City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, July 8, 2024 | **5:00 PM** | **Board Room**

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

3. Consideration Of Signage At 100 4th Ave. N.; Spencer Bales, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

4. Consideration Of New Construction (Accessory) At 206 Lewisburg Ave.; Mike Hendren, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration Of Alterations At 94-98 E. Main St.; Mark Kozevski, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

6. Consideration Of An Addition At 121 Myles Manor Ct.; Scott Cash, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

7. Consideration Of Alterations At 344 Franklin Rd.; Wayne Weaver, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

8. Administrative COA 132 3rd Avenue South Signage (Reface)

9. Administrative COA 104 South Margin Street Signage (Post-and-Arm Reface)

10. Administrative COA 230 Franklin Road Lighting (In Kind Replacement)

ADJOURN

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

City of Franklin

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

Meeting Minutes

Historic Zoning Commission

Monday, 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

Chair Denton called the meeting to order at 5:02 PM.

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

Commissioners Absent: Susan Besser

Staff 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.

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

APPROVAL OF MINUTES

1. **Consideration Of Approval Of Minutes**

   Sponsors:

   Commissioner LeMarinel motioned to approve the May 13, 2024, HZC meeting minutes, seconded by Commissioner Laster. The motion carried 8-0.

ANNOUNCEMENTS

Ms. Huffer announced that the regularly scheduled DRC meeting will be held on Monday, June 17, 2024, at 4 PM in the Boardroom.

An emergency authorization was issued by Building and Neighborhood Services for repairs to the coping on top of the building at 231 Public Square. Once decisions on the next steps have been made, the Commission will be updated via email.

The legal training scheduled (City of Franklin Law Department) for Commissioners on June 26, 2024, has been canceled. The Law Department will follow up with a link to the previous legal meeting for training purposes.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. 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.

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

Applicant Presentation: Shaun Sullivan. Mr. Sullivan did not have new information to add but would be happy to answer questions.

Citizen Comments: None

Motion

Commissioner Pearce motioned to approve Of Alterations At 99 East Main Street with staff conditions, seconded by Commissioner Worthington.

Commissioner Pearce thanked the applicant for his patience during the design process and noted that the result is a design fitting for a historical home.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. 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). Due to this alteration being located on the rear of the structure, it will not be seen from street view, and therefore meets the intent of the Guidelines.

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

Applicant Presentation: Ben McCreary. Mr. McCreary did not have new information to add but would be happy to answer questions.

Citizen Comments: None

Motion
Commissioner LeMarinel motioned to approve Alterations (Accessory) At 1003 Fair Street with staff conditions, seconded by Commissioner Barrett.

Discussion: None

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff Presentation: Elizabeth Bulay. 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.

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

Applicant Presentation: Kimberlie Leisinger. Ms. Leisinger did not have new information to add.

Citizen Comments: None

Motion
Commissioner Laster motioned to approve Alterations (Door Replacement) At 113 2nd Avenue South with staff conditions, seconded by Commissioner Pearce.

Discussion: None

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. 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:

1. Locate accessory structures behind the rear plane of the principal building.
2. 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: 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. 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 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 based 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.

Should the HZC approve the application, staff have outlined suggested conditions in the staff report.

Applicant Presentation: Eric Smith. Mr. Smith explained that suggestions from the DRC meeting were incorporated into the accessory structure design.

1. The gable pitch was changed.
2. Window heights were adjusted to the taller proportions.
3. Driveway extension to the accessory structure
4. Window specification added.

Mr. Smith also noted that photographs of homes with rear accessory structures were added to the application documents.

Citizen Comments: None

Motion
Commissioner Marquardt motioned to approve New Construction (Accessory) and Driveway Alterations At 316 Bridge Street with staff conditions, seconded by Commissioner Laster.

Commissioner Marquardt stated that placing an accessory structure in the traditional location, for this property, would not accomplish the desired street view.

Commissioner Laster stated that the way the driveway is positioned, it appears that staff's recommendation would allow more ease for cars to turn around and be a better design.

Mr. Smith noted this adjustment to the plan.

Commissioner Orr noted the unusual orientation of the accessory structure in relationship to the house, as it appears the structure should be rotated 90 degrees to face the same direction as the principal structure.

Mr. Smith noted that the porch faces the front, but the front door is positioned so that it opens to the side yard.

Chair Denton stated that he cannot support the motion for approval because of the location of the accessory building. Chair Denton noted that a historic accessory building was demolished on this property. The proposed placement of the assessory structure is not in keeping with the guidelines.

Mr. Smith stated that the location of the accessory building was purposefully placed behind the principal structure so that it couldn't be seen from the street view. The new accessory structure would not appear to replace the once standing historical accessory building. From feedback during the DRC meeting, Mr. Smith understood that the preference would be to have the

new accessory structure hidden.

Commissioner Laster asked for further explanation about which side would be considered the front of the house. If the front door faced Bridge Street, would the problem be solved?

Chair Denton stated that the doors and windows face the side street.

Ms. Huffer explained that staff was more concerned about the positioning of the accessory structure based on what the design guidelines recommend for placement of an accessory structure.

Commissioner LeMarinel stated that several jurisdictions don't allow a door on the front of the building because the building is not the primary building, and it avoids the appearance of two homes on one lot. Commissioner LeMarinel noted that he thought the orientation of the accessory structure was intentional.

Commissioner Pearce stated that she can support the applicant placement of the accessory structure behind the principal building because the accessory is not historical.

No further discussion.

The motion carried 7-1 (Chair Denton voting against).

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. The proposal includes installing 790 feet of horse fencing along the north entrance of Harlinsdale Farm, 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. 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. 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. Since this is a City project, staff does not make a recommendation but there are recommended conditions, outlined in the staff report, should the HZC approve the proposal.

Applicant Presentation: Lisa Clayton. Ms. Clayton stated that Ms. Huffer summarized the application nicely. Ms. Clayton noted that, upon the suggestion from Commissioner Pearce, fencing may not be necessary for the entire perimeter of the park as originally proposed. Allowing the fields to grow will mark the perimeter of the park. Ms. Clayton stated that fencing a portion of the perimeter is a good starting point and, if necessary, in the future, as needs of the park change, we can revisit the plans.

Citizen Comments: None

Motion
Commissioner Laster motioned to approve Fencing At 239 Franklin Road. (Harlinsdale Farm) with staff conditions, seconded by Commissioner Orr.

Discussion:

Commissioner LeMarinel asked if the material for the fencing would be wood.

Ms. Clayton confirmed that the fencing would be made of wood.

Commissioner Pearce noted that the community use of the park has been terrific.

Commissioner Marquardt commended Ms. Clayton for her leadership in the Parks Department.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff Presentation: Elizabeth Bulay. 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:

1. Preserve and maintain historic windows and historic window openings.
2. Design new or replacement windows to have historic profiles and dimensions and a double- hung appearance.
3. 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.

Should the HZC choose to approve the application, staff recommends conditions outlined in the staff report.

Chair Denton recused himself from discussion and voting on this item. Vice Chair Pearce will take over the chair responsibilities for this item.

Applicant Presentation: Laura DiPasquale. Ms. DiPasquale explained that due to the expense required to repair the windows, the church is unable to make the necessary updates.

Brittany Cochran, Pella Windows. Ms. Cochran explained that Pella Windows, free of charge, would like to replace the windows with historically accurate new windows. After accessing the windows, Ms. Cochran noted the damaged sills and weighted balance system along with mold and rot due to water entering through the windows. The financial expense of repairing the windows is overwhelming for the church and repairing the windows will not meet the building codes. If Pella were to replace the windows, the church would have a lifetime warranty on the windows and be maintenance free.

Citizen Comments: None

Motion

Commissioner Marquardt motioned to approve Alterations (Window Replacement) At 137 4th Avenue North with staff conditions, seconded by commissioner Barrett.

Commissioner Marquardt stated that the applicant photos provided show enough evidence of window deterioration to warrant a request for replacement with historically accurate windows, seconded by Commissioner Barrett.

Discussion

Commissioner Laster stated that he agrees with staff that these are the original windows. According to the photos, the windows seem to be in sound condition. The exterior windows can be repaired or stabilized with a solvent or liquid wood. Commissioner Laster recommended the windows be taken off site to remove the lead paint safely. The weight and pulley system can be repaired so that the windows are fire code complaint. Also, a complete inventory of the windows along with more investigation is needed to determine the degree of damage for each window. For historical accuracy, it would be best to repair the windows that can be repaired and rebuild the windows with the most damage rather than replace with modern windows.

Commissioner Pearce noted that it appears the building has been covered with aluminum siding trapping the moisture.

Ms. Cochran stated that there are 14 windows total and noted the large front picture window has been replaced previously. Ms. Cochran suggested that the windows in front be maintained/repaired and the side and back windows which are the most damaged, be replaced with the Pella historic profile windows.

No further discussion

The motion fails 2-5 (Commissioners Laster, LeMarinel, Pearce, Orr and Worthington voting against).

Commissioner Pearce recommended the applicant attend the next DRC meeting and provide more photos of the windows and views of each side of the building.

Commissioner LeMarinel suggested the applicant provide photos of each facade of the building and more comprehensive information about the damage to each window.

Motion to Defer
Commissioner LeMarinel motioned to defer Alterations (Window Replacement) At 137 4th Avenue North to the next voting meeting (July), seconded by Commissioner Laster.

The motion to defer carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. The proposal includes the following alterations:

1. Changes to the trim around windows, doors, and the brackets around the front door.
2. Changes to the enclosed porch on the front left elevation.
3. Adding windows on the left elevation (facing the driveway).
4. 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 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. 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 windows will have the same a similar window lite pattern to the other windows on the building.

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:

1. Design the size of an addition to be subordinate to that of the historic building.
2. 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).
3. 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 conditions outlined in the staff report.

Because the applicant was not present, staff recommended, and Chair Denton approved allowing time for Ms. Lombard to arrive and to move on to the next item on the agenda.

Applicant Presentation: Jennifer Lombard. Ms. Lombard noted that they took into consideration the feedback from the DRC meeting to make the roof less massive by dropping the back section down so that it’s not one massive roof.

Citizen Comments: None

Motion
Commissioner LeMarinel motioned to approve Alterations And Addition (Principal) At 112 Lewisburg Avenue as submitted by the applicant, seconded by Commissioner Laster.

Commissioner LeMarinel stated that he can support the applicant submittal because of the large lot size and the accessory structure, as approved, follows the historic design guidelines with the square footage being 48 percent of the principal structure footprint.

Ms. Huffer stated that the detached garage is 48 percent of the principal structure footprint, the addition is 49.9 percent of the historic footprint, and, by covering the back porch, the addition is pushed to 61 percent of the historic footprint, adding 210 square feet under roof.

Commissioner Pearce stated that she can support the motion because the improvements, size of the lot, and the front elevation will read as it originally did, historically.

Commissioner Laster noted that the design is more aesthetically pleasing.

Commissioner Orr stated that because the additional 210 square feet of the porch is not conditioned space, he can support the motion.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff Presentation: Elizabeth Bulay. 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 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.

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

Applicant Presentation: Rick Kwock. Mr. Kwock did not have any additional information to add.

Citizen Comments: None

Motion
Commissioner Pearce motioned to approve Alterations (Railing) At 104 South Margin Street with staff conditions, seconded by Commissioner LeMarinel.

Discussion: None

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff Presentation: Elizabeth Bulay. 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 proposal to alter the frame garage structure includes partial demolition and addition to the rear and left elevations. The proposal includes demolishing the rear and right supporting walls of the accessory structure to make way for an addition. The proposal is not for the removal of an entire structure. 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 orientation, form, and size of the addition that is being proposed are appropriate. 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. The materials, exterior finishes, and detailing of the addition that is being proposed are appropriate.

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

Applicant Presentation: Amanda McCreary. Ms. McCreary explained that the original footprint of the structure is being maintained by the third bay set back in the addition portion. The soffits are being maintained on the left side along with the depth and design throughout the structure. Two windows were added to the rear elevation that provide a better scale. Also, the original garage door openings will not change recognizing the historical structure.

Citizen Comments:
Doug Revere, 108 Mayberry Court. Mr. Revere stated that he is a backdoor neighbor and fully supports approval of the proposed plans and applauds the design.

Motion
Commissioner Worthington motioned to approve Partial Demolition and Addition (Accessory Structure) At 231 Myles Manor Court with staff conditions, seconded by Commissioner Marquardt.

Commissioner Pearce and Chair Denton collectively complimented the applicant on the design and attention to maintaining as much of the historic structure as possible.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff Presentation: Elizabeth Bulay. 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:

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.

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 conditions outlined in the staff report.

Applicant Presentation: Ann Day. Although cobblestones are not historically accurate material for the Boyd Mill home, staff indicated at the DRC meeting that a durable material for a driveway would be accurate. Ms. Day proposes that the Board consider cobblestone as a durable material appropriate for a driveway. The home is not listed on the National Register of Historic Places making it not as critical to be historically accurate. The home has existing stone elements in the foundation and a stone wall making the use of cobblestones a suitable material. Ms. Day explained that the cobblestone curbs would converge into the stone wall at the property line and the driveway dimensions would not change. There are several homes where the use of cobblestones can be found setting a precedent and establishing context for the use of cobblestones in downtown Franklin.

Citizen Comments: None

Motion
Commissioner Barrett motioned to approve Site Alterations (Driveway) At 419 Boyd Mill Avenue with staff conditions, seconded by Commissioner Marquardt.

Commissioner Barrett explained that in historic districts in Franklin and Nashville, cobblestone driveways can be found along with a variety of other driveway materials. Brick, asphalt, pea gravel and aggregate have been used in Historic Franklin, and it’s not a stretch to include cobblestone as an appropriate material.

Discussion
Commissioner Pearce stated that initially she had concerns that a cobblestone driveway would call attention to itself. Driving down Fair Street, the cobblestone driveway blends well with the street view. Commissioner Pearce stated that she can

support the motion because of what has been discussed, and the cobblestones will blend well and not call attention or stick out.

Chair Denton noted that he'd never noticed the cobblestone driveway on Fair Street.

Commissioner Barrett added that considering the topography of this property and the positioning of the driveway, one would have to purposefully turn their head to see the cobblestone driveway.

The motion carried 8-0.

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

Staff Presentation: Elizabeth Bulay. 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. 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 Avenue.

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

Left Elevation: The left elevation will front Boyd Mill Avenue and will be highly visible. 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 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. 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 conditions outlined in the staff report. Ms. Bulay asked the Board to clarify with the applicant that the double window is on the left elevation.

Applicant Presentation: Jennifer Lombard. Ms. Lombard explained that the double window on the left elevation has a saferoom behind it and could not be split into two windows. However, it could be made into one window.

Citizen Comments: None

Motion
Commissioner Worthington motioned to approve Alterations (New Construction) At 1835 William Campbell Court (Lot 2 Historic Magnolia Hall Subdivision) with staff conditions including the option to replace the double windows on the rear left gable on the left elevation with a single window, seconded by Commissioner Pearce.

Discussion: None

The motion carried 8-0.

OTHER BUSINESS

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

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

Motion to adjourn by Commissioner Orr, seconded by Commissioner LeMarinel.

There being no further business, the meeting adjourned at 6:18 PM.

_____ _____

Chair Date

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

File #: 21-0389

DATE: June 24, 2024

TO: Historic Zoning Commission

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

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of mechanical screening and lighting at 230 Franklin Road on Building 13.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 6: Site & Setting
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 8531
Applicant: Victor Lecoffre
Owner: Factory Partners, LLC. David Click, Rep.

BACKGROUND:
230 Franklin Road features the site of the historic Factory. The Factory at Franklin is composed of over a dozen buildings and structures utilized by several industrial manufacturers starting in 1929. The site was listed in the National Register of Historic Places in 1997 with the property being associated with events that have made a significant contribution to the broad pattern of commerce and industry. The campus of buildings fronts both Franklin Road and Liberty Pike. This application is for a tenant that is in Building 11 of the Factory and has high visibility from Franklin Road. Within this application, two alterations are proposed, one of which has appeared before the Design Review Committee in June 2024.

Mechanical Equipment Installation and Mechanical Screening:
New rooftop mechanical equipment installation and screening is proposed within this application. The screening will be placed on the rooftop of Building 11 to provide screening from Franklin Road of the new rooftop mechanical equipment that is being installed. The screening will be four feet tall and will match the screening that has been previously approved for Building 13, in design and color. The previous screening consisted of box-corrugated galvanized sheet metal, oriented vertically. This material is seen on buildings 13 and 14. The equipment will be partially screened from public view on

Liberty Pike by Building 13 and the Water Tower.

The Guidelines recommend the following for rooftop mechanical screening:

- Place roof-mounted systems such that distance or architectural elements like parapets keep them from view.

The design of the proposed mechanical screening is appropriate. However, as the Zoning Ordinance requires new equipment to be fully screened from view, the screening must extend along the facade that fronts Liberty Pike to fully screen the equipment from view.

Lighting:
Two new light fixtures are proposed to be installed near the entrance to the tenant space on the façade of the Factory that fronts Franklin Road, to the right of the main entrance fronting Franklin Road. The lighting will utilize two pole lights flanking the entrance and will be placed closer to the internal drive found on the site. The height of the light pole and globe will be 6' tall. The globe that will sit on top of the light poles will be a clear, Acorn Streetlamp globe that is 20" tall and will have a textured finish.

The Guidelines recommend the following for lighting:

- Design light fixtures and their placement to be compatible with and subordinate to historic buildings and the surrounding historic context.
- Use existing or ambient streetlight or storefront lighting rather than adding new lighting whenever possible.
- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings. Do not use an imitation historic fixture that may convey a false sense of history.
- Orient illumination downward for commercial and civic buildings. Do not design lighting for the sole purpose of attracting attention to building architecture or to building uses.
- Use illumination with a warm white light that does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.

The proposed lighting is not seen elsewhere throughout the Factory and the style differs from the character of the historic industrial site. The lighting is not oriented downward as recommended for commercial buildings. This lighting may also convey a false sense of history, as the pedestals may not be original to the site. The proposed placement may create a false sense of a primary entrance into the Factory. Additionally, the Guidelines recommend avoiding adding architectural features if they did not exist historically.

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

- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings. Do not use an imitation historic fixture that may convey a false sense of history.

- Orient illumination downward for commercial and civic buildings. Do not design lighting for the sole purpose of attracting attention to building architecture or to building uses.
- Avoid adding architectural features if they did not exist historically.

Staff recommends approval of the rooftop mechanical equipment installation and screening 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.

3. Per Section 13.3.2 of the City of Franklin Zoning Ordinance, rooftop mechanical equipment shall not be visible from any adjacent street or internal drive and shall be fully screened by either a parapet or a dark-toned element. This includes the view from Franklin Road and Liberty Pike. The additional required screening shall match the design and specifications approved within this application.

If the commission approves the application as it is proposed, staff recommends the following conditions:

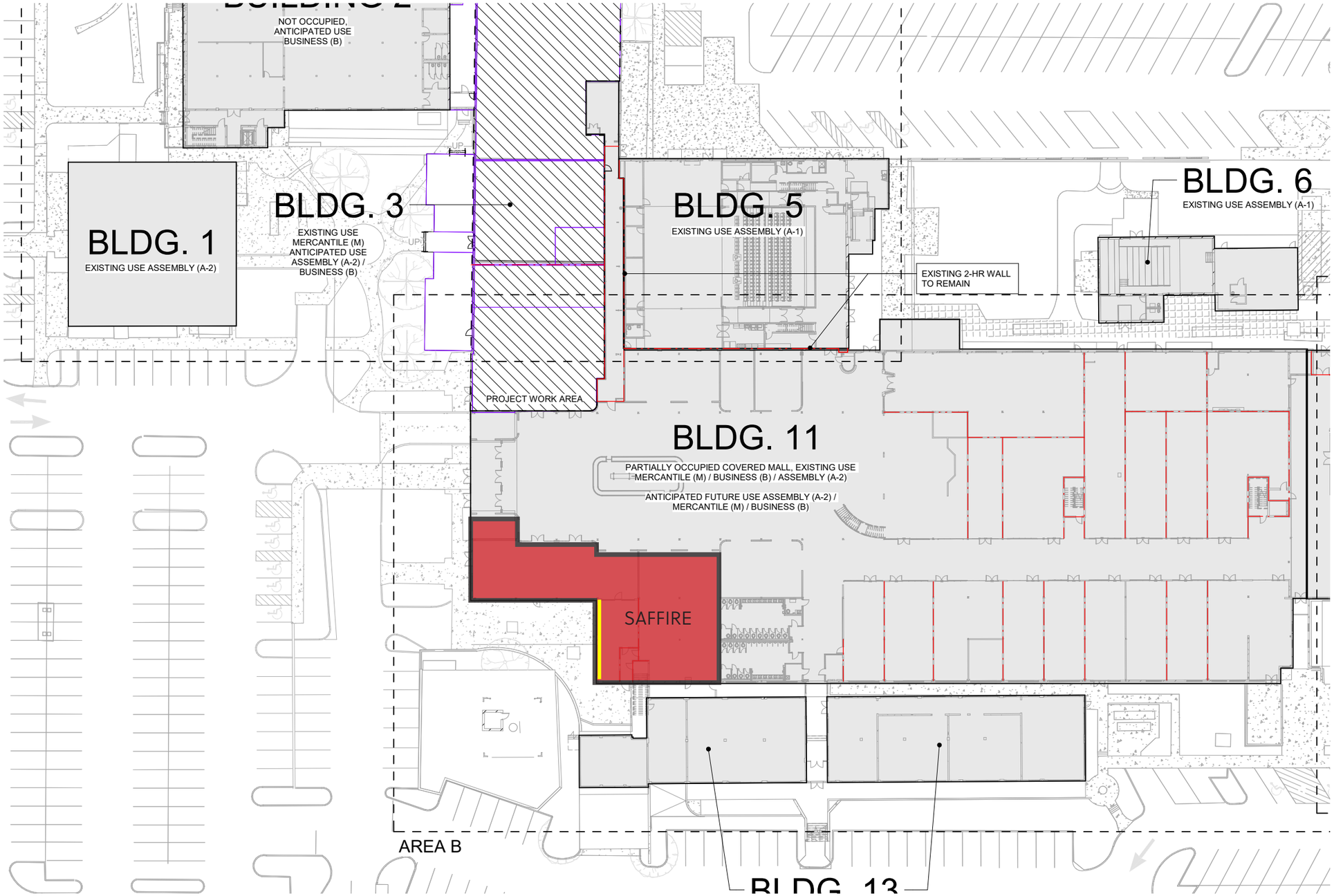
1. Use illumination with a warm white light that does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

