# City of Franklin

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

## Meeting Agenda

## Historic Zoning Commission

**Monday, October 14, 2024** | **6:00 PM** | **Board Room**

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

**CALL TO ORDER**

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

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

**APPROVAL OF MINUTES**

1. Consideration Of Approval Of Minutes

**ANNOUNCEMENTS**

**APPLICATIONS**

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

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

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

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

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

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

5. Consideration Of Window Alterations At 115 2nd Ave. S. (Hiram Masonic Lodge); John Baumgartner, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

6. Consideration Of Signage (Convenience) At 232 Franklin Rd.; JT Manor, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

7. Consideration Of Door Replacement (Principal) At 108 Church St.; Rita Cheng, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

8. Consideration Of Fencing At 1102 W. Main St.; Joshua Thurman, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

9. Consideration Of Alteration (Accessory Structure Roof) At 900 Fair St.; Stephen Scott, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

10. Consideration Of Alteration (Roof) At 125 S. Margin St.; Gregg Dvorak, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

**OTHER BUSINESS**

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

11. Administrative COA 149 1st Ave. N. Signage (Band, Window, Projecting); Signs First of Franklin, Mike Alexander, Applicant.

12. Administrative COA 708 W. Main St. Rear Yard Fencing, Cecil Pickens, Applicant.

13. Administrative COA 109 1st Ave. N. Signage (Projecting Sign Reface), Erica Reynolds, Applicant.

**ADJOURN**

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

**From:** Lynne McAlister
**To:** emily.huffer@franklintn.gov
**Subject:** 904 Fair Street
**Date:** Friday, October 11, 2024 10:44:19 AM

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

**Emily, how does this work? Do you distribute this email to all the Historic Zoning Commissioners? I don't see their emails on the City's website. I have a few of them, but not all. I'm happy to send it directly to them, if I have their email addresses. Please help me as I can't be at next week's meeting. Thank you!**

Hello Friends on Historic Zoning Commission,

As always, thank you for your service to preservation and quality life by working on the Historic Zoning Commission.

Were I in town, I would speak in person on behalf of my neighbors Steve and Cathy Scott (900 Fair Street), however as I'm traveling at the time of this discussion, I'll share my thoughts via this email.

Most of the backyards on the north side of Fair Street drop down pretty dramatically to New 96 West on our end of the street. The owners of 904 Fair Street have made the unusual choice of dealing with topographic challenge by building a wall that is 7-feet-high and 44-feet-long. My understanding is when granted, the permit was for a wall to be 5-feet-high and 13-feet-long.

When we all met at the location, one of my initial concerns was for safety as there is a 7-foot drop off to the ground below. While Loy and Linda may not have small children running around, chances are and one of the reasons rules are in place, is the Hardcastles will not always live there. Mr. Gamble explained there would be shrubbery planted to stop anyone from accidently tumbling over the edge. Hummmm….so now I am envisioning a 7-foot wall with a 4-foot or 5-foot wall of shrubbery on top of it. As you know that represents more than a story of a building. So now, the owners of 904 Fair Street are enjoying a party in the backyard overlooking their neighbors a full story above the lawn next door at 900 Fair Street.

Is this best option for everyone on that side of Fair Street? Would you suggest all the folks build an additional story attached to back of their house? Whether clad in brick, stone, cinder block or wood that is an unusual and unattractive addition to the neighborhood.

As you all know better than anyone, the reason zoning exists, especially in an historic neighborhood is not only for the homes current stewards, but for the stewards who will come in the generations to follow. In my ever-so humble opinion this is an unsafe and unsightly addition that is being added with little or no concern for future residents or surrounding

neighbors most of which work very hard to follow the rules and maintain the spirit as well as the letter of the law when improving our properties.

Thanks again for your attention to Franklin!

Lynne

Lynne McAlister
723 Fair Street
Franklin TN  37064

Mobile - 919 449 4232

"All I have seen teaches me to trust the Creator for all I have not seen."
Ralph Waldo Emerson
(1803 - 1882)

HISTORIC FRANKLIN TENNESSEE

# City of Franklin

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

**File #: 21-0705**

**DATE:** October 1, 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.

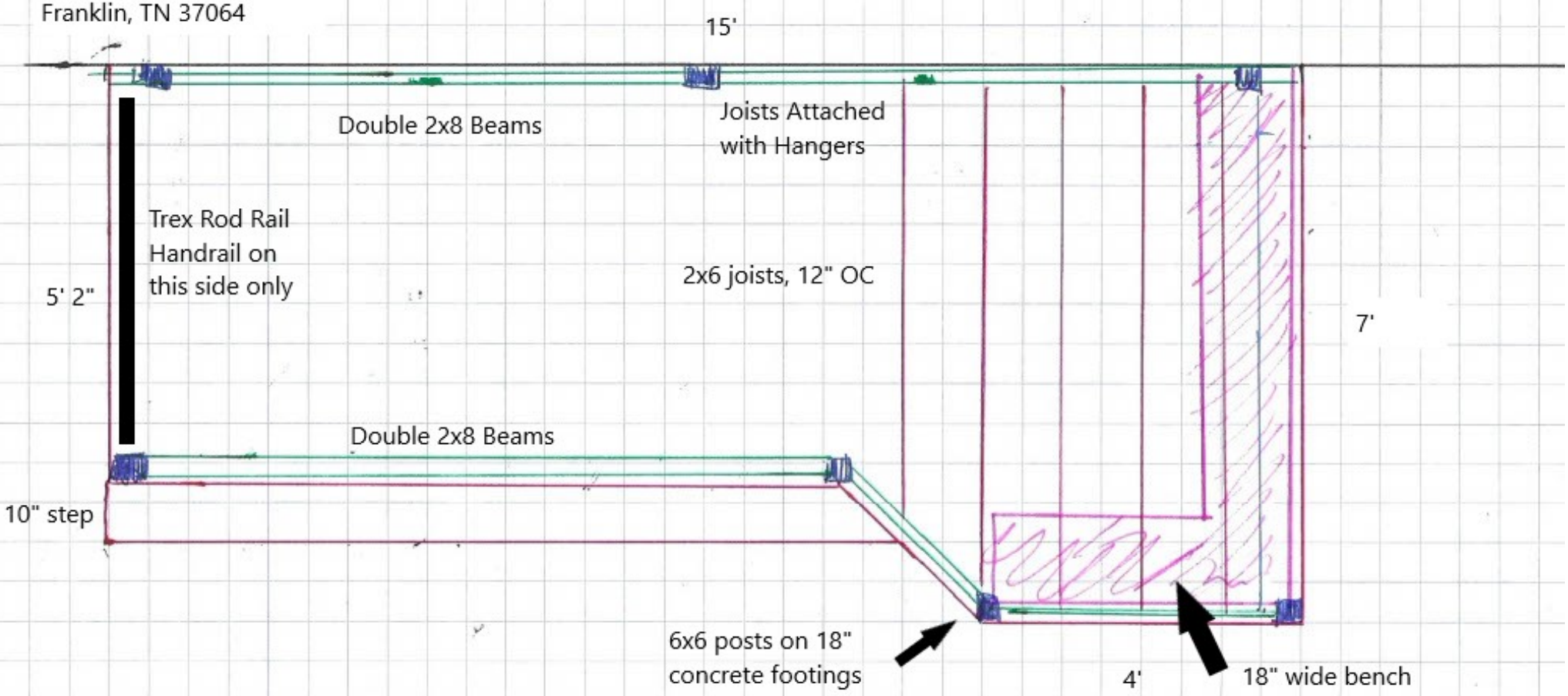
Project Consideration:

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.

Cottage Ln
Google

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.

NEW HIGHWAY 96 WEST
TTAGE LANE
17
11.03
10' to property line
5' to property line
15' to property line
7'x15' Proposed Deck

City of Franklin

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

**File #: 21-0815**

**DATE:** October 1, 2024

**TO:** Historic Zoning Commission

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

**SUBJECT:**
Consideration Of Alterations to The Previously Approved Retaining Wall and Fencing At 904 Fair St.; Greg Gamble, Applicant

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

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

**PROJECT INFORMATION:**
COF Project Number: 8415
Applicant: Greg Gamble
Owner: Loy Hardcastle

**BACKGROUND:**
The construction of a retaining wall at 904 Fair Street was previously approved at the March 2024 Historic Zoning Commission meeting. The Certificate of Appropriateness approved fencing around the property that consisted of wood privacy fencing for the rear of the property (with a height of 6') 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 application came before the HZC during the August HZC meeting but was deferred, and a site visit was scheduled to view the retaining wall.

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

setback of 7 feet, which is the principal building setback for an R4-zoned building.

The Design Guidelines recommend the following for retaining walls:

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

The concrete block wall does not meet the Design Guidelines' recommendations, but the Historic Zoning Commission approved its construction as there was a precedent for a white concrete wall on the property previously. Part of this application proposes painting the concrete wall a cream color that will match the existing retaining wall on the property.

Since the last HZC meeting and DRC site visit, the application has incorporated feedback from both of these meetings into this application. The fence height is proposed to be altered from 6' to 7' to minimize the view of the retaining wall from 9th Avenue North. The Guidelines recommend:

- Limit height to 7 feet in the rear yard

The proposed fence height is appropriate within the Guidelines.

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

1. The wall location and height must meet the Zoning Ordinance requirements. Prior to a revised permitting, a survey must be submitted showing the property lines and locations of the walls.
2. The wall must be painted white or cream to reflect the material of the wall and match the existing wall on the property.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Consideration:

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

# 904 FAIR STREET | HISTORIC ZONING COMMISSION

FRANKLIN, TN

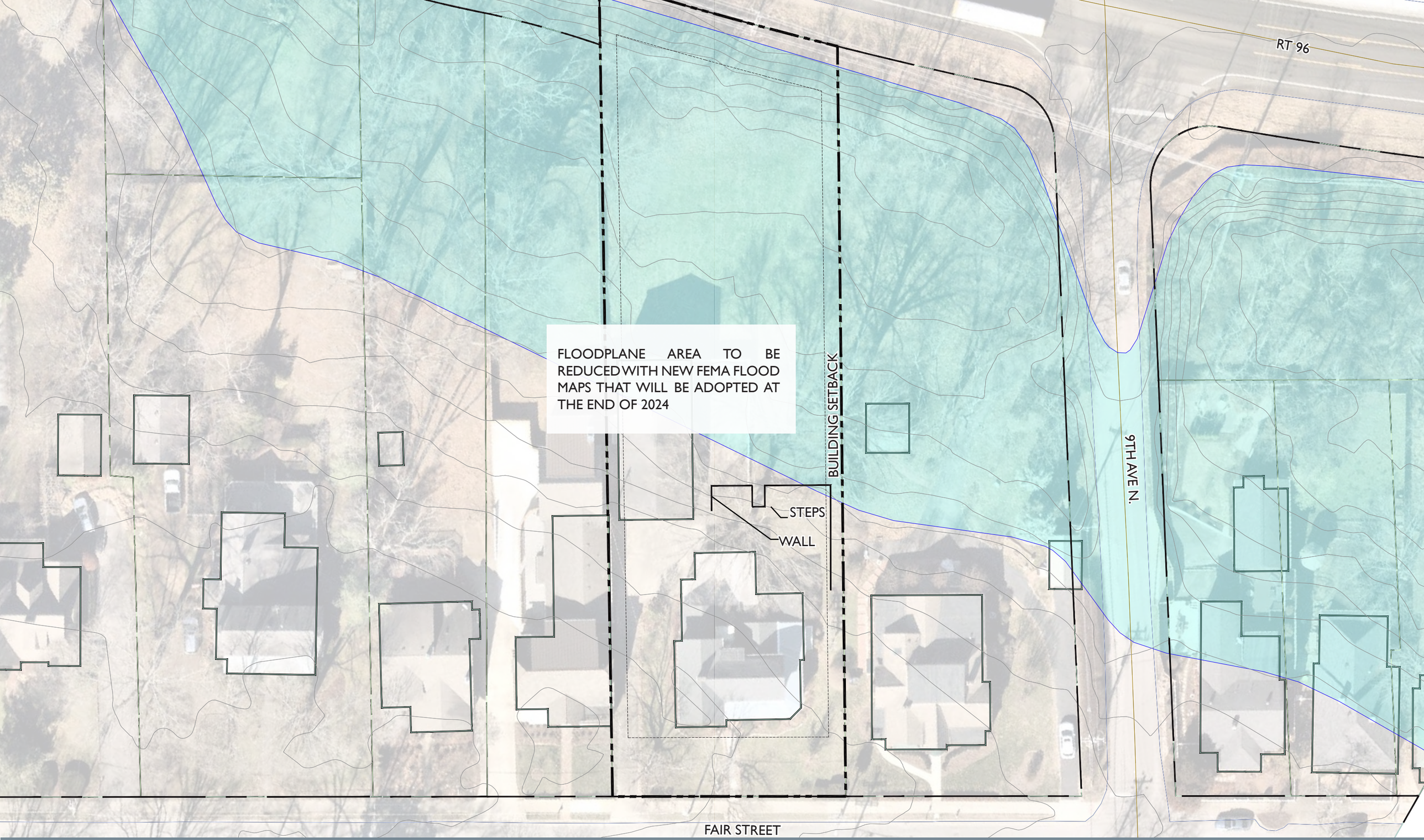
**09/27/2024**

GAMBLE DESIGN COLLABORATIVE

# 904 FAIR STREET

CONTEXT MAP

2024-09-27 HZC SUBMITTAL

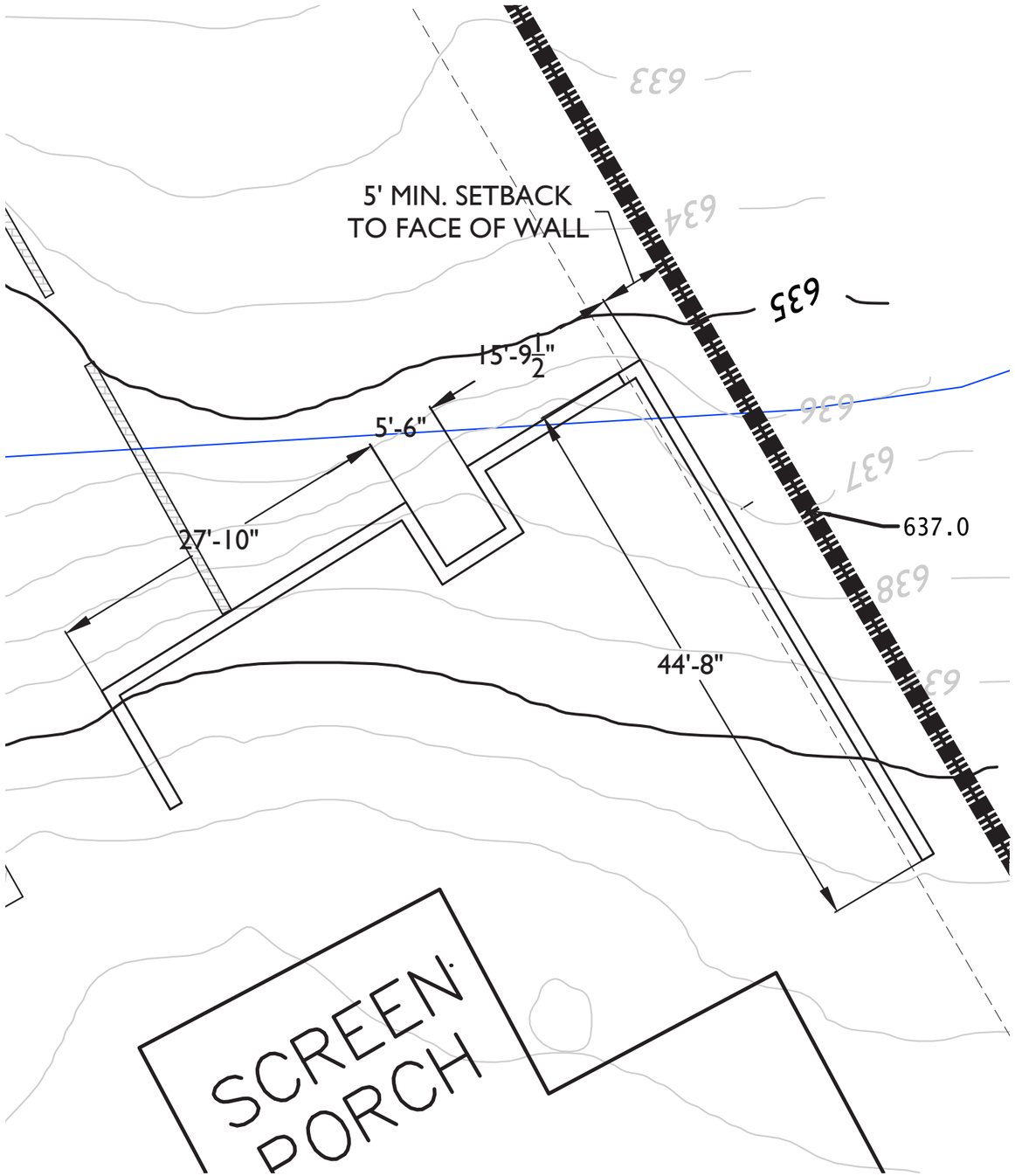



# 904 FAIR STREET

EXISTING CONDTITIONS

2024-09-27 HZC SUBMITTAL

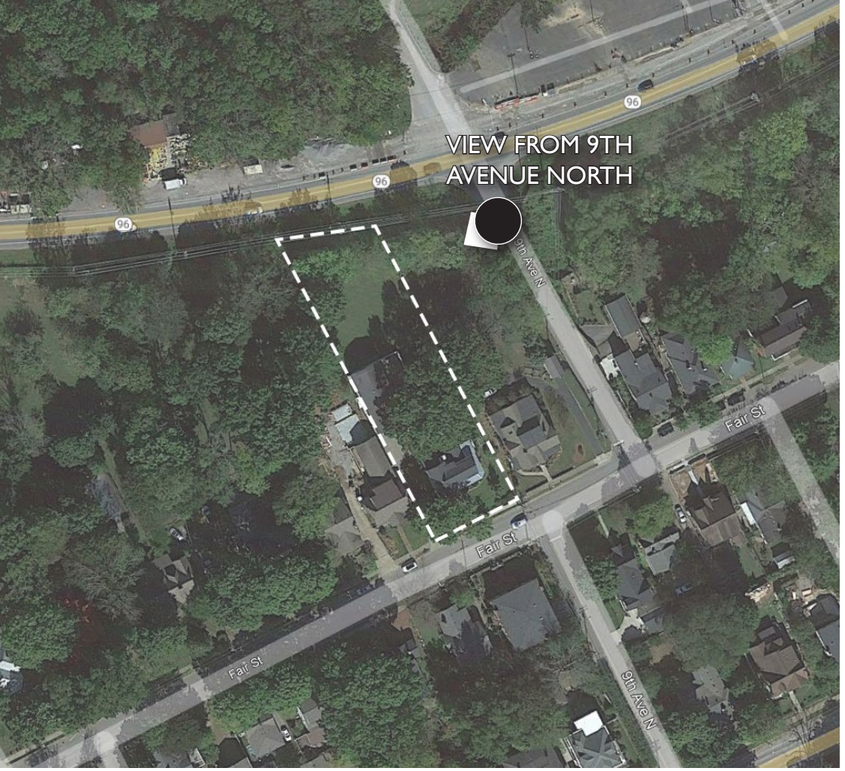
GAMBLE DESIGN COLLABORATIVE



# 904 FAIR STREET

PROPOSED CONDTITIONS

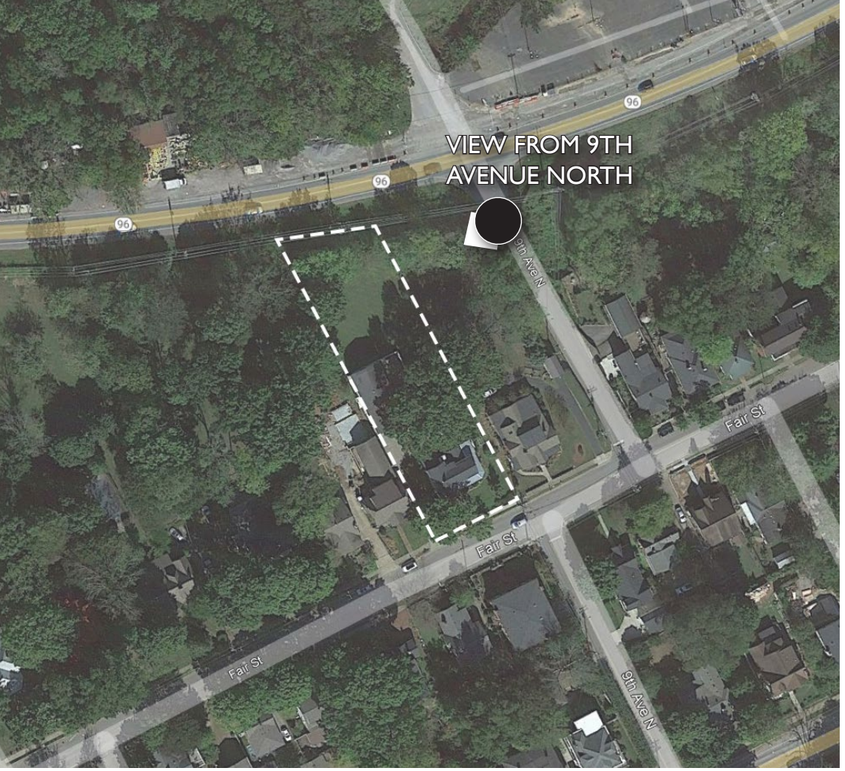
2024-09-27 HZC SUBMITTAL



# 904 FAIR STREET

VIEWSHED

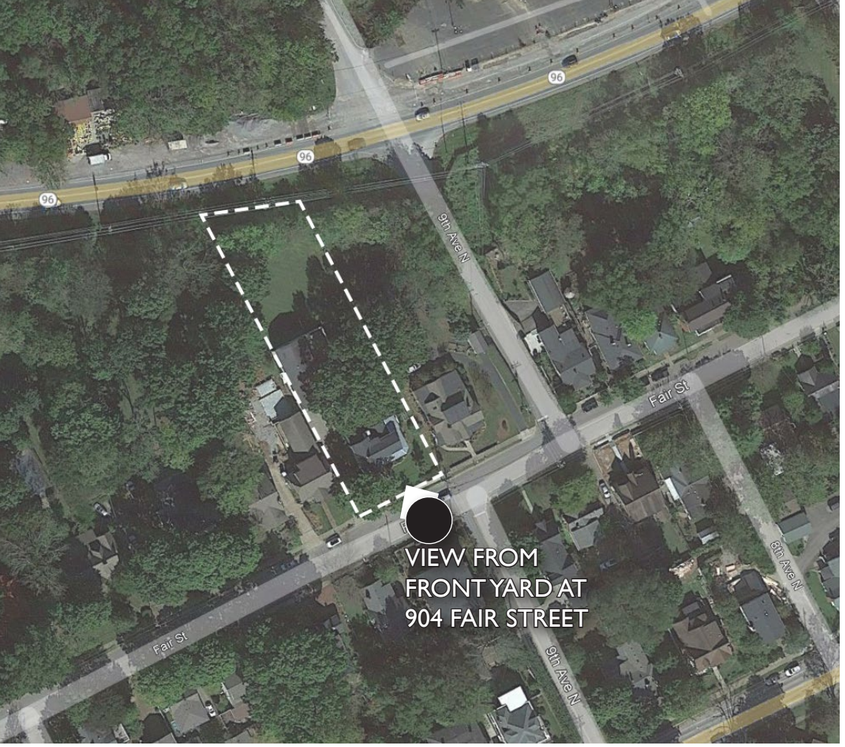
2024-09-27 HZC SUBMITTAL



# 904 FAIR STREET

VIEWSHED ANALYSIS

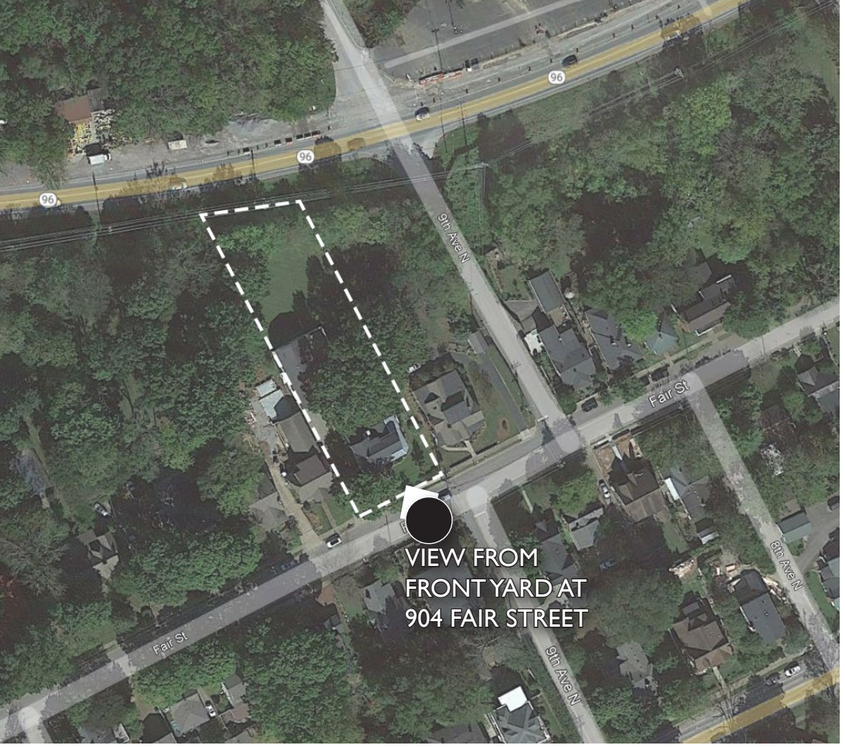
2024-09-27 HZC SUBMITTAL



# 904 FAIR STREET

VIEWSHED ANALYSIS

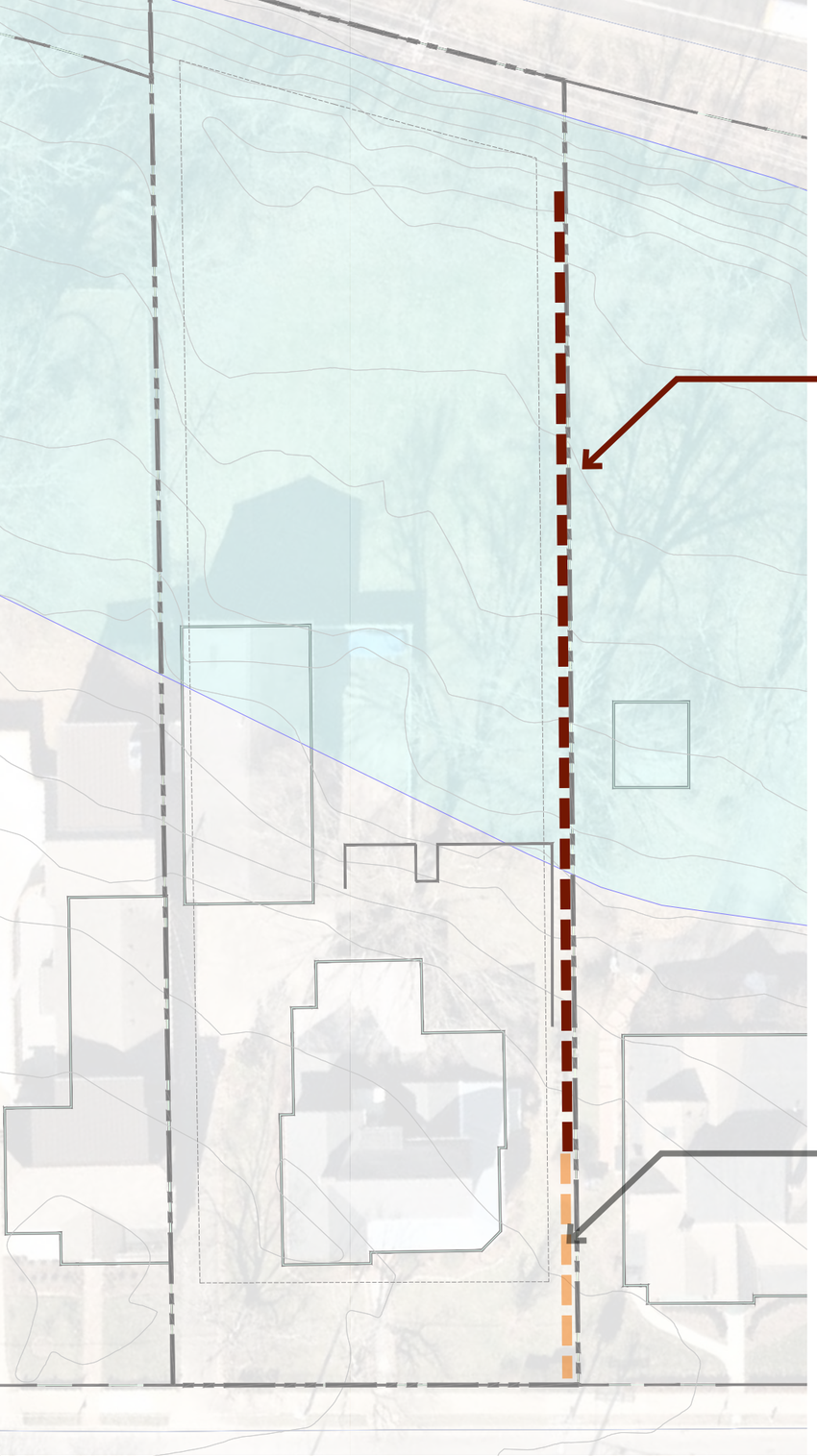
2024-09-27 HZC SUBMITTAL



# 904 FAIR STREET

VIEWSHED ANALYSIS

2024-09-27 HZC SUBMITTAL



APPROVED WITH PREVIOUS COA:
6’ HT WOOD PRIVACY FENCE

OUR REQUEST:
7’ HT WOOD PRIVACY FENCE

APPROVED WITH PREVIOUS COA:
IRON PICKET FENCE
MAX. 3’ HT
20’ DEPTH BEHIND FRONT FACADE
PER HISTORIC DISTRICT GUIDELINES

# 904 FAIR STREET

VIEWSHED ANALYSIS

2024-09-27 HZC SUBMITTAL

# 904 FAIR STREET

ADDITIONAL PHOTOS

2024-09-27 HZC SUBMITTAL

# 904 FAIR STREET

ADDITIONAL PHOTOS

2024-09-27 HZC SUBMITTAL

# 904 FAIR STREET

ADDITIONAL PHOTOS

2024-09-27 HZC SUBMITTAL

PREVIOUS COA:
TO PAINT WALL TO MATCH EXISTING HOUSE AND GARAGE

OUR REQUEST:
TO PAINT WALL TO MATCH EXISTING HOUSE AND GARAGE

# 904 FAIR STREET

WALL COLOR

2024-09-27 HZC SUBMITTAL

HISTORIC FRANKLIN TENNESSEE

# City of Franklin

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

**File #: 21-0780**

**DATE:** September 19, 2024

**TO:** Historic Zoning Commission

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

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

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

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

**PROJECT INFORMATION:**
COF Project Number: 8608
Applicant: Laura DiPasquale
Owner: 4th Avenue Church of Christ, Keith T. Bain, Rep.

**BACKGROUND:**
At 137 4th Avenue North, the National Register of Historic Places describes the principal building as contributing to the Downtown Franklin Historic District. The building is a circa 1910 frame, pyramid square dwelling with a hipped asphalt-shingle roof. The proposal is to respire all of the windows on the building. This will entail cleaning, sanding, removal of the old glazing, new glazing, and repainting the windows. If the glass is deemed unrepairable, then it will be replaced. Feedback from previous Design Review Committee meetings has been incorporated into this application. The Guidelines recommend the following:

- Preserve and maintain historic windows and historic window openings.
- Use clear glass in replacement panes on the front facade and where highly visible from the street.
- Paint, repair, and provide other regularly needed maintenance on already painted surfaces.

As proposed, the alterations to the windows are appropriate.

**RECOMMENDATION:**
Staff recommends approval of this 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.

# 137 4th Ave N

## Front Façade

# Right Façade

6
7
8

# Rear Façade

# Right Façade

# 137 4th Ave N – Front Façade

## Window #1

# Window #2

# Window #3

# 137 4th Ave N – Right Façade
# Window #4

# Window #5

# Window #6

# Window #7

# Window #8

# 137 4th Ave N- Rear Façade

## Window #9

# Window #10

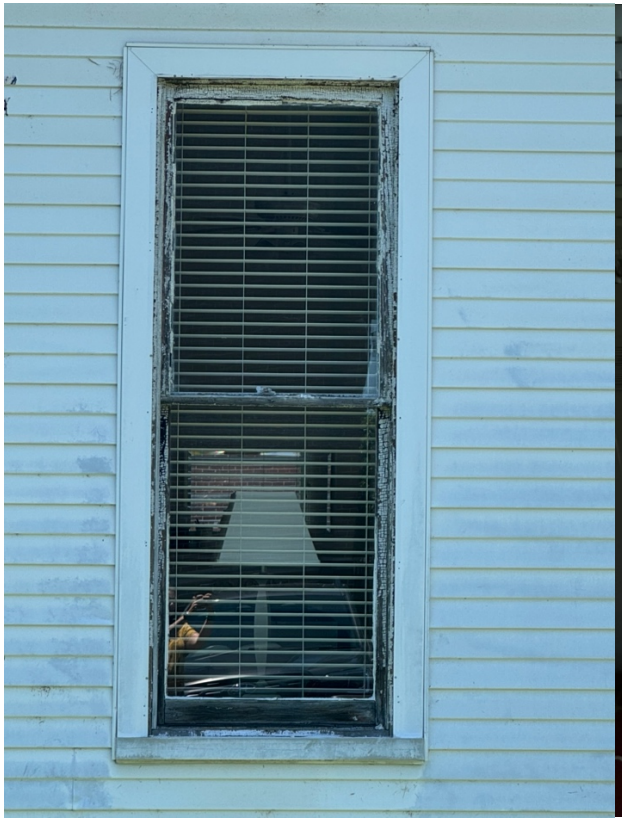
# 137 4th Ave N- Left Façade

## Window #11

# Window #12

# Window #13

# Window #14



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

**File #: 21-0816**

**DATE:** October 1, 2024

**TO:** Historic Zoning Commission

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

**SUBJECT:**
Consideration Of Window Alterations At 115 2nd Ave. S. (Hiram Masonic Lodge); John Baumgartner, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a window alterations of the Hiram Masonic Lodge, located at 115 2nd Avenue South.

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

**PROJECT INFORMATION:**
COF Project Number: 8614
Applicant: John Baumgartner
Owner: Bruce Barker, Hiram Lodge Rep.

**BACKGROUND:**
The Hiram Lodge, constructed in 1823, is recognized as a National Historic Landmark. The Historic Zoning Commission approved a Certificate of Appropriateness for a series of repair work to the front facade of the building during its May 2024 meeting. The proposal includes the repair of 15 windows on the South and North sides of the building. The repair work includes:

- Removing the existing sashes,
- Cleaning and stripping sashes,
- Repairing sashes as needed,
- Replacing broken glass panes as needed,
- Deglazing and repainting window sashes and frames to match the other existing windows, and
- Repairing the window weights as needed.

The Guidelines recommend the following:

- Preserve and maintain historic windows and historic window openings.

- Avoid reflective glass, tinted glass, or other treatments that inhibit views into the building.
- Preserve and maintain historic wood materials.
- Paint, repair, and provide other regularly needed maintenance. Should historic exterior wood require repair or replacement, the resulting materials, profiles, and designs should match the historic configuration.
- For large areas of decay, remove only the damaged section and replace it with matching materials.

As proposed, the repair and restoration to the windows are appropriate and are supported by the Guidelines.

**RECOMMENDATION:**

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

DATE: September 20, 2024

TO: Franklin Masonic Lodge Hiram #7
Attn: John Baumgartner

QUOTATION NUMBER: 24091003

**SECTION 1 – SCOPE OF WORK AND EQUIMPENT DESCRIPTION:**
This quote includes labor and materials to restore windows at Franklin Masonic Hall Hiram #7. This includes the following:

1. Remove interior trim as needed for sash removal.
2. Remove window sashes.
3. Rebuild window sashes
    a. Sashes will be stripped of paint and glazing. Steam box and IR heat will be used to minimize damage to wood/glass.
    b. Broken/missing glass will be replaced with new glass.
    c. Soft wood will be stabilized as needed.
    d. Bare wood will be painted with an oil based primer.
    e. Sarco DualGlaze oil based glazing will be installed.
    f. Repaired sashes will be painted to match existing colors.
    g. Any sash components (rails, stiles, muntins) that need to be replaced will be done on a time and materials basis, and is not included in the prices below. No obvious damage was noted during the walk-through, but damage can be difficult to detect until paint is removed.
4. Install rebuilt window sashes.
5. Touch up paint interior trim that was removed and replaced.
6. No additional painting of interior or exterior trim is included.
7. Repairs to window weights or balance mechanisms will be done on a time and materials basis and is not included in the prices below.

**This quote includes the following windows:**

**South side of building:**
(5) 8/8 double hung windows on third floor
(3) 12/16 double hung windows on second floor
(4) 12/16 double hung windows on the first floor

**North side of building:**
(3) 8/8 double hung windows on third floor

Install new glass in sashes that are missing glass.

**SECTION 2 – PRICE**

**Total for above: $50,000.00**

Sincerely,
Daniel Sanders
David Wyllie Construction

# OWNER AFFIDAVIT
# City of Franklin, Tennessee

We/I Bruce Barker
(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:

Hiram Lodge #7
(Property Parcel/Tax ID Number)
and located at:

115 2nd Ave S, Franklin TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Bruce Barker / John Baumgartner / Belinda Stewart
(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.

Bruce Barker
Signature

115 2nd Ave S.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

17 day of April, 2024.

Micah Williams
Notary Public

My Commission Expires:

MICAH ASHLEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-03-2025
DAVIDSON COUNTY

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

**File #: 21-0797**

**DATE:** September 20, 2024

**TO:** Historic Zoning Commission

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

**SUBJECT:**
Consideration Of Signage (Convenience) At 232 Franklin Rd.; JT Manor, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of convenience signage at 232 Franklin Rd.

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

**PROJECT INFORMATION:**
COF Project Number: 8611
Applicant: JT Manor
Owner: Kathryn McCall

**BACKGROUND:**
232 Franklin Road is the site of a commercial building located in the Franklin Road Historic District. The building was constructed circa 1974 and would be considered historic per the Secretary of Interior. The proposal includes the installation of five convenience signs on the site for parking. Two signs will be classified as entry and exit convenience signs and three are considered as additional convenience signage for parking spaces, either wall-mounted or U-channel mounted. Convenience signage does not count towards the total sign maximum recommended for buildings as they assist in traffic circulation.

The Guidelines recommend the following for convenience signs:

- **Location:** The Guidelines state that a maximum of 1 per entrance and 1 per exit are permitted for convenience signs. Limited additional signs may be approved when they are not visible from the right of way. Within the application two convenience signs are proposed near the entrance and exit to the site. An additional 3 convenience signs are demarcated with yellow dots at the front of the building. The proposed locations of the entry and exit convenience signs are appropriate as they are positioned to circulate traffic on the site. The locations of the

additional three convenience signs are not appropriate as they will be highly visible at the front of the building based on the recommendations of the Guidelines.

- **Sign Area**: The Guidelines state that convenience signs may be two-sided with a maximum of 4.5 square feet per side. Where not visible from the right of way, convenience signs used for parking spaces may be up to 1.5 square feet. There are 2 convenience signs proposed at the entry and exit to the property. One is demarcated with a red dot and is proposed to be 4.8 sq. ft. and does not meet the recommendations of the Guidelines or the Zoning Ordinance. The Zoning Ordinance permits convenience signs to be at a maximum of 4.5 sq. ft. The second sign at the entry and exit is demarcated with a blue dot and is proposed to be 3 sq. ft. and is appropriate. The proposed additional signs are 1.5 sq. ft. and are appropriately sized.

- **Height:** The Guidelines state that convenience signs should be at a maximum of 4 feet tall. Where not visible from the right-of-way, convenience signs used for parking spaces may be up to 6.5 feet tall. The proposed sign height will be 5.5' from the ground level. The proposed sign heights do not meet the recommendations of the Guidelines for the entry and exit convenience sign height maximum.

- **Material:** The Guidelines state that signs should be finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed sign will be a poly metal sign panel and aluminum posts painted black with a matte vinyl sticker application on the post. The proposed materials are appropriate.

- **Design:** The Guidelines state that a maximum of three colors are permitted and a darker background color than lettering is required. Vibrant colors may be considered as accents only. The proposed background color is black, with white lettering. The design and color of the signs is appropriate.

- **Illumination**: No illumination is proposed within this application.

As proposed, a few signs or aspects do not meet the recommendations of the Guidelines and requirements of the Zoning Ordinance. The additional convenience signage (in front of the business, for each parking space) does not meet the recommendation of the Guidelines as they will be highly visible from the right of way. One of the entry and exit convenience signs exceeds the sign area recommendations of the Guidelines and Zoning Ordinance. The height of the entry and exit convenience signage does not meet the recommendation of the Guidelines for height maximums but does meet the standards from the Zoning Ordinance as a mounting height of 6 feet is allowed. The Zoning Ordinance no longer regulates additional signage that is used to designate parking spaces.

**RECOMMENDATION:**

Staff recommends approval of the convenience signage with the following conditions:

1. The three additional signs (in front of the business, for each parking space) shall not be installed as they will be highly visible from the right-of-way.
2. The entry and exit convenience signage must not exceed 4.5 square feet.
3. The entry and exit convenience signage, demarcated with a red and blue dot, must not exceed a height of 4 feet tall.
4. The signage shall be U-channel post-mounted, not wall-mounted.
5. The application must meet all the requirements of the City of Franklin prior to issuance of a sign permit.
6. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Sign Layout for 232 Franklin Rd.

Red dot is the Wayfinder 32X22

Blue dot is the Disclaimer 24X18

Yellow dots are the Pay Here 18X12.

**22 X 32**
**QTY. 1 Polymetal**

**12 x 18**
**QTY. 3 - Polymetal**

**18 X 24**
**QTY. 1 - Polymetal**

BUILDING AND NEIGHBORHOOD SERVICES

Tom Marsh
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

Date: 09/11/2024
Applicant: JT Manor
Project Name: ONE STOP 015 - McCalls Carpet CUO - 232 Franklin Rd
City of Franklin Use Permit #:
Permit Number: 7202
Project Address: 232 FRANKLIN RD
Project Administrator: Sarah Tipton

The application submitted for the above-captioned use permit dated **9/10/24** have been reviewed and **CONDITIONALLY APPROVED** by the City of Franklin.

Please review the general/conditional comments included with this document as they will be enforced and could impact the construction of your project.

**RESUBMITTAL IS REQUIRED FOR CONDITIONALLY APPROVED PLANS UNLESS OTHERWISE NOTED IN THE COMMENTS.** When resubmitting, please include the following:

- Respond to all open comments
- "Cloud" all plan revisions
- **Complete set of plans (including sheets that may not have revisions) must be submitted. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED.**

The project name and use permit identification number assigned by Building and Neighborhood Services (see above) shall be included on all correspondence relative to this project.

**Please contact the Project Administrator to MAKE PAYMENT to obtain the permit. For any use permit related questions please contact Zoning at 615-794-7012.**

## Open Issues: 1

### Zoning

#### General Issues

**1. Additional information needed**

| | |
|---|---|
| City of Franklin<br>Shanna McCoy<br>shanna.mccoy@franklintn.gov<br>9/9/24 3:43 PM<br>22) Certificate of Use and Occupancy - 1 ONE STOP | Please provide additional information on parking during business hours. Will it be a voucher system or will the signs clearly state free parking during business hours and paid after "xx:xx" pm? |
| Parking Management Company<br>JT Manor<br>jtmanor@parkingmgt.com<br>9/9/24 4:09 PM<br>22) Certificate of Use and Occupancy - 1 ONE STOP | During business hours the payment system will be idle (won't accept payment) and a digital message will be displayed saying "This lot is free for all McCalls patrons during business hours".<br><br>Thank you - JT Manor |

| | |
|---|---|
| City of Franklin<br>Shanna McCoy<br>shanna.mccoy@franklintn.gov<br>9/11/24 11:10 AM<br>22) Certificate of Use and Occupancy - 2 | Please submit for a Certificate of Appropriateness and sign permits. |

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

**File #: 21-0796**

**DATE:** September 20, 2024

**TO:** Historic Zoning Commission

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

**SUBJECT:**
Consideration Of Door Replacement (Principal) At 108 Church St.; Rita Cheng, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of a replacement door at 108 Church Street.

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

**PROJECT INFORMATION:**
COF Project Number: 8610
Applicant: Rita Cheng
Owner: Rita Cheng

**BACKGROUND:**
108 Church Street is located at the Brownstones infill development from the 2000s and is in the Downtown Franklin Historic District. This building is a corner unit that faces Church Street and an internal courtyard. This is a non-historic residential structure. This proposal is for the replacement of a door located on the porch of the third floor. The applicant has noted that the door and threshold are compromised and are causing internal damage from leaks. While the door could be replaced in-kind, there are concerns that the same problem will happen in the future with a replacement door. The door is currently more obscured from view due to landscaping at this time of year, but is visible from Church Street at other times of the year.

**Door Replacement:**
A new door is proposed to replace the existing double door located on the third floor of this residential property. The existing door is an arched double door that maintains the muntin pattern of the windows on this floor and throughout the building. The proposed door is from the Renewal by Anderson line. The replacement door is a double door with an arched transom to fit the existing opening. The door specifications show a grid pattern will be maintained on the doors, but the pattern will not continue in the transom.

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

- Design doors and doorways to an addition to be compatible with the historic district.
- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.

The proposed replacement door will have a similar door configuration as the door seen on the first floor of the building, facing the internal courtyard, and the corner door on the second floor. However, the new door will break the existing rhythm of the windows and doors on this floor of the building that currently read as windows.

**RECOMMENDATION:**
Staff recommends approval of the door replacement with the following conditions:

1. The muntin pattern must be continued into the transom above the door.
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.

108 Church Street Project Description:

We really need to replace our third-floor patio door and threshold because they are old and compromised and when it rains, there is a leak coming into the dining floor below as a result.  It is damaging our ceiling and creating mold issues which is a major health concern.

We would like to have the door and threshold replaced as soon as possible to avoid further damage to our home.

We have chosen to go with Renewal by Anderson rather than Pelle because of their customer service and commitment to quality. We could have replaced our existing Pelle door with the same model, but Pelle is unreliable, and their customer service is abysmal. Also, why would we replace a failed product with the same? Anderson provides an excellent warranty on their doors and installation.

Because Anderson does not make arched doors, we have to change the design of the door to include a transom.  Our front door currently has a transom so we thought it would be harmonious with the current design.

This patio and door are barely visible from the street and the only person who has a clear view of them is my neighbor across the courtyard.

# YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel French Door with Clear Glass

616-540-0732
1320 City Center Drive
Carmel, IN 46032

OUTSIDE VIEW

INSIDE VIEW

## QUOTE INFORMATION

Job: Simovich New
Tag: Balcony Door
Order #12143553
Qty: 1

## DETAILS

**Legacy French Entry Door in FrameSaver Frame**
68" x 96" Nominal Size
Unit Size: 70 1/8" x 112 15/16"
Frame Depth: 4 9/16"
2" Standard Brickmold
Left Hand Inswing - Right Door Active (ISLO)

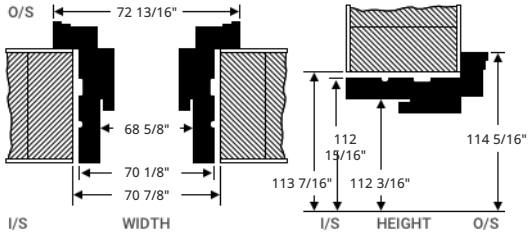
**French Doors**
460 Style 20-Gauge Smooth Steel Door
ComforTech DLA-UV
Cottage Contoured Internal Grid - 1V x 2H
Cafe Cream Grids
Smooth Plugless Trim
Tudor Brown Inside / Cafe Cream Outside

**Arch w/Extended Leg Transom**
Custom Transom Size: 70 1/8" x 15 1/4"
Transom Leg Length: 9 5/8"
ComforTech DLA-UV

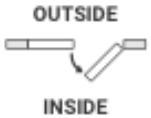
**Hardware**
All Hardware in Antique Brass Finish
Flair Lockset - Both Doors
Thumbturn Deadbolt - Both Doors

**Frame**
Textured Cafe Cream Aluminum Frame Cladding - Loose on Unit
Tudor Brown Inside Frame
FrameSaver Inside Mull Cover - Tudor Brown
Standard Astragal (Flip Lever)
Bronze ZAC Auto-Adjusting Threshold (5 5/8" Depth)
Zinc Chromate Ball Bearing Hinges (Complements Bright and Antique Brass)
4 Hinges
Poplar Modern 2 1/2" Casing - Tudor Brown
Poplar 2 7/8" x 7/8" Flat Rosettes (2) - Tudor Brown

## SIZING




## HANDING




## Installation Instructions

## ENERGY

**ENERGY PERFORMANCE RATINGS**

| U-Factor (U.S/I-P) | Solar Heat Gain Coefficient |
|---|---|
| 0.29 | 0.11 |

**ADDITIONAL PERFORMANCE RATINGS**

| Visible Transmittance | |
|---|---|
| 0.23 | - |

Air Infiltration (cfm/ft2)
<= 0.04

## INFORMATION AND WARNINGS

This product is special order with extended lead time. Image may not render accurately. (Transom.Frame)
Custom size Camber Top transoms require special order glass.
A template is needed for the transom. Please send a transom template to 2150 State Route 39 Sugarcreek, OH 44681, ATTN: Walnut Creek Customer Service. Once the templated is received, Customer Service will contact you about the template within 5-7 business days.
Special order for a shaped transom casing requires additional lead time.

**108 CHURCH STREET - VIEW FROM INSIDE THE COURTYARD WITH PATIO FRENCH DOORS CIRCLED**

## VIEWS OF PROPERTY FROM CHURCH STREET

**DAMAGE CAUSED BY LEAK FROM PATIO DOORS & THRESHOLD ABOVE**

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

**File #: 21-0781**

**DATE:** September 19, 2024

**TO:** Historic Zoning Commission

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

**SUBJECT:**
Consideration Of Fencing At 1102 W. Main St.; Joshua Thurman, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of fencing at 1102 West Main Street.

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

**PROJECT INFORMATION:**
COF Project Number: 8609
Applicant: Joshua Thurman
Owner: Joshua and Sarah Thurman

**BACKGROUND:**
The property located at 1102 W. Main Street is a part of the Hincheyville National Register District. The principal building is circa 1900 and is considered to be a Greek-Revival styled building. The proposal includes the installation of fencing in the front yard fronting the street and along the side yards. The fence will be composed of wood and painted white. The fence will be 36 inches in height and then be in 8 foot sections. At the front walkway, the fence will have a gate that will also utilize a similar design to be compatible to the proposed fencing. At the entrance to the driveway, there will be a gate in the same picket design as the fence and will be in two equal sections and will utilize a mechanical equipment to open and close. The Design Guidelines recommend the following:

- Design fences and walls to be compatible with the architectural style of the building.
- Design fences and walls to support the historic character of the district. Based on the chosen material, use proportions, heights, elements, and levels of opacity similar to those seen in the district.
- Erect fences and walls in typical locations along property lines.
- 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.
- Differentiate gate design, materials, or detailing from the associated fence or wall design.

- Configure operable gates to swing inwardly. They should not open onto the public sidewalk.
- Avoid the use of sliding gates.
- Conceal electrical and mechanical equipment, if used.

While information on which way the gates are proposed to swing was not provided, the Guidelines reccomend them to swing inwardly. The fencing and gates are appropriate.

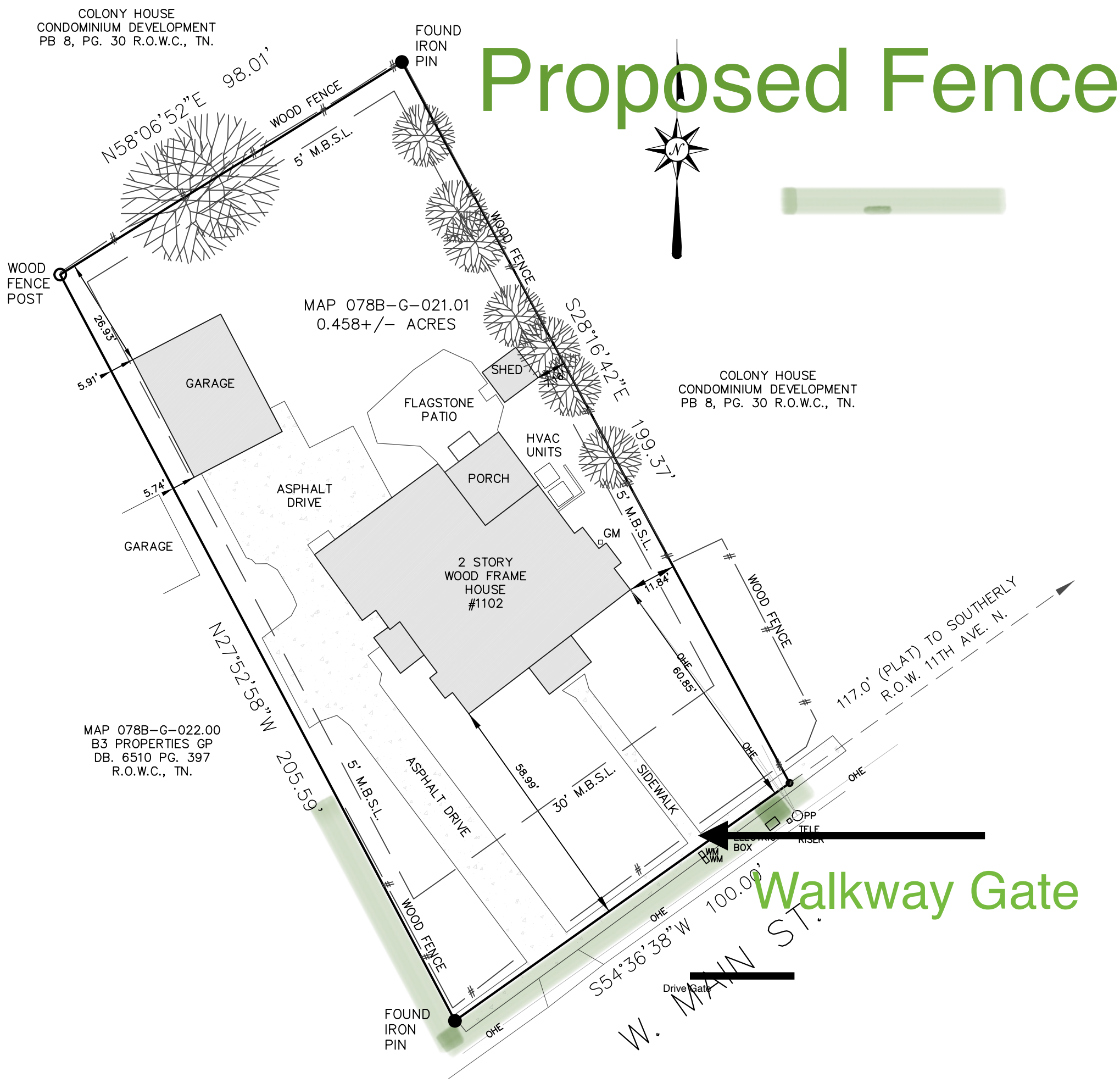
**RECOMMENDATION:**
Staff recommends approval of the proposed fencing and gates with the following conditions:

1. Per Guidelines, the gates (if they open to public sidewalks) must be configured to swing inwardly.
2. Any mechanical components are to be concealed from public view and located behind the fencing.
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.

# Cover Sheet

**Thurman Picket Fence Project**
**1102 W Main St**

**1. Cover Sheet**
**2. Annotated Parcel Survey**
**3. Detailed Fence Sketch**
**4. View from East**
**5. View from South**
**6. View from West**




GENERAL NOTES:

1. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE RECORD DEED AS FILED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN (R.O.W.C., TN.) IN DEED BOOK 7216, PAGE 393.

2. SUBJECT PROPERTY'S PARCEL 021.01 OF WILLIAMSON COUNTY PROPERTY MAP 078B, BLOCK G, AND HAS A STREET ADDRESS OF 1102 W. MAIN STREET, FRANKLIN, TN. 37064

3. CURRRENTLY ZONED: OR (OFFICE RESIDENTIAL DISTRICT)
SETBACKS:
FRONT: 10' – 30'
SIDE: 5'
REAR: 5'

3. NO TITLE REPORT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.

4. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

5. UTILITIES ARE NOT SHOWN AS PART OF THIS SURVEY.

LEGEND

| | |
|---|---|
| ● | FOUND 1/2" IRON ROD |
| ⊙ | SET NEW 1/2" IRON ROD WITH CAP |
| R.O.W.C., TN. | REGISTER'S OFFICE OF WILLIAMSON COUNTY |
| R.O.W. | RIGHT-OF-WAY |

CERTIFICATES OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

JACOB R. SLAUGENHOUPT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2583

**BOUNDARY SURVEY**
**OF**
**1102 W. MAIN STREET**
**FRANKLIN, TN 37064**
**NINTH CIVIL DISTRICT, CITY OF FRANKLIN,**
**WILLIAMSON COUNTY, TENNESSEE**
**PROPERTY MAP 078B, BLOCK G, PARCEL 021.01**

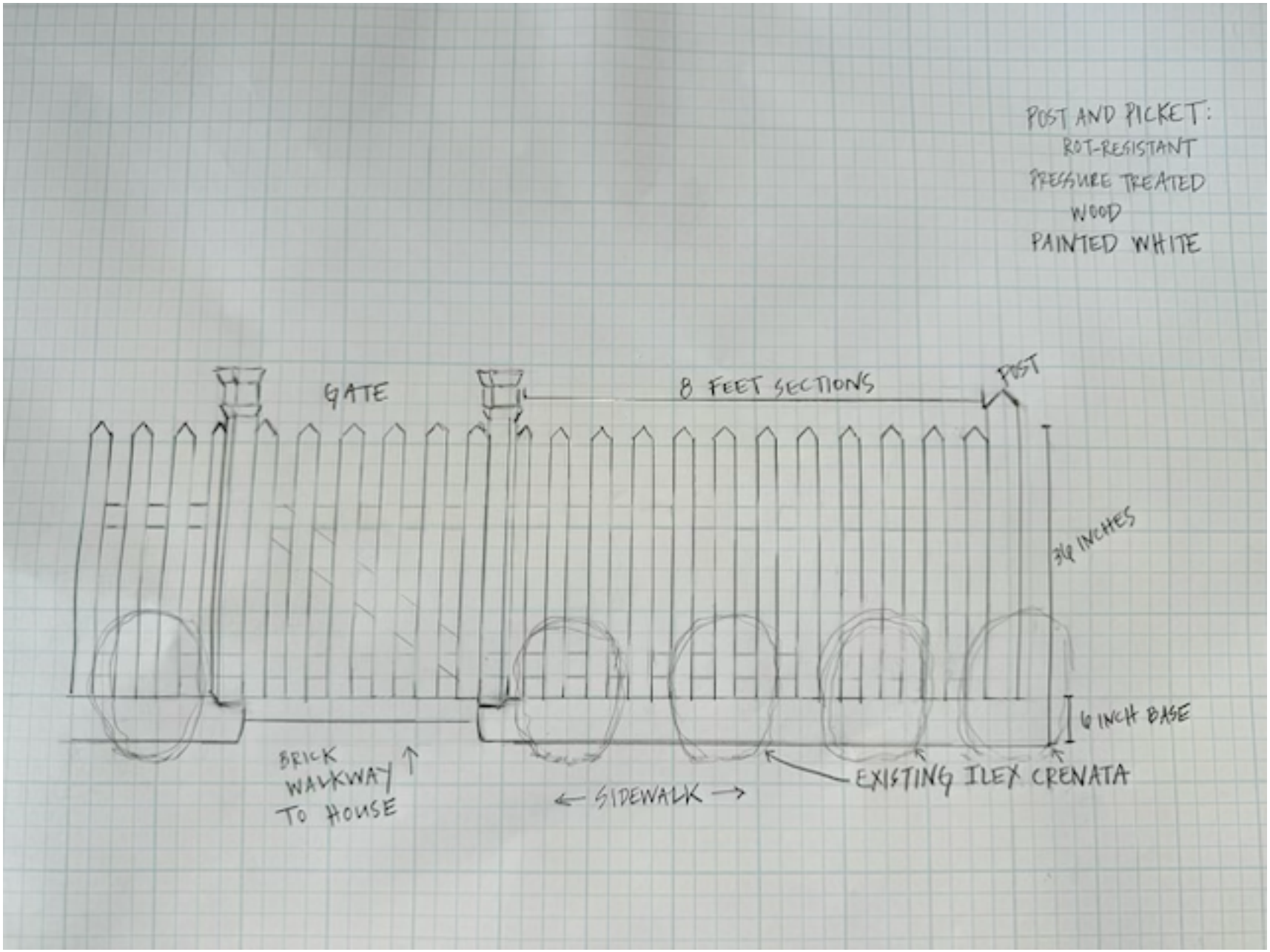
**PREPARED FOR: CHARLES MASSEY**

RECORD DEED:
GREGORY ALAN THURMAN
DEED BOOK 7216, PG. 393, R.O.W.C., TN.

HOMELAND SURVEYING
PROFESSIONAL LAND SURVEYING
(615) 268-9658
Jake@HomelandTN.com
www.HomelandTN.com

GRAPHIC SCALE 1"=30'
0 30

MARCH 15, 2018


POST AND PICKET:
ROT-RESISTANT
PRESSURE TREATED
WOOD
PAINTED WHITE
GATE
8 FEET SECTIONS
POST
36 INCHES
6 INCH BASE
BRICK
WALKWAY
TO HOUSE
SIDEWALK
EXISTING ILEX CRENATA

# 1102 W. Main St. Fence Proposal Description

White Picket Fence Project
1102 W Main St - Josh and Sarah Thurman

The Thurmans will contract for a white picket fence that spans the front of their property facing W Main St and a portion of the side yard on the west side property line. The fence will follow a common post and picket design pattern with 8-ft sections, will be made with rot-resistant wood materials, and will be painted white (see attached sketch).

The front section will be 100' long and the west side section will be 55' long. The fence will have two gates - 1. Across the existing walkway to the house 2. Across the existing driveway. Both gates will follow the same picket fence design pattern. The driveway gate will be in two equal sections and have a remote-controlled pneumatic opening system.

The posts will be 4"x4" and the pickets will be ~3" wide.

Note the proposed fence closely simulates the fence that was previously in place at the residence but was removed due to disrepair in 2017.

HISTORIC FRANKLIN TENNESSEE

# City of Franklin

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

**File #: 21-0811**

**DATE:** September 30, 2024

**TO:** Historic Zoning Commission

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

**SUBJECT:**
Consideration Of Alteration (Accessory Structure Roof) At 900 Fair St.; Stephen Scott, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of the roofs on the accessory structures at 900 Fair Street.

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

**PROJECT INFORMATION:**
COF Project Number: 8615
Applicant: Stephen Scott
Owner: Stephen Scott

**BACKGROUND:**
900 Fair Street is in the Hincheyville National Register Historic District. This property is a corner lot that fronts 9th Avenue North and Fair Street. There are two existing accessory structures on the property. The first is a single-car garage, constructed circa 1930 and is listed as contributing. The second accessory structure is a side-gabled outbuilding, constructed circa 1995 and is listed as not contributing.

The proposal is to replace the existing green metal roofs that are found on both accessory structures. The roofs have been damaged by hail. It is proposed to replace them with an in-kind metal roof in a bronze color. The bronze color will match the existing trim and gutters found on the principal building on the property. Both structures also have existing bronze-painted trim elements as well.

The Guidelines recommend the following for roofs on historic structures:

- If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.

The Guidelines recommend the following for roofs on non-historic structures:

- Use roof materials compatible with the district, such as asphalt, wood, stone, slate, fiberglass shingles, or standing-seam metal.

The proposed replacement for the roofs of the two accessory structures is appropriate and is compatible with the historic principal building and district.

**RECOMMENDATION:**
Staff recommends approval of the roof replacement on the accessory structures with the following conditions:

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

**DO NOT USE THIS DIGITAL COLOR CHART FOR COLOR MATCHING.**
This digital color chart is intended to be viewed on computer monitors to show a wide range of colors available. Colors will vary depending on your computer monitor and monitor settings. Please ask for a physical color chart to view colors, and a metal sample for color matching purposes.

| Smoke | Slate Gray | Ash | Brite |
|---|---|---|---|

CENTRALGUARD®

*Choose CentralGuard for the best protection and a lifetime warranty*

# Architectural
## Color Selection Tool

**24 GAUGE**
**FLUROPON® 70% PVDF**

LIMITED LIFETIME PAINT WARRANTY

CENTRAL® STATES MANUFACTURING, INC.
METAL BUILDING COMPONENTS

www.centralstatesmfg.com

SHERWIN-WILLIAMS®
Coil Coatings

Check our website to verify which colors meet ENERGY STAR® requirements for steep slope roofs.

| | |
|---|---|
| Evergreen | |
| Verdigris | |
| Autumn | |
| Dark Bronze | |
| Bronze | |
| Terratone | |
| Tudor | |
| Sand | |
| Galvalume®† Clear acrylic coating | |

† Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching is optimized for outdoor viewing.

E CHRT_ARCL_200101

# Choose an energy efficient paint finish.

Solar Reflectivity is the metal panel's ability to reflect sunlight. This characteristic of metal roofing is the most important in terms of energy savings. Cool metal roofing reflects much of the sun's rays, making the surface of the metal much cooler than material with a lower solar reflectivity rating.

Emissivity is the metal panel's ability to release absorbed heat. A low emissivity rating means the material will be hot to the touch (it doesn't release the heat), while material with a higher emissivity rating will be cooler to the touch. Therefore, metal with a low emissivity rating retains heat and may be more desirable for a cooler climate, while a high emissivity rating reflects heat and is more effective for saving energy in a warmer climate.

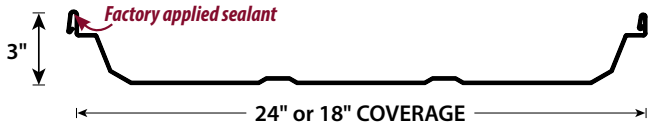
| COLOR | INITIAL SOLAR REFLECTIVITY | INITIAL EMISSIVITY | SRI VALUE |
|---|---|---|---|
| Ash | 0.32 | 0.83 | 36 |
| Autumn | 0.21 | 0.87 | 19 |
| Brite | 0.55 | 0.83 | 78 |
| Bronze | 0.25 | 0.83 | 26 |
| Dark Bronze | 0.25 | 0.83 | 26 |
| Evergreen | 0.27 | 0.85 | 26 |
| Galvalume® (Acrylic Coated) | 0.77 | 0.08 | 72 |
| Sand | 0.35 | 0.75 | 54 |
| Slate Gray | 0.18 | 0.87 | 15 |
| Smoke | 0.25 | 0.83 | 33 |
| Terratone | 0.32 | 0.83 | 33 |
| Tudor | 0.29 | 0.88 | 30 |
| Verdigris | 0.32 | 0.83 | 41 |

Solar reflectance values are determined by means of a solar spectrum reflectometer in accordance with ASTM C 1549. 3-year results are not available. Thermal emittance values are determined in accordance with ASTM C 1371 SRI is calculated in accordance to ASTM E 1980 with medium wind speed. Laboratory and Exposure sites are ISO 17025 Accredited, Laboratory is also EPA Accredited. Panels are unwashed.

For information on energy savings, visit
www.centralstatesmfg.com/energy-savings

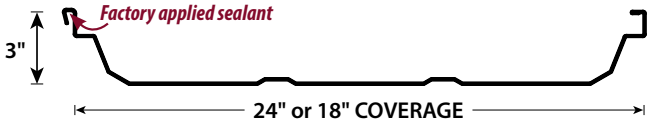
## Central-Loc® - 3" Snap-lock

Recommended minimum pitch - 1/4:12 | Purlin spacing - 5'




## Central Seam Plus® - 3" Mechanically Seamed Structural

Recommended minimum pitch - 1/4:12 | Purlin spacing - 5'

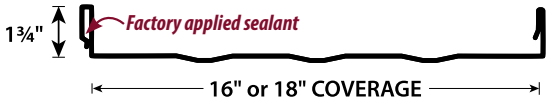



## Central Span™ - 2" Mechanically Seamed Structural

Recommended minimum pitch - 1/4:12 | Purlin spacing - 5'

## Central Snap® - 1 ¾" Snap-lock

Recommended min. pitch - 3:12 | Non-structural panel perfect for light commercial applications.




## Precision-Loc™ - 1" Soffit and Wall Panel

Concealed fastener panel with clean lines that complement a building's walls and soffits.

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METAL BUILDING COMPONENTS

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Sugg-Scott
House
1898

HISTORIC FRANKLIN TENNESSEE

# City of Franklin

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

**File #: 21-0810**

**DATE:** September 30, 2024

**TO:** Historic Zoning Commission

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

**SUBJECT:**
Consideration Of Alteration (Roof) At 125 S. Margin St.; Gregg Dvorak, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of the roofing material at 125 South Margin Street.

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

**PROJECT INFORMATION:**
COF Project Number: 8616
Applicant: Gregg Dvorak
Owner: JJ Ashley's, Lisa Bigger, Rep.

**BACKGROUND:**
125 South Margin Street is the site of a historic commercial building constructed circa 1910. The building has a gable asphalt shingle roof with a false front and board and batten exterior. The property is located within the Downtown Franklin Historic District. The building features asphalt shingle roofing on the main section of the building and metal shed roofs. At the rear of the building is a large frame building with metal roofing. The roof is seen from the side elevations along South Margin Street but is not visible from the front elevation.

The proposal is to replace the existing 3-tab asphalt shingle roof on the commercial building. This section of roofing has had repairs, coatings applied, and tarps placed to maintain the roofing. The roof structure is a barrel-shape that rises 6 feet in height and is 65’ wide by 75’ long. It is proposed to replace the asphalt shingle roofing with an EPDM rubber roof membrane in a white color.

The Guidelines recommend the following for roofs on historic structures:

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

- If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.

Since the roof is barrel-shaped, the slope of the roof does not support the utilization of shingles for a roofing material. The utilization of a rubber membrane that is code-compliant would be appropriate.

**RECOMMENDATION:**
Staff recommends approval of the roof replacement with a rubber membrane on the building with the following conditions:

1. The rubber membrane color should be a darker color to more closely match the historic material.
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.

3PDE_WERY615
125 S Margin St
S Margi

202 S Margin St
Exit Street View
© 2024 Google
Google Earth

J.J. ASHLEY'S
FINE FURNISHINGS

125 S Margin Roof

View of existing shingled roof which has been previously coated with some sort of barrier sealer, and failed tarping –

Close up of old shingles –

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

| | |
|---|---|
| **Address:** | **149 1st Avenue North (Downtown Franklin Historic District)** |
| **Applicant:** | **Mike Alexander, Signs First of Franklin** |
| **Owner:** | **Harpeth Apartment Associates LLC, Steve Bacon** |
| **Project #:** | **8588** |
| **Type of Work:** | **Consideration of Signage (Band, Wall Sign, & Window Signs)** |
| **Reviewer:** | **Elizabeth Bulay** |
| **Status:** | **Approval with conditions (See "Approved Work Specifications" Below)** |
| **Approval Date:** | **September 3, 2024** |
| **Expiration Date:** | **September 3, 2026 (if work has not commenced)** |

**APPLICATION REQUEST**

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of three signs at 149 1st Avenue North for the new tenant, Lile Wellness.

**Wall Sign:**

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

- **Location:** The Guidelines state to select locations, sizes, and placement of signs to complement those of neighboring or adjacent buildings. The proposed sign is to be placed center over the main entrance to the retail space and aligns with the placement of other signs within the same development. The proposed wall sign is appropriately placed.

- **Quantity:** The Guidelines recommend a maximum of 3 signs per building/business. The proposed quantity is appropriate. The wall sign will account for the first of the three signs that are recommended per storefront.

- **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 29 feet in width. The proposed sign area is 22.58" by 48.33" or approximately 7.57 sq. ft. The sign area size is appropriate.

- **Material:** The Guidelines state to not use materials such as plastic, plywood, or unfinished wood for signage materials or plastic for trim, post, or hanging bracket materials. Composite product materials that have the appearance of historic sign materials are

acceptable. The sign will utilize thick, finished aluminum letters, so 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 white-pinned lettering against the façade of the building. The proposed design of the band sign is appropriate.

**Small Hanging/Projecting Sign:**
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. The small hanging/projecting sign will account for the second of the three signs that are recommended per storefront.

- **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 29" by 22" sign, or 4.4 sq. ft. sign per side. The proposed sign meets the intent of the Guidelines.

- **Height:** The Guidelines state that the sign should be hung to maintain an 8-foot minimum clearance from the grade surface (generally defined as the sidewalk or porch floor). The Guidelines state to locate sign brackets for projecting signs no higher than second floor windowsills. The proposed sign is above the top of the storefront entrance but will have a clearance of 151 inches from the grade surface and is below the second floor windowsill. The proposed sign aligns with the placement of the existing signage on the building. The sign height is appropriate.

- **Material:** The Guidelines state that the sign can be a composite product with the appearance of historic sign materials. The proposed sign will be an HDU panel, which 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, white lettering, and a silver accent line. The proposed sign colors are appropriate.

**Window Sign:**
The Guidelines allow for administrative approval of window signs if all recommendations are met.

- **Quantity:** The sign will account for the third of the three signs that are recommended per storefront.

- **Sign Area**: The Guidelines and Zoning Ordinance state that the maximum sign area permitted is 25 percent of an individual window or window grouping area. The proposed window sign area is 19.45" x 9.09", or 1.2 sq. ft. The window grouping area is 138" by 126", or 120 sq. ft. The window signage area is 1% 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 noted to be applied to the window's exterior. The proposed placement does not meet the Guidelines or Zoning Ordinance.

- **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**
2016 Historic District Design Guidelines
Non-Residential Guidelines – Signage pg. 120- 122

**APPROVED WORK SPECIFICATIONS**
The wall sign, small hanging/projecting sign, and window sign are **approved** with the following conditions:

- The window signage **must** be applied fully within the interior of the storefront.
- The wall sign and small hanging/projecting sign **must** be installed through mortar joints rather than the face of the masonry.
- 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/

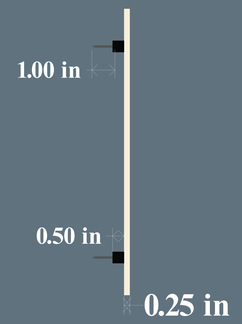
**SIGNS FIRST®**

— FRANKLIN, TENNESSEE —

- Border and graphics are to be raised.
- Double Sided
- 2" Thick HDU routed 1/4" deep
- Painted white & Blue (PMS 7691 C) with Silver Border
- Eye bolts & Screw Pin Ankle Shackle
  for hanging at 24" center to center

SIGNS FIRST®
— FRANKLIN, TENNESSEE —

SIGNS FIRST®
— FRANKLIN, TENNESSEE —




**.25in Thick Dimensional Lettering**
**.5in Floaters from Brick**
**1in Screws augmented with adhesive**

- Dimensional Lettering on Direct to Brick Band
- .25" Thick Lettering made from .25" thick Aluminum
- Lettering floating .5in from brick surface
- Board mounted to building with 1in screws, augmented with heavy duty adhesive

SIGNS FIRST®
— FRANKLIN, TENNESSEE —

48.33 in
14.00 in
LILE
22.58 in
WELLNESS
4.00 in

Window Grouping Diagram

SIGNS FIRST®
FRANKLIN, TENNESSEE

FRANKLIN
VISION CARE
LTC
149
LTC
Monday - Friday
8:30 AM - 5:00 PM
NO PARKING ANY TIME
FUTURE RESIDENT PARKING
FDC

# OWNER AFFIDAVIT
# City of Franklin, Tennessee

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

I/We Harpeth Apartment Associates LLC - Steve Bacon - representative
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

78 c D 15
(Property Parcel/Tax ID Number)
and located at:

149 1st Avenue North,
(Street Address)

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

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

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

Owner Signature

Additional Owner Signature, if applicable

198 E Main Street, Suite, 101
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

6th day of August, 2024.

Notary Public

TIMOTHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-21-26

Law Dept approved (2) 05.13.24

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

CITY OF FRANKLIN, TN

# 149 1st Ave N., Franklion, Tennessee

## Project Overview #1444114

**Project Title:** 149 1st Ave N., Franklion, Tennessee
**Application Type:** 08c) Certificate of Appropriateness (COA)
**Workflow:** COA Default
**Jurisdiction:** Franklin
**State:** TN
**County:** Williamson

## Required Application Supporting Materials

### FRANKLIN HISTORIC DISTRICT GUIDELINES

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

### REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

#### Exterior Alterations

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

#### Demolition, Relocation

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

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

### Administrative Review

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

**Signage:**

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

**Rear Yard Fencing:**

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

**Awnings:**

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

**HVAC Equipment and/or Related Screening:**

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

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

## Owner Affidavit

**This application requires a signed and notarized owner affidavit form.**

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

Owner Affidavit Form

## Contact Information - Project Contact

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

## Property Owner

**Property Owner**
Steve Bacon
Harpeth Associates
198 E Main Street
Franklin, TN 37064
P:6154904680
steve@hamiltonyoung.com

## Address or Parcel

**Project Address or Parcel:** 159 1ST AVE N (078C-D01500)

**Calculated Acreage: Parcel**
- 159 1ST AVE N: 4.48181039

**Columbia Avenue Overlay:**

**Zoning District: Zoning Districts**
- 159 1ST AVE N: PD

**Scenic Corridor Overlay:**

**Central Franklin Overlay: Central Franklin Overlay**
- 159 1ST AVE N: Central Franklin Overlay District

**Hillside/Hillcrest Overlay:**

**Historic Preservation Overlay: Historic Preservation Overlay**
- 159 1ST AVE N: Historic Preservation Overlay

**Flood Fringe Overlay: Flood Fringe Overlay**
- 159 1ST AVE N: Floodway Fringe Overlay District

**Floodway Overlay: Floodway Overlay**
- 159 1ST AVE N: Floodway Overlay District

**500ft Buffer of Hillside Overlay:** <500BHO>

**COF Number of Site Plan:** 078C-D00300

## Project information

**Review Type:** Nonresidential

**Type of Work Proposed:** Signage

**Construction Type:**

**Porch or Deck Project:**

**New Addition Type:**

**Windows or Exterior Door Work:**

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

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

**Demolition or Relocation Proposed:**

**Other Exterior Alterations Proposed:**

**Estimated Age of Addition:**

**Footprint Square Footage of Recent Addition:**

**Number of Attached Signs Proposed:** 3

# Sign 1

**Type of Signage Proposed:** Projecting Arm

**Height of Overall Sign:** 14.48

**Height of Sign Face or Sign Area:** 4.43

# Sign 2

**Type of Signage Proposed:** Wall-Mounted

**Height of Overall Sign:** 15.5

**Height of Sign Face or Sign Area:** 7.58

## Sign 3

| | |
|---|---|
| **Does the existing structure have any recent additions?:** | **Type of Signage Proposed:** Cut Vinyl Lettering on the Entry Door |
| **Height of Existing and Proposed Construction (from FFE to Roof Peak):** | **Height of Overall Sign:** 6 |
| **Lot Square Footage:** | **Height of Sign Face or Sign Area:** 1.23 |
| **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:**

Lile Wellness will occupy a Retail Space in the Harpeth Square Development on the ground floor with the entry along 1st Avenue.

This business is proposing to have 3 signs similar to the other businesses at this location.

The Projecting arm sign will be a custom made Black Steel rod as indicated in the diagram provided. The sign affixed to it will be made of HDU, High Density Urethane that will be 2" thick, routed for a dimensional look. It will be painted primarily Blue with a silver raised border and white raised lettering. It will be bolted to the arm.

The Lettering on the front of the building above the windows (Band Sign) will replace the lettering currently there left by the previous tenant. This lettering will be White 1/4" thick aluminum letters as indicated in the provided diagram.

The Business name will be cut white vinyl lettering applied to the glass entry door as indicated in the provided diagram.

**PLANNING AND SUSTAINABILITY DEPARTMENT**

**Emily Hunter, AICP**
Director

**Dr. Ken Moore**
Mayor

**Eric S. Stuckey**
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

| | |
|---|---|
| **Address:** | **708 West Main St. (Hincheyville Historic District)** |
| **Applicant:** | **Cecil Pickens** |
| **Owner:** | **Cecil Pickens** |
| **Project #:** | **8605** |
| **Type of Work:** | **Consideration of Rear Yard Fencing** |
| **Reviewer:** | **Elizabeth Bulay** |
| **Status:** | **Approval with conditions (See "Approved Work Specifications" Below)** |
| **Approval Date:** | **September 13, 2024** |
| **Expiration Date:** | **September 13, 2026 (if work has not commenced)** |

**APPLICATION REQUEST**

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of rear yard fencing at 708 West Main Street. Two styles of fencing are proposed for either side of the home.

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.

**French Gothic Picket Fence (Right Side):**

- **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 proposed to be 20' from the front façade.

- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7' in height. The height of the proposed new fence is appropriate at 4'.

- **Material:** The Guidelines state that fences and walls are to be designed so that they support the historic character of the district and be compatible with the architectural style of the building. 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 fence is appropriate.

- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is a 4' wood picket fence. The proposed design of the wood fence is appropriate.

**Lattice Top Wood Fence (Left Side):**

- **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 recessed 20' from the front façade.

- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7' in height. The height of the proposed new fence is appropriate at 6'.

- **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 lattice top wood fence is appropriate, as this fence design is in the district.

- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is a 6' lattice top wood fence. The proposed design of the wood fence is appropriate.

**APPLICABLE GUIDELINES**
Chapter 7 – Fences, Gates, and Walls

**APPROVED WORK SPECIFICATIONS**
The rear yard wood picket fencing and wood fencing are **approved** with the following conditions:

- A Floodplain Development Permit **must** be obtained for any work in the floodplain.

- The fencing on the left side of the home must either be raised approximately 8" off the ground, have a shadow box design, or utilize a flap-gate system to allow for the unobstructed passage of water because this portion of the property is located in the floodplain. Please confirm with Preservation staff which design will be utilized.

- 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/

**FRONT OF HOUSE**

**RIGHT SIDE OF HOUSE (Picket Fence)**

**LEFT SIDE OF HOUSE (Lattice Fence)**

**FENCE STYLE 1 (Picket Fence)**

**FENCE STYLE 2 (Lattice Fence)**

# OWNER AFFIDAVIT
## City of Franklin, Tennessee

I/we: Chris R Pickens
(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:

021 0 B 155.00 000
(Property Parcel/Tax ID Number)

and located at:

708 W Main Street Franklin, TN 37064
(Street Address)

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

Self
(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.

Chris R Pickens
Signature

708 W Main St
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

24 day of August 2024

Julie K. Bidwell
Notary Public

My Commission Expires: Dec. 7, 2027

JULIE K. BIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES
DECEMBER 7, 2027
WILLIAMSON COUNTY

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

## Project Overview #1358293

**Project Title:** 708 W Main Street

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

**Workflow:** COA Administrative Default

**Jurisdiction:** Franklin

**State:** TN

**County:** Williamson

## Required Administrative Review COA Application Supporting Materials

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

**Signage:**

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

**Rear Yard Fencing:**

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

**Awnings:**

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

**HVAC Equipment and/or Related Screening:**

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

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

## Owner Affidavit

**This application requires a signed and notarized owner affidavit form.**

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

Owner Affidavit Form

## Contact Information - Project Contact

**Project Contact**
Cecil Pickens

708 W Main Street
Franklin, TN 37064
P:6156745333
Cecil.pickens@me.com

## Property Owner

**Property Owner**
Cecil Pickens

708 W Main Street
Franklin, TN 37064
P:6156745333
Cecil.pickens@me.com

## Address or Parcel

**Project Address or Parcel:** 708 W MAIN ST (078C-B03500)

**Calculated Acreage: Parcel**

- 708 W MAIN ST: 0.11801476

**Scenic Corridor Overlay:**

**Hillside/Hillcrest Overlay:**

**Flood Fringe Overlay: Flood Fringe Overlay**

- 708 W MAIN 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**

- 708 W MAIN ST: R-4 Resid*

**Central Franklin Overlay: Central Franklin Overlay**

- 708 W MAIN ST: Central Franklin Overlay District

**Historic Preservation Overlay: Historic Preservation Overlay**

- 708 W MAIN ST: Historic Preservation Overlay

**Floodway Overlay:**

**COF Number of Site Plan:** 1

**Type of Signage Proposed:**

**Height of Sign Face or Sign Area:**

**HVAC Type:**

## Narrative

**Project Description:**

Construction of back yard fencing to include:

**Right side of house, 20 feet from front**

- Furnish and install +/- 13 linear feet of 4ft high spaced French Gothic style fence. Fence made up of 6x6 exposed posts furnished with decorative post caps, 2x4 horizontal rails, and 1x4 vertical French Gothic pickets. Included is (1) eachsingle walk gate furnished with black decorative single gate hardware. All posts installed in mixed concrete. All framework installed with exterior screws and pickets installed with pneumatically driven nails.

**Left side of house, 20 feet from front**

- Furnish and install +/- 21 linear feet of 6ft high decorative lattice top wood fence. Fence made up of 6x6 exposed posts furnished with decorative post caps, 2x4 horizontal rails, picture frame for lattice made up of 2x6s, 2x2 and 1x4 trim, and diagonal lattice, 1x6 vertical privacy pickets with 1x4 trim. Included is (1) each single walk gate (larger) furnished with black decorative single gate hardware. All posts installed in mixed concrete. All framework installed with exterior screws and pickets installed with pneumatically driven nails.

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

| | |
|---|---|
| **Address:** | **109 1st Avenue North (Downtown Franklin Historic District)** |
| **Applicant:** | **Erica Reynolds** |
| **Owner:** | **Harpeth Apartment Associates, Rep. Steve Bacon** |
| **Project #:** | **8607** |
| **Type of Work:** | **Consideration of Signage (Reface Small Hanging/Projecting Sign)** |
| **Reviewer:** | **Elizabeth Bulay** |
| **Status:** | **Approval with conditions (See "Approved Work Specifications" Below)** |
| **Approval Date:** | **September 19, 2024** |
| **Expiration Date:** | **September 19, 2026 (if work has not commenced)** |

**APPLICATION REQUEST**

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the reface of an existing small hanging/projecting sign located at 109 1st Avenue North. The existing sign is for the Bakehouse and will be refaced for the new tenant Hollie Ray.

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. The small hanging/projecting sign is the only sign proposed at this time.

- **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 proposal is to reface the existing small hanging/projecting sign and will not alter the size of the sign. The existing sign is 4.43 sq ft. The proposed sign meets the intent of the Guidelines.

- **Height:** The Guidelines state that the sign should be hung to maintain an 8-foot minimum clearance from the grade surface (generally defined as the sidewalk or porch floor). The Guidelines state to locate sign brackets for projecting signs no higher than second floor windowsills. The proposed sign location and height provides a 10.5' clearance from grade and will not be altered. The sign height is appropriate.

- **Material:** The Guidelines state that the sign can be a composite product with the appearance of historic sign materials. The proposed sign material will not be altered. The sign material is appropriate.

- **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 black background and sage green lettering. The proposed sign colors are appropriate.

**APPLICABLE GUIDELINES**
Chapter 8 - Signs

**APPROVED WORK SPECIFICATIONS**
The reface of the existing small hanging/projecting 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/

Bakehoúse
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Franklin Sign Proposal
Hollie Ray Boutique
109 First Ave N.
Franklin, TN. 37064

Description of project:

Sign design change, sponsored by Hollie Ray, to update current “Bakehouse Bistro” text into Hollie Ray branding. Design change would constitute of removing current lettering and adding the “Hollie Ray” logo in Sage Green (#95978a).

Specifications:

Dimensions, heights, and location will not be changed or altered from previous city approval. Text color will be updated to Sage Green (#95978a). Materials will consist of permanent vinyl, so that the integrity of the sign will not be affected. Pre-existing sign stands approximately 10’ from the ground, is 28” x 28” x 2”, and requires no electrical connection or edits.

Photographs:

Attached are images of the original sign (including a reference shot of height proximity from sidewalk), an image of the sign with our proposed adjustments, a comparison image, and a singular shot of the graphic.

# OWNER AFFIDAVIT
# City of Franklin, Tennessee

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

I/We Harpeth Apartment Associates LLC, Steve Bacon, representative
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

78C D 15
(Property Parcel/Tax ID Number)
and located at:

109 1st Avenue North, Franklin, TN 37064
(Street Address)

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

Marsha Walker, 906 Studio Architects
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

Owner Signature

Additional Owner Signature, if applicable

198 E Main Street, Suite 101
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this
7th day of August, 2024.

Notary Public

My Commission Expires: 9/1/27

DENICE DEMERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Law Dept approved (2) 05.13.24

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

## Project Overview #1466208

**Project Title:** 109 1st Ave N.
**Application Type:** 08c) Certificate of Appropriateness (COA)
**Workflow:** COA Default
**Jurisdiction:** Franklin
**State:** TN
**County:** Williamson

## Required Application Supporting Materials

### FRANKLIN HISTORIC DISTRICT GUIDELINES

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

### REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

#### Exterior Alterations

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

#### Demolition, Relocation

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

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

### Administrative Review

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

**Signage:**

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

**Rear Yard Fencing:**

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

**Awnings:**

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

**HVAC Equipment and/or Related Screening:**

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

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

## Owner Affidavit

**This application requires a signed and notarized owner affidavit form.**

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

Owner Affidavit Form

## Contact Information - Project Contact

**Project Contact**
Erica Reynolds
Hollie Ray Boutique
330 Mallory Station , G-21
Franklin, TN 37067
P:6156006884
info@hollieray.com

## Property Owner

**Property Owner**
Steve Bacon
Harpeth Apartment Associates LLC.
198 E Main Street, Suite 101
Franklin, TN 37064
P:6152936324
ereynolds@hollieray.com

## Address or Parcel

**Project Address or Parcel:** 109 1ST AVE N (078C-D01500)

**Calculated Acreage: Parcel**
- 109 1ST AVE N: 4.48181039

**Columbia Avenue Overlay:**

**Zoning District: Zoning Districts**
- 109 1ST AVE N: PD

**Scenic Corridor Overlay:**

**Central Franklin Overlay: Central Franklin Overlay**
- 109 1ST AVE N: Central Franklin Overlay District

**Hillside/Hillcrest Overlay:**

**Historic Preservation Overlay: Historic Preservation Overlay**
- 109 1ST AVE N: Historic Preservation Overlay

**Flood Fringe Overlay: Flood Fringe Overlay**
- 109 1ST AVE N: Floodway Fringe Overlay District

**Floodway Overlay: Floodway Overlay**
- 109 1ST AVE N: Floodway Overlay District

**500ft Buffer of Hillside Overlay:** <500BHO>

**COF Number of Site Plan:** 078C-D01500

## Project information

**Review Type:** Nonresidential

**Type of Work Proposed:** Signage

**Construction Type:**

**Porch or Deck Project:**

**New Addition Type:**

**Windows or Exterior Door Work:**

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

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

**Demolition or Relocation Proposed:**

**Other Exterior Alterations Proposed:**

**Estimated Age of Addition:**

**Footprint Square Footage of Recent Addition:**

**Number of Attached Signs Proposed:** 1

# Sign 1

**Type of Signage Proposed:** Projecting Arm

**Height of Overall Sign:** 2.33

**Height of Sign Face or Sign Area:** 2.33

# Sign 2

**Type of Signage Proposed:**

**Height of Overall Sign:**

**Height of Sign Face or Sign Area:**

## Sign 3

**Does the existing structure have any recent additions?:**

**Type of Signage Proposed:**

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

**Height of Overall Sign:**

**Lot Square Footage:**

**Height of Sign Face or Sign Area:**

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

**Footprint Square Footage of Existing Structures on Lot:**

**Footprint Square Footage of Proposed Additions/Structures:**

**HVAC Type:**

## Narrative

**Project Description:**

Sign design change, sponsored by Hollie Ray, to update current "Bakehouse Bistro" text into Hollie Ray branding. Design change would constitute of removing current lettering and adding the "Hollie Ray" logo in Sage Green (#95978a).