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

City of Franklin

Meeting Agenda

Historic Zoning Commission

Monday, June 10, 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 99 E. Main St.; Shaun Sullivan, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

3. Consideration Of Alterations (Accessory) At 1003 Fair St.; Ben McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

4. Consideration Of Alterations (Door Replacement) At 113 2nd Ave. S.: Kimberlie Leisinger, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration Of New Construction (Accessory) and Driveway Alterations At 316 Bridge St.; Eric Smith, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

6. Consideration Of Fencing At 239 Franklin Rd. (Harlinsdale Farm); Lisa Clayton, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

7. Consideration Of Alterations (Window Replacement) At 137 4th Ave. N.; Laura DiPasquale, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

8. Consideration Of Alterations And Addition (Principal) At 112 Lewisburg Ave.; Jennifer Lombard, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

9. Consideration Of Alterations (Railing) At 104 S. Margin St.; Rick Kwock, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

10. Consideration Of Partial Demolition and Addition (Accessory Structure) At 231 Myles Manor Ct.; Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

11. Consideration Of Site Alterations (Driveway) At 419 Boyd Mill Ave.; Mike Smith, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

12. Consideration Of Alterations (New Construction) At 1835 William Campbell Ct. (Lot 2 Historic Magnolia Hall Subdivision); Jennifer Lombard, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

13. Administrative COA 122 Harlinsdale Ct. Rear Yard Fencing

Sponsors:

14. Adminstrative COA 249 4th Ave. N. Minor Alteration (Rear Non-Historic)

Sponsors:

15. Administrative COA 110 3rd Ave. N. Signage (Reface Post-and-Arm)

Sponsors:

16. Administrative COA 135 2nd Ave. N. Signage (Reface Panel)

Sponsors:

ADJOURN

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

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

City of Franklin

Meeting Minutes

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

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

Commissioners Present: Josh Denton, Lisa Marquardt, Michael Orr, Bob Barrett, Tyler LeMarinel, Kathy Worthington, and Brian Laster

Commissioners Absent: Susan Besser and Mary Pearce

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

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

Chair Denton asked for citizen comments. There were none.

Chair Denton asked for a motion to elect a temporary chairperson for two items on the agenda that he would recuse himself from. Vice Chair Pearce is absent.

Motion

Commissioner Laster motioned to nominate Commissioner LeMarinel as temporary Chair for the two items, seconded by Commissioner Marquardt. The motion carried 7-0.

Motion

Commissioner Marquardt motioned to move items 8 and 13 to the front of the agenda, seconded by

Commissioner Worthington. The motion carried 7-0.

A point of clarification was provided by staff that it was not item 8 that the chair needed to be recused from, but item number 7 was the correct item on the agenda. Vice Chair LeMarinel asked if the motion needed to be reconsidered. Mr. Harper advised a motion should be made to clarify this.

Commissioner Laster motioned to motion items 7 and 13 to the front of the agenda instead of 7 and 13, seconded by Commissioner Barrett. The motion carried 6-0 (Chair Denton recused himself already).

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 Marquardt motioned to approve the April 8, 2024, HZC meeting minutes, seconded by Commissioner Laster. The motion carried 5-0 (Commissioner LeMarinel abstained).

ANNOUNCEMENTS

Ms. Huffer announced that the regularly scheduled DRC meeting will take place on Monday, May 20, 2024, in the Boardroom. Also, an emergency action was initiated for the Masonic Lodge due to the recent storm damage to the building. Staff emailed photos of the damage to all the Commissioners and through provisions stated in the zoning ordinance was able to grant emergency action to address the damages.

APPLICATIONS

2. **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

Staff: Emily Huffer. 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, to maintain the building's historic status. 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 conditions outlined in the staff report.

Public Comment: None

Applicant: Mark Kozevski. Mr. Kozevski did not have any additional information but requested a favorable recommendation from the HZC to the Board of Zoning Appeals.

Motion
Commissioner Laster motioned to provide a favorable recommendation to the BZA as related to floodplain construction standards (building finished floor elevation) for the property located at 94-98 East Main Street with staff conditions, seconded by Commissioner Worthington.

Discussion
Commissioner Orr asked if there would be changes to the exterior elevation, relating to design.

Mr. Kozevski explained that most of the design changes would take place in the interior of the buildings, but basically, the building would continue to look like a gas station to preserve the history of the building. There could be minor changes to the rear exterior elevation.

Acting Chair LeMarinel asked the Commissioners to vote.

The motion carried 6-0.

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

Sponsors: Emily Wright, Emily Huffer

Ms. Dannenfelser recused herself from the item as she lives near the Franklin Grove project.

Staff: Emily Huffer. 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: 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. While the solid-to-void ratio is generally the same, the utilization of transom windows are not utilized on the main 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 of the item with conditions outlined in the staff report.

Public Comment: None

Applicant Presentation: Brandon Priddy. Mr. Priddy stated that the transoms were proposed to address the proportional inconsistency of the west elevation. The transoms were suggested as a way to deal with the height differences.

Motion
Commissioner Orr motioned to approve alterations at 423 South Margin Street (Franklin Grove) with staff conditions, seconded by Commissioner Barrett.

Discussion
Commissioner Orr asked Mr. Priddy if he had any issues with staff conditions.

Mr. Priddy stated he did not but clarified that the windowsill height would need to correspond with the other windows on the elevation.

Mr. Huffer confirmed that this is correct.

Commissioner Laster asked if the removal of transoms and skylights from the renderings was a mistake, and if the height of the porch had changed and, lastly, if the windows were proposed to be double hung or have the appearance of double hung (as proposed in the Design Guidelines).

Mr. Priddy stated that yes, a mistake was made in the renderings (omission of transom and skylights) and the porch height was increased to align better with the Italianate design of the building. Regarding the type of windows, Mr. Priddy stated that the windows would be fixed.

Amendment
Commissioner Laster amended the motion to include window specifications of double hung or have the appearance of double hung windows (as proposed in the Design Guidelines), seconded by Commissioner Worthington.

Acting Chair LeMarinel asked the Board to vote on the amendment to the motion.

The motion to amend carried 6-0.

Main Motion As Amended
The motion as amended carried 6-0.

Chair Denton returned to dais.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. 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.

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

Applicant: John Baumgartner. Mr. Baumgartner thanked the city for the quick action in response to the recent storm damage to the Hiram Masonic Hall. Mr. Baumgartner explained that with approval from the Board, permitting and construction could begin in the next 30 to 45 days.

Motion
Commissioner Laster motioned to approve alterations at 115 2nd Avenue South (Hiram Masonic Hall) with staff conditions 2-5, seconded by Commissioner Worthington.

Commissioner Laster explained that a precedent has been set that supports the star-shaped anchor plate in two Middle

Tennessee locations. Both locations have painted black star anchor plates and have been present for 100 years.

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

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Commissioner Marquardt recused herself from the item.

Staff: Elizabeth Bulay. 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 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. 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 front yard fencing within the Zoning Ordinance. The Zoning Ordinance would allow for the installation of up to an 8' fence on nonresidential properties starting behind the front facade. 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 item with conditions outlined in the staff report.

Applicant: Allan Hunter. Mr. Hunter stated that the request for fencing would complete the project.

Citizen Comments: None

Motion

Commissioner LeMarinel motioned to approve fencing at 113 2nd Avenue South with staff conditions, seconded by Commissioner Orr.

Discussion: None

The motion carried 6-0.

Commissioner Marquardt returned to the dais.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. 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. At 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 front yard fencing in the Hincheyville Historic District. 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. 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. Ms. Huffer referenced an attachment to the application showing 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 of the item with conditions outlined in the staff report.

Applicant: Bernie Butler. Mr. Butler stated that he agrees with the staff recommendation despite the extra money that will be spent. Overall, the design suggestion by staff will be the most appropriate and accurate for the Hincheyville Historic District.

Citizen Comments: None

Motion
Commissioner Barrett motioned to approve fencing at 725 West Main Street (The Arlington) with staff conditions, seconded by Commissioner LeMarinel.

Discussion: None

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff: Elizabeth Bulay. On building 11 at the Factory, the proposal includes painting the existing non-historic façade elements that are seen on the exterior of the building. The first item within this application is painting the aluminum storefront windows 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. 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 item with conditions outlined in the staff report.

Applicant: Victor LeCoffre. Mr. LeCoffre stated that the request for alterations/improvements (Saffire Restaurant) will be more consistent with the Factory design.

Citizen Comments: None

Motion
Commissioner LeMarinel motioned to approve alterations at 230 Franklin Road (The Factory; Building 11) with staff conditions, seconded by Commissioner Worthington.

Discussion: None

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff: Elizabeth Bulay. 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 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 proposed standing seam metal roof is appropriate.

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

Applicant: Doug Julian. Mr. Julian stated that he agrees with staff's presentation and conditions.

Citizen Comments: None

Motion
Commissioner Laster motioned to approve alterations (Roofing Materials) at 1840 William Campbell Court (Historic Magnolia Hall) with staff conditions, seconded by Commissioner Marquardt.

Discussion: None

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. 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. Since this is a City project, staff does not make a recommendation, but there are some potential conditions, outlined in the staff report, should the HZC approve the proposal.

Applicant: Brandon Priddy. Mr. Priddy stated that the proposal is for repairs to the barn so that it is useable to the city of Franklin for storage purposes.

Citizen Comments: None

Motion
Commissioner LeMarinel motioned to approve alterations at 317 Franklin Road (Hayes House Barn) with all staff conditions, seconded by Commissioner Marquardt.

Commissioner LeMarinel asked Mr. Priddy if the barn, itself, sits in the floodplain or if the Harlinsdale Farm property is generally in the floodplain.

Mr. Priddy stated that a corner of the barn is slightly in the floodplain.

Commissioner LeMarinel stated that should any changes need to be made due to floodplain considerations, the proposal should return to the HZC for approval.

Ms. Huffer stated that depending on the degree of change to the proposal, staff could approve a minor change, otherwise,

the proposal would need to return for approval from the HZC.

Mr. Priddy stated that he does not anticipate any major changes to the project.

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. The property at 321 3rd Avenue South 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 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 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. 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 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 conditions listed on the staff report.

Applicant: J.L. Sullivan. Mr. Sullivan thanked Ms. Huffer for her assistance throughout the application process and explained that the goal is to update the home similarly to neighboring homes with architectural asphalt roofing, half-round gutters/round downspouts, and metal roofing on the front porch. Mr. Sullivan also stated that he would like to replace garage roofing with the same asphalt roofing proposed for the house.

Citizen Comments: None

Motion
Commissioner Laster motioned to approve alterations to the gutters, asphalt shingle roof, and the metal porch roof with staff conditions (other than the deferral recommendation) for the property located at 321 3rd Avenue South., seconded by Commissioner Worthington.

Commissioner Laster explained one often sees a metal porch roof in homes where the porch roofing falls under the eaves. There are several incidents in this area of town where a porch metal standing seam precedent has been set. For these reasons, Commissioner Laster stated that the use of standing seam metal for the porch roof would be appropriate.

Chair Denton noted the mention of the garage roof being replaced in addition to the roof of the principal structure and asked staff to comment on the garage roof.

Ms. Huffer stated that she was not exactly sure about the details of the garage roof but if the garage roof is proposed to be the same roofing material as the principal structure, it would be appropriate under the guidelines.

Amendment
Commissioner Marquardt amended the motion to include the garage roofing replacement as part of the application, seconded by Commissioner Barrett.

Discussion: None

The motion to amend carried 7-0.

Main Motion As Amended

As there was no further discussion, Chair Denton asked the Commissioner to vote on the motion as amended.

The motion as amended carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff: Elizabeth Bulay. 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 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 proposed application meets the intent of the Guidelines for lighting. Since this is a City project, staff does not make a recommendation, staff has suggested potential conditions that are outlined in the staff report should the HZC approve the proposal.

Applicant: Brian Walker. Mr. Walker did not have any additional information to add.

Citizen Comment: None

Motion
Commissioner Orr motioned to approve lighting at 1368 Eastern Flank Circle (Eastern Flank Event Facility) with staff conditions, seconded by Commissioner Worthington.

Discussion: None

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff: Elizabeth Bulay. 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 Avenue. A gate is proposed at the driveway entrance located on 9th Avenue North. 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 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:

1. Configure operable gates to swing inwardly. They should not open onto the public sidewalk.
2. Avoid the use of sliding gates. 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 conditions outlined in the staff report.

Applicant: Tommy Kellogg. Mr. Kellogg stated that he was not aware of the 3 feet height requirement and requested clarification on this condition.

Ms. Bulay explained that 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.

Chair Denton explained that the zoning ordinance requirement is not governed or under the purview of the HZC.

Mr. Kellogg stated that the zoning ordinance must have been updated recently as many of his neighbors do not appear to be following the requirements.

Ms. Bulay explained that the reason this property falls under the zoning ordinance requirement is because the driveway entrance on the side street (9th Avenue North) must allow visibility for turning. Ms. Bulay also asked the applicant to confirm that the gate would swing inwardly.

Mr. Kellogg stated, "yes," the gate would swing inwardly.

Citizen Comments: None

Motion
Commissioner Marquardt motioned to approve fencing at 807 Fair Street with staff conditions, seconded by Commissioner Laster.

Discussion: None

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff: Elizabeth Bulay. The proposal includes the installation of two wall signs on the commercial building found at 252 5th Avenue North. The building is on a corner fronting North Margin Street and 5th Avenue North. The building maintains a simple, 1-story elongated building form. The first sign will front 5th Avenue North and is 11 square feet. The second sign will be located on the side of the building fronting North Margin Street 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:

1. Maximum sign area of 9 feet and proportionate to the building façade and other signage.

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 the application, staff recommends the conditions listed in the staff report.

Applicant: Sam Johnson. Mr. Johnson explained that the distance of the building from the road paired with the number of characters in the logo, make the sign difficult to read if it adheres to the nine square feet maximum size.

Citizen Comments: None

Motion (to defer)
Commissioner Marquardt motioned to defer the application to the next voting meeting so that the applicant could attend the DRC meeting to explain the proportion details and to provide more information on the proposed materials. Ideally, a street view of the building would be beneficial to aid in understanding the need for a larger sign.

The motion failed for lack of a second.

Motion (to approve)
Commissioner LeMarinel motioned to approve the sign as proposed by the applicant for 252 5th Avenue North, seconded by Commissioner Worthington.

Commissioner LeMarinel explained that because of the distance from the street to the building and the size of the building, the larger signage can be considered. In this area of downtown, cars are moving at a faster speed, making it seem more appropriate and fairer to allow for larger signage. This board has approved larger additions for larger lots and in the same thought process, it is reasonable to allow a larger sign on a larger building.

Commissioner Laster noted his concerns about setting a precedent for larger signs and pointed out the monument sign in the building photo. Also, eleven square feet may or may not make a dramatic difference compared to the recommended nine square feet.

Chair Denton stated that although he is sympathetic to the number of characters in the logo, he has concerns about the precedent set for future signage applications. The size of the proposed signage on the side of the building is more forgiving when considering a larger than recommended sign.

Commissioner Marquardt asked for more information about the monument sign.

Mr. Johnson stated that monument sign has a darker background with white letters.

Commissioner Worthington suggested consideration of the larger sign on the side of the building as proposed and maintain the recommended sign size for the front of the building.

Amendment
Commissioner LeMarinel offered an amendment to the motion to limit the front signage size to nine square feet as recommended by the design guidelines and to approve the signage for the side of the building as proposed by the applicant (15.87 square feet), seconded by Commissioner Worthington.

Commissioner Laster expressed his concerns about setting a precedent for larger than recommended signs.

Chair Denton asked staff about the number of signs permitted for the building.

Ms. Bulay stated that three signs are permitted for the location. Considering the proposed signs and the existing monument sign, the business has used their full allotment of signs.

Mr. Johnson noted that double doors have replaced the windows at the front entrance, to comply with ADA requirements and fire codes.

Chair Denton stated that deferral may be the best option so that renderings with the updated entrance may be provided to fully understand how the signs will look. Especially since the size proposed is significantly outside the guidelines.

The motion to amend carried 7-0.

Main Motion As Amended
The motion as amended carried 6-1 (Chair Denton voting against).

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

Staff: Elizabeth Bulay. 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 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 proposed changes on the front elevation contribute to the architectural detailing and are in keeping with the Queen Anne architectural style. However, 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:

1. 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. A series of window alterations are proposed. 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.

Rear Elevation: The proposed changes on the rear elevation are simplified and appropriate within the Guidelines.

Right Elevation: 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 conditions outlined in the staff report.

Applicant: Matt Smith. Mr. Smith stated that he would respond to all the recommendations from staff. There are no objections to the staff recommendations regarding roof pitch. The purpose of the double windows (left elevation/front gable) is to allow light into the pantry and kitchen. On the right elevation, the window in question is on the landing and provides functionality. Mr. Smith suggested a reduction in the window sizing as an option.

Citizen Comments: None

Motion (for approval)
Commissioner Worthington motioned to approve alterations at 1835 William Campbell Court (Historic Magnolia Hall Subdivision Lot 2) with staff conditions, seconded by Commissioner Orr.

Commissioner LeMarinel stated that he agrees with staff regarding the landing window as it is typically seen when there is a gable or if there are two stories. The proportions do not appear to be quite as they should be, and the window would be visible from the front.

Commissioner Laster stated that the left elevation would be highly visible from Boyd Mill Avenue, setting the stage for the neighborhood. Thinking about historical windows and what is typical, the original design was more appropriate and in keeping with what is seen in a historical neighborhood. Mr. Laster asked Mr. Smith if the windows would be double hung or have the appearance of double hung windows.

Mr. Smith stated that the windows would be double hung windows.

Chair Denton stated that the previous design had more of a rhythm and spacing consistent with an historic home, and he fully supports staff's recommendation regarding the left elevation that faces Boyd Mill Avenue.

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

The motion failed 0-7.

Motion (to defer)
Commissioner Laster motioned to defer consideration of alterations at 1835 William Campbell Court (Historic Magnolia Hall Subdivision Lot 2) to the June 2024 HZC meeting, seconded by Commissioner Worthington.

The motion carried 7-0.

Commissioner Marquardt left the meeting for a family commitment.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. 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, recommendations are suggested in the staff report.

Applicant: Benton Smothers. Mr. Smothers explained that the structure was becoming hazardous as members of the public contacted the Factory to report the issue. One of the construction contractors made the decision to begin removing the structure without notifying the office. Luckily, before the canopy was completely removed, the removal was stopped, and Emily was notified. The archivist has not been able to definitively date the structure or determine the structure's purpose.

Looking at the canopy construction, Mr. Smothers noted it appears contemporary and at this point would like to have the structure removed.

Citizen Comments: James Blair, Nashville, Tennessee. Mr. Blair explained that he supports demolition of the structure as he believes the canopy does not have historical significance and is not mentioned on the National Register of Historic Places.

Motion
Commissioner Laster motioned to allow demolition at 230 Franklin Road (The Factory; Canopy), seconded by Commissioner Worthington.

Commissioner Laster supported his motion by stating that the canopy is not a contributing structure, and it is not mentioned on the National Register of Historic Places.

Commissioner LeMarinel stated that per the design guidelines, the HZC can take one of three routes to determine if demolition of an historic structure is appropriate.

Chair Denton explained he would not be able to support the motion as not enough research had been completed at this time to accurately determine the age and use of the structure. The burden of proof is on the applicant to fully investigate and provide evidence of historic or non-historic significance. Also, the Commission should follow the process established in the guidelines fully and completely before demolition can be considered.

Commissioner LeMarinel agreed with Chair Denton but mentioned the safety issue as a point of concern.

Chair Denton also noted concerns about creating situations or a precedent where “safety” becomes a valid reason for demolition of an historic structure.

Commissioner Laster explained that the historical society has several photographs of the Factory throughout the years with no straightforward evidence of the structure's use or age. For safety reasons, it would be better if the issue could be addressed sooner rather than later.

The motion carried 5-1 (Chair Denton 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

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

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

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

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

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

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

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

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

ADJOURN

Commissioner LeMarinel motioned to adjourn the May 13, 2024, HZC meeting, seconded by Commissioner Worthington.

There being no further business, the meeting adjourned at 6:44 PM.

_____ _____
Chair Date

File #: 21-0273

DATE: May 28, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations At 99 E. Main St.; Shaun Sullivan, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an alteration to the building at 99 East Main Street.

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

PROJECT INFORMATION:
COF Project Number: 8509
Applicant: Shaun Sullivan
Owner: Henry P. Ingram

BACKGROUND:
The building located at 99 East Main Street is located in the Downtown Franklin Historic District and is considered to be a non-historic commercial building. Based on the feedback from multiple Design Review Committee meetings, the applicant has incorporated the feedback into the proposal. The proposal is to alter the wall on the recessed top floor of the building to accommodate a window opening for a pass-through window and alter the doorway. There is an existing opening for a double door and the intent is to widen the door entrance to allow for a window to be located to the left of the double door. The alteration to the wall is located on a recessed wall that is set back from the exterior wall of the building and has minimal visibility from the street. Below the window opening, wood will be utilized.

The Guidelines recommend the following:

- Design details and ornamentation to minimize impacts to the historic district.
- Select a window light pattern that is compatible with the age and architectural style of the building.
- Avoid reflective glass, tinted glass, or other treatments that inhibit views into the building.

As proposed, the proposal generally meets the intent of the Guidelines, as it has limited visibility from the street.

RECOMMENDATION:

Staff recommends approval with the following conditions:

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













DEMOLITION NOTES:

GENERAL:

WHEREVER AN EXISTING ITEM IS SCHEDULED OR NOTED FOR REMOVAL, ALL ADJACENT AREAS DISTURBED BY THE DEMOLITION SHALL BE PATCHED AND PREPARED AS REQUIRED FOR THE INSTALLATION OF ALL NEW WORK.

ITEMS OF OBVIOUS VALUE, REMOVED BY THE DEMOLITION WORK, BUT NOT SCHEDULED FOR REUSE, SHALL BE RETURNED TO THE BUILDING OWNER FOR HIS USE. WHERE THE VALUE IS UNCLEAR, CONTACT THE BUILDING OWNER FOR A DETERMINATION. IF AN ITEM HAS BEEN REQUESTED FOR SALVAGE BY THE BUILDING OWNER, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MAINTAIN THE ITEM IN SERVICEABLE CONDITION.

WHERE OUTLETS OR FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE WIRING AND BOX WHENEVER POSSIBLE, AND PATCH TO MATCH ADJACENT WALL SURFACE. WHERE IT IS NOT PRACTICAL TO REMOVE THE BOX, CAP WITH FLUSH PLASTIC COVER PLATE. COLOR OF PLATE TO MATCH COLOR OF NEW ADJACENT WALL FINISH.

WHERE PLUMBING FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE AND CAP SUPPLY AND DRAIN PIPING TO INSIDE OF WALL CAVITY. PATCH TO MATCH ADJACENT WALL FINISH.

WHEREEVER AN EXTERIOR WALL IS SCHEDULED FOR REMOVAL THE CONTRACTOR RESPONSIBLE FOR THE SCHEDULED WORK SHALL PROVIDE A WEATHER TIGHT, SECURE TEMPORARY ENCLOSURE AT THE END OF EACH WORK DAY.

1 REMOVE EXISTING EXTERIOR WALL AS INDICATED. CONTRACTOR TO SHORE EXISTING STRUCTURE AS REQUIRED.

2 REMOVE EXISTING RAMP AND HANDRAILS AS INDICATED.

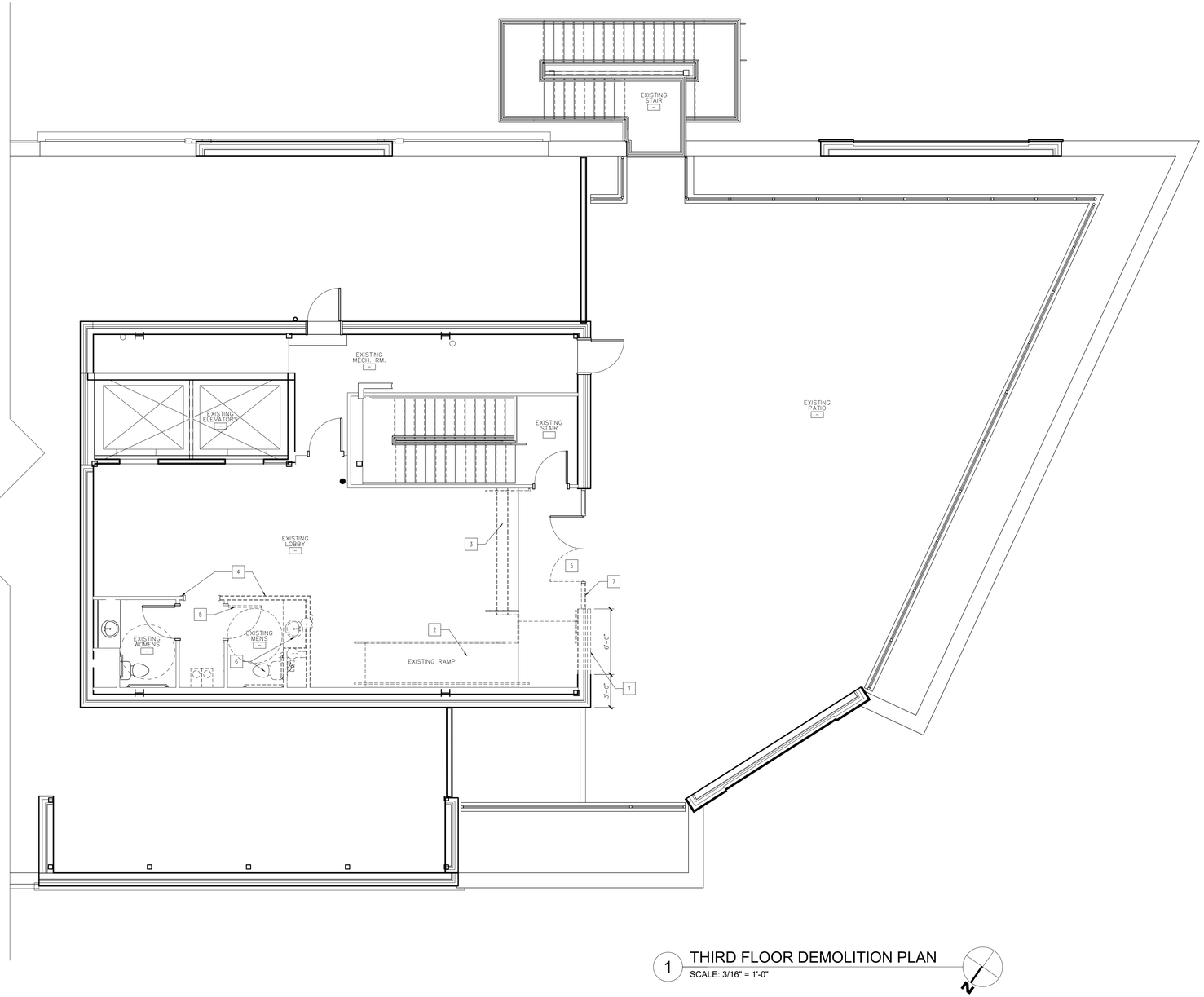
3 REMOVE EXISTING STAIR AND HANDRAIL AS INDICATED.

4 REMOVE EXISTING INTERIOR WALL AS INDICATED.

5 REMOVE EXISTING DOOR AND FRAME.

6 REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED CASEWORK. CAP ALL EXISTING PLUMBING LINES.

7 REMOVE EXISTING STOREFRONT WINDOW SYSTEM AS INDICATED AND PREP FOR NEW WALL AND OPENING.



1 THIRD FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

envision design
ARCHITECTURE

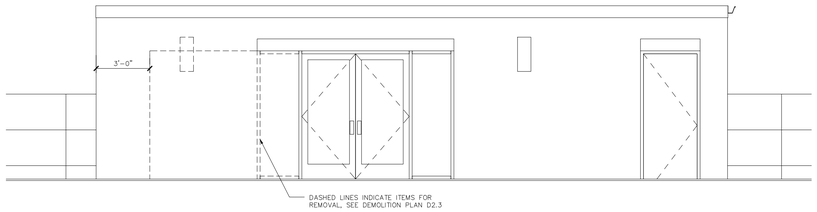
BESTIA MARE - ALTERATION
99 EAST MAIN STREET SUITE 190
FRANKLIN, TN

SHEET TITLE
THIRD FLOOR DEMOLITION PLAN

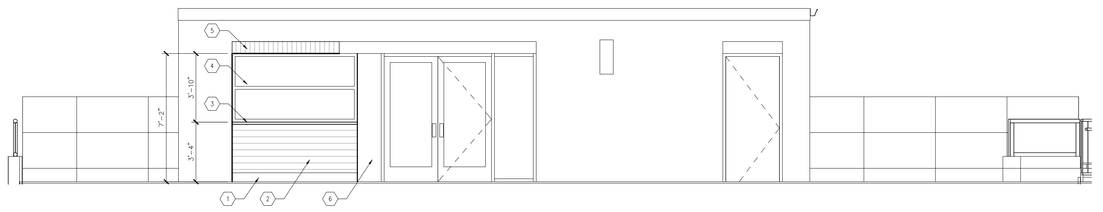
REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER ...
SET USE DRC MEETING
DATE 04.15.2024
SHEET D2.3



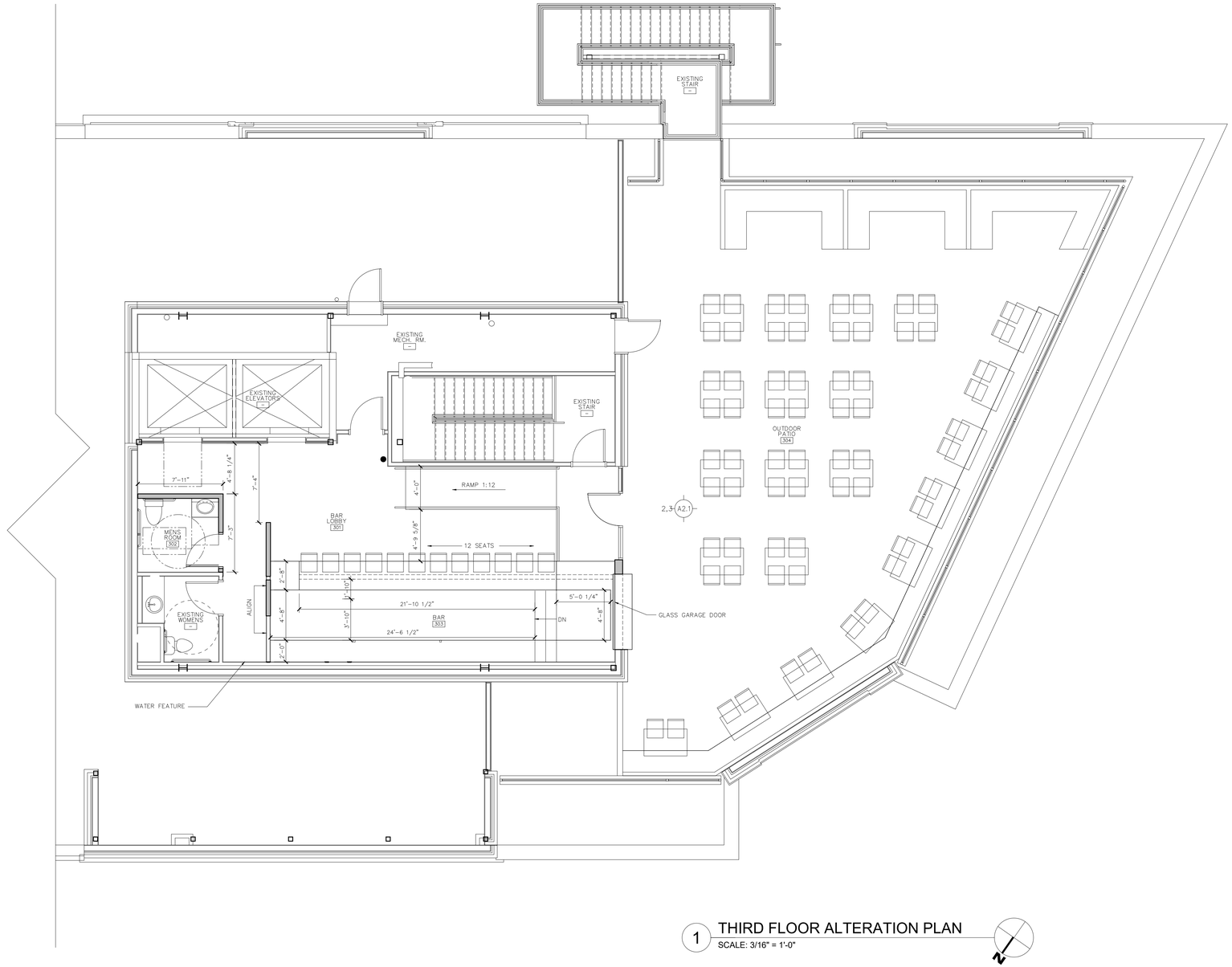
3 EXISTING ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED ALTERATION ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL FINISHES:

1. PREFINISHED METAL BASE KICK PLATE
2. CERAMIC TILE SIDING – WOOD STAIN COLOR TO MATCH BENCH SEATING
3. QUARTZ OR SOLID SURFACE EQUAL – WHITE
4. FULLY GLAZED GARAGE DOOR
5. SOLDIER COURSE BRICK CONTINUATION TO MATCH EXISTING
6. ALUMINUM COIL STOCK WRAP TO MATCH EXISTING ALUMINUM STOREFRONT



1 THIRD FLOOR ALTERATION PLAN
SCALE: 3/16" = 1'-0"

envision design
ARCHITECTURE

BESTIA MARE - ALTERATION
99 EAST MAIN STREET SUITE 190
FRANKLIN, TN

SHEET TITLE
THIRD FLOOR ALTERATION PLAN

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
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XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER ...
SET USE DRC MEETING
DATE 05.09.2024
SHEET A2.3


FIRE


FRANKLIN
TENNESSEE
END
NO CRUISING
ZONE
Culamar
Seafood Restaurant
+ Rooftop Bar


←N 1St Ave S→
CATCH THE BUS ON TIME!
Jesús Resucitó
Jesus Has Risen


←N 7th Ave S→
2 2HR PARKING
8:00 AM
TO 5:00 PM
EXCLUDING
SAT - SUN
CITY HOLIDAYS
Saint Philip
THE APOSTLE
CATHOLIC CHURCH
416 BKPB
WILLIAMSON


Saint Philip
THE APOSTLE
CATHOLIC CHURCH
SAINT PHILIP CATHOLIC CHURCH

May 9th, 2024

City of Franklin
109 3rd Avenue South
Franklin, TN 37064
Attn: Design Review Commission

Project Description for Alteration of Third Floor Door & Window:

Frank Pullara and Culaccino LLC, hereby known as the owner, are proposing to alter the existing storefront door and window located on the Third Floor of the existing 1st and Main Street Building for the operation of the existing Culamar Rooftop Restaurant & Bar. This revision comes as we have received numerous rejections by the DRC to put any kind of rooftop cover on the outdoor rooftop patio. As a solution to this problem, we are now moving all bar and equipment inside and providing a roll up glass garage door for pass through access to the outside patio.

This now solves multiple issues addressed by the DRC in previous concepts. First, this change now has no new structures on the rooftop. Second, the alteration to the storefront is very minor in nature and cannot be seen from the surrounding streetscape. This allows the owner to protect their bar equipment inside while keeping service and seating on the patio as planned.

Please refer to the plan set and renderings for more information or feel free to contact the architect listed below if you have any other questions or concerns.

Sincerely,

Shaun Sullivan
Architect/Owner – Envision Design Architects
Email: envision3design@gmail.com
Phone: 262-327-4338

File #: 21-0275

DATE: May 28, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Accessory) At 1003 Fair St.; Ben McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the accessory structure at 1003 Fair Street.

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

PROJECT INFORMATION:
COF Project Number: 8510
Applicant: Ben McCreary
Owner: Mark and Peggy Barons

BACKGROUND:
The accessory structure located at 1003 Fair Street received a Certificate of Appropriateness for the relocation of the structure and an addition in November 2023.

The existing structure is historic and is located one foot from the property line. The shifting of the structure and the addition has previously been approved, but to meet the requirements from the Building and Neighborhood Services Department, detached garages located within 2' of a lot line are permitted to have a roof eave not exceeding 4". Currently, the structure is located 1' from the property line and the roof overhang is approximately 6". The proposal is to reduce the overhang by 2" on the rear of the structure so it comes into compliance with the International Building Code (IBC).

The Guidelines recommend the following:

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

Due to this alteration being located on the rear of the structure, it will not be seen from streetview, and therefore meets the intent of the Guidelines.

RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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

Project Consideration:

1. Construction, projections, openings, and penetrations of exterior walls of dwellings and accessory buildings less than 5' from a property line shall comply with 2018 IRC R302.1, including Table R302.1(1).