SAFFIRE RESTAURANT

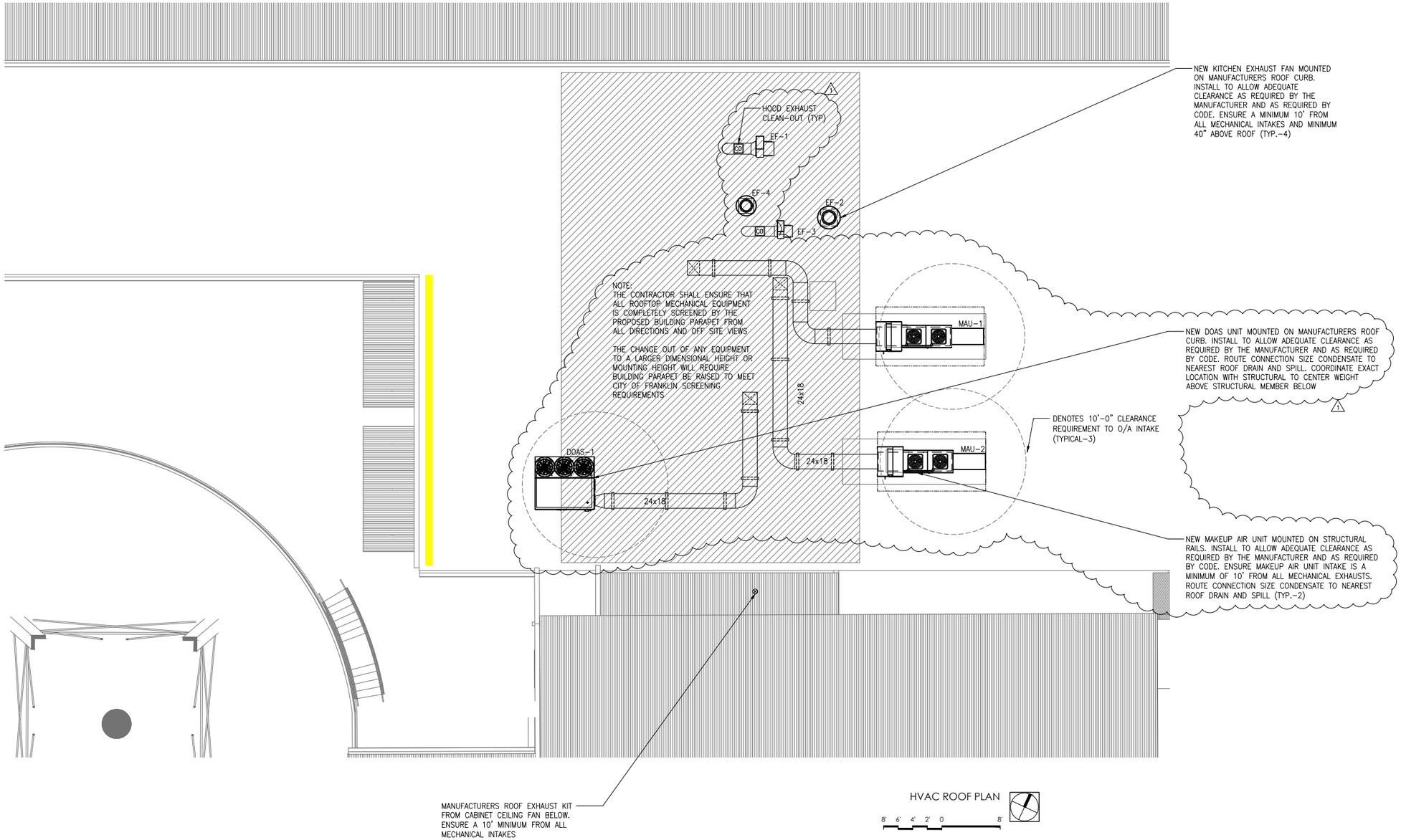
TOMKATS HOSPITALITY

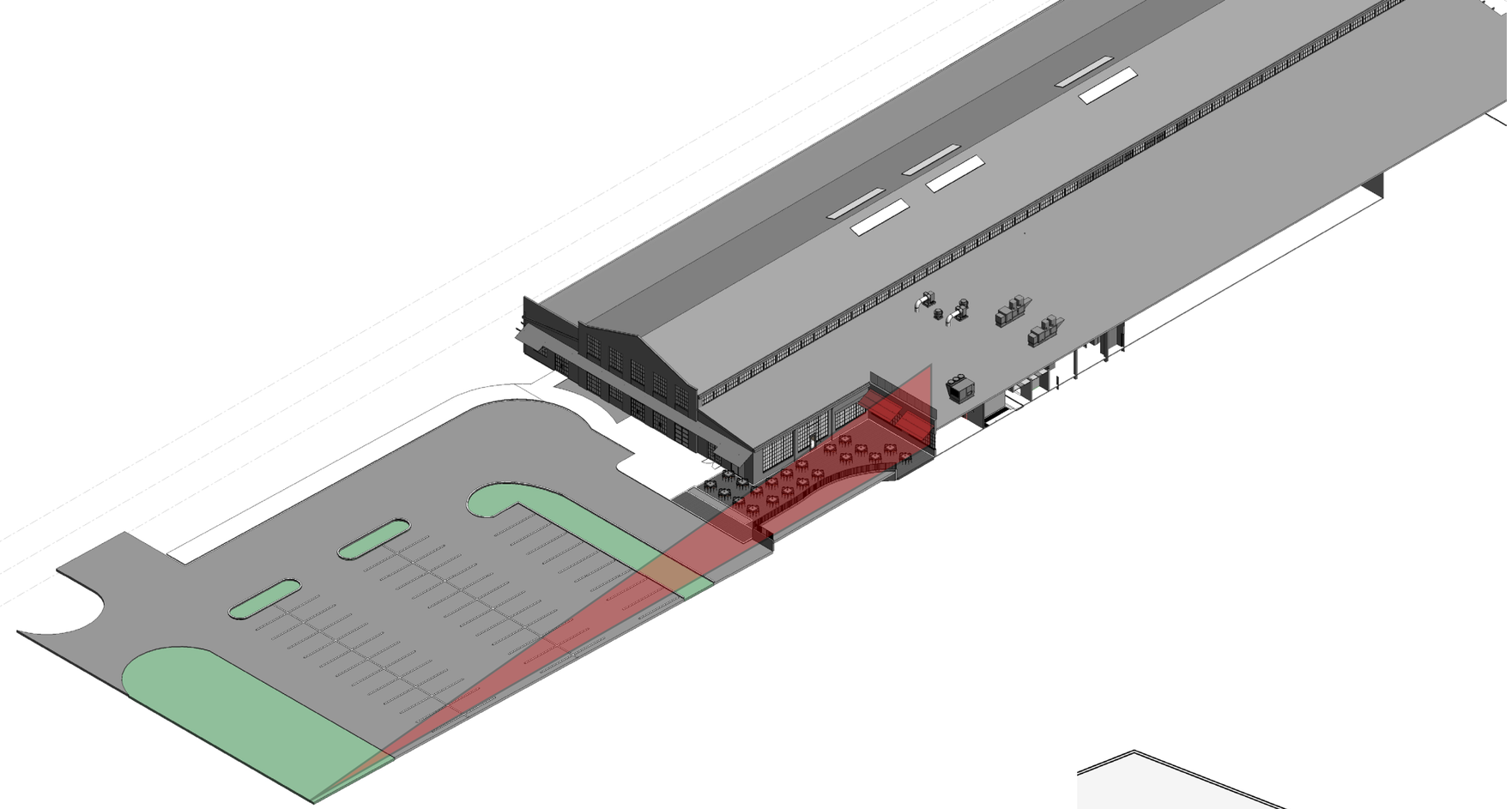
HISTORIC MEETING
8 JULY 24

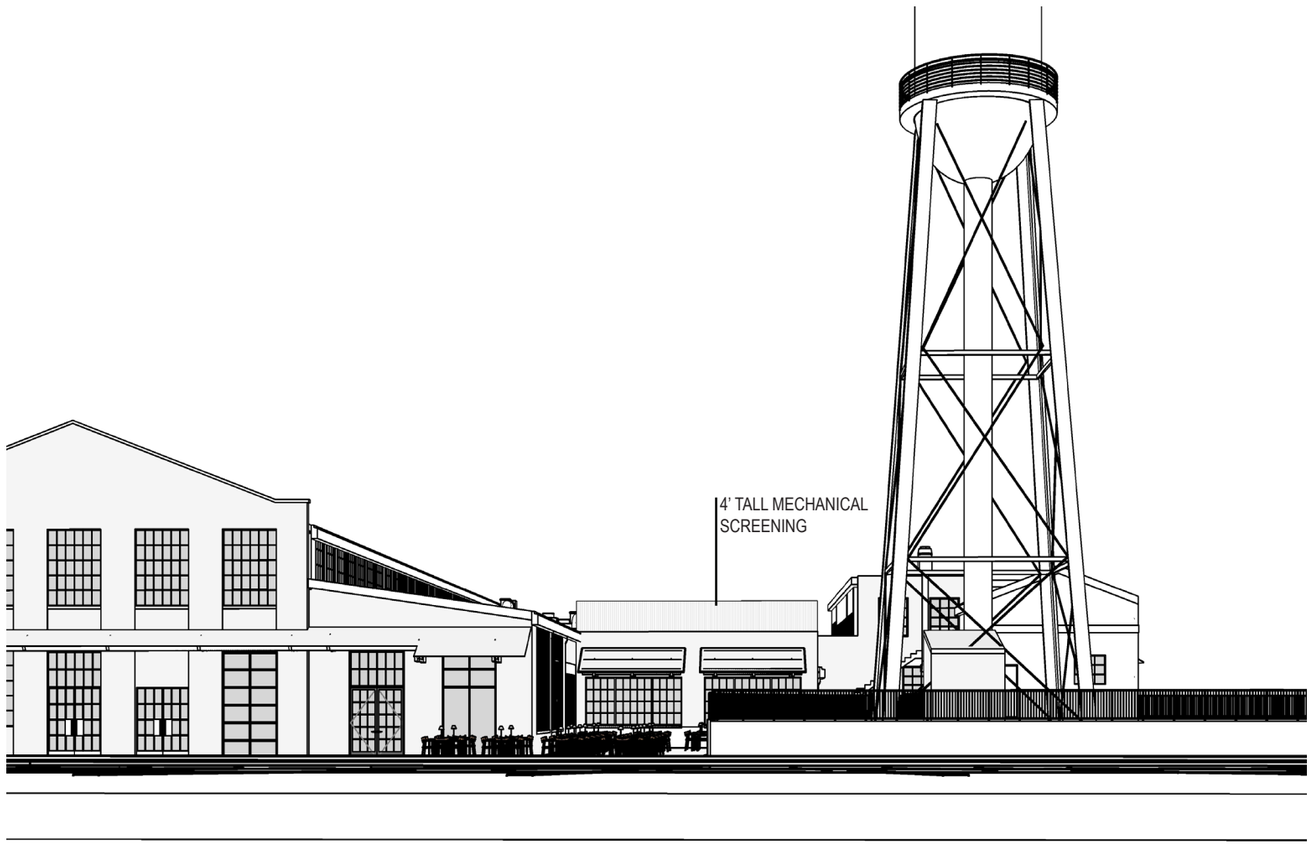
MECHANICAL SCREENING


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

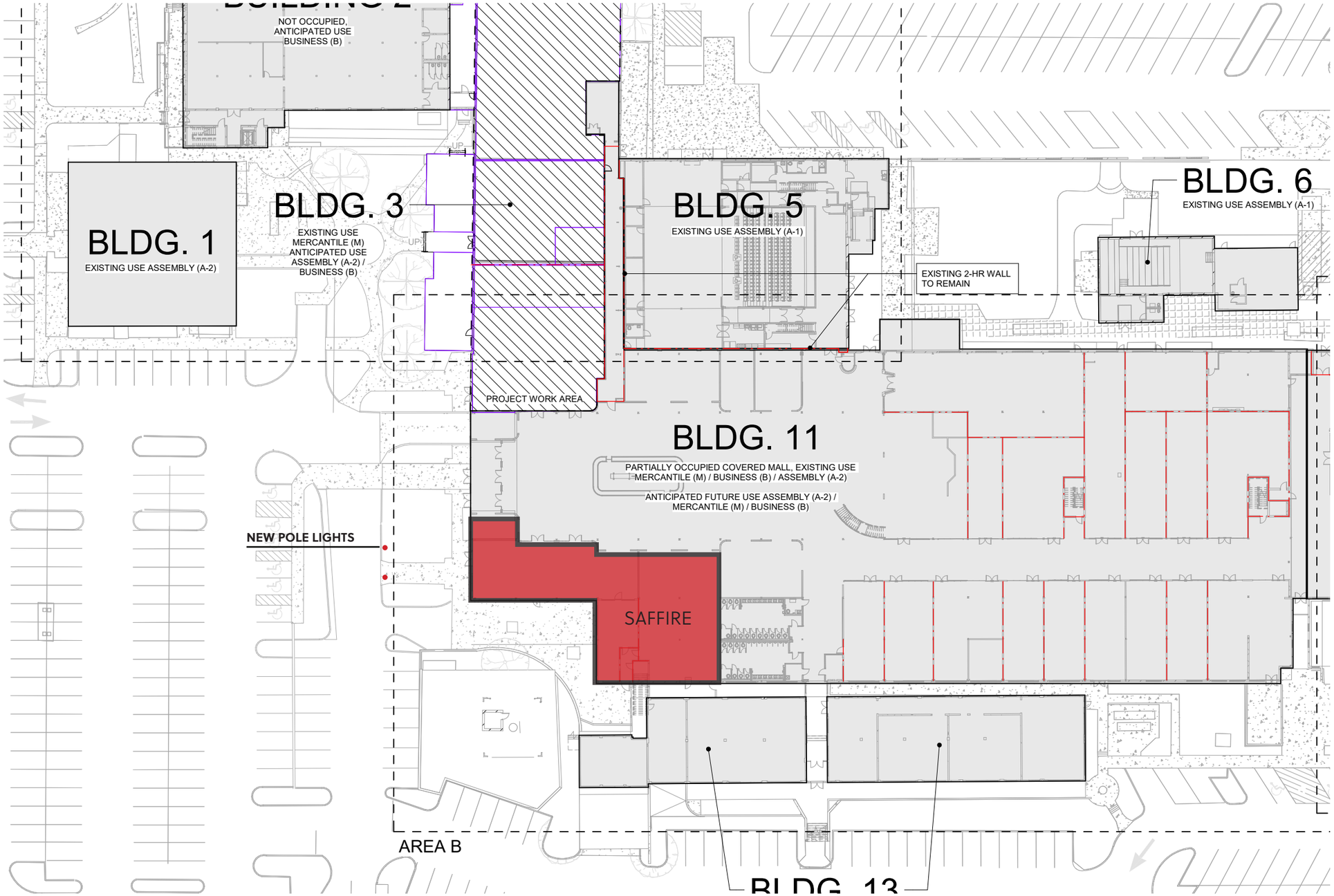
site


HOOD EXHAUST CLEAN-OUT (TYP)
EF-1
EF-4
EF-2
EF-3
NOTE:
THE CONTRACTOR SHALL ENSURE THAT ALL ROOFTOP MECHANICAL EQUIPMENT IS COMPLETELY SCREENED BY THE PROPOSED BUILDING PARAPET FROM ALL DIRECTIONS AND OFF SITE VIEWS
THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE BUILDING PARAPET BE RAISED TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS
MAU-1
MAU-2
DOAS-1
24x18
24x18
24x18
NEW KITCHEN EXHAUST FAN MOUNTED ON MANUFACTURERS ROOF CURB. INSTALL TO ALLOW ADEQUATE CLEARANCE AS REQUIRED BY THE MANUFACTURER AND AS REQUIRED BY CODE. ENSURE A MINIMUM 10' FROM ALL MECHANICAL INTAKES AND MINIMUM 40" ABOVE ROOF (TYP.-4)
NEW DOAS UNIT MOUNTED ON MANUFACTURERS ROOF CURB. INSTALL TO ALLOW ADEQUATE CLEARANCE AS REQUIRED BY THE MANUFACTURER AND AS REQUIRED BY CODE. ROUTE CONNECTION SIZE CONDENSATE TO NEAREST ROOF DRAIN AND SPILL. COORDINATE EXACT LOCATION WITH STRUCTURAL TO CENTER WEIGHT ABOVE STRUCTURAL MEMBER BELOW
DENOTES 10'-0" CLEARANCE REQUIREMENT TO O/A INTAKE (TYPICAL-3)
NEW MAKEUP AIR UNIT MOUNTED ON STRUCTURAL RAILS. INSTALL TO ALLOW ADEQUATE CLEARANCE AS REQUIRED BY THE MANUFACTURER AND AS REQUIRED BY CODE. ENSURE MAKEUP AIR UNIT INTAKE IS A MINIMUM OF 10' FROM ALL MECHANICAL EXHAUSTS. ROUTE CONNECTION SIZE CONDENSATE TO NEAREST ROOF DRAIN AND SPILL (TYP.-2)
MANUFACTURERS ROOF EXHAUST KIT FROM CABINET CEILING FAN BELOW. ENSURE A 10' MINIMUM FROM ALL MECHANICAL INTAKES
HVAC ROOF PLAN
8' 6' 4' 2' 0 8'




4' TALL MECHANICAL
SCREENING

POLE LIGHT AT ENTRY


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

site

PROPOSED POLE LIGHT BASE

PROPOSED POLE LIGHT BULB

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

File #: 21-0388

DATE: June 24, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Signage At 100 4th Ave. N.; Spencer Bales, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of signage at 100 4th Avenue North.

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

PROJECT INFORMATION:
COF Project Number: 8533
Applicant: Spencer Bales
Owner: Martin Ozburn

BACKGROUND:
100 4th Avenue North is a suite located at the rear of 348 Main Street. This is a circa 1900 three-part commercial building of stretcher bond brick. The applicant is requesting a retroactive Certificate of Appropriateness for signage installed prior to review and receipt of a COA.

This application is for the installation of five different signs. The Guidelines recommend that a commercial building should have no more than three signs. The following analysis reviews each of these signs individually with a condition that the maximum number be limited to three.

Awning Sign:
One awning sign above the main entrance to the tenant space is proposed. The awning is 49 sq. ft. The signage on the awning is located on the awning face and measures 36” by 50”, or 12.5 sq. ft. The total awning sign coverage is 25% of the awning, which meets the Guidelines. The awning signage utilizes a black background and lighter lettering, which is recommended by the Guidelines. The awning utilizes a canvas material and is appropriate. The height of the awning was not altered for this signage and remains at 89” from grade.

The awning signage meets the intent of the Guidelines and is appropriate.

Window Signs:
Window signage for the storefront doors is proposed. The Guidelines recommend a maximum of 15% window area coverage. The signage proposed on the doors covers 17% of the window grouping area. The signage is affixed to the exterior of the glass. The Guidelines recommend placing signage fully within the interior. The Zoning Ordinance also requires affixing window signage to the interior of the glass. The signage utilizes two colors and a transparent background, which aligns with the Guidelines.

The window signage does not meet the Design Guidelines and Zoning Ordinance for placement on the exterior. Additionally, the sign coverage exceeds the sign area maximum by 2% set by the Design Guidelines and Zoning Ordinance.

Small Hanging/Projecting Sign
One small projecting sign is proposed near the main entrance of the tenant space. The projecting sign is 3 sq. ft. in sign area. The recommended sign area by the Guidelines is a maximum of 4.5 sq. ft. The sign projects 30" from the building and at a 90-degree angle. The Guidelines recommend that signage should project at a maximum of 4' from the building façade and project at a 90-degree angle. The signage is 89" from the grade, but the top of the sign area is higher than the storefront entrance. The Guidelines recommend that the top of the sign area should be no higher than the ground floor window/transom header but comply with the required 8’ (or 96") clearance from grade. The Zoning Ordinance enforces that a minimum clearance of 8' from the grade surface with a maximum height of the roofline or the window sill of the second story, whichever is less. This building's façade is unique in that it does not have a typical storefront orientation that is seen elsewhere on Main Street. The building at 212 E. Main St. has a more simplified design and does not have tall display windows or a transom window that are used for guidance in the placement of this sign type on commercial buildings. The sign is an aluminum material with vinyl applied to the signage. The Guidelines recommend a finished wood or metal material with a matte finish. The signage utilizes a lighter background color and darker lettering, which does not meet the recommendation of the Guidelines. The Guidelines recommend utilizing a darker background with lighter lettering.

The projecting sign does not meet the recommendation of the Guidelines for color and height.

Sandwich Board Signs:
Two sandwich board signs are proposed within this application. The signs are 39” by 24” and utilize a metal A-Frame sign structure. One of the signs is proposed to be located in front of the business on the sidewalk, with the other proposed to be on the corner of Main Street and 4th Avenue North. The Guidelines recommend and the Zoning Ordinance permits one sandwich board sign per retail storefront/tenant space. The sign utilizes a darker background color with lighter lettering and aligns with the Guidelines. The sign is a laminated matte paper material; however, the Guidelines recommend utilizing finished wood or metal with matte finishes.

Section 16-701 in the City's Municipal Code states the following for outdoor merchandise displays, private decorative fixtures, and sandwich board signs:

1. Outdoor merchandise displays, private decorative fixtures, and sandwich board signs shall be limited to the public sidewalk area immediately in front of the merchant's/property owner's place of business and within the perimeters as described in this chapter for those businesses whose primary entrance directly front or directly face a public right-of-way within the City of Franklin's Historic Overlay District.
2. All outdoor merchandise displays, private decorative fixtures, and sandwich board signs shall directly relate to the adjacent merchant's property/place of business. The advertisement or

promotion of off-site businesses or products not available from the adjacent business is prohibited.

