



## Meeting Agenda

### Historic Zoning Commission

---

Monday, November 11, 2024

5:00 PM

Board Room

---

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3<sup>rd</sup> 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](mailto: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](mailto: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 Door Replacement (Principal) At 108 Church St.; Rita Cheng, Applicant.

---

#### Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay



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 Fencing (Front Yard and Rear Yard) and Site Alterations At 112 Lewisburg Ave.; Jennifer Lombard, Applicant.

**Sponsors:**

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration Of Alterations (Principal) At 324 3rd Ave. S.; Brandon Hutcheson, Applicant.

**Sponsors:**

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Alterations And Addition (Principal) At 111 Winslow Rd.; Kevin Coffey, Applicant.

**Sponsors:**

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

7. Consideration Of New Construction (Principal) At Lot 24 Myles Manor Ct.; Mark Spivey, Applicant.

**Sponsors:**

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

8. Consideration Of Preliminary Historic Zoning Commission Recommendation For A Proposed Hotel, Parking Structure, And Partial Demolition At 230 Franklin Rd. (The Factory); Greg Gamble, Applicant.

**Sponsors:**

Kelly Dannenfelser, Emily Huffer

## **OTHER BUSINESS**

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

9. Signage (Window and Projecting) At 339 Main St.; Forrest Moodie, Applicant
10. Wall Sign At 214 2nd Ave. S.; Travis Braud, Applicant.
11. Minor Alteration (Rear Non-Historic Door Replacement) At 230 Franklin Rd. (Building 11); David Click, Applicant.
12. Rear Fencing/Screening At 230 Franklin Rd. (Building 13); David Click, Applicant.
13. Rear Yard Fencing At 149 Splendor Ridge Dr.; Chad Gore, Applicant.
14. Signage (Projecting Sign) At 317 Main St.; BriBo LLC., Applicant.
15. Signage (Projecting Sign Reface) At 435 Main St.; David Thompson, Applicant.

## **ADJOURN**

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



## Meeting Minutes

### Historic Zoning Commission

---

Monday, September 30, 2024

5:00 PM

Board Room

---

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3<sup>rd</sup> 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](mailto: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

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

Commissioners Present: Mary Pearce, Lisa Marquardt, Michael Orr, Bob Barrett, Tyler LeMarinel, Brian Laster, Madalyn Ingram, Holly Thompson, and Kathy Worthington

Commissioners Absent: None

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

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

Vice Chair Pearce asked for citizen comments. There were none.

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

#### APPROVAL OF MINUTES

##### 1. Consideration Of Approval Of Minutes

###### Sponsors:

Commissioner Orr motioned to approve the August 12, 2024, HZC meeting minutes, seconded by Commissioner LeMarinel. The motion carried 9-0.

## 2025 MEETING CALENDAR

### 2. Consideration Of The 2025 Meeting Calendar

**Sponsors:**

Ms. Huffer noted that meeting locations will be announced later as construction of the new City Hall will begin in 2025.

Commissioner Laster motioned to approve the 2025 Meeting and DRC calendar, seconded by Commissioner Barrett. The motion carried 9-0.

## ANNOUNCEMENTS

Ms. Huffer welcomed two new Commissioner to the HZC, Madalyn Ingram and Holly Thompson. Also, the regularly scheduled HZC meeting will be held on October 14, 2024, beginning at 5 pm.

## CONSIDERATION OF HZC CHAIRPERSON FOR THE REMAINDER OF 2024

Mr. Harper explained that there is not a limit on the number of individuals that could be nominated for Chair and after the nominations are completed, each nominee would be voted on. Mr. Harper suggested a roll call vote for each nominee.

Vice Chair Pearce asked for Chair nominations.

Commissioner Tyler LeMarinel was nominated by Commissioner Laster.

Commissioner Brian Laster was nominated by Commissioner Worthington.

Vote for Commissioner LeMarinel: 6 Yes (Commissioners Barrett, Ingram, Laster, Pearce, Marquardt and Orr)  
– 2 Abstentions, 1 No (Commissioner Worthington)

Vote for Commissioner Laster: 1 Yes (Commissioner Worthington), 6 No (Commissioners Barrett, Ingram, Laster, Pearce, Marquardt, Orr), 2 Abstentions (Commissioners Laster and Thompson)

Commissioner LeMarinel was elected for the remainder of the 2024 calendar year. Commissioner Pearce will resume her role as Vice Chair.

## APPLICATIONS

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

**Sponsors:** Kelly Dannenfelser, Emily Huffer

Staff Project Leader: Emily Huffer. This proposal was deferred at the August Historic Zoning Commission due to a lack of information to the September HZC meeting. The proposal includes replacing the existing asphalt shingle roof on the left side porch (that faces the driveway) and the rear porch with a bronze metal roof that will match the front porch roof that was approved at the HZC meeting in August. The Design Guidelines recommend:

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

More information and context are needed to determine whether metal roofing was historically on the side porch and rear porch roof.

Recommendation: Staff recommends the deferral of the use of metal roofing on the side porch and rear porch roof on the following grounds:

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

If the HZC should approve the application, there are recommended conditions. (outlined in the staff report)

Applicant Speaker: Josh Berry. Mr. Berry stated that he only had one question about the specific bronze roof color. Is the bronze color like the bronze roof next door?

Citizen Comments: None

#### **Motion**

Commissioner Laster motioned to approve, with conditions, Alterations (Principal Building Side Porch Roofing) at 320 3rd Avenue South with the previously approved bronze roof color (front porch roof) to be used on the side and rear porch roof, seconded by Commissioner Pearce.

Ms. Huffer noted that the previously approved bronze roof color could be used for the side and rear porch roof.

The motion carried 9-0.

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

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

Commissioner Pearce recused herself for this item.

Project Leader: Elizabeth Bulay. This project had come before the commission previously and received a COA that included plans for a ramp at the rear of the building for accessibility. The previously approved ramp was concrete with a wood railing and was entirely located on the rear façade. The ramp is proposed to be reconfigured to wrap around the side of the building and return to land at grade. The ramp is proposed to be screened by evergreen shrubs. The specifications of the materials or design were not provided in the application for the ramp extension. The previously approved ramp does not meet the necessary slopes for the grade that was discovered on site. Although this is a corner lot and side elevation that has a higher degree of visibility, the plantings will help to screen and minimize the visual impact of the ramp.

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

Applicant: Noel Jones. Mr. Jones stated that the 27–28-foot ramp was created to accommodate the elevation change from the driveway and parking area. It is possible that the final grade will allow the middle landing to be placed the corner of the house. The materials for the ramp will be concrete with a parge coat with wood railing, as previously approved.

Citizen Comments: None

#### **Motion**

Commissioner Marquardt motioned to approve, with conditions, Alterations (Ramp) at 264 Natchez Street, seconded by Commissioner Barrett.

Commissioner Worthington asked if the ramp would be attached to the building and, if so, would the ramp be able to be detached without damage to the home.

Mr. Jones noted that flashing would need to be cut to accommodate the ramp as it elevates above the foundation.

Commissioner Laster asked Mr. Jones about the foundation material.

Mr. Jones. The foundation of the kitchen is made of cinder block, while the dining room and forward foundation are made of hand cut stone. The ramp connection will be to the cinder block foundation and as it climbs past the foundation the siding will need to be cut, so the ramp is flush.

Chair LeMarinel noted that he didn't have a problem with the siding being cut but recommended the applicant be careful not to create a water problem. If the ramp traps water so that it cannot drain or be cleaned, water issues may occur. Multiple factors must be considered, such as large enough clearances around the entry way, foyer and oversized landing for wheelchair clearance.

Commissioner Marquardt noted that the ramp would be connected to the non-contributing portion of the house.

The motion carried 8-0 (Commissioner Pearce recused herself from this item).

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

**Sponsors:** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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 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 conditions.

Applicant: Daniel Jones. The applicant was not present.

Citizen Comments: None

**Motion**

Commissioner Pearce motioned to move the item to the end of the agenda, seconded by Commissioner Marquardt.

The motion carried 9-0.

*RETURNED TO ITEM NO. 5 AT THE END OF THE AGENDA*

Commissioner Pearce motioned to defer the item to the October 14, 2024, Meeting, seconded by Commissioner Marquardt.

The motion carried 9-0.

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

**Sponsors:** Kelly Dannenfelser, Emily Huffer

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

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

Applicant: Conner Mims. Mr. Mims, on behalf of Tracy Dean, did not have any new information to add.

Citizen Comments: None

**Motion**

Commissioner Orr motioned to approve, with conditions, Alterations (Rear Deck Addition) at 113 Splendor Ridge Drive, seconded by Commissioner Worthington.

Commissioner LeMarinel noted that Splendor Ridge was approved with specific guidelines regarding site coverage and open spaces. It appears that the buildable area is maxed out for this property.

Ms. Huffer stated that the development was classified as a PUD and the buildable area would be specific to the development. Ms. Huffer explained that the proposal meets the Design Guidelines, and that the zoning ordinance administrator reviewed the proposal and did not have any comments to add.

Commissioner Laster stated that the back portions of the Splendor Ridge lots extend into the floodplain. Each lot was approved individually based on the buildable percentage of the lot.

Commissioner Pearce stated that more individual lot coverage was allowed because of the large amount of open green space.

The motion carried 9-0.

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

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

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

- Replacement of 9 pane side door with a ½ lite door.
- Replacement of the storm windows in the ca. 1986 sunroom enclosure with plate glass windows in a ribbon style.
- Replacement of the corrugated fiberglass roofing with metal roofing on the ca. 1976 carport.
- Replacement of the existing hard plank siding with smooth cementitious siding with a 7" reveal.

Recommendation: The proposed alterations are in keeping with the Guidelines and appropriate and staff recommends approval with conditions.

Applicant: Dr. Woody. Dr. Woody stated that he did not have any additional information to add, but he would be glad to discuss the history of the property.

Citizen Comments: None

**Motion**

Commissioner Laster motioned to approve, with conditions, Alterations (Principal And Accessory) at 340 Franklin Road, seconded by Commissioner Marquardt.

Discussion: None

The motion carried 9-0.

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



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

Project Leader: Elizabeth Bulay. 231 Myles Manor Court is the site of Jasmine Grove and is in the Franklin Road Historic District. The site features a principal building in the neoclassical style along with several historic accessory structures around the property. The principal building was originally constructed in 1850 and has had a series of additions and alterations over time, including, but not limited to, additions in the 1920s as well as 1987. This proposal is for alterations to the hardscaping on the site, alterations to the principal building, and an addition to the principal building. The Design Review Committee had a site visit to the property in February 2024 to view the site. These proposals came before the June and July Design Review Committee meeting, and feedback has been incorporated into this application.

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

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

The proposed site alterations are in keeping with the recommendations of the Guidelines.

**Alterations (Principal Building):**

Several alterations are proposed to the principal building within this application:

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

A new cellar door cover is proposed to be installed over the existing stairwell to the basement on the left side elevation. The cellar door is on the side façade and will not be highly visible from the street. The cellar door cover may help to preserve the existing basement door. The Guidelines recommend the following for entrances:

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

While the Guidelines do not specifically detail recommendations for cellar door covers. The door cover will assist in preserving the entrance, and the visual impact will be minimized with the proposed change in hardscape and color selection at this location. The in-kind repair of the damaged Porte cochère elements is appropriate.

**Addition:**

An addition is proposed to the rear and right side of the principal building. The addition will be compatible with and subordinate to the historic home in design and form but will be clearly identifiable through offsets and roof breaks. While the Guidelines recommend placing additions in subordinate locations at the rear of the building or obscured facades from the street, the side addition is appropriate as there are existing structures behind the home that limit the ability to extend the addition further to the rear. The addition to the side will be setback from the historic front of the building and will extend 17 ft. from the existing home, which equates to 32% of the length of the front façade. The proposed addition would add approximately 927 sq. ft. to the footprint of the home. The existing historic footprint of the home is 2,133 sq. ft. The addition is appropriately sized, being 43% of the historic footprint. The addition, along with all the structures, equates to a total lot coverage amount of 0.02%. The orientation, form and size of the addition are appropriate. The new addition will utilize

wood siding and trim to match what is existing on the structure. The roofing for the addition will utilize a metal roof to match the existing standing seam metal roof. Two materials are proposed for the foundation of the addition. The first material will continue the parge coat foundation for the proposed side addition on the ride side. This foundation material is seen along the side elevations of the historic home. The addition on the rear proposes maintaining the brick foundation that exists on the rear. The proposed materials align with the recommendations of the Guidelines. A covered porch is proposed at the rear of the building. The location is appropriate as it is located on a rear façade with minimal visibility.

The home features dentil detailing in the cornice along the front and sides as well as an elaborate corbel on the historic home. The proposed addition will utilize a detailed trim for the fascia and continue the rafter tails within the rear addition. The sunroom proposes to utilize panels beneath the windows and crown molding above the transoms. The crown molding is proposed to match the crown molding that is seen on the historic garage on the property. The proposed windows will be encased with a pediment-style trim. The utilization of the pediment-style trim for the new windows will further distinguish the addition from the historic home but will relate it to the home with more detailing. The proposed detailing and ornamentation are like but less elaborate than that seen on the historic building. These details help to further distinguish the addition from the historic building.

The proposed entrances on the rear read as secondary in appearance and detailing to the historic building. A transom window is proposed above the French doors. The transom window helps to align the window headers, so they are more proportionately sized. The proposed entrances will utilize wood doors and are appropriate. The historic building features 6 over 6 lite patterned windows that are double hung. A transom window is located over an entrance, and windows are on the front façade of the historic building. The proposed windows appear to be double-hung and utilize a 6 over 6 lite patterns. The proposed windows will be wood, but specifications for the windows have not been provided at this time. The sunroom proposes to utilize a transom window in a three-lite pattern over the windows. The rhythm and placement are traditional and provide continued symmetry that is typical to the neoclassical style. The windows are more compatible in size and detailing to those on the historic building.

Recommendation: Staff recommends approval of the site alterations, alterations to the principal building, and addition with conditions outlined in the staff report.

Applicant: Amanda McCreary. Ms. McCreary stated that the success of the project is due to the additional detailing above the windows. The team came across old photos that provided a glimpse of what the historical windows looked like long ago which prompted the additional detailing of the window. Ms. McCreary noted that the large chimney is being altered to reflect the size and scale of the home.

Citizen Comments: None

#### **Motion**

Commissioner Orr motioned to approve, with conditions, Alterations (Site And Principal) And Addition (Principal) at 231 Myles Manor Court, seconded by Commissioner Laster.

Commissioner Laster noted that the success of the project is due to the thoughtful design and attention to the historical aspects of the home. The result is a design that harmonizes the new elements with the original structure.

Chair LeMarinel noted that the opening changes made a huge difference and thanked Ms. McCreary for her responsiveness to the Design Review Meeting suggestions.

The motion carried 9-0.

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

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

Commissioner Marquardt recused herself from this item.

Project Leader: Elizabeth Bulay. 143 2nd Avenue South is a residential building located at the Brownstones. This building fronts 2nd Avenue South and is an end unit within a block of three townhomes. Three alterations are proposed within the

application including an entrance alteration, window alteration, and porch alteration.

**Entrance Alteration:**

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

**Window Alteration:**

The second item is the replacement of two windows and the alteration of their window opening on the right-side elevation. The new window will utilize the same material and design to match the windows on the front elevation that have the same configuration. The proposed window alteration is appropriate. The alteration maintains a solid-to-void ratio that is seen on the building already.

**Porch Alterations:**

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

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

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

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

1. Only one panel of shutters should be installed between the brick wall and the first column of the porch. The second panel between the two porch posts must not be installed to maintain minimal visibility of this porch element.
2. Window specifications showing three-dimensional cut-outs with dimensions must be provided to the Preservation Planner before the building permit submittal.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

**Applicant:** Russ Robertson. Mr. Robertson stated that he agrees with all of staff comments but requests consideration of two shutters to be installed between the brick wall and the first column of the porch. Aesthetically a single shutter would look out of balance and two shutters would be consistent with other porches in the Brownstone development.

**Citizen Comments:** None

**Motion**

Commissioner Orr motioned to approve, with conditions 2, 3, 4 only, Alterations (Principal) at 143 2nd Avenue South, seconded by Commissioner Worthington.

Commissioner Laster noted that because of the shed canopy, a gap would be present at the top of the original porch. According to the drawings, one would need to continue the slope from the shed canopy.

Mr. Robertson stated that the goal is to have the panels flush and straight with the shutters and flat at the top on both sides.

Chair LeMarinel stated that there appears to be a freeze board under the eave that exists over the brick on the left side that continues across. Chair LeMarinel stated that he does not have any issues with the two panels in this situation, and it's understood why staff recommended approval of a single panel.

Commissioner Pearce noted that the placement of the porch within the Brownstones has low visibility from the street.

Commissioner Worthington stated that a better way to create privacy would be to incorporate an architectural element already repeated throughout the Brownstones.

The motion carried 9-0.

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

**Sponsors:** Emily Wright, Emily Huffer

Ms. Dannenfelser recused herself from this item.

Project Leader: Emily Huffer. The primary building located at 315 4th Avenue South is a contributing building within the Downtown Franklin National Register District. The listing describes the building as a one-story, ca. 1910, framed, irregular-plan dwelling. The proposal came before the July Design Review Committee meeting, and the feedback was incorporated into this application.

The proposal includes the following alterations:

- Removal of the aluminum siding/trim to reveal wood siding/trim
- Repair in-kind any deteriorated siding/trim
- Front door replacement
- Sun tunnel installation
- Metal chimney cap installation
- Installation of front yard fencing
- Installation of rear yard fencing
- Driveway material change & widening
- Adding a fire pit
- Demolition of the non-historic accessory structure
- Construction of a minor accessory structure
- Construction of a larger accessory structure

Recommendation: Staff recommends the approval with conditions as the proposed alterations follow the recommendations of the Design Guidelines.

Applicant: Ben McCreary. Mr. McCreary stated that he would be happy to answer any questions.

Citizen Comments: None

**Motion**

Commissioner Pearce motioned to approve, with conditions, Alterations (Site, Accessory, And Principal), Fencing, And New Construction (Accessory Structures) at 315 4th Avenue South, seconded by Commissioner Laster.

Commissioner Pearce stated that the alterations will be a wonderful improvement for the historic home.

Commissioner Marquardt asked staff how the guidelines address a sun tunnel and if more details about the fence installation could be provided.

Ms. Huffer noted that the guidelines recommended that the sun tunnel not be visible from the street. In this situation, the sun tunnel would be behind the gable and would be well hidden from view.

Mr. McCreary explained that the front fence is traditionally placed and will run along the property line and sidewalk with a

gate. Once the fence meets the driveway, toward the back of the house (where the house changes its plane -bump out) about twenty feet from the front, a vehicular seven-foot gate will be installed. The seven-foot privacy fence will transition from there into the backyard.

Ms. Huffer added that the proposed fencing design is appropriate and follows the recommendations of the Guidelines.

Chair LeMarinel noted that a garage door panel consisting of half glass is not typically seen in combination with a historical home. It appears to be in keeping with the Design Guidelines but is somewhat foreign in combination with the style of the home and the other outbuilding. If the homeowner is happy with the design, and it's in keeping with the guidelines, then that is what is important. The garage panel is very attractive.

Mr. McCreary referenced a photo in the application documents of a similar garage door constructed in a historic district. There is also a similar garage door in one of the local historic districts.

Commissioner Pearce stated that she had seen a similar garage door in the Franklin Historic District and noted the simplicity of the garage door design and that the garage would be behind the seven-foot vehicle gate.

Commissioner Laster stated that there is an example in the Design Guidelines of a similar garage door on Fair Street. Commissioner Laster asked Mr. McCreary, of the two conceptual images of garage door panels in the application documents, the bottom design is the intent of the request, correct?

Mr. McCreary confirmed that Mr. Laster is correct and noted, regarding the fence, that the gates would be the only part of the fence that would have a high fenestration with the fence itself being solid.

Commissioner Ingram asked the applicant if the potting shed door would have a similar or a different design to the garage door.

Mr. McCreary stated that the design of the potting shed door would be different.

Commissioner Pearce noted that the potting shed would not be visible from the street.

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

The motion carried 9-0.

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

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

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

### Principal Building:

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

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

- Preserve historic roof forms and materials.

- If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.
- Maintain the historic building shape, mass, scale, proportion, rhythm, and roof shapes.

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

#### Accessory Structure:

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

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

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

Recommendation: Staff recommends approval of the alteration to the roof and reconstruction of the accessory structure with conditions outlined in the full staff report.

Applicant: Ben McCreary. Mr. McCreary did not have additional information to add.

Citizen Comments: None

#### Motion

Commissioner Worthington motioned to approve, with conditions, Alterations (Principal) And Reconstruction (Accessory) at 1009 Fair Street, seconded by Commissioner Orr.

Chair LeMarinel stated that in the world of historic preservation, the Commission should expect to see more situations where historic preservation best practices meet code requirements. Creative ideas will be required to keep our historic neighborhoods looking and feeling like they do. Chair LeMarinel thanked Mr. McCreary for his degree of detail and diagrams, provided to discern the best approach that complies with code requirements and historical preservation.

The motion carried 9-0.

#### OTHER BUSINESS

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

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

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

#### Sponsors:

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

*Sponsors:*

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

*Sponsors:*

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

*Sponsors:*

#### **ADJOURN**

Commissioner Orr motioned to adjourn the September 30, 2024, meeting, seconded by Commissioner Laster.

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

---

Chair

---

Date







## Meeting Minutes

### 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 3<sup>rd</sup> 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](mailto: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

Commissioner LeMarinel called the meeting to order at 6:00 PM.

Commissioners Present: Tyler LeMarinel, Mary Pearce, Kathy Worthington, Michael Orr, Bob Barrett, Brian Laster, Madalyn Ingram, and Holly Thompson

Commissioners Absent: None

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

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

Chair LeMarinel asked for citizen comments. There were none.

#### 1. Public Comment For 904 Fair Street

##### Sponsors:

Comments on agenda items may be made in person at city hall or by emailing [planningintake@franklintn.gov](mailto: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

## 2. Consideration Of Approval Of Minutes

### Sponsors:

Minutes from the previous meeting have not yet been provided and will be voted on at the next meeting.

## ANNOUNCEMENTS

Ms. Huffer announced that the regularly scheduled DRC Meeting will take place on Monday, October 21, 2024, beginning at 4:00 PM.

## APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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 deck is proposed to be 7' x 15' and will be composed of composite decking with an aluminum railing. The proposed location of the deck is appropriately placed per the Guidelines, as it is at the rear of the building. However, based off the plot of the original building, the proposed deck will encroach into the rear setback, right up to the property line. A variance would need to be requested for the placement of this rear deck.

Recommendation: Staff recommends approval of the rear deck with conditions.

Applicant: Daniel Jones. Mr. Jones did not have any additional information to add.

Citizen Comments: None

#### **Motion**

Commissioner Orr motioned to approve Alterations (Rear Deck Addition) at 100 Cottage Lane with staff conditions, seconded by Commissioner Worthington.

Discussion: None

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The construction of a retaining wall at 904 Fair Street was previously approved at the March 2024 Historic Zoning Commission meeting. The Certificate of Appropriateness approved fencing around the property that consisted of wood privacy fencing for the rear of the property (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 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 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 and the fence height of the fence with conditions.

Applicant: Greg Gamble. Mr. Gamble explained that his firm was contacted by the Hardcastle's to help navigate the approval process and permitting after premature construction of the retaining wall had begun. The request is for the height of the privacy fence to be increased to seven feet instead of six feet so that the retaining wall is out of view of neighboring properties. The retaining wall is constructed with the same concrete block as used around the garage and on an existing wall on the property. The retaining wall length was greater than the thirteen feet as shown by the survey. The length of the retaining wall will allow the storm water runoff to be more easily managed for the Hardcastle's and keep the water from running directly onto the neighbor's property.

Citizen Comments:

Gina Level, 110 Lewisburg Avenue, and 217 Lewisburg Avenue (previously). Ms. Level explained that in updating her home at 217 Lewisburg Avenue following the design guidelines, many revisions and changes were required. The Commission coached the Level's through the process so that the results were compliant with the guidelines and pleasing to everyone involved. Ms. Level's asked the Commissioners to provide the same guidance through compliance of the design guidelines, to maintain the historic value of the district.

Cathey Scott, 900 Fair Street. Ms. Scott asked the Commission to hold the Hardcastle's accountable to the design guidelines like everyone else. The situation is a good example of what happens when rules and regulations are not followed. The Scott's moved to Franklin and invested heavily in their historic home and property. Ms. Scott noted that it's very disheartening when others disregard the rules and regulations that sustain historical value.

Steve Scott, 900 Fair Street. Mr. Scott expressed his concern about the wood privacy fence hiding the concrete retaining wall. The concrete block retaining wall will far outlive the life of a wood fence. A seven-foot privacy fence is not a justifiable reason to allow construction of a retaining wall that does not meet the requirements of the design guidelines and is not the correct message to send to the community.

### **Motion**

Commissioner Laster motioned to deny Alterations to The Previously Approved Retaining Wall and Fencing At 904 Fair Street, seconded by Commissioner Pearce

Commissioner Laster explained that if the original request/application had been for a retaining wall of forty-four feet, the application would have been denied because the wall did not meet the requirements of the design guidelines. The Commission was under the impression that the retaining wall would be thirteen feet in length and not in view of the public view shed. The material of the wall should meet the design guideline requirements.

Commissioner Pearce stated that she was hesitant to approve the thirteen-foot cinder block retaining wall, but now that the wall is profoundly longer, this application cannot be supported.

Commissioner Orr stated that the project is a mess, and he cannot support approval of the application as it stands. Commissioner Orr noted that he expected to see a revised application that reduced the wall height.

Commissioner Barrett stated that his concern is about the length of the wall and the disregard for the natural slope of the lot.

Chair LeMarinel reminded the Commissioner and citizens that the HZC doesn't review drainage and stormwater, but the HZC does review site and setting of the property. Alterations often do relate to the site and setting of a property.

Commissioner Pearce noted a recent discussion that recommended the best way to maintain the site and setting of an historic property is to reduce the amount of manipulation of the site.

Commissioner Laster added that applicants, over the years, have requested use of landscaping or fencing that falls outside the design guidelines, but are viewed as temporary. A retaining wall is considered a permanent architectural element and a fence blocking the view of the element does not negate consideration of the design guidelines.

The motion carried 8-0.

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

**Sponsors:** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. At 137 4th Avenue North, the National Register of Historic Places describes the principal building as contributing to the Downtown Franklin Historic District. The proposal is to repair all the windows on the building. As proposed, the alterations to the windows are appropriate.

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

Applicant Speaker: Katherine Morrow. Ms. Morrow asked for approval of the application so that the windows could be removed, reframed, glaze scraped off and new glaze applied.

Citizen Comments: None

**Motion**

Commissioner Pearce motioned to approve with conditions Window Alterations at 137 4th Avenue North, seconded by Commissioner Laster.

Discussion: None

The motion carried 8-0.

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

**Sponsors:** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The Hiram Lodge, constructed in 1823, is recognized as a National Historic Landmark. The proposal includes the repair of 15 windows on the South and North sides of the building. As proposed, the repair and restoration to the windows are appropriate and are supported by the Guidelines.

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

Applicant Speaker: John Baumgartner. Mr. Baumgartner stated that the windows are in dire need of preservation and repair and, with the Commission's approval, work can begin next week. The contractor has experience with historical preservation and has completed work at the Hermitage.

Citizen Comments: None

### **Motion**

Commissioner Laster motioned to approve with conditions Window Alterations at 115 2nd Avenue South (Hiram Masonic Lodge), seconded by Commissioner Barrett.

Commissioner Laster noted that he had seen the contractor's window preservation work at the Hermitage and the group did excellent work.

The motion carried 8-0.

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

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

Project Leader: Elizabeth Bulay. 232 Franklin Road is the site of a commercial building located in the Franklin Road Historic District. 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.

1. **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.
2. **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.
3. **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.

The proposed materials, design and color are appropriate.

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.

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

Applicant Speaker: David Schafer. Mr. Schafer stated that the owner has had problems with people parking incorrectly in the lot. The plan is to replace the owner's handwritten "Tow" signs with more appropriate signage.

Citizen Comments: None

**Motion**

Commissioner Orr motioned to approve with conditions Signage (Convenience) at 232 Franklin Road, seconded by Commissioner Pearce.

Chair LeMarinel stated that he understands the necessity for the convenience signage (paid parking signs) but cautioned that parking convenience signage may begin to pop up all over town to a degree that is too much. This is a good example of why the rules and guidelines exist. Also, because of the zoning ordinances regulations, the HZC doesn't have the ability to approve "all" signage.

Ms. Bulay stated that the zoning ordinances were updated this summer. The zoning ordinance no longer regulates additional signage that is used to designate parking spaces. However, the size recommendations are regulated by the zoning ordinance.

Commissioner Pearce stated that she understands the need to limit signage for paid parking spaces as it could completely change the character of downtown Franklin. Ms. Pearce noted that she is in favor of regulating signage as much as possible.

The motion carried 8-0.

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

Project Leader: Elizabeth Bulay. 108 Church Street is a corner unit facing Church Street and is in the Brownstones in the downtown Franklin historic district. The applicant is requesting replacement of a door on the porch of the third floor. The applicant noted that the door and threshold are compromised due to leaking. The door could be replaced in kind, but there are concerns the same internal damage will happen again. The visibility of the door is low this time of year due to the trees and landscaping. However, visibility from Church Street is greater at other times of the year. The proposed replacement door is Renewal by Anderson, which features a double opening with an arched transom. The guidelines recommend doors to be designed and compatible with the historic district. Also, doors should be designed so that they are secondary in appearance to the historic building. The proposed door has a similar configuration to doors seen on the first floor and the second floor of the Brownstones. However, the proposed door will break the rhythm of the windows and doors that currently read as windows.

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

Applicant Speaker: None

Citizen Comments: None

Chair LeMarinel stated that after talking to legal counsel, the absence of the applicant does not preclude discussion of the application or deferral to the next meeting.

**Motion**

Commissioner Laster motioned to defer the application to the November 11, 2024, HZC meeting as the applicant is not present, seconded by Commissioner Pearce.

Commissioner Laster stated that the homeowner should have input when the application is being discussed.

Commissioner Pearce also noted that the HZC does not discuss an application without the homeowner being present.

Commissioner Orr asked if there was something about the application that was controversial. If not, is it necessary for the applicant to be in attendance if the Commission is going to approve the item anyway? What would the applicant need to say that would make a difference?

Commissioner Pearce stated that it is more about having the applicant present when discussing the appropriateness of the request.

Chair LeMarinel stated that after the last meeting there was a situation where the applicant didn't think it was necessary to attend the meeting. Legal confirmed that if applicant is not present for discussion of the application. The HZC may vote to defer or deny the item.

The motion to defer carried 6-2 (Commissioner LeMarinel and Orr voting no).

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

**Sponsors:** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The property located at 1102 West Main Street is a part of the Hincheyville National Register District. The principal building is circa 1900 and is 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 it will be in two equal sections and will utilize mechanical equipment to open and close. The fencing and gates are appropriate.

Recommendation: Staff recommends approval of the proposed fencing and gates with conditions.

Applicant Speaker: Joshua Thurman. Mr. Thurman stated that the fence would add to the historical character of the property. Also, the family has four children and a dog, the fence will provide more safety from the increasing traffic on West Main Street.

Citizen Comments: None

**Motion**

Commissioner Orr motioned to approve with conditions Fencing At 1102 West Main Street, seconded by Commissioner Barrett.

Commissioner Laster stated that the fence is an appropriate style for the home.

The motion carried 8-0.

Mr. Harper noted that regarding the absence of the applicant when his or her item is before the Commission, HZC Bylaws indicate that item may be deferred or denied.

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

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

Project Leader: Elizabeth Bulay. 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 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 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 conditions outlined in the staff report.

Applicant Speaker: Stephen Scott. Mr. Scott stated that the buildings were damaged by hail in May, and it was a good opportunity to match the bronze color of the existing trim and gutters of the main house.

Citizen Comments: None

#### **Motion**

Commissioner Worthington motioned to approve with conditions Alteration (Accessory Structure Roof) at 900 Fair Street, seconded by Commissioner Laster.

The motion carried 8-0.

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

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

Project Leader: Elizabeth Bulay. 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 building features asphalt shingle roofing on the main section of the building and metal shed roofs. 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 outlined in the staff report.

Applicant Speaker: Gregg Dvorak.

Citizen comments: None

#### **Motion**

Commissioner Laster motioned to approve with conditions Alteration (Roof) At 125 South Margin Street, seconded by Commissioner Ingram.

Commissioner Worthington asked the applicant about the color of the roof and noted that the color should be approved by staff.

Commissioner Thompson noted the light color of the proposed material and asked how the material will weather over the years.

The applicant stated that the roof color would be presented to staff with no problems. Regarding the weathering of the TPO roof, the material wears similarly to a shingle roof and can be cleaned.

Commissioner Ingram asked if the material could be applied in a tile pattern.

The applicant stated that TPO material would be applied in ten-foot sections of 100-foot rolls to provide a more continuous



look.

Commissioner Pearce stated that she understands the structural need for this type of material but would like to see an example building where this type of roofing material has been used. Also, Commissioner Pearce asked Mr. LeMarinel to give his professional opinion about the proposed material.

Chair LeMarinel stated the light color of TPO material in this highly visible location will be very bright. A light gray color may work but TPO has a sheen or shine to the color that will eventually go away with time. The EPDM is a mat black color.

Chair LeMarinel and Commissioner Pearce both agreed that an example of the color should be provided.

The applicant asked the Commission if they would like to see examples of the EPDM and TPO in the white and light gray.

Chair LeMarinel stated that that seems to be direction the discussion is going.

Commissioner Orr stated that he had a tough time approving a rubber roof for a building built in 1910.

Commissioner Ingram suggested further discussion at the next DRC meeting.

Commissioner Thompson asked the applicant for other roofing material options for a barrel roof, perhaps metal.

The applicant stated that the existing building has been coated with some sort of flat material, but it's difficult to see what the original surface material was. Metal and shingle roofs are not an option in this situation.

Chair LeMarinel stated that buildings of a similar age in Nashville have modified roofs mopped with asphalt. Even though this building has a parapet, there is a lot of roof visibility on each side. Mr. LeMarinel noted that he doesn't have a problem with the material proposed, as it relates to the guidelines, other than the color must be determined. The Commission needs to see the color before installation of the roof.

Commissioner Laster noted the very light roof color in the application photos.

Ms. Bulay stated that the photo is from Google street view and has a lot of light reflection, but the roof color in person is more of a light gray.

The applicant noted that the existing coating painted over the shingles is a very light color.

The motion carried 5-3 (Commissioners Orr, Thompson and Pearce voting no).

Commissioner Pearce noted that she is pleased that the city is allowing the HZC to participate in the Sea Side Institute.

## **OTHER BUSINESS**

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

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

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

**Sponsors:**

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

**Sponsors:**

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

*Sponsors:*

**ADJOURN**

Commissioner Orr motioned to adjourn, seconded by Commissioner Worthington.

There being no further business, the meeting adjourned at 7:01 PM.

---

Chair

---

Date





---

**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

## 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

## 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.

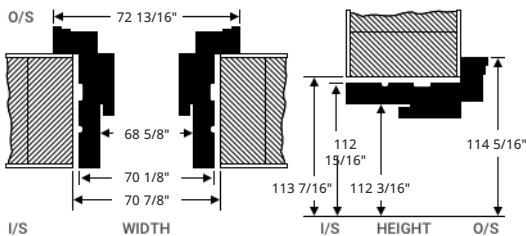


OUTSIDE VIEW

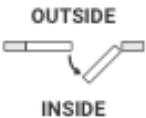


INSIDE VIEW

## SIZING



## HANDING



Installation Instructions



## ENERGY

### ENERGY PERFORMANCE RATINGS

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

### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance 0.23  
Air Infiltration (cfm/ft2) <= 0.04





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





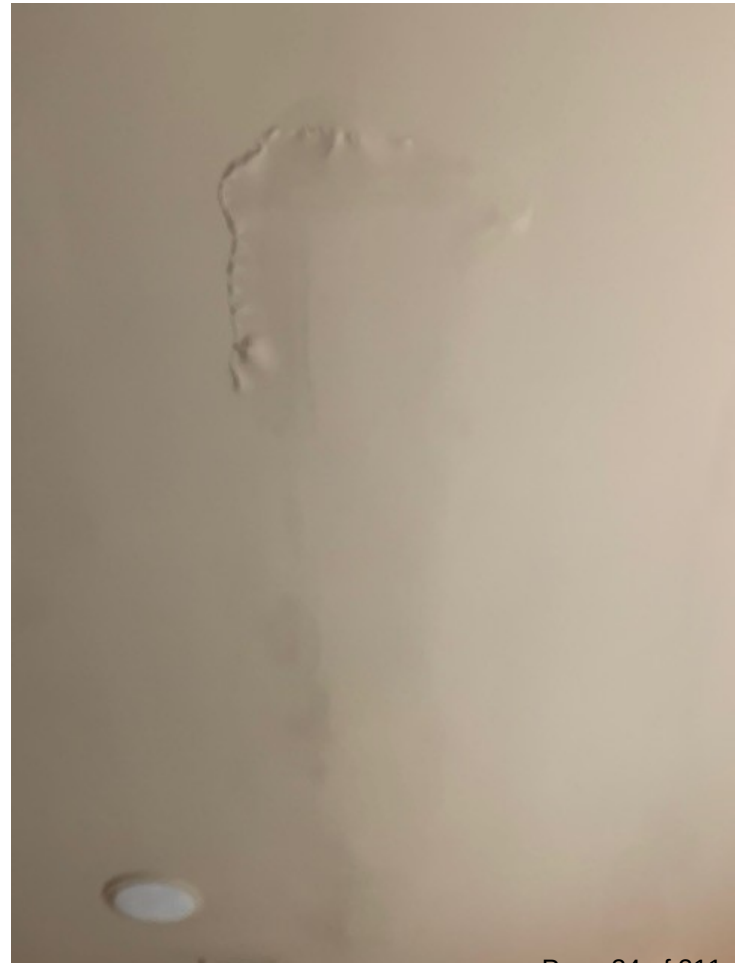
**VIEWS OF PROPERTY FROM CHURCH STREET**







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





---

**File #: 21-0933**

---

**DATE:** October 30, 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. Then the proposal came before the HZC at the October HZC meeting where it was denied.

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 two of the additional information packet, the dotted line indicates the building setback of 7 feet, which is the principal building setback for an R4-zoned building.

Since the October HZC meeting, the design has been altered based on the feedback from the HZC.

Along the side facing the fence and side property line, the wall height will decrease and the length of the wall will decrease as well from their previous proposal. The wall was built to be 44'-8" in length, but the updated plan includes removing 19'-2" of the existing wall, making the total length of the wall 25'-6". Additionally, the wall's height will be decreased facing the fence and side lot line, for a decrease in height by 8". As the grade changes, it will stair step from 4'-2" down to 1'-9".

Along the side facing the rear property line, the height of the wall will still be 5' in height.

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.

The rear yard 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. The retaining wall shown again does not appear to have been constructed per the approved retaining wall design/permit (#169756). Applicant is advised that approval of the COA does not grant approval of wall or fence construction which is not in compliance with the Zoning Ordinance or approved permit.





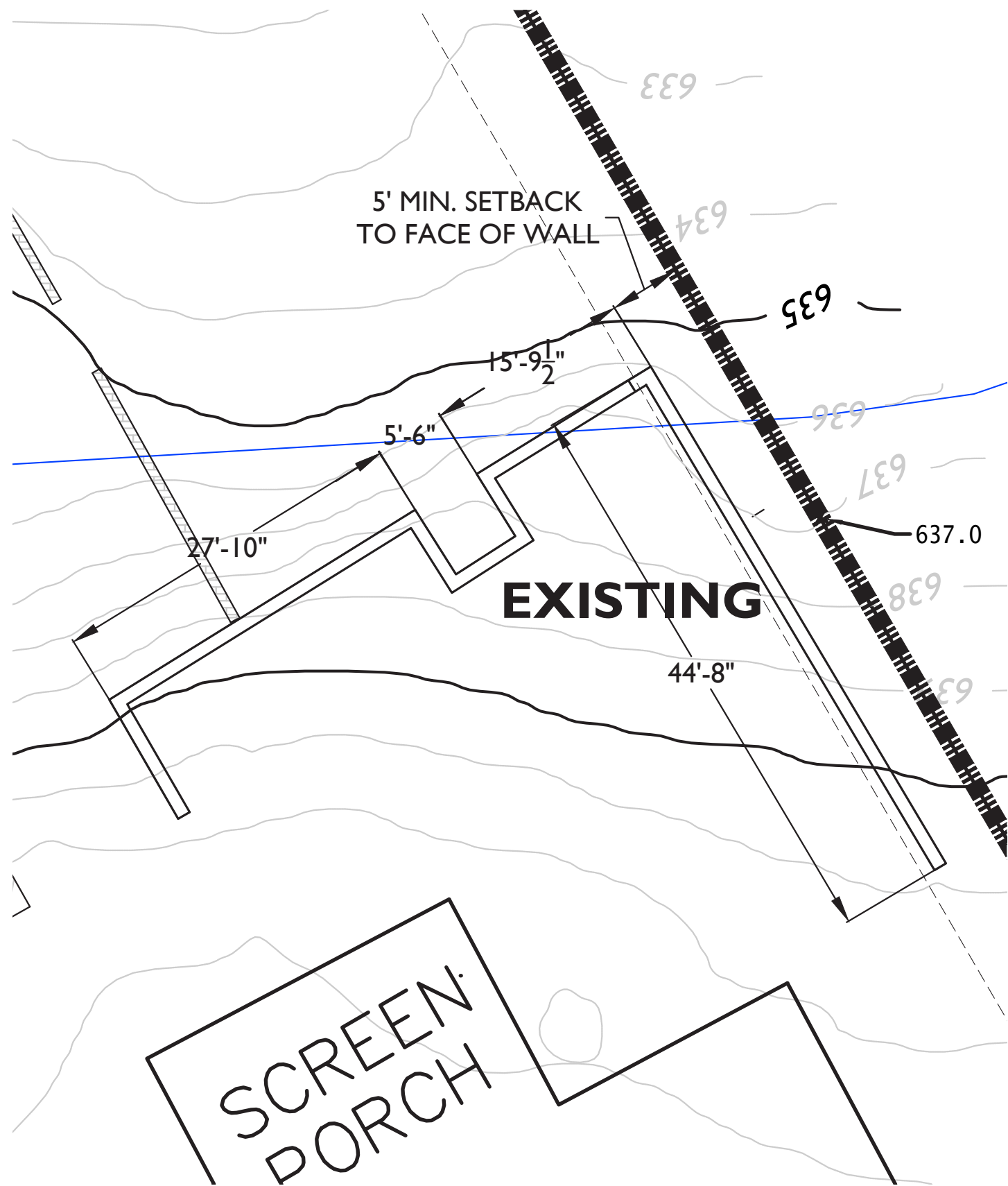
# 904 FAIR STREET | HISTORIC ZONING COMMISSION

FRANKLIN, TN  
10/25/2024

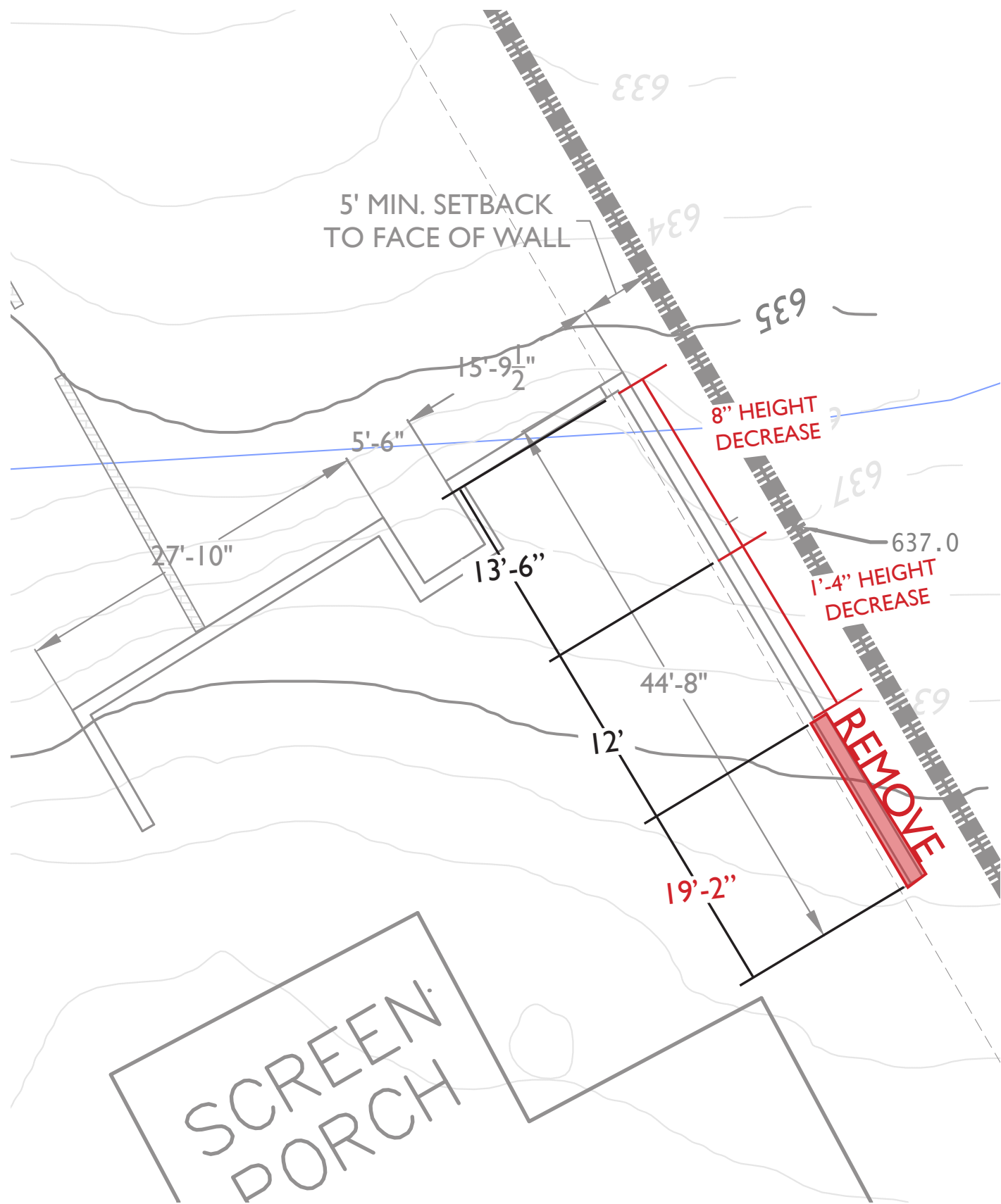


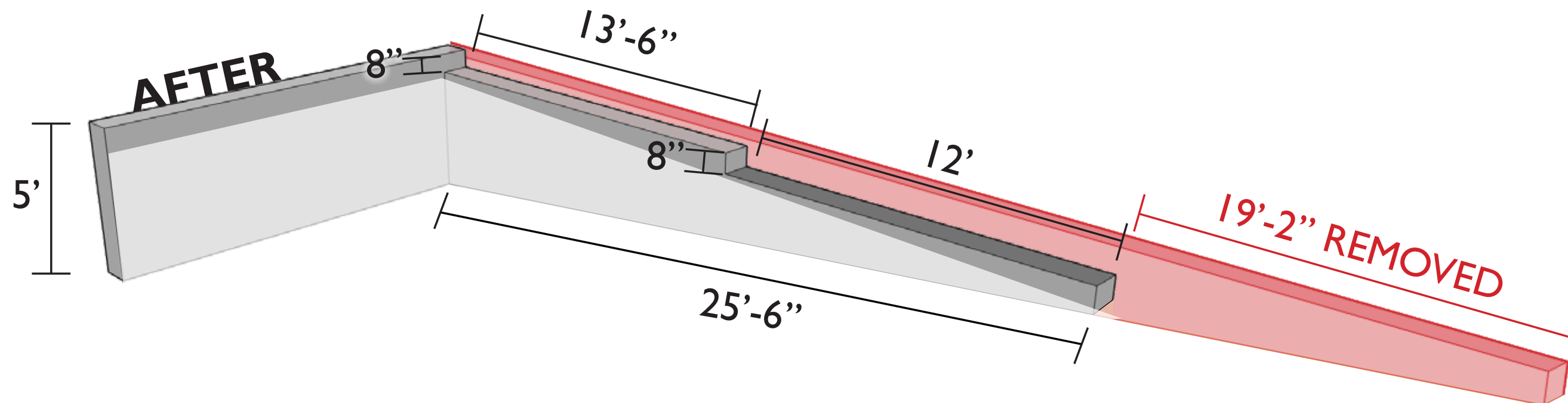
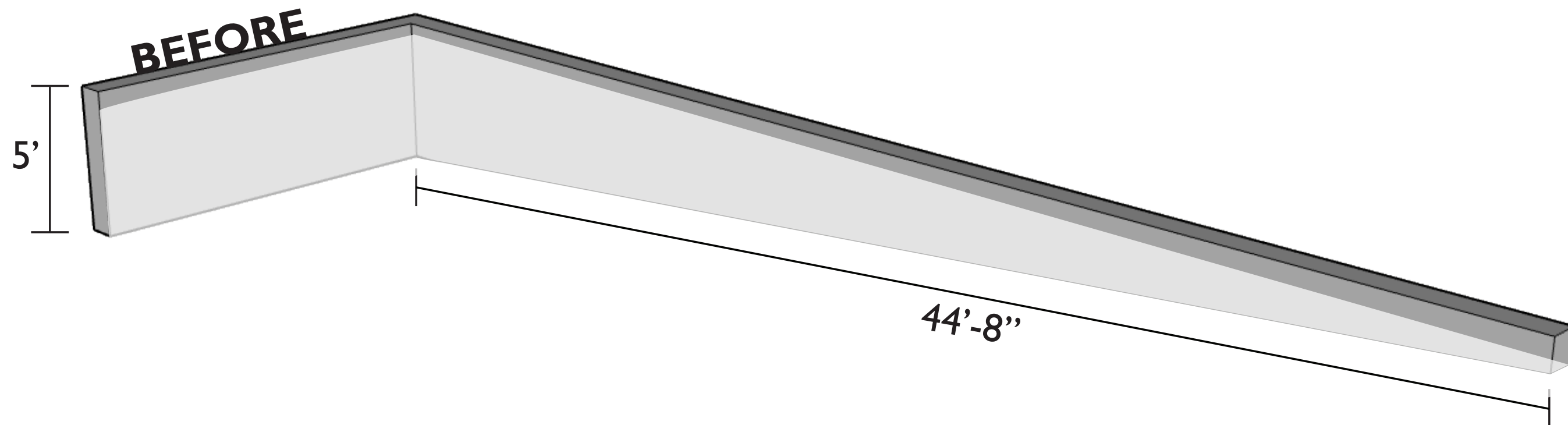


