City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, May 13, 2024 | **5:00 PM** | **Board Room**

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

APPLICATIONS

2. Consideration Of Alterations at 115 2nd Ave. S. (Hiram Masonic Hall); John Baumgartner, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

3. Consideration Of Fencing At 113 2nd Ave. S.; Allan Hunter, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

4. Consideration Of Fencing At 725 W. Main St. (The Arlington); Bernie Butler, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer

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

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Alterations (Roofing Materials) At 1840 William Campbell Ct. (Historic Magnolia Hall); Doug Julian, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

7. Consideration Of A Recommendation Request to the Board of Zoning Appeals as related to Floodplain Construction Standards (Building Finished Floor Elevation) At 94-98 E. Main St.; Mark Kozevski, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer

8. Consideration Of Alterations At 317 Franklin Rd. (Hayes House Barn); Brandon Priddy, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer

9. Consideration Of Alterations (Roofing and Gutters) At 321 3rd Ave. S.; J L Sullivan, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer

10. Consideration Of Lighting At 1368 Eastern Flank Cir. (Eastern Flank Event Facility); Brian Walker, Applicant.

    Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

11. Consideration Of Fencing At 807 Fair St.; Tommy Kellogg, Applicant.

    Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

12. Consideration Of Signage At 252 5th Ave. N.; Sam Johnson, Applicant.

    Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

13. Discussion Of Alterations At 423 S. Margin St. (Franklin Grove); Brandon Priddy; Applicant.

    Sponsors: Emily Wright, Emily Huffer

14. Consideration Of Alterations At 1835 William Campbell Ct. (Historic Magnolia Hall Subdivision Lot 2); Matt Smith, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

15. Consideration Of Demolition At 230 Franklin Rd. (The Factory; Canopy); Benton Smothers, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

16. Site Alteration (Rear Yard Fencing) At 312 Ledgelawn Ct.; Jill Dufresne, Applicant

17. COA Extension (6 Month) At 1034 Benelli Park Ct.; John Dienschneider, Applicant.

18. Signage (Wall Sign Reface) At 99 E. Main St.; Shaun Sullivan, Applicant.

19. Awning (Reface and Awning Signage Reface) At 400 Main St. STE 130, Megan Preston, Applicant.

20. Signage (Replacement) At 232 Franklin Rd.; William Squires, Applicant.

21. Signage (Band Sign) At 230 Franklin Rd.; David Collier, Applicant.

22. Signage (Convenience) At 127 2nd Ave. N.; Michael Evans, Applicant.

23. Signage (Convenience) At 94 E. Main St.; Michael Evans, Applicant.

ADJOURN

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

City of Franklin

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

Meeting Minutes

Historic Zoning Commission

Monday, 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

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

Board Members Present: Josh Denton, Lisa Marquardt, Michael Orr, Bob Barrett, Mary Pearce, and Kathy Worthington

Board Members Absent: Susan Besser, Tyler LeMarinel, and Brian Laster

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

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

Anna Markum, Williamson County Heritage Foundation. Ms. Markum introduced herself as the new Senior Director of Preservation for the Heritage Foundation and announced a new program being launched called Preserve Williamson. The community-based program is a recommitment by the Heritage Foundation to safeguarding cultural heritage, preserving green space and historic buildings along with championing new growth in Williamson County. Throughout the summer, there will be a series of townhall meetings in each Williamson County municipality to discuss and learn about what is important to community stakeholders. Additionally, the Heritage Foundation will sponsor a Building of the Month tour series and roundtable discussions with industry professionals.

Chair Denton added that action is not taken on citizen comments not on the agenda. Citizen comments, not

on the agenda, is an opportunity for citizens to speak to the Board about items relating to historic preservation.

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 Orr motioned to approve the March 11, 2024, HZC meeting minutes, seconded by Commissioner Barrett. The motion carried 5-0 (Chair Denton abstained).

ANNOUNCEMENTS

Ms. Huffer announced the regularly scheduled DRC meeting will be held April 15, 2024, at 4 PM in the boardroom. A site visit to the Carothers House is scheduled for April 27, 2024, at 3 PM.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Speaker: Elizabeth Bulay. 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. 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. As proposed, the fencing does not meet the intent of the Guidelines for Front Yard Fencing. 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 7-foot-tall privacy fencing to begin at the front facade line, should the Commission consider this to be appropriate.

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.

Applicant: Deborah Bibb. Ms. Bibb did not have any additional comments.

Citizen Comments: None

Motion
Commissioner Worthington motioned to approve site alterations (fencing) At 223 4th Avenue North with staff conditions, seconded by Commissioner Orr.

Ms. Bulay confirmed that condition number one recommends that fencing would need to begin 20 feet behind the front façade.

Commissioner Marquardt asked the applicant about the situation that prompted her request for fencing.

Ms. Bibb explained that during construction of the two-story office building, next door, a privacy hedge was removed and replaced with small skip laurels exposing the bathroom window and two-bedroom windows to the office building and the parking area.

Commissioner Pearce stated that it appears privacy would be provided to the bathroom and bedrooms if the fence is installed as staff has recommended, 20 feet behind the front façade.

Ms. Bibb explained that on of the bedroom windows about three feet from the front façade/corner.

Commissioner Pearce suggested positioning the start of the fence just before the bedroom window to allow for privacy without affecting the streetscape. Any small amount the fence can be moved back from the front façade and considering the screening the front porch provides along with the extenuating circumstances the situation is forgiving.

Amendment
Commissioner Pearce amended the motion for the fence to start three feet from the front corner façade closest to the fence, seconded by Commissioner Marquardt.

Commissioner Pearce stated that the reason for going against staff recommendation is because of the newly constructed two-story office building next door along with the protruding front porch - grace can be given to the situation.

Commissioner Barrett asked for clarification of fence height.

Ms. Dannenfelser explained that the zoning ordinance allows for a seven-foot fence because the property is zoned commercial.

There being no further discussion on the amendment, Chair Denton asked the Commissioners to vote.

The motion to amend carried 6-0.

Main Motion (As Amended)
There being no further discussion on the main motion, Chair Denton asked the Commissioners to vote.

The motion as amended carried 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Speaker: Elizabeth Bulay. 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:

1. 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).
2. The sign placement is proposed above the recommended maximum 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. 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:

1. 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).

Applicant: Ashley Roark. Dr. Roark thanked the Commission and staff for their ideas. After considering all the options, Ms. Roark stated concerns about the visibility of the sign as she would like to establish a brand recognition. Dr. Roark also noted that she would like to incorporate the wrought iron suggestion and believes that it would blend in with the surrounding materials and design.

Citizen Comments: None

Motion
Commissioner Orr motioned to approve signage (small hanging/projecting) at 212 East Main Street with staff conditions, seconded by Commissioner Barrett.

Commissioner Orr stated that the applicant is unable to comply with the sign recommendations due to the construction and placement of the windows. Dr. Roark's sign application complies with the required minimum eight-foot clearance from the bottom of the sign.

Commissioner Marquardt added that the applicant's storefront orientation is not typical and as proposed should fit into the context of the area.

There being no other discussion, Chair Denton asked the Commissioners to vote.

The motion carried 6-0.

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

Project Speaker: Elizabeth Bulay. 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 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. Ms. Bulay stated that she will only highlight the proposed alterations that staff does not agree with.

Left Elevation: The proposed window alterations are mostly appropriate other than the transom windows. 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 for two windows. The Guidelines recommend maintaining the rhythm and spacing of window and door openings of adjacent structures.

Rear Elevation: 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 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.

Recommendation:
Staff recommends approval with conditions outlined in the staff report.

Applicant: Jennifer Lombard. Ms. Lombard stated that minor changes and adjustments were made to the proposal and removal of the transom window would not be a problem (left elevation). Regarding the right elevation, the windows are centered in the bedroom based on the floorplan and the window design would have a historical profile. The windows would need to be casement windows to comply with egress codes.

Citizen Comments: None

Motion
Commissioner Pearce motioned to approve alterations At 1837 William Campbell Court (Historic Magnolia Hall Subdivision Lot 3) with staff conditions, seconded by Commissioner Marquardt.

The motion carried 6-0.

Commissioner Pearce and Chair Denton commented on how the 3-D renderings provided a better context of the project and thanked Ms. Lombard for providing the additional information.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Speaker: Emily Huffer. 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 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.

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

Applicant: Jennifer Lombard. Ms. Lombard stated that she agrees with staff recommendations and conditions.

Citizen Comments: None

Motion
Commissioner Barrett motioned to approve alterations at 1839 William Campbell Court (Historic Magnolia Hall Subdivision Lot 4) with staff conditions, seconded by Commissioner Orr.

The motion carried 6-0

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Speaker: Emily Huffer. 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 2023. 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.

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

Applicant: Jennifer Lombard. Ms. Lombard noted that after feedback from the DRC meeting, she included column drawings as part of the proposal. Ms. Lombard agreed with staff recommendations and conditions.

Citizen Comments: None

Motion
Commissioner Worthington motioned to approve alterations at 1841 William Campbell Court (Historic Magnolia Hall Subdivision Lot 5) with staff conditions, seconded by Commissioner Pearce.

The motion carried 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Speaker: Emily Huffer. 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 conditions outlined in the staff report.

Applicant: Greg Gamble. Mr. Gamble stated that the team is requesting flexibility regarding the bollard type. The proposed bollard had not been fully engineered but Mr. Gambel believes that the correct type of bollard has been chosen. The purpose of this request is to allow the proposal to move to the next step so that the team can work with the BNS and city engineers to locate and correctly install the bollards according to code requirements and engineering specifications.

Citizen Comments
None

Motion
Commissioner Barrett motioned to approve site alterations (Bollards) At 230 Franklin Rd with staff conditions, seconded by Commissioner Marquardt.

Mr. Gamble provided an illustration of the Factory entrance to the Board. The objective is to create a welcoming and convenient entrance into the Factory. Currently, there are no steps from the drive isle to the Factory entrance which provides easy access and accommodates ADA requirements. When installed, the bollards will be located on the pavers, in the drive isle or in the curb bend. Once the bollard type has been approved, work with city engineers and the BNS

department can begin to correctly locate and position the bollards.

Chair Denton asked staff to comment on the reasoning behind the specified location of the bollards, noted in the staff report.

Ms. Huffer stated that a city staff engineer recommended that the bollards be located out of the drive isle so that traffic isn't blocked.

Chair Denton noted that staff's condition, relating to location of the bollard, was based on the comment from engineering not a Design Guideline recommendation.

Commissioner Worthington stated that she compared heights of bollards, specifically at the mall, and noted that a 30-inch height felt appropriate. Also, noted confusion regarding the location of the bollard in the two-dimensional drawings.

Mr. Gamble explained that, for now, the focus is on the height and style of the bollard. At the next step, work with engineering, fire and BNS would begin to appropriately locate the bollards so that codes and safety requirements are met.

Chair Denton stated that as the motion reads, the HZC would be giving approval for the bollards to be located on the sidewalk.

Ms. Dannenfelser stated that the condition relating to the bollard location was a comment from engineering staff that recommended placement out of the drive isle and out of the line of traffic.

Commissioner Marquardt added that the flexibility the applicant is requesting could be managed by planning staff.

Chair Denton noted that if the motion is passed as stated, approval would be given for the bollards to be located on the sidewalk, limiting the flexibility. If the Board chooses to allow flexibility, an amendment to the motion would be needed.

Commissioner Pearce stated that staff has indicated that the engineering review has already been completed, therefore, recommending location of the bollard on the sidewalk, out of the drive isle. Ms. Pearce also noted that she is comfortable with the motion as stated.

There being no further discussion, Chair Denton asked for the Commissioners to vote on the motion to approve site alterations (Bollards) at 230 Franklin Road with staff conditions.

The motion carried 6-0.

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

Project Speaker: Emily Huffer. The development is proposed along 5th Avenue North, near its southeast intersection with 3rd Avenue North, which borders the historic Toussaint L'Overture Cemetery and the Mt. Hope Cemetery. 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 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 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. 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 condition stated on the staff report.

Applicant: Greg Gambel. Mr. Gamble, representing the Partnership for Affordable Housing. Mr. Gamble stated that the team has been working on an emergency egress plan, for almost a year, that doesn't require changes to the historic cemetery. The original plan included emergency access through Mt. Hope Cemetery but would require removal of existing historic columns at the entrance of the cemetery. Another option, also through Mt. Hope Cemetery, would require purchasing land, removal of an existing shed and disturbance of parking for Pleasant Valley Primitive Baptist Church. The proposed alternative route would allow for an emergency egress onto Hillsboro Road, out of the 100-year floodplain, providing safe passage. The passageway would be treated as a pedestrian path but in an emergency would accommodate vehicular traffic. The path will encroach into the historic buffer but, it's believed, the plant material can be managed and maintained with the required amounts of deciduous and evergreen plant material.

Citizen Comments: None

Motion
Commissioner Orr motioned to recommend preliminary approval for conceptual subdivision revision (Bousquet Place/The Hill Property) Proposed at 405 5th Avenue North with staff conditions to FMPC and BOMA, seconded by Commissioner Pearce.

Commissioner Pearce noted that although Mount Hope Cemetery is not on the National Register of Historic Places, the cemetery meets the requirements for historical designation. For this reason, Ms. Pearce stated that she hopes the applicant will treat the Mount Hope Cemetery side of the project with the same increase in plant material as the side adjacent to the Historic Toussaint L'Ouverture Cemetery.

Chair Denton noted that the renderings of the development and particularly the proposed path/emergency egress were helpful.

Commissioner Orr asked how the emergency egress will be regulated (gated).

Mr. Gamble explained that a gate or bollard could be used but would need to work with the Fire Department to determine the best way to clearly mark the pathway for emergencies only without limiting pedestrian use of the path. The Fire Marshall is comfortable with a 10-foot pathway as it is highly unlikely that the fire apparatus would need to use the emergency path. The purpose is to give residents an alternative exit in the case of an emergency.

Commissioner Marquardt commented that the proposed alternative emergency path seems to be the best option.

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

The motion carried 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Speaker: Elizabeth Bulay. 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. 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 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 conditions outlined on the staff report.

Applicant: David Collier. The business tenant changed the design of the door, which required approval from the HZC.

Citizen Comments: None

Motion
Commissioner Marquardt motioned to approve alterations (door) At 230 Franklin Road (Building 13) with staff conditions, seconded by Commissioner Worthington.

Commissioner Pearce asked, “Should the side light windows come all the way down?” “Is it possible to have the brick go under the door for consistency?”

Ms. Bulay provided illustrations of previously approved doors and stated that the grid stops at the break in material and is consistent with previous approvals.

Commissioner Pearce noted her concerns about consistency and previously approved doors for building 11.

There being no further discussion, Chair Denton asked the commissioners to vote.

The motion carried 5-1 (Commissioner Pearce voting against).

OTHER BUSINESS

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

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.**
Sponsors:

11. **Administrative COA For Signage (Small Hanging/Projecting) At 405 Main St.; Elizabeth Weissman, Applicant.**
Sponsors:

ADJOURN

Commissioner Pearce motioned to adjourn the meeting, seconded by Commissioner Orr. The motion carried 6-0.

There being no further business, the meeting adjourned at 5:57 PM.

_____ _____

Chair Date

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

File #: 21-0129

DATE: April 29, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations at 115 2nd Ave. S. (Hiram Masonic Hall); John Baumgartner, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a series of repairs to the front facade of the Hiram Masonic Lodge, located at 115 2nd Ave. S.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 4: Historic Civic Buildings

PROJECT INFORMATION:
COF Project Number: 7688
Applicant: John Baumgartner
Owner: Bruce Barker, Hiram Lodge Rep.

BACKGROUND:
The Hiram Lodge, constructed in 1823, is recognized as a National Historic Landmark. The Historic Zoning Commission approved a Certificate of Appropriateness for the series of work at its November 2017 meeting and then reapproved the work during its March 2021 meeting. In October 2021, an updated COA was granted. Since the approval of the latest COA, it has expired without work beginning on the project. It appears that the proposal is to remain the same as it was previously approved in October 2021. Since the COA had expired, it did not qualify for an administrative extension of the COA expiration date and must be returned to the HZC for review.

The previous plans approved the reconstruction of the upper third of the parapet wall, extending down into the third-floor space (see orange and yellow indications on the applicant plan set). The October 2021 plans approved the use of iron reinforcement rods with 9" star-shaped anchor plates to stabilize the wall below the roof line, which means that only the area above the roof line would be reconstructed (see yellow indications on the applicant plan set). All other elements of the March 2021 design drawings are proposed to remain the same. The use of multiple star-shaped anchor plates introduces an ornamental detailing of a more Federal appearance, in juxtaposition to the Gothic Revival architectural style of the building. This is not entirely in keeping with the Guidelines, which recommend that one should preserve and maintain a historic civic building and its historic

architectural features. Steeples, decorative ornamentation, decorative windows and window openings, masonry, historic roof materials, and entrance elements are examples of architectural features that contribute to the historic character of the building. Since the Guidelines recommend against the addition of architectural features unless they existed historically, the use of more subtle, less ornamental anchor plates would be appropriate. If the proposed structural methodology could be achieved with the use of a different anchor plate shape, a small, flat, and round shape would be most appropriate. Further, the anchor plates should be painted in a color that blends with the masonry to lessen their appearance. The HZC approved the use of a small, flat, and round plate within the latest COA.

All proposed work is appropriate to ensure the preservation and maintenance of the original exterior masonry walls and details. The Guidelines recommend that one repair and, if needed, replace damaged masonry with new masonry that matches the historic masonry as closely as possible in color, texture, and profile. Further, when repointing, one should use mortar that matches the original composition and appearance and rake the new mortar joints to match the original profile.

The removal of the storm windows and the restoration of the original windows are appropriate and encouraged.

RECOMMENDATION:

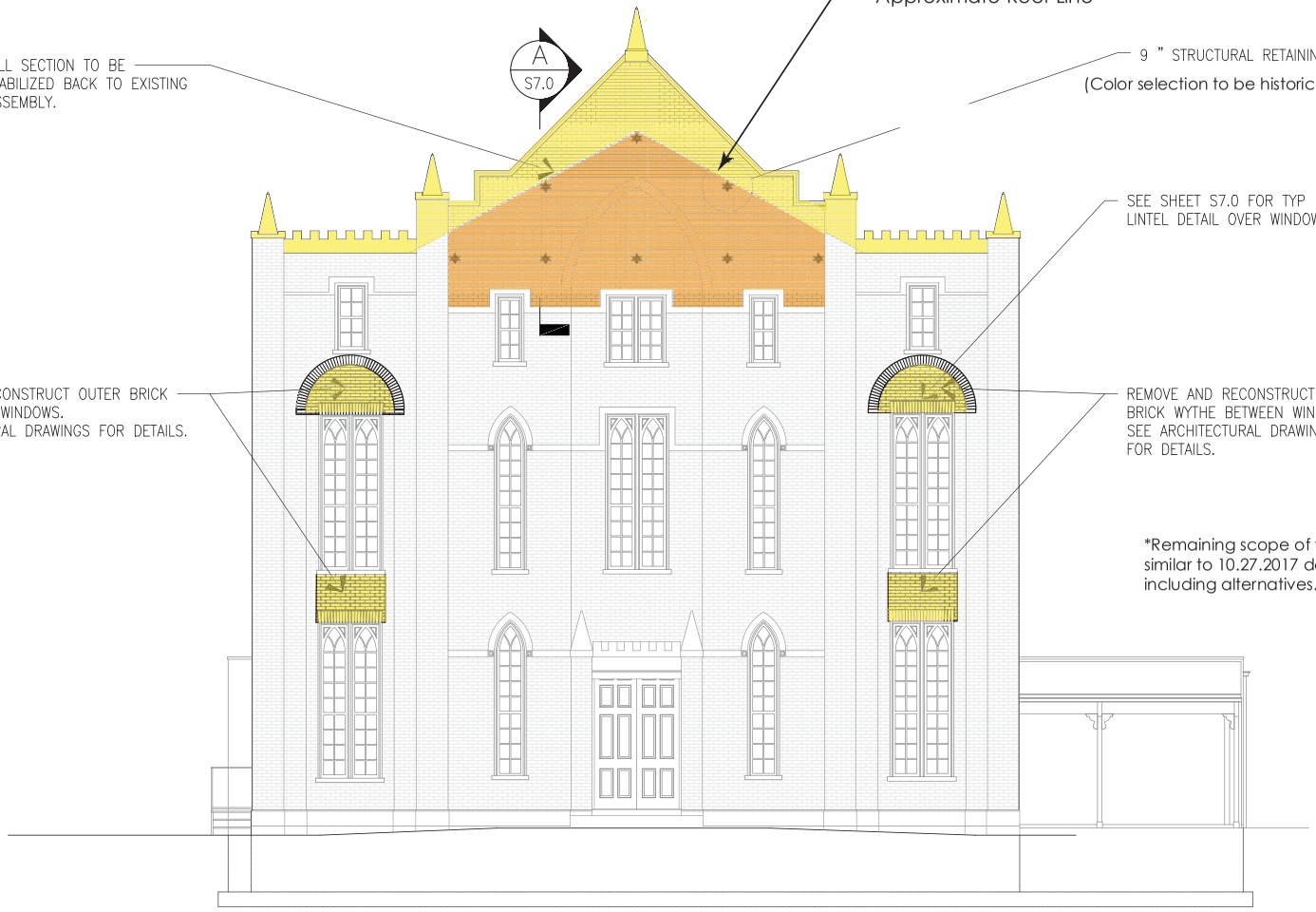
Staff recommends approval of the application with the following conditions:

1. The anchor plates' shape must be subtle, instead of the proposed star-shaped anchor plates. The use of a small, flat, and round plate is preferred. Additionally, the anchor plates must be painted in a color that blends with the masonry to lessen their appearance. The final selection must be reviewed and approved by the Preservation Planner prior to issuance of a building permit.
2. Historic windows must be preserved and maintained. Any new windows must be wood in material and have a historic profile and dimension consistent with that of the original windows. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
3. The existing stone and historic brick must be repurposed where possible for reconstruction and repairs, per the Design Guidelines. Any new brick must match the color, texture, and profile of the original. Masonry cleaning should be done as gently as possible and this includes sandblasting or other abrasive cleaning methods. Repointing must match the original in composition and 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.

Revised Area of Masonry Reconstruction/Revision

Previous Scope

W. MARK WATSON, PE, LLC
431 W. MAIN STREET, SUITE 320
TUPELO, MS 38804
PHONE: 662-260-5083
mark@markwatsonpe.com
www.markwatsonpe.com



*Remaining scope of work to be similar to 10.27.2017 documents, including alternatives.

WEST ELEVATION

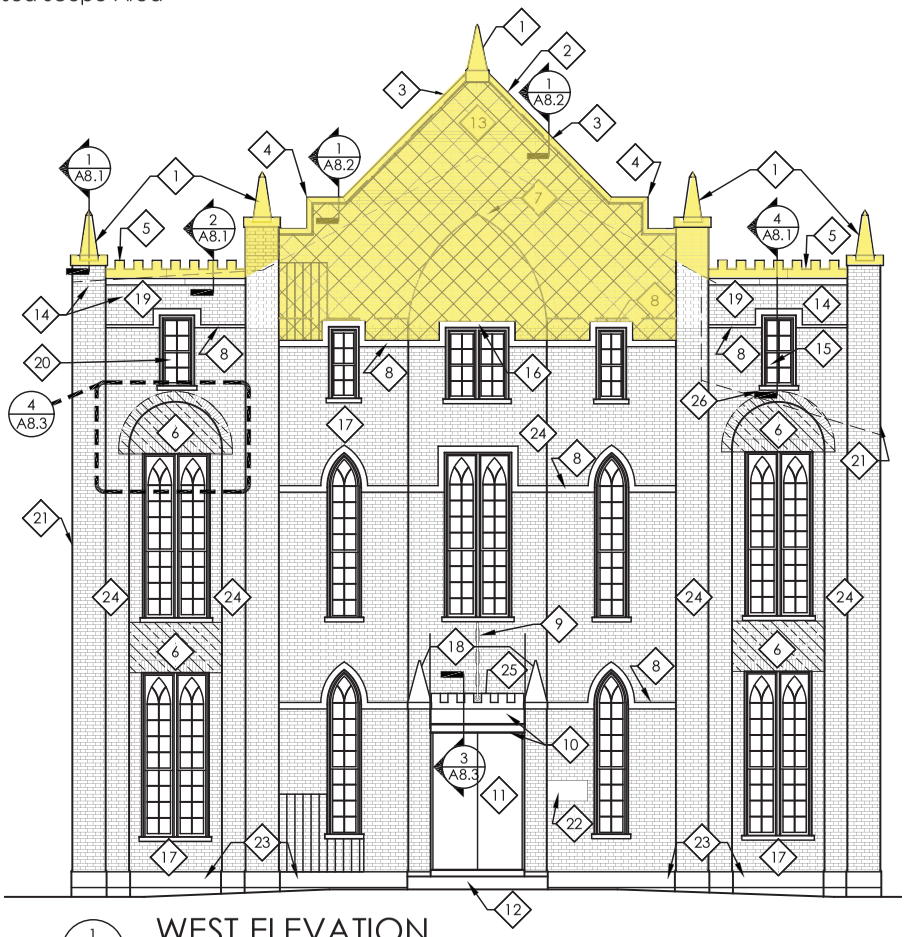
09.16.2021 BSA Revised Scope

BELINDA STEWART ARCHITECTS, PA
61 N. DUNN STREET, P.O. BOX 867
EUPORA, MISSISSIPPI 39744
662.258.6405 & 662.258.6452
bsa@belindastewartarchitects.com
www.belindastewartarchitects.com

FRANKLIN MASONIC HALL
PHASE 1 - WEST WALL STABILIZATION
115 2ND AVENUE S
FRANKLIN, TENNESSEE

PROJECT #: 2017-182
DATE: 10.02.2017
REVISION: ELEVATION
SHEET: S1.0

Revised Scope Area



1 A2.1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

LEGEND:

- OUTER WYTHE TO BE REMOVED AND RECONSTRUCTED WITH HELICAL TIES. (SEE STRUCTURAL)
- ENTIRE WALL TO BE REBUILT THIS AREA (SEE STRUCTURAL) OUTER WYTHE FACE BRICK TO BE CAREFULLY CATALOGED (SEPARATED, STACKED & EXTERIOR FACES MARKED) FOR REINSTALLATION TO MATCH ORIGINAL PATTERN, COLOR AND TEXTURE. COURSING TO BE FLEMISH BOND TO MATCH REST OF WALL. MATCH MORTAR JOINT SPACING, STRIKE, MORTAR COLOR AND TEXTURE.
- **ALTERNATE #1:** REMAINING MASONRY TO BE POINTED. (100% POINTING WEST ELEVATION).
- ROOF LINE BEYOND. (APPROXIMATE)
- TRANSITION FROM FOUR TO THREE WYTHES. (APPROXIMATE)
- LOCATION/SIZE FOR CLEANING, POINTING, AND RECONSTRUCTION MOCK-UPS

GENERAL ELEVATION NOTES:

A. NEW MORTAR TO MATCH EXISTING ORIGINAL MORTAR BASED ON MORTAR TESTING CONDUCTED BY OWNER. MORTAR JOINTS TO BE FLUSH STRUCK TOOLED JOINTS. WHERE EXISTING MORTAR IS SMEARED ON BRICK FACE & UNREMOVEABLE, STAIN TO MATCH ORIGINAL BRICK COLOR. CUT OR DEFACED BRICKS TO BE REPLACED. ALLOW FOR 100 SQUARE FEET OF STAINING IN BASE BID.

B. ALL MASONRY TO BE CLEANED WITH GENTLEST MEANS POSSIBLE. ADDITIONAL SPOT CLEANING AT HEAVIER STAINED LOCATIONS. (BELOW WINDOW SILL, RUST STAINS, ETC.)

C. ALL STONE TO BE TREATED WITH CONSOLIDANT AND REPOINTED. DELAMINATED OR BROKEN STONE TO BE REPAIRED. LOOSE STONE TO BE RE-ANCHORED AND POINTED. ALL CRACKS TO BE REPAIRED. SEE STONE REPAIR NOTES, DETAILS AND SPECIFICATIONS.

D. CAREFULLY RECORD/CATALOG EXACT LOCATION & ORIENTATION OF ALL STONE ELEMENTS REMOVED FOR RESTORATION. REINSTALL IN ORIGINAL LOCATION AND ORIENTATION.

E. ALL BRICK/STONE REMOVED DURING WORK TO BE REUSED WHEREVER POSSIBLE OR REPLACED WITH MATCHING HISTORIC MASONRY OF EQUAL DIMENSIONS, STRENGTH, COLOR AND TEXTURE.

F. REPLACE DEFACED OR DETERIORATED BRICK WITH NEW BRICKS AND APPLY CONSOLIDATOR TO ALL SURFACES OF FRIABLE BRICK. ALLOW FOR 250 SQUARE FEET OF CONSOLIDANT.

G. CAST SILL. SAW CUT IN CONTINUOUS DRIP EDGE AT BOTTOM OF ALL CAST SILLS 3/4" FROM EDGE. CLEAN AND APPLY SURFACE FINISHING MORTAR SKIM COAT TO MATCH STONE WORK.

H. ALLOW FOR 10 LINEAR FEET OF ADDITIONAL CRACK STITCHING AND 40 SQUARE FEET OF ADDITIONAL HELICAL TIE REPAIRS.

I. FOR WEST EXTERIOR BRICK WYTHE, ALLOW FOR 500 NEW HISTORIC REPLACEMENT FACE BRICKS MATCHING ORIGINAL EXACTLY, AS APPROVED BY ARCHITECT (COLOR, SIZE, TEXTURE AND STRENGTH).

J. **ALTERNATE #1:** POINT ALL MORTAR JOINTS THIS SIDE OF THIS ELEVATION.

K. **ALTERNATE #2:** WEST ELEVATION: REMOVE EXISTING SHEET METAL WINDOW FRAME COVERS AND EXTERIOR PLEXIGLASS STORM COVERS. RESTORE WINDOWS TO A WELL MAINTAINED CONDITION. PAINT. SEE DETAILS.

ELEVATION KEY NOTES: 0

1. REMOVE EXISTING FINIAL AND BASE CAPSTONE FOR RESTORATION AND REANCHORING. SEE DETAIL 1/A8.1.
2. REMOVE EXISTING BROKEN CAPSTONE. CUT BROKEN END SQUARE AND REINSTALL REMAINING SECTION. INSTALL NEW DUTCHMAN REPAIR TO MATCH EXISTING EXACTLY. SEE DETAIL 3/A8.2.
3. REMOVE EXISTING CAPSTONES AT PARAPET. RESTORE AND REINSTALL PER DETAIL 1/A8.2.
4. CAREFULLY REMOVE EXISTING CORNER TIE IN CAPSTONE. REVIEW WITH ARCHITECT BEFORE REINSTALLING.
5. REMOVE CRENELLATED CAPSTONE AND BASE CAPSTONE. RESTORE TO A WELL MAINTAINED CONDITION AND REINSTALL. PROTECT HISTORIC CARVING. SEE DETAIL 2/A8.1 AND 3/A8.1.
6. REMOVE MASONRY JACK ARCHES & INSTALL NEW CUSTOM JACK ARCHES TO MATCH EXISTING BRICK ON NEW STEEL LINTELS. SEE DETAIL 4/A8.3. SEE STRUCTURAL AND PROVIDE HELICAL TIES PER 2/A8.3. SEE KEY NOTE 17. PAINT LINTELS.
7. EXISTING POINTED ARCH. CAREFULLY REMOVE AS REQUIRED FOR WORK. RECORD EXACT DIMENSIONS BEFORE REMOVAL. RECONSTRUCT TO MATCH EXISTING EXACTLY. REUSE EXISTING BRICK WHEREVER POSSIBLE. CATALOG BRICK AS NOTED IN LEGEND.
8. EXISTING STONE BELT COURSE TO BE POINTED AND RESTORED. TOOL MORTAR AT UPPER EDGE TO SHED WATER.
9. EXISTING LIGHT. PROTECT. REMOVE AS NEEDED TO PERFORM POINTING. RESTORE TO A WELL MAINTAINED AND OPERABLE CONDITION. REINSTALL AND PROVIDE SOLID WATERTIGHT ANCHORAGE TO BUILDING.
10. **ALTERNATE #3:** EXISTING WOOD AND COPPER AWNING TO BE REMOVED. INSTALL NEW AWNING PER DETAIL 3/A8.
11. EXISTING HISTORIC DOORS. REMOVE NON ORIGINAL GLASS DOORS AND STOP ASSEMBLY. REMOVE PLEXIGLASS TRANSOM WINDOW AND STOP COMPLETELY. RESTORE DOORS AND FRAME TO A WELL MAINTAINED CONDITION. PAINT.
12. EXISTING STONE STEP TO REMAIN. PROTECT FROM DAMAGE. RESTORE, CLEAN AND TREAT WITH CONSOLIDANT.
13. RELAID BRICK TO BE FLEMISH BOND TO MATCH EXISTING.
14. ORIGINAL NON-MATCHING BRICK TO BE RESTORED SIMILAR TO ORIGINAL HISTORIC BRICK AS A CHARACTER DEFINING ELEMENT.
15. **ALTERNATE #2:** FAUX WINDOW. REMOVE WINDOW FRAME FROM WALL, REPAIR ANCHORAGES AND ADJACENT MASONRY AS REQUIRED TO A WELL MAINTAINED CONDITION. RESTORE AND REINSTALL WINDOW.
16. REPAIR BROKEN STONE LINTEL AND RESTORE TO A WELL MAINTAINED CONDITION. INSTALL NEW STEEL LINTEL. PAINT. SEE STRUCTURAL AND WINDOW DETAILS.
17. CLEAN STAINING UNDER WINDOWS USING GENTLEST MEANS POSSIBLE. TEST CLEAN MOCK-UP FOR APPROVAL OF ARCHITECT. TYPICAL ALL WINDOWS.
18. EXISTING DECORATIVE FINIAL STONES. REMOVE AND REANCHOR/REINSTALL. PATCH AND TREAT WITH CONSOLIDANT. PROVIDE STONE REPAIR MORTAR TO SHED WATER AT CAVITY BEHIND FINIAL. CAP TO BE CLEAN AND WELL FINISHED.
19. **BASE BID:** REPOINT BRICK ABOVE STONE BELT COURSE INCLUDING PILASTERS (ALL SIDES).
20. **ALTERNATE #2:** PROVIDE REPRODUCTION WINDOW SASH TO REPLACE MISSING SASH. SASH TO BE AN EXACT MATCH TO ORIGINAL.
21. EXTEND POINT REPAIRS AROUND CORNER OF PILASTER AND STOP AT BACK EDGE UNLESS OTHERWISE NOTED.
22. BUILDING MARKER STONE, CLEAN AND PROTECT.
23. LIMESTONE BASE STONE, CLEAN AND RESTORE. PROTECT.
24. VERTICAL MORTAR JOINT AT INSIDE CORNER TO BE CONCAVE TOOLED JOINT (TYP.).
25. CLEAN AND RESTORE CRENELLATED STONE TO A WELL MAINTAINED CONDITION. APPLY WATER REPELLENT ON HORIZONTAL SURFACES. SIMILAR TO 2/A8.1.
26. REPAIR LARGE CRACK. UTILIZE STITCHING AS REQUIRED. SEE 1/A8.3.

2017 Documents

BELINDA STEWART ARCHITECTS, PA
611 N. DUNN STREET, P.O. BOX 867
BURNSVILLE, NORTH CAROLINA 28714
642.258.6405 & 642.258.6452
bsa@belindastewartarchitects.com
www.belindastewartarchitects.com

FRANKLIN MASONIC HALL
PHASE 1 - WEST WALL STABILIZATION
115 2ND AVENUE S
FRANKLIN, TENNESSEE

PROJECT #: 1506
DATE: 10.27.2017
© copyright
REVISION:
SHEET:
ELEVATION

A2.1

Example of structural retaining stars on a historic building.

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

File #: 21-0130

DATE: April 29, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Fencing At 113 2nd Ave. S.; Allan Hunter, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of fencing at 113 2nd Ave. s.

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

PROJECT INFORMATION:
COF Project Number: 8476
Applicant: Ana Zarraga & Allan Hunter
Owner: St. Philip Catholic Church, Rev. Edward Steiner

BACKGROUND:
This proposal is to install fencing at 113 2nd Ave. S. The site features St. Philips Catholic Church and the proposed location for the installation of the fencing is between St. Philips and the Brownstones. The proposal includes the installation of 1 linear foot of fencing behind the existing pedestrian gate and then extending the fencing 4 linear feet from the gate to the exterior wall of St. Philip's Catholic Church. The proposed location of the fencing will front 2nd Avenue South and align with the existing fencing found at the Brownstone property. Within the application, the fencing will be stepped back 1 foot so that the fencing is symmetrical between two sets of windows on the St. Philip's building. If the fencing were to be installed 4 feet further from the front façade, it would divide existing windows on the church building. The fencing will be located 16.5 feet from the front façade of the building and is classified as front yard fencing in the Design Guidelines. The fencing design will match the existing fencing and gates located on the adjacent property of the Brownstones in design and height. The proposed fencing will be a 6-foot tall metal fence.

The Guidelines recommend the following for front yard fencing:

- 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.

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

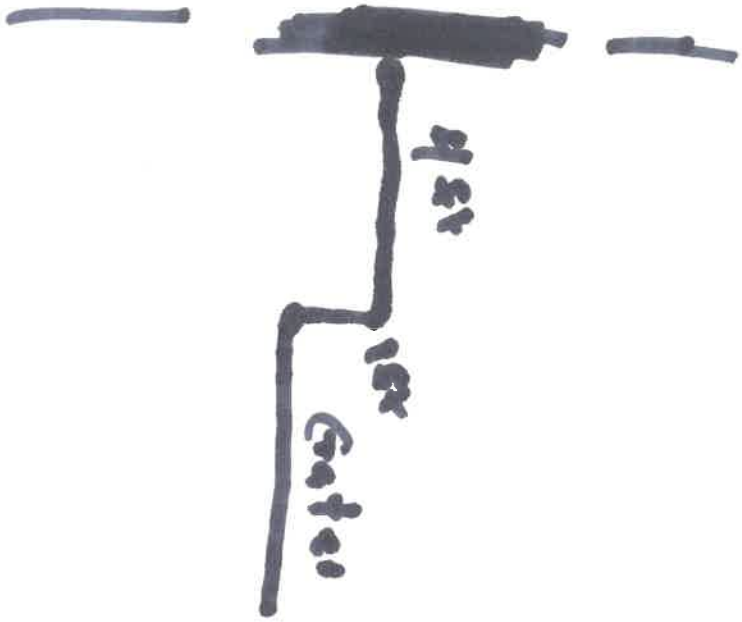
As proposed, the application does not meet the Guidelines for the height of front yard fencing within the Design Guidelines, but does meet the requirements for fencing within the Zoning Ordinance. The Zoning Ordinance demarcates the rear yard starting behind the front facade of the building. The Zoning Ordinance would allow for the installation of up to an 8' fence on nonresidential properties starting behind the front facade. The fencing and gates at the Brownstones were initially approved in 2012 for a Certificate of Appropriateness. This section of fencing was not included in the original plan at the time of approval as it is on the neighboring church property and shrubbery was planted to fill this gap in the fence panel. The completion of this portion of fencing finishes the approved fencing already in place, so deviation from the Guidelines is supported. Both property owners would like to extend the fencing between the properties as proposed.

RECOMMENDATION:

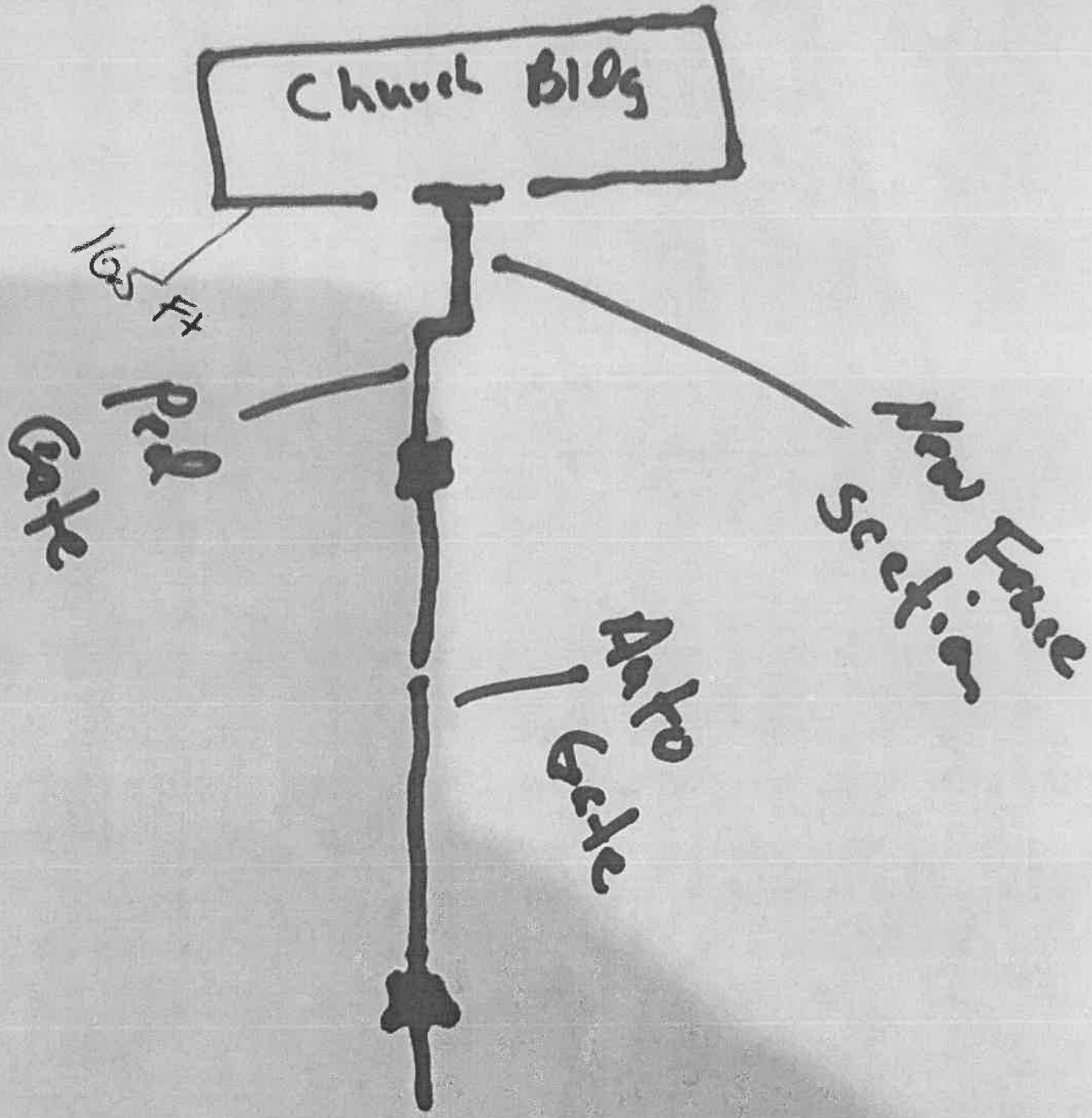
Staff recommends approval of the application with the following conditions:

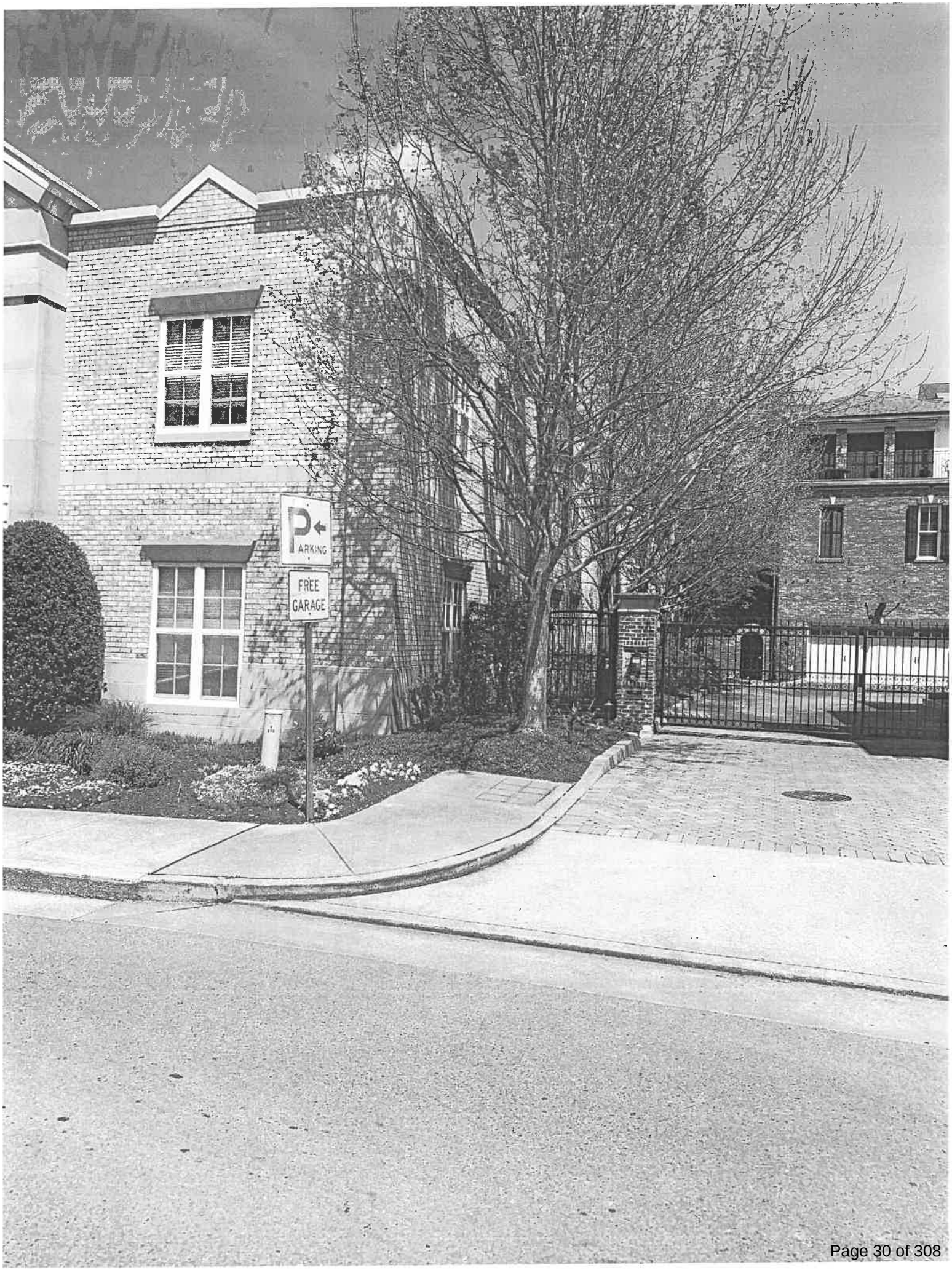
1. The fence must meet the requirements of the Zoning Ordinance.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission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

This application is being submitted to finish a 4 ft section of fencing from the Brownstones fence on the Church property . The fence will match the existing fencing on the perimeter of the Brownstones .


45'
15'
Gate

THE
BROWNSTONES


Church Bldg
165 Ft
Ped Gate
New Fence section
Auto Gate


P
ARKING
FREE
GARAGE

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0132

DATE: April 29, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Fencing At 725 W. Main St. (The Arlington); Bernie Butler, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of front yard fencing at 725 W. Main Street.

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

PROJECT INFORMATION:
COF Project Number: 8478
Applicant: Bernie Butler
Owner: Bernie Butler

BACKGROUND:
The newly constructed building located at 725 W. Main Street is known as The Arlington. Since the completion of the construction of the building, the building owner has identified a desire for a front yard fence at the entrance to the building. The applicant met with staff before attending the April Design Review Committee, where it was discussed that a front yard fence along the property line would be appropriate as it is common to see metal front yard fencing in the Hincheyville Historic District. The Guidelines recommend the following for front yard fencing:

- Design fences and walls to be compatible with the architectural style of the building.
- Design fences and walls to support the historic character of the district. Based on the chosen material, use proportions, heights, elements, and levels of opacity similar to those seen in the district.
- Erect fences and walls in typical locations along property lines.
- Configure operable gates to swing inwardly. They should not open onto the public sidewalk.

The proposed fence will be 36" in height and will be composed of wrought iron. While the proposed fence appears to meet the height and material recommendations, it does not meet the intent of the Guideline's location recommendation. The preferred proposal is to fence around the brick pavers in

front of the front porch stoop and walkway to the sidewalk. It is typical to utilize a location for a fence that will include the entire front yard or in this instance, the front flower bed. In the front left of the flower bed is a Post Indicator Valve (PIV), which controls water to the building's fire sprinkler system. The Fire Department reviewed the application and provided comments that will allow for a fence to be around the valve, but its height must be minimal enough so a firefighter can step over the gate to turn the knob on the top of the PIV. Additionally, the fence must be one foot away from the PIV and the fire department prefers not to have shrubbery around the valve.

To maintain consistency with what is seen in the district and align with placing fences in typical locations along the property lines, the Guidelines recommend utilizing a fence to be placed along the property line that encompasses the entire front flower bed. The attachment within the application shows an alternate rendering of the fence along the entire front of the flowerbed which would connect to the retaining wall. This design would be the option recommended to be utilized per the Guidelines versus the option to have the front area in front of the steps to the porch fenced in.

RECOMMENDATION:

Staff recommends approval with the following conditions:

1. The fence must be located along the perimeter of the front flowerbed and tied into the retaining wall, not just the portion with the brick pavers directly leading to the entrance of the building.
2. Configure operable gates to swing inwardly. They should not open onto the public sidewalk.
3. Per the Fire Department, the fence must have a one-foot clearance around the Post Indicator Valve (PIV).
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.

LIVE
FINANCED BY
FIRST CITIZENS
NATIONAL BANK
Chris Wilson
615-550-2220
The Arlington
725 West Main

FINANCED BY
FIRST CITIZENS
NATIONAL BANK
Chris Wilson
615-550-2220
FirstCNB.com
One Level Luxury Living
The Arlington
725 West Main

FINANCED BY
FIRST CITIZENS
NATIONAL BANK
Chris Wilson
615-550-2220
FirstCNB.com
One Level Luxury Living
615-419-6923
The Arlington
725 West Main

NATIONAL REGISTER
OF HISTORIC PLACES

One Level Luxury Living
The Arlington
725 West Main
end point corner
end pt. corner
Alternate option

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

File #: 21-0135

DATE: April 29, 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 230 Franklin Rd. (The Factory; Building 11); Victor Lecoffre, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the alteration of the façade at 230 Franklin Road on Building 11 at the Factory.

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

PROJECT INFORMATION:
COF Project Number: 8479
Applicant: Victor Lecoffre
Owner: Factory Partners, Rep. David Click

BACKGROUND:
On building 11 at the Factory, the proposal includes painting the existing non-historic facade elements that are seen on the exterior of the building. The first item within this application is painting the aluminum storefront window and trim black in color to match the other storefront entrances found on the façade fronting Franklin Road. The second item within this application is painting the aluminum storefront door on the patio facing Liberty Pike, to color match the existing historic windows. The proposed paint has a 10-year exterior exposure lifespan.

The Guidelines recommend the following:

- Maintain metal finishes such as paint and keep metal clean.
- Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.

While the Guidelines do not specifically recommend or deny painting exterior metal storefront windows and doors, the proposal is consistent with the intent to match the surrounding elements and the other storefronts that have been approved throughout the Factory.

