



Meeting Agenda

Historic Zoning Commission

Monday, August 12, 2024

5:00 PM

Board Room

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. 615.791.3212 For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.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@franklinton.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 To The Previously Approved Fencing At 1835 William Campbell Ct.; Bernie Butler, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

3. Consideration of Site Alterations (Driveway) At 309 4th Ave. S.; Mike Desmond, Applicant.

Sponsors:

Emily Wright, Emily Huffer, Elizabeth Bulay

4. Consideration Of Alterations (Roofing, Chimney, And Porch Repair) At 320 3rd Ave. S.; Josh Berry, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

5. Consideration Of Alterations (Awning Installation) At 1302 Adams St.; Phillip Drone, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Alterations (Window And Roofing) At 203 2nd Ave. S.; Amanda McCreary, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

7. Consideration Of Alterations (Site And Principal) And An Addition (Principal) At 231 Myles Manor Ct.; Amanda McCreary, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

8. Consideration Of Alterations to The Previously Approved Retaining Wall At 904 Fair St.; Greg Gamble, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS**RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC**

9. Administrative COA 108 Bridge St. Signage (Convenience).; JT Manor, Applicant.
10. Administrative COA 231 Myles Manor Ct. (Minor Alteration).; Amanda McCreary, Applicant.
11. Administrative COA 185 Splendor Ridge Dr. Mechanical Equipment Installation.; Marshall Harris, Applicant.
12. Administrative COA 237 2nd Ave. S. Signage (Post-and-Arm).; Mike Alexander, Applicant.
13. Administrative COA 98 4th Ave. N. Signage (Sandwich Board).; Chandler Clarkson, Applicant.
14. Administrative COA 202 5th Ave. S. Signage.; George Brooks, Applicant.
15. Administrative COA 230 Franklin Rd. Minor Alteration (Non-Historic Rear Door).; David Click, Applicant.

16. Administrative COA 902 W. Main St. Mechanical Equipment Installation.; Tori Barr, Applicant.
17. Administrative COA 351 4th Ave. S. Rear Yard Fencing.; Daniel Clayton, Applicant.

ADJOURN

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

From: stevescott777@comcast.net
To: [Emily Huffer](#)
Subject: 904 Fair St HZC application for 8/12
Date: Thursday, August 8, 2024 9:00:37 AM

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

Emily,

As the owner of the adjacent property at 900 Fair St, I would like to provide input on the HZC retaining wall application for 904 Fair St.

As you know, their previous application was approved for a 13' long wall along the property line setback at a height of 5'. Instead, they built the wall over 44' long and about 7' in height before being issued the stop-work order.

We didn't speak in opposition at the previous committee meeting even though the materials proposed are not within historical guidelines. However, based on what they have actually built and are now attempting to get approved after the fact, we will be asking that this application be denied. I have enclosed several photos that illustrate our concerns and outlines the lack of compliance with current guidelines.

I will be present at the HZC meeting on August 12th and I would appreciate the opportunity to address these issues with the committee and answer any questions. The photos include the following:

- View from the public street of 9th Ave
- The wall showing actual built vs previously approved dimensions
- Before and after the lower grade was manipulated with a 45 degree dirt fill.

Thanks,
Steve Scott



View from 9th Ave



Actual Grade

Approved Size
13' x 5'





Meeting Minutes

Historic Zoning Commission

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5:00 PM

Board Room

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CALL TO ORDER

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

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

Commissioners Absent: Susan Besser

Staff Members Present: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay, Randall Tosh, and Blake Harper

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Chair Denton asked for citizen comments. There were none.

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APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

Sponsors:

Commissioner Pearce motioned to approve the June 10, 2024, HZC meeting minutes, seconded by Commissioner LeMarinel. The motion carried 8-0.

ANNOUNCEMENTS

Emily Huffer announced that the Design Review Committee Meeting will be Monday, July 15, 2024, at 4:00 pm. Also, postcards will be sent to all tenants and property owners in the Historic Preservation Overlay. The front of the postcard depicts an aerial view of downtown in the 1950's and the other side provides examples of exterior alterations that would require a Certificate of Appropriateness before work could take place. There is also a QR code that can be scanned for more information.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 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 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:

1. 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.
2. 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.
3. Avoid adding architectural features if they did not exist historically.

Staff recommends approval of the rooftop mechanical equipment installation and screening with conditions outlined in the staff report. 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.

Applicant: None

Citizen Comments: None

Motion #1 (Site Lighting)

Commissioner Marquardt motioned to deny the lighting component of alterations at 230 Franklin Rd. (Factory Building 11), seconded by Commissioner LeMarinel.

Commissioner Pearce stated that she agreed with staff's recommendation as the correct historical period would not be represented in the applicant's choice of lighting.

Commissioner LeMarinel stated that he would not recommend allowing tenants to choose their own exterior site lighting.

The motion carried 8-0.

Motion #2 (Roof Top Screening and Mechanical)

Commissioner Laster motioned to approve the Roof Top Screening and Mechanical at 230 Franklin Rd. (Factory Building 11), seconded by Commissioner Barrett.

Commissioner LeMarinel asked staff if it would be necessary to screen the length of the building since part of building 11 is obstructed by other buildings.

Ms. Bulay stated that, yes, it would be necessary to screen the full length of the building because of the angle of visibility in certain areas.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 the condition that the maximum number be limited to three.

Awning Sign

One awning sign above the main entrance to the tenant's 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.

Window Signs

Small Hanging/Projecting Sign: One small projecting sign is proposed near the main entrance of the tenant's space. The projecting sign is 3 sq. ft. in sign area and is appropriate. 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 a minimum clearance of 8' from the grade surface with a maximum height of the roofline or the windowsill 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 signage utilizes a lighter background color and darker lettering, which does not meet the recommendation of the Guidelines. 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 conditions outlined in the staff report.

Applicant Presentation: Spencer Bales. Mr. Bales stated that he welcomes comments and recommendations from the Board.

Chair Denton stated that this meeting was a voting meeting, but that Mr. Bales might find it helpful to attend the Design Review Meeting where more discussion and recommendations can be made.

Mr. Bales stated that the vinyl lettering did not show up when placed on the inside of the glass. The lettering was placed on the outside of the glass similarly to the way other stores had done so in downtown Franklin. Regarding the awning sign, Mr. Bales stated that he is open to guidance from the HZC about the placement of this sign and explained that placement was chosen based on other signs displayed downtown. The A-frame sign accounts for 30-40 percent of business as tourists and foot traffic are directed toward the store, otherwise most would not know the store exists. Mr. Bales welcomed suggestions that would direct customers in the direction of the store.

Citizen Comments: None

Chair Denton asked staff to recap the applicant's request as some sign requests may or may not fall under the purview of the HZC. The applicant requests may be governed by city codes and ordinances. The sandwich board proposed on the corner of Main Street is not permitted by the municipal code.

Mr. Harper confirmed that anything signage or otherwise pertaining to the business is required to be in front of that business and would be prohibited by the code, otherwise.

Ms. Bulay stated that the request for exterior vinyl lettering and the height of the hanging sign (higher than 8 feet from grade) is not permitted by the zoning ordinance. Businesses with hanging signs and exterior lettering outside these parameters would have been permitted under previous zoning ordinance or city codes.

Commissioner Marquardt suggested choosing three of the five requested signs that best meet the design guidelines.

Chair Denton stated that the guidelines recommend three signs per business with latitude for a fourth sign.

Ms. Bulay stated that a fourth sign is permitted if the business has a rear entrance. In this case, there isn't a rear entrance.

Commissioner LeMarinel suggested asking the applicant which three signs would be his preference.

Mr. Bales stated that his preference are the signs that generate the most foot traffic/business which are the A-frame

signs. The lettering and the awning are also preferences.

Commissioner Worthington asked for clarification about the location of the A frame and sandwich board requested by the applicant, relating to the guidelines.

Ms. Bulay stated that the location is permitted by the zoning ordinance, but the quantity and materials are not recommended by the design guidelines.

Motion

Commissioner Pearce motioned to approve the door signage, awning signage and one sandwich board sign along with staff recommended compliance changes and staff conditions for the business located at 100 4th Avenue North, seconded by Commissioner LeMarinel.

Chair Denton allowed a question by the applicant.

Mr. Bales asked if he would be required to place the vinyl letters on the inside of the window if most businesses downtown have the lettering on the outside of the window.

Chair Denton explained that it is against the zoning ordinance to apply vinyl lettering on the outside of the window.

Mr. Harper further stated that the HZC can only rule within the parameters of the Historic Design Guidelines and the city's municipal code.

Mr. Bales stated that he may need to speak to someone else who would be able to grant permission for sign placement.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 proposed accessory structure will have a height of 19'4", which is subordinate to the principal structure, which is 22 feet, to the ridge. 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%.

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. 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 conditions outlined in the staff report.

Applicant Presentation: Mike Hendren. Mr. Hendren stated that he did not have any objections to staff conditions and would

be happy to answer any questions. Mr. Hendren noted that a right elevation window was not proposed because his neighbors plan to construct a fence taking away the view from inside the home and blocking the outside view from other viewsheds.

Citizen Comments: None

Motion

Commissioner Worthington motioned to approve new construction (accessory) at 206 Lewisburg Avenue with staff conditions, seconded by Commissioner Laster.

Discussion: None

The motion carried 8-0.

Chair Denton recused himself from item #5.

Vice Chair Pearce will preside over item #5.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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
- 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 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 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:

1. 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.
2. Additions should blend with the historic building and its surrounding context.
3. Preserve, maintain, and repair original details and ornamentation on historic commercial buildings.
4. 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. 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 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 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 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 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.

Staff recommends approval of the ramp installation, new lighting, rear pergola construction, ground-mounted screening, new window and door, and rooftop screening with conditions outlined in the staff report.

Citizen Comments: None

Applicant Presentation: Mark Kozevski. Mr. Kozevski stated that he has safety concerns regarding the 12" drop from one surface to the next on the front of the building. Railings would provide safety for customers sitting close to the edge of the

drop-off. Mr. Kozevski asked the Board if the railings are not permitted at all in the front, or are the rails prohibited by the zoning ordinance. Also, Mr. Kozevski stated that he didn't remember any discussion regarding the side pergola during the Design Review Meeting.

Vice-Chair Pearce asked Mr. Tosh to discuss requirements from the zoning ordinance perspective.

Mr. Tosh explained that a guard rail is required once the walking surface is 30 inches above the walking surface below. For the ramp, edge protection, with a guard rail, is required at the lower level to prevent a wheelchair from rolling off the edge. A guard rail is not required on the front of the building.

Mr. Kozevski noted his concerns about safety in the front of the building where there is a 12-inch drop off and will a handrail be allowed across the front, if it's not a requirement.

Ms. Huffer noted that the existing handrail across the front is required to be maintained. Where the handrail does not exist, a handrail is not required or recommended.

Mr. Kozevski stated that the front area without handrails is the most dangerous as the space is closer to the river. Currently, planters sit on the edge of the 12-inch drop off but those may or may not be a part of the final design plan.

Vice Chair Pearce stated that the discussion would be more appropriate to continue in a Design Review Meeting and asked for a motion from the Board.

Commissioner Marquardt asked staff if it is in the purview of the HZC to agree with the applicant regarding the need for handrails.

Ms. Huffer explained that the zoning ordinance does not require handrails. Staff recommended against the handrailing, but the Board may choose to go against staff recommendations.

Ramp Installation & Railing

Motion #1

Commissioner Marquardt motioned to approve handrails as proposed by the applicant, for safety reasons, for 94-98 East Main Street, seconded by Commissioner Laster.

Commissioner LeMarinel, looking at the site plan (pg. 1), suggested having the handrail go up the ramp and make a 90-degree turn but stop at the historic front porch. As one moves up the ramp, handrails would run along the entirety of the ramp including the 90-degree turn (landing) at the top of the ramp. The handrails would not follow around the front of the building. The railing meets the zoning requirements.

Commissioner Laster stated that in lieu of the guardrails, as proposed, the planters will serve as a barrier for the 12-inch drop down.

Commissioner Orr agreed with Commissioners LeMarinel and Laster that the guardrails are unnecessary.

The motion fails 0-7.

Motion #2

Commissioner LeMarinel motioned to approve the ramp and handrailing to be installed only on the ramp and landing of the ramp and to allow for the replacement of the existing handrails on the front steps with staff conditions for 94-98 East Main Street, seconded by Commissioner Laster.

Commissioner Orr. Will the motion allow for replacement of the front step handrail to match the ramp handrailing, or will the applicant maintain the exiting railing?

Commissioner LeMarinel. Does the applicant need approval from the HZC or is the replacement in kind while also bringing the handrail into code compliance?

Ms. Huffer stated that the front step handrail exists on the front facade and if the applicant would like to replace the handrail, then an amendment to the motion could be made to address replacement.

Commissioner LeMarinel reflected the change in his motion.

The motion carried 7-0.

New Lighting

Motion #3

Commissioner LeMarinel motioned to approve the new lighting as presented for 94-98 East Main Street, seconded by Commissioner Worthington.

Discussion: None

The motion carried 7-0.

Side Pergola Construction

Motion #4

Commissioner LeMarinel motioned to deny the side pergola for 97-98 East Main Street, seconded by Commissioner Marquardt.

Commissioner LeMarinel noted that the remnants of an old service station on one side has similar form to the pergola and would not be appropriate to have a counterbalance. Also, the Guidelines do not support use of a pergola in this location, not to mention the floodplain concerns.

Vice Chair Pearce noted the floodplain issues would overrule if the Board decided to allow a pergola in this location.

The motion carried 7-0.

Rear Pergola Construction

Motion #5

Commissioner Laster motioned to approve the rear pergola with staff conditions for 94-98 East Main Street, seconded by Commissioner Orr.

Discussion: None

The motion carried 7-0.

Ground Mounted Screening

Motion #6

Commissioner Laster motioned to approve ground mounted screening with staff conditions for 97-98 East Main Street, seconded by Commissioner Barrett.

Discussion: None

The motion carried 7-0.

Rooftop Screening

Motion #7

Commissioner LeMarinel motioned to approve rooftop screening with staff conditions for 97-98 East Main Street, seconded by Commissioner Laster.

Discussion: None

The motion carried 7-0.

New Window and Doors**Motion #8**

Commissioner Laster motioned to approve window and door alterations with staff conditions for 97-98 East Main Street, seconded by Commissioner LeMarinel.

Discussion: None

The motion carried 7-0.

Chair Denton returned to the meeting.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Applicant Speaker: Scott Cash. Mr. Cash explained that the additional 63 square feet will allow more space in the kitchen between counter tops. Two linear feet will be added to the kitchen and one foot would be shared between the butler's pantry and the mud room.

Citizen Comments:

Doug Revere, 108 Mayberry Ct. Mr. Revere fully supports the Cash family and their plans for the home. The home will be very fitting and appropriate for the neighborhood.

Brian Thacker, 206 Mayberry Ct. Mr. Thacker stated that he has seen the house plans and has had extensive conversations with the Cash family about the plan. Mr. Thacker supports the project and believes the plan will fit well contextually and aesthetically in the historic neighborhood.

Motion

Commissioner Laster motioned to approve addition at 121 Myles Manor Ct with staff conditions, seconded by Commissioner Pearce.

Commissioner Pearce stated that the size of the homes goes against the Guidelines and would not normally approve another square foot for an addition that out scales the historic home. However, the home is an outlier and abuts an infill neighborhood on one side and the front façade gently transitions into the historic neighborhood.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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

Ms. Huffer noted that staff had comments and recommendations of two of the proposed alterations.

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:

1. 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.
2. Erect fences and walls in typical locations along property lines.
3. 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.
4. 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.

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.

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 condition outlined in the staff report.

Applicant Presentation: Wayne Weaver. Mr. Weaver stated that since the last meeting with staff he had the opportunity to meet the previous owner in which she indicated the "lean to" accessory structure was built in 1995. Regarding the stone

pillars, Mr. Weaver explained that in driving around the Scenic Corridor and with Harlinsdale Manor just across Franklin Road (entrance flanked with stone pillars), they decided on stone pillars for the entrance to their property.

Citizen Comments: None

Chair Denton stated that Ms. Fisher, the previous owner, dropped off a letter confirming the age of the lean-to and that she is in full support of the proposed actions for the property.

Ms. Huffer noted that the Board was provided a copy of the letter, and the letter would be included in the meeting minutes.

Motion

Commissioner Pearce motioned to approve the application including demolition of all three accessory structures, except for the construction of the stone fence post columns with staff conditions, seconded by Commissioner Barrett.

Commissioner Pearce noted that she would like to have a better understanding of the style and scale of the stone pillars.

Chair Denton stated that the motion includes approval of the horse fencing, and it would not prevent the applicant from requesting a gate in the future.

Commissioner Orr noted that he appreciates the work being done on the property as it is a much-needed improvement.

Commissioner Laster invited the Weaver's to the Design Review Meeting to discuss the stone pillars in a less formal atmosphere.

The motion carried 8-0.

Chair Denton applauded staff on the awareness postcards that have been mailed to those who live within the overlay districts.

OTHER BUSINESS

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

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

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

Sponsors:

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

Sponsors:

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

Sponsors:

ADJOURN

Commissioner LeMarinel motioned to adjourn the July 8, 2024, meeting, seconded by Commissioner Orr.

There being no further business, the meeting adjourned at 6:15 PM.

Chair

Date

409 Eddy Lane

Franklin, TN 37064

July 8, 2024

To the Franklin Historical Committee:

As the person who built the house on 344 Franklin Road, I don't think that it should be under the same requirements as the true historic houses closest to it. I care about the area because my grandparents bought the farm that it was built on in 1935 when my mother was 7 years old. I grew up on that farm and lived in an Air Stream camper where 340 Franklin Road is in 1959. My parents built their basement in 1961. I grew up loving Creekside and Wyatt Hall and wouldn't want those houses to be changed. However, I cannot see it as having an historic value in maintaining the appearance of a house that was designed by my ex-husband, who was a mail carrier and not trained as an architect. He had taken some drafting classes at Franklin High. Let someone make any and all improvements to the property that will make it as nice as the new houses that are across the road from it.

Sincerely,

A handwritten signature in blue ink that reads "Savantha Church Tesar Fisher". The signature is written in a cursive, flowing style.

Savantha Church Tesar Fisher



File #: 21-0519

DATE: July 29, 2024
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:

Consideration Of Alterations To The Previously Approved Fencing At 1835 William Campbell Ct.;
Bernie Butler, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a proposed revision to the previously approved plan for installation of fencing at 1835 William Campbell Court.

APPLICABLE DESIGN GUIDELINES:

2016 Franklin Historic District Design Guidelines:
Fences and Walls (Pg. 58-60)

PROJECT INFORMATION:

COF Project Number: 8258
Applicant: Bernie Butler
Owner: Bernie Butler

BACKGROUND:

1835 William Campbell Court features the site of the Historic Magnolia Hall as well as the new Magnolia Hall Subdivision. A Certificate of Appropriateness was issued in August of 2023 for the construction of a retaining wall and installation of fencing as a guardrail on top. The approved fencing was a 4-board horse fence in design, intended to match what is seen throughout the property, with a condition of approval added by the HZC for horizontal boards to be applied on both sides of the horse fencing. The original application had horizontal boards on one side of the fence.

Within this application, it is being proposed to alter the design of the previously approved fencing which is to be installed around the southeastern portion of the lake, near the cul-de-sac, and in front of the proposed new construction homes 10 and 11 in the Magnolia Hall Subdivision. The proposed revision to the previously approved plans requests to forgo installation of horizontal boards on both sides of the fencing. The same design, materials, and height of the previously approved fencing are to be maintained.

The Guidelines recommend the following for fences:

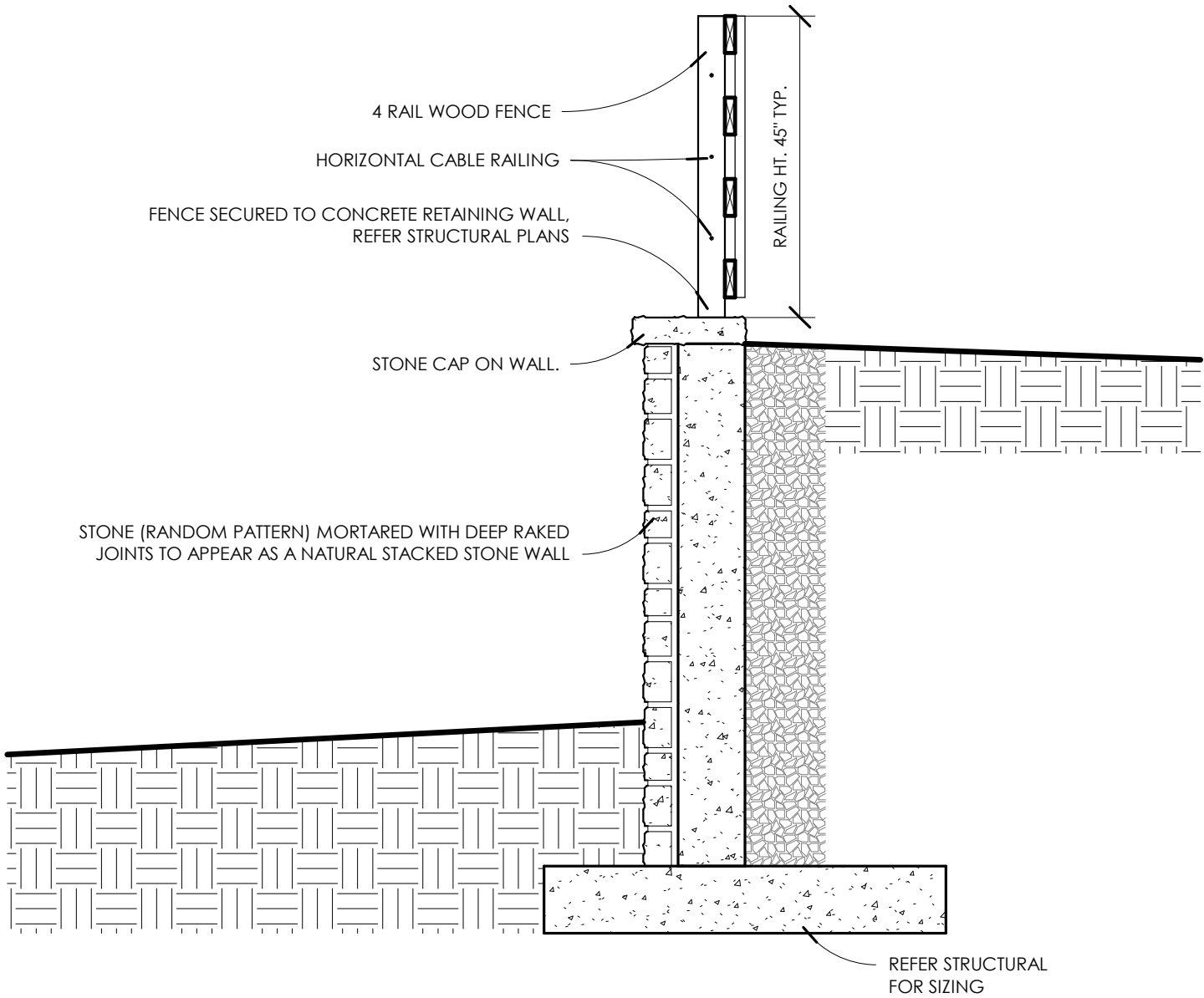
- Preserve and retain historic fence and retaining wall materials and designs
- Fence materials should be compatible with the surface materials of the building. Compatibility is achieved by maintaining the range of materials historically present in the district. Unit size and visual and tactile textures of the materials should correspond to the main structure.

Four-board horse fencing maintains consistency with the existing fencing around the property. The utilization of horizontal boards on both sides of the fence is not common or seen elsewhere on the property or in other locations that utilize this fencing type. The proposed fence design is appropriate. The Zoning Ordinance requires fences to be oriented such that the “finished” side of the fence faces outward toward adjoining lots, building sites, streets, or internal drives and the support framing faces the inside of the lot or building site. The orientation, placement, and design of the proposed fencing meet these zoning requirements.

RECOMMENDATION:

Staff recommends approval with the following conditions:

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



1 RETAINING WALL DETAIL
N.T.S.



#1





#2

Today
8:37 AM





#5







File #: 21-0518

DATE: July 29, 2024
TO: Historic Zoning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:
Consideration of Site Alterations (Driveway) At 309 4th Ave. S.; Mike Desmond, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of the material of the existing asphalt driveway with a concrete driveway.

