



Meeting Agenda

Historic Zoning Commission

Monday, January 8, 2024

5:00 PM

Board Room

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

CALL TO ORDER

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@franklinton.gov before noon on the day of 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

OFFICERS

2. Consideration Of 2024 Commission Chair & Vice Chair.

ANNOUNCEMENTS

APPLICATIONS

3. Consideration of Signage (Wall Sign) At 335 Main St.; Thomas Lochbihler, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

4. Consideration Of Alterations (Mechanical Equipment Installation and Screening) At 230 Franklin Rd. (Building 13); Jeff Langham, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration of Alterations (Patio Door Replacement) At 230 Franklin Rd. (Building 11); Victor Lecoffre, Applicant

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Alterations (Accessory Structure) At 1009 Fair St.; Patrick Ogle, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

7. (WITHDRAWN BY APPLICANT) Consideration Of An Addition (Accessory Structure) At 117 3rd Ave. N.; Brandon Priddy, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

8. Consideration Of New Construction At 1849 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 9); Matt Smith, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

9. Consideration Of New Construction At 1851 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 10); Matt Smith, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

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

Sponsors:

Kelly Dannenfelser, Emily Huffer

11. Consideration Of Alterations (Winstead House) At 423 S. Margin St. (Franklin Grove); Brandon Priddy, Applicant.

Sponsors:

Emily Wright, Emily Huffer

OTHER BUSINESS**RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC**

12. Mechanical Equipment Installation At 108 2nd Ave. S.; Grant Jenkins: City of Franklin, Applicant.
13. Mechanical Equipment Installation At 115 4th Ave. S.; Grant Jenkins: City of Franklin, Applicant.
14. Rear Yard Fencing At 119 Splendor Ridge Dr.; Jeff Elliot, 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.



Meeting Minutes

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

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

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

Staff Members Present: Kelly Dannenfelser, Planning & Sustainability; Emily Huffer, Planning & Sustainability; Elizabeth Bulay, Planning & Sustainability; Jared Carter, BNS; 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.)

Chair Roberts asked for citizen comments. There were 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 October Minutes

Sponsors:

A motion was made by Commissioner Pearce to approve the October 9, 2023, meeting minutes, seconded by Commissioner LeMarinel. The motion carried 7-0 (Commissioner Harrison abstained from vote).

Consideration Of Approval Of November Minutes

Sponsors:

A motion was made by Commissioner Laster to approve the November 13, 2023, meeting minutes, seconded by Commissioner Marquardt. The motion carried 8-0.

ANNOUNCEMENTS

Emily Huffer. A Design Review team meeting will be held next Monday, December 18, 2023, at 4 pm. As of now, there have been two submittals for the meeting. Applicants have until 11:59 pm (tonight), Monday, December 11, 2023, to request a spot on the agenda.

Kelly Dannenfelser announced that Chair Jim Roberts will be rolling off as a member of the HZC commission after 10 years of service with five years serving as Chair. Chair Roberts' leadership, facilitation skills, and dedication to preservation will be greatly missed by the staff and Commission members. Ms. Dannenfelser presented Chair Roberts with artwork by a local artist as a thank you for his 10 years of service to the Historic Zoning Commission.

Commissioner Marquardt thanked Chair Roberts for his leadership and calmness during the storm. "The Commission is sorry to see you stepping down from the HZC as we've all learned so much from your leadership."

Chair Roberts explained that he is thankful to have lived in Franklin, TN for 46 years. It's been a great place to raise three boys and now eight grandchildren in a historic house on Adams Street, a home we continue to learn from. Franklin has changed a lot and has changed for the better, in part from the guidance from the HZC. Chair Roberts stated that he's been honored to have served with all the Commissioners current and past. Chair Roberts expressed his appreciation of the city staff that prepare and support the commission with their dedication and expertise, providing explanations of the more difficult applications while buffering the Commission from the applicants. "It's been a joy to work with the Commission and staff and thanks to all of you, so let's get on with it."

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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. As proposed, the application meets the Historic Design Guidelines. Staff recommend approval of the application with conditions.

Applicant Speaker: Steve Miller. Mr. Miller stated that he would be glad to answer any questions about the application.

Chair Roberts asked for a motion from the Commission.

MOTION

Commissioner Pearce motioned to approve alterations (Front Facade, In-Kind Replacement) at 348 Main St. with staff conditions, seconded by Commissioner Harrison. The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The proposal seeks approval for three post-arm signs. 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. While the proposal meets the guidelines for the overall number of signs, the guidelines recommend that only one post-arm sign be utilized per building and the proposal includes three post-arm signs. Staff recommend approval of one post-arm sign with conditions.

Applicant: Mike Hathaway. The building is around 160 feet-long and designed to look like three houses that were combined into one. Because of the length of the buildings and considering the three lots that would have been there, each having an individual sign, the applicant is requesting three signs. Mr. Hathaway requested that two post signs be allowed along Fourth Avenue, designed appropriately for the historic downtown. The signs would be separated from the frame and appropriately spaced so that the signs are not on top of each other. One sign is requested along North Margin. The goal is to allow enough signage for the tenants of the building.

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

MOTION

Commissioner Marquardt motioned to approve signage (Three Post-And-Arm Signs) at 249 Fourth Ave. N., seconded by Commissioner Harrison.

Commissioner Marquardt stated her rationale for going against staff recommendations is based on the explanation from the applicant about the equivalent spacing of the signs.

Commissioner Pearce asked Mr. Hathaway if he had considered designing the posts so that each is different, allowing for a more organic look.

Mr. Hathaway explained that he would be happy to design each post differently.

Amendment to the Motion

Commissioner Pearce amended the motion to include that each post sign be of a different design and should return to staff for approval, seconded by Commissioner Denton. The motion carried 8-0.

Commissioner Laster asked staff what they might envision as a single sign. Would there be smaller tenant panels or what would be the recommendation? Also, would each tenant be allowed to have an exterior wall sign? Commissioner Laster asked for confirmation that the building has one entrance.

Ms. Huffer stated that there is another location, possibly on Fourth Avenue, that has a single post sign with multiple hanging panels each listing a tenant of the building. The sign design guidelines allow for a sign above an entrance, but considering the proposed application, there is only one entrance to the building, creating a unique situation. The directory hanging sign is appropriate for this building. For the rear of the property, the guidelines do allow for a different type of sign to lead the customer to a parking lot, if there is a parking lot.

Ms. Huffer stated that the building at 249 Fourth Avenue N. has a single entrance.

There being no further discussion, Chair Roberts asked the Commissioner to vote on the overall motion, as amended. The motion carried as amended 7-1 (Commissioner Laster voting against).

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. This proposal has several components.

Storefront Replacement

The first alteration is the replacement of a storefront. The alterations include the use of a salvaged window and salvaged brick. Ms. Huffer referred to application photos to illustrate the changes proposed. The replacement of the non-historic window is not supported by the guidelines and more information is needed to understand if the opening was originally a door opening or a window opening.

Removal of the non-historic silver awnings.

The removal of the silver awnings is appropriate within the guidelines. The applicant intends to replace the awnings to match the other awning at the Factory and is appropriate according to the guidelines.

Patio Door Replacement

The application includes the replacement of the existing non-historic patio door with steel double doors. The opening will require widening and removal of historic windowpanes and brick. The existing windows are not strong enough to support the double steel doors, requiring stronger material to support the new entrance. The patio door replacement plan does not meet the intent of the guidelines.

Skylights

The application proposes installing three skylights. The guidelines recommend positioning them so that they are not visible from the street. Although some of the rooftop mechanical equipment is being removed, the installation of new rooftop elements will be visible from the street view and does not meet the guidelines.

Recommendations

Staff recommend denial of the storefront replacement, patio door replacement, and the installation of skylights. However, staff recommend approval of the removal of the non-historic awnings and the replacement of the awnings to match the existing red-brown awnings at the Factory, with staff conditions.

Applicant Speaker: Victor Lecoffre. Mr. Lecoffre stated that they are proposing a list of exterior improvements to Factory Building 11.

Storefront Replacement

The applicant proposed replacement of the clear anodized aluminum storefront with salvaged brick and a window above that. The salvaged brick and salvaged window system from the Factory property has been donated by the landlord. The replacement of the existing storefront with the salvaged brick and salvaged window creates symmetry on the left side of the front façade.

Replacement of the Silver Awning

Mr. Lecoffre explained that he is proposing replacement of the silver awning with something that is more consistent with the front façade fabricated in the same manner as the existing front awning.

Patio Door

The clear anodized aluminum steel frame, not consistent with what is seen at the Factory, is proposed to be replaced with a steel fabricated window and door system that would support the fragile windows and allow for installation of a double door. Modification of the opening area above the door would be required. Although this method is the nonpreferred option, the window/door system would be consistent with what existed previously.

Skylights

Three low profile skylights are proposed to be consistent with the skylight that already exists above the Sapphire Restaurant.

Chair Roberts asked if there were any citizens who would like to speak about the current item.

Citizen Comment: Andy Blair. Mr. Blair explained that he supports the storefront replacement option and was also able to

speak to the question about the storefront opening, about whether it was a door opening versus a window opening. Mr. Blair explained that in most historic renderings or photographs of the Factory from the 1930s, 40s, 50s and 60s, a window opening can be seen. The window would have had 36 panes, 18 over 18. Mr. Blair stated that he is in support of the window being replaced with a historic window that matches and is consistent with the front façade of the Factory.

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

MOTION

#1 Motion (Awning)

Commissioner Harrison motioned to approve the removal of the non-historic awnings and install new awnings with staff conditions for the property located at 230 Franklin Road, The Factory, building 11, seconded by Commissioner Pearce.

There being no discussion, Chair Roberts asked the Commissioners to vote. The motion carried 8-0.

#2 Motion (Storefront Replacement)

Commissioner Laster motioned to approve the storefront window as proposed by the applicant for the property located at 230 Franklin Road, The Factory, building 11, seconded by Commissioner LeMarinel.

Commissioner Laster referred to a photograph from 1961 of the front façade of the Factory that shows a very similar window in the same location that the applicant is proposing.

Commissioner Pearce agreed with Commissioner Laster and added that the replacement would add to the historic fabric of the front of the building.

Commissioner Denton also agreed with Commissioners Laster and Pearce and further added that the photographic evidence supports the proposed replacement of the storefront.

The motion carried 8-0.

#3 Motion (Patio Door Replacement)

Commissioner Harrison asked why the applicant is proposing a replacement with double doors.

Mr. Lecoffre explained that the door would be the only access from the restaurant to the patio area, as the patio area can seat up to 70 guests. It would be challenging to provide service through a single door opening.

Commissioner LeMarinel motioned to approve the patio door replacement as proposed for the property located at 230 Franklin Road, The Factory, building 11, seconded by Commissioner Marquardt.

Commissioner LeMarinel stated that the proposal is consistent with other similar requests throughout the Factory buildings. The community is excited to have activities and restaurants open at the Factory and, from a practical standpoint, a double door opening is necessary and makes sense.

Commissioner Laster expressed his concerns about what would happen to the windows above the opening once the opening is made larger. In the past, when the openings were made larger, most of the windows required replacement, destroying the historic character of the windows. "I would feel more comfortable erring on the side of caution by replacing the single aluminum door with a single steel door and not risking damage to the historic windows."

Commissioner Denton also expressed his concerns about potential damage to the historic windows when the opening is enlarged. The windows above the opening are at risk of being compromised.

Chair Roberts noted that Mr. Lecoffre said, "this is not the preferred method to install the double doors."

Mr. Lecoffre explained that the windows are at the same risk for a single door replacement as they are for a double door replacement. If the existing window system isn't strong enough, modifications may be necessary either way. The existing door frame has been installed incorrectly, increasing the potential for window damage.

Commissioner Besser stated that she cannot support the motion and recommended proceeding slowly with the least intrusive method to maintain the historic windows. The applicant can always return to the HZC and explain that the process isn't working.

The motion failed 3-5 (Commissioners Besser, Denton, Laster, Pearce, and Marquardt voting against).

Commissioner Marquardt echoed Commissioner Besser's point about taking one step at a time, slowly.

Mr. Lecoffre agreed that serving 70 people through a single door would be very challenging and potentially, technically impossible. The window system may not be strong enough to support replacement of a single door or a double door.

Chair Roberts explained that the concern is the window support system above the double doors.

Commissioner Denton suggested additional analysis of the window section above the opening and the likelihood that the windows could sustain enlargement of the opening.

Chair Roberts. The applicant will have the opportunity to come before the Design Review meeting on Monday if additional information/analysis can be provided between now and then.

Mr. Lecoffre explained that he was unsure if he would have enough time to evaluate and provide new information in such a short time.

Commissioner Laster suggested finding someone who could engineer a way to structurally support the window above the opening so that a double door could be used.

Chair Roberts and Commissioner Pearce both agreed that several door openings, throughout the Factory, have required additional support systems and specific modifications to install functional doors. Holliday Properties would be the group to contact for this information.

#4 Motion (Patio Door Replacement)

Commissioner Pearce motioned to defer the patio door replacement to the January HZC meeting for the property located at 230 Franklin Road, The Factory, building 11, seconded by Commissioner Denton. The motion carried 8-0.

#5 Motion (Skylights)

Commissioner Laster motioned to approve the skylights as proposed for the property located at 230 Franklin Road, The Factory, building 11, seconded by Commissioner Harrison.

Commissioner Laster explained that because the Factory is a commercial building and in the early 1920s when one walked into a building such as the Factory, there would be a lot of natural light. The natural light mimics the natural light provided by skylights and is appropriate for this commercial environment.

Chair Roberts added that the visibility of the skylights would be limited from Franklin Road and Liberty Pike. The guidelines in relationship to the Factory need to be and have been flexible when considering proposed changes and modifications by applicants.

The motion carried 7-1 (Commissioner Besser voting against).

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer.

Accessory Structure Relocation

The application proposes 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. 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 and is appropriate following the design guidelines.

Screened Door Installation - 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 proposed screen door installation is appropriate within the design guidelines.

Front Door Trim Restoration - The application also includes restoration of the trim work around the front door and is 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. 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). As proposed, the proposal does not meet the intent of the Guidelines. 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. The proposed materials meet the intent of the Guidelines, except for the use of a rubber membrane roof on the rear shed dormer. 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.

RECOMMENDATIONS

Staff recommends approval of the awning, new screen door, and the restoration of the trim work around the door on the principal building with conditions. Additionally, staff recommends denial of the proposal to move the historic accessory structure and the addition to the principal building.

Applicant Speaker: Kara Christensen. Ms. Christensen noted that the reason for the request for the garage to be rotated and attached to the home is the homeowner bought the large property that ended up being three lots. Because of the configuration and the confusion about whether the property was one large lot or three smaller lots, it's been very difficult to meet both the zoning requirements and historical zoning requirements. The city viewed the property as one large lot with a 35-foot setback, but the house is on a 14-foot setback and has not complied from the beginning. The solution to the issue was to move or rotate the garage to a position so that it cannot be seen from the road. After the last design review meeting, per the recommendation of staff, the pitch of the roof was changed to comply with guidelines, making it possible to use a metal roof instead of the rubber membrane.

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

MOTION**#1 Motion (Principal Building Alterations)**

Commissioner Pearce motioned to approve the alterations to the principal building at 328 Franklin Road with staff conditions, seconded by Commissioner Denton. The motion carried 8-0.

Commissioner Laster asked for confirmation that the garage is to be relocated/rotated so that the garage becomes part of the footprint of the original structure and that the addition is based on 50% comes from the combination of the garage and principal building.

Emily Huffer. Commissioner Laster's summary is correct because the garage is connected by an additional breezeway and becomes part of the principal building footprint.

Kelly Dannenfelser. From a zoning perspective, the garage becomes part of the principal structure. The intent of the guideline is to make sure that the addition reads as subordinate to the main structure, which is the house. It isn't typical that a garage, connected by an addition, be included in the percentages for an addition to the overall house.

Commissioner Denton asked Ms. Dannenfels, if everything is approved, could the property owner come before the Commission with an application for an accessory structure in the future? Also, what was the situation regarding the setback and the consolidation of lots?

Ms. Dannenfels answered, "yes the owner could submit an application for an accessory structure in the future." Regarding setbacks and lot consolidation, there was a preexisting condition in which the garage was built incorrectly before the current zoning ordinance came into effect. The property owner was granted a variance to allow for the lot to have minimum reduced setbacks.

Commissioner Pearce stated that because the lot is so large, the overage on the percentage of the principal building footprint is not a problem. It would be better to state the correct overages, rather than to say that the garage, once relocated, is part of the historic footprint.

#2 Motion (Accessory Structure Relocation)

Commissioner Pearce motioned to approve the accessory structure relocation as proposed for the property located at 328 Franklin Road, seconded by Commissioner Harrison.

Commissioner Harrison asked for clarification from staff regarding inclusion of the garage that isn't heated or cooled as part of the main structure. It was understood that a garage would not be considered part of the main structure because it isn't heated or cooled.

Ms. Dannenfels explained that those comments really refer to how the garage is attached. So, if the garage is attached by a breezeway that's open, it's not heated and cooled, and it's attached, and it's still considered an accessory structure but attached by a breezeway. When the area becomes enclosed space with the garage, then it becomes part of the principal structure, even though it's not heated or cooled.

Commissioner Pearce reiterated that she would like the motion to be approved without saying, "the garage expands the historic footprint."

Commissioner Denton added that acknowledgment of the real overage along with the large lot, creates a unique situation where exceptions to the guidelines need to be considered. There have been several situations in the past, where the Commission has approved additions to principal buildings (typically on large lots) where the addition square footage is over 50% ratio.

Commissioner Laster added that as far as relocation, 99% of the time he would stand with the guidelines that recommend not to relocate as restructures. In this situation, a 1970s ranch style home sitting on a large lot with alterations at the rear of the home allow for modifications of the guidelines. The historic form mirrors somewhat of the front facing gable on the front of the home almost like an accessory structure to the side and it's still being used as a garage.

Commissioner Pearce stated that the reason she is going against staff recommendations is because of the unique lot size and situation of a small house on three acres of land. Approval of the relocation would not hurt the integrity of the house or the integrity viewshed from Franklin Road.

Commissioner Besser stated that she cannot support the motion.

There being no further discussion, Chair Robert asked the commissioners to vote on the Accessory Structure Relocation.

The motion carried 7-1 (Commissioner Besser voting against).

Chair Roberts stated that the square footage of the principal building is 2541 square feet, and the addition is 1411 square feet.

Commissioner Denton asked staff if it would be appropriate, when considering the addition, to look at the original structure since the accessory structure is not yet connected.

Ms. Dannenfels explained that the addition is 78.5% of the principal building which is the way that it should read when

considering the intent of the guidelines, because you're looking at the percentage of an addition compared to the historic original footprint.

Commissioner Denton stated that the answer perfectly addresses Commissioner Pearce's concern about the garage being considered as part of the historic fabric. The Commission is approving 78% of the historic footprint and not a falsely created number that includes the garage square footage as part of the historic footprint.

#3 Motion (Principal building addition)

Commissioner Pearce motioned to approve the addition to the principal building at 328 Franklin Road, seconded by Commissioner Harrison.

Commissioner Pearce stated that because of the large lot and the unique situation and that the home's front facing view toward Franklin Road is being protected is the reason for the motion to approve. There are only a handful of situations such as this property in the historical overlay.

Commissioner Besser stated that she cannot support the motion.

Commissioner Laster pointed out that the actual percentage may be higher than 78%.

Ms. Dannenfelser explained that the commission may not have seen a proposal like this one in the past. You are looking at a small original home on a very large lot and whatever number chosen to use will be a higher percentage of the historic footprint than is typically seen. The percentages are a guideline so it's really about the intent of the guidelines.

Commissioner LeMarinel noted a few architectural observations about the 70s-style homes. These homes can be very challenging because they have low, slung roofs, making it hard to hide anything behind the home. The Commission may begin to see more of these vintage homes as they roll into a historic status. Smaller homes on larger lots that need additions to accommodate families may become more common as people purchase small homes on large lots. The plans proposed are reasonable, and the applicant has done a really good job keeping the historic silhouette intact.

The motion carried 7-1, (Commissioner Besser voting against).

#4 Motion (Metal Roofing Material)

Commissioner LeMarinel motioned to approve the use of metal roofing material on the rear dormer with all staff conditions for the property located at 328 Franklin Road, seconded by Commissioner Laster.

Amendment to Motion #4:

Commissioner Pearce amended the motion to include the metal roof must be a bronze or a slate gray to blend in with the roof for the property located at 328 Franklin Road, seconded by Commissioner Laster.

The motion as amended carried 8-0.

Ms. Dannenfelser noted that staff's preference would be a general color (dark tone or galvanized tin color).

#5 Motion (Awning design and Color)

Commissioner Pearce motioned to include that the awning design and color come back to staff for approval for the property located at 328 Franklin Road, seconded by Commissioner Harrison.

The motion carried 8-0.

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

Project Leader: Elizabeth Bulay. The proposal includes the construction of a two-story cross-gabled residence with Queen Anne architectural-styled features. The height of the proposed building has been reduced since the last HZC meeting and is

now subordinate to Magnolia Hall and staff recommends approval of the application with conditions.

Applicant Speaker: Mike Hathaway. Mr. Hathaway thanked staff for their hard work in getting the home designs where they are today. Every modification has created an even more beautiful home that is respectful of the main Magnolia Hall structure. Relative to the height discussions of Magnolia Hall, it was decided that it would be important to measure and confirm the height of Magnolia Hall. The original height was 33 feet, but the height was actually 34 feet 9 inches. Mr. Hathaway referred to the application renderings to show the height comparison of 1814 William Campbell Ct. to Magnolia Hall. Regarding the mass of the face, not the roof, Mr. Hathaway believes all the modifications to the elevations have decreased the mass. To address the comments about the need for a simpler design, several of the turrets were removed. Mr. Hathaway stated that he agrees with staff comments and recommendations for approval and would appreciate a vote of approval.

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

MOTION

Commissioner Harrison motioned to approve new construction for the property located at 1814 William Campbell Court with staff conditions, seconded by Commissioner Laster.

Commissioner Pearce requested that the applicant use a different material on the left rear elevation along the side near the garage because of the length of the side. A painted brick could help break up the length of the side.

Mr. Smith recommended using a secondary material because the specific location is considered secondary and in terms of weight and mass, a lighter or lesser material would be more appropriate. For this house, one could consider keeping the material as is but with a different style or pattern.

Commissioner Laster asked if an inset would accomplish the same goal by creating a break in the wall expanse rather than a change in material. Also, how noticeable is the area as the homes sit side by side and would anyone ever notice the area.

Mr. Hathaway stated that one would have to stand in between the houses and look down at the gap to see the area Commissioner Pearce is questioning.

Commissioner Besser stated that this request is putting undue pressure on the applicant when it's not necessary. Typically, one would see the use of stone, brick, and then wood.

Commissioner LeMarinel agreed with Commissioner Besser. There's a large section of blankness and it's a lot of wall space. The area is all the way at the back of the house, and, in Commissioner LeMarinel's opinion, he said that the space could be left alone.

Commissioner Pearce amended the motion to change the treatment of the left elevation at the rear of the building by the garage for the property located at 1814 William Campbell Court, seconded by Commissioner Denton.

The amendment failed 2-6, (With Commissioners Besser, Laster, LeMarinel, Roberts, Marquardt, and Harrison voting against).

Commissioner Pearce noted that the area in question, of all the homes, is the only elevation that has such an expanse of wall mass.

Ms. Lombard mentioned placement of a window in a closet along the left elevation to break up the long section of wall.

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

The motion carried 8-0.

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

Project Leader: Emily Huffer. The proposal includes the construction of a two-story cross-gabled house with Craftsman architectural-styled features. The height of the proposed building has been decreased since the last HZC meeting and is now subordinate to Magnolia Hall and staff recommends approval of the application with conditions.

Applicant Speaker: Mike Hathaway. Mr. Hathaway stated that the team agrees with staff conditions except for two. The brackets have been reduced, and the team feels like the scale and proportion of those are now more appropriate. We would like to ask that condition number two be removed. Condition number three addresses the single gable. The team is concerned that if there isn't some element creating interest, such as the dormer, the overall feel of the design will be affected. If the Board feels strongly about this condition, the team is open to discussion because we would like to proceed and continue moving forward in the process.

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

MOTION

Commissioner Harrison motioned to approve new construction for the property located at 1843 William Campbell Court with staff conditions, excluding conditions 2 and 3, seconded by Commissioner Marquardt.

Commissioner Harrison explained that he agrees with the applicant that the small dormer will assist in keeping the architectural features in place while helping to break up the flow of on that side of the house. The brackets have also been minimized in size to accommodate staff comments.

Commissioner Pearce noted that comparing the proposed home at 1843 William Campbell Court to the historic inspirations provided, Ms. Pearce would be in favor of removing the dormer on the front elevation.

#1 Amendment to Motion:

Commissioner Pearce amended the motion to include staff condition #3, to remove the small dormer on the front elevation, for the property located at 1843 William Campbell Court, seconded by Commissioner Besser.

Commissioner Pearce noted that many of the new subdivisions have dormers and feels that Magnolia Hall should not read as a new subdivision.

The motion to amend carried 7-1 (Commissioner Harrison voting against)

#2 Amendment to motion:

Commissioner Besser amended the motion to minimize the brackets on the front elevation, seconded by Commissioner Pearce.

Commissioner Besser explained that she feels like the brackets are dominating the front façade.

Commissioner Laster stated that he reviewed the discussion about the brackets from the November DRC meeting. Since then, the brackets have been reduced twice and suggested the Board provide guidance to the applicant about how small the brackets should be.

Mr. Smith explained that the brackets hold up an extended overhang (four feet) on the front façade. The brackets serve a unique and structural purpose, and the visual expression of the brackets serve as a support for the overhang.

Commissioner Besser withdrew her amendment to reduce the brackets on the front elevation because the applicant's explanation was reasonable.

The motion as amended carried 8-0.

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

Project Leader: Emily Huffer. The proposal includes the construction of a two-story cross-gabled residence with Tudor architectural-styled features. The applicant has reduced the height of the building since the last HZC meeting and is now subordinate to Magnolia Hall. The Guidelines recommend that the height of infill buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10%. Window specifications were not included in the application. Staff recommend approval of the application with conditions.

Applicant Speaker: Mike Hathaway. Mr. Hathaway stated that they agree with staff conditions, other than condition two. The transoms remain over the side windows due to concerns about the amount of blank gap between the top of the window and the window above. The size of the transoms has been reduced but are still present above the windows. Additionally, the size of the front door has increased to match the height of the sidelights on either side of the door.

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

MOTION

Commissioner Denton motioned to approve new construction for the property located at 1847 William Campbell Court with staff conditions excluding condition number two, seconded by Commissioner Harrison.

Commissioner Denton explained that based on the applicant's explanation of the why the transoms need to remain above the windows and that the applicant reduced the size of the transoms, the application can be supported.

Ms. Huffer explained in response to a question from Commissioner Harrison that one of the project considerations and conditions is the requirement of a separate building permit for the pool.

Commissioner Laster asked staff for more information regarding the windows.

Ms. Huffer explained that within the guidelines it is recommended that the windows should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10%. The applicant did not provide window and door specifications in the application, resulting in the condition.

Commissioner LeMarinel noted that scale wise the transoms look appropriate as the windows appear to be the height of the ceiling. If the transoms were removed, the windows would look odd, but it's kind of a self-inflicted wound. The look is not a form seen in historic neighborhoods overall. The purpose is not to recreate old houses like a perfect Disneyland style but to follow certain guidelines to maintain the historical authenticity and to avoid creating self-inflicted wounds. Mr. LeMarinel stated that he can be onboard and support the proposal.

Commissioner Laster noted a comment from the DRC meeting about the width of the dormer. The relationship between the door and sidelights aligns symmetrically but the dormer is so large.

Commissioner LeMarinel noted the large size of the fascia board for a Tudor-style home.

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

The motion carried 8-0.

9. **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.

Addition

The addition is proposed to be 911 square feet, which equates to 94.94% of the principal building which meets the

guidelines.

Accessory Structure

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.

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. 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. Staff recommends denial of the driveway alterations. Additionally, staff recommends approval of the addition to the principal building and the construction of the accessory structure with conditions.

Applicant Speaker: Jennifer Lombard. We agree with all the staff conditions except for the driveway. There was a misread on the dimensions of the driveway and she apologize for any confusion. We are happy to make the driveway narrower and propose that the material be concrete. We provided a dimension from the house to the setback that was over the driveway which is where the 23-foot number came from.

There being no citizen comments, Chair Roberts suggested approaching the motions by addition to the principal, accessory structure, then the driveway.

MOTION**#1 Motion (Addition)**

Commissioner Harrison motioned to approve the addition to the principal building located at 112 Lewisburg Avenue with staff conditions, seconded by Commissioner LeMarinel.

Commissioner Pearce noted that the applicant is very responsive to suggestions from the DRC meeting.

The motion carried 8-0.

#2 Motion (New Construction Accessory Structure)

Commissioner LeMarinel motioned to approve new construction of the accessory structure with staff conditions for the property located at 112 Lewisburg Avenue with staff conditions, seconded by Commissioner Harrison.

The motion carried 8-0.

#3 Motion (Driveway Alterations)

Commissioner Denton asked if staff's recommendation changes now there are new dimensions for the driveway.

Ms. Huffer stated that the zoning ordinance allows for a maximum width of 20 feet, then the Commission would consider the request along with the ordinance requirements to determine approval or denial. Regarding driveway width, typically a width of 9–12 feet is common, but a driveway adjacent to the property has a driveway width of 15 feet, setting a precedent in the district.

Chair Roberts asked for confirmation that the 23-foot distance is the distance from the proposed fence to the house.

Ms. Lombard confirmed that the 23-foot distance on the site plan is the distance from the house to the setback.

Commissioner Pearce motioned to approve widening the driveway by 3 feet using concrete material for the property located at 112 Lewisburg Avenue with staff conditions, seconded by Commissioner LeMarinel.

The motion carried 8-0.

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

Sponsors: Emily Wright, Emily Huffer

Project Leader: Emily Huffer. The application has several components beginning with the **Sun Porch Alterations**

A Certificate of Appropriateness (COA) was previously issued for alterations to the Winstead House, Carriage House, and site alterations in October 2022. 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. Exterior hardware will not be used on the doors so that they will further radiate as windows. Utilizing doors that will read as windows meets the recommendations of the guidelines.

Elevator Addition

The elevator addition received a COA in October of 2022. At that time, the elevator was closer to the house, but the engineer noted concerns about digging the elevator pit in relationship to the historical home. Digging around the foundation or close to it could potentially upset the structural integrity of the home. With this information, a new elevator proposal became necessary. The proposed new location of the elevator addition appears to be skewed out away from the home. 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 is appropriate and meets the guidelines requirements.

Rear Stair Addition

The rear elevation shows the area that will bump out to accommodate the rear stair addition as internal stair reconfiguration is necessary. As proposed, the rear stair addition meets the guidelines.