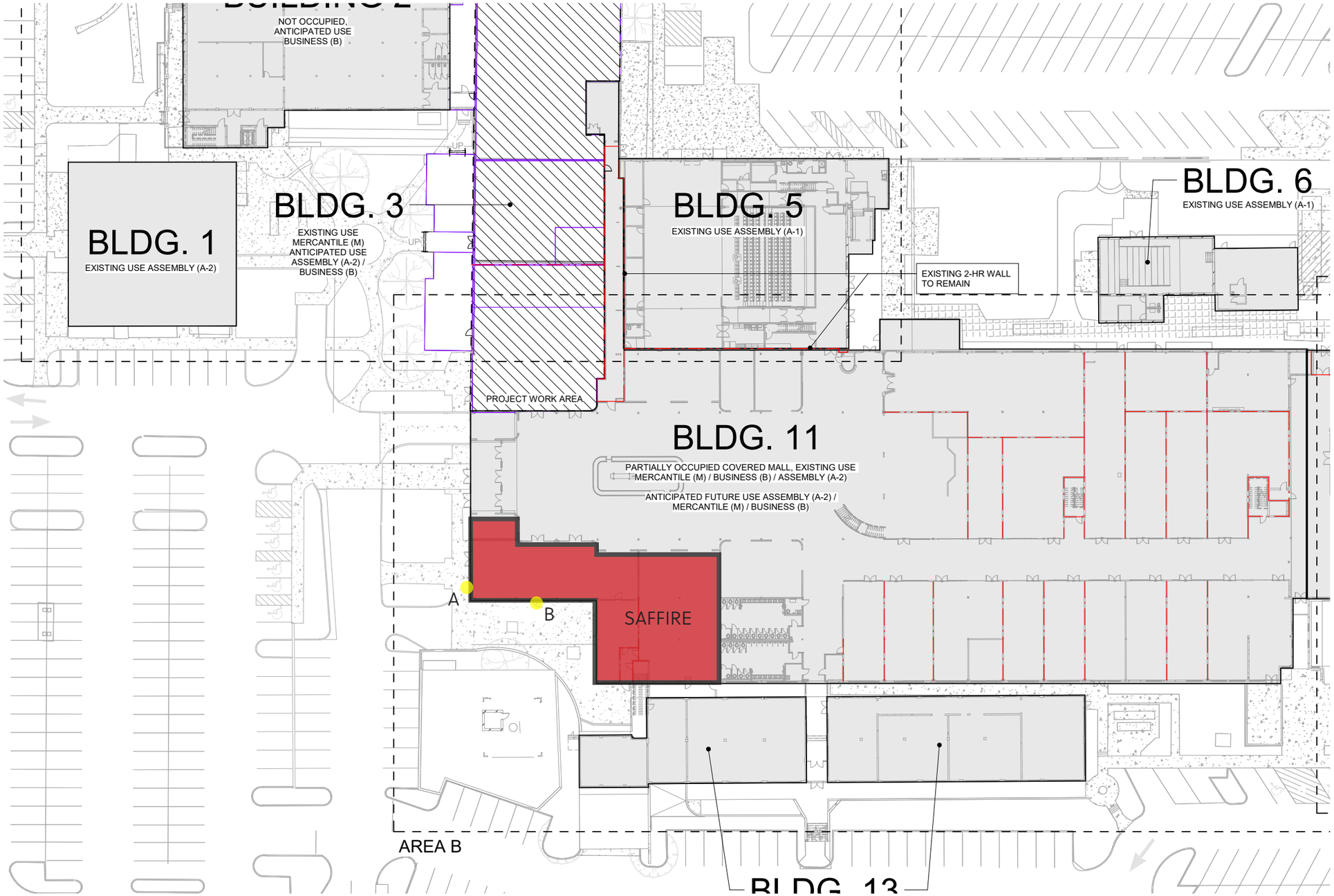
RECOMMENDATION:
Staff recommends approval of the application with the following conditions:

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

SAFFIRE RESTAURANT

TOMKATS HOSPITALITY

HISTORIC ZONING COMMITEE
13 MAY 24


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

site

ITEM A

PAINT TYPE: PPG CORAFLON ADS FLUOROPOLYMER COATING
PRIMER TYPE: PPG CORAFLON ADS EPOXY PRIMER
EXTERIOR EXPOSURE: 10 YEARS

EXISTING

PROPOSED DESIGN

EXISTING FIXED WINDOW - TO BE PAINT MATCHED IN FIELD TO ENSURE THE CLOSEST LIKENESS TO THE EXISTING ADJACENT OPENING

ITEM B

PAINT TYPE: PPG CORAFLON ADS FLUOROPOLYMER COATING
PRIMER TYPE: PPG CORAFLON ADS EPOXY PRIMER
EXTERIOR EXPOSURE: 10 YEARS

EXISTING

PROPOSED DESIGN

EXISTING PATIO DOOR - TO BE PAINT MATCHED IN FIELD TO ENSURE THE CLOSEST LIKENESS TO THE EXISTING ADJACENT OPENING

SPECIFICATIONS

Performance Properties	Results
Dry Film Thickness (ASTM D1400)	Primer: consult PPG technical service / Topcoat: 1.5-2.2 mil
Gloss @ 60° (ASTM D523)	Standard gloss is 30 and 80
Pencil Hardness (ASTM D3363)	HB – H
Flexibility, T-Bend (ASTM D4145)	3 T-bend; no cracking or pick-off
Adhesion (ASTM D3359)	No adhesion loss
Impact Resistance (ASTM D2794)	No cracking or pick-off
Abrasion, Falling Sand (ASTM D968)	50 liters min.
Detergent Resistance (ASTM D2248 / ASTM D3359)	No adhesion loss
Acid Resistance (ASTM D1308)	
10% sulfuric acid – 24 hours (AAMA 2605)	No discoloration
10% nitric acid spot – 15 minutes	<5ΔE color change
10% muriatic acid spot – 15 minutes	No discoloration
Salt Spray Resistance (ASTM B117)	
1,000 hours – steel / 4,000 hours – aluminum	1/8" max. avg. scribe creep; none or few #8 field blisters
Humidity Resistance (ASTM D714, ASTM D2247)	
1,500 hours – steel / 4,000 hours – aluminum	1/8" max. avg. scribe creep; none or few #8 field blisters
Exterior Exposure (ASTM D2244, ASTM D4214)	
10 years @ 45°, South Florida / Erosion	Max. 5 fade, max. 8 chalk / <10% loss after exposure

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

File #: 21-0139

DATE: April 29, 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 (Roofing Materials) At 1840 William Campbell Ct. (Historic Magnolia Hall); Doug Julian, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the proposed roofing materials at 1840 William Campbell Ct.

APPLICABLE DESIGN GUIDELINES:
2016 Franklin Historic District Design Guidelines:
Residential Guidelines: Roofs. Pg. 82

PROJECT INFORMATION:
COF Project Number: 8256
Applicant: Doug Julian, Montgomery Classic Construction
Owner: Jeannie Jones

BACKGROUND:
At 1840 William Campbell Court, locally known as Magnolia Hall, one of the conditions of approval of the Certificate of Appropriateness issued in August 2023 was for the roofing materials to return to staff for review and approval. Feedback from the April Design Review Committee meeting was incorporated into the application which includes several different examples of roofing materials.

One of the options that is included within the application is the Grand Manor Black Pearl Shingles in lieu of the faux slate material that was discussed at the April DRC. This architectural shingle type has been previously approved within the Historic Districts and has the appearance of a faux slate profile. The application includes notes that the color "Slate Black" on the faux slate has not been installed elsewhere in the Historic Districts. Within the application, it is noted that the property owner/applicant would prefer to utilize the shingle material. The applicant has provided images of multi-width Faux Slate in the color Slate Black on a home in Nashville for reference.

The Guidelines recommend the following for roofs:

- If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.
- Use asphalt, wood, stone, slate, fiberglass shingles, or standing-seam metal as roof coverings.

The proposed use of the Grand Manor Black Pearl Shingles is appropriate and supports the historic images of Magnolia Hall with the appearance of a slate roofing material. The application includes supporting information about the replacement of the metal roofing found on the buildings. The previously approved COA states, ” A profile of a historic standing seam metal roof shall be utilized where metal roofing is shown on the approved plan." The application includes an example of the standing seam metal roof that will be utilized for the replacement of the existing metal roofing and the metal roofing for the additions. The proposed color of the metal roofing is dark bronze. The proposed standing seam metal roof is appropriate. Within the original COA, this material was not required to return for approval by staff.

RECOMMENDATION:
Staff recommends approval with the following conditions:

1. The roof area for shingle roofing must be the Grand Manor Black Pearl Shingle and the roof area with standing seam metal roof must utilize dark bronze as proposed.
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

1840 William Campbell Court Potential Roofing Materials

We are wanting approval on roofing materials so we can get a permit and get started with the additon/remodel.

We would like to use the Grand Manor Black Pearl shingle in place of the faux slate. Please see PDF pictures labeled.

Grand Manor Black Pearl Sample Board

Grand Manor Black Pearl On Roof 1

Grand Manor Black Pearl On Roof 2

Grand Manor Black Pearl Aerial View

Grand Manor Black Pearl Aerial View 2

Grand Manor Black Pearl Aerial View 3

Grand Manor Black Pearl Aerial View 4

The Grand Manor Black Pearl shingle has been used at the Belle Meade Country Club. Address is 815 Belle Meade Blvd

Nashville TN 37205

Please see PDF pictures labeled.

Grand Manor Black Pearl Belle Meade CC

Grand Manor Black Pearl Belle Meade CC 2

Grand Manor Black Pearl Belle Meade CC 3

Grand Manor Black Pearl Belle Meade CC 4

Grand Manor Black Pearl Belle Meade CC 5

The Grand Manor shingle has been approved by the historical committee several times. The Grand Manor shingle has been used on the Brown Stones and at 227 4th Ave. S. Please see PDF pictures labeled

Grand Manor Shingle 227 4th Ave. S.

Grand Manor Shingle 227 4th Ave. S. 2

Grand Manor Shingle 227 4th Ave. S. 3

Grand Manor Shingle 227 4th Ave. S. 4

The plans call for us using a faux slate. We do not want to use the faux slate but if we are required to then here is some pictures of the Slate Black color of the faux slate. Unfortunately the color, Slate Black, hasn't been installed in Franklin but I was able to locate a house that used the multi width faux slate. Slate Black in color at

5044 Grady Lane

Nashville TN 37189

Please see PDF pictures labeled

Slate Black Faux Slate Sample

5044 Grady Lane Slate Black Faux Slate

5044 Grady Lane Slate Black Faux Slate 2

5044 Grady Lane Slate Black Faux Slate 3

5044 Grady Lane Slate Black Faux Slate 4

5044 Grady Lane Slate Black Faux Slate 5

I have attached some pictures of the current roof because it came up in our meeting about possibly leaving the metal roof that is currently installed. There are 2 areas that will need to be replaced and we will not be able to paint or match the current metal to the new metal we will be installing on the addition. The garage is in terrible shape and it can't be repaired. Please see PDF pictures labeled

1840 WCC Aerial View Currently

1840 WCC Current Garage Metal

1840 WCC Current Garage Metal 2

1840 WCC Current Garage Metal 3

1840 WCC Current Garage Metal 4

1840 WCC Current Garage Metal 5

We will also need to replace a section of the metal that is over the carriage house due to the metal and rubber connection being installed incorrectly. The rubber should have been installed first and

then metal over the top of the rubber. Whoever did this area recently did it wrong. Please see PDF pictures labeled

1840 WCC Metal Rubber Installed Incorrectly

1840 WCC Metal Rubber Installed Incorrectly 2

I have circled in red in the below PDF pictures showing you this area.

1840 WCC Metal Rubber Installed Incorrectly Red Line

1840 WCC Metal Rubber Installed Incorrectly Red Line 2

We would like to replace the existing metal with the Dark Bronze metal Please see PDF pictures labeled

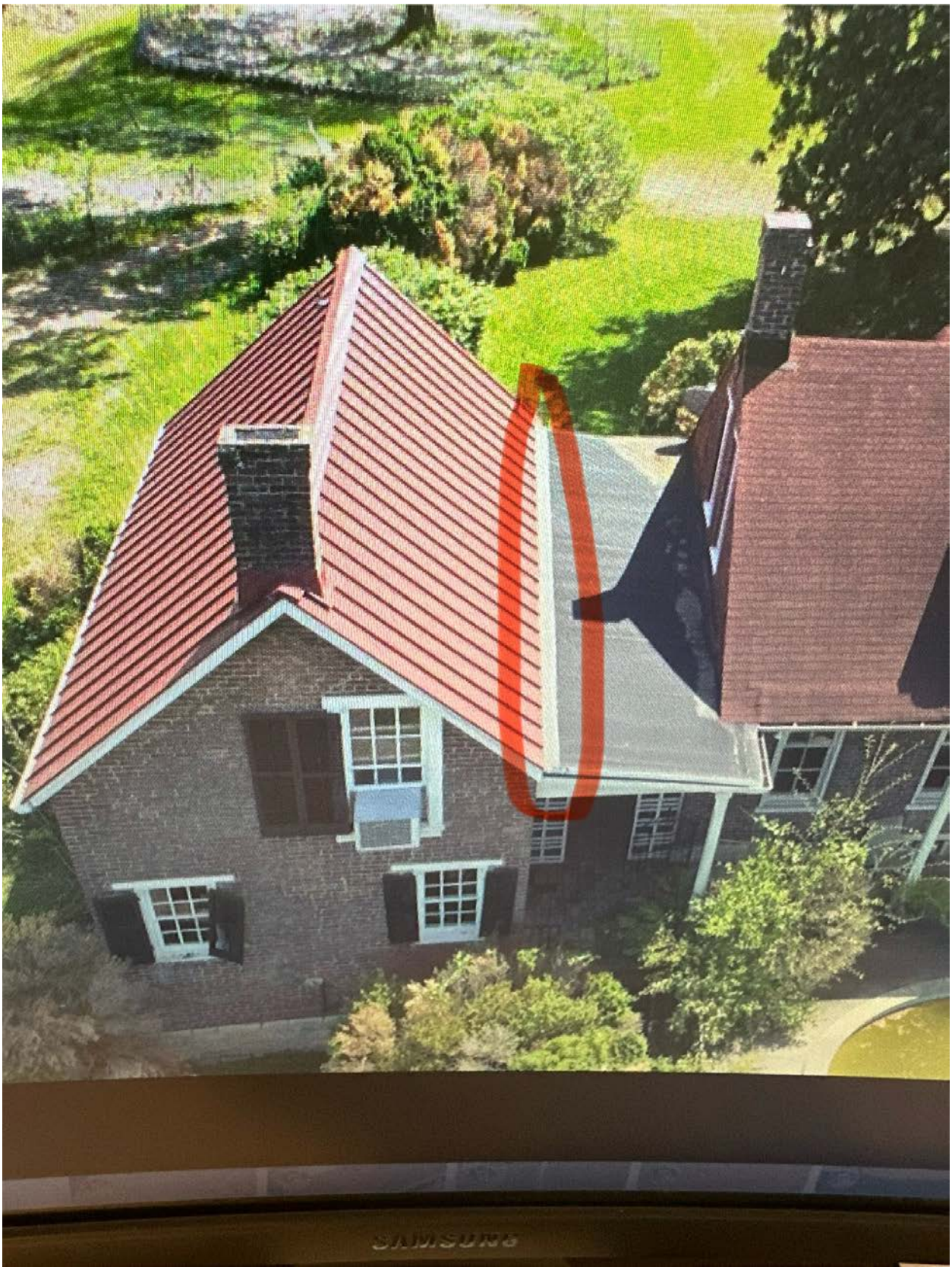
1840 WCC Stand and Seam Metal

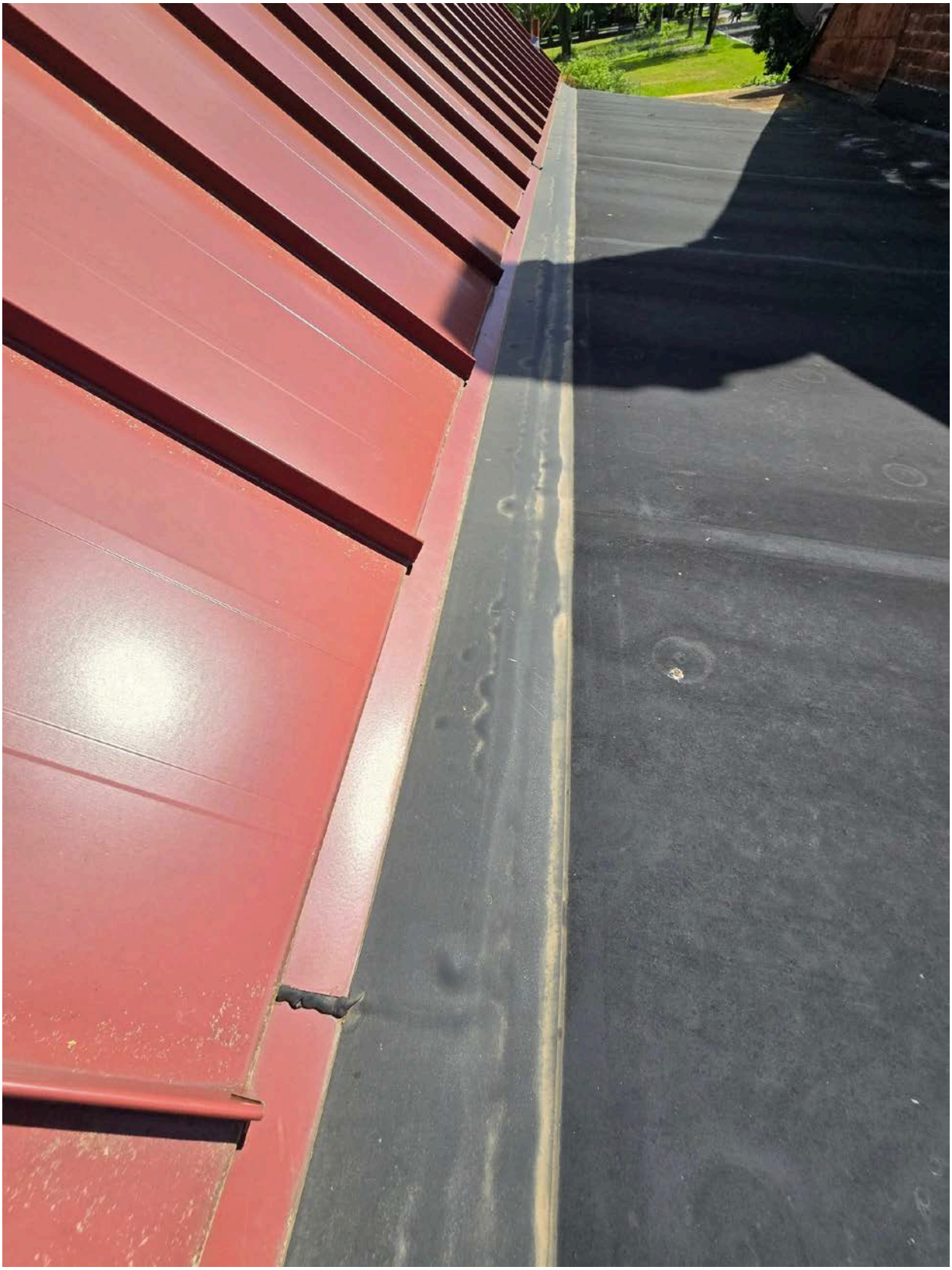
1840 WCC Stand and Seam Metal House 1

1840 WCC Stand and Seam Metal House 2

1840 WCC Stand and Seam Metal House 3

Thanks So Much!!!


SAMSUNG



MAGNOLIA HALL

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

PERMIT COMMENT RESPONSE
SET 03/15/2024

906 STUDIO
ARCHITECTS + INTERIORS

906 STUDIO
ARCHITECTS + INTERIORS

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23
1	PERMIT COMMENTS	03/15/24

Project Number
22.1076

3/15/2024 2:35:34 PM

ABBREVIATIONS

A

A/C	Air Conditioning
ADJ	Adjust(able)
A.F.F.	Above Finished Floor
ALUM	Aluminum
ALT	Alternate
ARCH	Architectural
ASPH	Asphalt
ATT	Attach(ed)

B

BD	Board
BLDG	Building
BLKG	Blocking
BM	Benchmark
BRG	Bearing
BUR	Built-Up Roof
B.O.C.	Bottom of Curb
B.O.S.	Bottom of Steel
BOT	Bottom
B.O.W.	Bottom of Wall

C

CAB	Cabinet
CB	Catch Basin
CEM	Cement
CIP	Cast-In-Place
CJ	Contraction Joint
CLG	Ceiling
CLR	Clear/Clearance
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONST	Construction
CONT	Continuous/Continued
COORD	Coordinate
CORR	Corrugates, (ed)
CPT	Carpet
CT	Ceramic Tile
CTSK	Countersunk
CU	Cubic
CU FT	Cubic Foot/Feet
CU YD	Cubic Yard(s)
CW	Curtain Wall

D

D	Depth
DBL	Double
DF	Drinking Fountain
DIM	Dimension
DN	Down
DR	Door
DS	Down Spout
DTL	Detail
DW	Dishwasher
DWG	Drawing

E

(E)	Existing
EF	Each Face
EJ	Expansion Joint
ELEC	Electric(al)
ELEV	Elevation/Elevator
EOS	Edge of Slab
EQ	Equal
EQUIP	Equipment
EW	Each Way
EXH	Exhaust
EXP	Expansion/Exposed
EXT	Exterior

F

FD	Floor Drain
FF	Finish(ed) Floor
F.F.E.	Finished Floor Elevation
FH	Flat Head
FIN	Finish(ed)
FLR	Floor
F.O.	Face of
F.O.G.	Face of Glazing
F.O.M.	Face of Masonry
F.O.S.	Face of Stud
FRMG	Framing
FRT	Fire Retardant Treated
FRP	Fiberglass Reinforced Polymer
FSTN	Fasten(ed), (er), (ing)
FT	Foot/Feet
FTG	Footing

G

GA	Gauge/Gage
GALV	Galvanize(d)
GL	Glass/Glazing
GYP	Gypsum
GYP. BD.	Gypsum Board

H

HDR	Header
HDW	Hardware
HH	Head Height
HORIZ	Horizontal
HP	High Point
HR	Hour
HGT	Height
HVAC	Heating, Ventilation, & Air Conditioning

I

IN	Inch(es)
INSUL	Insulate(d), (ing), (ion)
INT	Interior
INV	Invert

J

JST	Joist
JT	Joint

K

KIT	Kitchen

L

L	Length
LAM	Laminate(d)
LL	Live Load
LP	Low Point
LWR	Lower
LVR	Louver

M

MAS	Masonry
MATL	Material
MAX	Maximum
MB	Machine Belt
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MO	Masonry Opening
MRGB	Moisture Resistant Gypsum Board
MT	Metal Threshold
MTL	Metal
MULL	Mullion

N

NIC	Not In Contract
NO.	Number
NTS	Not To Scale

O

OC	On Center
OD	Outside Diameter
OH	Opposite Hand
OPNG	Opening
OPP	Opposite

P

PB	Protection Board
PJ	Panel Joint
PL	Property Line
PLAM	Plastic Laminate
PLYWD	Plywood
PREFAB	Prefabricate(d), (tion)
PNT	Point
PT	Pressure Treated
PTD	Paint(ed)
PVC	Polyvinyl Chloride

Q

--

R

R	Riser/Radius
RA	Return Air
RAD	Radius
RAG	Return Air Grill
RAR	Return Air Register
RCP	Reflected Ceiling Plan
RD	Roof Drain
REF	Refrigerator
REINF	Reinforce(d), (ing), (ment)
RET	Retain(ing), Retention
RH	Round Head
RL	Rain Leader
RM	Room
RO	Rough Opening
ROW	Right of Way
RS	Rough Sawn
RVL	Reveal

S

S&R	Shelf and Rod
SA	Supply Air
SAG	Supply Air Grill
SAN	Sanitary
SC	Sealed Concrete
SCH	Schedule
SCWD	Solid Core Wood Door
SDF	Soap Dispenser (Foam)
SDL	Soap Dispenser (Liquid)
SEC	Secure(d)
SECT	Section
SHT	Sheet
SIM	Similar
SPEC	Specification(s)
SQ	Square
SQ IN	Square Inch(es)
SQ FT	Square Feet/Foot
SQ YD	Square Yard(s)
SS	Service Sink
SST	Stainless Steel
ST	Steel Tube
STC	Sound Transmission Coeffient
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structural
SUSP	Suspend(ed), (sion)
SW	Solid Wood
SYS	Systems Furniture Element

T

T	Tread(s)/Tempered
T&G	Tongue and Groove
TEMP	Temporary
THK	Thick(ness)
THR	Threshold
TLT	Toilet
T.O.	Top of
T.O.C.	Top of Curb
T.O.P.	Top of Parapet
T.O.W.	Top of Wall
TPD	Toilet Paper Dispenser
TRTD	Treated
TYP	Typical

U

UNO	Unless Noted Otherwise

V

VB	Vapor Barrier, Vinyl Base
VERT	Vertical
VIF	Verify in Field
VOL	Volume
VT	Vinyl Tile

W

W	Wide/Width
W/	With (included)
W/O	Without
WC	Water Closet
WD	Wood
WDW	Window
WH	Water Heater
WP	Waterproofing
WR	Water Resistant
WRB	Water Resistant Barrier
WWM	Welded Wire Mesh

X

--

Y

YD	Yard

Z

--

PROJECT TEAM

OWNER

SCOTT & JEANNIE JONES
1840 WILLIAM CAMPBELL COURT
FRANKLIN, TN
615-418-6254

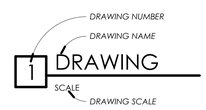
ARCHITECT

PRINCIPAL - MICHAEL HATHAWAY, AIA
CONTACT - ANDREW KISTLER
906 STUDIO.ARCHITECTS LLC
249 FOURTH AVENUE NORTH SUITE 200
FRANKLIN, TN 37064
615-988-9065

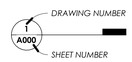
LANDSCAPE ARCHITECT

JASON GODDARD
DESIGN STUDIO, LLC
615-218-8118

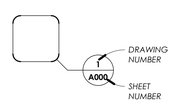
KEYNOTE LEGEND



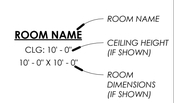
DRAWING TITLE TAG



SECTION TAG



DETAIL TAG



ROOM TAG

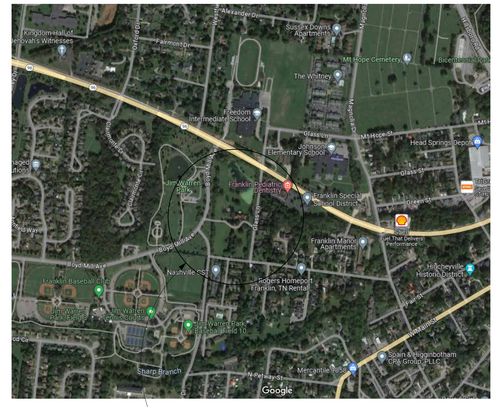
WINDOW TAG

DOOR TAG

SHEET INDEX

SHEET NO.	SHEET NAME	CD SET - 12/11/23	PERMIT COMMENTS - 03/15/24
ARCHITECTURAL			
A001	GENERAL NOTES	12/11/23	•
A002	SITE PLAN	12/11/23	•
A003	OVERALL FLOOR PLANS	12/11/23	•
A010	DEMOLITION FIRST FLOOR PLAN	12/11/23	
A011	DEMOLITION SECOND FLOOR PLAN	12/11/23	
A100	FIRST FLOOR PLAN	12/11/23	•
A101	SECOND FLOOR PLAN	12/11/23	•
A110	ROOF PLAN	12/11/23	
A300	OVERALL ELEVATIONS	12/11/23	•
A301	DEMO ELEVATIONS	12/11/23	•
A302	DEMO ELEVATIONS	12/11/23	
A303	ELEVATIONS	12/11/23	•
A304	ELEVATIONS	12/11/23	•
A400	BUILDING SECTIONS	12/11/23	•
A403	DETAILS	12/11/23	•
A600	REFLECTED CEILING PLAN	12/11/23	
A601	REFLECTED CEILING PLAN	12/11/23	
A900	PERSPECTIVE VIEWS	12/11/23	

LOCATION MAP



PROJECT LOCATION

GENERAL NOTES:

1. BY USING THESE CONSTRUCTION DOCUMENTS THE BUILDER IS BOUND BY ALL NOTES IN THESE DOCUMENTS.
2. IT IS THE BUILDER 'S RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES.
3. THE ARCHITECT IS SOLELY RESPONSIBLE FOR THE DESIGN INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.
4. ALL GENERAL NOTES APPLY TO THE SCOPE OF THIS TOTAL PROJECT, WHETHER OR NOT THEY ARE KEYED ON EVERY SHEET TO A SPECIFIC DETAIL.
5. THE CONSTRUCTION DOCUMENTS ARE PROVIDED FOR BASIC CONSTRUCTION PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY CALLED OUT ON DRAWINGS.
6. ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWING DO NOT RELIEVE THE CONTRACTOR(S) FROM EXECUTING WORK INTENDED IN THE DRAWING
7. THE BUILDER SHALL NOT SCALE DRAWINGS.
8. ALL MATERIAL FINISH SELECTIONS SHALL BE APPROVED BY THE BUILDER PRIOR TO INSTALLATION.
9. THE BUILDER SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND ARCHITECT IN WRITING PRIOR TO BID.
10. ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO ENSURE A WEATHER TIGHT CONDITION. CONTRACTOR SHALL PROVIDE ALL CAULKING AND WEATHER BARRIER MATERIALS REQUIRED FOR WEATHER TIGHT/WATERPROOF CONDITIONS. ALL OCCUPIED SPACES SHALL RECEIVE AN INSULATION BARRIER THAT IS CONTINUOUS AT ALL EXTERIOR WALL, CEILING, AND FLOOR SURFACES.
11. THE BUILDER SHALL SUPERVISE AND DIRECT THE WORK, USING THE BUILDER'S BEST SKILL AND ATTENTION. THE BUILDER SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.
12. THE BUILDER, PRIOR TO CONSTRUCTION, SHALL COORDINATE THE LOCATION AND INSTALLATION OF BUILDING SYSTEMS AND EQUIPMENT AND VERIFY THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF THE EQUIPMENT AND ASSOCIATED WORK ARE PROVIDED. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING SYSTEMS: MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, TELEPHONE, LOW VOLTAGE, ETC.
13. BUILDER SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND PROTECT DURING CONSTRUCTION.
14. THE BUILDER SHALL COORDINATE WITH ALL BUILDING TRADES INVOLVED IN THE PROJECT TO ENSURE PROPER CLEARANCES FOR FIXTURES, DUCTS, CEILING, ETC., CONTRACTOR SHALL COORDINATE ALL TRADES INCLUDED TO MAINTAIN CEILING HEIGHTS NOTED ON THE DRAWINGS. CONFLICTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT.
15. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE BUILDER SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK. THE BUILDER SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF WORK.
16. "TYPICAL" (TYP.) MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH THE ORIGINAL CONDITION INDICATED UNLESS OTHERWISE NOTED.
17. PRIOR TO SUBSTANTIAL COMPLETION, CONTRACTOR SHALL REMOVE ALL DUST, DEBRIS, OILS, STAINS, GLUES, AND FINGERPRINTS FROM EXPOSED SURFACES INCLUDING GLAZING AND REFLECTORS OF LIGHT FIXTURES. WINDOWS SHALL BE WASHED. EVERYTHING MUST BE CLEANED TO ACHIEVE SUBSTANTIAL COMPLETION. ANY PUNCH-LIST WORK AND SURROUNDING SURFACES MUST ALSO BE CLEANED.
18. UNDER NO CIRCUMSTANCES IS THE USE OF WATER RESISTANT GYP. BD. "GREEN BOARD" AS A BACKING FOR TILE OR WALL PANELS IN ANY POTENTIALLY "WET" AREAS TO BE USED. USE ONLY "FIBEROCK" BRAND "AQUA-TOUGH" INTERIOR PANELS RATED FOR MOISTURE AND MOLD RESISTANCE OR APPROVED EQUAL. SHOWER STALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT MATERIAL TO A HEIGHT OF 70" MIN. ABOVE THE DRAIN INLET.
19. EVERY BEDROOM SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW OF NOT LESS THAN 5.7 SQ. FT. AND SHALL BE LOCATED WITH THE SILL NOT MORE THAN 44" ABOVE THE FLOOR. BUILDER TO VERIFY SIZES SHOWN ON THIS DOCUMENT TO MEET THIS CODE.
20. PROVIDE A MINIMUM 30"X22" ATTIC ACCESS OPENING WITH A MINIMUM HEADROOM CLEARANCE OF 30" WHEN MECHANICAL EQUIPMENT IS INSTALLED IN THE ATTIC SPACE. THE OPENING SHALL BE LOCATED IN A HALLWAY, CORRIDOR OR OTHER READILY ACCESSIBLE LOCATION PER IRC.
21. STAIR RISER HEIGHT SHALL NOT EXCEED 7 3/4" PER IRC.
22. RETURN AIR ACCESS LOCATIONS TO BE VERIFIED IN FIELD.
23. PROVIDE SMOKE DETECTOR SYSTEM PER APPLICABLE CODES.
24. PROVIDE WOOD BLOCKING (FIRE RETARDANT WHERE REQUIRED BY CODE) INSIDE PARTITIONS FOR SECURING WALL-HUNG CABINETS, SHELVING TRIM, MILLWORK, AND OTHER ELEMENTS ATTACHED TO WALLS AS REQUIRED TO ENSURE FLUSH, STRAIGHT, WELL SECURED CONDITIONS.
25. THE BUILDER SHALL VERIFY THAT THE PLACEMENT OF INSULATION CREATES A COMPLETE THERMAL BARRIER BETWEEN CONDITIONED SPACE AND EXTERIOR UNCONDITIONED SPACE.

906 STUDIO
ARCHITECTS + INTERIORS

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23
1	PERMIT COMMENTS	03/15/24

Project Number
22.1076

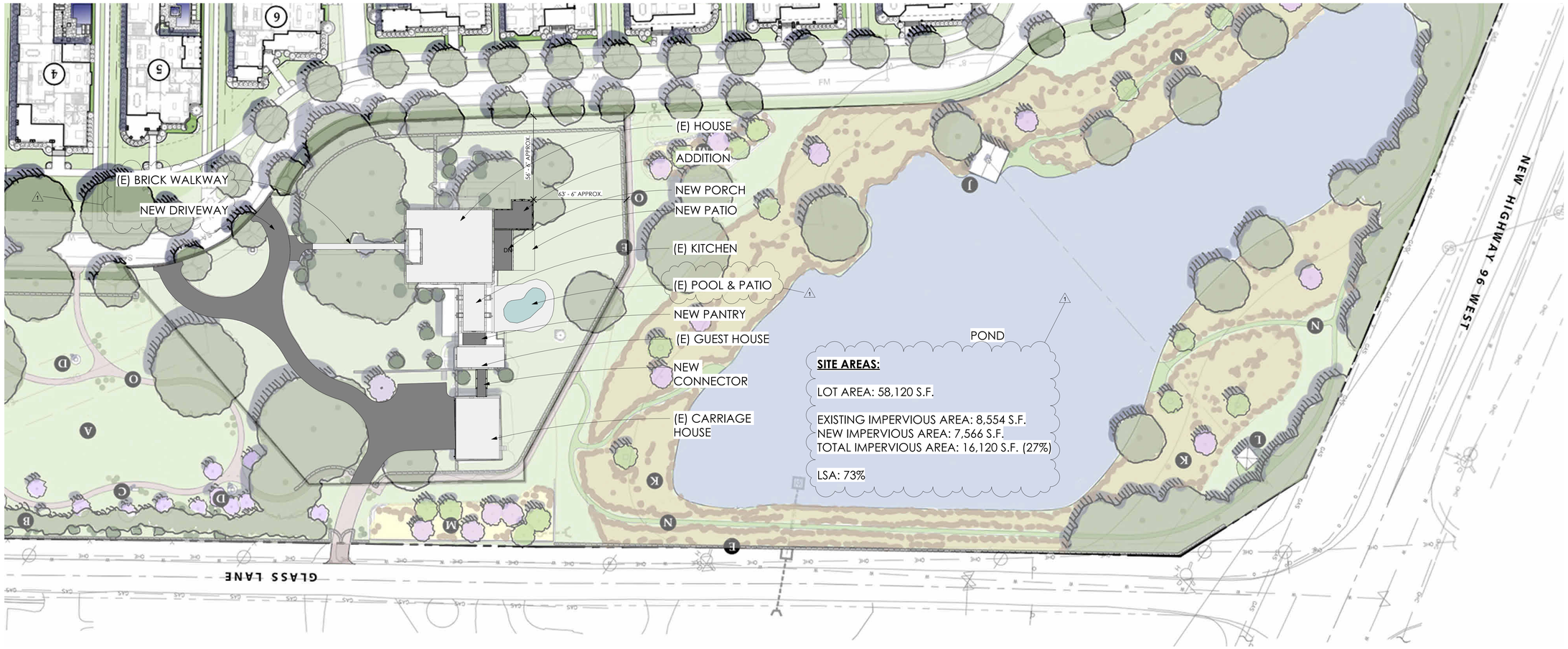
GENERAL NOTES

A001

3/15/2024 2:35:36 PM

SITE PLAN NOTES

1. STRUCTURES SHALL BE LOCATED BY A QUALIFIED SURVEYOR ONLY AND SHALL FURNISH PAD CERTIFICATION REPORT TO OWNER PRIOR TO PLACING OF FOUNDATION.
2. PROPERTY LINE DIMENSIONS ARE PREPARED WITH INFORMATION FURNISHED BY THE OWNER AND SHALL NOT BE CONSTRUED TO BE A SURVEY OF THE PROPERTY. FINAL STRUCTURE PLACEMENTS IN RELATION TO THE PROPERTY LINES SHALL BE DESIGNED ON THE CIVIL DRAWINGS AND SHALL CONFORM TO ALL LOCAL ZONING AND BUILDING CODES, AMENDMENTS AND/OR APPROVED VARIANCES. BUILDER SHALL LOCATE ALL STRUCTURES AND CERTIFY COMPLIANCE WITH SETBACKS PRIOR TO ANY WORK.
3. REFERENCE CIVIL/LANDSCAPE PLANS FOR GRADING, ON SITE CONSTRUCTION & OFF SITE CONSTRUCTION THAT MAY REQUIRE A SEPARATE BUILDING PERMIT. COORDINATE WITH LOCAL BUILDING DEPT.
4. BUILDER TO COORDINATE WITH LOCAL BUILDING CODES OFFICE TO DETERMINE IF EXTERIOR WALLS NOT ATTACHED TO THE PRIMARY STRUCTURE REQUIRE A SEPARATE BUILDING PERMIT.
5. SIDEWALKS, DRIVEWAYS, AND OTHER FLAT WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT.



SITE AREAS:

LOT AREA: 58,120 S.F.

EXISTING IMPERVIOUS AREA: 8,554 S.F.
NEW IMPERVIOUS AREA: 7,566 S.F.
TOTAL IMPERVIOUS AREA: 16,120 S.F. (27%)

LSA: 73%

1 SITE PLAN
1" = 30'-0"

0' 15' 30' 60'

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

MAGNOLIA HALL
RENOVATION & ADDITION
SCOTT & JEANNIE JONES
1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

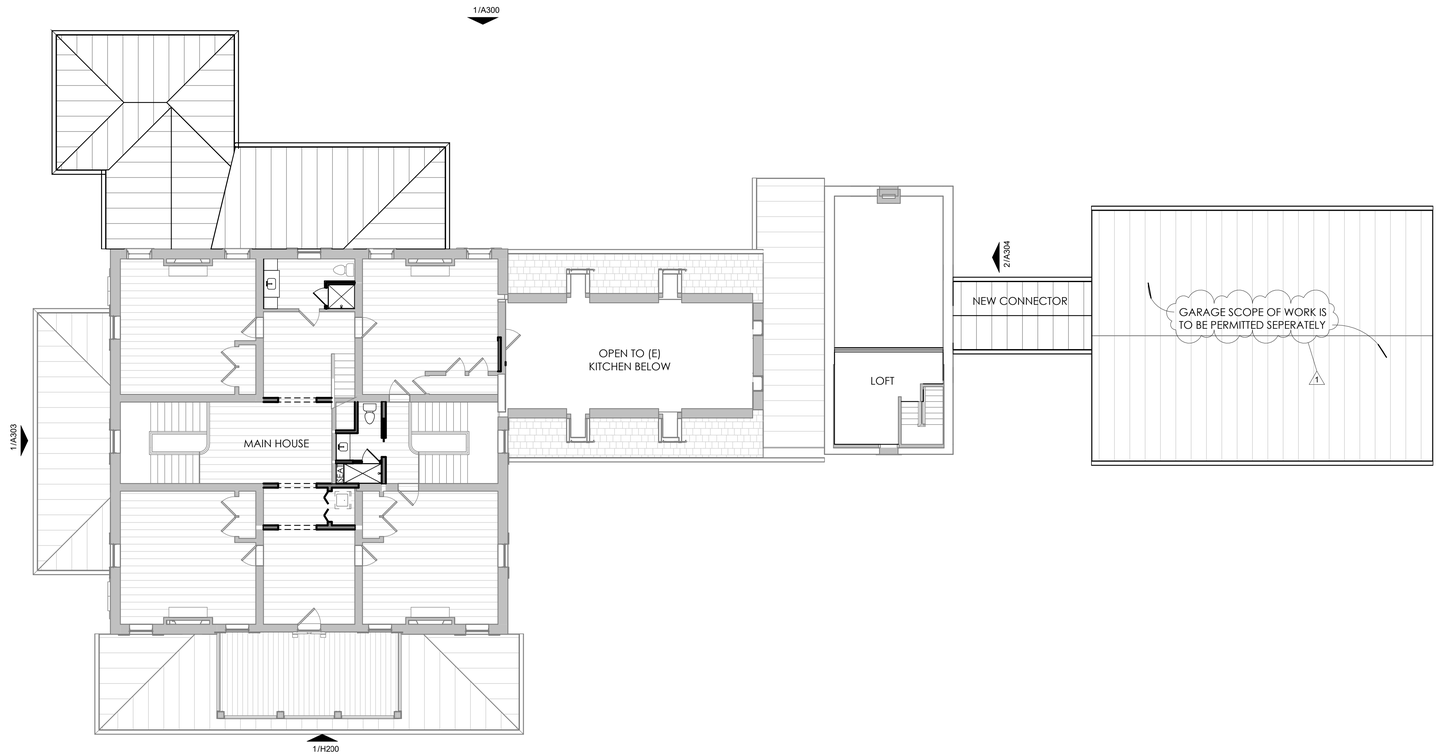
NO.	DESCRIPTION	DATE
	CD SET	12/11/23
1	PERMIT COMMENTS	03/15/24

Project Number
22.1076

SITE PLAN

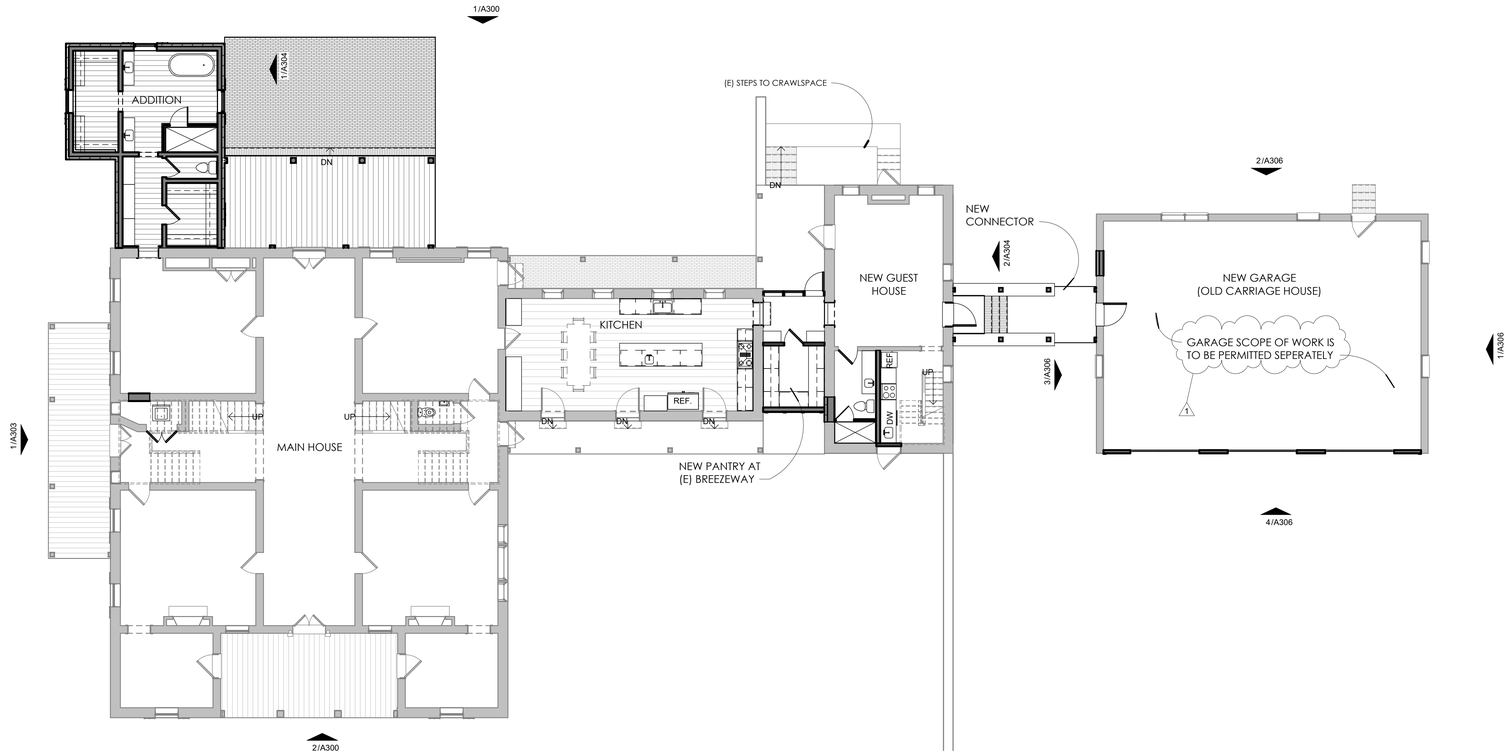
A002

3/15/2024 2:35:39 PM



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

0' 4' 8' 16'



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

0' 4' 8' 16'

906 STUDIO
ARCHITECTS + INTERIORS

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

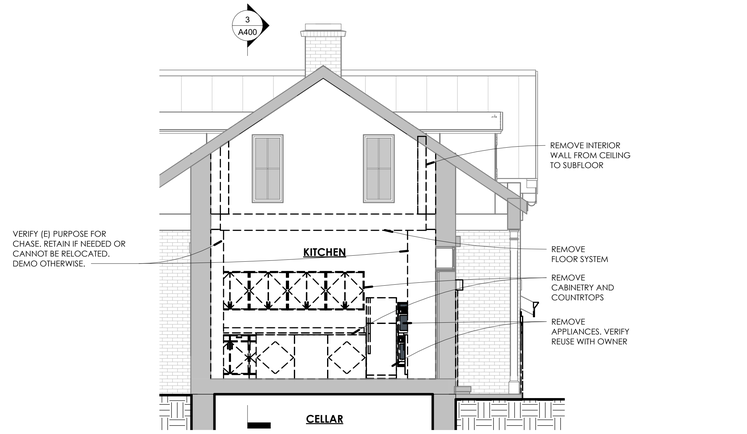
NO.	DESCRIPTION	DATE
	CD SET	12/11/23
1	PERMIT COMMENTS	03/15/24

Project Number
22.1076

OVERALL FLOOR PLANS

A003

3/15/2024 2:35:42 PM



2 BUILDING SECTION @ KITCHEN DEMO
1/4" = 1'-0"

0' 2' 4' 8'

2/A302

DEMOLITION KEY

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

EXISTING WALL TO REMAIN -

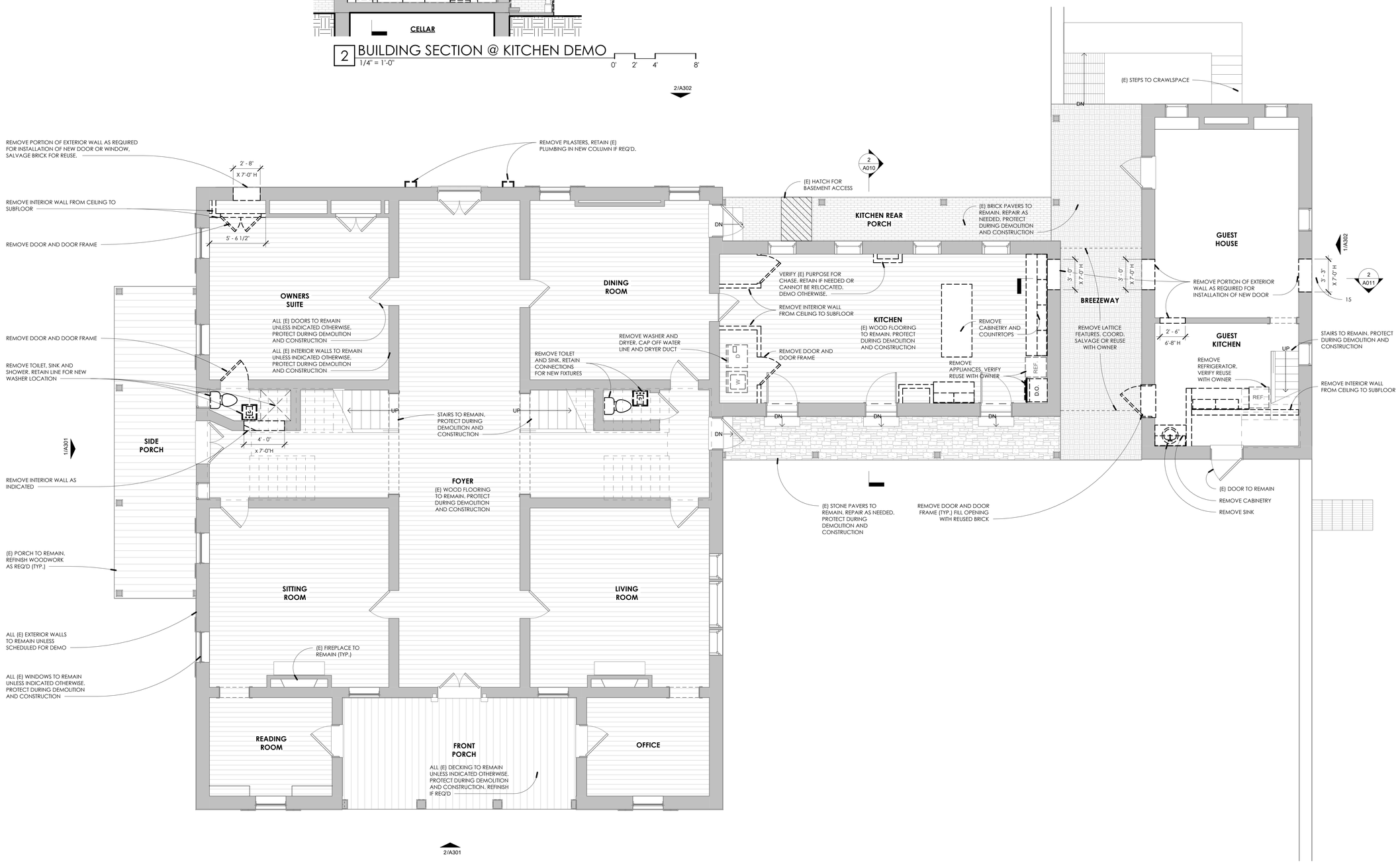
EXISTING DOOR OR WINDOW TO BE REMOVED

RENOVATION GENERAL NOTES

1. THE BUILDER SHALL VERIFY AND ASCERTAIN THE EXISTING STRUCTURE OF THE HOUSE IN REGARD TO THE SCOPE OF THIS DEMOLITION/RENOVATION PROJECT INCLUDING ALL LOAD-BEARING ELEMENTS: FOUNDATION, FRAMING AND OTHERWISE, AND THE IMPACT OF THE PLANNED DEMOLITION WORK TO SAID, PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
2. THE BUILDER SHALL BE RESPONSIBLE FOR MEANS-AND-METHODS, BRACING AND SHORING, REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE DURING DEMOLITION AND RENOVATION ACTIVITY.
3. ALL ELECTRICAL, MECHANICAL, OR PLUMBING INFRASTRUCTURE WITHIN OR AFFECTED BY CONSTRUCTION TO BE DEMOLISHED, SHALL BE REMOVED/CAPPED/TERMINATED/RE-WORKED IN COMPLIANCE WITH APPLICABLE BUILDING CODES AND BEST PRACTICES, AS REQUIRED TO SERVICE THE SCOPE OF THE FINAL RENOVATION PRODUCT MOST EFFICIENTLY.
4. VERIFY WITH THE OWNER IF ANY ITEMS SCHEDULED FOR DEMOLITION/REMOVAL ARE DESIRED TO BE RETAINED BY THE OWNER OR RE-USED IN THIS RENOVATION PROJECT INCLUDING BUT NOT LIMITED TO CABINETRY, COUNTERTOPS, CASEWORK, SHELVES, DOORS, WINDOWS, PLUMBING AND LIGHTING FIXTURES, MECHANICAL EQUIPMENT, MIRRORS, ACCESSORIES ETC. IF SO, REMOVE CAREFULLY AND RETAIN. IF NOT, REMOVE AND HAUL AWAY.