EXISTING

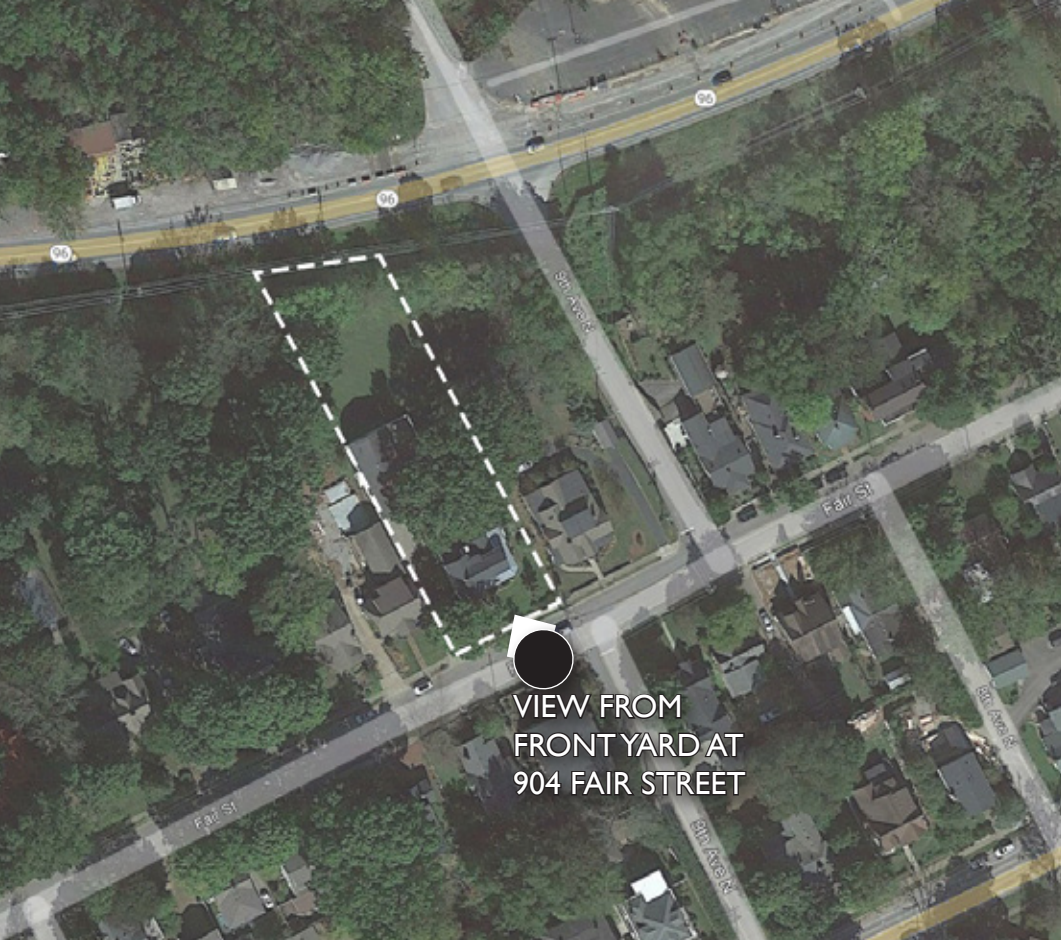


PROPOSED

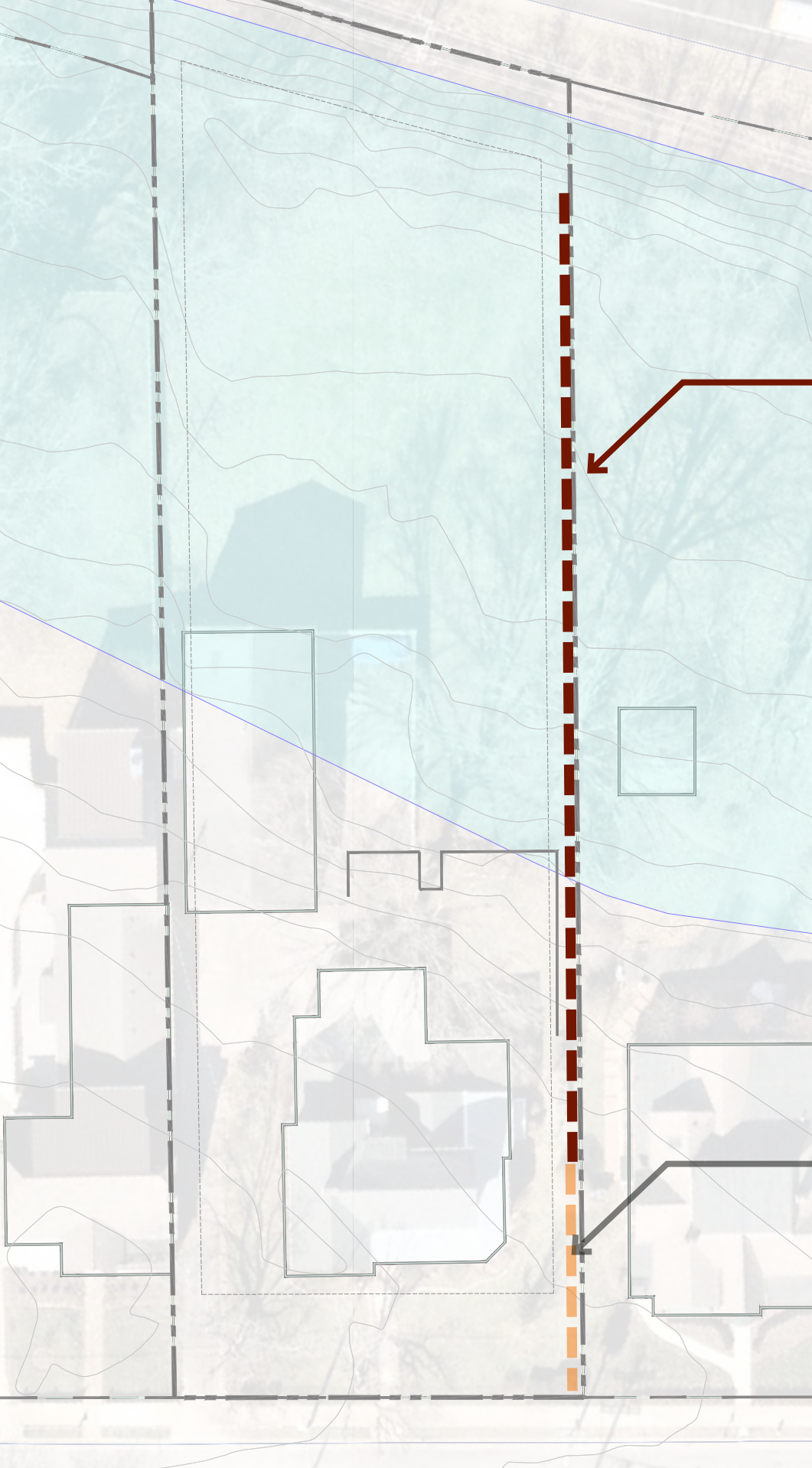












APPROVED WITH PREVIOUS COA:  
6' HT WOOD PRIVACY FENCE

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



APPROVED WITH PREVIOUS COA:  
6' HT WOOD PRIVACY FENCE

OUR REQUEST:  
7' HT WOOD PRIVACY FENCE

APPROVED  
HEIGHT: 6'

REQUESTED  
HEIGHT: 7'











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

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







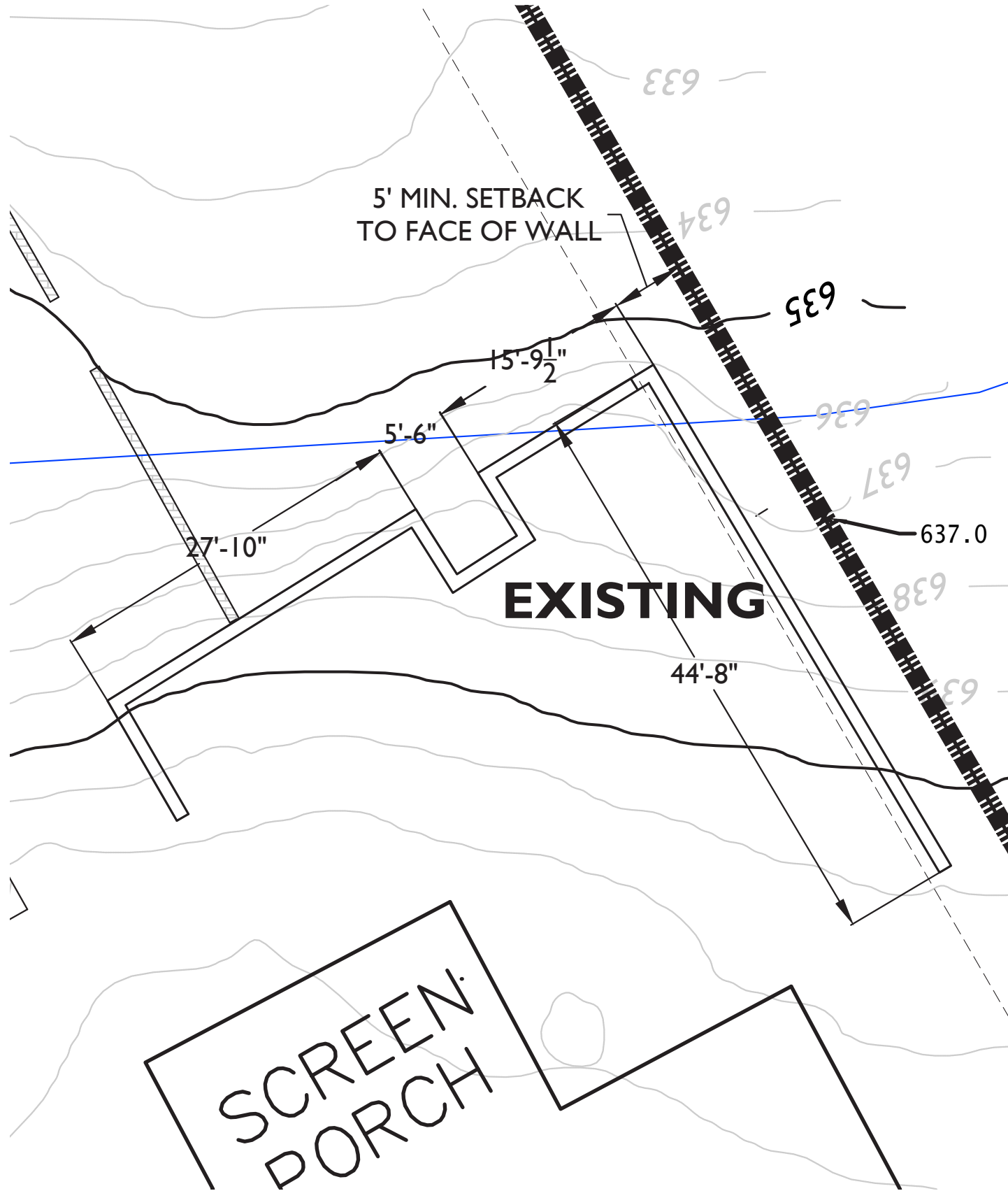
# 904 FAIR STREET | HISTORIC ZONING COMMISSION

FRANKLIN, TN  
10/25/2024

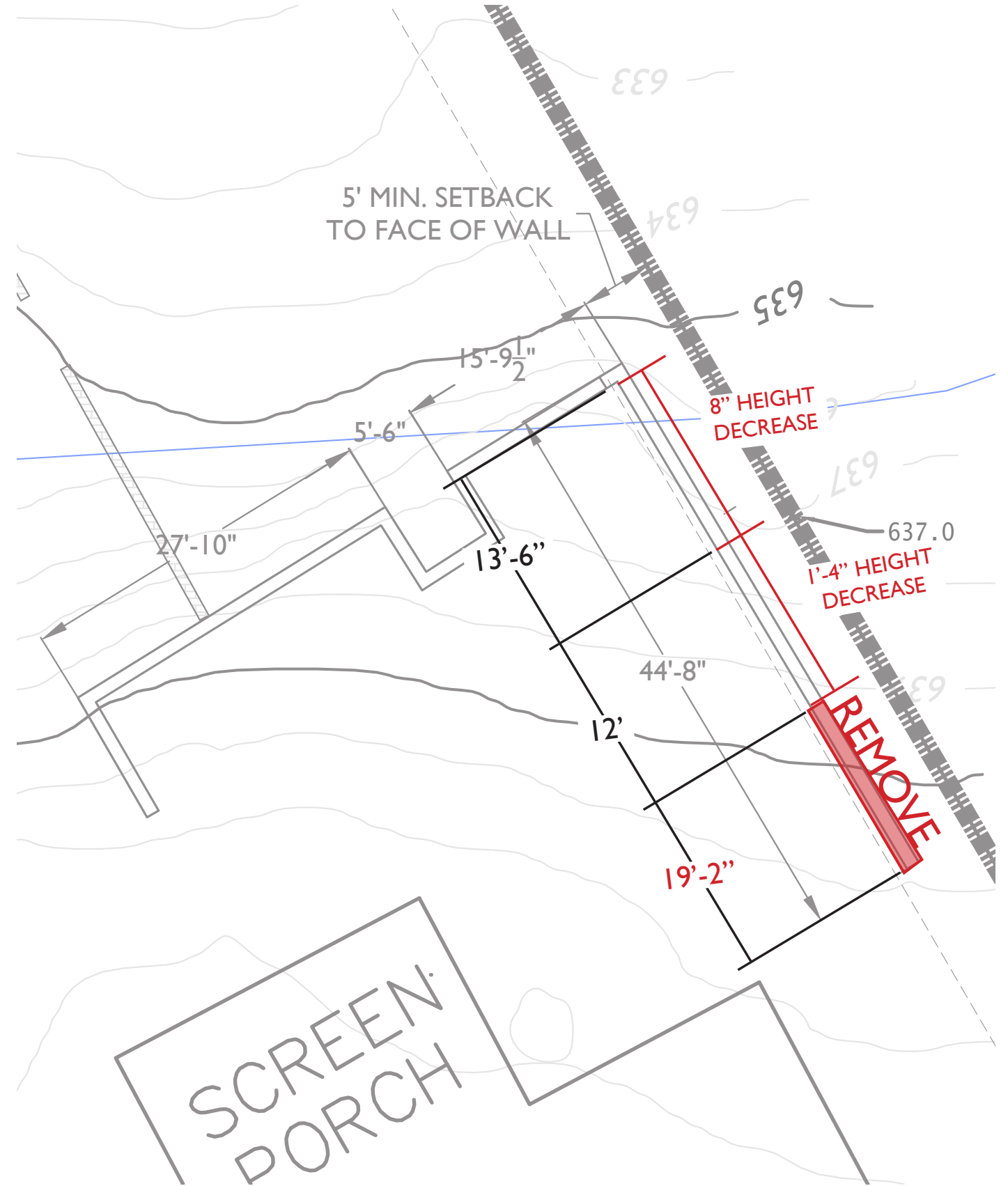


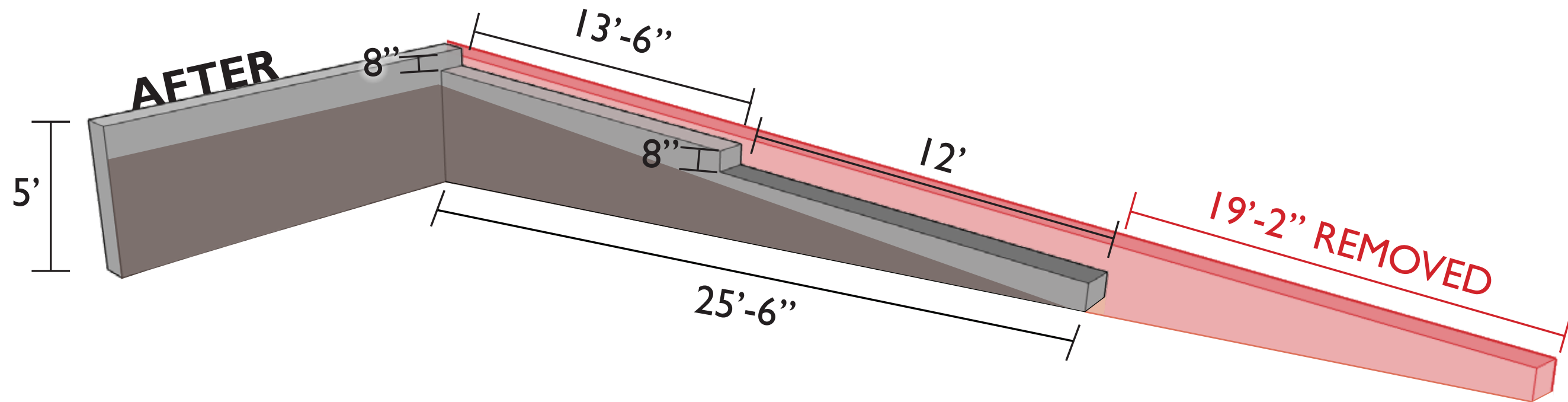
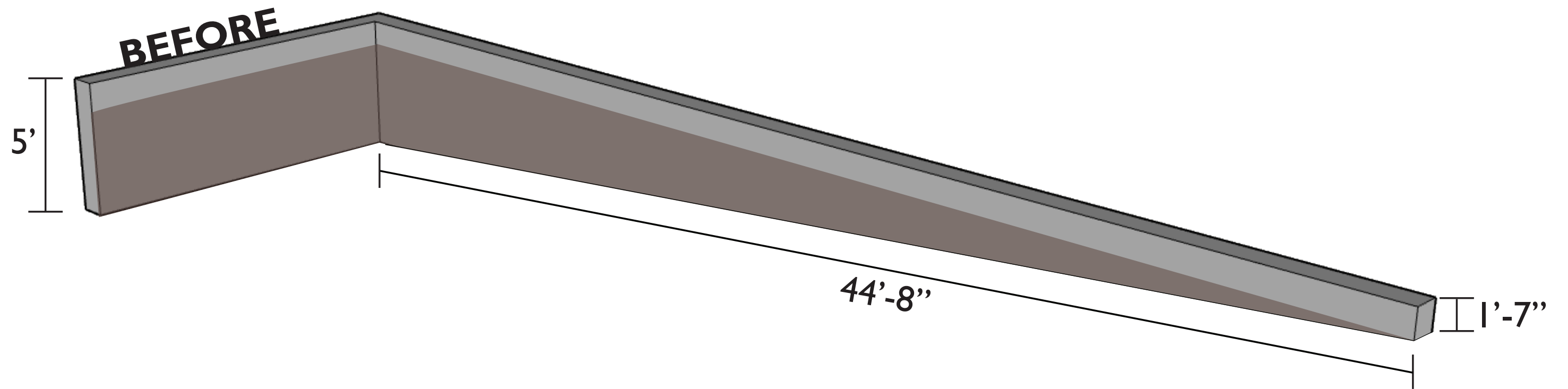


# EXISTING



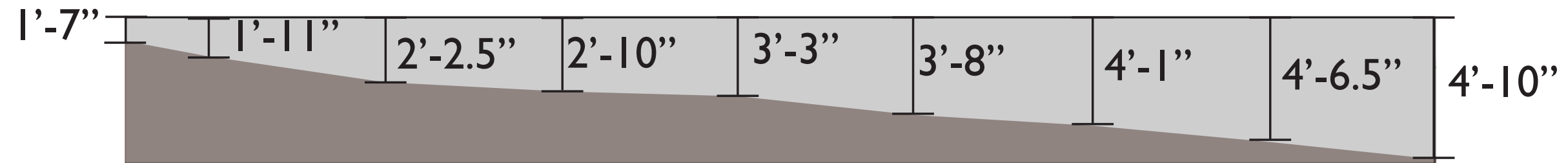
# PROPOSED



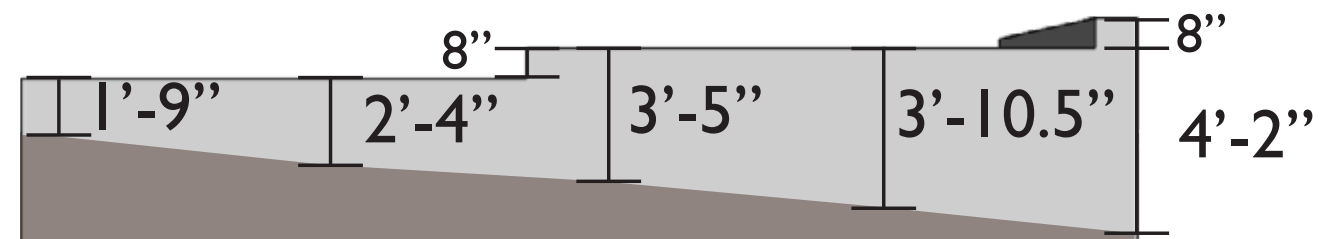




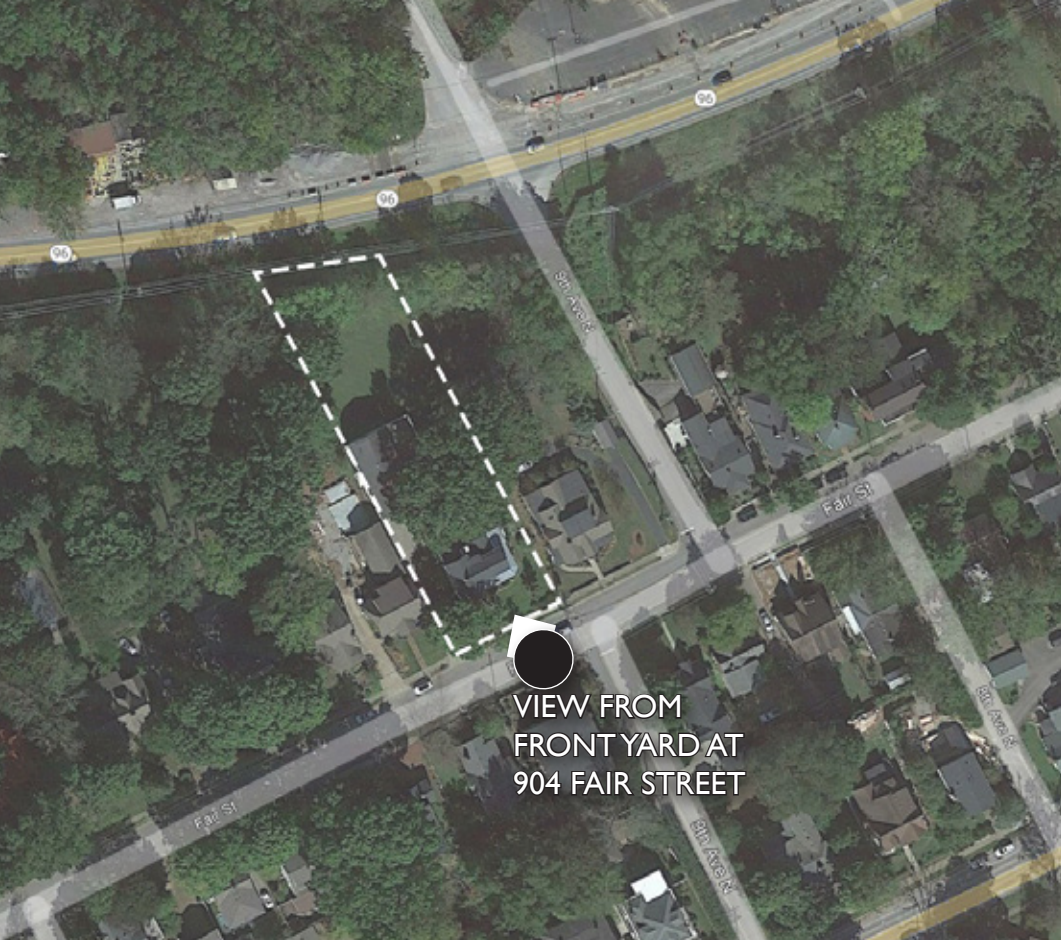
## BEFORE



## AFTER



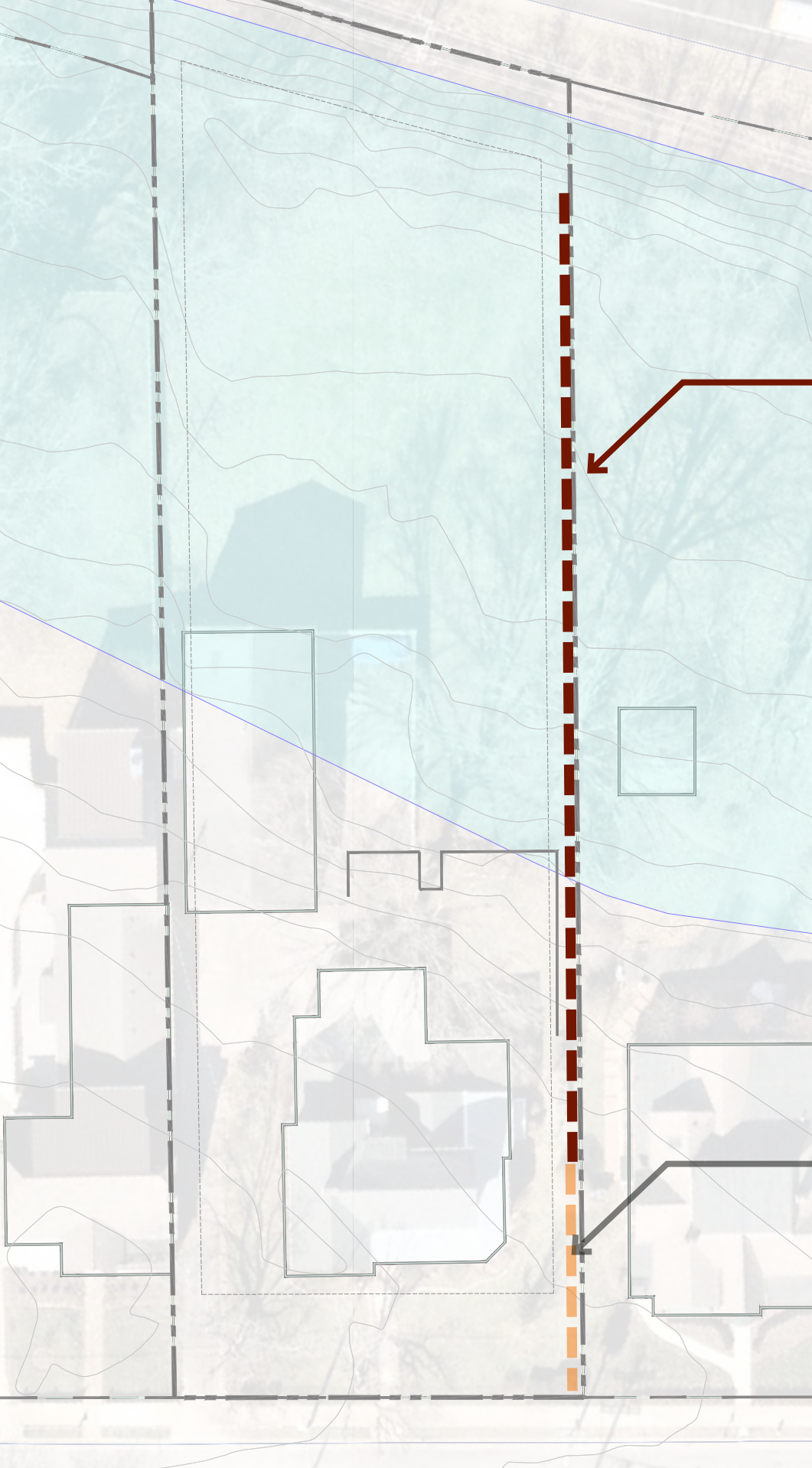




VIEW FROM  
FRONT YARD AT  
904 FAIR STREET







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



APPROVED WITH PREVIOUS COA:  
6' HT WOOD PRIVACY FENCE

OUR REQUEST:  
7' HT WOOD PRIVACY FENCE

APPROVED  
HEIGHT: 6'

REQUESTED  
HEIGHT: 7'











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

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







---

**File #: 21-0913**

---

**DATE:** October 28, 2024  
**TO:** Historic Zoning Commission  
**FROM:** Kelly Dannenfelser, Asst. Director of Planning  
Emily Huffer, Preservation Planner  
Elizabeth Bulay, Assistant Preservation Planner

**SUBJECT:**

Consideration Of Fencing (Front Yard and Rear Yard) and Site Alterations At 112 Lewisburg Ave.; Jennifer Lombard, Applicant.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the proposed installation of front yard and rear yard fencing and site alterations at 112 Lewisburg Avenue.

**APPLICABLE DESIGN GUIDELINES:**

2022 Franklin Historic District Design Guidelines:  
Chapter 2: Residential Buildings  
Chapter 6: Site & Setting  
Chapter 7: Fences, Walls & Gates

**PROJECT INFORMATION:**

COF Project Number: 8644  
Applicant: Jennifer Lombard  
Owner: Bryan and Laci Fowler

**BACKGROUND:**

112 Lewisburg Avenue is a circa 1920 bungalow in the Lewisburg Avenue Historic District. The principal building has been approved for alterations and an addition and the site has also received approval for the construction of an accessory structure. At this time the applicant has returned to propose a front yard fence, rear yard fence and vehicular gate, lighting, and alterations to the walkway and stoop at the property.

**Front Yard Fencing**

A 3' tall painted wood fence and gate in the picket style are proposed to be installed in the front yard. The fence will be located parallel to the sidewalk and will stop at the existing driveway. It will be oriented similarly to the front yard fencing that is located at the neighboring property at 110 Lewisburg Ave. The design of the gate will be differentiated from the design of the fence with an arch in the cut of the pickets.



The Guidelines recommend the following:

- 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.
- Erect fences and walls in typical locations along property lines.
- Differentiate gate design, materials, or details from the associated fence or wall design.
- Configure operable gates to swing inwardly.

The proposed front yard fencing and gate are appropriate. The proposed location, while not surrounding the entirety of the perimeter of the front yard, is seen throughout the district and is appropriate.

### **Rear Yard Fencing & Vehicular Gate**

A wrought iron fence is proposed in the rear yard. On the left side of the building where the proposed gate is located, the fence will be 4' in height to match the adjacent property's fencing. The fencing throughout the remainder of the rear yard will be 6' in height.

The gate is proposed to be flanked by two piers with a stone veneer. The design of the fence will continue in the gate with a wrought iron fence at a height of 3'6". The piers will be 4'8" with a 2'x2' stone cap. On the piers, sconce lights are proposed to be installed.

The Guidelines recommend the following for fencing:

- Design fences and walls to be compatible with the architectural style of the building. For example, wood picket fencing is appropriate for vernacular frame houses while cast-iron fencing and brick columns are more appropriate for more ornate, high-style architecture.
- Design fences and walls to support the historic character of the district.
- Use wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting.
- Configure operable gates to swing inwardly. They should not open onto the public sidewalk.
- Avoid the use of sliding gates.
- Differentiate gate design, materials, or detailing from the associated fence or wall design.
- Conceal electrical and mechanical equipment, if used.

As proposed the utilization of the wrought iron fence and gate design with stone piers is not appropriate to the principal building. The design of the fence and piers is associated with more high-style architecture, such as the Italianate style which is found next door or distinctive architectural styles that are highly ornate such as a Queen Anne. The home located at 112 Lewisburg Ave. is described as a bungalow style with free classical influence. The use of a wood picket design would be more compatible with the architectural style of the building and is seen elsewhere in the district.

### **Lighting:**

New light fixtures are proposed on the piers of the proposed fence and gate. The light fixtures are elongated, gold sconces.

The Guidelines recommend the following for lighting:



- Design light fixtures and their placement to be compatible with and subordinate to historic buildings and the surrounding historic context.
- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings.
- Use small footlights for residential driveways and walkways instead of large freestanding post-mounted lights.

The placement of sconce lights on the fence piers is not a traditional location nor seen in the district. The proposed lights are highly visible and not compatible with the lighting of adjacent historic buildings as they appear more contemporary.

### **Stoop and Walkway**

It is proposed to alter the stoop and walkway to replace the existing stone and concrete with historic brick. The existing stoop is a concrete stoop faced in stone and features a stone apron. The remainder of the walkway to the sidewalk is concrete. It is proposed to remove the stone facing from the stoop to reveal the original concrete stoop and repair it as needed. The walkways and apron are proposed to be replaced with the historic brick from the stoop to the sidewalk. The applicant has noted that the walkway is not historic to the site and maybe a later addition between 1987 and 2008.

The Guidelines recommend the following for walkways and stoops:

- Maintain the location of historic sidewalks and walkways. Replace damaged portions to match the original.
- Visually connect the street and building with a walkway leading directly from the sidewalk to the main entrance.
- Use sidewalk materials that were historically typical, such as concrete, brick, and stone.
- Preserve and maintain original concrete, brick, or wooden stairs. If needed, repair or replace the original wooden, brick, or concrete stairs with matching materials. If pre-cast or pre-formed concrete stairs are desired, use them only where not readily visible from the street.

The proposed alteration of the stoop to reveal the historic concrete is appropriate. Removal of the non-historic stone and concrete and replacement with brick material meets the Guidelines. The use of brick in walkways and sidewalks is seen throughout the Lewisburg Avenue Historic District.

### **RECOMMENDATION:**

Staff recommends denial of the rear yard fencing, gate, and lighting based on the following Guidelines:

- Design fences and walls to be compatible with the architectural style of the building. For example, wood picket fencing is appropriate for vernacular frame houses while cast-iron fencing and brick columns are more appropriate for more ornate, high-style architecture.
- Design light fixtures and their placement to be compatible with and subordinate to historic buildings and the surrounding historic context.
- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings.

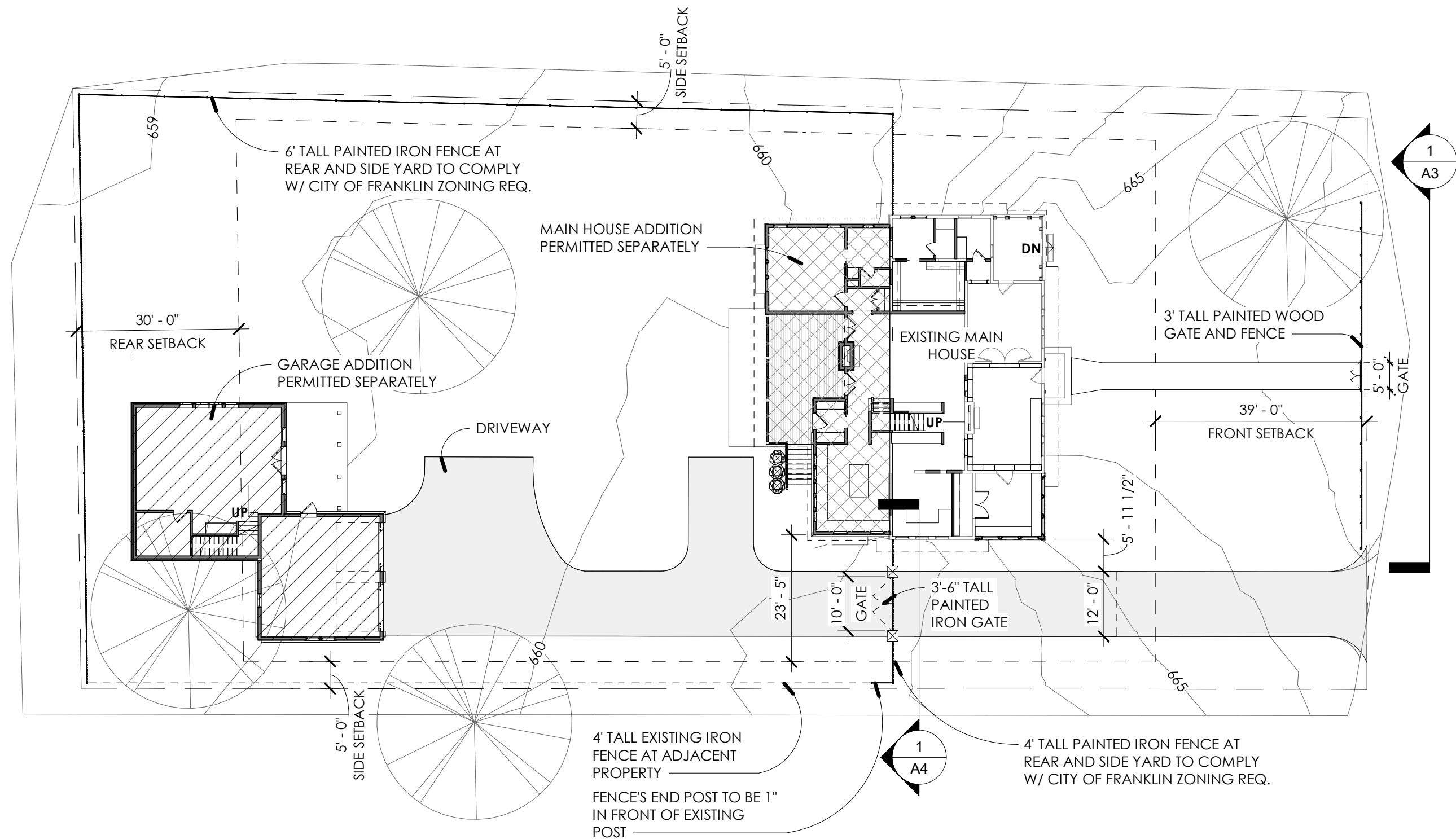


Staff recommends approval of the front yard fencing, stoop, and walkway alterations with the following conditions:

1. Gates must utilize an inward swing.
2. Any electrical and mechanical equipment on gates must be concealed, if utilized.
3. The application must meet all the requirements of the City of Franklin prior to the 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.

If the commission is to approve the rear yard fencing submitted within the application, the above conditions of approval are recommended for all proposed items.









