



Meeting Agenda

Historic Zoning Commission

Monday, April 8, 2024

5:00 PM

Board Room

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

APPLICATIONS

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

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

3. Consideration Of Signage (Small Hanging/Projecting) At 212 E. Main St.; Ashley Roark, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

4. Consideration Of Alterations At 1837 William Campbell Ct. (Historic Magnolia Hall Subdivision Lot 3); Jennifer Lombard, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration Of Alterations At 1839 William Campbell Ct. (Historic Magnolia Hall Subdivision Lot 4); Jennifer Lombard, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

6. Consideration Of Alterations At 1841 William Campbell Ct. (Historic Magnolia Hall Subdivision Lot 5); Jennifer Lombard, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

7. Consideration Of Site Alterations (Bollards) At 230 Franklin Rd.; Greg Gamble, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

8. Consideration Of Preliminary Historic Zoning Commission Recommendation For Conceptual Subdivision Revision (Bousquet Place/The Hill Property) Proposed At 405 5th Ave. N.; Greg Gamble, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

9. Consideration Of Alterations (Door) At 230 Franklin Road (Building 13); David Collier, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

10. Administrative COA For Signage (Post-And-Arm) At 203 3rd Ave. S.; Dan Fiedler, Applicant.
11. Administrative COA For Signage (Small Hanging/Projecting) At 405 Main St.; Elizabeth Weissman, Applicant.

ADJOURN

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



Meeting Minutes

Historic Zoning Commission

Monday, 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

Vice Chair Pearce called the meeting to order at 5:00 PM.

Board Members Present: Bob Barrett, Lisa Marquardt, Brian Laster, Tyler LeMarinel, Mary Pearce, Susan Besser, Michael Orr, and Kathy Worthington

Board Members Absent: Josh Denton

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

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 LeMarinel motioned to approve the February 12, 2024, HZC meeting minutes, seconded by Commissioner Barrett. The motion carried 8-0.

ANNOUNCEMENTS

Ms. Dannenfelser announced that the HZC, Design Review Committee meeting will be held on Monday, March 18, 2024, in the Boardroom. The Law Department will be providing a bi-annual training for the HZC and other voting bodies on March 27, 2024, from 8:30 am-2pm at City Hall. Ms. Dannenfelser noted that attendance is highly encouraged. Lastly, Ms. Huffer is unexpectedly absent from the meeting, but staff will handle her responsibilities during the meeting.

Vice Chair Pearce announced that a home on Winslow Court, part of the Historical District, built by Danny and Teresa Anderson, received a National Homebuilders design award.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Elizabeth Bulay. 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 for this building as it was shown in the historic photograph within the application.

Recommendation:

Staff recommends approval of this application with conditions outlined in the staff report.

Applicant: David Still. Mr. Still stated that he came across the 1950s photo showing evidence of wood shutters.

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

Motion

Commissioner Laster motioned to approve alterations (shutters) at 215 Lewisburg Avenue with staff conditions, seconded by Commissioner Marquardt.

Commissioner Worthington asked Mr. Still if he knew what the shape of the cutout on the shutters.

Mr. Still stated that he wasn't exactly sure but is open to suggestions but is probably a diamond shape. He went on to say that years ago when people closed the shutters, the cutout allowed a way to see out.

Commissioner Orr asked if the shutters will be working or faux shutters.

Mr. Still stated that he had planned for the shutters to be faux shutters.

Commissioner Laster stated that there are several homes along Fair Street that have shutters with a cutout.

There being no further discussion, Vice Chair Pearce asked the Commissioners to vote.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 street view 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 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 like 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 conditions outlined in the staff report.

Applicant: Steve Bacon. Mr. Bacon stated that the arbors are in keeping with the hotel logo and with other arbors on the hotel property and were previously approved. The columns are not from Harpeth Square but from a home in South Carolina. Mr. Bacon explained that the purpose of the arbors is to provide more visibility to hotel retailers and to provide a clear view and entry way into the courtyard.

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

Motion

Commissioner Marquardt motioned to deny approval of the arbors and approve the mechanical screening for the property located at 159 1st Avenue North, seconded by Commissioner Besser.

Commissioner Laster stated that the proposed arbors follow the theme of the hotel and seem to meet the intent of the guidelines.

Vice Chair Pearce expressed her concerns about the scale of the proposed arbors. Although previous arbors were approved, this was a misstep by the HZC based on feedback from citizens. Also, the previously approved arbors were to be vine covered which has not been the case. More specifics on the overall height dimensions are needed.

Mr. Bacon explained that the columns are 8-9 feet with the arched portion 58" above the columns making the overall height

13 feet. Also, designers are scheduled to install planters and integrate the vines on the existing arbors which should have been completed much sooner. If a flat piece were to be installed on top of the columns the view of the courtyard would be obstructed. By adding the 58" arched portion above the columns, allows the customers to clearly see the courtyard.

Commissioner LeMarinel stated that the location is less visible, and he is indifferent other than not loving the arched arbor. An arched arbor is not something that would be seen in an historic district, although the building is not historic. The previously approved flat arbor is preferred, and the location of the arbor doesn't seem to be a hinderance.

Vice Chair Pearce asked Commissioner LeMarinel if he would like to add an amendment to the motion.

Commissioner LeMarinel explained that he agrees with the motion to deny the arched arbor and approves of the mechanical screening. If the motion passes, the applicant would still have the approval of the original arbor with the flat top.

Commissioner Marquardt stated that the location of the non-historic building is in a historic district and an arched arbor is not consistent and out of context with what would be typically seen.

Commissioner Orr stated that if the applicant constructs the arbor with a flat top, he would essentially be constructing something inconsistent with any other design element on the property. By not allowing the additional arched arbors, inconsistency is the only option for the applicant.

Mr. Bacon again stated that the arched arbor is part of the hotel logo and theme throughout the building. Mr. Bacon explained that he thought a precedent had been set with the previously approved arched arbors and pushback on additional requests was unexpected.

Commissioner Marquardt noted that the initial archway proposal was slightly controversial but because the location is 2nd Avenue and not Main Street the unique design can be supported.

Vice Chair Pearce recognized Mr. Thompson for citizen comments.

Milton Thompson suggested that a roof line like the historic courthouse be used.

Vice Chair Pearce restated the motion on the floor. The motion is for approval of the electrical screening and fence and disapproval of the arched arbor as presented.

There being no further discussion, Vice Chair Pearce asked the Commissioners to vote.

The motion carried 5-3 (Commissioners Laster, Pearce, and Orr voting against).

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 conditions outlined in the staff report.

Applicant: Luke Dougal. Mr. Dougal clarified that the proposed overhead door is not a coiling door but a traditional overhead door. The overhead door on the Gable side would open all the way up via vertical tracks. On the east side, the overhead doors would follow the pitch of the roof. Mr. Dougal also noted that the exact same overhead door was used on

Building 11 for the Food Hall, providing consistency throughout the Factory campus. Lastly, Mr. Dougal asked the Board to consider the overhead door option as this option provides a better experience for the end user from a design and operation standpoint.

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

Motion

Commissioner LeMarinel motioned to approve option one for alterations at 230 Franklin Road (building 7), seconded by Commissioner Laster.

Commissioner LeMarinel noted that given the precedent for overhead doors, building 11, similar overhead doors provide consistency throughout the Factory Campus.

Commissioner Laster stated that the double storefront doors appear more like the entrance to the building. The overhead doors work and are not in conflict with the design guidelines.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 with a height limit of 3 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 or a flap gate system in the rear yard 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 conditions outlined on the staff report.

Applicant: Milton Thompson. Mr. Thompson stated that the owner has requested a privacy fence to run along the property line to screen the activity from the adjacent parking area.

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

Motion

Commissioner Laster motioned to approve site alterations (fencing) at 223 4th Avenue North with staff conditions and to replace condition #2 to default to the zoning ordinance for fence height and location, seconded by Commissioner LeMarinel.

Commissioner Laster stated that screening between the residential property and the commercial property is inadequate.

Commissioner LeMarinel stated that it will be interesting to see what a 6-foot fence tapering to a 3-foot fence will look like and how the zoning ordinance will affect the height restrictions. The Commission is sympathetic of the need for privacy but more information is needed including a photo or drawing of the side elevation.

Commissioner Laster clarified his motion by stating that the tapering would begin at the front façade of the house and fencing would not go completely to the street.

Mr. Thompson stated that the owner would like for the fence to be as tall as permissible under the zoning ordinance. Tapering could be done in one 6-foot section of the fence or in two 6-foot sections.

Ms. Bulay clarified that the applicant is requesting a 6-foot fence and that condition number one states that the fencing should match the existing picket fence.

Vice Chair Pearce stated that it appears that more information and discussion is needed and would be more appropriate to discuss during the Design Review Meeting.

Motion to Defer

Commissioner Laster motioned to defer item number 5, alterations (fencing) at 223 4th Avenue North to the next HZC voting meeting, seconded by Commissioner Besser.

Commissioner Worthington suggested the applicant include drawings depicting the height and type of fence including specific measurements.

The motion to defer carried 8-0.

Vice Chair Pearce and Commissioner Laster invited Mr. Thompson to the Design Review Meeting.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Kelly Dannenfelser. The application seeks a retroactive Certificate of Appropriateness for the removal of the historic iron gates and the installation of new metal gates. The property is locally known as the Henry H. Mayberry House or Riverview Estate. The building was constructed in 1902 and is Neo-Classical or Classical Revival architecturally styled. The age of the original gates was not included within the application but was a period appropriate to the house. The design of the historic gates was ornate and included elaborate filigree detailing and several fleurs-de-lis at the bottom of the gate. 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 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 like 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 because the application does not meet the recommendations of the Design Guidelines.

Applicant Speaker: Amy Bethurum. Ms. Bethurum explained that due to the construction on Franklin Road along with the construction of Splendor Ridge, the rebuilding costs have been astronomical. The previous metal gates (circa 1940) were not in working condition and had to be removed along with the pillars the gates attached to. Once the construction was complete the pillars had to be rebuilt, sidewalks installed, driveway widened, and new gates fitted. The gates were installed before Ms. Bethurum realized approval would be required from the HZC. Frequently, walkers, bikers, and runners venture into her yard or take photos in the yard and even jump over her fence from Splendor Ridge. Ms. Bethurum stated that the gates were installed for her and her daughter's safety. The design of the gates have clean lines and provide protection from random people who think the yard and home is a park.

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

Motion

Commissioner Marquardt motioned to approve site alterations (gates) for the property at 151 Franklin Road, seconded by Commissioner Orr.

Commissioner Marquardt stated that her reason for going against staff recommendation is that although the design of the gate is more modern, it doesn't take away from the historical character of the property.

Vice Chair Pearce stated that the stone pillars were removed for safety considerations and as part of the Splendor Ridge requirements for development.

Ms. Dannenfelser clarified that there are two sets of gates included in the application, a gate in front of the house and a gate down by the river. The Commission is being asked to approve the gates retroactively.

Commissioner Laster stated that the old gates installed in 1940 are considered historic and asked Ms. Bethurum about the old gate dimensions and the distance of the pillars, once rebuilt.

Ms. Bethurum explained that the pillars had to be rebuilt and setback an additional four feet on each side making the old gates too short by about eight feet.

There being no further discussion, Vice Chair Pearce asked the members to vote.

The motion carried 6-2 (Commissioners Laster and Besser voting against).

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Kelly Dannenfelser. The proposal includes relocating the existing accessory structure and then constructing an addition to it. 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 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 Guidelines recommend Design alterations and additions so that the entirety of the accessory structure is compatible and visually subordinate. Design additions to be compatible with the historic building yet clearly identifiable using differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. 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 muntin's or grids between the glass (GBG) styles. Place dormers on additions in locations with obscured visibility from the front facade or street. 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. The overall height of the accessory structure is three feet less than the principal building. The dormers must be lowered so that they are located off the main ridgeline per the Guideline recommendations.

Recommendation:

Staff recommends approval of the relocation and addition (accessory structure) with conditions outlined in the staff report.

Applicant Speaker: Blake Daniels. Mr. Daniels stated that the height and square footage of the home had been officially measured since the deferral last month. The height of the principal building is three feet higher than originally thought. Renderings have been provided as requested, at the last meeting. Mr. Daniels agreed with staff's condition regarding lowering the dormer.

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

Motion

Commissioner Worthington motioned to approve relocation and addition (Accessory Structure) At 425 Boyd Mill Ave with staff conditions, seconded by Commissioner Orr.

Commissioner Besser stated that she would like to know the reasoning behind the approval for relocation of the accessory building as the HZC has focused on preserving accessory buildings. Also, Ms. Besser noted the lack of a clear break between the old and new portions of the building.

Vice Chair Pearce explained that the subdivision development caused changes to become necessary for practical and livability reasons. Ms. Pearce also noted that by approving the application, the Board is surrendering to the fact that the historical fabric of the accessory building will be lost.

Commissioner Laster noted that the original proposal was for complete demolition of the accessory structure. The applicant attended the DRC meeting and came back with a more complimentary design/plan to save or reuse the garage in a new location. Generally, Mr. Laster noted that he doesn't support relocation of accessory structures but given the circumstances of the new development directly behind the property, the application can be supported.

Commissioner Worthington stated that the site visit offered a new perspective as the accessory structure is not nearly as large as it appears in the renderings. Yes, the garage is being relocated but given the situation paired with a new design, the application is appropriate.

Commissioner LeMarinel stated that he agrees with Ms. Besser that the historic building will be lost, but the snowball of events create a unique situation. Because of the uniqueness of this situation, the application can be supported, but this does not set a precedent for relocation of accessory buildings. The design is beautiful but realistically the historic building will be lost.

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

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

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Elizabeth Bulay. 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 & 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 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 Franklin Road, making it have obscured visibility from the Franklin Road historic corridor. **MATERIALS & 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 conditions outlined in the staff report.

Project Consideration:

Ms. Bulay noted one project consideration. 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.

Applicant Speaker: Amy Tavalin, Jeff Sidel. Ms. Tavalin stated that the feedback from the DRC meeting was helpful and thanked the Commissioners and staff.

There being no public comment, Vice Chair Pearce asked the Commissioners for a motion.

Commissioner LeMarinel stated that the original accessory location was moved out of the floodplain but wasn't positioned behind the principal building, as the guidelines recommend. Now that accessory building is moved back behind the principal building, the building lies in the floodplain.

Mr. Sidel, with Morton Buildings, estimated 300 square feet of the accessory building would be considered in the floodplain.

Motion

Commissioner LeMarinel motioned to approve new construction (accessory structure) at 120 Aldersgate Way with staff conditions and to allow the structure to be moved forward far enough to be out of the floodplain, seconded by Commissioner Laster.

Commissioner Laster asked staff for more details regarding the need for a variance request (staff condition 1) and if the need for a variance request is necessary if the accessory structure is moved out of the floodplain.

Ms. Dannenfelser explained that the zoning ordinance requires the accessory structure to be behind the principal building. A variance request would be necessary because moving the building forward would mean the accessory building is in front of the principal building. Staff's guidance is to keep the building on the same plane but slightly behind the principal building. A variance request would be necessary for the alternate location slightly in front on the church. A floodplain request would be handled through the Building and Neighborhood Services department.

Vice Chair Pearce stated that the lighting originally proposed is different than what is seen on the drawings. Also, the arch on one end of the building doesn't seem sensible and should read the same way as the other side. The arch on the entrance gives a nod to the church but it's not necessary to link all the design elements but more importantly to differentiate the

elements in historical situations.

Mr. Sidel explained that the lighting elements in the renderings were computer generated as a part of the overall look of the drawings. The existing lighting can be used on the new accessory building.

Amendment

Vice Chair Pearce amended the motion to include removal of the arch design from the façade facing Mack Hatcher and replace with the square design as seen on the other sides of the accessory building, seconded by Commissioner Laster.

The motion to amend carried 6-2 (Commissioners Marquardt and Worthington voting against).

The motion as amended carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Kelly Dannenfelser. 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. The applicant, after completion of the staff report, indicated that the wall is four feet two inches away from the property line. The applicant intends to deconstruct the wall and replace it so that it meets the minimum requirement for setback of five feet. The proposed retaining wall is to be made of concrete blocks. The Design Guidelines, regarding retaining walls, recommend the use of stone or brick and to avoid the use of concrete blocks.

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 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 material selected and approval of the retaining wall with staff conditions outlined in the staff report.

Applicant Speaker: Greg Gamble. Mr. Gamble referred to illustrations of the existing wall and explained that the owners originally hired a contractor to make much needed repairs but ended up removing the retaining wall without a permit. The contractor was instructed to replace the retaining wall with the same material which was concrete block. The partially constructed concrete wall, sitting four feet two inches from the property line, will need to be removed and reconstructed at least five feet from the property line to comply with the zoning ordinance. The owners would also like to construct a privacy fence identical to the neighboring property to the south. Additionally, Mr. Gamble noted that the retaining wall is impossible to see from most street view vantage points in all directions of the property, as shown in photos provided in the application packet. The finished floor elevation of the home sits higher than the wall height. The choice of materials was based on the existing retaining walls on the property.

There being no public comment, Vice Chair Pearce asked the Commissioners for a motion.

Motion

Commissioner Orr motioned to approve site alterations at 904 Fair Street with staff conditions, seconded by Commissioner Worthington.

Commissioner LeMarinel asked if there is a floodplain consideration pertaining to the type of fencing that would be required.

Mr. Gamble noted that new FEMA floodplain maps should be adopted in a few months reducing the floodplain area significantly. Mr. Gamble stated that he does not anticipate the need for floodplain consideration for the subject property.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Elizabeth Bulay. 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. 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 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 windowpanes where necessary. As proposed, this portion of the application meets the intent of the Guidelines.

Recommendation:

Staff recommends approval of this application with conditions outlined in the staff report.

Applicant Speaker: Hudson Walker. Mr. Walker stated that as outlined in the proposal, he plans to follow the recommended guidelines.

There being no public comment, Vice Chair Pearce asked the Commissioners for a motion.

Motion

Commissioner Laster motioned to approve alterations at 424 South Margin Street with staff conditions, seconded by Commissioner LeMarinel.

Commissioner Laster noted that he is pleased to see the historical windows are being preserved and maintained instead of being replaced.

The motion carried 7-0 (Commissioner Besser absent for the vote).

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 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.

Recommendation:

Staff recommends approval with conditions outlined in the staff report.

Applicant Speaker: Treg Warner. Mr. Warner did not have any new information to add.

There being no public comment, Vice Chair Pearce asked the Commissioners for a motion.

Motion

Commissioner Marquardt motioned to approve new construction (accessory structure) at 230 1st Ave. S. with staff conditions, seconded by Commissioner LeMarinel.

Vice Chair Pearce noted that she is disappointed to see the number of applications requiring retroactive approvals. Regarding the accessory structure of the current application, Ms. Pearce added that she is pleased to say that the HZC would have approved this application had it come before the Commission before work had begun.

Commissioner LeMarinel noted that he was pleasantly surprised, when he drove by, that the extent of work completed without a permit was small in scale.

Commissioner Laster added that Jake Fisher built this home, for workers, along with many other homes in Franklin during 1892 to 1898.

There being no further discussion, Vice Chair Pearce asked the Commissioners to vote.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Kelly Dannenfelser. 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 orienting 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 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. The principal building is a ca. 1940 bungalow and the Guidelines recommend to Design accessory structures to be compatible with and visually subordinate in size, mass, and height to the principal building they support. To 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 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 grounds stated in the staff report relating to the Design Guidelines.

Applicant Speaker: Eric Smith, Valley View Builders. Mr. Smith stated that adjustments could be made regarding the windows. The kitchen location is what dictates with size and location of the windows and requests that the windows be permitted as proposed. Regarding the location of the accessory structure, the owner requested the specific location on the property. Mr. Smith also mentioned that two years ago when the original application was presented, there were no comments about the accessory building location.

There being no public comment, Vice Chair Pearce asked the Commissioners for a motion.

Motion

Commissioner Laster motioned to defer the consideration of new Construction (accessory structure) at 316 Bridge St to the next voting meeting, seconded by Commissioner Worthington.

Commissioner Laster stated that there is too much unknown information for the HZC to make an informed decision. The applicant is invited and welcomed to attend the DRC meeting where more discussion can occur. When the application came before the HZC originally, it was discovered that an accessory building was demolished without approval. Staff recommends locating the new accessory building in the same location where the demolished (historical) building stood.

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

The motion carried 8-0.

OTHER BUSINESS

Vice Chair Pearce stated that although the meeting has had several retroactively requests for approval which is unfortunate, the HZC is incredibly important in keeping the city of Franklin among the most recognizable small cities and a desirable place to visit.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

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

Sponsors:

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

Sponsors:

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

Sponsors:

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

Sponsors:

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

Sponsors:

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

Sponsors:

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

Sponsors:**ADJOURN**

Commissioner LeMarinel motion to adjourn the March 11, 2024, Historic Zoning Commission Meeting, seconded by Commissioner Besser. The motion carried 8-0.

There being no further business, the meeting adjourned at 6:57 PM.

Chair

Date



File #: 21-06409

DATE: March 28, 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.; Deborah Bibb, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of a privacy fence at 223 4th Ave. N.

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 & Julian Bibb

BACKGROUND:
This application appeared before the Historic Zoning Commission during the March 2024 meeting and was deferred to the April Historic Zoning Commission meeting. The applicant then attended the Design Review Committee in March and incorporated feedback into this application.

The proposal includes a 7' tall shadow box fence with a wooden cap 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. This application proposes the fencing start in line with the front façade and run parallel to the house up to the start of the accessory structure located on the property.

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. The Historic Design Guidelines would support the utilization of a Shadow Box Fence in the rear yard in order to address the Floodplain requirements.

RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. Rear yard fencing must begin 20 feet behind the front facade of the house.
2. The Shadow Box Fence design or a design that aligns with the floodplain requirements must be utilized for rear yard fencing on the property.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a Floodplain Development Permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:

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.



4th A

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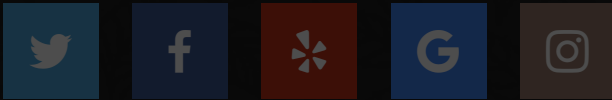
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 Mon-Thur: 8:00 AM - 5:00 PM
Fri: 8:00 AM - 4:00 PM
Sat-Sun: CLOSED



File #: 21-06391

DATE: March 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 Signage (Small Hanging/Projecting) At 212 E. Main St.; Ashley Roark, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of signage at 212 E. Main St.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines:
Chapter 8: Signs

PROJECT INFORMATION:

COF Project Number: 8455
Applicant: Ashley Roark
Owner: Joanna Matthews, Representative of the Danmark Company

BACKGROUND:

The proposal includes the installation of a Small Hanging/Projecting Sign at 212 East Main Street. The applicant attended the March Design Review Committee meeting and incorporated feedback from the Committee within this application.

The proposal includes a 3.79 Square Foot cedar board sign that is 1.5" thick to be suspended by a straight arm bracket bolted to the masonry. The sign will feature a dark blue background, lighter lettering, and a muted pink accent color. The proposed sign design is appropriate and meets the intent of the Guidelines. The sign is proposed to be located by the main entrance to the building, centered between the door and window on the first floor. The bottom of the sign is proposed to be 8' above grade on the building, which is at the top of the window.

The Guidelines recommend the following for Small Hanging/Projecting Signs:

- The top of Small Hanging/Projecting Signs should be no higher than the first-floor window or transom header, but shall comply with an 8' minimum clearance from the grade surface (generally defined as the sidewalk or porch floor).

The sign placement is proposed above the recommended maximum in order to comply with the zoning and building code requirement of a minimum 8' clearance below the sign. This building is a commercial building constructed ca. 1950 that does not have the typical storefront orientation that is seen elsewhere on Main Street. The building at 212 E. Main St. has a more simplified design and does not have tall display windows or a transom window that are used for guidance in the placement of this sign type on commercial buildings. The proposed location is permitted per the Zoning Ordinance for Small Hanging/Projecting Signs. This sign application does not meet the Guidelines for Small Hanging/Projecting Signs. Other sign types that may be considered for this space include a larger directory sign which is commonly used for multi-floor and tenant buildings.

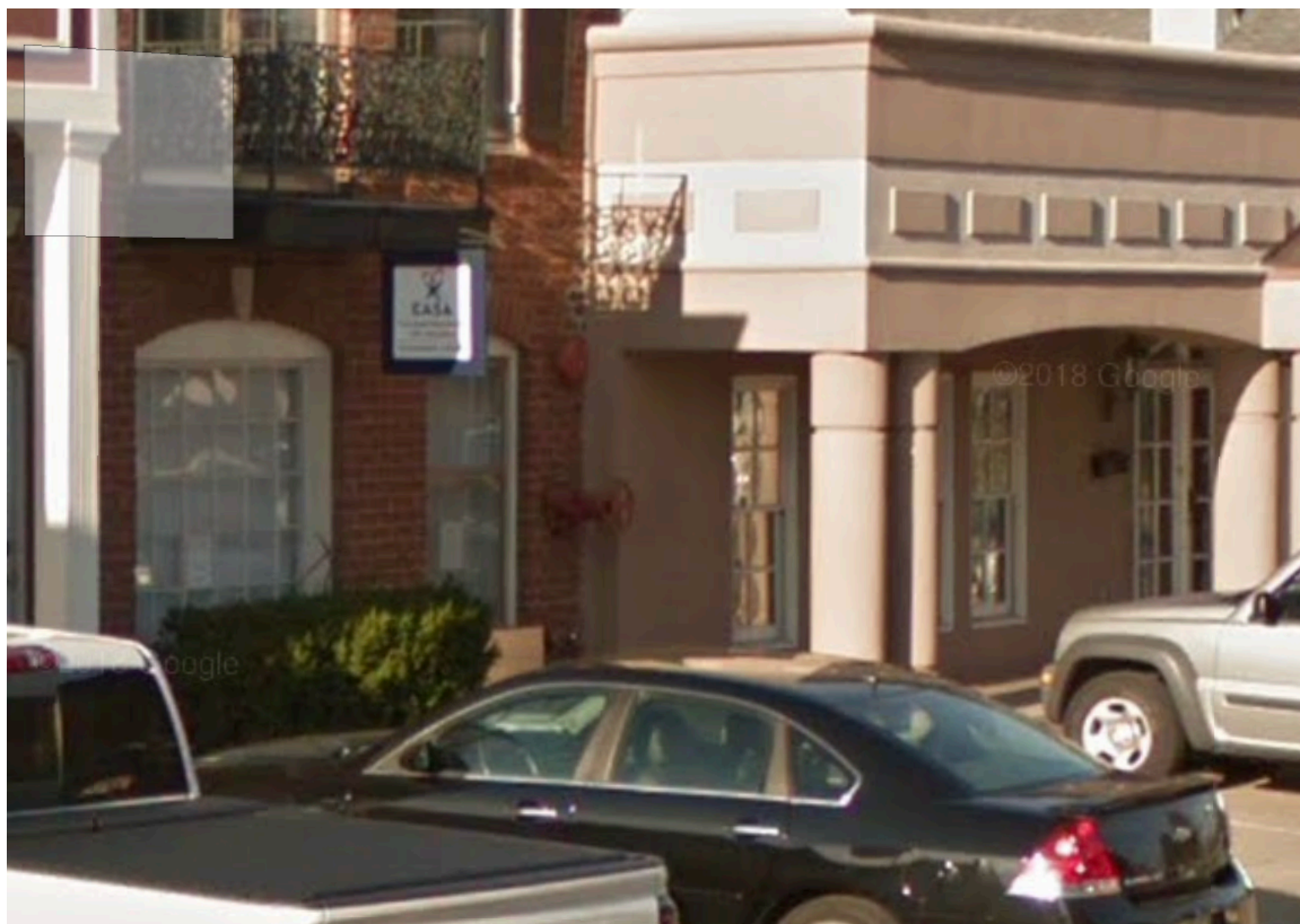
RECOMMENDATION:

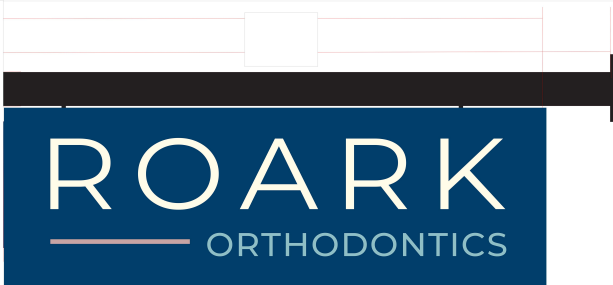
Staff recommends denial of this application based on the following Guideline:

- The top of the sign area should be no higher than the ground floor window/transom headers, but shall comply with the 8-foot minimum clearance from the grade surface (generally defined as the sidewalk or porch floor).

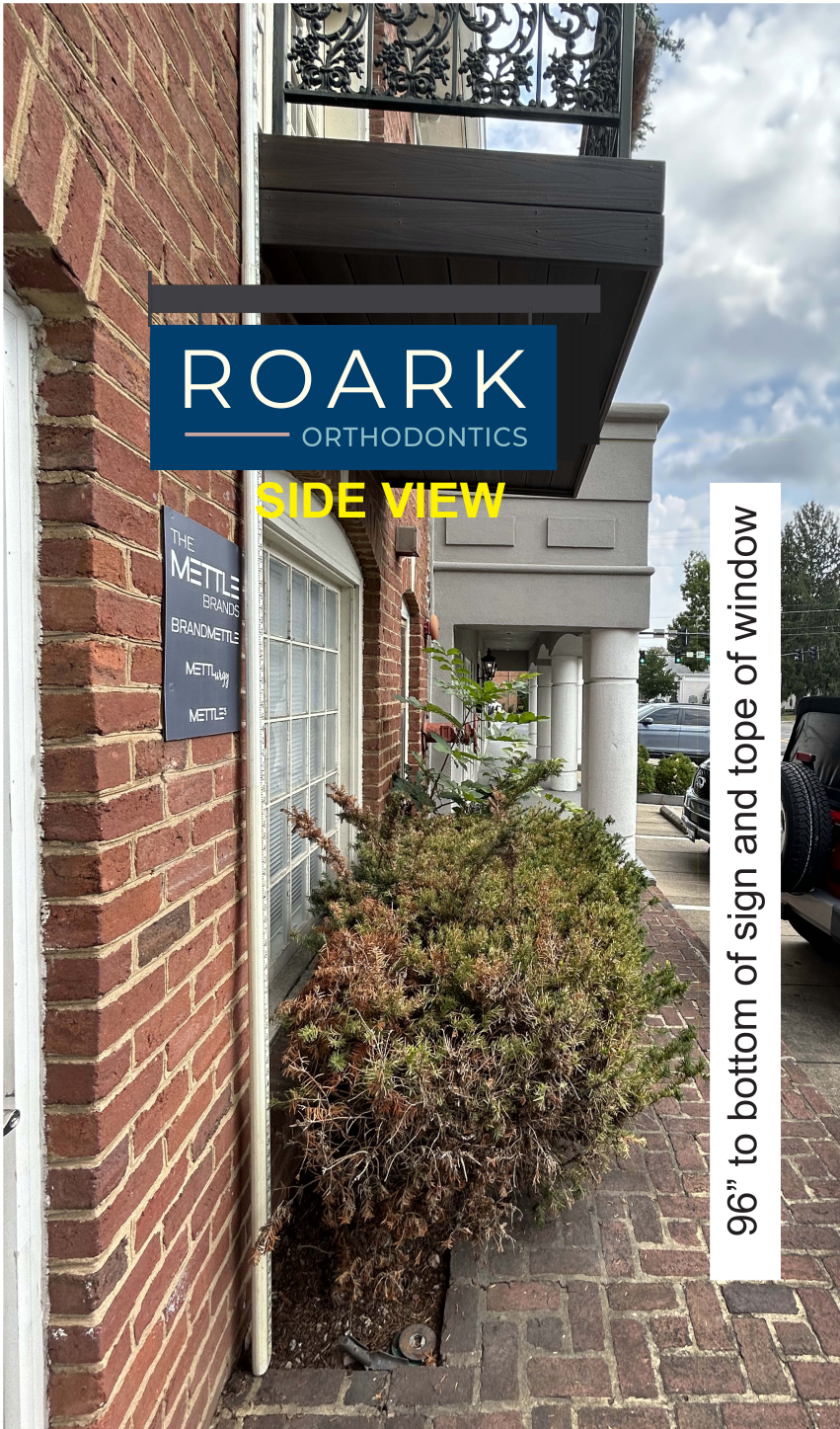
If the commission votes to approve this application as presented, staff recommends the following conditions:

1. The mounting bolts shall be placed through mortar joints and not through the face of the historic masonry.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a sign permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.





Dk Blue = PMS 540
 Pink = PMS 501
 White = White
 14 in x 39 in = 3.79sq ft
 Genuine Cedar Board
 1.5" thick
 Suspends from
 black aluminum
 straight arm bracket
 painted black
 bolted to brick with
 4 masonry anchors.





File #: 21-06392

DATE: March 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 At 1837 William Campbell Ct. (Historic Magnolia Hall Subdivision Lot 3); Jennifer Lombard, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the previously approved facade at 1837 William Campbell Ct.

APPLICABLE DESIGN GUIDELINES:

2016 Historic District Design Guidelines:
Residential Guidelines: Principal Infill (p. 66-69)

PROJECT INFORMATION:

COF Project Number: 8204
Applicant: Jennifer Lombard
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

BACKGROUND:

This application proposes alterations to the Craftsman-inspired house on Lot 3 in the Magnolia Hall Subdivision. The COA for this house was approved and issued in July of 2023. Within the application, the proposed changes are called out on each façade. The massing, height, scale and size of the building have not changed. The applicant is fine tuning the designs and elements found on the house.

Front Elevation:

The applicant proposes the following changes on the front Elevation:

- Installation of a full light door
- The addition of a porch railing
- Enlarging the right window
- Installation of lanterns
- Removal of the architectural truss

The proposed changes on the front elevation are contributing to the architectural detailing and in keeping with the Craftsman style. These proposed alterations complement and do not visually compete with the character or Historic Magnolia Hall.