DEMOLITION GENERAL NOTES

1. PROTECT ALL ELEMENTS SCHEDULED TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
2. EXISTING EXTERIOR WALLS, ROOF AND STRUCTURE TO REMAIN AS INDICATED.
3. EXISTING EXTERIOR WALLS AND STRUCTURE TO REMAIN AS INDICATED.
4. ALL EXISTING SHINGLE AND METAL ROOFING, INCLUDING UNDERLAYMENT, TO BE REMOVED.
5. DECKING TO REMAIN. REPLACE WEATHERED OR DAMAGED DECKING AS REQUIRED. FIELD VERIFY.
6. REMOVE SCHEDULED ELEMENTS TO EXTENT AS GENERALLY INDICATED ON THIS PLAN AND AS DIMENSIONALLY CLARIFIED AND GRAPHICALLY ILLUSTRATED ON THE FLOOR PLANS AND ELEVATIONS.



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

0' 2' 4' 8'

3/15/2024 2:35:44 PM

906 STUDIO
ARCHITECTS + INTERIORS

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

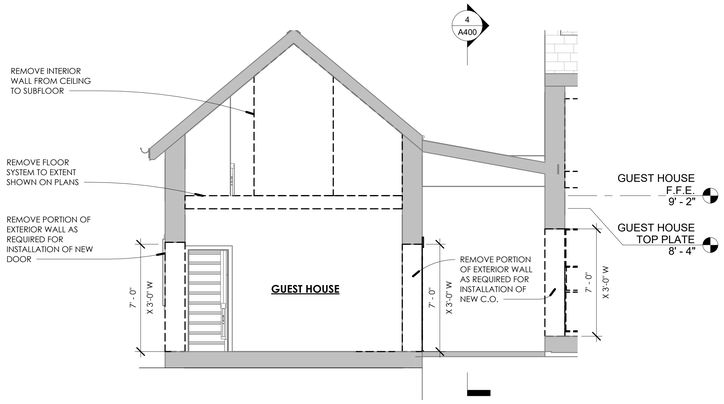
2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23

Project Number
22.1076

DEMOLITION FIRST FLOOR PLAN

A010



2 BUILDING SECTION @ GUEST HOUSE DEMO
1/4" = 1'-0"

DEMOLITION KEY

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

EXISTING WALL TO REMAIN -

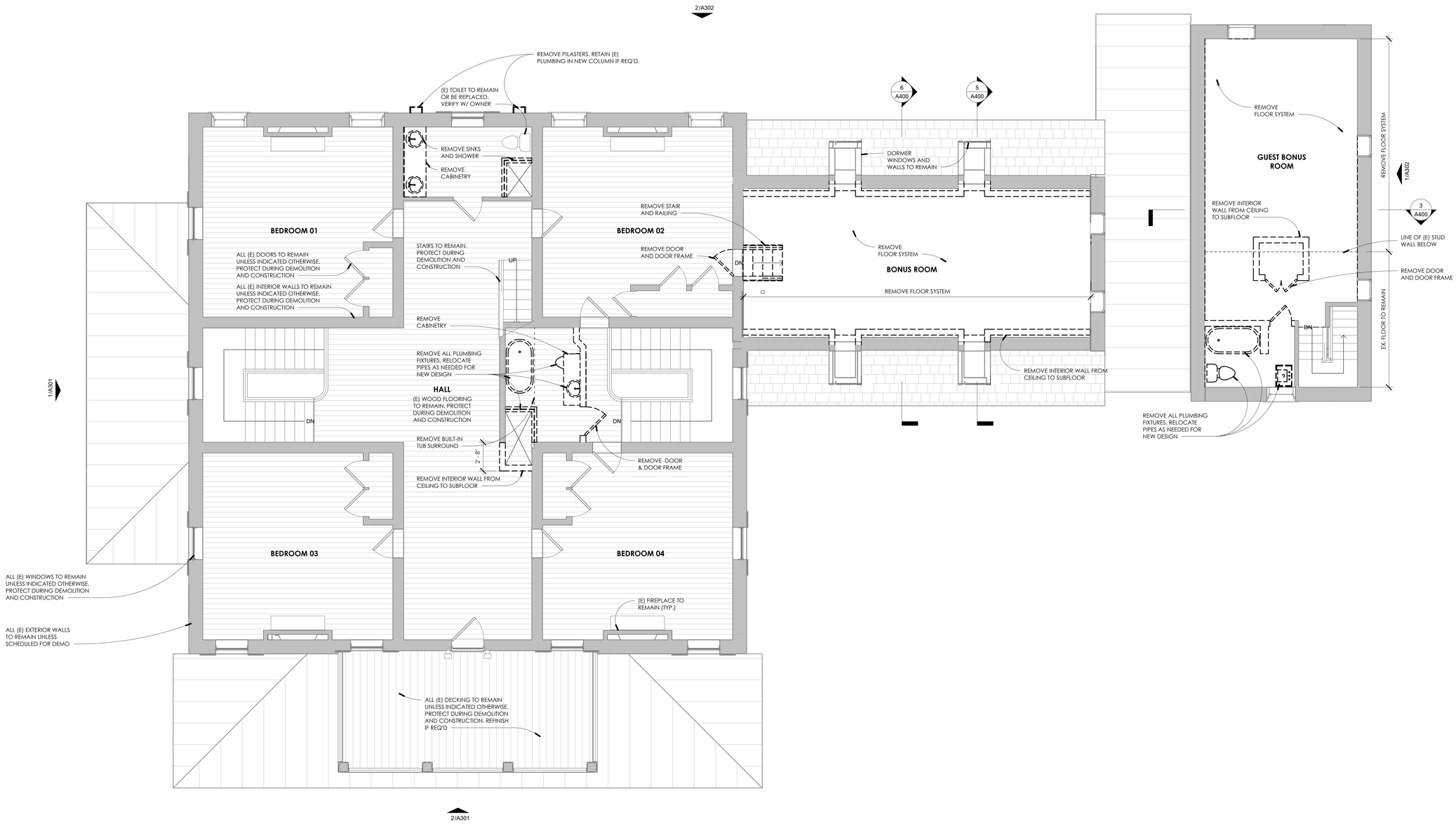
EXISTING DOOR OR WINDOW TO BE REMOVED

RENOVATION GENERAL NOTES

1. THE BUILDER SHALL VERIFY AND ASCERTAIN THE EXISTING STRUCTURE OF THE HOUSE IN REGARD TO THE SCOPE OF THIS DEMOLITION/RENOVATION PROJECT INCLUDING ALL LOAD-BEARING ELEMENTS: FOUNDATION, FRAMING AND OTHERWISE, AND THE IMPACT OF THE PLANNED DEMOLITION WORK TO SAID, PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
2. THE BUILDER SHALL BE RESPONSIBLE FOR MEANS-AND-METHODS, BRACING AND SHORING, REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE DURING DEMOLITION AND RENOVATION ACTIVITY.
3. ALL ELECTRICAL, MECHANICAL, OR PLUMBING INFRASTRUCTURE WITHIN OR AFFECTED BY CONSTRUCTION TO BE DEMOLISHED, SHALL BE REMOVED/CAPPED/TERMINATED/RE-WORKED IN COMPLIANCE WITH APPLICABLE BUILDING CODES AND BEST PRACTICES, AS REQUIRED TO SERVICE THE SCOPE OF THE FINAL RENOVATION PRODUCT MOST EFFICIENTLY.
4. VERIFY WITH THE OWNER IF ANY ITEMS SCHEDULED FOR DEMOLITION/REMOVAL ARE DESIRED TO BE RETAINED BY THE OWNER OR RE-USED IN THIS RENOVATION PROJECT INCLUDING BUT NOT LIMITED TO CABINETRY, COUNTERTOPS, CASEWORK, SHELVES, DOORS, WINDOWS, PLUMBING AND LIGHTING FIXTURES, MECHANICAL EQUIPMENT, MIRRORS, ACCESSORIES ETC. IF SO, REMOVE CAREFULLY AND RETAIN. IF NOT, REMOVE AND HAUL AWAY.

DEMOLITION GENERAL NOTES

1. PROTECT ALL ELEMENTS SCHEDULED TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
2. EXISTING EXTERIOR WALLS, ROOF AND STRUCTURE TO REMAIN AS INDICATED.
3. EXISTING EXTERIOR WALLS AND STRUCTURE TO REMAIN AS INDICATED.
4. ALL EXISTING SHINGLE AND METAL ROOFING, INCLUDING UNDERLAYMENT, TO BE REMOVED.
5. DECKING TO REMAIN. REPLACE WEATHERED OR DAMAGED DECKING AS REQUIRED. FIELD VERIFY.
6. REMOVE SCHEDULED ELEMENTS TO EXTENT AS GENERALLY INDICATED ON THIS PLAN AND AS DIMENSIONALLY CLARIFIED AND GRAPHICALLY ILLUSTRATED ON THE FLOOR PLANS AND ELEVATIONS.



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

906 STUDIO
ARCHITECTS + INTERIORS

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23

Project Number
22.1076

DEMOLITION SECOND FLOOR PLAN

A011

3/15/2024 2:35:46 PM

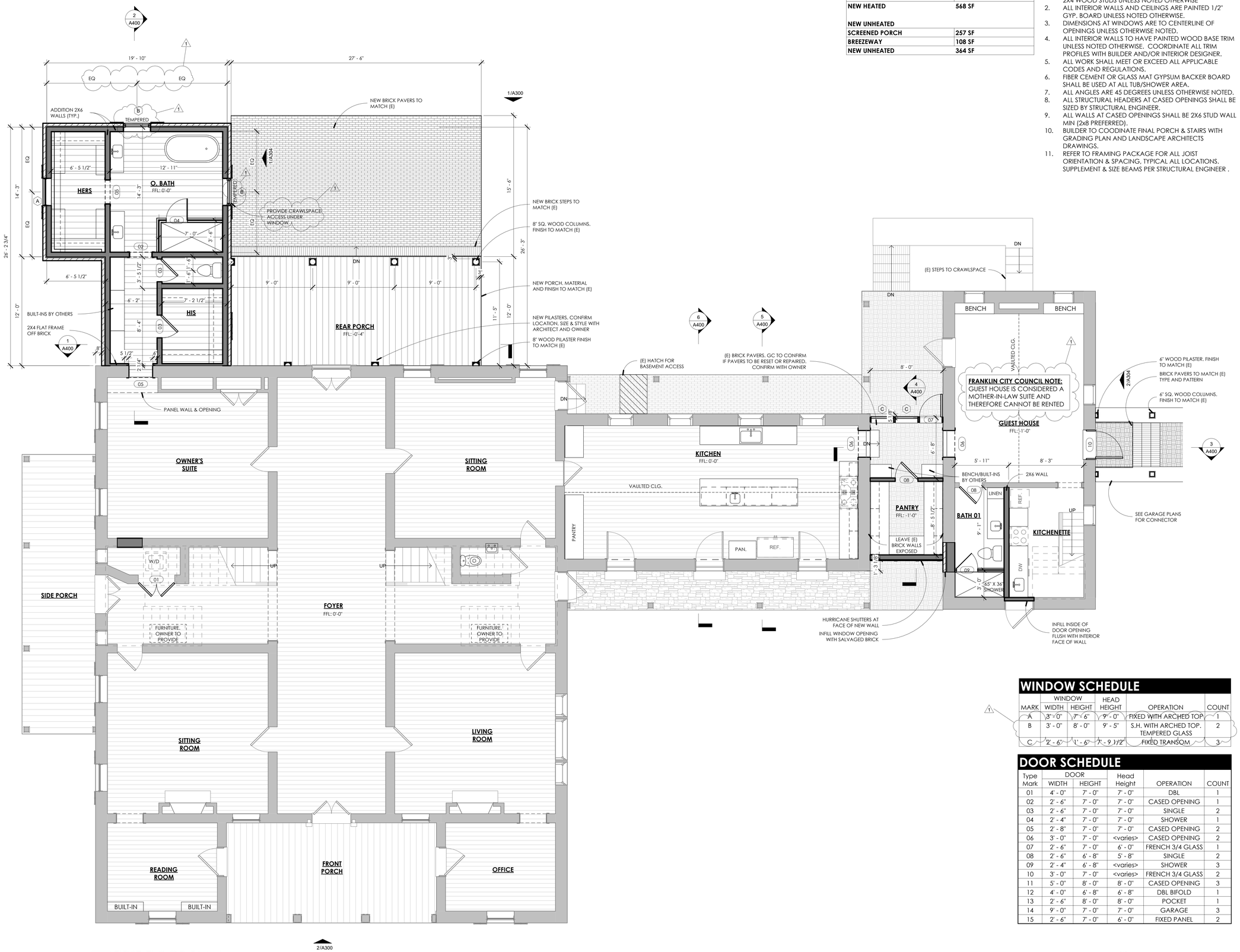
AREA CALCULATIONS

BASED ON OUTSIDE FACE OF STUD OR BLOCK

NEW HEATED	
ADDITION	443 SF
CONNECTOR	125 SF
NEW HEATED	568 SF
NEW UNHEATED	
SCREENED PORCH	257 SF
BREEZEWAY	108 SF
NEW UNHEATED	364 SF

PLAN NOTES

1. ALL DIMENSIONS ON PLANS ARE TO THE OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. TYPICAL (3 1/2" DEEP) UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE 2X6 WOODS STUDS, TYPICAL, AND ALL INTERIOR WALLS ARE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE
2. ALL INTERIOR WALLS AND CEILINGS ARE PAINTED 1/2" GYP. BOARD UNLESS NOTED OTHERWISE.
3. DIMENSIONS AT WINDOWS ARE TO CENTERLINE OF OPENINGS UNLESS OTHERWISE NOTED.
4. ALL INTERIOR WALLS TO HAVE PAINTED WOOD BASE TRIM UNLESS NOTED OTHERWISE. COORDINATE ALL TRIM PROFILES WITH BUILDER AND/OR INTERIOR DESIGNER.
5. ALL WORK SHALL MEET OR EXCEED ALL APPLICABLE CODES AND REGULATIONS.
6. FIBER CEMENT OR GLASS MAT GYPSUM BACKER BOARD SHALL BE USED AT ALL TUB/SHOWER AREA.
7. ALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.
8. ALL STRUCTURAL HEADERS AT CASED OPENINGS SHALL BE SIZED BY STRUCTURAL ENGINEER.
9. ALL WALLS AT CASED OPENINGS SHALL BE 2X6 STUD WALL MIN (2x8 PREFERRED).
10. BUILDER TO COODINATE FINAL PORCH & STAIRS WITH GRADING PLAN AND LANDSCAPE ARCHITECTS DRAWINGS.
11. REFER TO FRAMING PACKAGE FOR ALL JOIST ORIENTATION & SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT & SIZE BEAMS PER STRUCTURAL ENGINEER .



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

0' 2' 4' 8'

WINDOW SCHEDULE

MARK	WINDOW WIDTH	WINDOW HEIGHT	HEAD HEIGHT	OPERATION	COUNT
A	3' - 0"	7' - 6"	9' - 0"	FIXED WITH ARCHED TOP	1
B	3' - 0"	8' - 0"	9' - 5"	S.H. WITH ARCHED TOP, TEMPERED GLASS	2
C	2' - 6"	1' - 6"	7' - 9 1/2"	FIXED TRANSOM	3

DOOR SCHEDULE

Type Mark	DOOR WIDTH	DOOR HEIGHT	Head Height	OPERATION	COUNT
01	4' - 0"	7' - 0"	7' - 0"	DBL	1
02	2' - 6"	7' - 0"	7' - 0"	CASED OPENING	1
03	2' - 6"	7' - 0"	7' - 0"	SINGLE	2
04	2' - 4"	7' - 0"	7' - 0"	SHOWER	1
05	2' - 8"	7' - 0"	7' - 0"	CASED OPENING	2
06	3' - 0"	7' - 0"	<varies>	CASED OPENING	2
07	2' - 6"	7' - 0"	6' - 0"	FRENCH 3/4 GLASS	1
08	2' - 6"	6' - 8"	5' - 8"	SINGLE	2
09	2' - 4"	6' - 8"	<varies>	SHOWER	3
10	3' - 0"	7' - 0"	<varies>	FRENCH 3/4 GLASS	2
11	5' - 0"	8' - 0"	8' - 0"	CASED OPENING	3
12	4' - 0"	6' - 8"	6' - 8"	DBL BIFOLD	1
13	2' - 6"	8' - 0"	8' - 0"	POCKET	1
14	9' - 0"	7' - 0"	7' - 0"	GARAGE	3
15	2' - 6"	7' - 0"	6' - 0"	FIXED PANEL	2

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23
1	PERMIT COMMENTS	03/15/24

Project Number
22.1076

FIRST FLOOR PLAN

A100

3/15/2024 2:35:50 PM

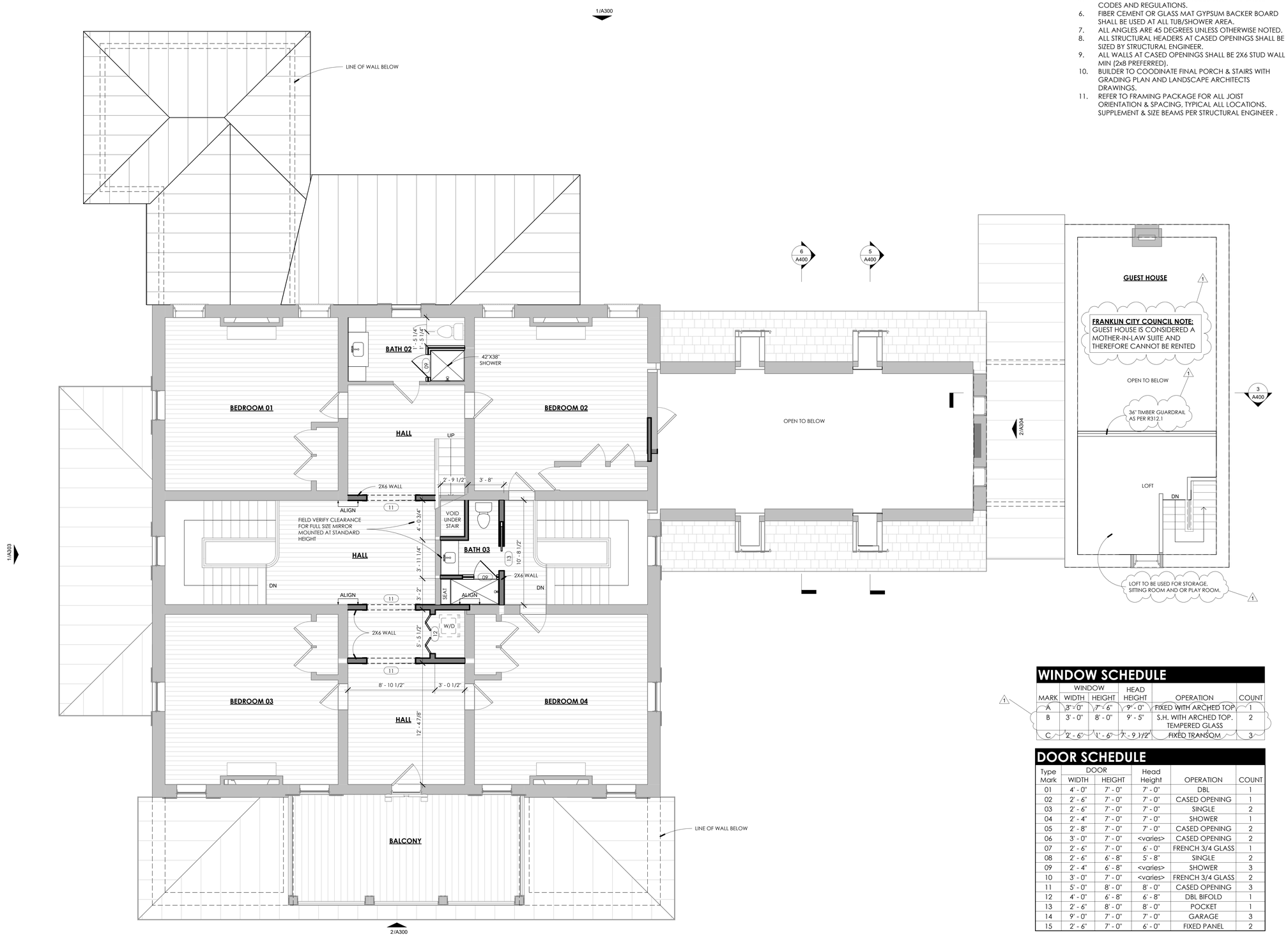
AREA CALCULATIONS

BASED ON OUTSIDE FACE OF STUD OR BLOCK

NEW HEATED	
ADDITION	**443 SF**
CONNECTOR	**125 SF**
NEW HEATED	**568 SF**
NEW UNHEATED	
SCREENED PORCH	**257 SF**
BREEZEWAY	**108 SF**
NEW UNHEATED	**364 SF**

PLAN NOTES

1. ALL DIMENSIONS ON PLANS ARE TO THE OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. TYPICAL (3 1/2" DEEP) UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE 2X6 WOODS STUDS, TYPICAL, AND ALL INTERIOR WALLS ARE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE
2. ALL INTERIOR WALLS AND CEILINGS ARE PAINTED 1/2" GYP. BOARD UNLESS NOTED OTHERWISE.
3. DIMENSIONS AT WINDOWS ARE TO CENTERLINE OF OPENINGS UNLESS OTHERWISE NOTED.
4. ALL INTERIOR WALLS TO HAVE PAINTED WOOD BASE TRIM UNLESS NOTED OTHERWISE. COORDINATE ALL TRIM PROFILES WITH BUILDER AND/OR INTERIOR DESIGNER.
5. ALL WORK SHALL MEET OR EXCEED ALL APPLICABLE CODES AND REGULATIONS.
6. FIBER CEMENT OR GLASS MAT GYPSUM BACKER BOARD SHALL BE USED AT ALL TUB/SHOWER AREA.
7. ALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.
8. ALL STRUCTURAL HEADERS AT CASED OPENINGS SHALL BE SIZED BY STRUCTURAL ENGINEER.
9. ALL WALLS AT CASED OPENINGS SHALL BE 2X6 STUD WALL MIN (2x8 PREFERRED).
10. BUILDER TO COODINATE FINAL PORCH & STAIRS WITH GRADING PLAN AND LANDSCAPE ARCHITECTS DRAWINGS.
11. REFER TO FRAMING PACKAGE FOR ALL JOIST ORIENTATION & SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT & SIZE BEAMS PER STRUCTURAL ENGINEER .



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

WINDOW SCHEDULE

MARK	WINDOW WIDTH	WINDOW HEIGHT	HEAD HEIGHT	OPERATION	COUNT
A	3' - 0"	7' - 6"	9' - 0"	FIXED WITH ARCHED TOP	1
B	3' - 0"	8' - 0"	9' - 5"	S.H. WITH ARCHED TOP, TEMPERED GLASS	2
C	2' - 6"	1' - 6"	7' - 9 1/2"	FIXED TRANSOM	3

DOOR SCHEDULE

Type Mark	DOOR WIDTH	DOOR HEIGHT	Head Height	OPERATION	COUNT
01	4' - 0"	7' - 0"	7' - 0"	DBL	1
02	2' - 6"	7' - 0"	7' - 0"	CASED OPENING	1
03	2' - 6"	7' - 0"	7' - 0"	SINGLE	2
04	2' - 4"	7' - 0"	7' - 0"	SHOWER	1
05	2' - 8"	7' - 0"	7' - 0"	CASED OPENING	2
06	3' - 0"	7' - 0"	<varies>	CASED OPENING	2
07	2' - 6"	7' - 0"	6' - 0"	FRENCH 3/4 GLASS	1
08	2' - 6"	6' - 8"	5' - 8"	SINGLE	2
09	2' - 4"	6' - 8"	<varies>	SHOWER	3
10	3' - 0"	7' - 0"	<varies>	FRENCH 3/4 GLASS	2
11	5' - 0"	8' - 0"	8' - 0"	CASED OPENING	3
12	4' - 0"	6' - 8"	6' - 8"	DBL BIFOLD	1
13	2' - 6"	8' - 0"	8' - 0"	POCKET	1
14	9' - 0"	7' - 0"	7' - 0"	GARAGE	3
15	2' - 6"	7' - 0"	6' - 0"	FIXED PANEL	2

0' 2' 4' 8'

3/15/2024 2:35:53 PM

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23
1	PERMIT COMMENTS	03/15/24

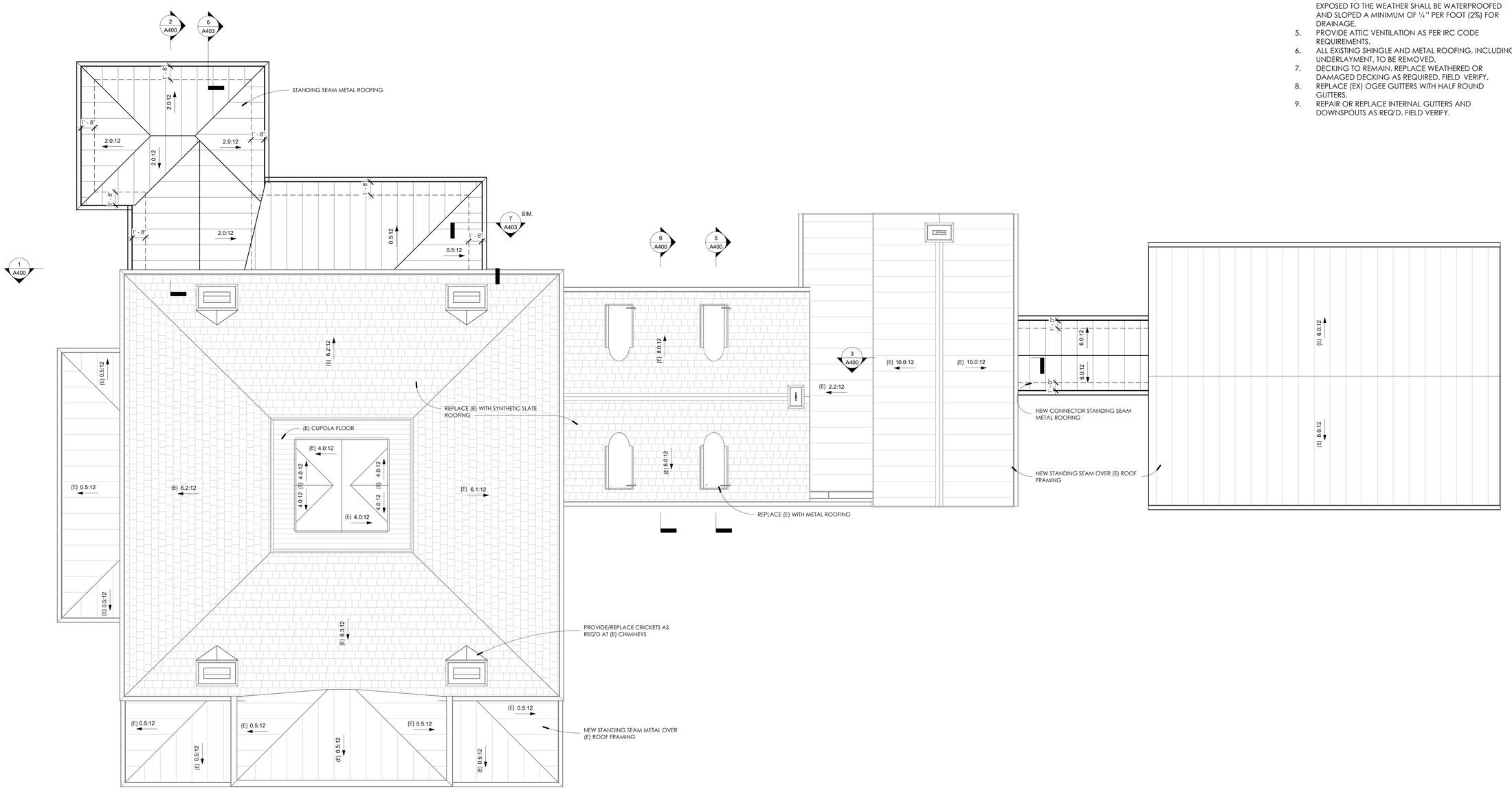
Project Number
22.1076

SECOND FLOOR PLAN

A101

ROOF PLAN NOTES

1. TYP. ROOF SYSTEM ASSUMED TO BE 2X8 RAFTER @ 16" O.C. UNLESS OTHERWISE NOTED. BUILDER TO CONFIRM WITH STRUCTURAL ENGINEER.
2. ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE AND THE OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.
3. AT EAVE OR CORNICE VENTS, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
4. APPLY ROOFING IN CONFORMANCE WITH IRC APPLICABLE CODES. BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF ¼" PER FOOT (2%) FOR DRAINAGE.
5. PROVIDE ATTIC VENTILATION AS PER IRC CODE REQUIREMENTS.
6. ALL EXISTING SHINGLE AND METAL ROOFING, INCLUDING UNDERLAYMENT, TO BE REMOVED.
7. DECKING TO REMAIN. REPLACE WEATHERED OR DAMAGED DECKING AS REQUIRED. FIELD VERIFY.
8. REPLACE (EX) OGEE GUTTERS WITH HALF ROUND GUTTERS.
9. REPAIR OR REPLACE INTERNAL GUTTERS AND DOWNSPOUTS AS REQ'D. FIELD VERIFY.



1 ROOF PLAN
3/16" = 1'-0"

0' 1' 2' 4' 8'

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

MAGNOLIA HALL
RENOVATION & ADDITION
SCOTT & JEANNIE JONES
1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23

Project Number
22.1076

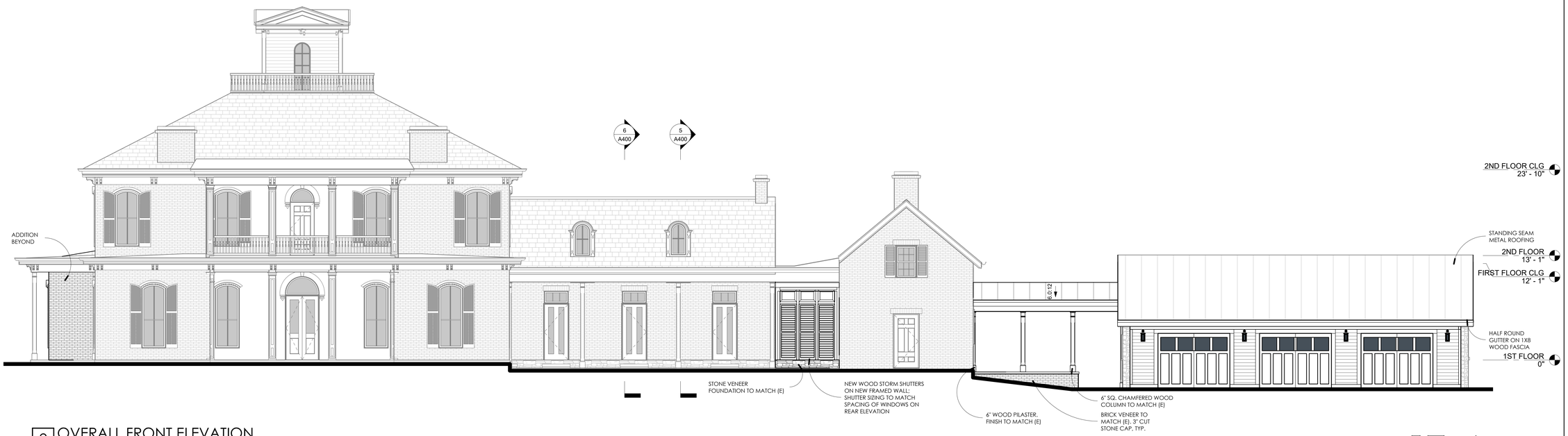
ROOF PLAN

A110

3/15/2024 2:35:55 PM

DOWNSPOUT NOTE:

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



2 OVERALL FRONT ELEVATION
3/16" = 1'-0"

0' 1' 2' 4' 8'

1 OVERALL REAR ELEVATION
3/16" = 1'-0"

0' 1' 2' 4' 8'

3/15/2024 2:36:03 PM

906 STUDIO
ARCHITECTS + INTERIORS

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

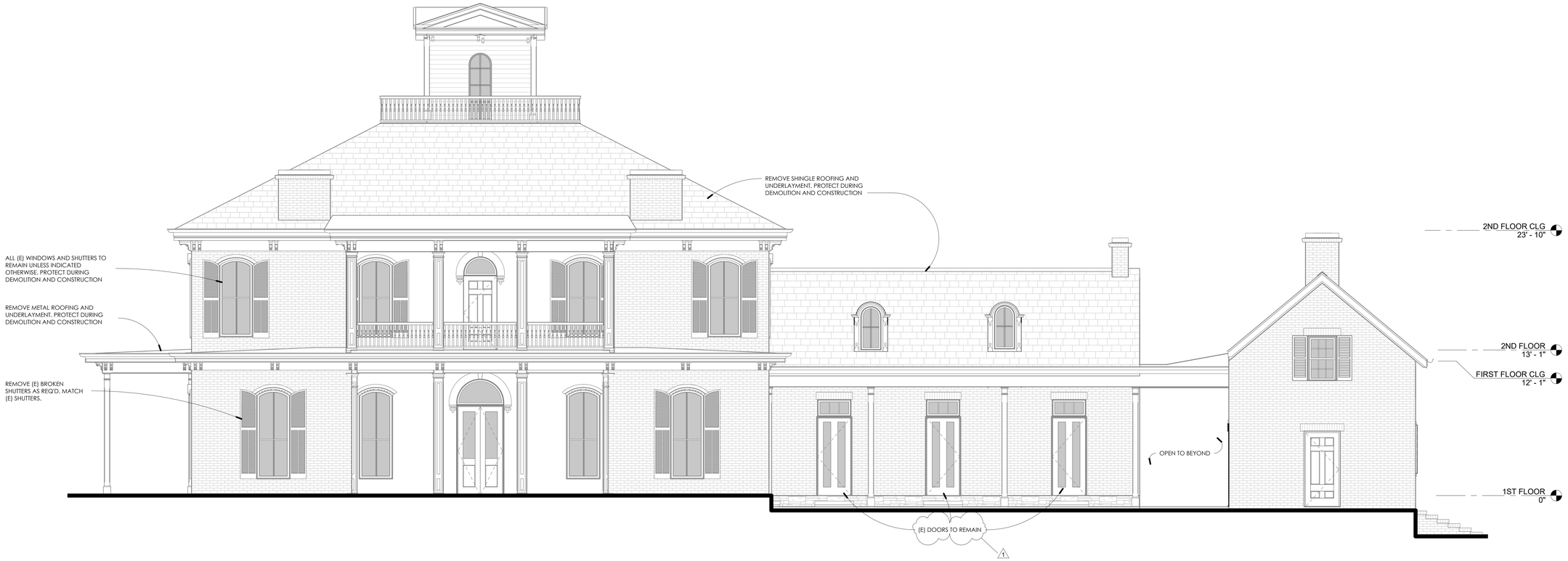
2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23

Project Number
22.1076

OVERALL ELEVATIONS

A300



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

0' 2' 4' 8'

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

0' 2' 4' 8'

RENOVATION GENERAL NOTES

1. THE BUILDER SHALL VERIFY AND ASCERTAIN THE EXISTING STRUCTURE OF THE HOUSE IN REGARD TO THE SCOPE OF THIS DEMOLITION/RENOVATION PROJECT INCLUDING ALL LOAD-BEARING ELEMENTS: FOUNDATION, FRAMING AND OTHERWISE, AND THE IMPACT OF THE PLANNED DEMOLITION WORK TO SAID, PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
2. THE BUILDER SHALL BE RESPONSIBLE FOR MEANS-AND-METHODS, BRACING AND SHORING, REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE DURING DEMOLITION AND RENOVATION ACTIVITY.
3. ALL ELECTRICAL, MECHANICAL, OR PLUMBING INFRASTRUCTURE WITHIN OR AFFECTED BY CONSTRUCTION TO BE DEMOLISHED, SHALL BE REMOVED/CAPPED/TERMINATED/RE-WORKED IN COMPLIANCE WITH APPLICABLE BUILDING CODES AND BEST PRACTICES, AS REQUIRED TO SERVICE THE SCOPE OF THE FINAL RENOVATION PRODUCT MOST EFFICIENTLY.
4. VERIFY WITH THE OWNER IF ANY ITEMS SCHEDULED FOR DEMOLITION/REMOVAL ARE DESIRED TO BE RETAINED BY THE OWNER OR RE-USED IN THIS RENOVATION PROJECT INCLUDING BUT NOT LIMITED TO CABINETRY, COUNTERTOPS, CASEWORK, SHELVES, DOORS, WINDOWS, PLUMBING AND LIGHTING FIXTURES, MECHANICAL EQUIPMENT, MIRRORS, ACCESSORIES ETC. IF SO, REMOVE CAREFULLY AND RETAIN. IF NOT, REMOVE AND HAUL AWAY.

DEMOLITION GENERAL NOTES

1. PROTECT ALL ELEMENTS SCHEDULED TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
2. EXISTING EXTERIOR WALLS, ROOF AND STRUCTURE TO REMAIN AS INDICATED.
3. EXISTING EXTERIOR WALLS AND STRUCTURE TO REMAIN AS INDICATED.
4. ALL EXISTING SHINGLE AND METAL ROOFING, INCLUDING UNDERLAYMENT, TO BE REMOVED.
5. DECKING TO REMAIN. REPLACE WEATHERED OR DAMAGED DECKING AS REQUIRED. FIELD VERIFY.
6. REMOVE SCHEDULED ELEMENTS TO EXTENT AS GENERALLY INDICATED ON THIS PLAN AND AS DIMENSIONALLY CLARIFIED AND GRAPHICALLY ILLUSTRATED ON THE FLOOR PLANS AND ELEVATIONS.

DEMOLITION KEY

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

EXISTING WALL TO REMAIN -

EXISTING DOOR OR WINDOW TO BE REMOVED

906 STUDIO
ARCHITECTS + INTERIORS

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23
1	PERMIT COMMENTS	03/15/24

Project Number
22.1076

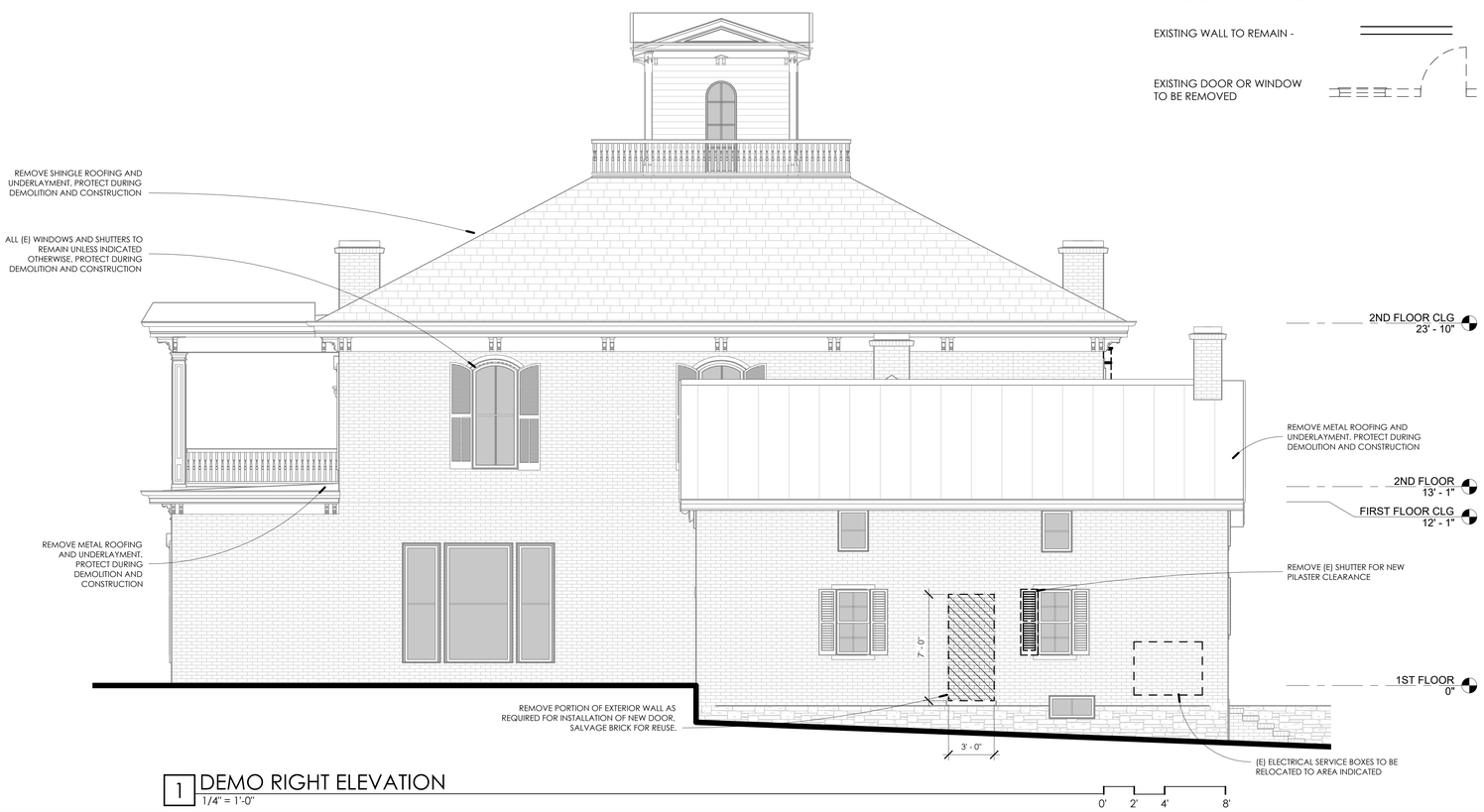
DEMO ELEVATIONS

A301

3/15/2024 2:36:11 PM

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

0' 2' 4' 8'



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

0' 2' 4' 8'

DEMOLITION KEY

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

EXISTING WALL TO REMAIN -

EXISTING DOOR OR WINDOW TO BE REMOVED

RENOVATION GENERAL NOTES

1. THE BUILDER SHALL VERIFY AND ASCERTAIN THE EXISTING STRUCTURE OF THE HOUSE IN REGARD TO THE SCOPE OF THIS DEMOLITION/RENOVATION PROJECT INCLUDING ALL LOAD-BEARING ELEMENTS: FOUNDATION, FRAMING AND OTHERWISE, AND THE IMPACT OF THE PLANNED DEMOLITION WORK TO SAID, PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
2. THE BUILDER SHALL BE RESPONSIBLE FOR MEANS-AND-METHODS, BRACING AND SHORING, REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE DURING DEMOLITION AND RENOVATION ACTIVITY.
3. ALL ELECTRICAL, MECHANICAL, OR PLUMBING INFRASTRUCTURE WITHIN OR AFFECTED BY CONSTRUCTION TO BE DEMOLISHED, SHALL BE REMOVED/CAPPED/TERMINATED/RE-WORKED IN COMPLIANCE WITH APPLICABLE BUILDING CODES AND BEST PRACTICES, AS REQUIRED TO SERVICE THE SCOPE OF THE FINAL RENOVATION PRODUCT MOST EFFICIENTLY.
4. VERIFY WITH THE OWNER IF ANY ITEMS SCHEDULED FOR DEMOLITION/REMOVAL ARE DESIRED TO BE RETAINED BY THE OWNER OR RE-USED IN THIS RENOVATION PROJECT INCLUDING BUT NOT LIMITED TO CABINETRY, COUNTERTOPS, CASEWORK, SHELVES, DOORS, WINDOWS, PLUMBING AND LIGHTING FIXTURES, MECHANICAL EQUIPMENT, MIRRORS, ACCESSORIES ETC. IF SO, REMOVE CAREFULLY AND RETAIN. IF NOT, REMOVE AND HAUL AWAY.

DEMOLITION GENERAL NOTES

1. PROTECT ALL ELEMENTS SCHEDULED TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
2. EXISTING EXTERIOR WALLS, ROOF AND STRUCTURE TO REMAIN AS INDICATED.
3. EXISTING EXTERIOR WALLS AND STRUCTURE TO REMAIN AS INDICATED.
4. ALL EXISTING SHINGLE AND METAL ROOFING, INCLUDING UNDERLAYMENT, TO BE REMOVED.
5. DECKING TO REMAIN. REPLACE WEATHERED OR DAMAGED DECKING AS REQUIRED. FIELD VERIFY.
6. REMOVE SCHEDULED ELEMENTS TO EXTENT AS GENERALLY INDICATED ON THIS PLAN AND AS DIMENSIONALLY CLARIFIED AND GRAPHICALLY ILLUSTRATED ON THE FLOOR PLANS AND ELEVATIONS.

906 STUDIO
ARCHITECTS + INTERIORS

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23

Project Number
22.1076

DEMO ELEVATIONS

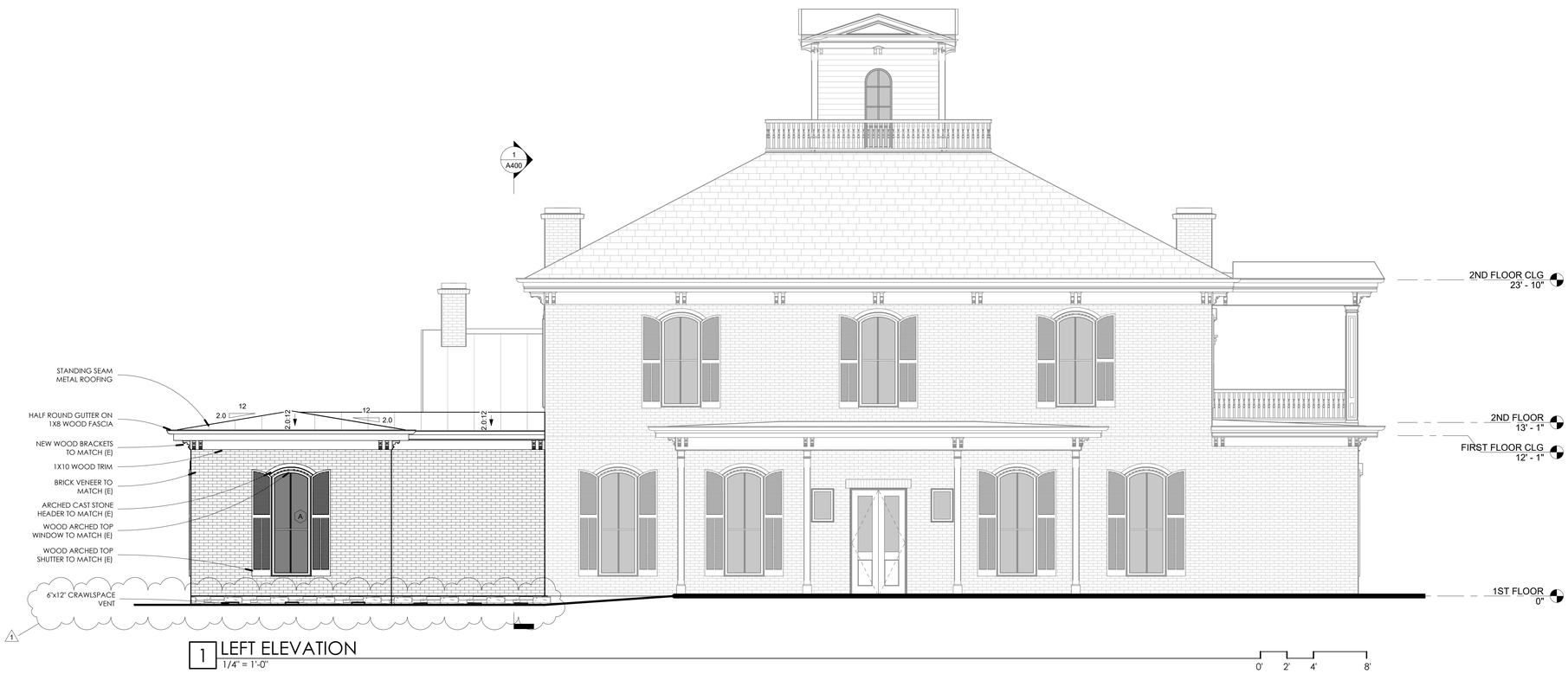
A302

3/15/2024 2:36:34 PM

DOWNSPOUT NOTE:

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

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



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

906 STUDIO
ARCHITECTS + INTERIORS

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23
1	PERMIT COMMENTS	03/15/24

Project Number
22.1076

ELEVATIONS

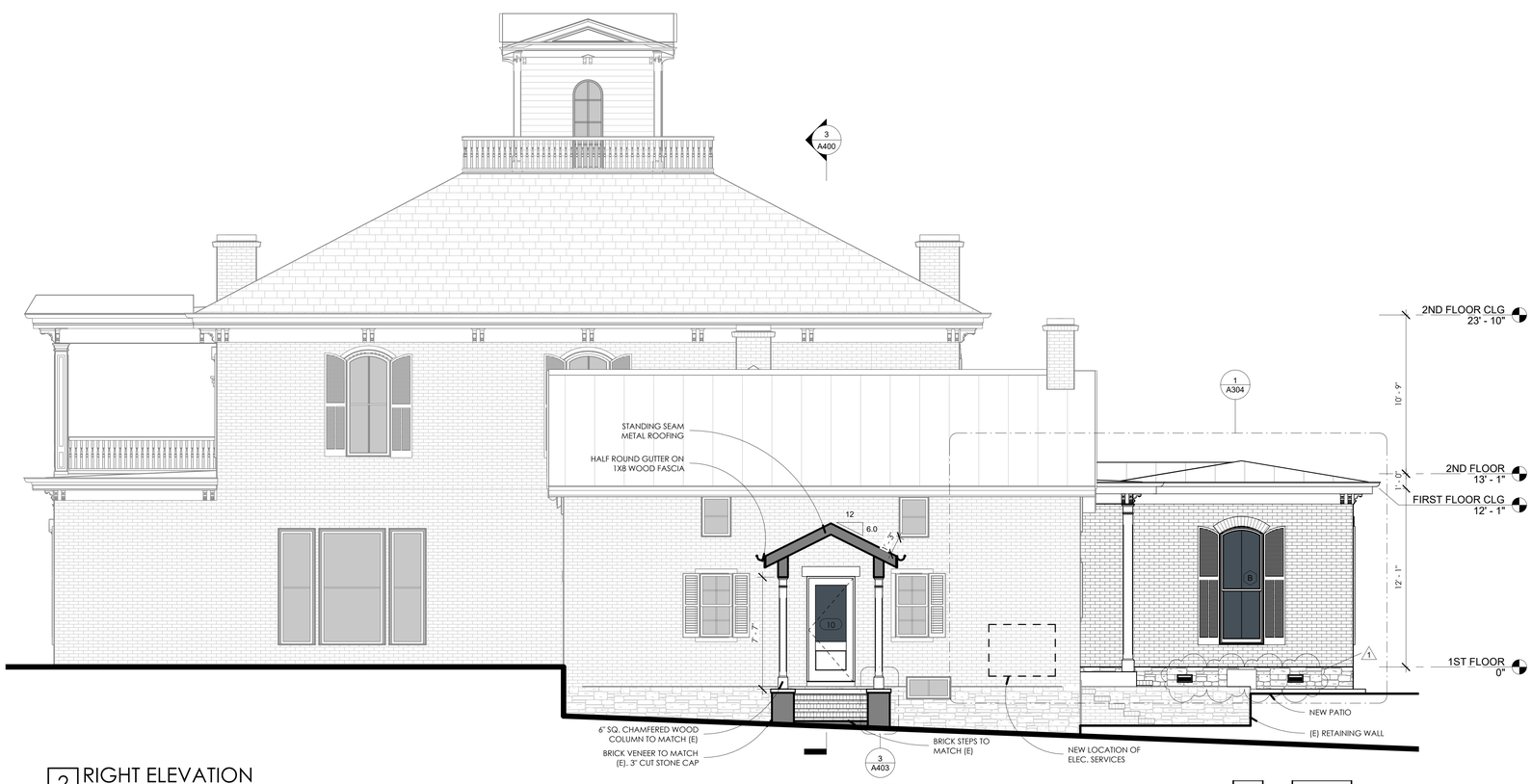
A303

3/15/2024 2:36:41 PM

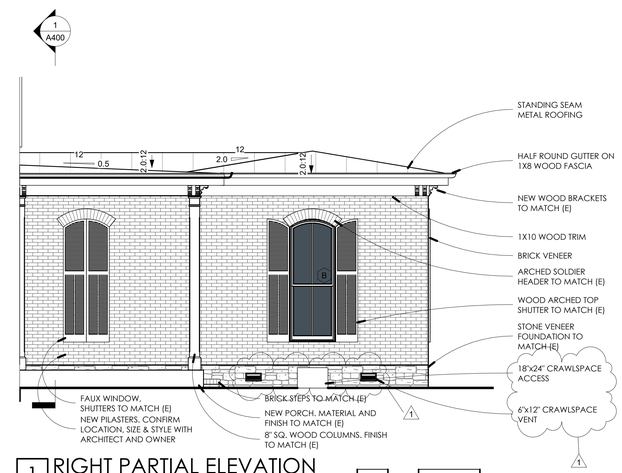
DOWNSPOUT NOTE:

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

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



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



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

906 STUDIO
ARCHITECTS + INTERIORS

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

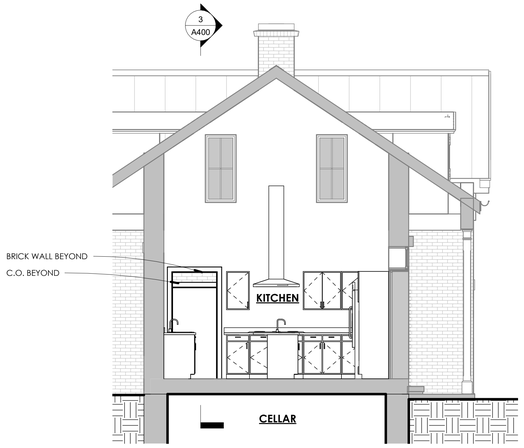
NO.	DESCRIPTION	DATE
	CD SET	12/11/23
1	PERMIT COMMENTS	03/15/24

Project Number
22.1076

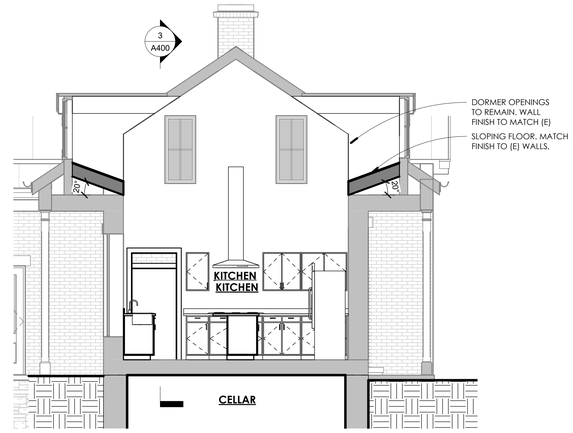
ELEVATIONS

A304

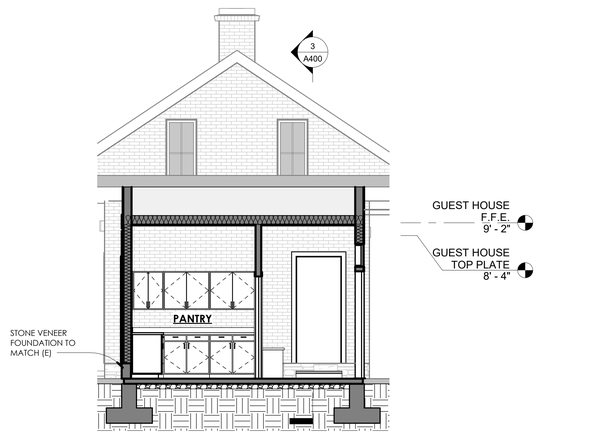
3/15/2024 2:36:49 PM



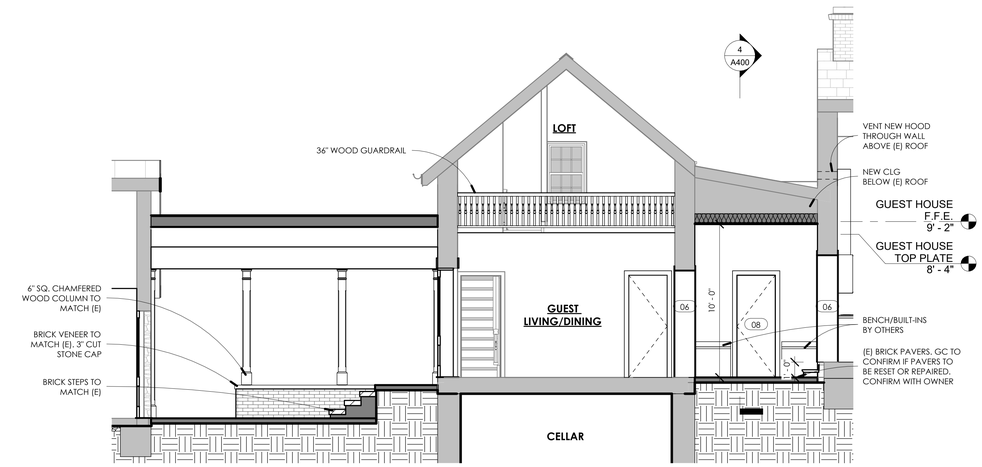
6 BUILDING SECTION 1 @ KITCHEN
1/4" = 1'-0"
0' 2' 4' 8'



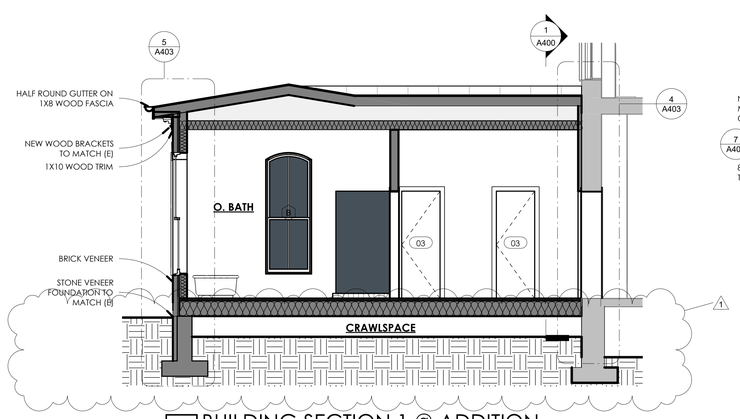
5 BUILDING SECTION 2 @ KITCHEN
1/4" = 1'-0"
0' 2' 4' 8'



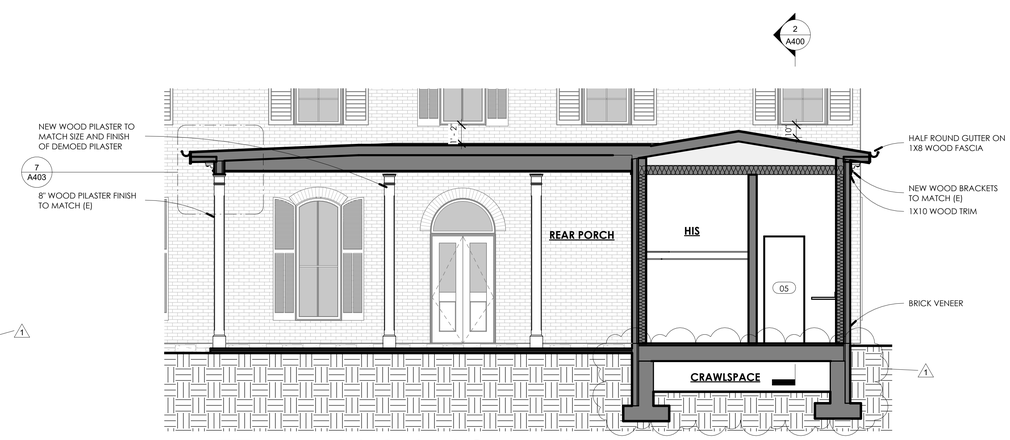
4 BUILDING SECTION @ PANTRY
1/4" = 1'-0"
0' 2' 4' 8'



3 BUILDING SECTION @ GUEST HOUSE
1/4" = 1'-0"
0' 2' 4' 8'



2 BUILDING SECTION 1 @ ADDITION
1/4" = 1'-0"
0' 2' 4' 8'



1 BUILDING SECTION 2 @ ADDITION
1/4" = 1'-0"
0' 2' 4' 8'

3/15/2024 2:36:52 PM

906 STUDIO
ARCHITECTS + INTERIORS

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

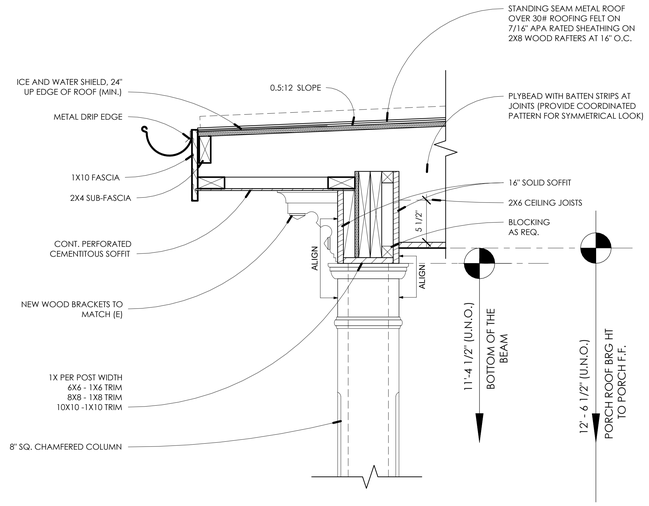
2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23
1	PERMIT COMMENTS	03/15/24

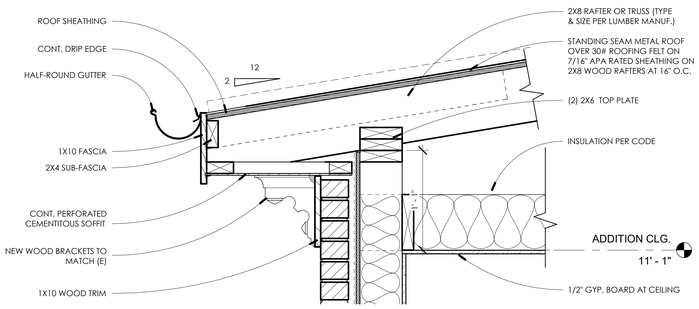
Project Number
22.1076

BUILDING SECTIONS

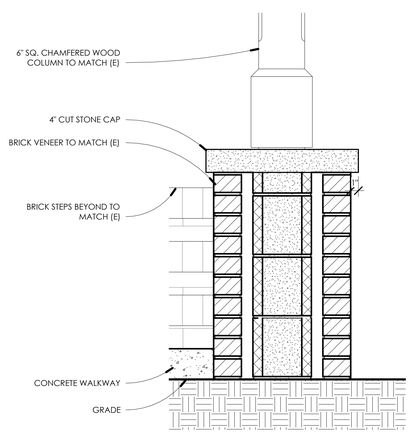
A400



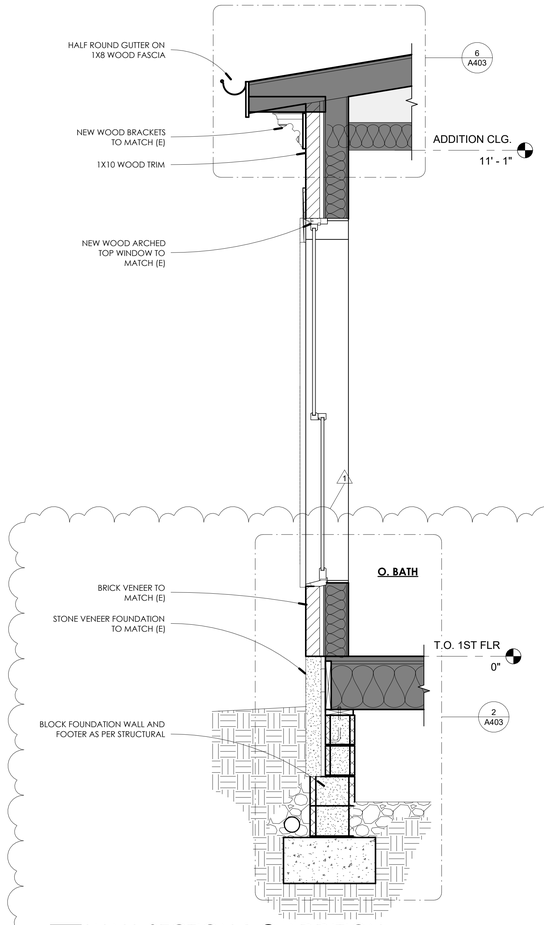
7 PORCH CORNICE DETAIL
1 1/2" = 1'-0"
0' 4" 8" 12"



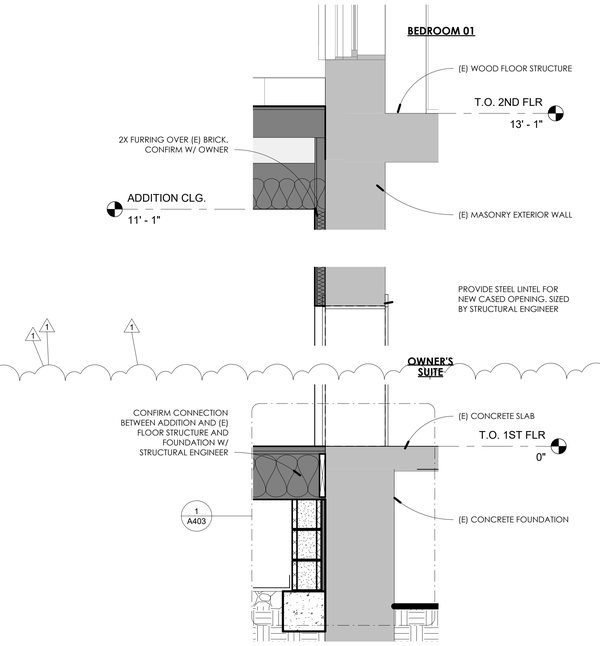
6 SOFFIT DETAIL - BRICK
1 1/2" = 1'-0"
0' 4" 8" 12"



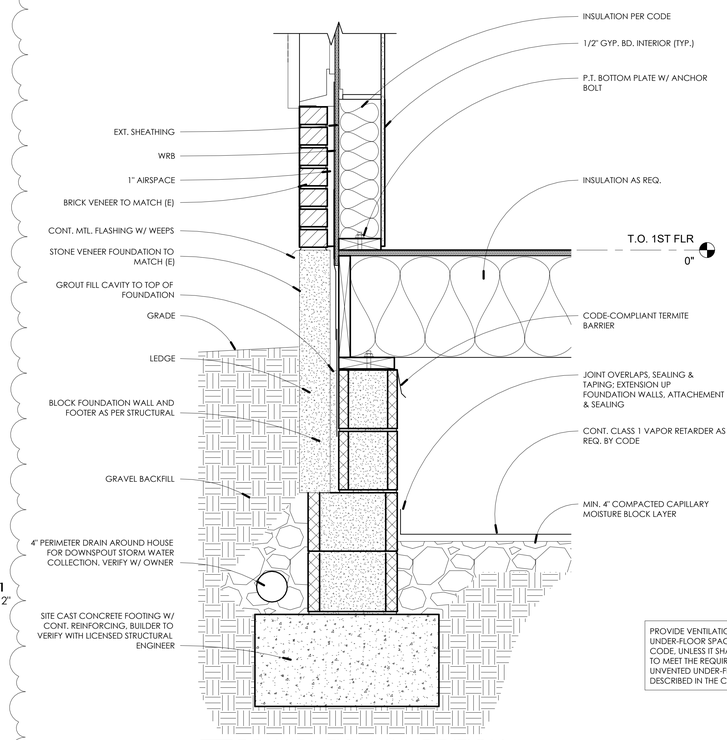
3 CONNECTOR BASE DETAIL
1 1/2" = 1'-0"
0' 4" 8" 12"



5 WALL SECTION 1 @ ADDITION
3/4" = 1'-0"
3" 6" 1' 2'

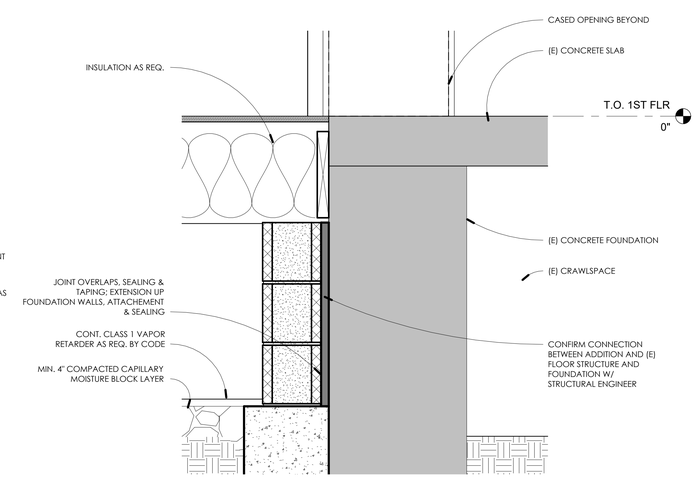


4 WALL SECTION 2 @ ADDITION
3/4" = 1'-0"
3" 6" 1' 2'



PROVIDE VENTILATION OPENINGS TO THE UNDER-FLOOR SPACE (CRAWLSPACE) PER CODE. UNLESS IT SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF AN UNVENTED UNDER-FLOOR SPACE AS DESCRIBED IN THE CODE.

2 FOUNDATION @ ADDITION
1 1/2" = 1'-0"
0' 4" 8" 12"



1 FOUNDATION DETAIL @ ADDITION/HOUSE
1 1/2" = 1'-0"
0' 4" 8" 12"

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23
1	PERMIT COMMENTS	03/15/24

Project Number
22.1076

DETAILS

A403

3/15/2024 2:36:53 PM

ELECTRICAL LEGEND

- EXTERIOR, LANTERN TYPE, ORNAMENTAL, WALL MOUNTED LIGHT FIXTURE
- EXTERIOR, SECURITY TYPE, SOFFIT MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED LED FIXTURE
- RECESSED WALL FLOOD FIXTURE
- FEATURE/CHANDELIER TYPE LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED INTERIOR LIGHT FIXTURE
- WALL MOUNTED SCONCE
- EXTERIOR SOFFIT MOUNTED LIGHT FIXTURE
- CEILING FAN
- EXHAUST FAN WITHOUT LIGHT FIXTURE
- SURFACE MOUNTED 4 FT. LED FIXTURE

ELECTRICAL PLAN NOTES

1. THIS DRAWING IS PROVIDED TO SUGGEST DESIGN INTENT ONLY. BUILDER TO LOCATE ELECTRICAL OUTLETS PER LOCAL CODES.
2. FINAL FIXTURE SELECTION AND EXACT LOCATION TO BE DETERMINED BY BUILDER ON SITE.
3. ALL (E) FIXTURES TO REMAIN UNLESS A PART OF A SCHEDULED DEMO ITEM.
4. ALL (E) DECORATIVE FIXTURE TO REMAIN. REUSE AS PER INTERIOR DESIGN PLAN. CONFIRM WITH OWNER.
5. ALL (E) EXTERIOR WALL SCONCES AND PENDANTS TO REMAIN.
6. PROVIDE ALL NECESSARY ELECTRICAL PROVISIONS TO ENSURE THAT ALL APPLIANCES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO WASHER, DRYER, FREEZER, REFRIGERATOR, COOK TOP, VENT HOOD, OVEN, DISHWASHER, FOOD DISPOSAL, TRASH COMPACTOR, HVAC EQUIPMENT, ALARM SYSTEM, WATER HEATER, ETC. CAN OPERATE AS REQUIRED.
7. COORDINATE WITH LOCAL APPLICABLE CODES FOR THE LOCATION AND REQUIRED QUANTITY OF SMOKE DETECTORS THROUGHOUT THE HOUSE.
8. LOCATE ALL METERS OUT OF DIRECT VIEW FROM THE FRONT OF THE HOUSE.
9. SIZE ELECTRICAL PANELS PER LOCAL CODES TO CONFORM TO ALL CALCULATED LOADS AS WELL AS PROVIDE FOR A MINIMUM OF EIGHT (8) SPARES.
10. SINGLE AND GROUP SWITCHES SHALL BE LOCATED AS CLOSE AS POSSIBLE WITHOUT INTERSECTING ANY DOOR/WINDOW TRIM.
11. PROVIDE "GFCI" TYPE, AS REQUIRED BY LOCAL CODES, FOR ALL OUTLETS IN GARAGE, OUTSIDE AND/OR NEAR WATER CONDITIONS SUCH AS, BUT NOT LIMITED TO, VANITIES, WASHERS, SINKS, TUB, SHOWER, ETC.
12. LIGHT FIXTURES SHALL ALIGN OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENT.
13. COORDINATE LOCATION OF LIGHT FIXTURES WITH HVAC GRILLES SO THAT THEY ALIGN OR AT LEAST ARE SYMMETRICAL WITH EACH OTHER.

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

11'-0" CEILING HEIGHT UNLESS NOTED OTHERWISE

0' 2' 4' 8'

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23

Project Number
22.1076

REFLECTED CEILING PLAN

A600

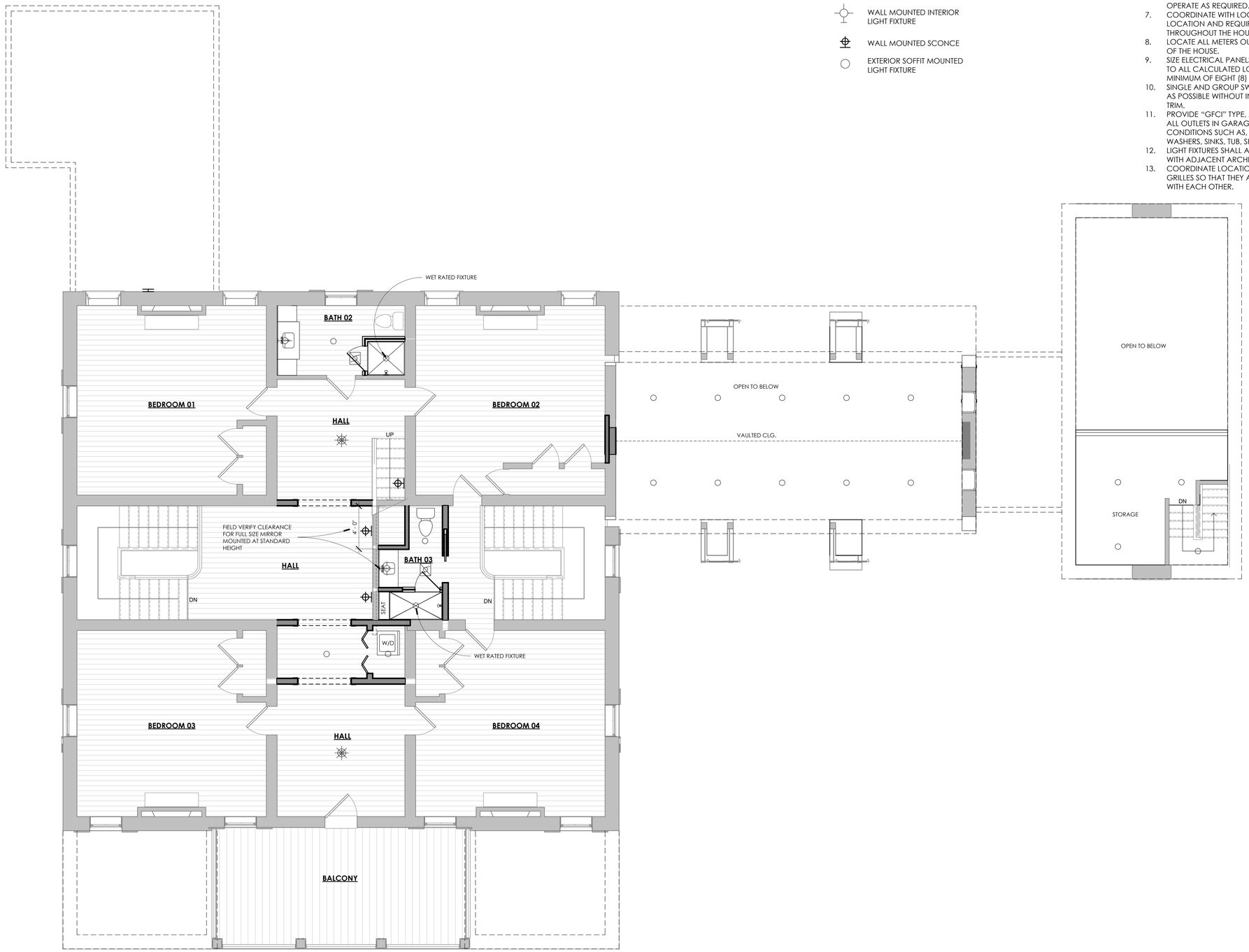
3/15/2024 2:36:55 PM

ELECTRICAL LEGEND

- EXTERIOR, LANTERN TYPE, ORNAMENTAL, WALL MOUNTED LIGHT FIXTURE
- EXTERIOR, SECURITY TYPE, SOFFIT MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED LED FIXTURE
- RECESSED WALL FLOOD FIXTURE
- FEATURE/CHANDELIER TYPE LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED INTERIOR LIGHT FIXTURE
- WALL MOUNTED SCONCE
- EXTERIOR SOFFIT MOUNTED LIGHT FIXTURE
- CEILING FAN
- EXHAUST FAN WITHOUT LIGHT FIXTURE
- SURFACE MOUNTED 4 FT. LED FIXTURE

ELECTRICAL PLAN NOTES

1. THIS DRAWING IS PROVIDED TO SUGGEST DESIGN INTENT ONLY. BUILDER TO LOCATE ELECTRICAL OUTLETS PER LOCAL CODES.
2. FINAL FIXTURE SELECTION AND EXACT LOCATION TO BE DETERMINED BY BUILDER ON SITE.
3. ALL (E) FIXTURES TO REMAIN UNLESS A PART OF A SCHEDULED DEMO ITEM.
4. ALL (E) DECORATIVE FIXTURE TO REMAIN. REUSE AS PER INTERIOR DESIGN PLAN. CONFIRM WITH OWNER.
5. ALL (E) EXTERIOR WALL SCONCES AND PENDANTS TO REMAIN.
6. PROVIDE ALL NECESSARY ELECTRICAL PROVISIONS TO ENSURE THAT ALL APPLIANCES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO WASHER, DRYER, FREEZER, REFRIGERATOR, COOK TOP, VENT HOOD, OVEN, DISHWASHER, FOOD DISPOSAL, TRASH COMPACTOR, HVAC EQUIPMENT, ALARM SYSTEM, WATER HEATER, ETC. CAN OPERATE AS REQUIRED.
7. COORDINATE WITH LOCAL APPLICABLE CODES FOR THE LOCATION AND REQUIRED QUANTITY OF SMOKE DETECTORS THROUGHOUT THE HOUSE.
8. LOCATE ALL METERS OUT OF DIRECT VIEW FROM THE FRONT OF THE HOUSE.
9. SIZE ELECTRICAL PANELS PER LOCAL CODES TO CONFORM TO ALL CALCULATED LOADS AS WELL AS PROVIDE FOR A MINIMUM OF EIGHT (8) SPARES.
10. SINGLE AND GROUP SWITCHES SHALL BE LOCATED AS CLOSE AS POSSIBLE WITHOUT INTERSECTING ANY DOOR/WINDOW TRIM.
11. PROVIDE "GFCI" TYPE, AS REQUIRED BY LOCAL CODES, FOR ALL OUTLETS IN GARAGE, OUTSIDE AND/OR NEAR WATER CONDITIONS SUCH AS, BUT NOT LIMITED TO, VANITIES, WASHERS, SINKS, TUB, SHOWER, ETC.
12. LIGHT FIXTURES SHALL ALIGN OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENT.
13. COORDINATE LOCATION OF LIGHT FIXTURES WITH HVAC GRILLES SO THAT THEY ALIGN OR AT LEAST ARE SYMMETRICAL WITH EACH OTHER.



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

0' 2' 4' 8'

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23

Project Number
22.1076

REFLECTED CEILING PLAN

A601

3/15/2024 2:36:56 PM

4 FRONT PERSPECTIVE

3 REAR LEFT PERSPECTIVE

2 REAR RIGHT PERSPECTIVE

1 FRONT RIGHT PERSPECTIVE

906 STUDIO
ARCHITECTS + INTERIORS

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

MAGNOLIA HALL

RENOVATION & ADDITION

SCOTT & JEANNIE JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	CD SET	12/11/23

Project Number
22.1076

PERSPECTIVE VIEWS

A900

3/15/2024 2:37:32 PM

CertainTeed
SAINT-GOBAIN
GRAND MANOR®
Luxury Shingles
LIFETIME LIMITED WARRANTY*
SURESTART
STREAK Fighter
Algae-Resistance*
Up to 130 mph wind warranty*
Shown in Stonegate Gray
Made in USA
Colonial Slate
Gatehouse Slate
Stonegate Gray
Weathered Wood
Black Pearl
Brownstone
Georgian Brick
Sherwood Forest
Featured Color:
BLACK PEARL
WinterGuard®
DiamondDeck®
RoofRunner™

SLATE BLACK
DaVinci Roofscapes
DaVinci Slate
MULTI-WIDTH

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

File #: 21-0133

DATE: April 29, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of A Recommendation Request to the Board of Zoning Appeals as related to Floodplain Construction Standards (Building Finished Floor Elevation) At 94-98 E. Main St.; Mark Kozevski, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission requesting a formal recommendation from the HZC to the Board of Zoning Appeals (BZA) as related to the Zoning Ordinance requirements for the finished floor elevation for a building in the floodplain.

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

PROJECT INFORMATION:
COF Project Number: 8481
Applicant: Mark Kozevski
Owner: First and Main, LLC, Steve Bacon, Rep.

BACKGROUND:
The buildings located at 94-98 East Main Street and the proposal to designate them as historic buildings has come before the Design Review Committee, to discuss their historic form and the history of a service station on the property. The application includes documentation proving that the building on this site (closest to the intersection of E. Main and 1st Avenue) has historically been a service station for vehicles since the late 1950s with the addition of the two adjoining buildings, closest to the Harpeth River, estimated to have been constructed in the 1970s. While these buildings are not a part of the National Register District, they are considered a part of the Local Historic District, and the DRC has been supportive of considering these buildings as historic resources.

The Zoning Ordinance requires an entire building to come into compliance with the floodplain regulations when the amount of the proposed investment into the building triggers substantial improvement value. This includes a requirement for commercial buildings to raise the finished floor elevation to at least three feet above the Base Flood Elevation.

The applicant will be requesting a variance from the Board of Zoning Appeals (BZA) to keep the

building's finished floor elevation as it sits currently, in order to maintain the building's historic status. Section 17.6.5 of the Zoning Ordinance states that the BZA may hear and decide requests for variances from the requirements of Section 17.6, Floodplain Protection, and specifically, variances may be issued for the repair and rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude its continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of the Zoning Ordinance in order to preserve the historic character and design of the structure. This practice follows the recommendations of the National Flood Insurance Program, of which the City is part.

The application includes several renderings of how the building would appear with it being raised 2.2 feet to be in compliance with the Zoning Ordinance.

The Guidelines do not comment on the raising/elevation of historic structures and only comment on foundation height compatibility as related to infill construction. The foundation height required without the issuance of a variance would also require a significant change to the ca. mid-1900s buildings. This change would significantly alter the character-defining features of these historic buildings and therefore compromise its historic status. The proposal to maintain the finished floor elevation as it exists currently is more sensitive to the architectural qualities of the historic structure, presents the least amount of adverse impact to the historic structure, and presents the least amount of adverse impact to the context of its overall historic district

RECOMMENDATION:
Staff recommends providing a favorable recommendation to the BZA for the building's finished floor elevation request, with the following conditions:
1. The proposal to maintain the finished floor elevation as it exists currently is more sensitive to the architectural qualities of the historic structure, presents the least amount of adverse impact to the historic structure, and presents the least amount of adverse impact to the context of its overall historic district.
2. Any proposed alterations to the building, including, but not limited to the following, must be presented to the HZC for consideration of a Certificate of Appropriateness prior to work commencing:

- The location of flood vent installation; and
- The location of all exterior electrical/plumbing/HVAC, including ductwork.

3. Issuance of a variance is required prior to work commencing. If issued a variance, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a Building Permit.
4. If issued a variance, the applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

Project Considerations:
1. Any addition to the building would not be subject to the variance request as it is not included in this submittal.
2. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

MJM Architects, Inc
2948 Sidco Drive
Nashville, TN 37204
Office: 615-244-8170
4/8/2024

Design Review Committee
109 Third Avenue South,
Franklin, TN 37064

Dear Members of the Design Review Committee,
Subject: Variance Request for Floodproofing Requirements - 94-98 E. Main Street, Franklin, TN 37064

I am writing to formally request a recommendation from the Design Review Committee that can be submitted to the Board of Zoning Appeals for consideration of a variance regarding the floodproofing requirements for the structure located at the referenced address above.

During the previous Design Review Committee meeting on March 18th, there was a consensus regarding the preservation of the building's historic essence. Concerns were raised about the ongoing loss of historic character in certain sections of Frankling due to recent developments, posing a risk of further erosion in the future. Situated within the downtown scenic corridor, this location stands as a testament to the historical ambiance of the area, notably being one of the last remaining filling stations. Despite undergoing several reappropriations, the filling station has admirably maintained its overarching historical charm.

The imposition of the floodproofing requirements, however, threatens to compromise the building's historical integrity. We find it impractical to incorporate floodproofing designs due to the significant financial and aesthetic implications that would exceed the allocated budget for redevelopment. Compliance would clearly exceed any reasonable financial pro forma for reuse of this structure but also detract from the building's historical authenticity. Should the variance be granted, it would facilitate the continuation of development with a primary focus on internal enhancements for incoming tenants. We firmly believe that this approach will significantly enhance the area and create a more appealing destination for both locals and visitors alike.

We respectfully request the Design Review Committee's support in recommending this variance to the Board of Zoning Appeals for consideration. Your understanding of our concerns and support in preserving the historical character of our community are greatly appreciated.

Thank you for your attention to this matter.

Sincerely,
Mark Kozevski
Client Manager – MJM Architects, Inc

2948 Sidco Drive
Nashville, Tennessee 37204
615-244-8170

94 - 98 E. Main St. Franklin

ENTRANCE
2.2 FT
2.2 FT

2.2 FT

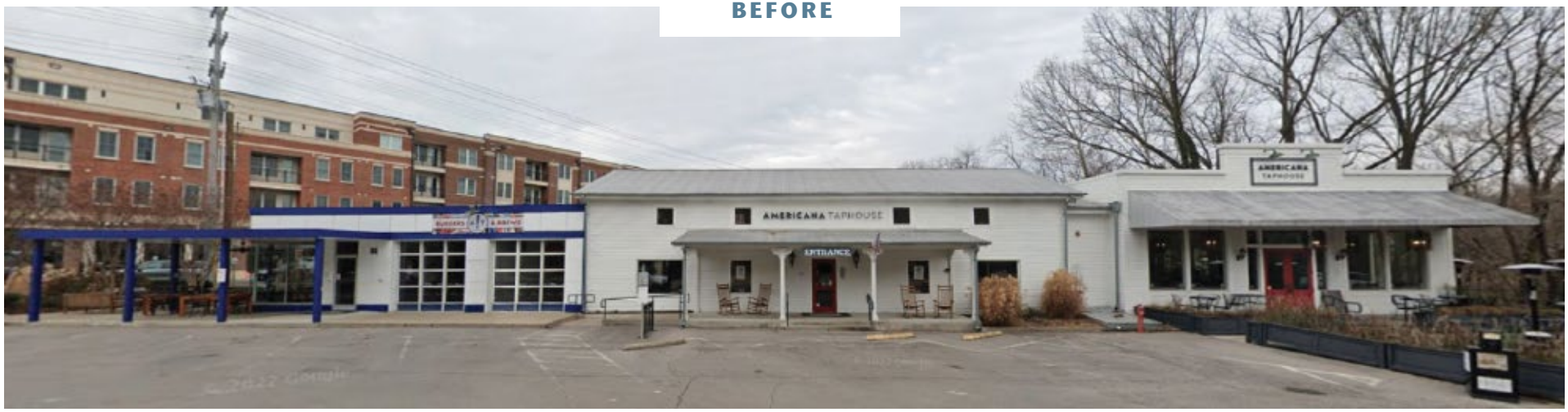
2.2 FT

2.2 FT

2.2 FT

2.2 FT

BEFORE



AFTER

2007

2011-2013

1: The gas station exterior was restored sometime after 2007.

2. Buildings were joined as part of the renovation sometime before 2010.

3. The boat garage building has undergone many various aesthetic updates to the coloration and awning type.

2015-2018

There were three gas filling stations located on the corners of 1st Ave and East Main St. in 1928. A new bridge was being constructed across the Harpeth River as part of the Andrew Jackson Highway which connected East Main Street to Franklin Road. Before this bridge was constructed, the principal bridge was located between Bridge Street and East Main. At the dedication in 1929, the bridge was named Memorial Bridge as a tribute to WWI soldiers.

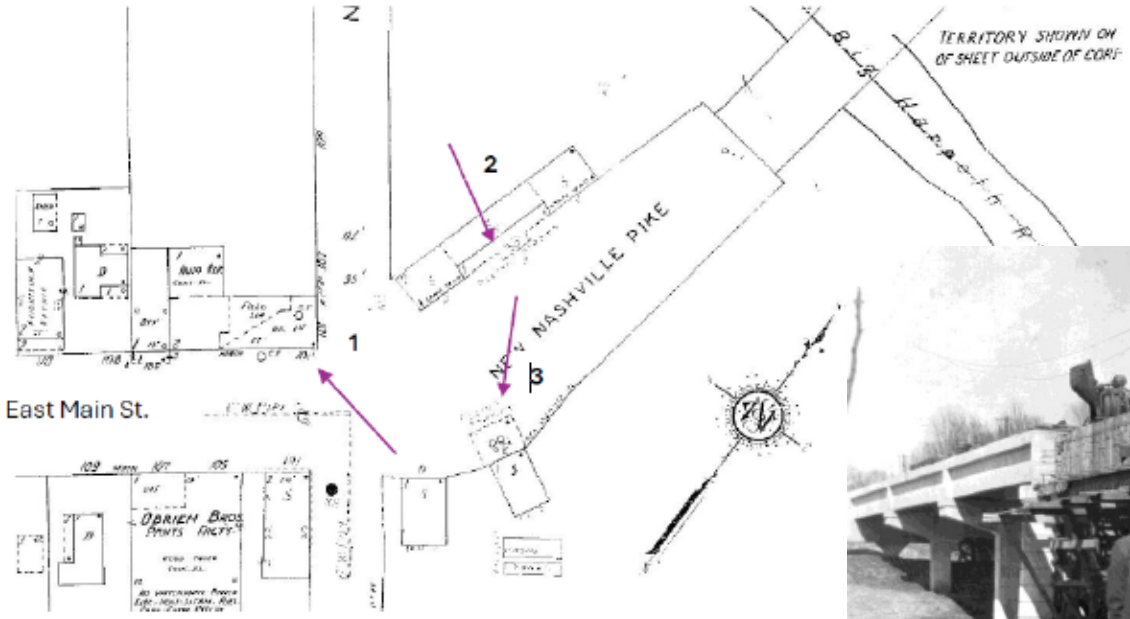


Figure 1 *Sanborn Map 1928*

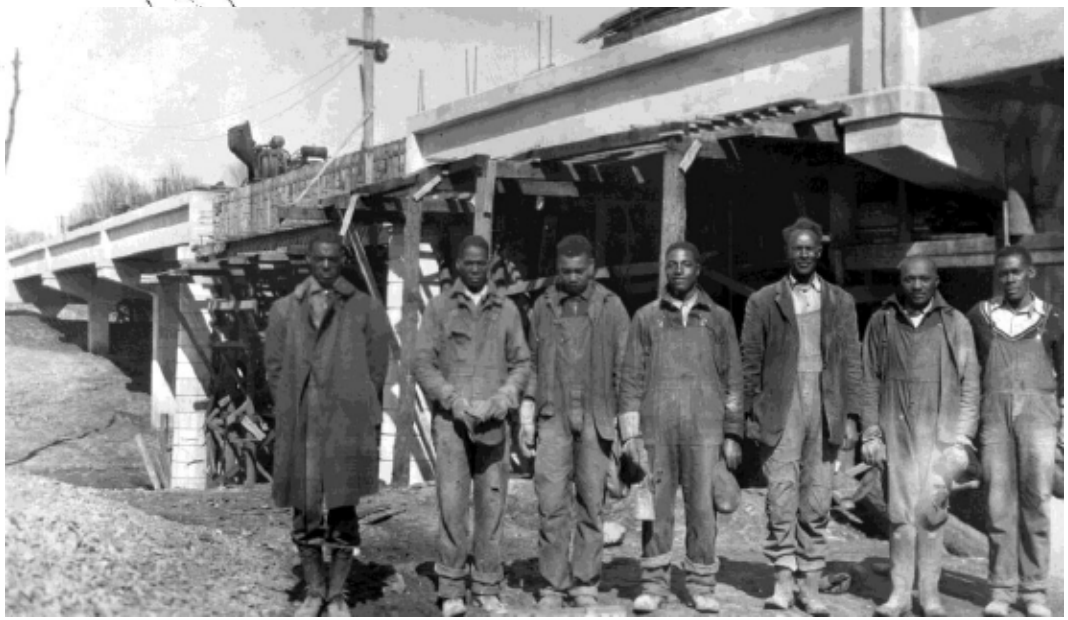


Figure 2 *Franklin Road bridge workers circa 1928. Black American menrepresented a significant workforce of brick/stone masons and concrete workers.*

Figure 3 *Becky Holt Sharber in front of her grandmother's gas station circa 1950. The Amoco station can be seen on the left. Harpeth Square in located on this corner today.*

1. On the southwest corner, where Harpeth Square is located today was the Amoco Station owned by Spencer and Ivy Ellis Holt.

2. On the northwest corner was a series of three connected buildings (see figure 7). The two end buildings had veneered stone with sloping roofs. The middle building was the longest and had two end gables with a tile roof. The stone veneered building closest to 1st Ave. was Dr. R.A. Gathmann's Animal Hospital. Dr. Gathmann moved to Franklin in 1939. The middle building was a gas station in 1928 but later became the Riverview Club which served food and drinks. It was one of 15 "Honky Tonks" between Brentwood and Franklin in the 1930s and 40s. The stone veneered building closest to the river eventually became Givens Gulf which moved to this location from across East Main. This location is where Americana Tap House and Burger Dandy are located today.

Figure 4 *Dr. Ray Gathmann's Animal Hospital. The center building barely seen in this photo, on the right, had gabled ends. It was anchored on both sides by stone veneered buildings. By 1939, the center building became the Riverview Club and the end building closest to the river became a Gulf Station. These buildings were demolished prior to 1958.*

3. Across the street on the northeast corner of 1st and East Main was James Given's Gulf filling station.

Figure 5 *James Given's Gulf Service Station circa 1928. The Lillie Mills' silos can be seen in the background.*

Figure 6 *By 1958, aerial photos confirm that the stone veneered buildings and Riverview Club were demolished and replaced with a new service station. Burger Dandy occupies the location today. The adjoining buildings were constructed after 1974.*

Figure 7 *1950 aerial of East Main St. showing Holt's Amoco, Dr. Gathmann's building, and the Riverview Club.*

Figure 8 *11958 aerial of East Main St. showing a new service station and old buildings demolished.*

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

File #: 21-0134

DATE: April 29, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations At 317 Franklin Rd. (Hayes House Barn); Brandon Priddy, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the Hayes House Barn located at 317 Franklin Road.

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

PROJECT INFORMATION:
COF Project Number: 8482
Applicant: Brandon Priddy
Owner: City of Franklin

BACKGROUND:
The barn located at 317 Franklin Road supports the Hayes House, which is located on Harlinsdale Farm. The property is located in a conservation easement, which requires the review of the State Historic Preservation Office in addition to the review from the Historic Zoning Commission.

The proposal includes the restoration of the exterior of the barn by adding reclaimed barn wood to fill in what is missing. The intent is to also make the building structurally sound, which includes repairing and replacing some of the existing columns and footings in the barn. Several of the existing internal beams are proposed to be sistered to new beams to repair them. Additionally, new doors are proposed to be constructed on the barn.

Restoration
The restoration of the barn includes tooting in reclaimed barn wood to fill in the missing pieces of wood siding that is missing from the exterior elevations. Several of the columns and footings supporting the barn will need to be repaired and/or replaced, as the current materials have deteriorated. The existing columns will be preserved by wrapping them in new framing material and then wrapping them in recovered wood veneer to preserve the appearance of the barn and its features. The footings in poor condition will be re-poured out of new concrete and will be reattached to the columns. Additionally, new structural members will be sistered against existing beams to carry

the attic storage platform load.

The Guidelines recommend the following:

- Preserve and maintain historic accessory structures. Conduct routine maintenance and major repairs on historic structures in order to ensure their preservation.
- Preserve historic building elements that contribute to building style and historic character.
- Maintain and preserve historic wood siding, shingles, weatherboard, board-and-batten, and other historic wooden elements.
- Paint, repair, and provide other regularly needed maintenance. Should historic exterior wood siding require repair or replacement, the resulting materials, profiles, and designs should match the historic configuration.
- Minimize the replacement of wood siding to elements that are so severely damaged that replacement is the only option. If only a small area of siding or ornamentation is deteriorated, repair or replace only the damaged section rather than an entire board or architectural detail. Do not replace more than 25 percent of the facade's total square footage of siding unless significant deterioration can be demonstrated.
- Replace deteriorated siding with siding that matches the original siding.

The proposal to replace the missing wood siding, repair/replace the footings and columns of the structure as needed, and sistering the supporting beams of the structure are appropriate within the Guidelines.

New Doors
The application includes a historic photograph of the barn with doors on the east side of the barn (facing the Hayes House). The intent is to add slatted wood doors which are approximately 4 feet each to enclose the 8-foot wide opening. The Guidelines recommend the following:

- When restoring a building, use photographic evidence wherever possible.

The use of photographs shows the historic door in the 8-foot wide opening and the reconstruction of this element is supported by the Guidelines.

RECOMMENDATION:
Since this is a City project, staff does not make a recommendation but here are some potential conditions should the HZC approve the proposal:
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:
1. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.
2. Materials located below base flood elevation are required to be flood/decay resistant material.

VIEW 1

VIEW 2

HISTORIC PHOTO SHOWING PREVIOUS CONDITION OF BARN

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

FRIENDS OF FRANKLIN PARKS

Kimley»Horn
10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com

© 2018 Kimley-Horn and Associates, Inc.

RENOVATION & REHABILITATION OF THE HISTORIC HAYES HOUSE ON THE PARK AT HARLINSDALE FARM

FRIENDS OF FRANKLIN PARKS

317 Franklin Road
Franklin, TN

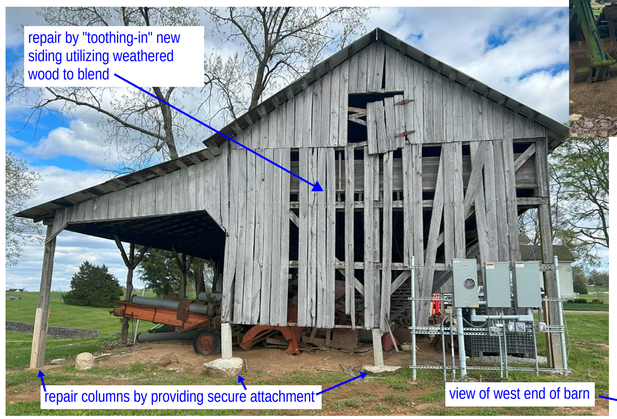
2023, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

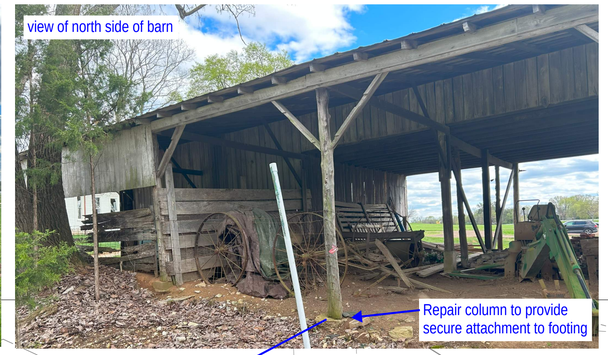
NO.	DESCRIPTION	DATE
		4/5/2024

Project Number
22.1034

EXISTING CONDITIONS

A1





new doors of weathered wood to enclose this storage area

Scope of Work

Scope of work is intended to provide long-term structural stability for the side barn as well as enclose a small area within the barn to allow it to provide storage. Here are the individual scope items:

1)Secure all posts to existing concrete footings (see images) - we will preserve existing columns to greatest extent possible by wrapping them in new framing material and then wrapping that in recovered wood veneer in order to preserve look of barn to greatest extent possible.

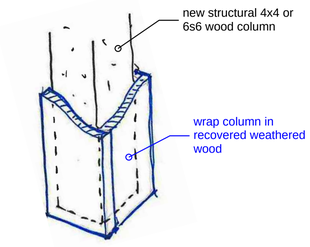
2)Supplement footings as necessary: pour new footings in some places & secure columns to footings

4)"sister" new structural members against existing beams to carry attic storage platform load

5)Repair stairs up to attic & provide column at "floating" corner

6)Tooth-in new weathered wood siding (to match existing to greatest extent possible in size and color) at both ends of barn

7)Add slatted wood doors (approx. 4 ft. each to provide 8 ft wide opening) at end of barn closest to house to provide enclosed storage area



TYPICAL COLUMN DETAIL

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

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

FRIENDS OF FRANKLIN PARKS

Kimley»Horn
10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com

© 2018 Kimley-Horn and Associates, Inc.

RENOVATION & REHABILITATION OF THE HISTORIC HAYES HOUSE ON THE PARK AT HARLINSDALE FARM

FRIENDS OF FRANKLIN PARKS

317 Franklin Road
Franklin, TN

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

NO.	DESCRIPTION	DATE
		4/5/2024

Project Number
22.1034

NEW WORK

A2

906

Narrative for Proposed Work at The Hayes House Side Barn

March 11, 2024

Project Description:

The work on the Hayes House restoration / rehabilitation is complete and now some work is required at the side barn adjacent to the house. It will be used by the Friends of Franklin Park and City of Franklin for storage.

Project Goals:

Structural Stability: The side barn is in partial disrepair, in particular where columns connect to footings. These connections are weak and in some cases not present. In addition the columns themselves have deteriorated to the point of needing significant repair and replacement. We are proposing to provide long-term structural stability with the least amount of visual impact possible. This will include:

- Repair & replacement of columns & footings as shown in drawings
- Repair existing beams by “sistering” new beams to existing

Building skin: wood siding has fallen off or deteriorated to the extent that the barn can barely act as an enclosure. We propose to “tooth-in” new siding, utilizing in-kind material (salvaged weathered wood) to provide for restoration to previous appearance and allow it to function as its intended storage function.

New Doors: new doors will be added at “lean to” extension of barn to both restore it to previous look (see historic picture in drawing set) and allow it to function for storage. Doors will be of salvaged weathered wood to provide in-kind material.

City of Franklin

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

File #: 21-0138

DATE: April 29, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Roofing and Gutters) At 321 3rd Ave. S.; J L Sullivan, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of the roof, adding a metal roof on the front porch, and replacing the gutters and downspouts at 321 3rd Ave. S.

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

PROJECT INFORMATION:
COF Project Number: 8480
Applicant: J L Sullivan
Owner: J L Sullivan

BACKGROUND:
The property at 321 3rd Ave. S. was constructed in the late 1800s and is a part of the Downtown Franklin Historic District. The proposal includes the installation of a new architectural asphalt shingle roof, the installation of metal standing seam roofing on the front porch, and replacing the existing gutters with half-round gutters and round downspouts.

New Roofing
The existing roofing on the building consists of an asphalt shingle roof. The proposal includes the installation of an architectural asphalt shingle roof. The Design Guidelines recommend the following for roofs on historic residential buildings:

- Preserve historic roof forms and materials. Roofing sections on the main and other visible facades should remain unaltered.

While the material of the new roof aligns with the existing roof, the shape of the shingle will be different but this change mostly meets the intent of the Design Guidelines.

New Porch Roofing
The current porch roofing matches the existing asphalt shingle roof. The proposal is for a metal

standing seam roof to be utilized on the porch roof. Part of the application shows a neighboring building with an architectural asphalt roof and a metal standing seam roof. The Guidelines recommend:

- Preserve historic roof forms and materials. Roofing sections on main and other visible facades should remain unaltered.
- Avoid adding architectural features that are not original to the historic porch.
- Preserve historic, atypical-style buildings and architectural details. Do not historicize a building to mimic a different period of significance. Avoid alterations that mix elements of different architectural styles or periods.

For the utilization of a metal roofing material on the porch, more information and context is needed to know whether metal roofing was historically on the roof.

Gutters & Downspouts
The existing gutters and downspouts are not historically accurate to the time period of the building. The proposal is to utilize half-round gutters and round downspouts. The Guidelines recommend:

- Use gutters, downspouts, and splash blocks in a design appropriate to the age of the building they support. Use half-round gutters if the building dates from before the 1930s. Use ogee gutters if the building dates from after the 1930s.
- Locate downspouts away from architectural features and in less visible locations.