FRONT ELEVATION



REAR ELEVATION

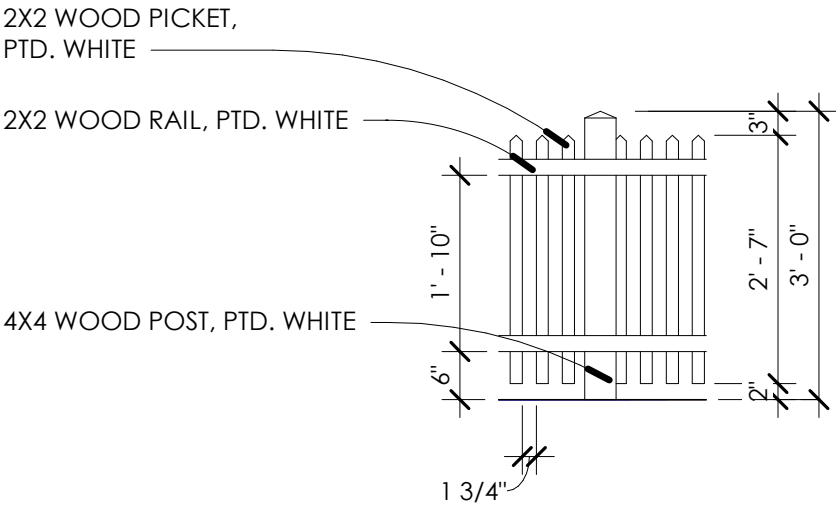


RIGHT ELEVATION



LEFT ELEVATION





2 PICKET FENCE DETAIL  
1/2" = 1'-0"



1 FRONT YARD FENCE  
1/8" = 1'-0"





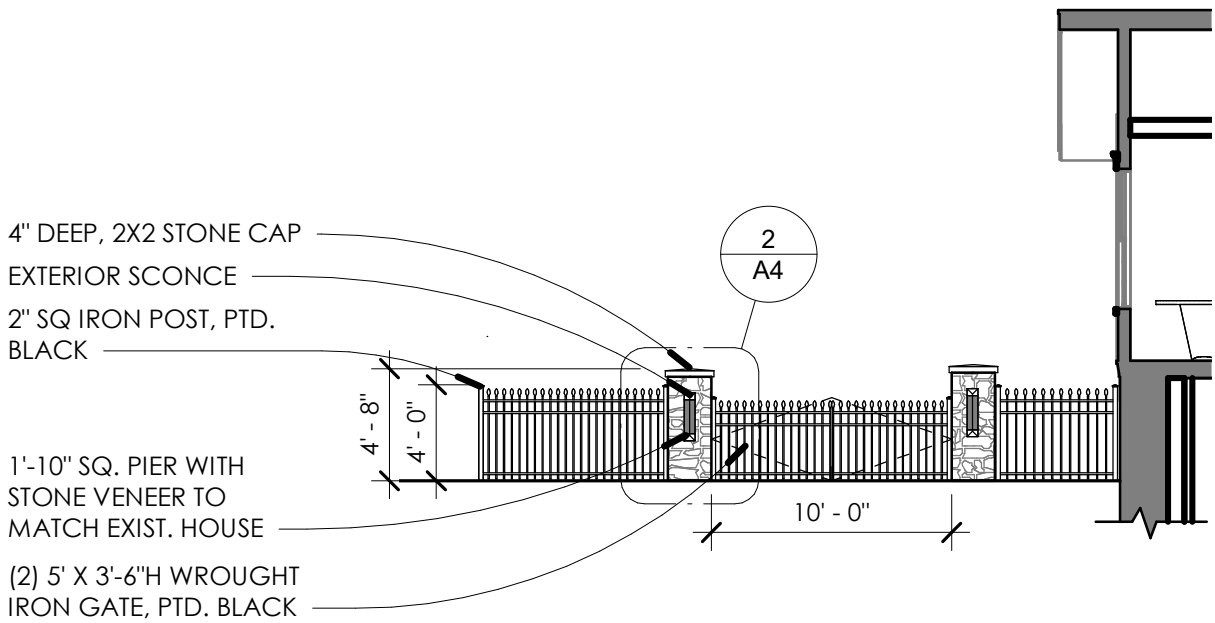
OUTDOOR WALL  
SCNCE FOR PIERS



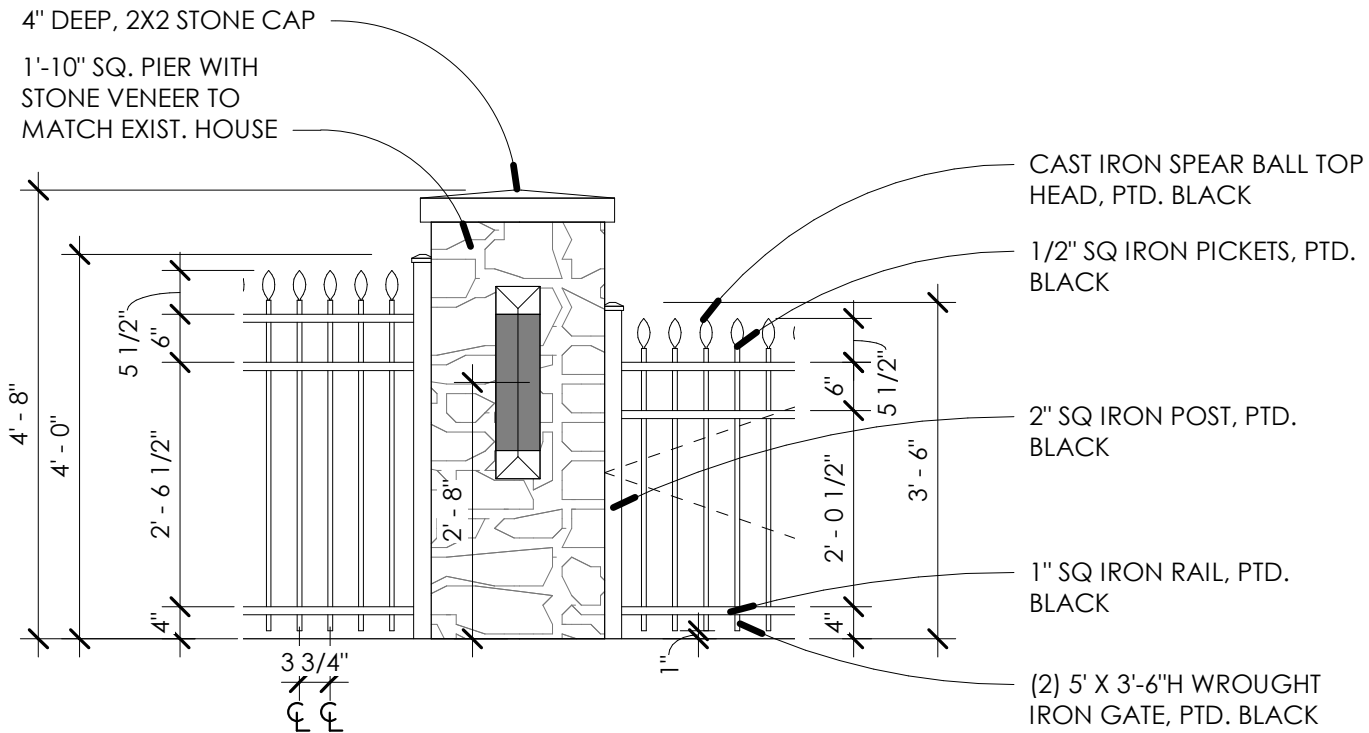
STONE PIERS



WROUGHT IRON FENCE STYLE TO  
MATCH ADJACENT PROPERTY

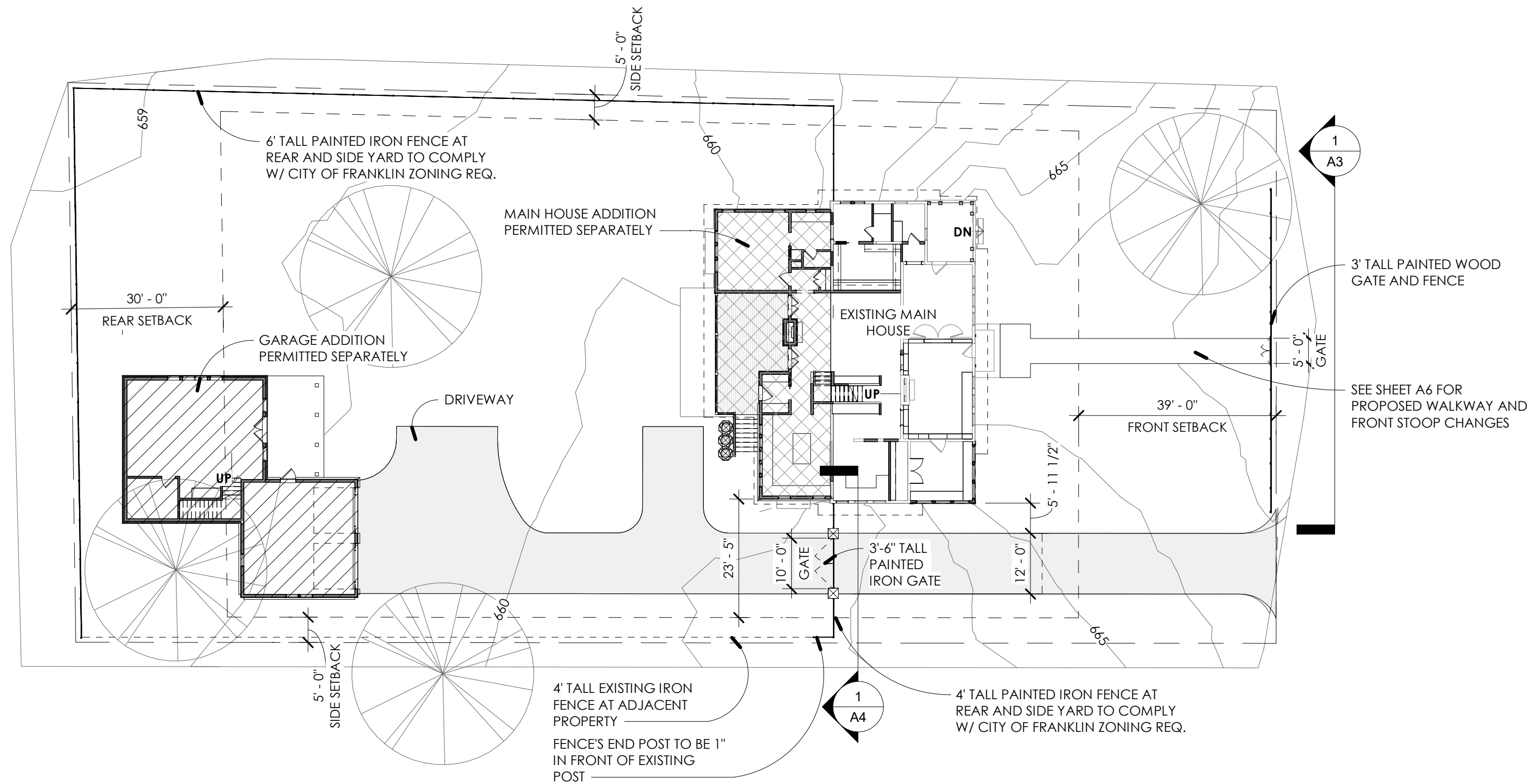


1 SIDE/REAR FENCE ELEVATION  
1/8" = 1'-0"



2 SIDE/REAR FENCE DETAIL  
1/2" = 1'-0"







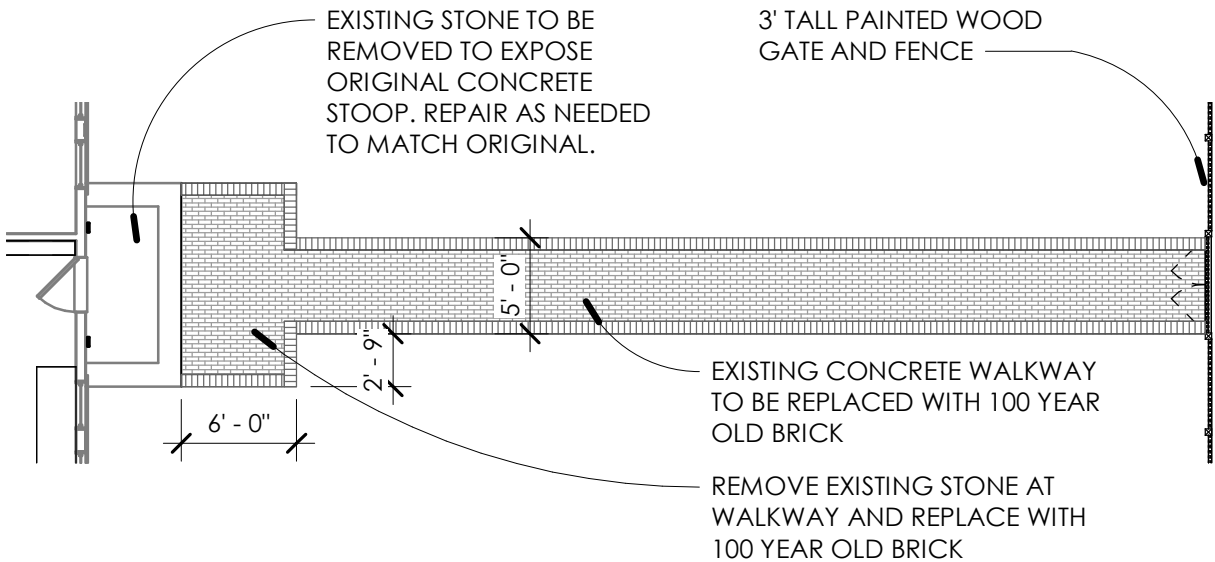


112 LEWISBURG AVENUE  
Bungalow built in 1920. Picture taken in 1987.



112 LEWISBURG AVENUE (2008)





FRONT PORCH WALKWAY

1" = 10'-0"

FRONT ENTRY STEPS



FRONT ENTRY STOOP



PROPOSED 100 YEAR OLD BRICK







---

**File #: 21-0932**

---

**DATE:** October 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 Alterations (Principal) At 324 3rd Ave. S.; Brandon Hutcheson, Applicant.

**PURPOSE:**  
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an alteration to the principal building at 324 3rd Ave. S. to install a fireplace and screen the rear covered porch.

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

**PROJECT INFORMATION:**  
COF Project Number: 8645  
Applicant: Brandon Hutcheson  
Owner: Brandon Hutcheson

**BACKGROUND:**  
324 3<sup>rd</sup> Ave. S. is located in the Downtown Franklin Historic District. The building was constructed circa 1925. Within the last two years, the building received a number of COAs including a COA for the addition of a covered rear porch. The applicant has returned to propose the installation of a chimney and screening-in of the rear covered porch.

**Chimney:**  
The proposal is to install a fireplace and chimney on the rear covered porch addition. The chimney will be a brick chimney to match the two existing brick chimneys on the building. A metal chimney cap is proposed to be installed as well. The total height of the chimney will be 18' and will be visible from the front façade of the home.

The Guidelines recommend the following for chimneys on additions:

- Design chimneys to be compatible in materials and detailing, but simpler and subordinate in massing and height to historic chimneys in the district.
- Use stone, brick, or brick veneer materials.



- If chimney caps are desired, use clay, slate, stone, or low-profile metal caps (painted to match the brick) that do not overhang the rim of the chimney.

As submitted, the chimney meets the recommendations of the Guidelines.

**Screened Porch:**

The enclosure of the rear covered porch with screening is proposed. The rear covered porch is not visible from the public view, as it will face the rear of the property. The rear covered porch was an addition that was previously approved and is not historic. The screening will utilize one horizontal separation and ten screening panels on the rear. Where the rear porch extends and is visible from the side elevation, two screening panels and one screen door are proposed to be installed.

- Design screened or glassed porch additions with the minimum number of vertical and horizontal framing members needed to support the screening. Use wooden frames only.

The proposed design of the screened porch is minimal to support the screening. The proposed material of the framing members has not been provided at this time.

**RECOMMENDATION:**

Staff recommends approval of the alterations with the following conditions:

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

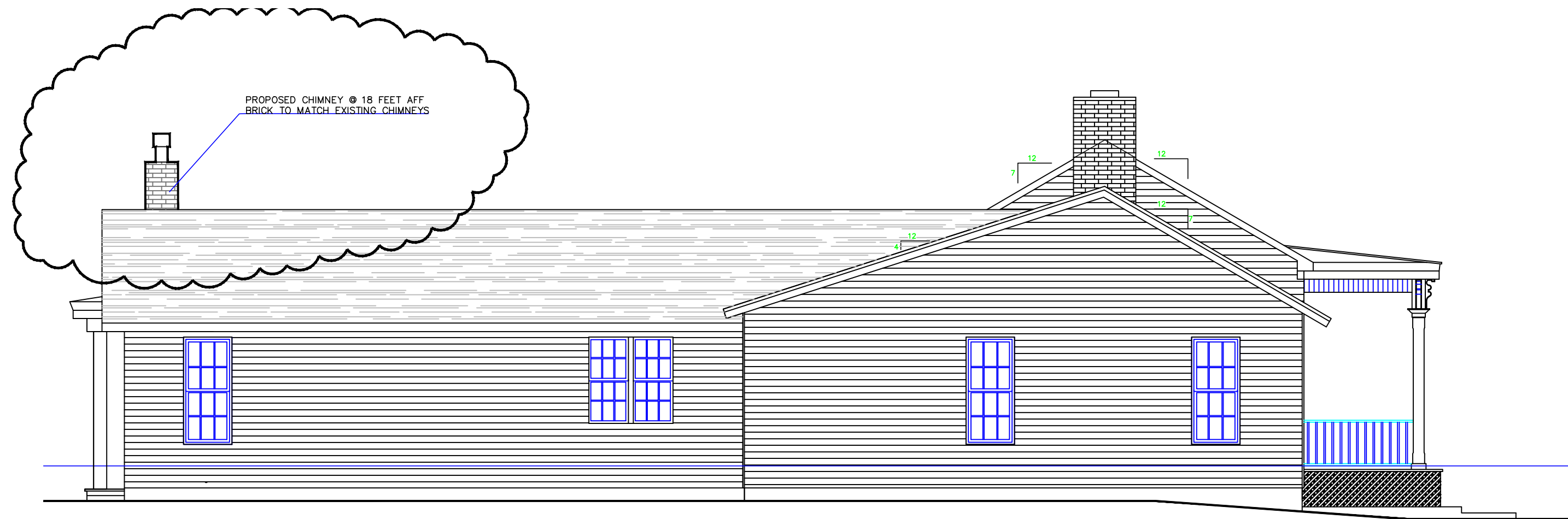
**Project Considerations:**

1. The chimney dimensions were not provided. Chimneys shall be provided with crickets where the dimension parallel to the ridgeline is greater than 30" and does not intersect the ridgeline.

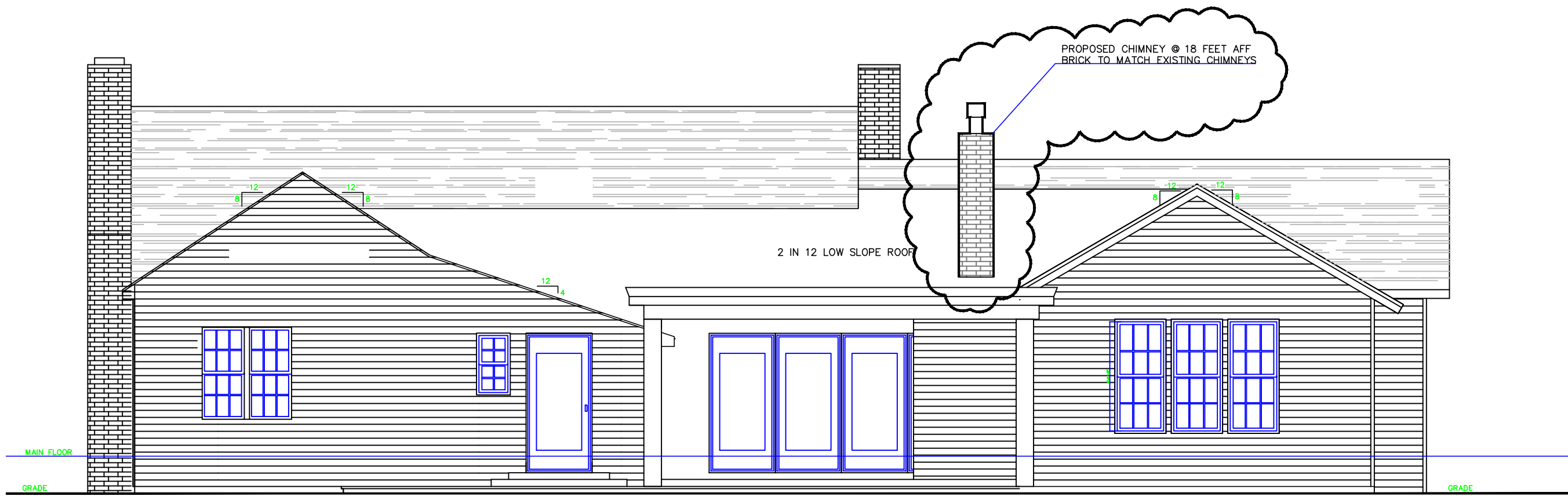




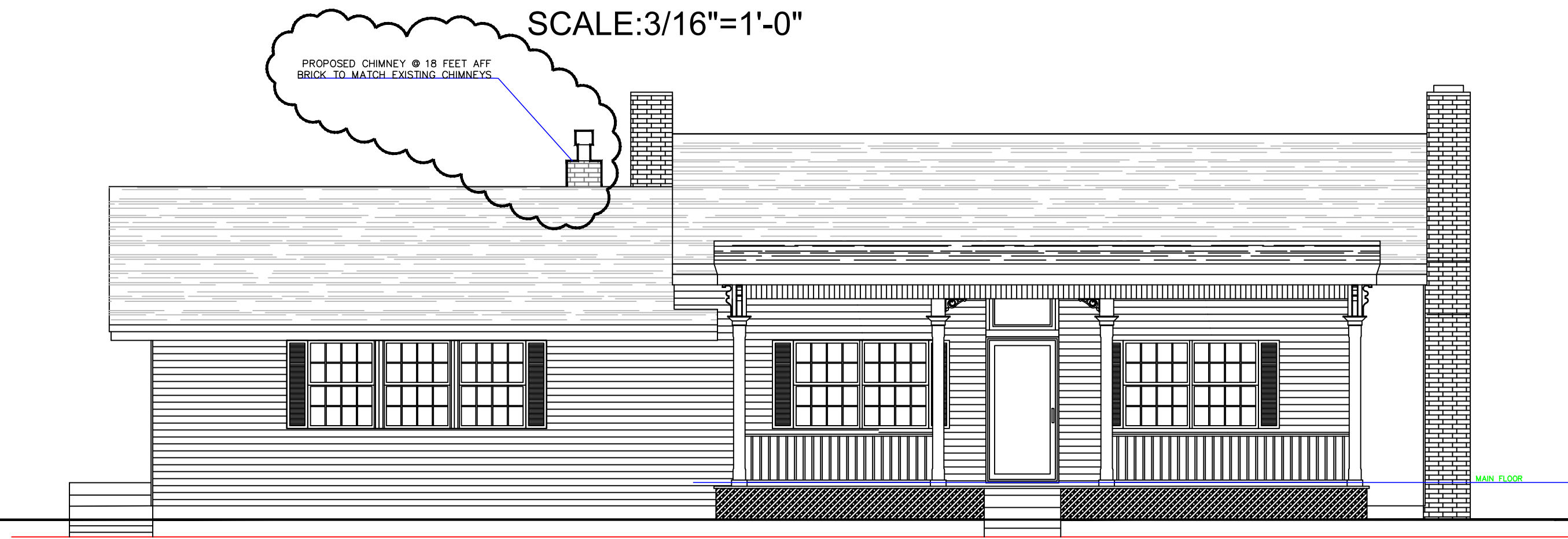




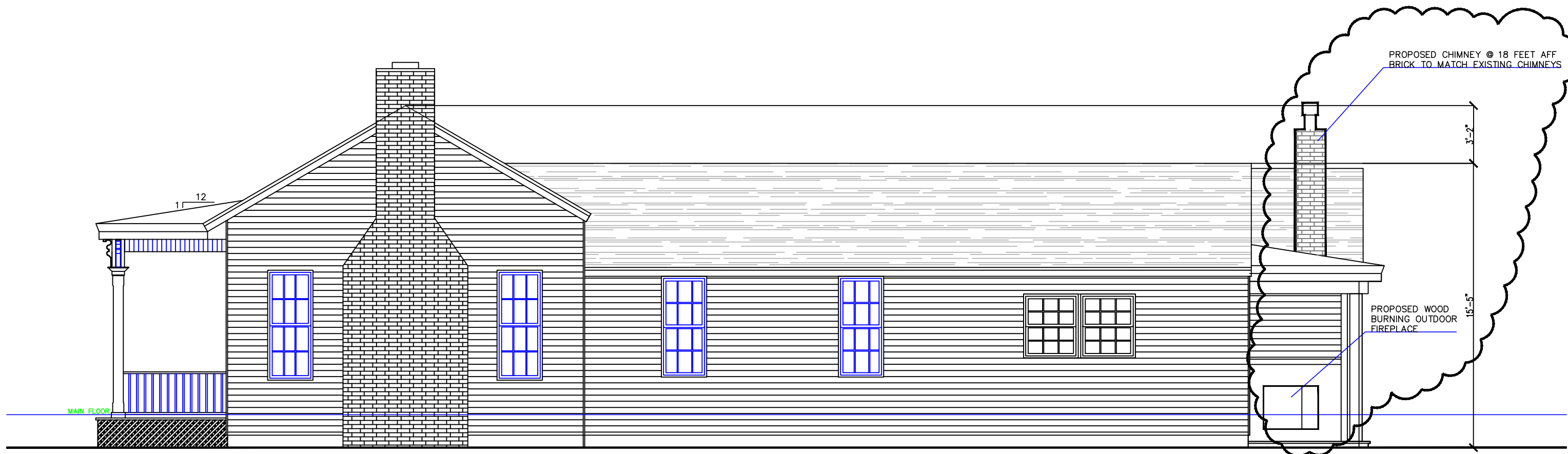
EXISTING LEFT SIDE ELEVATION  
SCALE:3/16"=1'-0"



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



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



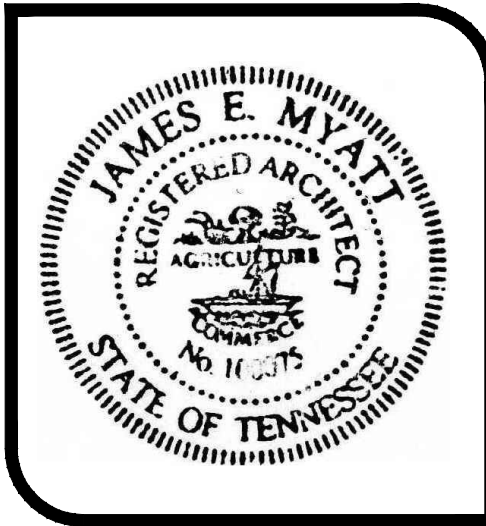
EXISTING RIGHT SIDE ELEVATION  
SCALE:3/16"=1'-0"



ACTUAL EXISTING REAR ELEVATION



FOR REVIEW



HISTORIC HOUSE PLAN  
BRANDON HUTCHESON  
324 3RD AVENUE SOUTH  
FRANKLIN, TENNESSEE 37064

| REVISIONS   |             |
|-------------|-------------|
| DATE        | DESCRIPTION |
|             |             |
|             |             |
|             |             |
|             |             |
|             |             |
|             |             |
|             |             |
| PROJECT NO. |             |
| DATE        | 10/24/2024  |
| DRAWN BY    | J. MYATT RA |
| CHECKED BY  |             |

A9



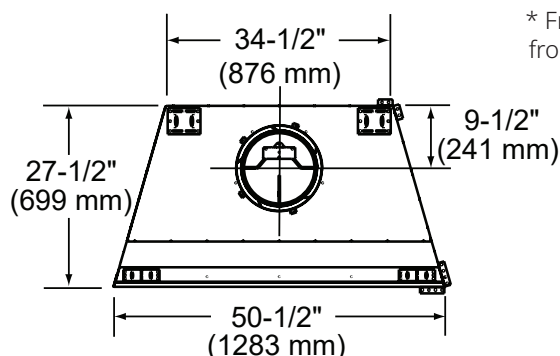


Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

## Cottagewood

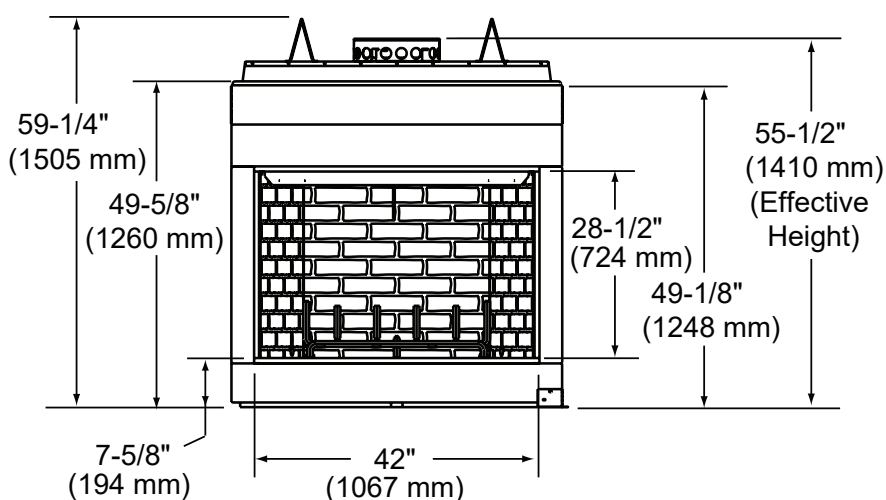
42" Outdoor Wood Fireplace

| MODEL                     | FRONT WIDTH |         | BACK WIDTH |         | HEIGHT  |          | DEPTH   |         | FIREBOX OPENING |
|---------------------------|-------------|---------|------------|---------|---------|----------|---------|---------|-----------------|
| ODCTGWD-42<br>ODCTGWD-42H | Actual      | Framing | Actual     | Framing | Actual  | Framing* | Actual  | Framing | 42" x 28-1/2"   |
|                           | 50-1/2"     | 51-1/2" | 34-1/2"    | 51-1/2" | 59-1/4" | 59-3/4"  | 27-1/2" | 28-1/2" |                 |

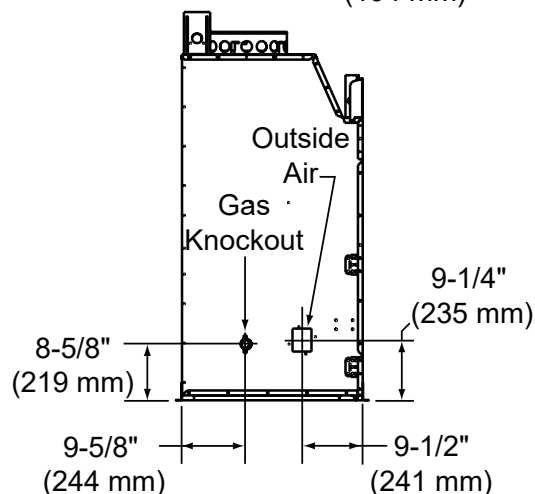


\* Framing must be filled in to top of front standoff after unit is installed.

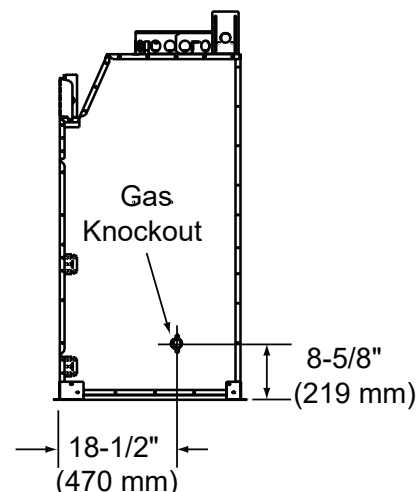
Top View



Front View



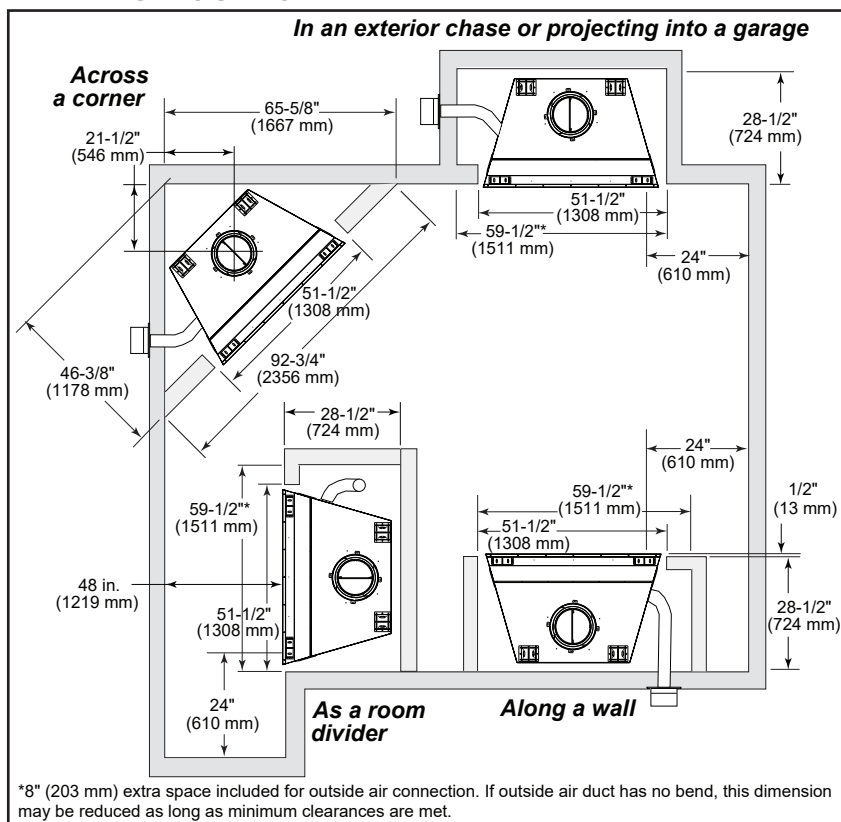
Left Side View



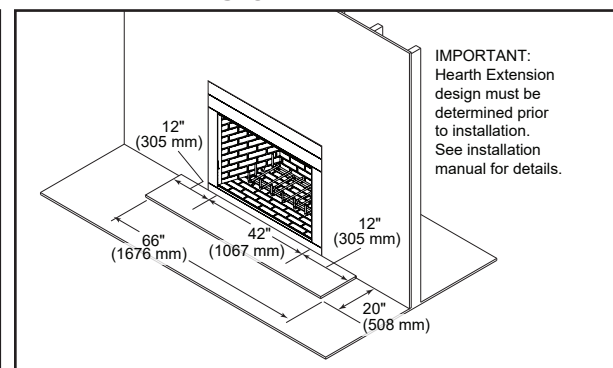
Right Side View



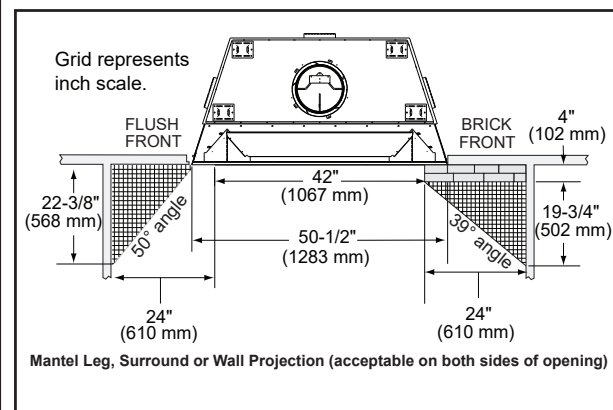
## APPLIANCE LOCATION



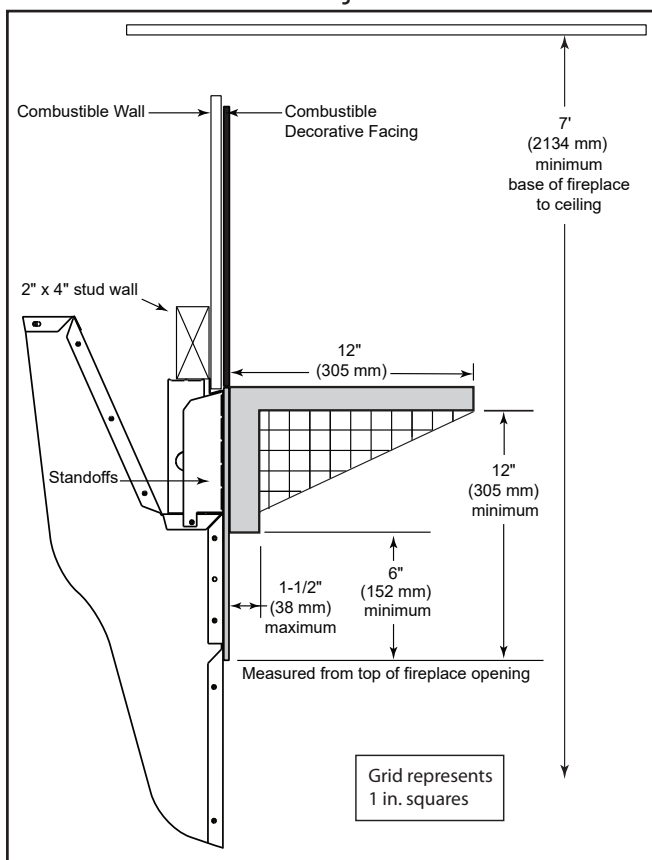
## HEARTH EXTENSION



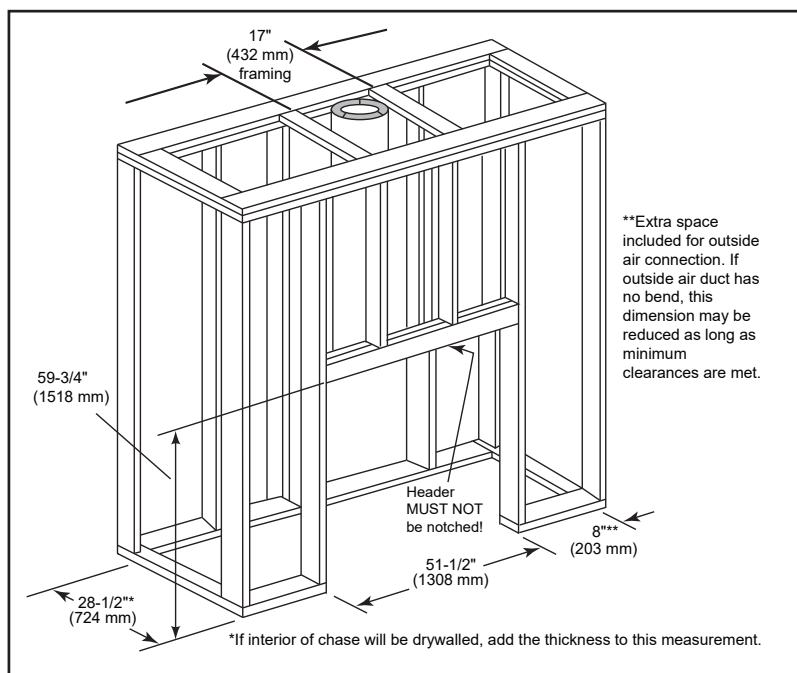
## SIDEWALLS/SURROUNDS



## MANTEL AND WALL PROJECTIONS



## FRAMING DIMENSIONS



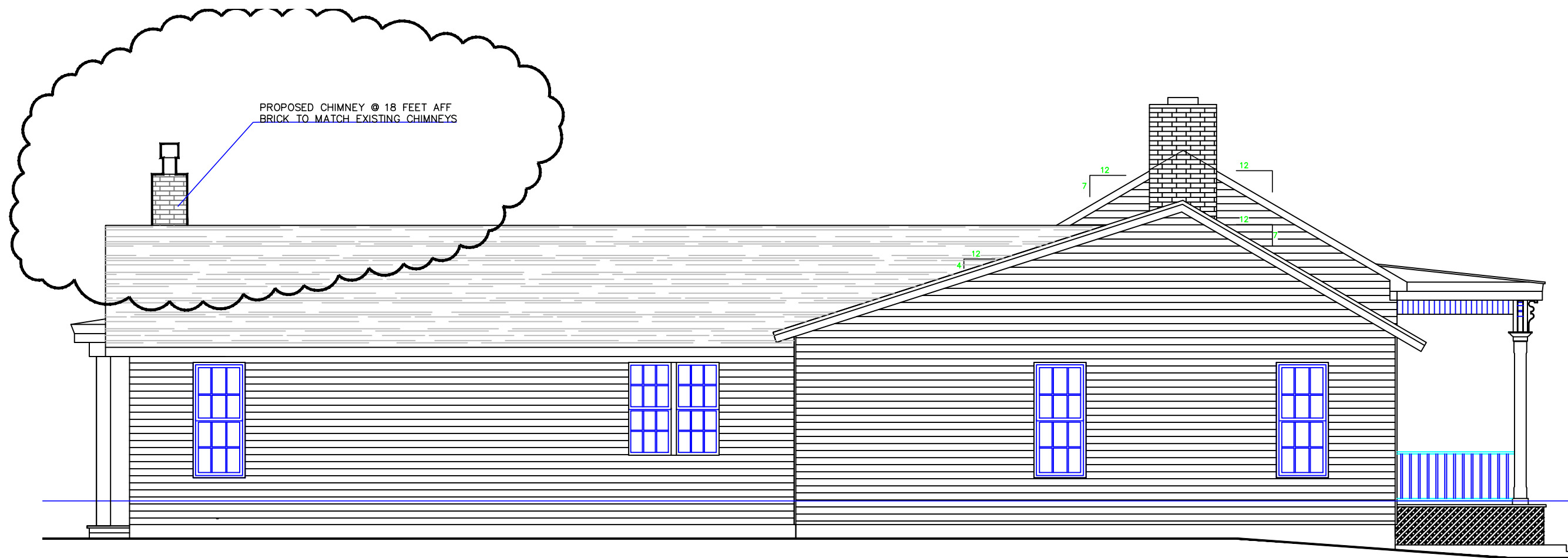
## PRODUCT LISTING CODES

|     |              |
|-----|--------------|
| US  | UL127        |
| CAN | ULC-S610-M87 |

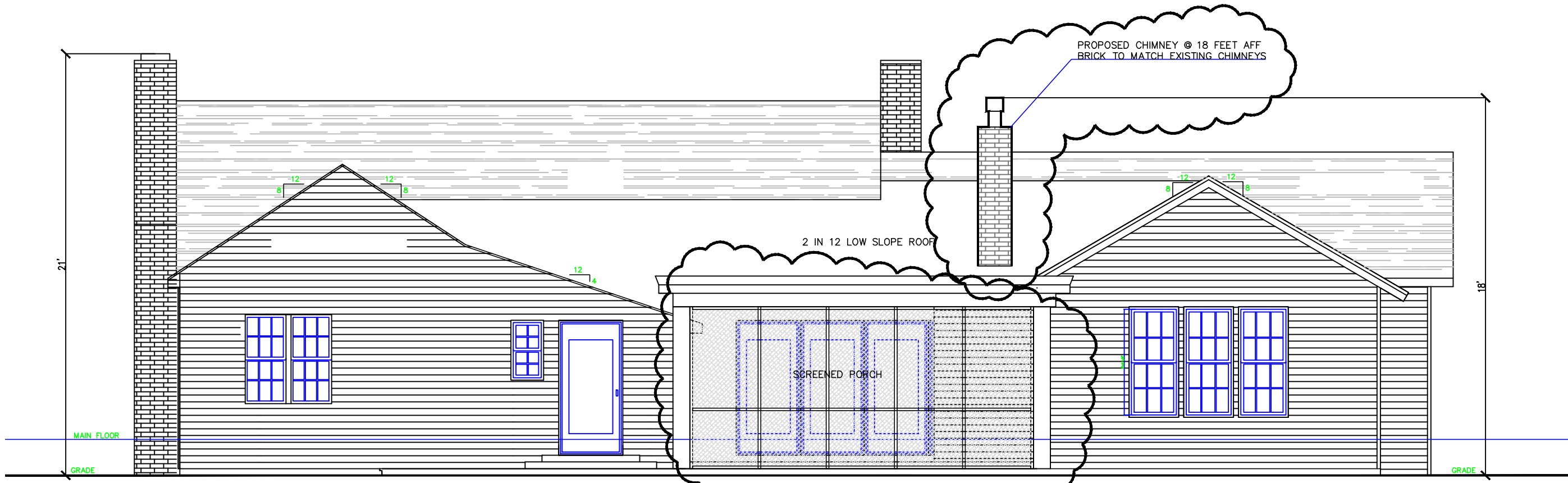
Product information provided is not complete and is subject to change without notice. Product installation must adhere strictly to instructions accompanying product to avoid risk of fire and potential injury.

Additional information can be found online at [www.fireplaces.com](http://www.fireplaces.com)

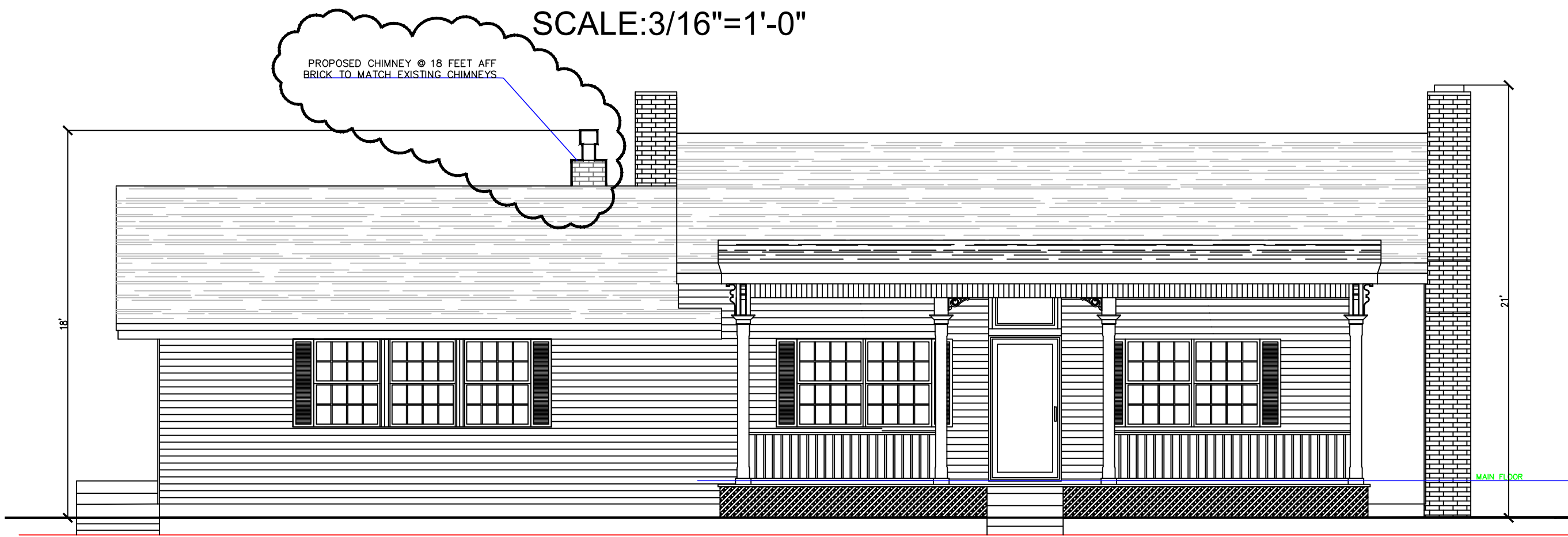




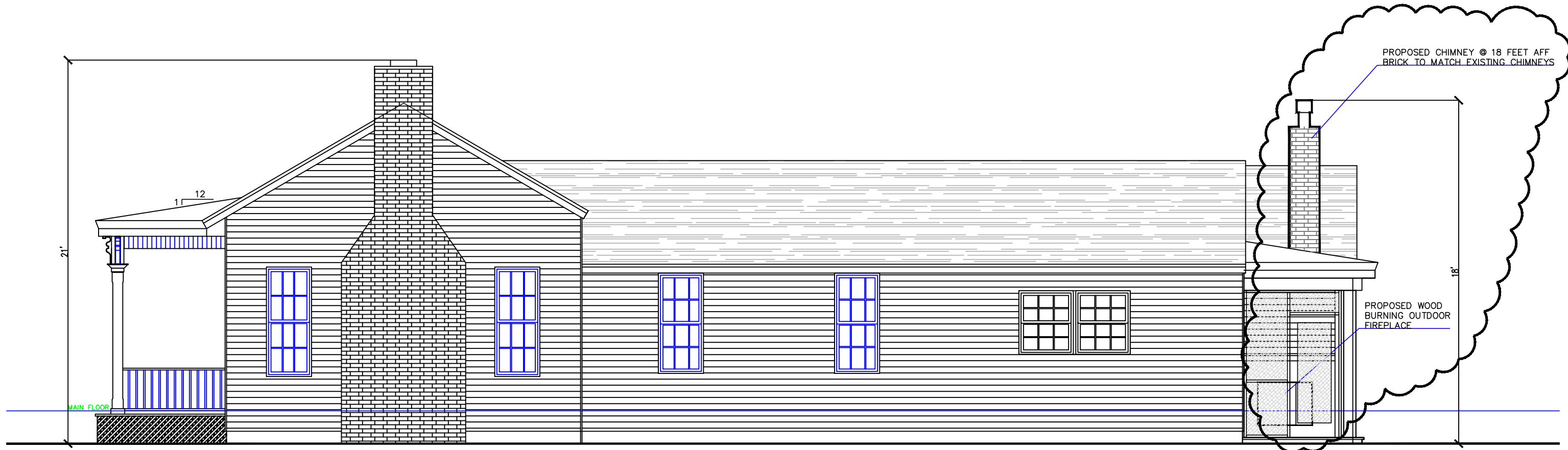
EXISTING LEFT SIDE ELEVATION  
SCALE:3/16"=1'-0"



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



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



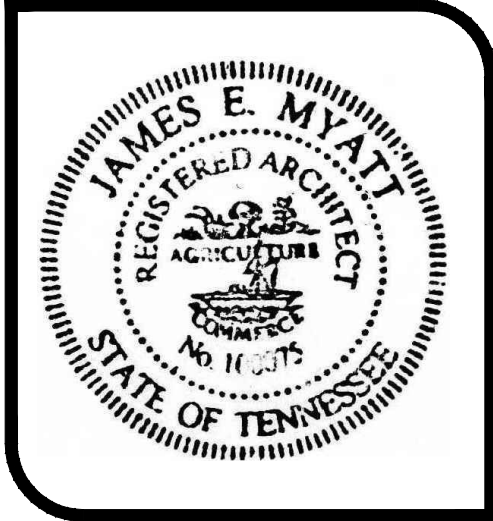
EXISTING RIGHT SIDE ELEVATION  
SCALE:3/16"=1'-0"



ACTUAL EXISTING REAR ELEVATION



FOR REVIEW



HISTORIC HOUSE PLAN  
BRANDON HUTCHESON  
324 3RD AVENUE SOUTH  
FRANKLIN, TENNESSEE 37064

| REVISIONS   |             |
|-------------|-------------|
| DATE        | DESCRIPTION |
|             |             |
|             |             |
|             |             |
|             |             |
|             |             |
|             |             |
| PROJECT NO. |             |
| DATE        | 11/05/2024  |
| DRAWN BY    | J. MYATT RA |
| CHECKED BY  |             |

A9





---

**File #: 21-0914**

---

**DATE:** October 28, 2024  
**TO:** Historic Zoning Commission  
**FROM:** Kelly Dannenfelser, Asst. Director of Planning  
Emily Huffer, Preservation Planner  
Elizabeth Bulay, Assistant Preservation Planner

**SUBJECT:**

Consideration Of Alterations And Addition (Principal) At 111 Winslow Rd.; Kevin Coffey, Applicant.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning proposed alterations at 111 Winslow Road.