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

PROJECT INFORMATION:
COF Project Number: 8565
Applicant: Mike Desmond
Owner: Mike Desmond

BACKGROUND:
309 4th Avenue South features a two-story frame dwelling which was constructed circa 1905. The building utilizes the American Foursquare plan. There is an accessory structure at the rear of the property that is a circa 1930 frame garage. The existing driveway is a shared driveway that serves both 309 4th Ave. S and 315 4th Ave. S.

A new driveway material is being proposed to replace the existing asphalt driveway. The proposed driveway will utilize concrete in place of the existing asphalt. The footprint of the driveway will not be altered. The material will only be altered on this property owner's half of the shared driveway.

The Guidelines recommend the following for residential driveways:

- Use durable materials that were historically typical for driveways, such as gravel, concrete, bricks, and asphalt.

The proposed change in material of the driveway to utilize concrete is appropriate and meets the recommendation of the Guidelines.

RECOMMENDATION:

Staff recommends approval of the driveway alteration with the following conditions:

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







File #: 21-0529

DATE: July 30, 2024
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:

Consideration Of Alterations (Roofing, Chimney, And Porch Repair) At 320 3rd Ave. S.; Josh Berry, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning repair to the front porch and replacement of the roof.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Buildings

PROJECT INFORMATION:

COF Project Number: 8566
Applicant: Josh Berry
Owner: Gianna Jessen Ostrander

BACKGROUND:

The property at 320 3rd Avenue South was constructed circa 1890 and is part of the Downtown Franklin Historic District. The proposal includes repairing the chimney, repairing the front porch, replacing the asphalt shingle roof, and installing a metal roof on the front porch.

The principal building was damaged during a storm in 2023. Damage was sustained to the chimney and the front porch. The intent of the application is to mostly repair the building to how it appeared before the storm. The porch and chimney will be reconstructed and the main portion of the house will have the asphalt shingle roofing replaced, and the porch roofing will be replaced with metal roofing. The existing roof on the principal building is an asphalt shingle, which was partially damaged, and the proposal to install metal roofing is a new proposal.

The Guidelines support the chimney repair, the front porch repair, and the in-kind replacement of the asphalt shingle roof.

The current porch roofing matches the existing asphalt shingle roof. The proposal is for a silver galvanized metal standing seam roof to be utilized on the porch roof. The Guidelines recommend:

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

More information and context are needed to determine whether metal roofing was historically on the porch roof. The Historic Zoning Commission has approved several adjacent buildings to utilize asphalt shingle roofing for the main building and metal roofing on the porch roof.

RECOMMENDATION:

Staff recommends the deferral of the use of metal roofing on the porch roof on the following grounds:

1. Avoid adding architectural features that are not original to the historic porch. Not enough information has been provided to determine whether a metal porch roof was historically present.

Staff recommends approval of the chimney repair, the front porch repair, and the utilization of an asphalt shingle on the main portion of the principal building 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.

Red Oak Building Company
Gianna Ostrander
320 3rd Avenue South

Plan is to replace entire roof with silver galvanized roof. If funds are not available to do so, the front porch roof will be replaced in kind with existing roof.

Materials List for replacing porch roof:

2 2x10s 22'
10 2x6 14'
20 2x6 8'
2 2x6 16' spruce
10 2x4s 12'
10 sheets of 1/2" osb
T&G ceiling





File #: 21-0535

DATE: August 2, 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 (Awning Installation) At 1302 Adams St.; Phillip Drone, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of a new awning at 1302 Adams Street.

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

PROJECT INFORMATION:
COF Project Number: 8567
Applicant: Phillip Drone
Owner: Phillip Drone

BACKGROUND:
1302 Adams Street features a one and one-half-story Tudor revival-influenced dwelling, which was constructed circa 1935. The property is a corner lot fronting Adams Street and Jennings Street, making the side and rear of the property have a higher degree of visibility from the street. At the rear of the building is a porch and a stairwell to the basement. The property owner has explained that there has been a history of flooding and water intrusion into the basement at this rear entrance and hopes to mitigate this with the installation of an awning.

A new awning is proposed to be installed at the rear of the home over the porch and stairway. The proposed awning will utilize a black and white striped design and relates to the primary colors seen on the home. The awning would be placed over the rear windows and stairwell. The proposed material of the awning is a heavy-duty vinyl fabric.

The Guidelines recommend the following for awnings:

- Determine whether awnings are compatible with the architectural style of the building and design them in traditional locations.

- Fit the awning proportionately over window or door openings with an appropriate overlap at the sides.
- Use a color that is compatible with the overall color scheme of the building.
- Use duck canvas or cotton and polyester blends with or without acrylic treatment. Avoid vinyl awnings.
- Avoid covering architectural details or damaging the building or its architectural features during installation. The proposed change in material of the driveway to utilize concrete is appropriate and meets the recommendation of the Guidelines.

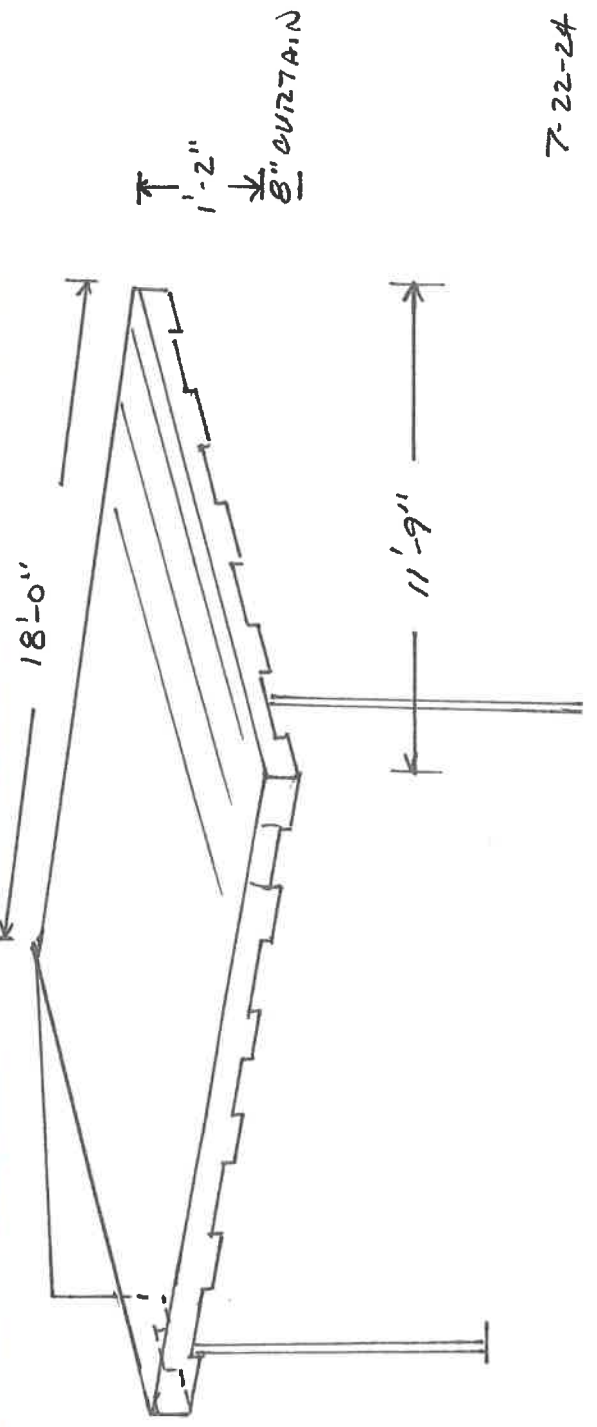
The awning does not meet the recommendation of the Guidelines for materials as it will utilize a vinyl material. It is placed in a traditional location on the rear of the home and proportionately placed over the windows and stairs. The design is compatible with the overall color scheme and does not cover any architectural details.

RECOMMENDATION:

Staff recommends approval of the awning installation with the following conditions:

1. The awning must utilize a material that is recommended by the Guidelines, such as duck canvas or cotton and polyester blends with or without acrylic treatment.
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.

PHILIP DRONE
1302 ADAMS ST
FRANKLIN, TN 37064



7-22-24

From: David Aust daust@ntaco.com 
Subject: Rendering
Date: July 22, 2024 at 8:10 AM
To: jeannevaldrone@gmail.com



David Aust
VP Sales
NTACO, LLC dba Nashville Tent & Awning Co
Custom Crafted Products Since 1884
NEW ADDRESS:
1727 Elm Hill Pike Nashville, TN 37210
O 615.329.3701
F 615.329.9117
D 615.425.3155

-----Original Message-----

From: scanner@ntaco.com <scanner@ntaco.com>
Sent: Monday, July 22, 2024 8:20 AM
To: David Aust <daust@ntaco.com>
Subject: Message from "RNP58387933F8CF"

This E-mail was sent from "RNP58387933F8CF" (IM C2000).

Scan Date: 07.22.2024 08:19:47 (-0500)
Queries to: scanner@ntaco.com

PHILIP DRONE
1302 ADAMS ST
FRANKLIN, TN 37





File #: 21-0515

DATE: July 29, 2024
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Alterations (Window And Roofing) At 203 2nd Ave. S.; Amanda McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to a non-historic window and the change of roofing material.

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

PROJECT INFORMATION:
COF Project Number: 8563
Applicant: Amanda McCreary
Owner: Mark Miersma

BACKGROUND:
The building at 203 2nd Avenue South was constructed circa 1930 and is a contributing building within the Downtown Franklin National Register Historic District. The building is a one and a half story frame residence that has received several Certificates of Appropriateness for the renovation and restoration of the building.

Window Replacement
The proposal is to replace a non-historic window that is on the right elevation that faces the driveway with a wood casement window. The window pattern appears to match the window pattern that is seen on the building. The Guidelines recommend the following for windows:

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

The proposed replacement of the window is supported by the Guidelines.

Roofing & Gutter Alterations

The second part of the proposal includes the replacement of the existing asphalt shingle roof with cedar shake and the installation of a copper standing seam metal roof on the low slope portions. Additionally, copper flashing will be utilized and copper downspouts with gutters will be too. Within the application, there are photos that show within the attic that there are remnants of cedar shake roofing. Since this has been found, there is evidence that this material was utilized historically. The Guidelines recommend the following for roofing:

- Preserve historic roof forms and materials. Roofing sections on main and other visible facades should remain unaltered.
- If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.
- Use gutters, downspouts, and splash blocks in a design appropriate to the age of the building they support. Use half-round gutters if the building dates from before the 1930s. Use ogee gutters if the building dates from after the 1930s.

The utilization of cedar roofing is supported by the Guidelines, as it was found under other roofing materials on the site. The use of copper for the low-slope roofing portions, the gutters, and the downspouts on the building is not supported by the Guidelines. It would be recommended to utilize a material that is on the building or was a historic material on the building. Currently, there is black standing seam metal roofing on the porch roof. This material would be recommended for use on the low slope portions of the building. The use of half-round gutters are also supported due to the age of the building.

RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. The same profile of the cedar shake that was found must be utilized on the new roof.
2. The copper roof, downspouts, and gutters must utilize a material and color that matches the existing materials.
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.



FRONT ELEVATION



RIGHT SIDE (DRIVEWAY SIDE) ELEVATION



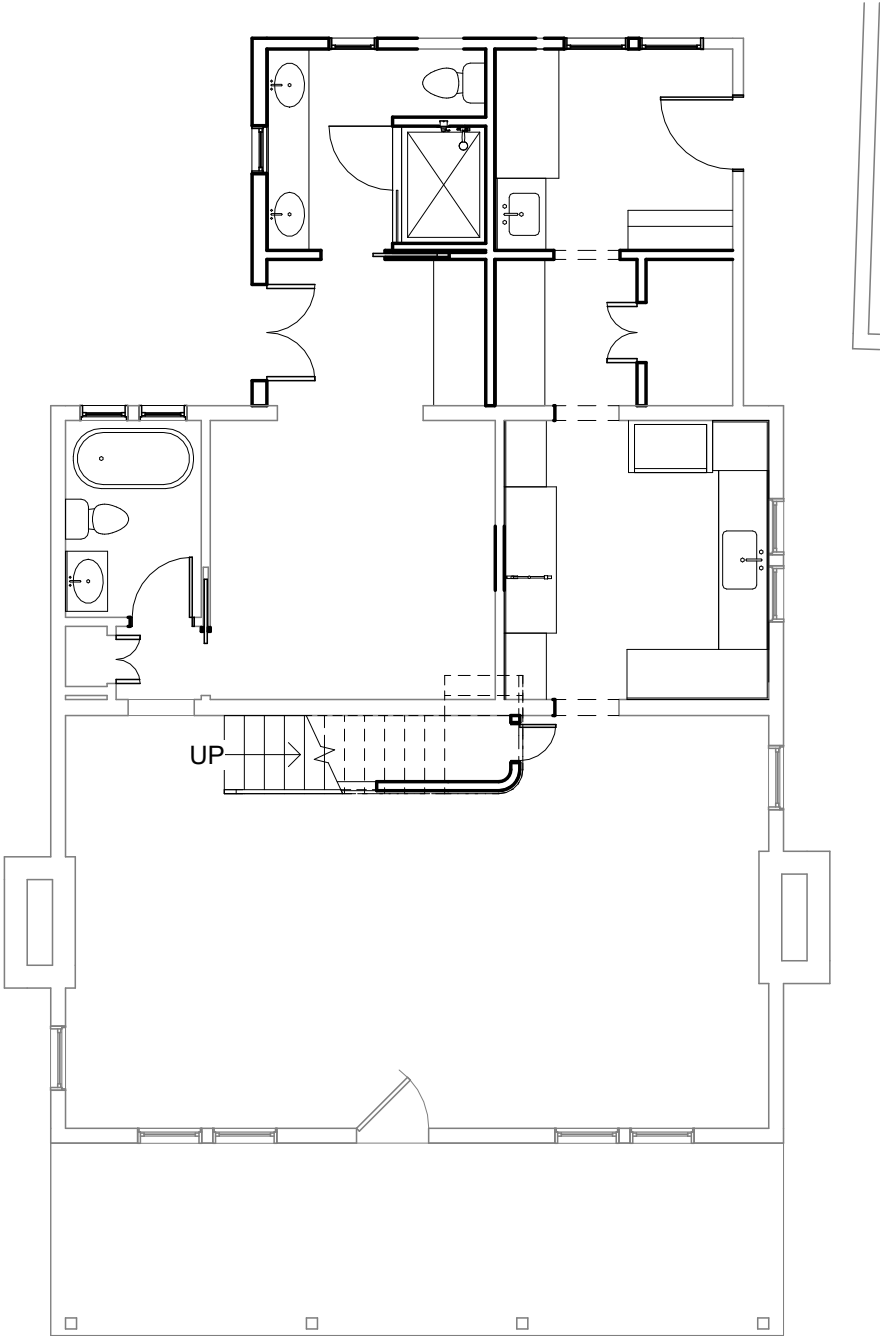
REAR ELEVATION



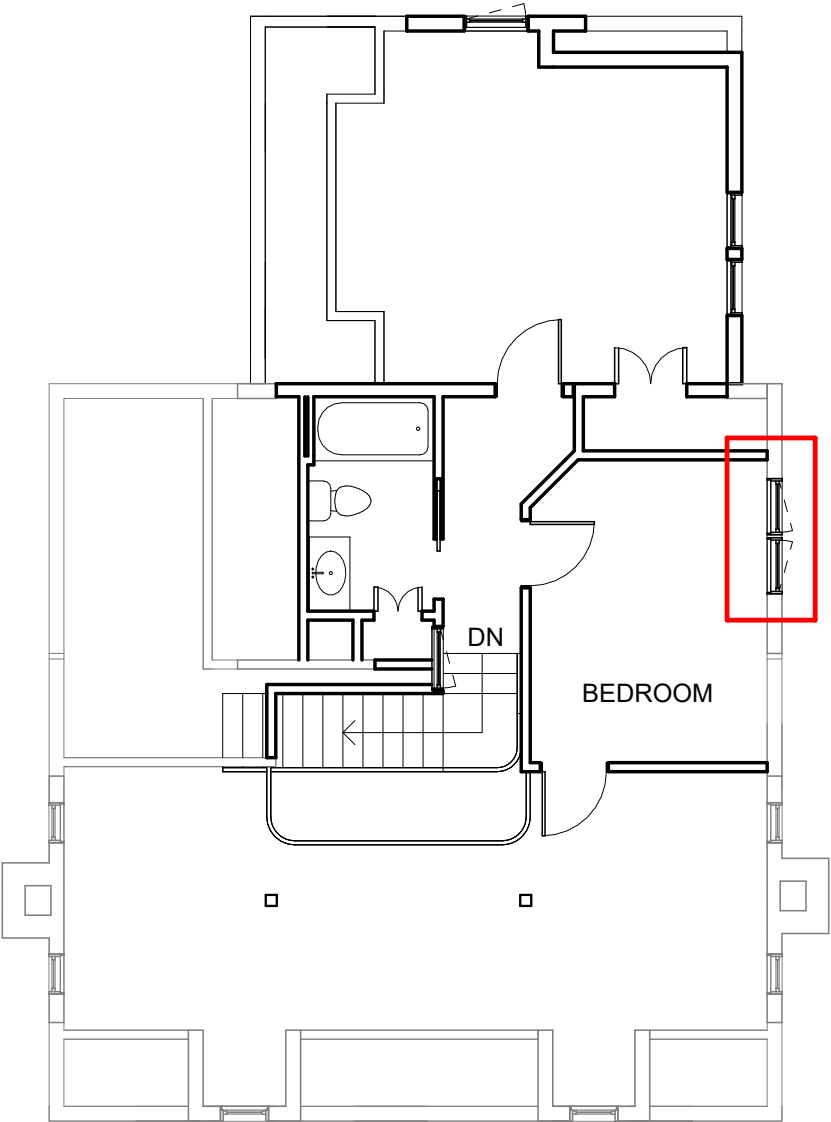
LEFT SIDE (CHURCH STREET) ELEVATION

07.25.2024 SCOPE OF WORK

- PROJECT PREVIOUSLY APPROVED UNDER COA
- EXISTING WINDOWS ON RIGHT SIDE TO BE REPLACED WITH PUSH-OUT CASEMENT WINDOWS TO MEET EGRESS. THE EXISTING WINDOWS ARE NOT HISTORIC. SEE PHOTOS. BASIS OF DESIGN: MARVIN ULTIMATE WOOD WINDOWS WITH HISTORIC PROFILES.
- REPLACE ROOF (SEE ADDITIONAL SHEETS)



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



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



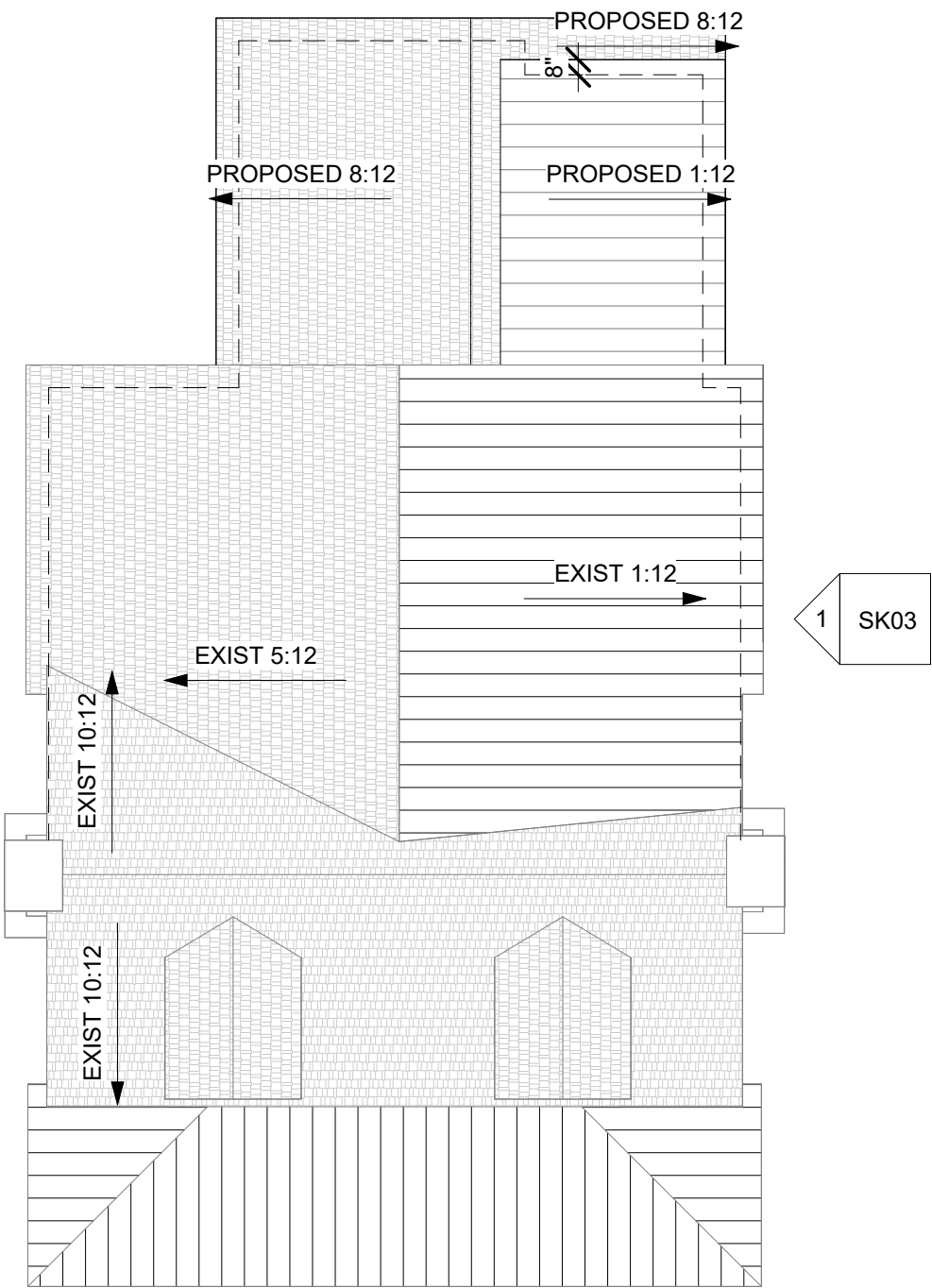
RIGHT SIDE (DRIVEWAY SIDE) ELEVATION



① EXTERIOR ELEV // RIGHT SIDE
3/16" = 1'-0"



EXISTING NON-HISTORIC
WINDOW CONDITIONS
SHOW NEWER AGE OF
FRAMING AND METAL
JAMBS.



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



07.25.2024 SCOPE OF WORK

- REPLACE EXISTING ASPHALT SHINGLE ROOF WITH CEDAR SHAKE.
- CEDAR SHAKE WAS DISCOVERED AS HISTORIC ROOF MATERIAL DURING DEMOLITION. SEE PHOTOS. CEDAR SHAKE ROOF TO HAVE COPPER FLASHING.
- ALL LOW SLOPE ROOFS PROPOSED TO BE COPPER METAL
- COPPER HALF ROUND GUTTERS AND ROUND DOWNSPOUTS.





File #: 21-0517

DATE: July 29, 2024
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:

Consideration Of Alterations (Site And Principal) And An Addition (Principal) At 231 Myles Manor Ct.; Amanda McCreary, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning site alterations, building alterations, and an addition to the principal building at 231 Myles Manor Ct.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Buildings
Chapter 2: Additions to Historic Residential Buildings
Chapter 6: Site and Setting

PROJECT INFORMATION:

COF Project Number: 8564
Applicant: Amanda McCreary
Owner: Brian and Lucibeth Mayberry

BACKGROUND:

231 Myles Manor Court is the site of Jasmine Grove and is located in the Franklin Road Historic District. The site features a principal building in the neoclassical style along with a number of historic accessory structures around the property. The principal building was originally constructed in 1850 and has had a series of additions and alterations over time including, but not limited to, additions in the 1920s as well as 1987. This proposal is for alterations to the hardscaping on the site, alterations to the principal building, and an addition to the principal building. The Design Review Committee had a site visit to the property in February 2024 to view the site.

These proposals came before the June and July 2024 Design Review Committee meetings, and feedback has been incorporated into this application.

Site Alterations:

A series of site alterations are proposed at the property at 231 Myles Manor Court. The existing

hardscaping will be reconfigured in order to limit vehicular access to the Porte cochère to prevent further damage, allow for better access to the previously approved addition to the accessory structure, and the addition to the rear of the principal building. The following site alterations are proposed:

- Remove asphalt driveway from street to Porte cochère and replace it with pea gravel with stone edge treatment.
- Replace the asphalt driveway with concrete on drive to the accessory structure with brick edge treatment.
- Pea gravel with flagstone pedestrian paths from driveway to accessory structure and rear of building.
- Pea gravel patio behind new addition.
- Asphalt removal around the house behind the Porte Cochere.
- Brick trash enclosure with wood gate.
- Brick Patio and Stairs on rear.
- Stone stairs from new addition.

