City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, February 12, 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@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

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

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov 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

ANNOUNCEMENTS

APPLICATIONS

2. Consideration of Site Alterations At 331 Franklin Rd. (Harlinsdale Farm); David Hodnett, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

3. Consideration Of Site Alterations At 117 3rd Ave. N.; Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

4. Consideration of Alterations (Windows and Doors) At 221 Lewisburg Ave.; Madeleine Wyatt, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration Of Alterations (Dormer) At 203 2nd Ave. S.; Amanda McCreary, Applicant.

Sponsors: Elizabeth Bulay, Emily Huffer, Kelly Dannenfelser

6. Consideration of Alterations At 230 Franklin Rd. (The Factory, Bldg. 7); Luke Dougal, Applicant.

Sponsors: Elizabeth Bulay, Emily Huffer, Kelly Dannenfelser

7. Discussion Of Relocation And An Addition (Accessory Structure) At 425 Boyd Mill Ave.; Stephanie Bach, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

8. Consideration Of New Construction At 1845 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 7); Matt Smith, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

9. Consideration of Signage (Monument) At 1205 Columbia Ave.; Laurie McPeak, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

10. Consideration of Alterations at 417 Boyd Mill Ave.; David Judy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

11. Outdoor Café Barrier At 414 Main St.; Natasha Hendrix, Applicant.

Sponsors:

ADJOURN

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

City of Franklin

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

Meeting Minutes

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@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

Vice Chair Mary Pearce called the meeting to order at 05:00 PM.

Board Members Present: Bob Barrett, Josh Denton, Brian Laster, Tyler LeMarinel, Mary Pearce, and Kathy Worthington

Board Members Absent: Lisa Marwuardt, Michael Orr, and Susan Besser

Staff Members Present: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay, Jared Carter, and Blake Harper

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 Denton asked for citizen comments. There were none.

Chair Denton welcomed new Commissioner Bob Barrett to the commission and thanked him for his willingness to serve.

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.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**

   Sponsors:

A motion was made by Commissioner Laster, seconded by Commissioner LeMarinel, to Approve the Minutes from the December 11, 2023, meeting. The motion carried 6-0.

OFFICERS

2. Consideration Of 2024 Commission Chair & Vice Chair.

Sponsors:

Mr. Harper explained that any Commissioner may nominate another Commissioner for Chair or Vice Chair of the HZC. Once the nominations are completed and closed, voting will take place nominee by nominee, resulting in the election of a Chair and then a Vice Chair. Mr. Harper read through a description of the duties and requirements of the Chair (section 4.1.3 of the HZC Bylaws).

Chair Nominations:

Commissioner Laster nominated Commissioner Josh Denton for Chair of the 2024 HZC.
There being no further nominations for Chair, Vice Chair Pearce closed the nominations.
The motion carried 6-0.
Commissioner Josh Denton was elected unanimously as the Chair of the 2024 HZC.

Vice Chair Nominations:

Chair Denton nominated Mary Pearce to continue as Vice Chair.
There being no further nominations for Vice Chair, Vice Chair Pearce closed the nominations.
The motion carried 6-0.
Vice Chair Pearce was elected unanimously to continue as Vice Chair of the 2024 HZC.

Vice Chair Pearce disclosed that she spoke to Chair Denton prior to the meeting to ask if he would be willing to serve as Chair of the HZC.

ANNOUNCEMENTS

Vice Chair Pearce announced that the next Design Review Committee Meeting will take place on Tuesday, January 16, 2024, at 4 pm.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Chair Denton stated that the Item 3 had been withdrawn by the Applicant.

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

Project Leader: Elizabeth Bulay. Ms. Bulay stated that 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 screening will be box-corrugated galvanized sheet metal that is oriented vertically, which is seen on adjacent buildings. 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.

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.

Applicant Speaker: Jeff Langham, representing Two Hands Hospitality. Mr. Langham explained that the mechanical equipment is needed to accommodate the commercial kitchen of the restaurant. Holladay Properties, owners of the Factory, recommended the use of screening like the existing buildings on the Factory campus.

There being no public comments, Chair Denton asked the Commissioners for a motion.

MOTION
Commissioner Pearce motioned to approve alterations (mechanical equipment installation and screening) at 230 Franklin Road, building 13,with staff conditions, seconded by Commissioner Laster.

Commissioner Worthington asked the applicant, considering staff recommendations, how far back could the screening be moved and the how would this change the height of the screen.

Mr. Langham explained that due to the bracing required for the screen, it could be moved back 6 feet. The height of the screen would increase from 5’ 10” to 6’7”.

Commissioner LeMarinel stated that he didn’t have a strong opinion either way but noted that the screening on the lower part of building 13 is closer to the edge of the building. Also, a precedent has been previously set on other building on the Factory campus. As the motion reads with staff conditions, the screening would need to be moved back and increased in height.

Commissioner Pearce stated that she agrees with Commissioner LeMarinel about not having a preference one way or the other regarding the screening being setback 6 feet or along the edge of the roof.

Commissioner Laster asked for more clarification on screening precedent.

Mr. Langham explained that the lower portion of building 13 screens quite a bit more equipment and sits on the edge of the roof providing more consistency throughout the Factory buildings. Also, the property owners expressed their preference of a lower screen creating a reduced scale of the building.

Commissioner Worthington stated that she would be concerned with the scale of the building if the height of the screening is increased.

Commissioner LeMarinel noted that the further back the screening moves from the edge of the building the taller the screening creating a much taller silhouette or profile of the building.

Commissioner Pearce stated that she would be willing to amend her motion based on the previous conversation about screening height for the setback of 6 feet.

Chair Denton clarified that amendment would not include the setback condition by staff.

AMENDMENT TO MOTION
Commissioner Pearce amended the motion to approve as proposed without the staff setback condition, seconded by Commissioner Barrett.

Commissioner Laster stated that screening along the edge of the roof has an appearance of a parapet and part of the building. The six-foot setback creates a much taller screen, that looks like something is attempting to be screened.

Commissioner Laster, Pearce, and LeMarinel all agreed that the screening along the edge of the roof provides consistency throughout the Factory buildings and allows use of a shorter screen.

Commissioner Worthington asked staff why a setback distance of six feet was recommended.

Mr. Langham explained that the mechanical equipment is centered on the roof for structural reasons. Based on staff setback recommendations, it was determined that 6 feet was as far back as the screen could be placed to maintain bracing clearances needed to support the screen.

Ms. Huffer explained that staff thought that placing the screen back 6 feet would better blend with the existing buildings creating non-continuous roof lines.

AMENDMENT VOTE
The motion to amend the vote carried 6-0.

MOTION AS AMENDED
The motion to approve as amended cared 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 had 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 with 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 to avoid enclosing, reducing, expanding, concealing, or otherwise obscuring historic windows and transoms. Also, to preserve and maintain historic windows and historic window openings. Staff recommends denial of the patio door replacement based 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.

Applicant: Josh Hughes. Mr. Hughes stated that he was hopeful for approval of the patio door replacement given the existing door openings that have been granted approval and replaced with similar mechanisms to what is proposed.

There being no public comments, Chair Denton asked the Commissioners for a motion.

MOTION
Commissioner Laster motioned to deny alterations (patio door replacement) at 203 Franklin Road, building 11, seconded by Commissioner Worthington.

Commissioner Laster noted that there appears to be existing door reinforcement system on the inside of the door, according to the photo. There is a history of damage to the historic windows at the Factory when attempts have been made to enlarge openings or replace existing doors. The current patio door could be used or replaced with a door matches the metal or steel of the existing Factory windows.

Mr. Hughes comments (inaudible).

Commissioner Pearce noted that in the previous submittal the divided lights were lined up but in the current submission it appears that they do not line up.

Commissioner LeMarinel stated that he agrees with what has been said about the patio door replacement. There must be a way or mechanism to provide support to the upper windows that would allow for a patio door replacement. The HZC has been amenable to the previous request for door replacement at the Factory that have resulted in loss of historic windows. The Commission has become more guarded about granting requests for window and door alterations because of the loss of these historic windows.

There being no further discussion, Chair Denton asked the Commissioners to vote on the motion to deny (patio door replacement) at 203 Franklin Road, building 11. The motion carried 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The application includes the proposal to utilize wood lap siding with a 5” reveal on the accessory structure. 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. Staff recommends approval with conditions.

Applicant: Patrick Ogle. Mr. Ogle stated that the proposal is to align the exterior lap siding with the principal building.

There being no public comments, Chair Denton asked the Commissioners for a motion.

MOTION
Commissioner LeMarinel motioned to approve alterations (accessory structure) at 1009 Fair Street with staff conditions, seconded by Commissioner Barrett.

Commissioner Laster asked what prompted the change from cedar shake to wood lap siding. The previous architect provided photos of the shake siding from the property.

Mr. Ogle stated that shake siding was only present on one interior wall.

There being no further discussion, Chair Denton asked the Commissioners to vote. The motion carried 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Chair Denton stated that the Item 7 had been withdrawn by the Applicant.

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

Project Leader: Emily Huffer. The proposal includes the construction of a two-story cross-gabled residence with Queen Anne and Classical Revival architectural-styled features. The proposed first floor ceiling height is proposed to be 11 feet, which should be lowered to meet the Design Guidelines, which recommends a height of 8–10 feet. The windows on the left elevation should have the same light patterns and consistency as the rest of the home. Staff recommends approval of the

application with conditions.

Applicant: Mike Hathaway. Mr. Hathaway stated that he agrees with all staff conditions other than the 11-foot ceiling height. The team feels that the 11 feet ceiling height is appropriate in comparison to Magnolia Hall.

There being no public comments, Chair Denton asked the Commissioners for a motion.

MOTION
Commissioner LeMarinel motioned to approve new construction at 1849 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 9) with staff conditions, seconded by Commissioner Laster.

Commissioner Pearce asked Mr. Hathaway to speak about the height and grade comparison of 1849 William Campbell Ct. with Magnolia Hall.

Mr. Hathaway stated that the proposed height of 1849 William Campbell Court is a foot lower than the height of Magnolia Hall along with a foot lower in grade making the two homes compatible with each other. If the height is reduced, the transom would need to be removed creating disproportionate elements on the front elevation.

Commissioner LeMarinel stated that proportions lean heavily on the height considering the pitch of the roof and the front facing gable. The wrap around porch masks the additional height making the additional (1 foot) height not as noticeable. Because of those reasons and the previous accommodations made by the applicant, in other areas of the proposal and throughout the subdivision, the 11-foot height can be supported.

AMENDMENT TO MOTION
Commissioner LeMarinel amended the motion to remove staff condition #1 (height reduction) for new construction at 1849 William Campbell Ct., seconded by Commissioner Laster.
The motion to amend carried 6-0.

MOTION AS AMENDED
The motion as amended carried 6-0.

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

Project Leader: Emily Huffer. The proposal includes the construction of a two-story cross-gabled residence with Tudor architectural-styled features. The utilization of siding in the gable is not typical of 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. Staff recommends approval of the application with conditions.

Applicant Mike Hathaway. Mr. Hathaway stated that he did not have any objections to staff conditions and would be happy to work with staff to accommodate requests.

There being no public comments, Chair Denton asked the Commissioners for a motion.

MOTION
Commissioner Laster motion to approve new construction at 1851 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 10) with staff conditions, seconded by Commissioner LeMarinel.

AMENDMENT TO MOTION
Commissioner Pearce amended the motion to include administrative approval of the brick color by staff, seconded by Commissioner Barrett.
The motion to amend carried 6-0.

MOTION AS AMENDED
The motion as amended carried 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Project Leader: Emily Huffer. 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. This portion of the application was previously issued a COA for the demolition in August 2021.

Alterations

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 involves 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 clarification that the material that was utilized for the accessory structure should be provided, and the same material should be utilized on the principal building. Dormers, side, and rear facades with lap siding to match the exposure of the previously approved accessory structure.
4. The alteration includes replacing the windows at the two existing dormers with new windows to meet egress requirements for upper-level bedrooms. The window specifications were not provided within the application. The Guidelines recommend designing 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. 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.

Additions
The proposal includes two additions to the principal building.

1. 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 not cover the historic corner of the building, per the DRC recommendation. As proposed, this addition meets the intent of the Guidelines.
2. 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. s proposed, the addition meets the intent of the Guidelines.

Recommendation
Staff recommends denial of the new window on the left facade and denial of the replacement of the front steps. Staff recommends approval of this application excluding the items listed above with conditions.

Applicant: Mr. Coffey stated that he would like to remove the request for an additional window on the left elevation. Mr. Coffey said that the only condition he has an issue with is the replacement of the front concrete porch. The porch is not original and appears to have been constructed in the 1970's to 1980's. The request is to install a concrete slab over the existing concrete porch in the same configuration.

There being no public comments, Chair Denton stated that it would be best to break the application into sections beginning with the demolition portion.

MOTION #1 (DEMOLITION)
Commissioner Worthington motioned to approve the partial demolition of the noncontributing portion located at the rear and left side of the principal structure located at 111 Winslow Road, seconded by Commissioner LeMarinel.

Commissioner Pearce stated that the wing wall contributes to the story book character of the house and asked about the reasoning behind the request to remove the wall.

Mr. Coffey stated that the wing wall worked in conjunction with the concrete steps leading to the door. The function of the door is changing and is no longer needed. Mr. Coffey also noted that the wing wall appears to be added later and is a separate structure as the stone is beginning to separate from the house. There is also a wing wall on the front left of the house.

Chair Denton noted, and asked for confirmation from staff about the reason for absence of an engineering report is due to the age of the structure is not older than 50 years.

Ms. Huffer confirmed that Chair Denton was correct. Referencing the applicant photos, Ms. Huffer pointed out the demolition area includes the screened in portion.

Chair Denton pointed out that, for clarification, the wing wall isn't part of motion #1.

There being no further discussion, Chair Denton asked the Commissioners to vote on the motion for partial demolition. The motion carried 6-0.

MOTION #2 (ALTERATIONS)
Commissioner LeMarinel motioned to approve alterations as proposed, excluding the left window addition and the fin wall removal for the property located at 111 Winslow Road, seconded by Commissioner Pearce.

Commissioner Laster asked for more details regarding the wing wall and/or fin wall.

Mr. Coffey confirmed that wing wall and fin wall are interchangeable terms that there are two wing walls on the principal structure. One of the wing walls was built to tie into a wing wall on the previously removed carriage house and has lost its architectural significance.

Commissioner Laster stated that he sees the wing wall as part of the original architectural character.

Ms. Huffer requested an amendment to the motion to maintain the front left wing wall, not included in the submitted architectural drawings.

Chair Denton stated that a motion or an amendment to the motion stating both wing walls would be maintained.

AMENDMENT TO MOTION #2
Commissioner Laster amended the motion to maintain and preserve wing walls on the right and left elevations, seconded by Commissioner LeMarinel. The motion to amend carried 6-0.

There being no further discussion on the original motion, Chair Denton asked the Commissioner to vote.

MOTION #2 AS AMENDED
The motion as amended carried 6-0.

MOTION #3 (ADDITIONS)
Commissioner Worthington motioned to approve additions (Principal) at 111 Winslow Road with staff conditions, seconded by Commissioner LeMarinel.

There being no discussion, Chair Denton asked the Commissioner to vote. The motion carried 6-0.

MOTION TO RECONSIDER
Commissioner Pearce motioned to reconsider alterations of the front porch, removal of aggregate porch stoop and stair, replacement with in kind material and return to staff for final approval, seconded by Commissioner LeMarinel.

Commissioner Worthington asked staff why approval was not recommended.

Ms. Huffer stated that the design guidelines recommend preserving and maintaining original concrete stairs and if replaced with preformed concrete, it should not be visible from the street. The material is aggregate, and the exact age is unknown.

Mr. Coffey stated that he would be glad to present the finish of the replacement concrete to staff for approval. The porch would not meet current code requirements as it exists now.

Commissioner Pearce stated that the material of the porch is unique to this area of Franklin and appears to have deteriorated over the years.

There being no further discussion, Chair Denton asked for the Commissioners to vote on the motion to reconsider. The motion carried 6-0.

Ms. Huffer confirmed that the applicant would need to return to staff for final approval.

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

Sponsors: Emily Wright, Emily Huffer

Chair Denton and Kelly Dannenfelser stepped away for this item presentation and vote. Vice Chair Pearce managed the presentation of the item and vote.

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

Elevator
The application includes the proposal to install an elevator and enclose it. The application 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 mimic the rear stair addition more closely. The Guidelines recommend designing roof shapes, pitch, and level of complexity to be like but subordinate to historic building. By 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. As proposed, the rear stair addition meets the Guidelines and is appropriate.
Staff recommends approval of the application with conditions.

Applicant: Brandon Priddy. Mr. Priddy thanked everyone for their input during the Design Review Committee meeting and stated that he would be glad to answer any questions.

There being no citizen comments on the item, Vice Chair Pearce asked for a motion from the Commission.

MOTION
Commissioner Laster motioned to approve alterations for the property located at 423 S. Margin St. (Franklin Grove),

(Winstead House) with staff conditions, seconded by Commissioner LeMarinel.

Vice Chair Pearce and Commissioner LeMarinel thanked Mr. Priddy for his hard work and responsiveness to suggestions from the Design Review Committee meeting.

Commissioner Laster made one clarification on page 6 that the second story does not encroach upon the corbels but it could be the drawing itself.

Mr. Priddy stated that the second story does not encroach on the corbels.

There being no further discussion, Vice Chair Pearce asked the Commissioners to vote. The motion carried 5-0 (Commisioner Denton absent from the vote).

OTHER BUSINESS

Vice Chair Pearce asked if there was any further business. There was none.

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.**
Sponsors:

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

14. **Rear Yard Fencing At 119 Splendor Ridge Dr.; Jeff Elliot, Applicant.**
Sponsors:

ADJOURN

Commissioner Laster motioned to adjourn the January HZC meeting, seconded by Commissioner LeMarinel. The motion carried 5-0 (Chair Denton absent from the vote).

There being no further business, the meeting adjourned at 06:19 PM.

_____ _____

Chair Date

File #: 21-05987

DATE: January 30, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of Site Alterations At 331 Franklin Rd. (Harlinsdale Farm); David Hodnett, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a site alteration at 331 Franklin Road, the Park at Harlinsdale Farm.

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

PROJECT INFORMATION:
COF Project Number: 8224
Applicant: David Hodnett
Owner: City of Franklin

BACKGROUND:
This application previously appeared before the Historic Zoning Commission in November 2023 and was approved. In January 2024, this application returned to the Design Review Committee for feedback on an alteration to the plans. The site alterations entail a stamped concrete walkway along a proposed multi-use path. The 400' long stamped concrete walkway features an already approved stamp of a train track pattern that pays homage to the Historic Interurban rail line that went through Harlinsdale Farm. This application proposes a solid, monotone stamp and background to all be featured in the color Yosemite sand. The previously approved plans featured a blue-gray background with a stamp featuring colored elements.

The Guidelines recommend the following:
• Use sidewalk materials that were historically typical, such as concrete, brick, and stone.
• Design new sidewalks and walkways to follow historic patterns of alignment, configuration, width, and materials.
• Generally, site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

The proposed alteration to the approved plan meets the Guidelines and is respectful to the context of the buildings, their setting, and the surrounding district.

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.

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

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

N

105

PROPOSED 16' MULTI-USE PATH (REINFORCED CONCRETE)

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

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

O FLAG
BLUE PINFLAG

COFIU S 78° 23' 50" E

CP-102
PK GPS STATION

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

FOR PROFILE OF COFIU
SEE SHEET 7

35

WOOD

DO NOT ENTER

BM-103
1/2 W/CAP GPS STATION

TOP-625.09
INV. 616.90+/-

11 EW

09 EW

08 MH

10 EW

PROPOSED 16' MULTI-USE PATH (REINFORCED CONCRETE)

Approx 400' concrete stamping
6' stamp width

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

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

STAMPED CONCRETE DESIGN
(SEE SHEET 2G3 FOR DETAILS)

COFHP STA. 38+83.73 =
COFIU STA. 101+10.00
N 585205.5991
E 1712508.1015

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

TIE TO EXISTING
PARK PATH/DRIVE

02 EW

PROPOSED 12' MULTI-USE PATH (STANDARD CONCRETE)

01 EW

COFHP S 21° 42' 49" E

S 51° 43' 26" E

NO SWIMMING
R=55'

07 EW

CONC BLOCK
INV-622.17
36IN RCP

06 MH

05 EX

04 MH

INV-624.42
36IN RCP

03 EX

RAIN GARDEN

HORSE TIE POST

GATE

GATE

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

PVC STUBOUT

100

N 34° 18' 10" E

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

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

SEALED BY

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

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

HISTORIC FRANKLIN TENNESSEE

CITY OF FRANKLIN
ENGINEERING DEPARTMENT

PROPOSED LAYOUT

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

10/18/2023 11:42:00 AM
Y:\Nashville\160200005\16020001.00\Eng_Docs\Roadway\006A_Proposed Sheet_03 ConstAdj.shl

File #: 21-05895

DATE: January 4, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Site Alterations At 117 3rd Ave. N.; Brandon Priddy, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning site alterations at 117 3rd Ave. N.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 5: Accessory Structures
Chapter 6: Site & Setting

PROJECT INFORMATION:
COF Project Number: 8369
Applicant: Brandon Priddy
Owner: Miguel Saavedra

BACKGROUND:
This application previously attended the December 2023 and January 2024 Design Review Committee meetings.

This application includes the proposal for a series of alterations at 117 3rd Avenue North. The National Register listing describes the structure as an early-20th century garage that has been extensively altered as a shop. The façade has been retro-fitted with ca. 1980 single-light fixed vertical windows and paneled doors. Across the façade is a decorative wood pergola feature. The exterior has vinyl siding. It lists the accessory structure and the principal building as contributing.

Pergola
A portion of this application includes a new pergola to be constructed. There is an existing pergola on the site and while the new pergola will be larger in size, it will be located on the interior of the property and will not be highly visible from streetview. The Guidelines recommend that site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts. As proposed, the new pergola meets the intent of the Guidelines.

Accessory Structure
The application indicates the proposal to replace the non-historic roof and replace areas of the cement board siding. These changes are supported, as these materials are non-historic to the structure. New french doors are proposed to replace the triple panel of doors. This change is also supported, as the doors are non-historic.

Cooler Screening
Based on feedback from the DRC meetings, the screening beside the structure has been set back 12" and the screening utilizes 8 ft. vertical fence boards to screen the equipment.

New Fence
The application includes the proposal to replace the existing fence with a new 6' vertical board fence. The height, material, and location are all appropriate within the Guidelines.

New Concrete
A portion of the application includes the proposal to pour a new concrete patio under the proposed pergola. This alteration will not be seen from streetview and is appropriate within the Guidelines.

Artificial Turf
The application proposes to utilize artificial turf in the rear yard. While the use of this turf is not typical to the historic districts, it will be located behind the fence and will not be visible from streetview. The Guidelines recommend that site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

RECOMMENDATION:
Staff recommends approval of this application 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. Be advised that Parking must be provided for the new use. The Downtown District provides exemptions for additional parking when the use was legally established prior to the effective date of the ordinance. Staff has no record that any commercial use was previously legally established in this structure.
2. If the fence is 8' in height, engineered plans and a building permit will be required through the BNS Department.
3. This lot falls within the Central Franklin area which has been designated as a critical area for drainage concerns. In order to offset the increased stormwater runoff generated from infill development and redevelopment in this area of the City, new construction is required to incorporate on-site stormwater quantity control measures. For infill development which does not trigger a site plan or grading permit requirement, available options for typical small-scale detention measures given within the Single Family Stormwater Manual (including modified french drains, dry wells, cisterns, rain gardens, and pervious pavement) may be utilized, provided that stormwater runoff to adjacent properties does not increase. The location and sizing of stormwater control measures will be shown on the plot plan to be included with the building permit submittal.

906

Eden Beer Garden Design Modifications Narrative

for the

Franklin Historic Zoning Commission

Prepared by Brandon Priddy, 906 Studio: December 11, 2023

906 Studio Architects was engaged by Mike Saavedra to assist in the design of the Eden Beer Garden, a renovation and addition to the accessory structure at 117 Third Ave. North Franklin, TN 37064. The accessory structure we are proposing alterations and additions to has been significantly modified over the years with few if any original exterior elements remaining. For reference, here is an excerpt from the National Register listing:

> *"Behind the dwelling is an early 20th century garage that has been extensively altered as a shop. Its façade has been retro-fitted with ca. 1980 single-light fixed vertical windows and paneled doors. Across the façade is a decorative wood pergola feature. The exterior has vinyl siding."*

Note that this existing accessory structure sets directly behind the primary historic home, and is much smaller and is only slightly visible from 3rd Avenue. The proposed addition would also be only slightly visible from 3rd Avenue.

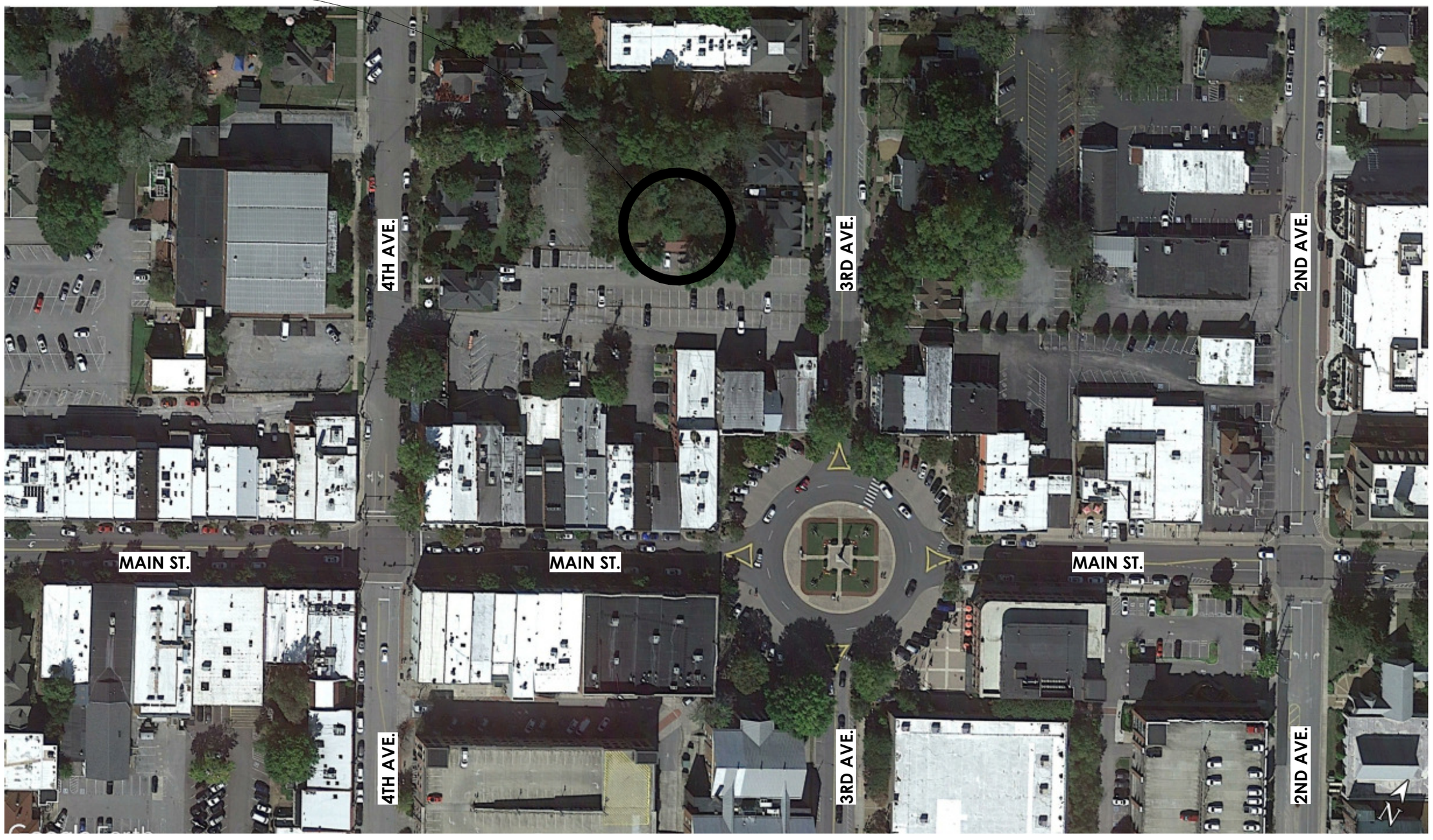
The exterior renovation includes full replacement of the roof and limited areas of siding (which is not original) to match existing. While the register listing above describes siding as vinyl, it is currently painted Hardie siding. We would propose to match in-kind. On the Northwest "front" façade two sets of single doors with equal-width sidelights will be replaced with two pairs of glass French doors. A single leaf door from the Northwest façade will be relocated to the Southwest façade. The existing pergola structure (a recent addition) will be removed, and a wood framed covered patio added to the front façade. This addition will be below the existing primary roof line with roofing material matching primary volume. The trim and siding on the addition will match the existing structure.