The use of half-round gutters and round downspouts is supported by the Guidelines.

RECOMMENDATION:
Staff recommends the deferral of the use of metal roofing on the porch roof on the following grounds:
1. Avoid adding architectural features that are not original to the historic porch. Not enough information has been provided to determine whether a metal porch roof was historically present.

Staff recommends approval of the architectural asphalt shingle and the replacement of the gutters and the downspouts with the following conditions:
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

321 3rd Ave S
Front Porch Roof and Gutter Modification Request
Cover Page and Attachment Index

Photo/elevation of project area as is	Attachment 1
Neighboring home front porch characteristics	Attachment 2
Example of expected result	Attachment 3
Owner Affidavit	Attachment 4

3rd Ave South
Front Porch Characteristics

	#			
East Side				
	315	Taylor	Asphault	Half Round
	321	Sullivan (Applicant)	Asphault	K style
	327	Pioneer's Corner	Asphault	Half Round
West Side				
	312	Former Blue House	Rubber	K style
	318	Smith	Standing Seam	Half Round
	320	Gianna (Tree Damaged) **(1)**	Asphault	K style
	324	Newly Renovated	Standing Seam	K style
	334	Brown House	Asphault	K style
	338	RR Tracks	Standing Seam	Half Round

(1) Directly Across from Applicant

Crop

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

File #: 21-0131

DATE: April 29, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Lighting At 1368 Eastern Flank Cir. (Eastern Flank Event Facility); Brian Walker, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning lighting installation at 1368 Eastern Flank Circle.

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

PROJECT INFORMATION:
COF Project Number: 8477
Applicant: Brian Walker
Owner: City of Franklin

BACKGROUND:
This application proposes to install 36 low-voltage landscape light fixtures on the front and right sides of the event facility, consisting of a combination of uplighting and downlighting. The event facility is residential in building form. The light fixtures are minimal in size and design and are intended to be concealed within the facility and existing landscaping. The fixtures will be made of brass and come in either a baked-on black enamel color or an antique bronze finish. The proposed lighting will be utilized to illuminate sidewalks, steps, landscaping, and elements of the building.

The Guidelines recommend the following for lighting:

- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings. Do not use an imitation historic fixture that may convey a false sense of history.
- Minimize negative impacts to a historic building facade when installing lighting. Locate and install light features so they may be removed without significant damage to historic building fabric.

- Use small footlights for residential driveways and walkways instead of large freestanding post-mounted lights.
- Use illumination with a warm white light which does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.

The proposed application meets the intent of the Guidelines for lighting.

RECOMMENDATION:
Since this is a City project, staff does not make a recommendation, but here are some potential conditions should the HZC approve the proposal:

1. Warm white light must be used for the illumination.
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.

Eastern Flank Event Facility Front View

Eastern Flank Event Facility Front and Side View

Lotz House

Andrew Jackson’s Hermitage

Carnton Plantation

RADIANT OUTDOOR LIGHTING

Quote #219

Approved

Mark Root
1368 Eastern Flank Circle / Franklin, Tennessee 37064
(615) 920-4224

Sent on
Aug 01, 2023

Approved on
Aug 18, 2023

Brilliance Eco Bullet (Black, MR16)

Fixture: Brass Construction, Lifetime Warranty
Finish: Black Brass, Baked Enamel
LED Lamp: Drop-In

Focal Point: Uplighting Front of Building (4 Columns & 2 between Windows)

QTY.	UNIT PRICE	TOTAL
6	$170.00	$1,020.00

BulletPro Mini Spot w/Mount (Antique Bronze, MR8)

Fixture: Brass construction, Lifetime Warranty
Finish: WHITE
LED Lamp: Drop-In

Focal Point: Uplighting Front of Building (Second Story, Dormers)

QTY.	UNIT PRICE	TOTAL
3	$145.00	$435.00

Brilliance Eco Wash (Black, G4)

Fixture: Brass Construction, Lifetime Warranty
Finish: Black Brass, Baked Enamel
LED Lamp: Drop-In

Focal Point: Highlighting Steps/Entry (Right Side of Building)

QTY.	UNIT PRICE	TOTAL
1	$175.00	$175.00

Pinnacle Spot (Black, MR11)

Fixture: Brass Construction, Lifetime Warranty
Finish: Black Brass, Powder-Coated

LED Lamp: Drop-In

Focal Point: 6 Bushes across front & 5 Hollies (Right Island)

QTY.	UNIT PRICE	TOTAL
11	$135.00	$1,485.00

Brilliance Eco Bullet (Black, MR16)

Fixture: Brass Construction, Lifetime Warranty
Finish: Black Brass, Baked Enamel
LED Lamp: Drop-In

Focal Point: 2 Large Bushes (Right Side of Building)

QTY.	UNIT PRICE	TOTAL
2	$170.00	$340.00

Brilliance Eco Path (Black, G4)

Fixture: Brass Construction, Lifetime Warranty
Finish: Black Brass, Baked Enamel
LED Lamp: Drop-In

Focal Point: Front Sidewalk/Main Entry & Right Side of Building

QTY.	UNIT PRICE	TOTAL
13	$230.00	$2,990.00

Transformer (300W)

Stainless Steel, Lifetime Warranty
Astronomic Timer w/Backup Battery

Location: Exterior Outlet (Front of Building)

QTY.	UNIT PRICE	TOTAL
1	$575.00	$575.00

Direct Bury Cable

Trench & Bury
Terrain: Mulch, Grass
(Existing sleeves for running wire under concrete)

QTY.	UNIT PRICE	TOTAL
1	$475.00	$475.00

Subtotal	**$7,495.00**
Total	**$7,495.00**

Transformer: 1 (300W)
Fixtures: 36

RADIANT OUTDOOR LIGHTING

Quote #219

Approved

Mark Root
1368 Eastern Flank Circle / Franklin, Tennessee 37064
(615) 920-4224

Sent on
Aug 01, 2023

Approved on
Aug 18, 2023

Brilliance Eco Bullet (Black, MR16)

Fixture: Brass Construction, Lifetime Warranty
Finish: Black Brass, Baked Enamel
LED Lamp: Drop-In

Focal Point: Uplighting Front of Building (4 Columns & 2 between Windows)

QTY.	UNIT PRICE	TOTAL
6	$170.00	$1,020.00

BulletPro Mini Spot w/Mount (Antique Bronze, MR8)

Fixture: Brass construction, Lifetime Warranty
Finish: WHITE
LED Lamp: Drop-In

Focal Point: Uplighting Front of Building (Second Story, Dormers)

QTY.	UNIT PRICE	TOTAL
3	$145.00	$435.00

Brilliance Eco Wash (Black, G4)

Fixture: Brass Construction, Lifetime Warranty
Finish: Black Brass, Baked Enamel
LED Lamp: Drop-In

Focal Point: Highlighting Steps/Entry (Right Side of Building)

QTY.	UNIT PRICE	TOTAL
1	$175.00	$175.00

Pinnacle Spot (Black, MR11)

Fixture: Brass Construction, Lifetime Warranty
Finish: Black Brass, Powder-Coated

© 2023 Lightin

For Illustrative Purposes Only
© 2023 LightingBOSS Sales & Design Ap

© 2025 Lighth

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0136

DATE: April 29, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Fencing At 807 Fair St.; Tommy Kellogg, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of fencing at 807 Fair Street.

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

PROJECT INFORMATION:
COF Project Number: 8483
Applicant: Tommy Kellogg
Owner: Thomas and Lorie Kellogg

BACKGROUND:
The property at 807 Fair Street is located in the Hincheyville Historic District and the proposal includes the installation of front and rear yard fencing. This property is unique as it is a corner lot that fronts on Fair Street and on 9th Avenue North. The proposal includes the installation of a 3-foot tall wood picket fence around the perimeter of the front yard and extends to the side yard fronting 9th Avenue North, which will be 20 feet behind the front façade. The proposed rear yard fencing will be a 4-foot tall wood picket fence and will begin 20 feet behind the front façade and continue around the perimeter fronting 9th Ave. A gate is proposed at the driveway entrance located on 9th Ave. N. The application also proposes a small section of rear yard fencing to tie into the adjacent property owners' picket fencing on the interior of the property.

The Guidelines recommend the following for front yard fencing:

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

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.
- Design a fence or wall in the rear yard in accordance with the heights permitted in the Zoning Ordinance, based on the property's zoning district designation.

The application meets the intent of the Guidelines and is appropriate guidelines. However, since the property is a corner lot and has a driveway on the side street, the Zoning Ordinance requires the fence to be setback 15 feet from the side street lot line or not exceed a height of 3 feet in height.

Within this application, two options are proposed around the driveway. The first option includes what appears to be a sliding gate at the driveway opening. An additional rendering depicts an option without the gate, and it connects to the accessory structure. While it is unknown how the gate is to appear, the Guidelines recommend the following for gates:

• Configure operable gates to swing inwardly. They should not open onto the public sidewalk.
• Avoid the use of sliding gates.
• Conceal electrical and mechanical equipment, if used.
• Select gate locations that meet all Zoning Ordinance requirements.

If the proposed gate matches the design of the fencing and meets the requirements of the Zoning Ordinance, the installation of the gate with an inward swing would be appropriate within the Guidelines. Both placement options are appropriate.

RECOMMENDATION:
Staff recommends approval with the following conditions:

1. Specifications of the gate must match the fence design and must be returned to preservation staff for approval prior to installation.
2. If the gate is approved, it must swing inward.
3. The fencing along the perimeter fronting 9th Ave. N. must not exceed 3 feet in height or be set back 15 feet from the property line, per the Zoning Ordinance.
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.

Fencing Plan Proposal for 807 Fair Street

Property Owners

Thomas R. Kellogg

Lorie L. Kellogg

Contact

Tommykellogg32@gmail.com

615-866-8816

Submitted for Review

April 26, 2024

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I **Thomas R. Kellogg & Lorie L. Kellogg**
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

078B 078C 01200 000
(Property Parcel/Tax ID Number)

and located at:

807 Fair Street, Franklin, TN 37064
(Street Address)

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

Thomas R. Kellogg

(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

409 Madison Court
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

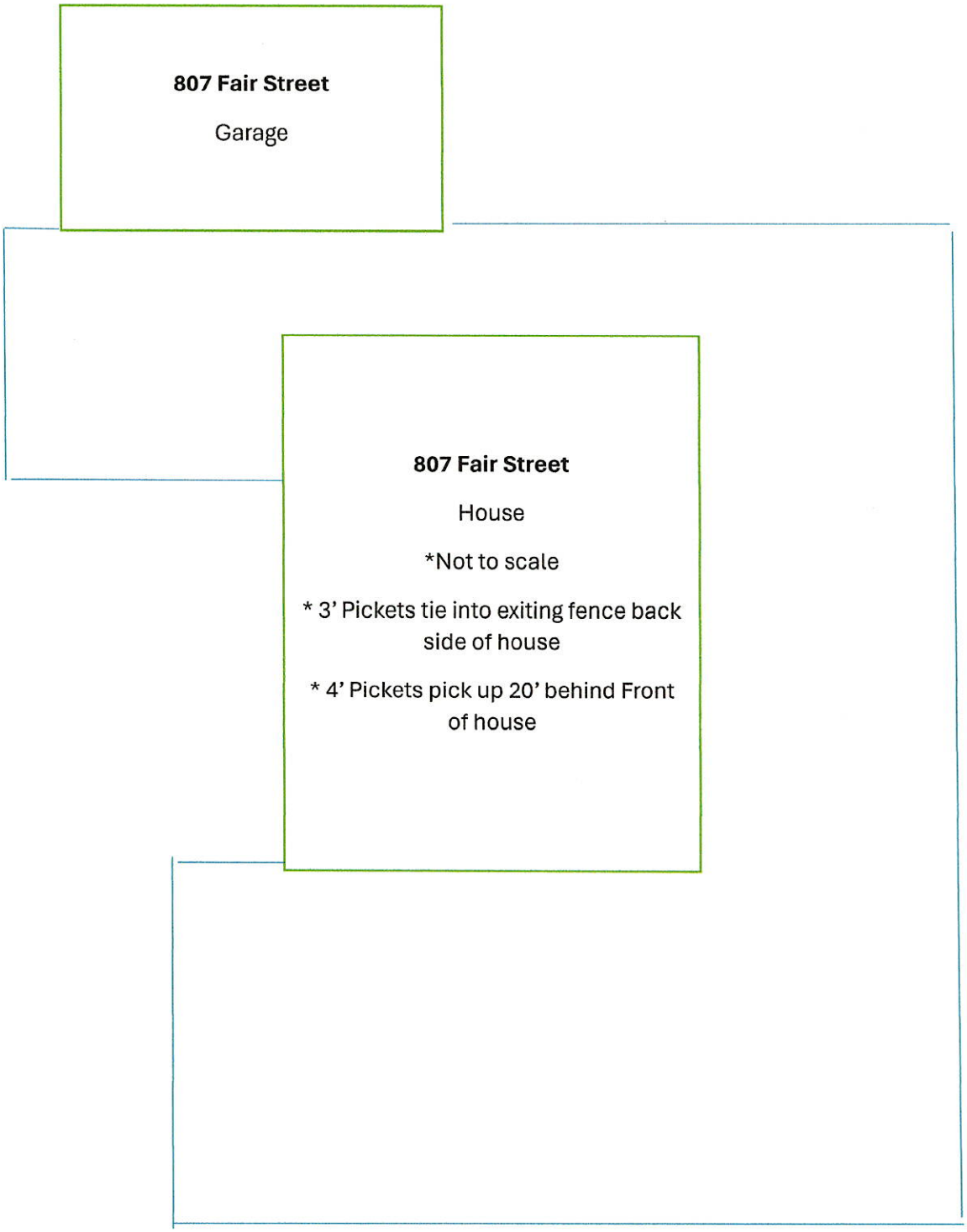
25th day of APRIL, 2024.

Notary Public

My Commission Expires: 9-14-2024

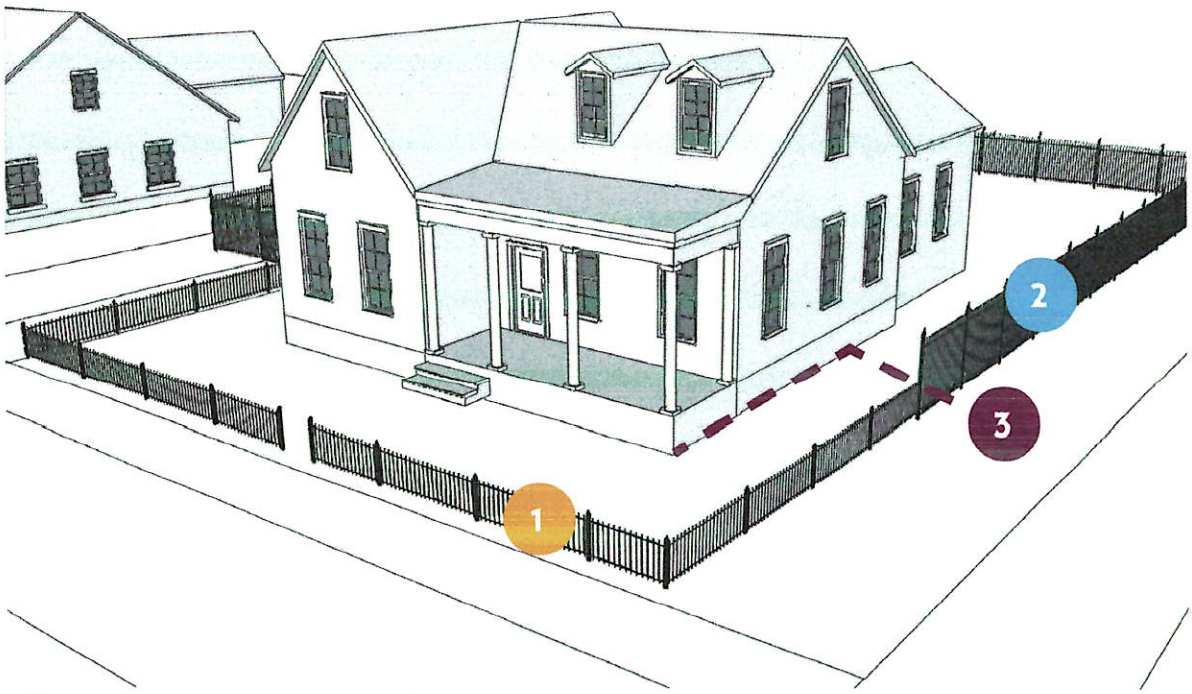
JOHN DERRECK BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

807 Fair Street --- Proposed Fencing Diagram



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

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

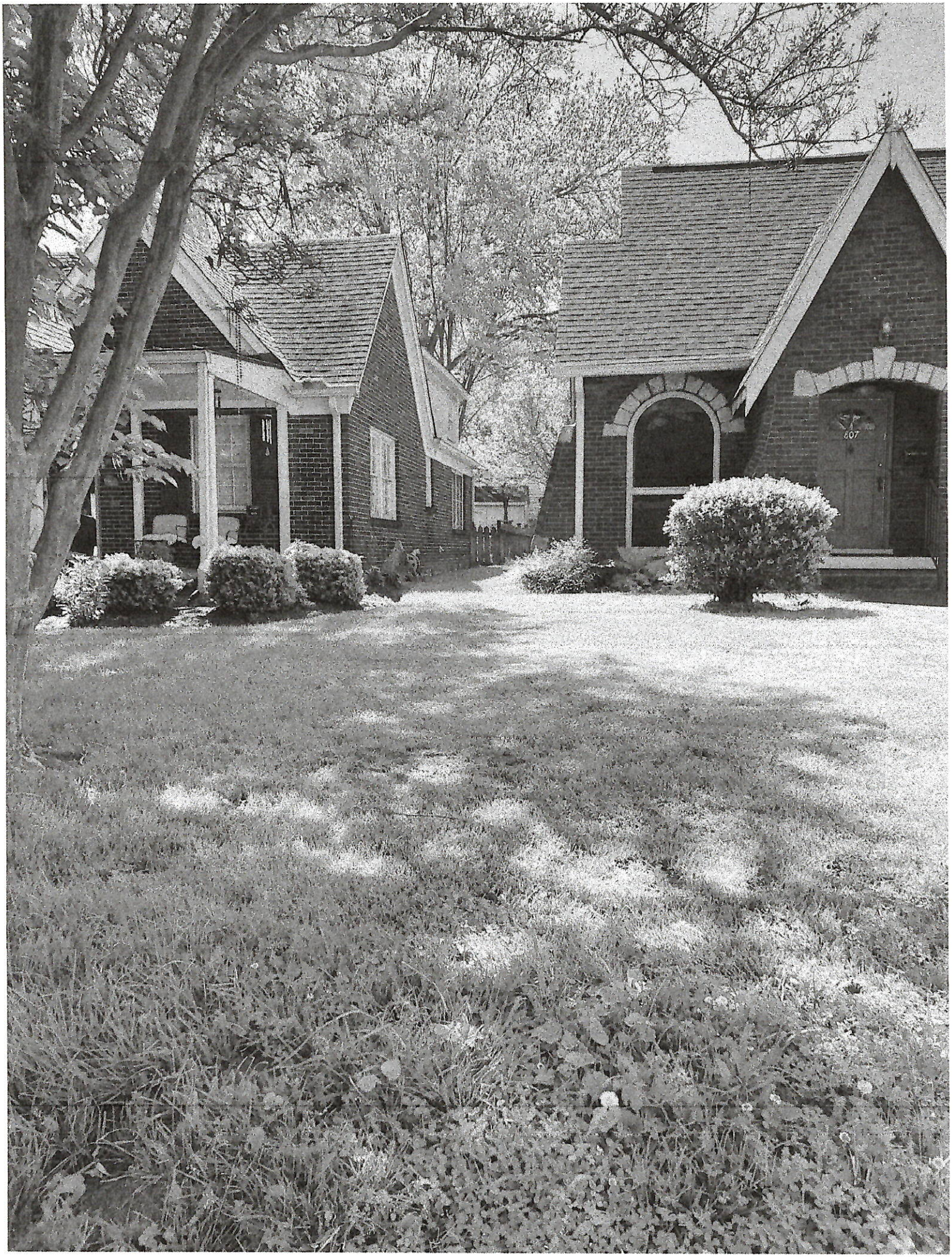


1 Limit height to 3 feet in the front yard

2 Limit height to 7 feet in the rear yard

3 End of front yard is 20 feet behind front facade

STOP


607

Handyman

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0142

DATE: April 29, 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 At 252 5th Ave. N.; Sam Johnson, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of signage at 252 5th Ave. N.

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

PROJECT INFORMATION:
COF Project Number: 8484
Applicant: Sam Johnson
Owner: Sam Johnson

BACKGROUND:
The proposal includes the installation of two wall signs on the commercial building found at 252 5th Ave. N. The commercial building was built circa 1946, previously serving as a dry cleaner and, prior to that, as a gas station. The current use will serve as retail services. The building is on a corner fronting N. Margin St. and 5th Ave. N. The building maintains a simple, 1-story elongated building form.

The first sign will front 5th Ave N. and is 11 square feet. The second sign will be located on the side of the building fronting N. Margin St. and will be 15.87 square feet. The proposed signs will be aluminum cutout letters to be stud-mounted to the CMU wall. The sign lettering is proposed to be a dark charcoal color mounted on the building, which is painted white. The height from grade is 10 feet.

The Guidelines recommend the following for wall signs on commercial buildings:

- Maximum sign area of 9 feet and proportionate to the building façade and other signage.
- Maximum of 3 colors and with a darker background color than the lettering color.

The proposed signs exceed the sign area maximum of 9 square feet and do not meet the intent of the Guidelines. The proposed signs feature darker metal lettering on the painted white building. Previous signs with a lighter background for the wall due to the existing wall color with darker pin letters that adhere to the wall have previously been approved.

The proposed signs do meet the Zoning Ordinance but they do not meet the Design Guidelines.

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

1. The sign area maximum is 9 square feet for commercial buildings.

If the commission were to approve this application, staff recommends the following conditions:

1. The application must meet all the requirements of the City of Franklin prior to issuance of a sign 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.

- Letters to be secured into block wall
- Screws are slightly longer than 3in
- 2 to 3 Contact Points per Letter
- Adhesive to be Applied to Studs as nessacary

SIGNS FIRST®

— FRANKLIN, TENNESSEE —

114.51 in
Storehouse no.9
13.87 in
30-92802

137.41 in
Storehouse no.9
16.64 in

Sam Johnson
2441 Durham Manor Drive
Franklin, TN 37064
615-438-8977

April 19, 2024

Re: Permission for Signage
Property: 252 5th Ave N, Franklin, TN 37064

Dear Franklin:

As both the owner and tenant of 252 5th Ave N, I hereby give permission to add signage to the exterior of the building.

Many thanks,

Sam Johnson
615-438-8977

ROOFLINE
114.51 in
Storehouse no.9
13.87 in
Wall Width
42 Ft.

137.41 in
Storehouse no.9
16.64 in
ROOFLINE
Length of Wall
171 Ft.

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

File #: 21-0140

DATE: April 29, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Discussion Of Alterations At 423 S. Margin St. (Franklin Grove); Brandon Priddy; Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the mansard roof building behind the Winstead House on the Franklin Grove Campus.

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

PROJECT INFORMATION:
COF Project Number: 7953
Applicant: Brandon Priddy
Owner: Heritage Foundation of Williamson County, Bari Beasley, Rep.

BACKGROUND:
The property located at 423 South Margin Street is known as Franklin Grove or historically known as the Winstead House. Several Certificates of Appropriateness have been issued for alterations to this property starting with the first one issued on October 2022. Within the current application, two alterations are proposed to the building located behind the Winstead House: the detailing on the cornice/roof line and the alterations to the previously faux shuttered window openings and windows.

Cornice Alterations
Within the 2022 COA, one of the conditions of approval included that, "The applicant shall work with staff on determining the appropriate detailing/trim for the portion of the building that currently features a Mansard-style roof." The detailing is shown on the cornice roofline and around the porch entrance. The Guidelines recommend the following:

- Design details and ornamentation to minimize impacts to the historic district.
- Design details and ornamentation at a scale that is consistent with details and ornamentation on historic buildings in the district.

The level of detailing that is proposed aligns with the Italianate detailing of the Winstead House and

does not appear to compete with the level of ornamentation. These changes are supported by the Guidelines.

Window Alterations
The previously approved design had faux shutters on the East elevation. The proposal includes the utilization of a larger window with a transom to be in the locations where the faux windows were to be located. The windows flanking the front entrance on the West elevation are proposed to be changed to larger windows with transoms. The Guidelines recommend the following:

- Design new windows and new window openings to be compatible with surrounding historic buildings.
- Maintain a traditional solid-to-void ratio on building walls that is similar to those seen on historic buildings in the district.
- Use a material and window type that is similar to those seen historically in the neighborhood.

While the solid-to-void ratio is generally the same, the utilization of transom windows are not utilized on the building. The use of transoms introduces a new element to the design of the building and to the existing buildings and does not align with the Guidelines. To meet the Guidelines, it would be recommended to eliminate the transoms and utilize a smaller window with a window lite pattern that is seen on the addition to the rear of the Winstead House.

RECOMMENDATION:
Staff recommends approval with the following conditions:
1. The window size of the windows in place of the faux shutters and the windows flanking the entrance must be reduced, the transoms removed, and a window lite pattern similar to the addition on the rear of the building to align with the recommendation of the Design Guidelines.
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.

NORTH ELEVATION : NO CHANGE

1/8" = 1'-0"

0' 4' 8' 16'

EAST ELEVATION : PREVIOUSLY APROVED

1/8" = 1'-0"

0' 4' 8' 16'

EAST ELEVATION : PROPOSED

1/8" = 1'-0"

0' 4' 8' 16'

906 STUDIO

ARCHITECTS + INTERIORS

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

FRANKLIN Grove ESTATE & GARDENS

FRANKLIN GROVE ESTATE & GARDENS

WINSTEAD MANSION

423 S MARGIN ST.
FRANKLIN, TN 37064

PRELIMINARY

NOT FOR CONSTRUCTION

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

NO.	DESCRIPTION	DATE
	HZC SUBMITTAL	4/26/2024

Project Number

23.1078

ELEVATIONS 1

A1.0

4/26/2024 3:11:37 PM

SOUTH ELEVATION : PROPOSED

1/8" = 1'-0"

0' 4' 8' 16'

SOUTH ELEVATION : PREVIOUSLY APROVED

1/8" = 1'-0"

0' 4' 8' 16'

WEST ELEVATION : PREVIOUSLY APROVED

1/8" = 1'-0"

0' 4' 8' 16'

WEST ELEVATION : PROPOSED

1/8" = 1'-0"

0' 4' 8' 16'

906 STUDIO

ARCHITECTS + INTERIORS

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

FRANKLIN Grove ESTATE & GARDENS

FRANKLIN GROVE ESTATE & GARDENS

WINSTEAD MANSION

423 S MARGIN ST.
FRANKLIN, TN 37064

PRELIMINARY

NOT FOR CONSTRUCTION

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

NO.	DESCRIPTION	DATE
	HZC SUBMITTAL	4/26/2024

Project Number

23.1078

ELEVATIONS 2

A2.0

4/26/2024 3:11:37 PM

906

Narrative for Requested Design Modifications to Approved Elevations

for the

Franklin Historic Zoning Commission

Prepared by Brandon Priddy, 906 Studio Architects : April 26, 2024

We would like to propose minor modifications to elevations for the multipurpose room section of the portion of the building at the rear of the Franklin Grove property. These changes have been made to both respond to owner-requested plan changes and also as modifications to make the elevation more closely. These changes include:

- Enlarge windows to better compliment overall building height
- Add windows to rear of building per Owner request (where faux shutters had been in place previously)
- Modify roof overhang & cornice to correspond to “Italianate” style of historic home – but in a more “muted” version that will not compete with the historic home
- Add simple brackets at porch columns for consistency with other columns throughout facility – but in a more “muted” version that will not compete with the historic home

249 Fourth Avenue North Franklin, Tennessee 37064 615-289-8737

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

File #: 21-0141

DATE: April 29, 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 1835 William Campbell Ct. (Historic Magnolia Hall Subdivision Lot 2); Matt Smith, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the approved facades at 1835 William Campbell Ct.

APPLICABLE DESIGN GUIDELINES:
2016 Franklin Historic District Design Guidelines:
Residential Guidelines: Infill pg. 66

PROJECT INFORMATION:
COF Project Number: 8203
Applicant: Matt Smith
Owner: Bernie Butler, Magnolia Hall Franklin, LLC.

BACKGROUND:
The proposal includes alterations to the Queen-Anne-inspired house on Lot 2 in the Magnolia Hall Subdivision. The COA for this house was approved and issued in June of 2023. Within the application, the proposed changes are called out on each façade. The application is fine-tuning the designs and elements found on the house to keep with the architectural style and accommodate the future owners of the building.

Front Elevation:
The applicant proposes the following changes to the front elevation:

- Changed from a double to a single entry door with sidelights.
- Changed from double to single columns on the front porch.
- Enlarged and altered the shape of the window in the front gable to a 3 over 1.
- Changed window style of ground floor window.
- Reduced window height of left ground floor window.
- Added a window to the front porch.
- Removed decorative truss and added scallop shingle siding.

- Simplified corner trim to square pilasters
- Increased roof pitch from 12:12 to 13:12

The proposed changes on the front elevation contribute to the architectural detailing and are in keeping with the Queen Anne architectural style. These proposed alterations appear to complement and do not visually compete with the character of Historic Magnolia Hall. With the refinement of the detailing, the turret appears minimized, and feedback on a minimized design was discussed in detail in several Design Review Committee meetings. While steep roof pitches are typical of the Queen Anne style, the period of Queen Anne's, which are found in the Historic Districts in Franklin have more gradual slopes. The typical Queen Anne has an 8:12 to 12:12 roof pitch.
The Guidelines recommend the following:

- The roof-slope ratio should be designed to be compatible with a building's architectural style.

The proposed increase in roof pitch of 12:12 and 13:12 exceeds the typical roof pitch of a Queen Anne located in the historic district and is not appropriate within the Design Guidelines.

Left Elevation:
The left elevation will front Boyd Mill Avenue and will be highly visible. The applicant proposes the following changes on the left elevation:

- A series of window alterations
    1. Simplified window design with a 2 over 2 window lite pattern.
    2. Additional window on the left side of the front porch.
    3. Additional windows in the front gable.
    4. Reduced window after front gable.
    5. Increased window height of the windows between gables.
    6. Additional windows in the bump out.
    7. Additional window on the ground floor of the rear gable.
    8. Windows abutting trim work.
- Enlarged dormers with double windows.
- Enlarged gables.
- A new bump-out towards the rear of the left elevation.
- Decreased roof pitch between the rear two gables.
- Added corbels.
- Added shingle siding.

The Guidelines recommend maintaining the rhythm and spacing of window and door openings of adjacent structures. The proposed series of window modifications alters the rhythm and spacing on the left elevation. The set of double windows on the front gable are not typical and the bottom double window should be removed. The alterations to the window pattern, trim, and detailing are in keeping with the Queen Anne style and are changes supported by the Guidelines.

Rear Elevation:
The applicant proposes the following changes to the rear elevation:

- Increased dormer width.
- Single window in bump out in place of 3-panel French doors.
- Removed two windows.

- Reduced window size in gable.
- Added shingle siding.

The proposed changes on the rear elevation are simplified and appropriate within the Guidelines. These proposed alterations complement and do not visually compete with the character of Historic Magnolia Hall.

Right Elevation:
The applicant proposes the following changes on the right elevation:

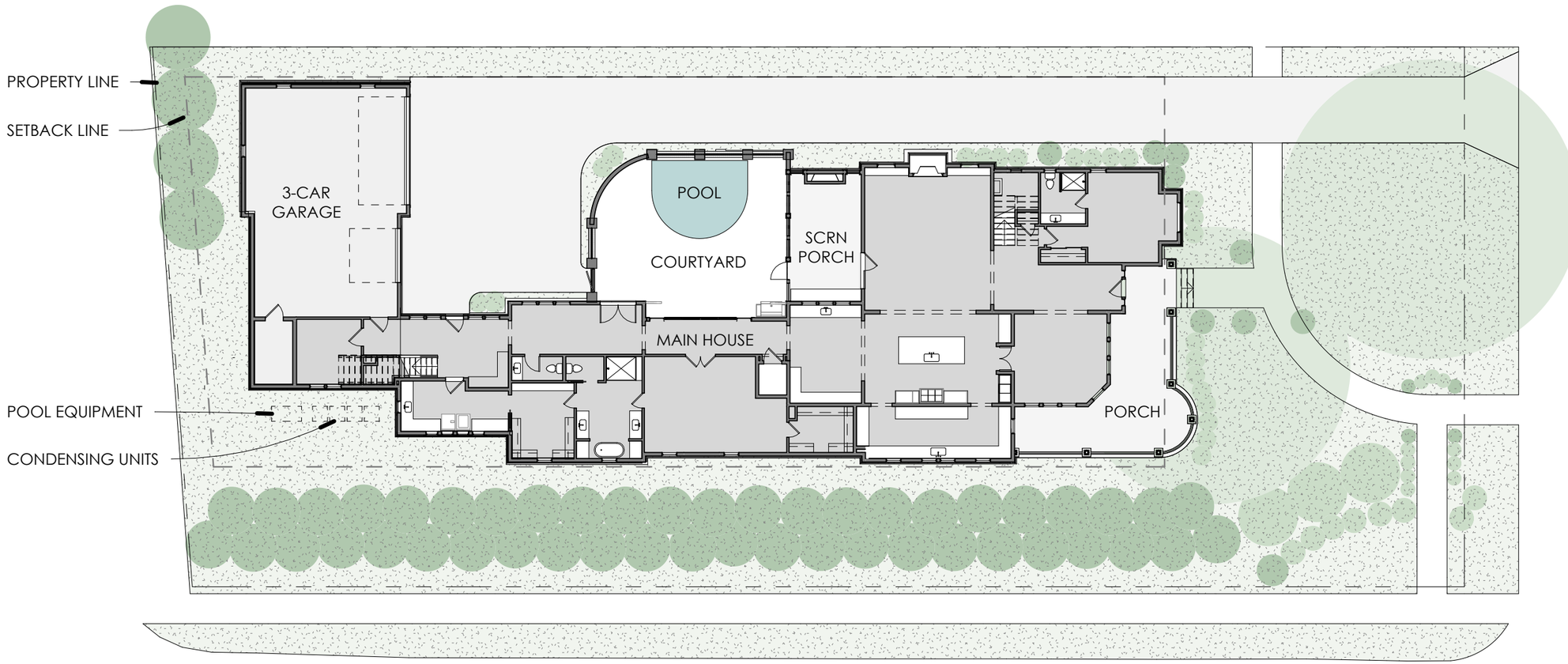
- A series of window alterations
    1. Added windows to the front section.
    2. Shortened windows with a 3 over 1 window lite pattern.
    3. Infilled screened porch.
    4. Double windows in the gables.
    5. A triple window and door addition to the center gable.
    6. Additional windows in connection between the gables.
    7. Reconfigured windows with an additional window on the rear gable.
- Enlarged gable featuring double doors and a triple window.
- Removed dormer.
- Increased roof pitch of rear gable.
- Altered courtyard wall with metal fencing.
- Extended awning.
- Added shingle siding and corbels.

The Guidelines recommend maintaining the rhythm and spacing of window and door openings of adjacent structures. The proposed series of window modifications alters the rhythm and spacing on the right elevation. The additional window in between floors is not typical. It was discussed at the April DRC meeting that the use of 3 over 1 windows is not typically seen on the sides of homes as they are more ornate. The triple window under the double window in the center gable is not typical. The alterations to the window pattern, trim, and detailing are in keeping with the Queen Anne style and are positive changes.

RECOMMENDATION:
Staff recommends approval with the following conditions:

1. The roof pitch should remain 12:12 and not increase to 13:12.
2. The double window on the ground floor of the front gable on the left elevation should be removed and the double window on the second floor should be reduced to a single window.
3. The window between stories on the right elevation should be removed.
4. The 3 over 1 windows on the right elevation should be simplified to match the other windows on this elevation.
5. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
6. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

MAGNOLIA HALL | **LOT 2**
FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT



LOT AREA:	19,391 SQ. FT.
BUILDING FOOTPRINT:	5,963 SQ. FT.
IMPERVIOUS AREA:	9,891 SQ. FT.
LSA:	49% (20% MIN.)

SCHEMATIC SITE PLAN

1" = 20'-0"

04/26/24

MAGNOLIA HALL | **LOT 2**
FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT

ORIGINAL

SIMPLIFIED CORNER TRIM AT CORNER - CHANGED FROM 1/2 ROUND TO SQUARE PILASTERS

REMOVED DECORATIVE TRUSS AND ADDED SCALLOP SHINGLE SIDING

ENLARGED WINDOW AND CHANGED SHAPE

ADDED CORBELS

CHANGED WINDOW STYLE

REDUCED WINDOW HEIGHT

CHANGED FROM DOUBLE TO SINGLE COLUMNS; ADJUSTED DETAILING

ADDED WINDOW

CHANGED FROM DOUBLE TO SINGLE ENTRY DOOR

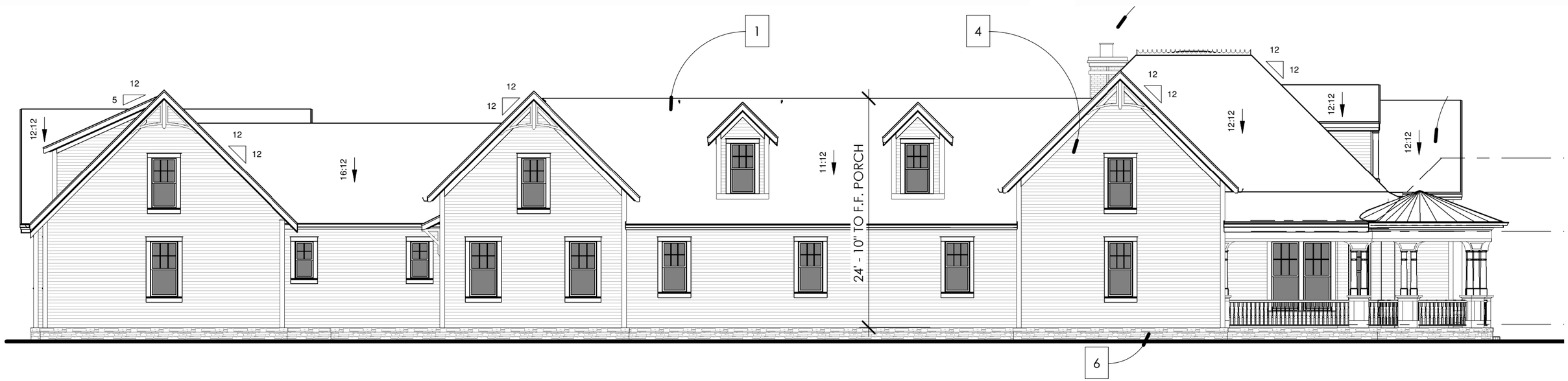
FRONT ELEVATION

3/32" = 1'-0"

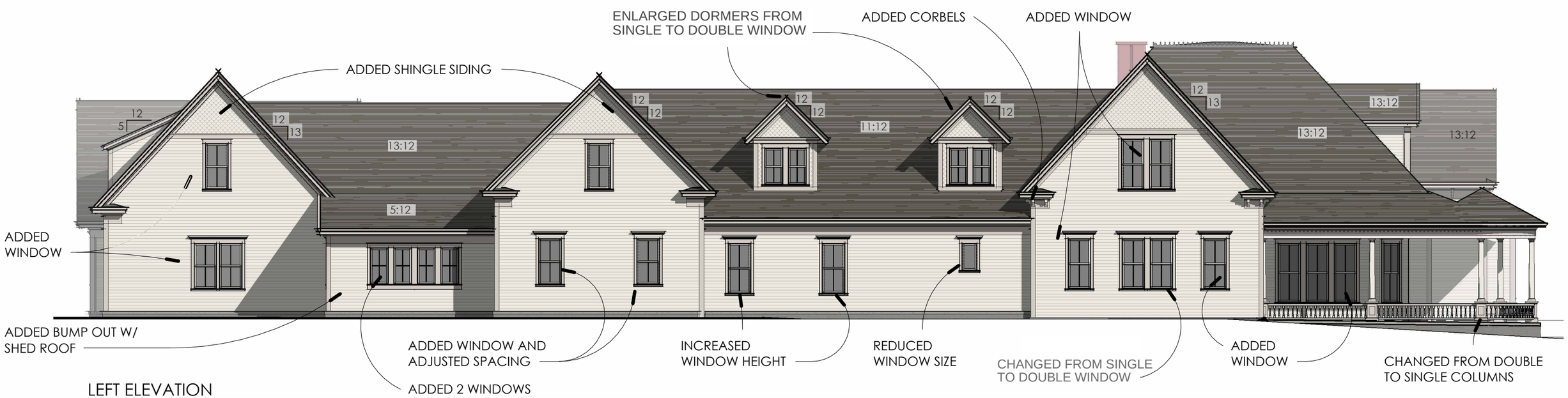
04/26/2024

MAGNOLIA HALL | **LOT 2**

FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT



ORIGINAL



LEFT ELEVATION

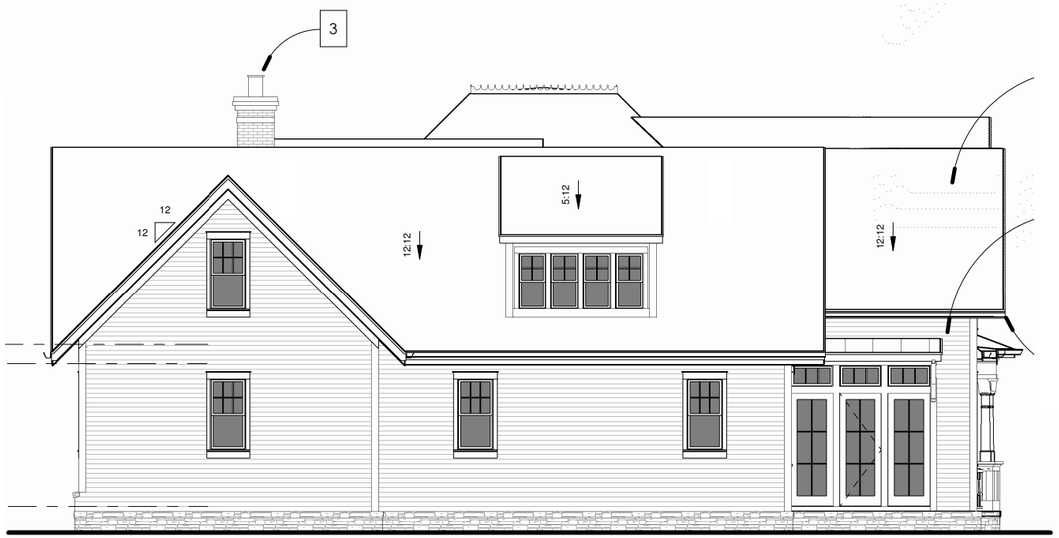
3/32" = 1'-0"

906

LAND INNOVATIONS

04/26/24

MAGNOLIA HALL | **LOT 2**
FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT



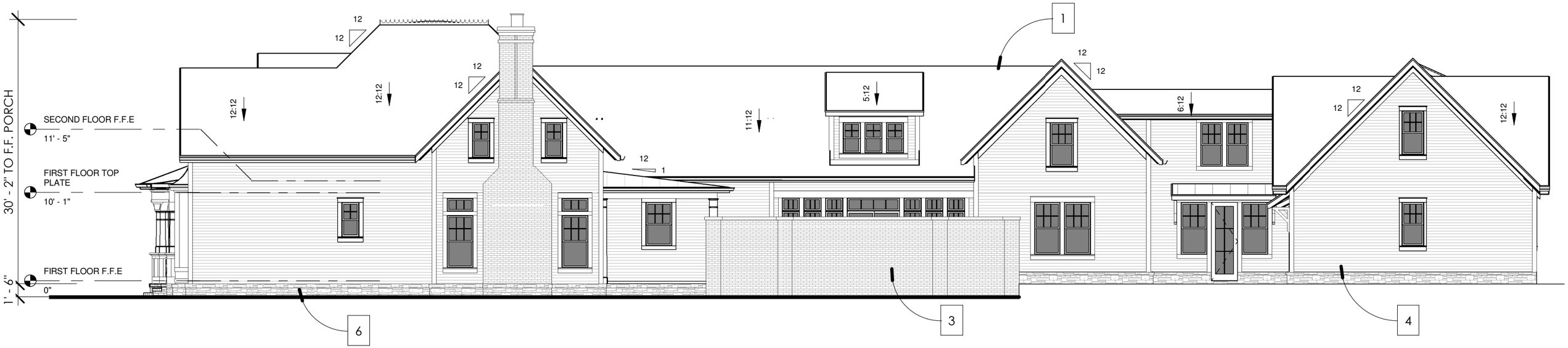
ORIGINAL

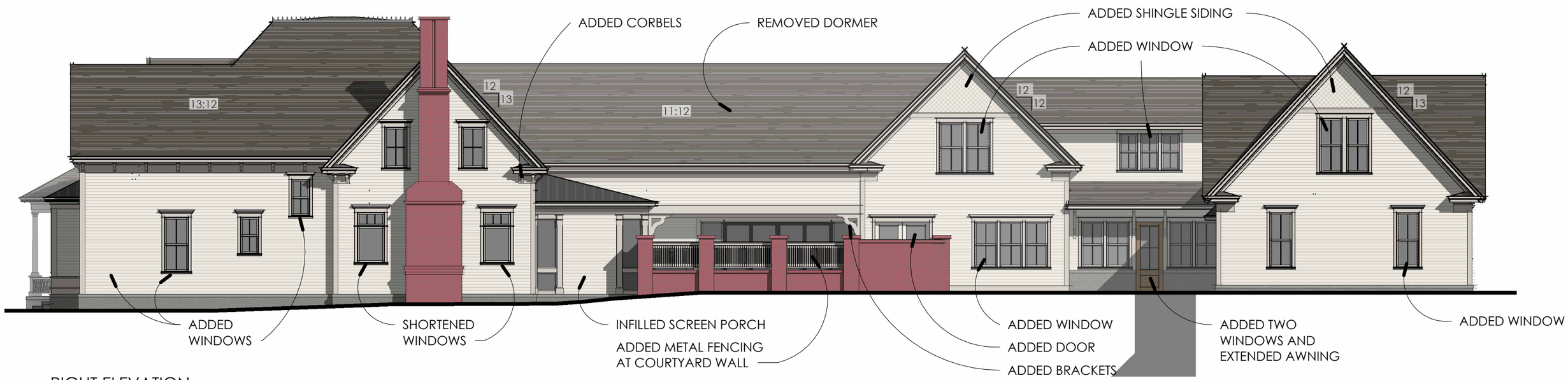
REAR ELEVATION
3/32" = 1'-0"

04/26/24

MAGNOLIA HALL | **LOT 2**

FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT





RIGHT ELEVATION

3/32" = 1'-0"

04/26/24

MAGNOLIA HALL | **LOT 2**

FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT

04/26/24

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

File #: 21-0137

DATE: April 29, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Demolition At 230 Franklin Rd. (The Factory; Canopy); Benton Smothers, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the demolition of the canopy structure on the Factory Campus, located at 230 Franklin Road.

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

PROJECT INFORMATION:
COF Project Number: 8485
Applicant: Benton Smothers
Owner: Holladay Properties

BACKGROUND:
The Factory Campus is a part of the Franklin Road local historic district and is on the National Register of Historic Places. On April 25th, 2024, City Preservation Staff was contacted that a canopy structure located in the parking lot adjacent to Liberty Pike and closest to building 10 on the Factory Campus, was partially demolished. The proposal includes continuing the demolition of the canopy and removing it from the site.

The application does not have a concrete age of the structure, photos from 1996 and 1997 show that the canopy structure was present. It is unknown if the structure is older than the late 1990s and, therefore, staff cannot give a recommendation on whether demolition of the structure is appropriate within the Design Guidelines or not.

The Design Guidelines do allow for the demolition of non-historic structures within the Historic Preservation Overlay if the evidence within an application clearly states that the building is non-historic. If the structure is considered to be historic, then one of the demolition criteria within the

Design Guidelines must be met. It is recommended that additional information be provided so a recommendation can be determined.

RECOMMENDATION:

Staff recommends deferral of the application due to the following grounds:
1. The application did not include definitive information about when the structure was constructed, and therefore staff cannot give a determination if the structure is historic.

Should the HZC approve the application, the following recommendations are suggested:
1. Photos of the structure must be submitted to staff for documentation.
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 AT FRANKLIN

Historic Zoning Commission Meeting
May 13, 2024

Proposed demolition of a small free-standing metal canopy in the east parking lot.

Background

On April 25th partial demolition of an existing free-standing open air canopy began at the request of Factory operations staff. The decision by operations staff followed multiple public complaints of the deteriorating structure and observations by staff of unsecured canopy roof members (e.g. flapping in the wind). Factory operations staff believed the matter to be an urgent public safety issue and proceeded with haste to remove the canopy but failed to notify Factory ownership or the City prior to releasing demolition work.

Factory ownership observed the demolition in progress on the morning of April 25th and stopped work, secured the area around the partially demolished structure, and notified City staff.

Prior to partial demo, the canopy was approximately 1,026 SF (18’ x 57’), and was composed of 5 metal columns, 5 metal roof trusses and a corrugated metal roof. It is located in the east surface parking lot of the Factory.

Image Prior to Partial Demo – April 2024

Image After Partial Demo – April 25, 2024

Aerial Photo (March 22, 2024)

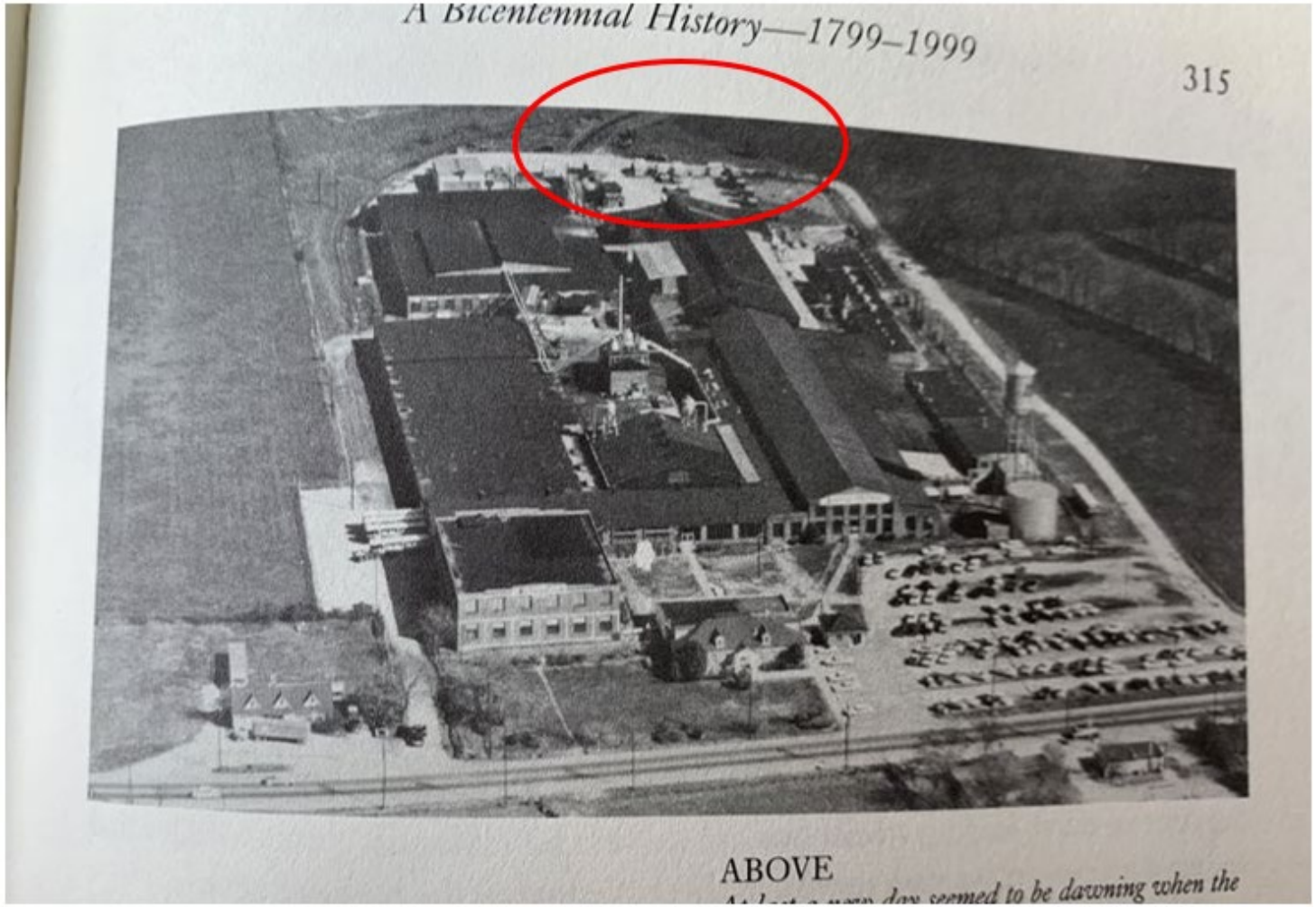
Historic Background

Little information is available concerning the east lot canopy. The exact date of its construction is unknown, but based on photo evidence, it was likely constructed in the later years of the Jamison Bedding Company (which operated between 1961-1991). The first time it appears in photos in our collection dates to the renovation period under Calvin LeHew in 1996. It was noticeably absent from a prior aerial photo of the Jamison Bedding Company. Images are shown in the following slides.