Rear Porch Enclosure

The rear elevation shows how the applicant proposes to enclose the rear porch with siding. As proposed, the rear porch enclosure meets the guidelines and is appropriate. Additionally, the detailing of the rear porch was approved at the October 2022 HZC meeting.

Carriage House

The proposal includes an addition on the elevation where the slope of the roof (non-historical) is to be removed. The guidelines generally support the proposed alterations as the changes are designed to be in keeping with the original building. The improvements to the structure also improve the overall appropriateness within the historic district.

Staff recommends approval of the application with conditions.

Applicant Speaker: Brandon Priddy. Mr. Priddy thanked the staff for their feedback and suggestions during the DRC meetings. Mr. Priddy stated that he agrees with all staff conditions and can answer any questions.

Commissioner Laster asked Mr. Priddy about the little patio or dock that's on the front and asked if it was that part of the original proposal or is it something new. Also, has the driveway always been in the existing location?

Mr. Priddy stated that the area called a "landing" and was part of the original proposal. A place was needed to stage things so that when the door is opened, one doesn't step down three feet. Mr. Priddy explained that he was not part of the original design team but would assume the drive has always been in its current location as it seems to be a logical location.

Ms. Huffer confirmed that the "landing" part of the application was a component of the original proposal and approved as part of the COA approved in October 2022.

Chair Roberts stated that originally loading was going to be done from the side, but now loading will be done from the doors.

Mr. Priddy explained that there was a turning issue, and the challenging part, as discussed at the DRC meeting, was that originally no doors were shown. Mr. Priddy underscored the area on the site plan where the tight turning radius exists.

Commissioner Pearce stated that what was explained at the DRC meeting was that someone looked at the situation from a

practical point of view resulting in what currently exists.

Commissioner Laster wanted to know if this area was approved in the original application.

Chair Roberts stated that yes, this was approved by the Commission but because of practicality considerations and turning radius issues, it doesn't appear quite as it was proposed.

Commissioner LeMarinel stated that it's a hard sell to put the equivalent of a loading dock on the front of the Winstead House. One of the most iconic homes in Franklin and one that should be protected, but instead is has a little concrete patio in front of it.

Mr. Priddy explained that he doesn't disagree with anything that has been said. "We intentionally did not add other components one would see on a loading dock." Aesthetically, the raised landing or base would be fronted with stone and would not read as a loading dock.

Commissioner Laster stated that it goes back to the intent of the patio/landing space.

Mr. Priddy explained that the intent of the patio/loading dock is to have a space where staging can take place before entrance into the building. No digging or excavating to create a well will be necessary. Essentially, the finished floor will be extended out to the loading dock which is about three feet above grade. The type of trucks expected to deliver to Winstead House are box trucks, but larger trucks or semis are not expected.

Commissioner Marquardt asked if there were any other solutions that would meet the need other than creating a loading dock.

Mr. Priddy stated that if the landing/loading dock is a dealbreaker, we'll exclude it from the application. The doors will need to stay locked so that no one opens the doors and falls out.

Commissioner Pearce asked if the applicant had considered bricking the top of the landing.

Mr. Priddy stated that he would be open to considering the bricking the top of the loading dock.

Commissioner Besser stated that she agrees with Commissioner LeMarinel and cannot support the application as the landing will certainly take away from the front elevation.

Commissioner LeMarinel stated that he's not against having a loading dock, but not in the proposed location. A loading dock should be constructed at the exterior of the building not the front elevation of an historic building. The stoop or loading dock may be required to have rails to installed to meet code requirements.

Commissioner Besser asked if there is a photo of the proposed location to see the elevation of the landing.

Mr. Hathaway stated that looking at the photo the area reads as a backdoor. The intent is to improve the feel and look of the area but to still have access to functionality. Stairs could be constructed so that the area reads as a porch that happens to be where loading and unloading takes place.

Commissioner Pearce asked how far from the front elevation is the area under discussion.

Mr. Priddy stated that it's about eight feet, but the intent is to keep the area as far from the front mass of the home as possible. Mr. Priddy asked if there are any issues with the sun porch itself other than the piece in front of it.

MOTION - Commissioner Denton and City Staff member, Kelly Dannenfelser were not present for this item.
#1 Motion (Front Sun Porch)

Commissioner Marquardt motioned to defer the front sun porch alterations to the next voting meeting, which is January 2024, HZC meeting for the property located at 423 South Margin St, seconded by Commissioner Laster.

Chair Roberts stated that the applicant is on the right track but a deferral to the next meeting would allow time to work out

the details or come up with other options. The patio piece is the biggest hurdle.

The motion carried 6-1 (Commissioner Harrison voting against).

Commissioner Laster stated that it is highly unusual to have a tower on the exterior of a historic building. The guidelines recommend additions be constructed at the rear of the building, but with the public gardens at the back of this structure there will be public views from all sides of the building. The current proposal allows for the caveat that the construction can be reversed for the future.

Commissioner Pearce asked if it would be possible for the structure have a shed roof instead of the roof form.

Mr. Priddy stated that it could absolutely have a shed roof.

Commissioner LeMarinel stated that the proposed location of the elevator is a good location but said that he's struggling with the height and detailing of the structure. Commissioner LeMarinel suggested minimizing the cab height because it's not necessary to match the ceiling height of the mansion so that the mass of the overall building could be shortened. Commissioner LeMarinel also recommends simple detailing of the structure as seen on page 5 of application documents... the area with a small window and flat roof. If the height is required for the elevator, a cornice placed down lower treating it like a stepped parapet will do a lot to bring down the scale of the building.

Mr. Priddy stated that the model is based on a hydraulic elevator. Mr. Priddy agreed with the use of a cornice to reduce the scale of the building.

Commissioner Pearce stated that she agreed with Commissioner LeMarinel's suggestions.

#2 Motion (Elevator Addition)

Commissioner Laster motioned to defer the elevator addition to the January 2024, HZC meeting for the property located at 423 South Margin St, seconded by Commissioner Marquardt.

The motion carried 7-0.

#3 Motion (Stair Addition)

Commissioner Harrison motioned to approve the stair addition with staff conditions for the property located at 423 South Margin St, seconded by Commissioner Marquardt.

Commissioner Laster asked where the stairs were approved in the original architectural rendering.

Mr. Priddy stated that the stairs were rotated 90 degrees or about 78 feet off the existing historic footprint. The stairs were exterior to the historical building but enclosed in the addition.

Commissioner Laster explained that some years back a museum curator associated with some important buildings in Washington facilitated the change by recommending a different slope which changed the staircase location. This change created more of a boxy look.

Mr. Priddy stated that the addition is intended to enclose the staircase and allow for some space outside of that. Feedback from the DRC meeting included replacement of double windows with single windows and to add some trim detailing softening the box look.

Commissioner LeMarinel noted that with the new box being built out, it appears that it will extend further by several feet making it visible from South Margin Street.

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

The motion failed 3-4 (Commissioners Besser, Laster, LeMarinel, and Pearce voting against).

#4 Motion (Stair Addition)

Commissioner Laster motioned to defer the stair addition to the January 2024, HZC meeting for the property located at 423 South Margin St, seconded by Commissioner Besser.

The motion carried 7-0.

#5 Motion (Sun Porch Alterations)

Commissioner Harrison motioned to approve the sun porch alterations for the property located at 423 South Margin St, seconded by Commissioner LeMarinel.

Commissioner Laster noted that the previous box structure was deferred and asked how the porch would integrate into the rear elevation, if the stair tower wasn't available.

Mr. Priddy explained that the sun porch would conclude finally into the museum piece off the back.

The motion carried 7-0.

#6 Motion (Carriage House Addition)

Commissioner Pearce motioned to approve addition to the Carriage House for the property located at 423 South Margin St, seconded by Commissioner Laster.

The motion carried 7-0.

Commissioner Besser suggested a site visit because of so many moving parts.

Chair Roberts stated that the site visit should be confirmed with Mr. Priddy.

OTHER BUSINESS

Chair Roberts asked if there was any further business. There was none.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

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

Sponsors:

ADJOURN

Commissioner Laster motioned to adjourn the December 11, 2023, HZC Meeting, seconded by Commissioner LeMarinel. The motion carried 7-0.

There being no further business, the meeting adjourned at 7:44 PM.

Chair

Date



File #: 21-05885

DATE: December 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 (Wall Sign) At 335 Main St.; Thomas Lochbihler, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a wall sign at 335 Main Street.

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

PROJECT INFORMATION:
COF Project Number: 8366
Applicant: Thomas Lochbihler
Owner: Jane Rankin, Love in Tennessee LLC.

BACKGROUND:
This proposal seeks approval for a wall sign at 335 Main Street. The sign is proposed to be placed to the right of the main entrance on the brick wall. The sign will feature a darker background and yellow lettering that is lighter. The square footage of the sign is calculated to be 0.33 sq. ft. The proposed sign appears to utilize a bronze material.

The Commercial Sign Guidelines were used to review this application. The Guidelines recommend that a commercial building should have no more than three signs per ground floor retail space. Wall signs are not on the list of appropriate signs for Commercial Buildings but can be appropriate based on context consideration. A maximum of one wall sign per building façade is allowed only if no band sign exists on the building. The building features an existing band sign for the first-floor retail space, a sandwich board sign, and a window sign.

This type of sign and its placement is not typical to the historic commercial storefronts. As proposed, the proposal does not meet the intent of the Guidelines. A possible alternative to this sign would be to consider a window sign, which could be administratively approved. There is an allowance for window signage so long as the window coverage remains under 15 percent of the individual window or window grouping.

RECOMMENDATION:

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

1. A maximum of one wall sign per building façade is allowed only if no band sign exists on the building.
2. Commercial buildings should have no more than three signs per ground floor retail space.

If the HZC were to approve the application, the following conditions are recommended:

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

Project Considerations:

1. A Sign Permit will be required for the proposed signage.

LOCATION

Property Address	335 Main St Franklin, TN 37064-4604
Subdivision	
County	Williamson County, TN

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Commercial
Improvement Type	General Retail
Square Feet	8730

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	078C O 013.00 000
Special Int	000
Alternate Parcel ID	
Land Map	078C
District/Ward	Franklin
2020 Census Trct/Blk	508.02/2
Assessor Roll Year	2022



CURRENT OWNER

Name	Love In Tennessee LLC
Mailing Address	250 Worth Ave Palm Beach, FL 33480-4663

SCHOOL ZONE INFORMATION

Johnson Elementary School	0.7 mi
Elementary: Pre K to 4	Distance
Freedom Intermediate School	0.9 mi
Primary Middle: 5 to 6	Distance
Freedom Middle School	1.3 mi
Middle: 7 to 8	Distance
Franklin High School	1.1 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 05/02/2023

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/15/2013	\$3,850,000	Love In Tennessee LLC	Lj LLC	Special Warranty Deed		6059/627 13048806
10/3/2007		Lj LLC	L J B LLC	Quit Claim Deed		4397/199
10/13/2003		L J B LLC	S B L Inc			3045/573
3/14/2003	\$825,000	S B L Inc	L J B LLC	W		2756/655
3/20/1978		L J B LLC	Bateys Inc			307/866
4/14/1969		Bateys Inc				163/292

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2022	Assessment Year	2022	Franklin	0.3261
Appraised Land	\$1,875,000	Assessed Land	\$750,000	Williamson	1.69
Appraised Improvements	\$1,353,100	Assessed Improvements	\$541,240	Franklin Ssd	0.7051
Total Tax Appraisal	\$3,228,100	Total Assessment	\$1,291,240		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2022	\$4,210.73	\$21,821.96	\$9,104.53	\$35,137.22
2021	\$4,210.73	\$21,821.96	\$9,104.53	\$35,137.22
2020	\$1,740.39	\$8,251.85	\$3,454.94	\$13,447.18
2019	\$1,740.39	\$8,251.85	\$3,454.94	\$13,447.18
2018	\$1,740.39	\$7,960.12	\$3,454.94	\$13,155.45
2017	\$1,740.39	\$7,751.74	\$3,454.94	\$12,947.07
2016	\$1,740.39	\$7,710.06	\$3,454.94	\$12,905.39
2015	\$1,310.88	\$6,449.60	\$3,399.26	\$11,159.74
2014	\$1,310.88	\$6,449.60	\$3,152.24	\$10,912.72
2013	\$1,214.14	\$6,449.60	\$3,152.24	\$10,815.98

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/16/2013	\$3,080,000	Love In Tennessee LLC	Bank Of Nashville	6059/632 13048807
05/29/2013	\$125,000	Lj LLC	Bank Tennessee	5934/851 13025002
10/31/2012	\$750,000	Lj LLC	Bank Of Nashville	5747/839 12049198
10/03/2007	\$1,500,000	Lj LLC	Bank Of Nashville	4397/203 07046777
06/01/2006	\$222,000	Ljb LLC	Brad Thomason	3933/32 06026467
03/12/2003	\$711,000	Sbl Inc	Us Bank	2756/657 532038
03/12/2003	\$276,300	Sbl Inc	Us Bank	2756/670 532039

PROPERTY CHARACTERISTICS: BUILDING

Building # 1				
Type	General Retail	Condition	Average	Units
Year Built	1900	Effective Year	1999	Stories
BRs		Baths	F H	Rooms
Total Sq. Ft.	8,730			
Building Square Feet (Living Space)		Building Square Feet (Other)		
- CONSTRUCTION				

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures
- OTHER	
Occupancy	Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES			
Feature	Size or Description	Year Built	Condition
Paving	5300	1996	AVERAGE

PROPERTY CHARACTERISTICS: LOT			
Land Use	Commercial	Lot Dimensions	45 X 112
Block/Lot		Lot Square Feet	5,040
Latitude/Longitude	35.924576°/-86.869640°	Acreage	0.12

PROPERTY CHARACTERISTICS: UTILITIES/AREA			
Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	264
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION			
Subdivision		Plat Book/Page	
Block/Lot		District/Ward	Franklin
Description			

FEMA FLOOD ZONES					
Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47187C0211G	12/22/2016

Management Plaque

12"

4"





6-6-2023

Description of project:

Add a small plaque on the lower front of the façade of the subject building for the purpose of letting the public know who manages the building. Contact. Loch Company, Management.

Specification information that illustrates how the proposed signage will look, including notes on dimensions, height, materials, and colors.

- Bronze material or matching metal, like the small plaques around the town square and on benches.
- Sign Dimensions 4" x 12"
- Linier square footage of the building façade: 1300 sq. ft.
- Sign will read: Logo, Loch Company, management, 615-790-5099

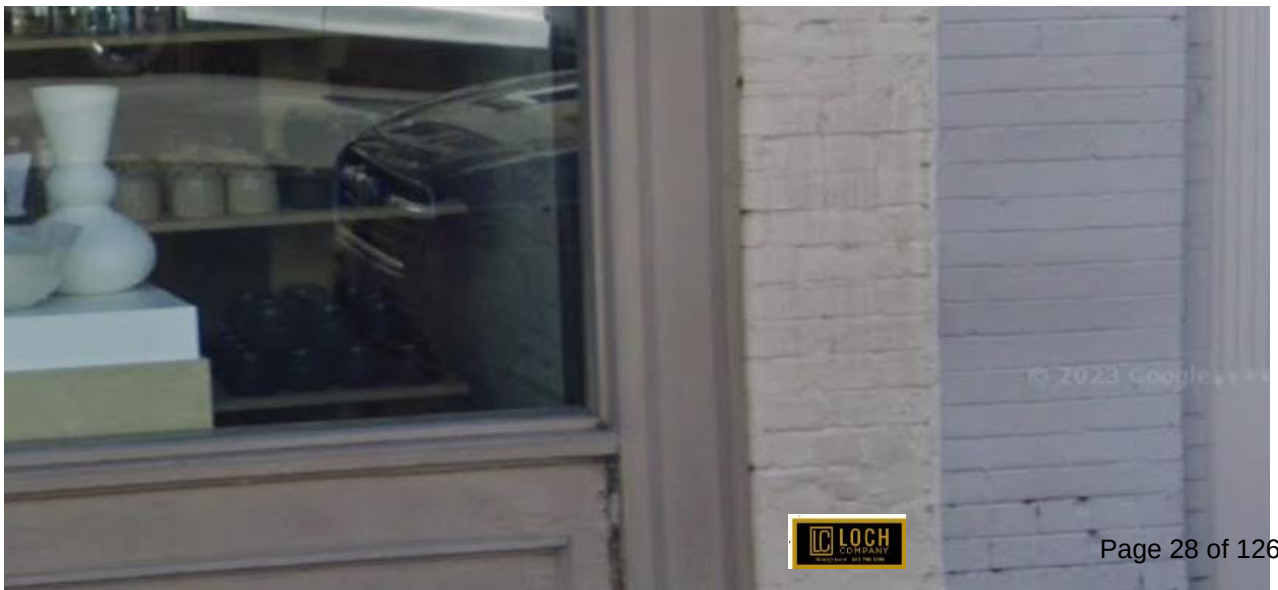
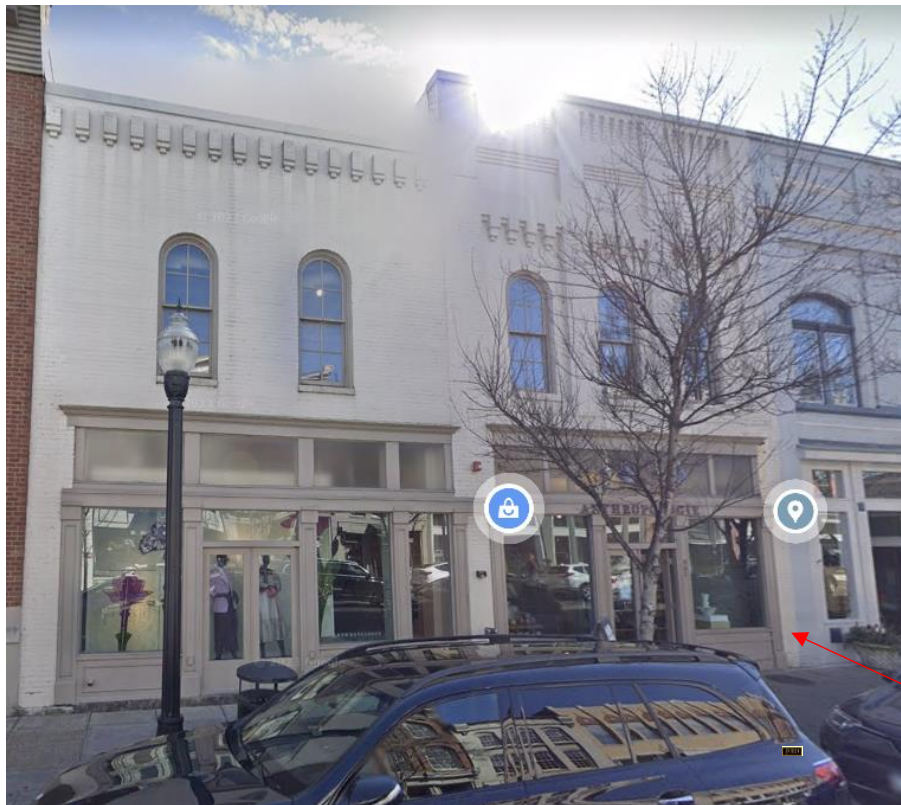
Example:





Small brass anchoring device.

335 Main Street. Franklin TN 37064





File #: 21-05892

DATE: December 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 (Mechanical Equipment Installation and Screening) At 230 Franklin Rd. (Building 13); Jeff Langham, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning rooftop mechanical equipment and screening at 230 Franklin Rd. (Building 13).

APPLICABLE DESIGN GUIDELINES:

2022 Historic District Design Guidelines
Chapter 9: Modern Features

PROJECT INFORMATION:

COF Project Number: 8367
Applicant: Jeff Langham
Owner: David Click

BACKGROUND:

This application proposes to install rooftop mechanical equipment and screening on the 2-story western end of Building 13 at The Factory. The intent of the proposal is to match the mechanical screening to what has been previously proposed and approved on the eastern portion of Building 13.

The proposed mechanical equipment screening is 5'10" in height and will span 42'11" on the front facade edge of the building. At this height, the mechanical equipment is screened from view from both sides of Liberty Pike. The proposed screening will be box-corrugated galvanized sheet metal that is oriented vertically, which is seen on adjacent buildings.

The Guidelines recommend placing roof-mounted systems such that distance or architectural elements, like parapets, keep them from view. As it is proposed, the application does meet the Guidelines, but it is recommended to move the screening away from the edge of the building while still allowing the minimum clearance to access the equipment, so that it does not detract from the building and would be more intentional with the screening of the mechanical equipment.

RECOMMENDATION:

Staff recommends approval with the following conditions:

1. The mechanical screening must be set back from the edge of the building for minimum clearance to access the mechanical equipment, and raise the screening height per the Zoning Ordinance for the new location.
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.

TRANSMIT

December 22, 2023

City of Franklin Historic Zoning Commission
Franklin, Tennessee

Dear Sir / Madam,

We are pleased to submit a application for a Certificate of Appropriateness associated with a new mechanical screen for an existing building at 230 Franklin Road.

We are applying, as the architect, on behalf of the new Two Hands Restaurant that is to be constructed within Building 13 at The Factory at Franklin. The construction of this new restaurant requires the addition of new HVAC equipment for the new kitchen hood. This new equipment is depicted on the submitted exhibit.

During a preliminary meeting with Emily Huffer, it was agreed that the mechanical screen would be constructed to match the previously approved screens along the front edge of eastern portion of Building 13. This 5'-10" high screen consists of box-corrugated galvanized sheet metal, oriented vertically. This material is attached to a new steel structure with concealed fasteners.

The height of the panel was determined by view angles from Liberty Pike Road, to ensure that none of the proposed equipment would be visible.

Given that this new screen matches the existing screen on the building, we feel that this approach is the best way to conceal the equipment while keeping with the intent of the Historic District Guidelines. We respectfully request approval of the required Certificate of Appropriateness.

Sincerely,

Jeff Langham, AIA
Principal

v. 210.380.8622

TWO HANDS FRANKLIN HISTORIC ZONING COMMISSION REVIEW



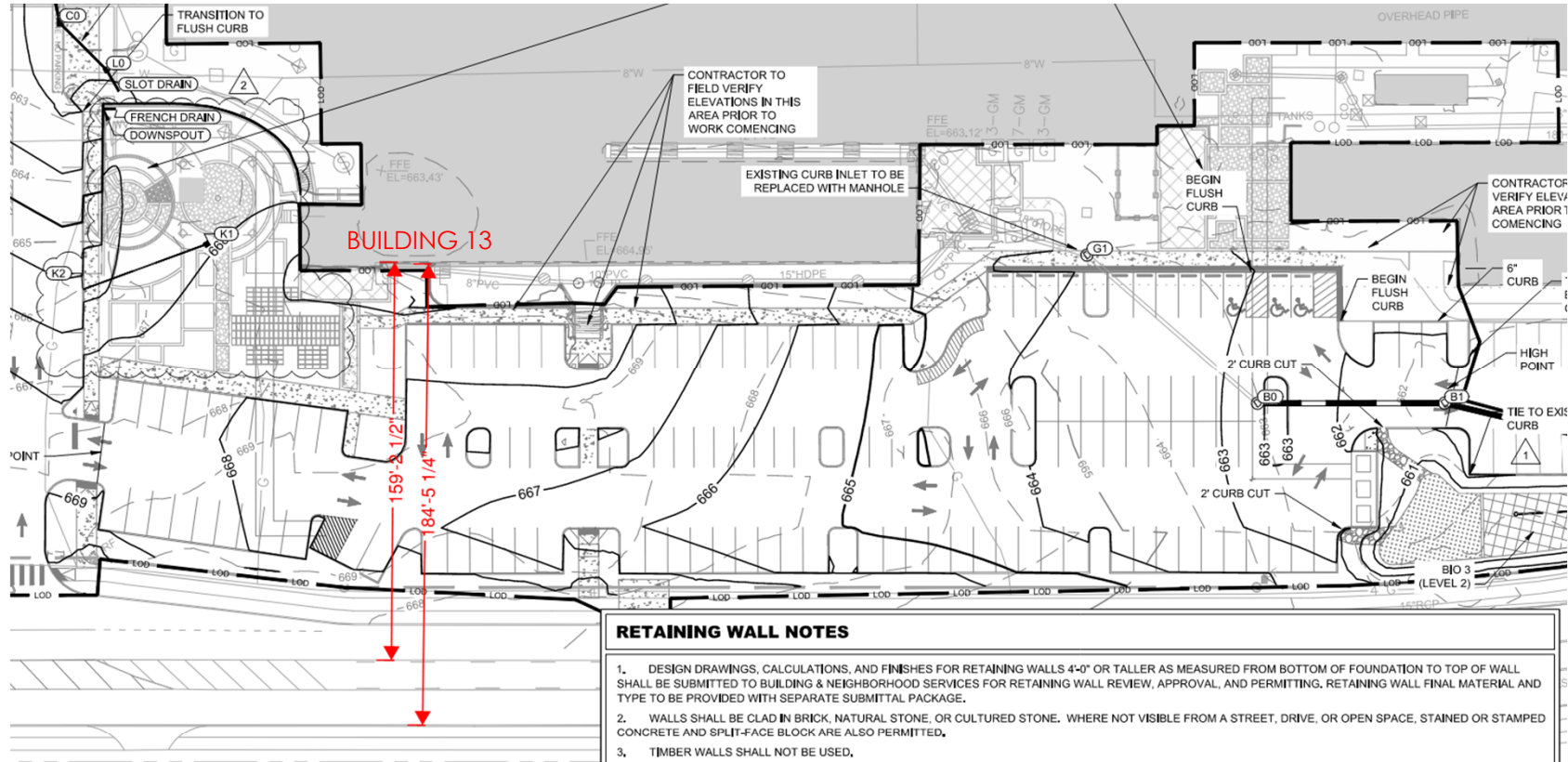
FROM STREET VIEW:



PROPOSED MECHANICAL SCREEN
ON WEST PORTION OF BUILDING 13

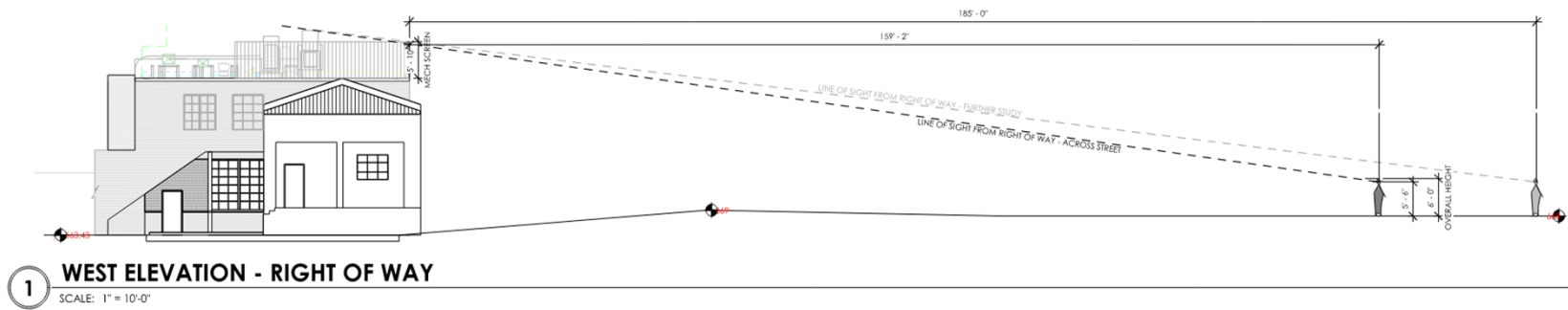


PHOTO OF EXISTING MECHANICAL
SCREEN, BUILDING 13 EAST OF
PROJECT LOCATION



VIEW ANGLES OF SIGHT LINE FROM A 5'-6" HUMAN HEIGHT PERSPECTIVE.

TAKEN FROM BOTH SIDES OF LIBERTY PIKE



1 WEST ELEVATION - RIGHT OF WAY
SCALE: 1" = 10'-0"

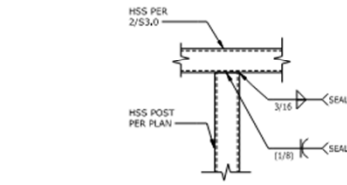
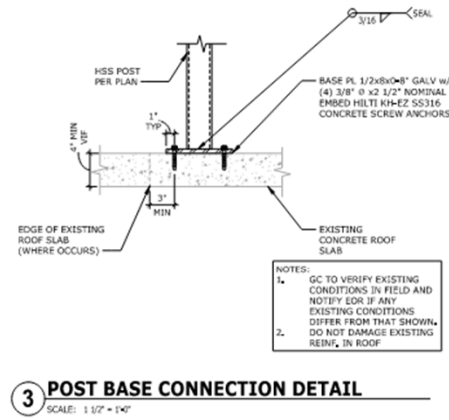


AERIAL VIEW OF ROOF

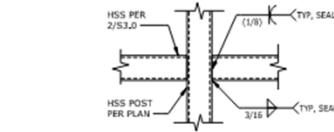
PROPOSED MECHANICAL
FOOTPRINT

PROPOSED FACE / BOUNDARY
OF MECHANICAL SCREEN

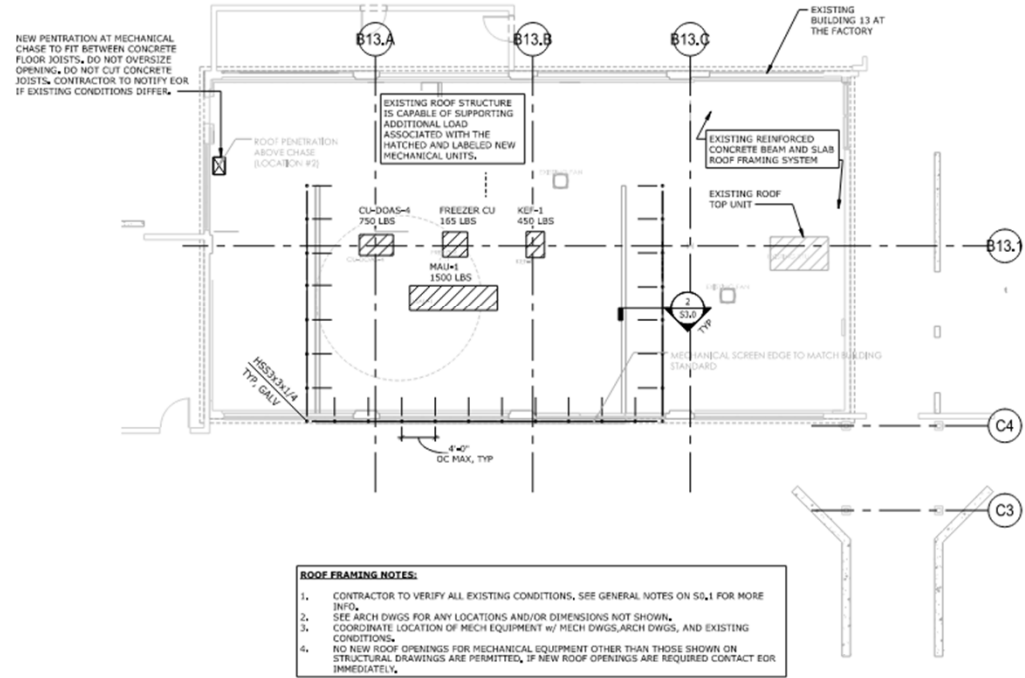




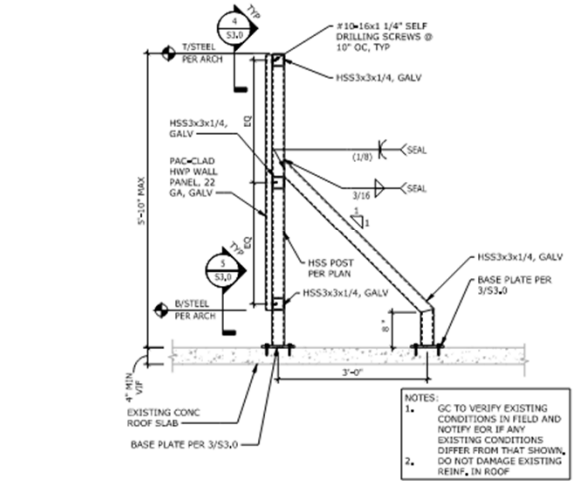
3 POST BASE CONNECTION DETAIL
SCALE: 1/2" = 1'-0"



3 POST BASE CONNECTION DETAIL
SCALE: 1/2" = 1'-0"



1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



2 ROOF SCREEN SECTION
SCALE: 3/4" = 1'-0"



File #: 21-05891

DATE: December 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 (Patio Door Replacement) 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 patio door replacement on Building 11.