Attached are plans, elevations, and perspectives for what we are proposing. We've also provided images of the current conditions for reference. We look forward to the opportunity to discuss these proposed modifications with the Commission and working together to provide a facility that preserves and fits within the unique urban fabric of Franklin.

SITE PLAN

EDEN BEER GARDEN

117 3RD AVE N, FRANKLIN, TN



SITE PLAN

1" = 100'-0"

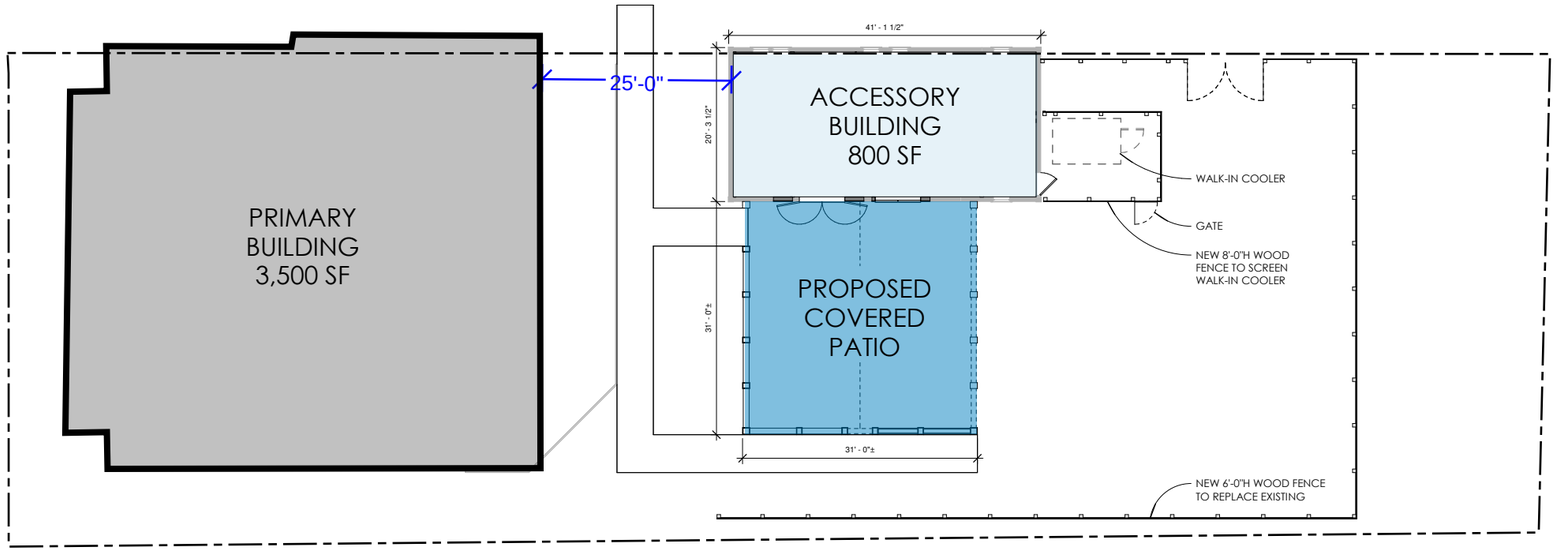
ARCHITECTURE 906 12/11/2023

0' 50' 100' 200'

FLOOR PLAN

EDEN BEER GARDEN

117 3RD AVE N, FRANKLIN, TN



Area Calculations

Primary building area: 3,500 sf
Accessory building area: 800 sf
Total SF: 4,300 sf

Proposed Covered Patio: 960 sf

960 sf / 4,300 sf = 22%

FLOOR PLAN

1/8" = 1'-0"

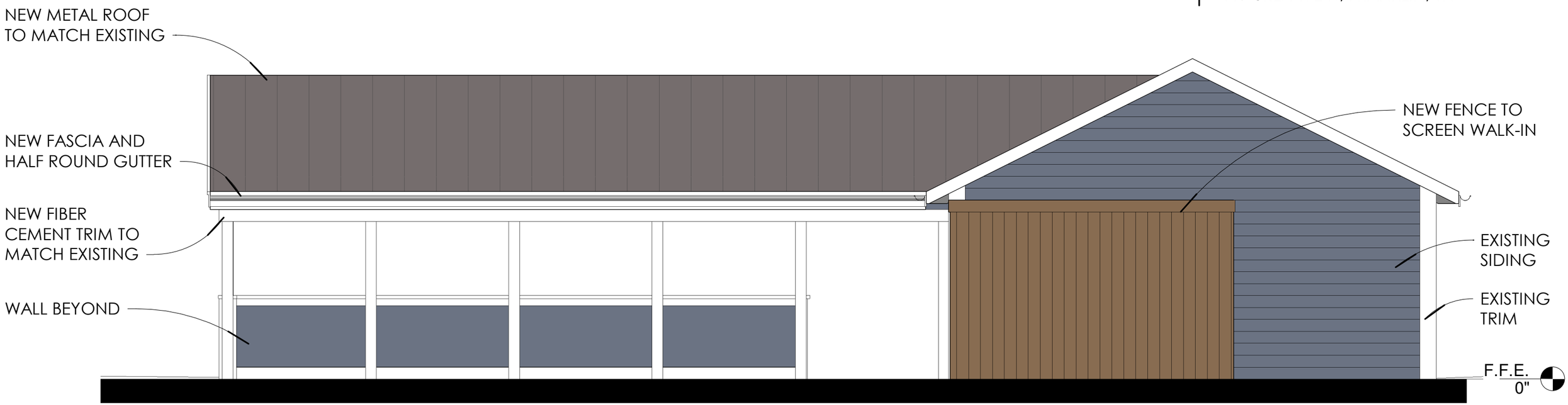
0' 4' 8' 16'

ARCHITECTURE 906 12/11/2023

ELEVATIONS

EDEN BEER GARDEN

117 3RD AVE N, FRANKLIN, TN



SOUTHWEST

SOUTHEAST

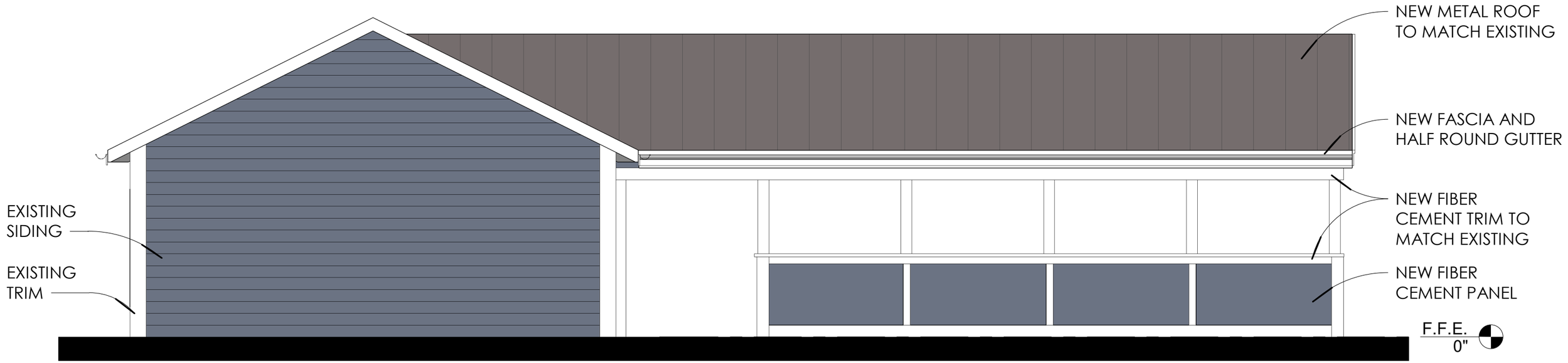
ARCHITECTURE 906 12/20/2023

0' 2' 4' 8'

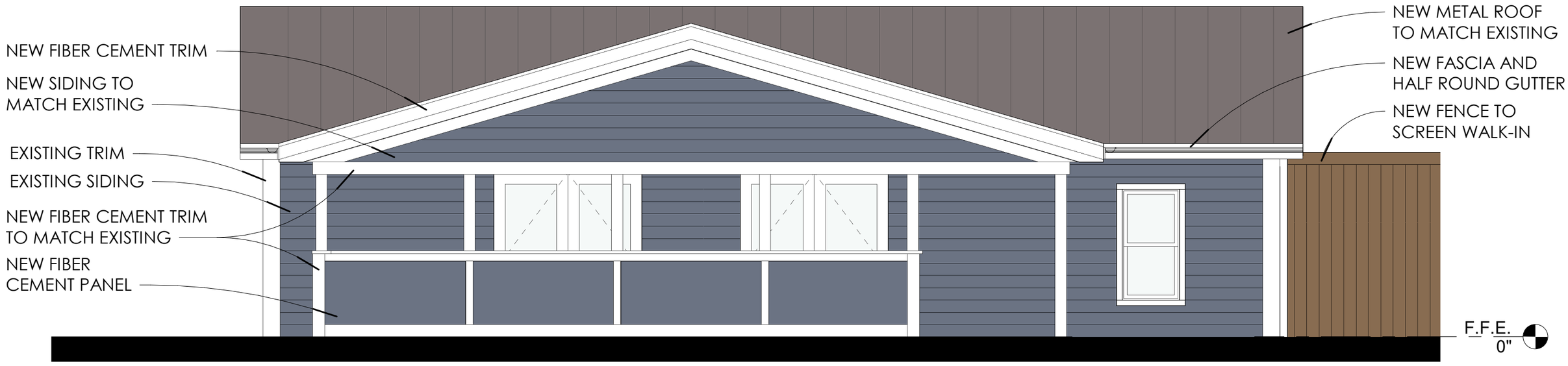
ELEVATIONS

EDEN BEER GARDEN

117 3RD AVE N, FRANKLIN, TN



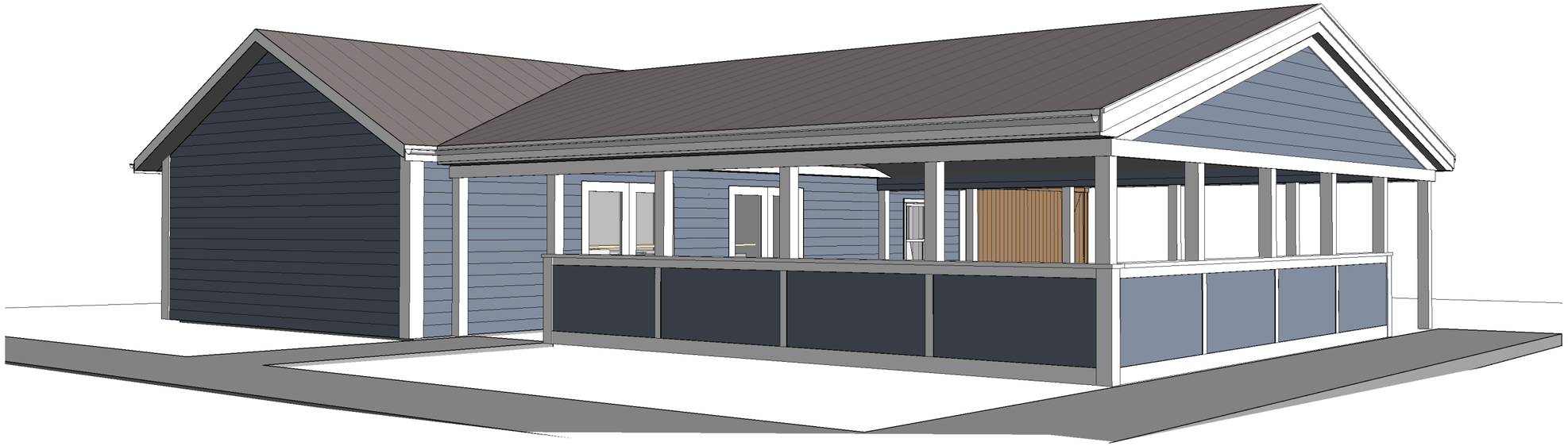
NORTHEAST



NORTHWEST

ARCHITECTURE 906 12/20/2023

0' 2' 4' 8'



NORTH PERSPECTIVE

WEST PERSPECTIVE

NORTH

NORTHWEST

WEST

SOUTHWEST

SOUTH

EAST (SOUTHEAST FACADE)

EAST

EAST (NORTHEAST FACADE)

3RD AVE. PERSPECTIVE

PARKING LOT ENTRY PERSPECTIVE

Google Street View Credit February 2022:
https://maps.app.goo.gl/ZdoGqeRp8hLqrpWA6

File #: 21-05986

DATE: January 30, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of Alterations (Windows and Doors) At 221 Lewisburg Ave.; Madeleine Wyatt, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations of windows and doors at 221 Lewisburg Ave.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2. Residential Buildings – Non-Historic Residential Buildings

PROJECT INFORMATION:
COF Project Number: 8392
Applicant: Madeleine Wyatt
Owner: Jim Lentz

BACKGROUND:
This proposal appeared before the Design Review Committee in January 2024. The house at 221 Lewisburg Avenue is in the Lewisburg Avenue Historic District but is not designated a contributing residential building. The current application proposes a series of alterations to the rear of the principal building. A higher degree of change on the rear facade may be more appropriate without causing negative effects to the historic building and setting. Alterations on the rear facade may generally occur more easily.

The application proposes to alter two door openings on the rear elevation into window openings. Currently, both openings lead out onto a rear-facing covered porch. The first door on the rear façade leading from the kitchen is proposed to be altered into a window opening. The second door alteration on the rear of the primary bedroom entails shifting the window to the left of the door over to the right and enclosing the remaining space with matching siding.

The Guidelines recommend following:

- Design new windows and window openings to be compatible with surrounding historic buildings.
- Maintain a traditional solid-to-void ratio on building walls that is similar to those seen on historic buildings.

By utilizing the existing openings and the alterations being located on the rear of the building, the application meets the intent of the Guidelines.

Additionally, the application proposes to replace a window on the rear façade with a triple casement wood window above the kitchen sink. The condition of the window or the estimate of the age was not provided. The Guidelines recommend using a material and window type that is similar to those seen historically in the neighborhood. This application proposes to utilize the existing window space and window material that is typical of the neighborhood and existing home. This proposal meets the intent of the Guidelines.

The application proposes to replace the French doors in the dining room. The existing door is a 10-light French door and the proposed replacement features a 15-light door. The Guidelines recommend doors and doorways to be compatible with the Historic District. The proposal to replace the French doors is appropriate due to its location on the rear facade.

The application proposes to enclose a window on the rear facade due to a closet proposed within house. The application includes two options for the enclosure. The first option is to enclose with matching siding to what is existing. The second option is to enclose and apply a faux shutter in the location of the existing window. The Guidelines recommend maintaining a traditional solid-to-void ratio on the building walls that is similar to those seen on historic buildings in the district. The enclosure of the window and the utilization of a faux shutter do not meet the intent of the Guidelines. While this alteration is located on the rear of the building, it could potentially be seen, since it is on the rear corner of the building.

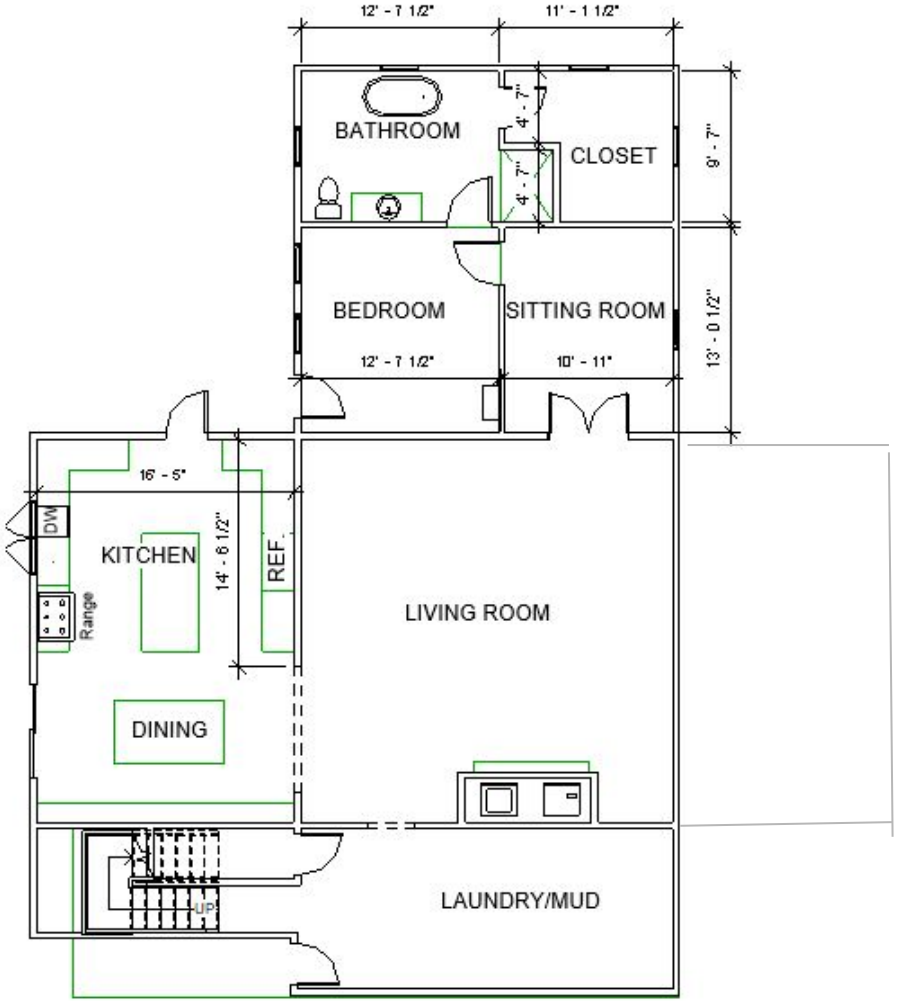
RECOMMENDATION:
Staff recommends denial of the enclosure of the closet window on the rear facade based on the following grounds:
1. Maintain a traditional solid-to-void ratio on building walls that is similar to those seen on historic buildings in the district.

Staff recommends approval of the alteration of the kitchen door and primary bedroom door into windows, the replacement of the window in the kitchen, and the replacement of the French doors 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.

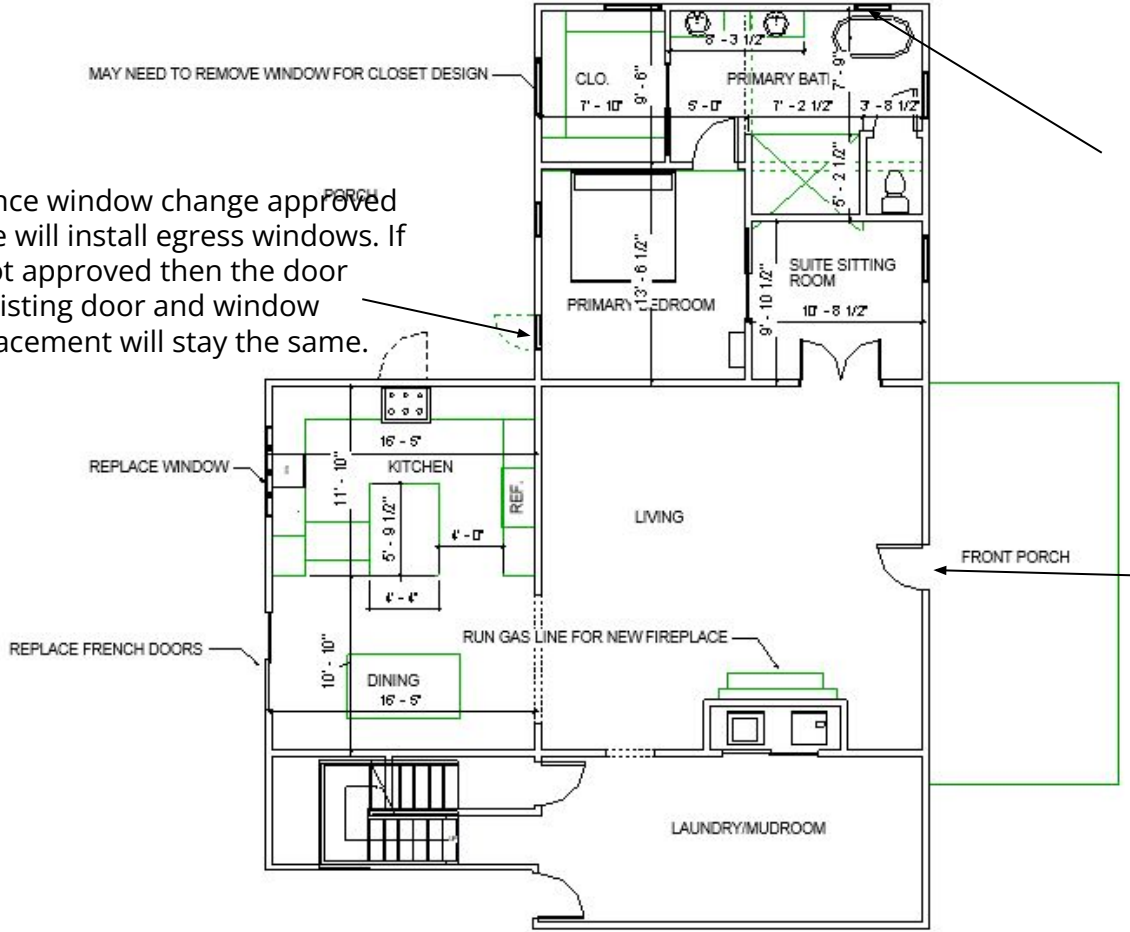
221 Lewisburg Ave

Window and Door Change Proposal

EXISTING LAYOUT



NEW PROPOSED LAYOUT



Once window change approved we will install egress windows. If not approved then the door existing door and window placement will stay the same.

Bath window to have tempered film applied

Existing front door is 36” for egress

any other material.

- If enclosure of porches on side or rear facades is desired, use screen or glass panels with the minimum number of vertical and horizontal framing members needed to support the screening and recess panels behind existing porch columns and rails. Use wooden frames only, and do not remove any historic elements to accommodate enclosure.
- Avoid installing porch railings on porches where railings were not historically present unless required for safety or access reasons. Required railings should be simple in design with square balusters.
- Avoid adding architectural features that are not original to the historic porch. These features include alterations such as the addition of limestone caps to steps, pilasters, and decorative molding.

- 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.
- Avoid enclosing a Porte cochere, as it changes the overall character of the building.

Foundations

- Preserve and maintain original foundations.
- Avoid obscuring historic foundations or applying artificial materials such as stone veneers, aluminum, or vinyl siding.
- If the building has piers and enclosure is desired, enclose foundations with masonry to match the original, but leave the original piers visible.

Materials & Exterior Finishes

Wood

- Maintain and preserve historic wood siding, shingles, weatherboard, board-and-batten, and other historic wooden elements. Do not cover or conceal historic wooden elements.
- Paint, repair, and provide other regularly needed maintenance. Should historic exterior wood siding require repair or replacement, the resulting materials, profiles, and designs should match the historic configuration.
- Minimize the replacement of wood siding to elements that are so severely damaged that replacement is the only option. If only a small area of siding or ornamentation is deteriorated, repair or replace only the damaged section rather than an entire board or architectural detail. Do not replace more than 25 percent of the facade's total square footage of siding unless significant deterioration can be demonstrated.
- Replace deteriorated siding with siding that matches the original siding. Do not install vinyl or other synthetic siding. Smooth cement board siding may be appropriate for replacement of deteriorated wood siding on rear facades.
- Remove synthetic siding and restore the original siding materials.

Paint

- Maintain painted surfaces of historically painted buildings or features.
- Avoid painting historically unpainted buildings.
- If paint removal is desired, use hand scraping or non-abrasive methods like chemical cleaning or electric head guns or plates. Use the latter with caution due to the fire hazard they possess. Avoid paint removal if it is protecting damaged bricks or other materials.
- Use paint colors and schemes typical of the age and style of the building. Paint color selection is not reviewed by the HZC.

Masonry

- Preserve and maintain original masonry walls and details.
- Repair and replace damaged masonry with new masonry that matches as closely as possible the historic color, texture, and profile of the original.
- Do not paint masonry walls or foundations that have not been previously painted. The HZC may consider painting when they have had extensive patching or re-pointing, resulting in a patchwork of masonry surfaces.
- Clean masonry using only the least abrasive methods possible, preferably detergent or steam cleaning. Chemical cleaning may be used if detergents and steaming are ineffective. Use low-pressure water

- Use designs appropriate for the style and age of the building for replacement doors and avoid modern solid-core wooden doors, doors with similar variations, and doors with ornate designs of wrought-iron or similar metals.
- Avoid adding new entrances to front facades or where highly visible from the street.

Screen and Storm Doors

- Preserve and maintain historic wooden screen doors. Leave unpainted doors unpainted.
- If new screen doors are desired, match screen and storm doors to the design of the entrance, such as matching the rail and stile arrangement of the original door.
- Use wood or aluminum screen doors with anodized or baked enamel finishes, or that have been primed and painted a color to complement the entrance.
- Design with large expanses of screening or glass to maintain visibility of the original door.

Windows

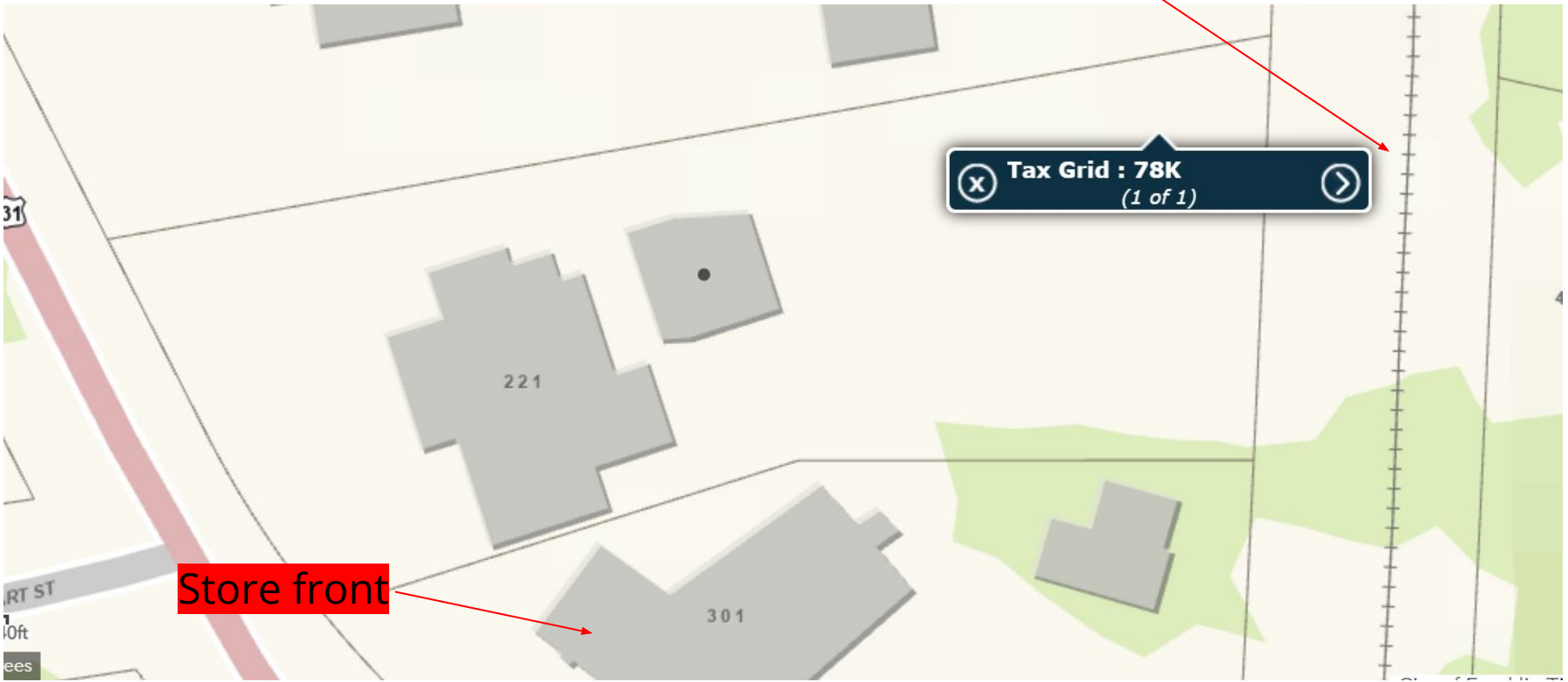
- Preserve and maintain historic windows and historic window openings.
- Avoid adding new windows to the front facade or readily visible facades.
- Design new or replacement windows to have historic profiles and dimensions and a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.
- Design new or replacement windows to match the historic materials found on the building.
- Use clear glass in replacement panes on the front facade and where highly visible from the street.
- Minimize the visual impact of storm windows by designing them so that they appear to be part of the window. Use a full view storm window design to allow the viewing of the original window from the street.