The shed is not mentioned in the National Register of Historic Places listing, either as a contributing or a non-contributing structure, and was not considered historic or significant to the campus at the time of the nomination. According to a member of the original renovation team, the shed was standing when they took over the property in the mid-1990s. The canopy was never enclosed and could not be locked.

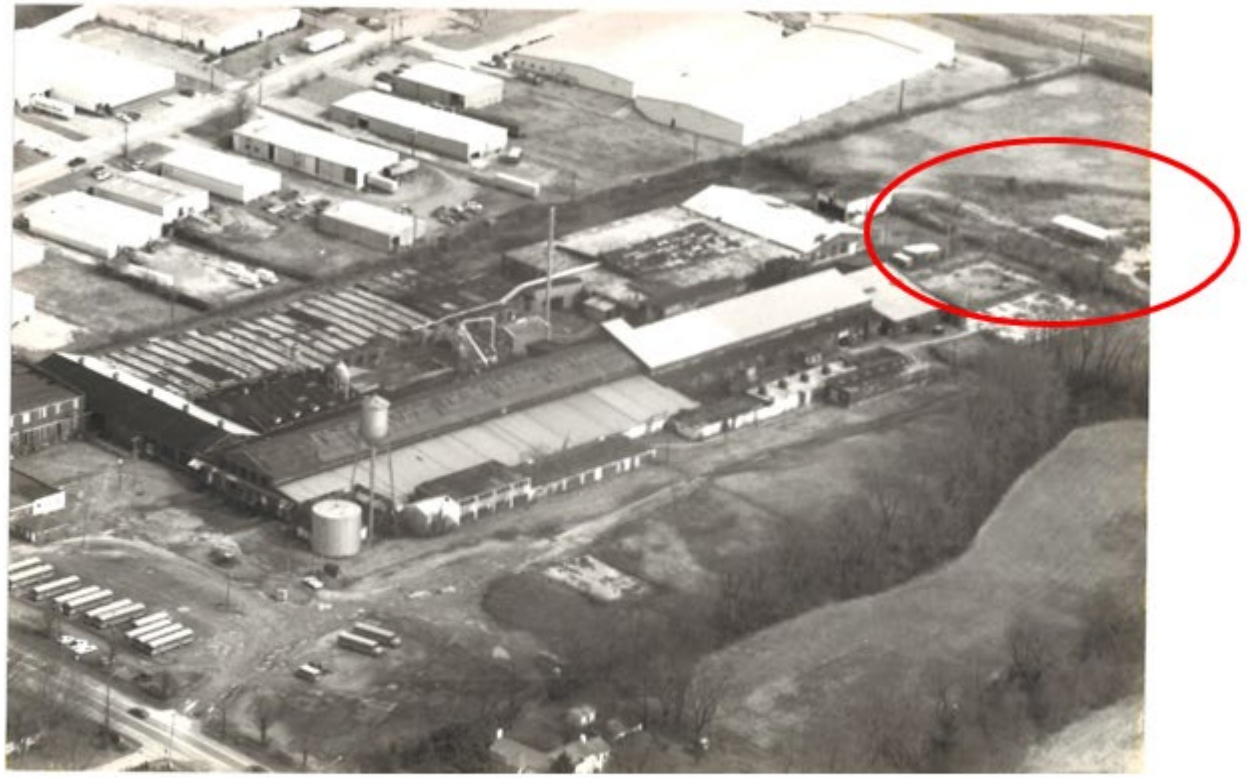
The original purpose of the shed cannot be found in any documentation but based on its location near the raw material storage buildings under Jamison Bedding Company, it was likely a loading zone for truck deliveries of raw material. The canopy is located at the rear of the property along an informal dirt or gravel service road. In video footage of the site in 1996, various unidentified pieces of equipment can be seen beneath and around the canopy. This canopy site may have been used to shelter equipment used for unloading unwieldly materials like lumber, but ultimately, its original purpose is unconfirmed.

Archive Photos



1961 – 1991
Jamison Bedding Company –
Canopy Not Present

Archive Photos



1996
Calvin LeHew -
Canopy Is Present

Archive Photos

1997
Calvin LeHew-
Canopy Is Present

Proposal:

We propose demolition of the remaining canopy structure based on the following:

- Lack of historic significance to the Factory
- Deterioration of the canopy has created a safety concern
- Reconstruction of the canopy serves no purpose as the size and location in the parking lot precludes an active use

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0170

DATE: May 6, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Site Alteration (Rear Yard Fencing) At 312 Ledgelawn Ct.; Jill Dufresne, Applicant

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**312 Ledgelawn Ct. (Hincheyville Historic District)**
Applicant:	**Jill Dufresne**
Owner:	**Jill Dufresne**
Project #:	**8453**
Type of Work:	**Consideration of Site Alterations (Rear Yard Fencing)**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**April 1, 2024**
Expiration Date:	**April 1, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to replace an existing aluminum fence along the property line with vertical, cedar plank fencing to match what has been partially installed along the property line.

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

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

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

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

- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is a 7' vertical wood board fence. The proposed design of the wood fence is appropriate.

APPLICABLE GUIDELINES
Chapter 7 – Fences, Gates, and Walls

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

1. The fencing may be installed as shown in light of the Historic District Design Guidelines.

2. Per Guidelines, all gates (if they open to public sidewalks) must be configured to swing inwardly.

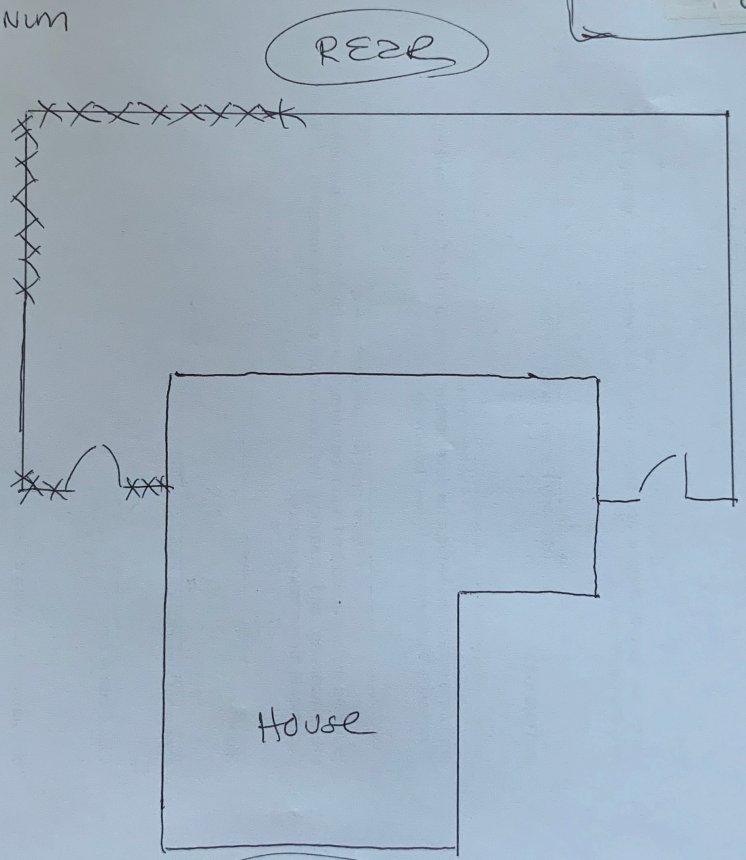
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

4. 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/

XX = EXISTING WOOD
— = EXISTING ALUMINUM

3/2024 = PROJECT
REAR YARD = ALL WOOD, same connected + completed.



312 Leopelann Ct.

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078 G L 078 G 00700 000 (LEDGELAWN LOT #7)
(Property Parcel/Tax ID Number)
and located at:

312 Ledgelawn Ct. 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

Self/ Jim Dufresne
(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

312 Ledgelawn Ct
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

12 day of April, 2023.

Audrey Crowe
Notary Public

My Commission Expires: May 16, 2026

AUDREY CROWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. MAY 16, 2026

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

Project Overview #1279621

Project Title: 312 Ledgelawn Ct.

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
jill Dufresne

312 Ledgelawn Ct.
Franklin, TN 37064
P:9049938700
jill.dufresne@gmail.com

Property Owner

Property Owner
jill Dufresne

312 Ledgelawn Ct.
Franklin, TN 37064
P:9049938700
jill.dufresne@gmail.com

Address or Parcel

Project Address or Parcel: 312 LEDGELAWN CT (078G-L00700)

Calculated Acreage: Parcel
- 312 LEDGELAWN CT: 0.29040485

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Rear Yard Fencing

Height of Overall Sign:

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 312 LEDGELAWN CT: R-4 Resid*

Central Franklin Overlay: Central Franklin Overlay
- 312 LEDGELAWN CT: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 312 LEDGELAWN CT: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

Replace existing aluminum fencing along back property line with cedar vertical plank by connecting it to the existing 7ft cedar vertical plank along property line with same design and height to match. (approved and partially installed in 2017, just not completed then.)

City of Franklin

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

File #: 21-0171

DATE: May 6, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
COA Extension (6 Month) At 1034 Benelli Park Ct.; John Dienschneider, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

HISTORIC
FRANKLIN
TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

Franklin Historic Zoning Commission
Certificate of Appropriateness (COA)

Address:	**1034 Benelli Park Ct. (Boyd Mill Avenue Historic District)**
Applicant:	**John Dilenschneider**
Owner:	**John Dilenschneider**
Project #:	**7871**
Type of Work:	**Consideration of Alterations (Dormer Construction)**
Status:	**Approved with Conditions** **(See "Approved Work Specifications" below)**
Approval Date:	**June 13, 2022**
Expiration Date:	**June 13, 2024** (if work has not commenced)
Extension Date Approval:	**April 9, 2024**
Extension Date Expiration:	**December 13, 2024 (If work has not commenced)**

BACKGROUND

The applicant is requesting a Certificate of Appropriateness (COA) for the construction of a three-window shed dormer to the rear elevation of the main portion of the residence.

APPLICABLE DESIGN GUIDELINES

- Secretary of Interior's Standards for Rehabilitation (p.3)
- Roofs (p.82)
- Windows (p.90)

APPROVED WORK SPECIFICATIONS

The application is approved with the following conditions:

1. The siding and roofing must match the existing in material and reveal.
2. The windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, and 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 | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 | http://www.franklintn.gov/

FULL Proposal

Finishing Existing Attic and **Adding Dormer**

1034 Benelli Park Ct. Franklin, TN 37064

CONTACTS:

Owners: John and Monica Dilenschneider
630-432-3900
1034 Benelli Park Ct.
Franklin, TN 37064
JohnDilenschneider@gmail.com

Architect: Mitchell Barnett Architect, P.C.
Michell Barnett Architects + Planners
615-385-3033
2021 Richard Jones Road Suite 340B
Nashville, TN 37215
https://www.mitchellbarnettarchitect.com/

Please Note: Michell Barnett Architects was the original architect of the house

CONTENTS (Finishing Attic and Adding Dormer)

1) Description of project and proposed materials 2

2) Photographs of project site location 3

Historical District Location ... 3
Outside views of house ... 4
Neighbors' views of house ... 5
Dormer location ... 6
Neighborhood dormers ... 7

3) Architectural elevations or drawings (for roof structure alterations) 8

Current Attic Layout ... 8
Proposed Attic Layout ... 9
Elevation Drawings (complete Set) ... 10 (A.1.0 - A.1.1 - A.1.2 - A.2.0 - A.2.1)

4) Specification information for materials/architectural features 15

5) Documentation of earlier historic appearance (restoration only) ..... 15 (N/A)

6) Signed and notarized owner affidavit 16

1) PROJECT DESCRIPTION and PROPOSED MATERIALS

The Project involves finishing the existing attic at 1034 Benelli Park Ct Franklin 37064 adding a rear-of-the-house dormer, full bath, electric and additional HVAC. This application is for a Certificate of Appropriateness (COA) for the Dormer. A COA application for the HVAC will come later.

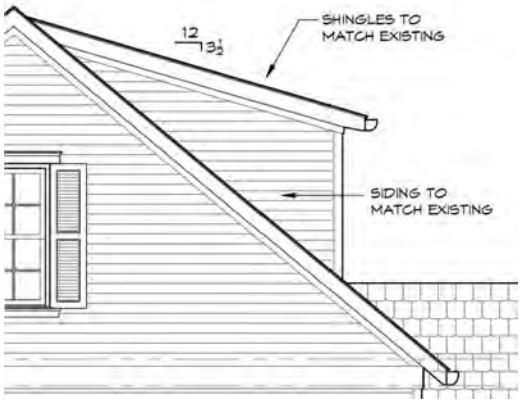
Details: The current attic at the property has walk-up access into space ranging up to nine-foot-high (floor to ceiling ties) that is essentially vacant except for a HVAC unit. The property owner wishes to finish off about 920 sqft of the space per the attached plans. INSIDE, the finished space measures about: 730 sqft (all but 30 sqft at five feet high) that harbors open space and a small bathroom. There is another 130 sqft of closet space (and future furnace space) and 60 sqft of stair space. OUTSIDE, the appearance of the house will not change except for the addition of a rear-facing, three-window, dormer consistent with the look and feel of the house and the existing neighborhood dormer styles.

Materials: All outside-facing materials such as shingles and siding will match the current singles and siding of the existing house (see architecture exterior notes below). The windows will be the same style and width as the existing windows, but shorter to accommodate dormer dimensions. The inside materials will be standard available construction materials with nothing out of the ordinary.

Wall-up into Attic
Dormer is located at top of wall-up

Wall-up into Attic
Closer Look at Dormer Location

Dormer 5 x 12 Side Layout:
Matching Shingles and Siding and Windows



Dormer Location:
Top of stairs

Looking South. Window
at South Side of House

Looking North. Window
at North Side of House

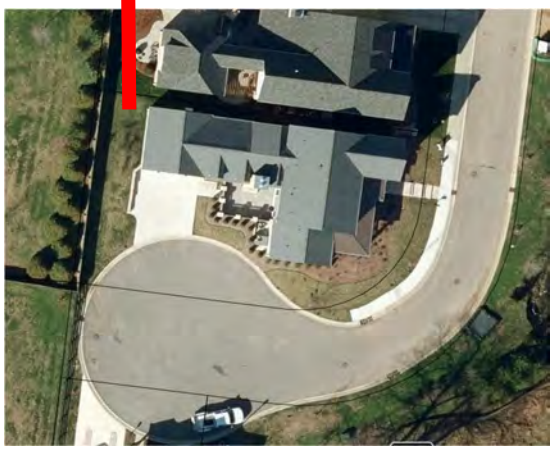
Plan to use windows that are same style and width as the existing attic windows, but 3 panes instead of 4 panes to fit the dimensions of the dormer. Three of these similar style and width windows will be in a row in the dormer.

2) PHOTOGRAPHS OF PROJECT SITE LOCATION

Location: The Propery resides in the

Boyd Mill Historical District (see diagram).

As you travel south on Benelli Park Ct., you will pass four houses on the east side of the street and three houses on the west side of the street. 1034 is located at the south end of Benelli Park Ct. on the west side of the street. As you turn west into the cul de sac, 1034 will on your right / north side.



Subject Property

Heading South on Benelli Park Ct. ---→

2) PHOTOGRAPHS OF PROJECT SITE LOCATION (Continued)

Photographs: Outside Views

Looking west toward front of house

Looking northwest at front of house

Looking northeast at side and rear of house

Looking east at side and rear of house

View heading north out of cul-de-sac

View heading south toward cul-de-sac

2) PHOTOGRAPHS OF PROJECT SITE LOCATION (Continued)

Photographs: Neighbor views

Looking west at north side of house between neighbor to the north

Looking east at north side of house between neighbor to the north

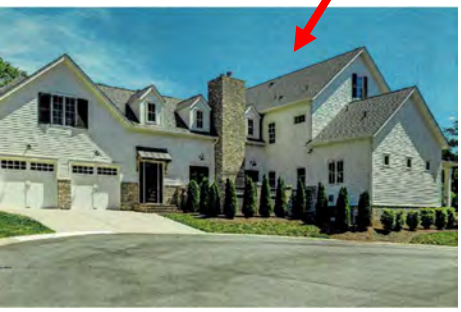
Out Front Door shows no neighbors across street

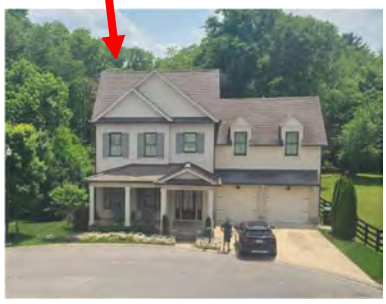
Water Retention Area to southeast – so no neighbor view

Out back of house there is only one neighbor

View from only neighbor across the street on any side.

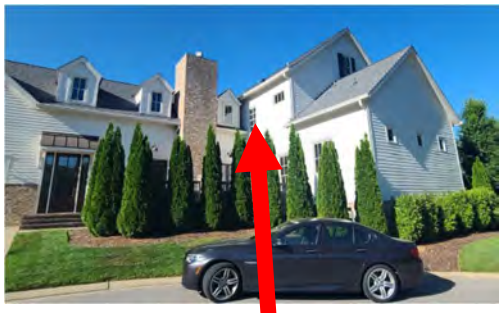
View from 1034 to neighbor

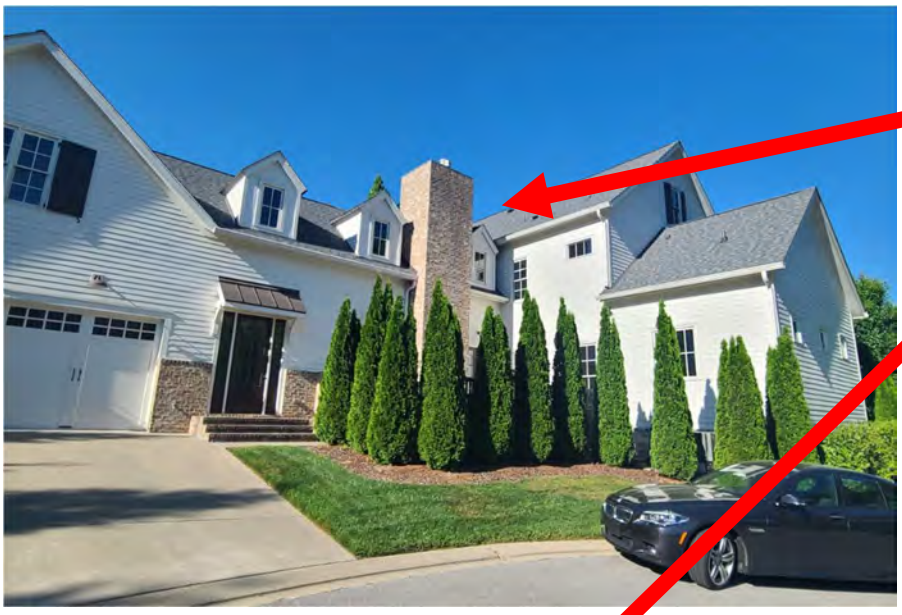




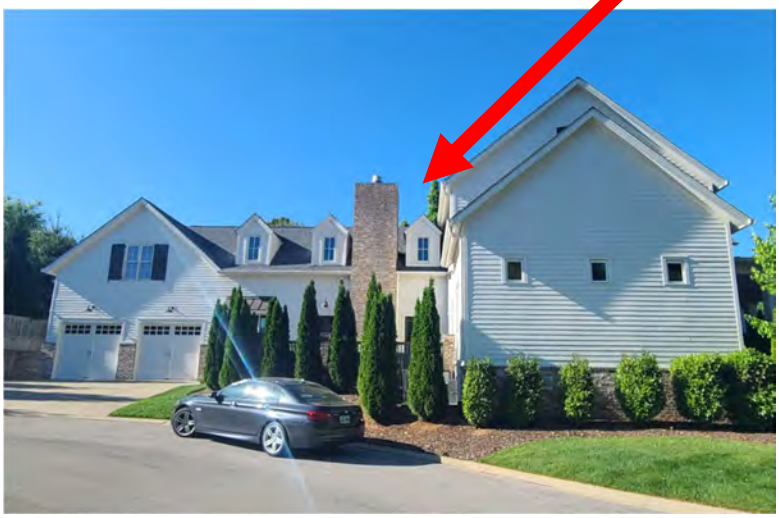
2) PHOTOGRAPHS OF PROJECT SITE LOCATION (Continued)

Photographs: Dormer location



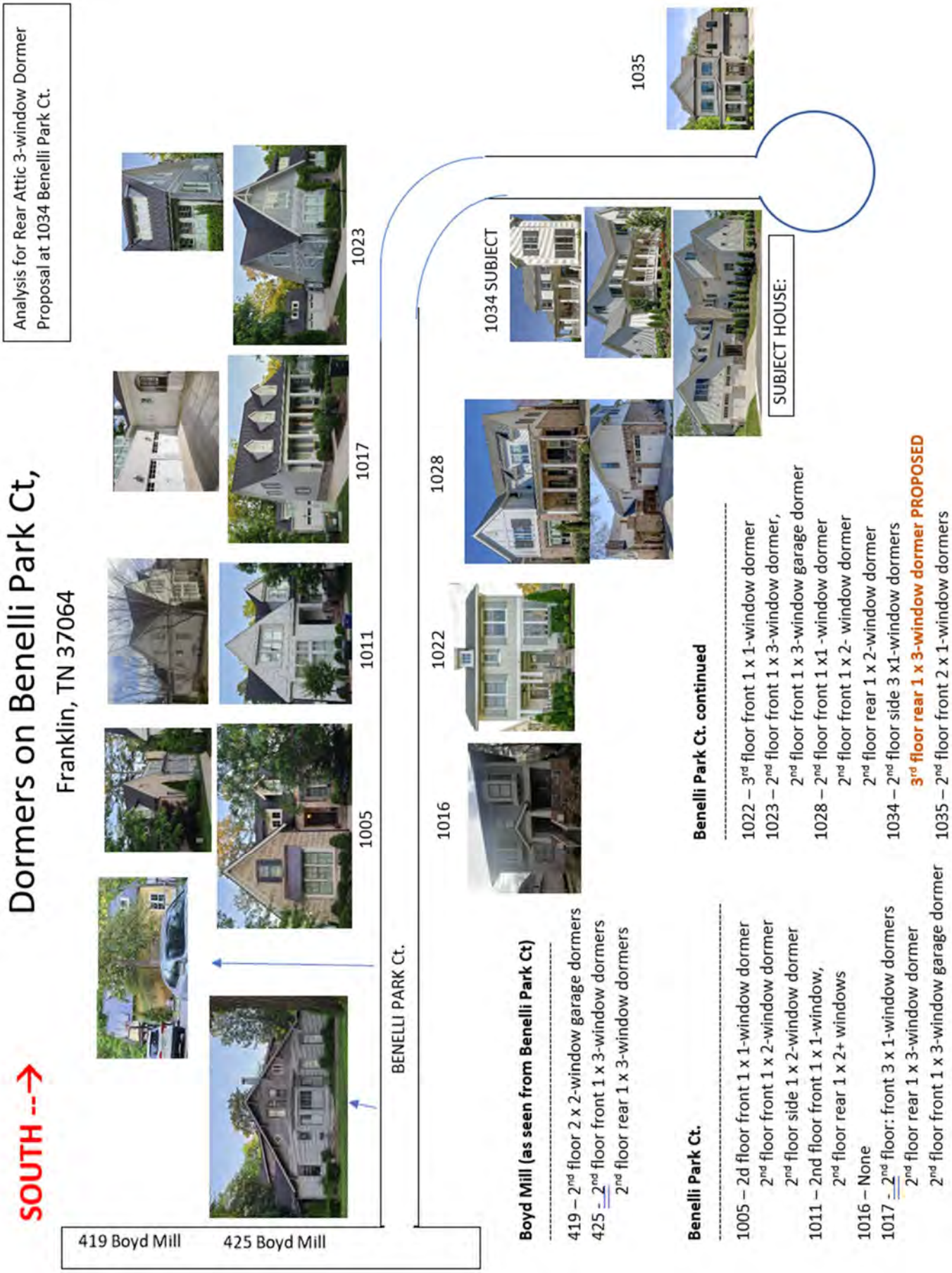


Dormer Location



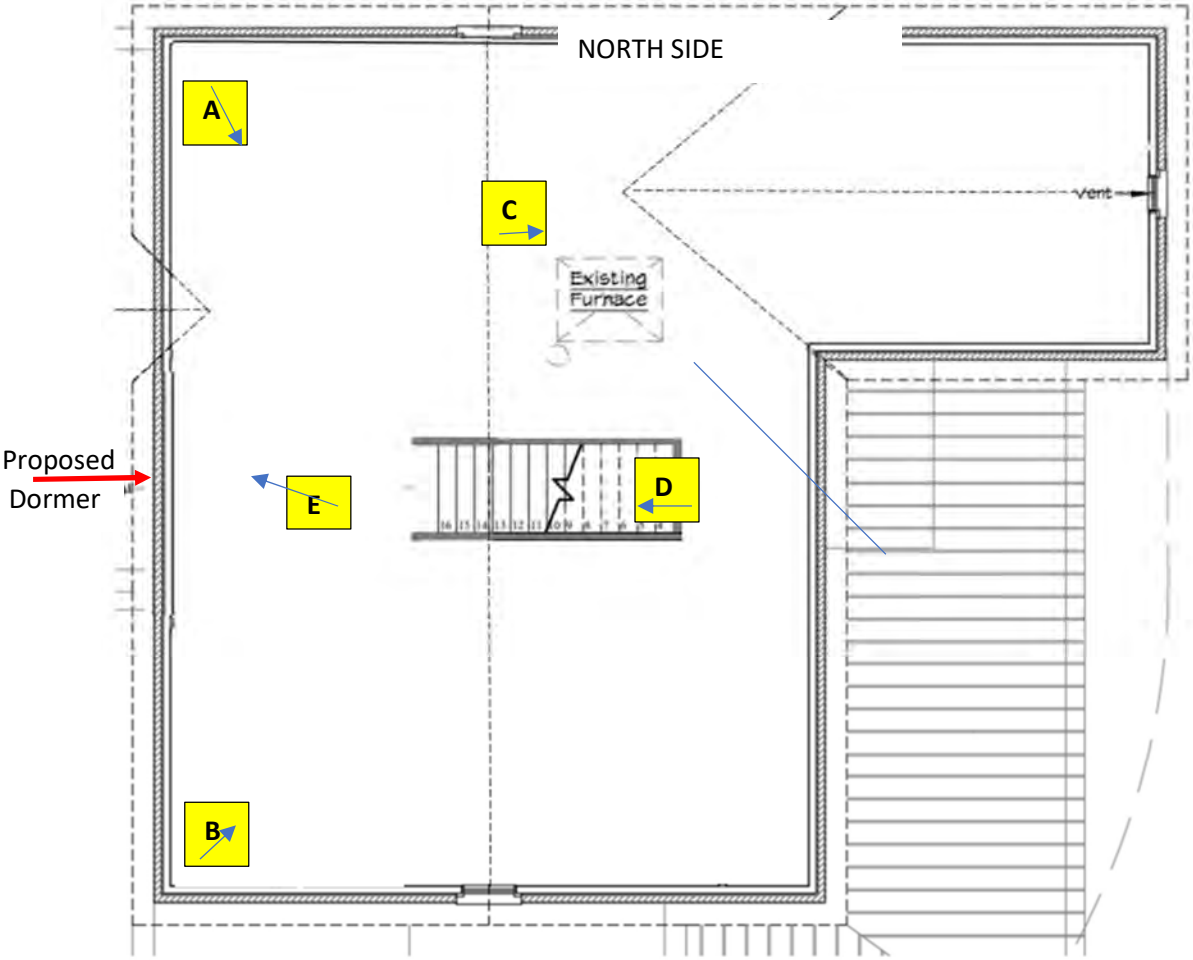
2) PHOTOGRAPHS OF PROJECT SITE LOCATION (Continued)

Photographs: Neighborhood Dormers



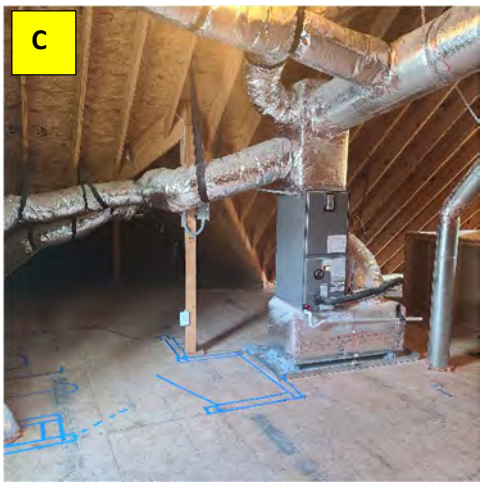
3) ARCHITECTUAL ELEVATIONS OR DRAWINGS

Drawings: Current Attic Layout



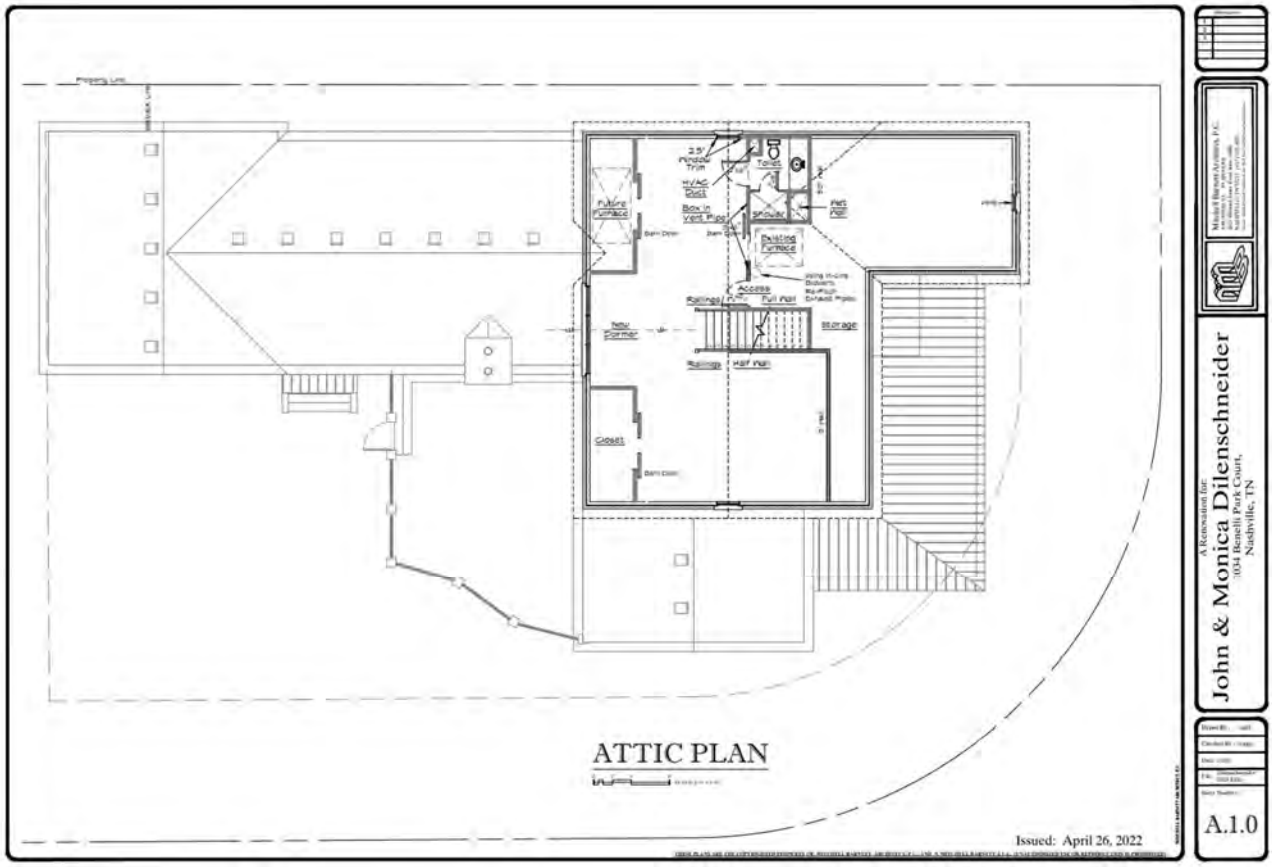
FRONT OF HOUSE

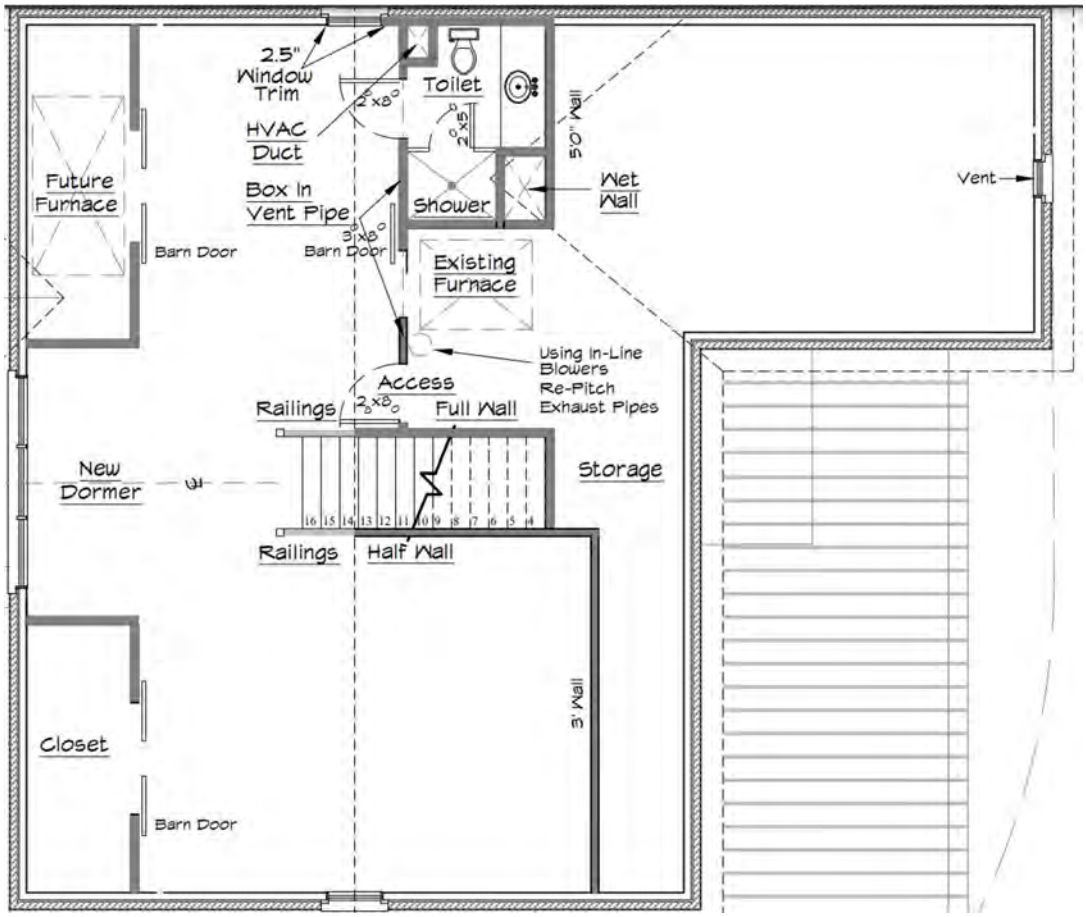
Up Stairs Into Dormer



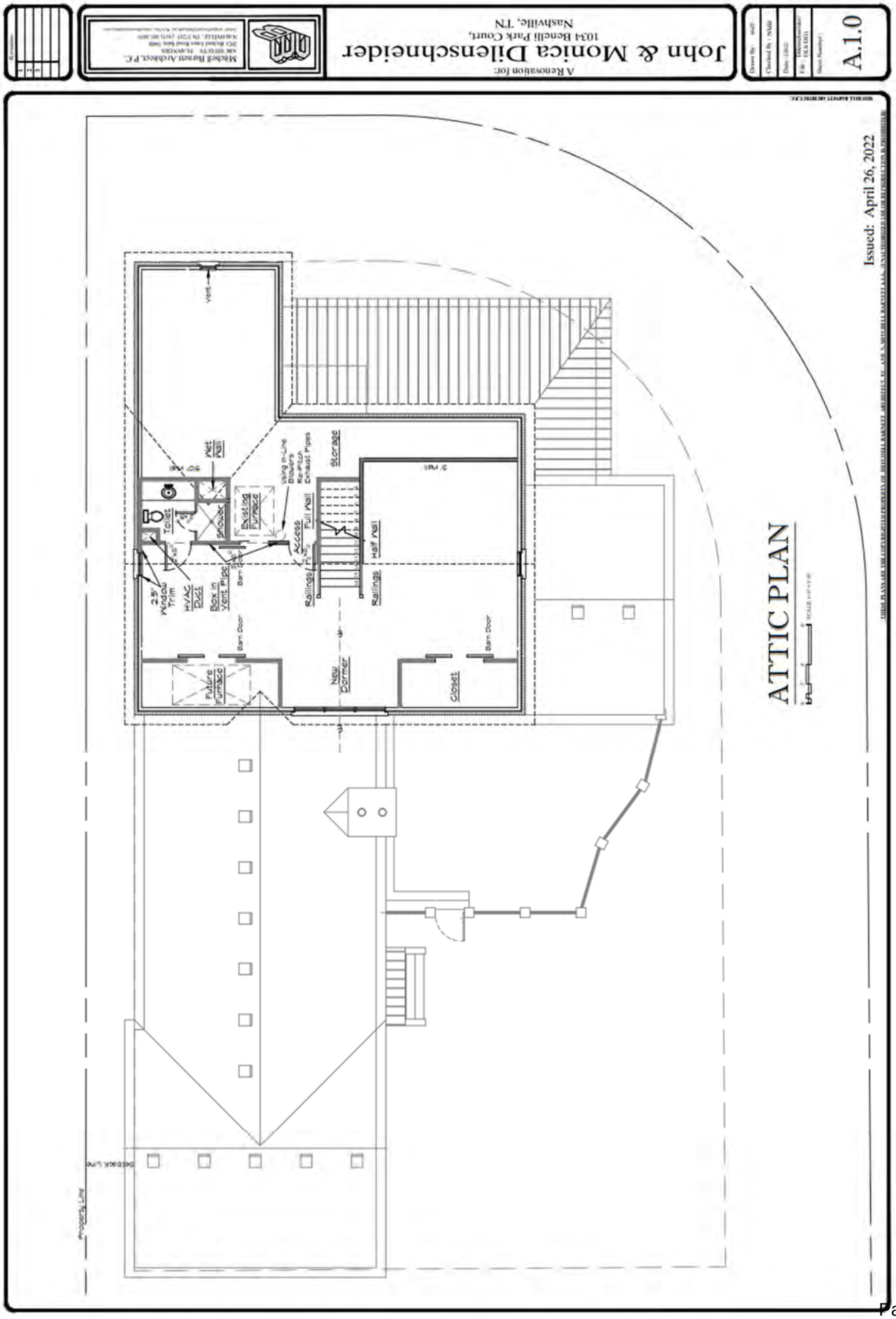
3) ARCHITECTUAL ELEVATIONS OR DRAWINGS

Drawings: Proposed Attic Pages 10-14. (Also Please see Complete Plan Set Distributed as a separate document)

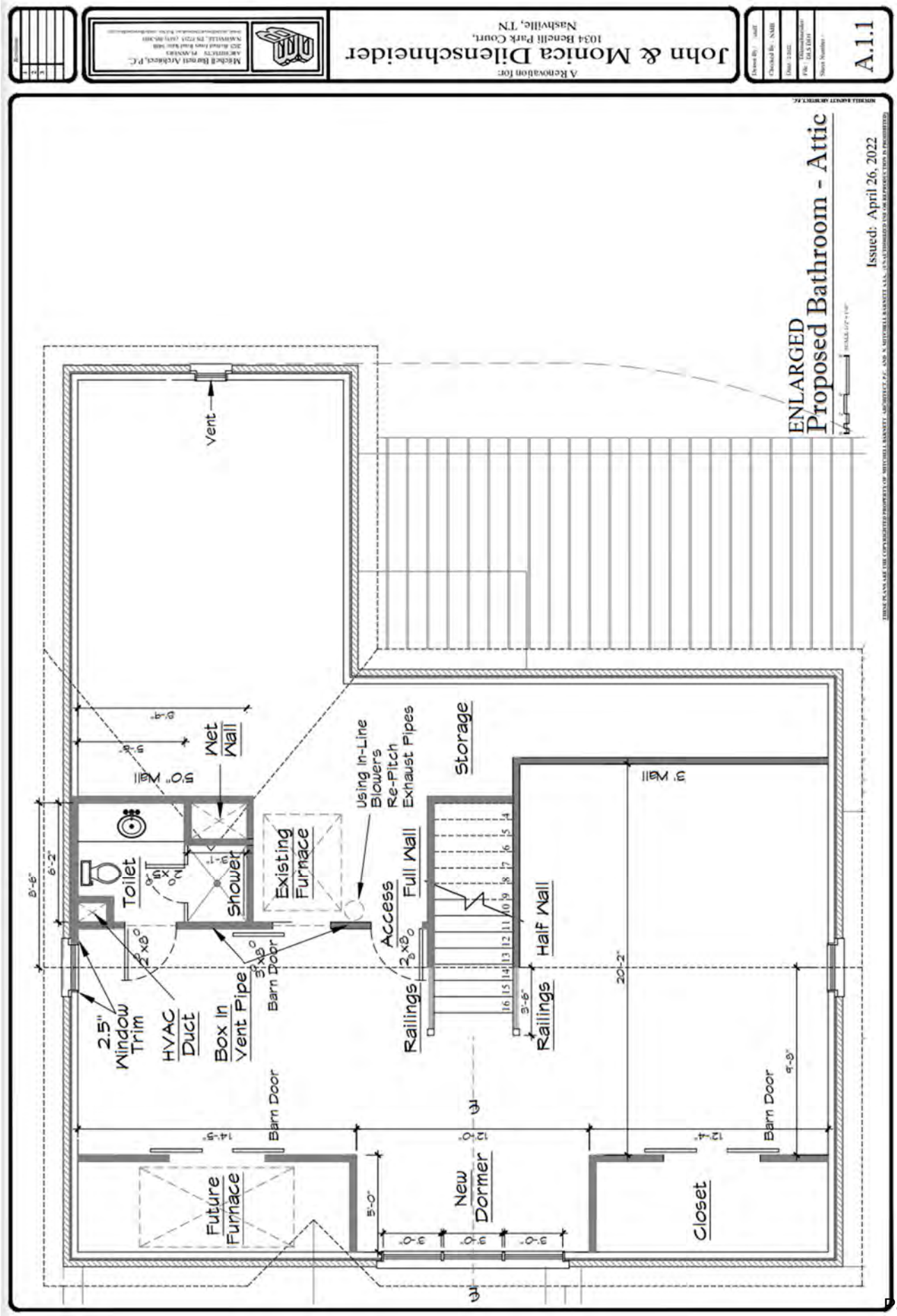




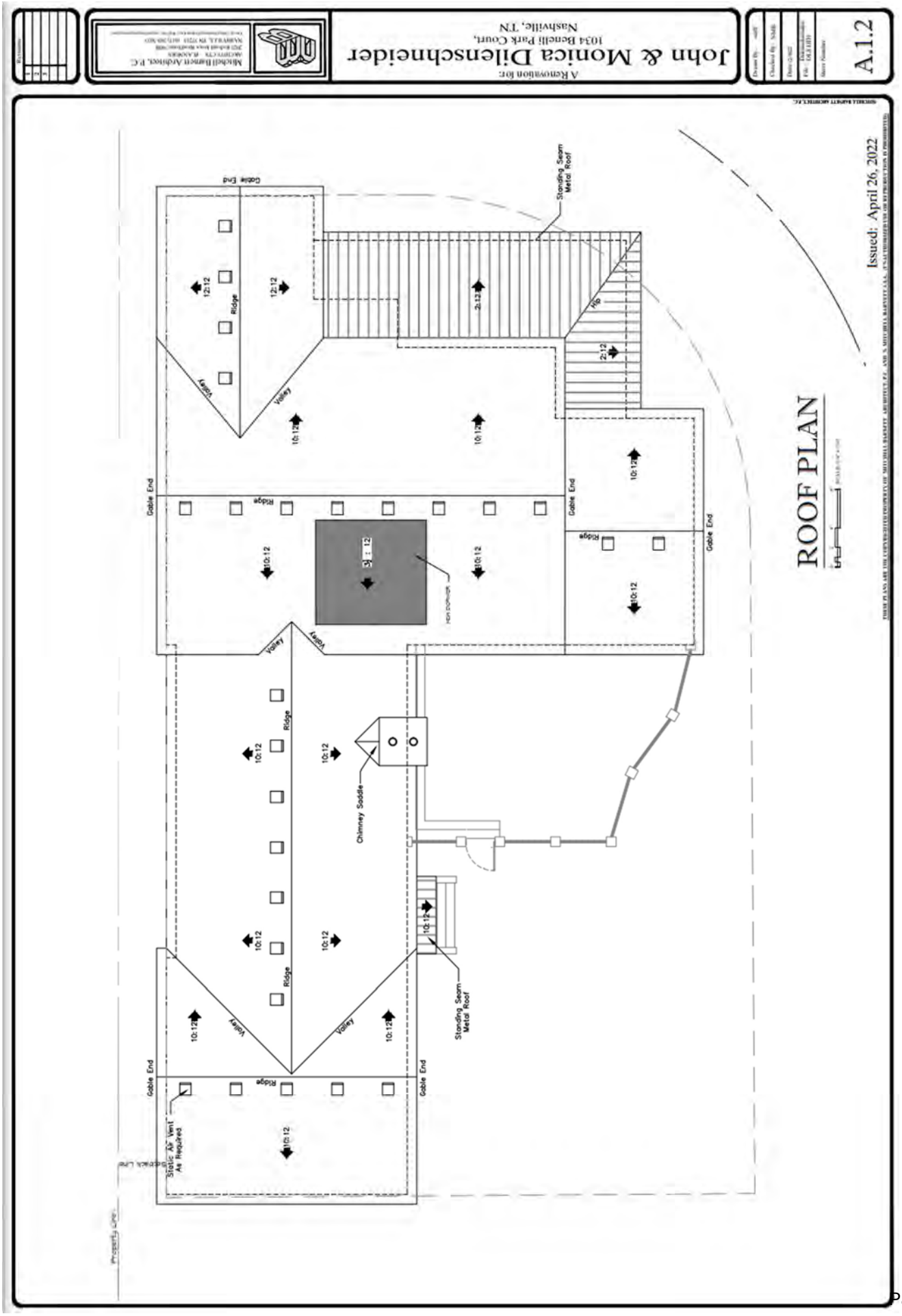
3) ARCHITECTUAL ELEVATIONS OR DRAWINGS: Complete Plan Set Page 1 of 5 (also in electronic file):



3) ARCHITECTUAL ELEVATIONS OR DRAWINGS: Complete Plan Set Page 2 of 5 (also in electronic file):

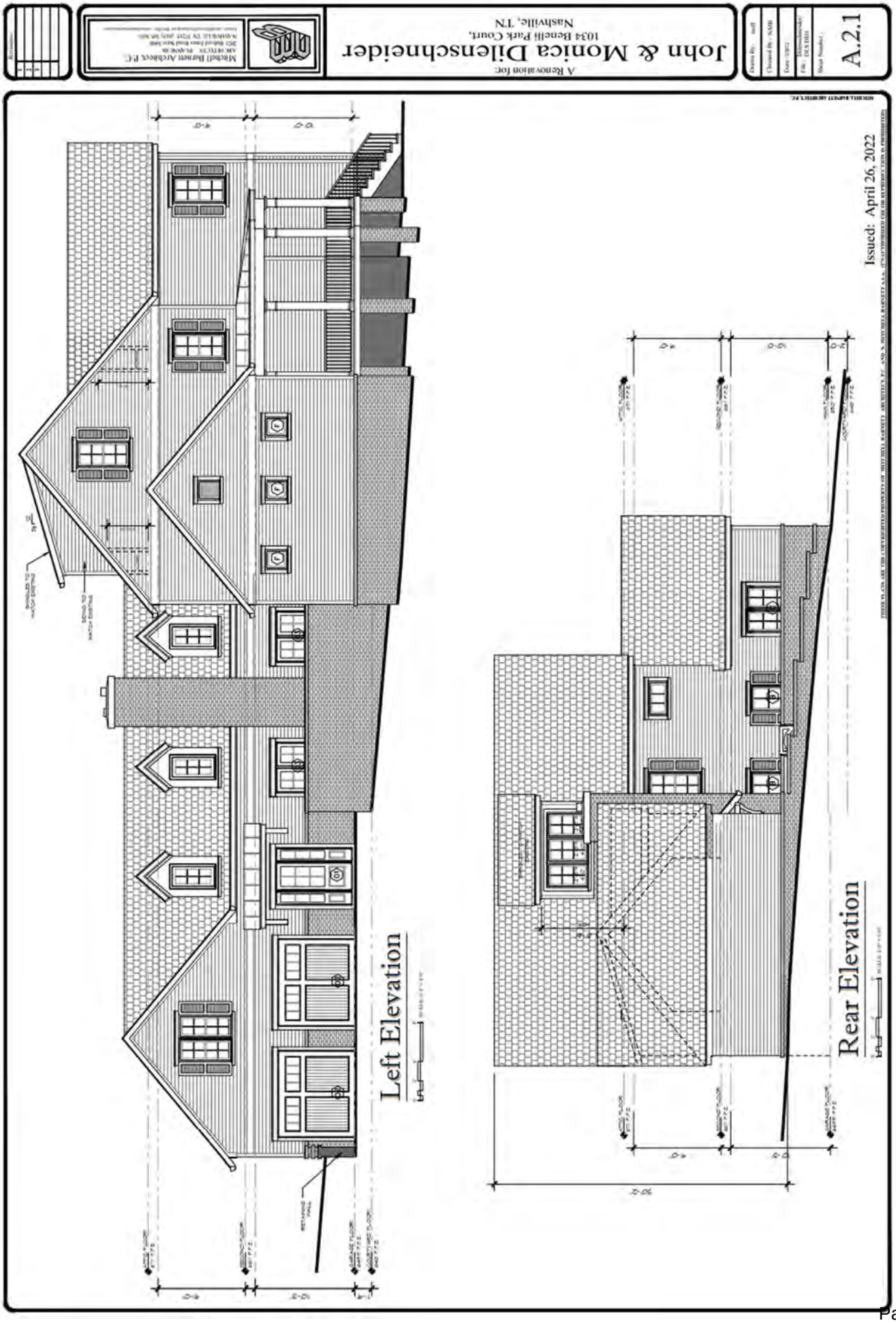


3) ARCHITECTUAL ELEVATIONS OR DRAWINGS: Complete Plan Set Page 3 of 5 (also in electronic file):



3) ARCHITECTUAL ELEVATIONS OR DRAWINGS: Complete Plan Set Page 4 of 5 (also in electronic file):

3) ARCHITECTUAL ELEVATIONS OR DRAWINGS: Complete Plan Set Page 5 of 5 (also in electronic file):

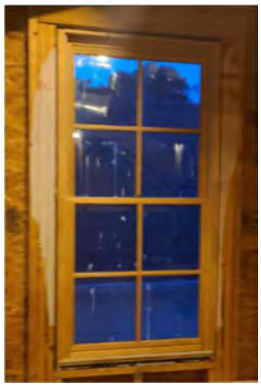


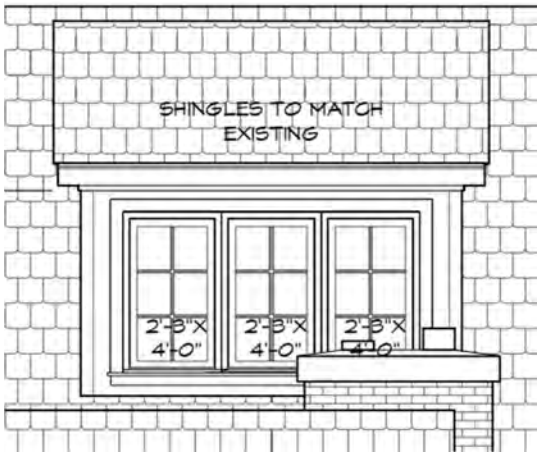
4) SPECIFICATION INFORMATION FOR MATERIAL / ARCHITECTUAL FEATURES:

Materials: All outside-facing materials such as shingles and siding will match the current singles and siding of the existing house (see architecture exterior notes below). The windows will be the same style and width as the existing windows, but shorter to accommodate dormer dimensions. The inside materials will be standard available construction materials with nothing out of the ordinary.