APPLICABLE DESIGN GUIDELINES:

2022 Historic District Design Guidelines
Chapter 3: Historic Commercial Buildings

PROJECT INFORMATION:

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

BACKGROUND:

This application proposes to replace the existing non-historic patio single door with steel double doors, which was deferred at the December 2023 Historic Zoning Commission Meeting. This involves widening the opening and removing additional historic windowpanes and brick. Previous plans have come before the HZC for 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 windows are not strong enough to support the double steel doors and a portion of the windows above the door then must be replaced to a stronger material to support the new entrance. The application includes photos of The Factory of previously approved replacements and these examples show the windows above the new door as being replaced or the full window system as being replaced to support the new steel double doors.

Although the intent of the proposal is to utilize the existing windows above the proposed door opening for support, the previously approved examples demonstrate the need to replace the window system to support the new doors. The proposal does not meet the intent of the Guidelines which state:

- Avoid enclosing, reducing, expanding, concealing, or otherwise obscuring historic windows and transoms.
- Preserve and maintain historic windows and historic window openings.

RECOMMENDATION:

Staff recommends denial of the patio door replacement on the following grounds:

1. Preserve and maintain historic windows and historic window openings.
2. Avoid enclosing, reducing, expanding, concealing, or otherwise obscuring historic windows and transoms.

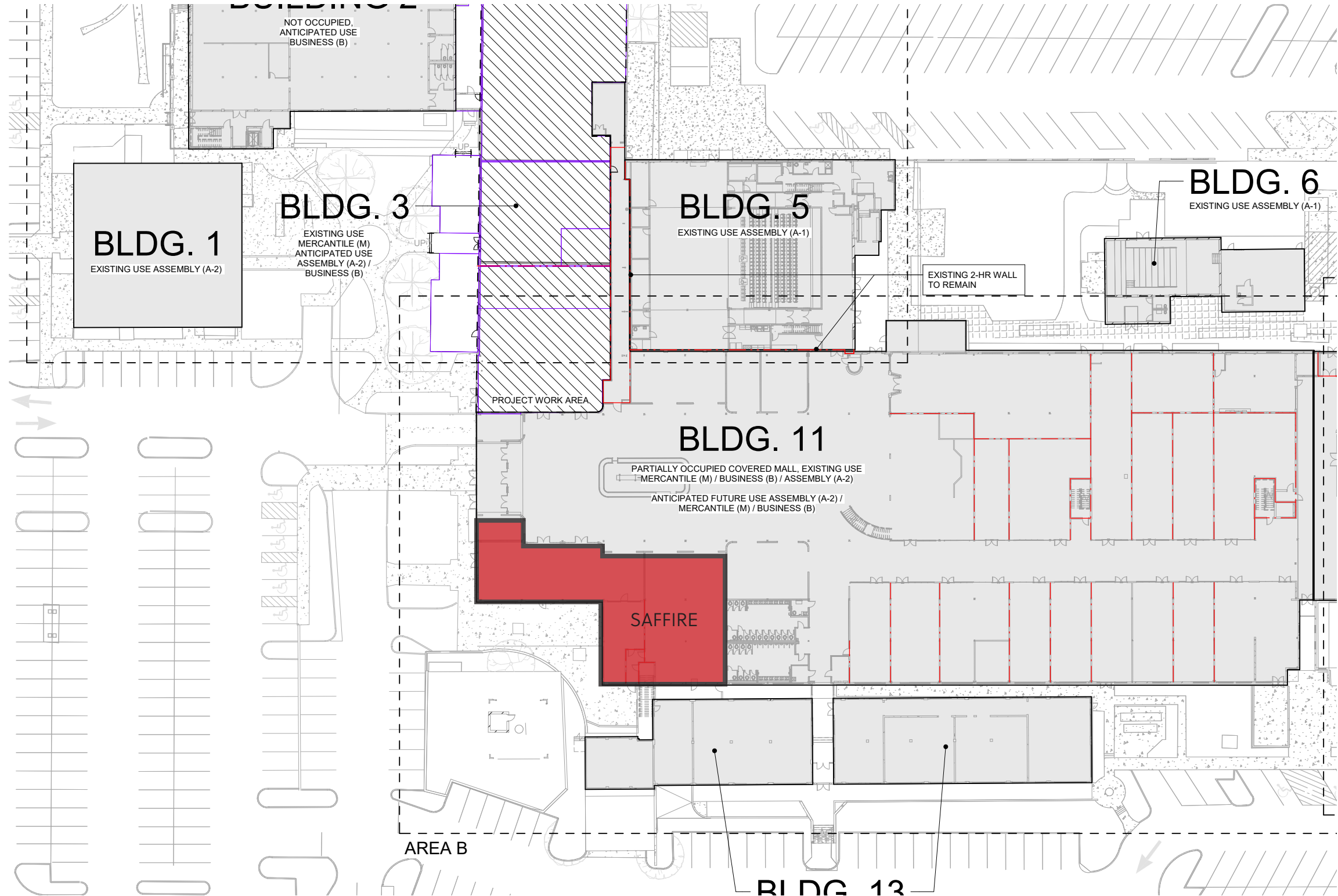
If the HZC should decide to approve the application, the following conditions are recommended:

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



SAFFIRE RESTAURANT
TOMKATS HOSPITALITY

HISTORIC ZONING COMMITTEE
08 JANUARY 24



site

EXTERIOR IMPROVEMENT

PATIO DOOR

PATIO DOOR - OPTION A



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

PATIO DOOR - OPTION B

NOTE: IN THE EVENT THAT THE STEEL DOOR IS TOO HEAVY FOR THE EXISTING WINDOW FRAME, WE WOULD BE REQUIRED TO REMOVE THE ENTIRE SECTION ABOVE OF THE DOUBLE DOOR TO ACCOMMODATE A NEW STEEL FABRICATED WINDOW AND DOOR SYSTEM, THE MULLION PATTERN WOULD MATCH THE EXISTING WINDOW SYSTEM



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

PATIO DOOR - EXAMPLES OF PREVIOUSLY APPROVED OPENING

B3 - EXAMPLE 1



B3 - EXAMPLE 2



PATIO DOOR - EXAMPLES OF PREVIOUSLY APPROVED OPENING



ANECDOTE



SAFFIRE RESTAURANT



File #: 21-05893

DATE: December 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 (Accessory Structure) At 1009 Fair St.; Patrick Ogle, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the application of wide siding with a 5" reveal on the accessory structure at 1009 Fair Street.

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

PROJECT INFORMATION:
COF Project Number: 8368
Applicant: Patrick Ogle
Owner: Patrick Ogle

BACKGROUND:
The application includes the proposal to utilize wood lap siding with a 5" reveal on the accessory structure.

Previously, the removal of asbestos siding and installation of cedar shake siding was approved for the accessory structure and principal building in March 2023. The application returned in November 2023 to the Historic Zoning Commission with the proposal to utilize wood lap siding with a 5" reveal. The COA was granted for the change of siding on the principal building. The current application proposes the utilization of the same wood lap siding with a 5" reveal on the accessory structure as what was approved on the principal building.

The Guidelines recommend the removal of synthetic siding and to restore the original siding materials. While the current reveal is wider and replacing it with the same width could be supported, the use of wood lap siding with a 5" reveal on the accessory structure to match the principal building is appropriate.

RECOMMENDATION:

Staff recommends approval 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.

Project Considerations:

1. Fire-Resistant Construction Note: 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).



CARRIAGE HOUSE FRONT



CARRIAGE HOUSE LEFT SIDE

SCOPE OF WORK - CARRIAGE HOUSE EXTERIOR

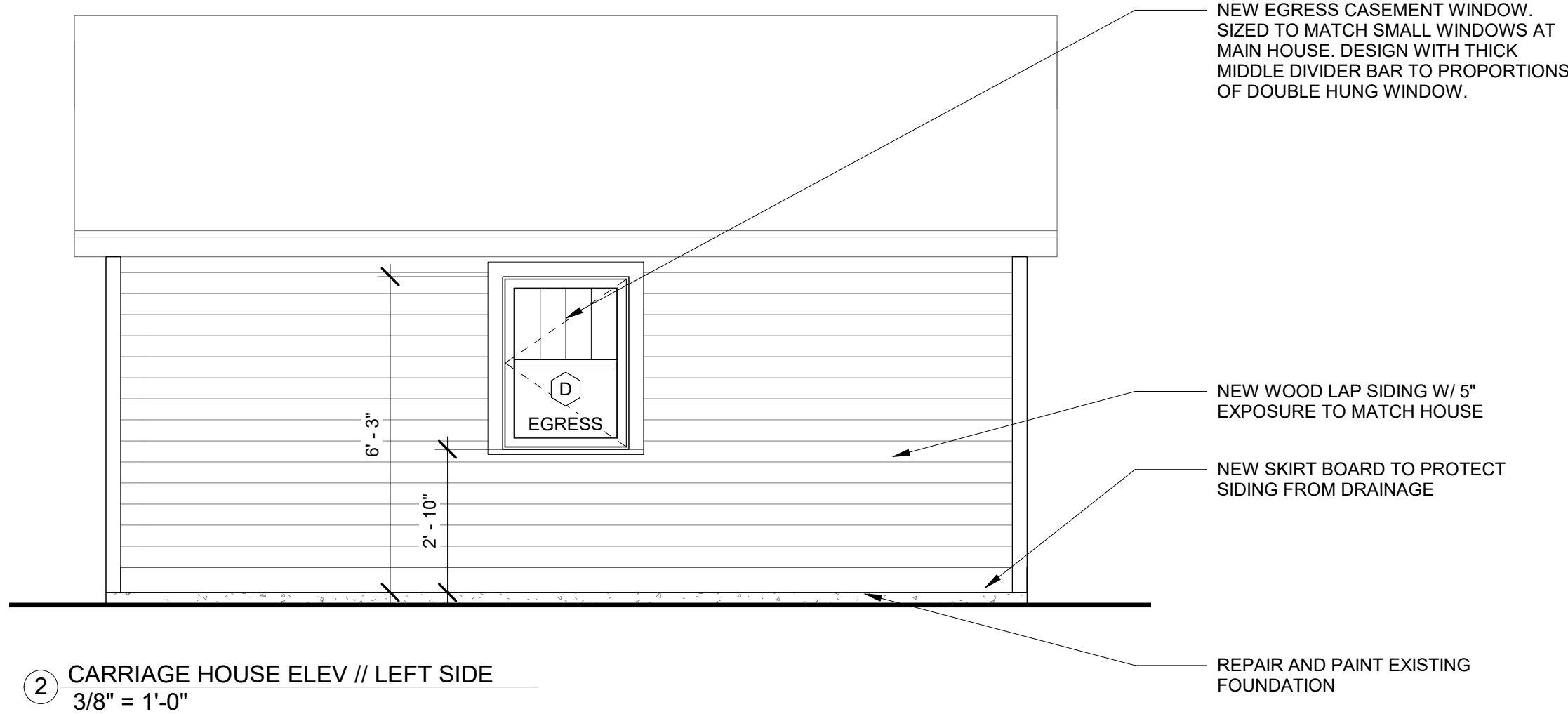
- EXISTING ROOF IS STRUCTURALLY COMPROMISED. ROOF WILL REQUIRE STRUCTURAL REPAIRS. SOME FRAMING MEMBERS AND ALL OF THE SHEATHING WILL BE REPLACED.
- REPAIR ANY DETERIORATED WOOD FASCIA AND SOFFIT BOARDS.
- REMOVE ASBESTOS SIDING AND REPLACE WITH WOOD LAP SIDING W/ 5" EXPOSURE.
- REPLACE ROOF WITH NEW ARCHITECTURAL ASPHALT SHINGLE. CERTAINTED LANDMARK OR SIMILAR.
- NEW HALF ROUND GUTTERS AND ROUND DOWNSPOUTS
- NEW WINDOW ON LEFT PORTION AS SHOWN ON ELEVATIONS
- NEW WINDOW AT REAR PORTION WHERE FRAMING IS INDICATED IN INTERIOR WALLS
- NEW INOPERABLE CARRIAGE DOORS
- NEW EXTERIOR LIGHTING

WINDOW FRAMING AT REAR OF RIGHT PORTION OF CARRIAGE HOUSE. THOUGH NEWER 2x4s CAN BE SEEN IN THIS PHOTO, ZOOMING IN SHOWS HISTORIC WOOD FRAMING AS THIS WINDOW LOCATION AS WELL.

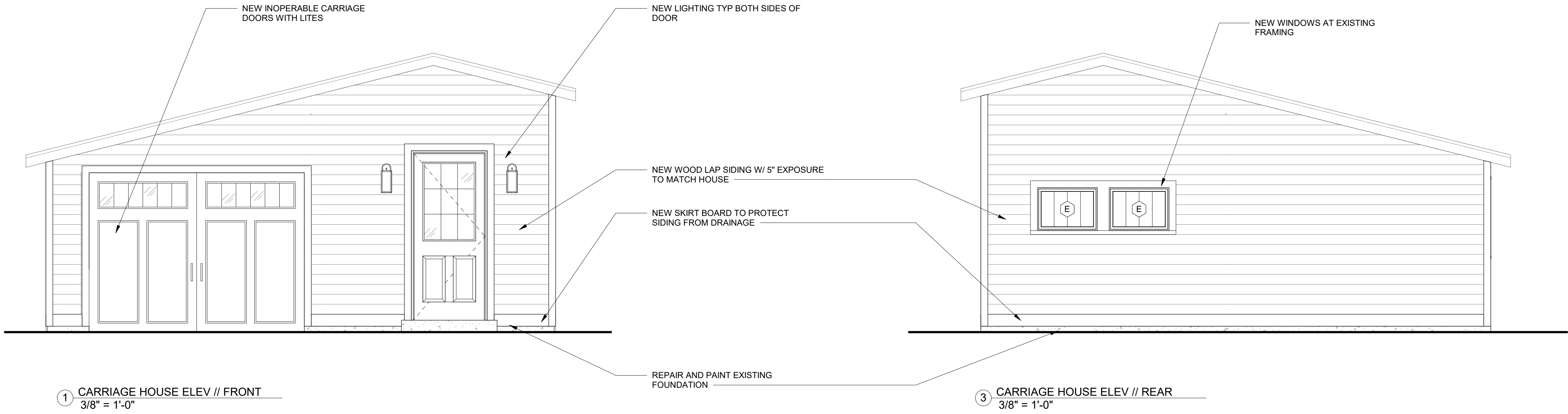


INTERIOR OF RIGHT PORTION OF CARRIAGE HOUSE

4 CARRIAGE HOUSE ELEVATIONS



2 CARRIAGE HOUSE ELEV // LEFT SIDE
3/8" = 1'-0"



1 CARRIAGE HOUSE ELEV // FRONT
3/8" = 1'-0"

3 CARRIAGE HOUSE ELEV // REAR
3/8" = 1'-0"

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- WINDOW TYPE - SEE A601
- EXISTING CEDAR SHAKE (ASSUMED) UNDER CURRENT SIDING. SEE NOTES BELOW
- WOOD CLAPBOARD SIDING EXTERIOR
- TEMPERED GLASS

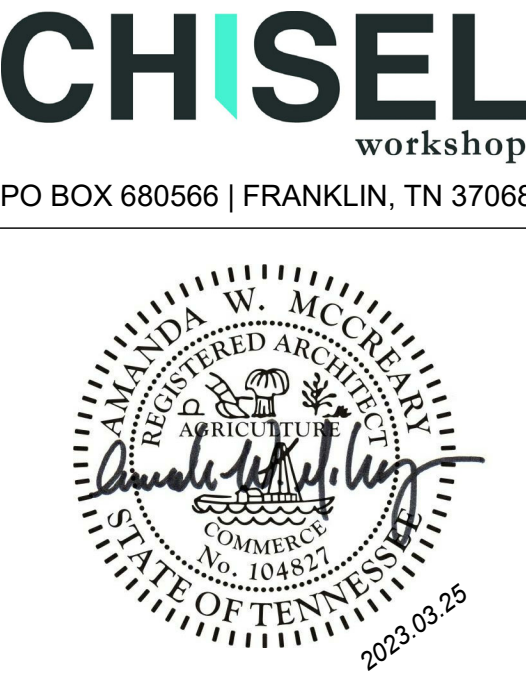
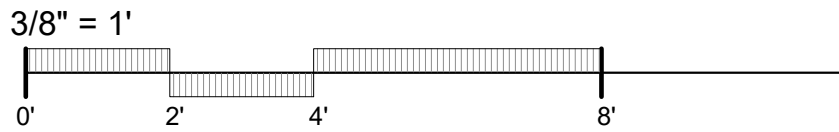
GENERAL NOTES

- PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
- SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
- EXTERIOR FINISHES:
SIDING COLOR: TBD
ASPHALT SHINGLE: CERTAINTED
ASPHALT SHINGLE MODEL: LANDMARK
ASPHALT COLOR: TBD
METAL ROOF COLOR: TBD
TRIM COLOR: TBD
- NOT USED

IMAGE NOTES

- IMAGES AND SCOPE OF WORK LISTED WAS APPROVED BY CITY OF FRANKLIN HISTORIC ZONING COMMISSION AND IS PROVIDED FOR REFERENCE ONLY. ANY DEVIATION FROM THE EXTERIOR SCOPE OF WORK PRESENTED IN THESE IMAGES OR THE DRAWING SET WILL REQUIRE FURTHER HZC APPROVAL.

GRAPHIC SCALES



HZC

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

CARRIAGE
HOUSE
ELEVATIONS

A203

REVISION 3 ON 2023.12.18



File #: 21-05889

DATE: December 27, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of New Construction At 1849 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 9); 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 1849 William Campbell Court, Lot 9, of the Historic Magnolia Hall subdivision.

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: 8371
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 application has been to several Design Review Committee meetings to discuss the overall architectural style of the proposed building and structure.

The proposal includes the construction of a two-story cross-gabled residence with Queen Anne and Classical Revival 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 entrance are three double-hung windows on the upper floor.

Placement/Setback:
The setback for the front yards was approved to be ten to 20 feet, while the side and rear yards are to be five 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 33' 9". The location of Lot 9 is 154' behind the mansion. The height of the proposed building has been decreased since the last HZC meeting and is now subordinate to Magnolia Hall. The Guidelines recommend making new buildings compatible with adjacent structures in floor-to-ceiling heights. Appropriate heights for new construction are from eight feet to ten feet. The proposed first floor ceiling height is proposed to be 11 feet, which should be lowered meet the Design Guidelines.

Materials:

The materials of the proposed new construction are listed as predominantly lap siding with a 4" exposure, shingle roof, brick foundation, and two brick chimneys. 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 and should 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. It is recommended to use wood or composite materials that have the appearance of wood which are appropriate for windows, stops, jambs, and trim.

On the left elevation, the windows on the lower level should utilize the same window lite pattern to maintain consistency on the building.

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 and Classical Revival 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 floor-to-ceiling height on the first floor must be reduced by 1 foot to align with the Guidelines.
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 window lite pattern on the windows on the lower floor on the left elevation shall match the

proposed window lite pattern on the building.

4. The siding must be wood siding to be consistent with Magnolia Hall and the other approved buildings.

5. The application must meet all the requirements of the City of Franklin prior to 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 Consideration:

1. The swimming pool will be a separate submittal through the Building & Neighborhood Services Department.



MAGNOLIA HALL - LOT 9
HZC SUBMITTAL
12-21-2023

906
STUDIO

ARCHITECTS
+INTERIORS

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

LOT 9
D9 DEVELOPMENT

1849 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
21.1098.008

COVER

HZC.00



1009 W MAIN STREET



1009 W MAIN STREET



906 STUDIO

ARCHITECTS + INTERIORS

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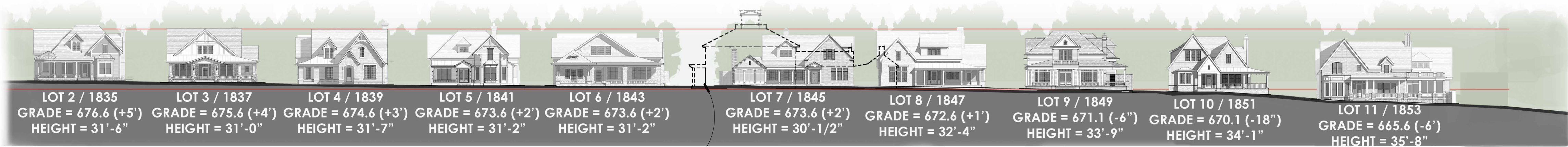
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PRECEDENT IMAGES

HZC.01



STREETSCAPE ELEVATION (NTS)



OVERALL SITE PLAN (NTS)

LOT 9
D9 DEVELOPMENT

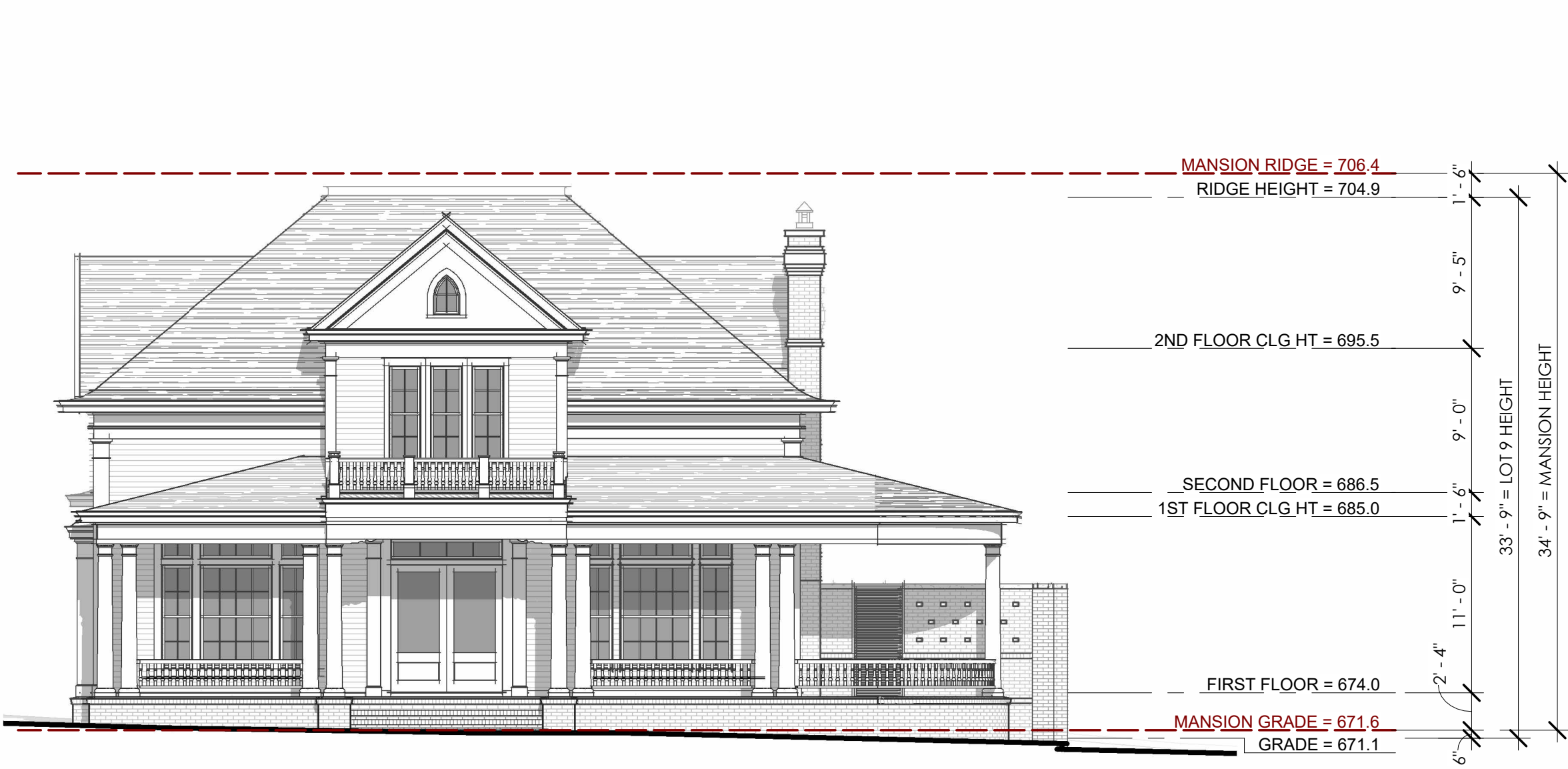
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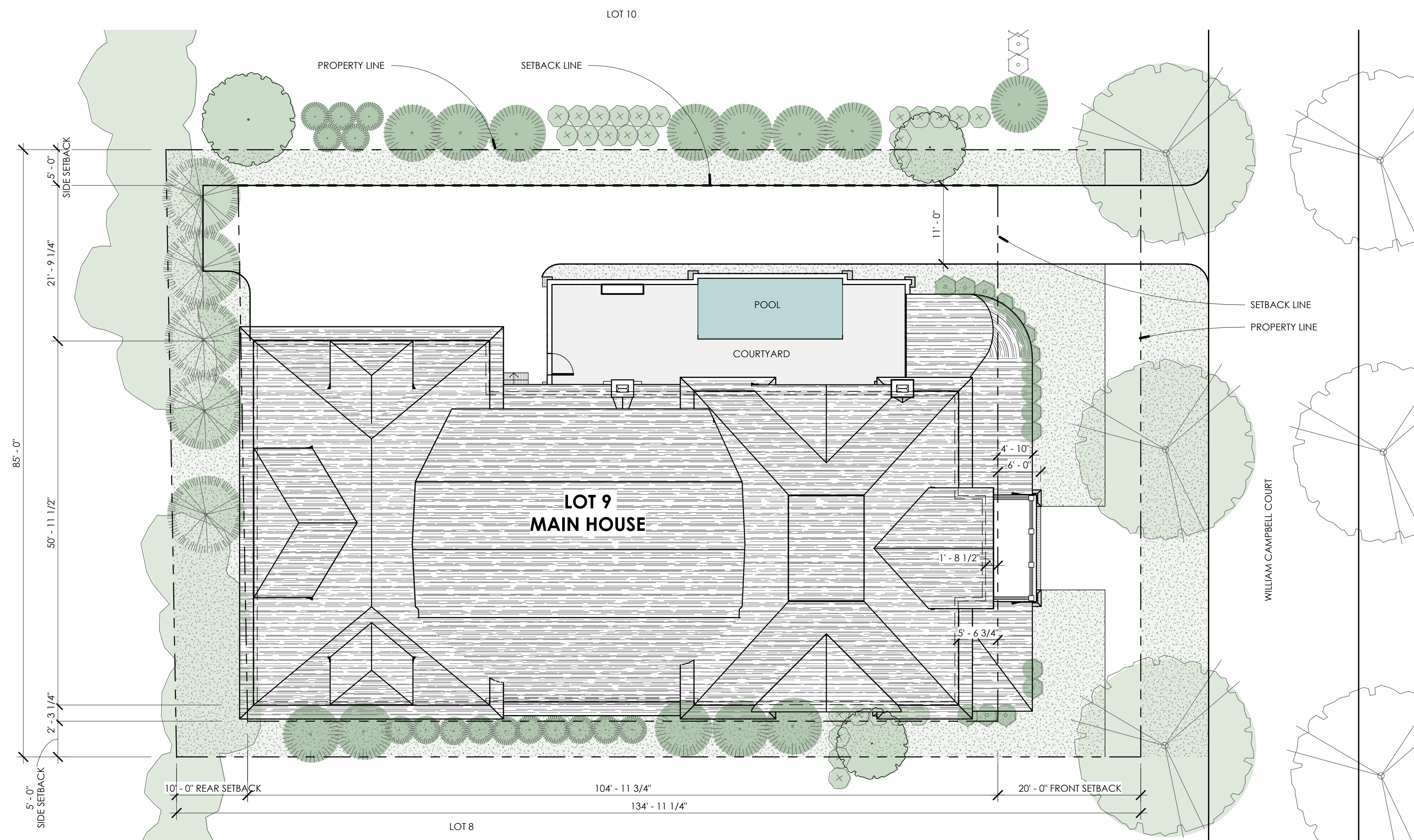
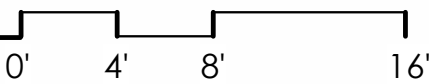
NO.	DESCRIPTION	DATE

Project Number
21.1098.008
OVERALL SITE



LOT 9 AND MANSION HEIGHT DIAGRAM

1/8" = 1'-0"

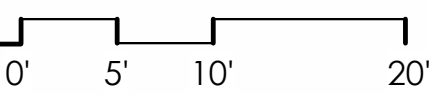


PERVIOUS AREA = 2,973 SQ. FT.
LOT AREA = 11,533 SQ. FT.
LSA MIN. REQUIREMENT = 20%

LOT 9 LSA = 26%

LOT 9 SITE PLAN

1" = 10'-0"