The Guidelines recommend the following as they relate to the proposed changes:

- Use durable materials that were historically typical for driveways, such as gravel, concrete, bricks, and asphalt.
- Maintain the location of historic sidewalks and walkways.
- Design new sidewalks and walkways to follow historic patterns of alignment, configuration, width, and materials.
- Use wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate, based on the site and setting.
- Differentiate gate design, materials, or detailing from the associated fence or wall design.

The specifications of the brick trash enclosure were not provided for staff to review at this time to ensure the design and specifications meet the recommendations of the Guidelines for fencing and screening. The materials proposed for the driveway and paths are historically appropriate for the site and are seen throughout the Franklin Road Historic District. There is an existing brick patio at the rear of the home today. The remainder of the proposed site alterations are in keeping with the recommendations of the Guidelines.

Alterations:

Several alterations are proposed to the principal building within this application. The following items are proposed to be altered on the principal building:

- Replacement and extension of ca.1987 front facing window.
- Install a cellar door cover.
- Porte cochere repairs.
- Chimney reworking on addition.

The specifications of the existing window on the front façade of the non-historic 1987 addition were not provided; however, it is known that this window is not historic to the home. It is proposed to rework and extend the window in this location to introduce a more historically accurate window. The proposed window will create a more traditional solid to void relationship on this previous side

addition. More information is needed to understand the expansion of the window opening on this front facing façade. The Guidelines recommend the following for replacement windows:

- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Design new or replacement windows to have historic profiles and dimensions and a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.
- Design new or replacement windows to match the historic materials found on the building.
- Design chimneys to be compatible in materials and detailing, but simpler and subordinate in massing and height to historic chimneys in the district.

The proposed rendering provides a traditional solid to void ratio for this non-historic addition.

A new cellar door cover is proposed to be installed over the existing stairwell to the basement on the left side elevation. The cellar door is located on the side façade and will not be readily visible from the street. The cellar door cover may help to preserve the existing basement door.

The Guidelines recommend the following for entrances:

- Preserve and maintain original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds. Leave unpainted doors unpainted.

While the Guidelines do not specifically detail recommendations for cellar door covers, the door cover will assist in preserving the entrance and the visual impact will be minimized with the proposed change in hardscape at this location and color selection. The in-kind repair of the damaged Porte cochère elements is appropriate. The non-historic rear chimney associated with the 1987 addition will be reworked and will be subordinate to the historic chimneys in the district and on the historic building.

Addition:

An addition is proposed to the rear and right side of the principal building. While the Guidelines recommend placing additions in subordinate locations at the rear of the building or obscured facades from the street, the side addition is appropriate as there are existing structures behind the home that limit the ability to extend the addition further to the rear. The addition to the side will be setback from the historic front of the building and will extend 16 ft. from the existing home, which equates to 32% of the length of the front façade. On the left side elevation of the rear addition, the massing is not consistent with the existing historic home.

The Guidelines recommend the following for the building form and side addition form:

- 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. An addition on the side facade should set back from the historic forms and avoid alteration to or distraction from character-defining historic features.
- Design the length of an addition to be subordinate to that of the historic building, where visible from street view. The width of side additions should not exceed one-third of the width of the front facade of the existing building.

- Design additions to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials.

The addition meets the recommendation for form as the side addition is 32% of the width of the front facade and less than the recommended 33% of width. Additionally, the side addition is appropriately set back from the historic form. The addition will be compatible with and subordinate to the historic home and will be clearly identifiable through offsets and roof breaks. The left side elevation of the rear addition does not maintain the rhythm and spacing of elements which are seen on the historic building, making the massing read as larger on this side elevation. The blank facade on the rear addition on the left side does not utilize features such as windows to maintain the traditional solid to void ratios seen on the historic building.

The proposed addition would add approximately 927 sq. ft. to the footprint of the home. The existing historic footprint of the home is 2,133 sq. ft. The addition is appropriately sized being 43% of the historic footprint. The Guidelines recommend that additions be subordinate to the historic building and should not exceed 50% of the historic building footprint. The addition along with all the existing structures equates to a total lot coverage amount of .02%. This is appropriate as the Guidelines recommend to not exceed 35% of lot coverage. The orientation, form, and size of the addition that is being proposed are appropriate.

The new addition will utilize wood siding and trim to match what is existing on the structure. The roofing for the addition will utilize a metal roof to match the existing standing seam metal roof.

There are two materials proposed for the foundation of the addition. The first material will continue the stone foundation seen along the front and right elevation of the home for the proposed side addition on the right side. The addition on the rear maintains the brick foundation that is existing on the rear. The Guidelines recommend designing foundations to be compatible with those on the historic building. The proposed materials align with the recommendations of the Guidelines.

A covered porch is proposed at the rear of the building. The location is appropriate as it is located on a rear façade with minimal visibility. The porch will utilize round columns, which are less elaborate than, but compatible with the other round-fluted columns seen on the front of the home. The Guidelines recommend the following for porches:

- Design the scale, proportion, and character of porch elements, including columns, corner brackets, and railings and pickets, to be compatible with yet less elaborate than the historic building.

The home features dentil detailing in the cornice along the front and sides of the home along with a detailed rafter tail on all facades. The proposed addition will utilize detailed trim work for the fascia and continues the rafter tails within the gable extension. The sunroom proposes to utilize trim detailing beneath the windows.

The Guidelines recommend the following for the details and ornamentation:

- Use details and ornamentation that are similar in character and proportions, but less elaborate than those on the historic buildings.
- Incorporate soffits, cornices, fascia, frieze boards, moldings, or other elements into an addition that are generally similar to those of the historic building.

The utilization of the trim detailing underneath the sunroom windows is not seen elsewhere on the historic building in relation to the windows. The proposed cornice detailing relates to the historic building but is less elaborate than that which is seen on the historic building. The proposed entrances on the rear read as secondary in appearance and detailing to the historic building. The proposed entrances will utilize wood doors and are appropriate.

The historic building features 6 over 6 lite patterned windows that are double hung. The proposed windows appear to be double hung and utilize a 6 over 6 lite pattern. The proposed windows will be wood, but specifications for the windows have not been provided at this time. The sunroom proposes to utilize a transom window in a three lite pattern. The Guidelines recommend the following for windows on additions to historic buildings:

- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use windows with historic profiles and dimensions with a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.

The rhythm and placement are traditional and provide continued symmetry that is typical of the neoclassical style. However, under the covered porch addition, the windows do not maintain the same rhythm and spacing and change the solid to void ratio in this portion of the addition. The utilization of a transom window is not seen above windows on the historic structure and does not meet the intent of the Guidelines.

RECOMMENDATION:

Staff recommends approval of the site alterations and alterations to the principal building with the following conditions:

1. Window specifications showing three-dimensional cut-outs with dimensions must be provided to the Preservation Planner before the Building Permit submittal.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Staff recommends deferral of the brick trash enclosure due to lack of specifications for review at this time.

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

- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use details and ornamentation that are similar in character and proportions, but less elaborate than those on the historic buildings.
- Design additions to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials.



RESIDENCE ENTRY



REAR PATIO



RESIDENCE SIDE



REAR BALCONY

HISTORIC WINDOWS
OF VARIOUS
PERIODS

ADDITION SCOPE OF WORK:

- ADDING APPROX. 661 SF TO THE FIRST FLOOR INCLUDING NEW SCREENED-IN PORCH.
- ADDING APPROX. 453 SF TO THE SECOND FLOOR.



COVERED BACK PORCH

NON-HISTORIC WINDOWS



RESIDENCE FRONT



EXISTING ELECTRICAL METERS TO REMAIN



EXISTING ASPHALT DRIVEWAY WITH STONE EDGING.
STONE TO REMAIN. DRIVEWAY TO BE PEA GRAVEL.



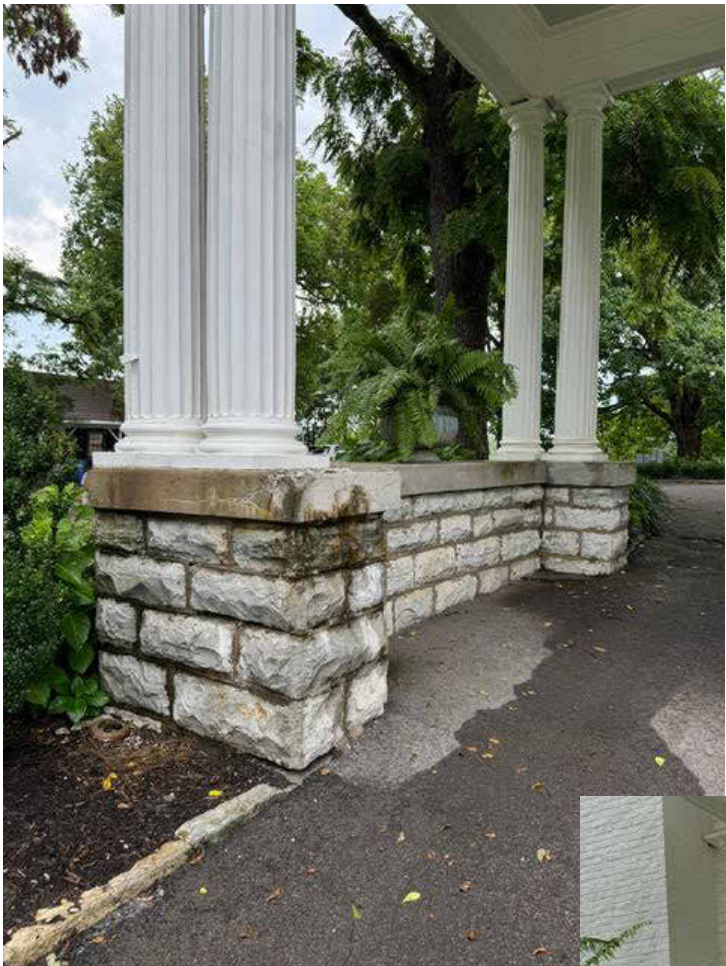
RESIDENCE LEFT SIDE

NEW CELLAR
DOOR COVER AT
EXISTING
ACCESS DOOR

ASPHALT TO BE
REMOVED

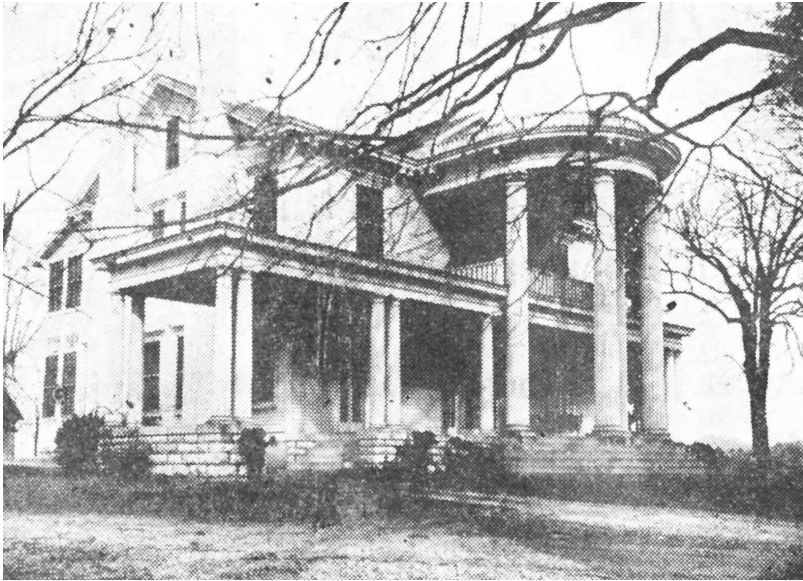


EXISTING LEFT SIDE
AND FRONT OF
PORTE COCHERE



REPAIR DAMAGE TO CONCRETE
WALL CAP AT PORTE COCHERE





DRIVEWAY ENTRY FRONT



FRONT PORCH SIDE VIEW



Aerial view of Myles Manor and Harlansdale Farm, Magic Chef Factory



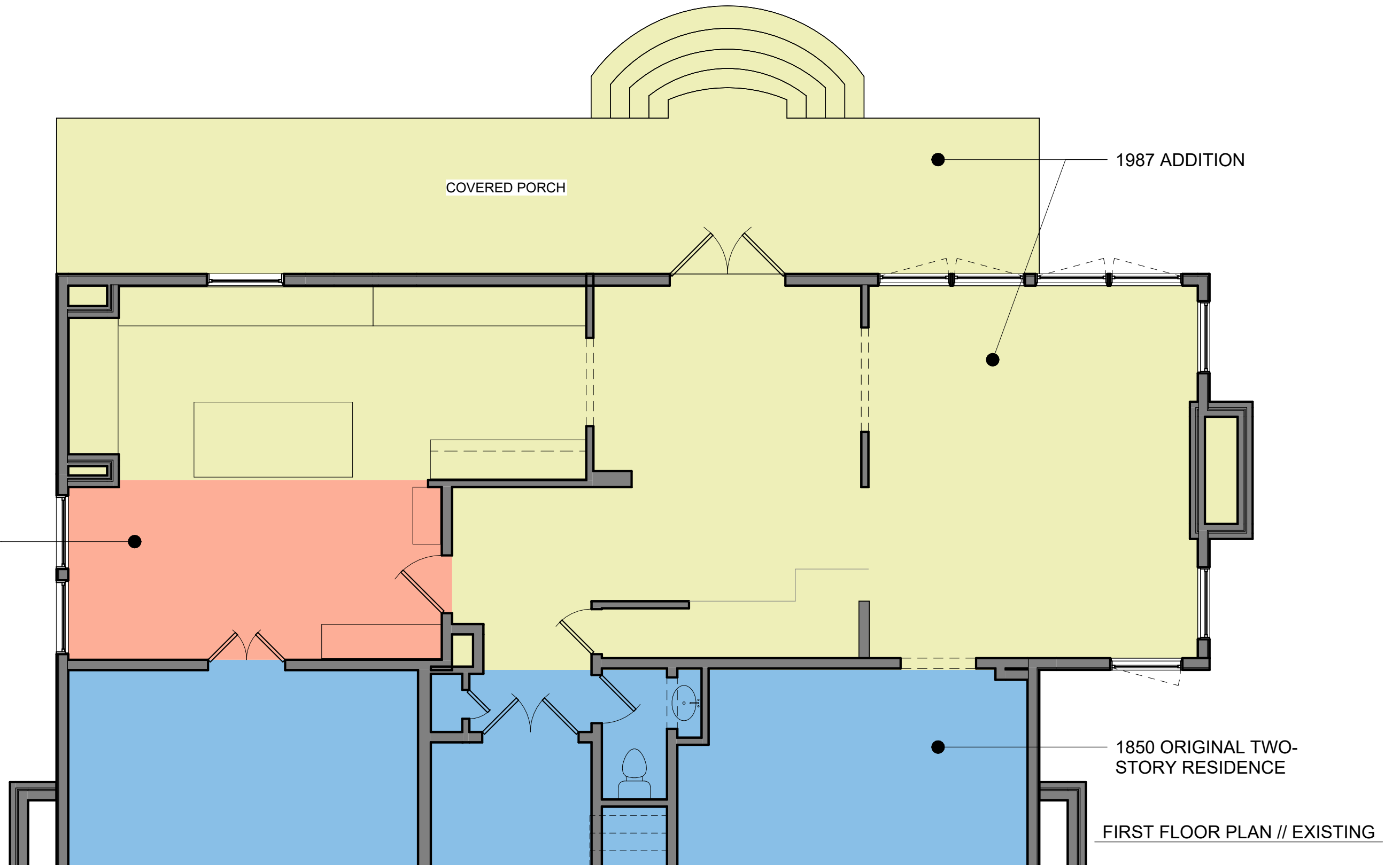
FRONT VIEW
CIRCA 1934

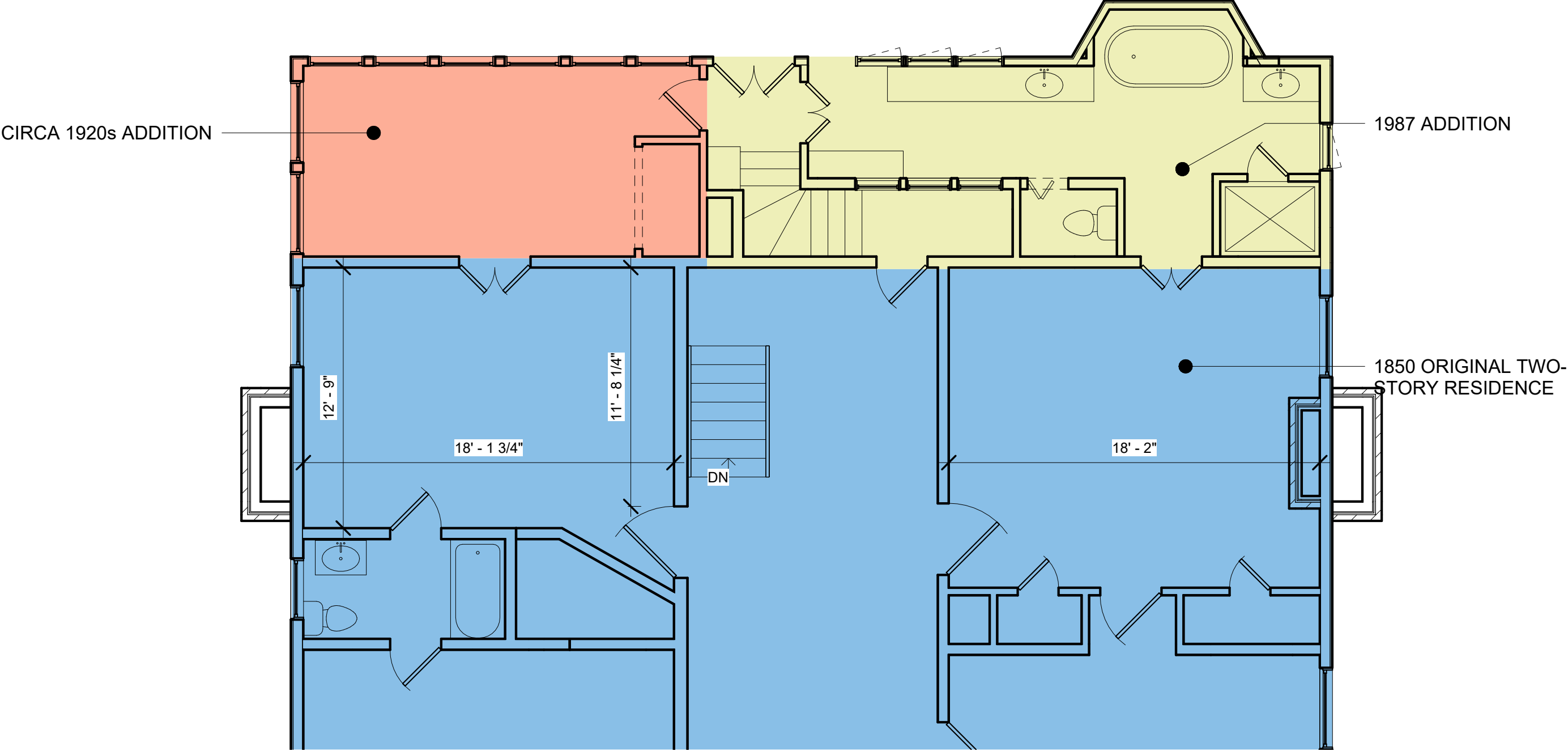


SIDE VIEW - EXISTING ADDITION THAT HAS BEEN DEMOLISHED



SIDE VIEW - EXISTING ADDITION THAT HAS BEEN DEMOLISHED





SECOND FLOOR PLAN // EXISTING

EXISTING BRICK
PAVERS TO REMAIN

PEA GRAVEL WITH
FLAGSTONES

PREVIOUSLY
APPROVED
GARAGE

EXISTING BRICK WALL
WITH ELECTRICAL
METERS TO REMAIN

EXISTING SHRUBS,
WALKS, AND TREES
TO REMAIN

PEA GRAVEL WITH
FLAGSTONES

NEW BRICK TRASH
CAN ENCLOSURE
WITH WOOD GATE

EXISTING CONCRETE
WITH BRICK BORDER
TO REMAIN

EXISTING WELL AND
PERGOLA STRUCTURE
TO REMAIN

SK11
1

DN

REMOVE EXIST
ASPHALT AT
HOUSE

NEW CELLAR DOOR
ABOVE EXISTING
STAIRWELL

NEW
LANDSCAPING

UP

REMOVE EXISTING
ASPHALT AND ADD
NEW CONCRETE
PAVERS WITH BRICK
BORDER

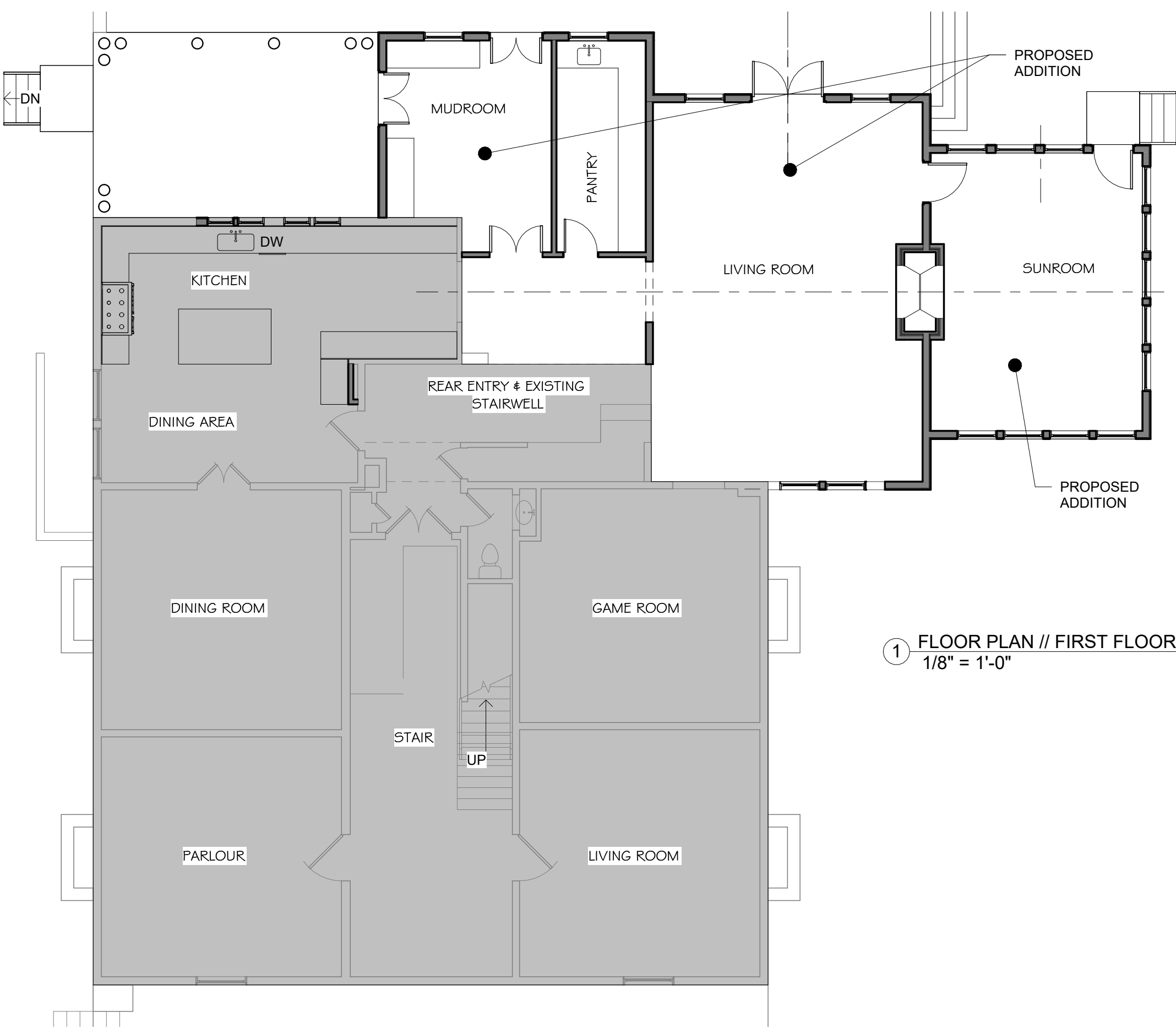
EXISTING PORTE COCHERE
STRUCTURE TO REMAIN.
REPAIR CONCRETE WHERE
DAMAGED

EXISTING TREE TO REMAIN

PEA GRAVEL DRIVE WITH
STONE EDGE TO STREET.