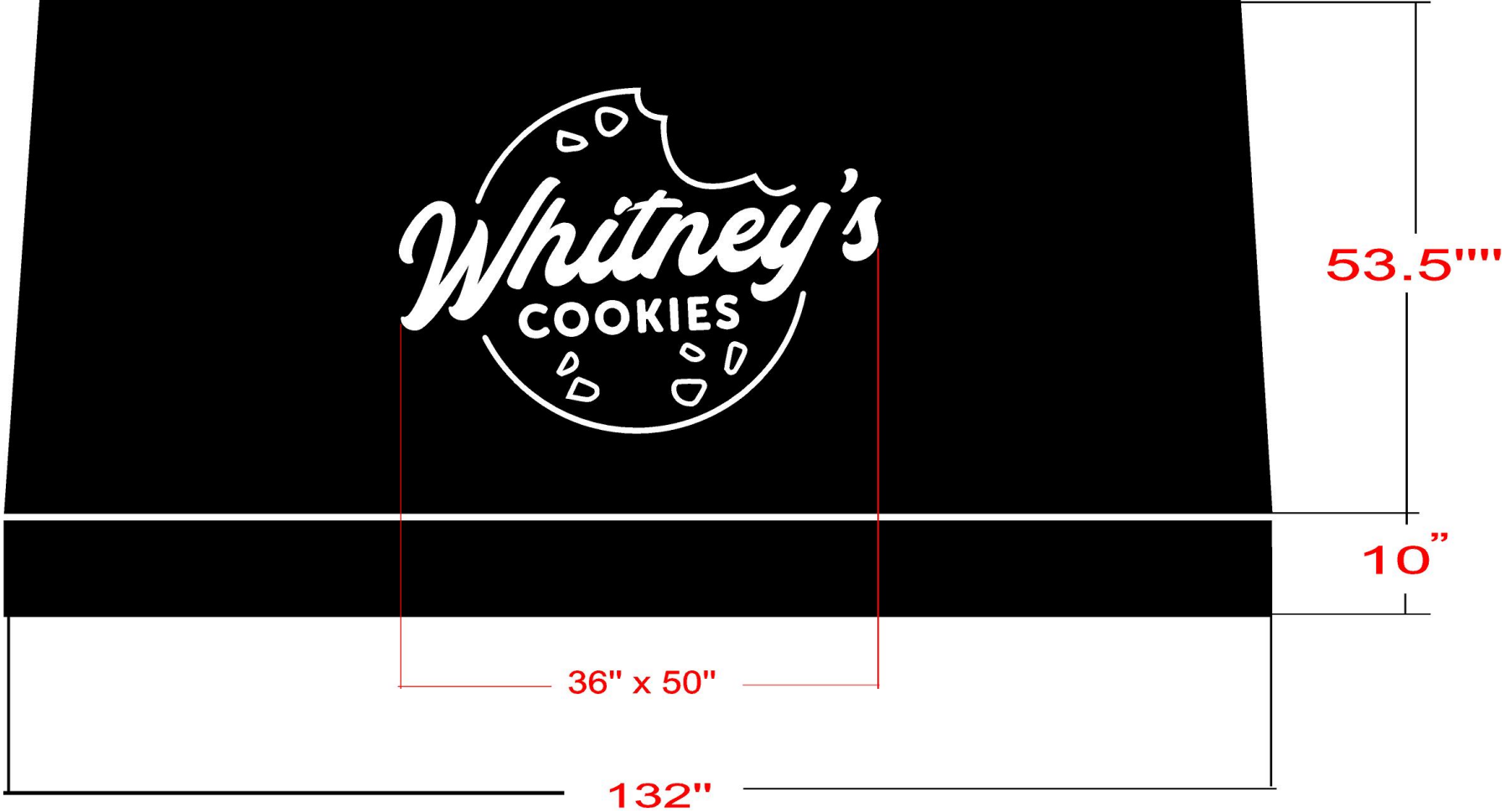
The sandwich board sign in front of the merchant's place of business on 4th Avenue North meets the Guidelines, except for the material. The sandwich board sign at the corner is not permitted by the Municipal Code and must be removed.

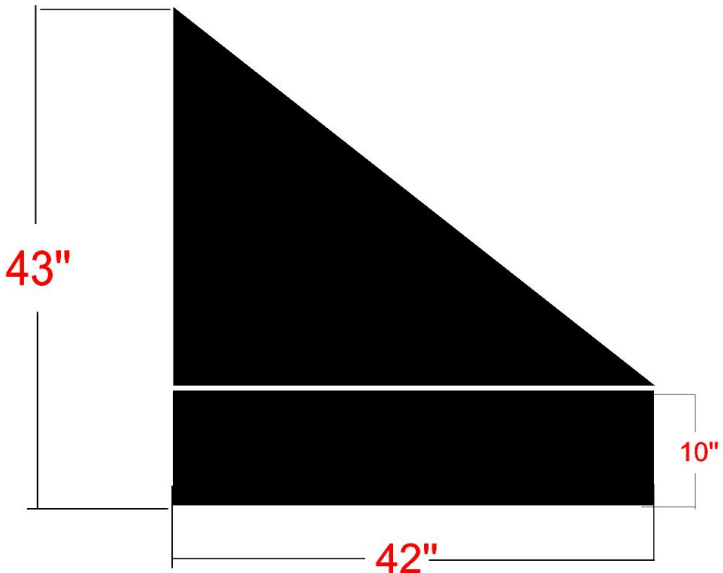
RECOMMENDATION:
Staff recommends approval with the following conditions:

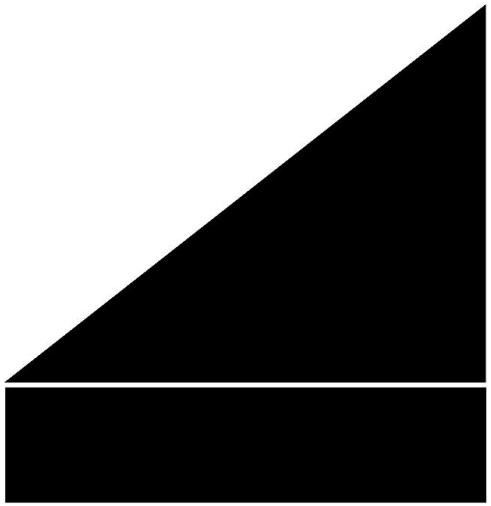
1. The number of signs must not exceed three signs. Two of the signs must be removed, including the sandwich board sign at the corner of Main Street and 4th Avenue North.
2. The window signage must be reduced by 2% to align with the Design Guidelines and the Zoning Ordinance.
3. The window signage must be adhered to the inside of the window to align with the Design Guidelines and the Zoning Ordinance.
4. The small hanging/projecting sign must feature a darker background color than the lettering to align with the Design Guidelines.
5. The small hanging/projecting sign must be shifted 7" higher on the wall so that there is a minimum of 8' of clearance under the sign to align with the Design Guidelines and Zoning Ordinance. The sign must be attached to the building carefully to prevent damage to the historic fabric. The mounting bolts must be installed through mortar joints rather than the face of the masonry. Any damage to the brick from its current installation must be repaired and repainted.
6. The material of the sandwich board sign in front of the place of business must be finished wood or metal.
7. The application must meet all the requirements of the City of Franklin prior to issuance of a sign permit.
8. All updates related to the conditions above must be returned to the Preservation Planner for approval. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:

1. If the awning structure is new, a building plan review and permit will be required.
2. Sandwich Board Signage will require a Sandwich Board Sign Permit.
3. A Sign Permit will be required for the proposed signage.


Whitney's
COOKIES
53.5""
10"
36" x 50"
132"


43"
10"
42"



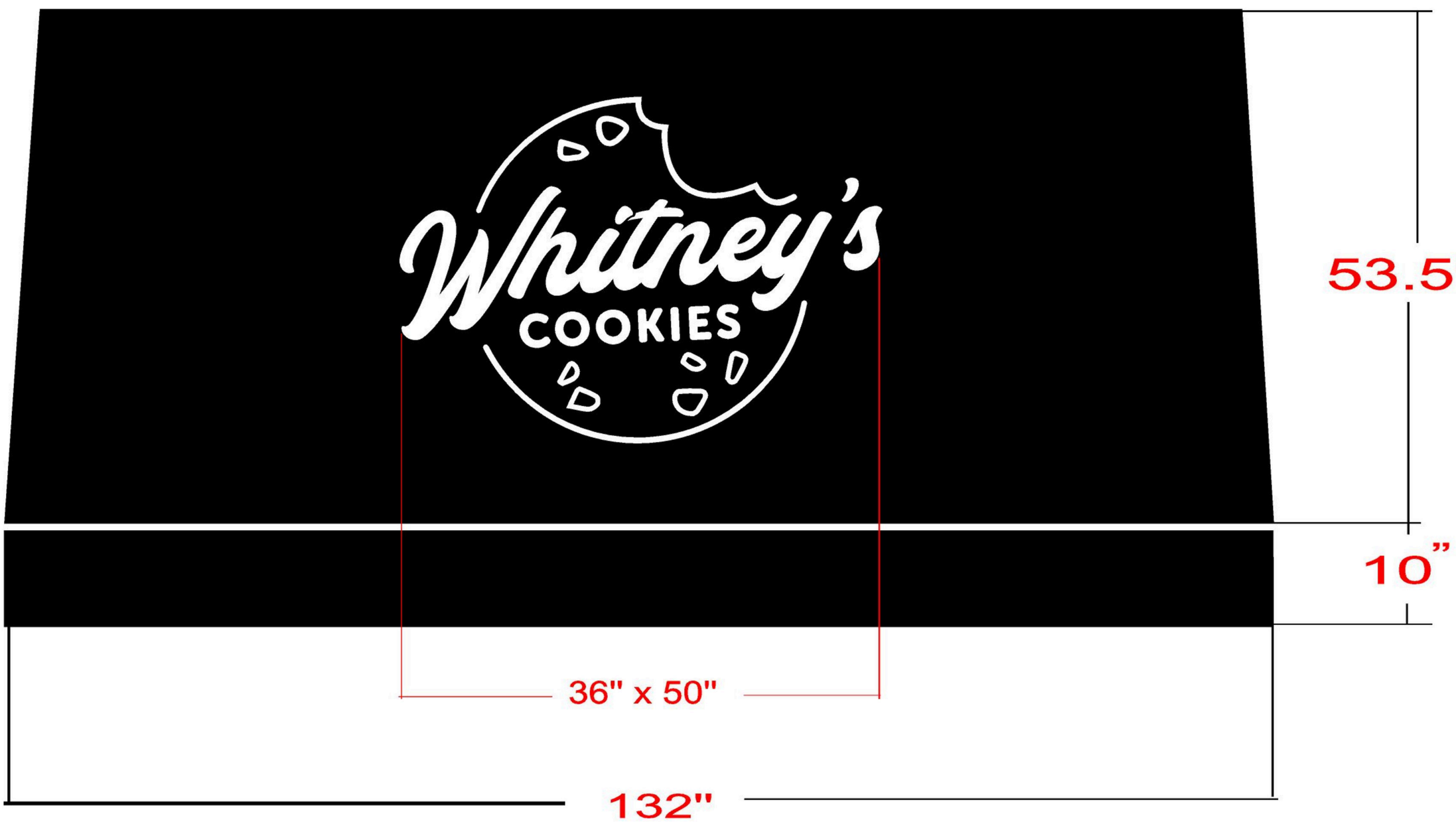
Whitney's
COOKIES
Whitney's
COOKIES
Founded By
CHEF WHITNEY MILLER
MasterChef
Whitney's
COOKIES
EAT COOKIES Yolt
HOURS
MONDAY - THURSDAY
FRIDAY - SATURDAY
SUNDAY
WHITNEYSCOOKIES.CO

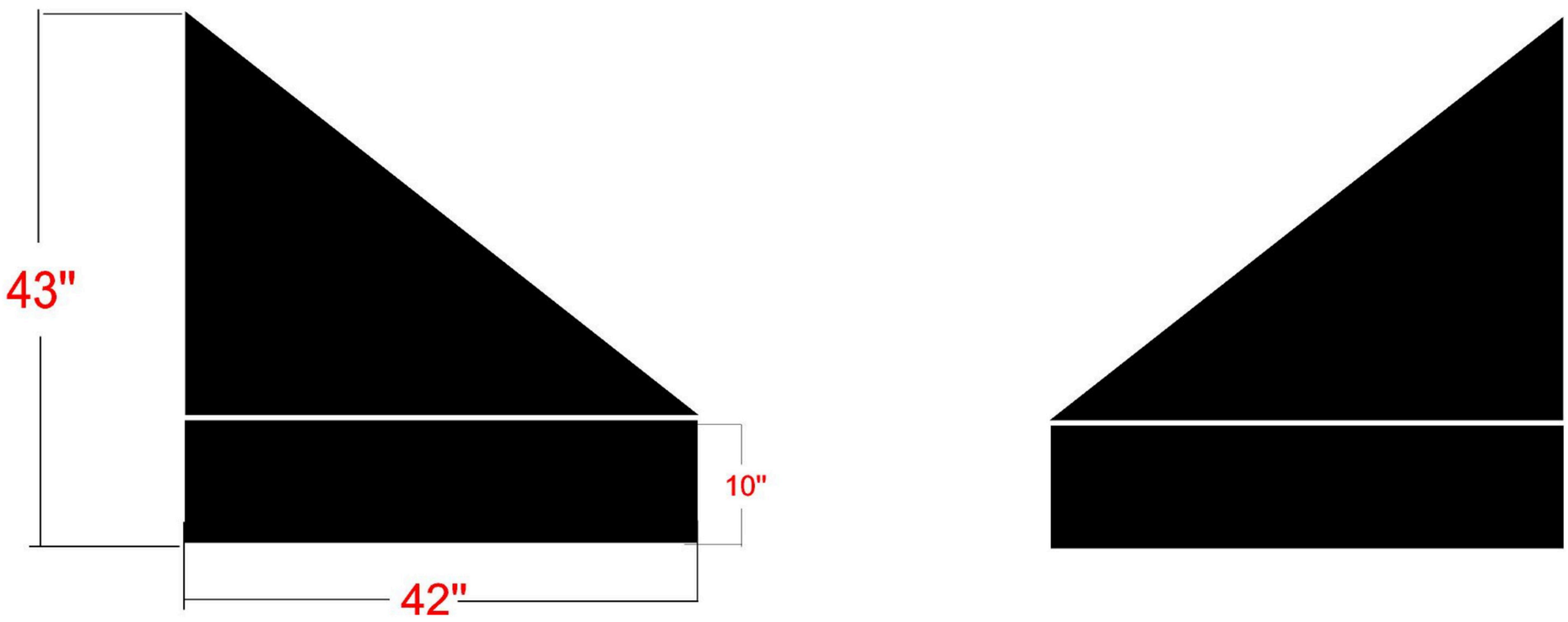
Primary Sandwich Board Sign

Secondary Sandwich Board Sign

Awning Sign

Material: Canvas





Glass Door Signage

Window Dimensions: 20in x 62in
Material: Vinyl Sticker
Notes: The vinyl is applied to the exterior of the glass for readability. We tried it on the interior of the glass and it was not readable by our guests.

Sandwich Board Sign 1

A-Frame Material: Metal
Sign Material: Matte Laminated Paper with Foam Board Backing
Location: At the corner of 4th and Main

Sandwich Board Sign 2

A-Frame Material: Metal
Sign Material: Matte Laminated Paper with Foam Board Backing
Location: In front of our store

Projecting Sign

Material: Aluminum with Vinyl Sticker
Notes: Though this sign is a lighter background with a darker font for the "Whitney's Cookies" portion, we chose it because this is our standard logo and we believe that the look and feel blends in naturally with the aesthetic of Downtown Franklin.

Transom Height

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

File #: 21-0391

DATE: June 24, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of New Construction (Accessory) At 206 Lewisburg Ave.; Mike Hendren, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction of an accessory structure at 206 Lewisburg Avenue.

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

PROJECT INFORMATION:
COF Project Number: 8534
Applicant: Mike Hendren
Owner: Mike Hendren

BACKGROUND:
206 Lewisburg Avenue features an existing principal building that is a simple frame structure built circa 1900. The property is located in the Lewisburg Avenue National Register Historic District. The National Register listing details the home's pyramidal roof, original one-story porch with Doric columns, hipped dormer, and 1-over-1 sash windows. The property has one existing minor accessory structure that is 144 sq. ft. The proposal came before the Design Review Committee meeting in June.

A new accessory structure is proposed to be constructed within this application. The proposed accessory structure is a carport with an enclosed area in the rear for storage. The accessory structure relates to the principal building with a simple form and hipped roof but does not compete with the principal building.

Placement & Size
The placement of the proposed accessory structure will be situated in the rear, right corner of the lot behind the principal building in a traditional placement and orientation. The Design Guidelines recommend to locate accessory structures behind the rear plane of the principal building in a traditional location as other accessory structures in the district. The proposed accessory structure will have a height of 19’4", which is subordinate to the principal structure which is 22 feet, to the ridge.

Additionally, a decreasing grade behind the principal building situated the construction of the accessory structure 4’ below the grade of the principal building. The square footage of the principal building's footprint is 2,311 SF. The proposed new accessory structure footprint will be 660 SF, which equates to 28.5% of the principal building's footprint. The total lot coverage with the proposed accessory structure is 27.5%. The Design Guidelines recommend sizing the accessory structure footprint so that the overall building footprints do not exceed 35% of the lot.

Materials
The proposed materials of the new accessory structure will be cementitious siding and asphalt shingle roof to match what is seen on the principal building. The roof shape incorporates a curved roof that relates to the roofing seen on the principal building. One wood window is proposed on the left elevation of the structure that faces the interior of the property. The window specifications have not been provided within the application. The Design Guidelines recommend utilizing a material and design that is similar to what is on nearby historic buildings and be double-hung or double-hung in appearance. The rear and right elevations do feature blank walls, but these appear to be appropriate as they will not be highly visible from the public view shed and are typical of an accessory structure. A set of French doors is proposed on the front elevation underneath the carport to allow for access into the rear of the structure. The accessory structure will utilize square columns for the carport and forward-projecting timber brackets. While the Guidelines recommend avoiding slab-on-grade foundations, this appears to be compatible with neighboring accessory structures and their foundations.

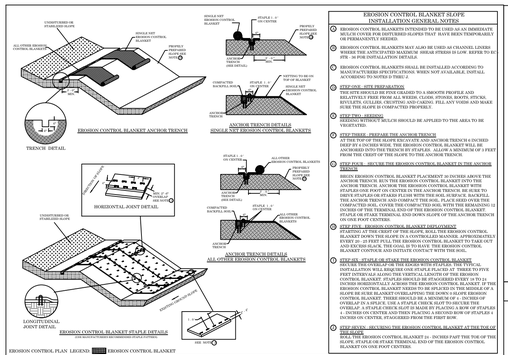
As proposed, the accessory structure meets the intent of the Design Guidelines for placement and orientation, form, size, materials, and exterior finishes.

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

1. If a variance for the location is not granted, the structure must be setback 5' from the property line.
2. Window specifications showing three-dimensional cut-outs with dimensions must be provided to the Preservation Planner before the building permit submittal.
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.

Project Considerations:

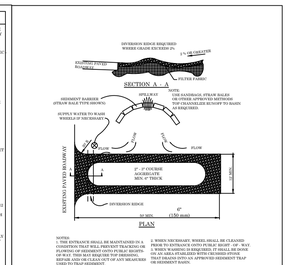
1. Construction, projections, openings, and penetrations of exterior walls of dwellings and accessory buildings less than 5' from a property line shall comply with 2018 IRC R302.1, including Table R302.1(1).
2. The accessory structure must be 5 feet off of the property lines.
3. Please include the BZA signed Summary of Action that corresponds with the variance request for your building plans. A COA does not constitute a variance, this is a separate process.
4. Per the City of Franklin Zoning Ordinance, 1 accessory structure that is 200 sq ft or less and 1 accessory structure that exceeds 200 sq ft but is not more than 50% of the footprint of the principal structure is permitted on a lot.



EROSION CONTROL BLANKET INSTALLATION GENERAL NOTES

1. EROSION CONTROL BLANKETS INTENDED TO BE USED AS AN IMMEDIATE PROTECTION FOR EXPOSED SOILS ON SLOPES THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED.
2. EROSION CONTROL BLANKETS MAY ALSO BE USED AS CHANNEL LINERS WHERE THE ANTICIPATED MAXIMUM SHEAR STRESS IS LOW. REFER TO 4/3 STS. - 30 FOR INSTALLATION DETAILS.
3. EROSION CONTROL BLANKETS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS. WHEN NOT AVAILABLE, INSTALL ACCORDING TO NOTES 5-THRU 8.
4. STEP ONE - SITE PREPARATION
   GRADE AND SHAPE SITE AS REQUIRED TO A SMOOTH PROFILE AND RELATIVELY FREE FROM ALL WEEDS, CLODS, STONES, ROOTS, STICKS, ROULETS, GULLIES, CROSTING AND CAKING. FILL ANY VOIDS AND MAKE SURE THE SLOPE IS COMPACTED PROPERLY.
5. STEP TWO - SEEDING
   SEED AND FERTILIZE BELOW SHOULD BE APPLIED TO THIS AREA TO BE VEGETATED.
6. STEP THREE - PREPARE THE ANCHOR TRENCH
   AT THE TOP OF THE SLOPE EXCAVATE AN ANCHOR TRENCH 6 INCHES DEEP AND 6 INCHES WIDE. ALL EROSION CONTROL BLANKET WILL BE ANCHORED INTO THE TRENCH BY STAPLES. ALLOW A MINIMUM OF 3 FEET FROM THE CREST OF THE SLOPE TO THE ANCHOR TRENCH.
7. STEP FOUR - ROLL OR FOLD EROSION CONTROL BLANKET IN THE ANCHOR TRENCH
   ROLL EROSION CONTROL BLANKET PLACEMENT 30 INCHES ABOVE THE ANCHOR TRENCH. RUN THE EROSION CONTROL BLANKET INTO THE ANCHOR TRENCH. ANCHOR THE EROSION CONTROL BLANKET WITH STAPLES 12 INCHES APART IN THE BOTTOM OF THE TRENCH. TAMP THE TRENCH STAPLES OR STAKES FLUSH WITH THE SOIL SURFACE. BACKFILL THE ANCHOR TRENCH AND COMPACT THE SOIL. PLACE SEED OVER THE COMPACTED SOIL. AFTER THE COMPACTED SOIL WITH THE BRANCHES 12 INCHES OF THE CLOSING END OF THE EROSION CONTROL BLANKET. STAPLE OR STAKE TRENCHES. END DOWN SLOPE OF THE ANCHOR TRENCH ON ONE FOOT CENTERS.
8. STEP FIVE - EROSION CONTROL BLANKET DEPLOYMENT
   UNROLL THE EROSION CONTROL BLANKETS. UNROLL EROSION CONTROL BLANKET DOWN THE SLOPE IN A CONTROLLED MANNER, APPROXIMATELY EVERY 20 - 25 FEET FULL THE EROSION CONTROL BLANKET TO TAKE OUT ANY KINKS, BUT DO NOT STRETCH THE EROSION CONTROL BLANKET. EROSION CONTROL BLANKET SHOULD BE STAGGERED EVERY 10 TO 15 INCHES HORIZONTALLY ACROSS THE EROSION CONTROL BLANKET. IF THE EROSION CONTROL BLANKET MUST BE SPLICED ON THE SLOPE, PLACE ON A SLOPE IN SHORT BLANKET OVERLAPPING THE DOWN-SLOPE EROSION CONTROL BLANKET. THERE SHOULD BE A MINIMUM OF 4 - INCHES OF OVERLAP. STAPLE ALONG THE SIDE OF THE BLANKET TO COVER THE ENTIRE SURFACE. STAPLE THE BLANKET IN ALL DIRECTIONS WITH STAPLES 4 - INCHES ON CENTER AND THEN PLACING 1 SECOND ROW OF STAPLES 4 INCHES ON CENTER, STAGGERED FROM THE FIRST ROW.
9. STEP SIXTH - SECURING THE EROSION CONTROL BLANKET AT THE TOP OF THE SLOPE
   ROLL THE EROSION CONTROL BLANKET 12 - INCHES PAST THE TOE OF THE SLOPE. ANCHOR THE EROSION CONTROL BLANKET END OF THE EROSION CONTROL BLANKET ON ONE FOOT CENTERS.