Left Elevation:

The application proposes the following changes on the left elevation:

- A change of materials from stone to lap siding on the left end of the elevation
- A change of materials from stone to stucco and timbering
- Increasing the size of the rear dormer

A series of window alterations that include:

- Enlarging and shifting the double window forward and the addition of two new smaller windows within the front gable.
- Widening two windows on the ground floor
- Change in the small window design within the middle section
- Addition of a transom window abutting two windows on the first floor
- Addition of windows within the enlarged dormer
- A change in spacing and size of the rear windows
- Reconfigured windows within the new Stucco and Timbering façade

The proposed changes are located on an elevation that becomes less readily visible from public view as it moves towards the back of the house. The Guidelines are generally more flexible for rear elevations than for elevations that are readily visible. The larger dormer and change in materials are more appropriate as they are located in less visible locations.

The proposed alterations to the windows alter the rhythm and spacing on this elevation. The Guidelines recommend maintaining the rhythm and spacing of window and door openings of adjacent structures. The configuration of the transom window is not in keeping with the rhythm and spacing that is seen on nearby structures or on historic buildings and is not a typical configuration to abut two windows.

Rear Elevation:

The following items are proposed on the rear elevation:

- A change in materials from stucco and timbering to lap siding on the rear of the dormers
- Removal of the ground floor window
- Change in design to the courtyard fencing

These changes are minimal and located on a façade that will not be readily visible. These proposed changes are in keeping with the architectural style and do not detract from the nearby historic home.

Right Elevation:

The following items are proposed on the right elevation:

- Addition of one window and shifting of windows within the front gable
- Reduced windows within the front section
- Widened dormer, addition of a window and utilization of casement windows within the dormers
- Change in material of the dormers to lap siding
- Increased roof overhang
- Removed transom windows in the courtyard
- Addition of window and door within the courtyard
- Redesigned courtyard fencing

- Porch steps added from front porch

Overall, the architecture of this home complements the Historic Magnolia Hall and does not compete with or detract from it. The applicant has proposed many changes that are refining the house with the addition of craftsman style detailing that are positive changes. The proposed changes are located on a façade that becomes less visible, making change occur more easily and appropriate. The applicant has incorporated feedback into the courtyard fence design and utilized stone that is seen elsewhere on the house.

The spacing and rhythm of the windows located in the front gable are not balanced. The Guidelines would recommend maintaining spacing that is typical. The three over one rectangular sash with the upper sash having the vertical divisions is typical of the Craftsman style and this pattern is seen on all elevations of this house. The proposed change of the double hung windows to casement windows within the dormers does not appear to have a historic profile within the drawings. The Guidelines state that new windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or “doublesash”) appearance.

RECOMMENDATION:

Staff recommends approval with the following conditions:

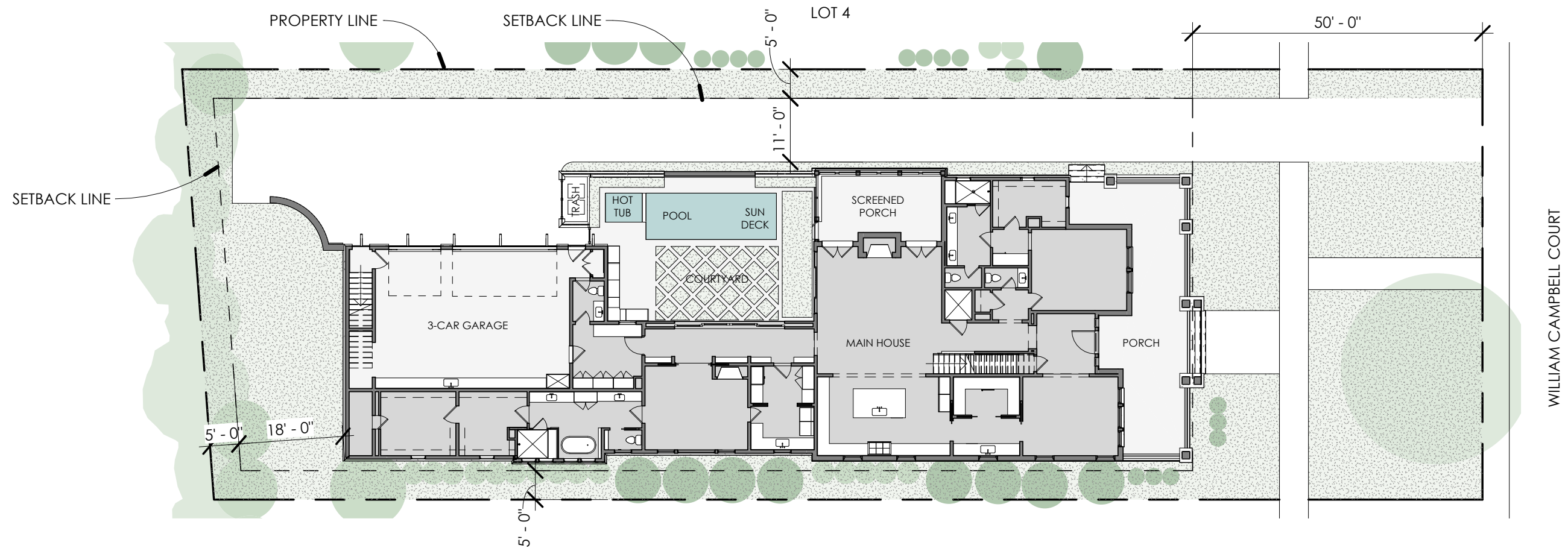
1. The transom window must be removed from the left elevation.
2. The triple window on the front gable on the right elevation should be centered.
3. Window specifications must return to staff for approval. New windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or “doublesash”) appearance.
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.



SITE PLAN

MAGNOLIA HALL - LOT 3

1837 WILLIAM CAMPBELL CT
FRANKLIN, TN



LOT 2

PERVIOUS AREA: 6,308 SQ. FT.
LOT AREA: 16,447 SQ. FT.
LOT 3 LSA: 38% (20% MIN.)

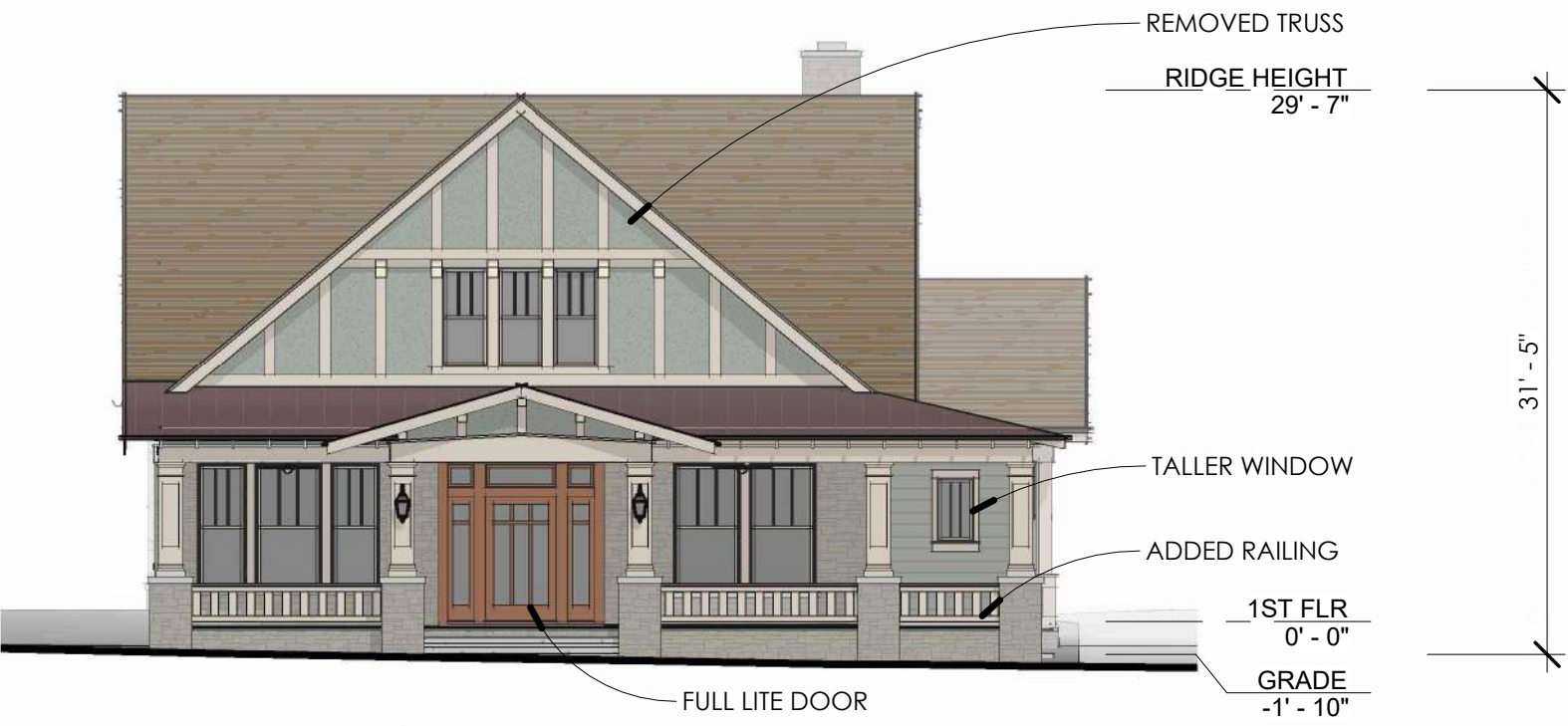
SCHEMATIC SITE PLAN

1" = 20'-0"

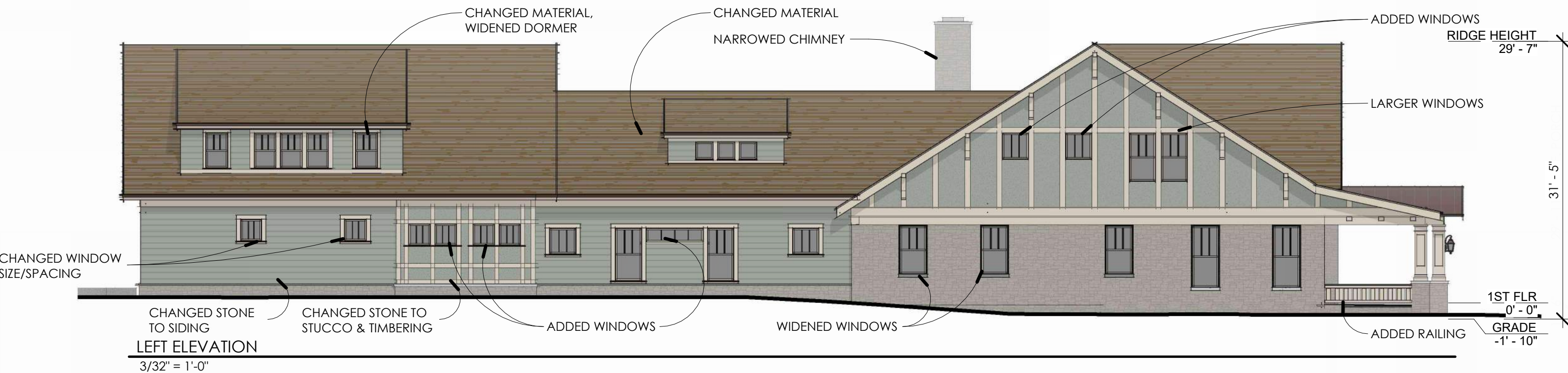
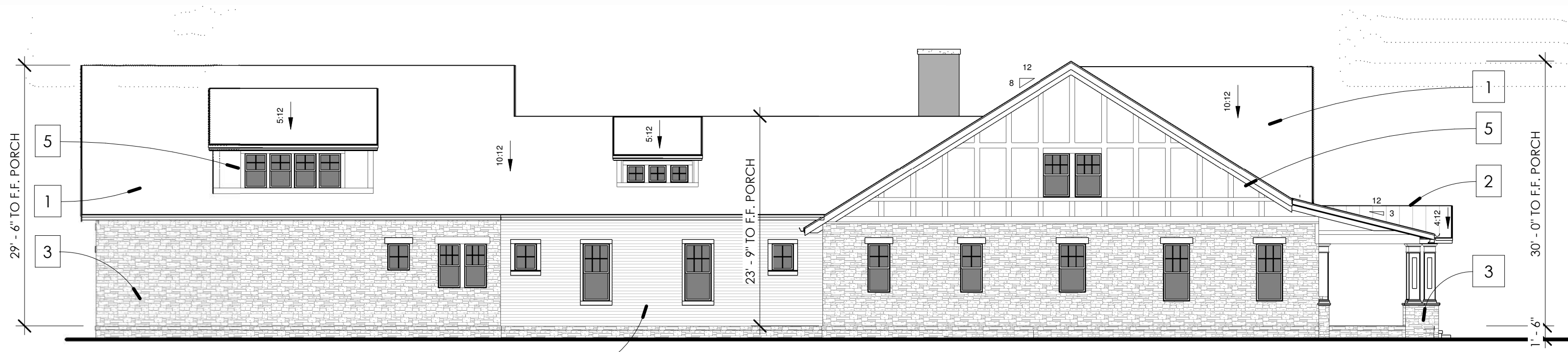
COA SUBMITTAL

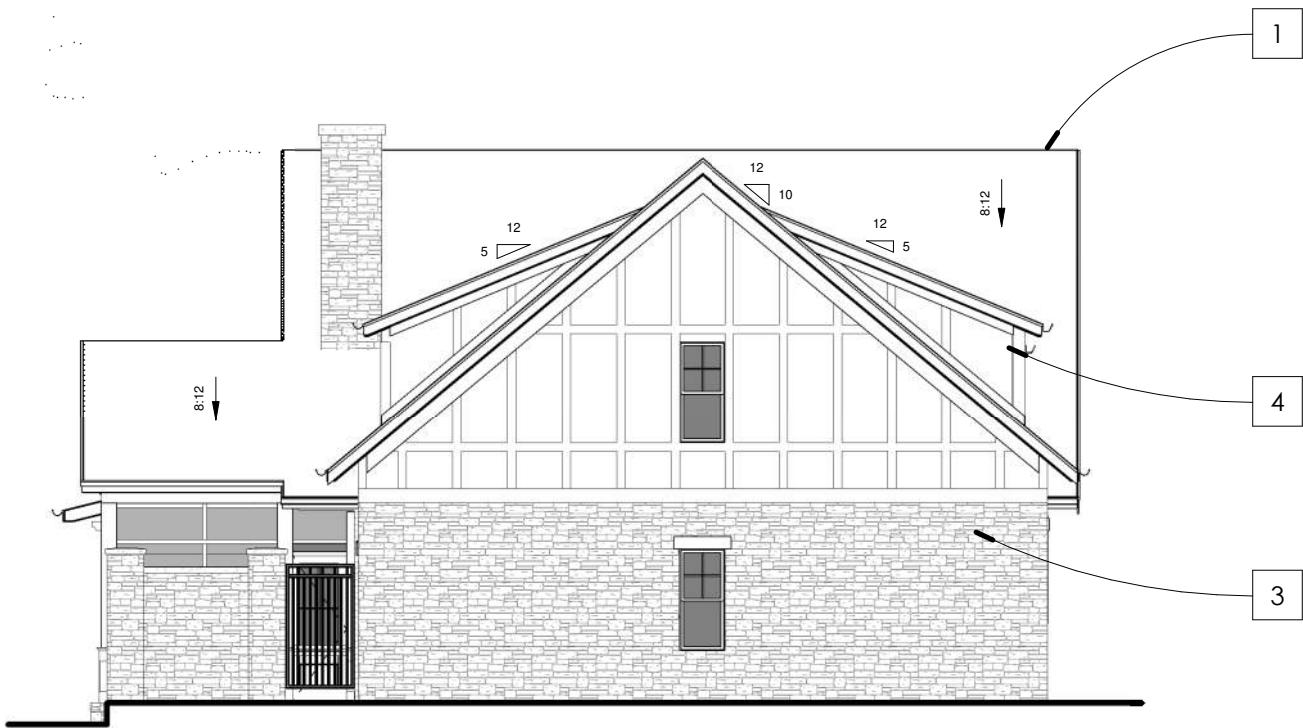
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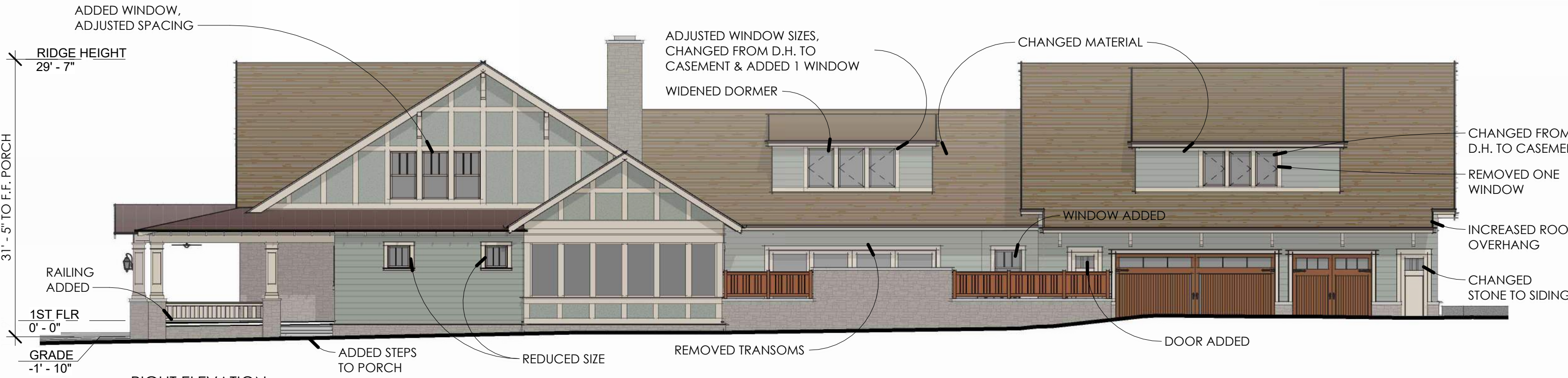
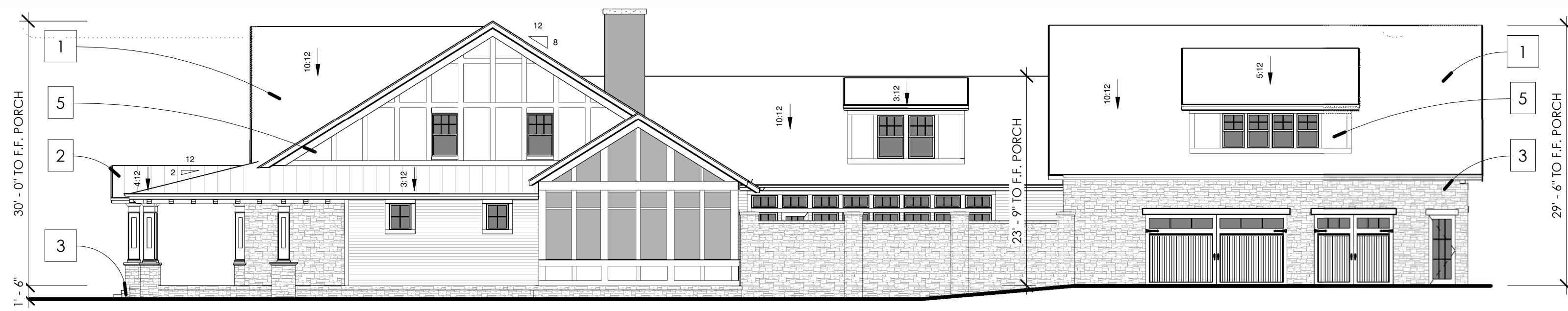
03/22/24



FRONT ELEVATION
3/32" = 1'-0"







RIGHT ELEVATION
3/32" = 1'-0"



File #: 21-06410

DATE: March 28, 2024
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Alterations At 1839 William Campbell Ct. (Historic Magnolia Hall Subdivision Lot 4); Jennifer Lombard, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the previously approved facade at 1839 William Campbell Ct.

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

PROJECT INFORMATION:
COF Project Number: 8201
Applicant: Jennifer Lombard
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

BACKGROUND:
This application proposes alterations to the Tudor-inspired house on Lot 4 in the Magnolia Hall Subdivision. The COA for this house was approved and issued in July of 2023. Within the application, the proposed changes are called out on each façade. The massing, height, scale, and size of the building have not changed. The applicant is fine-tuning the designs and elements found on the house. The application recently attended the March Design Review Committee meeting and incorporated the feedback from the commission into the application.

Front Elevation:
The application proposes the following changes to the front Elevation:

- Removed a bracket from the dormer
- Changed several of the designs of the windows
- Updated the columns
- Removed the porch railings
- Changed a window to utilize a rounded top design
- Removed a decorative truss
- Adjusted the gable height and width

- Added a light fixture above the entrance

The proposed changes to the front elevation contribute to the architectural detailing and in keeping with the Tudor style. These proposed alterations complement and do not visually compete with the character of Historic Magnolia Hall.

Left Elevation:

The application proposes the following changes on the left elevation:

- Removed brackets at the gables
- Incorporated half-timbering
- Changed the material of the columns
- Changed the design of the windows
- Changed the siding from lap siding to brick
- Increased the roof pitch

The proposed changes are located on an elevation that becomes less readily visible from public view as it moves toward the back of the house. The 3-D renderings within the application show the visibility of the sides of the buildings. The Guidelines are generally more flexible for rear elevations than for elevations that are readily visible.

Rear Elevation:

The following items are proposed on the rear elevation:

- Incorporated half-timbering
- Added a window
- Shifted a window

These changes are minimal and located on a façade that will not be readily visible. These proposed changes are in keeping with the architectural style and do not detract from the nearby historic home.

Right Elevation:

The following items are proposed on the right elevation:

- Incorporated half-timbering
- Added a door by the garage door
- Reduced the gable width
- Added a dormer and windows
- Changed the material on the courtyard wall to utilize stone and iron
- Added a chimney
- Enclosed a porch with screening
- Removed a bracket in the gable
- Reduced the window height

Overall, the architecture of this home complements the Historic Magnolia Hall and does not compete with or detract from it. The applicant has proposed many changes that are refining the house with the addition of Tudor-style detailing that are positive changes. The proposed changes are located on a

façade that becomes less visible, making change occur more easily and appropriate. The applicant has incorporated feedback into the courtyard fence design and utilized stone that is seen elsewhere on the house.

The Guidelines state that new windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or “doublesash”) appearance. Casement windows are commonly seen within Tudor-inspired buildings, so this change is appropriate within the Guidelines.

RECOMMENDATION:

Staff recommends approval of this application with the following conditions:

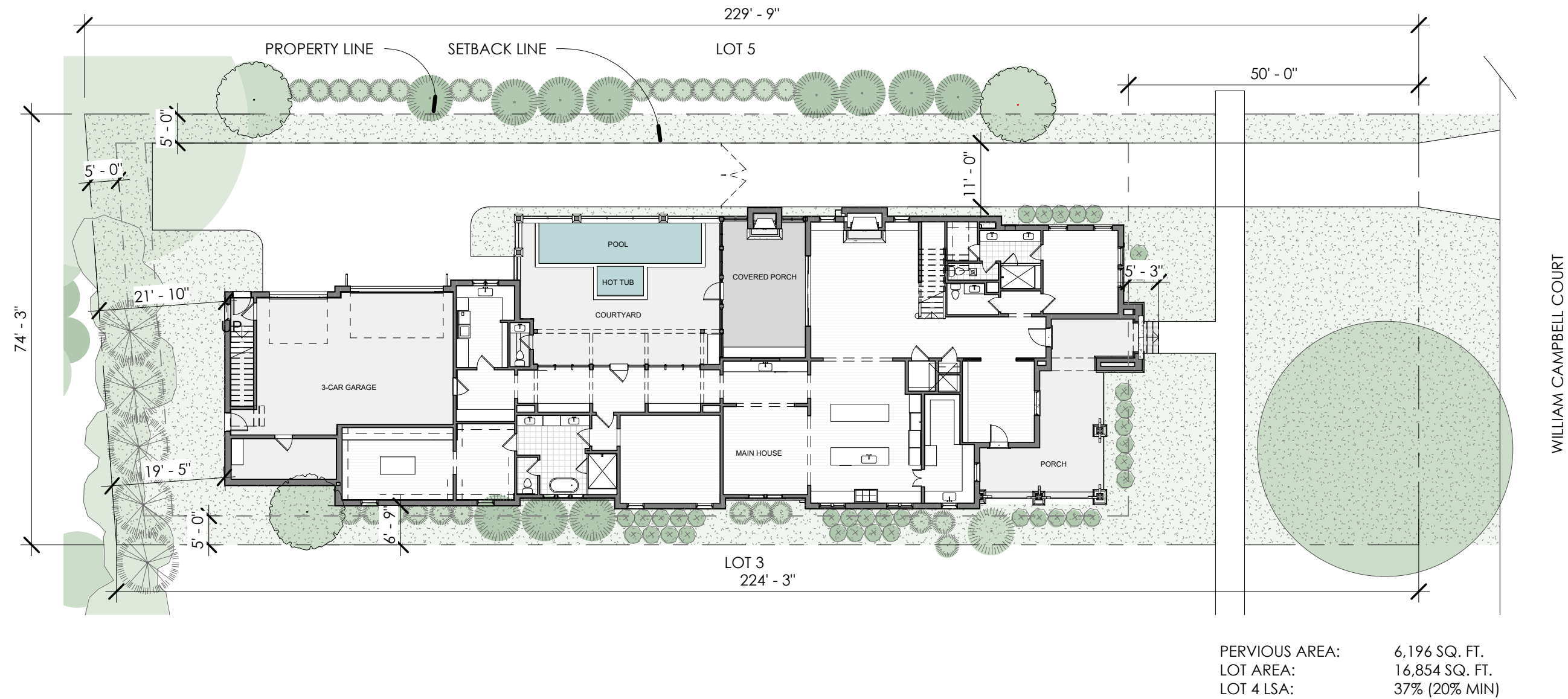
1. The windows must have a historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window and garage door specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
2. The application must meet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



SITE PLAN

MAGNOLIA HALL - LOT 4

1839 WILLIAM CAMPBELL CT
FRANKLIN, TN



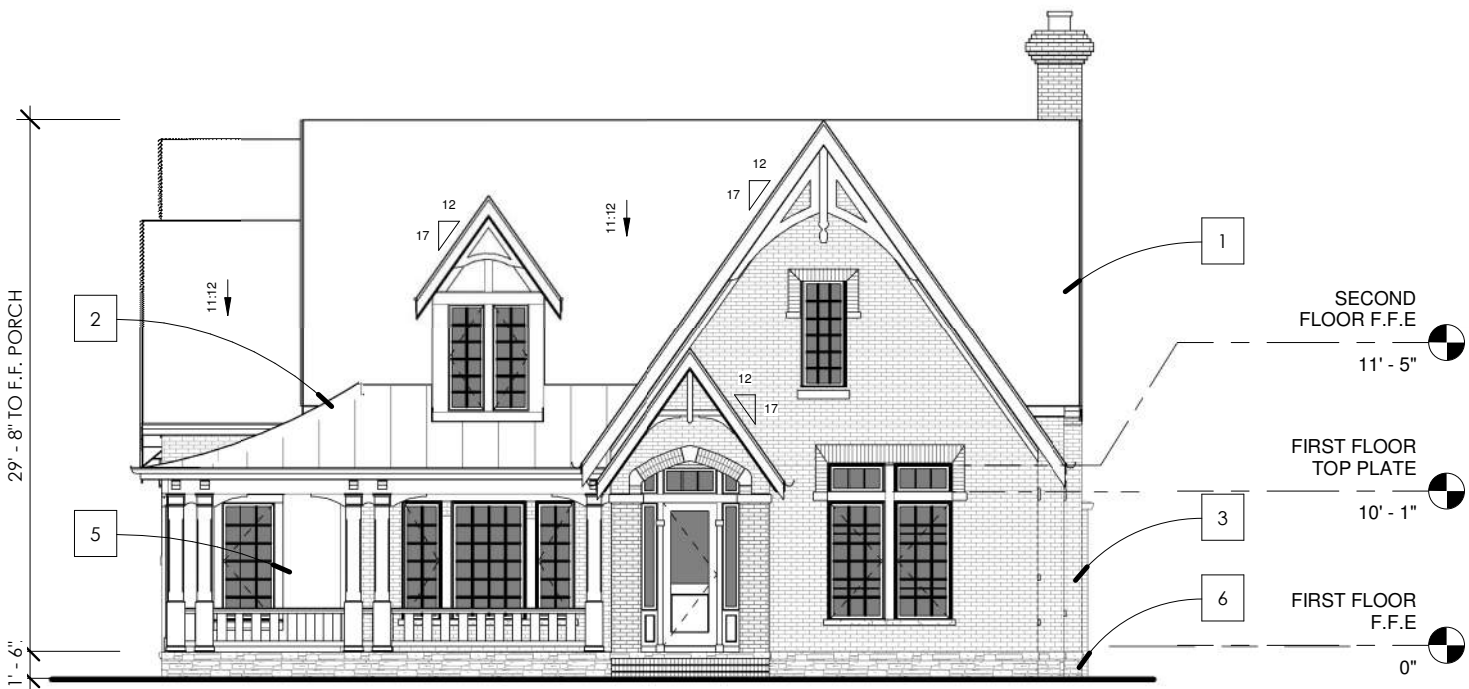
SCHEMATIC SITE PLAN

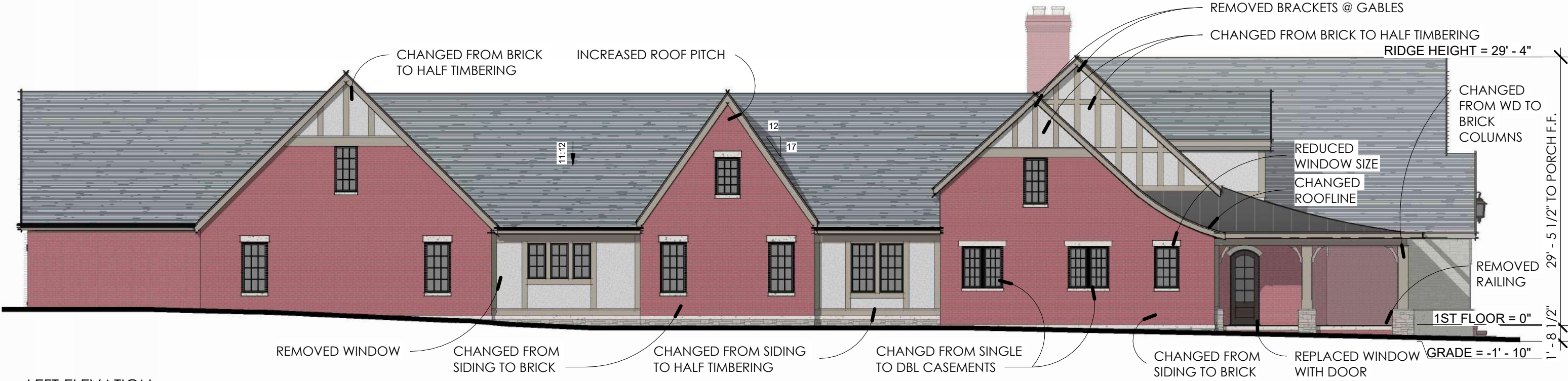
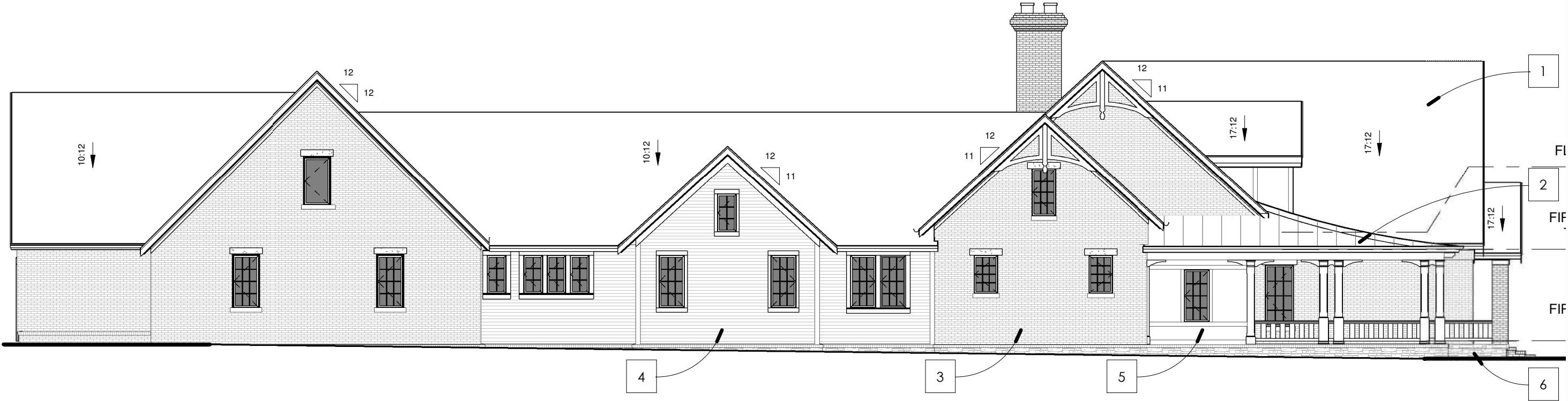
1" = 20'-0"