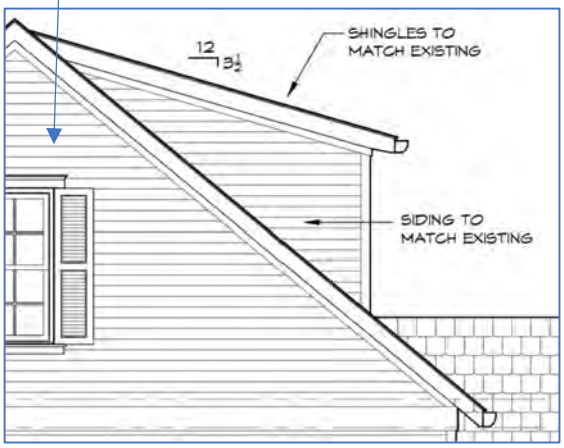
Details on this section can be discussed with the Architect at the Review Meeting.

Plan to use windows that are same style and width as the existing attic windows, but 3 panes instead of 4 panes to fit the dimensions and style of the dormer (see photos of the two current windows below). Three of these similar style and width windows will be in a row in the dormer.

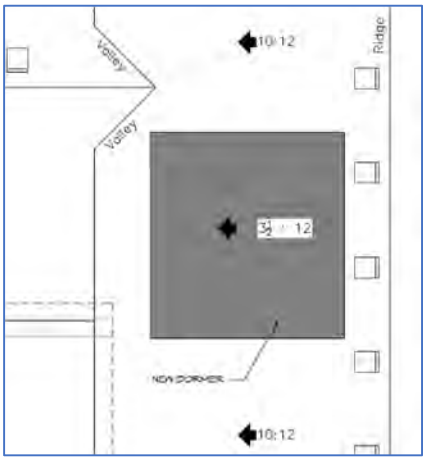




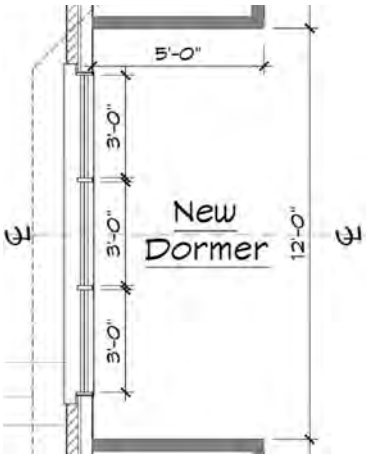
Dormer 5 x 12 Side Layout: Matching Shingles and Siding and Windows



Dormer 5 x 12 Top Layout



Dormer 5 x 12 Inside Layout



5) DOCUMENTATION OF EARLIER HISTORIC APPEARANCE (Restoration only)

Historic Appearance is Not Applicable to this project

6) SIGNED AND NOTARIZED OWNER AFFIDAVIT:

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I MONICA AND JOHN DILENSCHNEIDER
(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:

BENELLI PARK SEC2 LOT#0010 078 GL 078B 00400 000
(Property Parcel/Tax ID Number)
and located at:

1034 BENELLI PARK CT. 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

MITCHELL BARNETT, ARCHITECT, P.C OR REPRESENTATIVE
(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.

Monica Dilenschneider
Signature

1034 BENELLI PARK CT. ~~FRANKLIN~~,
Property Owner Mailing Address

FRANKLIN, TN 37064
City, State & Zip

Subscribed and sworn to before me this

19 day of May, 20 22.

Notary Public

My Commission Expires: 6/3/2024

CYNTHIA POSEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 03, 2024
COUNTY OF WILLIAMSON

PLAN Proposal

Finishing Existing Attic and Adding Dormer

1034 Benelli Park Ct. Franklin, TN 37064

CONTACTS:

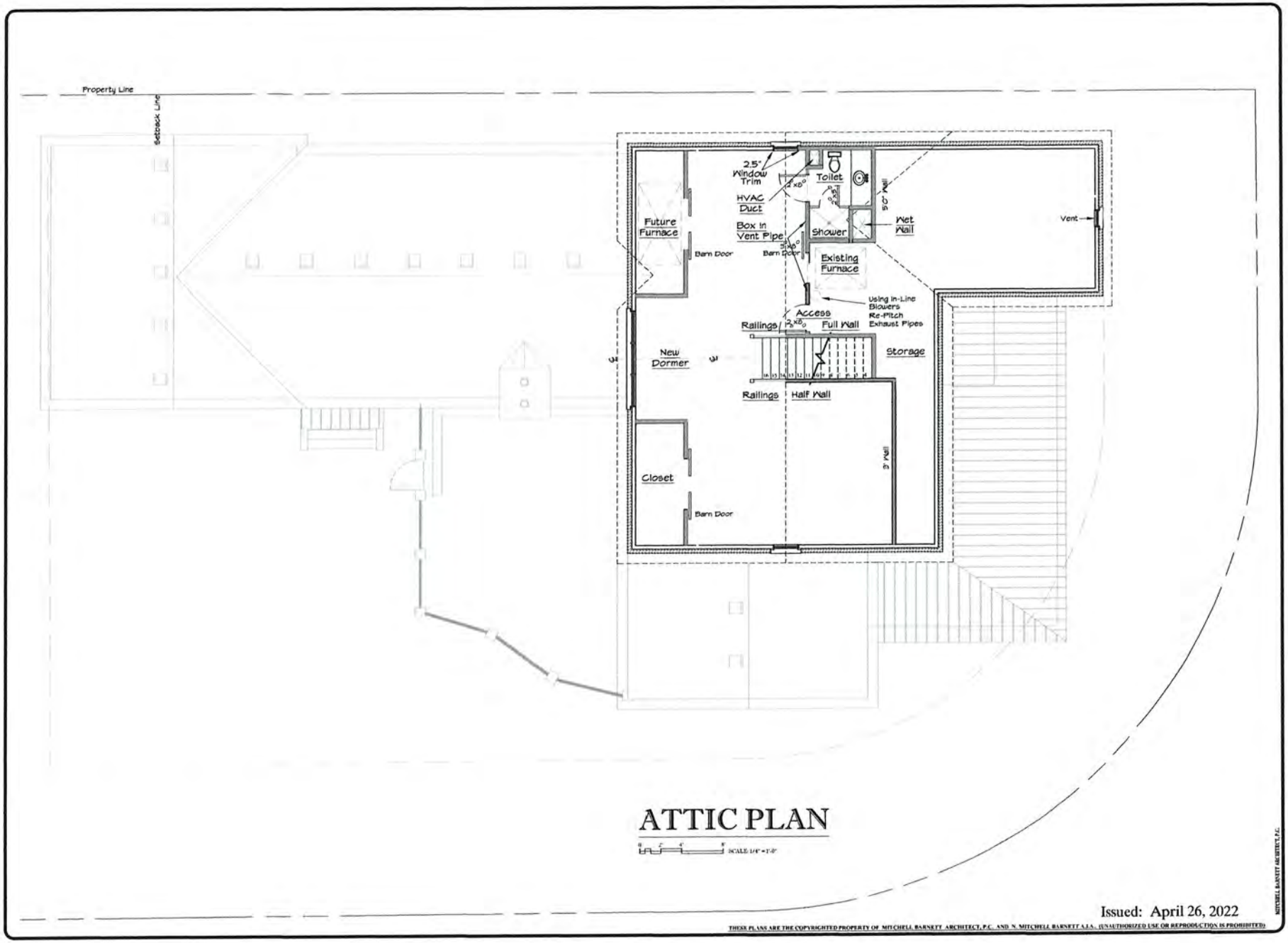
Owners: John and Monica Dilenschneider
630-432-3900
1034 Benelli Park Ct.
Franklin, TN 37064
JohnDilenschneider@gmail.com

Architect: Mitchell Barnett Architect, P.C.
Michell Barnett Architects + Planners
615-385-3033
2021 Richard Jones Road Suite 340B
Nashville, TN 37215
https://www.mitchellbarnettarchitect.com/

Please Note: Michell Barnett Architects was the original architect of the house

DOCUMENT CONTENTS:

1) Plan Proposal Contents (This Page)
2) Attic Plan (A.1.0)
3) Enlarged Proposed Bathroom Attic (A.1.1)
4) Roof Plan (A.1.2)
5) Front and Right Elevations (A.2.0)
6) Left and Rear Elevation (A.2.1)



ATTIC PLAN

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

Issued: April 26, 2022

THESE PLANS ARE THE COPYRIGHTED PROPERTY OF MITCHELL BARNETT ARCHITECT, P.C. AND N. MITCHELL BARNETT A.I.A. (UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED)

MITCHELL BARNETT ARCHITECT, P.C.

Revisions

1	
2	
3	

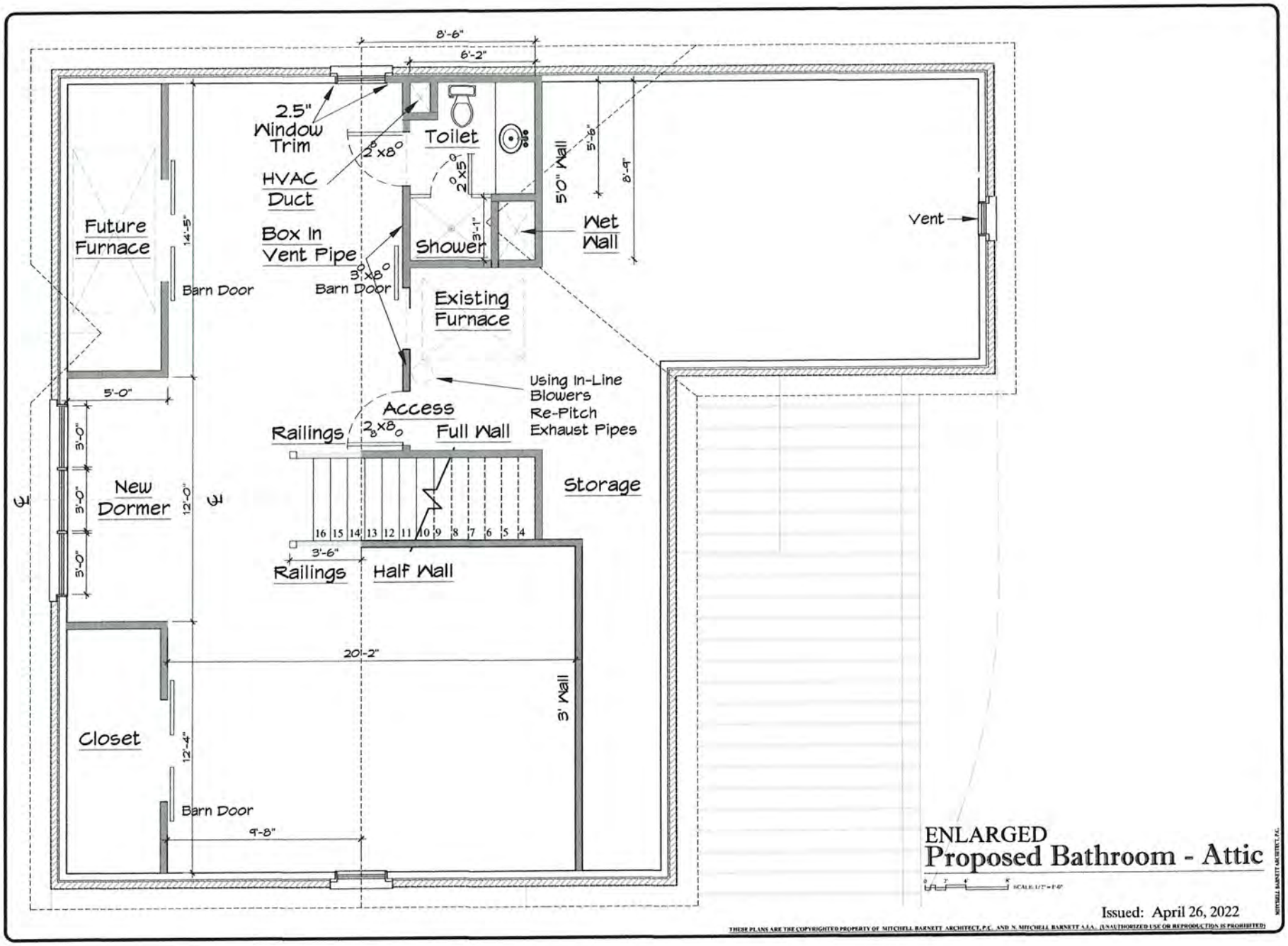
Mitchell Barnett Architect, P.C.
LICENSED TO PRACTICE
2021 Richard Jones Road Suite 340B
NASHVILLE, TN 37215 (615) 385-3033
E-mail: mitch@barnettarchitect.com Web Site: www.barnettarchitect.com

A Renovation for:

John & Monica Dilenschneider

1034 Benelli Park Court,
Nashville, TN

Drawn By :	staff
Checked By :	NMB
Date :	3/8/22
File :	Dilenschneider/ DLS DD1
Sheet Number :	A.1.0



ENLARGED
Proposed Bathroom - Attic

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

Issued: April 26, 2022

THESE PLANS ARE THE COPYRIGHTED PROPERTY OF MITCHELL BARNETT ARCHITECT, P.C. AND N. MITCHELL BARNETT A.I.A. (UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED)

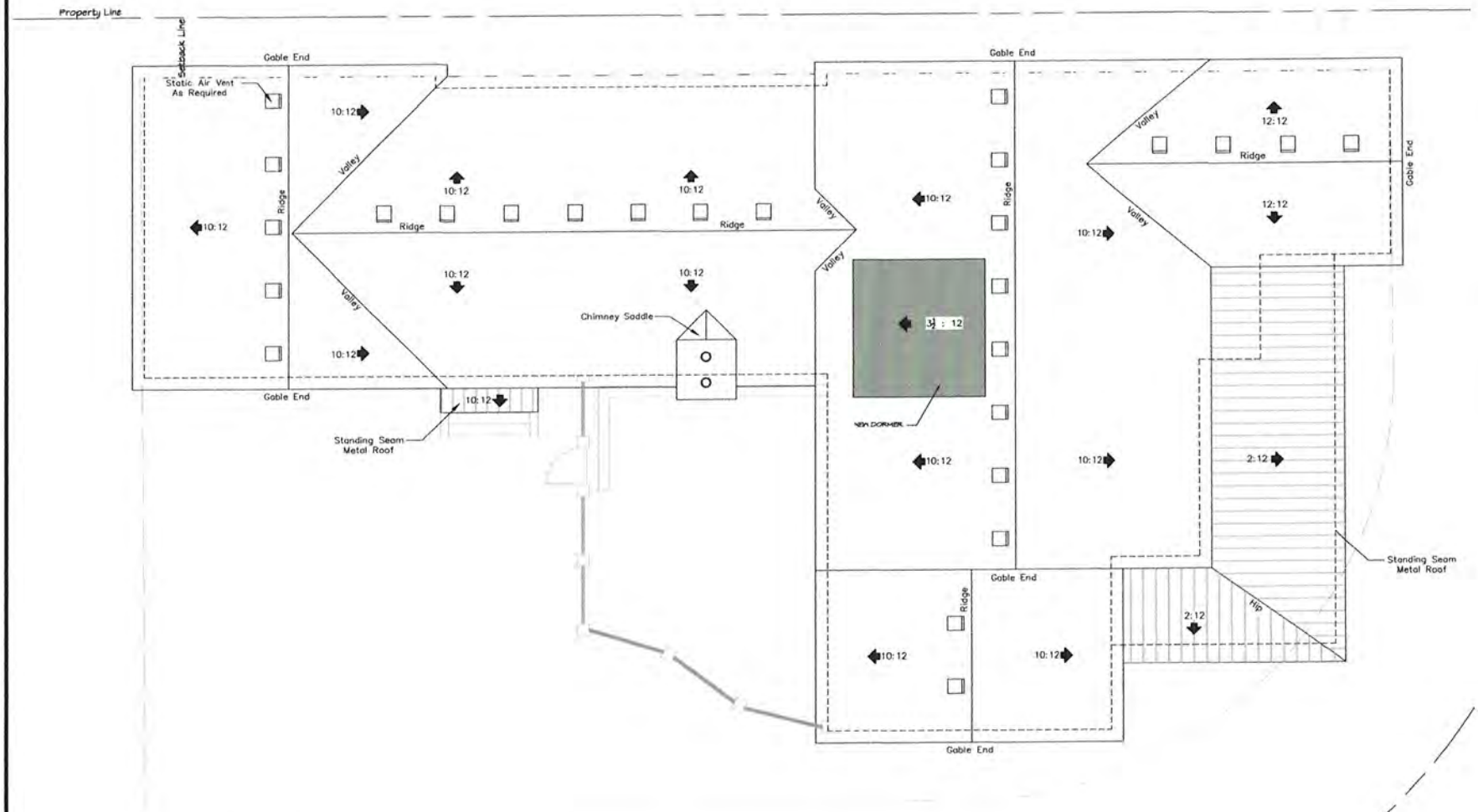
MITCHELL BARNETT ARCHITECT, P.C.

Revisions	
1	
2	
3	

Mitchell Barnett Architect, P.C.
ARCHITECTS PLANNERS
2021 Richard Jones Road Suite 340B
NASHVILLE, TN 37215 (615) 385-3033
E-mail: mitchellbarnettarchitect@comcast.net Web Site: www.mitchellbarnettarchitect.com

A Renovation for:
John & Monica Dilenschneider
1034 Benelli Park Court,
Nashville, TN

Drawn By :	staff
Checked By :	NMB
Date :	2/2022
File :	Dilenschneider/ DLS DD1
Sheet Number :	A.1.1



ROOF PLAN

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

Issued: April 26, 2022

THESE PLANS ARE THE COPYRIGHTED PROPERTY OF MITCHELL BARNETT ARCHITECT, P.C. AND N. MITCHELL BARNETT A.I.A. (UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED)

MITCHELL BARNETT ARCHITECT, P.C.

Revisions	
1	
2	
3	

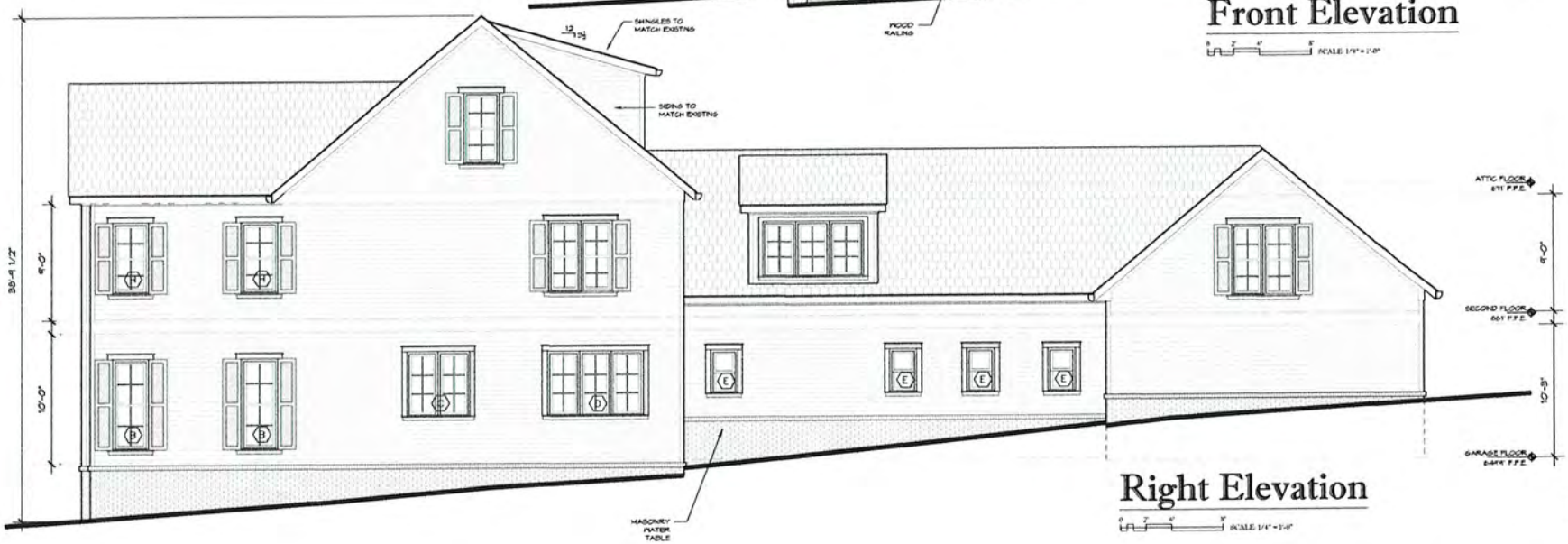
Mitchell Barnett Architect, P.C.
ARCHITECTS PLANNERS
2021 Richard Jones Road Suite 340B
NASHVILLE, TN 37215 (615) 385-9013
E-mail: mitchellbarnettarchitect@gmail.com Web Site: www.mitchellbarnettarchitect.com

A Renovation for:
John & Monica Dilenschneider
1034 Benelli Park Court,
Nashville, TN

Drawn By :	staff
Checked By :	NMB
Date :	2/2023
File :	Dilenschneider/ DLS DD1
Sheet Number :	A.1.2

Front Elevation

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



Right Elevation

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

Issued: April 26, 2022

THESE PLANS ARE THE COPYRIGHTED PROPERTY OF MITCHELL BARNETT ARCHITECT, P.C. AND N. MITCHELL BARNETT A.I.A.. (UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED)

MITCHELL BARNETT ARCHITECT, P.C.

Revisions	
1	
2	
3	

Mitchell Barnett Architect, P.C.
ARCHITECTS PLANNERS
2021 Richard Jones Road Suite, 340B
NASHVILLE, TN 37215 (615) 385-3033
Email: mitchellbarnettarchitect@gmail.com

A Renovation for:

John & Monica Dilenschneider

1034 Benelli Park Court,
Nashville, TN

Drawn By :	staff
Checked By :	NMB
Date :	2/2022
File :	Dilenschneider/ DLS DD1
Sheet Number :	A.2.0

SHINGLES TO MATCH EXISTING
SIDING TO MATCH EXISTING
ATTIC FLOOR 671' F.F.E.
SECOND FLOOR 661' F.F.E.
GARAGE FLOOR 649' F.F.E.
COURTYARD FLOOR 640' F.F.E.
RETAINING WALL
9'-0"
10'-8"
1'-4"
10'-0"
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I MONICA AND JOHN DILENSCHNEIDER
(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:

BENELLI PARK SEC2 LOT#0010 078 GL078B 00400 000
(Property Parcel/Tax ID Number)
and located at:

1034 BENELLI PARK CT. 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

MITCHELL BARNETT, ARCHITECT, P.C. OR REPRESENTATIVE
(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.

Monica Dilenschneider
Signature

1034 BENELLI PARK CT. ~~FRANKLIN~~,
Property Owner Mailing Address

FRANKLIN, TN 37064
City, State & Zip

Subscribed and sworn to before me this

19 day of May, 20 22.

Notary Public

My Commission Expires: 6/3/2024

CYNTHIA POSEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 03, 2024
COUNTY OF WILLIAMSON

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

Project Overview #774871

Project Title: 1034 Benelli Park Ct. Franklin, TN 37064
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
John Dilenschneider

1034 Benelli Park Ct.
Franklin, TN 37064
P:6304323900
johndilenschneider@gmail.com

Contact Information - Property Owner

Property Owner
John Dilenschneider

1034 Benelli Park Ct.
Franklin, TN 37064
P:6304323900
johndilenschneider@gmail.com

Address or Parcel

Project Address or Parcel: 1034 BENELLI PARK CT (078B-L00400)

Columbia Avenue Overlay:

Calculated Acreage: Parcel

- 1034 BENELLI PARK CT: 0.24767156000000001

Zoning District: Zoning Districts

- 1034 BENELLI PARK CT: R-4 Resid*

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay

- 1034 BENELLI PARK CT: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay

- 1034 BENELLI PARK CT: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay:

COF Number of Site Plan: 764923

Site Data

Total Site Square Footage: 920

Project information

Review Type: Residential

Type of Work Proposed: Windows or Exterior Doors,Other Exterior Alterations

Construction Type:

Porch or Deck Project:

New Addition Type:

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.:

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed: Roofing/Roof Structures (Dormers, Chimneys),Roofing/Roof Structures (Dormers, Chimneys)

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 2

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?: No

Type of Signage Proposed:

Height of Existing and Proposed Construction (from FFE to Roof Peak): 9

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:

The Project involves finishing the existing attic at 1034 Benelli Park Ct Franklin 37064 adding a rear-of-the-house dormer, full bath, electric and additional HVAC. This application is for a Certificate of Appropriateness (COA) for the Dormer. A COA application for the HVAC will come later.

Details: The current attic at the property has walk-up access into space ranging up to nine-foot-high (floor to ceiling ties) that is essentially vacant except for a HVAC unit. The property owner wishes to finish off about 920 sqft of the space per the attached plans. INSIDE, the finished space measures about: 730 sqft (all but 30 sqft at five feet high) that harbors open space and a small bathroom. There is another 130 sqft of closet space (and future furnace space) and 60 sqft of stair space. OUTSIDE, the appearance of the house will not change except for the addition of a rear-facing, three-window, dormer consistent with the look and feel of the house and the existing neighborhood dormer styles.

Materials: All outside-facing materials such as windows and siding will match the current windows and siding of the existing house (see windows sample and architecture exterior notes below). The inside materials will be standard available construction materials with nothing out of the ordinary.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0172

DATE: May 6, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Signage (Wall Sign Reface) At 99 E. Main St.; Shaun Sullivan, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**99 E. Main St. (Downtown Franklin Historic District)**
Applicant:	**Shaun Sullivan**
Owner:	**Henry Ingram**
Project #:	**8471**
Type of Work:	**Consideration of Signage (Refacing)**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**April 15, 2024**
Expiration Date:	**April 15, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the refacing of the existing wall sign at 99 E. Main St. to replace Bestia Mare with Culamar.

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

- **Appropriate Sign Types:** Wall signs are appropriate for commercial buildings, and the building at 99 E. Main Street is a commercial building.
- **Quantity:** A commercial building should have no more than three signs. This application does not propose a new sign, only the refacing of the existing sign. This is aligns with the Guidelines. **Sign Area:** The existing sign measures 4 feet in height and 12 feet in width. The sign measures approximately 48 sq. ft. in area. The linear footage of the building is 44 feet along East Main Street. The sign area meets the Guidelines, as the wall sign area is to measure a maximum of 1 square foot per linear foot of width of building façade or retail storefront/tenant space. This application does not propose any changes to the sign size.
- **Placement:** The sign location is within the flat fascia area above the entrance. The placement meets the Guideline that states that one should use traditional locations for wall signs such as above transoms, on cornice fascia boards, or below cornices. This application does not propose any changes to the sign placement.
- **Material:** The sign background consists of tongue and groove hemlock wood siding and individually mounted letters, which are an aluminum material. This meets the Guidelines, as wall signs are to utilize materials such as finished wood, brass letters, carved or sandblasted wood, gold leaf, or glass.
- **Color:** The color of the background of the sign is black and the lettering is a light gray. This meets the Guidelines for color as signs are to be designed to have a dark background and light lettering. The proposed new lettering is to remain light gray and is appropriate.

- **Illumination:** The illumination for the sign consists of two 28.3" width bar lights in a museum bronze. This meets the Guidelines, as illumination for signs are to utilize concealed lighting if possible. This application does not propose changes to the illumination.

APPLICABLE GUIDELINES
Chapter 8 – Signs

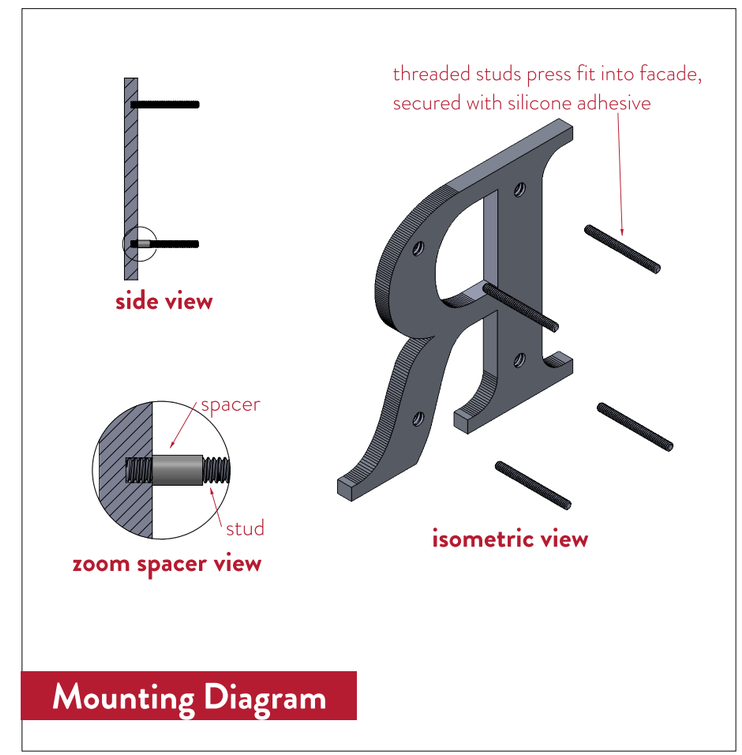
APPROVED WORK SPECIFICATIONS
The wall sign refacing is **approved** with the following conditions:

- 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/

Rendering

Site Plan



Mounting Diagram

Nashville Signarama™
The way to grow your business.

Site Address:
99 E Main St
Franklin TN 37064

Linear Footage of Building:
44 ft (along East Main St)

Proposed Sign Dimensions:
96" x 27.13" = 18 sqft

Sign Materials:
flat cut aluminum letters
painted light gray faces, black edges
stud-mount with 1/4" stand-off

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078C E 00400 00009078C
(Property Parcel/Tax ID Number)
and located at:

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

Shan Sullivan / Envision Design
(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

121 1st Ave S Suite 220
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

29th day of March, 2024.

Notary Public

My Commission Expires: 1/31/26

MEGAN G. DEWEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

Project Overview #1295008

Project Title: 99 E Main St Suite 190

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Shaun Sullivan
Envision Design
1712 Basin Road
West Bend, WI 53095
P:262-327-4338
envision3design@gmail.com

Property Owner

Property Owner
Henry Ingram

121 1st Ave South, Suite 220
Frnaklin, TN 37064
P:615-349-6393
F:615-790-9959
bucky@crossfirecapital.org

Address or Parcel

Project Address or Parcel: 99 E MAIN ST (078C-E00400)

Calculated Acreage: Parcel

- 99 E MAIN ST: 2.11038928

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay

- 99 E MAIN ST: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 7.66

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 99 E MAIN ST: 1ST AVE

Central Franklin Overlay: Central Franklin Overlay

- 99 E MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 99 E MAIN ST: Historic Preservation Overlay

Floodway Overlay: Floodway Overlay

- 99 E MAIN ST: Floodway Overlay District

COF Number of Site Plan: 0

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 2.25

HVAC Type:

Narrative

Project Description:

There is no change to the physical, style or color of the existing sign. The only thing changing is the lettering on the sign since the name of the restaurant had to change due to legal reasons.

City of Franklin

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

File #: 21-0173

DATE: May 6, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Awning (Reface and Awning Signage Reface) At 400 Main St. STE 130, Megan Preston, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**400 Main St. (Downtown Franklin Historic District)**
Applicant:	**Megan Preston**
Owner:	**Williamson County Convention and Visitors Bureau, Maureen Thornton Rep.**
Project #:	**8473**
Type of Work:	**Consideration of Signage (Refacing Awning)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**April 18, 2024**
Expiration Date:	**April 18, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the refacing of an existing awning and signage at 400 Main St. Suite 130. The structure of the awning is to remain unchanged, allowing for the reface of the fabric.

The Guidelines allow for administrative approval of the refacing of an awning and awning signage if all recommendations are met.

- **Location:** The Guidelines state to place awnings over the storefront entrance and in a location so as not to obscure any architectural features or detailing. The location of the awning is not proposed to change and will remain in the current location over the storefront entrance. The Guidelines state that signage must be placed on the awning valance or the awning face. The application proposes all signage on the awning face. This meets the intent of the Guidelines.

- **Sign Area:** The Guidelines state that the sign area may be a maximum of 25 percent of the awning face. Signage is only proposed on the awning face. The awning face measure 58.5" x 96", or 39 square feet. The proposed signage on the awning face is 22.5" x 48", or 7.5 square feet. The proposed signage on the awning face is 19% coverage of the permitted 25% coverage. The proposed signage on the awning is appropriate.

- **Material:** The Guidelines state that awnings should be an opaque canvas, cotton duck, or similar natural materials with lettering painted, screen printed, or appliqued. The Guidelines also state to install retractable or fixed canvas, vinyl-coated, or acrylic awnings

on storefronts or upper windows. The proposed awning material for the refacing is an acrylic fabric and aligns with the Guidelines for awnings above storefront entrances.

- **Design:** The Guidelines state to select colors to enhance and complement the building and adjacent awnings, rather than overwhelm the building scheme or call more attention to the awning than the building. Use a solid color in a matte finish. Stripes may be considered if subtle or muted colors are used. The Guidelines state to design awnings to have between a 30- and 50-degree angle, taking into consideration the height of the storefront and snow/wind load requirements. The Guidelines state to utilize a darker color background than lettering and to utilize no more than three colors. The application does not propose a change to the awning structure and angle, which and is appropriate for refacing of the awning. The application proposes to utilize the color "Harpeth Blue" for the awning color, which is appropriate as it is muted and complements the building scheme. The application proposes to utilize a darker background color and white lettering and is appropriate. The Guidelines state that awnings should be a shed design with open ends so as not to obscure the storefront. Since this application proposes a refacing, the closed end design of the awning is appropriate.

APPLICABLE GUIDELINES

Chapter 8 – Signs – Awning Sign
Chapter 3 – Commercial Buildings: Historic Commercial Buildings- Awnings

APPROVED WORK SPECIFICATIONS

The awning reface and signage is **approved** with the following conditions:

- The existing string lights are not permitted and must be removed in accordance with Zoning Ordinance 14.3.7. Strings lights shall not be permitted to be part of or attached to a sign and be located in the public right-of-way.

- 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/

48"
22.5"
Welcome to Franklin TENNESSEE
10"
FRANKLIN
FRANKLIN
Visitor Center
Visitor Center
Suite 130
PETS WELCOME

27"
58.5"
48"
96"
Welcome to Franklin TENNESSEE
FRANKLIN
FRANKLIN
Visitor Center
Visitor Center
Suite 130
PETS WELCOME

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078C-M01000 / Tax ID# 26-0600935
(Property Parcel/Tax ID Number)

and located at:

400 Main Street Franklin, TN 37064
(Street Address)

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

Megan Preston
(Please print Name/Names in Full)

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

Maureen H. Thornton
Signature

400 Main Street, Suite 200
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of January, 2024.

Blake Rutledge
Notary Public

My Commission Expires: 08-30-2026

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

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

Project Overview #1314696

Project Title: 400 Main Street, Suite 130

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

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

Property Owner

Property Owner
Maureen Thornton
Williamson County Convention and Visitors Bureau
400 Main Street, 200
Franklin, TN 37064
P:6157905333
maureen@visitfranklin.com

Address or Parcel

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

Calculated Acreage: Parcel

- 400 MAIN ST: 0.09112598

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Awning

Height of Overall Sign:

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:
The doors to the Visitor Center are double doors in a rectangular shape.

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 400 MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay

- 400 MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 400 MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: N/A

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

The proposed refacing of the awning over the Visitor Center will remain the same shape. The fabric will be our branded blue and will have our Welcome to Franklin Tennessee logo in our branded white script on the front (top) of the awning.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0174

DATE: May 6, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Signage (Replacement) At 232 Franklin Rd.; William Squires, 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:	**232 Franklin Rd. (Franklin Road Historic District)**
Applicant:	**William Squires**
Owner:	**Ray Jr. & Kathy McCall**
Project #:	**8472**
Type of Work:	**Consideration of Signage (Sign Replacement)**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**April 17, 2024**
Expiration Date:	**April 17, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a sign at 232 Franklin Road that was previously removed that intends to be identical to what was existing. This is a replacement sign for McCall's Carpet One Floor & Home at 232 Franklin Road. The original was removed as part of the Franklin Road Widening project. The replacement sign is identical to the one removed, with certain features modified to be more in line with the applicable preservation guidelines. Total height is approximate based on drawings, but is identical to the original sign. No owner affidavit will be submitted, as the City is the applicant. The submittal was reached through negotiation by the City as part of resolving condemnation litigation for the road widening project, and has been approved as a settlement of the case by the Board of Mayor and Aldermen. On the attached drawings, the sign agreed to is marked "THIRD CHOICE" and the location is indicated on the construction drawing by arrows.

This project is reviewed in light with what guideline recommendations can be applied to this replacement sign.

- **Location:** The Guidelines state that signs should be placed in traditional locations and in location that complement the building and other buildings within the district. The proposed location of the sign is marked within the plans as Location 2. This location is in front of the building and will be parallel with the southern (right) property line.

- **Height:** The proposed sign will be the same height of the sign that was previously removed. Three sign faces will be mounted to a pole structure. The top sign face will read "D.T. McCall & Sons Bedding & Appliances Established 1918" and is 6' in height. The middle sign face will read "McCalls Carpet One Floor and Home Established 1978" and is 3'11" in height. The bottom sign face will be a Marquee Letter Board Sign and will be 4' in

height. The sign will be identical in height of the previous sign and will not exceed the proportions shown in the renderings.

- **Material:** The Guidelines state that signs should consist of finished metal or wood with matte background finishes rather than reflective or shiny background finishes. The pole structure and the 2 signs at the top of the pole structure will be finished metal. The bottom sign will be a marquee letter board, which was part of the previous sign. The application generally meets the intent of the Guidelines in light of the Guidelines that may be applied given the preexisting sign.

- **Design:** The Guidelines state that signs should be designed to respect and respond to the character of the property on which they are being placed and of the overall district. The proposed sign to be installed is labeled "Choice Three" within the renderings. The proposed sign features a darker background color "Durandodic" and lighter lettering painted white. The bottom sign will be a Marquee Letterboard. The filler and retainers on the sign will be painted satin black. The colors of the signs are appropriate.

- **Lighting:** The proposed sign will be externally illuminated. The proposed lighting is appropriate and aligns with the Guidelines given the preexisting sign.

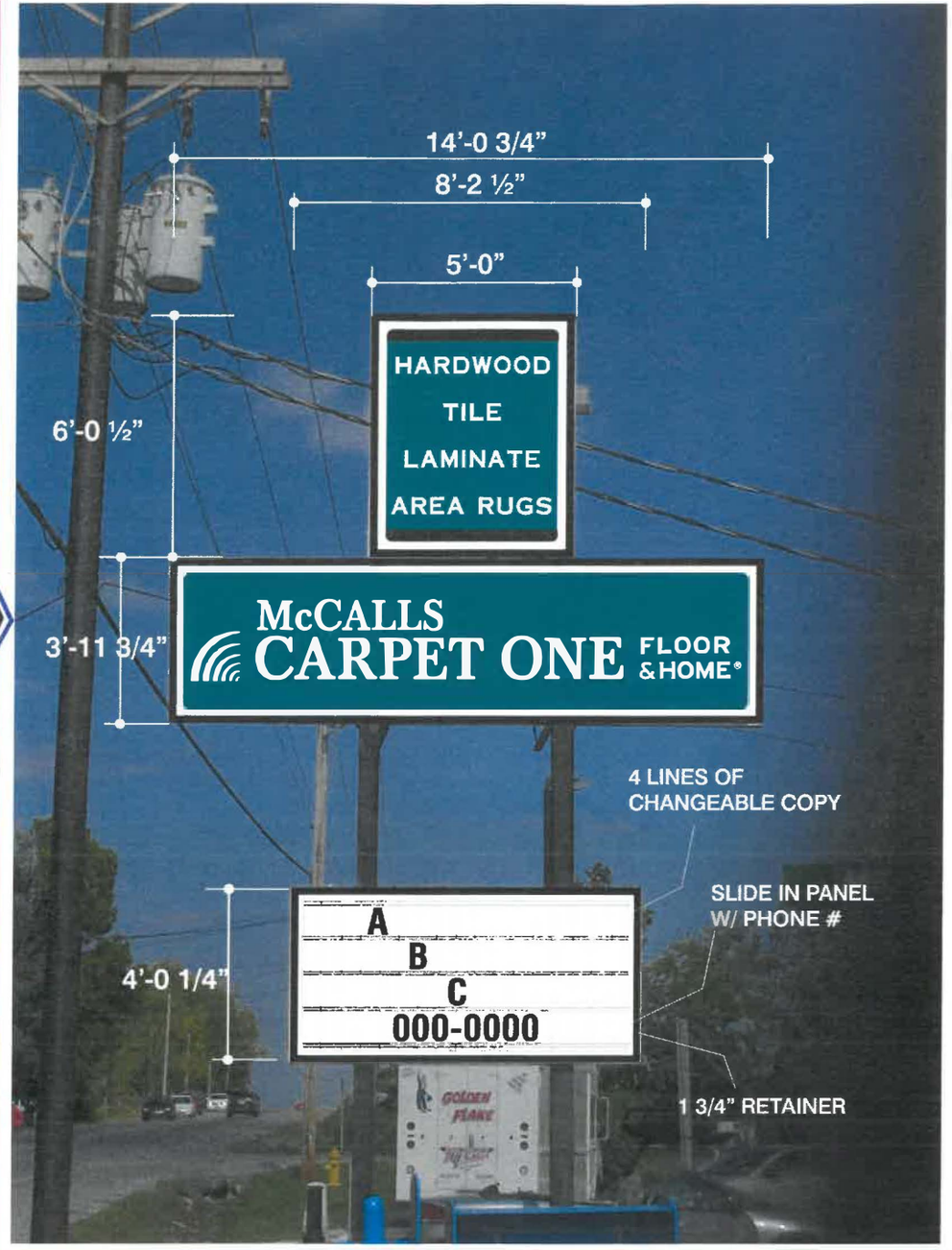
APPLICABLE GUIDELINES
Chapter 8 – Signs

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

- 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/



D/F REPLACEMENT FACES ONLY

FABRICATED OF .177 PANFORMED ACRYLIC
PAINTED WHITE SECOND SURFACE
VINYL APPLIED TO FIRST SURFACE

CABINETS & POLES PAINTED BLACK ON SITE

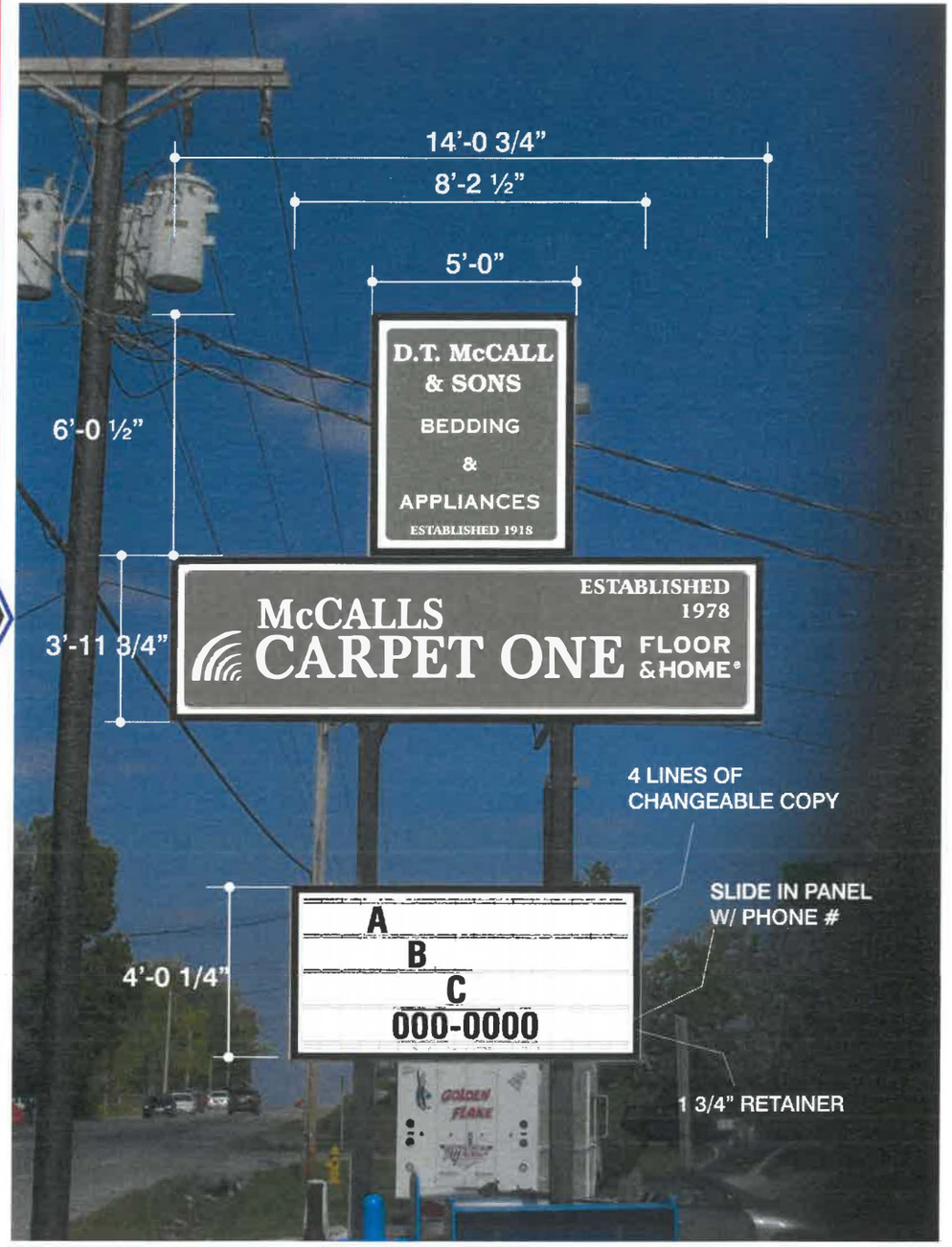
CHOICE ONE

COLORS:
- BLACK
- WHITE
- 3630-246 TEAL GREEN

Charles Hampton's A-1 Signs INCORPORATED

U.S. (800) 446-0066
DICKSON (615) 446-2856
HIGHWAY 96 .PO.BOX 247
DICKSON, TN 37055
FAX (615) 446-6616
e-MAIL a1signs@mindspringcom
THIS DESIGN IS THE PROPERTY OF A- 1SIGNS

SCALE: 1/4" = 1'-0"	Revised: 10/23/08 Revised: 10/29/08	DRAWN BY: KHBurns
DATE. :10/21/08		DRAWING #: McCalls Carpet One
JOB TITLE: McCalls Carpet One		TRACKING #:
LOCATION: Franklin Rd., Franklin, TN.		SALES PERSON: Carl Bell



NEW 2- POLE STRUCTURE WITH
THREE D/F CABINETS

CABINETS MADE WITH DOUBLE ANGLE FRAMES
FILLER AND RETAINERS PAINTED SATIN BLACK

TOP TWO FACES FABRICATED OF .177 PANFORMED
WHITE ACRYLIC WITH DURANODIC VINYL
APPLIED FIRST SURFACE.

BOTTOM FACE IS MARQUEE WITH LETTER RAILS

ALL CABINETS ILLUMINATED WITH WHITE LED.

CHOICE TWO

COLORS:
- BLACK
- WHITE
- 3630-69 DURANODIC

Charles Hampton's
A-1 Signs
INCORPORATED

U.S. (800) 446-0066
DICKSON (615) 446-2856
HIGHWAY 96 .PO.BOX 247
DICKSON, TN 37055
FAX (615) 446-6618
e-MAIL a1signs@mindspring.com

THIS DESIGN IS THE PROPERTY
OF A-1 SIGNS

SCALE: 1/4" = 1'-0"	DRAWN BY: JCROSS
DATE: 09/20/;2023	DRAWING #: McCalls Carpet One 2023
JOB TITLE: McCalls Carpet One 2023	TRACKING #:
LOCATION: Franklin Rd., Franklin, TN.	SALES PERSON: DAVID RAGEN

NEW 2- POLE STRUCTURE WITH
THREE D/F CABINETS

CABINETS MADE WITH DOUBLE ANGLE FRAMES
FILLER AND RETAINERS PAINTED SATIN BLACK

TOP TWO FACES FABRICATED OF .063 ALUMINUM
PAINTED TO MATCH DURANODIC.
ALL TEXT PAINTED WHITE.

BOTTOM FACE IS MARQUEE WITH LETTER RAILS

ALL CABINETS EXTERNALLY ILLUMINATED WITH FIXTURES.

CHOICE THREE

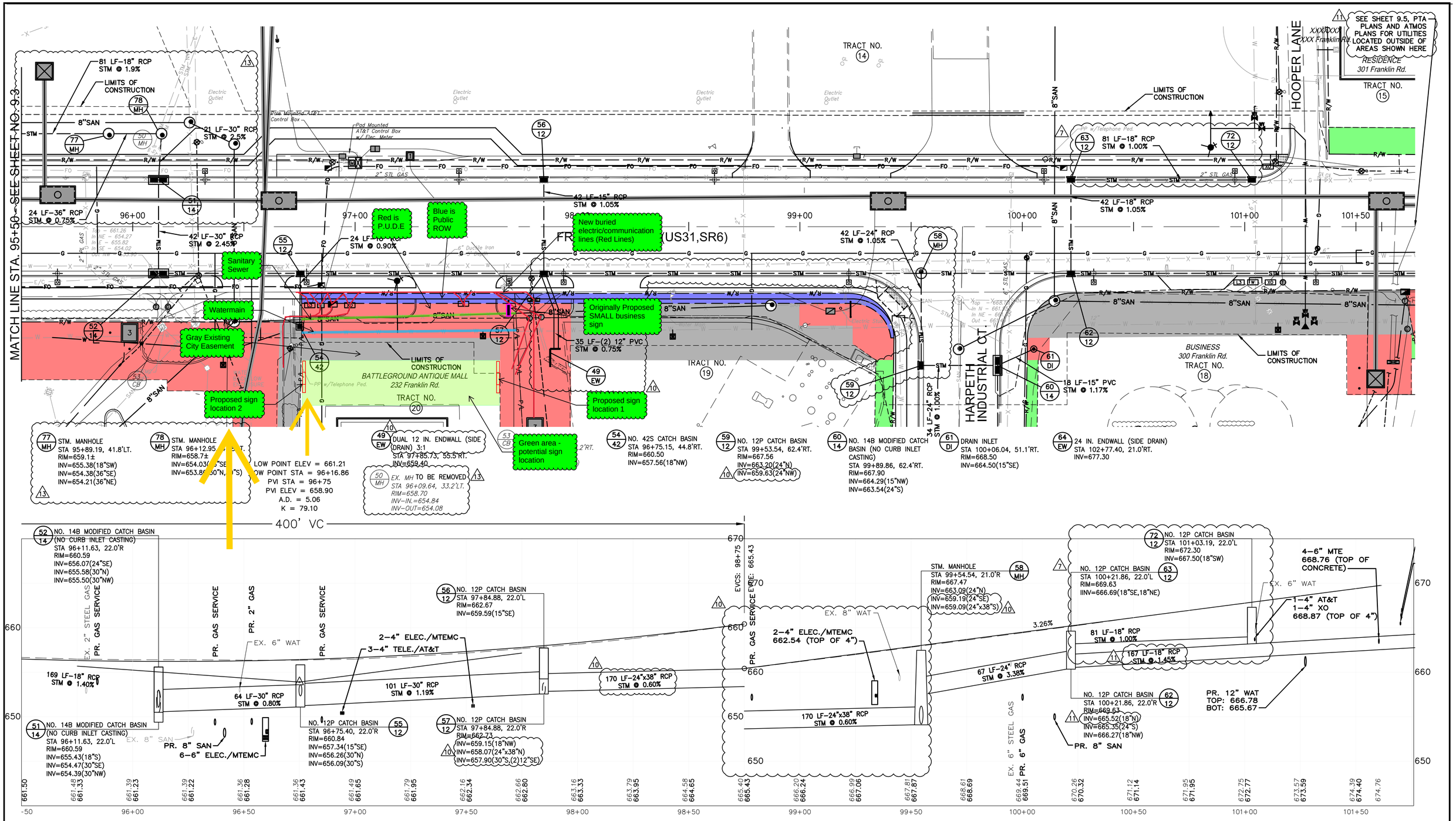
COLORS:
- BLACK
- WHITE
- 3630-69 DURANODI C

Charles Hampton's A-1 Signs INCORPORATED

U.S. (800) 446-0066
DICKSON (615) 446-2856
HIGHWAY 96 .PO.BOX 247
DICKSON, TN 37055
FAX (615) 446-6616
e-MAIL a1signs@mindspring.com

THIS DESIGN IS THE PROPERTY
OF A-1 SIGNS

SCALE: 1/4" = 1'-0"	DRAWN BY: JCROSS
DATE: 09/20/;2023	DRAWING #: McCalls Carpet One 2023
JOB TITLE: McCalls Carpet One 2023	TRACKING #:
LOCATION: Franklin Rd., Franklin, TN.	SALES PERSON: DAVID RAGEN



NOTES:
1. SEE SHEET 5.1, GENERAL NOTES, FOR LEGEND.
2. SITE ELECTRICAL PLANS FOR LIGHTING.
3. SEE CONDUIT SYSTEM PLANS FOR RELOCATED OVERHEAD UTILITIES.
4. SEE WATER & SEWER IMPROVEMENT PLANS FOR RELOCATED IMPROVEMENTS.
5. STORM SEWERS HAVE BEEN DESIGNED IN ACCORDANCE WITH TDOT STANDARDS.
6. REFER TO TDOT DETAIL D–SEW–1A STANDARDS FOR CONCRETE ENDWALL CROSS DRAIN.
7. NO INCREASE OF WATER IS ANTICIPATED ON ROW DUE TO PROPOSED CONSTRUCTION.