LOT 9
D9 DEVELOPMENT

1849 WILLIAM CAMPBELL
COURT
FRANKLIN, TN

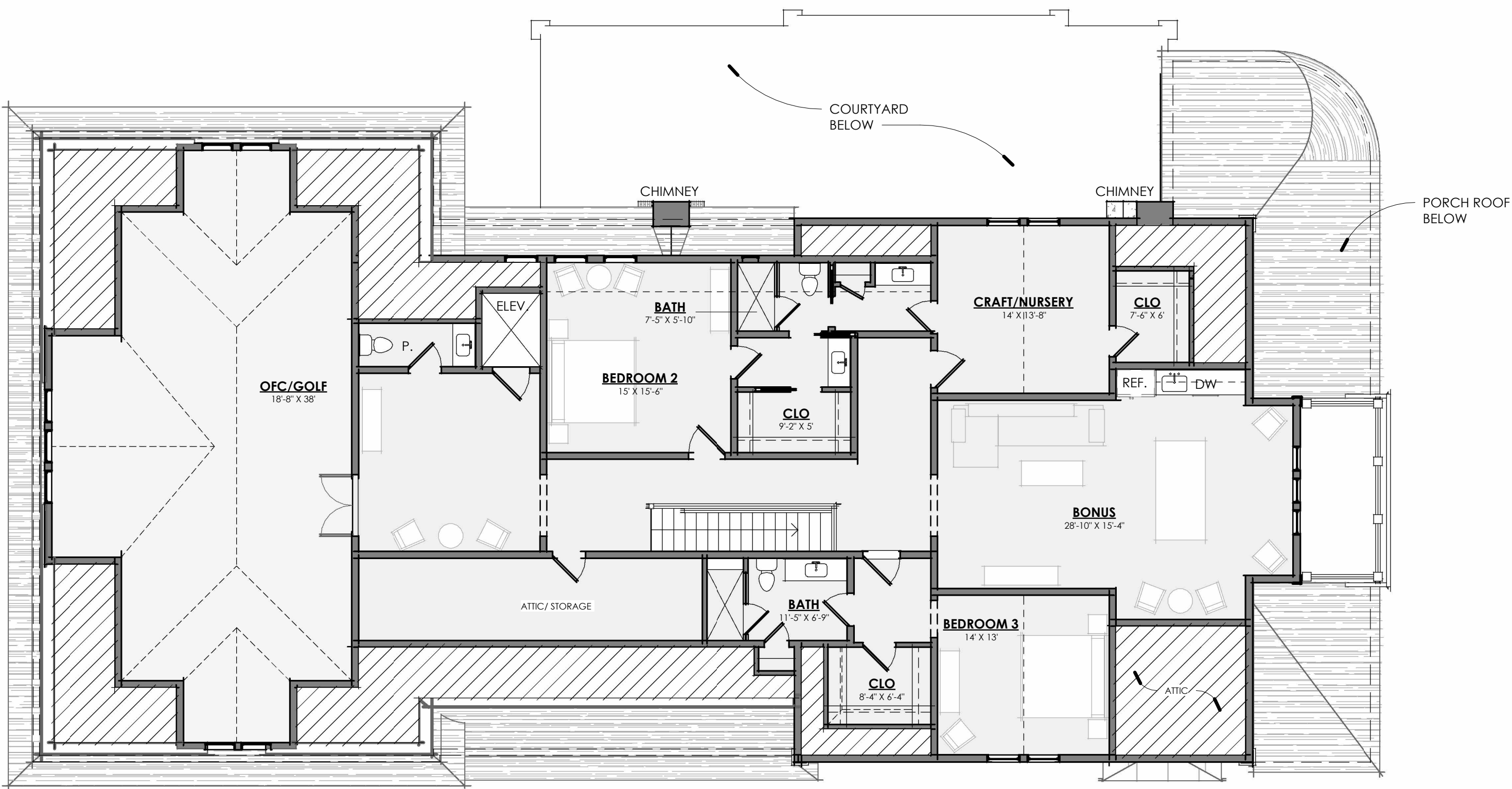
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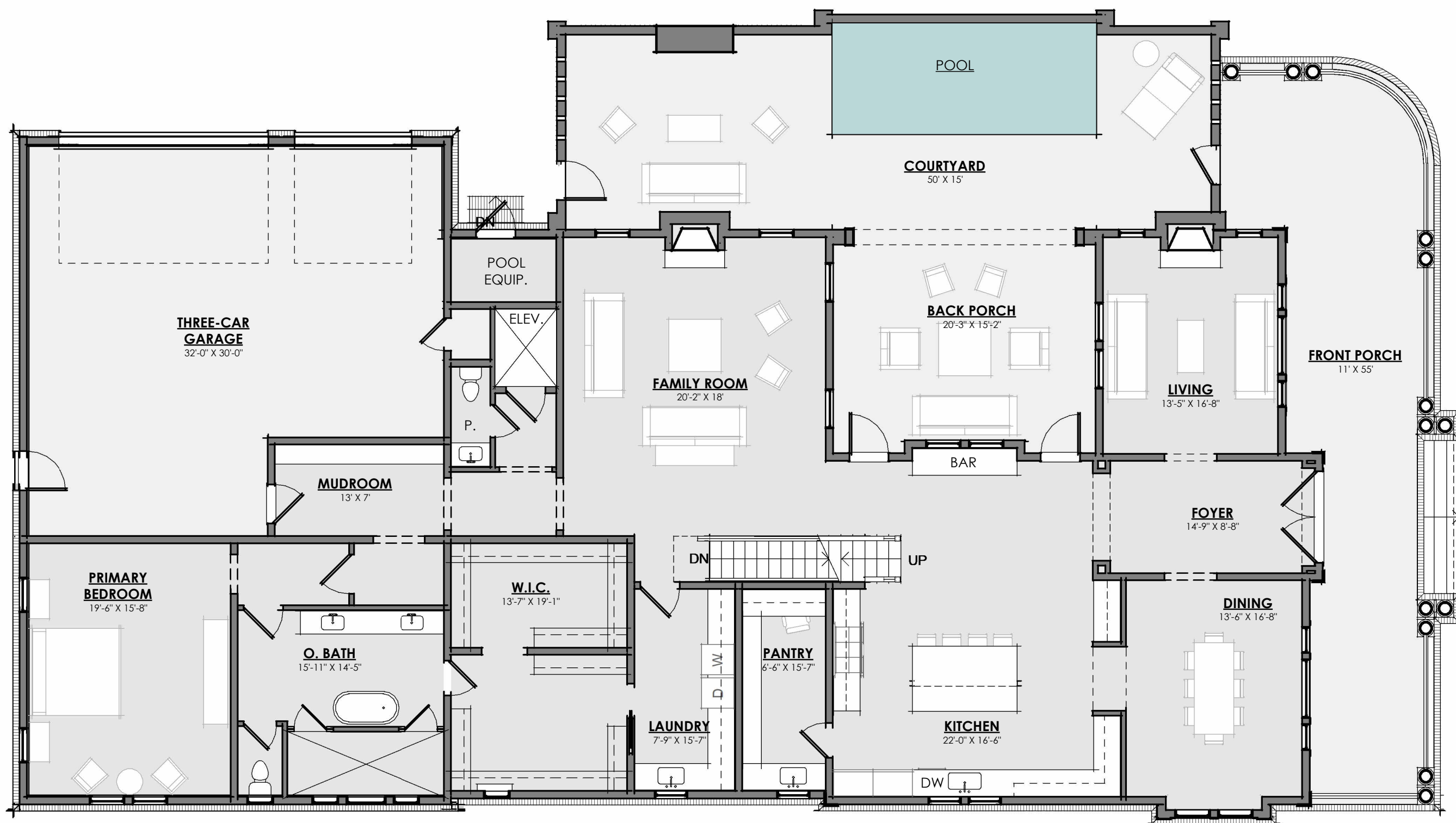
SITE INFORMATION



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"

PRELIMINARY
NOT FOR
CONSTRUCTION

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STUDIO PLLC.

NO.	DESCRIPTION	DATE

Project Number
21.1098.008
FLOOR PLANS

- 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.

LOT 9
D9 DEVELOPMENT

1849 WILLIAM CAMPBELL
COURT
FRANKLIN, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

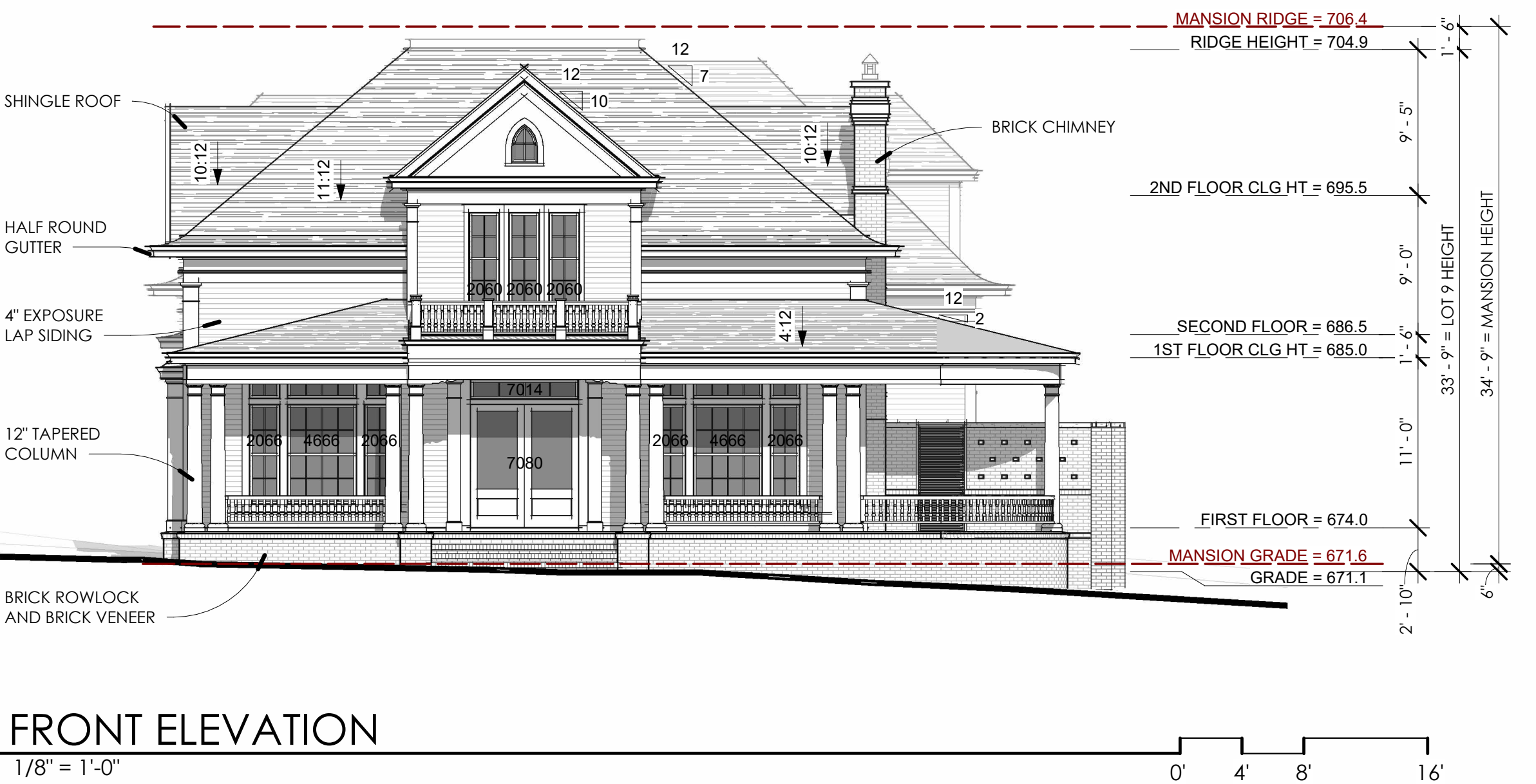
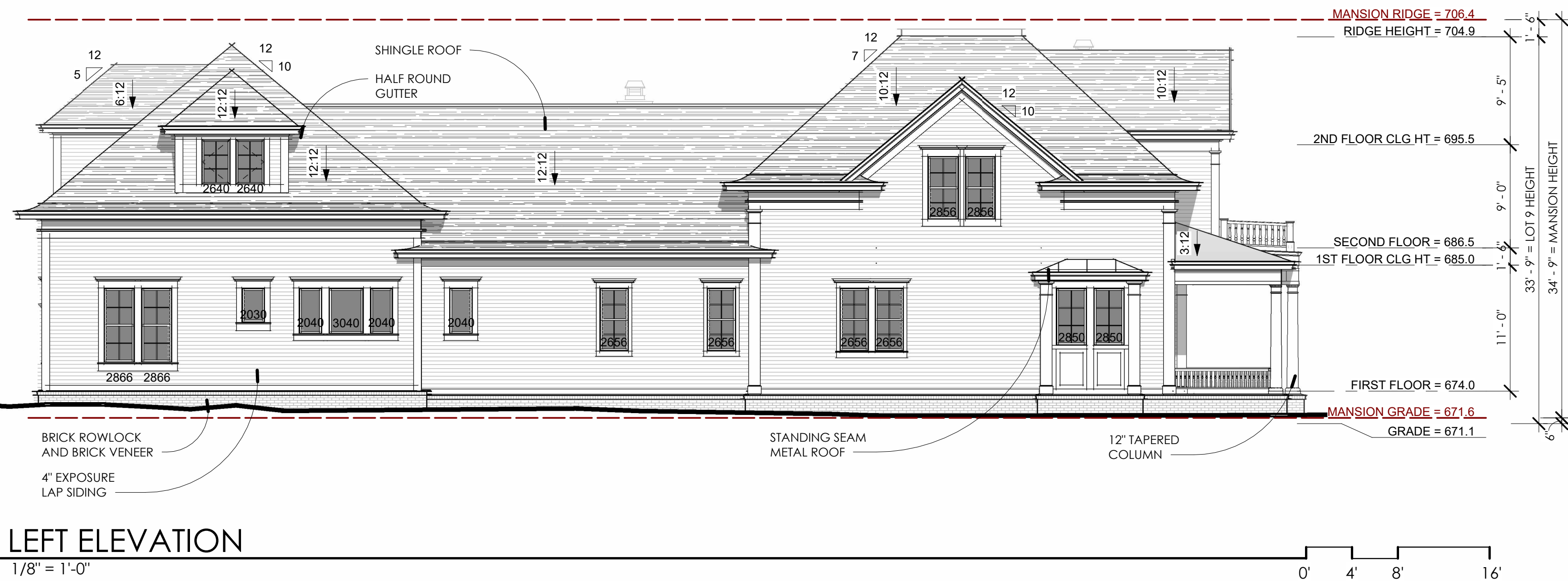
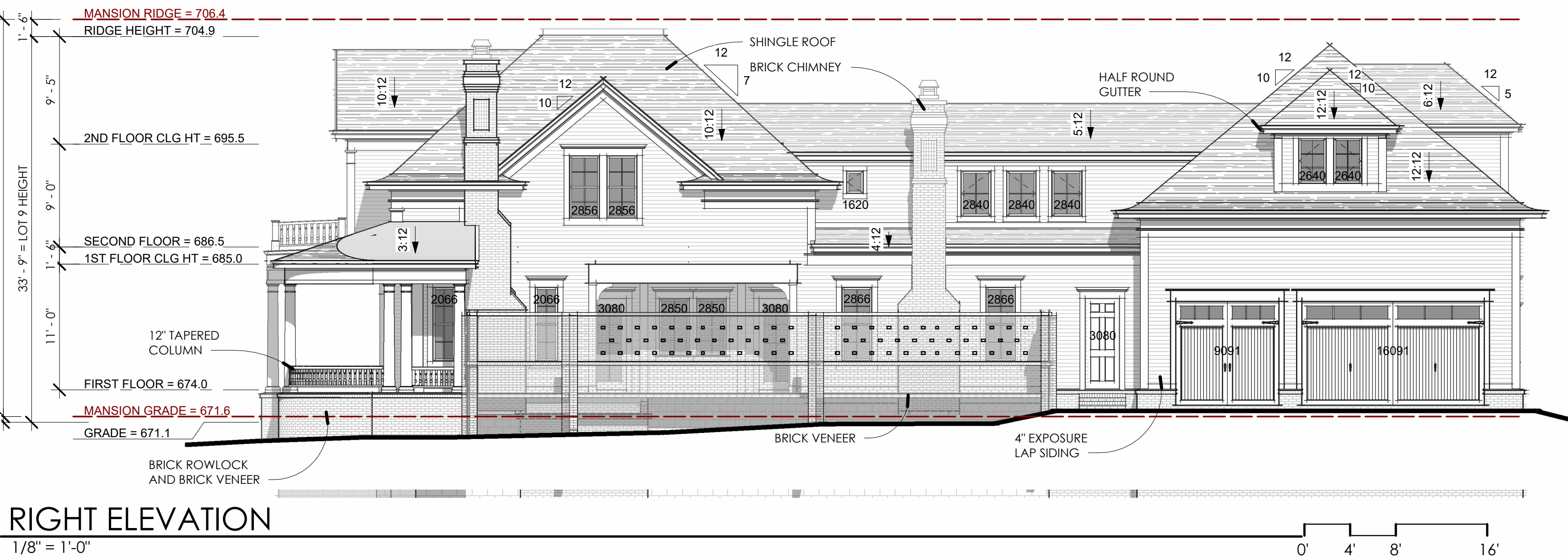
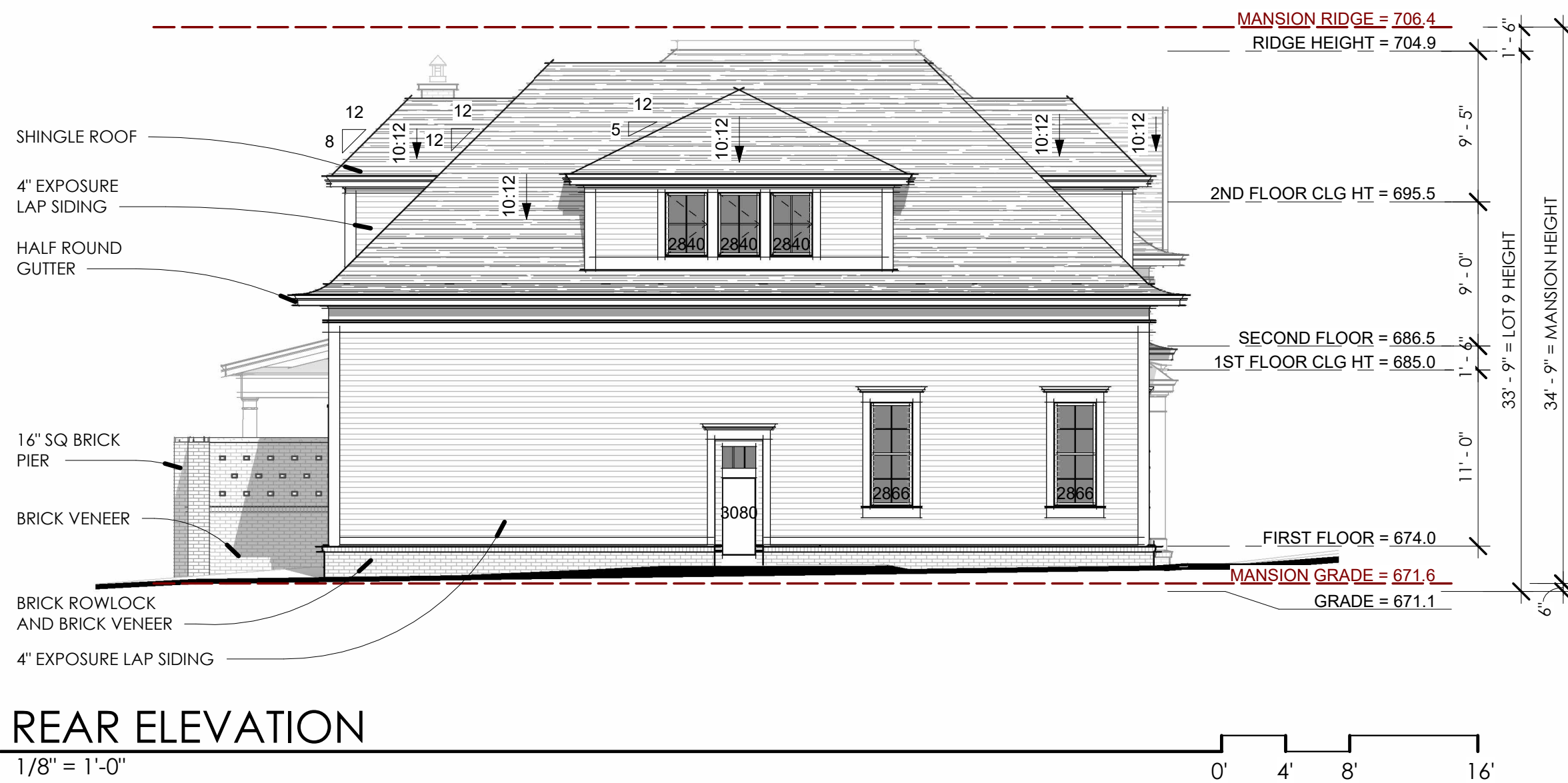
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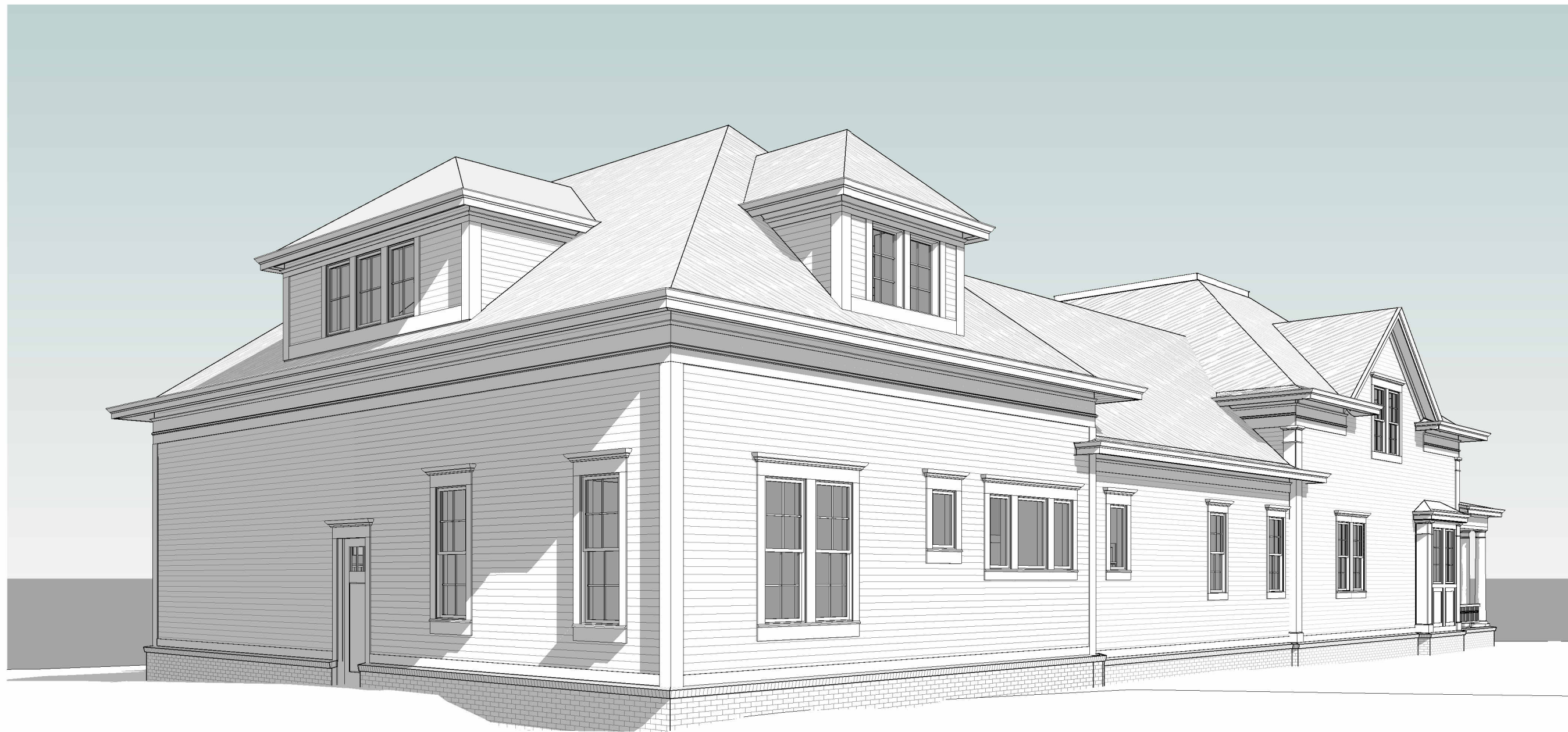
NO.	DESCRIPTION	DATE

Project Number
21.1098.008

EXTERIOR
ELEVATIONS

HZC.05





LOT 9
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NO.	DESCRIPTION	DATE

Project Number
21.1098.008

3D VIEWS

HZC.06



File #: 21-05894

DATE: December 27, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of New Construction At 1851 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 10); 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 1851 William Campbell Court, Lot 10, of the Historic Magnolia Hall subdivision.

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: 8370
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 application has been to several Design Review Committee meetings to discuss the overall architectural style of the proposed building and structure.

The proposal includes the construction of a two-story cross-gabled residence with Tudor architectural-styled features. A recessed entrance is found on the front elevation which features a box bay window to the left side. On the right side of the front door are three windows. Centered above the three windows is a window with a wooden shutter on the upper floor.

Placement/Setback:
The setback for the front yards was approved to be ten to 20 feet, while the side and rear yards are to be five 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 34' 1". The location of Lot 10 is 221' 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 brick, 4" exposure lap siding, shiplap siding, shingle roof, stone foundation, and a 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 ten percent. New windows should have historic profiles and dimensions and should 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. 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 a form and roof pitch that is typical of Tudor architecture. The utilization of siding in the gable is not typical to the Tudor style, as it is most common to see accents of stucco, half-timbering, or patterned brick or stone. Additionally, the use of rough-edge shiplap siding is not a material that is utilized within the Design Guidelines nor typically with Tudor architecture.

RECOMMENDATION:

Staff recommends approval of this application with the following conditions:

1. All siding must be wood lap siding to be consistent with Magnolia Hall and the other approved buildings.
2. The detailing in the gables shall be altered to align with simple Tudor architectural detailing and return to the Preservation Planner for approval.
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.



MAGNOLIA HALL - LOT 10
HZC SUBMITTAL
12-21-2023

MAGNOLIA
HALL - LOT 10
D9 DEVELOPMENT

1851 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
21.1098.008
COVER

HZC.00



116 LEWISBURG PIKE, FRANKLIN



906 STUDIO

ARCHITECTS + INTERIORS

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

MAGNOLIA HALL - LOT 10 D9 DEVELOPMENT

1851 WILLIAM CAMPBELL CT
FRANKLIN, TN

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STUDIO PLLC.

NO.	DESCRIPTION	DATE

Project Number
21.1098.008

PRECEDENT IMAGES

HZC.01

MAGNOLIA
HALL - LOT 10
D9 DEVELOPMENT

1851 WILLIAM CAMPBELL CT
FRANKLIN, TN

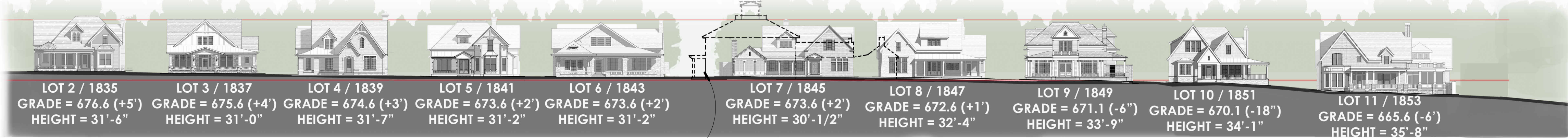
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CONSTRUCTION

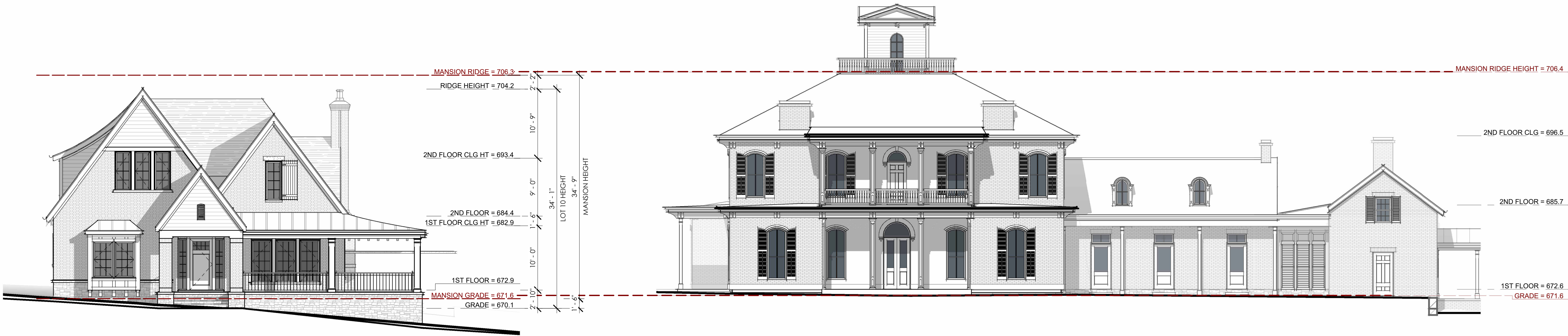
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STUDIO PLLC.