EQ EQ

PEA GRAVEL AT EXISTING
PORTE COCHERE TO ALLOW
FOR FOOT TRAFFIC AND
DISALLOW CARS. PEA GRAVEL
TO BE STONE EDGED.



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

1. ZONING CLASSIFICATION: ER - ESTATE RESIDENTIAL

2. ACTUAL LOT AREA: 9.95 ACRES OR 433,798 SF PER GIS

3. MINIMUM LANDSCAPE SURFACE AREA: 60%

FOOTPRINT OF APPROVED GARAGE	1,018 SF
MAIN RESIDENCE FOOTPRINT:	5,149 SF
FOOTPRINT OF OTHER EXISTING STRUCTURES:	4,517 SF
FOOTPRINT OF BUILDINGS:	10,684 SF

FOOTPRINT OF EXISTING & PROPOSED NON-PERVIOUS:

TOTAL LOT COVERAGE	18,939 SF
	28,799 SF

PROPOSED LSR WITH GARAGE ADDITION:

93.3%

5. MAXIMUM BUILDING COVERAGE PER HISTORIC ZONING: 35%

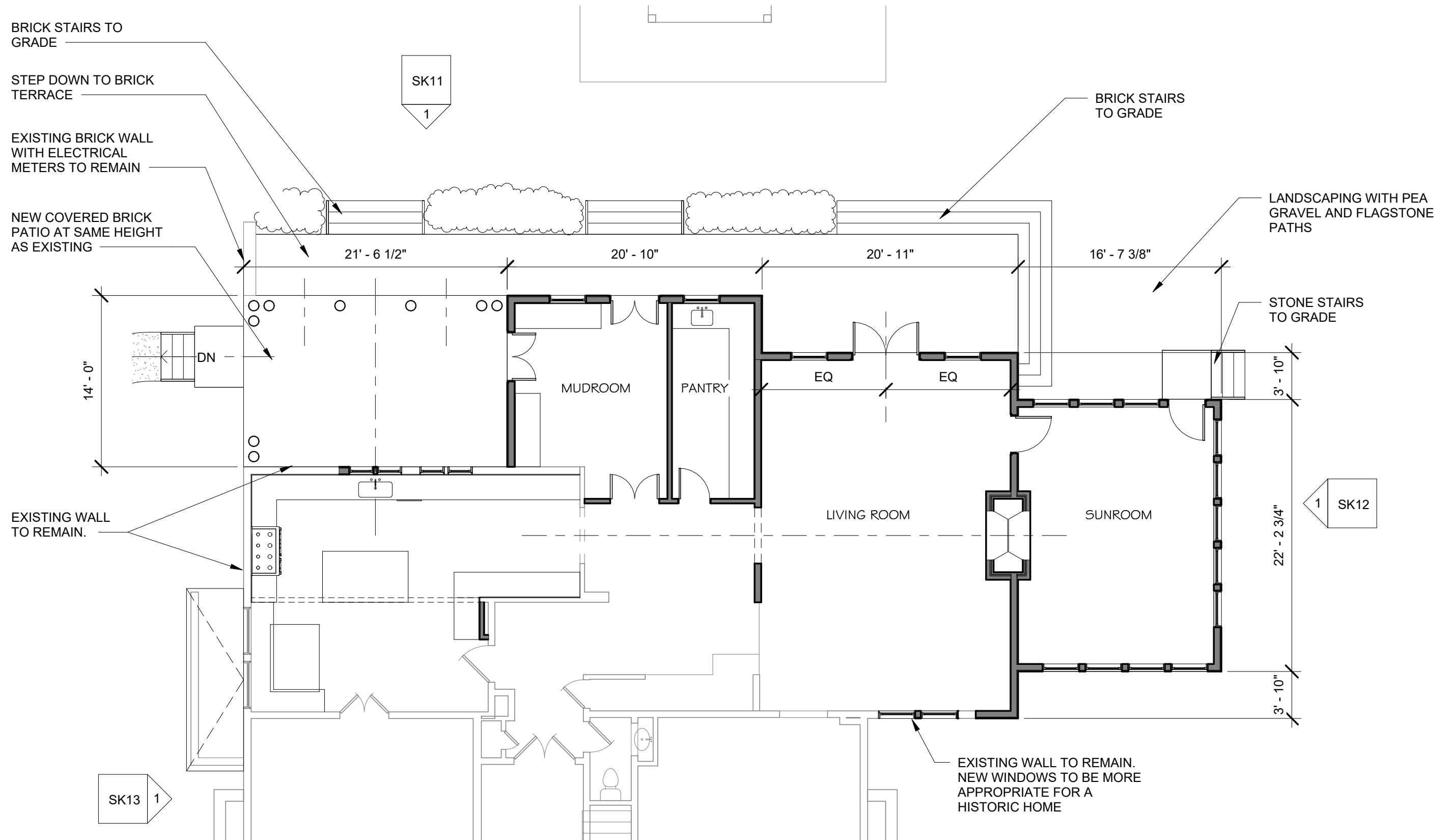
PROPOSED BUILDING FOOTPRINT: 10,684 SF

ACTUAL BUILDING COVERAGE: 2.5%

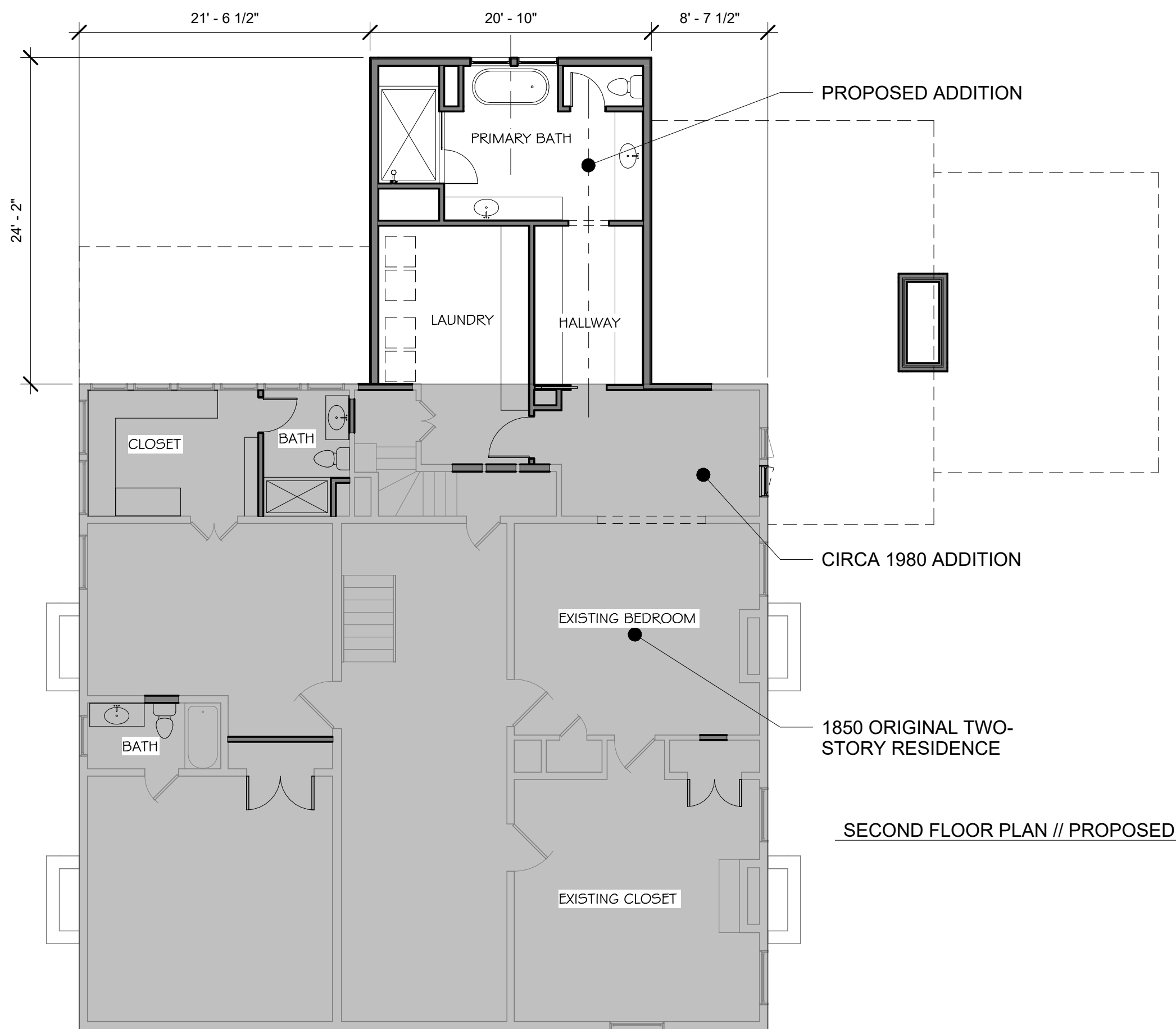
6. BUILDING AREA:

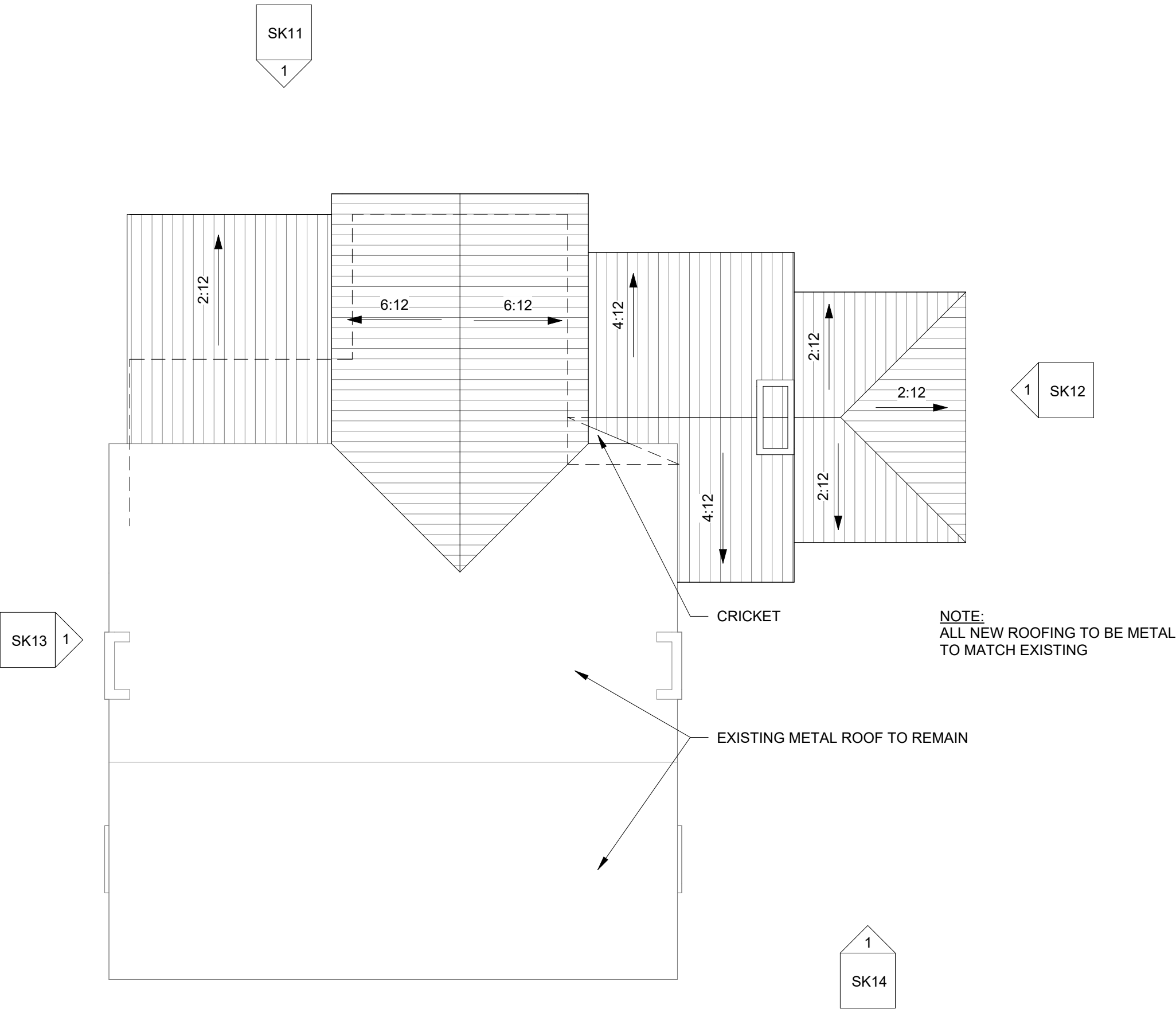
EXISTING FINISHED FIRST FLOOR	3,139 SF
ADDITION FINISHED FIRST FLOOR	927 SF
FIRST FLOOR AREA	4,066 SF
- CHISEL

workshop
- JASMINE GROVE
- FIRST FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"
- SK08A
- 2024.07.26
Page 62 of 174



FIRST FLOOR PLAN // PROPOSED







BILCO (OR SIMILAR) DOOR AT CELLAR ACCESS. PAINTED GREEN TO BLEND WITH LANDSCAPE.



FAIR STREET



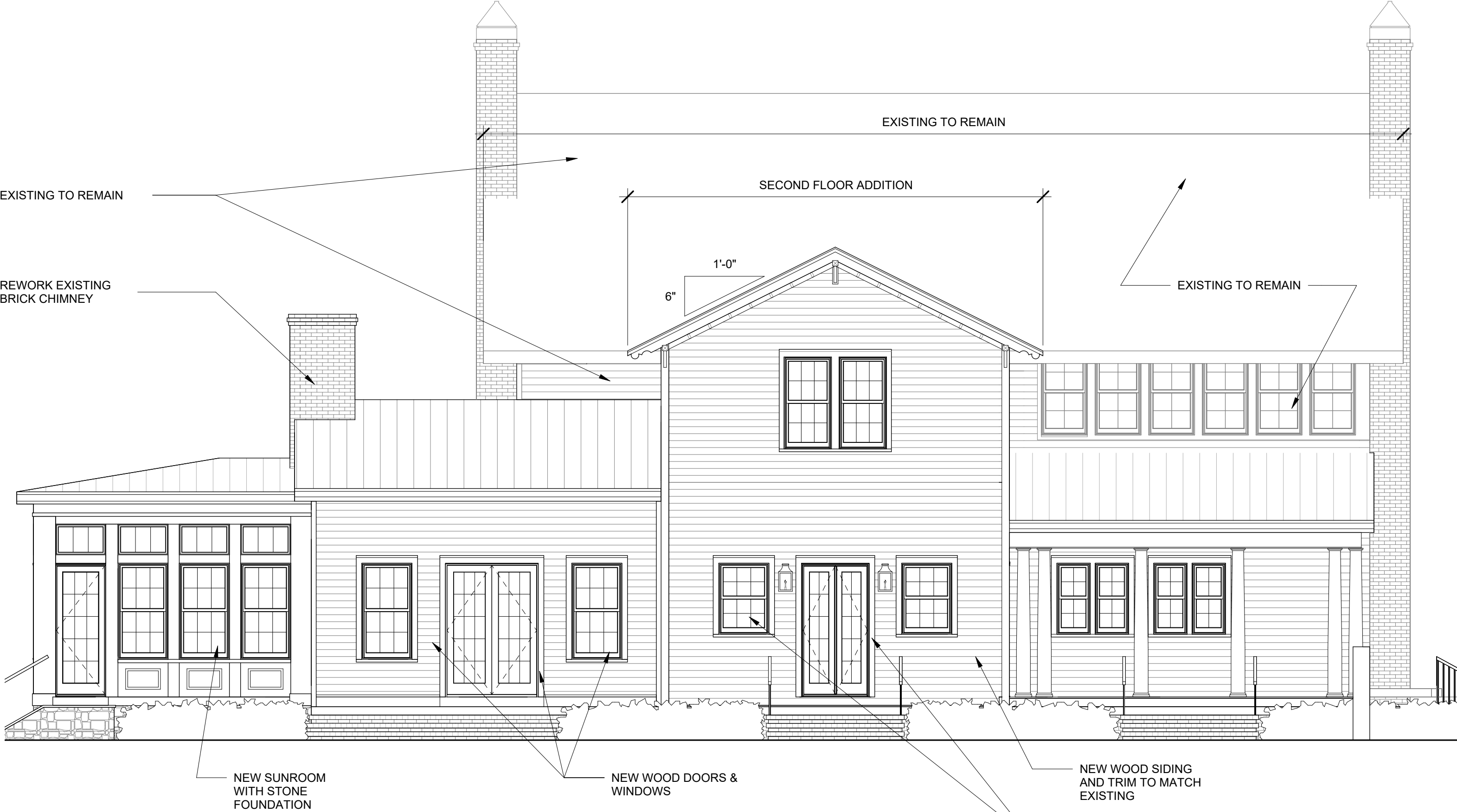
FAIR STREET

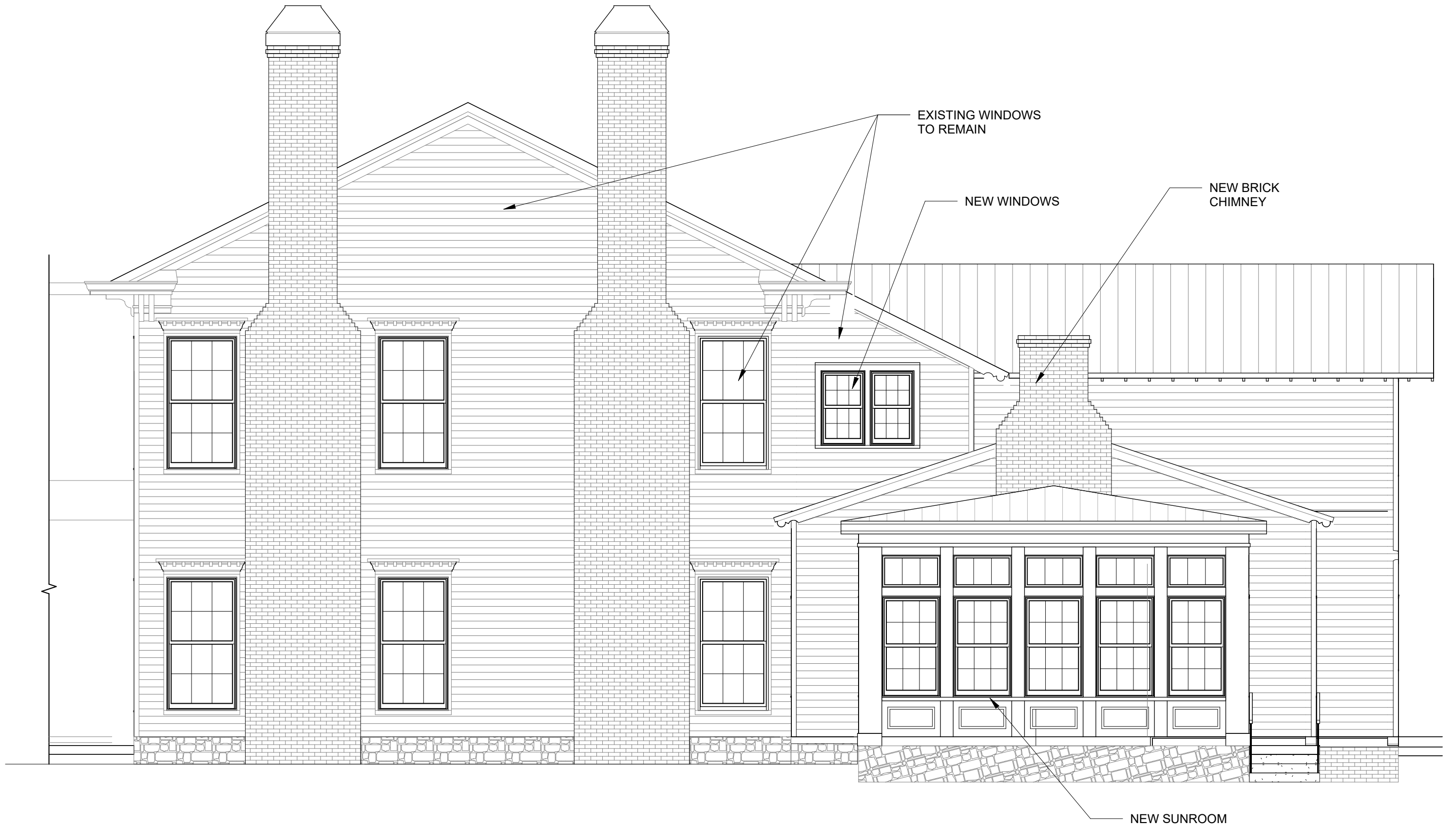


FRANKLIN ROAD



MAIN STREET











File #: 21-0516

DATE: July 29, 2024
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:

Consideration Of Alterations to The Previously Approved Retaining Wall At 904 Fair St.; Greg Gamble, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the previously approved retaining wall at 904 Fair Street.

APPLICABLE DESIGN GUIDELINES:

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

PROJECT INFORMATION:

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

BACKGROUND:

The construction of a retaining wall at 904 Fair Street was previously approved at the March 2024 Historic Zoning Commission meeting. The Certificate of Appropriateness approved fencing around the property that consisted of wood privacy fencing for the rear of the property and an iron picket fence for the front and a portion of the side yard fencing. Additionally, the COA approved the construction of a concrete block retaining wall to not exceed 5' in height when 5' from the property line then it will step back from the property line further and be raised to 6' in height. The length of the approved wall was 13'-4" along the setback line. The wall has been constructed, and the length of the wall has increased in all areas from what was approved in the approved COA.

The property was issued a Notice of Violation and a Stop Work Order due to the work being out of compliance. The wall that was built exceeds what was previously approved in the length along the property line. The submitted plans indicate that the wall will not exceed 5' in height. The Zoning Ordinance requires that retaining walls shall be set back from the lot line a minimum of five feet or the distance equal to the height of the wall, whichever is greater. With the stated height of 5 feet, the setback requirement is also 5 feet. On page three of the packet, the dotted line indicates the building setback of 7 feet, which is the principal building setback for an R4 zoned building.

The Design Guidelines recommend the following for retaining walls:

- Build new retaining walls of stone or brick.
- Select retaining wall materials that are similar in scale, texture, color, and form as those historically used in the district and that are compatible with the main building.
- Avoid the use of concrete blocks, poured concrete, and exposed concrete masonry units as surface materials.

The concrete block wall does not meet what the Design Guidelines recommend, but the Historic Zoning Commission approved the construction of the wall as there was a precedent for a white concrete wall on the property, previously. Part of this application proposes to paint the concrete wall with either Rookwood Terra Cotta or with Roycroft Copper Red. While the color may be similar to a brick color, it is emulating that material by painting the cement block wall that color, which does not meet the intent of the Guidelines.

RECOMMENDATION:

Since the retaining wall style and materials were previously approved by the Historic Zoning Commission, staff recommends approval of the added length of wall:

1. The wall location and height must meet the Zoning Ordinance requirements. Prior to a revised permitting, a survey must be submitted showing the property lines and locations of the walls.
2. The wall must be painted white, cream, or gray to reflect the material of the wall.
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 Consideration:

1. When revised building plans are submitted, the length of the wall and top of wall/bottom of wall shall be shown.



904 FAIR STREET
FRANKLIN, TN
HZC SUBMITTAL 07/26/2024



JOHNSON
ELEMENTARY
SCHOOL

Sharp Branch

Frank

RT 96

7TH AVENUE N.

5TH AVENUE NORTH

SITE:
904 FAIR STREET



9TH AVENUE N.

FAIR STREET

WEST MAIN STREET

9TH AVENUE N.

11TH AVENUE N.