COA SUBMITTAL

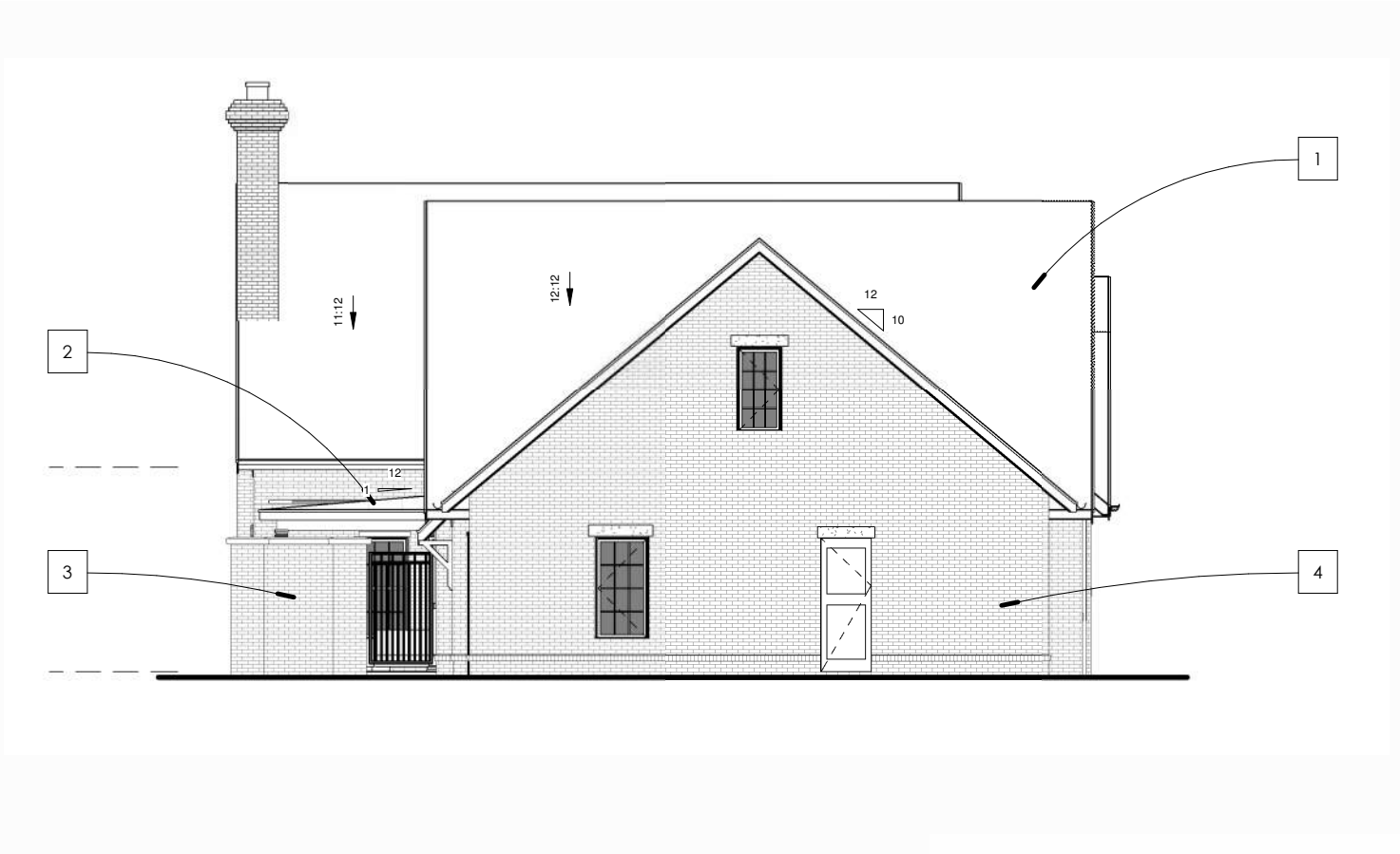
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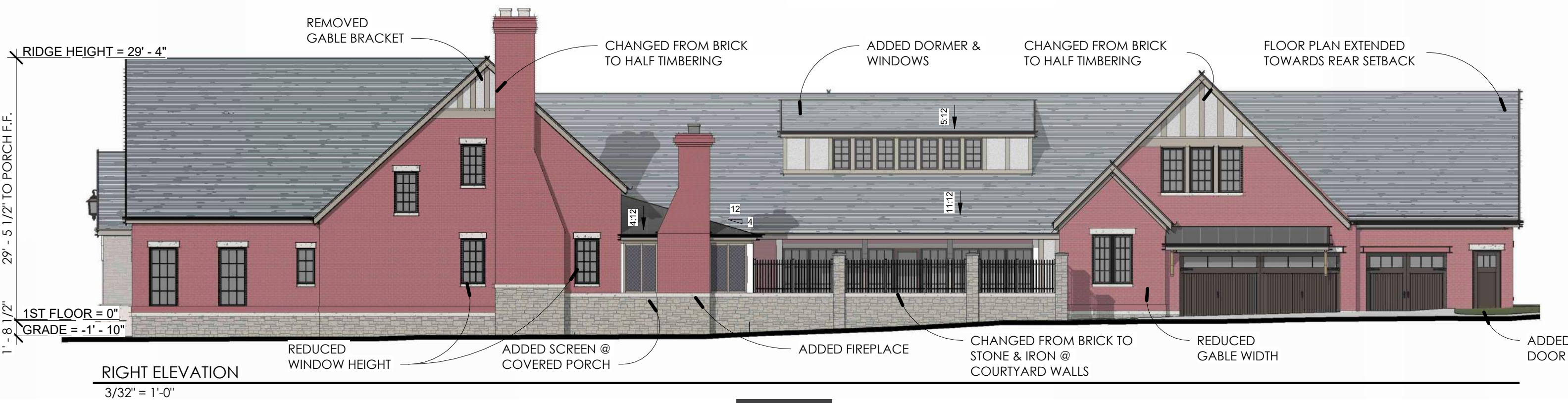
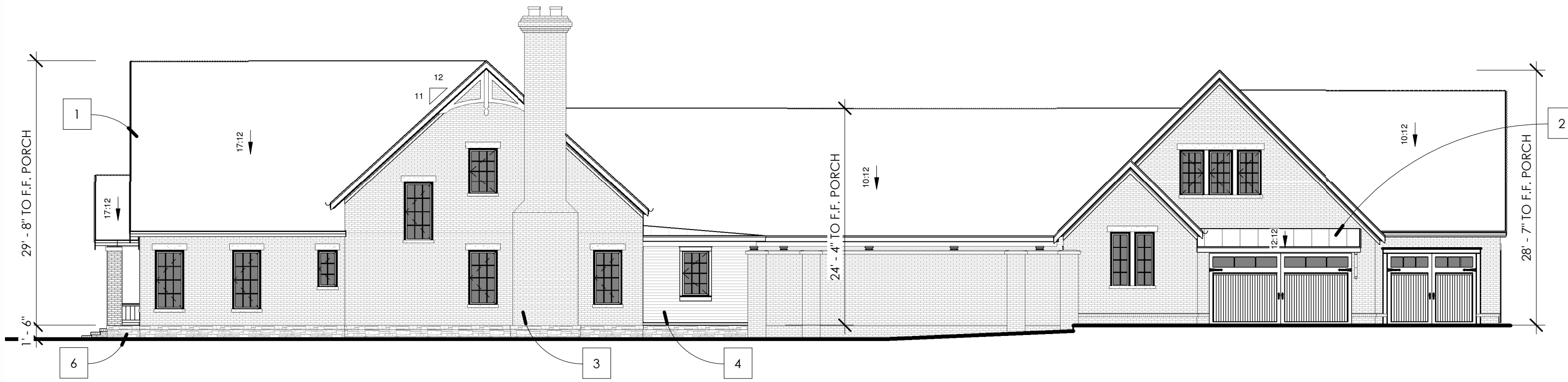
03/22/24





LEFT ELEVATION
3/32" = 1'-0"







File #: 21-06411

DATE: March 28, 2024
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:

Consideration Of Alterations At 1841 William Campbell Ct. (Historic Magnolia Hall Subdivision Lot 5); Jennifer Lombard, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the previously approved facade at 1841 William Campbell Ct.

APPLICABLE DESIGN GUIDELINES:

2016 Historic District Design Guidelines:
Residential Guidelines: Principal Infill (p. 66-69)

PROJECT INFORMATION:

COF Project Number: 8307
Applicant: Jennifer Lombard
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

BACKGROUND:

The proposal includes alterations to the Queen Anne-inspired house on Lot 5 in the Magnolia Hall Subdivision. The COA for this house was approved and issued in December of 2023. Within this application, the proposed changes are called out on each façade. The massing, height, scale and size of the building have not changed. The applicant is fine-tuning the designs and elements found on the house. Feedback from the March Design Review Committee meeting was incorporated into this application.

Front Elevation:

The application proposes the following changes to the front Elevation:

- Added decorative shingle siding to the gable above the entrance

The proposed changes to the front elevation contribute to the architectural detailing and in keeping with the Queen Anne style. The application also included a rendering of the proposed porch spindles and column configuration. These proposed alterations complement and do not visually compete with the character of Historic Magnolia Hall.

Left Elevation:

The application proposes the following changes to the left elevation:

- Added siding on the side of the porch roof
- Reduced the amount of shingle siding on the rear gable
- Increased the height of the rear gable
- Reduced the window height of the window in the rear gable
- Added a window

The proposed changes are located on an elevation that becomes less readily visible from public view as it moves toward the back of the house. The 3-D renderings within the application show the visibility of the sides of the buildings. The Guidelines are generally more flexible for rear elevations than for elevations that are readily visible.

Rear Elevation:

The following items are proposed on the rear elevation:

- Reduced the amount of shingle siding
- Removed a window

These changes are minimal and located on a façade that will not be readily visible. These proposed changes are in keeping with the architectural style and do not detract from the nearby historic home.

Right Elevation:

The following items are proposed on the right elevation:

- Adjusted the courtyard wall design
- Adjusted the window configurations

Overall, the architecture of this home complements the Historic Magnolia Hall and does not compete with or detract from it. The applicant has proposed many changes that are refining the house with the addition of Queen Anne-style detailing, which are positive changes. The proposed changes are located on a façade that becomes less visible, making change occur more easily and appropriate.

RECOMMENDATION:

Staff recommends approval of this application with the following conditions:

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

RENDERINGS

MAGNOLIA HALL LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN



FRONT FROM STREET



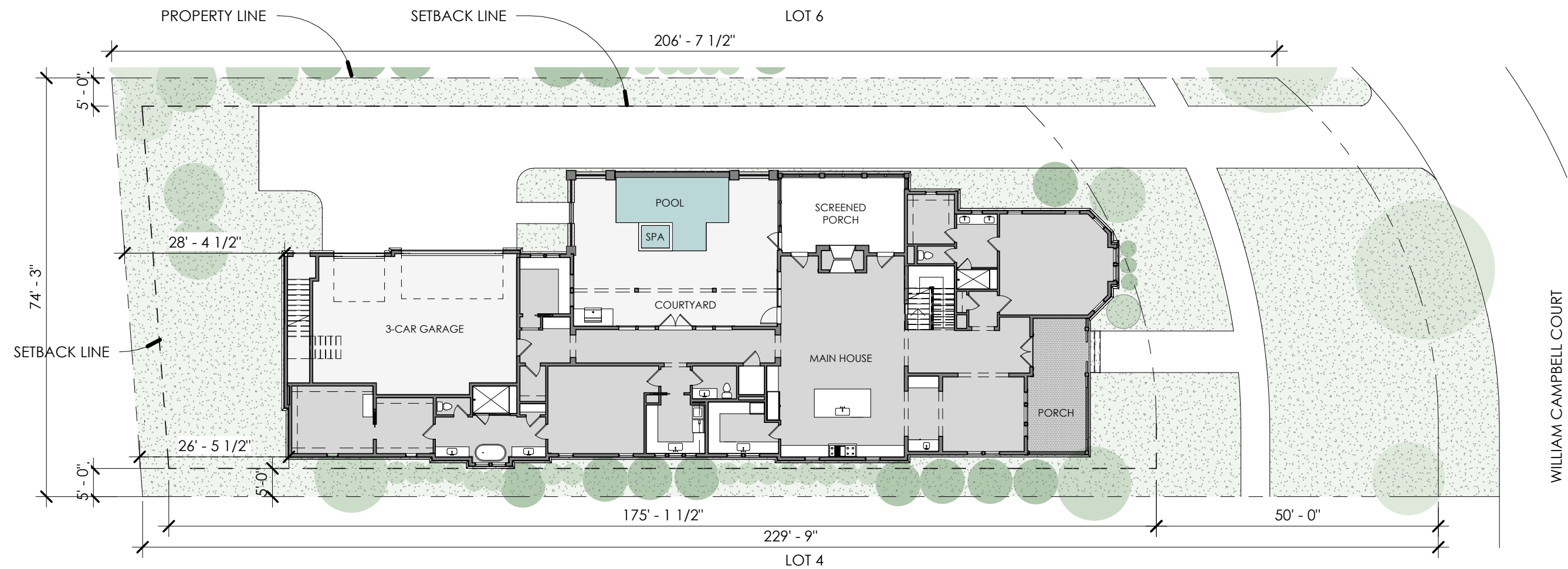
LEFT SIDE FROM STREET



VIEW FROM DRIVEWAY



RIGHT SIDE FROM STREET



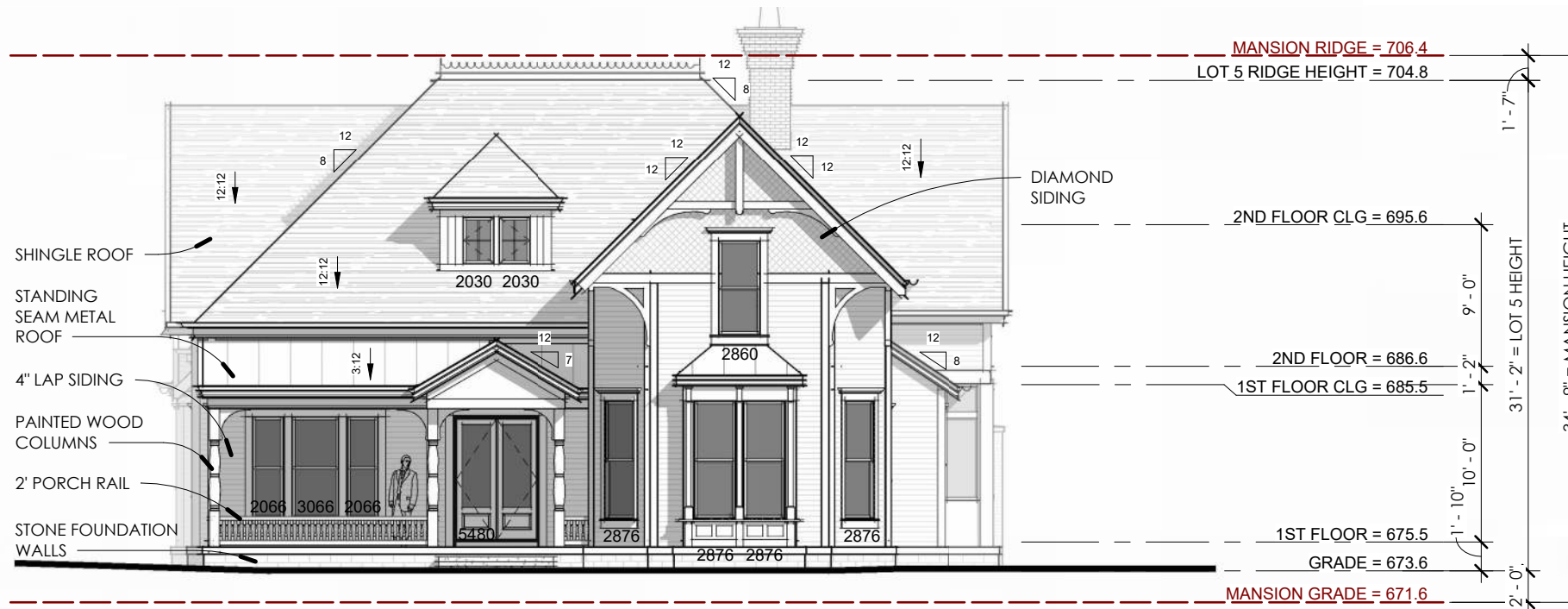
PERVIOUS AREA: 7,184 SQ. FT.
LOT AREA: 16,726 SQ. FT.
LOT 5 LSA: 43% (20% MIN.)

SCHEMATIC SITE PLAN
1" = 20'-0"

ELEVATIONS

MAGNOLIA HALL LOT 5

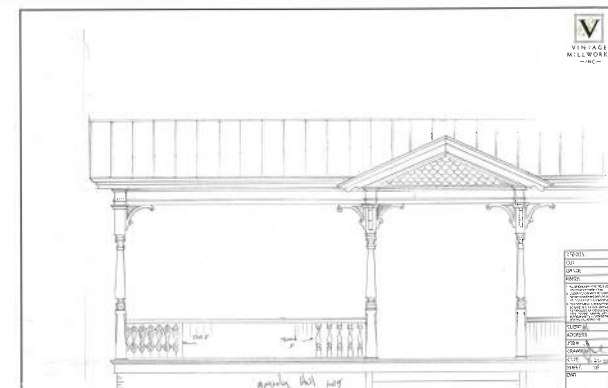
1841 WILLIAM CAMPBELL CT
FRANKLIN, TN



FRONT ELEVATION



FRONT ELEVATION

$$3/32'' = 1'-0''$$


PROPOSED PORCH COLUMN/ENTRY DETAIL

COA SUBMITTAL

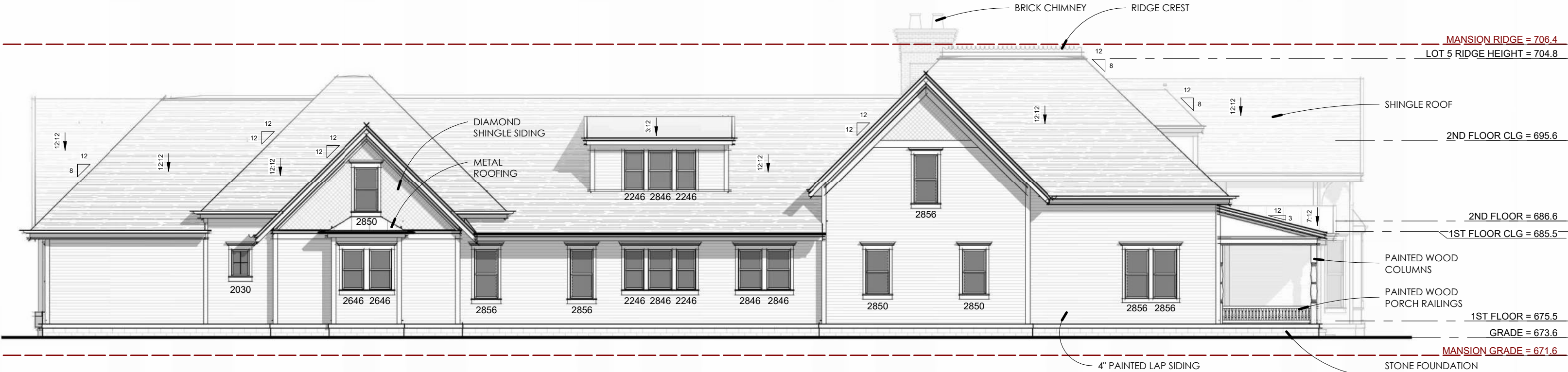
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03/22/24

ELEVATIONS

MAGNOLIA HALL LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN



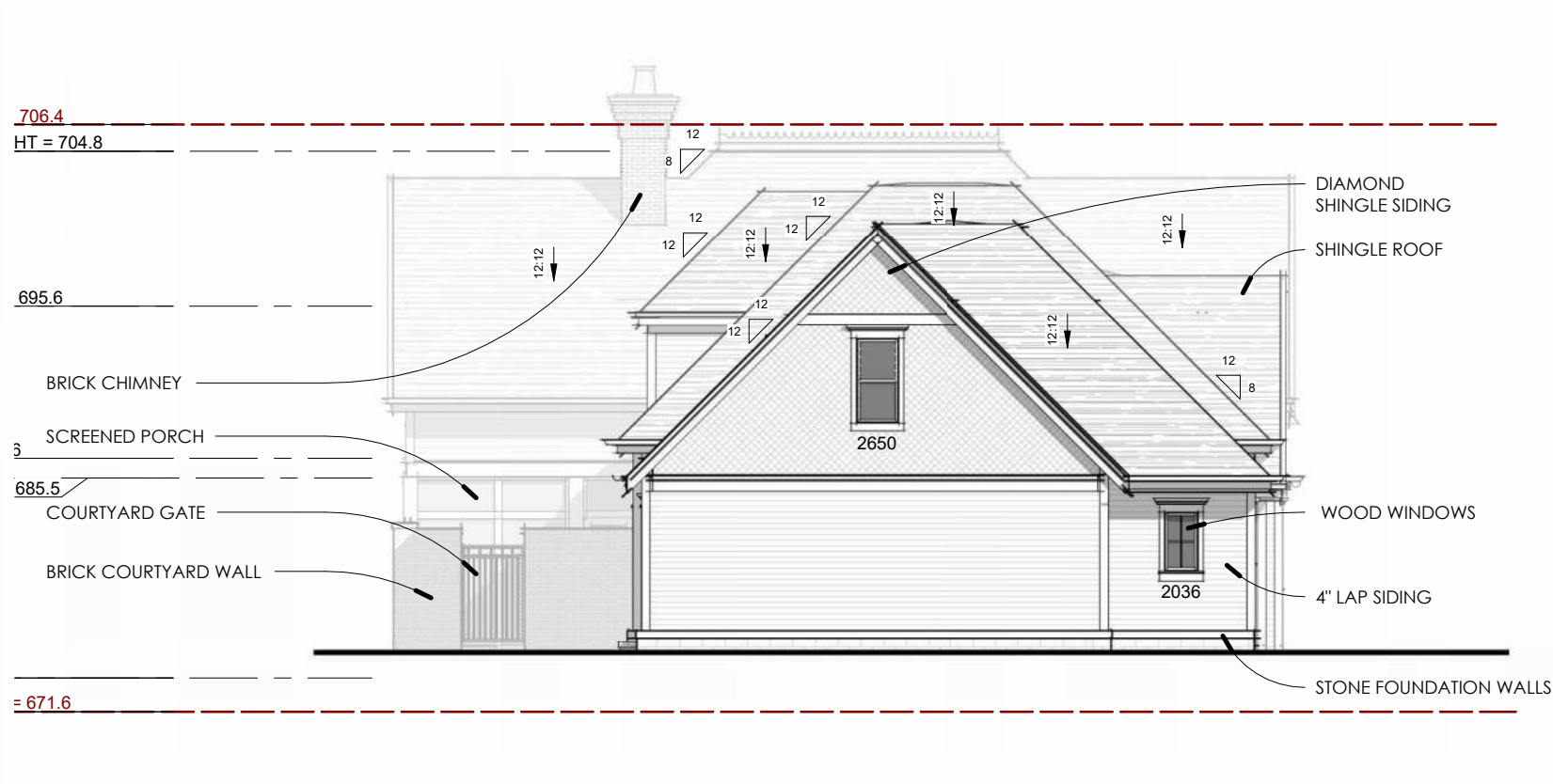
LEFT ELEVATION

$$3/32'' = 1'-0''$$

COA SUBMITTAL

906

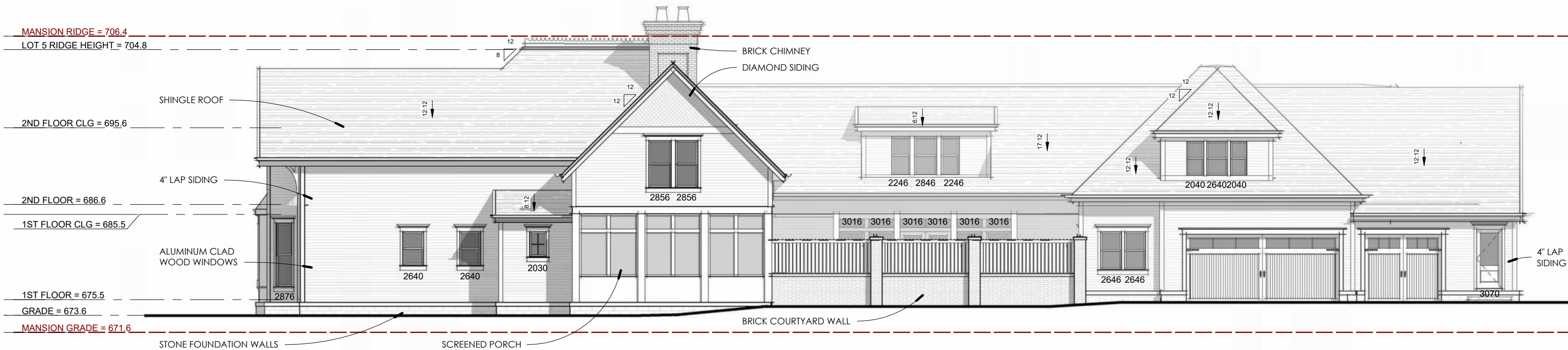
03/22/24



ELEVATIONS

MAGNOLIA HALL LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN



COA SUBMITTAL

906

03/22/24



File #: 21-06412

DATE: March 28, 2024
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Site Alterations (Bollards) At 230 Franklin Rd.; Greg Gamble, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of seven bollards in front of the main entrance to buildings 3 and 11 at the Factory Campus.

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

PROJECT INFORMATION:
COF Project Number: 8254
Applicant: Greg Gamble
Owner: Factory Partners, LLC

BACKGROUND:
The proposal came before the March Design Review Committee, and feedback was incorporated into the submittal for this Certificate of Appropriateness (COA).

At the main entrance to the Factory facing Franklin Road (located at buildings 3 and 11) the application proposed to install seven bollards to divide the sidewalk and the vehicle drop-off zone. The concrete bollards will be spaced approximately 25' apart from each other and will be 12" in diameter and 30" in height.

While the Design Guidelines do not directly address the installation of bollards, staff applied the Site and Setting Chapter to this application. 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.

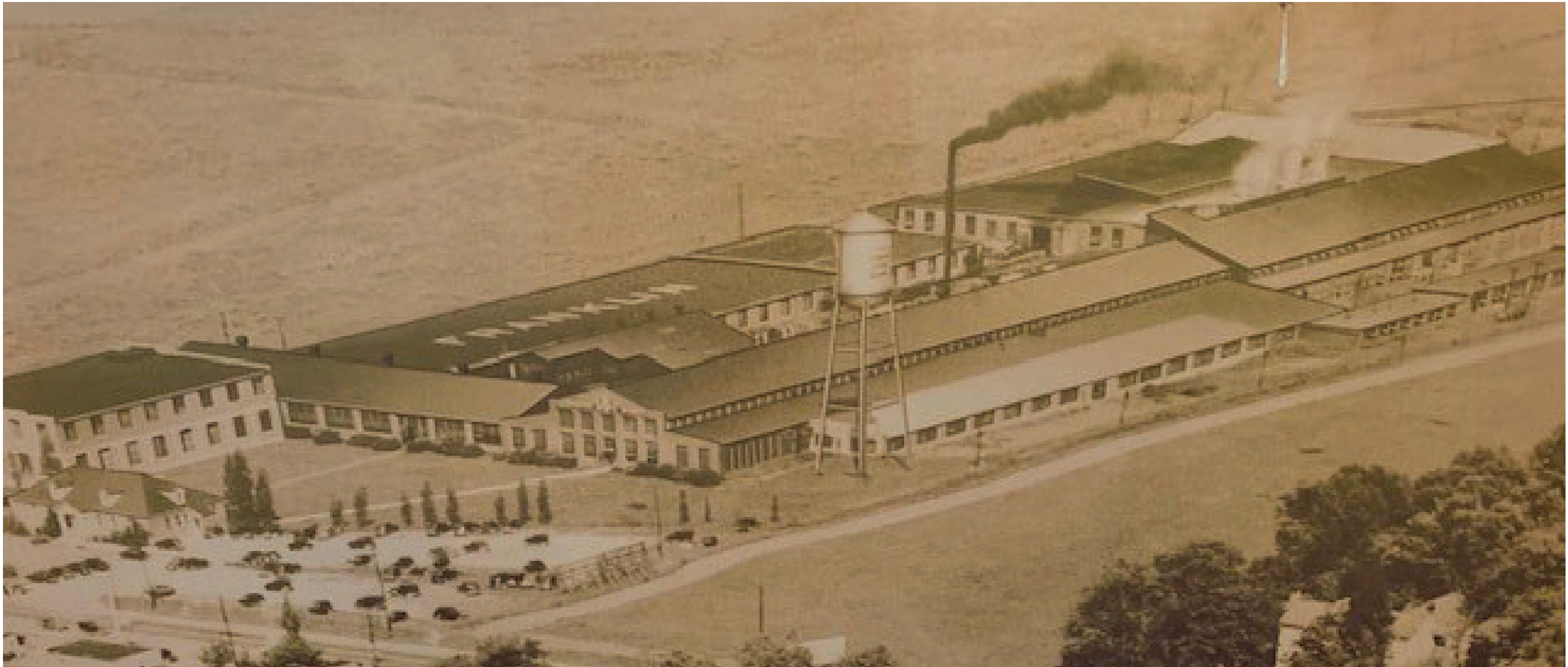
While the bollards are not placed in a location that is not visible from the street, they appear to be a similar material and color as the pavers in front of the main entrance, which would meet the guideline

of the alteration not detracting or overwhelming the building/site. The bollards are minimal in height and can protect pedestrian areas and buildings from vehicles. Per an engineering review of this application, the bollards shall be placed within the pedestrian sidewalk behind the curb line and not within the vehicular travel path in front of the curb.

RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. The bollards must be placed behind the curb line and not within the vehicle path.
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.



THE FACTORY

FRANKLIN, TN

HZC MEETING

03/22/2024

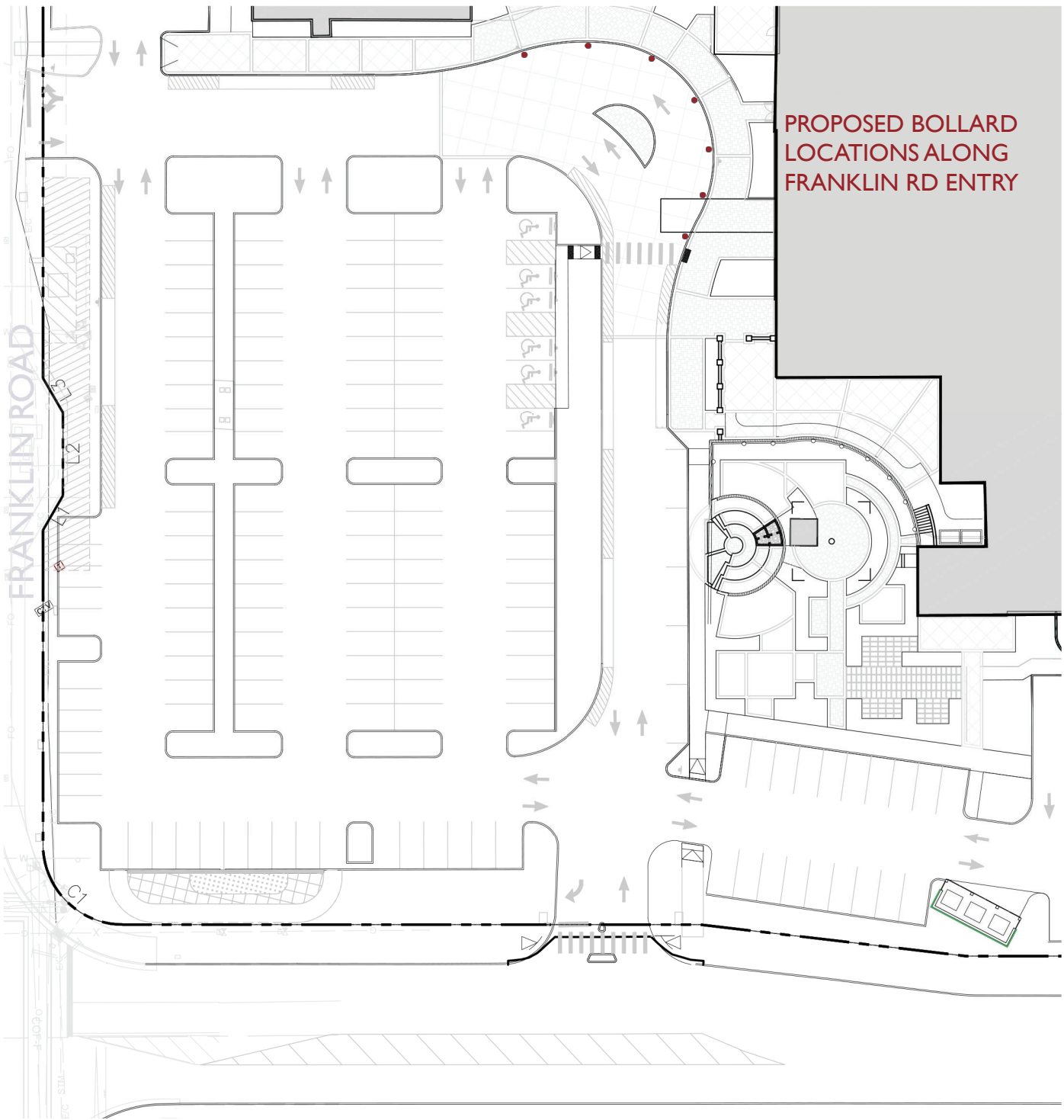
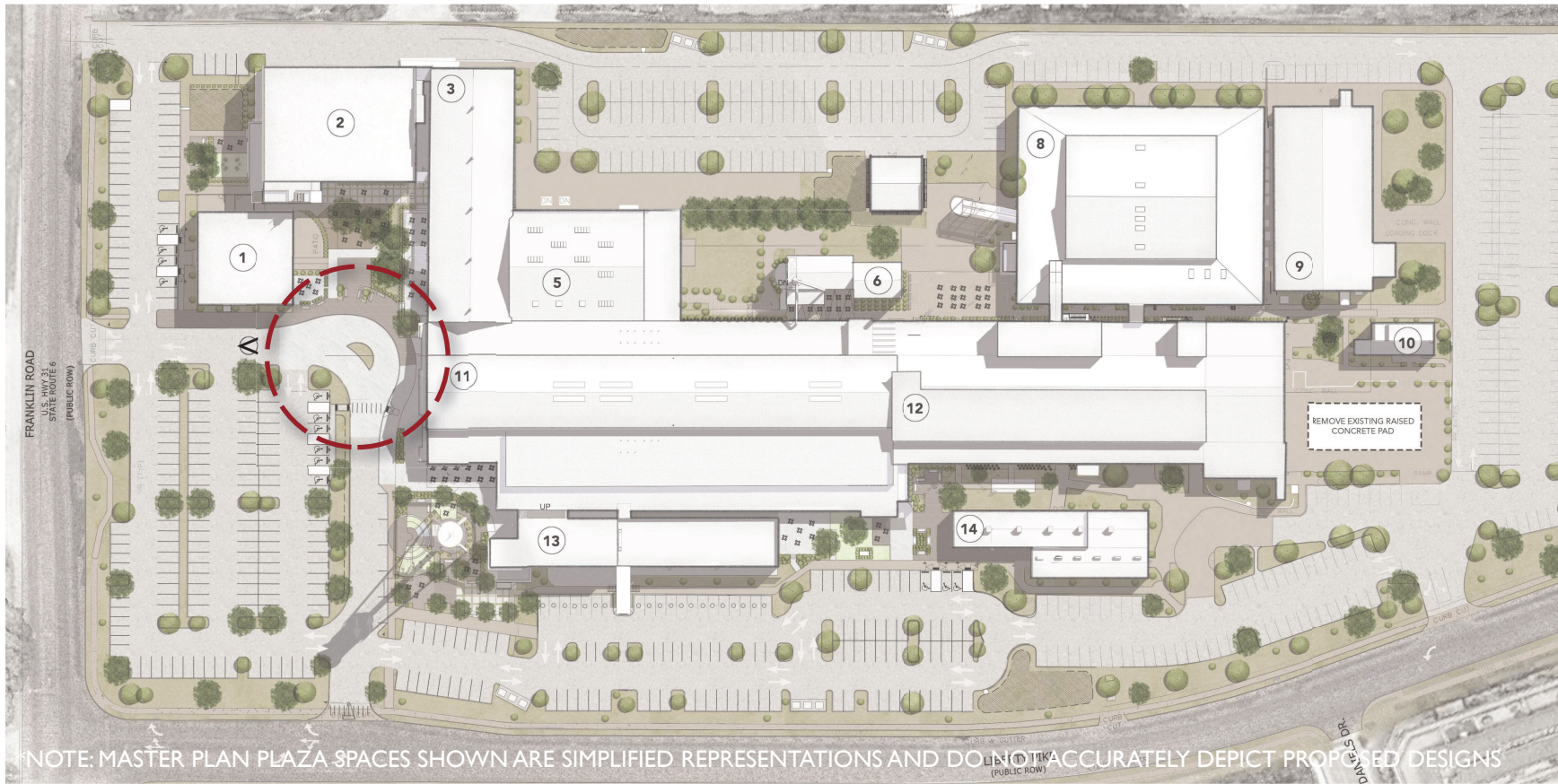


HOLLADAY
PROPERTIES



CENTRIC
ARCHITECTURE

Kimley»Horn





File #: 21-06413

DATE: March 28, 2024
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:

Consideration Of Preliminary Historic Zoning Commission Recommendation For Conceptual Subdivision Revision (Bousquet Place/The Hill Property) Proposed At 405 5th Ave. N.; Greg Gamble, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a revision to a proposed development plan that received a preliminary Historic Zoning Commission Recommendation in August 2023. The Historic Zoning Commission (HZC) provides preliminary recommendations to other City review bodies on development applications in the Historic Preservation Overlay (HPO), where certain contextually sensitive design features become entitled prior to Certificate of Appropriateness (COA) review. The Historic District Design Guidelines (Guidelines) are used by the HZC to consider exterior alterations that may affect the historic integrity and context of properties within the HPO.