GARAGE RELOCATION

1003 FAIR STREET
FRANKLIN, TENNESSEE 37064

2024.05.24 // HZC PACKAGE

ARCHITECTURE SHEET LIST

G001	COVER SHEET
SP100	SITE PLAN
A101	FLOOR PLAN
A111	ROOF PLAN & REFLECTED CEILING PLAN
A201	EXTERIOR ELEVATIONS & SECTION

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

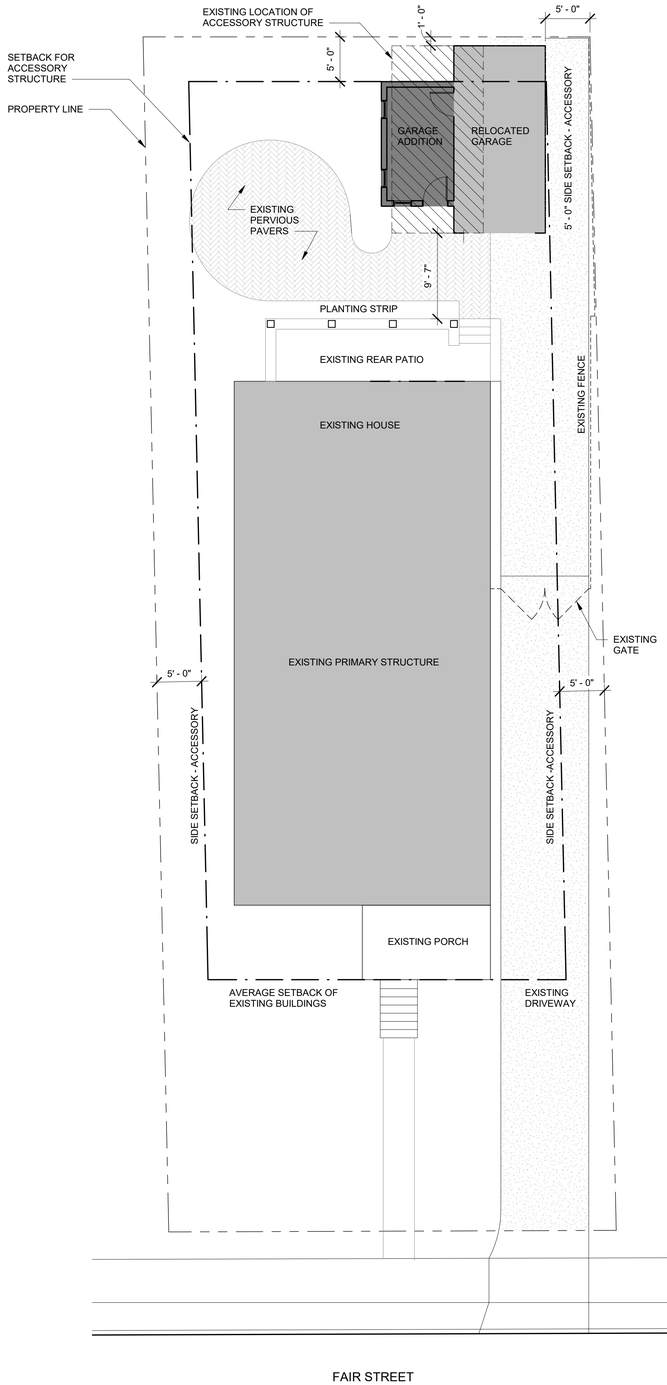
HZC
PACKAGE

GARAGE RELOCATION
AND ADDITION
1003 FAIR STREET, FRANKLIN TN 37064

2024.05.24 | 230501

COVER SHEET

G001



1 SITE PLAN
1/8" = 1'-0"

GENERAL NOTES

1. SEE G002 FOR ZONING AND CODE ANALYSIS
2. EAVES, GUTTERS OR DOWNSPOUTS, SHALL NOT PROJECT INTO OR OVER REQUIRED YARD SETBACK NOT MORE THAN 24" PER METRO ZONING CHAPTER 17.12.040. SEE SITE PLAN FOR EAVE ENCROACHMENT.
3. CHIMNEYS SHALL NOT PROJECT MORE THAN THREE FEET INTO REQUIRED SETBACK PER METRO ZONING CHAPTER 17.12.040.
4. GRADING PLAN SHOWN FOR DESIGN INTENT ONLY. COORDINATE GRADING PLAN, SITE WALLS, DRAINAGE DESIGN, ETC WITH CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

N

GRAPHIC SCALES

1/8" = 1'

0' 4' 8' 16' 32'

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

HZC PACKAGE

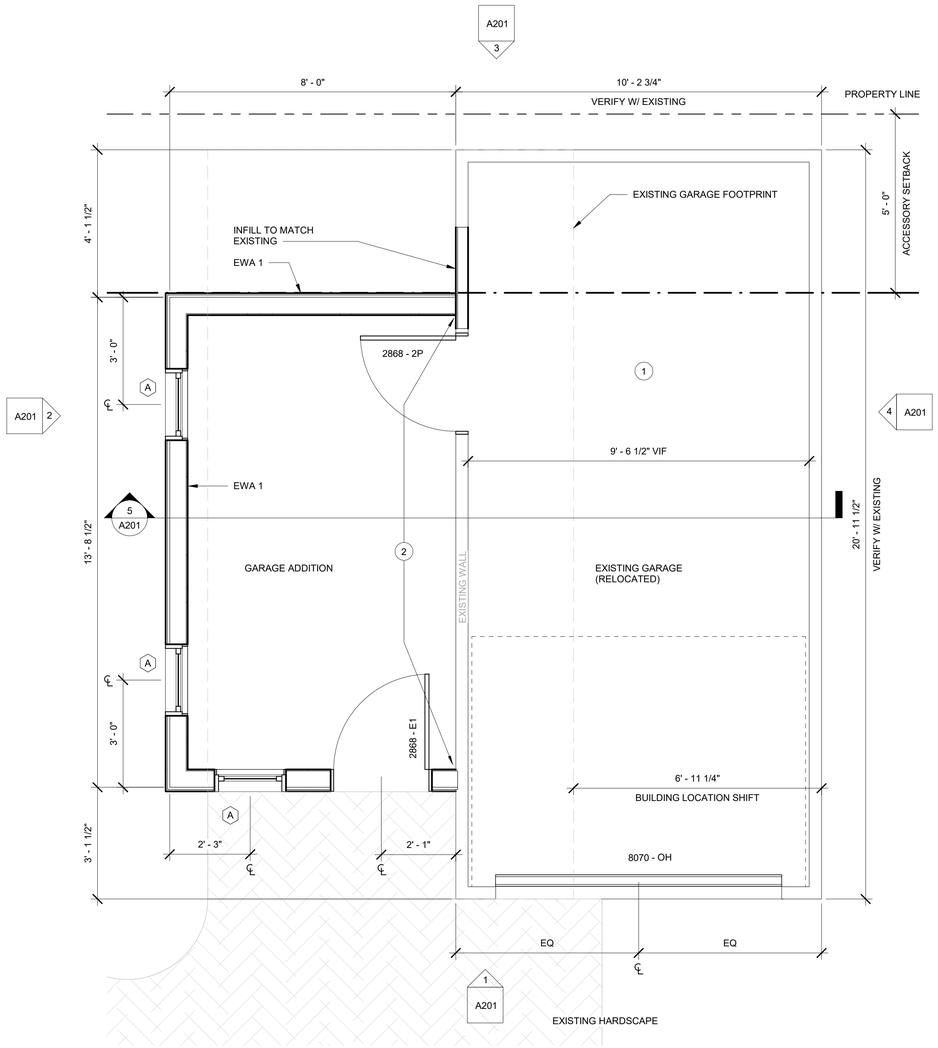
GARAGE RELOCATION AND ADDITION

1003 FAIR STREET, FRANKLIN TN 37064

2024.05.24 | 230501

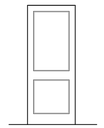
SITE PLAN

SP100



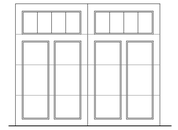
2 FLOOR PLAN
1/2" = 1'-0"

DOOR TYPES



2P

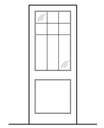
SOLID CORE
INTERIOR DOOR
MFR: MASONITE
DESIGN: LOGAN 2-PANEL



OH

MFR: CLOPAY CANYON RIDGE
DESIGN: 12 WITH REC14
COLOR: MATCH HOUSE TRIM

EXTERIOR DOOR TYPES



E1

GLASS ENTRY
DOOR. SEE ELEVATIONS
FOR MULLION PATTERN

WINDOW NOTES

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 0"	4' - 0"	2' - 8 3/4"	WOOD WINDOW

1. MFR BASIS OF DESIGN: MARVIN ULTIMATE DOUBLE HUNG WINDOW SELECTION TO BE APPROVED BY HISTORIC STAFF
2. EXTERIOR FINISH: BLACK
3. INTERIOR FINISH: PAINTED WOOD
4. HARDWARE FINISH: BLACK
5. WINDOW MUNTIN PROFILE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDLS). SEE ELEVATIONS FOR PATTERN.
6. SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- A — WALL TYPE - SEE G002
- 1 — FIXTURE KEYNOTE
- BRICK EXTERIOR - SEE ELEV SHEETS
- STONE EXTERIOR - SEE ELEV SHEETS

GENERAL NOTES

1. PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
2. VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
3. PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK
4. ALL DIMENSIONS FOR NEW CONSTRUCTION ARE SHOWN TO THE FACE OF STUD, UNLESS NOTED OTHERWISE
5. ALL DIMENSIONS FOR EXISTING CONSTRUCTION ARE SHOWN TO FINISH FACE, UNLESS NOTED OTHERWISE
6. MECHANICAL, ELECTRICAL, AND STRUCTURAL DESIGN SERVICES AND ANALYSIS TO BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS.
7. DOORS ARE LOCATED 6" FROM NEAREST WALL CORNER UNO.

FLOOR PLAN KEYNOTES

1. INSTALL R19 INSULATION AND GYPSUM BOARD INTERIOR FINISH AT EXISTING GARAGE
2. GYSPUM BOARD FINISH, BOTH SIDES - REMOVE EXISTING WOOD SIDING FROM EXTERIOR

GRAPHIC SCALES

1/2" = 1'

0' 1' 2' 4' 8'

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HZC
PACKAGE

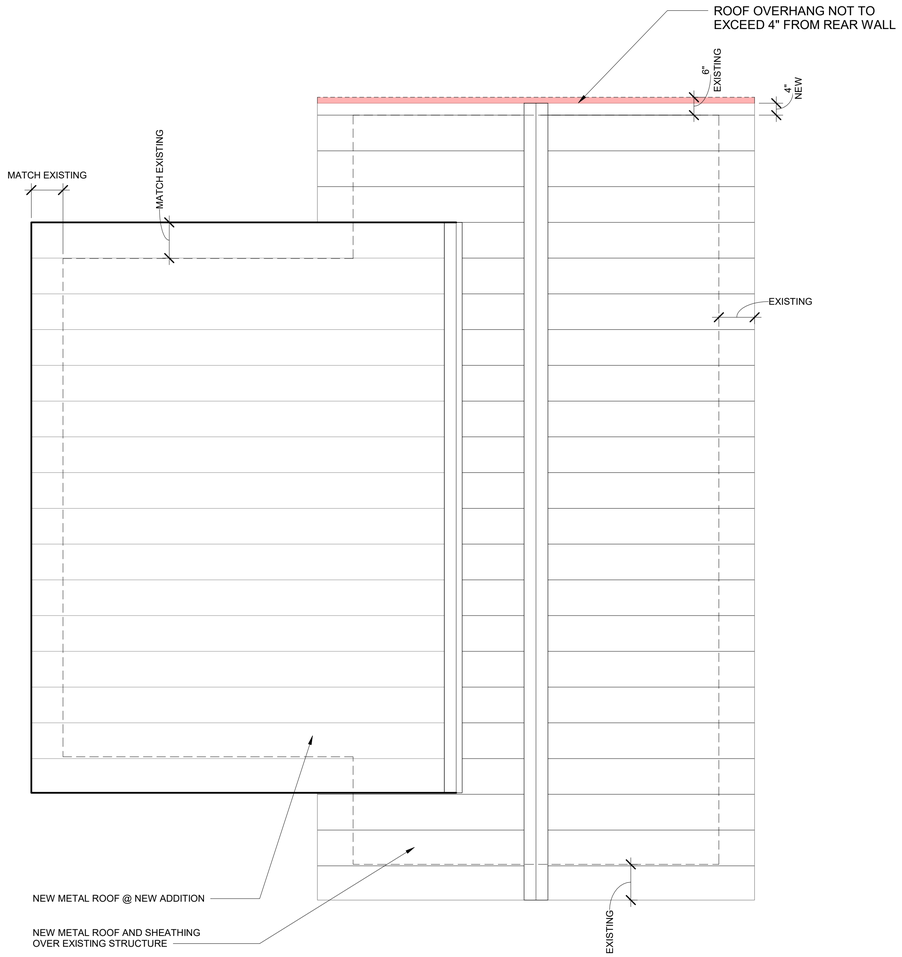
GARAGE RELOCATION
AND ADDITION

1003 FAIR STREET, FRANKLIN TN 37064

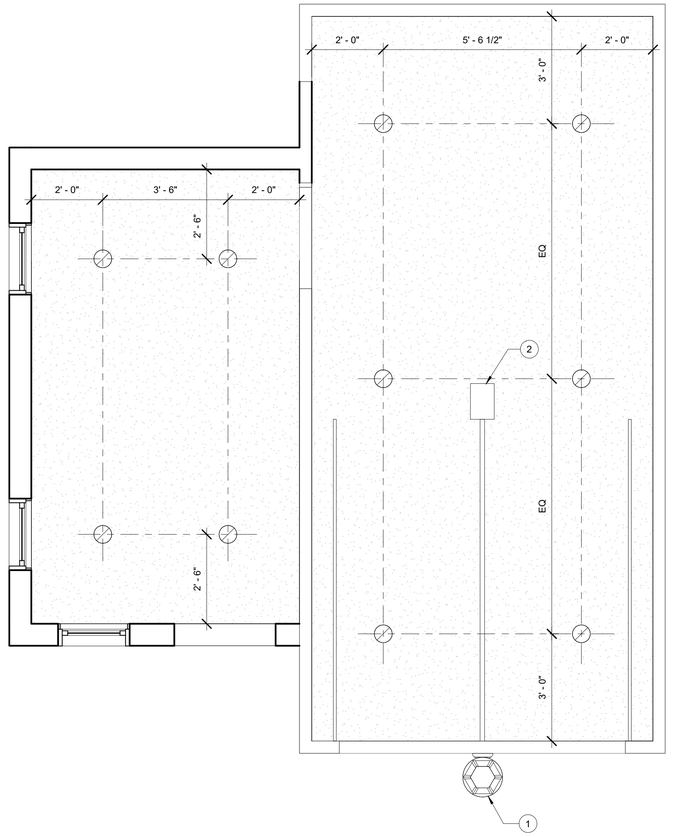
2024.05.24 | 230501

FLOOR PLAN

A101



2 ROOF PLAN
1/2" = 1'-0"



1 REFLECTED CEILING PLAN
1/2" = 1'-0"



3 EXISTING ROOF OVERHANG @ REAR



VIEW OF GARAGE FROM DRIVE

RCP LEGEND

- RECESSED CAN LIGHT
- CEILING MOUNT LIGHT
- CHANDELIER FIXTURE
- PENDANT OR SEMI-FLUSH FIXTURE
- BATHROOM SCONCE LIGHT
- UNDER CABINET LIGHT
- EXTERIOR SCONCE LIGHT
- EXHAUST FAN - PANASONIC WHISPER SENSE OR SIMILAR
- RECESSED CAN LIGHT AND EXHAUST FAN COMBO - BROAN 744 OR SIMILAR
- SWITCH
- THREE-WAY SWITCH
- DIMMER SWITCH

RCP TYPES (X 1'-0")

A GWB CEILING

B EXTERIOR PAINT GRADE WOOD CEILING

C INTERIOR PAINT GRADE WOOD CEILING

ELECTRICAL NOTES

1. ALL NEW LIGHTING TO INCLUDE LED LAMPS, CRI OF 90 OR ABOVE AND 2700K COLOR TEMPERATURE UNO
2. RECEPTACLES TO BE LOCATED HORIZONTALLY ALONG BASE UNO
3. PROVIDE RECESSED CAN LIGHT SLOPED CEILING HOUSING AT ALL LOCATIONS WITH SLOPED OR VAULTED CEILINGS
4. AT LOCATIONS WHERE MULTIPLE SWITCHES ARE TIGHT (SUCH AS AT POCKET DOORS, SHORT WALLS, ETC.) USE DUAL SWITCHES SUCH AS LUTRON MAESTRO OR EQUAL.
5. ALL SWITCHES TO BE ARCHITECTURAL DECOR "ROCKER" SWITCHES.
6. COORDINATE OUTLET LOCATIONS AND HEIGHTS WITH OWNER BASED ON OWNER PREFERENCES

ELECTRICAL KEYNOTES

1 EXTERIOR SCONCE

2 BELT DRIVE GARAGE DOOR OPENER
BOD: LIFTMASTER LIF-87504-267

N

GRAPHIC SCALES

1/4" = 1'

0' 2' 4' 8' 16'

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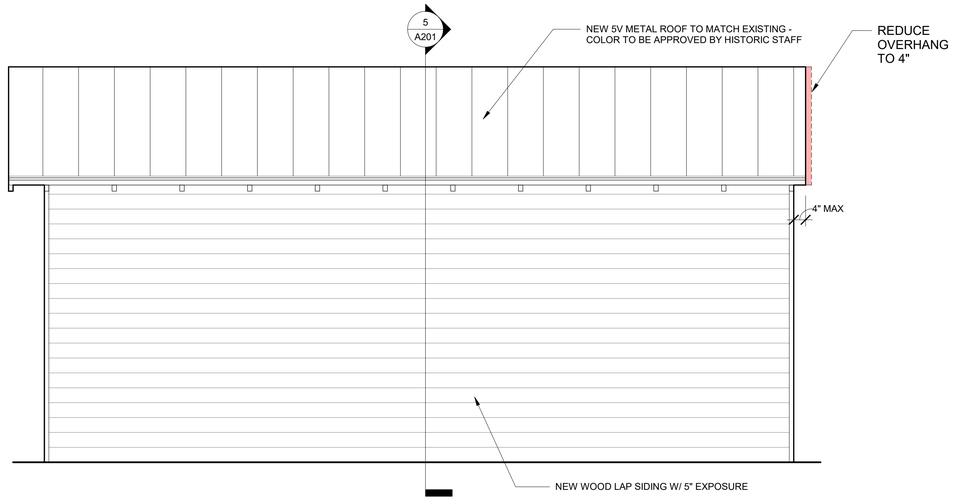
GARAGE RELOCATION AND ADDITION

1003 FAIR STREET, FRANKLIN TN 37064

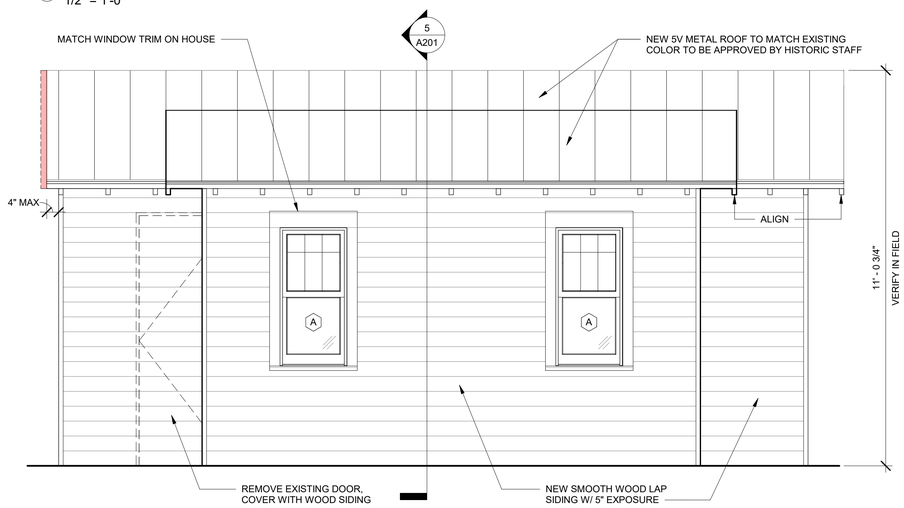
2024.05.24 | 230501

ROOF PLAN & REFLECTED CEILING PLAN

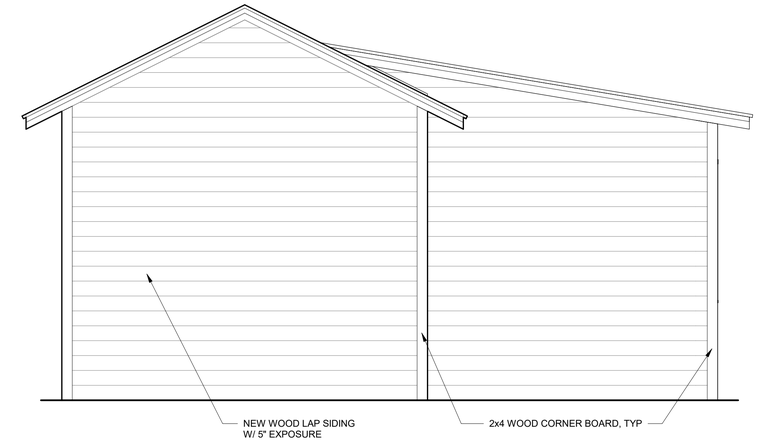
A111



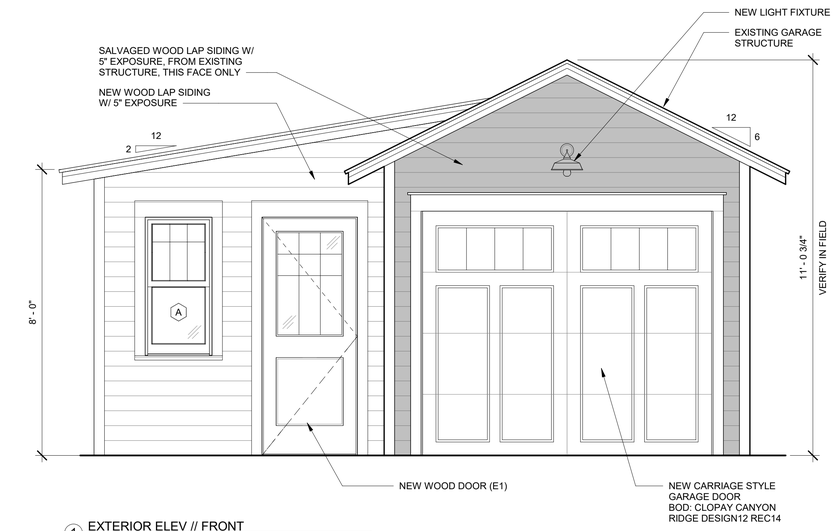
4 EXTERIOR ELEV // RIGHT SIDE
1/2" = 1'-0"



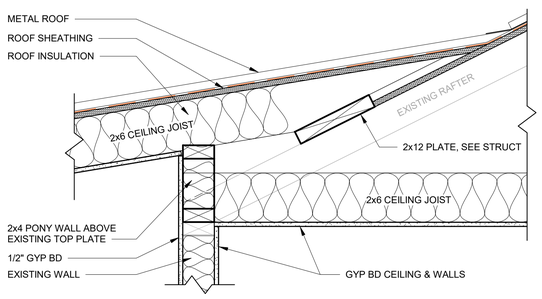
2 EXTERIOR ELEV // LEFT SIDE
1/2" = 1'-0"



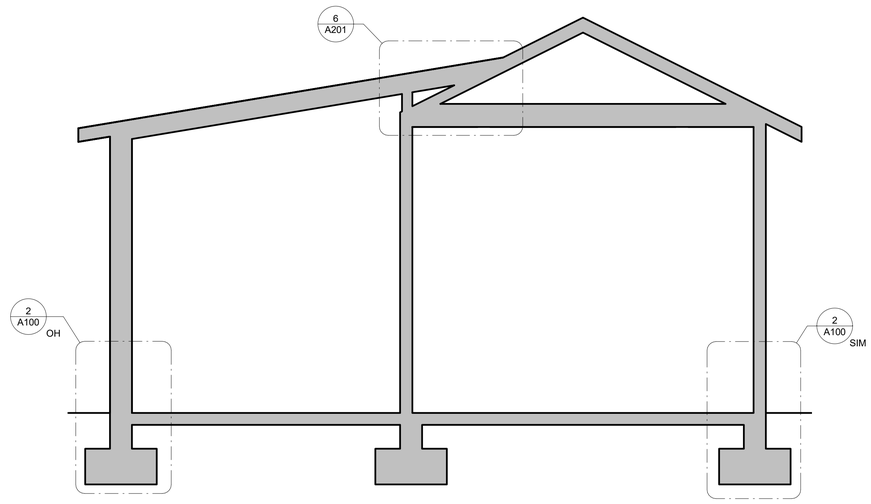
3 EXTERIOR ELEV // REAR
1/2" = 1'-0"



1 EXTERIOR ELEV // FRONT
1/2" = 1'-0"



6 ROOF DETAIL
1 1/2" = 1'-0"



5 BUILDING SECTION
1/2" = 1'-0"

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- A — WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- WOOD SIDING EXTERIOR
- METAL ROOF EXTERIOR

GENERAL NOTES

1. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
2. EXTERIOR FINISHES:
   WOOD SIDING COLOR: MATCH HOUSE
   METAL ROOF COLOR: TBD
   TRIM COLOR: MATCH EXISTING HOUSE
   WINDOW PAINT COLOR: MATCH HOUSE
3. SEE TYPICAL EXTERIOR DETAILS, SHEET A301.

GRAPHIC SCALES

1/4" = 1'

0' 2' 4' 8' 16'

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GARAGE RELOCATION

AND ADDITION

1003 FAIR STREET, FRANKLIN TN 37064

2024.05.24 | 230501

EXTERIOR ELEVATIONS & SECTION

A201







1003 Fair Street | Sequential Street View

2024.05.24

CHISEL workshop

File #: 21-0279

DATE: May 28, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Door Replacement) At 113 2nd Ave. S.: Kimberlie Leisinger, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of a set of doors at 113 2nd Avenue South.

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

PROJECT INFORMATION:
COF Project Number: 8511
Applicant: Kimberlie Leisinger
Owner: Reverend Edward Steiner, D. Min., St. Philips Church

BACKGROUND:
113 2nd Ave. S. features St. Philip's Catholic Church and campus. The St. Philip's Church is a gable front, brick church that was built in 1871 and is a contributing building to the Franklin Historic District. The building has had many additions completed over time on the campus. The proposal came before the April Design Review Committee meeting where it received positive feedback on the proposal and incorporated the feedback into this application.

The proposal includes the in-kind replacement of a set of doors located on a recessed wall that is highly visible from Main Street and is located behind the statue in the courtyard. The existing non-historic metal door is proposed to be replaced due to maintenance issues. The proposed replacement doors maintain the 6-panel design and materiality of the existing doors.

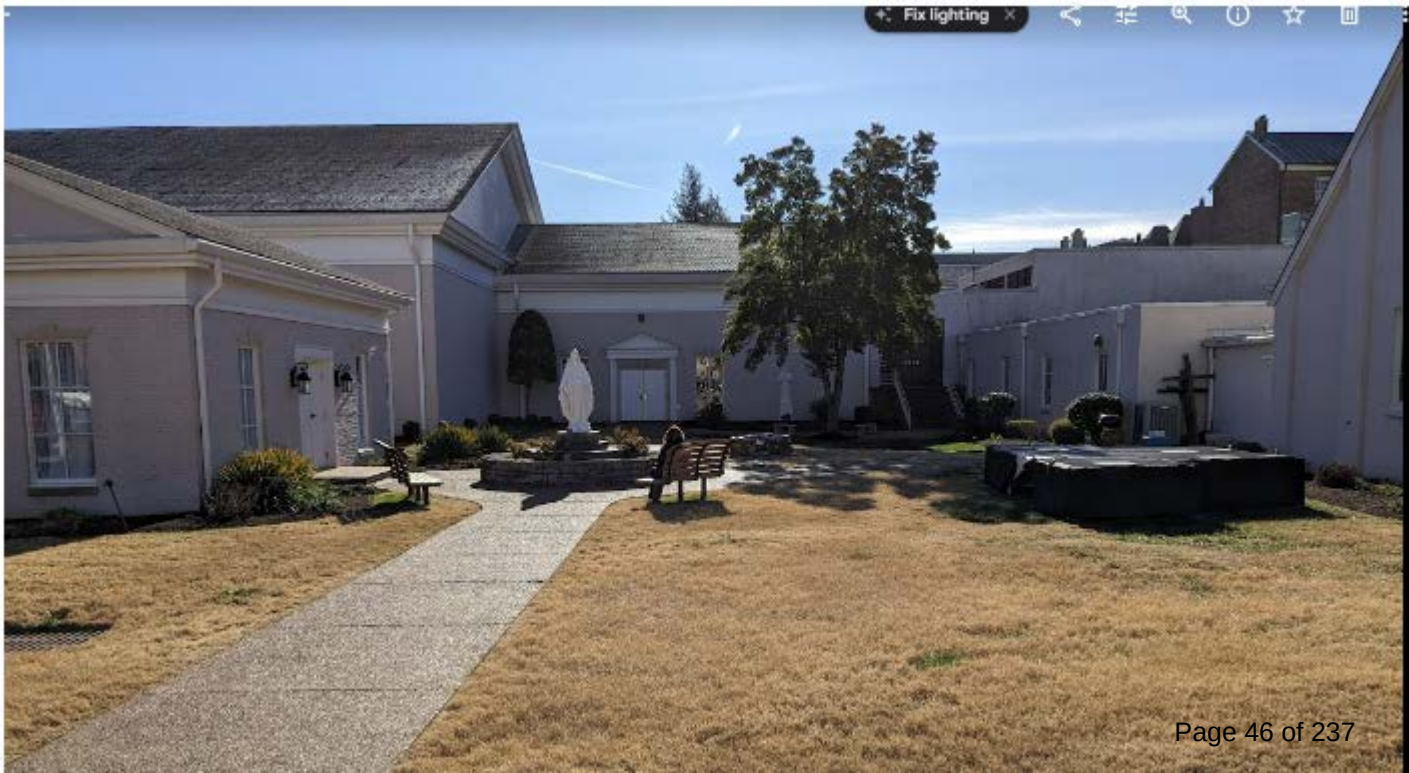
The Guidelines recommend the following:

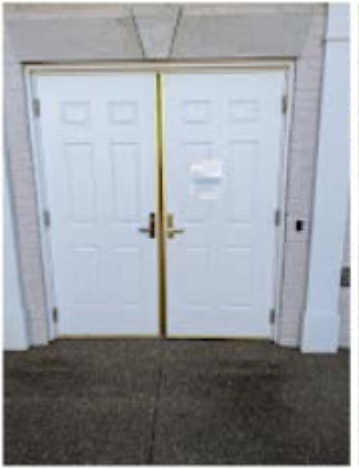
- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.
- Use traditional materials similar to the doors on the historic building.

The proposed in-kind replacement of the set of doors is appropriate within the Guidelines as the doors are being replaced in-kind to what is there currently.

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

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


Fix lighting





McCarthy Jones & Woodard - Div 8
McCarthy, Jones & Woodard, P.O. Box 40445, Nashville, TN 37204-0445
Tel: 615-244-3208

St. Philip Church
305441

SCHEDULE OF HOLLOW METAL DOORS, WOOD DOORS, AND FRAMES

DATE	May 8, 2024
PROJECT MANAGER	Mark Reynolds
CONTRACTOR	St. Philip Church
DETAILED BY	Faith Perry

METAL DOOR / FRAME GENERAL NOTES

1. MATERIAL SHOWN ON THESE DRAWINGS WILL BE FABRICATED ONLY AFTER FORMAL APPROVAL BY THE ARCHITECT AND GENERAL CONTRACTOR, RECEIPT OF APPROVED HARDWARE SCHEDULE AND NECESSARY TEMPLATES.
2. DOORS AND FRAMES WILL BE REINFORCED FOR SURFACE MOUNTED HARDWARE AS REQUIRED. DRILLING AND TAPPING FOR ATTACHING SURFACE MOUNTED HARDWARE SHALL BE BY OTHERS. DOORS AND FRAMES WILL BE PREPARED AND REINFORCED FOR MORTISED HARDWARE. HOLES FOR THIS HARDWARE WILL BE DRILLED AND TAPPED AT THE FACTORY EXCEPT FOR TRIM MOUNTING HOLES AND THRU BOLT HOLES.
3. ALL METAL DOORS AND FRAMES WILL BE PHOSPHATIZED AND RECEIVE ONE COAT OF BAKED ON PRIME PAINT.
4. GLASS, GLAZING, AND INSTALLATION OF GLASS AND GLAZING BY OTHERS.
5. ALL DOORS AND FRAMES WILL BE MARKED WITH ARCHITECT'S NUMBER UNLESS SPECIFIED OTHERWISE.
6. FIELD MEASUREMENTS OF EXISTING DOORS AND/OR FRAMES TO BE PERFORMED BY GENERAL CONTRACTOR.
7. THE GENERAL HARDWARE LOCATIONS INDICATED FOR DOORS AND FRAMES ARE STEELCRAFT'S STANDARD LOCATION. SPECIFIC HARDWARE SUCH AS EXIT DEVICES ARE TO BE LOCATED PER MANUFACTURER'S TEMPLATE. ALL HARDWARE IS TO BE LOCATED PER THE AMERICANS WITH DISABILITIES ACT WHERE REQUIRED.
8. ON PAIRS OF DOORS, THE HANDING INDICATED IS THE ACTIVE LEAF.
9. ALL HOLLOW METAL DOORS TO BE UNDERCUT ¾".
10. ALL FRAMES WILL BE SUPPLIED WITH FACTORY PRE-DRILLED HOLES FOR DOOR SILENCERS: 3 PER STRIKE JAMB FOR SINGLE FRAMES OR 2 PER HEAD FOR DOUBLE FRAMES. ALL FRAMES WILL BE SUPPLIED WITH JAMB AND BASE ANCHORS AS SHOWN.
11. STORE DOORS AND FRAMES AT THE BUILDING SITE UNDER COVER. PLACE UNITS ON AT LEAST 4" WOOD SILLS OR ON THE FLOORS IN A MANNER THAT WILL PREVENT RUST, DAMAGE, CONTACT WITH WATER OR HUMIDITY. AVOID USE OF NON-VENTED PLASTIC OR CANVAS SHELTERS, WHICH CREATE HUMIDITY CHAMBER. IF THE WRAPPER ON THE DOOR BECOMES WET, REMOVE IMMEDIATELY. PROVIDE ¼" SPACE BETWEEN DOORS TO PROMOTE AIR CIRCULATION.
12. FRAMES THAT ARE TO BE FILLED WITH GROUT WITH ANTI-FREEZE ADDITIVES SHALL HAVE THE INSIDE OF THE FRAME COATED WITH A BITUMINOUS ASPHALT MATERIAL IN THE FIELD BY THE GENERAL CONTRACTOR.

Door Frame Submittal Legend

Manufacturer	
EX	Existing
SF	Steelcraft

Door Description		
SF	HMD	Hollow Metal Door

Door Series		
SF	CE	CE Embossed Panel Door

Door Gauge		
SF	16	16 Gauge Door

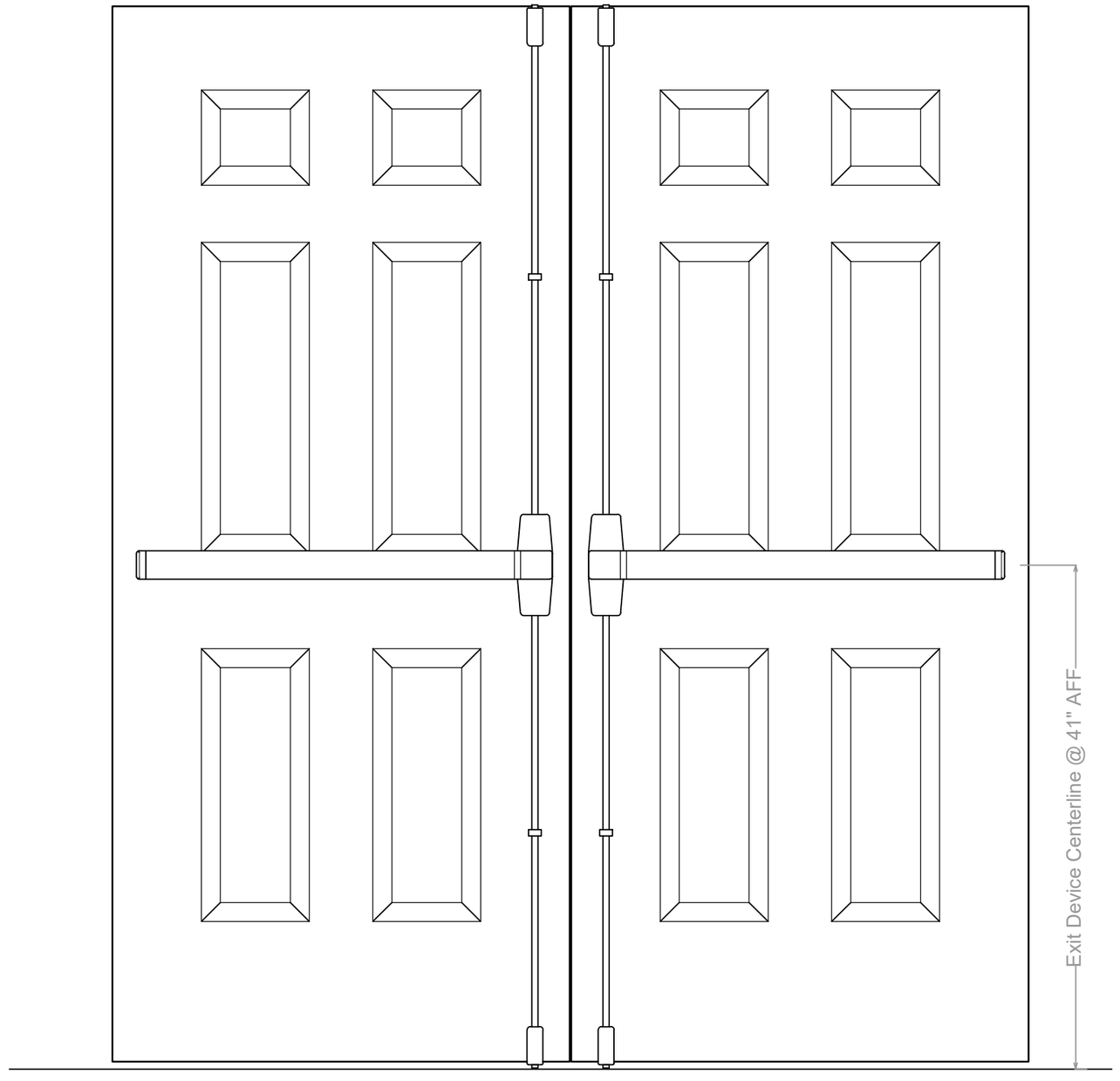
Door Thickness		
SF	4	1 3/4" Thick Door

Door Material		
SF	A60	A60 Galvannealed

Door Core		
SF	STY	Rigid Polystyrene

Door Frame Submittal

Opening								Door									Frame												
															ELEV										ELEV				
OPEN NO.	LOCATION	QTY	OPEN SIZE	SGL/PR	HAND	LABEL	HEADING	MFG	ARCH	TYPE	THICK	SERIES	MATL	CORE	GAUGE	CODE	PAGE	MFG	ARCH	TYPE	MATL	SERIES	PROF	GAUGE	HEAD	JAMB/	THROAT	CODE	PAGE	ANCHOR	WELD	NOTES
DR #19	EXTERIOR from INTERIOR	1	6070	P	RHRA		01	SF			4	CE	A60	STY	16	CE	5	EX	-	-	-	-	-	-	-	-	-	-	-	-	Existing Frame



ELEV: CE
w/Operable Hardware

MJW
MCCARTHY JONES & WOODARD

Drawing Title: Door Elevation: CE w/Operable Hardware	Contractor: St. Philip Church	Drawn By: FNP	Date: 5/7/2024
Project Name: St. Philip Church	Project No.: 305441 / Scale: NTS	File Name: 305441 Elevations.dwg	

CE Series





About the product

The CE, HD2, and HD2A Series embossed panel doors are designed to meet the architectural requirements for embossed panel doors. The door construction combines the features and benefits of polystyrene core laminated construction. Refer Architectural section for specifications and the selection and usage guide of the appropriate door constructions.

This premium door construction combines the strength and dimensional stability of steel with the structural integrity of the laminate core. The continuous bonding of core to steel face sheets provides an attractive, flat door, free of face welding marks.

To meet application, specification and performance requirements, the CE Series embossed panel doors offers a wide range of specifiable options including sizes, glass light designs and hardware (mechanical, pneumatic, electrical) preparations.

CE Series doors are 1 ¾" (45 mm) thick.

Installation

1. Installation shall conform to the published Steelcraft installation instructions, ANSI A250.11-2012 (formerly SDI 105) *Recommended Erection Instructions for Steel Frames and HMMA 840*.
2. Fire Rated Assemblies must be in accordance with NFPA Pamphlet 80. The *Authority Having Jurisdiction* is the final authority on issues related to the installation and use of installed Fire Rated Doors.

Features and benefits

Steelcraft's CE Series embossed panel doors offer the following standard unique features, which enhance long term performance and durability:

1. **A-40 Galvannealed steel** face sheets
2. **Polystyrene Core** provides enhanced thermal performance
3. **Full Height, Epoxy Filled Mechanical Interlock Edges** provide structural support and stability the full height of the door edges. Available edge options:
   - **Visible Edge Seam (standard):** full height, epoxy filled mechanical Interlocked edges
   - **Filled Edge Seam (optional add to standard):** seam filled with structural adhesive and dressed smooth. Includes tack welds above and below edge cutouts for hinges, locks, etc.
4. **Universal Hinge Preparations** (patented) allow for easy field conversion from standard weight .134" (3.3 mm) hinges to heavy weight .180" (4.7 mm) hinges.
5. **14 Gauge [0.067" (1.7 mm)] Inverted Top and Bottom Channels** provide stability and protection for the top and bottom edges from abuse.
6. **Beveled Hinge and Lock Edges** allow for tighter installation tolerances, ensure easier operation and eliminate binding and sticking.
7. **Recessed Dezigner™ Glass Trim** provides a clean, neat and flush finish with the door surface.
8. **Factory Applied Baked-On Rust Inhibiting Primer** paint in accordance with ANSI A250.10-2011.

