



Meeting Agenda

Historic Zoning Commission

Monday, September 30, 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

2025 MEETING CALENDAR

Sponsors:

2. Consideration Of The 2025 Meeting Calendar

ANNOUNCEMENTS**APPLICATIONS**

3. Consideration Of Alterations (Principal Building Side Porch Roofing) At 320 3rd Ave. S.; Josh Berry, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

4. Consideration Of Alterations (Ramp) At 264 Natchez St.; Noel Jones, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration Of Alterations (Rear Deck Addition) At 100 Cottage Ln.; Daniel Jones, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

6. Consideration Of Alterations (Rear Deck Addition) At 113 Splendor Ridge Dr.; Tracy Dean, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

7. Consideration Of Alterations (Principal And Accessory) At 340 Franklin Rd.; Benny Woody, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

9. Consideration Of Alterations (Principal) At 143 2nd Ave. S.; Russ Robertson, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

10. Consideration Of Alterations (Site, Accessory, And Principal), Fencing, And New Construction (Accessory Structures) At 315 4th Ave. S.; Ben McCreary, Applicant.

Sponsors: Emily Wright, Emily Huffer

11. Consideration Of Alterations (Principal) And Reconstruction (Accessory) At 1009 Fair St.; Ben McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

12. Administrative COA At 728 Fair Street Rear Yard Fencing; Amanda McCreary, Applicant.

13. Administrative COA At 100 4th Avenue North Sign (Small Hanging/Projecting Sign); Spencer Bales, Applicant.
14. Administrative COA At 98 4th Avenue North Sign (Wall Sign); Chandler Clarkson, Applicant.
15. Administrative COA At 341 Main Street Signs (Band and Window); Brandon Hartwell, Applicant.

ADJOURN

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



Meeting Minutes

Historic Zoning Commission

Monday, 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@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

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

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

Commissioners Absent: Susan Besser and Kathy Worthington

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

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

Chair Denton asked for citizen comments. There were none.

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

1. Citizen Comment for 904 Fair St.

Sponsors:

APPROVAL OF MINUTES

2. Consideration Of Approval Of Minutes

Sponsors:

Commissioner Pearce motioned to approve the July 8, 2024, HZC meeting minutes with edits, seconded by Commissioner LeMarinel. The motion carried 7-0.

ANNOUNCEMENTS

The regularly scheduled DRC Meeting will take place on Monday, August 19, 2024, at 4 PM.

A special joint BOMA/DRC Meeting to discuss City Hall will take place on September 9, 2024, at 4 PM.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 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.

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 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.

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.

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

Applicant: Mike Hathaway. Mr. Hathaway, speaking on behalf of the owner, Bernie Butler, stated that the applicant is requesting removal of horizontal boards on the lake side of the fence. In agreement with staff, the removal of the boards will represent a more authentic horse fence.

Citizen Comments: None

Motion

Commissioner Laster motioned to approve alterations to the previously approved fencing at 1835 William Campbell Court with staff conditions, seconded by Commissioner Orr.

Discussion

Chair Denton stated that the one-sided horse fence is completely appropriate for the area.

Commissioner LeMarinel asked for confirmation that the fence would be a standard horse fence with cable rails on the other side of the fence.

Mr. Hathaway confirmed that to meet the fall protection codes, the cable rails will be installed next to the horse fence.

The motion carried 7-0.

Ms. Dannenfelser is a neighbor of the next applicant and has not participated in the evaluation of the application and stepped outside while the item was discussed.

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

Sponsors: Emily Wright, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 Avenue South and 315 4th Avenue South. 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 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 conditions listed in the staff report.

Applicant: Jamie Desmond. Ms. Desmond explained that the asphalt driveway requires patching and sealing on a yearly basis. The goal is to cover the driveway with a more durable material that won't require as many repairs.

Citizen Comments: None

Motion

Commissioner Pearce motioned to approve site alterations (Driveway) at 309 4th Avenue South with staff conditions, seconded by Commissioner LeMarinel.

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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 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 preserving historic roof forms and materials. Roofing sections on the main and other visible facades should remain unaltered. 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: One should 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 conditions outlined in the staff report.

Applicant: Josh Berry. Mr. Berry noted that the two shed roofs should also be included with the metal roof request.

Ms. Huffer confirmed that the two shed roofs are part of the application.

Citizen Comments: None

Motion

Commissioner Marquardt motioned to defer alterations (Roofing, Chimney, and Porch Repair) at 320 3rd Avenue South to the September meeting, seconded by Commissioner Barrett.

Commissioner Orr asked if there was a reason the chimney could not be repaired in kind.

Commissioner Pearce noted that the home had been in distress for some time and the repairs need to move forward.

Ms. Huffer stated that the two shed roofs were not submitted within the application, but that these could be considered by the commission

Amendment

Commissioner Pearce amended the motion to defer to include the metal roofing portion of the application, seconded by Commissioner Orr.

Commissioner Laster asked if that included the main roof of the house.

Chair Denton explained that the proposed roofing is a combination of asphalt and metal. The amendment to the deferral motion refers to deferral of the metal roof portions only.

Mr. Berry noted that originally the owners proposed a full metal roof but revised the application to include a combination of asphalt and metal roofing.

Commissioner Marquardt asked the applicant if the repairs to the house could move forward without having a decision on roofing material.

Mr. Berry said it would be more difficult to make repairs without having a final decision on roofing material. Mr. Berry also noted that the owners received a notice from the codes department.

Commissioner Laster stated that if a decision can be made tonight, the applicant could begin repairing the porch and installing the asphalt shingle roof. Across the street, the HZC approved a dark metal roof, so a dark metal color can be supported in this situation.

Chair Denton stated that there is an amendment to the motion to defer, but to defer only the metal roofing material and to move forward with porch repairs and installation of the asphalt roof.

Commissioners Pearce and Marquardt offered to withdraw their motions, with Commissioners Barrett and Orr, as seconds, agreed.

Commissioner Laster motioned to approve alterations (Roofing, Chimney, And Porch Repair) at 320 3rd Avenue South as submitted with staff conditions, but metal roofing must utilize a dark bronze color on the front porch roof, and not to be installed on the side or back, seconded by Commissioner Orr.

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 using duck canvas or cotton and polyester blends with or without acrylic treatment and avoid vinyl awnings. 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 conditions outlined in the staff report.

Applicant: Phillip Drone. Mr. Drone explained that flooding in his basement was the primary reason for the awning proposal. Spring rains caused flooding in the basement on two different occasions. The only entry into the basement is a stairway from the deck. Mr. Drone spoke with Nashville Awning and Tent and ultimately ordered and paid for an awning to help mitigate the flooding issue. According to Nashville Tent and Awning, duck canvas is no longer available. After receiving the blue postcard in the mail from the city, Mr. Drone realized that prior approval would be necessary before the awning could be installed. Mr. Drone noted the safety concerns in the basement when flooding occurs, requiring water to be pumped out.

Citizen Comments: None

Motion

Commissioner Pearce motioned to approve alterations (Awning Installation) at 1302 Adams Street with conditions, seconded by Commissioner Barrett.

Commissioner Pearce noted that the awning would have low visibility in the rear yard, allowing for flexibility in the Guidelines.

Commissioner Orr asked if an update to the Guidelines would be necessary given that duck canvas is no longer available for installation.

Ms. Bulay noted that more research would need to be completed across manufacturers and distributors to determine what awning materials are available. Awning materials will be added to the list of updates for the Guidelines.

Commissioner Pearce stated that the reason the material may not be available is because of the type of application, size, or location of the awning.

Commissioner LeMarinel noted that the acrylic treatment to duck canvas has a very similar look to vinyl material.

The motion to approve alterations (Awning Installation) at 1302 Adams Street as submitted, not with conditions, carried 6-1 (Commissioner Marquardt voting against).

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Applicant: Amanda McCreary. Ms. McCreary explained that they would like to make the non-historic window on the right elevation an egress window that would be the same size and made of wood. Remnants of a cedar roof were found in the attic, so the owner would like to install a cedar shake roof. In speaking with professionals around town, historically, copper flashing or turn metal flashing would be used along with a cedar shake. The material preference is copper as turn metal flashing is made of iron and lead and is no longer in use. Lastly, Ms. McCreary stated they would like to use a true crimped standing seam metal as opposed to the snap and lock.

Citizen Comments: None

Motion

Commissioner Marquardt motioned to approve alterations (Window And Roofing) at 203 2nd Avenue South with staff conditions except #2, seconded by Commissioner Orr.

Commissioner Pearce asked Ms. McCreary to clarify that the cedar shake roofing material would be used on the additional portion of the house.

Ms. McCreary stated that cedar shake is proposed for the entire roof of the home other than the low slope areas and those are proposed to be copper.

Commissioner Laster noted and clarified that the existing low slopes are shed dormers, correct, with a snap lock?

Ms. McCreary confirmed and noted that the snap lock would have been installed sometime in the 1990s. The slopes of the gables are proposed to be cedar shake with low slopes and existing metal to be copper with copper downspouts and copper gutters.

Commissioner Laster noted that the low slopes are 1/12 and suggested double reinforcement of the low slopes.

Commissioner Pearce pointed out that the installation of cedar shake roofing on the addition takes away the structures

change over time. Since metal is being used on other parts of the home, metal would be more appropriate to use.

Commissioner Laster noted the viewpoints from each side of the house. The viewpoint from the front of the home, regarding roofing material, is cedar shake, from Church Street is cedar shake, and the neighbor viewpoint is a metal roof. Across the street, the building has copper roofing with copper downspouts, not necessarily historically accurate, but use of metal is existing in the area. Mr. Laster noted that until copper weathers, the color is very bright.

Ms. McCreary agreed with Commissioner Pearce regarding the roof addition and pointed out that the metal roofing could hardly be seen because of the height from the neighbor's point of view. Also, there are ways to "jump start" the weathering process.

Amendment

Commissioner Pearce proposed an amendment that the cedar shake not be installed on the rear addition and to install copper roofing instead. This would allow the change over time to be more clearly visible. The amendment died due to a lack of a second.

The motion carried 6-1 (Commissioner Pearce voting against).

8. 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

Item withdrawn from the agenda.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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 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 like 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.

Applicant: Greg Gamble. Mr. Gamble explained that a mistake was made in the initial submittal. Referring to page eight of the submittal, Mr. Gamble explained that the retaining wall was installed too close to the property line. Because of the

topography of the property, the retaining wall needed to be much longer to account for the storm water runoff. The wall has been completely rebuilt and placed more than five feet from the property line. The contractor also figured out a way to reduce the height of the retaining wall from six feet to five feet. The wall begins at a height of 16 inches at grade in the front of the property to five feet at grade in the rear. The six-foot privacy fence in the back will screen the retaining wall. According to staff's recommendations, the owners plan to paint the wall gray.

Citizen Comments:

Steve Scott, 900 Fair Street. Mr. Scott stated his concerns about the actual length and height of the retaining wall along with the use of cinder blocks as the material for the wall. In March, the application was approved for a 13-foot retaining wall, but the length of the wall is nearly 45 feet and a height of 7 feet. Although the wall has been rebuilt 5 feet from the property line, Mr. Scott explained that if a 7-foot retaining wall fails, the failure will affect his property. Lastly, Mr. Scott noted that the retaining wall is visible to the public, as noted with handouts for the Board members.

Motion

Commissioner Orr motioned to approve alterations to the previously approved retaining wall at 904 Fair Street with staff conditions, seconded by Commissioner LeMarinel.

Commissioner LeMarinel asked staff what the "real ask" was for the application.

Ms. Huffer stated that the applicant is asking for retroactive approval of additional length of the fence along with a request to paint the wall.

Commissioner Laster asked for clarification about the actual height of the retaining wall based on the comments from the neighbor, Mr. Scott. "Is the retaining wall a height of 7-feet from grade or 5-feet from grade?"

Ms. Huffer explained that, based on the proposal submitted following the requirements of the zoning ordinance, the height of the fence is 5-feet. The zoning ordinance permits a 5-foot retaining wall, given the wall is at least set back 5-feet from the property line. Fully dimensioned numbers were not provided in the application.

Commissioner Pearce asked for specifics of the previously approved wall length and the wall length that has been built. Also, has the property received a storm water evaluation so that the installation of the wall doesn't impact neighbors?

Ms. Huffer stated that the application was approved for a length of 13 feet but is now requesting retroactive approval for a length of 44 feet. Ms. Huffer also explained that FEMA will publish updated maps later this year, removing the Fair Street property from the flood zone.

Commissioner LeMarinel noted that in any construction project, one excavates deeper and, according to the photos, it appears that the backfill hasn't been completed yet. In this situation, it's best to defer to the licensed professionals who have indicated that the wall will be a height of 5 feet, once completed.

Commissioner Orr agreed with Commissioner LeMarinel that construction hasn't been completed yet. The photos show fill lines along with footers that have not been covered yet and once construction is complete, the wall height should be 5 feet at grade.

Chair Denton stated that the only concerns he has about the application is the scale of the wall and use of cinder blocks, which goes against the Guidelines, even though the cinder blocks were part of an existing wall.

Mr. Gamble stated that a COA has been approved for a 6-foot privacy fence that will run along the property boundary, turn perpendicular and tie back into the house.

Chair Denton and Commissioner Laster both expressed concerns about how much of the retaining wall can be seen from the road and from neighboring properties.

Mr. Gamble explained that the 6-foot privacy stockade fence would screen view of the 5-foot retaining wall.

Chair Denton commented that even though the privacy fence has received a COA, there is a chance the fence would not be

installed.

Mr. Gamble explained that the fence is ready for installation, but a stop work order has been issued. Once the COA is received for the retaining wall and construction documents are approved, installation of the privacy fence will begin. Grading and backfilling around the retaining wall will need to be completed before fence installation.

Ms. Huffer offered an option to ensure the privacy fence would be installed. The installation of the privacy fence could be a condition of approval as it is not required.

Mr. Gamble stated that he has no objections to an additional condition of approval and added that because a notice of violation has been issued there is a check and balance procedure required. Once the retaining wall has been completed, a survey must be completed and submitted to the codes department for verification. If the wall height is over five feet, wall alterations will be required.

Commissioner Marquart stated her concerns about the photo provided by Mr. Scott as the photo appears to be a 7-foot retaining wall.

Mr. Gamble stated that requirements for a retaining wall include a footer that is one foot thick and one foot below grade. The contractor is aware of the requirements and bound by the zoning ordinance, otherwise the wall will not pass code verification. A stop work order was issued so what is seen in the photo is an incomplete construction project.

Commissioner Laster stated that, to understand the photo, Mr. Gamble is saying the photo is showing excavation and not finished grade.

Commissioner Pearce stated that she would not have approved the alternate material had she known the finished length of the wall was almost 45 feet.

Chair Denton also has concerns about the actual scale of the wall. Initially, the Board approved the application because there was precedence on the property for use of cinder blocks as the material.

Amendment #1

Commissioner Pearce amended the motion to require installation of the privacy fence along the property boundary (design to be approved by staff), seconded by Commissioner LeMarinel.

The motion carried 7-0.

Amendment #2

Commissioner Pearce motioned to require the gray retaining wall color to be approved by staff, seconded by Commissioner Laster.

The motion carried 6-1 (Commissioner Marquardt voting against).

There being no further discussion, Chair Denton asked the Commissioners to vote on the overall motion as amended, twice.

Overall Motion

The motion failed 3-4 (Commissioners Laster, Pearce, Denton and Marquardt voting no).

Motion to Defer

Commissioner Pearce motioned to defer alterations to the previously approved retaining wall at 904 Fair Street and recommended a site visit, to the September 9, 2024, HZC meeting, seconded by Commissioner Laster.

The motion carried 5-2 (Commissioner LeMarinel and Orr voting against).

OTHER BUSINESS

Chair Denton stated that he has been honored to serve the citizens of Franklin and privileged to work with city staff but because of expanded professional and personal commitments, he would be giving Mayor Moore his letter of resignation. Chair Denton stated that he is proud to have been appointed to the HZC two different occasions and thanked BOMA for this opportunity. Chair Denton stated that he will especially miss all the people he has had the privilege to work with.

Commissioner Marquardt stated that Chair Denton has been a stabilizing force on the HZC and has provided additional incites that have been helpful in evaluating the applications.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

10. **Administrative COA 108 Bridge St. Signage (Convenience).; JT Manor, Applicant.**

Sponsors:

11. **Administrative COA 231 Myles Manor Ct. (Minor Alteration).; Amanda McCreary, Applicant.**

Sponsors:

12. **Administrative COA 185 Splendor Ridge Dr. Mechanical Equipment Installation.; Marshall Harris, Applicant.**

Sponsors:

13. **Administrative COA 237 2nd Ave. S. Signage (Post-and-Arm).; Mike Alexander, Applicant.**

Sponsors:

14. **Administrative COA 98 4th Ave. N. Signage (Sandwich Board).; Chandler Clarkson, Applicant.**

Sponsors:

15. **Administrative COA 202 5th Ave. S. Signage.; George Brooks, Applicant.**

Sponsors:

16. **Administrative COA 230 Franklin Rd. Minor Alteration (Non-Historic Rear Door).; David Click, Applicant.**

Sponsors:

17. **Administrative COA 902 W. Main St. Mechanical Equipment Installation.;** Tori Barr, Applicant.

Sponsors:

18. **Administrative COA 351 4th Ave. S. Rear Yard Fencing.;** Daniel Clayton, Applicant.

Sponsors:

ADJOURN

Staff requested a vote clarification on item #8 as requested by the applicant.

Chair Denton reopens the meeting to clarify the motions and vote for item number 8. The vote on the overall motion was 3-4 with Commissioners Marquardt, Pearce, Laster and Denton voting no on the original motion to approve a previously approved retaining wall at 904 Fair Street with staff conditions.

Chair Denton clarified that the motion to defer the item to September 9, 2024, was approved with a vote of 5-2 with Commissioners LeMarinel and Orr voting against.

Adjourn

A motion to adjourn was made by Commissioner Laster, seconded by Commissioner Orr. The motion carried 7-0.

There being no further business, the meeting adjourned at 6:13 PM.

Chair

Date

FRANKLIN HISTORIC ZONING COMMISSION (HZC) AND DESIGN REVIEW COMMITTEE (DRC)

2025 MEETINGS AND DEADLINES

DRC Schedule		HZC Schedule	
DRC Application Submittal Deadline	Meeting Date (4:00 PM)	COA Application Submittal Deadline (5:00 PM)	Meeting Date (5:00 PM)
January 13, 2025	*January 21, 2025	*December 27, 2025	January 13, 2025
February 10, 2025	February 17, 2025	January 24, 2025	February 10, 2025
March 10, 2025	March 17, 2025	February 21, 2025	March 10, 2025
April 14, 2025	April 21, 2025	March 28, 2025	April 14, 2025
May 12, 2025	May 19, 2025	April 25, 2025	May 12, 2025
June 9, 2025	June 16, 2025	May 23, 2025	June 9, 2025
July 14, 2025	July 21, 2025	June 27, 2025	July 14, 2025
August 11, 2025	August 18, 2025	July 25, 2025	August 11, 2025
September 8, 2025	September 15, 2025	August 22, 2025	September 8, 2025
October 13, 2025	October 20, 2025	September 26, 2025	October 13, 2025
November 10, 2025	November 17, 2025	October 24, 2025	November 10, 2025
December 8, 2025	December 15, 2025	November 21, 2025	December 8, 2025
January 12, 2026	*January 20, 2026	*December 23, 2025	January 12, 2026

Please schedule a meeting with the Preservation Planner prior to applying.
All applications must be submitted electronically via the online application portal at
<https://franklintn.geocivix.com/secure/>.

The meeting location will be posted on the City Calendar at www.franklintn.gov/agendas. For more information, please visit the City of Franklin website at www.franklintn.gov/applicationuserguide.

*These dates reflect a schedule adjustment due to the City holiday calendar.



File #: 21-0709

DATE: September 10, 2024
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:

Consideration Of Alterations (Principal Building Side Porch Roofing) At 320 3rd Ave. S.; Josh Berry, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of metal roofing on the left side porch and rear porch.

APPLICABLE DESIGN GUIDELINES:

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

PROJECT INFORMATION:

COF Project Number: 8590
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. This proposal was deferred at the August Historic Zoning Commission due to a lack of information to the September HZC meeting.

The proposal includes replacing the existing asphalt shingle roof on the left side porch (that faces the driveway) and the rear porch with a bronze metal roof that will match the front porch roof that was approved at the HZC meeting in August. The Design 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 side porch and rear porch roof.

RECOMMENDATION:

Staff recommends the deferral of the use of metal roofing on the side porch and rear 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 roof on the side and rear porch was historically present.

If the HZC should approve the application, the following conditions are recommended:

1. The metal roofing shall match in color and profile to the front porch metal roof.
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.





Red Oak Building Company
Gianna Ostrander
320 3rd Avenue South

Plan is to replace side awning and back shed roof with bronze metal roof.

Materials List:
Bronze metal roof
Shingles
Brick



File #: 21-0713

DATE: September 10, 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 (Ramp) At 264 Natchez St.; Noel Jones, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a proposed alteration to a previously approved ramp at 264 Natchez Street.

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

PROJECT INFORMATION:
COF Project Number: 8591
Applicant: Noel Jones
Owner: African American Heritage Society, Alma McLemore, Rep.

BACKGROUND:
264 Natchez Street is home to the Merrill Williams House. The building is on a corner lot on Natchez Street and 11th Avenue South. This project has come before the commission previously and received a COA that included plans for a ramp at the rear of the building for accessibility. The previously approved ramp was concrete with a wood railing and was entirely located on the rear façade.

The ramp is proposed to be reconfigured to wrap around the side of the building and return in order to land at grade. The ramp is proposed to be screened by evergreen shrubs. The specifications of the materials or design were not provided in the application for the ramp extension.

The Guidelines recommend the following for ramps:

- Use simple ramp designs. Choose a reversible design that offers minimal impact and does not involve removing historic features.
- Screen ramps and lifts through plantings to minimize their visual impact.
- If possible, position ramps and lifts on rear or side facades where not readily visible.

The previously approved ramp does not meet the necessary slopes for the grade that was discovered on site. Although this is a corner lot and side elevation that has a higher degree of visibility, the plantings will help to screen and minimize the visual impact of the ramp.

RECOMMENDATION:

Staff recommends approval of the ramp with the following conditions:

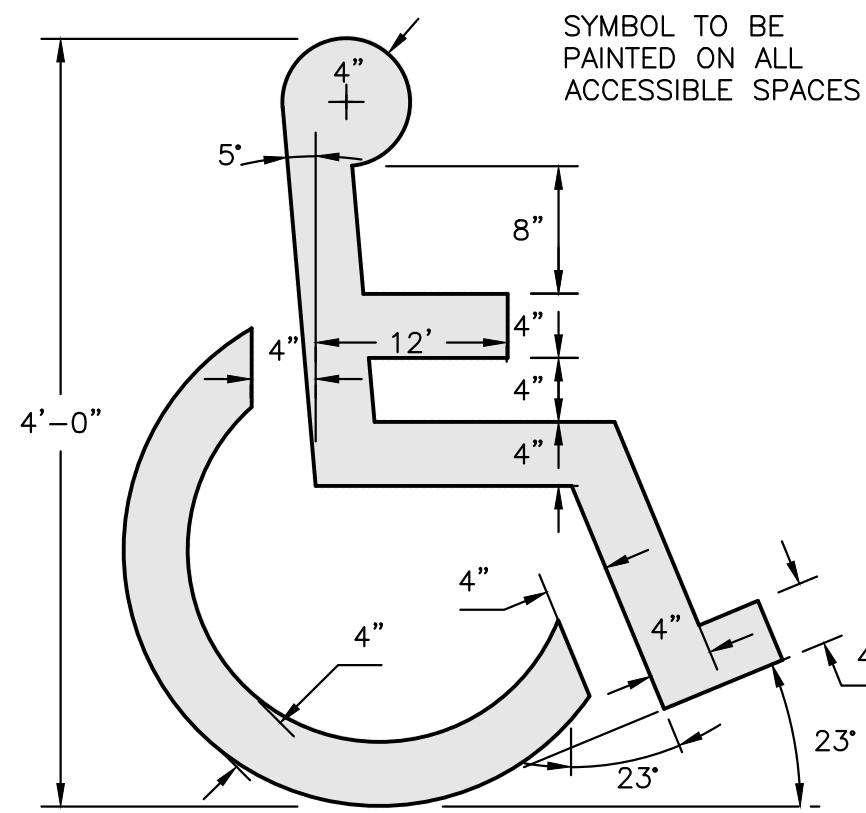
1. The ramp must match the design and materials of the previously approved ramp. The ramp utilized a wood railing and concrete ramp.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

SITE GENERAL NOTES

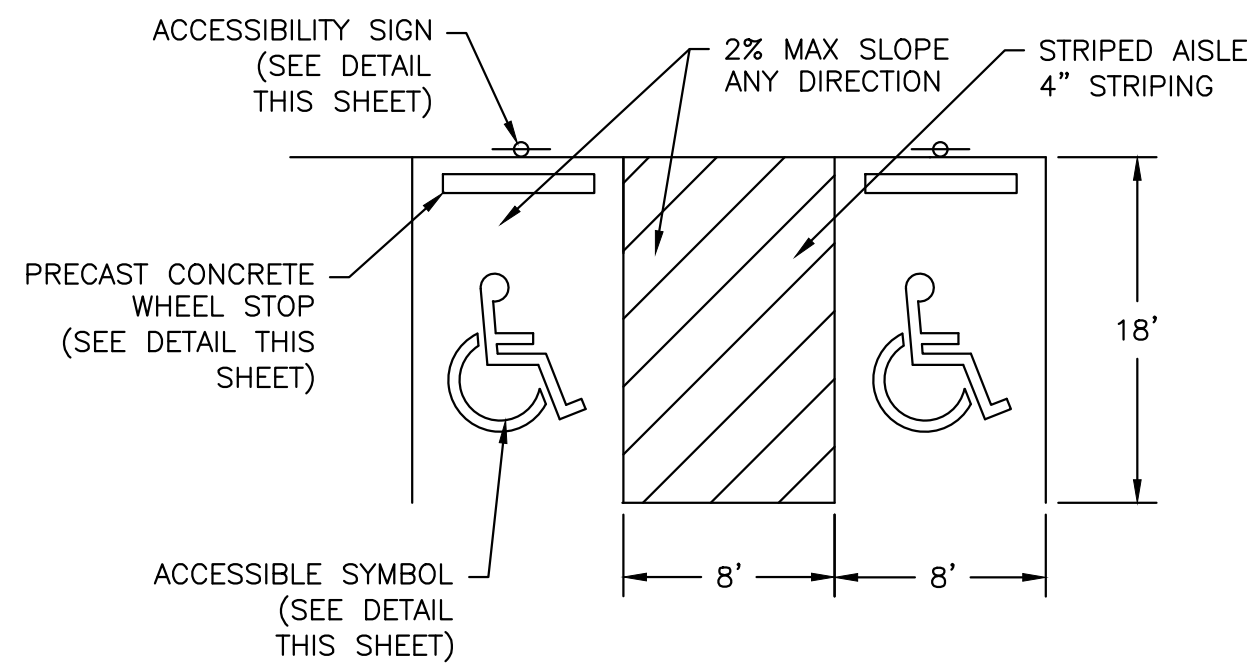
1. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
2. The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
3. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
4. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
5. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
6. All traffic markings shall conform to the manual of uniform traffic control device (mutcd). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
7. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.

Federal Compliance Note

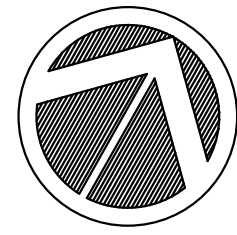
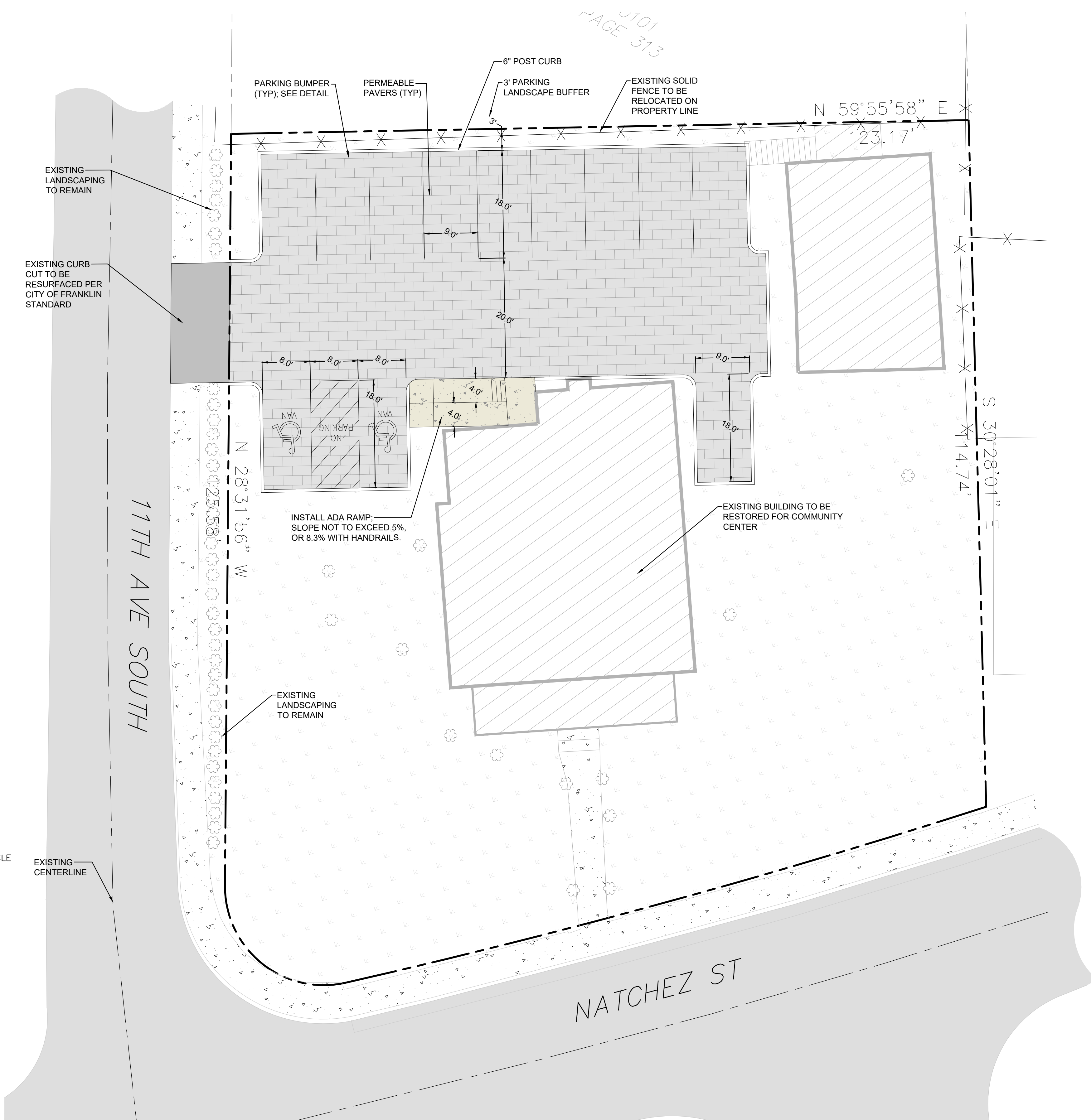
All development within the boundaries of this plan meets the requirements of the americans with disabilities act and the fair housing act.
ADA: <https://www.ada.gov/>
U.S. Justice Dept.: <https://www.justice.gov/crt/fair-housing-act-2>



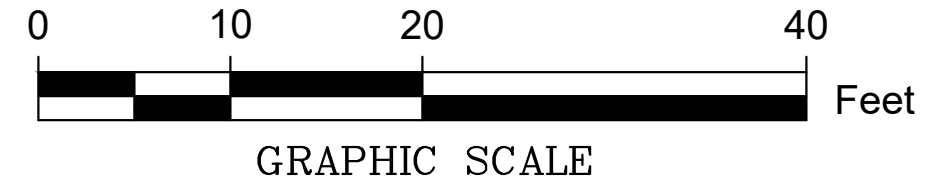
PAINTED ACCESSIBLE SYMBOL
NOT TO SCALE



ACCESSIBLE SPACES
NOT TO SCALE



TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988



LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE

- (A) PINWOOD LANDSCAPE FENCE TO BE INSTALLED.
- (B) STANDARD CURB AND GUTTER PER MPW ST-200
- (C) BLD SETBACK/SIDE YARD PER GOVERNING AUTHORITY CODE.
- (D) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE. LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED, RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (E) ACCESSIBLE PARING SIGN. SEE DETAIL SHEET D-1.
- (F) PARKING SPACE STRIPING. STRIPES SHALL BE PAINTED 4" SOLID WHITE.
- (G) GUTTER ONLY
- (H) COMMERCIAL DRIVEWAY RAMP PER MPW STANDARD DETAIL ST-324
- (I) CROSSWALK PER MPW DETAIL.
- (J) METRO BIKE LANE TO BE INSTALLED FOR FUTURE USE PER STANDARD DETAIL ST-503
- (K) STANDARD CONCRETE PUBLIC SIDEWALK PER STANDARD DETAIL ST-210
- (L) 6" POST CURB PER MPW ST-201
- (M) 2' CURB CUT
- (N) 2' SIDEWALK CHASE
- (O) PARKING BUMPER

- EXISTING PUBLIC ROAD
- ASPHALTIC CONCRETE
- PRIVATE DRIVE
- PROPOSED DRIVEWAY RAMP
- STORMWATER TREATMENT & CONVEYANCE
- PERMEABLE PAVEMENT
- GRASS STRIP/ GREEN SPACE
- CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED CURB & GUTTER
- PRETREATMENT CELLS
- BIORETENTION (LVL2)

DEVELOPMENT / SITE DATA TABLE

FRANKLIN ZONING REGULATORY INFORMATION	
ZONING	CI (CIVIC)
USE	COMMUNITY CENTER/ OFFICE
TOTAL AREA	0.38 AC
LANDSCAPE BUFFER	3' (N) W FENCE
FRANKLIN PARKING REQUIREMENTS	
OFFICE AREA	1,502 SF
PARKING REQUIRED	6 SPACES (4 SPACE/ 1,000 SF)
TOTAL PARKING PROVIDED	12 SPACES



THESE PLANS HAVE BEEN REVIEWED FOR CODE COMPLIANCE
Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. (IBC 107.4) Please read Commercial Inspection Procedures.
Services
615.794.7012
08/20/2024 10:03:02 AM
alexbearden



NATCHEZ COMMUNITY CENTER

FOR
MERRILL-WILLIAMS HOMES

264 Natchez Street Franklin, TN

REVISIONS	DATE
-	-
-	-
-	-
-	-
-	-
-	-

DESIGNED BY: MLW

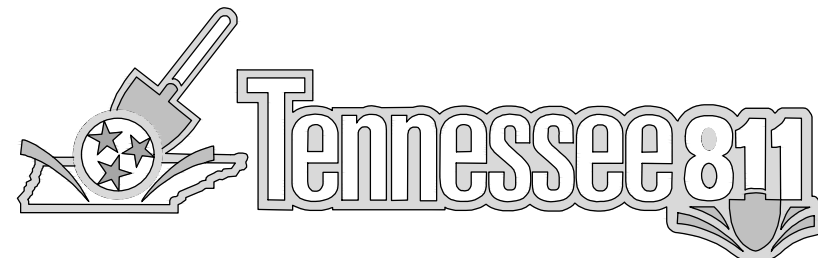
DATE: 1/11/2023

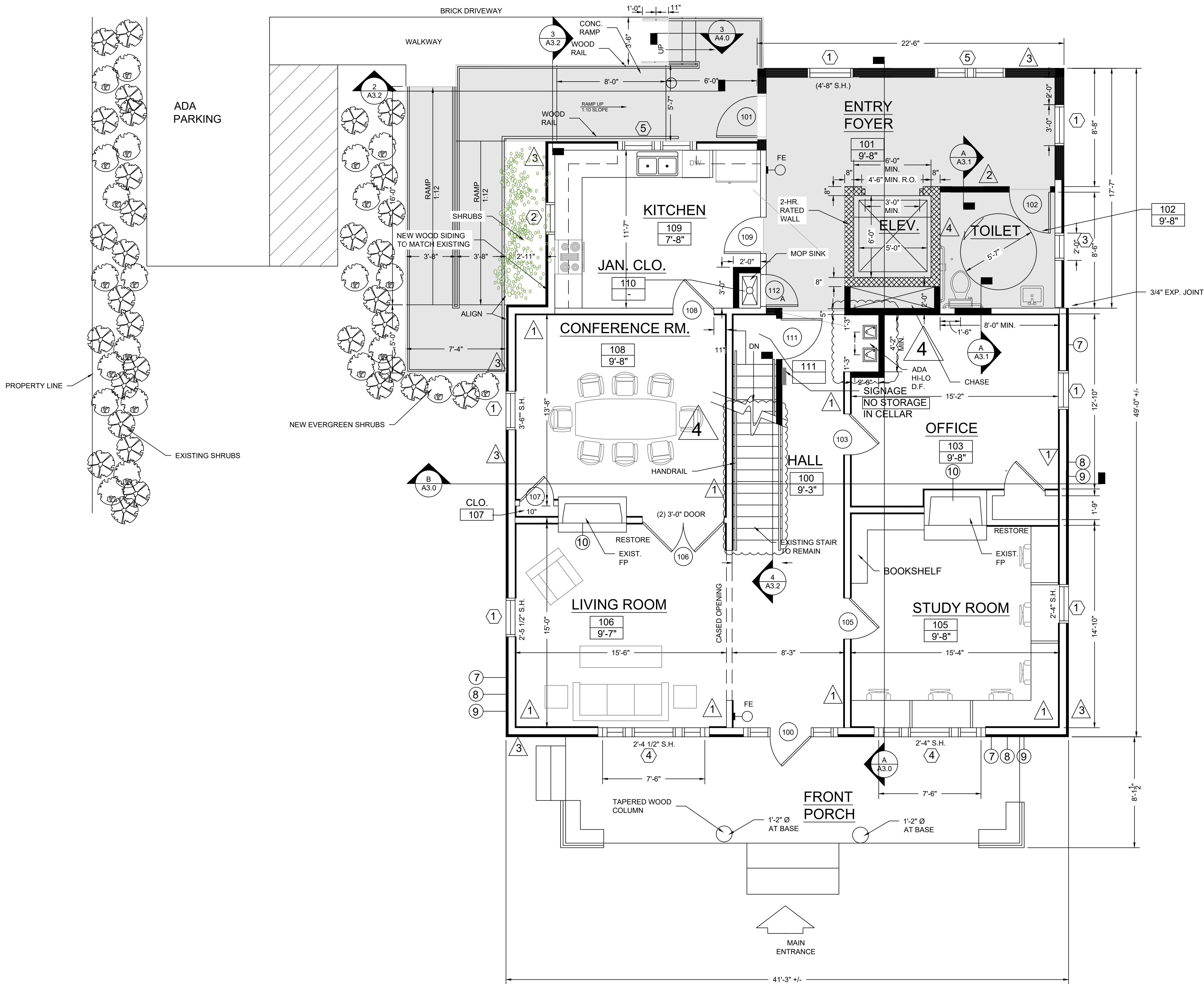
SCALE: 1"=10'

JOB #: 20221015-1

SITE PLAN

C2.0





LEGEND

- EXISTING INTERIOR GYP. BOARD TO REMAIN
ADD 1/4" THICK GYP. BD. OVER EXISTING WALLPAPER ON ALL INTERIOR
ROOM WALLS AND CEILING. ADJUST DOOR AND WINDOW FRAMES AND
MOLDING AS REQUIRED. FINISH PER FINISH SCHEDULE.
- NEW GYP. BD. PARTITION
- NEW EXTERIOR WOOD SIDING
- 2 HR. RATED CMU WALL
- PROPOSED ADDITION
- FIRE EXTINGUISHER
- 1 HR. RATED PARTITION

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

FIRST FLOOR PLAN - PROPOSED

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

FLOOR AREA = 1912 SQ. FT.

FIRST FLOOR PLAN - PROPOSED

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NACHEZ ST.
FRANKLIN, TN

Drawn by: BH
Checked by: CS
Approved by: Approver
Date: 3-31-23
Scale:
Project No. -

A-1.4

FILE NO.







File #: 21-0705

DATE: September 10, 2024
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Alterations (Rear Deck Addition) At 100 Cottage Ln.; Daniel Jones, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the addition of a rear deck to the principal building.

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

PROJECT INFORMATION:
COF Project Number: 8592
Applicant: Daniel Jones (Harpeth Decks)
Owner: Mark Campbell-Jones

BACKGROUND:
The property at 100 Cottage Lane was constructed in 2014 and is part of the Boyd Mill Avenue Historic District. The proposal includes constructing a deck on the rear of the principal building. The building is considered a non-historic residential building within the Design Guidelines.

The deck is proposed to be 7' x 15' and will be composed of composite decking with an aluminum railing. Additionally, the rear deck will have a bench incorporated in the same wood material on one side. The Design Guidelines recommend the following:

- Design decks to rear or side facades with minimal visibility and use designs, materials, and scale in keeping with building character.

The proposed location of the deck is appropriately placed per the Guidelines, as it is at the rear of the building. However, based off of the plot of the original building, the proposed deck will encroach into the rear setback, right up to the property line. Based on Section 3.10 of the Z.O., appurtenances within the Planned District may encroach into a rear yard a maximum of 15' but no closer than 15' from the lot line. A variance would need to be requested for the placement of this rear deck.

RECOMMENDATION:

Staff recommends approval of the rear deck with the following conditions:

1. If a variance for the location is not granted, the structure must be set back 15' from the property line.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Consideration:

1. Based off of the plot plan for the original home, the proposed deck will encroach into the rear setback, right up to the property line. Based on Section 3.10 of the Z.O., appurtenances within the Planned District may encroach into a rear yard a maximum of 15' but no closer than 15' from the lot line. BNS staff cannot approve this request without a variance.



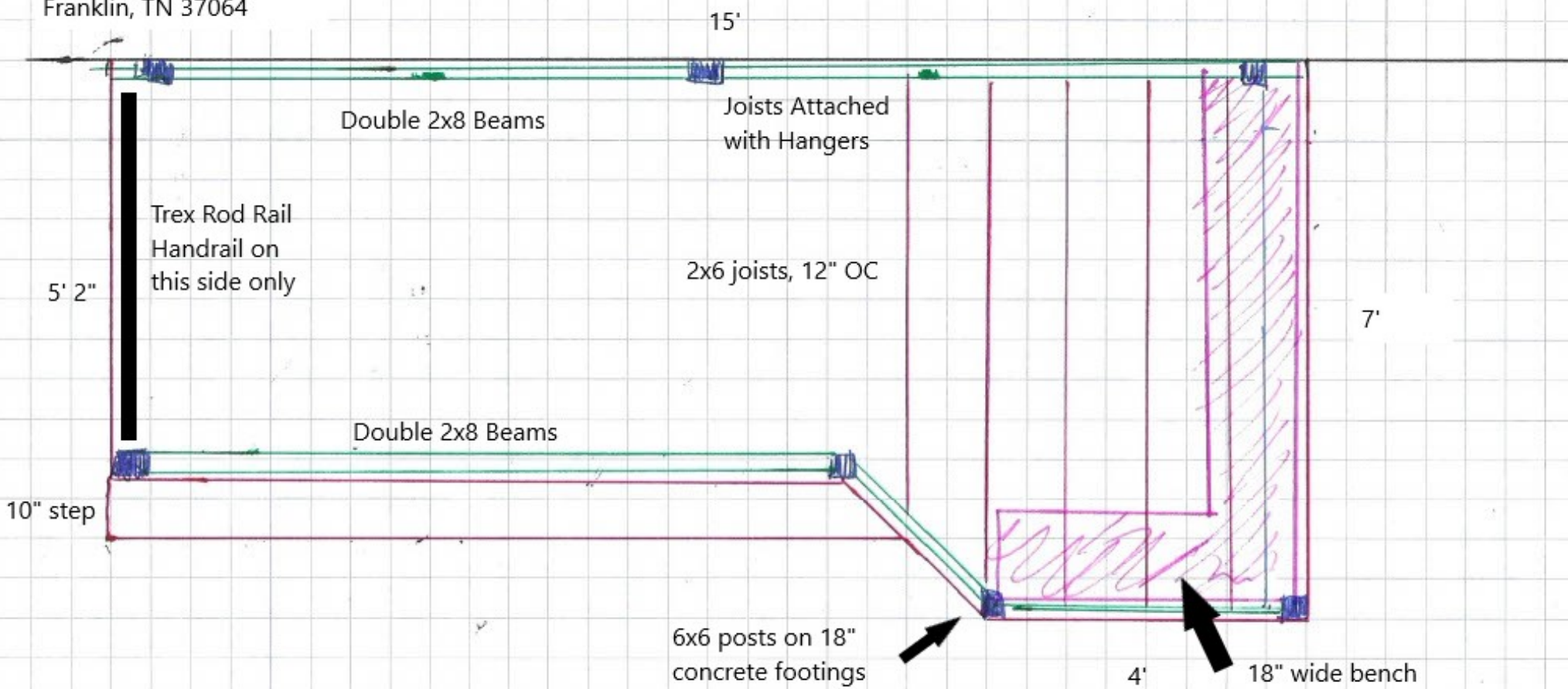






Marc Campbell Jones
100 Cottage lane
Franklin, TN 37064

2 blocks=1'



Mark Campbell Jones-Letter of Intent

Build an approximately 7'x15' deck on the back of the house. The deck is to have 6x6 support posts, double 2x8 beams not spanning more than 7'4", and 2x6 joists, 12" OC. The deck is approximately 16" tall at the tallest point.

The decking is to be Trex Transcend in Tiki Torch with a Spiced rum border

A matching bench is to be installed on one side as drawn in the drawing. It is to be approximately 16" wide with no back.

Trex Rod rail in Black is to be installed on the left side of the deck.





File #: 21-0706

DATE: September 10, 2024
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Alterations (Rear Deck Addition) At 113 Splendor Ridge Dr.; Tracy Dean, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of a rear deck at 113 Splendor Ridge Drive.

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

PROJECT INFORMATION:
COF Project Number: 8593
Applicant: Charles Dean
Owner: Tracy & Charles Dean

BACKGROUND:
The property at 113 Splendor Ridge Drive was constructed in 2022 and is part of the Franklin Road Historic District. The proposal includes the construction of a 10' x 26' deck on the rear of the principal building. The building is considered a non-historic residential building within the Design Guidelines. The deck will be composed of a composite decking material. Additionally, the rear deck will have two long continuous steps that will wrap around the length of the deck.

The Design Guidelines recommend the following:

- Design decks to rear or side facades with minimal visibility and use designs, materials, and scale in keeping with building character.

The proposed location of the deck is appropriately placed per the Guidelines, as it is at the rear of the building.

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

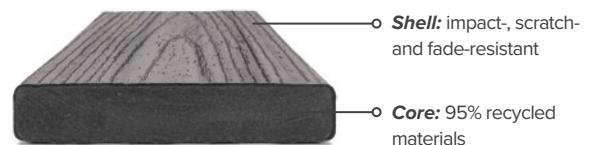
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.





PREMIUM HIGH-PERFORMANCE DECKING & FASCIA

Trex Transcend® decking and Trex® Fascia are wood thermoplastic composite lumber (WTCL) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Transcend Decking and Fascia are ICC-ES ESR-1402-certified to be a minimum of 95.4% recycled content by weight.



DECKING

FASCIA



FEATURES	DECKING BOARDS		FASCIA BOARDS	
	1" x 6"	2" x 6"	8"	12"
Actual Dimensions - Standard	.94" x 5.5"	1.3" x 5.5"	.56" x 7.25"	.56" x 11.375"
Actual Dimensions - Metric	24 mm x 140 mm	33 mm x 140 mm	14 mm x 184 mm	14 mm x 288 mm
Available Lengths - Standard	12', 16', 20'	12', 16', 20'	12'	12'
Available Lengths - Metric	365 cm, 487 cm, 609 cm	365 cm, 487 cm, 609 cm	365 cm	365 cm
Grooved Edge	X			
Square Edge	X	X	X	X
Transcend Lineage*	X		X	X
Transcend Tropicals	X	X	X	X
Transcend Earth Tones	X		X	X
Weight per Lineal Foot	2.4 lbs	3.6 lbs	2.0 lbs	3.3 lbs

*Transcend® Lineage™ square edge profiles are not available in 12' lengths

PHYSICAL & MECHANICAL PROPERTIES

TEST	TEST METHOD	VALUE
Flame Spread	ASTM E 84	70
Thermal Expansion	ASTM D 1037	1.9×10^{-5} in/in/°F
Moisture Absorption	ASTM D 1037	< 1%
Screw Head Pull-Through	ASTM D1761	161 lbf/screw*
Fungus Resistance	ASTM D1413	Rating – no decay
Termite Resistance	AWPAE1-72	Rating = 9.6

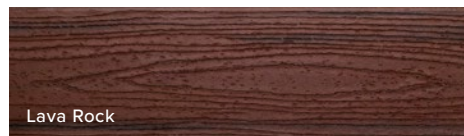
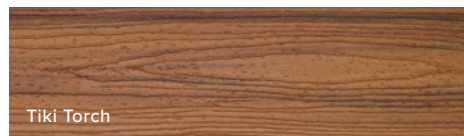
*Fastener used in testing: #8 x 2.5" HEADCOTE Stainless Steel Screw

COLORS

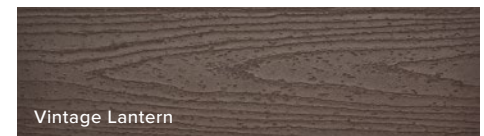
Lineage (neutral multi-tonal)



Tropicals (vibrant multi-tonal)



Earth Tones (monochromatic)



FASTENERS



Trex Hideaway® Hidden Fastening System

Self-gapping, glass-filled nylon fastener with 304 grade stainless steel, sharp point screw for wood framing.

Other approved fasteners include, color-matched composite deck screw, matching composite plug with composite screw, color-coordinated fascia screw and uncoated stainless steel fascia screw.

For a full list of approved fasteners, download our Installation Guide at [trex.com/literature](https://www.trex.com/literature)



A NEW DECK AT

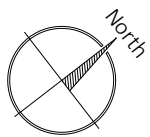
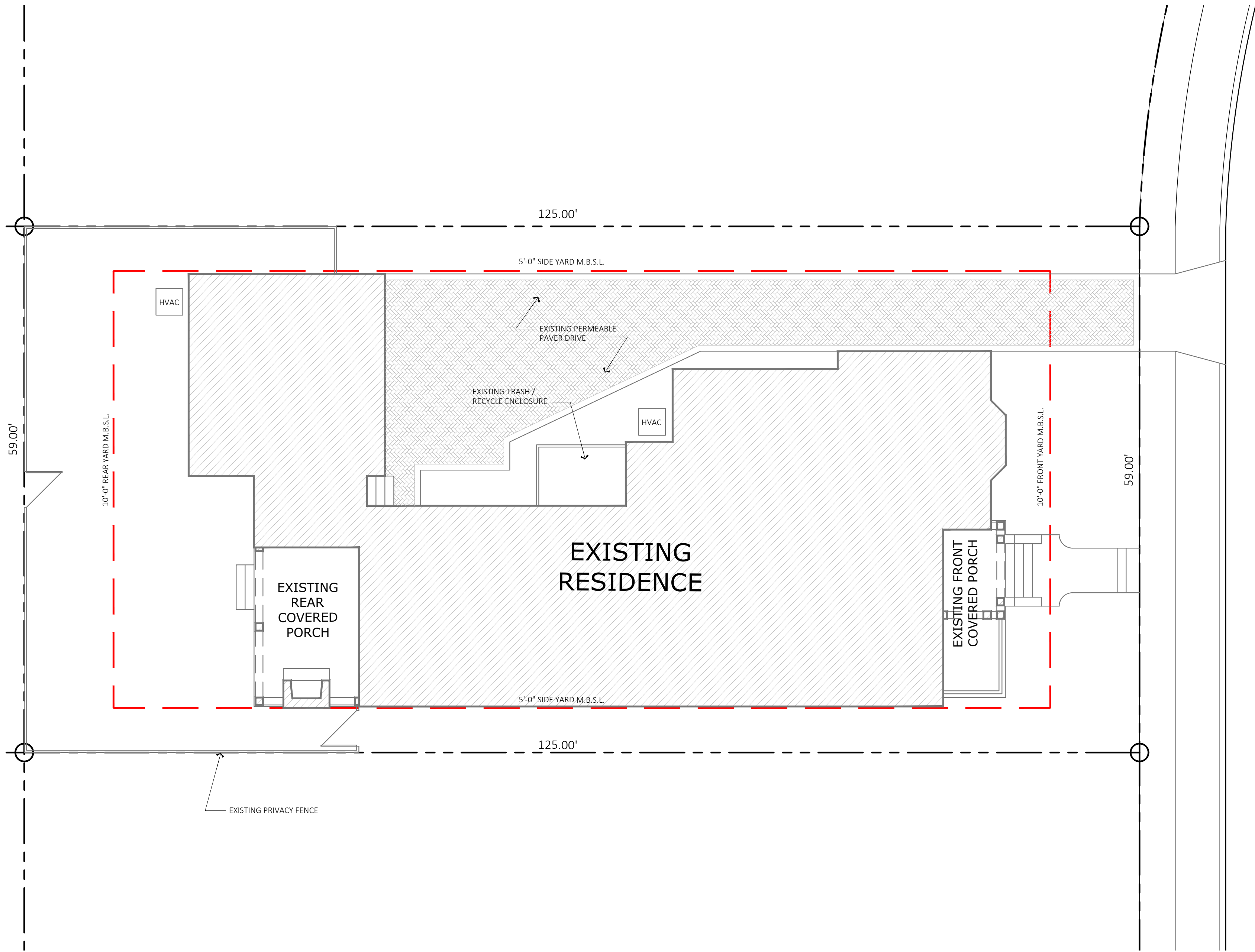
113 SPLENDOR RIDGE DRIVE

FRANKLIN, TN 37064

CONSTRUCTION DOCUMENTATION

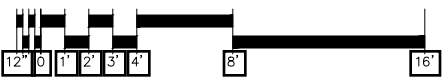
ISSUE DATE: 10 JULY 2024

REVISION 1 ISSUED: 18 AUGUST 2024



1

EXISTING SITE PLAN



SPLENDOR RIDGE DRIVE

EXISTING IMPERVIOUS SURFACE AREA CALCULATIONS

EXISTING IMPERVIOUS SURFACE AREA	
EXISTING BUILDING FOOTPRINT AREA (GSF):	3,064 S.F.
EXISTING WALK + STAIR IMPERVIOUS SURFACE AREA (GSF):	114 S.F.
EXISTING PERMEABLE DRIVE IMPERVIOUS SURFACE AREA (GSF):	1,041 S.F.
EXISTING PERMEABLE DRIVE TO BE REMOVED FROM CALCULATION (GSF):	(1,041) S.F.
TOTAL EXISTING IMPERVIOUS SURFACE AREA (GSF):	3,178 S.F.
TOTAL LOT AREA (GSF):	7,375 S.F.
MAXIMUM IMPERVIOUS SURFACE AREA COVERAGE PER WILLIAMSON COUNTY R-1 ZONING IS 50% (7,375 X 0.50)	3,687 S.F.



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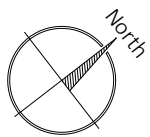
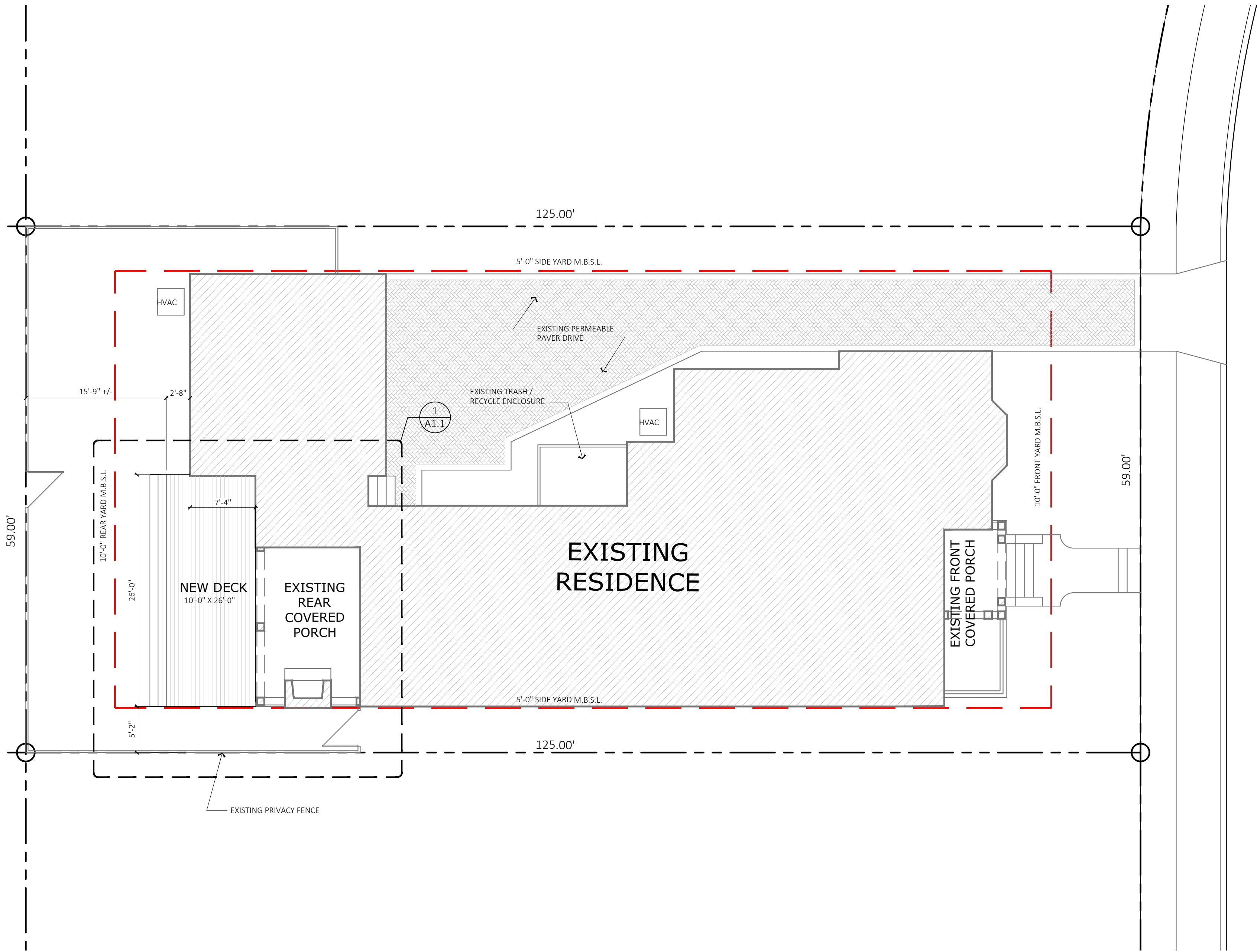
A NEW DECK AT
113 SPLENDOR RIDGE DRIVE
FRANKLIN, TENNESSEE 37064
CONSTRUCTION DOCUMENTATION

REVISIONS

EXISTING SITE PLAN

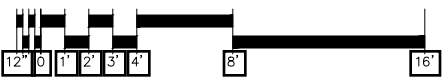
ISSUE DATE:
10 JULY 2024

L1.0



1

SITE PLAN



IMPERVIOUS SURFACE AREA CALCULATIONS

EXISTING IMPERVIOUS SURFACE AREA	
EXISTING BUILDING FOOTPRINT AREA (GSF):	3,064 S.F.
EXISTING WALK + STAIR IMPERVIOUS SURFACE AREA (GSF):	114 S.F.
EXISTING PERMEABLE DRIVE IMPERVIOUS SURFACE AREA (GSF):	1,041 S.F.
EXISTING PERMEABLE DRIVE TO BE REMOVED FROM CALCULATION (GSF):	(1,041) S.F.
TOTAL EXISTING IMPERVIOUS SURFACE AREA (GSF):	3,178 S.F.

ADDITIONAL IMPERVIOUS SURFACE AREA

NEW DECK FOOTPRINT AREA (GSF):	296 S.F.
TOTAL ADDITIONAL IMPERVIOUS SURFACE AREA (GSF):	296 S.F.

TOTAL LOT AREA (GSF): 7,375 S.F.

MAXIMUM IMPERVIOUS SURFACE AREA COVERAGE PER WILLIAMSON COUNTY R-1 ZONING IS 50% (7,375 X 0.50)	3,687 S.F.
TOTAL IMPERVIOUS SURFACE AREA (3,178 S.F. + 296 S.F.):	3,474 S.F.



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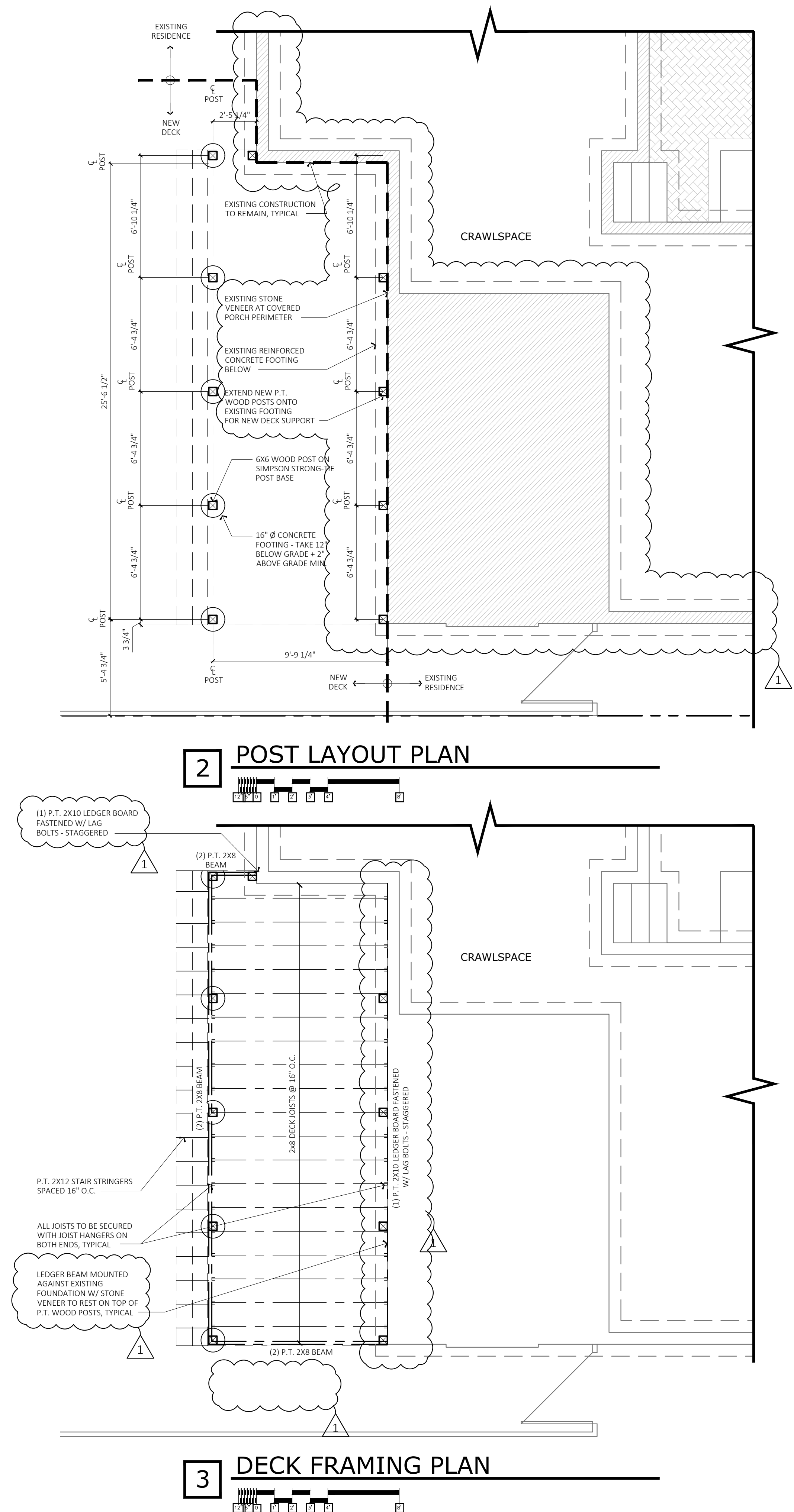
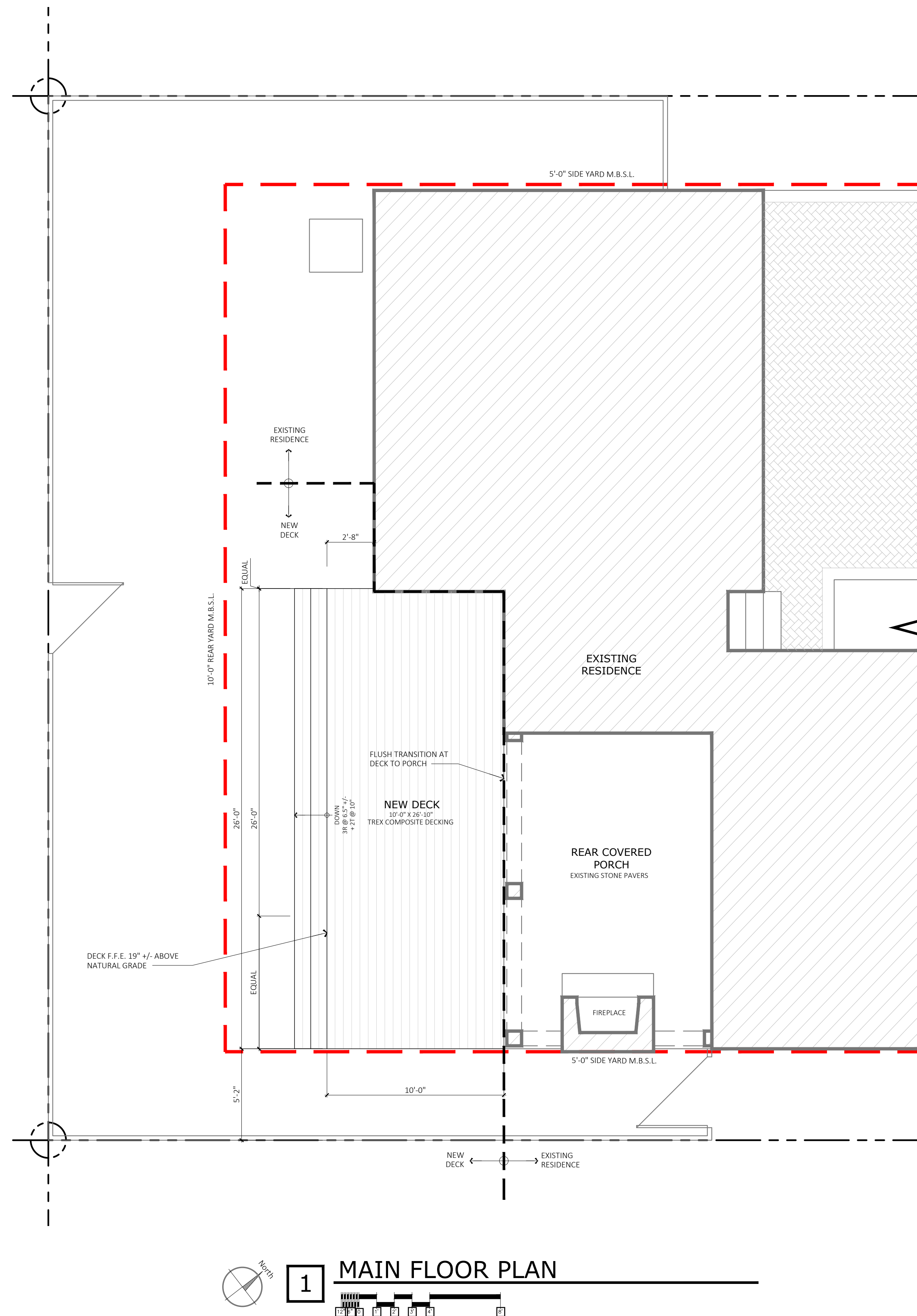
A NEW DECK AT 113 SPLENDOR RIDGE DRIVE FRANKLIN, TENNESSEE 37064 CONSTRUCTION DOCUMENTATION

REVISIONS

SITE PLAN

ISSUE DATE:
10 JULY 2024

L1.1



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**A NEW DECK AT
1113 SPLENDOR RIDGE DRIVE
FRANKLIN, TENNESSEE 37064
CONSTRUCTION DOCUMENTATION**

REVISIONS

	2024-08-18: ADDITIONAL DECK SUPPORT INFO.

MAIN FLOOR PLAN

ISSUE DATE:
10 JULY 2024

A1.1



File #: 21-0707

DATE: September 10, 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 (Principal And Accessory) At 340 Franklin Rd.; Benny Woody, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the principal building and accessory structure.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Buildings
Chapter 2: Additions to Historic Residential Buildings
Chapter 5: Non-Historic Accessory Structures

PROJECT INFORMATION:
COF Project Number: 8594
Applicant: Benny Woody
Owner: Betty Cathcart Steltemeier

BACKGROUND:
340 Franklin Road is a historic home located in the Franklin Road Historic District. The home was originally constructed circa 1961. The house has experienced an extensive series of additions and alterations over time. The extent of alterations to the building would make this a non-contributing building. A description of the history of the home has been submitted with the application. The applicant attended the August DRC meeting and incorporated feedback into this application.

A series of alterations is proposed to the principal building located at 340 Franklin Road. The following alterations are proposed:

- Replacement of 9 pane side door with a ½ lite door
- Replacement of the storm windows in the ca. 1986 sunroom enclosure with plate glass windows in a ribbon style.
- Replacement of the corrugated fiberglass roofing with metal roofing on the ca. 1976 carport.

- Replacement of the existing hard plank siding with smooth cementitious siding with a 7" reveal.

Side Door Replacement:

The first item proposed within the application is the removal and replacement of the existing door located on the left elevation underneath the existing carport. The existing door is a 9-lite door. The proposed door will be a ½ lite solid wood door.

The Guidelines recommend the following for entrances:

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

The proposed replacement door meets the intent of the Guidelines.

Window Replacement:

The second item proposed within the application is the replacement of the existing aluminum storm windows located in the enclosed sunroom on the front elevation. The sunroom was enclosed circa 1986 and is not considered historic to the home. The proposed replacement window will be 24" x 36" Low E Thermopane plate glass windows. They are proposed to be installed in a ribbon style with 3" mullions between each window.

The Guidelines recommend the following for windows:

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

The replacement of the non-historic windows will maintain the existing solid-to-void ratio that is on the building. The proposed style of the windows is appropriate to the mid-century modern-inspired home.

Fiberglass Roofing Replacement:

The third item proposed within the application is the removal and replacement of the existing corrugated fiberglass roofing on the carport. The carport is located at the rear of the building and was constructed circa 1976 and enclosed circa 1990. This portion of the home is not historic to the building. The proposed roofing material is a metal roof in the color charcoal gray.

The Guidelines recommend the following for roof materials:

- Use roofing materials that complement the architectural style of the historic building, such as asphalt, wood, stone, slate, or fiberglass shingles, 5V metal, or standing-seam metal.

The proposed metal roofing is an appropriate material for this portion of the building.

Siding Replacement:

The fourth item proposed within the application is the replacement of the siding on the building and the carport addition. The existing siding is a smooth lapboard siding that has a 10" reveal. This siding was added circa 1976 to 1979. In areas that have been repaired, plywood was used to infill when needed. The proposed siding is a smooth fiber cement material that will utilize a 7" reveal. The applicant has noted that the 10" reveal is no longer produced.

The Guidelines recommend the following for materials:

- Use lap, weatherboard, or clapboard siding for frame additions. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding. Avoid board-and-batten and other exterior finishes that accentuate the verticality of an addition.

The proposed reveal and material are appropriate.

RECOMMENDATION:

Staff recommends approval of the alterations 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.



Carport ~1990





**32" Metal Exterior
Door under ~ 1990
Carport**



Addition ~1990



**Siding 1979
Hardplank**

1976 Hardplank siding

A close-up photograph of a roof's edge. On the left, a vertical section of light-colored plywood sheathing is visible. To its right, a dark, weathered wooden batten runs diagonally. The batten appears to be part of a repair or is a remnant of old construction. The background consists of a large, light-colored wooden surface, likely a roof deck, showing a prominent wood grain. The lighting is bright, casting shadows that emphasize the textures and the gap between the plywood and the batten.

**Plywood was used for
siding in areas of repairs**





1969

~1990

1986

~1990

1983



Garage / Shed started in 1961.



**The Original
Carport built
in 1976 and
enclosed in
~1990.**

NO CARDBOARD

RECYCLE ONLY

PR 220 PS18 23 C NGL INC. 100% RECYCLED



Original Carport
Enclosed in 1990



Back of the
Original Carport
which was
enclosed in ~1990



Interior of the 1976 Original Carport which was enclosed in ~1990.



1986 Sunroom





Aluminum Storm Windows in 1986 Sunroom

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.

We/I Betty Cathcart Stelteneier
(please print name as listed on deed; if property owner is a company, provide full company name plus specific name of representative)

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:

340 Franklin Road, Franklin TN 37069
(Street Address)

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

Benny Woody

(Please print Name/Names 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.

Betty Cathcart Stelteneier
Owner Signature

Additional Owner Signature, if applicable

1627 Cooper Creek Ln.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

10 day of Aug 2024
Susan B Stark
Notary Public

My Commission Expires: 09-06-2024



Law Dept approved 03.25.24

History of the House: The construction of this house began in 1961. It was built in stages by its owners, Mr. & Mrs. A. B. Church, Jr. as they had available funds. Their daughter, Savantha Fisher lived in the house from 1961 until 1988 (fulltime until 1977 and then off and on until 1988). The family sold the house in 2014. I have spoken extensively with Mrs. Fisher and she has provided me with the following dates regarding the construction of the house with its additions and outbuildings. The house began as the basement which was built in the summer of 1961 with entry from the left side (north end). The metal roofed shed/garage separated from and to the back left of the house was started in 1961. The upstairs portion of the house was completed in 1969 (this included everything above grade except the addition of the sunroom on the front and the addition on the right end of the house). The structure immediately behind the left rear corner of the house with the corrugated fiberglass sheet roofing was the initial carport and was built in 1976. An additional entrance to the basement was constructed in the front or east side of the basement in 1983. In 1986, the enclosed east facing sunroom with the aluminum storm windows was added across the front of the house over the access to the 1983 basement entrance. The addition on the right side (south end) of the house, the current carport on the left side (north end) of the house, the current front steps to the left of the sunroom and the small deck on the right of the sunroom were added after 1988 (approximately 1990).

I am requesting the following 4 exterior changes to be reviewed and approved for a COA by the Historic Zoning Commission:

- 1) The removal and replacement of the exterior metal 32"x80" RH out-swinging 9-lite door. The requested replacement door will be an exterior 32"x80" LH in-swinging solid wood 1/2 lite door. The existing original exterior door into the basement is also a wooden 36"x80" door.
- 2) The removal and replacement of the aluminum storm windows across the front of the sunroom. The requested replacement windows will be 24" wide x 36" tall x 5/8" thick low E Thermopane plate glass windows and are to be installed in a ribbon style with 3" mullions between each window. These windows will be obtained locally from Lewis Glass. The specification given by Lewis Glass for these double paned plate glass windows are as follows: each pane will be 1/8" thick low E glass separated and factory sealed by a 3/8" perimeter spacer.
- 3) The removal and replacement of the corrugated fiberglass roofing panels on the carport built in 1976. The requested replacement roofing material will be metal. Each piece will be a 36" wide sheet of 29 gauge painted metal precut to the appropriate length. The metal color will be County Charcoal, a medium shade of grey. This shade of grey should be complementary to the grey- black color of the asphalt shingles on the house. Each metal sheet will have an undercoating of Condenstop which is a microsphere technology to prevent condensation and mold. The metal sheets will be obtained from Summertown Metals in Summertown, TN.
- 4) The removal and replacement of the smooth lapboard siding on the house and carport addition. The current hardplank siding (a compressed mixture of wood chips and resin) has a reveal of 10"; however, it is no longer produced due to durability issues. The requested replacement lapboard will be a smooth cement fiber (Hardie plank) 5/16" thick product. The widest width readily available is 8.25" which will leave a reveal of 7".

Thank you for your consideration of these requested changes.



File #: 21-0710

DATE: September 10, 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 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 alterations proposed to the site and principal building and addition to the principal building located at 231 Myles Manor Court.

APPLICABLE DESIGN GUIDELINES:

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

PROJECT INFORMATION:

COF Project Number: 8595
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 Design Review Committee meeting, and feedback has been incorporated into this application.

Site Alterations:

A series of site alterations are proposed at the property at 231 Myles Manor Ct. The existing hardscaping will be reconfigured in order to limit vehicular access to the Porte cochère to prevent further damage and accommodate the new addition on the accessory structure and rear of the principal building. The following site alterations are proposed:

- Driveway alterations:
 1. Remove asphalt driveway from street to Porte cochère and replace with pea gravel with stone edge treatment.
 2. Replace the asphalt driveway with concrete on driveway 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 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 materials proposed for the driveway and paths are historically appropriate for the site and are seen throughout the Franklin Road Historic District. Today, there is an existing brick patio at the rear of the home. 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:

- Replacement and extension of ca.1987 front-facing window
- Install a cellar door cover.
- Porte cochere repairs.
- Chimney reworking on the 1987 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 that a new window be installed that is more proportionate to the historic windows located on the front façade. The proposed window will create a more traditional solid-to-void relationship on this previous side addition to the historic home. The proposed window appears to be double-hung.

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.

The existing chimney that is located on the 1987 side addition is proposed to be reworked. With the proposed addition, this chimney will become an interior chimney located between the additions. The Guidelines recommend the following for chimneys:

- 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 alterations to the existing chimney will keep the chimney subordinate to the historic chimneys on the property.

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 on the side façade and will not be highly 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 and color selection at this location. 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. The addition will be compatible with and subordinate to the historic home in design and form but will be clearly identifiable through offsets and roof breaks. 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 17 ft. from the existing home, which equates to 32% of the length of the front façade.

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 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's footprint. The addition, along with all of the structures, equates to a total lot coverage amount of 0.02%. This is appropriate as the Guidelines recommend not to 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. Two materials are proposed for the foundation of the addition. The first material will continue the parge coat foundation for the proposed side addition on the ride side. This foundation material is seen along the side elevations of the historic home. The addition on the rear proposes maintaining the brick foundation that exists on the rear. The Guidelines recommend to design 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 as well as an elaborate corbel on the historic home. The proposed addition will utilize a detailed trim for the fascia and continue the rafter tails within the rear addition. The sunroom proposes to utilize panels beneath the windows and crown molding above the transoms. The crown molding is proposed to match the crown molding that is seen on the historic garage on the property. The proposed windows will be encased with a pediment-style trim.

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 building.
- 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 pediment-style trim for the new windows will further distinguish the addition from the historic home but will relate it to the home with more detailing. The proposed detailing and ornamentation are similar to but less elaborate than that seen on the historic building. These details

help to further distinguish the addition from the historic building.

The proposed entrances on the rear read as secondary in appearance and detailing to the historic building. A transom window is proposed above the French doors. The transom window helps to align the window headers so they are more proportionately sized. The proposed entrances will utilize wood doors and are appropriate.

The historic building features 6 over 6 lite patterned windows that are double-hung. A transom window is located over an entrance, and windows are on the front façade of the historic building. 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 over the windows.

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 to the neoclassical style. The windows are more compatible in size and detailing to those on the historic building.

RECOMMENDATION:

Staff recommends approval of the site alterations, alterations to the principal building, and addition 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 reveal of the siding on the addition must match the existing siding on the building.
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.



RESIDENCE ENTRY



REAR PATIO



RESIDENCE SIDE



REAR BALCONY



COVERED BACK PORCH

NON-HISTORIC WINDOWS

HISTORIC WINDOWS
OF VARIOUS
PERIODS



RESIDENCE FRONT



EXISTING ELECTRICAL METERS TO REMAIN



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



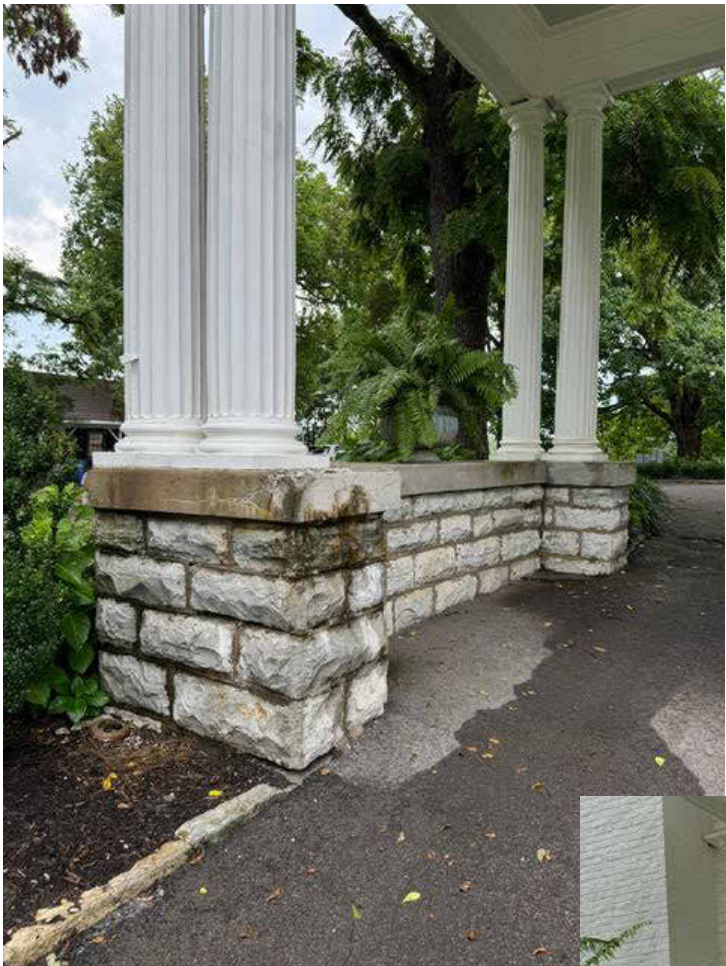
RESIDENCE LEFT SIDE

NEW CELLAR
DOOR COVER AT
EXISTING
ACCESS DOOR

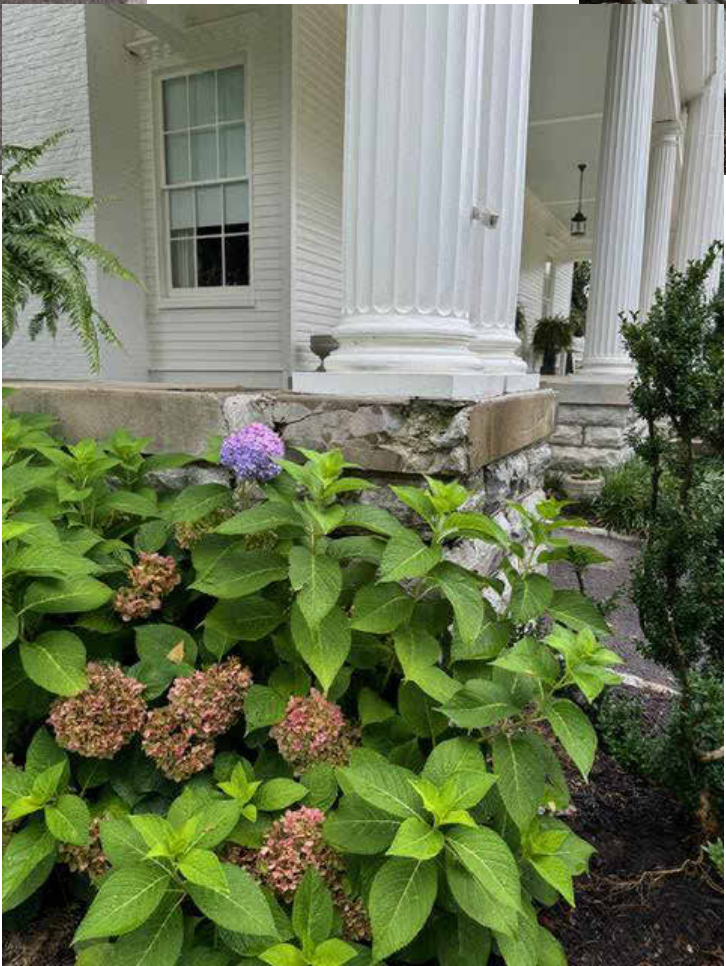
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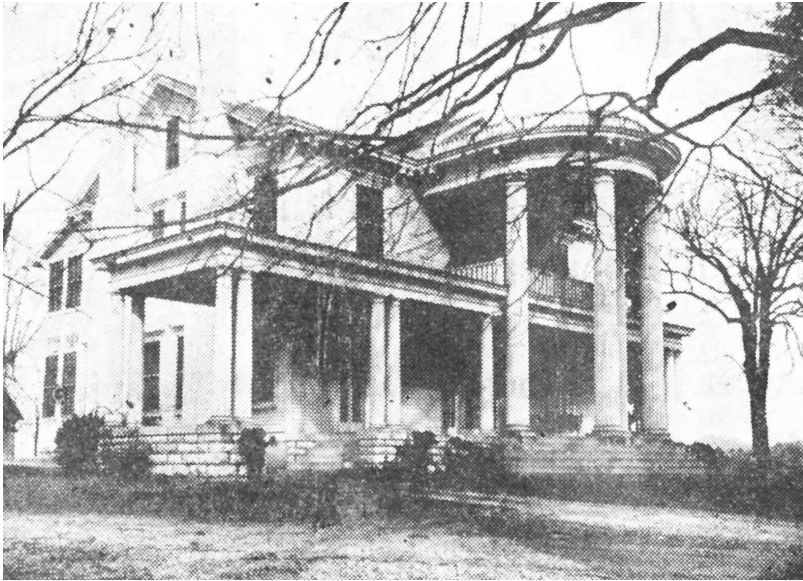
EXISTING LEFT SIDE
AND FRONT OF
PORTE COCHERE



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



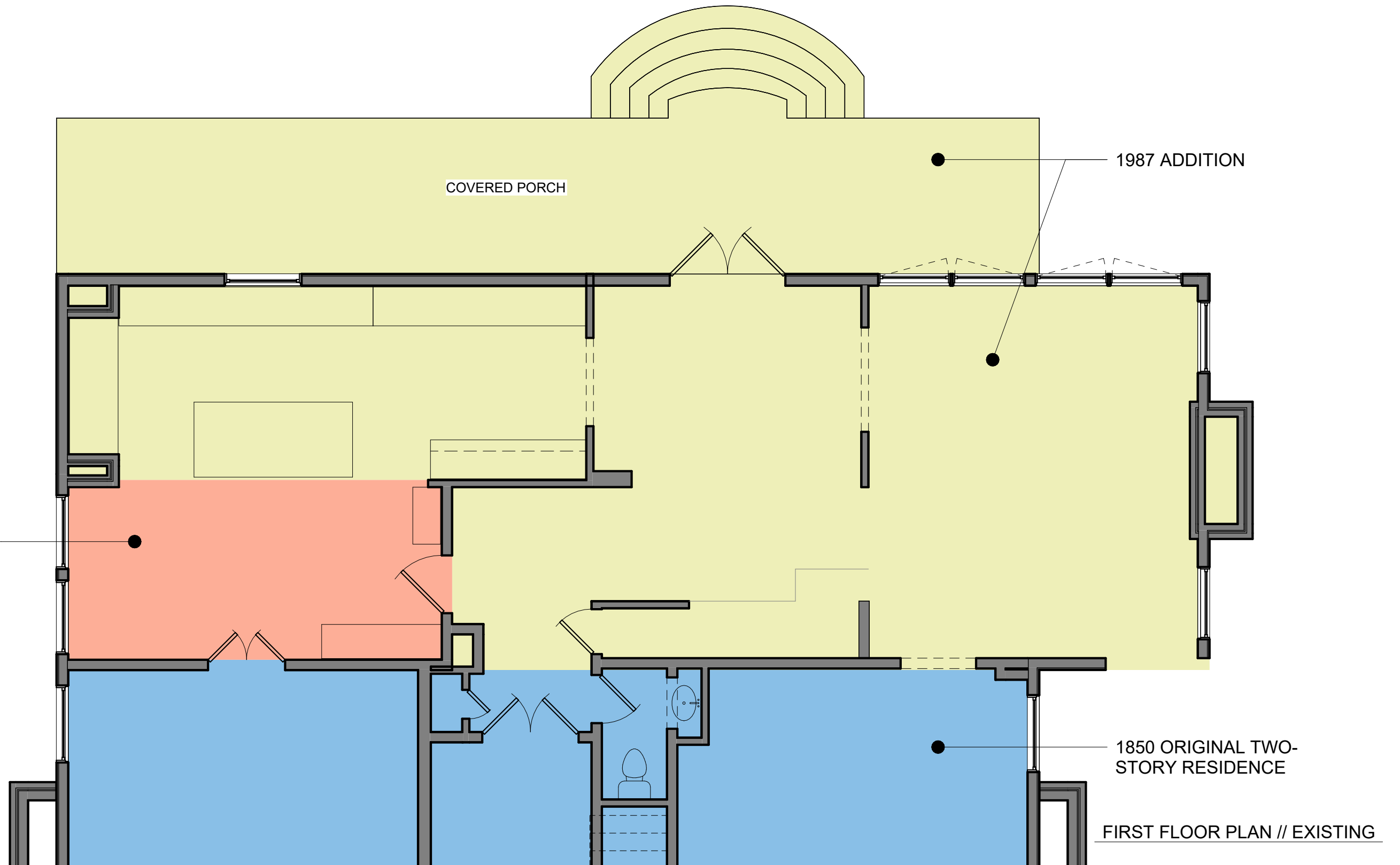
FRONT VIEW
CIRCA 1934

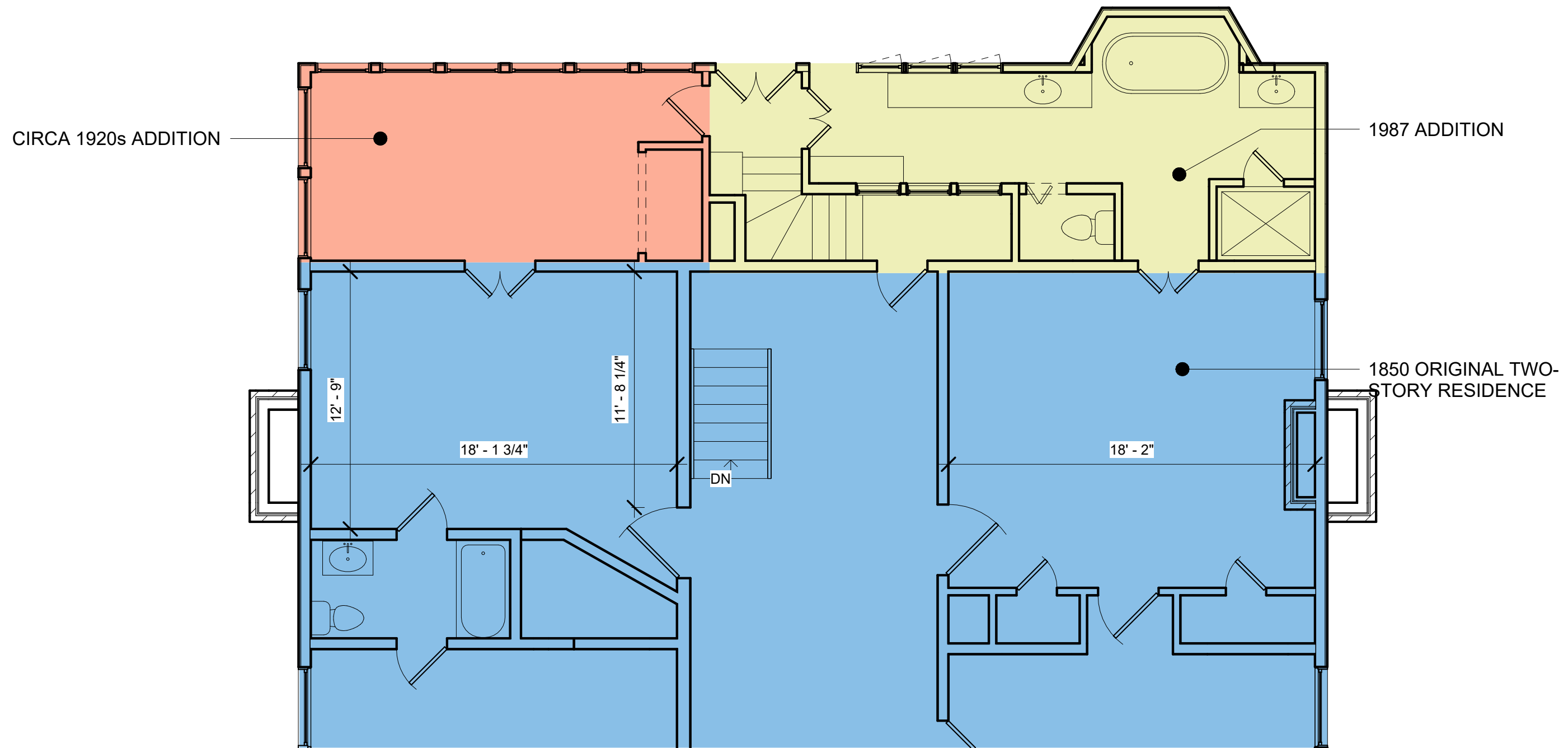


SIDE VIEW - EXISTING ADDITION THAT HAS BEEN DEMOLISHED

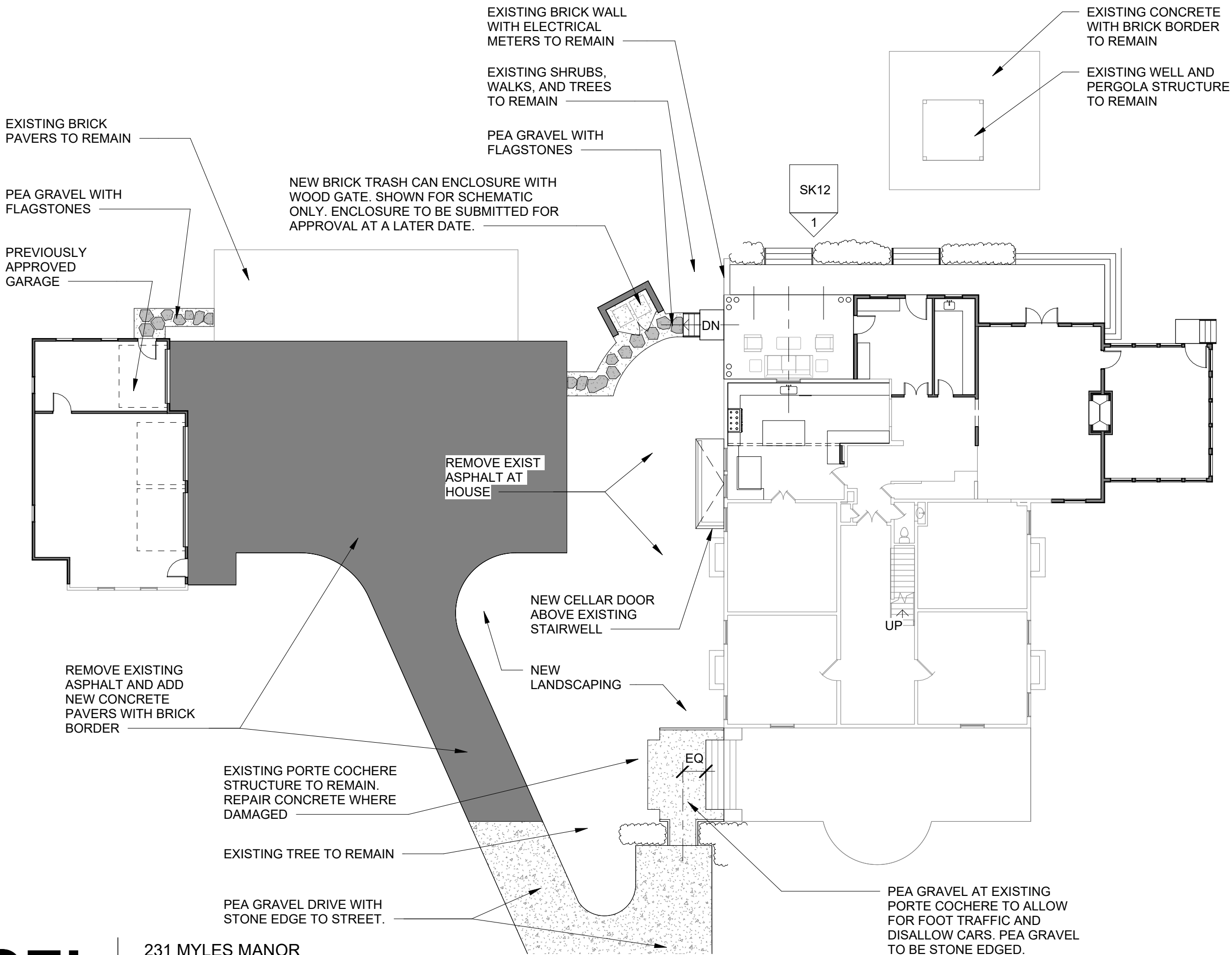


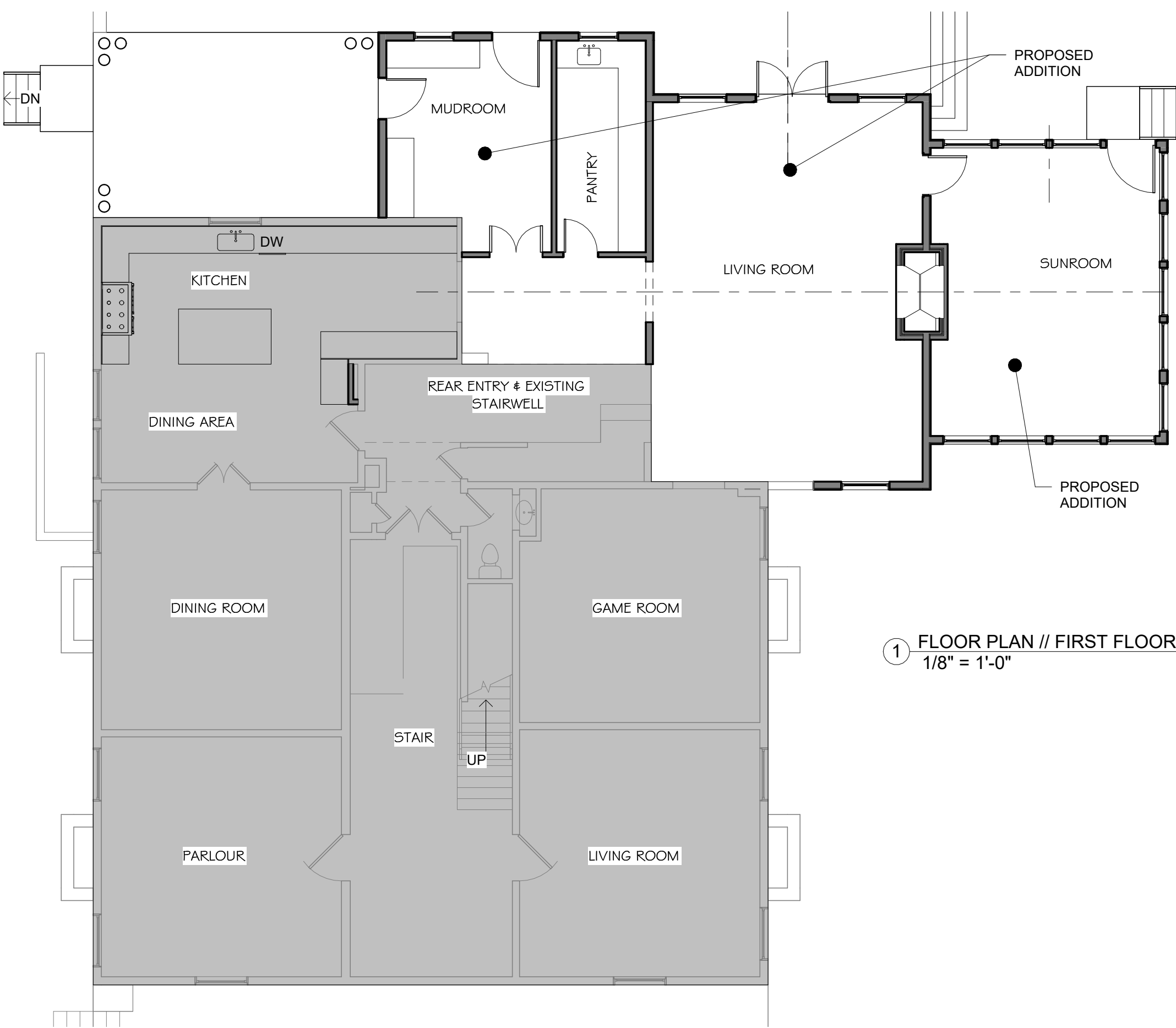
SIDE VIEW - EXISTING ADDITION THAT HAS BEEN DEMOLISHED





SECOND FLOOR PLAN // EXISTING





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

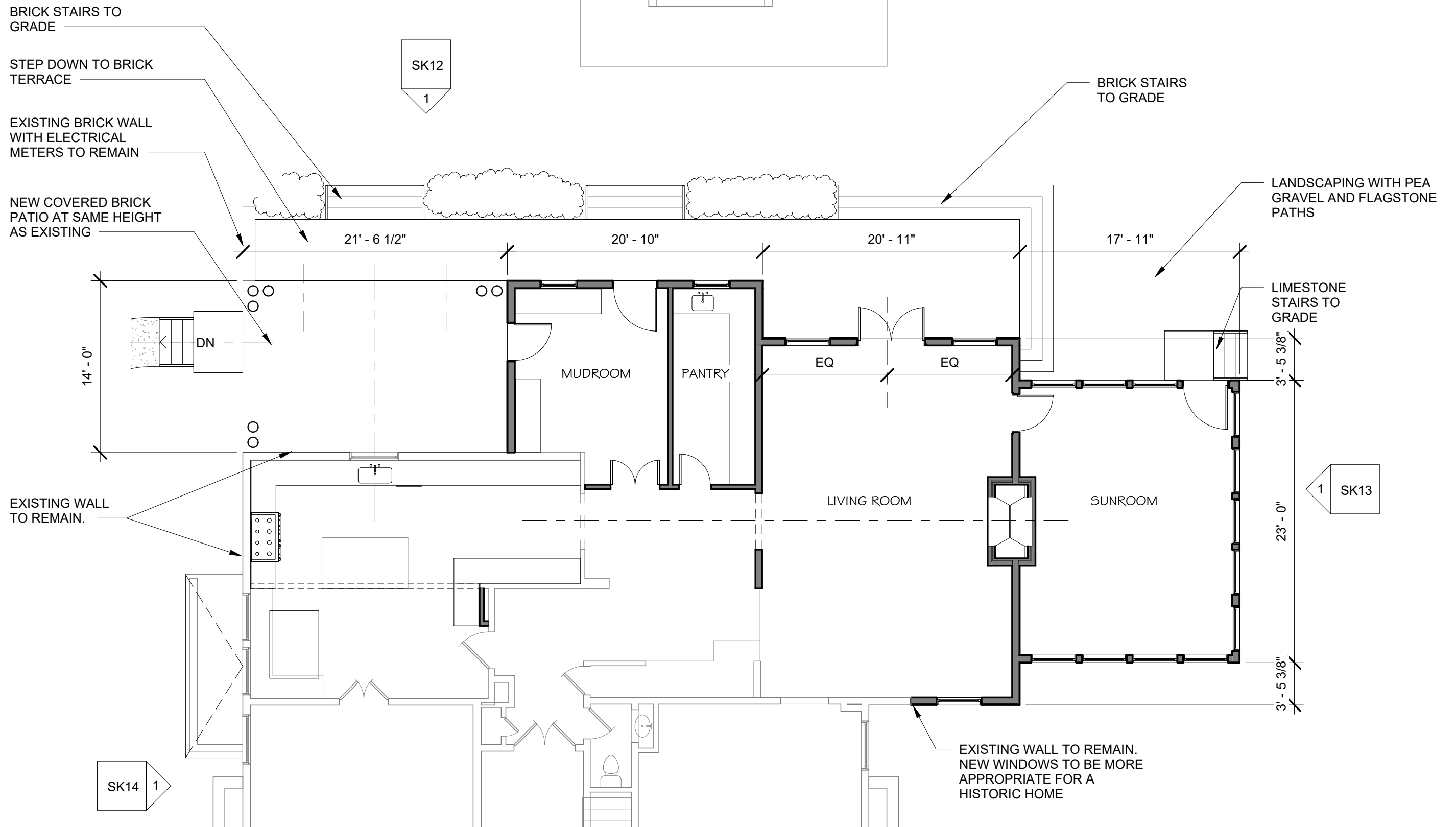
7. HISTORIC FOOTPRINT:

2,133 SF
- CHISEL

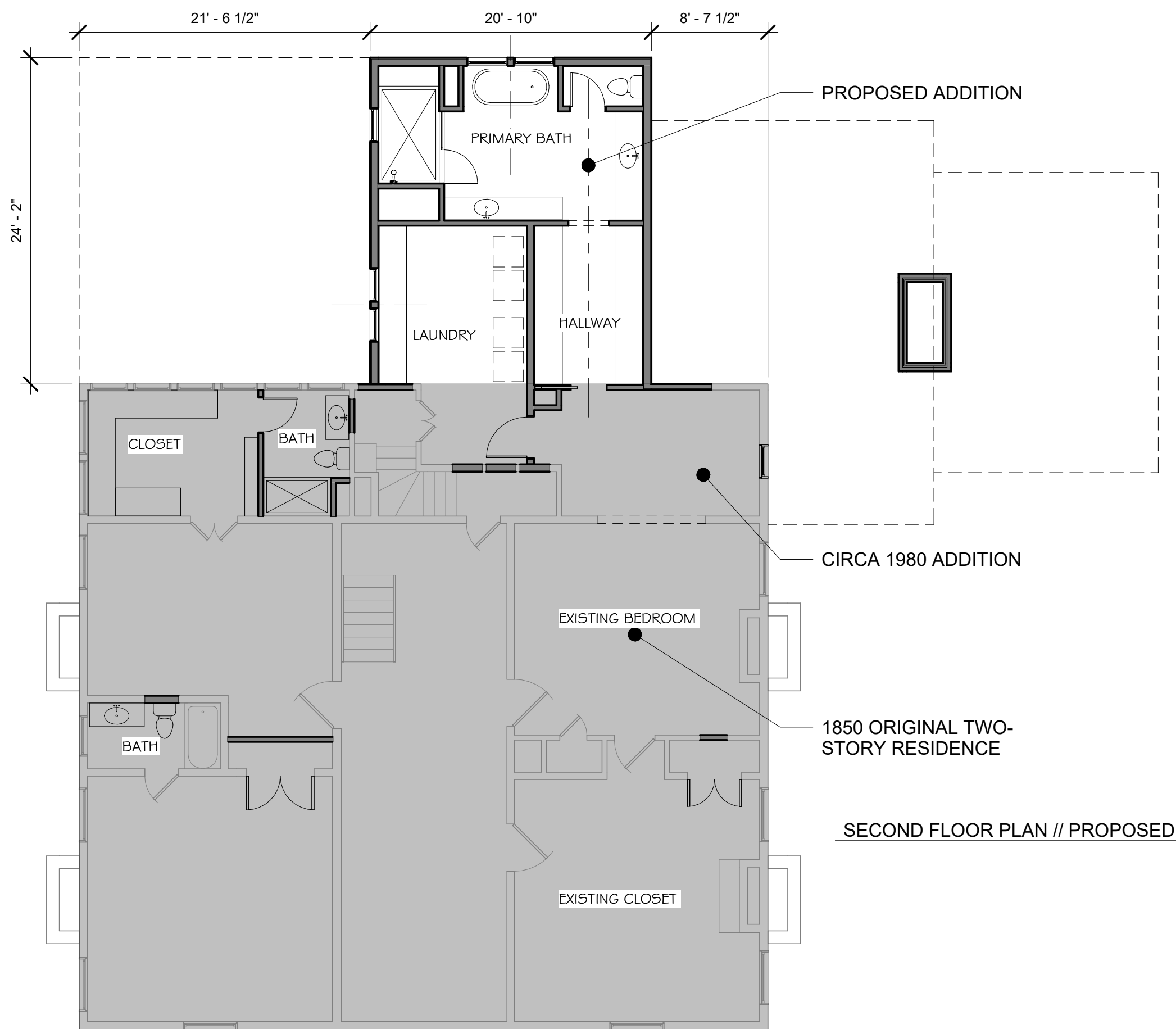
workshop
- 231 MYLES MANOR
- FIRST FLOOR PLAN - PROPOSED

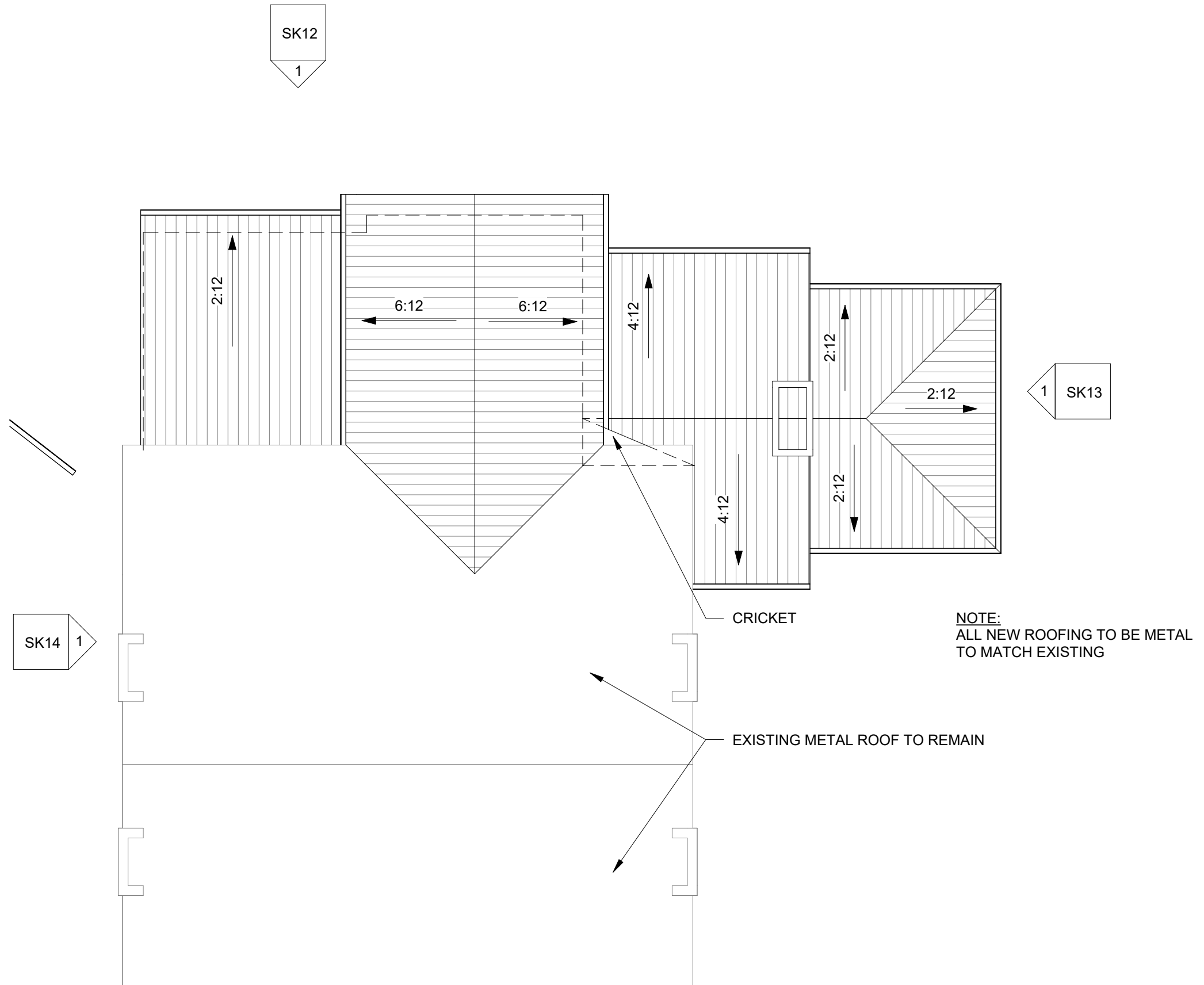
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- 2024.08.12

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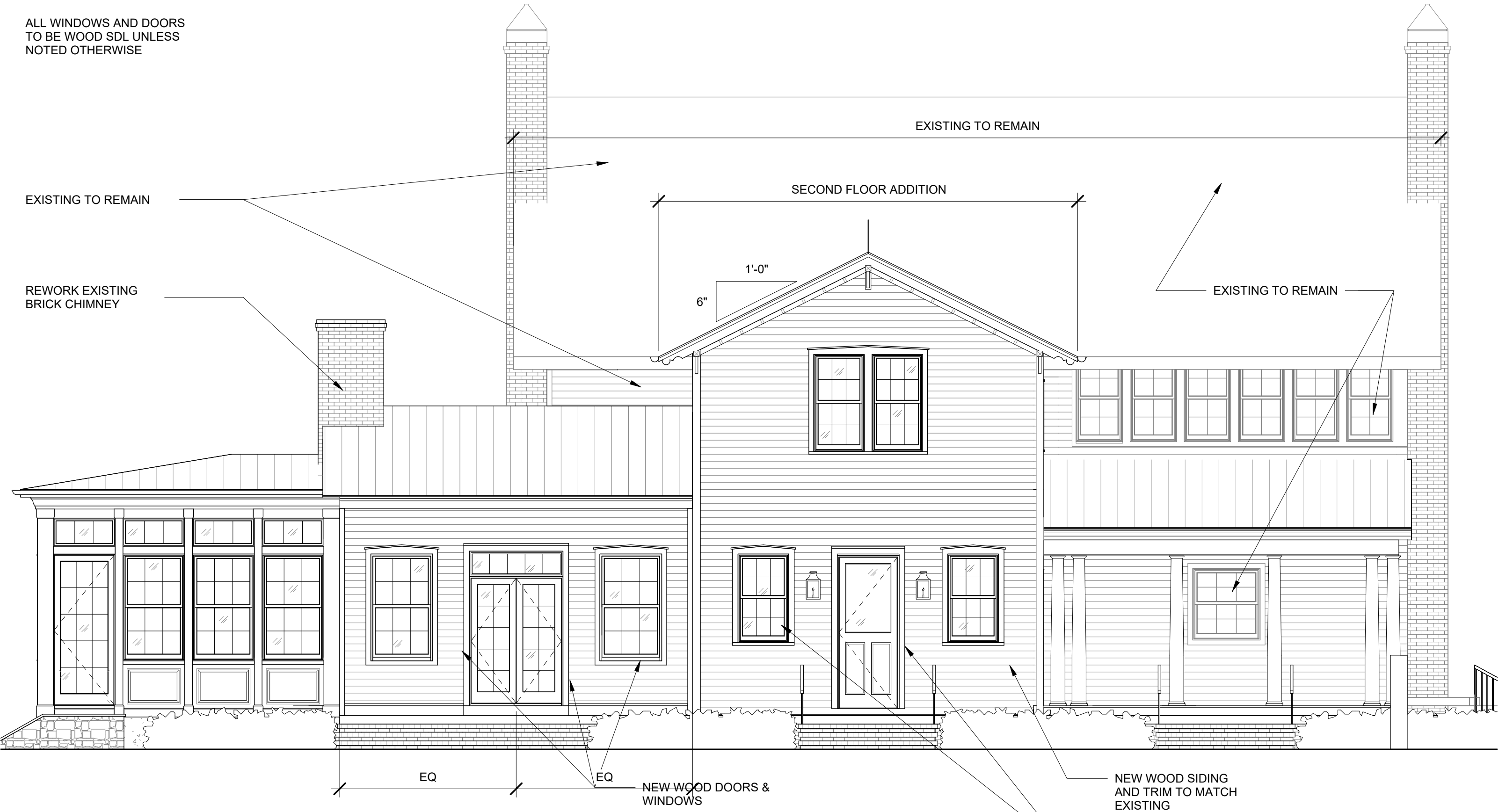


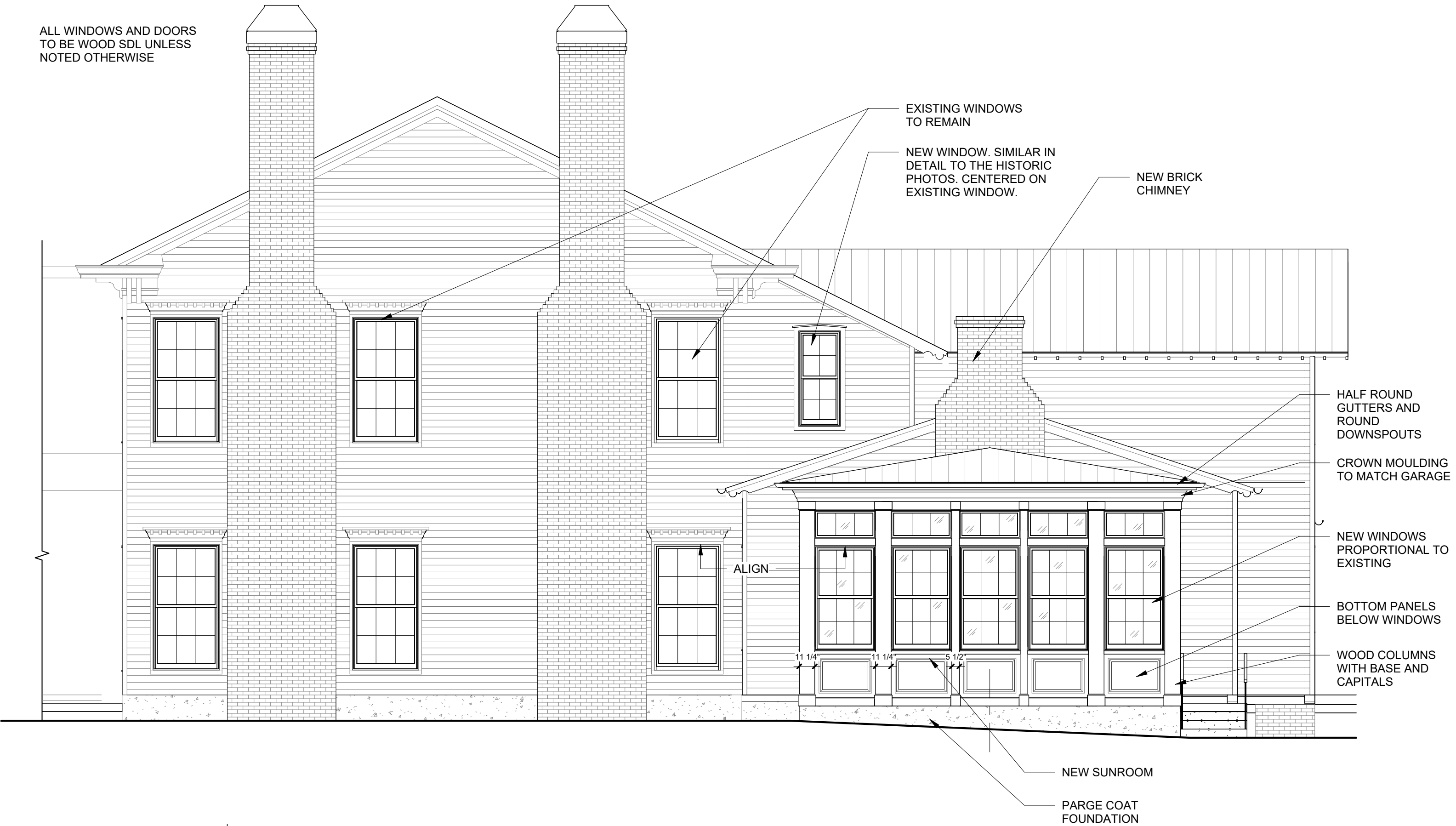
FIRST FLOOR PLAN // PROPOSED



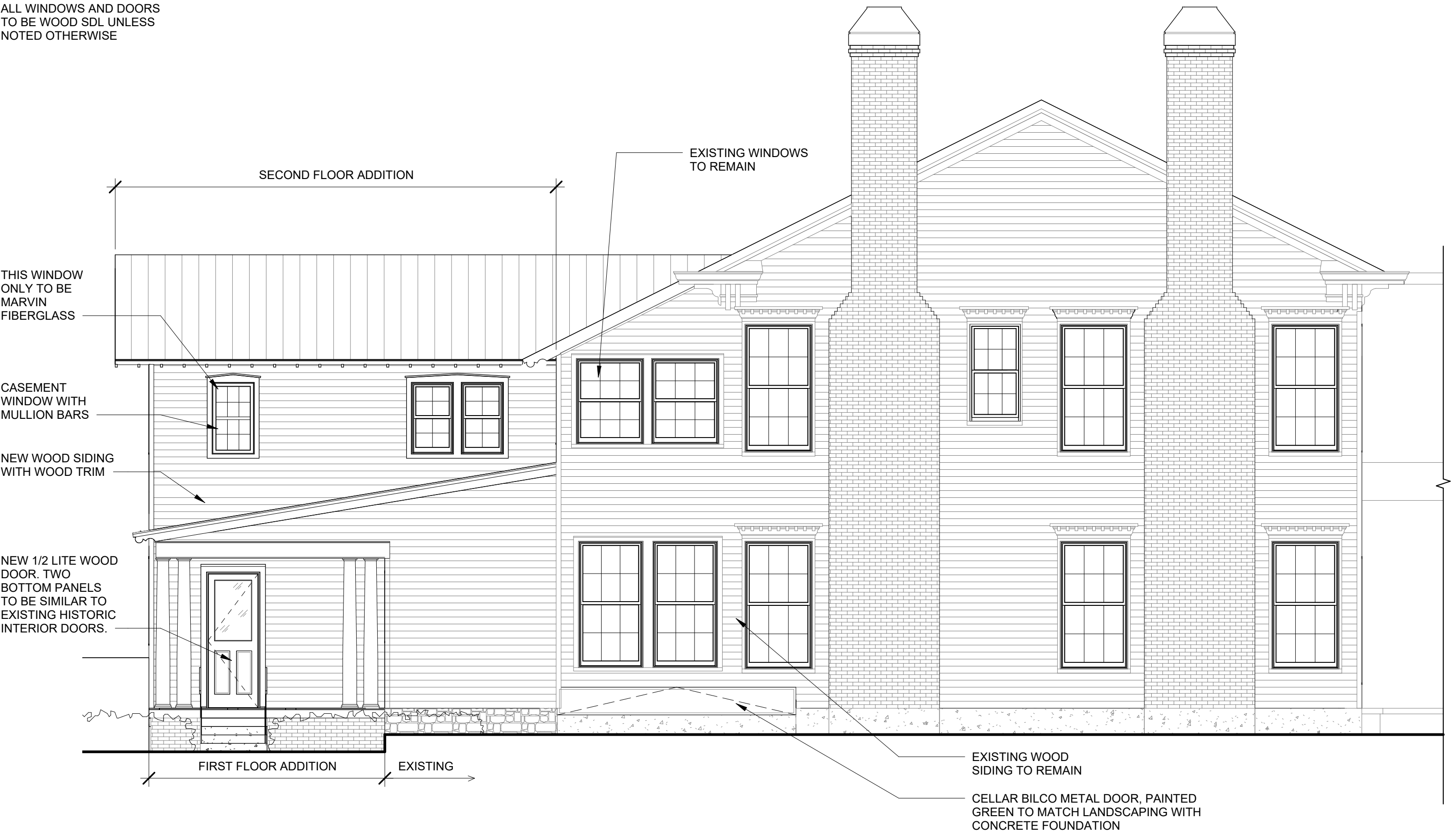


ALL WINDOWS AND DOORS
TO BE WOOD SDL UNLESS
NOTED OTHERWISE





ALL WINDOWS AND DOORS
TO BE WOOD SDL UNLESS
NOTED OTHERWISE







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



FAIR STREET



FAIR STREET



FRANKLIN ROAD



MAIN STREET



File #: 21-0712

DATE: September 3, 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 (Principal) At 143 2nd Ave. S.; Russ Robertson, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations proposed to the principal building at 143 2nd Avenue South.

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

PROJECT INFORMATION:
COF Project Number: 8606
Applicant: Russ Robertson
Owner: Ward and Melinda Brown

BACKGROUND:
143 2nd Avenue South is a residential building located at the Brownstones. This building fronts 2nd Ave. S. and is an end unit within a block of three townhomes. The Brownstones are non-contributing within the Downtown Franklin National Register Historic District. Three alterations are proposed within the application including an entrance alteration, window alteration, and porch alteration.

Entrance Alteration:
The first alteration is the replacement of the front door. The existing front door is a 6-panel door surrounded by sidelights and a fanlight. The proposed door is a Clark Hall double door that features a two-lite pattern.

The Guidelines recommend the following for entrances:

- Design doors and doorways to be compatible with the historic district.

The applicant has provided images of neighboring properties that utilize a double door. The alteration to the front entrance is appropriate.

Window Alteration:

The second item is the replacement of two windows and the alteration of their window opening on the right-side elevation. The current window is a 6' tall window that utilizes a 2 over 2 lite pattern. The proposed window would be a 4' tall window that maintains the same lite pattern and has a 2' panel underneath the window to fill the opening. The new window will utilize the same material and design to match the windows on the front elevation that have the same configuration.

The Guidelines recommend the following for windows:

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

The proposed window alteration is appropriate. The front elevation has windows that have this existing configuration. The alteration maintains a solid-to-void ratio that is seen on the building already.

Porch Alterations:

The porch is located on the third story at the back of the property. The applicant has noted that the porch has deteriorated and requires the replacement of materials. Items will be repaired, and the decking and handrails will be replaced in kind. Additionally, it is proposed to install operable shutters within the portion of the porch that is covered for additional privacy.

The Guidelines recommend the following for porches:

- Design decks to rear or side facades with minimal visibility and use designs, materials, and scale in keeping with building character.

While the Guidelines do not explicitly cover exterior shutters like what is being proposed, the applicant has provided an example image of exterior shutters located elsewhere around the Brownstones. The placement of these shutters at this property will have more visibility from the street view. While not uncommon at the Brownstones, this porch element is not typical to the Downtown Franklin Historic District and its installation should be minimally visible from street view.

RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. Only one panel of shutters shall be installed between the brick wall and the first column of the porch. The second panel between the two porch posts must not be installed to maintain minimal visibility of this porch element.
2. Window specifications showing three-dimensional cut-outs with dimensions must be provided to the Preservation Planner before the building permit submittal.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.

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

143 2nd Ave Franklin Tn



143 2nd ave.

APPLICABLE CODES:

2008 INTERNATIONAL RESIDENTIAL CODE
2010 CITY OF FRANKLIN HISTORIC DISTRICT DESIGN GUIDELINES

FLOOR AREAS:

UNIT 4 - TOTAL = 3551 FIN + FIN BSMT(902 SF) = 4453 SF

CONSTRUCTION TYPE - 5B, FULLY SPRINKLED, 3 FLRS + BSMT

GENERAL NOTES

- 1. CONTACT ARCHITECT FOR ANY DIMENSIONS NOT SHOWN OR IN CASE OF ANY DIMENSIONAL CONFLICTS.
- 2. PROVIDE FIREBLOCKING IN ALL WALLS PER IBC SECT. R602.8
- 3. DIMENSIONS SHOWN ARE TYPICALLY TO OUTSIDE OF BRICK OR DRYWALL FINISHED DIMENSIONS. TYPICAL 2X4 STUD **WALLS** ARE 4.5" THICK INCL. GYP BD, TYPICAL EXT. WALLS ARE 9.5" THICK INCL. GYP BD.
- 4. FOUNDATION WALLS FOR BASEMENT AREAS ARE BASED ON SUPERIOR BRAND PREFABRICATED BASEMENT WALL PANELS.
- 5. HEADER SIZES FOR ALL WALLS SHALL BE PER IBC HEADER TABLES.
- 6. STUDS FOR FIRST FLOOR AND BASEMENT BEARING WALLS ARE 2X6 STUDS 16" OC UNLESS NOTED OTHERWISE. STUDS FOR PARTY WALL BETWEEN UNITS SHALL BE 2X4 STUDS 12" OC FOR FIRST FLOOR AND BASEMENT AREAS.

SCOPE OF WORK EXTERIOR:

FIRST FLOOR:
FRONT EXTERIOR. REPLACE FRONT DOOR WITH 6' FOYER DOUBLE DOOR

2ND FLOOR:
RIGHT SIDE EXTERIOR. REPLACE 2 EXISITING 6'-0" WINDOWS WITH COMBINATION 4'-0" WINDOW WITH 2'-0" LOWER PANEL. NEW WINDOW/PANEL WILL MATCH EXISITING ON FRONT BAY WINDOWS

THIRD FLOOR:
REAR AND RIGHT SIDE EXTERIOR. INSTALL TILTED PRIVACY SHUTTER ON RIGHT SIDE BETWEEN BRICK AND PORCH POST RMOVE, REPAIR, AND REPLACE FAILING REAR PORCH DECK REUSE OR REPLACE EXISTING HANDRAIL WITH SAME INSTALL BUILT-IN SHELVES NEXT TO NEW FIREPLACE (BUILT-IN'S NOT VISIBLE FROM STREET LINE)

INDEX TO DRAWINGS:

T1	TITLE SHEET
A1	FRONT/RIGHT EXTERIOR ELEVATION
A2	FIRST, 2ND & THIRD FLOOR PLANS
A3	BUILDING SECTIONS

P PHOTOS OF EXISTING EXTERIOR

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

0 2' 4' 8'



R RIGHT ELEVATION UNIT 4

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

0 2' 4' 8'



F FRONT ELEVATION

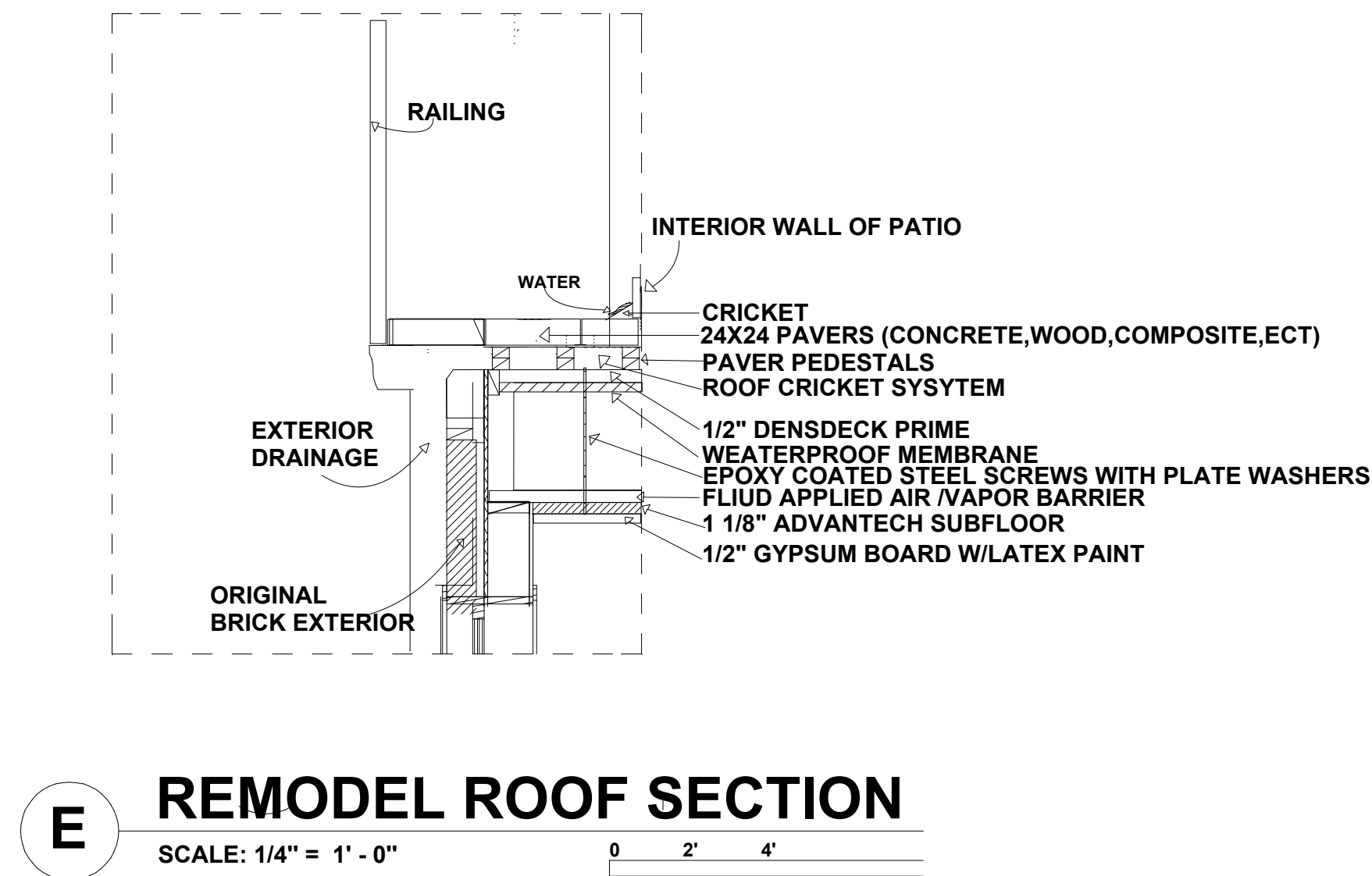
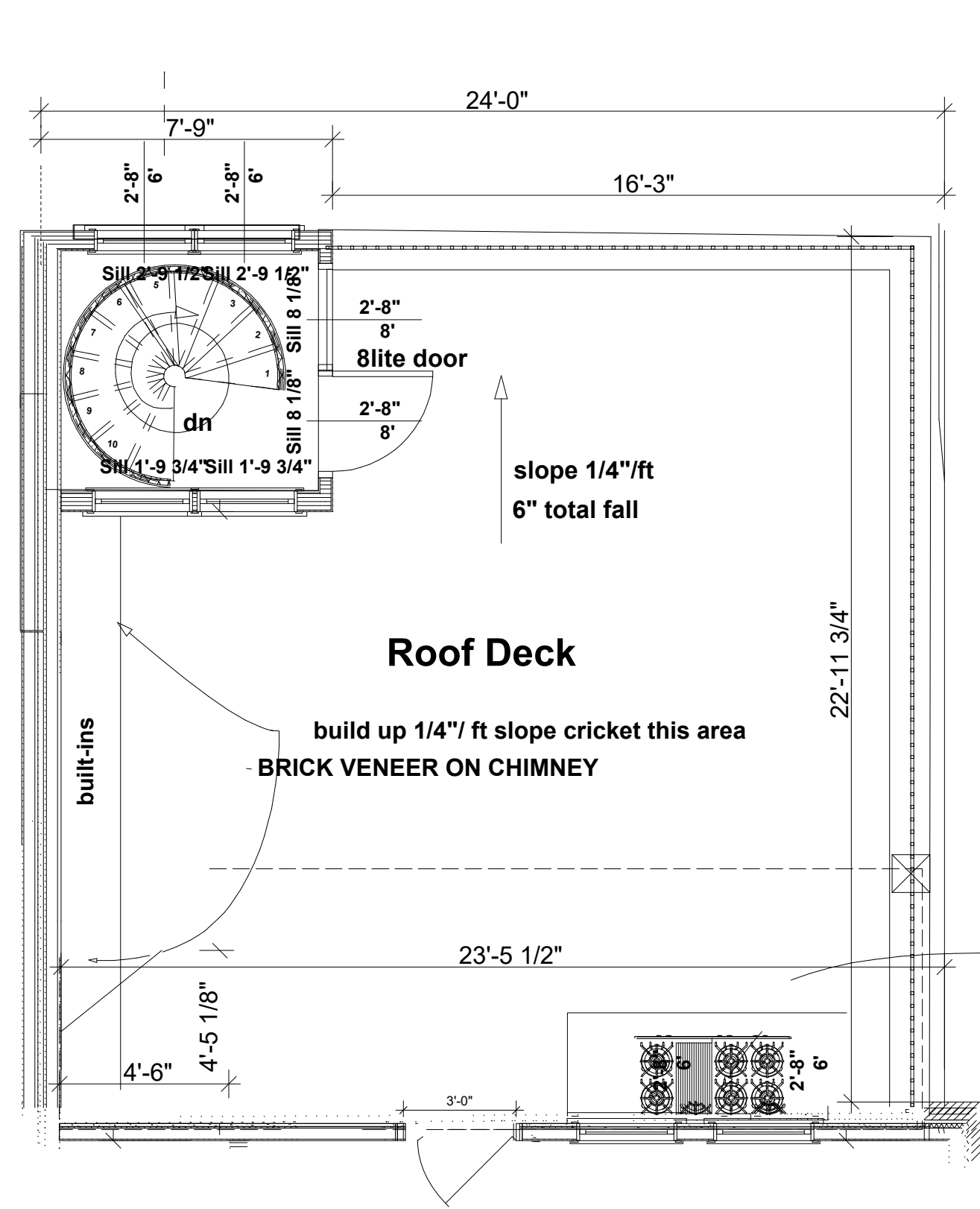
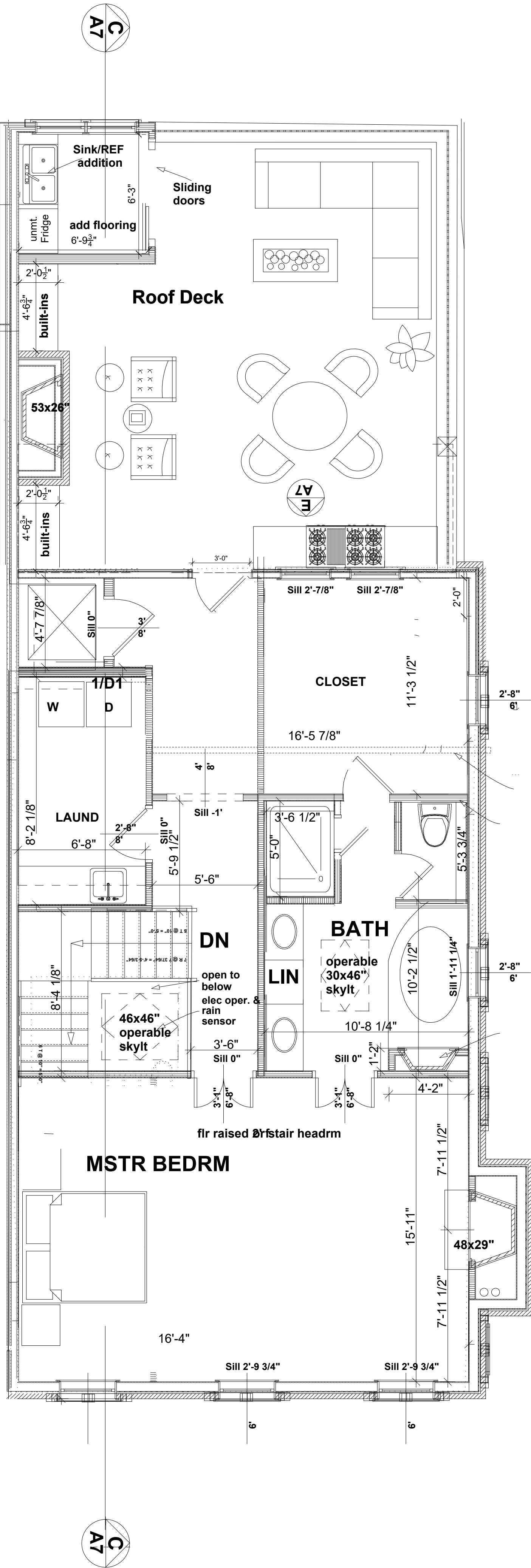
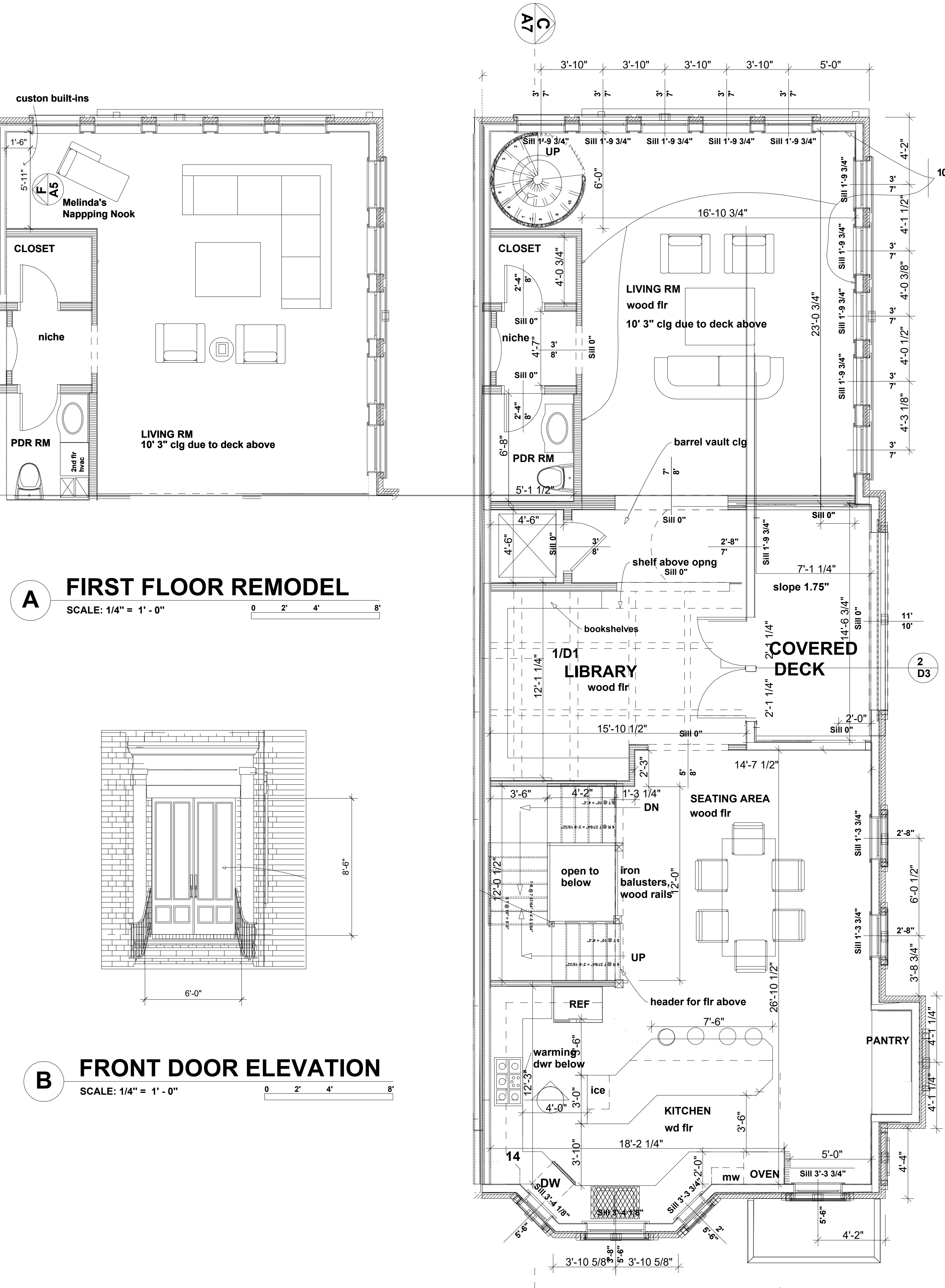
SCALE: 1/4" = 1' - 0"

0 2' 4' 8'

D EXISITING DOOR

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

0 2' 4' 8'



FLOOR AREA:
3RD FLR - 980 SF
2ND FLR - 1452 SF
1ST FLR - 1119 SF
BSMT - 902 SF
TOTAL = 4453 SF
TOTAL W/O BSMT = 3551 SF

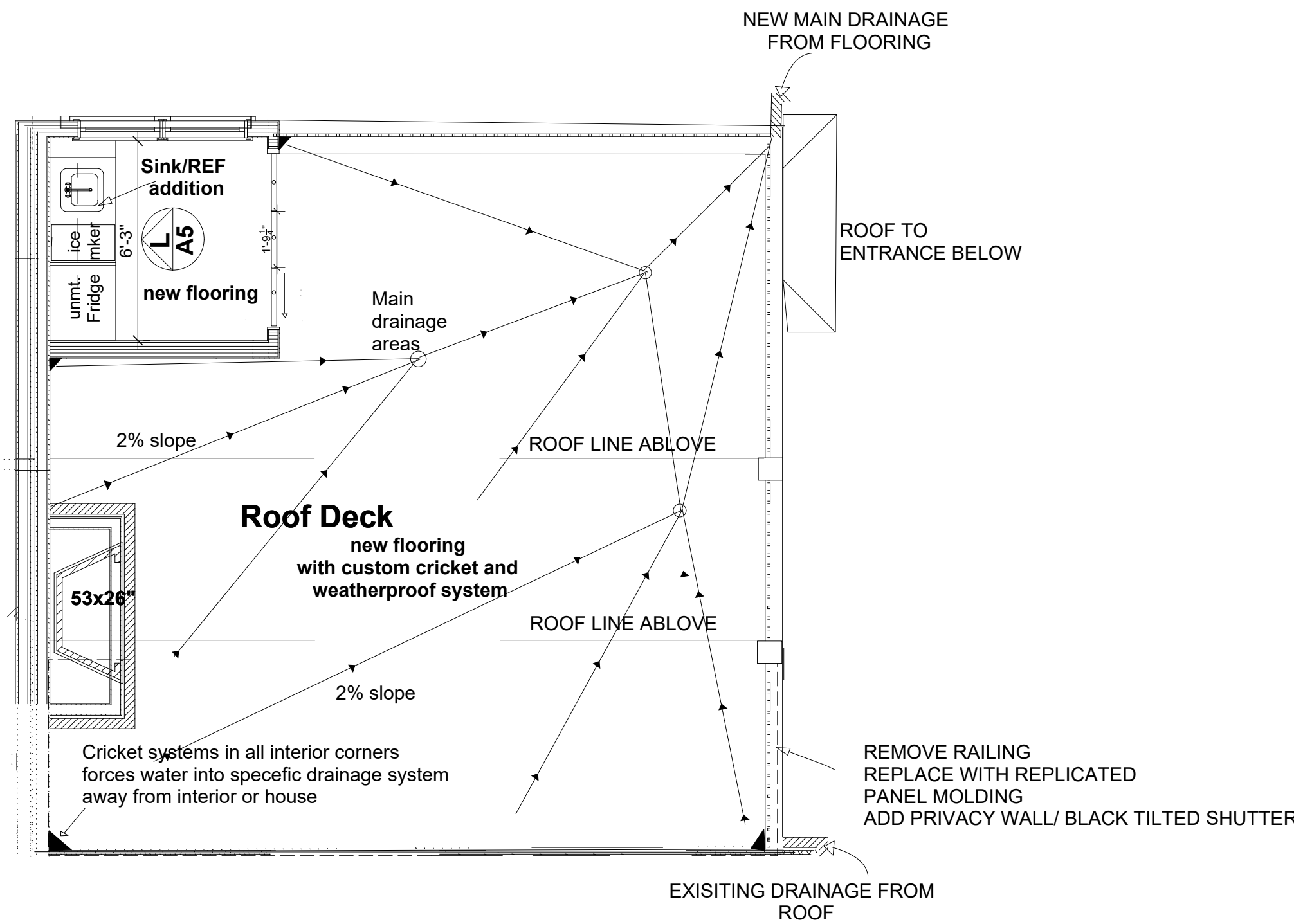
537 RIVERVIEW DR
FRANKLIN TN 37064
Phone: (832) 362-0124
email: katielaynevela@gmail.com

THE LAYNE DESIGN

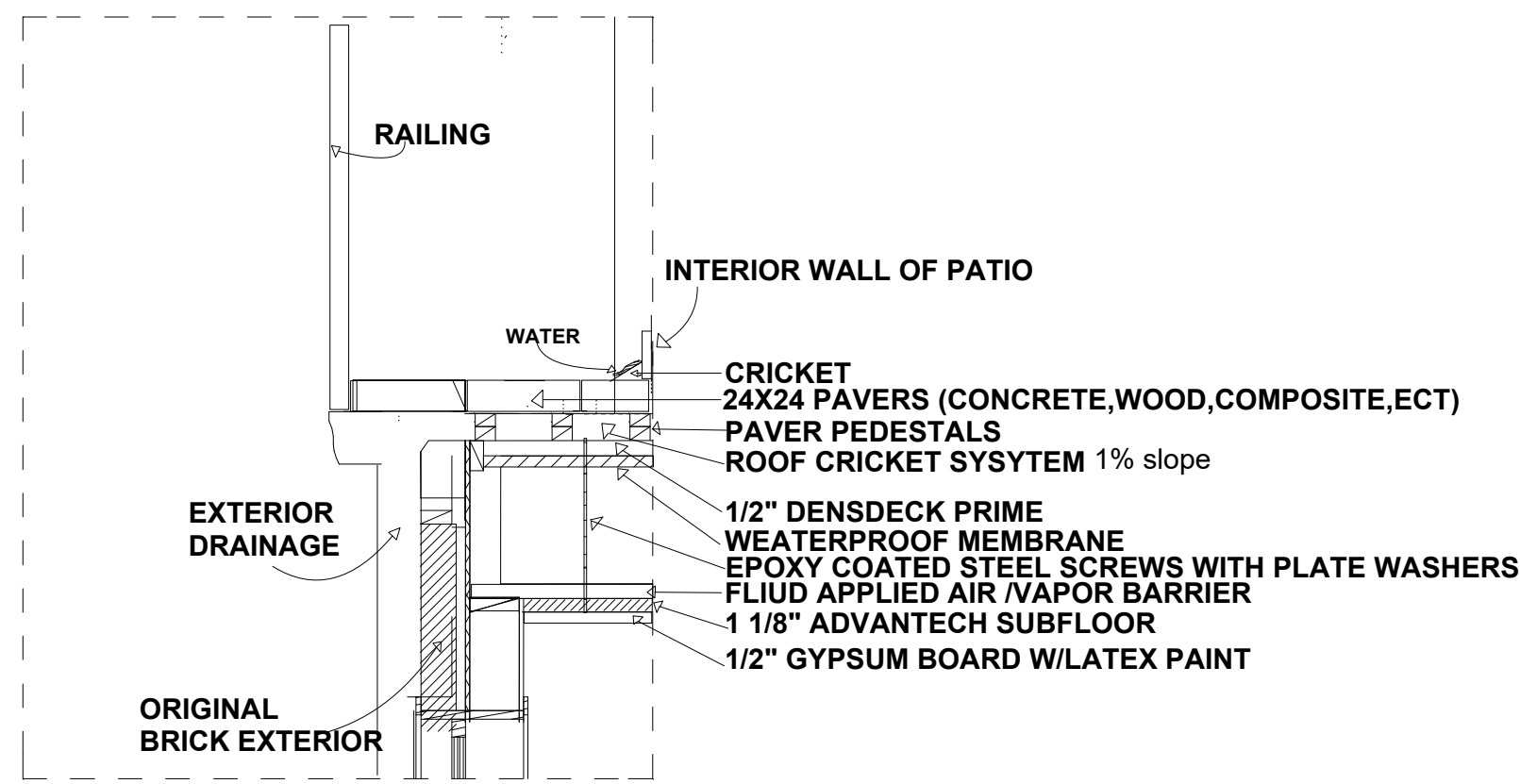
FIRST, 2ND & THIRD FLOOR PLAN

03/28/2024

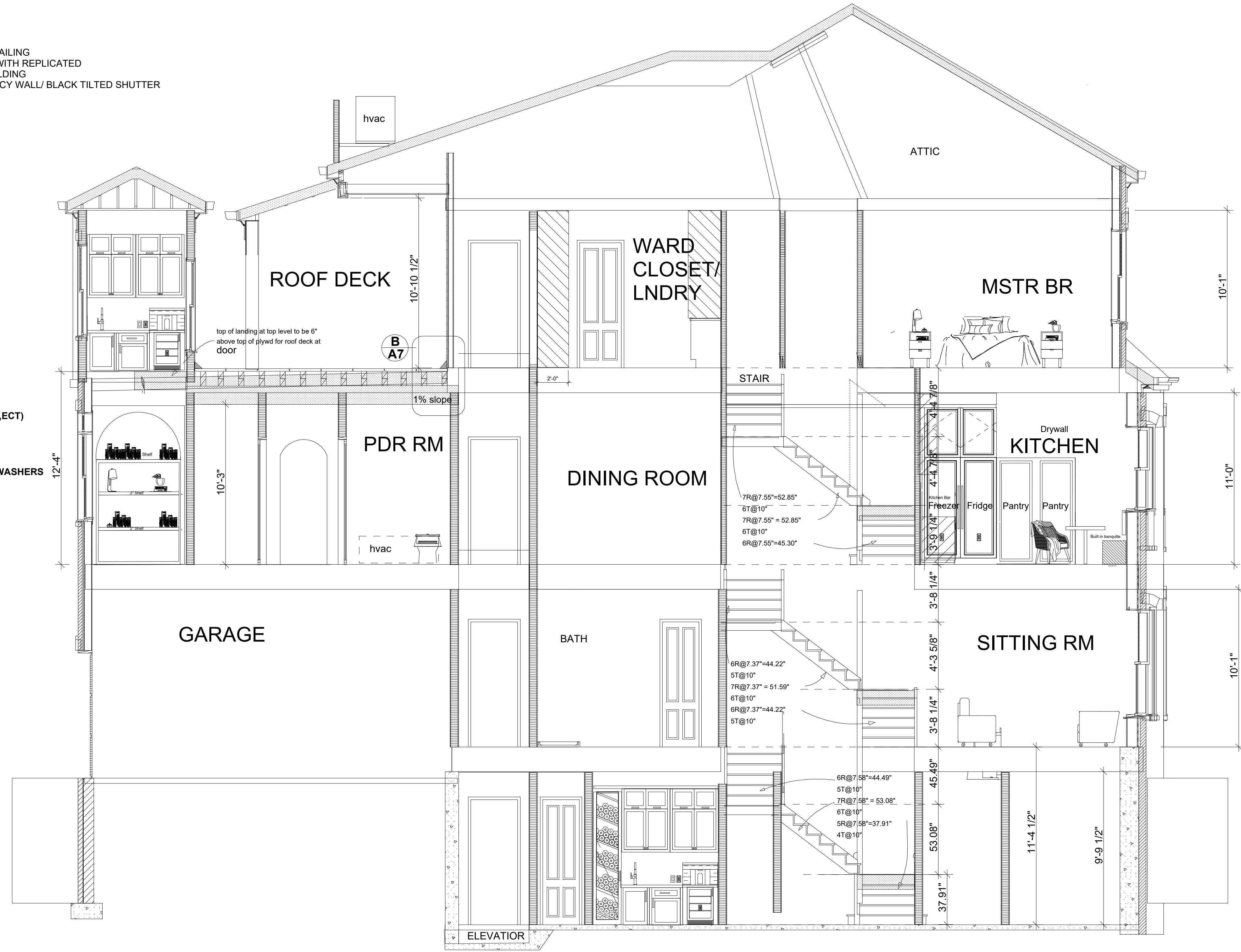
A2
Page 96 of 179



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



B REMODEL ROOF SECTION
SCALE: 1/4" = 1' - 0"



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



August 20, 2024

Franklin Historic Commission
109 Third Avenue South
Franklin, TN 37064

This document provides a written description of proposed exterior alterations to Ward and Melinda Brown's residence located at 143 Second Avenue South, Franklin, TN.

Russell Robertson, D/B/A Artisan Builders, plans to perform a renovation at the address noted above. While most of the work will be interior, there are three areas on the exterior that will be modified: 1) Change-out front door. 2) Modify two (2) side windows. 3) Repair/replace rear porch.

We request a Certificate of Appropriateness from the Franklin Historic Commission for the following exterior alterations:

Change Front Door

We will remove the existing door (see Existing Front Door picture) and replace it with Clark Hall double doors (see Proposed Front Door picture). The door will be painted to match the existing gray trim color on the home. Similar double doors are featured on neighboring Brownstones, such as 106 Church Street and 145 Second Avenue (see Neighboring Brownstone Front Doors pictures).

Modify Two (2) Windows, Right Side

We will remove two existing Pella windows (see Right Side View From Street picture), and replace them with shorter windows and a lower panel. Matching Pella windows will be used, and the lower panels will be built to match the existing window/panel combination on the front bay (see Window-Panel on Front Bay picture). Color to match existing gray.

Repair/Replace Rear Porch

The existing rear porch is deteriorated and requires replacement. We will remove existing accessories and decking, and replace the under-roofing. We will install new decking and re-install the existing handrails. We plan to add a tilted privacy shutter between the brick and porch post (see Rear Porch Picture From



Repair/Replace Rear Porch (Continued)

Inner Courtyard, and Rear Porch Privacy Shutter). The privacy shutter is planned to be 4" in depth and painted to match the existing trim.

We also plan to add built-in shelves next to the existing fireplace. These are not visible from the public road or courtyard (see same porch pictures).

We request that you review our submission for presentation at the September 9, 2024, Historic Zoning Commission meeting.

Please feel free to e-mail or call me for any additional information.

Thanks in Advance!

Russ Robertson
Artisan Builders – Owner
8933 Highway 100
Nashville TN 37221

E-mail: russ@tnartisanbuilders.com
Mobile Phone (615) 336-2446





106 Church st.



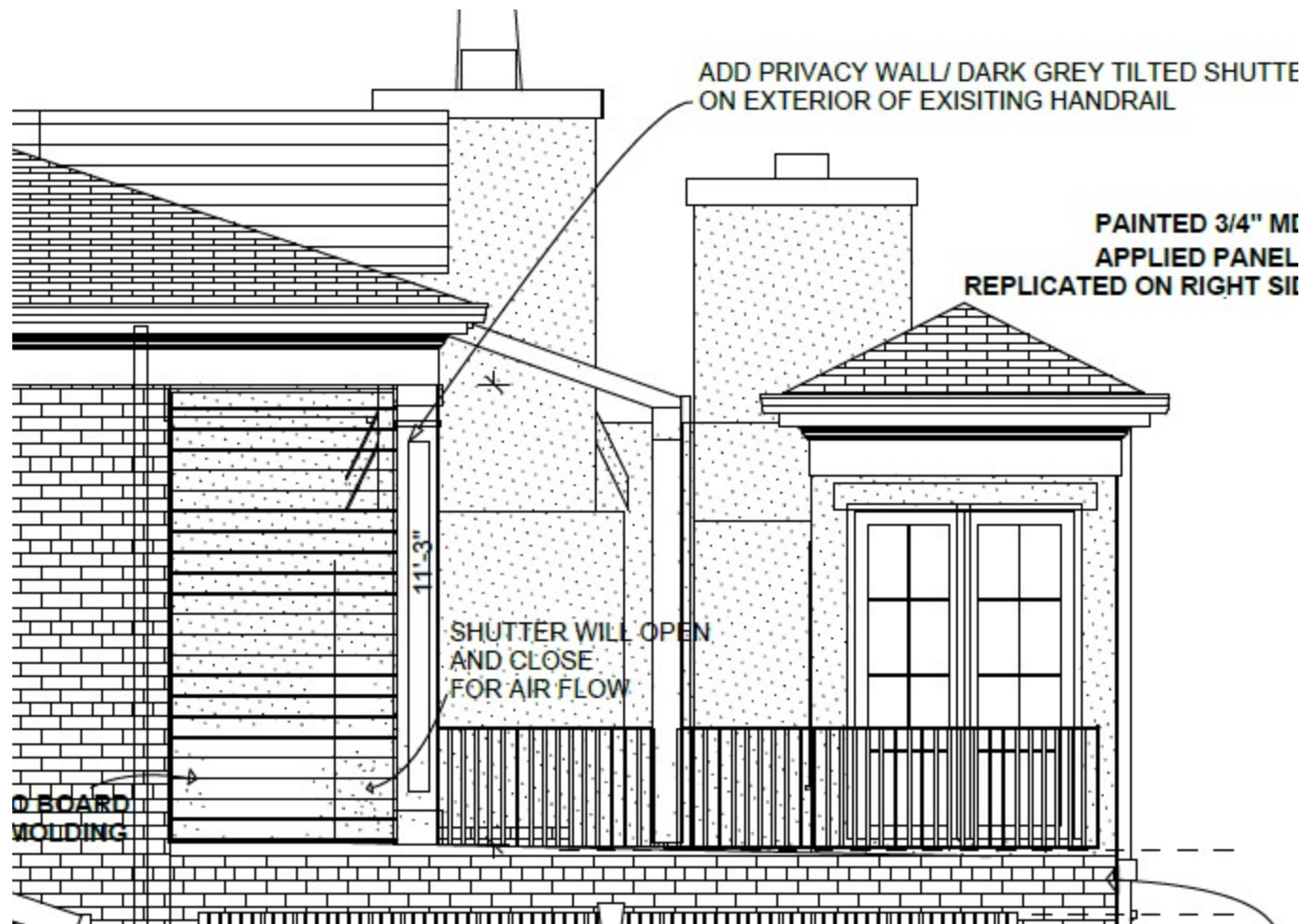
145 Second Ave





106 Church Street









File #: 21-0708

DATE: September 10, 2024
TO: Historic Zoning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Emily Huffer, Preservation Planner

SUBJECT:

Consideration Of Alterations (Site, Accessory, And Principal), Fencing, And New Construction (Accessory Structures) At 315 4th Ave. S.; Ben McCreary, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a series of alterations to the site, the accessory structure, principal building, installation of fencing, and the construction of new accessory structures at 315 4th Avenue South.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Buildings
Chapter 5: Accessory Structures
Chapter 6: Site & Setting
Chapter 7: Fences, Walls, And Gates
Chapter 9: Modern Features
Chapter 10: Demolition

PROJECT INFORMATION:

COF Project Number: 8596
Applicant: Ben McCreary
Owner: Chad & Kelly Dannenfelser

BACKGROUND:

The primary building located at 315 4th Avenue South is a contributing building within the Downtown Franklin National Register District. The listing describes the building as a one-story, ca. 1910, frame, irregular-plan dwelling. The house has a hipped asphalt-shingle roof with cross gables, interior brick chimney, and weatherboard exterior. The proposal came before the July Design Review Committee meeting, and the feedback was incorporated into this application.

The proposal includes the following alterations:

- Removal of the aluminum siding/trim to reveal wood siding/trim
- Repair in-kind any deteriorated siding/trim
- Front door replacement

- Sun tunnel installation
- Metal chimney cap installation
- Installation of front yard fencing
- Installation of rear yard fencing
- Driveway material change & widening
- Adding a fire pit
- Demolition of the non-historic accessory structure
- Construction of a minor accessory structure
- Construction of a larger accessory structure

Principal Building Alterations:

There are several alterations proposed to the principal building that are inclusive of removing the existing aluminum trim to expose the wood underneath, repairing the wood in-kind as needed, replacing the non-historic panel door with a single-light wood door, installing a sun tunnel, and installing a metal chimney cap. The Guidelines recommend the following for these alterations:

- Maintain and preserve historic wood siding, shingles, weatherboard, board-and-batten, and other historic wooden elements. Do not cover or conceal historic wooden elements.
- Paint, repair, and provide other regularly needed maintenance. Should historic exterior wood siding require repair or replacement, the resulting materials, profiles, and designs should match the historic configuration.
- Minimize the replacement of wood siding to elements that are so severely damaged that replacement is the only option. If only a small area of siding or ornamentation is deteriorated, repair or replace only the damaged section rather than an entire board or architectural detail. Do not replace more than 25 percent of the facade's total square footage of siding unless significant deterioration can be demonstrated.
- Replace deteriorated siding with siding that matches the original siding.
- Remove synthetic siding and restore the original siding materials.
- Use designs appropriate for the style and age of the building for replacement doors and avoid modern solid-core wooden doors, doors with similar variations, and doors with ornate designs of wrought-iron or similar metals.
- Position skylights so they are not visible from the street.
- If chimney caps are desired, use clay, slate, stone, or low-profile metal caps (painted to match the brick) that do not overhang the rim of the chimney.

As proposed, the removal of the aluminum siding to reveal the wood siding and trim is appropriate within the Guidelines, along with the in-kind replacement of deteriorated elements. The replacement of the non-historic front door with a single-paned glass door with decorative elements aligns with the Guidelines. The sun tunnel will be positioned behind the gable on the left side of the house and will not be seen from streetview, which is appropriate. The proposed metal chimney cap is also appropriate within the Guidelines.

Fencing:

The proposal includes installing 3-foot-tall wooden picket fencing in the front yard and along the sides of the property, and along the property line. Then, past 20 feet behind the front facade of the building, there will be a wood 7-foot tall gate and fence on either side of the building, and the fence will be along the property line. The gate fence in the rear yard will consist of wood and have an open design on the top of the gate mimicking window openings. The Guidelines recommend the following for front and rear yard fencing:

- Design fences and walls to be compatible with the architectural style of the building.
- Use wood picket, open-weave brick designs, or cast iron in front yards and areas visible from the street with at least 25 percent transparency.
- Limit height to 3 feet in the front yard.
- 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 in the rear yard.
- Differentiate gate design, materials, or detailing from the associated fence or wall design

As proposed, the front and rear yard fencing meets the intent of the Guidelines and is appropriate.

Site Alterations

Several site alterations are proposed, including changing the driveway material from asphalt to concrete, widening the driveway and parking pad, and adding a fire pit. The Guidelines recommend the following for these alterations:

- Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.
- Generally, site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

The change of driveway material is supported by the Guidelines and the other site alterations will be situated in the rear yard and will be screened from streetview.

Existing Accessory Structure

The existing gambrel roof accessory structure appears to be a prefabricated structure and is appropriate to demolish/remove from the property.

Minor Accessory Structure

The Zoning Ordinance allows for one minor accessory structure in addition to an accessory dwelling on the lot. A minor accessory structure is defined as 200 sq. ft. and under. The proposed structure will measure 168 sq. ft. or 14' x 12'. It is proposed to consist of wood or composite vertical siding, an asphalt shingle roof, a wood or composite windows and door, and a concrete foundation. The structure will be positioned in the far right corner of the property behind the principal building. The Guidelines recommend the following for new accessory structures:

- Locate accessory structures behind the rear plane of the principal building.
- Design accessory structures to be compatible with and visually subordinate in size, mass, and height to the principal building they support.
- Design accessory structures with simple forms that are reflective of the principal building.
- Where lap siding is used, lap exposure should be consistent with that on the principal building and adjacent historic buildings.
- Use simple roof forms typical of historic accessory structures in the district. Roof forms should also relate to the pitch and shape of those found on their respective principal buildings.
- Use asphalt shingles, fiber-glass shingles, 5V metal, or standing-seam metal roof materials.
- Use materials that are similar in character to nearby historic buildings, such as brick, stone, concrete, or painted or parged concrete blocks. If a masonry veneer is used, it must replicate a genuine stone or brick for foundations.

- Use architectural details that complement, but are less elaborate than, the character of the historic principal building.
- Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building.
- Use true divided-light (TDL) or simulated divided-light (SDL) windows. Windows should have a double-hung (or “double-sash”) appearance.

The principal building consists of lap siding, so the proposed wood siding is appropriate within the Guidelines. The proposed asphalt shingle roof and concrete foundation are seen on the house. As proposed, the minor accessory structure meets the intent of the Guidelines.

Accessory Structure

The proposed accessory structure will measure 26' x' 25' which equates to 650 sq. ft. It is proposed to consist of wood or composite horizontal siding, an asphalt shingle roof, wood or composite windows and doors, carriage-style garage doors, and a concrete foundation. The structure will be positioned at the end of the driveway. The Guidelines recommend the following for new accessory structures:

- Locate accessory structures behind the rear plane of the principal building.
- Orient an accessory structure front facade to be parallel with the principal building front facade and place them in traditional locations in line with other visible accessory structures in the district.
- Design accessory structures to be compatible with and visually subordinate in size, mass, and height to the principal building they support.
- Size the accessory structure building footprint so that the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) do not exceed 35 percent of the lot.
- Design accessory structures with simple forms that are reflective of the principal building.
- Where lap siding is used, lap exposure should be consistent with that on the principal building and adjacent historic buildings.
- Use simple roof forms typical of historic accessory structures in the district. Roof forms should also relate to the pitch and shape of those found on their respective principal buildings.
- Use asphalt shingles, fiber-glass shingles, 5V metal, or standing-seam metal roof materials.
- Use materials that are similar in character to nearby historic buildings, such as brick, stone, concrete, or painted or parged concrete blocks. If a masonry veneer is used, it must replicate a genuine stone or brick for foundations.
- Design garage doors with similar proportions and materials to those traditionally found within the district.
- Use architectural details that complement, but are less elaborate than, the character of the historic principal building.
- Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building.
- Use true divided-light (TDL) or simulated divided-light (SDL) windows. Windows should have a double-hung (or “double-sash”) appearance.

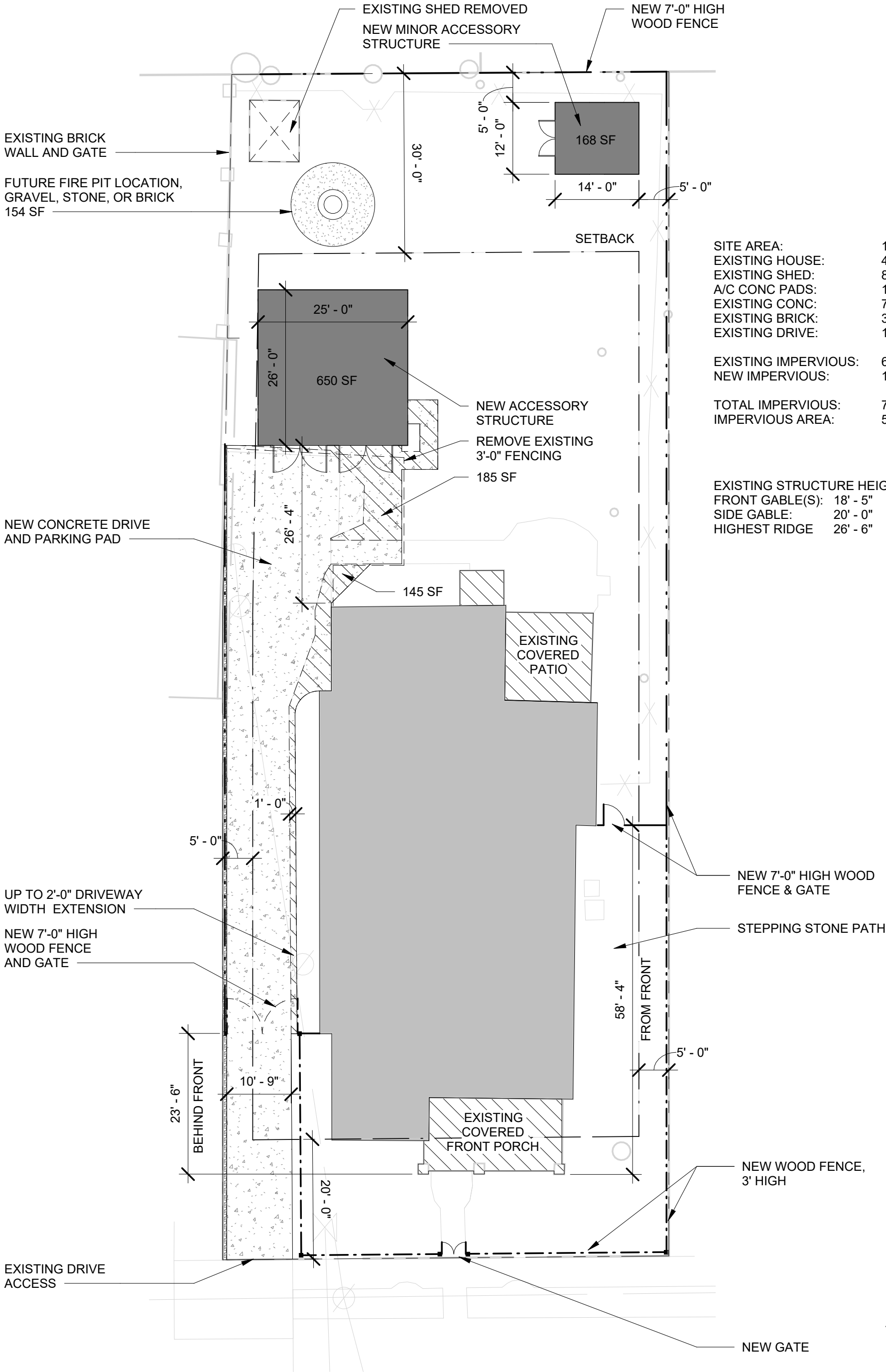
Based on the 1928 Sanborn map, the proposed new accessory structure is in the same place as the historic accessory structure that was located on the site and aligns with the placement

recommendations of the Guidelines. The scale, massing, and height are all subordinate to the principal building, and it supports the character of the house.

RECOMMENDATION:

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

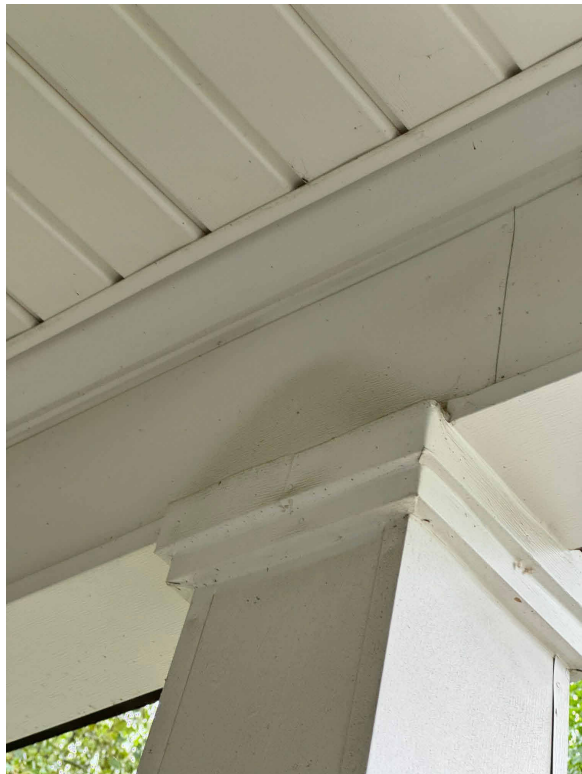
1. The windows on the accessory structure must have a historic profile and dimensions and consist of either wood or a composite material with the appearance of wood. The window and garage door specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
2. The siding exposure on the larger accessory structure must match the principal building's exposure.
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.



SITE AREA:	14,675 SF
EXISTING HOUSE:	4,000 SF
EXISTING SHED:	85 SF
A/C CONC PADS:	17 SF
EXISTING CONC:	73 SF
EXISTING BRICK:	355 SF
EXISTING DRIVE:	1,725 SF
EXISTING IMPERVIOUS:	6,255 SF
NEW IMPERVIOUS:	1,302 SF
TOTAL IMPERVIOUS:	7,557 SF
IMPERVIOUS AREA:	51%

EXISTING STRUCTURE HEIGHTS:	
FRONT GABLE(S):	18' - 5"
SIDE GABLE:	20' - 0"
HIGHEST RIDGE	26' - 6"





SCOPE OF WORK: REMOVE EXISTING ALUMINUM TRIM TO EXPOSE WOOD BELOW. REPAIR IN KIND ANY DEFECTS IN WOOD.

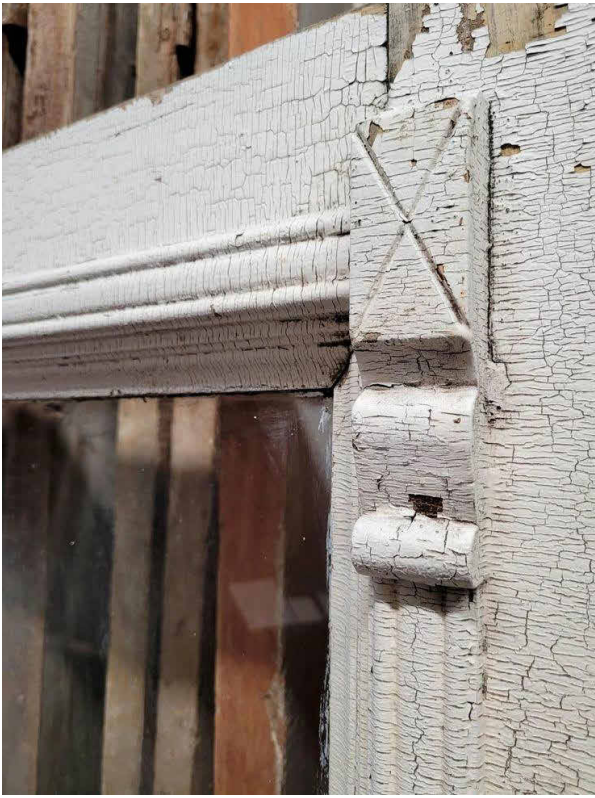


ORIGINAL DECORATIVE TRIM



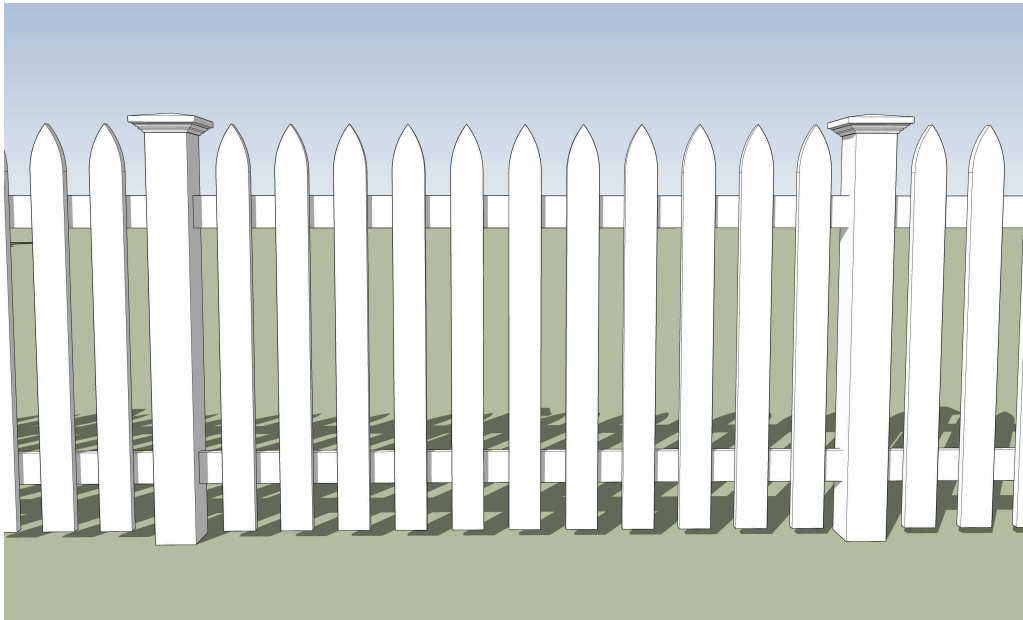
REPLACEMENT SILL
AND JAMB TRIM

SCOPE OF WORK: REMOVE EXISTING NON-HISTORIC DOOR AND REPLACE WITH PERIOD APPROPRIATE WOOD DOOR. REPLACE EXISTING FRONT LIGHT FIXTURE.

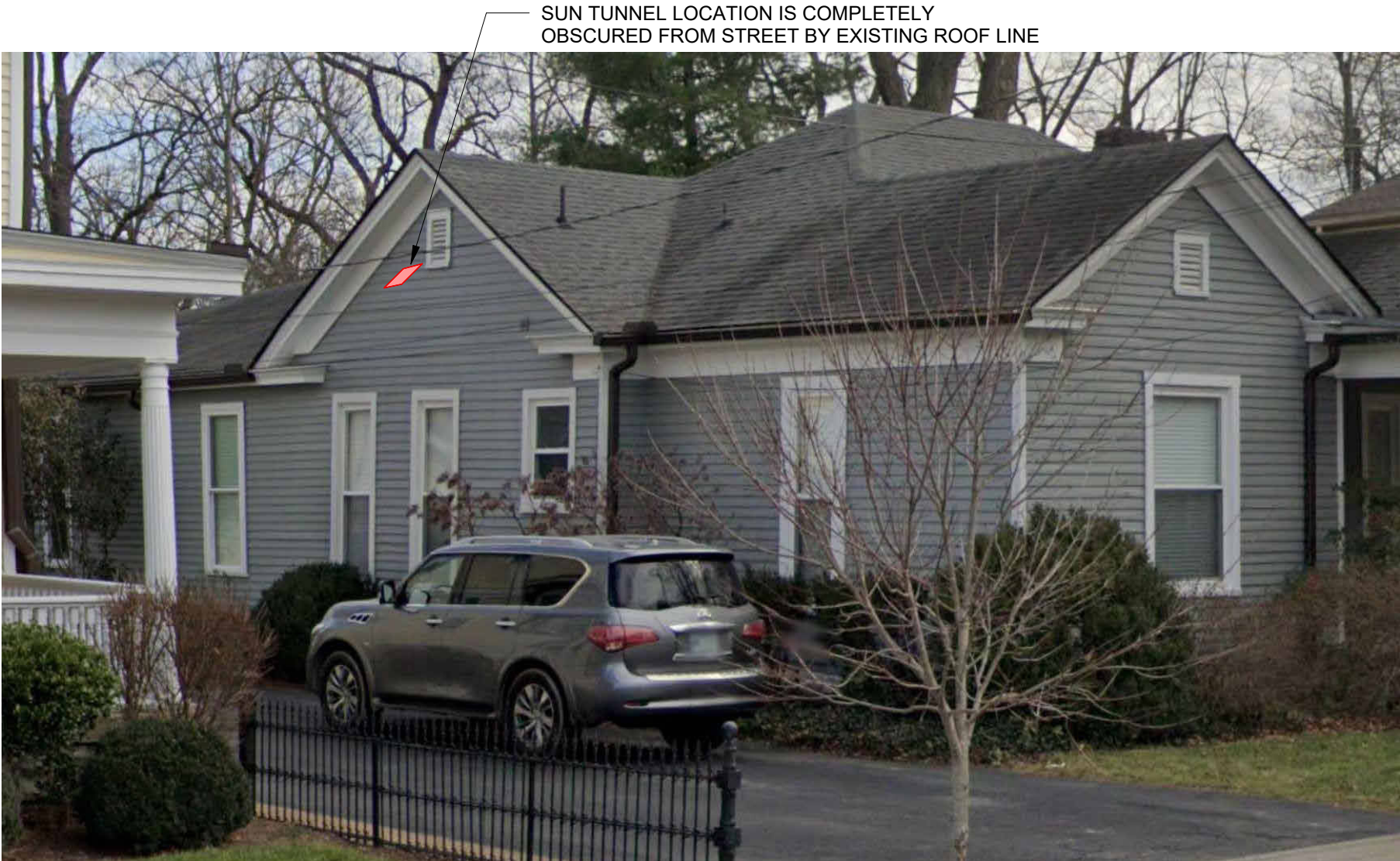




SCOPE OF WORK: NEW WHITE FRONT PICKET FENCE.



ROUNDED EDGES ON PICKETS



STREET VIEW



FLAT SUN TUNNEL INSTALLED

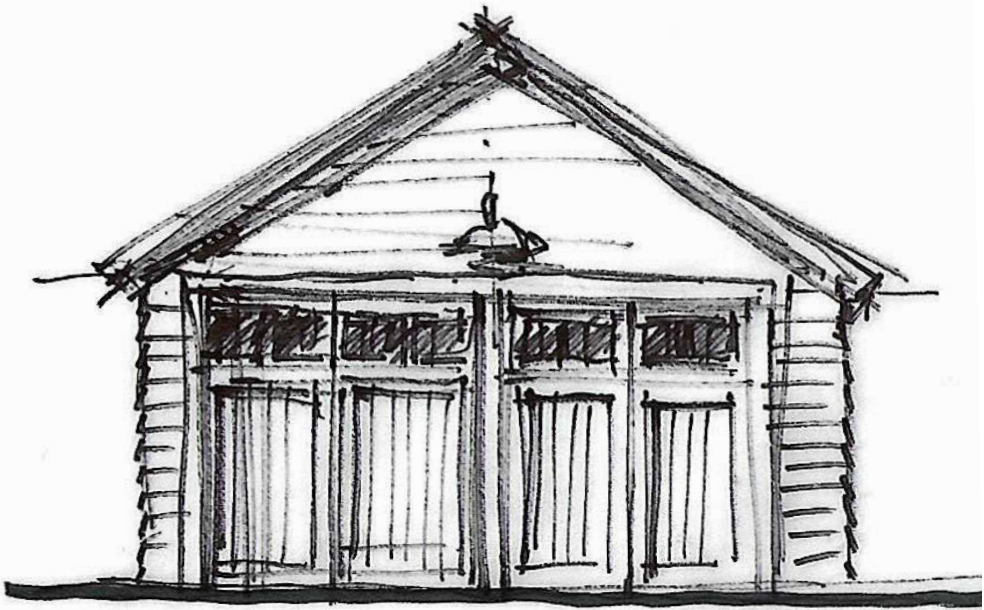
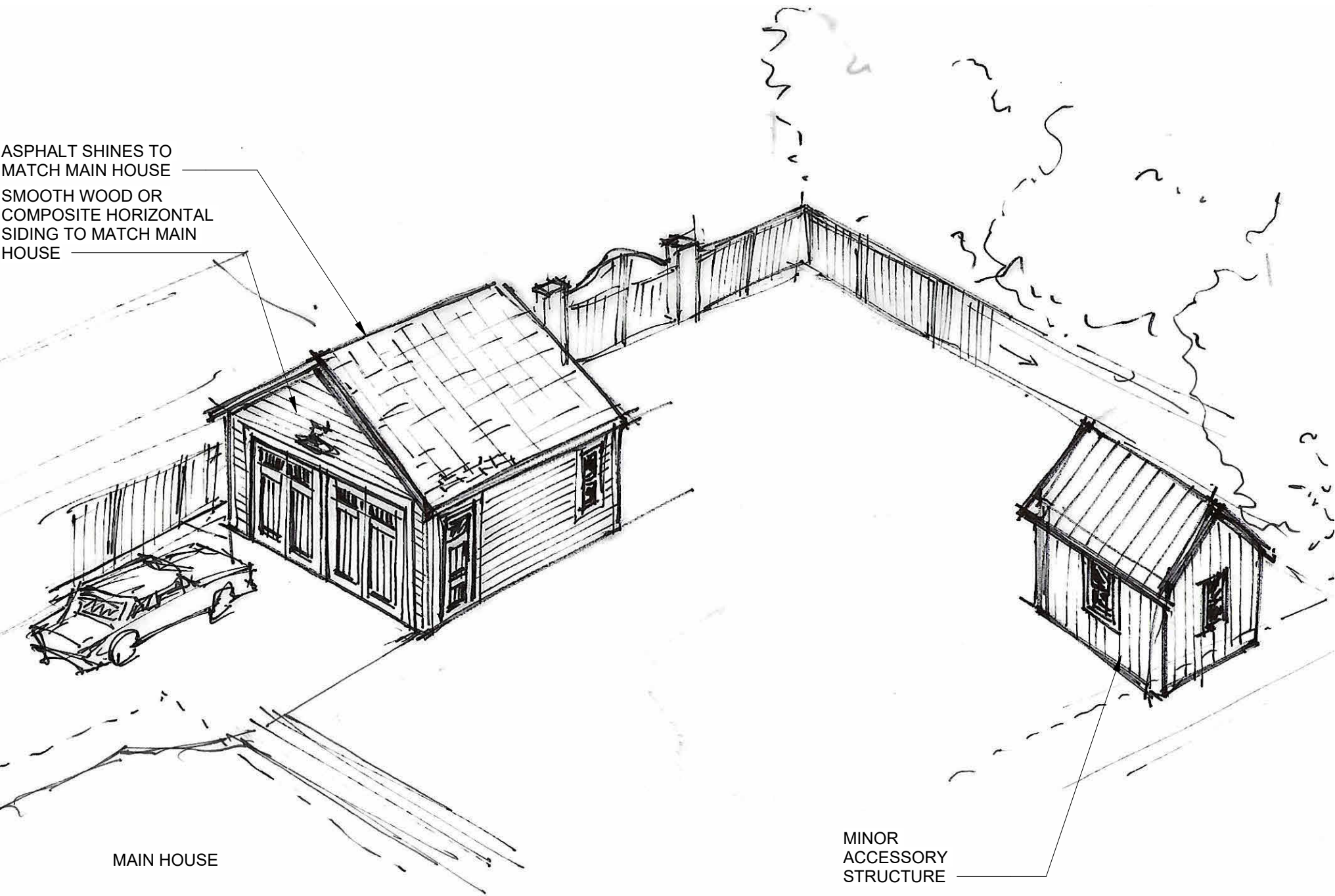


FLAT SUN TUNNEL DETAIL



METAL CHIMNEY CAP STYLE

ASPHALT SHINES TO
MATCH MAIN HOUSE
SMOOTH WOOD OR
COMPOSITE HORIZONTAL
SIDING TO MATCH MAIN
HOUSE



2 CAR GARAGE
CONCEPTUAL SKETCH

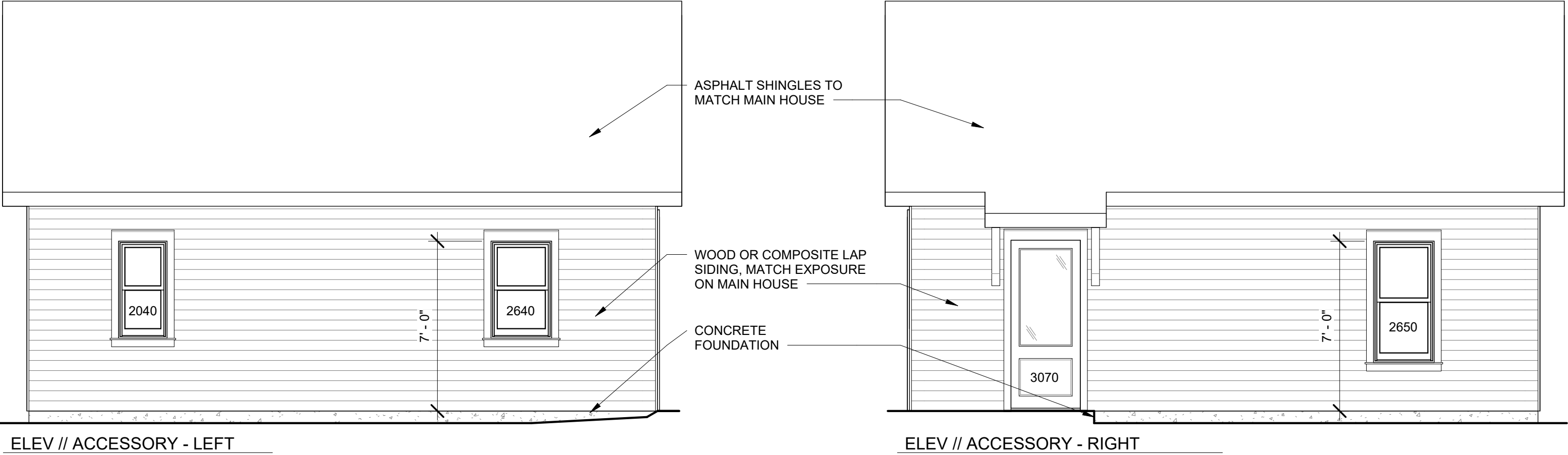




ELEV // ACCESSORY - FRONT

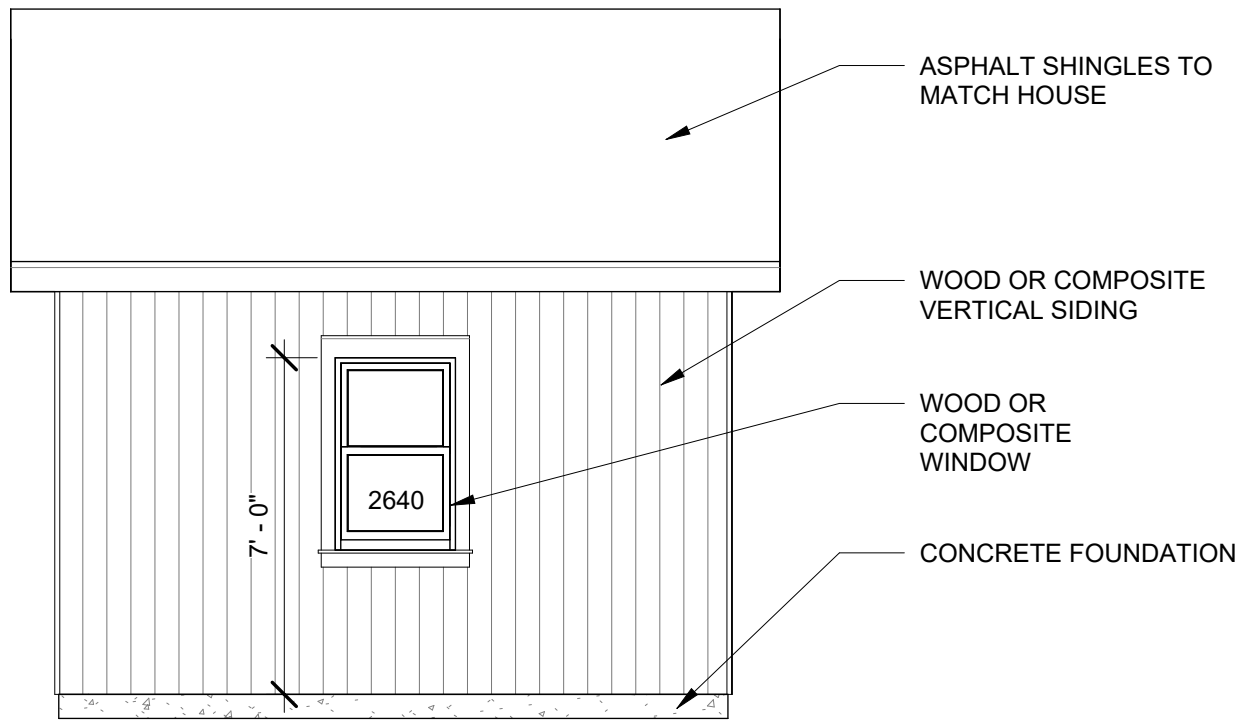


ELEV // ACCESSORY - REAR

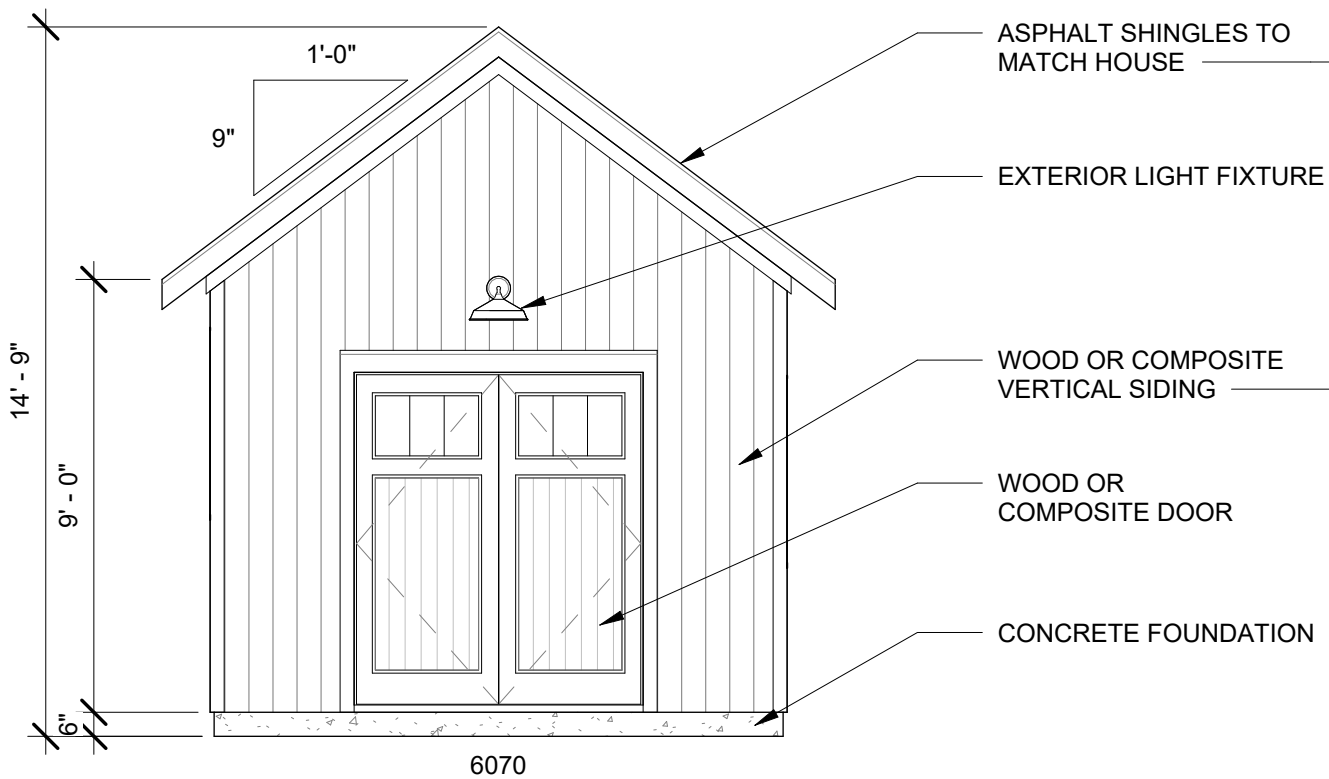
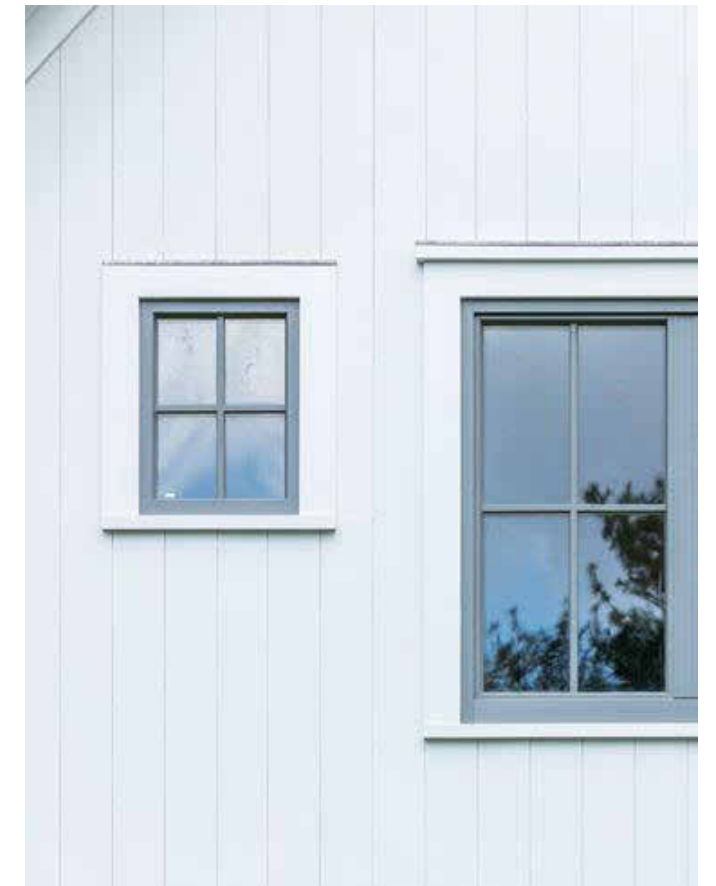




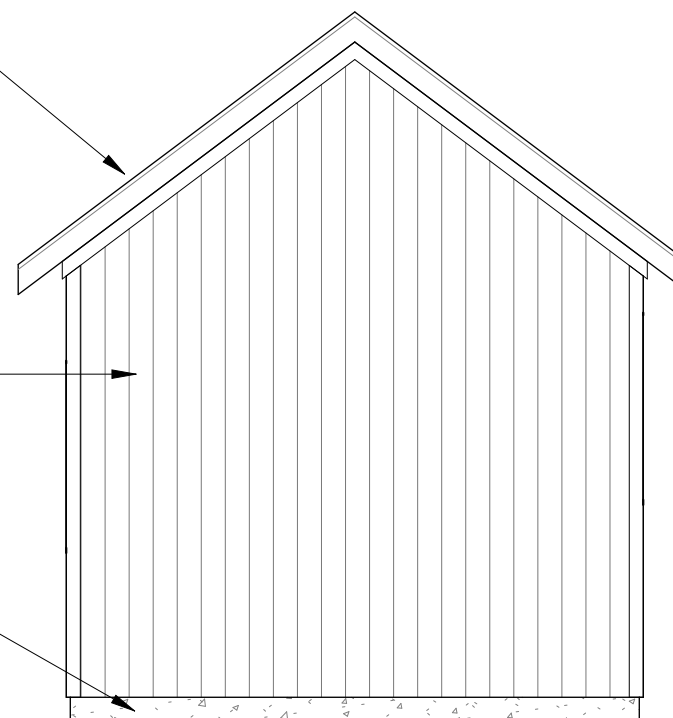
SCOPE OF WORK: EXISTING SHED TO BE REPLACED WITH NEW
POTTING SHED. SEE DESIGN THIS DOCUMENT.



ELEV // POTTING SHED - SIDE (TYP)



ELEV // POTTING SHED - NORTHWEST



ELEV // POTTING SHED - SOUTHEAST





SINGLE GATE IN PROPOSED DESIGN

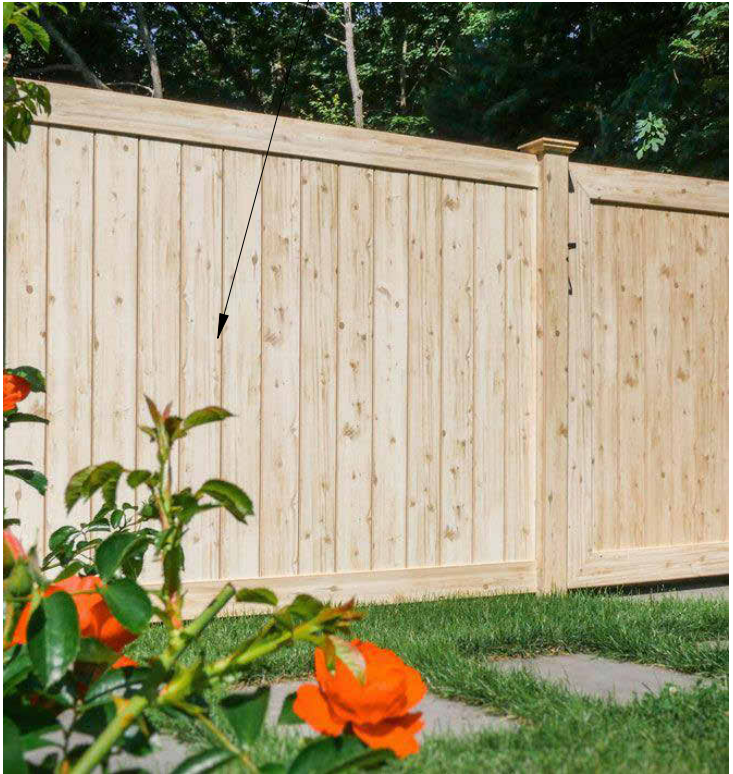


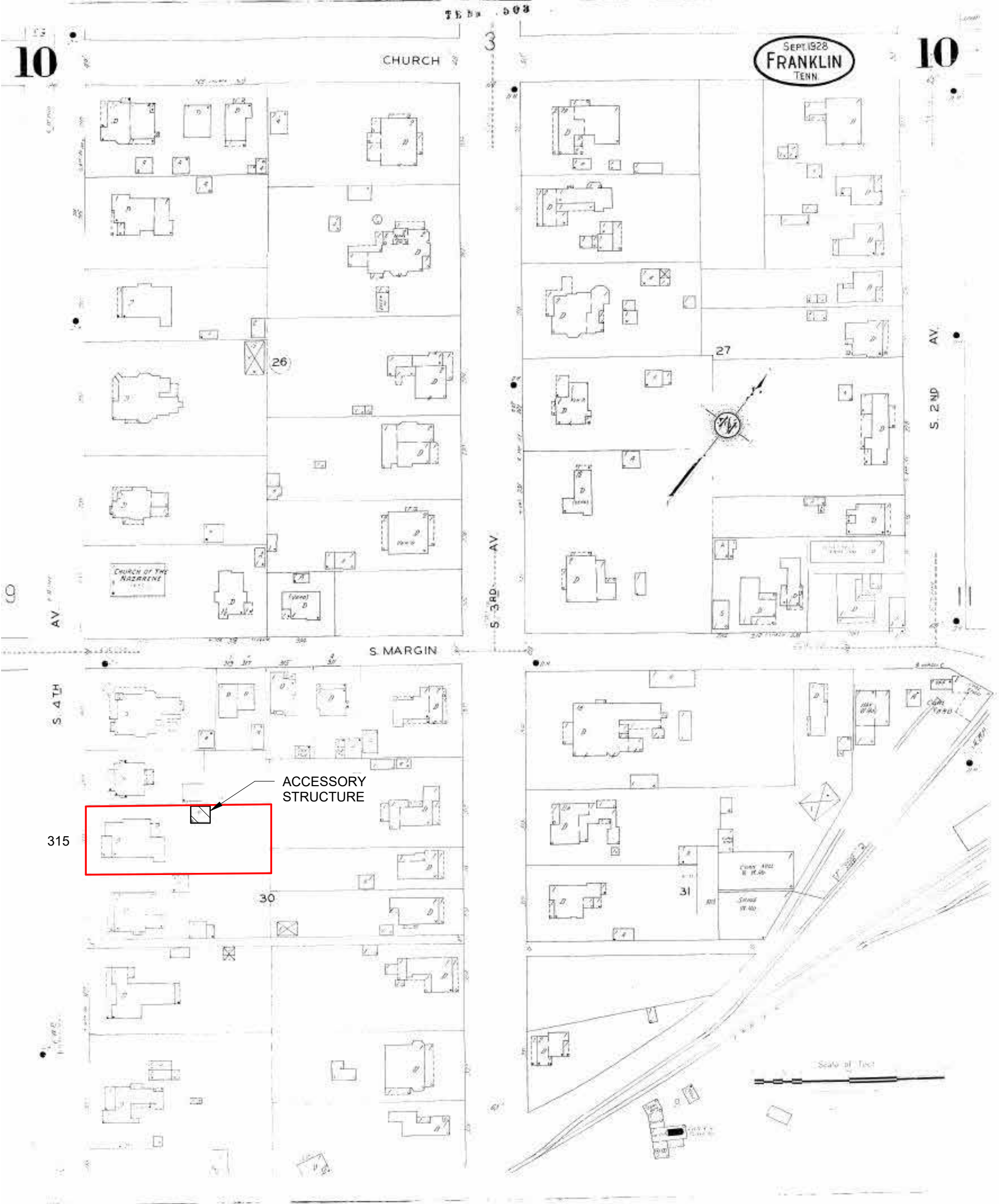
SIDE AND REAR FENCE PROPOSED AS NATURAL FINISH WOOD

VERTICAL BOARD ORIENTATION, SIMILAR TO POTTING SHED

PROPOSED DESIGN CONCEPT W/ VERTICAL BOARD AND NO INTERMEDIATE CROSS BRACING

STREET FACING GATE AND FENCE TO BE PAINTED TO COORDINATE WITH FRONT FENCE







File #: 21-0711

DATE: September 10, 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 (Principal) And Reconstruction (Accessory) At 1009 Fair St.; Ben McCreary, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the alteration of the roof on the principal building and reconstruction of the accessory structure located at 1009 Fair Street.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Structures
Chapter 5: Accessory Structures

PROJECT INFORMATION:

COF Project Number: 8597
Applicant: Ben McCreary
Owner: Patrick Ogle

BACKGROUND:

1009 Fair Street features a principal building and accessory structure constructed circa 1930. The home is in the bungalow style and has elements of a Craftsman style. The principal building and accessory structure are contributing to the Hincheyville Historic District. The property has previously received a COA for alterations and an addition to the principal building as well as alterations to the accessory structure. The proposal came before the July and August Design Review Committee meetings. The DRC had a site visit to the property in July 2024 to better understand the current state of the building and accessory structure.

Principal Building

The proposal includes an alteration of the principal building to reconstruct the roof structure. In order to construct the roof to be code-compliant, the roof must be raised 4.25". The existing roof has a 3' overhang. An engineer's report has been provided within the application to support the request for the necessary alterations to the building and accessory structure. It is noted in the engineer's report that it is not possible to keep the geometry of the original roof and install new rafters that are properly

sized.

The Guidelines recommend the following for historic residential buildings and roofs and building form:

- Preserve historic roof forms and materials. Roofing sections on the 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.
- Maintain the historic building shape, mass, scale, proportion, rhythm, and roof shapes.

The proposal to raise the roof by 4.25" is a less invasive solution that remedies the structural issues in the principal building associated with the roof. Alternate solutions have the potential to alter the form of the historic roof in more impactful ways, such as significantly shortening the distinctive overhang.

Accessory Structure

There is an existing historic accessory structure located at the rear of the property. The accessory structure is proposed to be reconstructed in kind and to the specifications of the previously approved COA issued. After initial work and in its current state, the accessory structure retains only some of the internal framing elements and one CMU wall that are historic to the structure. The current accessory structure consists of a newly poured foundation, new framing, no siding, and a non-historic roof in addition to the previously stated historic materials. The proposal includes preserving the historic CMU wall and reconstructing the previously approved plans in the current location. Within the engineer's report, it is noted that the foundation and walls were not installed correctly and must be replaced and installed leveled and aligned.

The Guidelines recommend the following for historic accessory structures:

- Maintain the original locations of historic accessory structures.
- Preserve and maintain historic accessory structures. Conduct routine maintenance and major repairs on historic structures in order to ensure their preservation.

Preservation of historic materials, features, and spatial relationships is recommended in cases of reconstruction by the Secretary of the Interior. The proposed plan to preserve the location and form of the historic accessory structure is appropriate in the circumstances with what is remaining of the accessory structure.

RECOMMENDATION:

Staff recommends approval of the alteration to the roof and reconstruction of the accessory structure with the following conditions:

1. Preserve and retain historic materials from the accessory structure for reconstruction. The one remaining historic CMU wall must not be removed in order to reconstruct the accessory structure in place.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:

Fire-Resistant Construction - 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).

GENERAL NOTES

DESIGN CRITERIA INFORMATION

- ALL SHALL CONFORM TO THE 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
- REPRODUCTION OF CONTRACT SET FOR USE AS SHOP DRAWINGS IS NOT PERMITTED.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT OF ANY CONDITIONS WHICH DO NOT COMPLY WITH PLANS AND SPECIFICATIONS.
- SERVICE DESIGN LIVE LOADS ARE AS FOLLOWS:

FLOORS:	40 PSF
ROOF:	20 PSF
- THE DESIGN SNOW LOAD (P_g) IS 10 PSF

FOUNDATION NOTES

- FOOTINGS WERE DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 2000 PSF. ALL FOOTINGS SHALL BEAR ON FOOTING EXCAVATIONS THAT HAVE BEEN INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 1'-6" MINIMUM BELOW FINISHED GRADE UNLESS NOTED OTHERWISE.
- WHERE FOOTINGS STEPS ARE NECESSARY, THEY SHALL BE NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL EXCEPT AS SHOWN ON THE CONTRACT SET.
- FOUNDATION DESIGN BASED ON GEOTECHNICAL INVESTIGATION BY BURNS, COOLEY, DENNIS, INC. PROJECT NO: M1008 DATED APRIL 25, 2011

MISCELLANEOUS

- FOR LOCATION OF THE MISCELLANEOUS ITEMS (SUCH AS OPENINGS, INSERTS, ETC.) AFFECTING STRUCTURAL WORK, SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. ALL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
- ALL CAVITY WALLS SHALL HAVE 3/16" DIAMETER CAVITY WALL TIES SPACED TO PROVIDE AT LEAST ONE TIE FOR EACH 3 SQUARE FEET OF WALL.
- USE LIGHTWEIGHT BLOCK PARTITIONS ON ALL FRAMED FLOORS.
- WHERE LINTELS BEAR ON MASONRY WALLS, THEY SHALL BEAR ON EITHER A BOND BEAM COURSE OR ON CORES FILLED WITH CONCRETE. ALL LINTELS SHALL HAVE AT LEAST 8" OF BEARING AT EACH END UNLESS NOTED OTHERWISE.
- ALL CONCRETE WEDGE-TYPE ANCHORS SHOWN SHALL BE HILTI WEDGE ANCHORS OR EQUAL.

REINFORCED CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- THE 28-DAY STRENGTH OF CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:

SLAB-ON-GRADE FOOTINGS	3000 PSI 3000 PSI
------------------------	----------------------
- ALL CONCRETE PLACED SHALL BE VIBRATED BY MECHANICAL VIBRATORS.
- REINFORCING BARS SHALL CONFORM TO ASTM-A615, "SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT". THE MINIMUM YIELD STRESS OF REINFORCING BARS SHALL BE 60,000 PSI.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A185 "SPECIFICATION FOR WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT".
- COMPLETE DRAWINGS FOR FABRICATION AND PLACING OF REINFORCING STEEL SHALL BE SUBMITTED FOR APPROVAL. NO FABRICATION MAY BEGIN UNTIL DRAWINGS ARE COMPLETED AND APPROVED.
- LAP SPLICES FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318. ALL UNSPECIFIED LAP SPLICES SHALL BE MAXIMUM LENGTH.
- REINFORCING OF ALL CONCRETE MEMBERS SHALL HAVE THE FOLLOWING CLEAR CONCRETE COVER:

	COVER INCHES
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
CONCRETE EXPOSED TO EARTH OR WEATHER: #6 THROUGH #8 BARS	2
#5 BAR, #31 OR D31 WIRE, AND SMALLER	1-1/2
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: #4 AND #8 BARS	1-1/2
#11 BAR AND SMALLER	3/4
BEAMS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1-1/2
SHELLS, FOLDED PLATE MEMBERS: #6 BAR AND LARGER	3/4
#5 BAR, #31 OR D31 WIRE, AND SMALLER	1/2

- THE CONTRACTOR SHALL PROVIDE CHAIRS AT 36 INCHES CENTER TO CENTER TO SUPPORT WIRE MESH WHILE CASTING SLAB. FULL FABRIC UP BETWEEN SUPPORTS TO PROVIDE 2" CLEARANCE TO TOP OF SLAB. MINIMUM SIDE AND END LAP ON FABRIC SHALL BE ONE WIRE SPACE.

- ANCHOR BOLTS SHALL BE F1554 GR 36 WITH HIGH STRENGTH NUTS.
- THE LONGITUDINAL REINFORCING STEEL IN BOND BEAMS, WALLS AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS. SEE TYPICAL DETAILS, SHEET 801.
- EXTERIOR SLABS-ON-GRADE SHALL BE 4 INCHES THICK ON A 4 INCH GRAVEL FILL AND REINFORCED WITH WUF6x6-W13xW13 UNLESS NOTED OTHERWISE. CONTRACTION JOINTS 12 FEET O.C. MAXIMUM.
- SAWN JOINTS IN SLABS-ON-GRADE SHALL BE ACCOMPLISHED WITHIN 12 HOURS OF SLAB PLACEMENT.
- USE EXPANSION JOINT MATERIAL BETWEEN ALL EXTERIOR SLABS-ON-GRADE AND THE ABUTTING STRUCTURE EXCEPT AT RETAINING WALLS AND FOUNDATION WALLS.

REINFORCED MASONRY

- ALL MASONRY SHALL COMPLY WITH ACI 530, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES".
- ALL CONCRETE MASONRY UNITS FOR LOAD-BEARING WALLS SHALL CONFORM TO ASTM C-90, "SPECIFICATION FOR HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS". TYPE M OR S MORTAR SHALL BE USED.
- ALL LOAD-BEARING BLOCK MASONRY SHALL HAVE A MINIMUM FRISN STRENGTH OF 1350 PSI. CONCRETE OR GROUT USED FOR FILLING CELLS SHALL BE 3000 PSI.
- ALL REINFORCED HOLLOW UNIT MASONRY SHALL BE BUILT TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF THE CELLS TO BE FILLED. WALLS AND CROSS WEBS FORMING SUCH CELLS TO BE FILLED SHALL BE FULL-BEDDED IN MORTAR TO PREVENT LEAKAGE OF GROUT. ALL HEAD (OR END) JOINTS SHALL BE SOLIDLY FILLED WITH MORTAR FOR A DISTANCE IN FROM THE FACE OF THE WALL OR UNIT NOT LESS THAN THE THICKNESS OF THE LONGITUDINAL FACE SHELLS. BOND SHALL BE PROVIDED BY LAPPING UNITS IN SUCCESSIVE VERTICAL COURSES OR BY EQUIVALENT MECHANICAL ANCHORAGE.
- VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL CELL MEASURING NOT LESS THAN 3' AND HAVING A CLEAR AREA OF 10 SQUARE INCHES.
- CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF ALL CELLS TO BE FILLED IN EACH FOUR OF GROUT WHERE SUCH GROUT FOUR IS IN EXCESS OF 4 FEET IN HEIGHT. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM THE INSIDES OF SUCH CELL WALLS. THE CLEANOUTS SHALL BE SEALED BEFORE GROUTING, AFTER INSPECTION.
- VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 DIAMETERS OF THE REINFORCEMENT OR 10 FEET.
- ALL CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLIDLY WITH GROUT. GROUT SHALL BE POURED IN LIFTS OF 8 FEET MAXIMUM HEIGHT. ALL GROUT SHALL BE CONSOLIDATED AT TIME OF POURING BY PUDDLING OR VIBRATION AND THEN RECONSOLIDATED AGAIN BY PUDDLING LATER, BEFORE PLASTICITY IS LOST.
- WHEN TOTAL GROUT POUR EXCEEDS 8 FEET IN HEIGHT, THE GROUT SHALL BE PLACED IN FOUR FOOT LIFTS AND SPECIAL INSPECTION DURING GROUTING SHALL BE REQUIRED. MINIMUM CELL DIMENSION SHALL BE 3 INCHES.
- WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL JOINTS SHALL BE FORMED BY STOPPING THE POUR OF GROUT NOT LESS THAN 1/2 INCH BELOW THE TOP OF THE UPPERMOST UNIT GROUTED.

WOOD

- WOOD MEMBERS SHALL MEET THE FOLLOWING SPECIFICATIONS IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION" (2018 EDITION).

ROOF DECK: APA RATED EXPOSURE I

FLOOR DECK: APA RATED EXPOSURE I

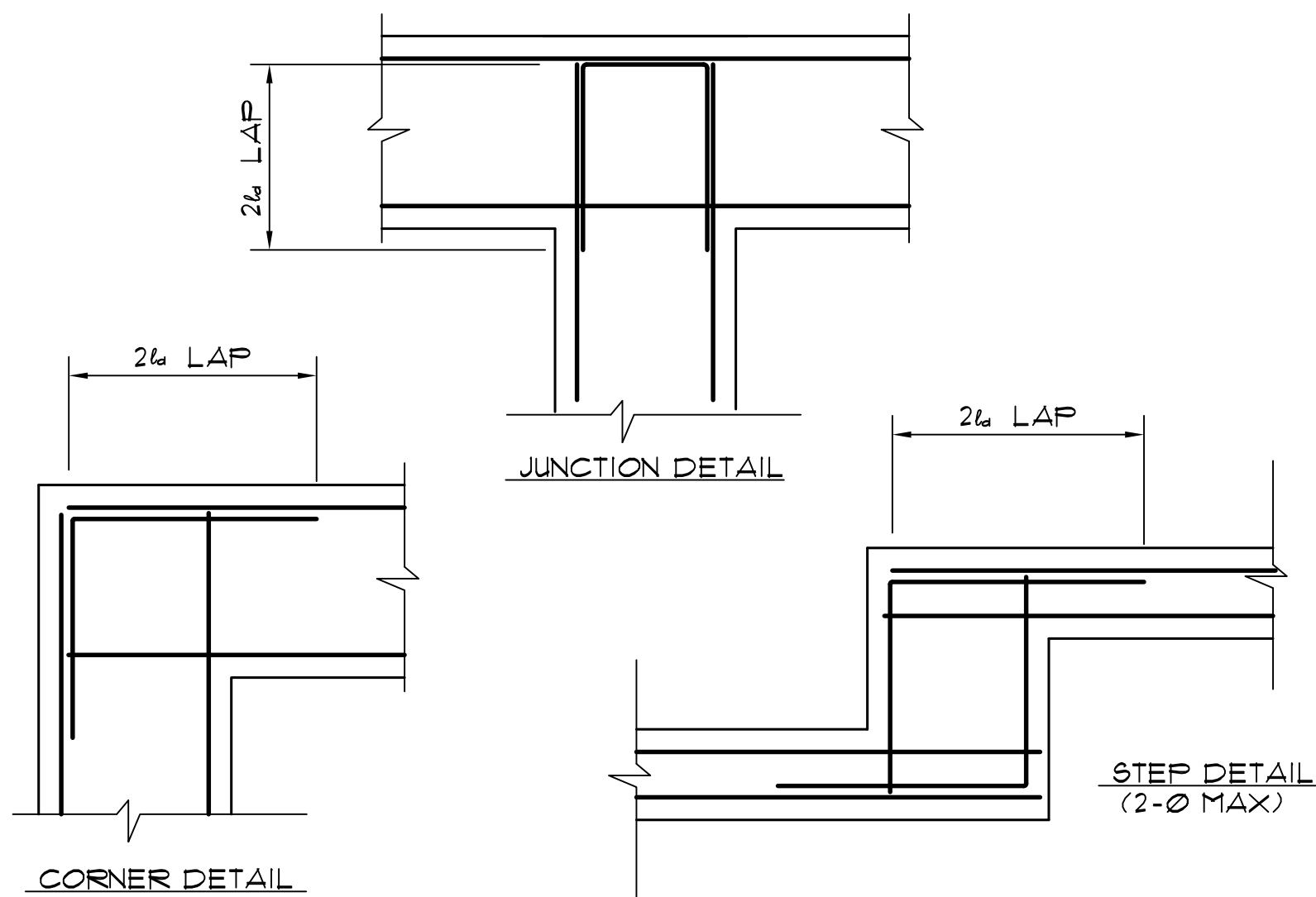
ROOF FRAMING: SEE PLAN

FLOOR FRAMING: SEE PLAN

LOAD-BEARING WALL STUDS: 2x 8P NO 2, GRADE

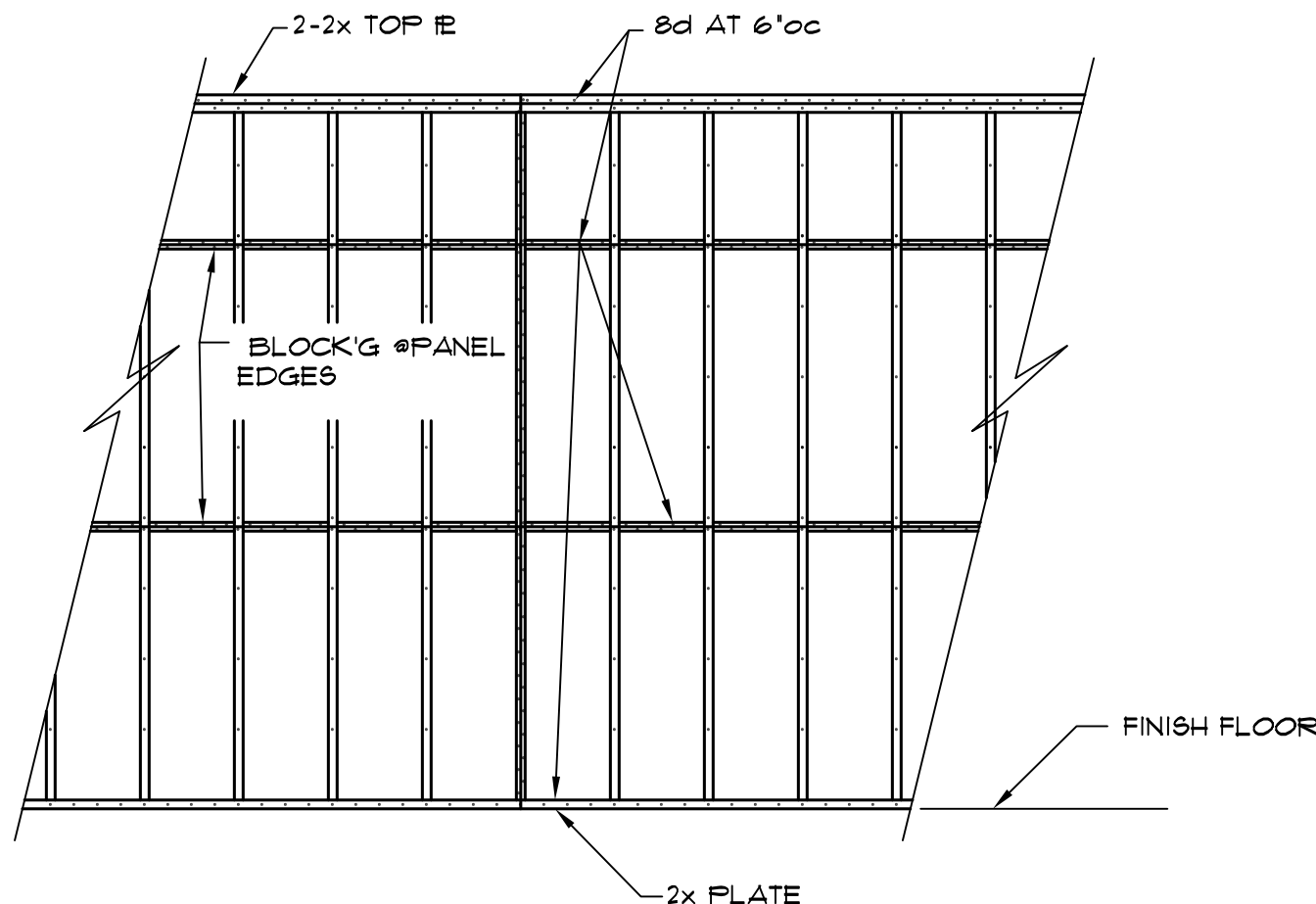
OTHER:

- FRAMING LUMBER GRADE: NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE
- PROVIDE 2 X LATERAL BRIDGING TO INTERIOR LOAD-BEARING WALLS AT 48" O.C. MAXIMUM SPACING.
- SILL PLATES SHALL BE MADE OF TREATED WOOD.
- FOUNDATION PLATE SHALL BE BOLTED TO THE FOUNDATION WITH 1/2 INCH DIAMETER A307 BOLTS EMBEDDED AT LEAST 1" AND SPACED NOT MORE THAN 6 FEET APART. CONNECT EACH PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END AND A MINIMUM OF TWO BOLTS PER PIECE.

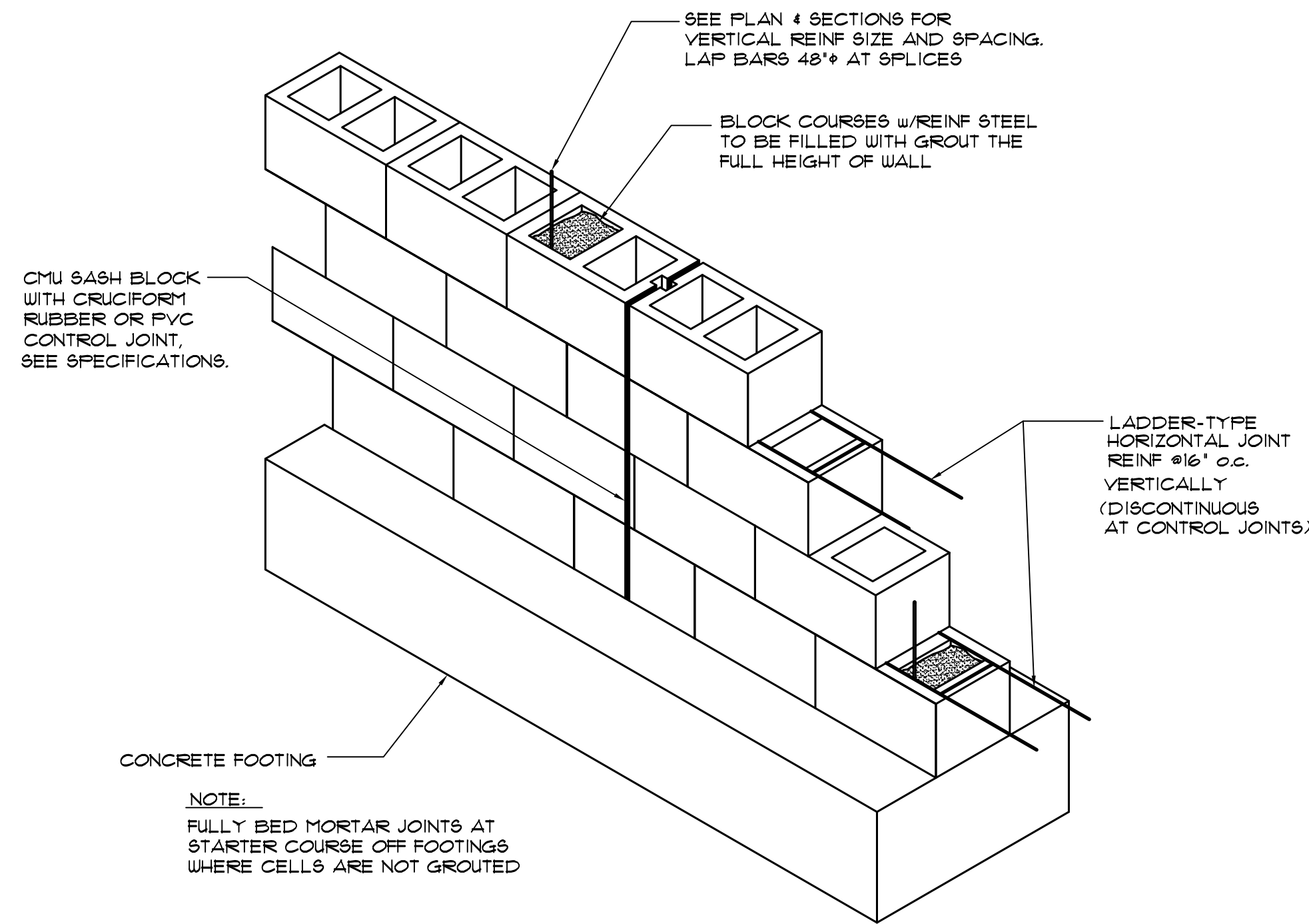


TYPICAL FOOTING & WALL DETAILS

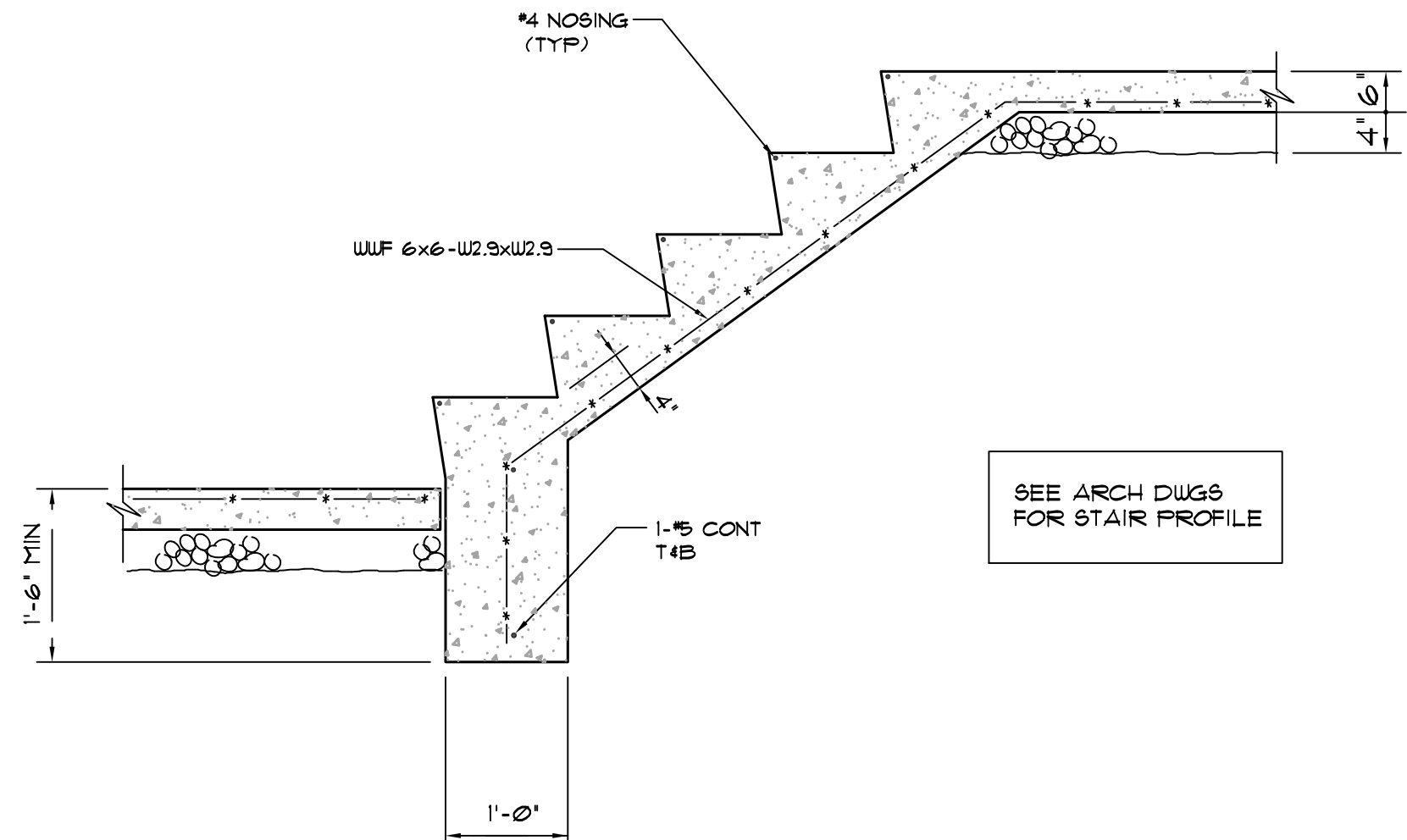
NO SCALE



TYP PLYWOOD/OSB SHEAR PANEL

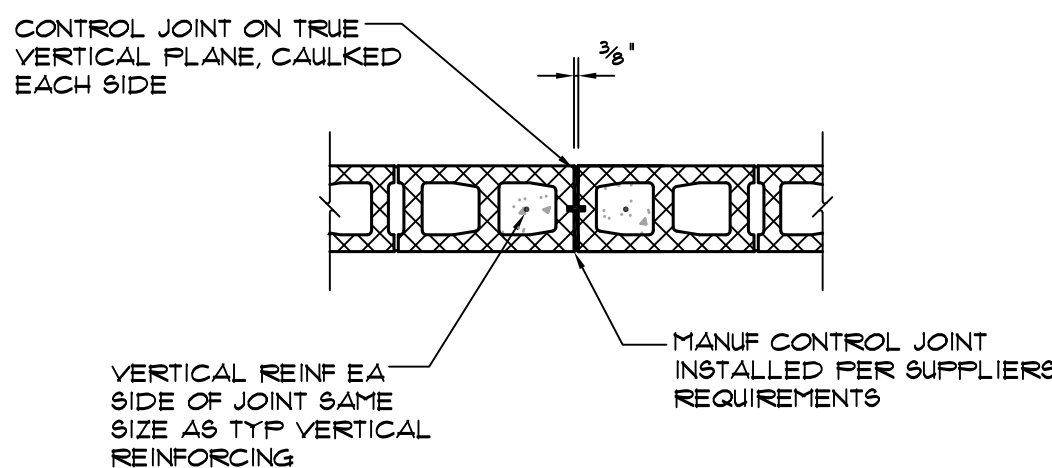


REINFORCED MASONRY DETAIL



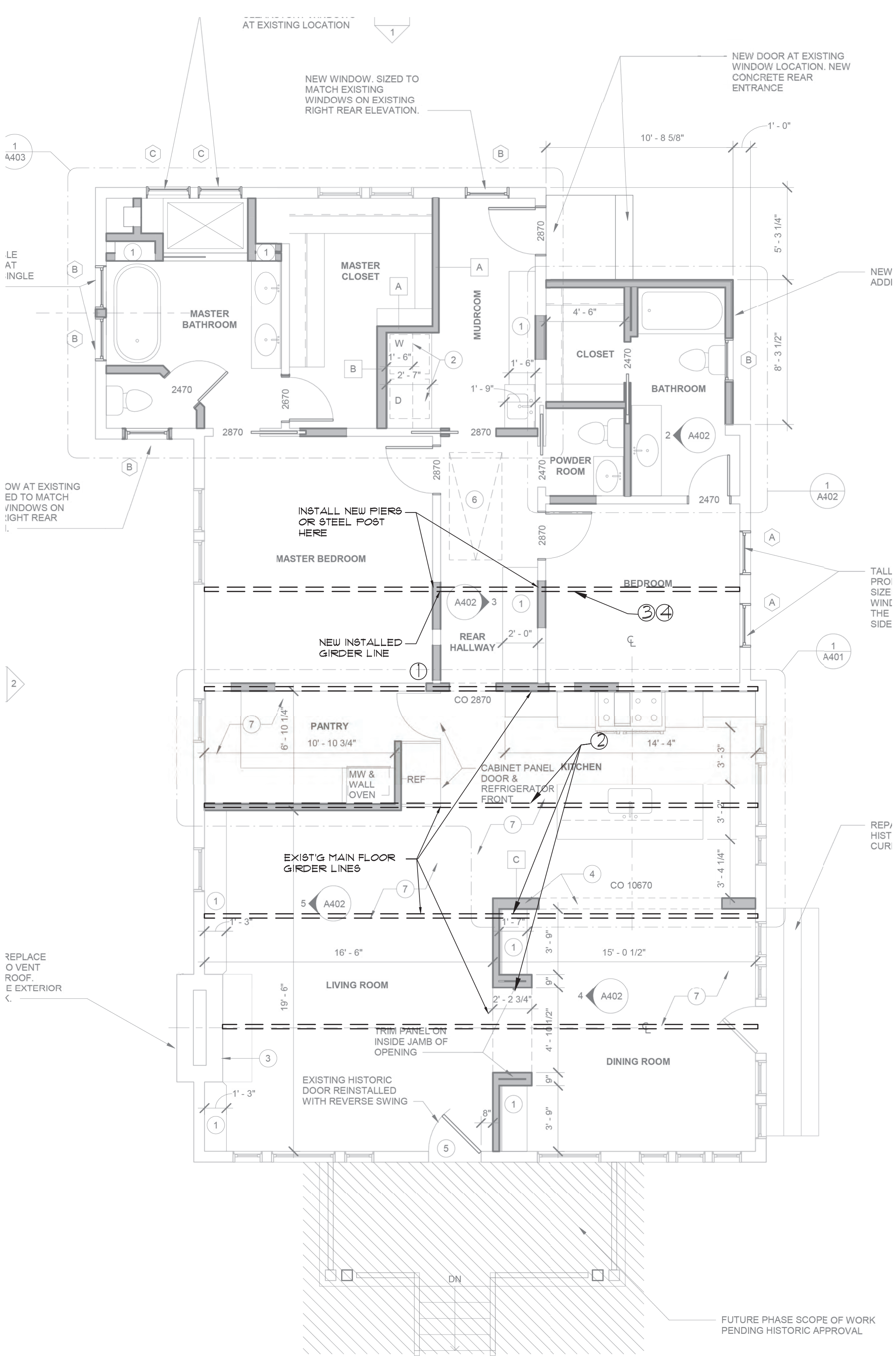
TYPICAL STAIR-ON-GRADE DETAIL

NO SCALE



TYPICAL CONTROL JOINT DETAIL

SEAL		DATE 6/25/2024	
SCALE	NOTED	DATE	6/25/2024
DRAWN BY	FEW	CHECKED BY	FEW
		APPROVED BY	FEW
JOB TITLE RENOVATIONS & ADDITIONS		JOB NO. 24059	
FAIR STREET RESIDENCE		SHEET TITLE	
121 MYLES MANOR CT, FRANKLIN, TN		GENERAL NOTES	
PHILLIP WHITE ENGINEER		912 HIDDEN OAK BL, Lupton Park, TN 37027	
PWE		PHONE: (615) 969-3306	
REVISION	DATE	NO.	
SHEET NO.			
S-1			



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

MAIN FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"



1 Existing Girder exhibits rotation and been supplemented with screw jacks. Straighten beam and support with masonry pier or steel post at 7'-0" max spacing



2 Replace screw jacks with CMU pier or steel post at spacing indicated below:
If girder is (2) 2x8 -7'-0"
If girder is 4x6 -5'-6"



3 Installed supplemental girder is not continuous and is supported on 4x4 post and screw jacks. Replace with a (2) 1 3/4 x 11 7/8 LVL with CMU pier or steel post under the hallway walls as shown on plan.



SEAL

6/25/2024

SCALE

NOTED

DATE

6/25/2024

JOB NO.

24059

JOB TITLE RENOVATIONS & ADDITIONS

FAIR STREET RESIDENCE

121 MYLES MANOR CT, FRANKLIN, TN

SHEET TITLE

FRAMING PLANS

PHILLIP WHITE

ENGINEER

912 HIDDEN OAK BL, Lepers Fork, TN 37027

PHONE: (615) 969-3506

REVISION

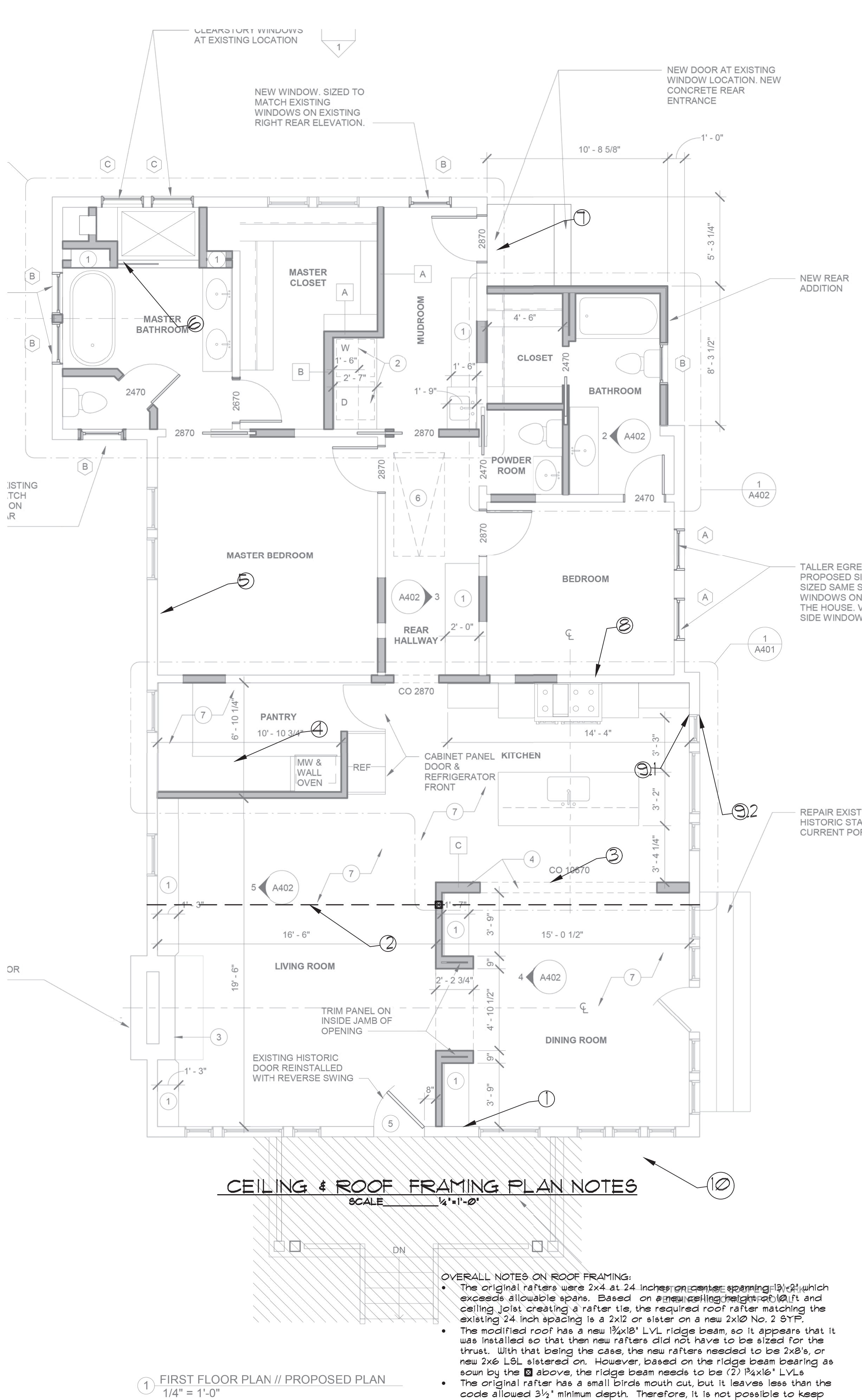
DATE

NO.

SHEET NO.

S-2

Page 130 of 179



① Cuts on new rafters are more than D/4



② New ridge beam is undersized and posted down to a triple ceiling joist.



③ New ridge beam is improperly posted down at too sharp of an angle to a header that does not have enough capacity to support. End of ceiling joist are not aligned to develop roof thrust.



④ Ceiling joist do not align to develop roof thrust. New 2x4 ceiling joist with toe nail connections. Splice rafter extension is inadequate.



⑤ Cut on new rafters is more than D/4.



⑥ Inadequate sized header to support new ceiling joists.



⑦ New porch roof rafters were cut too short and are only toe-nailed in. Replace rafters with correct length rafters.



⑧ Ends of ceiling joist need to be blocked or a continuous lateral brace installed over the top.



⑨1 No full height studs or bracing back to roof to support exterior bracket. See Photo 9.2



⑨2 No full height studs or bracing back to roof to support exterior bracket. See Photo 9.1



⑩ Rafter tails too short and therefore not properly tied to band. Use metal clip angles or joist hangers

SEAL

6/25/2024

SCALE	NOTED	DRAWN BY FEW	JOB TITLE FRAMING PLANS
DATE	6/25/2024		
JOB NO.	24059		
CHECKED BY	FEW	JOB TITLE RENOVATIONS & ADDITIONS FAIR STREET RESIDENCE 121 MYLES MANOR CT, FRANKLIN, TN	SHEET TITLE
APPROVED BY	FEW		

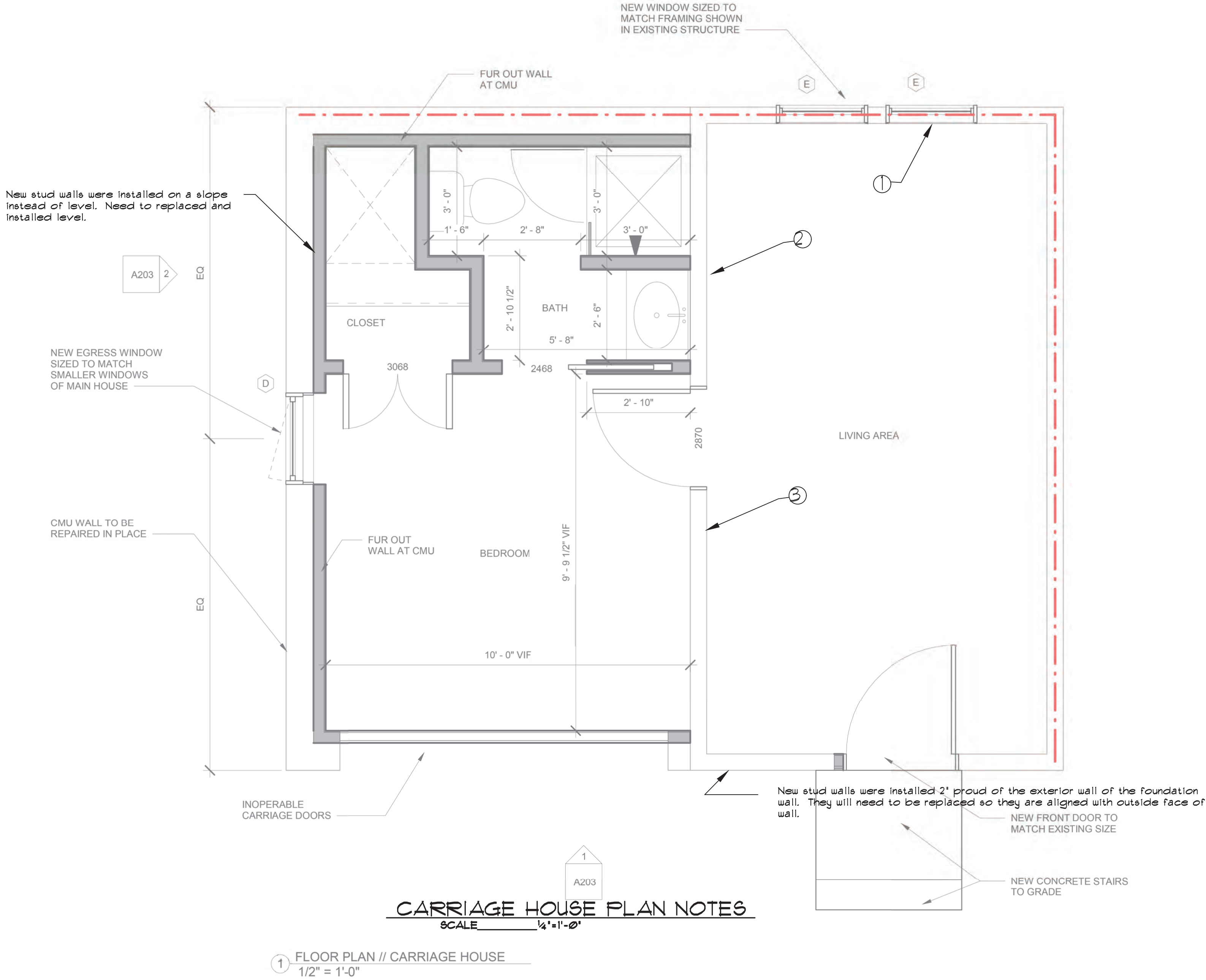
PHILLIP WHITE
ENGINEER

912 HIDDEN OAK BL, Lupton Park, TN 37027
PHONE: (615) 969-3506

REVISION	DATE	NO.

SHEET NO.

S-4



1 No anchor rods between sill and foundation wall.
Install 1/2" diameter x 5' Titen HDs at 32" oc.



3 Improper connection of ceiling joists.
Improper splicing and support of roof rafters.



2 Improper laps on ceiling joists.
Improper splicing and support of roof rafters.

SEAL

6/25/2024

SCALE

NOTED

DRAIN BY

FEW

CHECKED BY

FEW

APPROVED BY

FEW

JOB NO.

24059

JOB TITLE RENOVATIONS & ADDITIONS

FAIR STREET RESIDENCE

121 MYLES MANOR CT, FRANKLIN, TN

SHEET TITLE

FRAMING PLANS

PHILLIP WHITE

ENGINEER

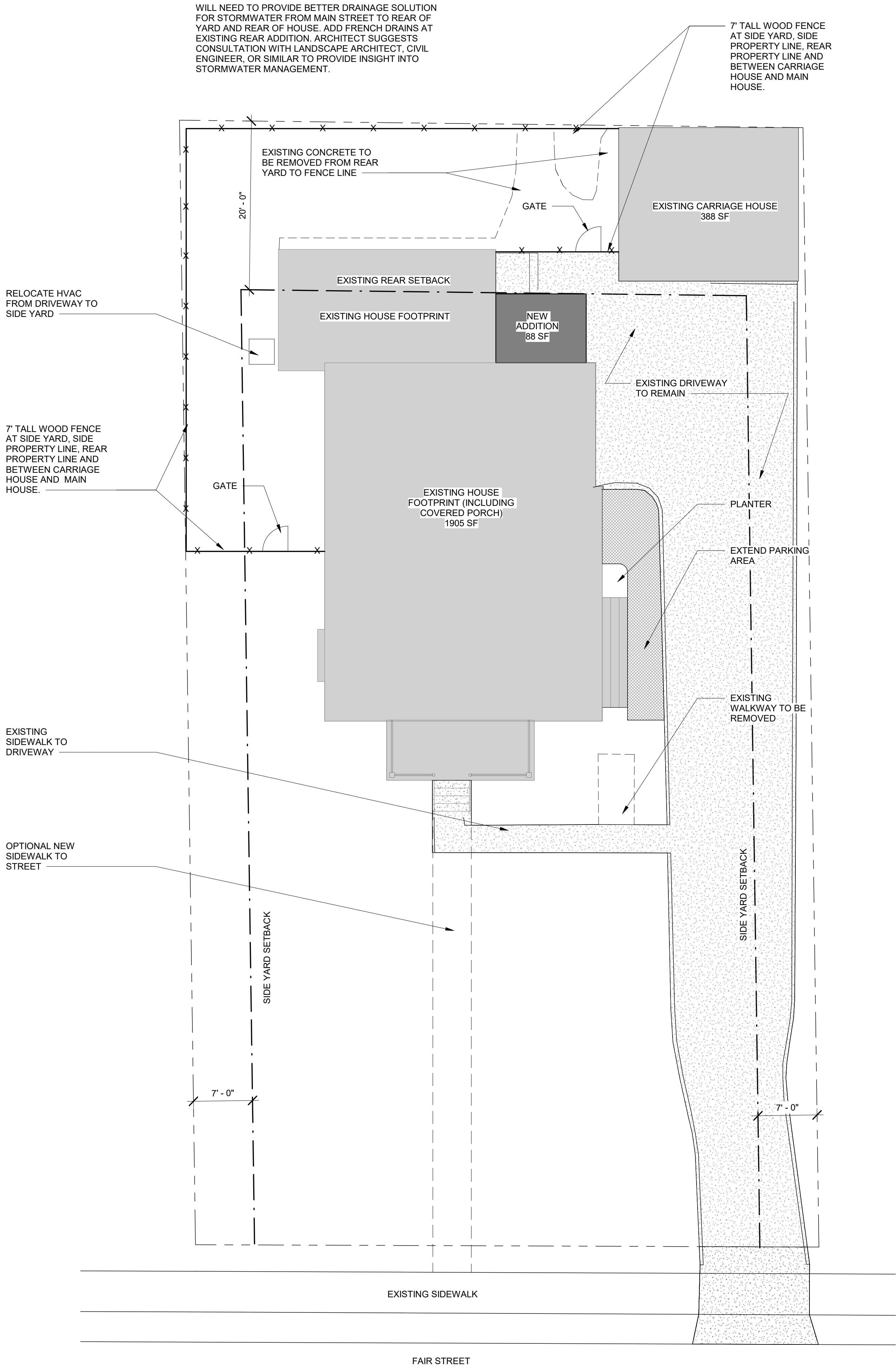
912 HIDDEN OAK BL, Lupton Park, TN 37027

PHONE: (615) 969-3506

NO.	DATE	REVISION

SHEET NO.

S-5



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

GENERAL NOTES

- SEE G002 FOR ADDITIONAL ZONING AND CODE ANALYSIS
- GRADING PLAN SHOWN FOR DESIGN INTENT ONLY. COORDINATE GRADING PLAN, SITE WALLS, DRAINAGE DESIGN, ETC WITH CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

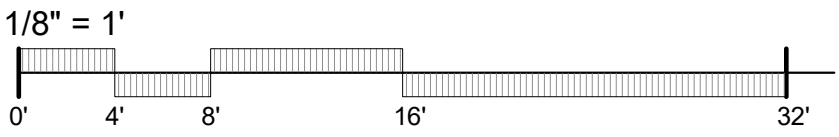
SITE PLAN CALCULATIONS

LANDSCAPE SURFACE RATIO: MIN 40%	
MAIN HOUSE:	
EXISTING FOOTPRINT	1905 SF
ADDITION	88 SF
MAIN HOUSE TOTAL	1993 SF
EXISTING CARRIAGE HOUSE	388 SF
EXISTING DRIVEWAY, FRONT, AND REAR SIDEWALKS TO REMAIN	2097 SF
EXTENDED PARKING	139 SF
POTENTIAL FRONT WALK	210 SF
TOTAL HARDSCAPE	2446 SF
TOTAL IMPERVIOUS	4827 SF
LOT AREA (PER SURVEY)	9826 SF
LSR	51%