NO.	DESCRIPTION	DATE

Project Number
21.1098.008
OVERALL SITE

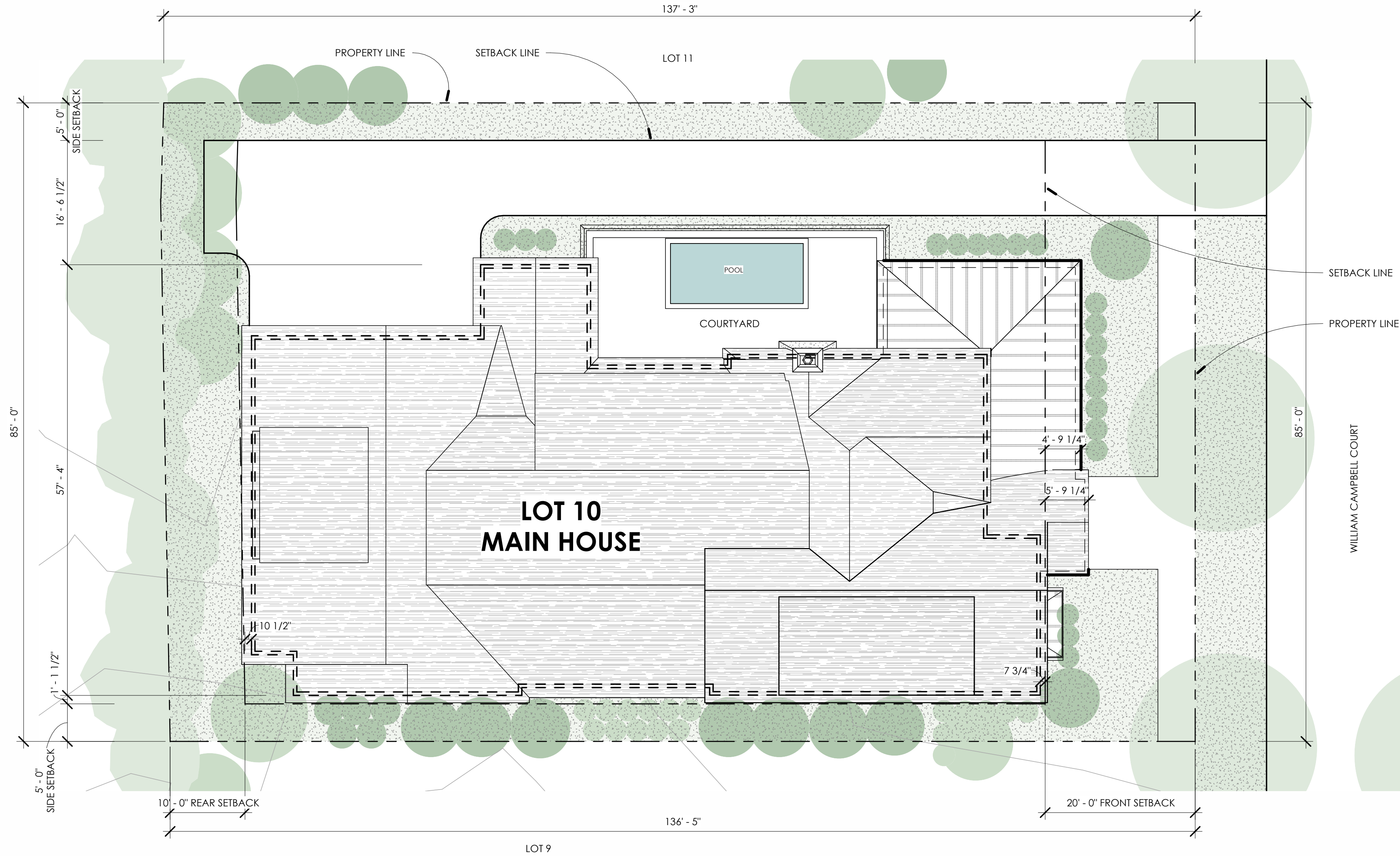
HZC.02





LOT 10 AND MANSION HEIGHT DIAGRAM

1/8" = 1'-0"



LOT 10 SITE PLAN

1" = 10'-0"

PERVIOUS AREA = 3,197 SQ. FT
LOT AREA = 11,655 SQ. FT
LSA MIN. REQUIREMENT = 20%

LOT 10 LSA = 27.4%

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STUDIO

ARCHITECTS
+ INTERIORS

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906studio.com

MAGNOLIA
HALL - LOT 10

D9 DEVELOPMENT

1851 WILLIAM CAMPBELL CT
FRANKLIN, TN

PRELIMINARY
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CONSTRUCTION

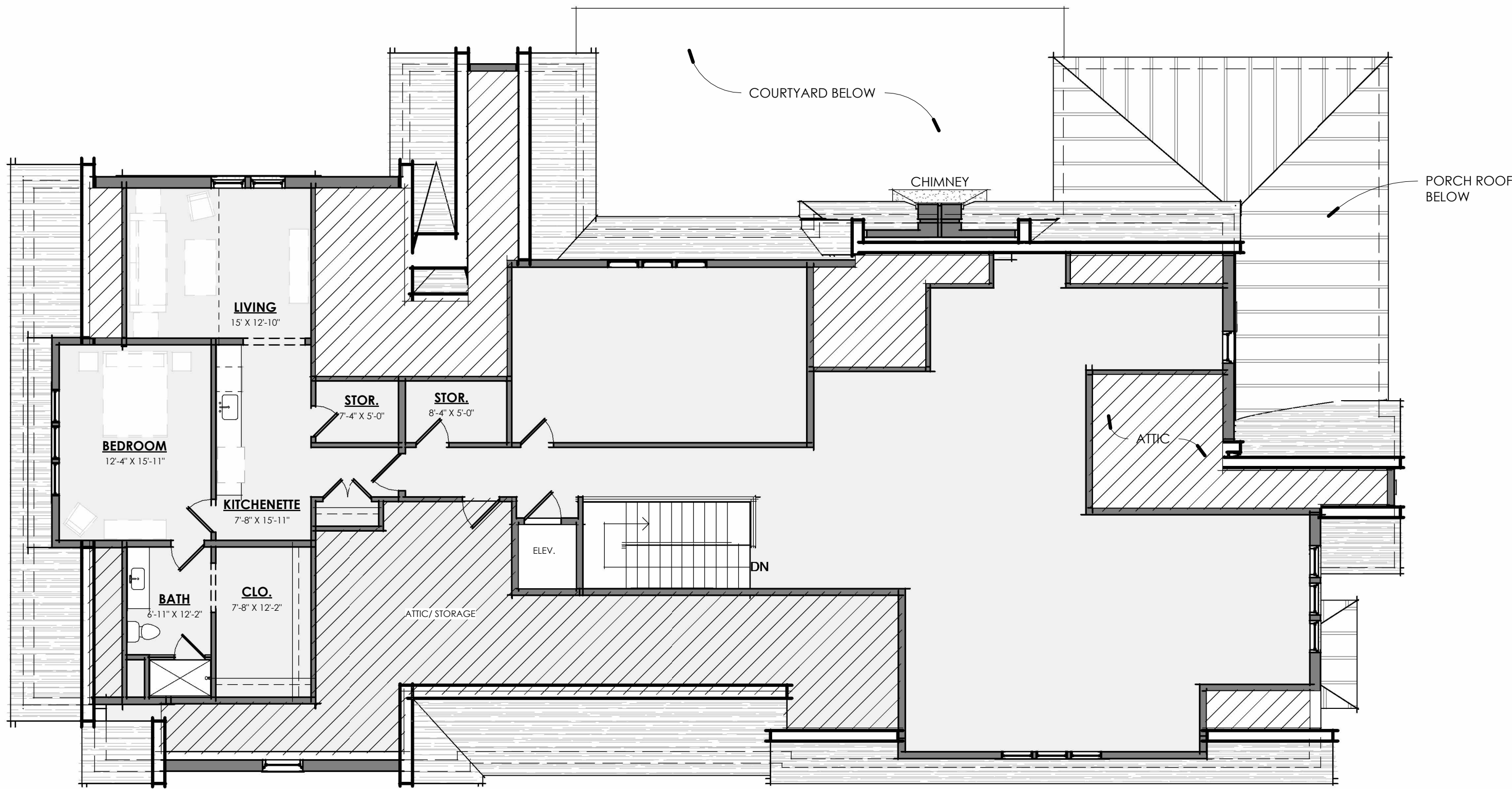
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STUDIO PLLC.

NO. DESCRIPTION DATE

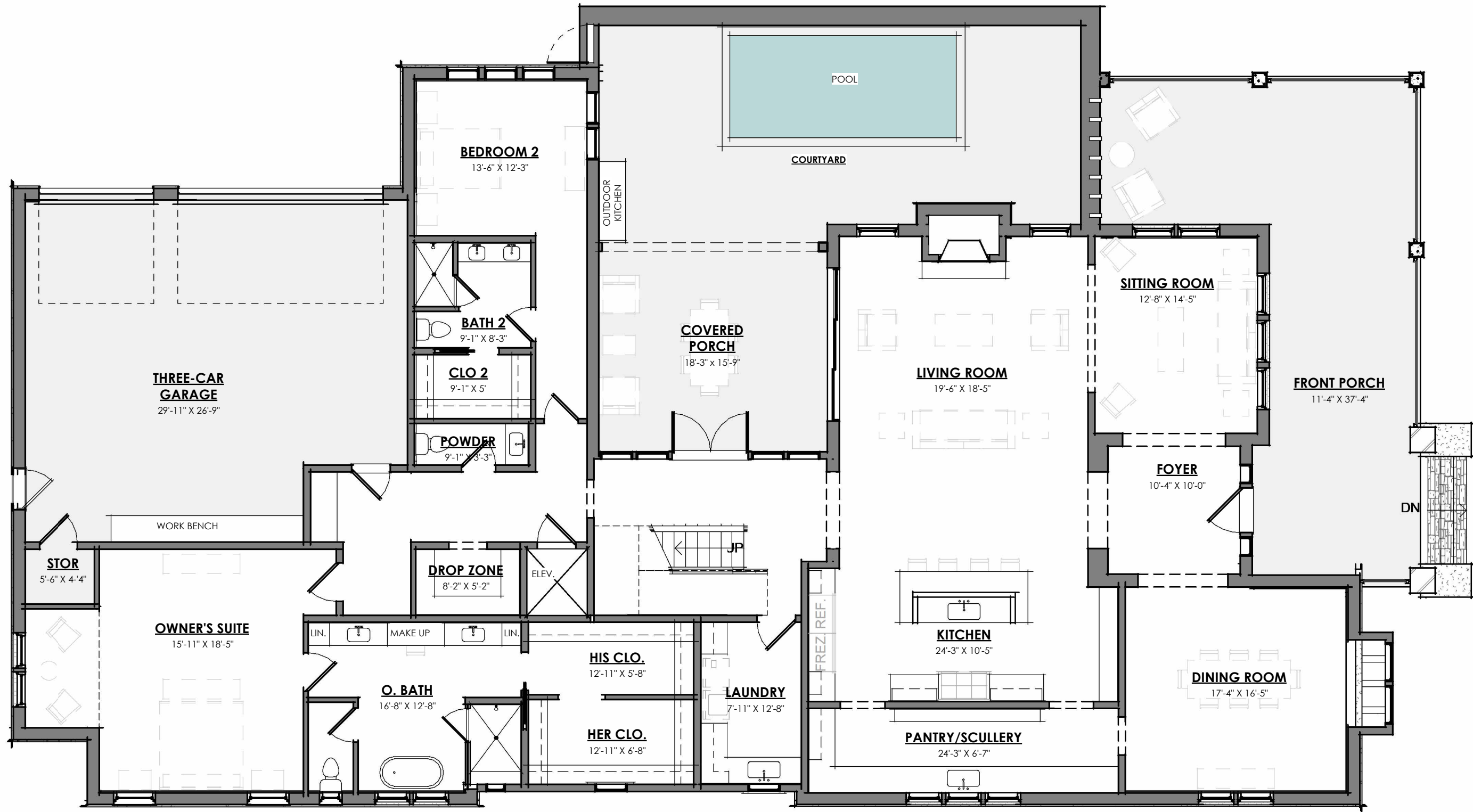
Project Number
21.1098.008

SITE INFORMATION

HZC.03



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



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

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".

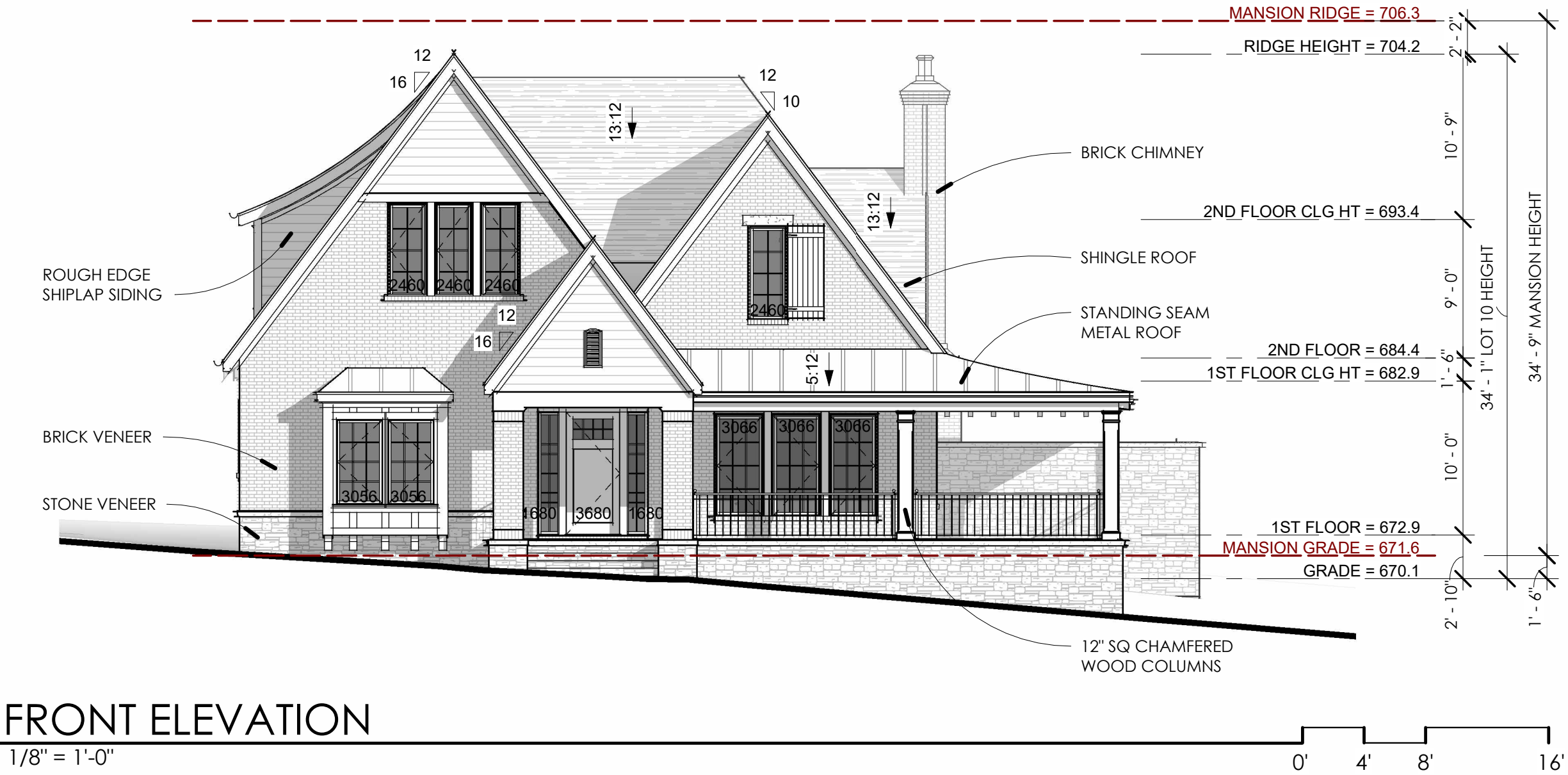
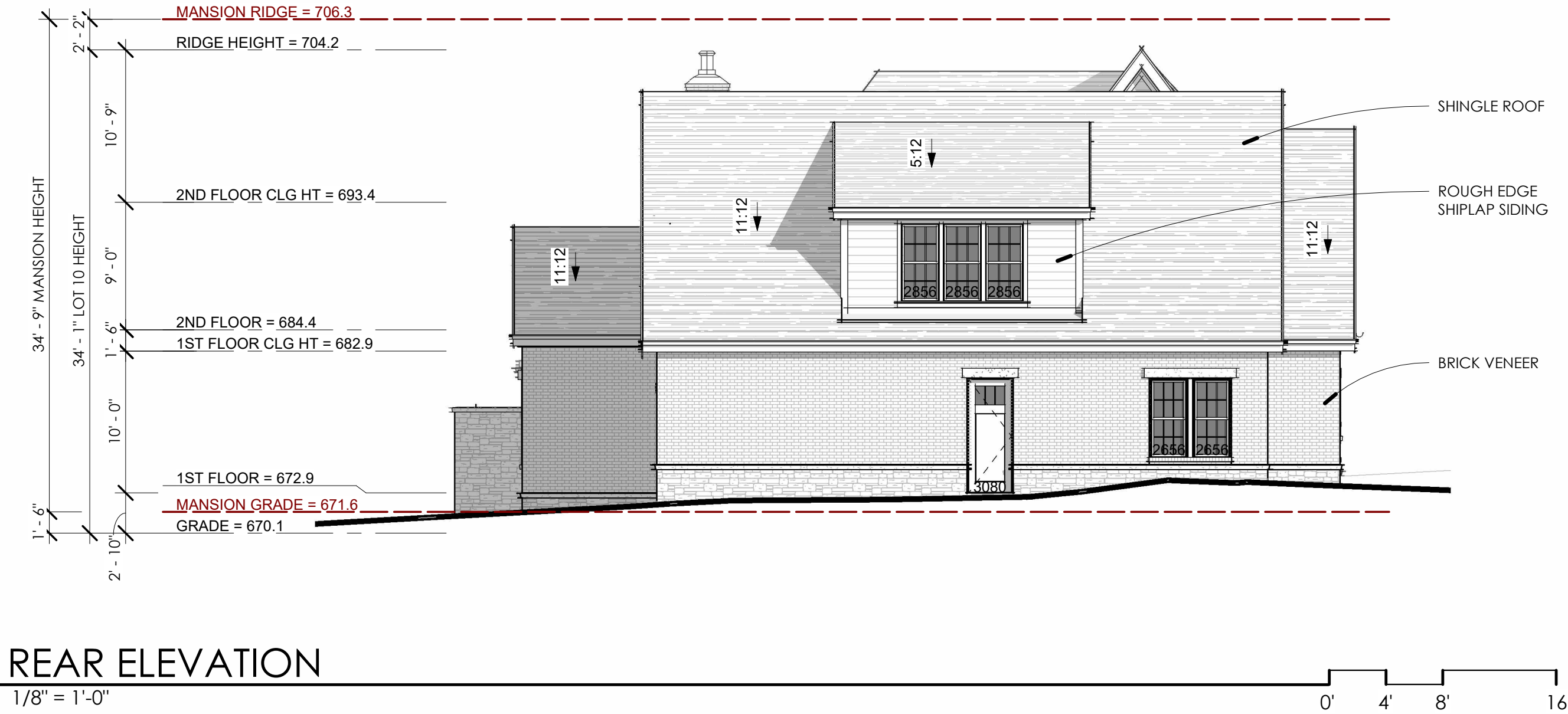
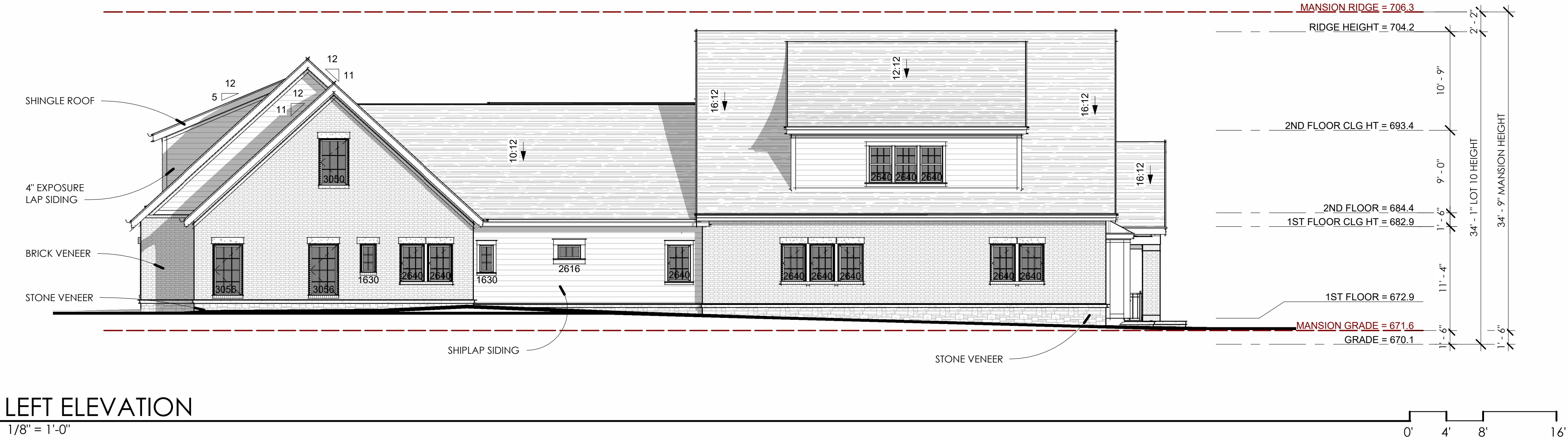
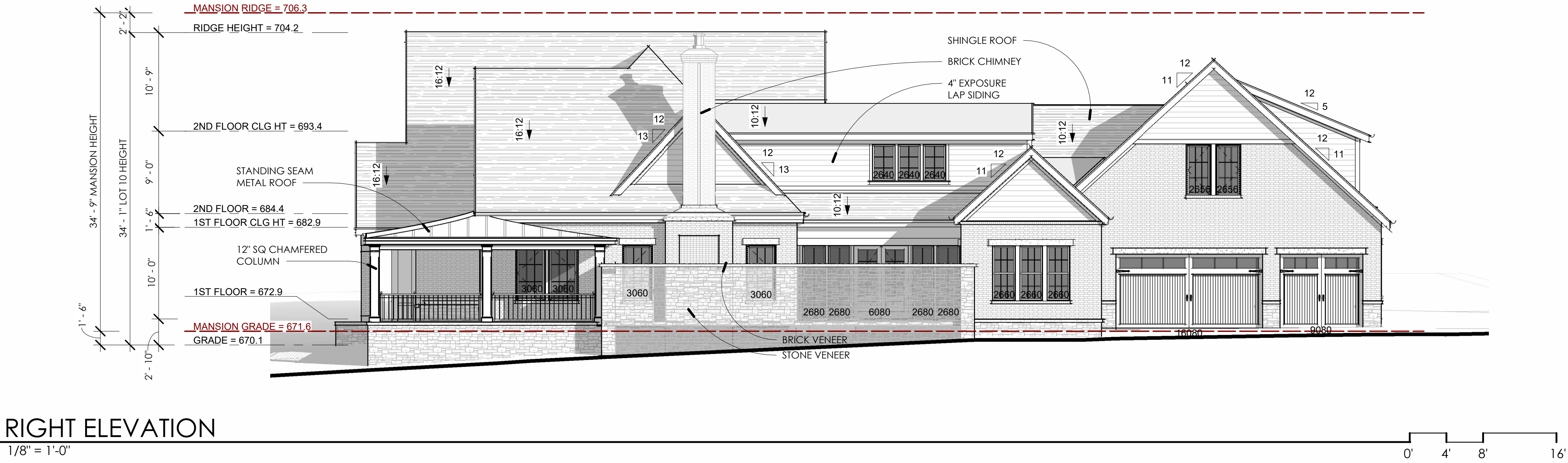
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STUDIO PLLC.

NO.	DESCRIPTION	DATE

Project Number
21.1098.008
FLOOR PLANS

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.



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MAGNOLIA
HALL - LOT 10
D9 DEVELOPMENT

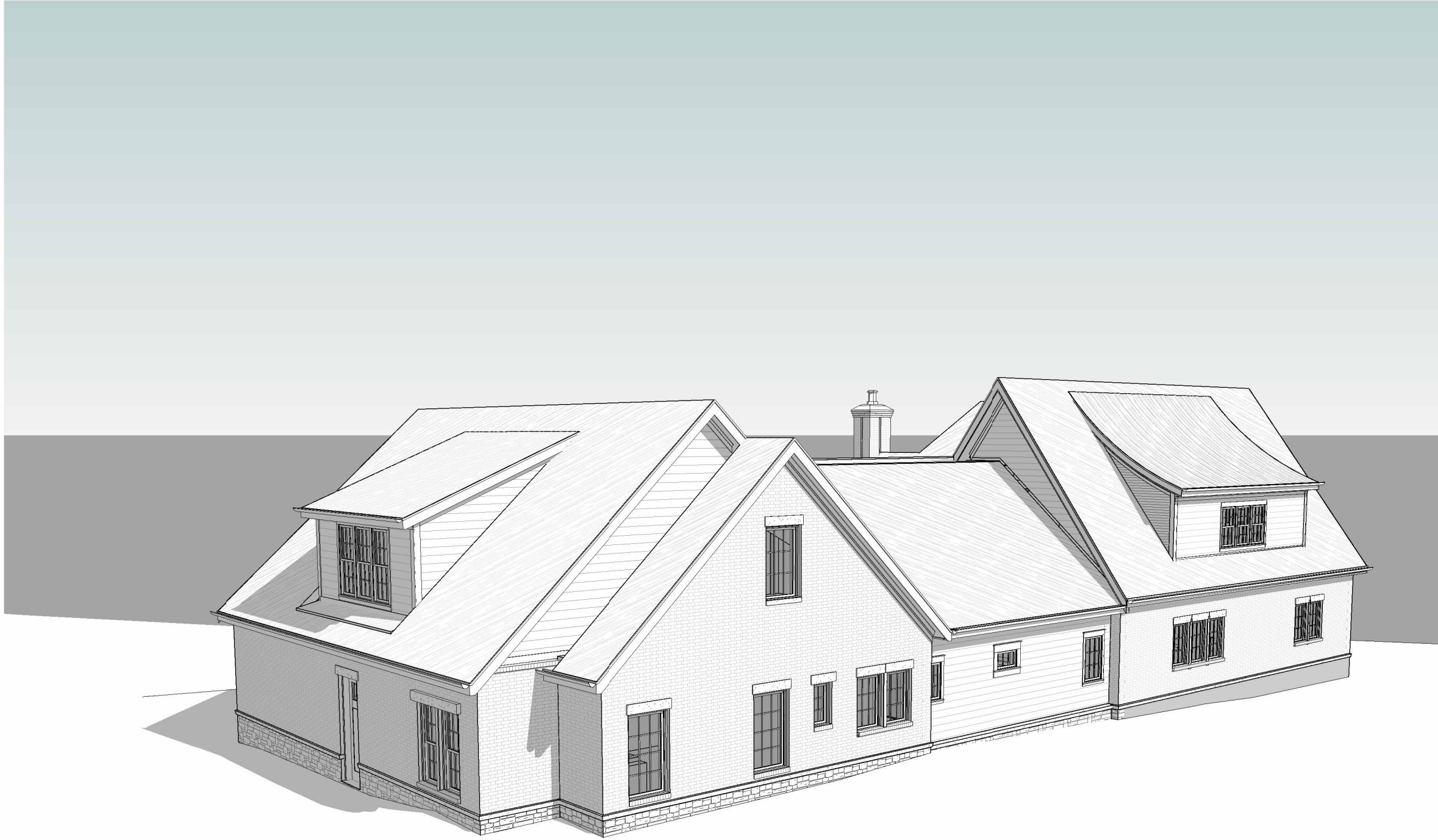
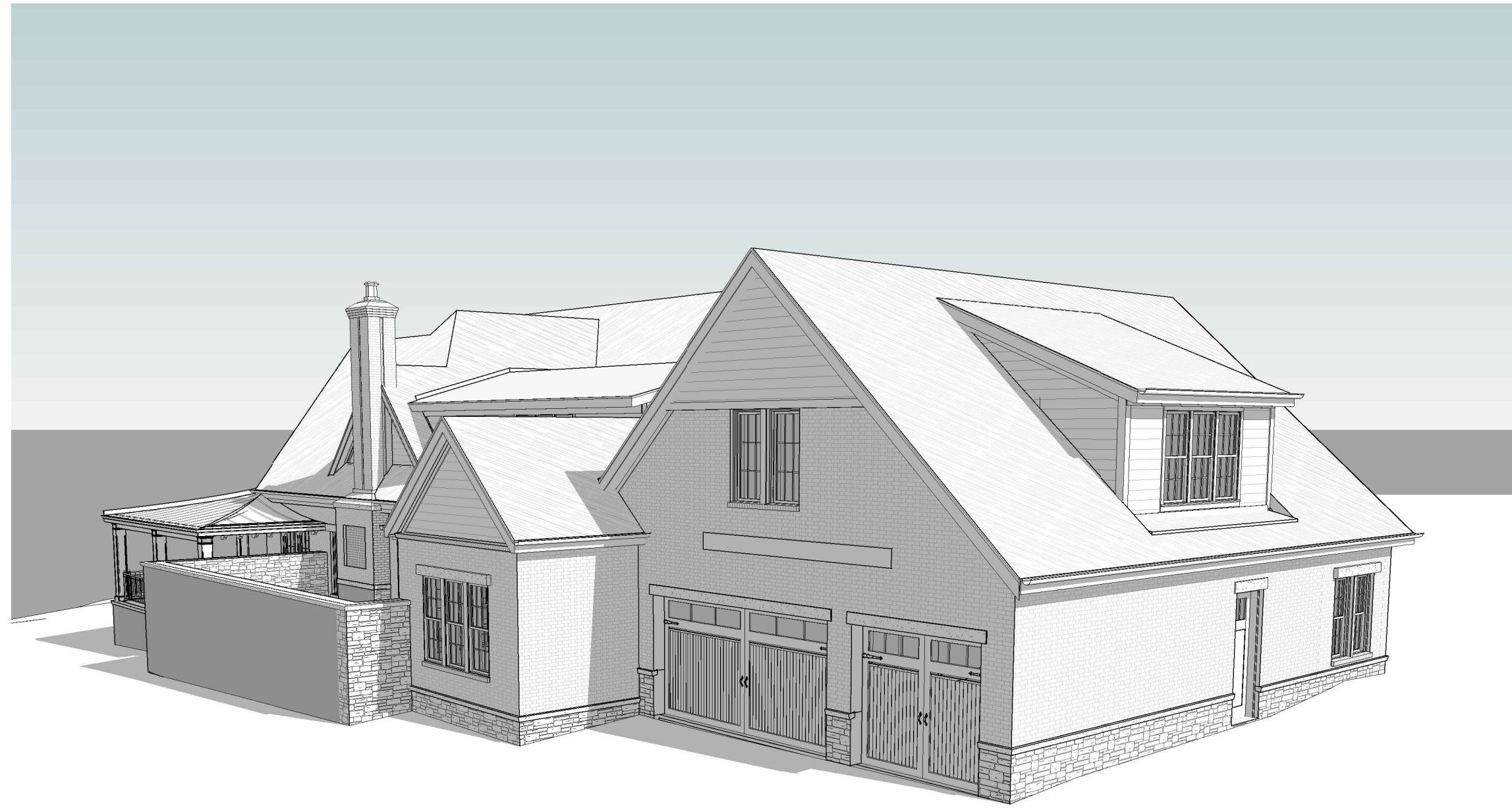
1851 WILLIAM CAMPBELL CT
FRANKLIN, TN

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STUDIO PLLC.

NO.	DESCRIPTION	DATE

Project Number
21.1098.008
EXTERIOR
ELEVATIONS



MAGNOLIA
HALL - LOT 10
D9 DEVELOPMENT

1851 WILLIAM CAMPBELL CT
FRANKLIN, TN

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Project Number
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3D VIEWS

HZC.06



File #: 21-05886

DATE: December 27, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:

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

PURPOSE:

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

APPLICABLE DESIGN GUIDELINES:

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

PROJECT INFORMATION:

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

BACKGROUND:

This proposal came before the Design Review Committee during its October 2023 meeting.

Demolition

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

Alterations

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

1. The first alteration includes adding a window on the left side of the house in the rear portion of the existing blank stone facade. The Guidelines recommend avoiding adding new windows to the front

facade or readily visible facades. This alteration does not meet the Guidelines.

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

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

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

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

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

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

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

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

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

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

Additions

The proposal includes two additions to the principal building.

