City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, March 11, 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 Alterations (Shutters) At 215 Lewisburg Ave.; David Still, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

3. Consideration of Alterations (Courtyard) At 159 1st Ave. N.; Andy Berry, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

4. Consideration of Alterations (Doors) At 230 Franklin Rd. (Building 7); Luke Dougal, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration of Site Alterations (Fencing) At 223 4th Ave. N.; Debra Bibb, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration of Site Alterations (Gates) At 151 Franklin Rd.; Amy Bethurum, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

7. Consideration of Relocation and Addition (Accessory Structure) At 425 Boyd Mill Ave.; Stephanie Bach, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

8. Consideration of New Construction (Accessory Structure) At 120 Aldersgate Way; Amy Tavalin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

9. Consideration of Site Alterations At 904 Fair St.; Greg Gamble, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

10. Consideration of Alterations (Principal) At 424 S. Margin St.; Hudson Walker, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

11. Consideration of New Construction (Accessory Structure) At 230 1st Ave. S.; Treg Warner, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

12. Consideration of New Construction (Accessory Structure) At 316 Bridge St.; Eric Smith, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

13. Wall Signage At 108 Bridge St.; James Sloan, Applicant.

14. Post-and-Arm Sign At 108 Bridge St.; James Sloan, Applicant.

15. Minor Alterations To Rear Addition At 800 Fair St.; Ben McCreary, Applicant.

16. Wayfinding Signage At 230 Franklin Rd.; Nick Redford, Applicant.

17. Window Signage and Sandwich Board Sign At 436 Main St.; Jeffery Sonsino, Applicant.

18. Post-and-Panel, Convenience, and Wall Signs At 110 3rd Ave. N.; Marrianne DeMeyers, Applicant.

19. Sandwich Board Sign At 400 Main St.; Megan Preston, Applicant.

ADJOURN

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

City of Franklin

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

Meeting Minutes

Historic Zoning Commission

Monday, 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

Vice Chair Pearce called the meeting to order at 5:01 PM.

Commissioners Present: Bob Barrett, Lisa Marquardt, Brian Laster, Tyler LeMarinel, and Mary Pearce

Commissioners Absent: Kathy Worthington, Josh Denton, Susan Besser, and Michael Orr

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.)

Vice Chair Pearce asked for citizen comments. There were none.

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

Commissioner Laster motioned to approve the January 8, 2024, HZC Meeting Minutes, seconded by Commissioner LeMarinel. The motion carried 5-0.

ANNOUNCEMENTS

Ms. Huffer stated that the next DRC Meeting will be on Monday, February 19th at 4 PM and a special DRC Site visit on February 27th at 231 Myles Manor Ct./ Jasmine Hall at 3 PM.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff: Elizabeth Bulay. 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:

1. Use sidewalk materials that were historically typical, such as concrete, brick, and stone.
2. Design new sidewalks and walkways to follow historic patterns of alignment, configuration, width, and materials.
3. 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.

Applicant Speaker: David Hodnett. Mr. Hodnett stated he believed this alteration to the plans was a better homage to the interurban. This alteration is supported by the parks department and our department.

Commissioner Marquardt motioned to approve alterations at 331 Franklin Rd. (The Park at Harlinsdale Farm) with staff conditions, seconded by Commissioner Barrett.

There being no discussion, Vice Chair Pearce asked the commissioners to vote. The motion carried 5-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. This application includes the proposal for a series of alterations at 117 3rd Avenue North. A portion of this application includes a new pergola to be constructed.

Pergola
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 street view. 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 street view 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 street view.
Staff recommends approval of this application with conditions.
Ms. Huffer noted two project considerations.

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.
2. If the fence is 8' in height, engineered plans and a building permit will be required through the BNS Department.

Applicant Speaker: Brandon Priddy. Mr. Priddy thanked staff and the Board for their feedback but did not have any additional information to add.

Vice Chair Pearce asked if there were any citizens that would like to comment this item, there being none, Vice Chair Pearce asked the Board for a motion.

Commissioner Laster motioned to approve alterations at 117 3rd Ave. N. with staff conditions, seconded by Commissioner LeMarinel.

Commissioner LeMarinel thanked the applicant for the well-organized site plan.

There being no discussion, Vice Chair Pearce asked the commissioners to vote. The motion carried 5-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff: Elizabeth Bulay. 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. 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. 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. 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 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 enclosure of the window and the utilization of a faux shutter do not meet the intent of the Guidelines.

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 like 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 conditions.

Applicant Speaker: Madeleine Wyatt. Ms. Wyatt stated she hoped more clarity on the alterations would give a better the Commissioner idea of the proposed alterations. Ms. Wyatt also mentioned that the alterations requested are for a nonconforming historical property and are primarily at the back of the property.

Vice Chair Pearce asked if there were any citizens that would like to comment on the item, there being none, Vice Chair Pearce asked for a motion from the Board.

MOTION
Commissioner Marquardt motioned to deny the closet window enclosure on the rear façade. A second on the motion was not provided so the motion dies.

Commissioner Barrett motioned to approve all alterations (against staff recommendation) for the property located at 221 Lewisburg Avenue, seconded by Commissioner LeMarinel.

Discussion
Commissioner Laster asked for more details regarding the rear window alteration.

Ms. Wyatt stated that the intent was to maintain the appearance of a window while offering the functionality to the homeowner.

Commissioner Laster encouraged Ms. Wyatt to consider keeping the window opening with the surrounding trim and use the shutter to fill the opening to allow reversibility in the future.

Amendment
Commissioner Laster amended the motion to include maintenance of the surrounding trim and for the shutters to fit within the window opening, seconded by Commissioner Marquardt.

Commissioner LeMarinel noted that the Commission should not get into recommending what an applicant should or should not do on the rear façade (completely out of view) of the home. The question to be considered is the alteration of the window which is not an old window.

Commissioner Laster agreed with Commissioner LeMarinel but stated that it is important to recommend best practices to applicants.

The motion to amend carried 3-2 (Commissioners Barrett and LeMarinel voting against).

The motion as amended carried 5-0.

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

Sponsors: Elizabeth Bulay, Emily Huffer, Kelly Dannenfelser

Staff: Elizabeth Bulay. 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:

1. Add dormers to the rear and side facades with minimal visibility.
2. A dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.
3. 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.

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

1. Place dormers in locations with obscured visibility from the front façade or street.
2. Dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.
3. 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 approval with conditions stated in the staff report.

Applicant Speaker: Amanda McCreary. Ms. McCreary stated that this project has been before the Board, previously. As the project progressed it became necessary to add a shed dormer to create enough usable space for a bedroom. Although the left elevation is visible from the street, the dormer is to the rear and side on the main house. Even though the dormer is street facing and considering the adjacent Brownstones, the dormer will not seem as large. Because the room is a bedroom and requires egress, the windows proposed are sized to be as small as possible to meet the egress requirements. The window sizing is also compatible with the window sizes on the front elevation and the proposed dormer is smaller than the dormer on the right side.

Vice Chair Pearce asked if there were any citizens that would like to comment on the item, there being none, Vice Chair Pearce asked for a motion from the Board.

MOTION
Commissioner LeMarinel motioned to deny the dormer alterations at 203 2nd Ave. S based on staff recommendations, seconded by Commissioner Laster.

Commissioner LeMarinel stated that because the left elevation of the home is side street facing and in public view, going against the guidelines to accommodate a bedroom is not something he can support.

There being no further discussion, Vice Chair Pearce asked the Commissioners to vote. The motion carried 5-0.

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

Sponsors: Elizabeth Bulay, Emily Huffer, Kelly Dannenfelser

Staff: Elizabeth Bulay. 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.

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 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. The first base material option is a trend stone

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 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 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 conditions noted in the staff report.
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.

Applicant Speaker: Gina Emmanuel and Benton Smothers. Ms. Emmanuel explained that the original mechanism that powers the carousel movement was no longer available from the manufacturer prompting a change in the construction of the building. The material change to a brick base with metal panels is more consistent with the surrounding building buildings 6, 11 & 12) and enhances the constructability of the building. Ms. Emmanuel requested flexibility regarding the glass doors openings. The track required to raise the doors would hit the carousel making it necessary to reduce the height of the doors to 9 feet with a transom above the glass doors. One option would be to install large store front doors that open outwardly into the plaza.

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

MOTION #1 (MATERIALS)
Commissioner LeMarinel motioned to approve a brick base with metal panels against staff recommendations for the alterations at the property located 230 Franklin Rd. (The Factory, Bldg. 7), seconded by Commissioner Marquardt.

Commissioner LeMarinel explained that the material change appears to be more consistent with the surrounding buildings at the Factory.

Commissioner Laster pointed out that according to page five, carousel building area one, the buildings on the left and right are brick with the metal portion facing the parking area. The public view from the parking area is metal first. Mr. Laster also stated that he agrees with staff that brick is more in keeping with the surrounding buildings.

Ms. Emmanuel stated that part of the area on the right is more of a wall instead of a building.

Commissioner LeMarinel stated that he agrees with Mr. Laster that the previously approved exterior brick material provides a more permanent and substantial feel to the building opposed to the metal material. “We want to avoid a cheapened down version of the building.” The board is being asked to approve a “lesser” version of the originally approved building material.

Commissioner Marquardt stated that use of a non-historic material next to historic brick doesn’t typically turn out well.

Commissioner Laster amended to motion to include approval of the brick base color by the Preservation Planner, seconded by Commissioner LeMarinel. The motion to amend carried 5-0.

The motion as amended carried 4-1 (Commissioner Laster voting against).

MOTION #2 (DOORS)
Vice Chair Pearce stated that it appears that the Commission is being asked to vote on large doors without detailed information and renderings.

Ms. Emmanuel stated that a reduction in height of the overhead doors would allow clearance for the track. The proposed transom would provide additional light into the building.

Commissioner Laster stated that he would like to have more details about the storefront opening doors along with a rendering to vote and make good decision. "Would the doors open accordion style?"

Ms. Emmanuel explained that the doors would be double doors that would open (not fully) with a transom above.

Commissioner Laster motioned to defer alterations of the doors (The Factory, Bldg. 7) for the property located 230 Franklin Rd. to the HZC March 11, 2024, along with an invitation to the next DRC meeting, seconded by Commissioner Marquardt. The motion carried 5-0.

MOTION #3 (TRANSOM)
Ms. Huffer noted that the transoms were minimally changed from the previous approval.

Ms. Emmanuel noted that the transom changed due to the change in the type of front door construction.

Commissioner Laster motioned to approve the transoms as presented with staff conditions for the property located 230 Franklin Rd conditions (The Factory, Bldg. 7), seconded by Commissioner Barrett. The motion carried 5-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. 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 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. 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. 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, staff suggests following the conditions outlined in the staff report.

Applicant Speaker: Blake Daniels. Mr. Daniels stated that they would like to relocate and restructure the previously altered historic shed so that it becomes a usable space for the owners. The neighbors beside and behind the property have detached garages with living space above. The goal was to maintain the historical significance like the context of the neighborhood while creating a structure that has a functional purpose. Mr. Daniels stated that he believes the proposed alterations are subordinate to the main/principal building.

There being no public comments regarding the item, Vice Chair Pearce asked for a motion from the Board.

MOTION #1:
Commissioner Laster motioned to approve the relocation and addition of (Accessory Structure) located at 425 Boyd Mill Ave with staff conditions 1-4, seconded by Commissioner Barrett.

Commissioner Laster stated that the proposal appears to be subordinate to the principal building in height, scale, and square footage. The applicant should be commended for the thoughtful design elements that compliment the historical home and the historical district. The proposed addition helps mitigate the space intrusion of the adjacent rear property.

Commissioner Le Marinel asked the applicant about the square footage/footprint of the home.

Mr. Daniels stated that the conditioned space of the home is just over 4,000 square feet.

Vice Chair Pearce asked about the height difference between ridge line of the home compared to the ridge line of the outbuilding/shed.

Mr. Daniels explained that the difference is one foot but because the outbuilding is set back further, it will appear to be shorter than one foot. The accessory building is 1 foot shorter than the principal building and is subordinate.

Vice Chair Pearce asked about the relationship between the back windows and the property behind the accessory building.

Mr. Daniels stated that the view is of the entry court/driveway of the home.

Commissioner Laster stated that if the difference is 1 foot, the building/home behind the accessory building should not be visible.

Vice Chair Pearce asked the Commissioners to vote on the item. The motion failed 0-5.

Commissioner LeMarinel noted that more details/data are needed in relating to perspective and the footprint of the principal building. The drawings are beautifully done but more information is needed to confidently make a final decision on the proposal.

Vice Chair Pearce noted that the applicant should consider the relationship between the accessory rear elevation and the adjacent rear property considering windows (proposed) on the rear elevation.

MOTION #2:
Commissioner LeMarinel motioned to defer Relocation and An Addition (Accessory Structure) At 425 Boyd Mill Ave to the March 11, 2024, HZC meeting, seconded by Commissioner Laster. The motion carried 5-0.

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

Staff: Emily Huffer. The proposal includes the construction of a two-story cross-gabled residence with Colonial Revival architectural-styled features. 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. 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. 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 conditions included in the staff report.

Vice Chair Pearce stated that no vote would be taken as the applicant representative wasn't present. If the applicant arrives before the end of the meeting, it may be possible to hear the presentation and vote on the proposed application.

Ms. Dannenfelser requested Mr. Harper's interpretation of whether the item isn't heard or if a vote should be taken.

Applicant Speaker: Jennifer Lombard. Ms. Lombard explained that there were a few changes since the DRC meeting. Taking into the account the DRC discussion, the changes include the removal of the front facing gable and the screen porch has been pushed back. Ms. Lombard stated that the team agrees with staff recommendations other than the removal of the wall dormer. The application includes examples of wall dormers in Franklin like the proposed wall dormers of this application. The team feels that the wall dormers are appropriate for the style of the home. If the dormers were pushed back two feet from the front facade, the windowsills would end up being 7 feet above the floor.

There being no public comments regarding the item, Vice Chair Pearce asked for a motion from the Board.

Commissioner LeMarinel asked for clarification in the staff report regarding "wall dormer setback, per the zoning ordinance." "At what point does the HZC trump the zoning ordinance requirements?"

Ms. Dannenfelser stated that the setback is a zoning ordinance requirement regarding transitional features. There must be something specific in the design guidelines that conflicts with the zoning ordinance for the historical design guidelines to take precedence over the requirement. There doesn't appear to be anything in the design guidelines that directly conflicts with the zoning ordinance requirements.

MOTION
Commissioner Marquardt motioned to defer new construction at 1845 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 7) to the March 11, 2024, HZC meeting, seconded by Commissioner LeMarinel.

Commissioner Marquardt stated that she would like to see new renderings of the design once the applicant changes the dormers to comply with the zoning ordinance. The motion to defer the vote carried 5-0.

Vice Chair Pearce encouraged the applicant to attend the DRC meeting for discussion of options.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. 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 in the front yard near the street for maximum visibility for motorists. This sign is proposed to be 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:
2. A sign permit must be issued prior to installation.
3. The application must meet all the requirements of the City of Franklin prior to the issuance of a sign permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Applicant Speaker: Laurie McPeak & Eric Jacobson. Mr. Jacobson thanked staff for their thoughtful comments during the submittal of the application for this historical monument. The Texas Historical commission approached the Miller House Committee of the Battle of Franklin Trust with the request to place a monument recognizing the Texas soldiers who fought in the Battle of Franklin. The commission believes that this type of monument provides more integrity to the battlefield. The Texas Historical Commission has placed monuments on 19 battlefields. Some of those include Vicksburg-MS, Chickamauga-GA, Kennesaw Mountain-GA, Pea Ridge-AR, Fort Donelson-TN, Shiloh-TN, Corinth-MS, Second Battle of Bull Run-VA, Richmond-KY, Antietam-MD, Galveston-TX, Bentonville-AR, The Wilderness-VA, Gettysburg-PA, Gainesville-VA, and Mansfield-LA. Aside from the request from the Texas State Historical Commission, the Battle of Franklin Trust group would like for this commission to consider addressing procedures and guidelines specific to historical monuments differently than as it is now, under historical signage.

Vice Chair Pearce asked if there were any citizens that would like to comment on the item.

Julian Bibb. Mr. Bibb explained that the state of Texas has presented a unique request. The request is for a historic battlefield monument that commemorates a person or event in remembrance of historic times or cultural heritage due to political, artistic, architectural, or cultural importance of a social group. Similar historical monuments are prescribed by the Secretary of the Interior and have met strict guidelines from the Department of Interior and the National Parks Service. Mr. Bibb noted that a description borrowed from the Stones River Battlefield further enlightens the essence of what a historical monument commemorates. In summary, it says a monument reflects efforts to remember those who fought in the conflict, documents events of the battle and aids in understanding the legacy of the American Civil War. A historical monument's purpose is not to advertise or entice people to spend their money in a restaurant or retail business but to provide an opportunity to reflect and understand the history of the Civil War or other historical event. Mr. Bibb stated that it would be nice to see other states make similar requests. At a later date, this unique request provides an opportunity for the Commission to consider initiating the process of adoption of similar procedures and standards, mentioned previously, for inclusion in the COF Historical Design Guidelines. Mr. Bibb finished by asking the Commission for approval of a COA for the Texas historical granite monument without the need for a sign permit, with the conditions and that any changes to placement or language would require approval of the Preservation Planner and/or the Commission.

Jim Roberts, 1327 Adams Street. Mr. Roberts explained that the purpose of this historical marker/monument is to further commemorate the Battle of Franklin. As visitors are walking through Carter Hill Park the monument will stand alongside the interpretative signs, cannons and cannon balls telling the Battle of Franklin story. The monument is proposed to be 184 feet from Columbia Pike and 300 plus feet from the direction of Cleburne Street and Columbia Pike. The Commission was provided a representational view of the figure showing how little the monument can be seen from the street view. As Mr.

Jacobson and Mr. Bibb stated, it is the hope that the HZC can work through and better define and adopt a new application process for historical monument requests, in the future, through the Historical Design Guidelines.

Ron Crutcher, 1324 Adams Street. Mr. Crutcher stated that he supports placement of the monument on Columbia Pike as it will help with the expansion of Carter Hill Park. He does not see the monument as a distraction from Columbia Pike or Claybourn Street.

Angela Calhoun. Ms. Calhoun stated that she supports the addition of the monument because of the stringent criteria required for approval by the Secretary of the Interior and the approval by the Tennessee State Historical Commission. The monument addition compliments the existing markers as it adds a significant physical presence to visitor's experience as they are walking through Carter Hill Park.

Bob Ravener, 221 3rd Avenue South. Mr. Ravener supports the addition of the monument as it enhances the story of the Battle of Franklin. The monument further heightens the visitors learning experience and is complimentary to the existing markers.

There being no further citizen comments, Vice Chair Pearce asked for a motion from the board.

MOTION
Commissioner Laster motioned to approve a monument sign for the property located at 1205 Columbia Ave with staff conditions, seconded by Commissioner LeMarinel.

Commissioner Laster explained that he understands staff's position and typically when the Commission reviews a sign for approval, the purpose of the sign is to advertise a product or service. In this instance, the monument is meant to inform the public of an event in history. These are two very different situations to consider for approval.

Mr. Harper cautioned the Commission about discussion regarding the content on the monument.

Vice Chair Pearce further stated that the content included on the monument would be approved by the property homeowner or by BOMA, if the property was city owned.

Commissioner Barrett asked why 1205 Columbia Avenue was chosen for the location of the monument.

Mr. Jacobson explained the Texas troops, a Brigade of 900 men were located on the east side of Columbia Pike. The Texans were commanded by Hiram Granbury, one of six Confederate Generals killed during the Battle of Franklin, in Pat Cleburne's division, also killed during the battle. The Texas Brigade fought on the area east of Columbia Pike and to the east of where the Cotton Gin stood before they were turned back. The monument would mark the center point of where the Texans fought.

Commissioner Marquardt stated that one of the applicant's mentioned bypassing the sign permit. "Could staff explain the sign permitting process?"

Ms. Dannenfelser stated that following the approval of a COA, the Building and Neighborhood Services Department would review the COA and issue a sign permit. The monument sign appears to meet the zoning ordinance, but BNS would review the COA to confirm its appropriateness. The Historical Design Guidelines do not specifically address the uniqueness of a request for a historical monument and its specific characteristics. In the future, the HZC may want to consider an appropriate standard for the application process for historical monument placement.

Mr. Harper stated that for the purposes of the HZC, for this application, the HZC would approve or deny the COA.

Commissioner Marquardt stated that the design guidelines fall short when it comes to directions for historical monument placement.

Commissioner LeMarinel stated that the language in the design guidelines, unintentionally, refers to a monument sign that represents advertising for a service or product. Commissioner LeMarinel agrees with Commissioner Laster that this monument "sign" purpose is to document and inform the public about an event in history and not to advertise a business.

The motion carried 5-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. 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 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.

Applicant Speaker: David Judy. Mr. Judy noted that the four windows in the photos would not be replaced but removed and then reinstalled once construction is complete. Sagging of the exterior wall has created separation of the window trim allowing water to get through. The plan is to remove the exterior wall to reinforce it with a new footer and replace with material close as possible to the existing Hardi cementitious siding. Mr. Judy also stated that the mold report was uploaded.

Vice Chair Pearce asked if there were any citizens that would like to comment on the item, there being none, Vice Chair Pearce asked for a motion from the Board.

Commissioner LeMarinel motioned to approve alterations at 417 Boyd Mill Ave based on the applicant's explanation of in-kind materials to be used, seconded by Commissioner Marquardt.

Commissioner LeMarinel stated that there appears to be a mold report in the application documents. Even though the photos clearly show the single side of the home where the alterations are requested, it would be helpful to a broad perspective of the home. Also, it appears the mullions are wrapped in aluminum, will those be replaced with Hardie trim?

Mr. Judy noted that on the side of the home requiring the alterations, the framing is original, although the windows have been replaced previously. The windows can be removed and then reinstalled as they are usable. As a result of the sagging, the windows are not sitting on the framing and the flashing is separating. The materials would remain the same as much as possible.

Commissioner LeMarinel stated that his preference would be to replace the mullions with hardie plank to match the siding.

Vice Chair Pearce agreed with Commissioner LeMarinel and suggested that any part of the window that is aluminum be replaced with Hardie plank.

Amendment #1
Commissioner LeMarinel amended the motion to include all window casings (sills, aprons, mullions) be replaced hardie trim, seconded by Commissioner Marquardt.

Commissioner Laster asked if the applicant had considered replacement with wood.

Mr. Judy explained that the material of the addition completed in 2016 was completed with hardie siding.

Commissioners LeMarinel and Pearce both commented on the fact that aluminum is more likely to allow water in and behind

the window without a place for it to escape.

Commissioner LeMarinel commented that although the application is not detailed, its important for the homeowner to be able to make repairs without the requirement of an architect and elaborate architectural plans. The applicant is making a reasonable request and with the addition of the amendment, the application can be supported.

The motion to amend the main motion carried 5-0.

Commissioner Laster stated that given the slope of the floor and the porch to the right of bank of windows, one might believe that this area was, at one time, part of a porch.

Mr. Judy stated that to his knowledge, this section of the home was the kitchen. The framing around the windows point to evidence that the framing is original because of the two by fours used. If the exterior was changed, it would have been many years ago when two by fours were used.

Commissioner Laster explained that if there is a possibility that this area of the home was a porch, simply jacking the building up could create more pressure on the structure. A way to confirm evidence of a porch it to compare the angle of the floor joist of the existing porch to the angle of the floor joist where alterations are proposed. The best way to correct the sloping of the floor, if the floor joist angles match, is to level the floor then build the floor back.

Mr. Judy explained that as part of the construction of the addition in 2016 included an addition of a double two by twelve girders installed in the crawl space. The exterior wall appears to be continuing to shift.

Commissioner Laster asked for more information about one of the photos submitted in the application that appears to be a bay window.

Mr. Judy explained that one of the bedrooms has bay windows that are original but have been painted shut and the ropes broken. As part of this application, the windows would be replaced with like windows.

Commissioner Laster noted that the rails and styles appear to be in good shape. The HZC recommends repairing and maintaining original windows when at all possible. The weights and ropes can be repaired or replaced so that the historic original windows can be maintained. Commissioner Laster asked if the bay window is on the front elevation of the home.

Mr. Judy stated that the room is not on the front of the home and is set-back twenty-five feet on the west side.

Amendment #2
Commissioner Laster amended the motion to include the that the applicant should retain and repair the historic bay windows and deny replacement of the bay window, seconded by Commissioner LeMarinel.

The motion to amend the main motion carried 5-0.

Commissioner Laster asked the applicant if there is any other scope of work that hasn't been addressed during the meeting. Commissioner Laster suggested that the original two by fours could be retained and used for the alterations.

Ms. Huffer asked the applicant if the foundation repair would be altered in appearance from the outside view.

Mr. Judy explained that a footer would be installed to provide a continuous foundation, but the appearance would be that of the concrete blocks.

Commissioner LeMarinel noted that if there were piers present at one point, a porch could have existed where the exterior wall replacement is proposed. It could have been a porch a very long time ago.

Commissioner Laster noted that it appears that an exterior chimney existed and was reconstructed to become a working chimney.

Vice Chair Pearce noted that the intent of the application is to repair the exterior wall and to repair the components of the

historical bay window.

Commissioner Marquardt asked the applicant if he had any questions or needed clarification on any repairs discussed.

Mr. Judy stated that he understands and prefers using the hardie trim to replace the aluminum frame/parts of the windows as part of the exterior wall alteration, as discussed by the Commissioners.

The motion as amended twice carried 5-0.

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

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

ADJOURN

A motion was made by Commissioner LeMarinel, seconded by Commissioner Barrett, to Adjourn. The motion carried 5-0.

There being no further business, the meeting adjourned at 6:56 PM p.m.

_____ _____

Chair Date

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

File #: 21-06151

DATE: February 27, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of Alterations (Shutters) At 215 Lewisburg Ave.; David Still, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the removal of the existing aluminum shutters and the utilization of wood shutters.

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

PROJECT INFORMATION:
COF Project Number: 8420
Applicant: David Still
Owner: Julie Alfrey

BACKGROUND:
The application includes the removal of the non-historic aluminum shutters and the utilization of wood shutters. This building was constructed ca. 1945 and was previously clad in synthetic siding, which was removed and wood siding was previously approved to be installed. The application includes a ca. 1950s photo of the historic wood shutters with a cutout, which the application intends to utilize the same design and material.

The Guidelines recommend restoring the original design and using historic photographs when possible. The proposed wood shutters are appropriate to this building as it was shown in the historic photograph within the application.

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.

File #: 21-06119

DATE: February 26, 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 (Courtyard) At 159 1st Ave. N.; Andy Berry, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the courtyard at 159 1st Ave. N.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 6 - Site & Setting
Chapter 7 - Fences, Walls, and Gates
Chapter 9 – Modern Features

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

BACKGROUND:
The construction of the archways was previously approved in December 2022. The previously approved design consisted of a flat wooden arbor top on the masonry columns. The application recently appeared before the Design Review Committee during its December 2023 meeting.

Arbors:
The proposal includes the addition of two arbors, one fronting E. Main St. (between the Italian restaurant and the bookstore), and the other internally on the property fronting the drive and alley behind the adjacent bank property. The arbors will be identical, with masonry columns that were reused from the previous Harpeth Square. The top of each arbor will utilize rectangular tubed steel in an arched design and will measure 13’ 6” in height.
The Guidelines recommend the following:

- 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 proposal does not meet these Guidelines, and the arbors will be seen from the streetview and could detract or overwhelm the historic district due to the tall scale, design, and materials. The use of arbors with a rounded, metal top is not typical in the Downtown Franklin Historic District. While this design is utilized elsewhere on the Harpeth Square property, it is located in a more concealed location that does not front East Main Street. The design of the arbor has been altered since the previous submittal and utilizes a design that is similar to the large arbor that is on the property.

Utility Screening:
The proposal includes the installation of new metal welded wire fencing that acts as a lattice, to be covered in vines, to provide screening around utilities found near the arbors at the western end of the courtyard. The application does not specify the proposed height around the utilities but the Guidelines do support the use of landscaping to conceal mechanical equipment.

The Guidelines recommend the following:

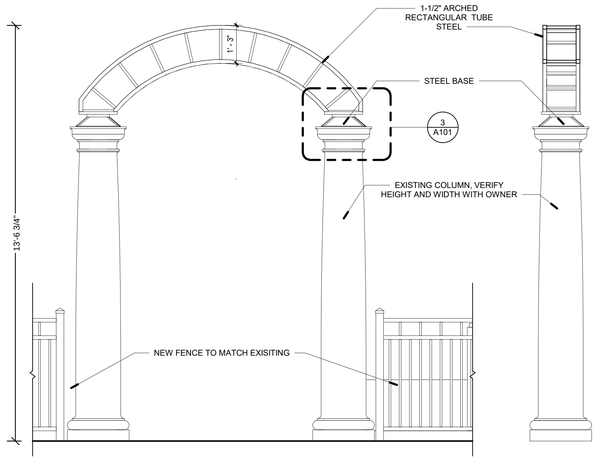
- Place ground-mounted mechanical equipment behind buildings and screen it from street view with landscaping, fencing, or walls.

While it is unknown the clearance needed around the mechanical equipment, the proposed screening appears to meet the intent of the Design Guidelines.

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

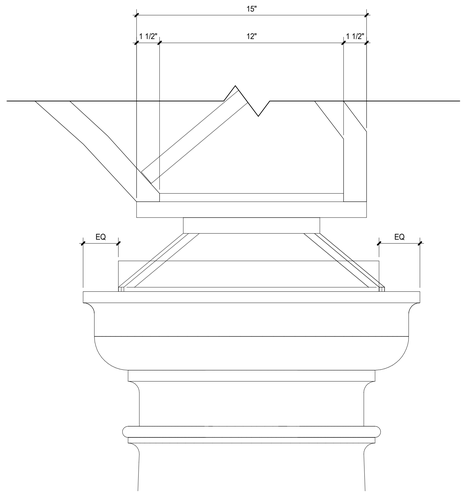
- Generally, site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

Staff recommends approval of the screening of the mechanical equipment with the following conditions:
1. The screening must allow for clearance so that the mechanical equipment can be accessible.
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.



1 ARBOR ELEVATION

1/2" = 1'-0"



2 ARBOR ELEVATION

1/2" = 1'-0"

3 TOP OF COLUMN DETAIL

3" = 1'-0"

4 ARBOR DESIGN CONCEPT

NOT TO SCALE

5 COURTYARD PLAN

3/16" = 1'-0"

6 EXISTING PHOTOS

NOT TO SCALE

2/20/2024 1:05:32 PM

No: Date: Revision:

Client Contact: Steve Bacon

SGS Contact: Andy Berry
SGS Project Number: 21086.00

EATON'S COURTYARD

159 1st Ave N

Franklin, TN 37064

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

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Drawing:
COURTYARD PLAN

12/11/2023

DRC SUBMISSION

A101

City of Franklin

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

File #: 21-06121

DATE: February 26, 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 (Doors) At 230 Franklin Rd. (Building 7); Luke Dougal, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning proposed design alternatives at 230 Franklin Rd. on Building 7, the Carrousel Building.

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

PROJECT INFORMATION:
COF Project Number: 8024
Applicant: Luke Dougal
Owner: Holladay Properties, David Click, Representative.

BACKGROUND:
This proposal includes two door alternatives to Building 7 (The Carousel Building) at the Factory. This item was deferred during the February 2024 Historic Zoning Commission meeting. The first option is an 8’ tall glazed, coiling overhead garage door with a 2’ transom above the garage doors. The second option proposed is an operable storefront door.

The Guidelines recommend the following:

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

The proposed storefront door alternative (option two) is more appropriate and consistent with pedestrian entrances seen at the Factory Campus.

RECOMMENDATION:
Staff recommends approval of the storefront doors (option two) with the following conditions:
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.

