining Wall)
A motion was made by Commissioner Lisa Marquardt, seconded by Commissioner Josh Denton to defer site alterations (Columns and Retaining Wall) at 1254 Adams Street to the December 11, 2023, meeting.

There was discussion between the Board and staff concerning the applicant's time to request a variance from the Board of Zoning Appeals in time for the December 11, 2023, HZC meeting.

Mr. Harper explained that this Commission does not have the authority to defer the application for the retaining wall because it does not meet the required zoning ordinance requirements. The Commission would need to deny the application at this time. Then, the applicant may request a variance from the Board of Zoning Appeals.

Commissioner Lisa Marquardt withdrew her motion to defer, with agreement from Commissioner Josh Denton.

Motion #2: (Retaining Wall)
A motion was made by Commissioner Josh Denton, seconded by Commissioner Lisa Marquardt to deny the site alterations (Retaining Wall) at 1254 Adams Street. The motion carried 8-0.

Motion #3: (Columns)
A motion was made by Commissioner Susan Besser, seconded by Commissioner Tyler LeMarinel, to deny the site alterations (Columns) at 1254 Adams Street.

Commissioner Tyler LeMarinel stated that, based on staff recommendation, he cannot support the application proposal. Commissioner Tyler LeMarinel noted that the proposed alterations to the non-curbed section of the neighborhood makes more of a structured statement, as proposed, and would look out of place in the Adams Street Historic District.

Commissioner Josh Denton noted that the column proposed by the retaining wall appears to be within the 5-foot setback.

Commissioner Kathy Worthington requested more information from the applicant. A rendering or explanation of how the landscaping will intermingle with the columns and retaining wall would be helpful.

The motion to deny the site alterations (Columns) at 1254 Adams Street carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Item withdrawn by applicant.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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 proposed porch alterations are appropriate and within the guidelines. The application also includes the replacement of the front door and the removal of the storm door. The staff is unclear about the age of the door. While the glass does appear to be replacement glass, not enough information was provided to have a clear indication of door age. Staff recommend deferral of this portion of the application to allow the applicant to provide more information regarding door age. However, staff recommend approval of the in-kind column replacement and the removal of the storm door, with staff conditions.

Applicant Speaker: Amanda McCreary. Two of the four columns at the front of the house are requested to be replaced. The column on the far right has been damaged by termites and is being held up by 2"x4"'s. The column on the left is a box beam and has been replaced in the past but is missing the chamfered edges that the other columns have. The railings are proposed to be removed as most homes on Fair Street do not have internal railings between the columns. The front door has insulated glass of a newer design as the sticking on the inside and outside appears not to be replaced, as one would expect to see over time, for an older door. The cylinder locks, round over hinges instead of square hinges, and interval weather stripping on the jam all confirm evidence of a more modern door. The door is proposed to be replaced with an all-glass beveled edge door like other front doors on Fair Street.

MOTION
Motion #1 (front porch)
A motion was made by Commissioner Lisa Marquardt, seconded by Commissioner Tyler LeMarinel, to approve alterations (front porch) at 728 Fair Street with staff conditions and excluding the replacement of the front door . The motion carried 8-0.

Motion #2 (door replacement)
A motion was made by Commissioner Mary Pearce, seconded by Commissioner Brian Laster, to approve a front door design at 728 Fair Street that should be returned to staff for approval.

Commissioner Mary Pearce suggested replacement of the door with a more historically accurate design. Considering the transom above the door, a true divided light may not be the best choice for the architectural style of the home. One would not see a true divided light door used as the front door of a home during this era of history.

Commissioner Brian Laster agreed with Ms. Pearce and added that the home is a simple style with a pyramid roof that was probably built in the early 1900s. If the architectural style was a craftsman or bungalow, the proposed door may be more appropriate. The style of the current door matches more consistently with the historical design of the home. The applicant may be able to locate a historic door to be used that may be appropriate for the front entrance.

Ms. McCreary stated that one of the goals for door replacement was to allow more natural light into the home. Ms. McCreary noted several homes on Fair Street that have made use of a truly divided light door.

Commissioner Mary Pearce stated that even a full glass panel door may not provide the amount of light the owner seeks given the porch on the front of the home. The current glass door configuration works for the style of home unless a somewhat Victorian-style door is used.

There being no further discussion, Chair Jim Roberts asked the Commission to vote on the "door replacement" portion of the application. The motion to approve a front door design at 728 Fair Street that should be returned to staff for approval carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The mechanicals have been relocated to the rear of the building and will need screening from the road. The work platform has been painted white to better blend with the exterior of the building. Landscaping has been indicated as the form of screening to be used meeting the design guidelines. The proposed lighting for the site consists of three poles that will measure 22'-10.5" in height. All the poles will be situated in landscaping beds by the building. The design of the light fixtures are to be simple so as to not overwhelm or distract from the simplicity of the building. Three light fixtures have been chosen by the applicant and are all appropriate and meet the design guidelines. One light fixture should be chosen and utilized for each location. Staff recommend approval of the application with conditions.

Applicant Speaker: Sam Johnson. The electrical meter was relocated from one side to the rear of the building to allow access to the meter “out of the floodplain” as recommended by staff.

MOTION
A motion was made by Commissioner Brian Laster, seconded by Commissioner Lisa Marquardt to approve mechanical screening and lighting at 252 5th Ave. N with staff conditions.

Commissioner Brian Laster asked which light fixture would be the preference of staff and of the applicant.

Ms. Huffer noted that any of the three would work well with the simple design of the building.

Mr. Johnson stated that his preference would be number 1. The height of the light poles would be 22’ 10.5” to provide the required light coverage with the least number of poles and light fixtures.

There being no further discussion, Chair Jim Roberts asked the Commission to vote on mechanical screening and lighting at 252 5th Ave. N with staff conditions.

The motion to approve mechanical screening and lighting at 252 5th Ave. N with staff conditions carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The application includes the proposal to replace the existing front porch due to the existing porch's poor condition. 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 proposal meets the Guidelines for the repair and in-kind replacement of front porches on historic residential buildings.

Chair Jim Roberts asked Mr. Carter to share the findings after inspecting the front porch at 324 3rd Avenue South.

Mr. Carter stated that he and Mr. Tosh found a substantial amount of deterioration of the porch. In their opinion, replacement of the porch is needed. However, the floor of the porch is salvageable and can be used.

Applicant Speaker: Scott Nicodemus. Mr. Nicodemus stated that his team is doing its best to work through the requirements of the city along with considering the recommendations of staff. The porch was found to be separated from the house and at that point, the city was called for inspection. The intent is to use a new porch rack along with the usable columns, corbels, and porch floor. The goal is to improve the roof rack, but until the vinyl is removed, exposing the rafters, replacement is pending until the wood is determined to be salvageable or not. Mr. Nicodemus stated that he thought the roof replacement material, previously approved, is a standing seam metal roof.

MOTION
A motion was made by Commissioner Tyler LeMarinel, seconded by Commissioner Brian Laster, to approve (front porch) alterations at 324 3rd Avenue S. with staff conditions.

Ms. Huffer noted that the roof material for the porch would need to be confirmed.

Commissioner Mary Pearce stated that the exact color of the metal roof would need to be determined and possibly approved by staff.

Ms. Dannenfelser requested guidance or direction from the Commission regarding roof color.

Commissioner Josh Denton noted that staff can bring the color choices to the Commission if necessary. It seems the Commission has been asked to make several color choices this evening, sometimes without the proper information needed to make the decision. “Is the applicant not required to provide color choices and other pertinent information as part of the application submittal?”

Commissioner Tyler LeMarinel stated that the burden should be on the applicant to make color choices as well as provide the appropriate documentation supporting the choices and their reasoning for the choices. This way, at least the Board has a starting point and a choice to “actually” vote on and is not tasked with choosing colors for roofs, doors, or siding, etc… Regarding the current application, Commissioner Tyler LeMarinel stated that the roof shallowness should be considered when choosing a roof color.

Amendment #1
Commissioner Mary Pearce amended the motion to include the metal on the front porch must be standing seam metal in a dark color and must return to staff for approval, seconded by Commissioner Susan Besser. The motion to amend carried 8-0.

Commissioner Susan Besser stated that the drawings show the use of metal on the front porch. To be rebuilt correctly, wood material should be used.

Mr. Nicodemus agreed with Commissioner Susan Besser.

Ms. Huffer confirmed that use of wood does align with the design guidelines.

Amendment #2
Commissioner Susan Besser amended the motion to include use of wood to replace the metal siding on the porch rack and ceiling with tongue and groove beadboard with a 2” reveal, seconded by Commissioner Josh Denton. The motion to amend carried 8-0.

There being no further discussion, Chair Jim Roberts asked the Commission to vote on the Motion as amended twice, for alterations at 324 3rd Ave. S. The motion to approve as amended twice carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The applicant attended the October 2023, DRC meeting. 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. 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 applicant proposes to add a 111.33 sq. ft. addition to the left of the accessory structure. The Guidelines recommended utilizing the existing wood siding and replacing the boards that are deteriorated instead of utilizing cement board siding. The proposed roofing material, windows, door, garage door, and addition is appropriate within the Guidelines. Staff recommend approval of the proposal with conditions.

Applicant Speaker: Ben McCreary. Mr. McCreary stated that the wood siding has significantly deteriorated on the accessory structure along with the presence of termite damage. The building is showing signs of warping due to the 24” spacing between interior supports, making it difficult to weatherproof and safeguard the building for the future. The applicant requests the use of cementitious siding to stabilize the structure while preserving as much of the building as

possible. Replacement of the ridge beam and some joist replacement is requested, to provide security to the building. Mr. McCreary proposed replacement of the metal roof with asphalt shingle to be consistent with the principal building. The exterior of the accessory building will be maintained by exposure of the rafter tails.

MOTION
A motion was made by Commissioner Kathy Worthington, seconded by Commissioner Tyler LeMarinel to approve relocation of the accessory structure (and addition) at 1003 Fair Street with staff conditions, 1-5.

Discussion (roof)
Commissioner Mary Pearce stated that it would be recommended to keep the metal roof on the accessory structure as this is an opportunity to preserve and keep the structure as original as possible.

Commissioner Tyler LeMarinel stated that even though the materials may differ between the principal building and the accessory structure, the metal roofing and standing seam siding allow the structure to be genuine to its historical fabric.

Mr. McCreary noted the difficulties of finding 50 % usable siding on the accessory structure.

Amendment to Motion:
Commissioner Mary Pearce amended the motion to include that the metal on the accessory structure be replaced in-kind, seconded by Commissioner Tyler LeMarinel. The motion to amend carried 8-0.

Discussion (Siding)
Commissioner Tyler LeMarinel stated that the accessory building is being moved to a more visible location, reinforcing the need to preserve all useable siding. "At what point does one draw the line when searching for usable materials?" The usable siding could be repurposed/preserved for the front façade since it is visible from the road.

Commissioner Josh Denton noted that the guidelines state to NOT replace more than 25% of the siding unless significant deterioration is present. The burden of proof falls to the applicant to document and provide evidence of significant deterioration.

Commissioner Mary Pearce suggested keeping as much of the original siding as possible to consistently cover the front façade. Then, if the remaining original siding isn't usable, supplement with approved new wood siding.

Commissioner Brian Laster noted the mix of the original siding with the new siding will have different dimensions, making it difficult to achieve the look you are going for.

Commissioner Tyler LeMarinel noted the flexibility of the front façade considering the inside corners. If enough salvageable siding can be collected to cover the front façade, it's reasonable to consider supplementing the other façades with new wood siding.

Commissioner Josh Denton stated that he would like confirmation that the nonconforming accessory building being moved does not increase the setback encroachment and that the city understands this change.

Mr. Harper explained that Commissioner Josh Denton's concern is valid and one the Commission should consider carefully. The question cannot be answered on the spot, but Mr. Harper stated that he would be glad to research the issue and advise the Commission on how to move forward. This would require the Commission to defer the item to the next voting meeting.

Commissioner Mary Pearce stated that everything the Commission approves must meet the zoning requirements. If, for some reason, the project doesn't meet a requirement, the Building and Neighborhood Services Department will halt the project.

Ms. Dannenfelser stated that the Building and Neighborhood Services department has reviewed the application and because the nonconforming accessory building, being relocated, doesn't increase the degree of nonconformity, the city has not flagged the application.

There being no further discussion, Chair Jim Roberts asked the Commission to vote on the Overall Motion as amended for accessory structure (and addition) at 1003 Fair Street with staff conditions, 1-5. The overall motion as amended carried 8-0.

16. 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

Project Leader: Emily Huffer. The applicant attended the October 2023, DRC Meeting to discuss the proposals of the application.

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. 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
The current application includes the proposal to install wood lap siding with a 5" reveal. 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. 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. Since the building was constructed circa 1930, the use of gas lanterns would not be appropriate to the house or the 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 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.

Applicant Speaker: Ben McCreary, Patrick Ogle (Owner). Mr. McCreary stated that the goal is to restore the porch to the 1960's era based on historical photos along with the precedent set by similar homes in the area.

MOTION
Motion #1
A motion was made by Commissioner Lisa Marquardt, seconded by Commissioner Josh Denton to approve the porch alterations, the removal of the asbestos siding, the installation of wood lap siding, and the removal of the parge coating with

staff conditions at 1009 Fair Street. The motion carried 8-0.

Motion #2
A motion was made by Commissioner Lisa Marquardt, seconded by Commissioner Kathy Worthington, to approve the application of German Shmear at 1009 Fair Street.

Commissioner Lisa Marquardt stated that the explanation of the process and why the process is necessary, by the applicant, made sense and seemed reasonable.

Commissioner Mary Pearce asked for more details about the German Shmear. Its possible additional treatments may not be necessary after the parge removal, depending on the results.

Mr. McCreary stated that the German Shmear is like a lime wash.

Commissioner Brian Laster suggested the applicant remove the parge and, if the surface is damaged beyond repair, request using the German Shmear. There are too many hypothetical scenarios, and it may be better to take one step at a time.

Commissioner Lisa Marquardt withdrew the motion to approve.

Motion #3
A motion was made by Commissioner Brian Laster, seconded by Commissioner Josh Denton, to deny the application of the German Shmear at 1009 Fair Street. The motion carried 8-0.

Motion #4
A motion was made by Commissioner Mary Pearce, seconded by Commissioner Susan Besser, to deny the installation of gas lanterns at 1009 Fair Street.

Commissioner Mary Pearce stated that the use of gas lanterns would not be a historically accurate representation of the home on Fair Street.

Commissioner Tyler LeMarinel stated that gas lanterns are not typically seen or historically accurate on homes constructed during this era but questioned how important and guarded should the Commission be concerning the use of a light fixture? The fact that this is a gas lantern requiring a gas line makes it a permanent fixture, otherwise a homeowner could go out and swap the fixture the next day.

Patrick Ogle, homeowner. Mr. Ogle provided additional information dating the age of the home prior to 1930. According to the tax records and the Sanborn maps, the home was subdivided in 1916 and sold in 1919 to the family that constructed the home. The home is listed on the 1928 Sanborn map, but no other documents or records were available until 1935. The assessor's office does not have any information to support the home being constructed in 1930.

Commissioner Brian Laster stated that electricity was available in Franklin in 1898 and, although the gas fixtures are beautiful, a home in this era would not have had gas lanterns.

Mr. Ogle stated that the standard isn't clear regarding gas lanterns when several existing historical homes, built in a similar historical era, have gas lanterns installed.

Chair Jim Roberts explained that the commission may have approved the gas lanterns on the Fair Street home many years ago but other than the precedent set by homes with existing gas lanterns, the Commission doesn't typically approve gas lanterns for homes built in this period. Personally, Chair Jim Roberts stated that he doesn't have a problem with gas lanterns.

Commissioner Mary Pearce stated that her denial is based on following the standards and guidelines established by the HZC.

Commissioner Josh Denton explained that the existing homes, discussed with gas lanterns, may have been installed before the Historic Zoning Commission existed or well before. The HZC follows the design guidelines established, but Commissioner Josh Denton stated that he understands the confusion of seeing gas lanterns installed in other historically preserved homes of a similar age.

Commissioner Brian Laster stated that, since his time serving on the board, gas lanterns have not been approved for this type of vintage of home.

Commissioner Kathy Worthington suggested use of a bulb in an electric fixture that would simulate the gas flame.

A motion to deny the installation of gas lanterns at 1009 Fair Street carried 7-1. (Chair Jim Roberts voting against)

The overall motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer.

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 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 addition is proposed to be 1,129 sq. ft. This equates to 61.89% of the principal building. 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.

ACCESSORY STRUCTURE: 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 all meet the design guidelines. The window specifications must be provided to the Preservation Planner.

RECOMMENDATION:

1. Staff recommend approval of the alterations to the historic building with conditions.
2. Staff recommends denial of the addition and the accessory structure.

Applicant Speaker: Jennifer Lombard. Ms. Lombard stated that after discussions, at the DRC Meeting, about the accessory building size, the height of the building was reduced significantly to be more subordinate to the principal building. For the addition, although it's over the recommended percentage of the historic building, the building only consumes 17 % of the large lot.

Chair Jim Roberts stated that the addition is 217 square feet over the allowable square footage. The specifics are secondary until the 217 square footage is addressed.

MOTION
Motion #1 (Alterations to Principal Building)
A motion was made by Commissioner Brian Laster, seconded by Commissioner Josh Denton, to approve the restoration of the existing principal building including 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 and to replace the cladding around the columns with wood cladding at 112 Lewisburg Avenue. The motion carried 8-0.

Addition:
Ms. Lombard stated that they felt the size of the addition was appropriate due to the size of the lot. The addition is inset by one foot on each side and is completely at the back of the house and not visible from the road. Since the lot size is large and the principal building, with the addition, doesn't overwhelm the property, we are hoping the Commission will be forgiving regarding the square foot overage.

Motion #2 (Addition)
A motion was made by Commissioner Lisa Marquardt, seconded by Commissioner Susan Besser, to deny the addition of the principal building at 112 Lewisburg Avenue.

Commissioner Kathy Worthington stated that even though the addition cannot be seen from the front and considering the 50 % ratio recommended by the guidelines, the addition is massive.

Commissioner Susan Besser noted that the addition possibly blends too well with the principal building. There should be more of a clear differentiation between the home and the addition using setbacks.

Commissioner Brian Laster stated his concerns about the overwhelming gables of the addition and asked if the applicant had considered other ways to provide square footage without as much massing. Also, according to the elevation rendering, it appears to be an eight-foot ceiling from grade to where the break in the siding and foundation begins. A correct rendering would be helpful to the Commission.

Ms. Lombard stated that the team is open to discussing suggestions from staff and the Commission but thought the addition was in keeping with the house and the design guidelines. There seems to be an error in the elevation drawing regarding spacing. Ms. Lombard will provide a corrected elevation to staff.

The motion to deny the addition of the principal building at 112 Lewisburg Avenue carried 8-0.

Motion #3 (Accessory Structure)
Commissioner Josh Denton noted that the accessory structure approval is dependent on the addition approval, making it necessary to defer or deny the accessory structure to the next meeting, depending on the preference of staff.

Ms. Dannenfelser stated that denial would be the preferred procedure since the application doesn't meet the zoning ordinance since the principal structure doesn't have a COA.

A motion was made by Commissioner Josh Denton, seconded by Commissioner Brian Laster, to deny the accessory structure at 112 Lewisburg Avenue. The motion carried 8-0.

18. 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

Project Leader: Emily Huffer. 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, to maintain the building's historic status. The building is already 28" above the Base Flood Elevation and would need to be raised 8" to meet the zoning requirement. Staff recommend providing a favorable recommendation to the BZA for the building's finished floor elevation request, with conditions.

Applicant Speaker: Amanda McCreary. Ms. McCreary stated that the current building does sit three feet above the base flood plain and the team would prefer not to raise the historic structure, if possible. The columns on the front porch would likely be lost if the historic structure needed to be raised.

MOTION
A motion was made by Commissioner Brian Laster, seconded by Commissioner Tyler LeMarinel to approve a favorable recommendation to the Board of Zoning Appeals. The motion carried 8-0.

19. **Consideration Of Partial Demolition, Alterations, and An Addition (Principal) At 111 Winslow Road, Kevin Coffey, Applicant.**
Sponsors: Kelly Dannenfelser, Emily Huffer

Item withdrawn by applicant.

OTHER BUSINESS

None.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

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

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

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

ADJOURN

A motion was made by Commissioner Josh Denton, seconded by Commissioner Brian Laster to Adjourn the November 13, 2023, HZC Meeting. The motion carried 8-0.

There being no further business, the meeting adjourned at 07:45 PM p.m.

_____ _____

Chair Date

File #: 21-05748

DATE: November 27, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Front Facade, In-Kind Replacement) At 348 Main St.; Timothy Wenner, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning in-kind replacement of elements of the Front Facade at 348 Main Street.

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

PROJECT INFORMATION:
COF Project Number: 8345
Applicant: Timothy Wenner
Owner: J. Martin Ozburn

BACKGROUND:
The building at 348 Main Street is part of a three-part commercial building of stretcher-bond brick built ca. 1900 and is considered contributing in the National Register of Historic Places for the Franklin Historic District.

The application proposes to replace, in-kind, the elements of the front façade including the storefront cornice box, crown molding, and ornamental elements. The application proposes to build back two decorative diamond blocks that are currently missing from the cornice on the right side of the entrance. Additionally, an 18” cap on top of the crown is proposed to be replaced. Currently, this cap is made of plywood with a rubber membrane covering and is proposed to be replaced with Cypress wood.

The applicant proposes to use a two-ply modified roof covering with white painted flashing to provide water protection. The applicant proposes to repaint the entirety of the front cornice to match the existing color. The Guidelines recommend one should paint, repair, and provide other regularly needed maintenance. Should historic exterior wood require repair or replacement, the resulting

materials, profiles, and designs should match the historic configuration. As proposed, the application meets the Guidelines.

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

1. The original storefront character and elements, such as bulkheads, the cornice line, and the original transom shape must be retained and replicated as shown within the application.
2. For large areas of decay, remove only the damaged section and replace it with matching materials. Any additional changes not listed in the application must be submitted to the Preservation Planner for approval prior to replacement.
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.

SOO-10

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I J. MARTIN OZBURN (MAIN ST. PARTNERS)

(Please print Name/Names in Full)

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

078C M 078C 01500 000

(Property Parcel/Tax ID Number)

and located at:

348 MAIN ST.

(Street Address)

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

J. MARTIN OZBURN

(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.

J. Martin Ozburn

Signature

8958 HORTON HWY

Property Owner Mailing Address

COLLEGE GROVE TN 37065

City, State & Zip

Subscribed and sworn to before me this

22 day of November, 2023.

Deirdre Anderson

Notary Public

My Commission Expires: 2/28/2026

DEIRDRE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. FEB. 28, 2026

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

File #: 21-05749

DATE: November 27, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Signage (Three Post-And-Arm Signs) At 249 Fourth Ave. N.; Mike Hathaway, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning three Post-and-Arms Signs at 249 Fourth Ave. N.

The project previously appeared before the Design Review Committee in September and has returned with a modified proposal.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 8: Signs

PROJECT INFORMATION:
COF Project Number: 8346
Applicant: Mike Hathaway
Owner: Mike Hathaway, Fourth Avenue Partners Franklin, LLC Rep.

BACKGROUND:
This proposal seeks approval for three post-and-arm signs. Two post-and-arm signs are proposed to front 4th Ave N and 1 post-and-arm sign to front North Margin St. The signs are proposed to be placed between the sidewalk and the building. The signs all feature darker backgrounds and lettering that is lighter, which meets the Guidelines. The square footage of each sign is calculated to be 8.75 sq. ft. which will stand at 6 feet in height with a decorative finial on top. Both meet the Guidelines.

While the use of the site is commercial, the building reads as residential in form with a front porch and front door, pitched gable roofing, and lap siding. Therefore, the residential sign Guidelines apply. The Guidelines recommend that a residential building should have no more than three signs, with the intent of using a combination of different sign types for the building. The use of directory signs is commonly used for residential buildings with multiple tenants. While the proposal meets the Guidelines for the overall number of signs, the Guidelines recommend that only one post-and-arm sign be utilized per building and the proposal includes three post-and-arm signs.

RECOMMENDATION:
Staff recommends the approval of one post-and-arm sign with the following conditions:

1. The sign must utilize a matte finish.
2. The application must meet the requirements of the City of Franklin prior to issuance of a Sign Permit from Building and Neighborhoods Services.
3. Any additional changes to the approved plans be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:
1. A Sign Permit will be required for the proposed signage.
2. A floodplain development permit is required for any work, inside or outside of a building. Please submit an application with the next submittal.
3. Materials located below base flood elevation are required to be flood/decay resistant material.

906

November 22, 2023

Emily Huffer
Preservation Planner
City of Franklin Planning and Sustainability Department
Franklin, TN

RE: Exterior Post Signs Proposed for 249 4th Avenue North Office Building
249 Fourth Avenue North, Suite 200
Franklin, Tennessee

Dear Emily,

Thank you for the opportunity to submit the following proposed signs for our office building site in downtown Franklin, Tennessee. We have enjoyed being an integral part of the downtown community and have the need to identify our business and those of our fellow tenants.

Request: Additional Post and Arm signs due to unique conditions:

The guidelines allow for one sign per Post and Arm building allowed in the historic district. We are asking for an exception considering the size of the building, and its design intent. It was our understanding that this request was met favorably at the September 2023 DRC meeting of the Historic Zoning Commission.

When we originally designed this building, our intent was to create architecture that reflected the idea of three homes that had been connected later to create one connected structure while maintaining a nod to its past as three unique buildings. The idea to break up the mass was a way to design a functional structure while fitting into the scale context of the site.

As designed the three unique elevations facing 4th Avenue reflect a natural opportunity to provide signage for that structure. We are asking only for two Post and Arm signs on Fourth Avenue and one on North Margin to allow our tenants to be identified to their current and future customers while maintaining a look consistent with our downtown existing residential type buildings.

With all this said, we are requesting your approval to provide three unique two sided Post and Arm signs on this site for our five plus tenants to provide signs where desired.

Thank you for your consideration and I would appreciate your approval of our proposal.

Michael Hathaway, AIA
Principal-**906 Studio**, PLLC

EXISTING SITE IMAGES

FOURTH AVENUE PARTNERS FRANKLIN, LLC.

249 4TH AVE N, FRANKLIN, TN

VIEW FROM 4TH AVE N STREET LOOKING NORTHWEST

VIEW FROM 4TH AVE N STREET LOOKING NORTHWEST

VIEW FROM N MARGIN STREET LOOKING SOUTH

VIEW FROM 4TH AVE N STREET LOOKING NORTHWEST

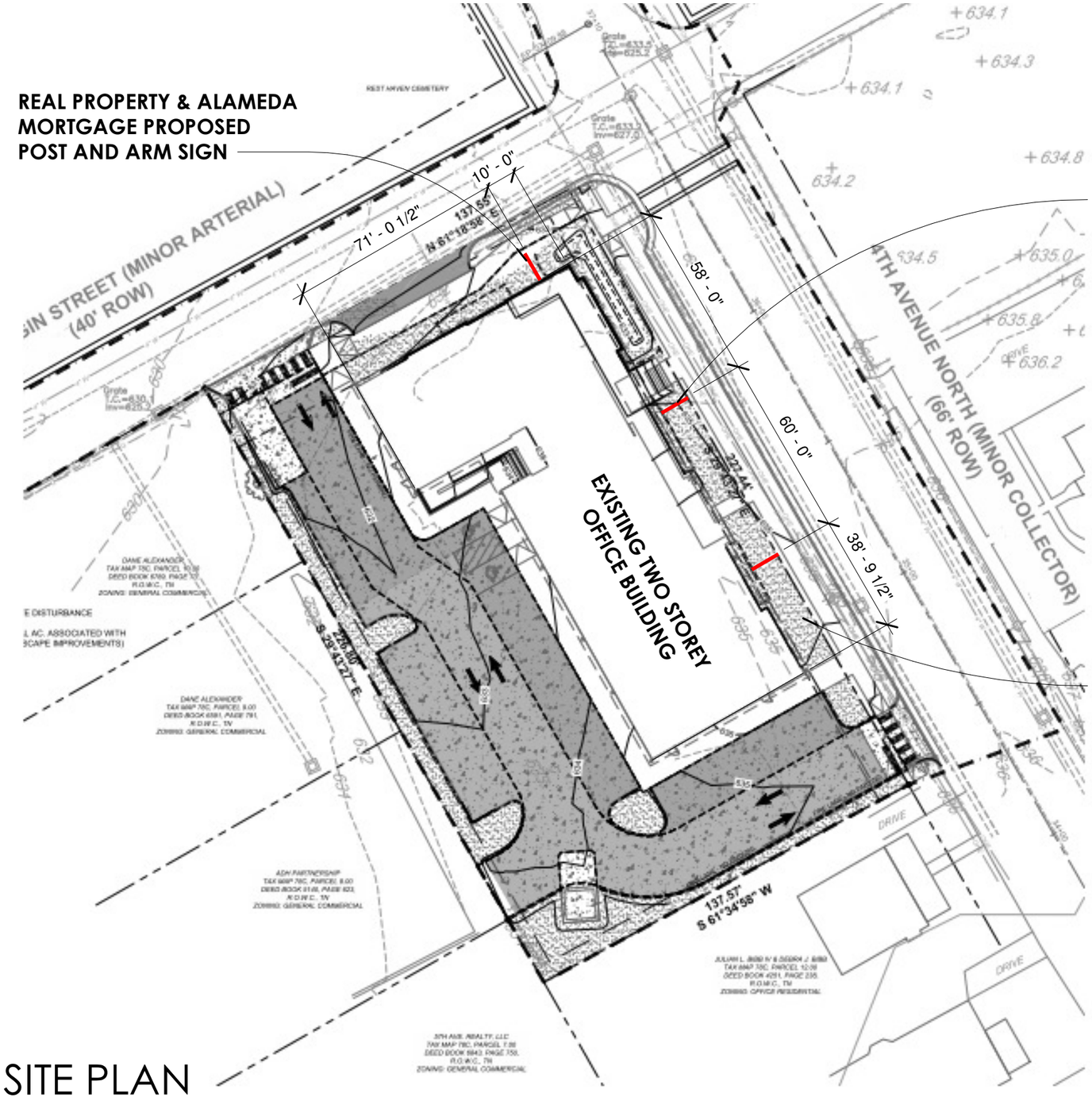
VIEW FROM N MARGIN STREET LOOKING WEST

VIEW FROM N MARGIN STREET LOOKING EAST

PROPOSED SIGN LOCATION - SITE PLAN

FOURTH AVENUE PARTNERS FRANKLIN, LLC.

249 4TH AVE N, FRANKLIN, TN



— POST AND ARM SIGN

(TOTAL OF THREE SIGNS PROPOSED - TWO ON 4TH AVE N AND ONE ON N MARGIN STREET)

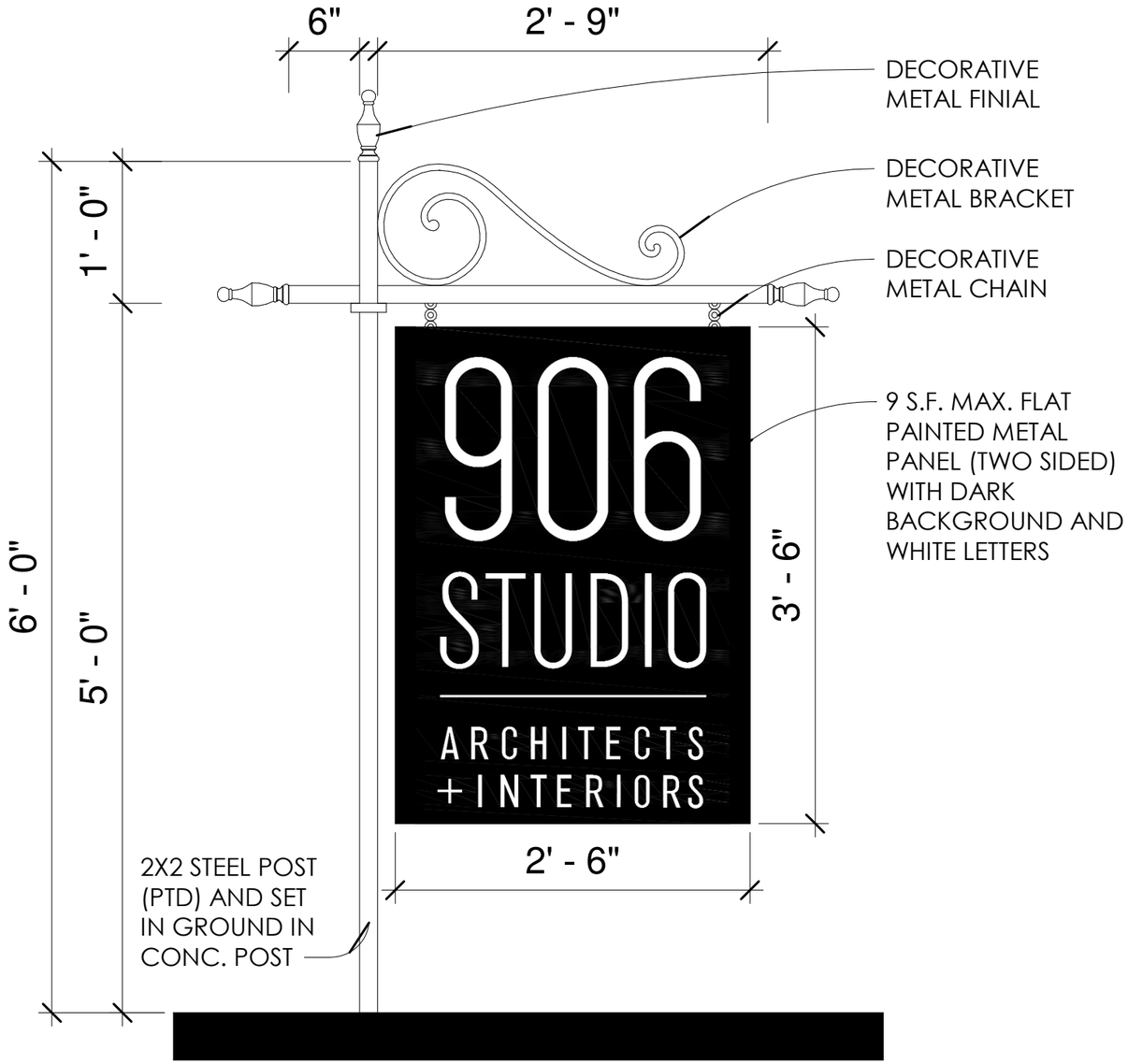
1 SITE PLAN

1" = 40'-0"

0' 20' 40' 80'

PROPOSED SIGN ELEVATIONS

FOURTH AVENUE PARTNERS FRANKLIN, LLC.
249 4TH AVE N, FRANKLIN, TN

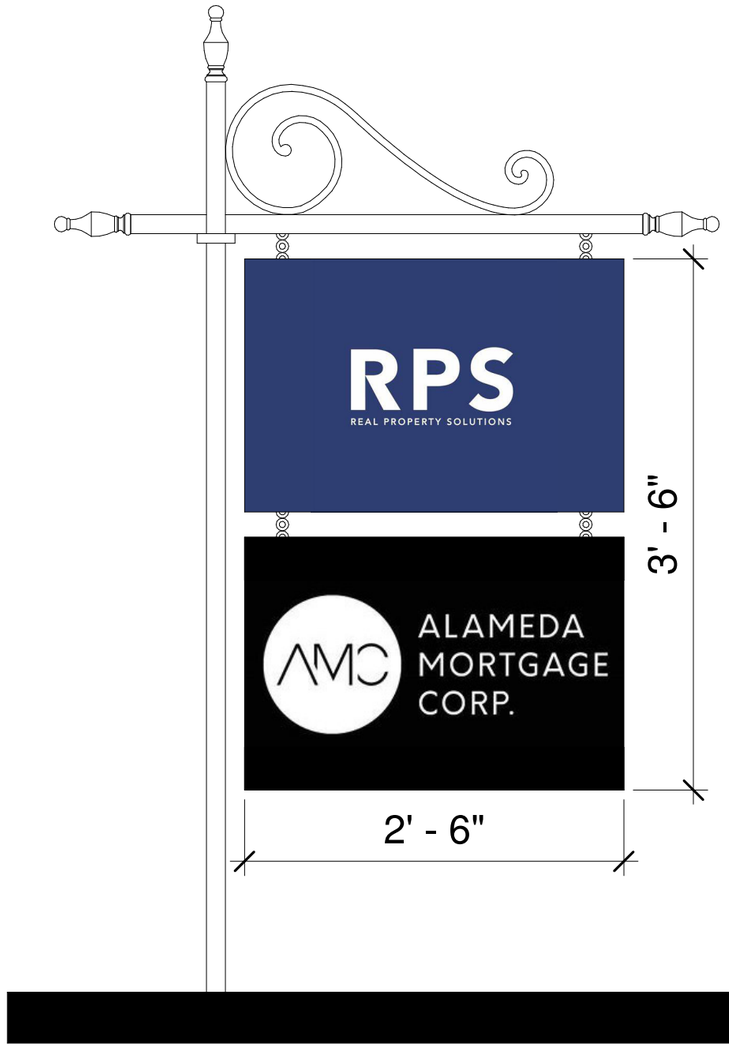


1 906 STUDIO SIGN
1" = 1'-0"
0' 6" 1' 2'

2 TOWER BANK SIGN
1" = 1'-0"
0' 6" 1' 2'

PROPOSED SIGN ELEVATIONS

FOURTH AVENUE PARTNERS
FRANKLIN, LLC.
249 4TH AVE N, FRANKLIN, TN



1 REAL PROPERTY & ALAMEDA MORTGAGE CORP. SIGN
1" = 1'-0"

0' 6" 1' 2'

PROPOSED SIGN LOCATION - PERSPECTIVE

FOURTH AVENUE PARTNERS FRANKLIN, LLC.