Specification compliance

1. Door construction for Steelcraft CE Series embossed panel doors meets the requirements of ANSI A250.8-2017 (SDI 100).
2. Hardware preparations and reinforcements are in accordance with ANSI A250.6-2003 (R2009). Locations are in accordance with ANSI/DHI A115 unless otherwise stated.
3. Door construction for the CE Series embossed panel doors meets ANSI A117.1-1998 (ADA) requirements for minimum 10" (254 mm) bottom rail height measured from the floor.

Fire ratings

CE Series embossed panel doors meet the broadest fire rating requirements. They are listed for installations requiring compliance to both neutral pressure testing (ASTM E152 and UL-10B) and positive pressure standards (UL-10C).

Door edge construction

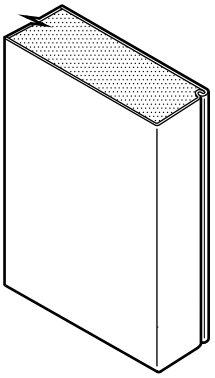
- Optional Edge Seams available in the CE Series doors:
  - **CF**: the mechanical edge seam is dressed smooth and finished prior to applying the factory primer.

Beveled Edge with Full Height Mechanical Interlock

Standard Visible Edge Seam

CE Series Visible Seam Features

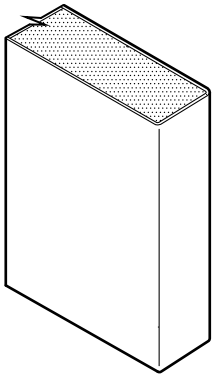
- Full height mechanical interlock
- Interlock filled with epoxy adhesive
- Visible edge seam



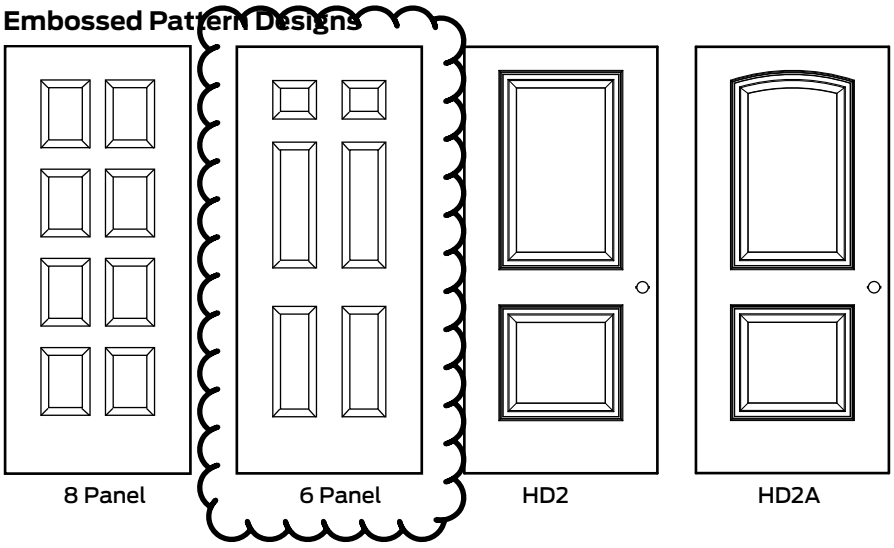
Optional Seamless Edge

CF Series Seam Filled Features

- Standard Visible Edge Seam is tack welded above and below edge cutouts as required for doors over 7'2" rated over 20 min.
- Edge Seam is then filled with structural adhesive and dressed smooth
- No visible edge seam



Embossed Pattern Designs



Notes:

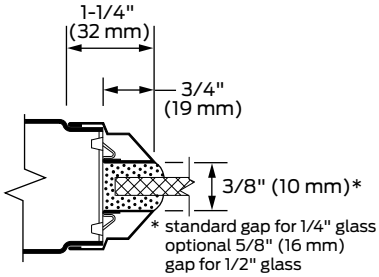
1. Standard door sizes are available.
2. Refer to pages 126-130 of this manual for all panel dimensions.
3. Availability of non standard door sizes is limited.

Glass light options

(Refer to the Lights and Louvers section for further details and options)

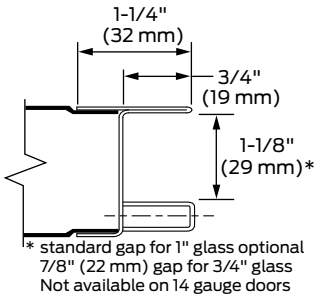
Dezigner® Trim

- Standard for ¼" Thick Glass
- Optional for ½" Thick Glass

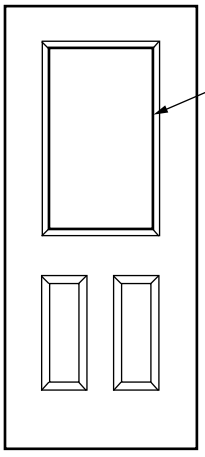


Flush Mounted Steel Trim

- For 1" Thick Glass



Divider Muntins are Not Available



Note: Glazing type and thickness vary per job requirements.

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McCarthy, Jones & Woodard, P.O. Box 40445, Nashville, TN 37204-0445
Tel: 615-244-3208

St. Philip Church
305441

SCHEDULE OF FINISHED HARDWARE

DATE	May 7, 2024
PROJECT MANAGER	Mark Reynolds
CONTRACTOR	St. Philip Church
DETAILED BY	Faith Perry

Opening List

Opening	Hdw Set	Hdw Heading	Opening Label	Door Type	Frame Type
DR #19	01	01		HM	EX

Manufacturer List

Code	Name
HA	Hager
NA	National Guard
NO	Norton
SA	Sargent

Option List

Code	Description
1/4 X 1 3/4" TAP-CON	TAP-CON TYPE ANCHOR
56	REMOTE DOGGING/LATCH RETRACTION-80 SER.

Finish List

Code	Description
3	Bright Brass, Clear Enameled
696	Satin Brass Painted
AL	Aluminum
GLD	Gold Anodized Aluminum
US3	Polished Brass

Hardware Schedule

Heading #01

1 Pair Doors #**DR #19** EXTERIOR from INTERIOR RHRA

Opening Description: 2 - 3' 0" x 7' 0" x 1 3/4" x HMD x EXISTING FRAME

6	Hinge	BB1199 4 1/2 X 4 1/2 NRP		US3	HA
1	Exit Device	56 8710 F ETL	RHR	3	SA
1	Exit Device	8710 F 306 LESS PULL	RHR	3	SA
2	Protection Plate	190S 8" x 34"		US3	HA
1	Closer Body	8101LAP		696	NO
1	Weatherstrip	864S N 1 x 72" 2 x 84"		GLD	HA
1	Weatherstrip	802S B 84"		GLD	HA
2	Door Bottom	789S W 36"		GLD	HA
1	Threshold	950 V 72" 1/4 X 1 3/4" TAP-CON		AL	NA

HAGER COMPANIES

FULL MORTISE

FIVE KNUCKLE HINGES



BB1168
Ball Bearing - Heavy Weight
Steel with steel pin (ANSI A8111)

BB1199
Ball Bearing - Heavy Weight
- Brass with stainless steel pin (ANSI A2111) or stainless steel with stainless steel pin (ANSI A5111)
- Four ball bearings
- Non-rising removable pin with button tip and plug
- For use on heavy weight doors or doors requiring high frequency service



WTBB1168
Ball Bearing - Heavy Weight - Wide Throw
Steel with steel pin (ANSI A8111)

WTBB1199
Ball Bearing - Heavy Weight - Wide Throw
- Brass with stainless steel pin (ANSI A2111) or stainless steel with stainless steel pin (ANSI A5111)
- Wide throw
- Four ball bearings
- Non-rising removable pin with button tip and plug
- For use on heavy weight doors or doors requiring high frequency service

Hinge Size		Gauge of Metal	Hole Count	Screw Size	
Inches	mm			Machine	Wood
4-1/2 x 4	114 x 102	0.180	8	1/2 x 12-24	1-1/4 x 12
4-1/2 x 4-1/2	114 x 114	0.180	8	1/2 x 12-24	1-1/4 x 12
5 x 4	127 x 102	0.190	8	1/2 x 12-24	1-1/4 x 12
5 x 4-1/2	127 x 114	0.190	8	1/2 x 12-24	1-1/4 x 12
5 x 5	127 x 127	0.190	8	1/2 x 12-24	1-1/4 x 12
6 x 4-1/2	152 x 114	0.203	10	1/2 x 1/4-20	1-1/2 x 14
6 x 5	152 x 127	0.203	10	1/2 x 1/4-20	1-1/2 x 14
6 x 6	152 x 152	0.203	10	1/2 x 1/4-20	1-1/2 x 14
8 x 6	203 x 152	0.203	16	1/2 x 1/4-20	1-1/2 x 14
8 x 8	203 x 203	0.203	16	1/2 x 1/4-20	1-1/2 x 14

Hinge Size		Gauge of Metal	Hole Count	Screw Size	
Inches	mm			Machine	Wood
4-1/2 x 5	114 x 127	0.180	8	1/2 x 12-24	1-1/4 x 12
4-1/2 x 6	114 x 152	0.180	8	1/2 x 12-24	1-1/4 x 12
4-1/2 x 7	114 x 178	0.180	8	1/2 x 12-24	1-1/4 x 12
4-1/2 x 8	114 x 203	0.180	8	1/2 x 12-24	1-1/4 x 12
5 x 6	127 x 152	0.190	8	1/2 x 12-24	1-1/4 x 12
5 x 7	127 x 178	0.190	8	1/2 x 12-24	1-1/4 x 12
5 x 8	127 x 203	0.190	8	1/2 x 12-24	1-1/4 x 12

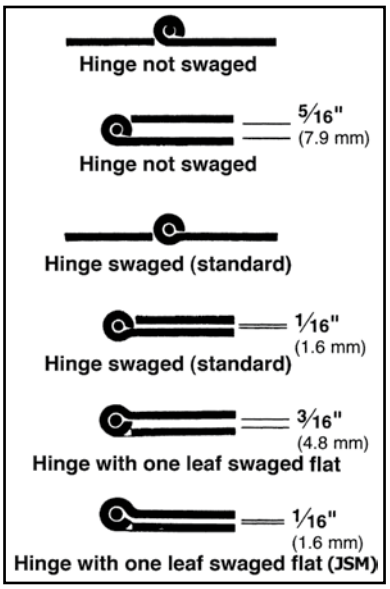
Note: Optional concealed bearings available, see page 5 for options.

HAGER COMPANIES

GENERAL INFORMATION

Swaging

Swaging is a slight offset of the hinge leaf at the barrel. This offset permits the leaves to come closer together when the door is in the closed position. If the hinge were to be left in the natural state after the knuckle was rolled, the hinge would be referred to as a "flatback". A flatback hinge has a gap between the leaves of approximately 5/16" (7.9 mm). This would allow heat and air-conditioning to escape, not to mention the unsightly gap between the door and frame. Standard gap (Swag) is 1/16", specify "O" Swag for no gap.



The swaging on standard weight and heavy weight full mortise hinges provides 1/16" (1.6 mm) clearance between the leaves when the leaves are in the closed position. Full mortise hinges used on beveled doors will affect lockside clearance, especially for wide throw applications.

Security Features

Three additional features that are commonly used are: Non-Removable Pin (NRP), Safety Stud (SH), and Reverse Security Stud (RSS). **These features are intended as deterrents only.**

Non-Removable Pin



The **Non-Removable Pin (NRP)** hinge barrell is drilled and tapped to receive a small set screw which is tightened against the hinge pin. The pin has a groove in the position where the set screw makes contact, allowing the set screw to seat. The set screw is positioned so it cannot be reached unless the door is opened. If pin removal is necessary, the set screw is merely removed and the pin tapped from the bottom in the usual manner.

Safety Stud



The **Safety Stud (SH)** 3/16" (4.8 mm) projection is a feature that places a stud on one leaf and a locking hole on the other leaf. When the door is closed, the stud is anchored into the opposite leaf. Even if the hinge pin is removed, the door is secure because the leaves are locked together.

Reverse Security Stud



The **Reverse Security Stud (RSS)** 7/16" (11.1 mm) projection is a feature that has a welded stud projecting from the back of both leaves into the reinforcing plate of both the frame and the door. It is intended to keep the hinge locked in place from abuse of battering or trying to shear the hinge and screws. This feature is primarily used in prisons and psychiatric areas.

Tip Styles



Flat Button Tip
(ET - 3 Knuckle)



Tri-Con Flush Pin



Hospital Tip (HT)



Acorn Tip



Ball Tip



Steeple Tip



Urn Tip

Product Catalog

SARGENT
ASSA ABLOY

80 Series
Exit Device



8700 Surface Vertical Rod Exit Device

80 Series

SARGENT
ASSA ABLOY



8700 Series
Surface Vertical Rod Exit Device

Features

- Two point latching (top & bottom with adjustability through center case)
- Standard bottom latch compatible with latch track thresholds (by others)
- Single and double door applications
- ANSI/BHMA A156.3 - Grade 1
- UL10C (Fire) and UL305 (Panic) Listed
- Also available as HC8700 for hurricane-resistant applications, see Hurricane-Resistant section of this catalog
- Also available as FM8700, use with StormPro Series doors, frames and hinges is required when used as a certified tornado solution. For tornado-resistant applications, see Tornado-Resistant section of this catalog
- Rods are 1/2" (13mm) brass, bronze or stainless steel

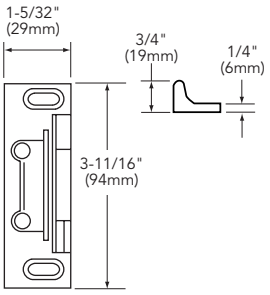
Note: The 8700 Exit Device can not be used less bottom rod. If less bottom rod is desired, specify NB8700 Series Exit Device

Specifications for 8700 Series Exit

Door Type	Wood or metal doors
Door Thickness	1-3/4" (44mm) minimum thickness. For doors over 1-3/4" to 2-1/4" thick, specify thickness and order as 31-
Stile	4-1/2" (114mm) minimum stile width with trim and 3-1/2" (44mm) minimum stile without trim
Rail sizes as determined by door width	Rails are available in 4 sizes, use door width to determine size needed. Rails will be factory cut to size, if door width is supplied • E Rail for 24" to 32" door widths, No cutting required for 32" door • F Rail for 33" to 36" door widths, No cutting required for 36" door • J Rail for 37" to 42" door widths, No cutting required for 42" door • G Rail for 43" to 48" door widths, No cutting required for 48" door
Strike	646 Top Strike (Panic and Fire Rated) 624 Bottom Strike; 655 Fire Rated Bottom Strike
Dogging Feature	Hex key dogging standard on non fired rated devices; specify 16- for cylinder dogging (#41 cylinder supplied)
Electric Options	AL- Alarm PL- SARGuide™ Photoluminescent Coated 53- LX Latchbolt Monitor 54- Outside Lever Monitoring 55- Request-to-Exit Signal - Rail Monitoring 56- ELR Remote Latch Retraction 58- Electric Dogging 59- Electroguard – Self Contained Delayed Egress
Mounting Fasteners	Supplied standard with wood and machine screws Available with through-bolts and mortise (sex) nuts
Top & Bottom Bolt	Brass, Stainless steel
Device Centerline from	41" (1041 mm) for Standard Applications; 38" (965mm) for elementary schools
Door/Opening Height	**Must be specified** - 120" (3048mm) Max Door Opening - Non-fire rated doors 96" (2438mm) Max Door Opening - Fire rated doors
Center Case Dimensions	8-3/8" (213mm) x 2-5/8" (67mm)
Projection	Pushbar Neutral – 3" (76mm) Pushbar Depressed – 2-1/8" (54mm)
Fire Exit Hardware	See Chart – Page 6

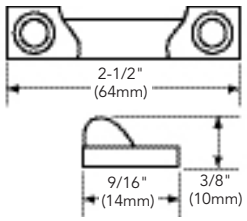
646 Top Strike

- Standard for both Panic & Fire (12-) Hardware
- Surface applied to frame
- Black nylon coated
- Replaces 629 Strike



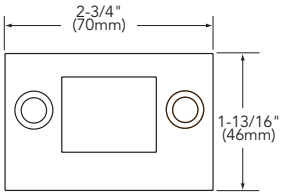
624 Bottom Strike

- Standard for 8700
- Applied to surface of floor or to a flat threshold
- Black nylon coated



655 Bottom Strike

- Standard for 12-8700 and 14-8700
- Stainless steel
- Black nylon coated
- Replaces 647 Strike



Inside Lever Assembly for 300 Series Aux Control



Attaches to top rod and engages with 300 Series Auxiliary Control. Packed standard with 306 and 313 Auxiliary Controls

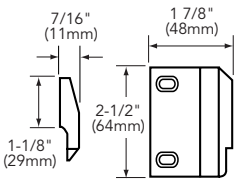
Part # 97-2378

648 & 653 Strikes (Alternate Strikes for 8700 SVR Devices)

648 Strike

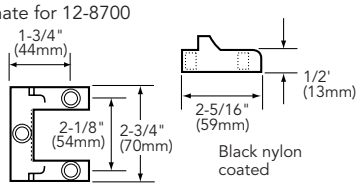
For doors having transom panel applications

Black nylon coated



653 Strike

Alternate for 12-8700



Note: 26 or 26D is automatically supplied when 32 or 32D is specified.

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8700 Functions and Trims

80 Series

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How to order:	Options	Series	Function	Rail Lgth	Trim	Hand	Outside Finish	Inside Finish	Door Width	Door Height	AFF
	F1-83-	87	13	F	ETL	RHR	32D	10B	36"	84"	41"

700 Series ET Trim



Exits with ET Trim, specify lever design after the ET designation (e.g., ETL)

Lever Designs for ET Controls

A, B, E, F, J, L, P, W
Also available with Coastal Series & Studio Collection Levers

ET Designation with Suffix (Used to order ET without device)

8700 Series: 706, 710, 713, 715, 740, 743, 744, 746, 773 & 774

Freewheeling Trim

The lever rotates when the door is locked preventing excessive force from being applied to the horizontal lever.

Electrified ET Trim

Voltage must be specified for the following functions: 73 and 74.
Specify: 12VDC or 24VDC

SARGENT Function Numbers	ANSI Function Numbers	Description & Cylinder Info. (1-3/4" Door)	ANSI Type 2 8700 Panic & Fire
06	09	Key unlocks Trim, Trim retracts latch/ Trim relocks when key is removed #41 Cylinder Supplied	8706 x ET_
10	01	No outside operation (No Cylinder)*	8710
10	02	No outside operation (No Cylinder)* ET Control is used as Pull Only	8710 x ET_
13	08	Key Outside Unlocks/locks Trim #41 Cylinder Supplied	8713 x ET_
15	14	Passage Only (No cylinder)	8715 x ET_
40	02	Freewheeling Trim - No outside Operation (No Cylinder)* Dummy Trim	8740 x ET_
43	08	Freewheeling Trim - Key Outside Unlocks/locks Trim #41 Cylinder Supplied	8743 x ET_
46	09	Freewheeling Trim - Key unlocks Trim, Trim retracts latch/ relocks when key is removed #41 Cylinder Supplied	8746 x ET_
73		Electrified ET Trim - Fail Safe Power Off, Unlocks Lever (No Cylinder)*	8773 x ET_
74		Electrified ET Trim - Fail Secure Power Off, Locks Lever (No Cylinder)*	8774 x ET_

Note: Exit devices are available in all standard finishes, except 14, 15, 26 & 26D. With these finishes, exit devices are supplied in 32 or 32D to match accordingly. 32 or 32D is automatically supplied when 26 or 26D is specified. For nickel finishes, specify 14/32 or 15/32D to receive nickel finished trims and stainless exit devices.
Note: AFF means Above Finished Floor, center line of rail Above Finished Floor
* Cylinder Override is available with a 306 Aux Control
Example Order: 8773F 12V x ETMG x 306 x RHR x 32D x 36"w x 84"h

300 Series++ Auxiliary Control & 862 Pull



300 Series Aux. Control



862 Pull

SARGENT Function Numbers	ANSI Function Numbers	Description & Cylinder Info. (1-3/4" Door)	8700 Panic & Fire
06	12	Key unlocks Turn; Turn retracts latch/ Turn relocks when key is removed #41 Cylinder Supplied	8710 x 306
10	02	862 Pull Only (Optional Pulls: 863 & 864)	8710 x 862
13	11	Key Outside Unlocks/locks Turn #41 Cylinder Supplied	8710 x 313

Note: When ordering 8700 Series Exit Device x 300 Series Aux. Control, specify 10 Function for the exit. Example: 8710F x 306 x RHR x 32D x 42" x 90"

Pull & Thumbpiece Trim Section

Trim Designations

- Use three letter designations (Ex "PTB") when ordering the Exit Device with trim
- Use the six digit designation (Ex "866-MAL") when ordering trim without an Exit Device, always specify finish








8700 Panic & Fire

SARGENT Function Numbers	ANSI Function Numbers	Description & Cylinder Info. (1-3/4" Door)	810-FLL	810-FLW	810-MAL	810-PTB	810-STS	8710 x Trim Designation
10	02	Pull Only (No Cylinder)*	810-FLL	810-FLW	810-MAL	810-PTB	810-STS	8710 x Trim Designation
28	15	Passage Only (No cylinder)	828-FLL	828-FLW	828-MAL	828-PTB	828-STS	8728 x Trim Designation
62	06	Key unlocks Thumbpiece, Thumbpiece retracts latch/ Thumbpiece relocks when key is removed #34 Cylinder Supplied	866-FLL	866-FLW	866-MAL	866-PTB	866-STS	8762 x Trim Designation
63	05	Key Outside Unlocks/ locks Thumbpiece #34 Cylinder Supplied	866-FLL	866-FLW	866-MAL	866-PTB	866-STS	8763 x Trim Designation

* Cylinder Override is available with a 306 Aux Control.
Note: Thumbpiece trims for 62 and 63 function devices are identical and are identified as 66 function when trim is ordered separately.
Note: FLW trim is not available in 32(629) or 32D(630).
Note: Pulls and thumb piece trims are not available in 14, 15, 26 or 26D.

Options

8700

Mechanical Options:
12-
14-
16-
19-
31-
36-
37-
43-
53-
54-
55-
56-
56-HK-
58-
59-
BC-59-
76-
85-
86-
87-
AL-
BT-
CPC-
LD-
PL-
*SG-
TB-

Cylinder Options:
10-
10-21-
10-63-
11-
11-21-
11-60-
11-63-
11-64-
11-70-7P-
11-72-7P-
11-73-7P-
11-65-73-7P-
21-
22-
51-
52-
60-
63-
64-
70-
72-
73-
65-73-
65-73-7P-
73-7P-
81-
82-
F1-82-
83-
F1-83-
84-
BR-
LC-
SC-
SE-

* Only available with 15, 26D and 32D finishes

Available Finishes

SARGENT Finishes	BHMA Finishes
03	605
04	606
09	611
10	612
10B	613
10BE	613E
10BL	613L
14	618
15	619
20D	624
26	625
26D	626
32	629
32D	630
BSP	—
WSP	

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Finishes and Finish Care

80 Series

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Finish

SARGENT#	BHMA#	Description	How to clean	Avoid these cleaners
3	605	Polished brass, clear coated	Mild non-abrasive detergent with damp cloth or sponge	Abrasive cleaners, bleach solvents, steel or bronze wool
4	606	Satin brass, clear coated		
9	611	Polished bronze, clear coated		
10	612	Satin bronze, clear coated		
BSP	—	Black Suede Powder Coat		
10B	613	Oxidized bronze, oil rubbed	Lemon oil polished with dry cloth	Abrasive cleaners, bleach solvents, steel or bronze wool
10BE	613E	Dark oxidized satin bronze, equivalent		
10BL	613L	Oxidized satin, bronze, clear coated	Mild non-abrasive detergent with damp cloth or sponge	Abrasive cleaners, bleach solvents, steel or bronze wool
14*	618*	Polished nickel, clear coated		
15*	619*	Satin nickel, clear coated		
20D	624	Statuary dark bronze, clear coated		
26*	625*	Polished chrome		
26D*	626*	Satin chrome		
32*	629*	Polished stainless steel		
32D*	630*	Satin stainless steel	Plastic pad or bronze wool	Cleaners, solvents, bleach, steel wool

* Exit devices are available in all standard finishes, except 14, 15, 26 & 26D. With these finishes, exit devices are supplied in 32 or 32D to match accordingly. 32 or 32D is automatically supplied when 26 or 26D is specified. For nickel finishes, specify 14/32 or 15/32D to receive nickel finished trims and stainless exit devices.

Note: FLW & FSW are NOT available in 32 or 32D

Note: Pulls and thumb piece trims are not available in 14, 15, 26 or 26D except FLW & FSW which are available in 14 and 15.

Lock/Cylinder Finish

Device Finish	Cylinder/Core*
03, 04, 09, 10, 10B, 10BE, 10BL, 20D	04
14, 15, 26, 26D, 32, 32D	15
BSP	BSP

*Finish when cylinder provided with Device

To avoid discoloration and pitting:

- Keep stainless steel away from contact with other metals
- Avoid cleaning with mineral acids or chlorine products
- Avoid cleaning with abrasive products like sandpaper or steel wool

To maintain the finish:

- Remove any contamination before damage occurs
- Protect with a metal polish or car wax

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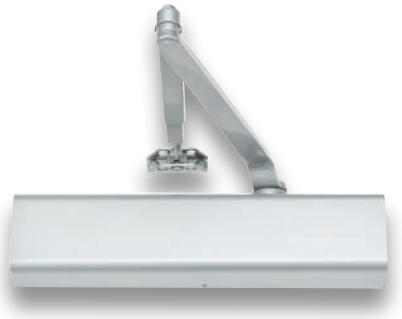
NORTON RIXSON

ASSA ABLOY

8000 SERIES
ARCHITECTURAL DOOR CLOSER



INTRODUCTION

Multi-sized surface closer offering a complete range of arms and a sleek, minimal design suited for moderate- to high-traffic, architectural openings.

FEATURES

- Exceeds 25 million cycles
- Adjustable spring sizes 1 through 6
- Tri-Style® packaging standard (regular arm, top jamb and parallel arm mounting)
- Non-handed
- Staked valves
- Cast aluminum closer body
- Rack and pinion design
- 1-1/4" (32mm) diameter piston
- 5/8" (16mm) diameter pinion journals
- 2-1/8" (54mm) projection (standard covers)
- All standard arm applications (with slim, full or metal covers) allow doors to swing 180 degrees, conditions permitting
- Full size template
- Standard, separate and independent, latch, sweep and back check intensity valves
- Application specific arms: Regular (S), Top Jamb (JS) and Parallel (P)
- Heavy-duty arms; Regular Rigid, Parallel Rigid, CloserPlus®, CloserPlus Spring™, Unitrol®
- Slide Tracks: push or pull side mounting
- 30-year limited warranty

OPTIONAL FEATURES

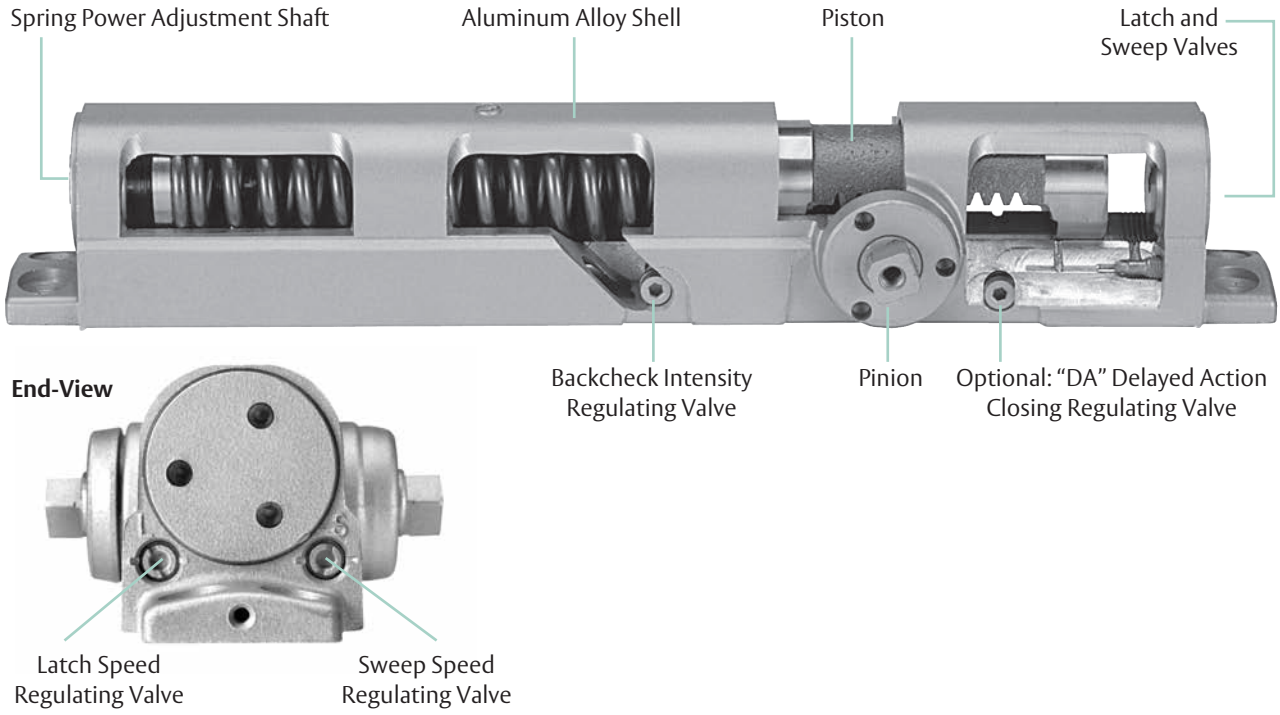
- Lead lined metal cover - suffix MLL
- Metal, architectural plastic or architectural metal covers (8501 only)
- Delayed action

Features	8301	8501
Slim Line Cover	✓	
Full cover		✓

8000 SERIES
ARCHITECTURAL DOOR CLOSER

OVERVIEW

CUTAWAY VIEW



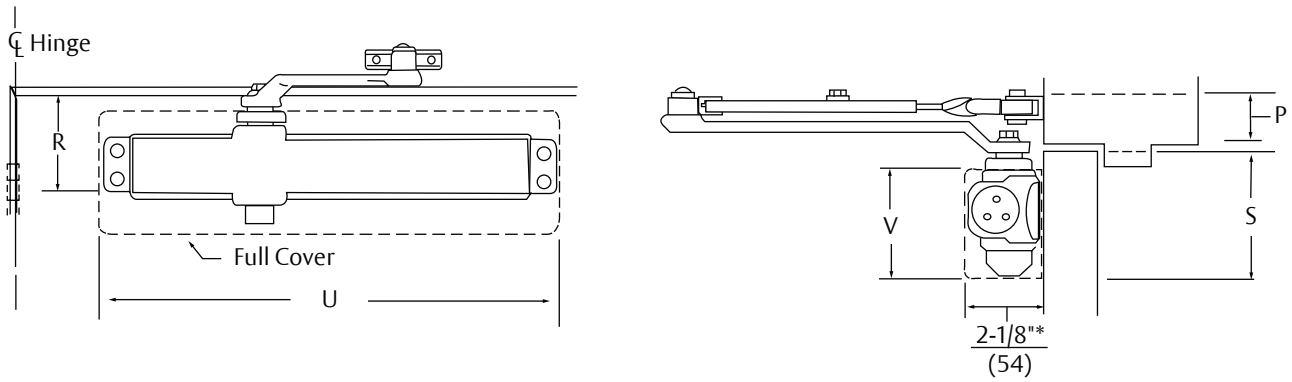
CERTIFICATIONS

- ANSI/BHMA A156.4, Grade 1 certified
- UL / cUL listed for use on fire rated doors
- UL10C listed for positive pressure fire test
- 8301 and 8501 door closers are designed to comply with requirements for the Americans with Disabilities Act (A.D.A)and ANSI standard A117.1
- This product is manufactured in an ISO 9001, ISO 14001 facility
- UL certified environmental product declaration

CAUTION: Door Closers for Low Opening Force Applications:
Door closers installed in openings required to meet the requirements of the Americans With Disabilities Act or ANSI/BHMA Standard A117.1, when adjusted to meet those requirements, may not provide adequate closing power to dependably close and latch the door based on opening or site conditions.

8000 SERIES
ARCHITECTURAL DOOR CLOSER

REGULAR ARM



Mounting holes for closer body are spaced 3/4" (19mm) vertically x 12" (305mm) horizontally.

* Projection is for Slim Line or Full Covers. Projection for Metal Covers = 2-3/16" (56mm). Projection for Architectural Plastic & Architectural Metal Covers = 2-1/4" (57mm).

Closer Series	Covers	P Minimum Ceiling Clearance			R Minimum Top Rail				S Minimum Top Rail Clearance		U Closer Length	V Closer Height
					W/O Drop Plate		W/8146 Drop Plate					
		NHO	Low Profile	HO	NHO	Low Profile	NHO	Low Profile	NHO	Low Profile		
8101	No Cover	1-1/2" (38)	1" (25)	1-5/8" (41)	2-1/2" (64)	2-3/8" (60)	1-5/8" (41)	1-1/2" (38)	3-1/2" (89)	3-3/8" (86)	12-3/4" (324)	2-7/8" (73)
8301	Slim Line Plastic										13" (330)	
8501	Full Plastic											
8501M	Metal								4-1/4" (108)	4-1/8" (105)	13-5/8" (346)	3-3/4" (95)
8501A	Arch. Plastic								3-5/8" (92)	3-1/2" (89)	14" (356)	3-1/8" (79)
8501MA	Arch. Metal								3-1/2" (89)	3-3/8" (86)		3" (76)

Model Number	
Non-Hold Open	Hold Open
8301 8501	8301H 8501H

Notes:

- Door closers are set at midpower range from the factory
- Measurements are inches/mm unless noted
- Standard door widths: 30"-48" (76-122cm)

8000 SERIES

DOOR PROTECTION PLATES



Door Protection Plates

The metal door protection plates below meet ANSI A156.6 for J101 Metal Armor Plate, J102 Metal Kickplate, and J103 Metal Mop Plate. The plastic door protection plates below meet ANSI A156.6 for J105 Plastic Armor Plate, J106 Plastic Kickplate, and J107 Plastic Mop Plate. Options for all plates include countersunk holes, UL armor plate stamped, self-adhesive tape, spanner head screws, torx head screws, round corners, wrap around side and bottom return, and 0.125" (3.2 mm) material. All plates below are supplied standard with #6 x 5/8" truss head screws (unless specified otherwise). They are available in mop plate, kick plate, stretcher plate, and armor plate sizes.

Mop Plate: Protects the bottom of the pull side of doors subject to cleaning and mopping procedures.
Kick Plate: Protects the bottom of the push side of doors subject to scuffing from foot traffic.
Stretcher Plate: Protects doors in specific areas where constant contact is made by stretchers, service carts, or other equipment.
Armor Plate: Protects lower half of doors from abuse by carts, trucks, and rough usage.

NFPA 80 STANDARD 6.4.5.1/6.4.5.2 /6.4.5.3 Protection Plates

- Factory installed protection plates shall be installed in accordance with the listing of the door.
- Field installed protection plate shall be labeled and installed in accordance with their listing.
- Labeling is not required where the top of the protection plate is not more than 16" (406 mm) above the bottom of the door.

190S

Thickness: 0.050" (1.3 mm)
U.S. Gauge: 18
Materials: Aluminum, brass, bronze, stainless steel
Finishes: US3[1], US4[1], US10, US10B, US28, US32, US32D
Bevel: 4 edges
Options: UL Listed for US32 and US32D*
Round Corner - 196R

198S

Thickness: 0.038" (0.8 mm)
U.S. Gauge: 20
Materials: Stainless steel
Finishes: US32D
Options: UL Listed*

199B

Thickness: 0.038" (0.8 mm)
U.S. Gauge: 20
Materials: Aluminum
Finishes: Bright gold anodized
Fasteners: #6 x 5/8" TPH Tapping Screws

204S

Thickness: 0.125" (3.2 mm)
Materials: Clear plastic
Bevel: 4 edges

214S

Thickness: 0.125" (3.2 mm)
Materials: Plastic laminate
Bevel: 4 edges
Colors: Black, Brown, Grey
Notes: Other colors are available and will be subject to minimum order quantities; priced on application

220S

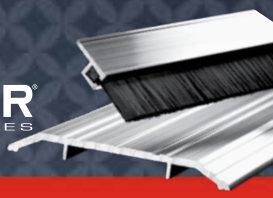
Thickness: 0.062" (1.6 mm)
U.S. Gauge: 16
Materials: Aluminum, brass, bronze, stainless steel
Finishes: US3[1], US4[1], US10, US10B, US28, US32D, (Diamond tread available in .063" polished aluminum only)
Bevel: 4 edges

225S

Thickness: 0.060" (1.9 mm)
Materials: Kydex®
Colors: CBO - Calcutta Black, KGO - Beige, KHO - Chocolate
Notes: Other colors are available and will be subject to minimum order quantities; priced on application
Options: UL Listed*

*Must specify UL stamp. UL labeling not required when top of plate is less than 16" above the bottom of the door. Screw fasteners only.