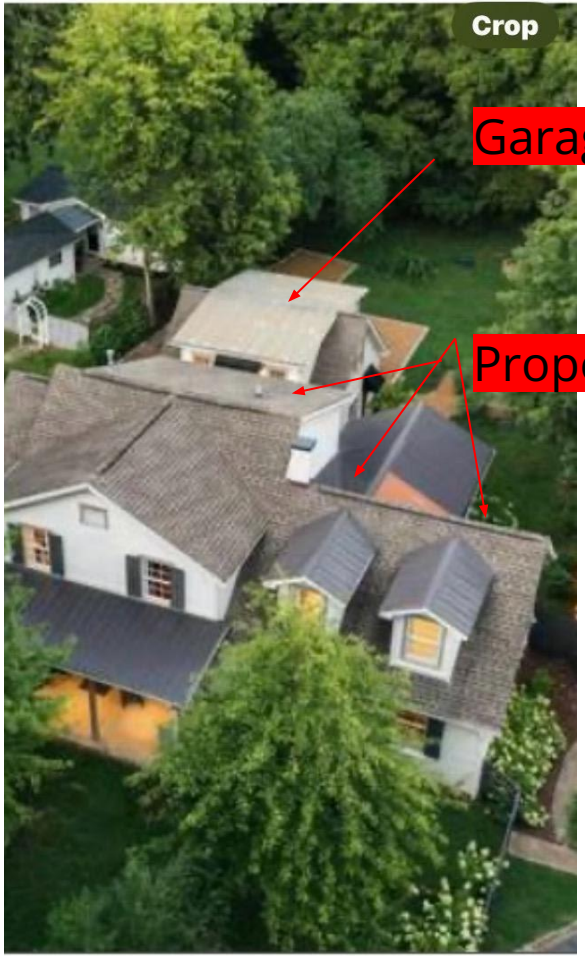
Site Notes:

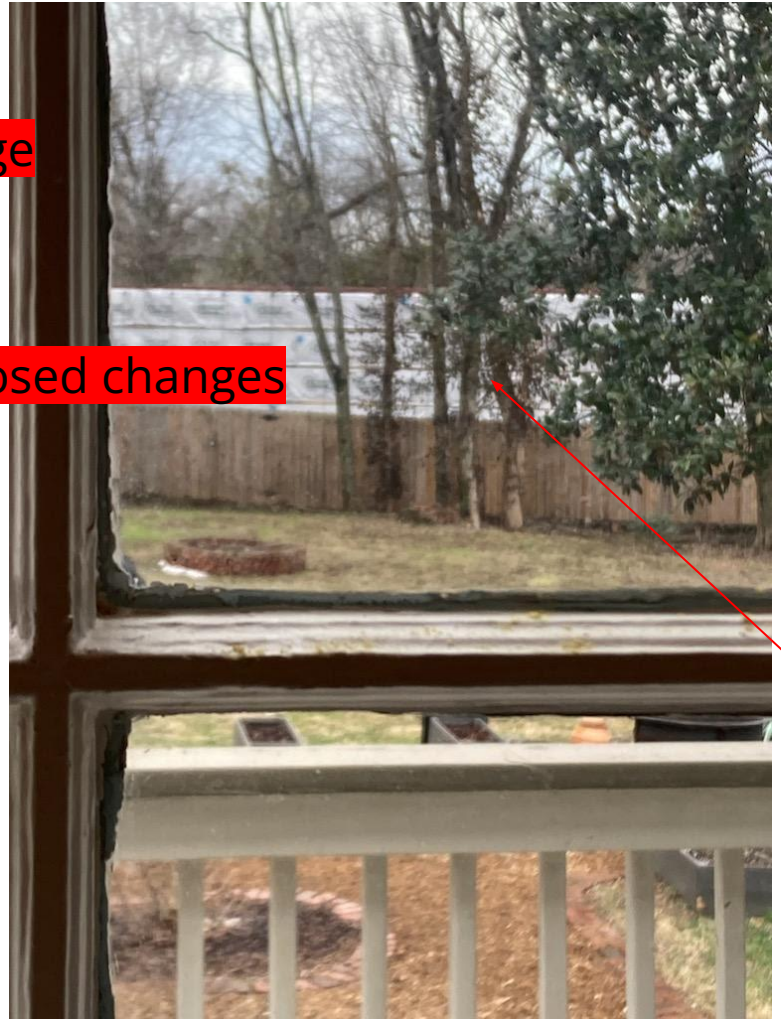
-This home was built in 1943 and renovated in 1991. Currently has several different types of window styles installed. Our goal would be to match the front grid pattern that is existing on the front of the home to provide a more cohesive look from the exterior.

- All changes would be made to the rear of the home and can not be seen from the street.

-There is a train track located behind the home and a store front to the right, both visually obstructing any view to the back of the home.


Train tracks
Tax Grid : 78K
(1 of 1)
221
301
Store front


Crop
Garage
Proposed changes


Train seen
from porch

Front Exterior: No Changes

Casement

Double Hung

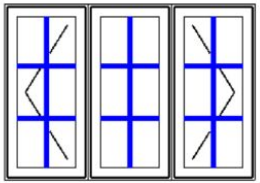
Rear Existing Window Styles

No grid double hung

Grid double hung

Proposed Kitchen Window Replacement

Line 1
Rough Opening : 60 3/4 X 42 3/4



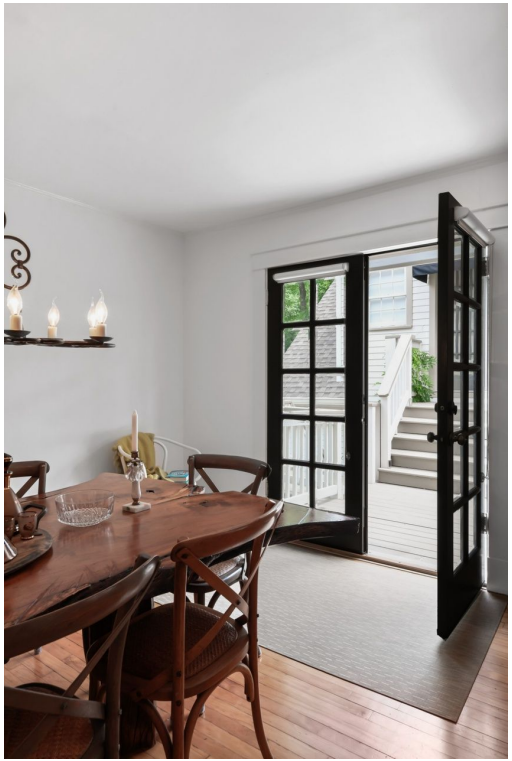
Viewed from Exterior. Scale: 1/2" =1'

SWC2042-3
Frame Size : 60 X 42
(Outside Casing Size: 63 X 44 7/16),
Siteline Wood Casement, Auralast Pine, 3 Wide
Flanker= 20 ,
Primed Exterior,
Primed Interior,
Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,
4 9/16 Jamb, 4/4 Thick,
Left/Stat/Right,
Nesting Crank Handle, White Hardware,
US National-WDMA/ASTM, DP 35,
Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,
Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR,
Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 3 High
BetterVue Mesh Brilliant White Screen,
This mull configuration complies with AAMA 450 standards and is professional engineer-approved.
PEV 2023.3.0.4399/PDV 7.119 (09/06/23)NW

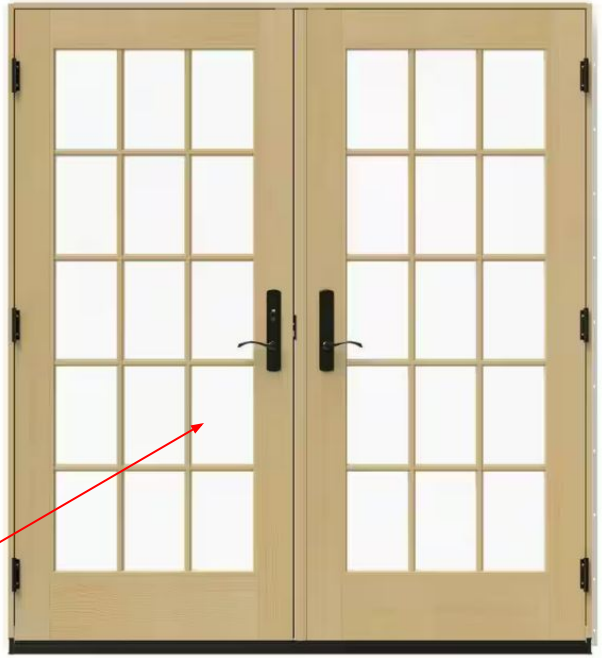
Exterior of Existing Kitchen Window

This would be replaced with a triple casement shown in the previous slide to match the style of the front of the home.

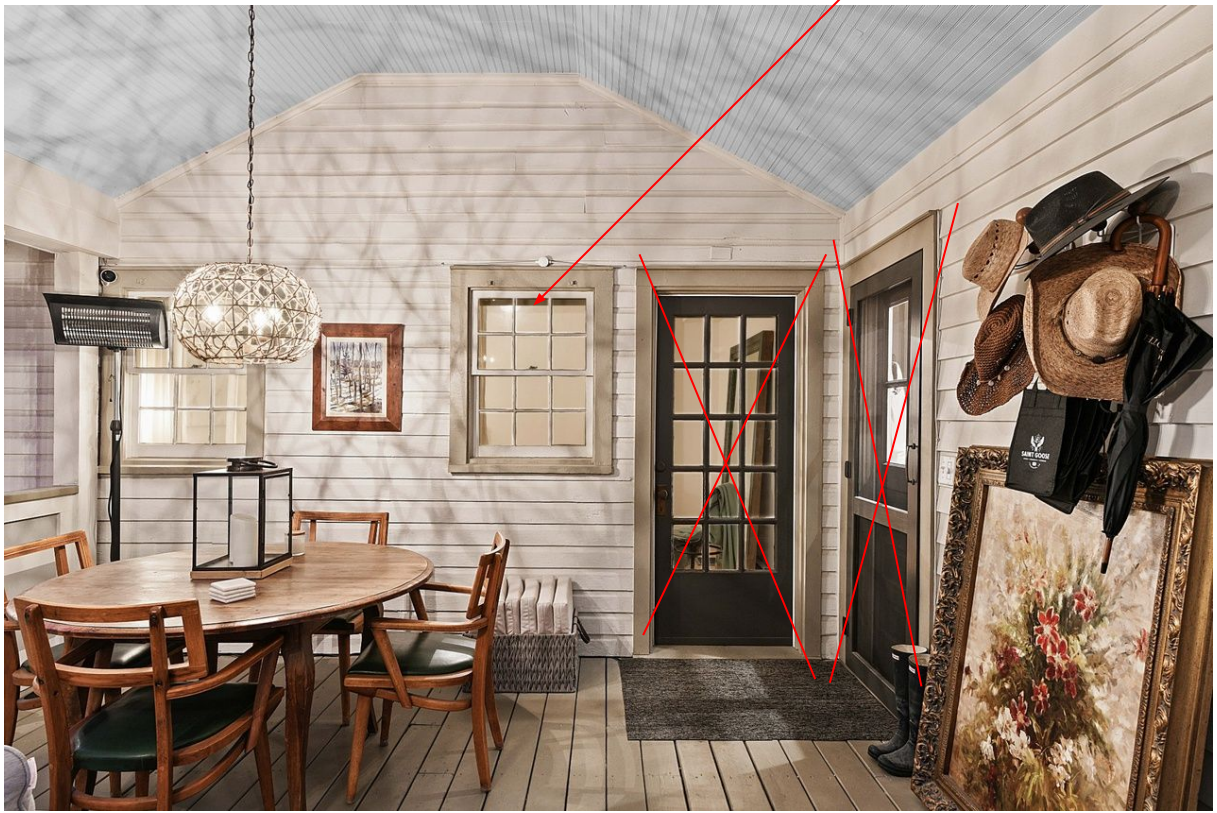
Proposed Dining Room Door Replacement



Style of replacement french door



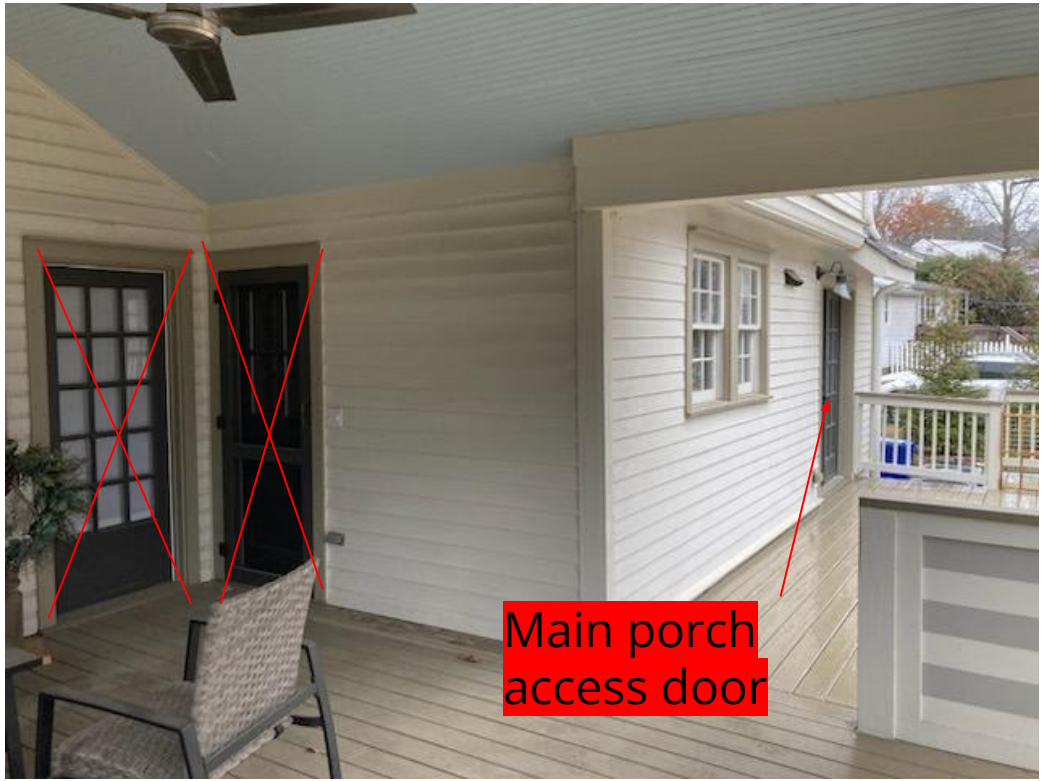
Door Removal Request



Proposed doors to be removed and closed off with siding to match existing.

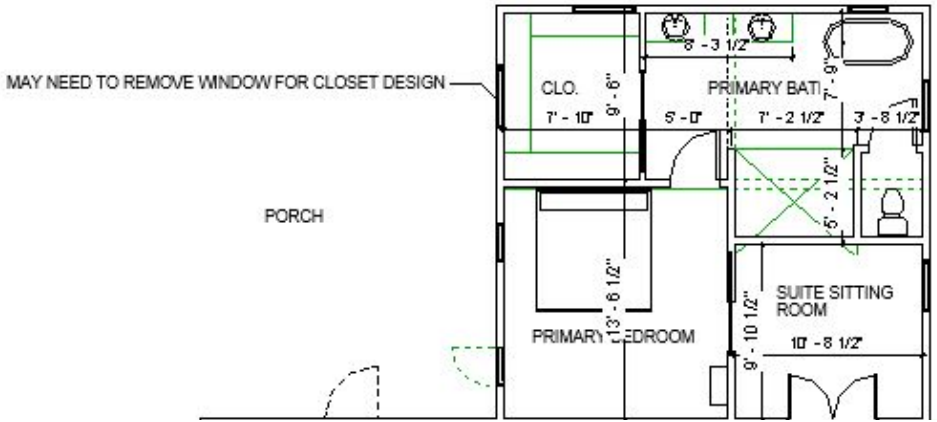
Porch access will be through the french doors in the slide above. Please see the following for existing deck layout.

Existing Porch/Deck Images



Main porch
access door

Requesting to remove window to provide more space for closet shelving in the new interior layout. Siding to match the existing would be installed, faux shutters could be added as another option.



Example of faux shutter on exterior that could be applied if necessary where we existing window is.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-05989

DATE: January 30, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Dormer) At 203 2nd Ave. S.; Amanda McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an alteration to add a dormer at 203 2nd Ave. S.

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

PROJECT INFORMATION:
COF Project Number: 8393
Applicant: Amanda McCreary
Owner: Mark Miersma

BACKGROUND:

This application proposes to add a shed dormer to the left elevation at 203 2nd Avenue South. This building is located on the corner of 2nd Avenue South and Church Street, which makes the left elevation highly visible. The dormer is recessed two feet from the edge of the building. It is located below the ridgeline and is 32” from the sidewalls. The roof pitch is proposed to be 1:12. The Guidelines recommend the following for dormers:

- Add dormers to the rear and side facades with minimal visibility.
- A dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.
- Dormers should be designed to be similar yet subordinate in detailing, scale, width, and massing to existing dormers.

As proposed, the application does not meet the intent of the Guidelines.

RECOMMENDATION:
Staff recommends denial of the application based on the following Guidelines:

- Place dormers in locations with obscured visibility from the front façade or street.
- Dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.
- Dormers should be designed to be similar yet subordinate in detailing, scale, width, and massing to existing dormers.

If the commission approves the application, staff recommends 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.

FRONT ELEVATION

RIGHT SIDE (DRIVEWAY SIDE) ELEVATION

REAR ELEVATION

LEFT SIDE (CHURCH STREET) ELEVATION

CHISEL workshop

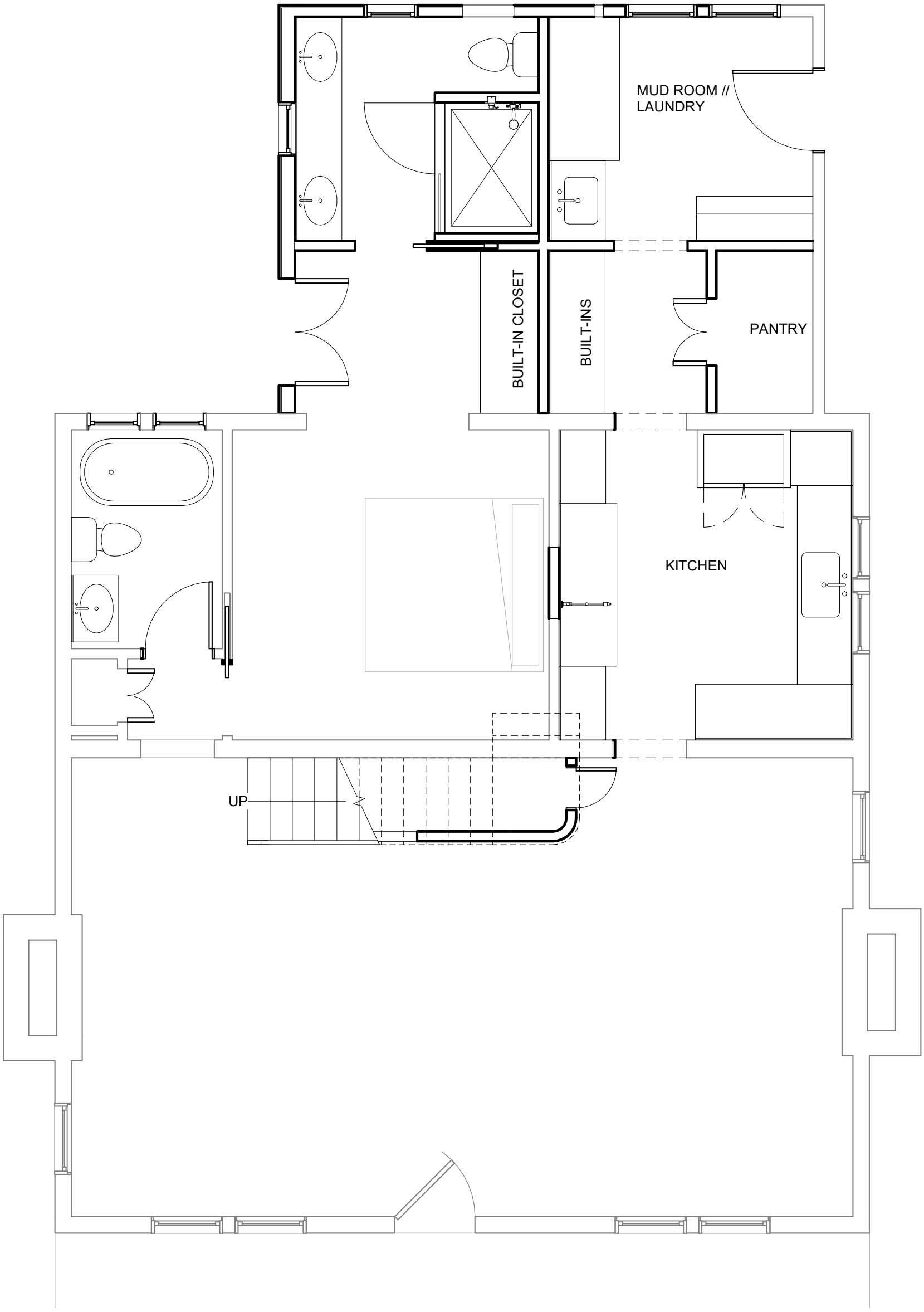
203 2ND AVENUE SOUTH

SK01

EXISTING BUILDING

SCALE:

2024.01.26



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

FIRST FLOOR SCOPE OF WORK PREVIOUSLY APPROVED. NO CHANGE TO SCOPE.

CHISEL workshop

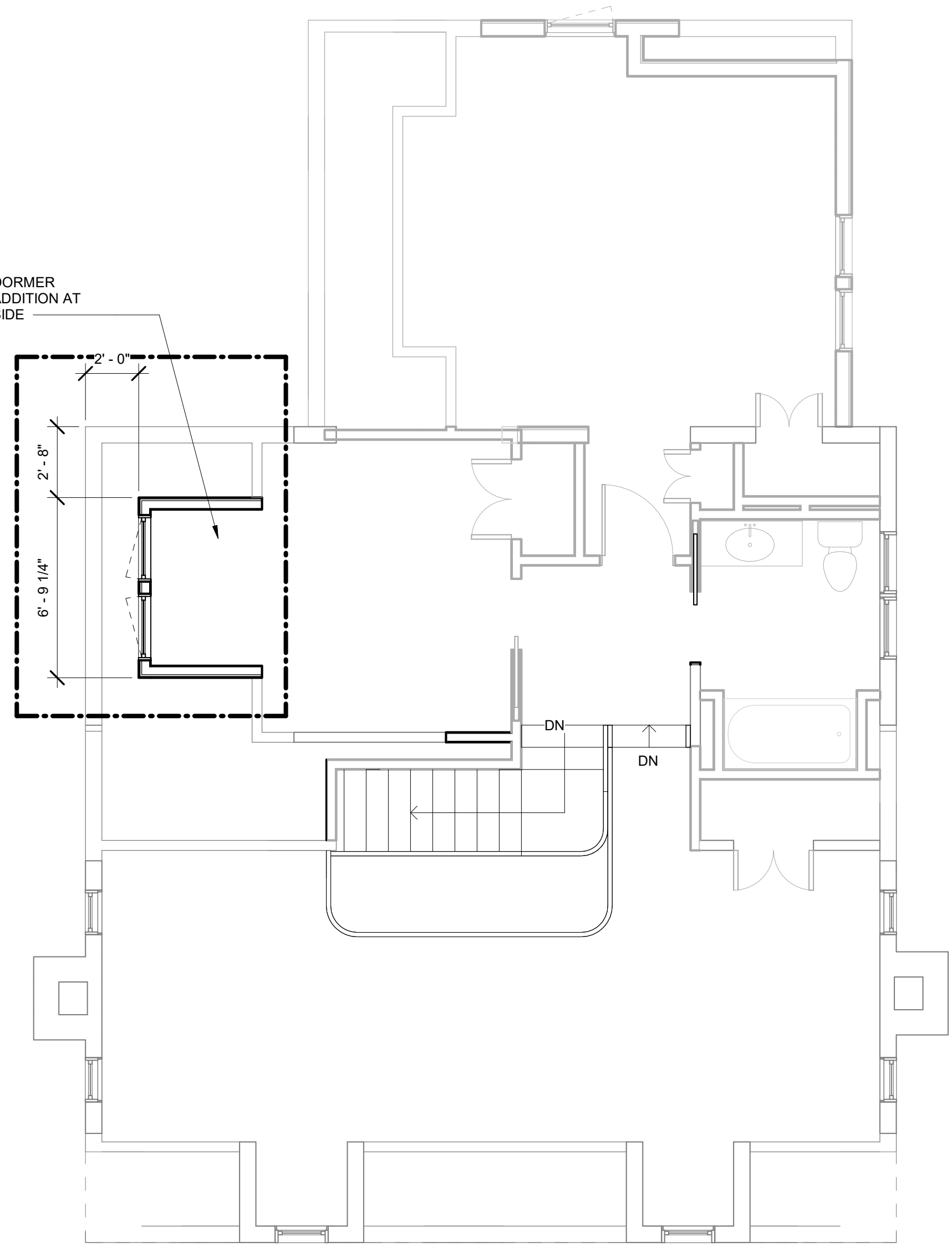
203 2ND AVENUE SOUTH

FIRST FLOOR PLAN

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

SK02

2024.01.26



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

SECOND FLOOR ADDITION PREVIOUSLY APPROVED. NO CHANGE TO SCOPE TO APPROVED ADDITION.

CHISEL workshop

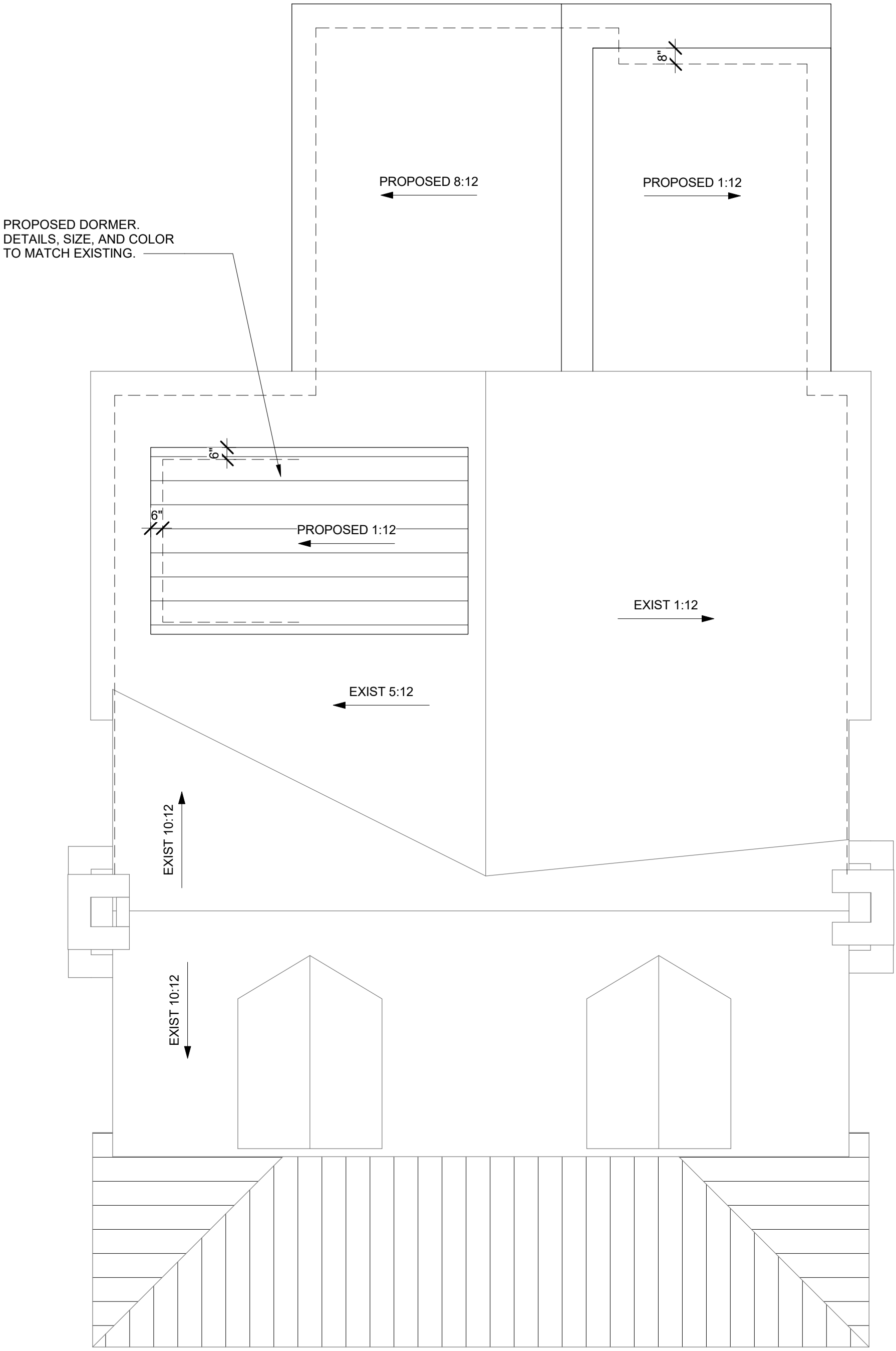
203 2ND AVENUE SOUTH

SECOND FLOOR PLAN

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

SK03

2024.01.26



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

CHISEL workshop

203 2ND AVENUE SOUTH

SK04

ROOF PLAN

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

2024.01.26

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

CHISEL workshop

203 2ND AVENUE SOUTH

SK05

EXTERIOR ELEVATIONS

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

2024.01.26

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

CHISEL workshop

203 2ND AVENUE SOUTH

SK06

EXTERIOR ELEVATIONS

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

2024.01.26

File #: 21-05988

DATE: January 30, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of Alterations At 230 Franklin Rd. (The Factory, Bldg. 7); Luke Dougal, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to a previously approved COA for New Construction at 230 Franklin Rd. (Carousel Building 7).