EXISTING HOUSE MINUS REAR ADDITION: 1396 SF
NEW REAR ADDITION: 88 SF
ADDITION IS 6.3% AREA OF EXISTING HISTORIC HOME



GRAPHIC SCALES



CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068

AMANDA W. MCCREARY
REGISTERED ARCHITECT
STATE OF TENNESSEE
No. 10487
2023.03.25

CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE
1009 FAIR STREET, FRANKLIN TN 37064
RENOVATIONS AND ADDITIONS

2023.03.25 | 230102

SITE PLAN

SP100



FRONT ELEVATION



FRONT ELEVATION

1009 FAIR STREET | ORIGINAL STRUCTURE



RIGHT SIDE GABLE



RIGHT ELEVATION



LEFT SIDE GABLE



1009 FAIR | HISTORIC PHOTO



509 S MARGIN ST



205 LEWISBURG PIKE



509 S MARGIN ST



FRONT ELEVATION



RIGHT SIDE GABLE



RIGHT SIDE GABLE DETAIL



RIGHT SIDE GABLE DETAIL



LEFT SIDE GABLE DETAIL



FRONT PORCH DETAIL



TYPICAL EAVE DETAIL



FRONT PROCH ROOF SAGGING



IMPROPER RAFTER CONSTRUCTION



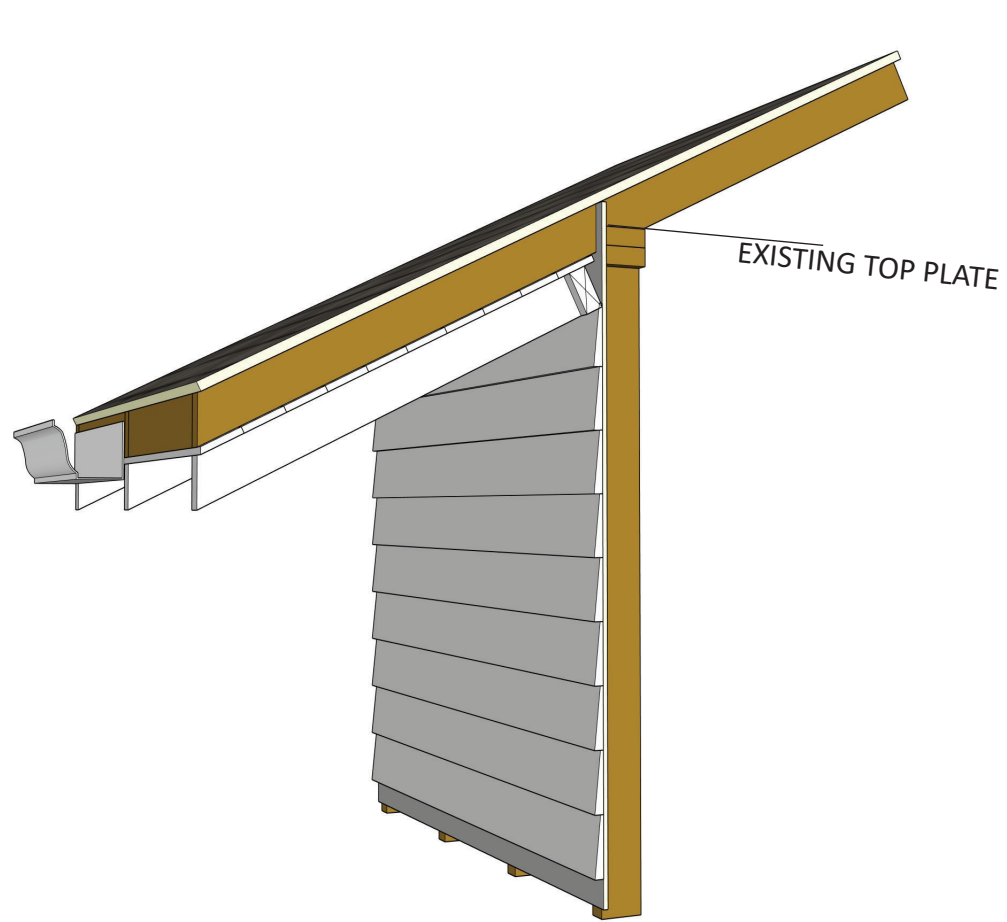
FRONT EAVE OUTER EDGE



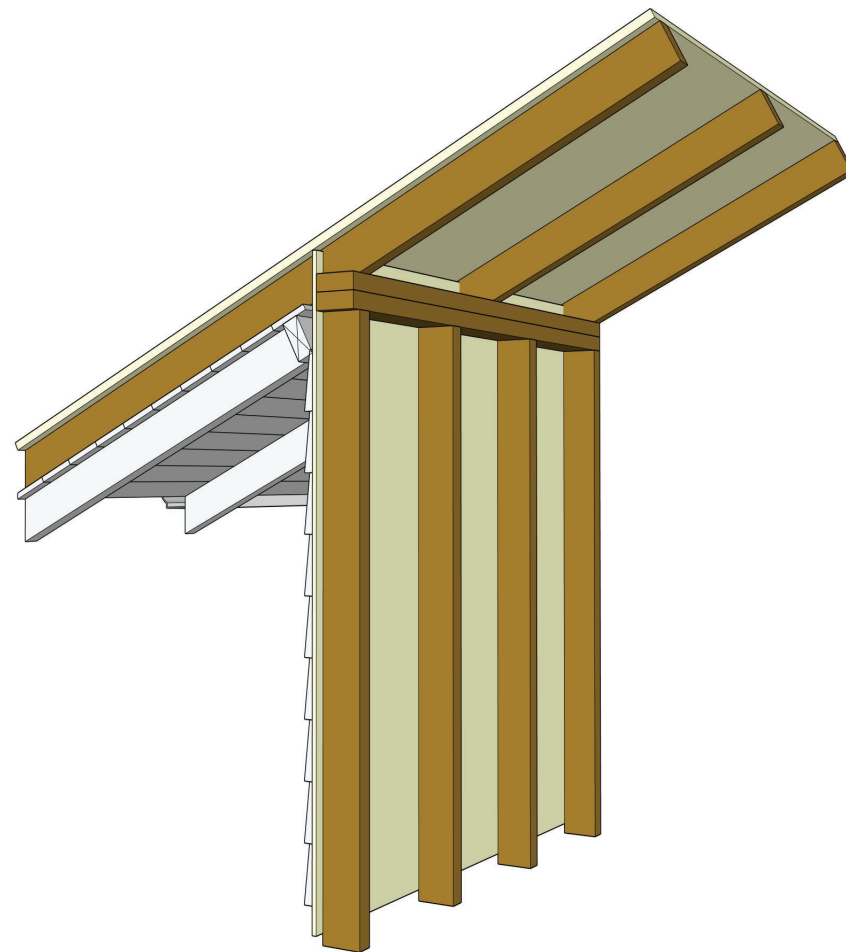
FRONT EAVE OUTER EDGE



UNSUPPORTED PORCH ROOF CONSTRUCTION



DETAIL OF ORIGINAL ROOF CONSTRUCTION



INTERIOR DETAIL OF EXISTING ROOF CONSTRUCTION



ORIGINAL PORCH ROOF



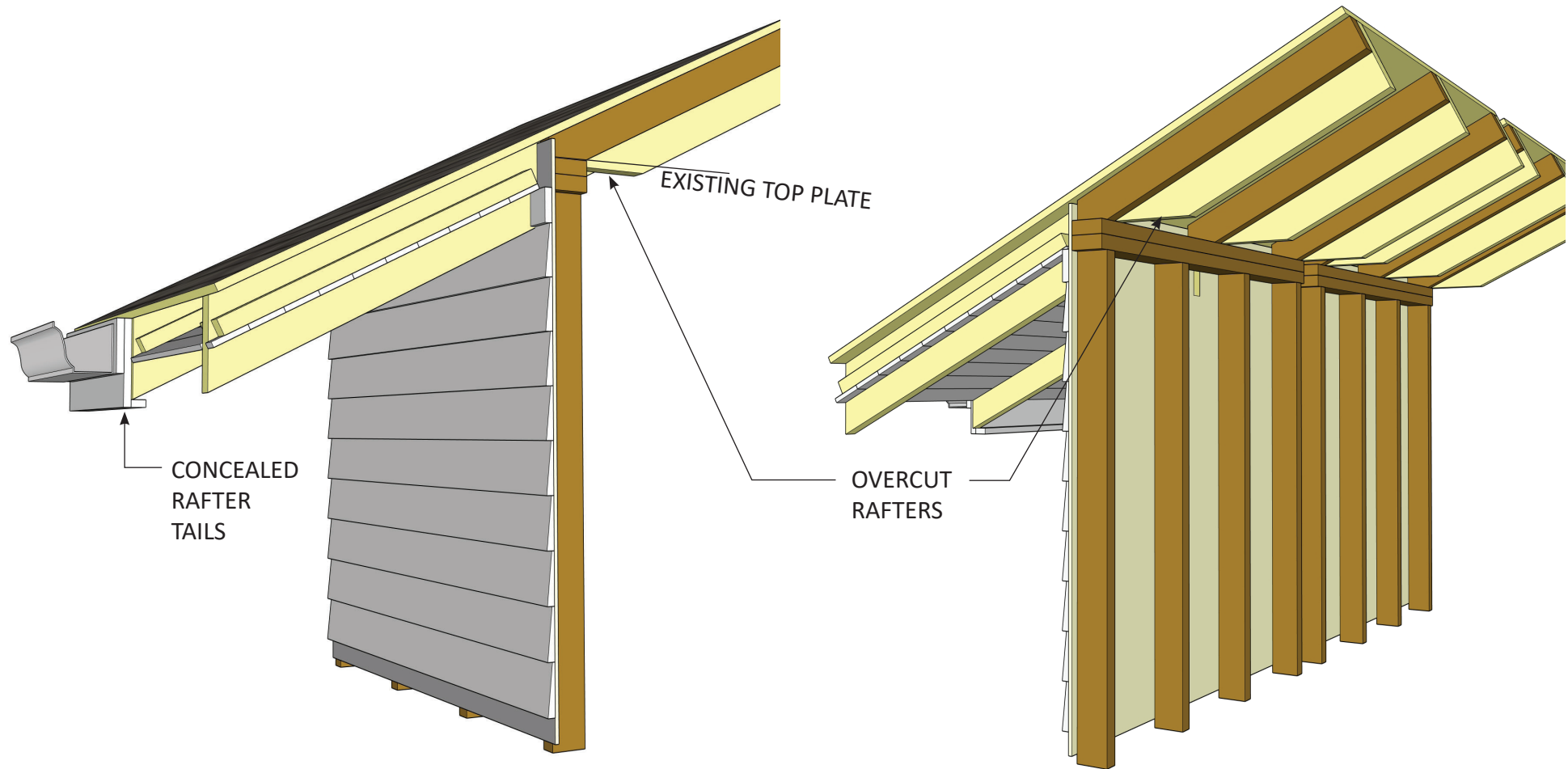
ORIGINAL EAVE CONSTRUCTION



ORIGINAL GABLE END DETAIL



ORIGINAL GUTTER AND RAFTER TAILS



DETAIL OF AS-BUILT ROOF CONSTRUCTION

INTERIOR DETAIL OF AS-BUILT ROOF CONSTRUCTION



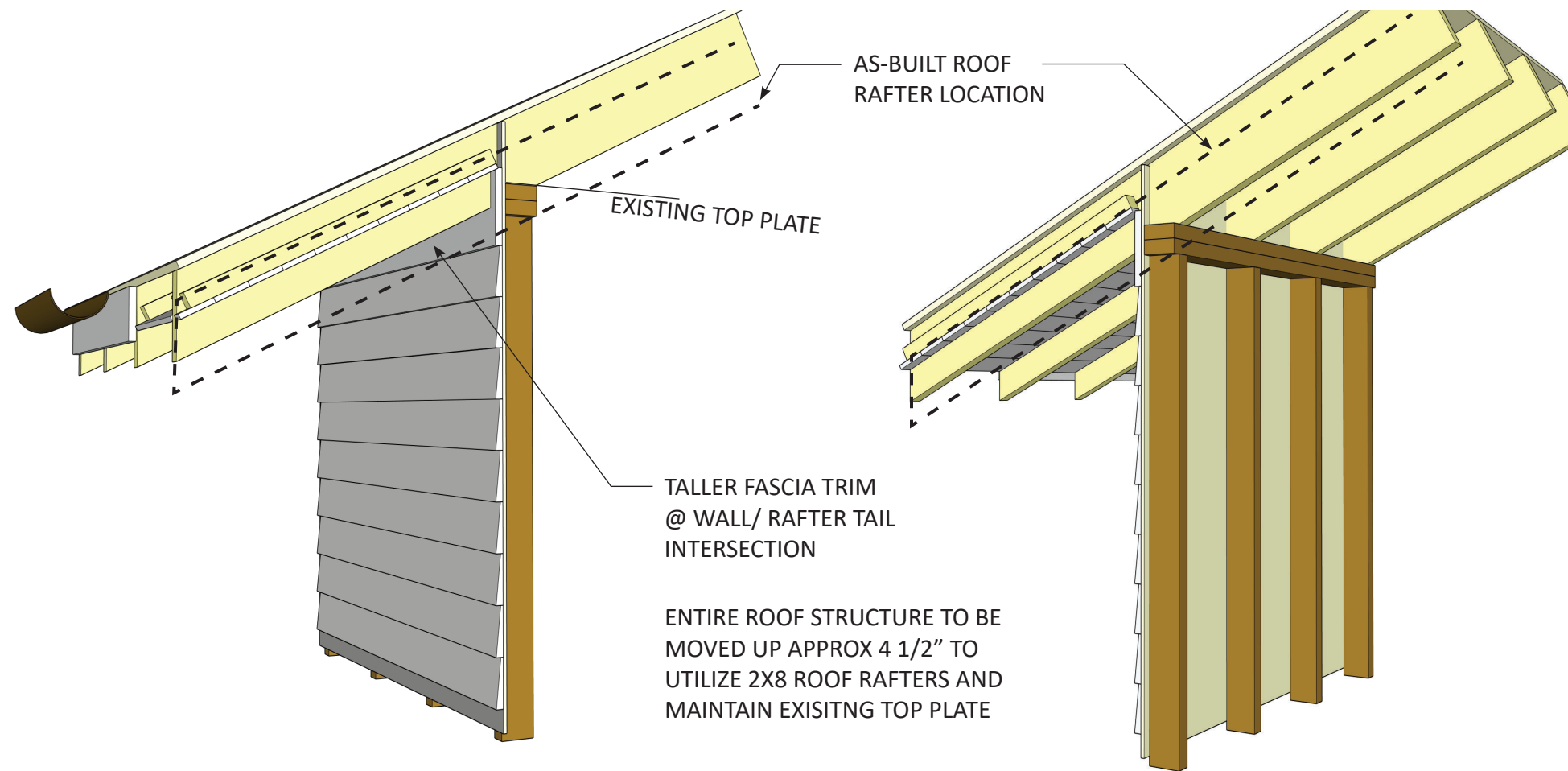
AS-BUILT PORCH CONSTRUCTION DETAIL



AS-BUILT ROOF CONSTRUCTION

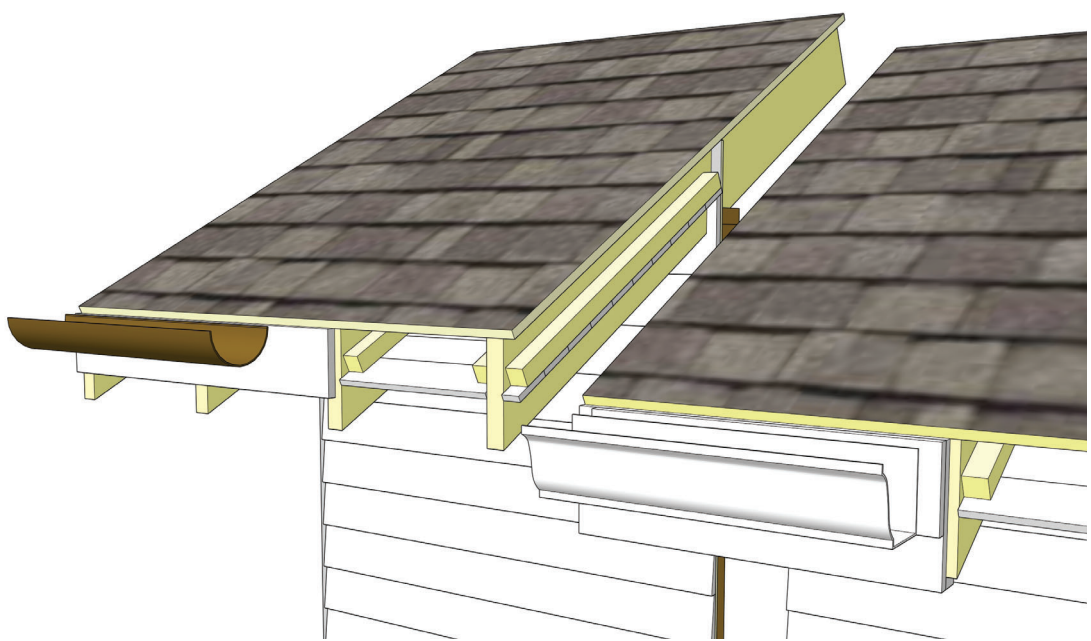


AS-BUILT EAVE & GABLE END CONSTRUCTION

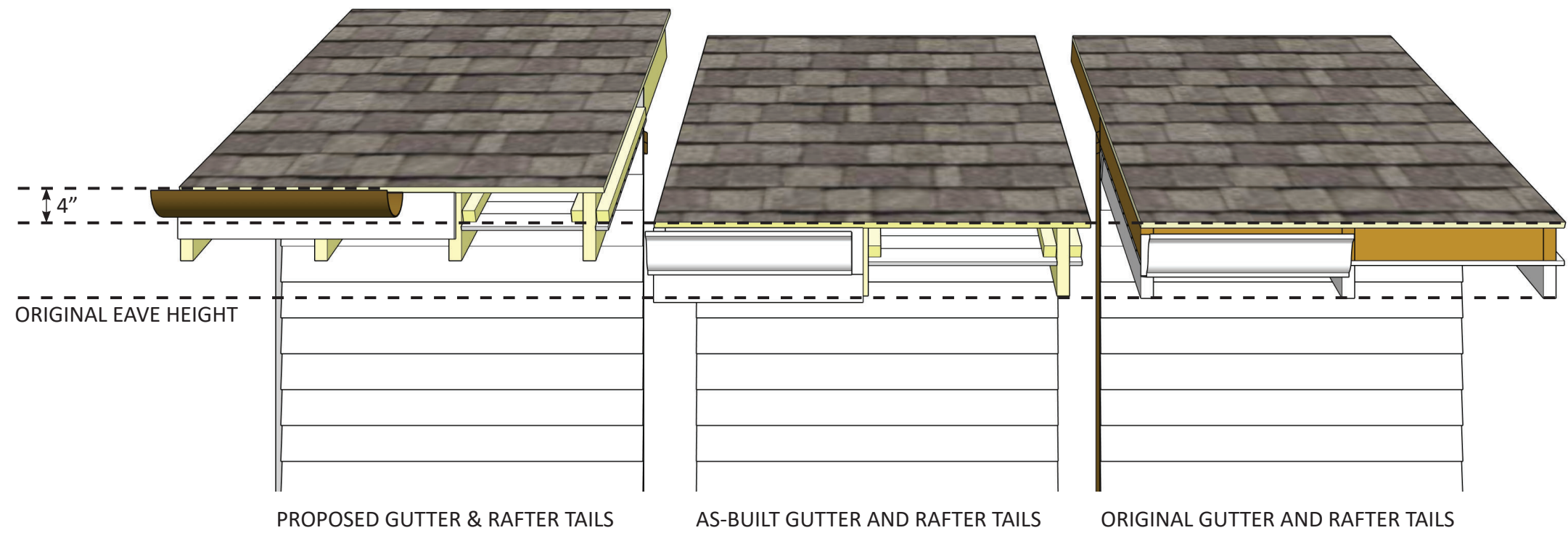


DETAIL OF ORIGINAL ROOF CONSTRUCTION

INTERIOR DETAIL OF EXISTING ROOF CONSTRUCTION



COMPARISON OF PROPOSED TO AS-BUILT EAVE CONDITION





File #: 21-0727

DATE: September 10, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:

Administrative COA At 728 Fair Street Rear Yard Fencing; Amanda McCreary, Applicant.

PURPOSE:

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:

COF Project Number:

Applicant:

Owner:

BACKGROUND:

RECOMMENDATION:

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



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 728 Fair Street (Hincheyville Historic District)
Applicant: Amanda McCreary
Owner: Naomi DuBois
Project #: 8568
Type of Work: Consideration of Rear Yard Fencing
Reviewer: Elizabeth Bulay

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

Approval Date: August 7, 2024
Expiration Date: August 7, 2026 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the in-kind replacement of picket fencing and installation of new shadow box fencing in the rear yard at 728 Fair Street.

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.

Rear Yard Fencing:

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed fence appears to meet the Guidelines for location, as it is being proposed along the property lines and in existing locations.
- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7’ in height. The height of the proposed new shadowbox fence is appropriate as it will not exceed 7’ in height. The height of the picket style fencing that will be replaced in-kind will be 48”-52” in height. The proposed height of the fencing is appropriate.
- **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 wood picket and wood shadowbox designs are appropriate.

- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is a wood picket and shadow box to match what is existing around the property. The proposed designs of the two wood fences are appropriate.

APPLICABLE GUIDELINES

Chapter 7 – Fences, Gates, and Walls

APPROVED WORK SPECIFICATIONS

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

- 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

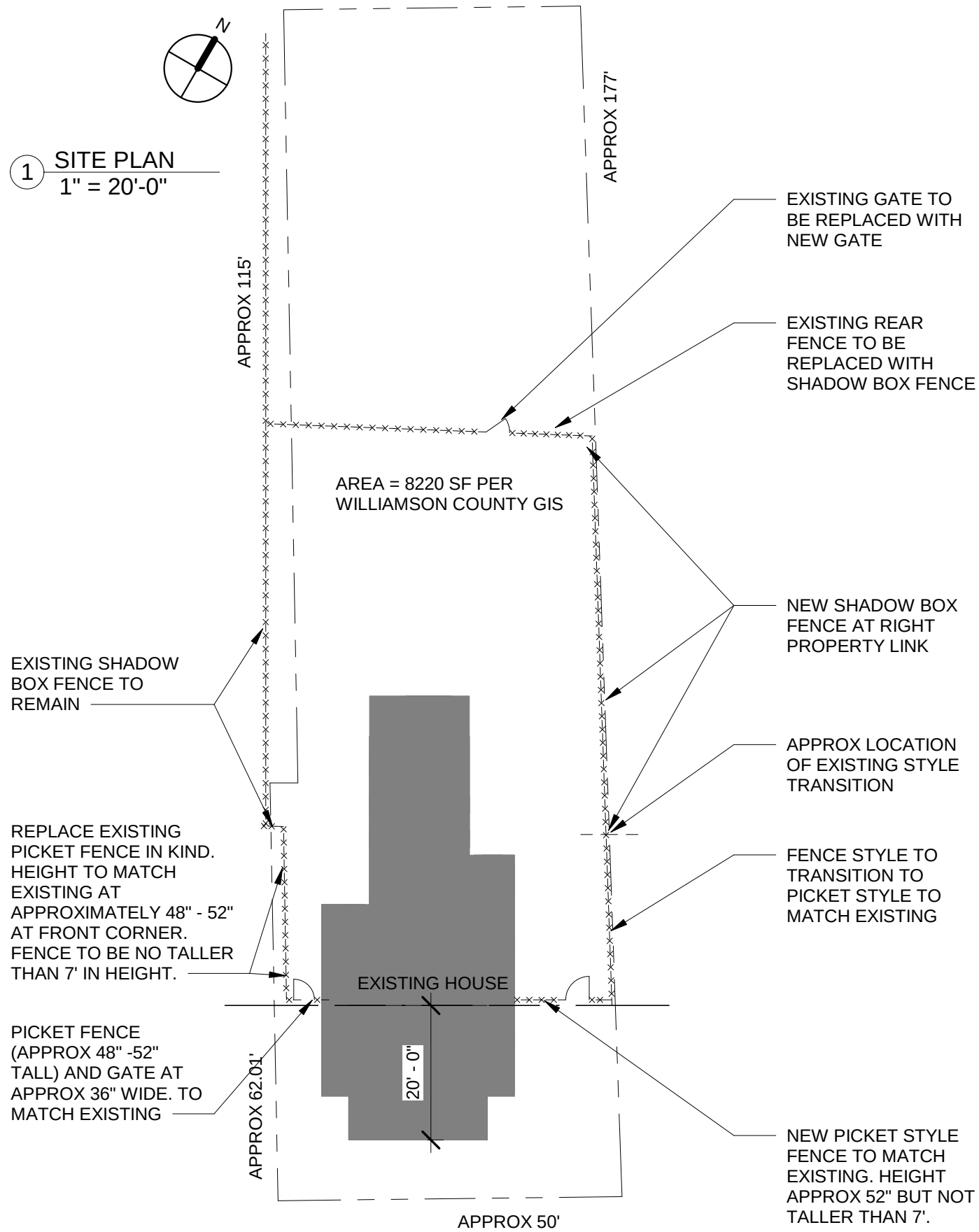
Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795

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

APPROX 46'



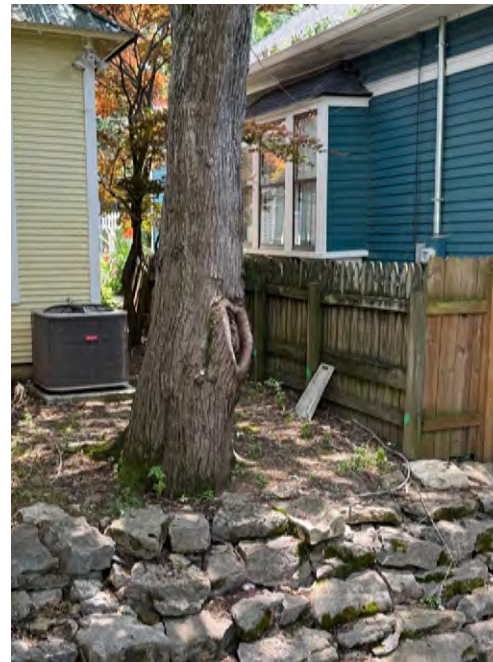
EXISTING LEFT SIDE @ REAR

- LEFT SIDE SHADOWBOX TO REMAIN
- REAR TO BE REPLACED WITH SHADOWBOX DESIGN



REAR W/ GATE & RIGHT SIDE

- REAR AND RIGHT SIDE TO BE REPLACED WITH SHADOWBOX DESIGN. RIGHT SIDE OF FENCE TO BE AT PROPERTY LINE.



EXISTING FRONT LEFT

- LEFT PICKET FENCE TO BE REPLACED IN KIND



EXISTING FRONT RIGHT

- RIGHT PICKET FENCE TO BE REPLACED IN KIND ALONG PROPERTY LINE

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Naomi DuBois
(Please print Name/Names in Full)

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

078 B B 078C 00900
(Property Parcel/Tax ID Number)

and located at:

728 Fair Street
(Street Address)

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

Amanda McCreary, Chisel Workshop
(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.

Naomi DuBois
Signature

P.O. Box 188
Property Owner Mailing Address

Elkmont, AL 35620
City, State & Zip

Subscribed and sworn to before me this

10th day of July, 2024.

Renee B. McCarley
Notary Public

My Commission Expires: 10-07-2025

RENEE B. MCCARLEY
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES OCT. 07, 2025



Project Overview

#1423906

Project Title: 728 Fair 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

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

Property Owner

Property Owner

Naomi Dubois

728 Fair Street
Franklin, TN 37064
P:256-509-0757
Naomidubois@ardmore.net

Address or Parcel

Project Address or Parcel: 728 FAIR ST (078C-B00900)

Calculated Acreage: Parcel

- 728 FAIR ST: 0.18869904

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay

- 728 FAIR ST: Floodway Fringe Overlay District

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

- 728 FAIR ST: R-4 Resid*

Central Franklin Overlay: Central Franklin Overlay

- 728 FAIR ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 728 FAIR ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 00000

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

Replace existing rear fencing, adding a new gate, and relocating the right side to the property line.



File #: 21-0728

DATE: September 10, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:

Administrative COA At 100 4th Avenue North Sign (Small Hanging/Projecting Sign); Spencer Bales, Applicant.

PURPOSE:

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:

COF Project Number:

Applicant:

Owner:

BACKGROUND:

RECOMMENDATION:

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



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 100 4th Avenue North (Downtown Franklin Historic District)
Applicant: Spencer Bales
Owner: Main Street Partners, Martin Ozburn
Project #: 8569
Type of Work: Consideration of Signage (Small Hanging/Projecting)
Reviewer: Elizabeth Bulay

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

Approval Date: August 7, 2024
Expiration Date: August 7, 2026 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a small hanging/projecting sign at 110 4th Ave. N. for Whitney’s Cookies.

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

- **Quantity:** The Guidelines state that a maximum of 1 sign is allowed per main entrance to a retail storefront/tenant space on the ground floor. One Small Hanging/Projecting sign is proposed for a tenant space on the ground floor and meets the intent of the Guidelines.
- **Sign Area:** The Guidelines state that the sign may have up to 2 sides and a sign area of 4.5 square feet per side. This application proposes a 3 sq. ft. sign per side. The proposed sign meets the intent of the Guidelines.
- **Height:** The Guidelines state that the top of the sign area should be no higher than the ground floor window/transom headers but shall comply with 8-foot minimum clearance from the grade surface (generally defined as the sidewalk or porch floor). The proposed sign is above the top of the storefront entrance but will have the minimum clearance of 8 feet from grade surface. The sign height meets the intent of the Guidelines.
- **Material:** The Guidelines state that the sign shall be finished wood or metal, with matte background finished rather than reflective or shiny background finishes. The proposed sign will utilize an aluminum sign panel with vinyl appliques. The proposed sign meets the intent of the Guidelines.

- **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 blue background with white lettering. The proposed sign is appropriate.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The small hanging/projecting sign is **approved** with the following conditions:

- The sign must utilize a matte background finish.
- Since the business will utilize window signage and awning signage, the small hanging projecting sign will meet the Guidelines recommendation for a total of three signs per retail tenant space. The previously approved sandwich board signs must be removed.
- 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/>



Projecting Sign

Material: Aluminum with Vinyl Sticker

Notes: The sign design will be updated to either be the blue background with all white text or a black background with all white text. Examples provided as attachments.



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Martin Ozburn
(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:

M15
(Property Parcel/Tax ID Number)

and located at:

100 4th Ave N., Franklin, TN 37064
(Street Address)

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

Spencer Bales / Whitney Humphrey
(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

8958 HORTON Hwy
Property Owner Mailing Address

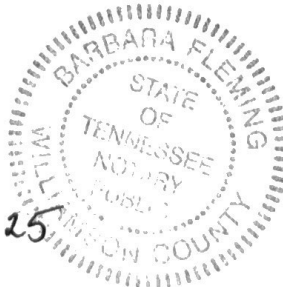
College Grove, TN 37046
City, State & Zip

Subscribed and sworn to before me this

13th day of November, 2023

Barbara Fleming
Notary Public

My Commission Expires: April 13, 2025





Project Overview

#1435164

Project Title: 100 4th Ave North, 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

Spencer Bales
Whitney's Cookies
100 4th Ave N
Franklin, TN 37064
P:615-716-2998
spencer@whitneyscookies.co

Property Owner

Property Owner

Graeme Asch

100 4th Ave N
Franklin, TN 37064
P:615-477-7000
na@na.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: 2

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: 8533

Type of Signage Proposed: Projecting Arm

Height of Sign Face or Sign Area: 2

HVAC Type:

Narrative

Project Description:

Small projecting sign for our cookie business.



File #: 21-0729

DATE: September 10, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:

Administrative COA At 98 4th Avenue North Sign (Wall Sign); Chandler Clarkson, Applicant.

PURPOSE:

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:

COF Project Number:

Applicant:

Owner:

BACKGROUND:

RECOMMENDATION:

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



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

Address:	98 4th Avenue North (Downtown Franklin Historic District)
Applicant:	Chandler Clarkson
Owner:	Main Street Partners, Martin Ozburn
Project #:	8573
Type of Work:	Consideration of Signage (Wall Sign Reface)
Reviewer:	Elizabeth Bulay
Status:	Approval with conditions (See “Approved Work Specifications” Below)
Approval Date:	August 13, 2024
Expiration Date:	August 13, 2026 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a replacement panel of an existing wall sign located on the corner of Main Street and 4th Avenue at 348 Main Street.

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

- **Location:** The Guidelines state that wall signs are appropriate for commercial buildings. The location of the proposed panel is on an existing wall sign that features multiple tenants on individual panels applied to the sign. The proposed location is appropriate.
- **Quantity:** The Guidelines state that a maximum of 1 wall sign per building is recommended per building façade only if no band sign exists on the building. 1 sign panel is proposed to be placed on an existing wall sign in place of a previous tenant panel. The quantity per tenant/storefront will not be applied to the total sign quantity allowed as the wall sign is legally non-conforming for multi-tenant spaces. The quantity of signs proposed is appropriate.
- **Sign Area:** The Guidelines state that wall signs are recommended to have a maximum sign area of 9 sq. ft. and proportionate to the building façade and other signage. The proposed signage is 6.5 sq. ft. The size of the signage is appropriate.
- **Thickness:** The Guidelines state that wall signs should have a maximum thickness of 2 inches. The proposed sign panel is .25” thick. The proposed sign thickness is appropriate.

- **Projection:** The Guidelines state that wall signs should project no more than 6 inches from the wall. The proposed sign is flat against the sign panel on the wall. The proposed sign projection is appropriate.
- **Height:** The Guidelines state that wall signs should have a maximum height from grade of 12'. The proposed sign panel is considered a reface panel. The height shown is appropriately located on an existing wall sign.
- **Material:** The Guidelines state that the sign material should be a finished wood or metal with a matte background finish, rather than a reflective or shiny background finishes. The proposed sign is a metal panel and meets the recommendations of the Guidelines.
- **Design:** The Guidelines state that a maximum of 3 colors is recommended, and a darker background color than lettering must be utilized. The proposed sign utilizes a black background and white lettering. The colorway is appropriate.

APPLICABLE GUIDELINES

Chapter 8: Signs

APPROVED WORK SPECIFICATIONS

The wall sign 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/>



TRIPLE CROWN
Bakery
COOKIES CAKES PASTRIES

MIMI & DOTTIE

BOUTIQUE AND JEWELRY STUDIO





TRIPLE CROWN
Bakery
COOKIES CAKES PASTRIES

MIMI & DOTTIE

BOUTIQUE AND JEWELRY STUDIO

DI-DOO



TRIPLE CROWN
Bakery
COOKIES • CAKES • PASTRIES

MIMI & DOTTIE
BOUTIQUE AND JEWELRY STUDIO



FRANKLIN
MERCANTILE
★ DELI ★
HISTORIC FRANKLIN, TN

FRANKLIN
MERCANTILE
★ DELI ★
HISTORIC FRANKLIN, TN

ST-006



TRIPLE CROWN
Bakery
COOKIES CAKES PASTRIES

MIMI & DOTTIE
BOUTIQUE AND JEWELRY STUDIO



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

#1425266

Project Title: 98 4th Ave North

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**

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>

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: 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: 1

Sign 1

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 1.42

Height of Overall Sign: 1.42

Sign 2

Type of Signage Proposed:

Height of Sign Face or Sign Area:

Height of Overall Sign:

Sign 3

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

Narrative

Project Description:
55 in x17 in painted metal hanging sign on the corner of 4th and Main. Used to let customers know we have moved and are on the side street. Simple painted metal sign with black paint, Cricut white lettering.



File #: 21-0730

DATE: September 10, 2024

TO: Historic Zoning Commission

FROM:

SUBJECT:

Administrative COA At 341 Main Street Signs (Band and Window); Brandon Hartwell, Applicant.

PURPOSE:

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:

COF Project Number:

Applicant:

Owner:

BACKGROUND:

RECOMMENDATION:

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



HISTORIC
FRANKLIN
TENNESSEE

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

Address:	341 Main Street (Downtown Franklin Historic District)
Applicant:	Brandon Hartwell
Owner:	John Small
Project #:	8586
Type of Work:	Consideration of Signage (Band Sign)
Reviewer:	Elizabeth Bulay
Status:	Approval with conditions (See “ Approved Work Specifications ” Below)
Approval Date:	August 16, 2024
Expiration Date:	August 16, 2026 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the refacing of a band sign and installation of window signage at 341 Main Street. Two signs are proposed within this application.

Band Sign

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

- **Location:** The Guidelines state that the sign should be placed within the flat fascia above the entrance, vertically aligned with the center of an architectural element such as a retail storefront/tenant space entrance or centered over the overall space occupied by the business. The proposed sign is to be placed centered over the main entrance to the retail space and is appropriately placed.
- **Quantity:** The Guidelines recommend a maximum of 1 band sign per main entrance per retail storefront/tenant space on the ground floor if no wall sign is present on the building. One band sign is proposed for this tenant space, and no wall sign is present. The proposed quantity is appropriate.
- **Sign Area:** The Guidelines recommend a maximum of 1 square foot of signage per linear foot of width of the building facade or retail storefront/tenant space. The retail space's linear façade is 20 feet in width. The proposed sign area is 8 ¼ by 23 ½ inches or approximately 1.35 sq. ft. The sign area size is appropriate.

- **Thickness & Projection:** The Guidelines state that the sign thickness should be a maximum of two inches and project a maximum of six inches from the wall. The proposed sign thickness is .25 inches and will be installed flat against the fascia. The proposed sign thickness and projection are appropriate.
- **Material:** The Guidelines state that finished wood or metal should be used with matte backgrounds rather than reflective or shiny backgrounds. The sign will utilize thick plate aluminum letters that are finished. The proposed material is appropriate.
- **Design:** The Guidelines state that individually mounted letters on the fascia generally do not detract from the architecture. Additionally, the Guidelines state that a maximum of three colors should be used, with a darker background color than the lettering color. The sign will utilize gold-pinned lettering against the façade of the building. The proposed design of the band sign is appropriate.

Window Sign

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

- **Sign Area:** The Guidelines and Zoning Ordinance state that the maximum sign area permitted is 15 percent of an individual window or window grouping area. The proposed window sign area is 17" x 48", or 5.6 sq. ft. on each window. The window area is 72" by 108", or 54 sq. ft. each. The window signage area is 10.4% of each window and is appropriately sized.
- **Placement:** The Guidelines and Zoning Ordinance state that window signage must be fully within the interior of the building and attached directly to or mounted within 12 inches of the inside of the business. The placement of the window signage was not specified within the application.
- **Materials:** The Guidelines state that when using decals, individual letters and graphics with a transparent background should be used. The signage will have a transparent background and utilize lettering.
- **Design:** The Guidelines state a maximum of two colors, using only light or dark tones, not a combination of the two. Use muted colors that complement the façade, although vibrant colors may be considered an accent. The window signage proposed utilizes one color in a light tone. The proposed color is muted and appropriate.

APPLICABLE GUIDELINES

Chapter 8 – Signs: Band & Window

APPROVED WORK SPECIFICATIONS

The band sign and window signage are **approved** with the following conditions:

- The window signage must be applied fully within the interior of the building.
- If installed, this retail/tenant space will have two signs of the recommended three sign maximum for a retail/tenant space.

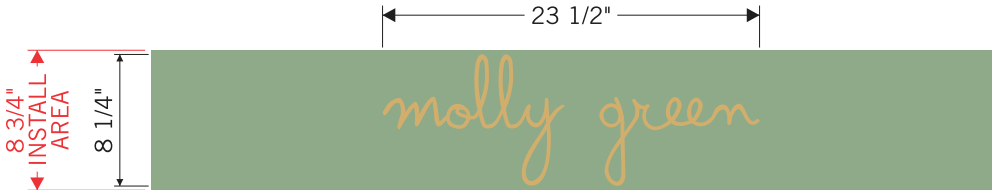
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

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



ONE (1)
PLATE LETTERS

SCALE: 1"=1'0"

-.25" THICK PLATE ALUMINUM LETTERS

-PAINTED GOLD: **EXACT TBD**

630 MURFREESBORO PIKE
NASHVILLE, TN 37210

615_255_3463
615_255_3518 FAX

JOSLINSIGN.COM

MOLLY GREEN

341 MAIN ST
FRANKLIN, TN 37064

DRW#_ 240538-K20

QUOTE#_ 110601

WK_ORD#_ -----

DESIGNER_ J.MORTON

PROJ_MGR_ K.CLARK

DATE_ 08.09.24

COLORS & FINISHES:
 **GOLD: EXACT TBD**

CUSTOMER SIGNATURE

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TRANSFERRED IN ANY WAY WITHOUT PRIOR WRITTEN
RELEASE FROM JOSLIN SIGNS, INC.



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I JOHN P SMITH
(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:

341 MAIN street
(Street Address)

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

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

[Signature]
Signature

7269 Northwest Hwy
Property Owner Mailing Address

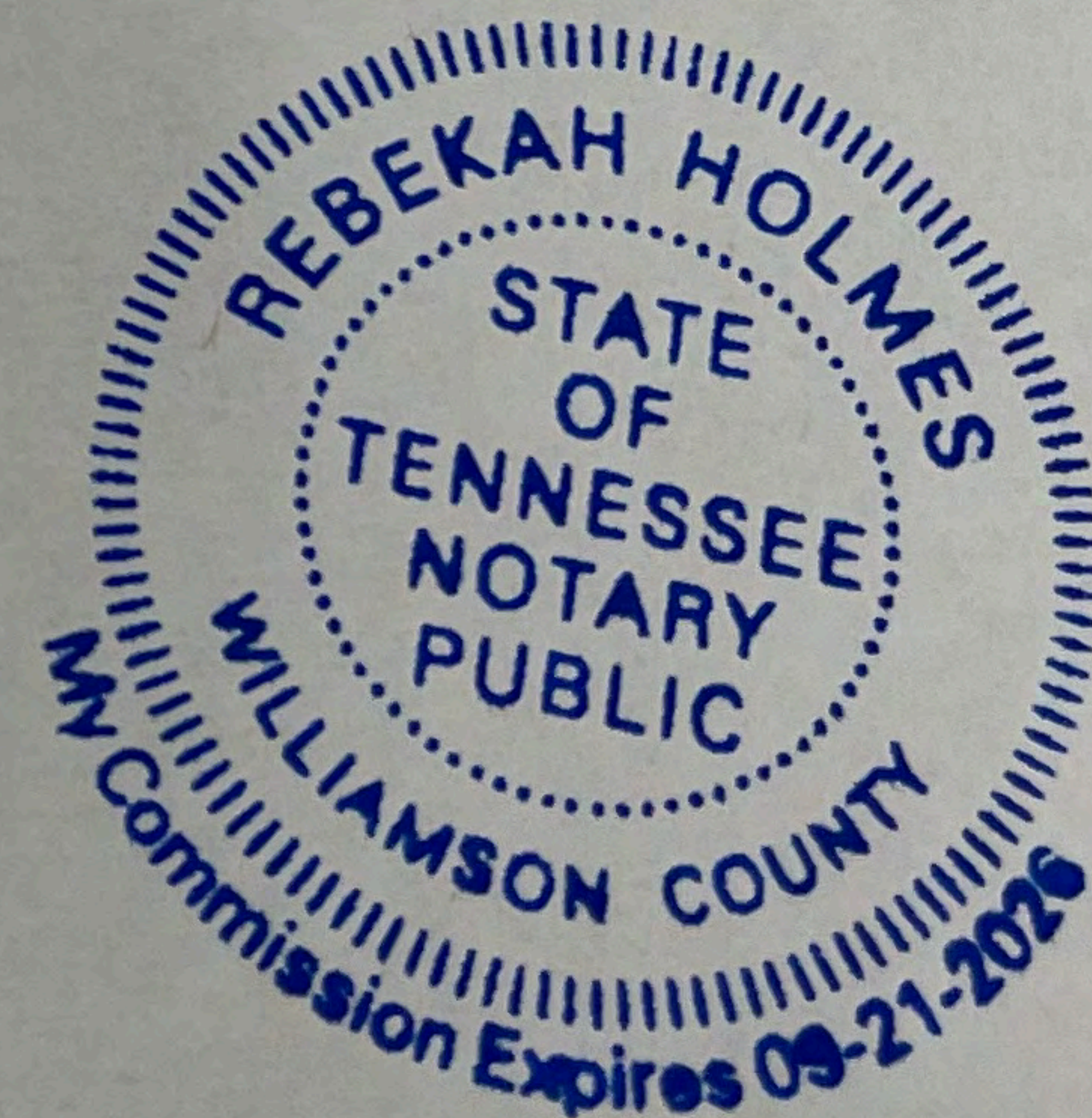
FAIRVIEW TN 37062
City, State & Zip

Subscribed and sworn to before me this

7 day of August, 2024.

Rebekah Holmes
Notary Public

My Commission Expires: 9.21.2026





Project Overview

#1440225

Project Title: Molly Green Franklin LLC

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

Brandon Hartwell
Molly Green Franklin LLC
341 Main St
Franklin, TN 37064
P:2054477102
brandon@shopmollygreen.com

Property Owner

Property Owner

John Small

7269 Northwest HWY
Fairview, TN 37062
P:6153900461
notsure@gmail.com

Address or Parcel

Project Address or Parcel: 341 MAIN ST (078C-O01100)

Calculated Acreage: Parcel

- 341 MAIN ST: 0.05776059

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: .75

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 341 MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay

- 341 MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 341 MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1440225

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: .76

HVAC Type:

Narrative

Project Description:

We are opening new clothing store, Molly Green at 341 Main St. We are submitting our sign for approval. We have aluminum letter

sign for wall mount and 2 vinyl signs for our windows.