EROSION CONTROL BLANKET INSTALLATION DETAIL



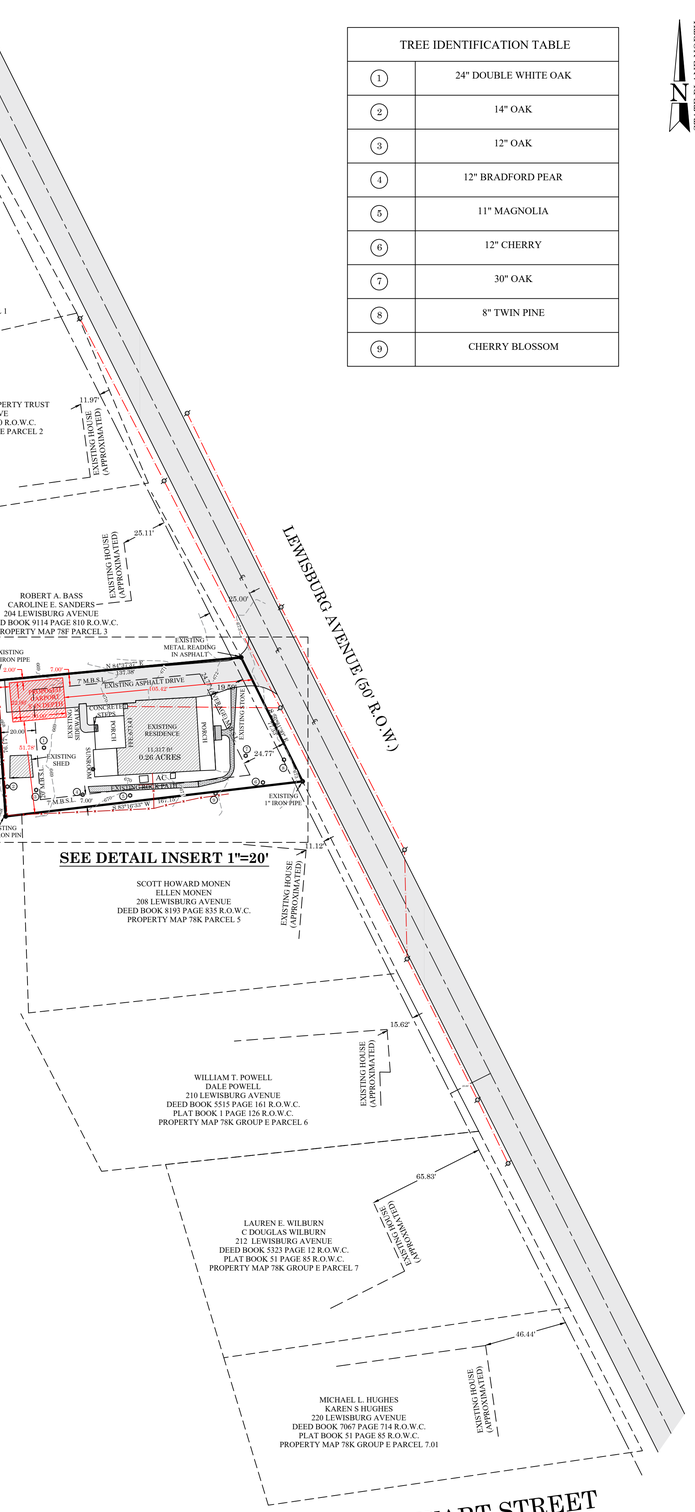
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE DETAIL

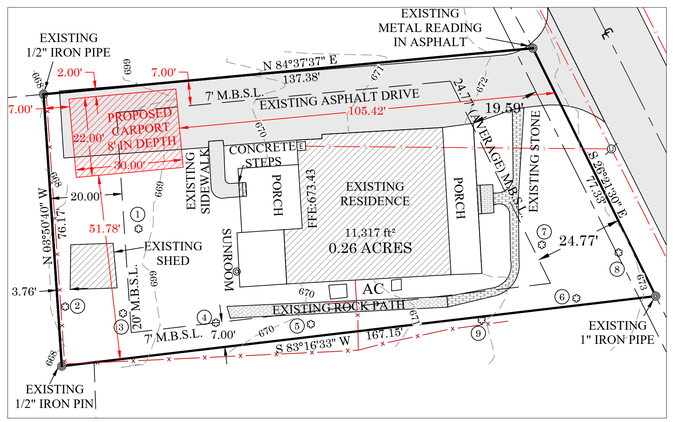
PORTIONS OF THIS SURVEY WERE PERFORMED USING GNSS EQUIPMENT, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
b. POSITIONAL ACCURACY: 0.05 FEET
c. DATE OF SURVEY: 4/4/2024
d. DATUM / EPOCH: NAD83 (2011) EPOCH
e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
f. GEOID MODEL: GEOID 12B
g. COMBINED GRID FACTOR: 0.99992714

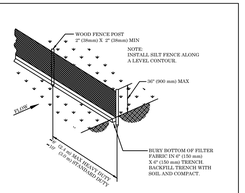
TREE IDENTIFICATION TABLE	
1	24" DOUBLE WHITE OAK
2	14" OAK
3	12" OAK
4	12" BRADFORD PEAR
5	11" MAGNOLIA
6	12" CHERRY
7	30" OAK
8	8" TWIN PINE
9	CHERRY BLOSSOM

STATE PLANE NORTH (NAD83 NAVD88)

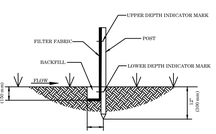




DETAIL INSERT 1"=20'



TYPICAL PREFABRICATED SILT FENCE INSTALLATION
N.T.S.

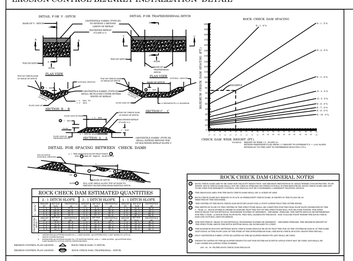


SECTION

SILT FENCE ANCHORING

SILT FENCE INSTALLATION DETAIL

SETBACK CALCULATIONS	
200 LEWISBURG AVE	2.47'
202 LEWISBURG AVE	11.97'
204 LEWISBURG AVE	25.11'
206 LEWISBURG AVE	19.59'
208 LEWISBURG AVE	11.12'
210 LEWISBURG AVE	15.62'
212 LEWISBURG AVE	65.83'
220 LEWISBURG AVE	46.44'
TOTAL FRONT SETBACK	198.15'
198.15/8 = 24.77' AVERAGE FRONT SETBACK	



ROCK CHECK DAM DETAIL

EROSION CONTROL NOTES

3.5.3. Erosion prevention and sediment controls

3.5.3.1. General criteria and requirements

a) The construction-phase erosion prevention controls shall be designed to minimize the dislodging and suspension of soil in water. Sediment controls shall be designed to retain mobilized sediment on site.

b) All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications (where applicable) and good engineering practices. All control measures selected must be able to slow runoff so that rill and gully formation is prevented. When steep slopes and/or fine particle soils are present at the site, additional physical or chemical treatment of storm water runoffmay be required, and must be fully described. If periodic inspections or other information indicates a control has been used inappropriately, or incorrectly, the permittee must replace or modify the control for relevant site situations.

c) If permanent or temporary vegetation is to be used as a control measure, then the timing of the planting of the vegetation cover must be discussed in the SWPPP. Delay in planting cover vegetation until winter months or dry months should be avoided, if possible.

d) If sediment escapes the construction site, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts (e.g., fugitive sediment that has escaped the construction site and has collected in a street must be removed so that it is not subsequently washed into storm sewers and streams by the next rain and/or so that it does not pose a safety hazard to users of public streets). Permittees shall not initiate remediation/restoration of a stream without consulting the division first. This permit does not authorize access to private property. Arrangements concerning removal of sediment on adjoining property must be settled by the permittee with the adjoining landowner. Sediment should be removed from sediment traps, silt fences, sedimentation ponds, and other sediment controls as necessary, and must be removed when design capacity has been reduced by 50.

e) Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind (e.g -e forecasted by local weather reports), or otherwise prevented from becoming a pollutant source for storm water discharges (e.g., screening outfalls, daily pick-up, etc.). After use, materials used for erosion prevention and sediment control should be removed or otherwise prevented from becoming a pollutant source for storm water discharges.

f) Offsite erodible material storage areas (also including overburden and stockpiles of dirt, etc.) used primarily by the permitted project are considered a part of the project and shall be addressed in the SWPPP and included in the fee calculation.

g) Pre-construction vegetative ground cover shall not be destroyed, removed or disturbed more than 10 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.

h) Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.

i) Construction must be sequenced to minimise the exposure time of graded or denuded areas.

j) Construction must be phased for projects in which over 50 acres of soil will be disturbed. Areas of the completed phase must be stabilized within 15 days (see subsection 3.5.3.2 below). No more than 50 acres of active soil disturbance is allowed at any time during the construction project.

l) Erosion prevention and sediment control measures must be in place and functional before earth moving operations begin, and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.

m) The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease on a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records.

n) Permittees shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.

3.5.0.1. Stabilization practices

The SWPPP shall include a description of interim and pennanent: stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans should ensure that existing vegetation is preserved where attainable and that disturbed portions of the site are stabilized. Site plans should comply with buffer zone requirements (see section 4.4.2 below), if applicable, in which construction activities, borrow and/or fill are prohibited. Stabilization practices may include: temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Use of impervious surfaces for final stabilization in lieu of a permanent vegetative cover should be avoided where practicable. No stabilization, erosion control or sediment treatment measures are to be installed in a stream without obtaining an Aquatic Resource Alteration Permit (ARAP). Stabilization measures shall be initiated as soon as possible in portions of the site where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site (or a phase of the project) must be completed not later than 15 days after the construction activity in that portion of the site has temporarily or permanently ceased. In the following situations, temporary stabilization measures are not required: where the initiation of stabilization measures is precluded by snow cover or frozen ground conditions or adverse seggy ground conditions, stabilization measures shall be initiated as soon as practicable; or

c) where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 15 days. Permanent stabilization with perennial vegetation (using native herbaceous and woody plants where practicable) or other permanently stable, non-eroding surface shall replace any temporary measures as soon as practicable. Unpacked gravel containing fines (silt and clay sized particles) or crusher runs will not be considered a non-eroding surface.

3.5.8.1. Schedule of inspections

a) Inspections described in paragraphs b, c and. d below, shall be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. Where sites or portion(s) of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions (e.g., site covered with snow or ice), such inspection only has to be conducted once per month until thawing results in runoff or construction activity resumes.
Inspections requirements do not apply to definable areas that have been finally stabilized, as described in subpart 3.1 above. Written notification of the intent to conduct only monthly inspections and the justification for such request must be submitted to the local Environmental Field Office, or the division's Nashville Central Office for projects of the Tennessee Department of Transportation (TDOT) and the Tennessee Valley Authority (TVA).

h) Qualified personnel (provided by the permittee or cooperatively by multiple permittees) shall inspect disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures. locations where vehicles enter or exit the site, and each outfall.

GENERAL NOTES

1. THE PURPOSE OF THIS MAP IS TO CREATE A SITE PLAN FOR PERMITTING USE.
2. THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 47187C0211G DATED 12/22/2016.
3. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORS.
4. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE-CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
5. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
6. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOUR.
7. PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THIS PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH THE RELEVANT GOVERNMENT AGENCY AND A WETLAND DELINEATION CONSULTANT PRIOR TO IMPROVEMENT, DESIGN, OR DEVELOPMENT OF THE PROPERTY. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TENNESSEE WILDLIFE RESOURCES AGENCY; TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
8. TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
9. THE SUBJECT PROPERTY IS ZONED R-4 RESIDENTIAL; FRONT SETBACK (AVERAGE) 26.46 ', SIDE SETBACK 7', REAR SETBACK 20'.

CHAPDELAINE & ASSOCIATES
LAND SURVEYING

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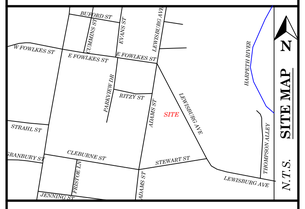
(615) 799-8104
surveying@chapsurveyor.com



RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1444

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444 DATE

MICHAEL E. HENDREN
KATHLEEN V. HENDREN
206 LEWISBURG AVE
DEED BOOK 5968 PAGE 834 R.O.W.C.
9th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE
PROPERTY MAP 78F GROUP E PARCEL 4

REVISION #	DATE

DATE:	APRIL 25, 2024
DRAWN BY:	GLH
JOB #:	8117
SCALE:	1" = 40'

0 40 80

V-1.1

SITE PLAN FOR MICHAEL E. HENDREN & KATHLEEN V. HENDREN PROPERTY

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITIONS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. STRUCTURAL INFORMATION WITHIN IS INTENDED FOR DESIGN CONSIDERATION ONLY.

2. CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.

3. CONTRACTOR TO ENSURE ADEQUATE CONSTRUCTION OF ALL NON-STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO: MATERIALS SEPARATION, FLOORING MATERIAL DIMENSION, INSULATION, TERMITE TREATMENT, PROPER DRAINAGE ETC...

4. DIMENSIONS ARE SHOWN FROM OUTSIDE FACE OF STUD AND CENTERLINES OF OPENINGS, UNLESS NOTED OTHERWISE.

5. CONTRACTOR TO ASSESS RELATIONSHIP OF ACTUAL FINISH FLOOR HEIGHT TO GRADE AND COORDINATE EGRESS AS REQUIRED BY CODE. CONTRACTOR SHALL CONTACT DESIGNER TO ADDRESS DESIGN INTENT WHERE APPLICABLE.

6. SUBSTITUTION OF FOUNDATION SYSTEMS SHALL BE COORDINATED TO ENSURE DESIGN INTENT (I.E. FINISH FLOOR MATERIAL RELATIONSHIPS, ETC.) IS PRESERVED AND TO CONFORM WITH LOCAL BUILDING CODES.

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS (HEADS, JAMBS, & SILLS PER MFR.)
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS, GABLE VENTS, ETC.)

FLASHING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, OR PER BEST PRACTICES WHERE SPECIFICATIONS ARE NOT AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE INSTALLED FLASHING MEETS OR EXCEEDS MANUFACTURER'S SPECIFICATIONS, AND ALL APPLICABLE CODES.

GENERAL BUILDING SECTION NOTES:

1. CONTRACTOR TO VERIFY DEPTHS OF FOOTINGS MEET OR EXCEED ALL APPLICABLE CODES.

2. CONTRACTOR SHALL CONSULT A LICENSED STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION SYSTEM, INCLUDING SIZE AND REINFORCING OF CONTINUOUS FOOTERS, PIERS, CONCRETE BLOCK/POURED WALLS, SLABS AND THICKENED SLABS.

3. CONTRACTOR TO VERIFY ADEQUATE NATURAL BEARING CONDITIONS OR PROVIDE COMPACTED FILL TO MEET OR EXCEED ALL APPLICABLE CODES.

4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE BY MEANS OF NATURAL GRADING AND/OR BURIED DRAINAGE SYSTEMS.

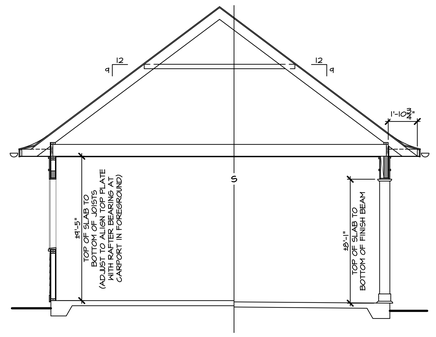
5. CONTRACTOR SHALL CONSULT A LICENSED STRUCTURAL ENGINEER FOR ALL STRUCTURAL TIES, BRACING AND CONNECTION REQUIREMENTS BETWEEN FRAMING AND FOUNDATION SYSTEM.

6. INSULATION NOT SHOWN FOR CLARITY OF DRAWINGS. BUILDER TO ENSURE INSULATION MEETS OR EXCEEDS ALL APPLICABLE CODES.

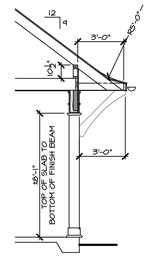
7. CONTRACTOR SHALL PROVIDE TIE BRACES AND COLLAR TIES PER CODE.

8. CONTRACTOR SHALL ENSURE ALL CONCRETE SLABS SLOPE AWAY FROM THE STRUCTURE AT A DEGREE SATISFACTORY TO ALL APPLICABLE CODES.

9. CONTRACTOR SHALL CONSULT A LICENSED STRUCTURAL ENGINEER TO VERIFY REQUIREMENTS FOR STRUCTURAL RIDGE BEAMS, AS REQUIRED TO MEET OR EXCEED ALL APPLICABLE CODES.



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



2 WALL SECTION
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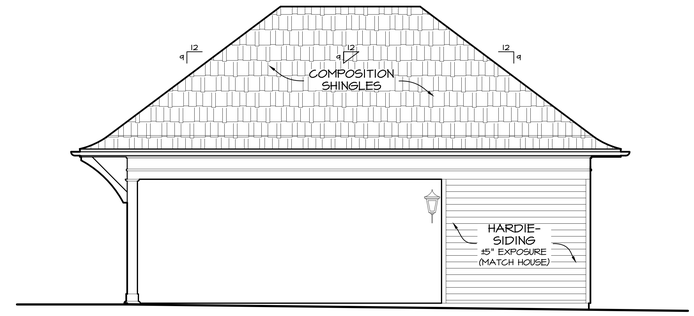

RIGHT ELEVATION
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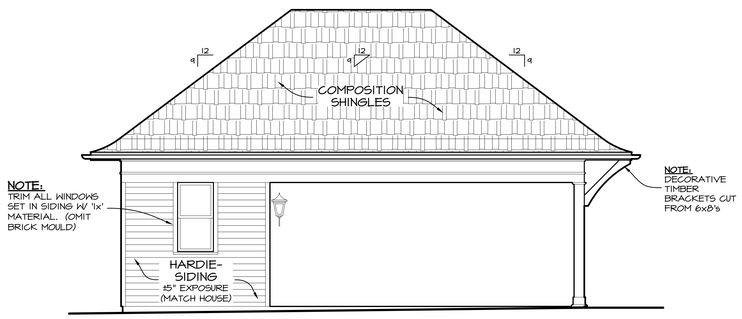
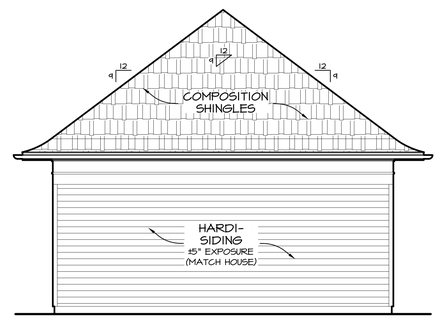
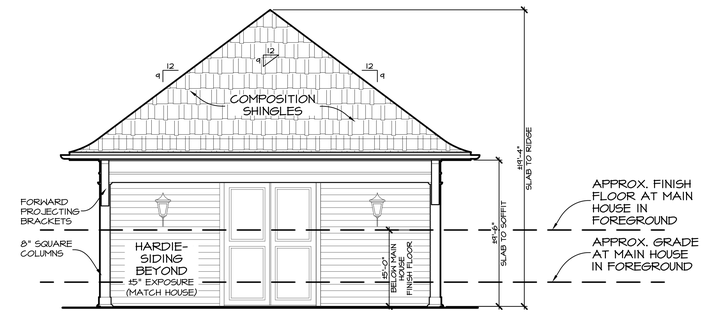


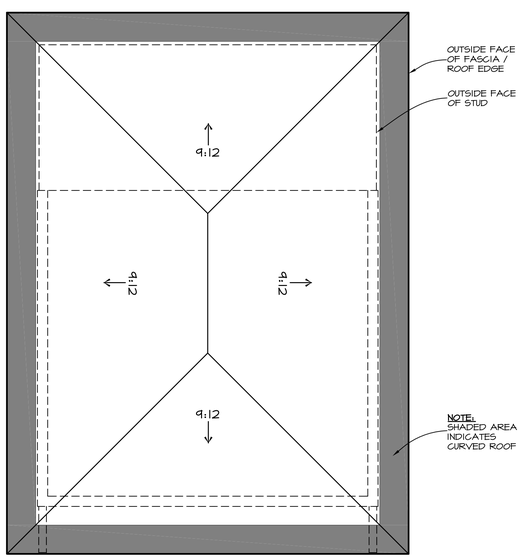
LEFT ELEVATION
SCALE: 1/4"=1'-0"



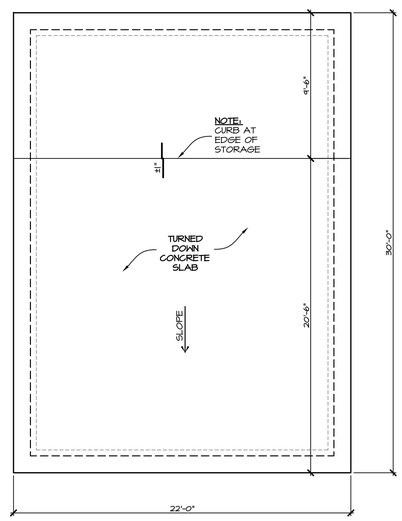
REAR ELEVATION
SCALE: 1/4"=1'-0"



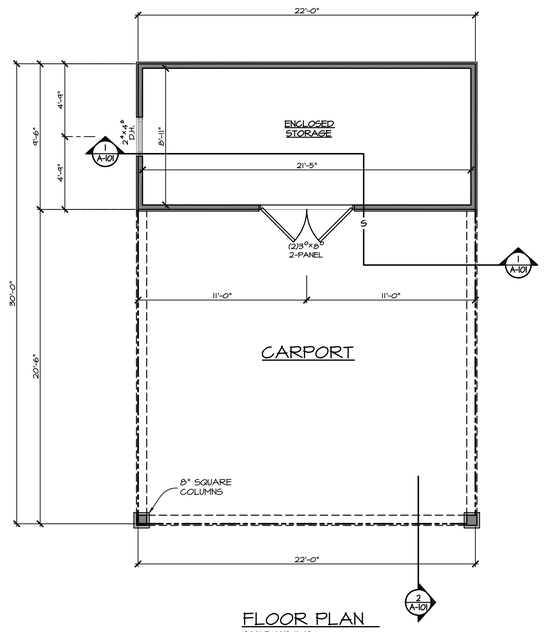
FRONT (STREET SIDE) ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

P. SHEA | DESIGN

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Franklin, TN 37064
www.pshea.com

HENDREN
206 LEWISBURG AVENUE
FRANKLIN, TN 37064

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DO NOT SCALE
drawings; use given dimensions. Contact designer to verify dimensions as needed.