The first addition is proposed at the rear of the building and will be 104 sq. ft. The addition is appropriately placed behind the rear plane of the building, which meets the Guidelines for placement. The addition will be clad in a lap siding that will match the accessory structure and the siding that is currently on the building. Several new windows are proposed to be added. The window specifications were not provided within the application, but the Guidelines recommend the following:

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

The addition will not cover the historic corner of the building, per the DRC recommendation. As proposed, this addition meets the intent of the Guidelines.

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

RECOMMENDATION:

Staff recommends denial of the new window on the left facade and the replacement of the front steps, based on the following grounds:

1. Avoid adding new windows to the front facade or readily visible facades.
2. Preserve and maintain original concrete, brick, or wooden stairs. If needed, repair or replace original wooden, brick, or concrete stairs with matching materials. If pre-cast or pre-formed concrete stairs are desired, use them only where not readily visible from the street.

Staff recommends approval of this application excluding the items listed above with the following conditions:

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







OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Kevin Chase and Courtney Chase
(Please print Name/Names in Full)

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

Parcel number - 063NA00600000
(Property Parcel/Tax ID Number)

and located at:

111 Winslow Rd Franklin, TN, 37064
(Street Address)

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

Kevin Coffee
(Please print Name/Names in Full)

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

Signature

400 Blackstone Blvd

Property Owner Mailing Address

Providence, RI, 02906
City, State & Zip

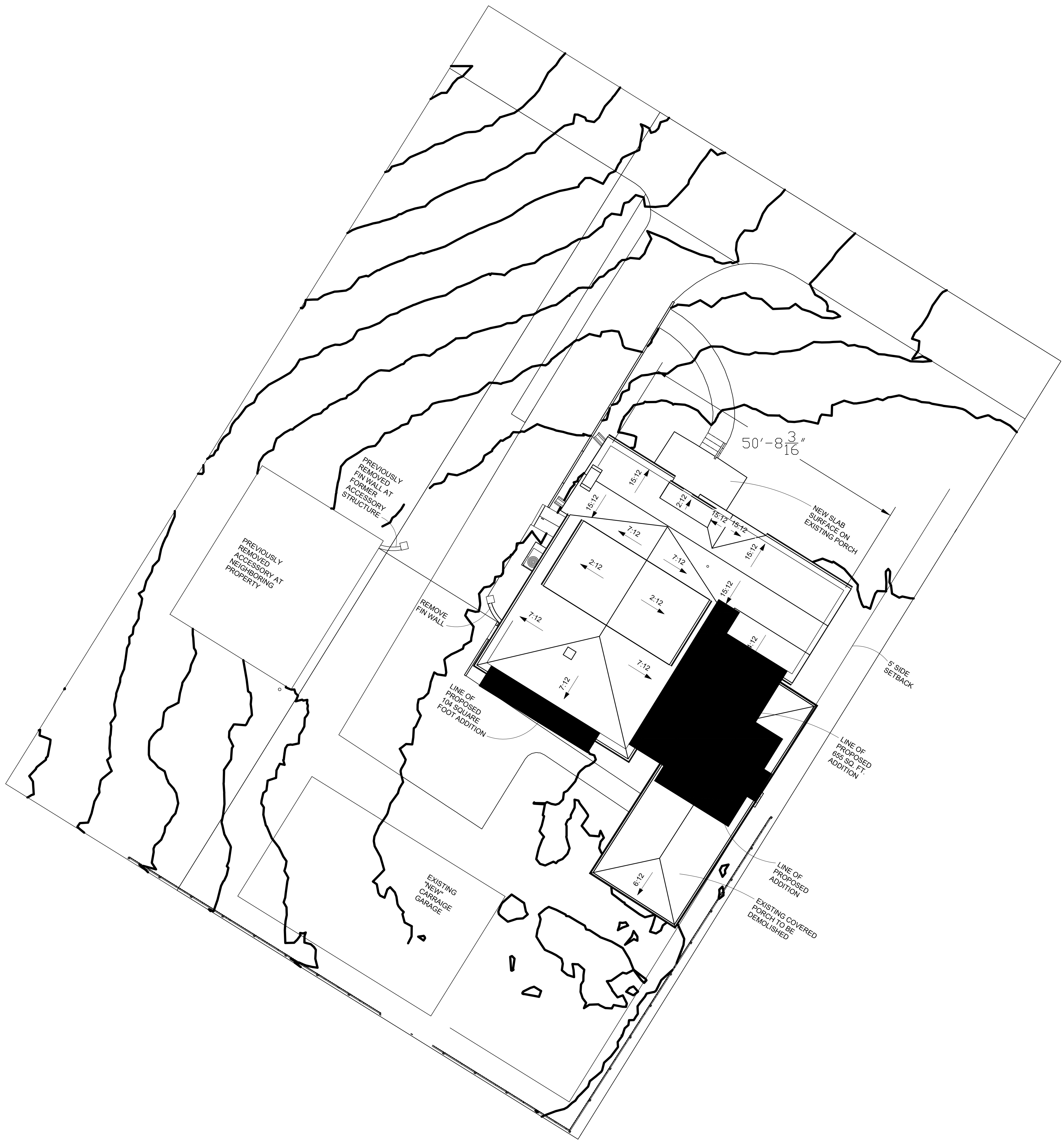
Subscribed and sworn to before me this

6th day of October, 2023.

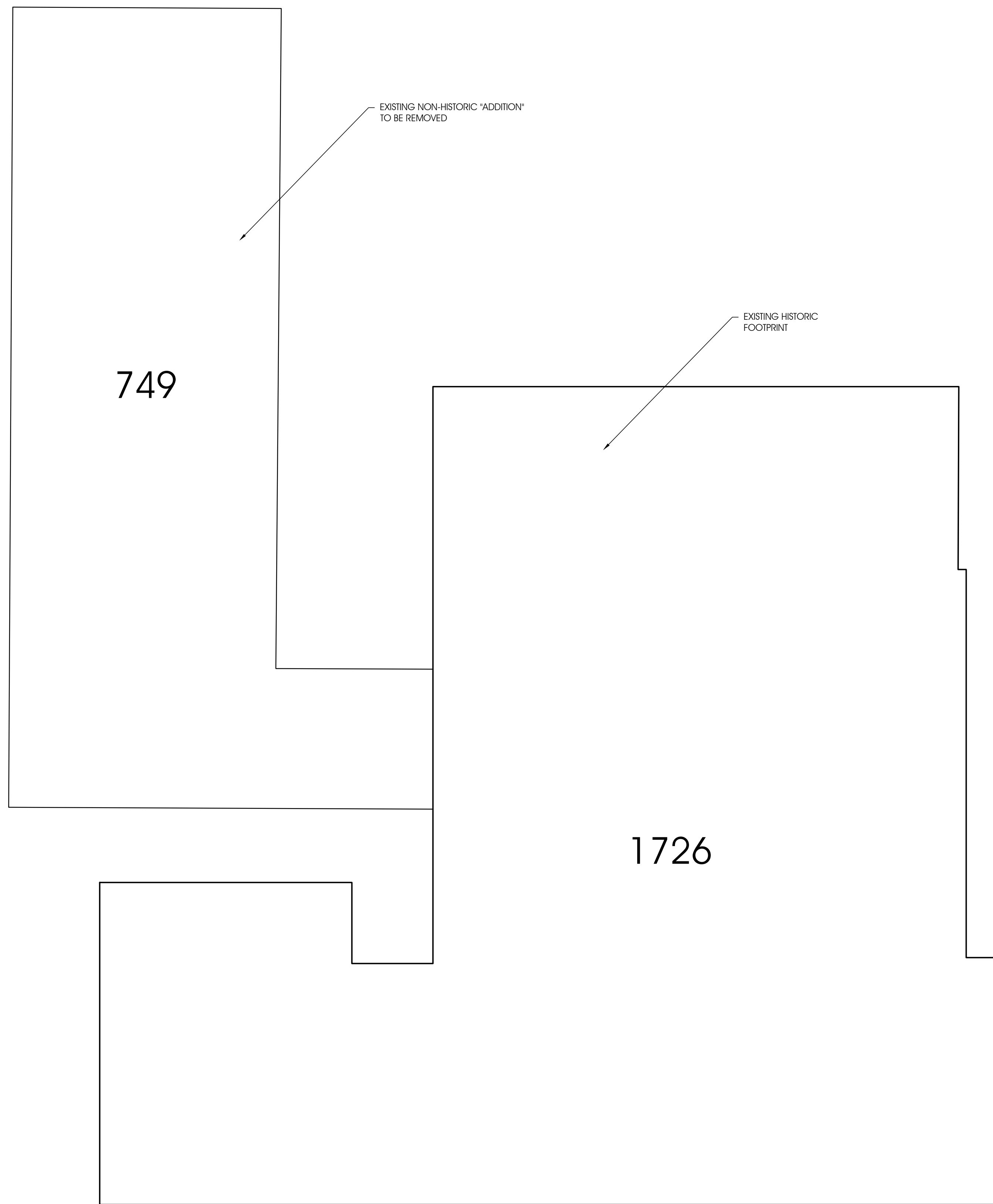
Notary Public

My Commission Expires: 2/2/2026

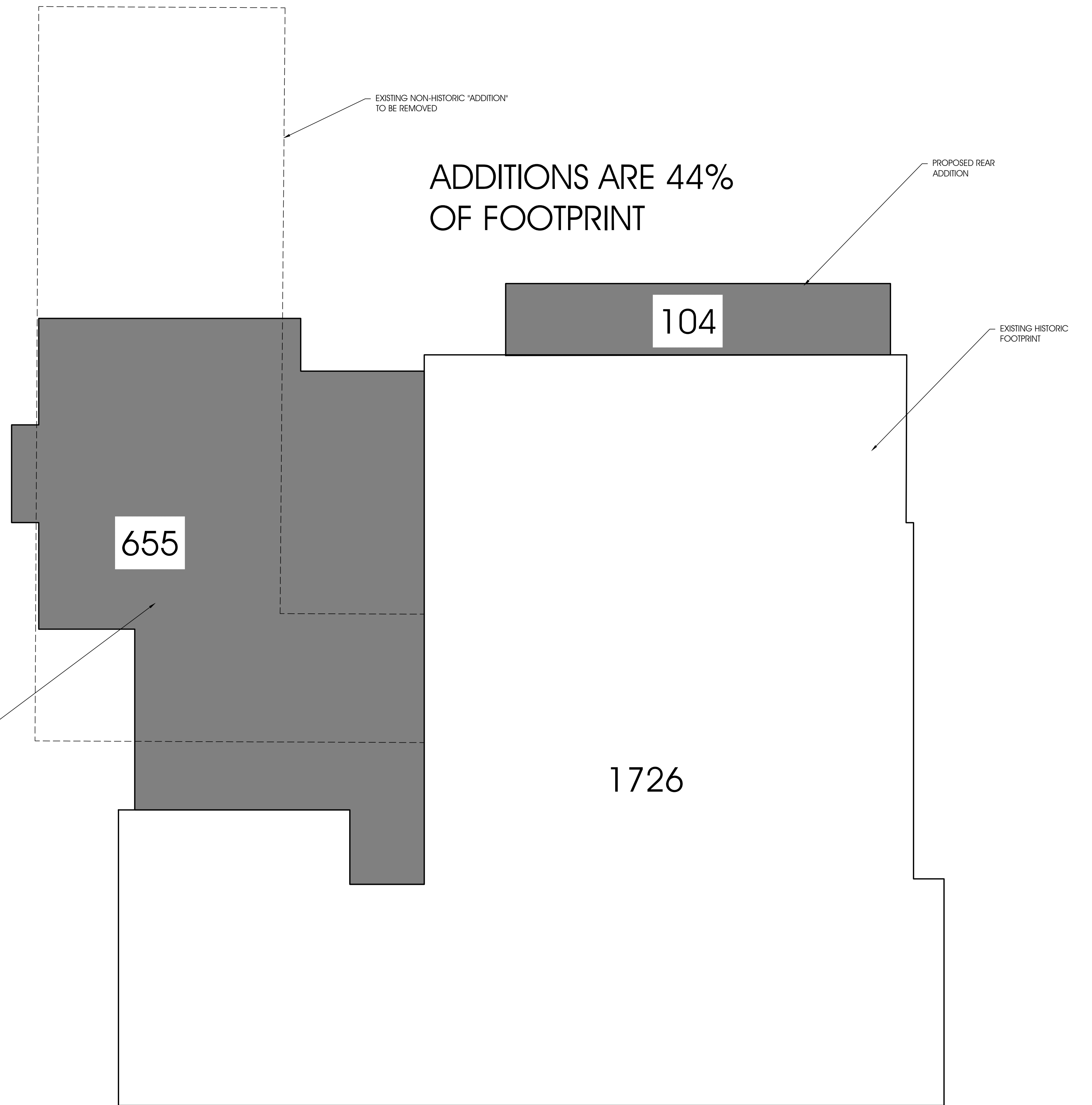
Josh L. Celeste
State of Rhode Island
Notary Public No. 49333



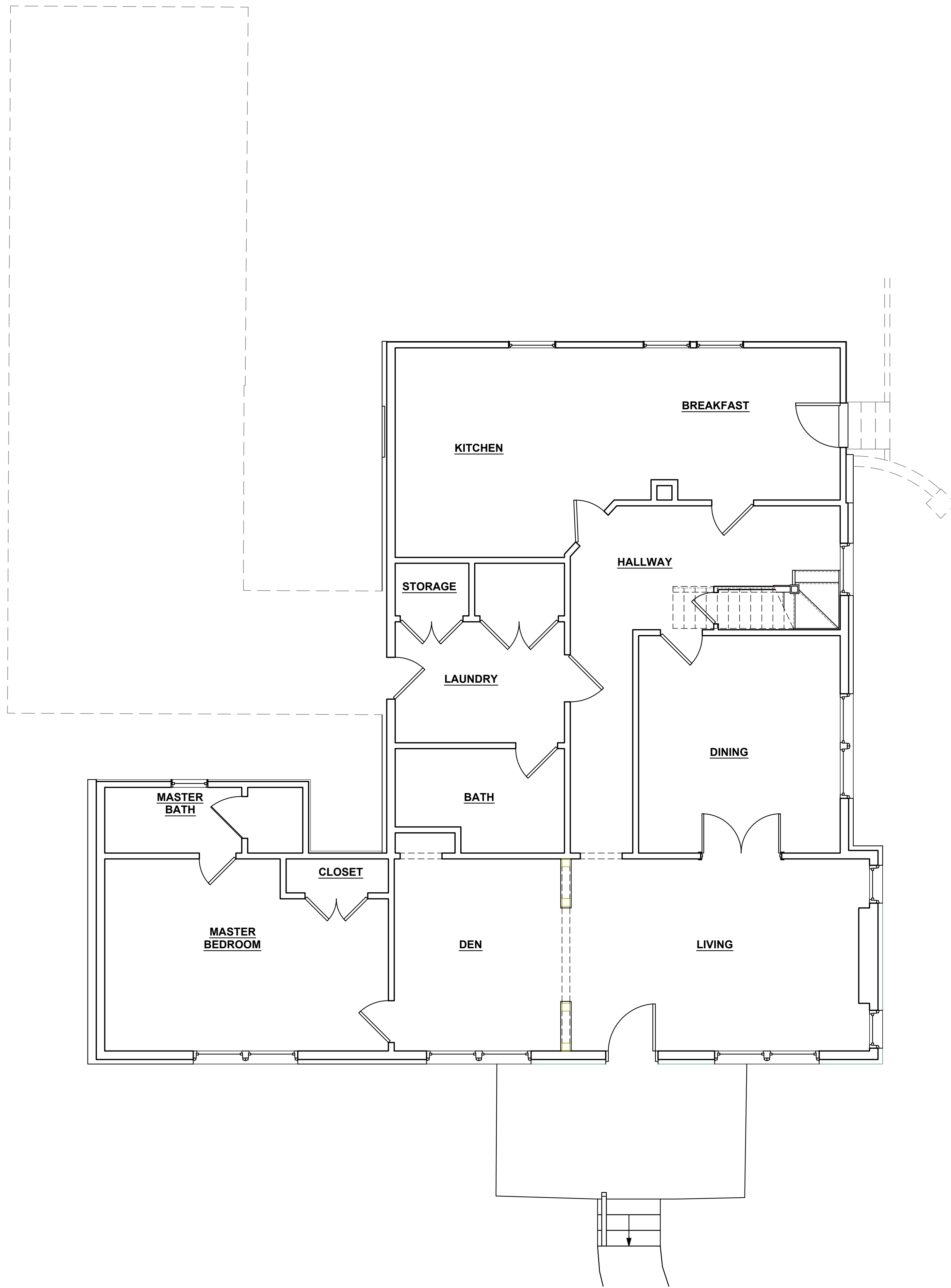
① SITE PLAN
1" = 10'-0"



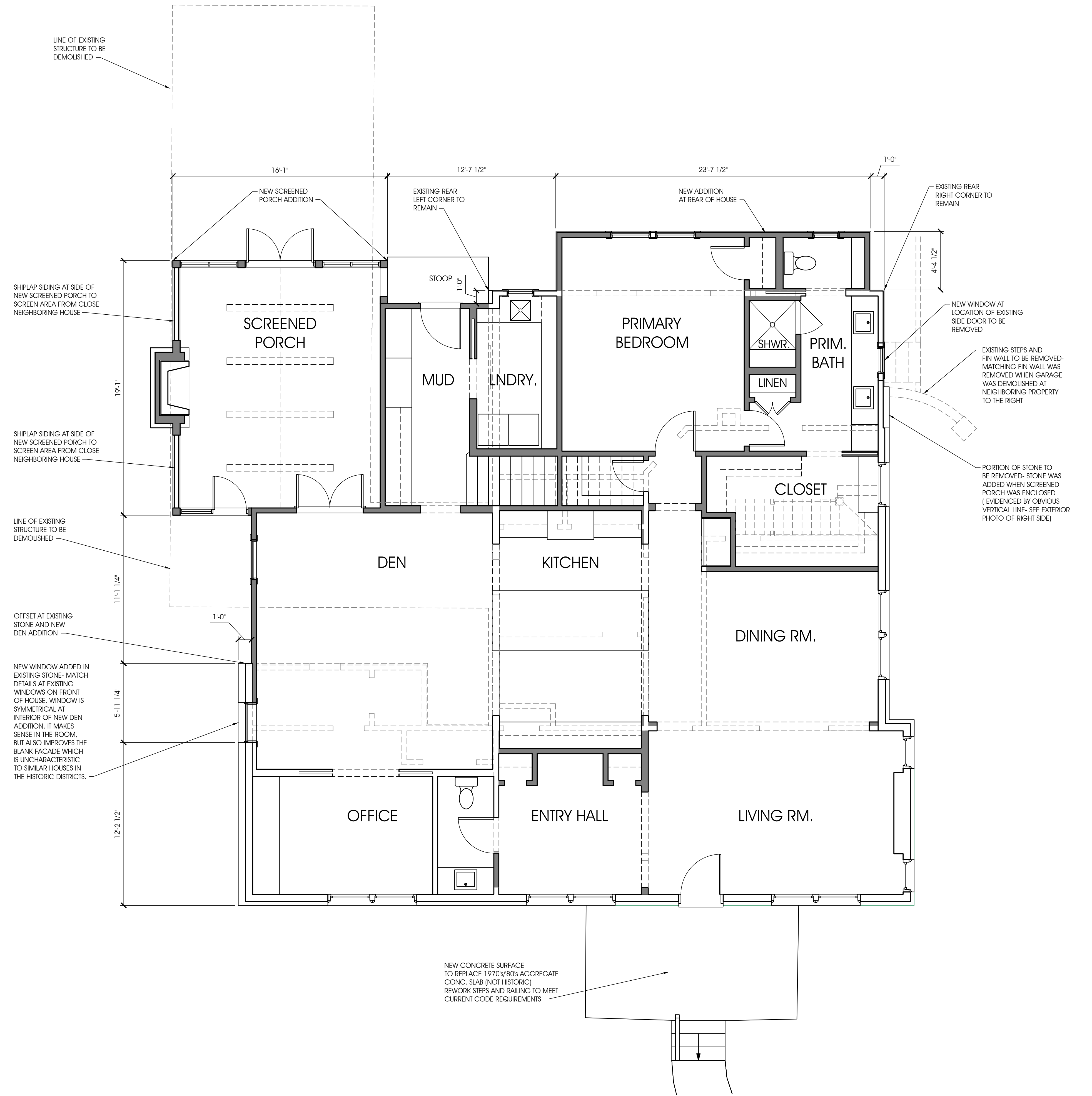
1 SQUARE FOOTAGE DIAGRAM- EXISTING CONDITIONS
SCALE: 1/4"=1'-0"



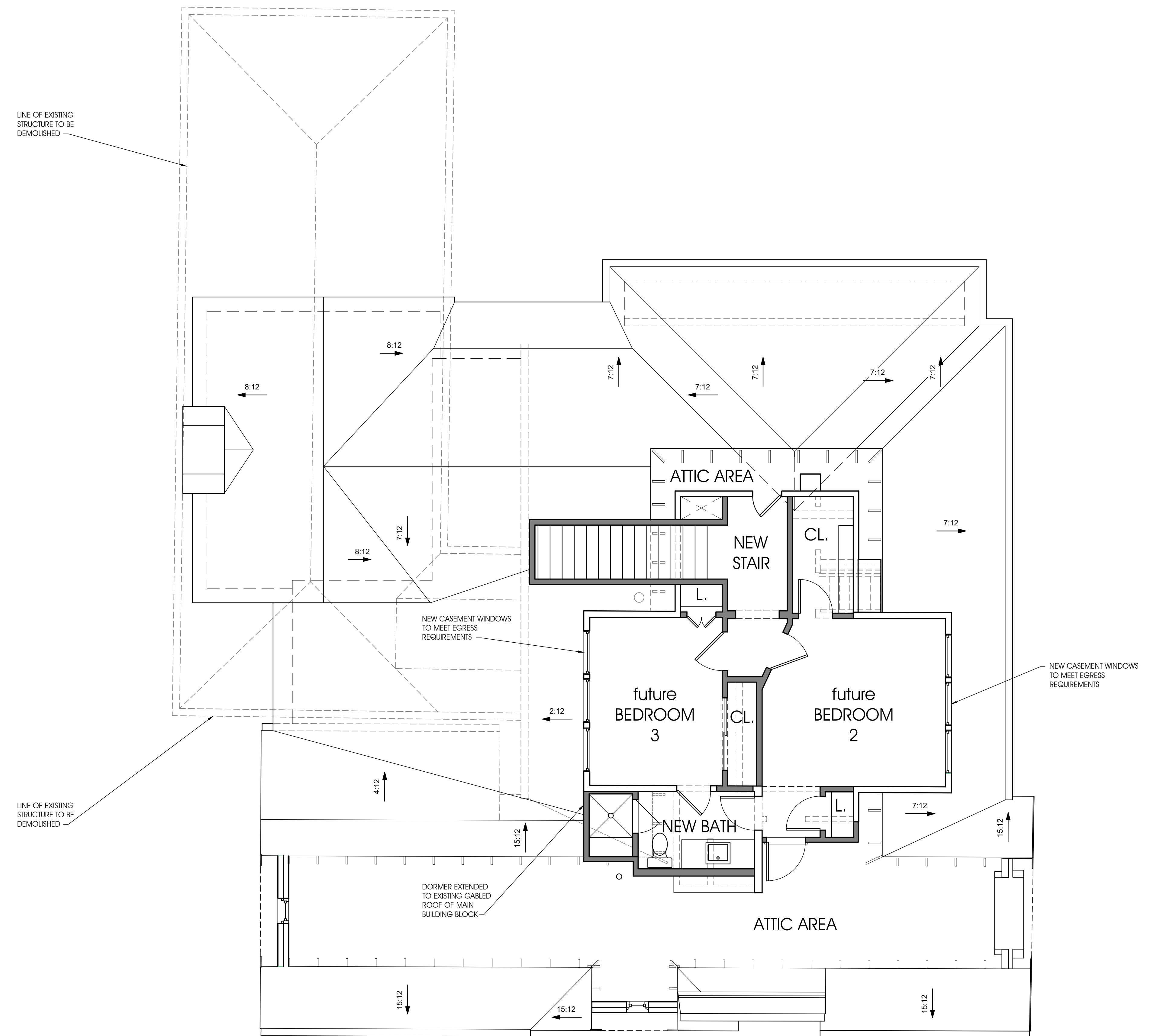
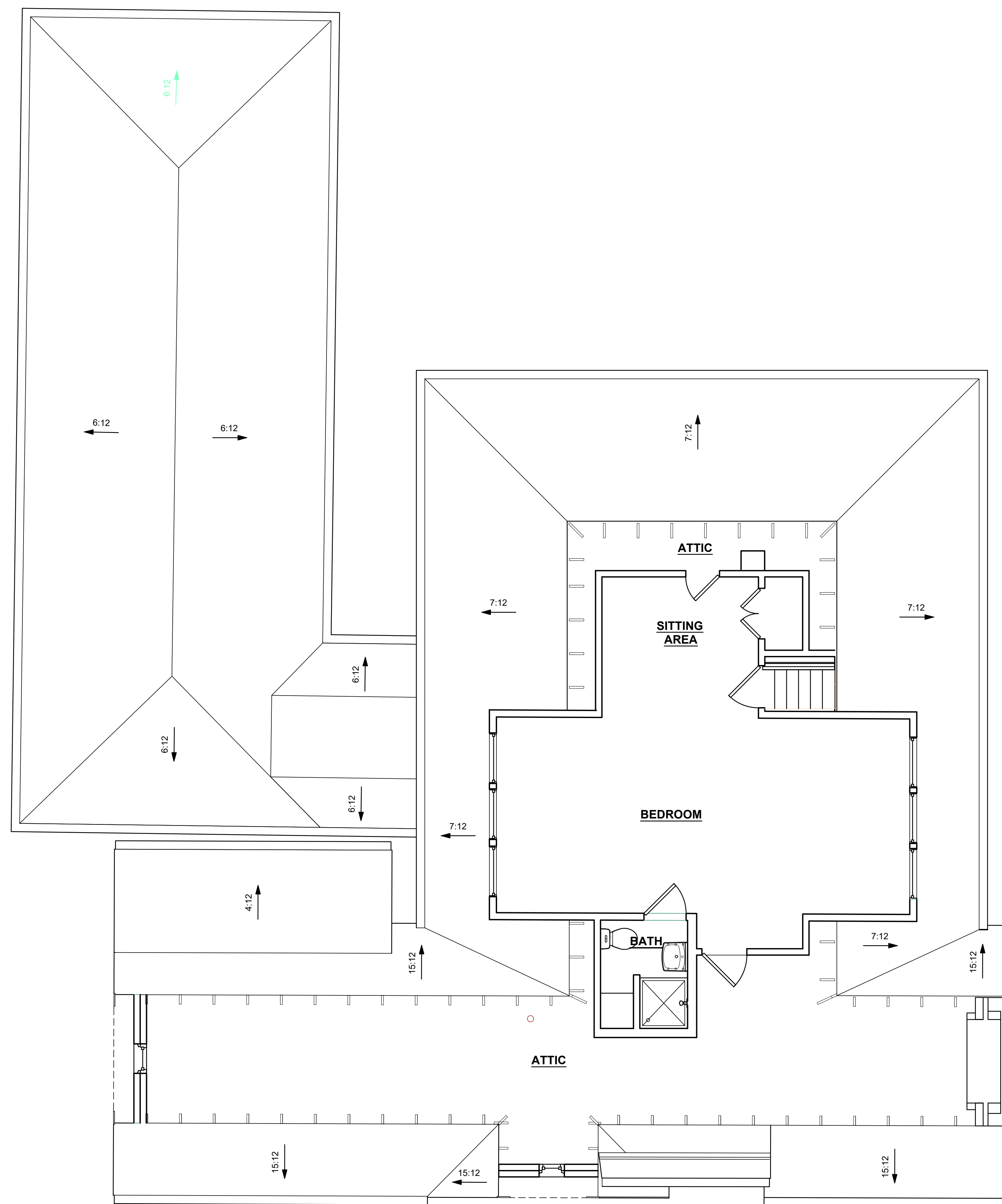
2 SQUARE FOOTAGE DIAGRAM- PROPOSED ADDITIONS AFTER DEMO.
SCALE: 1/4"=1'-0"



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



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

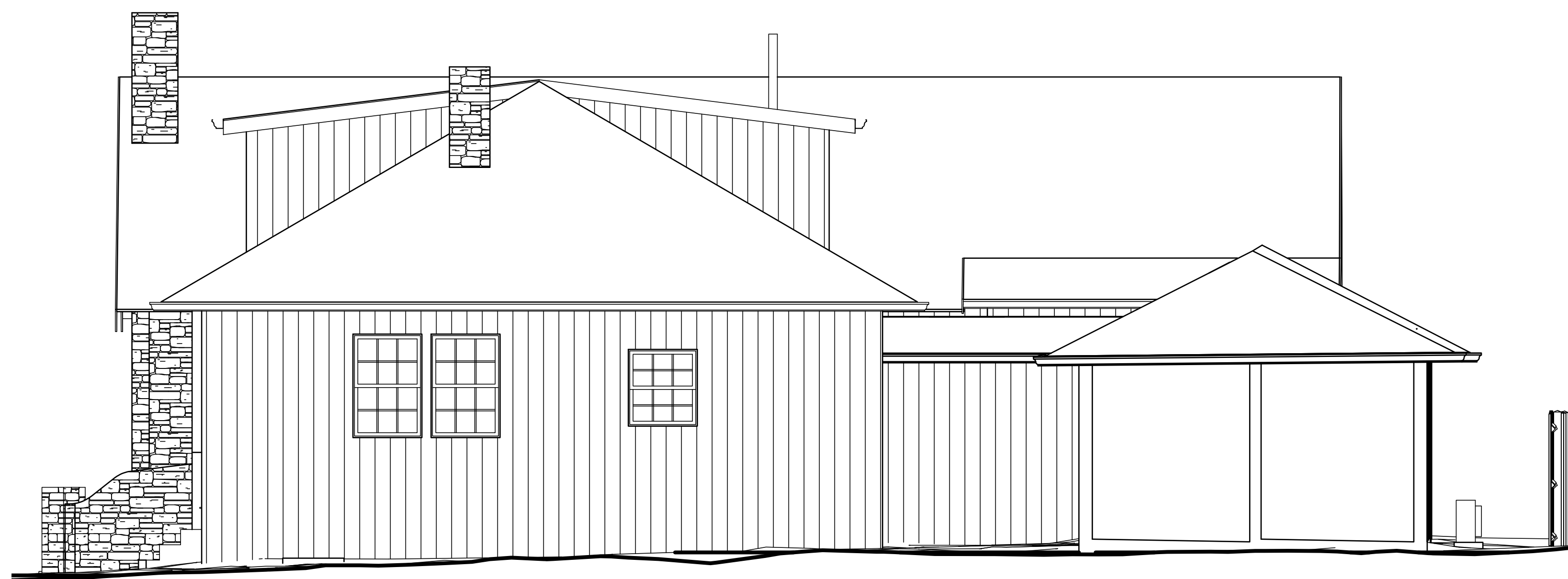




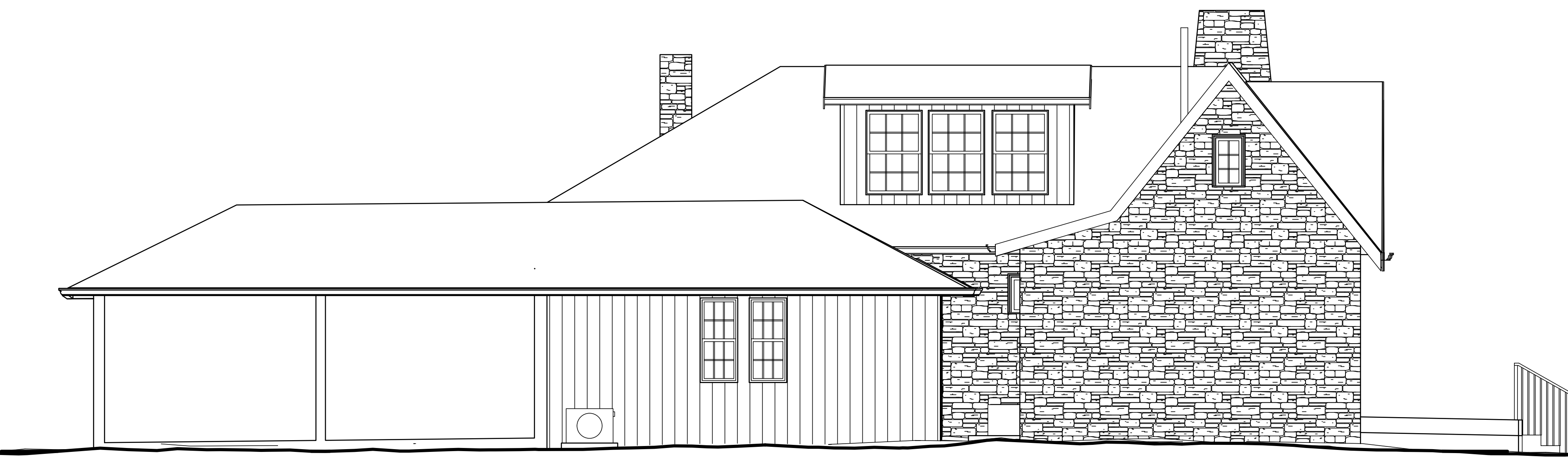
① FRONT ELEVATION
1/4" = 1'-0"