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

PROJECT INFORMATION:
COF Project Number: 8024
Applicant: Luke Dougal
Owner: David Click

BACKGROUND:
The applicant has returned to the Historic Zoning Commission with options for consideration of alternative design elements on Building 7, the Carousel building, at the Factory. A COA was issued in February 2023 for the construction of an accessory structure of mixed masonry and metal materials behind the Main Factory Buildings. The COA approved a series of design options due to potential supply chain issues including:
1. The doors to consist of either two bi-fold doors on each elevation or to have one larger bi-fold door on each elevation.
2. For either the use of transoms on the north and south elevations, above the doors, or to have two skylights on the roof in lieu of transoms.

Doors
This application proposes to utilize glazed coiling doors or traditional overhead doors as an alternative to the previously approved vertical bi-fold doors. The glazed coiling doors have a narrower horizontal groove pattern. The traditional overhead doors have a wider 10-light pane pattern. The previously approved bi-fold doors had an 18-light pane pattern and the alternative option that was

also approved at that time was a singular overhead door with a 42-light pane pattern.
The Guidelines would recommend the following:

- Use materials and exterior finishes typically used in historic equivalents.
- Design garage doors with similar proportions and materials to those traditionally found within the district.

The utilization of a traditional overhead door would be appropriate as previously approved. The use of a glazed coiling door for the proposed alternative option would not be appropriate as it utilizes a more modern finish and appearance.

Materials
This application proposes alternative materials for the façade. The COA from February 2023 features a brick-clad building with a gray masonry plinth at the base of the building. The current application proposes to utilize metal paneling in a matte black steel color for the exterior with two alternatives for the base materials. While various materials can be found on different buildings throughout the Factory, the proposed structure is entirely clad in metal paneling. Matte black metal paneling is a material seen throughout the campus but is utilized as an accent material in other buildings. The first base material option is a trendstone architectural CMU masonry plinth in gray. The second proposed base material option is a reddish-brown brick base to match the adjacent historic brick that is seen on the Factory Campus. The Factory features a mix of base materials including brick and masonry on all the buildings. The Guidelines recommend the following:

- Use materials and exterior finishes typically used in historic equivalents.
- Use materials that are similar in character to nearby historic buildings, such as brick, stone, concrete, or painted or parged concrete blocks.

The utilization of matte black metal paneling as the primary material for the structure is not appropriate. However, if approved, the utilization of a brick base on Building 7 would be more appropriate and align with the Guidelines to reflect the historic setting that is seen on The Factory Campus.

If the Commission does not approve the new siding material presented, the facade materials and base materials will default to what was previously approved in the COA from February 2023, which featured a brick-clad building with a masonry plinth base.

Transoms
This application proposes an alternative transom design to the previously approved design from February 2023. The COA approved either the use of transoms on the north and south elevations, above the main over-head doors, or to have two skylights on the roof in lieu of the transoms. Both the new transom option and the previously approved transom option feature 9 lite windows. The currently proposed transom appears minimally diminished in size and is appropriate.

RECOMMENDATION:
Staff recommends approval of the traditional overhead door and large transom windows 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.

Staff recommends denial of the change in primary facade material to matte black metal paneling based on the following Guidelines:

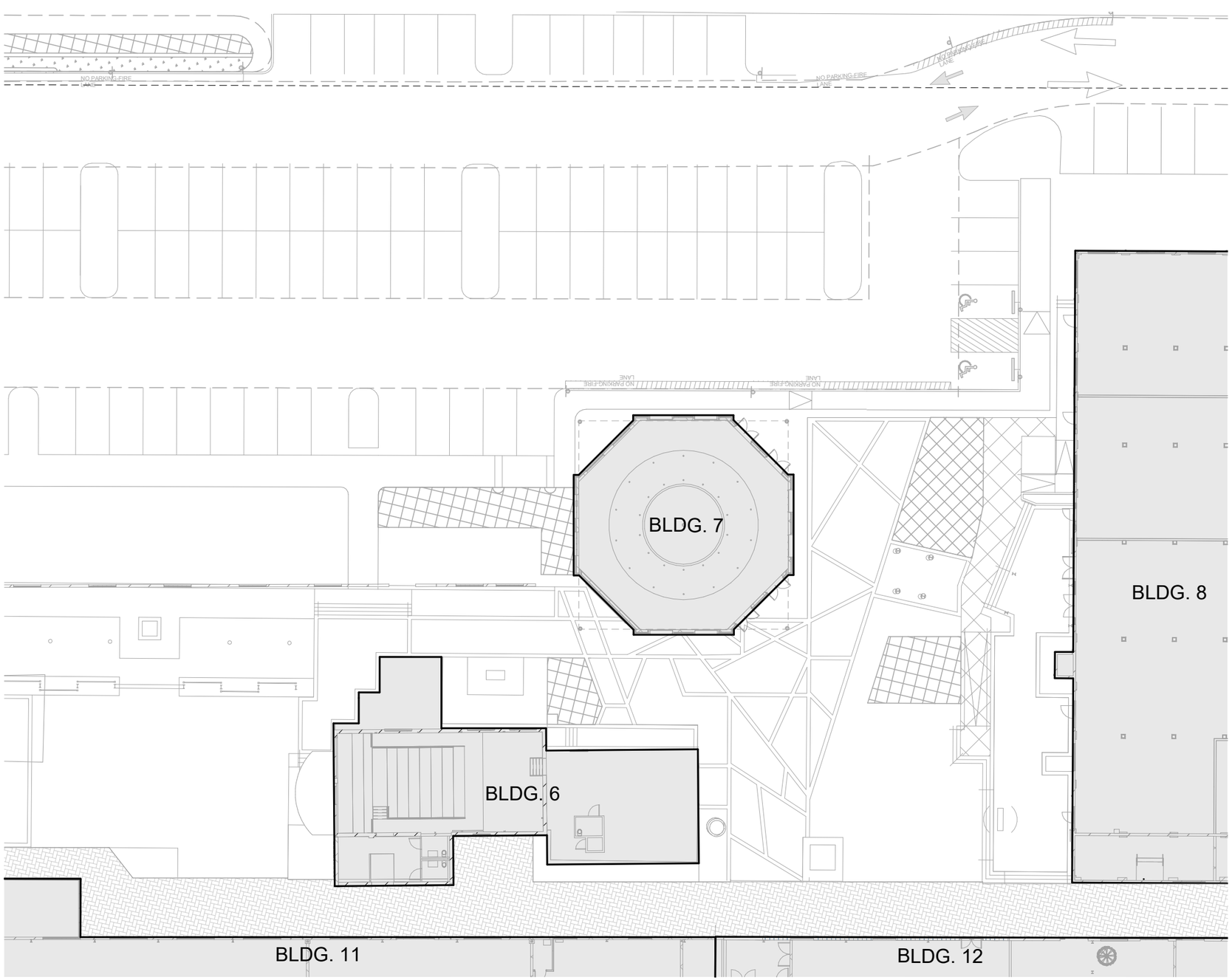
1. Use materials and exterior finishes typically used in historic equivalents.
2. Use materials that are similar in character to nearby historic buildings, such as brick, stone, concrete, or painted or parged concrete blocks.

THE FACTORY AT FRANKLIN

HOLLADAY PROPERTIES
Building Solutions Since 1952

CENTRIC
ARCHITECTURE

THE FACTORY AT FRANKLIN SITE PLAN



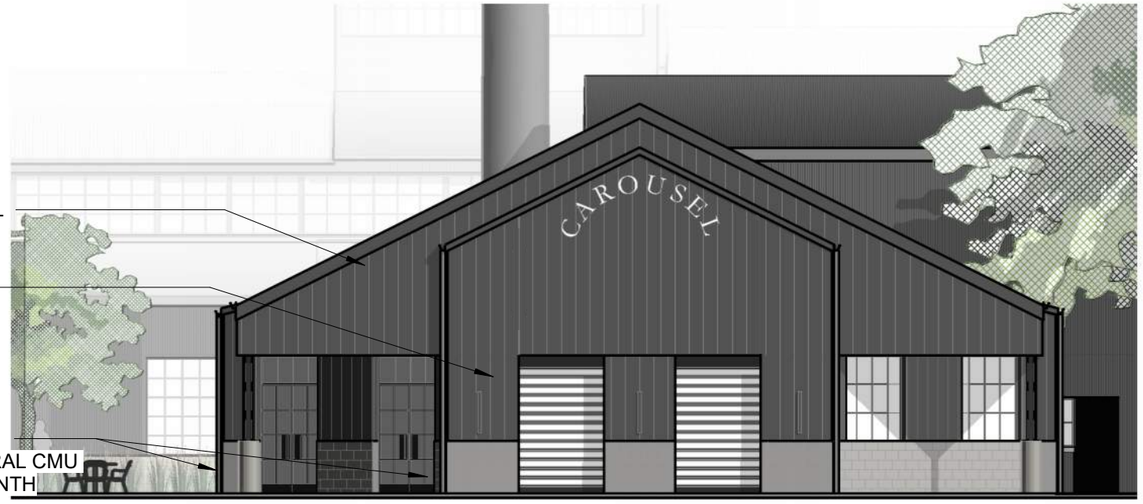
SITE PLAN - CAROUSEL BLDG

0" 15' 30' 60'

FACTORY AT FRANKLIN
CAROUSEL BUILDING - SITE PLAN
01/26/24
PAGE 3

CENTRIC ARCHITECTURE

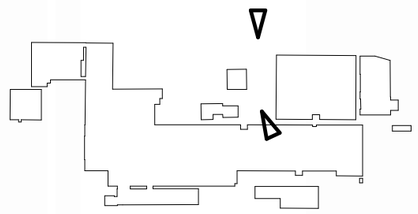
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION



CENTRIC
ARCHITECTURE

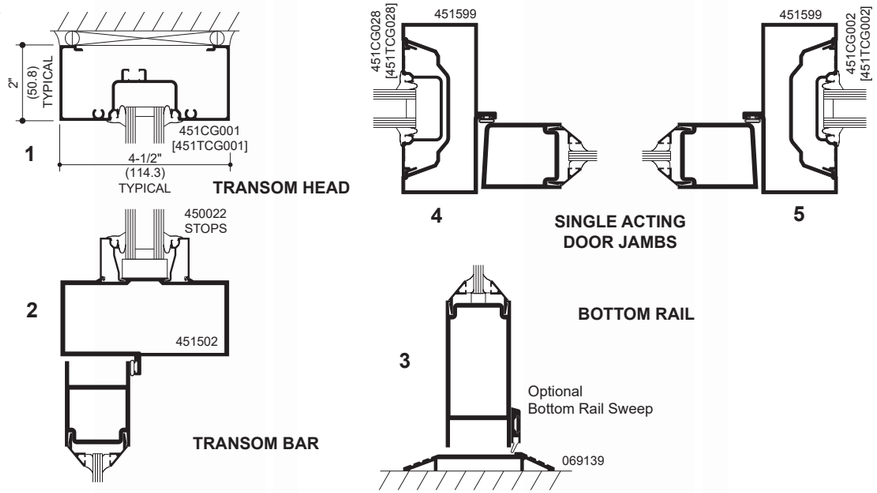
CAROUSEL BUILDING - AERIAL 1

CAROUSEL BUILDING - AERIAL 2

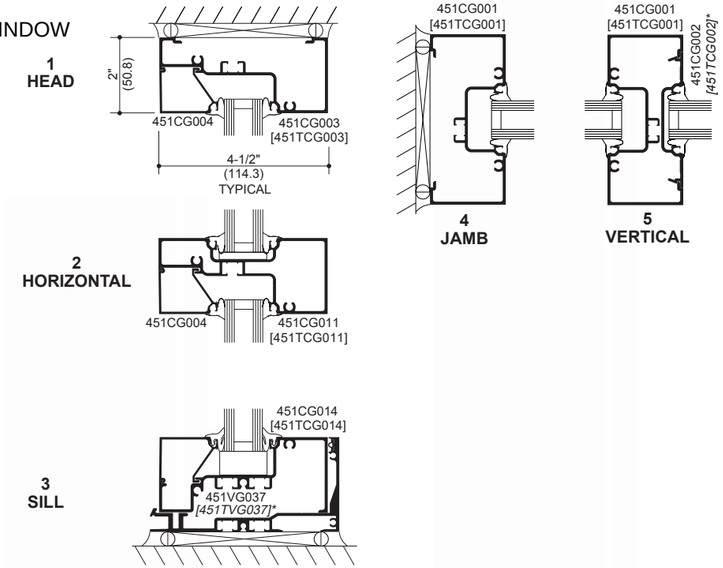
PROPOSED CAROUSEL BUILDING

PROPOSED CAROUSEL BUILDING

DOOR



WINDOW

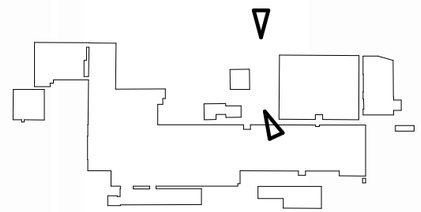


STOREFRONT PROFILES

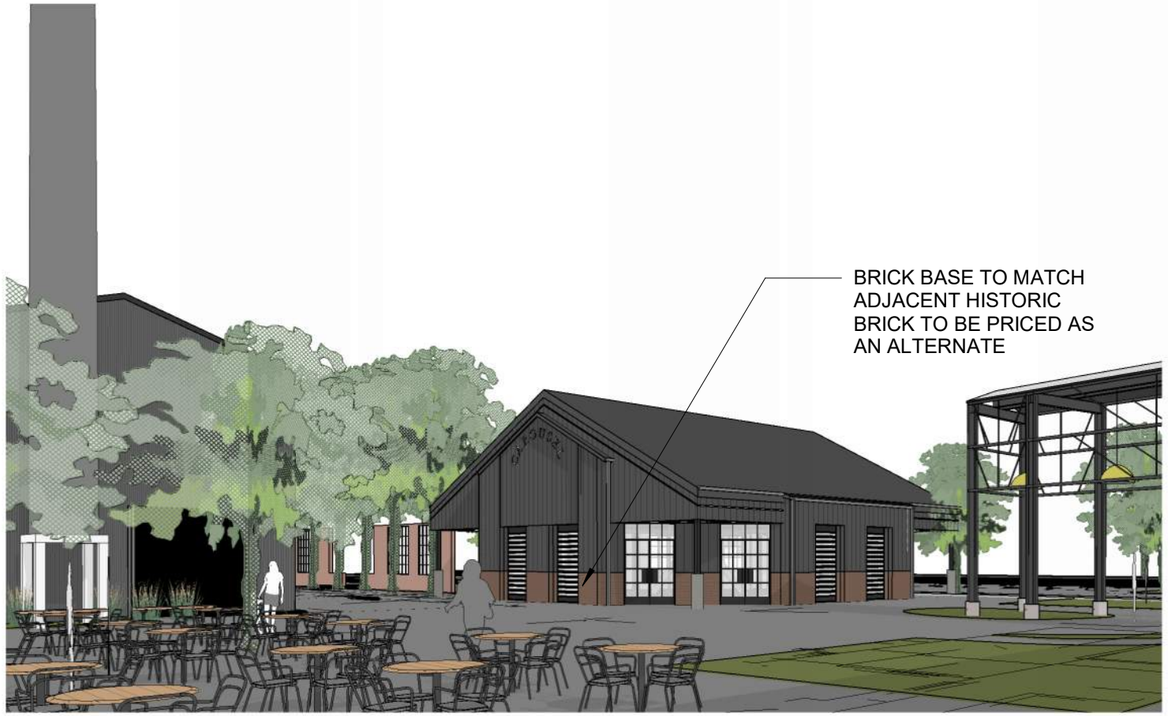
FACTORY AT FRANKLIN
CAROUSEL BUILDING
01/26/24

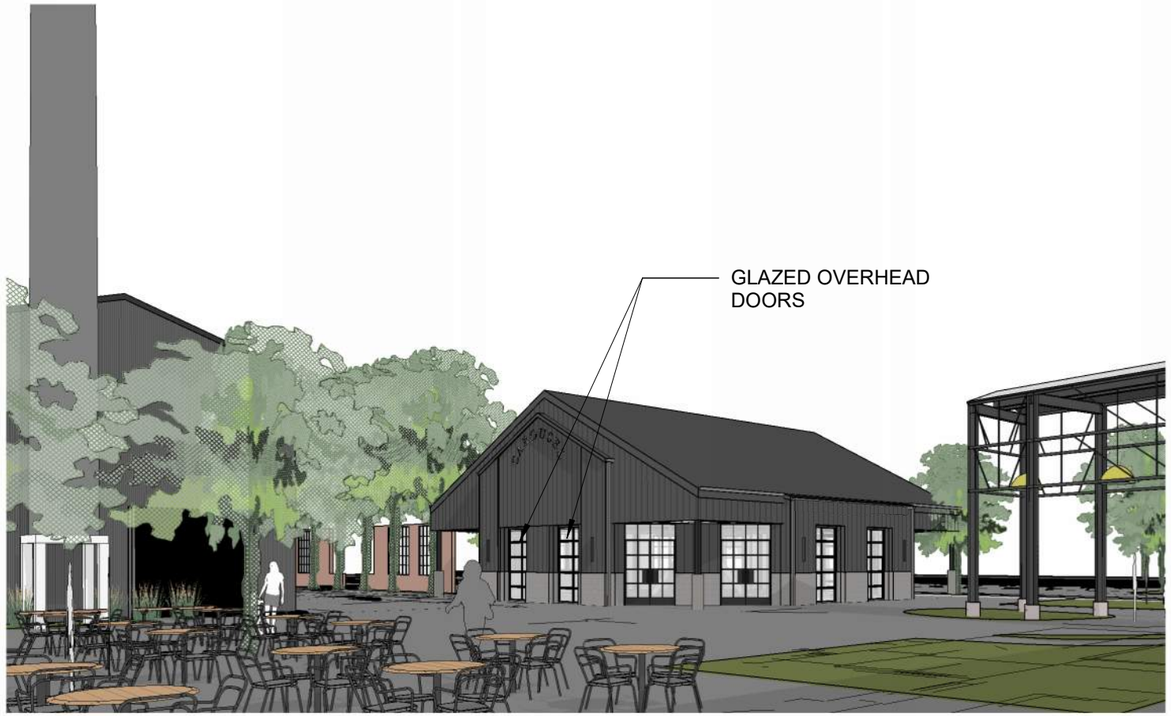
PAGE 6

BASIS OF DESIGN FOR NEW STOREFRONT WINDOWS AND DOORS IS KAWNEER TRIFAB 451 FRAMING SYSTEM.



CENTRIC
ARCHITECTURE





BRICK BASE ALTERNATE

OVERHEAD DOORS ALTERNATE

FACTORY AT FRANKLIN
PROPOSED ALTERNATES
01/26/24
PAGE 7

CENTRIC
ARCHITECTURE

TRANSOM ALTERNATE

METAL PANEL SPEC:

PAC CLAD, HWP METAL WALL PANEL
IN MATTE BLACK STEEL COLOR

CENTRIC
ARCHITECTURE

BUILDING 5
~3’-0”

BUILDING 8
VARIES BETWEEN **~4’-9”-2’-0”**

BUILDING 9
~3’-0”

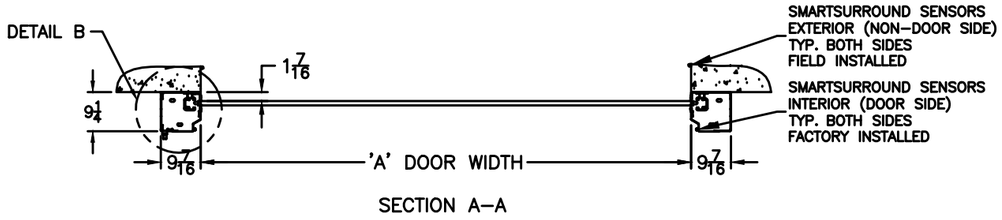
BUILDING 13
~3’-0”

ADDITION AT BUILDING 11
~2’-8”

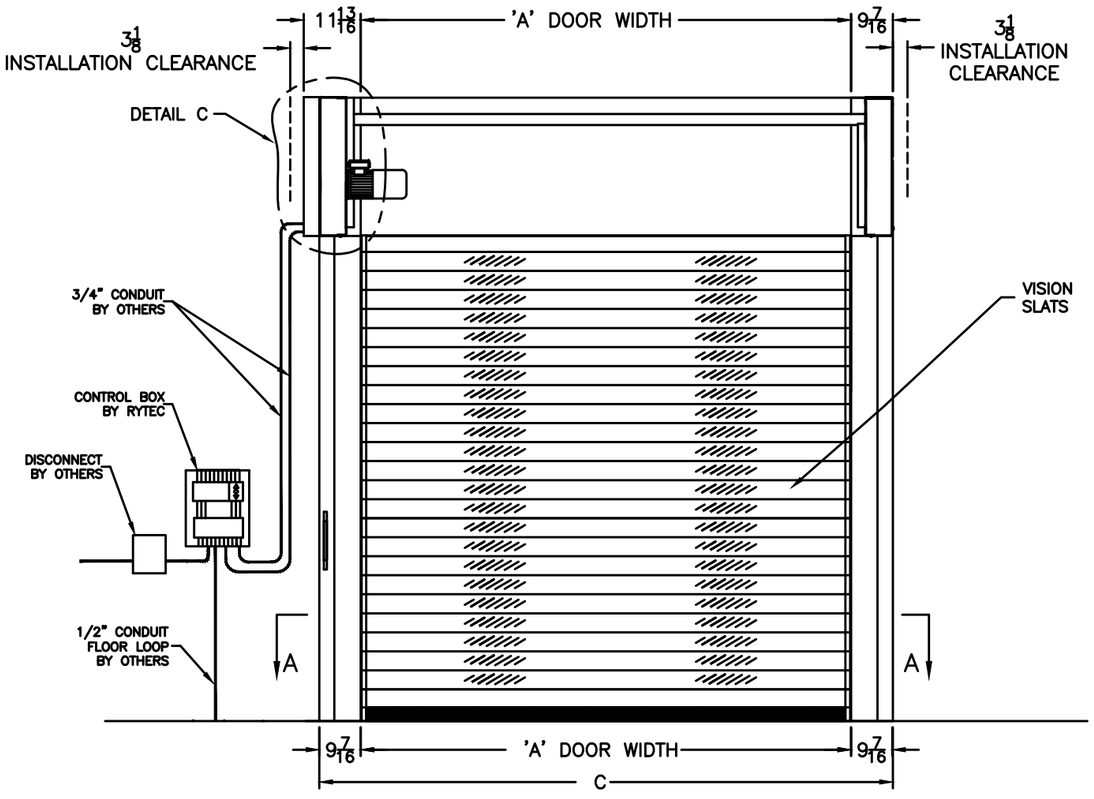
BUILDING 8
VARIES BETWEEN **~4’-9”-2’-0”**

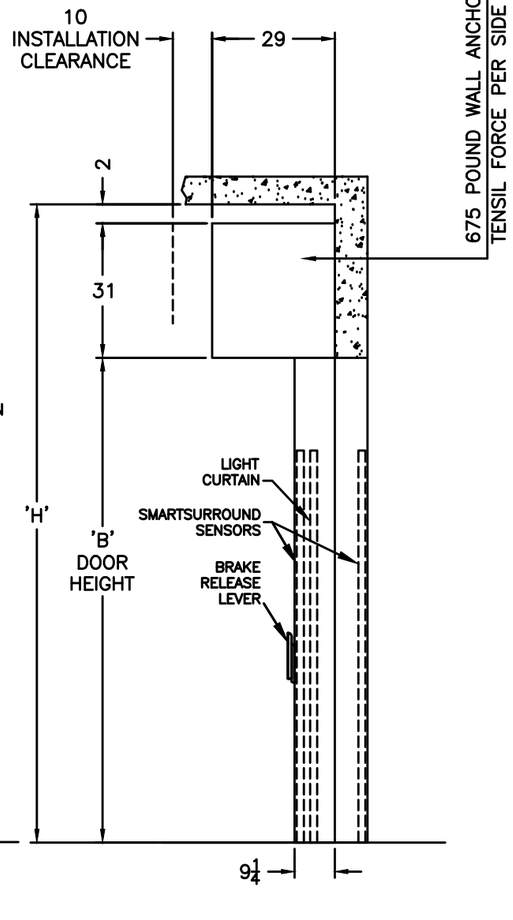
BUILDING 11
~3’-0”

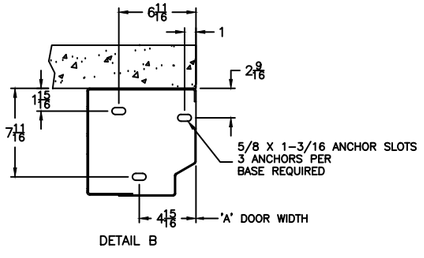
BUILDING 14
~3’-0”

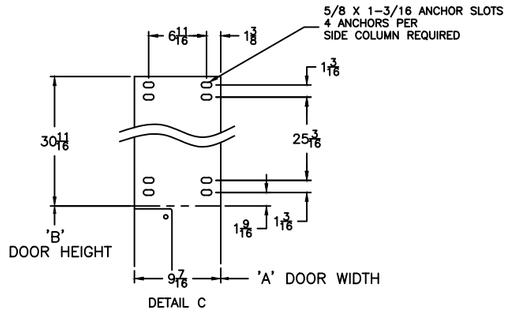


SECTION A–A









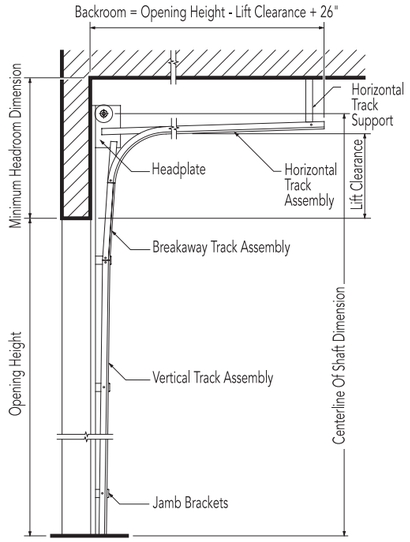
COILING DOOR DETAILS

FACTORY AT FRANKLIN
CAROUSEL BUILDING
01/26/24

BASIS OF DESIGN FOR NEW GLAZED COILING DOOR IS RYTEC SPIRAL FV DOOR. *SUBJECT TO CONSTRUCTION AND MATERIAL AVAILABILITY

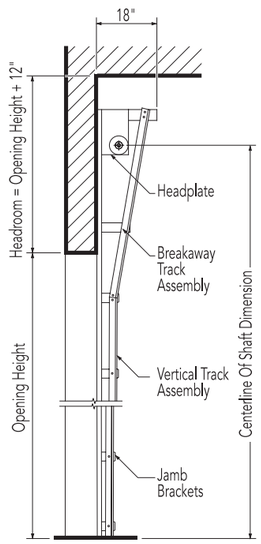
CENTRIC ARCHITECTURE

Lift Clearance Track Standard



NOTE: FINAL TRACK SELECTION TBD

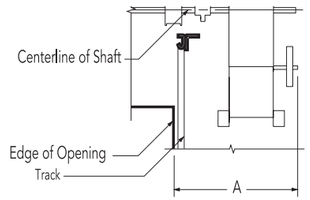
Full Vertical Track



Mounting Details

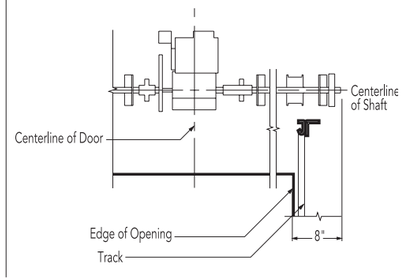
Side Mount Type (Jackshaft) RMX®, RSX®, RHX®

Side-mounted (Jackshaft) RMX®, RSX®, and RHX® operators feature a power unit mounted on the inside front wall and connected to the crosshead shaft, with an adjustable coupling or drive chain and sprockets.