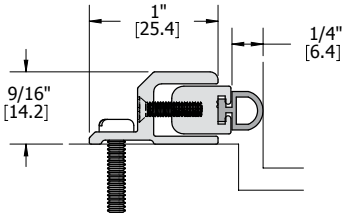
[1]US3 and US4 are unavailable above 24" tall on products 190S & 220S



WEATHERSTRIPPING - ADJUSTABLE JAMB WEATHERSTRIPPING

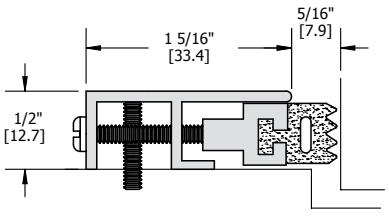
Fasteners: #6 x 5/8" pan head sheet metal screws
Notes:
- MIL finish weatherstripping is supplied with zinc plated screws
- Color anodized weatherstripping is supplied with screws plated to match
- Stainless steel weatherstripping is supplied with stainless steel screws

860S



Finishes: MIL, DBA, GLD
Inserts: V, N, S, W
Category: H, J
Certifications:
Notes: Adjustable

864S



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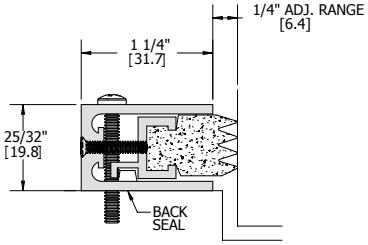
Certifications:
Notes: Adjustable

865S



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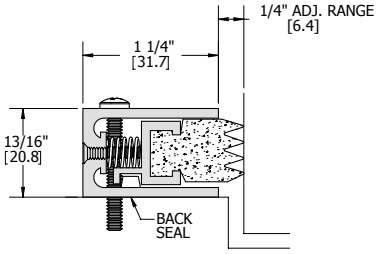
Category: H, J
Certifications:
Notes: Adjustable

866S



Finishes: MIL, DBA
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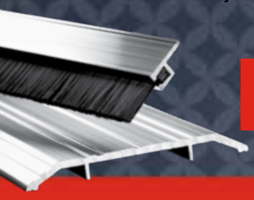
Certifications:
Notes: Spring adjustable

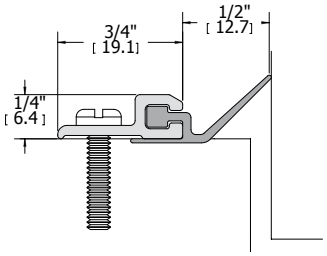


WEATHERSTRIPPING - JAMB WEATHERSTRIPPING

Fasteners: 8-32 x 1" pan head phillips machine screws
8-18 x 1" undercut flat head phillips sheet metal screws

Notes:
- MIL finish weatherstripping is supplied with zinc plated screws
- Color anodized weatherstripping is supplied with screws plated to match
- Stainless steel weatherstripping is supplied with stainless steel screws

785S



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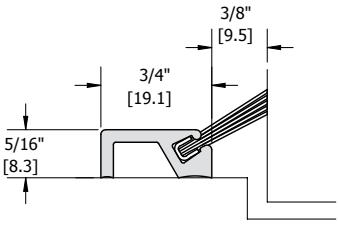
Category: H, J
Certifications:

800S



Finishes: MIL, DBA, GLD
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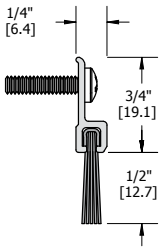
Category: H, J
Certifications:

802S



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Certifications:

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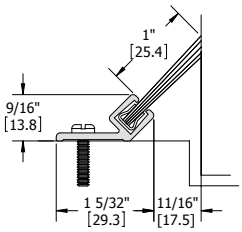

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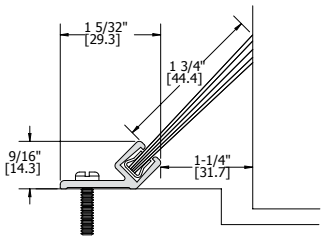
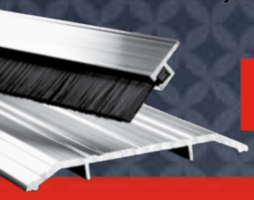
Certifications:

808S



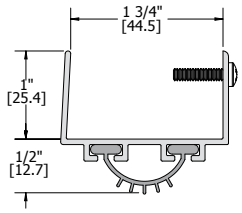
Finishes: MIL, DBA, GLD
Inserts: B
Category: H, J
Certifications:



HAGER COMPANIES

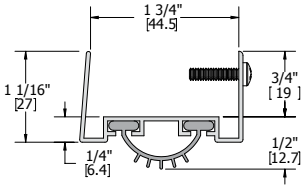
WEATHERSTRIPPING - DOOR BOTTOMS

779S



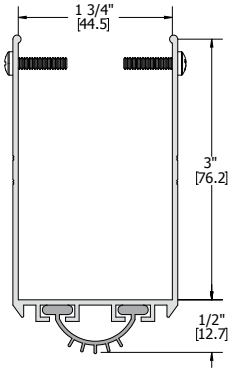
Finishes: MIL, DBA, GLD
Inserts: V, N
Category: H, J
Certifications:

780S



Finishes: MIL, DBA, GLD
Inserts: V, N
Category: H, J
Certifications:

782S



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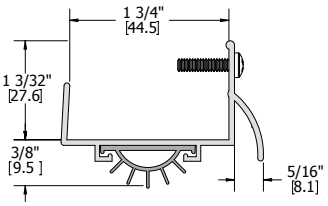
Inserts: V, N
Category: H, J
Certifications:

783S



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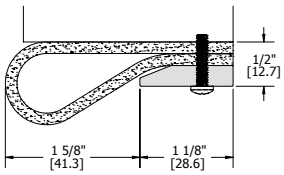
Certifications:

787S



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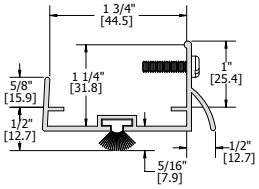
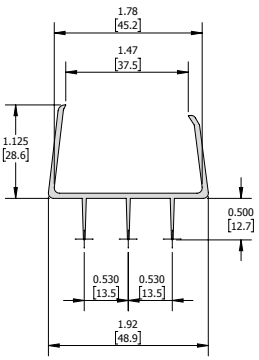
Inserts: N
Category: H, J
Certifications:

789S



Finishes: MIL, DBA, GLD
Inserts: W
Category: H, J
Certifications:

906S



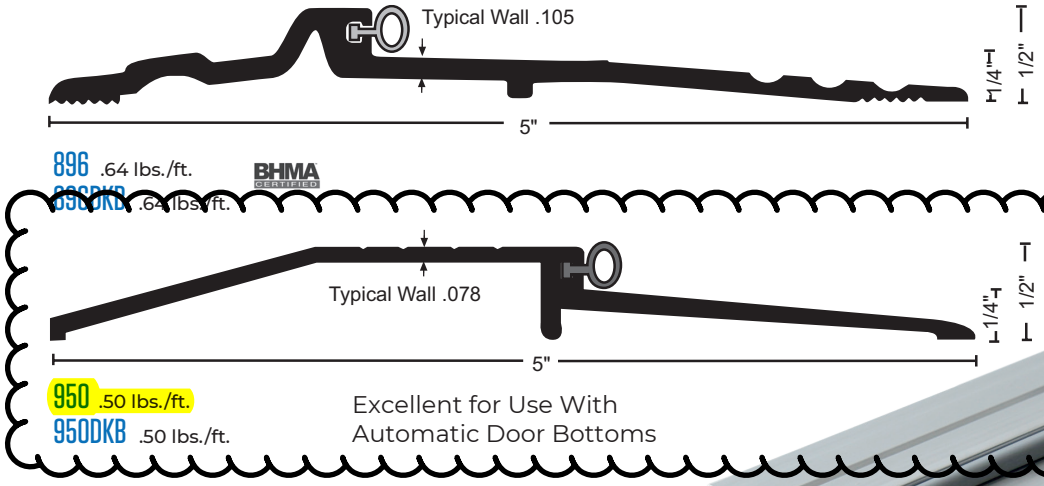
Finishes: Brown
Material: PVC
Certifications:

*Unnotched & Notched profiles available

BUMPER SEAL THRESHOLDS

ADA COMPLIANT

All Products In This Section

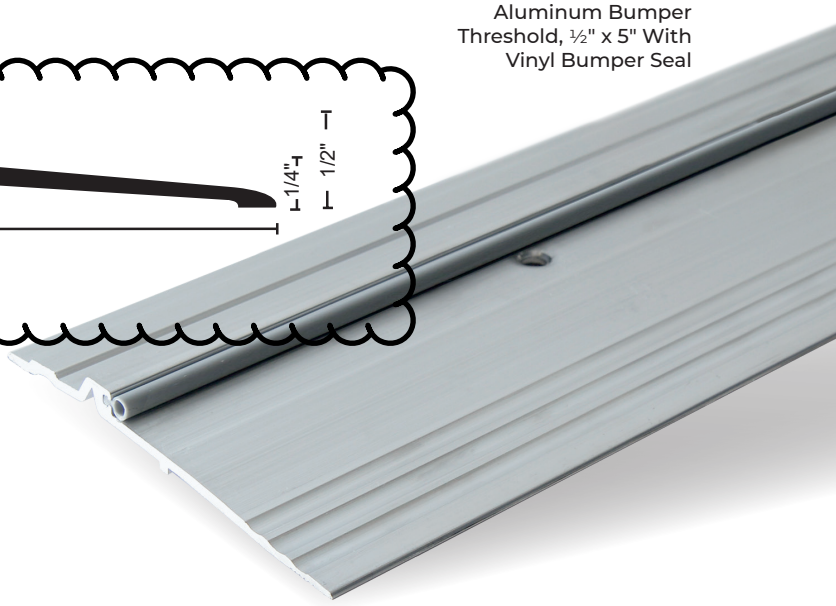


896 .64 lbs./ft.
950DKB .64 lbs./ft.

950 .50 lbs./ft.
950DKB .50 lbs./ft.

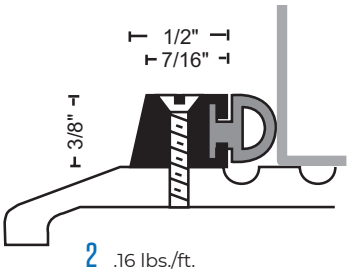
Excellent for Use With Automatic Door Bottoms

896V
ADA Compliant Aluminum Bumper Threshold, ½" x 5" With Vinyl Bumper Seal



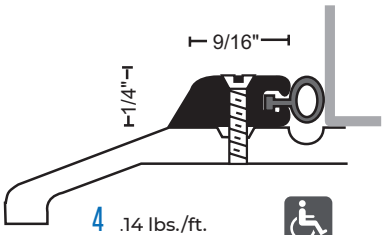
STOP STRIPS

All Products In This Section



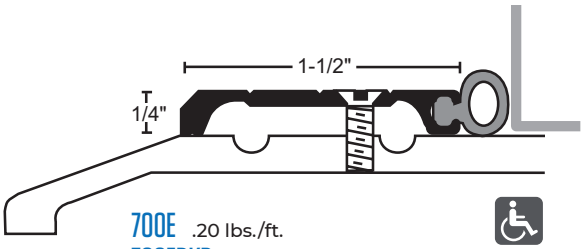
2 .16 lbs./ft.
2DKB .16 lbs./ft

#6 Self-Tapping Machine Screw Provided



4 .14 lbs./ft.
4DKB .14 lbs./ft.

#6 Self-Tapping Machine Screw Provided



700E .20 lbs./ft.
700EDKB .20 lbs./ft.

#10 Self-Tapping Machine Screw Provided

MATERIALS & FINISHES
- Mill Aluminum
- DKB - Aluminum Dark Bronze

OPTIONAL
SIA SLIP-RESISTANT FINISH
For Use in Areas Where Conditions Can Be Hazardous and Safety Is a Priority.

FASTENERS
- #10 x 1-½" FH Zinc-Plated Wood Screws Furnished. Dark Bronze Supplied With DKB.

BUMPER SEAL
Seals Against the Door to Provide Weather Resistance

BUMPER SEAL OPTIONS	
V	Vinyl**
N	NGP-TPV
S	Silicone

***Vinyl ("V") Supplied Unless Other Material Specified*

File #: 21-0277

DATE: May 28, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of New Construction (Accessory) and Driveway Alterations At 316 Bridge St.; Eric Smith, Applicant.

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

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

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

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

The current application includes the construction of a new 1,010 sq. ft. accessory structure. This application was deferred at the March 2024 Historic Zoning Commission meeting due to a lack of information.

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

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

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

Building Form
The principal building is a ca. 1940 bungalow with a height of 21'-11". The proposed accessory structure will have a height of 18'-9", which is subordinate in height to the principal structure. The square footage of the principal building's footprint is 2,553 SF. The proposed new accessory structure footprint will be 1,010 SF, which equates to 39.56% of the principal building's footprint. The Design Guidelines recommend the following:

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

The Zoning Ordinance states:

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

As proposed, the accessory structure meets the intent of the Guidelines for building form and the Zoning Ordinance for building footprint.

Materials
The proposed materials of the new accessory structure will be a lap siding and asphalt shingle roof. The updated proposal includes feedback from previous Design Review Committee meetings to alter the design of the windows so that they relate to the principal building. The Design Guidelines recommend the following:

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

Within the application, it is noted that the windows will be Pella Reserve Wood and Aluminum Clad windows. A sample of this window was brought to the May DRC meeting where there was support for

its historic form and detailing. The materials are appropriate and are supported by the Design Guidelines.

Driveway Alterations & Walkway

The proposal includes extending the existing driveway and adding a new path/walkway around the new accessory structure. The existing driveway is gravel and the extension to the new accessory structure will be situated behind the principal building, which would be appropriate. It appears that the design of the driveway extension will utilize a ribbon driveway pattern. The Guidelines recommend the following:

- Minimize the visual impact of parking by following historic patterns that locate parking and driveways along rear or side of buildings.
- Design driveways to follow historic patterns. Ribbon or Hollywood driveways may be appropriate, but circular driveways in front yards are not appropriate as they are not traditionally found in the districts.
- Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.
- Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when necessary.

The use of a gravel driveway extension is appropriate within the Guidelines, but it should not utilize a ribbon driveway pattern to align with the recommendation of the Guidelines. The use of a ribbon driveway is not utilized as the main driveway design and would be introducing a new design that may not be historically accurate to the building and site. It would be recommended that the existing driveway design be continued on the new portion of the driveway and that the same gravel material be utilized.

RECOMMENDATION:

Staff recommends the application be denied on the following grounds:
1. Orient an accessory structure's front facade to be parallel with the principal building front facade and place them in traditional locations in line with other visible accessory structures in the district.

If the HZC should approve the application, the following conditions are recommended:
1. Window specifications showing three-dimensional cut-outs with dimensions must be provided to the Preservation Planner before the Building Permit submittal.
2. The reveal of the siding must match the reveal of the principal building's siding.
3. A traditional driveway design should be utilized.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Consideration:
1. When this is submitted for building permits, parkland dedication fees will apply. The applicant should contact Kevin Lindsey with questions.

VALLEY VIEW
BUILDERS LLC

Scope of Work
316 Bridge St.
Franklin, TN 37064

April 8, 2024

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

Scope of the project:

Valley View Builders, LLC., will add an accessory dwelling unit to the rear of the property. The structure will be 1010 square feet at 316 Bridge St. Franklin, TN, 37064. The details are as shown in the attached plans.

Existing Street View



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

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/24/24

SCALE:

SHEET:
SV

Proposed Structure



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/24/24

SCALE:

SHEET:
PS

Site Plan



Plot Plan View

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

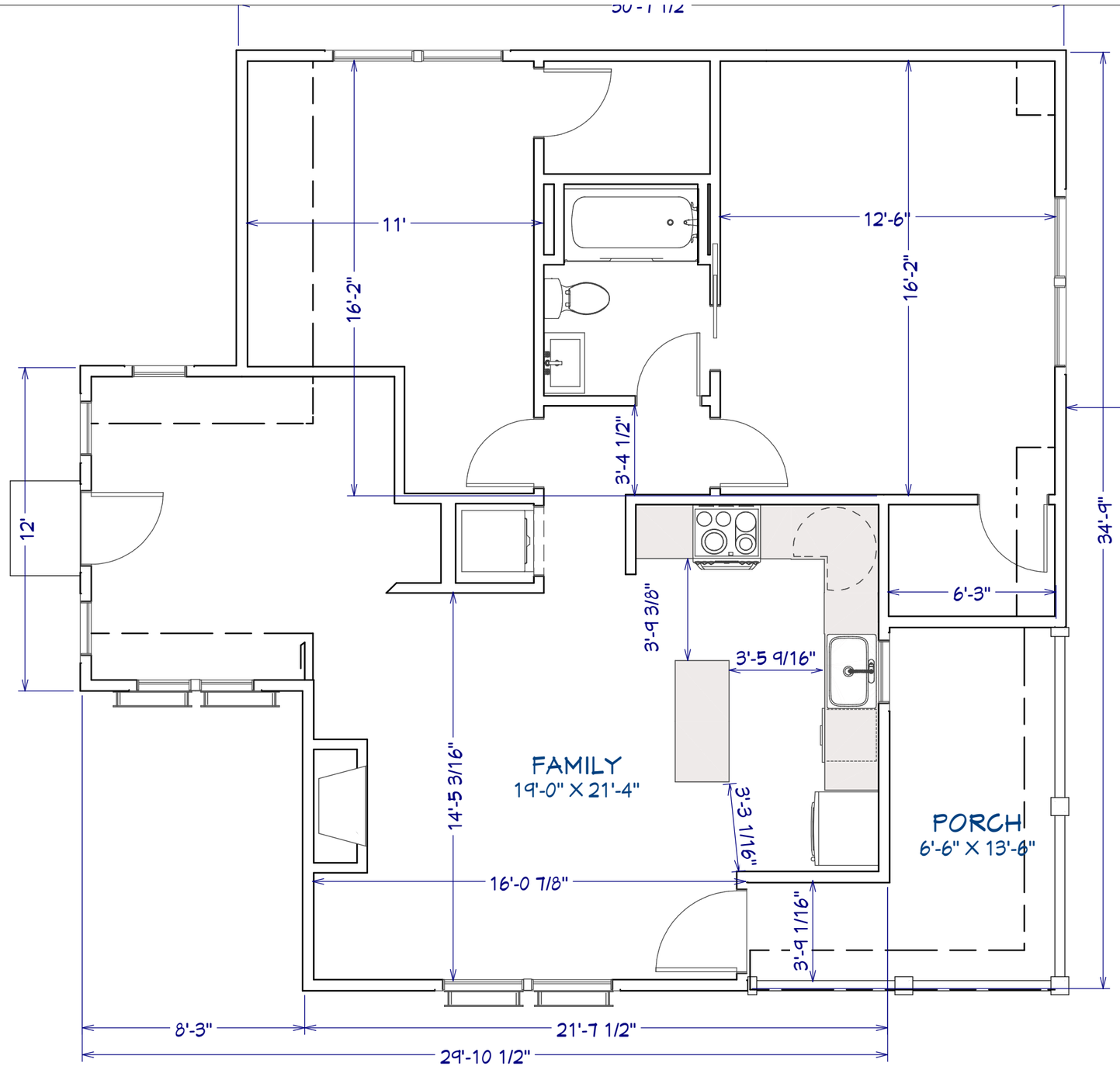
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/24/24

SCALE:

SHEET:
SP

Floor Plan



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

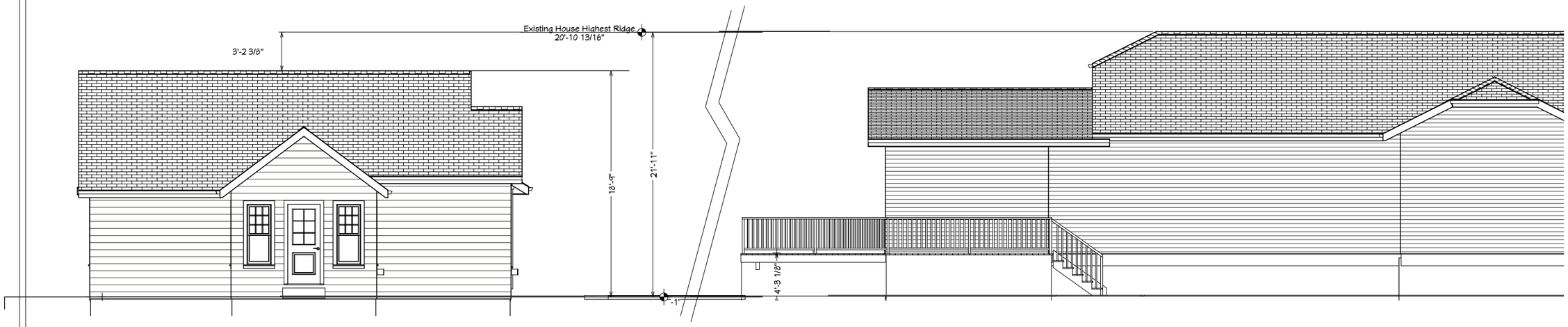
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/24/24

SCALE:
1/2" = 1'

SHEET:
P-1

Building Height Study



EXISTING	1ST FLOOR SQ. FT. 2553
EXISTING	2ND FLOOR SQ. FT. 954
PROPOSED	1ST FLOOR SQ. FT. 1010

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/24/24

SCALE:
1/4" = 1'

SHEET:
E-0

Front Elevation



PREVIOUS SUBMITION

REDUCED PITCH OF GABLE
LOWERED ROOF PITCH
REMOVED UPPER WINDOWS
RESIZED WINDOWS TO BE
TALLER IN PERPORTION



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/24/24

SCALE:
1/2" = 1'

SHEET:
E-1

RIGHT ELEVATION



PREVIOUS SUBMITION

REDUCED PITCH OF GABLE
LOWERED ROOF PITCH
RESIZED WINDOWS TO BE
TALLER IN PERPORTION
ADJUSTED WINDOW UNDER
THE PORCH TO THE LEFT
PREFERANCE WOULD BE TO
KEEP THE REMOVED GABLE



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/24/24

SCALE:

SHEET:
E-2

LEFT ELEVATION



PREVIOUS SUBMITION

LOWERED ROOF PITCH
RESIZED WINDOWS TO BE
TALLER IN PERPORTION



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/24/24

SCALE:

SHEET:
E-3

REAR ELEVATION



PREVIOUS SUBMITION

REMOVED GABLE
LOWERED ROOF PITCH
RESIZED WINDOWS TO BE
TALLER IN PERPORTION
PREFERANCE WOULD BE TO
KEEP THE REMOVED GABLE



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/24/24

SCALE:

SHEET:
E-4

Perspectives

Over View



PREVIOUS SUBMITION

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

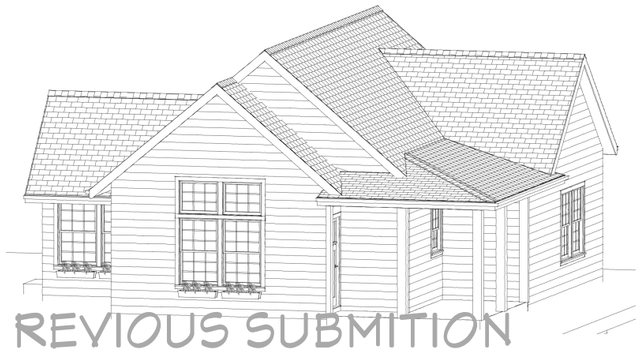
DATE:
5/24/24

SCALE:
1/4" =1'

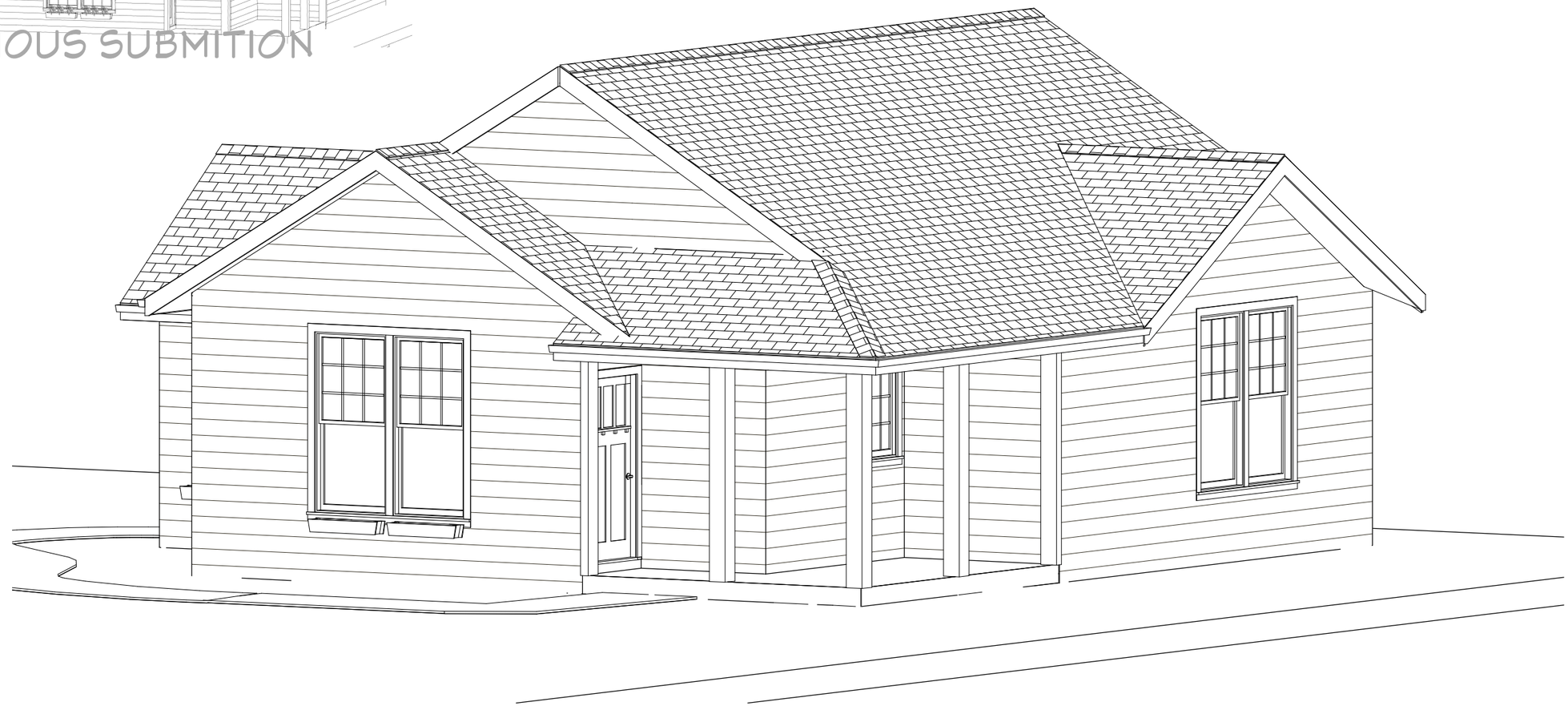
SHEET:
PV-1

Perspectives

Over View



REVIOUS SUBMITION



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/24/24

SCALE:
1/4" =1'

SHEET:
PV-2

Perspectives

WINDOWS INFO

WINDOWS TO BE PELLA RESERVE WOOD AND ALUMINUM CLAD



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/24/24

SCALE:
1/4" =1'

SHEET:
PV-2B

Perspectives

Existing Street Views







REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/24/24

SCALE:
1/4" =1'

SHEET:
PV-3

Perspectives

909 WEST MAIN ST.



ACCESSORY STRUCTURE BEHIND THE HOME AND NOT AT THE DRIVEWAY ENTERY SIDE





A FEW EXAMPLES WITH SAME CONDITIONS

1009 WEST MAIN

1011 WEST MAIN

1013 WEST MAIN

1107 WEST MAIN

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/24/24

SCALE:
1/4 = 1'

SHEET:
PV-4

File #: 21-0274

DATE: May 28, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Fencing At 239 Franklin Rd. (Harlinsdale Farm); Lisa Clayton, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of fencing at Harlinsdale Farm at 239 Franklin Road.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 7: Fences, Walls, & Gates
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 8512
Applicant: Lisa Clayton
Owner: City of Franklin

BACKGROUND:
The property located at 239 Franklin Road is known as Harlinsdale Farm. Harlinsdale Farm is a 198-acre historic property that was listed in the National Register of Historic Places and is under a conservation easement with the State of Tennessee. The property's significance stems from its rich history with the walking horse industry in Middle Tennessee.

The proposal includes installing 790 feet of horse fencing along the north entrance of the park, 68 feet of horse fencing close to the parking area by the Hayes House, screening of mechanical equipment, and 136 feet of fencing to fill in the gap of fencing near the interurban trail. The fencing will be white, three horizontal board fencing, that is 48" in height, that will match the existing fencing that is seen on the property. Based on feedback from the May Design Review Committee meeting, the applicant has provided additional information to understand the intent of the fencing and how it may impact the site. Renderings have been provided to show how the fencing will appear on the site and the grade of the property will affect the fencing.

At the north entrance, fencing is proposed to be located to the left of the road to help guide park visitors to stay on the designated paths for vehicles and not drive on the grass. The fencing will be incorporated into the turnoff on the road at the north entrance and will be tied into the existing fencing

at this location. At the parking area near the Hayes House, 68 feet of fencing will be utilized. Near the Hayes House, three pieces of mechanical equipment are proposed to be screened with horizontal horse fencing. Fencing will also be installed by the interurban trail with removable black bollards that are also seen elsewhere on the property.

The Guidelines recommend the following for fencing:

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

While the proposal is unique in the fact that the fencing will not be fronting Franklin Road, and it will not be surrounding a specific building, the intent of the Guidelines is met by the application. The agrarian character of the site is being maintained and no new fencing designs are proposed with the installation of the three-board horse fencing.

The Guidelines recommend the following for screening mechanical equipment:

- Place ground-mounted mechanical equipment behind buildings and screen it from street view with landscaping, fencing, or walls.
- Generally, modern features should be placed so that they are screened from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

While the use of horse fencing does maintain consistency with what is seen on the property, the Guidelines recommend utilizing screening and landscaping to fully conceal the equipment. If both fencing and landscaping is utilized, then the landscaping should be positioned in front of the fencing to help fully screen the equipment.

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 screening around the mechanical equipment must utilize landscaping, fencing, or a combination of the two to conceal the equipment.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Consideration:
1. A floodplain development permit is required for any work done in the floodplain. Please submit an application with the next submittal.

The Park at Harlinsdale Farm

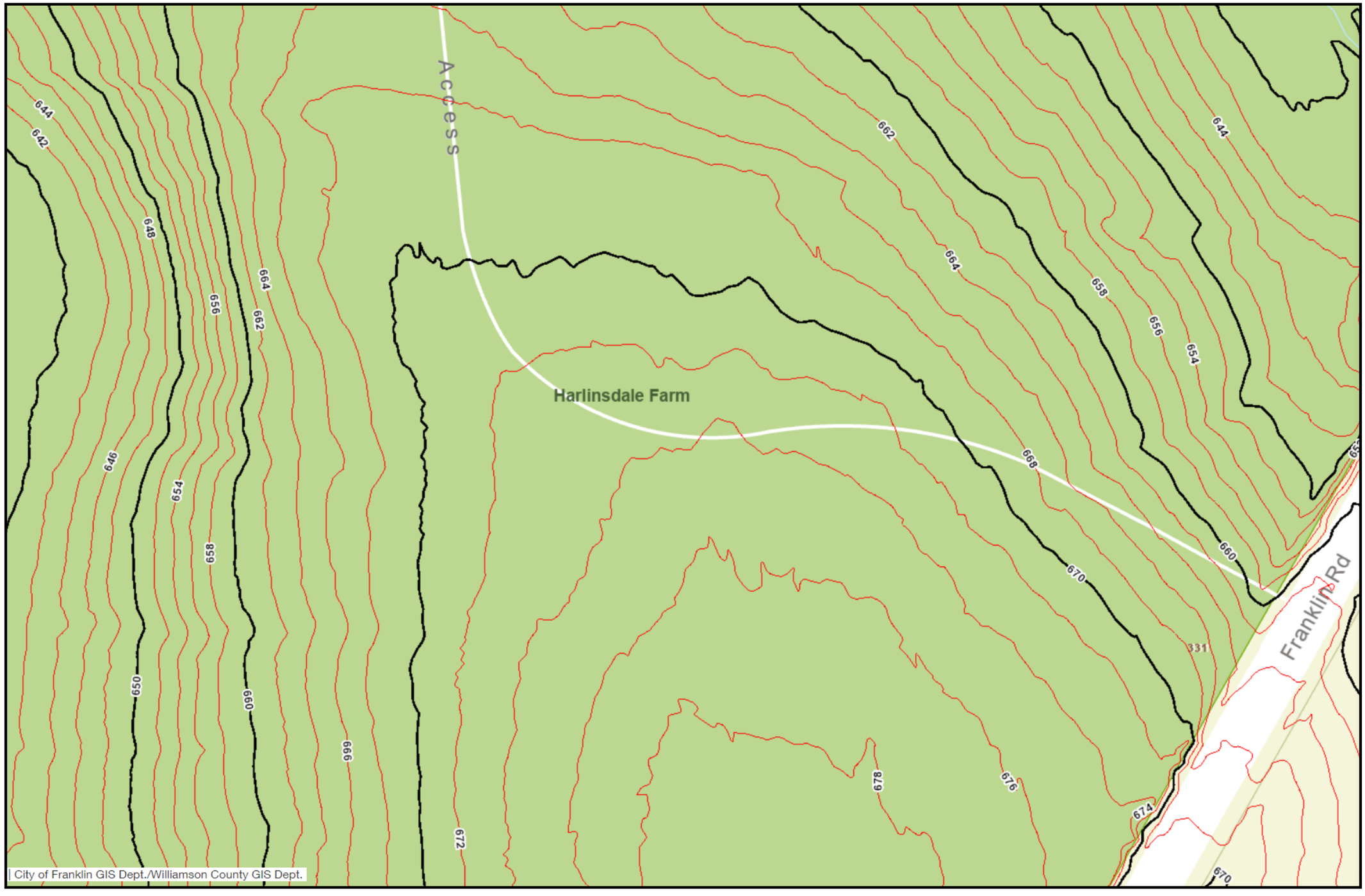
239 Franklin Road

North entrance fencing request of 790 feet of 3-plank white fencing. Additional 68 feet of perimeter fencing near historic Hayes Home parking tray.



The Park at Harlinsdale Farm

Contour Overview of the Northside of Harlinsdale Farm



The Park at Harlinsdale Farm

North Entrance

294’ from main gate to equestrian crossing of fencing requested.





The Park at Harlinsdale Farm

South Entrance—rendering of 3-plank fence; entry park roadway.

Contours: From equine crossing, 674 & 660 at entrance/Franklin Road.





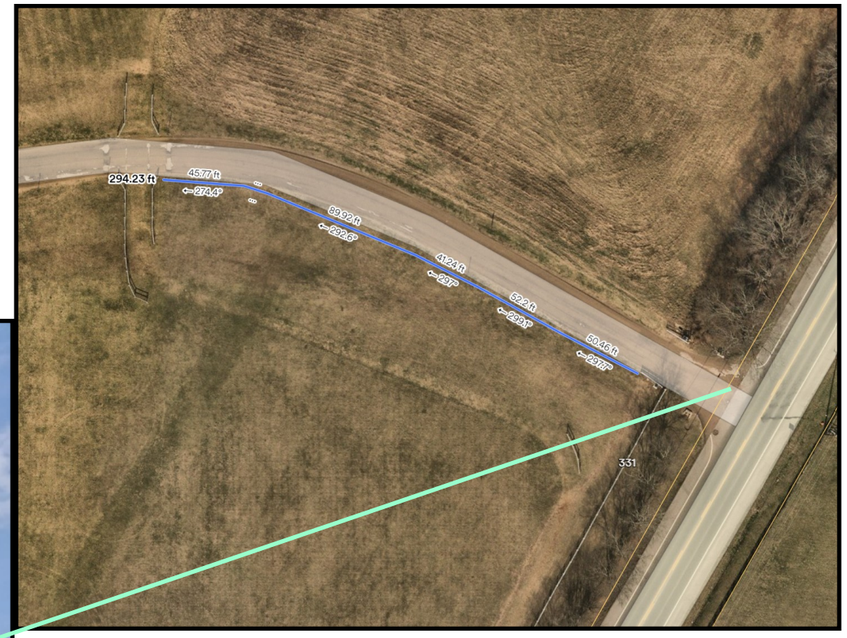
Example of existing 3-plank white fence within the park.



The Park at Harlinsdale Farm

North Entrance

View from standing level looking back toward entrance. Fence would be located on the right.

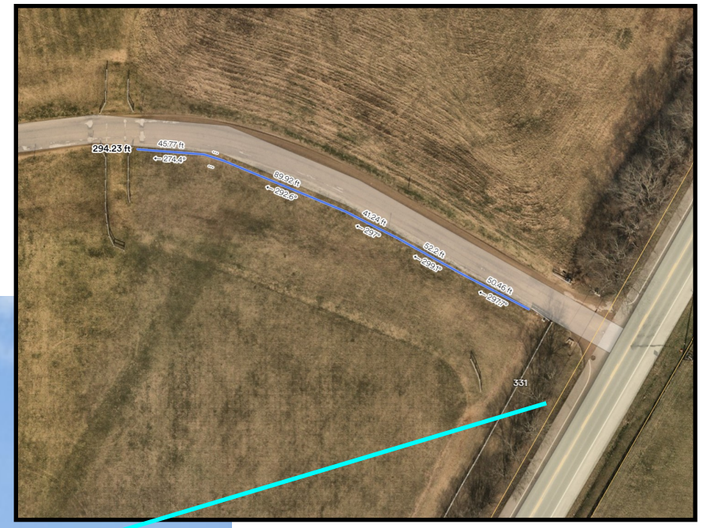




The Park at Harlinsdale Farm

North Entrance

View from standing level looking back toward entrance. Fence would be located on the right.





The Park at Harlinsdale Farm

North Entrance

View from standing level looking back toward Private residence adjacent to the park.





The Park at Harlinsdale Farm

North Entrance

View from standing level looking toward the hill with the equine trail corral to the right.

Fence will not be visible to the overall viewshed of the south side of the park.





The Park at Harlinsdale Farm

North Entrance

View from standing level looking toward the first pull-off.





The Park at Harlinsdale Farm

North Entrance

View from standing level looking toward first pull-off. Fence would tie into the existing structure where arrow is pointing or move the existing fence to best match with fence; serves as a trail guide.







The Park at Harlinsdale Farm

North Entrance

View from standing level looking back toward the pull off. The proposed fence will end in this section and circulate around the pull off toward the bottom of the pictures. Will manage vehicular traffic with higher grass in this section moving forward but keep a natural walking path on backside of fence.





The Park at Harlinsdale Farm

North Entrance

View from standing level looking back toward the pull off. The proposed fence will end in this section as the grass is higher to deter vehicular traffic.



The Park at Harlinsdale Farm

North Entrance—Trail leading to fishing pond and interurban rail system trail.

View from standing level looking back toward the pull off. The proposed fence will end in this section as the grass is higher to deter vehicular traffic.







The Park at Harlinsdale Farm

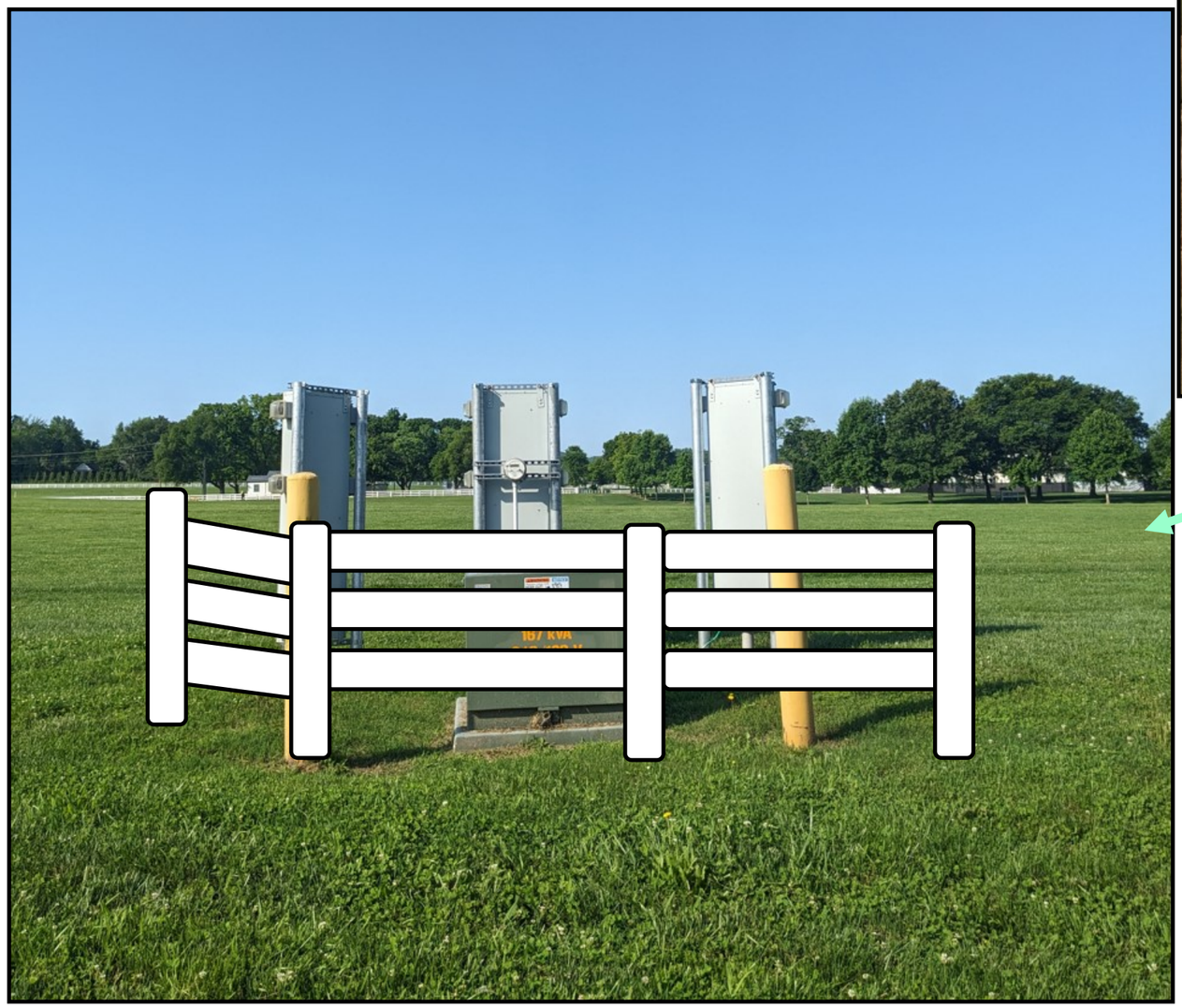
North Side—add sections of fencing on either side of the new ADA walking path along with removable black bollards.