These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

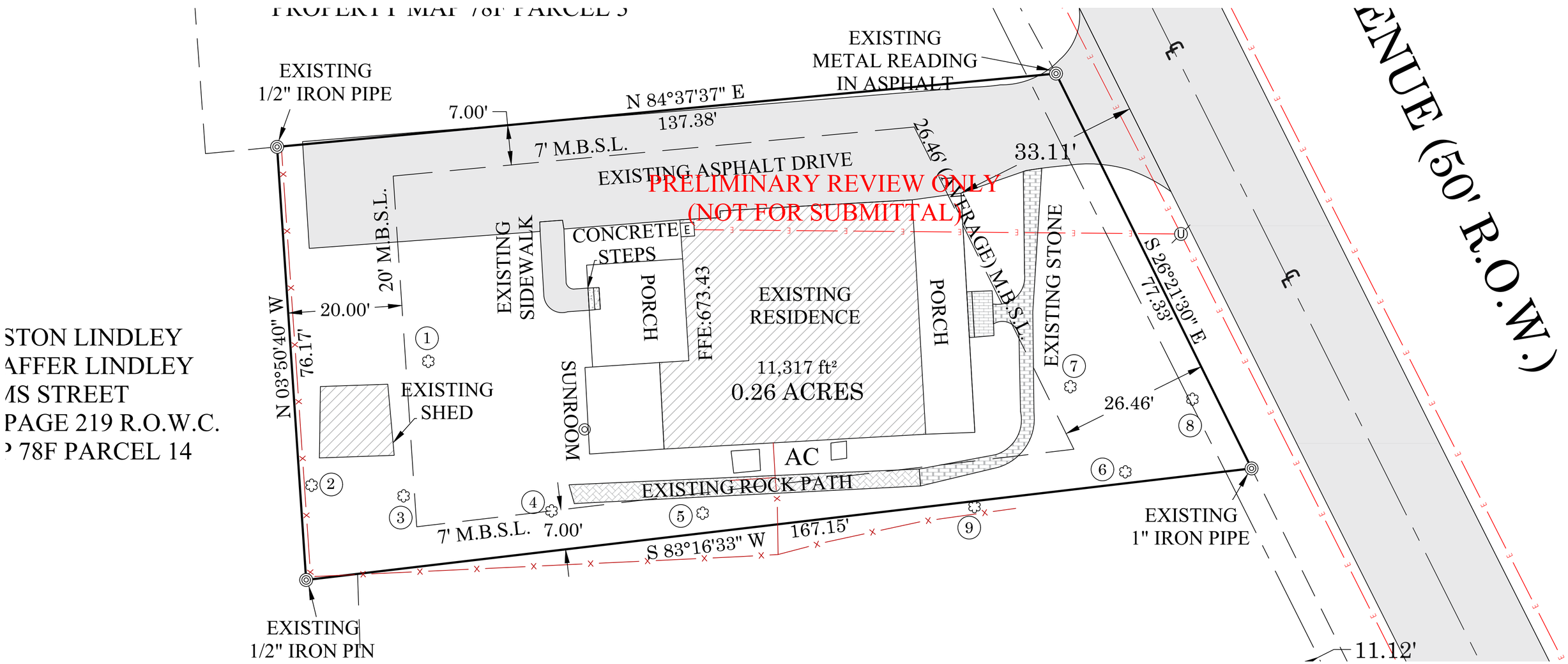
Issues:

No.	Date	Description
01	05.14.24	Design Development Set
02	06.03.24	Design Development Set

P.004

A-101

© 2024 P.SHEA | DESIGN


PROPERTY MAP 78F PARCEL 5
EXISTING 1/2" IRON PIPE
7.00'
N 84°37'37" E
137.38'
EXISTING METAL READING IN ASPHALT
7' M.B.S.L.
EXISTING ASPHALT DRIVE
26.46' (AVERAGE) M.B.S.L.
33.11'
PRELIMINARY REVIEW ONLY
(NOT FOR SUBMITTAL)
20' M.B.S.L.
EXISTING SIDEWALK
CONCRETE STEPS
PORCH
FFE:673.43
EXISTING RESIDENCE
11,317 ft²
0.26 ACRES
PORCH
EXISTING STONE
S 26°21'30" E
77.33'
26.46'
20.00'
N 03°50'40" W
76.17'
EXISTING SHED
SUNROOM
AC
EXISTING ROCK PATH
7' M.B.S.L.
7.00'
S 83°16'33" W
167.15'
EXISTING 1" IRON PIPE
EXISTING 1/2" IRON PIN
11.12'
ENUE (50' R.O.W.)
STON LINDLEY
AFFER LINDLEY
MS STREET
PAGE 219 R.O.W.C.
78F PARCEL 14

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

File #: 21-0393

DATE: June 24, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations At 94-98 E. Main St.; Mark Kozevski, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a series of alterations at 94-98 E. Main Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Commercial Buildings
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 8535
Applicant: Mark Kozevski
Owner: First and Main, LLC, Steve Bacon, Rep.

BACKGROUND:
The buildings located at 94-98 East Main Street and the proposal to designate them as historic buildings has come before the Design Review Committee, to discuss their historic form and the history of a service station on the property. The project received a positive HZC recommendation to the Board of Zoning Appeals (BZA) in May and then received a variance at the June BZA meeting to not raise the buildings to meet the Zoning Ordinance due to the buildings' location in the floodplain, as it would negatively impact the historic integrity of the buildings. 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 that show the historical development pattern along E. Main Street over time.

This proposal came before the June Design Review Committee and feedback was incorporated into this application. The proposal includes the following alterations:

- Installation of a new ramp on the side of the building and railing on the ramp and on the porch

- New lighting
- Side pergola
- Rear pergola
- 7' ground-mounted screening
- New window and new doors
- Rooftop screening

Ramp Installation & Railing
The ramp is proposed to be positioned on the side of the building closest to the Harpeth River. There will be a railing on the side of the ramp facing the river and at the front of the building. While the application does not specifically call out the materials of the ramp and the railing, it appears that it will be composed of concrete for the ramp and a metal material for the railing. The Guidelines recommend the following for ramps and railing:

- Construct ramps of concrete or wood.
- Paint ramps in colors compatible with the building.
- 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.
- If possible, position ramps and lifts on rear or side facades where not readily visible.
- Honor the period of significance of the building by keeping any alterations true to its architectural period of significance as well as those that have gained significance over time. Avoid alterations that make a building appear older or younger than it is.
- Preserve, maintain, and repair original details and ornamentation on historic commercial buildings.

The installation of the ramp on the side of the building meets the intent of the Guidelines. The installation of the handrails is introducing a new element to the front of the building and the railing at the proposed location is not typical for commercial storefronts. The International Building Code requires handrails on the new ramp. Since the distance from the edge of the walking surface to grade appears to be less than 30", new railing/guards are not required. If the replacement of the existing handrails is proposed, then they would be required to meet the current IBC codes.

The railing/guards are not required and introduces new detailing to the front of the building that was not there historically, which is not recommended by the Guidelines.

New Lighting
The existing lighting on the site consists of two non-historic sconce light fixtures on the building closest to the river. On the same building, three metal chandeliers are hanging from the inside of the awning. The application includes the proposal to replace these fixtures with new fixtures that are simple in design. The Guidelines recommend:

- Preserve, maintain, and repair original details and ornamentation on historic commercial buildings.
- If replacement is required, design details or ornamentation elements to be compatible with the historic building and the district.

The fixtures appear to be simple in form and appear to be compatible with the building.

Side Pergola Construction
The side pergola is proposed to be constructed with wood on the side of the building that will be closest to the river. While the Guidelines do not specifically call out pergolas, they do comment on the placement and ornamentation of historic commercial buildings. The Guidelines recommend the following:

- Locate additions to the rear of the building so they are not visible from the street to ensure the visual prominence of the historic building.
- Additions should blend with the historic building and its surrounding context.
- Preserve, maintain, and repair original details and ornamentation on historic commercial buildings.
- Avoid adding architectural features if they did not exist historically.

The Guidelines do not support the construction of the pergola on the side of the building. Additionally, the Zoning Administrator provided a project consideration on the location of the pergola when reviewing the proposal, which stated that the floodway is expanding on the property and the proposed pergola at the end of the building will encroach into the floodway. Encroachments are prohibited; including earthen fill material, new construction, substantial improvements or other development within the regulatory floodway.

Rear Pergola Construction
The rear pergola is proposed to be constructed with wood on the rear of the buildings. It will be situated directly behind the middle building. The Guidelines recommend the following:

- Locate additions to the rear of the building so they are not visible from the street to ensure the visual prominence of the historic building.
- Additions should blend with the historic building and its surrounding context.
- Preserve, maintain, and repair original details and ornamentation on historic commercial buildings.
- Avoid adding architectural features if they did not exist historically.

While the rear pergola is introducing new elements to the site, it is located on the rear facade, which ensures the visual prominence of the historic building, which the Guidelines support.

Ground Mounted Screening
New ground-mounted screening is proposed to replace the existing wooden screening located behind the building closest to the Harpeth Square building and to cover the walk-in cooler located closest to the Harpeth River. The screening will consist of white board and batten panels that will be 7' in height. The Guidelines recommend the following:

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

The proposed screening meets the Guidelines.

New Window and Doors
One window, a set of French doors, and two new doors are proposed at the rear of the buildings.

While the specifications of the windows and doors have not been included in the application, the Guidelines recommend the following:

- Avoid adding new entrances on storefronts. If an additional door opening is required, add it on the rear facade. New entrances should have simple detailing.
- Avoid adding new windows to the front facade.
- Avoid reflective glass, tinted glass, or other treatments that inhibit views into the building.
- Design new windows to be compatible with the size, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use windows with historic profiles and dimensions that match the lite pattern of windows on the historic building. Windows should have distinct meeting rails and have the appearance of being operable. Do not install windows with snap-on mullions.
- 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 Guidelines would support matching the existing window design and material with the new window. The new French doors and two man doors should be designed simply to blend in with the existing elements on the rear facade.

Rooftop Screening
Screening on the rooftop of the building closest to the Harpeth River is proposed. The application has incorporated the feedback from several Design Review Committee meetings to meet the recommendations of the Guidelines and the requirements of the Zoning Ordinance. The screening will consist of a dark composite material arranged in a shadowbox configuration. The horizontal boards will be 6" in width. The height of the screening was not included within the application. The Guidelines recommend the following:

- New features should be 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.

The Zoning Ordinance requires the following for rooftop mechanical equipment:

- Rooftop mechanical equipment shall not be visible from any adjacent street or internal drive and shall be fully screened by either a parapet or a dark-toned screening element.

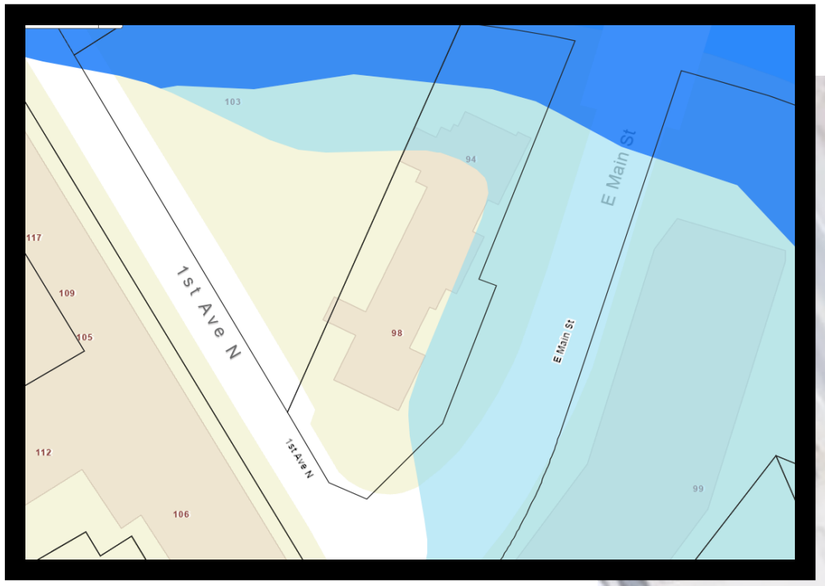
The rooftop screening meets the requirements of the Zoning Ordinance and the recommendation of the Guidelines. Further, the screening maintains the difference between the different portions of the building to honor the story of the construction of the buildings over time.

RECOMMENDATION:
Staff recommends denial of the railing/guards on the front of the building and construction of the side pergola on the following grounds:
1. Honor the period of significance of the building by keeping any alterations true to its architectural period of significance as well as those that have gained significance over time. Avoid alterations that make a building appear older or younger than it is.
2. Preserve, maintain, and repair original details and ornamentation on historic commercial buildings.
3. Locate additions to the rear of the building so they are not visible from the street to ensure the visual prominence of the historic building.
4. Avoid adding architectural features if they did not exist historically.

5. The floodway is expanding on the property and the proposed pergola at the end of the building will encroach into the floodway. Encroachments are prohibited; including earthen fill material, new construction, substantial improvements or other development within the regulatory floodway.

Staff recommends approval of the ramp installation, new lighting, rear pergola construction, ground-mounted screening, new window and door, and rooftop screening with the following conditions:
1. Signage is not approved as a part of this application. If the proposed signage meets the Design Guidelines, then it may be issued an Administrative Certificate of Appropriateness.
2. The windows must have a historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window and door specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
3. The application must meet all the requirements of the 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.

Project Considerations:
1. A survey will be required to confirm that the proposed ramp and railing do not encroach into the TDOT Right of Way.



FLOODPLAIN

PROPOSED MODIFICATIONS:

A. NEW 7'-0" A.F.G. GROUND MOUNTED SCREENING; WHITE BOARD & BATTEN SIDING FENCE ENCLOSURE. RUN ENCLOSURE PARALLEL TO EXISTING SIDEWALK WITH NEC COMPLAINT LEAVE-OUT AT ELECTRICAL PANELS, SUCH THAT EXISTING RADIUSED BUILDING CORNER IS VISIBLE.

B. NOT USED.

C. NOT USED.

D. NEW WOOD (OR SIM.) PEGOLA AT TENANT PATIO WITH CAFE LIGHTS. AREA TO RECEIVE NEW LANDSCAPING, WITH NEW PAVERS AT REAR PERGOLA.

E. NEW GLAZED FRENCH DOORS OUT TO TENANT PATIO.

F. NEW DARK FINISHED SHADOWBOX ROOFTOP EQUIPMENT SCREENING PER ZONING GUIDELINES.

G. NOT USED.

H. NEW BOARD & BATTEN SIDING ON EXISTING WALK-OUT COOLER TO MATCH ADJACENT TENANT EXISTING FINISHES.

I. NEW ACCESSIBLE RAMP & RAILINGS AT TENANT PORCH

J. NOT USED.

K. NOT USED.

L. EXISTING CHAIN LINK FENCE ALONG RIVERFRONT TO BE REPLACED TO MATCH EXISTING DECORATIVE PICKET FENCING

M. NOT USED.

PROPOSED

1ST & MAIN - OVERALL SITE PLAN

MJM ARCHITECTS, INC

PROPOSED MODIFICATIONS:

(NUMBERING CONTINUED FROM KEYNOTES ON SUBSEQUENT PAGES)

B. EXISTING FENCE SEGMENTS & PLANTERS AT EXISTING PATIO TO REMAIN. PLANTERS TO BE REPAINTED, COLOR T.B.D.

I. NEW ACCESSIBLE RAMP & RAILING TO TENANT PORCH

1ST & MAIN - FRONT ELEVATION STUDY

MJM ARCHITECTS, INC

BEFORE

AFTER

PROPOSED MODIFICATIONS:

(NUMBERING CONTINUED FROM KEYNOTES ON SUBSEQUENT PAGES)

B. EXISTING FENCE SEGMENTS & PLANTERS AT EXISTING PATIO TO REMAIN. PLANTERS TO BE REPAINTED, COLOR T.B.D.

C. NEW PENDANT LIGHTING BELOW AWNING. FINAL SELECTION T.B.D.; POTENTIALLY TO MATCH THE BUILDING FIXTURES OR AS NOTED PER SUPPLEMENTAL TENANT EXHIBITS.

D. NEW WALL SCONCES. FINAL SELECTION T.B.D.; POTENTIALLY TO MATCH THE BUILDING FIXTURES OR AS NOTED PER SUPPLEMENTAL TENANT EXHIBITS.

E. NOT USED.

I. NEW ACCESSIBLE RAMP & RAILING AT RAMP & STAIR OF ADJACENT PORCH.

1ST & MAIN - FRONT ELEVATION STUDY

MJM ARCHITECTS, INC

BEFORE

AFTER

PROPOSED MODIFICATIONS:

(NUMBERING CONTINUED FROM KEYNOTES ON SUBSEQUENT PAGES)

D. NEW WOOD (OR SIM.) PEGOLA AT TENANT PATIO WITH CAFE LIGHTS. AREA TO RECEIVE NEW LANDSCAPING, WITH NEW PAVERS AT REAR PERGOLA.

I. NEW ACCESSIBLE RAMP & RAILING TO TENANT PORCH W/ SCUPPER AT EXISTING DOWNSPOUT LOCATION

1ST & MAIN - REAR ELEVATION STUDY

MJM ARCHITECTS, INC

BEFORE

AFTER

PROPOSED MODIFICATIONS:

A. NEW 7'-0" A.F.G. GROUND MOUNTED SCREENING; WHITE BOARD & BATTEN SIDING FENCE ENCLOSURE

B. NOT USED.

C. NOT USED.

D. NEW WOOD (OR SIM.) PEGOLA AT TENANT PATIO WITH CAFE LIGHTS.

E. NEW GLAZED FRENCH DOORS OUT TO TENANT PATIO.

F. NEW DARK FINISHED SCREENING FOR ROOF TOP EQUIPMENT.

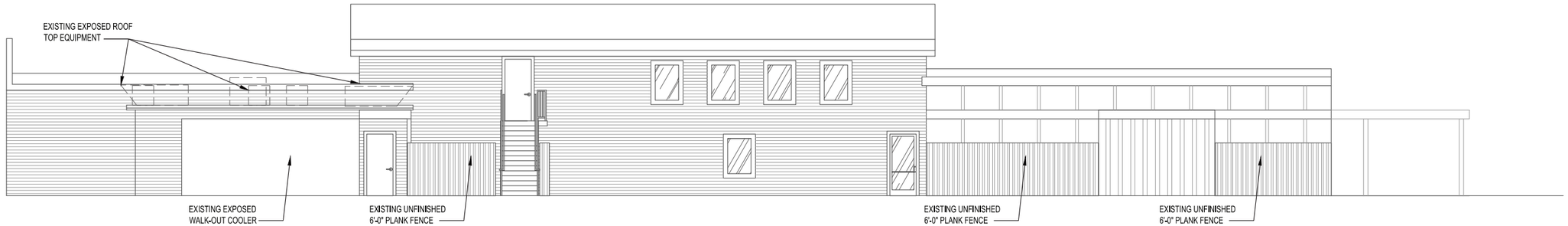
G. NOT USED.

H. NEW BOARD & BATTEN SIDING ON EXISTING WALK-OUT COOLER TO MATCH ADJACENT TENANT EXISTING FINISHES, WITH NEW WALL-MOUNTED SIGN.

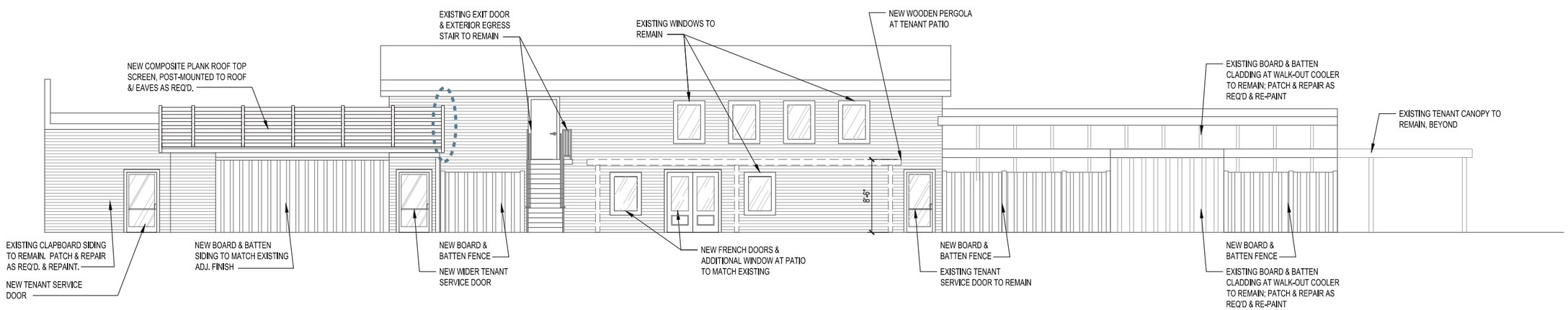
MJM ARCHITECTS

1ST & MAIN - REAR ELEVATION STUDY

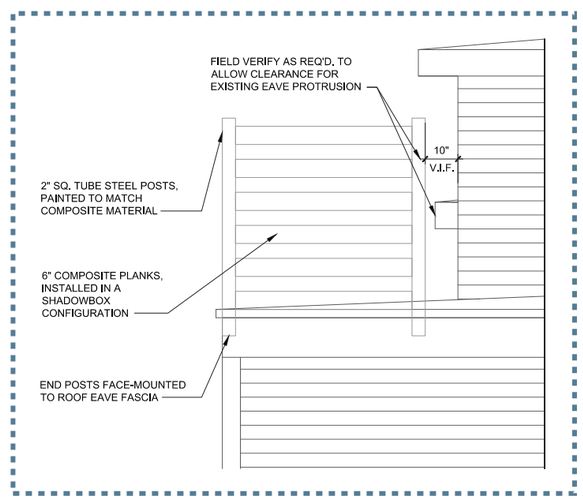
MJM ARCHITECTS, INC



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



PROPOSED TERMINATION OF SCREEN WALL AT BUILDING FACADE

1ST & MAIN - REAR ELEVATION STUDY

MJM ARCHITECTS, INC

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0394

DATE: June 24, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of An Addition At 121 Myles Manor Ct.; Scott Cash, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an addition at 121 Myles Manor Court.

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

PROJECT INFORMATION:
COF Project Number: 8536
Applicant: Scott Cash
Owner: Scott & Michelle Cash

BACKGROUND:
The building located at 121 Myles Manor Court was built circa 1930. A large addition was constructed in the early 2000s to the principal building before the property was included in the Franklin Road local historic district. Due to the extensive alterations over the years, the historic footprint of the building is unknown. The Historic Zoning Commission granted a Certificate of Appropriateness in August 2022 for alterations to the existing building's non-historic addition. This building is on a corner lot that fronts Myles Manor Court and Mayberry Road.

The proposal includes the conversion of the previously approved porch with a pergola that fronts Mayberry Road to be partially converted into an addition. The one-story addition will add three feet in width to the building facade, thus equating to a small addition of 63 sq. ft. The addition will incorporate the use of the existing wood siding and shingle roof to blend the existing building into the proposed addition. The elevation that fronts Mayberry Road has been extensively altered in the past, which includes the non-historic addition. The Guidelines recommend the following:

- Design the massing, scale, and proportions to be subordinate to the historic building.
- If a rear addition is not feasible, an addition on the side facade may be appropriate when it is properly designed to complement the original building without overpowering it.

- Use lap, weatherboard, or clapboard siding for frame additions. Lap siding exposure should be consistent with that on adjacent historic buildings.
- Use roofing materials that complement the architectural style of the historic building, such as asphalt, wood, stone, slate, or fiber-glass shingles, 5V metal, or standing-seam metal.

The historic footprint of the building is unknown, but the intent of the proposal meets the Guidelines and is appropriate.