APPLICABLE DESIGN GUIDELINES:

2022 Historic District Guidelines:
Chapter 2: New Residential Buildings

PROJECT INFORMATION:

COF Project Number: 8261
Applicant: Greg Gamble
Owner: City of Franklin

BACKGROUND:

The development is proposed along 5th Avenue N., near its southeast intersection with 3rd Avenue North, which borders the historic Toussaint L'Overture Cemetery and the Mt. Hope Cemetery. One multiplex building (with four units) and one townhouse building (with five units) are proposed within the HPO boundaries. Additional townhomes and multiplexes are proposed outside of the HPO and are not under review by the HZC. The buildings within the HPO have received a Preliminary Historic Zoning Commission Recommendation. The revision within this application involves emergency access for the development out of the floodplain.

The application appeared before the Design Review Committee during its March meeting to discuss the proposal of the emergency access going through the historic buffer. The applicant discussed the

different routes that were explored and how they were not feasible as it involved removing historic columns at the Mt. Hope Cemetery or purchasing land and demolishing a shed from the Pleasant Valley Primitive Baptist Church. This route follows an existing route that was previously utilized on the property and is the only remaining feasible option for emergency vehicles to access the development. The proposed 12' asphalt access driveway will be close to the edge of the historic Toussaint L'Overture Cemetery.

The subject property is immediately adjacent to the Toussaint L'Overture County Cemetery, which is listed on the National Register of Historic Places (NRHP) for significance in African American history. The Toussaint L'Overture County Cemetery, represents one of the few historic remnants of African American ethnic identity in the community from the latter half of the nineteenth century. The cemetery has served and continues to serve the community, with the oldest interment occurring in December 1869 and the most recent in March of 1995. The period of significance for the cemetery is from 1869 to 1945. It is also the oldest African-American site in Franklin, Tennessee that has been in continuous use.

The naturalistic screening for a historic resource edge treatment is intended to create a year-round visual obstruction and significant spatial separation between the historic resource setting and the new development or redevelopment. The naturalistic screening edge treatment provides an opaque screen of evergreen trees mixed with existing vegetation along the common boundaries of the historic resource site and the site of the new development or redevelopment. This type of edge treatment is the most effective/highest level of year-round screening within the Zoning Ordinance to protect the viewshed of the historic resource.

Due to the significance of the adjacent cemeteries, the importance of maintaining the historic buffer has been discussed at length during previous DRC meetings. The applicant has provided an updated rendering showing a perspective from the Toussaint Cemetery looking toward the development and how the buffer will be 3-5 years after the trees have been planted. While the impact of the new driveway is minimal, the tree foliage will increase yearly to fully camouflage/screen the emergency access and development.

RECOMMENDATION:

The HZC should make a preliminary recommendation to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen as to whether the proposal could ultimately meet the Historic District Design Guidelines. Staff recommends preliminary approval of the revision with the following condition:

1. Following development plan review and approval, the proposal shall be submitted for a Certificate of Appropriateness application prior to Site Plan approval.

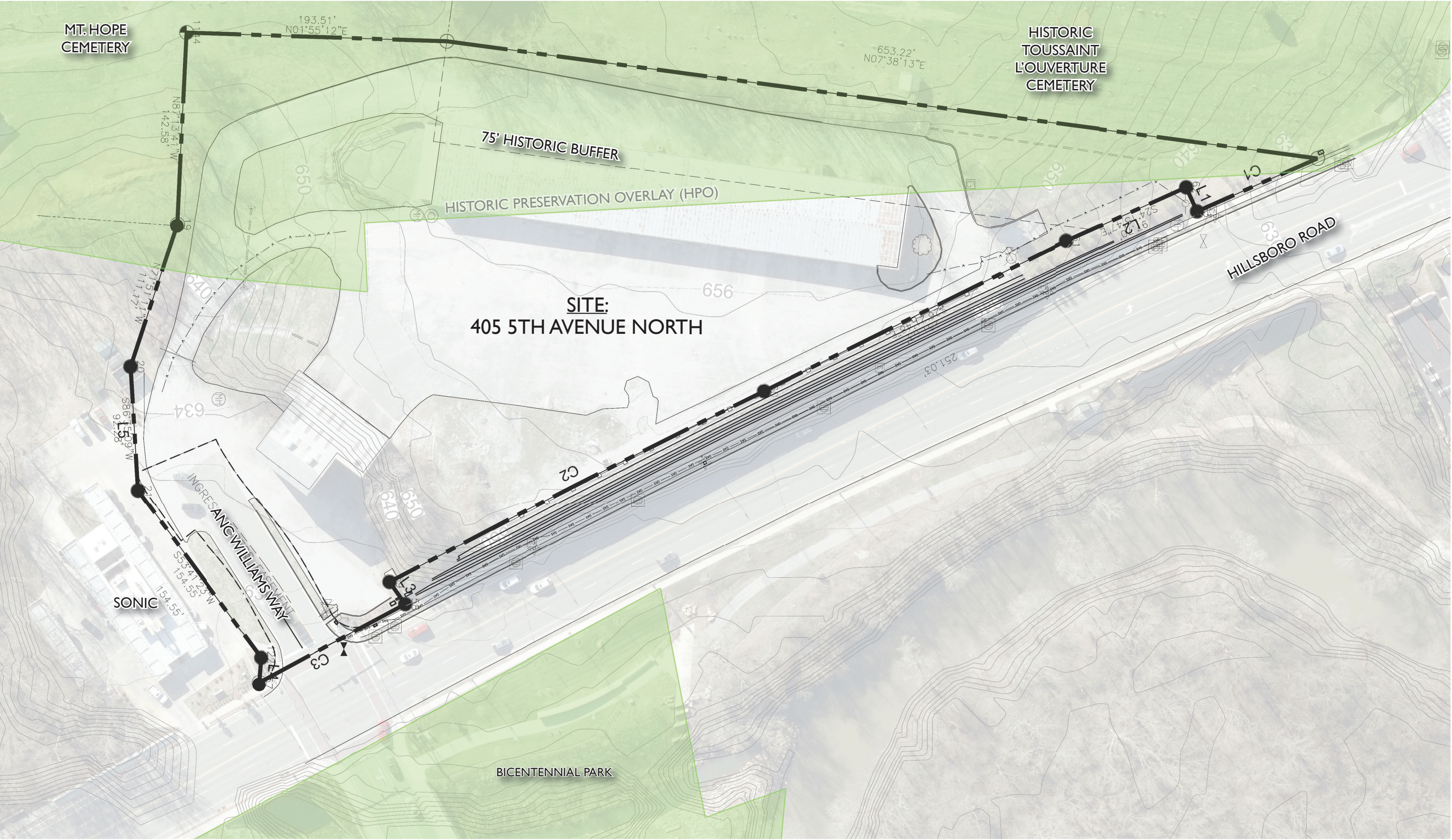


BOUSQUET PLACE

405 5TH AVENUE NORTH
FRANKLIN, TN

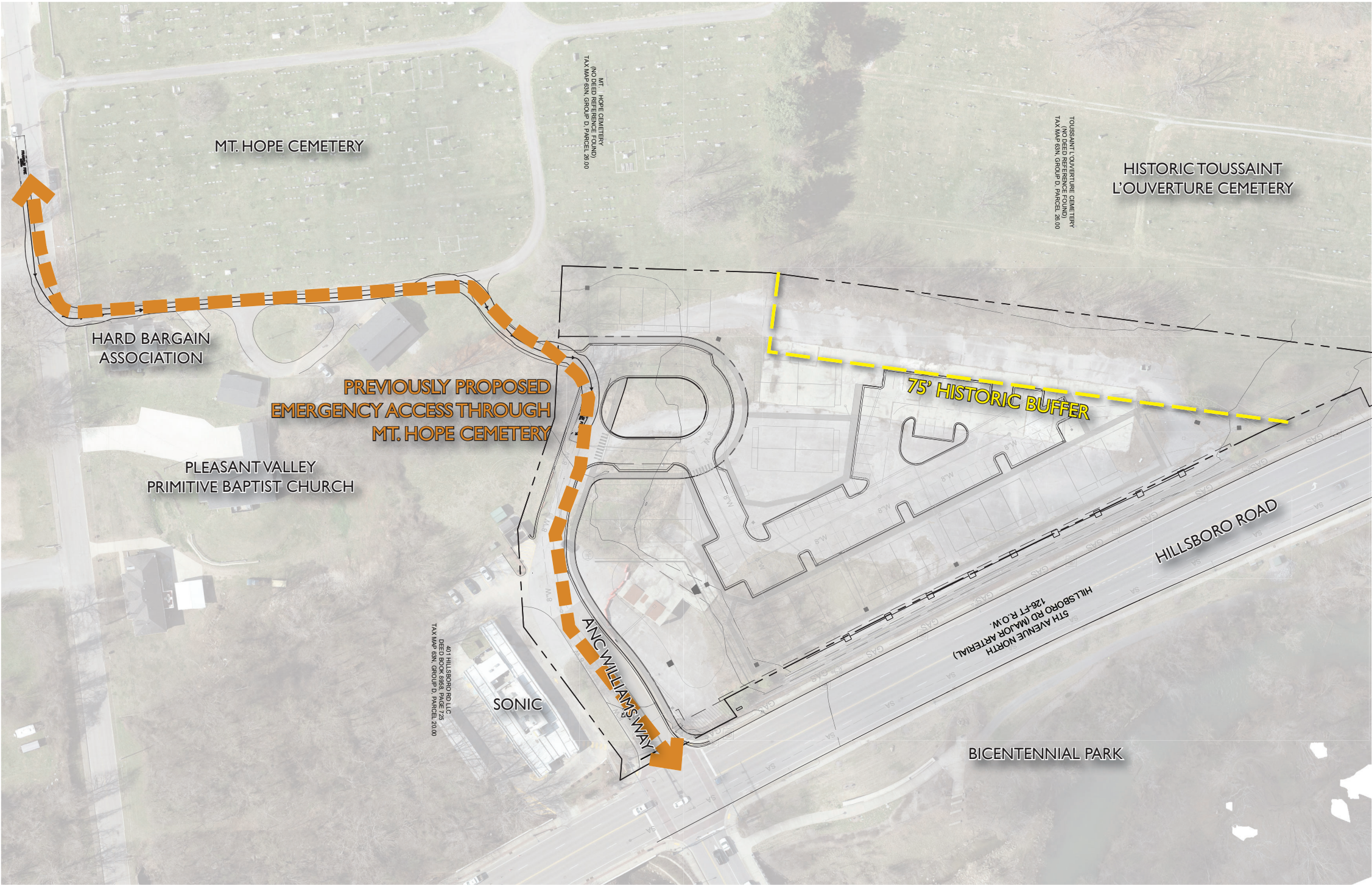
HZC SUBMITTAL 03/22/2024





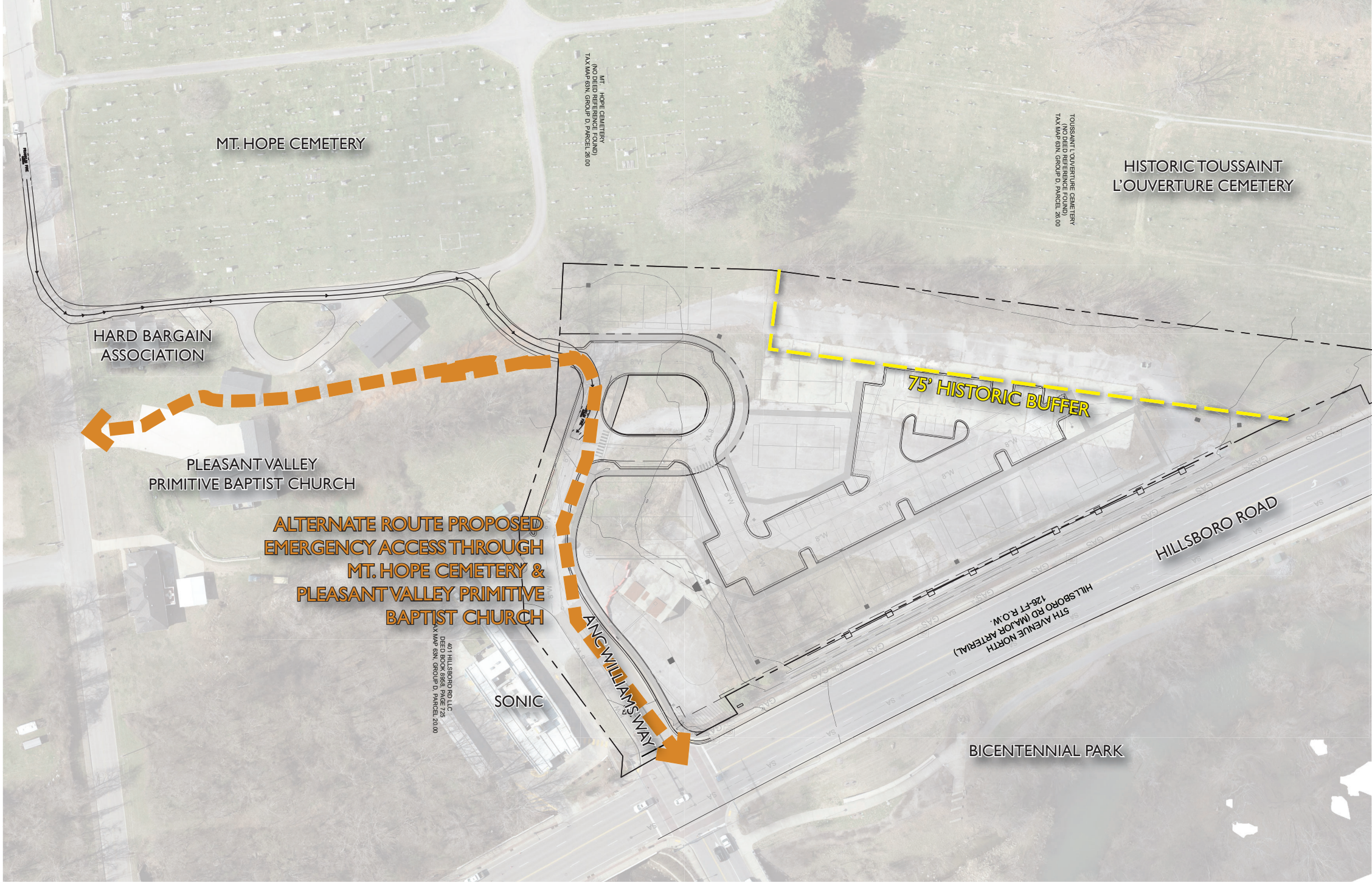
EMERGENCY ACCESS EXPLORATIONS:

Previous access would require removing existing historic columns at entrance to Mt. Hope Cemetery to allow clearance for emergency vehicles.



EMERGENCY ACCESS EXPLORATIONS:

Alternative route requires purchasing property from Mt. Hope Cemetery, removing an existing shed, and disturbing existing parking at Pleasant Valley Primitive Baptist Church.



PROPOSED EMERGENCY ACCESS:

New proposed route uses historical precedent of how COF used access to Hillsboro Road.

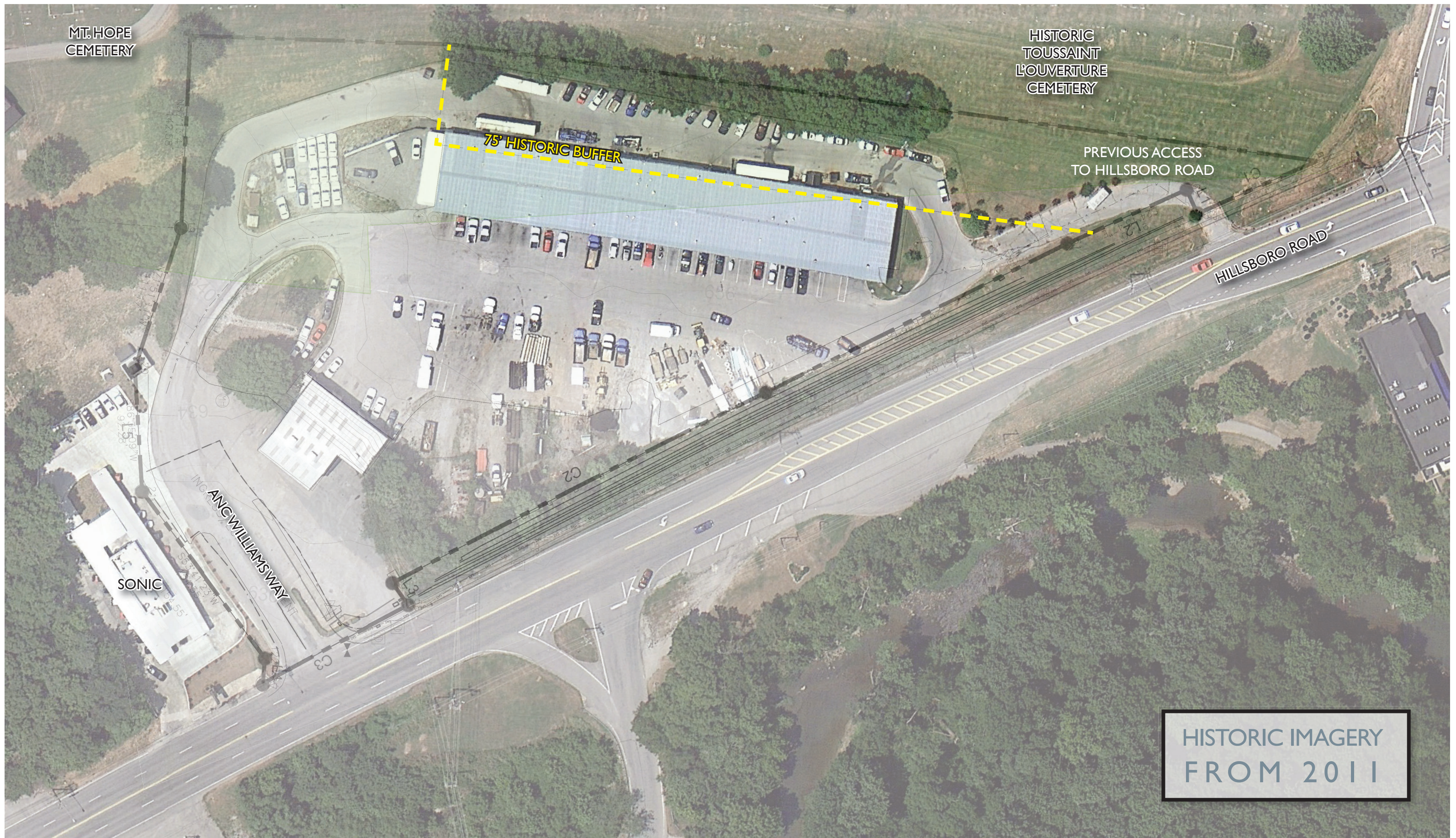
Would not require the removal of historic columns at Mt. Hope Cemetery.

Remove the additional cost of land purchase and development cost of roadway through Mt. Hope Cemetery.

Uses the 12' path as emergency access and pedestrian access through the 75' Historic Buffer.

Approx. 3,742 sf of emergency access.





BOUSQUET PLACE

PREVIOUS ACCESS CONDITION: 2011 AERIAL IMAGE:





BOUSQUET PLACE
HISTORIC BUFFER EXHIBIT - NORTHWEST VIEW





CONCEPTUAL LANDSCAPE PLAN: 75' HISTORIC BUFFER

HISTORIC RESOURCE TREATMENT TYPE: NATURALISTIC SCREENING

BUFFER PLANTING REQUIREMENTS: 1 TREE/400 SQ FT OF BUFFER

REQUIRED TREES: 108 TREES (PRIMARYLY EVERGREEN)

PROVIDED TREES: 108 TREES





BOUSQUET PLACE
HISTORIC TOUSSAINT L'OUVERTURE CEMETERY PERSPECTIVE





File #: 21-06390

DATE: March 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 (Door) At 230 Franklin Road (Building 13); David Collier, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations on building 13 at 230 Franklin Road.

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

PROJECT INFORMATION:
COF Project Number: 8228
Applicant: David Collier
Owner: David Click, Representative of Factory Partners, LLC

BACKGROUND:
The applicant received a Certificate of Appropriateness in July 2023 for the conversion of a window opening into a door opening featuring a full window grid pattern on the door and sidelight on the western end of Building 13 for a tenant space. This application proposes to utilize an aluminum storefront entry door within the steel frame that features a single pane door and a gridded sidelight.

The proposal is for an aluminum storefront door with a sidelight window with the intent to match what has been approved for other openings along this elevation of Building 13. The proposed door is a single-light door. The proposed sidelight is a five-pane sidelight that extends the historic window pattern to the ground. Previously, the Factory received approval for the conversion of window openings into door openings with this door design and a sidelight grid pattern that stopped at the foundation material break on Building 13. The COA previously issued to this applicant featured a 10-pane patterned door and a 5-pane sidelight that extended the historic window grid pattern to the ground. This proposal removes the grid pattern from the door, but maintains and extends the pattern on the sidelight to the ground.

Since a door in this location has already obtained a COA, the report will focus on addressing new entrance design. The Guidelines recommend that new entrances should have simple detailing that

complements the historic entrance. The historic window surrounding the approved door opening should be preserved and utilized. The sidelights below the foundation should be removed in order to simplify the alteration. With this adjustment, the proposed door would match what has been approved for other openings and is simple in detail so as not to detract from the historic structure.

RECOMMENDATION:

Staff recommends approval with the following conditions:

1. The historic windows above the proposed door must not be removed.
2. The sidelight window pattern should not extend below the top of the foundation material on the façade.
3. Signage was not reviewed as part of this application. Signage will need to be submitted and reviewed separately to receive a COA.
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.



HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission Certificate of Appropriateness (COA)

Address: 230 Franklin Rd. (Bldg. 13) (Franklin Road Historic District)
Applicant: David Collier
Owner: Allen Arender, Factory Partners, LLC
Project #: 8228

Type of Work: Consideration of Alterations (Window And Ramp)

Status: Approved with Conditions
(See “Approved Work Specifications” below)

Approval Date: July 10, 2023
Expiration Date: July 10, 2025 (if work has not commenced)

BACKGROUND

The applicant is requesting a Certificate of Appropriateness (COA) for the installation of a door into a window opening and a ramp at building 13 on The Factory campus at 230 Franklin Road.

APPLICABLE DESIGN GUIDELINES

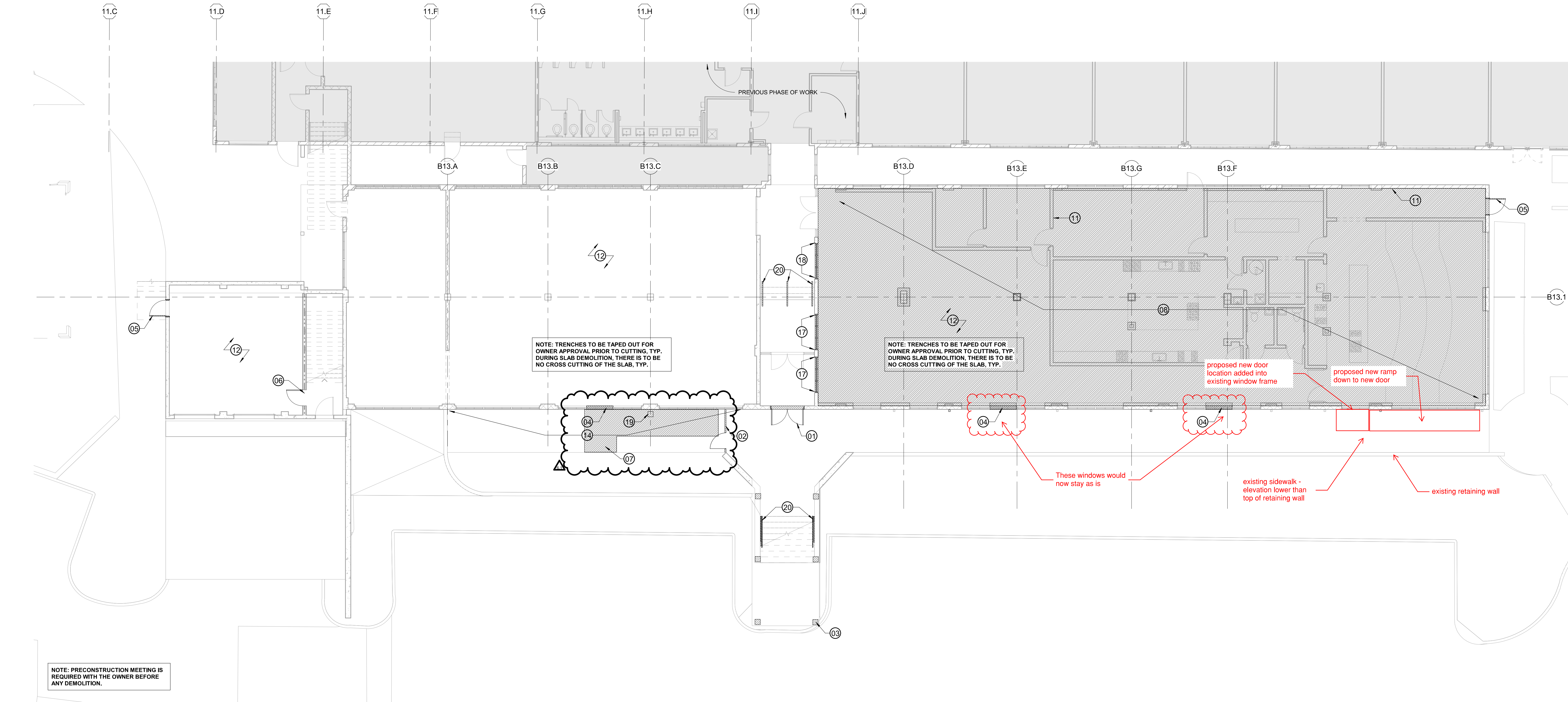
2022 Historic District Design Guidelines
Chapter 3: Commercial Buildings
Chapter 9: Modern Features

APPROVED WORK SPECIFICATIONS

The application is approved with the following conditions:

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

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



1 LEVEL 1 - BUILDING 13 - DEMO PLAN

NOTE: DURING CONSTRUCTION AND DEMOLITION, THE FOLLOWING PROCEDURES MUST BE FOLLOWED.

- 1.) FIRE ALARMS MUST BE PLACED ON TEST WITH THE MONITORING COMPANY WHEN PERFORMING WORK ON THE FIRE ALARM TO PREVENT FALSE ALARMS. THE FIRE ALARM SYSTEM MUST ALSO BE PLACED ON TEST WHEN THE FIRE SPRINKLER SYSTEM IS DRAINED OR FILLED.
- 2.) SMOKE DETECTORS SHALL BE PROTECTED TO PREVENT FALSE ALARMS AND TO PREVENT DEBRIS FROM CLOGGING THE DETECTOR. REMOVING SMOKE DETECTORS IS PERMITTED DURING DEMOLITION / CONSTRUCTION, WHEN SANDING OR DOING CLEAN-UP IN AREA PROTECTED BY SMOKE DETECTORS, IT MAY BE BETTER TO PLACE THE FIRE ALARM SYSTEM ON TEST WITH THE MONITORING COMPANY.
- 3.) WHEN A FIRE ALARM SYSTEM IS PLACED ON TEST, WORKERS MUST BE ADVISED TO MONITOR THE AREA FOR POSSIBLE SIGNS OF A FIRE AND CALL 911 TO REPORT AN EMERGENCY.
- 4.) WORKSITES MUST BE ACCESSIBLE AND KEPT FREE FROM CLUTTER AS MUCH AS POSSIBLE.
- 5.) CONSTRUCTION DEBRIS MUST BE REMOVED AT LEAST DAILY.

THE FIRE SPRINKLER SYSTEM MUST REMAIN IN SERVICE AS MUCH AS POSSIBLE THROUGHOUT DEMOLITION AND CONSTRUCTION. IF THE SYSTEM CANNOT BE ISOLATED TO THE SPACE AFFECTED BY THE DEMOLITION AND CONSTRUCTION, THE FOLLOWING PROCEDURES WILL BE REQUIRED.

- 1.) THE FIRE SPRINKLER SYSTEM MUST BE IN SERVICE OVERNIGHT AND WEEKENDS UNLESS WORKERS ARE PRESENT AND WORKING.
- 2.) OTHER TENANTS IN THE BUILDING MUST BE ADVISED THAT THE SPRINKLER SYSTEM IS OUT OF SERVICE, AND TENANTS NEED TO MONITOR THEIR SPACES FOR SIGNS OF FIRE OR SMOKE. IN THE EVENT OF AN EMERGENCY, ADVISE TENANTS TO CONTACT 911 SINCE AUTOMATIC NOTIFICATION IS NOT AVAILABLE.

GENERAL NOTES: DURING CONSTRUCTION AND DEMOLITION, THE FOLLOWING PROCEDURES MUST BE FOLLOWED

- 1.) SAFE MEANS OF EGRESS MUST BE MAINTAINED FOR ALL OCCUPANTS AT ALL TIMES. SAFETY BARRIERS MAY BE REQUIRED TO KEEP NON-CONSTRUCTION PERSONNEL FROM ENTERING THE SITE.
- 2.) WORKSITES MUST BE ACCESSIBLE AND KEPT FREE FROM CLUTTER AS MUCH AS POSSIBLE.
- 3.) CONSTRUCTION DEBRIS MUST BE REMOVED DAILY.