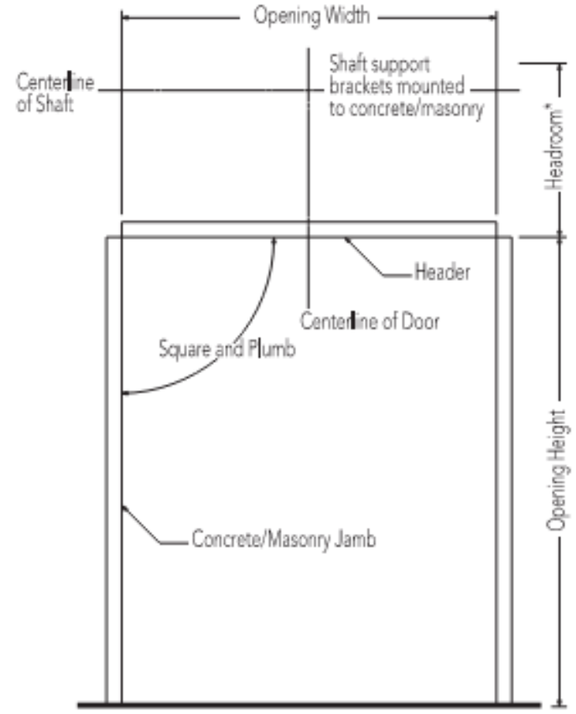


Center Mount Type/Jackshaft RSX®, RHX®

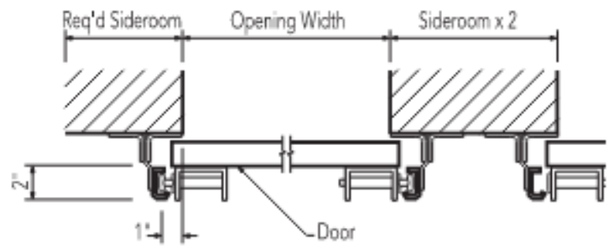
Center-mounted (Jackshaft) operators feature a power unit on the front wall above the door opening. No additional backroom is required. Available on models RSX® and RHX®.



Concrete/Masonry Jambs



2" (51 mm) Track



STANDARD GARAGE DOOR DETAILS (ALTERNATE)

FACTORY AT FRANKLIN
CAROUSEL BUILDING
01.27.2023
PAGE 11

CENTRIC ARCHITECTURE

CENTRIC
ARCHITECTURE

January 26, 2024

RE: The Factory at Franklin
Centric Project #21040

Dear Emily:

We would like to submit the Factory of Franklin Carousel Building for the Historic Zoning Commission Consideration. This project had a previously approved COA from February 2023, due to a few changes in alternates and exterior materiality we are resubmitting. Below is a design narrative of the scope:

The scope at the Factory at Franklin includes creating a new building for a future carousel at the rear of the site. The building is 2600 SF per the approved development plan and is proposed to be constructed of a mixture masonry and metal materials to compliment the surrounding and adjacent buildings and their historic character. Several alternates are being considered as part of the scope of the carousel including glazed coiling or traditional overhead doors, large transom windows, with the aim of increasing light within the building and visibility of the carousel from outside the building. Additional alternates being considered are the materiality of the masonry base, either ground face CMU block or CMU with a brick veneer to match the adjacent historic brick on site.

Please let us know if anything further is needed.

Sincerely,

Gina Emmanuel AIA, LEEP AP

Enclosure

cc: Luke Dougal

File #: 21-05907

DATE: January 9, 2024

TO: Design Review Committee

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

SUBJECT:
Discussion Of Relocation And An Addition (Accessory Structure) At 425 Boyd Mill Ave.; Stephanie Bach, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Design Review Committee concerning the relocation and an addition to the accessory structure.

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

PROJECT INFORMATION:
COF Project Number: 8391
Applicant: David Davis & Stephanie Bach
Owner: Stephanie Bach

BACKGROUND:
This application has attended several Design Review Committee Meetings to discuss the proposal and the DRC attended a site visit at the property.

The application proposes to relocate the existing accessory structure and then construct an addition to it.

Relocation
The application includes the proposal to shift the existing 288 sq. ft. structure to the interior of the property. The National Register for Historic Places considered this structure to be contributing to the property. The Design Guidelines state that relocation is highly discouraged, but it may be preferable to demolition. The applicant has incorporated the feedback from past DRC meetings so that the structure is saved and its unique front features remain. The relocation of the structure is appropriate within the Guidelines.

Addition
The application includes the proposal to construct a new 662 sq. ft. addition to the existing 288 sq. ft.

accessory structure. Feedback on this application was incorporated from previous DRC meetings into this design. The importance of the historic accessory structure was emphasized during these meetings and the addition is similar in form from the street as the original accessory structure appeared from the street.

Size & Form
The Guidelines recommend the following for the size of an addition to a historic accessory structure:

- Design alterations and additions so that the entirety of the accessory structure is compatible and visually subordinate in size, mass, and height to the principal building they support, but in no case should they exceed 1 1/2 stories.
- Size the accessory structure building footprint so that the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) do not exceed 35 percent of the lot.
- Design additions to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials.
- Design additions to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site.

The principal building's footprint equates to 4,090 sq. ft. and the total square footage of the accessory structure with the addition will equate to 950 sq. ft. As proposed, the addition is not subordinate in size and mass as the form of the building will be taller than the original accessory structure. The proposed addition does not meet the intent of the Design Guidelines.

Materials:
The addition is proposed to be clad in wood siding and will utilize asphalt shingles. The proposal does not state what the material for the new windows and the foundation is proposed to be. The Guidelines recommend the following for additions to historic accessory structures:

- Use lap, weatherboard, or clapboard siding for frame additions. Lap siding exposure should be consistent with that on adjacent historic buildings.
- Use details and ornamentation that are similar in character and proportions, but less elaborate than those on the historic building.
- Use windows with historic profiles and dimensions with a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.
- Design windows to match the historic materials found on the building, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.
- Place dormers on additions in locations with obscured visibility from the front facade or street.
- Design foundations and piers to be compatible with those on the historic building.

As proposed, the materials meet the intent of the Guidelines, but the specification on the windows and foundation is needed.

RECOMMENDATION:
Staff recommends denial of the application based on the following grounds:
1. Design alterations and additions so that the entirety of the accessory structure is compatible and visually subordinate in size, mass, and height to the principal building they support, but in no case

should they exceed 1 1/2 stories.

If the HZC were to approve the application, the following are suggested conditions:
1. The new windows must consist of wood or composite wood to meet the Guidelines and be submitted to the Preservation Planner for approval prior to a building permit.
2. The foundation must be called out and information provided to the Preservation Planner.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

February 12, 2024 Historic Zoning Commission Meeting

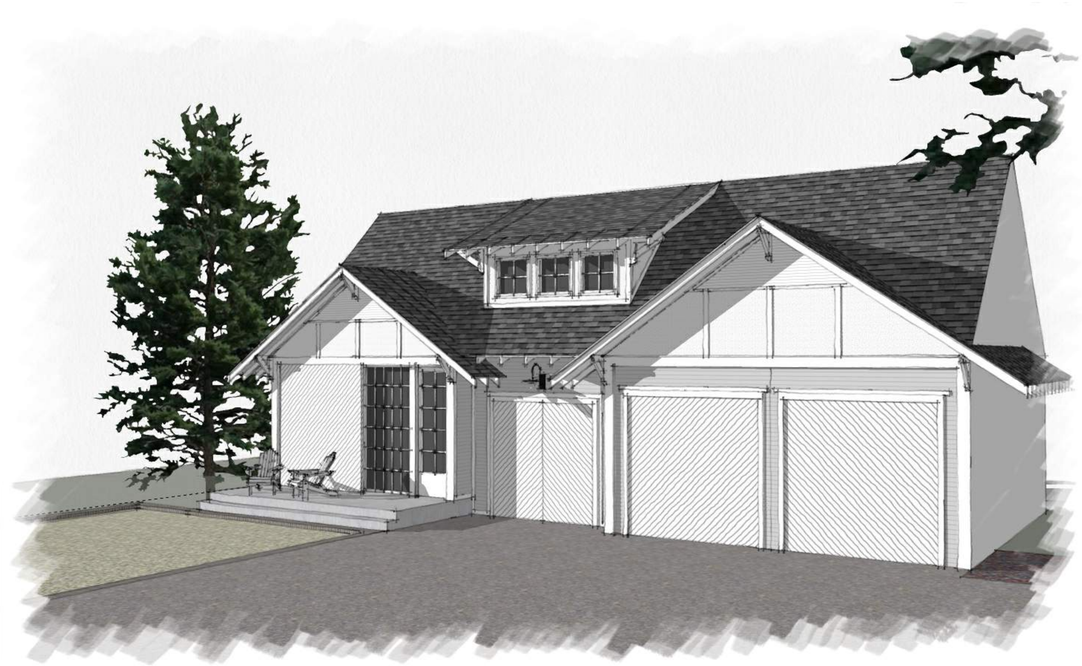
FRANKLIN HISTORIC ZONING COMMISSION DRAWING SET SUBMISSION

January 26, 2024 (Application Due Date)

BACH RESIDENCE ACCESSORY STRUCTURE ADDITION

425 BOYD MILLS AVENUE, FRANKLIN, TN 37064

CITY OF FRANKLIN



PROPOSED FRONT ELEVATION

DESIGNERS

ARCHITECT
Daniels Chandler
611 Commerce Street, Suite 2712
Nashville, Tennessee 37203
Phone:662.801.0220
Contact: Blake Daniels, AIA
TN License No: 106244

INDEX

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A0.50	SITE PLAN AND NOTES
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A1.00	DIMENSIONED & NOTED PLAN - FIRST & SECOND LEVEL
A1.40	ROOF PLAN
A2.10	BUILDING ELEVATIONS
A9.10	3D VIEWS

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Contractor must verify all dimensions prior to construction.

BACH RESIDENCE ACCESSORY STRUCTURE ADDITION

STEPHANIE HEYING BACH

425 BOYD MILLS AVE
FRANKLIN, TN 37064

PROJECT No.	23236
DATE:	2024.01.22
REV DATE:	

SHEET NAME

COVER + INDEX

SHEET NUMBER

A0.01

FRANKLIN HISTORICAL ZONING COMMISSION SUBMISSION

EXISTING SITE PLAN

8 16 32 64

PROPOSED SITE PLAN

8 16 32 64

LOT AREA CALCULATIONS - EXISTING

LOT SIZE - 0.43 ACRES (100.72' x 185.01' = 18, 634.2 SF)

IMPERVIOUS COVERAGE - 8,188 SF TOTAL (+/-43% COVERAGE)
- 3,405 SF - DRIVEWAY
- 405 SF - FRONT WALK
- 4090 SF - HOUSE
- 288 SF - EXISTING SHED STRUCTURE (TO BE PRESERVED)

LANDSCAPE/PERMEABLE SURFACES - 10,446 SF (+/- 57% COVERAGE)
- 40% MINIMUM REQUIREMENT REQUIRDED BY DESIGN GUIDELINES

NOTE:
SQUARE FOOTAGES ARE TAKEN FROM CITY OF FRANKLIN INTERACTIVE MAP AND WILLIAMSON COUNTY PROPERTY ACCESSMENT DATABASE.

SITE PLAN LEGEND

	EXISTING RESIDENCE PAVING
	EXISTING PAVING
	EXISTING HOUSE FOOTPRINT
	PROPOSED ACCESSORY STRUCTURE ADDITION
	EXISTING SHED STRUCTURE

LOT AREA CALCULATIONS - PROPOSED

LOT SIZE - 0.43 ACRES (100.72' x 185.01' = 18, 634.2 SF)

IMPERVIOUS COVERAGE - 9,138 SF TOTAL (+/- 49% COVERAGE)
- 3,405 SF - DRIVEWAY
- 405 SF - FRONT WALK
- 4090 SF - HOUSE
- 288 SF - EXISTING SHED STRUCTURE (TO BE PRESERVED)
- 950 SF - PROPOSED ACCESSORY STRUCTURE FOOTPRINT

LANDSCAPE/PERMEABLE SURFACES - 9,496 SF (+/- 51% COVERAGE)
- 40% MINIMUM REQUIREMENT REQUIRDED BY DESIGN GUIDELINES

NOTE:
SQUARE FOOTAGES ARE TAKEN FROM CITY OF FRANKLIN INTERACTIVE MAP AND WILLIAMSON COUNTY PROPERTY ACCESSMENT DATABASE.

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BACH RESIDENCE ACCESSORY STRUCTURE ADDITION

STEPHANIE HEYING BACH

425 BOYD MILLS AVE
FRANKLIN, TN 37064

PROJECT No. 23236
DATE: 2024.01.22
REV DATE:

SHEET NAME

SITE PLAN AND NOTES

SHEET NUMBER

A0.50

FRANKLIN HISTORICAL ZONING COMMISSION SUBMISSION

EXISTING CONDITION

POST RENOVATION

BRACKETS ON ADDITION TO MATCH SHAPE AND DIMENSION OF EXISTING

DIAGONAL DOOR SLATS ON ADDITION DOORS TO MATCH EXISTING

EXISTING STRUCTURE

EXISTING STRUCTURE TO BE LIFTED BY CRANE ONTO NEW CONC. SLAB FOUNDATION

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BACH RESIDENCE ACCESSORY STRUCTURE ADDITION

STEPHANIE HEYING BACH

425 BOYD MILLS AVE
FRANKLIN, TN 37064

PROJECT No.	23236
DATE:	2024.01.22
REV DATE:	

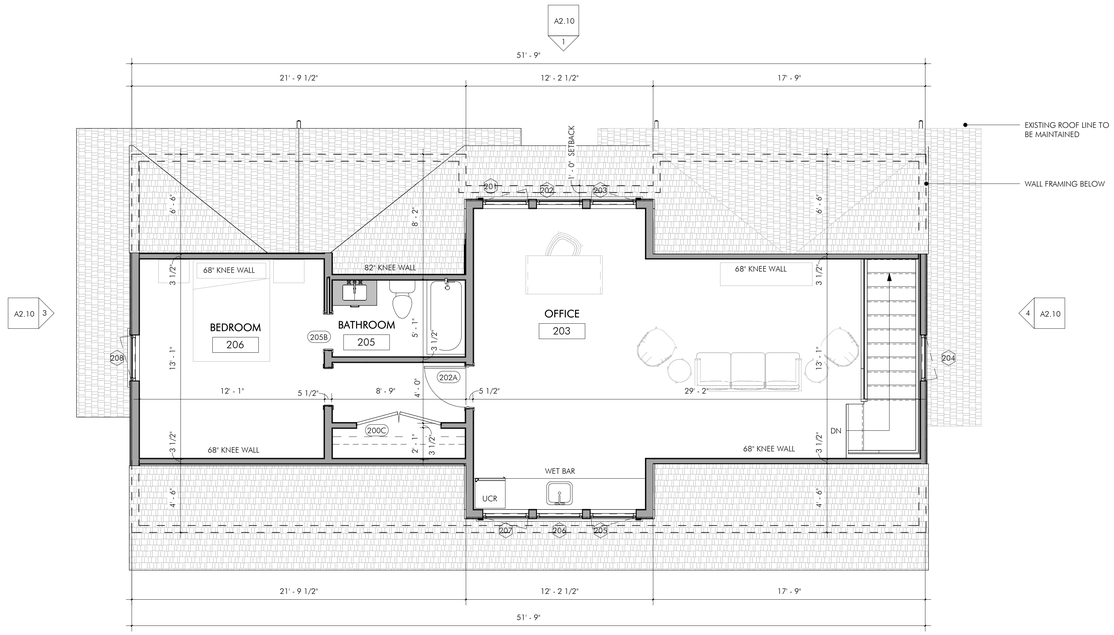
SHEET NAME

EXISTING & 3D VIEWS

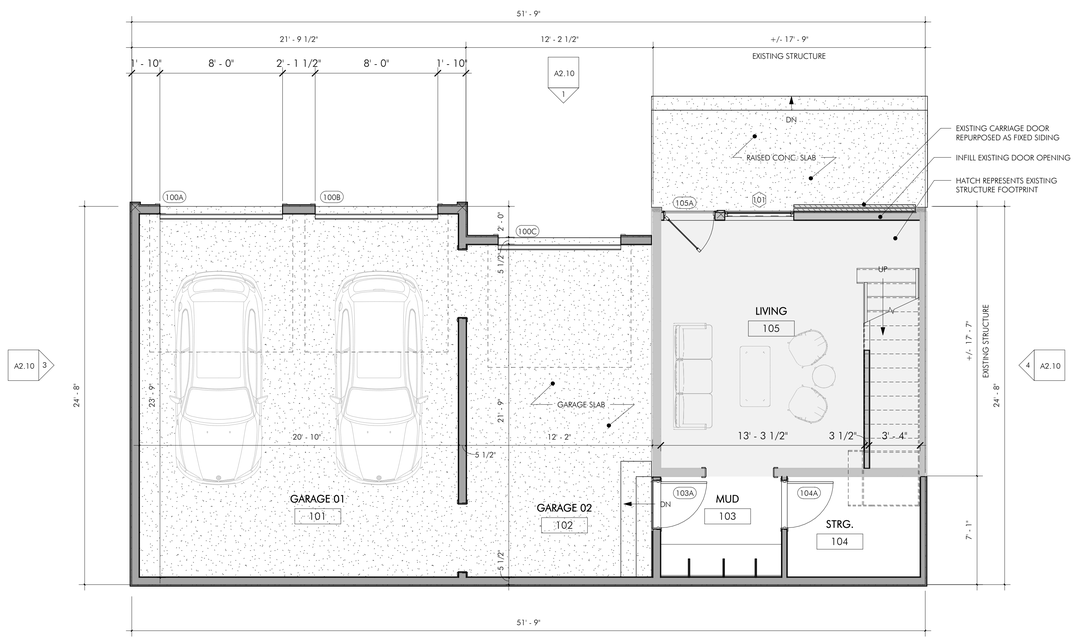
SHEET NUMBER

A0.51

FRANKLIN HISTORICAL ZONING COMMISSION SUBMISSION



DIMENSIONED PLAN - SECOND LEVEL



DIMENSIONED PLAN - FIRST LEVEL

FLOOR PLAN LEGEND

	INDICATES SCOPE OF WORK
###	DOOR NUMBER
#	WINDOW NUMBER
#	CASEWORK ELEVATION NUMBER
# / #	BUILDING SECTION
#	BUILDING ELEVATION

GENERAL NOTES

A. DOORS TO BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
B. CONTRACTOR SHALL COORDINATE ANY UTILITY INTERRUPTIONS WITH THE OWNER PRIOR TO CONDUCTING WORK.
C. CONTRACTOR SHALL MAINTAIN REQUIRED WALL RATINGS AT PENETRATIONS, INTERSECTIONS, AND CONNECTIONS.
D. DIMENSIONS PROVIDED ARE TO FACE OF FINISH WALL UNLESS NOTED OTHERWISE.
E. CONTRACTOR SHALL ENSURE WORK COMPLIES WITH ALL APPLICABLE ACCESSIBILITY CODES.
F. PROVIDED MATERIALS SHALL BE INSTALLED PER CODE REQUIREMENTS AND MANUFACTURER'S WRITTEN RECOMMENDATIONS.
G. WHEN GRAPHICALLY INDICATED IN SIMILAR AREAS, VERTICALLY ALIGN WALL MOUNTED ITEMS INCLUDING OUTLETS, THERMOSTATS, FIRE PROTECTION DEVICES, ETC.
H. CONTRACTOR SHALL PROVIDE, COORDINATE, AND INSTALL GYP BOARD CONTROL JOINTS. WALL JOINTS ARE TO BE PLACED AT 30'-0" MAXIMUM SPACING AND CEILING JOINTS ARE TO BE PLACED AT 50'-0" MAXIMUM SPACING.

DOOR SCHEDULE

Door Number	Door Width	Door Height
EXTERIOR DOORS		
105A	3' - 4"	9' - 6"
GARAGE DOORS		
100A	8' - 0"	9' - 0"
100B	8' - 0"	9' - 0"
100C	8' - 0"	8' - 0"
INTERIOR DOORS		
103A	3' - 0"	8' - 0"
104A	3' - 0"	8' - 0"
200C	5' - 6"	6' - 0"
202A	2' - 8"	6' - 8"
205B	2' - 4"	6' - 8"

WINDOW SCHEDULE

Mark	R.O. Width	R.O. Height	Head Height	Comments
101	4' - 6"	9' - 4"	10' - 4"	
201	3' - 0"	3' - 0"	6' - 8"	
202	3' - 0"	3' - 0"	6' - 8"	
203	3' - 0"	3' - 0"	6' - 8"	
204	3' - 0"	5' - 0"	7' - 1"	
205	3' - 0"	3' - 0"	6' - 8"	
206	3' - 0"	3' - 0"	6' - 8"	
207	3' - 0"	3' - 0"	6' - 8"	
208	3' - 0"	5' - 0"	7' - 1"	EGRESS WINDOW

*NEW WINDOWS TO MATCH EXISTING WINDOWS STYLE & COLOR.

ACCESSORY STRUCTURE AREA

FLOOR LEVEL	AREA
AREA	
MAIN LEVEL AREA	1250 SF
UPPER LEVEL AREA	730 SF
	1980 SF

*UPPER LEVEL AREA LIMITED TO 60% (750 SF) OF THE LOWER LEVEL AREA PER FRANKLIN HISTORIC DISTRICT DESIGN GUIDELINES.

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BACH RESIDENCE ACCESSORY STRUCTURE ADDITION

STEPHANIE HEYING BACH

425 BOYD MILLS AVE
FRANKLIN, TN 37064

PROJECT No. 23236
DATE: 2024.01.22
REV DATE:

SHEET NAME

DIMENSIONED & NOTED PLAN - FIRST & SECOND LEVEL

SHEET NUMBER

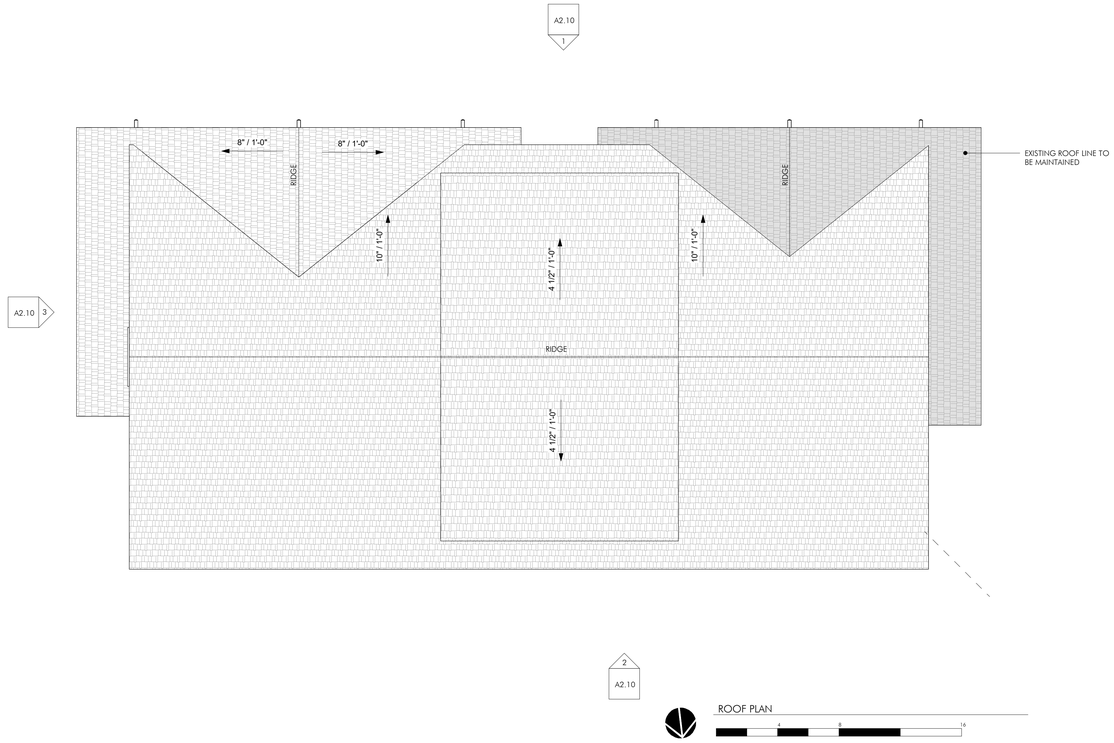
A1.00

FRANKLIN HISTORICAL ZONING COMMISSION SUBMISSION

ROOF PLAN LEGEND	
	SHINGLED ROOF
→	DIRECTION OF ROOF SLOPE
DS	DOWNSPOUT

GENERAL NOTES

A. COORDINATE DOWNSPOUT LOCATIONS WITH OWNER. ENSURE POSITIVE DRAINAGE TO DOWNSPOUT LOCATION. APPROXIMATE LOCATIONS SHOWN FOR REFERENCE.
B. COORDINATE EXHAUST VENT LOCATIONS WITH OWNER
C. COORDINATE DOOR AND LANDING WITH SLOPE OF ROOF
D. PARAPET WALL TO EXTEND 1'-6" ABOVE ROOF WITH 3'-0" RAILING INSTALLED ON TOP OF PARAPET. RAILING TYPE TO BE SELECTED BY OWNER.
E. NEW SHINGLES TO MATCH EXISTING STYLE.
F. PROVIDE ICE + WATER SHIELD AT ALL HIPS, VALLEYS, RIDGES, + ROOF RIDGES.
G. PROVIDE RIDGE VENT AT ALL RIDGES OVER 10'-0" IN LENGTH.