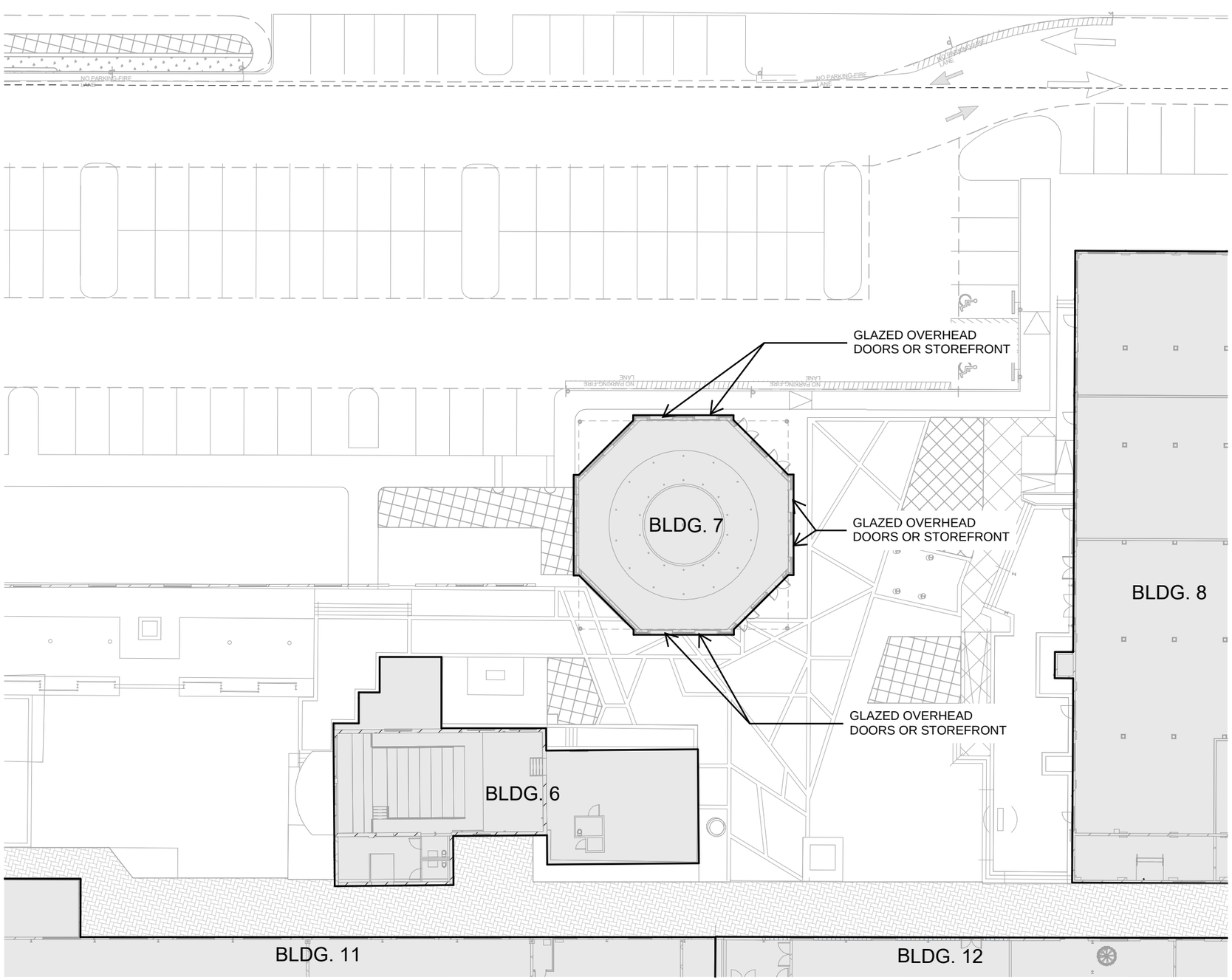
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

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

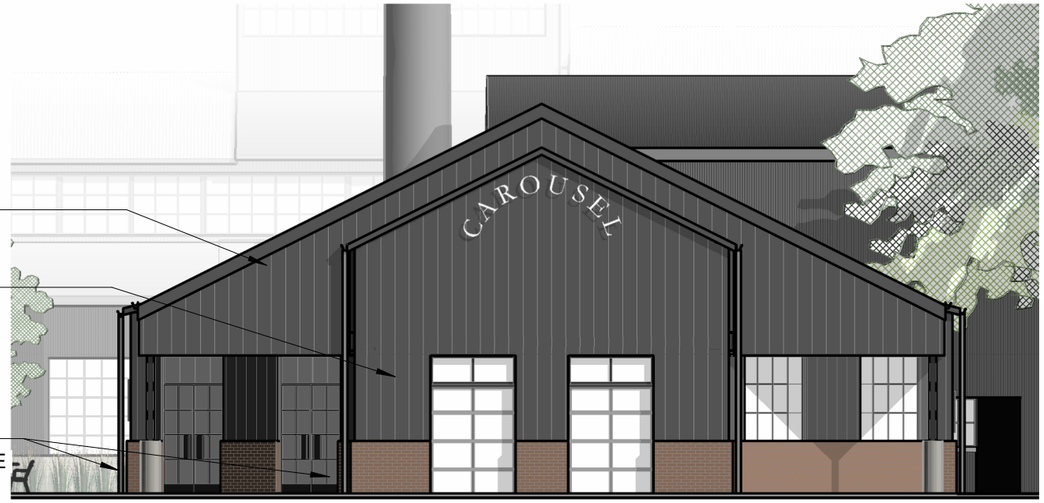
CENTRIC ARCHITECTURE

STANDING SEAM ROOF

METAL PANEL

GLAZED OVERHEAD DOORS WITH STOREFRONT TRANSOM

BRICK BASE , FINAL BRICK SELECTION TO BE APPROVED BY STAFF



PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

STANDING SEAM ROOF

GLAZED OVERHEAD DOORS WITH STOREFRONT TRANSOM

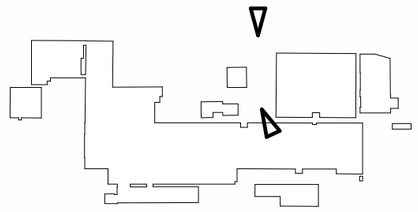
METAL PANEL

BRICK BASE , FINAL BRICK SELECTION TO BE APPROVED BY STAFF

LOCATION FOR SERVICE PANELS

PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION



CENTRIC ARCHITECTURE

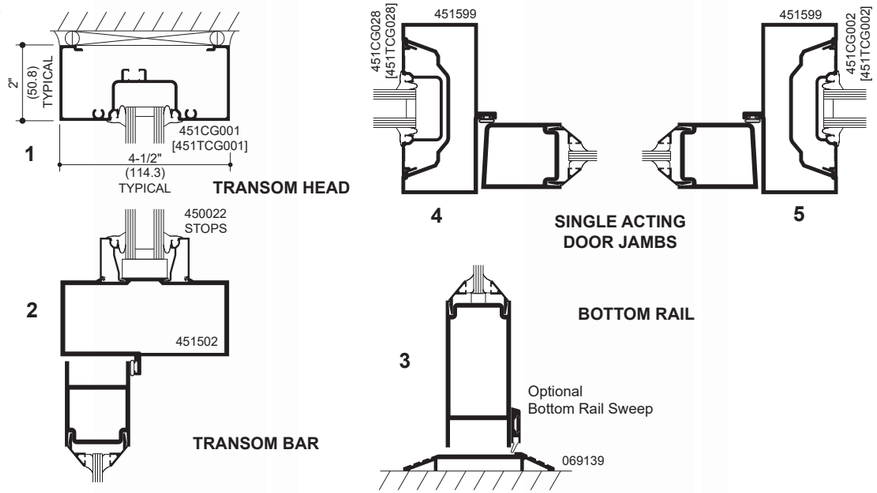
CAROUSEL BUILDING - AERIAL 1

CAROUSEL BUILDING - AERIAL 2

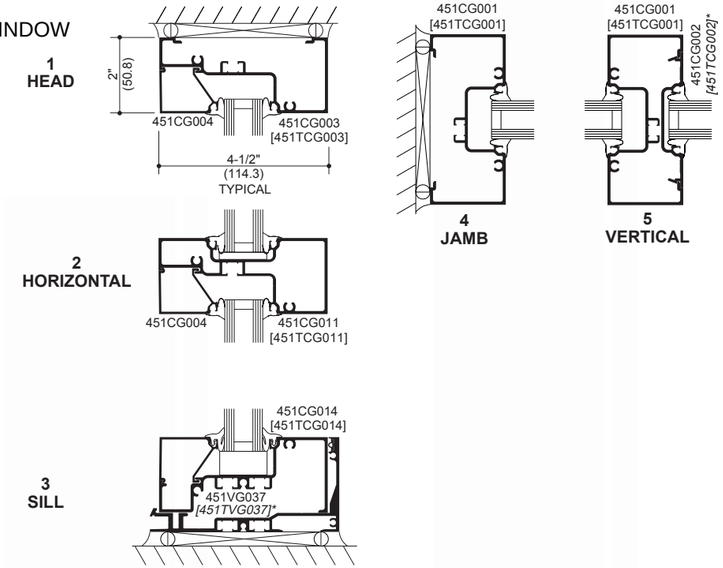
PROPOSED CAROUSEL BUILDING

PROPOSED CAROUSEL BUILDING

DOOR



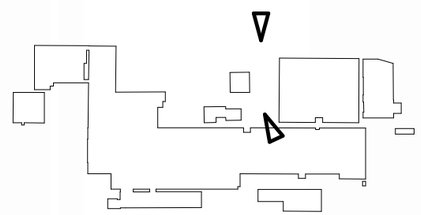
WINDOW



STOREFRONT PROFILES

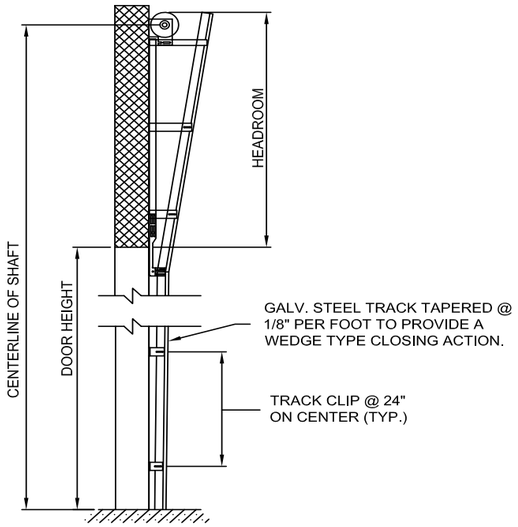
FACTORY AT FRANKLIN
CAROUSEL BUILDING
02/23/24
PAGE 6

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

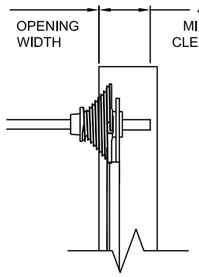


CENTRIC ARCHITECTURE

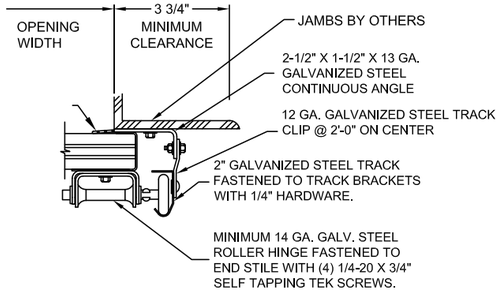
STOREFRONT DOORS ALTERNATE



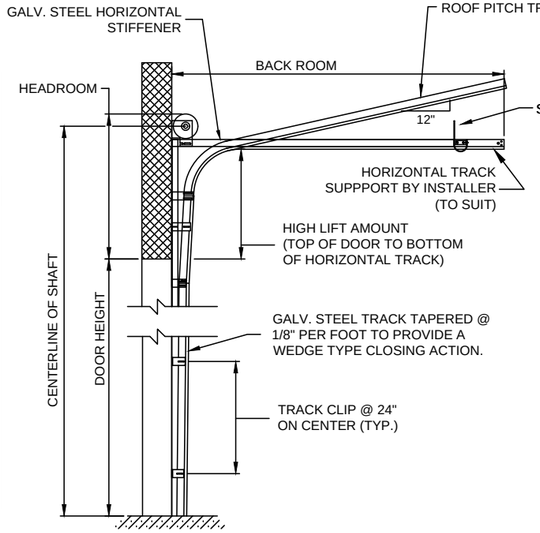
VERTICAL LIFT BREAKAWAY INCLINE



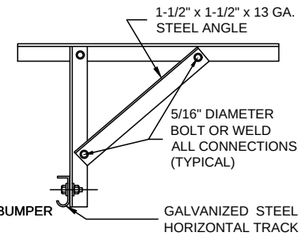
DRUM SIDE ROOM CLEARANCE



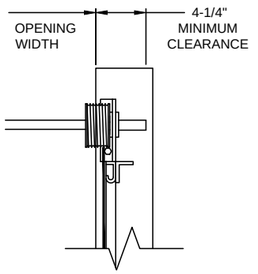
TRACK SIDE ROOM CLEARANCE



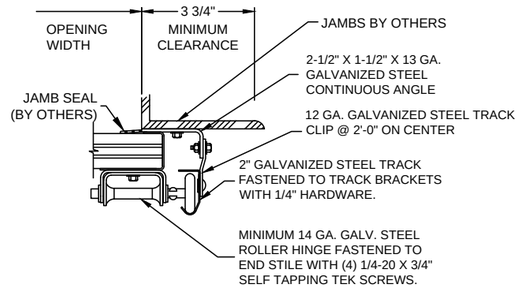
HIGH LIFT



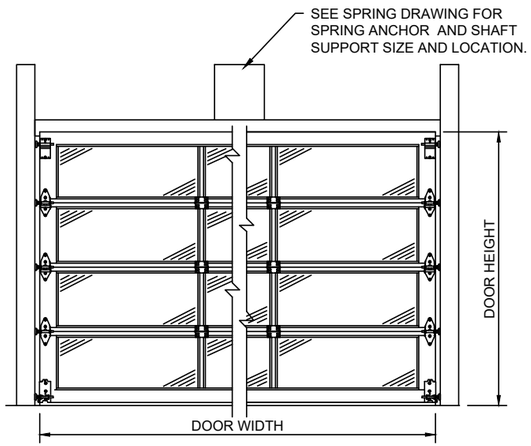
HORIZONTAL TRACK SUPPORT



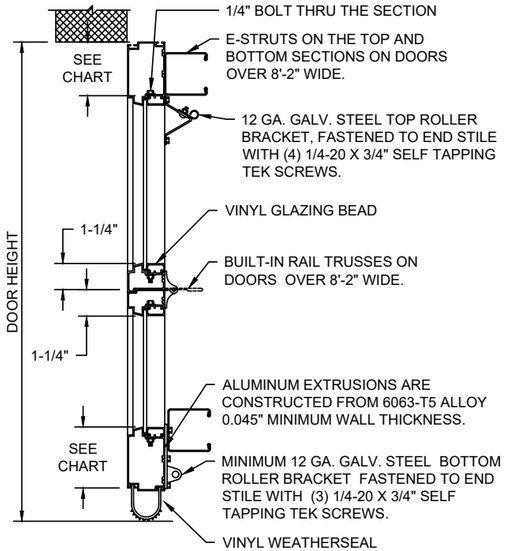
DRUM SIDE ROOM CLEARANCE



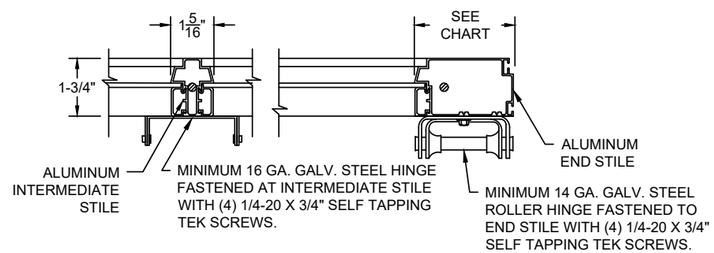
TRACK SIDE ROOM CLEARANCE



INTERIOR ELEVATION



SIDE ELEVATION OF DOOR



HINGE DETAIL

OVERHEAD DOOR DETAILS

FACTORY AT FRANKLIN

CAROUSEL BUILDING

02/23/24

BASIS OF DESIGN FOR NEW GLAZED OVERHEAD DOOR IS HAAS OVERHEAD DOOR CA110. *SUBJECT TO CONSTRUCTION AND MATERIAL AVAILABILITY

CENTRIC ARCHITECTURE

CENTRIC
ARCHITECTURE

February 22, 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. The items in this submission are those that were deferred from the February 2024 HZC meeting.

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 complement the surrounding and adjacent buildings and their historic character. At the February HZC meeting we were approved to proceed with a brick base and metal panel building, with an approved alternate for a transom window. As part of this application, one alternate is being considered regarding the larger openings in the building. The first option is 8' tall glazed overhead doors with a 2' storefront transom. The alternate would like to consider is for those openings to be operable storefront doors.

Please let us know if anything further is needed.

Sincerely,

Gina Emmanuel AIA, LEEP AP

Enclosure

cc: Luke Dougal

File #: 21-06124

DATE: February 26, 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 (Fencing) At 223 4th Ave. N.; Debra Bibb, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning site alterations at 223 4th Ave. N. to install fencing.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 7: Fences, Walls, And Gates

PROJECT INFORMATION:
COF Project Number: 8414
Applicant: Debra Bibb
Owner: Debra Bibb

BACKGROUND:
This proposal is to install a privacy fence at 224 4th Avenue North along the northern (right side) property line for screening of the new adjacent parking lot. The site features a stone cottage that was constructed circa 1939 and has a white-picket fence in the front yard. The proposed fence will be 6 feet tall and taper slightly as it approaches the street. The proposed location will span 78 feet and is proposed to be installed in line with the existing picket fencing located in the front yard.

The Historic Design Guidelines provide recommendations for fencing based on two locations; front yards and rear yards. The front yard is classified as a location within 20 feet of the front façade. Rear yards are classified as being at least 20 feet behind the front façade. The Zoning Ordinance distinguishes the locations differently for front yards and rear yards; they are divided by the front façade of the house.

Front Yard Fencing
The Guidelines recommend the following:
• Use wood picket, open-weave brick designs, or cast iron in front yards and areas visible from the street with at least 25 percent transparency. In rural settings, horse fencing may be considered. Avoid aluminum and chain-link fencing.

• Limit height to 3 feet. Horse fencing may have a height of 4 1/2 feet.

As proposed, the fencing does not meet the intent of the Guidelines for Front Yard Fencing. The newer parking lot on the adjacent property near the side lot line is not a common occurrence within the historic district. Plant material was employed for screening the parking, but it is still visible from the subject site due to the installation size of the material and the proximity of the historic house. While the Guidelines recommend that the 3-foot tall front yard picket fencing be extended to at least 20 feet behind the front facade, the Zoning Ordinance would allow for the 6-foot tall privacy fencing to begin at the front facade line, should the Commission consider this to be appropriate.

Rear Yard Fencing
The Guidelines recommend the following for rear yard fencing:
• Use wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting. Avoid chain-link fencing.

As proposed, the fencing located in the rear yard is appropriate and aligns with the Design Guidelines; however, it does not meet the Floodplain requirements. (See project considerations below.) The Historic Design Guidelines would support the utilization of a Shadow Box Fence in the rear yard in order to address the Floodplain requirements.

Project Considerations:
The following issues were addressed by the Zoning Administrator in Building and Neighborhood Services.

- The applicant will need to obtain a Floodplain Development Permit prior to any disturbance in the FFO.
- Per Section 4.3.4.B, Walls and open fencing such as horse board fencing, wrought iron/aluminum fencing or flap gate systems are the only types of fencing allowed in the FFO, so as to not block the flow of water.

RECOMMENDATION:
Staff recommends approval with the following conditions:

1. The front yard fencing must match the existing front yard picket fencing on the property.
2. The front yard fencing must extend 20 feet past the front facade of the house.
3. The Shadow Box Fence design or a design that aligns with the floodplain requirements must be utilized for rear yard fencing on the property.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a Floodplain Development 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.

225

Date: 1/11/24
Name: Debra Bibb
Address: 223 4th Ave N
City, St, ZIP Franklin
Phone: 615 337-5251
Email: debrabibb@bellsouth.net
Subdivision:

AMERICAN FENCE & GATE LLC

A "Golden Rule" Company

9707 Turquoise Ln., Brentwood, TN 37027

Nashville: 615-833-2120 | Franklin: 615-794-0523 | Murfreesboro: 615-890-8111
Project Scheduling: 615-305-7445 | FAX: 615-283-3756 | Email: Milton@AmericanFenceTN.com

Proposal / Contract

General Description:

Quoted Price:	2400	Material Type:	Pressure Treated Pine
Removal of existing materials:		Color:	Natural
(short description)		Style:	Cap & Trim
		Terrain (slope)	
Core drilling ($30 per hole):		# of Total Gates	
3% Military Discount:		Gate Details	
Adjusted Amount:		Arched Gates	
Deposit Required:	1200	Scalloped Gates	
Balance Due:	1200	Racked Gates	

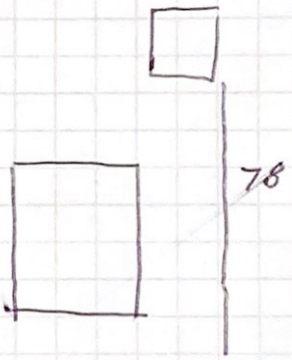
2% CONVENIENCEE FEE FOR ALL CREDIT CARD TRANSACTIONS

Pricing is valid for 30 Days

DRAWING AREA

Install Approx 78' of 6' Tall
Cap & Trim Fence
with Baseboard

7' Tall Option $2880



****ANY CHANGES MADE WILL BE ADDED AND BILLED WITH FINAL INVOICE (INCLUDING ROCK CLAUSE)****
NO WARRANTY WORK WILL BE PERFORMED UNLESS ENTIRE BALANCE IS COMPLETELY PAID

Customer's level of flexibility on installation notice?
Number of days _____ Minimal notice needed _____

Does the Crew have access to power and water at the site?
Yes ☐ No ☐

Rock Clause
Rock Clause (added after completion): $30.00
(Where rock is encountered)
Not to exceed:

UPON YOUR DECISION TO MOVE FORWARD WITH YOUR FENCE PROJECT, PLEASE SIGN AND RETURN TO American Fence & Gate, LLC
CONTRACT MUST BE SIGNED AND SUBMITTED TO AMERICAN FENCE & GATE, LLC IN ORDER TO PROCEED WITH PROJECT

American Fence and Gate, LLC Representative Signature — Date

Customer Signature — Date

PLEASE SEE REVERSE SIDE (PAGE 2) FOR TERMS AND CONDITIONS

File #: 21-06117

DATE: February 26, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of Site Alterations (Gates) At 151 Franklin Rd.; Amy Bethurum, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning retroactive COA for the removal of the historic iron gates and the installation of new metal gates.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 7: Fences, Walls, and Gates

PROJECT INFORMATION:
COF Project Number: 8413
Applicant: Amy Bethurum
Owner: Amy Bethurum

BACKGROUND:
The application seeks a retroactive Certificate of Appropriateness for the removal of the historic iron gates and the installation of new metal gates. The gates are located at the main entrance of the driveway to the principal building and the second gate is located at the lower driveway closest to the Harpeth River. The driveway entrance was widened to the principal building thus creating a larger entrance as a requirement of the Splendor Ridge development. Now the original gates do not fit into the widened stone columns.

The property is locally known as the Henry H. Mayberry House or Riverview Estate. The building was constructed in 1902 and is considered to be Neo-Classical or Classical Revival architecturally styled. The age of the original gates was not included within the application but was period appropriate to the house. The design of the historic gates was ornate and included elaborate filigree detailing and several fleur-de-lis at the bottom of the gate.

The proposal came before the May 2023 Design Review Committee meeting, where feedback on the new gates was provided about the modern feel of the proposed gates and using a design more similar to the original gates to reinforce the interpretation of the house. Since this meeting, the new gates were installed without approval by the Historic Zoning Commission.

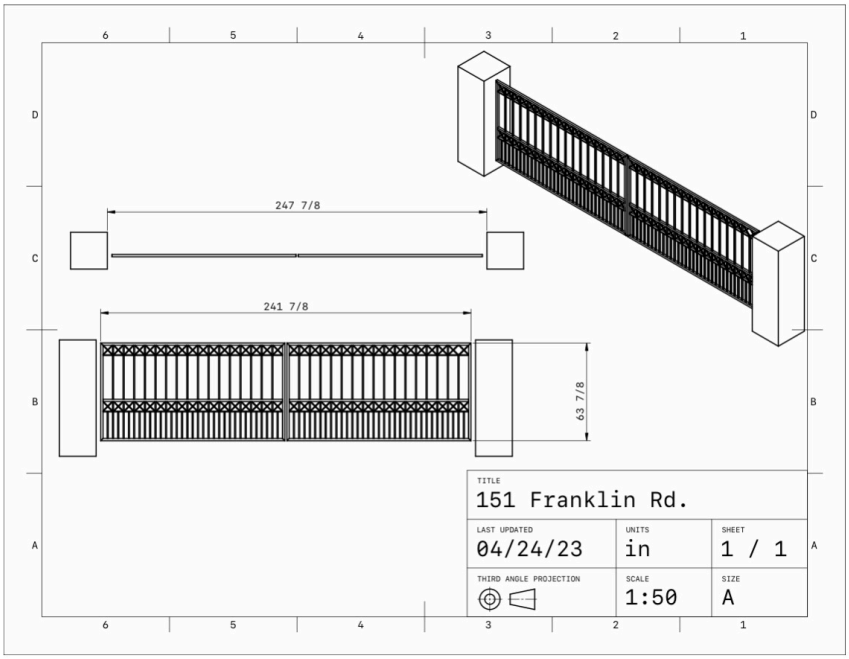
The Design Guidelines state the following for gates:

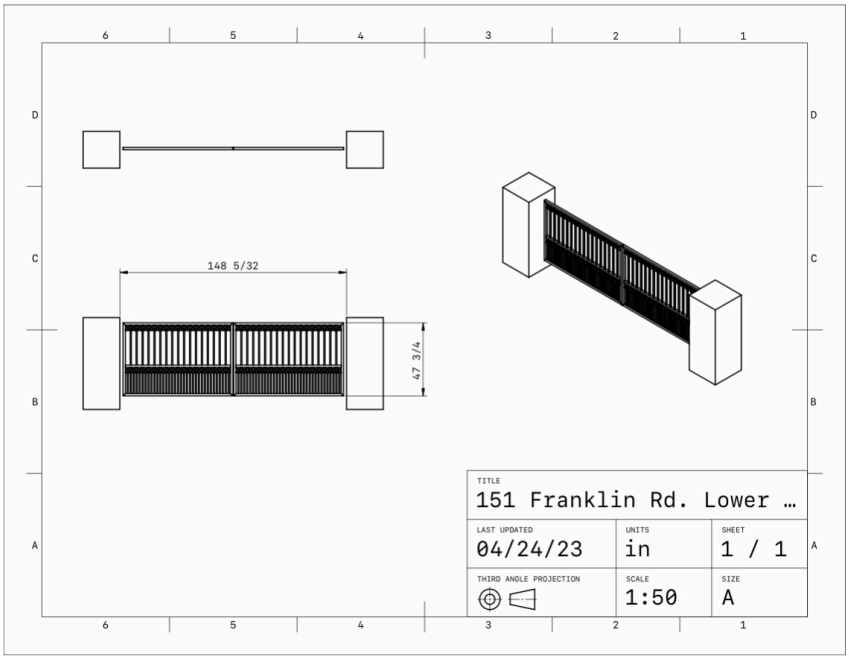
- Preserve and maintain the design of historic fences, walls, retaining walls, and gates.
- Design fences and walls to be compatible with the architectural style of the building. For example, wood picket fencing is appropriate for vernacular frame houses, while cast-iron fencing and brick columns are more appropriate for more ornate, high-style architecture.

The original, ornate iron gates were appropriate to the building and site, as the principal building is a Neo-Classical architectural style, which is an ornate style to Franklin. While the new gates do incorporate an X-detail that is seen on the balcony of the historic building, keeping the style and design of the historic gates is recommended by the Guidelines. The proposal to replace the historic gates with the new, more modern gate design does not align with the Design Guidelines.

RECOMMENDATION:
Staff recommends denial of the application based on the following grounds:
1. Preserve and maintain the design of historic fences, walls, retaining walls, and gates.
2. Design fences and walls to be compatible with the architectural style of the building.

If the HZC should approve the application, the following conditions are recommended:
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.





Thank You
Zack Love

File #: 21-06125

DATE: February 26, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of Relocation and Addition (Accessory Structure) At 425 Boyd Mill Ave.; Stephanie Bach, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the relocation and an addition to an accessory structure at 425 Boyd Mill Avenue.

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 been discussed at several Design Review Committee Meetings and the DRC attended a site visit at the property.

The proposal includes relocating the existing accessory structure and then constructing an addition to it.

Relocation
The proposal shifts 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, but will be less visible from the street view. The relocation of the structure is appropriate within the Guidelines.

Addition
The application includes the proposal to construct a new 970 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 is 2,692 sq. ft. and the total square footage of the accessory structure with the addition will equate to 1,258 sq. ft. The addition plus the historic accessory structure equates to 46% of the principal building's footprint, which meets the Zoning Ordinance. As suggested in the February 2024 Historic Zoning Commission meeting, the accessory structure addition's height (23'-3") is now subordinate to the principal building's height (26'-9") and meets the intent of the Guidelines. However, the addition's height, size, and mass as the form of the accessory structure will be taller than the original accessory structure. Additionally, the dormers must be lowered so that they are located off of the main ridgeling per the Guideline recommendations. While the proposal shows that the intent is to situate the structure within the setback, a survey is needed to confirm that it will not be within the setback.

Materials:
The addition is proposed to be clad in wood siding and will utilize asphalt shingles. The proposed windows appear to meet the Design Guidelines. The proposal does not state what 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 foundation is needed.

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

1. The two dormers must be lowered to be off the main ridge of the building.
2. The new windows must consist of wood or composite wood to meet the Guidelines. Window specifications, including three-dimensional graphics showing detailing, materials and dimensions, must be submitted to the Preservation Planner for approval prior to a building permit.
3. Accessory structures must be a minimum of 5 feet from the side and rear property lines.
3. The foundation must be called out and information provided to the Preservation Planner that meets the Guidelines.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:
1. The City of Franklin Zoning Ordinance requires that the usable interior dimensions of a garage be a minimum of 10' wide x 20' deep per vehicle. If steps or doors encroach into this area, there still must be 10' x 20' per vehicle or it shall not be labeled as a garage. In this submittal, garage #2 shows steps encroaching so this should not be labeled as garage. It can be labeled as storage.
2. Per Section 5.2.7.A.7; Exterior stairs, decks, entry doors, and major windows shall face the principal building, the alley, the street, or the interior of the lot, and away from adjacent properties.

Original submission:
February 12, 2024 Historic Zoning Commission Meeting

HZC REV.

Deferral Resubmission:
March 11, 2024 Historic Zoning Commission Meeting

FRANKLIN HISTORIC ZONING COMMISSION DRAWING SET SUBMISSION

February 23, 2024 (Application Due Date)

HZC REV.

BACH RESIDENCE ACCESSORY STRUCTURE ADDITION

425 BOYD MILLS AVENUE, FRANKLIN, TN 37064

CITY OF FRANKLIN

PROPOSED FRONT ELEVATION

HZC REV.

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

A0.01	COVER + INDEX
A0.50	SITE PLAN AND NOTES
A0.51	EXISTING & 3D VIEWS
A1.00	DIMENSIONED & NOTED PLAN - FIRST & SECOND LEVEL
A1.40	ROOF PLAN
A2.10	BUILDING ELEVATIONS
A9.10	3D VIEWS & WINDOW SPECS

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Do Not Scale Drawings.

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:	02.23.2024

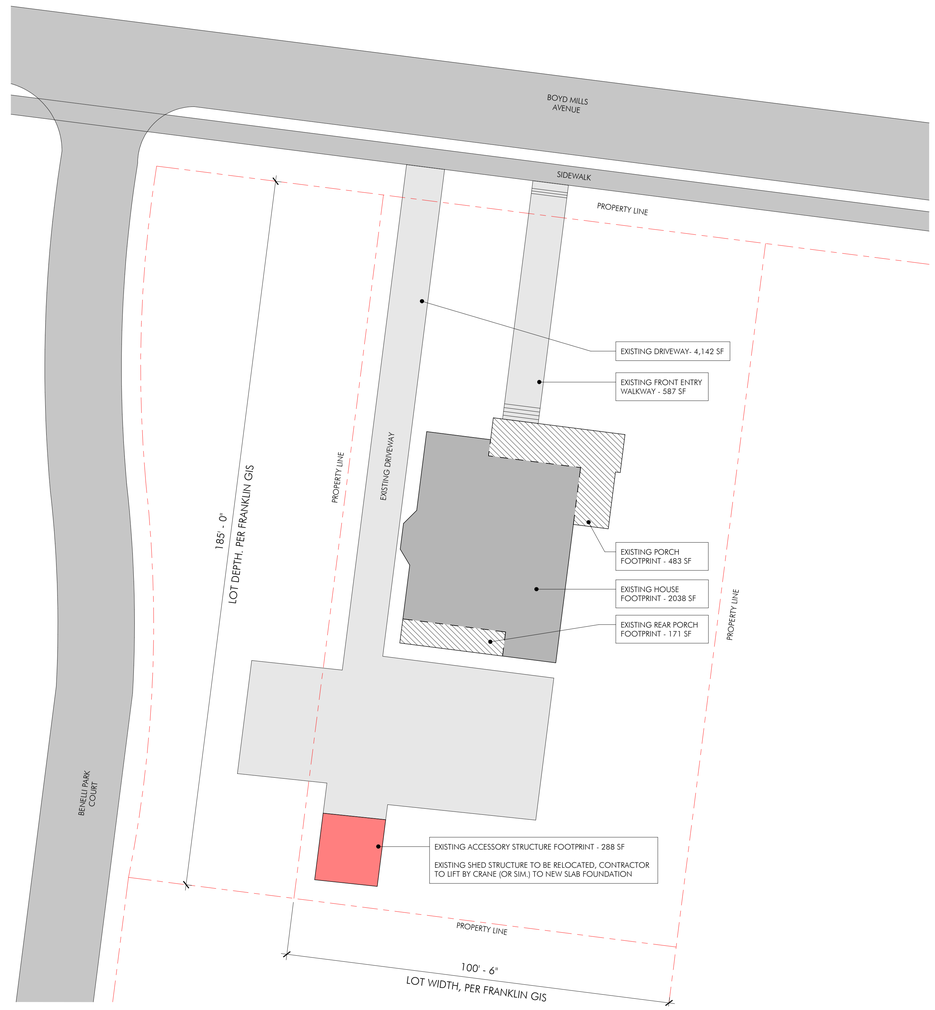
SHEET NAME

COVER + INDEX

SHEET NUMBER

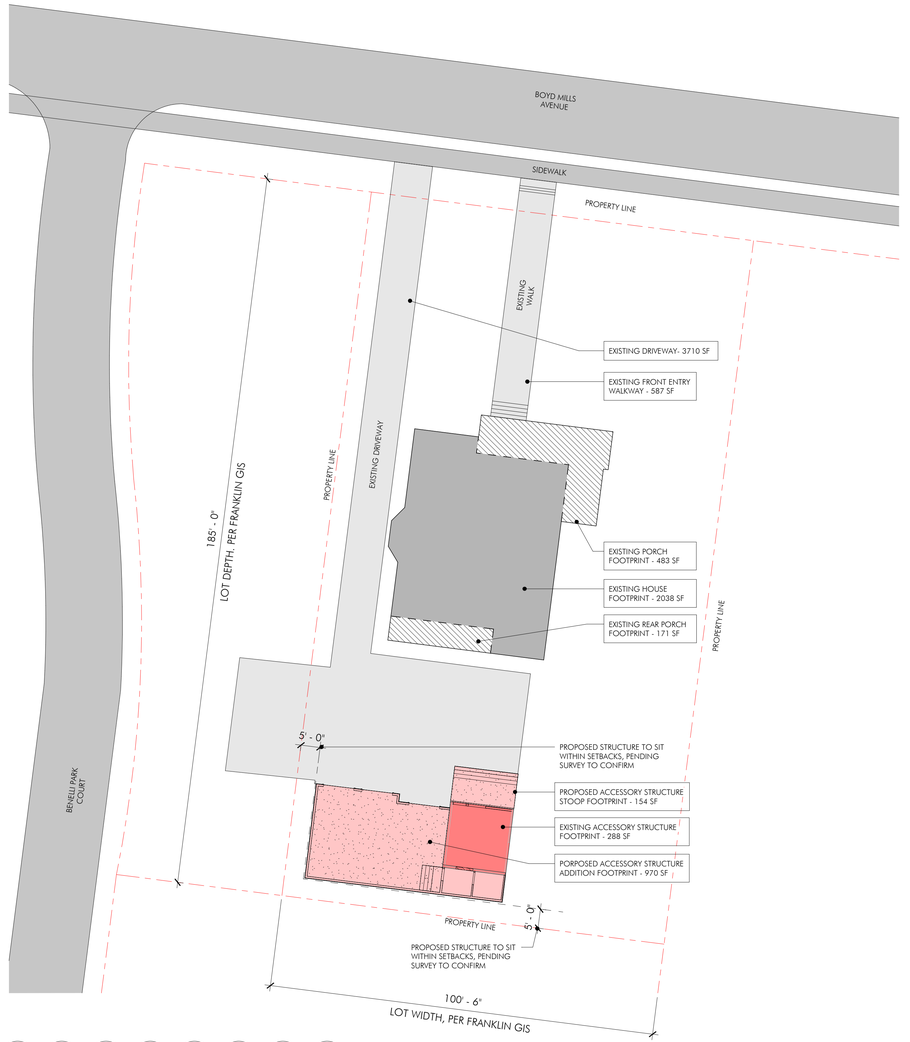
A0.01

FRANKLIN HISTORICAL ZONING COMMISSION SUBMISSION



EXISTING SITE PLAN

HZC REV.