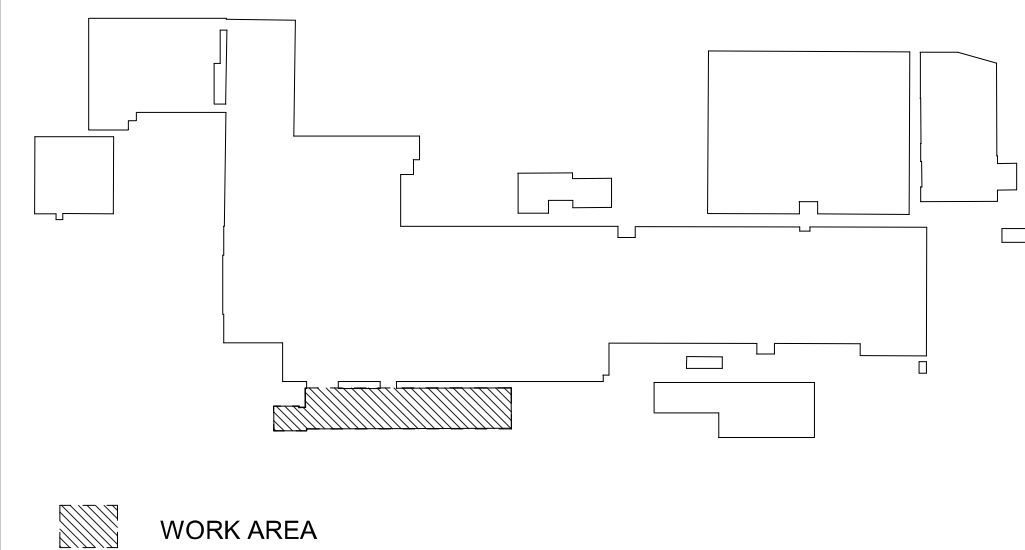


- 01 REMOVE EXISTING NON HISTORIC STOREFRONT SYSTEM AND ASSOCIATED HARDWARE. A CERTIFICATE OF APPROPRIATENESS FROM THE HISTORIC ZONING COMMISSION HAS BEEN OBTAINED FOR THIS SCOPE. NEW STOREFRONT TO GO WITHIN THE EXTENTS OF THE EXISTING OPENING, TYP.
- 02 REMOVE EXISTING GATE AND ASSOCIATED HARDWARE
- 03 REMOVE EXISTING NON HISTORIC AWNING / CANOPY, COLUMNS, LIGHTING AND ASSOCIATED STRUCTURE. A CERTIFICATE OF APPROPRIATENESS HAS BEEN OBTAINED FROM THE HISTORIC ZONING COMMISSION FOR THIS SCOPE.
- 04 REMOVE PORTION OF CENTER PANE OF STEEL WINDOW AND CONCRETE SILL BELOW FOR NEW OPENING. CONTRACTOR TO PRESERVE AND PROTECT AS MUCH OF THE EXISTING STEEL WINDOW AND HISTORIC FABRIC AS POSSIBLE. WORK IS TO BE IN ACCORDANCE WITH THE CERTIFICATE OF APPROPRIATENESS FROM THE HISTORIC ZONING COMMISSION. SEE ELEVATIONS FOR EXTENTS OF NEW STEEL DOOR AND SIDELITE, VERIFY EXACT DIMENSIONS IN FIELD, TYP.
- 05 REMOVE EXISTING HOLLOW METAL DOOR AND ASSOCIATED HARDWARE. A CERTIFICATE OF APPROPRIATENESS FROM THE HISTORIC ZONING COMMISSION HAS BEEN OBTAINED FOR THIS SCOPE. NEW STOREFRONT TO GO WITHIN THE EXTENTS OF THE EXISTING OPENING, TYP.
- 06 REMOVE EXISTING HOLLOW METAL DOOR AND INFILL TO MATCH ADJACENT WALL CONSTRUCTION AND RATING.

- 07 PORTION OF EXISTING COURTYARD / EXTERIOR PATIO TO BE LOWERED ±1'-6" TO MATCH INTERIOR FFE AND PROVIDE ADA ACCESS. GRADING TO BE COORDINATED WITH CIVIL AND LANDSCAPE UPON SITE PLAN APPROVAL FROM THE CITY OF FRANKLIN. SEE ENLARGED PLANS AND STRUCTURAL FOR NEW RAMP. REMOVAL / RELOCATION OF EXISTING CONDENSING UNITS TO BE COORDINATED WITH OWNER PRIOR TO DEMOLITION. A PORTION OF THE PATIO IS TO BE EXCAVATED WITH OWNER FOUNDATION AND FOOTINGS OBSERVED BY A STRUCTURAL ENGINEER. SEE STRUCTURAL DRAWINGS FOR SPECIFIC DEMOLITION INSTRUCTION. WINDOWS AND BUILDING TO BE PROTECTED DURING DEMOLITION. CLEAN BOTH SIDES OF GLASS AND FRAMES OF WINDOWS.
- 08 VERIFY SCOPE OF DEMO IN THIS AREA WITH OWNER PRIOR TO DEMOLITION, INCLUDING PARTITION WALLS, PLUMBING FIXTURES, KITCHEN EQUIPMENT, CASEWORK, HVAC, LIGHTING, DROP CEILINGS, CONDUIT, FLOORING, ETC.
- 09 REMOVE APPLIED EIFS BAND ALONG ELEVATION PER CERTIFICATE OF APPROPRIATENESS OBTAINED BY THE HISTORIC ZONING COMMISSION. EXISTING BUILDING AND WINDOWS TO BE PROTECTED AND PRESERVED DURING DEMOLITION. WALL AT REMOVED EIFS BAND TO BE FINISHED TO MATCH ADJACENT WALL, TYP.
- 10 REMOVE CORRUGATED METAL HVAC SCREEN, PLYWOOD SHEATHING AND LIGHTING. A CERTIFICATE OF APPROPRIATENESS FROM THE HISTORIC ZONING COMMISSION HAS BEEN OBTAINED FOR THIS SCOPE. G.C. TO PRICE AS AN ALTERNATE REPLACING THE METAL STUD BACKING AND REPAINT EXISTING STEEL SUPPORTS, TYP.

- 11 APPROX. LOCATION OF EXISTING ELECTRICAL PANEL TO REMAIN, COORDINATE WITH OWNER, SEE ELECTRICAL
- 12 GRIND DOWN AND LEVEL EXISTING CONCRETE SLAB AS REQUIRED FOR FUTURE WORK, TYP
- 13 REMOVE EXISTING SCENCE, EXISING CONDUIT AND J-BOX TO REMAIN FOR NEW LIGHT FIXTURE, TYP
- 14 EXISTING CONDUIT TO BE REMOVED / REROUTED TO ACCOMODATE NEW DOOR OPENING, TYP.
- 15 REMOVE EXISTING DOWNSPOUT AT THIS LOCATION. PATCH/REPAIR GUTTER AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE TO REMAINING DOWNSPOUTS.
- 16 REMOVE ANY UNUSED CONDUIT AND DUCTWORK THROUGHOUT SPACE, TYP.
- 17 EXISTING STOREFRONT TO BE REMOVED AND REPLACED WITHIN EXTENTS OF EXISTING OPENINGS, TYP.
- 18 G.C. TO PROVIDE ALTERNATE PRICING TO REMOVE EXISTING STOREFRONT INFILL WALL TO MATCH ADJACENT CONSTRUCTION, SEE INTERIOR ELEVATIONS
- 19 EXISTING TELEPHONE BOX, COORDINATE REMOVAL OR RELOCATION WITH OWNER.
- 20 REMOVE EXISTING HANDRAIL, HANDRAIL TO BE REPLACED AS PART OF NEW WORK.

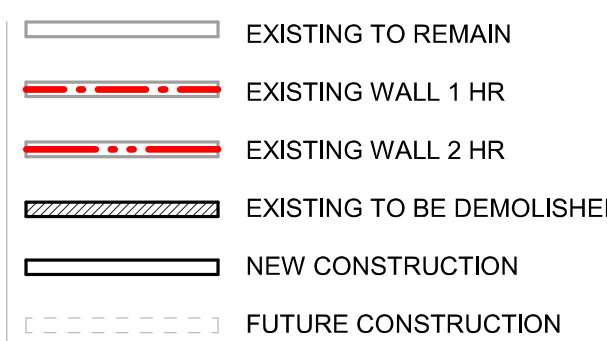
KEY PLAN



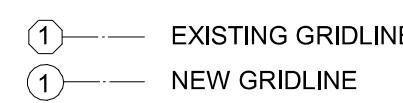
GENERAL NOTES

- SEE SHEET 05 FOR INTERIOR PARTITION TYPES AND DETAILS.
- SEE SHEET A7.1 FOR DOOR SCHEDULE
- LIGHTS ARE TO BE CENTERED IN ROOM U.N.O.
- DUCTWORK TO BE AS HIGH AND TIGHT TO THE STRUCTURE AS POSSIBLE AND PAINTED TO MATCH ADJACENT CEILING, TYP. U.N.O.
- LIGHTS TO BE MOUNTED BELOW DUCTWORK, TYP.
- ALL PARTITIONS TO BE TYPE A6, U.O.N.
- REMOVE ALL EXISTING LIGHT FIXTURES, CAMERAS, EQUIPMENT, BUILDING SIGNAGE, ETC. ON EXTERIOR ELEVATIONS NOT IN USE. CONDUIT TO REMAIN, REUSE CONDUIT AND JUNCTION BOXES WHERE POSSIBLE.
- ALL EXTERIOR SCANCES TO ALIGN ALONG BUILDING FACADES. SEE SOUTH ELEVATION FOR MOUNTING HEIGHT.

WALL LEGEND



SYMBOL LEGEND



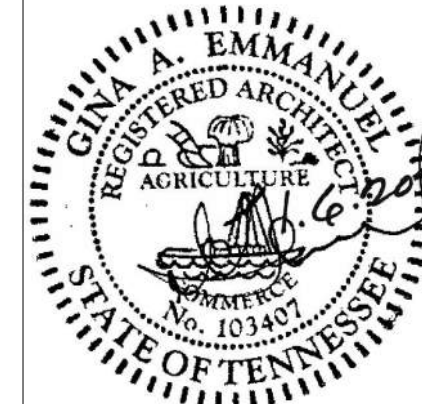
FACTORY AT FRANKLIN
PHASE 6 - BUILDING 13 SET

230 FRANKLIN RD | FRANKLIN | TN 37064

REVISIONS

No.	DESCRIPTION	DATE
-----	-------------	------

PHASE 6 - BUILDING 13 SET



DEMO PLAN - BUILDING 13

6.A0.1

01/06/23
Project # 21040



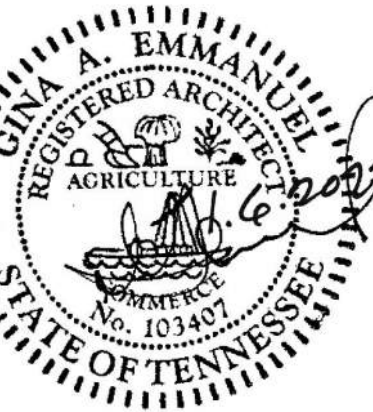
Basis of Design for new ramp at other end of Building 13

FACTORY AT FRANKLIN
PHASE 6 - BUILDING 13 SET
230 FRANKLIN RD | FRANKLIN | TN 37064

REVISIONS

	Phase 6 - Revision 1	01/06/22
	DESCRIPTION	DATE

HASE 6 - BUILDING 13
SET

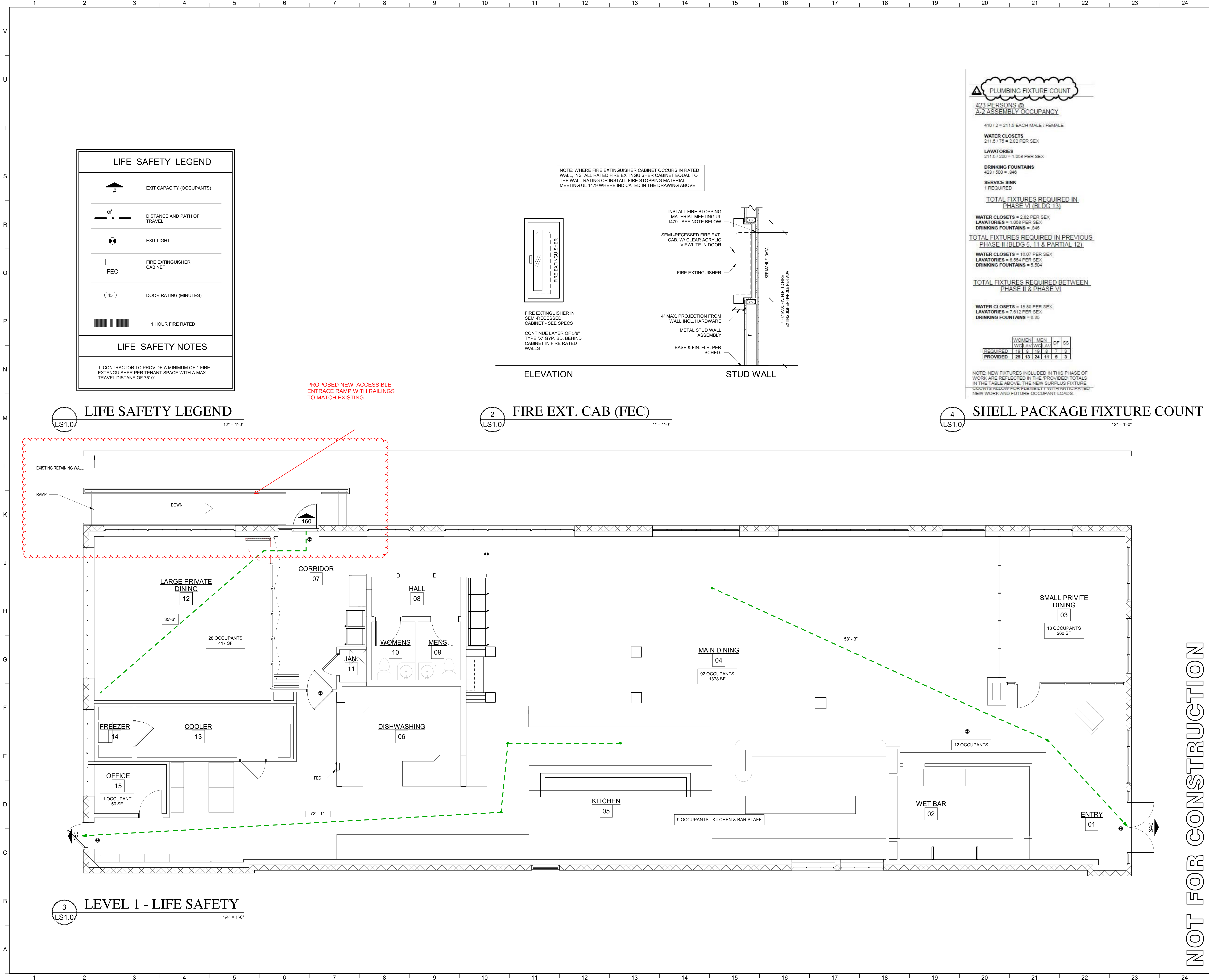


LARGED PLANS

5.A3.1

01/06/23
Project # 21040

6/7/2023 3:29:51 PM



PLUMBING FIXTURE COUNT

423 PERSONS @
A-2 ASSEMBLY OCCUPANCY

410 / 2 = 211.5 EACH MALE / FEMALE

WATER CLOSETS
211.5 / 75 = 2.82 PER SEX

LAVATORIES
211.5 / 200 = 1.058 PER SEX

DRINKING FOUNTAINS
423 / 500 = .846

SERVICE SINK
1 REQUIRED

TOTAL FIXTURES REQUIRED IN
PHASE VI (BLDG 13)

WATER CLOSETS = 2.82 PER SEX
LAVATORIES = 1.058 PER SEX
DRINKING FOUNTAINS = .846

TOTAL FIXTURES REQUIRED IN PREVIOUS
PHASE II (BLDG 5, 11 & PARTIAL 12)

WATER CLOSETS = 16.07 PER SEX
LAVATORIES = 6.554 PER SEX
DRINKING FOUNTAINS = 5.504

TOTAL FIXTURES REQUIRED BETWEEN
PHASE II & PHASE VI

WATER CLOSETS = 18.89 PER SEX
LAVATORIES = 7.612 PER SEX
DRINKING FOUNTAINS = 6.35

	WOMEN	MEN	DF	SS
REQUIRED	19	8	12	3
PROVIDED	25	13	24	11

NOTE: NEW FIXTURES INCLUDED IN THIS PHASE OF
WORK ARE REFLECTED IN THE PROVIDED TOTALS
IN THE TABLE ABOVE. THE NEW SURPLUS FIXTURE
COUNTS ALLOW FOR FLEXIBILITY WITH ANTICIPATED
NEW WORK AND FUTURE OCCUPANT LOADS.



MATHENY
GOLDMON

ARCHITECTURE + INTERIORS, LLC

108 WOODSON STREET, HUNTSVILLE, ALABAMA 35891
256.532.9983 | WWW.MATHENYGOLDMON.COM
HUNTSVILLE | NASHVILLE

CONSULTANT'S LOGO

MILESTONES

DD PROGRESS SET 05.25.2023

CD PROGRESS SET 05.30.2023

AN INTERIOR FIT-UP FOR
ETCH
230 FRANKLIN RD, FRANKLIN, TN 37064

REVISIONS

REV # DESCRIPTION DATE

PROJECT NO. 23-007

DRAWN BY DC, BEL

CHECKED BY DC

STAMP

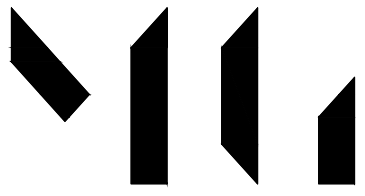


SHEET TITLE

LIFE SAFETY PLAN

LS1.0

NOT FOR CONSTRUCTION



MATHENY
GOLDMON
ARCHITECTURE + INTERIORS

108 WOODSON STREET, HUNTSVILLE, ALABAMA 35801
256.532.0091 | WWW.MATHENYGOLDMON.COM
HUNTSVILLE | NASHVILLE

CONSULTANT'S LOGO

MILESTONES

CD REVIEW SET 05.30.2023

AN INTERIOR FIT-UP FOR
ETCH
230 FRANKLIN RD, FRANKLIN, TN 370647

REVISIONS

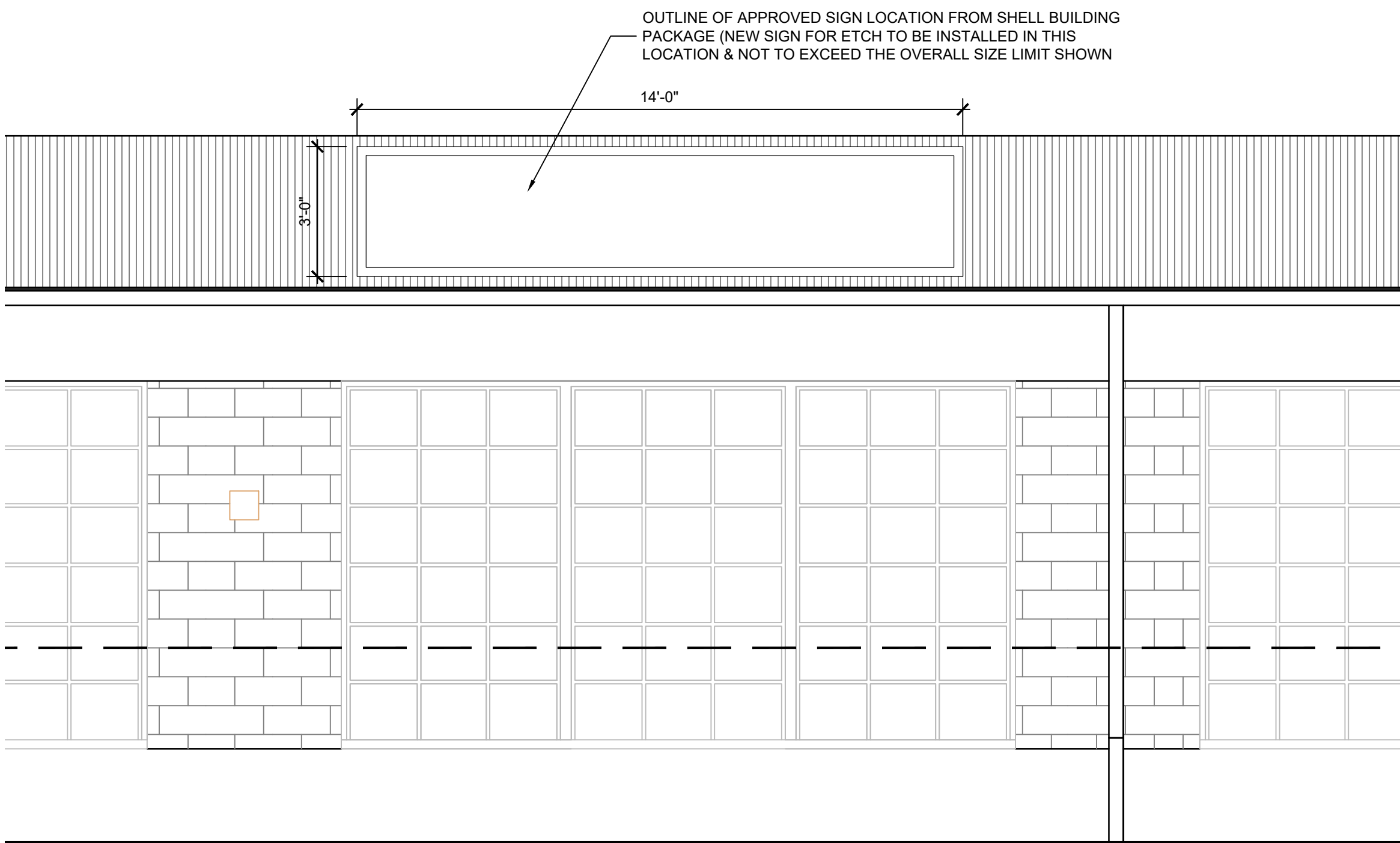
PROJECT NO. 23-007
DRAWN BY DLC
CHECKED BY DLC

STAMP

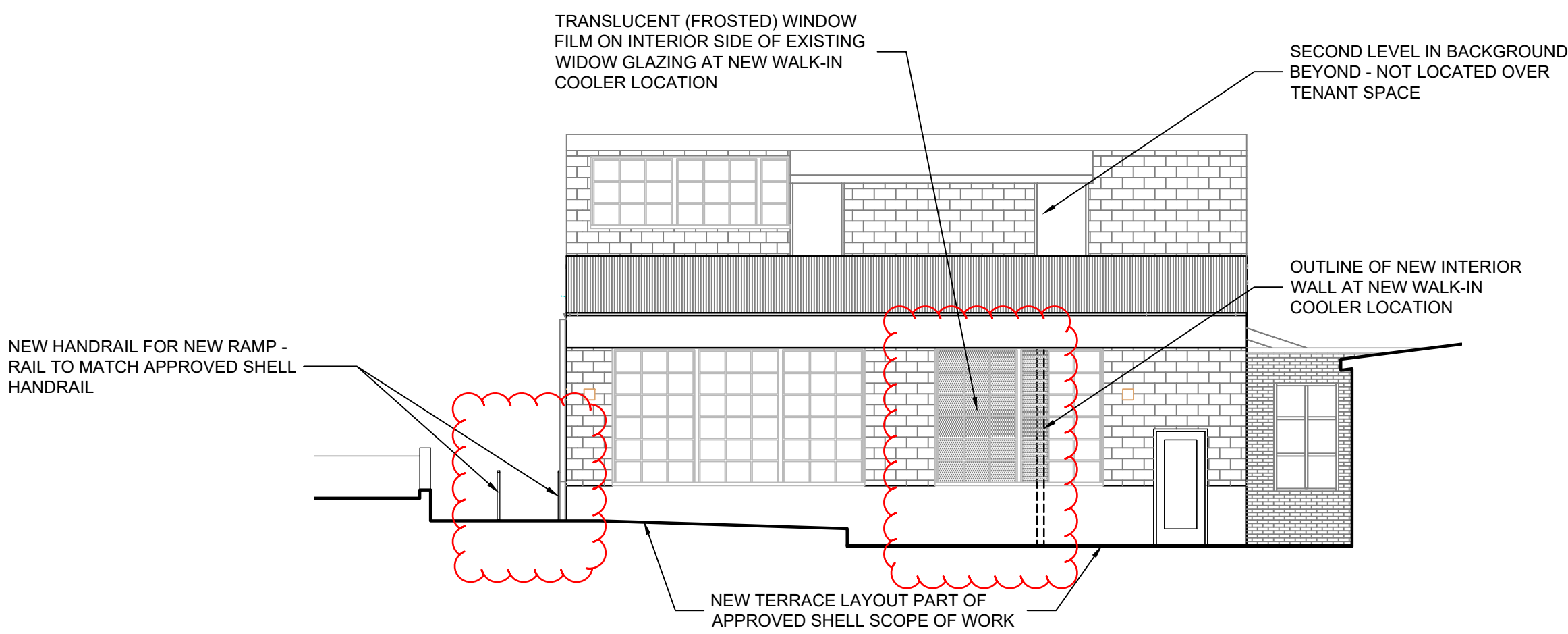
SHEET TITLE

RENOVATED EXTERIOR ELEVATIONS

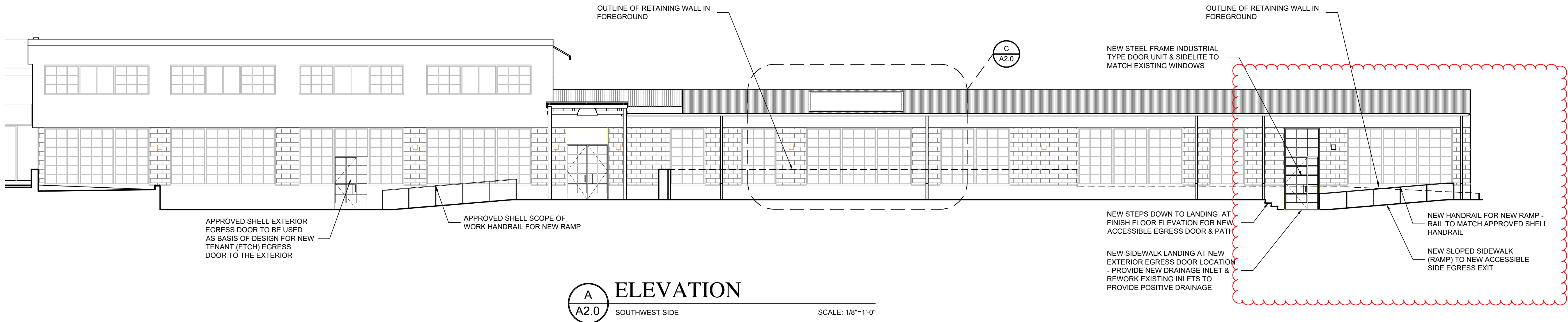
A2.0



C
A2.0
SIGN ELEVATION
SCALE: 3/8"=1'-0"



B
A2.0
ELEVATION
TERRACE SIDE
SCALE: 1/8"=1'-0"



A
A2.0
ELEVATION
SOUTHWEST SIDE
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION





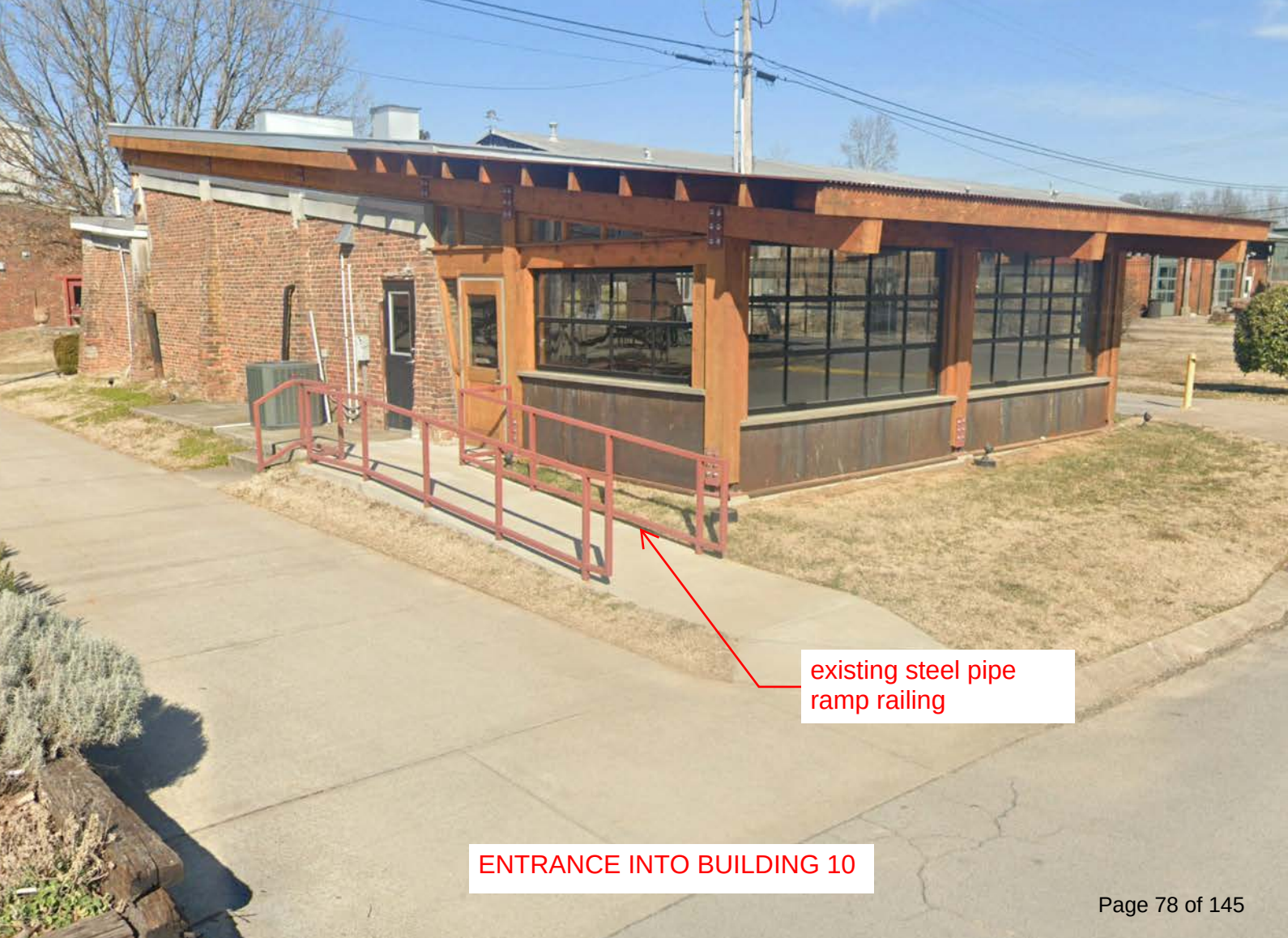
LOADING DOCK BUILDING 5

existing steel pipe
railing at loading dock



existing steel pipe
hand railing at steps

ENTRANCE INTO BUILDING 9



existing steel pipe
ramp railing

ENTRANCE INTO BUILDING 10







existing steel pipe
hand rail

MAIN ENTRANCE INTO BUILDING 13

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

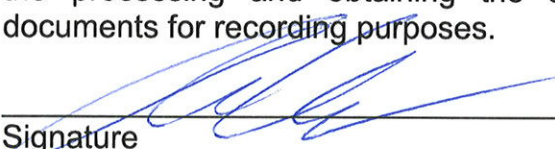
(Street Address)

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

David Collier of Matheny Goldmon Architecture + Interiors (For Etch Restaurant)

(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

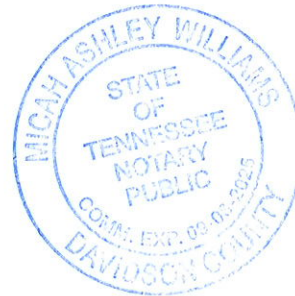
City, State & Zip

Subscribed and sworn to before me this

6th day of June, 2023.


Notary Public

My Commission Expires: 9.08.25





Project Overview

#1052352

Project Title: 230 Franklin Road Franklin, TN 37064

Jurisdiction: Franklin

Application Type: 08c) Certificate of Appropriateness (COA)

State: TN

Workflow: COA Default

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.franklinton.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**

David Collier
Matheny Goldmon Architecture + Interiors
108 Woodson Street
Huntsville, TN 35801
P:2565320909
david@mathenygoldmon.com

Contact Information - Property Owner

Property Owner

Allen Arender
Factory Partners, LLC
2710 Old Lebanon Road, 5
Nashville, TN 37214
P:1-888-446-5523
aarenders@holladayproperties.com

Address or Parcel

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

Calculated Acreage: Parcel

- 230 FRANKLIN RD: 20.047910290000001

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District:

Central Franklin Overlay:

Historic Preservation Overlay:

Floodway Overlay:

COF Number of Site Plan: 063M-A02100

Project information

Review Type: Nonresidential

Construction Type:

New Addition Type:

Type of Work Proposed: Other Exterior Alterations

Porch or Deck Project:

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.:

Other Exterior Alterations Proposed: Accessible Egress Ramp

Footprint Square Footage of Recent Addition:

Demolition or Relocation Proposed:

Estimated Age of Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Sign Face or Sign Area:

Height of Overall Sign:

Sign 2

Type of Signage Proposed:

Height of Sign Face or Sign Area:

Height of Overall Sign:

Sign 3

Does the existing structure have any recent additions?: No	Type of Signage Proposed:
Height of Existing and Proposed Construction (from FFE to Roof Peak): 16	Height of Overall Sign:
Lot Square Footage:	Height of Sign Face or Sign Area:
Indicate shape/dimensions of window or door over which proposed awning will be affixed.:	Footprint Square Footage of Existing Structures on Lot:
Footprint Square Footage of Proposed Additions/Structures:	HVAC Type:

Narrative

Project Description:
Project is the addition of an exterior accessible ramp as part of the existing sidewalk at Building 13. Ramp will provide a required second means of emergency egress from the restaurant's interior seating area as well as an accessible route for patrons to access the exterior seating terrace. Code does not allow patrons to exit through the kitchen as part of an emergency egress access path. We will also need to rework an existing steel framed industrial window to include an exterior door. We are using the previously approved shell work package design as the basis for our work and will match the previously approved exterior aesthetic.



HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission Certificate of Appropriateness (COA)

Address: 230 Franklin Rd. (Franklin Road Historic District)
Applicant: Brent Swingle
Owner: Factory Partners, LLC
Project #: 8262

Type of Work: Consideration of Alterations (Canopy And Windows)

Status: Approved with Conditions
(See “Approved Work Specifications” below)

Approval Date: August 14, 2023
Expiration Date: August 14, 2025 (if work has not commenced)

BACKGROUND

The applicant is requesting a Certificate of Appropriateness (COA) for alterations to the windows on buildings three and eight and alterations to the proposed canopy on building thirteen.