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BACH RESIDENCE ACCESSORY STRUCTURE ADDITION

STEPHANIE HEYING BACH

425 BOYD MILLS AVE
FRANKLIN, TN 37064

PROJECT No.	23236
DATE:	2024.01.22
REV DATE:	

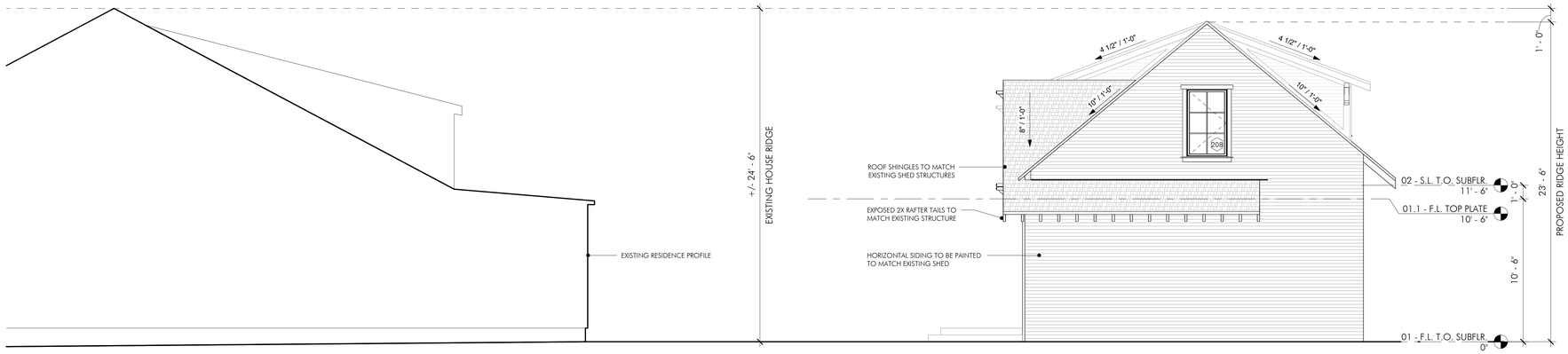
SHEET NAME

ROOF PLAN

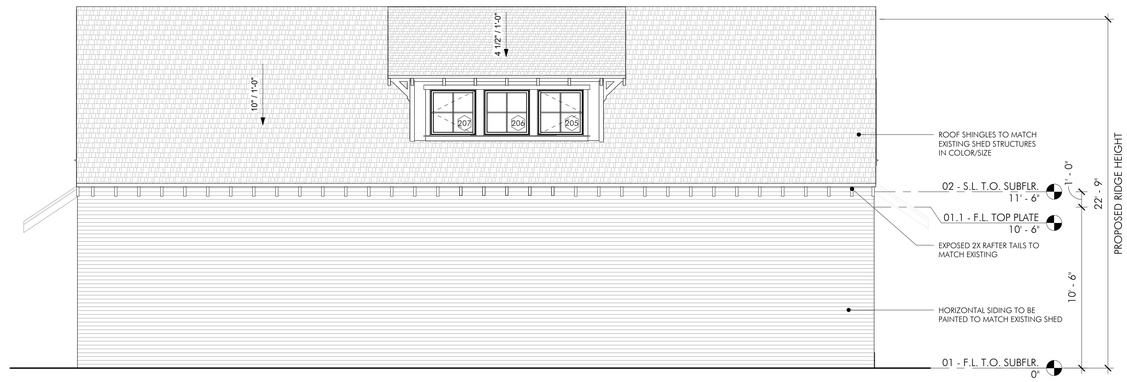
SHEET NUMBER

A1.40

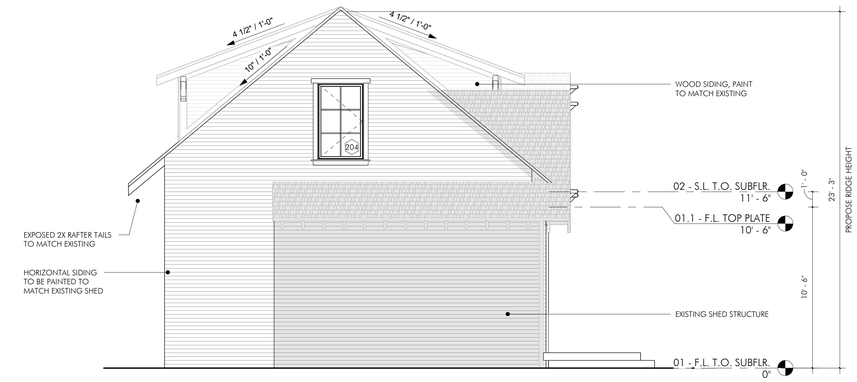
FRANKLIN HISTORICAL ZONING COMMISSION SUBMISSION



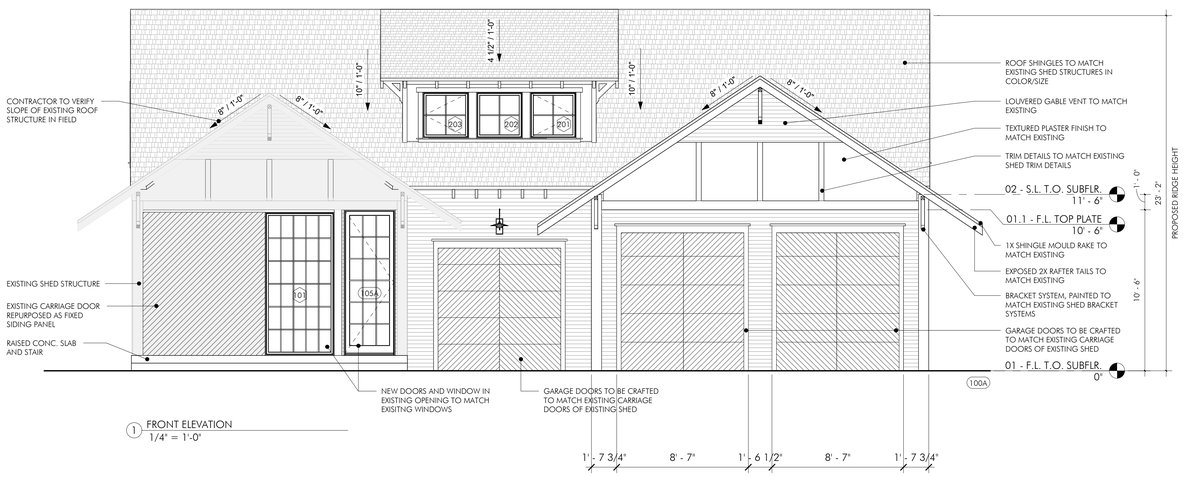
3 SIDE ELEVATION 01
1/4" = 1'-0"



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



4 SIDE ELEVATION 02
1/4" = 1'-0"



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

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BACH RESIDENCE ACCESSORY STRUCTURE
ADDITION

STEPHANIE HEYING BACH

425 BOYD MILLS AVE
FRANKLIN, TN 37064

PROJECT No.	23236
DATE:	2024.01.22
REV DATE:	

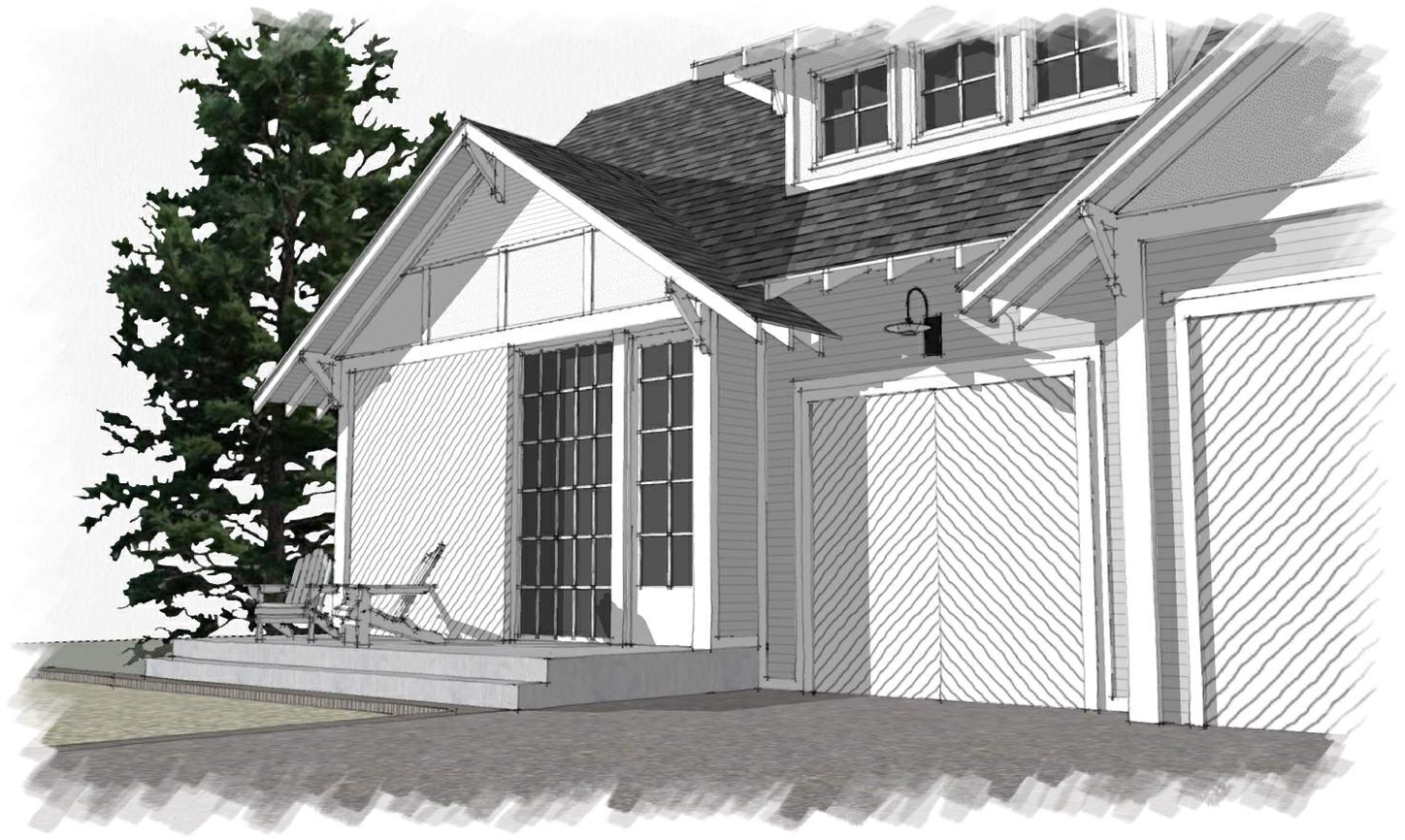
SHEET NAME

BUILDING ELEVATIONS

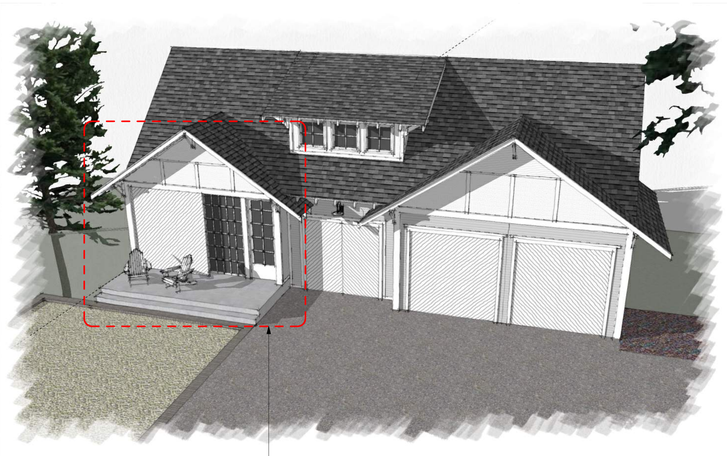
SHEET NUMBER

A2.10

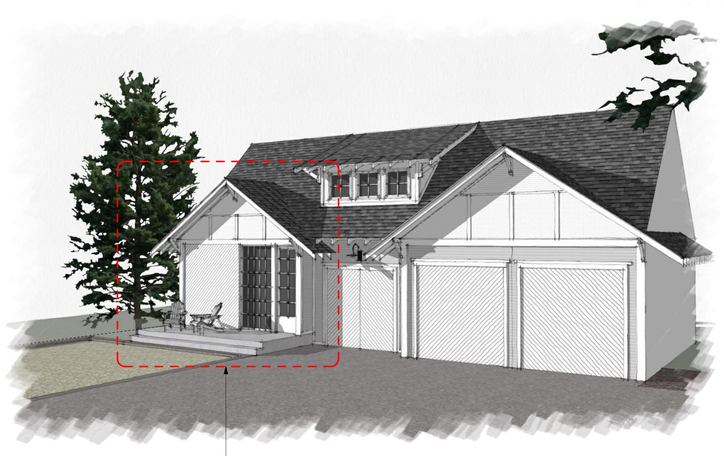
FRANKLIN HISTORICAL ZONING COMMISSION SUBMISSION

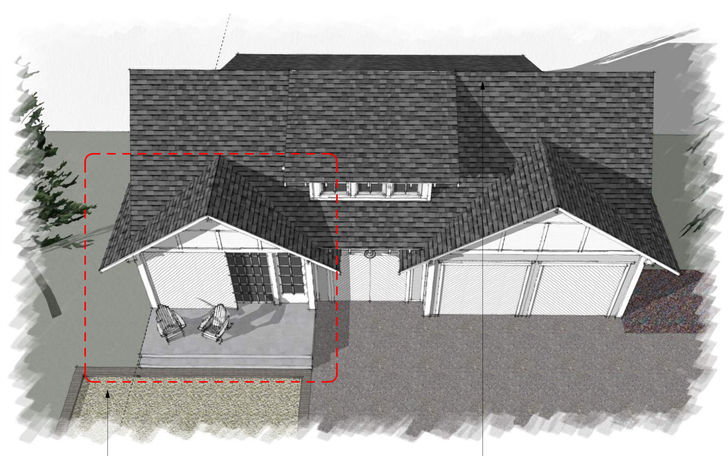


HISTORIC STRUCTURE IS RELOCATED AND ACTIVATED INTO A LIVING SPACE. THE ORGINAL DOORS WILL BE REPURPOSED INTO FIXED SIDING TO MAINTAIN THE CHARACTRE OF THE STRUCTURE WHERE POSSIBLE.



ADDITION WILL INCORPORATE DETAILS OF THE EXISTING HISTORIC STRUCTURE. STRUCTURE WILL GIVE REPLICATE THE LOOK OF THE RELOCATED HISTORIC STRUCTURE TO MAINTAIN THE VISUAL APPEARANCE ALONG THE STREET.





SINGLE PRIMARY RIDGE BEAM FOR THE ROOF BODY TO ENSURE A SIMPLIFIED STRUCTURE FROM THE PRIMARY BUILDING.

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BACH RESIDENCE ACCESSORY STRUCTURE ADDITION

STEPHANIE HEYING BACH

425 BOYD MILLS AVE
FRANKLIN, TN 37064

PROJECT No.	23236
DATE:	2024.01.22
REV DATE:	

SHEET NAME

3D VIEWS

SHEET NUMBER

A9.10

FRANKLIN HISTORICAL ZONING COMMISSION SUBMISSION

File #: 21-05990

DATE: January 30, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of New Construction At 1845 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 7); 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 1845 William Campbell Court, Lot 7, of the Historic Magnolia Hall subdivision.

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

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

PROJECT INFORMATION:
COF Project Number: 8394
Applicant: Matt Smith
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

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

The proposal includes the construction of a two-story cross-gabled residence with Colonial Revival architectural-styled features. A recessed entrance is found on the front elevation which features double hung windows to the right and left side and a screened-in porch to the left of the entrance. The second level proposes three wall dormers on the front elevation.

Placement/Setback:
The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The proposal meets the setback requirements.

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

Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. The Historic Magnolia Hall is 34’-9” in height, measured from grade to the roof ridge. The application provides the height of the building from the first floor elevation to the roof ridge, which is 32' 4". Additionally, there is a 2’ increase in grade elevation on Lot 7 compared to Magnolia Hall. The location of Lot 7 is directly beside the mansion.

Materials:
The materials of the proposed new construction are listed as predominantly brick and lap siding, shingle roof, stone foundation, two stone chimneys, cementitious siding on the front porch details, and brick chimney. The colors of the materials were not included in the application. Additionally, the reveal of the siding was not included within 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. 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 per Zoning Ordinance requirements. The proposed wall dormers on the front elevation should be altered to be roof dormers instead of wall dormers to comply with the Zoning Ordinance.

RECOMMENDATION:
Staff recommends approval of this application with the following conditions:
1. The wall dormers must be changed to roof dormers to comply with the Zoning Ordinance.
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 siding must be wood siding to be consistent with Magnolia Hall and the other approved buildings.
4. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.

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

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

MAGNOLIA HALL - LOT 7
HZC SUBMITTAL
01-26-2024

1/26/2024 5:53:20 PM

906 STUDIO
ARCHITECTS +INTERIORS

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

MAGNOLIA HALL - LOT 7

KICK DRUM / LEGEND HOMES

1845 WILLIAM CAMPBELL CT
FRANKLIN, TN

PRELIMINARY

NOT FOR CONSTRUCTION

2024, 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

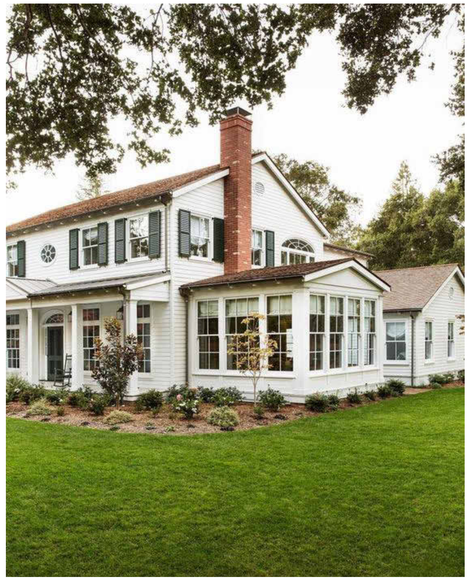
Project Number
21.1098.002

COVER

HZC.00

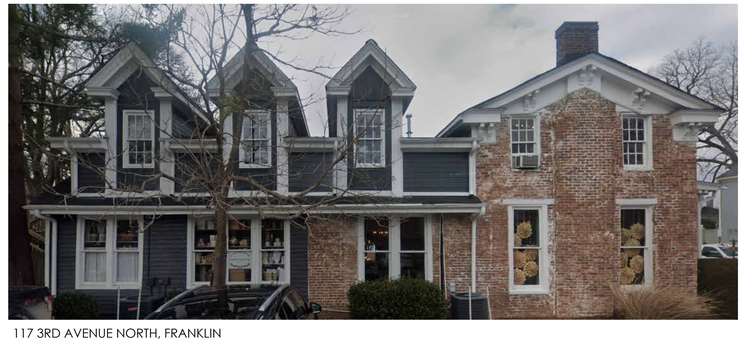
SHEET SIZE: ARCH D (24" X 36")

235 3RD AVENUE SOUTH, FRANKLIN



108 LEWISBURG AVENUE, FRANKLIN

207 3RD AVENUE NORTH, FRANKLIN



117 3RD AVENUE NORTH, FRANKLIN

906 STUDIO
ARCHITECTS +INTERIORS

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

MAGNOLIA HALL - LOT 7

KICK DRUM / LEGEND HOMES

1845 WILLIAM CAMPBELL CT
FRANKLIN, TN

PRELIMINARY

NOT FOR CONSTRUCTION

2024, 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
21.1098.002

PRECEDENT IMAGES

HZC.01

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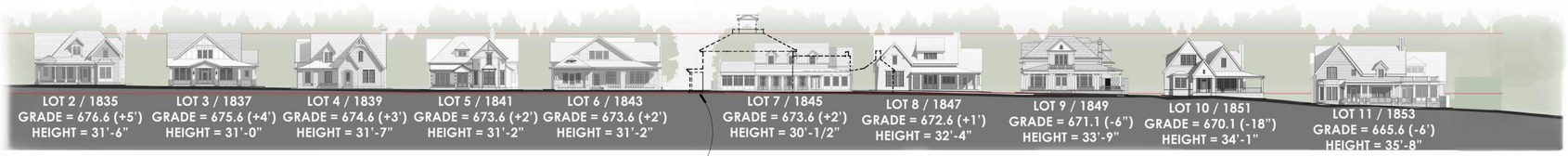
SHEET SIZE: ARCH D (24" X 36")



STREETSCAPE ELEVATION (NTS)

OVERALL SITE PLAN (NTS)

1/26/2024 5:53:37 PM

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NO.	DESCRIPTION	DATE

Project Number
21.1098.002

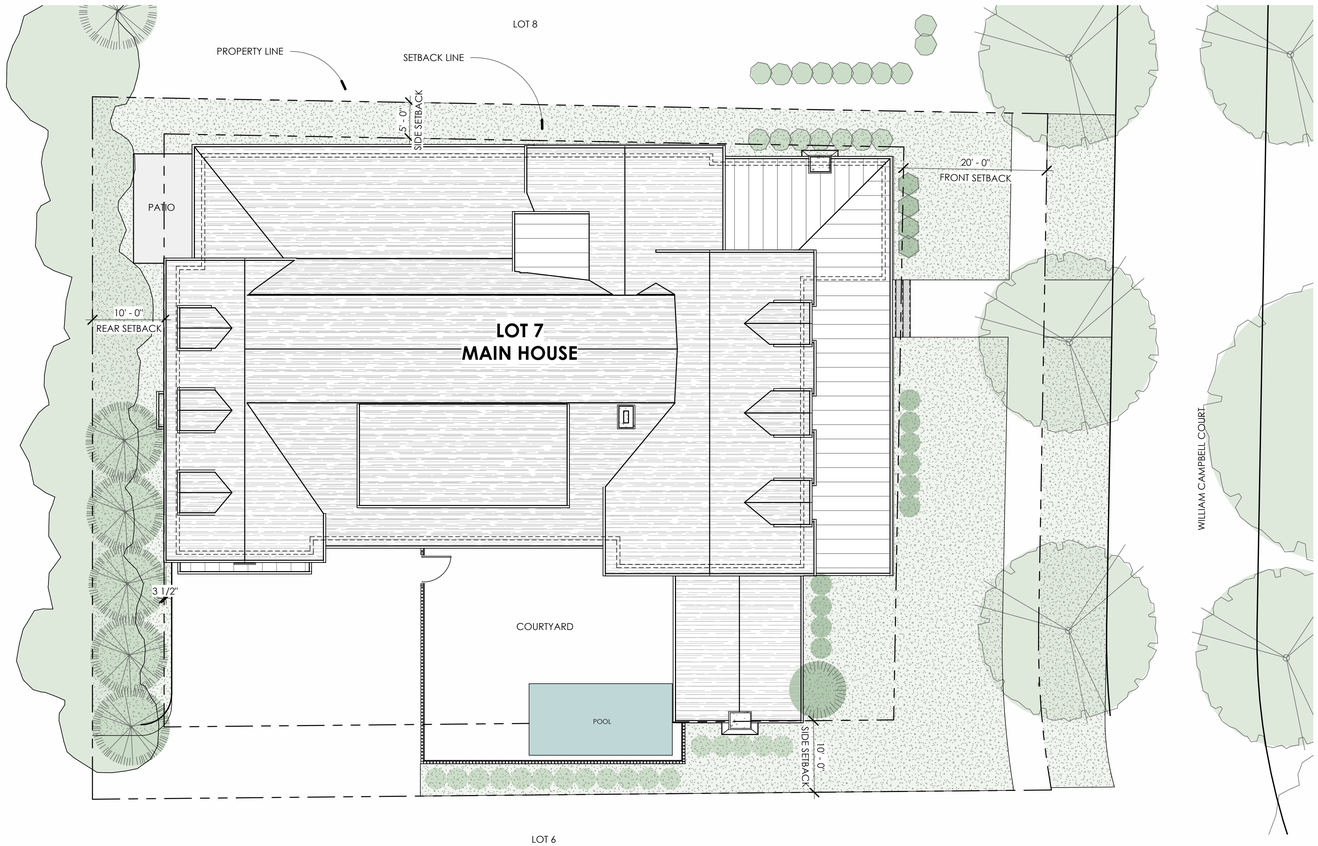
OVERALL SITE

HZC.02

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

LOT 7 AND MANSION HEIGHT DIAGRAM
1/8" = 1'-0"

0' 4' 8' 16'



LOT 7 SITE PLAN
1" = 10'-0"

0' 5' 10' 20'

PERVIOUS AREA = 3,785 SQ. FT
LOT AREA = 12,777 SQ. FT
LSA = 29% (MIN. 20%)

1/26/2024 5:53:46 PM

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MAGNOLIA HALL - LOT 7

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NO.	DESCRIPTION	DATE

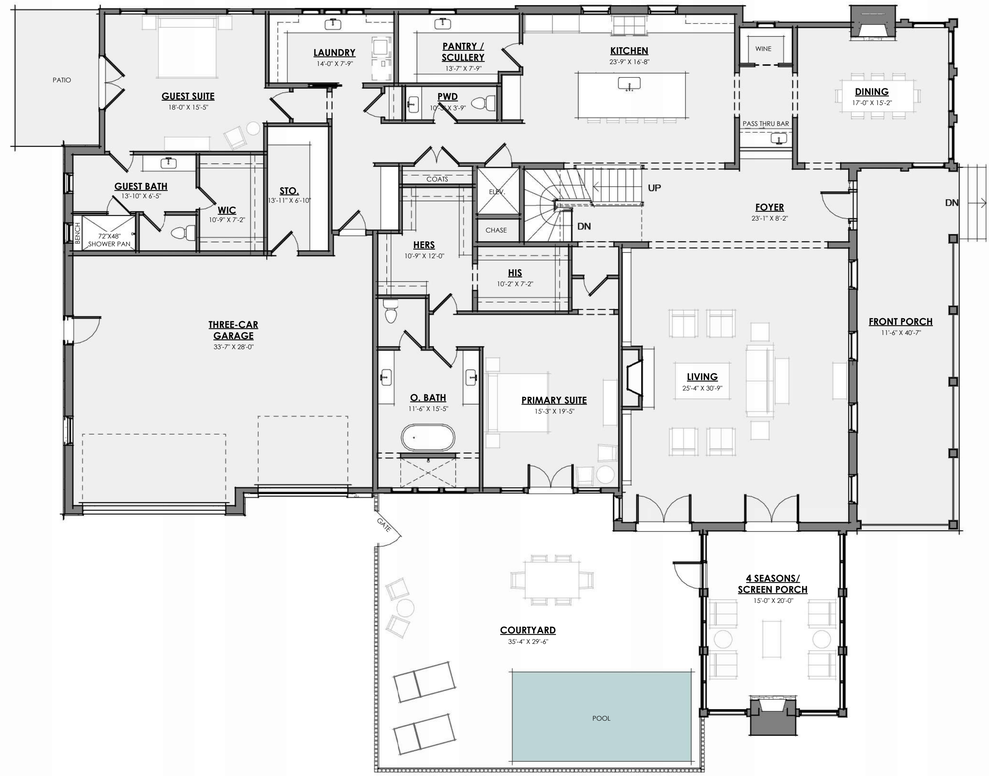
Project Number
21.1098.002

SITE INFORMATION

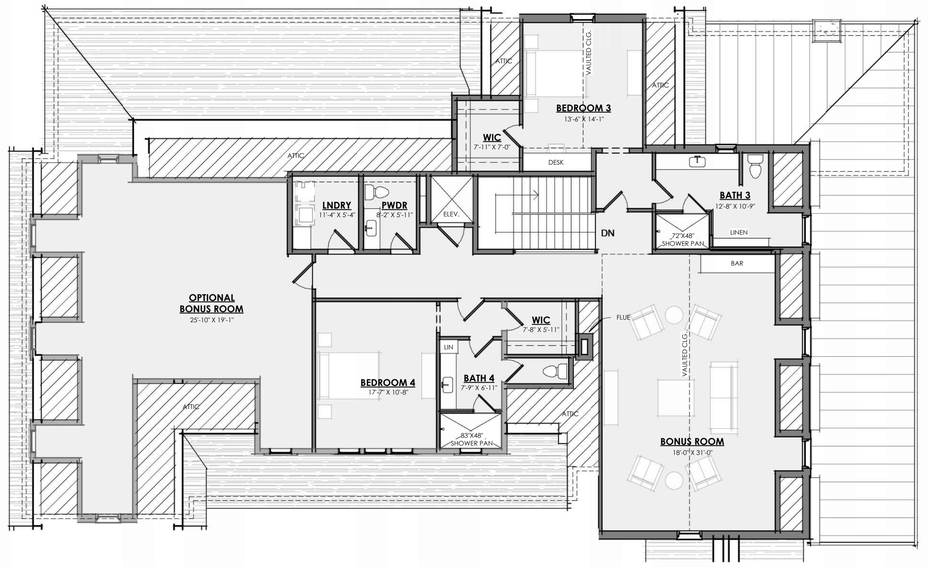
HZC.03

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

NOTES:
1. PLAN VIEWS ARE CUT AT 4'-6" FROM THE FLOOR LEVEL.
2. ATTIC SPACE IS SHOWN HATCHED.
3. ALL ATTIC SPACE HAS SLOPED CEILING HEIGHTS OF LESS THAN 9'-0".