RECOMMENDATION:

Staff recommends approval of the 63 sq. ft. addition with the following conditions:
1. The reveal of the siding must match the existing siding of the building.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

1 A3.1 EAST ELEVATION - MAYBERRY ROAD

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

C.S. HARROP
ARCHITECTS

865.363.6930
130 W. Jackson Avenue
Suite 104
Knoxville, Tennessee 37902

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Note to Contractor:
Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications and site conditions shall be immediately reported to the Architect in writing. The Architect will promptly correct the same in writing. Work done by the contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk.

C. SCOTT HARROP
REGISTERED ARCHITECT
ARCHITECTURE
COMMERCE
102272
STATE OF TENNESSEE

October 19, 2023

Revisions

APRIL 4, 2024
APRIL 23, 2024
APRIL 26, 2024

■ Released for Construction
□ Not Released for Construction

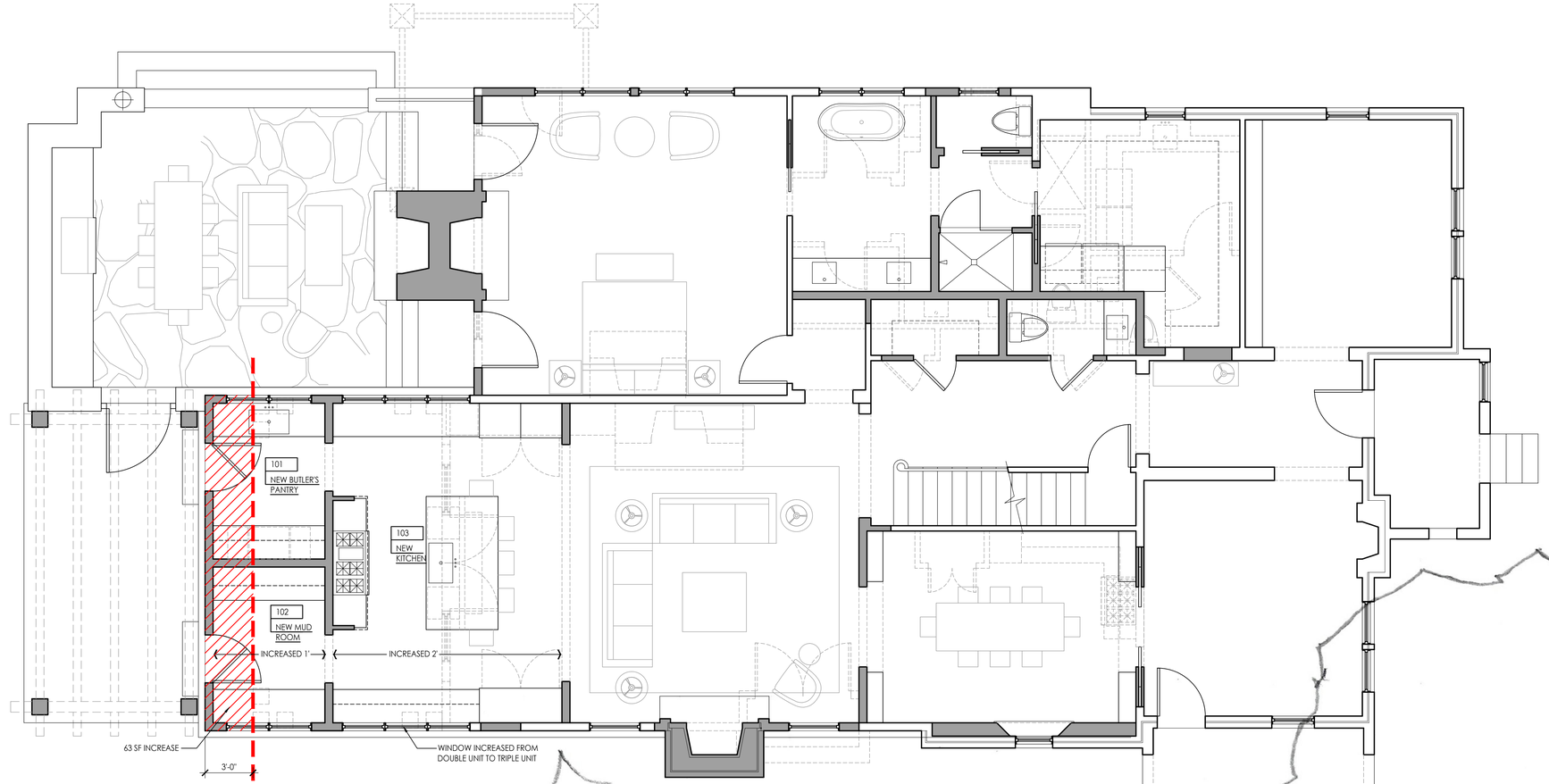
Renovations and Additions to:

The Cash Residence

121 Myles Manor Court
Franklin, Tennessee

EXTERIOR ELEVATIONS

A3.1



1 A2.1 PROPOSED MAIN LEVEL EXPANSION
SCALE: 1/4" = 1'-0"

2 A2.1 PROPOSED EAST ELEVATION EXPANSION - MAYBERRY ROAD
SCALE: 1/4" = 1'-0"

C.S. HARROP
ARCHITECTS

865.363.6930
130 W. Jackson Avenue
Suite 104
Knoxville, Tennessee 37902

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October 19, 2023

Revisions

JUNE 5, 2024

☐ Released for Construction
■ Not Released for Construction

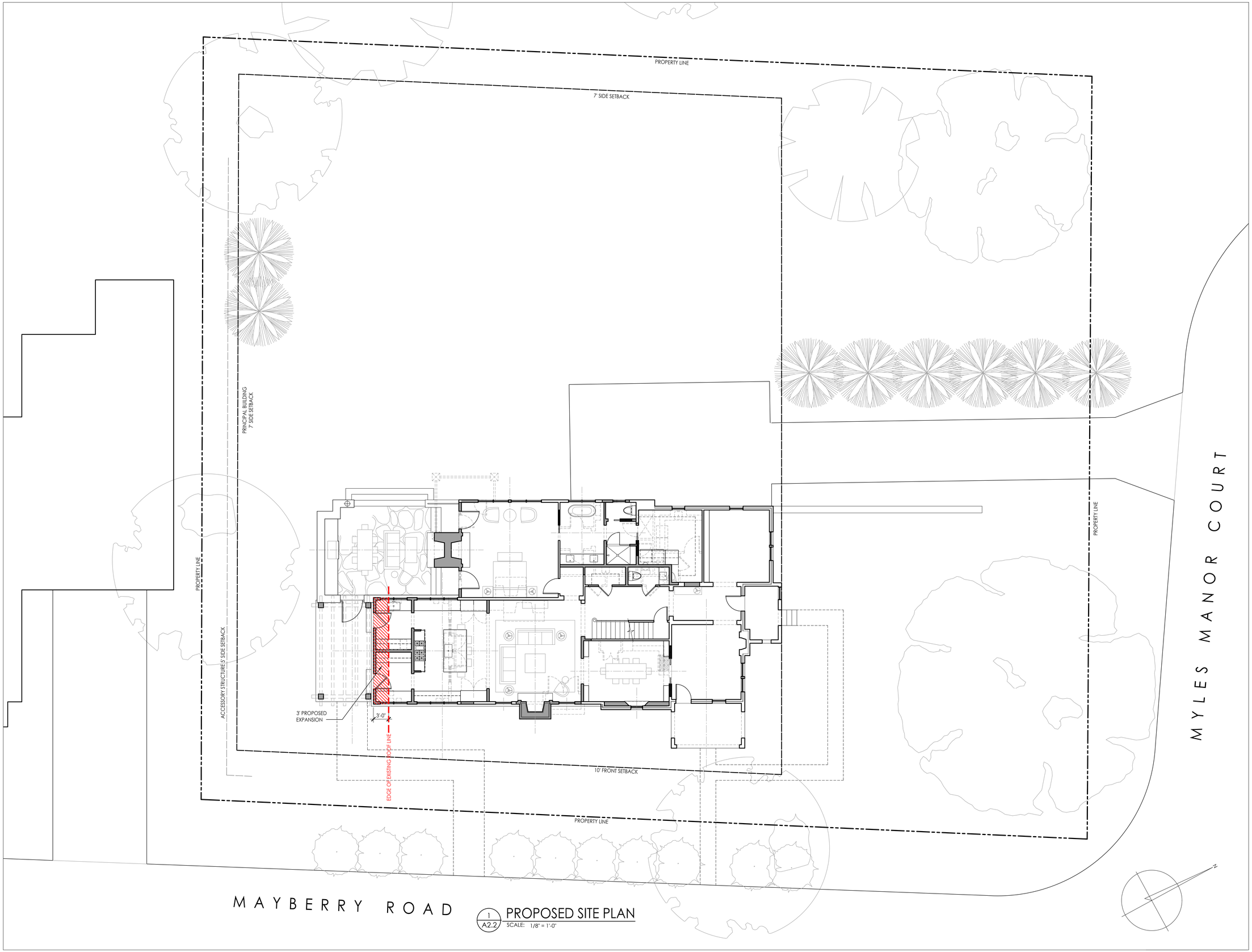
Renovations and Additions to:

The Cash Residence

121 Myles Manor Court
Franklin, Tennessee

PROPOSED EXPANSION CONCEPT

A2.1



1 A2.2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

C.S. HARROP
ARCHITECTS
865.363.6930
130 W. Jackson Avenue
Suite 104
Knoxville, Tennessee 37902

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October 19, 2023

Revisions

JUNE 5, 2024

☐ Released for Construction
■ Not Released for Construction

Renovations and Additions to:

The Cash Residence

121 Myles Manor Court
Franklin, Tennessee

PROPOSED EXPANSION SITE PLAN

A2.2

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

File #: 21-0392

DATE: June 24, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations At 344 Franklin Rd.; Wayne Weaver, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a series of alterations at 344 Franklin Road.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Non- Historic Residential Buildings
Chapter 6: Site & Setting
Chapter 7: Fences, Walls, & Gates
Chapter 10: Demolition

PROJECT INFORMATION:
COF Project Number: 8537
Applicant: Wayne Weaver
Owner: Wayne Weaver

BACKGROUND:
The building located at 344 Franklin Road is located in the Franklin Road Historic District. The building is considered a non-historic residential building as it was constructed in 1988. In early June, a Notice of Violation was administered to the property owner for work on the principal building without a Certificate of Appropriateness or a Building Permit.

The proposal includes the following alterations:

- Siding replacement
- Window Replacement
- Extending the stone foundation
- Replacing the existing front porch
- Adding a sidewalk to the front porch steps
- Removal of asphalt by the front of the house for landscaping
- Installation of driveway posts and fencing
- Rear deck replacement and conversion to a screened-in porch

- Demolition of three existing accessory structures
- Roof replacement
- Gutter installation

Siding Replacement
The proposal seeks retroactive approval for the removal of the existing horizontal cementitious siding and installation of new cementitious siding arranged in a board and batten design. The Guidelines recommend maintaining original material wherever possible provided the material is durable and compatible with the surrounding historic district. The cement material is utilized within the Franklin Road Historic District and can be seen in the adjacent infill neighborhood, Harlinsdale Manor. The proposed alteration is appropriate.

Window Replacement
The proposal seeks approval for the replacement of non-historic windows and altering window openings around the building. The application indicates that the windows consist of wood. The Guidelines recommend the following for windows:

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

The replacement of the existing windows meets the intent of the Guidelines.

Extending the stone foundation
The proposal is to utilize stone that matches the existing foundation to fill in the previous location of the French doors on the front facade of the building. The Guidelines recommend designing a foundation to be consistent with the materials, height, and detailing of the historic residential buildings in the district. As such, the salvaged stone matches the existing stone that is utilized on the foundation and meets the Guidelines.

Replacing the existing front porch
The proposal includes demolishing the existing front porch and rebuilding the porch with a design that is utilized in Harlinsdale Manor. The new design of the porch and entry steps are wider than what was previously there. The Guidelines recommend sizing a front porch or stoop element to be at a similar proportion to the original structure as those seen in the district. The wider porch design is seen within the district and is appropriate.

Adding a sidewalk to the front porch steps
The removal of the existing 3'x32' gravel walkway is proposed to be replaced with concrete. The Guidelines recommend the following:

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

The utilization of concrete for the front walkway to the front porch is appropriate within the Guidelines.

Removal of asphalt by the front of the house for landscaping
The proposal includes the removal of a small piece of asphalt where the French doors were previously located. The application indicates that the removal of the asphalt will allow for a French drain to be installed and landscaping to be planted in front of the building. The Guidelines recommend using landscaping to preserve and enhance the established character. The removal of the hardscaping and the utilization of landscaping meets the intent of the Guidelines.

Installation of driveway posts and fencing
The proposal includes installing two 6' stone posts flanking the driveway entrance and installing 4' horse fencing along the perimeter of the property. The Guidelines recommend the following:

- 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.
- Use wood picket, open-weave brick designs, or cast iron in front yards and areas visible from the street with at least 25 percent transparency. In rural settings, horse fencing may be considered.
- Limit height to 3 feet in the front yard. Horse fencing may have a height of 4.5 feet.

The property is also located within the Scenic Corridor Overlay, which protects the City's natural beauty along scenic corridors by preserving viewsheds and gateways. The proposed horse fencing is supported by the Guidelines and is appropriate within the SCO. The utilization of stone pillars is not typically utilized with horse fencing within the Franklin Road Historic District and is not appropriate within the Guidelines.

Rear deck replacement and conversion to a screened-in porch
The proposal intends to replace the existing 372 sq. ft. rear deck and enclose the space creating a screened-in porch. The porch is located on the rear of the principal building and will not be seen from streetview. The Guidelines recommend the following:

- Additions should be designed to complement and blend with the historic residential buildings in the district.
- Design decks to rear or side facades with minimal visibility and use designs, materials, and scale in keeping with building character.
- Design details and ornamentation to minimize impacts to the historic district.

The proposed rear porch alteration is appropriate within the Guidelines.

Demolition of three existing accessory structures on the site
The proposal includes the demolition of three accessory structures on the site. The two structures with gambrel roofs appear to be prefabricated structures and are appropriate to demolish/remove from the property. The larger structure with the lean-to located at the rear of the property appears to be older. The age of this structure was not included within the application and therefore staff cannot give a recommendation to the HZC due to a lack of information.

Roof replacement
The application includes the proposal to replace the existing metal roof with an architectural asphalt shingle roof. The Guidelines recommend using roof materials that compatible with the district, such as asphalt, wood, stone, slate, fiber-glass shingles, or standing-seam metal. The roof replacement is

appropriate within the Guidelines.

Gutter installation
The proposal is to install new ogee gutters on the building. The Guidelines recommend using ogee-designed gutters if the building architectural styles is reflective of dates 1940 or later. The installation of ogee gutters meet the Guidelines.

RECOMMENDATION:
Staff recommends denial of the stone pillars flanking the driveway based on the following grounds:
1. Design fences and walls to support the historic character of the district.
2. Limit the height of front yard fencing to 3 feet in the front yard. Horse fencing may have a height of 4.5 feet.

Staff recommends deferral of the demolition of the accessory structure with a lean-to due to the unknown age of the structure.

Staff recommends approval of the siding replacement, window replacement, extending the stone foundation, replacing the existing front porch, adding a sidewalk to the front porch steps, removal of asphalt by the front of the house for landscaping, installation of fencing, rear deck replacement and conversion to a screened-in porch, demolition of the two gambrel roof accessory structures, roof replacement, and gutter installation with the following conditions:
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:
1. Please provide LSA calculations. This lot is required to maintain a minimum of 60% Landscape Surface area.
2. Fencing in the front yard can be a maximum of 3 feet tall or 4.5 feet for horse board fencing. This include columns and other features that are part of the fence.

24 pages

Emily Huffer
Preservation Planner &
Historic Zoning Commissioners
City of Franklin
109 3rd Ave South
Franklin, TN 37064

Re: DESCRIPTION OF PROJECT
Non-historic home (1988) – Weaver family residence
344 Franklin Rd, Franklin, TN 37064

Dear COF Staff and Commissioners:

Please find below my retroactive request for approval of exterior changes that were underway at my residence when I was informed that our home is located within the Historic District of Franklin. We were unaware that historic zoning regulations applied to our 1988 home which we purchased on 5/1/24, when we began making these changes. Consequently, some modifications have already been completed, and we are now seeking retroactive approval for them, while other planned changes are pending your approval.

I have included before and after photographs for your review. Our intent was to transform a very dilapidated 1980s home, which appeared out of place among the existing homes in the district, into a more charming and historically appropriate residence within our limited budget. We aimed to enhance its character and blend it more harmoniously with the surrounding historic homes. I believe our changes are turning a once characterless 1980's home into a beautifully enhanced and aesthetically pleasing residence. We have included a photo of a home that we are using as our vision house for our residence (exhibit 1).

The detailed description of the project is as follows.

Item 1 (Siding):

Replace old deteriorated hardie siding with new 4' x 8' hardie board siding with 1 x 4 board and batten on the entire exterior of the home including fascia and eaves. (**See exhibit 2 and 3** – before photos) & (**see exhibit 4 and 5** – after photos). Please also **see exhibit 6** which is a similar style house with board and batten located at 1005 Evans St in Franklin. There are also many examples of the use of hardie siding with board and batten in Harlinsdale Manor opposite our home and throughout historic franklin.

Item 2 (Windows):

In order to rid the home of it's 1980's appearance which we felt does not fit the neighborhood at all, we changed 9 windows on the front of the home with the exact same size and brand of the existing windows around the other sides of the home (JELD-WEN wood windows). The windows in (**exhibit 7,8,9**) are existing windows which match identically to the windows that were installed and are all 38" x 57".

Exceptions: The front three living room windows were modified to match the sizes of all other windows in the home. The existing 2 windows were office style windows that did not open and were 38" x 69". Additionally, on the left side of the home, there were two sets of tri-fold office-style doors which were rotted and those were replaced with 38 ' x 57" windows to match the existing windows on the house which we feel is a much more appropriate design the for our home.

Item 3 (stone below windows):

Our plan is to continue the existing stone that surrounds the base of the foundation around our entire house below the former location of the French doors (**see exhibit 10**). We salvaged the stone that was removed from the front of the house and will utilize this salvaged stone to match the rest of the home's foundation with that stone.

Item 4 (front porch & concrete sidewalk)

The existing wood front porch will be repaired to replace rotted wood & the steps will be extended across the entire length of the front porch mimicking those front porch entries seen in Harlinsdale manor (**see exhibit 11, 12 & 13**). In place of the 32 ft x 3 ft gravel walkway, a concrete sidewalk will be poured in its place.

Item 5 (removal of asphalt)

We are unable to replace the asphalt driveway at this time, however, we would like to remove the asphalt touching the front of the house by 7 feet in front and 5 ft on the sides to allow for a French drain. The asphalt is improperly installed and the water runs directly to the house causing rot. The addition of this bed surround the front left corner of the home will also allow for a better looking landscaping giving the appearance of a side entry garage (even though one does not exist) – **see exhibit 14**).

Item 6 (driveway posts & fence)

The driveway will be anchored with 2 ft x 2ft posts that are 6 ft tall and covered with stone matching the existing stone at the base of the homes foundation. Additionally, a 4 ft fence will be added matching the style of fencing used at Harlinsdale Farm. A sample of the same fencing from a home across the street at 345 Franklin Rd is included in **exhibit 15**. Please also see the aerial view of our home in **exhibit 16** with the fencing and posts delineated, as well as the asphalt removal as mentioned in item 5). We are NOT requesting approval of a gate at this time.

Item 7 (rear deck – not visible front the street)

Our existing deck is in need of repairs due to rotted wood. We are removing the existing rotted wood and replacing the floor of the deck with new wood. The posts underneath the deck are presently 4x4 posts and we were advised during our inspection that they should be 6x6 posts, so we also intend to make those corrections. The footprint of the existing 372 sq ft deck would remain the same with repairs as mentioned. The only modification we are requesting is to include a pitched roof cover. We would also like to screen the deck as well. Additionally, we would like to modify the steps to face the back of the yard as opposed to being positioned sideways. The deck would be covered at the eaves and fascia as well as the posts supporting the roof with hardie board siding. The railing between the posts would be wood and painted to match the posts. The deck is on the exterior of our home which faces the train tracks and vacant land beyond. It is not visible to the street in any way. (**see exhibits 17,18,19 & 20)**

Item 8 (Removal of 3 sheds)

We would like to remove the 3 deteriorating sheds that are existing on the property. We have no way of knowing the age of these sheds. **See exhibits (21 and 22)**

Item 9 (roof replacement)

Our plan is to replace the badly worn steel roof with an architectural shingle-asphalt roof. (no exhibits).

Item 10 (gutter installation)

The gutters on the home were all broken and growing plants inside them. We plan to install new ogee designed gutters to replace the damaged gutters (no exhibits).

Thank you in advance for your consideration.

Wayne and Alice Weaver

Wayne and Alice Weaver 6/17/24

615-574-5669 cellphone

Exhibit 1 Our Vision House

Exhibit 2 Before photo 1 - 344 Franklin Rd.

Exhibit 3

Before photo 2 - 344 Franklin Rd.

Exhibit 4 After photo 1 - 344 Franklin Rd.

Exhibit S After photo 2 - 344 Franklin Rd.