**APPLICABLE DESIGN GUIDELINES:**

2022 Franklin Historic District Design Guidelines:  
Chapter 2: Residential Buildings  
Chapter 7: Fences, Walls & Gates

**PROJECT INFORMATION:**

COF Project Number: 8646  
Applicant: Kevin Coffey  
Owner: Kevin and Courtney Chase

**BACKGROUND:**

111 Winslow Rd. features a Tudor revival home constructed circa 1928 with later additions made and a recently added accessory structure. This property received a COA in January of 2024 for alterations and an addition the principal building. This application is for alterations to the previously approved plans but maintains the existing footprint of the home.

The following alterations are proposed:

- Screen Porch Enclosure
- Carriage-style double doors in the enclosed screened porch
- Re-sheathing the T-111 Siding with Lap Siding
- Rear concrete stoop with roof extension and brackets
- Rear Window to door alteration
- Right elevation door-to-window alteration
- Replacement of windows on the rear of the building
- Installation of a new window in the historic opening
- Installation of two new windows at the rear of the building



- Replacing the aggregate front porch slab with a concrete surface
- Replacement of asphalt shingles on side dormers with metal roof material
- Demolition of stone fin wall

The following items have been previously approved:

- Replacing the aggregate front porch slab with a concrete surface
- Re-sheathing the T-111 Siding with Lap Siding
- Right elevation door-to-window alteration
- Replacement of non-historic windows on rear of the building for egress
- Replacement of the metal roof with a new metal roof on the side dormers

### **Siding:**

It is proposed to enclose the screened porch and re-sheath the T-111 siding with lap siding to match the reveal of the siding on the accessory structure. The re-sheathing of the T-111 siding with lap siding was previously approved.

The Guidelines recommend the following for materials on additions to historic residential buildings:

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

The proposed replacement of the T-111 siding and enclosure of the screen porch with lap siding is appropriate and consistent with the Guidelines.

### **Rear Addition Door Alteration:**

With the enclosure of the screen porch, it is proposed to expand the entrance on the rear wing addition. The proposed entrance will feature double doors with a four-lite over one-panel design. This door design is existing in this location. This entrance will not be readily visible from street view.

The Guidelines recommend the following:

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

The proposed entrance alteration on the rear addition is appropriate as it maintains the existing design of the doors.

### **Rear Stoop and Roof Extension:**

A stoop with a roof alteration to provide coverage for the stoop is proposed at the rear of the building on a non-historic house addition. The stoop will incorporate simple brackets into the design.

The Guidelines recommend the following:

- Design new porches and stoops on rear or side facades with minimal visibility.



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

The proposed stoop and rear awning addition for the stop meet the recommendations of the Guidelines as it is on the rear and compatible with the detailing on the house.

#### **Rear Window to Door Alteration:**

This alteration is on the rear non-historic portion of the building. It is proposed to convert and expand an existing window opening to a door opening. The window is part of a double window and only one will be utilized for the door. This door will feature the design of the doors existing at the rear of the property with a four lite window with a single panel below.

The Guidelines recommend the following:

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

The conversion and expansion of an existing non-historic opening to accommodate an entrance is appropriate.

#### **New Windows:**

Two new windows are proposed to be installed on the rear non-historic addition. The window specifications have not been provided at this time. One window is proposed in the enclosed screened porch and will feature a 6 over 6 lite design. The second window is proposed in the connecting piece between the house and the enclosed screened porch. This window will be in a four-lite design.

The Guidelines recommend the following:

- The Guidelines recommend avoiding adding new windows to the front facade or readily visible facades.
- Design new windows and new window openings to be compatible with surrounding historic buildings.
- Maintain a traditional solid-to-void ratio on building walls that is similar to those seen on historic buildings in the district.
- Use a material and window type that is similar to those seen historically in the neighborhood.

A new transom window is proposed to replace a window in a historic opening on the left elevation in the passage way between the historic building and addition. This area is not visible from the right of way but is a historic opening. The window is currently filled with siding and a glass box window. The proposed alteration would install a transom window and panel fill in this location.

The Guidelines recommend the following:

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



The proposed alteration maintains the historic window opening. While the exact age of the current window is unknown, this configuration was likely completed at a later date and is not readily visible. The window material should match the historic materials found on the building.

**Fin Wall Demolition:**

It is proposed to demolish the fin wall on the right elevation. The wall has been damaged and has started to tilt. The fin wall is related to a fin wall that was part of the accessory structure that was demolished on the property. The left elevation also features a swooping stone wall.

- Preserve and maintain the design of historic fences, walls, retaining walls, and gates.

The Guidelines support preserving and maintaining the design of historic walls. There is not enough information in the submittal to sufficiently demonstrate that the fin wall is not historic, and its removal may adversely impact the district as this feature is being replicated on adjacent new construction to further relate their designs to this historic neighborhood.

**RECOMMENDATION:**

**Staff recommends denial of the removal of the fin wall based on the following Guidelines:**

- Preserve and maintain the design of historic fences, walls, retaining walls, and gates.

**Staff recommends approval of the building alterations with the following conditions:**

1. The transom window must match the materials of the historic windows on the building.
2. Window specifications must be provided to preservation planning staff before issuance of a building permit.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.









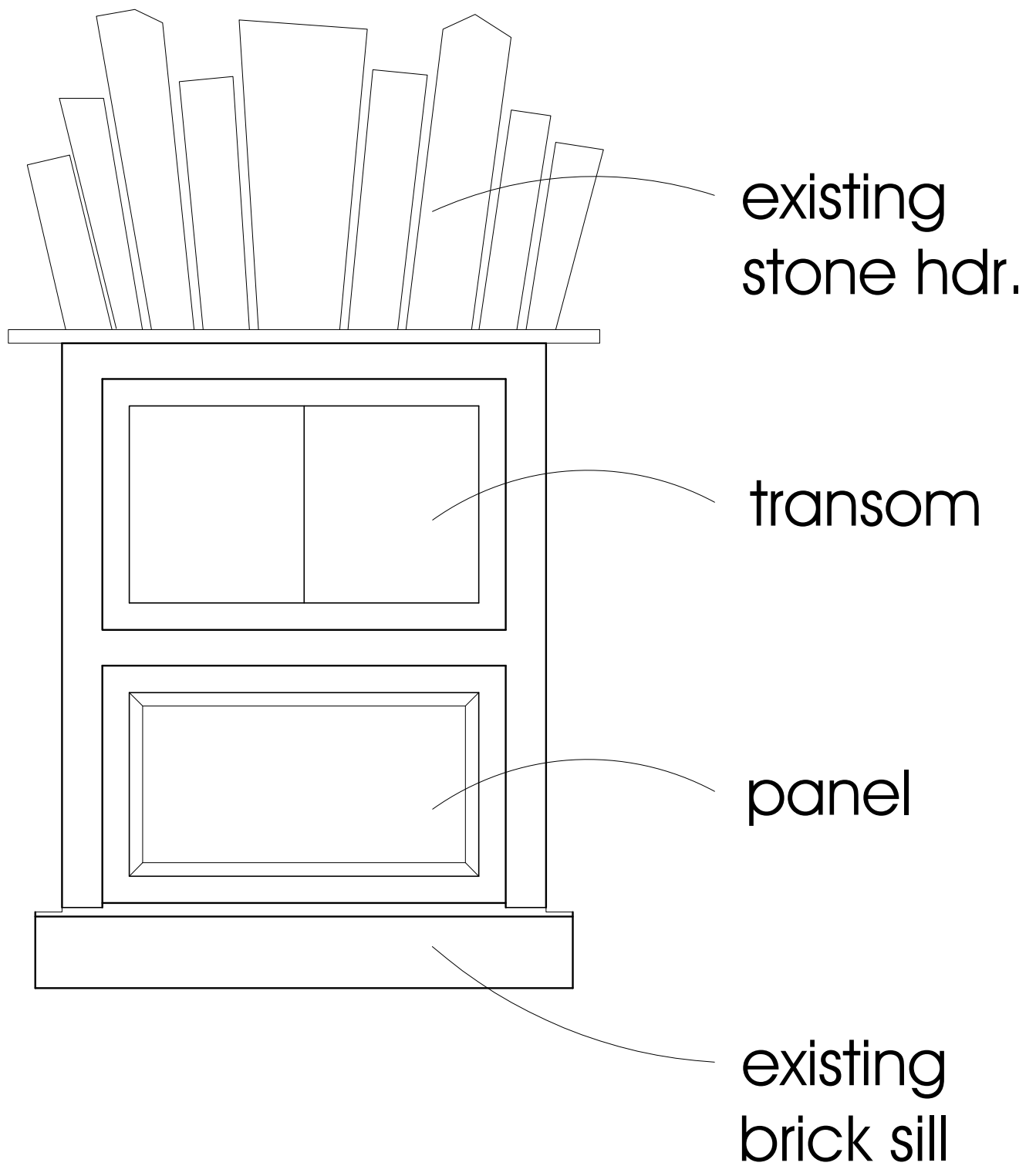




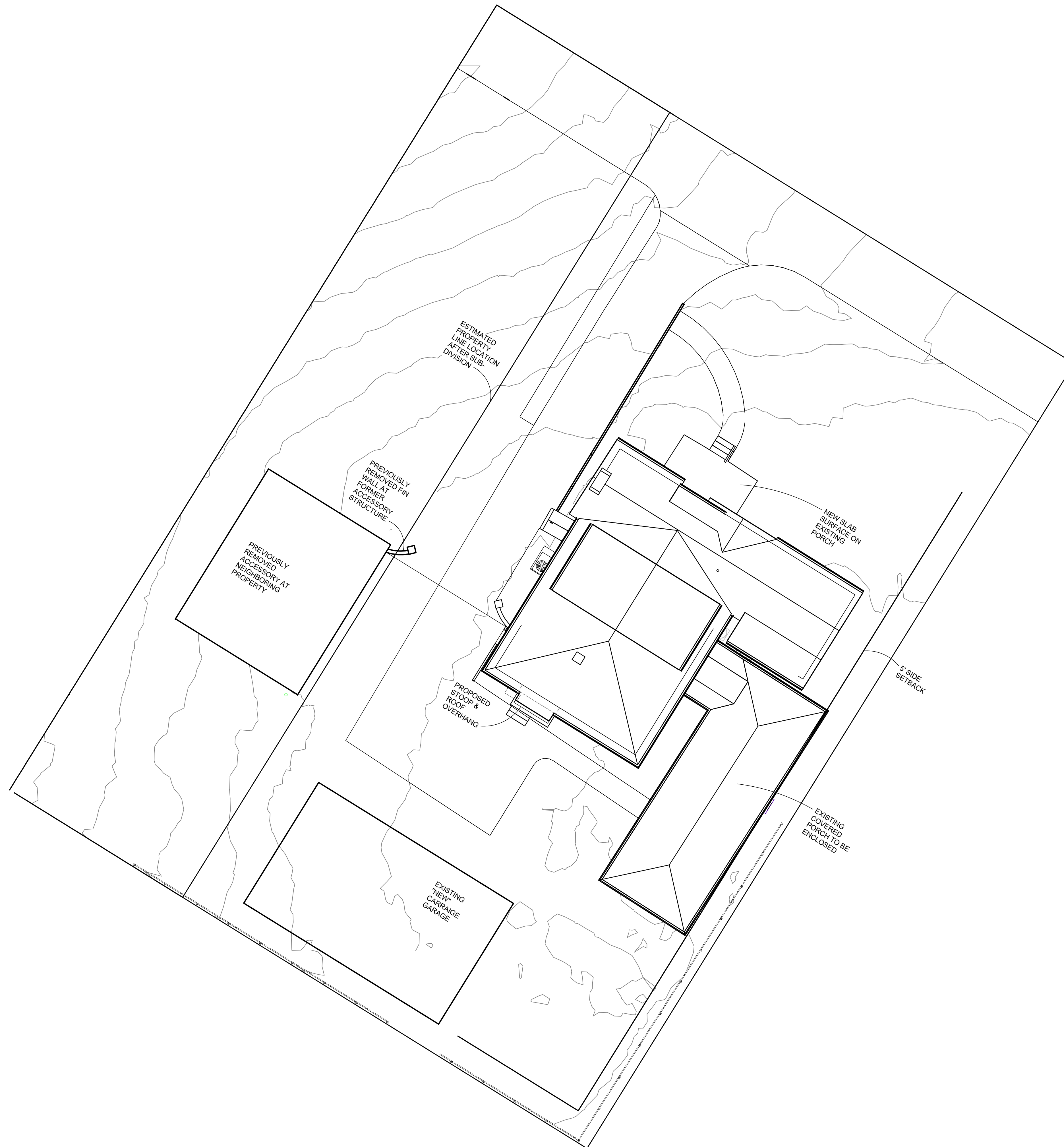












① SITE PLAN  
1"=10'-0"





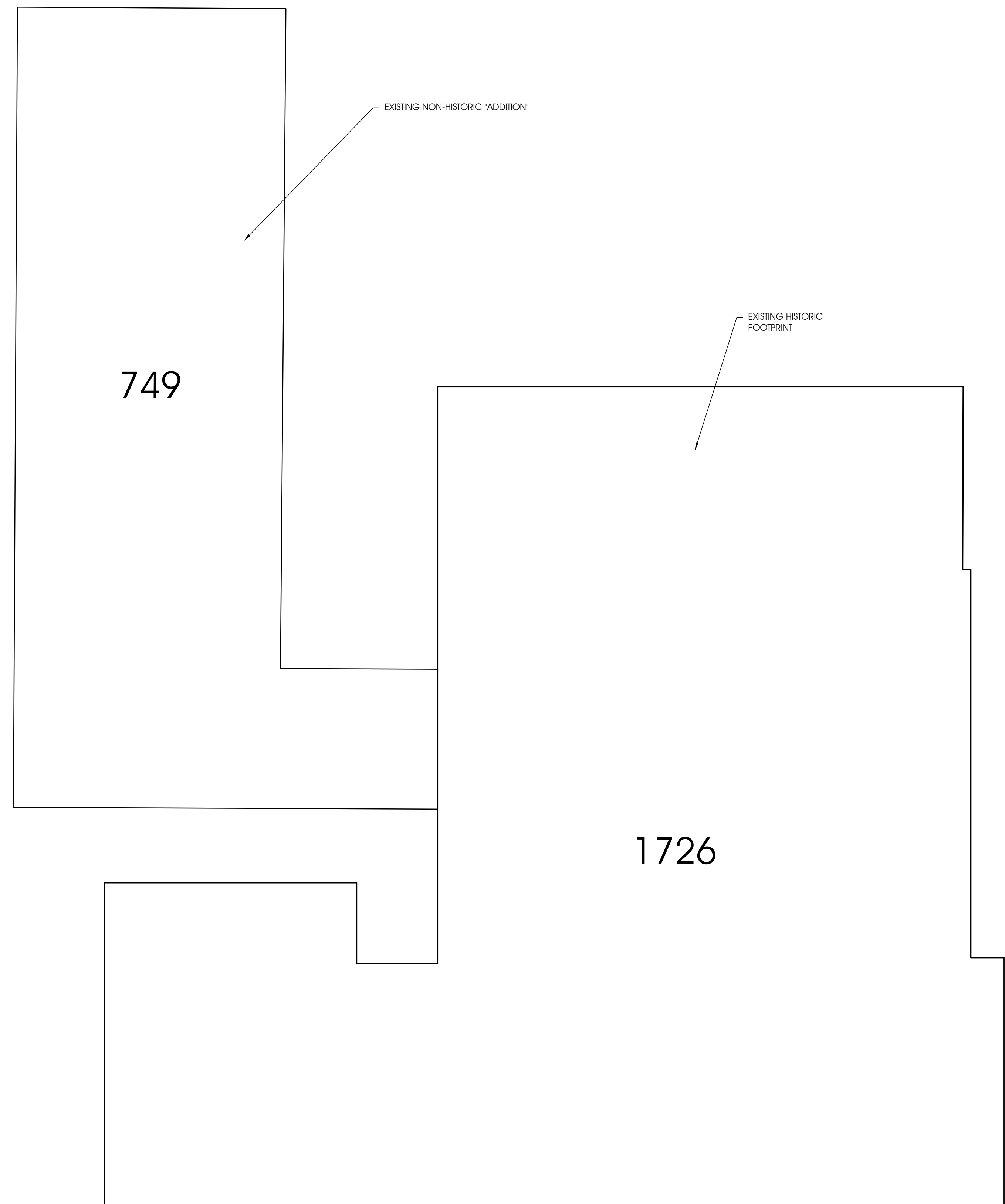






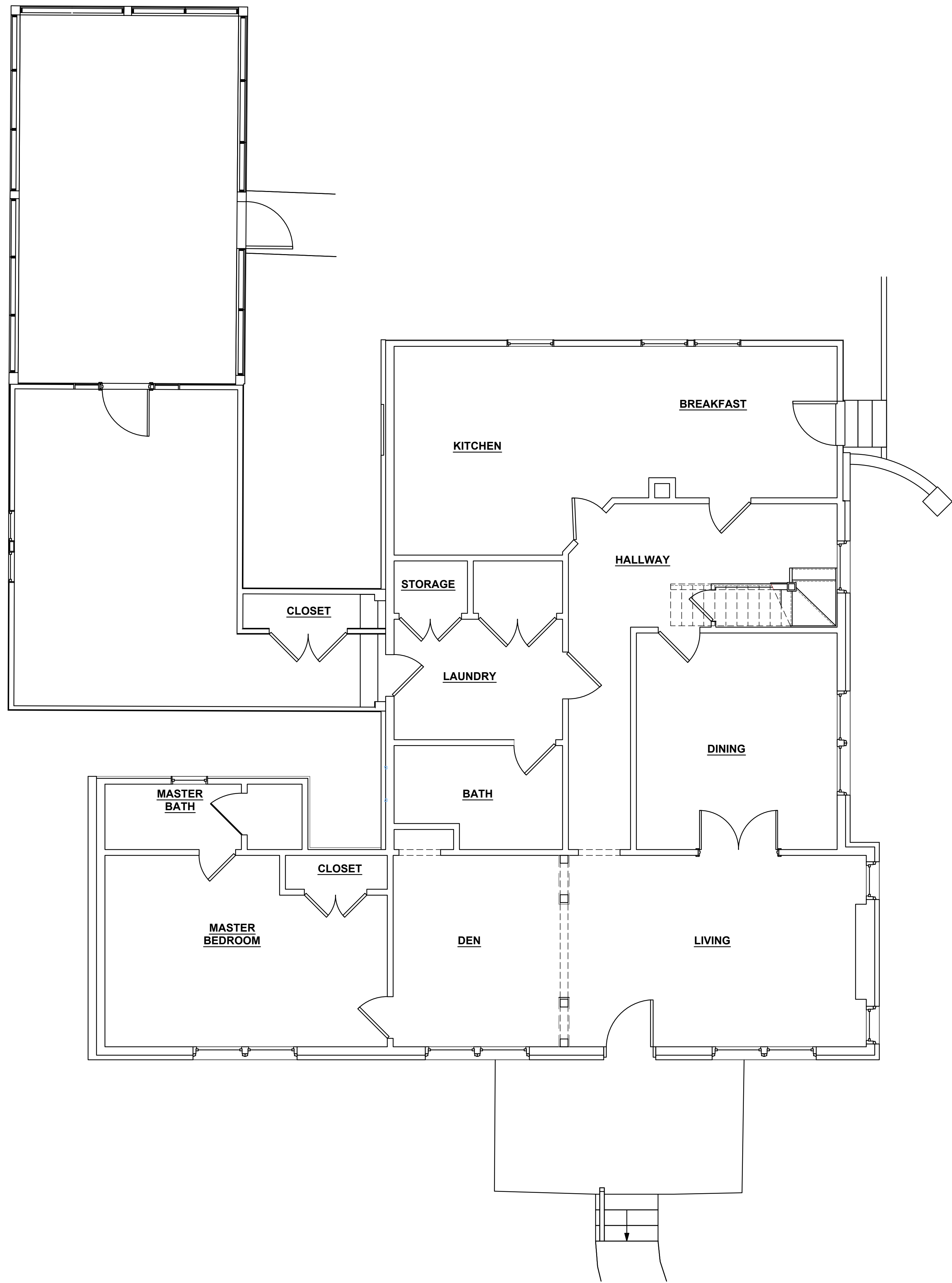




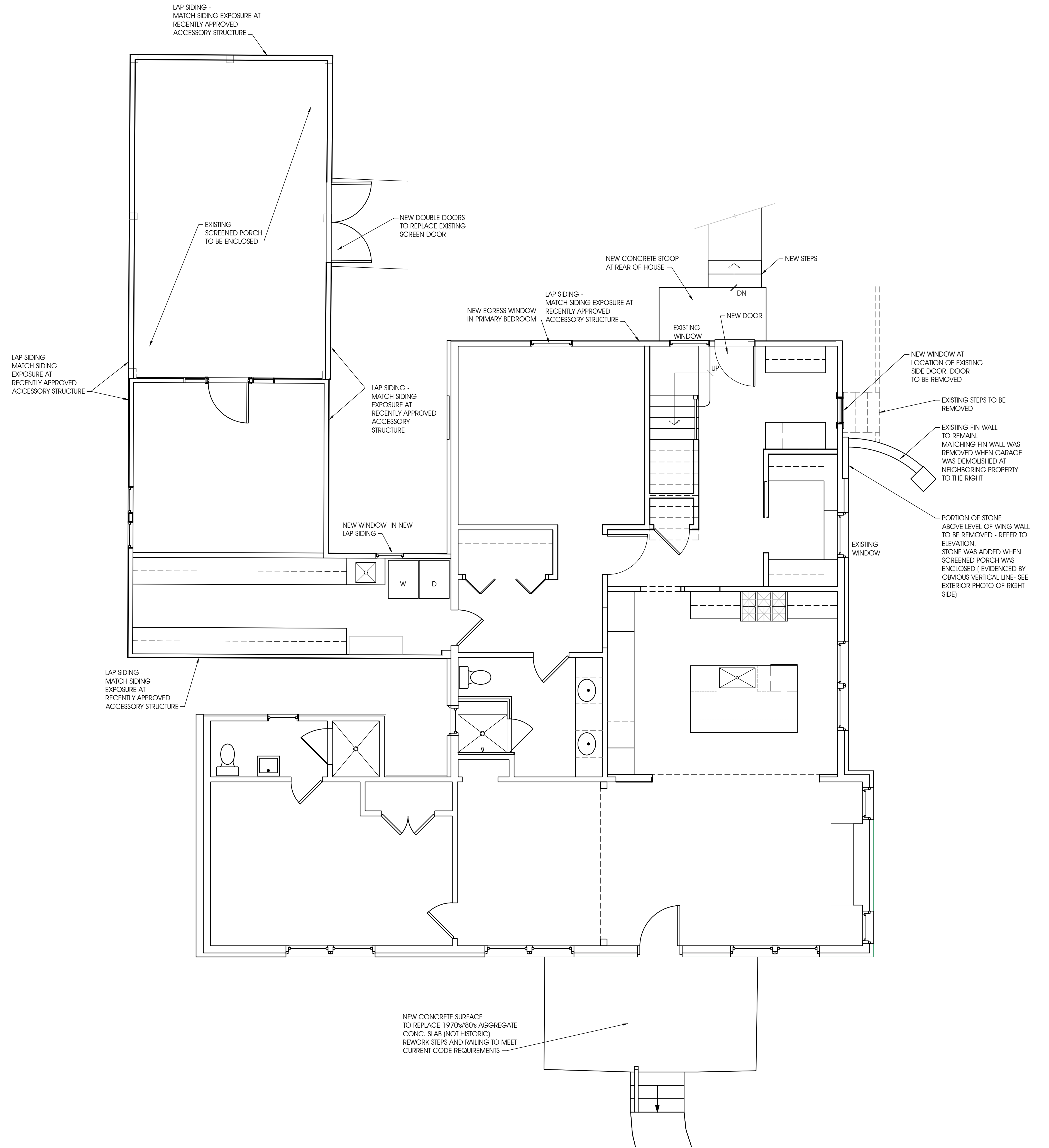


1 SQUARE FOOTAGE DIAGRAM- EXISTING CONDITIONS  
SCALE: 1/4"=1'-0"



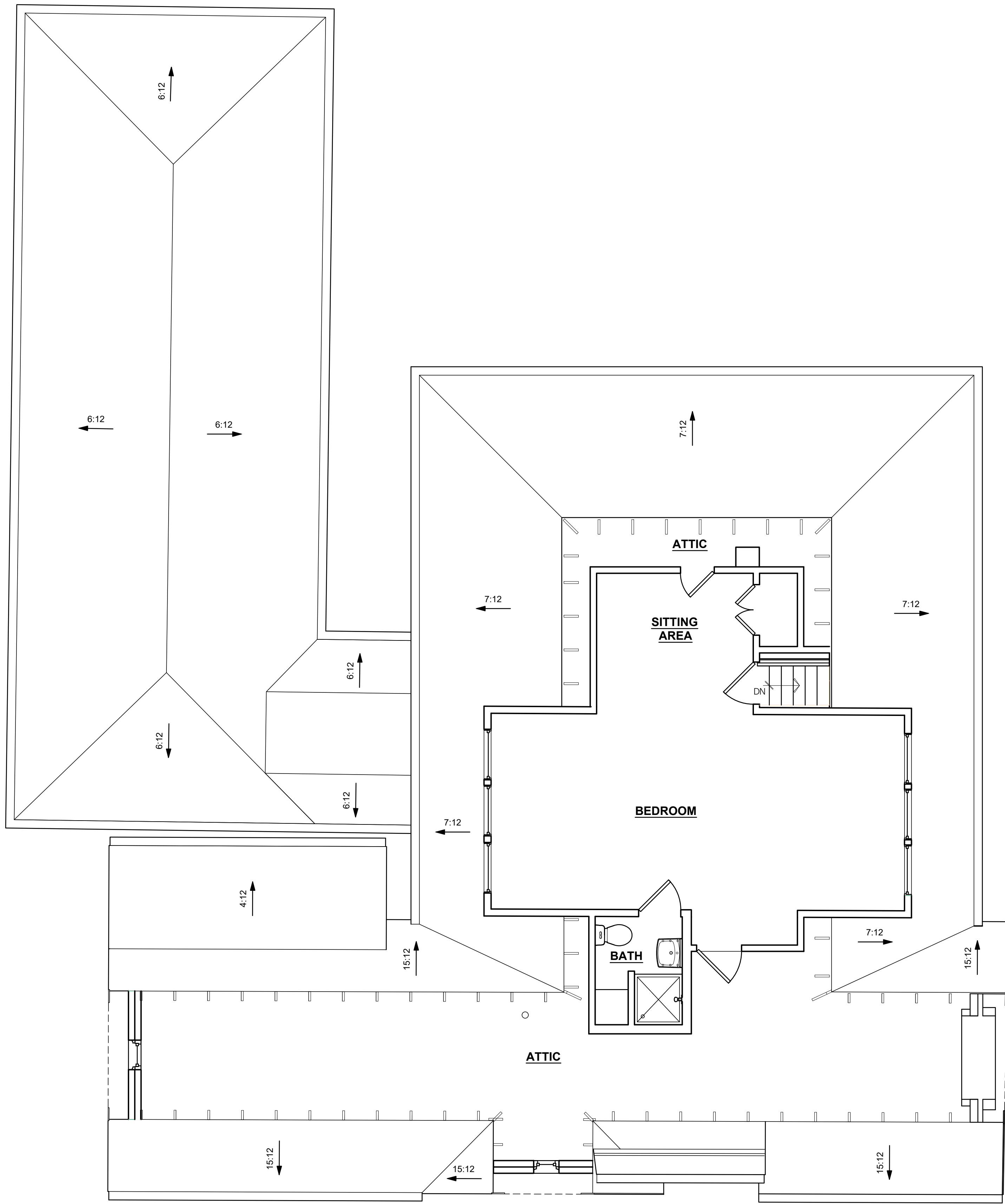


1 EXISTING MAIN LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"

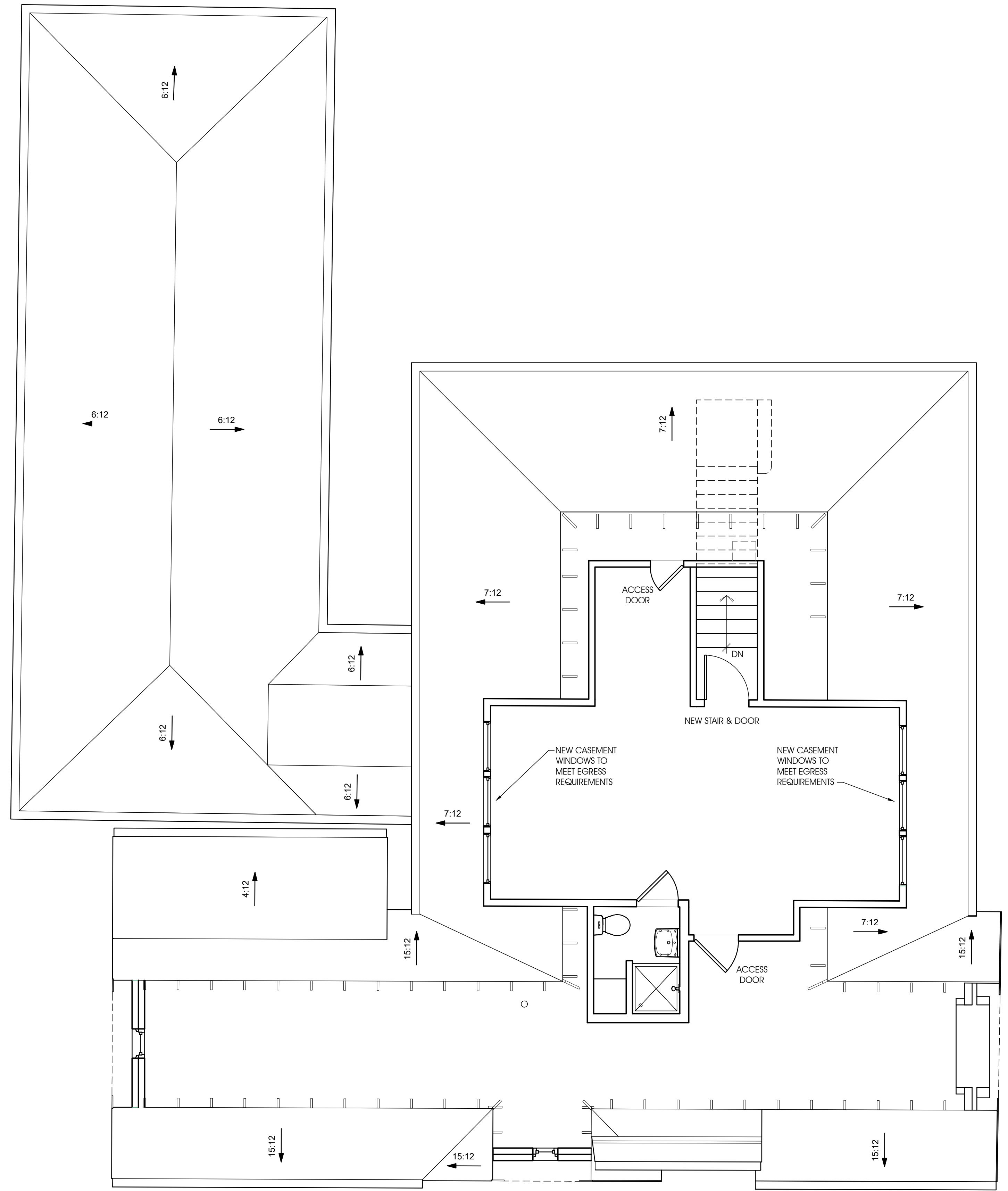


2 NEW MAIN LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"





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



2 NEW UPPER LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"

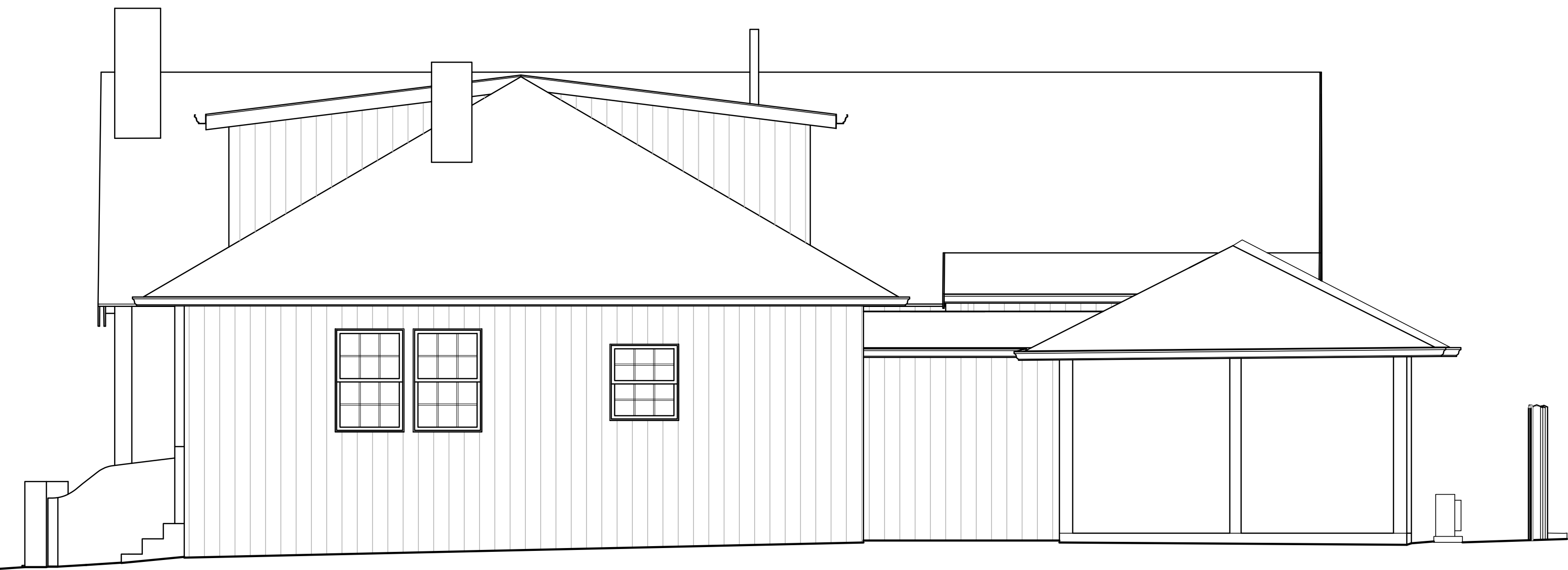




1 FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2 RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



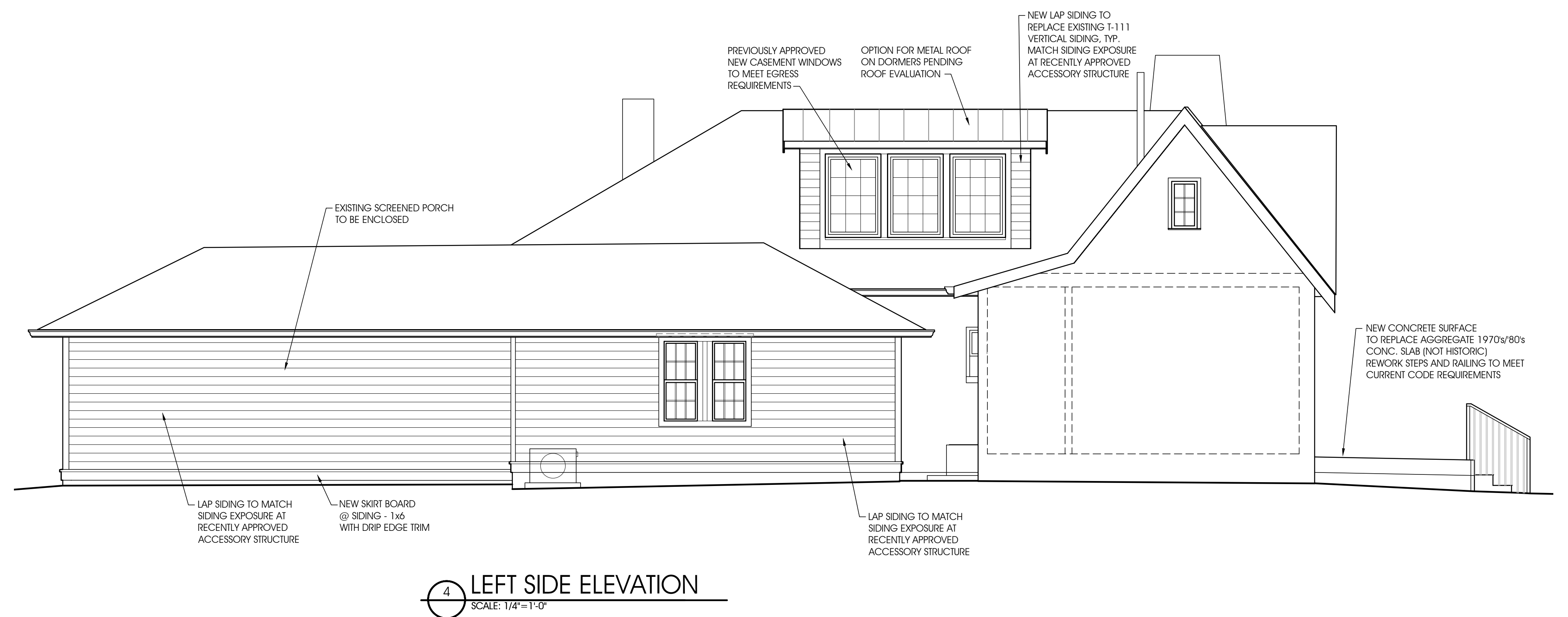
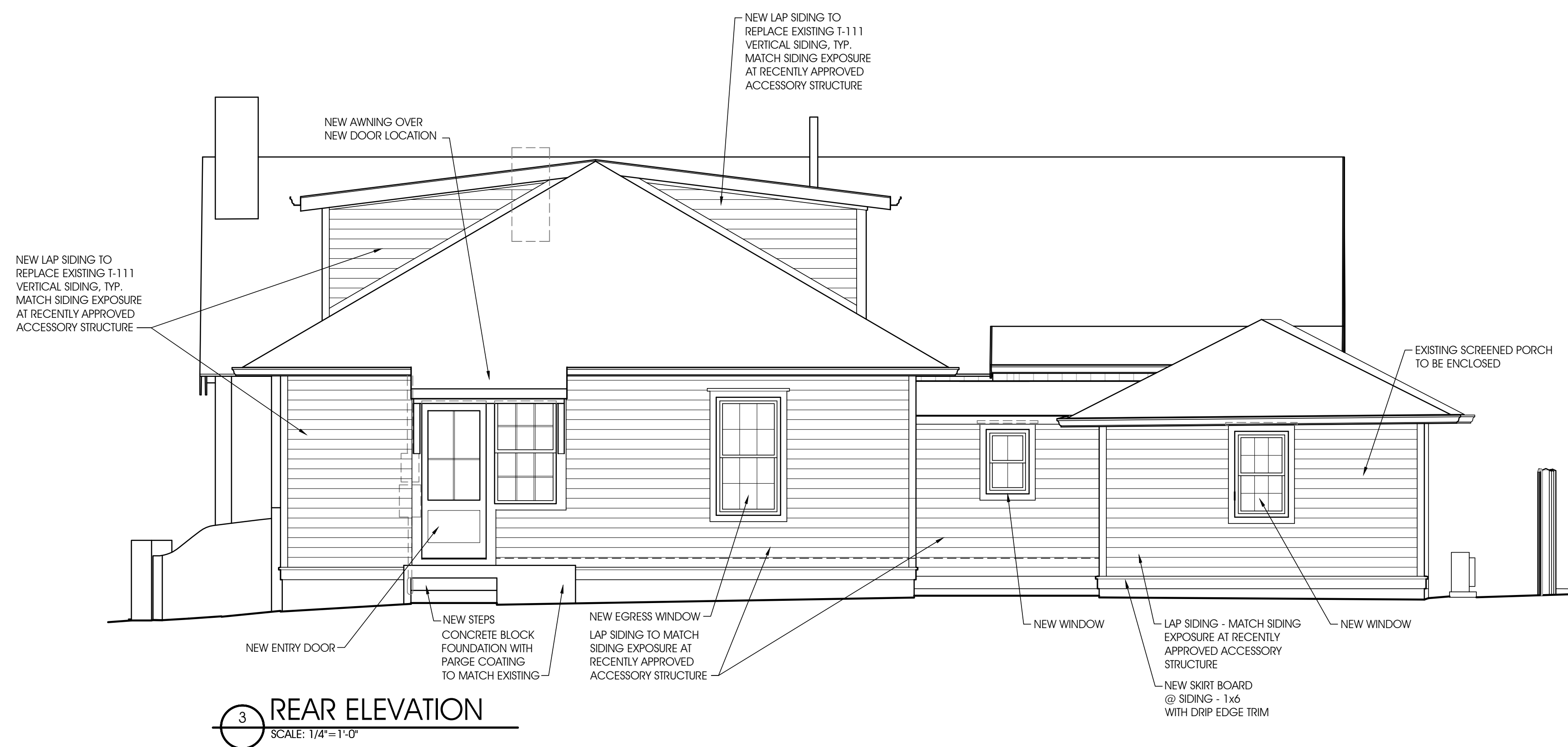
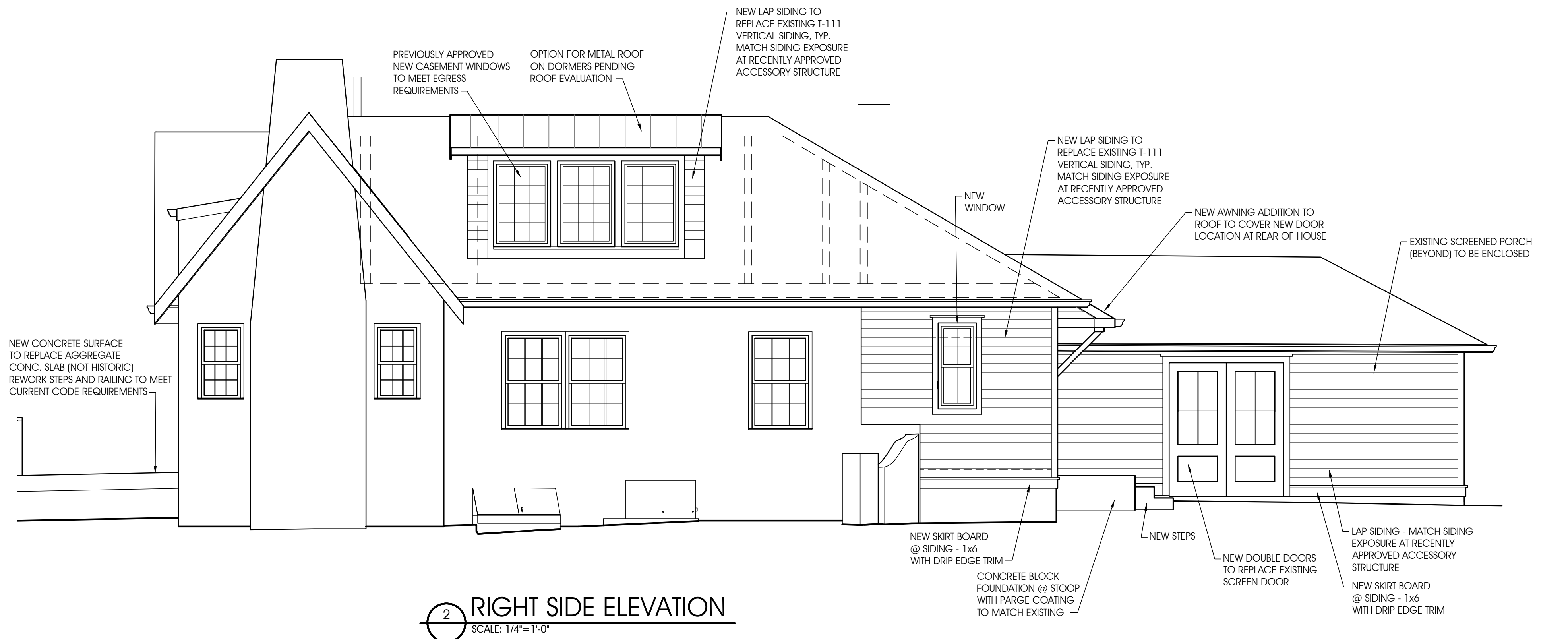
3 REAR ELEVATION  
SCALE: 1/4"=1'-0"