2 FIRST FLOOR PLAN
1/8" = 1'-0"
0' 4' 8' 16'



1 SECOND FLOOR PLAN
1/8" = 1'-0"
0' 4' 8' 16'

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MAGNOLIA HALL - LOT 7

KICK DRUM / LEGEND HOMES

1845 WILLIAM CAMPBELL CT
FRANKLIN, TN

PRELIMINARY

NOT FOR CONSTRUCTION

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NO.	DESCRIPTION	DATE

Project Number
21.1098.002

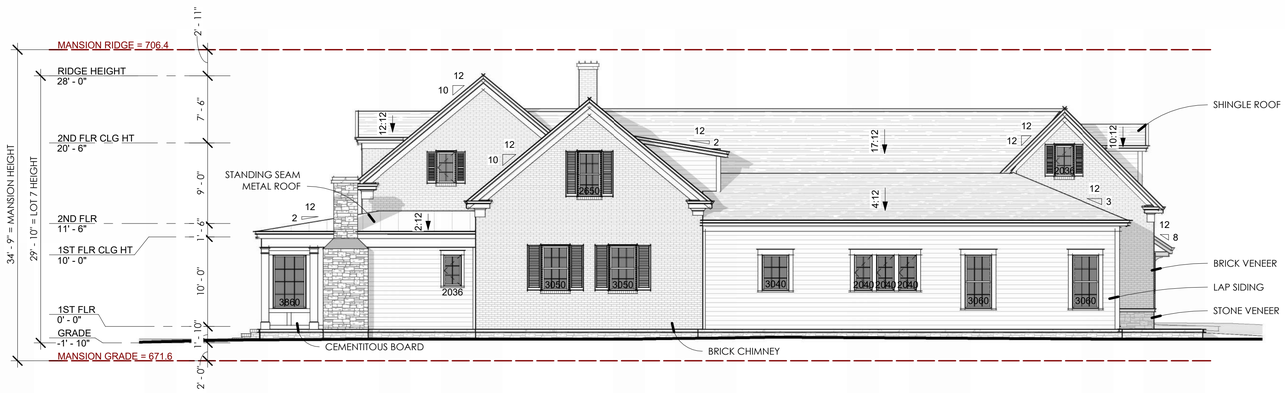
FLOOR PLANS

HZC.04

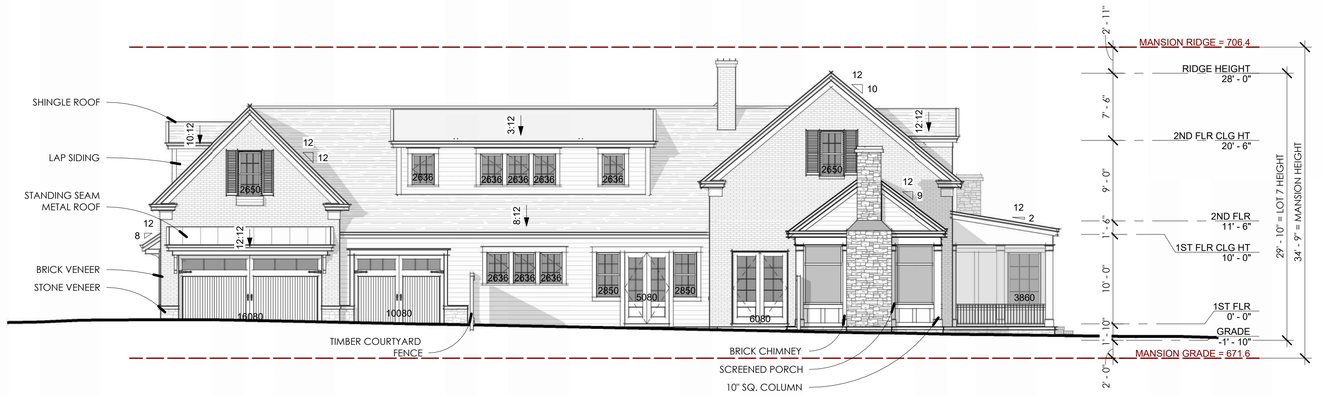
1/26/2024 5:53:53 PM

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

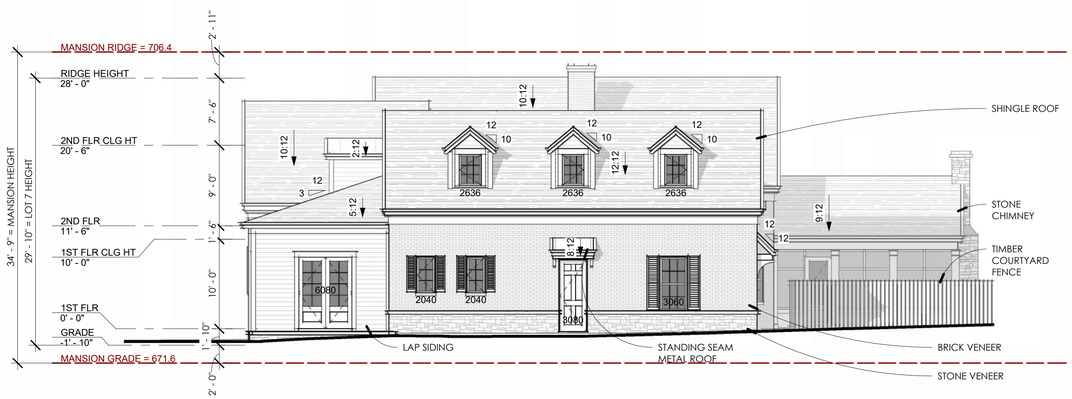
NOTES:
1. FOUNDATION HEIGH IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
2. FIRST FLOOR CEILING HEIGHT IS 10'-0".
3. SECOND FLOOR CEILING HEIGHT IS 9'-0".
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.



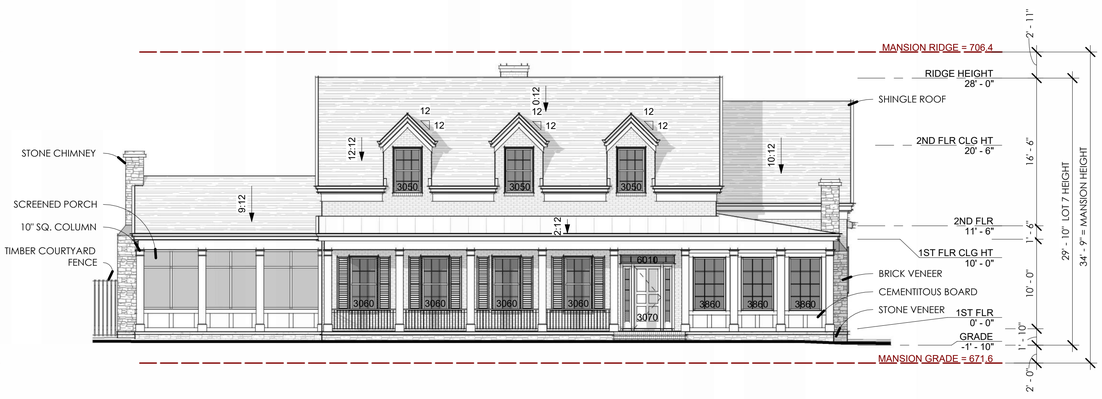
4 RIGHT ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



3 LEFT ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



2 REAR ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



1 FRONT ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

1/26/2024 5:54:02 PM

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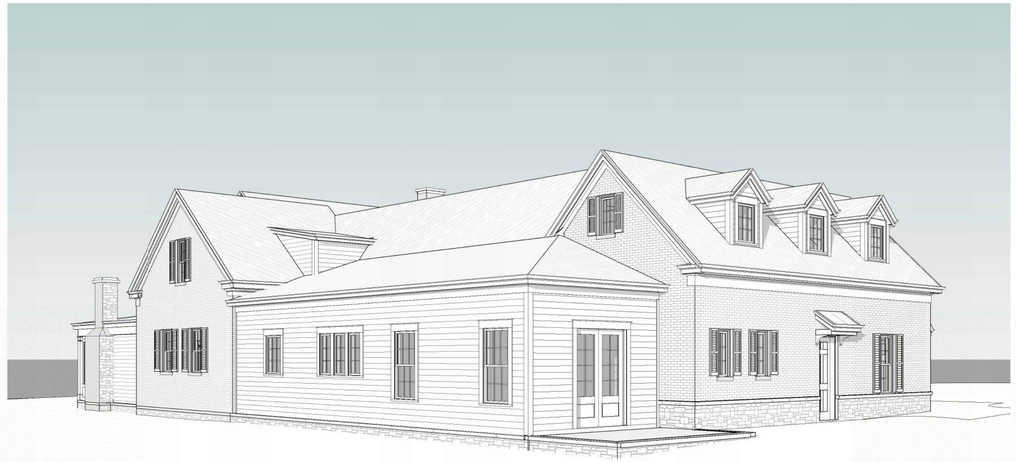
NO.	DESCRIPTION	DATE

Project Number
21.1098.002

EXTERIOR ELEVATIONS

HZC.05

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



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MAGNOLIA HALL - LOT 7

KICK DRUM /
LEGEND HOMES

1845 WILLIAM CAMPBELL CT
FRANKLIN, TN

PRELIMINARY

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CONSTRUCTION

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NO.	DESCRIPTION	DATE

Project Number
21.1098.002

3D VIEWS

HZC.06

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

File #: 21-06006

DATE: January 31, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of Signage (Monument) At 1205 Columbia Ave.; Laurie McPeak, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of a monument sign at 1205 Columbia Avenue.

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

PROJECT INFORMATION:
COF Project Number: 8395
Applicant: Laurie McPeak
Owner: Miller House Committee of the Battle of Franklin Trust, Eric Jacobson, Rep.

BACKGROUND:
The application includes the proposal to install a 71" granite monument sign at 1205 Columbia Avenue, facing Carter Hill Park.

The proposed sign is classified as a monument sign. The Zoning Ordinance permits one monument sign per lot and it is limited to six feet tall. As proposed, it appears to meet the requirements of the Zoning Ordinance. Typically, a sign can be issued an administrative Certificate of Appropriateness if the proposal meets the intent of the Design Guidelines; however, the Design Guidelines consider monument signs to be an inappropriate sign type in the Historic Preservation Overlay District. In cases when the Design Guidelines and the Zoning Ordinance conflict, the Design Guidelines take precedence. The Historic Zoning Commission may approve a sign that does not meet the Design Guidelines if it does meet the Zoning Ordinance.

Typically, monument signs are located in the front yard near the street for maximum visibility for motorists. This sign is proposed to be located in the rear yard of the property, behind the existing building and the driveway/parking lot. It is proposed to be double-sided and face the side lot line that borders Carter Hill Park, which will be more viewable to visitors of the Park than from Columbia Avenue.

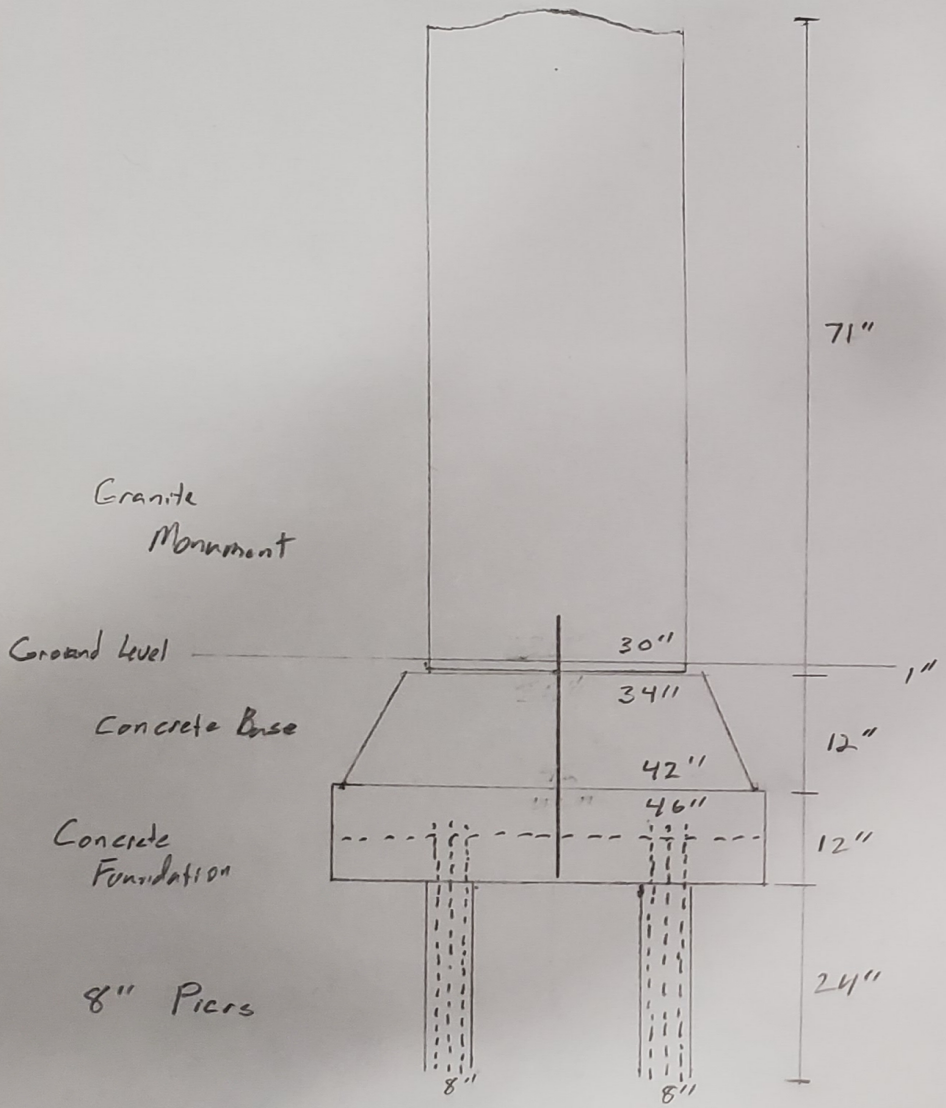
Since the proposed sign is located within the HPO, the sign would require a COA and a sign permit. Since a monument sign is not an appropriate sign type per the Design Guidelines, the recommendation would be denial of the application.

RECOMMENDATION:

Staff recommends denial of the application based on the following grounds:
1. The proposed sign type is considered an inappropriate sign type within the Design Guidelines.

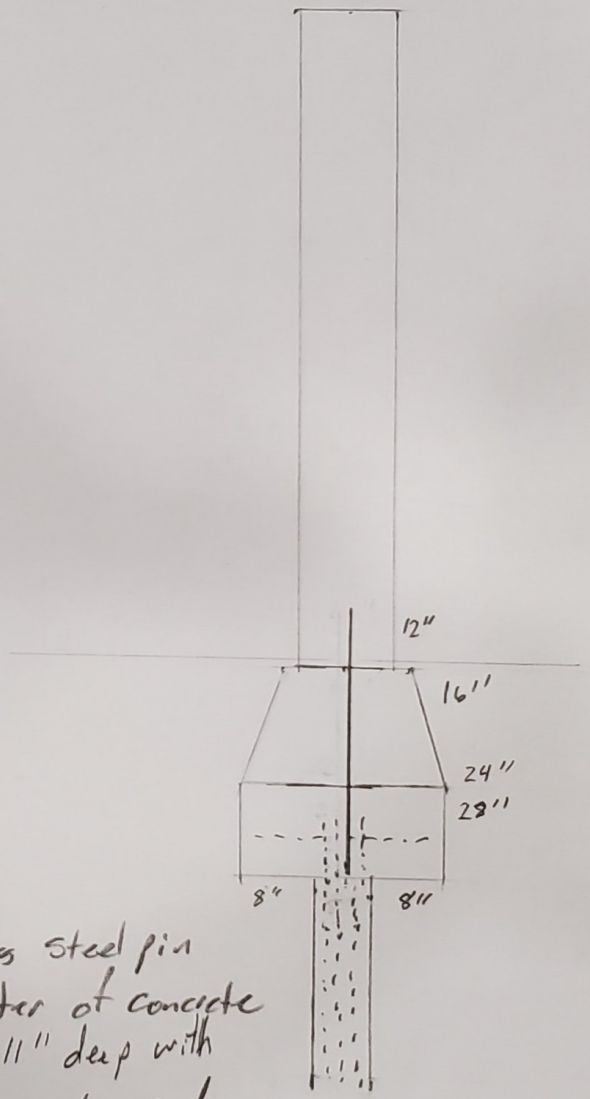
If the HZC were to approve the application, the following recommendations are suggested:
1. A sign permit must be issued prior to installation.
2. The application must meet all the requirements of the City of Franklin prior to the issuance of a sign permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Texas Monument Schematic



---- #4 Steel Rebar 8" O.C.
—— 1" Diameter Stainless Steel Pin

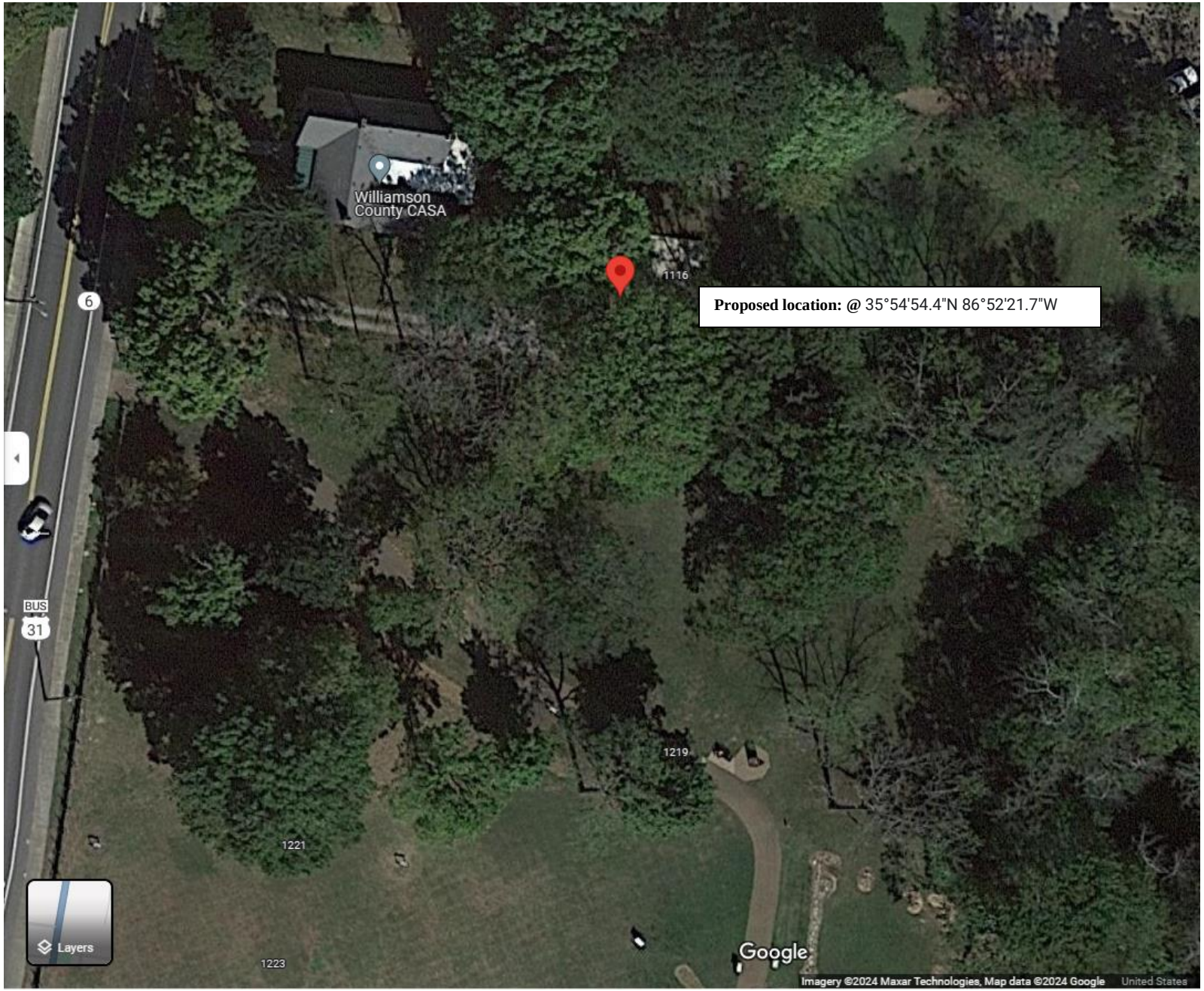
Front View



Note: Stainless steel pin set in center of concrete foundation 11" deep with 19" above concrete surface.

Side View

Proposed location of Marker at 1205 Columbia Avenue – marker reads on the North/South sides only.



Proposed marker location at 1205 Columbia in relation to Carter House and Cotton Gin

100'
COLUMBIA AVE
109.23'
25
9
357.2'M
110'
308.5'
"D"
"D"
24
"D"-78-F
685
188'M
679
675
11
1.07 AC
174'
175'
HILL ADDITION
280'
212'

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

File #: 21-06012

DATE: January 31, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of Alterations at 417 Boyd Mill Ave.; David Judy, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a series of alterations at 417 Boyd Mill Avenue.

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

PROJECT INFORMATION:
COF Project Number: 8396
Applicant: David Judy
Owner: Lauren Tenney

BACKGROUND:
The application includes the intent to replace an exterior wall, replace the foundation, utilize cement board siding, and replace windows on the building due to mold.

The application does not provide information that is needed to provide a recommendation. The condition of the existing siding, foundation, and the windows has not been provided. Information should be provided as to where on the building these alterations are being proposed. Additionally, information from a mold remediation specialist is needed as to why complete replacement of all materials is the proposed solution instead of repair/treatment using other means.

The Guidelines recommend that one should maintain as much historic integrity as possible, preserving and maintaining a feature is the priority. If preservation is not possible, it is better to repair a feature rather than replace it so as to maintain a higher degree of integrity for the historic property. Exterior alterations should not impair the historic integrity of buildings, site features, or the historic districts.

RECOMMENDATION:
Staff recommends deferral of the application due to lack of information within the submittal.
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.

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

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078B G 01300 000
(Property Parcel/Tax ID Number)
and located at:

417 BOYD MILL AVENUE FRANKLIN, TENNESSEE 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

DAVID JUDY
(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

417 BOYD MILL AVENUE
Property Owner Mailing Address

FRANKLIN, TENNESSEE 37064
City, State & Zip

Subscribed and sworn to before me this

23 day of JAN, 2024

Shondra Duncan
Notary Public

SHONDRA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/5/25

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078B G 01300 000
(Property Parcel/Tax ID Number)
and located at:

417 BOYD MILL AVENUE FRANKLIN, TENNESSEE 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

DAVID JUDY
(Please print Name/Names in Full)
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Signature

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Property Owner Mailing Address

FRANKLIN, TENNESSEE 37064
City, State & Zip

Subscribed and sworn to before me this

23 day of JAN, 2024

Shondra Duncan
Notary Public

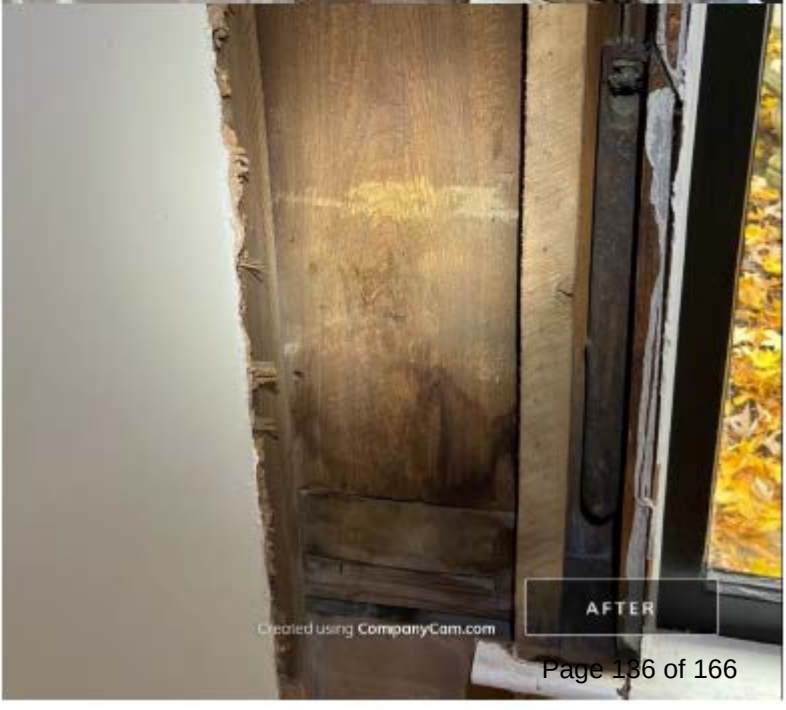
SHONDRA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/5/25

178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194

DEWALT

BEFORE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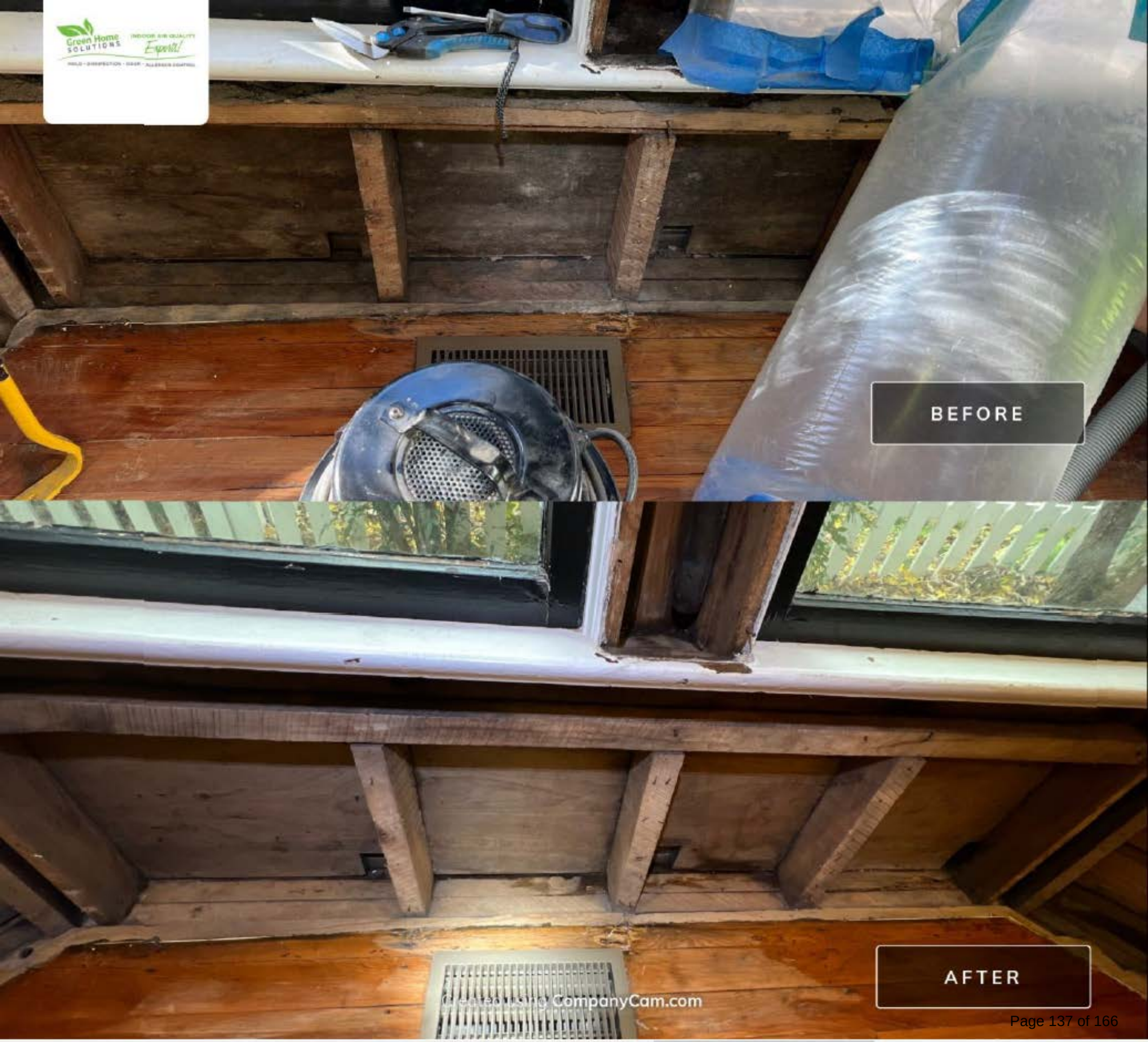
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Martine Davis
Indoor Environmental Testing Inc
1213 N Sherman Ave, Ste. 298
Madison,WI 53704
(608) 241-9883

AEML, Inc.
601 E. Atlantic Blvd.
Pompano Beach, FL 33060
Phone: (954) 333-8149
Fax: (954) 333-8151
email: customerservice@aemlinc.com

Project: Lauren Tenney 417 Boyd Mill

Batch: 448519

Sampled: 6/14/2023
Received: 6/16/2023
Analysis Date: 6/16/2023
Report Date: 6/16/2023

AEML Test: A001 Spore Trap Analysis

Sample ID:	448519-01		Needs Remediation		448519-02		Needs Remediation	
Client Sample ID:	5467807 Guest Bdr W Wall South				5467947 Guest Bdr W Wall North			
Volume Sampled (L):	30				30			
Media:	Allergenco D				Allergenco D			
Percent of Trace Analyzed:	100% at 600X Magnification				100% at 600X Magnification			
Spore Types	**Raw Count**	**Count/m³**	**%**	1 10 100 1K 10K >100K	**Raw Count**	**Count/m³**	**%**	1 10 100 1K 10K >100K
Alternaria	—	—	—		—	—	—	
Arthrinium	—	—	—		—	—	—	
Ascospores	22	733	1		7	233	<1	
Aspergillus/Penicillium-Like	3,726 #	124,200	94		32,000 #	1,066,667	100	
Basidiospores	74	2,467	2		18	600	<1	
Bipolaris/Dreschlera	—	—	—		—	—	—	
Botrytis	—	—	—		1	33	<1	
Chaetomium	7	233	<1		2	67	<1	
Cladosporium	135	4,500	3		67	2,233	<1	
Curvularia	—	—	—		—	—	—	
Epicoccum	—	—	—		2	67	<1	
Fusarium	—	—	—		—	—	—	
Ganoderma	—	—	—		—	—	—	
Memnoniella	—	—	—		—	—	—	
Nigrospora	—	—	—		—	—	—	
Oidium/Peronospora	—	—	—		—	—	—	
Pithomyces	1	33	<1		—	—	—	
Rust	—	—	—		—	—	—	
Smut/Myxomyces/Periconia	4	133	<1		2	67	<1	
Stachybotrys	—	—	—		—	—	—	
Torula	—	—	—		—	—	—	
Ulocladium	—	—	—		—	—	—	
Unidentified Spores	—	—	—		—	—	—	
Total Spores	**3,969**	**132,300**			**32,099**	**1,069,967**		
Hyphal Fragments	156	5,200			30	1,000		
Pollen	2	67			12	400		
Debris Rating	4				3			
Detection Limit	33				33			

Estimation performed due to high count.

Joshua Krinsky
Technical Director

Results submitted pertain only to the samples as presented on the accompanying Chain of Custody.
This report shall not be reproduced, except in its entirety and with the written approval of AEML.