APPLICABLE DESIGN GUIDELINES

2022 Historic District Guidelines:
Chapter 3: Commercial Buildings

APPROVED WORK SPECIFICATIONS

The application is approved with the following conditions:

1. The window lite pattern shall be the same as the historic windows seen on the Factory Campus.
2. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

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

CENTRIC

ARCHITECTURE

July 27, 2023

Emily Huffer
City of Franklin Planning & Sustainability Department
109 3rd Avenue South
Franklin, TN 37064

**RE: The Factory at Franklin
Centric Project #21040**

Dear Emily:

We would like to submit the Factory of Franklin for the Historic Zoning Commission Consideration. Below is a design narrative of the scope:

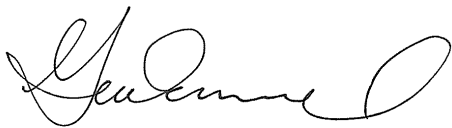
In Phase 4 (Bldg 3), one of the storefront opening replacements was previously intended to be installed between two existing sections of steel windows and underneath a section of existing steel window transom. The steel window transom above, was mistakenly removed by the contractor before the design and ownership teams were notified, due to its inability to support the new steel door system. We are proposing replacing the entire vertical section of glazing with a similar steel window / door assembly. (See attached field observation report for more information).

In Phase 5 (Bldg 8), there was a similar condition where two storefront openings were intended to be replaced while leaving the existing steel window transoms above. The transoms were found to be in poor condition and would be unable to receive the new steel window installation below, so we are proposing replacing the entire vertical section of glazing in both of these openings with the same steel window / door system described above.

In Phase 6 (Bldg 13), our drawings showed the replacement of an entry canopy at the south entrance of the building with a new steel canopy. The locations of the columns in the originally documented configuration prevented ADA access to the entrance, and so we are proposing a revised column layout which aligns with the existing concrete site walls at the entry stairs and allows for ADA access.

Please let us know if anything further is needed.

Sincerely,



Gina Emmanuel AIA, LEED AP

Enclosure

cc: Brent Swingle

THE FACTORY AT FRANKLIN



HOLLADAY
PROPERTIES
Building Solutions Since 1952

CENTRIC
ARCHITECTURE



SITE OBSERVATION

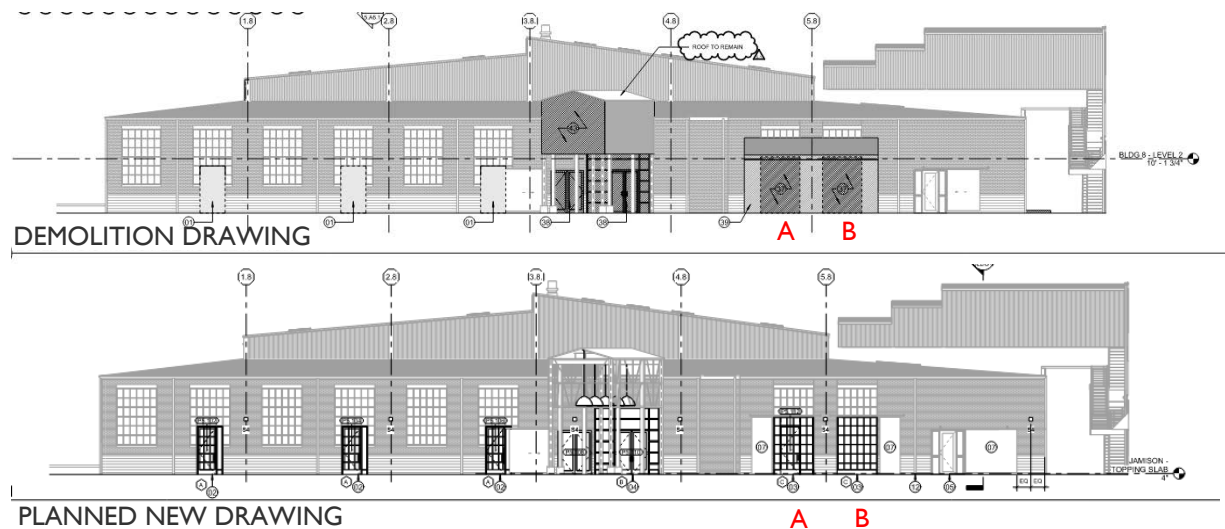
Date: July 20, 2023
Place: The Factory B3, B8

RE: The Factory at Franklin Windows
Centric Project #21040

The following is a brief summary of the items reviewed on site.

B8 Site Observations on west elevation window condition

These openings were previously covered with a shed structure, framing, and some drywall (see images). When these items were removed, the condition of the windows and the structure of the building surrounding the opening itself were revealed to be in poor condition.



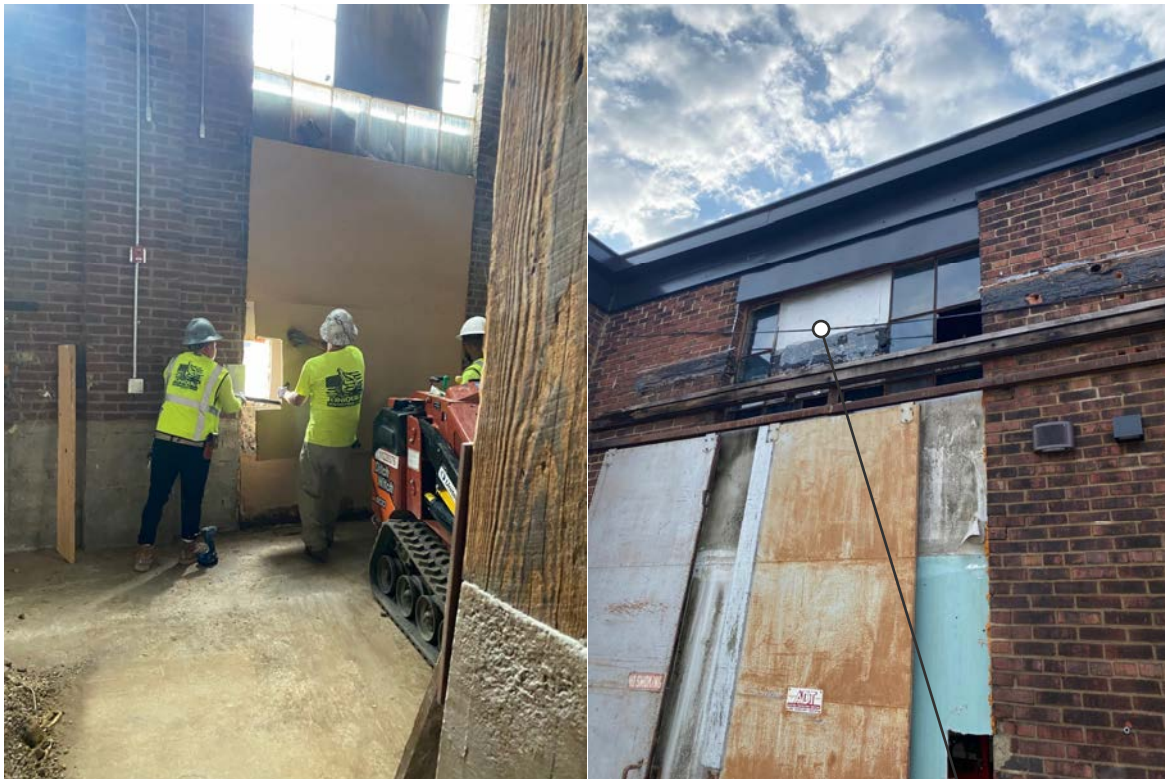
Transom Location A (P5.112)

- 1/3 of structure missing in opening from use for a duct or other such equipment.
- The remaining window is bowing from top to bottom and side to side.
- The general contractor cannot weld new pieces to the new frame given how fragile the metal frame is. This includes new glass replacement where needed. As a reference of comparison, the clerestory windows in B11 (Grand Hall) were able to be repaired and welded as the existing metal windows were in significantly better condition.
- Water damage exists from the inability to properly flash at the window head. Without providing some type of awning or larger cover, this will be an ongoing issue at these windows.

Transom Location B (Window C)

- The remaining window is bowing from side to side.

- The general contractor does not feel they can weld new pieces to the new frame given how fragile the metal frame is. This includes new glass replacement where needed. As a reference of comparison, the clerestory windows in B11 (Grand Hall) were able to be repaired and welded as the existing metal windows were in significantly better condition.
- Water damage exists from the inability to properly flash at the window head. Without providing some type of awning or larger cover, this will be an ongoing issue at these windows.
- At this location, the concrete and brick surrounding the opening are severely damaged. A channel is planned to go around the entire opening so the new window and door can be replaced and have a point of attachment (as well as protect the watertightness of the damaged structure). If the damaged transom remains, this channel will not be able to provide that protection at the entire opening.



IMAGES DURING DEMOLITION
TRANSOM A

1/3 OF WINDOW STRUCTURE
MISSING THIS OPENING.
BOWING IN ALL DIRECTIONS



BOWING IN HORIZONTAL DIRECTION

WALL DAMAGE

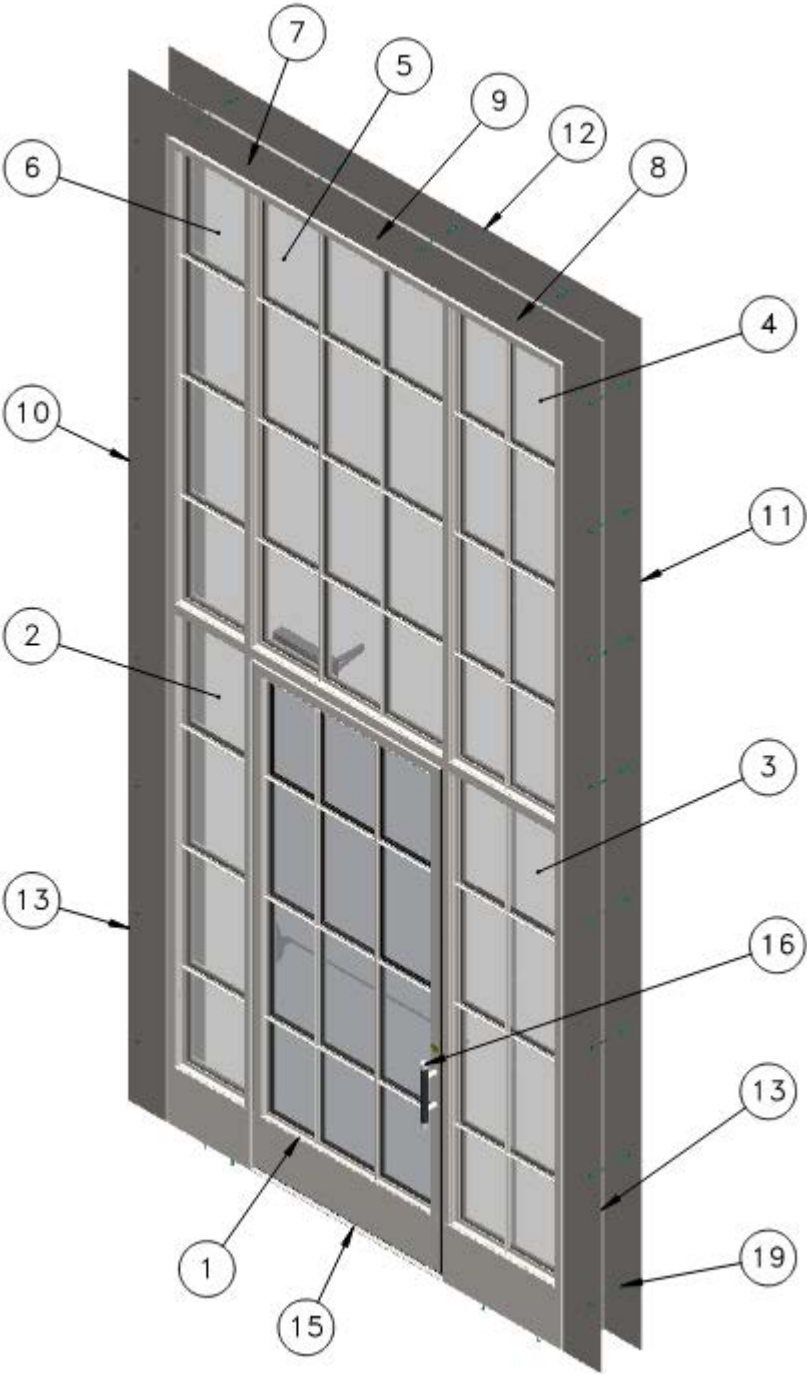
DURING DEMOLITION



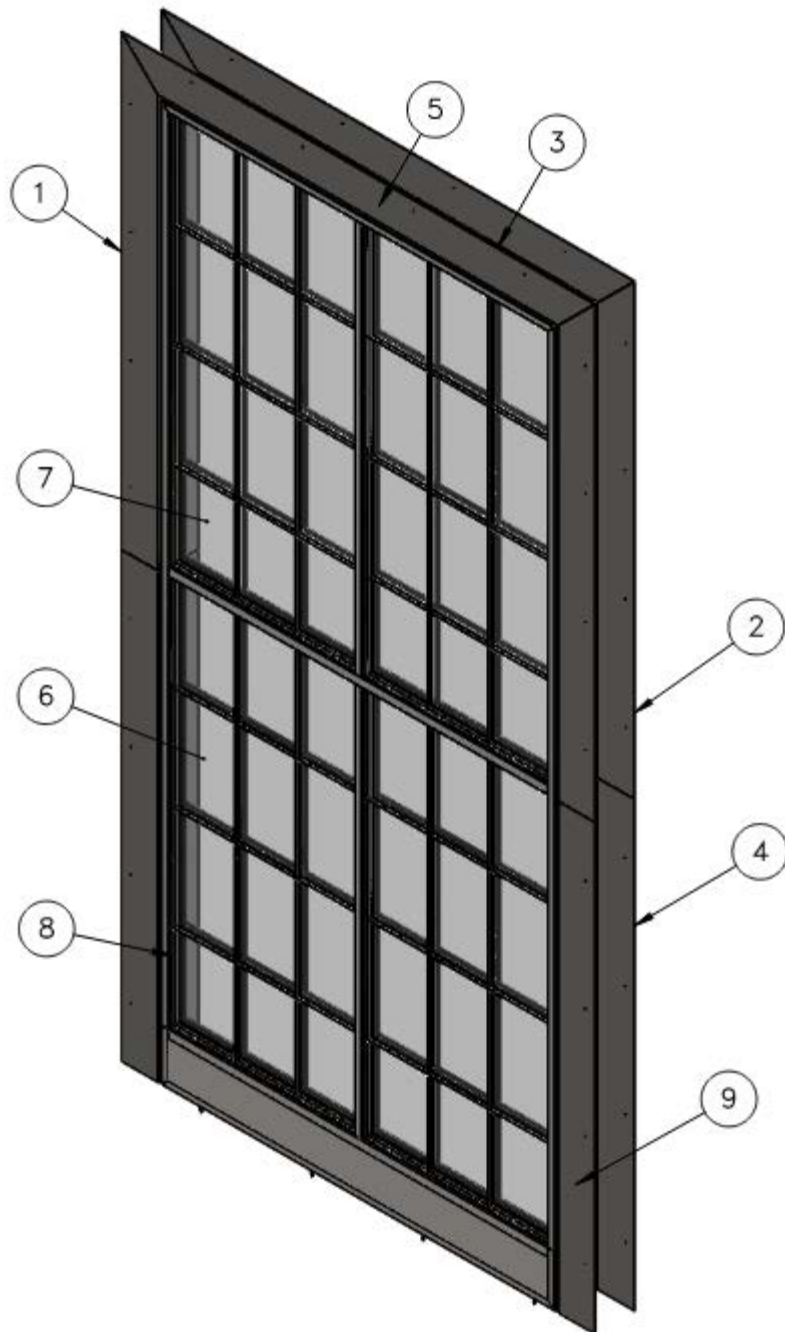
DAMAGED OPENING -
CHANNEL NEEDED FOR
ATTACHMENT AND WATER
PROTECTION

TRANSOM B

Shop Drawings for Replacement B8



TRANSOM/WINDOW A



TRANSOM/WINDOW B

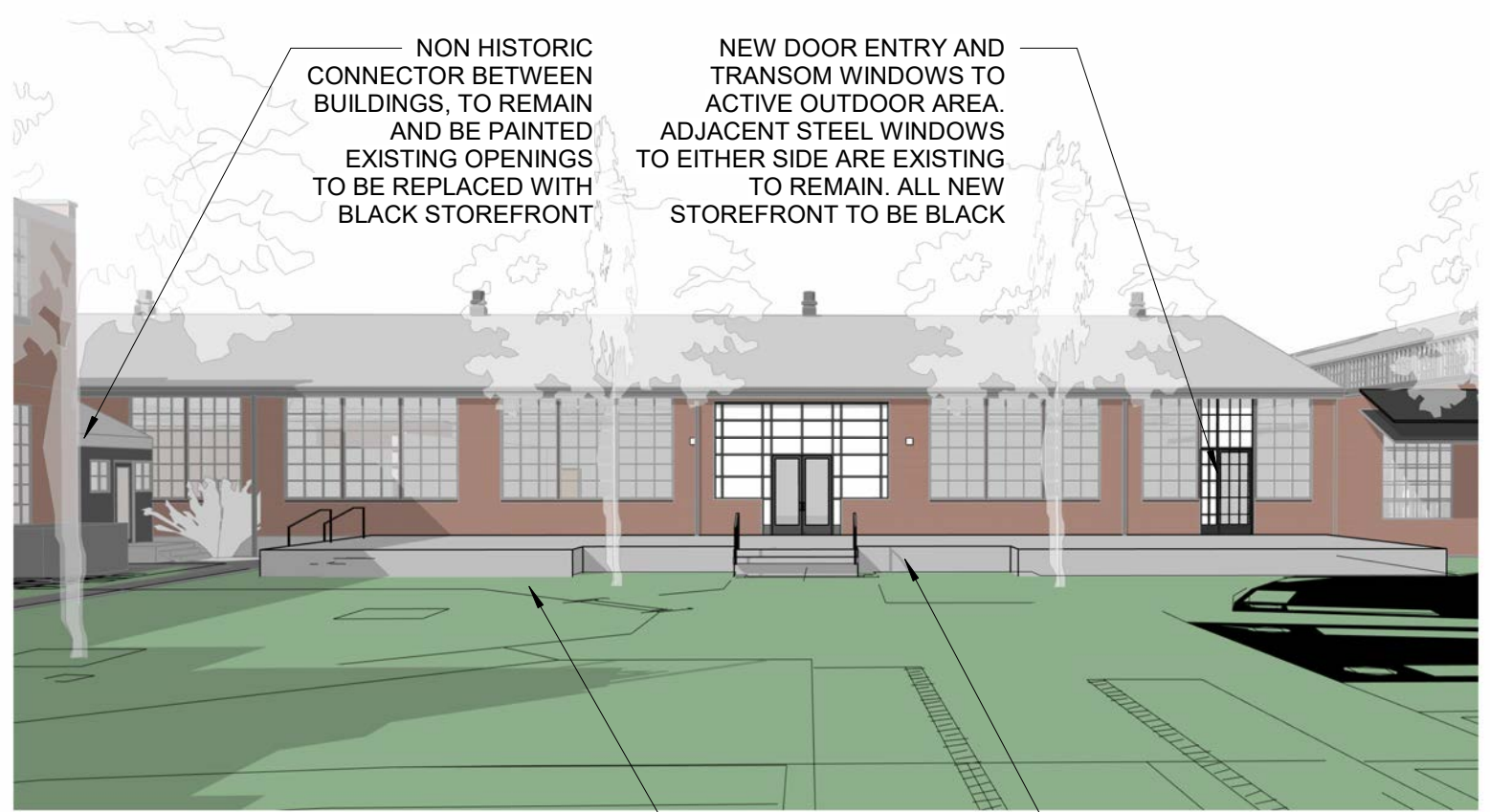
B3 Site Observation

- This opening was unfortunately removed already, and it was an error on the construction team's side.
- They removed it prior to our assessment for the following reasons (assuming we would need to remove it to support a steel door):
 - In this location, the weight of the steel doors could not be supported within the existing window frame with some sort of channel support due to the small amount of wall present to anchor to.
 - They needed the top and bottom of the wall (this is a large opening) in order to support the weight of the door. The weight of a steel door compared to the weight of a storefront door is significantly different. Given the superior aesthetic of the steel door, we have been trying to use those where possible instead of aluminum storefront.





EXISTING

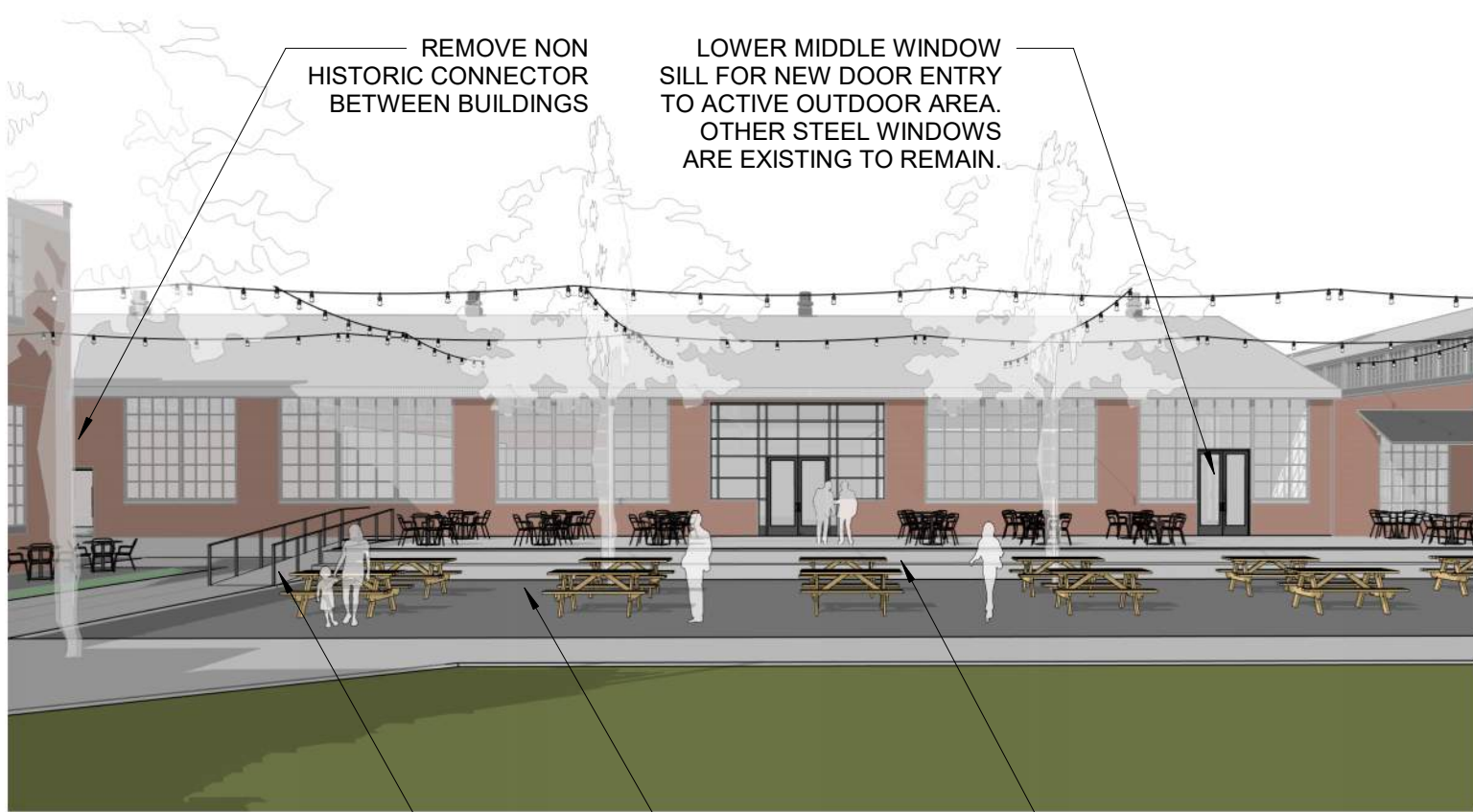


PROPOSED



REMOVE EXISTING AWNING AND ADD MULLIONS TO GLASS TO BETTER MATCH ADJACENT STEEL WINDOWS.

EXISTING



REMOVE NON HISTORIC CONNECTOR BETWEEN BUILDINGS

LOWER MIDDLE WINDOW SILL FOR NEW DOOR ENTRY TO ACTIVE OUTDOOR AREA. OTHER STEEL WINDOWS ARE EXISTING TO REMAIN.

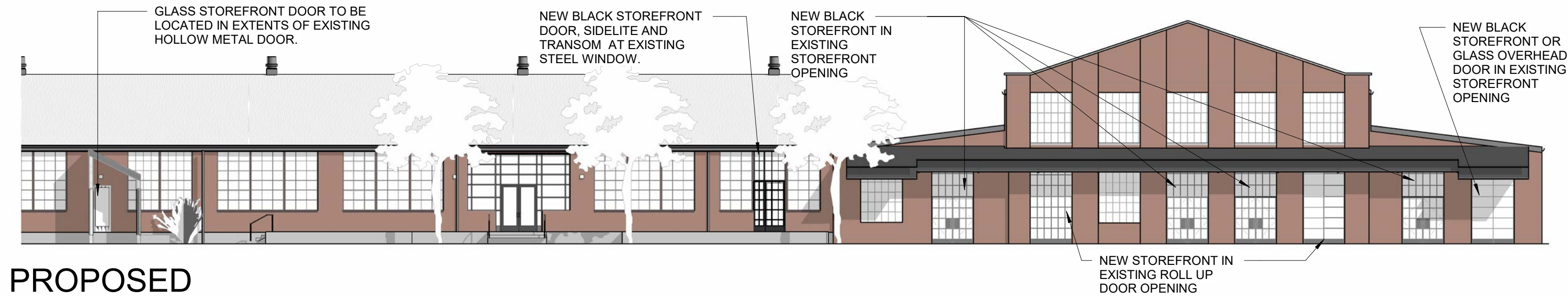
PROPOSED

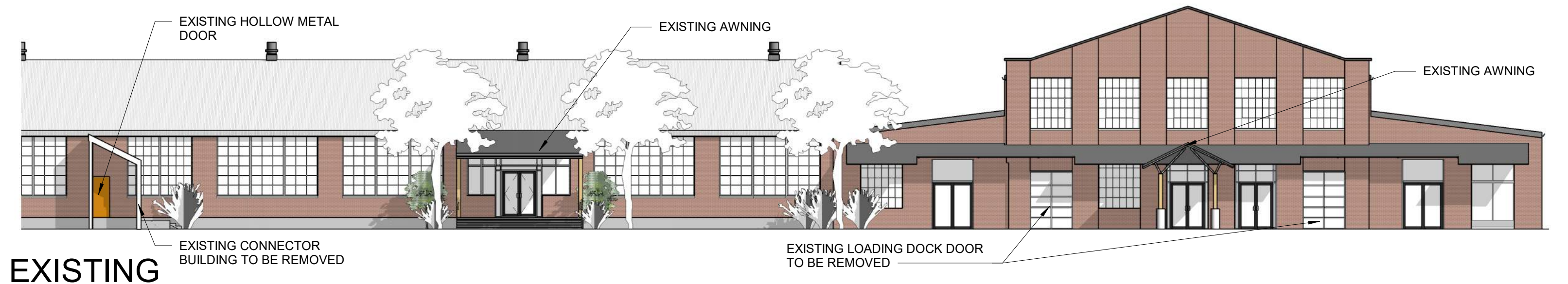
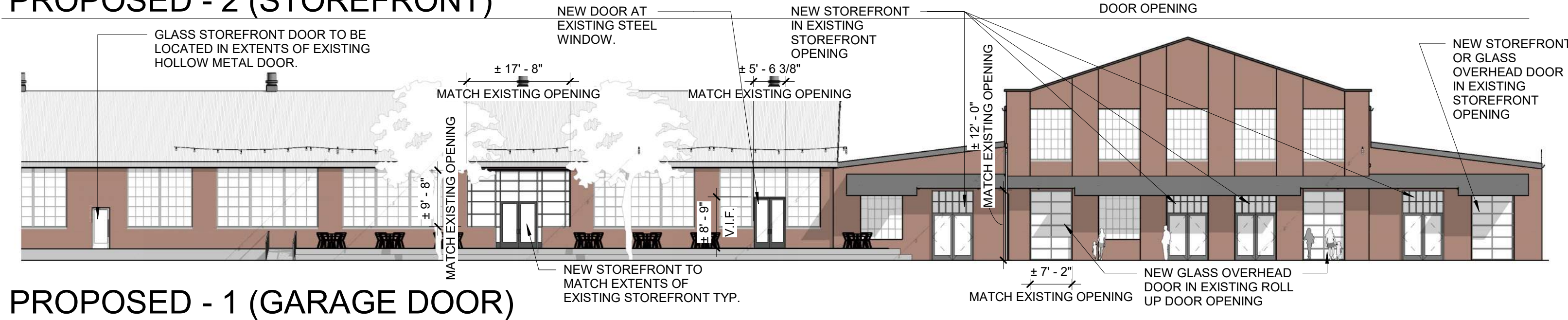
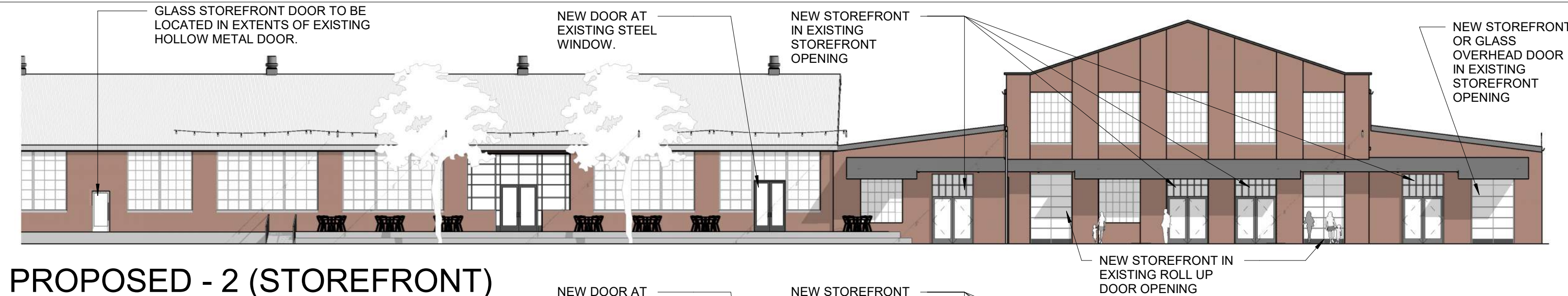
NEW RAMP

NEW OUTDOOR SEATING AREA

ENLARGED ELEVATED CONCRETE PATIO









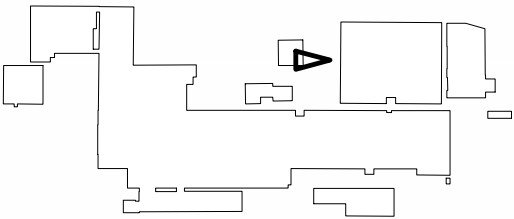
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PROPOSED



BLDG 8 - WEST ELEVATION - PROPOSED





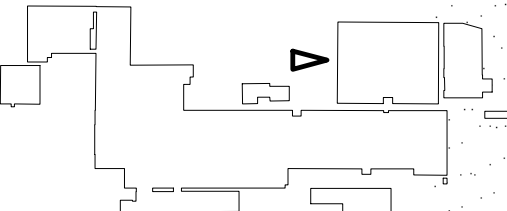
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PROPOSED