④ RIGHT ELEVATION
1/4" = 1'-0"

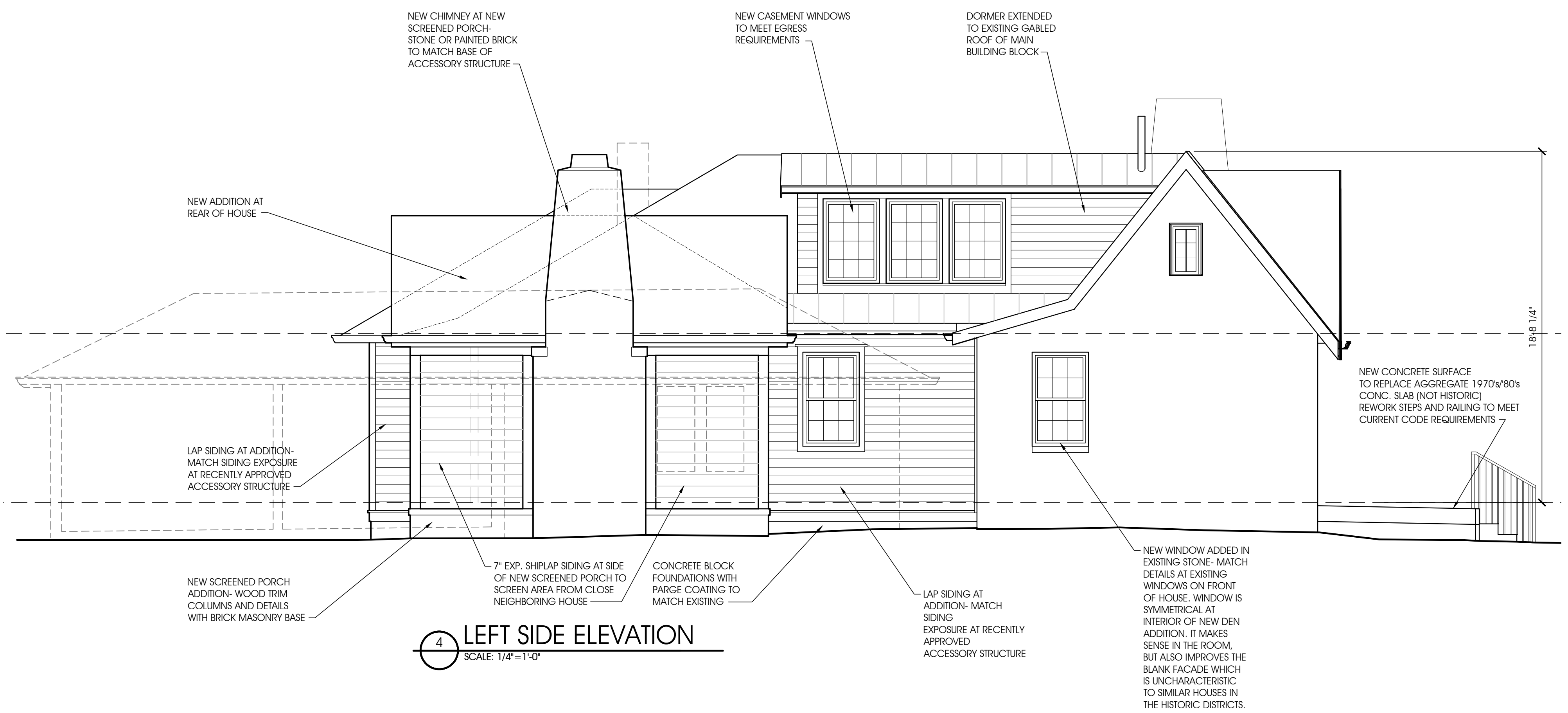
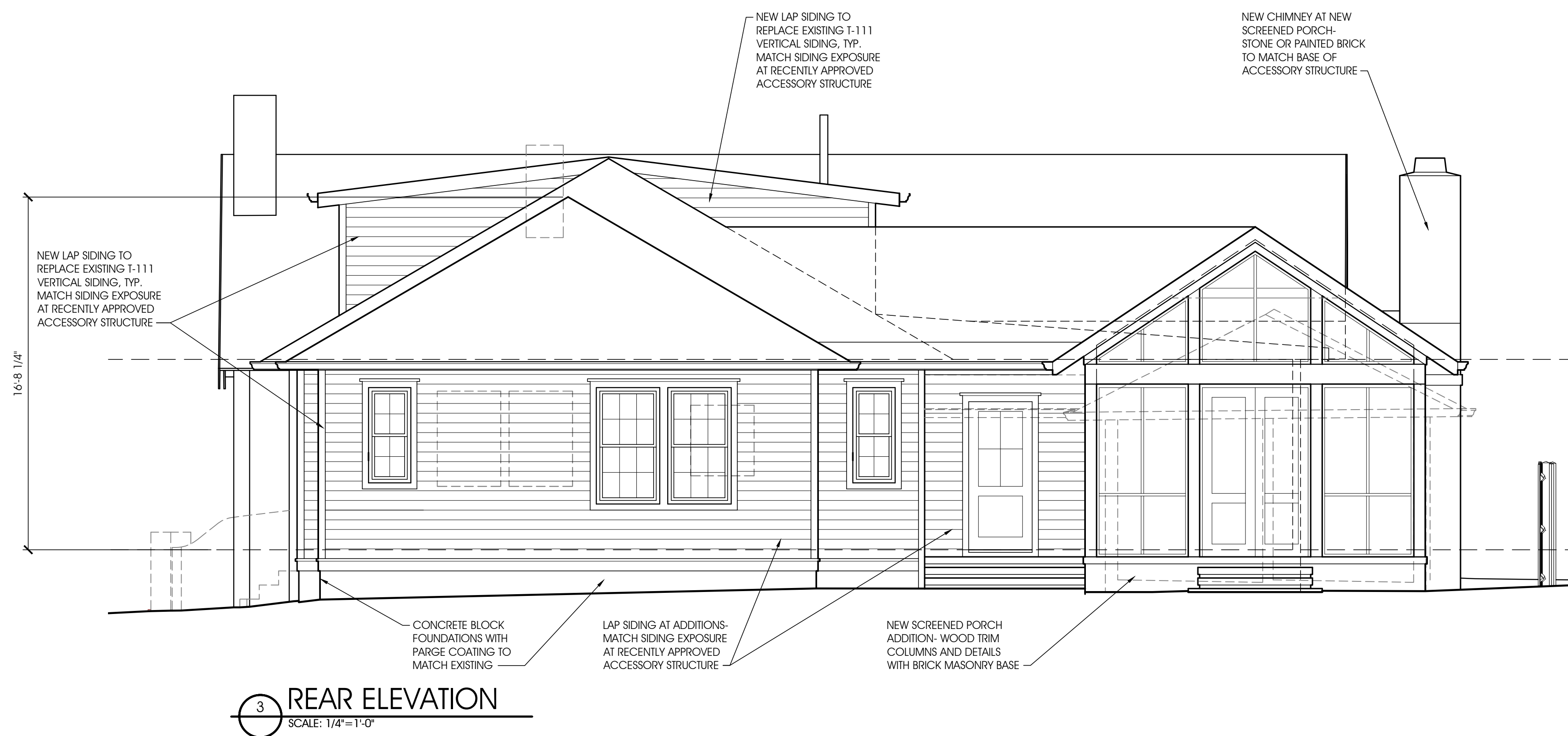
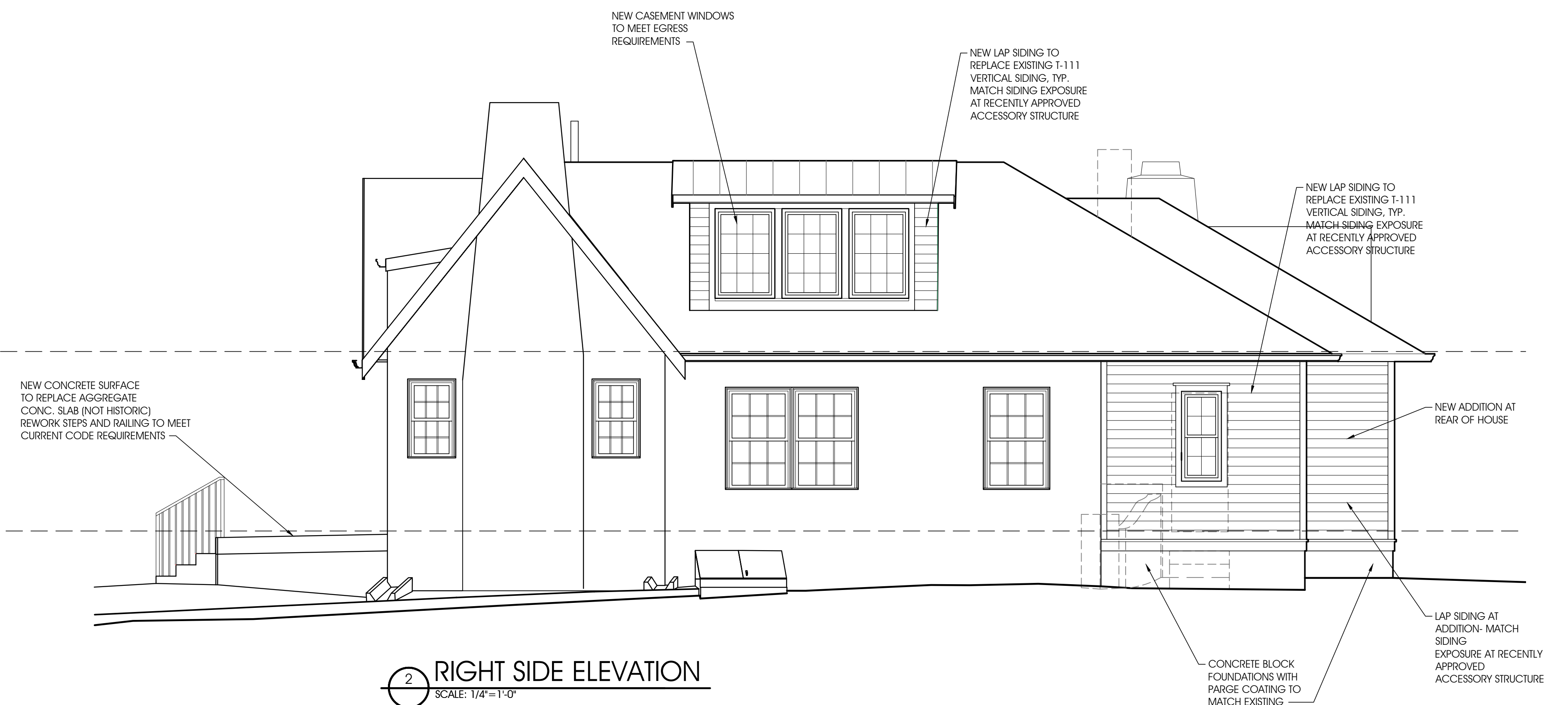


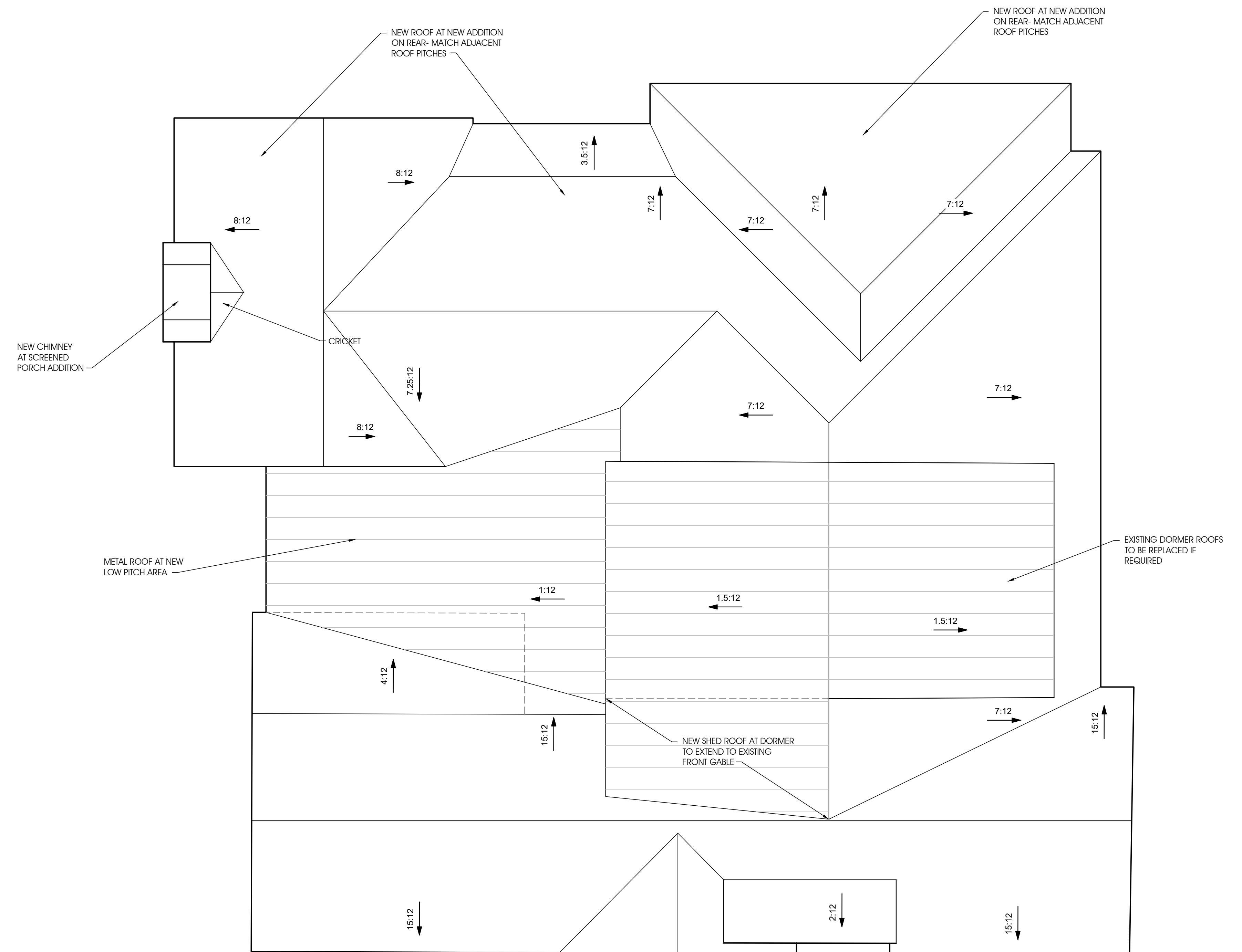
② REAR ELEVATION
1/4" = 1'-0"



③ LEFT ELEVATION
1/4" = 1'-0"

111 WINSLOW AS BUILT ELEVATIONS





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



File #: 21-05896

DATE: December 27, 2023
TO: Historic Zoning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Alterations (Winstead House) At 423 S. 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 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. A third COA was issued in December 2023 for the rear alterations to the Winstead House and the Carriage House. The proposal was most recently discussed at the December 2023 Design Review Committee meeting.

This proposal includes several alterations to the Winstead House, which includes the addition of an elevator, and a rear stair addition.

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 for placement. The application has incorporated feedback from the December 2023 Design Review

Committee meeting to utilize a different roof shape on the elevator addition. While the proposed roof shape does not blend with what is seen on the property, it is suggested to utilize a cornice design to more closely mimic the rear stair addition. The Guidelines recommend designing roof shapes, pitch, and level of complexity to be similar to but subordinate to the historic building. With altering the cornice and roof of the elevator to mimic the rear stair addition, this would be in keeping with the Guidelines.

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. The application includes an updated rendering based off of feedback from the December DRC meeting. As proposed, the rear stair addition meets the Guidelines and is appropriate.

RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. The cornice and roof of the elevator addition must be designed to match the rear stair addition's detailing and return to the Preservation Planner for approval.
2. The siding of the additions must be wood siding and utilize the same reveal that is seen on other parts of the 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.

906

Franklin Grove Design Modifications Narrative for the Franklin Historic Zoning Commission

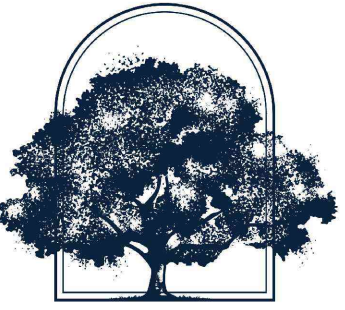
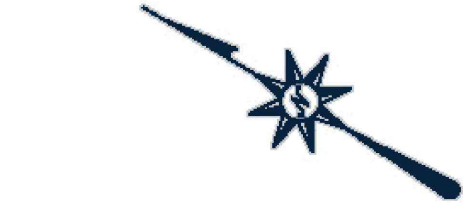
Prepared by Brandon Priddy, 906 Studio Architects : December 21, 2023

We have two proposed modifications to the approved drawings – each is described below. Note that we are no longer requesting to add new doors and a landing to the front elevation of the building (as previously requested).

Elevator: The originally proposed elevator location was up against the house and we were advised by our structural engineer that excavation of the elevator pit would pose the risk of likely undermining 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 eight (8) feet.

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 by creating a “cornice” to align with the existing eave. The overall approach to detailing was to keep it very simple so as not to detract from the mansion. Note that we are utilizing a flat roof which will be **below** the historic mansion roof line.

Rear Stair Addition: In order to provide a more functional layout we have re-located the code-mandated rear egress stair and added limited miscellaneous space on the second floor. This improved the functionality of the layout for both the first and second floors and as an added benefit we no longer have the rated stair core up against the historic mansion wall. We’ve pulled that stair off so that the wall can be highlighted within the new space. As this location is the least-visible on the site, we felt it a desirable place to make this modification to provide a much greater level of functionality as well as a better “flow” for guests. Note that our proposed addition does not extend out past the extents of the elevation as seen from the front (see elevation).



FRANKLIN
Grove
ESTATE & GARDENS

LEGEND

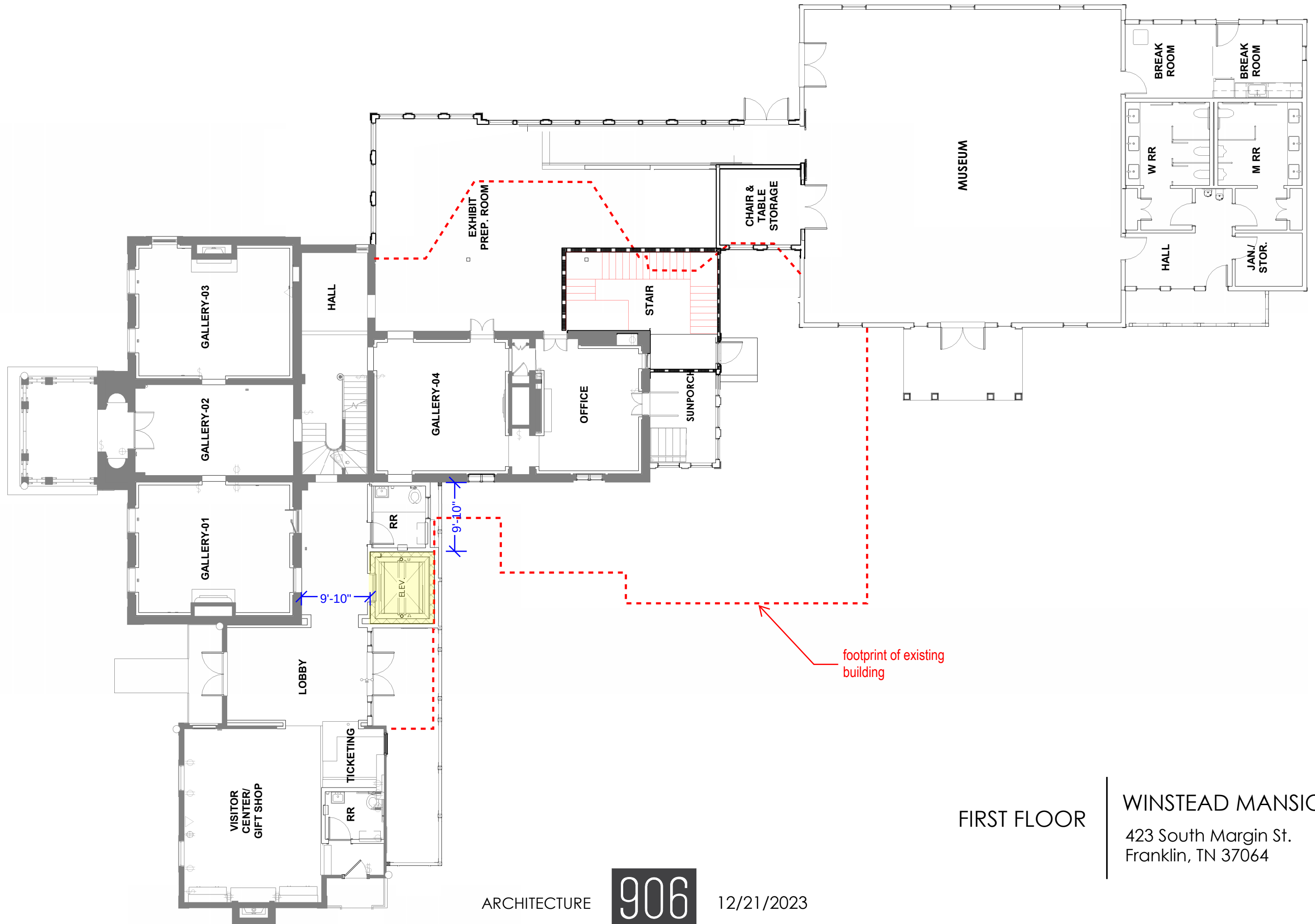
- 1 MUSEUM OF ART address: 201 Ed Silva Way.
- 2 WELCOME GARDEN & LOGGIA
- 3 PARTERRE GARDEN
- 4 SMOKEHOUSE address: 109 Ed Silva Way.
- 5 OAK GARDEN
- 6 SECRET GARDEN
- 7 DISPLAY GARDEN
- 8 LEE-BUCKNER ROSENWALD SCHOOL address: 101 Ed Silva Way.
- 9 HISTORY WALK
- 10 LOWER LAWN
- 11 INNOVATION CENTER 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

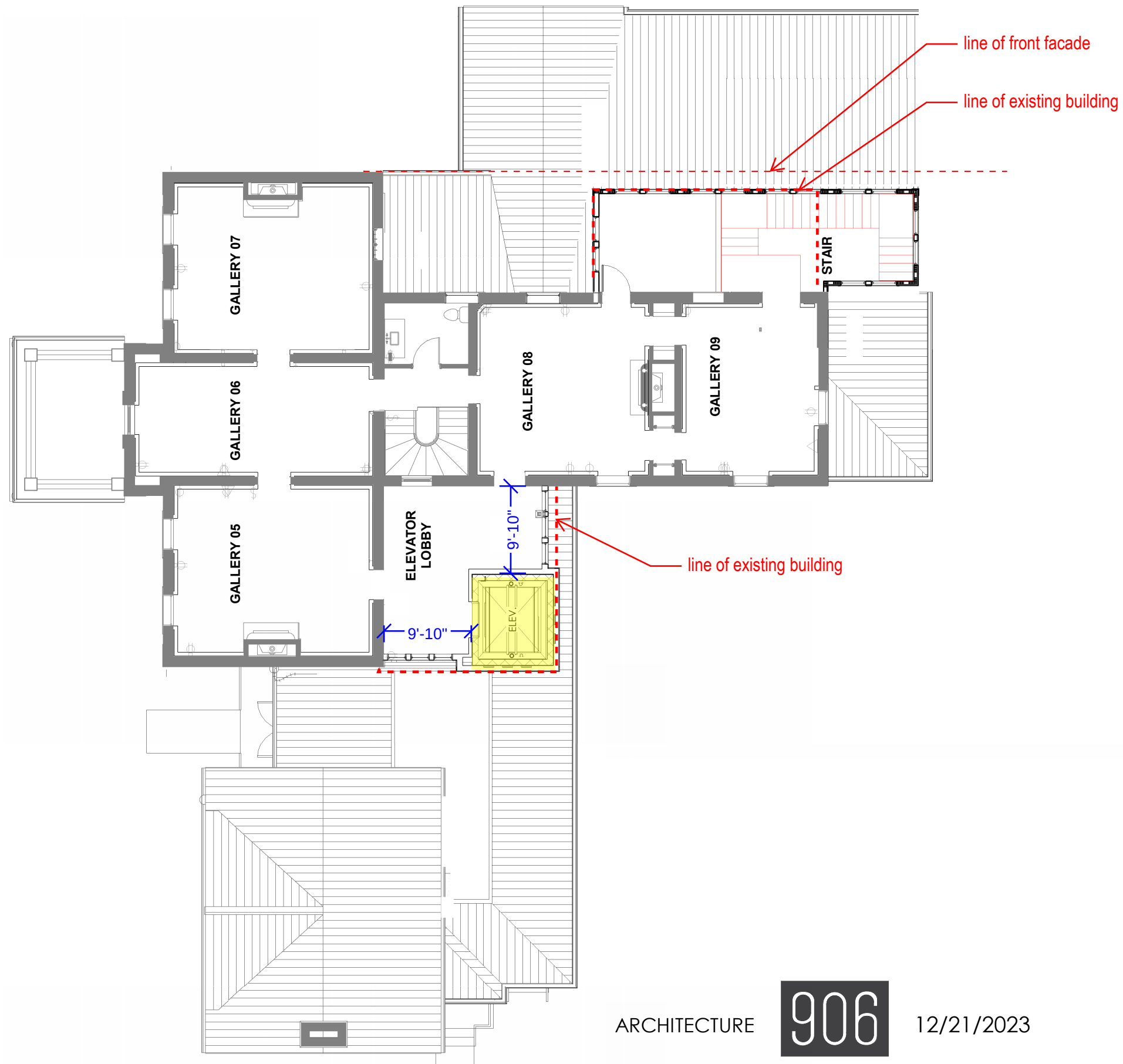
BUILDING USES

- **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.

■ 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.





SECOND FLOOR

WINSTEAD MANSION

423 South Margin St.
Franklin, TN 37064

ARCHITECTURE

906

12/21/2023



NORTH ELEVATION

WINSTEAD MANSION

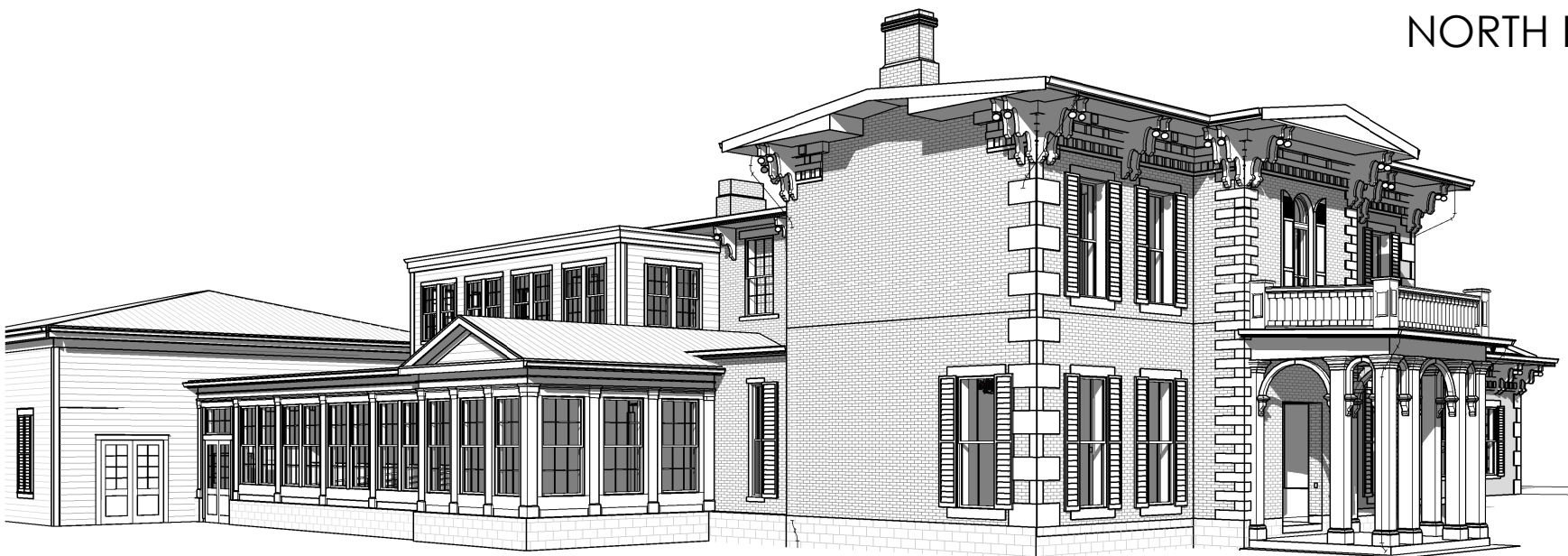
423 South Margin St.
Franklin, TN 37064



ENCLOSED SIDE PORCH



NORTH ELEVATION



ARCHITECTURE

906

12/21/2023

WEST
ELEVATION

WINSTEAD MANSION

423 South Margin St.
Franklin, TN 37064



WEST ELEVATION



ARCHITECTURE

906

12/21/2023

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





File #: 21-05897

DATE: December 27, 2023

TO: Historic Zoning Commission

FROM:

SUBJECT:

Mechanical Equipment Installation At 108 2nd Ave. S.; Grant Jenkins: City of Franklin, Applicant.