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

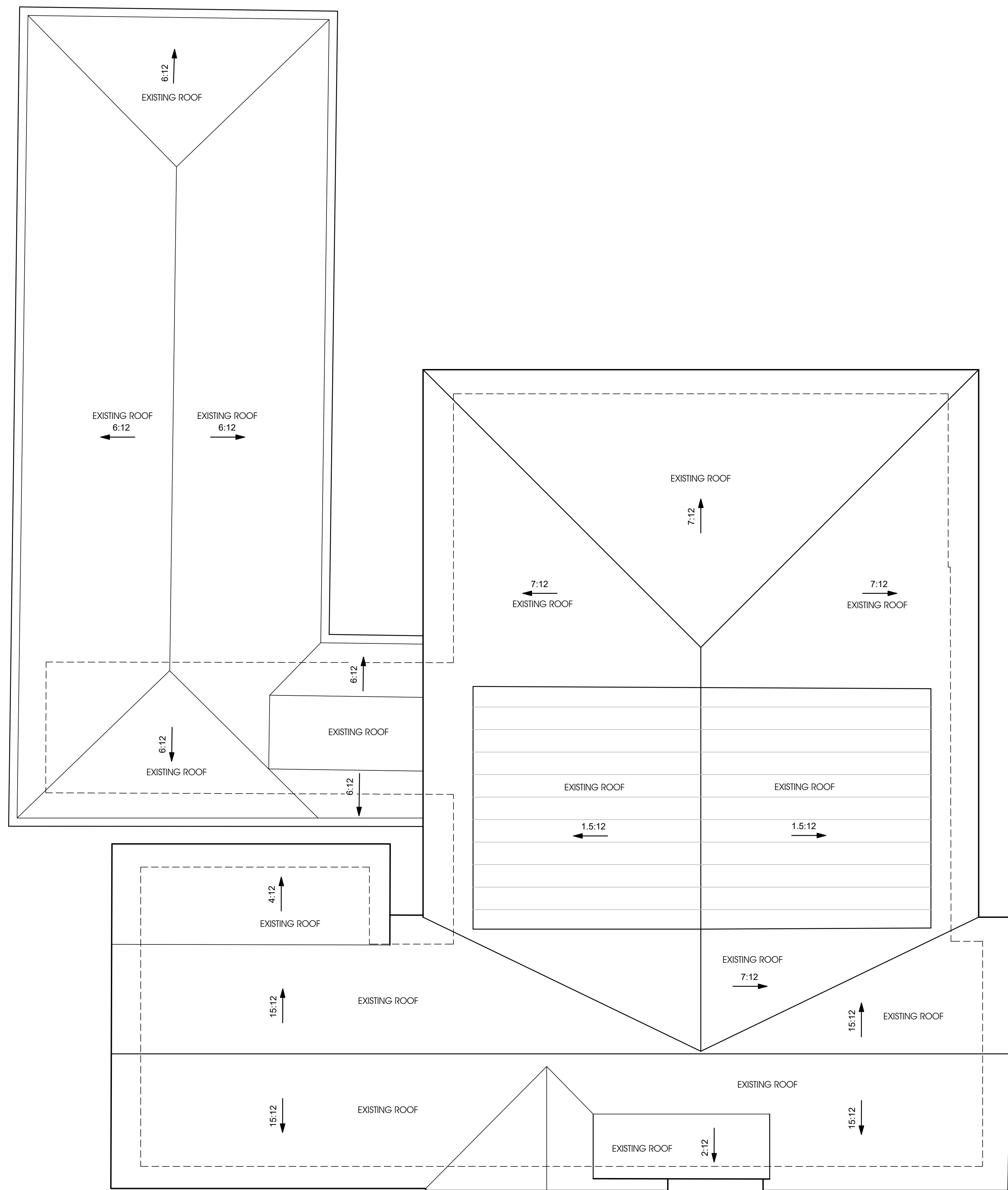
EXISTING ELEVATIONS



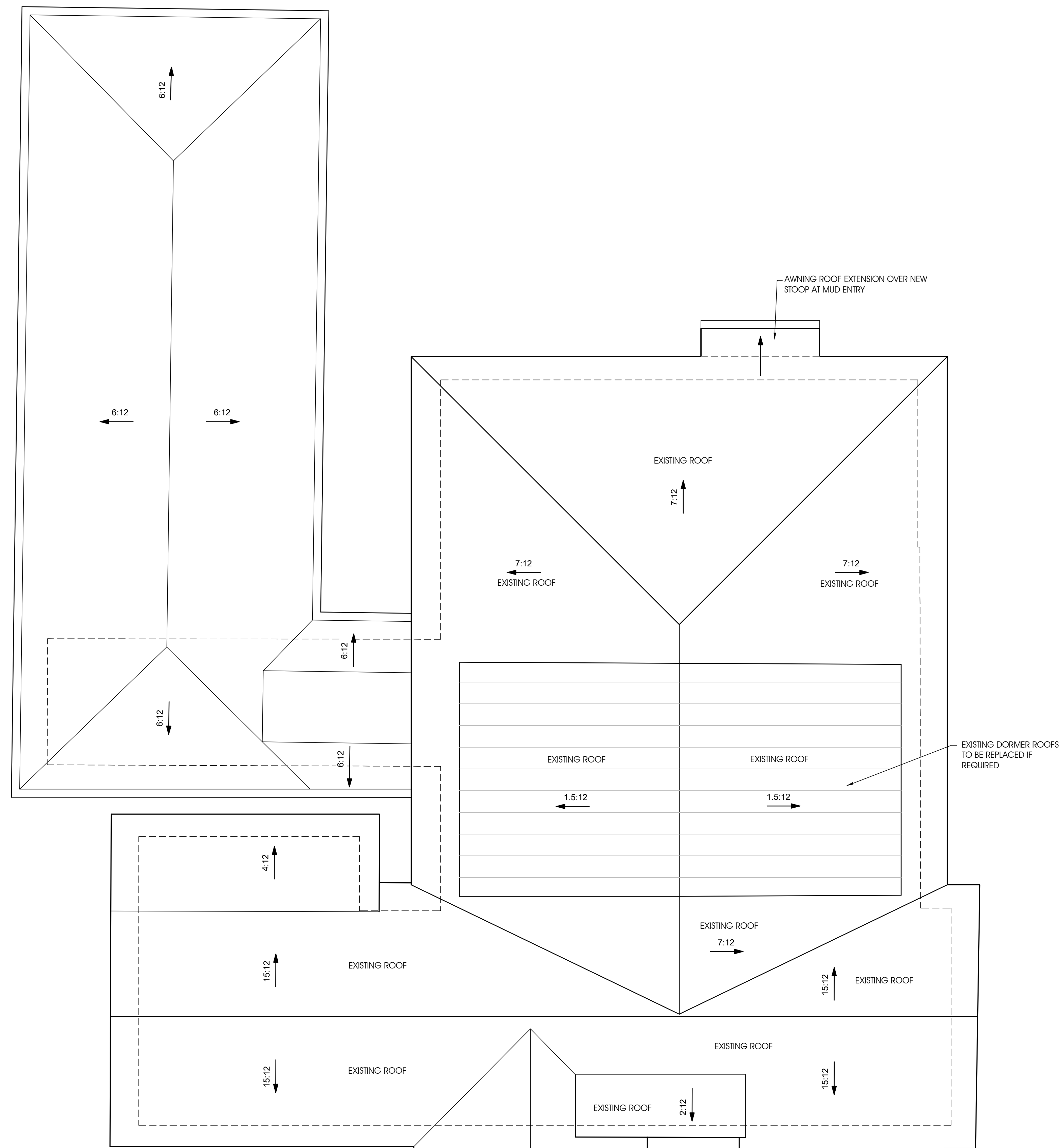


## PROPOSED ELEVATIONS





1 EXISTING ROOF DIAGRAM  
SCALE: 1/4"=1'-0"



2 ROOF DIAGRAM  
SCALE: 1/4"=1'-0"









---

**File #: 21-0915**

---

**DATE:** October 28, 2024  
**TO:** Historic Zoning Commission  
**FROM:** Kelly Dannenfelser, Asst. Director of Planning  
Emily Huffer, Preservation Planner  
Elizabeth Bulay, Assistant Preservation Planner

**SUBJECT:**

Consideration Of New Construction (Principal) At Lot 24 Myles Manor Ct.; Mark Spivey, Applicant.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of new principal building on lot 24 on Myles Manor Ct.

**APPLICABLE DESIGN GUIDELINES:**

2022 Franklin Historic District Design Guidelines:  
Chapter 2: New Residential Buildings  
Chapter 7: Fences, Gates, & Walls

**PROJECT INFORMATION:**

COF Project Number: 8647  
Applicant: Mark Spivey  
Owner: Mark Spivey

**BACKGROUND:**

The subject lot is a corner lot that fronts Winslow Road and Myles Manor Court. This lot currently is a vacant and a new principal building is proposed to be constructed. The home is influenced by the Craftsman style. The lot on the corner of Winslow Rd. and Myles Manor Ct. has a unique topography, with changes in the grade being noticeable. The block of homes located on Myles Manor Ct. were constructed in the mid-1990s and were not in the Historic Preservation Overlay at the time of construction. This applicant has come to two previous Design Review Committee meetings and has incorporated feedback into the application.

**Placement and Orientation:**

The proposed setbacks show a 30' setback from Myles Manor Ct., a 15' setback from Winslow Rd., and a 25' rear setback along the rear shared driveway. The established front setback is the setback of existing buildings on the same block face, but no closer to the front lot line than the closest adjacent building and in no case less than 10 feet. This front setback would be applicable to the setback on Myles Manor Ct. and Winslow Rd. as this is a corner lot and has two front yards. The established side setback is 7' and the setback along the rear shared driveway is 20'.



The Guidelines recommend the following:

- Maintain the alignment of existing front yard setbacks on the block face while adhering to the Zoning Ordinance setback requirements.
- Maintain the rhythm of buildings along the street. Space new buildings according to the historic precedent established on the same block face.
- Locate new buildings to be secondary in prominence to the historic structures on the site or in the district.

The setback along Winslow Rd. appears to be an average closer to 20' than 15'. The proposed placement would break the rhythm of the buildings along this front. In placing the building closer to the street than the historic buildings, prominence is given to the proposed building. Zoning staff cannot approve the 15' setback without the applicant showing the setbacks of the other homes on the block face and how they determined the setback to be 15'. The lots have never been consolidated by plat. All setback comments are tentative based on the information provided. Should the survey and plat provide different information, additional comments may be forthcoming.

### **Building Form:**

The proposed building will utilize two cross gables with a connector piece as its primary form. The front facade will read as a one and a half story, brick Craftsman inspired building. The massing, scale, size, and proportions of the front façade on Myles Manor Ct. is consistent and compatible with this block face. The massing of the left elevation, which will be highly visible, utilizes material changes, roof breaks, and wall breaks to be more sensitive to the surrounding historic buildings on the Winslow Rd. block face. With these implemented in the design, the new construction will read more as additions over time on this front. While the roof breaks and drops in height from the front gable to the rear of the house assists in reducing the height of the building to be more compatible with the surrounding historic buildings, the building still reads as a two-story building on this front. Because this property is a corner lot, the full width of the home, which is 76' long, will be displayed and will be a prominent feature that draws attention to the new construction and away from the historic buildings. The rear of the building will also have a higher degree of visibility on the corner lot. The rear of the building reads as a two-story building. The right elevation will be the least visible and uses material changes to add variation to the form. The roof form has been simplified to reflect the forms seen on other residential buildings in the district. While garages are commonly detached in this area and the Guidelines recommend that garages appear detached, an alley is located at the rear of the property which limits the ability to construct a detached garage. The floor-to-ceiling heights have not been provided in this application submittal.

The Guidelines recommend the following:

- Design the massing, size, scale, and proportions of new residential buildings to be compatible with nearby historic buildings.
- Design new residential buildings to complement rather than detract from the character of the historic district.
- Make new buildings compatible with adjacent building floor-to-ceiling heights. Appropriate heights for new construction range from eight feet to ten feet

While the massing and scale are successful, in the context of the historic neighborhood, this proposed infill will appear as more prominent than nearby historic buildings.



**Size:**

The proposed footprint of the building will amount to 31% of lot coverage and is appropriately sized within the recommended 35% lot coverage maximum.

**Building Height:**

The lot is unique and has a change in grade that is not common. The proposed height of the building fronting Winslow Rd. is 32". The average height along Myles Manor Ct. is 36'. The proposed height of the building at the rear of the building fronting Winslow Rd. is 31'5". The average height of this block face is approximately 26'.

The Guidelines recommend the following for height:

- Design for height compatibility with existing historic residential buildings on the same block face as the new residential building.
- Achieve height compatibility by designing within ten percent of the average height of the historic buildings on the same block face.

The height along Myles Manor Ct. is appropriate. The height along Winslow Rd. exceeds the 10% recommended height allowance from the average of the block face along Winslow Rd. With the 10% allowance, the maximum height would be approximately 28'6". The proposed height along Winslow Rd. exceeds the recommended maximum.

**Roof:**

The proposed roof form is a cross-gable on each end of the building. The form is simple and appropriate in comparison to the neighboring historic roof forms. Three different roof pitches are proposed: 5:12, 10:12, and 12:12. The roof pitches of the architectural style of a Craftsman are typically between 6:12 to 8:12, but accent roofs of 12:12 are seen in this style as well. As proposed, the roof form and pitches are appropriate.

**Porches, Stoops, Decks, & Porte Cocheres**

The front porch will utilize a column with a brick base and a simple square column. A brick veneer will be utilized, however the materials of the remainder of the front porches' elements were not specified. Two side porches are located along the left elevation which fronts Winslow Rd. The covered porch off of the primary floor utilizes simple round columns and is subordinate in character to the front porch. Below this porch, a second covered porch is proposed at the ground level at the rear of the home.

The Guidelines recommend the following for porches:

- Design porches and stoops to continue the rhythm of these elements on a street.
- Design rear or side porches to be subordinate in character to the front porch

The covered porch at the ground level below the other covered porch on the left elevation is not a traditional configuration but is seen at the other corner of Myles Manor Ct.

**Foundations:**

The proposed foundation is a brick foundation and is compatible with those seen on neighboring historic buildings. The foundation level is delineated through brickwork. The foundation level will be delineated at the front of the building, where the primary material is brick, with a band of two rows of



aligned bricks. At the rear of the building, a sloping rowlock brickwork detail is proposed and aligns with the band of bricks found at the front of the building.

The Guidelines recommend the following:

- Design foundations to be compatible with those of neighboring historic buildings.
- Provide foundation heights of 18 inches above grade on the front facade.
- Use materials that are similar in character to nearby historic buildings, such as brick, stone, concrete, or painted or parged concrete blocks.
- Delineate the foundation level of brick buildings through some type of belt course such as soldier or sailor coursing.

The proposed foundation height appears to be in keeping with the Guidelines and is compatible with the neighboring buildings. The foundation height measurement was not included in this submittal.

### **Materials and Exterior Finishes**

The proposed building will be clad in brick and cementitious siding with an asphalt shingle roof. The siding will utilize a 5" reveal.

The Guidelines recommend the following:

- Use materials and exterior finishes that complement and blend with the character of the surrounding district, such as frame, brick, or stone.
- Use weatherboard, clapboard, or shiplap siding for frame buildings. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding.
- Use historically compatible roof materials such as asphalt, wood, slate, fiber-glass shingles, or standing-seam metal, which are traditionally used with the architectural style of the building.
- Match surrounding historic masonry in width of the mortar joints, size and scale of the bricks, color, and texture.

The proposed materials are appropriate and compatible with the materials found in the district.

### **Details and Ornamentation:**

The proposed building does not propose to utilize elaborate detailing or ornamentation, but utilizes architectural details such as brickwork in the foundation, columns, and features to relate to the craftsman-inspired style with a modern interpretation.

The Guidelines recommend the following:

- Use decorative details and ornamentation in a manner similar to those on historic buildings in the district. A modern interpretation of a historic detail is encouraged.
- Avoid decorative detail that competes with, overpowers, or negatively impacts nearby historic buildings.

The nearby historic buildings are not highly stylized except for Jasmine Grove, which this building will front. The use of details and ornamentation as proposed relates to but does not compete with the surrounding historic buildings.



**Entrances:**

A six-lite with one-panel door is proposed for the front entrance on Myles Manor Ct. No sidelights or transoms are proposed, but a brick header is proposed and aligns with the elements on the front of the building. Three French doors with a twelve-lite pattern are proposed on the left elevation, two on the covered porch, and one as an entrance from the courtyard. At the rear of the building, there is a pedestrian entrance next to the garages. The entrance is a punched opening in the brick and utilizes an arched gate instead of a door. Behind this gate is an entrance to the building under the covered porch.

The Guidelines recommend the following for entrances:

- Design new buildings to have their main entrances located on the front facade. For corner lots, if desired, provide entrances on facades facing both streets.
- Design new doors and doorways to blend well with other historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
- Use traditional materials with appearances similar to the doors on nearby historic buildings.
- Provide casement, trim, transoms or sidelights similar to those seen on nearby historic houses.

The proposed front entrance is similar to the rhythm, spacing, intricacy, and surroundings of the neighboring historic buildings. The utilization of French doors, while not seen on the neighboring historic buildings, was present at Myles Manor Ct. across the street and is seen on the corner lot at 230 Myles Manor Ct. The arched gate entrance built in the façade of the building is not a typical configuration and is not seen elsewhere in the historic district. The material specifications of the doors have not been provided at this time.

**Windows:**

A six-over-six patterned window is proposed throughout the entire home. The window specifications have not been provided at this time, but do have the appearance of being double-hung. The front, left, and rear elevations maintain traditional solid-to-void ratios, spacing, and rhythm and relate to the surrounding historic buildings. The right elevation proposes two windows that break this traditional rhythm and spacing, by introducing windows between floors. A casing is proposed around windows where lap siding is, and a surround is proposed around windows located in portions of the building that are brick.

The Guidelines recommend the following:

- Place windows so that there is proportionate space between the window and the floor level, but do not exceed the height of the entrance features.
- Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building.
- Use traditional casement and trim similar to those seen on nearby historic buildings.

The proposed windows between floors break the rhythm and spacing and are not proportionately spaced between the floor level and the height of the entrance features. The full height of the windows proposed in the courtyard cannot be understood by staff at this time due to the slope and wall depicted in the renderings, but should maintain the height of the windows seen on the right elevation in the basement. Additionally, window specs have not been provided in the application.



**Chimneys:**

One brick chimney with a cap is proposed at the rear of the building. The chimney will be exposed on the left elevation and will continue to the ground level through to the covered porch by the courtyard. The dimensions of the chimney have not been provided at this time.

The Guidelines recommend the following:

- Design chimneys to be compatible in size, height, and massing to existing chimneys on neighboring historic houses.
- Use stone, brick, or brick veneer materials.
- If chimney caps are desired, use clay, slate, stone, or low-profile metal caps (painted to match the brick) that do not overhang the rim of the chimney.

The proposed chimney is appropriate.

**Gutters & Downspouts:**

A half-round gutter is proposed and is in keeping with the Craftsman architectural style and the Guidelines.

**RECOMMENDATION:****Project Considerations:**

The following project considerations were submitted by the Zoning Administrator:

- Building permits cannot be approved until there has been a consolidation plat recorded for lots 24 & 25 of Myles Manor Park deed book 1 page 100. The lots have never been consolidated by plat.
  - All setback comments are tentative based on the information provided. Should the survey and plat provide different information, additional comments may be forthcoming.
- Please contact William Holcomb or Nathan Hollingsworth for the assignment of an address.
- The side street setback appears to be closer to 20' than 15'. Zoning staff cannot approve the 15' setback without the applicant showing the setbacks of the other homes on the block face and how they determined the setback to be 15'.
  - Front-- Is the average setback of existing buildings on the same block face, but no closer to the front lot line than the closest adjacent building and in no case less than 10 feet.
  - Side-- 7 feet
  - Rear-- 20 feet
- As a corner lot, there are 2 fronts and 2 sides. The main front setback (where the front door is located) is the average setback of existing buildings on the same block face, but no closer to the front lot line than the closest adjacent building and in no case less than 10 feet. The 2nd front is the side street front which is calculated the same as the main front setback. By GIS measurements, it appears that the side street average is closer to 20' than 15'.

**Staff recommends denial of the application based on the following Guidelines:**

- Maintain the alignment of existing front yard setbacks on the block face while adhering to the Zoning Ordinance setback requirements.
- Maintain the rhythm of buildings along the street. Space new buildings according to the historic precedent established on the same block face.

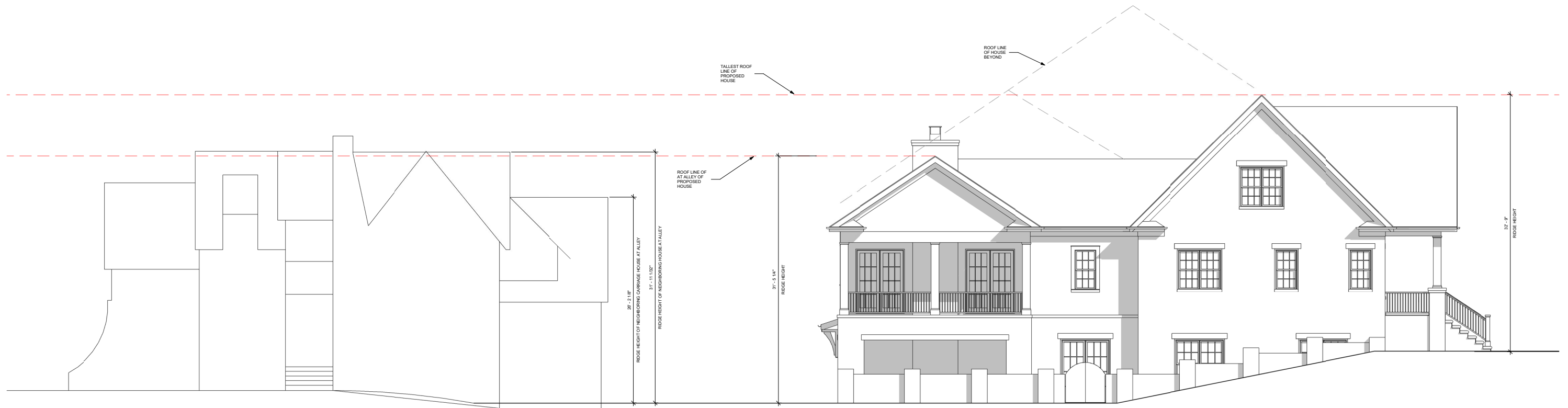


- Locate new buildings to be secondary in prominence to the historic structures on the site or in the district.
- Design the massing, size, scale, and proportions of new residential buildings to be compatible with nearby historic buildings.
- Make new buildings compatible with adjacent building floor-to-ceiling heights. Appropriate heights for new construction range from eight feet to ten feet.
- Design for height compatibility with existing historic residential buildings on the same block face as the new residential building.
- Achieve height compatibility by designing within ten percent of the average height of the historic buildings on the same block face.
- Design new doors and doorways to blend well with other historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
- Place windows so that there is proportionate space between the window and the floor level, but do not exceed the height of the entrance features.

**If the commission decides to approve this application as submitted, staff recommends the following conditions:**

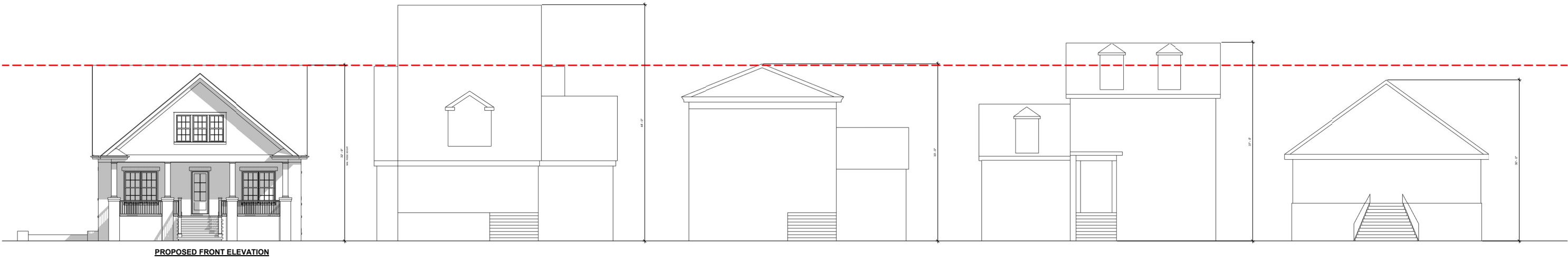
1. Window specifications must be provided to preservation planning staff before the issuance of a building permit.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the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





**PROPOSED WINSLOW ELEVATION**



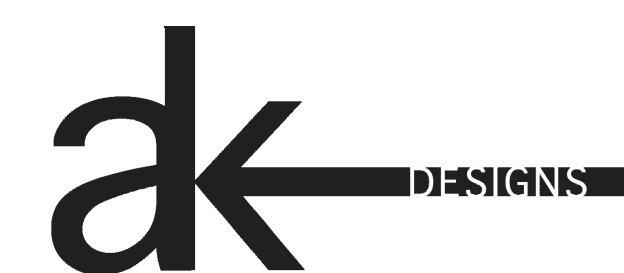






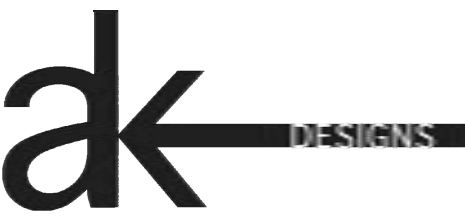
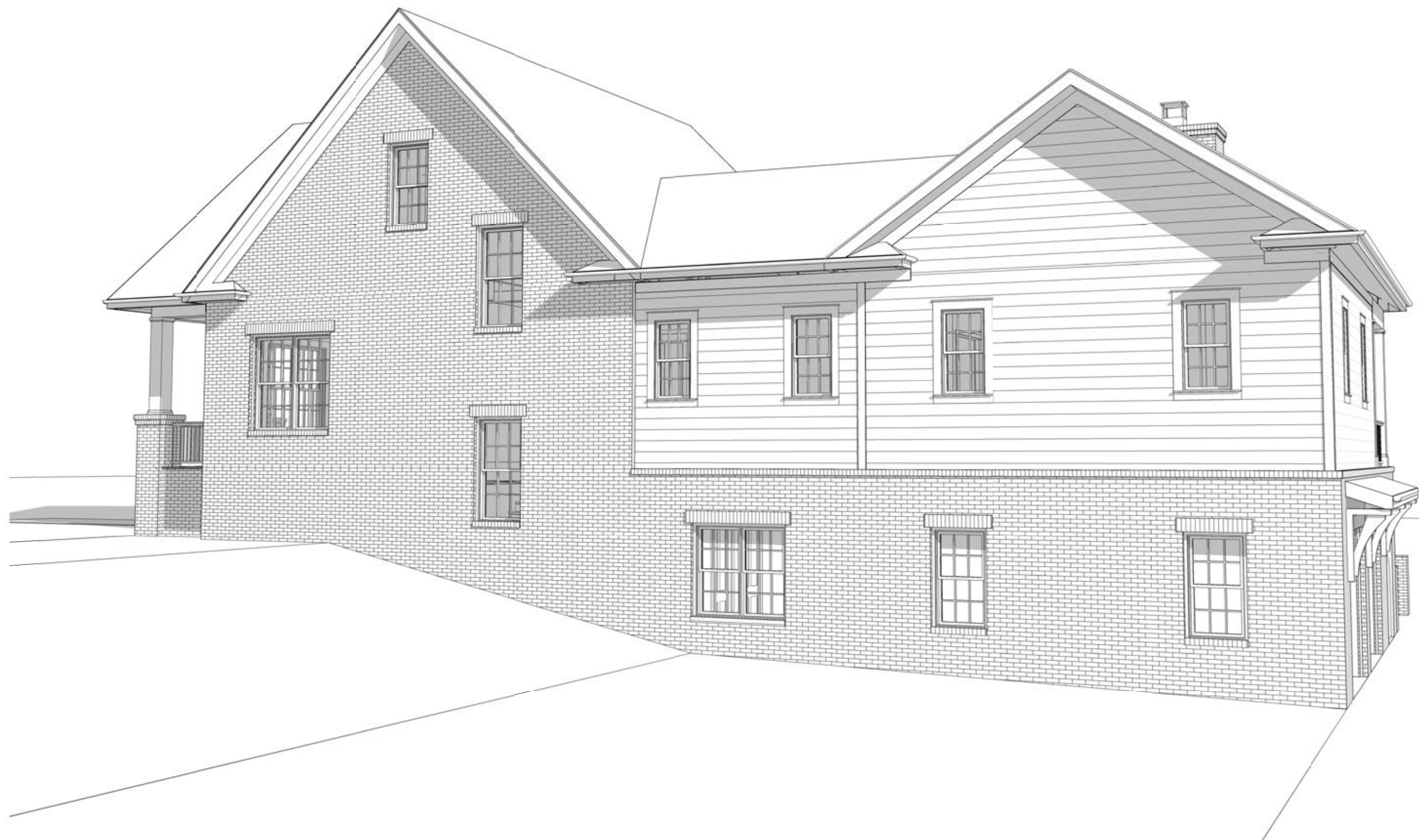
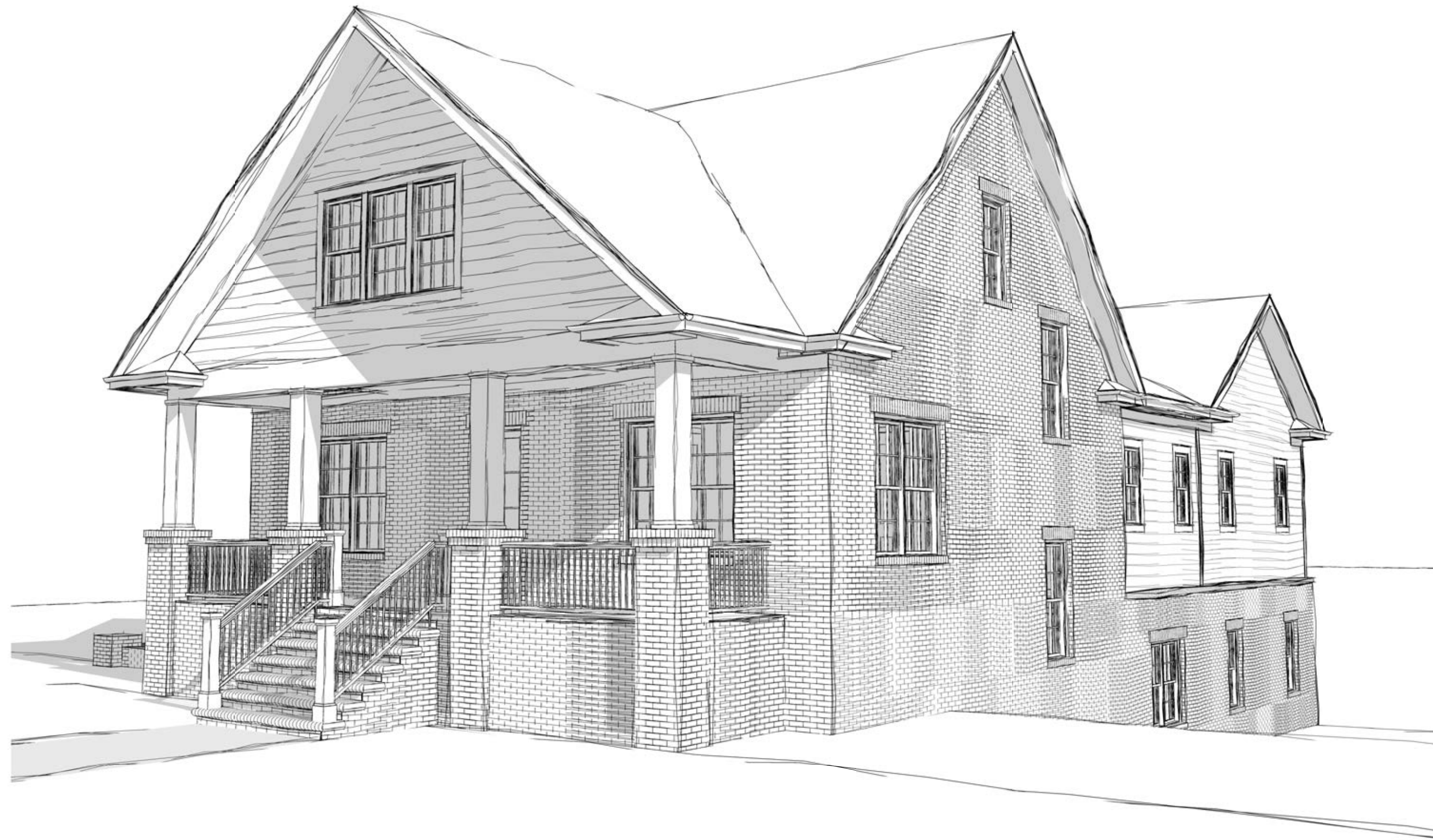
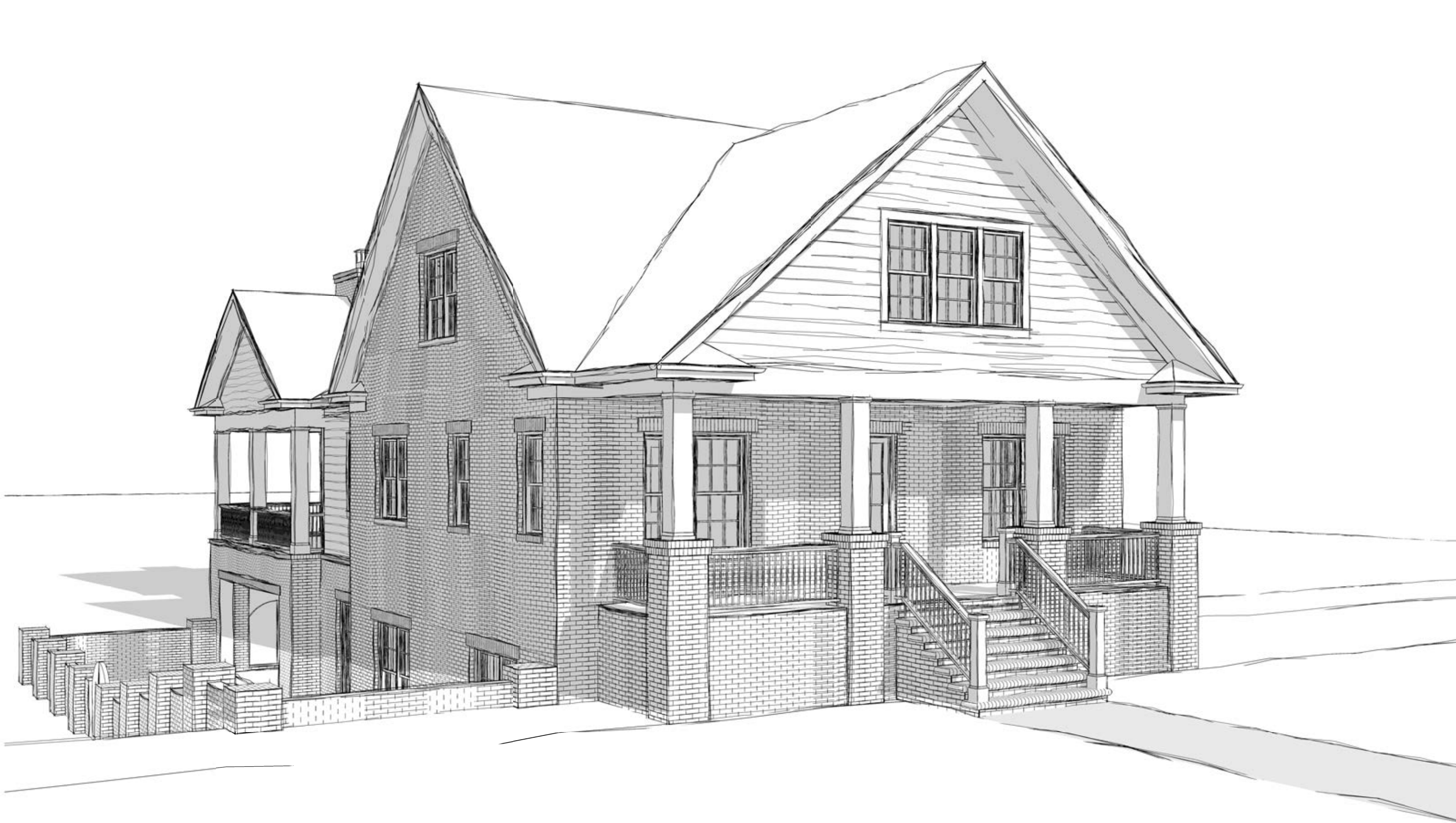
# 246 Myles Manor Court

FRANKLIN, TENNESSEE



10.25.24





ak designs  
205 Powell Place, Suite 119  
Brentwood, TN 37027

CONCEPTUAL  
DESIGN  
not for construction

This document is an instrument of service and shall remain the property of AK DESIGNS who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2024  
ak designs

246 Myles Manor Court

FRANKLIN, TENNESSEE

Perspectives

Revision Date:

|    |  |
|----|--|
| 1. |  |
| 2. |  |
| 3. |  |
| 4. |  |
| 5. |  |
| 6. |  |

Project Number: 24040  
Date: 10.25.24  
Scale:

Sheet

G001





ak designs  
205 Powell Place, Suite 119  
Brentwood, TN 37027

CONCEPTUAL  
DESIGN  
not for construction

This document is an instrument of service and shall remain the property of AK DESIGNS who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2024  
ak designs

246 Myles Manor Court

FRANKLIN, TENNESSEE

Site Plan

Revision Date:

|    |  |
|----|--|
| 1. |  |
| 2. |  |
| 3. |  |
| 4. |  |
| 5. |  |
| 6. |  |

Project Number: 24040  
Date: 10.25.24  
Scale: As indicated

Sheet

A001

SITE PLAN NOTES

GENERAL: LOT INFORMATION IS DEEMED RELIABLE AND CURRENT. HOWEVER IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH BUILDING SETBACKS, EASEMENTS AND ALL APPLICABLE BUILDING CODES, AND TO VERIFY PROPERTY LINE LOCATION AND BOUNDARIES. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

DIMENSIONS: ALL DIMENSION STRINGS ARE SHOWN TO OUTSIDE FACE OF 12" BLOCK (ALLOW FOR 2" [1/16"] BRICK OVERAGE WITHIN SETBACKS) AND ARE PERPENDICULAR TO PROPERTY LINES.

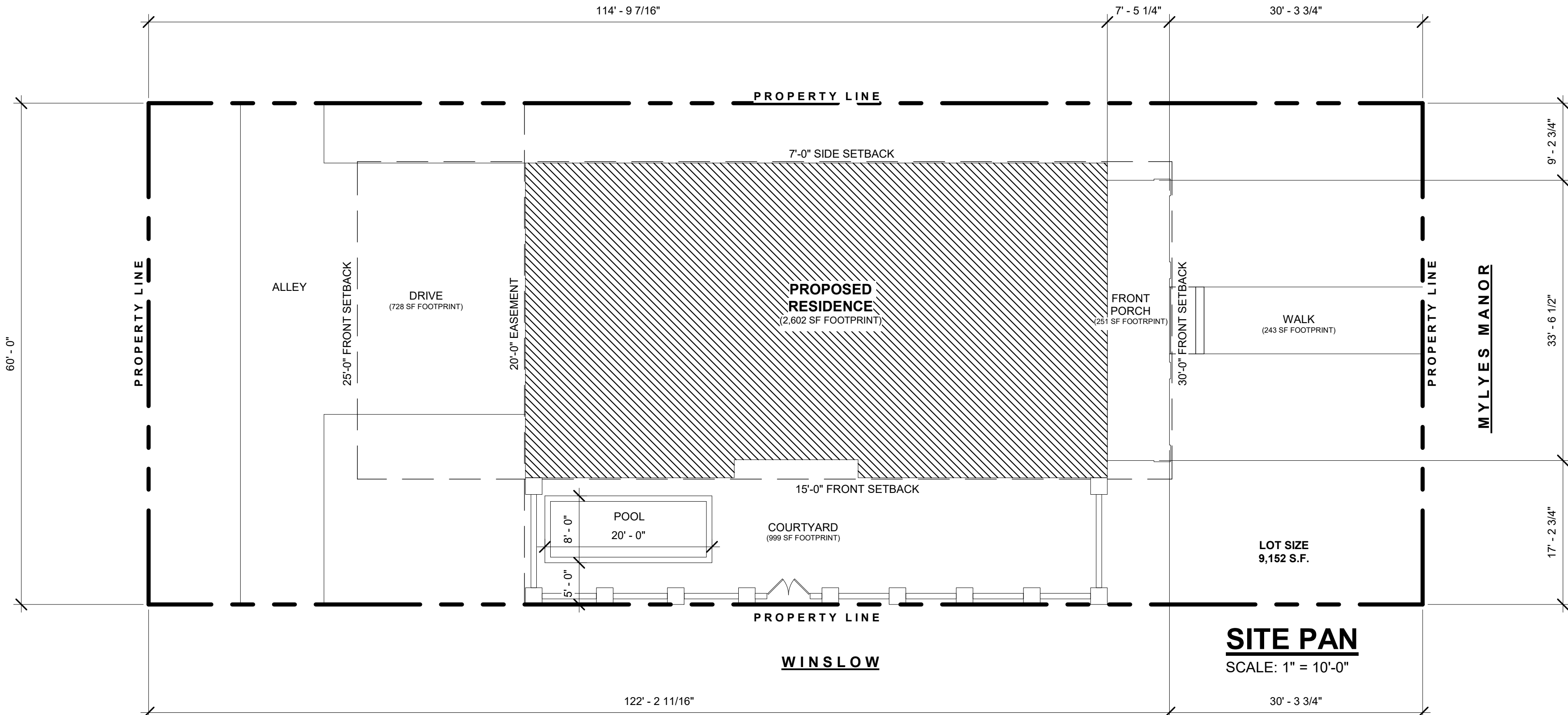
GRADING: BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE. IT IS THE BEST INTEREST OF THE BUILDER TO CONSULT A LANDSCAPE ARCHITECT OR CIVIL ENGINEER FOR DETAILED GRADING AND DRAINAGE PLANS.

PAVING: STREET LOADED DRIVES SHALL HAVE CURB CUTS OF 12". ALLEY LOADED DRIVES SHALL BE MINIMUM 24" WIDER THAN INDICATED GARAGE DOOR. LEAD WALKS SHALL MATCH THE WIDTH OF THE BOTTOM PORCH STEP AND TAPER TO NO LESS THAN 3' AT SIDEWALK.

UTILITIES: VERIFY UTILITIES DO NOT IMPACT DRIVE OR WALKWAY PAVING PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

SITE CALCULATIONS

|                               |                      |                  |
|-------------------------------|----------------------|------------------|
| LOT SQ. FOOTAGE:              | 9,152 S.F.           |                  |
|                               | ALLOWABLE (40% MIN.) | PROPOSED         |
| LANDSCAPE SURFACE AREA (S.F.) | 3,661 S.F.           | 3,733 S.F. (41%) |







ak designs  
205 Powell Place, Suite 119  
Brentwood, TN 37027

CONCEPTUAL  
DESIGN  
not for construction

This document is an instrument of service and shall remain the property of AK DESIGNS who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2024  
ak designs

246 Myles Manor Court

FRANKLIN, TENNESSEE

Basement Plan

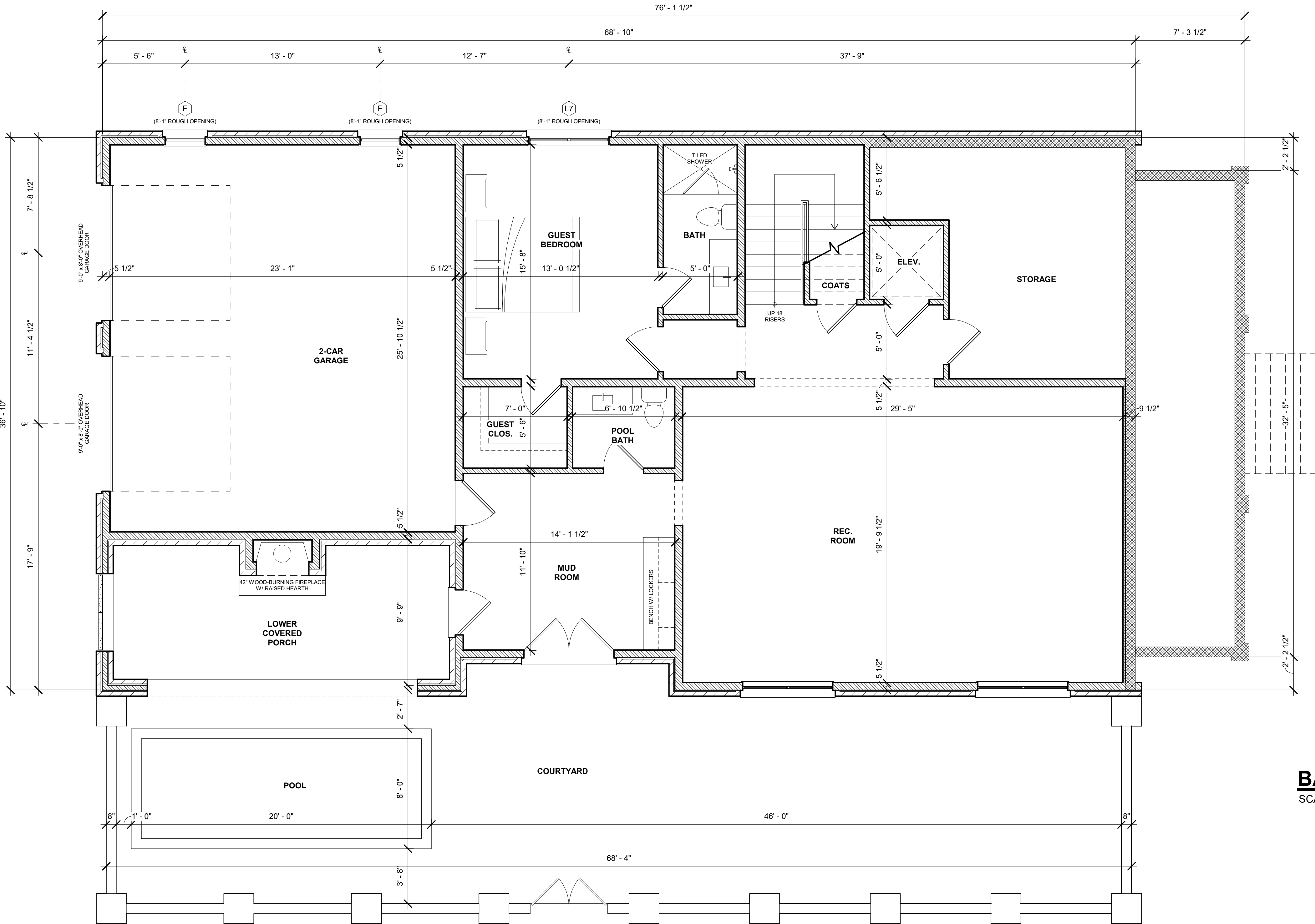
Revision Date:

|    |  |
|----|--|
| 1. |  |
| 2. |  |
| 3. |  |
| 4. |  |
| 5. |  |
| 6. |  |

Project Number: 24040  
Date: 10.25.24  
Scale: 1/4" = 1'-0"

Sheet

A101



**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"

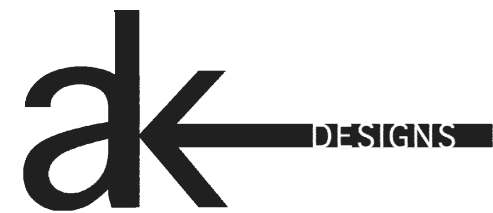


GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITIONS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. STRUCTURAL INFORMATION WITHIN IS INTENDED FOR DESIGN CONSIDERATION ONLY.
2. CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
3. CONTRACTOR TO ENSURE ADEQUATE CONSTRUCTION OF ALL NON-STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO: MATERIALS SEPARATION, FLOORING MATERIAL DIMENSION, INSULATION, TERMITE TREATMENT, PROPER DRAINAGE ETC.
4. DIMENSIONS ARE SHOWN FROM OUTSIDE FACE OF STUD AND CENTERLINES OF OPENINGS, UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO ASSESS RELATIONSHIP OF ACTUAL FINISH FLOOR HEIGHT TO GRADE AND COORDINATE EGRESS AS REQUIRED BY CODE. CONTRACTOR SHALL CONTACT DESIGNER TO ADDRESS DESIGN INTENT WHERE APPLICABLE.
6. SUBSTITUTION OF FOUNDATION SYSTEMS SHALL BE COORDINATED TO ENSURE DESIGN INTENT (I.E. FINISH FLOOR MATERIAL RELATIONSHIPS, ETC.) IS PRESERVED AND TO CONFORM WITH LOCAL BUILDING CODES.