249 4TH AVE N, FRANKLIN, TN

906 STUDIO
POST & ARM SIGN

TOWER BANK
POST & ARM SIGN

REAL PROPERTY &
ALAMEDA MORTGAGE
POST & ARM SIGN

File #: 21-05750

DATE: November 27, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations At 230 Franklin Rd. (Building 11); Victor Lecoffre, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a series of alterations to Building 11 at The Factory that include: storefront replacement, awning removal and replacement, installation of a new patio door, and the installation of skylights.

APPLICABLE DESIGN GUIDELINES:
2022 Historic District Design Guidelines
Chapter 3: Historic Commercial Buildings
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 8347
Applicant: Victor Lecoffre
Owner: David Click

BACKGROUND:
This application previously attended the November 2023 Design Review Committee meeting.

Storefront Replacement
A portion of this application includes the proposal to fill in a non-historic, floor-to-ceiling window with a reclaimed window with reclaimed brick. The Guidelines recommend the following for windows in historic commercial buildings:

- Preserve and maintain historic windows and historic window openings.
- Maintain the original space patterns and location of windows.

As proposed, the replacement of the non-historic window is not supported by the Guidelines. More information is needed to know if this opening was a door opening or if it was originally a window opening.

Awnings
The removal of the non-historic silver awnings on the building are appropriate. The proposal to add

the red/brown awnings in the place of the existing awnings is appropriate, as they will match the other awnings at The Factory. The Guidelines recommend the following:

- Size and place new awnings in locations that respect the design of the building and do not obscure architectural features or detailing. Awnings should be proportional with and complimentary to nearby buildings and awnings.
- Use shed awnings with open ends to allow less obstructed views of storefronts.
- Size and place awnings to cover only the storefront display windows or transoms and fit within their openings.
- Use an awning shape that matches the opening shape, i.e. rectangular awnings in rectangular openings and arched awnings in arched openings.
- Use steel or aluminum frames finished to match the storefront color or the awning fabric color.
- Select colors to enhance and complement the building and adjacent awnings, rather than overwhelm the building scheme or call more attention to the awning than the building. Use a solid color in a matte finish. Stripes may be considered if subtle or muted colors are used.
- Design awnings to have between a 30- and 50-degree angle, taking into consideration the height of the storefront and snow/wind load requirements.
- Keep a minimum of eight feet between the lowest point of the awning and the sidewalk or ground below, per Building Code.

The proposed awnings and the removal of the non-historic awnings are appropriate.

Patio Door Replacement
A portion of this application includes the proposal to replace the existing non-historic patio single door with steel double doors. This involves widening the opening and removing additional historic window panes and brick. Previous plans have come before the HZC about the installation of steel doors within the existing openings at The Factory. The intent is to utilize the existing historic windows surrounding the doorway to support the new steel doors. The previous plans have shown that the existing widows are not strong enough to support the double steel doors and a portion of the windows above the door then have to be replaced to a stronger material to support the new entrance. The Guidelines recommend the following:

- Avoid enclosing, reducing, expanding, concealing, or otherwise obscuring historic windows and transoms.
- Preserve and maintain historic windows and historic window openings.
- Maintain the original space patterns and location of windows.

The current proposal does not meet the intent of the Guidelines.

Skylights
A portion of this application is to install skylights on building 11. The Guidelines recommend the following:

- Position skylights so they are not visible from the street.

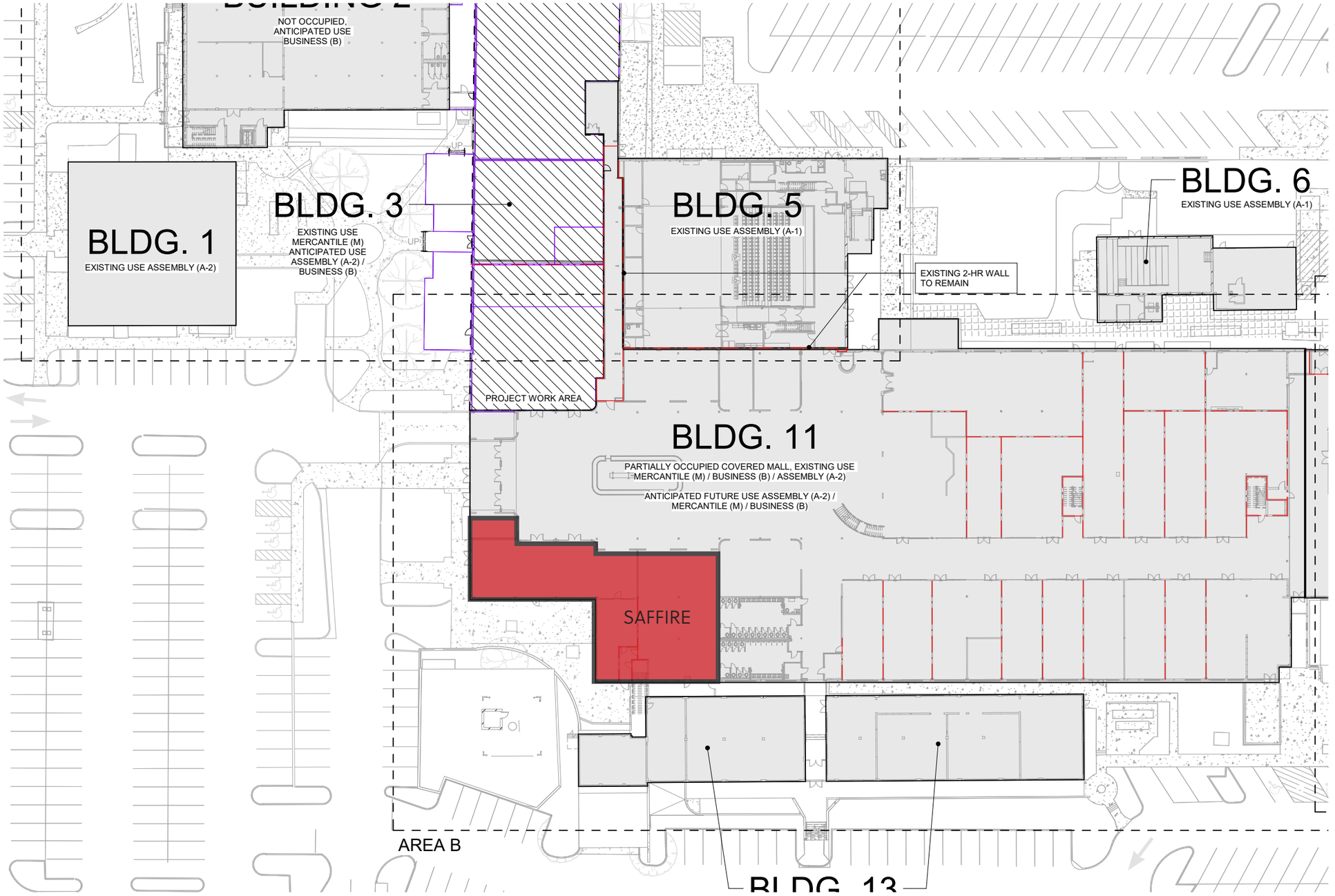
While some of the rooftop mechanical equipment is being removed from the roof, the installation of new rooftop elements that will be visible from the streetview does not meet the Guidelines.

RECOMMENDATION:

Staff recommends denial of the storefront replacement, patio door replacement, and the installation of skylights based on the following grounds:
1. Preserve and maintain historic windows and historic window openings.
2. Maintain the original space patterns and location of windows.
3. Avoid enclosing, reducing, expanding, concealing, or otherwise obscuring historic windows and transoms.
4. Position skylights so they are not visible from the street.

Staff recommends approval of the removal of the non-historic awnings and the replacement of the awnings to match the red/brown awnings existing at The Factory 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.

SAFFIRE RESTAURANT
TOMKATS HOSPITALITY
HISTORIC ZONING COMMISSION
11 DECEMBER 23


NOT OCCUPIED,
ANTICIPATED USE
BUSINESS (B)
BLDG. 1
EXISTING USE ASSEMBLY (A-2)
BLDG. 3
EXISTING USE
MERCANTILE (M)
ANTICIPATED USE
ASSEMBLY (A-2) /
BUSINESS (B)
BLDG. 5
EXISTING USE ASSEMBLY (A-1)
BLDG. 6
EXISTING USE ASSEMBLY (A-1)
EXISTING 2-HR WALL
TO REMAIN
PROJECT WORK AREA
BLDG. 11
PARTIALLY OCCUPIED COVERED MALL, EXISTING USE
MERCANTILE (M) / BUSINESS (B) / ASSEMBLY (A-2)
ANTICIPATED FUTURE USE ASSEMBLY (A-2) /
MERCANTILE (M) / BUSINESS (B)
SAFFIRE
AREA B
BLDG. 13

site

EXTERIOR IMPROVEMENTS

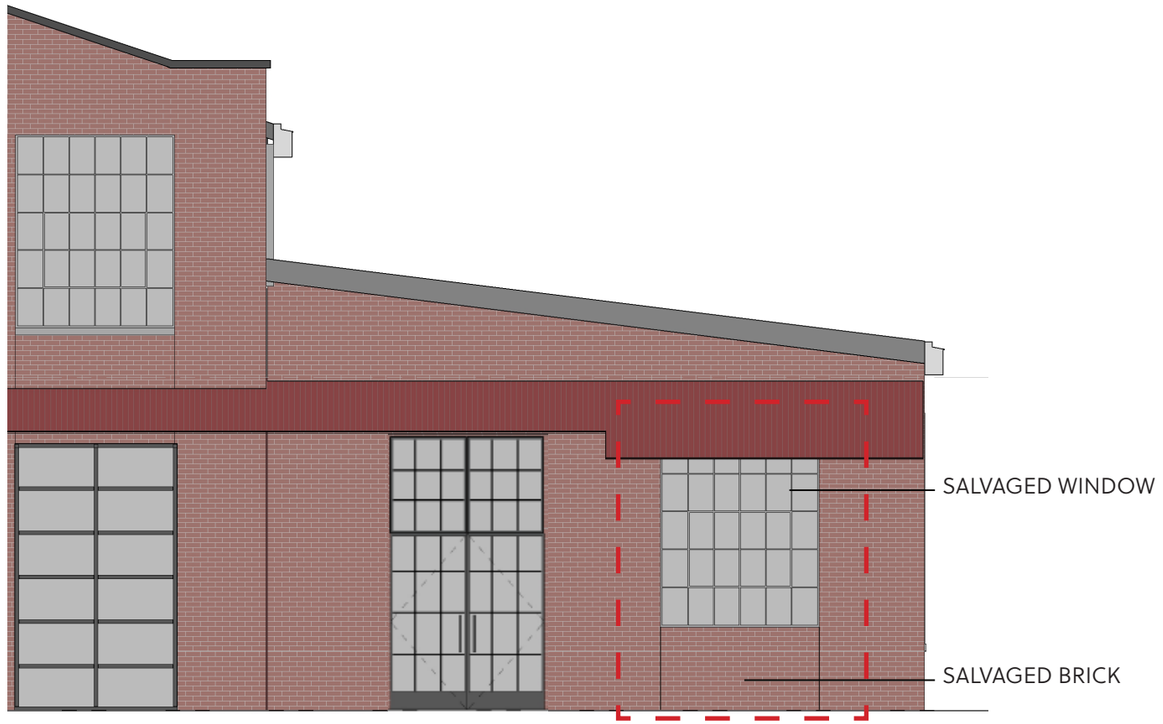
A. STOREFRONT REPLACEMENT
B. AWNING
C. PATIO DOOR
D. SKYLIGHTS
E. AWNING REMOVAL

A. STOREFRONT REPLACEMENT

EXISTING

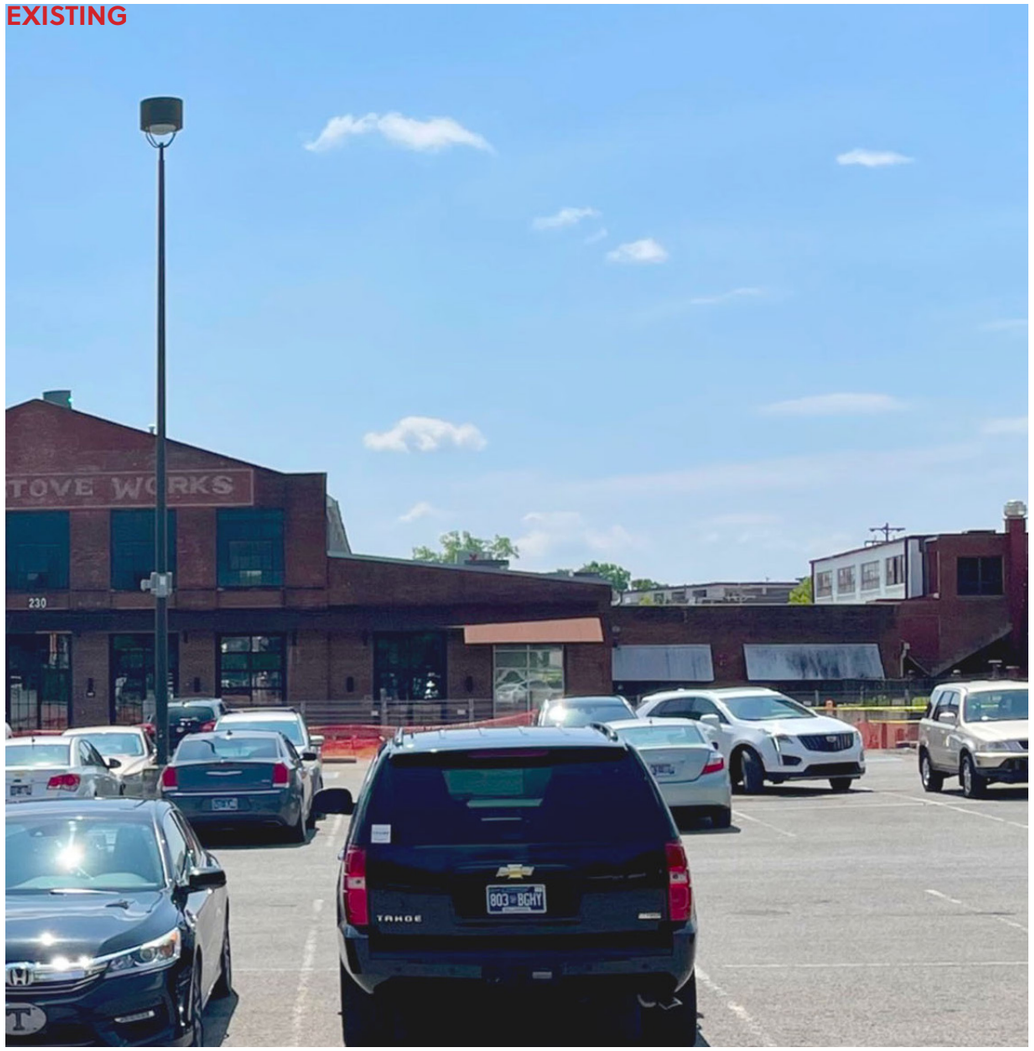
PROPOSED DESIGN

A. STOREFRONT REPLACEMENT

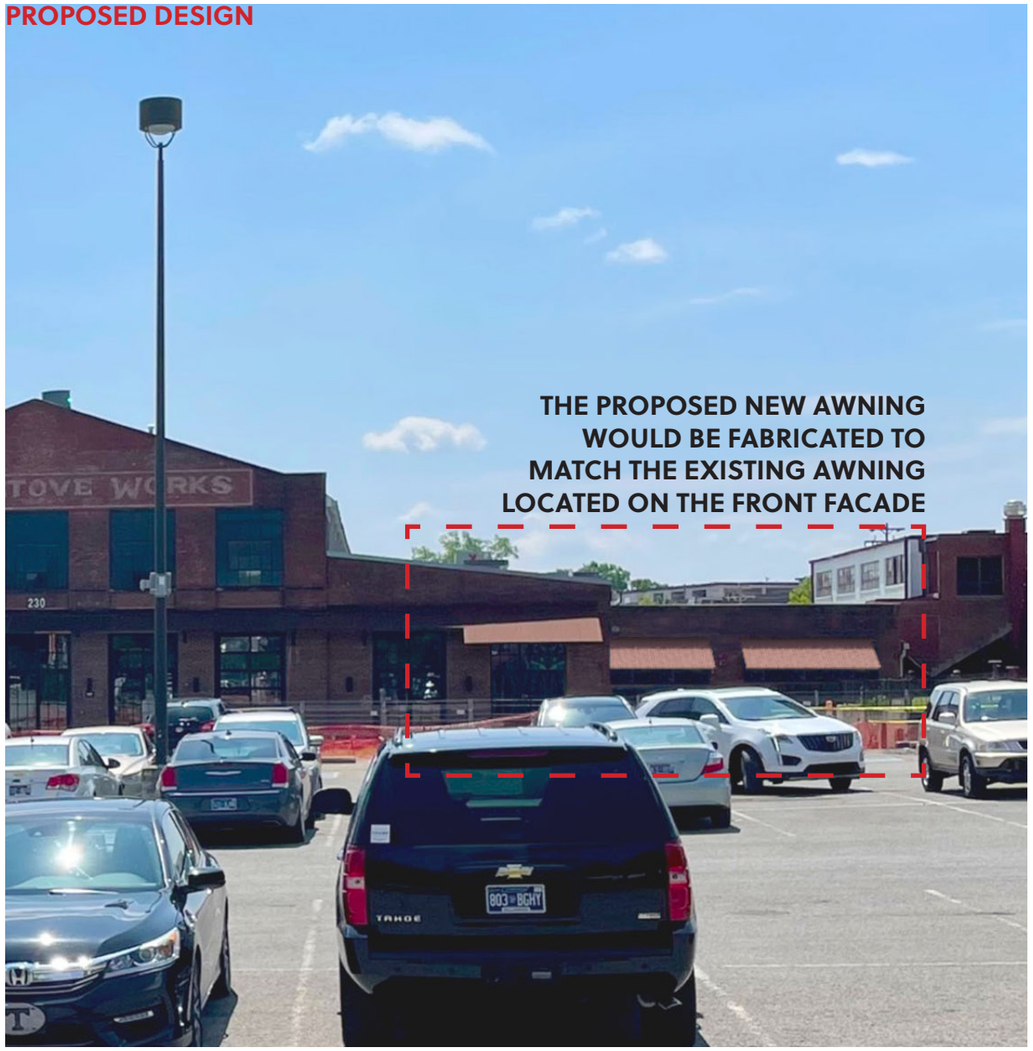


B. AWNING

EXISTING



PROPOSED DESIGN



THE PROPOSED NEW AWNING WOULD BE FABRICATED TO MATCH THE EXISTING AWNING LOCATED ON THE FRONT FACADE

B. AWNING

EXISTING

PROPOSED DESIGN

B. AWNING

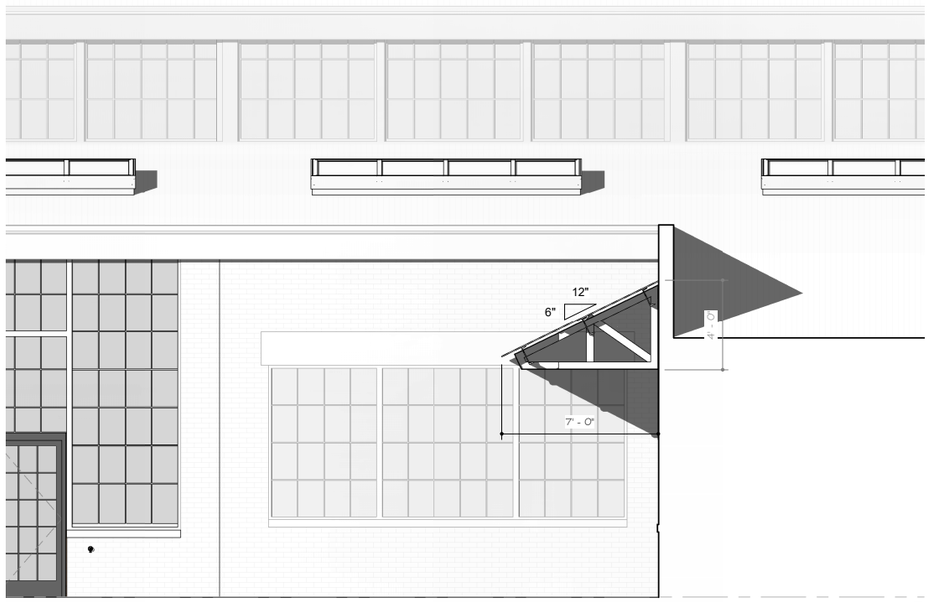
EXISTING AWNING

CORRUGATED STEEL ROOF PANEL

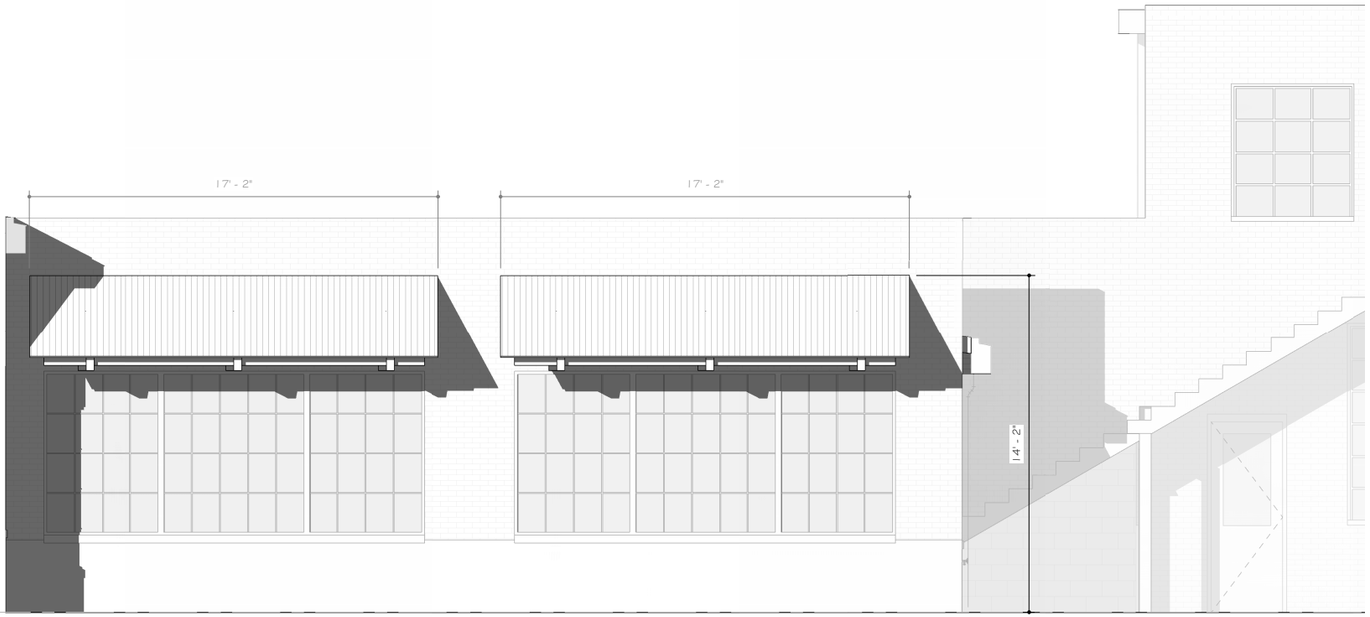
STEEL C-CHANNEL

STEEL ANGLE

B. AWNING



SIDE ELEVATION



FRONT ELEVATION

C. PATIO DOOR

EXISTING

PROPOSED DESIGN

NEW STEEL FABRICATED DOUBLE DOOR - TO MATCH THE FACTORY VESTIBULE'S ENTRY DOORS

C. PATIO DOOR

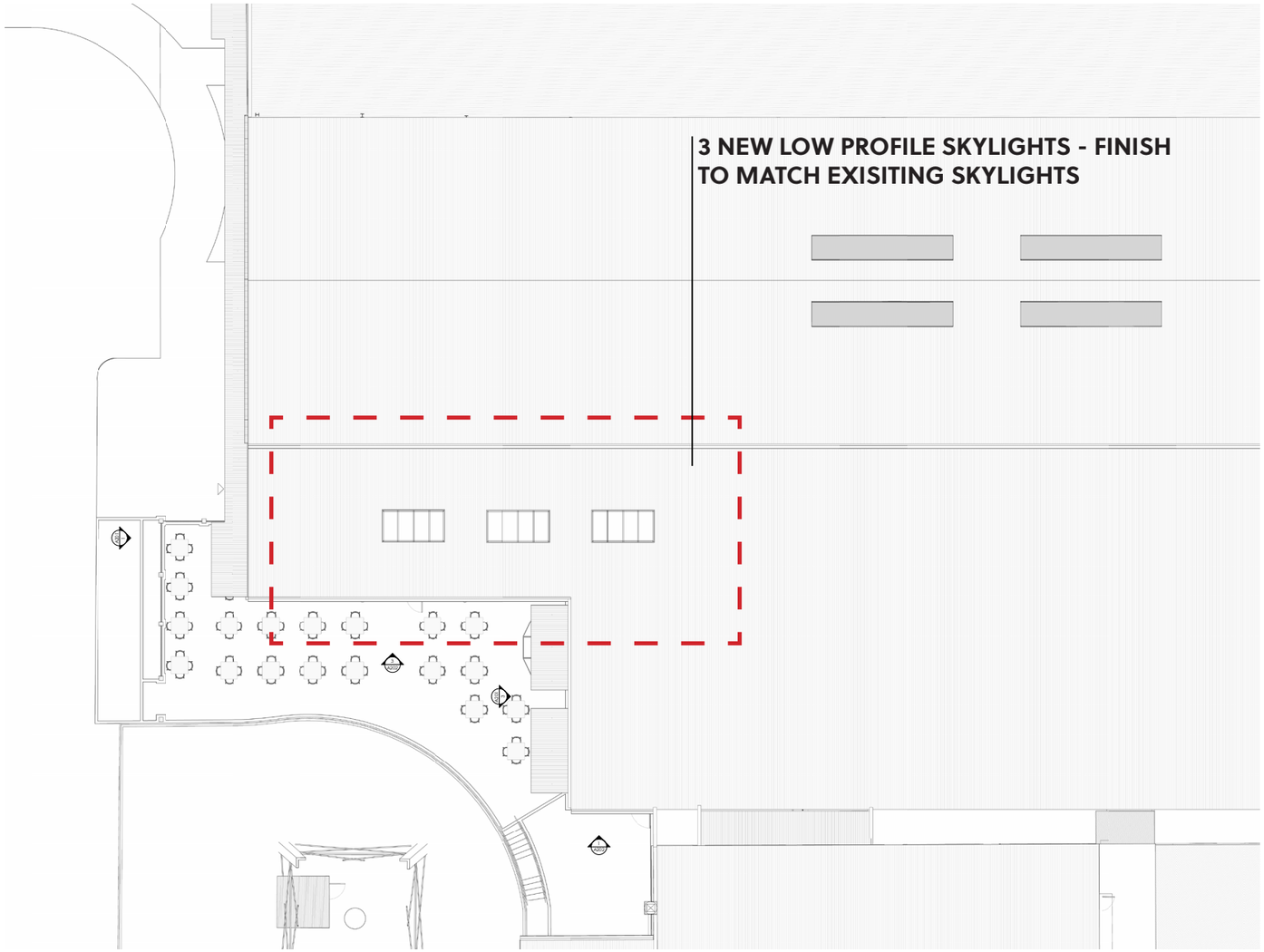
NOTE: In the event that the steel door is too heavy for the existing window frame, it would require the removal of the section above the double door and replacement with a new steel-fabricated window and door system. The mullion pattern will be aligned to match the existing window system.

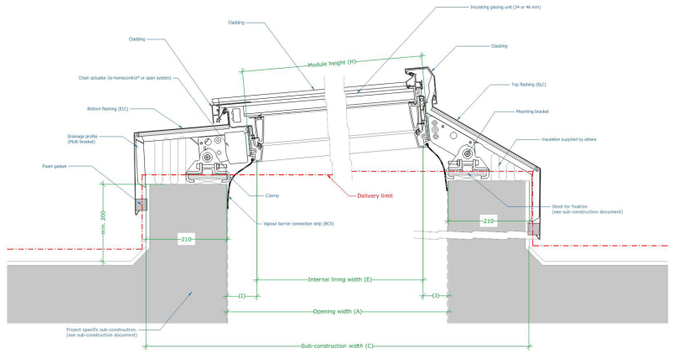
EXISTING

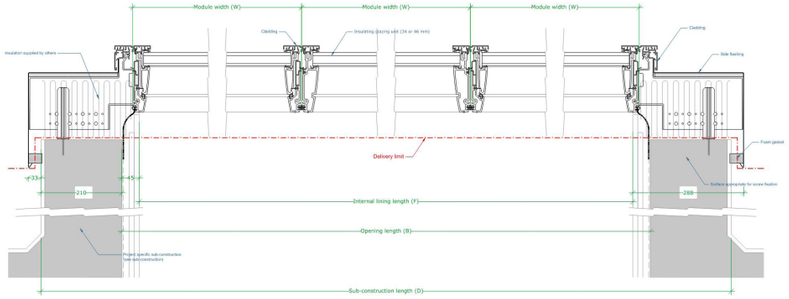
PROPOSED DESIGN

NEW STEEL FABRICATED DOUBLE DOOR - TO MATCH THE FACTORY VESTIBULE'S ENTRY DOORS

D. SKYLIGHTS


3 NEW LOW PROFILE SKYLIGHTS - FINISH
TO MATCH EXISITING SKYLIGHTS


Insulating glazing unit (34 or 46 mm)
Cladding
Cladding
Module height (H)
Cladding
Chain actuator (bi-homocontrol® or open system)
Top flashing (ELC)
Bottom flashing (ELC)
Mounting bracket
Drainage profile
(Multi bracket)
Insulation supplied by others
Foam gasket
Clamp
Delivery limit
Vapour barrier connection strip (BCX)
Steel for fixation
(See sub-construction document)
min. 200
210
210
Internal lining width (E)
(I)
(J)
Opening width (A)
Project specific sub-construction
(see sub-construction document)
Sub-construction width (C)


Module width (W)
Module width (W)
Module width (W)
Insulation supplied by others
Cladding
Insulating glazing unit (34 or 46 mm)
Cladding
Side flashing
Delivery limit
Foam gasket
133
45
210
288
Surface appropriate for screw fixation
Internal lining length (F)
Opening length (B)
Project specific sub-construction
(see sub-construction)
Sub-construction length (D)

D. SKYLIGHTS

EXISTING

PROPOSED DESIGN

D. SKYLIGHTS

EXISTING

PROPOSED DESIGN

D. SKYLIGHTS

EXAMPLE OF SIMILAR SKYLIGHTS

E. AWNING REMOVAL

EXISTING

PROPOSED DESIGN

File #: 21-05751

DATE: November 27, 2023

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of An Addition (Principal) And Accessory Structure Relocation At 328 Franklin Rd.; Matt Christensen, Applicant.

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

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Residential Buildings
Chapter 5: Accessory Structures
Chapter 9: Modern Features
Chapter 10: Demolition & Relocation

PROJECT INFORMATION:
COF Project Number: 8348
Applicant: Matt Christensen
Owner: Lee Ann James

BACKGROUND:
This lot has recently been consolidated from three lots to one approximately three-acre lot. Additionally, a variance has been issued in July 2023, for the existing accessory structure in relation to the side setback.

This application previously attended the October and November 2023 Design Review Committee meetings.

Accessory Structure Relocation
The existing accessory structure appears to be the same vintage as the principal building. On the left and right elevations, there are lean-tos attached to each side. The right side lean-to has collapsed. The application shows that the proposal is to rotate the structure 90 degrees, so that the garage door is no longer facing the rear of the principal building, and will face the side of the lot. The existing lean-to will be on the side of the accessory structure that will face the rear property. The Guidelines recommend the following for the relocation of accessory structures:

- Avoid relocating a historic structure from its current location or from the historic district if it retains its architectural and historical integrity.
- Only relocate a building from its historic location in a district if all other alternatives for preservation have been explored and failed.
- Maintain the original locations of historic accessory structures.

As proposed, the relocation of the existing accessory structure is not supported within the Guidelines.

Principal Building Alterations

Awning
The application includes the proposal to install a duck canvas awning over the front door. The Guidelines recommend the following for awnings to historic residential buildings:

- Determine whether awnings are compatible with the architectural style of the building and design them in traditional locations.
- Fit the awning proportionately over window or door openings with an appropriate overlap at the sides.
- Use a color that is compatible with the overall color scheme of the building.
- Use duck canvas or cotton and polyester blends with or without acrylic treatment. Avoid vinyl awnings.
- Avoid covering architectural details or damaging the building or its architectural features during installation.

The proposed awning appears to meet the Design Guidelines.

Screened Door Installation
Additionally, the application includes the proposal to install a door within the screened-in patio on the front facade. The door will fit into the existing screened panels and will match the pattern. The Guidelines recommend the following:

- If new screen doors are desired, match screen and storm doors to the design of the entrance, such as matching the rail and stile arrangement of the original door.
- Use wood or aluminum screen doors with anodized or baked enamel finishes, or that have been primed and painted a color to complement the entrance.

Front Door Trim Restoration
The restoration of the trim work around the door is appropriate within the Guidelines that state one should preserve and maintain original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds.

The proposed alterations of adding an awning, a new screen door, and the restoration of the trim work around the front door are appropriate within the Guidelines.

Principal Building Addition
The proposal includes an addition at the rear of the principal building that will include an addition that will connect the existing accessory structure (after it is relocated). Once the principal building is connected to the accessory structure, then the footprint of the accessory structure becomes part of

the existing principal building.

Size
The Guidelines recommend the following for the size of an addition:

- 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).

With the historic accessory structure becoming part of the principal building by an addition, the addition equates to 55.52% of the historic building's footprint (including the garage). If the historic accessory structure were to not be included with the historic principal building, the addition would equate to 78.56% of the building footprint. The inclusion of the accessory structure is not typical to add to an addition to a building and has not been calculated like this in the past. While the Guidelines do not specifically address this proposal, the intent of the Guidelines is that the addition should be subordinate to the historic house. The footprint of the principal building is 1,796 sq. ft. and the existing accessory structure is 745 sq. ft. The addition is proposed to be 1,411 sq. ft. As proposed, the proposal does not meet the intent of the Guidelines.

Building Form
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 has incorporated insets, but the shed dormer does not read as subordinate to the principal building. The Guidelines address that the dormer roof pitch should be at least 3:12 and no less than half the main roof pitch. The proposed dormer roof pitch is 1:12, which does not meet the Guidelines.

Materials
The addition is proposed to be clad in siding, asphalt shingles, metal standing seam roof, a rubber membrane roof, and a stone foundation to match the existing stone foundation. A rear covered porch will also be added on the rear elevation. The proposal does not state what material for the new 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 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 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, except for the use of a rubber membrane roof on the rear shed dormer.

Modern Features

On the rear of the new addition, four skylights are proposed. The Guidelines recommend positioning skylights so they are not visible from the street. The proposed skylights are appropriate within the Guidelines.

RECOMMENDATION:

Staff recommends approval of the awning, a new screen door, and the restoration of the trimwork around the door on the principal building with the following conditions:

1. The awning color shall be complementary to the building.
2. The trimwork around the door shall match the existing trim and be replaced in-kind.
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.

Staff recommends denial of the proposal to move the historic accessory structure and the addition to the principal building on the following grounds:

1. Maintain the original locations of historic accessory structures.
2. 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).
3. The dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.
4. The rubber membrane roofing material is not an approved roofing material for historic residential buildings.

If the HZC approves the portion of the application to relocate the accessory structure and the addition to the principal building, the following conditions are recommended:

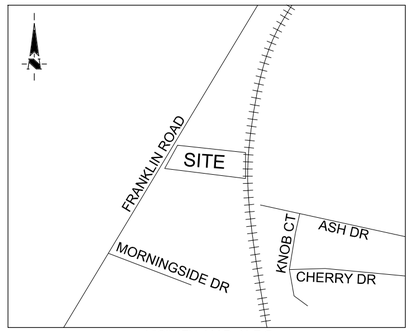
1. The new windows must consist of wood or composite wood to meet the Guidelines and be submitted to the Preservation Planner for approval.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans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

GRAPHIC SCALE 1"=100'

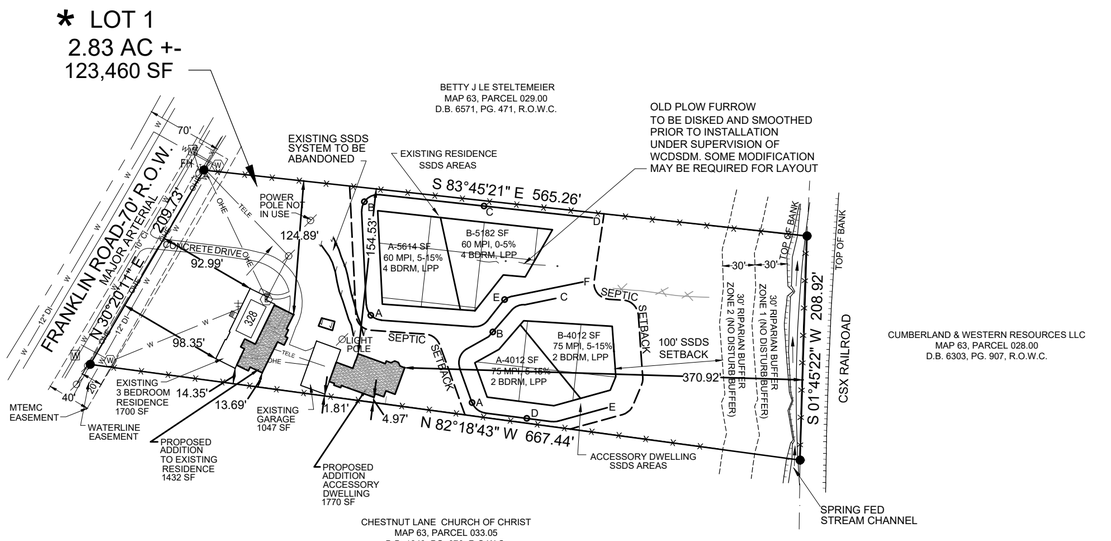
0 100 200 300

LEGEND

- IRON FOUND (IPF)
- IRON PIN SET (IPS)
- MONUMENT FOUND
- PROPERTY BOUNDARY
- UTILITY POLE WITH GUY WIRE
- E — OVERHEAD UTILITY LINES
- W — WATER LINE
- G — GAS LINE
- (W) WATER METER
- (G) GAS METER
- (E) ELECTRIC METER
- FH FIRE HYDRANT
- (T) TELEPHONE PEDESTAL
- √ FIELD LOCATED FLAGS
- FENCE LINE
- XXXX STREET ADDRESS



VICINITY MAP N.T.S.