COLUMBIA AVENUE

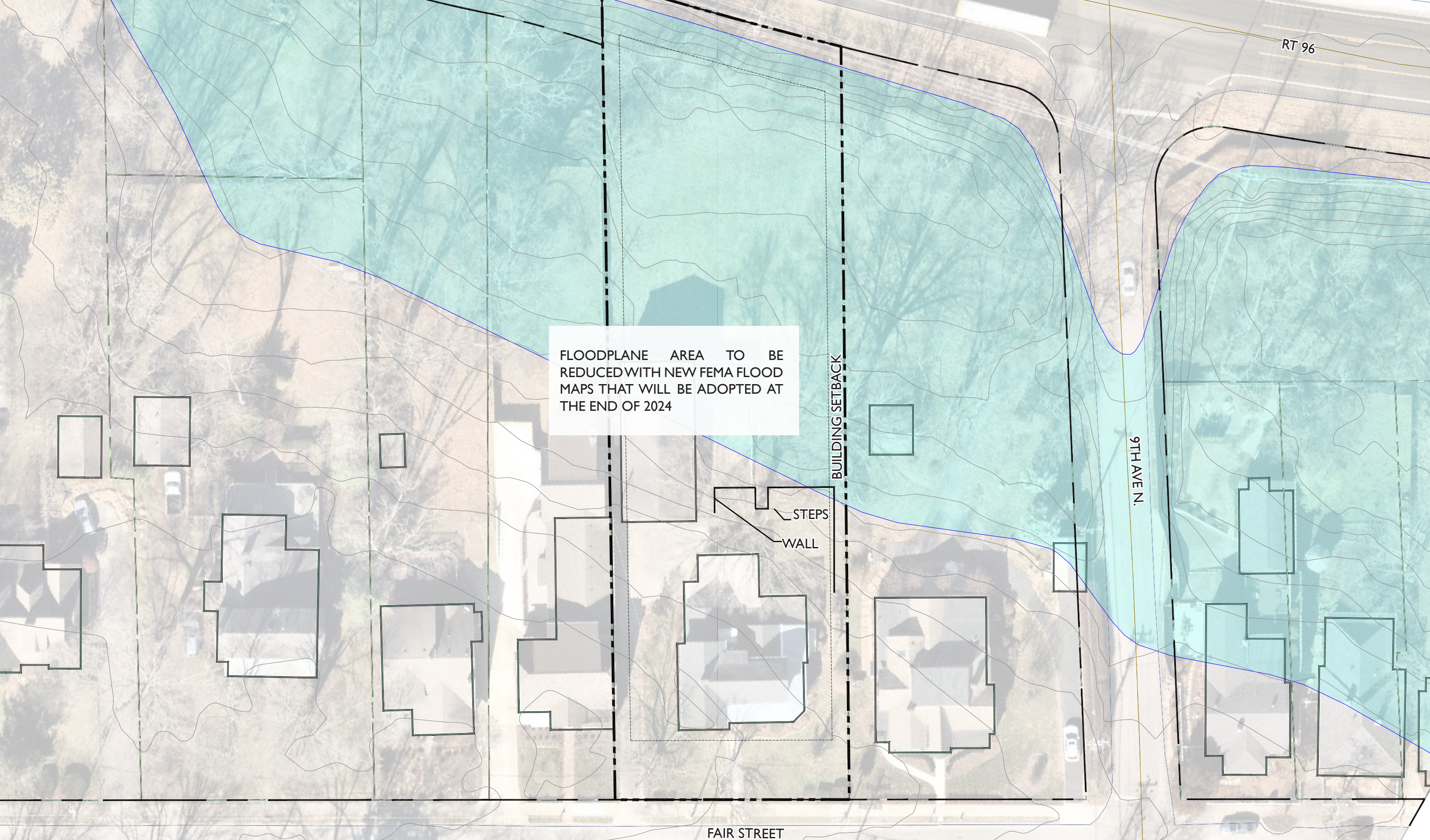
FRANKLIN
POLICE
DEPARTMENT

904 FAIR STREET

CONTEXT MAP

2024-07-26 HZC SUBMITTAL

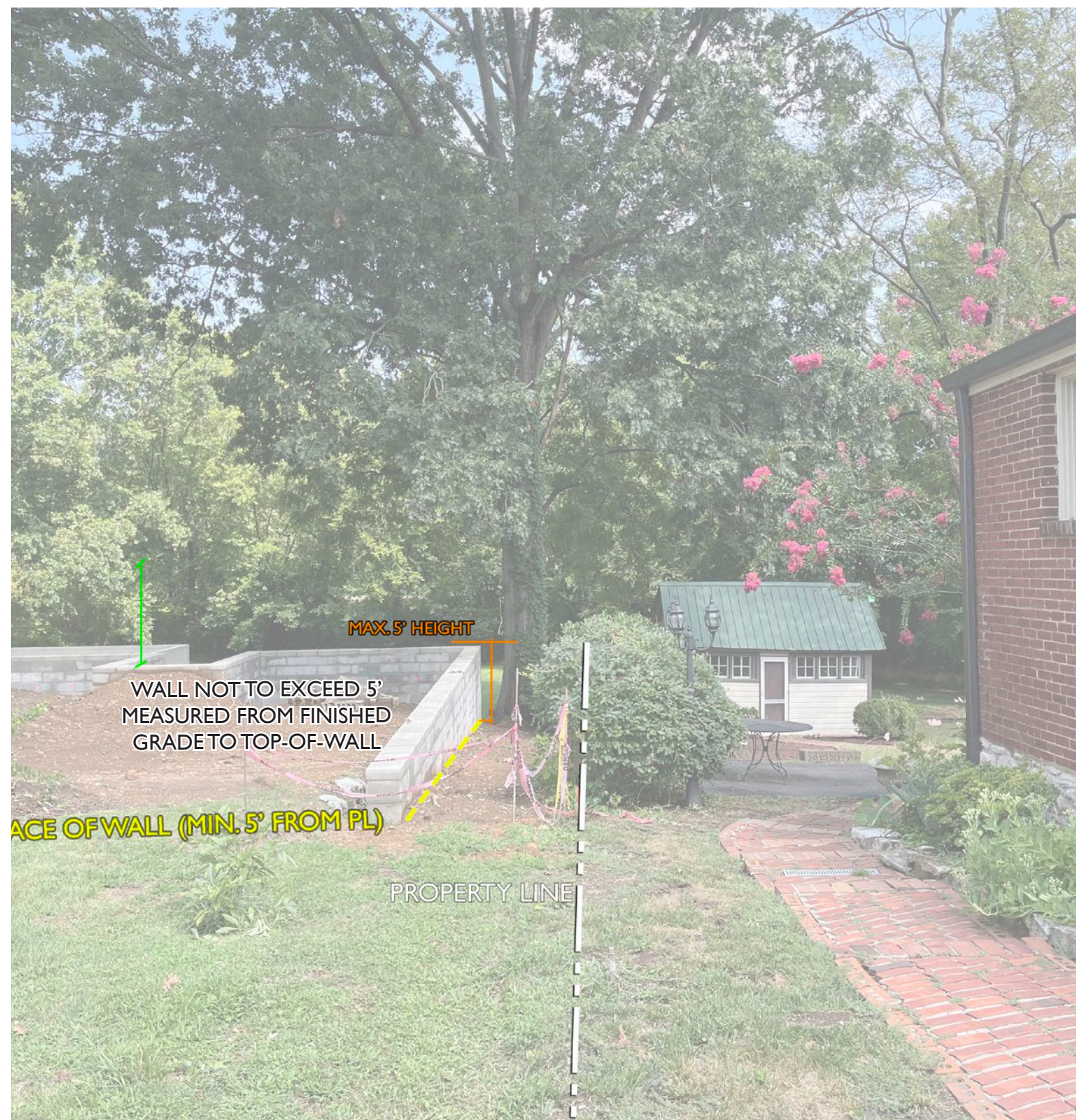
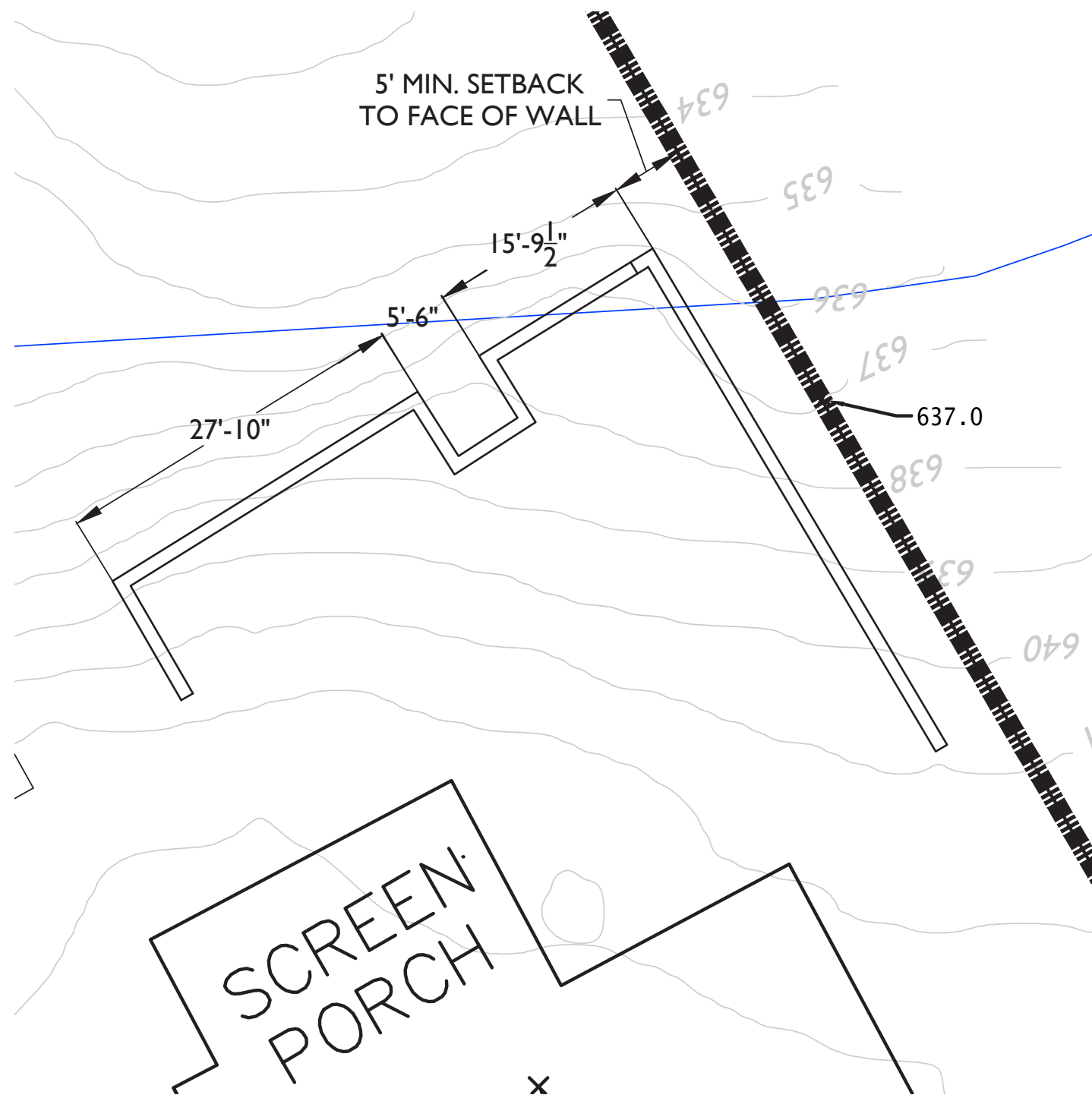




FLOODPLANE AREA TO BE
REDUCED WITH NEW FEMA FLOOD
MAPS THAT WILL BE ADOPTED AT
THE END OF 2024









PREVIOUS COA TO PAINT WALL TO MATCH EXISTING WALL (CREME)

OUR REQUEST:
TO PAINT WALL (EXISTING AND NEW) AN EARTH TONE COLOR. TWO OPTIONS PROVIDED BELOW.

H Historic Color *Expert Pick*

SW 2803

Rookwood Terra Cotta

FULL DETAILS ^

LRV: 14 ⓘ

RGB: 151 / 88 / 64

Hex Value: #975840

Available in: Interior/Exterior

Color Collections: Exterior Historic, Historic (Victorian), West Elm Collection 2024, Scheme 3 - Gen 3 Properties

Color Family(s): Orange

H Historic Color *Expert Pick*

SW 2839

Roycroft Copper Red

FULL DETAILS ^

LRV: 7 ⓘ

RGB: 123 / 55 / 40

Hex Value: #7B3728

Available in: Interior/Exterior

Color Collections: Exterior Historic, Historic (Arts & Crafts), Southwestern Color Scheme 5, Southeastern Color Scheme 5

Color Family(s): Orange



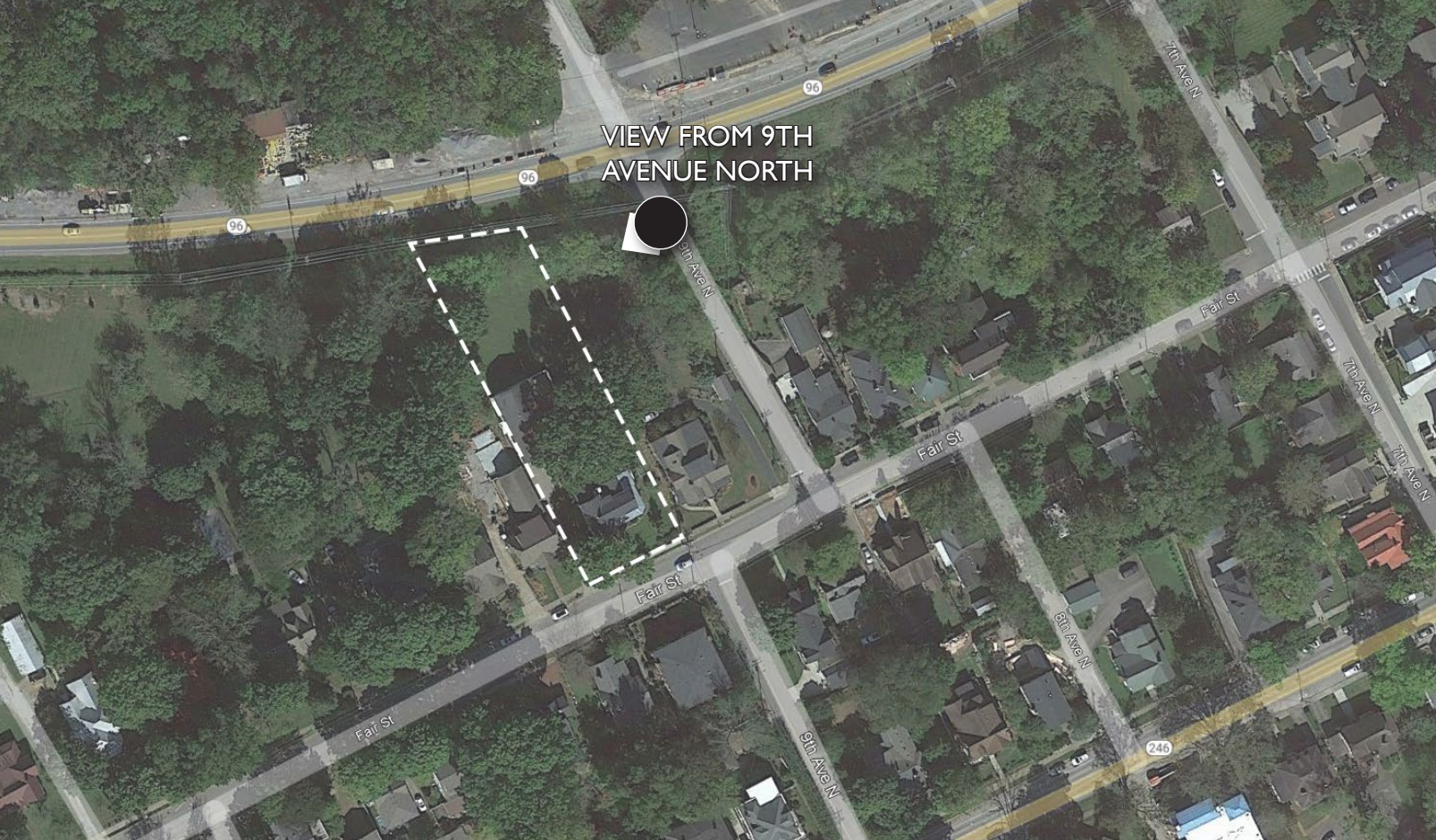
VIEW OF WALL
FROM HWY 96



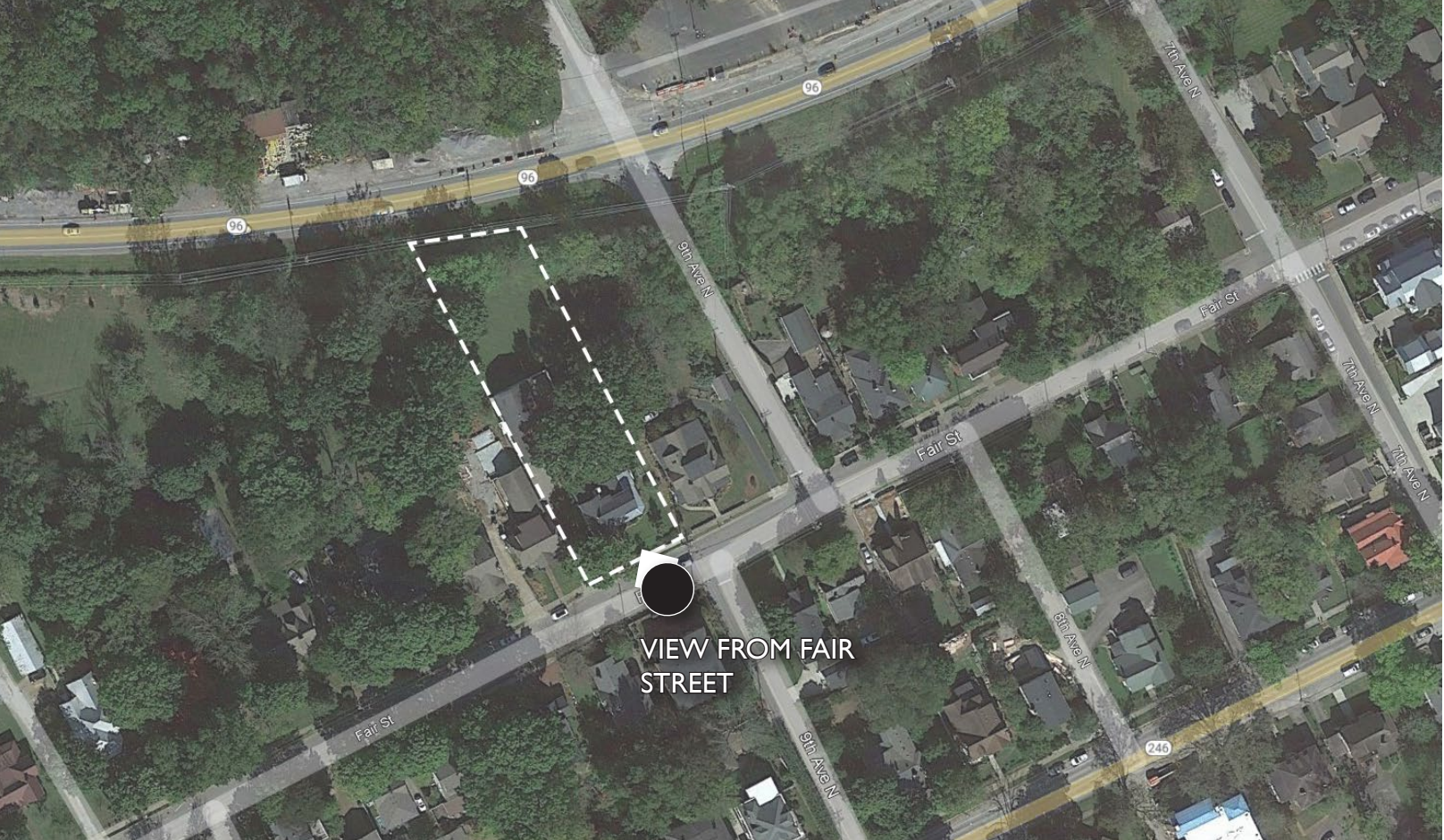
904 FAIR STREET

VIEW FROM HWY 96

2024-07-26 HZC SUBMITTAL



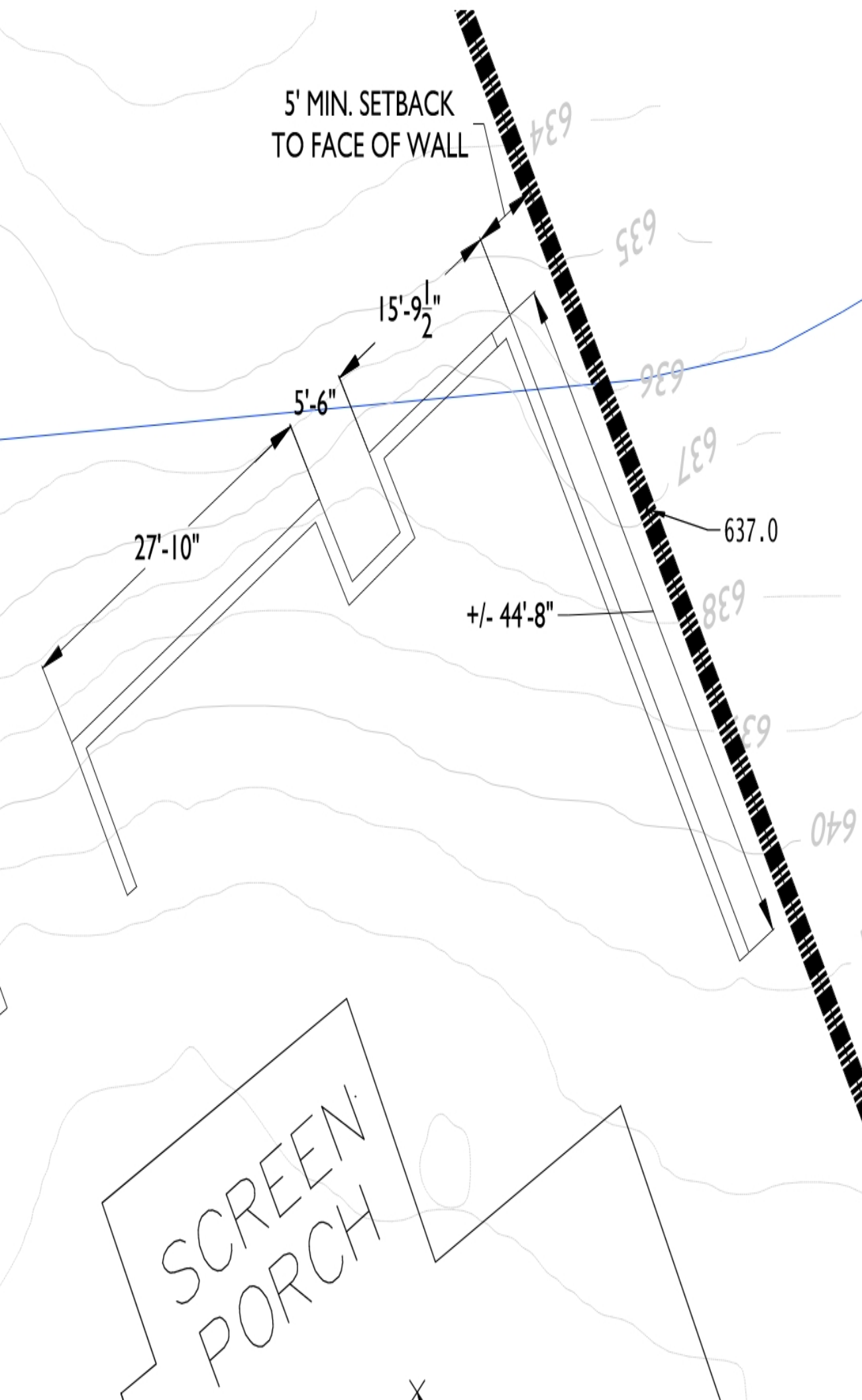
904 FAIR STREET
VIEW FROM HWY 96
2024-07-26 HZC SUBMITTAL



904 FAIR STREET
VIEW FROM FAIR STREET
2024-07-26 HZC SUBMITTAL









HISTORIC
FRANKLIN
TENNESSEE

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

Address:	108 Bridge St. (Downtown Franklin Historic District)
Applicant:	JT Manor
Owner:	David Garrett
Project #:	8538
Type of Work:	Consideration of Signage (Convenience)
Reviewed By:	Elizabeth Bulay
Status:	Approval with conditions (See “ Approved Work Specifications ” Below)
Approval Date:	July 5, 2024
Expiration Date:	July 5, 2026 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of one convenience sandwich board sign and 7 parking convenience signs located at 108 Bridge Street.

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

- **Location:** The Guidelines state that a maximum of 1 per entrance and 1 per exit are permitted for convenience signs. The application proposes 1 convenience signs demarcated with a green dot at the entrance/exit to the property. The convenience sign will be a sandwich board sign.
- **Sign Area:** The Guidelines state that sandwich board convenience signs may be two sided with a maximum of 6 sq. ft. per side. The convenience sign proposed at the entrance and exit to the property is 36” x 24”, or 6 sq. ft. The sign area proposed is appropriate as it is the maximum sign area allowed.
- **Height:** The Guidelines state that convenience signs should be at maximum 4 feet tall. The top of the proposed signs will be 36” from the ground level. The proposed sandwich board sign height is appropriate.
- **Material:** The Guidelines state that signs should be finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed sign

will be a metal frame painted black with a polymetal material for the sign panel. The proposed materials are appropriate.