JAMES G. GOLIAS II
AGRICULTURE
STATE OF TENNESSEE

FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT

your trusted advisor
consultants
engineers
architects
planners

Revisions:
7 REVISION 7 2/18/21
10 REVISION 10 2/17/22
11 REVISION 11 5/19/22
13 REVISION 13 5/3/23

Designed by: CJO
Drawn by: NLM
Checked by: JGG

Date: JULY, 2019

Project No: 1455802

Sheet Title: UTILITY LAYOUT AND PROFILE FRANKLIN ROAD (US31,SR6) STA. 95+50 TO 101+50

Sheet No: 9.4

H:\2020\200614\DWG\Base\Franklin Utility Layout (Revised).dwg, 5/3/2023 3:07:10 PM

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

CITY OF FRANKLIN, TN

232 Franklin Road, Franklin, TN 37064

Project Overview #1298943

Project Title: 232 Franklin Road, Franklin, TN 37064

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
William Squires
City of Franklin
109 Third Ave So.
Franklin, TN 37064
P:615-791-3212
bill.squires@franklintn.gov

Property Owner

Property Owner
Ray, Jr. and Kathy McCall (through attorney Emily Guthrie)

232 Franklin Road
Franklin, TN 37064
P:615-244-2770
eguthrie@tewlawfirm.com

Address or Parcel

Project Address or Parcel: 232 FRANKLIN RD (063L-D00100)

Calculated Acreage: Parcel
- 232 FRANKLIN RD: 0.54913651

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 20

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 232 FRANKLIN RD: CC

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

Historic Preservation Overlay: Historic Preservation Overlay
- 232 FRANKLIN RD: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: NA

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

Height of Sign Face or Sign Area: 20

HVAC Type:

Narrative

Project Description:
This is a replacement sign for McCall's Carpet One Floor & Home at 232 Franklin Road. The original was removed as part of the

Franklin Road Widening project. The replacement sign is identical to the one removed, with certain features modified to be more in line with the applicable preservation guidelines. Total height is approximate based on drawings, but is identical to the original sign. No owner affidavit will be submitted, as the City is the applicant. The submittal was reached through negotiation by the City as part of resolving condemnation litigation for the road widening project, and has been approved as a settlement of the case by the Board of Mayor and Aldermen. On the attached drawings, the sign agreed to is marked "THIRD CHOICE" and the location is indicated on the construction drawing by arrows.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0175

DATE: May 6, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Signage (Band Sign) At 230 Franklin Rd.; David Collier, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**230 Franklin Rd. (Franklin Road Historic District)**
Applicant:	**David Collier**
Owner:	**Factory Partners, LLC.**
Project #:	**8474**
Type of Work:	**Consideration of Signage (x)**
Status:	**Approval with conditions (See "Approved Work Specifications" & "Not Approved Work Specifications" Below)**
Approval Date:	**April 19, 2024**
Expiration Date:	**April 19, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a Band Sign and Wall Sign on Building 13. This application is reviewed with the Modifications of Standards as well as the Historic District Design Guidelines.

The Guidelines allow for administrative approval of band signs if all recommendations are met. The following is a review of the Band Sign proposed along the southern façade of Building 13 (Fronting Liberty Pike).

- **Location:** Within the MOS, the location 005.0 is approved for a Band Sign along the Mechanical Screening above the roofline. The proposed signage within this application is to be placed on the Mechanical Screening above the lower-level roof line on Building 13 at the Factory. The proposed location aligns with the MOS. Please see attached image with the approved location.

- **Height:** The Modifications of Standards allow for the placement of this Band Sign above the lower-level roof line on the mechanical screening. The proposed height above the lower-level roof line is appropriate for this Band Sign.

- **Material:** The Guidelines state that Wall Signs must be finished wood or metal with matte background finished rather than reflective or shiny background finishes. The proposed signs will be placed on an aluminum backer painted satin black with Aluminum Letters with a satin finish. The proposed materials and finishes are appropriate.

- **Design:** The Guidelines state that a maximum of 3 colors is allowed with a darker background color than the lettering. The proposed sign utilizes a black background with white lettering. The proposed sign colors are appropriate. The proposed signage is encompassed by a box that is 36" by 112", or 28 square feet. The Guidelines state that Band Signs are allowed to be 1 square feet per linear foot of width of building facade or retail storefront/tenant space. The proposed signage size is appropriate as the allowed sign area maximum for the band signs is 42.5 square feet per the Guidelines.

The Guidelines allow for administrative approval of wall signs if all recommendations are met. The following is a review of the Wall Sign proposed on the side façade of Building 13 at the Factory.

- **Location:** One Wall Sign is proposed at the location marked 0007.0. The Wall Sign proposed at the location marked 007.0 is not permitted at this location as it is designated as a Blade Sign within the MOS. An additional sign type to consider at this proposed location would be a Small Hanging/ Projecting Sign. Please see attached image with the approved and not approved locations for signs on Building 13. This image is part of the approved Modifications of Standards package.

- **Height:** The Modifications of Standards allow for the placement of Wall Signs to extend above a lower-level roofline, or site directly on top of a lower-level roof. The proposed height above the lower-level roof line is appropriate for a Wall Sign. The placement of this sign is appropriate and aligns with the MOS.

- **Material:** The Guidelines state that Wall Signs must be finished wood or metal with matte background finished rather than reflective or shiny background finishes. The proposed signs will be placed on an aluminum backer painted satin black with Aluminum Letters with a satin finish. The proposed materials and finishes are appropriate.

- **Design:** The Guidelines state that a maximum of 3 colors is allowed with a darker background color than the lettering. The proposed sign utilizes a black background with white lettering. The proposed sign colors are appropriate. The proposed signage is encompassed by a box that is 36" by 112", or 28 square feet. The Guidelines state that Wall Signs are allowed to be 9 square feet and proportion to the building façade and other signage. The proposed signage exceeds the allowed sign area maximum for wall signs per the Guidelines.

APPLICABLE GUIDELINES
Chapter 8 – Signs

NOT APPROVED WORK SPECIFICATIONS
The Wall Sign at location 007.0 is **not approved** with the following conditions:

- The Modifications of Standards has designated a Vertical Blade Sign at this location.
- The Wall Sign proposed at this location exceeds the maximum sign area for Wall Signs in the Historic District Design Guidelines.

APPROVED WORK SPECIFICATIONS

- The Wall Sign at location 005.0 aligns with the Modifications of Standards and Design Guidelines and is approved.

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

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

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

THE FACTORY

COMPREHENSIVE SIGN PLAN

BLDGS 3, 11, & 13 ELEVATIONS

2 EXTERIOR ELEVATION - BLDG 11 & 13 - SOUTH ELEVATION

Approx 436' linear frontage on Liberty

Approved Location for Band Sign
Location 005.0

Not Approved for Wall Sign, MOS approved Vertical Blade at location 007.

Sign Location	Message	Sign Type	Maximum Size	MoS
0001.1	(Building ID)	Wall	350 sq ft	Sq Ft Size
0001.2	(Building ID)	Wall	350 sq ft	Sq Ft Size
0003.0	(Retail/Tenant ID)	Band	42.5 sq ft	Qty per Facade
0004.0	(Building ID)	Canopy	31 sq ft	Located Below
0005.0	(Retail/Tenant ID)	Band	42.5 sq ft	Qty per Facade
0006.0	(Retail/Tenant ID)	Band	42.5 sq ft	Qty per Facade
0007.0	(Retail/Tenant ID)	V. Blade	12.5 sq ft (per side)	Height
0009.0	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0010.0	(Retail/Tenant ID)	Band	35.5 sq ft	Qty per Facade
0010.1	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0011.0	(Retail/Tenant ID)	Band	35.5 sq ft	Qty per Facade
0013.0	(Building ID)	Canopy	35.5 sq ft	Located Below
0014.0	(Retail/Tenant ID)	V. Blade	12.5 sq ft (per side)	Height
0015.0	(Retail/Tenant ID)	Canopy	16 sq ft	Located Below
0016.0	(Retail/Tenant ID)	V. Blade	12.5 sq ft (per side)	Height

REPRESENTATIVE SIGN TYPE IMAGES

BAND SIGNS

MATHENY GOLDMON
108 Woodson Street NW
Huntsville, AL 35801
(256) 532-0909

☑ **NO EXCEPTION TAKEN** – Fabrication may proceed on work as shown.

☐ **PROVIDE AS NOTED** – Fabrication may proceed on the basis of corrections & notes indicated and incorporated. Original drawings shall be corrected accordingly.

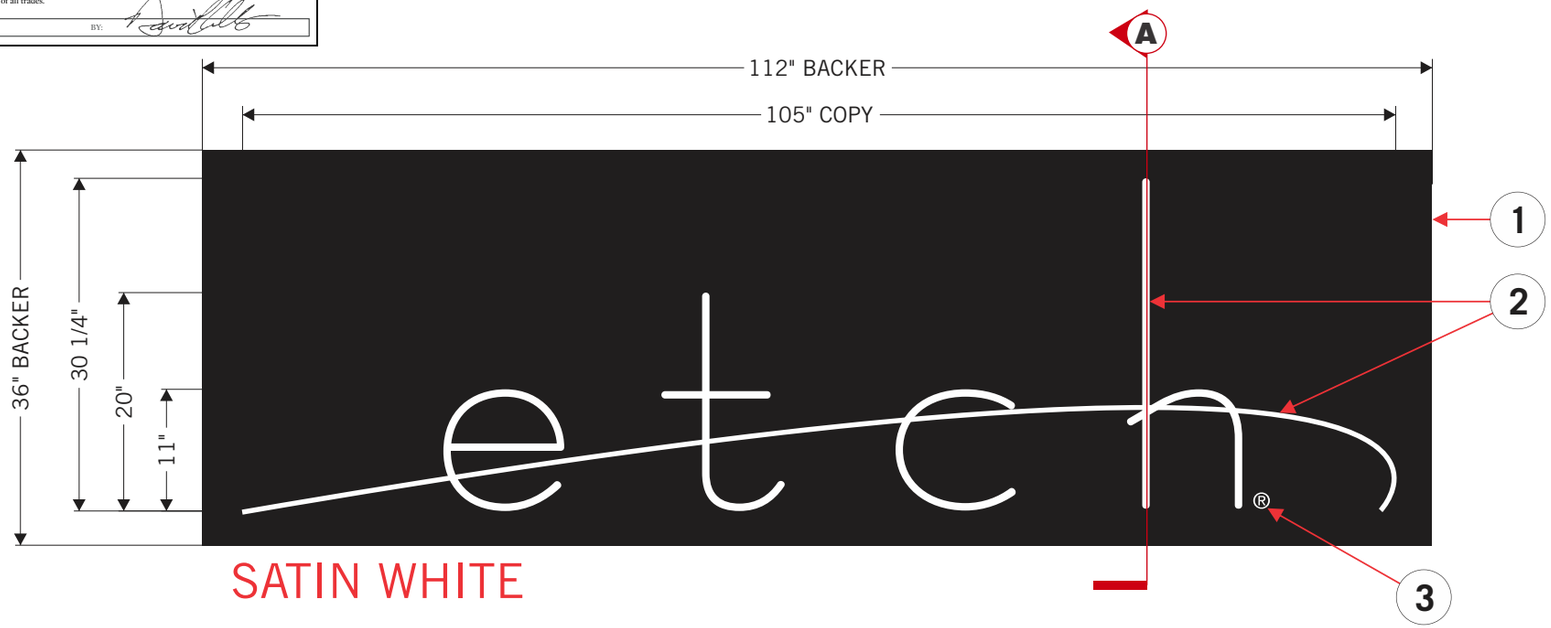
☐ **REVISE & RESUBMIT** – Fabrication may NOT proceed. Revisions must be made & resubmitted for another review.

☐ **REVIEWED** – For Record only.

Review indicates conformance with the design concept of the given project indicated. Review does not relieve the contractor of any deviations from the requirements of the contract documents or for the errors and omissions in the shop drawings or samples. The contractor is responsible for verifying and coordinating all dimensions and work of all trades.

DATE: 04/08/2024 BY:

28 SQ FT



ONE (1)

FORMED LETTERS ON BACKER

SCALE: 3/4”=1’0”

1. -1” DEEP FORMED ALUMINUM BACKER
   -PAINTED SATIN BLACK
   -TO ATTACH TO CUSTOMER PROVIDED TEAK PANELS
2. -1” DEEP FORMED ALUMINUM LETTERS & SWOOSH
   -PAINTED SATIN WHITE OR NICKEL FINISH: EXACT TBD
3. -WHITE CUT VINYL R MARK

A ATTACHMENT DETAILS SEE PAGE 2

JOSLIN AND SON SIGNS
CUSTOM SINCE 1977
630 MURFREESBORO PIKE
NASHVILLE, TN 37210
615_255_3463
615_255_3518 FAX
JOSLINSIGN.COM

ETCH RESTAURANT

230 FRANKLIN RD
FRANKLIN, TN 37064

DRW#_	231053-K20
QUOTE#_	109172
WK_ORD#_	------
DESIGNER_	J.MORTON
PROJ_MGR_	K.CLARK
DATE_	04.05.23

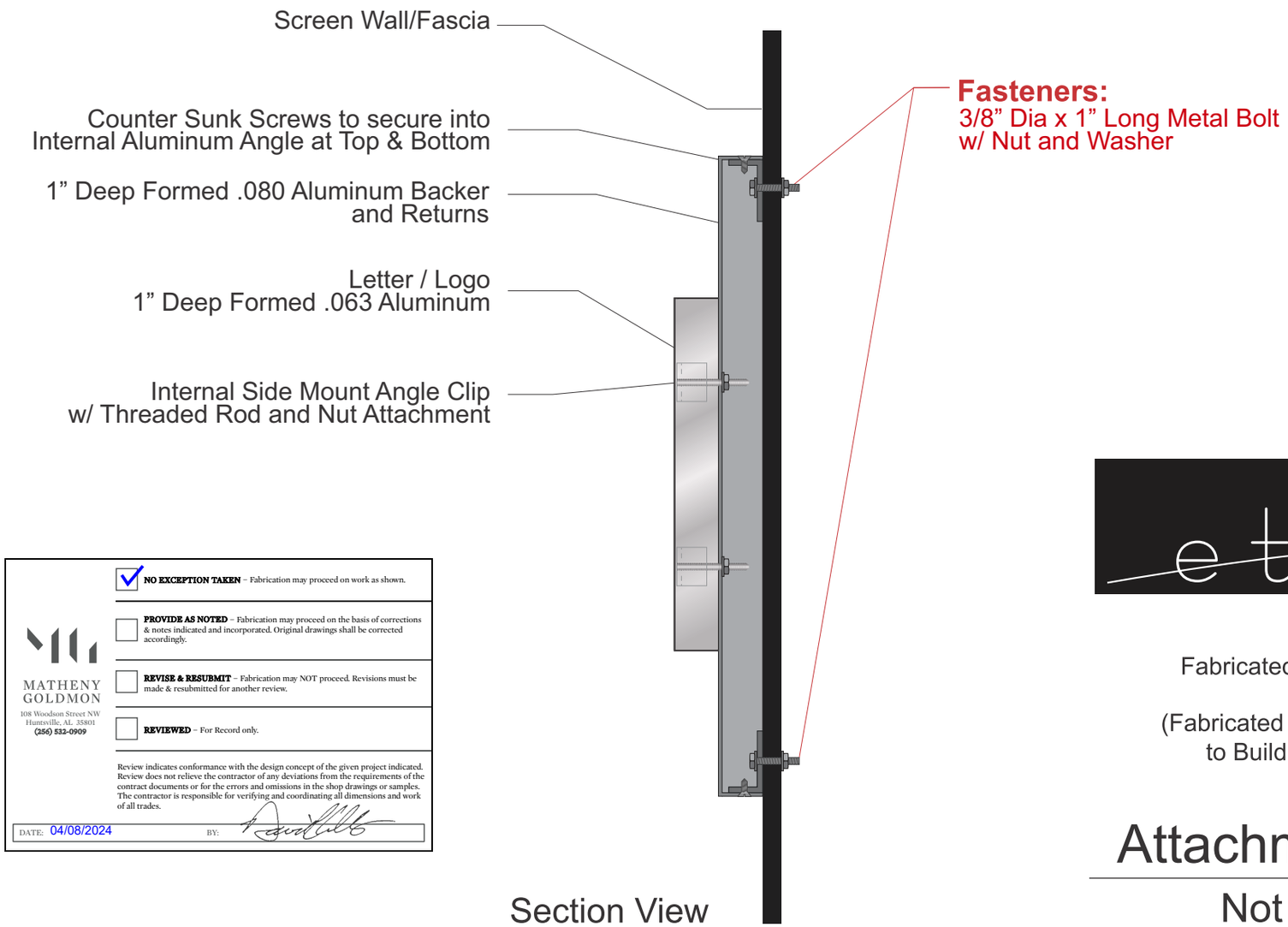
COLORS & FINISHES:
- SATIN WHITE
- SATIN BLACK
- NICKEL
- WHITE VINYL

CUSTOMER SIGNATURE

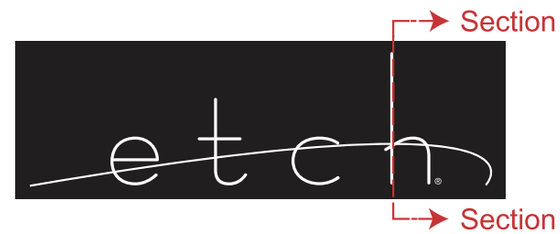
COPYRIGHT © 2023
ALL PRINT AND ELECTRONIC ART REMAINS THE SOLE COPYRIGHTED PROPERTY OF JOSLIN SIGNS, INC. AND ARE NOT TO BE DISTRIBUTED, COPIED, E-MAILED OR TRANSFERRED IN ANY WAY WITHOUT PRIOR WRITTEN RELEASE FROM JOSLIN SIGNS, INC.

SECTION DETAILS

1” DEEP FORMED LETTERS MOUNTED TO 1” DEEP FORMED BACKER



Section View



Fabricated Metal Letter (only)

(Fabricated Metal Flush Mounted to Building Fascia / Wall)

Attachment Detail

Not to scale

MATHENY GOLDMON
108 Woodson Street NW
Huntsville, AL 35801
(256) 532-0909

- [x] **NO EXCEPTION TAKEN** – Fabrication may proceed on work as shown.
- [ ] **PROVIDE AS NOTED** – Fabrication may proceed on the basis of corrections & notes indicated and incorporated. Original drawings shall be corrected accordingly.
- [ ] **REVISE & RESUBMIT** – Fabrication may NOT proceed. Revisions must be made & resubmitted for another review.
- [ ] **REVIEWED** – For Record only.

Review indicates conformance with the design concept of the given project indicated. Review does not relieve the contractor of any deviations from the requirements of the contract documents or for the errors and omissions in the shop drawings or samples. The contractor is responsible for verifying and coordinating all dimensions and work of all trades.

DATE: 04/08/2024 BY:

JOSLIN AND SON SIGNS
CUSTOM SINCE 1977
630 MURFREESBORO PIKE
NASHVILLE, TN 37210
615_255_3463
615_255_3518 FAX
JOSLINSIGN.COM

ETCH RESTAURANT

230 FRANKLIN RD
FRANKLIN, TN 37064

DRW#_	231053-K20
QUOTE#_	109172
WK_ORD#_	------
DESIGNER_	J.MORTON
PROJ_MGR_	K.CLARK
DATE_	04.05.23

COLORS & FINISHES:

CUSTOMER SIGNATURE

COPYRIGHT © 2023
ALL PRINT AND ELECTRONIC ART REMAINS THE SOLE COPYRIGHTED PROPERTY OF JOSLIN SIGNS, INC. AND ARE NOT TO BE DISTRIBUTED, COPIED, E-MAILED OR TRANSFERRED IN ANY WAY WITHOUT PRIOR WRITTEN RELEASE FROM JOSLIN SIGNS, INC.

THE FACTORY AT FRANKLIN
TO BLDG 11
Appliances
Registry
Shop onlin

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

21st day of March, 2024.

Tami A Pryce
Notary Public

TAMI A. PRYCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/26/26

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

Project Overview #1309545

Project Title: 230 Franklin Road Bldg. 13

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

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

Property Owner

Property Owner
Allen Arender
Factory Partners, LLC
2710 Old Lebanan Road, 5
Nashville, TN 37214
P:1-888-446-5523
aarender@holladayproperties.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>

Type of Work Proposed : Signage

Height of Overall Sign: 3

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 230 FRANKLIN RD: PD

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: 7941, 8045

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 3

HVAC Type:

Narrative

Project Description:

Signs are flat panel metal with internal support frame with raised metal letters. Overall thickness is 2" and dimensions are 3 feet tall by 9 feet 4" long. Signs will be attached to the existing metal panel screen wall with concealed fasteners. Signs will be illuminated by the existing front mounted lights at the previously approved sign locations on the shell building. Please see attached shop drawings and photos of the sign locations.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0176

DATE: May 6, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Signage (Convenience) At 127 2nd Ave. N.; Michael Evans, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**127 2nd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Michael Evans**
Owner:	**Marla Shuff Albert**
Project #:	**8475**
Type of Work:	**Consideration of Signage (Convenience)**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**April 23, 2024**
Expiration Date:	**April 23, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of 4 Convenience Signs for entrance/exit and 11 Convenience Signs for parking at 127 2nd Ave. N.

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

- **Location:** The Guidelines state that a maximum of 1 per entrance and 1 per exit are permitted for convenience signs. Limited additional signs may be approved when they are not visible from the right-of-way. The application proposes 4 convenience signs demarcated with green dots. Within the application 3 convenience signs are proposed at the front of the property adjacent to entrances and exits to the site. Near the rear of the property, a fourth convenience sign is proposed near an additional entrance and exit to the site. The proposed locations of the 4 convenience signs are appropriate as they are allowed a maximum of 1 per entrance and 1 per exit and the site has 4 points of entry and exit.

- **Sign Area**: The Guidelines state that convenience signs may be two sided with a maximum of 4.5 square feet per side. Where not visible from the right of way convenience signs used for parking spaces may be up to 1.5 square feet. The 4 convenience signs proposed at the entrances and exits to the property are 3 square feet and are appropriately sized.

- **Height:** The Guidelines state that convenience signs should be at maximum 4 feet tall. Where not visible from the right-of-way, convenience signs used for parking spaces may be up to 6.5 feet tall. The top of the proposed signs will be 4 feet from the ground level. The proposed sign heights are appropriate.

- **Material:** The Guidelines state that signs should be finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed sign will be aluminum posts painted black with a matte vinyl sticker application on the post. The proposed materials are appropriate.

- **Design:** The Guidelines state that a maximum of three colors are permitted and a darker background color than lettering is required. Vibrant colors may be considered as accents only. The proposed background color is a matte, black, with white lettering. There are small amounts of additional logo coloring (red, yellow, blue, white).

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

The Guidelines allow for administrative approval of additional Convenience Signs if all recommendations are met.

- **Location:** The Guidelines state that limited additional signs may be approved when they are not visible from the right-of-way. The application proposes 11 convenience signs for parking throughout the site demarcated in the plans with purple triangles. The 11 parking convenience signs at the rear and sides of the building are not appropriate as they will be highly visible from the right-of-way. For off-street parking, painted markings may be used for parking spaces on asphalt for parking space identification.

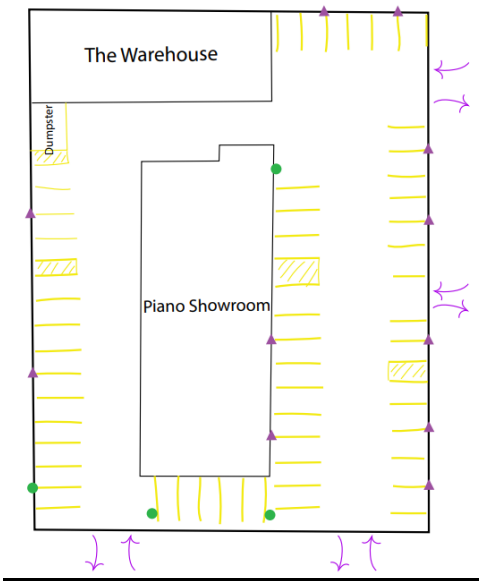
- **Sign Area**: The Guidelines state that convenience signs may be two sided with a maximum of 4.5 square feet per side. Where not visible from the right of way convenience signs used for parking spaces may be up to 1.5 square feet. The parking convenience signs are 1.5 square feet with an additional sign below that is .5 square feet. The proposed total sign area for the parking signs is 2.0 square feet and exceeds that allowed maximum for additional convenience signs and does not meet the Guidelines.

- **Height:** The Guidelines state that convenience signs should be at maximum 4 feet tall. Where not visible from the right-of-way, convenience signs used for parking spaces may be up to 6.5 feet tall. The top of the proposed signs will be 4 feet from the ground level. The proposed sign heights are appropriate.

- **Material:** The Guidelines state that signs should be finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed sign will be aluminum posts painted black with a matte vinyl sticker application on the post. The proposed materials are appropriate.

- **Design:** The Guidelines state that a maximum of three colors are permitted and a darker background color than lettering is required. Vibrant colors may be considered as accents only. The proposed background color is a matte, black, with white lettering. There are small amounts of additional logo coloring (red, yellow, blue, white).

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



APPLICABLE GUIDELINES
Chapter 8 – Signs

NON-APPROVED WORK SPECIFICATIONS

- The proposed 11 parking convenience signs, marked with purple triangles and sized 2 square feet, are not permitted as they will be highly visible from the right-of-way and exceed the allowed sign area for additional convenience signs.

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

- **The four entrance and exit convenience signs are approved marked as green dots on the plan set. See sign diagram above.**

- The signs are conditionally approved but are not to be installed until permission is granted by the Board of Mayor and Aldermen subject to **Zoning Ordinance 10.1.24.C Use – "Required parking spaces shall be free and accessible to the public, unless otherwise determined by the BOMA."**

- All signs must be installed on private property and not within the Public Right-of-Way.

- 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 |

18 in

24 in

PARK HAPPY LLC

Don't forget...
everyone who parks must
text 143 to 615-777-9797
Then, validate inside.

Failure to pay the correct rate, in advance, for the total number of stalls used may result in violation fees of up to $150 per violation and/or immobilization. Payment made to unauthorized persons is not allowed, and payment for parking at a different facility is not allowed. Your payment is valid for one use only, and exiting and reentering are not allowed. Where permitted, any validated or free parking privileges are limited to a single use per day. Before you park, check your surroundings for any safety risks. If you see any hazards, such as snow, ice, cracked pavement, uneven surfaces or slick surfaces, do not park. This facility provides only parking, not security to persons or property, and you are solely responsible for your safety. By parking here you affirmatively agree to a contract between Park Happy LLC and customer requiring binding arbitration on an individual basis, waiving the right to a jury trial or class action, limiting the remedies available to you in the event of a dispute, and that these terms are valid whether or not you choose to read them. If this is unacceptable, you may leave the facilitywithin 5 minutes of entering at no charge. www.parkhappy.com

4 Disclaimer Signs

12 in

18 in

How do our customers get their parking validated?

Step 1, text 143 to 615-777-9797

Step 2, go inside our stores to validate.

All other parkers must pay to park!

PARK HAPPY LLC

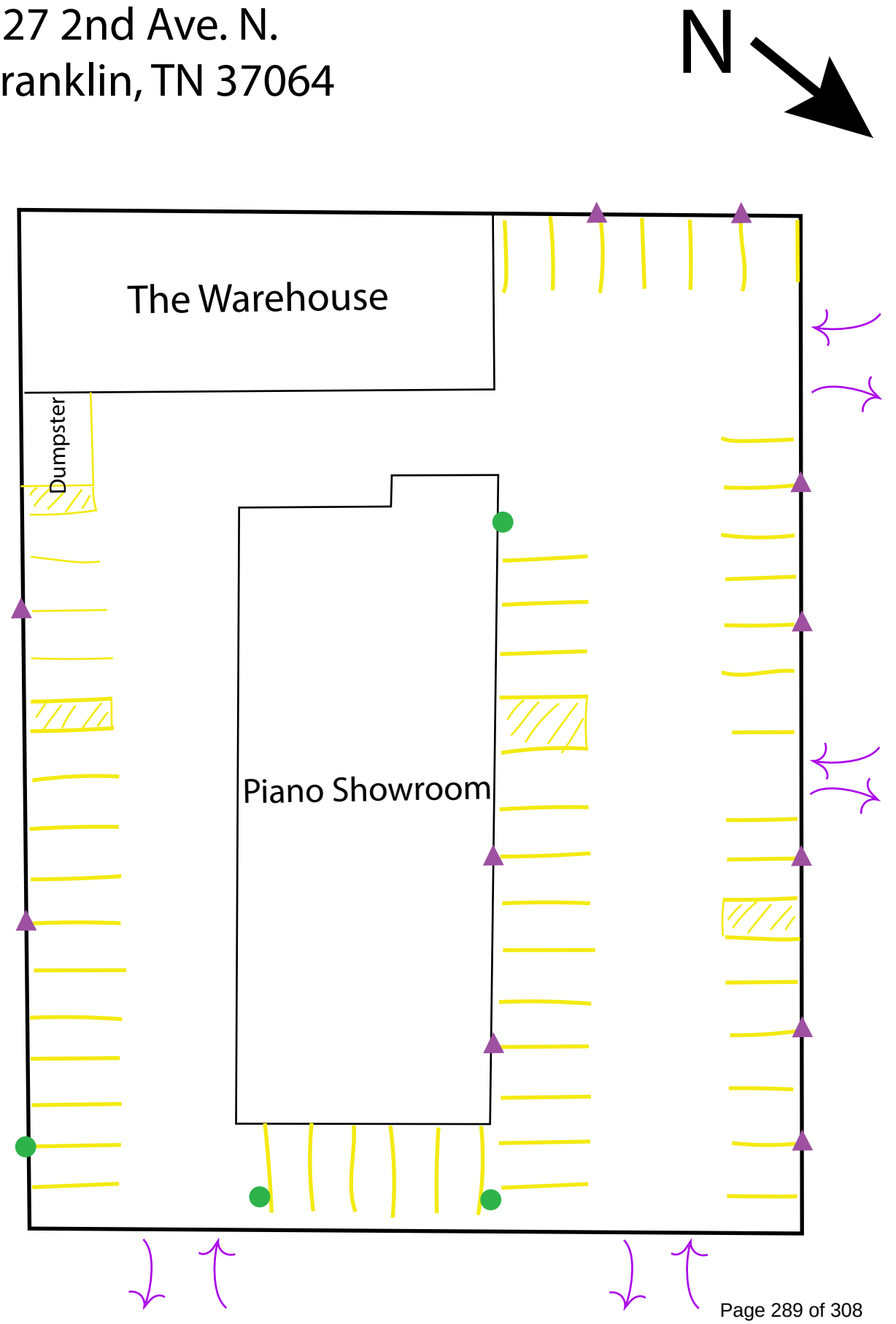
6 in

Our stores:

Shuff's Piano Showroom, Salon on Main, Common Ground, Rob Floyd Entertainment, Shelter Insurance

11 Info Signs

127 2nd Ave. N.
Franklin, TN 37064



Signs and Dimensions

4x Convenience Signs
18”x24”
3sqft
Top of sign will be 4’ from ground level
Aluminum base material with a matte vinyl sticker application
Signposts will be painted black

11x Convenience Signs
12”x18”
1.5sqft
Top of sign will be 4’ from ground level
Aluminum base material with a matte vinyl sticker application
Signposts will be painted black

Notes

As you will see in the sign package document, there is a smaller .5sqft additional sign that will need to be added to the information signs. The lot also provides parking for tenants of 135 2nd Ave. N., and we need to maintain a list of allowed, associated businesses for the parking public to read.

The lot also has 4 pre-existing, designated handicap parking stalls, with associated signage. That signage is not included in this application.

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078C D 009.00 & 078C D 010.00
(Property Parcel/Tax ID Number)
and located at:

127 2nd Ave N Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Keith Moorman
(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

127 2nd Ave N
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

19 day of April, 2024.

Notary Public

My Commission Expires: January 24, 2028

JULIYA HOCHSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. JAN. 24, 2028

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

Project Overview #1308929

Project Title: 127 2nd Ave N Franklin

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Michael Evans
Park Happy LLC
P.O Box 40018
Nashville, TN 37204
P:6159734018
michael@parkhappy.net

Property Owner

Property Owner
Marla Shuff Albert

127 2nd Ave. N.
Franklin, TN 37064
P:6155445343
marla@shuffproperties.com

Address or Parcel

Project Address or Parcel:
- 127 2ND AVE N (078C-D01000)
- 127 2ND AVE N B (078C-D00900)

Columbia Avenue Overlay:

Calculated Acreage: Parcel
- 127 2ND AVE N: 0.41125634
- 127 2ND AVE N B: 0.2699729

Zoning District: Zoning Districts
- 127 2ND AVE N: DD
- 127 2ND AVE N B: DD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 127 2ND AVE N: Central Franklin Overlay District
- 127 2ND AVE N B: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 127 2ND AVE N: Historic Preservation Overlay
- 127 2ND AVE N B: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 1308929

Type of Work Proposed : Signage

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

Height of Overall Sign: 4

Height of Sign Face or Sign Area: 1.5

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

HVAC Type:

Narrative

Project Description:

This lot was privately operated, but is now becoming a commercial parking lot.

There are 2 designated entries/exits along 2nd Ave, as well as 5 spaces directly accessible from the street. There's also an alley entry/exit midway along the Right side of the property. The back Right side of the property adjoins another parcel's parking area.

We seek to install 3 convenience signs at the front entries to the lot. These signs will be 3sqft in size and no taller 4' from the ground. They will be made of an aluminum material with a matte vinyl sticker applied to the front and attached to a solid metal, black-painted post. A 4th convenience sign of equal size and design will be located at the back corner of the building to parkers who may enter from the adjoining parking area.

We also seek to install 11 convenience signs that have varying degrees of visibility from the right-of-way. These signs will be 1.5sqft in size and will be no taller than 4' from the ground. Please see the layout for placement. The signs will also be made of an aluminum material with a matte vinyl sticker applied to the front, attached to solid metal, black-painted posts.

A smaller, information sign needs approval, as this property has specific parking allowances for neighboring businesses. We need to communicate to the parking public which business have parking permissions on the lot These signs will be .5sqft in size, installed below the 11 convenience signs on the same solid metal, black-painted posts. The signs will be made of an aluminum material with a matte vinyl sticker applied to the front.

We have strove for the least number of signs, while also making sure no parker ends up afoul of the complicated parking arrangement for this property and its neighbors.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0177

DATE: May 6, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Signage (Convenience) At 94 E. Main St.; Michael Evans, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

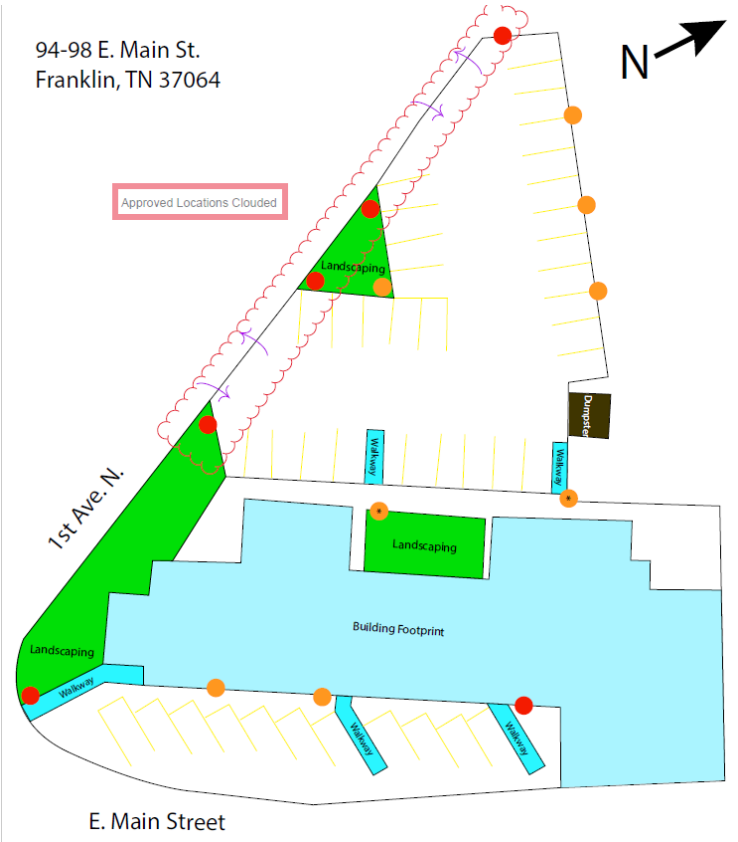
Address:	**94 E. Main St. (Downtown Franklin Historic District)**
Applicant:	**Michael Evans**
Owner:	**First & Main, LLC. Rep. J.N. Franks**
Project #:	**8469**
Type of Work:	**Consideration of Signage (Convenience Signs)**
Status:	**Approval with conditions but not to be installed prior to approval from BOMA for new paid parking use.** **(See "Approved Work Specifications" and "Non-Approved Work Specifications" Below)**
Approval Date:	**April 11, 2024**
Expiration Date:	**April 11, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of 6 entrance/exit convenience signs and 8 parking convenience signs. This application also includes alternate signs to be installed once a tenant has occupied the building.

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

- **Location:** The Guidelines state that a maximum of 1 per entrance and 1 per exit are permitted for convenience signs. Limited additional signs may be approved when they are not visible from the right-of-way. The application proposes 4 convenience signs at two entrance and exit locations at the rear of the building and 2 fronting Main Street. The application also proposes 8 parking convenience signs, 6 are located on the rear of the building and 2 that are proposed in front of the building. The 8 parking convenience signs will be highly visible from right of way. The proposed convenience signs at the rear entrance and exits are appropriately placed. The 8 parking convenience signs at the rear and front of the building are not appropriate as they will be highly visible from the right-of-way. The 2 convenience signs located in front of the building are not appropriate as they are not located to circulate traffic through an entrance and exit. For off-street parking, painted markings may be used for parking spaces on asphalt for parking space identification. See "Sign Location" diagram below. The orange dots represent the parking convenience signs and the red dots represent the entrance and exit locations.



Sign Location Diagram

- **Sign Area:** The Guidelines state that convenience signs may be two sided with a maximum of 4.5 square feet per side. Where not visible from the right of way convenience signs used for parking spaces may be up to 1.5 square feet. The six convenience signs proposed at the entrances and exits to the property are 3 square feet and are appropriately sized. The parking convenience signs are 1.5 square feet and are appropriately sized.

- **Height:** The Guidelines state that convenience signs should be at maximum 4 feet tall. Where not visible from the right-of-way, convenience signs used for parking spaces may be up to 6.5 feet tall. The top of the proposed signs will be 4 feet from the ground level. Two of the proposed signs closest to the building and less visible from right-of-way will be 6 feet in total height. The proposed sign heights are appropriate.

- **Material:** The Guidelines state that signs should be finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed sign will be aluminum posts painted black with a matte vinyl sticker application on the post. The proposed materials are appropriate.

- **Color:** The Guidelines state that a maximum of three colors are permitted and a darker background color than lettering is required. Vibrant colors may be considered as accents only. The proposed background color is a matte, black, with white lettering. There are small amounts of additional logo coloring (red, yellow, blue, white).

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

APPLICABLE GUIDELINES
Chapter 8 – Signs

NON-APPROVED WORK SPECIFICATIONS

- The 2 convenience signs, marked with red dots, at the front of the building are not permitted as their locations are not typical to a traffic circulation requirement of convenience signs.

- The proposed 8 parking convenience signs, marked with orange dots and sized 1.5 square feet, are not permitted as they will be highly visible from the right-of-way.

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

- **The four entrance and exit convenience signs located on 1St Ave. N. are approved. Clouded in red on the "Sign Location Diagram".**

- The signs are conditionally approved but are not to be installed until permission is granted by the Board of Mayor and Aldermen subject to **Zoning Ordinance 10.1.24.C Use – "Required parking spaces shall be free and accessible to the public, unless otherwise determined by the BOMA."**

- All signs must be installed on private property and not within the Public Right-of-Way.

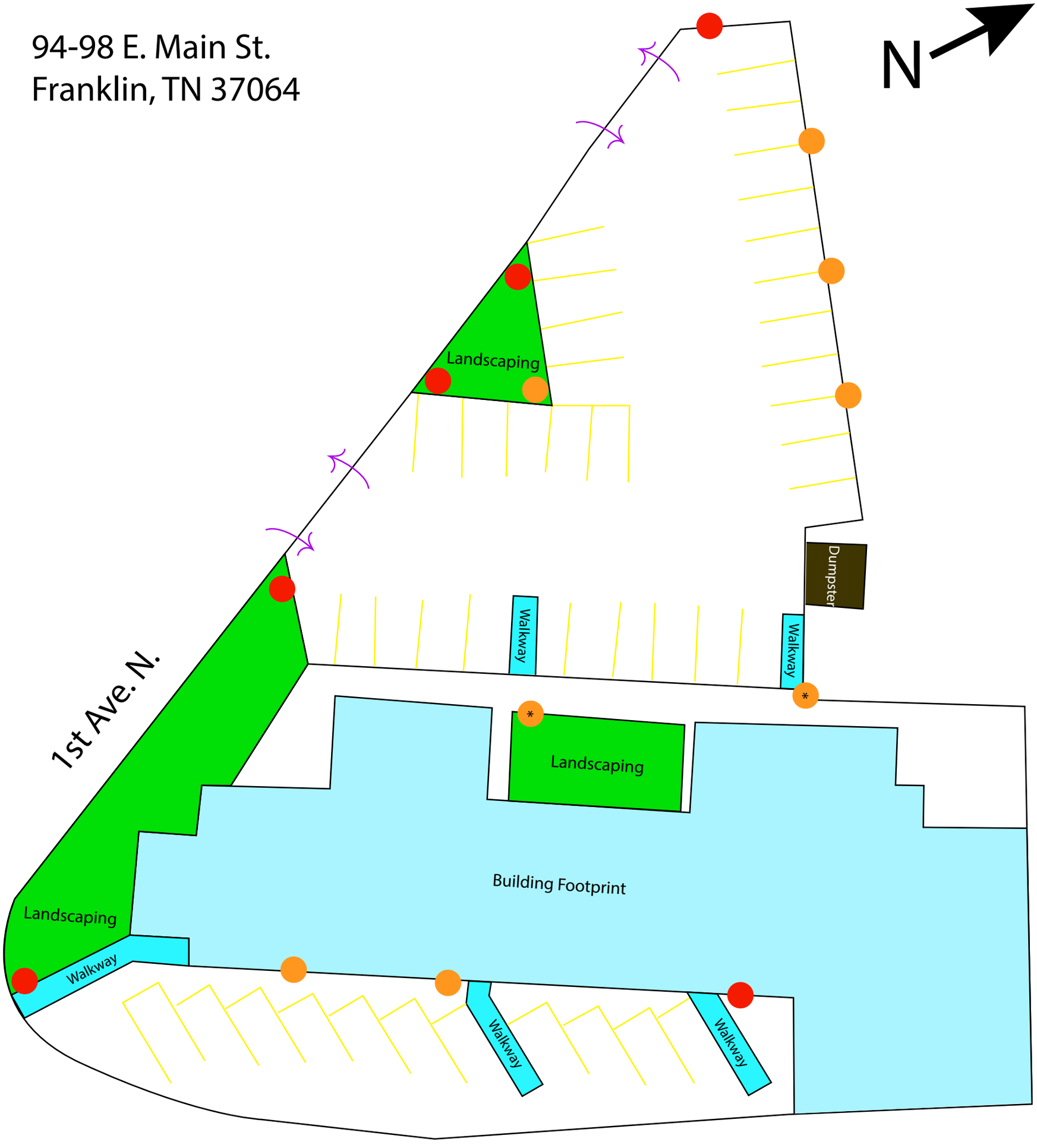
- When the project moves into Phase 2, the signs **must** receive a new COA.

- 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/

94-98 E. Main St.
Franklin, TN 37064



18 in

24 in

PARK HAPPY LLC

Don't forget, you must pay to park in advance.

Text 132 to 615-777-9797

Failure to pay the correct rate, in advance, for the total number of stalls used may result in violation fees of up to $150 per violation and/or immobilization. Payment made to unauthorized persons is not allowed, and payment for parking at a different facility is not allowed. Your payment is valid for one use only, and exiting and reentering are not allowed. Where permitted, any validated or free parking privileges are limited to a single use per day. Before you park, check your surroundings for any safety risks. If you see any hazards, such as snow, ice, cracked pavement, uneven surfaces or slick surfaces, do not park. This facility provides only parking, not security to persons or property, and you are solely responsible for your safety. By parking here you affirmatively agree to a contract between Park Happy LLC and customer requiring binding arbitration on an individual basis, waiving the right to a jury trial or class action, limiting the remedies available to you in the event of a dispute, and that these terms are valid whether or not you choose to read them. If this is unacceptable, you may leave the facilitywithin 5 minutes of entering at no charge. www.parkhappy.com

Phase 1

PARK HAPPY LLC

Don't forget... everyone who parks must text 132 to 615-777-9797 Then, validate in store.

Failure to pay the correct rate, in advance, for the total number of stalls used may result in violation fees of up to $150 per violation and/or immobilization. Payment made to unauthorized persons is not allowed, and payment for parking at a different facility is not allowed. Your payment is valid for one use only, and exiting and reentering are not allowed. Where permitted, any validated or free parking privileges are limited to a single use per day. Before you park, check your surroundings for any safety risks. If you see any hazards, such as snow, ice, cracked pavement, uneven surfaces or slick surfaces, do not park. This facility provides only parking, not security to persons or property, and you are solely responsible for your safety. By parking here you affirmatively agree to a contract between Park Happy LLC and customer requiring binding arbitration on an individual basis, waiving the right to a jury trial or class action, limiting the remedies available to you in the event of a dispute, and that these terms are valid whether or not you choose to read them. If this is unacceptable, you may leave the facilitywithin 5 minutes of entering at no charge. www.parkhappy.com

Phase 2

12 in

18 in

PARK HAPPY LLC

Welcome, friends!

Don't forget, you must pay to park in advance.

Text 132 to 615-777-9797

Then follow the prompts, and have a great day!

Phase 1

How do our customers get their parking validated?

Step 1, text 132 to 615-777-9797

Step 2, go to the kiosk in store to validate.

All other parkers must pay to park!

PARK HAPPY LLC

Phase 2

Signs and Dimensions

6x Convenience Signs
18”x24”
3sqft
Top of sign will be 4’ from ground level
Aluminum base material with a matte vinyl sticker application
Signposts will be painted black

8x Convenience Signs
12”x18”
1.5sqft
Top of sign will be 4’ from ground level
Aluminum base material with a matte vinyl sticker application
Signposts will be painted black
Exception: two signs labeled with an asterisk on the layout will top out at 6’

Notes

The site will be developed in two phases.

During phase one, the associated building at 94-98 E. Main St. will not be occupied. The signs displayed on the lot are labeled Phase 1.

Once the building has tenants again, the signs will be adjusted to a *near version* of the signs labeled Phase 2. The text may change from what is included in this application, but the signage will not substantially differ from what is shown. Neither the size, quantity, nor location of the signs will be altered without approval.

As permitted by the Franklin Historic District Design Guidelines, painted markings will also be used in this off-street parking area.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I J. N. Franks, III member of First & Main 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: 063N B 06000 00009078C and
063N B 05800 00009078C
(Property Parcel/Tax ID Number)
and located at: 103 1ST AVE NORTH and
94-98 East Main Street
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint
Keith Moorman owner of Park Happy LLC.
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

J N Franks III
Signature

211 3rd Ave South
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

26th day of March, 2024.

Notary Public

My Commission Expires: 5/14/25

VICTOR B APPLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-14-2025

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

Project Overview #1267380

Project Title: 94 E Main Street

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Michael Evans
Park Happy LLC
P.O Box 40018
Nashville, TN 37204
P:6159734018
michael@parkhappy.net

Property Owner

Property Owner
J.N. Franks

211 3rd Ave. S.
Franklin, TN 37064
P:6159734018
jfranks130@gmail.com

Address or Parcel

Project Address or Parcel:
- 94 E MAIN ST (063N-B05800)
- 103 1ST AVE N (063N-B06000)

Columbia Avenue Overlay:

Calculated Acreage: Parcel
- 94 E MAIN ST: 0.42085828
- 103 1ST AVE N: 0.61092979

Zoning District: Zoning Districts
- 94 E MAIN ST: 1ST AVE
- 103 1ST AVE N: 1ST AVE

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 94 E MAIN ST: Central Franklin Overlay District
- 103 1ST AVE N: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 94 E MAIN ST: Historic Preservation Overlay
- 103 1ST AVE N: Historic Preservation Overlay

Flood Fringe Overlay: Flood Fringe Overlay
- 94 E MAIN ST: Floodway Fringe Overlay District
- 103 1ST AVE N: Floodway Fringe Overlay District

Floodway Overlay: Floodway Overlay
- 94 E MAIN ST: Floodway Overlay District
- 103 1ST AVE N: Floodway Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 1267380

Type of Work Proposed : Signage

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

Height of Overall Sign: 4

Height of Sign Face or Sign Area: 3

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

HVAC Type:

Narrative

Project Description:

We are converting the parking associated with this building into a commercial parking space while the building is unoccupied. Once there are tenants, the lot will still offer paid public parking, but will primarily be used by guests of the building.

At the front of building (along E Main), there are 11 spaces along a single curb cut. At the back of the building, there are 33 spaces accessed through 2 combined entries/exits.

We seek to install 6 convenience signs at the entries and exits to the lot. These signs will be 3sqft in size and no taller 4' from the ground. They will be made of an aluminum material with a matte vinyl sticker applied to the front and attached to a solid metal, black-painted post.

We also seek to install 8 convenience signs that have varying degrees of visibility from the right-of-way. These signs will be 1.5sqft in size and will vary in height from 4' to 6'. Please see the layout for placement. The signs will also be made of an aluminum material with a matte vinyl sticker applied to the front, attached to solid metal, black-painted posts.

Two different versions of signs are included with this application. The Phase 1 signs will be installed according the the COA approval and conditions. Phase 1 signs will be replaced by Phase 2 signs, when the building becomes occupied again. The material, size, location, and quantity of the signs will stay the same, only the text of the Phase 2 signs will change. An example of the possible Phase 2 signs has been included with this application. Should we need to amend the size, location, or quantity of the signs, we will file a supplemental application at that time.