LOT AREA:	123,460 SF
EXISTING LOT COVERAGE (EXISTING RESIDENCE & GARAGE):	2747 SF
% EXISTING LOT COVERAGE:	2.2 %
PROPOSED ADDITIONAL LOT COVERAGE (ADDITION TO RESIDENCE AND NEW ACCESSORY DWELLING):	3202 SF
TOTAL PROPOSED LOT COVERAGE:	5949 SF
TOTAL % PROPOSED LOT COVERAGE:	4.8%

OWNER OF RECORD
SUNSHINE VENTURES LLC 1367 ELIOT RD FRANKLIN, TN 37064 DEED BOOK 8981, PAGE 322 R.O.W.C TN
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

NO.	DATE	REVISIONS

DATE: 10-9-2023
SCALE: 1:100
DRAWN BY: PRT
REVIEWER:

SITE PLAN
(COF PROJECT #8151)
MAP 63, PARCEL 30.00
CITY OF FRANKLIN, TENNESSEE

328 FRANKLIN ROAD
FRANKLIN, TN 37069

LOTS 1, 2 & 3
HILLS SUBDIVISION, FINAL PLAT
SECTION A, REVISION 1

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1859
10-9-2023

PROJECT
22-0128

SHEET
1 OF 1

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

GARDEN GATE HOMES

328 FRANKLIN ROAD
FRANKLIN, TN 37069

BINKLEY DESIGNED
1017 ALPAKA DRIVE
SPRING HILL, TN 37174
PHONE: 615.626.1230
TURNER@BINKLEYDESIGNED.COM

GARDEN GATE HOMES
328 FRANKLIN ROAD
FRANKLIN, TN

REV.	DATE

DATE: 11/17/2023
PROJECT NUMBER:
DRAWN BY: KC
CHECKED BY: TB
SHEET TITLE: COVER
SHEET NUMBER: A0

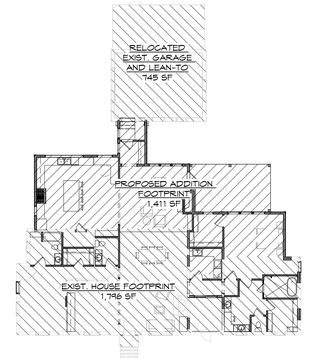
BUILD SET

FOOTPRINT CALCULATIONS	
ADDITION	
HOUSE ADDITION	1158 SF
COVERED PORCH	253 SF
ADDITION	**1411 SF**
EXISTING	
HOUSE	1796 SF
RELOCATED GARAGE AND LEAN-TO	745 SF
EXISTING	**2541 SF**
GRAND TOTAL	**3952 SF**

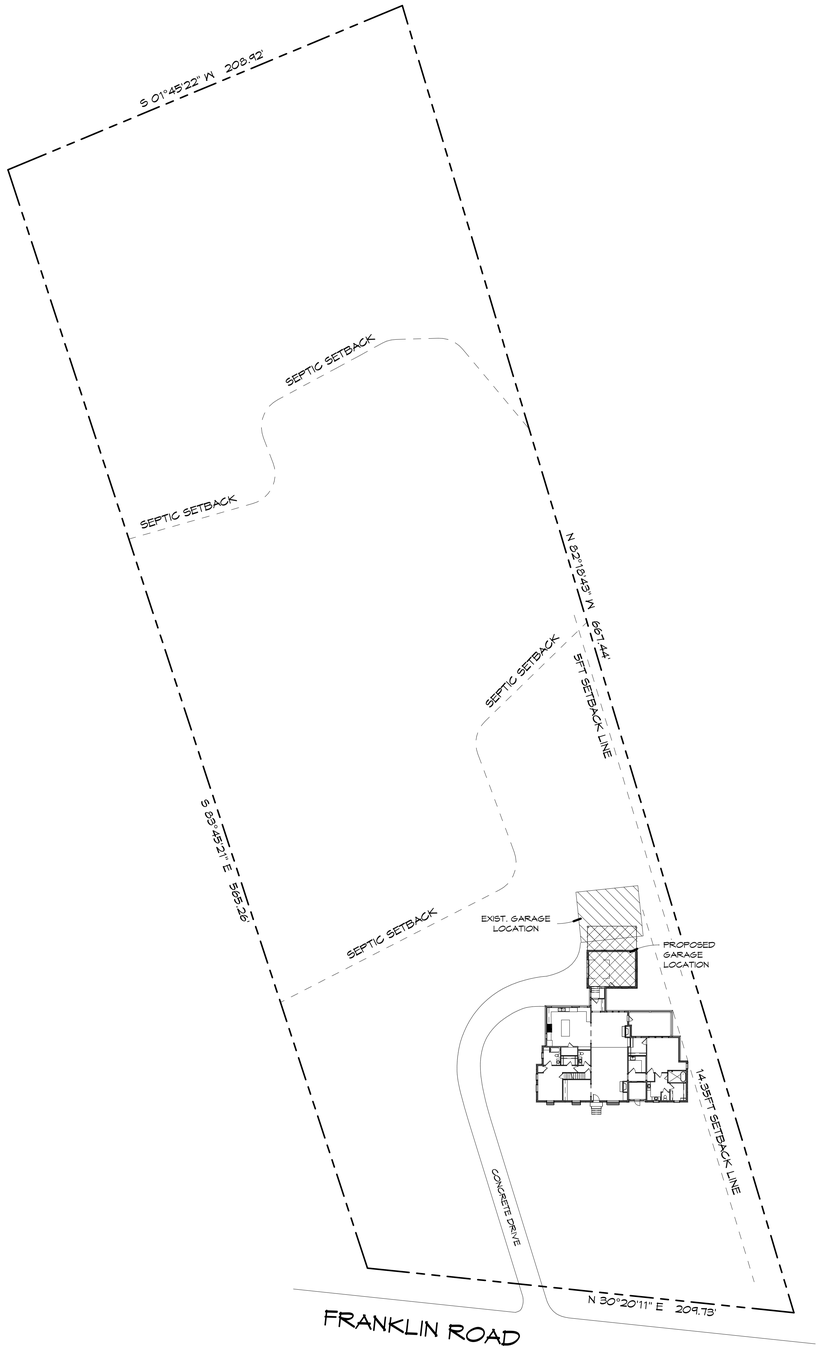
TOTAL EXISTING FOOTPRINT W/ RELOCATED ATTACHED GARAGE AND LEAN-TO: 2,541 SF

TOTAL ADDITION FOOTPRINT: 1,411 SF

% OF EXISTING FOOTPRINT: 55.5%



FOOTPRINT MAP
1/16" = 1'-0"



1 OVERALL SITE PLAN
1" = 30'-0"

0' 15' 30' 60'

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GARDEN GATE HOMES
328 FRANKLIN ROAD
FRANKLIN, TN

REV.	DATE

DATE: 11/17/2023

PROJECT NUMBER:

DRAWN BY: KC

CHECKED BY: TB

SHEET TITLE: SITE PLAN

SHEET NUMBER: A1

BUILD SET

DEMOLITION WALL TYPES

EXISTING WALL, MATERIAL, FIXTURES, ETC TO BE REMOVED -

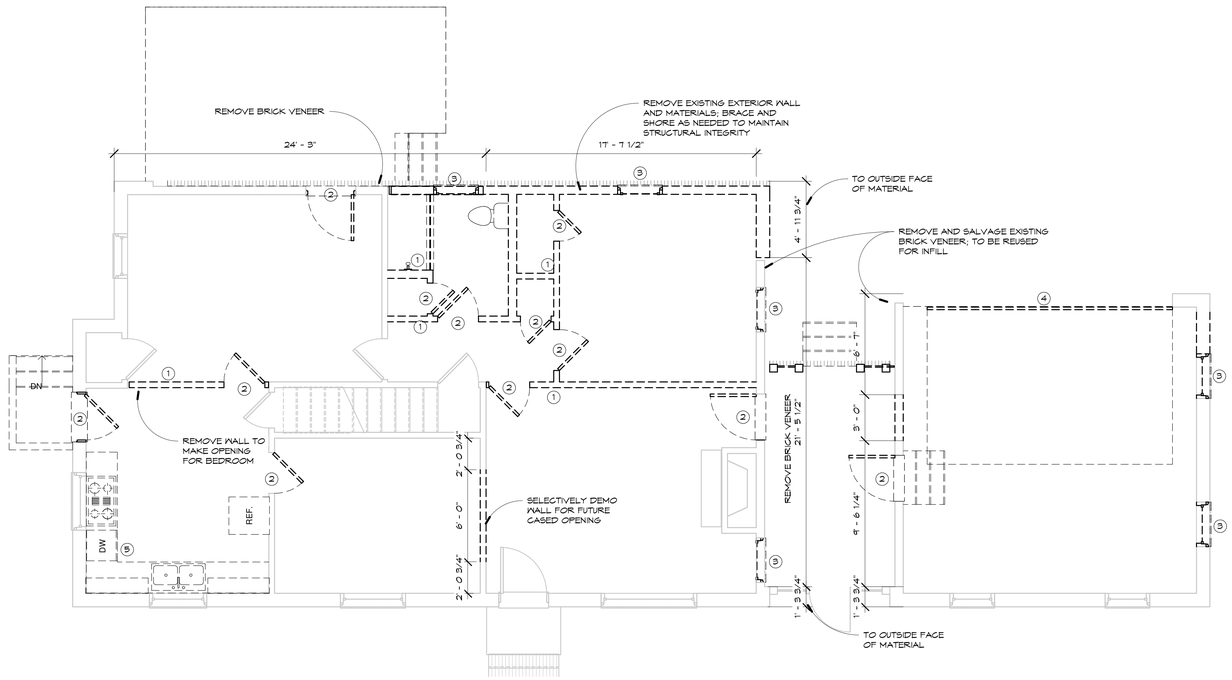
EXISTING WALL TO REMAIN -

DEMOLITION KEY NOTES

1. REMOVE ENTIRETY OF WALL DOWN TO SUB-FLOOR, BRACE AND SHORE AS NEEDED TO MAINTAIN STRUCTURAL INTEGRITY.
2. REMOVE EXISTING DOOR AND DOOR FRAME.
3. REMOVE EXISTING WINDOW AND ANY ASSOCIATED TRIM, REFRAME WALL SO AS TO CREATE A FLUSH, SMOOTH SURFACE WITH INTERIOR AND EXTERIOR FACE OF FINISH.
4. REMOVE EXISITING GARAGE DOOR AND ANY ASSOCIATED TRIM, INFILL EXISTING WALL AS REQ'D. TO CREATE A FLUSH, SMOOTH SURFACE WITH INTERIOR AND EXTERIOR FACE OF FINISH.
5. REMOVE EXISTING KITCHEN CABINETRY AND SALVAGE ANY KITCHEN APPLIANCES.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL COORDINATE WITH LOCAL CODE OFFICIALS TO ENSURE THAT DEMOLITION OPERATIONS ARE CONDUCTED IN COMPLIANCE WITH ALL APPLICABLE CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONDUCT DEMOLITION OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURE, AND OTHER ADJACENT FACILITIES TO REMAIN AND INJURY TO PERSONS. THE CONTRACTOR IS TO PROVIDE SUFFICIENT PROTECTION WITHIN AND BEYOND DEMOLITION AREAS TO ELIMINATE ANY RISK TO CONTRUCTION PERSONNEL AND/OR OTHER THIRD PARTY INDIVIDUALS.
3. LIMIT USE OF THE PREMISES TO CONSTRUCTION ACTIVITIES IN AREAS INDICATED AS SCOPE OF THE PROJECT. ALL DRIVEWAYS AND CIRCULATION PATHS SHALL REMAIN OPEN AND AVAILABLE TO OWNER.
4. OWNER WILL ARRANGE TO SHUT OFF UTILITIES WHEN REQUIRED BY CONTRACTOR. DO NOT START DEMOLITION UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
5. CONTRACTOR TO PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM THE SELECTIVE DEMOLITION.
6. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF THE CONFLICT. PROMPTLY SUBMIT A WRITTEN REPORT TO THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION ACTIVITIES.
7. IT IS NOT EXPECTED THAT ASBESTOS WILL BE ENCOUNTERED IN THE WORK. IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE ARCHITECT AND OWNER.
8. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE WORK WITHIN LIMITATION OF GOVERNING REGULATIONS AND AS FOLLOWS:
   A. NEATLY CUT OPENING AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED.
   B. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
   C. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHES SURFACES.
9. MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING. PROVIDE AND MAINTAIN INTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PROVIDE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF ITEMS TO BE SELECTIVELY DEMOLISHED AND ITEMS WHICH ARE IMMEDIATELY ADJACENT TO THOSE BEING REMOVED.
10. REMOVE DECAYED, VERMIN-INFESTED, OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.
11. PROTECT WALLS, CEILING, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING DEMOLITION. COVER AND PROTECT EQUIPMENT AND FIXTURES TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN AREAS WHERE SUCH ITEMS HAVE NOT BEEN OR CANNOT BE REMOVED.
12. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES CAUSED TO ADJACENT CONSTRUCTION BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION TO REMAIN IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.
13. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION.
14. WHERE UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICE TO OTHER PARTS OF THE BUILDING BEFORE PROCEEDING.
15. CUT OFF PIPE OR CONDUIT IN WALLS OR PARTITIONS TO BE REMOVED. CAP, VALVE, OR PLUG AND SEAL THE REMAINING PORTION OF PIPE OR CONDUIT AFTER BYPASSING.
16. DEBRIS RESULTING FROM DEMOLITION AND CONTRUCTION SHALL BE REMOVED DAILY FROM THE CONSTRUCTION SITE TO A WASTE AREA PROVIDED BY THE CONTRACTOR IN COORDINATION WITH THE OWNER.
17. UPON COMPLETION OF DEMOLITION, SPACE SHOULD BE STRIPPED, CLEANED, AND MADE READY FOR NEW CONSTRUCTION. SWEEP THE PROJECT SITE BROOM CLEAN AND CHANGE FILTERS ON AIR-HANDLING EQUIPMENT UPON COMPLETION OF DEMOLITION.
18. RETURN ELEMENTS OF CONTRUCTION AND SURFACES TO REMAIN TO CONDITION EXISTING BEFORE START OF DEMOLITION.
19. ALL REUSED ITEMS TO BE REPAIRED, CLEANED, AND FINISHED TO A LIKE-NEW CONDITION.



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

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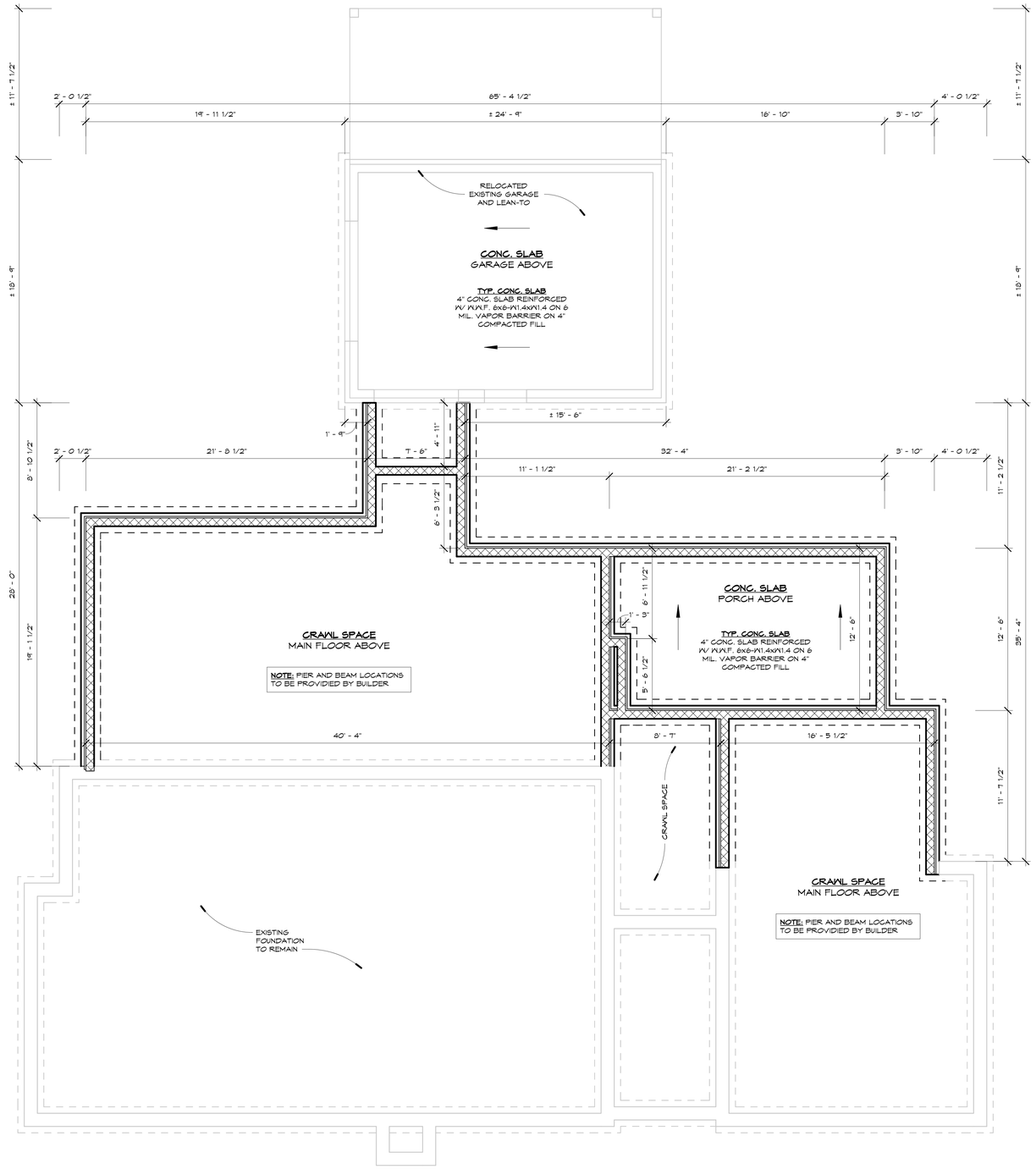
TURNER@BINKLEYDESIGNED.COM

GARDEN GATE HOMES
325 FRANKLIN ROAD
FRANKLIN, TN

REV.	DATE

DATE: 11/17/2023
PROJECT NUMBER:
DRAWN BY: KG
CHECKED BY: TB
SHEET TITLE: DEMOLITION PLAN
SHEET NUMBER: A2

BUILD SET



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

0' 2' 4' 8'

NOTE:
BUILDER TO COODINATE FINAL PORCH & STAIRS WITH GRADING PLAN AND LANDSCAPE ARCHITECTS DRAWINGS

NOTE:
REFER TO FRAMING PACKAGE FOR ALL JOIST ORIENTATION & SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT & SIZE BEAMS PER STRUCTURAL ENGINEER

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GARDEN GATE HOMES

326 FRANKLIN ROAD
FRANKLIN, TN

REV.	DATE

DATE: 11/17/2023

PROJECT NUMBER:

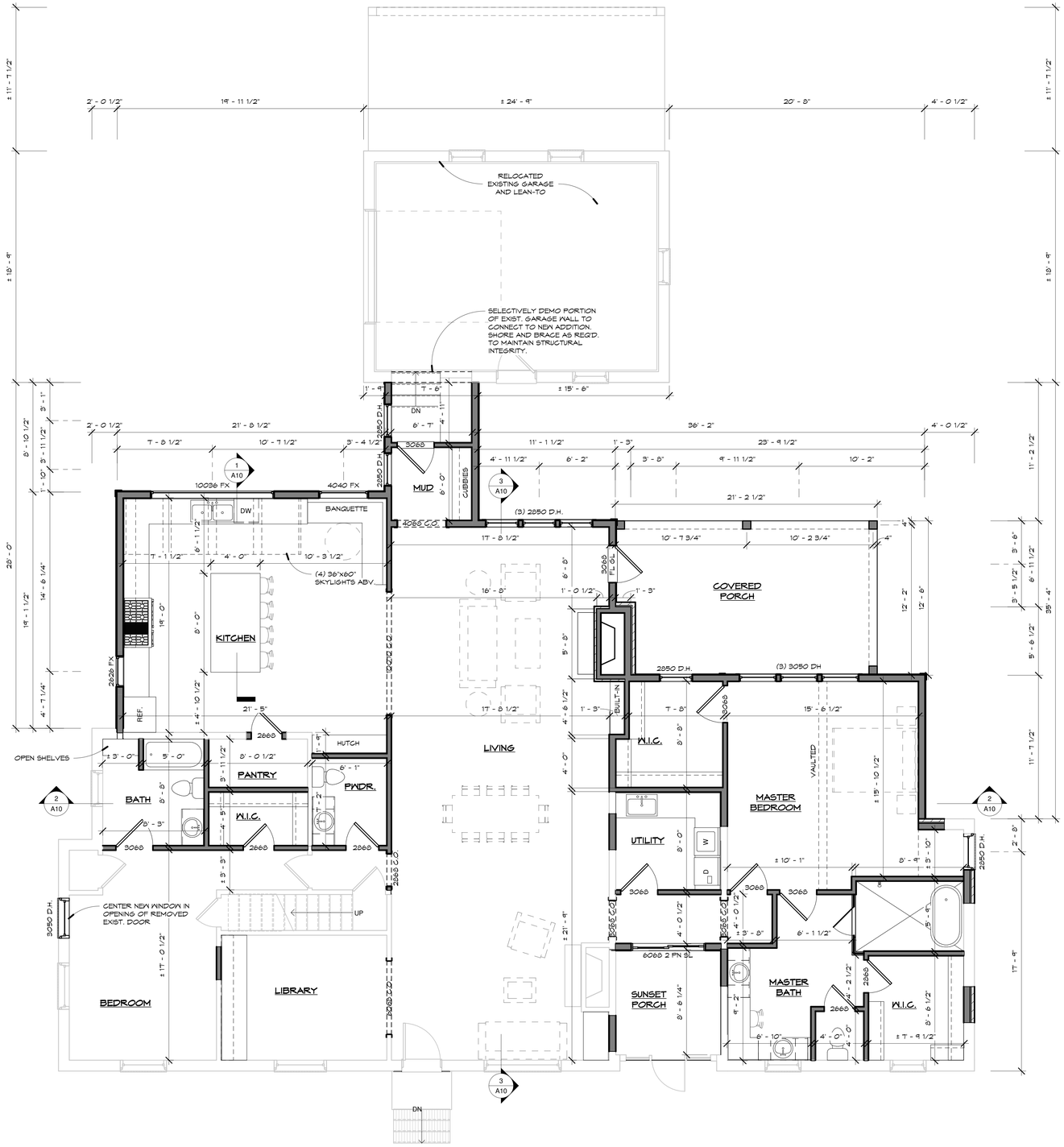
DRAWN BY: KG

CHECKED BY: TB

SHEET TITLE: FOUNDATION PLAN

SHEET NUMBER: A3

BUILD SET



AREA CALCULATIONS

BASED ON OUTSIDE FACE OF STUD OR BLOCK	
HEATED	
FIRST FLOOR	2804 SF
SECOND FLOOR	901 SF
HEATED	**3705 SF**
UNHEATED	
RELOCATED GARAGE	432 SF
RELOCATED LEAN-TO	288 SF
COVERED PORCH	258 SF
UNHEATED	**978 SF**
GRAND TOTAL	**4683 SF**

NOTE:
BUILDER TO COODINATE FINAL PORCH & STAIRS WITH GRADING PLAN AND LANDSCAPE ARCHITECTS DRAWINGS

NOTE:
REFER TO FRAMING PACKAGE FOR ALL JOIST ORIENTATION & SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT & SIZE BEAMS PER STRUCTURAL ENGINEER

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

0' 2' 4' 8'

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GARDEN GATE HOMES

328 FRANKLIN ROAD
FRANKLIN, TN

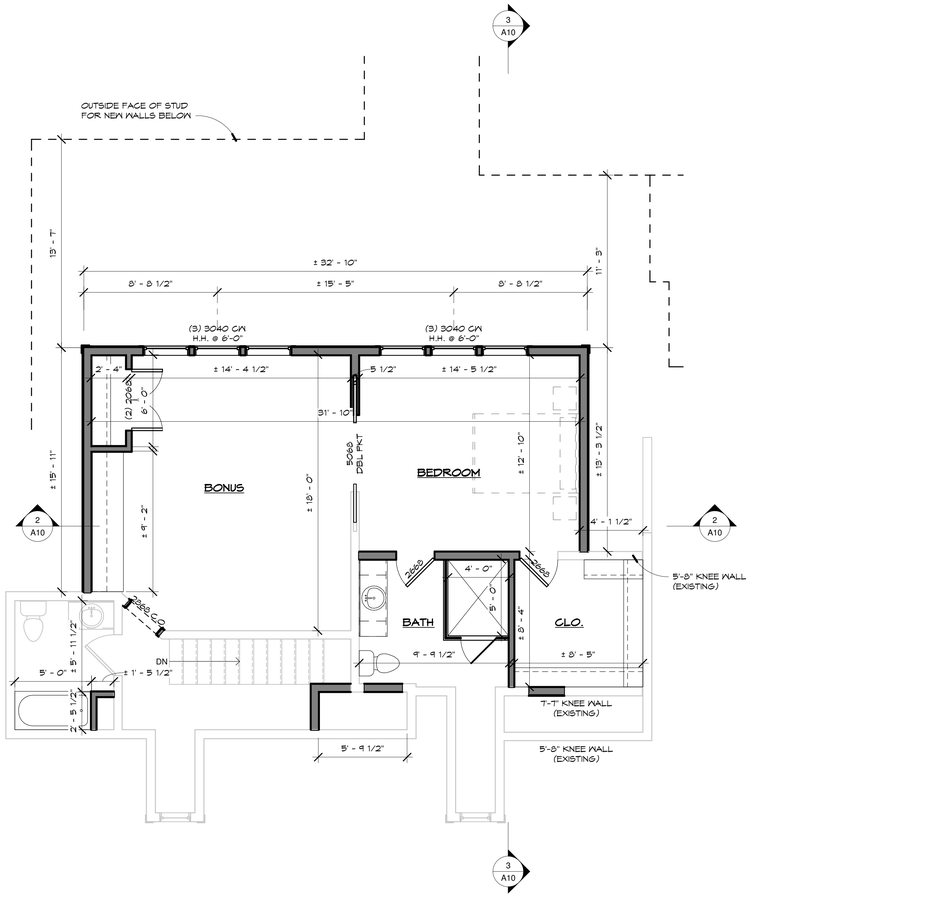
REV.	DATE

DATE: 11/17/2023
PROJECT NUMBER:
DRAWN BY: KC
CHECKED BY: TB

SHEET TITLE: FIRST FLOOR PLAN

SHEET NUMBER: A4

BUILD SET



1 SECOND FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8'

AREA CALCULATIONS

BASED ON OUTSIDE FACE OF STUD OR BLOCK

HEATED	
FIRST FLOOR	2804 SF
SECOND FLOOR	901 SF
HEATED	**3705 SF**
UNHEATED	
RELOCATED GARAGE	432 SF
RELOCATED LEAN-TO	288 SF
COVERED PORCH	258 SF
UNHEATED	**978 SF**
GRAND TOTAL	**4683 SF**

NOTE:
BUILDER TO COODINATE FINAL PORCH & STAIRS WITH GRADING PLAN AND LANDSCAPE ARCHITECTS DRAWINGS

NOTE:
REFER TO FRAMING PACKAGE FOR ALL JOIST ORIENTATION & SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT & SIZE BEAMS PER STRUCTURAL ENGINEER

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GARDEN GATE HOMES

325 FRANKLIN ROAD
FRANKLIN, TN

REV.	DATE

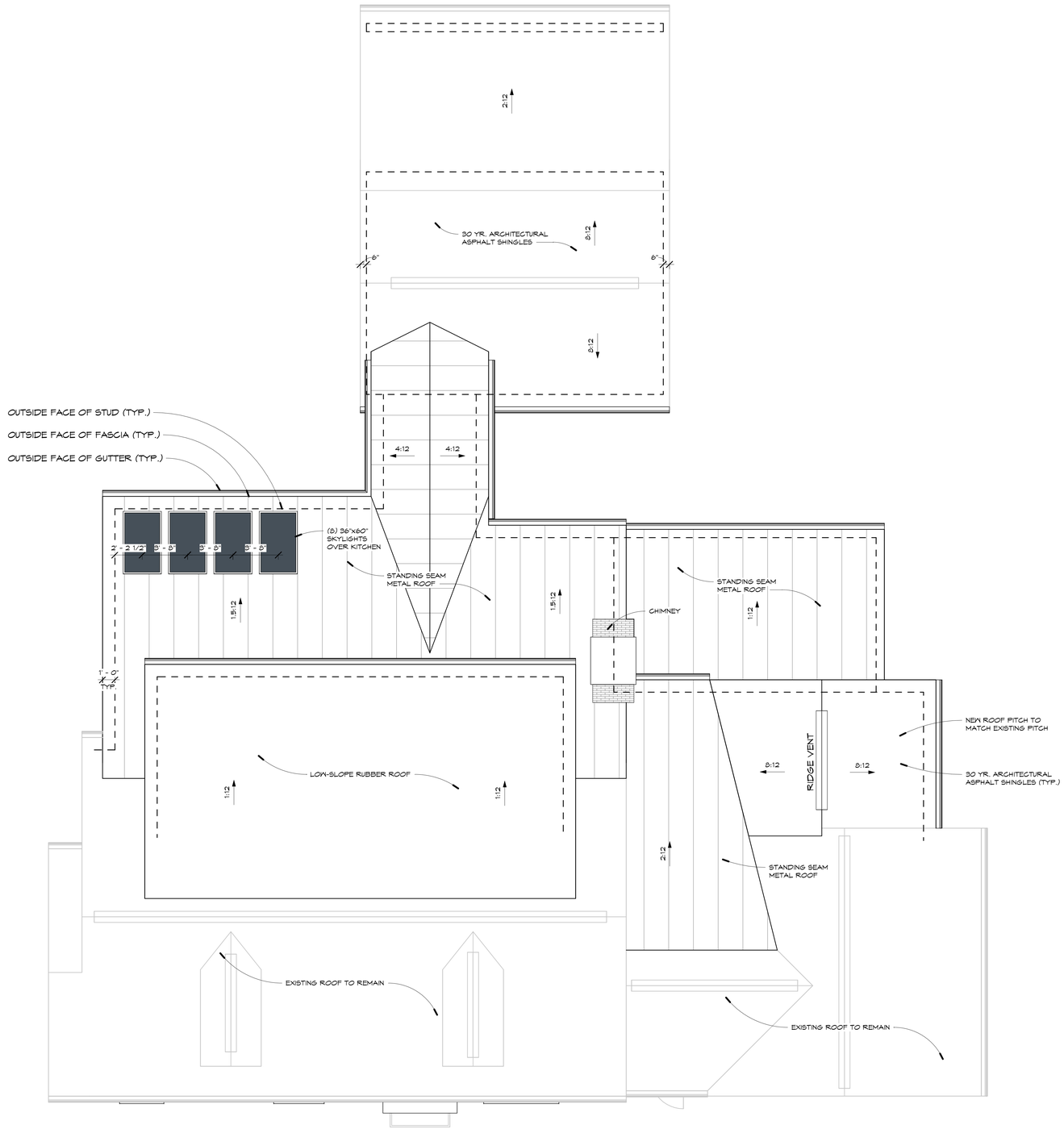
DATE: 11/17/2023
PROJECT NUMBER:
DRAWN BY: KC
CHECKED BY: TB

SHEET TITLE: SECOND FLOOR PLAN

SHEET NUMBER: A5

ROOF PLAN NOTES

1. TYP. ROOF SYSTEM ASSUMED TO BE 2X8 RAFTER @ 16" O.C. UNLESS OTHERWISE NOTED. BUILDER TO CONFIRM WITH STRUCTURAL ENGINEER.
2. ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE AND THE OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.
3. AT EAVE OR CORNICE VENTS, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
4. APPLY ROOFING IN CONFORMANCE WITH IRC APPLICABLE CODES. BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF ¼" PER FOOT (2%) FOR DRAINAGE.
5. PROVIDE ATTIC VENTILATION AS PER IRC CODE REQUIREMENTS.



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

0' 2' 4' 8'

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GARDEN GATE HOMES

326 FRANKLIN ROAD
FRANKLIN, TN

REV.	DATE

DATE: 11/17/2023
PROJECT NUMBER:
DRAWN BY: KC
CHECKED BY: TB
SHEET TITLE: ROOF PLAN
SHEET NUMBER: A6

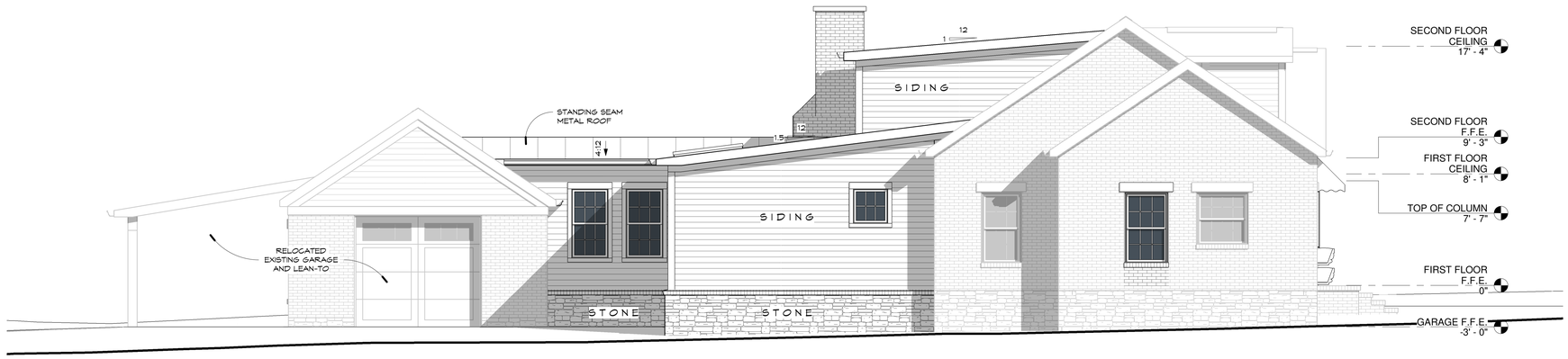
BUILD SET

DOWNSPOUT NOTE:

DOWNSPOUTS NOT SHOWN FOR CLARITY. BUILDER TO PROVIDE DOWNSPOUTS IN COMPLIANCE W/ IRC REQUIREMENTS.