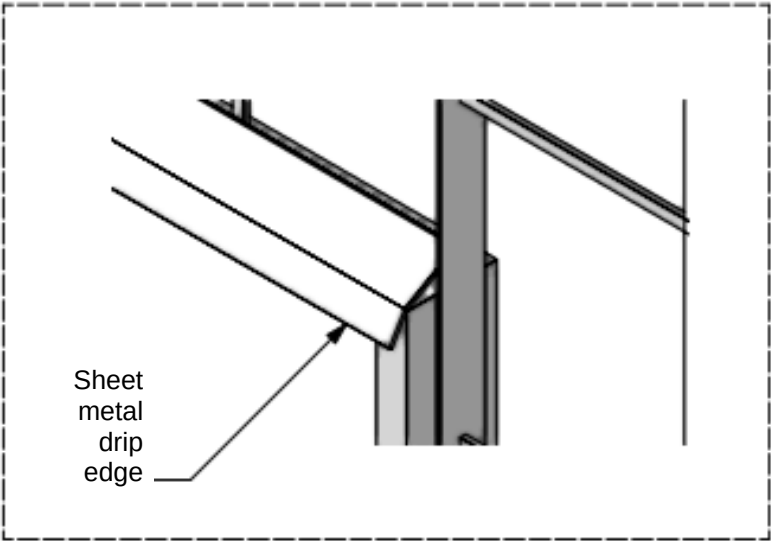
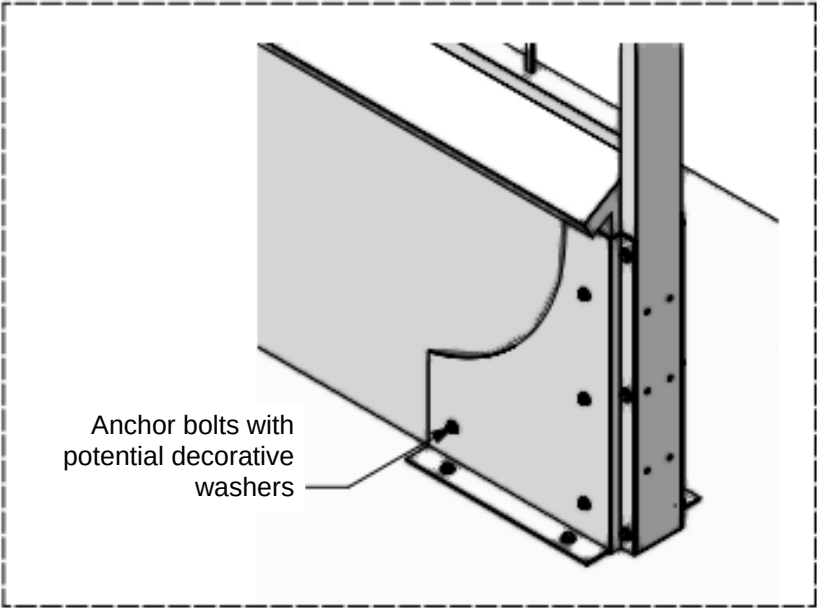
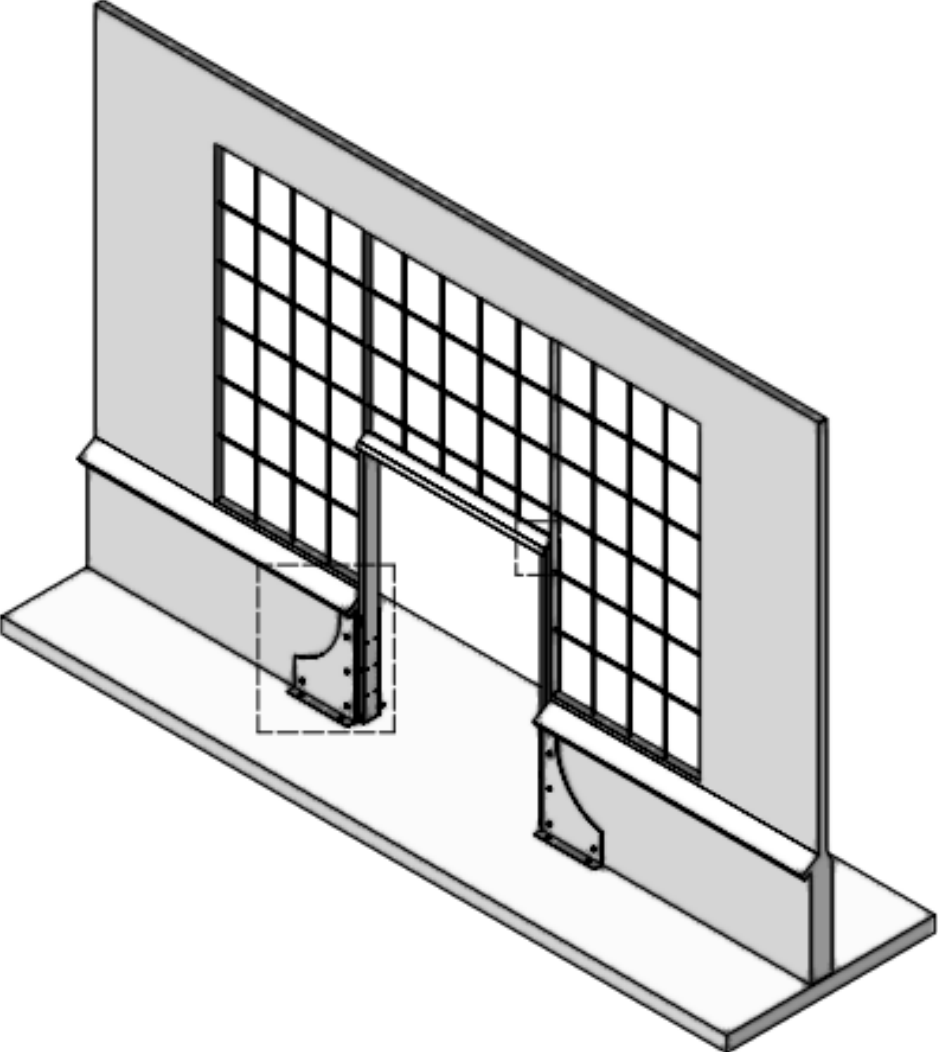
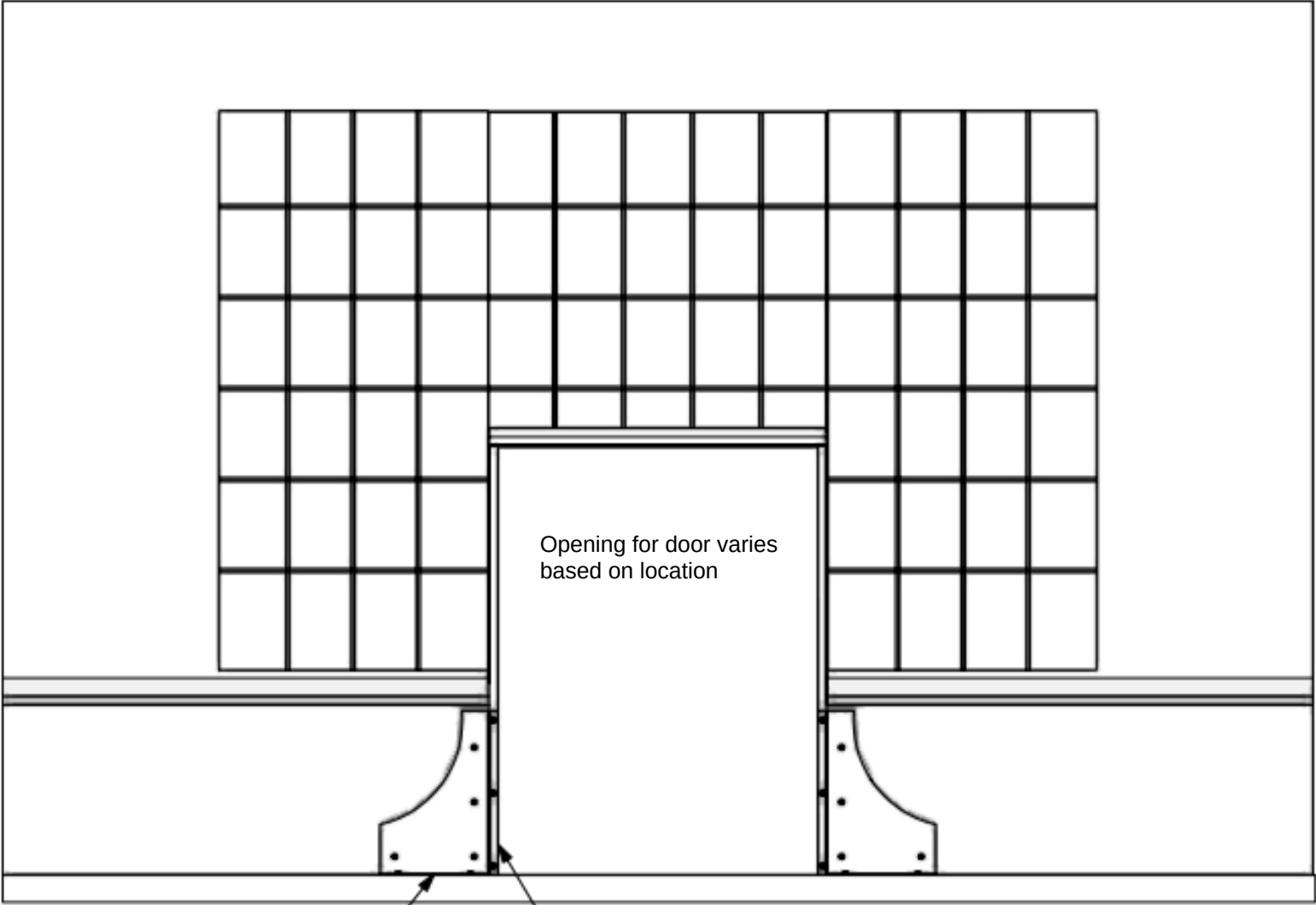
BLDG 8 - WEST ELEVATION - PROPOSED

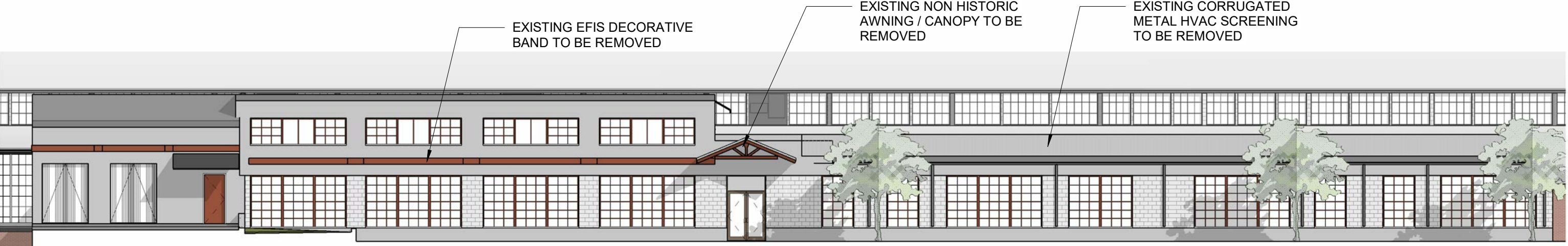


CENTRIC
ARCHITECTURE

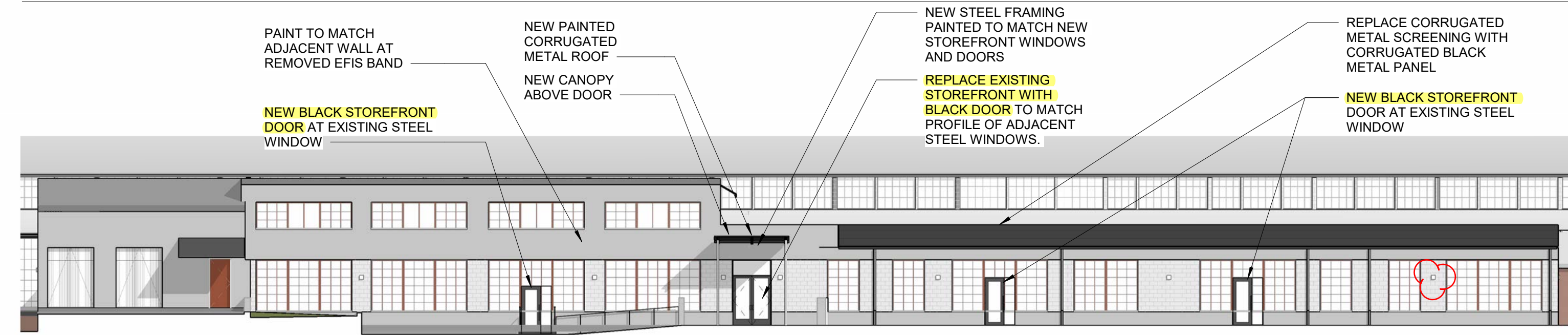
PREVIOUSLY APPROVED
AS PART OF MARCH 2022
SUBMISSION

SHOWN FOR REFERENCE





BUILDING 13 SOUTH ELEVATION - EXISTING



BUILDING 13 SOUTH ELEVATION - PROPOSED



EXISTING



PROPOSED



PREVIOUSLY PROPOSED / APPROVED



EXISTING



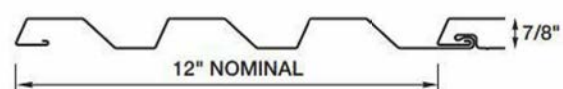
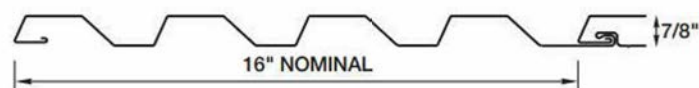
PROPOSED



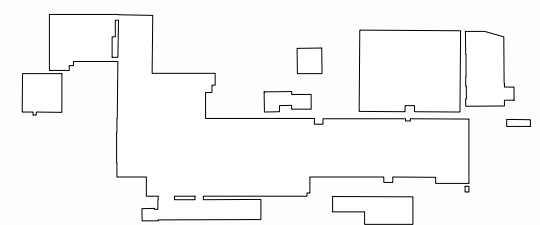
METAL PANEL SPEC:
PAC CLAD, HWP METAL WALL PANEL
IN MATTE BLACK STEEL COLOR

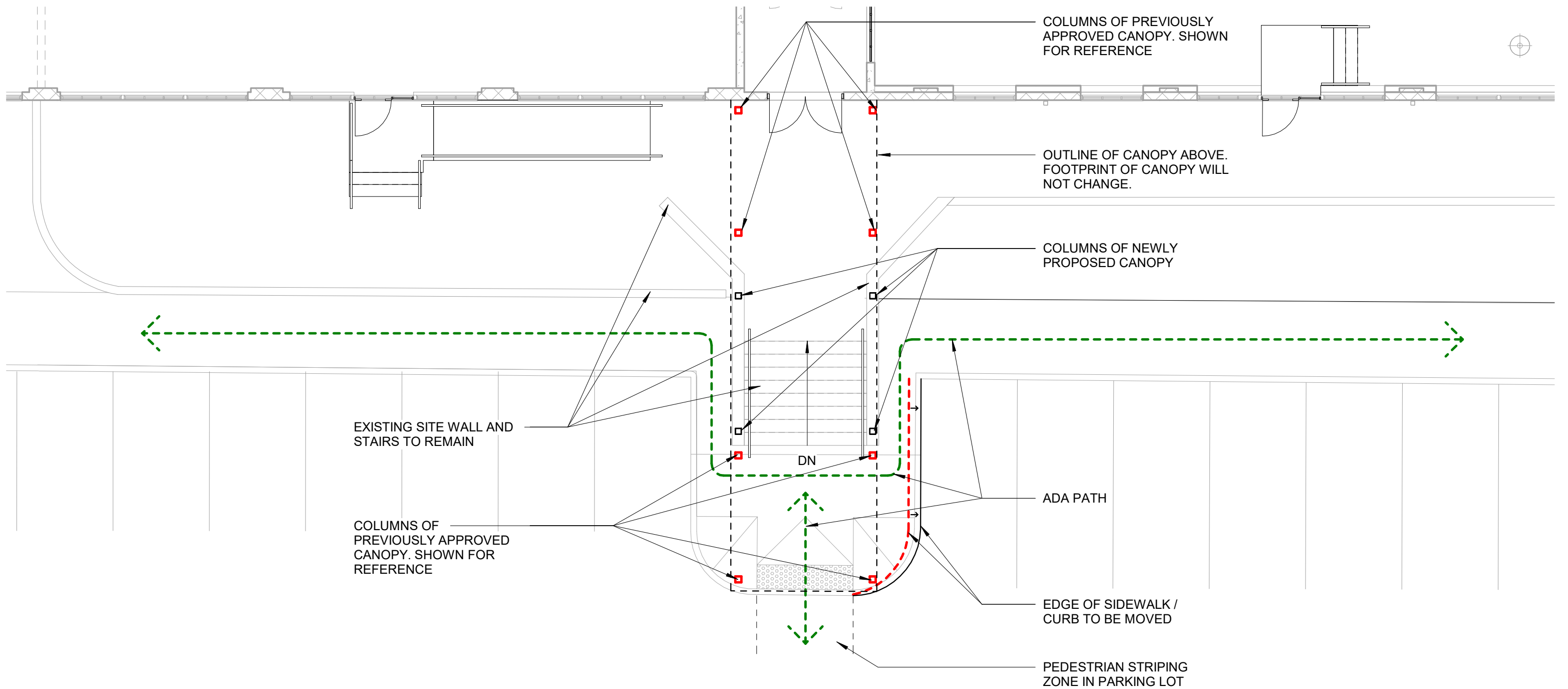


Matte Black Steel**



PREVIOUSLY PROPOSED / APPROVED





BLDG 13 SIDEWALK ADA ROUTE



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

Centric Architecture

(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.

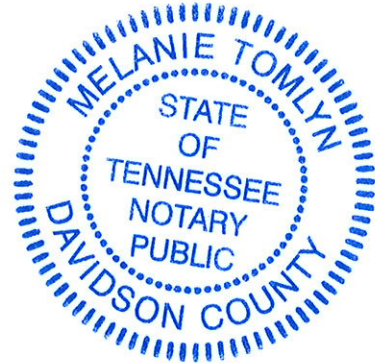
[Signature]
Signature

2710 Old Lebanon Rd, Ste 5

Property Owner Mailing Address

Nashville TN 37214

City, State & Zip



Subscribed and sworn to before me this

25 day of July, 2023.

[Signature]
Notary Public

My Commission Expires: 11/3/25



Project Overview

#1076320

Project Title: 230 Franklin Rd - The Factory at Franklin - Bldg 3 Windows, Bldg 8 Windows, Bldg 13 Canopy
Jurisdiction: Franklin
Application Type: 08c) Certificate of Appropriateness (COA)
State: TN
Workflow: COA Default
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.franklin.tn.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**

Brent Swingle
Centric Architecture
1206 Buchanan Street
Nashville, TN 37208

Contact Information - Property Owner

Property Owner

David Click
Hollday Properties
2710 Old Lebanon Rd, 5
Nashville, TN 37214
P:8135790588
dclick@holldayproperties.com

Address or Parcel

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

Calculated Acreage: Parcel

- 230 FRANKLIN RD: 20.04791029

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 230 FRANKLIN RD: CC

Central Franklin Overlay: Central Franklin Overlay

- 230 FRANKLIN RD: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 230 FRANKLIN RD: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 8045

Project information

Review Type: Nonresidential

Construction Type:

New Addition Type:

Type of Work Proposed: Windows or Exterior Doors, Awning

Porch or Deck Project:

Windows or Exterior Door Work: Replacement

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.:

Other Exterior Alterations Proposed:

Footprint Square Footage of Recent Addition: 0

Demolition or Relocation Proposed:

Estimated Age of Addition: Project is currently under construction

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Sign Face or Sign Area:

Height of Overall Sign:

Sign 2

Type of Signage Proposed:
Height of Sign Face or Sign Area:

Height of Overall Sign:

Sign 3

Does the existing structure have any recent additions?: Yes Type of Signage Proposed:

Height of Existing and Proposed Construction (from FFE to Roof Peak): 34 Height of Overall Sign:

Lot Square Footage:

Height of Sign Face or Sign Area:

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

Footprint Square Footage of Existing Structures on Lot:

10'-8" x 6'-4"

Footprint Square Footage of Proposed Additions/Structures:

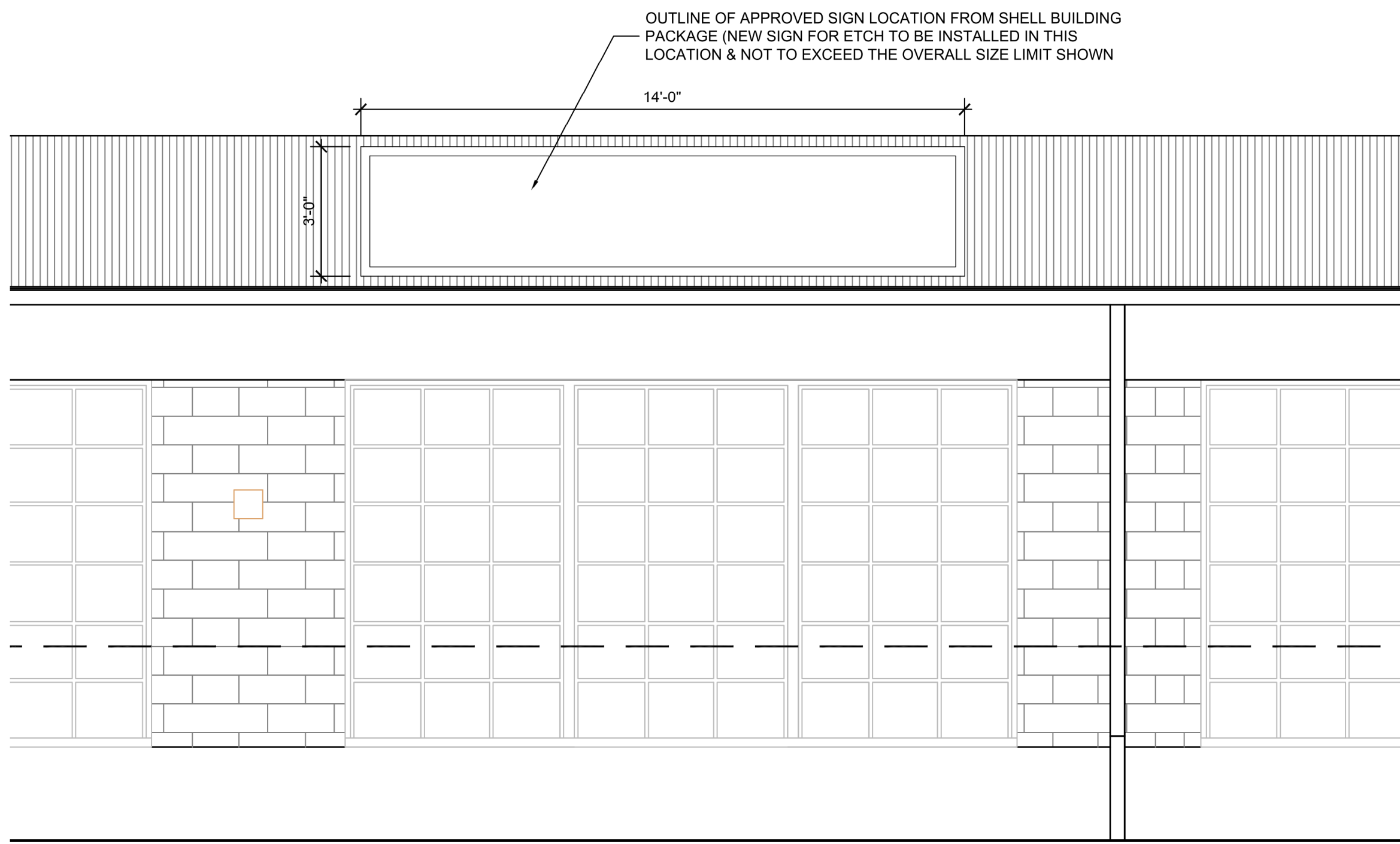
HVAC Type:

Narrative

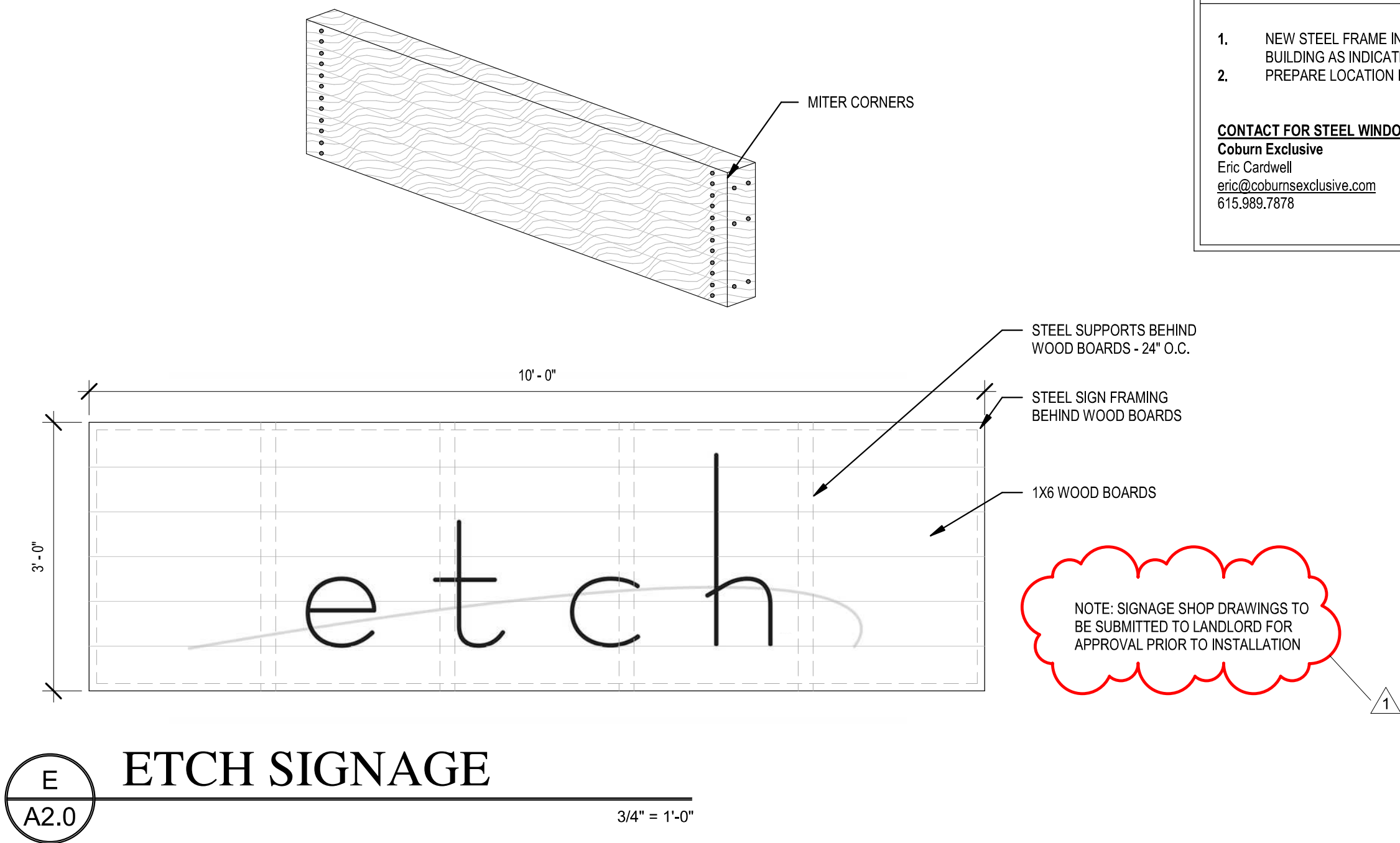
Project Description:

The Factory at Franklin scope for the 3 phases of construction in question has previously been submitted and approved. We are adjusting the scope of phase 4 (Bldg 3), phase 5 (Bldg 8), and phase 6 (Bldg 13) to include an altered canopy design at building 13 to allow for ADA access into the building, and altered historic window designs at buildings 3 and 8 to allow for installation of new steel window systems adjacent to existing steel window systems.

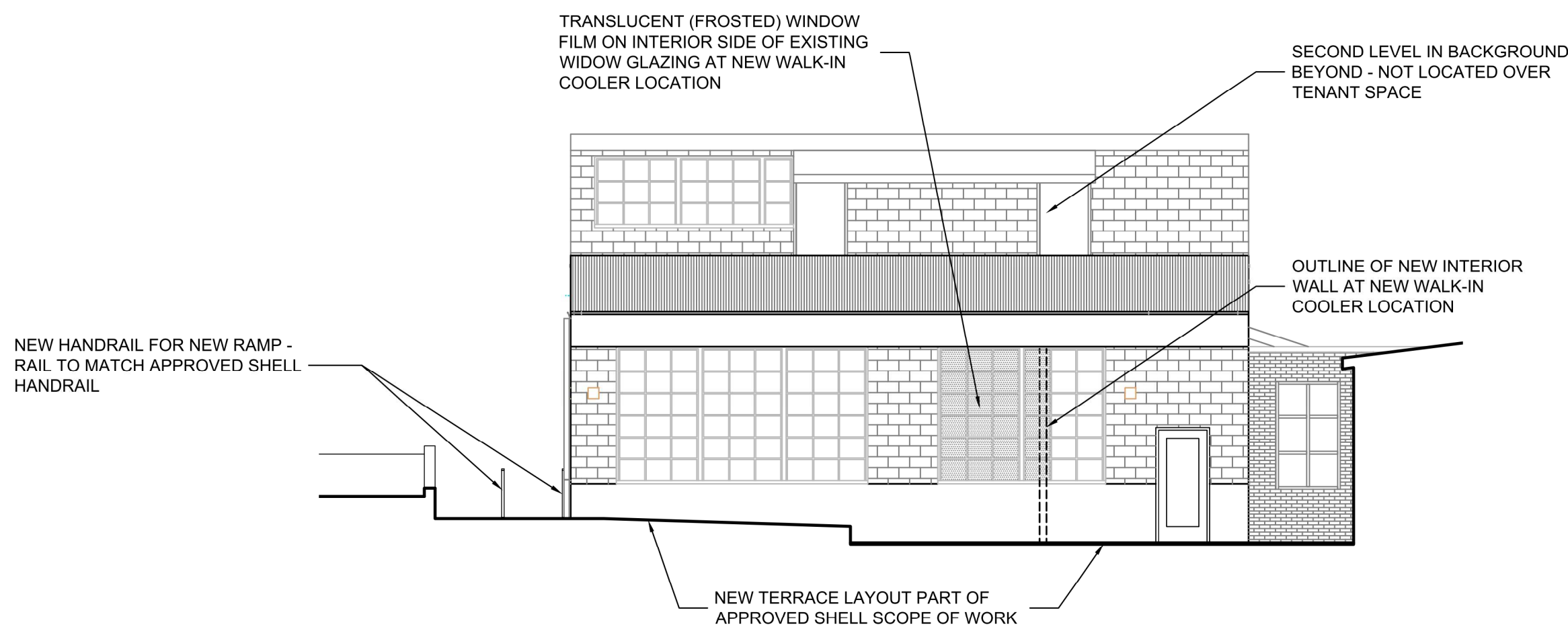
2/6/2024 8:56:29 AM



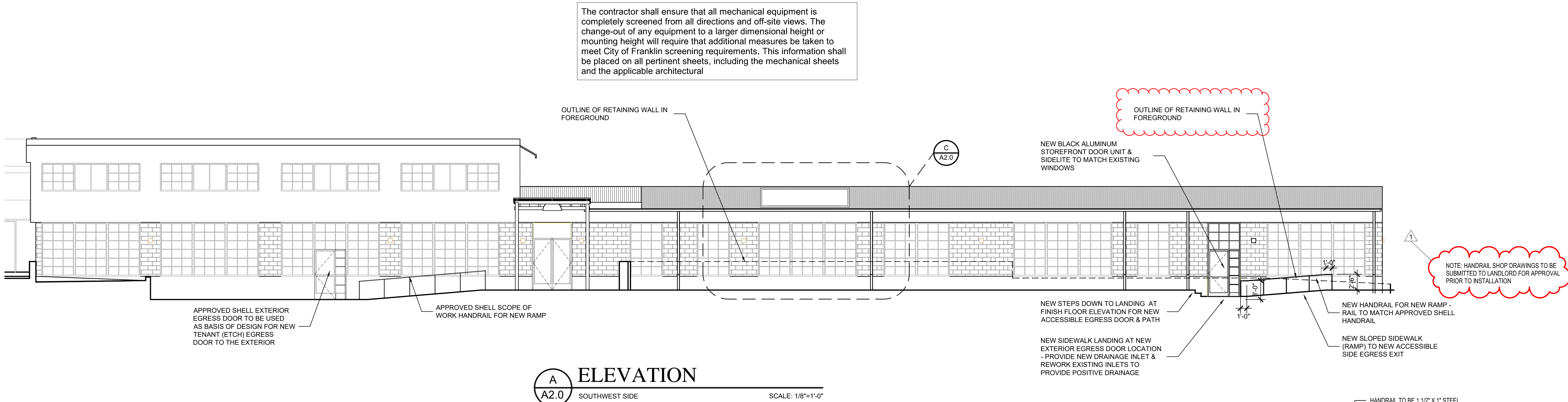
C
A2.0
SIGN ELEVATION
SCALE: 3/8"=1'-0"



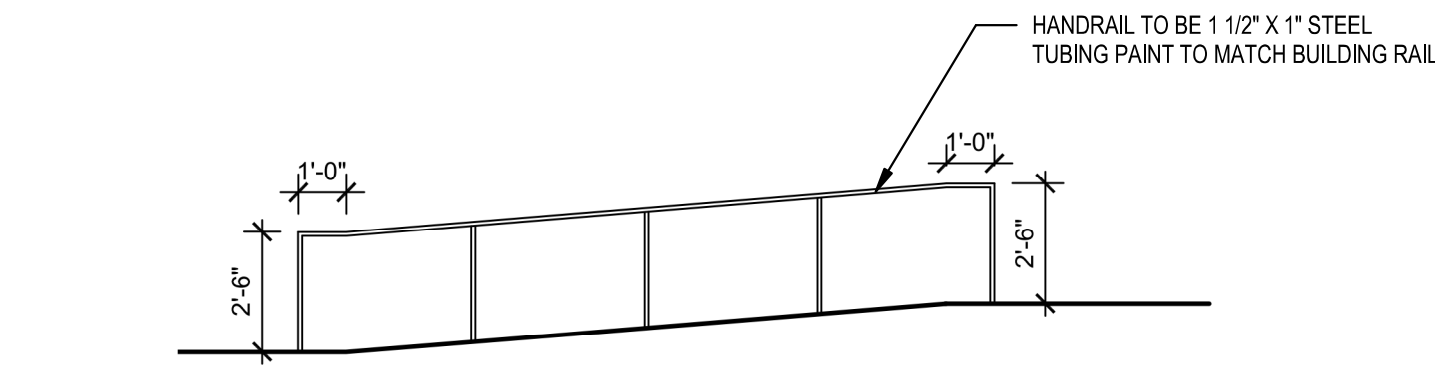
E
A2.0
ETCH SIGNAGE
SCALE: 3/4"=1'-0"



B
A2.0
ELEVATION
TERRACE SIDE
SCALE: 1/8"=1'-0"



A
A2.0
ELEVATION
SOUTHWEST SIDE
SCALE: 1/8"=1'-0"



D
A2.0
RAILING DETAIL
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION NOTES

- NEW STEEL FRAME INDUSTRIAL TYPE DOOR AND WINDOWS TO MATCH EXISTING AND NEW EXTERIOR DOORS AND WINDOWS ON REST OF BUILDING AS INDICATED.
- PREPARE LOCATION FOR SIGN AS INDICATED

CONTACT FOR STEEL WINDOWS AND DOORS
Coburn Exclusive
Eric Cartwell
eric@coburnexclusive.com
615.989.7878



100 WOODSON STREET, HUNTSVILLE, ALABAMA 35891
256.532.9900 | WWW.MATHENYGOLDMON.COM
HUNTSVILLE | NASHVILLE

CONSULTANT'S LOGO

MILESTONES

DD PROGRESS SET	05.25.2023
CD PROGRESS SET	05.30.2023
PERMIT SET	07.28.2023

AN INTERIOR FIT-UP FOR
ETCH
BUILDING 13 SUITE 1301 AT THE FACTORY
230 FRANKLIN RD, FRANKLIN, TN 37064

REVISIONS

REV #	DESCRIPTION	DATE
1	Revision 1	09.01.2023

PROJECT NO.	23-007
DRAWN BY	BEL, DC
CHECKED BY	DC

STAMP



SHEET TITLE

EXTERIOR ELEVATIONS

A2.0



HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission Certificate of Appropriateness (COA)

Address: 230 Franklin Rd.
District: Franklin Road Historic District
Applicant: Luke Dougal
Owner: Holladay Properties
Project #: 7816

Type of Work: Consideration of Alterations (Window Alterations to Create Entrances, Storefront Replacement, Canopy Removal/Replacement, Siding Alterations, HVAC Screening Replacement)

Status: Approved with Conditions
(See “Approved Work Specifications” below)

Approval Date: June 13, 2022
Expiration Date: June 13, 2024 (if work has not commenced)

BACKGROUND

The applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 230 Franklin Road, the Factory at Franklin, specifically at Building 13, as follows:

South Facade (facing Liberty Pk.)