SQUARE FOOTAGE (O.F.S.)

| (SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD) |          |
|--------------------------------------------------|----------|
| HEATED                                           |          |
| Basement                                         | 1,520 SF |
| First Floor                                      | 2,276 SF |
| Second Floor                                     | 771 SF   |
|                                                  | 4,567 SF |
| UNHEATED                                         |          |
| 2-Car Garage                                     | 631 SF   |
| Covered Porch                                    | 229 SF   |
| Lower Covered Porch                              | 236 SF   |
| Front Porch                                      | 263 SF   |
|                                                  | 1,359 SF |
| TOTAL UNDER ROOF                                 | 5,926 SF |
| OTHER                                            |          |
| Courtyard                                        | 1,037 SF |

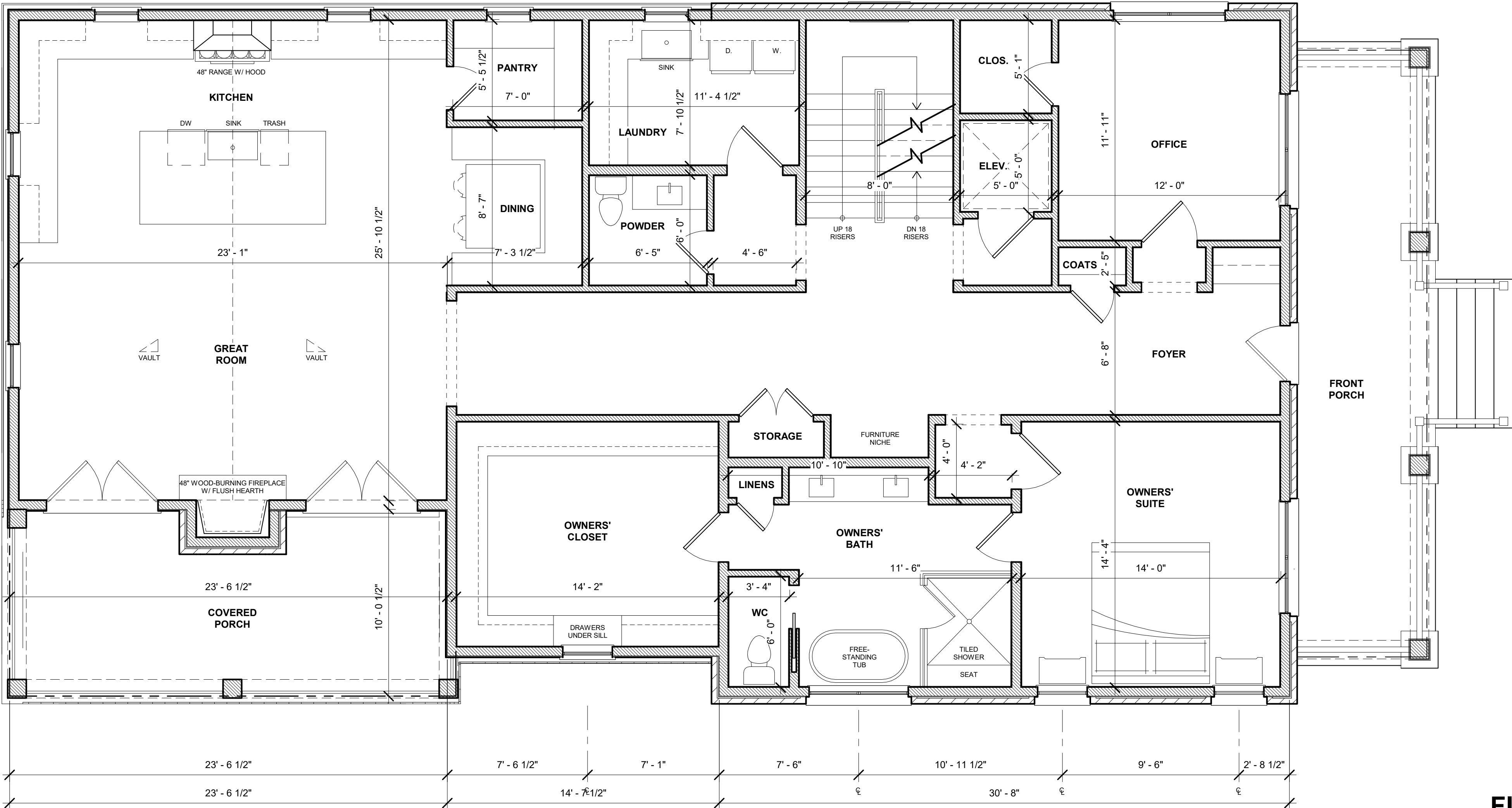


ak designs  
205 Powell Place, Suite 119  
Brentwood, TN 37027

CONCEPTUAL  
DESIGN  
not for construction

This document is an instrument of service and shall remain the property of AK DESIGNS who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2024  
ak designs



FIRST FLOOR PLAN

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

\*NOTE:  
SEE FRAMING PACKAGE FOR ALL  
JOIST ORIENTATION AND SPACING,  
TYPICAL ALL LOCATIONS.  
SUPPLEMENT AND SIZE BEAMS PER  
STRUCTURAL ENGINEER.

First Floor Plan

Revision Date:

|    |  |
|----|--|
| 1. |  |
| 2. |  |
| 3. |  |
| 4. |  |
| 5. |  |
| 6. |  |

Project Number: 24040  
Date: 10.25.24  
Scale: 1/4" = 1'-0"

Sheet

A102





ak designs  
205 Powell Place, Suite 119  
Brentwood, TN 37027

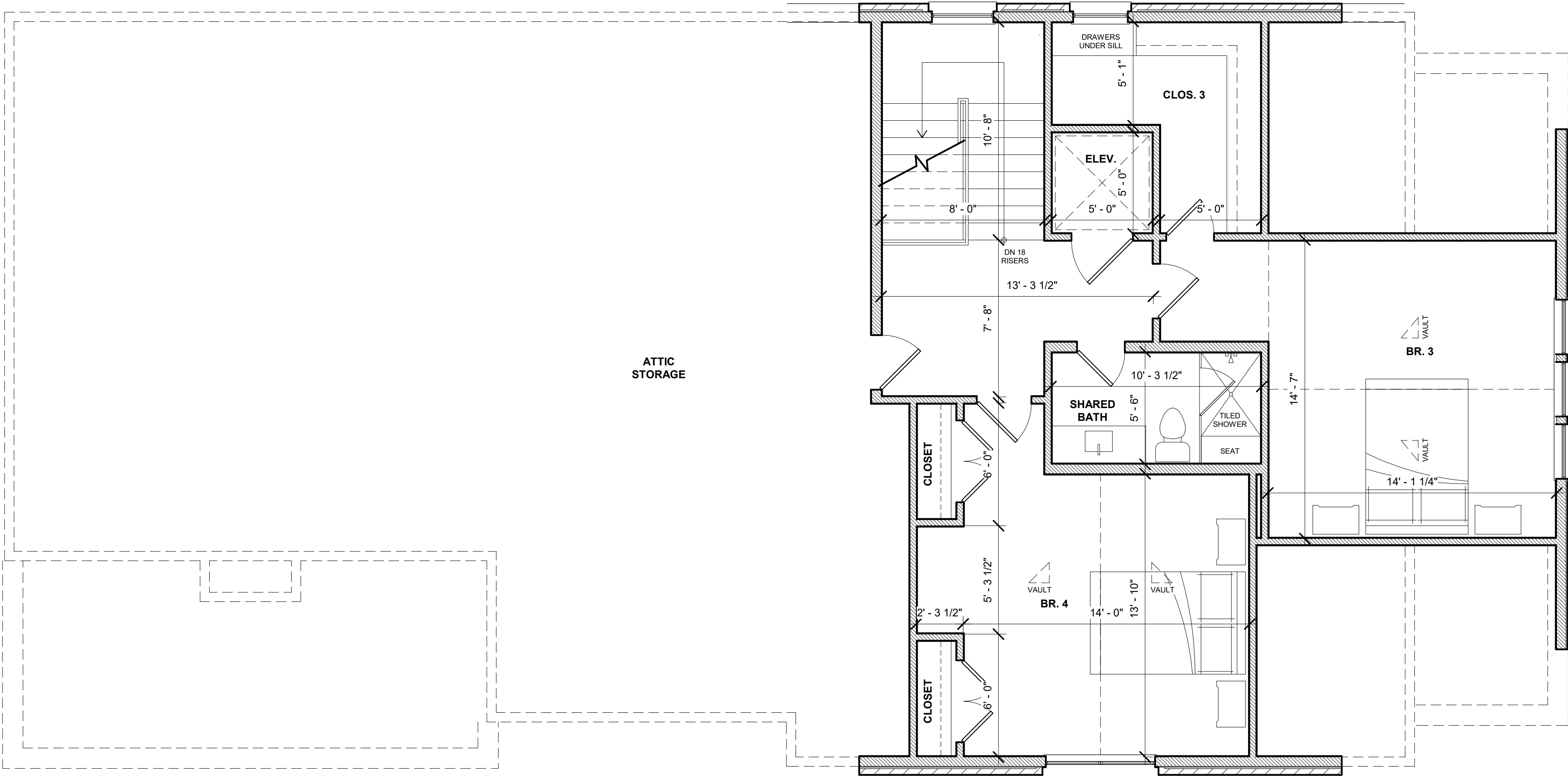
CONCEPTUAL  
DESIGN  
not for construction

This document is an instrument of service and shall remain the property of AK DESIGNS who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2024  
ak designs

246 Myles Manor Court

FRANKLIN, TENNESSEE



SECOND FLOOR PLAN

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

\*  
NOTE:  
SEE FRAMING PACKAGE FOR ALL  
JOIST ORIENTATION AND SPACING,  
TYPICAL ALL LOCATIONS.  
SUPPLEMENT AND SIZE BEAMS PER  
STRUCTURAL ENGINEER.

Second Floor Plan

Revision Date:

|    |  |
|----|--|
| 1. |  |
| 2. |  |
| 3. |  |
| 4. |  |
| 5. |  |
| 6. |  |

Project Number: 24040  
Date: 10.25.24  
Scale: 1/4" = 1'-0"

Sheet

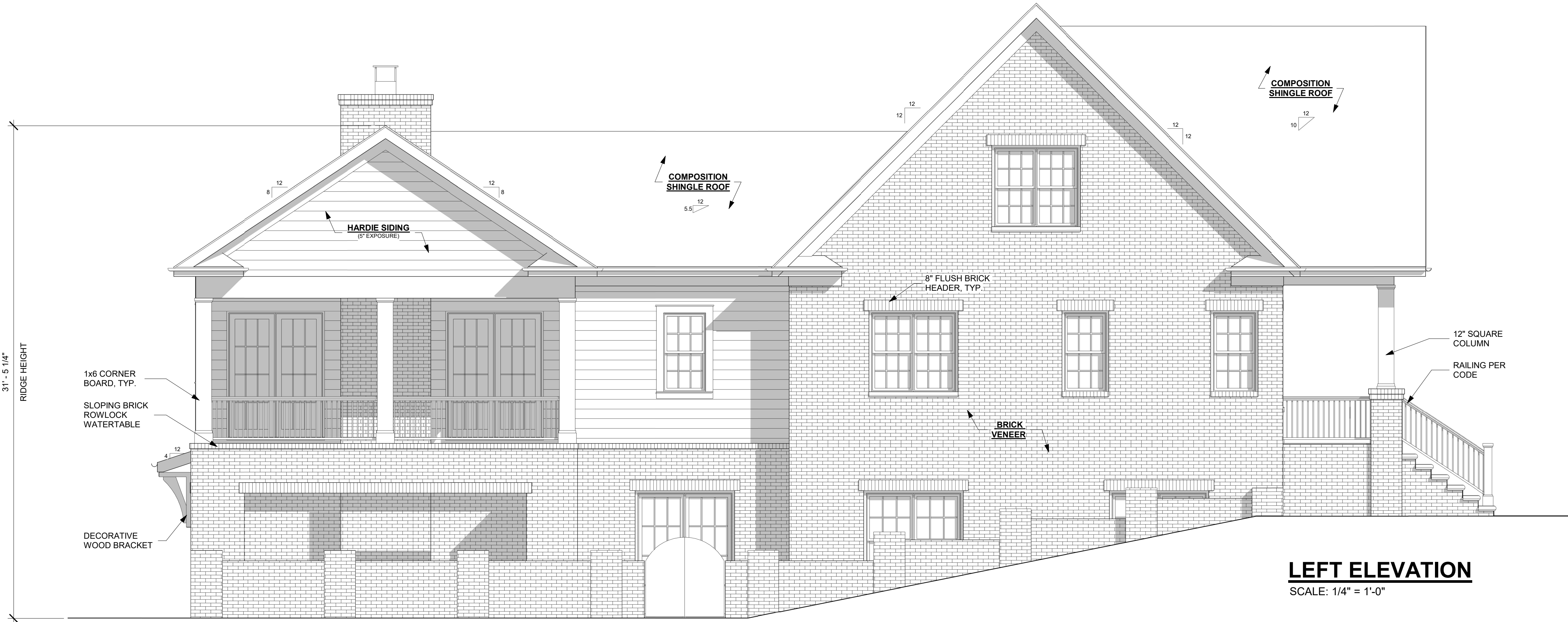
A103





**FRONT ELEVATION**

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



**LEFT ELEVATION**

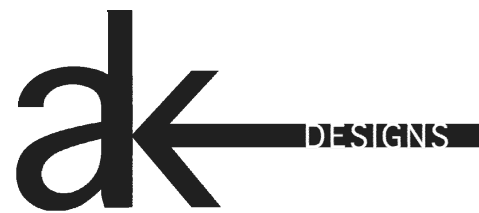
SCALE: 1/4" = 1'-0"

**TYPICAL FLASHING APPLICATION:**

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

**TYPICAL INSULATION LOCATIONS:**

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE



ak designs  
205 Powell Place, Suite 119  
Brentwood, TN 37027

**CONCEPTUAL  
DESIGN**  
not for construction

This document is an instrument of service and shall remain the property of AK DESIGNS who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2024  
ak designs

246 Myles Manor Court

FRANKLIN, TENNESSEE

Front & Left Elevations

Revision Date:

|    |  |
|----|--|
| 1. |  |
| 2. |  |
| 3. |  |
| 4. |  |
| 5. |  |
| 6. |  |

Project Number: 24040  
Date: 10.25.24  
Scale: 1/4" = 1'-0"

Sheet

A201





**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



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

**TYPICAL FLASHING APPLICATION:**

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

**TYPICAL INSULATION LOCATIONS:**

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE



ak designs  
205 Powell Place, Suite 119  
Brentwood, TN 37027

**CONCEPTUAL  
DESIGN**  
not for construction

This document is an instrument of service and shall remain the property of AK DESIGNS who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2024  
ak designs

246 Myles Manor Court

FRANKLIN, TENNESSEE

Right & Rear Elevations

Revision Date:

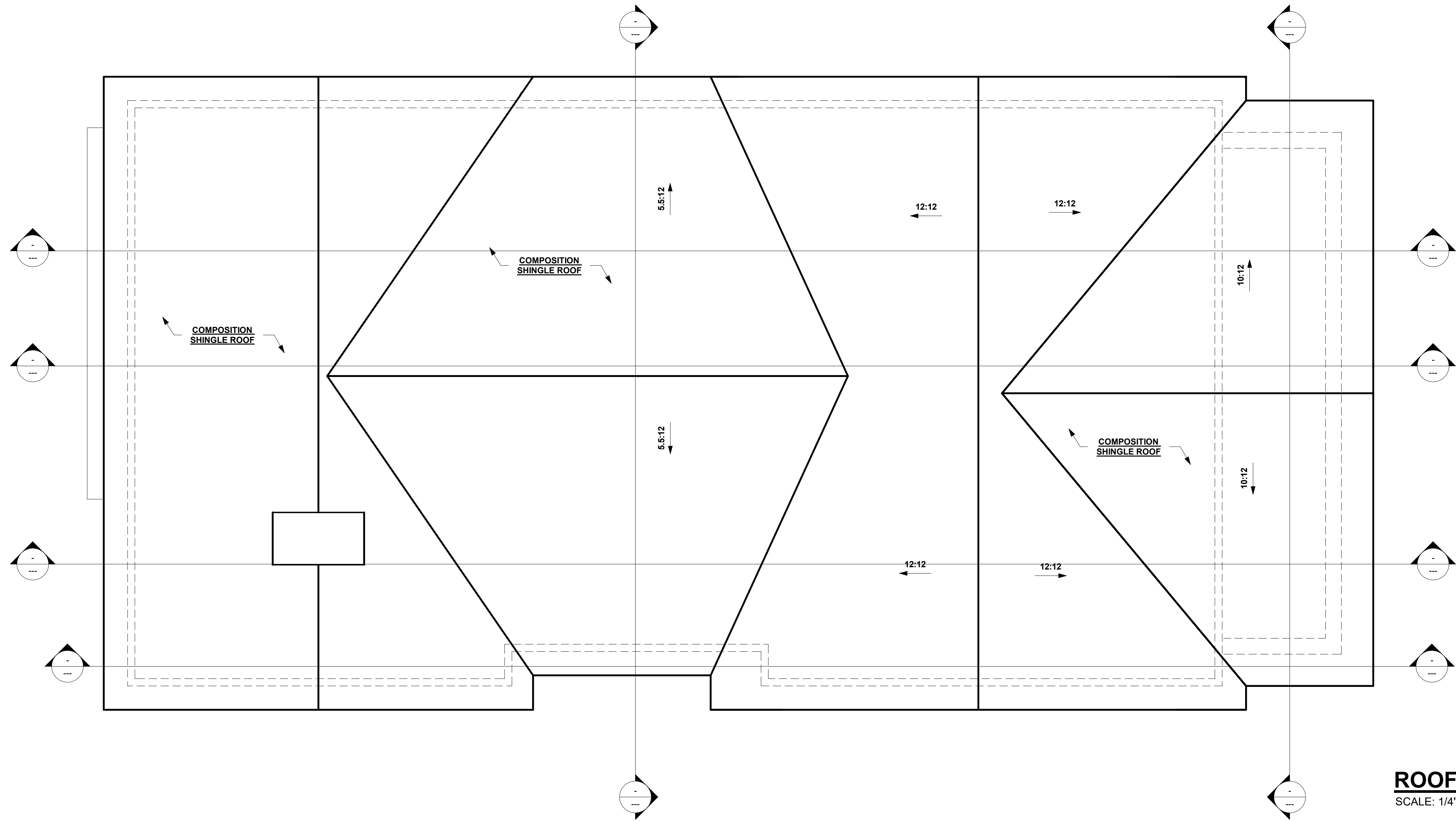
|    |  |
|----|--|
| 1. |  |
| 2. |  |
| 3. |  |
| 4. |  |
| 5. |  |
| 6. |  |

Project Number: 24040  
Date: 10.25.24  
Scale: 1/4" = 1'-0"

Sheet

**A202**





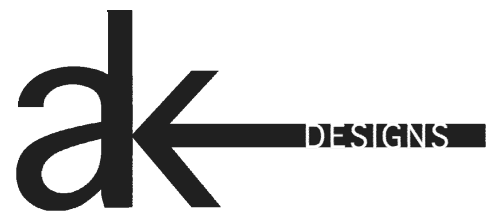
**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**TYPICAL FLASHING APPLICATION:**

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

**TYPICAL INSULATION LOCATIONS:**

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE



**ak designs**  
205 Powell Place, Suite 119  
Brentwood, TN 37027

**CONCEPTUAL  
DESIGN**  
not for construction

This document is an instrument of service and shall remain the property of AK DESIGNS who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2024  
ak designs

**246 Myles Manor Court**

FRANKLIN, TENNESSEE

Roof Plan

Revision Date:

|    |  |
|----|--|
| 1. |  |
| 2. |  |
| 3. |  |
| 4. |  |
| 5. |  |
| 6. |  |

Project Number: 24040  
Date: 10.25.24  
Scale: 1/4" = 1'-0"

Sheet

**A501**





---

**File #: 21-0934**

---

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

**SUBJECT:**

Consideration Of Preliminary Historic Zoning Commission Recommendation For A Proposed Hotel, Parking Structure, And Partial Demolition At 230 Franklin Rd. (The Factory); Greg Gamble, Applicant.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a proposed development plan. The Historic Zoning Commission (HZC) provides preliminary recommendations to other City review bodies on development applications in the Historic Preservation Overlay (HPO), where certain contextually sensitive design features become entitled prior to Certificate of Appropriateness (COA) review. The Historic District Design Guidelines (Guidelines) are used by the HZC to consider exterior alterations that may affect the historic integrity and context of properties within the HPO.

**APPLICABLE DESIGN GUIDELINES:**

2022 Historic District Guidelines:  
Chapter 3: New Commercial Buildings

**PROJECT INFORMATION:**

COF Project Number: 8648  
Applicant: Greg Gamble  
Owner: Holladay Properties

**BACKGROUND:**

The development is proposed at 230 Franklin Road on the site of the Factory Campus. Alterations and partial demolition to two buildings that are listed as contributing on the National Register for Historic Places (NRHP), and the construction of a parking garage and hotel are proposed within the HPO boundaries. The Factory at Franklin is listed on the NRHP for its significance in the areas of commerce and industry. Harlinsdale Farm is also within viewshed of the proposed development; it is listed on the NRHP for state-level significance in the areas of agriculture and architecture. All of these NRHP sites, are part of the Franklin Road Historic District of the HPO.

The Factory is known for its industry as several companies have operated on the site, such as the Dortch Stove Works, Allen Manufacturing Company, Magic Chef, Inc., and Jamison Bedding Company. Production began on the site beginning in 1929 and spanned until 1991. The site is situated on the main line of the previous Louisville and Nashville Railroad (L&N Railroad), but which



is now owned by CSX Railroad.

The application has appeared before the Design Review Committee to discuss the various portions of the proposal at six meetings, including one site visit early on in the process. Not all aspects of the proposal within the application appeared at every meeting to receive feedback.

## **Demolition**

Part of the proposal includes partial demolition of Building 9 and incorporating Building 10 (which is a stand-alone building on the site) to be enclosed into the proposed new construction of the hotel. The footprint of the new hotel building will include demolishing approximately fifty percent of Building 9 and then converting the remaining portion of the building into a roofless structure.

Of the nine buildings listed on the National Register Listing, six of these buildings on the Factory Campus are considered contributing to the historic fabric of the site at the time it was put on the National Register in 1997. The buildings numbered Building 9 and Building 10 are included as contributing. A building is deemed contributing due to its significance to the site and if its absence would lead to a negative impact on the site. Based on the history that was provided in past meetings and in the submittals, Building 9 was utilized to dry the wood that was transported by train to be dried and then continued as a part of the process of the manufacturing company. Building 10 is believed to store hazardous materials with a specialized roof that could handle explosions. Information confirming that Building 10 was previously inside of another building has not been included within the proposal. Franklin's Historic District Design Guidelines support the contributing determination of these buildings and their status within the National Register of Historic Places determination. The State Historic Preservation Office (SHPO) provided feedback that Building 9 was considered contributing to the site as it appears that some of the past work was done under a Tax Credit project and therefore was approved as meeting *The Standards*. While more work has occurred since then, SHPO indicated the building is still contributing as it still retains its historic features. For a building to remain contributing; it should visually read like it did during the period of significance and retain its features and read as it did during the period of significance. As shown in the plans, removing approximately fifty percent of the footprint of the building and removing the roof to be an open-air structure would not meet the Secretary of Interior's Standards nor the Design Guidelines, as it would not retain the features of the building that are considered important to the structure. Demolition is highly discouraged unless there are extraordinary circumstances to maintain the integrity and sense of place associated with Franklin's historic districts.

The Guidelines recommend the following for demolition, and the HZC deems one or more of the following conditions met:

- If a building has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the HZC.
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

Additionally, it has been discussed at DRC meetings that the new construction should be positioned



so as not to undermine the historical integrity of Building 9.

## **Proposed Development**

### **Hotel Building**

The use of a hotel on the site is supported by Envision Franklin, which states, "The maximum building height for new development on both sides of Liberty Pike should be three stories with a recessed fourth story, but should transition in height to the lower-scale historic buildings along Franklin Road." While the Design Guidelines recommend making the height of new buildings consistent with the height of all historic buildings on the same block face by designing buildings to be within ten percent above or below the average height of the historic buildings on the same block face. The average height of the buildings on the Factory Campus is 39'-1/2" in height; with the recommendation of the 10 percent height addition, the height recommended would equate to 42'-11". The proposed height of the three-story building exactly meets the Design Guidelines recommendation and is proposed to be 42'-11".

The proposed hotel building will be located fronting Liberty Pike, constructed partially in the footprint of Building 9 in addition to the other Factory Buildings. The footprint of the new building will include demolishing approximately fifty percent of Building 9 and then converting the remaining portion of the building into a roofless structure. Additionally, the new building will involve encompassing Building 10 into the proposed new construction.

### **Parking Garage**

The parking garage is proposed to be located by buildings 3 and 5 on the Factory Campus, which will face the Harpeth Industrial Court. The Design Guidelines recommend making the height of new buildings consistent with the height of all historic buildings on the same block face by designing buildings to be within ten percent above or below the average height of the historic buildings on the same block face. The average height of the buildings on the Factory Campus is 39'-1/2" in height; with the recommendation of the 10 percent height addition, the height recommended would equate to 42'-11". The proposed height of the three-story parking structure mostly meets the Design Guidelines recommendation. It is proposed to be 39'-4" at the top floor level of the garage and will measure 42'-10" at the top floor guard rail. There are two emergency egress stairwells on the structure that will measure 50' in height. The location of one of the egress stairs has been moved so as not to be as visible from Franklin Road. While this has reduced some of the visibility, the updated design of the egress stair covering is introducing a new design that is not seen elsewhere on the site. The design of a more solid brick stair enclosure aligns more with what is seen on the Factory Campus. Additionally, at certain vantage points, the stair enclosure is highly visible from Franklin Road and from Liberty Pike.

Information on how the new structure will connect to historic Buildings 3 and 5 has not been provided within this application and is pivotal information to understand if the exterior of Buildings 3 and 5 will be damaged or altered to accommodate this structure. The National Register lists Buildings 3 and 5 as contributing buildings.

### **Scale and Setback**

The Design Goals and Policies for the Franklin Road Historic District recommend constructing new buildings at one or two stories. Further, the Guidelines specific to new buildings in larger redevelopment areas recommended that one "design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street." However, Envision Franklin supports up to three stories with a recessed fourth story, but should transition in height to the lower-scale historic buildings along Franklin Road. The height has been stepped back closest to Liberty Pike, but the building, including the Porte cochere, is in line with Building 12, which is known as



Liberty Hall. The hotel building is proposed to be 317'-1" in length and will be 209'-9" in width. This equates to 83,650 sq. ft. which is approximately 32% of the historic square footage of the existing buildings on the Factory Campus. The proposed parking structure will be 272'-3" in length and 108'-11" in width. This equates to 79,900 sq. ft. which is approximately 31% of the historic square footage of the existing buildings on the Factory Campus.

Previous designs utilized both wings of the proposed hotel building being connected by a smaller connecting building potentially consisting of a different material. The design of the two buildings being connected by this smaller piece gave the illusion of the building being connected over time and was more successful. The proposed design utilizes a more modern element in the middle of the building that appears at the opening of the new building, close to where the historic Building 10 is located. This element does not reinforce the character or elements that are seen on the Factory buildings.

The Guidelines recommend locating new buildings to be secondary in prominence to the historic structures on the site or in the district. New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence. As it is proposed, the viewshed of the historic buildings are being blocked by the proposed hotel from Liberty Pike view perspectives.

### **Architectural Features**

The Guidelines recommend that architectural features of a new building should be aligned with those of nearby historic buildings. The Guidelines recommend the following:

- Align the architectural features of the new building with those of nearby historic buildings, including floor-to-ceiling heights, cornice alignment, window and door heights, and foundations.
- Respect the streetscape character by creating compatible patterns and rhythms of architectural features along the street.
- Reinforce the appearance and rhythm of historic horizontal patterns by maintaining a distinction between the street level and upper floor facades on buildings of two or more stories.
- Reinforce the appearance and rhythm of historic vertical divisions to maintain consistent facade widths.
- Maintain traditional rhythm and spacing patterns created by the massing of historic buildings along the street.
- New commercial construction in this context should be sensitive to rear adjacent historic residential structures.

The proposed new buildings utilize vertically proportioned windows with traditional spacing patterns and alignment created by upper story windows of the nearby historic buildings at the Factory. However, the measurements of the historic buildings have not been provided within this submittal to analyze if they align with the Design Guidelines.

The proposed Porte cochere element is not seen elsewhere on the Factory Campus and the proposed size is not seen elsewhere in the historic districts in Franklin.

### **RECOMMENDATION:**

It is recommended that the HZC make a preliminary recommendation for denial of the proposal to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen for the elements of the proposal related to the Historic District Design Guidelines. Specifically, the elements of this proposal that do not meet the Guidelines are:



1. Demolition of half of the contributing Building 9 is not supported by the Guidelines: Demolition is highly discouraged unless there are extraordinary circumstances, so as to maintain the integrity and sense of place associated with Franklin's historic districts.
2. Incorporation of Building 10 into the new hotel without definitive evidence that Building 10 was once inside another building.
3. New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence.
4. Additional information is needed to understand the impacts of the proposal to attach the parking structure to the adjacent contributing Buildings 3 and 5.
5. The egress stair towers of the parking structure exceed the recommended height for new commercial buildings.

Please note that at this preliminary stage, the HZC is providing an initial recommendation to FMPC and BOMA on whether this conceptual proposal, as presented today, meets the intent of the Guidelines. If the development plan is approved by the Board of Mayor and Aldermen, the HZC will further review the proposal for consideration of a Certificate of Appropriateness prior to site plan approval.





Nov. 11th, 2024

# **FACTORY AT FRANKLIN HOTEL AND PARKING**

Historic Zoning Design Review Committee Presentation

Holladay Properties  
Gamble Design Collaborative

Stonehill Taylor  
Centric Architecture

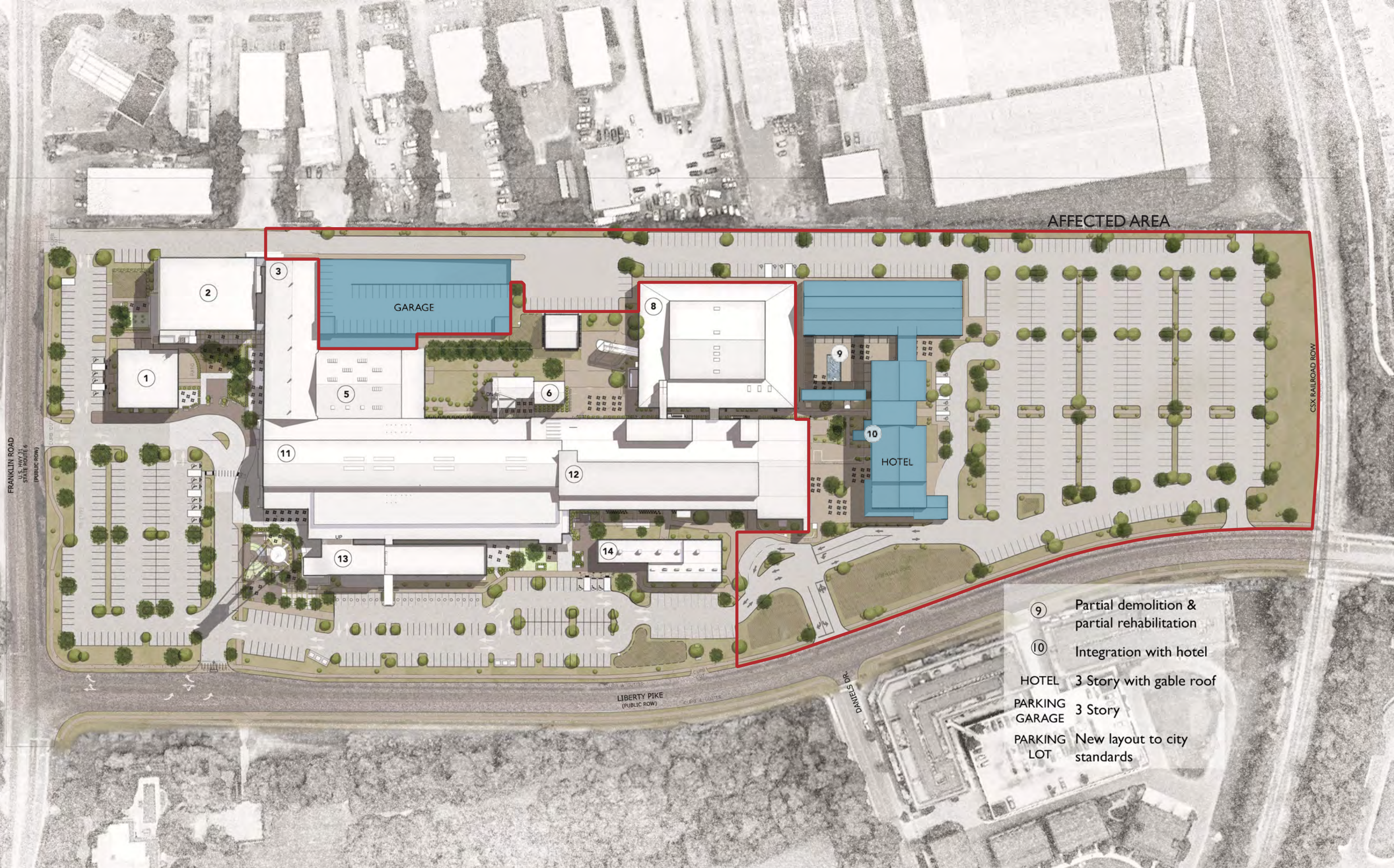


# THE FACTORY

FRANKLIN, TN







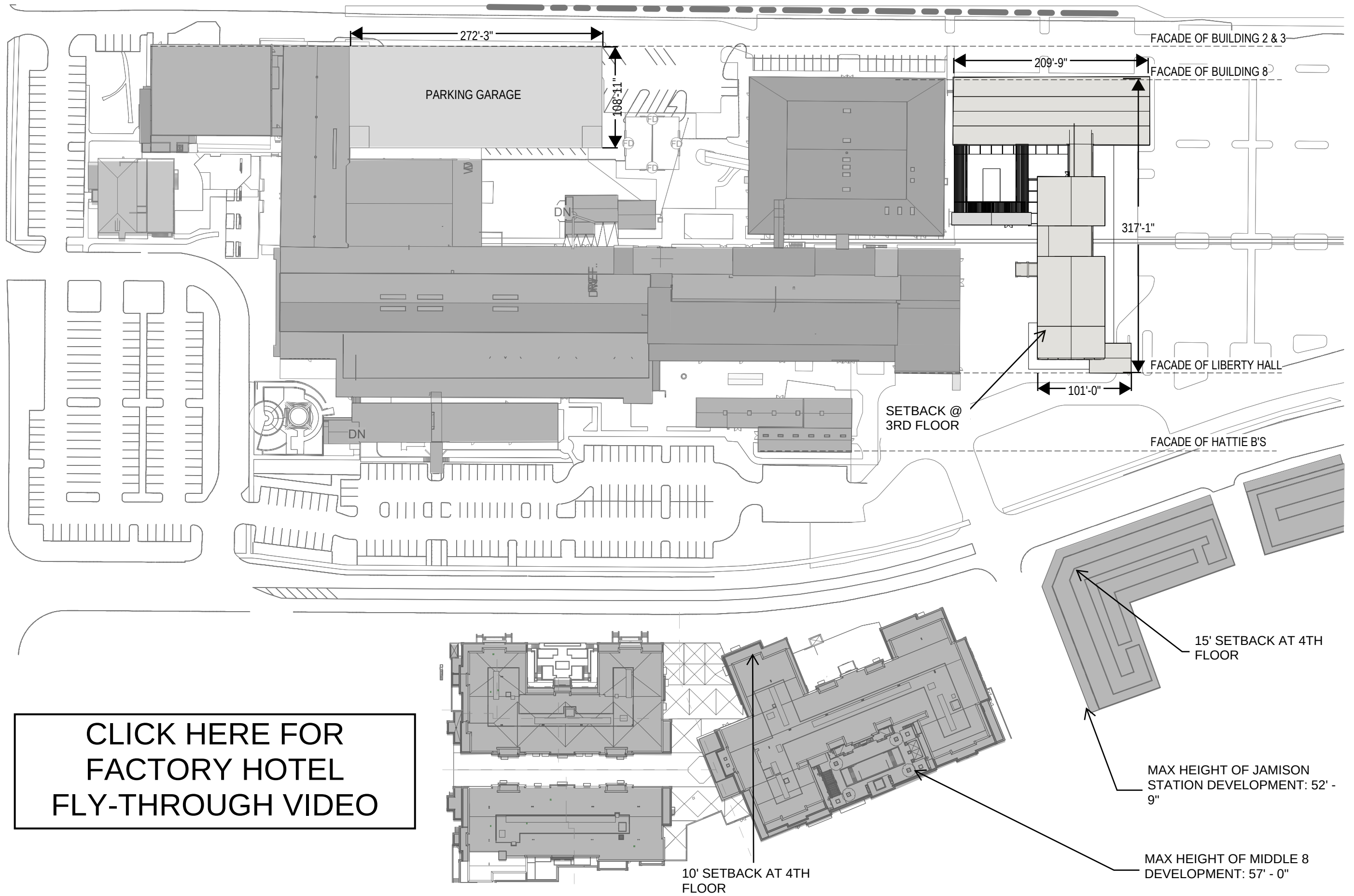
# THE FACTORY AT FRANKLIN MASTER PLAN





## Page 119 of 211





CLICK HERE FOR  
FACTORY HOTEL  
FLY-THROUGH VIDEO



1947 AERIAL (ANNOTATED)  
DORTCH STOVEWORKS

RAILROAD

HARPETH INDUSTRIAL BLVD  
(Outside Historic Overlay except  
for Franklin Rd parcels)

PROPOSED GARAGE  
3 LEVELS + 4TH LEVEL EXITS

CONCEPT PROJECT  
3 LEVELS  
(Outside of Historic Overlay)

PROPOSED FACTORY HOTEL  
3 LEVELS

CONCEPT PROJECT  
3 LEVELS  
(Outside of Historic Overlay)

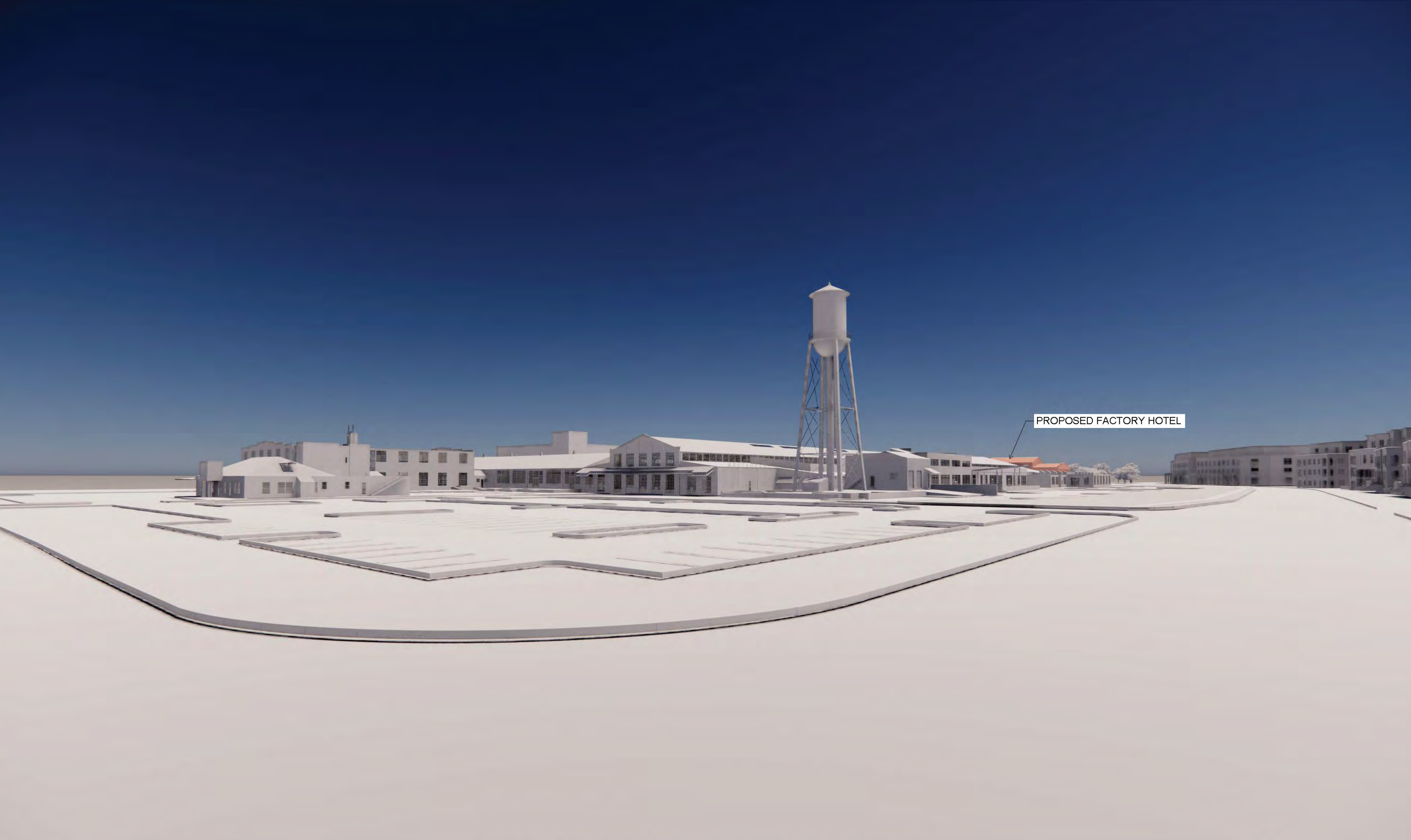
FRANKLIN ROAD  
HISTORIC VIEWSHED

LIBERTY PIKE EXTENSION  
(OPENED 1998)

TRUETT HOUSE

APPROVED  
MIDDLE EIGHT  
DEVELOPMENT  
UP TO 4 LEVELS













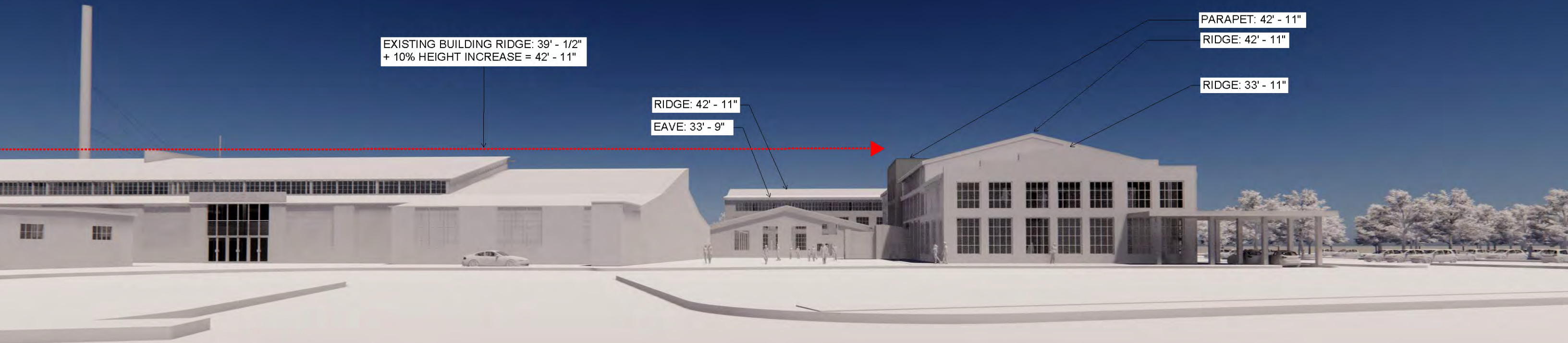




































EXISTING BUILDING RIDGE: 39' - 1/2"  
+ 10% HEIGHT INCREASE = 42' - 11"

RIDGE: 42' - 11"

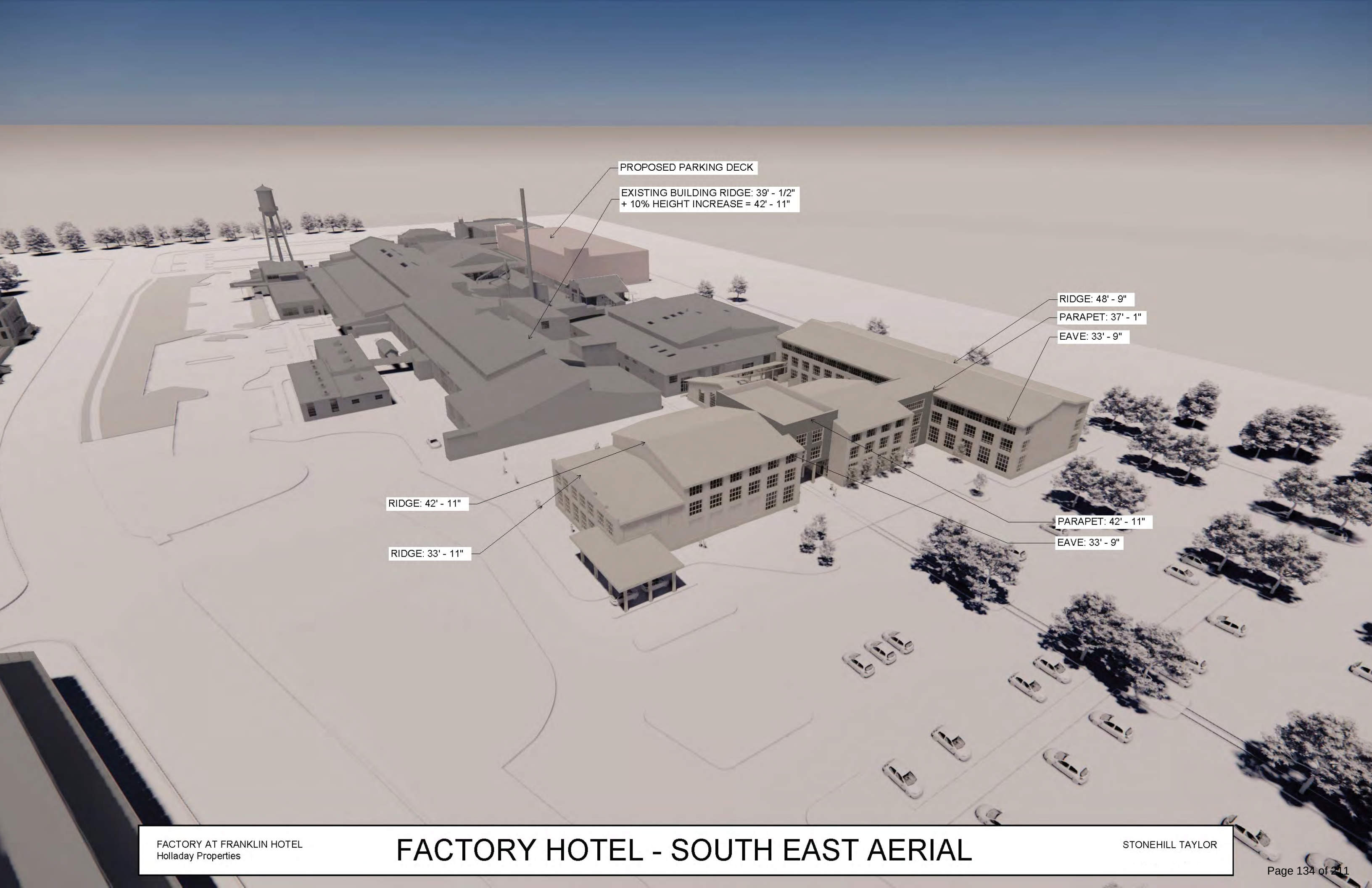
EAVE: 33' - 9"

RIDGE: 42' - 11"

EAVE: 33' - 9"

RIDGE: 33' - 11"





PROPOSED PARKING DECK

EXISTING BUILDING RIDGE: 39' - 1/2"  
+ 10% HEIGHT INCREASE = 42' - 11"

RIDGE: 48' - 9"

PARAPET: 37' - 1"

EAVE: 33' - 9"

RIDGE: 42' - 11"

RIDGE: 33' - 11"

PARAPET: 42' - 11"

EAVE: 33' - 9"

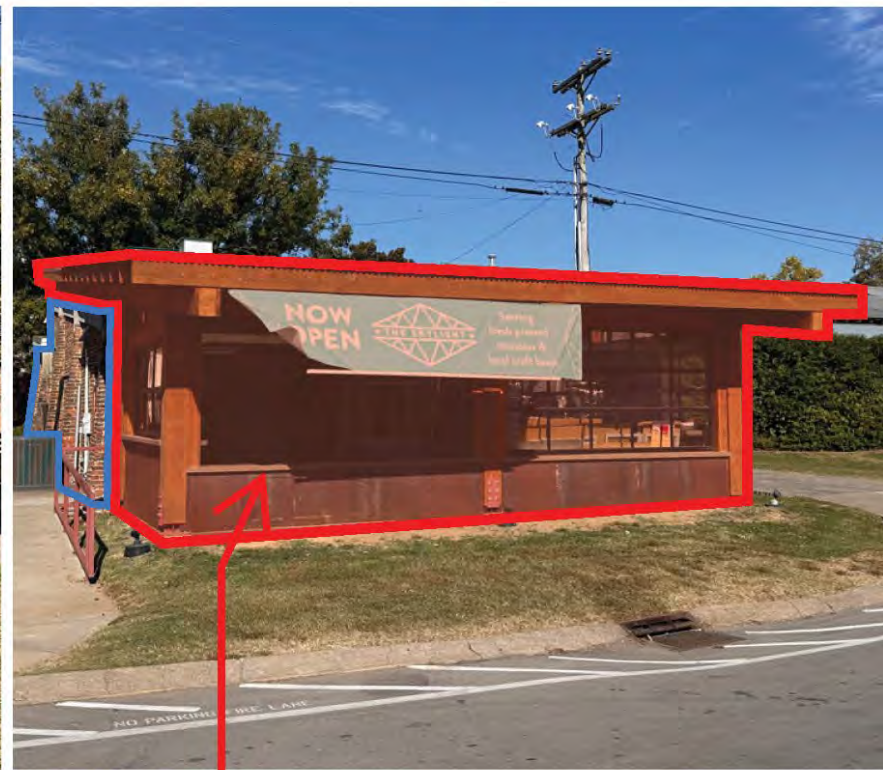




Current roof is contemporary & will be removed/replaced.