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

0' 2' 4' 8'



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

0' 2' 4' 8'

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GARDEN GATE HOMES
328 FRANKLIN ROAD
FRANKLIN, TN

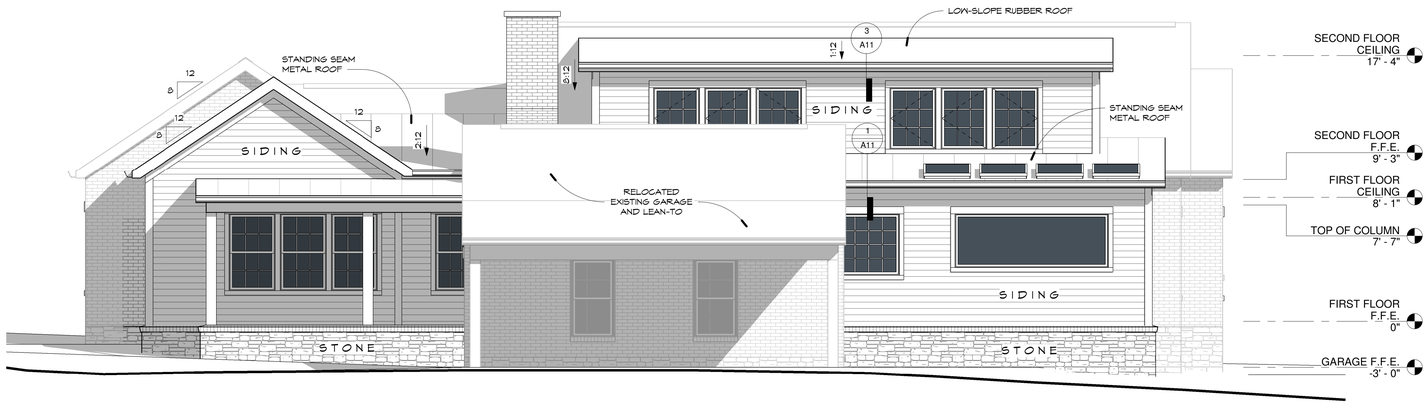
REV.	DATE

DATE: 11/17/2023
PROJECT NUMBER:
DRAWN BY: KC
CHECKED BY: TB
SHEET TITLE: ELEVATIONS
SHEET NUMBER: A7

BUILD SET

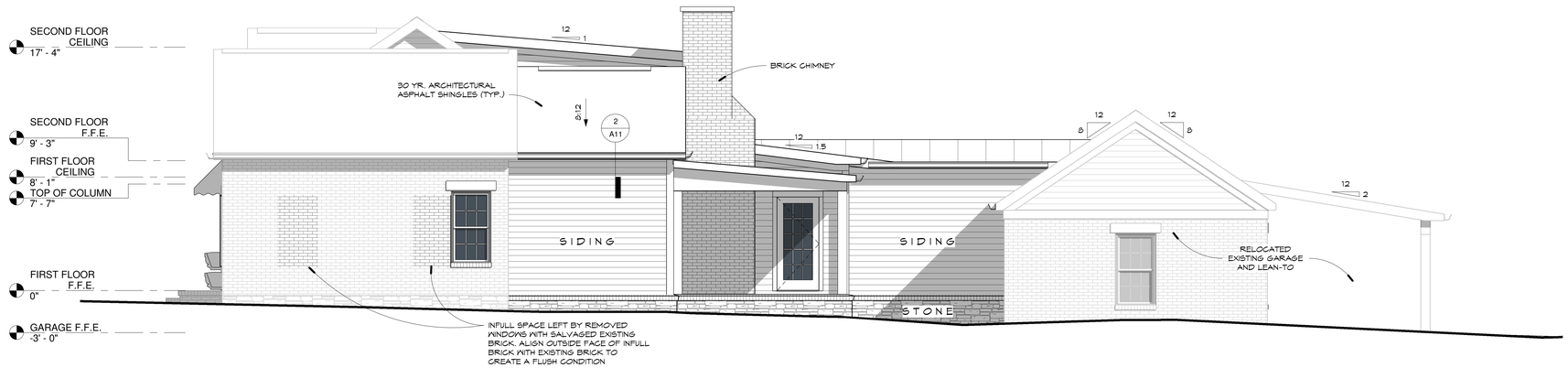
DOWNSPOUT NOTE:

DOWNSPOUTS NOT SHOWN FOR CLARITY. BUILDER TO PROVIDE DOWNSPOUTS IN COMPLIANCE W/ IRC REQUIREMENTS.



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

0' 2' 4' 8'



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

0' 2' 4' 8'

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SPRING HILL, TN 37174
PHONE: 615.626.5230
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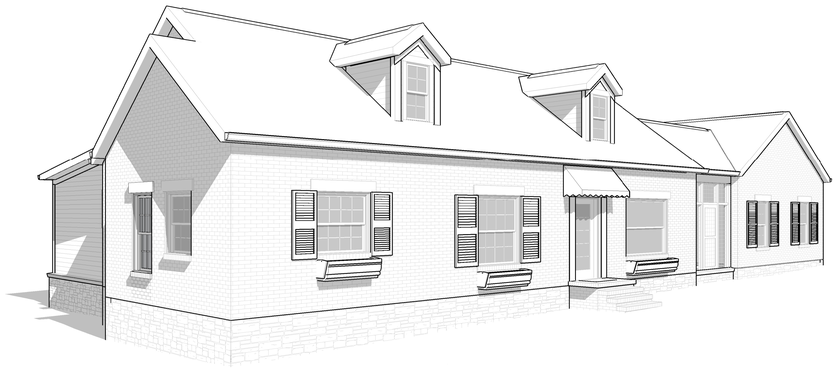
GARDEN GATE HOMES
328 FRANKLIN ROAD
FRANKLIN, TN

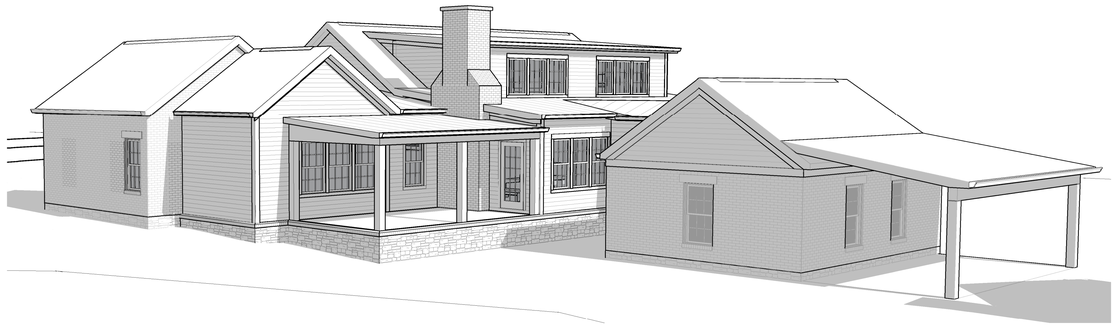
REV.	DATE

DATE: 11/17/2023
PROJECT NUMBER:
DRAWN BY: KC
CHECKED BY: TB
SHEET TITLE: ELEVATIONS
SHEET NUMBER: A8

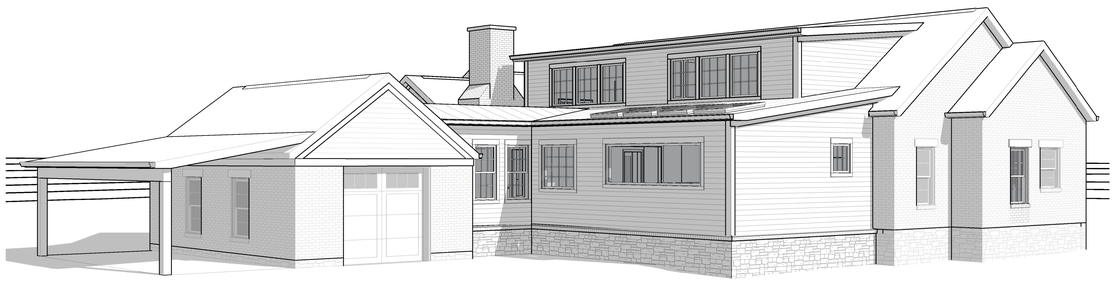
BUILD SET



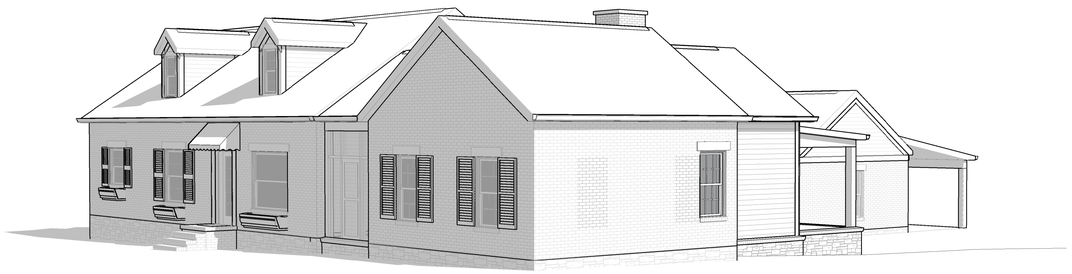
1 PERSPECTIVE VIEW 1



2 PERSPECTIVE VIEW 2



3 PERSPECTIVE VIEW 3



4 PERSPECTIVE VIEW 4

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GARDEN GATE HOMES

328 FRANKLIN ROAD
FRANKLIN, TN

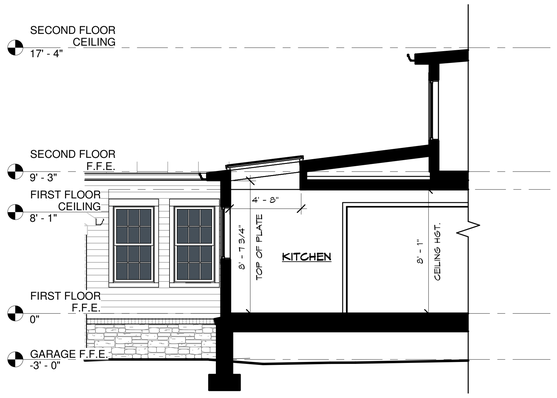
REV.	DATE

DATE: 11/17/2023
PROJECT NUMBER:
DRAWN BY: KC
CHECKED BY: TB

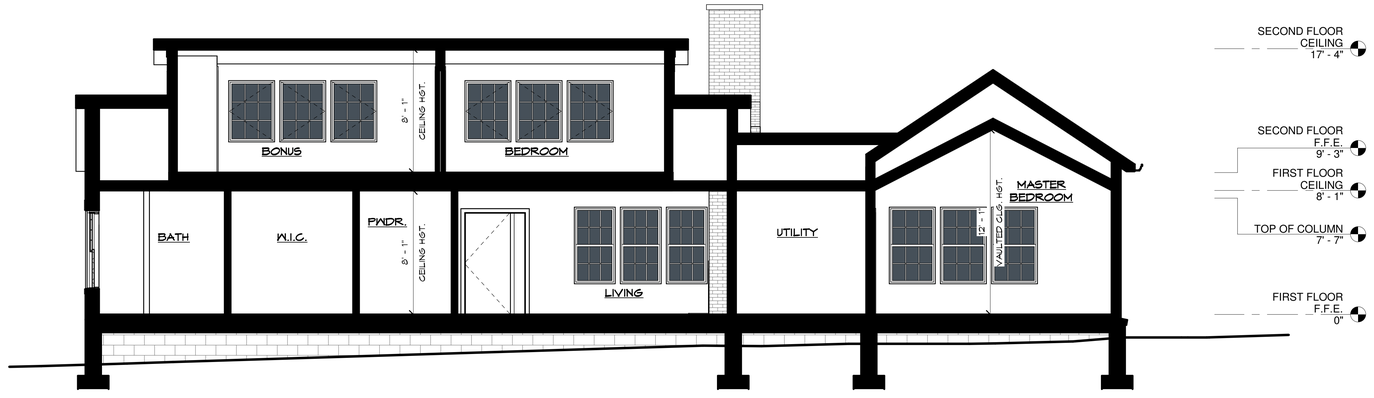
SHEET TITLE: PERSPECTIVE VIEWS

SHEET NUMBER: A9

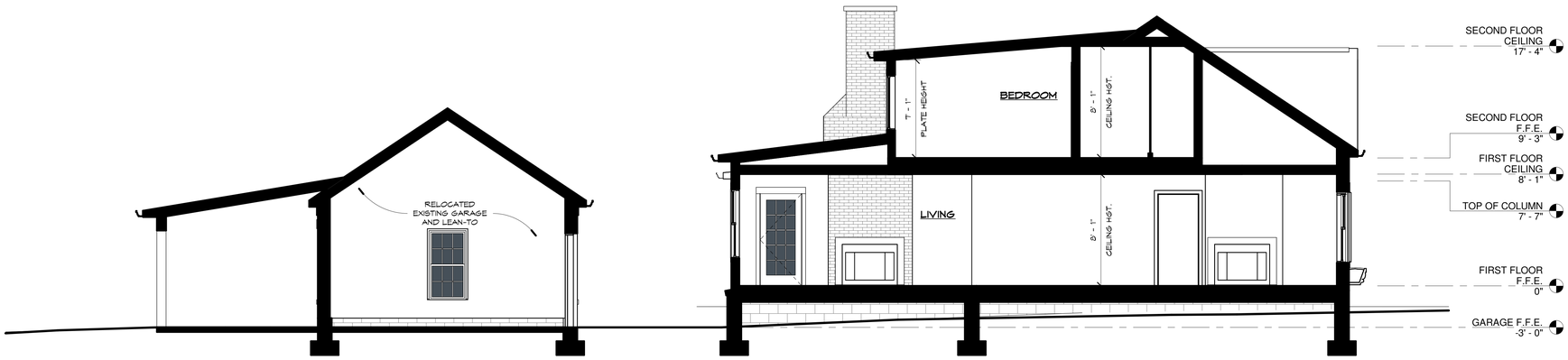
BUILD SET



1 KITCHEN SECTION
1/4" = 1'-0"



2 BUILDING SECTION 1
1/4" = 1'-0"



3 BUILDING SECTION 2
1/4" = 1'-0"

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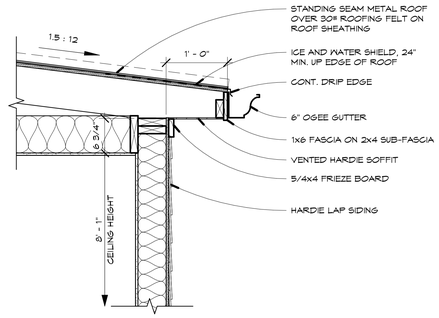
GARDEN GATE HOMES
326 FRANKLIN ROAD
FRANKLIN, TN

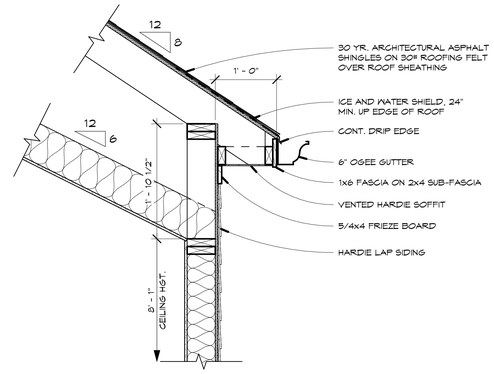
REV.	DATE

DATE: 11/17/2023
PROJECT NUMBER:
DRAWN BY: KC
CHECKED BY: TB
SHEET TITLE: BUILDING SECTIONS
SHEET NUMBER: A10

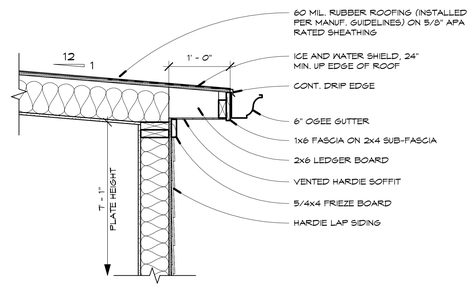
BUILD SET



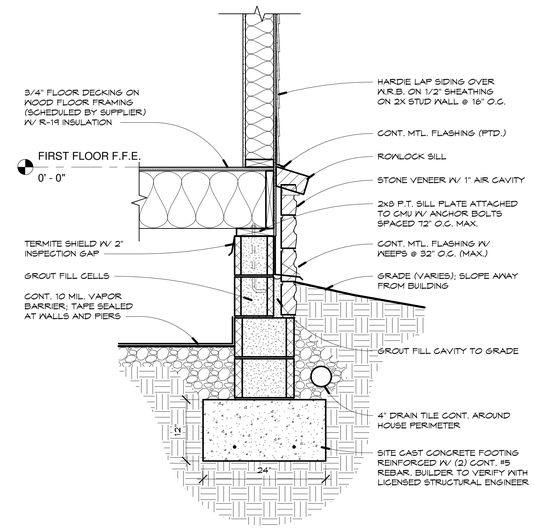
1 1.5/12 EAVE DETAIL @ KITCHEN
1" = 1'-0"



2 8/12 EAVE DETAIL @ M. BEDROOM
1" = 1'-0"



1/12 EAVE DETAIL @ SECOND FLOOR
3 1" = 1'-0"



4 TYP. FOUNDATION DETAIL
1" = 1'-0"

BINKLEY DESIGNED
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GARDEN GATE HOMES
328 FRANKLIN ROAD
FRANKLIN, TN

REV.	DATE

DATE: 11/17/2023
PROJECT NUMBER:
DRAWN BY: KC
CHECKED BY: TB
SHEET TITLE: DETAILS
SHEET NUMBER: A11

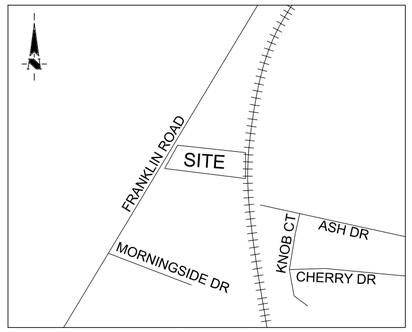
BUILD SET

GRAPHIC SCALE 1"=100'

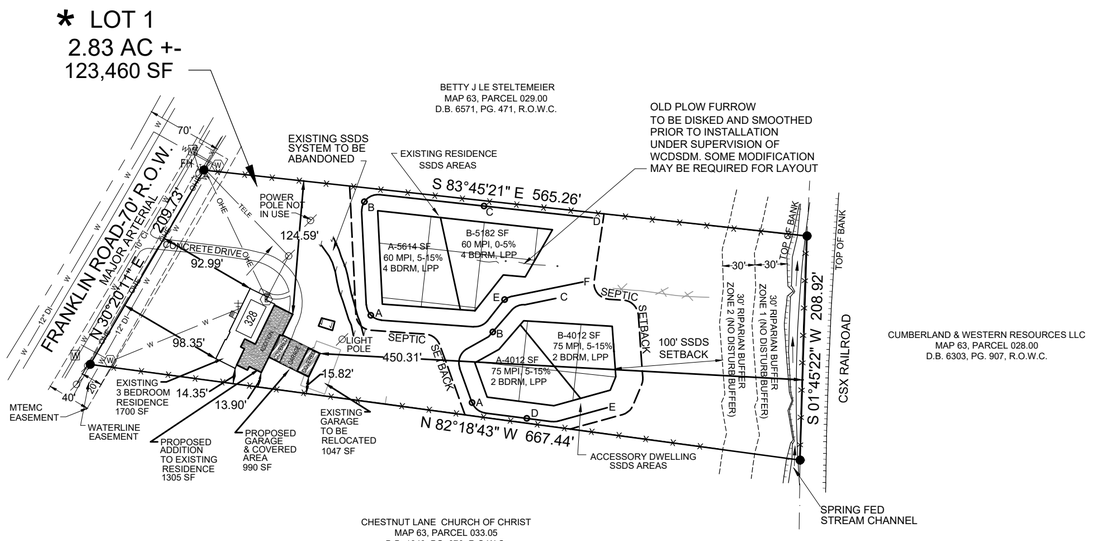
0 100 200 300

LEGEND

- IRON PIN FOUND (IPF)
- IRON PIN SET (IPS)
- MONUMENT FOUND
- PROPERTY BOUNDARY
- UTILITY POLE WITH GUY WIRE
- E — OVERHEAD UTILITY LINES
- W — WATER LINE
- G — GAS LINE
- (W) WATER METER
- (G) GAS METER
- (E) ELECTRIC METER
- FH FIRE HYDRANT
- (T) TELEPHONE PEDESTAL
- √ FIELD LOCATED FLAGS
- FENCE LINE
- XXXX STREET ADDRESS



VICINITY MAP N.T.S.



LOT AREA:	123,460 SF
EXISTING LOT COVERAGE (EXISTING RESIDENCE & GARAGE):	2747 SF
% EXISTING LOT COVERAGE:	2.2 %
PROPOSED LOT COVERAGE	
EXISTING RESIDENCE	1700 SF
ADDITION TO RESIDENCE	1305 SF
PROPOSED RELOCATED GARAGE & COVERED AREA	990 SF
TOTAL PROPOSED LOT COVERAGE:	3995 SF
TOTAL % PROPOSED LOT COVERAGE:	3.2%

OWNER OF RECORD
SUNSHINE VENTURES LLC 1367 ELIOT RD FRANKLIN, TN 37064 DEED BOOK 8981, PAGE 322 R.O.W.C TN
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

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TENNESSEE ONE CALL
IT'S THE LAW

REVISIONS		
NO.	DATE	
1	12-7-23	REVISE ADDITION & GARAGE LOCATION

DATE: 10-9-2023
SCALE: 1"=100'
DRAWN BY: PRT
REVIEWER:

SITE PLAN
(COF PROJECT #8151)
MAP 63, PARCEL 30.00
CITY OF FRANKLIN, TENNESSEE

LOTS 1, 2 & 3
HILLS SUBDIVISION, FINAL PLAT
SECTION A, REVISION 1

328 FRANKLIN ROAD
FRANKLIN, TN 37069

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1859
12-7-2023

PROJECT
22-0128

SHEET
1 OF 1

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

File #: 21-05753

DATE: November 27, 2023

TO: Historic Zoning Commission

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

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

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

The application has been to several Design Review Committee meetings to discuss the overall architectural style of the proposed building and structure. The application previously appeared before the Historic Zoning Commission during its October 2023 meeting where it was denied.

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

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

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

The proposal includes the construction of a two-story cross-gabled residence with Queen Anne architectural-styled features. A recessed entrance is found on the front elevation which features bay windows to the right and left 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. 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 proposal meets the setback requirements. The front porch extends into the setback, but is an appurtenance, which is permitted by the Zoning Ordinance.

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 34’-9” 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' 2". Additionally, there is a 2’ increase in grade elevation on Lot 5 compared to Magnolia Hall. The location of Lot 5 is 162' in front of the mansion. The height of the proposed building has been decreased since the last HZC meeting and is now subordinate to Magnolia Hall.

Materials:
The materials of the proposed new construction are listed as predominantly lap siding with a 4” exposure, shingle roof, diamond 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.

New windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or “doublesash”) appearance. The proposal shows aluminum-clad windows within this application. The Guidelines do not support the use of aluminum-clad. It is recommended to use wood or composite materials that have the appearance of wood which are appropriate for windows, stops, jambs, and trim.

Architectural Features:
The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. 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 façade 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. The proposed home utilizes many architectural details typical to Queen Anne houses. However, it does not architecturally compete with Magnolia Hall and is not overwhelming with its ornamentation.

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 siding must be wood siding to be consistent with Magnolia Hall and the other approved buildings.
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 Consideration:
1. 2018 IRC R302.1 Exterior walls. Construction, projections, openings, and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1).

SHEET SIZE: ARCH D (24" X 36")

MAGNOLIA HALL - LOT 5
COA SUBMITTAL
11-22-2023

11/22/2023 2:12:33 PM

906 STUDIO
ARCHITECTS + INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

MAGNOLIA HALL LOT 5

KICK DRUM / LEGEND HOMES

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN

PRELIMINARY

NOT FOR CONSTRUCTION

2023. 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

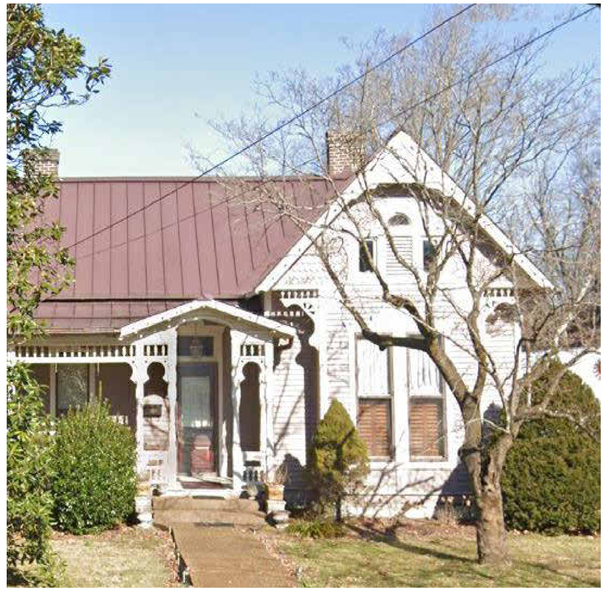
NO.	DESCRIPTION	DATE

Project Number
21.1098.004

COVER

HZC.00

SHEET SIZE: ARCH D (24" X 36")



1004 FAIR ST, FRANKLIN, TN

316 STEWART STREET, FRANKLIN, TN

132 3RD AVENUE SOUTH, FRANKLIN, TN

210 LEWISBURG PIKE, FRANKLIN, TN

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MAGNOLIA HALL LOT 5

KICK DRUM / LEGEND HOMES

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN

PRELIMINARY

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NO.	DESCRIPTION	DATE

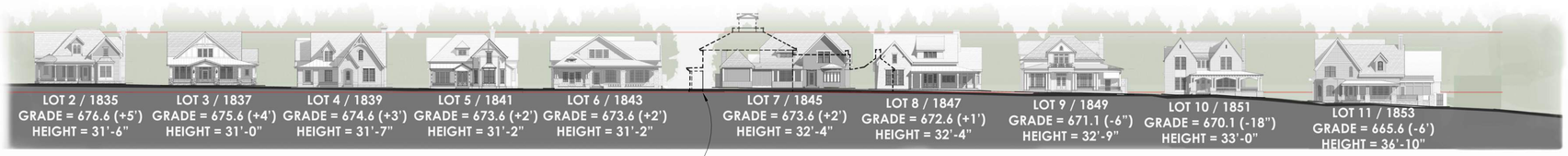
Project Number
21.1098.004

PRECEDENT IMAGES

HZC.01

11/22/2023 2:12:34 PM

SHEET SIZE: ARCH D (24" X 36")



STREETSCAPE ELEVATION (NTS)

OVERALL SITE PLAN (NTS)

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ARCHITECTS +INTERIORS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

MAGNOLIA HALL LOT 5

KICK DRUM / LEGEND HOMES

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN

PRELIMINARY

NOT FOR CONSTRUCTION

2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE

Project Number
21.1098.004

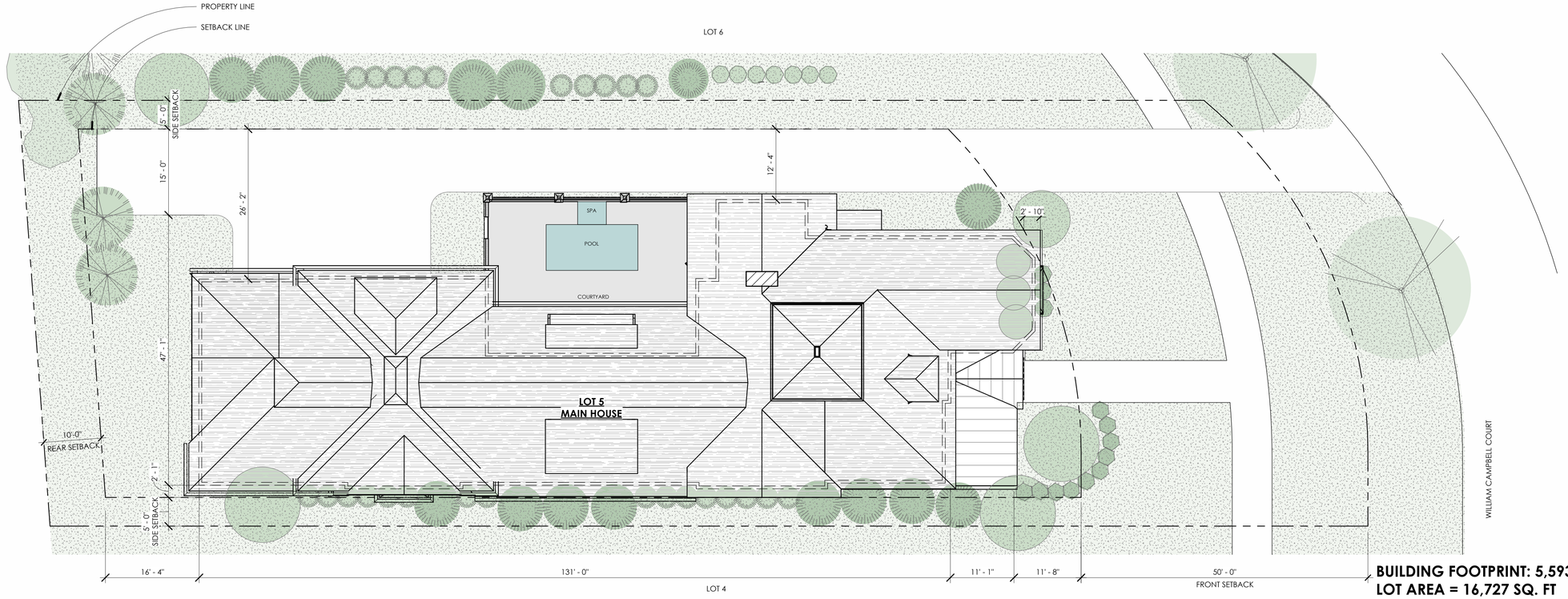
OVERALL SITE

HZC.02

11/22/2023 2:12:49 PM

SHEET SIZE: ARCH D (24" X 36")

1 LOT 5 & MANSION HEIGHT DIAGRAM
1/8" = 1'-0"



BUILDING FOOTPRINT: 5,593 SQ. FT
LOT AREA = 16,727 SQ. FT
LSA = 40% (MIN. 20%)

2 LOT 5 SITE PLAN
1" = 10'-0"

11/22/2023 2:13:00 PM

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MAGNOLIA HALL LOT 5

KICK DRUM / LEGEND HOMES

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN

PRELIMINARY
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NO.	DESCRIPTION	DATE

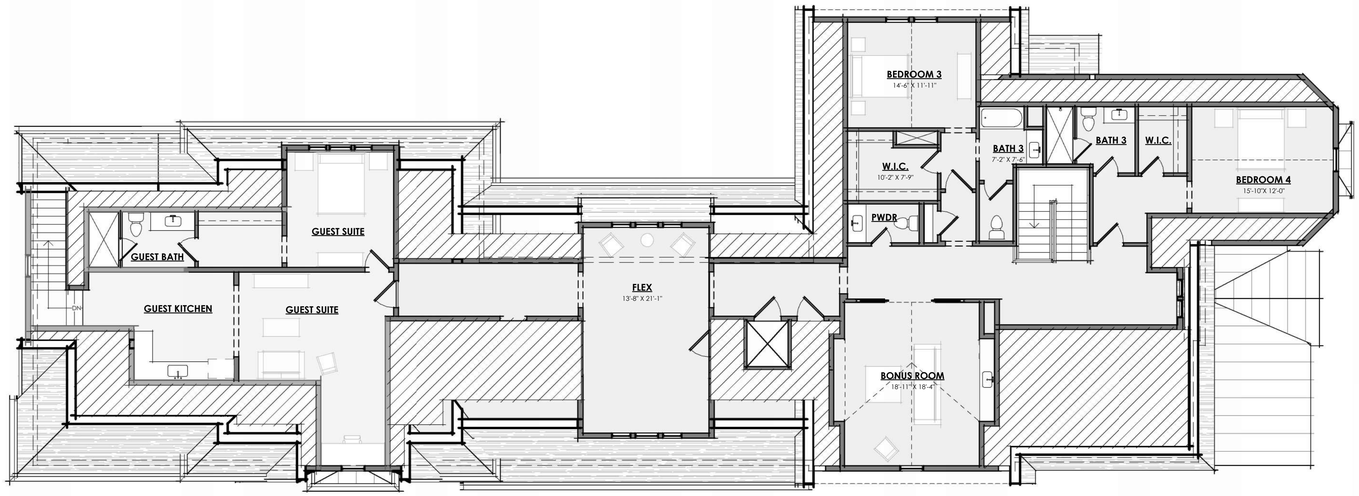
Project Number
21.1098.004

SITE INFORMATION

HZC.03

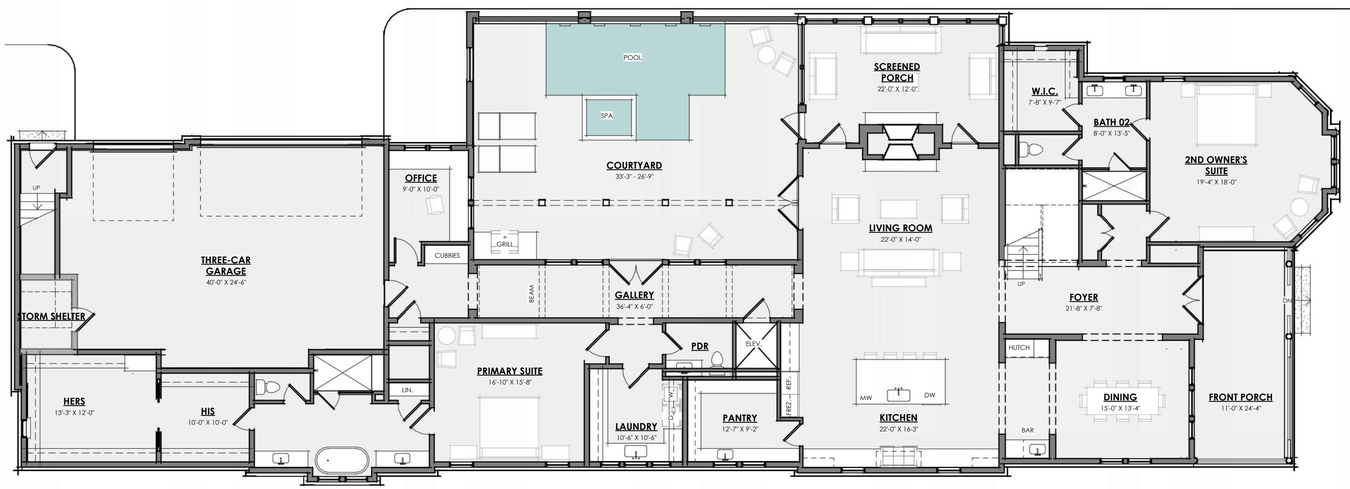
SHEET SIZE: ARCH D (24" X 36")

NOTES:
1. PLAN VIEWS ARE CUT AT 4'-0" FROM THE FLOOR LEVEL.
2. ATTIC SPACE IS SHOWN HATCHED.
3. ALL ATTIC SPACE HAS SLOPED CEILING HEIGHTS OF LESS THAN 9'-0".



PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"

11/22/2023 2:13:07 PM

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NO.	DESCRIPTION	DATE

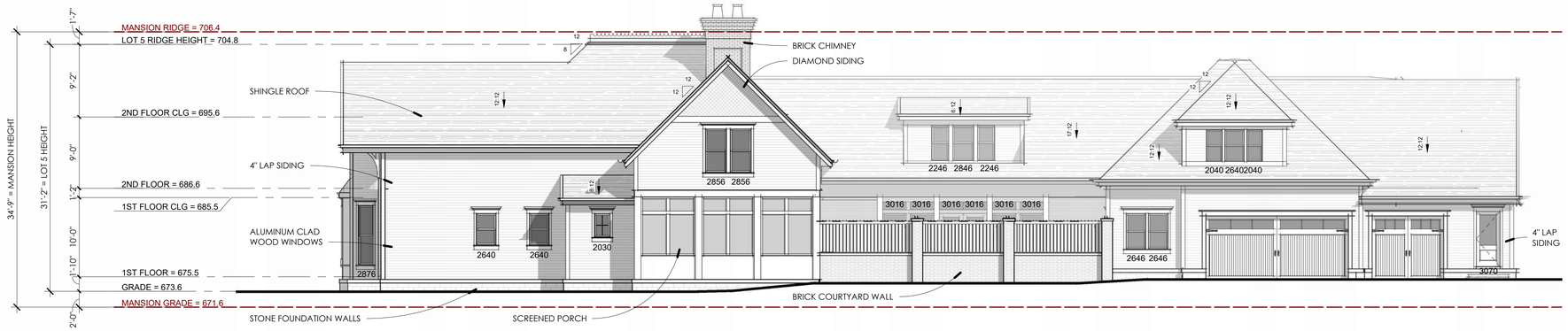
Project Number
21.1098.004

FLOOR PLANS

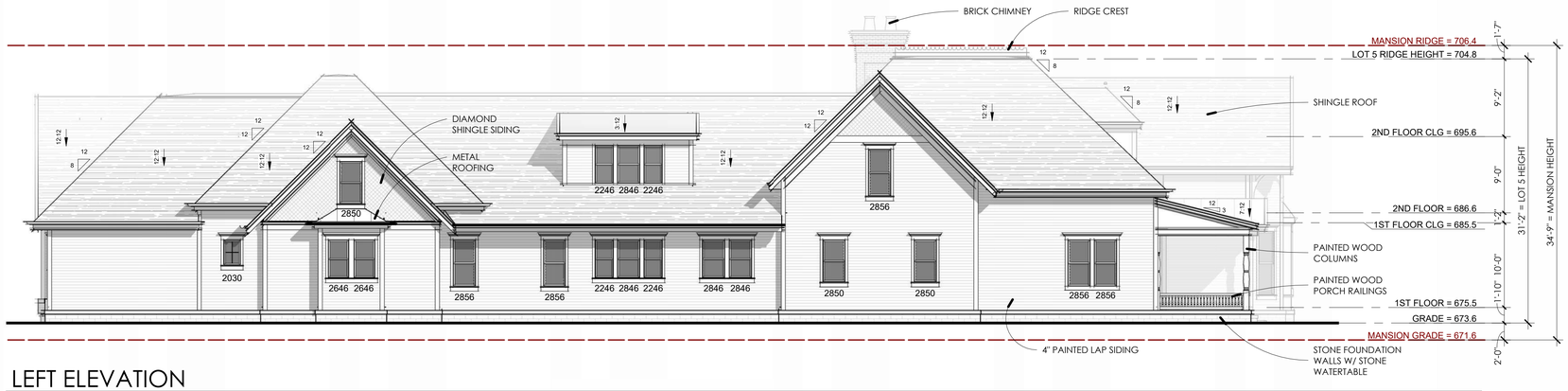
HZC.04

SHEET SIZE: ARCH D (24" X 36")

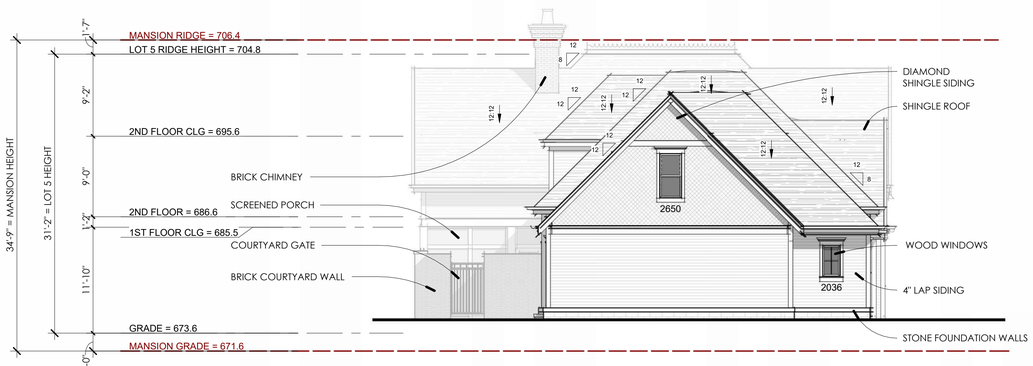
NOTES:
1. FOUNDATION HEIGHT IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
2. FIRST FLOOR CEILING HEIGHT IS 10'-0"
3. SECOND FLOOR CEILING HEIGHT IS 9'-0"
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.