Exhibit 6 Similar board & batten house @ 1005 Evans St. Franklin

Exhibit 7

344 Franklin Rd.

Exhibit 8

344 Franklin Rd.

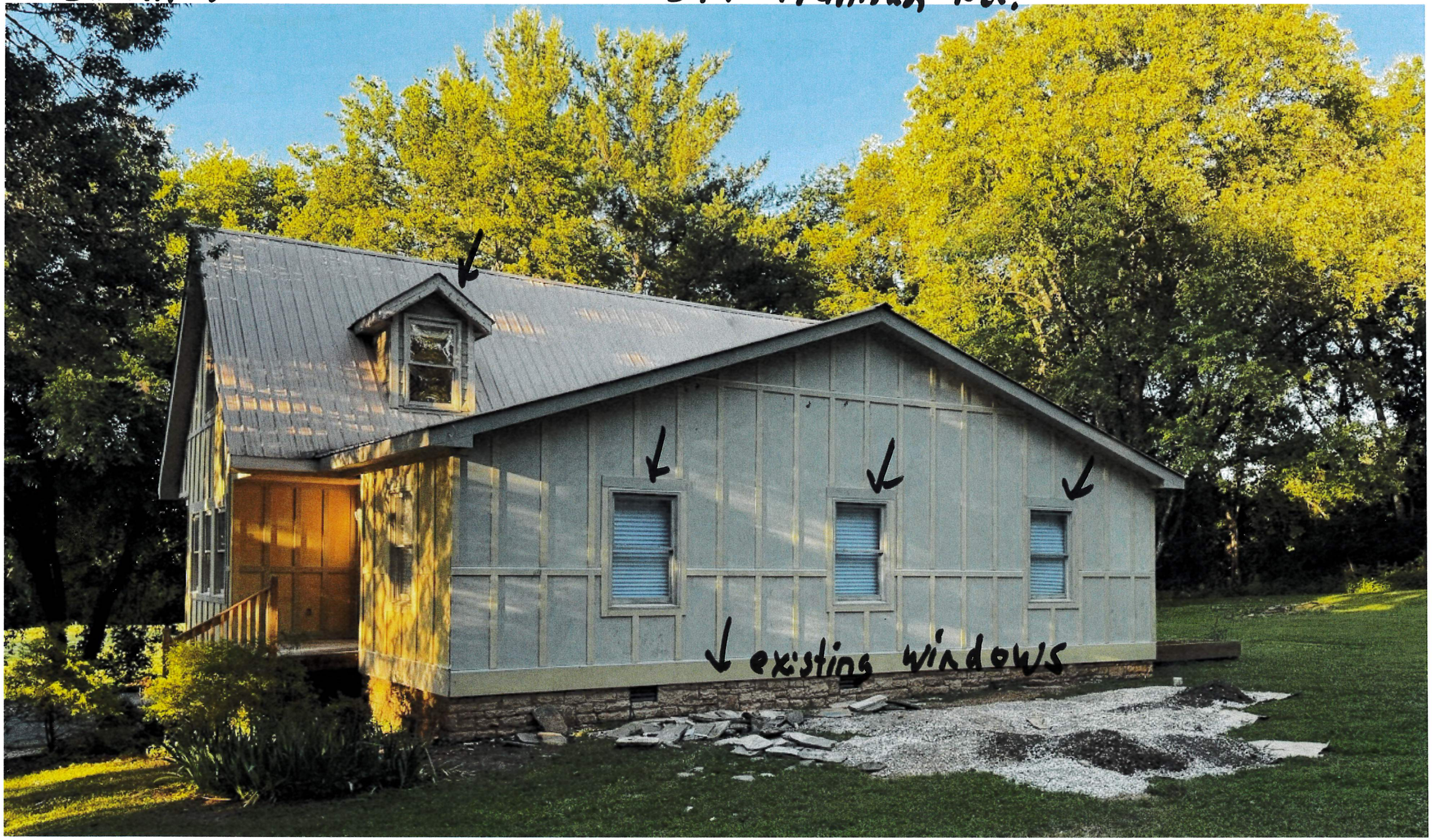


Exhibit 9

344 Franklin Rd.

Exhibit 10

344 Franklin Rd.

Exhibit 11

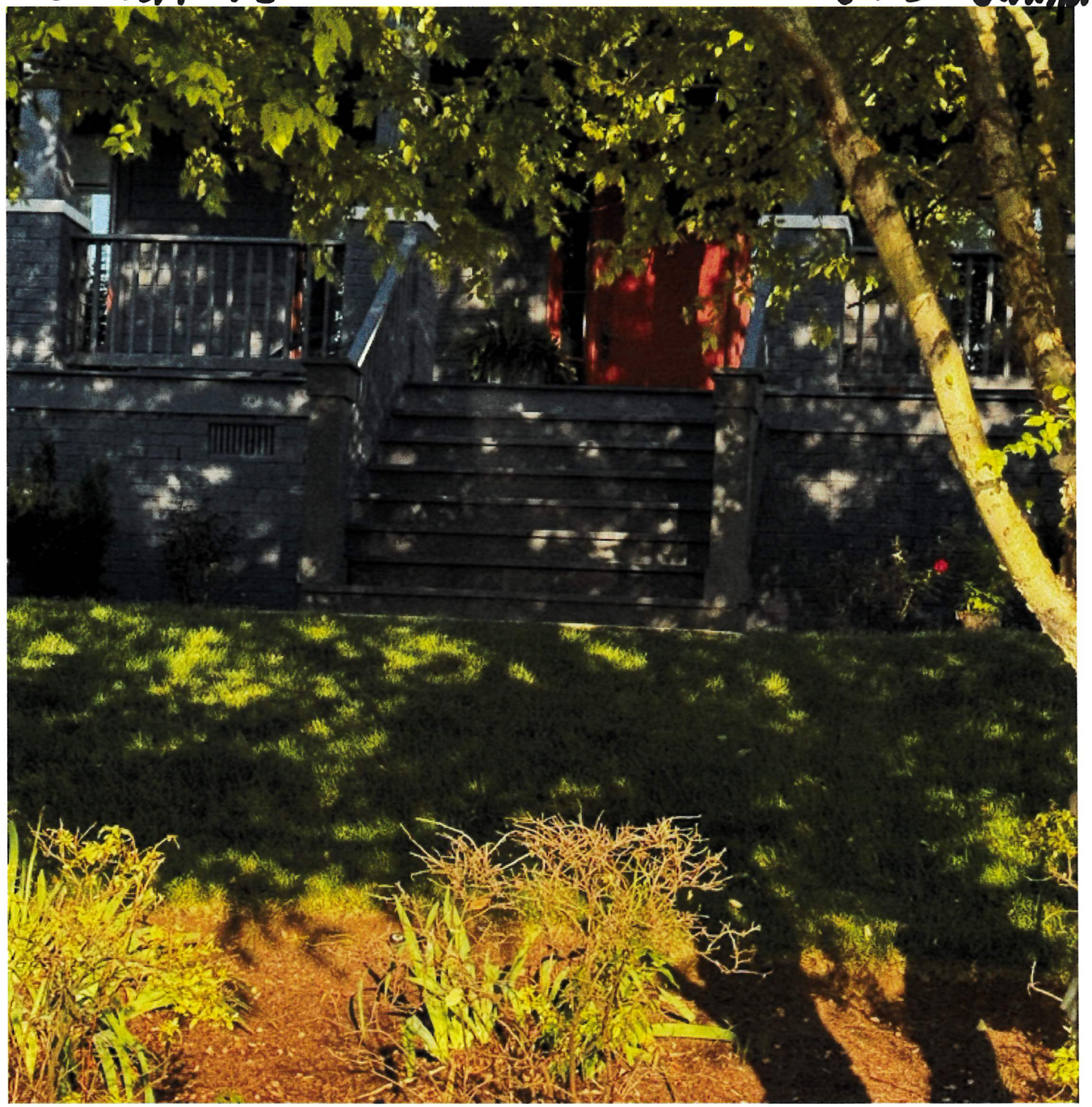
Front porch modified - concrete sidewalks added

Exhibit 12

(1) Sample front porch steps - Harlinsdale Manor

Exhibit 13

(a) Sample front porch steps - Harlinsdale Manor



* Removal of asphalt to allow french drain to prevent water from reaching base of house causing rot, & a better looking landscape.

Exhibit 14

Sample Fence @ 345 Franklin Rd.

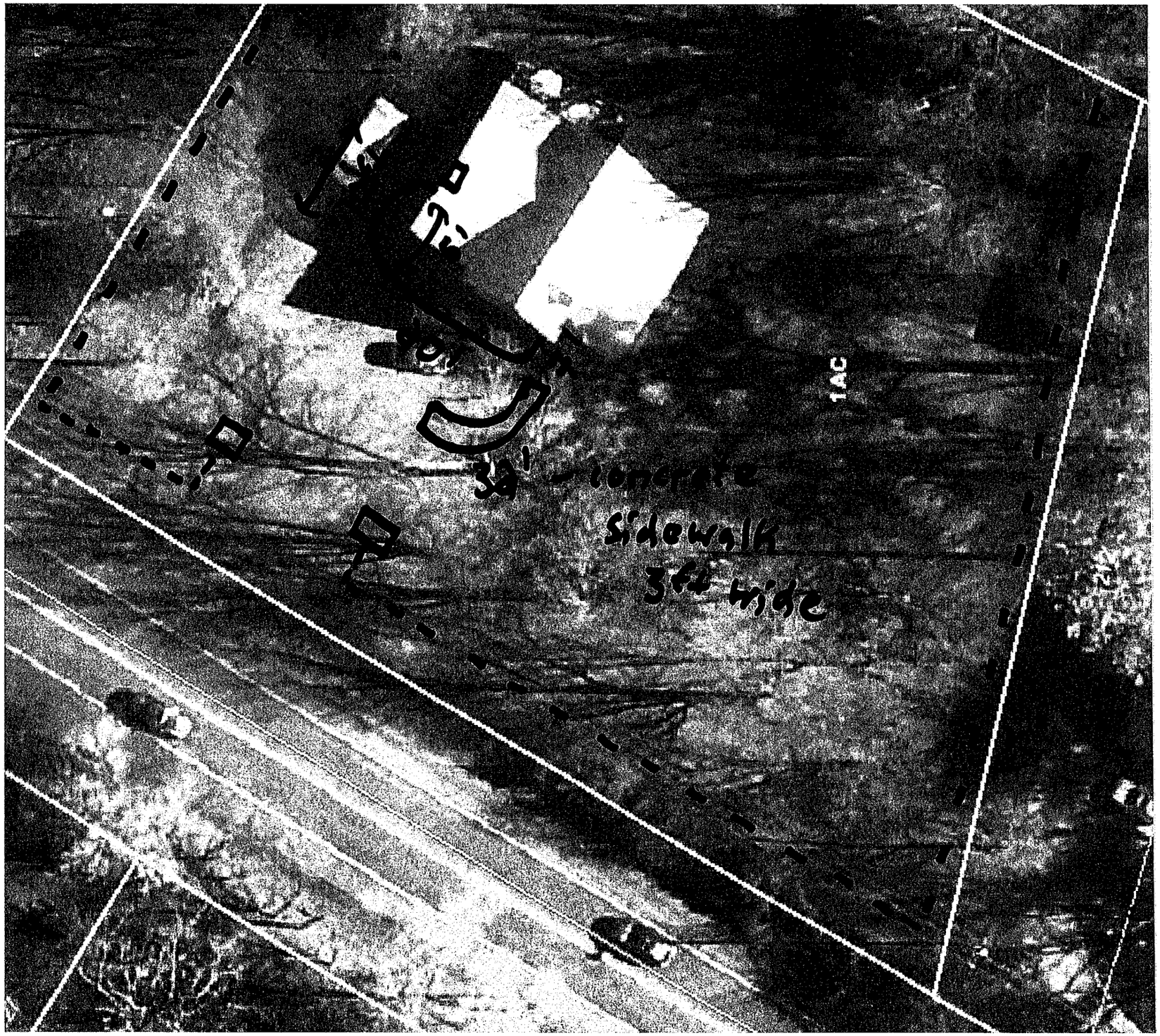


Exhibit 18

□ = 2'x2' posts
6' tall
covered with
stone to match
the existing
stone e base
of house

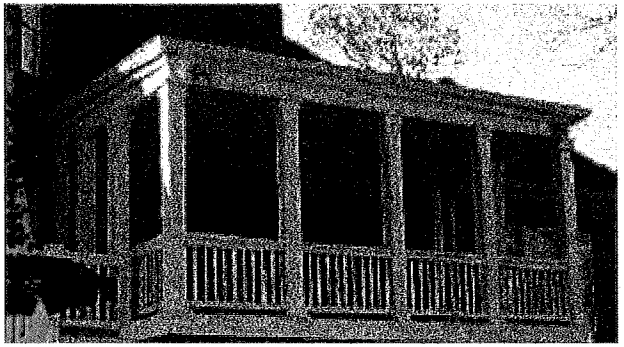
- - - - = 4ft fence
identical
to
harlinsdale
farm

Exhibit 17

Existing deck

Exhibit 18

Sample deck.



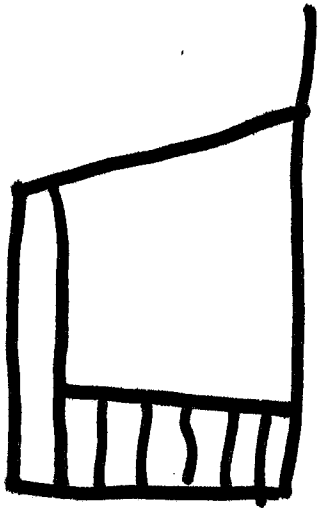


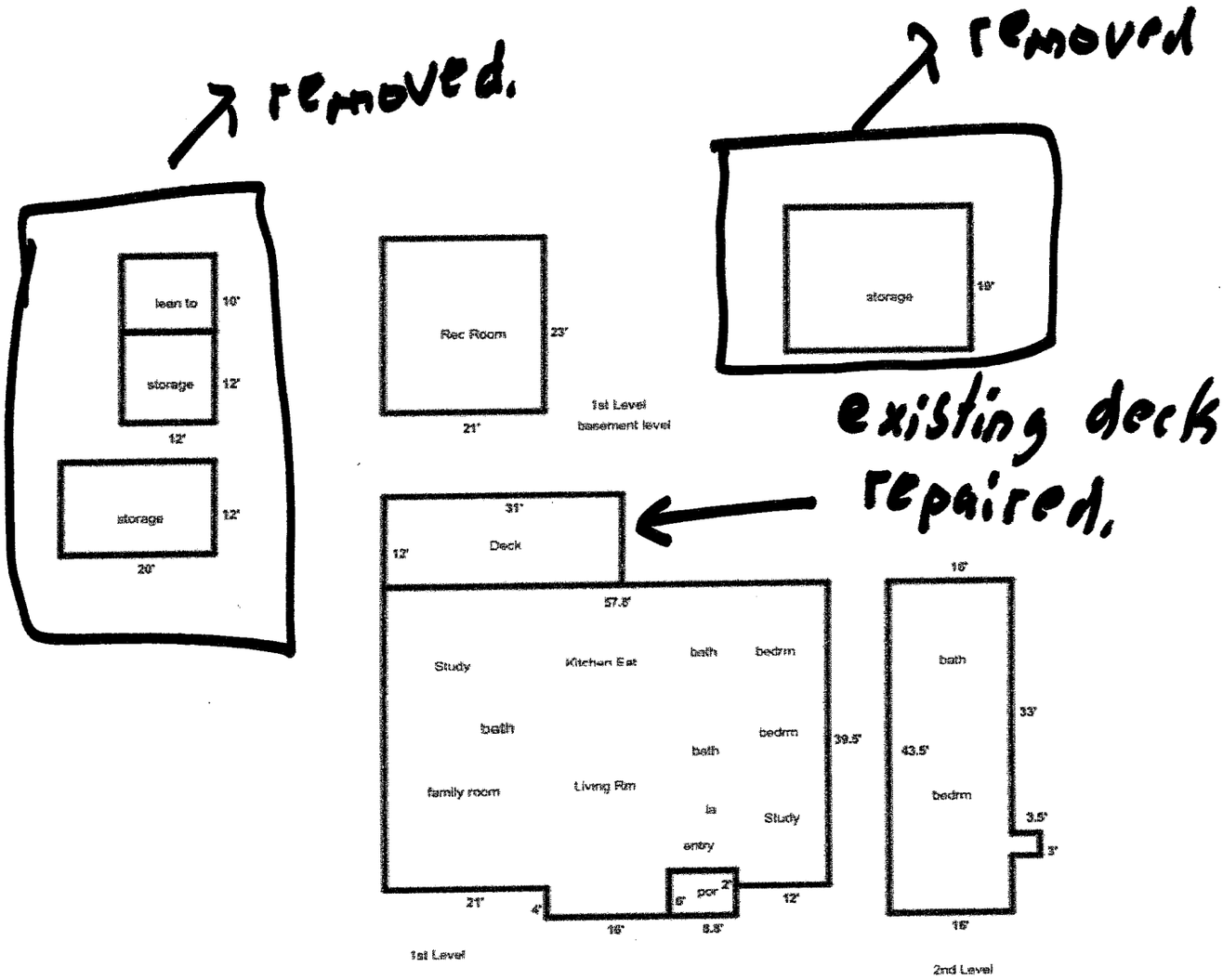
Exhibit 19

Sample @ 134 Harlinsdale Ct deck

[redacted]

Borrower or Owner WAYNE WEAVER
Property Address 344 FRANKLIN RD
City FRANKLIN County WILLIAMSON State TN Zip Code 37069
Client PENNYMAC LOAN SERVICES

Exhibit 20



SUMMARY	SQ FT AREA		PERIMETER	
Living Area				
First Floor	2330		207	
First Floor	483		88	
Subtotal		2813		295
Second Floor		707		126
Total		3520		421
Porch				
Porch		53		30
Porches/Patios				
Deck		372		86
Accessory Buildings				
Storage	456		86	
Storage	240		64	
Storage	144		48	
Subtotal		840		198
lean to		120		44

AREA CALCULATION DETAILS				
First Floor				
57.8	X	37.5	=	2167.5
37.0	X	2.0	=	74.0
12.0	X	2.0	=	24.0
16.0	X	4.0	=	64.0
Total				2329.5
First Floor				
21.0	X	23.0	=	483.0
Second Floor				
16.0	X	43.5	=	696.0
3.5	X	3.0	=	10.5
Total				706.5

SKETCHIT 1-800-523-0872

Exhibit 21 Removal of two old sheds - side of house

Exhibit dd

Removal of deteriorated shed - back of house

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0419

DATE: June 27, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Administrative COA 132 3rd Avenue South Signage (Reface)

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:	**132 3rd Ave. S. (Downtown Franklin Historic District)**
Applicant:	**Lisa Manci**
Owner:	**Mike Tidwell**
Project #:	**8518**
Type of Work:	**Consideration of Signage (Wall & Post-and-Arm Reface)**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**June 12, 2024**
Expiration Date:	**June 12, 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 a rectangular wall sign located at 132 3rd Ave. S. for Biscuit Love.

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

- **Location:** The Guidelines state that wall signs must be located below any second story or building cornice. The location of the sign above the main entrance below the second story is appropriate. The sign is existing in this location and will be refaced.

- **Height:** The Guidelines state that wall signs should have a height from grade of twelve feet. The height from grade of the existing sign is 160 inches. The new sign will be located at the same height from grade. As this sign is being refaced, the non-conformity is not being increased and is allowed.

- **Projection & Thickness:** The Guidelines state that the maximum sign thickness is two inches. The maximum sign projection is six inches. The sign is flat against the façade. The backer panel is ¼ inch in depth and the lettering is ½ inch in depth. The proposed projection and thickness are appropriate.

- **Size:** The Guidelines state that the maximum sign area is four and a half square feet. The existing sign is 79 inches by 19.5 inches, or 10.3 square feet. The proposed sign will remain the same size. As the sign is being refaced, the size is allowed to remain.

- **Material:** The Guidelines state that wall signs should finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panels are existing and will be wrapped in vinyl.

- **Design:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color is to be utilized. Use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed background color will be a dark blue in Pantone 7546. The proposed lettering is a lighter blue in Pantone 644 C and a muted, light red in Pantone 178 C. The proposed colorway is appropriate.

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 132 3rd Ave. S. for Biscuit Love.

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

- **Location:** The Guidelines state to place the sign in a traditional front yard location and to be perpendicular to the public sidewalk. The location of the existing sign is in the front yard and perpendicular to the public sidewalk. The location of the sign is not proposed to be altered. The sign is existing in this location and will be refaced. The location is appropriate.

- **Height:** The Guidelines state that the maximum post height is seven feet in height. The new sign will be located at the same height from grade. As this sign is being refaced, the non-conformity is not being increased and is allowed.

- **Size:** The Guidelines state that the maximum sign area is nine square feet. The existing round sign diameter is 34 inches, or 6.3 square feet. The existing rectangular panel is 28 inches by 8 inches, or 1.5 square feet. The total sign area is 7.8 square feet. The proposed sign will remain the same size. As the sign is being refaced, the size is allowed to remain.

- **Material:** The Guidelines state that wall signs should finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panels are existing and aluminum which will be wrapped in vinyl.

- **Design:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color is to be utilized. Use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed background color will be a dark blue in Pantone 7546. The proposed lettering is a lighter blue in Pantone 644 C and a muted, light red in Pantone 178 C. The proposed colorway is appropriate.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The wall sign and post-and-arm refacing is **approved** with the following conditions:

- The vinyl must be a matte finish to be in accordance with the Guidelines.

- 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/

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

PRESENTED BY
Lucas Atkinson

The artwork remains the intellectual property of 12-Point SignWorks, LLC until paid for, in full, by the client. It is not to be reproduced, copied or manufactured by you or given to any other manufacturer without written permission from 12-Point SignWorks, LLC. Unauthorized use is subject to the full charges associated with the design and production fees. Revisions beyond the standard two may incur additional charges, at the sole discretion 0f 12-Point SignWorks, LLC. Charges for design and project management will be billed at the current company hourly rate for each service. Proof approval indicates client's responsibility for all spelling, sizing, colors and materials indicated within this proof document. Cost associated with any changes after production has commenced will be the responsibility of the approving party.

CLIENT NAME
Biscuit Love

DESCRIPTION

- **#EST-26188**
- **Wall - Mounted Sign**
- **Dimensions:**

- 79" wide by 19.5" high

- Standard Brand Pantones
- Existing panel will be wrapped in **PMS 7546** vinyl.
- Existing panel is 1/4" thick ACM with black satin vinyl overlay.
- Blue Pantone matched vinyl sections for rectangle & tagline.
- Mounted with screws, covered by vinyl wrap.

- **REV - 1 Notes:**

- White satin replacement backing vinyl has been substituted for a custom printed PMS 7546 backing vinyl.