- **Design:** The Guidelines state that a maximum of three colors are permitted and a darker background color than lettering is required. Vibrant colors may be considered as accents only. The proposed background color is black with white lettering. The proposed colorway meets the recommendation of the Guidelines.
- **Illumination:** No illumination is proposed within this application.

The Guidelines allow for administrative approval of additional Convenience Signs for parking if all recommendations are met.

- **Location:** The Guidelines state that limited additional signs may be approved when they are not visible from the right-of-way. The application proposes 10 convenience signs for parking throughout the site demarcated in the plans with red dots and a yellow dot. The 10 parking convenience signs at the rear and sides of the building are appropriate as they will not be visible from the right-of-way. For off-street parking, painted markings may be used for parking spaces on asphalt for parking space identification.
- **Sign Area:** The Guidelines state where not visible from the right of way, convenience signs used for parking spaces may be up to 1.5 sq. ft. Nine of the parking convenience signs are 1.5 sq. ft. in size. One parking convenience sign, yellow dot, is 3 sq. ft. The proposed sign area for the parking signs demarcated in red meet the recommendation for sign area and meet the Guidelines. The parking convenience sign demarcated with yellow exceeds the allowed sign area maximum for additional convenience signs and does not meet the Guidelines.
- **Height:** The Guidelines state that convenience signs, where not visible from the right-of-way, used for parking spaces may be up to 6.5 feet tall. The top of the proposed signs will be 6 feet from the ground level. The proposed sign heights are appropriate.
- **Material:** The Guidelines state that signs should be finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed sign will be adhered to aluminum posts that will be painted black with a matte vinyl sticker applied on to the sign face. The proposed materials are appropriate.
- **Design:** The Guidelines state that a maximum of three colors are permitted and a darker background color than lettering is required. Vibrant colors may be considered as accents only. The proposed background color is black with white lettering. The proposed colorway meets the requirements of the Guidelines.
- **Illumination:** No illumination is proposed within this application.

APPLICABLE GUIDELINES

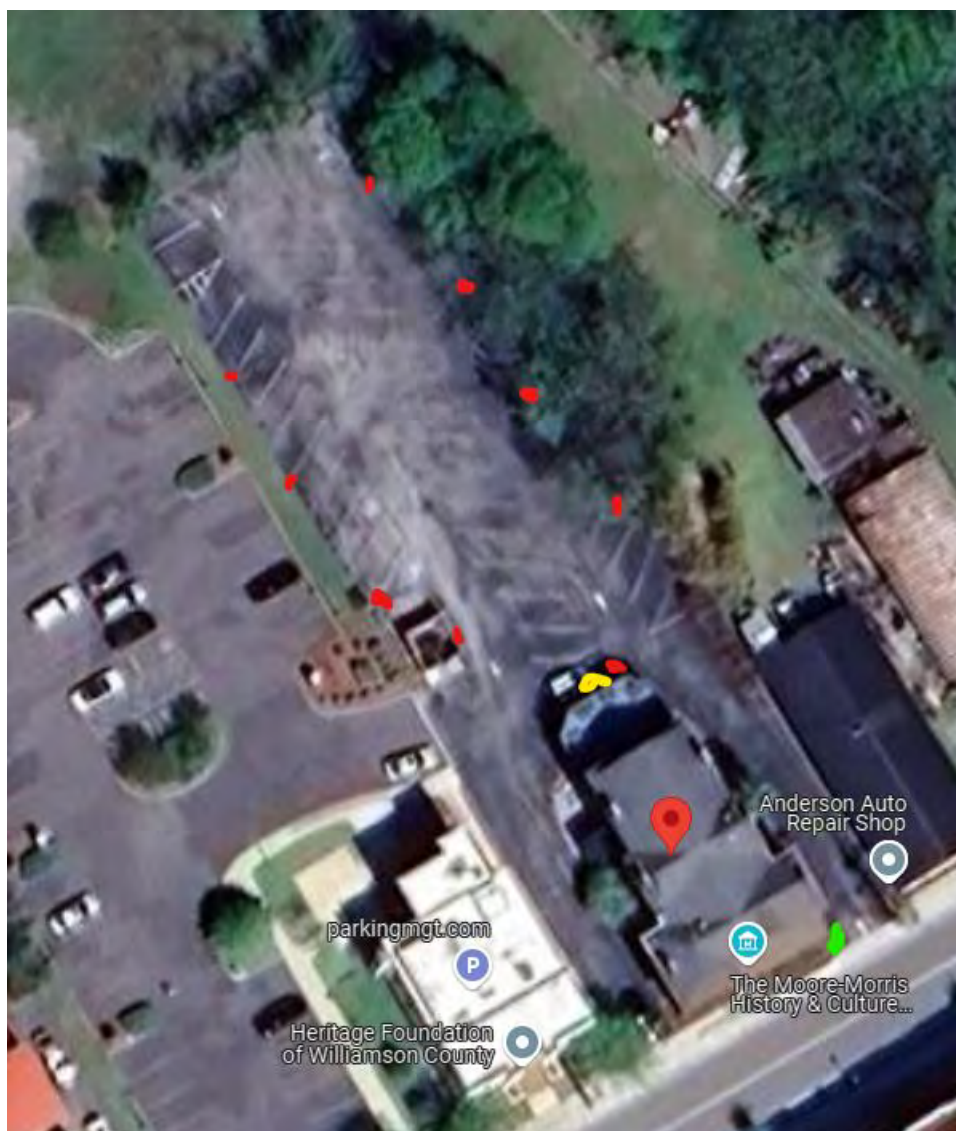
Chapter 8 -Signs

APPROVED WORK SPECIFICATIONS

The convenience signage is **approved** with the following conditions:

- The signs are conditionally approved but are not to be installed until permission is granted by the Board of Mayor and Aldermen subject to **Zoning Ordinance 10.1.24.C Use – “Required parking spaces shall be free and accessible to the public, unless otherwise determined by the BOMA.”**
- The proposed signs **must** receive a Sign Permit prior to installation.
- The size of the parking convenience sign demarcated with the yellow dot **must** be reduced to 1.5 square feet.
- 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/>



Green Dot – Sidewalk sign – 3ft

Yellow Dot – Disclaimer Sign 24ft

Red Dot – Pay Here signs, 1.5 ft



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I David Garrett

(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:

88-2489591

(Property Parcel/Tax ID Number)

and located at:

108 Bridge Street, Franklin, TN 37065

(Street Address)

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

Parking Management Company

(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

PO Box 723

Property Owner Mailing Address

Franklin, TN 37065

City, State & Zip

Subscribed and sworn to before me this

28th day of May, 2024.

Notary Public

My Commission Expires: 11.3.25





Project Overview

#1350079

Project Title: 108 Bridge Street

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

JT Manor
Parking Management Company
3713 Charlotte Avenue
Nashville, TN 37209
P:615-352-0415
jtmanor@parkingmgt.com

Property Owner

Property Owner

Leanne Portzel
Heritage Foundation of Williamson County, TN
108 Bridge Street
Franklin, TN 37064
P:615-591-8500
lportzel@williamsonheritage.org

Address or Parcel

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

Calculated Acreage: Parcel

- 108 BRIDGE ST: 0.59885596

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay

- 108 BRIDGE ST: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 5.5

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 108 BRIDGE ST: 1ST AVE

Central Franklin Overlay: Central Franklin Overlay

- 108 BRIDGE ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 108 BRIDGE ST: Historic Preservation Overlay

Floodway Overlay: Floodway Overlay

- 108 BRIDGE ST: Floodway Overlay District

COF Number of Site Plan: 1350079

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

Height of Sign Face or Sign Area: 1.5

HVAC Type:

Narrative

Project Description:

Moore Morris will be charging for Public Parking, only 1 sign will be visible from the road way, which is only 3ft tall. All other signs will be in the parking lot behind the building, hidden from the right of way.



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

Address: 231 Myles Manor Court (Franklin Road Historic District)
Applicant: Amanda McCreary
Owner: Brian and Lucibeth Mayberry
Project #: 8540
Type of Work: Minor Alterations on Rear (Non-Historic)
Reviewer: Elizabeth Bulay

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

Approval Date: July 8, 2023
Expiration Date: July 8, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alterations to the rear of a non-historic portion of an accessory structure located at 231 Myles Manor Court. The proposal is to install a door and light fixture on the rear façade and install a light fixture on the side façade not highly visible from street view that will face the side of the principal building.

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

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

The nature of the location of the alterations being on the rear façade of a new addition to the historic accessory structure and not being readily visible by the public is appropriate for an administrative review. The Guidelines to design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building and to use traditional materials with appearances similar to the doors on the historic building. The new door on the rear will match the door that has been approved by the Historic Zoning Commission on the side façade. The door will be a half lite wood and meets the intent of the Guidelines. The two sconce lights that are proposed to be installed on the side and rear facades utilizes a traditional lantern design in an antique copper finish. The Guidelines recommend that 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. One should not use an imitation historic fixture that may convey a false sense of history. The proposed light fixture is appropriate. As proposed, all the minor alterations meet the intent of the Guidelines and administrative review process.

APPLICABLE GUIDELINES

Chapter 2: Additions to Historic Residential Buildings

Chapter 5: Historic Accessory Structures

Chapter 6 – Site and Setting

APPROVED WORK SPECIFICATIONS

The installation of the door and light fixtures are **approved** with the following conditions:

- Use soft site lighting and limit the level of illumination to be sufficient to perform the needed lighting task.
- The window and door should utilize the same design and material as the other windows and doors on the structure.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Project Considerations:

- Note: 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).

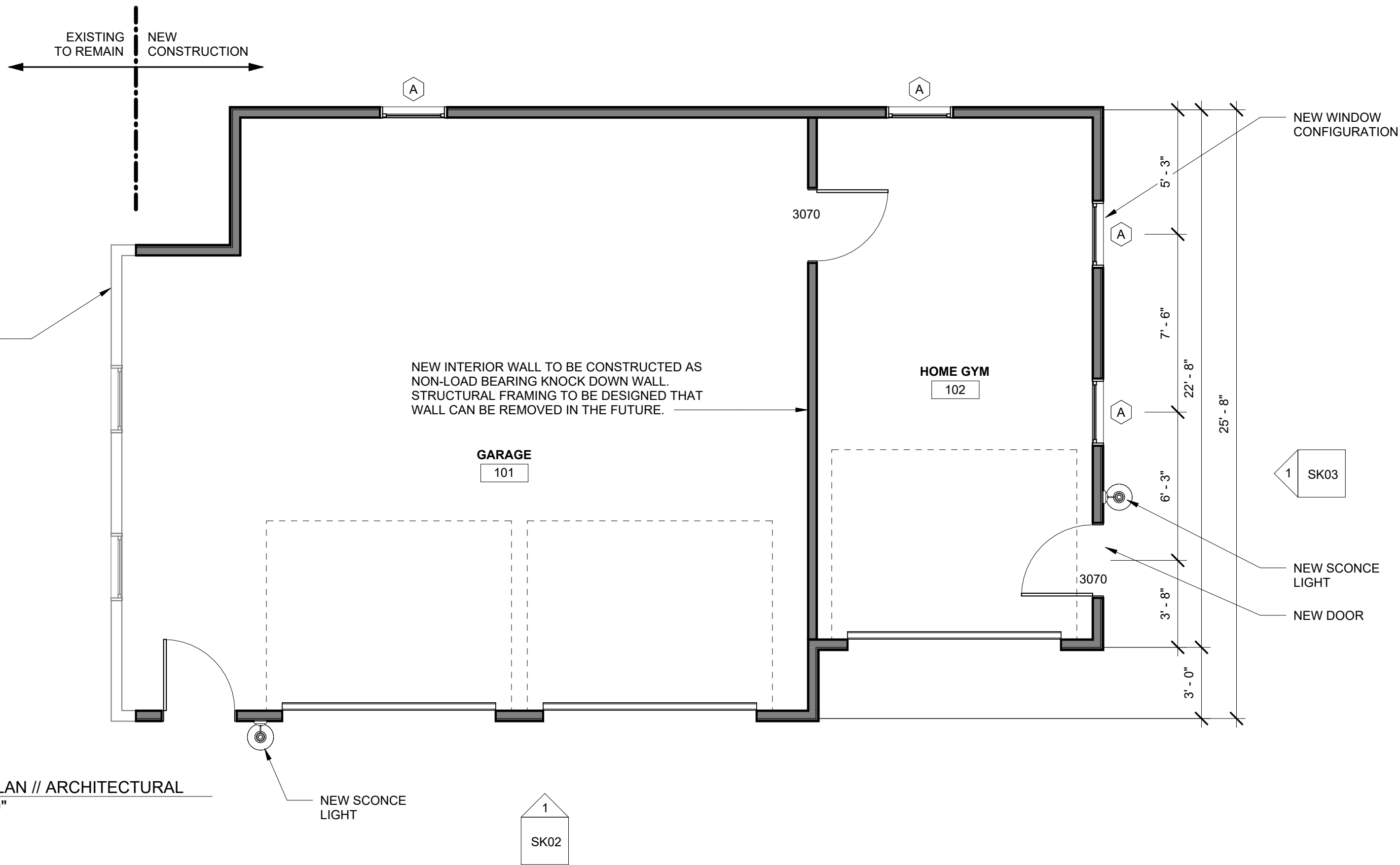
Emily Huffer | Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795

<http://www.franklintn.gov/>



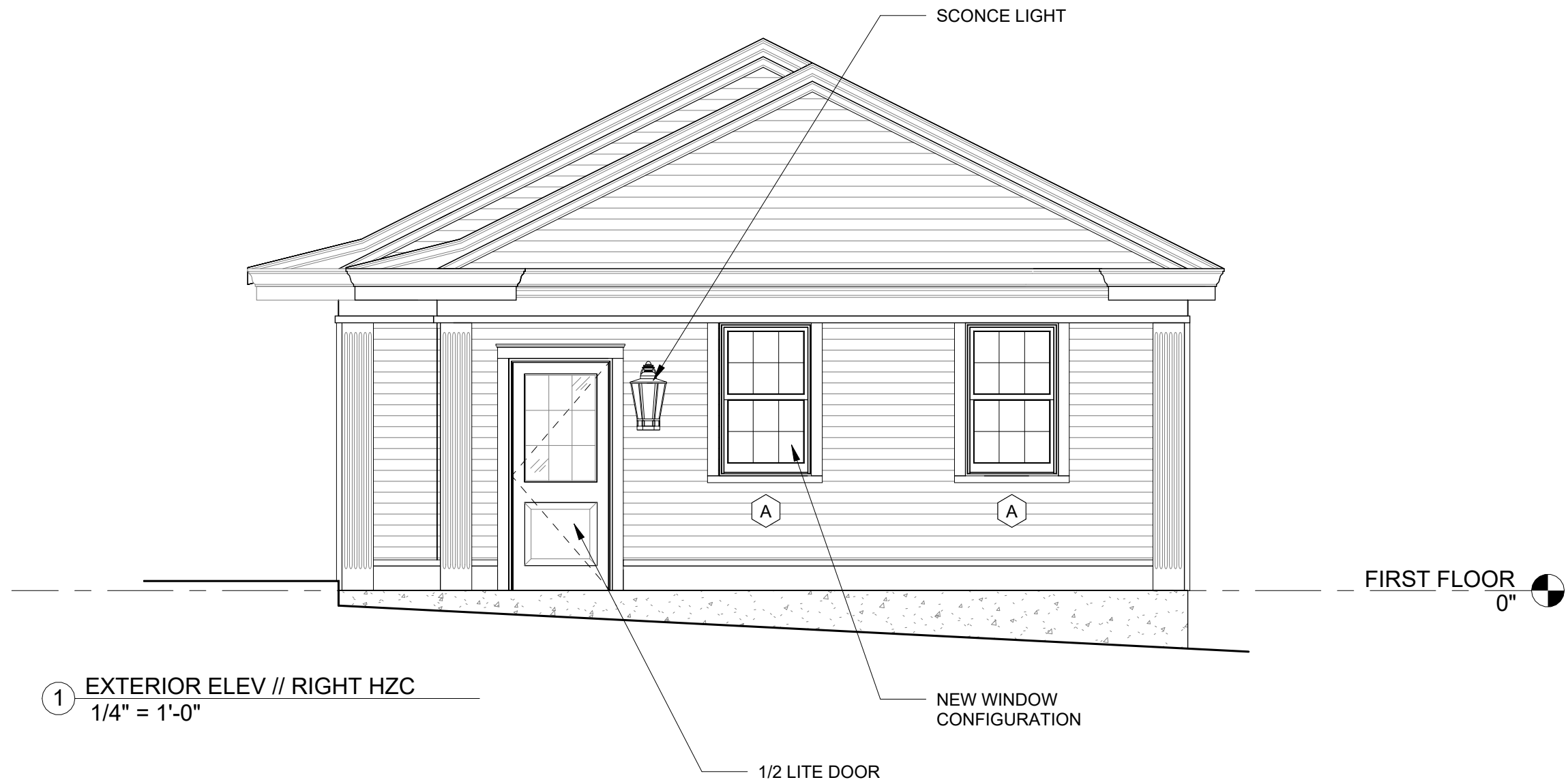
1 FLOOR PLAN // ARCHITECTURAL
1/4" = 1'-0"

NEW SCONCE
LIGHT



FIRST FLOOR
0" 

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





BRAND The CopperSmith

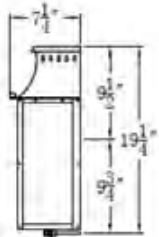
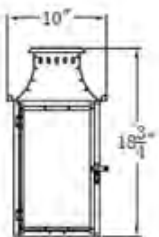
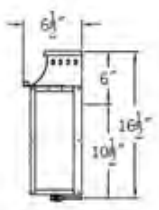
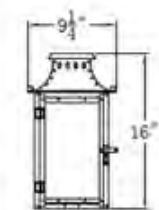
DESCRIPTION

The York Town Outdoor Wall Light is the grandfather clock of the lighting world. Steeped in Classicism, the York Town utilizes a traditional lantern design to fulfill its destiny. Constructed of Copper and surround by clear glass panes, the York Town works effortlessly in a variety of applications.



Shown in: Antique Copper / Clear

SHADE COLOR	Clear
BODY FINISH	Antique Copper
WATTAGE	18W
DIMMER	Standard 120V
DIMENSIONS	10"W x 18.75"H x 7.25"D
BULB NOT INCLUDED	
LAMP	2 x B10/Candelabra (E12)/9W/120V LED 2 x B10/Candelabra (E12)/60W/120V Incandescent 2 x CA10/Candelabra (E12)/120V LED
SPEC #	TCS874412



COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Brian and Lucibeth Mayberry, (aka: Lauren Lucibeth Nave Mayberry)
(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:

063 03600 00009063

(Property Parcel/Tax ID Number)

and located at:

231 Myles Manor Ct Franklin TN 37064

(Street Address)

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

Amanda and Ben McCreary, Chisel Workshop PLC

(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.

Lucibeth Mayberry

Signature

231 Myles Manor Ct

Property Owner Mailing Address

Franklin, TN 37064

City, State & Zip

Subscribed and sworn to before me this

3 day of 10, 2023.

Diane CS

Notary Public

My Commission Expires: 7-21-26





Project Overview

#1386546

Project Title: 231 Myles Manor

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Amanda McCreary
Chisel Workshop
P.O. Box 680566
Franklin, TN 37068
P:6155406636
amanda@chiselworkshop.com

Property Owner

Property Owner

Brian Mayberry

231 Myles Manor Ct
Franklin, TN 37064
P:6153059577
bmayberry@comcast.net

Address or Parcel

Project Address or Parcel: 231 MYLES MANOR CT (063---03600)

Calculated Acreage: Parcel

- 231 MYLES MANOR CT: 10.02375687

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Awning

Height of Overall Sign:

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

Awning selected as lighting and added door wasn't an option. The door to be a custom wood door as shown on the drawings.

Lighting specs attached.

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 231 MYLES MANOR CT: ER

Central Franklin Overlay: Central Franklin Overlay

- 231 MYLES MANOR CT: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 231 MYLES MANOR CT: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 8516

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

Add sconce lighting to front facade. Added a side door and sconce light to the right (rear) side of the Garage. The garage is previously approved for a COA.



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

Address: 185 Splendor Ridge Drive (Franklin Road Historic District)
Applicant: Marshall Harris (Generator Supercenter of Nashville)
Owner: Timothy Rooney
Project #: 8539
Type of Work: Mechanical Equipment Installation
Reviewer: Elizabeth Bulay

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

Approval Date: July 8, 2023
Expiration Date: July 8, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of mechanical equipment located at 185 Splendor Ridge Drive. The proposal is to install a generator at the behind the attached accessory structure.

The Guidelines allow for administrative approval of the following mechanical equipment installation if all recommendations are met:

- **Place ground-mounted mechanical equipment behind buildings and screen it from street view with landscaping, fencing, or walls.**
- **Locate meters, conduits, and other equipment on rear facades.**

The nature of the location of the equipment being located behind the principal structure and not visible by the public is appropriate for an administrative review. The equipment will be screened from street view by the building. As proposed, the installation of the generator meets the intent of the Guidelines and administrative review process.

APPLICABLE GUIDELINES

Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

The installation of the generator is **approved** with the following conditions:

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

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

Project Considerations for Building Permit Submittal:

- Provide a full detailed riser diagram from meter disconnect thru existing panel. Include all conduit sizes, conductor sizes, overcurrent devices, and grounding details. If an ATS is to be installed in this scope of work, it is required that the GEC be re-established in the ATS. (Add a note to re-establish the grounding/GEC connection to the new transfer switch on the Riser Diagram, if applicable). For residential generator applications, this may be hand drawn.

Emily Huffer | Preservation Planner

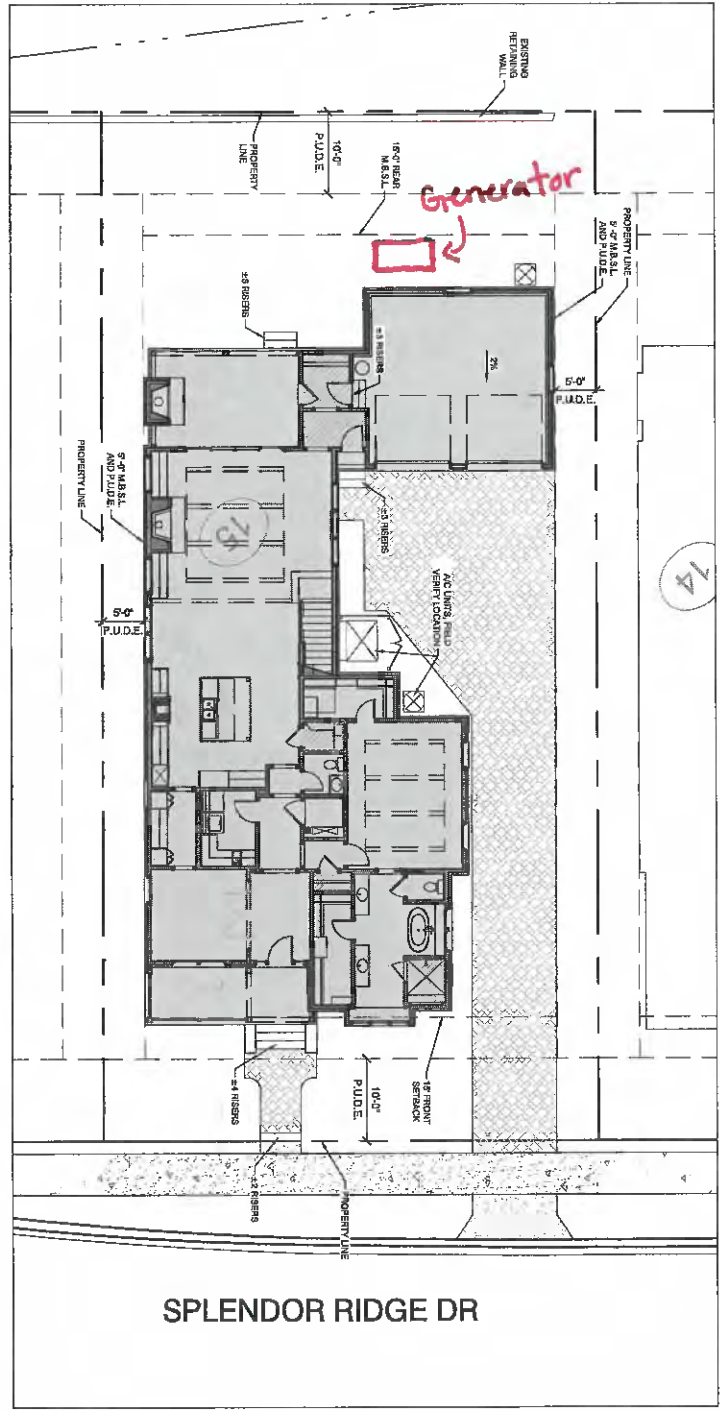
Planning & Sustainability Department

City of Franklin, Tennessee

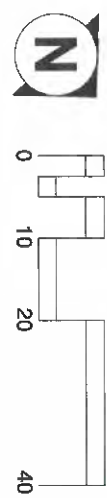
615.550.6795

<http://www.franklintn.gov/>





NOTE:
THIS PLAN IS FOR COMMUNICATION PURPOSES ONLY AND DOES NOT
WARRANT ANY REPRESENTATION OF THE EXISTING CONDITIONS
OR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGN
AND CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY
OF THE CLIENT AND THE CONTRACTOR. THE DESIGNER SHALL NOT
BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLAN.