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



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



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

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

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MAGNOLIA HALL LOT 5

KICK DRUM / LEGEND HOMES

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN

PRELIMINARY

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NO.	DESCRIPTION	DATE

Project Number
21.1098.004

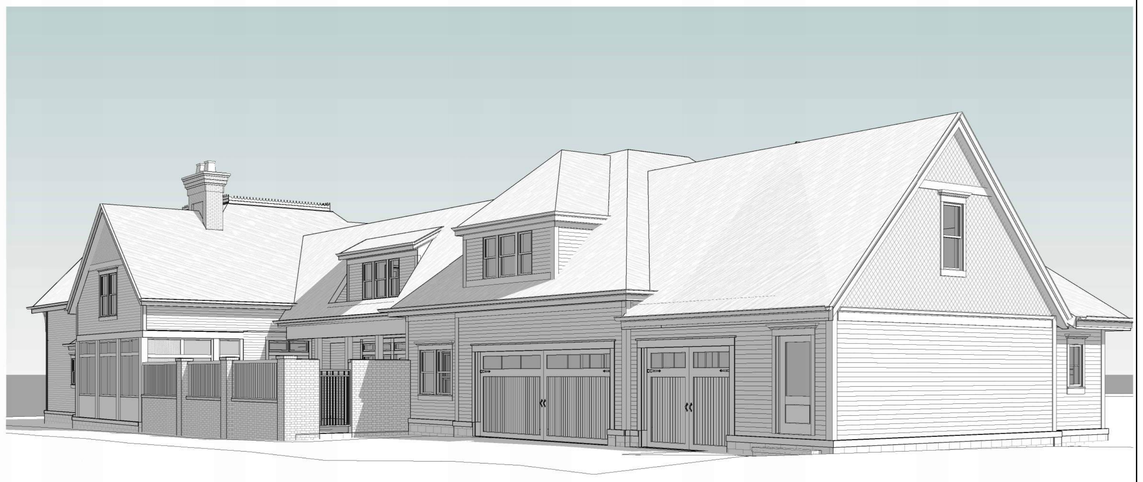
EXTERIOR ELEVATIONS

HZC.05

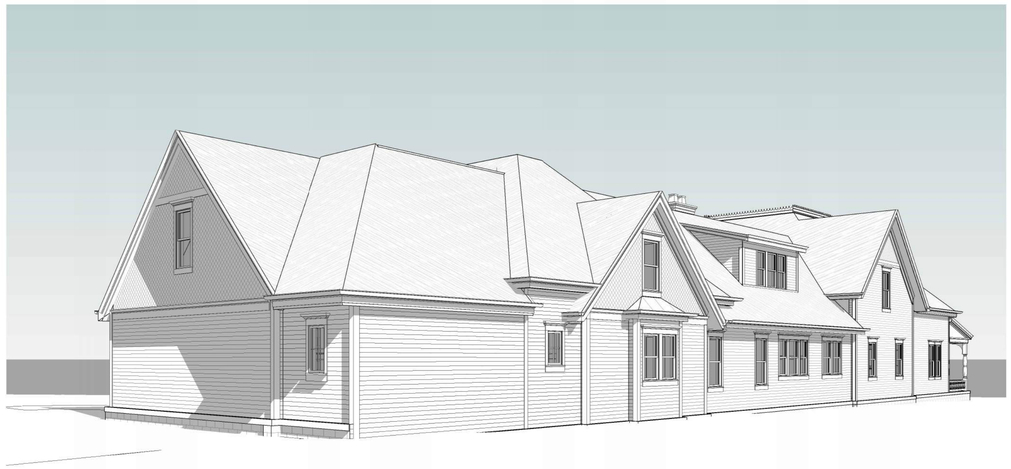
11/22/2023 2:13:21 PM

SHEET SIZE: ARCH D (24" X 36")

1 VIEW 1



2 VIEW 2



3 View 3

4 VIEW 4

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MAGNOLIA HALL LOT 5

KICK DRUM / LEGEND HOMES

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FRANKLIN, TN

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NO.	DESCRIPTION	DATE

Project Number
21.1098.004

3D VIEWS

HZC.06

11/22/2023 2:13:37 PM

File #: 21-05754

DATE: November 27, 2023

TO: Historic Zoning Commission

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

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

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

The application has been to several Design Review Committee meetings to discuss the overall architectural style of the proposed building and structure. The application previously appeared before the Historic Zoning Commission during its October 2023 meeting where it was denied.

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

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

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

The proposal includes the construction of a two-story cross-gabled house with Craftsman architectural-styled features. The front elevation features a covered front porch with stone-wrapped columns. To the right of the entrance are a large paned window and a large three-bay window. To the left of the entrance is a door with single double-hung windows on either side. The upper floor has three windows centered above the front door.

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 proposal meets the setback requirements.

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 34’-9” 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' 9". Additionally, there is a 2’ increase in grade elevation at Lot 6 compared to Magnolia Hall. The location of Lot 6 is 123' in front of the mansion. The height of the proposed building has been decreased since the last HZC meeting and is now subordinate to Magnolia Hall.

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. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. The specifications for the windows in the proposal were not included in this application. New windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or “doublesash”) appearance.

Architectural Features:
The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. 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. It was discussed during the November Design Review Committee meeting that the brackets on the front façade should be minimized. The small dormer on the front façade has a Japanese influence, which is not typical of the Franklin Historic Districts.

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 brackets on the front façade must be minimized in scale to blend with the other brackets.
3. The small dormer on the front façade must be removed to keep with the architectural features that are seen in the Boyd Mill Avenue District.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.

5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

SHEET SIZE: ARCH D (24" X 36")

MAGNOLIA HALL - LOT 6
COA SUBMITTAL
11-22-2023

11/22/2023 2:09:17 PM

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ARCHITECTS +INTERIORS

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Suite 200
Franklin, TN 37064
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MAGNOLIA HALL LOT 6
D9 DEVELOPMENT

1843 WILLIAM CAMPBELL COURT
FRANKLIN, TN

PRELIMINARY
NOT FOR CONSTRUCTION

2023, 906 STUDIO PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO PLLC.

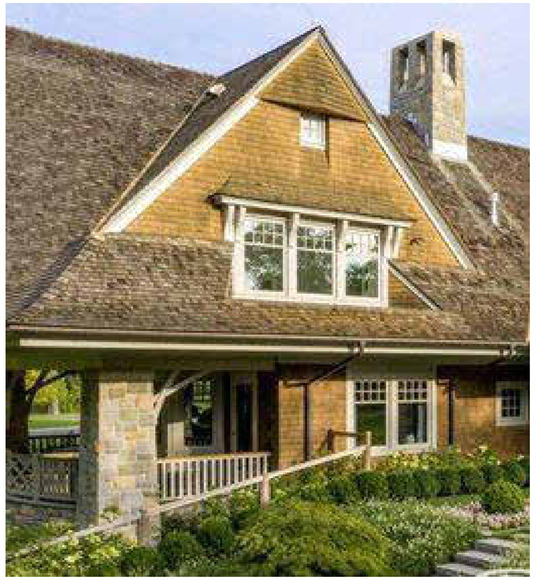
NO.	DESCRIPTION	DATE

Project Number
21.1098.006

COVER

HZC.00

SHEET SIZE: ARCH D (24" X 36")



KNOXVILLE, TN

FRANKLIN, TN

404 BRIDGE ST, FRANKLIN, TN

906 STUDIO
ARCHITECTS +INTERIORS

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Suite 200
Franklin, TN 37064
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MAGNOLIA HALL LOT 6

D9 DEVELOPMENT

1843 WILLIAM CAMPBELL COURT
FRANKLIN, TN

PRELIMINARY

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NO.	DESCRIPTION	DATE

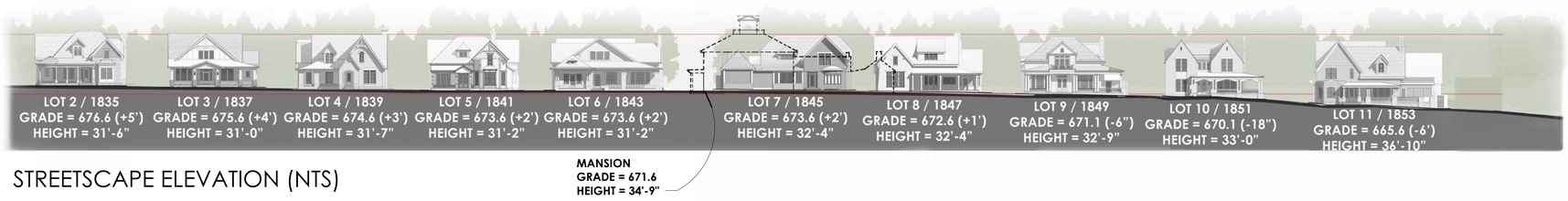
Project Number
21.1098.006

PRECEDENT IMAGES

HZC.01

11/22/2023 2:09:17 PM

SHEET SIZE: ARCH D (24" X 36")



STREETSCAPE ELEVATION (NTS)

OVERALL SITE PLAN (NTS)

11/22/2023 2:09:33 PM

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ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
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MAGNOLIA HALL LOT 6

D9 DEVELOPMENT

1843 WILLIAM CAMPBELL COURT
FRANKLIN, TN

PRELIMINARY

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NO.	DESCRIPTION	DATE

Project Number
21.1098.006

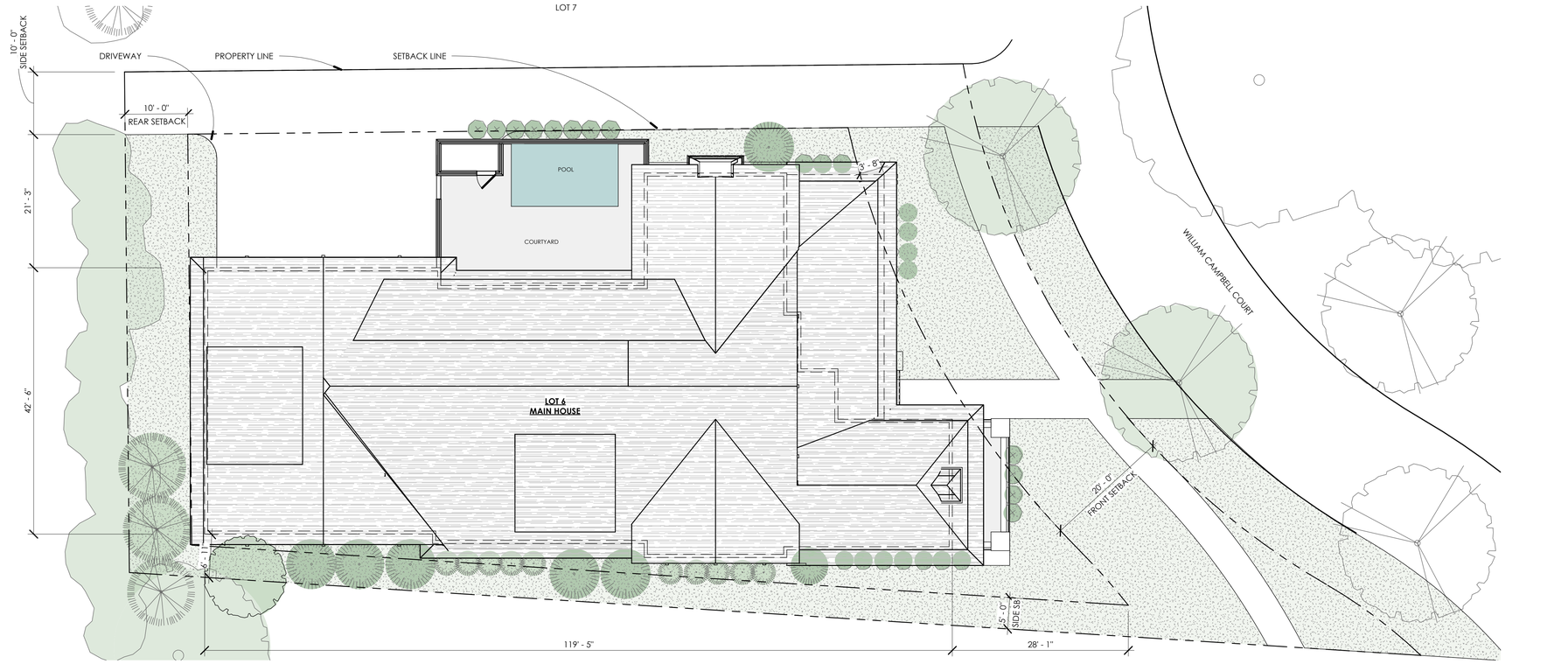
OVERALL SITE

HZC.02

SHEET SIZE: ARCH D (24" X 36")

2 LOT 6 AND MANSION HEIGHT DIAGRAM

1/8" = 1'-0"



BUILDING FOOTPRINT = 5,416 SQ. FT
LOT AREA = 13,545 SQ. FT
LSA = 29% (MIN. 20%)

1 LOT 6 SITE PLAN

1" = 10'-0"

11/22/2023 2:09:37 PM

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MAGNOLIA HALL LOT 6

D9 DEVELOPMENT

1843 WILLIAM CAMPBELL COURT
FRANKLIN, TN

PRELIMINARY

NOT FOR CONSTRUCTION

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NO.	DESCRIPTION	DATE

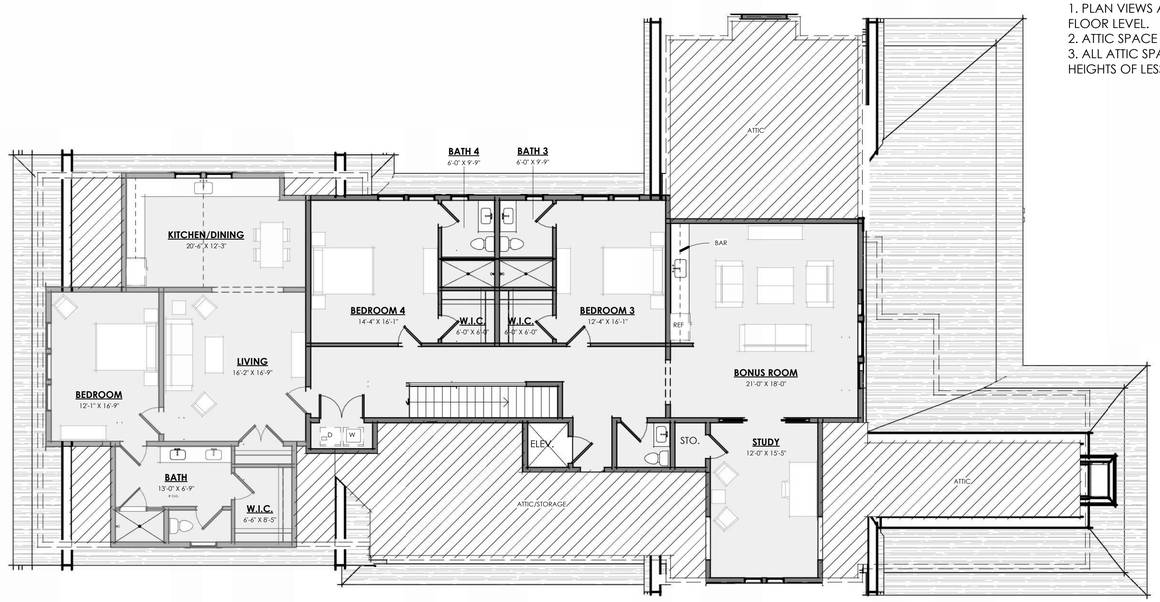
Project Number
21.1098.006

SITE INFORMATION

HZC.03

SHEET SIZE: ARCH D (24" X 36")

NOTES:
1. PLAN VIEWS ARE CUT AT 4'-0" FROM THE FLOOR LEVEL.
2. ATTIC SPACE IS SHOWN HATCHED.
3. ALL ATTIC SPACE HAS SLOPED CEILING HEIGHTS OF LESS THAN 9'-0".



PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"

PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"

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MAGNOLIA HALL LOT 6

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NO.	DESCRIPTION	DATE

Project Number
21.1098.006

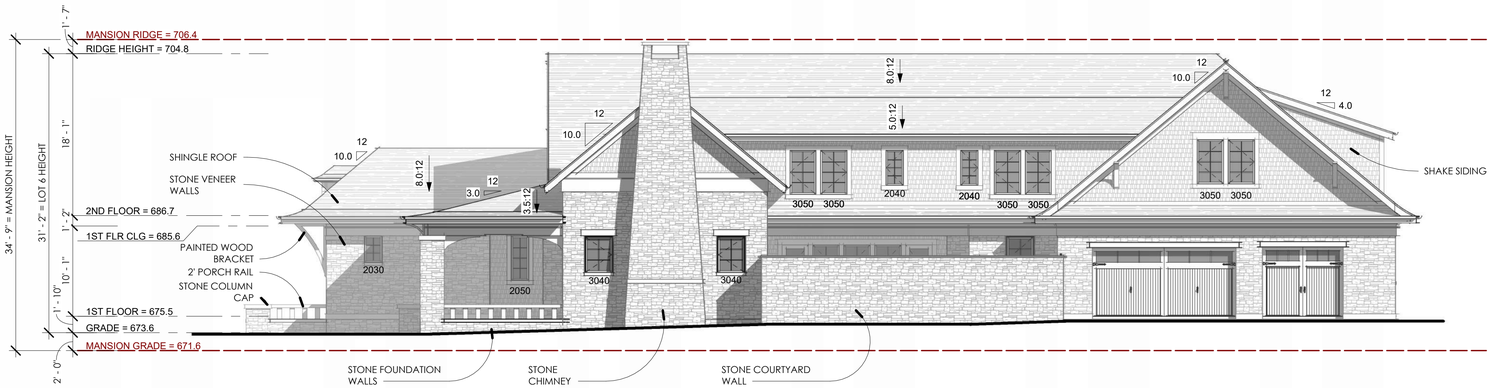
FLOOR PLANS

HZC.04

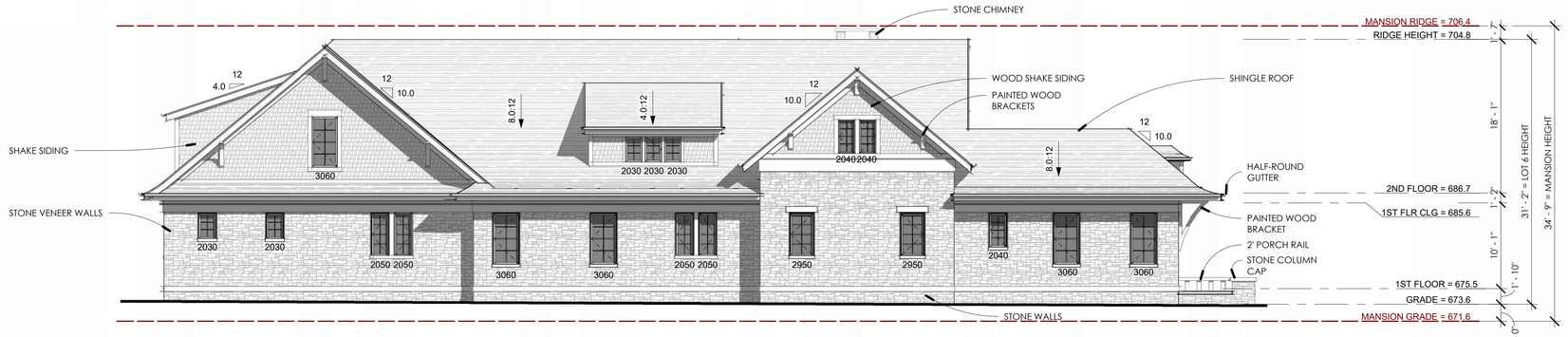
11/22/2023 2:09:46 PM

SHEET SIZE: ARCH D (24" X 36")

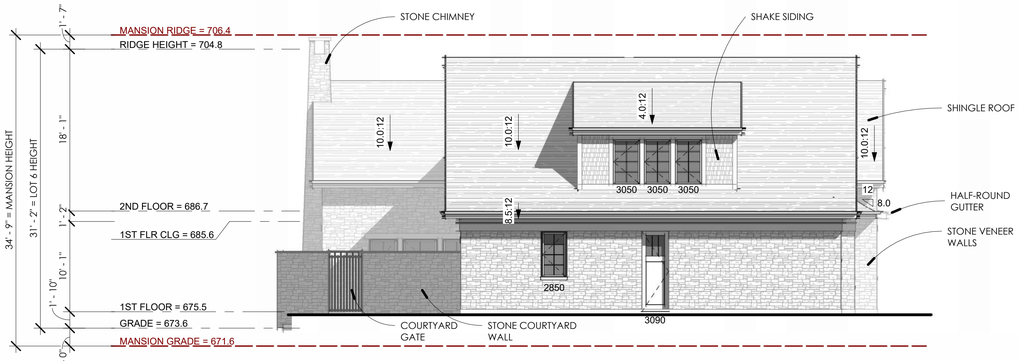
NOTES:
1. FOUNDATION HEIGHT IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
2. FIRST FLOOR CEILING HEIGHT IS 11'-0".
3. SECOND FLOOR CEILING HEIGHT IS 9'-0"
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.



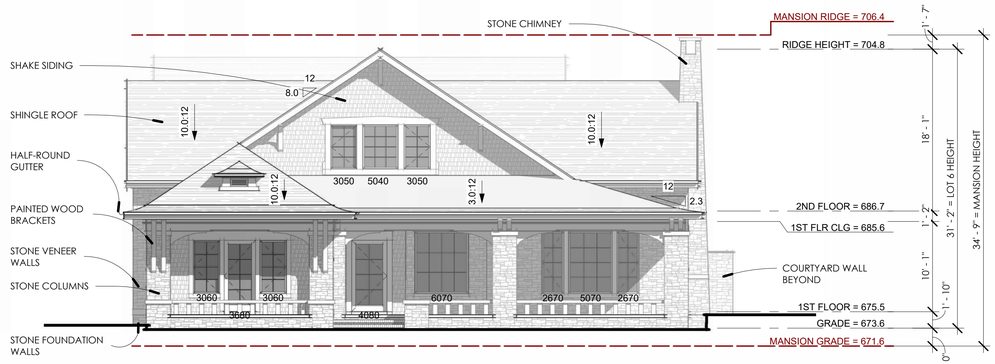
RIGHT ELEVATION
1/8" = 1'-0"



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



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



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

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MAGNOLIA HALL LOT 6
D9 DEVELOPMENT

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NO.	DESCRIPTION	DATE

Project Number
21.1098.006

EXTERIOR ELEVATIONS

HZC.05

11/22/2023 2:09:58 PM

SHEET SIZE: ARCH D (24" X 36")

1 VIEW 1

2 VIEW 2

3 VIEW 3

4 VIEW 4

11/22/2023 2:10:11 PM

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NO.	DESCRIPTION	DATE

Project Number
21.1098.006

3D VIEWS

HZC.06

File #: 21-05755

DATE: November 27, 2023

TO: Historic Zoning Commission

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

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

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

The application has been to several Design Review Committee meetings to discuss the overall architectural style of the proposed building and structure. The application previously appeared before the Historic Zoning Commission during its October 2023 meeting where it was denied.

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

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

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

The proposal includes the construction of a two-story cross-gabled residence with Tudor architectural-styled features. The front elevation features an entrance and sidelights under a covered porch. To the right of the entrance, there is a bay-window. On the left side of the entrance are three large, tall 6-paned windows with transoms. The upper floor has a large dormer with three windows.

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 proposal meets the setback requirements.

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 34'-9" 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 32' 4". Additionally, there is a 1' increase in grade elevation at Lot 8 compared to Magnolia Hall. The location of Lot 8 is 121' behind the mansion. The height of the proposed building has been decreased since the last HZC meeting and is now subordinate to Magnolia Hall.

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

Architectural Features:
The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. 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. It was discussed during the November Design Review Committee meeting that the size and scale of the three windows to the left of the entrance should be reduced to blend with the other proposed windows. The Guidelines recommend not exceeding the height and width ratios for windows and doors of adjacent buildings by more than 10 percent.

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 transoms above the large windows to the left of the entrance must be removed and the three windows below must be reduced in size and scale to be proportionate with the other windows on the building, subject to approval by the Preservation Planner.
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 pool will need to have a separate building permit.

SHEET SIZE: ARCH D (24" X 36")

MAGNOLIA HALL - LOT 8
COA SUBMITTAL
11-22-2023

11/22/2023 2:04:21 PM

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MAGNOLIA HALL LOT 8

D9 DEVELOPMENT

1847 WILLIAM CAMPBELL COURT
FRANKLIN, TN

PRELIMINARY

NOT FOR CONSTRUCTION

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NO.	DESCRIPTION	DATE

Project Number
21.1098.007

COVER

HZC.00

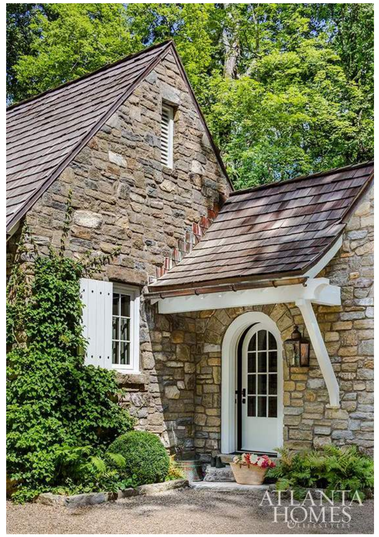
SHEET SIZE: ARCH D (24" X 36")

203 CLEBURNE AVENUE, FRANKLIN, TN

THIRD AVENUE, FRANKLIN, TN

FOURTH AVENUE N, FRANKLIN, TN

116 LEWISBURG PIKE, FRANKLIN, TN



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MAGNOLIA HALL LOT 8

D9 DEVELOPMENT

1847 WILLIAM CAMPBELL COURT
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NO.	DESCRIPTION	DATE

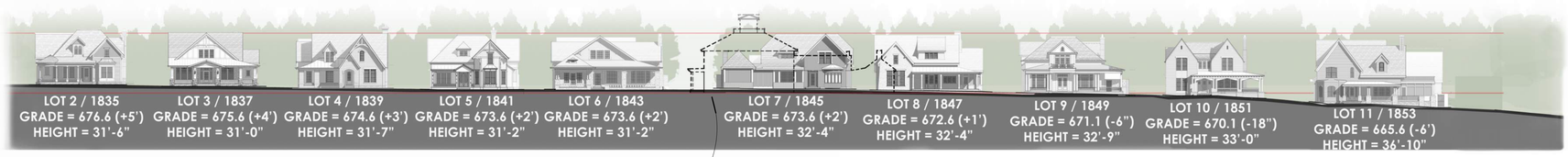
Project Number
21.1098.007

PRECEDENT IMAGES

HZC.01

11/22/2023 2:04:22 PM

SHEET SIZE: ARCH D (24" X 36")



STREETSCAPE ELEVATION (NTS)

OVERALL SITE PLAN (NTS)

11/22/2023 2:04:35 PM

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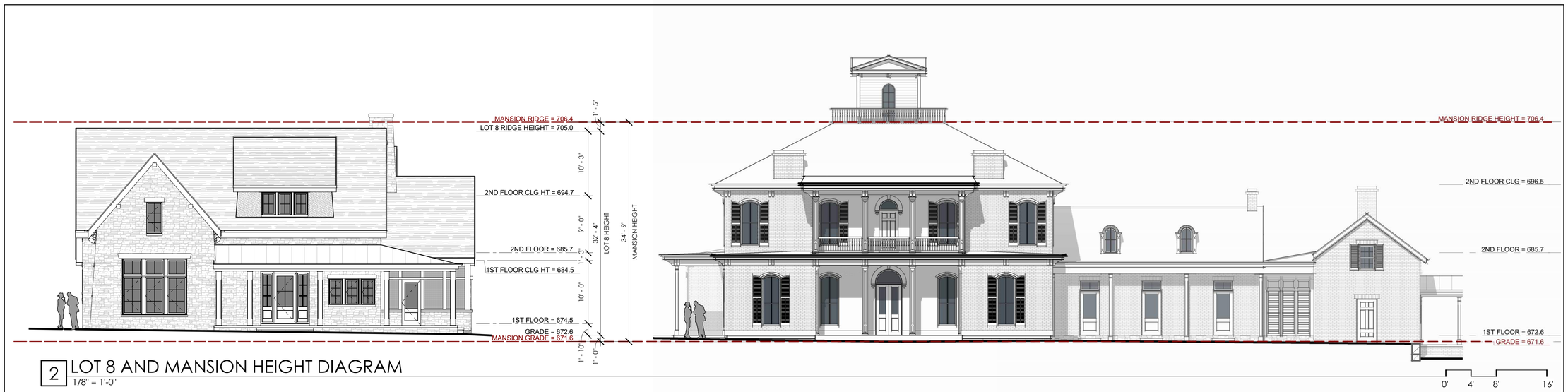
NO.	DESCRIPTION	DATE

Project Number
21.1098.007

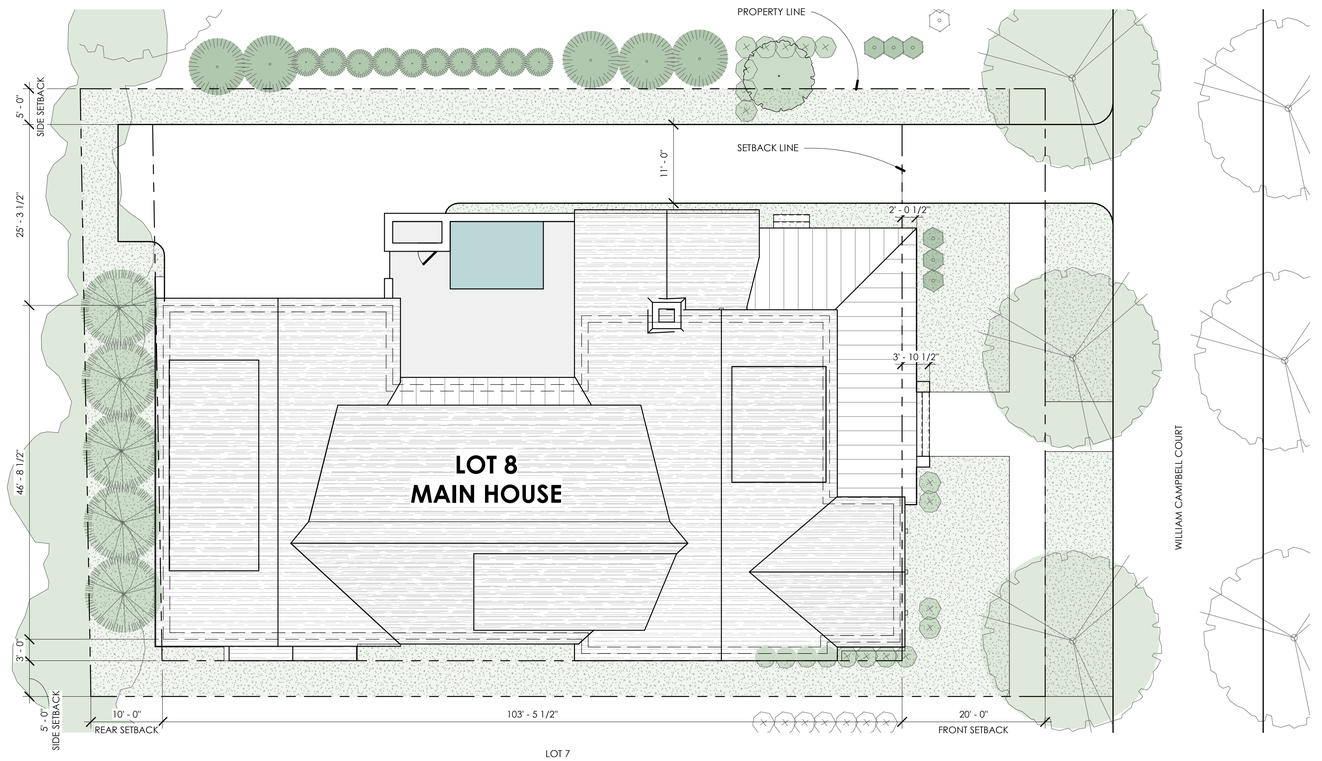
OVERALL SITE

HZC.02

SHEET SIZE: ARCH D (24" X 36")



2 LOT 8 AND MANSION HEIGHT DIAGRAM
1/8" = 1'-0"



BUILDING FOOTPRINT = 5,084 SQ. FT
LOT AREA = 11,406 SQ. FT
LSA = 26% (MIN. 20%)

1 LOT 8 SITE PLAN
1" = 10'-0"

0' 4' 8' 16'

11/22/2023 2:04:37 PM

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MAGNOLIA HALL LOT 8
D9 DEVELOPMENT

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NO.	DESCRIPTION	DATE

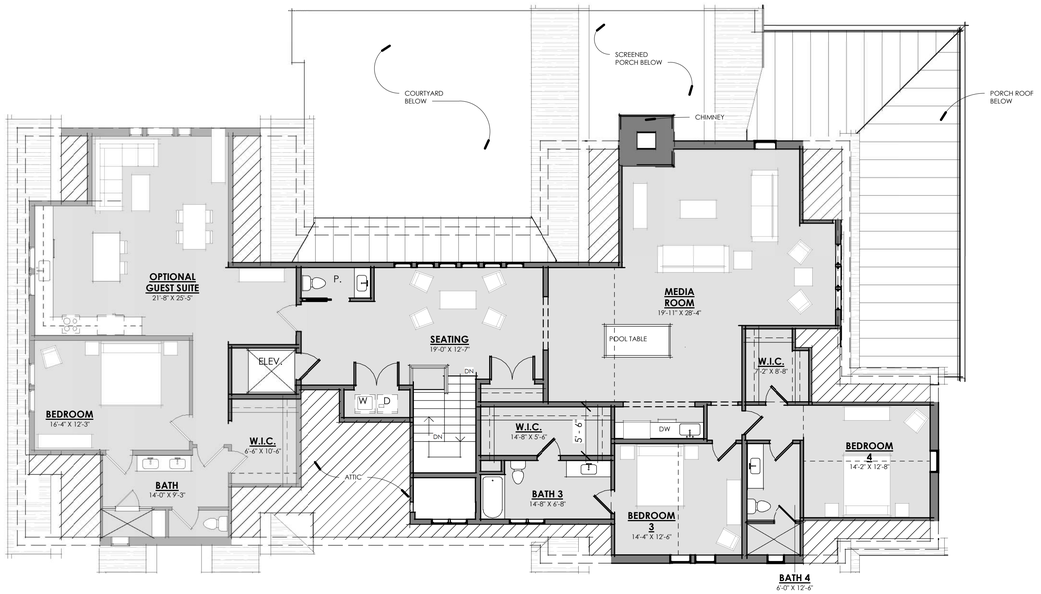
Project Number
21.1098.007

SITE INFORMATION

HZC.03

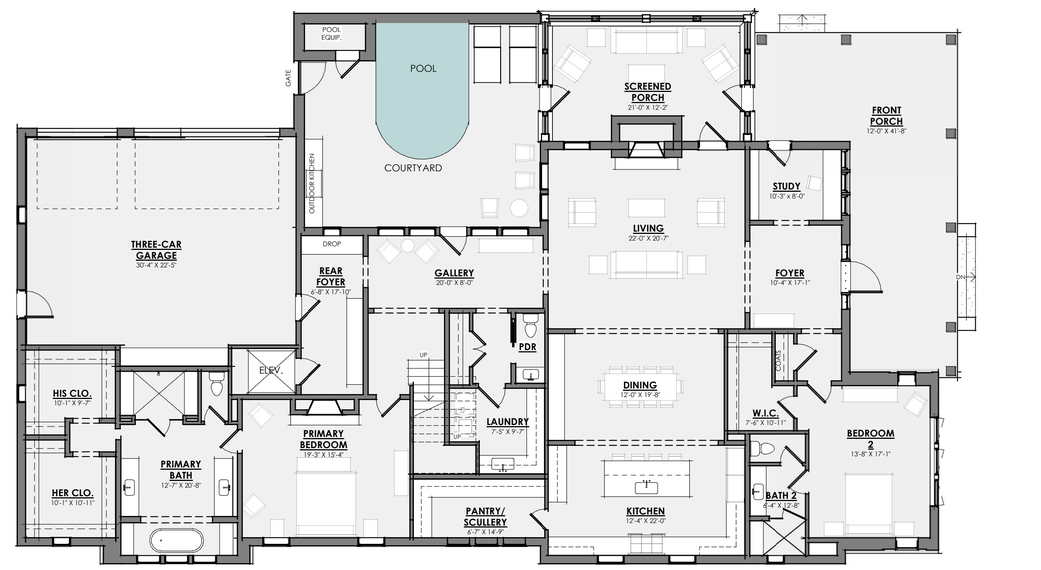
SHEET SIZE: ARCH D (24" X 36")

NOTES:
1. PLAN VIEWS ARE CUT AT 4'-0" FROM THE FLOOR LEVEL.
2. ATTIC SPACE IS SHOWN HATCHED.
3. ALL ATTIC SPACE HAS SLOPED CEILING HEIGHTS OF LESS THAN 9'-0".