- the removal of the EIFS decorative banding along the entire façade;
- the removal of the existing non-historic canopy and its replacement with a flat-profile steel canopy with corrugated metal roofing;
- the replacement of the storefront underneath the canopy with a door to match the existing windows;
- the replacement of the existing corrugated HVAC screening on the rooftop with a corrugated black metal panel; and
- the alteration of three (3) window locations to accommodate new door openings.

West Facade (side of garage, facing water tower) – MISLABELED AS EAST ELEVATION

- the removal of the EIFS decorative banding along the entire façade; and
- the placement of a new storefront door within the existing door opening.

East Facade (facing rear of property/Building 14) – MISLABELED AS WEST ELEVATION

- the replacement of the corrugated HVAC screening on the rooftop with a corrugated black metal panel; and
- the placement of a new storefront door within the existing door opening.

APPLICABLE DESIGN GUIDELINES

- Secretary of Interior's Standards for Rehabilitation (pg. 3)
- Architectural Features (p.48)
- Entrances (p.105)
- Masonry (p.113)
- Storefronts (p.126)
- Windows (p.129)

APPROVED WORK SPECIFICATIONS

The application is approved with the following conditions:

1. Per Section 5.2.7.E.3 of the Zoning Ordinance, canopies shall use the same exterior materials and architectural style as the principal building, and each column or post shall have a base of brick, natural stone, or cultured stone. **As such, the applicant must modify the plan set to include a minimal, short, square base of cut stone, brick, or concrete, and submit it to the Preservation Planner or the HZC for review and approval prior to issuance of a building permit.**
2. All approved new storefronts and doors must fit within the existing opening widths, and their profiles, color, and materials must be selected to closely match those of the existing historic windows.
3. The application must meet all City requirements prior to issuance of a building permit. Any additional changes to the approved plans must be returned to the Preservation Planner or the HZC for review and approval.

Amanda Rose, AICP

Preservation Planner

City of Franklin Planning & Sustainability Department

615.550.6737 | www.franklinton.gov/planning

CENTRIC

ARCHITECTURE

May 27, 2022

RE: The Factory at Franklin
Centric Project #21040

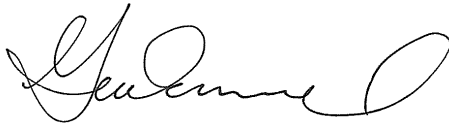
Dear Amanda:

We would like to submit the Factory of Franklin for the Historic Zoning Commission Consideration. Below is a design narrative of the scope:

The Factory at Franklin scope includes updating door locations for storefronts at certain locations for Building 13, replacing existing non historic anodized aluminum storefronts with new storefronts or steel doors to better match the existing adjacent steel windows. Removing and replacing non-historic covered walkways, upgrading HVAC screening materials and removing non-historic façade elements to better restore the building to its original appearance.

Please let us know if anything further is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gina Emmanuel', with a large, stylized loop at the end.

Gina Emmanuel AIA, LEED AP

Enclosure

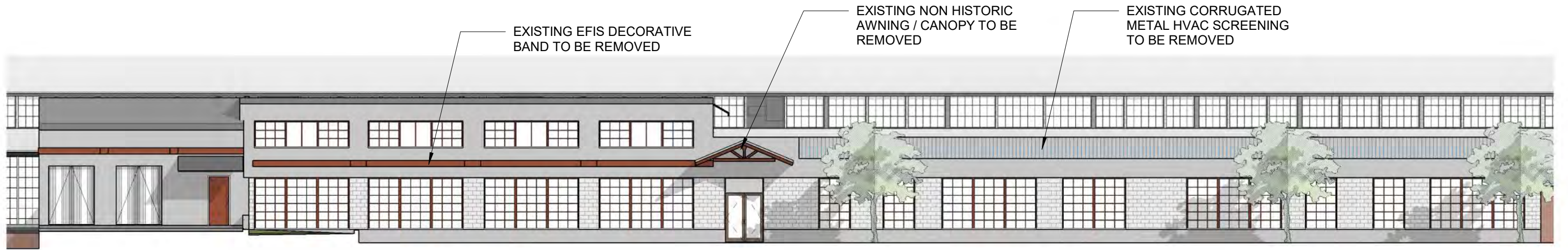
cc: Luke Dougal

THE FACTORY AT FRANKLIN

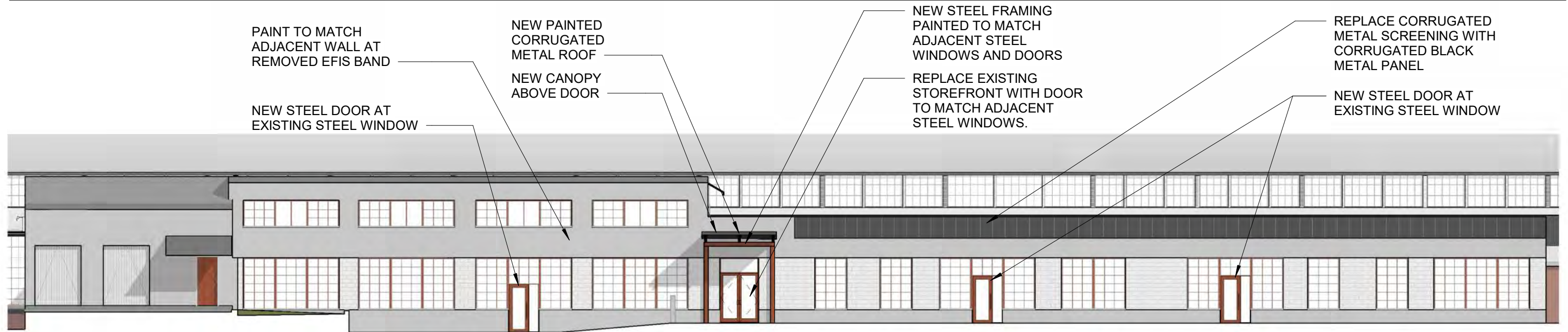


HOLLADAY
PROPERTIES
Building Solutions Since 1952

CENTRIC
ARCHITECTURE



BUILDING 13 SOUTH ELEVATION - EXISTING



BUILDING 13 SOUTH ELEVATION - PROPOSED

EXISTING EFIS DECORATIVE
BAND TO BE REMOVED



EAST ELEVATION - EXISTING

EXISTING EFIS DECORATIVE
BAND TO BE REMOVED



NORTH ELEVATION - EXISTING

EXISTING CORRUGATED
METAL HVAC SCREENING
TO BE REMOVED



WEST ELEVATION - EXISTING

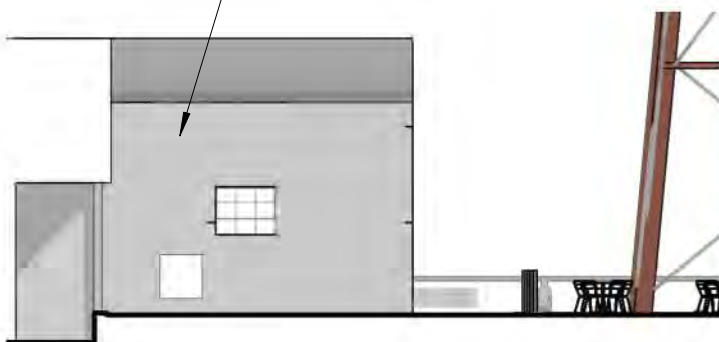
PAINT TO MATCH
ADJACENT WALL AT
REMOVED EFIS BAND

NEW STOREFRONT
DOOR IN EXISTING
DOOR OPENING



EAST ELEVATION - PROPOSED

PAINT TO MATCH
ADJACENT WALL AT
REMOVED EFIS BAND



NORTH ELEVATION - PROPOSED

REPLACE CORRUGATED
METAL SCREENING WITH
CORRUGATED BLACK
METAL PANEL

NEW STOREFRONT
DOOR IN EXISTING
DOOR OPENING



WEST ELEVATION - PROPOSED



EXISTING



PROPOSED

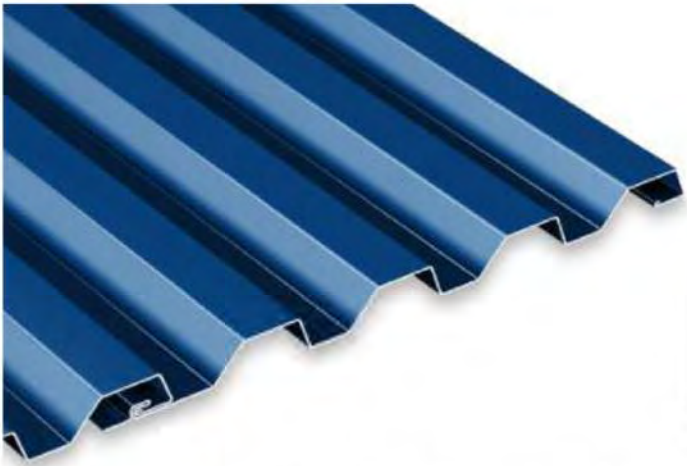




EXISTING



PROPOSED

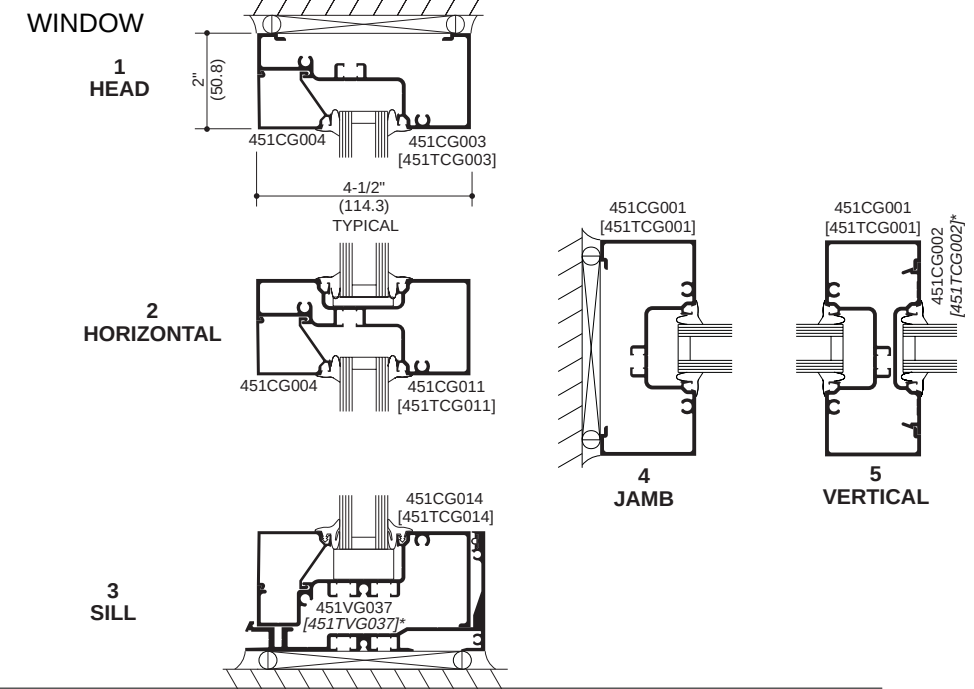
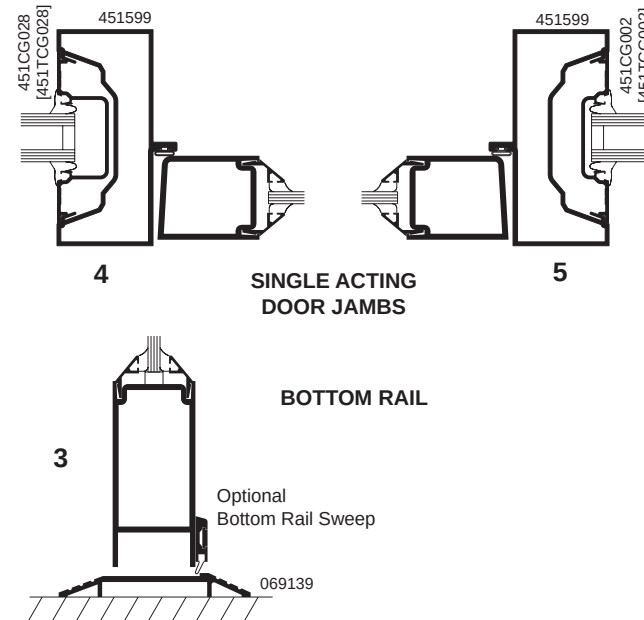
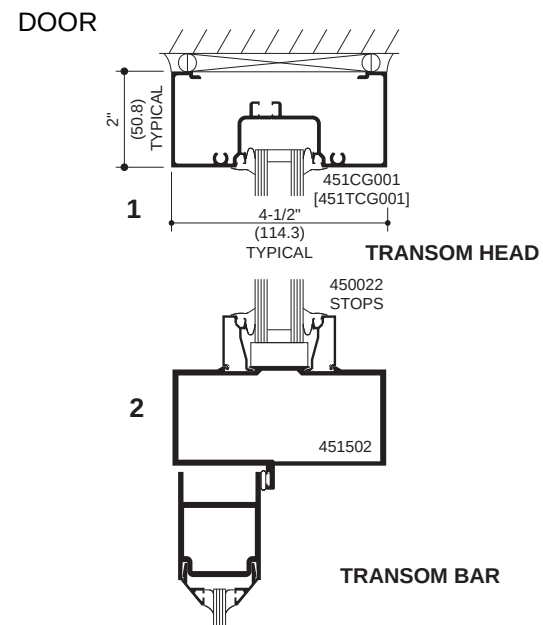
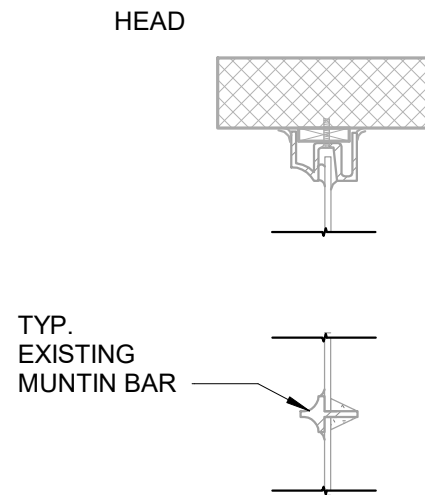


METAL PANEL SPEC:
PAC CLAD, HWP METAL WALL PANEL
IN MATTE BLACK STEEL COLOR



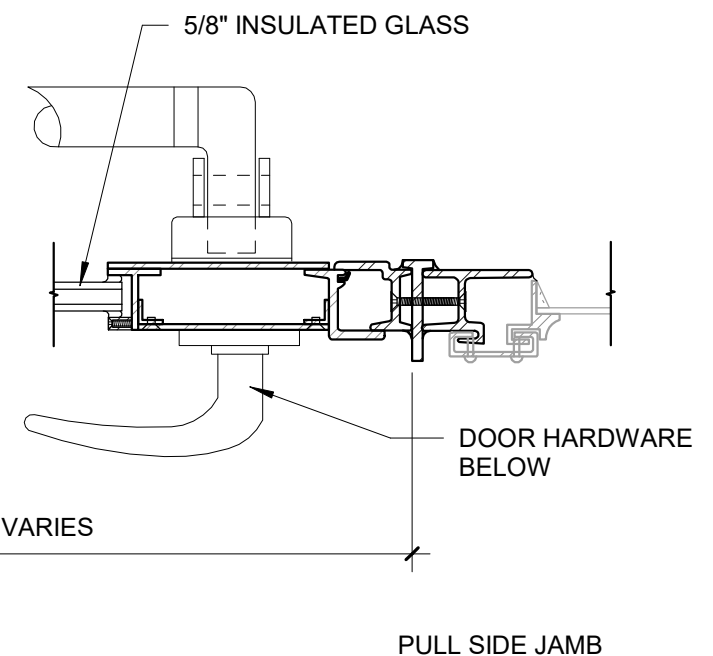
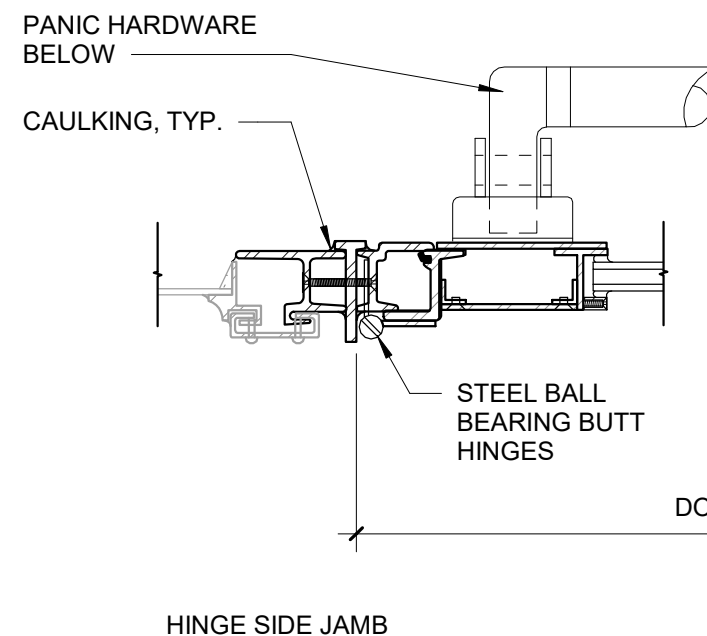
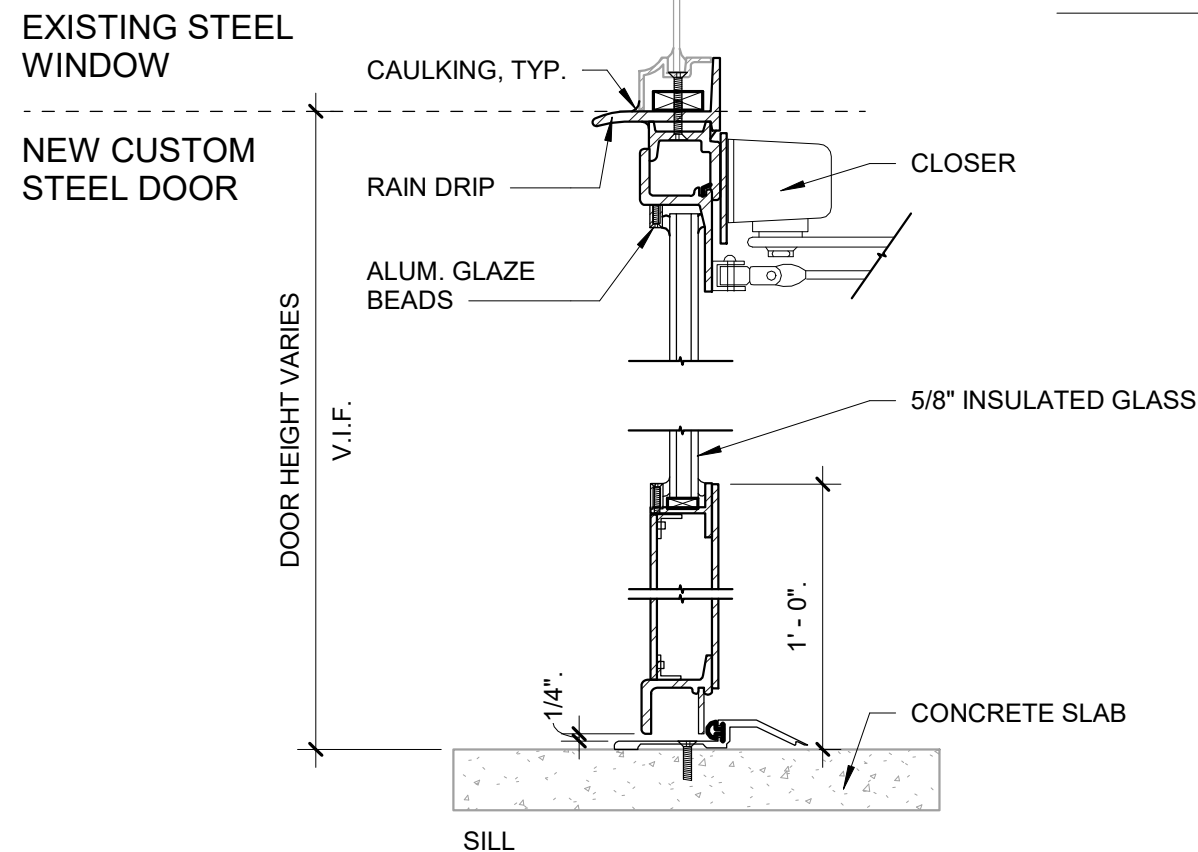
Matte Black Steel**





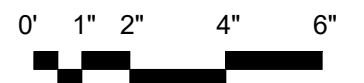
STOREFRONT PROFILES

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



BASIS OF DESIGN FOR NEW CUSTOM STEEL WINDOWS AND DOORS IS A & S. *SUBJECT TO CONSTRUCTION AND MATERIAL AVAILABILITY.

CUSTOM STEEL DOOR @ EXISTING STEEL WINDOW



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

Gina Emmanuel and Luke Dougal
(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]
Signature

2710 Old Lebanon Rd, Ste 5
Property Owner Mailing Address

Nashville TN 37214
City, State & Zip

Subscribed and sworn to before me this

10th day of January, 2022.

[Signature]
Notary Public

My Commission Expires: 9/25/22





Project Overview

#780215

Project Title: 230 Franklin RD, Franklin TN 37064

Jurisdiction: Franklin

Application Type: 08c) Certificate of Appropriateness (COA)

State: TN

Workflow: COA Default

County: Williamson

Required Application Supporting Materials

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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**

Luke Dougal
Centric Architecture
1206 Buchanan Street
Nashville, TN 37208
P:6153859600
ldougal@centricarchitecture.com

Contact Information - Property Owner

Property Owner

Read Talley
Holladay Properties
2710 Old Lebanon Rd, 5
Nashville , TN 37214
P:6155001919
rtalley@holladayproperties.com

Address or Parcel

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

Calculated Acreage: Parcel

- 230 FRANKLIN RD: 20.047910290000001

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 230 FRANKLIN RD: CC

Central Franklin Overlay: Central Franklin Overlay

- 230 FRANKLIN RD: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 230 FRANKLIN RD: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 710127

Site Data

Total Site Square Footage: 273,238

Project information

Review Type: Nonresidential

Construction Type:

New Addition Type:

Type of Work Proposed: Demolition, Windows or Exterior Doors, Other Exterior Alterations, HVAC Equipment/Screening

Porch or Deck Project:

Windows or Exterior Door Work: Alteration via Enclosure or Opening

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.:

Other Exterior Alterations Proposed: Exterior Door Replacement/Alterations

Footprint Square Footage of Recent Addition:

Demolition or Relocation Proposed: Accessory Structure

Estimated Age of Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 2

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?: No

Type of Signage Proposed:

Height of Existing and Proposed Construction (from FFE to Roof Peak): 25

Height of Overall Sign:

Lot Square Footage:

Height of Sign Face or Sign Area:

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

Footprint Square Footage of Existing Structures on Lot:

Footprint Square Footage of Proposed Additions/Structures:

HVAC Type: Mechanical Screening

Narrative

Project Description:

The Factory at Franklin scope includes updating door locations for storefronts at certain locations for Building 13, replacing existing non historic anodized aluminum storefronts with new storefronts or steel doors to better match the existing adjacent steel windows. Removing and replacing non-historic covered walkways, upgrading HVAC screening materials and removing non-historic faade elements to better restore the building to its original appearance.



File #: 21-09

DATE: April 1, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:

Administrative COA For Signage (Post-And-Arm) At 203 3rd Ave. S.; Dan Fiedler, Applicant.

PURPOSE:

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:

COF Project Number:

Applicant:

Owner:

BACKGROUND:

RECOMMENDATION:

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



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 203 3rd Avenue South. (Downtown Franklin Historic District)
Applicant: Dan Fiedler
Owner: Cornerstone Presbyterian
Project #: 8412
Type of Work: Consideration of Signage (Post-and-Arm)

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

Approval Date: March 11, 2024
Expiration Date: March 11, 2026 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of one Post-and-Arm sign at 203 3rd Ave. South.

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

- **Location:** The Guidelines state that Post-and-Arm Signs are appropriate for Commercial, Residential and Civic Buildings. The sign type is appropriate for 203 3rd Ave. S.
- **Quantity:** The Guidelines state that a maximum of 1 Post-and-Arm Sign are allowed per building and may be used only if no post-and-panel sign exists. One Post-and-Arm sign is proposed and meets the intent of the Guidelines.
- **Sign Area:** The Guidelines State the sign area may be a maximum of 9 square feet. The proposed sign is 6 square feet. The proposed sign meets the intent of the Guidelines.
- **Height:** The Guidelines state that Post-and-Panel signs are allowed to be at maximum 7 feet tall. The proposed sign is 7.4 feet tall and does not meet the intent of the Guidelines.
- **Placement:** The Guidelines state to place the sign in a traditional front yard location and to be perpendicular to the public sidewalk. The proposed sign will be perpendicular to the public sidewalk and meets the intent of this Guideline.

- **Material:** The Guidelines state that the sign shall be finished wood or metal with a matte background finish. The proposed sign is a finished metal material and meets the intent of this Guideline.
- **Color** The Guidelines state that a maximum of 3 colors with a darker background color than lettering must be utilized. Vibrant colors may be considered as an accent. The proposed sign utilizes a black background and muted gold lettering. The proposed sign is appropriate.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The Post-and-Panel sign is **approved** with the following conditions:

- The sign post height must be lowered to 7 feet in total.
- Any additional signage must receive an additional Certificate of Appropriateness.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing for a Sign Permit.
- 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/>



CORNERSTONE
PRESBYTERIAN
CHURCH
(PCA)
OFFICE



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Cornerstone Presbyterian PCA, Inc
(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:

05100
(Property Parcel/Tax ID Number)

and located at:

203 3rd Ave. South 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

Dan Fiedler
(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]
Signature

203 3rd Ave. South Franklin, TN 37064
Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this

22 day of February, 2024.

[Signature]
Notary Public

My Commission Expires: 02/23/25





Project Overview

#1259389

Project Title: 203 3rd Ave South

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Dan Fiedler
Cornerstone Presbyterian Church
203 Third Ave South
Franklin, TN 37064
P:6156184707
dan@cstonepres.org

Property Owner

Property Owner

Dan Fiedler
Cornerstone Presbyterian Church
203 Third Ave South
Franklin, TN 37064
P:6156184707
dan@cstonepres.org

Address or Parcel

Project Address or Parcel: 203 3RD AVE S (078C-F05100)

Calculated Acreage: Parcel

- 203 3RD AVE S: 0.44944833

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 7.416

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 203 3RD AVE S: OR

Central Franklin Overlay: Central Franklin Overlay

- 203 3RD AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 203 3RD AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed: Post-and-Arm

Height of Sign Face or Sign Area: 3

HVAC Type:

Narrative

Project Description:

A sign to clearly and simply state who we are and that the parking is private.



File #: 21-010

DATE: April 1, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:

Administrative COA For Signage (Small Hanging/Projecting) At 405 Main St.; Elizabeth Weissman, 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: 405 Main St. (Downtown Franklin Historic District)
Applicant: Elizabeth Weissman
Owner: Ruth Jordan
Project #: 8451
Type of Work: Consideration of Signage (Small Hanging/Projecting)

Reviewer: Elizabeth Bulay

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

Approval Date: March 22, 2024
Expiration Date: March 22, 2026 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of Small Hanging/Projecting sign to an existing sign bracket at 405 Main St.

The Guidelines allow for administrative approval of Small Hanging/Projecting signs if all recommendations are met.

- **Quantity:** The Guidelines state that a maximum of 1 sign is allowed per main entrance to a retail storefront/tenant space on the ground floor. An additional sign may be considered where there is an entrance that provides a fully separated access stairwell to upper floor businesses/tenant spaces or where there is an entrance on a rear facade that faces a parking area. This application proposed 1 Small Hanging/Projecting Sign for an upper floor tenant with access through a separated access stairwell and meets the intent of the Guidelines.
- **Sign Area:** The Guidelines state that the sign may have up to 2 sides and a sign area of 4.5 square feet per side. This application proposes a 4 square foot sign per side. The proposed sign meets the intent of the Guidelines.
- **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 (generally defined as the sidewalk or porch floor). The proposed sign is in line with the transom header and has clearance of 8.5 feet from grade surface. The sign height meets the intent of the Guidelines.

- **Material:** The Guidelines state that the sign shall be finished wood or metal, with matte background finished rather than reflective or shiny background finishes. The application did not specify the proposed material.
- **Color:** The Guidelines state that a maximum of 3 colors, and with a darker background color than the lettering color. Additionally, to use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed sign utilizes a dark blue background with white lettering and electric blue for an accent. The proposed sign is appropriate.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The Small Hanging/Projecting Sign is **approved** with the following conditions:

- The sign material must be finished wood or metal with a matte finish.
- 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/>

HubSync Office Signage

The HubSync sign leverages the official company logo mark prominently top/center and the company logo directly below it. Below the logo, the official company slogan exists below in white writing. A modest strokeline frames the margin in white.

Color:

Per the guidelines, three colors have been used: a dark blue (#252833) as primary background with solid white as the primary color for text and logo with a lighter blue for accents (#0065FF).

●

Dark Blue:
#252833

○

White:
#FFFFFF

●

Electric Blue:
#0065FF

Size/Shape:

Per the guidelines, the sign is within the prescribed total area of 4.5 sq ft.

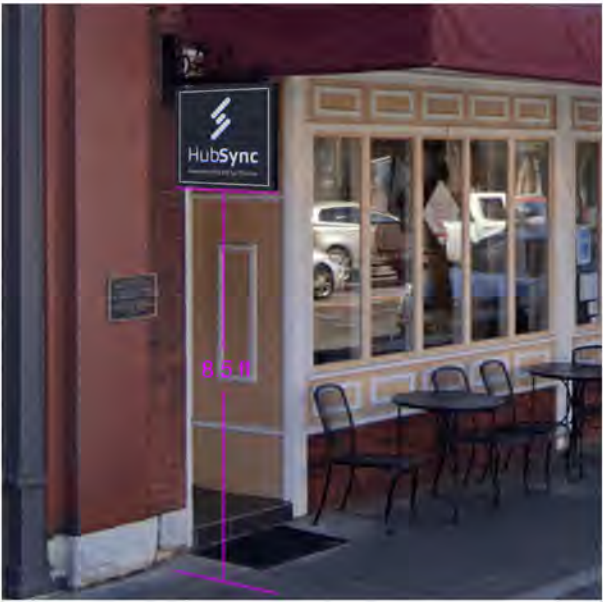
It is a perfect square with 2ft sides, totaling 4 sq ft in area.



Location:

The sign would be a hanging sign utilizing already existing hook ups; next to Kilwins, and at the location 407 C Main Street.

The sign would maintain a distance of 8.5ft from the bottom of the sign to the street.



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I RUTH JORDAN, PRES. JORDAN Family Partners, LP
(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:

62-1780868 - Parcel 78E-600-0
(Property Parcel/Tax ID Number)

and located at:

405 MAIN ST, FRANKLIN, TN,
(Street Address)

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

ELIZABETH WEISSMAN

(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.

Ruth Jordan
Signature

2312nd AVE. S.

Property Owner Mailing Address

FRANKLIN, TN, 37064

City, State & Zip

Subscribed and sworn to before me this

6th day of March, 2024.

Lesa L Kupchik
Notary Public



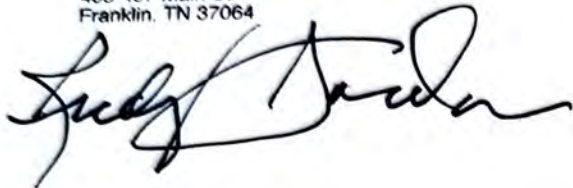
My Commission Expires 2-28-2026

From: Rudy Jordan rudyoldhouse@gmail.com
Subject: Sign at 405-407 Main Street
Date: February 14, 2024 at 11:25 AM
To: Bweissman@hubsync.com

To Whom It May Concern,

The business Hub-Sync has my permission to hang a sign on the prior approved existing bracket at the front of the building.
If you need any more information, please let me know.

Best regards,
Rudy Jordan
Building Owner
615-479-5920
405-407 Main St
Franklin, TN 37064



Sworn and subscribed to before
me on this the 22nd day of
February, 2024.


Notary Public

My Commission
expires: 2-28-2026





Project Overview

#1270000

Project Title: 405 C Main Street

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Elizabeth Weissman
HubSync
401 C Main Street, 202
Franklin, TN 37064
P:703-940-8728
bweissman@hubsync.com

Property Owner

Property Owner

Rudy Jordan

405 Main Street
Franklin, TN 37064
P:6154795920
rudyoldhouse@gmail.com

Address or Parcel

Project Address or Parcel: 405 MAIN ST (078C-O00600)

Calculated Acreage: Parcel

- 405 MAIN ST: 0.11490623

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 2

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 405 MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay

- 405 MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 405 MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed: Hanging (not Projecting Arm)

Height of Sign Face or Sign Area: 2

HVAC Type:

Narrative

Project Description:

this is a request to reface a previously approved hanging sign for 405 C Main street. We are looking to update already existing sign

with our logo, the current tenant.