FORD CLASSIC HOMES 554 FRANKLIN ROAD, SUITE 300 FRANKLIN, TN 37069 p. 615.503.9727 f. 615.503.9798	SPLENDOR RIDGE LOT 015 185 SPLENDOR RIDGE DRIVE		LAST CHECKED: 04.29.2022 KJK				
	SITE PLAN		S:\Projects\Splendor Ridge\SR015\SR015-PLAN.dwg Issue 04/29/22 - 3:49 P				
<table> <tr> <td>ISSUE DATE:</td> <td>29 April 2022</td> </tr> <tr> <td>REVISIONS:</td> <td></td> </tr> </table>	ISSUE DATE:	29 April 2022	REVISIONS:		C2 SITE PLAN 04/29/22 L.KP SR015		
ISSUE DATE:	29 April 2022						
REVISIONS:							



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Timothy Rooney
(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:

63 NF 17.00
(Property Parcel/Tax ID Number)

and located at:

185 Splendor Ridge Rd. Franklin, TN
(Street Address)

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

Generator Supercenter of Nashville
(Please print Name/Names in Full)

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

[Signature]
Signature

228 Gemini Dr.
Property Owner Mailing Address

Winter Park FL 32789
City, State & Zip

Subscribed and sworn to before me this

18th day of JUNE, 2024.

[Signature]
Notary Public

My Commission Expires: May 25, 2030





Project Overview

#1386579

Project Title: 185 Splendor Ridge Drive

Jurisdiction: Franklin

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

State: TN

Workflow: COA Default

County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact**Project Contact**

Tim Rooney

185 Splendor Ridge Dr
Franklin, TN 37064
P:6173124531
awhite@gsncashville.com

Property Owner**Property Owner**

Tim Rooney

185 Splendor Ridge Dr
Franklin, TN 37064
P:6173124531
awhite@gsncashville.com

Address or Parcel

Project Address or Parcel: 185 SPLENDOR RIDGE DR (063N-F01700)

Calculated Acreage: Parcel

- 185 SPLENDOR RIDGE DR: 0.17103032

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 185 SPLENDOR RIDGE DR: R-1 Resid*

Central Franklin Overlay: Central Franklin Overlay

- 185 SPLENDOR RIDGE DR: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 185 SPLENDOR RIDGE DR: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1308559

Project information

Review Type: Residential

Construction Type:

New Addition Type: Accessory Structure

Type of Work Proposed: New Addition

Porch or Deck Project:

Windows or Exterior Door Work:

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

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

Other Exterior Alterations Proposed:

Footprint Square Footage of Recent Addition:

Demolition or Relocation Proposed:

Estimated Age of Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Sign Face or Sign Area:

Height of Overall Sign:

Sign 2

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

Sign 3

Does the existing structure have any recent additions?: No	Type of Signage Proposed:
Height of Existing and Proposed Construction (from FFE to Roof Peak): 3	Height of Overall Sign:
Lot Square Footage: 4000	Height of Sign Face or Sign Area:
Indicate shape/dimensions of window or door over which proposed awning will be affixed.:	Footprint Square Footage of Existing Structures on Lot: 4000
Footprint Square Footage of Proposed Additions/Structures: 12	HVAC Type:

Narrative

Project Description:

Installing whole home generator



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 237 Second Avenue S. (Downtown Franklin Historic District)
Applicant: Mike Alexander
Owner: Catalyst Ventures, LLC. Rob Ashworth
Project #: 8541
Type of Work: Consideration of Signage (Post-and-Arm Reface)

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

Approval Date: July 9, 2024
Expiration Date: July 9, 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 237 Second Avenue South.

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 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 black with lettering in gold. 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.
- 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/>



Ashworth & Rye

LAW FIRM | TITLE AND ESCROW COMPANY

237 2nd Avenue South
Franklin, Tennessee 37064

(615) 810-8150
www.ashworthfirm.com

36.00 in

36.00 in

OWNER AFFIDAVIT

City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

I/We Catalyst Ventures, LLC, a Tennessee limited liability company
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

078C-F-032.00-000
(Property Parcel/Tax ID Number)
and located at:

237 2nd Avenue South, Franklin, TN 37064
(Street Address)

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

Mike Alexander
(Please print name(s) in Full - This should be the applicant listed in IDT)

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.


Owner Signature

Additional Owner Signature, if applicable

237 2nd Ave South
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

19th day of June, 2024.


Notary Public

My Commission Expires: 1/20/2025





Project Overview

#1389112

Project Title: 237 2nd Avenue South, Franklin, TN 37064

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Mike Alexander
Signs First of Franklin
731 Columbia Ave, Suite 101
Franklin, TN 37064
P:615-791-7007
mike@signsfirstfranklin.com

Property Owner

Property Owner

Rob Ashworth
Catalyst Ventures, LLC
237 2nd Avenue South
Franklin, TN 37064
P:615-642-5922
rob@ashworthfirm.com

Address or Parcel

Project Address or Parcel: 237 2ND AVE S (078C-F03200)

Calculated Acreage: Parcel

- 237 2ND AVE S: 0.29397776

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 6.83

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 237 2ND AVE S: OR

Central Franklin Overlay: Central Franklin Overlay

- 237 2ND AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 237 2ND AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 078C-D00300

Type of Signage Proposed: Post-and-Arm

Height of Sign Face or Sign Area: 6

HVAC Type:

Narrative

Project Description:

Replacing the hanging sign on a previously permitted sign. Originally there were 3 separated hanging panels at 1' x 3' each. Now

there will be 1 each .080 aluminum panel with digital print on each side at 3' x 3' size.



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 98 Fourth Avenue North (Downtown Franklin Historic District)
Applicant: Chandler Clarkson
Owner: Main Street Partners, Martin Ozburn
Project #: 8555
Type of Work: Consideration of Signage (Sandwich Board Sign)
Reviewer: Elizabeth Bulay

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

Approval Date: July 16, 2024
Expiration Date: July 16, 2026 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a sandwich board sign located at 98 4th Avenue North.

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

- **Quantity:** The Guidelines state that a maximum of 1 sandwich board sign is allowed per ground floor retail storefront/tenant space. The quantity proposed is 2 Sandwich Board Sign. Only 1 sandwich board sign is permitted by the Guidelines, Zoning Ordinance, and Municipal Code.
- **Sign Area:** The Guidelines state that the Sandwich Board may have up to 2 sides, with a maximum of 6 square feet per side. The proposed sign is 3.5 square feet per side. The proposed Sandwich Board meets the intent of the Guidelines.
- **Height:** The Guidelines state that Sandwich Board Signs are allowed to be a maximum of 4 feet at the top of the sign area. The proposed sign structure is 20” wide x 40” tall. The proposed sandwich board meets the intent of the Guidelines.
- **Material:** The Guidelines state that sandwich board signs must be finished wood or metal with a matte background rather than a reflective or shiny background. The proposed material is finished wood or finished metal. The applicant does not specify the finish on the sign. The proposed sign meets the intent of the Guidelines.

- **Color:** The Guidelines state that a maximum of 3 colors are allowed and to have a darker background color than the lettering color. The Guidelines state to use muted colors that complement the façade, although vibrant colors may be considered an accent. The proposed sign features a black background with lighter lettering and meets the intent of the Guidelines.
- **Lighting:** The Guidelines state no illumination is permitted. No illumination is proposed within this application.
- **Placement:** The Guidelines state that the signs shall be placed on the sidewalk in front of the retail storefront/tenant space and shall maintain 48 inches of sidewalk clearance for pedestrian circulation. The sandwich board sign adjacent to the tenant space is appropriately placed. The sandwich board sign located at the corner of 4th and Main does not meet the Guidelines, Zoning Ordinance, or Municipal Code.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The sandwich board sign located adjacent to the tenant space is **approved** with the following conditions:

- The application must meet all the requirements of the Building & Neighborhood Services Department for a sandwich board permit.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

NOT APPROVED WORK SPECIFICATIONS

1. The sandwich board located at the corner of 4th Ave. N. and Main St., not immediately adjacent to the tenant space, does not meet the intent of the Guidelines or the Zoning Ordinance and Municipal Code. The second sandwich board sign located at the corner of Main St. and 4th Ave. must be removed to comply with the Design Guidelines, Zoning Ordinance, and Municipal Code Section 16-701.

Emily Huffer | Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795 | <http://www.franklintn.gov/>



Ilyapa Wooden A-Frame Chalkboard Sign with Eraser - 40 x 20 Inch
Magnetic Sidewalk Menu Board - Sturdy Freestanding Black
Sandwich Sign Board Menu Display for Restaurant, Business, or
Weddings

100+ bought in past month

DIMENSIONS



Color: **Black**





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FRANKLIN TN
EST. 2008

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& ACCESSORIES

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Bar

clothing and accessories
New Location
visit our beautiful 2nd floor space and our rooftop patio

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MERCANTILE
DELI**



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FRANKLIN TN EST. 2008

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& ACCESSORIES

HANDMADE JEWELRY
FROM OUR STUDIO IN SCHWITZTOWN, FRANKLIN

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MIMIANDDOTTIE.COM
@SHOPMIMIANDDOTTIE

Charm Bar

MIMI &
DOTTIE

Chic Clothing
Jewelry and
Accessories

CUSTOM JEWELRY STUDIO &
CHARM BAR



Instagram icon @MIMIANDDOTTIE

MIMIANDDOTTIE.COM

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I MAIN STREET PARTNERS
(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/Tax ID Number)
and located at:

348 MAIN ST
(Street Address)

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

J. MARTIN OZBURN
(Please print Name/Names in Full)

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

J. Martin Ozburn
Signature

PO 563
Property Owner Mailing Address

FRANKLIN TN. 37065
City, State & Zip

Subscribed and sworn to before me this

27th day of June, 20 24.

Houston Morris
Notary Public

My Commission Expires: 2-21-27





Project Overview

#1396551

Project Title: 98 4th Ave North

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Chandler Clarkson
JONDIE
412 Main Street
Franklin, TN 37064
P:615-807-2386
chandler@jondie.com

Property Owner

Property Owner

Marty Osburn
Main Street Partners
PO Box 563
Franklin, TN 37065
P:6159437007
rebecca@jondie.com

Address or Parcel

Project Address or Parcel: 100 4TH AVE N (078C-M01500)

Calculated Acreage: Parcel

- 100 4TH AVE N: 0.15938967

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 3.33

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 100 4TH AVE N: DD

Central Franklin Overlay: Central Franklin Overlay

- 100 4TH AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 100 4TH AVE N: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: NA

Type of Signage Proposed: Sandwich Board Signage

Height of Sign Face or Sign Area: 2.33

HVAC Type:

Narrative

Project Description:

Two sandwich board signs advertising our boutique. One on the corner and one outside our store. It is black wood.

Total height 40 inches.

Sandwich board that we write on is 28 inches.



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 202 5th Avenue South (Downtown Franklin Historic District)
Applicant: George Brooks
Owner: Kenneth Ott
Project #: 8557
Type of Work: Consideration of Signage (Post & Panel, Wall, & Projecting)
Reviewer: Elizabeth Bulay

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

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

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the replacement of an existing sign panel on an existing post-and-panel sign, a new wall sign, and a new projecting sign at 202 5th Avenue South.

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

- **Location:** The Guidelines state that signs should be placed in a traditional front yard location and perpendicular to the public sidewalk. The existing sign is in the front yard and perpendicular to the public sidewalk. Its location 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 twelve sq. ft. The proposed sign panel will be 44” by 38”, or 11.6 sq. ft. in size. The proposed sign area size is appropriate.
- **Material:** The Guidelines state that wall signs should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panel will be an aluminum material and finished wood material. The proposed materials are 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 navy blue and black with lettering in white. The proposed colorway is appropriate.

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

- **Quantity:** The Guidelines state that a maximum of 1 sign is allowed per main entrance to a retail storefront/tenant space on the ground floor at the rear of the building. This application proposes 1 small hanging/projecting sign at a residential building and meets the intent of the Guidelines.
- **Sign Area:** The Guidelines state that the sign may have up to 2 sides and utilize a sign area of 4.5 sq. ft. per side. This application proposes a 3.97 sq. ft. sign per side. The proposed sign meets the intent of the Guidelines.
- **Projection:** The Guidelines state that the sign must project at a 90-degree angle from the building. The proposed sign is appropriate and projects at a 90-degree angle from the building.
- **Height:** The Guidelines state that the top of the sign area should be no higher than the ground floor window/transom headers but shall comply with an 8-foot minimum clearance from the grade surface (generally defined as the sidewalk or porch floor). The height from grade was not provided but must meet the 8-foot minimum clearance.
- **Material:** The Guidelines state that the sign shall be finished wood or metal, with matte background finished rather than reflective or shiny background finishes. The application did not specify the proposed material.
- **Color:** The Guidelines state that a maximum of 3 colors, and with a darker background color than the lettering color. Additionally, to use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed sign utilizes a dark navy-blue background with white lettering. The proposed sign is appropriate.

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

- **Location:** The Guidelines state to place the sign below any second story or building cornice and be flat against the building façade. The wall sign will be located by the entrance on 5th Ave. S. below the second floor. The location is appropriate.
- **Height:** The Guidelines state that the maximum sign height is 12 feet in height. The height from grade of the wall sign was not provided.
- **Size:** The Guidelines state that the maximum sign area is 4.5 square feet. The proposed sign panel will be 5.25" by 16", or .58 sq. ft. in size. The proposed sign area size is appropriate.

- **Material:** The Guidelines state that wall signs should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panel will be an aluminum 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, should be utilized. Use muted colors that complement the facade, although vibrant colors may be considered an accent. The proposed background color will be navy blue with lettering in white. The proposed colorway is appropriate.

APPLICABLE GUIDELINES

Chapter 8 - Signs

APPROVED WORK SPECIFICATIONS

The post-and-panel, wall sign, and projecting sign are **approved** with the following conditions:

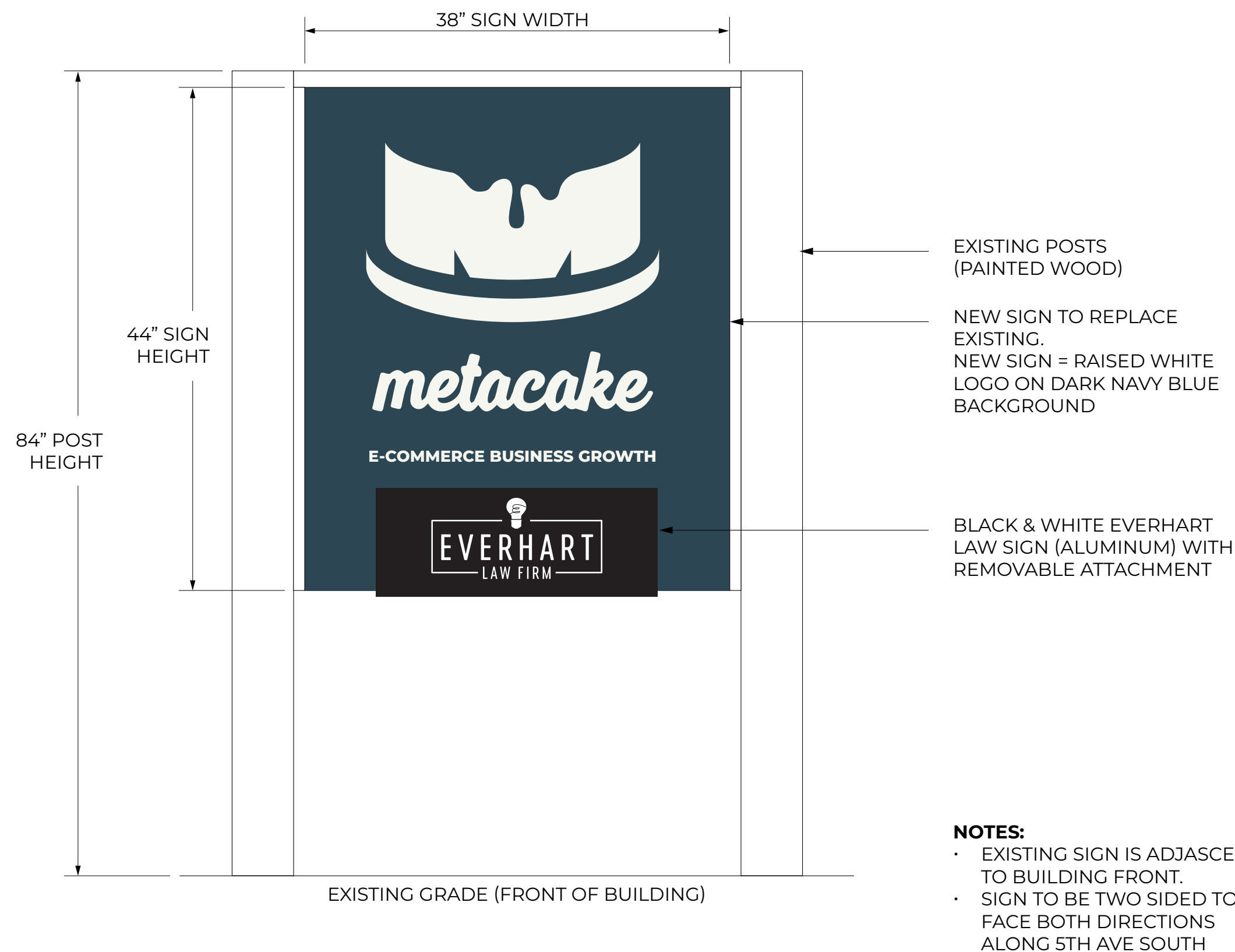
- The sign faces must utilize a matte finish.
- The small hanging/projecting sign must meet the clearance requirements from Zoning of an 8-foot minimum clearance.
- The maximum wall sign height must not be greater than 12 feet from grade.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing for a sign permit.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795 | <http://www.franklintn.gov/>



FRONT SIGN POST & PANEL - DETAIL
NOT TO SCALE



FRONT SIGN (EXISTING) - POST & PANEL
NOT TO SCALE

NOTES:

- Front of building linear footage = 34ft
- City of Franlin Guidelines: <https://web.franklintn.gov/flipping-book/designguidelineshzc/154>

FRONT SIGN POST & PANEL (REPLACE)

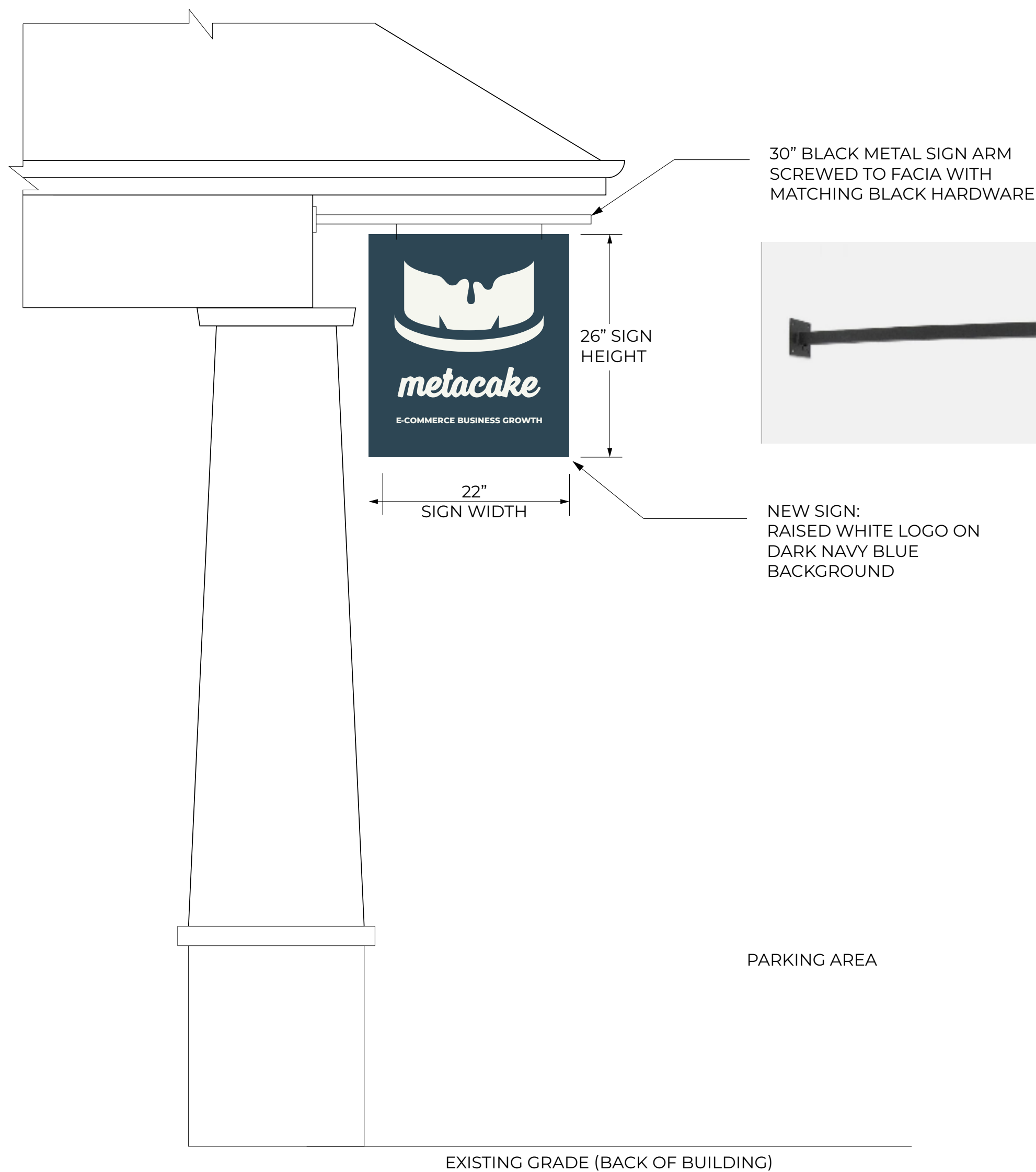
METACAKE
202 5TH AVE S, FRANKLIN TN 37064

N.T.S

DATE CREATED: 6/6/2024

A-101

REVIEW/APPROVAL



REAR SIGN (NEW) HANGING ARM - DETAIL
NOT TO SCALE



REAR SIGN (NEW) - MOCKUP
NOT TO SCALE

NOTES:

1. Rear of building linear footage = 34ft
2. Ref: City of Franklin Guidelines: <https://web.franklin.tn.gov/flipping-book/designguidelineshzc/158/>

REAR SIGN - HANGING ARM (NEW)