1/2" depth
Acrylic Lettering

1/4" thick ACM panel

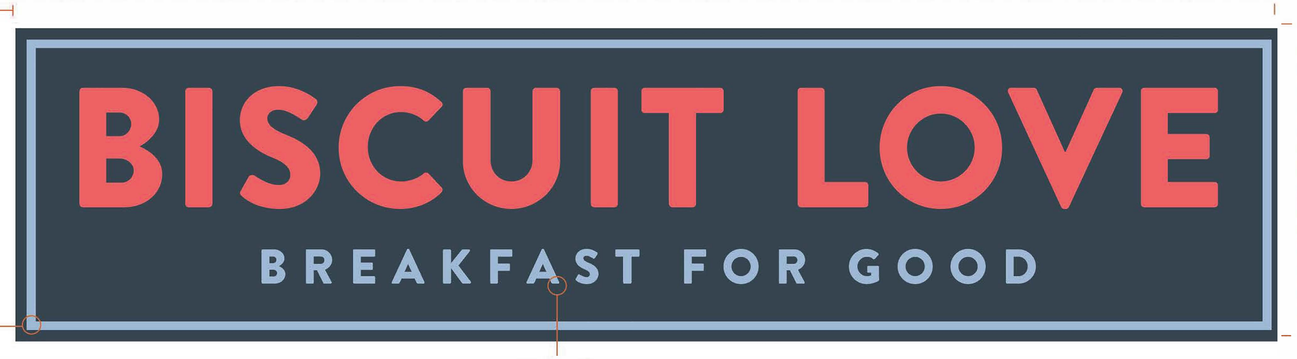
Wrapped in satin black vinyl (remove).
PMS 7546 *vinyl face.*

Single Sided.
QTY x 1

Elevation from Top of Stairs to Bottom of Sign: 133" high

Elevation from Ground Level to Bottom of Sign: 160" high

79" wide



19.5" high

Cut Vinyl Blue Frame

Cut Vinyl Blue Type

Pantone 178 C | *Pantone 644 C* | *Pantone 7546*

REVISION 1

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

PRESENTED BY
Lucas Atkinson

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CLIENT NAME
Biscuit Love

DESCRIPTION

- **#EST-26188**
- **Post / Arm Sign**
- Consisting of 2 Parts:

- (1) round logo sign
- (2) rectangular signs

- **Round Logo:**

- 34" diameter

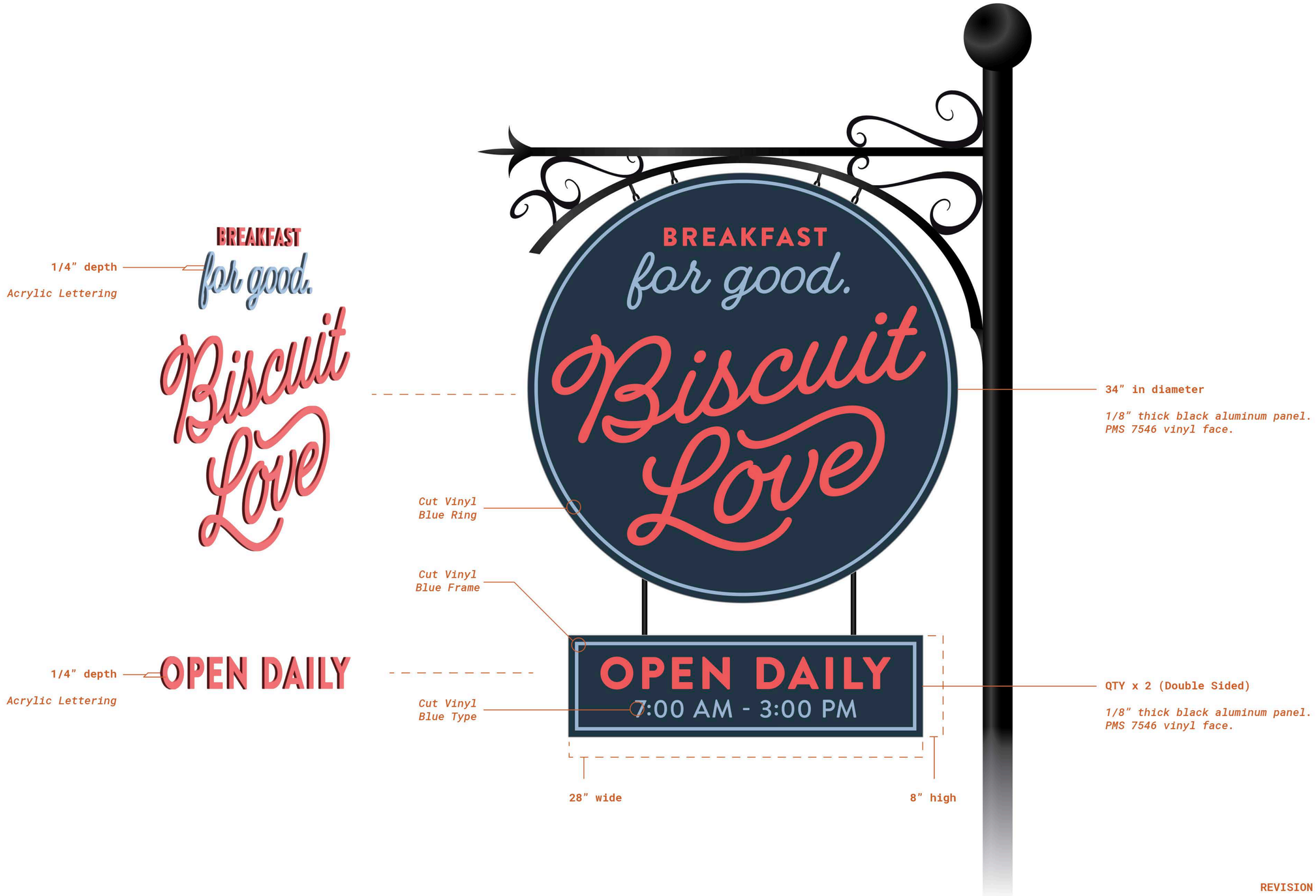
- **Rectangular Signs (Hours):**

- 28" wide by 8" high

- Standard Brand Pantones
- Existing panels will be wrapped in *PMS 7546* vinyl.
- Existing panels are 1/8" thick Aluminum with a black powder coated finish.
- Blue Pantone matched vinyl sections for rectangle, hours & circle.
- **REV - 1 Notes:**

- White satin replacement backing vinyl has been substituted for a custom printed PMS 7546 backing vinyl.

Pantone 178 C | *Pantone 644 C* | *Pantone 7546*



REVISION 1

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mike Tidwell
(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:

Property Parcel #01300 / Tax ID #81-3834577
(Property Parcel/Tax ID Number)
and located at:

132 3rd Avenue South, Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Lisa Manci, 12-Point Signworks, 1120 Lakeview Drive, Ste 900, Franklin, TN 37067
(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.

TIDWELL
Signature

P.O. BOX 3007
Property Owner Mailing Address

HENDERSONVILLE, TN 37077
City, State & Zip

Subscribed and sworn to before me this

15th day of May, 2024.

Notary Public

My Commission Expires: 4-19-28

SANDRA C. SALES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

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

Project Overview #1360003

Project Title: 132 3rd Ave S, 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
Lisa Manci
12 Point Signworks
1120 Lakeview Dr Suite 900
Franklin, TN 37067
P:6155956564
lisa@12psw.com

Property Owner

Property Owner
Mike Tidwell
Biscuit Love
132 3rd Ave S
Franklin, TN 37064
P:615-557-6933
becca@biscuitlovebrunch.com

Address or Parcel

Project Address or Parcel: 132 3RD AVE S (078C-G01300)

Calculated Acreage: Parcel

- 132 3RD AVE S: 0.38863941

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 1.625

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 132 3RD AVE S: DD

Central Franklin Overlay: Central Franklin Overlay

- 132 3RD AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 132 3RD AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0000

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 1.625

HVAC Type:

Narrative

Project Description:
One wall mounted sign reface and one post/arm sign reface

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0420

DATE: June 27, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Administrative COA 104 South Margin Street Signage (Post-and-Arm Reface)

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:	**104 South Margin St. (Downtown Franklin Historic District)**
Applicant:	**Rick Kwock**
Owner:	**Therese and Richard Kwock**
Project #:	**8529**
Type of Work:	**Consideration of Signage (Post-and-Arm Reface)**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**June 21, 2024**
Expiration Date:	**June 21, 2026 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a refaced panel on an existing post-and-arm sign located at 104 South Margin Street for The Antique Store and More.

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

- **Location:** The Guidelines state to place the sign in a traditional front yard location and to be perpendicular to the public sidewalk. The location of the existing sign is in the front yard and perpendicular to the public sidewalk. The location of the sign is not proposed to be altered. The sign is existing in this location and will be refaced. The location is appropriate.

- **Height:** The Guidelines state that the maximum post height is seven feet in height. The existing post will not be altered in height. The height is appropriate.

- **Size:** The Guidelines state that the maximum sign area is nine square feet. The proposed sign panel will be 36 inches by 36 inches, or 9 square feet in size. The proposed sign area size is appropriate.

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

- **Design:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color is to be utilized. Use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed background color will be a brick red with decorative detailing in gold and silver. The proposed lettering is a lighter color and will use accents in black. The proposed colorway is appropriate.

APPLICABLE GUIDELINES
Chapter 8 - Signs

APPROVED WORK SPECIFICATIONS
The post-and-arm reface is **approved** with the following conditions:

- The sign must utilize a matte finish.

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

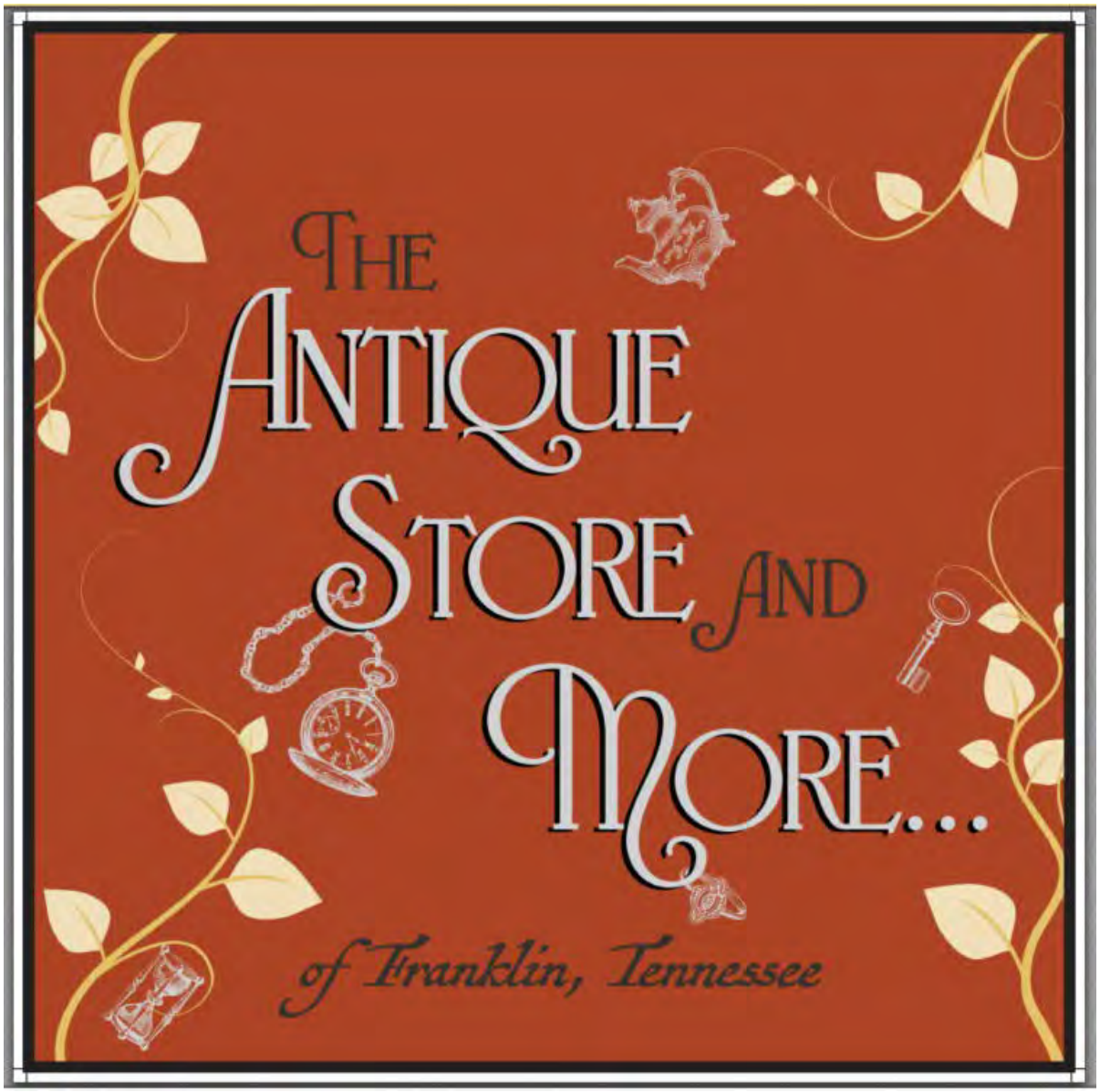
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

Description of signage:

- 1/8” Aluminum Composite Sign
- 36” x 36” Square
- Double-Sided
- Two Holes Drilled on top for hanging
- Height from grade – 2 feet.

Artwork below:



Proposed location:

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

104 S MARGIN ST FRANKLIN TN 37064

Project Overview #1370509

Project Title: 104 S MARGIN ST FRANKLIN TN 37064

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Rick Kwock

104 S Margin Street
Franklin, TN 37064
P:270-889-4693
rkwock@aol.com

Property Owner

Property Owner
Rick Kwock

104 S Margin Street
Franklin, TN 37064
P:270-889-4693
rkwock@aol.com

Address or Parcel

Project Address or Parcel: 104 S MARGIN ST (078C-F03100)

Calculated Acreage: Parcel

- 104 S MARGIN ST: 0.14326004

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 5

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 104 S MARGIN ST: CC

Central Franklin Overlay: Central Franklin Overlay

- 104 S MARGIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 104 S MARGIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed: Post-and-Arm

Height of Sign Face or Sign Area: 3

HVAC Type:

Narrative

Project Description:
New 1/8 Aluminum Composite Sign, 36 x 36 Square, Double-Sided to existing post and arm.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0421

DATE: June 27, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:
Administrative COA 230 Franklin Road Lighting (In Kind Replacement)

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:	**230 Franklin Road (Franklin Road Historic District)**
Applicant:	**David Collier**
Project #:	**8530**
Type of Work:	**Site & Setting Lighting (In-Kind Replacement)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**June 25, 2024**
Expiration Date:	**June 25, 2024 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to replace in-kind the gooseneck lighting located on Building 13 at the Factory for the tenant Etch. The proposed lighting will maintain the gooseneck design in a satin black finish and be in the same locations as the existing lighting.

- **Lighting**: The Guidelines state if new light fixtures are necessary, to use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings. The Guidelines recommend to orient illumination downward for commercial and civic buildings. Additionally, it is recommended to utilize incandescent and warm colored lighting. The proposed lighting will be downward oriented and will match the existing light fixtures at this location in size, color, and placement. The in-kind replacement of the gooseneck light fixtures is appropriate.

APPLICABLE GUIDELINES

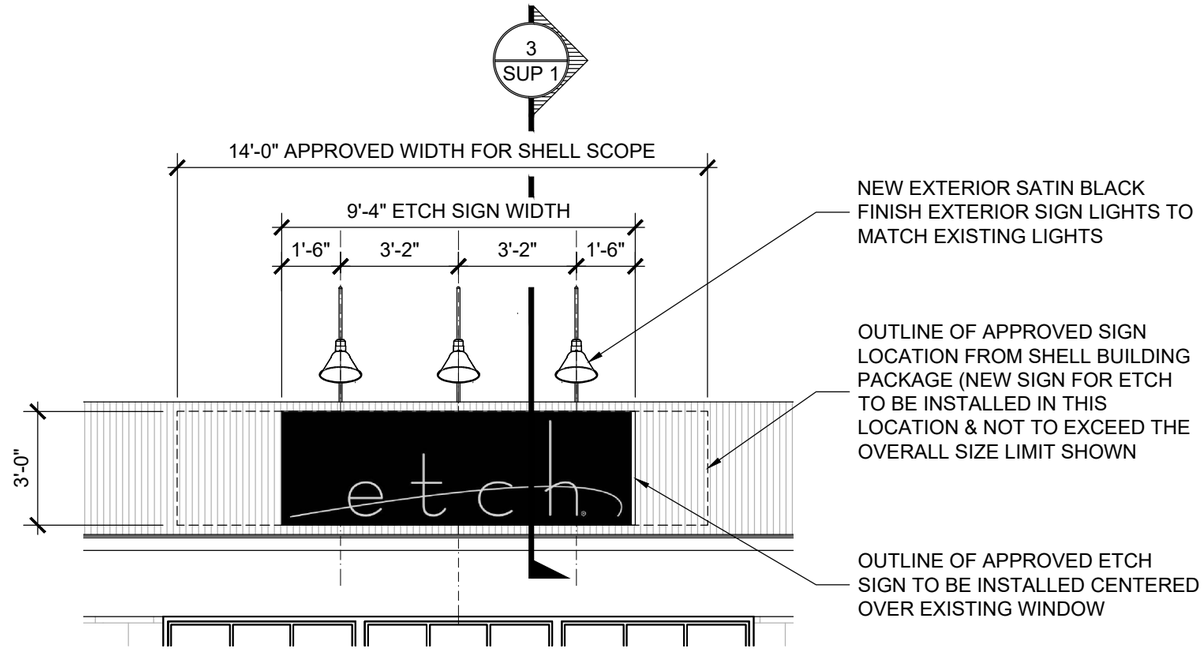
Chapter 6 – Site and Setting

APPROVED WORK SPECIFICATIONS

The in-kind replacement of the light fixture is **approved** with the following conditions:

- Per the Zoning Ordinance 15.1.5, exterior illumination of signs shall "Be aimed and shielded so that direct illumination is focused exclusively on the sign area". The lighting must be directed at the signage.
- Use illumination with an incandescent and warm white lighting.
- 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/

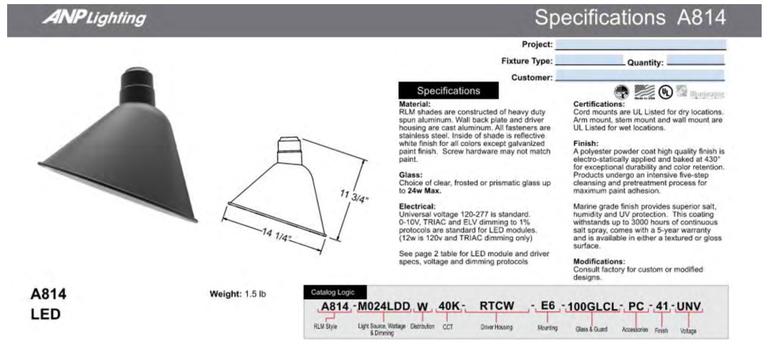


2 SUP 1

SIGN LIGHTING

SIGN ELEVATION

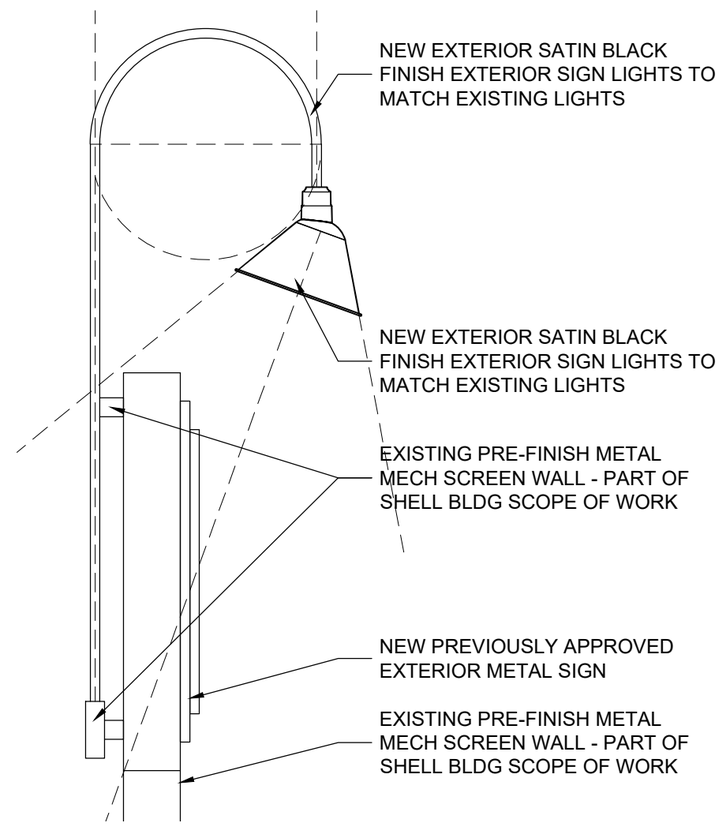
SCALE: 1/4"=1'-0"

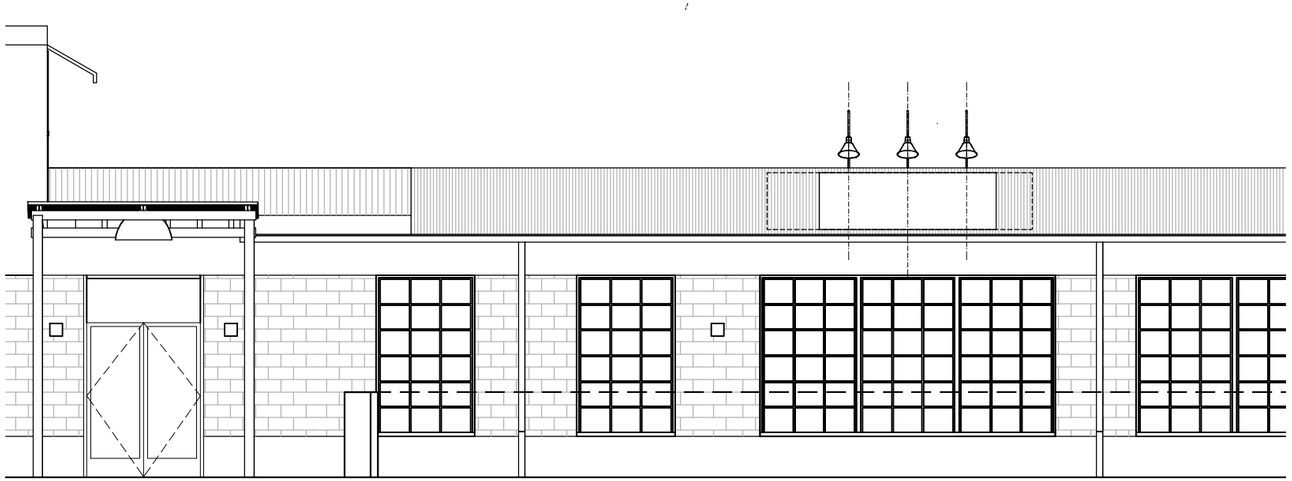


NEW SIGN LIGHT

SATIN BLACK FINISH

NOT TO SCALE





1 SUP 1

EXT. SIGN LIGHTING

-

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

3 SUP 1

LIGHTING DETAIL

-

SCALE: 3/4"=1'-0"

MATHENY GOLDMON
ARCHITECTURE + INTERIORS

ARCHITECTURE + INTERIORS, LLC
108 WOODSON STREET
HUNTSVILLE, ALABAMA 35801
256.532.0909 I WWW.MATHENYGOLDMON.COM
HUNTSVILLE I NASHVILLE

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

PROJECT NO.	23-007
DRAWN BY	DLC
CHECKED BY	
DATE	2024.06.04

SHEET TITLE

EXTERIOR SIGN ILLUMINATION

SUP 1

REFERENCE SHEET AX.X

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

Tax Map 63M, Group A, Parcel 21.00
(Property Parcel/Tax ID Number)
and located at:

230 Franklin Rd, Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

David Collier of Matheny Goldmon Architecture + Interiors (for Etch Restaurant)
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

2710 Old Lebanon Rd, Ste 5
Property Owner Mailing Address

Nashville, TN 37214
City, State & Zip

Subscribed and sworn to before me this

21st day of March, 2024.

Tami A Pryce
Notary Public

TAMI A. PRYCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/26/26

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

Project Overview #1370265

Project Title: 230 Franklin Road Bldg. 13

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
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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
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- Description of project
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- Signed and notarized owner affidavit

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

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

Property Owner

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

Address or Parcel

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

Calculated Acreage: Parcel
- 230 FRANKLIN RD: 20.04685028

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 3

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 230 FRANKLIN RD: PD

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

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

Floodway Overlay:

COF Number of Site Plan: N/A

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 3

HVAC Type:

Narrative

Project Description:

This is a submission of the lighting for a previously approved sign. We are matching the existing light shape. Finish will be a satin black to match the metal screen wall surface that the sign is being mounted on.