PROPOSED SITE PLAN

HZC REV.

LOT AREA CALCULATIONS - EXISTING

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

IMPERVIOUS COVERAGE - 7,709 SF TOTAL (+/- 41% COVERAGE)
- 4,142 SF - EXISTING DRIVEWAY
- 587 SF - EXISTING FRONT WALK
- 2,038 SF - EXISTING HOUSE FOOTPRINT
- 654 SF - EXISTING PORCHES (FRONT & REAR)
- 288 SF - EXISTING SHED STRUCTURE (TO BE PRESERVED)

LANDSCAPE/PERMEABLE SURFACES - 10,925.2 SF (+/- 59% 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 STREET
	EXISTING HOUSE FOOTPRINT
	EXISTING PORCHES 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 - 8,833 SF TOTAL (+/- 47% COVERAGE)
- 4,142 SF - EXISTING DRIVEWAY
- 587 SF - EXISTING FRONT WALK
- 2,038 SF - EXISTING HOUSE FOOTPRINT
- 654 SF - EXISTING PORCH FOOTPRINT (FRONT/REAR)
- 288 SF - EXISTING SHED STRUCTURE (TO BE PRESERVED)
- 1,124 SF - PROPOSED ACCESSORY STRUCTURE FOOTPRINT (STRUCTURE & STOOP)

LANDSCAPE/PERMEABLE SURFACES - 9,801.2 SF (+/- 53% 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.

HZC REV.

daniels chandler +

+1 615 219 93690
info@danielschandler.com

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Nashville, TN 37203

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Do Not Scale Drawings.

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:	02.23.2024

SHEET NAME

SITE PLAN AND NOTES

SHEET NUMBER

A0.50

FRANKLIN HISTORICAL ZONING COMMISSION SUBMISSION

EXISTING CONDITION

POST RENOVATION

HZC REV.

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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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:	02.23.2024

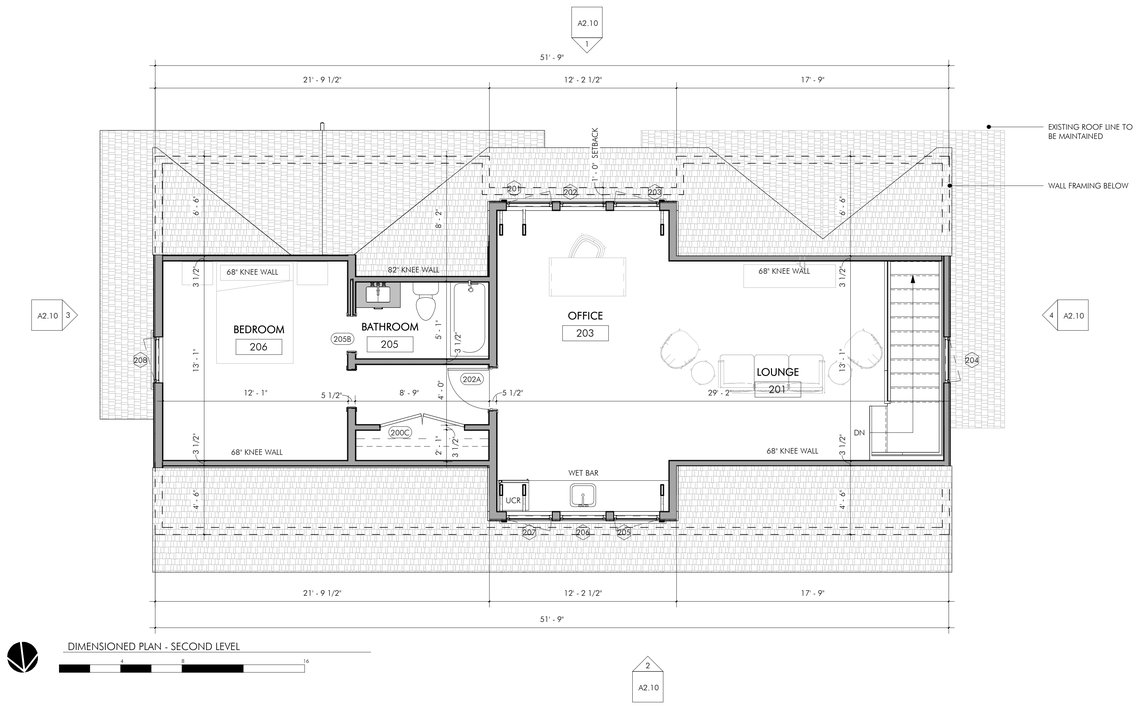
SHEET NAME

EXISTING & 3D VIEWS

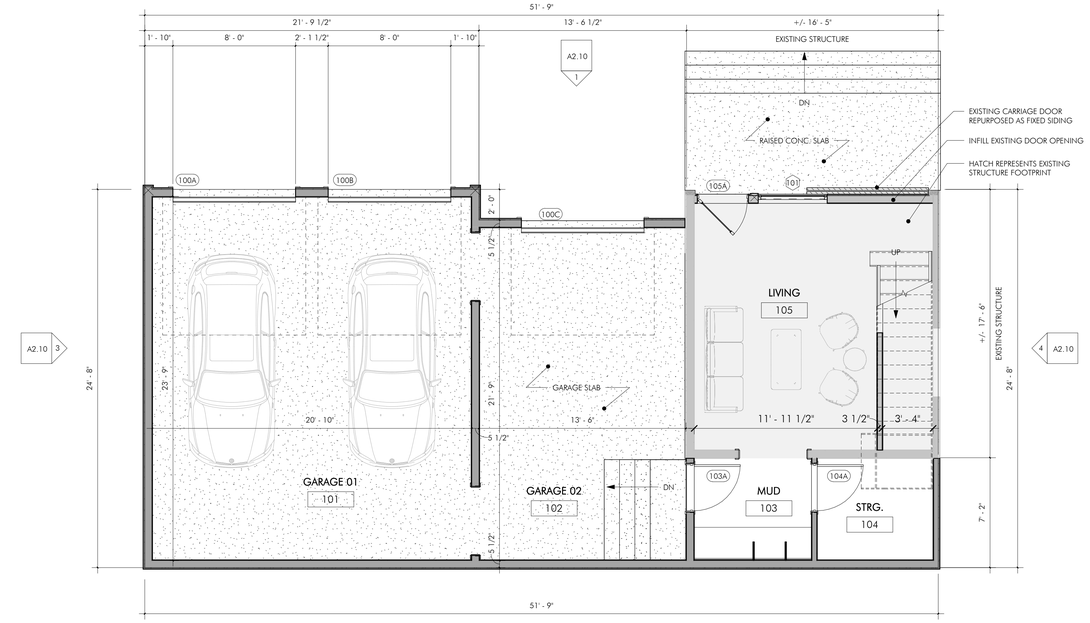
SHEET NUMBER

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"	8' - 6"
GARAGE DOORS		
100A	8' - 0"	9' - 0"
100B	8' - 0"	9' - 0"
100C	8' - 0"	7' - 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"	8' - 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
211	4' - 6"	2' - 0"	6' - 5"	

*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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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: 02.23.2024

SHEET NAME

DIMENSIONED & NOTED PLAN - FIRST & SECOND LEVEL

SHEET NUMBER

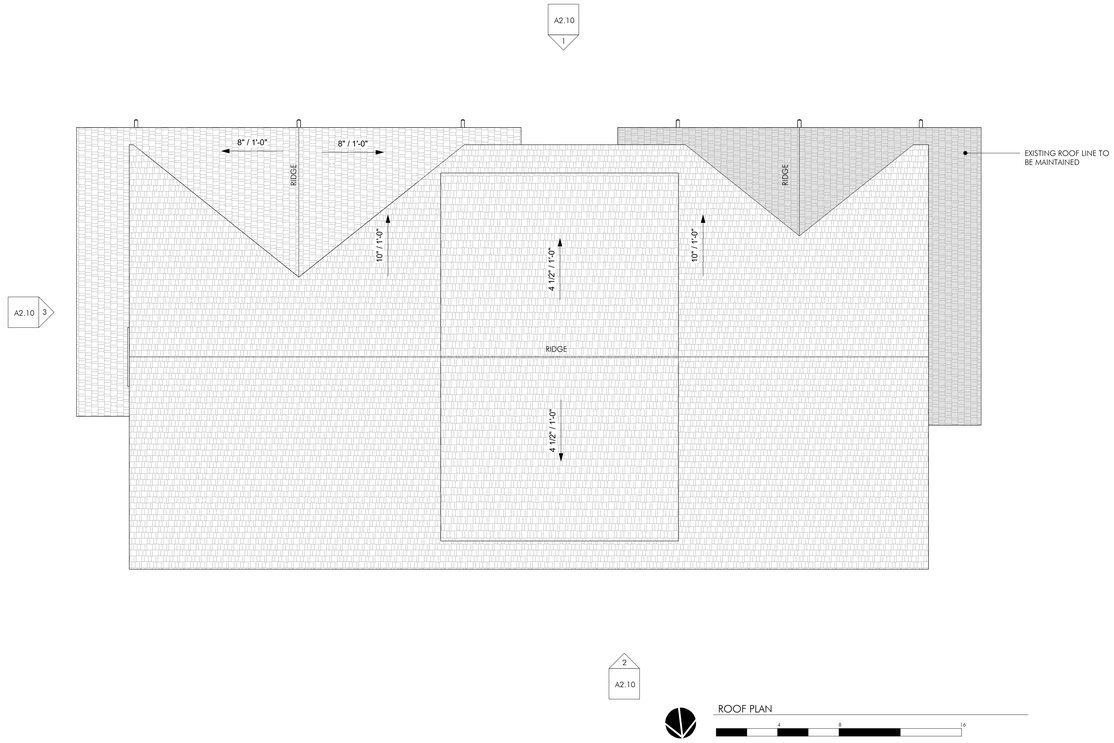
A1.00

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.



ROOF PLAN

0 4 8 16

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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:	02.23.2024

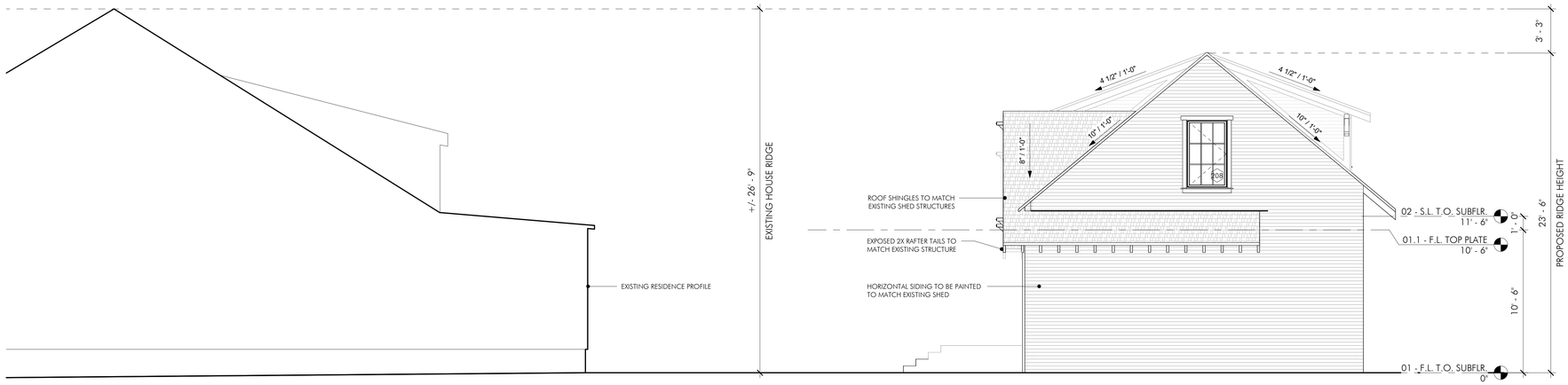
SHEET NAME

ROOF PLAN

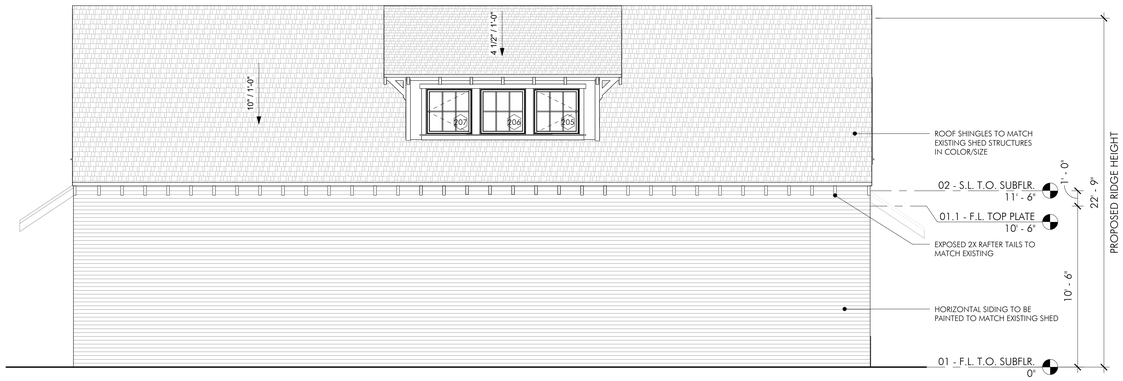
SHEET NUMBER

A1.40

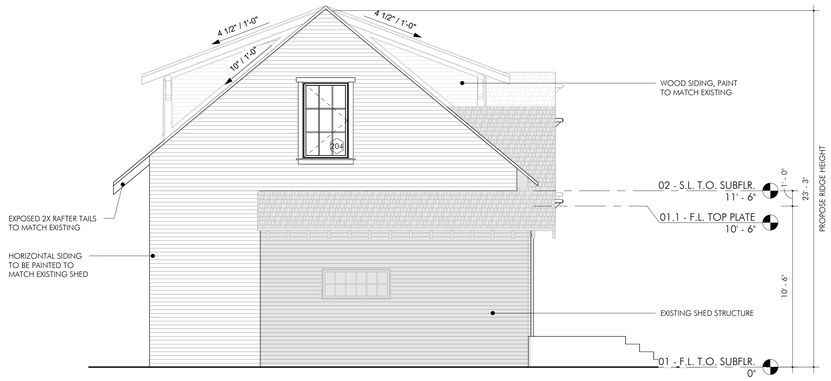
FRANKLIN HISTORICAL ZONING COMMISSION SUBMISSION



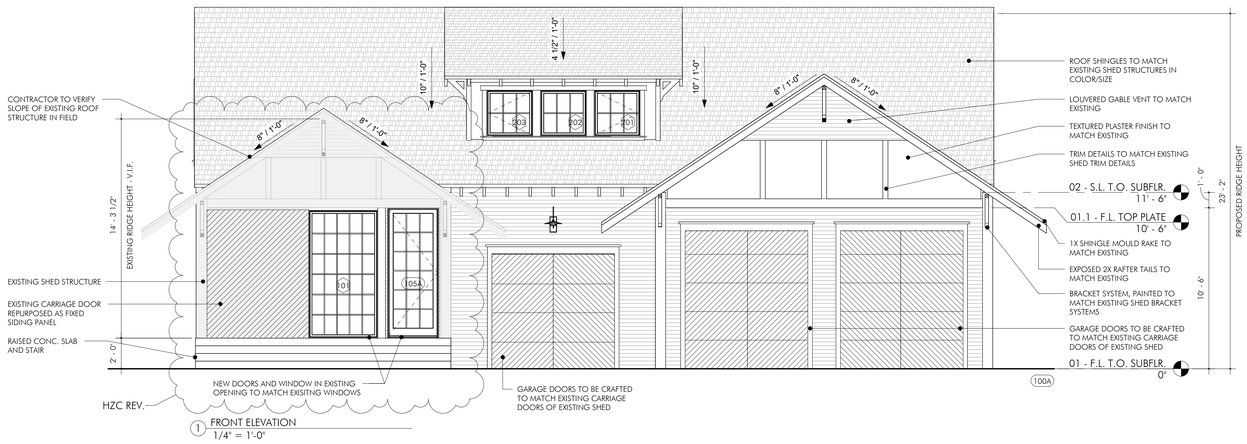
3 SIDE ELEVATION 01
1/4" = 1'-0"



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:	02.23.2024

SHEET NAME

BUILDING ELEVATIONS

SHEET NUMBER

A2.10

FRANKLIN HISTORICAL ZONING COMMISSION SUBMISSION

WINDOW SPECIFICATION

CONTRACTOR TO USE A WOOD CASEMENT WINDOW TO MATCH IN COLOR AND TO HAVE PROPORTIONAL LITE DIVISIONS. CONTRACTOR TO SUBMIT WINDOW SHOP DRAWINGS TO ARCHITECT FOR FINAL APPROVAL PRIOR TO PROCUREMENT OF WINDWOWS. SEE BELOW FOR WINDOW MANUFACTURER OPTIONS.

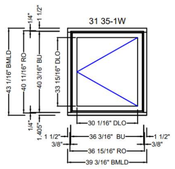
- PELLA RESERVE - TRADITIONAL WOOD CASEMENT WINDOW - PINE OR DOUGLAS FIR

Pella®

- SIERRA PACIFIC WINDOWS - STANDARD CASEMENT - PINE OR DOUGLAS FUR

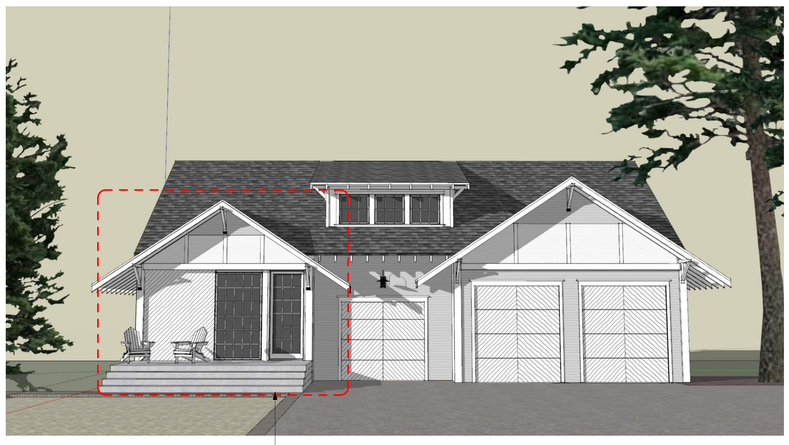
SIERRA PACIFIC WINDOWS

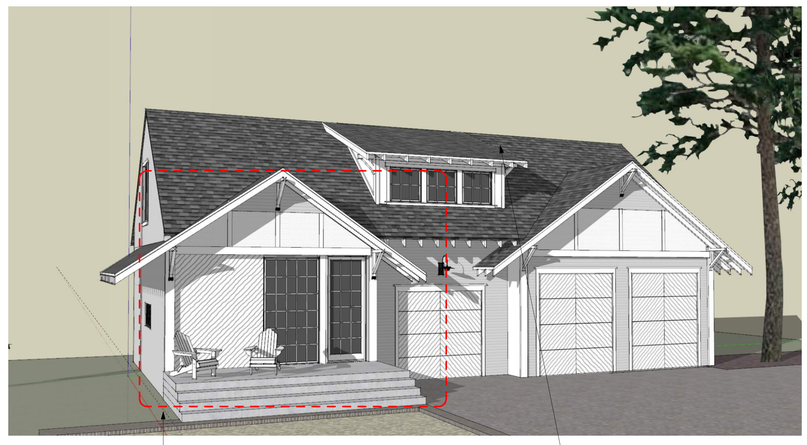
Call Out / Glass 31 35-1W
Basic Unit Frame Width 36.1875"
Basic Unit Frame Height 40.1875"
Rough Opening Width 36.9375"
Rough Opening Height 40.6875"
Sash Width 34.5631"
Sash Height 38.531"



HZC REV.

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:	02.23.2024

SHEET NAME

3D VIEWS & WINDOW SPECS

SHEET NUMBER

A9.10

FRANKLIN HISTORICAL ZONING COMMISSION SUBMISSION

City of Franklin

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

File #: 21-06122

DATE: February 26, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of New Construction (Accessory Structure) At 120 Aldersgate Way; Amy Tavalin, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of a new accessory structure at 120 Aldersgate Way.

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

PROJECT INFORMATION:
COF Project Number: 8419
Applicant: Amy Tavalin
Owner: First United Methodist Church of Franklin; Ron Styers, Rep.

BACKGROUND:
This application previously attended the February Design Review Committee meeting to receive feedback on the design and design elements of the proposed accessory structure. The application incorporated the feedback from the DRC meeting into its design by shifting the accessory structure so that it would be behind the front corner of the building and the cupola was removed from the design.

Placement, Form, and Size
The placement of the accessory structure is now located behind the front corner of the principal building. The structure will measure 20,160 sq. ft. The form of the building will be compatible and lower in scale to the principal building. The Guidelines recommend the following:

- Locate accessory structures behind the rear plane of the principal building.
- Design accessory structures to be compatible with and visually subordinate in size, mass, and height to the principal building they support.
- Design accessory structures so that their scale is subordinate to that of the principal building they serve, but in no case should they exceed 1.5 stories.

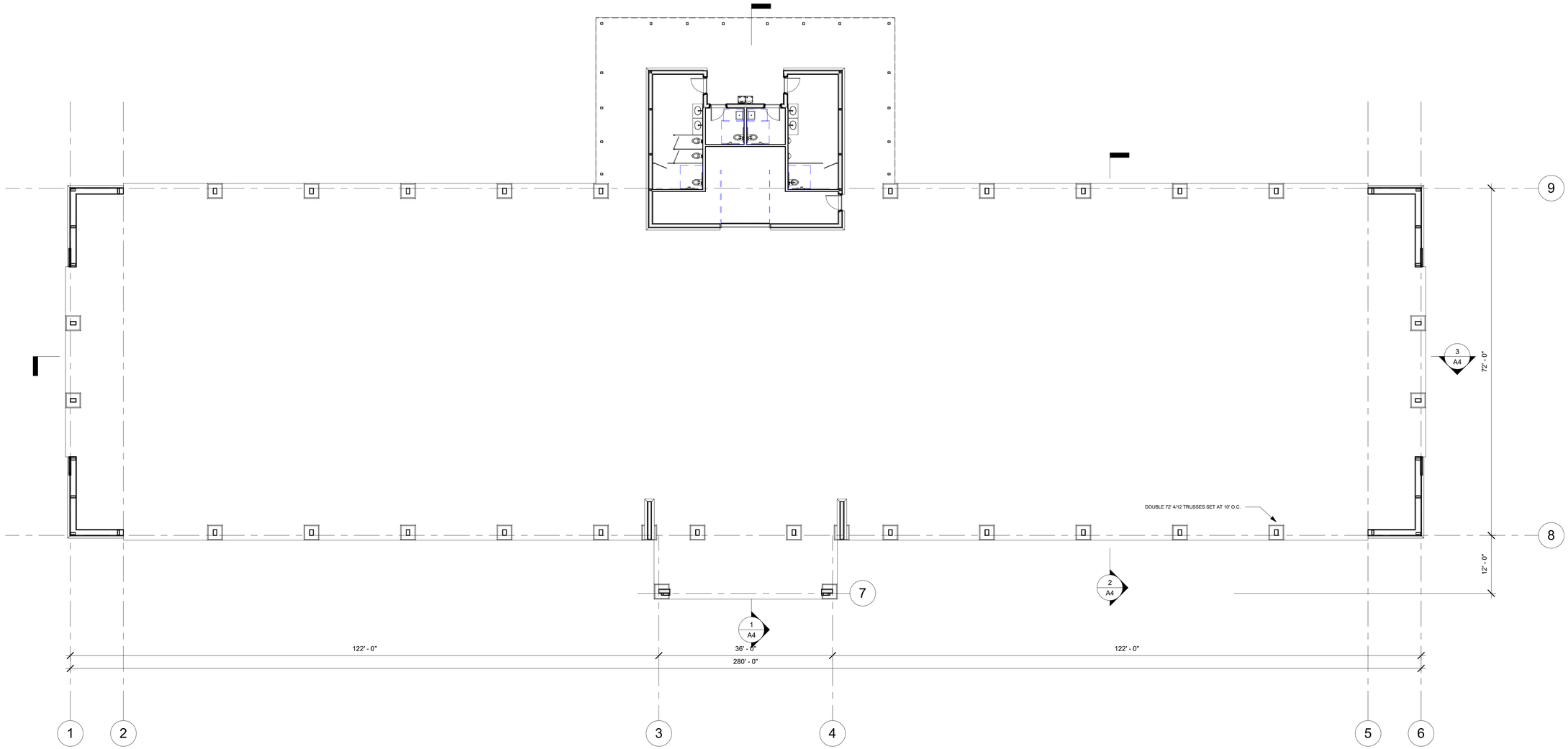
- Design accessory structures with simple forms that are reflective of the principal building.

The Design Guidelines and Zoning Ordinance state that new accessory structures must be behind the rear plane of the principal building. If the structure were to be behind the rear plane of the building, it would be in the floodplain, which is not permitted by the Zoning Ordinance. The accessory structure's location must receive a variance from the Board of Zoning Appeals prior to site plan approval. As proposed, the form and size appear to meet the intent of the Design Guidelines. While the structure is not behind the rear plane of the building, it is on the side away from the Franklin Road, making it have obscured visibility from the Franklin Road historic corridor.

Materials and Ornamentation
The proposed materials include a similar brick color to the principal building and a dark gray/black standing seam metal roof. Additionally, on three of the four ends of the structure, a similar arch that is seen on the church is utilized on each end of the structure. While it is unknown if the arch is the same scale and proportion as what is seen on the principal building, it appears to meet the intent of the Design Guidelines.

RECOMMENDATION:
Staff recommends approval of the application with the following conditions:
1. The application must receive a variance from the Board of Zoning appeals, as the location of the structure is not permitted per the Zoning Ordinance.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:
1. If the structure encroaches into the floodplain, a floodplain development permit will be required and the structure will be required to meet floodplain development requirements.



1 T.O. CONCRETE
3/32" = 1'-0"

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PHONE NUMBER: 309-263-4105

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REVISED DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

Estimated Project Budget: Project Status

PRELIMINARY DRAWING
FOR OWNER'S APPROVAL

- ☐ - DRAWING APPROVED AS SUBMITTED
- ☐ - DRAWING APPROVED PENDING CHANGES NOTED
- ☐ - REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

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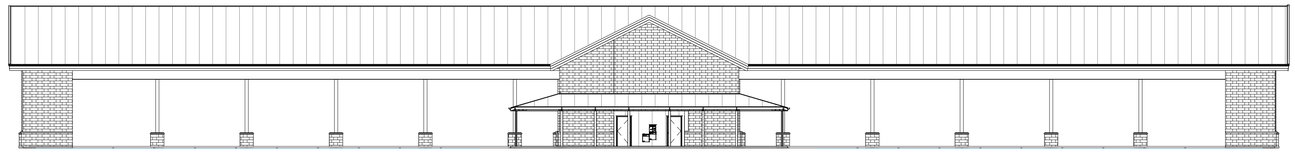
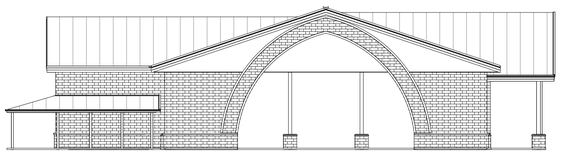
SCALE: 3/32" = 1'-0"

SHEET NO. A1 OF A5



1 West
1/16" = 1'-0"



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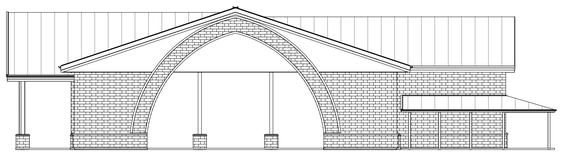

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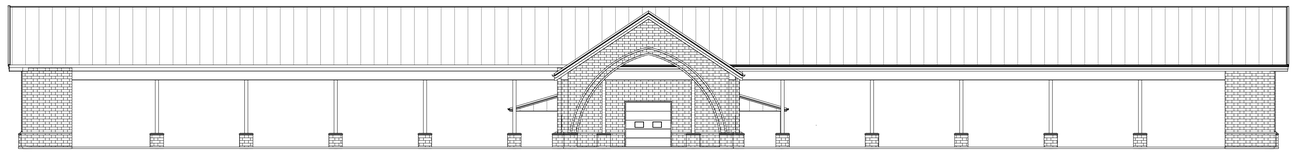
1/16" = 1'-0"



2 East
1/16" = 1'-0"

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REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

Estimated Project Budget: Project Status

PRELIMINARY DRAWING
FOR OWNER'S APPROVAL

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- ☐ - REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

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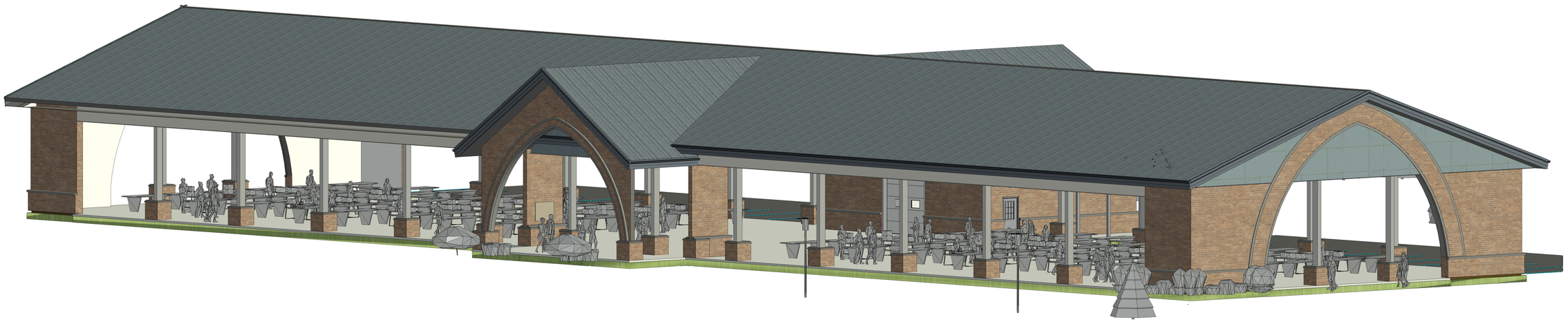
SCALE: 1/16" = 1'-0"

SHEET NO.
A2 OF A5

3 SOUTHWEST VIEW



1 NORTHEAST VIEW

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REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

Estimated Project Budget: Project Status

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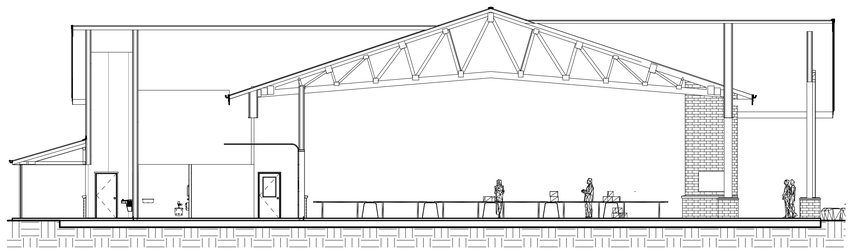
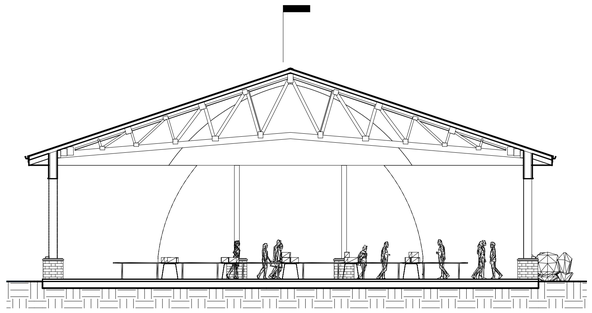
SCALE: A3