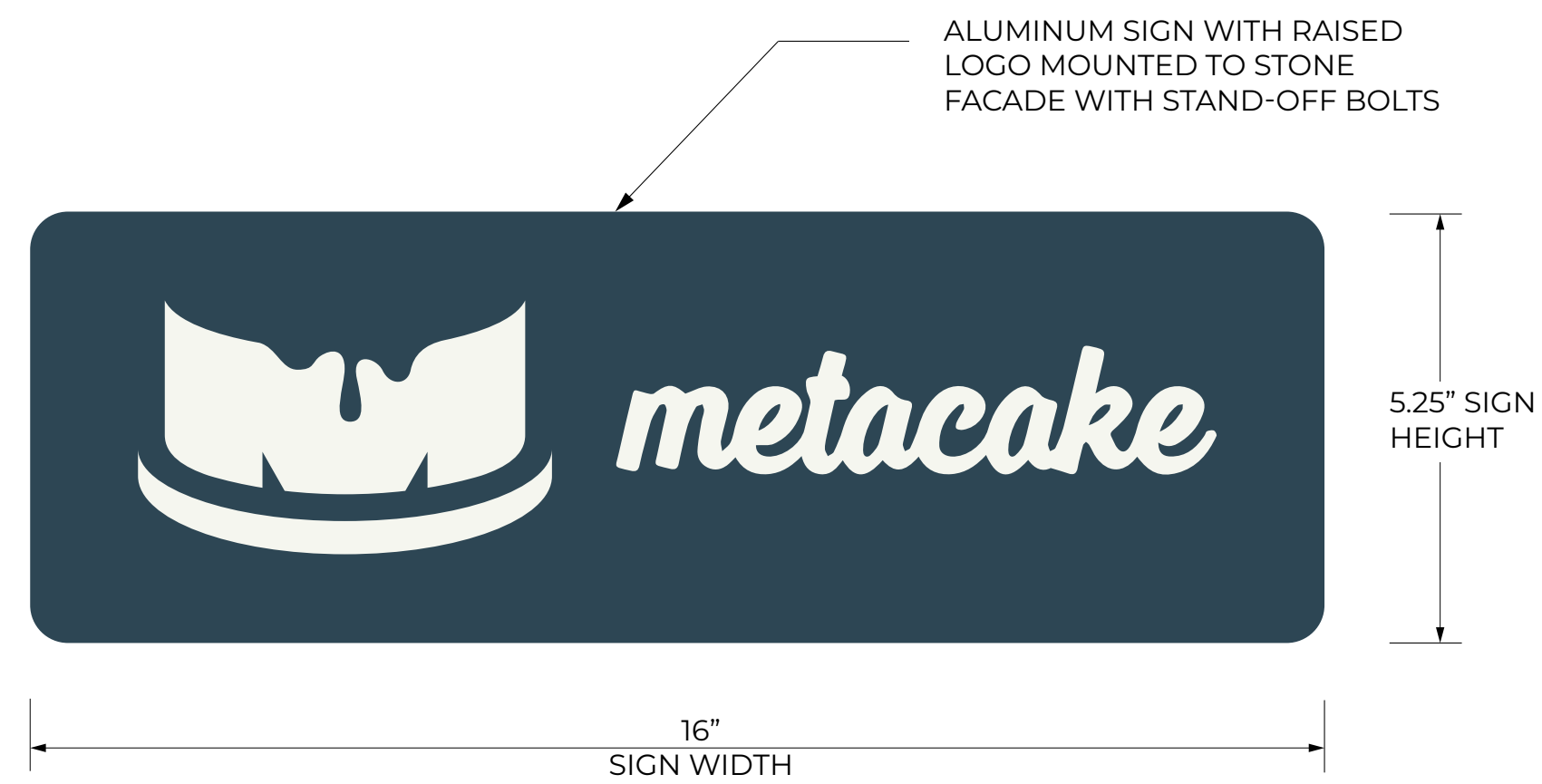
METACAKE
202 5TH AVE S, FRANKLIN TN 37064

N.T.S

DATE CREATED: 6/6/2024

A-102

REVIEW/APPROVAL



FRONT SIGN (NEW) WALL MOUNTED - DETAIL
NOT TO SCALE



NOTES:

1. Front of building linear footage = 34ft
2. City of Franlin Guidelines: <https://web.franklintn.gov/flipping-book/designguidelineshzc/162/>

FRONT SIGN - WALL MOUNTED (NEW)

METACAKE
202 5TH AVE S, FRANKLIN TN 37064

N.T.S

DATE CREATED: 6/6/2024

A-103

REVIEW/APPROVAL

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Kenneth Ott

(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:

99-2500028

(Property Parcel/Tax ID Number)
and located at:

202 5th Ave S, Franklin TN 37064

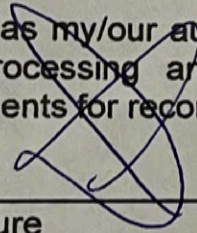
(Street Address)

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

George Brooks

(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

202 5th Ave S,

Property Owner Mailing Address

Franklin TN 37064

City, State & Zip

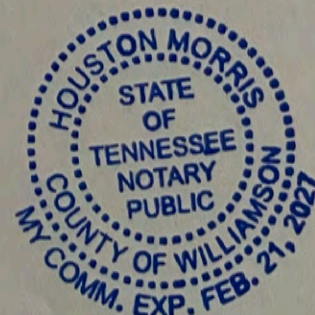
Subscribed and sworn to before me this

8th day of July, 2024.

Houston Morris

Notary Public

My Commission Expires: 2-21-27





Project Overview

#1377964

Project Title: 202 5th Ave S, Franklin TN 37064

Jurisdiction: Franklin

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

State: TN

Workflow: COA Default

County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact**Project Contact**

George Brooks
Metacake
202 5th Ave S
Franklin, TN 37064
P:6158129543
george.brooks@metacake.com

Property Owner

Property Owner

Ken Ott

metacake.com

202 5th Ave S

Franklin, TN 37064

P:9178164105

ken@metacake.com

Address or Parcel

Project Address or Parcel: 202 5TH AVE S (078C-H02000)

Calculated Acreage: Parcel

- 202 5TH AVE S: 0.11555862

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 202 5TH AVE S: OR

Central Franklin Overlay: Central Franklin Overlay

- 202 5TH AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 202 5TH AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: N/A

Project information

Review Type: Nonresidential

Construction Type:

New Addition Type:

Type of Work Proposed: Signage

Porch or Deck Project:

Windows or Exterior Door Work:

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

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

Other Exterior Alterations Proposed:

Footprint Square Footage of Recent Addition:

Demolition or Relocation Proposed:

Estimated Age of Addition:

Number of Attached Signs Proposed: 3

Sign 1

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

Height of Sign Face or Sign Area: 3.66

Height of Overall Sign: 7

Sign 2

Type of Signage Proposed: Projecting Arm

Height of Sign Face or Sign Area: 2

Height of Overall Sign: 10

Sign 3

Does the existing structure have any recent additions?:	Type of Signage Proposed: Wall-Mounted
Height of Existing and Proposed Construction (from FFE to Roof Peak):	Height of Overall Sign: 5.5
Lot Square Footage:	Height of Sign Face or Sign Area: 0.5
Indicate shape/dimensions of window or door over which proposed awning will be affixed.:	Footprint Square Footage of Existing Structures on Lot:
Footprint Square Footage of Proposed Additions/Structures:	HVAC Type:

Narrative

Project Description:

We are updating an existing post and panel sign (sign1) and adding two new signs: one wall sign next to front door and one hanging arm sign at rear of building.



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

Address: 230 Franklin Road Bldg. 3 (Franklin Road Historic District)
Applicant: David Click
Project #: 8558
Type of Work: Minor Alteration (Rear Non-Historic Component)
Reviewer: Elizabeth Bulay

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

Approval Date: July 22, 2023
Expiration Date: July 22, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration on the rear of a non-historic portion of the building that includes a non-historic door and its opening at 230 Franklin Road on Building 3 of the Factory. The proposal is to remove the non-historic metal double door and expand the opening back to the historic size in order to install an overhead door.

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

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

The location of the alteration, which is on the rear façade of Building 3 to a non-historic door and not readily visible by the public, is appropriate for an administrative review. The Guidelines recommend preserving and maintaining storefronts, doors, and doorways on historic commercial buildings in their original location and configuration. The current double door is non-historic and filled in the historic opening. The new overhead door will reopen the historic opening and match the overhead door that the Historic Zoning Commission has approved on Building 5 (located directly adjacent to Building 3) at the Factory previously. The door will be an 8’ by 10’ metal overhead door that will be black in color.

APPLICABLE GUIDELINES

Chapter 3 – Historic Commercial Buildings

APPROVED WORK SPECIFICATIONS

The minor alteration is **approved** with the following conditions:

- 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/>

2710 Old Lebanon Rd, Ste. 5 | Nashville, TN 37214

PHONE (615) 244-9620 | FAX (615) 365-3234

7.8.2024

Owner:

Holladay Properties
David Click

Project: Building 3 – New Overhead Door

Design Narrative:

The scope includes the removal of non-historic brick and a non-historic double door, restoring the opening to its original size and installing an overhead door that matches the approved and installed overhead door at Building 5.

The location does not face the right of way and is only visible from a portion of the north parking lot.

Additional information, photographs, dimensions, and specifications can be found within this submittal.

Thank you,



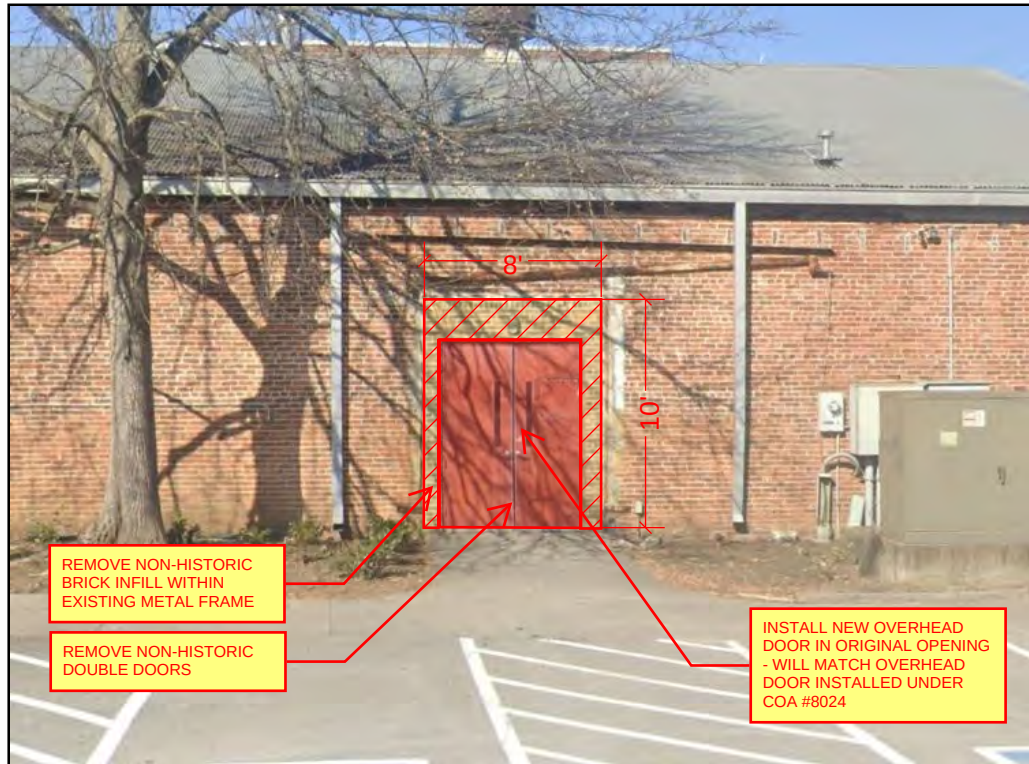
David Click
813.579.0588
dclick@holladayproperties.com
Holladay Properties Services Midwest, Inc.



THE FACTORY AT FRANKLIN - BUILDING 3 OVERHEAD DOOR LOCATION



EXISTING CONDITION



PROPOSED SCOPE OF WORK



OVERHEAD DOOR - COA #8024

DOOR SPEC:
MFG: CORNELL IRON WORKS
MODEL: ESD10
MATERIAL: METAL
COLOR: BLACK POWDERCOAT
8' x 10' (WxH)



HISTORIC PHOTO - INTERIOR



HISTORIC PHOTO - EXTERIOR

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

and located at: (Property Parcel/Tax ID Number)

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 CLICK

(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.

David Click

Signature _____

2710 OLD LEBANON RD, SUITE 5

Property Owner Mailing Address _____

NASHVILLE, TN 37214

City, State & Zip _____

Subscribed and sworn to before me this

3rd day of July, 20 24.

Mich Wileon
Notary Public

My Commission Expires: 9.08.25





Project Overview

#1400606

Project Title: The Factory at Franklin - Building 3

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

David Click
Holladay Properties
2710 Old Lebanon Road, Suite 5
Nashville, TN 37214
P:813.579.0588
dclick@holladayproperties.com

Property Owner

Property Owner

David Click
Holladay Properties
2710 Old Lebanon Road, Suite 5
Nashville, TN 37214
P:813.579.0588
dclick@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 : Rear Yard Fencing

Height of Overall Sign:

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 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: NA

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

The scope includes the removal of non-historic brick and a non-historic double door, restoring the opening to its original size and installing an overhead door that matches the approved and installed overhead door at Building 5.

The location does not face the right of way and is only visible from a portion of the north parking lot.



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 902 West Main Street (Hincheyville Historic District)
Applicant: Tori Barr, Cove Generators
Project #: 8559
Type of Work: Mechanical Equipment Installation
Reviewer: Elizabeth Bulay

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

Approval Date: July 26, 2024
Expiration Date: July 26, 2026 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to install a generator at 902 West Main Street. The generator will be located behind an existing privacy fence in the side yard.

- **Location:** The Guidelines recommend placing ground-mounted mechanical equipment behind buildings and screening it from street view with landscaping, fencing, or walls. The Guidelines recommend locating meters, conduits, and other equipment on rear facades. The location of the proposed equipment meets the Guidelines as it is located at the side of the building and behind privacy fencing.

APPLICABLE GUIDELINES

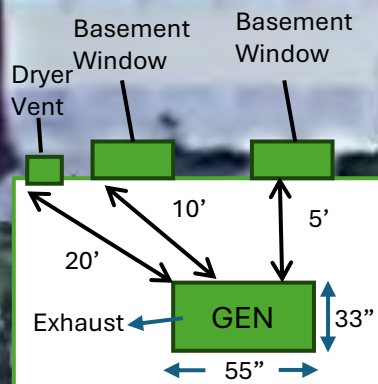
Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

The mechanical equipment installation is **approved** with the following conditions:

- 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/>



PRIVACY FENCE- NO VISIBILITY TO THE BACK YARD OR GENERATOR FROM STREET



This is the installation of a 26kw whole home generator. The generator will be sitting on the property behind a privacy fence. There will not be any screening due to the unit not being visible from the street via a privacy fence.

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I DANIEL P. APPLE

(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:

902 West Main Street, Franklin, TN
(Property Parcel/Tax ID Number)

and located at:

5Ame

(Street Address)

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

Cole Gamlatons

(Please print Name/Names in Full)

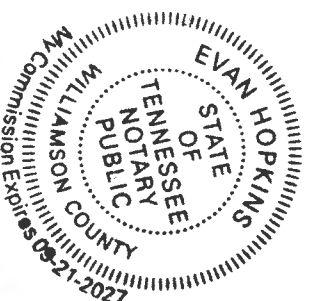
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

[Signature]

902 West Main Street
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip



Subscribed and sworn to before me this

8 day of Jun, 2024.

Evan Hopkins
Notary Public

My Commission Expires: 9/21/27

[Signature]
615-550-6738
615-794-2012
[Signature]



Project Overview

#1398956

Project Title: 902 W Main St

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Tori Barr
Cove Generators
728 E 15th Street
Cookeville, TN 38501
P:9313193995
install@covegenerators.com

Property Owner

Property Owner

Judy Apple

902 W Main St
Franklin, TN 37064
P:615-509-7573
judy.apple@comcast.net

Address or Parcel

Project Address or Parcel: 902 W MAIN ST (078G-J01400)

Calculated Acreage: Parcel

- 902 W MAIN ST: 0.22112759

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : HVAC Equipment or Screening

Height of Overall Sign:

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 902 W MAIN ST: R-4 Resid*

Central Franklin Overlay: Central Franklin Overlay

- 902 W MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 902 W MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1395681

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type: Equipment Installation

Narrative

Project Description:

whole home generator install. unit will be hidden by privacy fence and not visible from street view



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 351 4th Avenue South (Downtown Franklin Historic District)
Applicant: Daniel Clayton
Owner: Daniel Clayton
Project #: 8560
Type of Work: Consideration of Rear Yard Fencing

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

Approval Date: July 30, 2024
Expiration Date: July 30, 2026 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of rear yard fencing at 351 4th Ave. S. The fencing will surround a pool in the rear yard. An existing rear yard perimeter fence at the property will screen the new fencing from view.

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

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed fence will provide additional fencing around the perimeter of the pool in the rear yard.
- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7’ in height. The height of the proposed new fence is appropriate at 5’.
- **Material:** The Guidelines state that fences and walls are to be designed so that they support the historic character of the district. The use of wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate, based on the site and setting for rear yards. The proposed aluminum fencing is appropriate.
- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The proposed fence, a 5’ aluminum rail fence with a gate, is simple and seen elsewhere in the district. The proposed design of the aluminum fence is appropriate.

APPLICABLE GUIDELINES

Chapter 7 – Fences, Gates, and Walls

APPROVED WORK SPECIFICATIONS

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

- Pool barriers require that the spacing between vertical members shall be less than 4". The distance measured from the top of the lowest horizontal rail to the top of the next/middle horizontal rail shall be 45" or more. The vertical clearance between the grade and the bottom of the barrier shall not exceed 2" for grade surfaces that are not solid (such as grass or gravel) and shall not exceed 4" for solid surfaces (such as concrete). There shall be a clear zone of not less than 36" between the exterior of the barrier and any permanent structures or equipment that can be used to climb the barrier.
- The fencing may be installed as shown in light of the Historic District Design Guidelines.
- Per Guidelines, all gates (if they open to public sidewalks) must be configured to swing inwardly.
- 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/>

July 17, 2024

To Whom it May Concern

I have uploaded the photos of the proposed 5' aluminum BRONZE pool safety fence with self-locking gate that we are asking permission to install ASAP around the pool perimeter. I have also attached the contract we have with Kowboy Fence Company – a fencing company that specializes in pool fences.

According to the Consumer Product Safety Commission (CPSC) drowning is the second leading cause of death of children after motor vehicle accidents. In California, Florida and Arizona, drowning is the leading cause of accidental death to children under the age of five.

Another 2,600 children are treated in hospital emergency rooms each year for near-drowning incidents.

At the time of these incidents, most of the children were supervised by one or both parents. Almost half (46%) were last seen in the house and 23% were last seen in the yard or on the porch or patio. Thus, 69% of the children were not expected to be at or in the pool, yet they were found in the water.

In addition, the CPSC states that 77% of the victims had been missing from sight for 5 minutes or less.

Although there is a 6 foot wooden fence that surrounds our recently purchased home, there is no pool safety fence to prevent a child from wandering into the pool from the back yard or back porch.

We have 7 grandchildren under the age of 10. Obviously, we want this installed ASAP for the protection of our grandchildren as well as any other children who may visit our house. The fence company has the materials and is ready to install as soon as you all give the go ahead.

PLEASE give this your immediate attention. We have just completed getting the pool up and running.

Thank you.



Daniel Clayton
351 4th Ave S
Franklin, TN 37064

615. 712. 0117

Dclayton47@gmail.com



BRONZE GATE 5'
EXAMPLE

Current backyard
photo





Current Back yard

Red Lines
Shows the proposed
SAFETY
FENCE
PERIMETER





Locking gate
example. It will be
BRONZE



PandaDoc



Created by:

Trey Eddings
Kowboy Fence Co.
731-514-0678

Prepared for:

Daniel Clayton
351 4th Avenue South Franklin TN 37064
+16157120117

This quote clearly states the price and terms of your offer with a valid period, such as 7 days. After this time expires, the quote is subject to a price increase due to materials, labor, and freight.

The scope of working is based on the following options:

Name	Price	QTY	Subtotal
5' (3) Rail Black Aluminum - Residential 	\$28.00	183	\$5,124.00
5' Single Gate	\$550.00	1	\$550.00
MagnaLatch and Self-Closing Hinges 	\$200.00	1	\$200.00

Total \$5,874.00

The total price of the work, to include all labor and materials below is:

If the above total price, scope of work, specifications, and conditions are acceptable, sign below indicating your acceptance and authorization to proceed with the installation of work described in this quotation. Upon signature and payment in accordance with this quote, Kowboy Fence Co. will proceed with the scheduling deposit and work scope. Kowboy Fence Company has a rock fee of \$30/Hole for any post hole requiring the use of a jack hammer. Client will receive a Change Order for Rock Fees.

Kowboy Fence Company shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. Kowboy Fence Company will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Kowboy Fence Company assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins can't be located it is recommended the customer

have the property surveyed. Kowboy Fence Company will assume the responsibility for having underground public utilities located and marked. However, Kowboy Fence Company assumes no responsibility for flower beds, sprinkler lines, or any other unmarked buried lines or objects in the way of installation. The customer will assume all liability for any damage caused by directing Kowboy Fence Company to dig in the immediate vicinity of known utilities. Kowboy Fence Company is not responsible for warranting any wood items after installation including damaged materials. All materials remain the property of Kowboy Fence Company until all invoices pertaining to this job are paid in full. Kowboy Fence Company is to be paid a 50% deposit when contracted and the remaining 50% when Kowboy Fence Company starts the project. Right of access and removal is permitted to Kowboy Fence Company in the event of non-payment under the terms of this contract. Any debt over 30 days past due may be subject to a finance charge of 21% on the remaining balance due to Kowboy Fence Company unless other payment terms are specifically noted. The customer agrees to pay all interest and any costs incurred in the collection of this debt, including but not limited to reasonable attorney's fees. Kowboy Fence Company does not warranty any wood products, all wood products are subject to rotting, warping, bowing, and cracking. Kowboy Fence Company does use high quality, pressure treated products to eliminate the faults of wood products as much as possible for their clients. Once materials have been ordered for the agreed work scope, deposits are non refundable. All materials are specifically ordered based off of each individual project. A restocking fee of 35% of the total order value shall apply to any changes made to aluminum and vinyl orders subsequent to the payment of the deposit. This fee is intended to cover the costs associated with restocking and handling changes to the order. Customers are responsible for a Credit Card Fee of 3% that is added to all balances paid via credit card. Kowboy Fence Company shall not be held responsible for any damage to real or personal property caused by ingress or egress of equipment, supplies or motor vehicles and is not responsible for damage to driveways of any type or any other access lane that is used. All material sizes provided by Kowboy Fence Company are subject to nominal measurements. Kowboy Fence Company cannot guarantee that all materials will be true to size or precisely match the specified classification of size. Kowboy Fence Company releases all liability to the homeowner and is not responsible for the safety and containment of pets, livestock, or children. While Kowboy Fence Company provides high-quality products and craftsmanship, the responsibility for keeping animals and children safe and contained rests solely with the homeowner. Fence height and fence line levelness are subject to the grade of the property. Kowboy Fence Company cannot guarantee a level fence on sloped or uneven terrain. Adjustments to accommodate the natural landscape may be necessary.

AGREED AND ACCEPTED

Daniel Clayton

Daniel Clayton

06 / 18 / 2024

Signature Certificate

Reference number: UY25I-YG7R9-JRUTR-PP3MB

Signer	Timestamp	Signature
Daniel Clayton Email: dclayton47@gmail.com Sent: 17 Jun 2024 20:27:25 UTC Viewed: 17 Jun 2024 22:07:55 UTC Signed: 18 Jun 2024 09:52:29 UTC		
Recipient Verification: ✓ Email verified	17 Jun 2024 22:07:55 UTC	IP address: 104.28.32.202 Location: Huntsville, United States

Document completed by all parties on:
18 Jun 2024 09:52:29 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Daniel L. Clayton
(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:

0 078F F 01800 000
(Property Parcel/Tax ID Number)

and located at:

351 4th Ave S, 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

myself
(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

351 4th Ave S

Property Owner Mailing Address

Franklin, TN 37064

City, State & Zip

Subscribed and sworn to before me this

17th day of July, 2024.
Candace Holloran

Notary Public

My Commission Expires: 3/9/27





Project Overview

#1413026

Project Title: 351 4th Ave S

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Daniel Clayton

351 4th Ave s
Franklin, TN 37064
P:6157120117
daniel@DanielClaytonLaw.com

Property Owner

Property Owner

Daniel Clayton

351 4th Ave s
Franklin, TN 37064
P:6157120117
daniel@DanielClaytonLaw.com

Address or Parcel

Project Address or Parcel: 351 4TH AVE S (078F-F01800)

Calculated Acreage: Parcel

- 351 4TH AVE S: 0.35895405

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Rear Yard Fencing

Height of Overall Sign:

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 351 4TH AVE S: R-4 Resid*

Central Franklin Overlay: Central Franklin Overlay

- 351 4TH AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 351 4TH AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1413026

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

My back yard is fenced in with a 6 wooden fence. There is a swimming pool 17 x 34 that is 8 deep at its deepest point. There is no

fence around the pool. We have 7 grandchildren under the age of 10. For safety reasons, a fence around the edge of the swimming pool with a self locking gate is needed. We have contracted with Kowboy Fence Company that specializes doing fencing that is code compliant. The fence we wish to install around the perimeter of the pool which would not be visible from the street is a beautiful 5 bronze aluminum fence with a self locking gate at a cost of @\$6,000. The wooden fence around the full perimeter of the back yard will remain.