ACCREDITED TESTING CERT #2572.01

Martine Davis
Indoor Environmental Testing Inc
1213 N Sherman Ave, Ste. 298
Madison,WI 53704
(608) 241-9883

AEML, Inc.
601 E. Atlantic Blvd.
Pompano Beach, FL 33060
Phone: (954) 333-8149
Fax: (954) 333-8151
email: customerservice@aemlinc.com

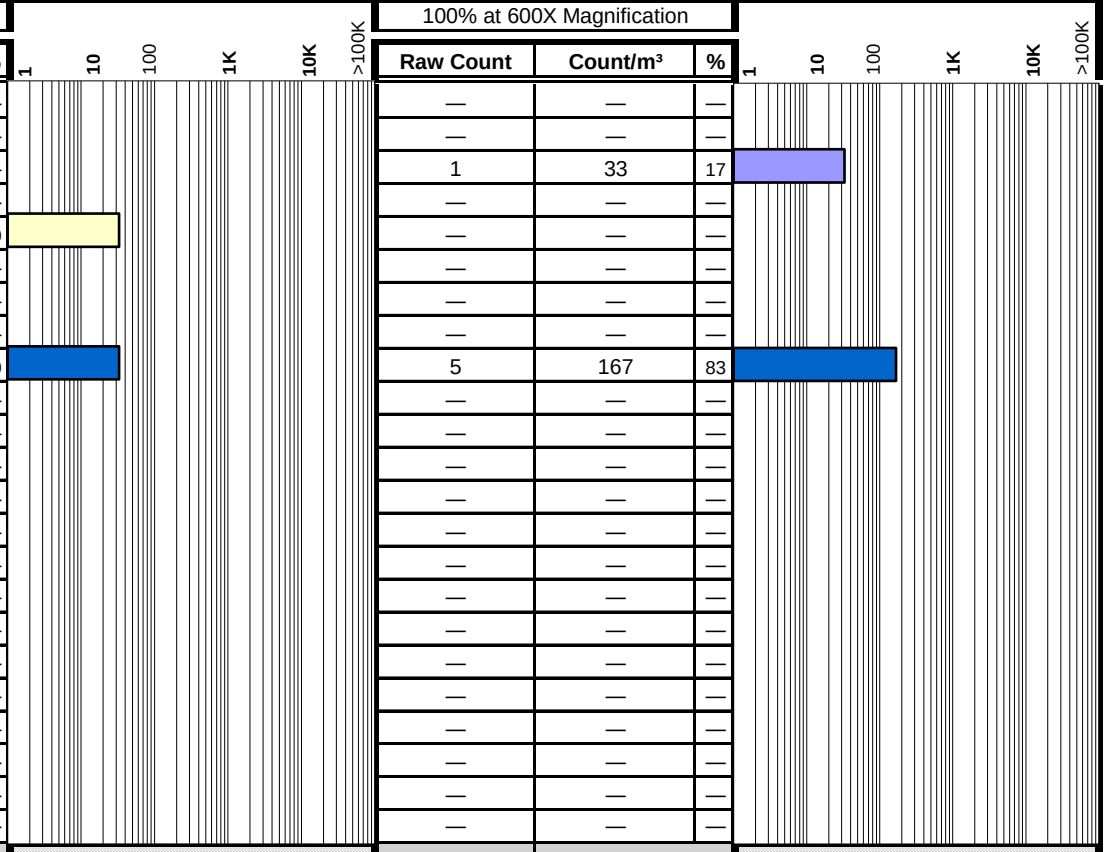
Project: Lauren Tenney 417 Boyd Mill

Batch: 448519

Sampled: 6/14/2023
Received: 6/16/2023
Analysis Date: 6/16/2023
Report Date: 6/16/2023

AEML Test: A001 Spore Trap Analysis

Sample ID:	448519-03		OK	448519-04			OK
Client Sample ID:	5467964 Daughter's Rm W Wall S			5467863 Daughter's Rm W Wall N			
Volume Sampled (L):	30			30			
Media:	Allergenco D			Allergenco D			
Percent of Trace Analyzed:	100% at 600X Magnification			100% at 600X Magnification			
Spore Types	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**	
Alternaria	—	—	—	—	—	—	
Arthrinium	—	—	—	—	—	—	
Ascospores	—	—	—	1	33	17	
Aspergillus/Penicillium-Like	—	—	—	—	—	—	
Basidiospores	1	33	50	—	—	—	
Bipolaris/Dreschlera	—	—	—	—	—	—	
Botrytis	—	—	—	—	—	—	
Chaetomium	—	—	—	—	—	—	
Cladosporium	1	33	50	5	167	83	
Curvularia	—	—	—	—	—	—	
Epicoccum	—	—	—	—	—	—	
Fusarium	—	—	—	—	—	—	
Ganoderma	—	—	—	—	—	—	
Memnoniella	—	—	—	—	—	—	
Nigrospora	—	—	—	—	—	—	
Oidium/Peronospora	—	—	—	—	—	—	
Pithomyces	—	—	—	—	—	—	
Rust	—	—	—	—	—	—	
Smut/Myxomyces/Periconia	—	—	—	—	—	—	
Stachybotrys	—	—	—	—	—	—	
Torula	—	—	—	—	—	—	
Ulocladium	—	—	—	—	—	—	
Unidentified Spores	—	—	—	—	—	—	
Total Spores	**2**	**67**		**6**	**200**		
Hyphal Fragments	2	67		1	33		
Pollen	2	67		1	33		
Debris Rating	4			4			
Detection Limit	33			33			



Estimation performed due to high count.

Joshua Krinsky
Technical Director

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ACCREDITED TESTING CERT #2572.01

Martine Davis
Indoor Environmental Testing Inc
1213 N Sherman Ave, Ste. 298
Madison,WI 53704
(608) 241-9883

AEML, Inc.
601 E. Atlantic Blvd.
Pompano Beach, FL 33060
Phone: (954) 333-8149
Fax: (954) 333-8151
email: customerservice@aemlinc.com

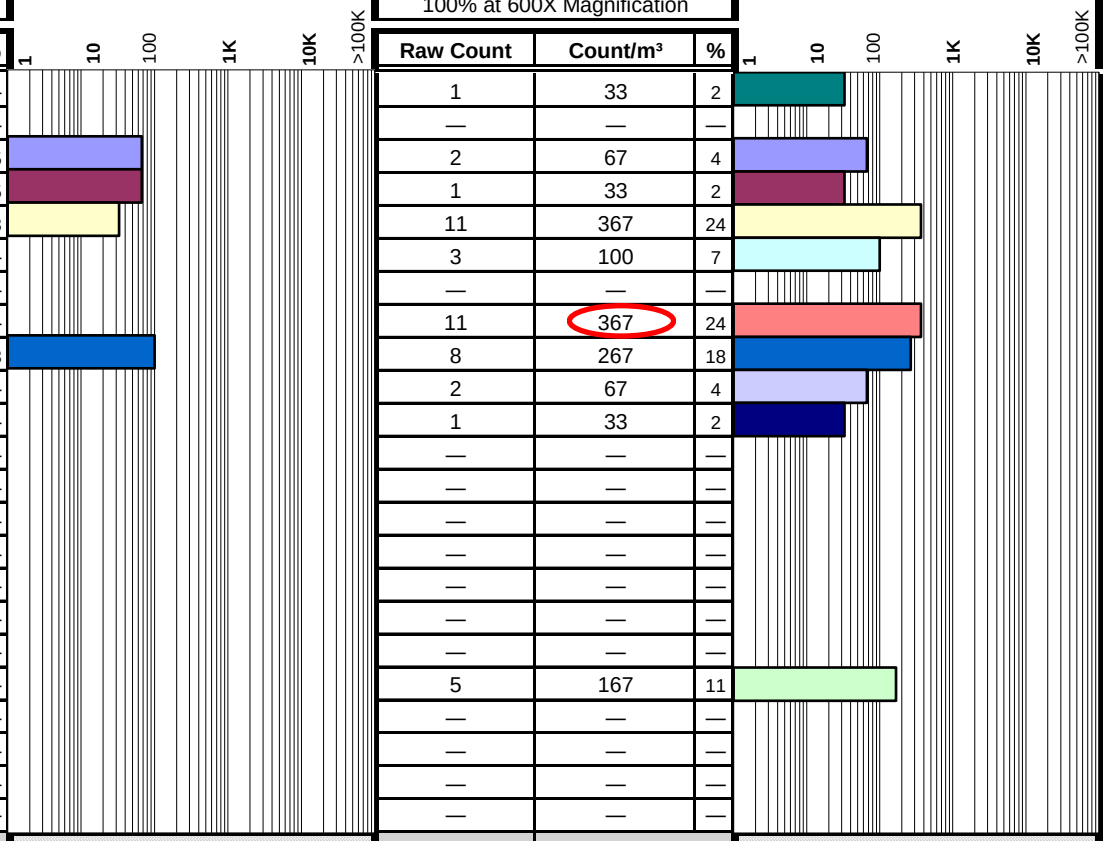
Project: Lauren Tenney 417 Boyd Mill

Batch: 448519

Sampled: 6/14/2023
Received: 6/16/2023
Analysis Date: 6/16/2023
Report Date: 6/16/2023

AEML Test: A001 Spore Trap Analysis

Sample ID:	448519-05			OK	448519-06			Needs Remediation
Client Sample ID:	5467887 Foyer West Wall				5467862 South Wall Dining Room			
Volume Sampled (L):	30				30			
Media:	Allergenco D				Allergenco D			
Percent of Trace Analyzed:	100% at 600X Magnification				100% at 600X Magnification			
Spore Types	**Raw Count**	**Count/m³**	**%**		**Raw Count**	**Count/m³**	**%**	
Alternaria	—	—	—		1	33	2	
Arthrinium	—	—	—		—	—	—	
Ascospores	2	67	25		2	67	4	
Aspergillus/Penicillium-Like	2	67	25		1	33	2	
Basidiospores	1	33	13		11	367	24	
Bipolaris/Dreschlera	—	—	—		3	100	7	
Botrytis	—	—	—		—	—	—	
Chaetomium	—	—	—		11	367	24	
Cladosporium	3	100	38		8	267	18	
Curvularia	—	—	—		2	67	4	
Epicoccum	—	—	—		1	33	2	
Fusarium	—	—	—		—	—	—	
Ganoderma	—	—	—		—	—	—	
Memnoniella	—	—	—		—	—	—	
Nigrospora	—	—	—		—	—	—	
Oidium/Peronospora	—	—	—		—	—	—	
Pithomyces	—	—	—		—	—	—	
Rust	—	—	—		—	—	—	
Smut/Myxomyces/Periconia	—	—	—		5	167	11	
Stachybotrys	—	—	—		—	—	—	
Torula	—	—	—		—	—	—	
Ulocladium	—	—	—		—	—	—	
Unidentified Spores	—	—	—		—	—	—	
Total Spores	**8**	**267**			**45**	**1,500**		
Hyphal Fragments	5	167			21	700		
Pollen	1	33			6	200		
Debris Rating	4				4			
Detection Limit	33				33			



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Joshua Krinsky
Technical Director

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Phone: (954) 333-8149
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email: customerservice@aemlinc.com

Project: Lauren Tenney 417 Boyd Mill

Batch: 448519

Sampled: 6/14/2023
Received: 6/16/2023
Analysis Date: 6/16/2023
Report Date: 6/16/2023

AEML Test: A001 Spore Trap Analysis

Sample ID:	448519-07			OK	448519-08			OK
Client Sample ID:	7948 Dghter's Rm N Wall Corner				5474044 Son's Room West Wall			
Volume Sampled (L):	30				30			
Media:	Allergenco D				Allergenco D			
Percent of Trace Analyzed:	100% at 600X Magnification				100% at 600X Magnification			
Spore Types	**Raw Count**	**Count/m³**	**%**	1 10 100 1K 10K >100K	**Raw Count**	**Count/m³**	**%**	1 10 100 1K 10K >100K
Alternaria	—	—	—		—	—	—	
Arthrinium	—	—	—		—	—	—	
Ascospores	—	—	—		2	67	6	
Aspergillus/Penicillium-Like	—	—	—		5	167	14	
Basidiospores	1	33	33		4	133	11	
Bipolaris/Dreschlera	—	—	—		—	—	—	
Botrytis	—	—	—		—	—	—	
Chaetomium	—	—	—		—	—	—	
Cladosporium	1	33	33		24	800	67	
Curvularia	—	—	—		—	—	—	
Epicoccum	—	—	—		—	—	—	
Fusarium	—	—	—		—	—	—	
Ganoderma	—	—	—		—	—	—	
Memnoniella	—	—	—		—	—	—	
Nigrospora	—	—	—		—	—	—	
Oidium/Peronospora	—	—	—		—	—	—	
Pithomyces	1	33	33		—	—	—	
Rust	—	—	—		—	—	—	
Smut/Myxomyces/Periconia	—	—	—		1	33	3	
Stachybotrys	—	—	—		—	—	—	
Torula	—	—	—		—	—	—	
Ulocladium	—	—	—		—	—	—	
Unidentified Spores	—	—	—		—	—	—	
Total Spores	**3**	**100**			**36**	**1,200**		
Hyphal Fragments	1	33			3	100		
Pollen	—	—			—	—		
Debris Rating	4				4			
Detection Limit	33				33			

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Joshua Krinsky
Technical Director

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Project: Lauren Tenney 417 Boyd Mill

Batch: 448519

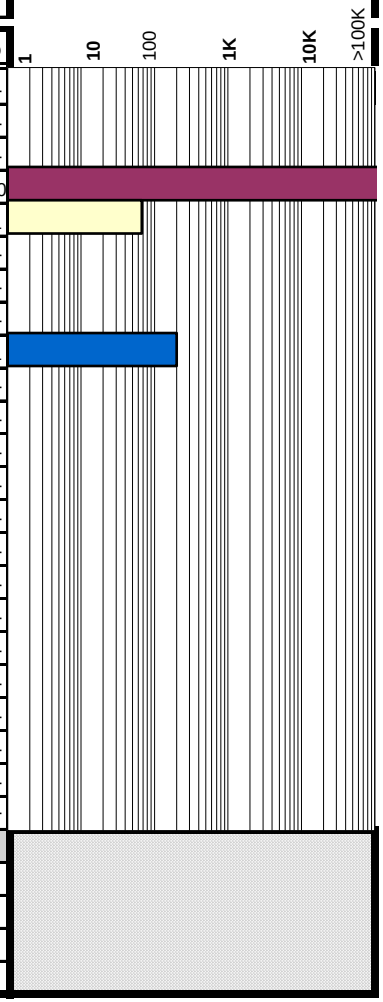
Sampled: 6/14/2023
Received: 6/16/2023
Analysis Date: 6/16/2023
Report Date: 6/16/2023

AEML Test: A001 Spore Trap Analysis

Sample ID:	448519-09
Client Sample ID:	5467934 West Wall Dining
Volume Sampled (L):	30
Media:	Allergenco D
Percent of Trace Analyzed:	100% at 600X Magnification

Needs Remediation

Spore Types	Raw Count	Count/m³	%
Alternaria	—	—	—
Arthrinium	—	—	—
Ascospores	—	—	—
Aspergillus/Penicillium-Like	34,335 #	1,144,500	100
Basidiospores	2	67	<1
Bipolaris/Dreschlera	—	—	—
Botrytis	—	—	—
Chaetomium	—	—	—
Cladosporium	6	200	<1
Curvularia	—	—	—
Epicoccum	—	—	—
Fusarium	—	—	—
Ganoderma	—	—	—
Memnoniella	—	—	—
Nigrospora	—	—	—
Oidium/Peronospora	—	—	—
Pithomyces	—	—	—
Rust	—	—	—
Smut/Myxomyces/Periconia	—	—	—
Stachybotrys	—	—	—
Torula	—	—	—
Ulocladium	—	—	—
Unidentified Spores	—	—	—
Total Spores	**34,343**	**1,144,767**	
Hyphal Fragments	19	633	
Pollen	4	133	
Debris Rating	4		
Detection Limit	33		



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ACCREDITED TESTING CERT #2572.01

Standard Spore List	
Alternaria	Common allergen causing hay fever or hypersensitivity reactions that sometimes lead to asthma, serious infections are rare, except in people with compromised immune systems. Normal agents from the decomposition of plants.
Arthrinium	No reported infections associated with this fungus. Normally not found indoors.
Ascospores	Very common outdoor spore, associated with rain and mositure.
Aspergillus/Penicillium-Like	Possible allergen. Common cause of respiratory irritation and infection. Found on water damaged wallpaper, carpet and organic materials.
Basidiospores	Possible allergen to sensitive individuals, no known serious health effects associated with this fungus. Mushrooms and dry rot are examples of basidiospore producing fungi.
Bipolaris/Dreschlera	Allergen that can affect nose, skin, eye and upper respiratory track. Found on grasses, grains and decaying food.
Botrytis	Potential allergen, hay fever and asthma effects. Parasite commonly found growing on indoor plants.
Chaetomium	Not well studied but possible allergen with hay fever and asthma effects. Rare cases of nail infections. Found on a variety of cellulose, paper and plant compost.
Cladosporium	Potential allergen, hay fever and asthma effects. Grows well in damp environments, on textiles and window sills.
Curvularia	Hay fever, asthma and or allergic fungal sinusitis are some of the potential allergens associated with this fungi. Possible human health risk. Has been known to cause onychomycosis, ocular keratitis, sinusitis, mycetoma, pneumonia, endocarditis, cerebral abscess, and disseminated infection. Most cases are from immunocompromised patients. Grows on various indoor building materials.
Epicoccum	Potential allergen, effects are hay fever, asthma and skin allergies. Found in soil, air and rotting vegetation.
Fusarium	Potential allergen, hay fever and asthma effects. Commonly found on fruit rot, requires very wet conditions.
Ganoderma	Commonly found in the atmosphere, grows on wood products. Possible allergen at high concentrations.
Memnoniella	Mycotoxin producing spore related to and often found in conjunction with Stachybotrys.
Nigrospora	Potential allergen, hay fever and asthma effects. Usually not found growing indoors. Found on decaying plant material and soil.
Oidium/Peronospora	Common obligate parasites on leaves, stems, flowers, and fruits of living higher plants.
Pithomyces	Possible allergen. Grows well on paper indoors given the right conditions.
Rust	Potential allergen, hay fever and asthma effects. Rarely found growing indoors.
Smut/Myxomyces/Periconia	Potential allergen, hay fever and asthma effects. Rarely found growing indoors.
Stachybotrys	Often referred to as "toxic black mold." It has the ability to produce mycotoxins which may cause a burning sensation in the mouth, throat and nasal passages. Chronic exposure has been known to cause headaches, diarrhea, memory loss and brain damage. Found growing on water damaged cellulose, paper and ceiling tiles.
Torula	Potential allergen, hay fever and asthma effects. Found growing on water damaged cellulose, paper, wicker, straw baskets and ceiling tiles. Often found growing outdoors on leaves, roots, wood, and soil.
Ulocladium	Grows well on cellulose containing materials like paper, straw, wallboard. Requires very wet conditions.
Unidentified Spores	N/A
Hyphal Fragments	Branched structures with cell walls. Hyphae are somewhat analogous to stems or roots in plants whereas the spores would be analogous to the seeds.
Pollen	Allergen that causes hay fever. Pollen is microscopic round or oval grains produced by plants.

AEML, Inc. assumes no liability or warranty on the use of, or interpretation of the data provided within this report. Responsibility lies solely on the client for the use and interpretation of the results provide herein. Results of the analysis cannot be interpreted without physical inspection of the area tested or without consideration for the structure's characteristics. Generally, if indoor readings are greater than 90% of outdoor readings, further investigation or testing may be warranted. More information on Indoor Air Quality and mold can be found on the EPA website "www.epa.gov/iaq/mold/moldresources.html" and the Center for Disease Control website "www.cdc.gov/mold/".

JOHNSON
LIFETIME GUARANTEE

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN TENNESSEE

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

Address:	**414 Main Street (Downtown Franklin Historic District)**
Applicant:	**Natasha Hendrix**
Owner:	**First Farmers & Merchant Bank Trust, FBO Leah Depriest Elmquist**
Project #:	**8372**
Type of Work:	**Outdoor Café Barrier**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**January 12, 2024**
Expiration Date:	**January 12, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of an Outdoor Café Barrier.

The Guidelines allow for administrative approval of Outdoor Café Barriers if all recommendations are met and they are easily removeable in nature.

- **Location:** The Guidelines state that outdoor cafes shall not restrict the passageway on adjacent walkway to pedestrians. The location of the outdoor cafe barrier meets the Guidelines for location.

- **Material:** The Guidelines state the use of wood picket, open-weave brick designs, or cast iron in front yards and areas visible from the street with at least 25 percent transparency are appropriate based on the site and setting. The metal outdoor cafe barrier is appropriate.

- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the barrier and utilization of metal fencing for the outdoor café barrier is appropriate.

APPLICABLE GUIDELINES

Chapter 7 – Fences, Gates, and Walls

APPROVED WORK SPECIFICATIONS

The outdoor café barrier 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.
- 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/

LAW DEPARTMENT

Shauna R. Billingsley, Esq.
City Attorney
Also Licensed in Texas

HISTORIC
FRANKLIN
TENNESSEE

March 14, 2016

VIA REGULAR MAIL and
Electronic mail: Joshua.Stepp@tn.gov

Joshua Stepp, Esq.
Tennessee Alcoholic Beverage Commission
500 James Robertson Parkway, 3rd Floor
Nashville, Tennessee 37243

Re: McCreary's Irish Pub and Eatery, 414 Main Street, Franklin, Tennessee 37064

Dear Mr. Stepp:

It is my understanding that you have been communicating with Natasha Hendrix, managing agent for McCreary's Irish Pub and Eatery, regarding the extension of McCreary's liquor license to the patio area adjacent to the building in which the restaurant is located. I also understand that your office has requested a letter from the Mayor or City Attorney's office stating that the proposed plan to enclose the patio area meets City code.

Steve Haynes, Zoning Enforcement Officer for the City, has reviewed the proposed plan submitted by McCreary's and discussed the same with Ms. Hendrix. The plan has been attached for your convenience. The submittal meets all requirements of Franklin Municipal Code Title 8, Chapter 3 – Outdoor Cafes, and has been approved by the Building and Neighborhood Services Department.

Should you have any further questions, please do not hesitate to contact me.

Sincerely,

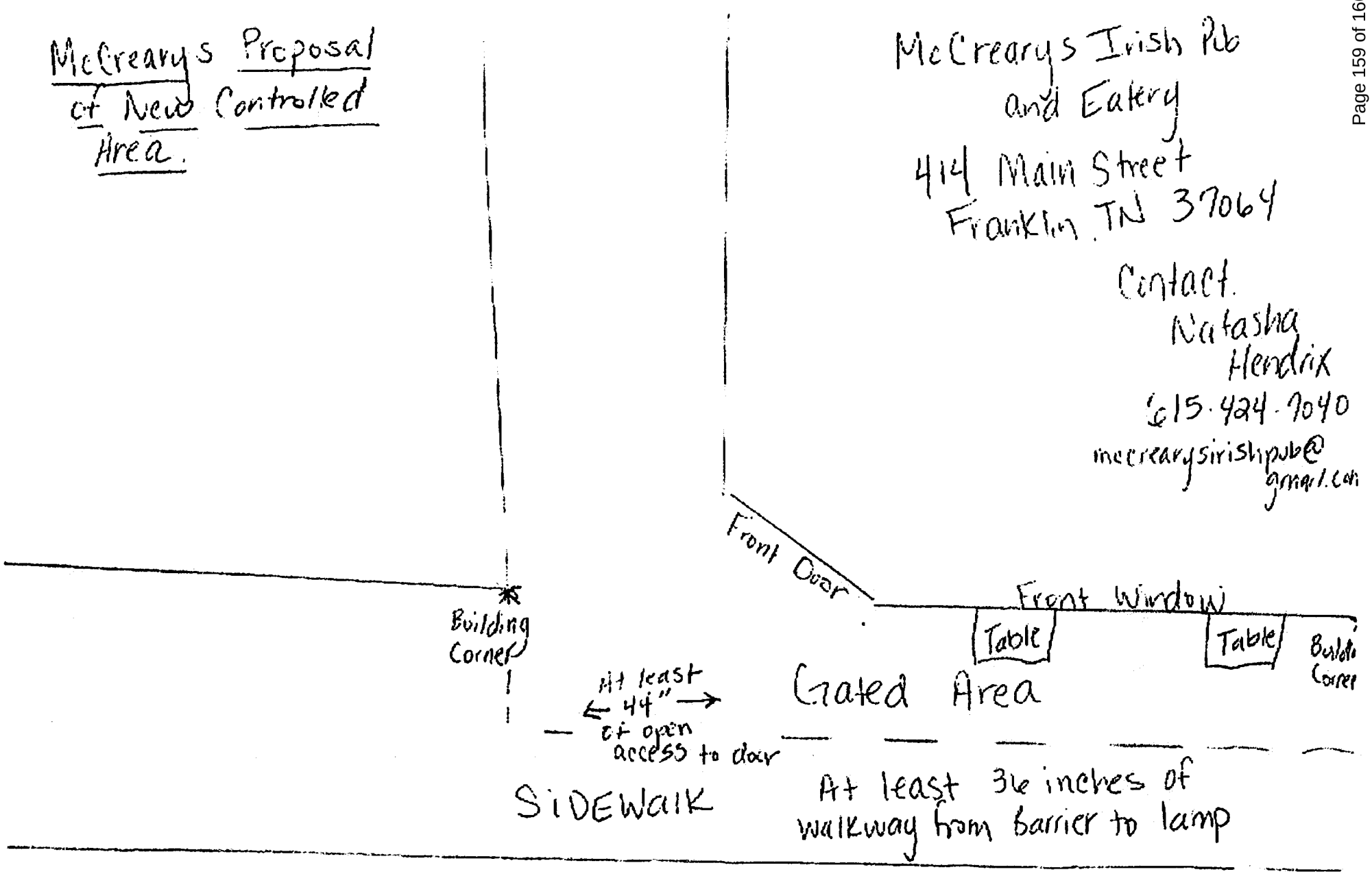
Kristen L. Corn
Assistant City Attorney

cc: Chris Bridgewater, Director of Building and Neighborhood Services (via email: chris.bridgewater@franklintn.gov)
Natasha Hendrix, managing agent for McCreary's Irish Pub and Eatery (via email: mccrearysirishpub@gmail.com)

McCrearys Proposal of New Controlled Area.

McCrearys Irish Pub and Eatery
414 Main Street
Franklin TN 37064

Contact.
Natasha Hendrix
615-424-7040
mccrearysirishpub@gmail.com



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Tom Lochbihler / Loch Company. Mgr for Trust property
(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:

078 C M 02200
(Property Parcel/Tax ID Number)

and located at:

414 Main St. 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

Loch Company, Tom Lochbihler
(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

P.O. Box 92 Arrington TN — manage for Trust
Property Owner Mailing Address

Arrington TN 37014
City, State & Zip

Subscribed and sworn to before me this
28th day of Dec, 2023.

Adam J. Reveland
Notary Public

ADAM J. REVELAND
MY COMMISSION # HH 443883
EXPIRES: September 13, 2027

My Commission Expires: Sept 13, 2027

MERCER ADVISORS
WALTON'S
UPPAbaby
VISTA
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CITY OF FRANKLIN, TN

414 Main Street Franklin TN 37064

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

Project Overview #1207764

Project Title: 414 Main Street Franklin TN 37064
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Natasha Hendrix
SmithLLC DBA McCrearys Irish Pub and Eatery
414 Main Street
Franklin, TN 37064
P:615-591-3197
mccrearysirishpub@gmail.com

Property Owner

Property Owner
Natasha Hendrix
SmithLLC DBA McCrearys Irish Pub and Eatery
414 Main Street
Franklin, TN 37064
P:615-591-3197
mccrearysirishpub@gmail.com

Address or Parcel

Project Address or Parcel: 414 MAIN ST (078C-M02200)

Calculated Acreage: Parcel
- 414 MAIN ST: 0.03901861

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 414 MAIN ST: DD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 414 MAIN ST: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 414 MAIN ST: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 1207764

Project information

Review Type: Nonresidential

Type of Work Proposed: Other Exterior Alterations

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

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

Indicate the materials/dimensions of the fencing to be installed.:

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed: COA of existing barrier

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 2

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?: No

Type of Signage Proposed:

Height of Existing and Proposed Construction (from FFE to Roof Peak): 0

Height of Overall Sign:

Lot Square Footage:

Height of Sign Face or Sign Area:

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

Footprint Square Footage of Existing Structures on Lot:

Footprint Square Footage of Proposed Additions/Structures:

HVAC Type:

Narrative

Project Description:

Barrier has existed since 2016. No COA was issued even though city approved plans through Building and Neighborhood Services and city attorney for permitting with the ABC board. Barrier is removable and is attached to the side of the building.

Uploading original sketch and attorney letter