The Park at Harlinsdale Farm

North Side—add a section of perimeter fencing around existing structure.

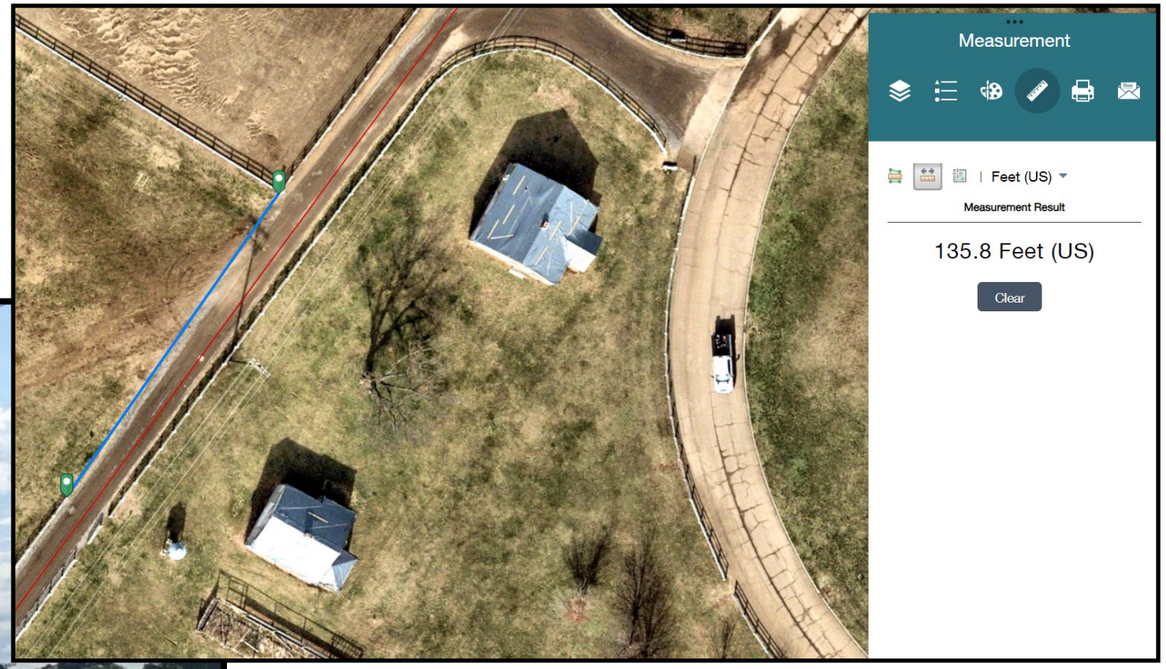






The Park at Harlinsdale Farm

South Side—add a section of perimeter fencing to the gap along the interurban trail system. 136 feet of fencing requested.

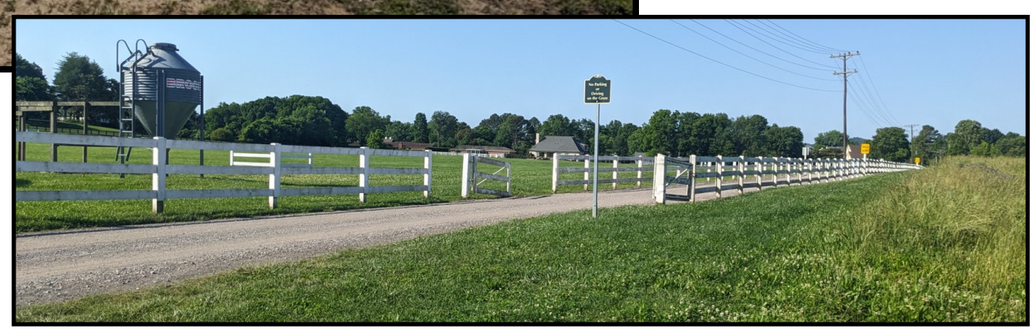






Upper Picture: Direction facing north toward Main Barn. ↑

Lower Picture: Direction facing south toward the canoe launch. →



File #: 21-0278

DATE: May 28, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Window Replacement) At 137 4th Ave. N.; Laura DiPasquale, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of windows at 137 4th Avenue North.

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

PROJECT INFORMATION:
COF Project Number: 8513
Applicant: Laura DiPasquale
Owner: Keith T. Bain

BACKGROUND:
137 4th Avenue North is a contributing building to the Downtown Franklin Historic District. It is a circa 1910 frame, pyramid square building that features one-over-one wood sash windows. The existing windows appear to meet the description of the windows in the National Register listing. The proposal came before the April Design Review Committee meeting, where additional information was requested about the age and condition of the windows. The commission discussed that replacement of portions of the window, such as the sash or elements may be appropriate, instead of replacing the entire window.

The proposal is to replace the windows on the first floor of the building. Images of the windows have been provided. Staff is not able to determine the age or condition of the windows from the images. However, in comparing the windows to the information in the National Register listing, the windows appear to be the original windows. Additional information is provided within the application about the condition of a few of the windows. The proposed replacement window is an Aluminum Clad Wood Window from the Pella Reserve line.

The Guidelines recommend the following for windows:

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

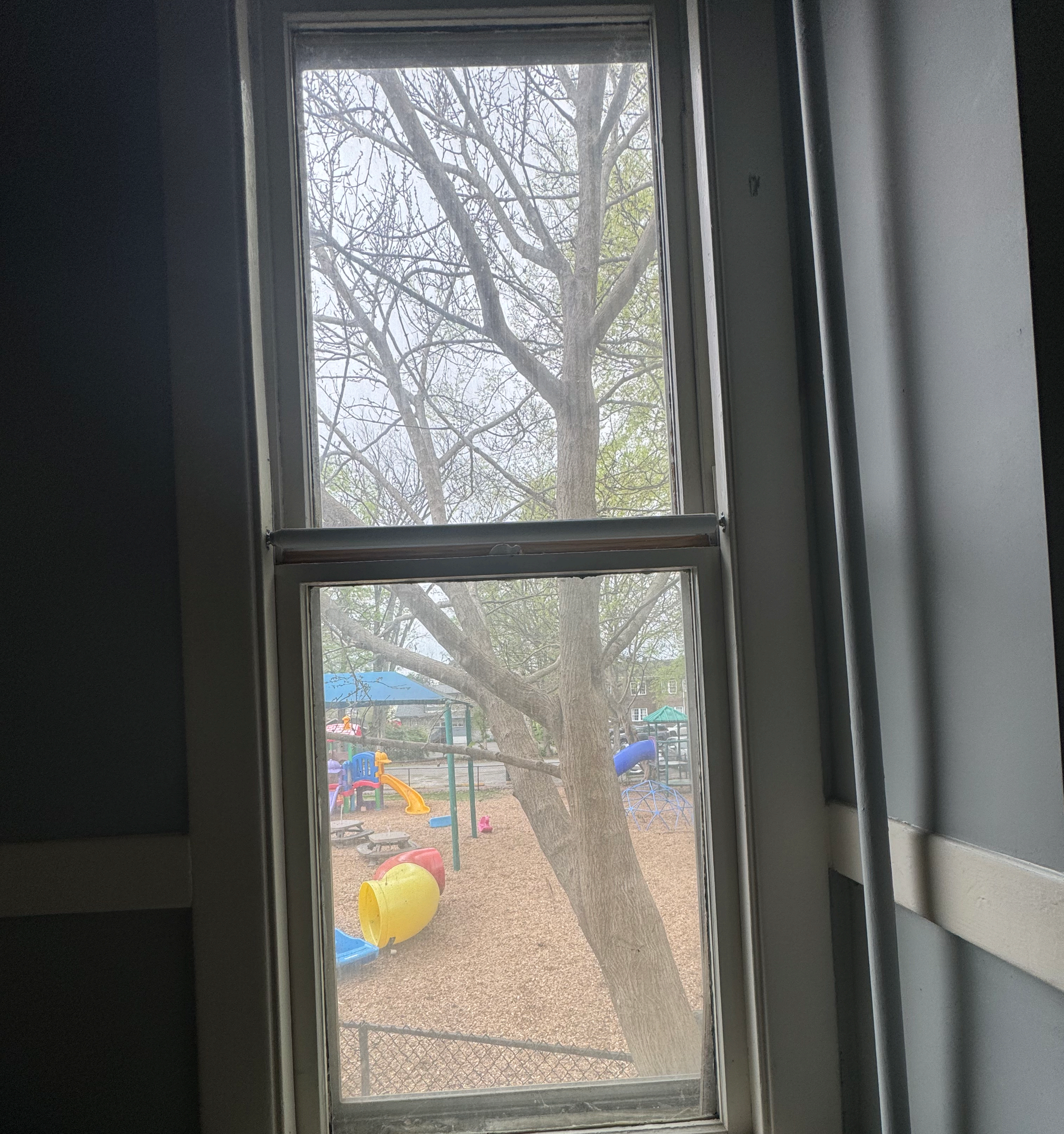
The information that has been provided for this application does not meet the recommendation of the Guidelines for the replacement of windows as the level of deterioration has not been shown. Rehabilitation of the windows is recommended by the Guidelines instead of replacement.

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

1. Preserve and maintain historic windows and historic window openings.

If the commission approves this application, staff recommends the following conditions:

1. The windows must be one-over-one-sash windows.
2. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.











NO PARKING




NO PARKING









From: Laura DiPasquale
To: Elizabeth Bulay
Subject: Re: 137 4th Ave N: HZC Submittal Supplemental Information Request
Date: Tuesday, June 4, 2024 3:59:05 PM
Attachments: image001.png

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Elizabeth,

Below is information about the condition of the windows at 137 4th Ave N along with a few additional photos. I apologize that we are late in our response.

There are several areas of the windows that have rotten sills (see photos). Water is entering the house through the sills. This is a very urgent matter that needs to be addressed asap before further damage is caused internally.

The weight systems in most of the windows is cut not allowing the windows to function at all. This is a violation of fire codes.

The lead-based paint on the exterior of ALL the windows is crumbling and flaking off. The house is attached to the kids playground and the paint is falling off into the kids playground.

The windows are already wrapped in a cheap aluminum trim that is wavy and has nail holes in it. If replaced, the thicker grade aluminum will CLIP into the new window frame alleviating the need for the nail holes and eliminating the wavy unsightly look.

The replacement of the windows will replicate the look of the existing windows and are currently approved through the Historical society as the most historically accurate windows on the market today.

Thank you,

Laura DiPasquale
Facilities Manager
Fourth Avenue Church of Christ
laura@fourthavenue.church
(615) 794-6626



PELLA® RESERVE™ TRADITIONAL



ALUMINUM-CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY DESIGNED WINDOWS AND DOORS WITH UNPARALLELED HISTORICAL DETAILING.



WHY YOU CAN TRUST PELLA

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

RATED #1 BY HOMEOWNERS FOR INNOVATION[1]

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

RATED #1 BY HOMEOWNERS FOR HIGHEST QUALITY[1]

We make products specifically for you with meticulous care and attention. Our wood craftsmen have been honing their skills, on average, for over 14 years – that's longer than it takes for most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS[2]

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our wood windows and patio doors with a limited lifetime warranty.[3]

[1] Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.
[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.
[3] See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



OUR DEDICATED TEAM IS PART OF YOUR PROJECT'S POTENTIAL. WE PROVIDE SOLUTIONS TO HELP COMPLETE YOUR PROJECT."

– ALAN PICKETT,
PELLA ARCHITECTURAL
SOLUTIONS

WHY CHOOSE WOOD?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of product line.

EXCLUSIVE WOOD PROTECTION

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

DESIGNED FOR LONG-LASTING DURABILITY

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

QUALITY EXTERIOR AND INTERIOR FINISHES

Extruded aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist fading and chalking. Interiors can be factory pre-finished to save time. Our prefinish is applied prior to final assembly and kiln-cured for a quality aesthetic.

Pella – LIMITED – LIFETIME WARRANTY

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

ENDURAGUARD® WOOD PROTECTION
Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

EXTERIOR ALUMINUM CLADDING
Exceptionally durable aluminum cladding with EnduraClad® exterior finish helps protect windows and patio doors for years.

INSULATING GLASS SEAL
A long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

WINDOW + DOOR 2019 AWARD WINNER

Winner of the 2019 Most Innovative Window from *Window and Door Magazine*





EVERY DETAIL MATTERS

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve – Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.





WHY CHOOSE PELLA® RESERVE™ – TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve – Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.

AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:



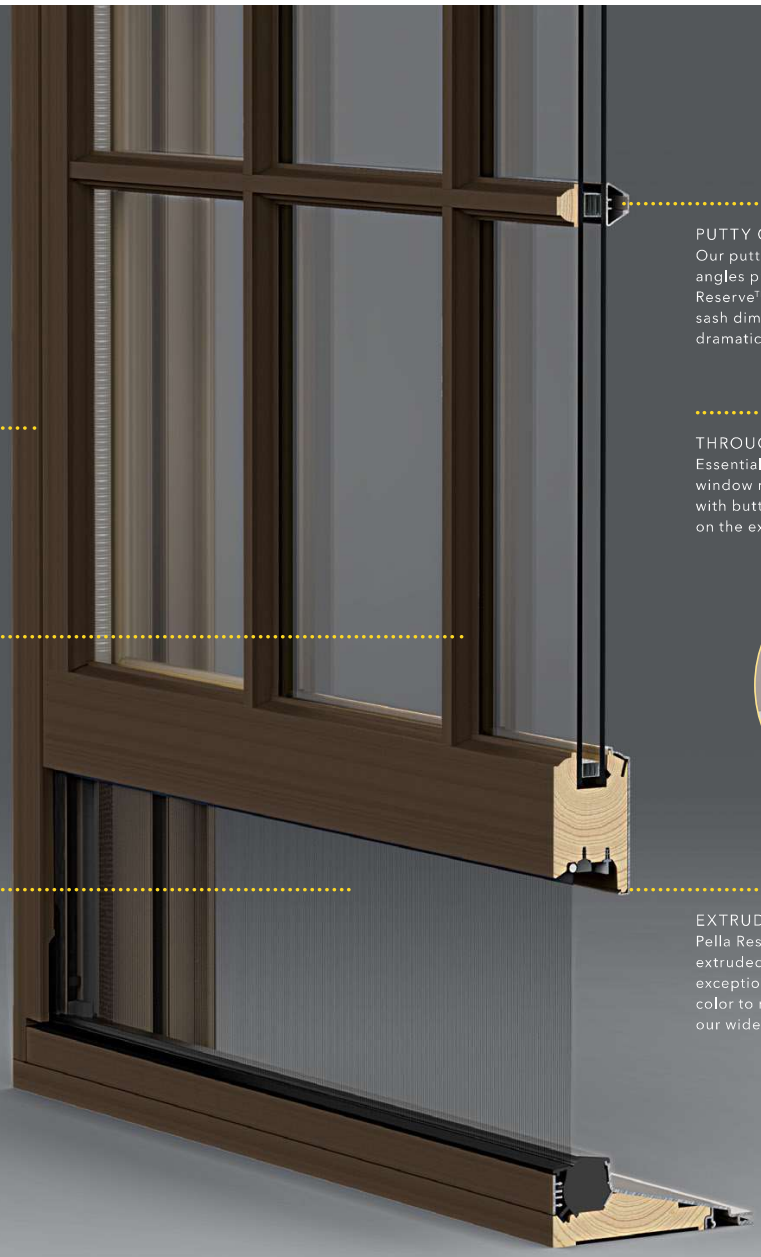
Angle-Top Window | **Awning Window** | **Bay or Bow Window** | **Casement Window** | **Push-Out Casement Window** | **Corner Window** | **Curve-Top Window** | **Fixed Window**



Double-Hung Window | **Single-Hung Window** | **Hinged Patio Door** | **Sliding Patio Door** | **Bifold Patio Door** | **Multi-Slide Patio Door**

Special shapes also available.

ACHIEVE YOUR VISION WITHOUT CONCESSIONS



TAILOR-MADE SOLUTIONS
Partner with Pella. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

AUTHENTIC LOOK OF TRUE DIVIDED LIGHT
Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

WINDOW + DOOR 2019 AWARD WINNER

INTEGRATED ROLSCREEN®
Winner of the 2019 Most Innovative Window from *Window and Door Magazine*, the Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

PUTTY GLAZE PROFILE
Our putty profile with historically accurate angles provides a realistic shadow. Pella® Reserve™ products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION
Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.



EXTRUDED ALUMINUM EXTERIORS
Pella Reserve products are available with extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.



WE KNOW DETAILS MAKE ALL THE DIFFERENCE. THAT'S WHY PELLA FOCUSES ON THE HISTORICAL DETAILS TO DELIVER THE LEVEL OF AUTHENTICITY YOU DESIRE."

– ALAN PICKETT,
PELLA ARCHITECTURAL SOLUTIONS

THE BEST OF BOTH WORLDS

The Integrated Rolscreen® is there when you need it and hidden when you don't. Stored safely inside the window when it's closed the retractable screen gives a cleaner, more polished look and eliminates maintenance of seasonal screen removal and storage.

COLORS & FINISHES

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Pine | Douglas Fir | Mahogany | White Oak | Red Oak | Cherry | Maple

Prefinished Pine Interior Colors

When you select pine, we can prefinish in your choice of a variety of paints and stains. Unfinished or primed and ready-to-paint are also available.



White | Bright White | Linen White | Natural Stain | Golden Oak Stain | Early American Stain | Provincial Stain

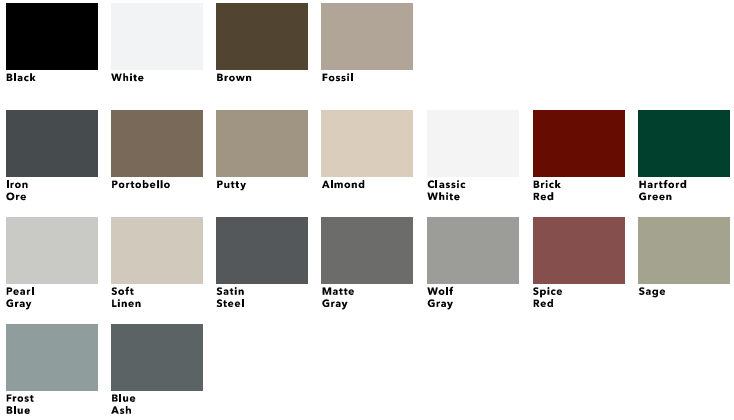
Dark Mahogany Stain | Red Mahogany Stain | Espresso Stain | Charcoal Stain | Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.*



Custom colors are also available.



Black | White | Brown | Fossil

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green

Pearl Gray | Soft Linen | Satin Steel | Matte Gray | Wolf Gray | Spice Red | Sage

Frost Blue | Blue Ash

* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

WINDOW HARDWARE

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-Away Crank
Antiek

Spoon-Style Lock

Finishes:



Champagne | White | Brown | Matte Black

Oil-Rubbed Bronze | Satin Nickel | Satin Brass

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-Away Crank

Cam-Action Lock

Finishes:



Champagne | White | Brown | Matte Black

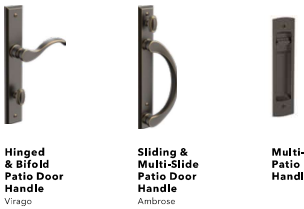
Oil-Rubbed Bronze | Satin Nickel | Satin Brass

PATIO DOOR HARDWARE

Classic Collection

BALDWIN

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.



Hinged & Bifold Patio Door Handle
Virago

Sliding & Multi-Slide Patio Door Handle
Ambrose

Multi-Slide Patio Door Handle[1,2]

Finishes:



Matte Black | Oil-Rubbed Bronze | Satin Nickel | Satin Brass

Essential Collection

Elevate your style and transform your home with elegant selections.



Hinged & Bifold Patio Door Handle

Sliding Patio Door Handle

Multi-Slide Patio Door Handle[1,2]

Finishes:



Champagne | White | Brown | Matte Black

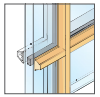
Oil-Rubbed Bronze | Satin Nickel | Satin Brass

Additional hardware collections available. See your local Pella sales rep for more options.

[1] Flush multi-slide handle is a Pella exclusive design.
[2] Flush multi-slide handle is not available in Champagne.

GRILLES

Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.



Putty Glaze Integral Light Technology® with Ogee Interior[1] 5/8", 7/8" 1-1/4" or 2"



Aluminum Grilles- Between-the-Glass[2] 3/4"



Ogee Integral Light Technology®[1] 7/8", 1-1/4" or 2"

Grilles-Between-the-Glass Interior Colors:[2]



Black | White | Brown | Fossil | Ivory | Harvest | Cordovan

GLASS

InsulShield® Low-E Glass[3]



Advanced Low-E insulating dual- or triple-pane glass with argon[4]



AdvancedComfort Low-E insulating dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon[4]



SunDefense™ Low-E insulating dual- or triple-pane glass with argon[4]

Additional Glass Options



Laminated (non-impact-resistant)[5,6], tinted[2,5] or obscure[2,5] glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass[4,7]



Impact-Resistant glass[4,5]

ADDED PEACE OF MIND

Integrated Security Sensors

Choose optional, built-in security sensors powered by Insynctive® technology so you can monitor windows and doors while at home or away with the Pella Insynctive App.[8] Learn more at connectpella.com.

[1] Color-matched to your product's interior and exterior color.
[2] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[3] Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.
[4] Available on select products only. See your local Pella sales representative for availability.
[5] Available with Low-E insulating glass with argon on select products.
[6] For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
[7] Sound control glass consists of dissimilar glass thickness (5mm/3mm).
[8] Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.







THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

Pella wood products are backed by the best limited lifetime warranty for wood windows and patio doors.* A ten-year limited warranty for Baldwin hardware is included. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

NOTE: Product specifications may change without notice.
Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

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* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

ENERGY STAR PARTNER

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File #: 21-0276

DATE: May 28, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations And Addition (Principal) At 112 Lewisburg Ave.; Jennifer Lombard, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the previously approved Certificate of Appropriateness for the principal building at 112 Lewisburg Avenue.

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

PROJECT INFORMATION:
COF Project Number: 8514
Applicant: Jennifer Lombard
Owner: Brian & Laci Fowler

BACKGROUND:
The property at 112 Lewisburg Avenue is located in the Lewisburg Avenue Historic District. The National Register lists the principal building as a contributing Bungalow/Free Classical architectural-styled building. Two Certificates of Appropriateness were issued for the restoration and the addition to 112 Lewisburg Avenue in November and December 2023. The proposal includes the following alterations:

- Changes to the trim around windows, doors, and the brackets around the front door.
- Changes to the enclosed porch on the front left elevation.
- Adding windows on the left elevation (facing the driveway).
- Adding a roof over the rear deck.

Trim Alterations
During the removal of the aluminum siding of the building, the original trim was found. The intent is to have the trim around the windows, doors, and the front door along with the brackets matching what was found under the siding. The Guidelines recommend the following:

- Preserve and maintain historical architectural details and ornamentation. New architectural features should not be added.
- 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.
- Preserve and maintain original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds.
- Maintain and preserve historic wood siding, shingles, weatherboard, board-and-batten, and other historic wooden elements.

The utilization of the design of the trim around the windows and doors and the updated wood brackets is supported by the Guidelines, as it was there historically.

Front Porch Alteration
The removal of the aluminum siding from the building revealed the lack of original siding left on the portion of the building which is the enclosed porch area. This area is located on the left front corner of the building and then wraps to the side of the building facing the driveway. The intent is to mimic the 1987 photo of the building by restoring the porch to read as a porch that has been enclosed. The previous COA approved the restoration of the front of the building by removing the non-historic siding. It is unknown how the front of the building appeared before 1987, but the proposal to have the front porch enclosed is seen within the district. The existing front porch has a single double-hung window on the front facade and two double-hung windows facing the driveway. The proposal will have three double-hung windows on the front elevation and three double-hung windows on the side elevation facing the driveway. The Guidelines recommend the following:

- Preserve and maintain the location and configuration of original porches, stoops, and Porte cocheres.
- Preserve original elements and materials, such as columns, flooring, railings, and decorative trim.
- Maintain and repair deteriorated porch elements as needed and with materials that match the original materials.
- Avoid enclosing porches on highly visible facades with screens, glass, or any other material.
- If enclosure of porches on side or rear facades is desired, use screen or glass panels with the minimum number of vertical and horizontal framing members needed to support the screening and recess panels behind existing porch columns and rails. Use wooden frames only, and do not remove any historic elements to accommodate enclosure.
- Design new or replacement windows to match the historic materials found on the building.

While the Guidelines do not support enclosing porches on the front facade, this porch was previously enclosed currently and based on the photos provided in the application. The utilization of windows and matching window lite patterns is supported by the Guidelines.

Window Additions
The proposal includes the installation of three windows on the left elevation facing the driveway. The first window will be added to the approved addition on the main level of the building. The window will be identical in size and design to the previously approved window. The other two windows will be located on the basement level of the building. These windows will serve as egress windows to the space and will include a new window well, as needed. The windows will have the same a similar

window lite pattern to the other windows on the building. The Guidelines recommend the following for windows:

- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use windows with historic profiles and dimensions with a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.
- Design windows to match the historic materials found on the building, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.

The window specifications have not been provided as a part of this application.

Rear Deck Roof Addition
The COA issued in December 2023 approved an addition that equated to 49.94% of the principal building's historic footprint. With the proposed covering of the rear deck, a roof extension of 210 sq. ft. would equate to an addition of 61.46% of the historic footprint of the building. The Guidelines recommend the following:

- Design the size of an addition to be subordinate to that of the historic building. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age).
- Building footprint is considered the area within the exterior walls or outermost projection of the roof of a building, inclusive of porches, stoops, awnings, and interior courtyards. Decks and steps are not included in the building footprint.

The proposed covering of the rear deck with a roof will add 210 sq. ft. to the building footprint, which exceeds the Design Guidelines recommendation by 11.46%.

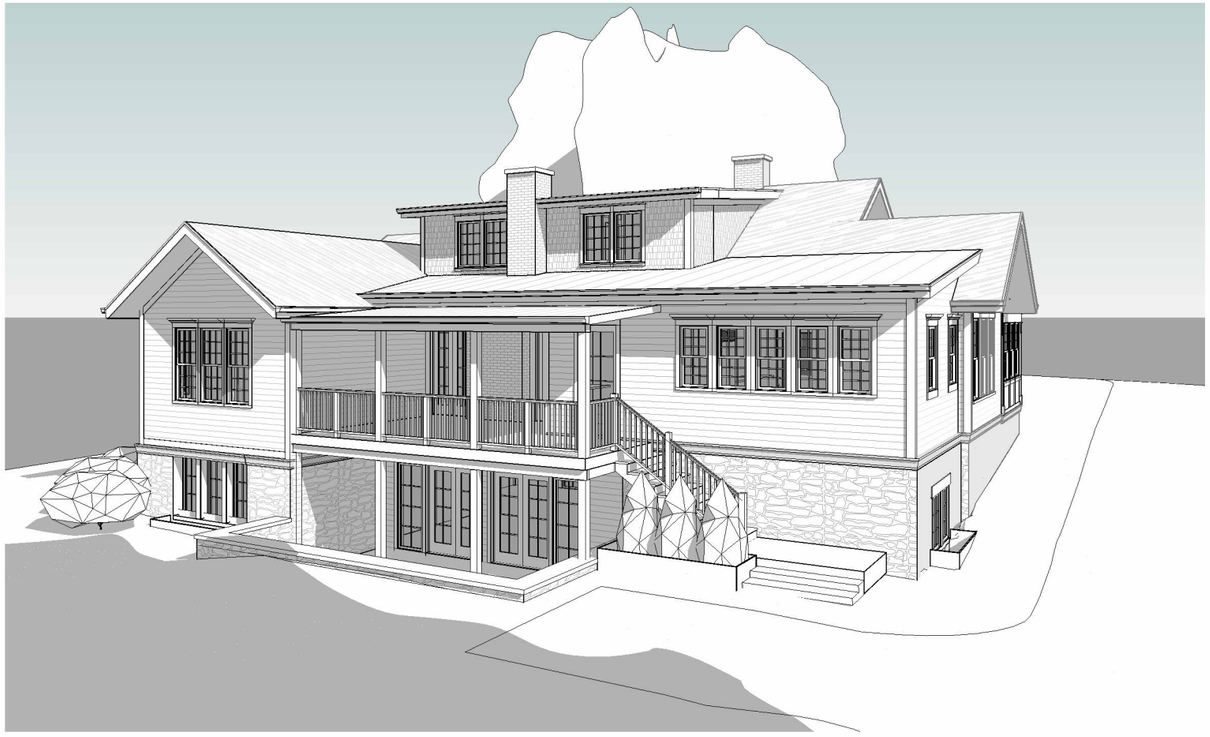
RECOMMENDATION:
Staff recommends denial of the porch roof addition on the following grounds:
1. Design the size of an addition to be subordinate to that of the historic building. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age).

Staff recommends approval of the matching of the historic window and door trim, the restoration of the wood brackets flanking the front door, the front left porch alteration, and window alterations with the following conditions:
1. The windows must have a historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

HZC SUBMITTAL - COA REVISIONS

FOWLER RESIDENCE
RENO./ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



SHEET LIST

0 COVER
1 HISTORIC IMAGES
2 SITE PLAN
3 PROPOSED MAIN HOUSE ELEVATIONS
4 PROPOSED MAIN HOUSE ELEVATIONS
5 PROPOSED MAIN HOUSE ELEVATIONS
6 PROPOSED MAIN HOUSE ELEVATIONS
7 EXISTING CONDITION
8 3D VIEWS
9 3D VIEWS
10 PORCH PRECEDENTS

COA REVISIONS 906 05/24/2024

COA APPROVED ADDITION SF:

EXISTING HOUSE AREA:	1,824 SF
COA APPROVED TOTAL ADDITION AREA:	911 SF
COA APPROVED SF PERCENTAGE:	49.94%

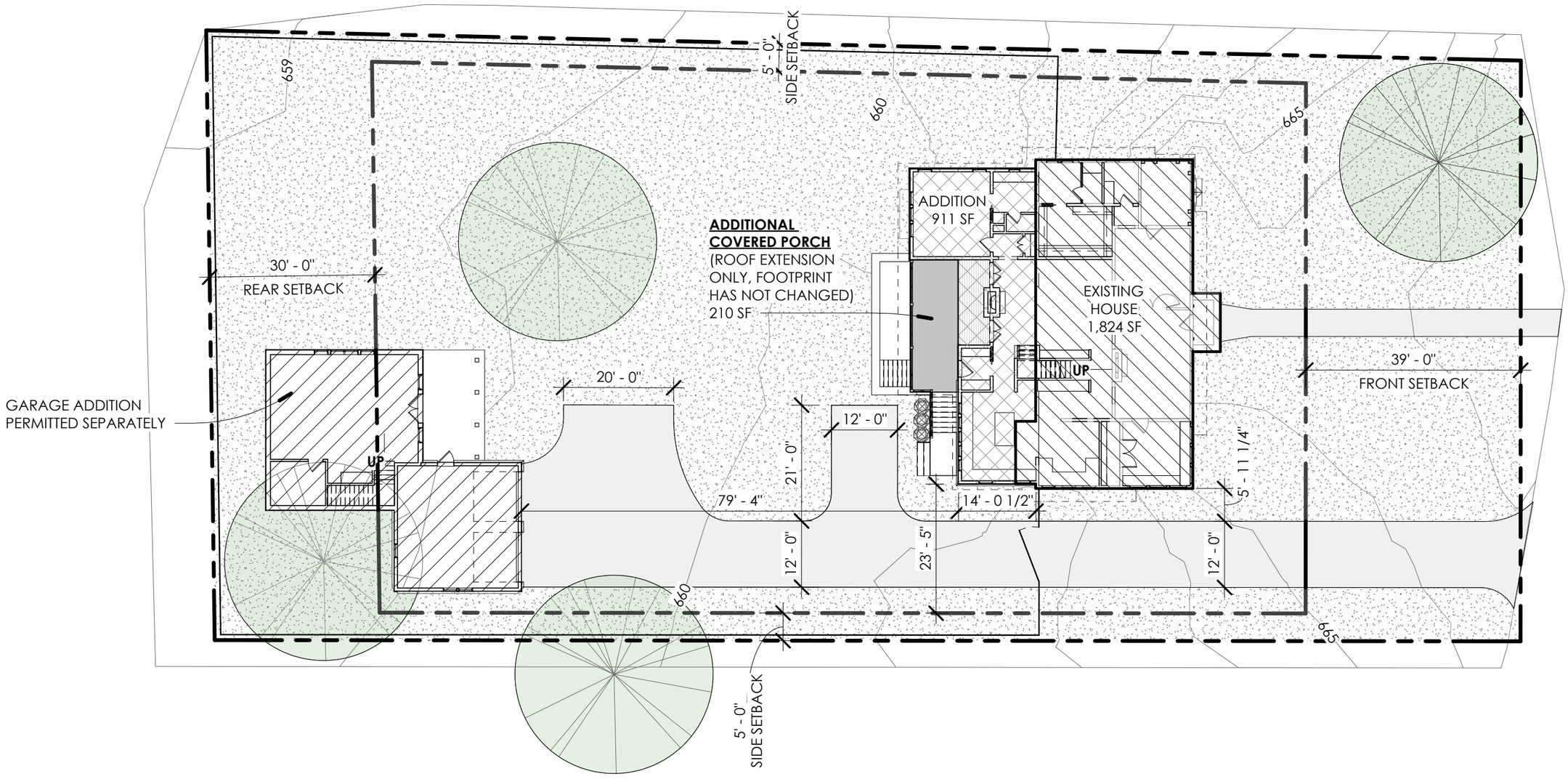
REVISED PROPOSED ADDITION SF:

ADDITIONAL ROOF AT PORCH AREA:	210 SF
REVISED TOTAL ADDITION AREA:	1,121 SF
REVISED SF PERCENTAGE:	61.46%

SITE PLAN

FOWLER RESIDENCE RENO./ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



LANDSCAPE SURFACE AREA

LOT SIZE	25,666 S.F.
IMPERVIOUS SURFACES	8,633 S.F.
PERVIOUS SURFACES	17,033 S.F.
PROPOSED LSA	66% (40% MIN)

NOTE: SITE PLAN IS FOR REFERENCE ONLY, NO CHANGE TO OVERALL SITE LAYOUT.