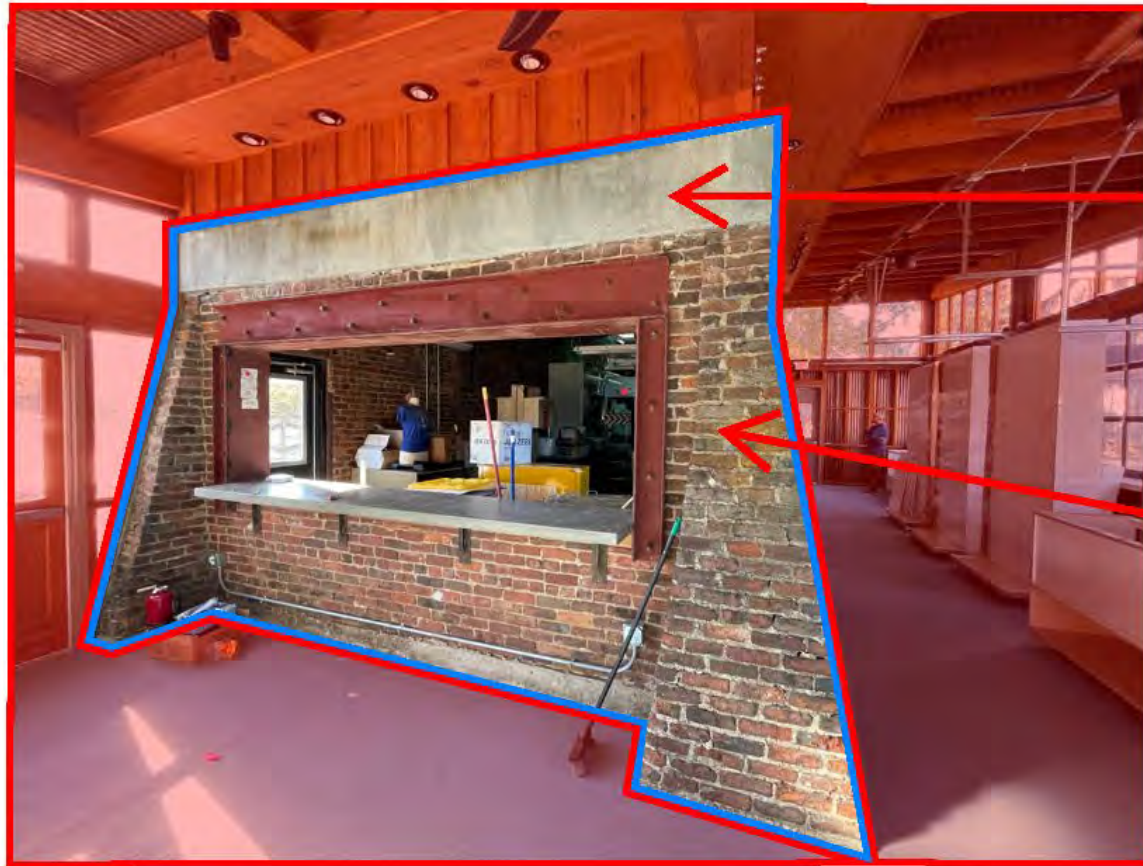


Brick & concrete wall/column coping to remain exposed/visible from within hotel lobby and courtyard. Existing door opening to remain.



Historic building is not currently visible from the North, East, and West. Contemporary addition to be demolished.





Brick & concrete wall/column coping to remain. Existing wall opening will remain & continue functioning as a guest counter.



North & East facades are currently enclosed & hidden from public view. Contemporary addition will be removed to expose historic structure to pedestrian alley.



Existing guest counter openings will continue functioning as guest counters for hotel + general factory guests.

Pass-thru door to be replaced with exterior door.

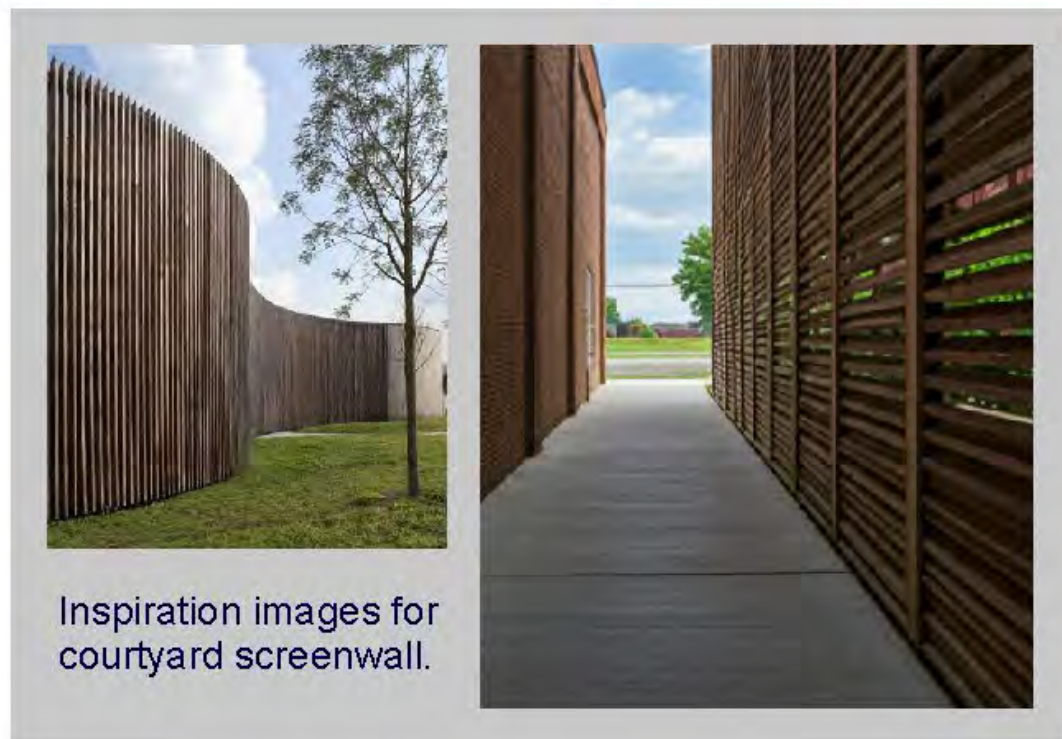




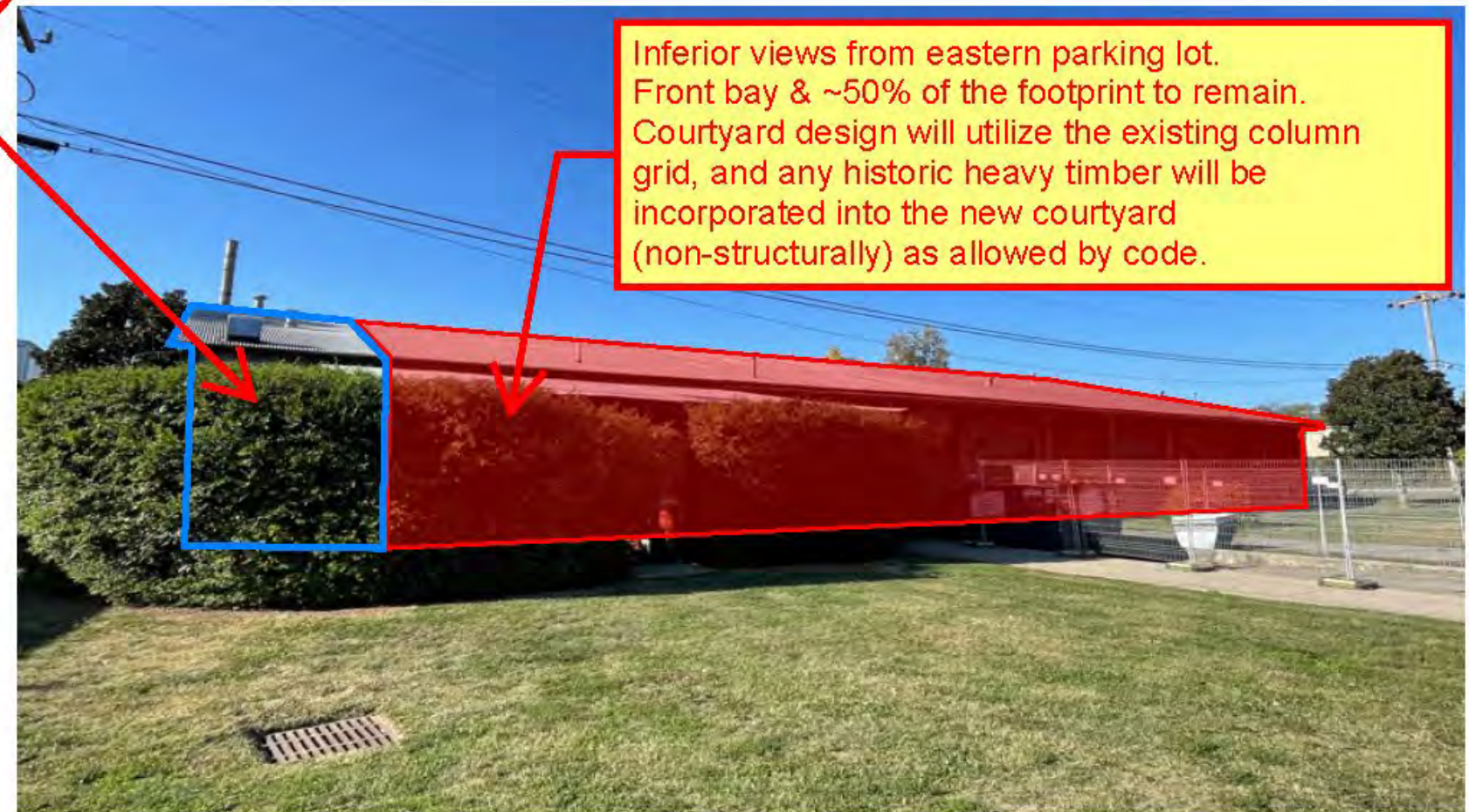


New, wood screening for courtyard.

Front elevation, first structural bay & roof will be re-rehabilitated. (Note: this facade was previously rebuilt ~20 years ago).

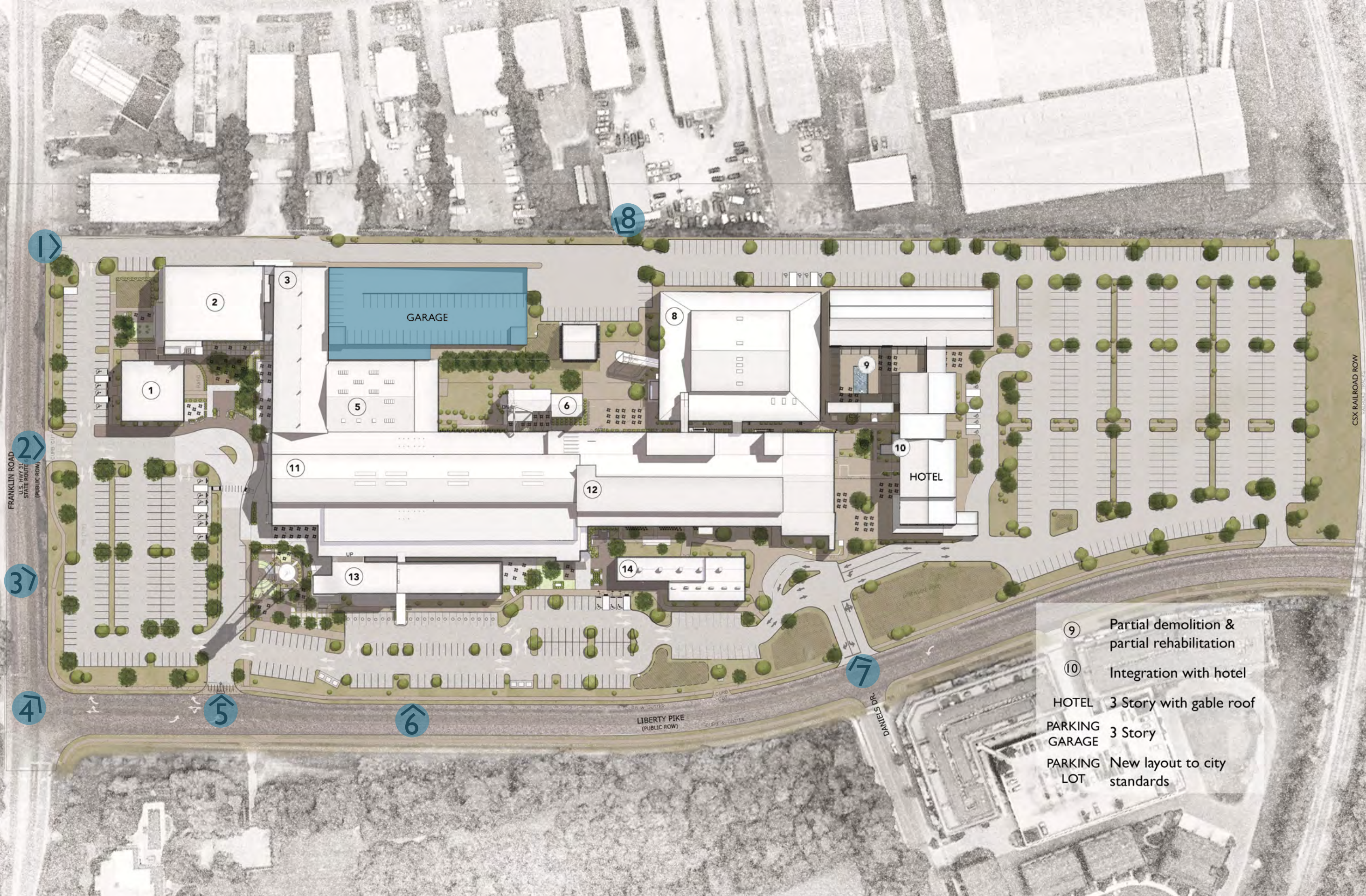


Inspiration images for courtyard screenwall.



Inferior views from eastern parking lot. Front bay & ~50% of the footprint to remain. Courtyard design will utilize the existing column grid, and any historic heavy timber will be incorporated into the new courtyard (non-structurally) as allowed by code.





# THE FACTORY AT FRANKLIN PARKING GARAGE



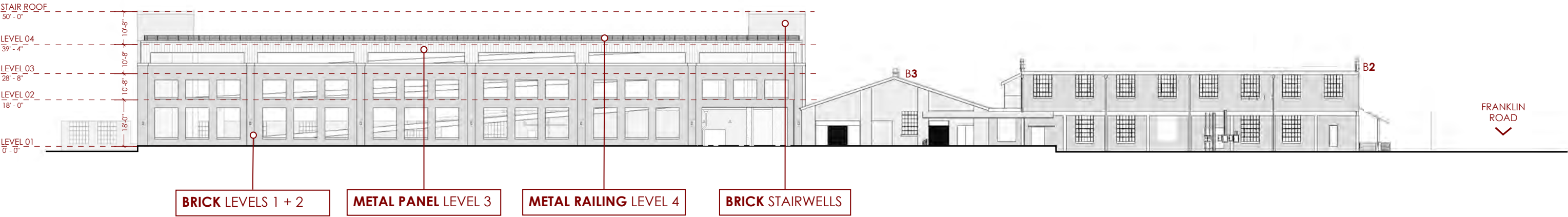
**MATERIALITY**  
BRICK BASE + METAL PANEL TOP



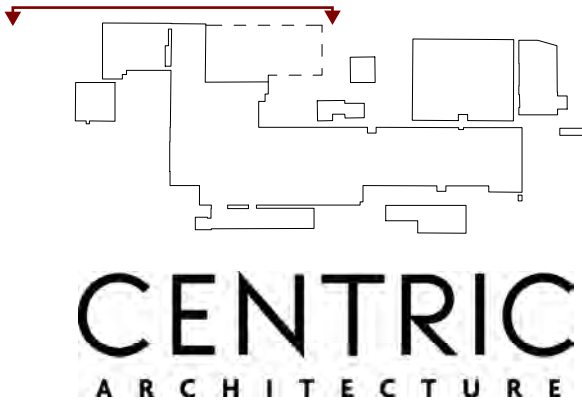
**OPENING RHYTHM**  
STACKED / LARGE ON LOWER LEVEL + SMALL ON UPPER LEVEL



**OPENING RHYTHM**  
RIBBON WINDOWS



FACTORY AT FRANKLIN  
PARKING GARAGE | **FRONT ELEVATION**







FACTORY AT FRANKLIN  
PARKING GARAGE | **01 FRANKLIN ROAD**



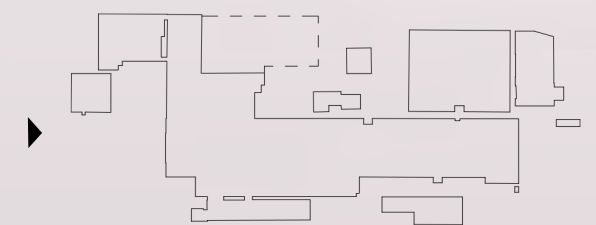


FACTORY AT FRANKLIN  
PARKING GARAGE | **01 FRANKLIN ROAD**





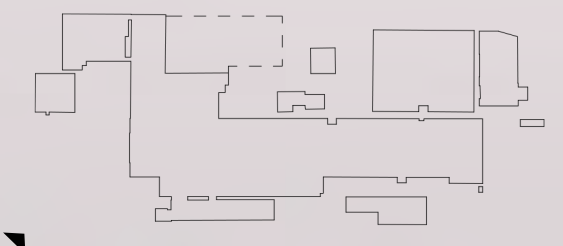
FACTORY AT FRANKLIN  
PARKING GARAGE | **02 FRANKLIN ROAD**





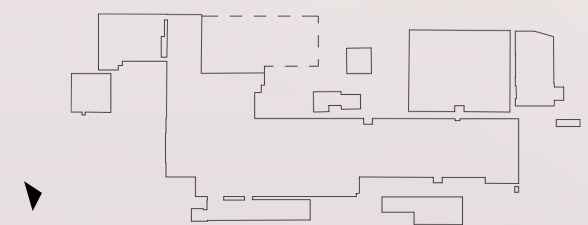


FACTORY AT FRANKLIN  
PARKING GARAGE | **03 FRANKLIN ROAD**



**CENTRIC**  
ARCHITECTURE





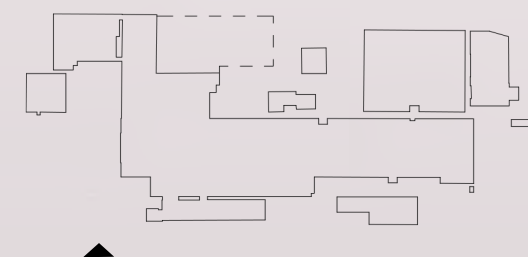
FACTORY AT FRANKLIN  
PARKING GARAGE | **04 FRANKLIN ROAD & LIBERTY PIKE**

**CENTRIC**  
ARCHITECTURE





GARAGE NOT VISIBLE



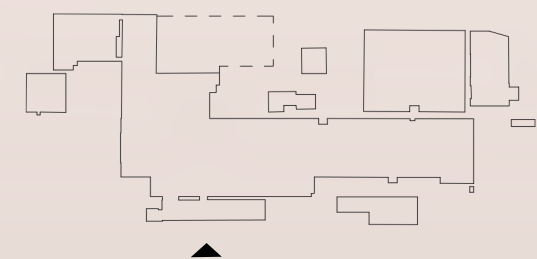
FACTORY AT FRANKLIN  
PARKING GARAGE | **05 LIBERTY PIKE**

**CENTRIC**  
ARCHITECTURE





GARAGE STAIR TOWER



FACTORY AT FRANKLIN  
PARKING GARAGE | **06 LIBERTY PIKE**

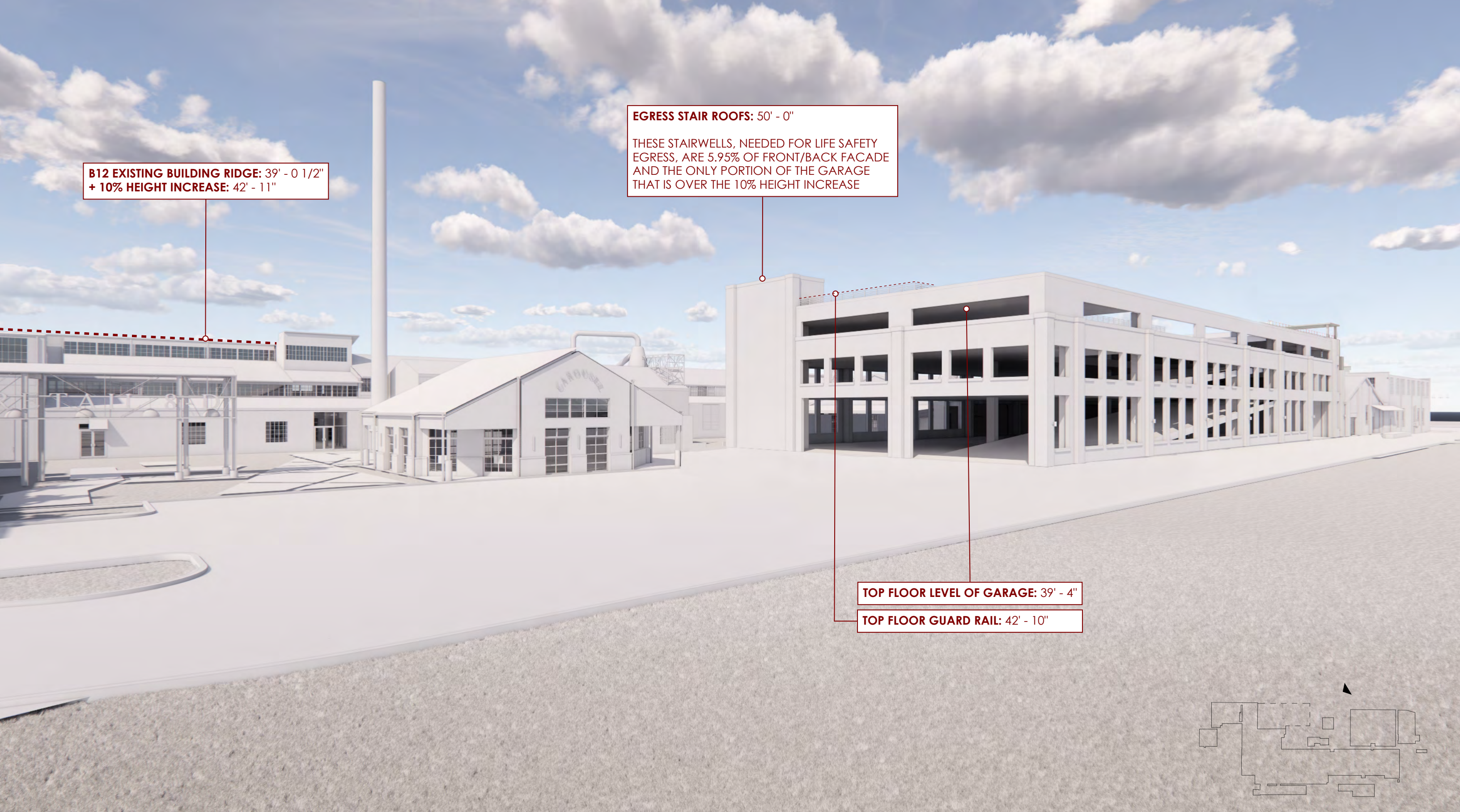
**CENTRIC**  
ARCHITECTURE





FACTORY AT FRANKLIN  
PARKING GARAGE | **07 LIBERTY PIKE**





**B12 EXISTING BUILDING RIDGE:** 39' - 0 1/2"  
**+ 10% HEIGHT INCREASE:** 42' - 11"

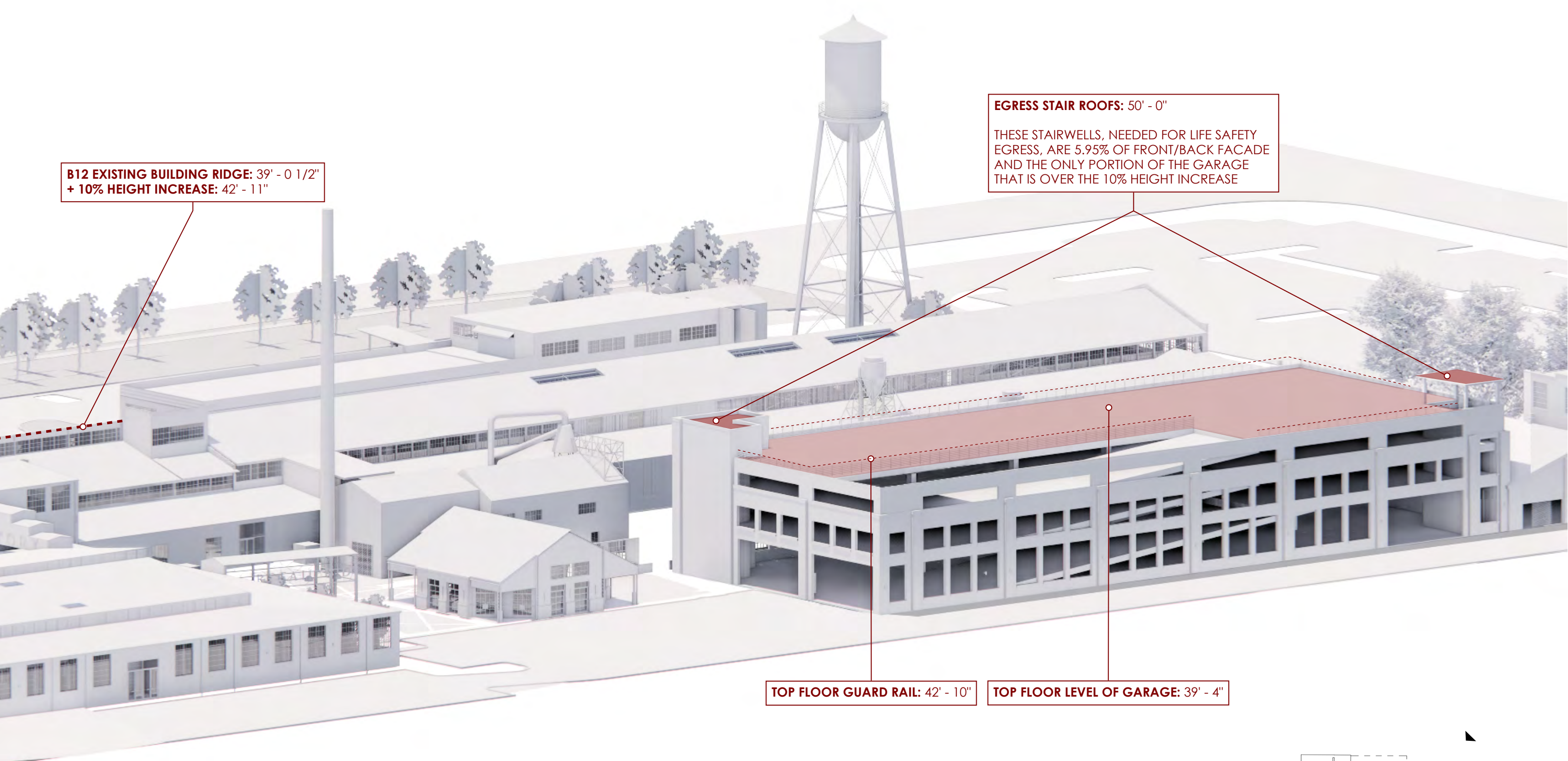
**EGRESS STAIR ROOFS:** 50' - 0"

THESE STAIRWELLS, NEEDED FOR LIFE SAFETY EGRESS, ARE 5.95% OF FRONT/BACK FACADE AND THE ONLY PORTION OF THE GARAGE THAT IS OVER THE 10% HEIGHT INCREASE

**TOP FLOOR LEVEL OF GARAGE:** 39' - 4"

**TOP FLOOR GUARD RAIL:** 42' - 10"





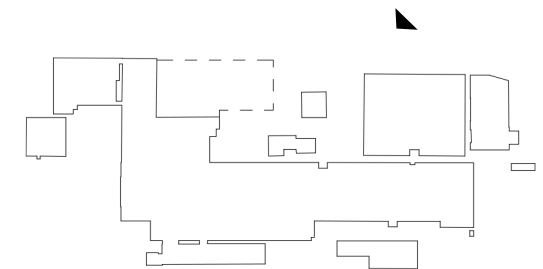
**B12 EXISTING BUILDING RIDGE: 39' - 0 1/2"**  
**+ 10% HEIGHT INCREASE: 42' - 11"**

**EGRESS STAIR ROOFS: 50' - 0"**

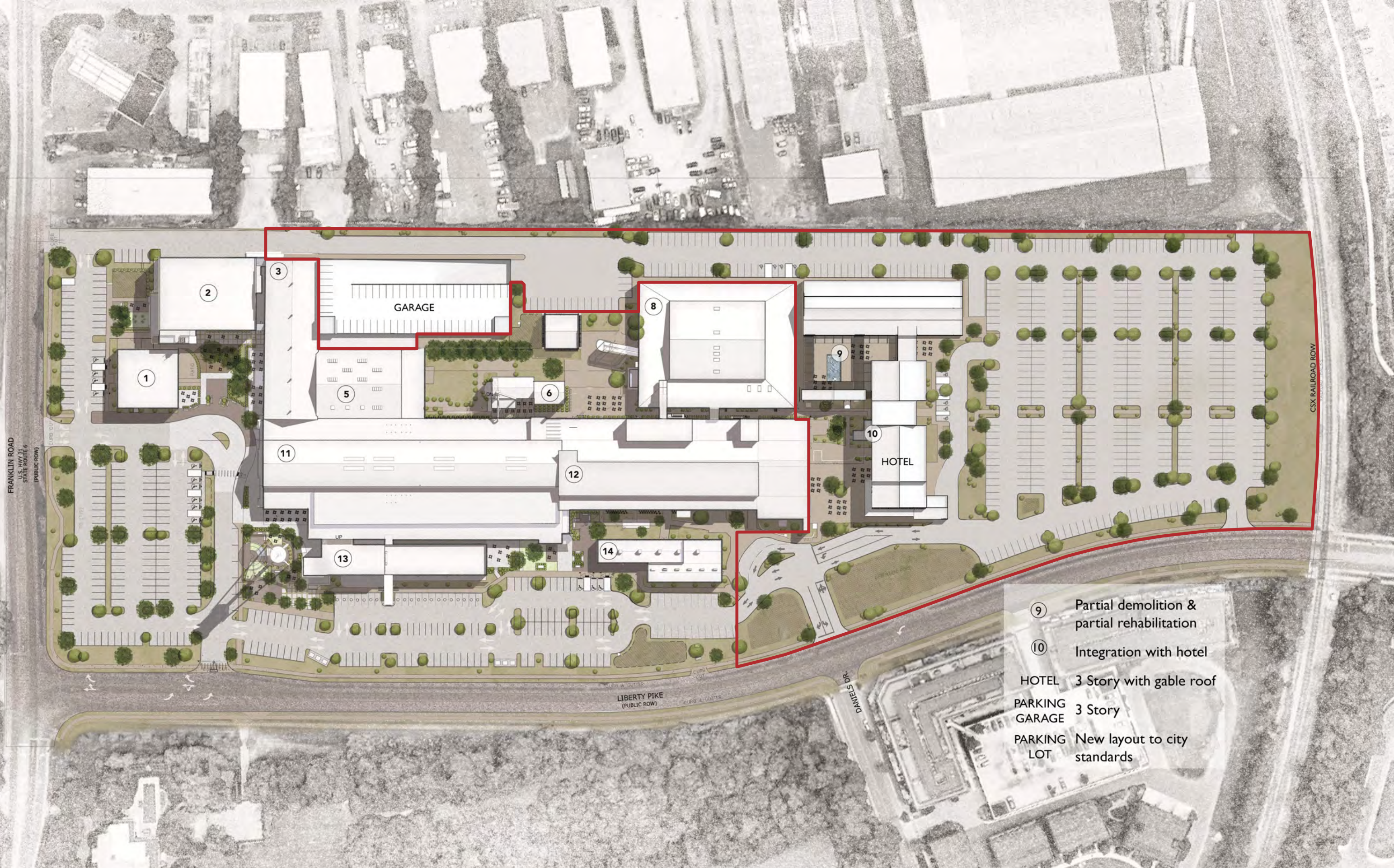
THESE STAIRWELLS, NEEDED FOR LIFE SAFETY  
EGRESS, ARE 5.95% OF FRONT/BACK FACADE  
AND THE ONLY PORTION OF THE GARAGE  
THAT IS OVER THE 10% HEIGHT INCREASE

**TOP FLOOR GUARD RAIL: 42' - 10"**

**TOP FLOOR LEVEL OF GARAGE: 39' - 4"**







# THE FACTORY AT FRANKLIN ON-SITE PARKING









**OVERHEAD POWER LINES TO BE UNDERGROUND**



|                            | Gross SF | Size Proportionate to<br>Historic Factory |
|----------------------------|----------|-------------------------------------------|
| Historic Factory Buildings | 260,500  |                                           |
| Proposed Hotel             | 83,650   | 32%                                       |
| Proposed Parking Garage    | 79,900   | 31%                                       |





HISTORIC  
FRANKLIN  
TENNESSEE

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

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| Address:         | 339 Main Street (Downtown Franklin Historic District)                           |
| Applicant:       | Forrest Moodie                                                                  |
| Owner:           | Caylasm LLC, Rep Dan Crookshanks                                                |
| Project #:       | 8612                                                                            |
| Type of Work:    | Consideration of Signs (Projecting & Window)                                    |
| Reviewer:        | Elizabeth Bulay                                                                 |
| Status:          | Approval with conditions<br>(See “ <b>Approved Work Specifications</b> ” Below) |
| Approval Date:   | October 8, 2024                                                                 |
| Expiration Date: | October 8, 2026 (if work has not commenced)                                     |

### APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a small hanging/projecting sign and window signage at 339 Main Street for the new tenant Eon. Two signs are proposed for this tenant spaced, of the recommended three, and is appropriate.

While temporary signage does not require a COA, the Zoning Ordinance permits the use of temporary signs at a location for three months out of the year, per chapter 17, section 18.

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

### Small Hanging/Projecting Sign:

- **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 to be installed for the main entrance of a retail storefront/tenant space. The quantity of small hanging/projecting signs is appropriate. This sign is one of the recommended three signs total for a tenant.
- **Sign Area:** The Guidelines state that the sign may have up to two sides and a sign area of 4.5 sq. ft. per side. This application proposes a 3 sq. ft. sign per side. The proposed sign meets the intent of the Guidelines.
- **Height:** The Guidelines state that the top of the sign area should be no higher than the ground floor window/transom headers but shall comply with 8' minimum clearance from



the grade surface (generally defined as the sidewalk or porch floor). The proposed sign is in line with the bottom of the transom header and has a clearance of 8' from the grade surface. The sign height meets the intent of the Guidelines.

- **Material:** The Guidelines state that the sign shall be finished wood or metal, with matte background finished rather than reflective or shiny background finishes. The sign will be a finished wood material and 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 with light blue lettering and teal for a trim accent. The proposed sign colors are appropriate.

### **Window Signage:**

- **Sign Area:** The Guidelines and Zoning Ordinance state that the maximum sign area permitted is 15 percent of an individual window or window grouping area. The proposed window sign area is 36" x 84", or 21 sq. ft.. The window area is 24" x 20", or 3 sq. The window signage area is 15% of each window and is appropriately sized.
- **Placement:** The Guidelines and Zoning Ordinance state that window signage must be fully within the interior of the building and attached directly to or mounted within 12 inches of the inside of the business. The placement of the window signage was not specified within the application.
- **Materials:** The Guidelines state that when using decals, individual letters and graphics with a transparent background should be used. The signage will have a transparent background and utilize lettering.
- **Design:** The Guidelines state a maximum of two colors, using only light or dark tones, not a combination of the two. Use muted colors that complement the façade, although vibrant colors may be considered an accent. The window signage proposed utilizes one color in a light tone. The proposed color is muted and appropriate.

### **APPLICABLE GUIDELINES**

Chapter 8 – Signs

### **APPROVED WORK SPECIFICATIONS**

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

- The window signage must be applied, fully within the interior of the building. Failure to install within the interior of the building may result in a Notice of Violation and correction.
- 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/>



# EON of Tennessee Exterior Signage

Notes: Temporary Window Cling on Exterior  
To be removed once business opens.



Window Size: Length 3' x Height 7'  
Sign Size: Length 3' x Height 7'



# EON of Tennessee Exterior Signage

Notes: To be created and hung by Franklin Sign Co. They will secure a permit

\*\*Sign will be wood and debossed similar to other signs around the area.

Size: Length 24" x Height 18"



From ground to bottom of sign mounted on the wall will be 96" (8')



# EON of Tennessee

## Exterior Signage

### Final Window Decals



Window Size: Length 3' x Height 7'  
Sign Size: Length 24" x Height 20"



# 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 Caylasm LLC, Dan Crookshanks (authorized agent for Caylasm LLC)  
(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:

078 C O 012.00 / 93-2190829

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

339 Main St., 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

EON of Tennessee

(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.

Dan Crookshanks

Owner Signature

\_\_\_\_\_  
Additional Owner Signature, if applicable

117 N Main St.

Property Owner Mailing Address

Dickson, Tn, 37055

City, State & Zip

Subscribed and sworn to before me this

18<sup>th</sup> day of September, 20 24.

Stephanie Ellison

Notary Public

My Commission Expires: 4/23/28







## Project Overview

#1425365

**Project Title:** 339 Main Street Franklin TN 37064

**Jurisdiction:** Franklin

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

**State:** TN

**Workflow:** COA Administrative Default

**County:** Williamson

## Required Administrative Review COA Application Supporting Materials

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

### Signage:

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

### Rear Yard Fencing:

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

### Awnings:

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

### HVAC Equipment and/or Related Screening:

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

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



## Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

## Contact Information - Project Contact

### Project Contact

Forrest Moodie  
EON of Tennessee  
339 Main Street  
Franklin , TN 37064  
P:6157397676  
[fmoodie@acespecial.com](mailto:fmoodie@acespecial.com)

## Property Owner

### Property Owner

Forrest Moodie  
EON of Tennessee  
339 Main Street  
Franklin , TN 37064  
P:6157397676  
[fmoodie@acespecial.com](mailto:fmoodie@acespecial.com)

## Address or Parcel

**Project Address or Parcel:** 339 MAIN ST (078C-O01200)

**Calculated Acreage: Parcel**

- 339 MAIN ST: 0.05828066

**Scenic Corridor Overlay:**

**Hillside/Hillcrest Overlay:**

**Flood Fringe Overlay:**

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

**Type of Work Proposed :** Signage

**Height of Overall Sign:** 2

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

**Columbia Avenue Overlay:**

**Zoning District:** Zoning Districts

- 339 MAIN ST: DD

**Central Franklin Overlay:** Central Franklin Overlay

- 339 MAIN ST: Central Franklin Overlay District

**Historic Preservation Overlay:** Historic Preservation Overlay

- 339 MAIN ST: Historic Preservation Overlay

**Floodway Overlay:**

**COF Number of Site Plan:** 1

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

**Height of Sign Face or Sign Area:** 2

**HVAC Type:**

## Narrative

### Project Description:

We are planning to hang an exterior sign on the left side if you are facing the building and add glass stickers to the windows.





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

|                         |                                                                                 |
|-------------------------|---------------------------------------------------------------------------------|
| <b>Address:</b>         | 214 2 <sup>nd</sup> Avenue South (Downtown Franklin Historic District)          |
| <b>Applicant:</b>       | Franklin Sign Company, Travis Braud                                             |
| <b>Owner:</b>           | Westbrook Cool Springs Investment LLC, Larry Westbrook                          |
| <b>Project #:</b>       | 8613                                                                            |
| <b>Type of Work:</b>    | Consideration of Signage (Wall Sign)                                            |
| <b>Reviewer:</b>        | Elizabeth Bulay                                                                 |
| <b>Status:</b>          | Approval with conditions<br>(See “ <b>Approved Work Specifications</b> ” Below) |
| <b>Approval Date:</b>   | October 11, 2024                                                                |
| <b>Expiration Date:</b> | October 11, 2026 (if work has not commenced)                                    |

### APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a wall sign at 214 2<sup>nd</sup> Ave. S. for the tenant Elegant Aesthetics.