2 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

11/22/2023 2:04:41 PM

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NO.	DESCRIPTION	DATE

Project Number
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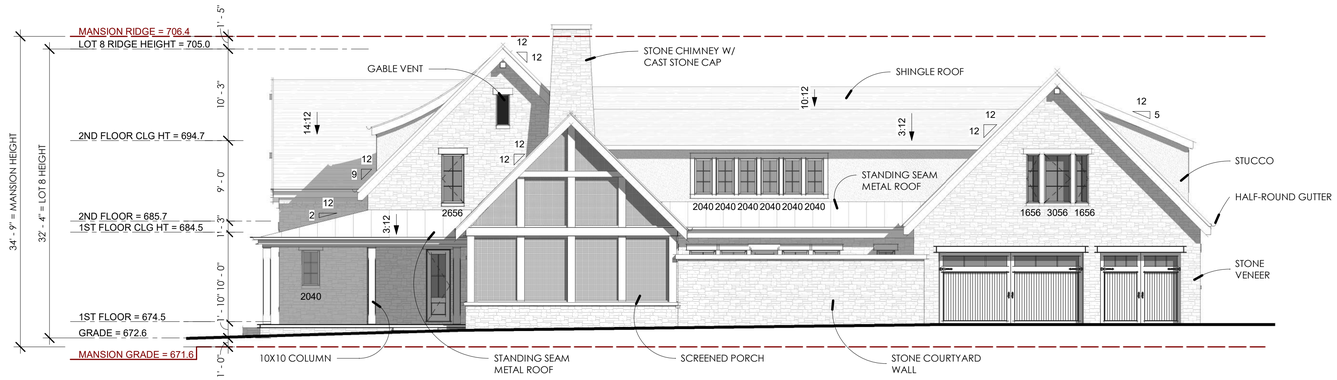
FLOOR PLANS

HZC.04

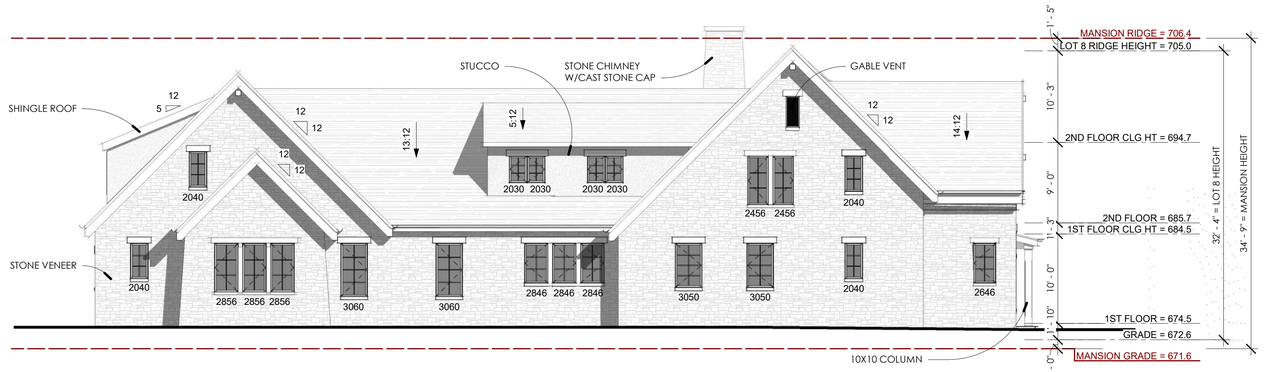
SHEET SIZE: ARCH D (24" X 36")

NOTES:
1. FOUNDATION HEIGHT IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
2. FIRST FLOOR CEILING HEIGHT IS 11'-0".
3. SECOND FLOOR CEILING HEIGHT IS 9'-0".
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.



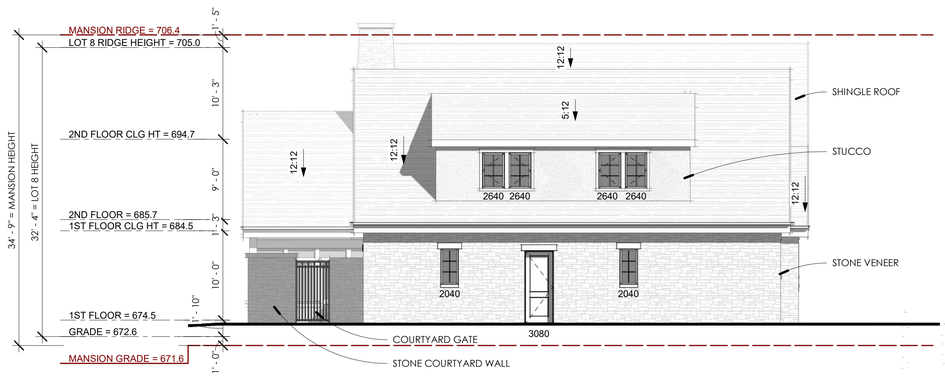
RIGHT ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'



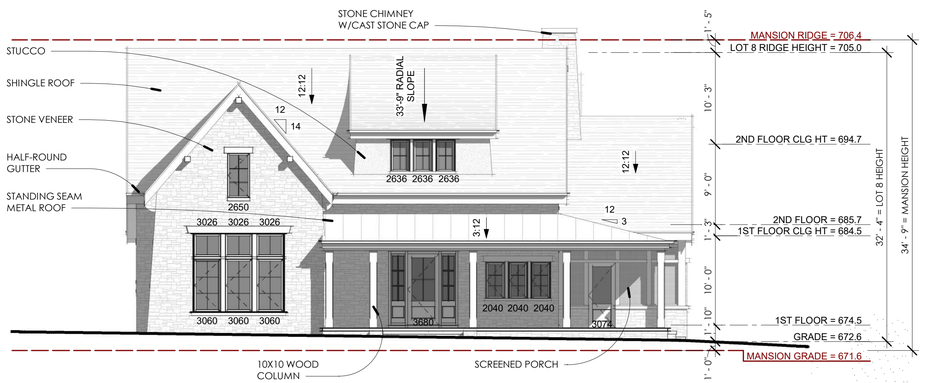
LEFT ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'



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

0' 4' 8' 16'



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

0' 4' 8' 16'

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MAGNOLIA HALL LOT 8
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NO.	DESCRIPTION	DATE

Project Number
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EXTERIOR ELEVATIONS

HZC.05

11/22/2023 2:04:46 PM

SHEET SIZE: ARCH D (24" X 36")

1 VIEW 1

2 VIEW 2

3 VIEW 3

4 VIEW 4

11/22/2023 2:04:52 PM

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NO.	DESCRIPTION	DATE

Project Number
21.1098.007

3D VIEWS

HZC.06

File #: 21-05752

DATE: November 27, 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
Chapter 6: Site & Setting

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

BACKGROUND:
The proposal includes an addition to the principal building and the construction of a new accessory structure. The application previously came before the October Design Review Committee meeting and the November Historic Zoning Commission where the addition and new accessory structure was denied. The alterations to the historic home were approved and issued a Certificate of Appropriateness.

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.

Size
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 911 sq. ft. This equates to 49.94% 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, this meets the Guidelines.

Form
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 has incorporated insets on both the right and left elevations.

Materials
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 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 existing and is used as an accent on the shed roof dormer.

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

Size
The structure is proposed to measure 1,320 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 2,735 sq. ft. the addition would be 48.26% 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.

Form
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-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.

Materials
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 a set 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 material specifications should be provided.

Driveway Alterations
The application includes the proposal to remove the existing driveway and install a new, wider driveway. The proposed driveway is 23'-5", which exceeds what the Zoning Ordinance allows. The Guidelines recommend the following on driveways:

- Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.

- Design driveways to follow historic patterns.

In the Lewisburg Avenue Historic District, the typical driveway width 9-12' at the street. The widest width on the same block face that staff found is 15' in width near the street. Information has not been provided on the intent of the material of the driveway. The use of asphalt or concrete would be appropriate for this property.

RECOMMENDATION:
Staff recommends denial of the driveway alterations based on the following grounds:
1. Design driveways to follow historic patterns.

Staff recommends approval of the addition to the principal building and the construction of the accessory structure with the following conditions:

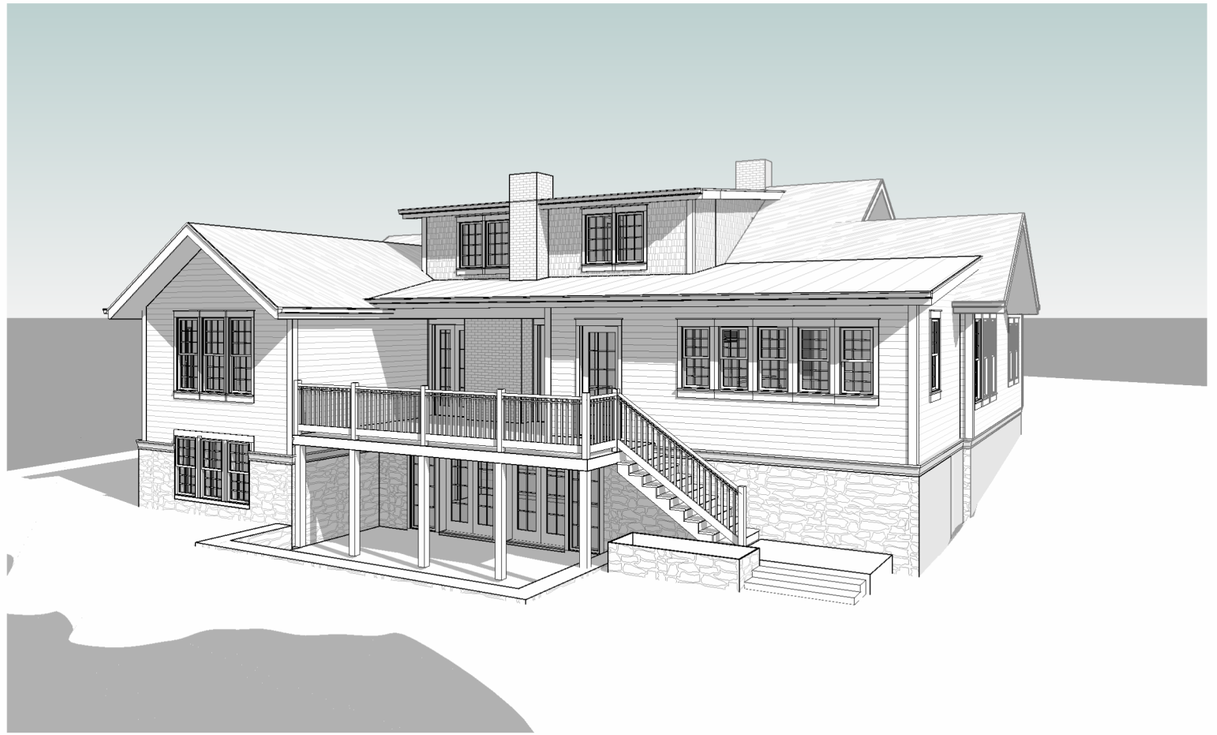
1. The proposed rear yard fence and driveway gate is unclear, and it is not approved as part of this application. It may qualify for an Administrative Certificate of Appropriateness, however; the applicant must work with the Assistant Preservation Planner to provide the additional information requisite to consider this action.
2. The reveal of the siding of the addition and the new accessory structure should match the principal building's existing siding.
3. The new windows must consist of wood or composite wood to meet the Guidelines and be submitted to the Preservation Planner for approval.
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.

Project Considerations:
1. The proposed basement bunk room requires an operable emergency escape and rescue opening that opens directly to a yard or court.
2. Bedroom 3 requires an operable emergency escape and rescue opening.
3. Existing windows noted in potentially hazardous locations requiring safety glazing, due to proposed renovations.
4. Minimum 36" wide side-hinged door necessary to serve as the required egress door for the detached accessory dwelling.
5. The accessory structure and principal building will be a separate submittals for a building permit.
6. The principal building addition must be permitted prior to the accessory structure to ensure the footprint of the accessory structure remains below 50% of the footprint of the primary structure.

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 EXISTING MAIN HOUSE ELEVATIONS
5 PROPOSED MAIN HOUSE ELEVATIONS
6 PROPOSED MAIN HOUSE ELEVATIONS
7 PROPOSED MAIN HOUSE ELEVATIONS
8 PROPOSED MAIN HOUSE ELEVATIONS
9 PROPOSED MAIN HOUSE ELEVATIONS
10 PROPOSED MAIN HOUSE FLOOR PLANS
11 PROPOSED MAIN HOUSE FLOOR PLANS
12 PROPOSED MAIN HOUSE FLOOR PLANS
13 PROPOSED GARAGE ELEVATIONS
14 PROPOSED GARAGE ELEVATIONS
15 PROPOSED GARAGE ELEVATIONS
16 PROPOSED GARAGE ELEVATIONS
17 PROPOSED GARAGE FLOOR PLANS
18 SITE ELEVATIONS
19 SITE ELEVATIONS

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

112 LEWISBURG AVENUE (2008)

112 LEWISBURG AVENUE (2023)

PRECEDENT IMAGES

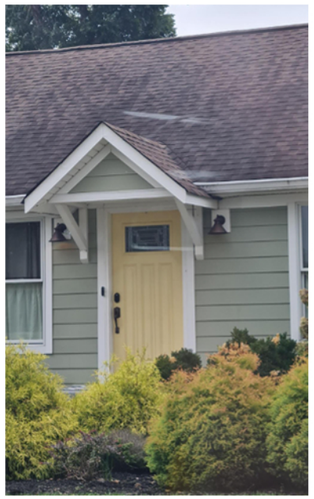
FOWLER RESIDENCE
RENOVATION/ADDITION

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

30' - 0"
REAR SETBACK

5' - 0"
SIDE SETBACK

EXISTING TREES
TO REMAIN

17' - 0"

10' - 0 1/2"

PROPOSED
ADDITION
911 SF

PROPOSED
DECK

PROPOSED
DETACHED
GARAGE
1,320 SF
(48% OF PROPOSED MAIN
HOUSE FOOTPRINT)

PROPOSED
DRIVEWAY

EXISTING
HOUSE
1,824 SF

39' - 0"
FRONT SETBACK

8' - 10"

23' - 5"

EXISTING DRIVEWAY
TO BE REMOVED

3' TALL NEW PAINTED
WOOD GATE AND
FENCE AT FRONT YARD

5' - 0"
SIDE SETBACK

7' TALL NEW PAINTED WOOD
FENCE AT REAR AND SIDE YARD
TO COMPLY W/ CITY OF
FRANKLIN ZONING REQ.

OVERALL LOT AREA = 25,666 SF
EXIST. LOT COVERAGE = 1,824 SF, 7.1%
PROPOSED LOT COVERAGE = 4,055 SF, 15.8%
ADDITION FOOTPRINT AS A
PERCENTAGE OF EXISTING HOME: 50%
PROPOSED MAIN HOUSE FOOTPRINT = 2,735 SF

COA SUBMITTAL 906 11/22/23

EXISTING HOUSE

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

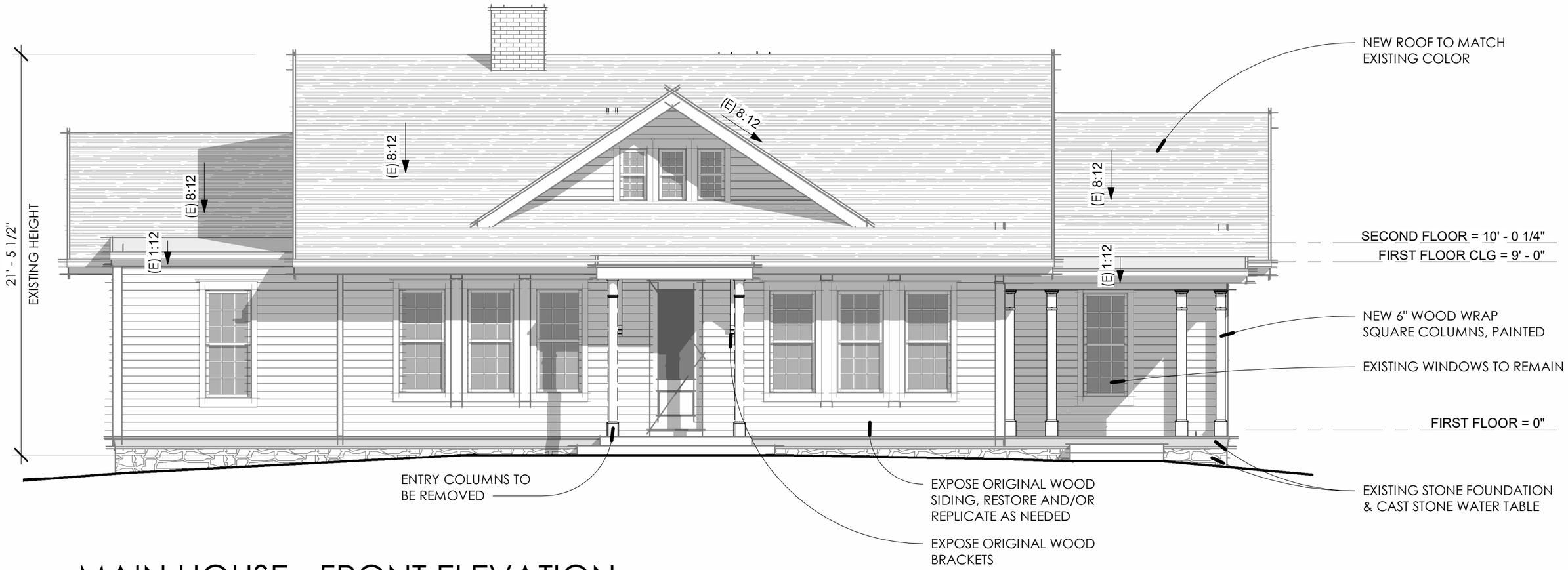
LEFT ELEVATION

ELEVATIONS

FOWLER RESIDENCE RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

NOTES:
1. ALL NEW WINDOWS ARE DOUBLE-HUNG 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. PAINT, TYP.
3. ALL ROOF FASCIAS AND SOFFITS WILL BE REPLACED. INTENT IS TO MATCH THE HISTORIC PROFILE OF THE ORIGINAL FASCIA.
4. ALL ROOFING IS TO BE ASPHALT SHINGLES TO MATCH EXISTING ROOFING COLOR, TYPICAL UNLESS NOTED OTHERWISE.



MAIN HOUSE - FRONT ELEVATION

3/16" = 1'-0"

COA SUBMITTAL 906 11/22/23

ELEVATIONS

FOWLER RESIDENCE RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

NOTES:
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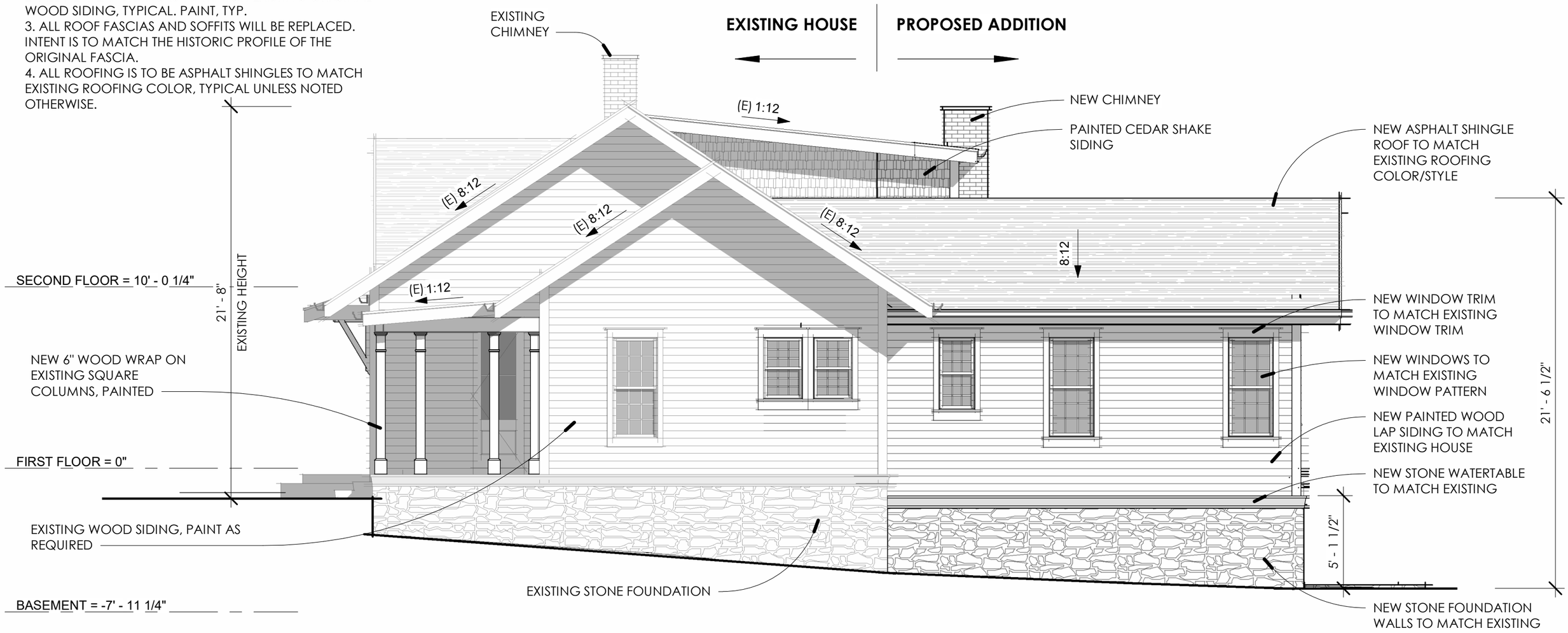

MAIN HOUSE - RIGHT ELEVATION

3/16" = 1'-0"

COA SUBMITTAL 906 11/22/23

ELEVATIONS

FOWLER RESIDENCE RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

NOTES:
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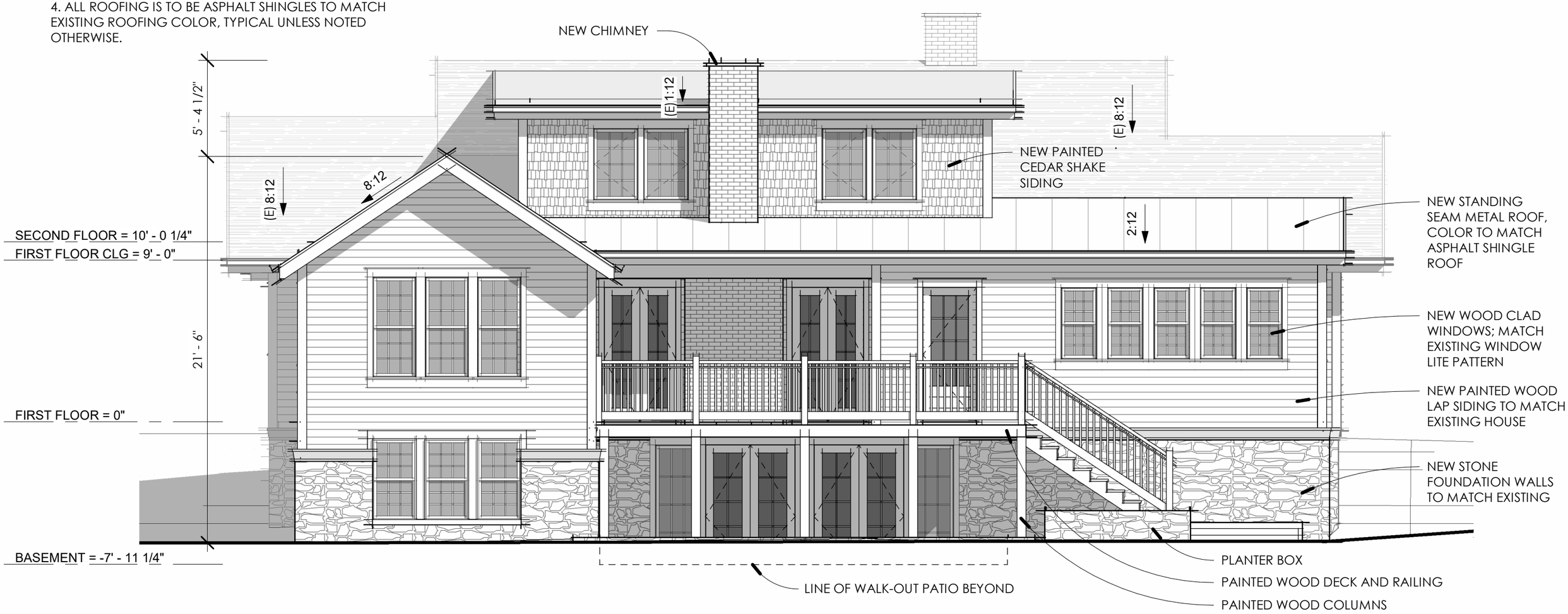

MAIN HOUSE - REAR ELEVATION

3/16" = 1'-0"

COA SUBMITTAL 906 11/22/23

ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

PROPOSED REAR ELEVATION

EXISTING REAR ELEVATION

ELEVATIONS

FOWLER RESIDENCE RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

NOTES:
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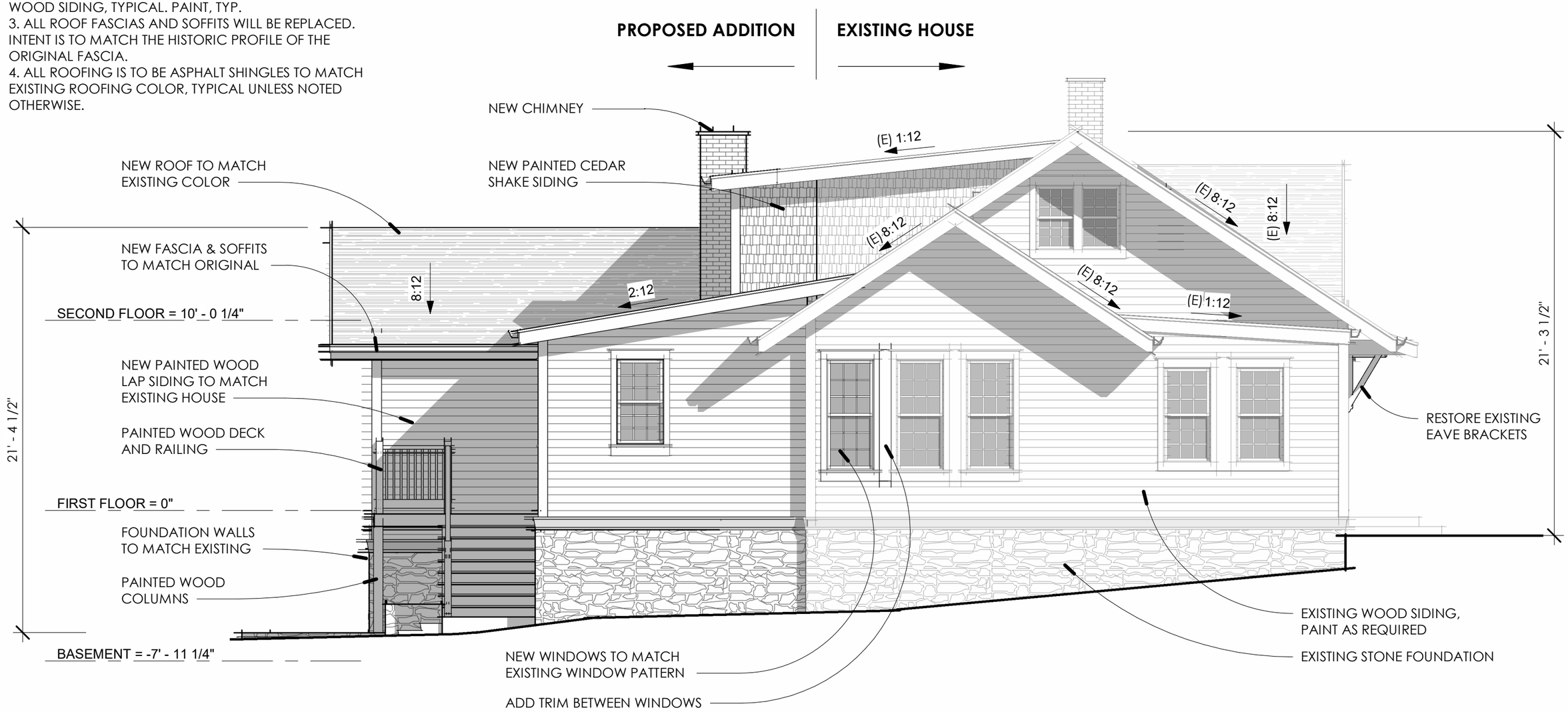


MAIN HOUSE - LEFT ELEVATION

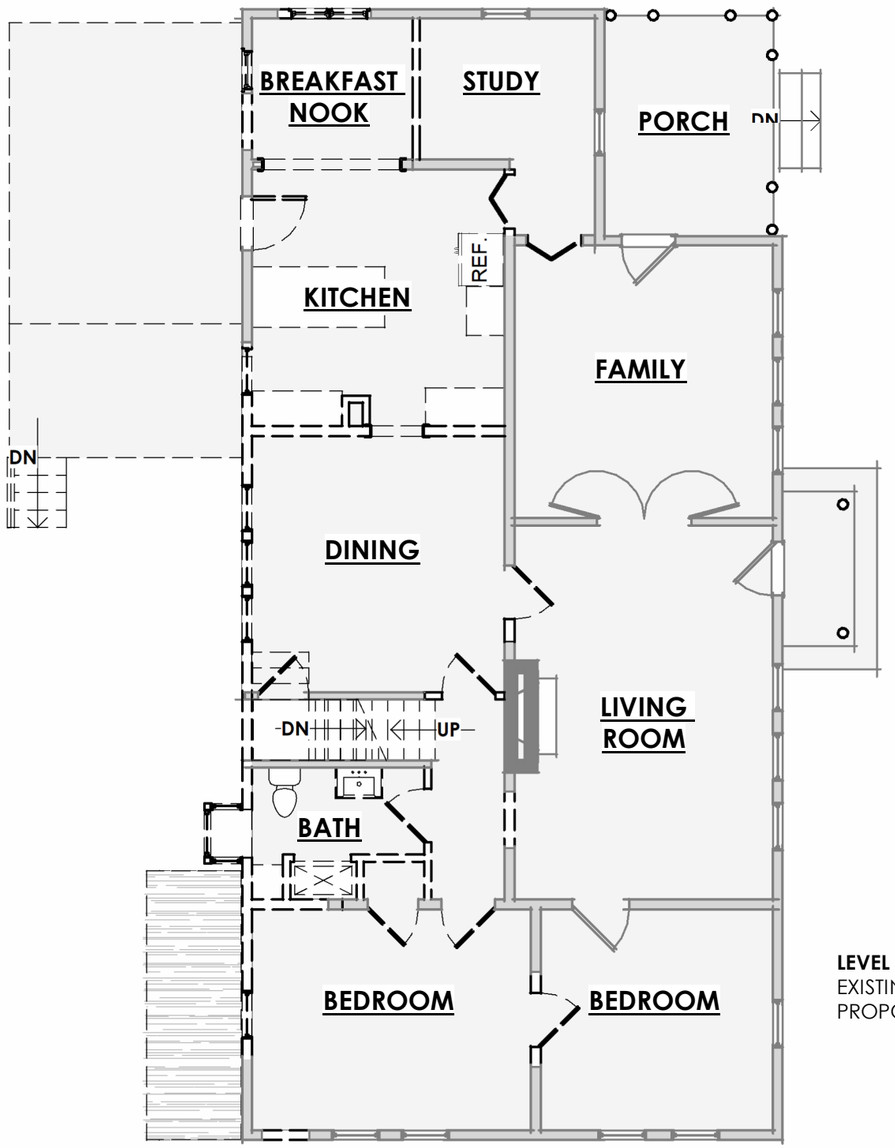
3/16" = 1'-0"

COA SUBMITTAL 906 11/22/23

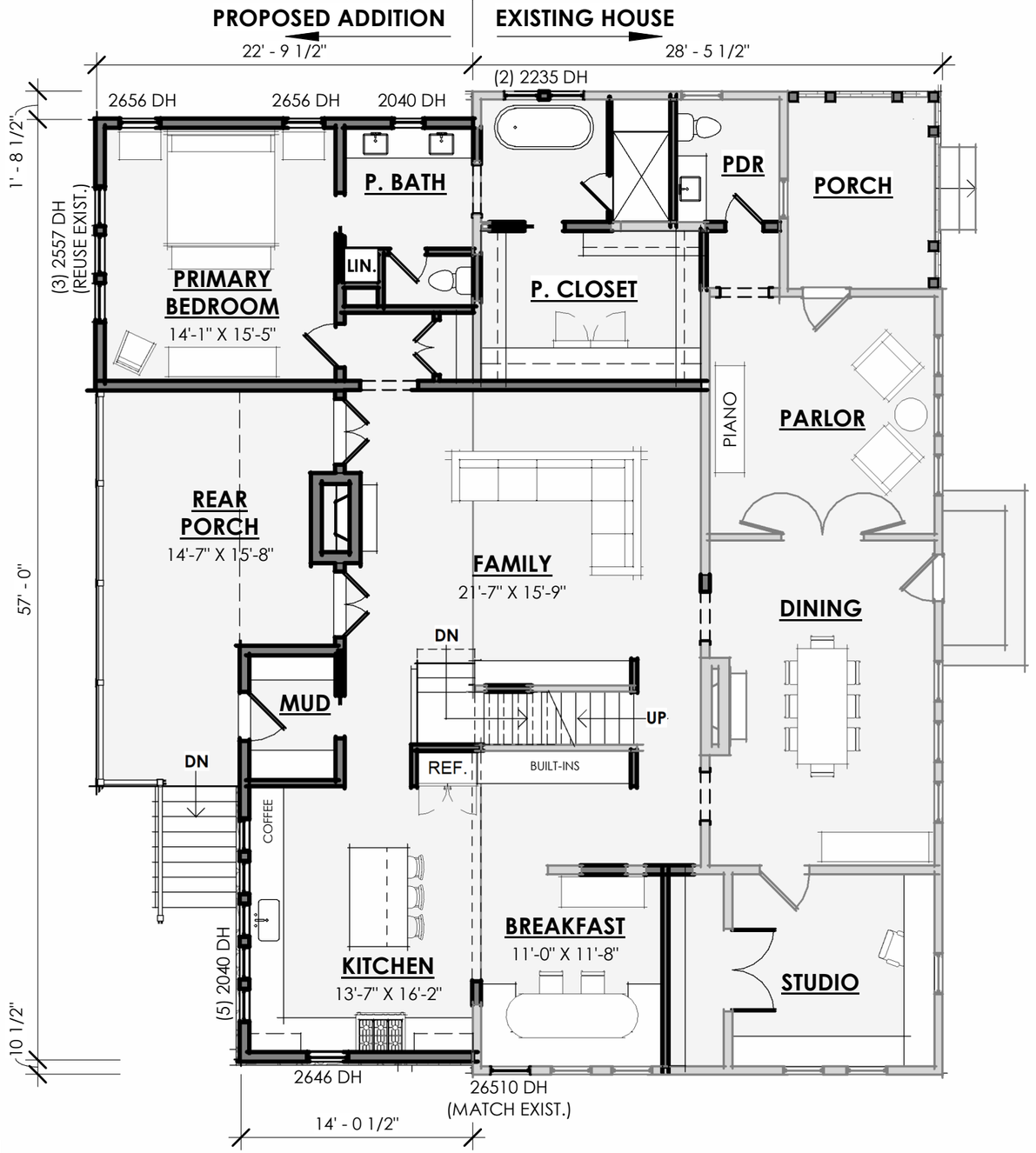
MAIN HOUSE - FIRST FLOOR PLAN

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



LEVEL 1:
EXISTING HOUSE AREA: 1,750 SF
PROPOSED ADDITION: 863 SF



FIRST FLOOR PLAN - DEMO

1/8" = 1'-0"