SITE PLAN

1" = 20'-0"

COA REVISIONS 906 05/24/24

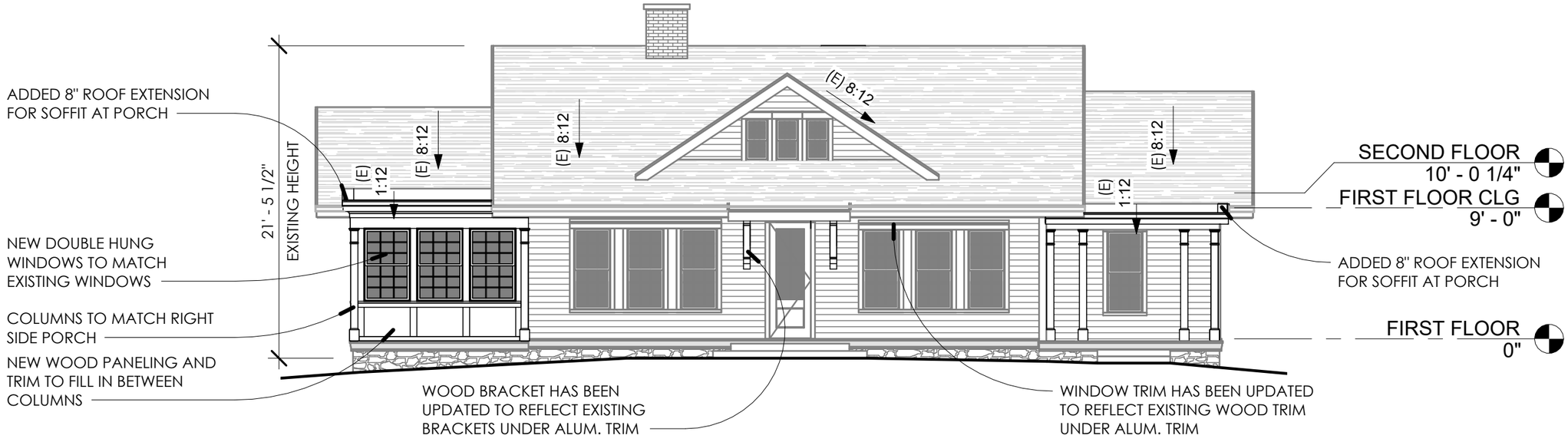
FRONT ELEVATION

FOWLER RESIDENCE
RENO./ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



APPROVED COA ELEVATION



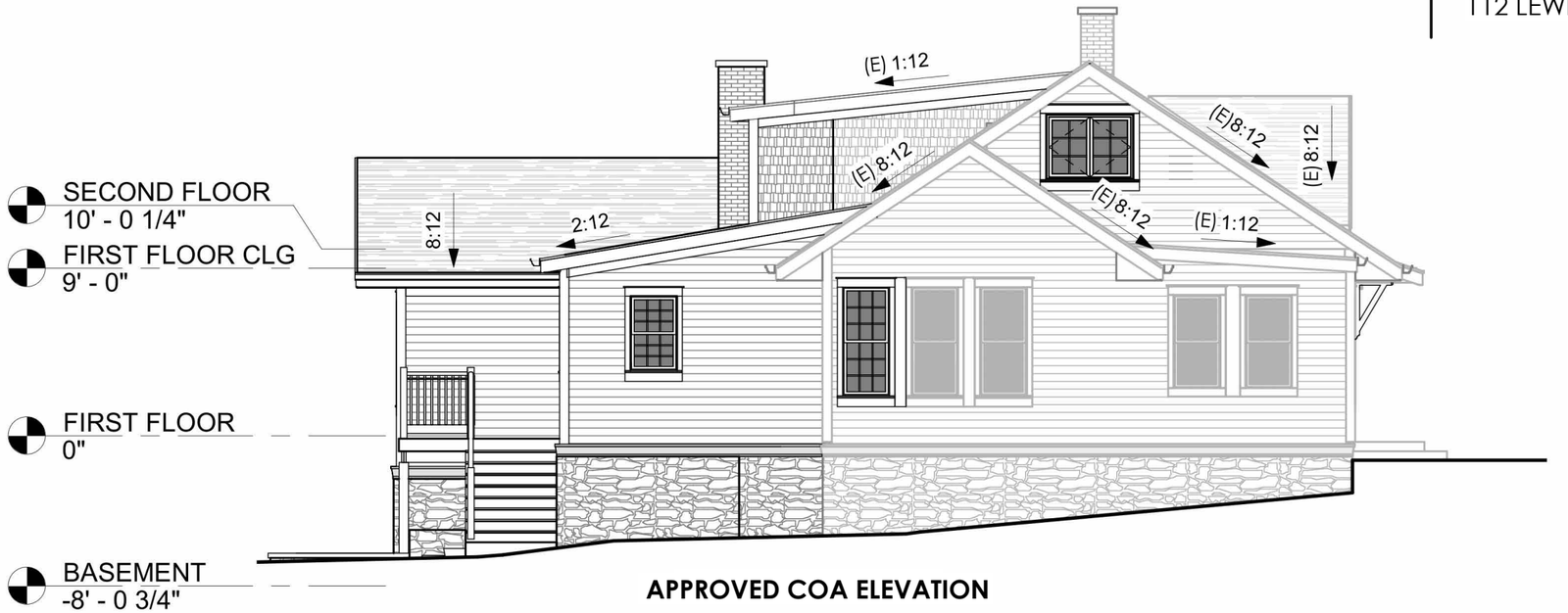
REVISED FRONT ELEVATION

COA REVISIONS 906 05/24/24

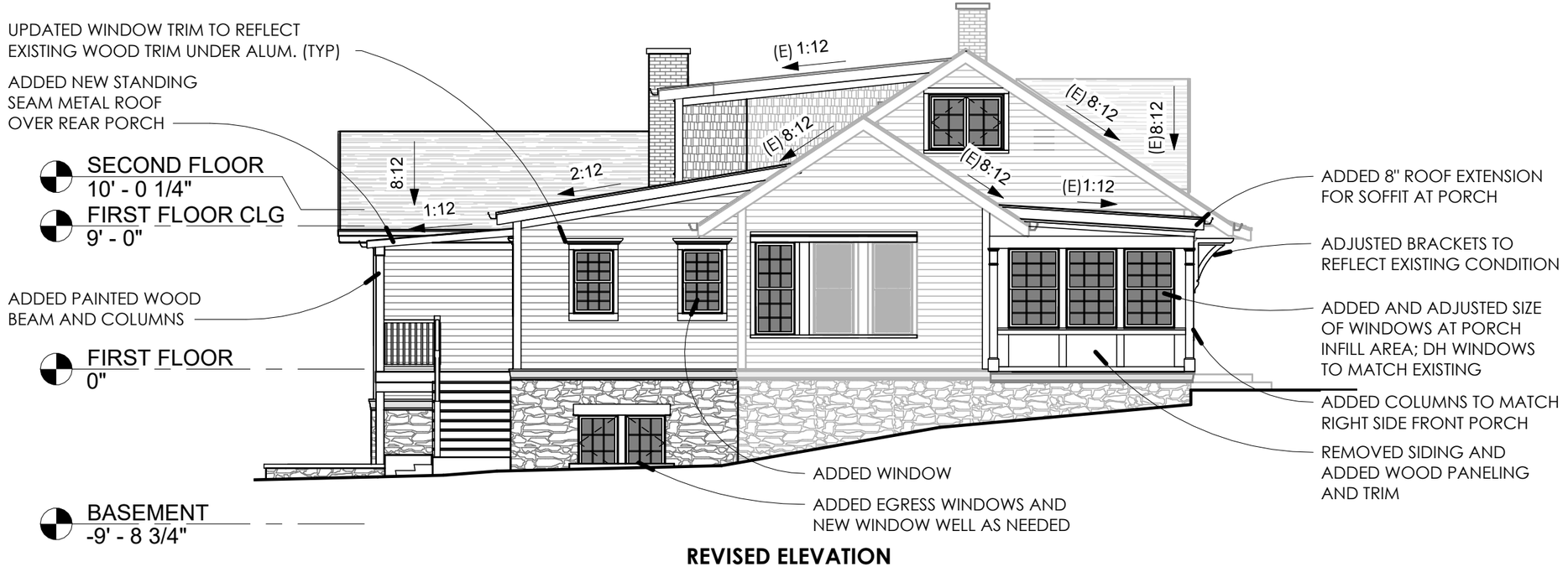
LEFT ELEVATION

FOWLER RESIDENCE
RENO./ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



APPROVED COA ELEVATION



REVISED ELEVATION

COA REVISIONS 906 05/24/24

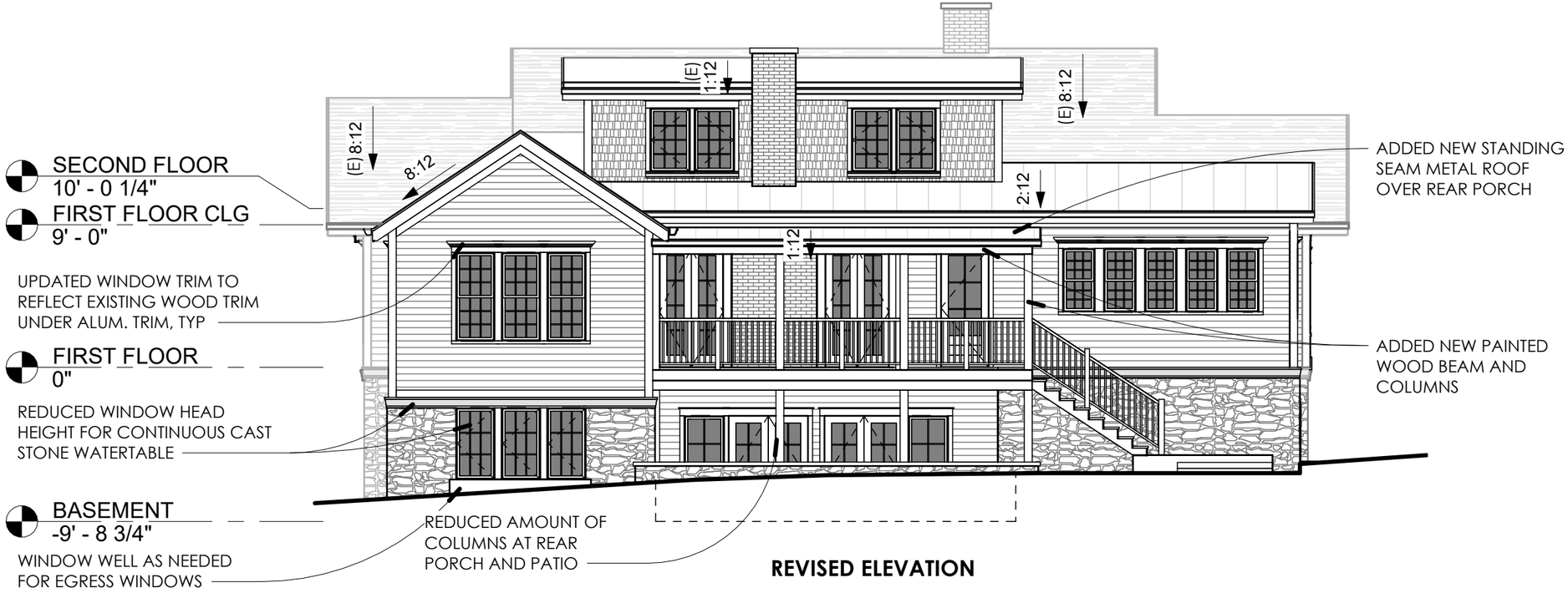
REAR ELEVATION

FOWLER RESIDENCE
RENO./ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



APPROVED COA ELEVATION



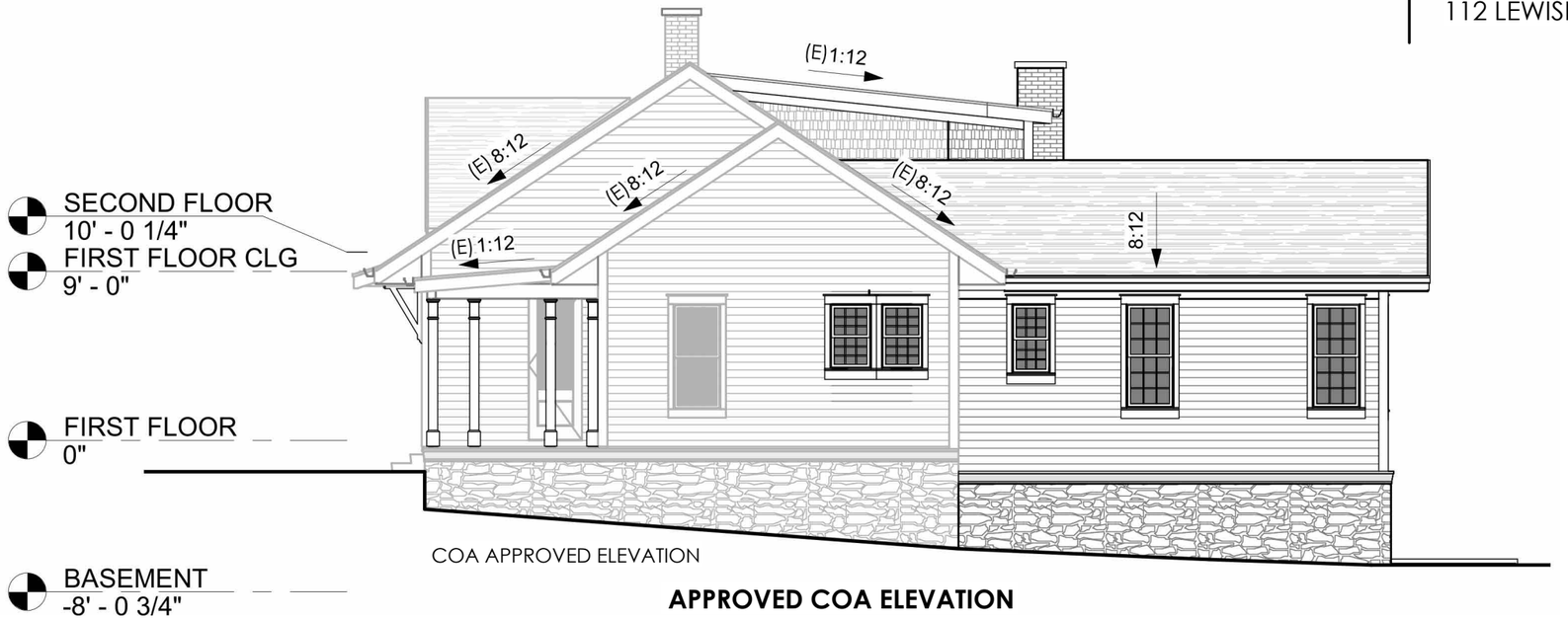
REVISED ELEVATION

COA REVISIONS 906 05/24/24

RIGHT ELEVATION

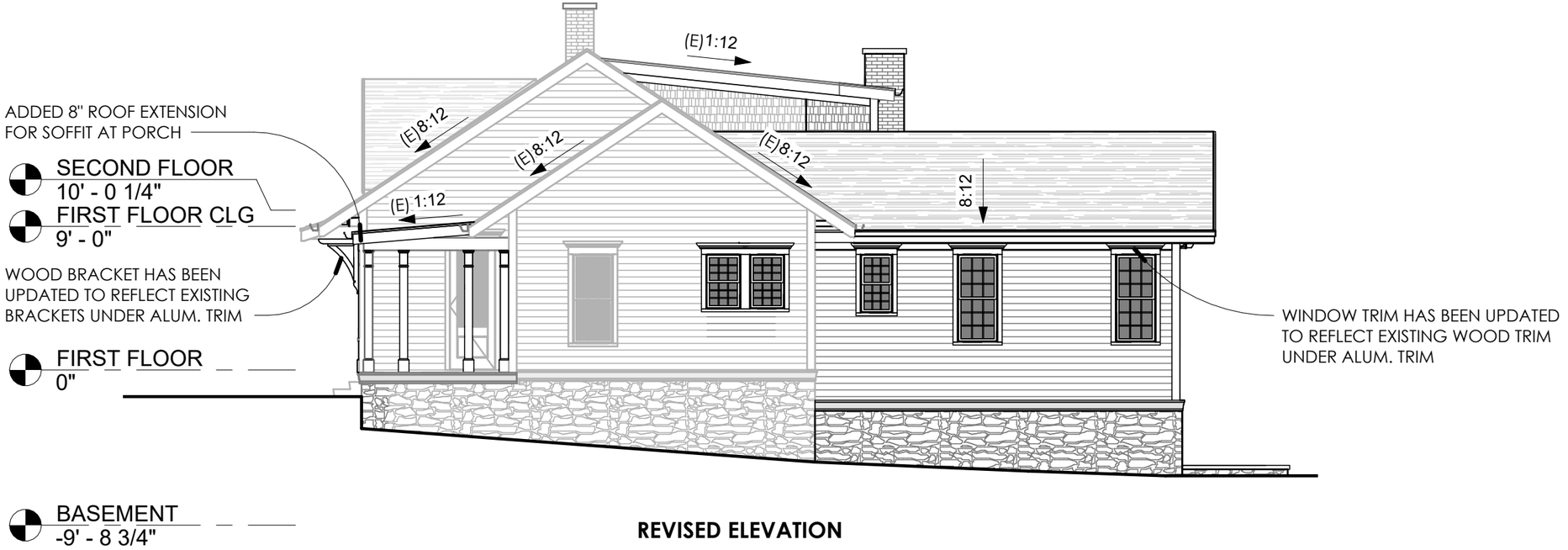
FOWLER RESIDENCE
RENO./ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



COA APPROVED ELEVATION

APPROVED COA ELEVATION



REVISED ELEVATION

COA REVISIONS 906 05/24/24

3D VIEWS

FOWLER RESIDENCE
RENO./ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN







3D VIEWS - REAR

FOWLER RESIDENCE
RENO./ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN





COA REVISIONS 906 05/24/24



112 LEWISBURG AVENUE
Bungalow built in 1920. Picture taken in 1987.



112 LEWISBURG AVENUE (2008)



112 LEWISBURG AVENUE (2023)

EXISTING CONDITIONS

FOWLER RESIDENCE
RENO./ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



ORIGINAL WINDOW TRIM



ORIGINAL PORCH BRACKETS



EXTERIOR OF EXISTING ENCLOSED FRONT PORCH



INTERIOR OF EXISTING ENCLOSED FRONT PORCH

COA REVISIONS 906 05/24/24

PORCH PRECEDENTS

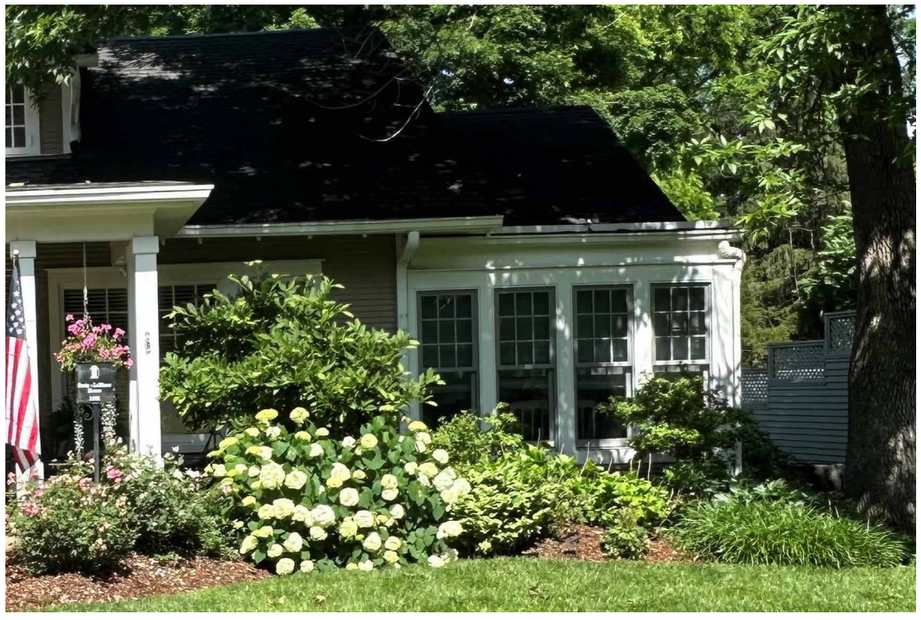
FOWLER RESIDENCE
RENO./ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN









COA REVISIONS 906 05/24/24

File #: 21-0280

DATE: May 28, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Railing) At 104 S. Margin St.; Rick Kwock, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of the handrailing on a ramp at 104 South Margin Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 9: Modern Features: Ramps and Lifts

PROJECT INFORMATION:
COF Project Number: 8515
Applicant: Rick Kwock
Owner: Therese and Richard Kwock

BACKGROUND:
104 South Margin Street is a corner lot that fronts South Margin Street and 1st Avenue South at the curve. The building is a simple one-story frame, rectangular building and is non-contributing to the district, per the National Register listing for the Downtown Franklin Historic District. The building is residential in form but utilized as a commercial space.

The proposal includes the removal of the existing wood railing and the installation of an aluminum railing on the ramp that is located on the front and rear elevations. The ramp and railing are visible from 1st Avenue South as the ramp starts at the front of the building and wraps around to the rear of the building. The age of the ramp and rails is believed to be from the 2000s. The applicant is requesting to replace the rails due to deficiencies that were found during an inspection. The aluminum railing that is proposed will be 36” tall with 1-5/8” cap on the existing concrete ramp. The proposed color for the railing is Quaker Bronze.

The Guidelines recommend the following:

- Use simple designs for ramps. Use a reversible design that offers minimal impact and does not involve the removal of historic features.

- Screen ramps and lifts through plantings to minimize their visual impact.
- Use materials and finishes with a character compatible to those used historically and with proven durability.

The material and design of the proposed railing are simple and appropriate and are seen throughout the district. Additionally, the ramp will be screened by plantings, which is encouraged by the Guidelines. As proposed, the new handrailing meets the intent of the Guidelines.

RECOMMENDATION:
Staff recommends approval with the following conditions:

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

Project Considerations:
Architectural Plans Reviewer, BNS: Guardrails and handrails will require plans and building permits.

Age and/or state of the existing ramp rails

- Previous owner was the builder of the railings estimated in year 2000.
- State of the existing condition is noted in the building inspection report below.

4.7.1 Guardrails, Stair Rails, & Handrails

Significant Defect

RAILING - FULL EVALUATION RECOMMENDED

SFTY - Due to numerous railing deficiencies being present around the home, a full evaluation of the stairs, decks, and/or walkways is recommended to be performed by a qualified decking contractor to make improvements or add proper railings as needed for safety. The listing of deficiencies found in this report in relation to railings should not be viewed as an all-inclusive listing of deficiencies.

Recommendation

Contact a qualified deck contractor.







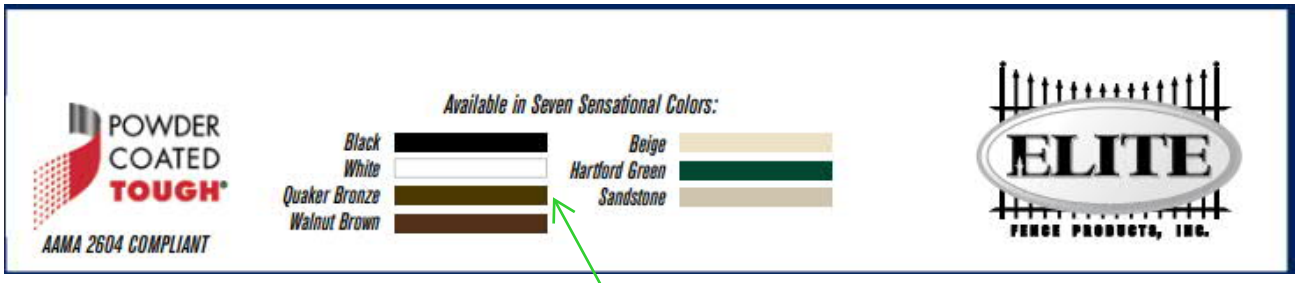


Inspector
Joe Varnell
InterNACHI CPI, TN License #2244
6158188989
joe@tnjoe.com

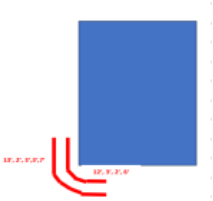
- Images of the proposed rails

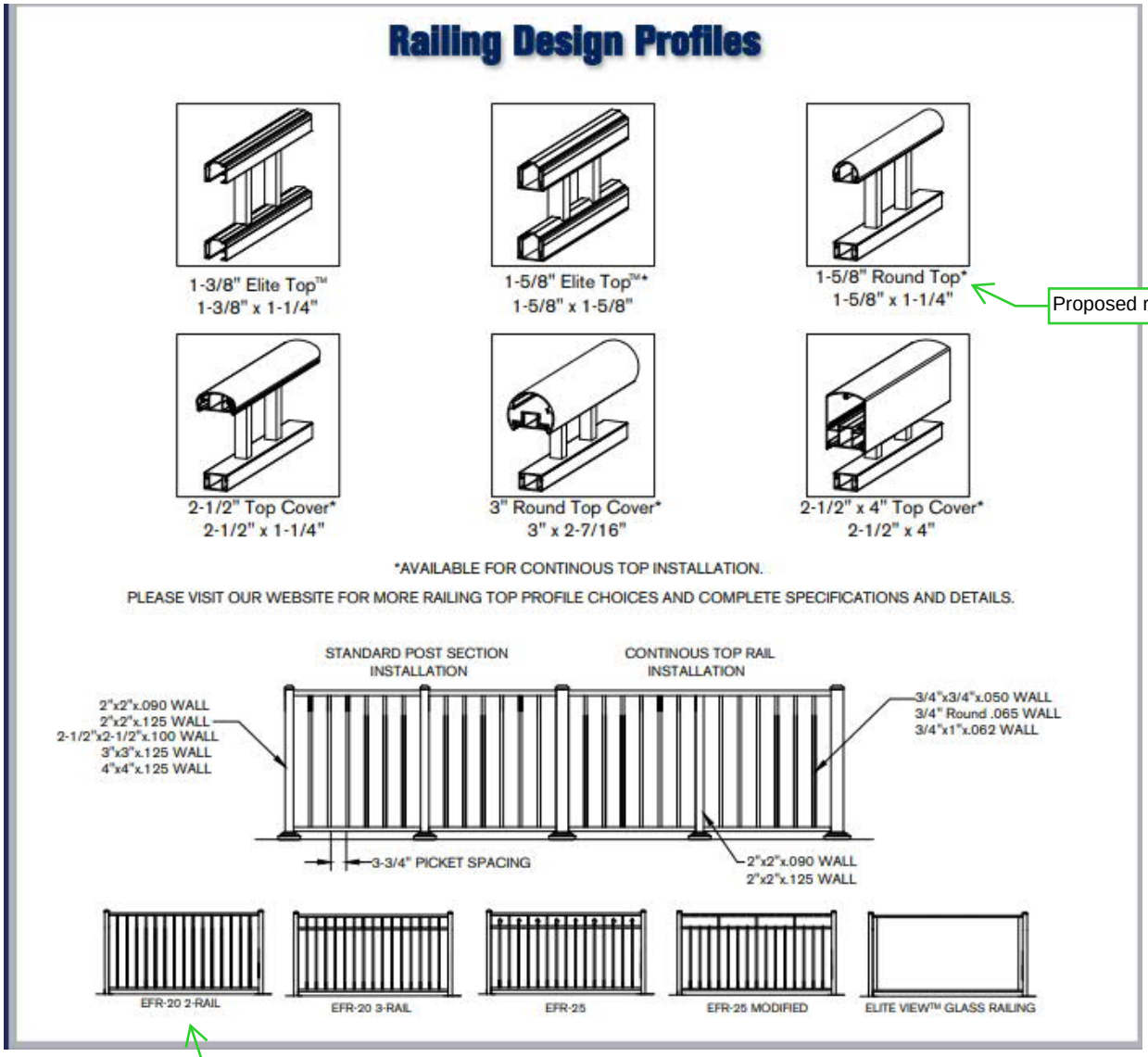


AMERICAN FENCE & GATE LLC
A "Golden Rule" Company
Home Office: 9707 Turquoise Lane, Brentwood, TN 37027



Proposed color - Quaker Bronze





Proposed rail cap 1-5/8"

Proposed railing EFR-20
(to be mounted to exterior sides of ramp)

Images of the proposed alteration site from Streetview and in close proximity









File #: 21-0276

DATE: May 28, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Partial Demolition and Addition (Accessory Structure) At 231 Myles Manor Ct.; Amanda McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a partial demolition and addition to an accessory structure at 231 Myles Manor Court.

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

PROJECT INFORMATION:
COF Project Number: 8516
Applicant: Amanda McCreary
Owner: Brian and Lucibeth Mayberry

BACKGROUND:
231 Myles Manor Court is the site of Jasmine Grove and is located in the Franklin Road Historic District. The site features a principal structure in the neoclassical style along with a number of historic accessory structures around the property. The property is a large lot zoned Estate Residential. This proposal is for the circa 1940 frame garage located to the left of the principal building that is visible from Myles Manor Court. The Design Review Committee had a site visit to the property in February 2024 to view the structure. The proposal came before the May Design Review Committee meeting, and feedback was incorporated into this application.

The historic accessory structure is simple in form with a gable roof and a three-bay garage. The garage entry features a pole barn-like form. The structure has original detailing on the corner boards and trim, along with historic windows. The proposal to alter the frame garage structure includes partial demolition and addition to the rear and left elevations.

Partial Demolition:
The first alteration within this application is the partial demolition of a historic structure. The proposal includes demolishing the rear and right supporting walls of the accessory structure to make way for

an addition. A signed and stamped letter from a licensed engineer has been provided that explains the structural deterioration and instability of the structure. The cost of rehabbing the structure in comparison to demolishing the rear and right elevations was not provided as this is a partial demolition for an addition.

The partial demolition that is proposed meets the demolition criteria for structural instability and deterioration. The proposal is not for the removal of an entire structure. The left elevation, which is visible from the street, will remain intact. The garage will be preserved through the reconstruction of the structure in the same form and detailing, and provide functional usage of the space with an addition to the rear and side. From the street view, the structure will appear minimally altered.

Addition:
The proposal includes an addition to the existing garage. The addition will wrap around the rear and right elevations of the structure. This will leave the left elevation, which is visible from the street, intact. The existing structure is 590 square feet and the addition that is being proposed will be 428 square feet. The new footprint of the garage will measure 1,018 square feet. The addition will be compatible with the historic garage in design and form but will be clearly identifiable through the offset that is proposed. The structure will remain subordinate to the principal building with this addition. The orientation, form, and size of the addition that is being proposed are appropriate.

The new addition will utilize wood siding with a 4” reveal to match the existing siding. On the left elevation that will front the street, the façade is to remain intact and be reconstructed as minimally as possible. A new eave trim is proposed on this elevation. The foundation will be parge coated to match what is existing. A new asphalt shingle roof is proposed to be installed and will match the existing overhang, pitch, and detailing of the existing roof. On the right elevation of the proposed addition, new windows are proposed to be installed that match the existing windows. On the rear elevation, two new windows are proposed for the addition. These new windows will break up the massing of this facade, which was discussed during the DRC meeting. On the front elevation, three carriage-style garage doors are proposed to be installed. They will maintain the same proportion as the existing openings, being nine feet by eight feet. Additionally, a new half-lite wood door is proposed on the front elevation. The applicant has noted that the new trim will match what is existing on the structure. The materials, exterior finishes, and detailing of the addition that is being proposed are appropriate.

The addition that is proposed is appropriate and aligns with the Guidelines.

The property is legally non-conforming in the number of accessory structures located on the property. In this case, the Zoning Ordinance permits additions to these structures to amount to no more than 50% of the principal building’s footprint. The principal building footprint is 4,325 square feet. The new footprint of the accessory structure amounts to less than 50% of the principal building’s footprint and is permitted by the Zoning Ordinance.

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

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

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

Project Consideration:
Residential Plans Reviewer, BNS: Construction, projections, openings, and penetrations of exterior walls of dwellings and accessory buildings less than 5' from a property line shall comply with 2018 IRC R302.1, including Table R302.1(1).

Americas's Favorite Doors®

Clopaydoor.com

Your Clopay Door Imagination System™ Summary

After Image



Before Image



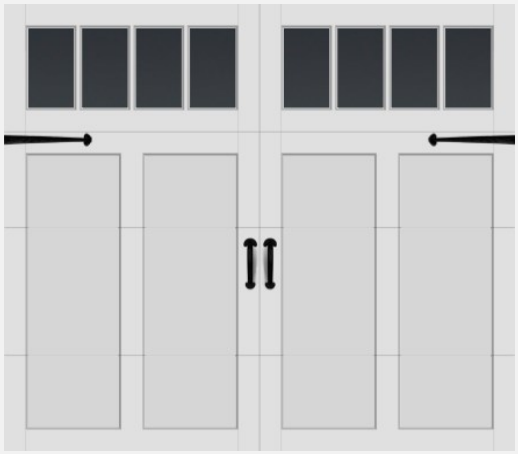
The options included in this application when you select a stock image represent the most common size doors. If you do not see the specific size or design you need, please consult your local dealer or retailer for more information. Size, actual door, and certain designs may vary from screen presentation.

Americas's Favorite Doors®

Clopaydoor.com

Your Completed Doors

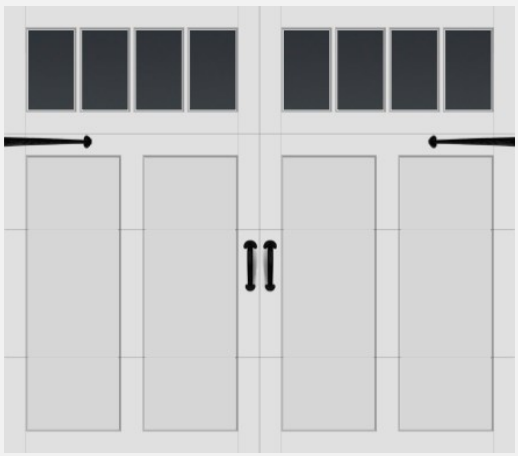
1 Garage Door



Coachman®

Size:	Top Section:
9' 0" X 8' 0"	REC14
Style:	**Glass:**
Design12	DSB Strength Clear Glass (Non-Insulated)
Construction:	**Handle:**
4-layer 1 3/8" Polystyrene Insulation R-Value 6.5	Colonial Lift Handles x 1
Base Color:	**StepPlate:**
Standard White	Standard Step Plate Included x 1
Overlay:	**Hinges:**
Standard White	Colonial Strap Hinge x 1

2 Garage Door



Coachman®

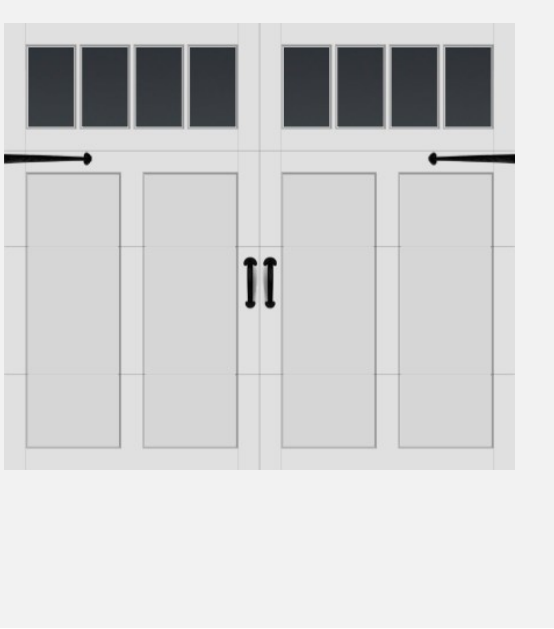
Size:	Top Section:
9' 0" X 8' 0"	REC14
Style:	**Glass:**
Design12	DSB Strength Clear Glass (Non-Insulated)
Construction:	**Handle:**
4-layer 1 3/8" Polystyrene Insulation R-Value 6.5	Colonial Lift Handles x 1
Base Color:	**StepPlate:**
Standard White	Standard Step Plate Included x 1
Overlay:	**Hinges:**
Standard White	Colonial Strap Hinge x 1

Americas's Favorite Doors®

Clopaydoor.com

Your Completed Doors

3 Garage Door



Coachman®

Size:
9' 0" X 8' 0"

Style:
Design12

Construction:
4-layer 1 3/8" Polystyrene Insulation
R-Value 6.5

Base Color:
Standard White

Overlay:
Standard White

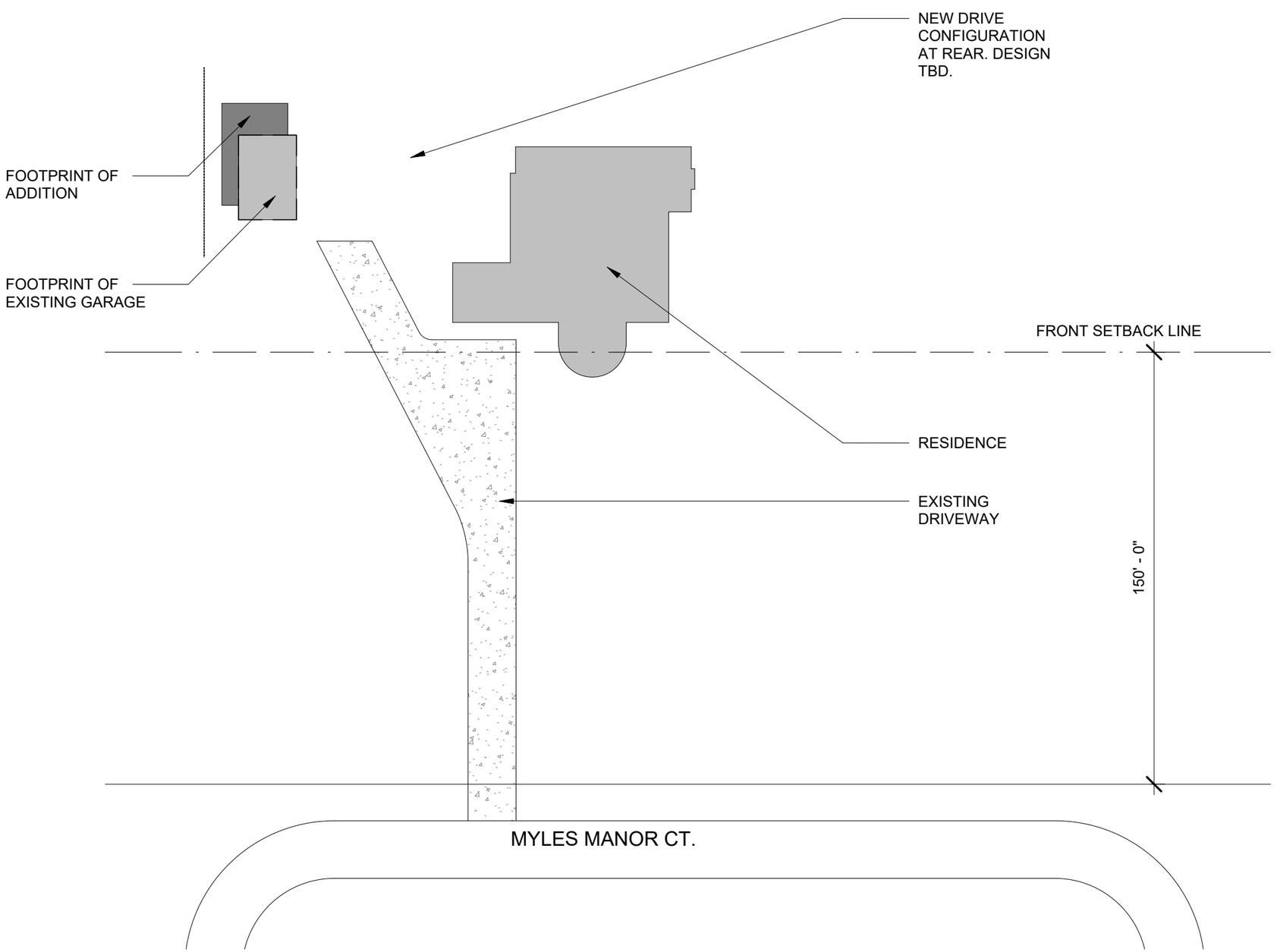
Top Section:
REC14

Glass:
DSB Strength Clear Glass (Non-Insulated)

Handle:
Colonial Lift Handles x 1

StepPlate:
Standard Step Plate Included x 1

Hinges:
Colonial Strap Hinge x 1



1 SITE PLAN
1" = 40'-0"

AREA TAKEOFFS

LOT SIZE:	436,501 SF
FOOTPRINT OF EXISTING GARAGE	590 SF
ADDITIONAL SIZE OF ENLARGED GARAGE	428 SF
GARAGE FOOTPRINT	1,018 SF
GARAGE SIZE TO LOT AREA	0.2%

ZONING CALCULATIONS

ZONING: ER - ESTATE RESIDENTIAL

FOOTPRINT OF GARAGE	1,018 SF
EXISTING MAIN RESIDENCE FOOTPRINT:	4,325 SF
FOOTPRINT OF OTHER EXISTING STRUCTURES:	4,517 SF
FOOTPRINT OF BUILDINGS:	9,860 SF
FOOTPRINT OF EXITING NON-PERVIOUS:	18,148 SF
TOTAL LOT COVERAGE	28,008 SF
PROPOSED LSR WITH GARAGE ADDITION:	93.6%
OVERALL BUILDING FOOTPRINTS COVERAGE:	2.2%



GARAGE FRONT



GARAGE FRONT



GARAGE LEFT SIDE



SUPPORT POSTS
(OUT OF SQUARE)



GARAGE RIGHT SIDE AND REAR



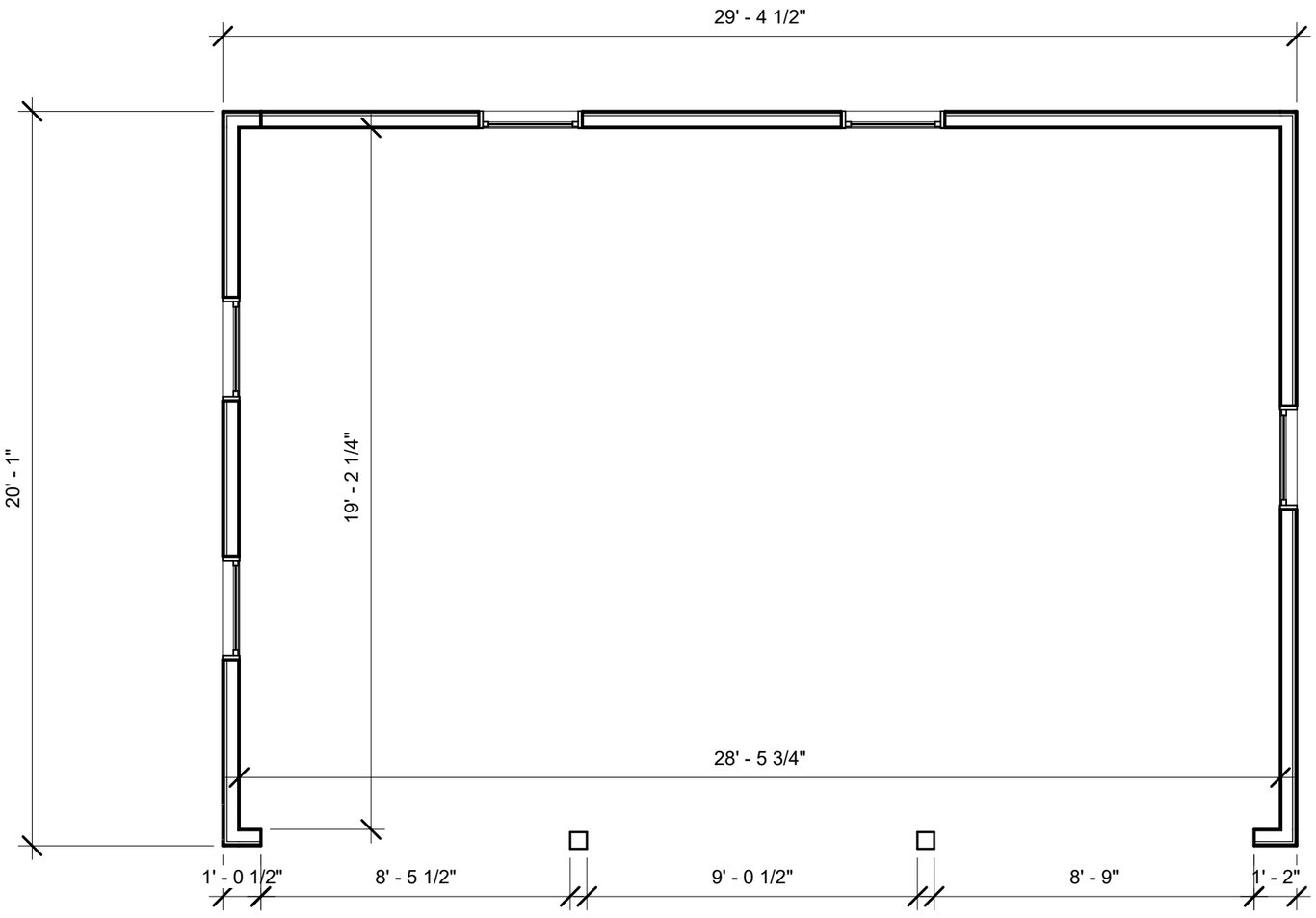
GARAGE SIDE REAR
(OUT OF SQUARE)