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

- **Location:** The Guidelines state that wall signs must be located below any second-story or building cornice. Signs should be designed to respect and respond to the character of the property on which they are being placed and of the overall district, as well as selecting locations, sizes, and placement of signs to complement the building and other buildings within the district. Use traditional sign placement to enhance the architectural elements of the facade. The sign is appropriately located beneath the building cornice; however, the sign is placed in a location that is not traditional or seen elsewhere in the Downtown Franklin Historic District.
- **Quantity:** The Guidelines recommend a maximum of 1 per building facade only if no band sign exists on the building. One wall sign is proposed, and no band signs exist on the building. The quantity proposed is appropriate.
- **Sign Area:** The Guidelines recommend a maximum sign area of 4.5 sq. ft. for wall signs on residential buildings. The proposed sign will be 24” by 24”, or 4 sq. ft. The proposed sign area size is appropriate.
- **Height:** The Guidelines state that the recommended maximum height is 12 feet from grade. The sign will be placed 5 feet from the grade. The height of the sign is appropriate.



- **Material:** The Guidelines state that the material should be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The material will be an Aluminum Composite Board (ACM) sign panel, a finished metal, and is appropriate. The finish of the sign was not within the application.
- **Design:** The Guidelines state that a maximum of 3 colors and a darker background color than the lettering color. Use muted colors that complement the facade, although vibrant colors may be considered as an accent. The sign will utilize a black background with white lettering. The proposed colorway is appropriate.

## **APPLICABLE GUIDELINES**

### Chapter 8 – Signs

## **APPROVED WORK SPECIFICATIONS**

The wall sign is **approved** with the following conditions:

- The sign must be located underneath the front porch, beside the front door, to have a traditional sign placement as seen in the Downtown Franklin Historic District.
- A matte background finish must be utilized.
- The application must meet all the requirements of the Building & Neighborhood Services Department for a sign permit 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/>



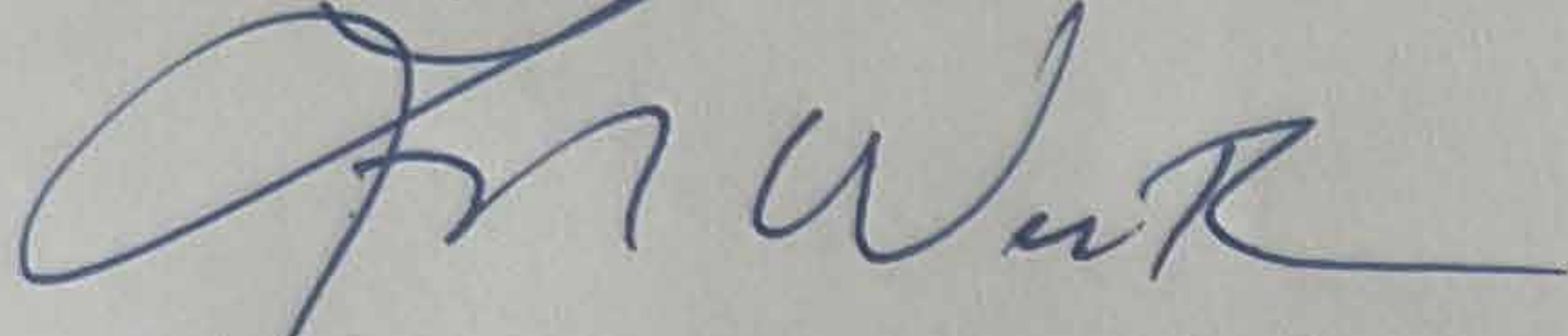
Westbrook Cool Springs Investments, LLC  
220 2<sup>nd</sup> Avenue South  
Franklin, TN 37064

September 23, 2024

To Whom It May Concern:

As the landlord and owner of 214 2<sup>nd</sup> Avenue South, Franklin, TN, I hereby approve the sign request made by Mrs. Jamie Neumaier for her business, Elegant Aesthetics.

Thank you,



Larry N. Westbrook,  
Managing Member of Westbrook Cool Springs Investments, LLC

STATE OF TENNESSEE  
County of Williamson

Personally sworn to and subscribed before me by Larry N. Westbrook this 23<sup>rd</sup> day of September, 2024.

  
Notary Public

My Commission Expires: 9/6/2027







SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS  
FRANKLIN, TN 37067

Job Number:

Order Date: 08/06/2024

Estimate: \$ 806.67

Salesperson: Travis Braud

Customer: Jamie Neumaier

Company: Elegant Aesthetics Medical Spa

Address: 211 2nd Ave S

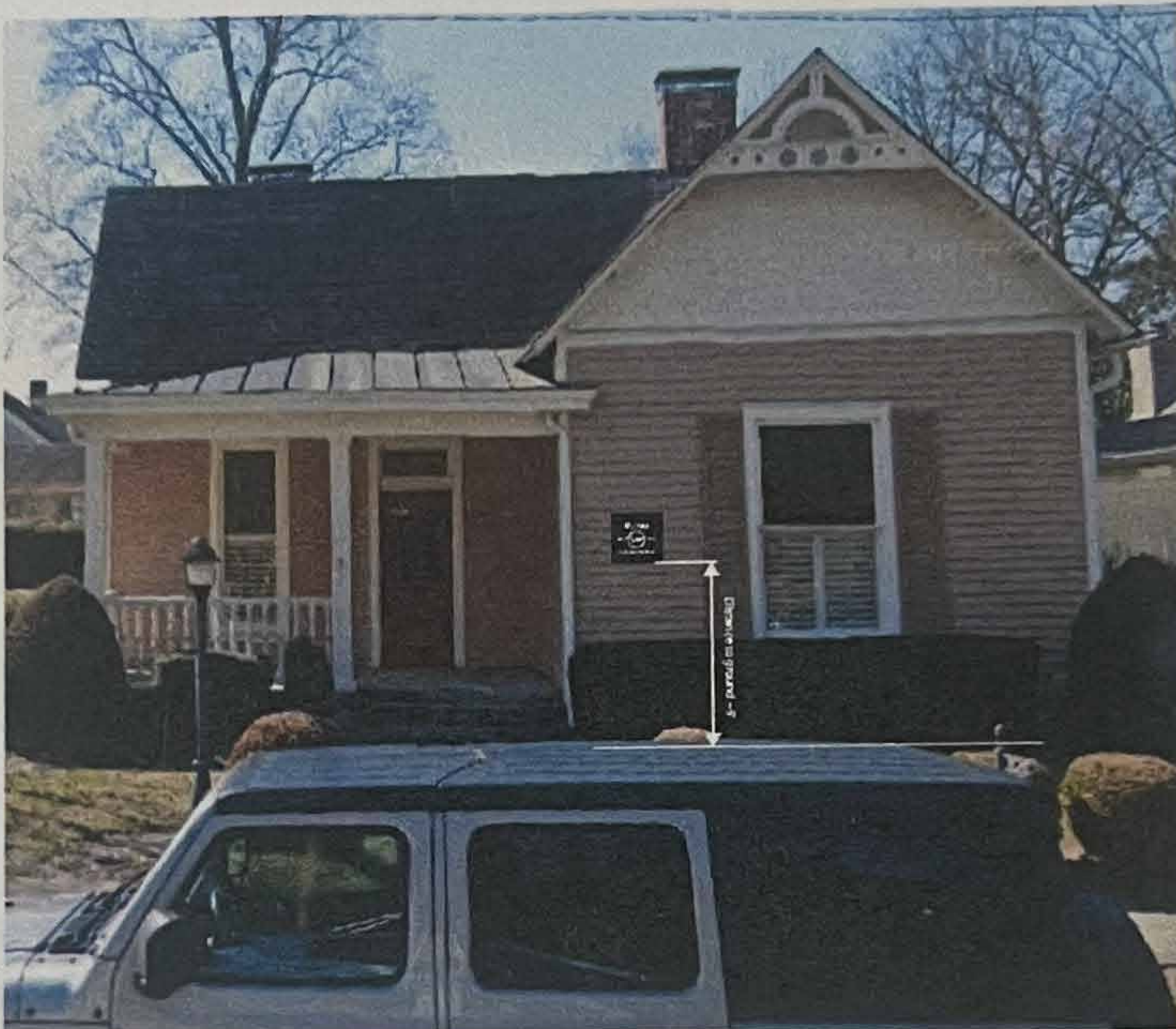
City: Franklin, TN

Zip Code: 37067 615-429-5883

Phone Number: 843-901-2350

Once the signature sheet is returned and signed, and a 50% down payment is placed the paperwork will be submitted to the code department(s). Code departments operate on their own timeframe. Once we have received approval from the code department(s) we will begin production.

Production Time: 3 to weeks



Sign Sqft. 24"h x 24" w = 4 sqft



UL# NA

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper bonding of the sign.

#### Comments:

Height from grade roughly 5'

Sign thickness and projection from the wall

3mm ACM with laminated.

Mounted directly to house

Customer Signature: Jamie Neumaier

Landlord Name (Printed): Westbrook Cool Springs Inv.

Landlord Signature: [Signature]





SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

PHONE: (615) 503-9972 320 PREMIER CT #222 FRANKLIN, TN 37067 FAX: (615) 503-9840

Job Number:

Order Date: 08/06/2024

Estimate: \$ 806.67

Salesperson: Travis Braud

Customer: Jamie Neumaier

Company: Elegant Aesthetics Medical Spa

Address: 211 2nd Ave S

City: Franklin, TN

Zip Code: 37067

Phone Number: 843-901-2350

Once the signature sheet is returned and signed, and a 50% down payment is placed the paperwork will be submitted to the code department(s). Code departments operate on their own timeframe. Once we have received approval from the code department(s) we will begin production.

Production Time: 3 to \_\_\_\_ weeks



Sign Sqft. 24" h x 24" w = 4 sqft

Comments:

Height from grade **roughly 5'**

Sign thickness and projection from the wall

**3mm ACM with laminated.  
Mounted directly to house**

Customer Signature: \_\_\_\_\_

Landlord Name (Printed): \_\_\_\_\_

Landlord Signature: \_\_\_\_\_



UL# NA

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper bonding of the sign.





## Project Overview

#1486564

**Project Title:** 211 2nd Ave S. , Franklin TN

**Jurisdiction:** Franklin

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

**State:** TN

**Workflow:** COA Administrative Default

**County:** Williamson

## Required Administrative Review COA Application Supporting Materials

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

### Signage:

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

### Rear Yard Fencing:

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

### Awnings:

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

### HVAC Equipment and/or Related Screening:

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

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



## Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

## Contact Information - Project Contact

### Project Contact

Travis Braud  
Franklin Sign Company  
320 Premier Court  
Franklin, TN 37067  
P:6155039972  
[info@franklinsignco.com](mailto:info@franklinsignco.com)

## Property Owner

### Property Owner

Larry Westbrook  
Westbrook Cool Springs Investments LLC  
220 2nd Avenue South  
Franklin, TN 37064  
P:615-656-5416  
[lnw@sandwlaw.com](mailto:lnw@sandwlaw.com)

## Address or Parcel

**Project Address or Parcel:** 211 2ND AVE S (078C-F02401)

**Calculated Acreage: Parcel**

- 211 2ND AVE S: 0.40536298

**Scenic Corridor Overlay:**

**Hillside/Hillcrest Overlay:**

**Flood Fringe Overlay:**

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

**Type of Work Proposed :** Signage

**Height of Overall Sign:** 7

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

**Columbia Avenue Overlay:**

**Zoning District: Zoning Districts**

- 211 2ND AVE S: OR

**Central Franklin Overlay: Central Franklin Overlay**

- 211 2ND AVE S: Central Franklin Overlay District

**Historic Preservation Overlay: Historic Preservation Overlay**

- 211 2ND AVE S: Historic Preservation Overlay

**Floodway Overlay:**

**COF Number of Site Plan:** NA

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

**Height of Sign Face or Sign Area:** 2

**HVAC Type:**

## Narrative

### Project Description:

ACM Panel being mounted directly to wall





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

**Address:** 230 Franklin Rd. (Franklin Road Historic District)  
**Applicant:** Holladay Properties, Rep. David Click  
**Owner:** Factory Partners, LLC.  
**Project #:** 8617  
**Type of Work:** Minor Alteration on Rear (Rear Doors)  
**Reviewer:** Elizabeth Bulay

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

**Approval Date:** October 14, 2024  
**Expiration Date:** October 14, 2026 (if work has not commenced)

### APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration on the rear of the buildings on an obscured façade on Building 11 at 230 Franklin Road. The proposal is to replace two existing non-historic metal doors with full-lite storefront doors.

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

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

The nature of the location of the alterations being on the rear façade of Building 11 at the Factory and not readily visible by the public is appropriate for an administrative review. The Guidelines recommend Avoiding removing or replacing original architectural features or detailing unless extensive deterioration is evident. If a new door is required, use a wooden single-light door traditionally found in a historic storefront. The existing doors are not historic storefront doors and are not visible from the right of way. The style of the proposed doors aligns with the storefront doors that have been previously approved around the Factory. As proposed, replacing the door with full-lite storefront doors is appropriate.

### APPLICABLE GUIDELINES



## Chapter 3 – Historic Commercial Buildings

### **APPROVED WORK SPECIFICATIONS**

The replacement of two metal doors with full-lite storefront doors is **approved** with the following conditions:

- Door hardware information must be provided to the Building and Neighborhood Services Department to verify code compliance is met.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

**Emily Huffer | Preservation Planner**

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795

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



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

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

9.23.2024

**Owner:**

Holladay Properties  
David Click

**Project: Building 11 – New Exterior Doors**

**Design Narrative:**

The scope includes the replacement in-kind of non-historic exterior doors at the rear of two tenant suites with new metal doors, with full lite kits, to match adjacent exterior door styles.

The location does not face the right of way and is only visible from the pedestrian alley that runs along the north side of Building 11. The existing doors are rusted and damaged beyond repair, to meet basic functionality requires replacement.

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

Thank you,



David Click  
813.579.0588  
[dclick@holladayproperties.com](mailto:dclick@holladayproperties.com)  
Holladay Properties Services Midwest, Inc.





THE FACTORY AT FRANKLIN - BUILDING 11 PROPOSED EXTERIOR DOOR LOCATIONS





EXISTING DOORS AT TENANT SUITES 11DD & 11FF



SUITE 11DD EXTERIOR



SUITE 11FF EXTERIOR



SUITE 11DD INTERIOR

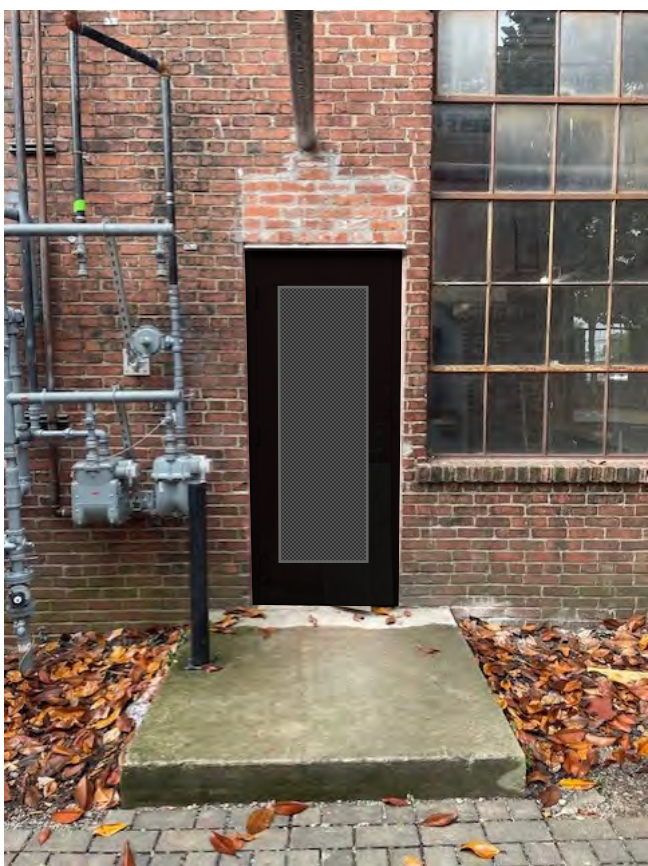


SUITE 11FF INTERIOR





PROPOSED DOORS AT TENANT SUITES 11DD & 11FF



PROPOSED SUITE 11DD DOOR



PROPOSED SUITE 11FF DOOR

COMPARABLE  
EXISTING DOORS  
THAT ARE LOCATED  
ALONG THE SAME  
PEDESTRIAN ALLEY.



EXISTING STOREFRONT AT B12

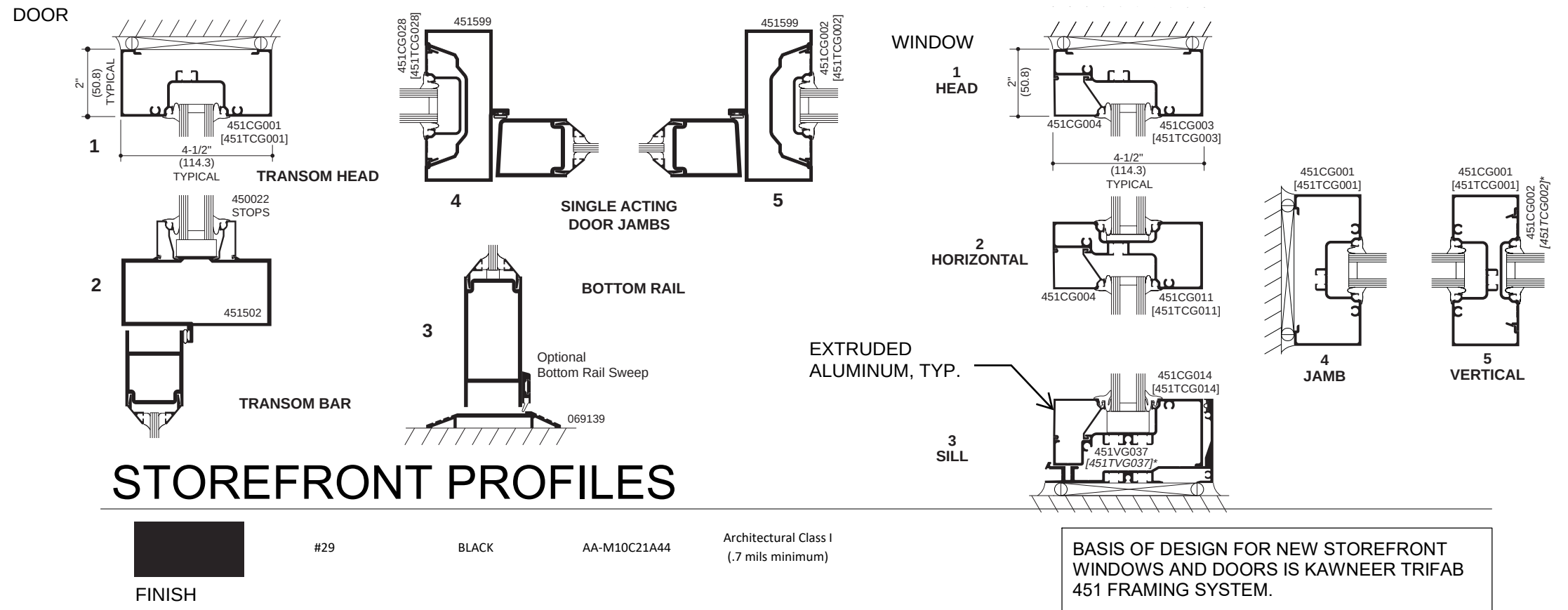
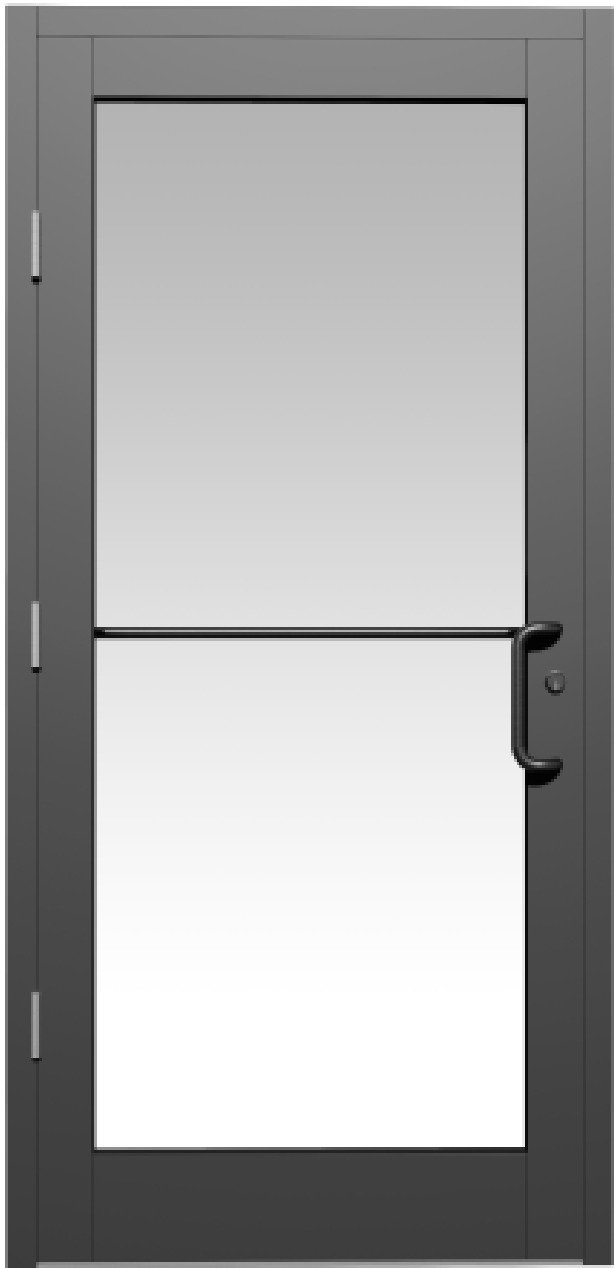


EXISTING STOREFRONT AT B5



EXISTING STOREFRONT AT B11







# OWNER AFFIDAVIT

## City of Franklin, Tennessee

FACTORY PARTNERS, LLC

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

TAX MAP 63M, GROUP A, PARCEL 21.00

\_\_\_\_\_ (Property Parcel/Tax ID Number)

and located at:

230 FRANKLIN RD, FRANKLIN TN 37064

\_\_\_\_\_  
(Street Address)

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

DAVID CLICK

\_\_\_\_\_  
(Please print Name/Names in Full)

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

*David Click*

Signature

2710 OLD LEBANON RD, SUITE 5

Property Owner Mailing Address

NASHVILLE, TN 37214

City, State & Zip

Subscribed and sworn to before me this

30<sup>th</sup> day of Sept., 20 24.

*Tami A. Pryce*  
Notary Public



My Commission Expires: 10/26/26





Project Overview

#1493241

**Project Title:** 230 FRANKLIN ROAD

**Jurisdiction:** Franklin

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

**State:** TN

**Workflow:** COA Administrative Default

**County:** Williamson

Required Administrative Review COA Application Supporting Materials

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

**Signage:**

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

**Rear Yard Fencing:**

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

**Awnings:**

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

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

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

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



## Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

## Contact Information - Project Contact

### Project Contact

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

## Property Owner

### Property Owner

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

## Address or Parcel

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

**Calculated Acreage: Parcel**

- 230 FRANKLIN RD: 20.04685028

**Scenic Corridor Overlay:**

**Hillside/Hillcrest Overlay:**

**Flood Fringe Overlay:**

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

**Type of Work Proposed :** Rear Yard Fencing

**Height of Overall Sign:**

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

**Columbia Avenue Overlay:**

**Zoning District: Zoning Districts**

- 230 FRANKLIN RD: PD

**Central Franklin Overlay: Central Franklin Overlay**

- 230 FRANKLIN RD: Central Franklin Overlay District

**Historic Preservation Overlay: Historic Preservation Overlay**

- 230 FRANKLIN RD: Historic Preservation Overlay

**Floodway Overlay:**

**COF Number of Site Plan:** 1493241

**Type of Signage Proposed:**

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

**HVAC Type:**

## Narrative

### Project Description:



The scope includes the replacement in-kind of non-historic exterior doors at the rear of two tenant suites with new metal doors, with full lite kits, to match adjacent exterior door styles.

The location does not face the right of way and is only visible from the pedestrian alley that runs along the north side of Building 11. The existing doors are rusted and damaged beyond repair, to meet basic functionality requires replacement.





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

**Address:** 230 Franklin Rd. (Building 13) (Franklin Road Historic District)  
**Applicant:** Holladay Properties, Rep. David Click  
**Owner:** Factory Partners, LLC.  
**Project #:** 8618  
**Type of Work:** Fencing (Rear Screening)  
**Reviewer:** Elizabeth Bulay

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

**Approval Date:** October 14, 2024  
**Expiration Date:** October 14, 2026 (if work has not commenced)

### APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to install a wooden fence at the rear of building 13 on the Factory campus to screen storage and grease bins. The proposed fence will be 6’ tall and be made of wood and stained black. Proposed gates will be utilized for access to the area behind the screening.

- **Location:** The Guidelines recommend placing ground equipment behind buildings and screen it from street view with landscaping, fencing, or walls. The location of the proposed fence meets the Guidelines as it is located at the rear of the building and will not be visible from the public-right-of way.
- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7’ in height. The height of the proposed fence is appropriate at 6’.
- **Material:** The proposed wood fence and wood gates are appropriate in light of the Guidelines, as they state that the material of walls and fences should be compatible with the principal building. Due to the location at the rear of the property, along the rear of the building, the design is appropriate.
- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The proposed fence is appropriate within the Guidelines as there is other vertical wood fencing on the property.



### **APPLICABLE GUIDELINES**

Chapter 7 – Fences, Gates, and Walls

Chapter 9 – Modern Features

### **APPROVED WORK SPECIFICATIONS**

The installation of wood fencing for screening behind building 13 is **approved** with the following conditions:

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

**Emily Huffer | Preservation Planner**

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795

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



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

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

9.23.2024

**Owner:**

Holladay Properties  
David Click

**Project: B11 & B13 Enclosure**

**Design Narrative:**

The scope includes a wooden enclosure located between buildings 11 and 13. The proposed enclosure would be 6' tall wooden planks, stained black with black hardware, situated behind the elevated Water Tower Plaza.

The location does not face the right of way and is only visible from a tenant's exterior patio.

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

Thank you,

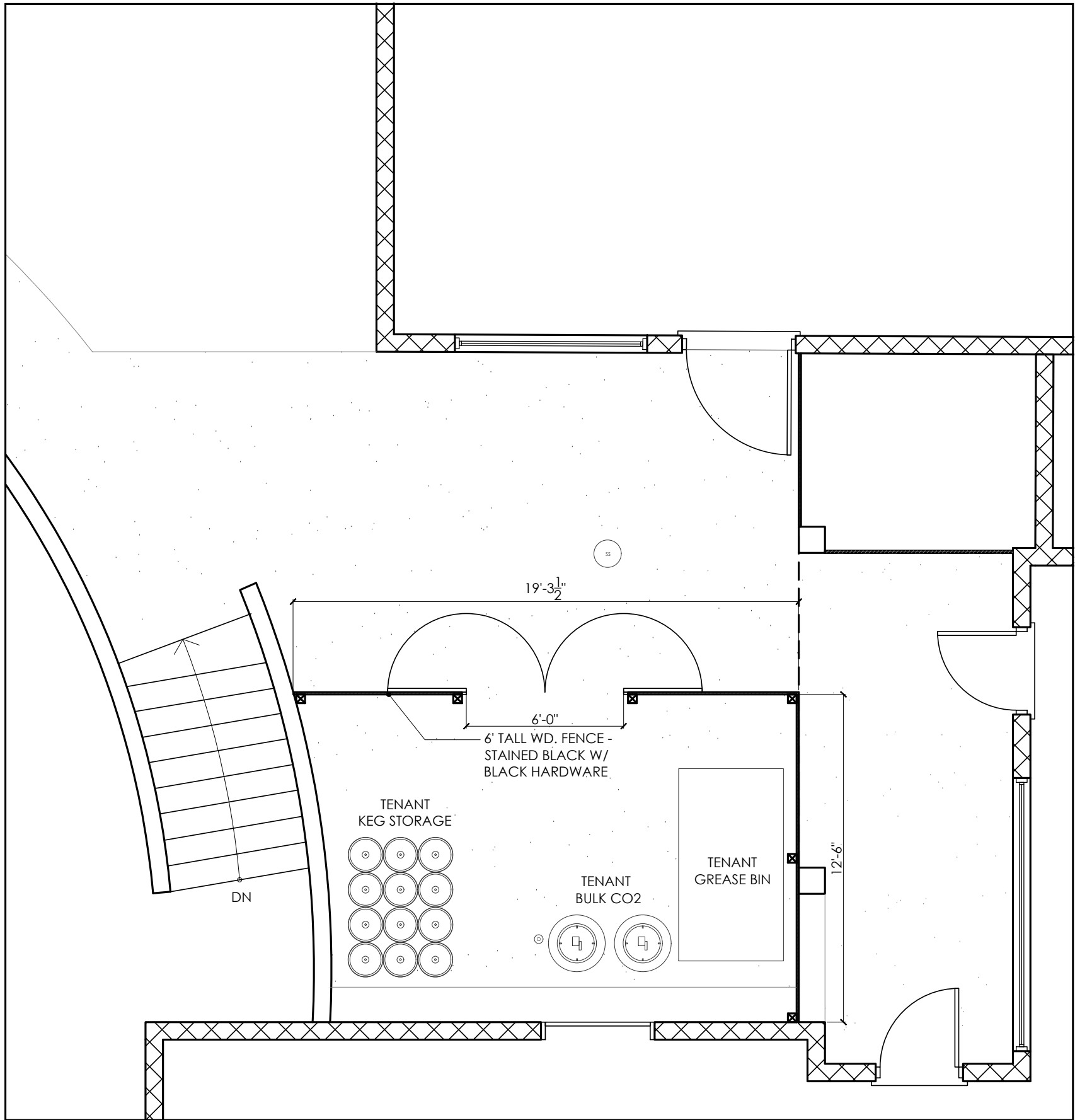


David Click  
813.579.0588  
[dclick@holladayproperties.com](mailto:dclick@holladayproperties.com)  
Holladay Properties Services Midwest, Inc.









THE ENCLOSURE WOULD BE POSITIONED BEHIND THE ELEVATED WATER TOWER PLAZA STAIRS, RESTRICTING VIEWS FROM THE RIGHT OF WAY.







# TRUE BLACK

MW274

COLOR INFORMATION 

|             |         |
|-------------|---------|
| FAMILY      | Opacity |
| <u>Gray</u> | Solid   |

Always test stain on a hidden area of the wood to verify desired color.  
Wood species will impact final color.  
Color may vary slightly by product technology/type.





# OWNER AFFIDAVIT

## City of Franklin, Tennessee

FACTORY PARTNERS, LLC

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

TAX MAP 63M, GROUP A, PARCEL 21.00

\_\_\_\_\_ (Property Parcel/Tax ID Number)

and located at:

230 FRANKLIN RD, FRANKLIN TN 37064

\_\_\_\_\_  
(Street Address)

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

DAVID CLICK

\_\_\_\_\_  
(Please print Name/Names in Full)

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

*David Click*

Signature

2710 OLD LEBANON RD, SUITE 5

Property Owner Mailing Address

NASHVILLE, TN 37214

City, State & Zip

Subscribed and sworn to before me this

30<sup>th</sup> day of Sept., 20 24.

*Tami A. Pryce*  
Notary Public

My Commission Expires: 10/26/26







Project Overview

#1493459

**Project Title:** 230 FRANKLIN ROAD

**Jurisdiction:** Franklin

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

**State:** TN

**Workflow:** COA Administrative Default

**County:** Williamson

Required Administrative Review COA Application Supporting Materials

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

**Signage:**

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

**Rear Yard Fencing:**

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

**Awnings:**

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

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

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

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



## Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

## Contact Information - Project Contact

### Project Contact

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

## Property Owner

### Property Owner

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

## Address or Parcel

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

**Calculated Acreage: Parcel**

- 230 FRANKLIN RD: 20.04685028

**Scenic Corridor Overlay:**

**Hillside/Hillcrest Overlay:**

**Flood Fringe Overlay:**

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

**Type of Work Proposed :** HVAC Equipment or Screening

**Height of Overall Sign:**

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

**Columbia Avenue Overlay:**

**Zoning District: Zoning Districts**

- 230 FRANKLIN RD: PD

**Central Franklin Overlay: Central Franklin Overlay**

- 230 FRANKLIN RD: Central Franklin Overlay District

**Historic Preservation Overlay: Historic Preservation Overlay**

- 230 FRANKLIN RD: Historic Preservation Overlay

**Floodway Overlay:**

**COF Number of Site Plan:** 1493459

**Type of Signage Proposed:**

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

**HVAC Type:** Equipment Installation

## Narrative

### Project Description:



The scope includes a wooden enclosure located between buildings 11 and 13. The proposed enclosure would be 6 tall wooden planks, stained black with black hardware, situated behind the elevated Water Tower Plaza.

The location does not face the right of way and is only visible from a tenants exterior patio.





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

|                         |                                                                                       |
|-------------------------|---------------------------------------------------------------------------------------|
| <b>Address:</b>         | <b>149 Splendor Ridge Dr. (Franklin Road Historic District)</b>                       |
| <b>Applicant:</b>       | <b>Chad Gore, Mike Ford Builders</b>                                                  |
| <b>Owner:</b>           | <b>Leah McTague</b>                                                                   |
| <b>Project #:</b>       | <b>8640</b>                                                                           |
| <b>Type of Work:</b>    | <b>Consideration of Rear Yard Fencing</b>                                             |
| <b>Reviewer:</b>        | <b>Elizabeth Bulay</b>                                                                |
| <b>Status:</b>          | <b>Approval with conditions<br/>(See “<b>Approved Work Specifications</b>” Below)</b> |
| <b>Approval Date:</b>   | <b>October 24, 2024</b>                                                               |
| <b>Expiration Date:</b> | <b>October 24, 2026 (if work has not commenced)</b>                                   |

### APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of rear yard fencing at 149 Splendor Ridge Drive.

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.

### Aluminum Fence:

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed fence appears to meet the Guidelines for location, as it is being proposed along the property lines to enclose a proposed pool.
- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7' in height. The height of the proposed new fence is appropriate at 5'.
- **Material:** The Guidelines state that fences and walls are to be designed so that they support the historic character of the district. The use of wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate, based on the site and setting for rear yards. The proposed aluminum 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 an aluminum fence with no ornamentation. The proposed design of the aluminum fence is appropriate.



## **APPLICABLE GUIDELINES**

### Chapter 7 – Fences, Gates, and Walls

## **APPROVED WORK SPECIFICATIONS**

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

- The fencing may be installed as shown in light of the Historic District Design Guidelines.
- Per Guidelines, all gates (if they open to public sidewalks) must be configured to swing inwardly.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

**Emily Huffer | Preservation Planner**

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795

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







# 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 Leah A. McTague  
(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:

063N F 00600 000  
(Property Parcel/Tax ID Number)  
and located at:

149 Splendor Ridge Drive (Splendor Ridge lot 9)  
(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

Chad Gore of Mike Ford Builders, LLC  
(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.

[Signature]  
Owner Signature

\_\_\_\_\_  
Additional Owner Signature, if applicable

149 Splendor Ridge Drive  
Property Owner Mailing Address

Franklin, TN 37064  
City, State & Zip

Subscribed and sworn to before me this

4th day of October, 2024.

[Signature]  
Notary Public

My Commission Expires: 03/24/2027







Project Overview

#1504683

**Project Title:** 149 Splendor Ridge Dr

**Jurisdiction:** Franklin

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

**State:** TN

**Workflow:** COA Administrative Default

**County:** Williamson

Required Administrative Review COA Application Supporting Materials

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

**Signage:**

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

**Rear Yard Fencing:**

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

**Awnings:**

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

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

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

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



## Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

## Contact Information - Project Contact

### Project Contact

Mike Ford  
Mike Ford Builders, LLC  
390 Mallory Station Road, Suite 100  
Franklin, TN 37064  
P:615-503-9727  
[chad.gore@mikefordbuilders.com](mailto:chad.gore@mikefordbuilders.com)

## Property Owner

### Property Owner

Leah McTague  
  
149 Splendor Ridge Dr  
Franklin, TN 37064  
P:949-395-6536  
[leah.mctague@gmail.com](mailto:leah.mctague@gmail.com)

## Address or Parcel

**Project Address or Parcel:** 149 SPLENDOR RIDGE DR  
(063N-F00600)

### Calculated Acreage: Parcel

- 149 SPLENDOR RIDGE DR: 0.16894113

### Scenic Corridor Overlay:

### Hillside/Hillcrest Overlay:

### Flood Fringe Overlay:

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

**Type of Work Proposed :** Rear Yard Fencing

**Height of Overall Sign:**

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

### Columbia Avenue Overlay:

### Zoning District: Zoning Districts

- 149 SPLENDOR RIDGE DR: R-1 Resid\*

### Central Franklin Overlay: Central Franklin Overlay

- 149 SPLENDOR RIDGE DR: Central Franklin Overlay  
District

### Historic Preservation Overlay: Historic Preservation Overlay

- 149 SPLENDOR RIDGE DR: Historic Preservation Overlay

### Floodway Overlay:

**COF Number of Site Plan:** n/a

**Type of Signage Proposed:**

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

**HVAC Type:**

## Narrative



**Project Description:**

5 ft tall black aluminum fence to enclose rear yard.





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

|                         |                                                                                       |
|-------------------------|---------------------------------------------------------------------------------------|
| <b>Address:</b>         | <b>317 Main St. (Downtown Franklin Historic District)</b>                             |
| <b>Applicant:</b>       | <b>Brian Preston and Bo Hanson</b>                                                    |
| <b>Owner:</b>           | <b>BriBo LLC, Brian Preston and Bo Hansen</b>                                         |
| <b>Project #:</b>       | <b>8641</b>                                                                           |
| <b>Type of Work:</b>    | <b>Consideration of Signage (Projecting Sign Panel)</b>                               |
| <b>Reviewer:</b>        | <b>Elizabeth Bulay</b>                                                                |
| <b>Status:</b>          | <b>Approval with conditions<br/>(See “<b>Approved Work Specifications</b>” Below)</b> |
| <b>Approval Date:</b>   | <b>October 24, 2024</b>                                                               |
| <b>Expiration Date:</b> | <b>October 24, 2026 (if work has not commenced)</b>                                   |

### APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a replacement panel of an existing projecting sign located at 317 Main Street for the tenant About Wealth.

- **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. An additional sign may be considered where there is an entrance that provides a fully separated access stairwell to upper-floor businesses/tenant spaces. One Small Hanging/Projecting sign is proposed for a tenant space on the 2<sup>nd</sup> floor and meets the intent of the Guidelines.
- **Sign Area:** The Guidelines state that the sign may have up to 2 sides and a sign area of 4.5 square feet per side. This application proposes a 12” by 24” sign or 2 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 sign will be attached to an existing bracket. The clearance will be 115”. The sign height is appropriate.
- **Material:** The Guidelines state that the sign can be finished wood or metal, with matte background finishes, rather than reflective or shiny background finishes. The proposed sign will be a finished metal 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 navy blue background, white lettering, and a more vibrant blue for a small accent. The proposed sign colors are appropriate.

## **APPLICABLE GUIDELINES**

### Chapter 8 – Signs

## **APPROVED WORK SPECIFICATIONS**

The 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/>











# 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 Brian Preston and Bo Hanson  
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

# 078C-0-017.00

(Property Parcel/Tax ID Number)

and located at:

317 Main Street Suite 201 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

BriBo LLC - Brian Preston and Bo Hanson

(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.

[Signature]  
Owner Signature

[Signature]  
Additional Owner Signature, if applicable

317 Main Street, Suite 201

Property Owner Mailing Address

Franklin, TN 37064

City, State & Zip

Subscribed and sworn to before me this

10 day of 10, 2024.

Marcie Gronberg  
Notary Public



My Commission Expires: 05/16/2026

Law Dept approved (2) 05.13.24





## Project Overview

#1504291

**Project Title:** 317 Main Street Suite 201 Franklin TN 37064  
**Application Type:** 08b) Administrative Certificate of Appropriateness (COA)  
**Workflow:** COA Administrative Default

**Jurisdiction:** Franklin  
**State:** TN  
**County:** Williamson

## Required Administrative Review COA Application Supporting Materials

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

### Signage:

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

### Rear Yard Fencing:

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

### Awnings:

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

### HVAC Equipment and/or Related Screening:

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

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



## Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

## Contact Information - Project Contact

### Project Contact

BriBo LLC  
Abound Wealth Management  
317 Main Street, Suite 201  
Franklin, TN 37064  
P:6152263667  
[rebecca@aboundwealth.com](mailto:rebecca@aboundwealth.com)

## Property Owner

### Property Owner

BriBo LLC  
Abound Wealth Management  
317 Main Street, Suite 201  
Franklin, TN 37064  
P:6152263667  
[rebecca@aboundwealth.com](mailto:rebecca@aboundwealth.com)

## Address or Parcel

**Project Address or Parcel:** 317 MAIN ST (078C-O01700)

**Calculated Acreage: Parcel**

- 317 MAIN ST: 0.36017783

**Scenic Corridor Overlay:**

**Hillside/Hillcrest Overlay:**

**Flood Fringe Overlay:**

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

**Type of Work Proposed :** Signage

**Height of Overall Sign:** 1

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

**Columbia Avenue Overlay:**

**Zoning District: Zoning Districts**

- 317 MAIN ST: DD

**Central Franklin Overlay: Central Franklin Overlay**

- 317 MAIN ST: Central Franklin Overlay District

**Historic Preservation Overlay: Historic Preservation Overlay**

- 317 MAIN ST: Historic Preservation Overlay

**Floodway Overlay:**

**COF Number of Site Plan:** 1504291

**Type of Signage Proposed:** Hanging

**Height of Sign Face or Sign Area:** 2

**HVAC Type:**

## Narrative

### Project Description:

Double Sided Hanging Sign. Arm was already on building when purchased.





HISTORIC  
FRANKLIN  
TENNESSEE

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

**Address:** 435 Main St. (Downtown Franklin Historic District)  
**Applicant:** David Thompson  
**Owner:** Historic Presbyterian Church Inc.  
**Project #:** 8639  
**Type of Work:** Consideration of Signage (Projecting Sign Panel)  
**Reviewer:** Elizabeth Bulay

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

**Approval Date:** October 18, 2024  
**Expiration Date:** October 18, 2026 (if work has not commenced)

### APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a replacement panel for an existing projecting sign located at 435 Main Street for Luxury Kitchens and Interiors.

- **Quantity:** The Guidelines state that a maximum of 1 sign is allowed per main entrance to a retail storefront/tenant space on the ground floor. One Small Hanging/Projecting sign is proposed for a tenant space on the ground floor and meets the intent of the Guidelines.
- **Sign Area:** The Guidelines state that the sign may have up to 2 sides and a sign area of 4.5 square feet per side. This application proposes a 24” by 27” sign, or 4.5 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 sign will be attached to an existing bracket. The clearance will be 96”. The sign height is appropriate.
- **Material:** The Guidelines state that the sign can be composed of finished wood or metal with a matte finish. A composite product with the appearance of historic sign materials is also supported. The proposed sign will be a finished metal 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 black background with white lettering. The proposed sign colors are appropriate.

### **APPLICABLE GUIDELINES**

#### Chapter 8 – Signs

### **APPROVED WORK SPECIFICATIONS**

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

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

**Emily Huffer | Preservation Planner**

Planning & Sustainability Department

City of Franklin, Tennessee

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



before



new sign



after





**OWNER AFFIDAVIT**  
**City of Franklin, Tennessee**

We/I Historic Franklin Presbyterian Church  
(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:

435 Main St, Ste B ("Annex")  
(Property Parcel/Tax ID Number)

and located at:

435 Main - 2nd Floor  
(Street Address)

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

Mike Ensich, Treasurer  
(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.

Mike Ensich For Historic Franklin Presbyterian Church  
Signature

PO Box 323  
Property Owner Mailing Address

Franklin TN 37005  
City, State & Zip

Subscribed and sworn to before me this

1 day of April, 2020.

Francesca Savarino  
Notary Public

My Commission Expires: May 3, 2021







## Project Overview

#1496610

**Project Title:** 435 Main Street

**Jurisdiction:** Franklin

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

**State:** TN

**Workflow:** COA Administrative Default

**County:** Williamson

## Required Administrative Review COA Application Supporting Materials

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

### Signage:

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

### Rear Yard Fencing:

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

### Awnings:

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

### HVAC Equipment and/or Related Screening:

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

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



## Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

## Contact Information - Project Contact

### Project Contact

David Thompson  
Holly Thompson Homes  
236 2nd Ave S  
Franklin, TN 37064  
P:6157217986  
[kitchens@hollythompsonhomes.com](mailto:kitchens@hollythompsonhomes.com)

## Property Owner

### Property Owner

Mike Inch  
CHURCH HISTORIC PRESBYTERIAN INC  
435 Main St  
Franklin, TN 37064  
P:615-426-5867  
[debra@debravanderveer.com](mailto:debra@debravanderveer.com)

## Address or Parcel

**Project Address or Parcel:** 435 MAIN ST (078C-O00100)

**Calculated Acreage: Parcel**

- 435 MAIN ST: 0.87651058

**Scenic Corridor Overlay:**

**Hillside/Hillcrest Overlay:**

**Flood Fringe Overlay:**

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

**Type of Work Proposed :** Signage

**Height of Overall Sign:** 2

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

**Columbia Avenue Overlay:**

**Zoning District:** Zoning Districts

- 435 MAIN ST: DD

**Central Franklin Overlay:** Central Franklin Overlay

- 435 MAIN ST: Central Franklin Overlay District

**Historic Preservation Overlay:** Historic Preservation Overlay

- 435 MAIN ST: Historic Preservation Overlay

**Floodway Overlay:**

**COF Number of Site Plan:** N/A

**Type of Signage Proposed:** Projecting Arm

**Height of Sign Face or Sign Area:** 2

**HVAC Type:**

## Narrative

### Project Description:

We would like to replace our existing sign with a similar sign. The existing arm on the building will stay as-is, as previously approved.



The sign itself will be the same size as the existing sign, but will be finished metal rather than wood. It will be 6mm thick and will be matte-finished with white text on a black background.