SHEET NO. A5 OF



3
A4

1 Section 4
3/32" = 1'-0"



3
A4

2 Section 5
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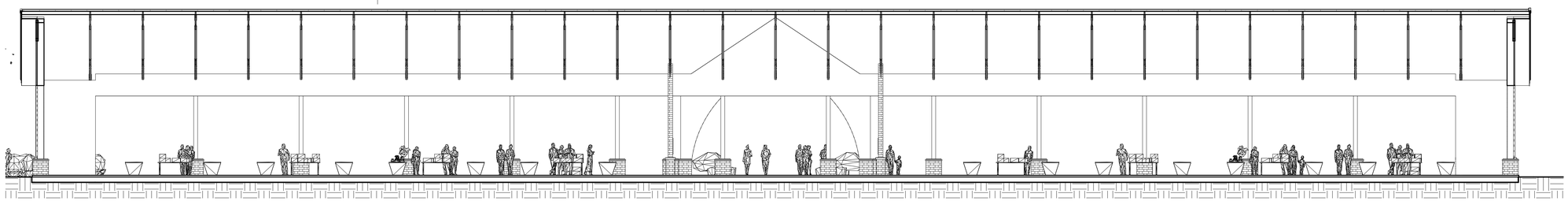

2
A4

1
A4

3 Section 6
3/32" = 1'-0"

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DATE:	1/15/24
CHECKED BY:	Checker
DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

Estimated Project Budget: Project Status

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FOR OWNER'S APPROVAL

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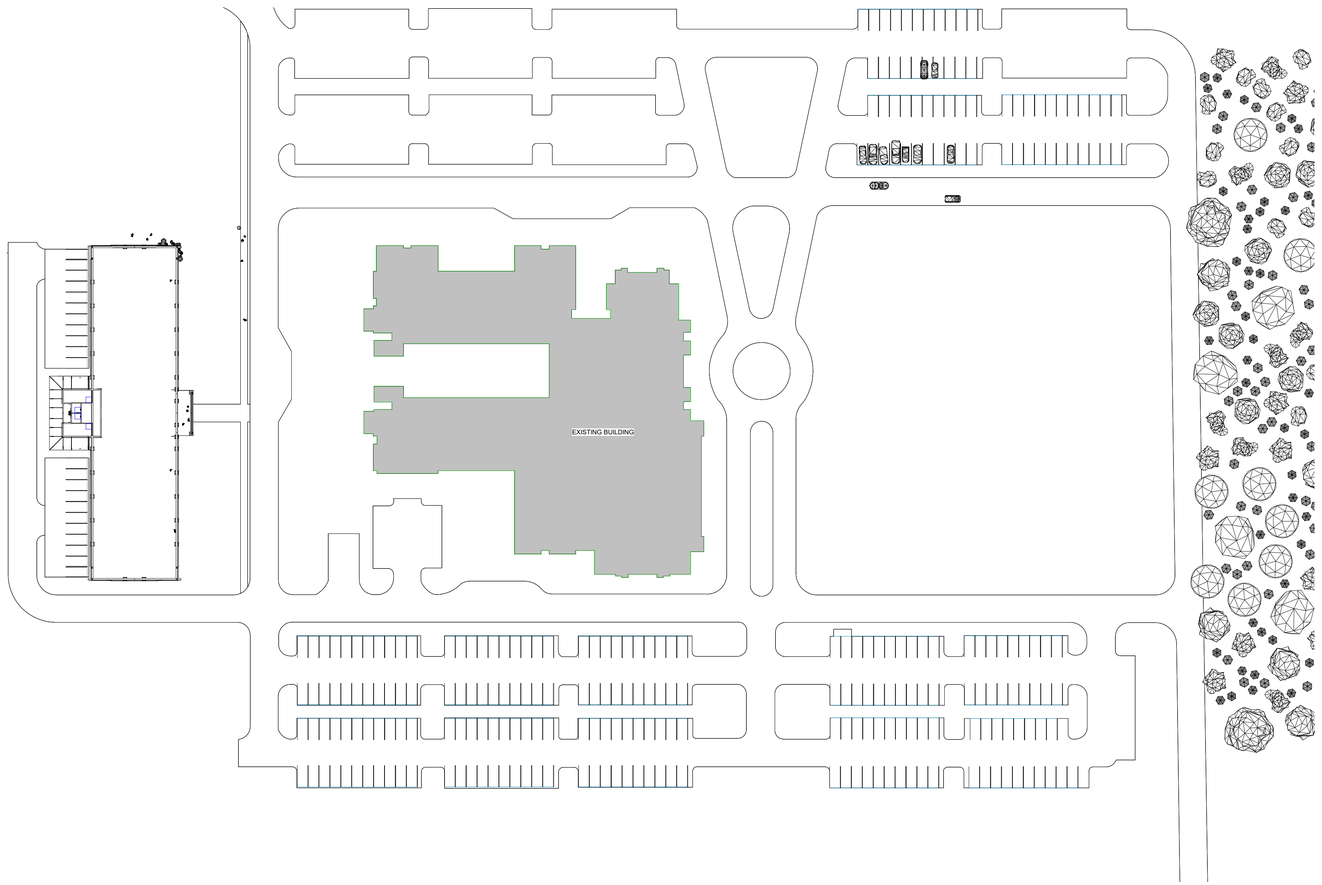
A4 OF A5



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ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

DRAWN BY:	ZJE
DATE:	1/15/24
CHECKED BY:	Checker
DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	
REVISED DATE:	

Estimated Project Budget: Project Status

PRELIMINARY DRAWING
FOR OWNER'S APPROVAL

- ☐ - DRAWING APPROVED AS SUBMITTED
- ☐ - DRAWING APPROVED PENDING CHANGES NOTED
- ☐ - REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

OWNERS SIGNATURE DATE

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ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.

SCALE: 1" = 60'-0"

SHEET NO. A5 OF A5

MORTON
BUILDINGS

MORTON
BUILDINGS®

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06123

DATE: February 26, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of Site Alterations At 904 Fair St.; Greg Gamble, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning site alterations at 904 Fair St.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 7: Fences, Walls, and Gates

PROJECT INFORMATION:
COF Project Number: 8415
Applicant: Greg Gamble
Owner: Loy Hardcastle

BACKGROUND:
This application previously came before the Design Review Committee during its October 2023 meeting with a proposal that did not meet the requirements for retaining walls. The application then went to the Board of Zoning Appeals, where it was withdrawn before the meeting.

As proposed, the wall on the eastern side of the property will be 5 feet in height. The Zoning Ordinance states that retaining walls shall be set back from a lot line a minimum of five feet or the distance equal to the height of the wall, whichever is greater. With the proposed height of 5 feet, the setback requirement is also 5 feet. The proposal depicts the edge of the wall to be approximately 5 feet from the property line. Prior to permitting, a survey must be submitted showing the property lines and locations of the walls.

The retaining wall is composed of concrete blocks. The Design Guidelines recommend the following for retaining walls:

- Build new retaining walls of stone or brick.
- Select retaining wall materials that are similar in scale, texture, color, and form as those historically used in the district and that are compatible with the main building.

- Avoid the use of concrete blocks, poured concrete, and exposed concrete masonry units as surface materials.

The Design Guidelines recommend utilizing stone or brick when constructing new retaining walls. The proposed concrete block does not meet the Design Guidelines.

Fencing:
This application proposes the installation of two different types of fencing in two different locations. The first proposal is to install a 3-foot-tall iron picket fence in the front yard along the right-side lot line that is proposed to end 20 feet behind the front facade. There is an existing iron picket fence along the sidewalk on the front façade of the property and the proposed fence appears to match it. This proposed fence type is appropriate and meets the requirements of the Guidelines for front yard fencing.

The second fencing proposed within this application is to install a 6-foot-tall privacy fence in the rear yard along the perimeter of the right side. The proposed privacy fence would begin 20 feet behind the front façade and meet the proposed front yard fencing at this location. The fencing would not continue around the entirety of the rear perimeter. The proposed fence type is appropriate for rear yard fencing.

RECOMMENDATION:
Staff recommends denial of the retaining wall based on the following grounds:
1. Build new retaining walls of stone or brick.
2. Avoid the use of concrete blocks, poured concrete, and exposed concrete masonry units as surface materials.

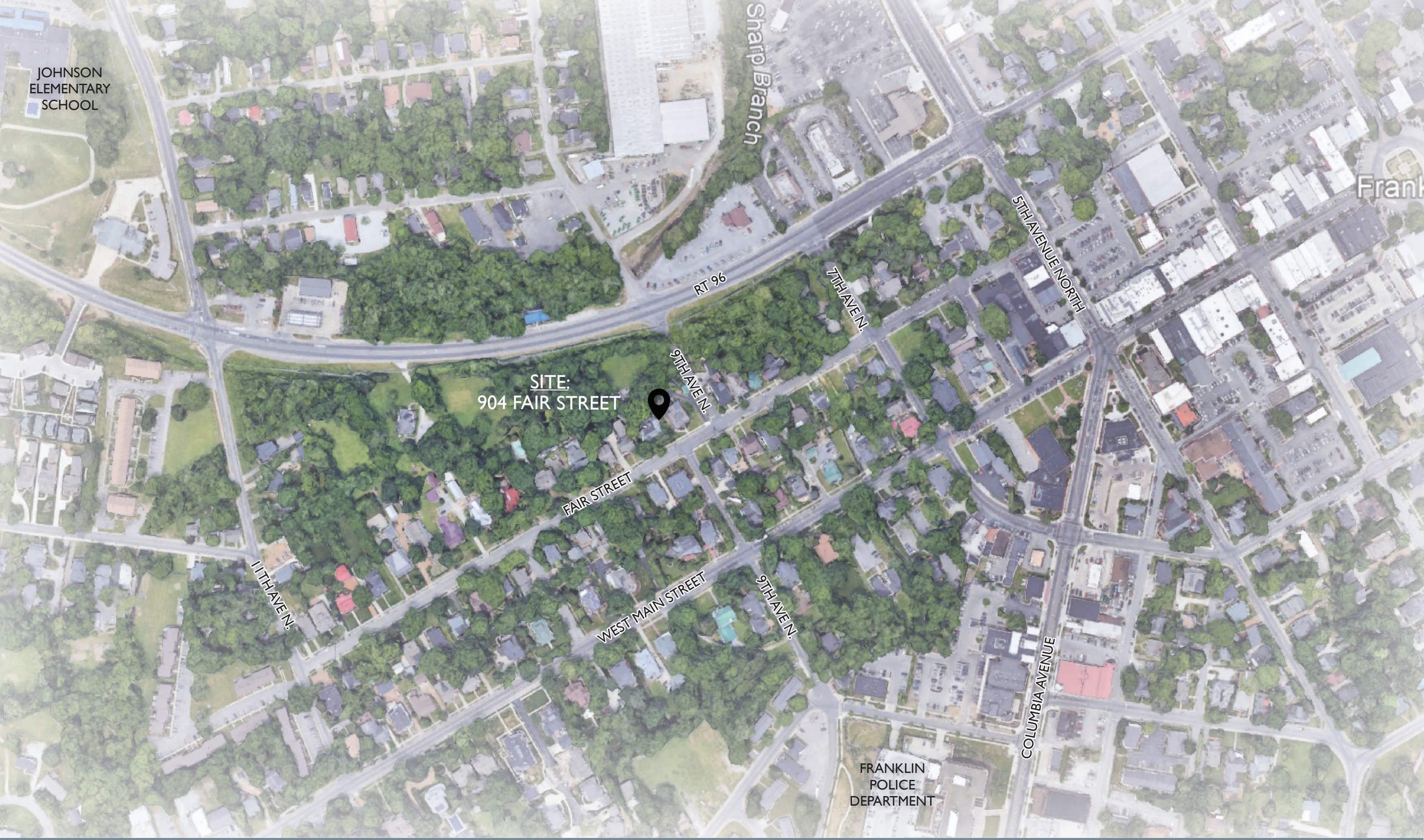
If the Commission chooses to approve the retaining wall, the following conditions are recommended by staff:
1. The wall location and height must meet the Zoning Ordinance requirements. Prior to permitting, a survey must be submitted showing the property lines and locations of the walls.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Staff recommends approval of the fencing 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.

904 FAIR STREET
FRANKLIN, TN

HZC SUBMITTAL 02/23/2024

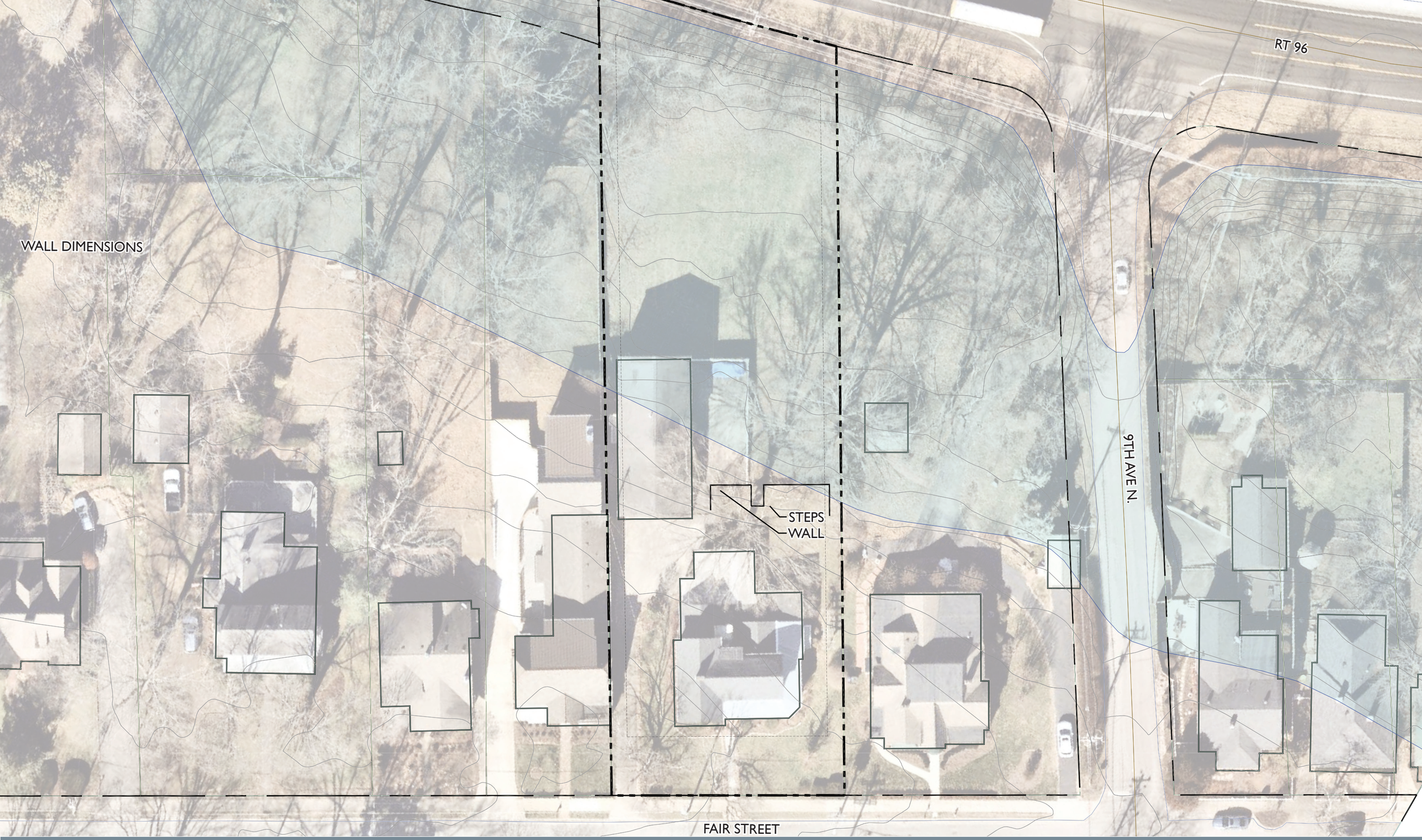
GAMBLE DESIGN COLLABORATIVE



904 FAIR STREET

CONTEXT MAP

2024-02-23 HZC SUBMITTAL



904 FAIR STREET

EXISTING CONDTITIONS

2024-02-23 HZC SUBMITTAL

EXISTING WALL
(TO BE REMOVED)
EXISTING WALL

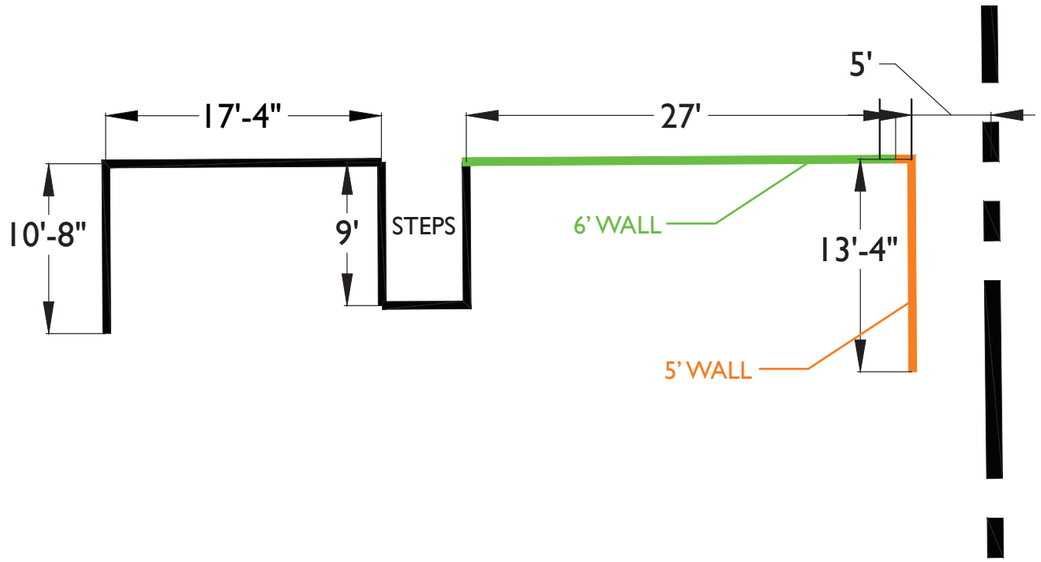
EXISTING WALL
(TO BE REMOVED)

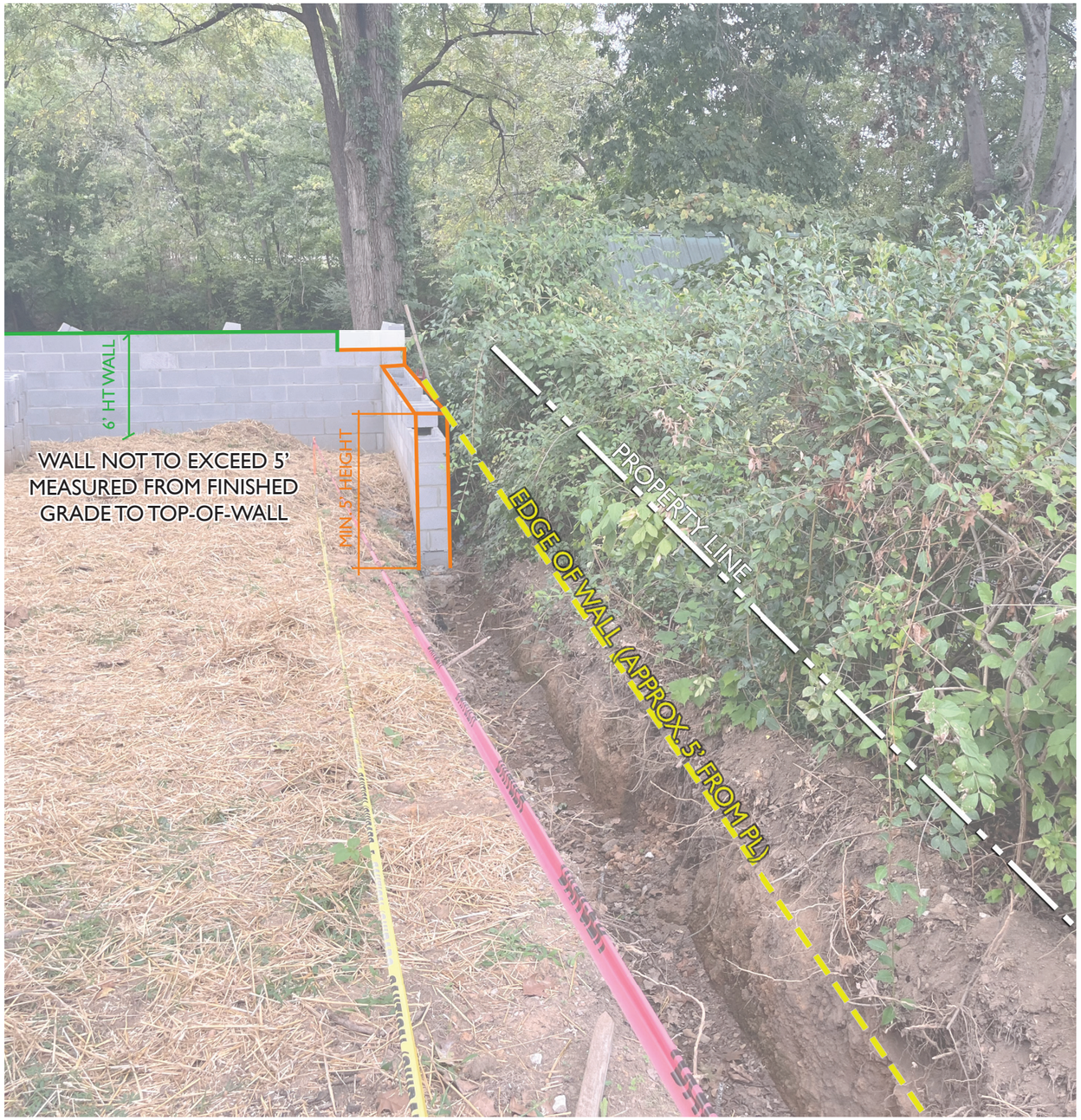
EXISTING WALL

904 FAIR STREET

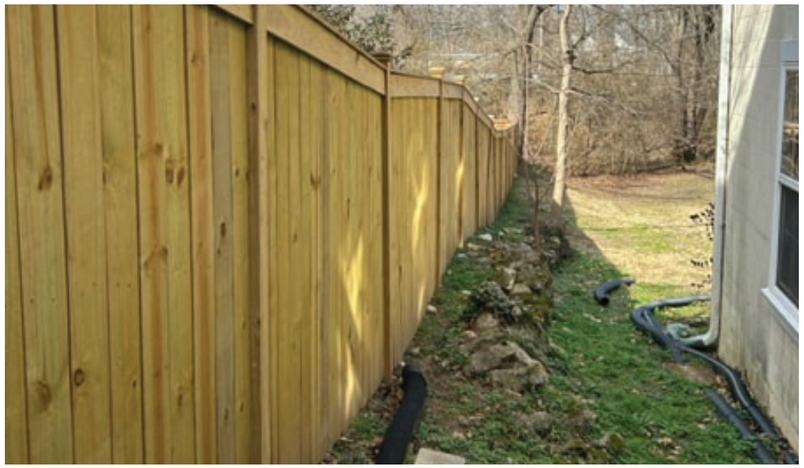
PROPOSED CONDTITIONS

2024-02-23 HZC SUBMITTAL


17'-4"
27'
5'
10'-8"
9'
STEPS
6' WALL
13'-4"
5' WALL


6' HT WALL
WALL NOT TO EXCEED 5' MEASURED FROM FINISHED GRADE TO TOP-OF-WALL
MIN. 5' HEIGHT
PROPERTY LINE
EDGE OF WALL (APPROX. 5' FROM PL)

WOOD PRIVACY FENCE:



IRON PICKET FENCE:

904 FAIR STREET

FENCE EXHIBIT

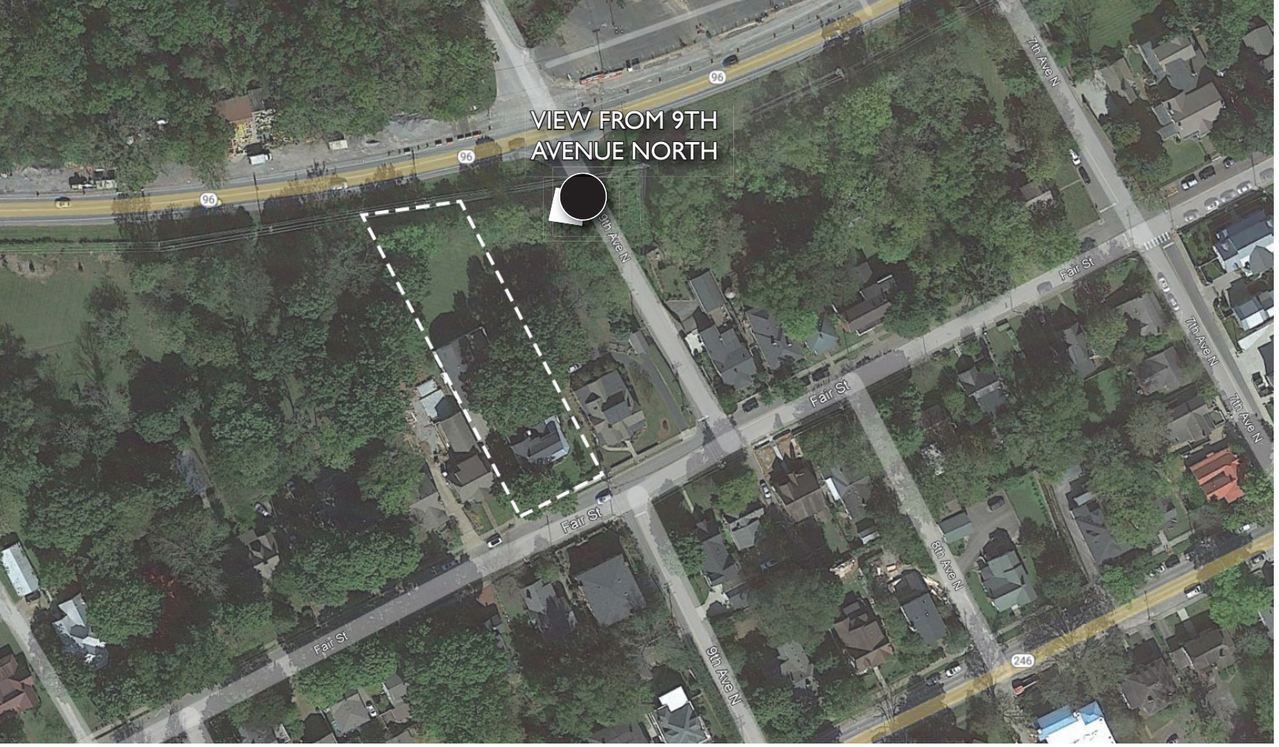
2024-02-23 HZC SUBMITTAL

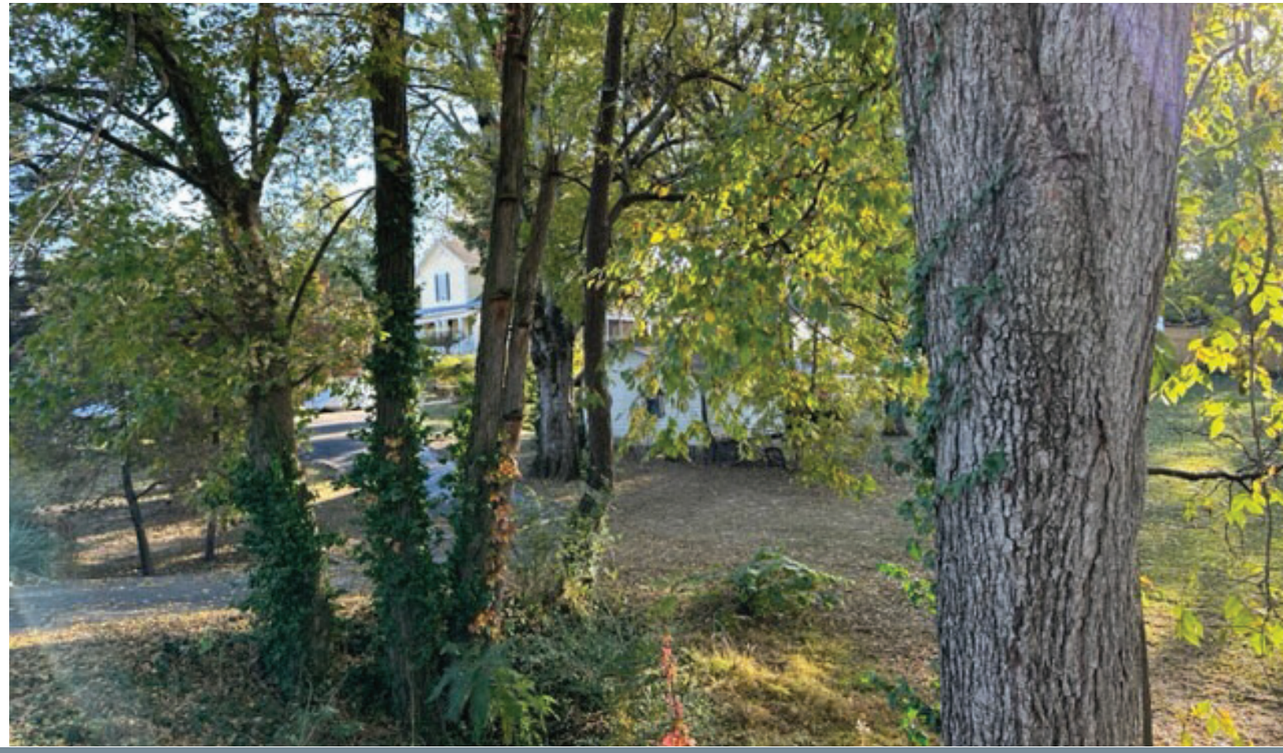
904 FAIR STREET

VIEW FROM HWY 96

2024-02-23 HZC SUBMITTAL

GAMBLE DESIGN COLLABORATIVE

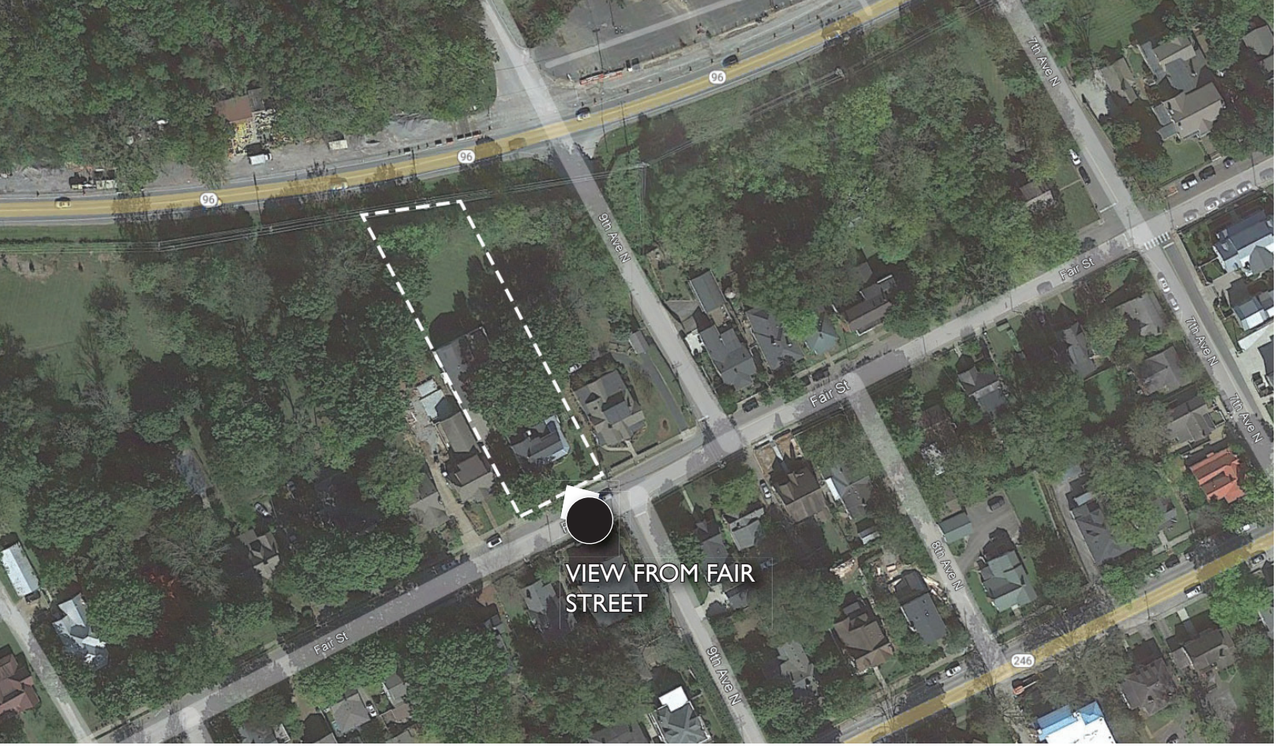




904 FAIR STREET

VIEW FROM HWY 96

2024-02-23 HZC SUBMITTAL



904 FAIR STREET

VIEW FROM HWY 96

2024-02-23 HZC SUBMITTAL

File #: 21-06126

DATE: February 26, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of Alterations (Principal) At 424 S. Margin St.; Hudson Walker, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the repair and rehabilitation of windows at 424 S. Margin Street.

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

PROJECT INFORMATION:
COF Project Number: 8417
Applicant: Hudson Walker
Owner: Sondra Morris

BACKGROUND:
The application intends to replace in-kind the side porch ceiling with new tongue and groove bead board and the repair and rehabilitation of the windows on the building.

Side Porch Ceiling
The proposal includes replacing the existing tongue and groove bead board with new in-kind materials. The Guidelines recommend the following:

- Maintain and repair deteriorated porch elements as needed and with materials that match the original materials.

As proposed, this portion of the application meets the intent of the Guidelines.

Window Repair/Rehabilitation
The proposal includes restoring the windows on the building. This proposal came before a Design Review Committee meeting in September 2023. The intent of the previous proposal was to replace all the windows that were deteriorated, which was not supported by the Guidelines. The current application intends to repair and restore the existing windows and exterior doors. This will include replacing broken panes of glass, the repair of any rotten wood with exterior grade wood filler or

wooden plugs or muntins where necessary, and re-putting and glazing the window panes where necessary. The Guidelines recommend the following:

- Preserve and maintain historic windows and historic window openings.
- Use clear glass in replacement panes on the front facade and where highly visible from the street.

As proposed, this portion of the application meets the intent of the Guidelines.

RECOMMENDATION:
Staff recommends approval of this application with the following conditions:
1. If severe deterioration of a window is found and it cannot be repaired and replacement of the window is needed, staff must be contacted.
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

Left Side Elevation

Rear Elevation

Rear Elevation
replace missing muntin & broken window panes, re-putty glaze

Right Side Elevation

Replace side porch ceiling with matching beaded ceiling boards

Typ.: replace muntins andre-putty glaze where necessary

Typ.: Re-putty glaze window panes where necessary

File #: 21-06118

DATE: February 26, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of New Construction (Accessory Structure) At 230 1st Ave. S.; Treg Warner, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning new construction of an accessory structure at 230 1st Ave. S.

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

PROJECT INFORMATION:
COF Project Number: 8416
Applicant: Treg Warner
Owner: Treg Warner

BACKGROUND:
This application is seeking a retroactive Certificate of Appropriateness for the new construction of an accessory structure at 230 1st Ave. S. The accessory structure was previously constructed on another site and was recently moved to the property. A minor accessory structure is existing on the property that sits behind the principal building.

The accessory structure is wood framed and in a described cottage style. The structure utilizes lap siding and a metal roof. The pitch of the roof was not provided. The accessory structure is proposed to sit on a concrete block foundation. On the front façade of the accessory structure, a small awning is located over the entrance. The material of the awning was not provided. The windows on the accessory structure are double-hung in appearance, but window specifications were not provided within the application.

The accessory structure is behind the rear plane of the principal building in the southwest corner of the lot. The structure is parallel to the principal building and is located in a traditional location and is secondary in prominence. The total height of the accessory structure was not included. The accessory structure is one story and is visually subordinate to the principal building in size, mass,

and height. The structure is 14 feet by 24 feet, measuring 336 square feet. The principal building is 1066 square feet. The footprint of all the buildings, including the accessory structure, amounts to covering 15% of the lot.

The proposed accessory structure meets the intent of the Guidelines.

RECOMMENDATION:
Staff recommends approval 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.

230
1st
Ave.
S.

230 1st Ave. S.

1ST AVENUE SOUTH
2ND AVENUE SOUTH
230 1ST AVE. S.
24
23
22
37
36
24.01
25
26
27
28
29
30
31
35
34
33
32
32.01
38
39
40
41
42
43
44
45
47
48
1.02
3.03 AC
SEE 1"=400'

Geocortex Essentials for ArcGIS Server

Tools & Features Demonstration Site

Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Parcel Dimensions
- Lot Numbers
- Lot Acreage
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
  - BRENTWOOD
  - FAIRVIEW
  - FRANKLIN
  - NOLENSVILLE
  - SPRING HILL
  - THOMPSONS STATION
- Parks
- Centerlines
  - <all other values>
  - INTERSTATE

Notes

0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet

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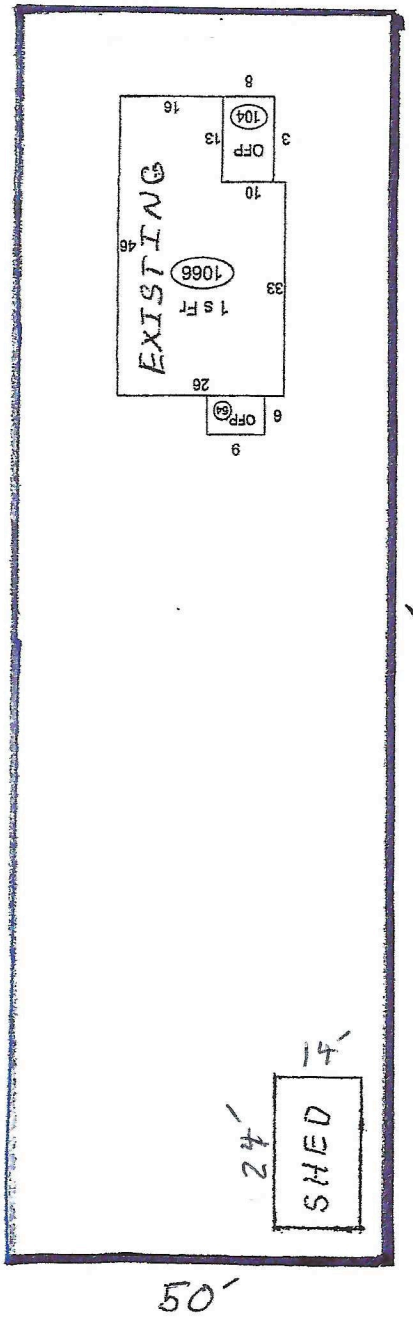
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

230
1st Ave. E.


8
16
104
13
OFP
3
10
EXISTING
46
1066
1 s Fr
33
26
OFP 64
6
9
198'
14'
24'
SHED
50'

ALTA 6-17-06 OWNER'S POLICY

Order# 2200
Agent# TN1015

230 1st Ave. S.

EXHIBIT "A"

Land in Williamson County, Tennessee, lying in Ninth (9th) Civil District and more particularly described as follows:

A LOT on East Margin Street in the Town of Franklin, fronting 50 feet on East Margin (now 230 First Avenue) Street and running back at right angles 198 feet, more or less, said Register's Office.

Being the same property to Treg Warner, an unmarried man by warranty deed from Frances Crafton, Jeffrey Kevin Crafton, and James Winfred Crafton, a ½ interest and Kathryn A. Crafton, Kathy E. Hanson, Tamala L. Timmons and Michael D. Crafton, a ½ interest of record in Book 9024, page 516, and by scrivener's affidavit of record in Book 9039, page 223, said Register's Office.

File #: 21-06120

DATE: February 26, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of New Construction (Accessory Structure) At 316 Bridge St.; Eric Smith, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of a new accessory structure at 316 Bridge Street.

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

PROJECT INFORMATION:
COF Project Number: 8418
Applicant: Eric Smith
Owner: Susan G. Comer

BACKGROUND:
A retroactive Certificate of Appropriateness for the demolition of the historic accessory structure was issued by the Historic Zoning Commission at the March 2023 meeting.

The current application includes the construction of a new 844.67 sq. ft. accessory structure.

Placement & Orientation
The placement of the proposed accessory structure will be situated in the right rear corner of the lot behind the principal building. The Guidelines recommend the following:

- Locate accessory structures behind the rear plane of the principal building.
- Orient an accessory structure's front facade to be parallel with the principal building front facade and place them in traditional locations in line with other visible accessory structures in the district.

The location of the proposed structure is not a location that would be historically accurate or that is seen with the other accessory structures within the district. The previous location of the historic accessory structure was located near the driveway. It would be appropriate to have the new accessory structure where the previous structure was located or to position the structure at the end of

the driveway behind the principal building to align with the Design Guidelines.

Building Form
The principal building is a ca. 1940 bungalow with a height of 21'-11". The proposed accessory structure will have a height of 17'-11", which is subordinate in height to the principal structure. The square footage of the principal building has not been provided within the application and is needed to provide feedback if it meets the Design Guidelines and Zoning Ordinance. The Design Guidelines recommend the following:

- Design accessory structures to be compatible with and visually subordinate in size, mass, and height to the principal building they support.
- Design accessory structures with simple forms that are reflective of the principal building.

The Zoning Ordinance states:

- The building footprint (of an accessory structure) shall not exceed 50 percent of the building footprint of the principal building.

As proposed, the accessory structure meets the intent of the Guidelines for building form, but the square footage of the principal building is needed to ensure that it meets the size recommendations.

Materials
The proposed materials and window specifications have not been provided within the application. It appears that the front windows of the structure will utilize a double-hung, single-lite design, while the historic design on the principal building is a nine-over-one window pattern. Additionally, the windows on the front facade of the structure appear to be different sizes. On the principal building, the windows on the front facade are symmetric and balance the front door. To maintain consistency, similar window patterns and the design shall be used to align with the Design Guidelines. The Design Guidelines recommend the following:

- Use materials and exterior finishes typically used in historic equivalents.
- Avoid strictly modern siding materials like vinyl or pressed wood.
- Where lap siding is used, lap exposure should be consistent with that on the principal building and adjacent historic buildings.
- Use simple roof forms typical of historic accessory structures in the district. Roof forms should also relate to the pitch and shape of those found on their respective principal buildings.
- Use asphalt shingles, fiber-glass shingles, 5V metal, or standing-seam metal roof materials.
- Design windows to relate to the architectural style of the structure or those found on nearby historic buildings.
- Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building.
- Use true divided-light (TDL) or simulated divided-light (SDL) windows. Windows should have a double-hung (or “double-sash”) appearance.

The application shows horizontal siding and what appears to be a shingle roof. The materials and window specifications should be included and called out within the application for staff to give a complete recommendation.

RECOMMENDATION:

Staff recommends the application be denied on the following grounds:

1. Orient an accessory structure's front facade to be parallel with the principal building front facade and place them in traditional locations in line with other visible accessory structures in the district.
2. Design windows to relate to the architectural style of the structure or those found on nearby historic buildings.
3. Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building.
4. The principal building's square footage is unknown.
5. The materials were not provided within the application. It is unknown what the proposed materials or window specifications are.

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

1. The windows on the front facade of the structure shall be symmetric and reflect the architectural style of the principal building. Window specifications showing three-dimensional cut-outs with dimensions must be provided to the Preservation Planner before the Building Permit submittal.
2. Material specifications must be provided to the Preservation Planner before the Building Permit submittal.
3. The reveal of the siding must match the reveal of the principal building's siding.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:

1. On the plot plan please show the location where the accessory structure will be located along with the distances off the property line. Accessory structures are required to be 5 feet off all property lines.
2. The accessory structure footprint shall not exceed 50 percent of the building footprint of the principal building. Please show this requirement is being met.
3. Please provide calculations for pervious vs. impervious area. This lot is required to maintain a minimum of 40% landscape surface area. Impervious area includes anything under roof, driveway, patios, sidewalks, etc.

VALLEY VIEW
BUILDERS LLC

Scope of Work
316 Bridge St.
Franklin, TN 37064

Sept. 13, 2022

Valley View Builders proposes a new home at 316 Bridge St. Franklin, TN, 37064.

Scope of the project:

Valley View Builders, LLC., will add an accessory dwelling unit to the rear of the property. The structure will 1907 square feet at 316 Bridge St. Franklin, TN, 37064. The details are as shown in the attached plans.

Existing Street View

Layout Page Table			
Label	Title	Description	Comments
SV	Existing Street View		
SP	Site Plan		
P-1	Floor Plan		
E-0	Building Height Study		
E-1	Front Elevation		
E-2	Right Elevation		
E-3	Left Elevation		
E-4	Rear Elevation		
PV-1	Perspectives Street		
PV-2	Perspectives Rear		
O-1	Other Doc		

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

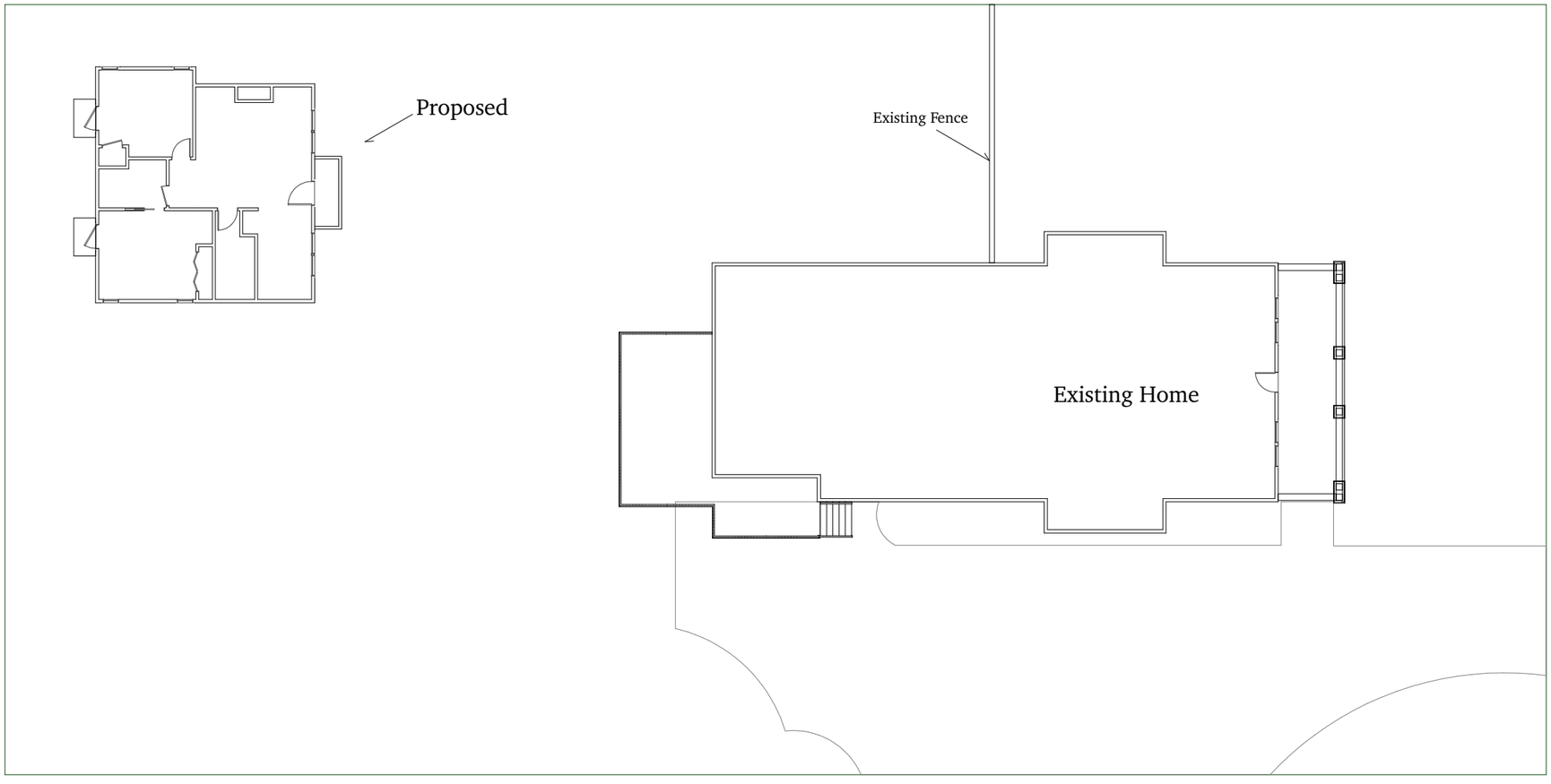
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
2/21/24

SCALE:

SHEET:
SV

Site Plan



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

VALLEY VIEW BUILDERS LLC

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

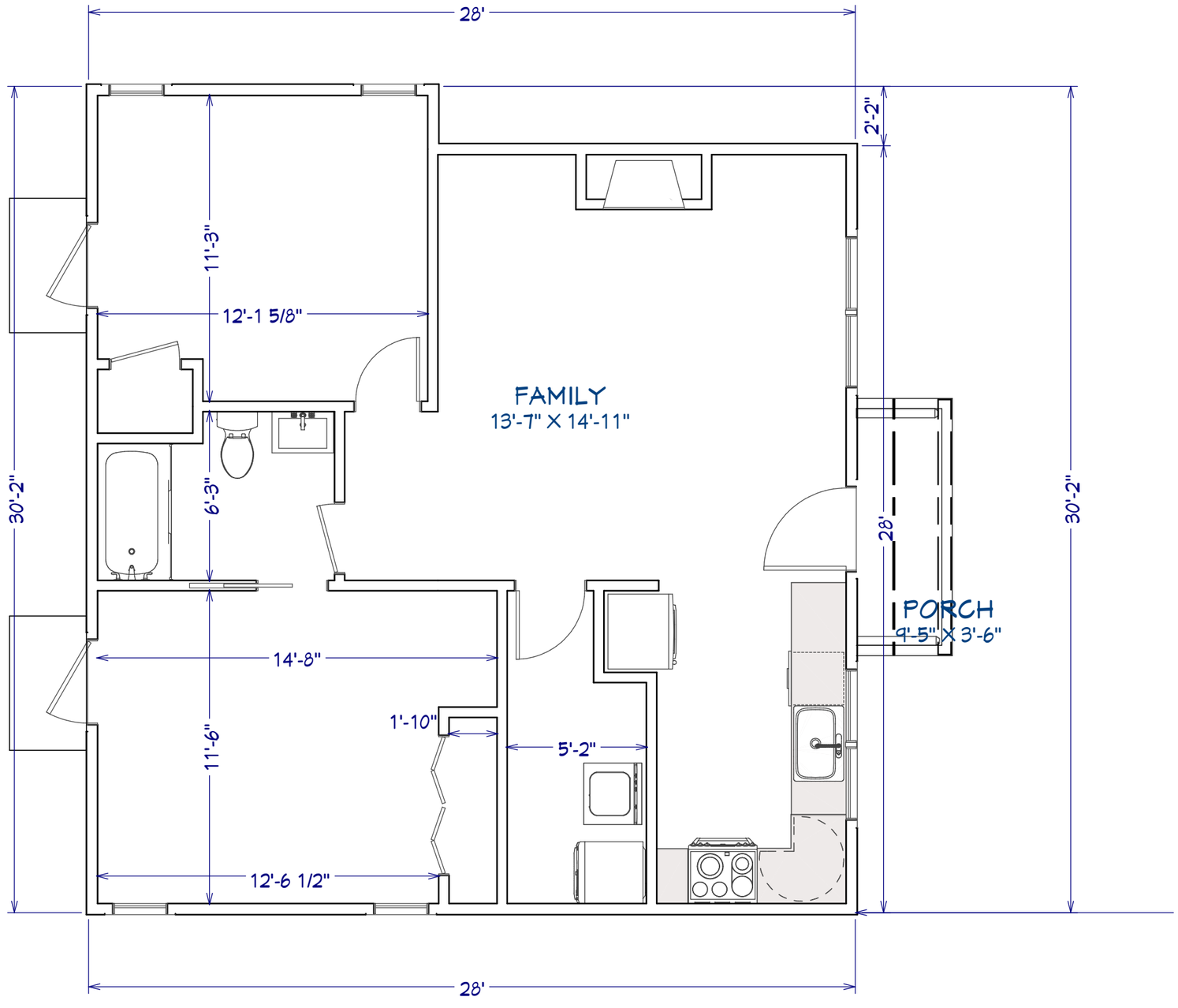
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
2/21/24

SCALE:

SHEET:
SP

Floor Plan



LIVING AREA
845 SQ FT

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

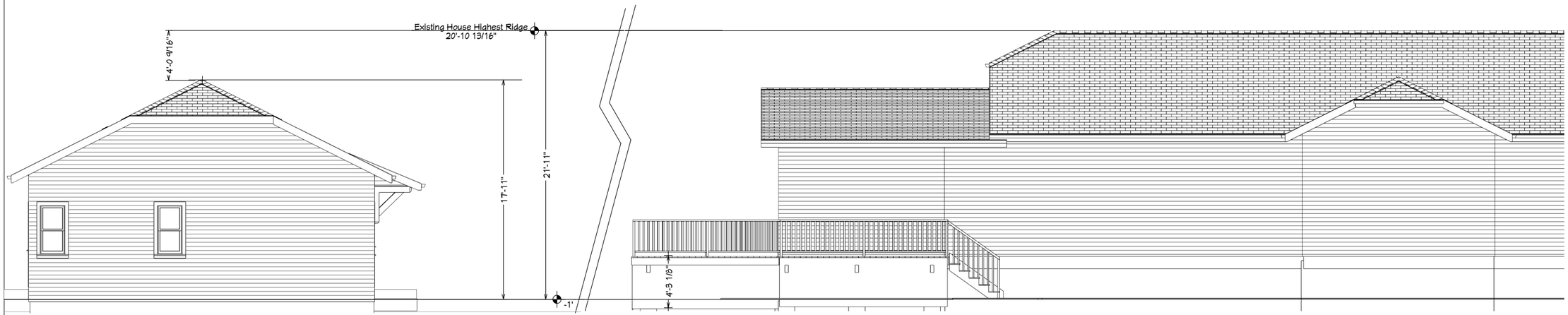
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
2/21/24

SCALE:
1/2" = 1'

SHEET:
P-1

Building Height Study



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
2/21/24

SCALE:
1/4" = 1'

SHEET:
E-0

Front Elevation

VALLEY VIEW BUILDERS LLC

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

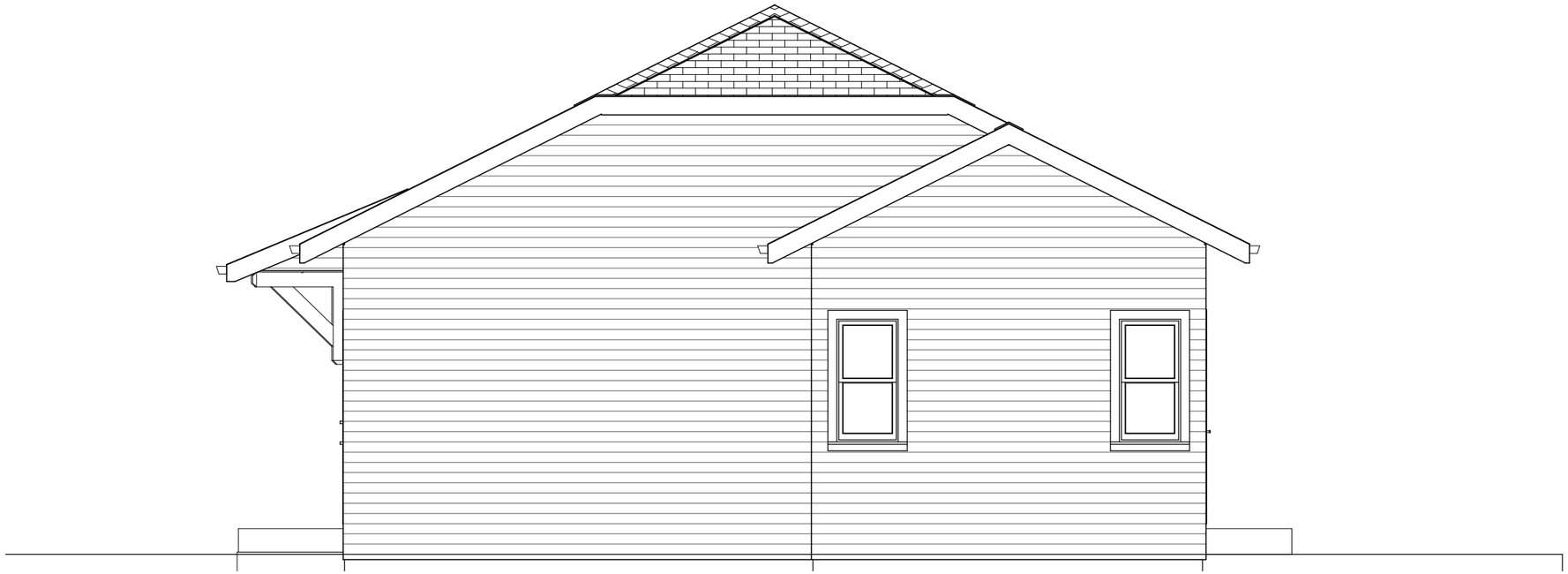
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
2/21/24

SCALE:
1/2" = 1'

SHEET:
E-1

RIGHT ELEVATION



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
2/21/24

SCALE:

SHEET:
E-2

LEFT ELEVATION

Elevation 6

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

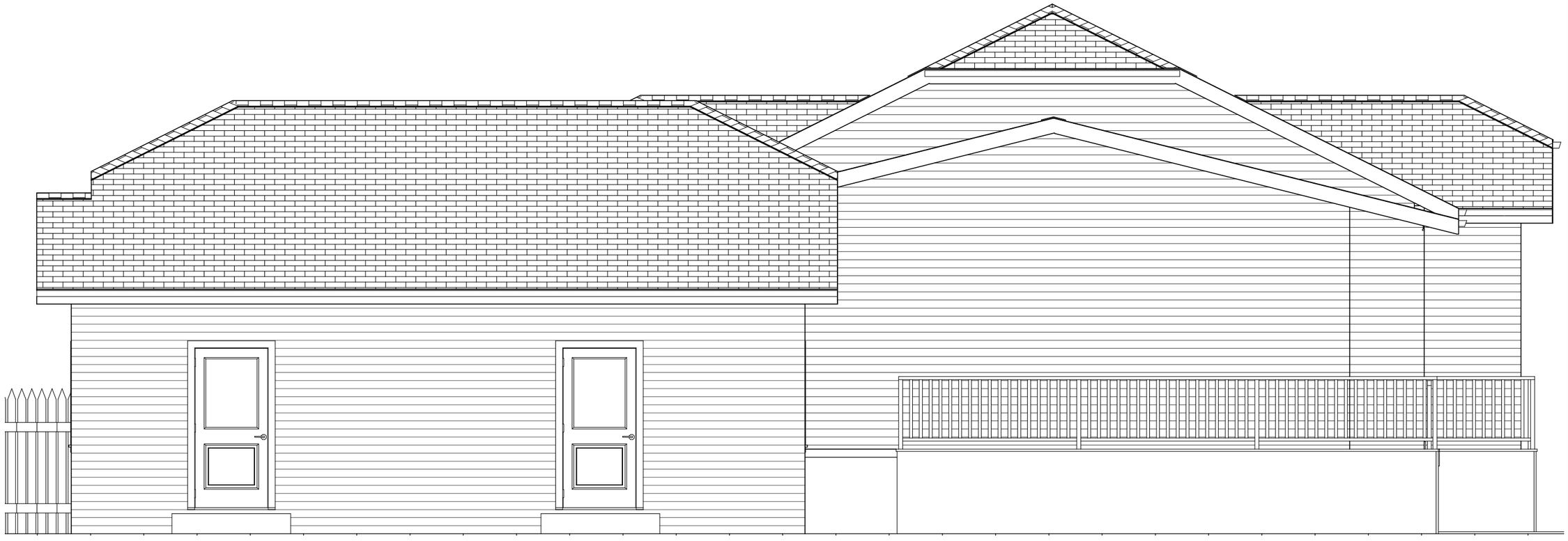
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
2/21/24

SCALE:

SHEET:
E-3

REAR ELEVATION



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
2/21/24

SCALE:

SHEET:
E-4

Perspectives

Street View

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

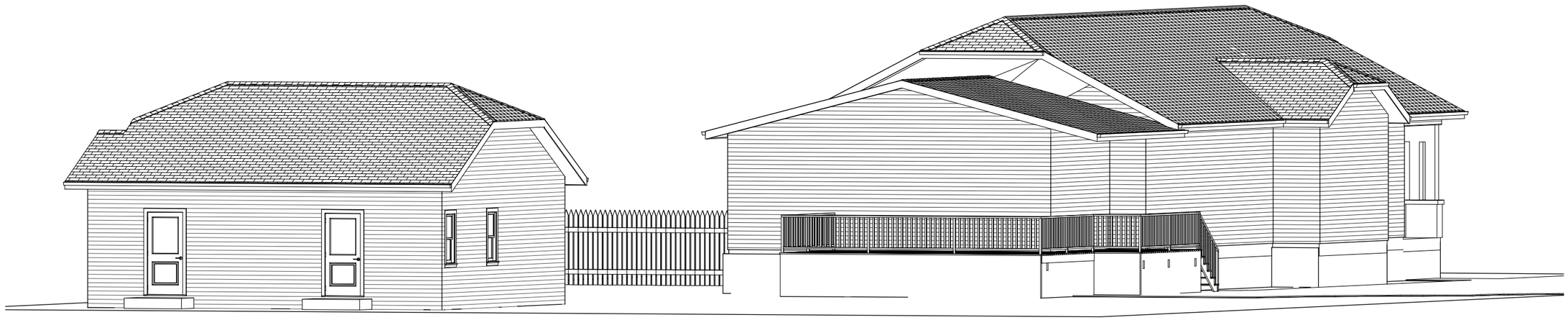
DATE:
2/21/24

SCALE:
1/4" =1'

SHEET:
PV-1

Perspectives

Rear View



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
2/21/24

SCALE:
1/4 = 1'

SHEET:
PV-2

Existing Neighboring Accessory Structure

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
2/21/24

SCALE:

SHEET:
O-1

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078C A 034.00
(Property Parcel/Tax ID Number)
and located at:

316 Bridge 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

Eric D. Smith
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Susan G. Comer
Signature

316 Bridge St.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

19 day of September, 2022.

Priyanka Saxena
Notary Public

My Commission Expires: 3/21/26.

PRIYANKA SAXENA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06138

DATE: February 27, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Wall Signage At 108 Bridge St.; James Sloan, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

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

Address:	**108 Bridge Street. (Downtown Franklin Historic District)**
Applicant:	**James Sloan**
Owner:	**Heritage Foundation of Williamson County, Bari Beasley**
Project #:	**8397**
Type of Work:	**Consideration of Signage (Wall Sign)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**February 9, 2024**
Expiration Date:	**February 9, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a wall sign on the front façade of 108 Bridge Street.

The Guidelines allow for administrative approval of wall sign if all recommendations are met.

- **Appropriate Sign Type:** Wall signs are appropriate for Commercial, Civic, and Residential Buildings. A wall sign is appropriate for the building at 108 Bridge St.

- **Quantity:** The Guidelines state that a maximum of 1 per building façade only if no bad sign exists on the building. The proposed wall sign is the only proposed wall sign, and no band sign exists on the building. The quantity proposed meets the intent of the Guidelines.

- **Sign Area:** The Guidelines state that the wall sign is allowed 9 square feet and be proportionate to the building façade and other signage. The proposed sign is 92.6' by 13.5' for a total of 8.7 square feet and is proportionate to the building façade. The proposed sign area is appropriate.

- **Sign Thickness:** The Guidelines state that wall signs should be a maximum of 2 inches thick. The currently proposed sign is 1/2 inch thick and meets the intent of the Guidelines.

- **Projection:** Wall signs should project no more than 6" from the wall. The proposed wall sign projects 2.5 inches from the wall. The proposed projection meets the intent of the Guidelines.

- **Height From Grade**: The Guidelines state maximum height from grade is 12 feet. The top of the proposed sign 11'2" from the grade.

- **Material:** The Guidelines state that wall signs should be finished wood or metal, with matte finishes rather than reflective or shiny background finished. The proposed sign is finished wood. The proposed sign material is appropriate.

- **Color:** The Guidelines state that a maximum of three colors, and with a darker background color than the letter color should be utilized. The proposed sign utilizes a warm black background color with green trim that matches the building and gold lettering.

- **Illumination:** No illumination is proposed within the application.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The wall sign is **approved** with the following conditions:

- The application must meet all the requirements of the Building & Neighborhood Services Department for a sign permit prior to commencing.

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

12-POINT SIGNWORKS
12POINTSIGNWORKS.COM
615.595.6564
1120 Lakeview dr. Suite 900
Franklin, TN 37067

PRESENTED BY
Lucas Atkinson

The artwork remains the intellectual property of 12-Point SignWorks, LLC until paid for, in full, by the client.
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CLIENT NAME

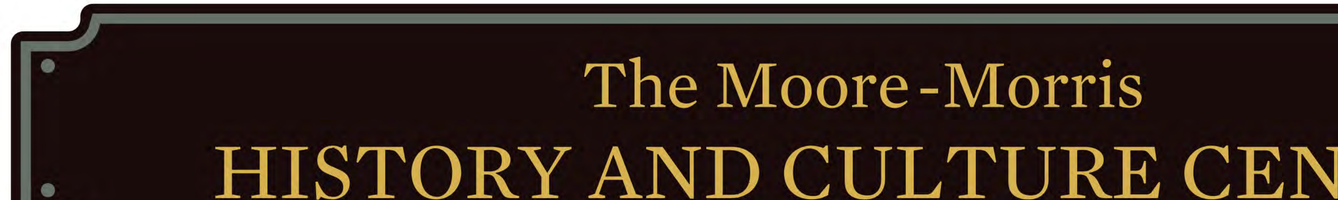
Heritage Foundation of Williamson County, TN

DESCRIPTION

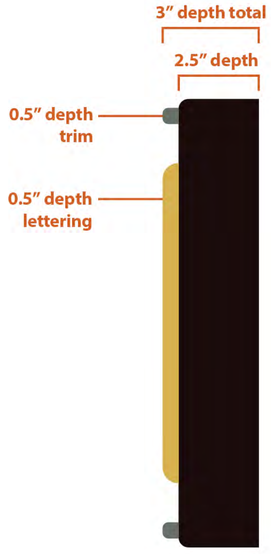
- **#INV-25653**
- **Exterior Wood Sign**
- **The Moore-Morris History and Culture Center**
- Overall Coverage:

- 92.5" wide by 13.5" high

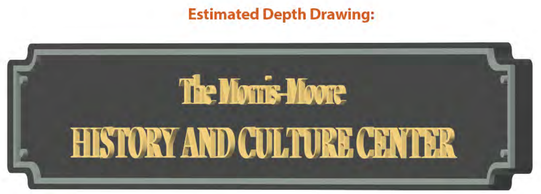
- Raised Gold Lettering
- Raised Green Trim
- Base Layer Warm Black
- ***2.5" base layer depth***
- ***0.5" depth for trim & lettering***
- ***3" depth total***
- *Design Files Only*

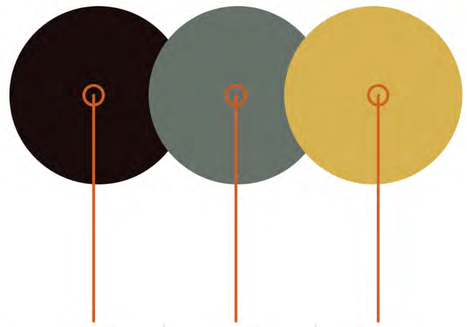


Estimated Side View Drawing:



Estimated Depth Drawing:





C:	66%	60%	18%
M:	71%	45%	27%
Y:	66%	53%	81%
K:	52%	17%	0%
	or	or	or
HEX:	#1D1111	#67716B	#D5B251

REV-4

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Bari Beasley
(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 063N B 06300 00009063N

Old, Old Williamson County Jail
(Property Parcel/Tax ID Number)
and located at:

108 Bridge Street, 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

906 Studio, PLLC - Contact Mike Hathaway
(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.

Bari H. Beasley
Signature

PO Box 682084
Property Owner Mailing Address

Franklin, TN 37068
City, State & Zip

Subscribed and sworn to before me this

16 day of August, 2023.

Barbara Fleming
Notary Public

My Commission Expires: April 13, 2025

BARBARA FLEMING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CITY OF FRANKLIN, TN

108 Bridge Street

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 #1202064

Project Title: 108 Bridge Street
Application Type: 08b) Administrative Certificate of Appropriateness (COA)
Workflow: COA Administrative Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
James Sloan
906 Studio.Architects, LLC
237 Second Avenue, South
Franklin, TN 37064
P:615-988-9065
james.sloan@906studio.com

Property Owner

Property Owner
Bari Beasley
Heritage Foundation of Williamson County, TN
112 Bridge Street
Franklin, TN 37064
P:(615) 591-8500
bbeasley@williamsonheritage.org

Address or Parcel

Project Address or Parcel: 108 BRIDGE ST (063N-B06300)

Calculated Acreage: Parcel
- 108 BRIDGE ST: 0.59885596

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay
- 108 BRIDGE ST: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 1.333333

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 108 BRIDGE ST: 1ST AVE

Central Franklin Overlay: Central Franklin Overlay
- 108 BRIDGE ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 108 BRIDGE ST: Historic Preservation Overlay

Floodway Overlay: Floodway Overlay
- 108 BRIDGE ST: Floodway Overlay District

COF Number of Site Plan: 0000

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 1.33333

HVAC Type:

Narrative

Project Description:

Proposed exterior wood signage to be similar in size and style as the previous McConnell House sign that was on this building. This has been discussed with staff previously.

City of Franklin

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

File #: 21-06139

DATE: February 27, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Post-and-Arm Sign At 108 Bridge St.; James Sloan, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

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

Address:	**108 Bridge Street. (Downtown Franklin Historic District)**
Applicant:	**James Sloan**
Owner:	**Heritage Foundation of Williamson County, Bari Beasley**
Project #:	**8398**
Type of Work:	**Consideration of Signage (Post-and-Arm Sign)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**February 9, 2024**
Expiration Date:	**February 9, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a Post-and-Arm sign at 108 Bridge St.

The Guidelines allow for administrative approval of a Post-and-Arm sign if all recommendations are met.

- **Appropriate Building Types:** Post-and-Arm signs are appropriate for Commercial, Residential, and Civic Buildings. This sign type is appropriate for the building at 108 Bridge Street.

- **Location:** The Guidelines state that Post-and-Arm signs should be placed in a traditional front yard location and be perpendicular to the public sidewalk. The proposed sign is located perpendicular to the sidewalk and in a traditional front setting. The proposed location meets the intent of the Guidelines.

- **Quantity:** The Guidelines state that a maximum of 1 per building or neighborhood entrance is allowed and may be used only if no post-and-panel sign exists. The application proposes 1 Post-and-Arm sign, and no post-and-panel signs exist at this location. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state that this sign type is allowed a maximum of 9 square feet for the sign area. The proposed sign is 2' by 3' for a total of 6 square feet. The proposed sign area is appropriate.

- **Height:** The Guidelines state that the post height should be a maximum of 7 feet tall. The proposed sign has a post height of 6 feet tall. The proposed height is appropriate.

- **Material:** The Guidelines state that post-and-arm signs should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign utilizes a finished aluminum panel and signpost. The proposed material is appropriate.

- **Color:** The Guidelines state that a maximum of 3 colors is allowed and to utilize a darker background color than the lettering color. Additionally, the Guidelines state to use muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed sign utilizes a black background with lighter lettering. The proposed sign also utilizes brick red accent color in an appropriate manner. The proposed color is appropriate.

- **Illumination:** No illumination is proposed within this application.

APPLICABLE GUIDELINES
Chapter 8 – Post-and-Arm Signs

APPROVED WORK SPECIFICATIONS
The Post-and-Arm sign is **approved** with the following conditions:

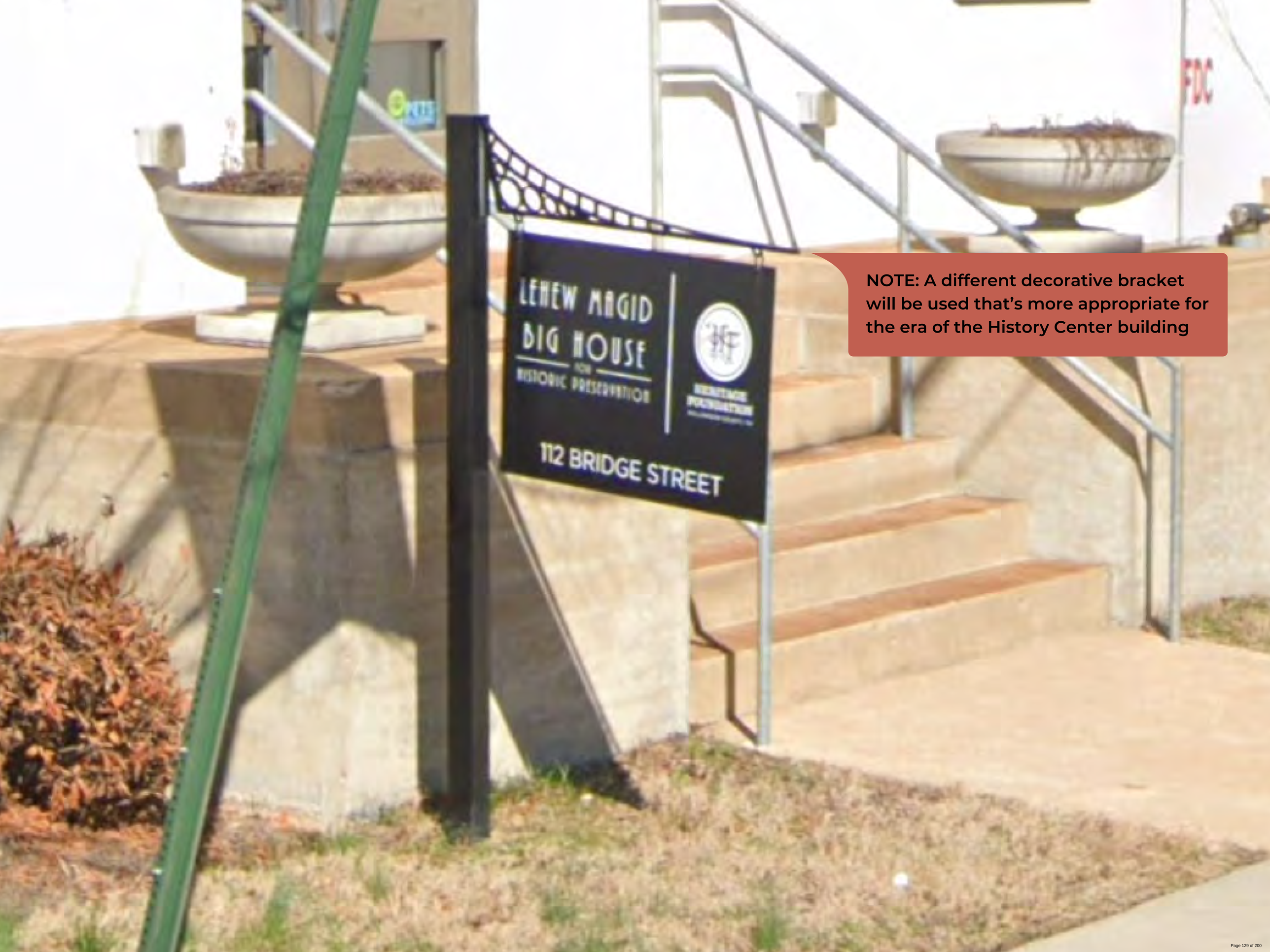
- The sign shall have a matte finish and not be shiny or reflective in nature.

- The application must meet all the requirements of the Building & Neighborhood Services Department for a sign permit prior to work commencing.

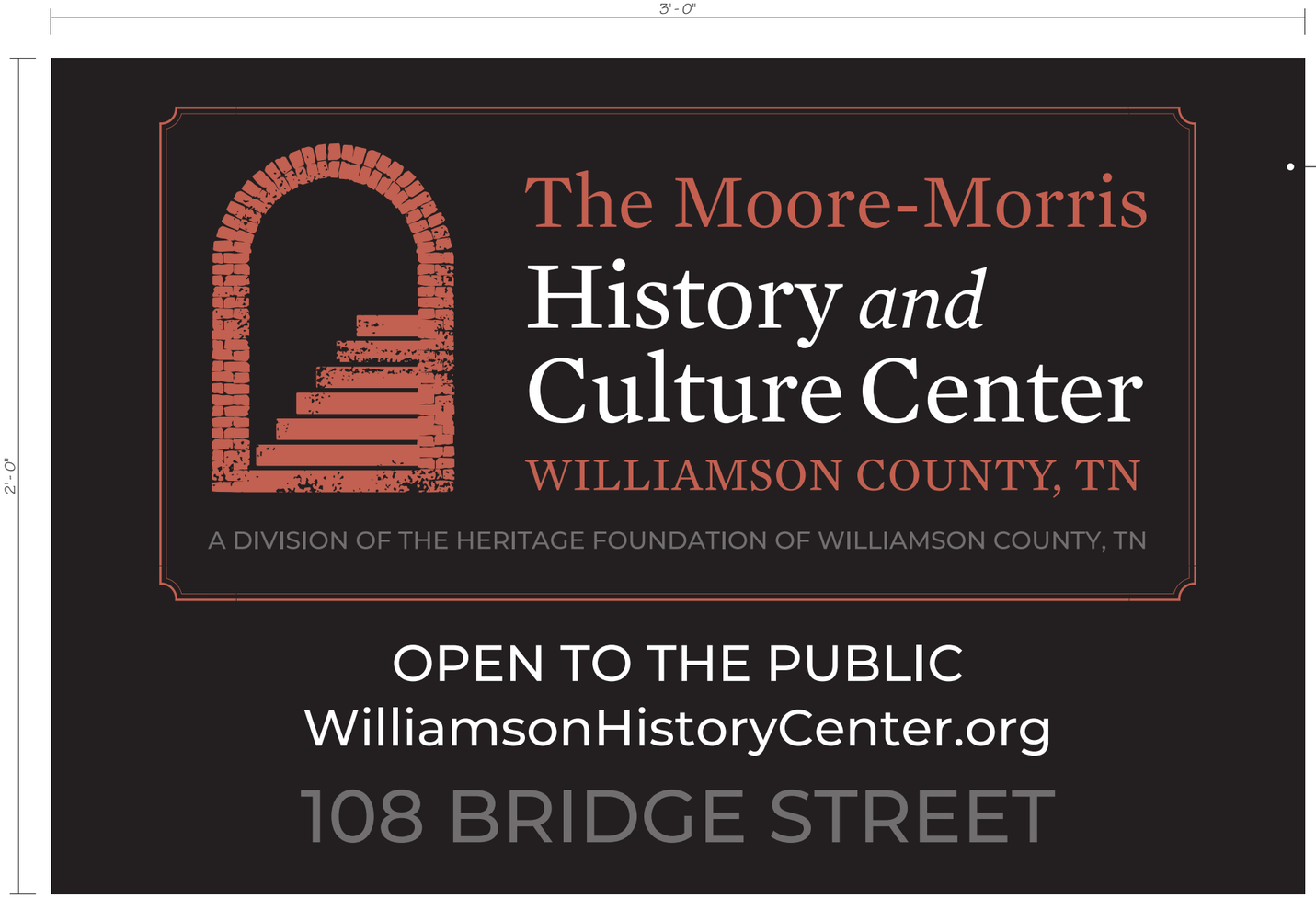
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

This is showing placement of the post for the sign. The sign would come out perpendicular to the building.



NOTE: A different decorative bracket will be used that's more appropriate for the era of the History Center building



Front View

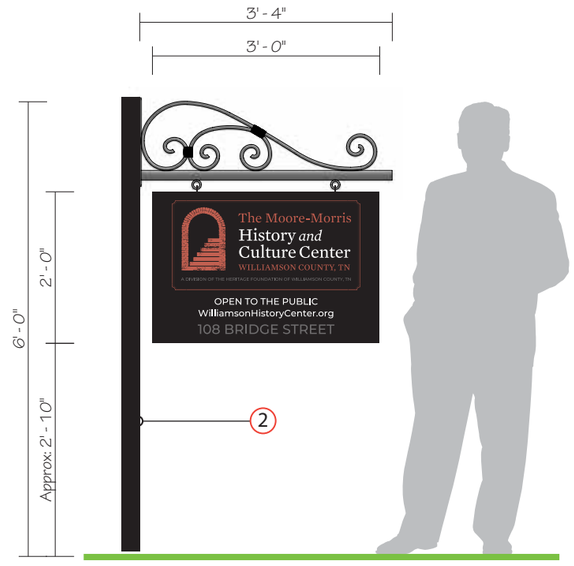
Scale: 1/4 actual size

NOTES

1. 1/8" thick aluminum panel painted black with digitally printed first surface graphics on each side.
2. 6' tall decorative aluminum sign post with custom aluminum mounting bracket.

Sign post direct burried in concrete 2' deep.

Sign is 6 sqft.



Mounting Elevation

Scale: 1/2" = 1'-0"

The Heritage Foundation

History And Culture Center
Franklin, TN

Date: 10/10/23

Revised: 01/11/24

Drawn by: JAD

Scale: 1/4 actual size

File Name: EXT2.ai

File Folder: H> Heritage Foundation - Franklin> History and Culture Center>Shop Drawings

Project Manager: JAD

Sign Type: ***EXT 2***

Small Flag Mount
- Exterior

signcraft USA
identifying your way

1301 Antioch Pike
Nashville, TN 37211
p. 615-885-2900
f. 615-885-2989

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OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Bari Beasley
(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 063N B 06300 00009063N

Old, Old Williamson County Jail
(Property Parcel/Tax ID Number)
and located at:

108 Bridge Street, 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

906 Studio, PLLC - Contact Mike Hathaway
(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.

Bari H. Beasley
Signature

PO Box 682084
Property Owner Mailing Address

Franklin, TN 37068
City, State & Zip

Subscribed and sworn to before me this

16 day of August, 2023.

Barbara Fleming
Notary Public

My Commission Expires: April 13, 2025

BARBARA FLEMING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CITY OF FRANKLIN, TN

108 Bridge street, franklin tn

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 #1234053

Project Title: 108 Bridge street, franklin tn
Application Type: 08b) Administrative Certificate of Appropriateness (COA)
Workflow: COA Administrative Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
James Sloan
906 Studio.Architects, LLC
237 Second Avenue, South
Franklin, TN 37064
P:615-988-9065
james.sloan@906studio.com

Property Owner

Property Owner
Bari Beasley
Heritage Foundation of Williamson County, TN
112 Bridge Street
Franklin, TN 37064
P:(615) 591-8500
bbeasley@williamsonheritage.org

Address or Parcel

Project Address or Parcel: 108 BRIDGE ST (063N-B06300)

Calculated Acreage: Parcel
- 108 BRIDGE ST: 0.59885596

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay
- 108 BRIDGE ST: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 6

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 108 BRIDGE ST: 1ST AVE

Central Franklin Overlay: Central Franklin Overlay
- 108 BRIDGE ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 108 BRIDGE ST: Historic Preservation Overlay

Floodway Overlay: Floodway Overlay
- 108 BRIDGE ST: Floodway Overlay District

COF Number of Site Plan: 0000

Type of Signage Proposed: Post-and-Arm

Height of Sign Face or Sign Area: 2

HVAC Type:

Narrative

Project Description:

Proposed exterior post and arm sign to be similar in size and style as the adjacent property's sign that was on this building. This has been discussed with staff previously.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06140

DATE: February 27, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Minor Alterations To Rear Addition At 800 Fair St.; Ben McCreary, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

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

Address:	**800 Fair St. (Hincheyville Historic District)**
Applicant:	**Ben McCreary**
Owner:	**Will Crankshaw**
Project #:	**8399**
Type of Work:	**Consideration of Alterations (Minor Alterations on Rear)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**February 12, 2024**
Expiration Date:	**February 12, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for minor alterations on the rear of the new addition located at 800 Fair St. The following items are proposed within the application for alterations:

- Installation of required foundation level flood vents
- Installation of a crawl space access door on the right elevation
- Installation of stairs from the screened porch to grade
- Alteration of the column size and spacing of the screened porch

The Guidelines allow for administrative approval of the following minor alterations on the rear façade if all recommendations are met:

- **Minor alterations to non-historic components on rear or obscured facades of historic or non-historic structures that enhance the compatibility with the context of the individual historic district (examples include rear doors, non-historic window replacement, or similar, but do not include any footprint or roofline alterations).**

The nature of the location of the alterations being on the rear façade of a new addition and not readily visible by the public is appropriate for an administrative review. The Guidelines recommend locating vents on rear facades if possible. The proposed flood vents meet this requirement. The installation of a crawl space access door is appropriate as it is not on a highly visible façade of the new addition. The Guidelines recommend locating staircases on rear facades

or at a location where they are not visible from the front façade or street. The proposed staircase meets this requirement. The Guidelines recommend utilizing the minimum number of vertical and horizontal framing members needed to support the screening on porches. The minimization of the column size and spacing on the screen porch is appropriate. As proposed, all the minor alterations meet the intent of the Guidelines and administrative review process.

APPLICABLE GUIDELINES

Chapter 2 – Additions to Historic Residential Building
Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

The installation of foundation level flood vents, installation of a crawl space access door, installation of stairs from the screened porch, and alteration of the column size and spacing on the screened porch are **approved** with the following conditions:

- A Floodplain Development Permit will need to be obtained prior to any alteration in the FFO.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

PROJECT CONSIDERATIONS:

The following issue was addressed on the review of the application from Shanna McCoy in Building and Neighborhood Service. This does not hinder the application approval for a COA, but please be mindful of the issue.

- **Flood Vents:** The bottom of the flood vents are required to be within 12 inches of exterior and interior crawlspace grade. Please pay close attention and assure that interior grade and vent location comply.

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

RENOVATIONS AND ADDITIONS

800 FAIR STREET
FRANKLIN, TENNESSEE 37064

2023.12.18 // CONSTRUCTION DOCUMENTS
2024.01.26 - REVISION 1 ⚠1

ARCHITECTURE SHEET LIST

G001	COVER SHEET
G002	GENERAL NOTES & LIFE SAFETY
SP100	SITE PLAN
D101	DEMO PLAN
A101	FOUNDATION & FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A111	FIRST & SECOND FLOOR RCP
A201	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A401	KITCHEN PLANS & ELEVATIONS
A402	INTERIOR ELEVATIONS
A403	BATHROOM PLANS & ELEVATIONS
A404	STAIR DETAILS
A501	FINISH PLANS

CHISEL workshop
PO BOX 680566 | FRANKLIN, TN 37068

AMANDA W. MCCREARY
REGISTERED ARCHITECT
STATE OF TENNESSEE
2023.12.18

CONSTRUCTION DOCUMENTS

800 FAIR STREET RESIDENCE
800 FAIR STREET, FRANKLIN, TN 37064
RENOVATIONS AND ADDITIONS

2023.12.18 | 230421

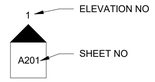
COVER SHEET

G001

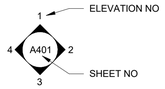
REVISION 1 ON 2024.01.26

STANDARD SYMBOLS

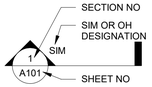
EXTERIOR ELEVATION



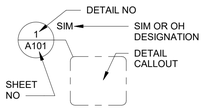
INTERIOR ELEVATION



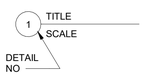
SECTION CUT DESIGNATION



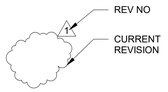
DETAIL DESIGNATION



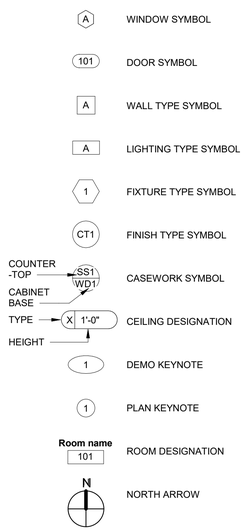
DRAWING DESIGNATION



REVISION DESIGNATION



PLAN DESIGNATION



ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
BA	BATH
BFF	BELOW FINISH FLOOR
BOT	BOTTOM
BR	BEDROOM
BSMT	BASEMENT
BYND	BEYOND
CAB	CABINET
CD	CONSTRUCTION DOCUMENTS
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTTALLED
CHNL	CHANNEL
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CRI	COLOR RENDERING INDEX
CT	CERAMIC TILE
DEMO	DEMOLISH/DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FIXT	FIXTURE
FL	FLOOR
FND	FOUNDATION
FO	FACE OF
FP	FIREPLACE
FURN	FURNITURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
INSUL	INSULATED/INSULATION
INT	INTERIOR
KIT	KITCHEN
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MET	METAL
MFR	MANUFACTURER/MANUFACTURING
MIN	MINIMUM
MO	MASONRY OPENING
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OPPOSITE HAND
PLUMB	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PT	PRESURE TREATED
R	RISER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REQD	REQUIRED
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
SDL	SIMULATED DIVIDED LIGHT
SECT	SECTION
SIM	SIMILAR
SPEC	SPECIFIED/SPECIFICATION
SPK	SPRINKLER/SPEAKER
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STRL	STRUCTURAL
T	TREAD
T&G	TOUNGE AND GROOVE
T/D	TELEPHONE/DATA
TBD	TO BE DETERMINED
TELE	TELEPHONE
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TYP	TYPICAL
U/S	UNDERSIDE
UC	UNDERCOUNTER
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VS	VISION PANEL
W/	WITH
W/O	WITHOUT
WD	WOOD

STANDARD MATERIAL

PLAN AND SECTION VIEWS

ELEVATION VIEWS

WALL TYPES

1 TYPE A
1" = 1'-0"

2 TYPE B
1" = 1'-0"

CODE ANALYSIS

APPLICABLE CODES:

2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL EXISTING BUILDING CODE

ZONING AND CODE ANALYSIS:

1. **ZONING CLASSIFICATION: R4 RESIDENTIAL**
2. **EXISTING LOT SIZE: 8,570 SF (PER SURVEY)**
3. **MAIN STRUCTURE SETBACKS (SEE SHEET SP100):**
   REAR SETBACK: 20' PER ZONING
   SIDE YARD SETBACK: 7' PER ZONING
   FRONT YARD SETBACK: EXISTING TO REMAIN
4. **LANDSCAPE SURFACE AREAS: MIN 40%**
   LANDSCAPE SURFACE AS CALCULATED FROM SURVEY + SCREEN PORCH ADDITION: 54%
   SEE SHEET SP100 FOR CALCULATIONS
5. **BUILDING FOOTPRINT (SEE SHEET SP100):**
   MAIN HOUSE (INCLUDING FRONT PORCH):

EXISTING BUILDING:	1870 SF
SCREEN PORCH ADDITION:	324 SF
TOTAL COVERAGE	**2194 SF**

6. **FINISHED BUILDING AREA:**
   MAIN HOUSE:

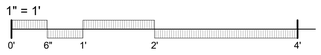
FIRST FLOOR (NO CHANGE):	1673 SF
SECOND FLOOR ADDITION:	754 SF
TOTAL COVERAGE	**2427 SF**

GENERAL NOTES

1. PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
2. VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
3. GC SHALL CHECK AND VERIFY ALL GRADES, ELEVATIONS, SIZES, AND DIMENSIONS AND SHALL COORDINATE ALL DISCREPANCIES WITH THE ARCHITECT.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING ON SITE CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY FIELD DESIGN OR DECISIONS HE MAKES WITHOUT FIRST CONSULTING THE ARCHITECT OR OWNER.
5. PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK
6. ALL DIMENSIONS ARE SHOWN TO THE FACE OF FINISH, UNLESS NOTED OTHERWISE
7. MEP & STRUCTURAL SERVICES AND ANALYSIS TO BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS
8. UNLESS INDICATED OTHERWISE, ANY NOTES, DETAILS, AND FEATURES DRAWN AS APPLICABLE FOR ONE CONDITION SHALL BE APPLICABLE TO SIMILAR CONDITIONS WHETHER OR NOT IS SPECIFICALLY INDICATED OR NOTED.
9. THE ARCHITECT OR OWNER WILL NOT BE RESPONSIBLE FOR ANY WORK OR INSTALLATION OF COMPONENTS THAT DOES NOTE COMPLY WITH THE DRAWINGS, ETC.
10. CHISEL WORKSHOP, PLC EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE CONSIDERED PROPRIETARY INFORMATION AND SHALL NOT BE UPGRADED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CHISEL WORKSHOP, PLC.

GRAPHIC SCALES

1" = 1'



CHISEL workshop
PO BOX 680566 | FRANKLIN, TN 37068

CONSTRUCTION DOCUMENTS

800 FAIR STREET RESIDENCE

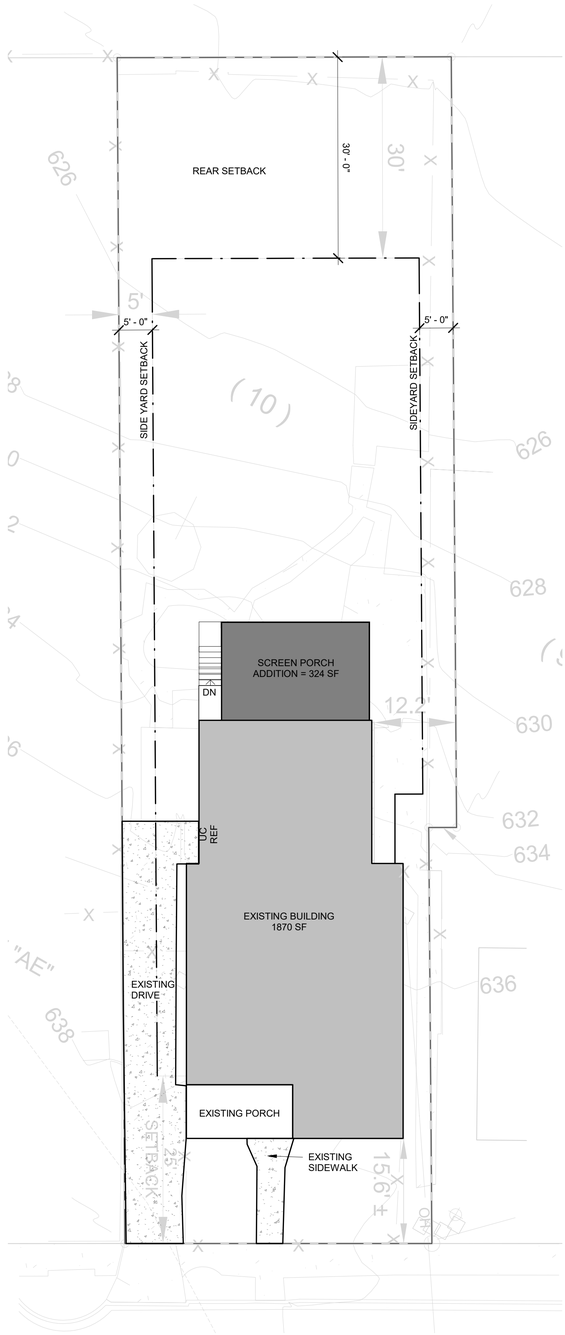
800 FAIR STREET, FRANKLIN, TN 37064

RENOVATIONS AND ADDITIONS

2023.12.18 | 230421

GENERAL NOTES & LIFE SAFETY

G002



1 SITE PLAN
3/32" = 1'-0"

GENERAL NOTES

1. SEE G002 FOR ZONING AND CODE ANALYSIS
2. GRADING PLAN SHOWN FOR DESIGN INTENT ONLY. COORDINATE GRADING PLAN, SITE WALLS, DRAINAGE DESIGN, ETC WITH CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

SITE PLAN CALCULATIONS

LANDSCAPE SURFACE RATIO:	**MIN XX%**
MAIN HOUSE FOOTPRINT:	
EXISTING FOOTPRINT (INCLUDES FRONT PORCH)	1870 SF
SCREEN PORCH ADDITION	324 SF
MAIN HOUSE TOTAL	**2194 SF**
EXISTING DRIVEWAY, PATIO, AND SIDEWALKS TO REMAIN	1777 SF
SCREEN PORCH STAIR	50 SF
TOTAL HARDSCAPE	**1827 SF**
TOTAL IMPERVIOUS	**4021 SF**
LOT AREA (PER SURVEY)	**8570 SF**
LOT COVERAGE:	**46%**
LANDSCAPE SURFACE RATIO:	**54%**

GRAPHIC SCALES

3/32" = 1'

0' 8' 16' 32'

CHISEL workshop
PO BOX 680566 | FRANKLIN, TN 37068

AMANDA W. MCCREARY
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. 104827
STATE OF TENNESSEE
2023.12.18

CONSTRUCTION DOCUMENTS

800 FAIR STREET RESIDENCE

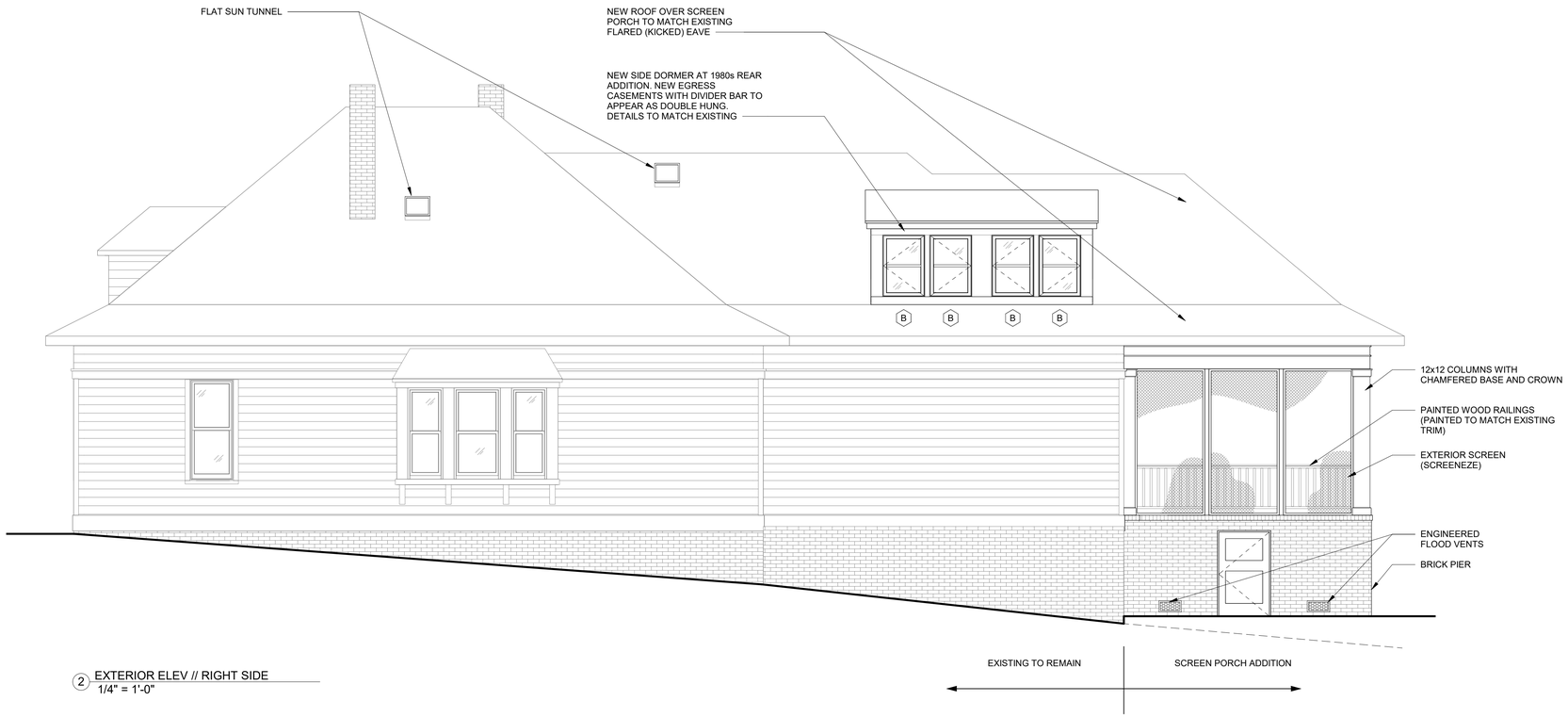
800 FAIR STREET, FRANKLIN, TN 37064

RENOVATIONS AND ADDITIONS

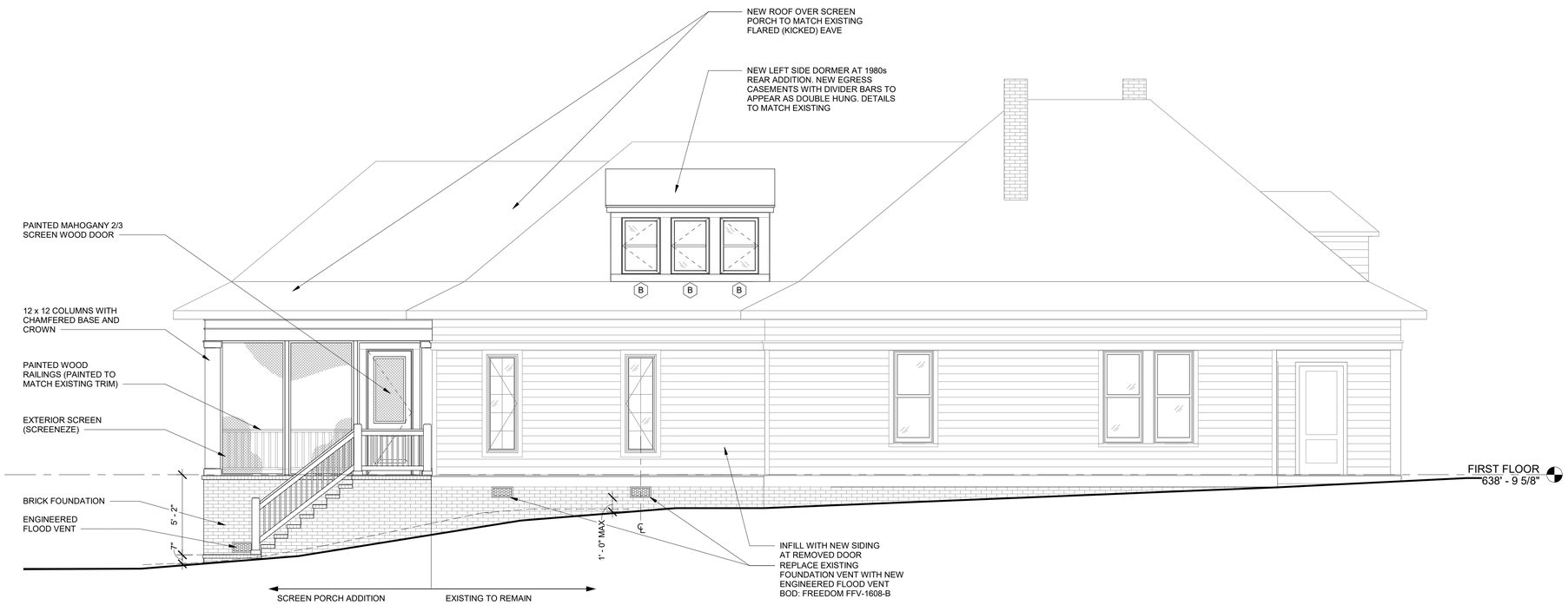
2023.12.18 | 230421

SITE PLAN

SP100



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



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

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- A — WINDOW TYPE - SEE PLAN SHEETS
- BRICK EXTERIOR
- SIDING EXTERIOR

GENERAL NOTES

1. GUTTERS AND DOWNSPOUTS AT ADDITION TO MATCH EXISTING.
2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
3. EXTERIOR FINISHES INCLUDING BRICK, SIDING, TRIM PROFILES, COLORS, ETC TO MATCH EXISTING.
4. PROVIDE WEEPS IN BRICK WALL AS REQUIRED
5. PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". VENTILATE PER M1305.1.4.
6. ENGINEERED FLOOD VENTS
   BOD: FREEDOM FFV-1608-B (BLACK)
   INSTALLED MAX 12" ABOVE EXT GRADE

GRAPHIC SCALES

1/4" = 1'

0' 2' 4' 8' 16'

CHISEL workshop
PO BOX 680566 | FRANKLIN, TN 37068

AMANDA W. MCCREARY REGISTERED ARCHITECT No. 104577 STATE OF TENNESSEE 2023.12.18

CONSTRUCTION DOCUMENTS

800 FAIR STREET RESIDENCE

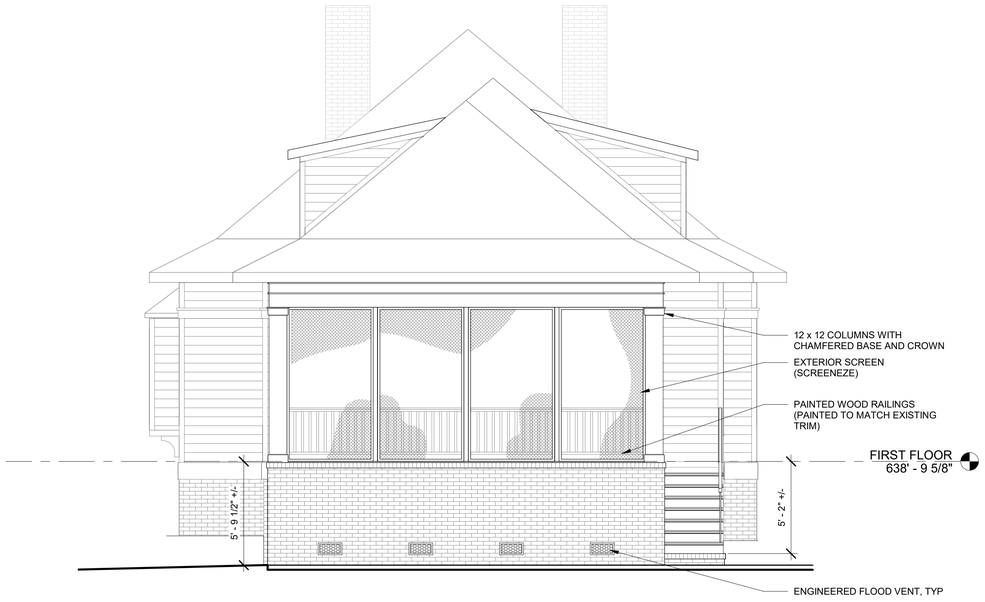
800 FAIR STREET, FRANKLIN, TN 37064

RENOVATIONS AND ADDITIONS

2023.12.18 | 230421

EXTERIOR ELEVATIONS

A201



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

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- A — WINDOW TYPE - SEE PLAN SHEETS
- BRICK EXTERIOR
- SIDING EXTERIOR

GENERAL NOTES

1. GUTTERS AND DOWNSPOUTS AT ADDITION TO MATCH EXISTING.
2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
3. EXTERIOR FINISHES INCLUDING BRICK, SIDING, TRIM PROFILES, COLORS, ETC TO MATCH EXISTING.
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5. PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". VENTILATE PER M1305.1.4.
6. ENGINEERED FLOOD VENTS
   BOD: FREEDOM FFV-1608-B (BLACK)
   INSTALLED MAX 12" ABOVE EXT GRADE

GRAPHIC SCALES

1/4" = 1'

0' 2' 4' 8' 16'

CHISEL workshop
PO BOX 680566 | FRANKLIN, TN 37068

AMANDA W. MCCRARY
REGISTERED ARCHITECT
STATE OF TENNESSEE
2023.12.18

CONSTRUCTION DOCUMENTS

800 FAIR STREET RESIDENCE

800 FAIR STREET, FRANKLIN, TN 37064

RENOVATIONS AND ADDITIONS

2023.12.18 | 230421

EXTERIOR ELEVATIONS

A202

CITY OF FRANKLIN, TN

800 Fair Street

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 #1233249

Project Title: 800 Fair Street
Application Type: 08b) Administrative Certificate of Appropriateness (COA)
Workflow: COA Administrative Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Ben McCreary
Chisel Workshop
P.O. Box 680566
Franklin, TN 37068
P:6155406636
ben@chiselworkshop.com

Property Owner

Property Owner
Will Crankshaw

800 Fair Street
Franklin, TN 37064
P:8597493813
wcrankshaw@gmail.com

Address or Parcel

Project Address or Parcel: 800 FAIR ST (078C-B01000)

Calculated Acreage: Parcel
- 800 FAIR ST: 0.19357443

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 800 FAIR ST: R-4 Resid*

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 800 FAIR ST: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 800 FAIR ST: Historic Preservation Overlay

Flood Fringe Overlay: Flood Fringe Overlay
- 800 FAIR ST: Floodway Fringe Overlay District

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 000

Type of Work Proposed : Rear Yard Fencing

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

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

HVAC Type:

Narrative

Project Description:

We are submitting minor alterations to non-historic components on the rear and obscured facades of the proposed addition to the property located at 800 Fair Street. The IDT software did not have a check box for this type of application under administrative COA. Based on previous conversations with the Preservation Planner and pages 18 & 19 in the Franklin Historic District Design Guidelines, the proposed alterations are eligible for administrative review and approval. The alterations to the design previously reviewed Historic Planning Staff approval include:

- Location of required foundation flood vents (spec on drawing)
- Access door to crawl space on right elevation
- Stairs from the screened porch to grade
- Adjustment of the column size and spacing at the screened porch

City of Franklin

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

File #: 21-06141

DATE: February 27, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Wayfinding Signage At 230 Franklin Rd.; Nick Redford, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN TENNESSEE

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

Address:	**230 Franklin Rd. (Franklin Road Historic District)**
Applicant:	**Nick Redford**
Owner:	**David Click**
Project #:	**8400**
Type of Work:	**Consideration of Signage (Wayfinding)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**February 9, 2024**
Expiration Date:	**February 9, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of canopy signs, small projecting signs, convenience signs, and wall signs. These sign concepts were brought before the Design Review Committee and the Historic Zoning Commission and were received favorably.

The Guidelines allow for administrative approval of the proposed sign types if all recommendations are met.

Canopy Signs: The application proposes a canopy sign below the canopy roof line on Building 11 and a Canopy Sign on Building 12. The approved Modifications of Standards allow for a greater quantity as well as alternate locations for canopy signs to accommodate the architecture of the Factory. One hanging canopy sign and one canopy sign are proposed in this application.

- **Appropriate Sign Type:** The Guidelines state that canopy signs are appropriate for commercial and civic buildings. The Factory is a commercial building. This sign type is appropriate.

- **Quantity:** The Modifications of Standards allows for 15 canopy signs in pre-approved locations at the Factory. The proposed hanging canopy sign is #0013.0 on Building 11 and the canopy sign is #0051.0 on Building 12 within the Modifications of Standard Book. The proposed canopy signs meet the intent of the Modifications of Standards.

- **Sign Area:** The Guidelines state that a canopy sign has a maximum sign area of 90 percent of the canopy face or 120 square feet, whichever is smaller. The proposed sign is 6 square feet and meets the intent of the guidelines.

- **Placement:** The Guidelines state that the sign shall not project above or below the canopy or be located above the building roofline. The Modifications of Standards that were approved allow relief from this placement guideline to allow for the sign to be above or below the canopy roof line. The proposed signs meet the intent of the Modifications of Standards.

- **Projection:** The Guidelines state that the sign can project a maximum of 1 foot from the canopy face. The Modifications of Standards allow for a hanging canopy sign, and the proposed sign provides clearance for the door. The minimum clearance amount is 8 feet per the guidelines. The second canopy sign projects 12 inches from the wall and meets the intent of the Guidelines.

- **Material:** The Guidelines state that the sign should be composed of metal, with a matte background finish rather than reflective or shiny background finishes. The proposed sign will be square aluminum tubing with steel piping. The proposed material is appropriate.

- **Color:** The Guidelines state a maximum of 3 colors and to utilize a darker background color than the lettering. Additionally, to use muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed sign utilizes a black background with white lettering and a muted yellow accent color. The proposed utilization of colors is appropriate.

- **Illumination:** No illumination is proposed within the application for this sign.

Small Projecting Signs: The application proposes four small projecting signs. The Design Guidelines and Modifications of Standards will apply to this sign type.

- **Appropriate Sign Type:** The Guidelines state that small projecting signs are appropriate for commercial, residential, and civic buildings. The Factory is a commercial building. This sign type is appropriate.

- **Quantity:** The Modifications of Standards allows for 17 projecting signs at the Factory. The proposed quantity of four signs meets the intent of the Modifications of Standards. The Design Guidelines allow for a maximum of 1 per main entrance to a retail storefront/tenant space on the ground floor. The signs also meet the intent of the Design Guidelines.

- **Sign Area:** The Modifications of Standards allows for the sign area to be a maximum of 6.5 square feet. The proposed signs are each 1 square foot and meet the intent of the guidelines.

- **Placement:** The Guidelines state that the signs should be placed near main entrances. The proposed signs are placed near main entrances to the Factory and meet the intent of the Guidelines.

- **Projection:** The Guidelines state that the sign can project at a 90-degree angle or at a 45-degree angle when placed at a corner of a building. The Guidelines also state that signs may project from the building façade a maximum of 4 feet, inclusive of bracket depth. The proposed signs meet the intent of the guidelines as they project at a 90-degree angle and projects 12 inches from the façade.

- **Height:** The Guidelines state that the top of the sign area should be no higher than the ground floor window/transom headers, but shall comply with 8-foot minimum clearance from the grade surface. As proposed the application does not provide height clearance. Additional information would need to be provided to review compliance with the height requirement.

- **Material:** The Guidelines state that the sign should be composed of metal, with a matte background finish rather than reflective or shing background finishes. The proposed sign will be square aluminum square tubing with steel piping.

- **Color:** The Guidelines state a maximum of 3 colors and to utilize a darker background color than the lettering. Additionally, to use muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed sign utilizes a black background with white lettering and accent colors on the steel pipe. The proposed utilization of colors is appropriate.

- **Illumination:** No illumination is proposed within the application for this sign.

Convenience Signs: The application proposes four convenience signs.

- **Appropriate Sign Type:** The Guidelines state that convenience signs are appropriate for commercial, residential, and civic buildings. The Factory is a commercial building. This sign type is appropriate.

- **Quantity:** The Guidelines state that a maximum of 1 per entrance and 1 per exit is allowed. The four locations proposed meet the intent of the guidelines.

- **Sign Area:** The Guidelines state that a convenience sign has a maximum sign area of 4.5 square feet on two sides. The proposed sign is 42” by 15” equating to 4.4 square feet and meets the intent of the guidelines.

- **Placement:** The Guidelines state the sign can have a minimum setback at the property line. The proposed signs are located within the property lines.

- **Height:** The Guidelines state that the sign can have a maximum height of 4 feet. The proposed sign is 4 feet tall and meets the intent of the guideline.

- **Material:** The Guidelines state that the sign should be composed of metal, with a matte background finish rather than reflective or shing background finishes. The proposed sign will utilize steel tubing for the frame and painted metal panels. The proposed sign aligns with the guidelines.

- **Color:** The Guidelines state a maximum of 3 colors and to utilize a darker background color than the lettering. Additionally, to use muted colors that complement the façade,

although vibrant colors may be considered as an accent. The proposed sign utilizes a red painted metal with white lettering. From the application it is difficult to discern the hue of red and as proposed, although the applicant indicated at the Design Review Committee meeting that the red color would match the Factory water tower red.

- **Illumination:** No illumination is proposed within the application for this sign.

Building Number Identification Signs: The application proposes sixteen Building Number Identification signs with 1-2 per building. This sign type is permitted by the Modification of Standards, but not reviewed by zoning. The proposed Building Number Identification Signs are appropriate as proposed.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The proposed entrance signs, convenience signs, and wall signs are **approved** with the following conditions:

- The background color of the convenience signs must be a dark, muted red that matches the Factory water tower color. A material color sample must be provided to the Preservation Planner for the proposed convenience signs prior to approval for a Sign Permit.

- The small projecting signs must be raised to the minimum clearance height of 8 feet. If the sign cannot be shifted upward to meet the clearance using the same sign orientation, a revised sign application shall be re-submitted for those specific signs.

- The application must meet all the requirements of the Building & Neighborhood Services Department for a sign permit prior to work commencing.

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

CLIENT

The Factory at Franklin

PROJECT

Exterior Wayfinding

VERSION

04

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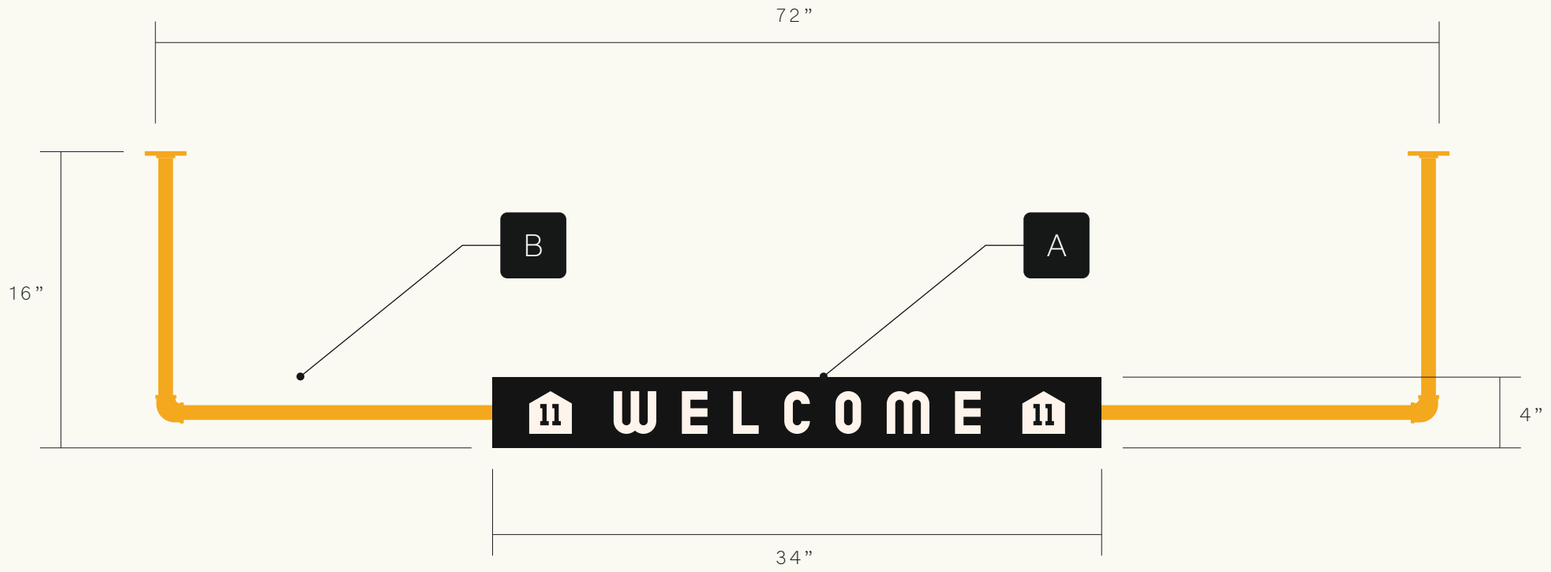
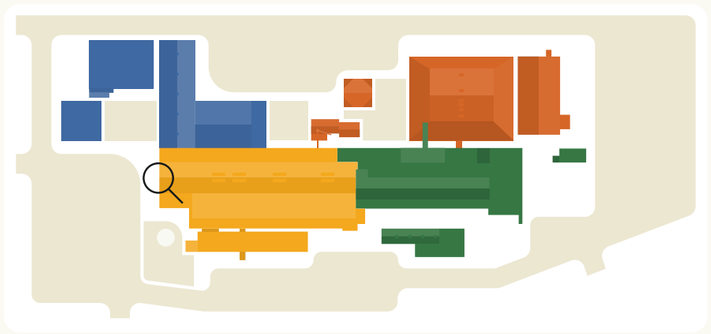
Entrance Sign — Building 11

Wayfinding located near entrance to Grand Hall. Sign mounted to awning via fasteners.

(KEY)

A → ALUMINUM SQUARE TUBING WITH APPLIED VINYL
B → PAINTED STEEL PIPE BOLTED TO WALL



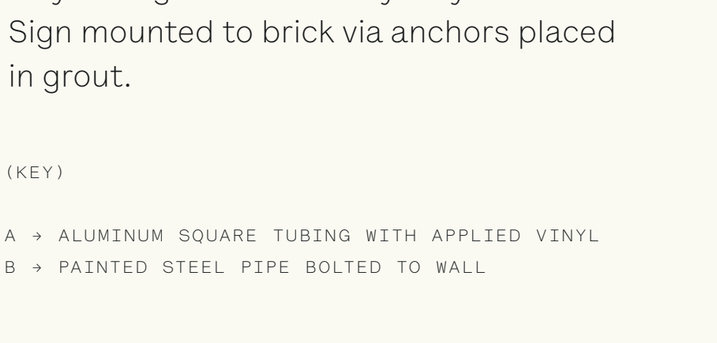


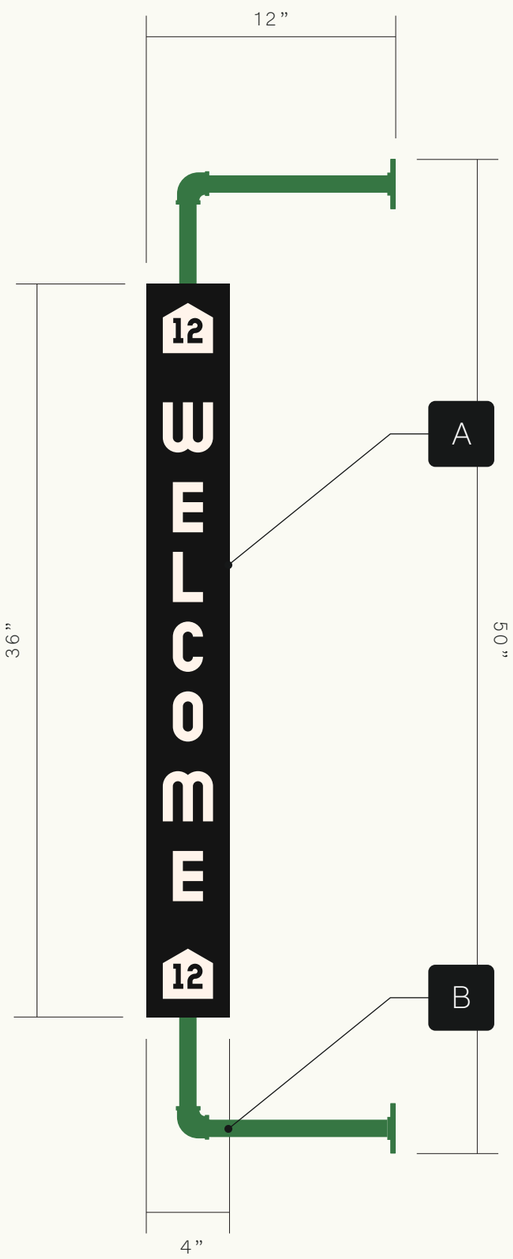
Entrance Sign — Building 12

Wayfinding located in alley-way entrance. Sign mounted to brick via anchors placed in grout.

(KEY)

A → ALUMINUM SQUARE TUBING WITH APPLIED VINYL
B → PAINTED STEEL PIPE BOLTED TO WALL



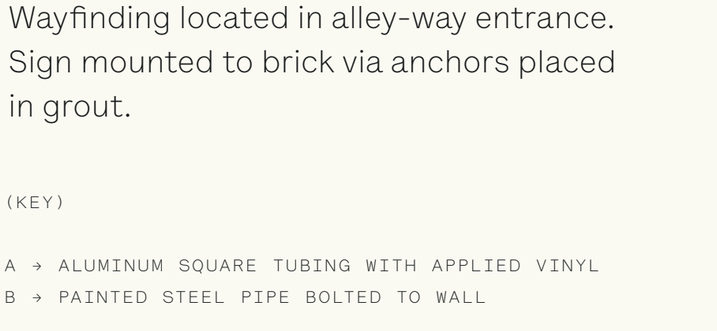


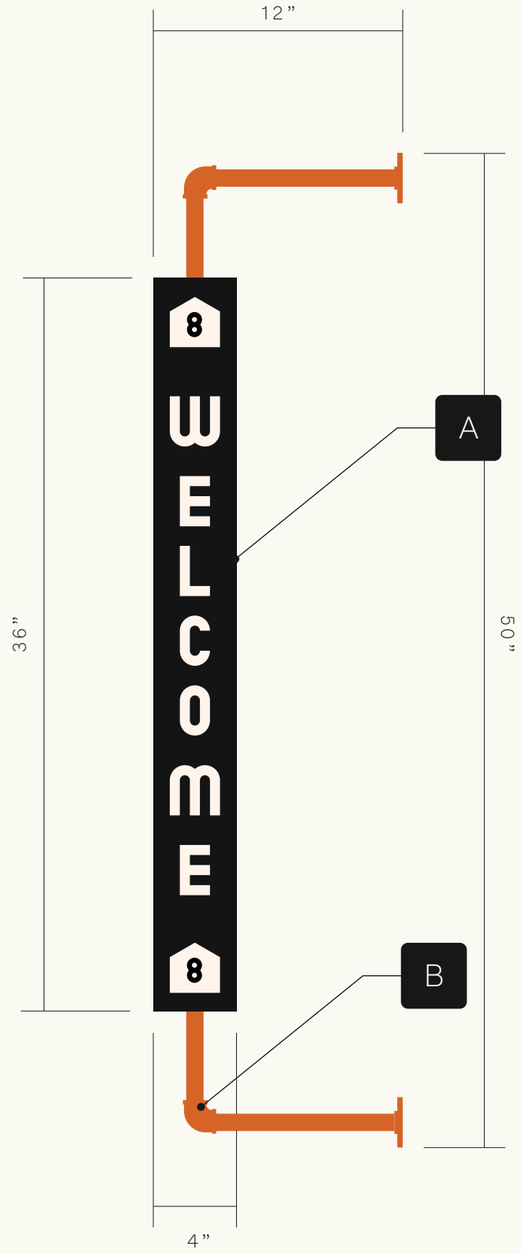
Entrance Sign — Building 8

Wayfinding located in alley-way entrance. Sign mounted to brick via anchors placed in grout.

(KEY)

A → ALUMINUM SQUARE TUBING WITH APPLIED VINYL
B → PAINTED STEEL PIPE BOLTED TO WALL



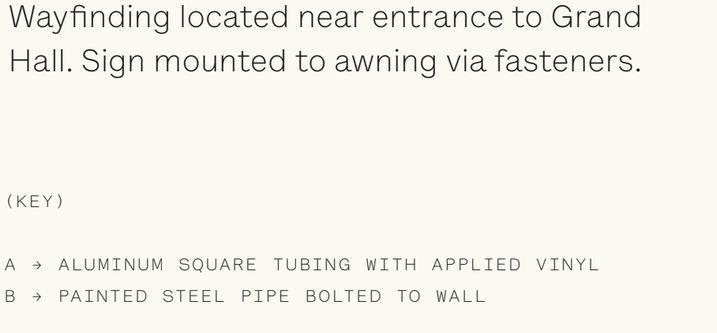


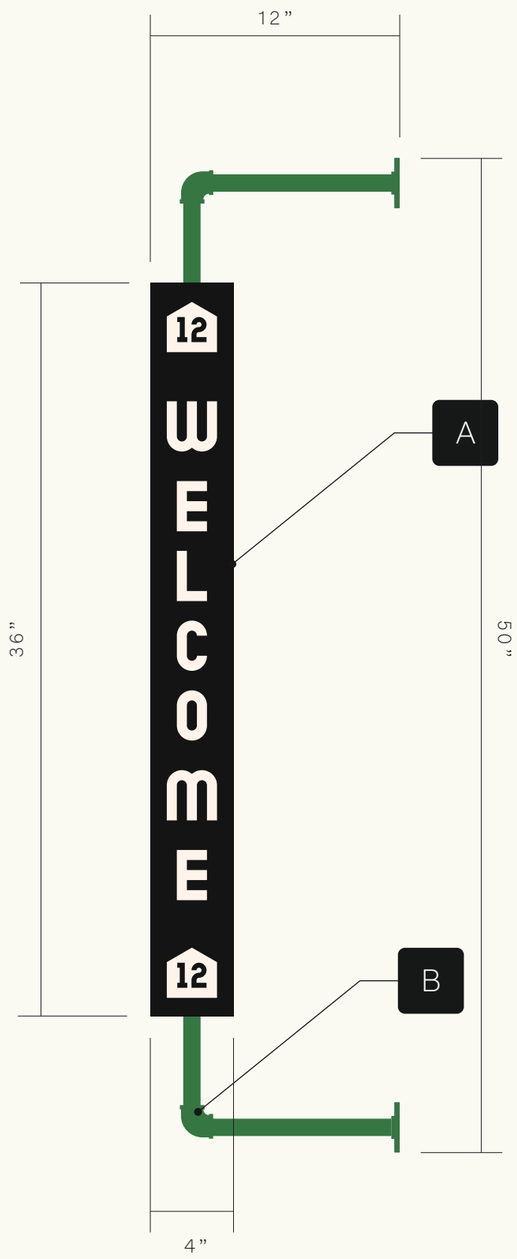
Entrance Sign — Building 12

Wayfinding located near entrance to Grand Hall. Sign mounted to awning via fasteners.

(KEY)

A → ALUMINUM SQUARE TUBING WITH APPLIED VINYL
B → PAINTED STEEL PIPE BOLTED TO WALL



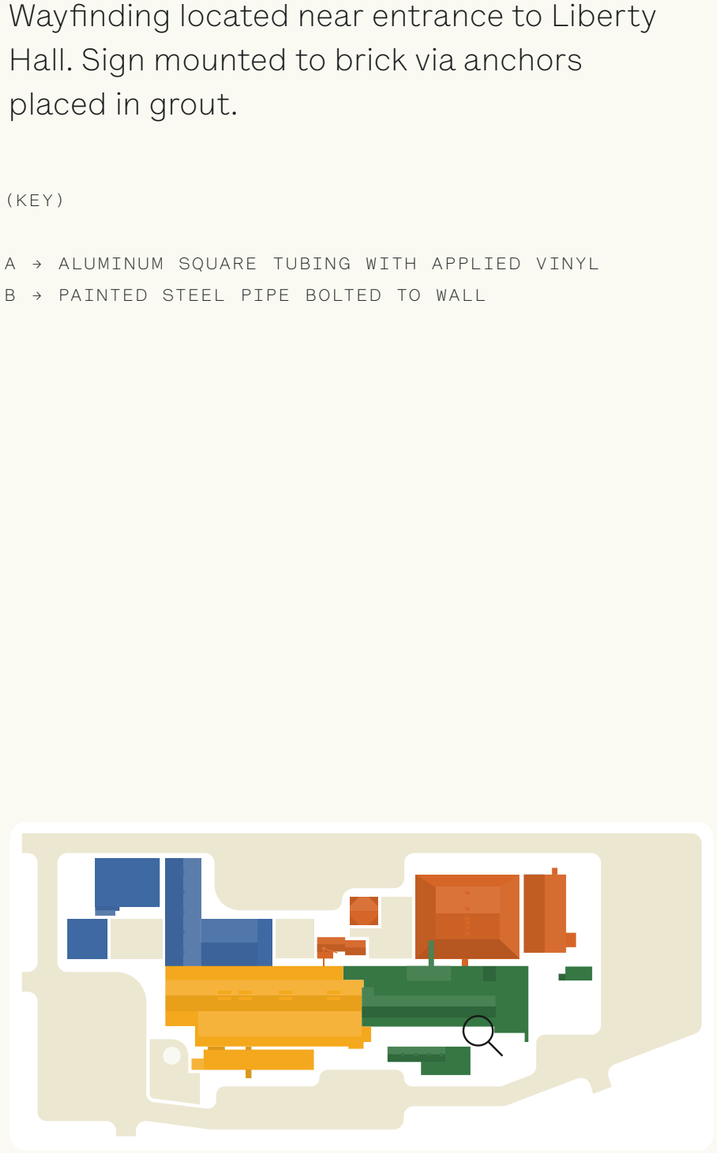


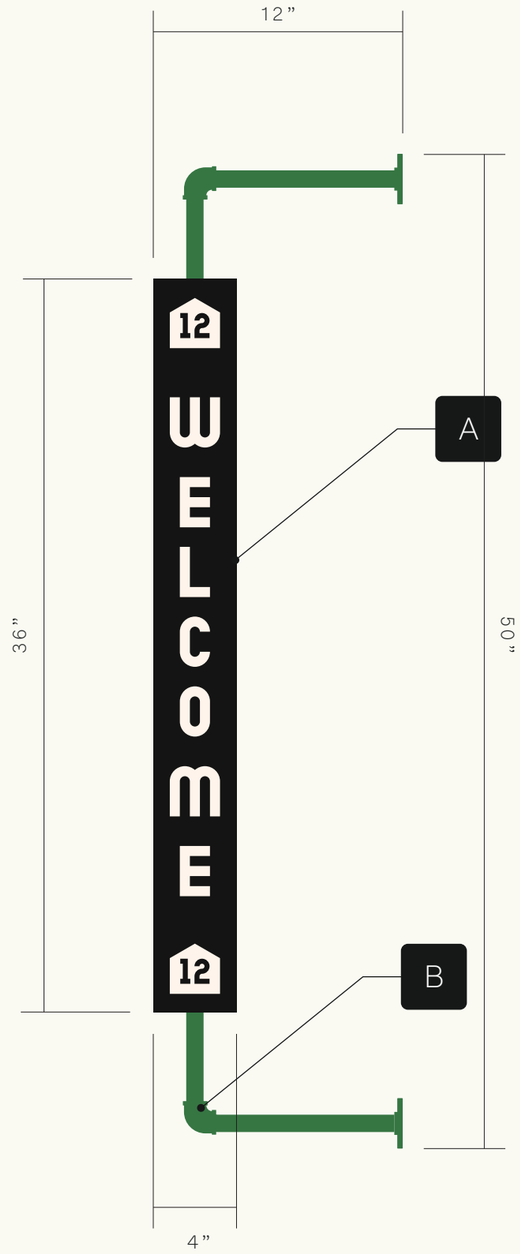
Entrance Sign — Building 12

Wayfinding located near entrance to Liberty Hall. Sign mounted to brick via anchors placed in grout.

(KEY)

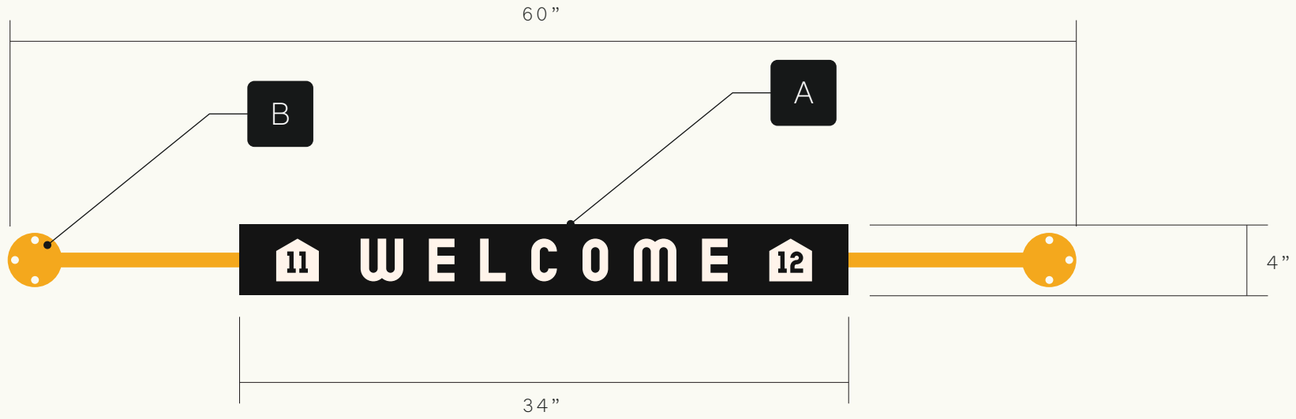
A → ALUMINUM SQUARE TUBING WITH APPLIED VINYL
B → PAINTED STEEL PIPE BOLTED TO WALL





Entrance Sign — Building 11 & 12

Wayfinding located between buildings 11-12.
Sign mounted to cement via anchors.



(KEY)

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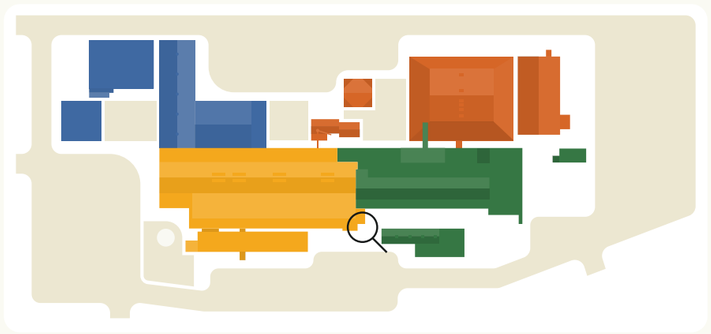
B → PAINTED STEEL PIPE BOLTED TO WALL

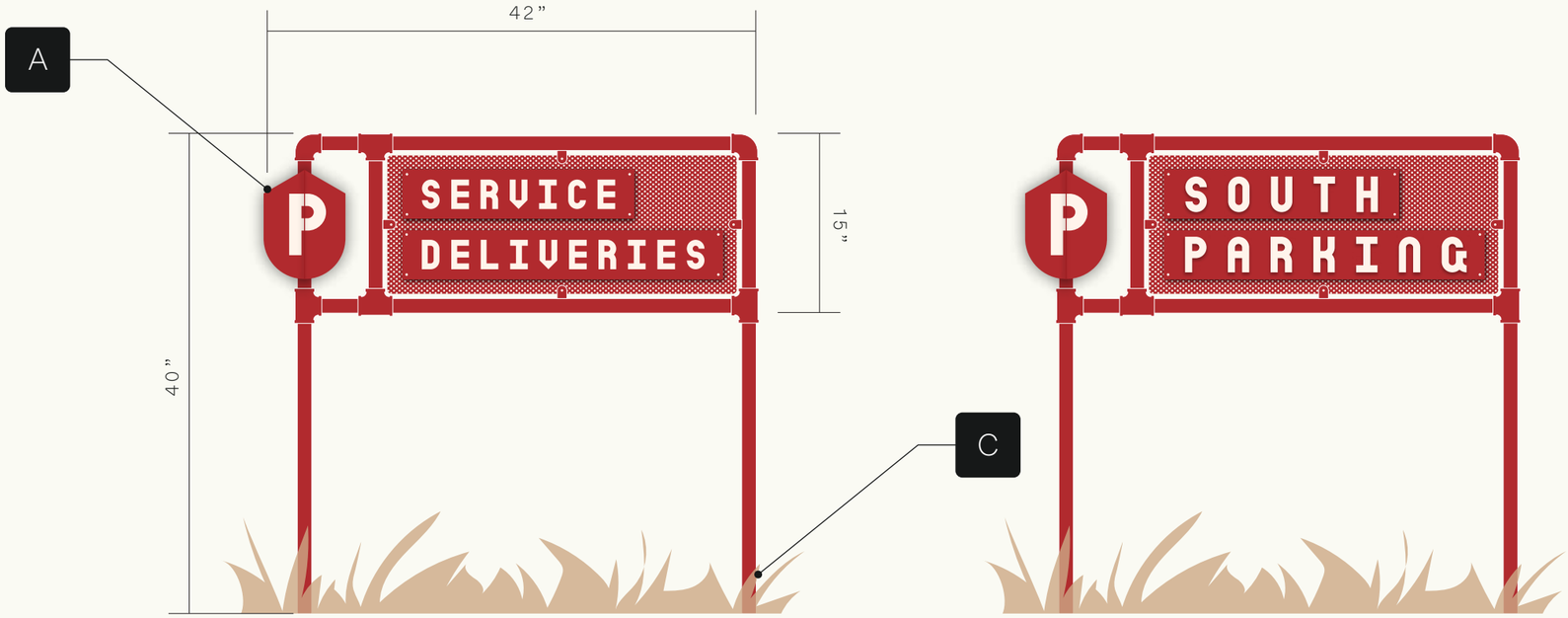


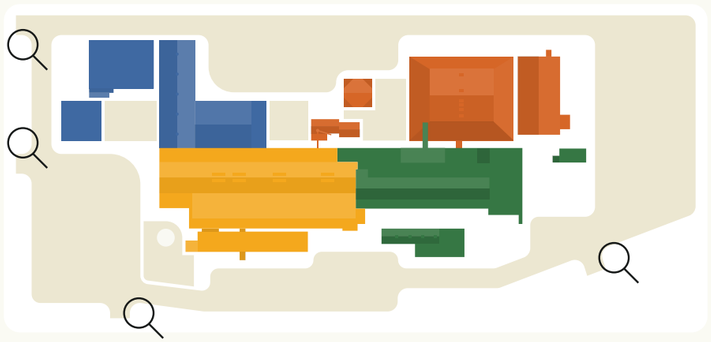
Convenience Signs

QTY: 4 signs total. One sign located at each parking lot entrance. Signs double-sided and for two-way visibility.

(KEY)

A → PARKING BEACON
B → STEEL TUBE FRAMING
C → POLES EMBEDDED IN CEMENT



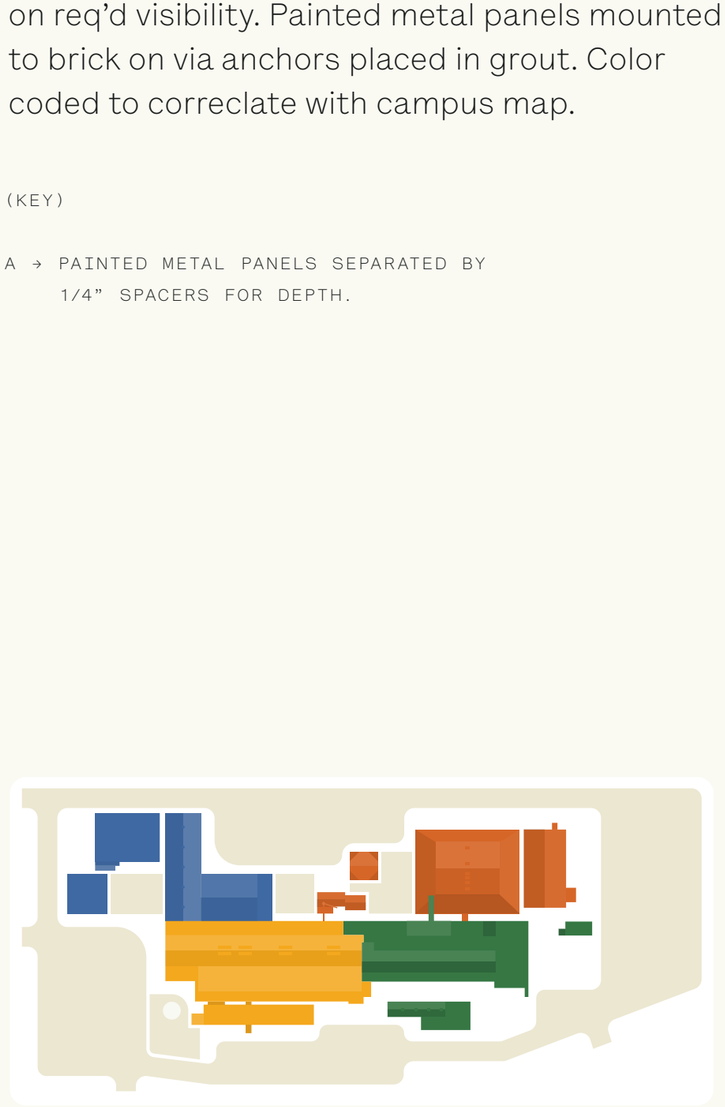


Building ID’s

QTY: 16 signs total. 1-2 per building depending on req’d visibility. Painted metal panels mounted to brick on via anchors placed in grout. Color coded to correclate with campus map.

(KEY)

A → PAINTED METAL PANELS SEPARATED BY 1/4” SPACERS FOR DEPTH.



QUESTIONS?

Here to help!

WE'RE HERE FOR YOU

nick@heyfortify.com

fortify

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I **Factory Partners, LLC**
(Please print Name/Names in Full)

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

Tax Map 63M, Group A, Parcel 21.00
(Property Parcel/Tax ID Number)

and located at:

230 Franklin Rd, Franklin TN 37064
(Street Address)

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

Fortify, Inc. (Nick Redford and Rex Runyeon)
(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

2710 Old Lebanon Rd, Ste 5
Property Owner Mailing Address

Nashville TN 37214
City, State & Zip

Subscribed and sworn to before me this

13th day of Nov., 2023.

Tami A. Pryce
Notary Public

My Commission Expires: 10/26/26

TAMI A. PRYCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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

Project Overview #1233512

Project Title: 230 Franklin Rd
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
Nick Redford
Fortify Fabrication
109 Lorraine Ave
Nashville, TN 37207
P:6154929562
nick@heyfortify.com

Property Owner

Property Owner
Benton Smothers
Factory Partners, LLC
320 Franklin Rd
Franklin, TN 37064
P:(615) 982-5948
bsmothers@holladayproperties.com

Address or Parcel

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

Calculated Acreage: Parcel
- 230 FRANKLIN RD: 20.04791029

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 230 FRANKLIN RD: PD

Scenic Corridor Overlay:

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

Hillside/Hillcrest Overlay:

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

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 1233512

Project information

Review Type: Nonresidential

Type of Work Proposed: Signage

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:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed: 3

Sign 1

Type of Signage Proposed: Wall-Mounted

Height of Overall Sign: 4

Height of Sign Face or Sign Area: 4

Sign 2

Type of Signage Proposed: Freestanding (not Post-and-Arm)

Height of Overall Sign: 4

Height of Sign Face or Sign Area: 1.5

Sign 3

Does the existing structure have any recent additions?:

Type of Signage Proposed: Wall-Mounted

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

Height of Overall Sign: 2

Lot Square Footage:

Height of Sign Face or Sign Area: 2

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:

Wayfinding Signage for The Factory

City of Franklin

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

File #: 21-06143

DATE: February 27, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Window Signage and Sandwich Board Sign At 436 Main St.; Jeffery Sonsino, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

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

Address:	**436 Main St. (Downtown Franklin Historic District)**
Applicant:	**Jeffrey Sonsino**
Owner:	**Karen Cochran**
Project #:	**8409**
Type of Work:	**Consideration of Signage (Sandwich Board and Window Signs)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**February 16, 2024**
Expiration Date:	**February 16, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of signage at 436 Main Street. A sandwich board sign and window sign are proposed within this application.

The Guidelines allow for administrative approval of signs if all recommendations are met.

Sandwich Board Sign:

- **Quantity:** The Guidelines state that a maximum of 1 sandwich board sign is allowed per ground floor retail storefront/tenant space. The quantity proposed is 1 Sandwich Board Sign and meets the intent of the Guidelines.

- **Sign Area:** The Guidelines state that the Sandwich Board may have up to 2 sides, with a maximum of 6 square feet per side. The proposed sign is 6 square feet per side. The proposed Sandwich Board meets the intent of the Guidelines.

- **Height:** The Guidelines state that Sandwich Board Signs are allowed at maximum to be 4 feet at the top of the sign area. The proposed sign is 24' x 36". The proposed Sandwich Board meets the intent of the Guidelines.

- **Material:** The Guidelines state that Sandwich Board signs must be finished wood or metal with a matte background finish rather than a reflective or shiny background. The proposed material is finished wood or finished metal. The applicant does not specify the finish on the sign. The proposed sign meets the intent of the Guidelines.

- **Color:** The Guidelines state that a maximum of 3 colors are allowed and to have a darker background color than the lettering color. The Guidelines state to use muted colors that complement the façade, although vibrant colors may be considered an accent. The proposed sign features a purple background with lighter lettering and utilization of yellow for an accent color.

- **Lighting:** The Guidelines state no illumination is permitted. No illumination is proposed within this application.

- **Placement:** The Guidelines state that the signs shall be placed on the sidewalk in front of the retail storefront/tenant space and shall maintain 48 inches of sidewalk clearance for pedestrian circulation. The specified location of the sign was not provided within the application.

Window Sign:

- **Sign Area:** The Guidelines state that a maximum of 15 percent of an individual window area can be utilized for Window Signs. In cases where windows are grouped, the sign area shall not exceed 15 percent of the window grouping area. The proposed sign is .84 square feet on a door that is 18 square feet. The proposed Window Sign is within the 15% allowance and meets the intent of the Guidelines.

- **Placement:** The Guidelines state that Window signs shall be placed fully within the interior of the building and attached directly to or mounted within 12 inches of the inside of the business.

- **Materials:** The Guidelines state that when using decals, to use individual letters and graphics with a transparent background. The proposed sign meets the intent of the Guidelines.

- **Color:** The Guidelines state that a maximum of 2 colors are allowed and to utilize only light tones or dark tones, but not a combination of the two. The proposed sign utilizes white as the only color. The proposed sign meets the intent of the Guidelines.

- **Lighting:** The Guidelines state no illumination is permitted. No illumination is proposed within this application.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The Sandwich Board and Window Signs are **approved** with the following conditions:

- A minimum of 48 inches of sidewalk clearance must be maintained around the Sandwich Board Sign.

- The Sandwich Board sign may be a maximum of 48” at the top of the sign area.

- The Sandwich Board Sign must utilize a matte finish on the sign.

- The Sandwich Board Sign must utilize a muted, darker purple background to align with the Guidelines. This change should be sent to the Assistant Preservation Planner for approval prior to a sign permit.

- Window signs shall be placed fully within the interior of the building and attached directly to or mounted within 12 inches of the inside of the business.

- The application must meet all the requirements of the Building & Neighborhood Services Department for a sign permit and sandwich board permit prior to work commencing.

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

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ALL WHO ARE
WEARY
& I WILL
GIVE YOU
REST

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EYE WEAR

Frame 5
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ASK US ABOUT
glasses
made
SAME DAY

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078C M 078C 02900 000
(Property Parcel/Tax ID Number)
and located at:

432-438 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

Jeffrey Sonsino, OD, FAAO
(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.

Karen E. Cochran
Signature

114 Prospect Hill
Property Owner Mailing Address

Nashville, TN 37205
City, State & Zip

* Sandwich Board for sidewalk
* Sign to hang below awning.

Subscribed and sworn to before me this

19 day of December, 20 23.

Caitlyn Stone
Notary Public

CAITLYN STONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 08, 2027

My Commission Expires: 11/8/27

CITY OF FRANKLIN, TN

436 Main St, 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 #1239512

Project Title: 436 Main St, Franklin, TN 37064

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Jeffrey Sonsino
Optique Franklin, PLLC
436 Main St.
Franklin, TN 37064
P:615-591-4191
Optique@optiquenashville.com

Property Owner

Property Owner
Karen Cochran

114 Prospect Hill
Nashville, TN 37205
P:615-969-0404
kdcochran74@gmail.com

Address or Parcel

Project Address or Parcel: 436 MAIN ST (078C-M02900)

Calculated Acreage: Parcel
- 436 MAIN ST: 0.20470798

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 3

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 436 MAIN ST: DD

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

Historic Preservation Overlay: Historic Preservation Overlay
- 436 MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1239512

Type of Signage Proposed: Sandwich Board Signage

Height of Sign Face or Sign Area: 3

HVAC Type:

Narrative

Project Description:
We would like to place an A frame, 2 sided sandwich board on the sidewalk in front of our space, 436 Main Street similar to the other shops next to us.

The sandwich board complies with the policies outlined in the Franklin Historic District Design Guidelines. It will have dimensions of 24 by 36 on each side and three colors with a dark background. A copy of the proposed layout design is included here. It will be made from finished wood (if I can find one) or metal.

We also want to approve the logo on our door that is 20" wide x 6" high on the door that is 34" wide by 77" high.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06144

DATE: February 27, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Post-and-Panel, Convenience, and Wall Signs At 110 3rd Ave. N.; Marrianne DeMeyers, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

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

Address:	**110 3rd Avenue North. (Downtown Franklin Historic District)**
Applicant:	**Marianne DeMeyers**
Owner:	**Gordon Inman**
Project #:	**8410**
Type of Work:	**Consideration of Signage (Post-and-Panel Sign, Convenience Sign, Wall Sign)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**February 20, 2024**
Expiration Date:	**February 20, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of three signs at 110 3rd Avenue North.

The Guidelines allow for administrative approval of signs if all recommendations are met.

Post-and-Panel Sign: The application proposes one Post-and-Panel sign to be installed at 110 3rd Avenue North.

- **Location:** The Guidelines state that Post-and-Panel signs are appropriate for Residential and Civic Buildings. The Guidelines state that this sign type shall be placed in a traditional front yard location and be perpendicular or parallel to the public sidewalk. The proposed sign is located in a typical front yard location at a residential building and is replacing the existing sign in the same location. The proposed sign meets the intent of the Guidelines.

- **Quantity:** The Guidelines state that a maximum of 1 Post-and-Panel sign is allowed per building and may be used only if no post-and-arm signs exist. The proposed sign type meets the intent of the Guidelines as the second proposed sign type is classified as a convenience sign.

- **Sign Area:** The Guidelines state that maximum of 12 square feet is allowed for the sign area. The proposed sign is 12 square feet and meets the intent of the Guidelines.

- **Height:** The Guidelines state that the posts are allowed to be at maximum 7 feet tall. The Guidelines state that the sign height from grade is allowed to be at a maximum of 6 feet tall. The proposed post height is 7 feet tall. The information for the height of the sign area from grade was not provided. The proposed sign meets the intent of the Guidelines.

- **Material:** The Guidelines state that signs shall be made of finished wood or metal with matte background finished rather than reflective or shiny background finishes. The application indicates that the sign will be wood which is appropriate within the Guidelines.

- **Color:** The Guidelines state a maximum of three colors may be utilized and feature a darker background color than the lettering color. The Guidelines also state to use muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed sign features a dark blue background with white lettering. The proposed sign meets the intent of the Guidelines.

- **Illumination:** The Guidelines state to use only external illumination that is limited to soft landscape lighting, and to use incandescent and warm colored lighting when possible. The proposed sign does not propose new lighting.

Convenience Sign: The application proposes one convenience sign to be installed at 110 3rd Avenue North.

- **Location:** The Guidelines state that convenience signs are appropriate for Residential, Commercial, and Civic Buildings. The Guidelines state that this sign type shall be placed with a minimum setback at the property line. The location of the sign will be set back close to the building by the driveway. The proposed sign meets the intent of the Guidelines.

- **Quantity:** The Guidelines state that a maximum of 1 sign is allowed per entrance and 1 per exit. The proposed sign type meets the intent of the Guidelines.

- **Sign Area:** The Guidelines state that Convenience Signs can have two sides with a maximum of 4.5 square feet of sign area per side. The proposed sign is 4.5 square feet and meets the intent of the Guidelines.

- **Height:** The Guidelines state that the Posts are allowed to be at maximum 4 feet tall. The sign application states the sign will be 4 feet tall but conflicts with renderings where the sign height is shown as 5 feet.

- **Material:** The Guidelines state that signs shall be made of finished wood or metal with matte background finished rather than reflective or shiny background finishes. The proposed sign will be finished wood and meets the intent of the Guidelines.

- **Color:** The Guidelines state a maximum of three colors may be utilized and feature a darker background color than the lettering color. The Guidelines also state to use muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed sign features a dark blue background with white lettering. The proposed sign meets the intent of the Guidelines.

- **Illumination:** The Guidelines state to use only external illumination and downlights, but no spotlights. The Guidelines state to use concealed lighting or limited visible light fixtures, such as gooseneck fixtures in a dark bronze or black color or color that matches the façade. The proposed sign does not propose new lighting.

Wall Sign: The application proposes one Wall Sign to be installed at 110 3rd Avenue North.

- **Location:** The Guidelines state that Wall signs are appropriate for Residential buildings and is placed flat against the building facade and mounted or applied directly to the building The proposed sign is appropriate as it is proposed to be to the right of the exterior front door.

- **Quantity:** The Guidelines state that a maximum of 1 sign is allowed per building façade only if no band sign exists on the building. The proposed sign type meets the intent of the Guidelines as there is no band sign.

- **Sign Area:** The Guidelines state that Wall Signs can have a maximum of 4.5 square feet of sign area. The proposed sign is 4 square feet and meets the intent of the Guidelines.

- **Sign Thickness and Projection:** The Guidelines state that Wall Signs can have a maximum thickness of two inches. The application does not specify the thickness. The Guidelines state that wall signs may project at maximum 6 inches from the wall. The application does not specific projection.

- **Height:** The Guidelines state that the maximum height from grade shall be 12 feet. The application proposes the wall sign to be installed at 8 feet from grade.

- **Material:** The Guidelines state that signs shall be made of finished wood or metal with matte background finished rather than reflective or shiny background finishes. The proposed sign will be finished wood and meets the intent of the Guidelines.

- **Color:** The Guidelines state a maximum of three colors may be utilized and feature a darker background color than the lettering color. The Guidelines also state to use muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed sign features a dark blue background with white lettering. The proposed sign meets the intent of the Guidelines.

- **Illumination:** The Guidelines state to use only external illumination and downlights, but no spotlights. The Guidelines state to use concealed lighting or limited visible light fixtures, such as gooseneck fixtures in a dark bronze or black color or color that matches the façade. The proposed sign does not propose new lighting.

APPLICABLE GUIDELINES
Chapter 8 – Signs

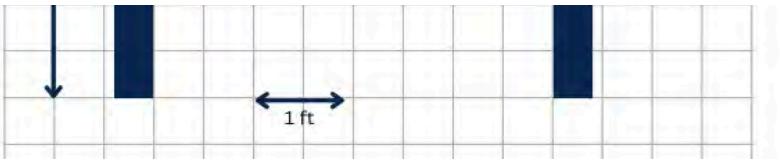
APPROVED WORK SPECIFICATIONS
The Post-and-Panel, Convenience, and Wall Signs are **approved** with the following conditions:

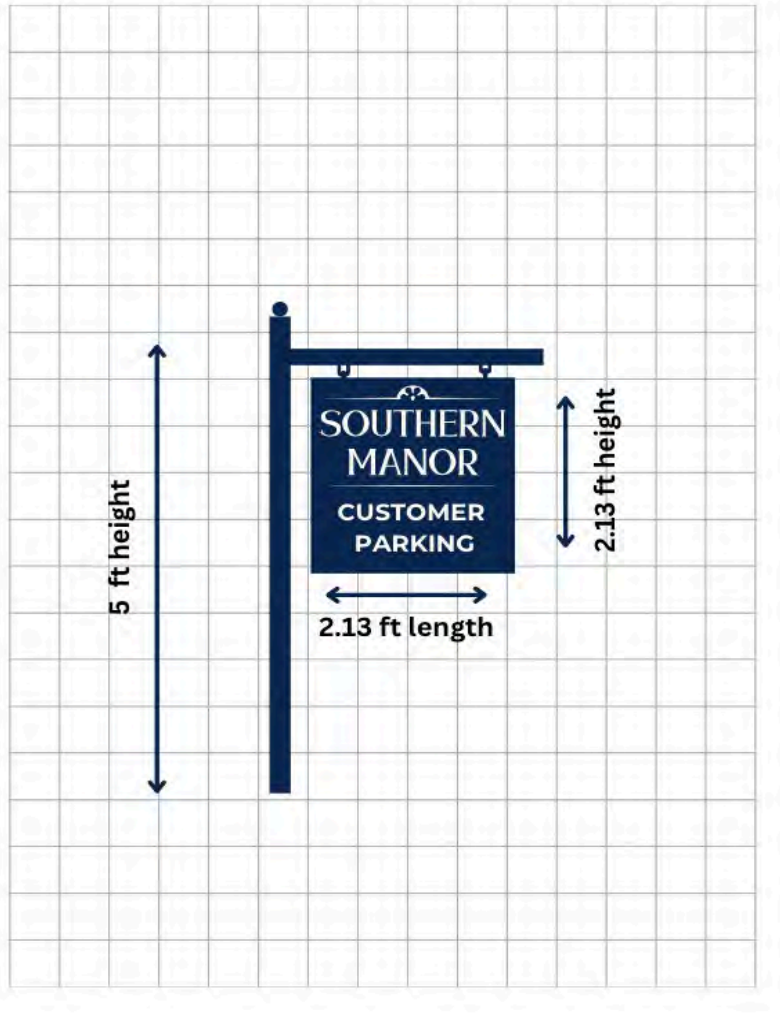
- The Post-and-Panel sign height must not exceed 6 feet in height to align with the Guidelines.
- The Convenience sign **shall not** exceed a maximum 4 feet in height.
- The Wall Sign must not project more than 6 inches from the wall and have a sign thickness of more than 2 inches.
- The application must meet all the requirements of the Building & Neighborhood Services Department for a Sign Permit prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

SOUTHERN MANOR

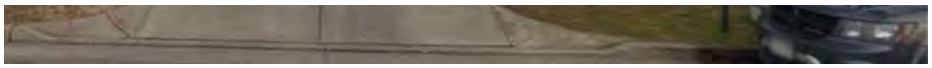
HOME + STYLE





2' x 2' Wall sign

SOUTHERN
MANOR



SOUTHERN
MANOR
HOME + STYLE
Wall sign is
2' x 2'

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078C D 00100 000
(Property Parcel/Tax ID Number)
and located at:

110 3rd Ave N, Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Marianne DeMeyers
(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.

Gordon Inman
Signature

2467 Hidden River Lane
Property Owner Mailing Address

Franklin, TN 37069
City, State & Zip

Subscribed and sworn to before me this

11 day of Jan, 2024.

Paula M Sanders
Notary Public

PAULA M SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 1, 2026

My Commission Expires: 11/1/26

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 #1210188

Project Title: 110 3rd Ave North
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
Marianne DeMeyers
Southern Manor
110 3rd Ave North
Franklin, TN 37064
P:6154175589
marianne@tincottage.com

Property Owner

Property Owner
Gordon Inman

110 3RD AVE N
FRANKLIN, TN 37064
P:615-351-7400
gordoninman@comcast.net

Address or Parcel

Project Address or Parcel: 110 3RD AVE N (078C-D00100)

Calculated Acreage: Parcel
- 110 3RD AVE N: 0.43743436

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 110 3RD AVE N: DD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 110 3RD AVE N: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 110 3RD AVE N: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 1210188

Project information

Review Type: Nonresidential

Type of Work Proposed: Signage

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:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed: 3

Sign 1

Type of Signage Proposed: Freestanding (not Post-and-Arm)

Height of Overall Sign: 6

Height of Sign Face or Sign Area: 3

Sign 2

Type of Signage Proposed: Post-and-Arm

Height of Overall Sign: 4

Height of Sign Face or Sign Area: 2.1

Sign 3

Does the existing structure have any recent additions?:

Type of Signage Proposed: Wall-Mounted

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

Height of Overall Sign: 8

Lot Square Footage:

Height of Sign Face or Sign Area: 2.1

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:

Mercantile signage for Southern Manor.

3 Signs - Main Post and Panel Sign, Convenience sign for parking and Wall Sign near doorway.

Freestanding Post and Panel would be 6' height by grade with 7 ft tall posts from grade. The sign face would be 4' wide x 3 ft tall.

Convenience Post and Arm sign would be 4' from grade with a 2.13 x 2.13 sign face.

The Wall sign is 2' x 2' and would be mounted at 8' above grade.

Wood materials will be used.

Will be uniformity to all adjacent mercantile businesses on 3rd North.

White lettering on Dk Blue background. Hale Navy HC-154, from Benjamin Moore Historical Collection.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06145

DATE: February 27, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Sandwich Board Sign At 400 Main St.; Megan Preston, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

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

Address:	**400 Main Street. (Downtown Franklin Historic District)**
Applicant:	**Megan Preston**
Owner:	**Williamson County Convention and Visitors Bureau, Maureen Thornton, Rep.**
Project #:	**8411**
Type of Work:	**Consideration of Signage (Sandwich Board Sign)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**February 20, 2024**
Expiration Date:	**February 20, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a Sandwich Board Sign.

The Guidelines allow for administrative approval of Sandwich Board Signs if all recommendations are met.

Sandwich Board Sign:

- **Quantity:** The Guidelines state that a maximum of 1 sandwich board sign is allowed per ground floor retail storefront/tenant space. The quantity proposed is 1 Sandwich Board Sign and meets the intent of the Guidelines.

- **Sign Area:** The Guidelines state that the Sandwich Board may have up to 2 sides, with a maximum of 6 square feet per side. The proposed sign is 6 square feet per side. The proposed Sandwich Board meets the intent of the Guidelines.

- **Height:** The Guidelines state that Sandwich Board Signs are allowed at maximum to be 4 feet at the top of the sign area. The proposed sign is 24' x 36". The proposed Sandwich Board meets the intent of the Guidelines.

- **Material:** The Guidelines state that Sandwich Board signs must be finished wood or metal with a matte background finish rather than a reflective or shiny background. The proposed material is finished wood with a matte finish. The proposed sign meets the intent of the Guidelines.

- **Color:** The Guidelines state that a maximum of 3 colors are allowed and to have a darker background color than the lettering color. The Guidelines state to use muted colors that complement the façade, although vibrant colors may be considered an accent. The proposed sign features a darker chalkboard background with lighter lettering in light blue and white. The application meets the intent of the Guidelines.

- **Lighting:** The Guidelines state no illumination is permitted. No illumination is proposed within this application.

- **Placement:** The Guidelines state that the signs shall be placed on the sidewalk in front of the retail storefront/tenant space and shall maintain 48 inches of sidewalk clearance for pedestrian circulation. The proposed application meets the intent of the Guidelines.

APPLICABLE GUIDELINES
Chapter 8 - Signs

APPROVED WORK SPECIFICATIONS
The Sandwich Board Sign is **approved** with the following conditions:

- A minimum clearance of 48’ shall be maintained for sidewalk clearance around the sign.

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

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

Visitor Center
Visitor Center
FRANKLIN
Visitor Center
Visitor Center
Suite 130
PETS WELCOME
VisitFranklin.com
Welcome to Franklin
TENNESSEE
Visitor Center
This Way
COME IN FOR
INFORMATION,
LOCAL GOODS
& MORE!

CHICO'S
MAIN
N 4th AVE
Free Parking 15 Min.
VISITOR
Information!
COME ON IN!

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Maureen Thornton (authorized signer for Williamson County Convention and Visitors Bureau)
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

078C-M01000 / Tax ID# 26-06000935
(Property Parcel/Tax ID Number)

and located at:

400 Main Street 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

Megan Preston
(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.

Maureen H. Thornton
Signature

400 Main Street, Suite 200
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of January, 2024.

Blake Rutledge
Notary Public

My Commission Expires: 08-30-2026

BLAKE RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-30-2026

CITY OF FRANKLIN, TN

Visitor Center Sandwich Board

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 #1214835

Project Title: Visitor Center Sandwich Board
Application Type: 08b) Administrative Certificate of Appropriateness (COA)
Workflow: COA Administrative Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Megan Preston
Williamson County Convention and Visitors Bureau
400 Main Street, 200
Franklin, TN 37064
P:6155502702
megan@visitfranklin.com

Property Owner

Property Owner
Maureen Thornton
Williamson County Convention and Visitors Bureau
400 Main Street, 200
Franklin, TN 37064
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Address or Parcel

Project Address or Parcel: 400 MAIN ST (078C-M01600)

Calculated Acreage: Parcel
- 400 MAIN ST: 0.09112598

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 3.65

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 400 MAIN ST: DD

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

Historic Preservation Overlay: Historic Preservation Overlay
- 400 MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: N/A

Type of Signage Proposed: Sandwich Board Signage

Height of Sign Face or Sign Area: 3

HVAC Type:

Narrative

Project Description:
This is a sandwich board with a light brown, wood frame and a black chalk board face. It will be located outside of the Visitor Center

(400 Main Street, Suite 130) directing people inside.