GARAGE RIGHT SIDE



GARAGE INTERIOR WINDOW
(OUT OF SQUARE)



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

CHISEL workshop

MYLES MANOR // DETACHED GARAGE

SK03

EXISTING PLAN

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

EXISTING TO REMAIN

NEW CONSTRUCTION

SK09 1

FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

5' - 0"

36' - 9 7/8"

10' - 8"

10' - 8"

LOCATION OF REAR WALL OF EXISTING GARAGE

5' - 9 3/4"

NEW WINDOWS TO MATCH EXISTING

EXISTING EXTERIOR WALL TO REMAIN

40' - 11 1/8"

22' - 10 3/4"

1 SK08

25' - 0"

20' - 1"

SK07 1

3' - 0"

3070

9080

9080

2' - 2 1/2"

EQ A

2' - 0"

2' - 0"

11' - 0"

41' - 9 7/8"

1 SK06

FLOOR PLAN // ARCHITECTURAL

1 1/4" = 1'-0"

CHISEL workshop

MYLES MANOR // DETACHED GARAGE

SK04

PROPOSED PLAN

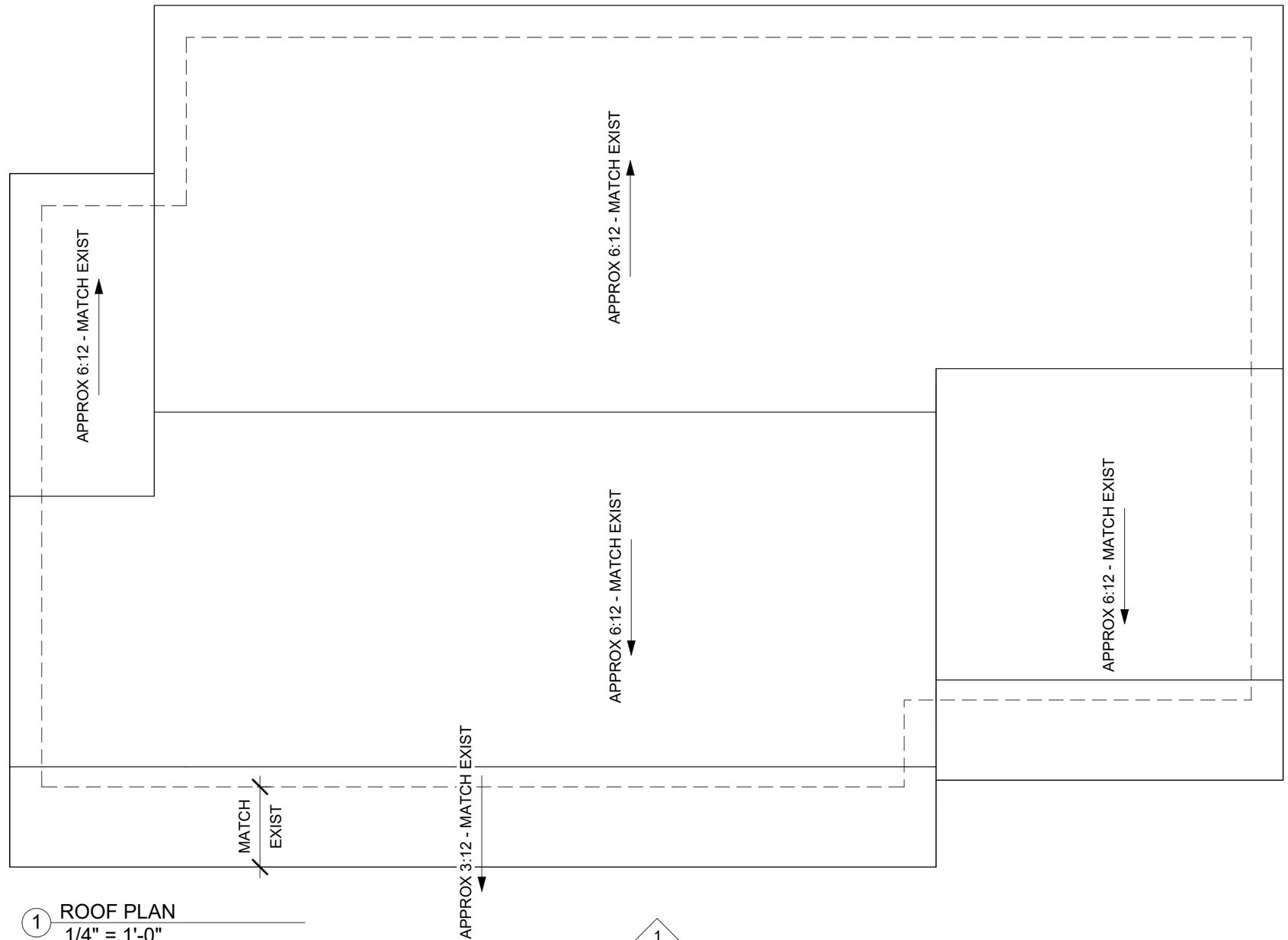
SCALE: As indicated

2024.05.24

NOTES:

ROOF MATERIAL TO BE ASPHALT SHINGLE.
SHOULD WE FIND ANY INDICATIONS OF ORIGINAL ROOF MATERIAL DURING CONSTRUCTION, WE WILL GO BACK TO HZC FOR ANY UPDATES.

SK09 1



SK07 1

1 SK08

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

1 SK06

CHISEL workshop

MYLES MANOR // DETACHED GARAGE

SK05

ROOF PLAN

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

GARAGE NOTES

1. ALL NEW TRIM, INCLUDING BUT NOT LIMITED TO, CORNER BOARDS, SKIRT BOARDS, WINDOW CASING, SILL, AND HEADER, SOFFITS, EAVES, FASCIA, RAKE BOARDS, ETC TO MATCH EXISTING.
2. NEW WOOD SIDING TO HAVE 4" EXPOSURE TO MATCH EXISTING.
3. NEW WINDOWS "A" ON RIGHT SIDE AND REAR TO BE SAME SIZE AS EXISTING WINDOWS ON LEFT SIDE.
4. EVERY EFFORT TO BE MADE TO SAVE LEFT SIDE FACADE, INCLUDING BUT NOT LIMITED TO, FLUTED CORNER BOARDS, WINDOWS, TRIM, CASINGS, ETC.
5. NEW ROOF THROUGHOUT. ROOF DETAILS, INCLUDING BUT NOT LIMITED TO, OVERHANG, PITCH, ETC TO MATCH EXISTING.



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



GARAGE NOTES

1. ALL NEW TRIM, INCLUDING BUT NOT LIMITED TO, CORNER BOARDS, SKIRT BOARDS, WINDOW CASING, SILL, AND HEADER, SOFFITS, EAVES, FASCIA, RAKE BOARDS, ETC TO MATCH EXISTING.
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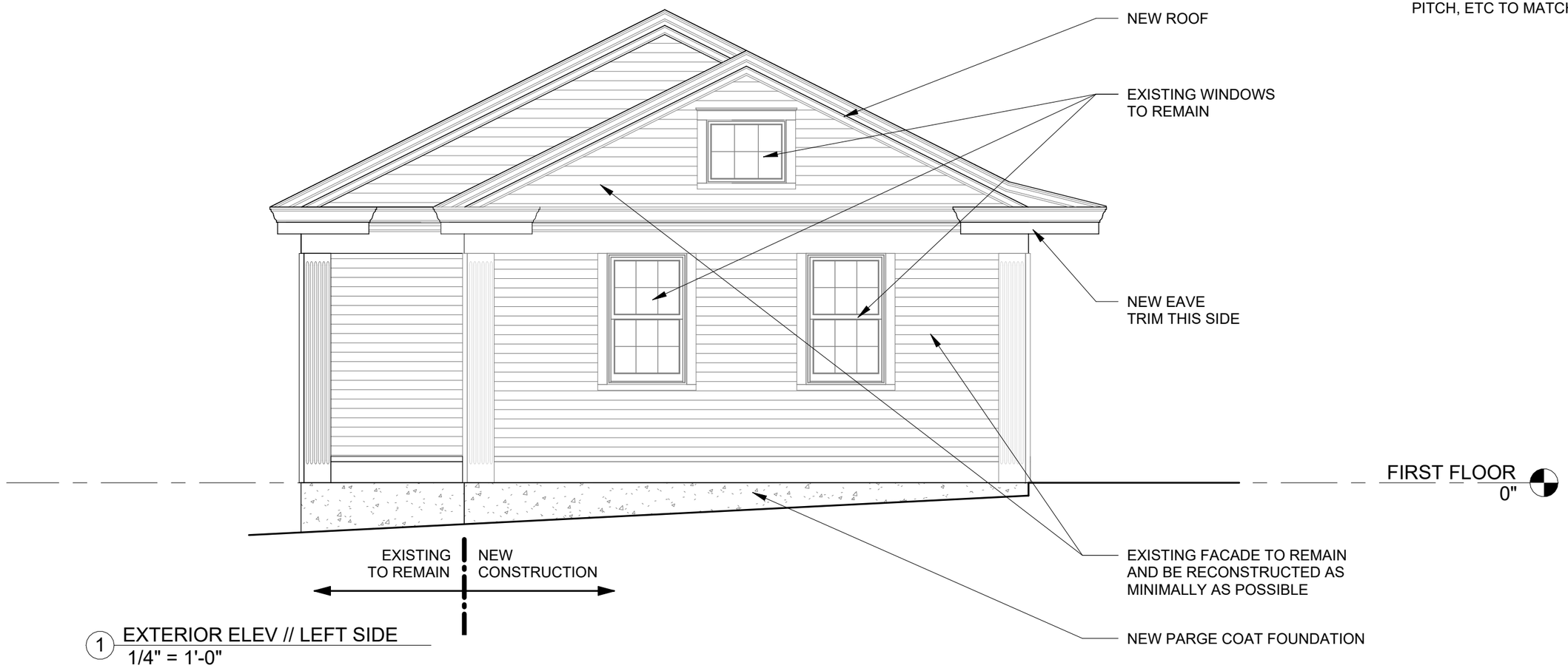

1 EXTERIOR ELEV // LEFT SIDE
1/4" = 1'-0"

CHISEL workshop

MYLES MANOR // DETACHED GARAGE

SK07

EXTERIOR ELEVATIONS

SCALE: As indicated

GARAGE NOTES

1. ALL NEW TRIM, INCLUDING BUT NOT LIMITED TO, CORNER BOARDS, SKIRT BOARDS, WINDOW CASING, SILL, AND HEADER, SOFFITS, EAVES, FASCIA, RAKE BOARDS, ETC TO MATCH EXISTING.
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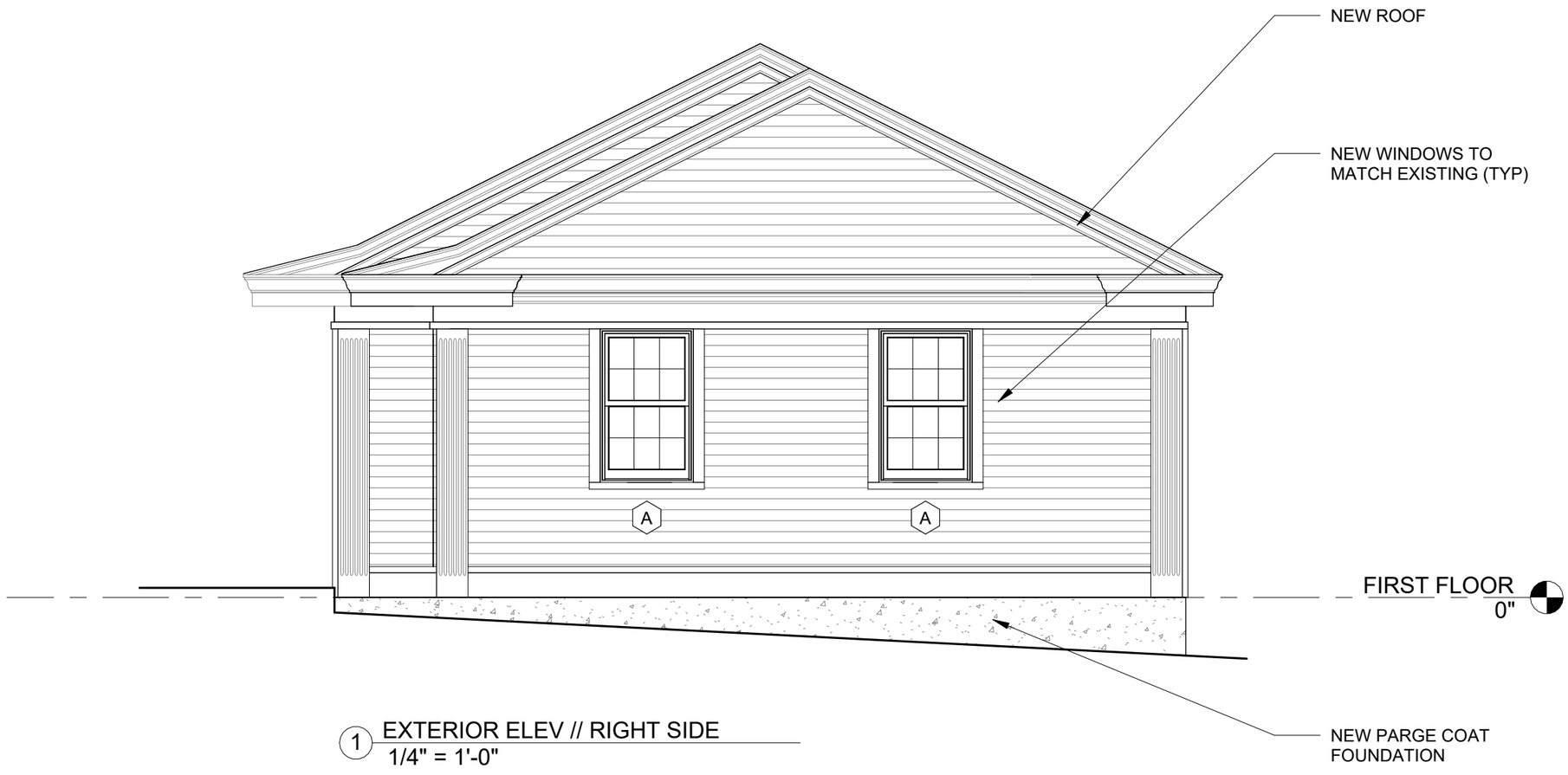

1 EXTERIOR ELEV // RIGHT SIDE
1/4" = 1'-0"

GARAGE NOTES

1. ALL NEW TRIM, INCLUDING BUT NOT LIMITED TO, CORNER BOARDS, SKIRT BOARDS, WINDOW CASING, SILL, AND HEADER, SOFFITS, EAVES, FASCIA, RAKE BOARDS, ETC TO MATCH EXISTING.
2. NEW WOOD SIDING TO HAVE 4" EXPOSURE TO MATCH EXISTING.
3. NEW WINDOWS "A" ON RIGHT SIDE AND REAR TO BE SAME SIZE AS EXISTING WINDOWS ON LEFT SIDE.
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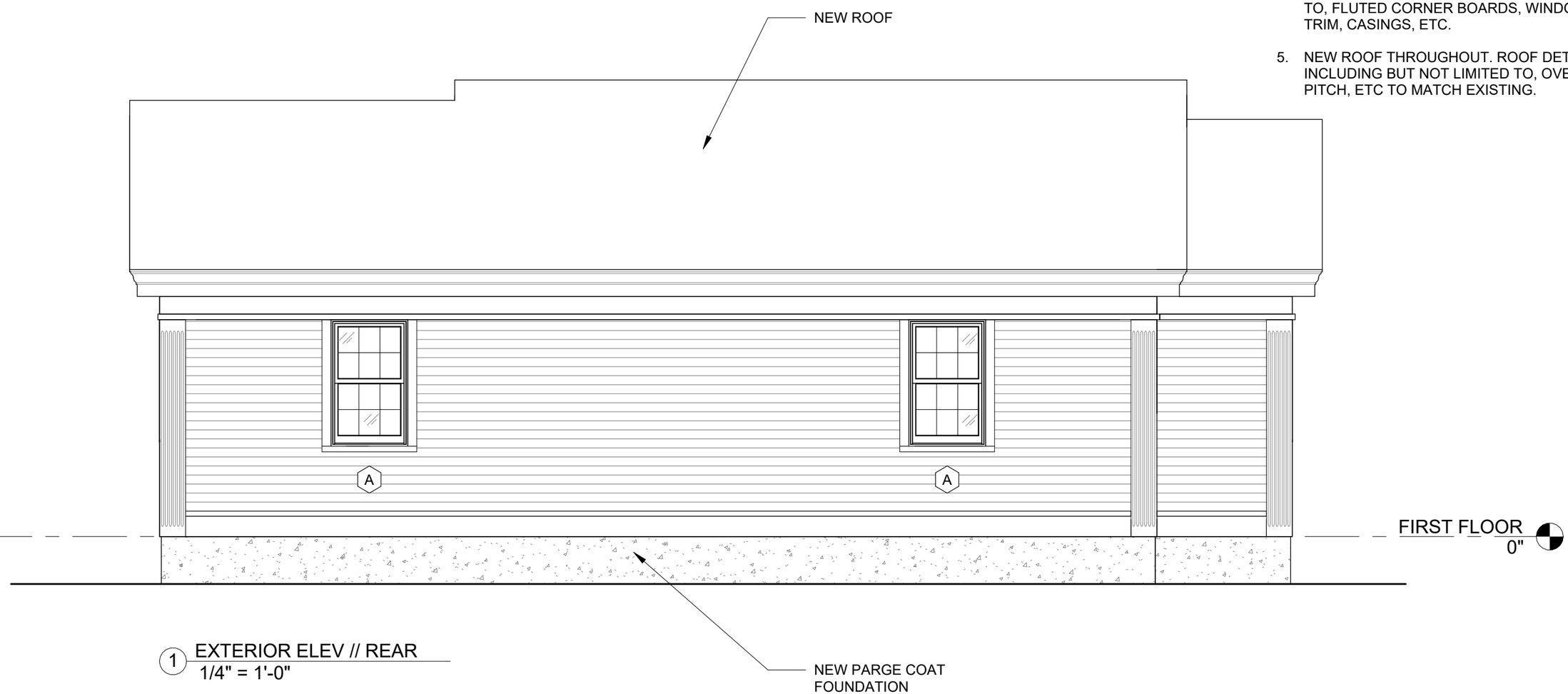


1 EXTERIOR ELEV // REAR
1/4" = 1'-0"

CHISEL workshop

MYLES MANOR // DETACHED GARAGE

SK09

EXTERIOR ELEVATIONS

SCALE: As indicated

2024.05.24

PROJECT MEMO

DATE: APRIL 26, 2024

TO: MICHEAL LEE – LEE RESTORATION

FROM: PHILLIP E. WHITE, P.E.

RE: UNATTACHED GARAGE – MYLES MANOR, FRANKLIN, TN

I made a site visit to the above referenced site on April 15, 2024, to make a structural assessment of the unattached garage located at Myles Manor. The garage is a wood framed structure clad with wood siding.






As can be seen in the photographs above of the exterior and the below from the interior the structure is leaning due to decay in the wood framing. The left side wall was measured 2¼ inches out of plumb. The right side wall was measured 8¾ inches out of plumb. As seen in the photograph above, approximately a third of the wall studs are no longer attached to the foundation wall due to decay and termite damage. Those studs have rotated out and away from the foundation. The front post do not have a mechanical

attachment to the foundation. As seen in the photograph below, the left side foundation wall exhibits large cracks. Based on the extent of cracking and movement in the foundation wall, it is my professional opinion that the foundation wall will need to be replaced.







Based on the large amount of distortion of the framing and the observed decay in the wood framing, it is my professional opinion that the structure is close to collapsing and past the state at which it could be remediated. The garage should be temporarily shored to prevent collapse or it should be demolished.



4/26/2024

File #: 21-0281

DATE: May 28, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Site Alterations (Driveway) At 419 Boyd Mill Ave.; Mike Smith, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the driveway at 419 Boyd Mill Avenue.

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

PROJECT INFORMATION:
COF Project Number: 8517
Applicant: Mike Smith
Owner: Jo Ellen McDowell

BACKGROUND:
419 Boyd Mill Avenue features a circa 1915 building with Queen Anne characteristics. The property is located in the Boyd Mill Avenue Historic District. The proposal came before the May Design Review Committee meeting and feedback has been incorporated within this application.

The proposal is for the replacement of the existing concrete driveway with a cobblestone ribbon driveway and curbing treatment. The proposed material for the driveway is reclaimed rhino granite cobblestone. Within the ribbon drive, the center stipe will utilize planting. The footprint of the driveway will not be altered. At the end of the driveway behind the home, a decorative inlay design is proposed within the cobblestone.

The Guidelines recommend the following:

- Design driveways to follow historic patterns. Ribbon or Hollywood driveways may be appropriate.
- Use durable materials that were historically typical for driveways, such as gravel, concrete, bricks, and asphalt.

The introduction of a new material that is not typical for driveways in the district and the utilization of a ribbon driveway pattern is not appropriate. The age of the home pre-dates the ribbon driveway, which became popular during the 1920s. The materials and pattern of the proposed driveway are not typical of the Boyd Mill Avenue Historic District.

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

1. Design driveways to follow historic patterns. Ribbon or Hollywood driveways may be appropriate.
2. Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.

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

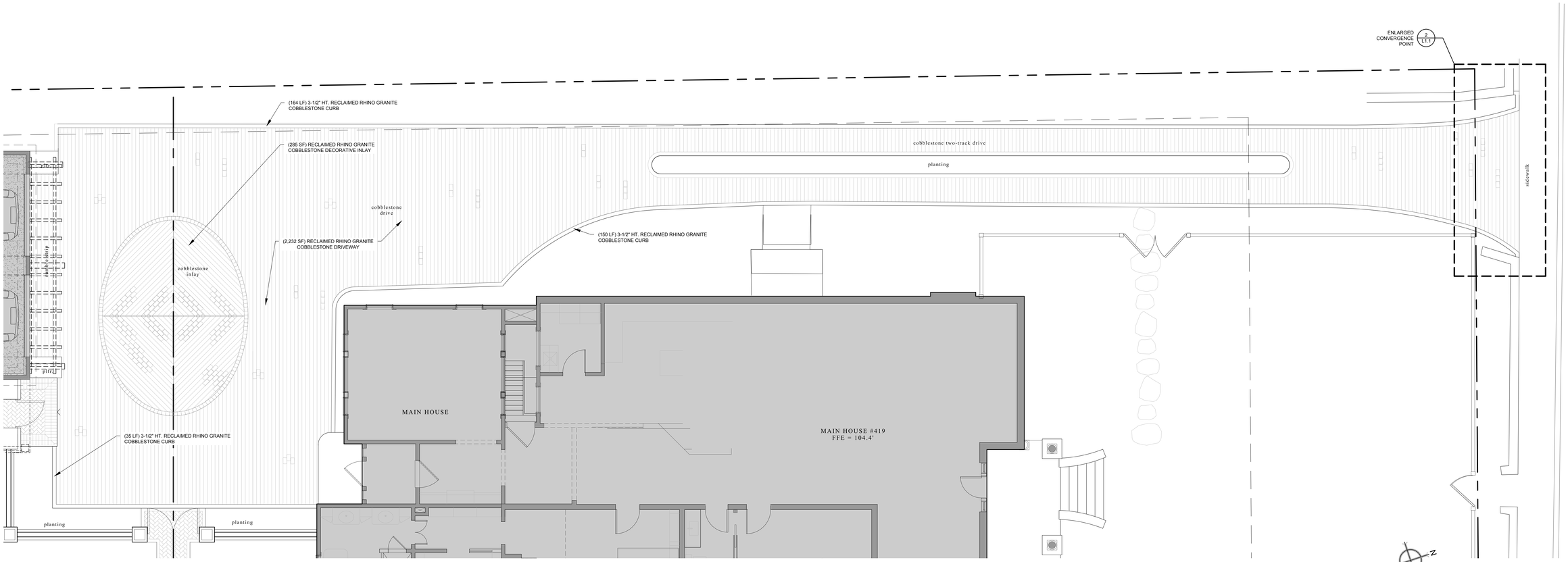
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:
1. BNS Zoning: All driveways shall be a minimum of 5' from any property line. If the existing driveway is less than 5' feet from the property line, which GIS imagery shows may be, then it cannot move any closer to the property line.

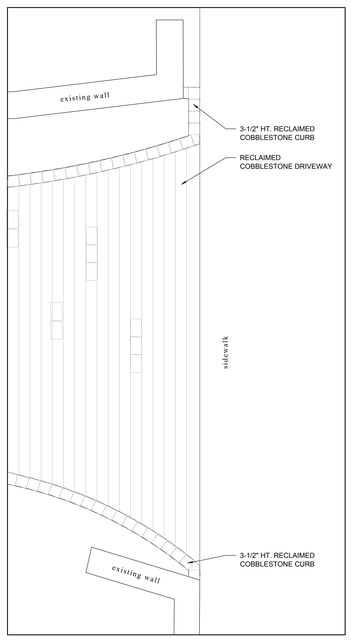
2. Streets Department: The stone work must not extend any farther than the back edge of the sidewalk.


988





1 L1.1 driveway plan
scale: 1/4" = 1'-0"



2 L1.1 enlarged convergence point
scale: 1/2" = 1'-0"



3 L1.1 existing stone walls
scale: not to scale



4 L1.1 cobblestones next to existing wall
scale: as noted

DAIGH RICK
LANDSCAPE ARCHITECTS, LLC
900 South Street Ste. 104
Nashville, TN 37203
p 615.454.4100
anne@daighrick.com
www.daighrick.com

McDOWELL RESIDENCE

419 BOYD MILL AVENUE
FRANKLIN, TENNESSEE

revisions

date: June 10, 2024

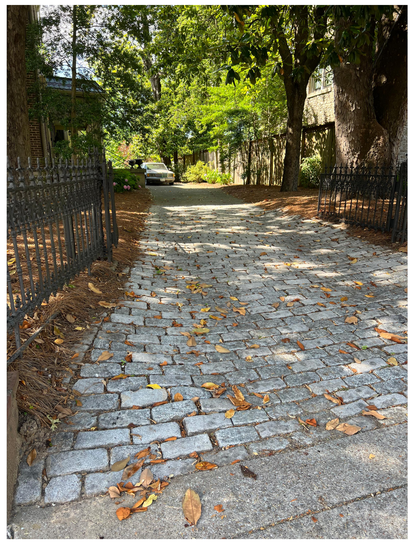
scale: as noted

driveway plan

L1.1
McDOWELL



1 L1.2 921 Fair Street
scale: not to scale



2 L1.2 612 West Main Street
scale: not to scale



3 L1.2 234 4th Avenue South
scale: not to scale



4 L1.2 234 4th Avenue South
scale: not to scale



5 L1.2 911 West Main Street
scale: not to scale



6 L1.2 1059 West Main Street
scale: not to scale



7 L1.2 611 Fair Street
scale: not to scale



8 L1.2 127 Harlinsdale Court
scale: not to scale



9 L1.2 135 Harlinsdale Court
scale: not to scale



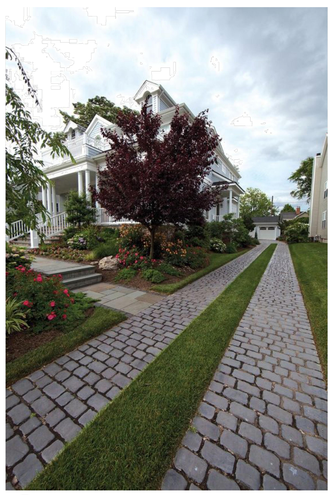
10 L1.2 Google image
scale: not to scale



11 L1.2 Google image
scale: not to scale



12 L1.2 Google image
scale: not to scale



13 L1.2 Google image
scale: not to scale

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McDOWELL RESIDENCE

419 BOYD MILL AVENUE
FRANKLIN, TENNESSEE

revisions

date: June 10, 2024

scale: as noted

precedent images

L1.2
McDOWELL












911
ROBERTS-
CHURCH
ca. 1895
ADT

File #: 21-0282

DATE: May 28, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (New Construction) At 1835 William Campbell Ct. (Lot 2 Historic Magnolia Hall Subdivision); Jennifer Lombard, Applicant.

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

APPLICABLE DESIGN GUIDELINES:
2016 Franklin Historic District Design Guidelines:
Residential Guidelines: Infill pg. 64

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

BACKGROUND:
This application proposes 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 2023. This application previously came before the Historic Zoning Commission at the May meeting, where it was deferred to the June HZC meeting. Within the application, the proposed changes are called out on each façade. The applicant is refining the designs and elements found on the house. This will be the first lot in the neighborhood and the left elevation will front Boyd Mill Ave.

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

- Changed from double to single entry door with sidelights.
- Changed from double to single columns on front porch.
- Enlarged and altered shape of window in the front gable to a 3 over 1.
- Altered window style of first floor window.
- Reduced window height of left first floor window.
- Added window to front porch.

- Removed decorative truss and added scallop shingle siding.
- Simplified corner trim to square pilasters

The proposed changes on the front elevation contribute to the architectural detailing and are in keeping with the Queen Anne style. These proposed alterations complement and do not visually compete with the character of Historic Magnolia Hall. Additionally, the turret located on the front porch appears minimized, which is a positive alteration.

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

- A series of window alterations:
    1. Simplified window design with a 2 over 2 pattern.
    2. Additional window on the front porch.
    3. Two additional windows in the front gable.
    4. Altered window heights in the connector between gables.
    5. Additional windows in the bump out.
    6. An additional window on the first floor of the rear gable.
- Enlarged dormers.
- Enlarged gables.
- 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 applicant has incorporated feedback from the DRC and the previous staff conditions on this elevation. The alterations to the window rhythm and spacing, lite pattern, trim, and detailing are in keeping with the Queen Anne style and are changes supported by the Guidelines, except for the set of double windows on the rear gable, which alters the rhythm and spacing on this elevation.

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

- Increased dormer width.
- A single window has been added in the bump out to replace the 3-panel French doors.
- Two windows have been removed.
- Reduced window size in gable.
- Added shingle siding.

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

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

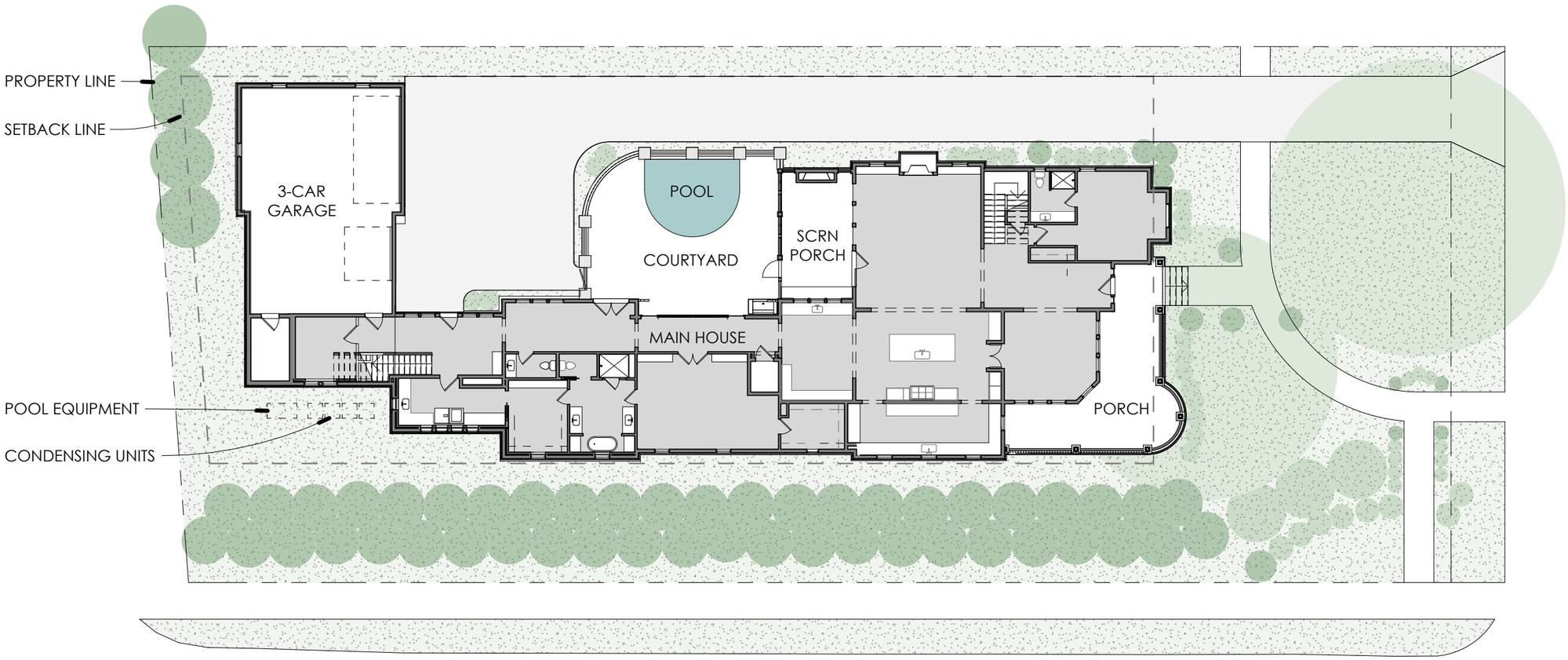
- A series of window alterations.
    1. Added a window to the front section.
    2. Simplified the windows surrounding the chimney.
    3. Infilled rear porch to be a screened porch.
    4. Double windows in the gables.
    5. A triple window and door have been added to the middle gable.
    6. Additional windows in connection between the gables.
    7. Reconfigured windows with additional windows in the rear.
- Enlarged gable.
- Removed dormer.
- Increased roof pitch of rear connector.
- Altered courtyard wall to add wood 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 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 double window in the rear gable should be separated to reflect the window rhythm and spacing of the other gables on this elevation.
2. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planning staff or the HZC prior to the issuance of a building permit.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

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.)