PURPOSE:

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:

COF Project Number:

Applicant:

Owner:

BACKGROUND:

RECOMMENDATION:

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



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

Address: 108 2nd Ave S. (Downtown Franklin Historic District)
Applicant: Grant Jenkins (City of Franklin)
Project #: 8342
Type of Work: Mechanical Equipment Installation
Reviewer: Emily Huffer

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

Approval Date: December 5, 2023
Expiration Date: December 5, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to install cameras and poles on top of the parking garage, to allow for more accurate counting of available parking spaces in the garage. There are two proposed poles that will be 25’ high. The Design Guidelines allow for administrative approval of the installation of mechanical equipment.

- **Location:** The Guidelines recommend placing modern features so that they are screened from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts. The location of the proposed mechanical equipment meets the Guidelines as it is located on the center of the roof of the building and they will not be seen from street view.
- **Height:** The proposed height of the two poles will be 25’ and will be 4” by 4” in size.
- **Material:** The proposed pole material is metal that is black powder coated.
- **Design:** The design of the poles are simple in design, which is intended to not detract from the building.

APPLICABLE GUIDELINES

2022 Franklin Historic District Design Guidelines:
Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

The mechanical equipment installation is **approved** with the following conditions:

- The pole must be a dark color.

- 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/>

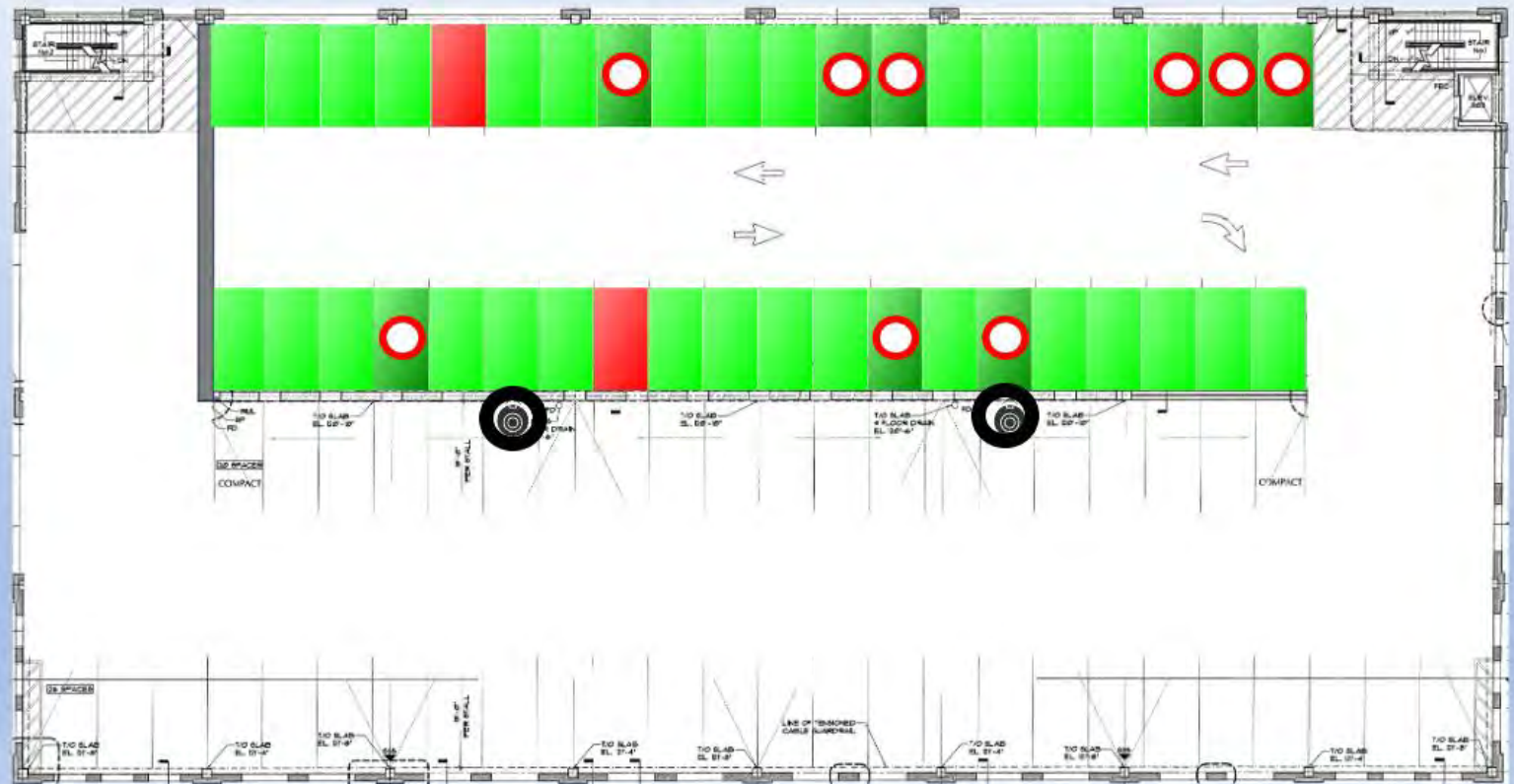
2nd Ave Parking Garage – Pole Installations

Page 2: Pole positions are circled in black

Page 3: Sample picture of what the pole install will look like



CITY OF FRANKLIN - 2ND. AVE. PARKING



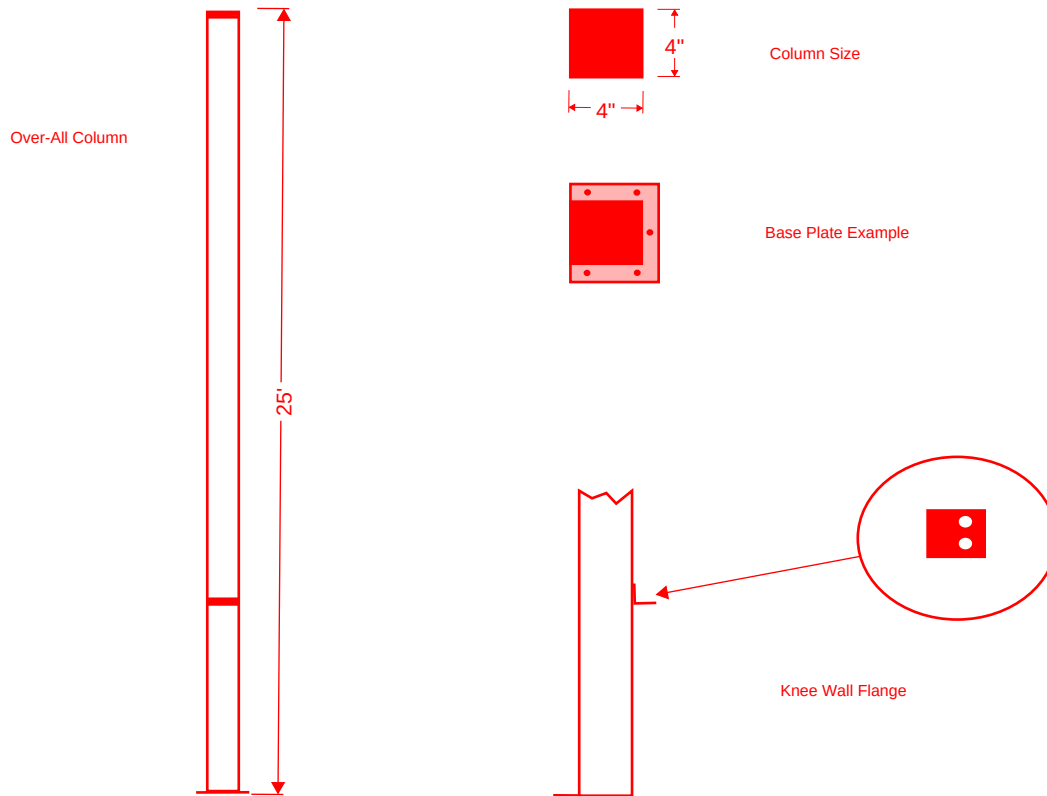
LEVEL 4

INDECT
performance counts

24 hours support: service@indectusa.com



Franklin, TN Camera Columns



25 Foot Over-All Height

Columns 7 Gauge Steel

Anchor Plates?

6 Columns Needed

Black Powder Coated

Columns Will Stand beside A Knee Wall
And Bolt To The Floor And Top Of Knee
Wall, Knee Wall Height Changes.

Removable Top Cover

Knee Wall Heights From Floor

1. 45 inches
2. 46 inches
3. 49 inches
4. 60 inches
5. 63 inches
6. 43 inches



Project Overview

#1166226

Project Title: 108 2nd Ave S

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Grant Jenkins
City of Franklin
109 3rd Ave S, 108
Franklin, TN 37064
P:615-550-6658
grant.jenkins@franklin.tn.gov

Property Owner

Property Owner

Grant Jenkins
City of Franklin
109 3rd Ave S, 108
Franklin, TN 37064
P:615-550-6658
grant.jenkins@franklin.tn.gov

Address or Parcel

Project Address or Parcel: 108 2ND AVE S (078C-F00300)

Calculated Acreage: Parcel

- 108 2ND AVE S: 4.2769347

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : HVAC Equipment or Screening

Height of Overall Sign:

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 108 2ND AVE S: DD

Central Franklin Overlay: Central Franklin Overlay

- 108 2ND AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 108 2ND AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type: Equipment Installation

Narrative

Project Description:

We are having to add new poles to each of the top floors in the parking garages in order to install additional cameras to our parking

counter system.

The poles will need to be 22 feet high with a 6-inch diameter.

Uploaded is a sample picture of what they will potentially look like, and we will be able to powder coat any color that is required.



File #: 21-05898

DATE: December 27, 2023

TO: Historic Zoning Commission

FROM:

SUBJECT:

Mechanical Equipment Installation At 115 4th Ave. S.; Grant Jenkins: City of Franklin, Applicant.

PURPOSE:

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:

COF Project Number:

Applicant:

Owner:

BACKGROUND:

RECOMMENDATION:

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



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

Address: 115 4th Ave. S. (Downtown Franklin Historic District)
Applicant: Grant Jenkins (City of Franklin)
Project #: 8343
Type of Work: Mechanical Equipment Installation
Reviewer: Emily Huffer

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

Approval Date: December 5, 2023
Expiration Date: December 5, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to install cameras and poles on top of the parking garage, to allow for more accurate counting of available parking spaces in the garage. There are four proposed poles that will be 25’ high. The Design Guidelines allow for administrative approval of the installation of mechanical equipment.

- **Location:** The Guidelines recommend placing modern features so that they are screened from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts. The location of the proposed mechanical equipment meets the Guidelines as it is located on the center of the roof of the building and they will not be seen from street view.
- **Height:** The proposed height of the four poles will be 25’ and will be 4” by 4” in size.
- **Material:** The proposed pole material is metal and will be black powder coated.
- **Design:** The design of the poles are simple in design, which is intended to not detract from the building.

APPLICABLE GUIDELINES

2022 Franklin Historic District Design Guidelines:
Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

The mechanical equipment installation is **approved** with the following conditions:

- The pole must be a dark color.

- 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/>

4th Ave Parking Garage – Pole Installations

Page 2: Pole positions are circled in black

Page 3: Sample picture of what the pole install will look like

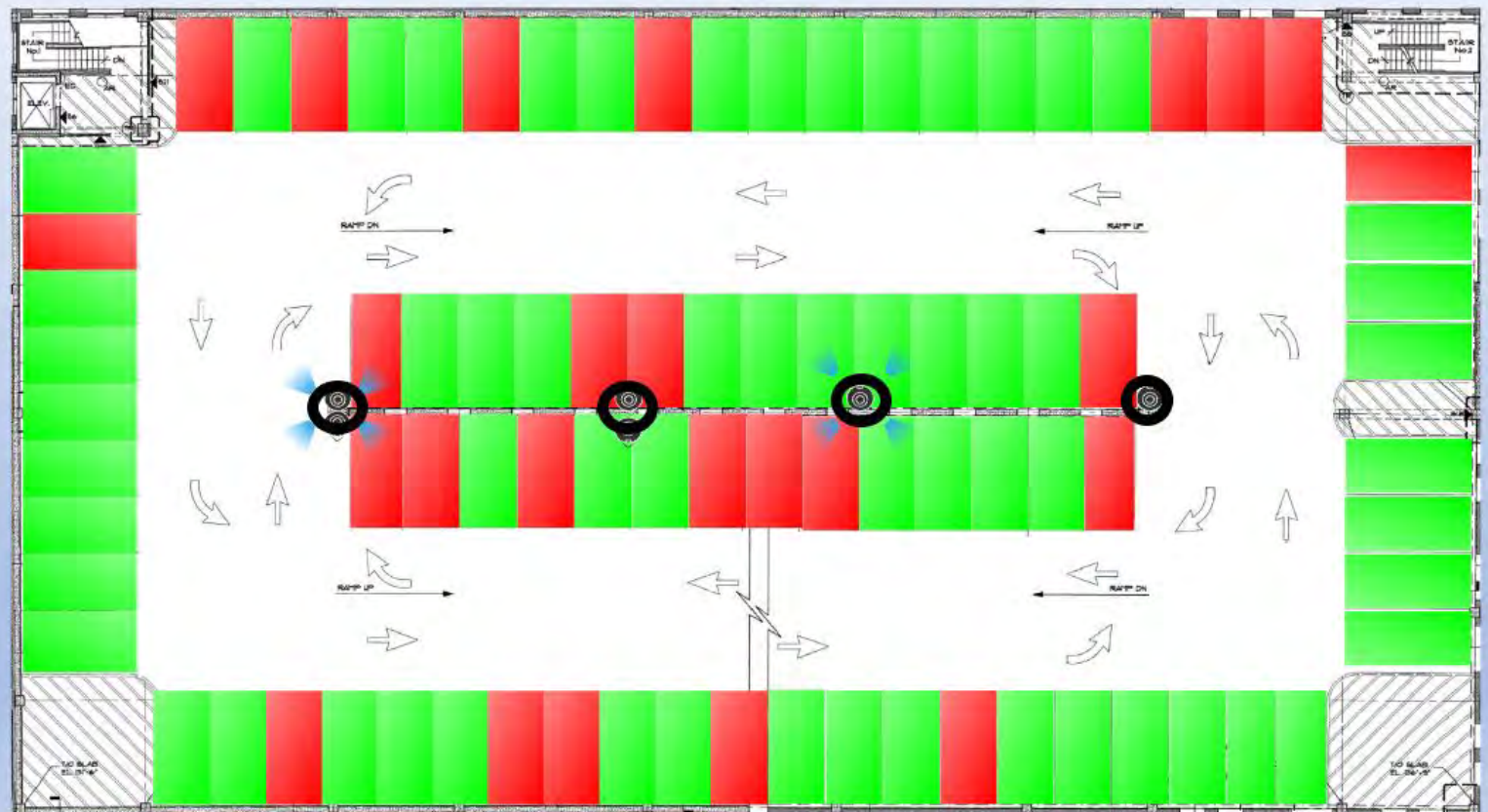


CITY OF FRANKLIN - 4TH. AVE. PARKING

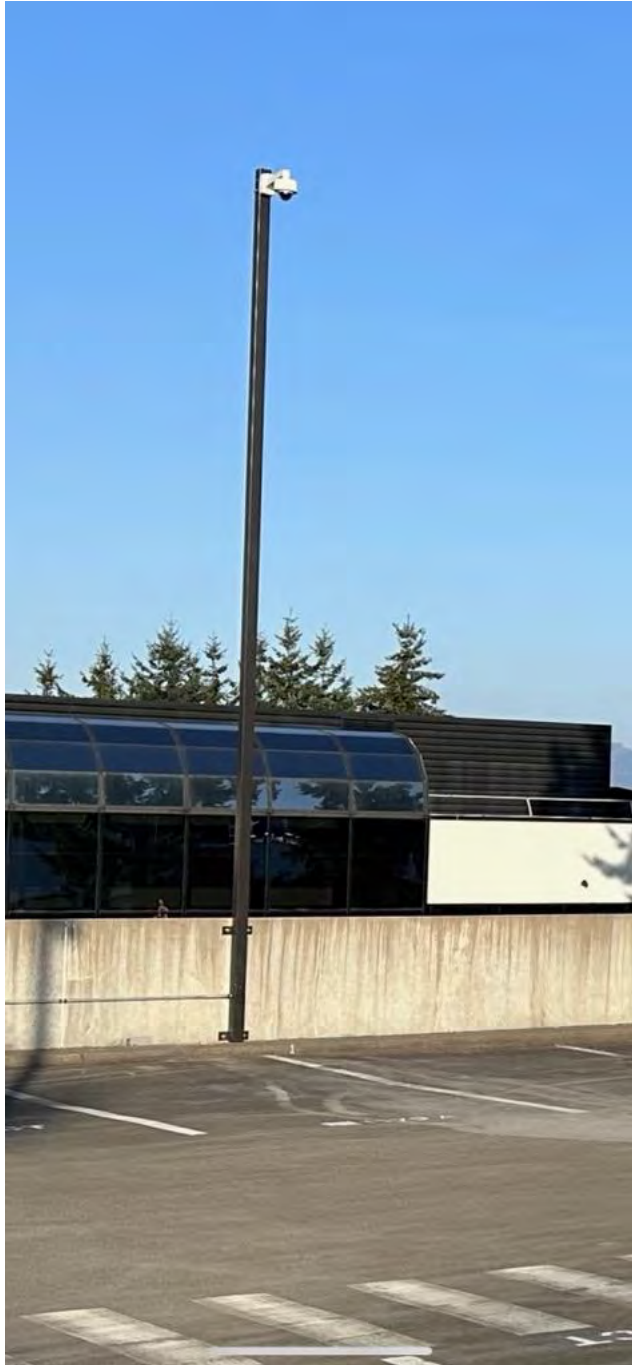


LEVEL 4

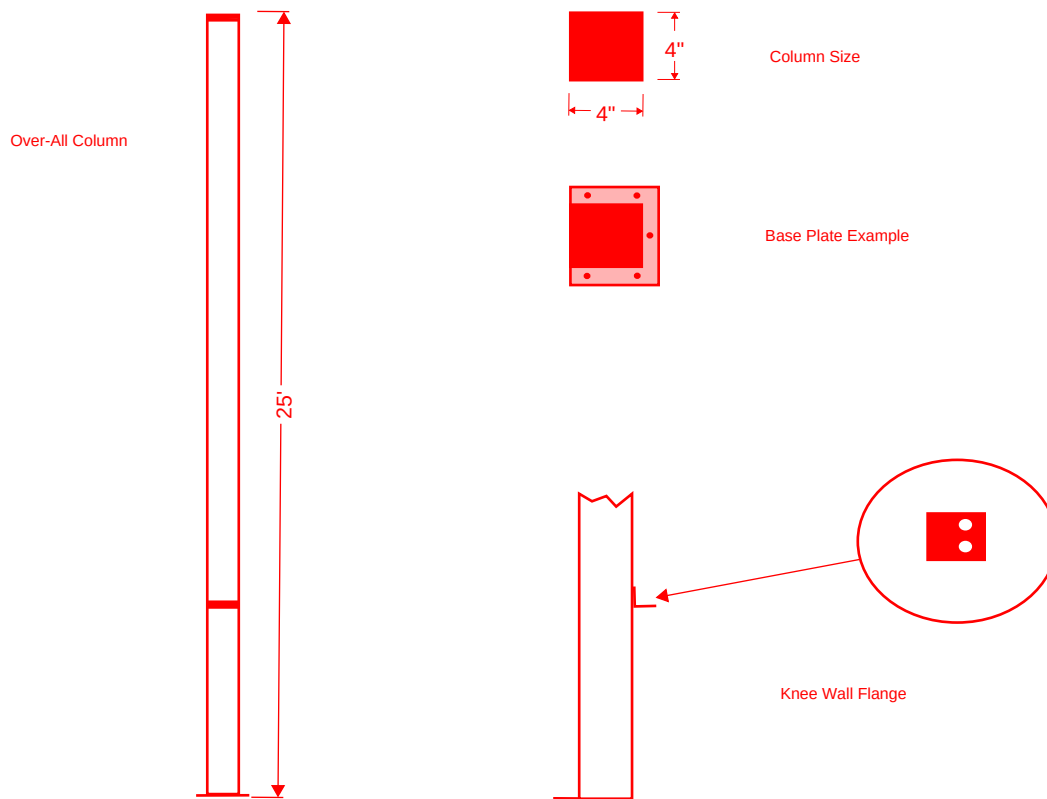
INDECT
performance counts



24 hours support: service@indectusa.com



Franklin, TN Camera Columns



25 Foot Over-All Height

Columns 7 Gauge Steel

Anchor Plates?

6 Columns Needed

Black Powder Coated

Columns Will Stand beside A Knee Wall
And Bolt To The Floor And Top Of Knee
Wall, Knee Wall Height Changes.

Removable Top Cover

Knee Wall Heights From Floor

1. 45 inches
2. 46 inches
3. 49 inches
4. 60 inches
5. 63 inches
6. 43 inches



Project Overview

#1166283

Project Title: 115 4th Ave S

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Grant Jenkins
City of Franklin
109 3rd Ave S, 108
Franklin, TN 37064
P:615-550-6658
grant.jenkins@franklin.tn.gov

Property Owner

Property Owner

Grant Jenkins
City of Franklin
109 3rd Ave S, 108
Franklin, TN 37064
P:615-550-6658
grant.jenkins@franklin.tn.gov

Address or Parcel

Project Address or Parcel: 115 4TH AVE S (078C-O01101)

Calculated Acreage: Parcel

- 115 4TH AVE S: 1.08113506

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : HVAC Equipment or Screening

Height of Overall Sign:

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 115 4TH AVE S: DD

Central Franklin Overlay: Central Franklin Overlay

- 115 4TH AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 115 4TH AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type: Equipment Installation

Narrative

Project Description:

We are having to add new poles to each of the top floors in the parking garages in order to install additional cameras to our parking

counter system.

The poles will need to be 22 feet high with a 6-inch diameter.

Uploaded is a sample picture of what they will potentially look like, and we will be able to powder coat any color that is required.



File #: 21-05899

DATE: December 27, 2023

TO: Historic Zoning Commission

FROM:

SUBJECT:

Rear Yard Fencing At 119 Splendor Ridge Dr.; Jeff Elliot, Applicant.

PURPOSE:

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:

COF Project Number:

Applicant:

Owner:

BACKGROUND:

RECOMMENDATION:

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



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 119 Splendor Ridge (Franklin Road Historic District)
Applicant: Jeff Elliott
Owner: Doug McKinsey
Project #: 8351
Type of Work: Rear Yard Fencing and Mechanical Equipment Screening

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

Approval Date: December 19, 2023
Expiration Date: December 19, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for rear yard fencing and mechanical equipment screening in the backyard.

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 installed more than 20 feet from the front façade and is installed along the property lines. The proposed mechanical screening fence is appropriately positioned in the rear yard.
- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7’ in height. The height of the proposed perimeter fence is appropriate at 5’. The proposed mechanical screening fence is appropriate at 42”.
- **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 aluminum fencing is appropriate. The proposed cedar plank wood for the mechanical screening fence is appropriate.
- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is a 5’ aluminum fence. The proposed design

of the aluminum fence is appropriate. The proposed design for the mechanical screen fencing is appropriate based on the site and setting.

APPLICABLE GUIDELINES

Chapter 7 – Fences, Gates, and Walls

Chapter 9 – Mechanical & Communication Equipment

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.

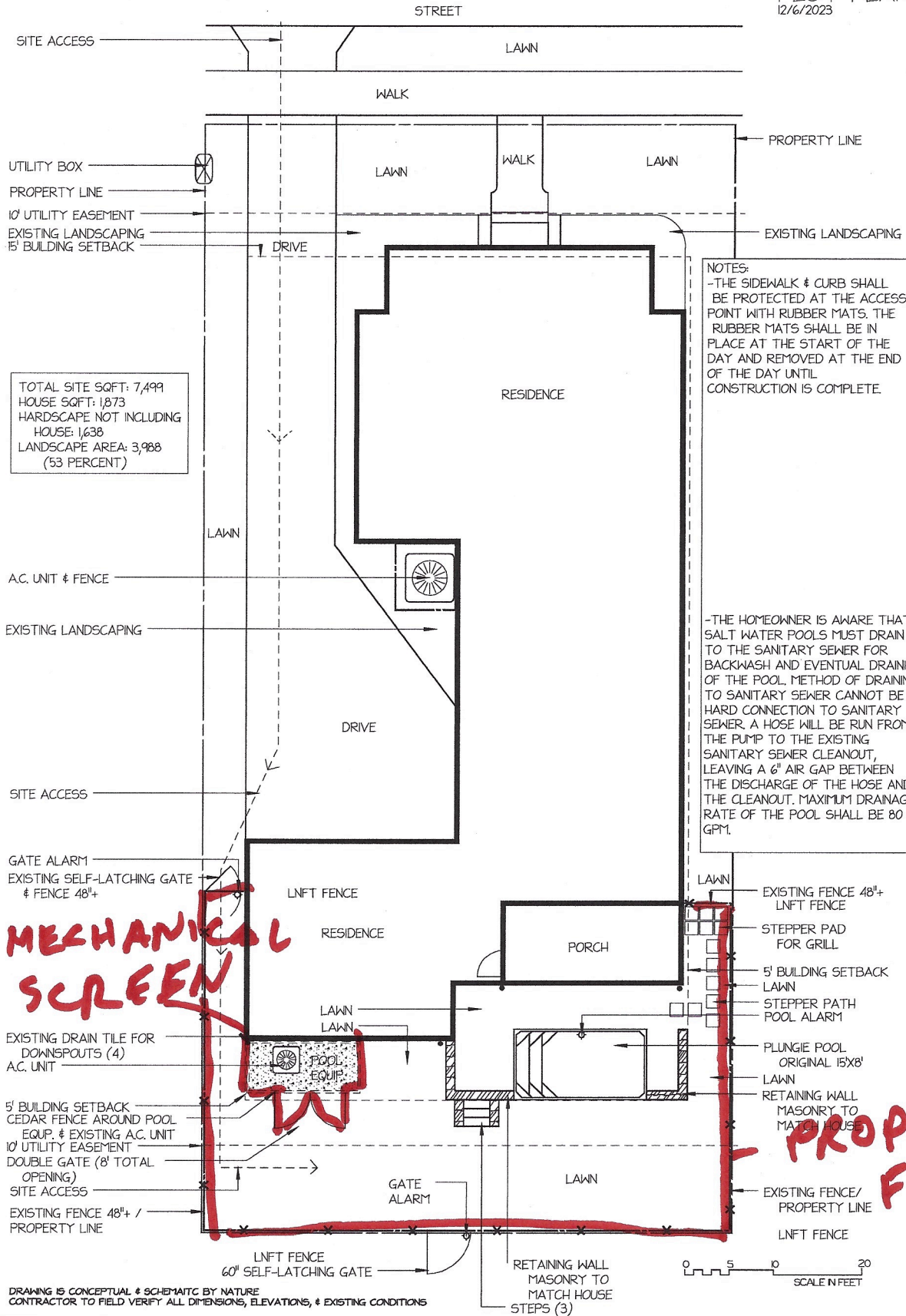
Emily Huffer | Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795

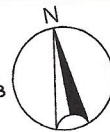
<http://www.franklintn.gov/>



MACKENZIE RESIDENCE

119 SPENDOR RIDGE DRIVE, FRANKLIN, TN 37064
DESIGN BY: SCOTT TOMLIN & SHEILA SCHRADER

SCALE: 1" = 10' - 0"
SHEET SIZE: 11"X17"
DATE: MARCH 2023











Splendor Ridge Dr

119

CEDAR
"MECHANICAL
SCREEN
FENCE"

125

131

ALUMINUM
PROPERTY
FENCE

L

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Diane L. Mackenzie and Douglas J. Mackenzie
(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:

Splendor Ridge PB75 PG145 LOT0004 Parcel 001.00
(Property Parcel/Tax ID Number)

and located at:

119 Splendor Ridge Dr. Franklin, TN 37064
(Street Address)

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

Jeff Elliott, Wil Watry
(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.

Diane Mackenzie
Signature

Douglas J. Mackenzie

119 Splendor Ridge Dr.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip



Subscribed and sworn to before me this

6 day of December, 2023.

Jennifer Narciso
Notary Public

My Commission Expires: 5/16/2026



Project Overview

#1192029

Project Title: 119 SPLENDOR RIDGE

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Jeff Elliott
Hardscape Contractors
1321 Murfreesboro Pike, 825B
Nashville, TN 37217
P:615-684-2373
Jeff@hardscapetennessee.com

Property Owner

Property Owner

Doug McKinsey

119 Splendor Ridge Dr
Franklin , TN 37064
P:8057292302
dianelmackenzie@gmail.com

Address or Parcel

Project Address or Parcel: 119 SPLENDOR RIDGE DR
(063N-F00100)

Calculated Acreage: Parcel

- 119 SPLENDOR RIDGE DR: 0.17227782

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Rear Yard Fencing

Height of Overall Sign:

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 119 SPLENDOR RIDGE DR: R-1 Resid*

Central Franklin Overlay: Central Franklin Overlay

- 119 SPLENDOR RIDGE DR: Central Franklin Overlay
District

**Historic Preservation Overlay: Historic Preservation
Overlay**

- 119 SPLENDOR RIDGE DR: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

We are seeking COA approval for a backyard fence that was constructed when the house was built to comply with the permit application for the installation of a pool. It is identical to others in the neighborhood.

Material: Aluminum

Color: Black

Height: 60" at posts, 59" at top bar

Length: 2 sides, 38.6 LF each; rear, 60 LF (includes a 5 LF gate: right side connecting house to property line fence, 6LF; left side gate connecting house to property line fence, 5 LF. Total: 148 LF

Location: backyard

We are also building a wooden "mechanical screen" fence to hide A/C and pool equipment.

Material: Cedar plank

Color: Natural

Height: 42"

Length: 2 sides, 5 LF; front, 10 LF including two 4 LF access doors/gate. Total 20 LF.

Location: Backyard