COA SUBMITTAL

906

11/22/23

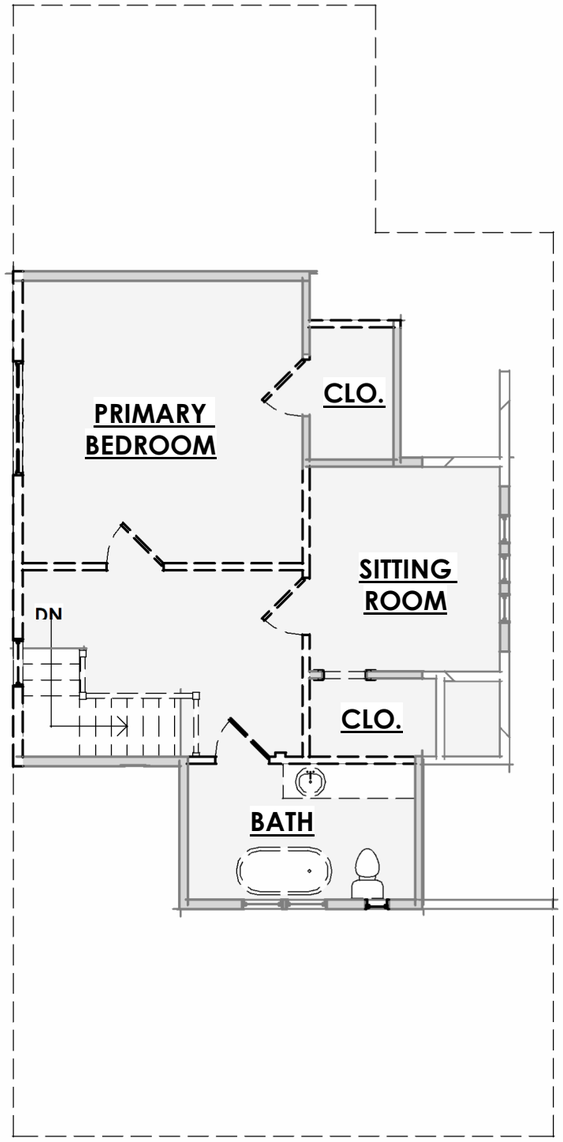
FIRST FLOOR PLAN - PROPOSED

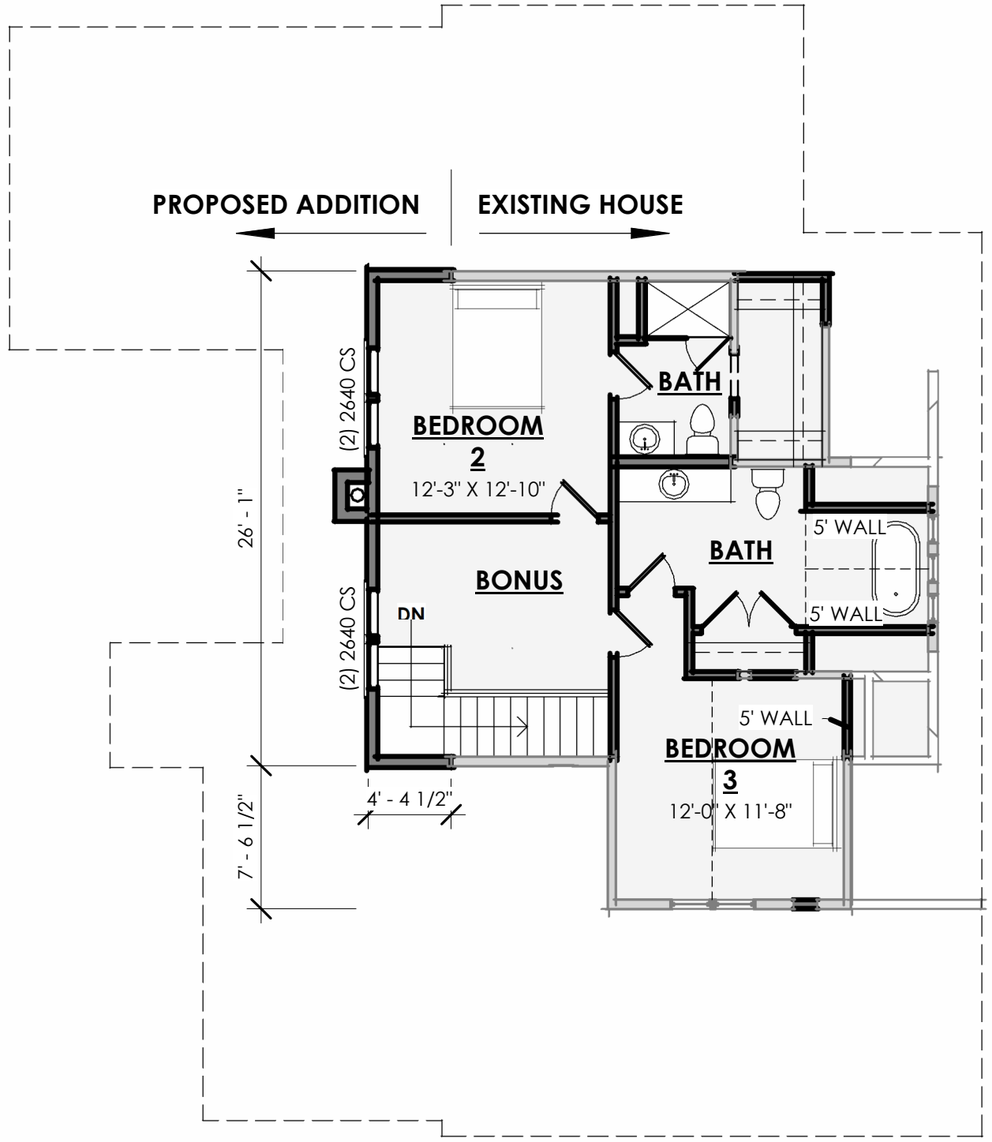
1/8" = 1'-0"

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

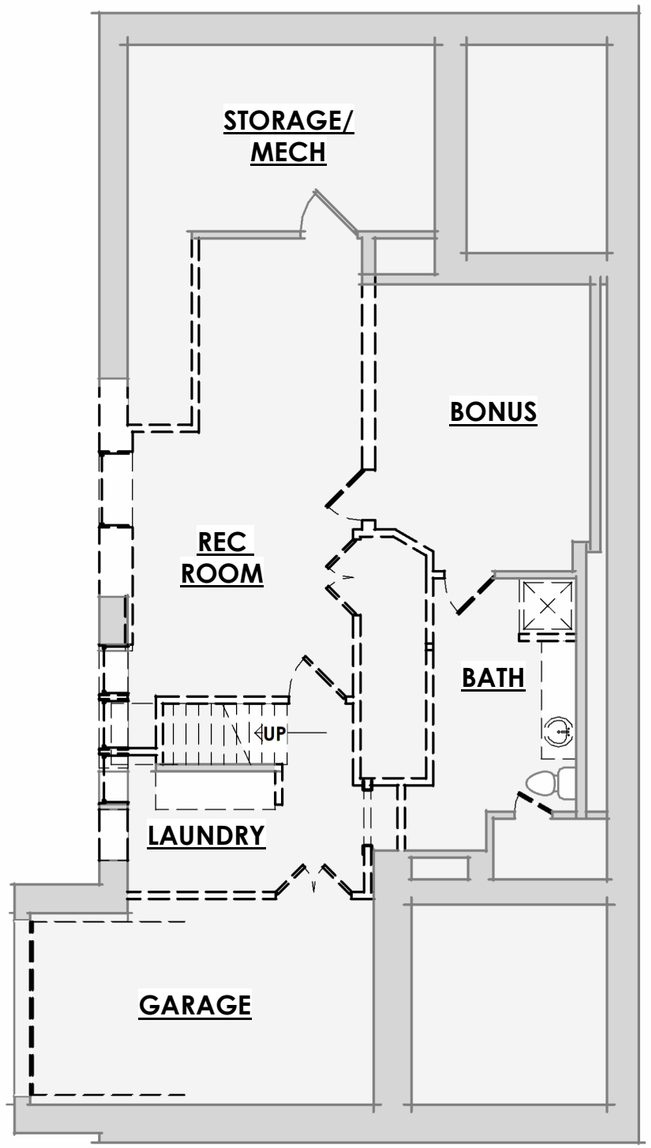
1/8" = 1'-0"

COA SUBMITTAL 906 11/22/23

MAIN HOUSE - BASEMENT PLAN

FOWLER RESIDENCE
RENOVATION/ADDITION

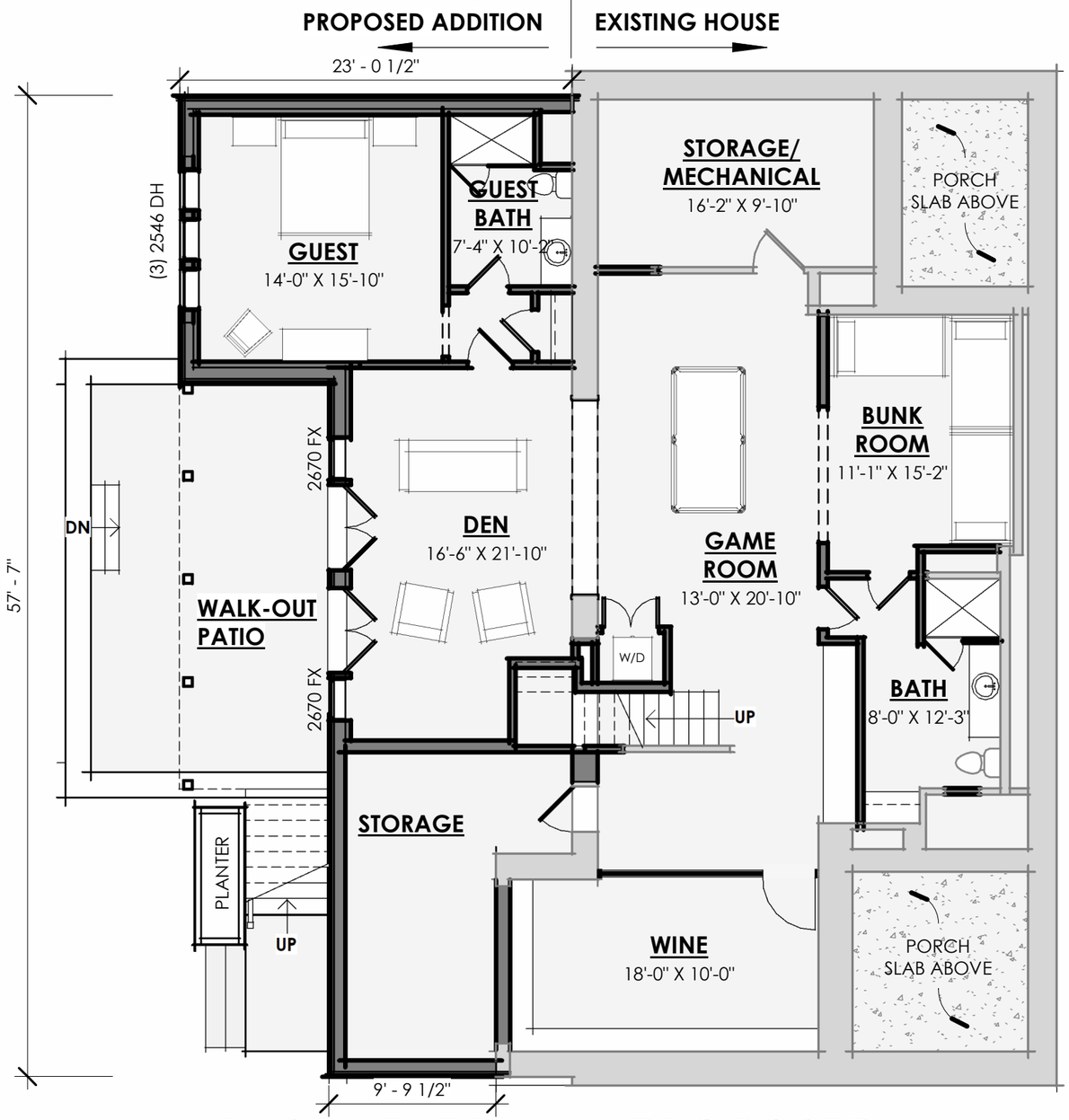
112 LEWISBURG AVENUE, FRANKLIN, TN



BASEMENT PLAN - DEMO

1/8" = 1'-0"

BASEMENT LEVEL:
EXISTING HOUSE AREA: 1,124 SF
PROPOSED ADDITION: 802 SF



BASEMENT PLAN - PROPOSED

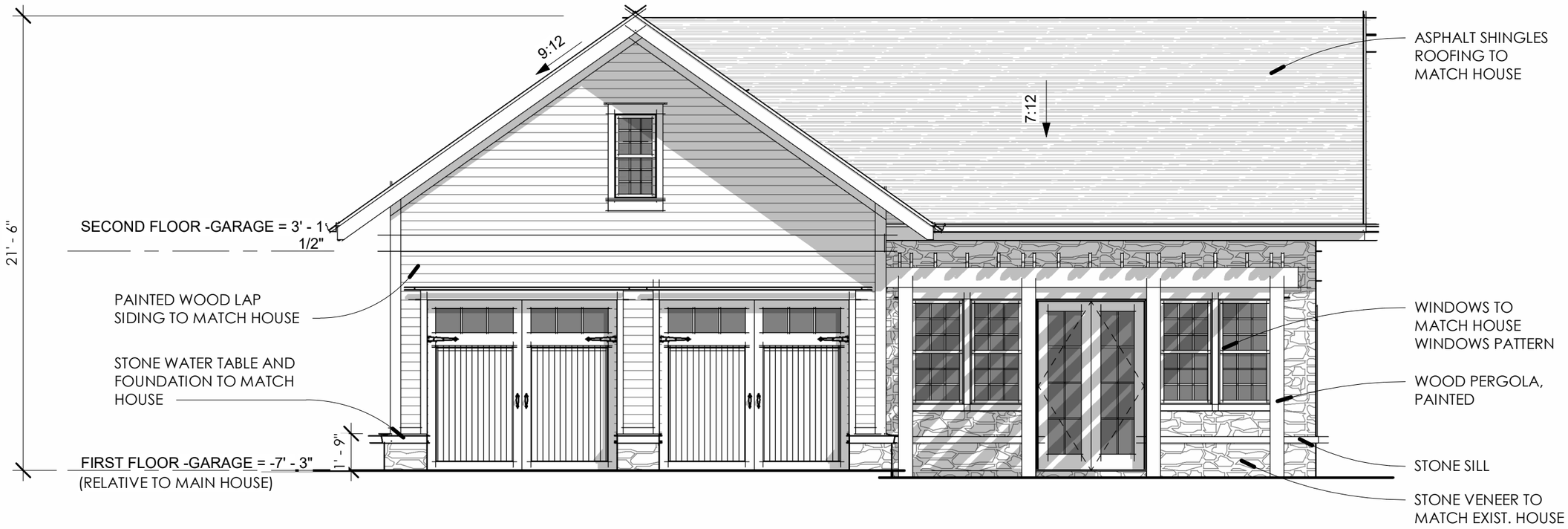
1/8" = 1'-0"

COA SUBMITTAL 906 11/22/23

GARAGE ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



PROPOSED FRONT ELEVATION - GARAGE

3/16" = 1'-0"

GARAGE ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

PROPOSED RIGHT ELEVATION - GARAGE

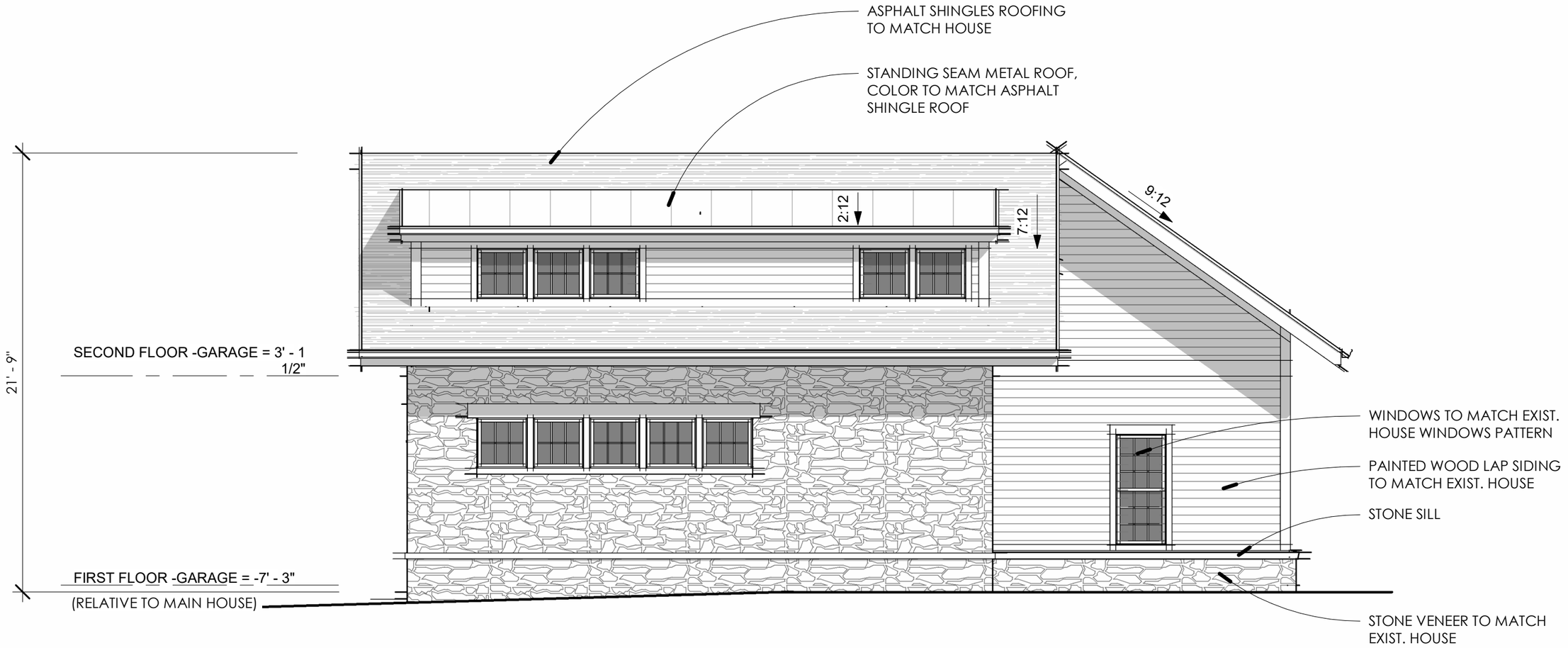
3/16" = 1'-0"

COA SUBMITTAL 906 11/22/23

GARAGE ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



PROPOSED REAR ELEVATION - GARAGE

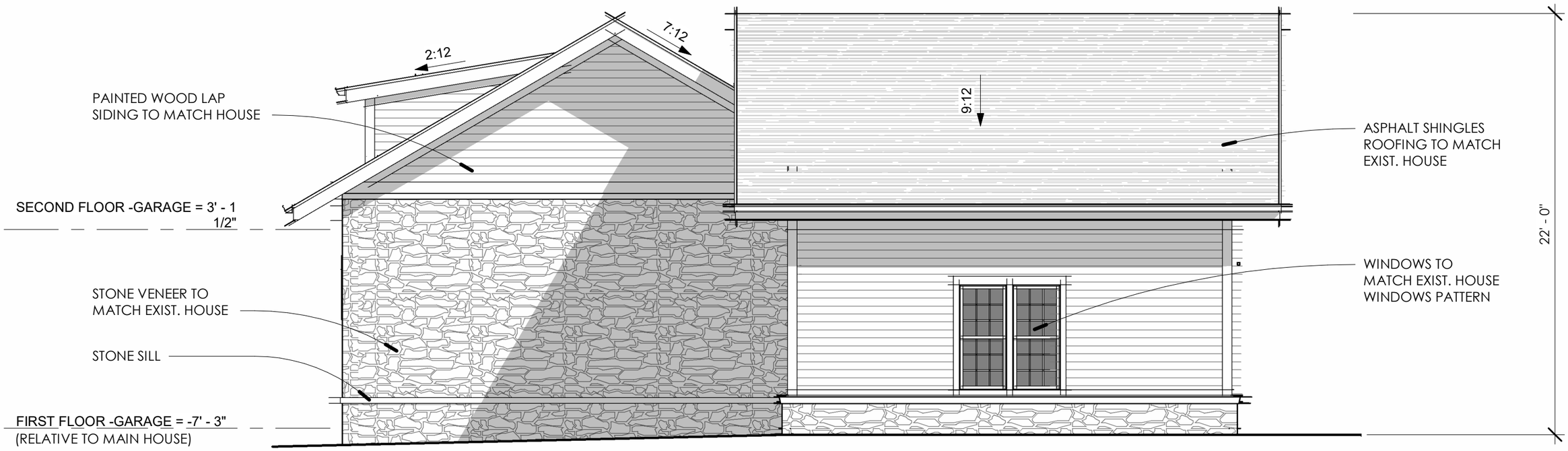
3/16" = 1'-0"

COA SUBMITTAL 906 11/22/23

GARAGE ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



PROPOSED LEFT ELEVATION - GARAGE

3/16" = 1'-0"

COA SUBMITTAL 906 11/22/23

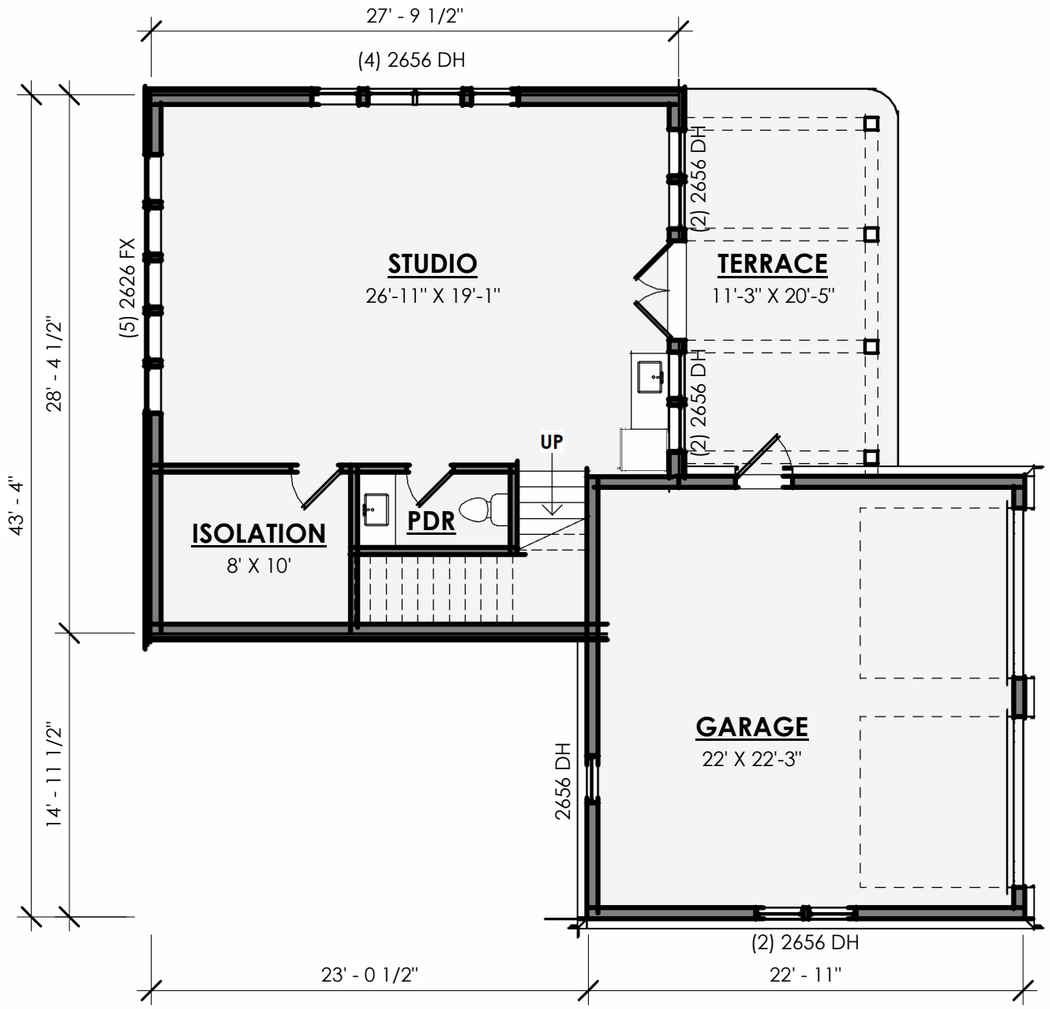
GARAGE - FLOOR PLANS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

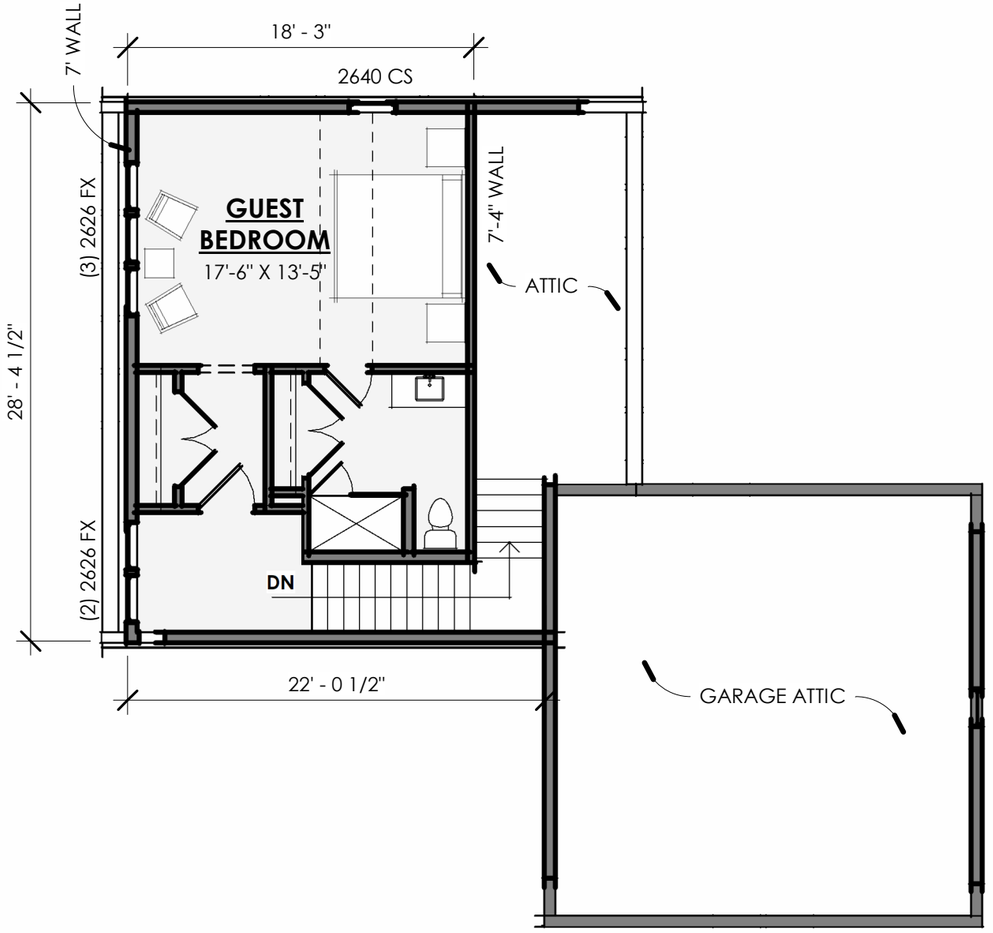
AREA SCHEDULE

GARAGE	
GARAGE FOOTPRINT	1320 SF
	1320 SF (48% OF HOUSE FOOTPRINT, INC. ADDITION)
HOUSE	
EXISTING FOOTPRINT	1824 SF
ADDITION FOOTPRINT	911 SF
	2735 SF



GARAGE - FIRST LEVEL

1/8" = 1'-0"



GARAGE - SECOND LEVEL

1/8" = 1'-0"

COA SUBMITTAL 906 11/22/23

SITE ELEVATIONS

FOWLER RESIDENCE
RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN

FIRST FLOOR -GARAGE = -7' - 3"

OVERALL FRONT ELEVATION

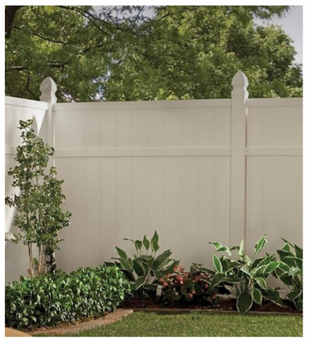
1/8" = 1'-0"

COA SUBMITTAL 906 11/22/23

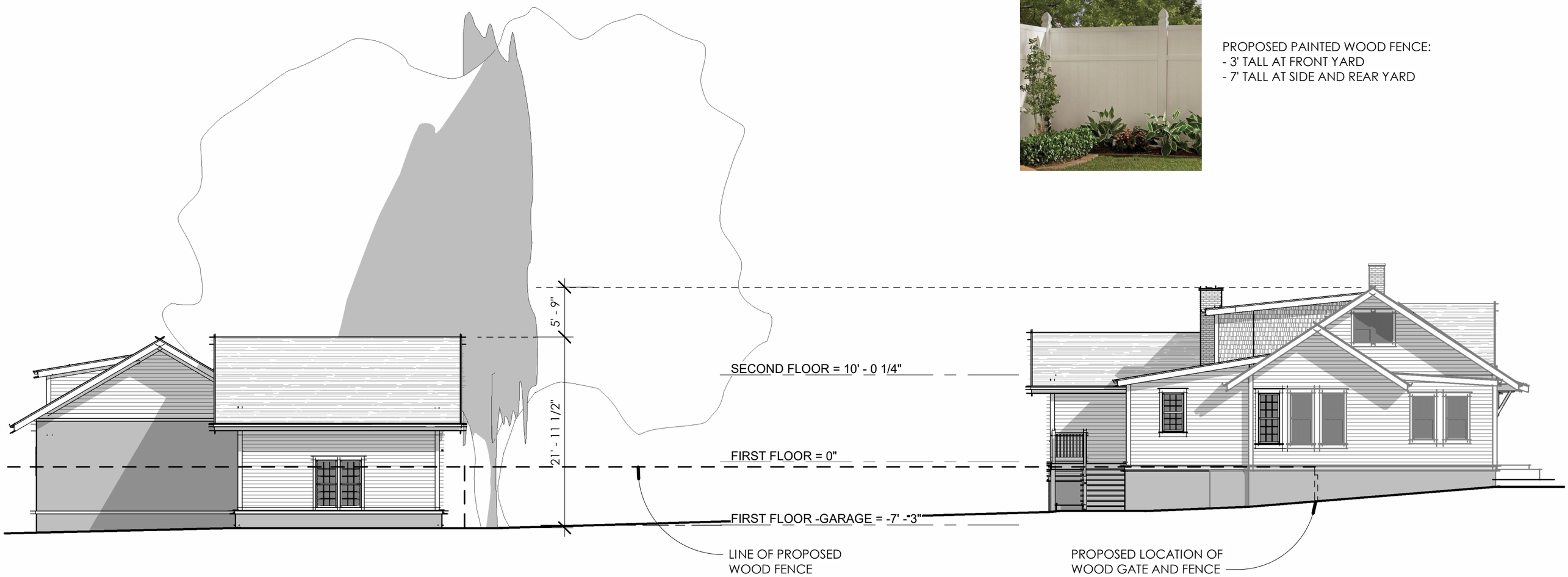
SITE ELEVATIONS

FOWLER RESIDENCE RENOVATION/ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



PROPOSED PAINTED WOOD FENCE:
- 3' TALL AT FRONT YARD
- 7' TALL AT SIDE AND REAR YARD



OVERALL LEFT ELEVATION

3/32" = 1'-0"

COA SUBMITTAL 906 11/22/23

File #: 21-05756

DATE: November 27, 2023

TO: Historic Zoning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Alterations (Winstead House And Carriage House) At 423 South Margin St. (Franklin Grove); Brandon Priddy, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the Winstead House And Carriage House At 423 South Margin St.

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

PROJECT INFORMATION:
COF Project Number: 8350
Applicant: Brandon Priddy
Owner: Bari Beasley, Heritage Foundation Of Williamson County

BACKGROUND:
A Certificate of Appropriateness (COA) was previously issued for alterations to the Winstead House, Carriage House, and site alterations in October 2022. A second COA was issued in April 2023 for the lighting plan onsite. The proposal has most recently attended the November 2023 Design Review Committee meeting.

This proposal includes several alterations to the Winstead House, which includes the alteration of a previously approved front sunporch, the addition of an elevator, a rear stair addition, and the enclosure of the rear porch. Additionally, a small addition is proposed at the Carriage House.

Winstead House

Front Sunporch
The reconstruction of this side porch was previously approved in October 2022. The proposal has been altered and discussed based on feedback given at the November DRC meeting. The application includes a historic photo that shows the side porch and the new plans to mimic it. The front elevation will utilize doors that will read as windows, which is in keeping with the Guidelines. While the proposed addition does not appear to match the historic photograph in its entirety, the side

porch does appear to match the general scale and proportions of that evidenced on the photograph. The Guidelines recommend against the construction of porches or stoops to front facades or highly visible facades if they did not exist historically. Since architectural or historical evidence exists that supports the previous existence of the proposed side porch, it may be reconstructed.

Elevator Addition
The application includes the proposal to install an elevator and enclose it. The plan to have an elevator has not changed from the October 2022 COA, but the integrity of the building could be compromised while digging out the rock and sediment for the elevator pit. The proposal will be behind the main form of the building and will be clad in what appears to be siding. The Guidelines recommend that additions should be appropriately placed at the rear of the building and should be subordinate to the historic building. As proposed, the elevator addition meets the Guidelines and is appropriate.

Rear Stair Addition
The application includes the proposal to reorient the staircase on the left (east) elevation. By altering the staircase, an addition on the second floor is needed. As proposed, the addition will not be seen from the front elevation. The proposal will be behind the main form of the building and will be clad in what appears to be siding. The Guidelines recommend that additions should be appropriately placed at the rear of the building and should be subordinate to the historic building. As proposed, the rear stair addition meets the Guidelines and is appropriate.

Rear Porch Enclosure
On the rear elevation is the proposal to enclose the rear porch with siding. The porch arched detailing was proposed within the October 2022 COA, where it was approved on the rear elevation. This plan allows access to the basement/crawlspace area without being exposed to the elements. The Guidelines recommend that additions should be appropriately placed at the rear of the building and should be subordinate to the historic building. As proposed, the rear stair addition meets the Guidelines and is appropriate.

Carriage House
Part of the sloped roof on the west elevation was previously approved within the October 2022 COA to be demolished. The proposal includes an addition on the elevation where the sloped roof is to be removed. As a non-historic building, the Guidelines generally support the proposed alterations, as the changes are designed to be in keeping with the original building, and the changes improve the overall structure’s appropriateness within the historic district.

RECOMMENDATION:
Staff recommends approval of the application with the following conditions:
1. The siding of the additions must be wood siding and utilize the same reveal that is seen on other parts of the buildings.
2. All new windows at the approved new construction and altered existing areas must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
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.

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Franklin Grove Design Modifications Narrative

for the
Franklin Historic Zoning Commission

Prepared by Brandon Priddy, 906 Studio Architects : November 22, 2023

Several weeks ago 906 Studio Architects was engaged by the Heritage Foundation of Williamson County as rhe projet architect for the Franklin Grove Museum & Gardens, a renovation of the historic Winstead Mansion and surrounding buildings.

As we became familiar with the project we learned that elevations for all buildings had been reviewed and approved by the Franklin Historic Zoning Commission. Based on that approval we set as a goal keeping any modifications to the design as minimal as possible. Unfortunately as we progressed through design and began to coordinate with different building systems (such as elevators and foundations) and to look at both the function of the layout and construction feasibility in detail, we found several areas where decided to recommend modification for the overall good of the project. In particular we leaned on the recommendations of James Volkert with The Museum Group, a museum specialist who has worked on a variety of projects including the National Museum of the American Indian and the Smithsonian. He provided guidance for optimal function and flow through the space for patrons as well as staff, and his recommendations included some modifications to key elements of the floorplan.

Attached are a set of drawings where we have documented our proposed modifications. Below is a brief description of each. We look forward to the opportunity to discuss these potential modifications with the Commission and working together to provide the very best facility for the City of Franklin.

Elevator: The originally proposed elevator location was both up against the house and we were advised by our structural engineer that excavation of the elevator pit would pose the risk of likely underminging existing foundations. In addition the previous location blocked off the general egress path along the first floor of the building which would have resulted in egress through individual gallery spaces. For a facility such as this which will host a variety of visitors of differing physical abilities, we felt this shift would provide a safer building and the local fire marshal agreed. We are proposing to shift the elevator away from the historic home approximately. Note that the proposed layout does not extend outside the existing built area (see floor plans on pages 2 and 3).

The vertical clearance requirements of this hydraulic elevator required higher construction than what was previously shown and approved. We have minimized the visual impact of this element to the greatest extent possible with very simple architectural detailing and a very low-slope roof which will be near invisible from the ground and will also be **below** the historic mansion roof line.

Front “Sunporch”: We are proposing to add a door facing north elevation. Per our discussion with the commission, we explored shifting the door around to face the east, but this resulted in too tight a clearance with the drive. See site plan on page 1. We have modifired doors on elevation to give them a “window” appearance and are propoing no exterior door hardware to reinforce this look. We will also employ a custom door/window manufacturer to

provide this element to maintain a cohesivce look that will preserve the window-wall “sunporch” appearance as originally conceived.

Rear Stair Addition: In order to provide a more functional layout and at the recommendation of our museum consultant we have re-oriented the code-mandated rear egress stair and added area on the second floor for museum staff. This improved the functionality of the layout for both the first and second floors. As this location is the least-visible on the site, we felt it a desriable place to add a small amount of area to give us a much greater level of functionality as well as a better “flow” for guests.

Rear “Sunporch” enclosure: The previous design removed some later additions from the histoic home with the result of exposing the attic access. We are concerned that this could create a potential for leaking through the horizontal basement access doors and also provide a long-term maintenance issue as staff would need to travel outside of the building to access the basement, which could prove a danger during inclement weather. We are proposing to enclose this space with a ‘sunporch’ type structure to provide a fully enclosed route to the basement.

Carriage House: A small addition is proposed to the rear of the ‘carriage house’ structure which will be in place of the current low-slope roof. The roof of this addition will be hipped to blend with the current architecture and minimize visual impact and windows provided for daylight and to soften overall appearance. This addition is requested by the Owner to provide a more functional layout for this area to house staff. Note that the ‘front-facing’ elevations will not be impacted.

FRANKLIN Grove
ESTATE & GARDENS

LEGEND

1. MUSEUM OF ART address: 201 Ed Silva Way.
2. WELCOME GARDEN & LOGGIA
3. PARTERRE GARDEN
4. SMOKEHOUSE address: 109 Ed Silva Way.
5. OAK GARDEN
6. SECRET GARDEN
7. DISPLAY GARDEN
8. LEE-BUCKNER ROSENWALD SCHOOL address: 101 Ed Silva Way.
9. HISTORY WALK
10. LOWER LAWN
11. INNOVATION CENTER address: 100 Ed Silva Way. note A.
12. CARRIAGE HOUSE address: 106 Ed Silva Way.
13. LOWER HILLSIDE GARDEN
14. PARKING
15. TRAFFIC CONTROL ARM

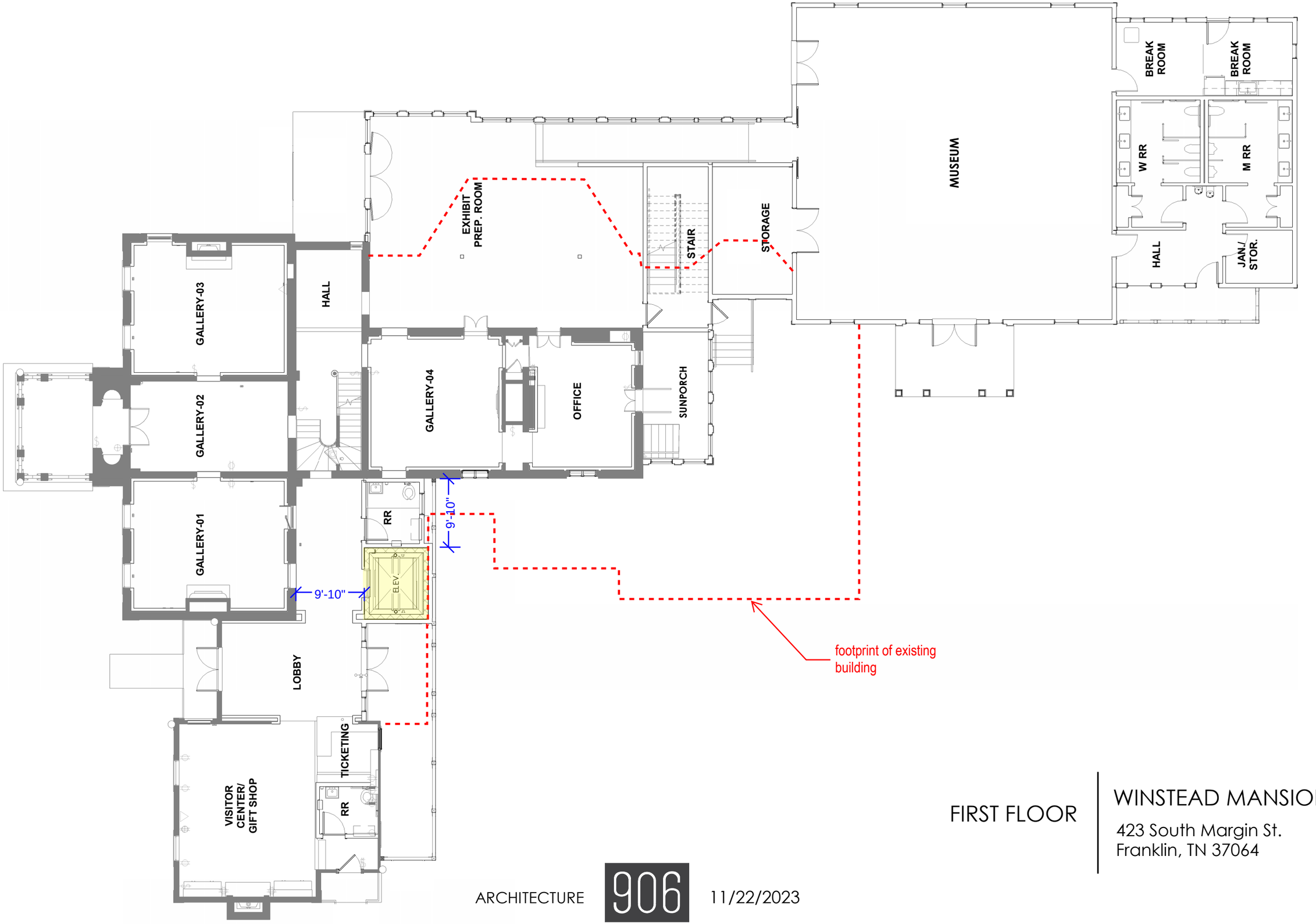
■ HVAC WITH LANDSCAPE SCREENING

Note A: the Innovation Center will keep the current address until this project is completed. Fence will not be installed until the new road is constructed and address changed.

BUILDING USES

- **Passive Park**
  - The Gardens
- **Museums**
  - The Museum of Art & Education Center-Perkins-Winstead House
  - Lee-Buckner Schoolhouse
- **Entrepreneurship/Innovation Center**
  - Innovation Center—Haynes Berry House
- **Charitable/Fraternal/Social Organization**
  - The Carriage House-- the offices would be for primarily used by administrative personnel, members, and guests, not leased to individual private businesses.
- **Place of Public Assembly**
  - The Museum of Art & Education Center-symposiums, lectures, speaker series, exhibits, etc.
- **The Smokehouse** is an accessory structure used for storage.

SITE PLAN 906 11/22/2023

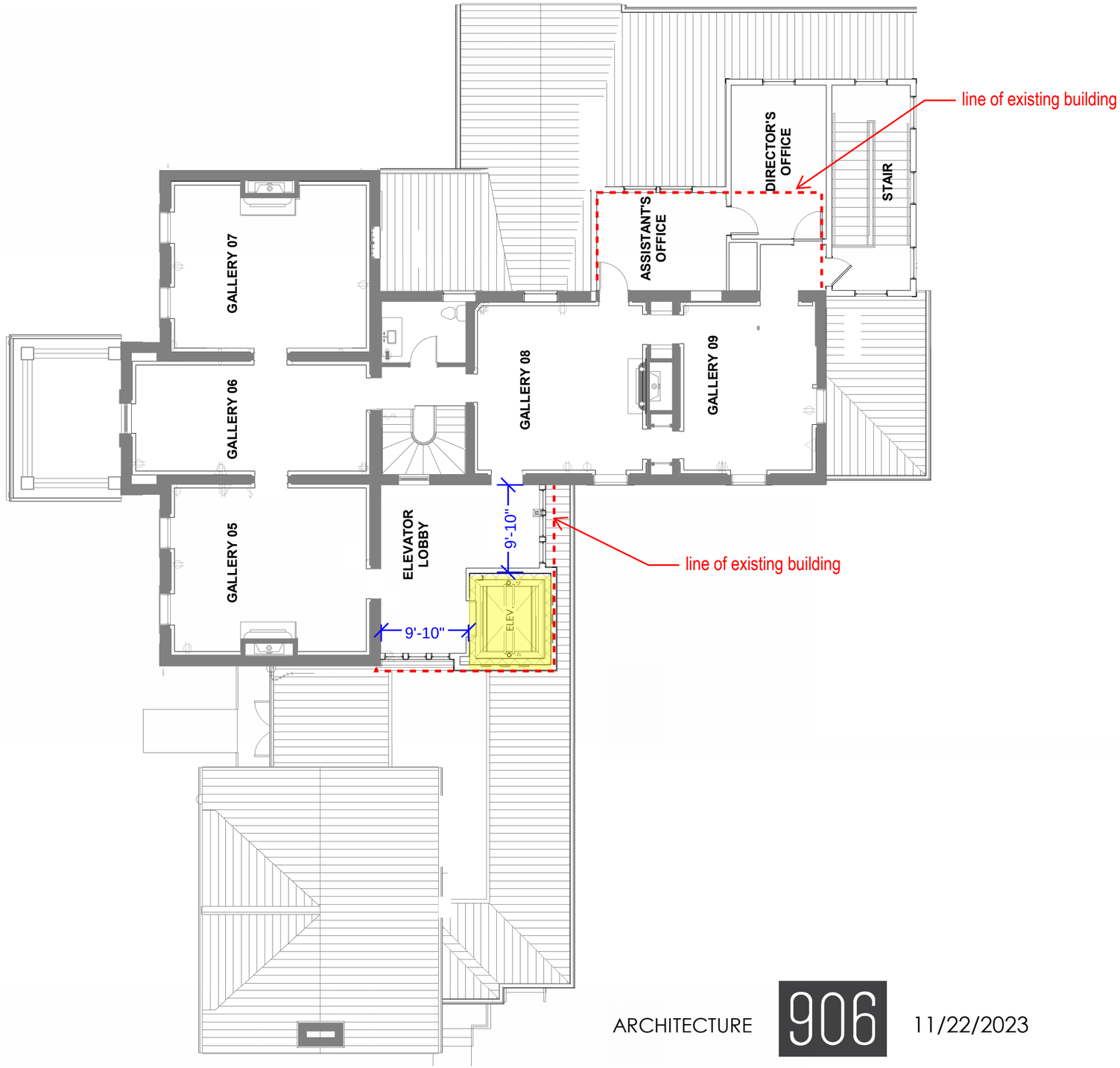


FIRST FLOOR

WINSTEAD MANSION

423 South Margin St.
Franklin, TN 37064

ARCHITECTURE 906 11/22/2023



SECOND FLOOR

WINSTEAD MANSION

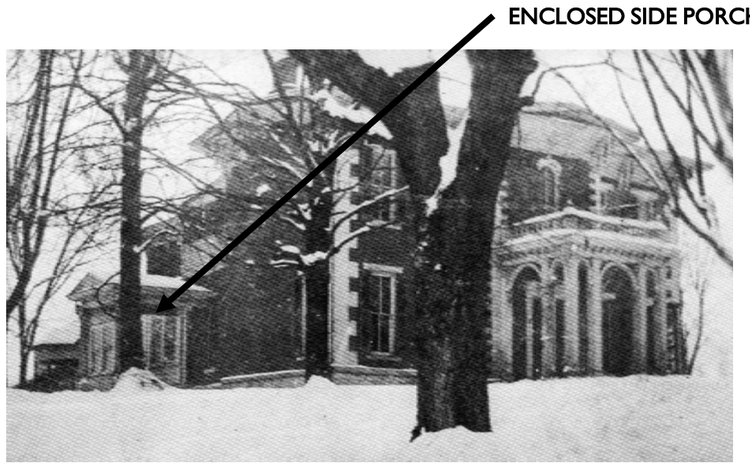
423 South Margin St.
Franklin, TN 37064

ARCHITECTURE 906 11/22/2023

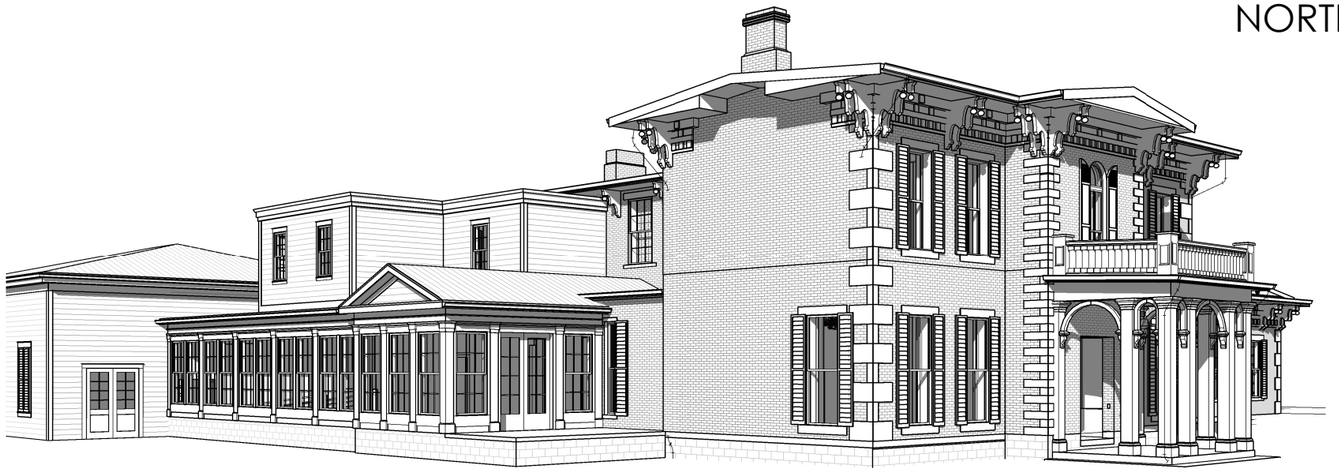
NORTH ELEVATION

WINSTEAD MANSION

423 South Margin St.
Franklin, TN 37064



NORTH ELEVATION

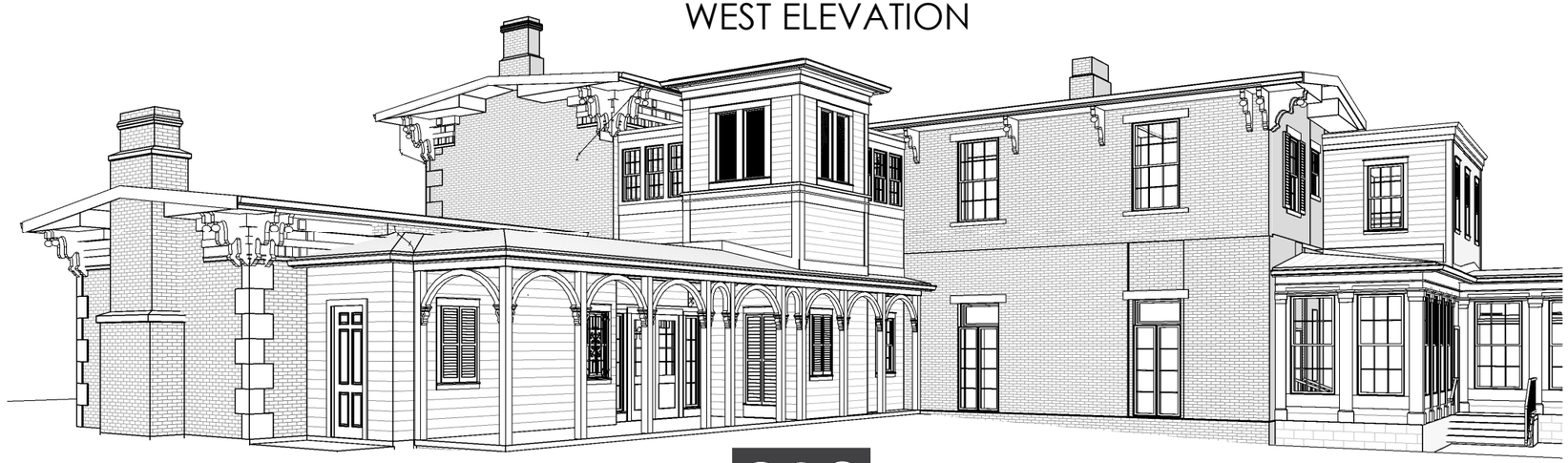


ARCHITECTURE 906 11/22/2023

WEST
ELEVATION

WINSTEAD MANSION

423 South Margin St.
Franklin, TN 37064



WEST ELEVATION

ARCHITECTURE 906 11/22/2023

SOUTH ELEVATION

WINSTEAD MANSION

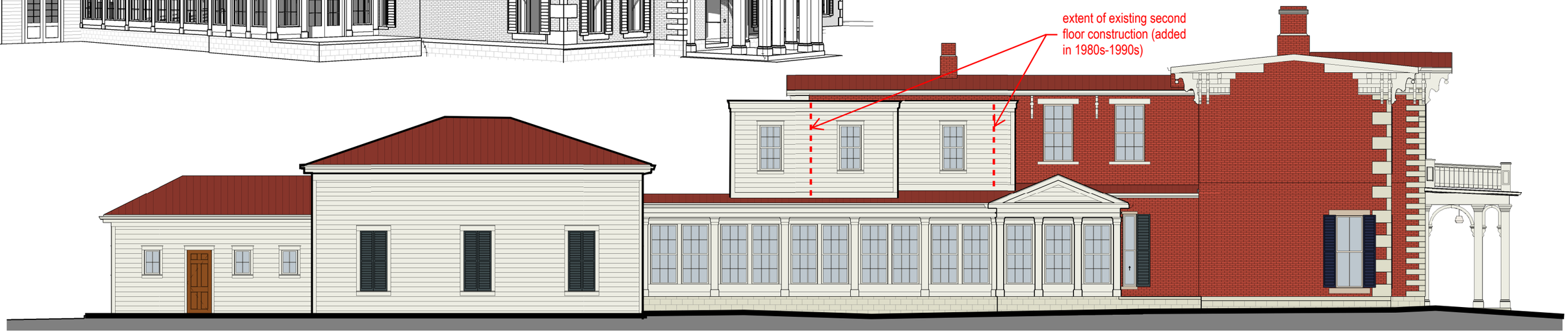
423 South Margin St.
Franklin, TN 37064

SOUTH ELEVATION

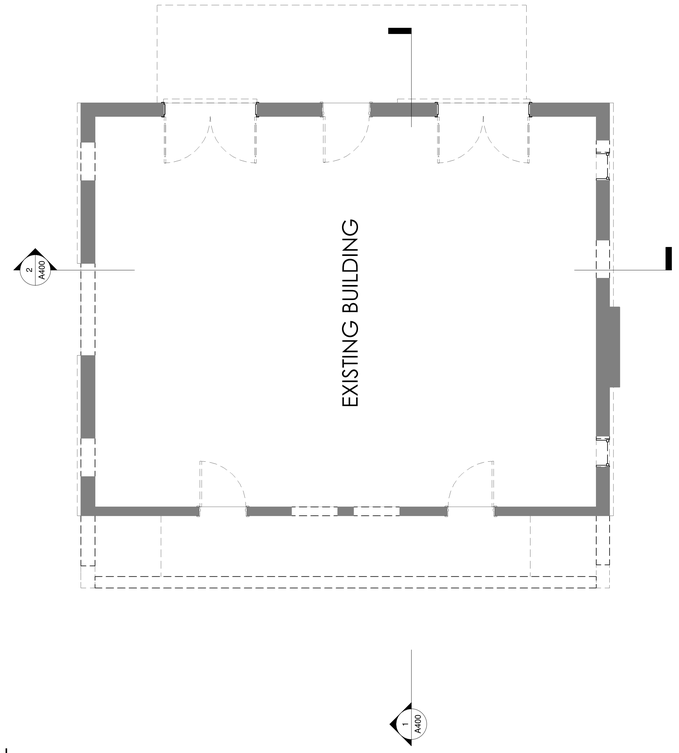
EAST ELEVATION

WINSTEAD MANSION

423 South Margin St.
Franklin, TN 37064

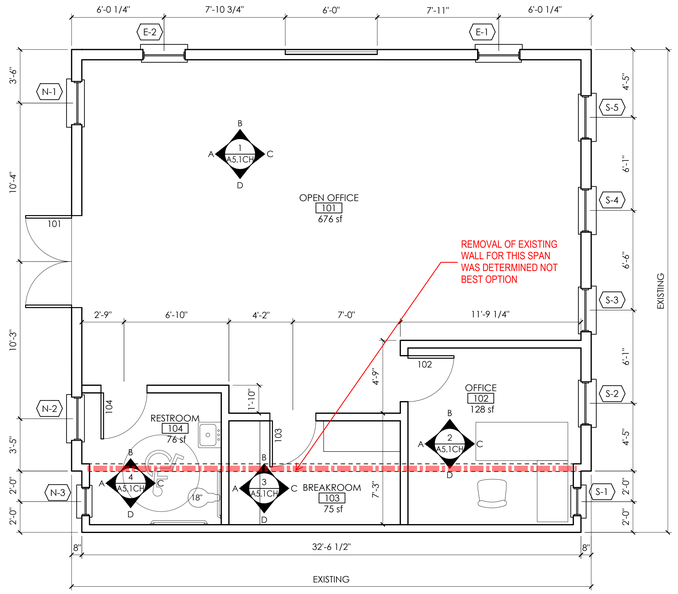


EAST ELEVATION

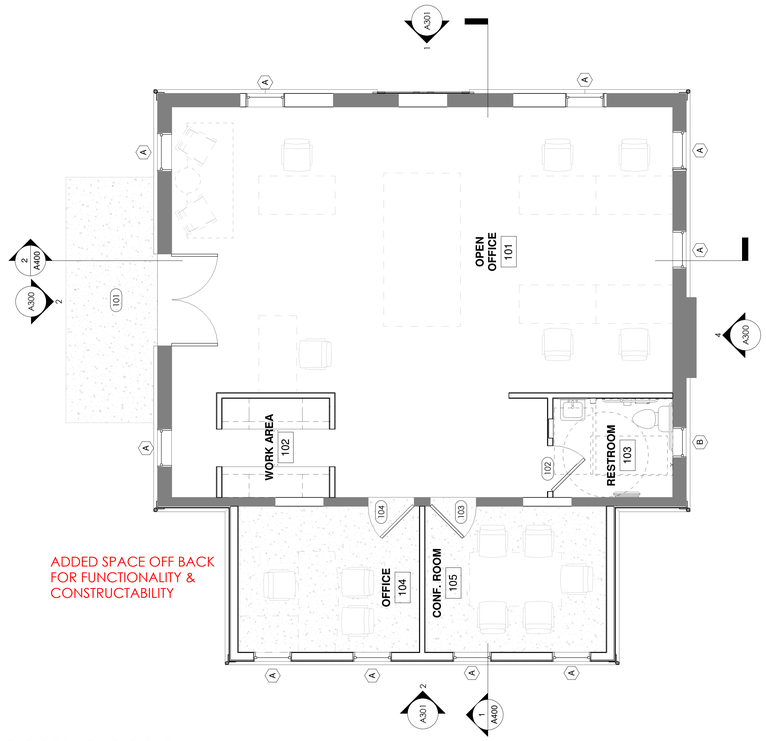


1 DEMOLITION PLAN
1/4" = 1'-0"
0' 2' 4' 8'

SITE PLAN



2 PREVIOUS FLOOR PLAN
1/4" = 1'-0"
0' 2' 4' 8'



2 PROPOSED FLOOR PLAN
1/4" = 1'-0"
0' 2' 4' 8'

906 STUDIO
ARCHITECTS + INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

FRANKLIN Grove
ESTATE & GARDENS

FRANKLIN GROVE ESTATE & GARDENS

CARRIAGE HOUSE
423 S MARGIN ST.
FRANKLIN, TN 37064

PRELIMINARY
NOT FOR CONSTRUCTION

2023. 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	SD SET	10/11/23

Project Number
23.1078

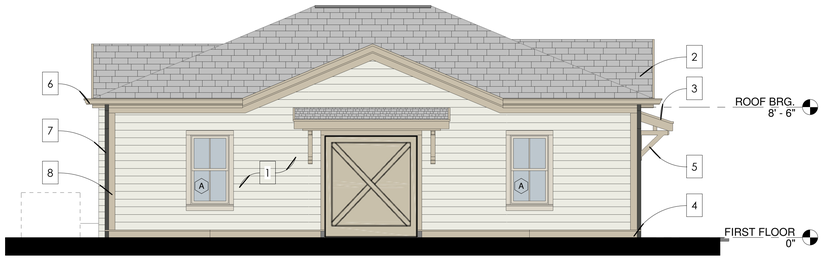
FIRST FLOOR PLAN

8

11/13/2023 4:35:19 PM

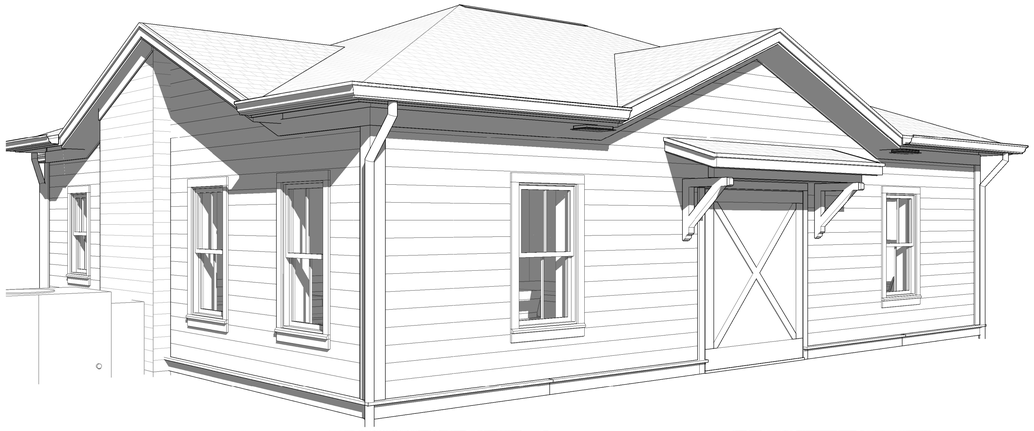
EXTERIOR MATERIAL LEGEND

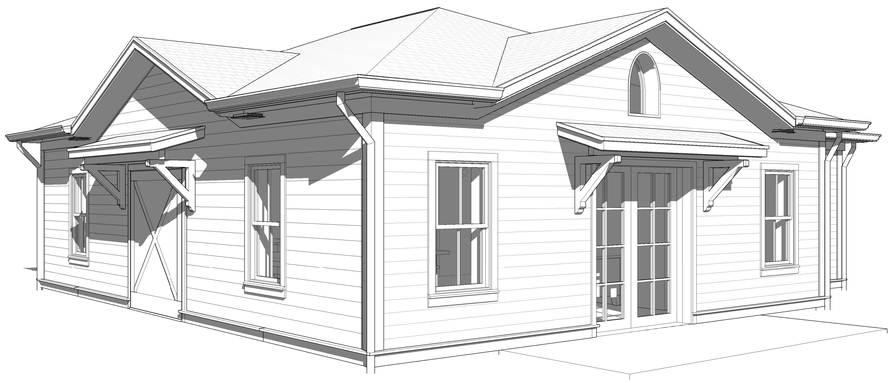
1. **HORIZONTAL SIDING** - 5/4 HARDIE LAP SIDING - SMOOTH FINISH WITH 5" REVEAL, COORDINATE SELECTION W/OWNER.
2. **ARCHITECTURAL SHINGLE ROOF** - 30 YEAR ARCHITECTURAL SHINGLE - COORDINATE SELECTION W/OWNER.
3. **STANDING SEAM METAL ROOF** - GALVANIZED - 30 YEAR WARRANTY, COORDINATE SELECTION W/OWNER.
4. **PTD. FIBER CEMENT BASE TRIM** - COORDINATE FINISH SELECTION W/OWNER.
5. **BRACKET** - 4X4 PAINTED OR EQ.
6. **GUTTER** - 5" O.G. GUTTER, COORDINATE FINISH SELECTION W/OWNER.
7. **DOWNSPOUT** - COORDINATE FINISH SELECTION W/OWNER.
8. **CORNER TRIM BOARD** - 1X6 FIBER CEMENT CORNER BOARD, COORDINATE SELECTION WITH OWNER.



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'

2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'





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FRANKLIN Grove
ESTATE & GARDENS

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NO.	DESCRIPTION	DATE
	SD SET	10/11/23

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ELEVATIONS

9

2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'

4 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'

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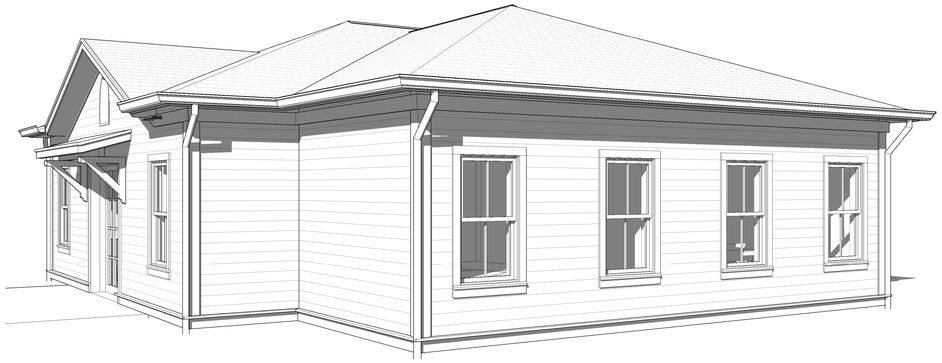

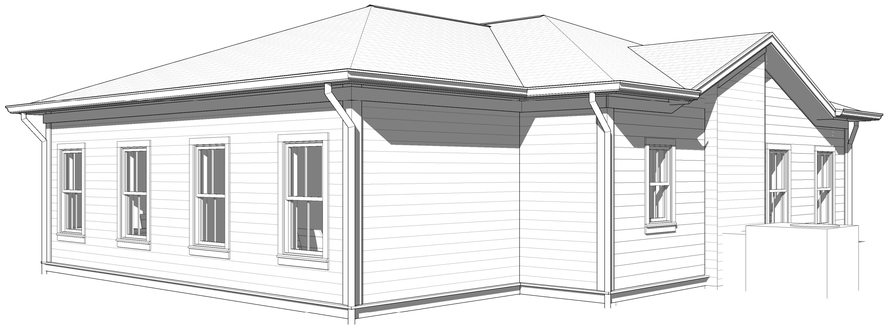

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	SD SET	10/11/23

Project Number
23.1078

ELEVATIONS

10

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PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**115 Harlinsdale Ct. (Franklin Road Historic District)**
Applicant:	**Milosi Landscaping**
Owner:	**Casey & Lauren Klein**
Project #:	**8340**
Type of Work:	**Fencing**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**November 15, 2023**
Expiration Date:	**November 15, 2025 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to install a wooden fence along the property line.

The Guidelines allow for administrative approval of rear yard fencing if all recommendations are met. Rear yard fencing is defined as fencing recessed at least 20' from the front facade of the building.

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed fence appears to meet the Guidelines for location, as it is along the property line.

- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7' in height. The height of the proposed new fence is appropriate at 6'.

- **Material:** The Guidelines state that fences and walls are to be designed so that they support the historic character of the district. The use of wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting for rear yards. The proposed vertical wood plank fence and horizontal cap are appropriate.

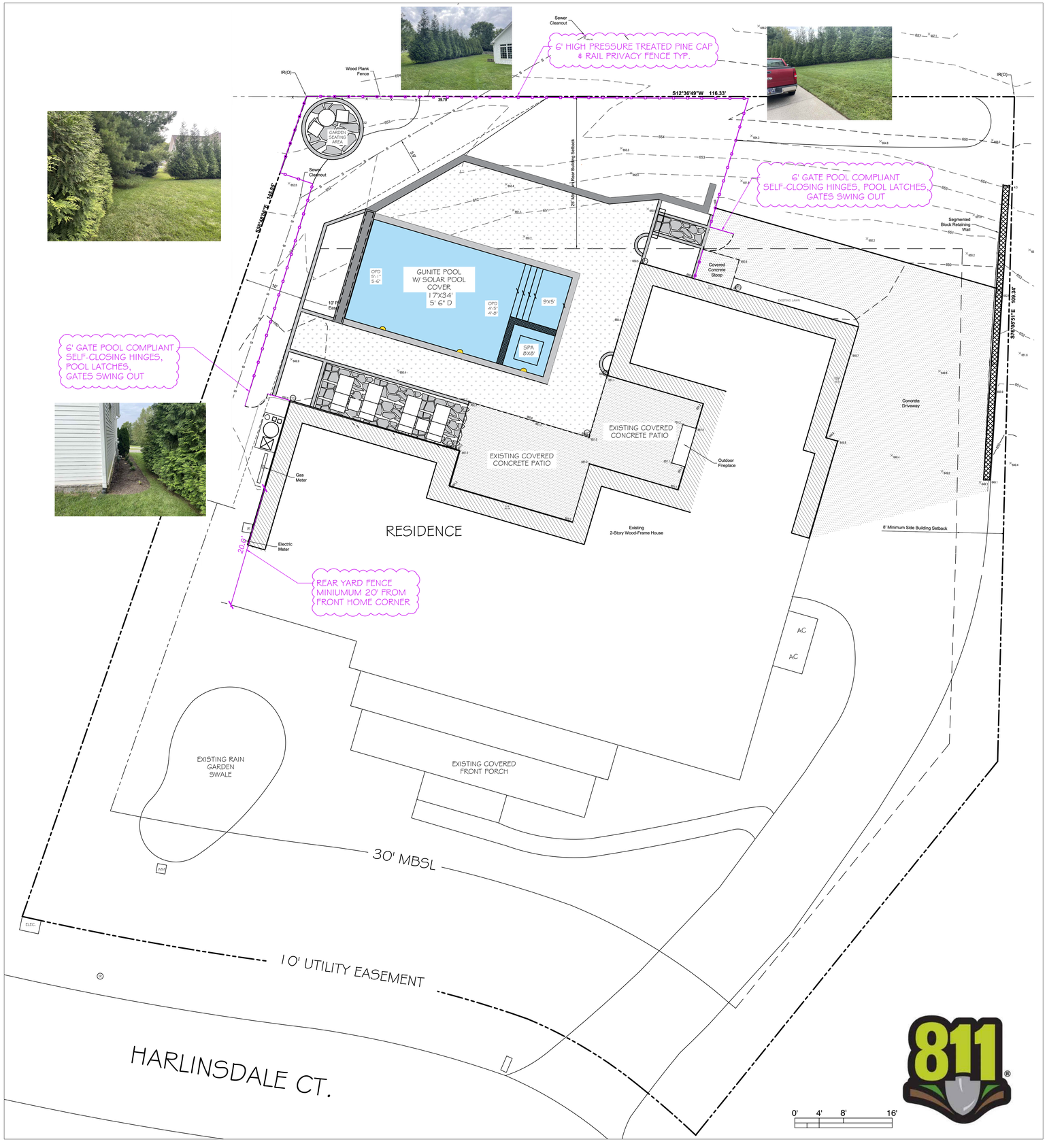
- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is a 6' vertical wood board fence with a horizontal cap. The proposed design of the wood fence is appropriate.

APPLICABLE GUIDELINES
Chapter 7 – Fences, Gates, and Walls

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

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

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

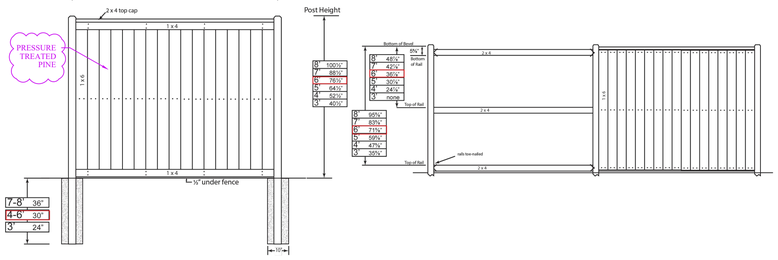


Rear Yards and Areas At Least 20 Feet Behind the Front Facade

- Use wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting. Avoid chain-link fencing.
- Where desired, use fences and walls to fully screen rear yards for privacy. Screen pools from street view.
- Design a fence or wall in the rear yard in accordance with the heights permitted in the Zoning Ordinance, based on the property's zoning district designation.
- Reference the Zoning retaining walls based on visibility If a retaining wall is visible from the street, then refer to the guidance in the front yards.

REVISION 1:
ALL FENCES ARE TO BE 6' HIGH CAP AND RAIL PRIVACY FENCE & ADHERE TO FRANKLIN HISTORIC DISTRICT DESIGN GUIDELINES

6' HIGH CAP AND RAIL PRIVACY FENCE



1 6' PRESSURE TREATED PINE CAP AND RAIL PRIVACY FENCE SECTION NTS

NOTE:
THE PROPOSED WOODEN PRIVACY FENCE SHALL BE ORIENTED WITH THE FINISHED SIDE ON THE EXTERIOR AND ANY HORIZONTAL FRAMING MEMBERS ON THE INTERIOR/POOL SIDE OF THE FENCE.

IF NEIGHBORING FENCES ARE BEING USED AS PART OF THE POOL BARRIER, THE NEIGHBORING FENCES ARE REQUIRED TO MEET THE POOL BARRIER REQUIREMENTS.

THERE SHALL BE A CLEAR ZONE OF NOT LESS THAN 36" BETWEEN THE EXTERIOR OF THE BARRIER AND ANY PERMANENT STRUCTURES OR EQUIPMENT THAT CAN BE USED TO CLIMB THE BARRIER, INCLUDING THE POOL EQUIPMENT SHOWN ADJACENT TO THE EXTERIOR
OF THE BARRIER.

milosi
www.milosi.com

KLEIN RESIDENCE
115 HARLINSDALE CT., FRANKLIN 37069

SCALE: 1:8
DESIGNED BY JH
DRAWN BY AT

REVISION
1- 11/1/2023
2- 00/00/2023
3- 00/00/2023

DATE: 08/10/2023

FENCE PLAN

L7 OF 11

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Casey Klein & Lauren Klein
(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:

063E 00600
(Property Parcel/Tax ID Number)
and located at:

115 Harlinsdale Ct. Franklin, TN 37069
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

June Hawkins of Milosi Landscape
(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.

Casey Klein & [signature]
Signature

115 Harlinsdale Ct. Franklin, TN 37069
Property Owner Mailing Address

Franklin, TN 37069
City, State & Zip

Subscribed and sworn to before me this
27 day of October, 2023.

[signature]
Notary Public

BRYAN A. BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 8-3-2026

CITY OF FRANKLIN, TN

115 HARLINSDALE CT., FRANKLIN 37069

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 #1163427

Project Title: 115 HARLINSDALE CT., FRANKLIN 37069
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Casey Klein

115 Harlinsdale Court
Franklin, TN 37069
P:912-286-0398
casey.j.klein@gmail.com

Property Owner

Property Owner
Casey Klein

115 Harlinsdale Court
Franklin, TN 37069
P:912-286-0398
casey.j.klein@gmail.com

Address or Parcel

Project Address or Parcel: 115 HARLINSDALE CT (063E-A00600)

Calculated Acreage: Parcel
- 115 HARLINSDALE CT: 0.46600724

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 115 HARLINSDALE CT: R-2 Resid*

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 115 HARLINSDALE CT: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 115 HARLINSDALE CT: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 0

Project information

Review Type: Residential

Type of Work Proposed: Rear Yard Fencing

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

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

Indicate the materials/dimensions of the fencing to be installed.:
Pressure Treated Pine Cap and Rail Privacy Fence 6'H

Post Height 761/2"

Top Rail to bottom of bevel 715/8"

Max post center 95.5"

30" footer

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 2

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?:

Type of Signage Proposed:

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

Height of Overall Sign:

Lot Square Footage:

Height of Sign Face or Sign Area:

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

Footprint Square Footage of Existing Structures on Lot:

Footprint Square Footage of Proposed Additions/Structures:

HVAC Type:

Narrative

Project Description:

Client is installing a pool in the back yard. The fence is for privacy as well as pool compliant. The 6'H gates will open out, self closing hinges, and pool latches per codes.