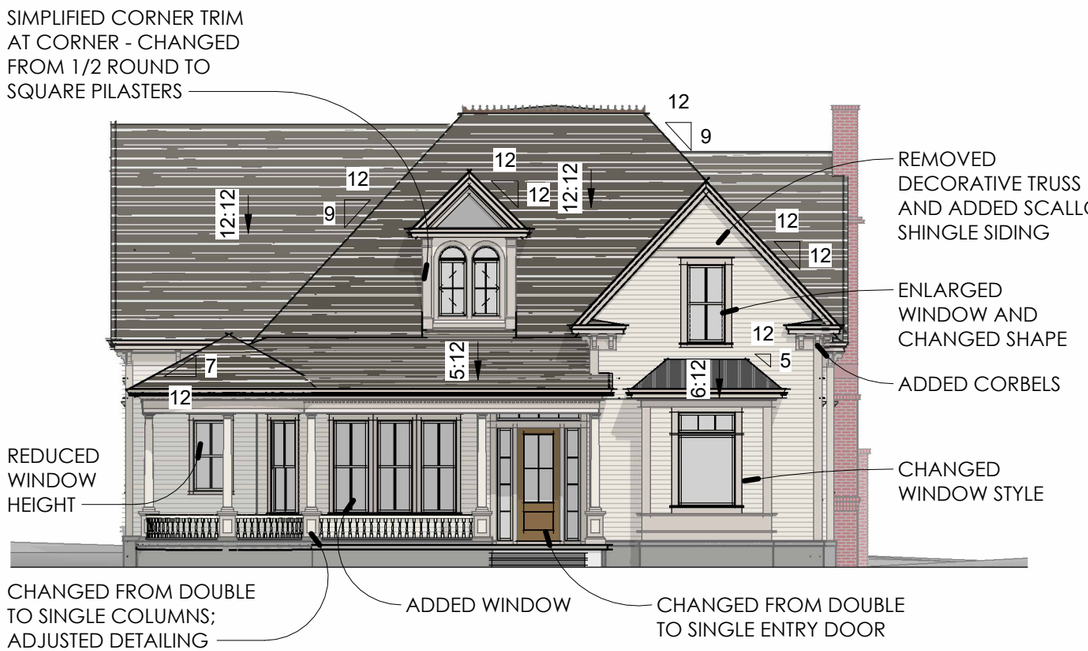
SCHEMATIC SITE PLAN

1" = 20'-0"

05/24/2024



ORIGINAL



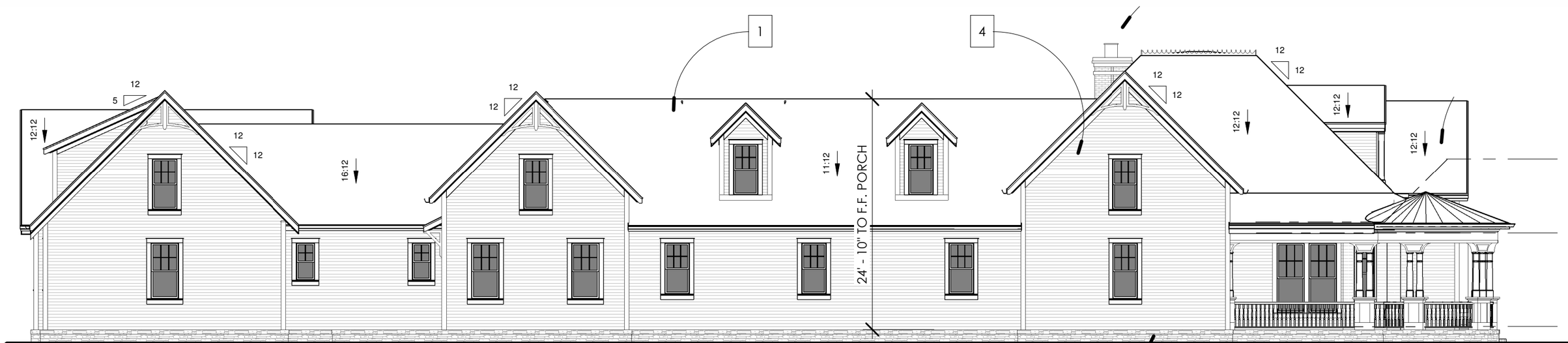
FRONT ELEVATION

3/32" = 1'-0"

05/24/2024

MAGNOLIA HALL | **LOT 2**

FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT



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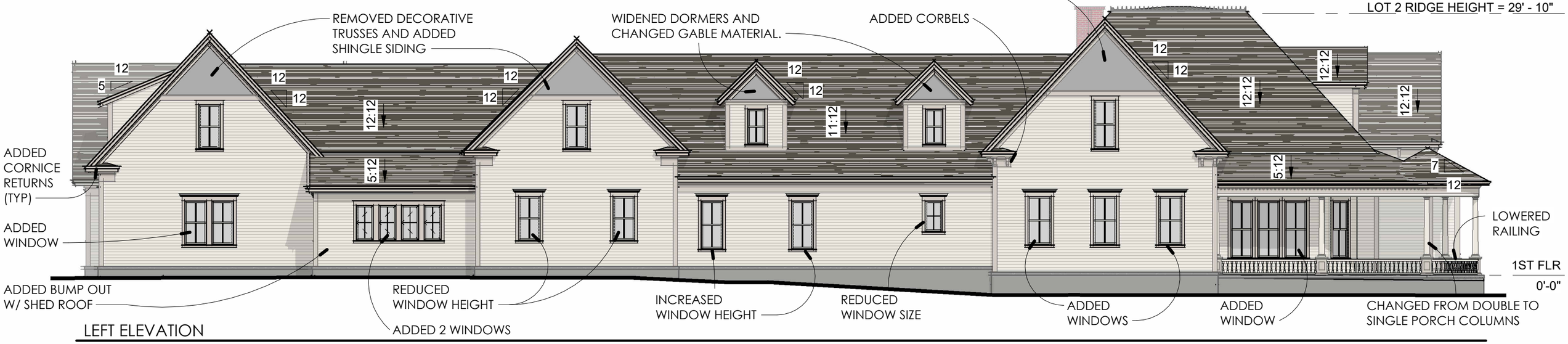
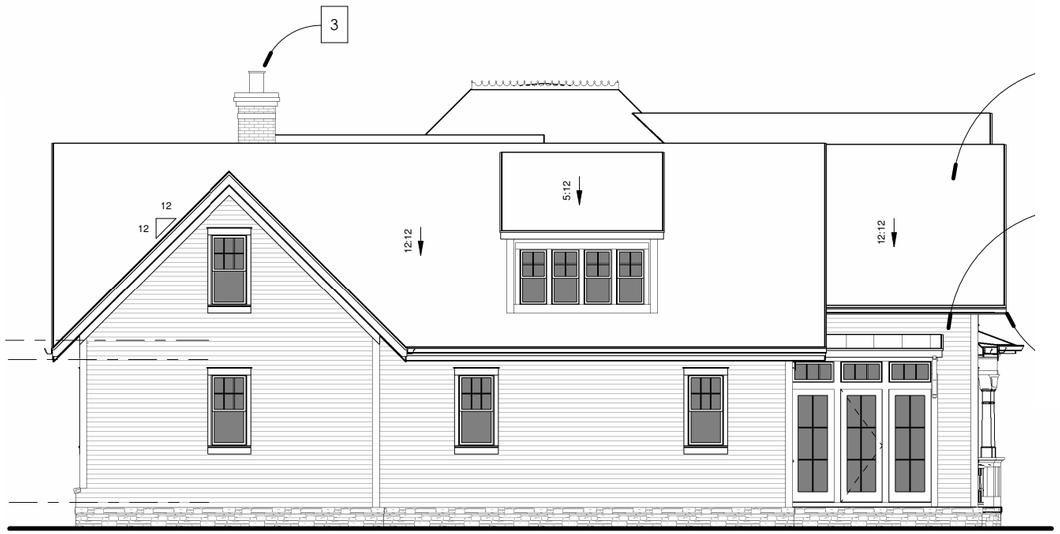


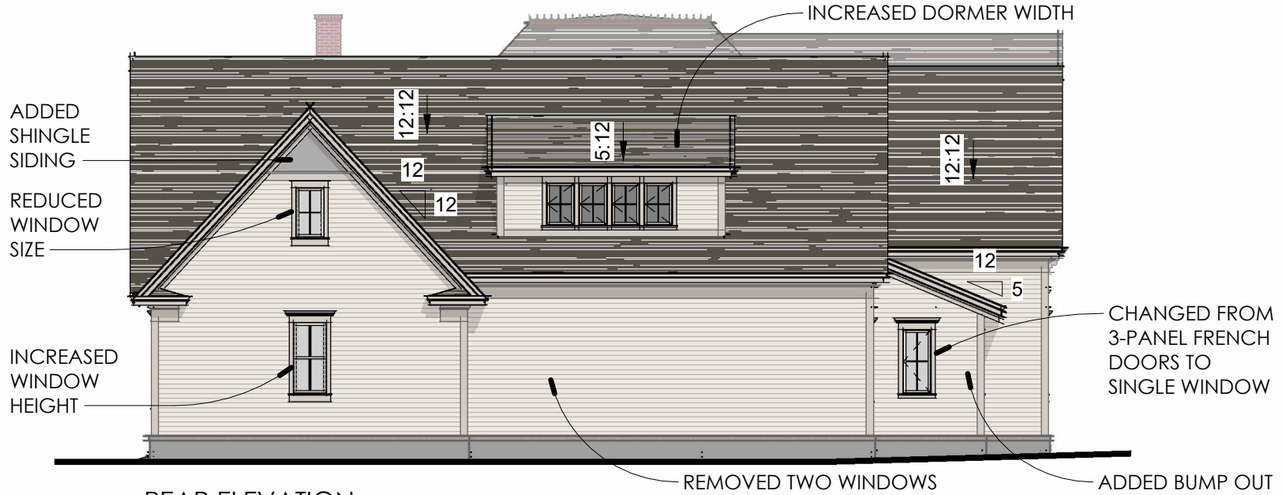
LEFT ELEVATION

3/32" = 1'-0"

05/24/2024



ORIGINAL



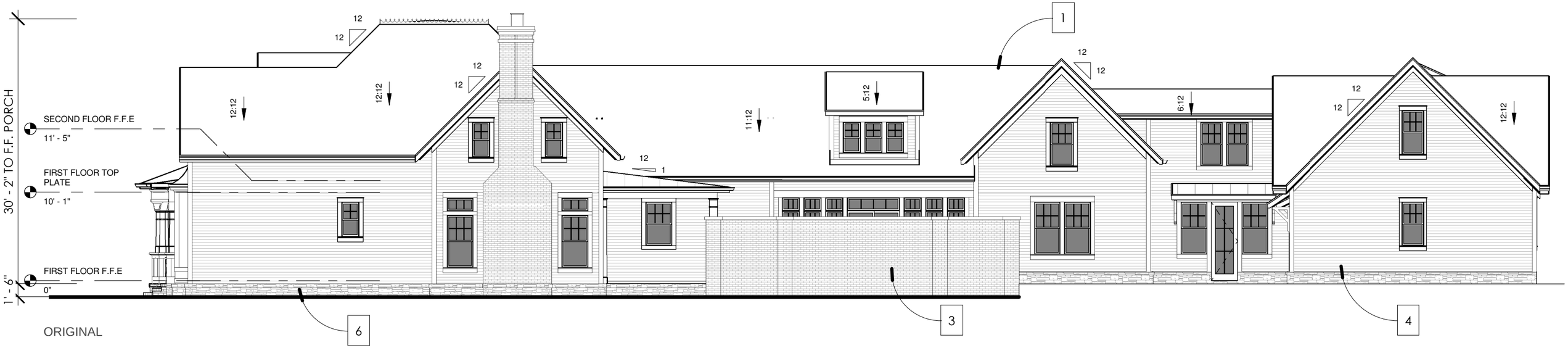
REAR ELEVATION

3/32" = 1'-0"

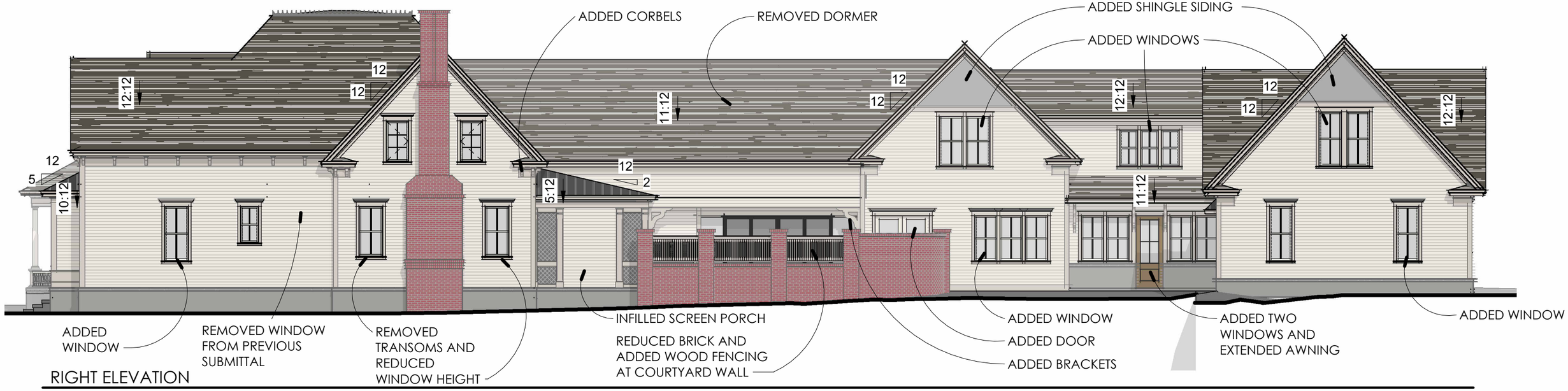
05/24/2024

MAGNOLIA HALL | **LOT 2**

FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT



ORIGINAL



RIGHT ELEVATION

3/32" = 1'-0"

05/24/2024

MAGNOLIA HALL | **LOT 2**

FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT











05/24/2024

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0296

DATE: May 31, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Administrative COA 122 Harlinsdale Ct. Rear Yard Fencing

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:	**122 Harlinsdale Ct. (Franklin Road Historic District)**
Applicant:	**John Botteicher**
Owner:	**Shawn Pokrant**
Project #:	**8486**
Type of Work:	**Consideration of rear yard fencing**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 9, 2024**
Expiration Date:	**May 9, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of rear yard fencing and fencing to screen pool equipment at 122 Harlinsdale Ct.

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.

Split Rail Wood Fence:

- **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 being proposed along the property lines to enclose a proposed pool.

- **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 5'.

- **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 rail wood fence is appropriate, however the use of a woven wire fence backing is not appropriate and is only permitted within the AG district.

- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is a 5' rail wood fence. The proposed design of the wood fence is appropriate.

Pool Equipment Screen Fence:

- **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 being proposed along the property lines and in front of pool equipment to screen it from view. The fencing is proposed to be more than 20 feet behind the front façade of the house.

- **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 5'.

- **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 5' vertical wood plank fence. The proposed design of the wood fence is appropriate.

APPLICABLE GUIDELINES
Chapter 7 – Fences, Gates, and Walls

NOT APPROVED WORK SPECIFICATIONS

- The wire fencing is not permitted to be installed with the rail wood fence.

APPROVED WORK SPECIFICATIONS
The rear yard wood rail fencing and pool equipment fencing is **approved** with the following conditions:

- The woven wire fencing backing must be removed from the rail wood fence.

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

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

- A floodplain Development Permit must be obtained prior to any disturbance of the FFO.

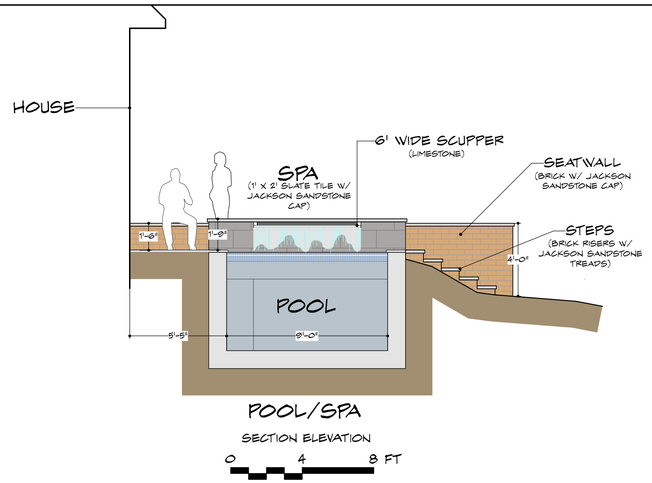
- If the wooden privacy fence encroaches into the floodplain, it will be required to meet the following standards:

    a. Per Section 4.3.4.B, Walls and open fencing such as horse board fencing, wrought iron/aluminum fencing or flap gate systems are the only types of fencing allowed in the FFO so as to not block the flow of water.

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

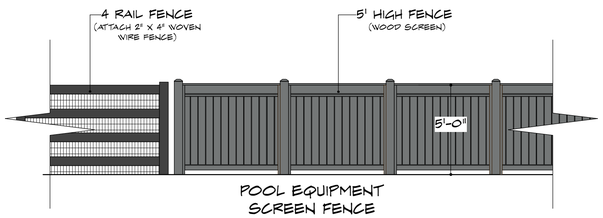
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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



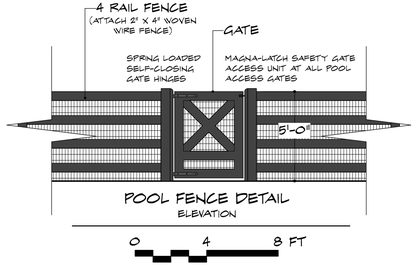
POOL/SPA
SECTION ELEVATION

0 4 8 FT



POOL EQUIPMENT SCREEN FENCE
ELEVATION

0 4 8 FT



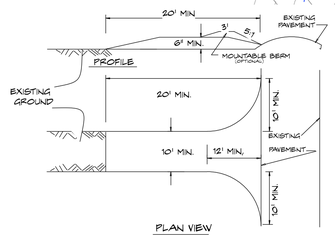
POOL FENCE DETAIL
ELEVATION

0 4 8 FT

NOTE: No materials will be stored, delivered or dumped in the street and no rock, sand, or dirt may be allowed to be dumped in the street.
Any damages to the public roadway will be the responsibility of the contractor to repair in accordance with city specifications.

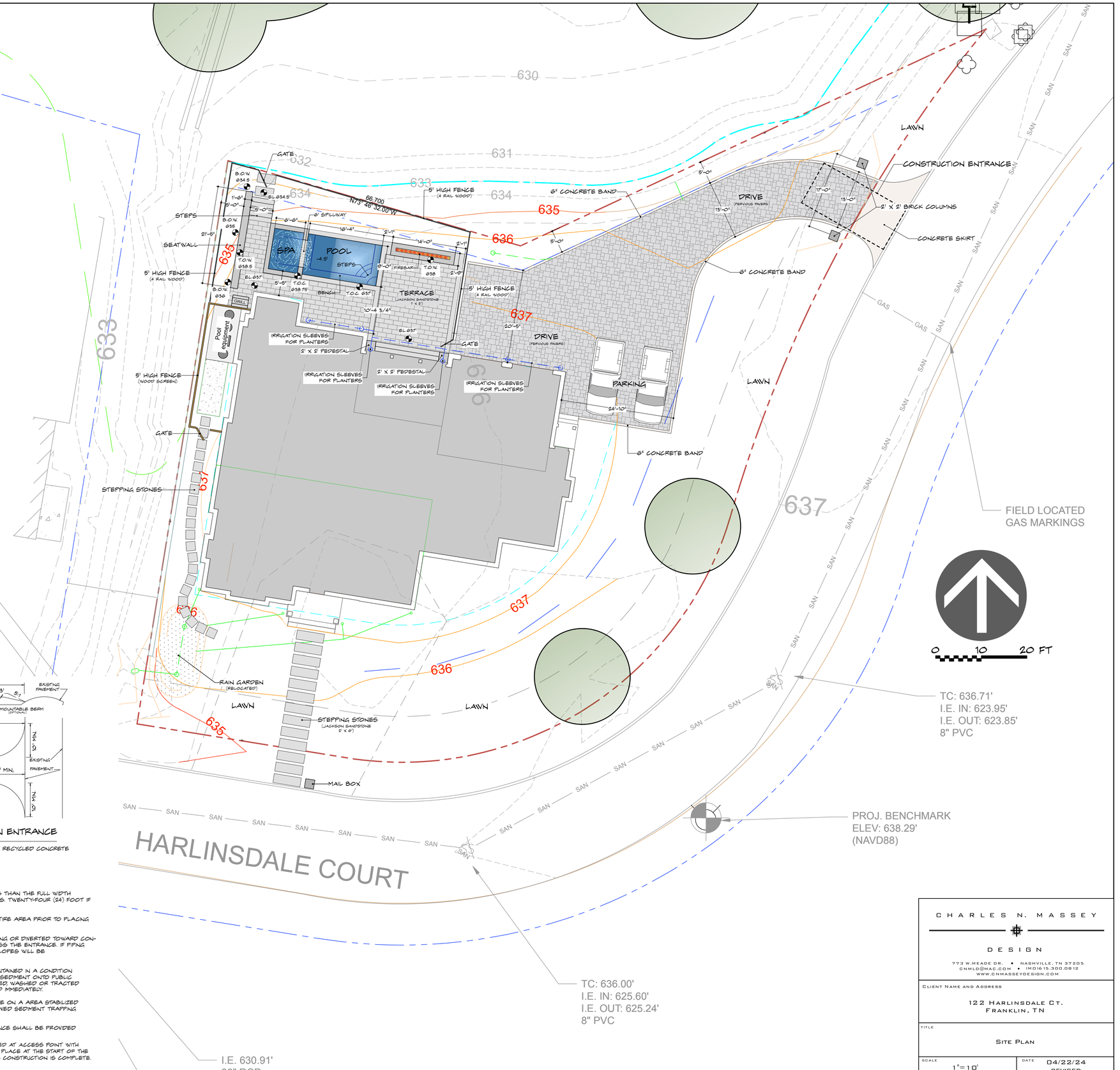
The pool will be allowed to sit for 72 hours to allow the chlorine to dissipate before the pool water is discharged over a vegetated area. No connection to the sanitary sewer is allowed.

LOT CALCULATIONS		
TOTAL LOT AREA:	15,431 SQ. FT.	
IMPERVIOUS		
HOUSE FOOTPRINT:	3,740 SQ. FT.	
STOOP, STEPS & WALKWAYS:	420 SQ. FT.	
POOL & TERRACE:	1,025 SQ. FT.	
DRIVEWAY(concrete band & skirt):	233 SQ. FT.	
DRIVEWAY(pervious pavers):	2,137 SQ. FT.	
PERVIOUS		
TURF & LANDSCAPE BEDS:	7,960 SQ. FT.	
TOTAL IMPERVIOUS AREA:	7,471 SQ. FT.	48.4%
TOTAL PERVIOUS AREA:	7,960 SQ. FT.	51.6%



STABLIZED CONSTRUCTION ENTRANCE

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 20 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. THE SIDEWALK AND CURB SHALL BE PROTECTED AT ACCESS POINT WITH RUBBER MATS. THE RUBBER MATS SHALL BE IN PLACE AT THE START OF THE DAY AND REMOVED AT THE END OF THE DAY UNTIL CONSTRUCTION IS COMPLETE.



0 10 20 FT

CHARLES N. MASSEY
DESIGN
773 W.MEADE DR. • NASHVILLE, TN 37205
CNMLD@MAC.COM • (M)615.300.0812
WWW.CNMASSEYDESIGN.COM

CLIENT NAME AND ADDRESS
122 HARLINSDALE CT.
FRANKLIN, TN

TITLE
SITE PLAN

SCALE 1"=10'

DATE 04/22/24
REVISED

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I 122 Harlinsdale Court, LLC, Ward H. Brown, member
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

Parcel 15 / Wm Cty tax map 63E, Group A
(Property Parcel/Tax ID Number)
and located at:

122 Harlinsdale Court, Franklin, TN 37069
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

LEE SEELIG WATERSCAPES BACKYARD RESORTS
(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

c/o Brown Brothers Harriman
140 Broadway
Property Owner Mailing Address

New York, NY 10005
City, State & Zip

Subscribed and sworn to before me this
11th day of April, 2024.

Notary Public

My Commission Expires: May 7, 2024

TIFFANY GREEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

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 #1310087

Project Title: 122 Harlinsdale Ct
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 Botteicher
Waterscapes Backyard Resorts
2319 Winford Ave
Nashville, TN 37211
P:615-242-5282
waterscapes2@bellsouth.net

Property Owner

Property Owner
Shawn Pokrant

122 Harlinsdale Ct
Franklin, TN 37064
P:615-584-7898
sppokrant@yahoo.com

Address or Parcel

Project Address or Parcel: 122 HARLINSDALE CT (063E-A01500)

Columbia Avenue Overlay:

Calculated Acreage: Parcel

- 122 HARLINSDALE CT: 0.35425213

Zoning District: Zoning Districts

- 122 HARLINSDALE CT: R-2 Resid*

Scenic Corridor Overlay:

Central Franklin Overlay:

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay

- 122 HARLINSDALE CT: Historic Preservation Overlay

Flood Fringe Overlay: Flood Fringe Overlay

- 122 HARLINSDALE CT: Floodway Fringe Overlay District

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 0

Project information

Review Type: Residential

Type of Work Proposed: Rear Yard Fencing

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

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

Indicate the materials/dimensions of the fencing to be installed.:
5' tall pool code compliant aluminum fence

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

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?:

Type of Signage Proposed:

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

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:

Install pool code compliant fencing around backyard

City of Franklin

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

File #: 21-0297

DATE: May 31, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Adminstrative COA 249 4th Ave. N. Minor Alteration (Rear Non-Historic)

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:	**249 4th Avenue North (Downtown Franklin Historic District)**
Applicant:	**Nicole Sluser**
Owner:	**Michael Hathaway**
Project #:	**8487**
Type of Work:	**Minor Alteration on Rear (Non-Historic)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 9, 2023**
Expiration Date:	**May 9, 2025 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration on the rear of a non-historic building located at 249 4th Ave. N. The proposal is to install an exterior exhaust louver and a dryer vent with gravity damper on the western end of the building.

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

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

The nature of the location of the alterations being on the rear façade of a new building and not readily visible by the public is appropriate for an administrative review. The Guidelines recommend locating vents on rear facades if possible. The proposed dryer vent and exhaust louver meet this requirement. Both alterations will be painted the color "Gale Force" to match the existing siding, further minimizing the visual impact of the alteration. As proposed, all the minor alterations meet the intent of the Guidelines and administrative review process.

APPLICABLE GUIDELINES

Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

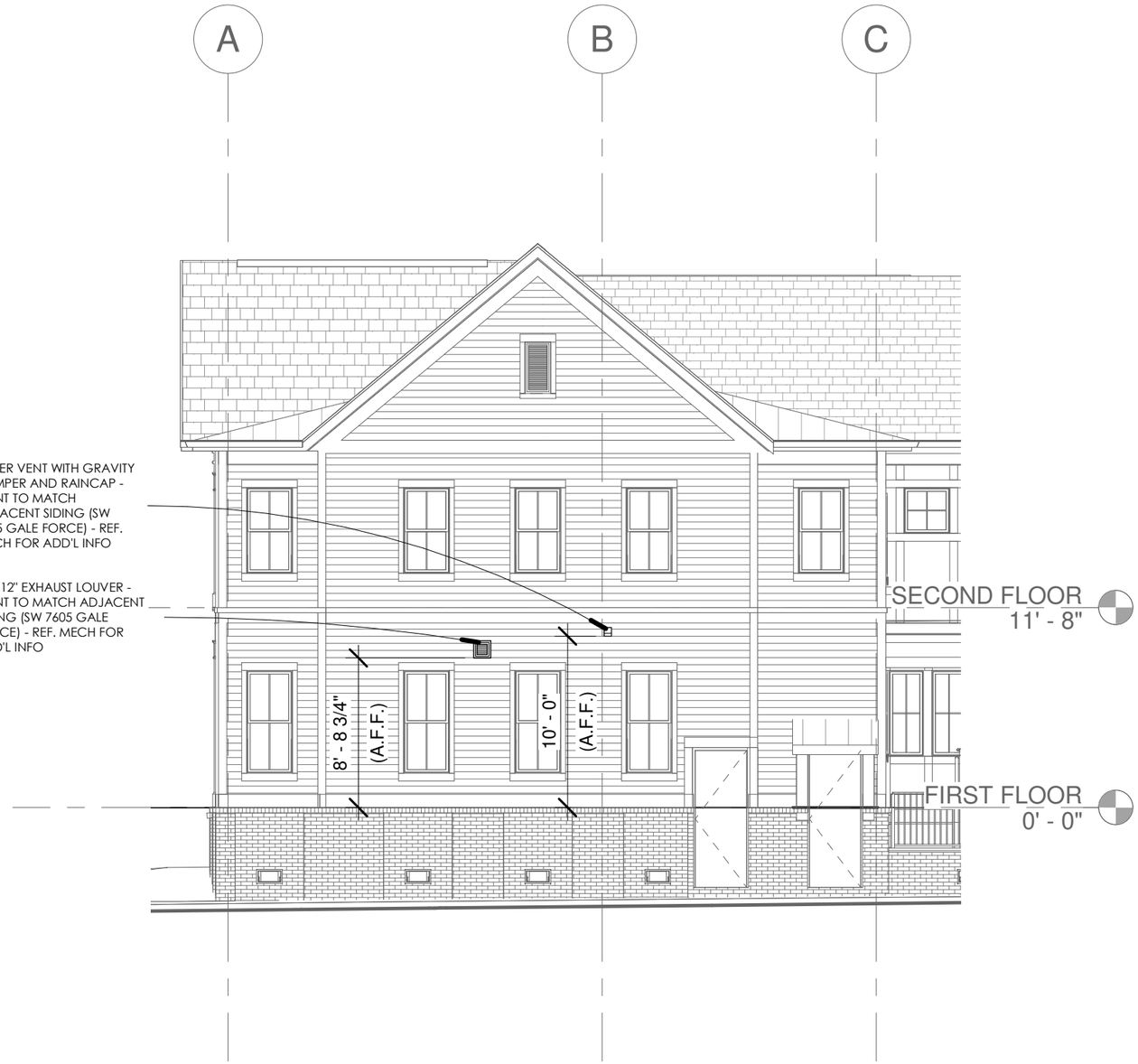
The installation of the dryer vent and exhaust louver are **approved** with the following conditions:

- The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO. The permit application has been attached to this submittal folder in Geocivix. Please complete and email it back to william.holcomb@franklintn.gov.
- 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/

COA SUBMITTAL

249 4TH AVE N
FRANKLIN, TN 37064



EXISTING WEST ELEVATION

1/8" = 1'-0"

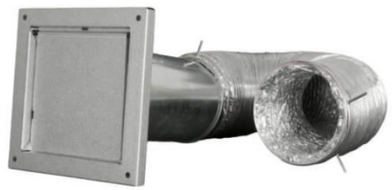


EXISTING CONDITIONS



EXHAUST LOUVER (ALUMINUM)

- 12" H X 12" W
- PAINTED TO MATCH EXTERIOR ADJACENT SIDING (SW 7605)
- AAMA 2605 COMPLIANT COATING
- (10-YR WARRANTY)



DRYER VENT (ALUMINUM)

- 6-5/8" H X 6-5/8" W X 1/2" D
- PAINTED TO MATCH EXTERIOR ADJACENT SIDING (SW 7605)
- AAMA 2605 COMPLIANT COATING
- (10-YR WARRANTY)

PAINT SPECIFICATION
SHERWIN WILLIAMS
GALE FORCE
SW 7605

FOURTH AVE PARTNERS
FRANKLIN, LLC

906

04/26/24

906

April 24, 2024

Fourth Avenue Partners Franklin, LLC
249 4th Avenue North
Franklin, TN 37064
Parcel: 078C A 01100 000

This Administrative Certificate of Appropriateness submittal includes the proposed installation of an exterior exhaust louver and dryer vent due to an interior tenant build-out. The affected exterior wall is the rear facing west wall that faces the parking lot. The proposed penetrations will be installed higher than 12" above the base flood elevation and painted to match the adjacent exterior siding for camouflage purposes.

Please do not hesitate to reach out with any questions or concerns.

Sincerely;

Nicole Sluser
Sr. Interior Designer
906 Studio, PLLC

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078C A 01100 000 / 46-5657456
(Property Parcel/Tax ID Number)
and located at:

249 4th Avenue North, 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

Nicole Sluser, 906 Studio, PLLC
(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

249 4th Avenue North, Suite 200
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

23 day of April, 2024.

Notary Public

My Commission Expires: Feb 28, 2026

DEIRDRE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. FEB. 28, 2026

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078C A 01100 000 / 46-5657456
(Property Parcel/Tax ID Number)
and located at:

249 4th Avenue North, 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

Nicole Sluser, 906 Studio, PLLC
(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

249 4th Avenue North, Suite 200
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

23 day of April, 2024.

Notary Public

My Commission Expires: Feb 28, 2026

DEIRDRE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. FEB. 28, 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 #1322008

Project Title: 249 Fourth Avenue North

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
Nicole Sluser
906 Studio.Architects, LLC
143 Fifth Avenue, South
Franklin, TN 37064
P:615-988-9065
nicole.sluser@906studio.com

Property Owner

Property Owner
Mike Hathaway
Fourth Avenue Partners Franklin, LLC
249 Fourth Avenue North, Suite 200
Franklin, TN 37064
P:6159889065
mike.hathaway@906studio.com

Address or Parcel

Project Address or Parcel: 249 4TH AVE N (078C-A01100)

Calculated Acreage: Parcel
- 249 4TH AVE N: 0.67548232

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay
- 249 4TH AVE N: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : HVAC Equipment or Screening

Height of Overall Sign:

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 249 4TH AVE N: 5TH AVE N

Central Franklin Overlay: Central Franklin Overlay
- 249 4TH AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 249 4TH AVE N: 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: Equipment Installation

Narrative

Project Description:

Proposal to install an exterior exhaust louver and a dryer vent with gravity damper for an interior build-out. The affected exterior wall is the rear facing wall that faces the parking lot to the west.

File #: 21-0298

DATE: May 31, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Administrative COA 110 3rd Ave. N. Signage (Reface Post-and-Arm)

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

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

Address:	**110 3rd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Marianne DeMeyers**
Owner:	**Gordon Inman**
Project #:	**8507**
Type of Work:	**Consideration of Signage (Post-and-Arm Reface)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 24, 2024**
Expiration Date:	**May 24, 2026 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the refacing of the panel of an existing post-and-arm sign located at 110 3rd Ave. N. for the new tenant "Southern Manor".

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

- **Location:** The Guidelines state that the sign should be in a traditional front yard location and perpendicular to the public sidewalk. The post-and-arm is existing at 110 3rd Ave. N. and will remain in the same location in the front yard. The location is appropriate.

- **Height:** The Guidelines state that the post height can be a maximum of 7 feet tall. The post is existing at this location and will not be altered. The existing sign post is appropriate to remain.

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

- **Size:** The Guidelines state that the sign area has maximum size allowed of 9 square feet. The sign that is being proposed is 3' x 3', for a total of 9 square feet. The size of the sign is appropriate.

- **Design:** The Guidelines state that a maximum of 3 colors may be utilized, and to use a darker background color than the lettering color. The proposed reface of the panel will feature a blue background with lighter lettering. The proposed design is appropriate.

APPLICABLE GUIDELINES
Chapter 8 - Signs

APPROVED WORK SPECIFICATIONS
The refacing of the existing Post-and-Arm sign 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/

Southern Manor Post and Arm Sign

Replacing former tenant post and arm signage (attached for visual) with Southern Manor branded sign.

The Post and Arm will remain intact with new 3’ x 3’ sign installed in the same manner as previous sign.

Southern Manor sign design is attached. This design has been approved for the 2x2’ wall sign.

No changes are to be made to the post and arm installation that exists currently.

Post and Arm




THE FORK
FUNCTIONAL
MEDICINE

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

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

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

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

Gordon Inman
Signature

2467 Hidden River Lane
Property Owner Mailing Address

Franklin, TN 37069
City, State & Zip

Subscribed and sworn to before me this

11 day of Jan, 2024.

Paula M Sanders
Notary Public

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

My Commission Expires: 11/1/26

CITY OF FRANKLIN, TN

110 3rd Ave N

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 #1336853

Project Title: 110 3rd Ave N
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

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

Property Owner

Property Owner
Gordon Inman

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

Address or Parcel

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

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

Columbia Avenue Overlay:

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

Scenic Corridor Overlay:

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

Hillside/Hillcrest Overlay:

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

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 110

Project information

Review Type: Nonresidential

Type of Work Proposed: Signage

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

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

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

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed: 1

Sign 1

Type of Signage Proposed: Post-and-Arm

Height of Overall Sign: 6

Height of Sign Face or Sign Area: 3

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?:	**Type of Signage Proposed:**
Height of Existing and Proposed Construction (from FFE to Roof Peak):	**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:

Replacing sign face of existing Post and Arm Sign (in kind)

Removed previous tenants sign face and replacing with Southern Manor brand sign.

File #: 21-0299

DATE: May 31, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Administrative COA 135 2nd Ave. N. Signage (Reface Panel)

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:	**135 2nd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Jennifer Holaday**
Owner:	**Marla Shuff Albert**
Project #:	**8508**
Type of Work:	**Consideration of Signage (Panel Reface)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 28, 2024**
Expiration Date:	**May 28, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the refacing and installation of a sign panel into an existing sign at 135 2nd Ave. N. for the new tenant "Brave Maggie".

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

- **Location:** The Guidelines state that the sign should be in a traditional front yard location and perpendicular to the public sidewalk. The post-and-arm is existing at 135 2nd Ave. N and will remain in the same location in the front yard. The location is appropriate.

- **Height:** The Guidelines state that the post height can be a maximum of 7 feet tall. The post is existing at this location and will not be altered. The existing sign is appropriate to remain as no changes are proposed to the sign structure.

- **Material:** The Guidelines state that signs shall be made of finished wood or metal with matte background finished rather than reflective or shiny background finishes. The application does not specify the materiality of the sign.

- **Size**: The proposed sign is 5.75" x 16", for a total of .64 square feet, and fits within the existing sign structure. The proposed sign size is appropriate.

- **Design:** The Guidelines state that a maximum of 3 colors may be utilized, and to use a darker background color than the lettering color. The proposed reface of the panel will feature a black background with lighter white lettering. The proposed design is appropriate.

APPLICABLE GUIDELINES
Chapter 8 – Signs

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

- The sign shall be finished wood or metal with a matte background finish.
- 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/

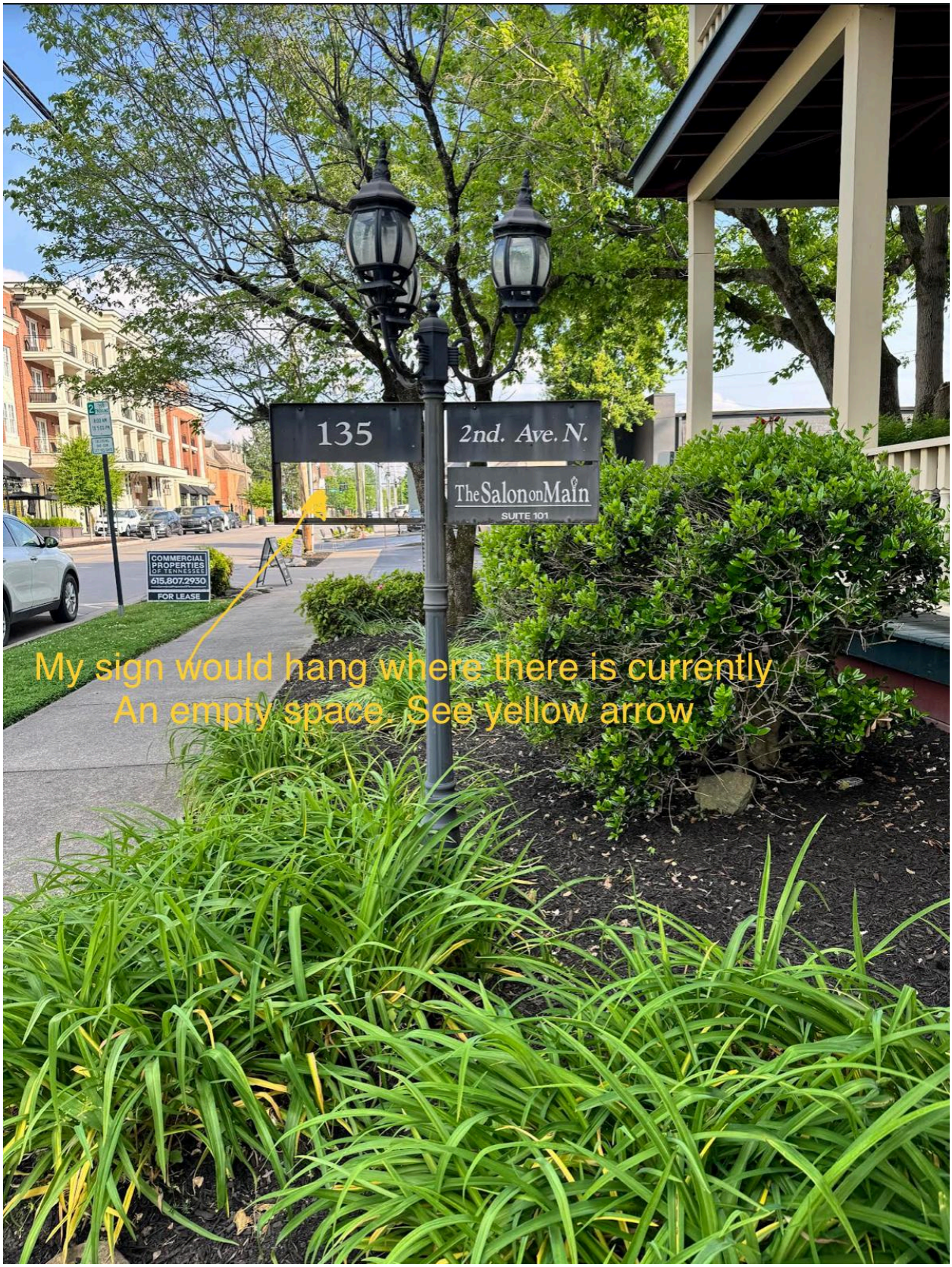
Proposed signage would hang where there is already a sign post. The sign post is currently in the front of the building. There is an empty space where I'd like to put my signage. The proposed sign would measure:

5.75 tall
16" wide

It would look like this:




There is a current sign post I would like to add my business name to.
Keyboard shortcuts
© 2024 Google
Terms


135
2nd. Ave. N.
The Salon on Main
SUITE 101
COMMERCIAL PROPERTIES OF TENNESSEE
615.807.2930
FOR LEASE
My sign would hang where there is currently
An empty space. See yellow arrow


2nd. Ave. N.

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 C 018.00
(Property Parcel/Tax ID Number)

and located at:

135 2nd Ave N
(Street Address)

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

Jen Holaday
(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

10 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


STATE
OF
TENNESSEE
NOTARY
PUBLIC

CITY OF FRANKLIN, TN

135 2nd Ave N #201 Franklin, Tn 37064

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

Project Overview #1336957

Project Title: 135 2nd Ave N #201 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
Jennifer Holaday
Brave Maggie Designs
135 2nd Ave N. , #201F
Franklin, TN 37064
P:6157121404
Jen@bravemaggiedesigns.com

Property Owner

Property Owner
Marla Shuff
Shuff Family Partnership
127 2nd Ave
Franklin, TN 37064
P:6152618220
Accounting@shuffproperties.com

Address or Parcel

Project Address or Parcel: 135 2ND AVE N (078C-D00800)

Calculated Acreage: Parcel
- 135 2ND AVE N: 0.16534292

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed :

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
- 135 2ND AVE N: DD

Central Franklin Overlay: Central Franklin Overlay
- 135 2ND AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 135 2ND AVE N: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: xxxx

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description: