City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, December 9, 2024 | **5:00 PM** | **Board Room**

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

APPLICATIONS

2. Consideration Of Window Alterations At 347 Main St.; Dawn Craig, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

3. Consideration of Alterations (Door Replacement) At 1368 Eastern Flank Cir.; Brian Walker, City of Franklin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

4. Consideration Of Site Alterations (Walkway, Patio, Driveway, And Parking Pad) At 328 Franklin Rd.; Linda Childs, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

Sponsors: Kelly Dannenfelser, Emily Huffer

6. Consideration Of Refuse Relocation And Signage At 94-98 E. Main St.; Mark Kozevski, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

7. 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:

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

8. Administrative COA At 420 Bridge St. For Signage (Hanging Reface, Post-and-Arm, and Window)

Sponsors:

9. Administrative COA At 230 Franklin Rd. Minor Alteration (Non-Historic Canopy Removal Bldg. 1)

Sponsors:

ADJOURN

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

From:	stevescott777@comcast.net
To:	Planning Intake
Subject:	904 Fair St - HZC 12/9/24
Date:	Friday, December 6, 2024 8:03:45 AM

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

Historic Zoning Commission Members and Staff,

We are writing regarding the latest design alterations for the retaining wall at 904 Fair Street to be heard at the December 9th commission meeting. Unfortunately, we will not be able to attend due to a travel conflict.

As you are aware, my wife and I have spoken in opposition to the current wall and the previous attempts at alterations by the homeowners and Mr. Gamble's firm. However, the latest version which drops the overall height, as it faces our property, by 16" (two block rows) and removes roughly twenty two feet of length from the wall is the most favorable version we've seen to date. The reduction of the wall height facing New 96 by one and two blocks on the left and right side respectively, as you face 96, is also a positive in our opinion. We feel the overall mass of the wall, although not exact, is now more in line with the previously approved original design.

At this time, it is our position to support the current submission if the HZC deems it appropriate for approval. Of course, this is provided the design ultimately meets zoning and codes guidelines for drainage, runoff, engineering etc.
Thank you for your time on this matter and all you do for the preservation of Historic Franklin.

Regards,

Steve and Cathy Scott
900 Fair Street

City of Franklin

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

Meeting Minutes

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

CALL TO ORDER

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

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

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.

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

APPROVAL OF MINUTES

1. **Consideration Of Approval Of Minutes**

   Sponsors:

   Commissioner Laster motioned to approve the September 30, 2024, Meeting Minutes, seconded by Commissioner Worthington. The motion carried 9-0.

Commissioner Orr motioned to approve the October 14, 2024, Meeting Minutes, seconded by Commissioner Laster. The motion carried 9-0.

ANNOUNCEMENTS

Ms. Huffer announced that the regularly scheduled DRC Meeting will take place on Monday, November 18, 2024, beginning at 4:00 PM.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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 that 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 without the mutton pattern in the transom window.

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

Applicant: Rita Cheng. Ms. Cheng stated that the mutton pattern could be added if that prevents the door replacement from being approved.

Motion

Commissioner Pearce motioned to approve Door Replacement (Principal) At 108 Church Street, seconded by Commissioner Barrett.

Commissioner Worthington asked if the replacement door would reflect the same finish as the existing door.

Ms. Cheng explained that the exterior of the door would be a white finish with a wood finish on the interior portion of the door.

The motion carried 9-0.

3. 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 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. 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". 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 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 with conditions.

Applicant: Greg Gamble. Mr. Gamble stated that by removing 19 feet of the retaining wall and stepping down the wall 8 inches in two different areas, a lower profile wall is created while still allowing the Hardcastle's a flatter area in the backyard.

Citizen Comments:
Kathy Scott, 900 Fair Street. Ms. Scott stated that the most current edit to the retaining wall will not make the retaining wall any more attractive or less intrusive. It's a very unusual and unattractive change to the topography of the property and is visible from their property. The privacy fence is not permanent and could be removed by the next property owners. At some point, the retaining wall should be completed within the requirements of the design guidelines. (Ms. Scott provided photos to the Commissioners and staff)

Steve Scott, 900 Fair Street. Mr. Scott stated that the reduced retaining wall mass is still intrusive and not low profile from his perspective. Nonconforming materials are being used to complete the wall and Mr. Scott is concerned that this is the first step to drastically change the topography of the property. The next step being some sort of impervious groundwork (patio or driveway). Flooding continues to be a concern even with the updated FEMA maps being approved.

Motion
Commissioner Laster motioned to deny Alterations to The Previously Approved Retaining Wall and Fencing At 904 Fair St, seconded by Commissioner Marquardt.

Commissioner Laster stated that the Commission approved 13.6 feet because the Commission was told the area was mostly in the backyard. The entire length of the wall must meet the guidelines which require a stone veneer or brick material with the color being approved by staff.

Commissioner Pearce noted a conference hosted by Franklin Tomorrow on earth movement and the negative impact on community character when the ground is altered. Initially, the use of concrete block was acceptable because the material was existing, and the scale of the project was small with 13.6 additional feet approved. The existing length of the retaining wall is 44.8 feet which was not approved.

Commissioner Thompson asked why the wall was initially approved.

Mr. Gamble explained that the 3.5-foot existing retaining wall failed, so the owner thought why not raise the height to 5 feet and flatten the backyard area while repairs were being made.

Commissioner Pearce noted that proposed changes completely alter the viewshed of the neighboring property and raise the backyard above the adjacent historic property, ultimately changing the character of the property.

Commissioner Orr stated that the problem is that the wall height has been approved.

Ms. Huffer stated that the approved retaining wall height is five feet when setback five feet from the property line.

Commissioner Laster noted that the HZC does not address codes requirements. The applicant has made a positive step in lowering the height of the retaining wall. Also, how will the seven-foot privacy fence be achieved, will the boards be removed and then rebuilt, or will another foot be pieced in to achieve the seven-foot height?

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

The motion to deny carried 8-1 (Commissioner Orr voting against).

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

Project Leader: Elizabeth Bulay. 112 Lewisburg Avenue is a circa 1920 bungalow in the Lewisburg Avenue Historic District. Currently, 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: The proposed front yard fencing and gate are 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. 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.
- 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 postmounted 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 conditions outlined in the staff report.

Applicant: Jennifer Lombard, 906 Studio Architects. Ms. Lombard explained that the owners would have been satisfied with a wood picket fence other than the wood picket fence running parallel to the existing wrought iron fence of the neighboring property. Ms. Lombard noted that the applicant would be willing to adjust the piers and lighting as needed.

Citizen Comments: None

Motion (Front Yard Fencing)
Commissioner Marquardt motioned to approve Front Yard Fencing At 112 Lewisburg Avenue with staff conditions, seconded by Commissioner Pearce. The motion carried 9-0.

Motion (Stoop and Walkway)
Commissioner Worthington motioned to approve Stoop and Walkway at 112 Lewisburg Avenue with staff conditions, seconded by Commissioner Ingram. The motion carried 9-0.

Motion #1 (Rear Yard Fencing and Gate)
Commissioner Marquardt motioned to defer the Rear Yard Fencing and Gate at 112 Lewisburg Avenue to the December 9, 2024, HZC Meeting. Motion dies for lack of second.

Motion #2 (Rear Yard Fencing and Gate)
Commissioner Laster motioned to approve rear yard fencing as shown and utilize a wood material for the vehicular gate for the property located at 112 Lewisburg Avenue, seconded by Commissioner Orr.

Commissioner Laster stated that anything seen from the public right of way should be made of the same material which is wood in this situation. Also, because the wrought iron fencing is in the back with neighboring properties on each side utilizing wrought iron fencing, wrought iron fencing is acceptable for the rear yard.

Ms. Lombard suggested a picket fence in the front with a small area of wrought iron fencing to connect to the adjacent wrought iron fencing.

Commissioner Pearce suggested deferral would be the best option for this portion of the item as the Design Review Meeting is the best environment to entertain ideas and to share design concepts.

Motion #3 (Rear Yard Fencing and Gate)
Commissioner Pearce motioned to defer the Rear Yard Fencing and Gate at 112 Lewisburg Avenue to the December 9, 2024, HZC Meeting, seconded by Commissioner Laster. The motion carried 9-0.

Motion (Lighting)
Commissioner Pearce motioned to defer the Rear Yard Fencing and Gate at 112 Lewisburg Avenue to the December 9, 2024,

HZC Meeting, seconded by Commissioner Laster. The motion carried 9-0.

Commissioner Worthington suggested the applicant provide details about the design ideas suggested during the meeting with a closer view of the piers and how connection to the wrought iron fencing would occur.

Commissioner Ingram suggested that the applicant show how the use of landscaping could transition the subject property to the neighboring front yard.

Commissioner Pearce and Chair LeMarinel noted that the HZC does not provide guidance on landscaping as it is not permanent and could die.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 324 3rd Avenue South is in the Downtown Franklin Historic District. The building was constructed circa 1925. 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. 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 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 conditions outlined in the staff report.

Applicant: Brandon Hutcheson. Mr. Hutcheson noted that he could provide the dimensions of the chimney, if necessary.

Citizen Comments: None

Motion
Commissioner Orr motioned to approve Alterations (Principal) At 324 3rd Avenue South with staff conditions, seconded by Commissioner Barrett.

Commissioner Pearce asked for more information about the location of the chimney and noted that a house was lost to a fire in downtown Franklin that had a similarly designed back porch chimney.

Mr. Hutcheson explained that the porch roof is flat, and the chimney is connected to the roof supported with two posts.

Chair LeMarinel noted his concerns about the nontypical form for an historic building. Most similar alterations would have a porch rack, overhang and facia, but the porch screening and chimney can be supported.

The motion carried 9-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 111 Winslow Road features a Tudor revival home constructed circa 1928 with later additions made and a recently added accessory structure. 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

The proposed alterations meet the recommendations of the design guideline.

- 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. The Guidelines recommend:
    - 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 conditions outlined in the staff report.

Applicant: Kevin Coffey. Mr. Coffey stated that he agrees with all staff comments other than demolition of the fin wall. The fin wall has lost its meaning once the accessory structure was removed years ago. There is a clear difference between the front left fin wall and the rear right fin wall. The construction and intentionality of the front left fin wall with its stonework seems purposeful. Whereas the rear right fin wall is newer, less historic and made from subpar construction.

Citizen Comments: None

Motion #1 (Fin Wall Demolition)
Commissioner Marquardt motioned to approve demolition of the fin wall for the property located at 111 Winslow Road, seconded by Commissioner Orr.

Commissioner Marquardt stated that the images provided by the applicant speak volumes to the differences in the front and rear fin walls.

Commissioner Orr explained that if the fin wall is preserved, it will not resemble the front left fin wall because space doesn't allow.

Commissioner Laster stated that be believes the fin wall is old enough to be considered historic. The images show that the front steps may have been replaced at one point in time due to damage. It's possible that the fin wall was originally connected to the original steps. Since the accessory building has been removed the fin wall is the only remaining architectural element left relating back to the accessory building. The fin wall is an architectural element, and it should be repaired and preserved.

Commissioner Worthington also noted that any time demolition is considered for a historic property, documentation must accompany to support the need for demolition. Commissioner Worthington stated that she cannot support demolition of the

fin wall.

Commissioner Thompson added that the fin wall is a special architectural feature, and she would hate to see it removed.

Commissioner Pearce stated that stone is available for rebuilding the fin wall and there is not a compelling reason to demolish the architectural element.

Chair LeMarinel stated that the wall is clearly damaged but cannot support demolition of the fin wall.

The motion failed 2-7 (Commissioners Barrett, Ingram, Laster, LeMarinel, Pearce, Thompson and Worthington voting against).

Motion #2 (Fin Wall Demolition)
Commissioner Laster motioned to deny demolition of the fin wall for the property located at 111 Winslow Road, seconded by Commissioner Pearce.

The motion carried 7-2 (Commissioner Orr and Marquardt voting against).

Motion (Other Alterations)
Commissioner Ingram motioned to approve other Alterations And Addition (Principal) At 111 Winslow Road with conditions, seconded by Commissioner Barrett.

Commissioner Laster asked staff for confirmation of the conditions relating to the windows.

Ms. Bulay stated that the condition is for material only and to maintain the historic window opening for the transom.

The motion carried 9-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The subject lot is a corner lot that fronts Winslow Road and Myles Manor Court. This lot is currently 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 Court has a unique topography, with changes in the grade being noticeable. The block of homes located on Myles Manor Court 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 Court, a 15’ setback from Winslow Road, 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 Court and Winslow Road 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 Road 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 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 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. The height along Winslow Rd. exceeds the 10% recommended height allowance from the average of the block face along Winslow Road. The foundation height measurement was not included in this submittal.

- Entrances: 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 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: 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. 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.

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. Additionally, window specs have not been provided in the application.

Recommendation: In addition to project considerations from the zoning administrator, 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 conditions outlined in the staff report.

Applicant: Mark Spivey, owner, developer. Mr. Spivey stated that the architect made several changes to the plan but could not attend the HZC meeting.

Citizen Comments: None

Motion #1 (Denial)
Commissioner Worthington motioned to deny the New Construction (Principal) At Lot 24 Myles Manor Courtt because of staff and zoning administrator concerns, seconded by Commissioner Marquardt.

Commissioner Laster noted that this lot is very difficult to situate a home on with two front yards and drastic changes in the topography of the land. The applicant has been willing to make changes to the plan and has been very willing to work with staff. Commissioner Laster suggested a deferral instead of a denial to encourage the applicant to attend the next DRC meeting.

Motion #2 (Deferral)
Commissioner Laster motioned to defer New Construction (Principal) At Lot 24 Myles Manor Ct, to the December 9, 2024, HZC meeting, seconded by Commissioner Pearce.

The motion carried 9-0.

Chair LeMarinel suggested the applicant provide exact setback measurements for neighboring properties. The changes the applicant has made are appreciated and attendance at the DRC meeting would be beneficial.

Commissioner Laster motioned for a short recess, seconded by Commissioner Pearce.

The motion carried 9-0.

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

Project Leader: Emily Huffer. 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. 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 application has appeared before the Design Review Committee to discuss the various portions of the proposal at six meetings, including one site visit early 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. 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, its removal will not adversely affect the district's historic character.
- If the denial of the demolition will result in an unreasonable economic hardship on the applicant.
- 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.

Proposed Development

- Hotel Building: 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 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. 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 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 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

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, 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.

Applicant: Greg Gamble, representing Holladay Properties. Mr. Gamble explained that the development plan is being revised to include a hotel at the Factory. Recently, Envision Franklin was updated to include hotel as an accepted building use within the Factory District. Mr. Gamble provided a proposed overview of plan submittal timeline. A neighborhood meeting is planned for December 3 or 4, the initial submittal would be presented December 9, presentation at Joint Conceptual Workshop on December 12. If all goes according to plan, the revised development plan would be submitted to the FMPC in January paving the way for the BOMA hearings in February, March and April. The team has tried to incorporate as many suggestions as possible from the DRC meetings and request a favorable preliminary recommendation to FMPC.

Benton Smothers, Holladay Properties. Mr. Smothers highlighted changes made to the development plan (hotel) based on feedback from the DRC meetings. Regarding height and massing, the east elevation façade was revised so that the façade appears to be multiple buildings with changes made to the height reflecting the design guidelines. From the historical viewshed of Franklin Road, the hotel nor the garage can be seen and are subordinate to the Factory buildings. Also, within the guideline recommendations, the hotel and garage footprint equate to 13 % (each) of the Factory's historic footprint. Mr. Smothers discussed the history of buildings 9 and 10. Building 10 was a room inside a building and Building 9 was used to dry lumber. There are several structural concerns about building 9 with the only remaining usable portion being the south elevation, which is incorporated into the hotel design. With the number of modifications needed for building 9, a total rebuild would be required to the point not much historic fabric is left.

As requested by the HZC, the team presented the findings of buildings 9 and 10 and the preliminary hotel design to the State Historical Society. Considering the secondary uses of buildings 9 and 10, alterations to these buildings would not affect the National Register of Historic Places status. Also, the proposed hotel would not affect the National Register of Historic Places status.

Gina Emmanuel. Ms. Emmanuel stated that at the last DRC meeting the team brought the garage design forward. The garage placement evolved to the current location in part to meet the fire codes. The Factory is considered a covered mall meaning that a fire truck should be able to easily drive around the entire building. The garage would need to be set back 40 or 60 feet from the buildings which was difficult given the current configuration of the Factory campus. The architectural design on the building is meant to mimic the existing design of the Factory. The base of the garage building is all brick with the same type of openings as the other buildings of the Factory. The stair tower has been revised to reduce visibility and to not "peek" out from different vantage points. The question regarding impact of the hotel and garage on the Factory can better be addressed at the next step in the development plan process, should a favorable recommendation be granted from the HZC.

Citizen Comments:
Matt Brown, Franklin Alderman District 2. Mr. Brown stated that it takes diligence and tenacity to preserve historic Franklin, while continuing to look forward and consider new projects. Continuing to consider new ideas that not only preserves Franklin's history but encourages thoughtful growth and development. An effective process has been established to protect and preserve the city's history and when paired with forward-thinking, Franklin will continue to be successful. Holladay

properties have a respect for Franklin and a respect for the city's focus on historic preservation. Thoughtful preservation and growth at the Factory by Holladay Properties shows a commitment to the city. The building height of the proposed hotel falls within the design guidelines along with a reasonable number of proposed hotel keys and preservation of the historic viewsheds (Franklin Road). Alderman Brown encouraged the Commission to provide a favorable recommendation so that the project to move forward to the FMPC and BOMA.

James Blair, Nashville, TN. Mr. Blair stated that he has a very personal connection to the Factory and has been in favor of the changes to the Factory over the last few years. Initially, Mr. Blair was skeptical of the hotel but considering the plan revisions, the hotel is shaping into an appropriate project that will support the success of the Factory. Mr. Blair noted that he agrees with Mr. Smothers regarding conditions of buildings 9 and 10. The building height of the garage is the only concern with consideration of two parking levels, suggested by Mr. Blair. Mr. Blair ended by thanking Benton, Allen, Gina and Greg for their efforts to preserve the Factory.

Chair LeMarinel reminded the Commissioners that it is a preliminary recommendation to the FMPC and BOMA. A motion to recommend approval, recommend denial or a motion to defer are acceptable motions.

Motion (Denial)
Commissioner Laster motioned to deny Preliminary Historic Zoning Commission Recommendation to the FMPC/BOMA For A Proposed Hotel, Parking Structure, And Partial Demolition At 230 Franklin Road, seconded by Commissioner Marquardt.

Commissioner Laster stated that his motion is based on staff recommendation along with the need for more information regarding the demolition of building 9. The height of the hotel is finally at an acceptable height after six DRC meetings. The idea of the garage is somewhat new to the proposal and appears be visible from Franklin Road. More details are needed about the demolition and the garage height so that the Commission can decide and decide what (we) are comfortable with. In the past, decisions have been made without enough detail with a result of unintended consequences.

Commissioner Marquardt agreed with Commissioner Laster and added that staff analysis stated that the viewshed of the historic Factory buildings from Liberty Pike is blocked. Protection of historic viewsheds is what the HZC does so that the public can enjoy historic buildings from Liberty Pike even if it's not the primary viewshed.

Commissioner Pearce stated that she would be comfortable deferring the application to the next voting meeting. The main area of concern is the garage, and the Commission would rather error on the side of caution and carefully consider all aspects of the garage rather than hastily make a regrettable decision. The garage is clearly needed for the Factory, but more details and discussion are needed. This is a great project, and the Commission is grateful for work and care the development teams have put into the project.

Commissioner Orr stated that he is comfortable with the project as it stands and considers the primary viewshed to be from Franklin Road.

Chair LeMarinel stated that the viewshed is important and he is unsure if the garage located in the best area as the viewshed from Liberty Pike would be blocked. Chair LeMarinel stated for these reasons he is not comfortable recommending a preliminary recommendation to the FMPC.

Commissioner Barrett stated that the design is sensitive to scale and height and feels like the HZC should allow the project to move forward to the next level. The applicant has attended six DRC meetings relating to the hotel and garage.

Motion (Deferral)
Commissioner Pearce motioned to defer Preliminary Historic Zoning Commission Recommendation For A Proposed Hotel, Parking Structure, And Partial Demolition At 230 Franklin Road.

Commissioner Thompson asked what the applicant would need to present to the Commission differently than they've already presented.

Commissioner Pearce stated that she can appreciate the proposed changes to buildings 9 and 10 and comfortable with what the design team has presented. Redevelopment will occur all around the Factory, the HZC needs to carefully look at massing and scale.

Commissioner Laster stated that the purpose of deferral is to have discussions at a DRC meeting prior to the next voting HZC meeting.

Commissioner Worthington stated that staff had carefully analyzed the areas where the project does not meet the design guidelines. The applicant could focus on reducing the number of areas where the project does not meet the design guidelines.

The motion to defer carried 6-3 (Commissioners Marquardt, Orr and Laster voting against).

OTHER BUSINESS

Commissioner Pearce announced that an effort to raise money for the preservation of the American Legion Post, specifically built for African Americans who served in WWII, is going on now.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

9. **Signage (Window and Projecting) At 339 Main St.; Forrest Moodie, Applicant**
   Sponsors:

10. **Wall Sign At 214 2nd Ave. S.; Travis Braud, Applicant.**
    Sponsors:

11. **Minor Alteration (Rear Non-Historic Door Replacement) At 230 Franklin Rd. (Building 11); David Click, Applicant.**
    Sponsors:

12. **Rear Fencing/Screening At 230 Franklin Rd. (Building 13); David Click, Applicant.**
    Sponsors:

13. **Rear Yard Fencing At 149 Splendor Ridge Dr.; Chad Gore, Applicant.**
    Sponsors:

14. **Signage (Projecting Sign) At 317 Main St.; BriBo LLC., Applicant.**
    Sponsors:

15. **Signage (Projecting Sign Reface) At 435 Main St.; David Thompson, Applicant.**
Sponsors:

ADJOURN

Commissioner Orr motioned to close the November 11, 2024, HZC meeting, seconded by Commissioner Laster. The motion carried 9-0.

There being no further business, the meeting adjourned at 7:20 PM.

_____ _____

Chair Date

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

File #: 21-01309

DATE: November 22, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Window Alterations At 347 Main St.; Dawn Craig, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to repair windows at 347 Main St.

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

PROJECT INFORMATION:
COF Project Number: 8655
Applicant: Craig Dawn
Owner: First Farmers and Merchant Bank Trust, Joanna Matthews Rep.

BACKGROUND:
347 Main Street is a commercial building located on the southeastern corner of Main Street and 4th Avenue. This storefront is a part of the Moore Block, a two-story commercial building built circa 1890. The storefront retains its original glass and wood display windows.

The windows on the side of the building fronting 4th Avenue South, on the first floor, are single-lite windows with a transom above the window. On November 8th, a drinking glass was thrown through a window that fronts 4th Ave. S. and broke the glass pane of the window. The proposal includes replacing the glass pane with an in-kind, clear-tempered pane. Additionally, on the middle window located on the first floor of this facade, it is proposed to repair and replace the deteriorated bottom rail with in-kind materials and profiles.

The Guidelines recommend the following:

- Preserve and maintain historic windows and historic window openings.
- Avoid reflective glass, tinted glass, or other treatments that inhibit views into the building.

As proposed, the proposal to replace the glass pane and repair the windows aligns with the recommendations of the Guidelines and preserves the original windows.

RECOMMENDATION:

Staff recommends approval of the window alterations to repair the windows with the following conditions:

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

RAZ
The Registry
The Registry

Franklin Police Department

900 Columbia Ave
Franklin, TN 37064

615-794-2513 Dispatch
615-794-4000 Crime Stoppers
615-791-3206 Fax
615-791-3234 Records

Date: 11/8/24

Officer: DAVIS

Report # : 2024003655

Galaxy S22 Ultra

Galaxy S22 Ultra

NO PARKING
END DETOUR
MAIN ST
Galaxy S22 Ultra

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

File #: 21-01307

DATE: November 22, 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 (Door Replacement) At 1368 Eastern Flank Cir.; Brian Walker, City of Franklin, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of three doors at 1368 Eastern Flank Circle.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Non-Historic Residential Buildings

PROJECT INFORMATION:
COF Project Number: 8656
Applicant: Brian Walker, City of Franklin
Owner: City of Franklin

BACKGROUND:
1368 Eastern Flank Circle is a non-historic building located on the site of the locally designated landmark site of Carnton and the Eastern Flank Battlefield Park. This building previously served as a clubhouse when the battlefield was a golf course. The event facility is residential in form. During the transition to new city hall, the facility will be utilized for commission meetings as well as additional meeting space for staff and the public.

The proposal includes the replacement of three doors on the building; one on the front, side, and rear of the building. The proposed doors are intended to ensure ADA compliance and provide added security to the building. As noted, the current doors are not compliant with current codes and do not meet the required security standards. Additionally, employee access card readers will be added to all three entrances.

The Guidelines recommend the following for non-historic building entrances:

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

Front Entrance:
The existing front entrance features a double door with sidelights and a transom. The proposed replacement door will be a double door with sidelights. The total opening is 93” in height by 93” in width. The proposed doors will not utilize a transom window and will instead utilize taller doors to fill in the opening. The proposed doors will be 30 ½” X 78” glass doors. The proposed material is metal.

The proposed front full-lite double doors and sidelights are appropriate and are secondary in detailing to the nearby historic Carnton.

Rear Entrance:
The existing rear doors are not original to the building and were installed circa 2012. The existing design features a 15-lite double door. The proposed replacement doors are full-lite metal, double doors. The doors will not utilize the muntin pattern and will have a built-in blind. The applicant has expressed that with the new push bars that are needed for operation, blinds or curtains would interfere with the operability of the push bar, and the built-in blinds are needed as the sun interferes with events and presentations in the main meeting space.

The proposed replacement doors are appropriate for the rear of the building. The removal of the muntin pattern is appropriate as no other door or window on the building utilizes a grid muntin pattern. The utilization of a built-in blind is not a common feature; however, the overall door is compatible with the historic district.

Side Entrance:
The existing side entrance is a 6-panel door. The proposed replacement door will maintain the 6-panel door design with a metal door. The proposed replacement door is appropriate.

RECOMMENDATION:
Since this is a City project, staff does not make a recommendation, but here are some potential conditions should the HZC approve the proposal:

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

DHPACE
Everything Doors Since 1926

Date: October 17, 2024
Quote #: TR-265170

GSA Contract Holder

Cage # **33QG5**
UEI # **W68BBQNRYY89**

Customer Name: City Of Franklin
Address: 109 3rd Ave
City, State, Zip: Franklin, TN 37064
Attn: Trevor French
Phone: 615-393-0592 // Trevor.french@franklintn.gov
Sales: Todd Ray // 615-394-6047 // Todd.Ray@DHPace.com

Parks Department

Contract #: 47QSWA20D002B
Prices quoted are effective for 90 Days
FOB Point: Origin
Warranty: Standard Commercial
Standard Delivery: 30 Days ARO. Expedited Shipping may be available.

KSC Rep: Duncan Currie

GSA Proposal

Item	Catalog No.	Description	Unit Qty	Unit Price (sell)	Amount
		SIN 334290 PRODUCTS			
1				$ -	$ -
		OPEN MARKET			
2	98" x 93" RO 16ga A60 Elevation HMF	98" x 93" 16ga A60 RHRA/LHRI Face-Welded Prime-Painted Hollow Metal Elevation Frame	1	$ 2,001.48	$ 2,001.48
3	Paired 72" x91" FG RHR/LHR HMDs	Paired 36" x 91" 16ga A60 Full Glass RHRA/LHRI Prime-Painted Hollow Metal Doors	1	$ 3,261.67	$ 3,261.67
4	5bb1 4.5x4.5 B-BLK NRP	Electric Ball Bearing Hinge, NRP, 4-1/2" x 4-1/2", Black (Base Brass)	17	$ 58.64	$ 996.88
5	EPT10 US19	Electric Power Transfer	3	$ 600.44	$ 1,801.32
6	56 SN200 PE8713 WEL BSP RHR	QEL-L SVR Panic	3	$ 4,655.23	$ 13,965.69
7	55-8710F RHR BSP	SVR Panic Device	2	$ 3,032.68	$ 6,065.36
8	1461-RW/PA 693	LCN Closer, 1461, 693 Finish	5	$ 423.36	$ 2,116.80
9	D608DKB36	36" Door Sweep	5	$ 24.26	$ 121.30
10	160V 72"x96" DKB	Perimeter Weatherstrip Set, 72" x 96"	2	$ 98.84	$ 197.68
11	425E72ALPAWS	Threshold. 72"	2	$ 64.03	$ 128.06
12	S771 96"	Meeting Edge Seal	2	$ 41.18	$ 82.36
13	OO9594	Rim Cylinder	4	$ 20.18	$ 80.72
14	Con -12	Wiring harness	3	$ 57.21	$ 171.63
15	24"x70" lite kit with 1/4" CTG	24"x70" lite kit with 1/4" Clear Tempered Glass	2	$ 573.13	$ 1,146.26
16	24"x60" Commercial Blinds with Lite Kit	24"x60" Commercial Blinds with Lite Kit	2	$ 1,894.41	$ 3,788.82
17	63" x 78" 16ga A60 Elevation HMF	63" x 80" 16ga A60 RHRA/LHRI Face-Welded Prime-Painted Hollow Metal Frame	1	$ 739.64	$ 739.64
18	Paired 31-1/2" x 78" FG RHR/LHR HMDs	Paired 31-1/2" x 80" 16ga A60 Full Glass RHRA/LHRI Prime-Painted Hollow Metal Doors	1	$ 2,919.03	$ 2,919.03
19	36" x 82" 16ga LHR A60 HMF	36" x 79" 16ga A60 LHR Face-Welded Prime-Painted Hollow Metal Frame	1	$ 652.33	$ 652.33
20	36" x 80" 18ga 6E Panel LHR A60 HMD	36" x 79" 18ga Embossed Panel LHR Prime-Painted Hollow Metal Doors	1	$ 1,510.58	$ 1,510.58
21	160V36"x84" DKB	Perimeter Weatherstrip Set, 36" x 84"	1	$ 49.42	$ 49.42
22	425E36ALPAWS	Threshold, 36"	1	$ 32.02	$ 32.02
23		Freight	1	$ 5,433.63	$ 5,433.63
24		Miscellaneous Materials	1	$ 836.52	$ 836.52
25				$ -	$ -
		LABOR SIN 561210SB			
26	Technician I, CED	GSA Labor & Installation	110	$ 107.08	$ 11,778.80
				Total	$ 59,878.00

Material: SIN 334290	**$**	**-**
Open Market	**$**	**48,099.20**
Labor SIN 561210SB	**$**	**11,778.80**
Total:	**$**	**59,878.00**

Notes:

Scope of Work:

Opening 1 – Main Entrance

Take down and haul away existing hollow metal frame, hollow metal door, and hardware. Furnish and install new hollow metal elevation frame, new hollow metal doors, and new hardware as listed:

1 each 98" x 93" 16ga A60 RHRA/LHRI Face-Welded Prime-Painted Hollow Metal Elevation Frame
1 each Paired 36" x 91" 16ga A60 Full Glass RHRA/LHRI Prime-Painted Hollow Metal Doors
2 each 24" x 70" Lite Kit with ¼" Clear Tempered Glass
8 each Ball Bearing Hinges
1 each Electrified Power Transfer
1 each (ACTIVE)QEL-L Electrified Surface Vertical Rod Panic Device with NL-Pull trim

CONTINUED ON NEXT PAGE

DHPACE
Everything Doors Since 1926

Date: October 17, 2024
Quote #: TR-265170

GSA Contract Holder

Cage # 33QG5
UEI # W68BBQNRYY89

Customer Name: City Of Franklin
Address: 109 3rd Ave
City, State, Zip: Franklin, TN 37064
Attn: Trevor French
Phone: 615-393-0592 // Trevor.french@franklintn.gov
Sales: Todd Ray // 615-394-6047 // Todd.Ray@DHPace.com

KSC Rep: Duncan Currie

Parks Department

Contract #: 47QSWA20D002B
Prices quoted are effective for 90 Days
FOB Point: Origin
Warranty: Standard Commercial
Standard Delivery: 30 Days ARO. Expedited Shipping may be available.

GSA Proposal

Opening 1 – Main Entrance (CONTINUED FROM PREVIOUS PAGE)
1 each (INACTIVE)Surface Vertical Rod Panic Device DT-Pull trim
1 each Rim Cylinder
2 each Door Closers
2 each 36” Door Sweeps
1 each Perimeter Weatherstrip
1 each Meeting Edge Door Seal
1 each 12” Wiring Harness

Opening 2 – Rear Entrance
Take down and haul away existing hollow metal frame, hollow metal door, and hardware. Furnish and install new hollow metal frame, new hollow metal doors, and new hardware as listed:

1 each 63" x 80" 16ga A60 RHRA/LHRI Face-Welded Prime-Painted Hollow Metal Frame
1 each Paired 31-1/2” x 80” 16ga A60 Full Glass RHRA/LHRI Prime-Painted Hollow Metal Doors
2 each 24” x 60” Lite Kit with ¼” Clear Tempered Glass
6 each Ball Bearing Hinges
1 each Electrified Power Transfer
1 each (ACTIVE)QEL-L Electrified Surface Vertical Rod Panic Device with NL-Pull trim
1 each (INACTIVE)Surface Vertical Rod Panic Device DT-Pull trim
1 each Rim Cylinder
2 each Door Closers
2 each 36” Door Sweeps
1 each Perimeter Weatherstrip
1 each Meeting Edge Door Seal
1 each 12” Wiring Harness

Opening 3 – Side Entrance
Take down and haul away existing frame, hollow metal door, and hardware. Furnish and install new hollow metal frame, new hollow metal doors, and new hardware as listed:

1 each 36" x 79" 16ga A60 LHR Face-Welded Prime-Painted Hollow Metal Frame
1 each 36” x 79” 18ga Embossed Panel LHR Prime-Painted Hollow Metal Doors
3 each Ball Bearing Hinges
1 each Electrified Power Transfer
1 each QEL-L Electrified Surface Vertical Rod Panic Device with NL-Pull trim
1 each Door Closers
1 each 36” Door Sweeps
1 each Perimeter Weatherstrip
1 each Meeting Edge Door Seal
1 each 12” Wiring Harness
1 each Rim Cylinder

Note: All Hardware to have Black Finish
Note 2: All Access Control, Power supplies, and trim work by others

Exclusions and Clarifications:

- Pricing expires 30 days from proposal date.
- Work to be performed during normal business hours (Monday - Friday, 7:00 AM - 5:00 PM), unless otherwise noted.
- Please allow specified lead time from order acceptance, material production release, and approved credit terms or 50% deposit for installation to begin. Balance due upon completion if applicable.
- Order acceptance includes a signed proposal, executed contract or purchase order.
- Pricing includes material described above, applicable labor, and use tax. Sales Tax applied upon invoicing.
- This quotation is based upon a visual inspection; it does not consider concealed deficiencies in the substrata. Immediately upon discovery of said deficiencies the customer will be notified of additional cost before corrective work is performed.
- This quote is based on our interpretation of customer supplied information. No specifications were provided for review. DH Pace is not responsible for omissions and/or inaccuracies. Price is subject to change if actual conditions differ from the information provided.

CONTINUED ON NEXT PAGE

DHPACE
Everything Doors Since 1926

Date: October 17, 2024
Quote #: TR-265170

GSA Contract Holder

Cage # **33QG5**
UEI # **W68BBQNRYY89**

Customer Name: City Of Franklin
Address: 109 3rd Ave
City, State, Zip: Franklin, TN 37064
Attn: Trevor French
Phone: 615-393-0592 // Trevor.french@franklintn.gov
Sales: Todd Ray // 615-394-6047 // Todd.Ray@DHPace.com

KSC Rep: Duncan Currie

Parks Department

Contract #: 47QSWA20D002B
Prices quoted are effective for 90 Days
FOB Point: Origin
Warranty: Standard Commercial
Standard Delivery: 30 Days ARO. Expedited Shipping may be available.

GSA Proposal

Exclusions and Clarifications (CONTINUED FROM PREVIOUS PAGE):

- Quoted price contingent upon customer having opening(s) clear of all obstructions and allow for unfettered access for installation team for a minimum of 8 normal work hours on the day of installation. Excessive wait time to clear opening or additional mobilizations will result in hourly charges being added to the work order.
- Quoted assuming that existing opening structure is functional and capable of supporting new door equipment, any material or labor to repair or replace anything not specifically listed above will be quoted separately.
- Standard warranty is (1) year against defects on materials and workmanship. Additional manufacturer's warrantees apply to material cost only.
- Project lead time as defined above: 6 - 8 Weeks

Send Orders To: gsasolutions@dhpace.com

The proposal described herein, including all price(s) quoted, is made conditionally upon Buyer's continued credit status and must be accepted by Buyer as made by Seller. To accept this Proposal, Buyer must date, sign and return the original copy hereof to Seller within 30 days after the date hereof. Unless expressly disclosed and stated, the amount of any sales and use tax is not included in this proposal.

Buyer acknowledges and agrees that each and all of the terms and conditions on Attachment A (TERMS AND CONDITIONS) are a part of this Proposal and that upon Buyer's acceptance of this Proposal shall constitute a valid and binding contract between the parties and all prior proposals, discussions and agreements respecting the subject matter hereof are cancelled. DEPOSIT ON SPECIAL ORDER ITEMS IS NON-REFUNDABLE.

BUYERS ACCEPTANCE

TYPE OR PRINT NAME OF BUYER

SIGNATURE OF: ☐ Owner ☐ Partner ☐ Officer *(Indicate Which)*

Business Size: Large
Payment Terms: Net 30
Government Purchase Cards: Accepted

ACCEPTANCE DATE: _____/_____/_____
MM / DD / YYYY

Attachment A: TERMS AND CONDITIONS

Terms. The products ("Products") described in this contract and the labor necessary to install the Products ("Labor") are herein collectively referred to as the "Work".

Condition Precedent. Buyer and Seller agree that if, following Buyer's acceptance hereof, a contract is to be executed by them, Seller's performance hereunder shall be subject to the condition precedent that the terms and conditions of such contract are acceptable to Seller.

Scope of Work. Seller agrees to perform for Buyer the Work at the Project. Buyer acknowledges and agrees that: (i) the prices quoted by Seller for the Products are based upon plans, specifications, verbal information or sketches as indicated herein and the addenda hereto; and (ii) that the Work contemplated under this Proposal is fully and correctly described herein.

Unless included in the description of and prices quoted for Products, glass, glazing, painting and electrical wiring is excluded under this Proposal and will be provided only upon receipt of a supplemental order signed by Buyer.

Proposal Price. Conditional upon Seller's prior approval of Buyer's credit, Buyer will pay Seller the unpaid balance for performance of the Work within 30 days of the date of Seller's invoice. If performance of the Work extends over 30 days, Buyer agrees to pay Seller progress payments under Seller's regular billing terms and if Products have been delivered to the Project or stored in a mutually agreed location, Buyer agrees to pay an amount not to exceed 90% of the Proposal Price in payment of the cost of such Products.

If payment of any sum is not made when and as due under this Proposal, Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law.

If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorneys' fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.

Contract Time. Installation dates are estimates only and Seller cannot guarantee commencement of Work or completion thereof on any given date. Completion dates cannot be given until Seller has been furnished with complete approved drawings and any additional information it may request. Seller shall not be liable for total or partial failure to complete or for any delay in delivering Products or Labor under this Proposal. Seller shall not be liable in any event for any special or consequential damages on account of failure or delay in performance regardless of cause.

Work Performance. Performance of the Work will be made by Seller in a prompt manner but Seller cannot be responsible for damage or delay due to acts of God, accidents, civil disturbances, delays in transportation by common carrier, strikes, war, unavailability of material or other cause beyond the reasonable control of Seller.

If Products are installed before a finished floor is completed, warranty is limited and Seller assumes no responsibility for fitting the Product to the floor. An additional charge may be made to Buyer for returning to the Project for adjustments to the Product.

Seller assumes no responsibilities for failure of installation of the Product due to structural deficiencies in an existing building. Buyer shall prepare the Project for installation in accordance with requirements of Seller.

If special work, requiring additional material and labor is required to meet conditions other than those specifically described in this Proposal, Buyer agrees to pay an additional charge therefore.

Seller shall be allowed uninterrupted and exclusive access to the Project during performance of the Work.

No Product may be returned without Seller's prior written approval. All Product returned is subject to a minimum of 25% restocking fee.

Cancellation. In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation.

In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer hereunder.

Insurance. Seller shall carry workmen's compensation and public liability insurance to cover the Work. Seller shall not be liable to indemnify, hold harmless or protect in any way the Buyer, or any other party involved in the Work, whether an employee of Seller or Buyer or any third party, except to the extent of the workmen's compensation and public liability insurance maintained by Seller.

Buyer shall keep the Project adequately insured against any loss to Seller by reason of damage to Seller's Product or Work or Seller' vehicles, equipment and tools by vandalism, fire, water, windstorm and any other occurrence during the course of Work.

Alterations. Any alterations or modifications initiated by Buyer must be agreed upon between the parties and the price fixed by them before work on such alteration or modification shall commence. Payment for such alteration or modification shall be made at the time of the completion of the Work.

Permits and Licenses. Buyer shall be responsible for securing the necessary permits and licenses for the Work at Buyer's own cost and expense.

Warranties. Seller warrants the Product sold to be free from defects in material and workmanship under normal and intended use and service. This warranty extends only to the Buyer and expires one year after the date of delivery or installation of the Product by Seller.

Parts and labor for service work are warranted for the following periods: All replacement parts 90 days; labor-service 30 days. Seller's sole obligation is limited to repairing or replacing any parts which shall be determined by Seller to be defective and is conditioned upon Buyer giving notice of any such defect to Seller within the warranty period. If Seller concludes that repair or replacement is necessary, Seller will commence work within a reasonable time after the decision to repair or replace is made.

This warranty does not apply to any Product which has been altered or repaired by any person not authorized by the Seller or which has been subjected to misuse, neglect or accident.

Seller assumes no liability for incidental or consequential damages. Warranties implied by law are limited to duration to one year period described above.

Wood Products will be guaranteed only if properly protected within 10 days of delivery or installation by Seller with a prime and finish coat of manufacturer's recommended paint.

No warranty will be honored unless the Proposal Price has been paid in full, including any applicable service charges.

Modification of Proposal. Any modification of this Proposal or additional obligation assumed by either party in connection with this Proposal shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

Governing Law. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state in which the Project is located.

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PROJECT DESCRIPTION: The Parks Department proposes replacing doors at three locations at the Eastern Flank Battlefield Event Facility. This will ensure ADA compliance and enhance the security of the building. Due to the upcoming construction taking place at City Hall, these improvements are necessary because more city events and meetings will be scheduled at the facility. The existing doors are not compliant with current codes and do not meet the required security standards.

Ensuring compliance with accessibility codes is crucial for creating inclusive and safe environments. Our goal is to meet the following criteria:

Clear Width

- Minimum Width: Doors should have a clear width of at least 32 inches when the door is open 90 degrees.
- Double Leaf Doors: One of the leaves must comply with the clear width requirement.

Maneuvering Clearance

- Pull Side: If the door swings towards the user, there should be a minimum of 18 inches of clear wall space on the latch side and a minimum of 60 inches of depth.
- Push Side: If the door swings away, there should be a minimum of 12 inches of clear space on the latch side and 48 inches of depth.

Thresholds

- Height: Thresholds at doorways should not exceed 1/2 inch in height.
- Beveled Edge: If the threshold is between 1/4 inch and 1/2 inch high, it should have a beveled edge with a slope no steeper the 1:2.

Hardware & Locks

- Operability: Door hardware should be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.
- Height: the operable parts of door hardware should be mounted between 34 inches and 48 inches above the floor.

Security Enhancements:

- Electronic Access: Installing electronic access control systems to enhance security while ensuring accessibility.
- Visual and Auditory Signals: Doors with electronic locks or automatic operators should include visual and auditory signals to indicate when the door is unlocked.

The recommended doors will allow for the installation of Key card badge readers and related hardware, provided in partnership with the MIT Department.

The Parks Department has identified replacement doors that closely match the existing ones. The exterior of all new doors will be painted to match the current color scheme. Included are photos of the existing doors, along with diagrams detailing the dimensions for the proposed replacement doors. Additionally, side view photos and an aerial photo have been provided to identify the door locations on the building.

Description of replacement doors:

Front Doors

- Pair of 30 ½” X 78” glass doors.
- Overall measurements inside of trim – 98”w X 93”h
- Commercial grade doors, frames, and hardware with electrified strike.
- Badge reader for city staff and officials.
- Due to the unusual height of the existing front doors, the transom will not be replaced. The replacement doors will be taller than the existing doors and will fill the space of the transom. The two existing side lights will be replicated to match the height of the replacement doors.
- To meet current codes, a push bar will be installed on the interior of the replacement doors to enhance exiting the building. The current doors do not have this feature.

Rear Doors

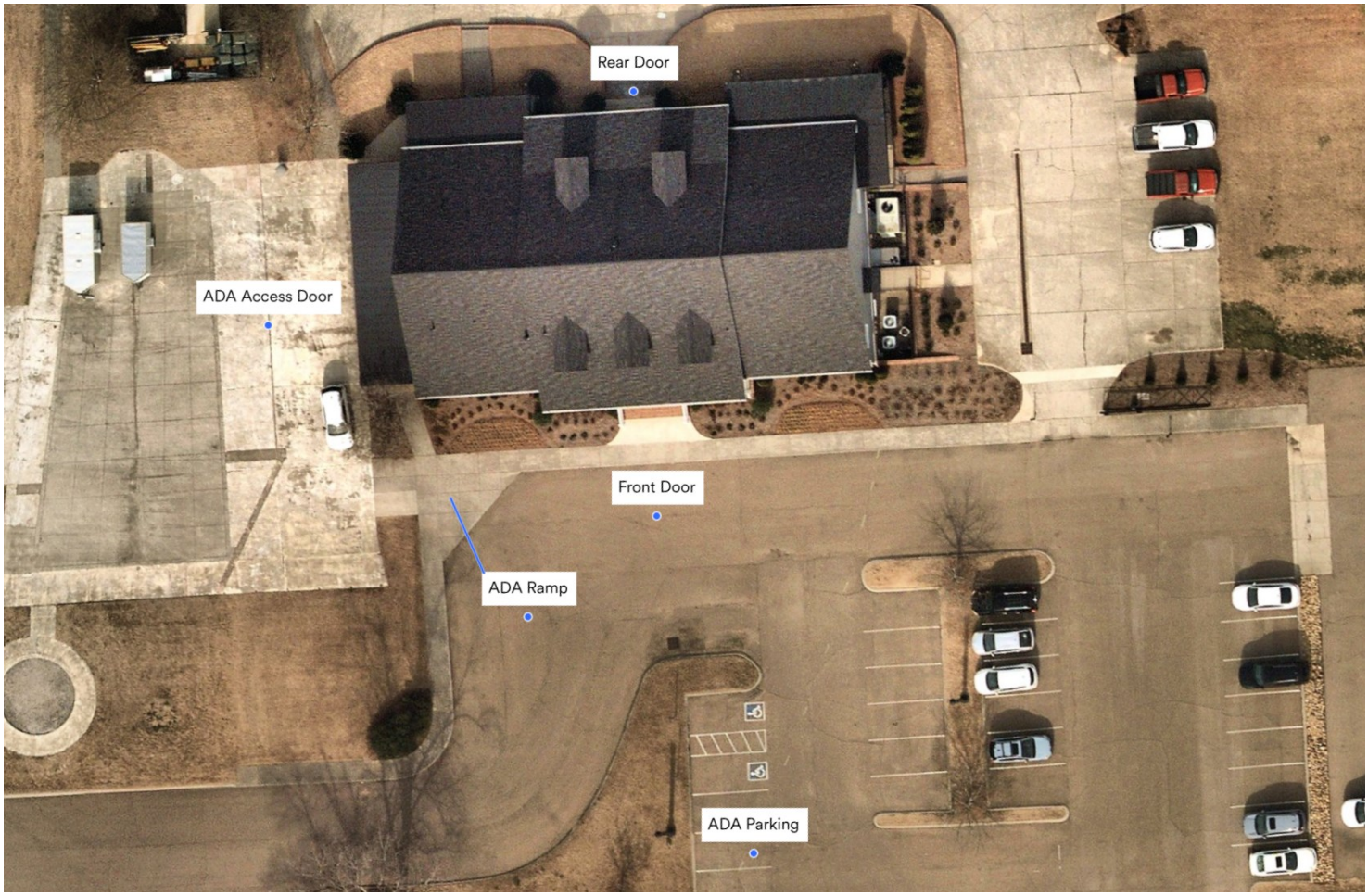
- Pair of 32” X 78” glass doors.
- Overall measurement inside trim – 65 ¼”w X 80”h
- Commercial grade doors, frames, and hardware with electrified strike.
- Badge reader for city staff and officials.
- The rear doors will have internal blinds and external muntin's to match existing doors. The internal blinds are needed so they don’t interfere with the push bar that is located on the interior of the door.
- To meet current codes, a push bar will be installed on the interior of the replacement doors to enhance exiting the building. The current doors do not have this feature.

Side Door

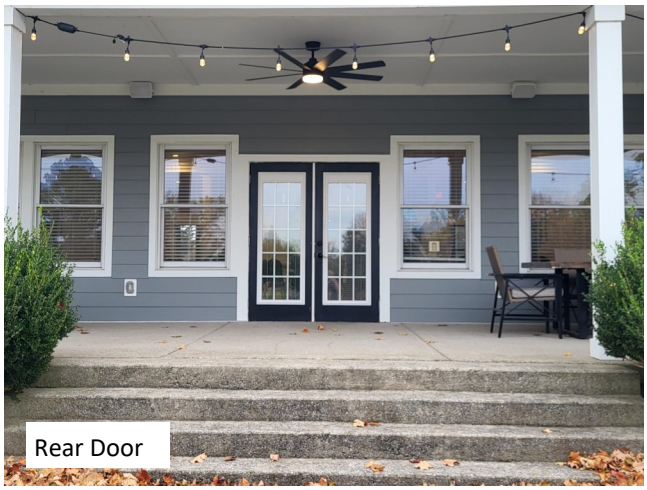
- Single door 36” X 79”
- This door will be used as the primary ADA-accessible entrance to the facility.
- Commercial grade doors, frames, and hardware with electrified strike.
- Badge reader for city staff and officials.
- To meet current codes, a push bar will be installed on the interior of the replacement doors to enhance exiting the building. The current doors do not have this feature.

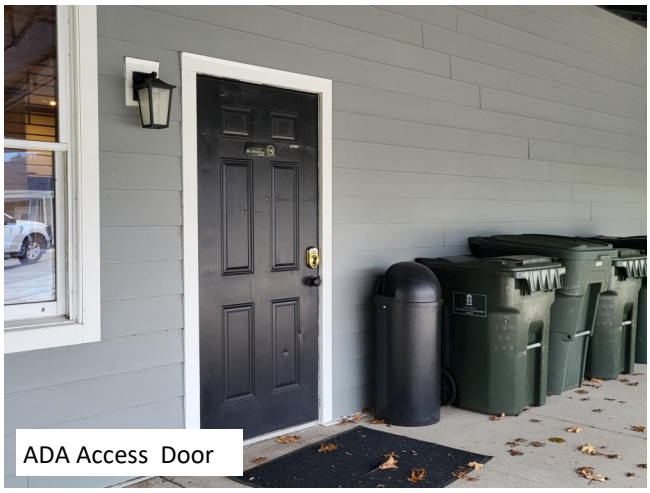
Front Doors

- Pair of 30 ½” X 78” glass doors.
- Overall measurements inside of trim – 98”w X 93”h
- Commercial grade doors, frames, and hardware with electrified strike.
- Badge Reader for city staff and officials.
- Due to the unusual height of the existing front doors, the transom will not be replaced. The replacement doors will be taller than the existing doors and will fill the space of the transom. The two existing side

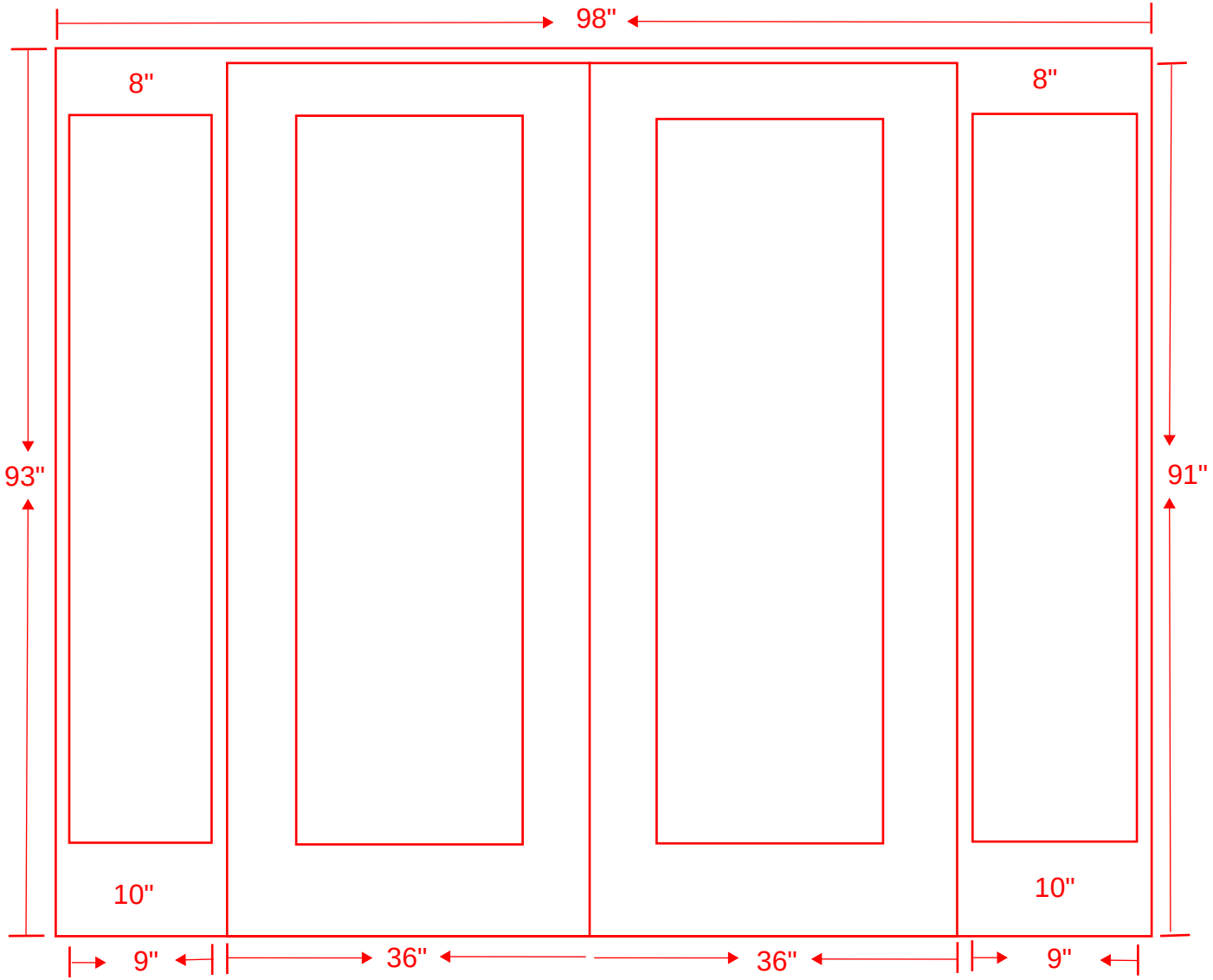

Rear Door
ADA Access Door
Front Door
ADA Ramp
ADA Parking

Front Door

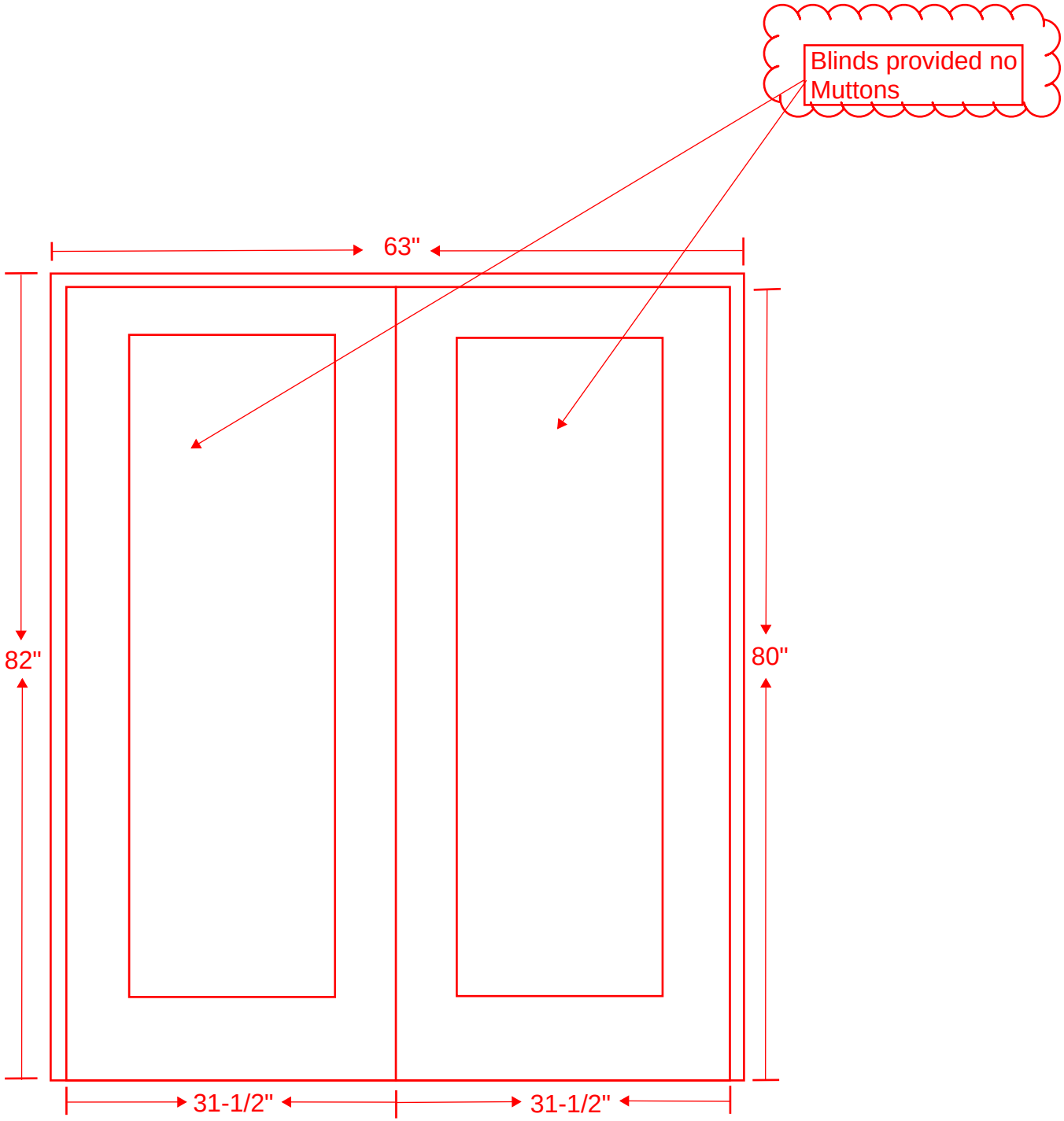

Rear Door


ADA Access Door

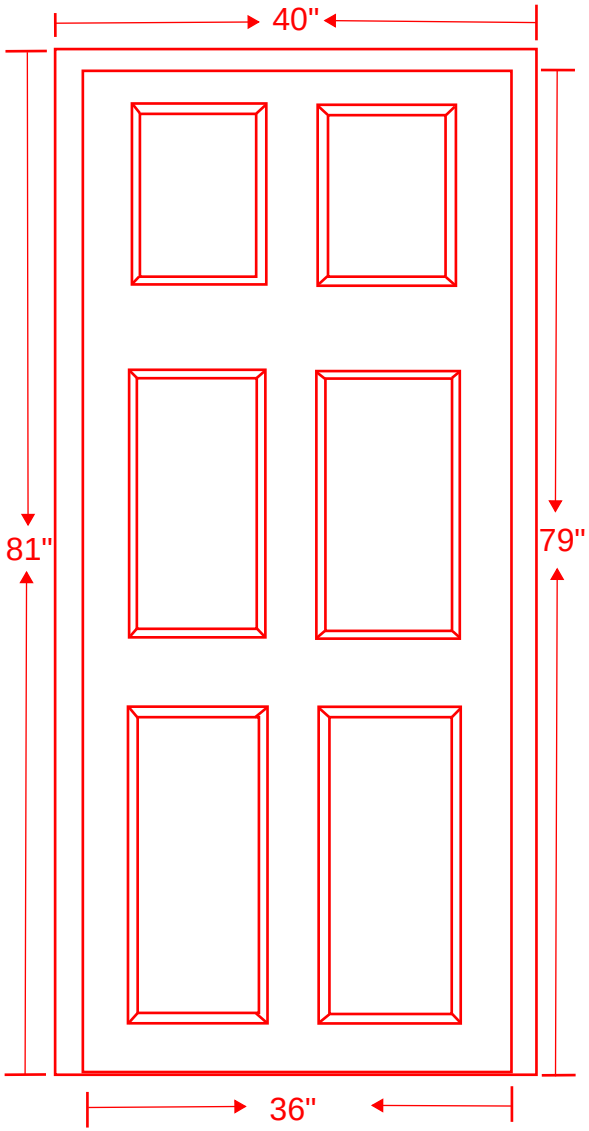
Opening 1 - Main Entrance



Opening 2 - Rear Entrance



Opening 3 - Side Entrance



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

File #: 21-01308

DATE: November 22, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Site Alterations (Walkway, Patio, Driveway, And Parking Pad) At 328 Franklin Rd.; Ernie Reynolds, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a series of site alterations proposed at 328 Franklin Road.

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

PROJECT INFORMATION:
COF Project Number: 8657
Applicant: Ernie Reynolds
Owner: Lee Ann James

BACKGROUND:
328 Franklin Road is located in the Franklin Road Historic District. The principal building is a circa. 1951 ranch-style home located along the scenic corridor and gateway to the downtown area. The construction of an addition and relocation of the accessory structure was approved in December 2023. This proposal previously received feedback at the November 2024 Design Review Committee Meeting, and that feedback was incorporated into this application.

A series of site alterations are proposed:

- Installation of a sandstone walkway
- Installation of a sandstone terrace
- Installation of two parking pads
- Replacement of the concrete driveway

Walkway:
A walkway is proposed to connect the front stoop to the driveway. There is currently no walkway or

connection from the front stoop to the road. The proposed walkway will be parallel to the building and run perpendicular from the stoop to the driveway. The walkway will be 4' wide.

The Guidelines recommend the following for walkways:

- Use sidewalk materials that were historically typical, such as concrete, brick, and stone.
- Design new sidewalks and walkways to follow historic patterns of alignment, configuration, width, and materials. The layout of new sidewalks and walkways should take placement of historic trees into consideration.

The proposed location and configuration of the walkway is appropriate and relates to the pattern of walkways in the historic district. The utilization of sandstone as the walkway material is not common in the district.

Terrace:
A sandstone terrace is proposed to be installed in the front yard in front of the breezeway.

The Guidelines recommend the following:

- Avoid the use of large pavers or boulders, asphalt, or other impervious surfaces where they were not located historically.
- For residential buildings, provide a landscaped front yard and minimized paved or hardscape areas. Do not fully remove and replace traditional lawn areas with hardscape.
- Site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

The proposed location of the terrace is not a traditional location for this feature in the Franklin Road Historic District. Supporting materials have not been provided to support the placement of this terrace in the front yard with historic documentation. The utilization of sandstone as the terrace material is not common in the district. The proposed terrace does not align with the Guidelines.

Parking Pads:
Two parking pads are proposed to be installed at the rear of the building. One parking pad will be 22' by 18' to accommodate two vehicles. A two-car parking pad, sized 22' by 18', will be located at the end of the driveway and will be angled away from the building. The second parking pad will accommodate one vehicle, sized 20' by 10', and will be located behind the building. The material of the parking pads will be a concrete exposed pea gravel aggregate.

The Guidelines recommend the following:

- Minimize the visual impact of parking by following historic patterns that locate parking and driveways along the rear or side of buildings.

The proposed locations of the parking pads are appropriate and align with the Guidelines. The proposed materials are also appropriate and are seen throughout the district.

Driveway:
The existing driveway is proposed to be replaced with a new concrete driveway. The existing

driveway is concrete.

The Guidelines recommend the following for driveways:

- Minimize the visual impact of parking by following historic patterns that locate parking and driveways along the rear or side of buildings.
- Design driveways to follow historic patterns.
- Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.

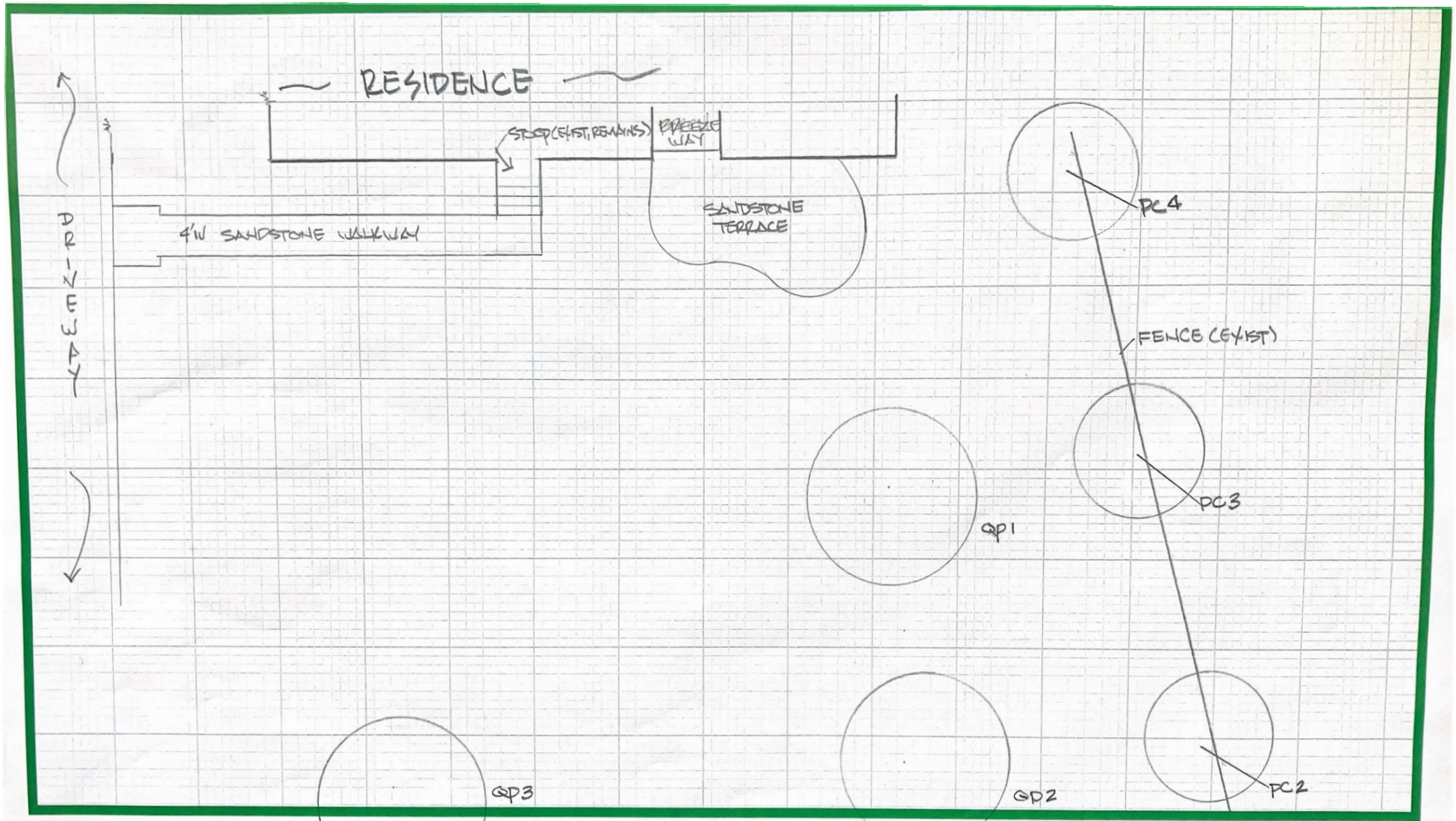
The proposed material of the driveway is appropriate and aligns with the Guidelines.

RECOMMENDATION:
Staff recommends denial of the sandstone terrace based on the following Guidelines:

- Avoid the use of large pavers or boulders, asphalt, or other impervious surfaces where they were not located historically.
- For residential buildings, provide a landscaped front yard and minimized paved or hardscape areas. Do not fully remove and replace traditional lawn areas with hardscape.
- Site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

Staff recommends approval of the walkway, parking pads, and driveway with the following conditions:

1. The walkway material must be a material that is more common to the Franklin Road Historic District. The material shall come back to the staff for approval.
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.



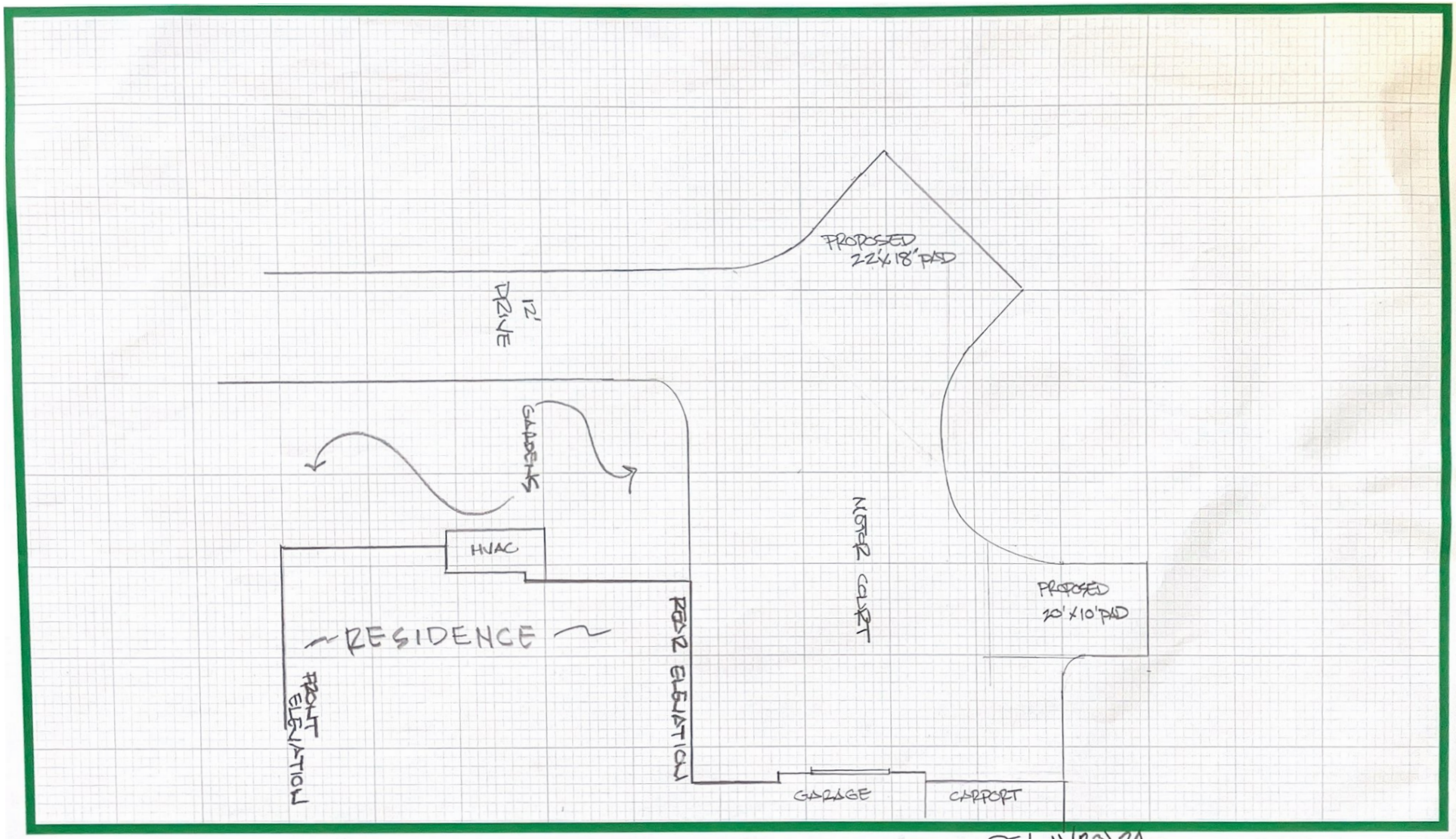
HOLLY CONSULTS
2020 Fieldstone PKWY 900-252
Franklin, TN 37069
HollyConsults.com

Project: JAMES
Address: 328 FRANKLIN RD. FRANKLIN
Email/Phone:

Notes: WEST LAWN

REVISED 11/20/24
Date: ~~SEPTEMBER 5, 2024~~
Drawn By:
Email:
Scale: NOT TO SCALE

HOLLY CONSULTS



REV. 11/20/24

HOLLY CONSULTS

2020 Fieldstone PKWY 900-252
Franklin, TN 37069

HollyConsults.com

Project: L. JAMES

Address: 328 FRANKLIN RD.
FRANKLIN

Email/Phone:

Notes: NORTH ELEVATION

Date: SEPTEMBER 5, 2024

Drawn By:

Email:

Scale: N.T.S.

HOLLY CONSULTS

328 FRANKLIN ROAD

STREET VIEW

VIEW OF WALKWAY & BREEZEWAY/TERRACE LOCATION

VIEW OF EXISTING LIMESTONE FOUNDATION

IRREGULAR BREAK SANDSTONE SAMPLE FOR WALKWAY & TERRACE

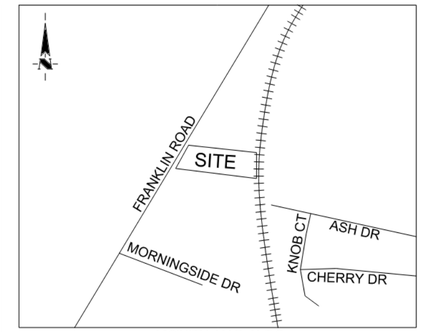
VIEW OF DRIVEWAY/PARKING PAD LOCATION

GRAPHIC SCALE 1"=100'

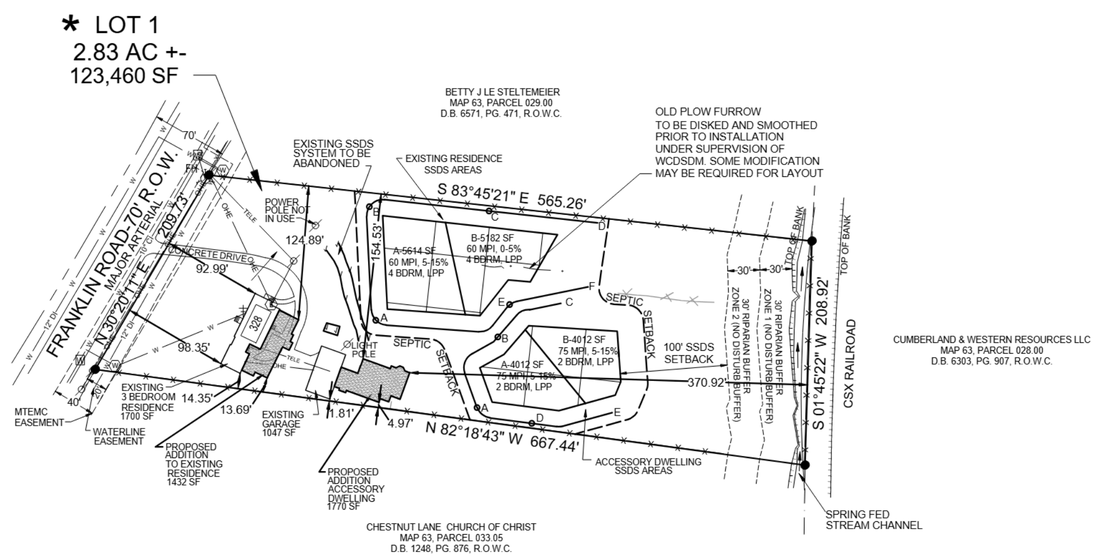
0 100 200 300

LEGEND

- IRON FOUND (IPF)
- IRON PIN SET (IPS)
- MONUMENT FOUND
- PROPERTY BOUNDARY
- UTILITY POLE WITH GUY WIRE
- OVERHEAD UTILITY LINES
- WATER LINE
- GAS LINE
- WATER METER
- GAS METER
- ELECTRIC METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- FIELD LOCATED FLAGS
- FENCE LINE
- STREET ADDRESS



VICINITY MAP N.T.S.



LOT AREA: 123,460 SF
EXISTING LOT COVERAGE
(EXISTING RESIDENCE & GARAGE): 2747 SF
% EXISTING LOT COVERAGE: 2.2 %

PROPOSED ADDITIONAL LOT COVERAGE
(ADDITION TO RESIDENCE
AND NEW ACCESSORY DWELLING): 3202 SF

TOTAL PROPOSED LOT COVERAGE: 5949 SF
TOTAL % PROPOSED LOT COVERAGE: 4.8%

OWNER OF RECORD
SUNSHINE VENTURES LLC 1367 ELIOT RD FRANKLIN, TN 37064 DEED BOOK 8981, PAGE 322 R.O.W.C TN
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

NO.	DATE	REVISIONS

DATE: 10-9-2023
SCALE: 1:100
DRAWN BY: PRT
REVIEWER:

SITE PLAN
(COF PROJECT #81151)
MAP 63, PARCEL 30.00
CITY OF FRANKLIN, TENNESSEE

328 FRANKLIN ROAD
FRANKLIN, TN 37069

LOTS 1, 2 & 3
HILLS SUBDIVISION, FINAL PLAT
SECTION A, REVISION 1

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1859
10-9-2023

PROJECT
22-0128

SHEET
1 OF 1

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-01316

DATE: November 25, 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 was constructed, and the length of the wall exceeded the approved COA. The property was issued a Notice of Violation and a Stop Work Order. An 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 and November HZC meetings, where it was denied at both meetings.

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 packet, the dotted line indicates the building setback of 7 feet,

which is the principal building setback for an R4-zoned building.

Since the November 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 22' of the existing wall, making the total length of the wall 22'-8". (The October submittal removed 19'-2" of the 44'-8" 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 two CMU blocks, which is 16".

Along the side facing the rear property line, the height of the wall decreased from the previous 5' in height, to a maximum of 4'-4" facing the rear property line.

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 and added fence height with the following conditions:

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.

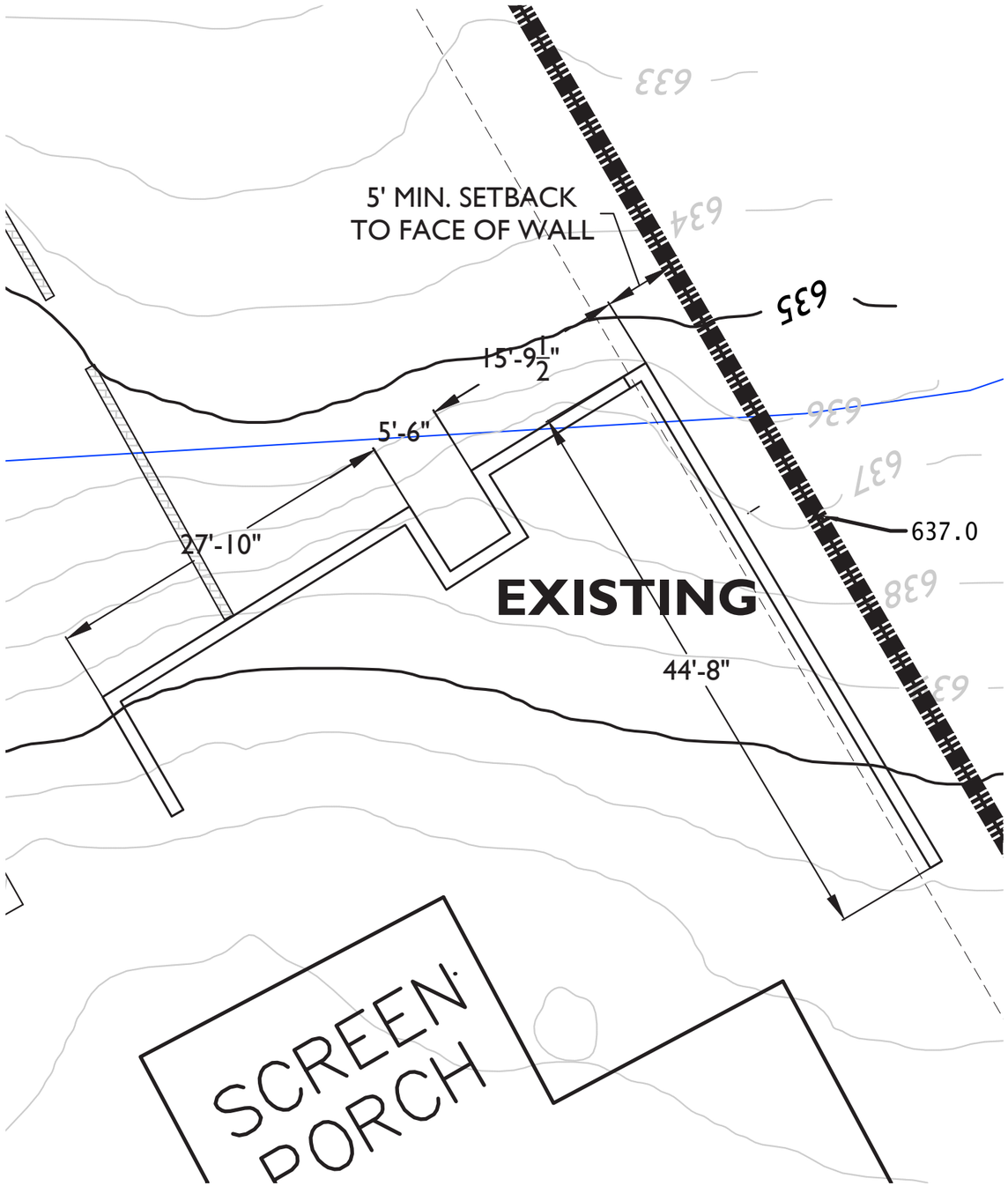
904 FAIR STREET | HISTORIC ZONING COMMISSION

FRANKLIN, TN

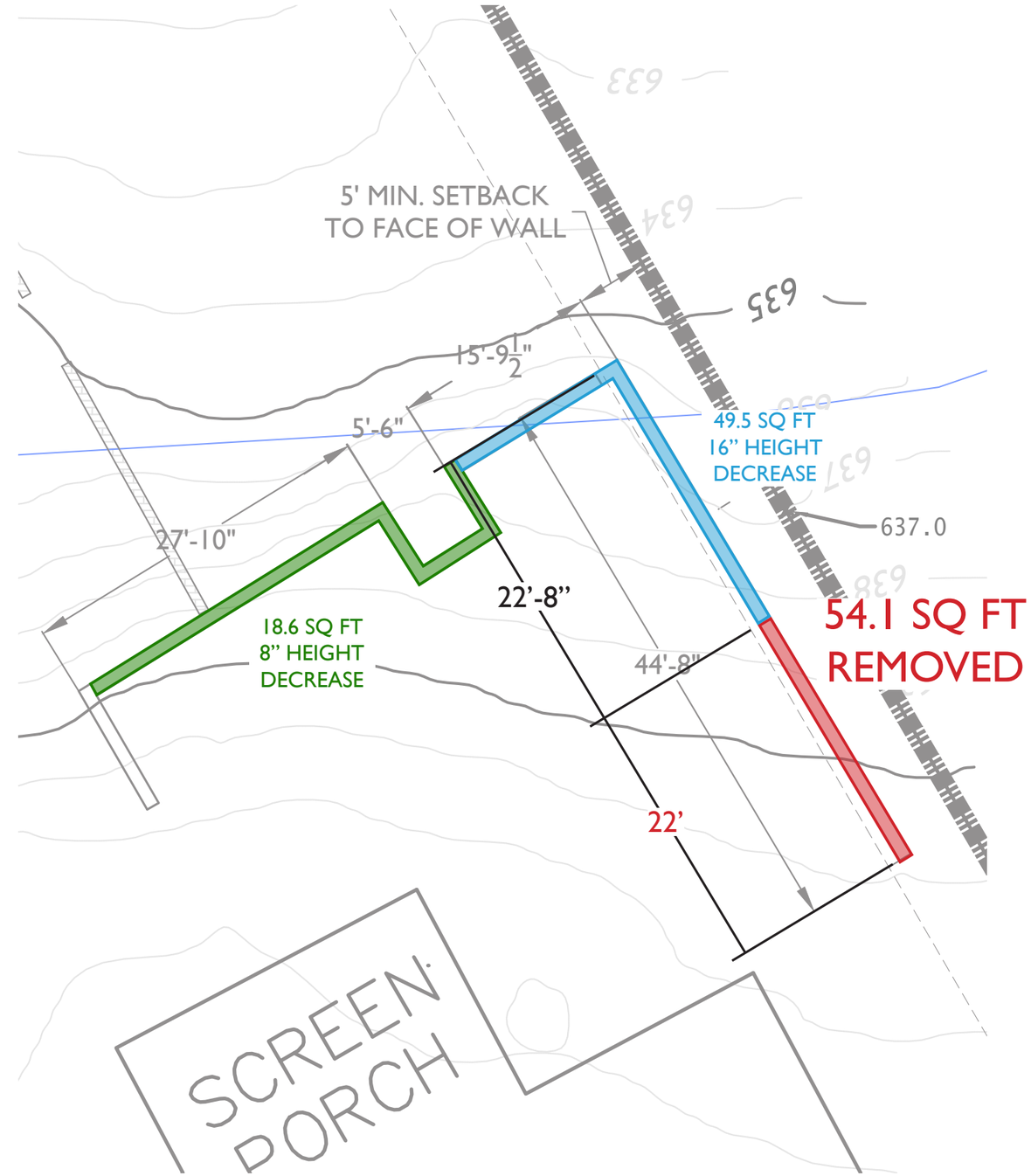
12/09/2024

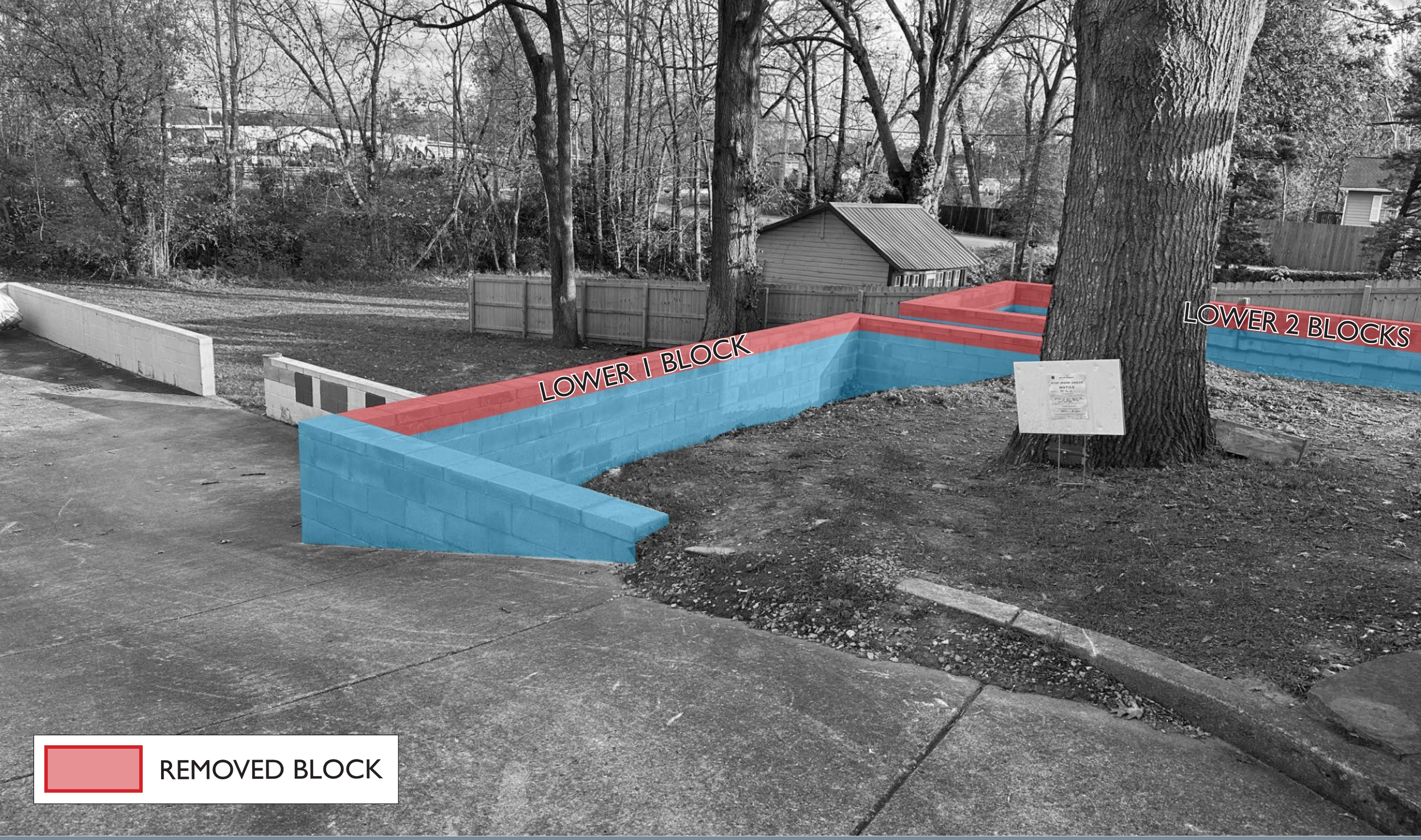
GAMBLE DESIGN COLLABORATIVE

EXISTING



PROPOSED

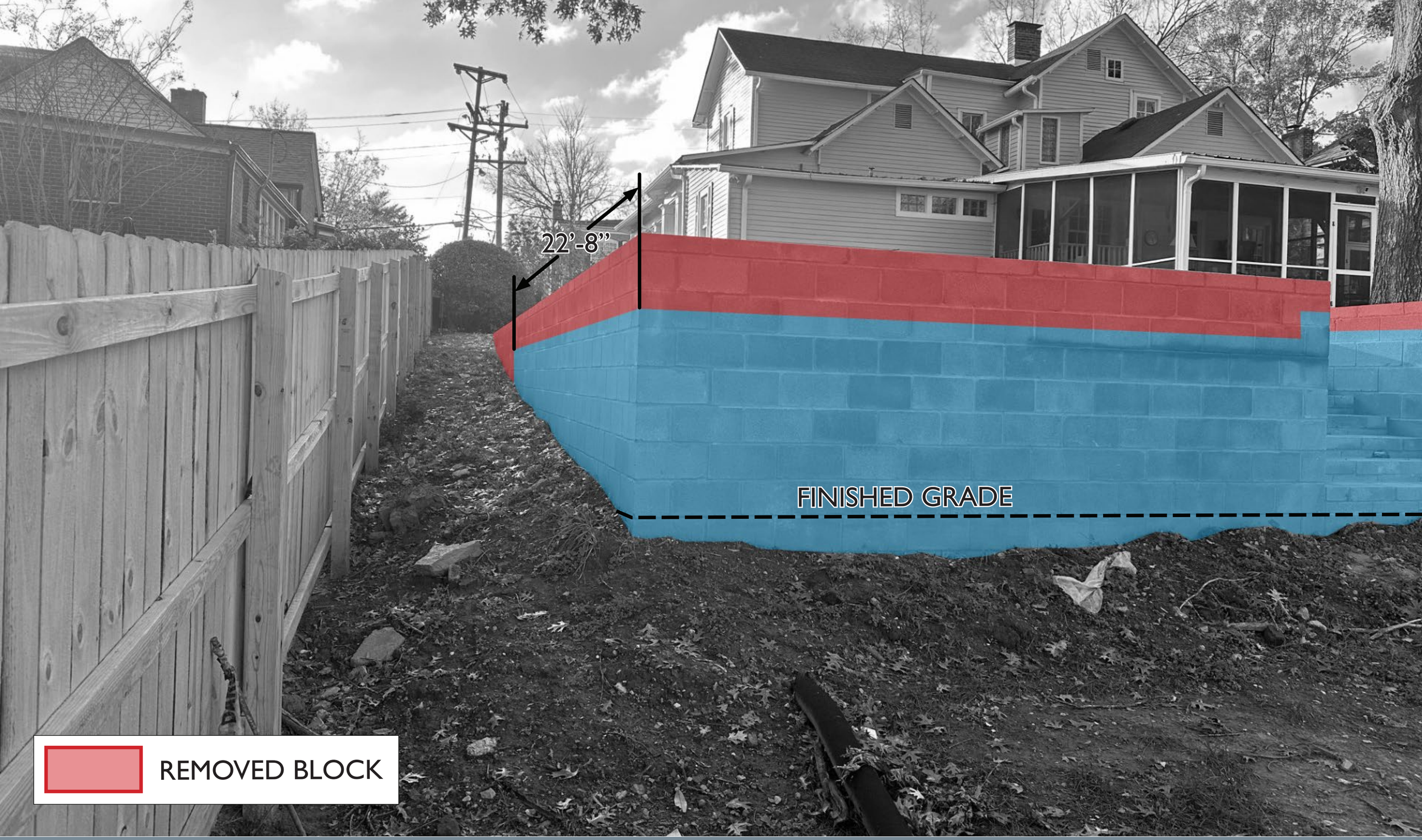




904 FAIR STREET

WALL PROPOSED CONDITIONS

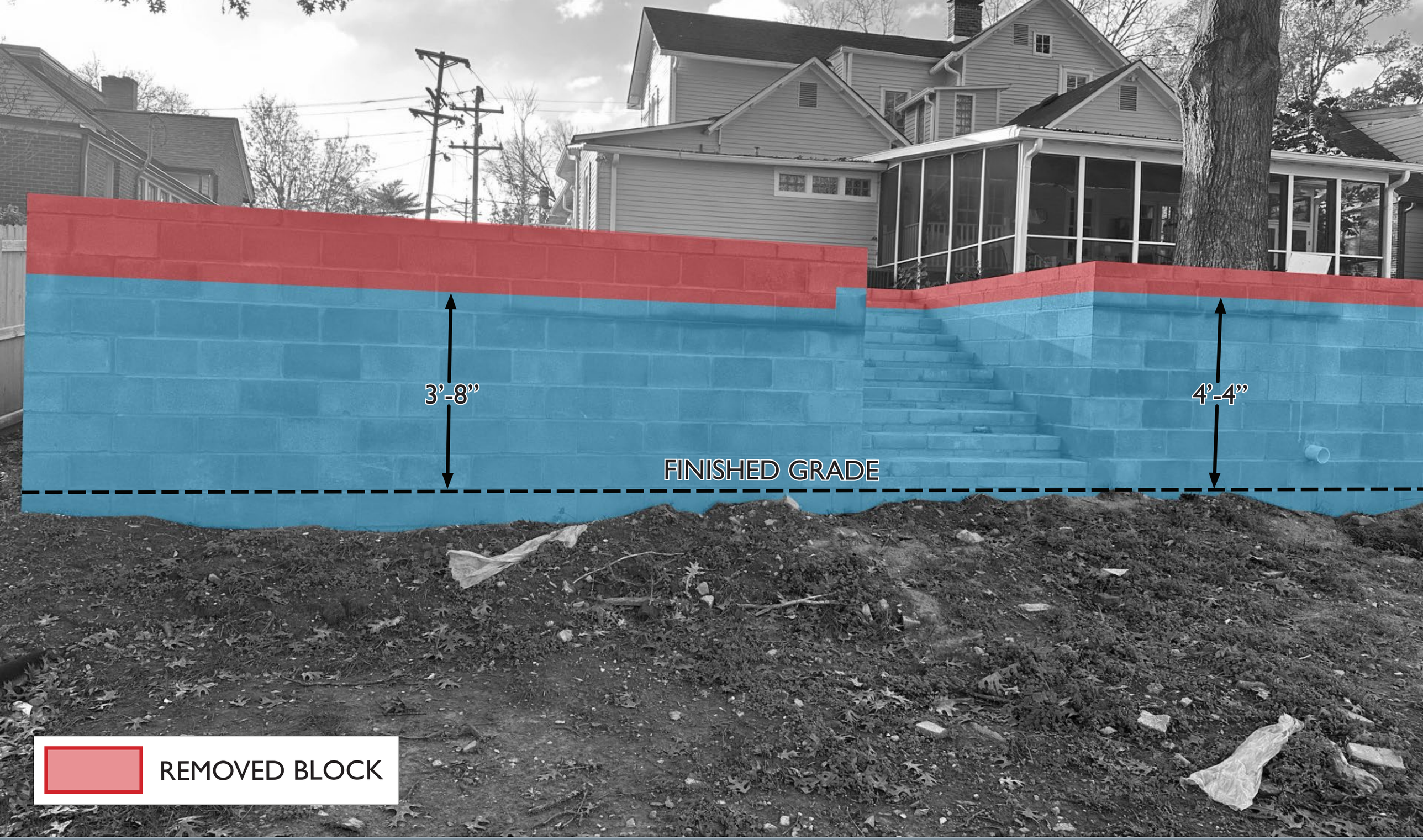
2024-12-09 HZC SUBMITTAL



904 FAIR STREET

WALL PROPOSED CONDITIONS

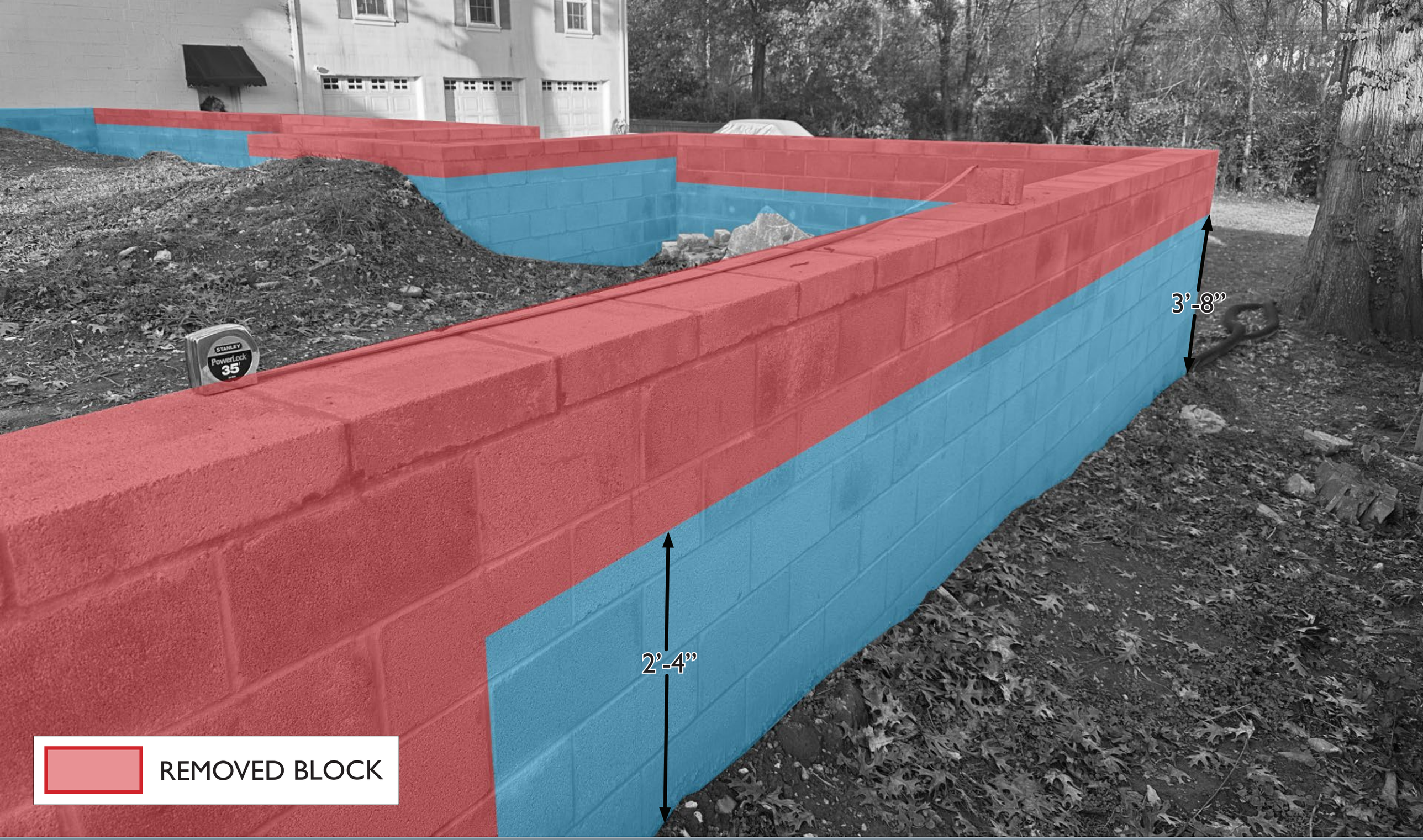
2024-12-09 HZC SUBMITTAL



904 FAIR STREET

WALL PROPOSED CONDITIONS

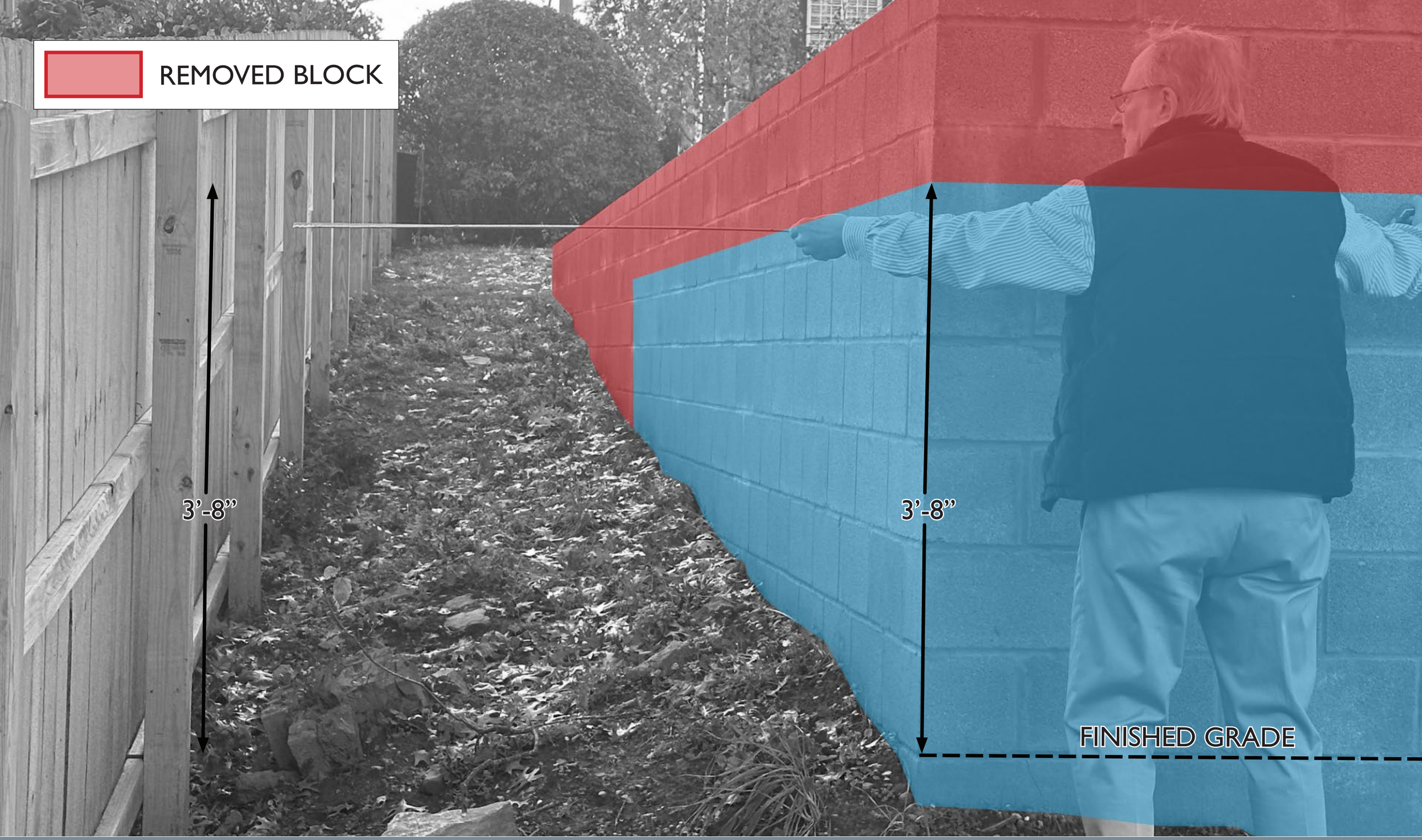
2024-12-09 HZC SUBMITTAL



904 FAIR STREET

WALL PROPOSED CONDITIONS

2024-12-09 HZC SUBMITTAL



904 FAIR STREET

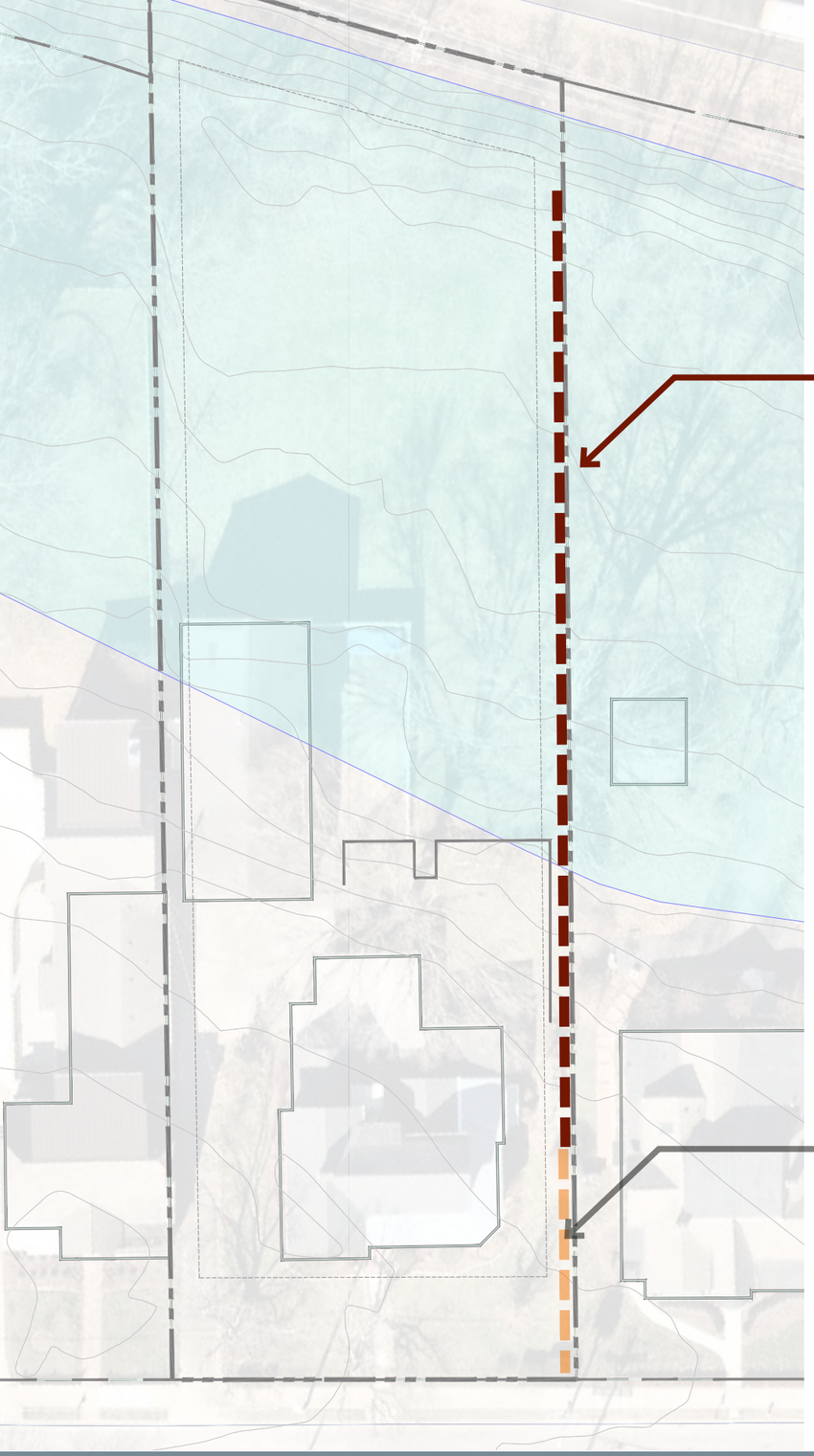
WALL PROPOSED CONDITIONS

2024-12-09 HZC SUBMITTAL

904 FAIR STREET

WALL PROPOSED CONDITIONS

2024-12-09 HZC SUBMITTAL



APPROVED WITH PREVIOUS COA:
6' HT WOOD PRIVACY FENCE

OUR REQUEST:
7' HT WOOD PRIVACY FENCE

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

PREVIOUS COA:
TO PAINT WALL TO MATCH EXISTING GARAGE

OUR REQUEST:
TO PAINT WALL TO MATCH EXISTING GARAGE

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-01318

DATE: November 25, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Refuse Relocation And Signage At 94-98 E. Main St.; Mark Kozevski, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning relocating the refuse area and signage.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Historic Commercial Buildings
Chapter 8: Signs

PROJECT INFORMATION:
COF Project Number: 8658
Applicant: Mark Kozevski
Owner: First and Main LLC, Steve Bacon, Rep.

BACKGROUND:
The buildings located at 94-98 East Main Street came before the Design Review Committee, to discuss their historic form and the history of a service station on the property in May 2024. The project received a positive HZC recommendation to the Board of Zoning Appeals (BZA) in May and then received a variance at the June BZA meeting to not raise the buildings to meet the Zoning Ordinance due to the buildings' location in the floodplain, as it would negatively impact the historic integrity of the buildings. The building on this site (closest to the intersection of E. Main and 1st Avenue) has historically been a service station for vehicles since the late 1950s with the addition of the two adjoining buildings, closest to the Harpeth River, estimated to have been constructed in the 1970s. While these buildings are not a part of the National Register District, they are a part of the Downtown Franklin Local Historic District, and they show the historical development pattern along E. Main Street over time.

This proposal came before the November Design Review Committee and received feedback. The proposal includes the following alterations:

- Relocating the refuse area
- Signage for the historic service station (closest to the intersection of E. Main and 1st Avenue)

Refuse Area Relocation
The existing refuse area is located behind the building, closest to the Harpeth River. The existing refuse area utilizes metal panels for all sides of the enclosure, which are elevated off of the ground not to impede flood waters if there is a flood. Based on information from previous meetings, the refuse area is proposed to be expanded to accommodate the new businesses in the buildings. Since the refuse area is in the Flood Fringe Overlay (FFO), the structure is deemed non-conforming as it is existing. The proposal is to relocate the structure to a landscape pad that fronts 1st Avenue North. The refuse area will be a dark screening that is utilized to screen the back-of-house equipment at the rear of the buildings. No material specifications were provided.

The Z.O. requires the following for refuse areas:

- Refuse areas, such as dumpsters, trash compaction, garbage or recycling collection, and other similar service areas shall be located away from frontages and to the side or rear of the building, and at least five feet from any lot line.
- Walls shall be provided to fully screen refuse areas from public view, and be no less than six feet in height. The walls shall be opaque and constructed of brick or stone materials that complement the main colors and materials of the associated building they serve. Gates shall be opaque and designed to complement the wall materials. To allow dumpster gates to remain closed as often as possible, either a pedestrian door, wall offset for pedestrian access, or self-closing gates shall be provided.

The Guidelines recommend that site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts. As proposed, the location is not permitted by the Zoning Ordinance and not appropriate per the Design Guidelines.

New Signage
New signage is proposed on the building that was historically the filling station that will be closest to the intersection of E. Main Street and 1st Avenue. The sign is proposed to be 27.53 sq. ft. and will be composed of aluminum letters. The letters of the sign will be 0.25" in thickness. The sign is proposed to be situated above the two garage doors, to the right of the main entrance to the building. The majority of the sign will be situated in the white area of the facade while the bottom part of the sign will be located in the blue banding. There is an existing gooseneck light above the garage doors that may be utilized to illuminate the sign. The Guidelines recommend the following for wall signs:

- Use traditional sign placement to enhance architectural elements of the facade.
- Sign area: 9 square feet and proportionate to the building facade and other signage
- Sign thickness: Maximum of 2 inches
- Projection from wall: Maximum of 6 inches
- Height from grade: Maximum 12 feet
- Materials: Finished wood or metal, with matte background finishes rather than reflective or shiny background finishes
- Color: Maximum of 3 colors, and with a darker background color than the lettering color. Use muted colors that complement the facade, although vibrant colors may be considered as an accent.
- Illumination: Use only external illumination and downlights, no spotlights. Use concealed lighting or limited visible light fixtures, such as gooseneck fixtures, in a dark bronze or black

color or a color that matches the facade color. Use incandescent and warm-colored lighting when possible.

The sign exceeds the sign area maximum recommended by the Guidelines. However, the proposed sign size does meet Zoning Ordinance requirements for wall signs. Additionally, the Guidelines recommend utilizing vibrant colors as an accent and utilizing muted colors for the majority of the sign. As proposed, the red color is used as the entire letter color on a portion of the sign and it is not utilized as an accent. Additionally, the sign is not situated between the blue banding of the building, which goes against the Guideline's recommendation of utilizing traditional sign placement to enhance the architectural elements of the facade of the building.

RECOMMENDATION:
Staff recommends denial of relocating the refuse area based on the following grounds:

1. Per the Zoning Ordinance, refuse areas, such as dumpsters, trash compaction, garbage or recycling collection, and other similar service areas shall be located away from frontages and to the side or rear of the building, and at least five feet from any lot line.
2. Per the Zoning Ordinance, walls shall be provided to fully screen refuse areas from public view, and be no less than six feet in height. The walls shall be opaque and constructed of brick or stone materials that complement the main colors and materials of the associated building they serve. Gates shall be opaque and designed to complement the wall materials. To allow dumpster gates to remain closed as often as possible, either a pedestrian door, wall offset for pedestrian access, or self-closing gates shall be provided.
3. Per the Design Guidelines, site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.
4. The Design Guidelines recommend a maximum sign area for wall signs on commercial buildings to be 9 square feet and proportionate to the building facade and other signage.
5. The Design Guidelines recommend using traditional sign placement to enhance architectural elements of the facade.
6. The Design Guidelines recommend utilizing a maximum of 3 colors and with a darker background color than the lettering color. Use muted colors that complement the facade, although vibrant colors may be considered as an accent.

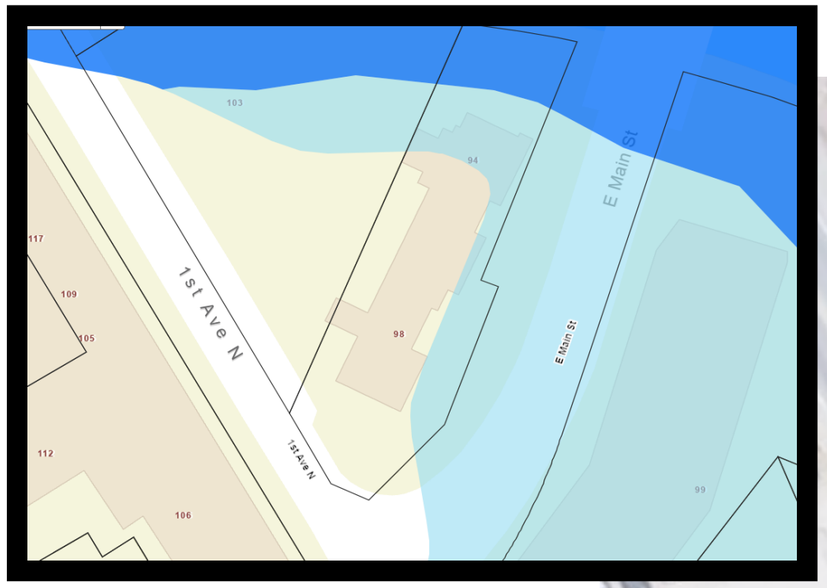
If the HZC were to approve the refuse relocation and signage, the following conditions are recommended:

1. The proposal must receive a variance to be located in either of the proposed locations. If a variance for the location of the refuse area is not granted, the structure must remain where its current location.
2. The relocated refuse screening shall be a dark-toned brick with flood vents, as applicable, and must be submitted to the Preservation Planner for approval.
3. The sign area should be situated in the white part of the building and not encroach into the blue striping of the building.
4. The red color on the sign should be darkened to align with the Guidelines.
5. The sign finish must be a matte finish to align with the Guidelines.
6. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.

7. 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. As a note to the applicant: If the dumpster enclosure is moved and built as shown a nonresidential plan review and permit will be required.
2. Location option C for the dumpster enclosure is in the floodway. A dumpster and its enclosure are not a permitted encroachment into the floodway per section 4.2 of the Zoning Ordinance.
3. A floodplain development permit is required for any work, inside or outside of a building. I have attached this application in your submittal folder, and this should be submitted alongside the building plans.



FLOODPLAIN

PROPOSED MODIFICATIONS:

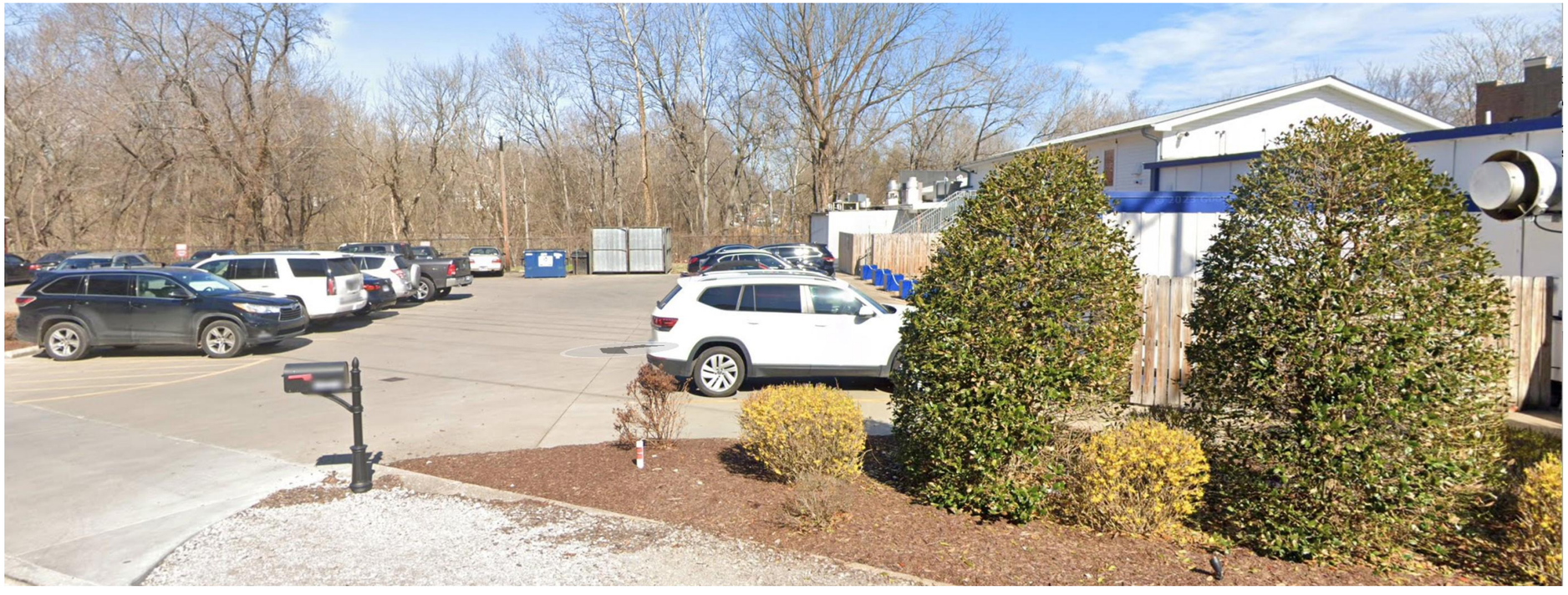
A. EXISTING DUMPSTER ENCLOSURE LOCATION. EXISTING ENCLSOURE TO BE REMOVED.

B. OPTION A PROPOSED DUMPSTER LOCATION.

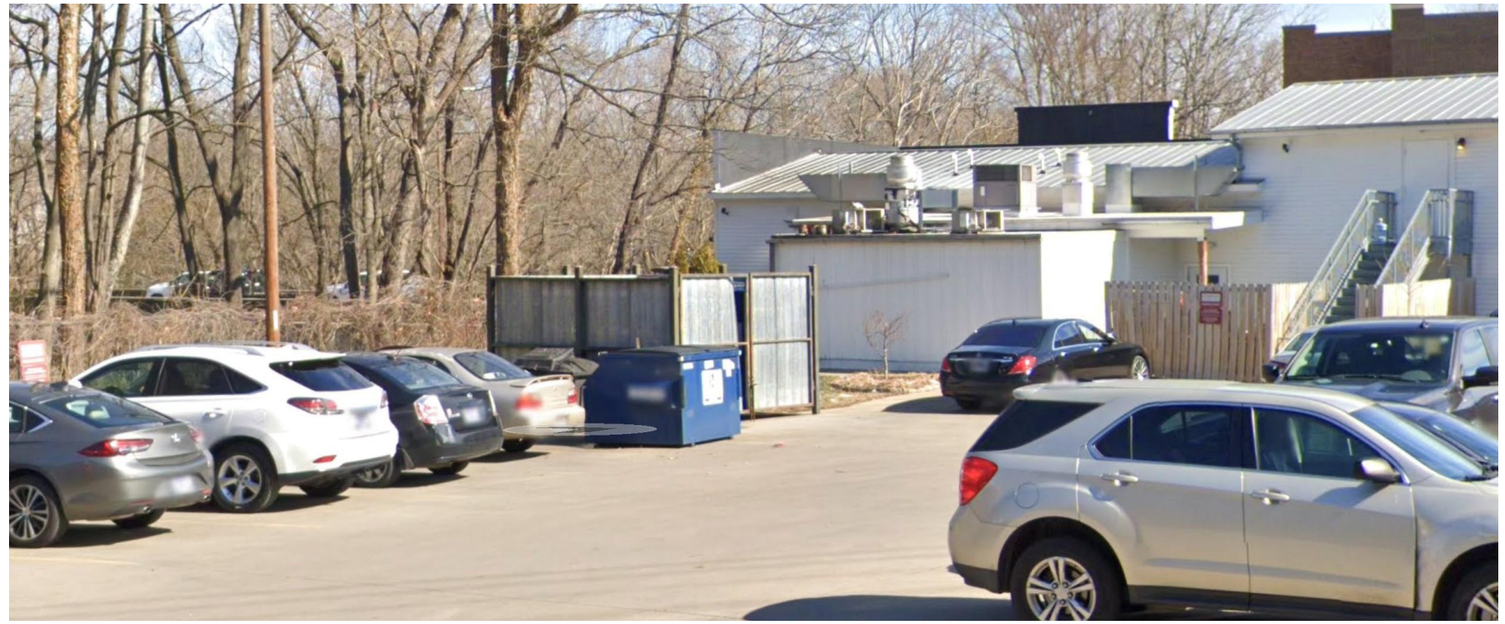
C. OPTION B PROPOSED DUMPSTER LOCATION.

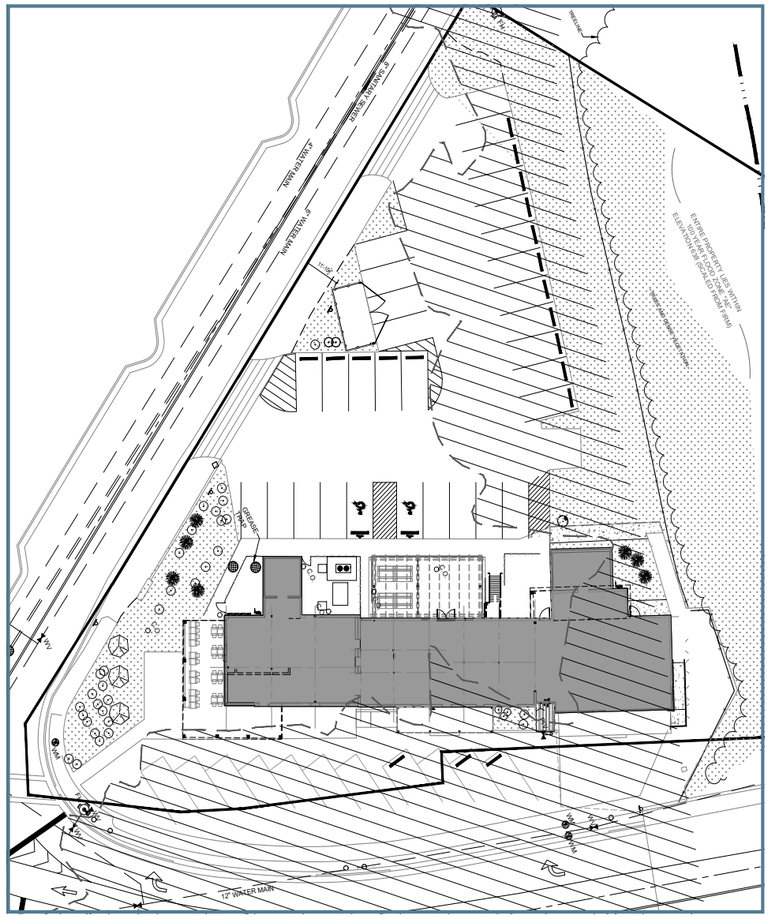
D. NEW TENANT SIGNAGE WITH STEM-MOUNTED LIGHTING, SEE INCLUDED SIGN PACKAGE.

OVERALL EXISTING SITE PLAN



EXISTING DUMPSTER ENCLOSURE IMAGERY





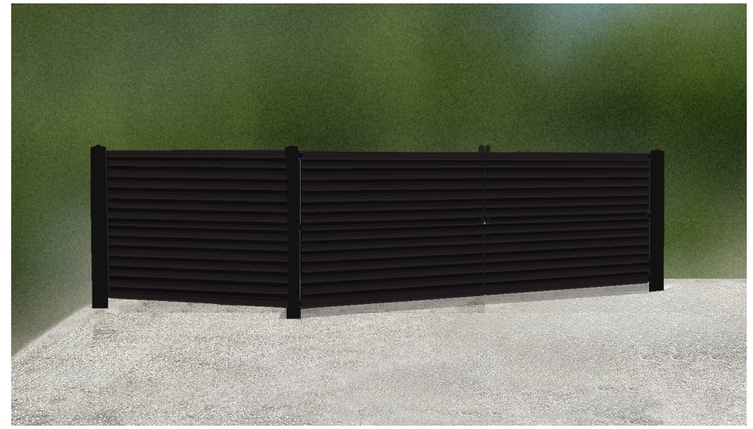
OPTION A:

NEW DUMPSTER ENCLOSURE AT EXISTING PLANTER BED

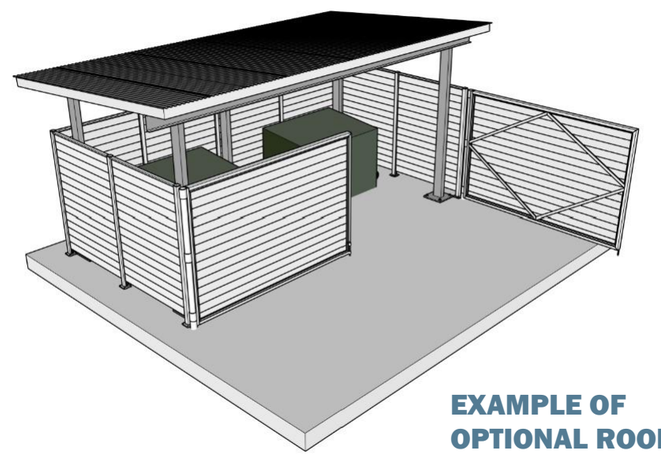
PRESERVES EXISTING PARKING
TOTAL PARKING: 42 STANDARD 9'X18' STALLS

ADD ROOF TO OBSCURE VIEW FROM ADJACENT TENANTS

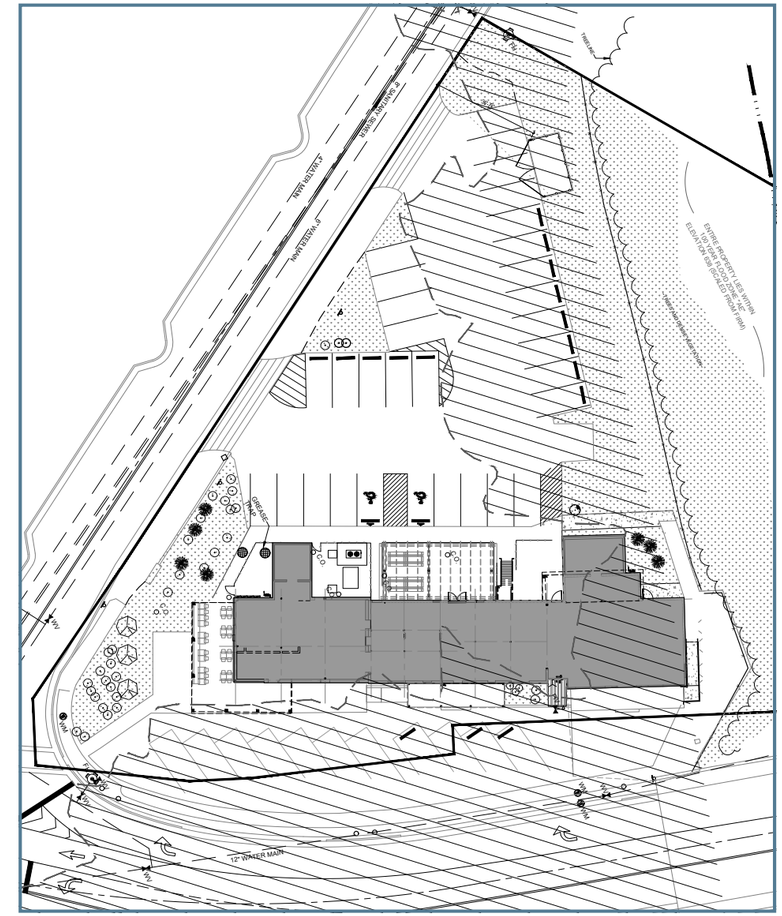
OPTION ALLOWS FOR LANDSCAPE SCREENING FROM FRONTAGE



EXAMPLE DUMPSTER ENCLOSURE FINISHES



EXAMPLE OF OPTIONAL ROOF FOR DUMPSTER ENCLOSURE



OPTION B:

NEW DUMPSTER ENCLOSURE AT EXISTING GRASSY AREA

PRESERVES EXISTING PARKING
TOTAL PARKING: 42 STANDARD 9'X18' STALLS

ADDITIONAL PERVIOUS GROUND PROVIDED TO COMPENSATE FOR ADDTIONAL PAVING

EXISTING FRONT FACADE

PROPOSED FACADE WITH TENANT SIGNAGE

1ST & MAIN - SIGNAGE @ FRONT ELEVATION

MJM ARCHITECTS, INC

27.5 SQ FT

ONE (1)

PLATE LETTERS

SCALE: 1/2”=1’0”

-.25” THICK PLATE ALUM. LETTERS

-PAINTED WHITE / PMS 2350 C / PMS 156 C

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630 MURFREESBORO PIKE
NASHVILLE, TN 37210

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SLICE HOUSE

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FRANKLIN, TN 37064

DRW#_	240633-K60
QUOTE#_	110802
WK_ORD#_	------
DESIGNER_	J.MORTON
PROJ_MGR_	K.CLARK
DATE_	11.20.24

COLORS & FINISHES:

- STANDARD WHITE, SATIN
- PMS 156 C
- PMS 2350 C

CUSTOMER SIGNATURE

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

File #: 21-01315

DATE: November 25, 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
Chapter 10: Demolition

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

BACKGROUND:
The HZC provides a preliminary recommendation at an early stage in the review process for development plans. These recommendations are then provided to the FMPC and BOMA. The HZC reviews the proposals in light of the Guidelines for consistency with the historic district and potential impact to historic resources within the district. Considerations include building locations, the rhythm of buildings along streetscapes, setbacks, building types, and their height, massing, and scale. Locations of proposed parking, drive aisles, and landscape and hardscape features are also reviewed.

The development is proposed at 230 Franklin Road at The Factory of Franklin. 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. 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 seven 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.Throughout attending these DRC meeting, the applicant has incorporated feedback into each application in order to better meet the intent of the Historic District Design Guidelines.

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 have the non-historic additions to be removed and to be partly enclosed into the proposed new hotel building. 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 an open air, mostly 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.

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 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 a large part of 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.

The Guidelines state that demolition is highly discouraged unless there are extraordinary circumstances to maintain the integrity and sense of place associated with Franklin's historic districts. Demolition may only be approved if 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.

Information regarding the demolition proposal was provided with this submittal, and the following is the staff analysis:

<u>Building 9</u>

- 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.

The proposal states the building has lost its architectural and historical integrity; however, the State Historic Preservation Office (SHPO) provided recent feedback that Building 9 was considered contributing and has not lost its historical integrity and its removal would have a negative impact to the site. The demolition and wholesale replacement/alterations to the remaining portion of the structure could lead to potential removal of the building's status as a contributing structure to non-contributing. Staff agrees with this assessment.

- If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the HZC. In reviewing an application to remove a historic structure, the HZC may consider economic hardship based on the following information:

1. Current level of economic return;
2. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;
3. Feasibility of alternative uses for the property that could earn a reasonable economic return;
4. Expert testimony or opinion on the feasibility of rehabilitation or reuse of the existing structure by an architect, developer, real estate consultant, appraiser, and/or other real estate professional experienced in historic properties and rehabilitation.

The proposal includes a cost comparison to both (1) rehabilitate Building 9; and to (2) demolish the building and rebuild it completely for several use concepts. To rehabilitate the building with tenants, the estimated cost would be a minimum of $2.5 million based on one of the reports submitted by the applicant. A second report comments, "Costs to repair and reconstruct the building for use as a leaseable asset therefore range from 3.4-4.2 times the building value." With rehabilitating the building to suit the needs of potential tenants ranging from office use to restaurants/brewery, the estimate of the rehabilitation ranges from 3.7 million - 4.3 million. The as-is value of the building is $1,051,032. Within the reports, there is not documentation that notes the pricing of if the building was wholesale

demolished and reconstructed exactly as it stands. The documentation that is within the application shows three potential options for tenants and how the building would need to be retrofitted to accommodate these new uses.

- 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.

A structural engineer's report was included within the application that notes how the building does not meet today's requirements and code regulations. Elements could be replaced in-kind as part of rehabilitation of the building in order to maintain the building's contributing status and original form.

Building 10
Demolition of non-historic additions are proposed to building 10. The non-historic additions are appropriate to be removed as they were added circa 2015. They were reviewed by the Historic Zoning Commission at the time. An additional aerial has been included within this application, which was taken during the property's Magic Chef era. This provides a different view that better shows that building 10 could have been part of another building or inside another building.

Farmer's Market Pavilion
The existing pavilion structure where the farmer's market is held is not shown in the plans, and it appears that it is not drawn in the future plans on the site. While it does appear to be a modern structure, a COA will be required prior to any demolition.

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 of a much larger scale building. The circa 2015 addition on Building 10 will be removed to show the historic form of the building and will be adaptively reused partially within the new hotel building.

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 National Register lists Buildings 3 and 5 as contributing buildings. 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 43'-8" in height and 47' in height. Both of the stair towers exceed the Design Guidelines recommendation for height of new structures. The location of one of the egress stairs has been moved so as not to be as visible from Franklin Road. At certain vantage points, the parking garage is visible from Franklin Road and from Liberty Pike, but the feedback from the November HZC and DRC meetings have been incorporated into the design to reduce the height of the stair towers. Additional renderings have been provided to show how far back the parking garage will be set back from Franklin Road and how the structure will appear with cars on it.

Information on how the new structure will connect to historic Buildings 3 and 5 has been provided within the application. The renderings show that flashing between the new parking garage and the existing buildings 3 and 5 will connect the buildings. Further information on the flashing that will connect the new structure to the historic buildings will need to be provided when seeking a COA from the HZC to ensure proper drainage and maintain the long-term health of the historic 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 from the East and Southeast are being blocked by the proposed hotel from Liberty Pike view perspectives. The updated renderings within the application show views from Franklin Road looking down to the new hotel building, showing that the new building does not block the views of the historic buildings on the Factory Campus from the West from Franklin Road

view perspectives. Further, across the railroad tracks, which is outside the Historic Preservation Overlay, the height of the the multifamily buildings are also taller than what is proposed at the Factory. While the application notes that Liberty Pike is not a historic road, the Zoning Ordinance and Design Guidelines determine that the public viewshed is from the road and the age of the road does not affect this determination.

Architectural Features
Architectural detailing will be further reviewed as part of the COA application, and below are advisory comments that should be addressed prior to the COA and Site Plan approval:

- 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. Additional information will be required with COA submittal.

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. New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence.
3. 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.

THE FACTORY AT FRANKLIN

Dec. 9th, 2024

FACTORY AT FRANKLIN HOTEL AND PARKING

Historic Zoning Committee Presentation

Holladay Properties
Gamble Design Collaborative

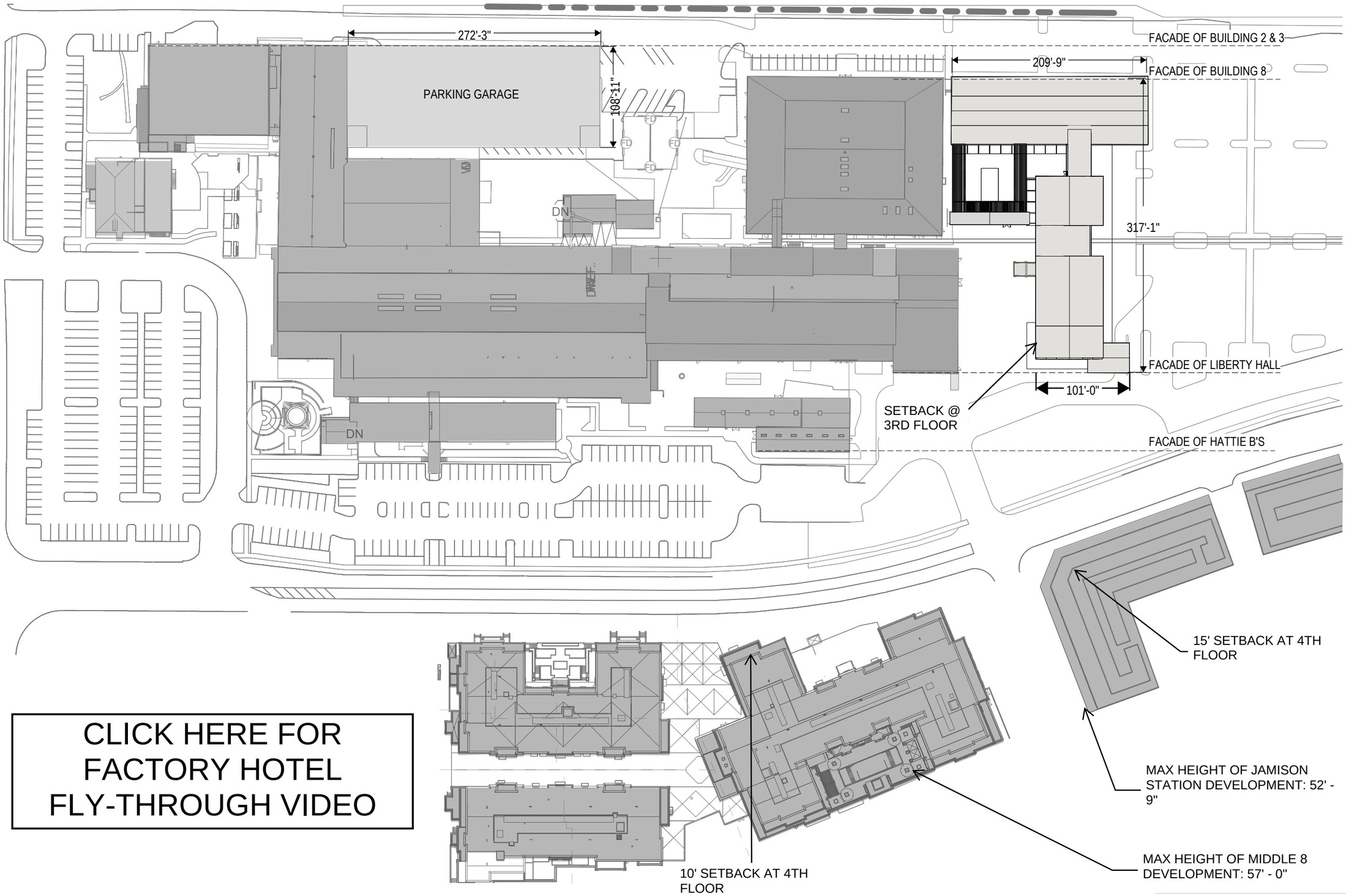
Stonehill Taylor
Centric Architecture

THE FACTORY
FRANKLIN, TN

STONEHILL TAYLOR

THE FACTORY AT FRANKLIN MASTER PLAN

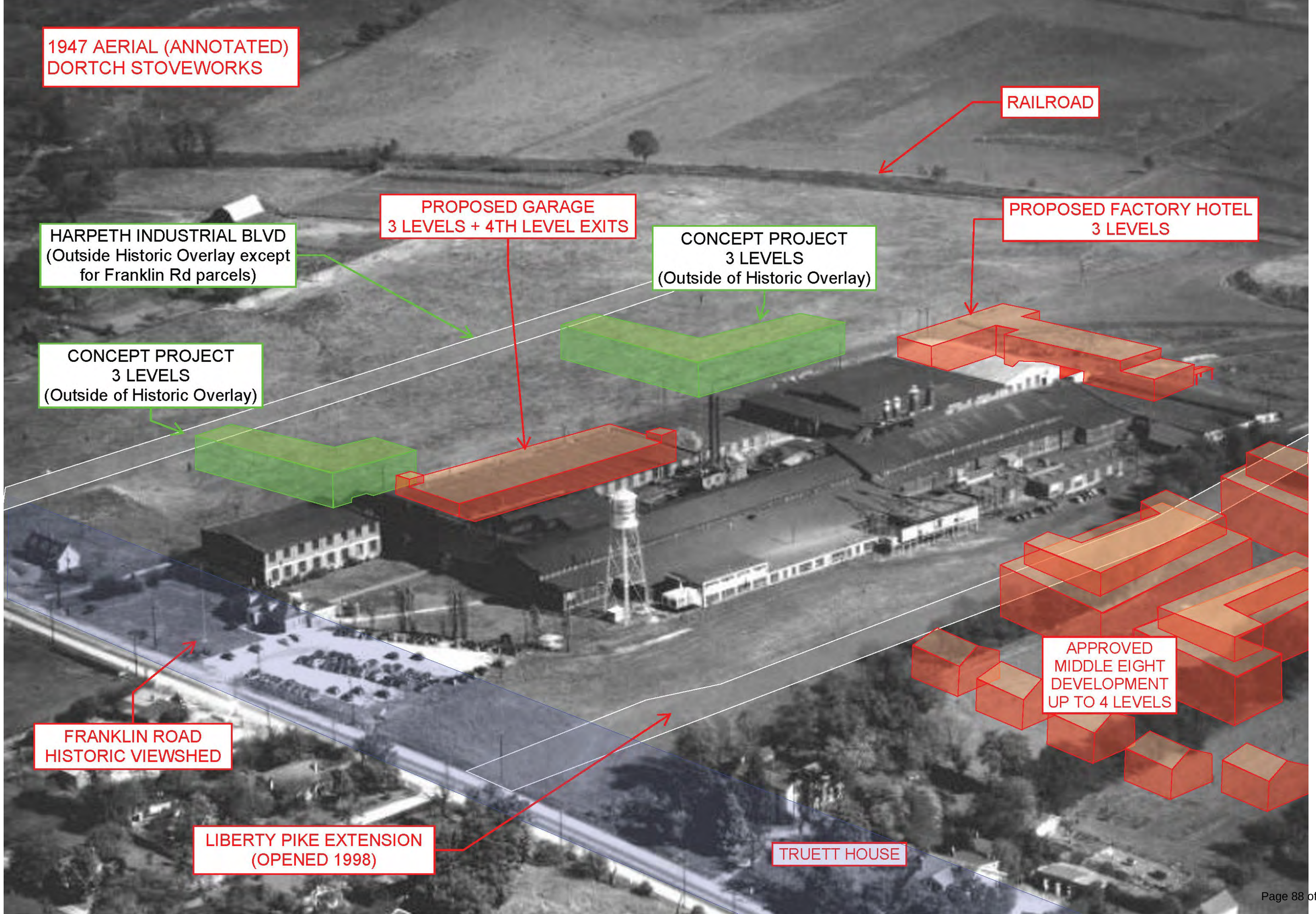
THE FACTORY AT FRANKLIN HOTEL

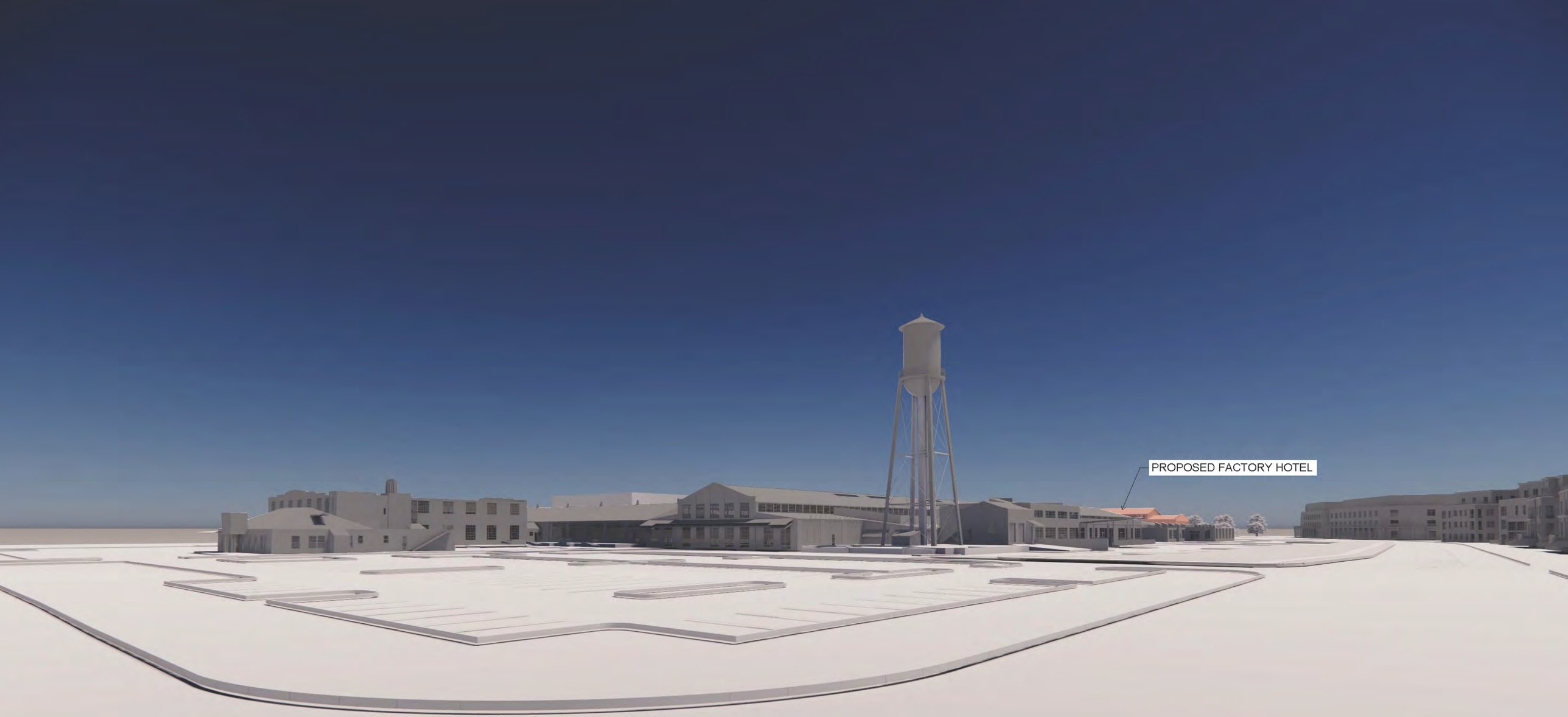


CLICK HERE FOR
FACTORY HOTEL
FLY-THROUGH VIDEO

STONEHILL TAYLOR

10/25/2024 3:22:39 PM C:\Users\jtriemer\Documents\22411-Factory at Franklin_ARCH_R24_jtriemerUET6U.rvt


1947 AERIAL (ANNOTATED)
DORTCH STOVEWORKS
RAILROAD
PROPOSED GARAGE
3 LEVELS + 4TH LEVEL EXITS
PROPOSED FACTORY HOTEL
3 LEVELS
HARPETH INDUSTRIAL BLVD
(Outside Historic Overlay except
for Franklin Rd parcels)
CONCEPT PROJECT
3 LEVELS
(Outside of Historic Overlay)
CONCEPT PROJECT
3 LEVELS
(Outside of Historic Overlay)
APPROVED
MIDDLE EIGHT
DEVELOPMENT
UP TO 4 LEVELS
FRANKLIN ROAD
HISTORIC VIEWSHED
LIBERTY PIKE EXTENSION
(OPENED 1998)
TRUETT HOUSE



FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - WEST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - WEST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - WEST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH WEST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
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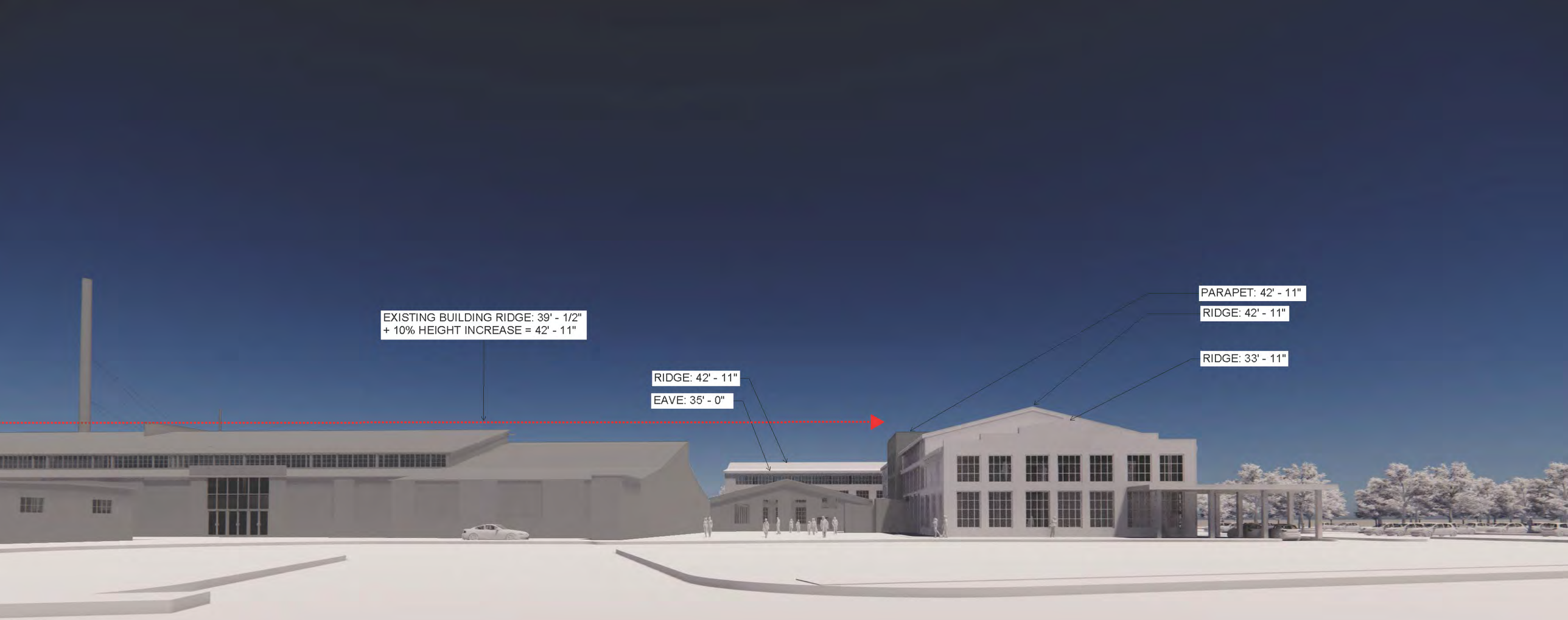
FACTORY HOTEL - SOUTH WEST VIEW

STONEHILL TAYLOR



FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH EAST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH EAST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - EAST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL -COURTYARD VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL -COURTYARD VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
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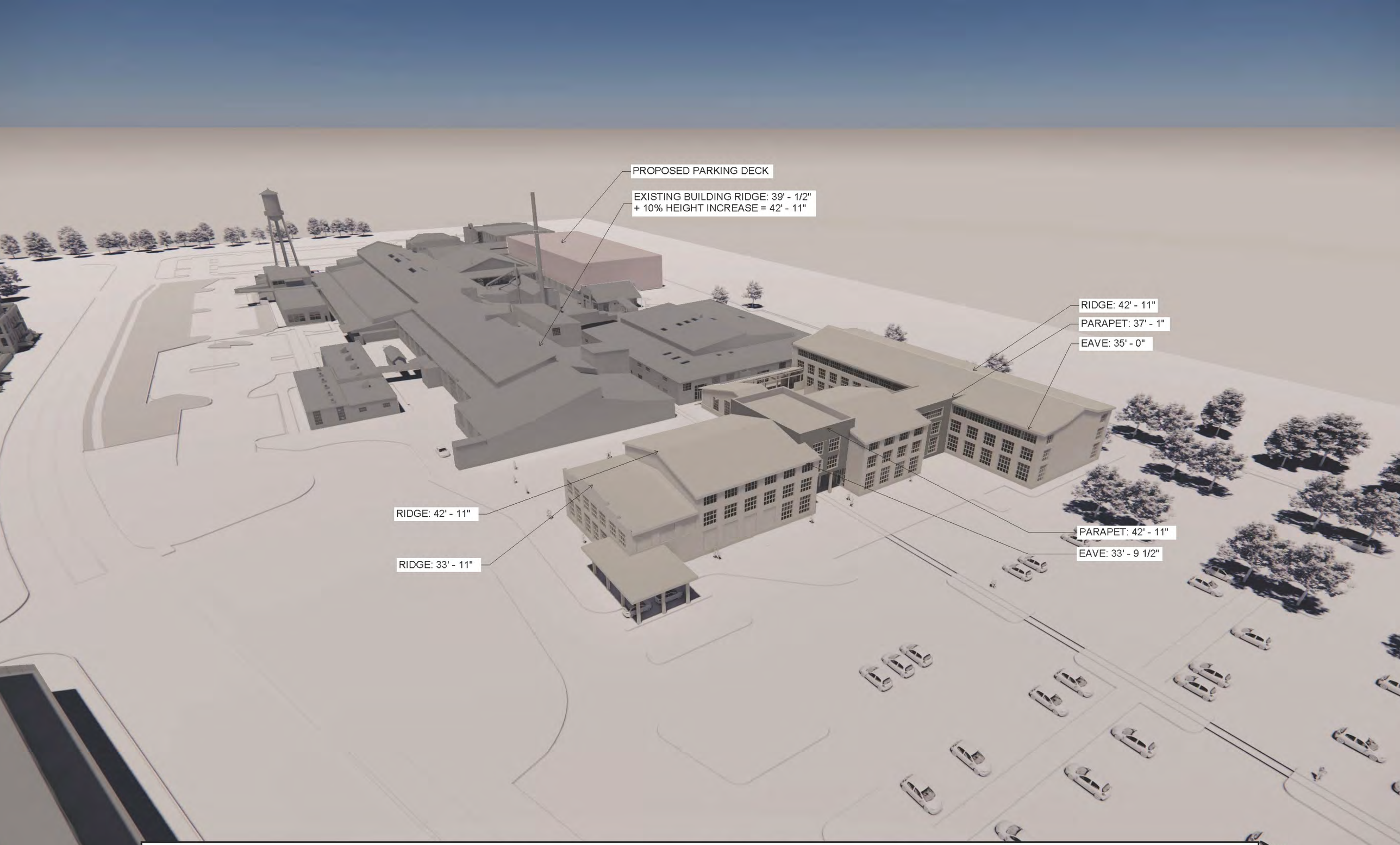
FACTORY HOTEL - SOUTH WEST AERIAL

STONEHILL TAYLOR



FACTORY AT FRANKLIN HOTEL
Holladay Properties

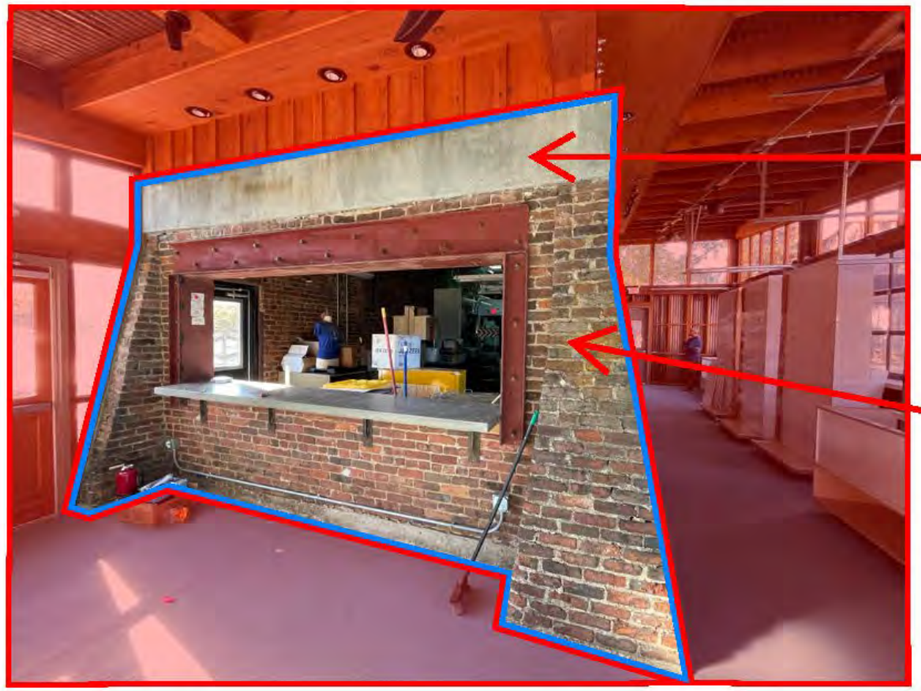
FACTORY HOTEL - SOUTH EAST AERIAL

STONEHILL TAYLOR

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.

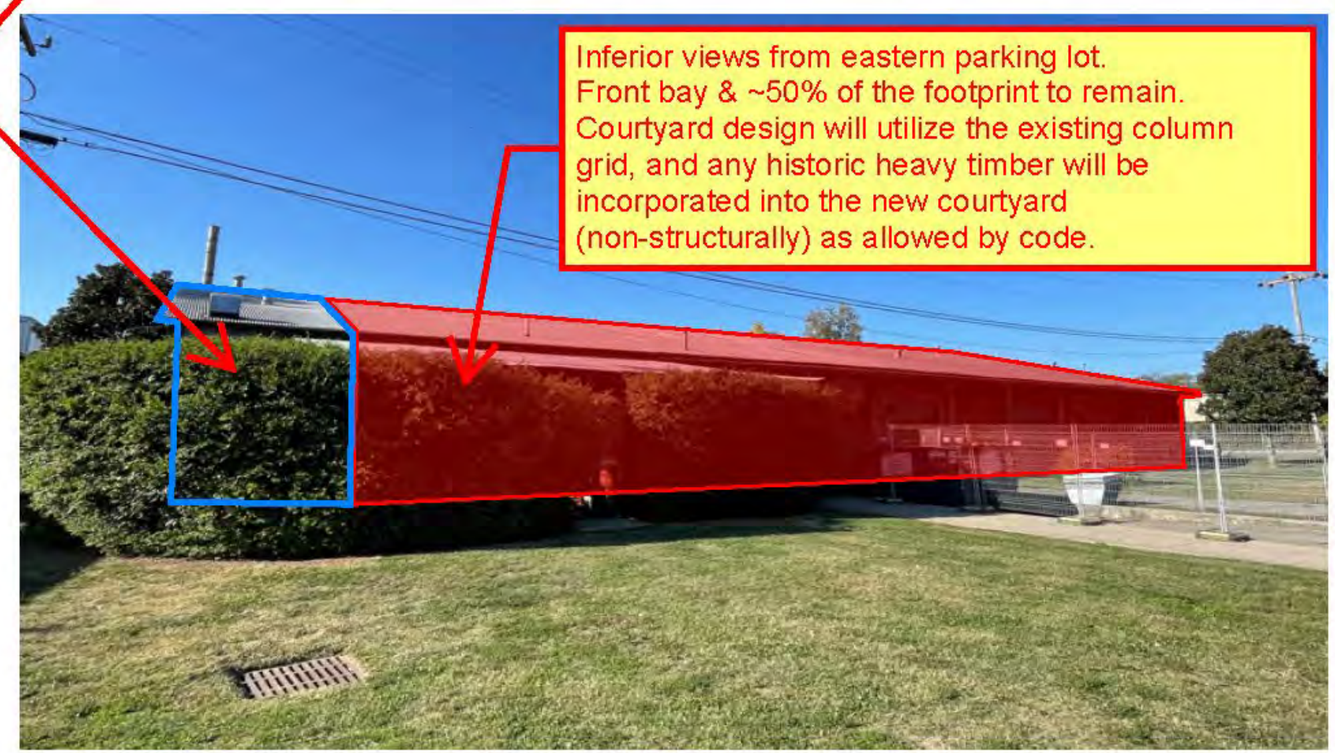
North & East facades are currently enclosed & hidden from public view. Contemporary addition will be removed to expose historic structure to pedestrian alley.

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

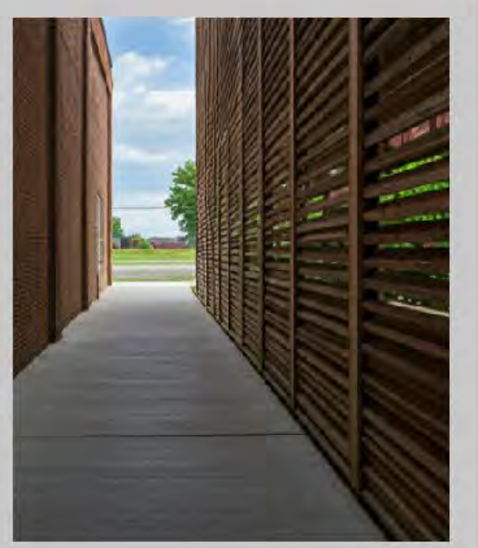
Pass-thru door to be replaced with exterior door.

New, wood screening for courtyard.

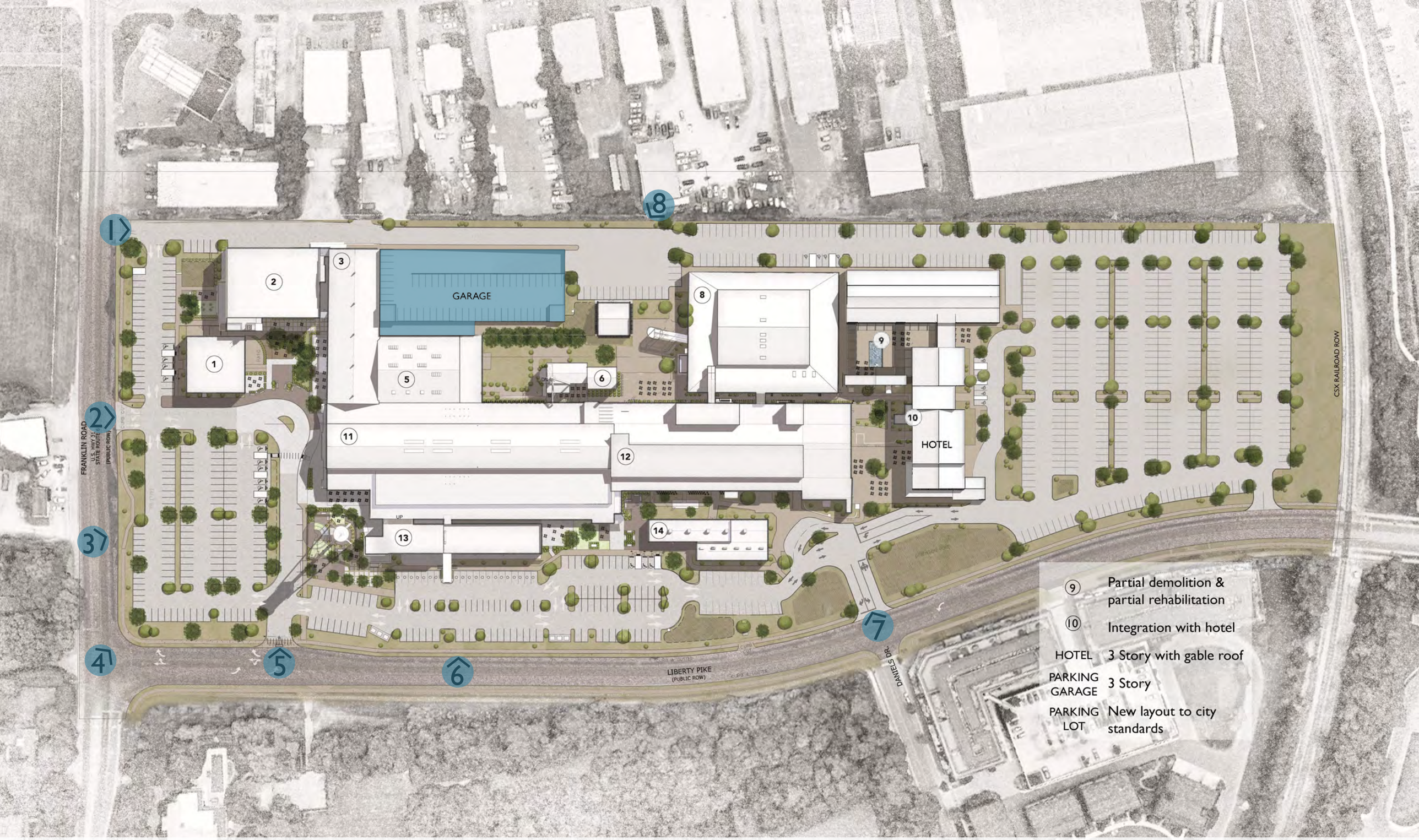
Front elevation, first structural bay & roof will be re-rehabilitated. (Note: this facade was previously rebuilt ~20 years ago).



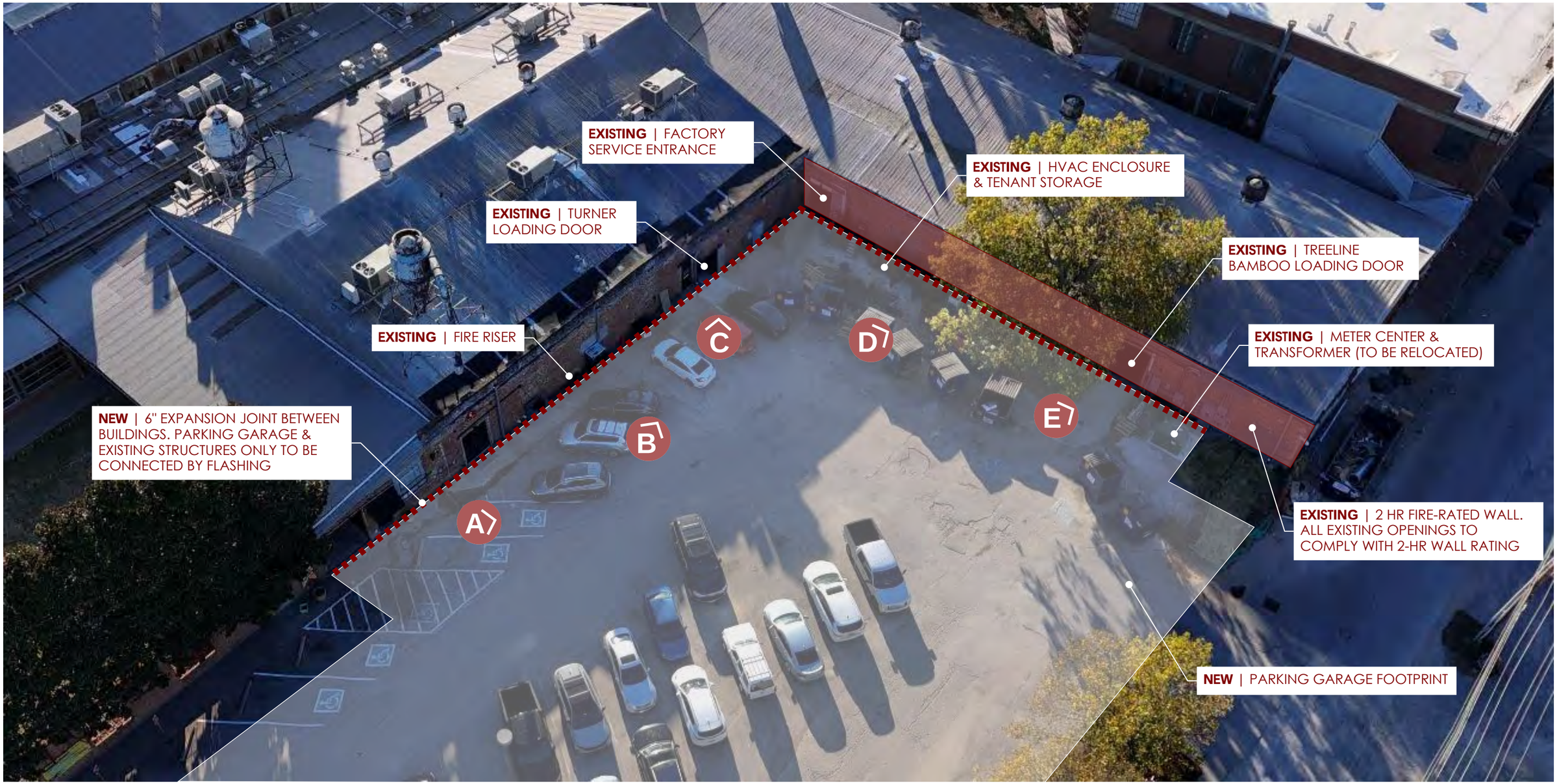
Inferior views from eastern parking lot.
Front bay & ~50% of the footprint to remain.
Courtyard design will utilize the existing column grid, and any historic heavy timber will be incorporated into the new courtyard (non-structurally) as allowed by code.



Inspiration images for courtyard screenwall.



THE FACTORY AT FRANKLIN PARKING GARAGE



FACTORY AT FRANKLIN
PARKING GARAGE | **EXISTING CONDITIONS**

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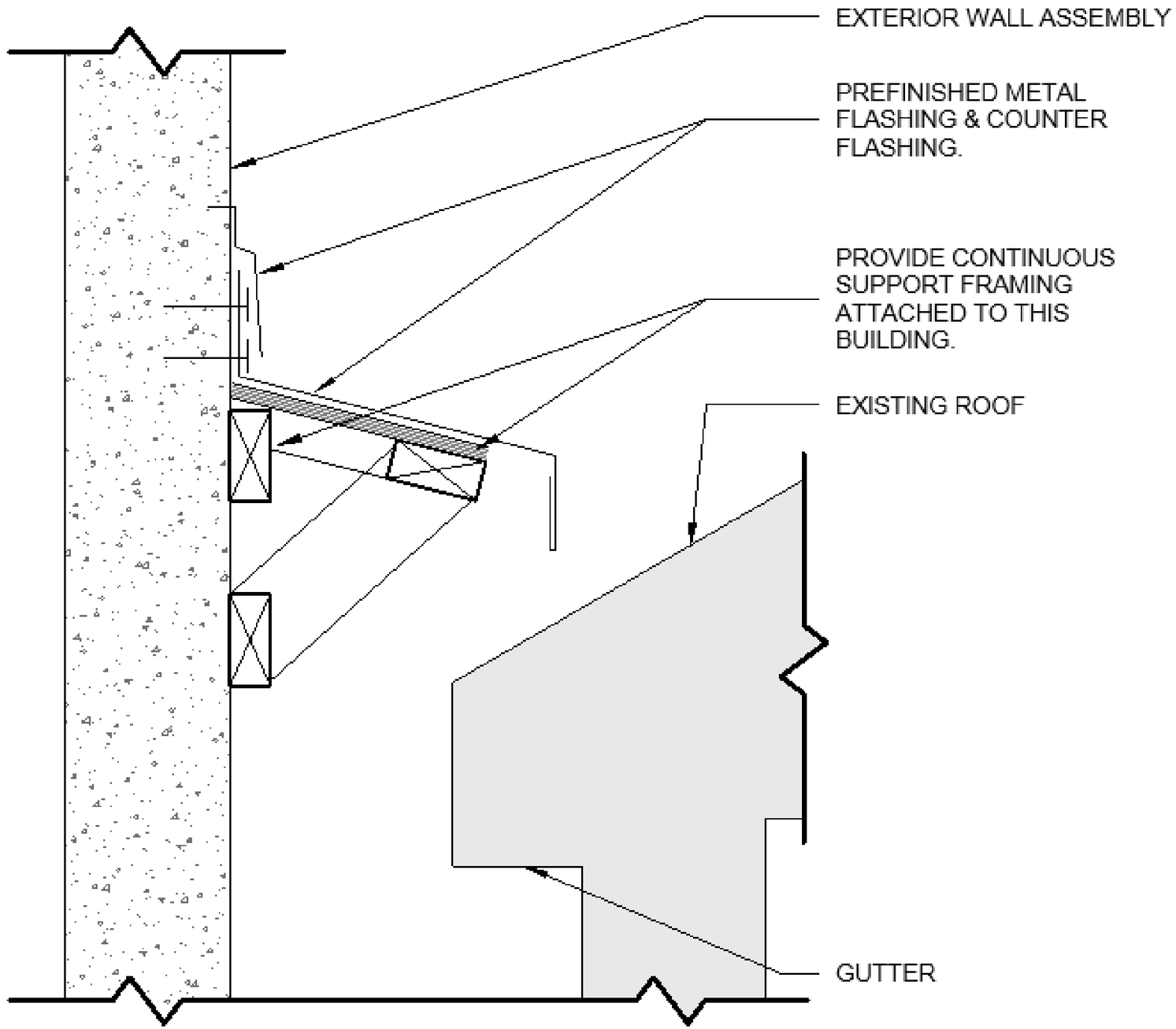
EXISTING BRICK WALLS AT BUILDINGS 3 & 5 HAVE A 2-HR RATING

ALL EXISTING DOORS AT THE BACKS OF BUILDINGS 3 & 5 (ADJACENT TO NEW PARKING GARAGE) TO BE UPDATED TO COMPLY WITH A 2-HR WALL RATING. REPLACED DOORS WILL BE SIMILAR IN APPEARANCE TO EXISTING.



FACTORY AT FRANKLIN
PARKING GARAGE | **FLASHING DETAIL**

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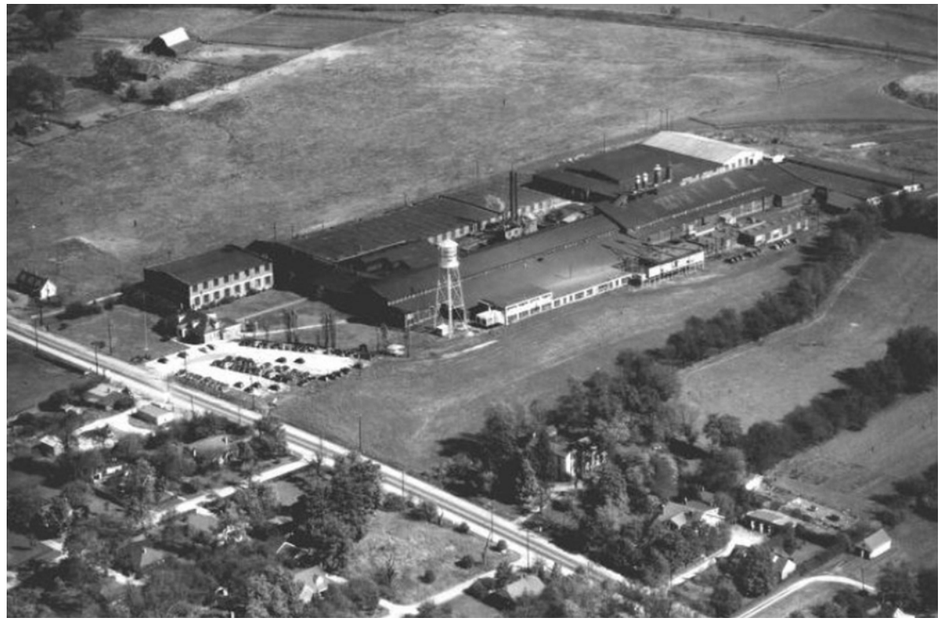
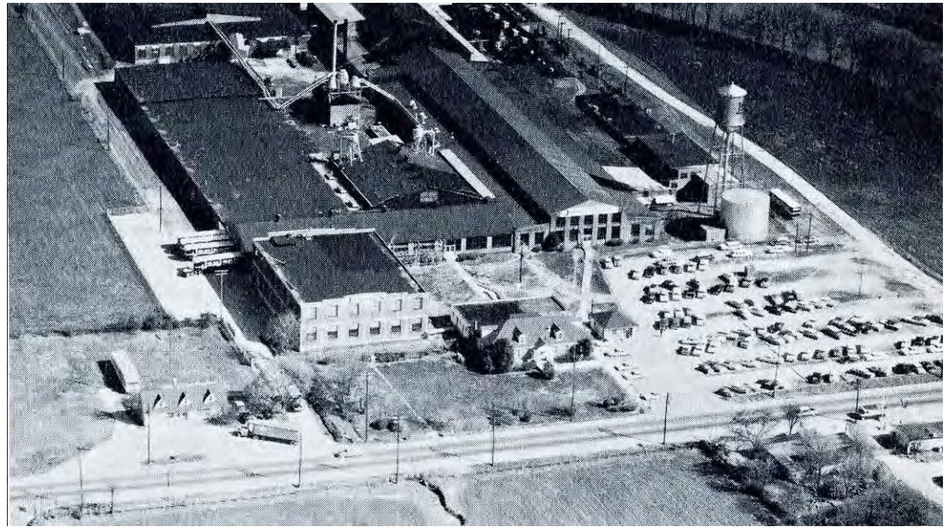
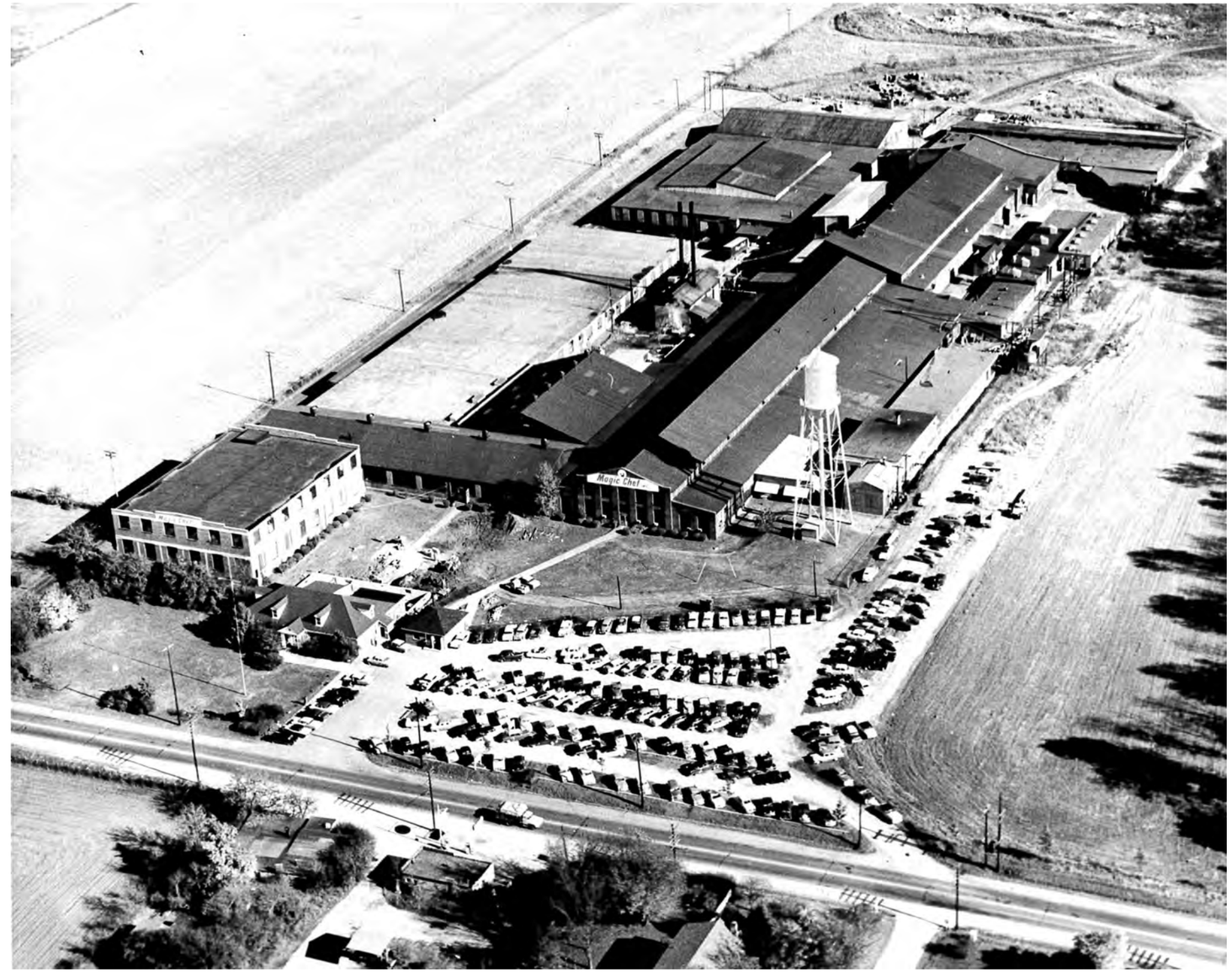
ARCHITECTURE







FACTORY AT FRANKLIN
PARKING GARAGE | **HISTORIC IMAGERY**

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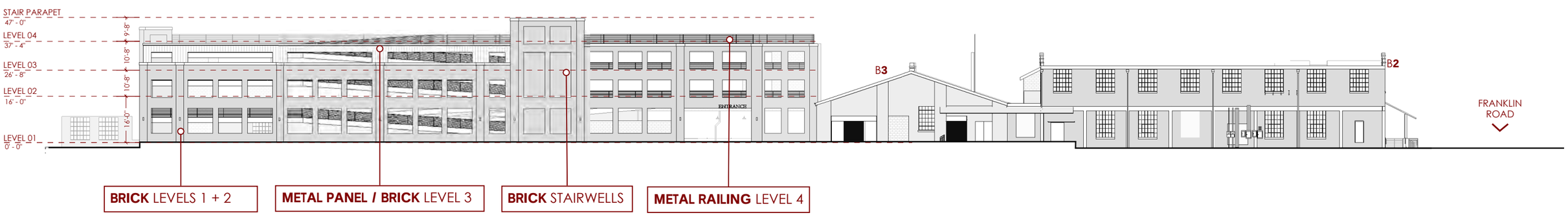
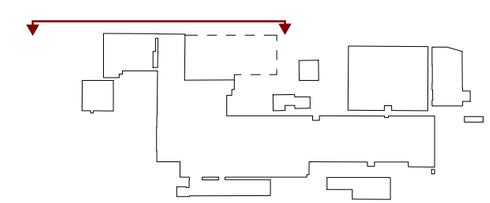
ARCHITECTURE

MATERIALITY
BRICK BASE + METAL PANEL TOP

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

OPENING RHYTHM
RIBBON WINDOWS





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

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

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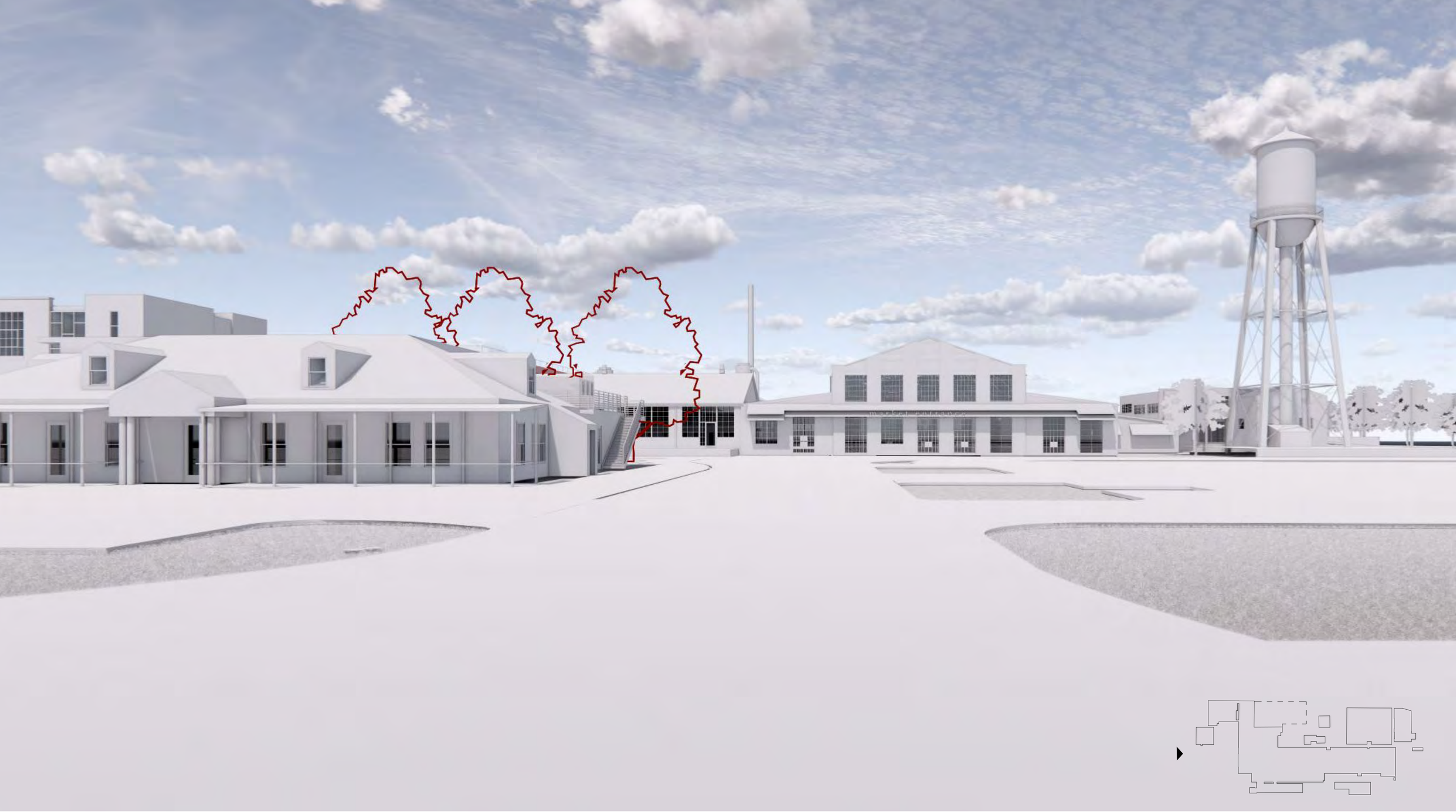
ARCHITECTURE



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

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ARCHITECTURE

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

CENTRIC
ARCHITECTURE

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

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ARCHITECTURE

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

CENTRIC
ARCHITECTURE

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

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ARCHITECTURE

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

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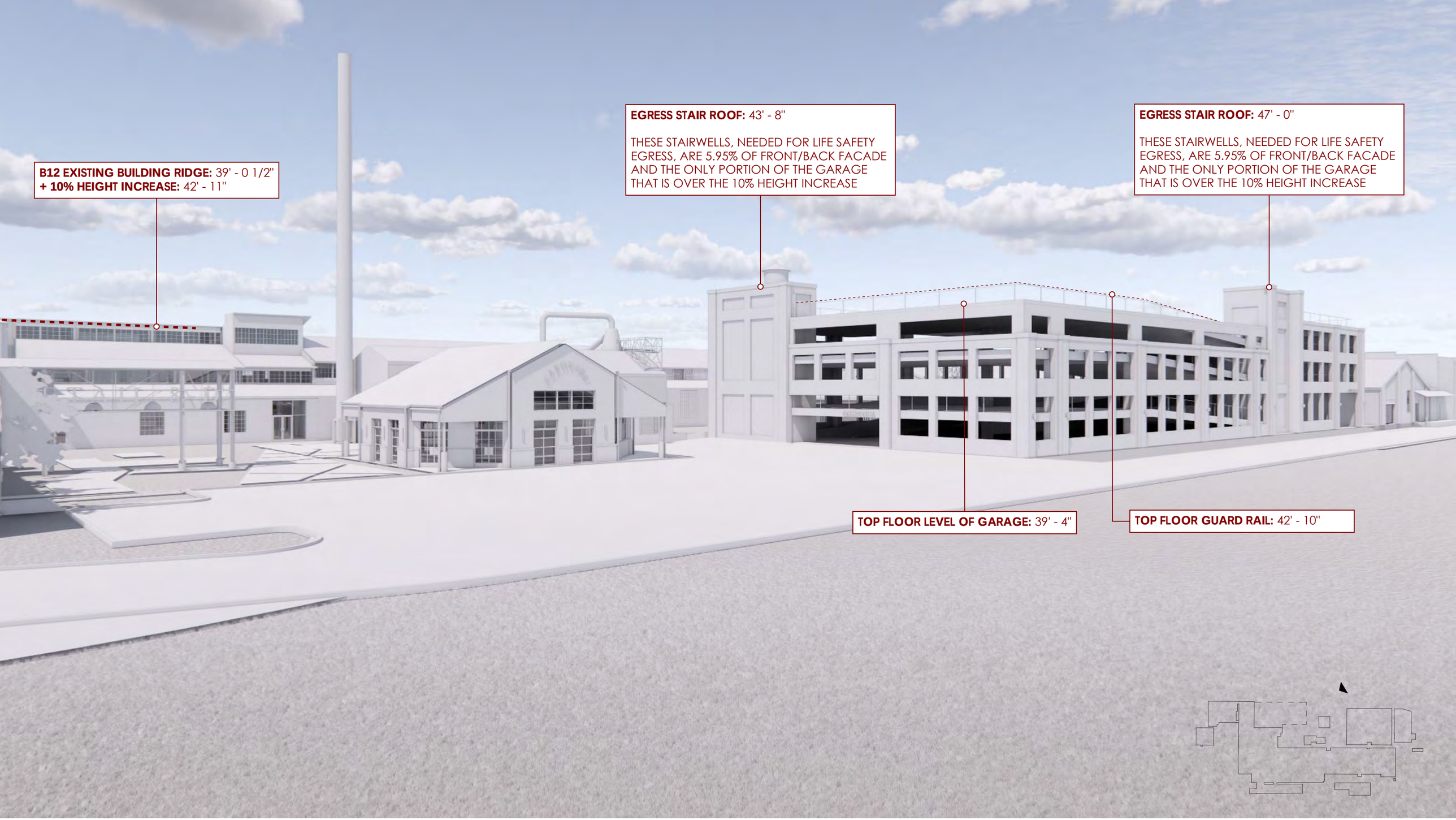
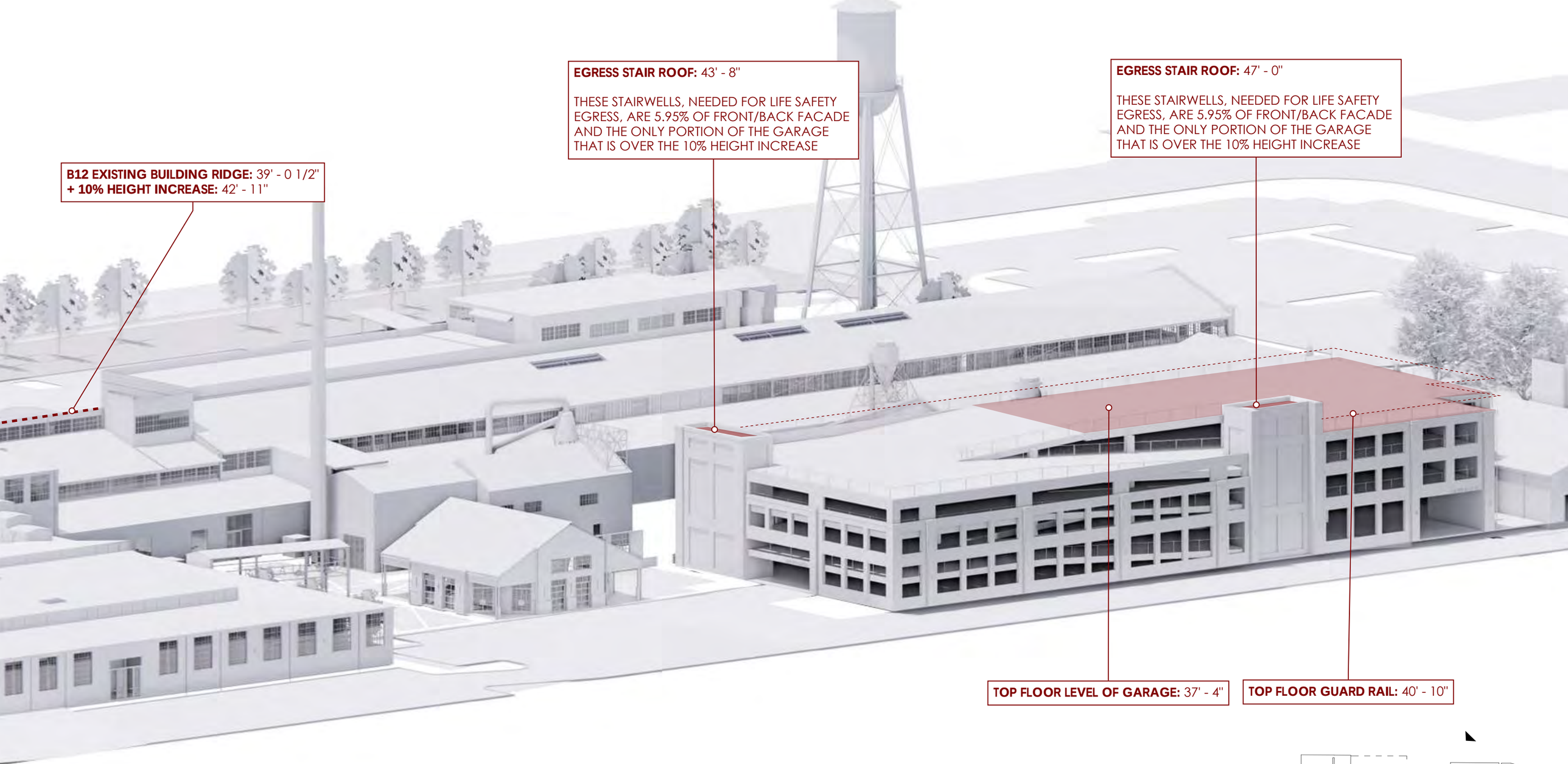
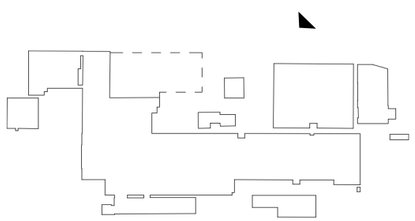
ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **08 MARKET PLACE**

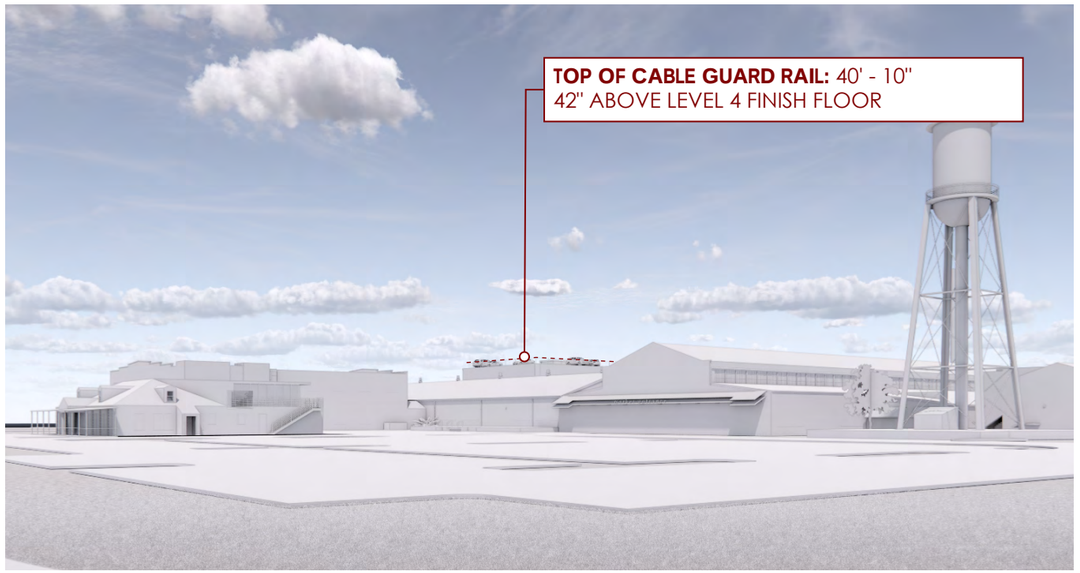
CENTRIC
ARCHITECTURE

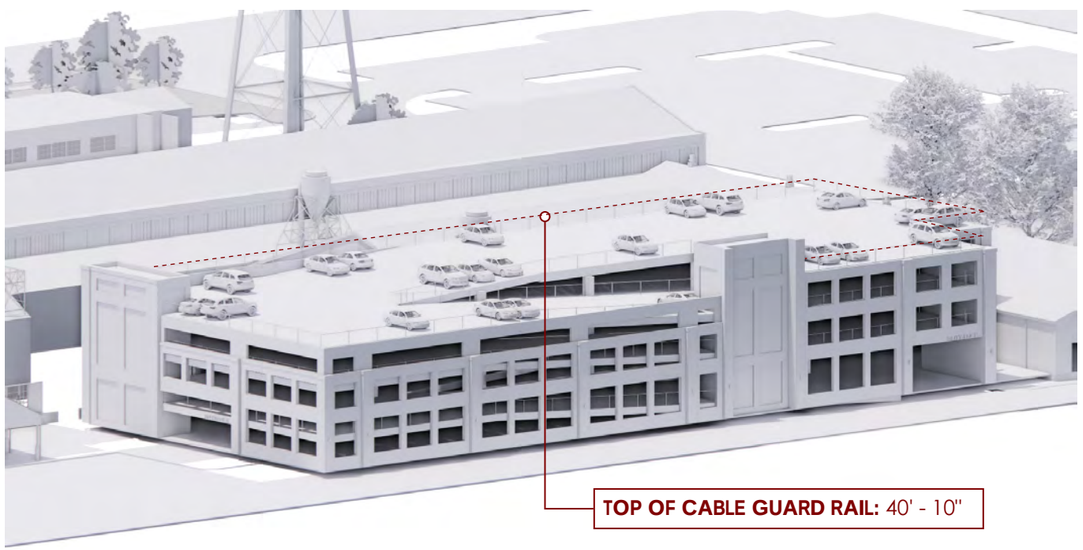




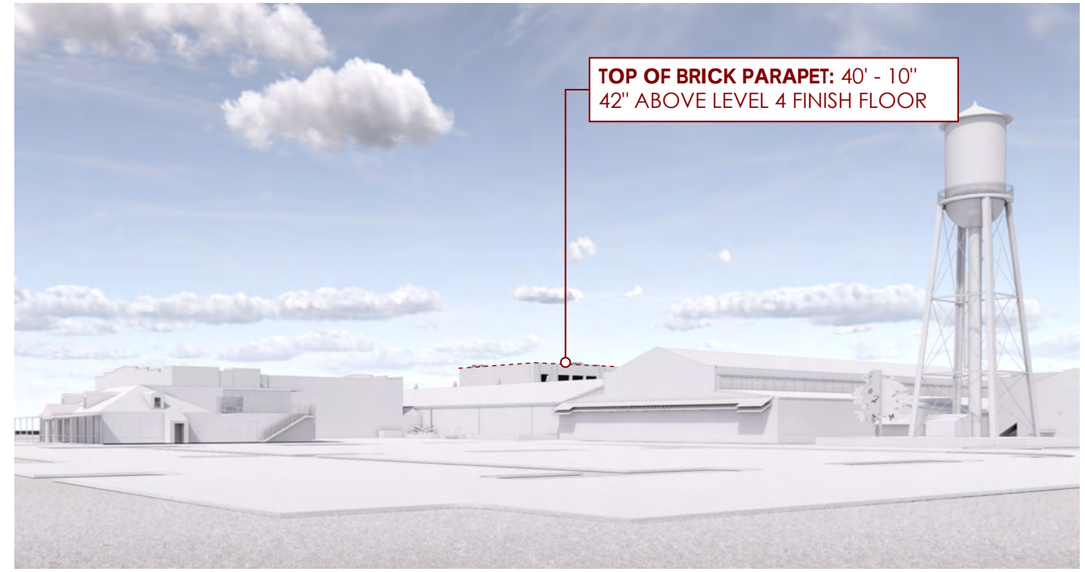
FACTORY AT FRANKLIN
PARKING GARAGE | **BIRDSEYE**

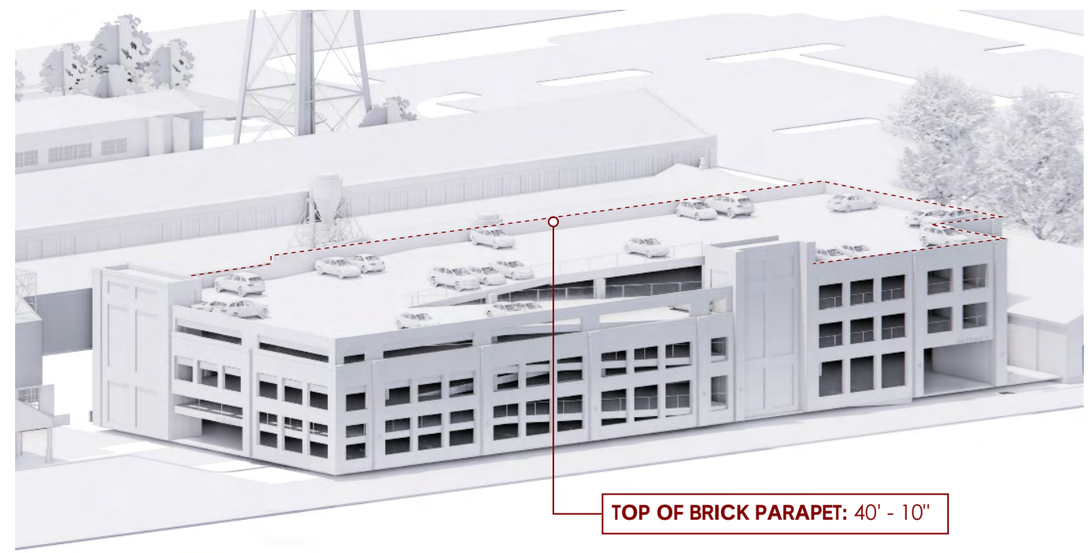
CENTRIC
ARCHITECTURE





CURRENT DESIGN: CABLE VEHICLE BARRIER

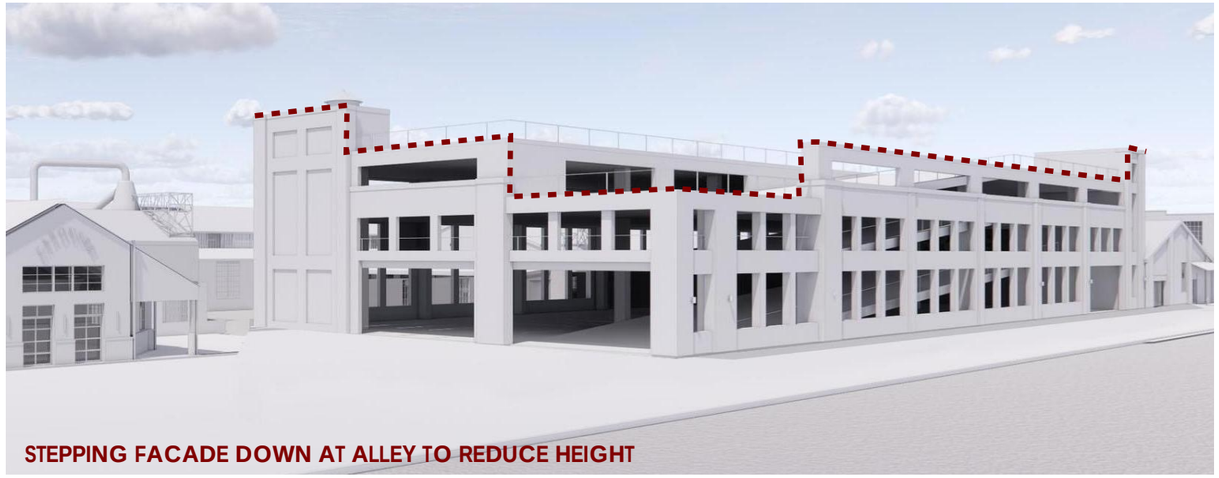




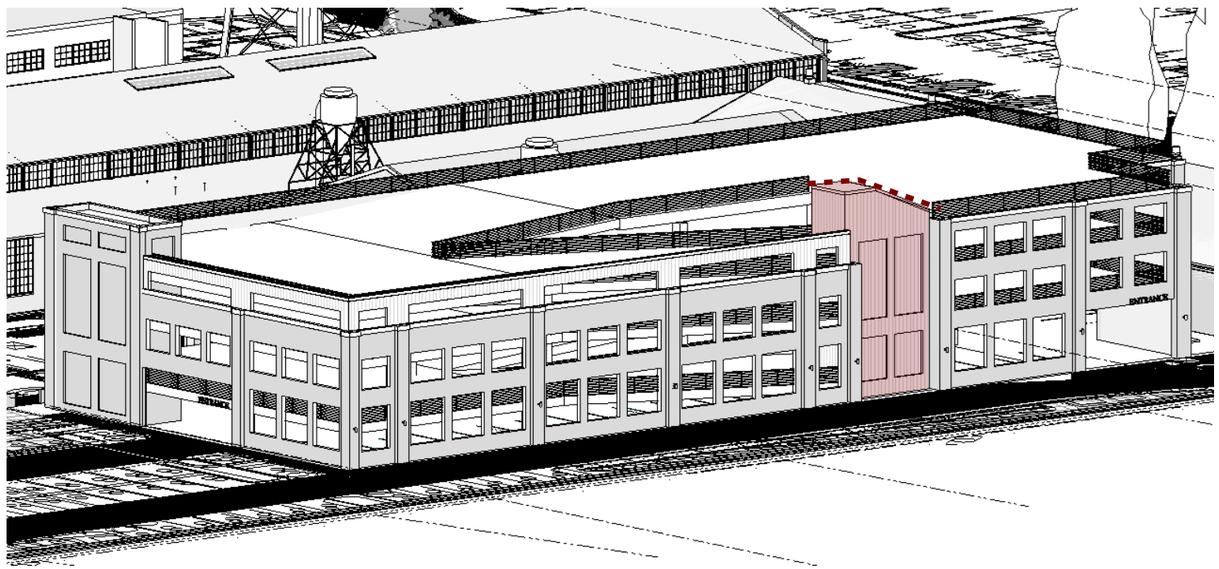
ALTERNATE: BRICK PARAPET

FACTORY AT FRANKLIN
PARKING GARAGE | **PARAPET COMPARISON**

CENTRIC
ARCHITECTURE



STEPPING FACADE DOWN AT ALLEY TO REDUCE HEIGHT



SLOPING STAIR ROOF

LOCATING BOTH STAIRWELLS ON SOUTH SIDE
(CENTER STAIR VISIBLE FROM FRANKLIN ROAD)

FACTORY AT FRANKLIN
PARKING GARAGE | **ADDITIONAL ITEMS EXPLORED**

CENTRIC
ARCHITECTURE

STREET VIEW TRAVELING SOUTHWEST ON FRANKLIN ROAD WITH VIEW OVER THE EXISTING MCCALLS BUILDING

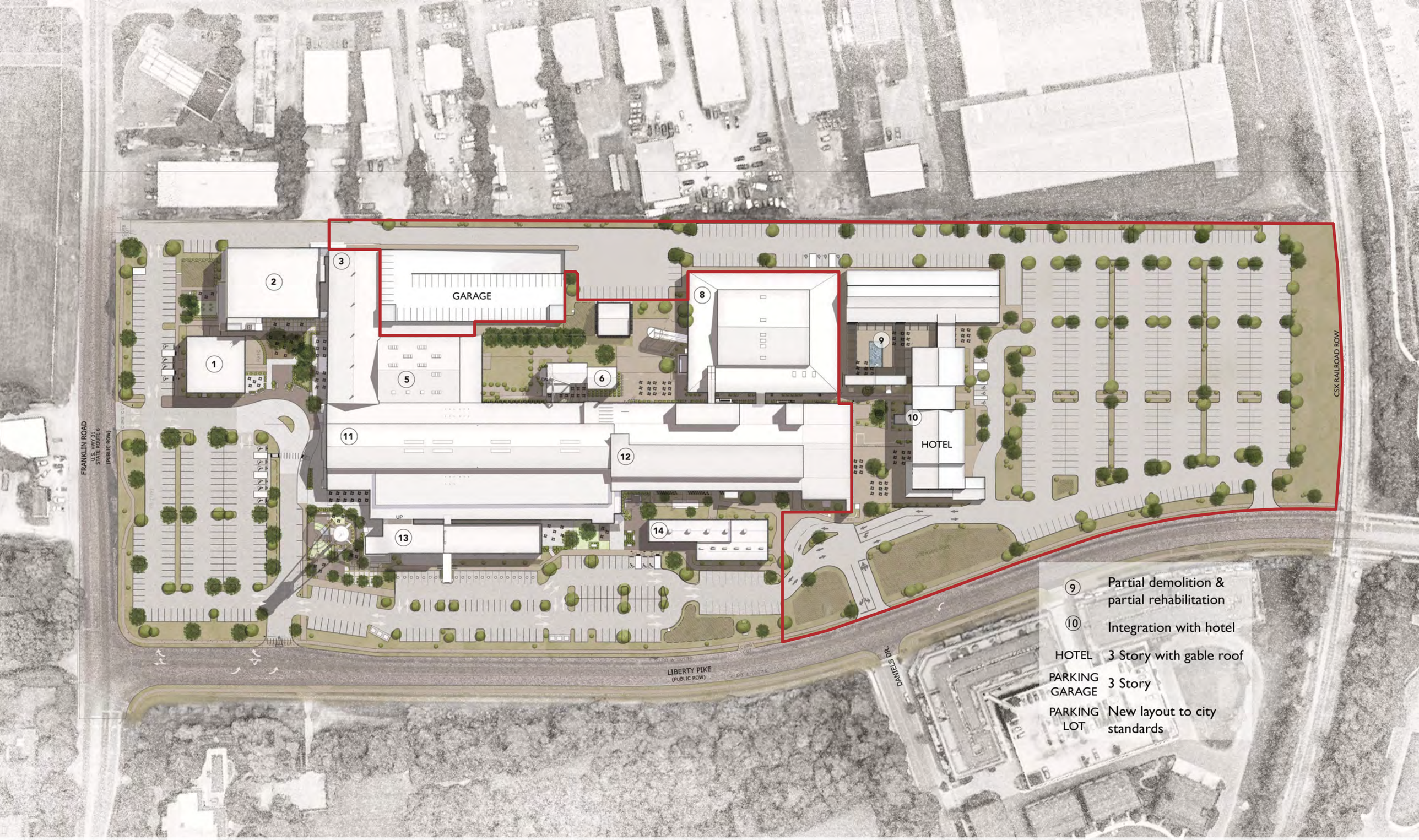
THE PROPOSED GARAGE BEGINS TO COME INTO VIEW, BUT THE VIEW OF THE PROPOSED STAIRWELL IS BLOCKED

STREET VIEW TRAVELING SOUTHWEST ON FRANKLIN ROAD WITH VIEW OVER THE EXISTING MCCALLS BUILDING.

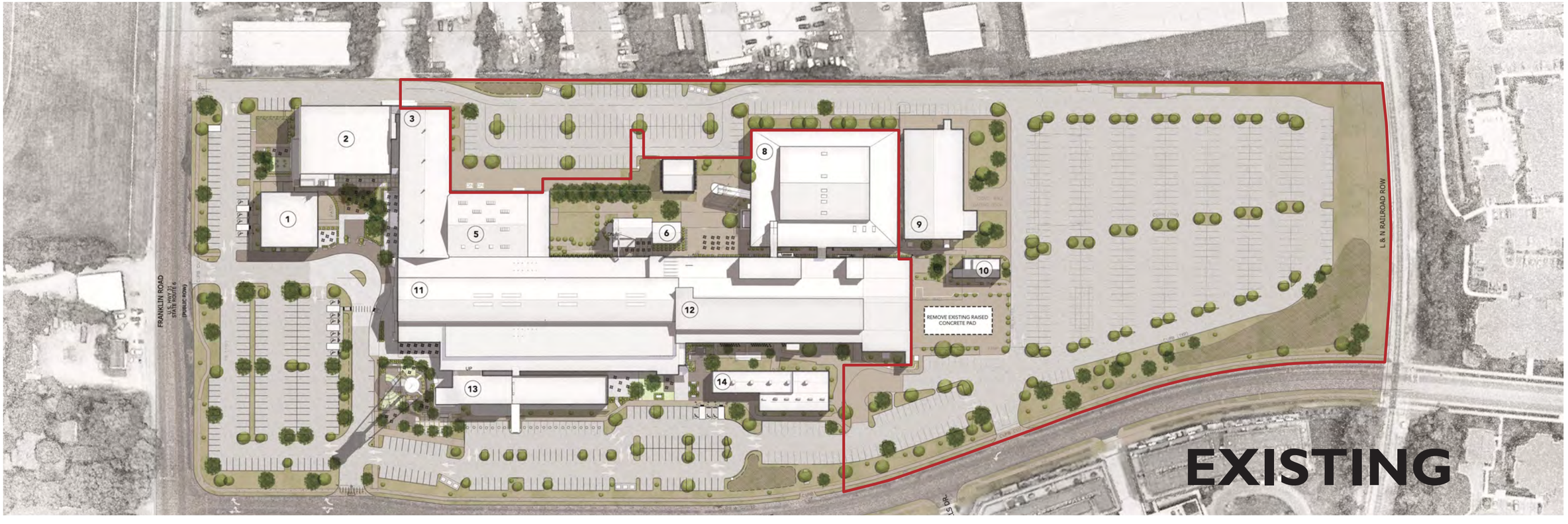
THE VIEW OF THE PROPOSED GARAGE STAIRWELL COULD BEGIN TO COME INTO PERIPHERAL VIEW AS THE DRIVER APPROACHES THE NORTH ALLEY OF THE FACTORY, ADJACENT TO MCCALL'S.

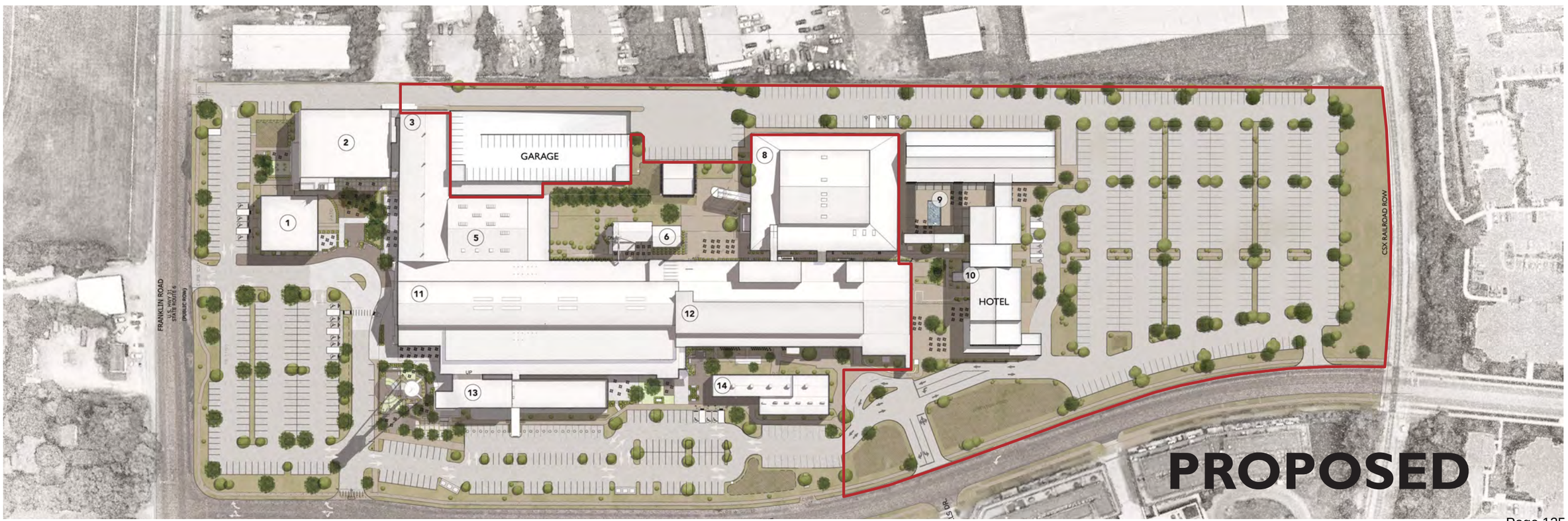
FACTORY AT FRANKLIN
PARKING GARAGE | **MECHANICAL SCREEN**

CENTRIC
ARCHITECTURE



THE FACTORY AT FRANKLIN ON-SITE PARKING


FRANKLIN ROAD
U.S. HWY 21
STATE ROUTE 6
(PUBLIC ROW)
L & N RAILROAD ROW
REMOVE EXISTING RAISED CONCRETE PAD
1
2
3
5
6
8
9
10
11
12
13
14
EXISTING


FRANKLIN ROAD
U.S. HWY 21
STATE ROUTE 6
(PUBLIC ROW)
CSX RAILROAD ROW
GARAGE
HOTEL
1
2
3
5
6
8
9
10
11
12
13
14
PROPOSED

OVERHEAD POWER LINES TO BE UNDERGROUND

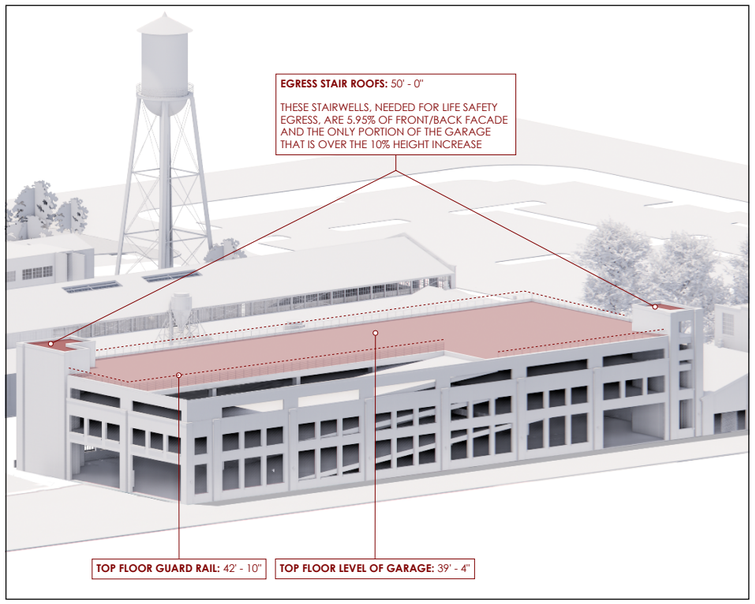
Supplemental Documentation - December 2024 HZC

	Gross SF	Proportionate to Total	Footprint SF	Proportionate to Total	Volume CF	Proportionate to Total
Historic Factory Buildings	260,500	61%	231,880	79%	5,190,000	71%
Proposed Hotel	83,650	20%	31,225	11%	1,070,500	15%
Proposed Parking Garage	79,900	19%	29,648	10%	1,011,900	14%
Subtotal	424,050		292,753		7,272,400	

THE FACTORY AT FRANKLIN
SUPPLEMENTAL DOCUMENTS

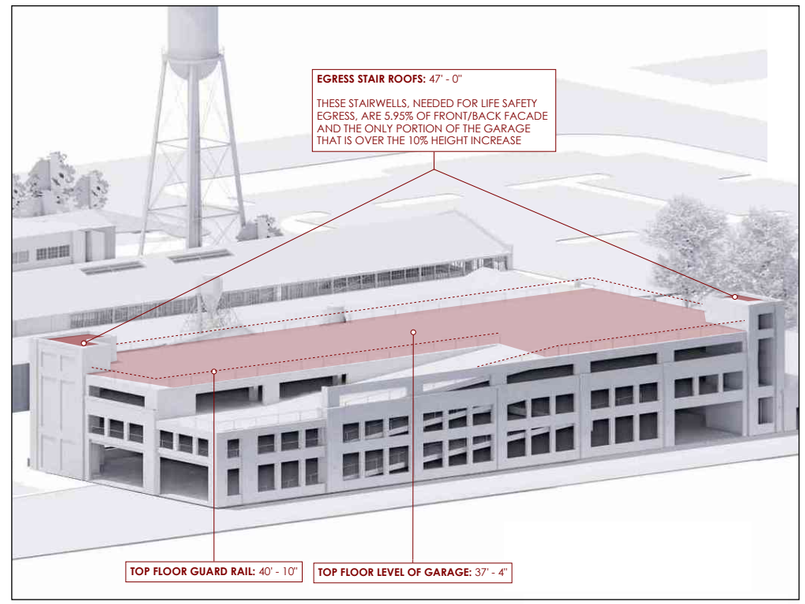
HOLLADAY PROPERTIES
Building Solutions Since 1952

CENTRIC ARCHITECTURE



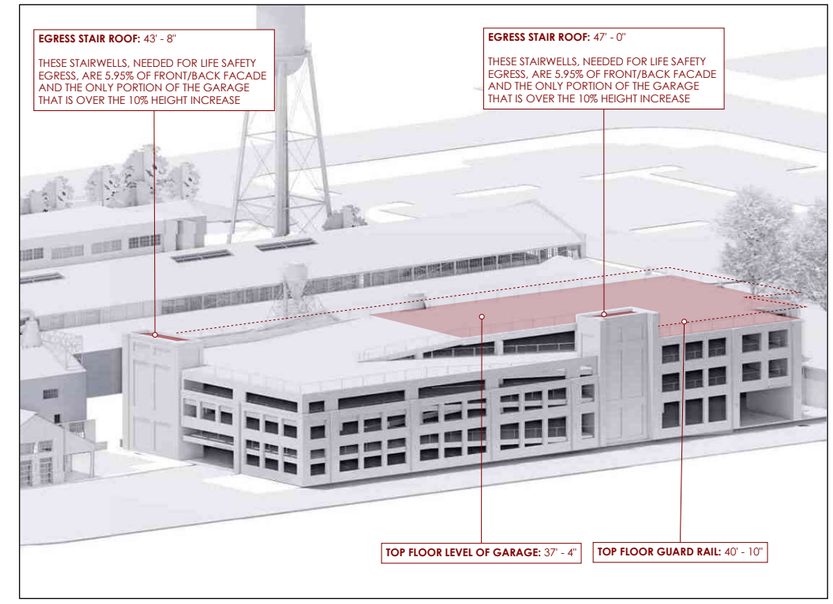
HZC SUBMISSION
10.25.2024

EGRESS STAIR HEIGHT: 50'-0"



DRC SUBMISSION
11.13.2024

EGRESS STAIR HEIGHT: 47'-0"



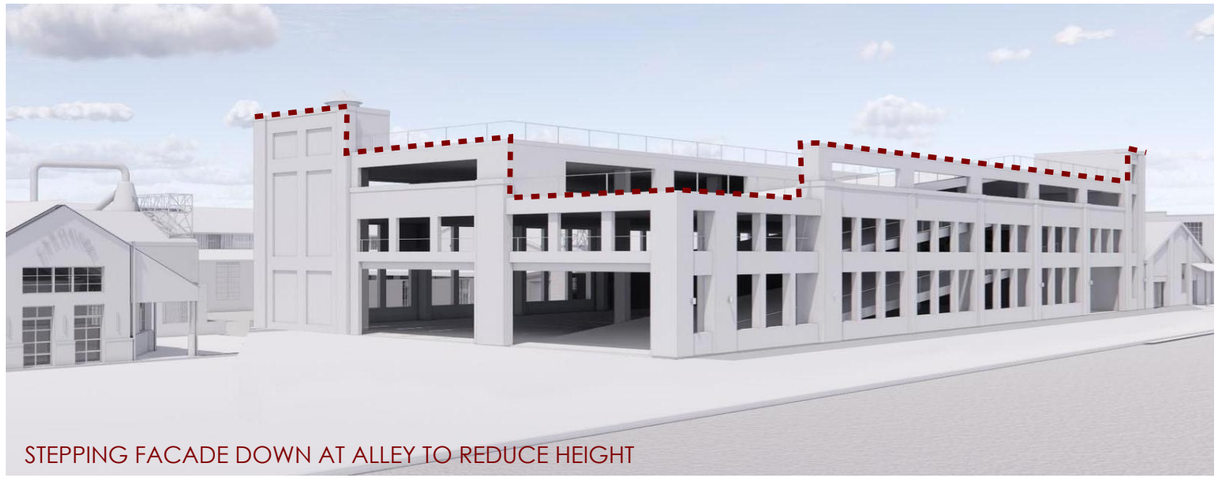
CURRENT DESIGN

SOUTH EGRESS STAIR HEIGHT: 43'-8"
NORTH EGRESS STAIR HEIGHT: 47'-0"

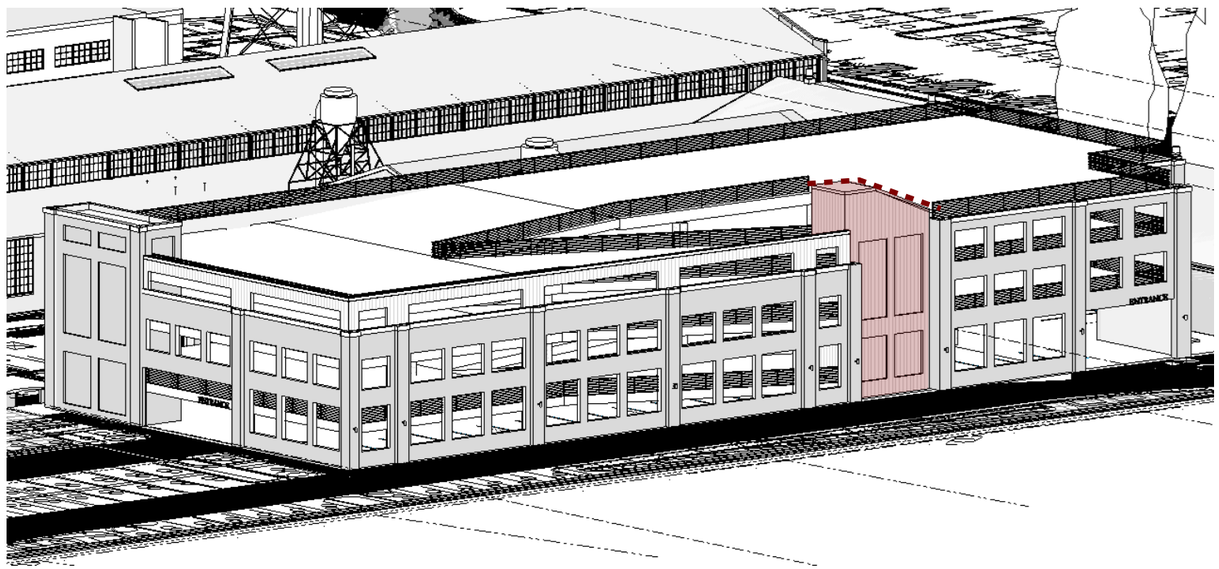
RELOCATED TALLER STAIR TO REDUCE VISIBILITY FROM FRANKLIN ROAD
STEPPED BUILDING FACADE TO FOLLOW RAMP & LOWER OVERALL HEIGHT

FACTORY AT FRANKLIN
PARKING GARAGE | **HEIGHT REDUCTION**
11/20/24

CENTRIC
ARCHITECTURE



STEPPING FACADE DOWN AT ALLEY TO REDUCE HEIGHT

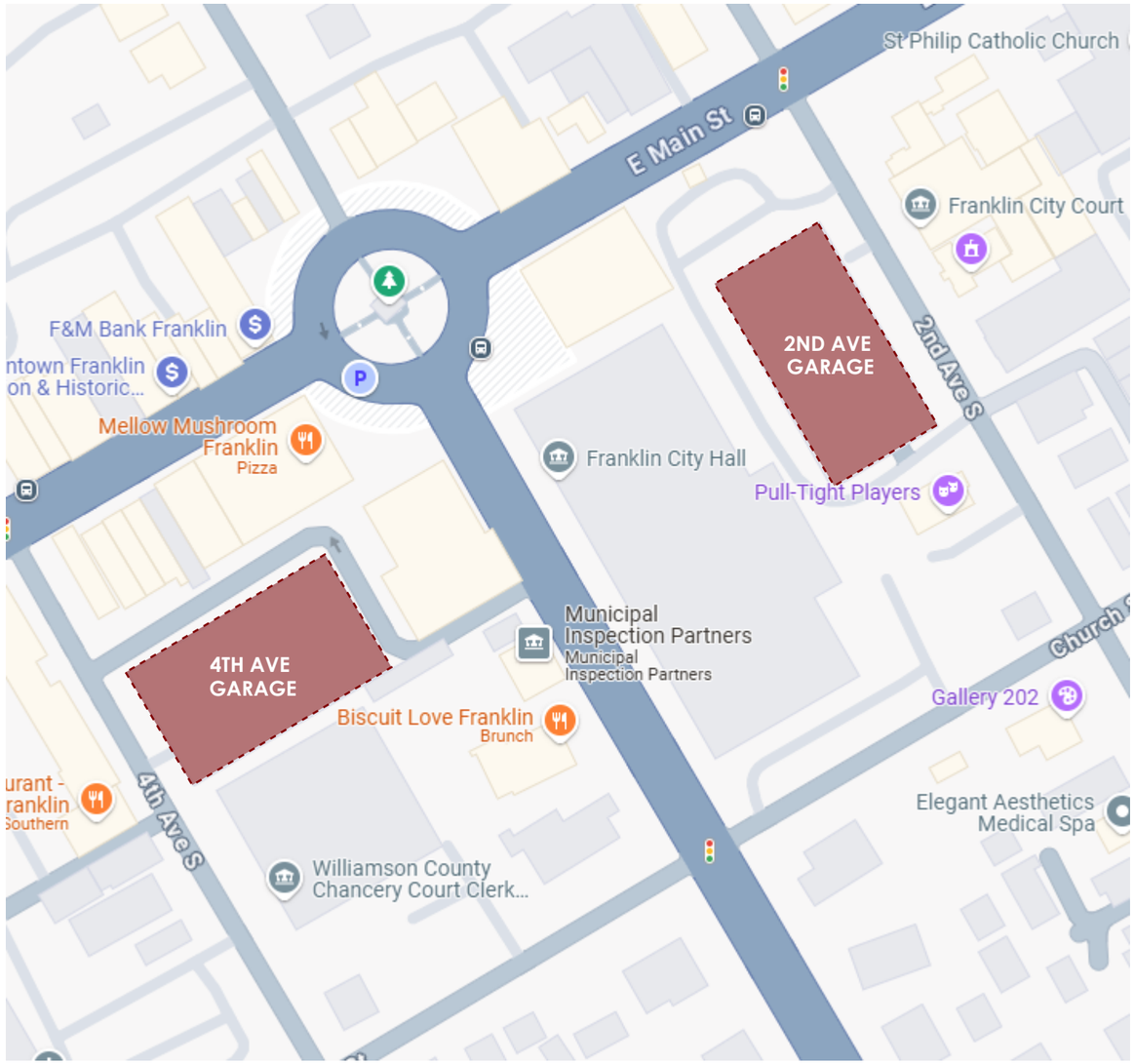


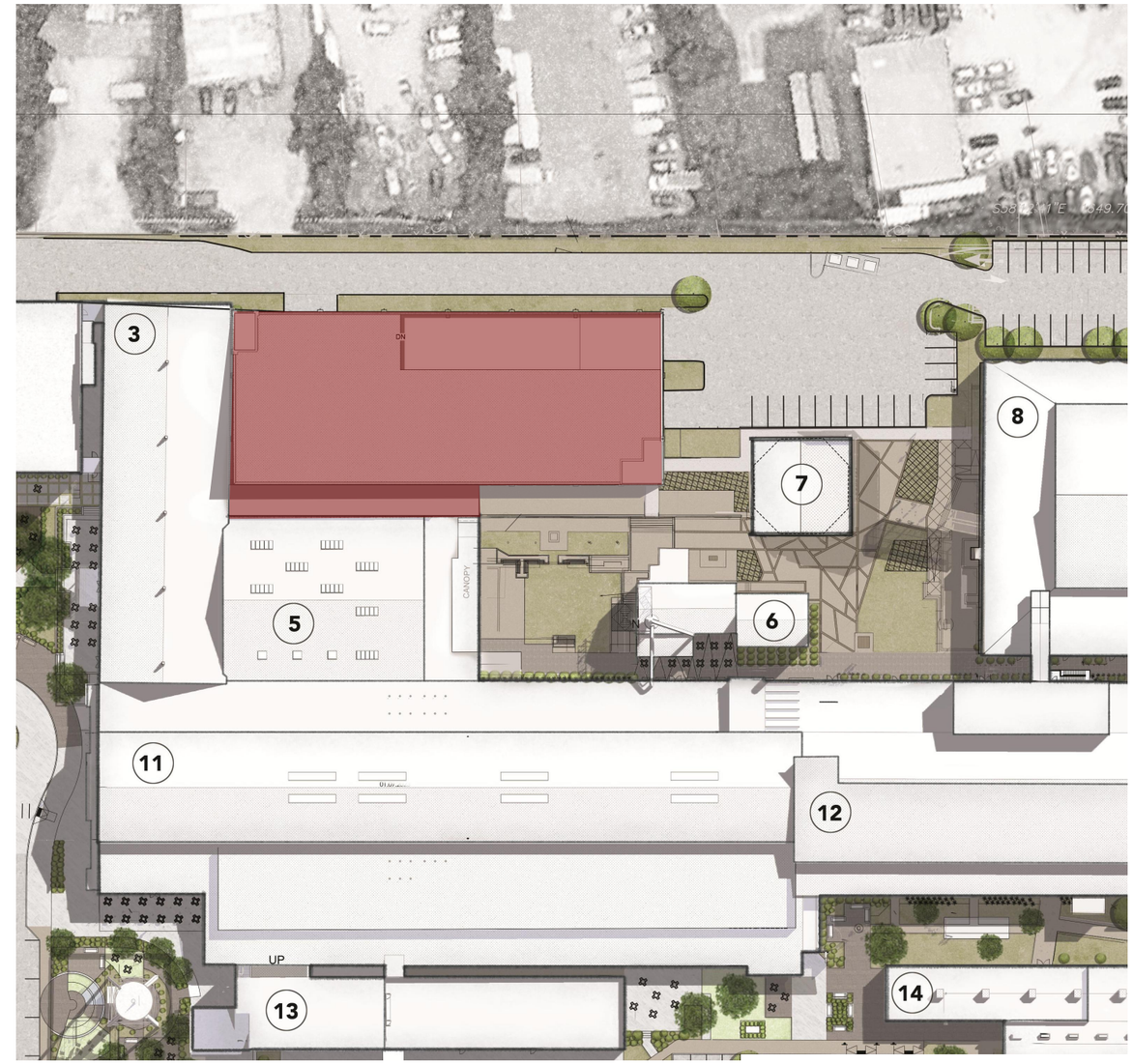
SLOPING STAIR ROOF

LOCATING BOTH STAIRWELLS ON SOUTH SIDE
(CENTER STAIR VISIBLE FROM FRANKLIN ROAD)

FACTORY AT FRANKLIN
PARKING GARAGE | **ADDITIONAL ITEMS EXPLORED**
11/20/24

CENTRIC
ARCHITECTURE





2ND AVE GARAGE
~33,000 SF FOOTPRINT
251 PARKING SPACES

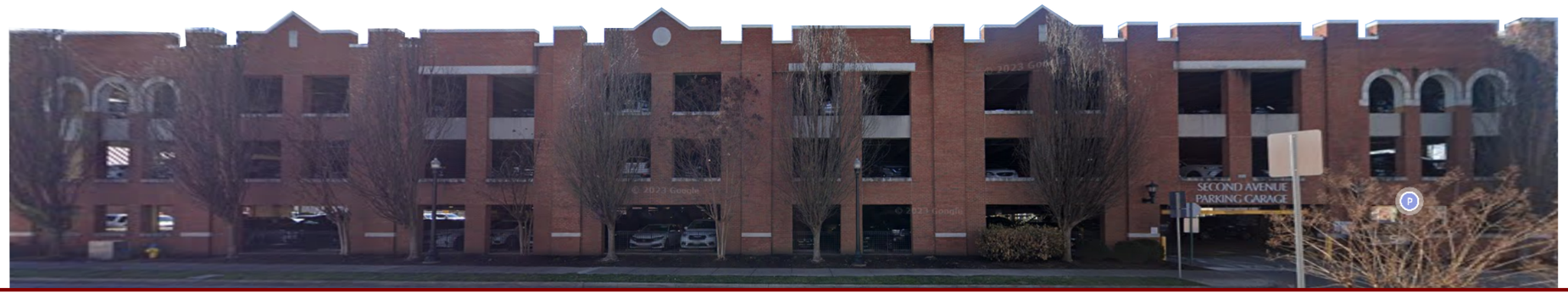
4TH AVE GARAGE
~34,000 SF FOOTPRINT
332 PARKING SPOTS

FACTORY GARAGE
~28,600 SF FOOTPRINT
~26,625 SF UPPER FLOORS
APPROX. 170-190 PARKING SPACES

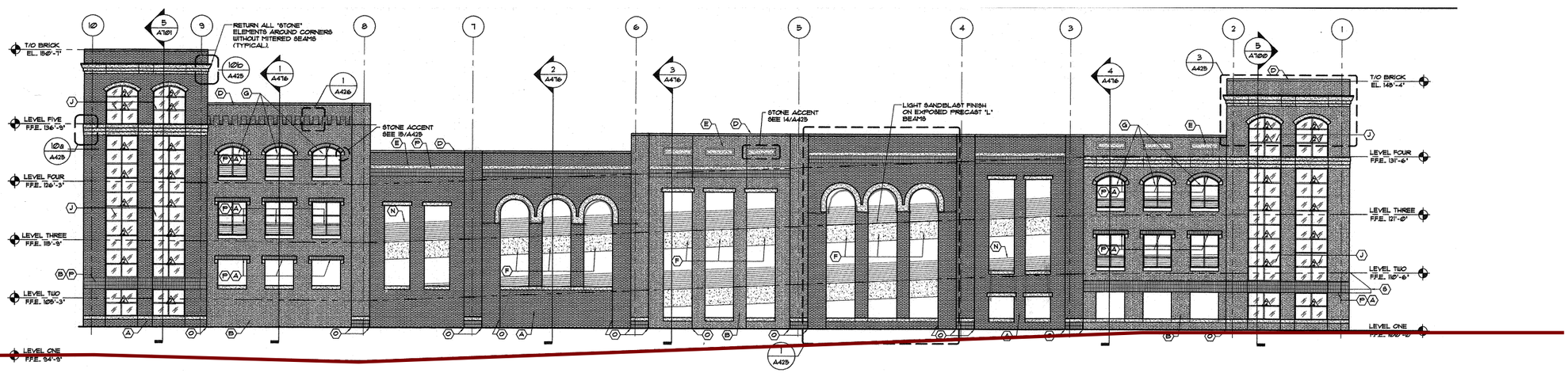
FACTORY AT FRANKLIN
PARKING GARAGE | **PARKING GARAGE COMPARISONS**
11/13/24

CENTRIC
ARCHITECTURE

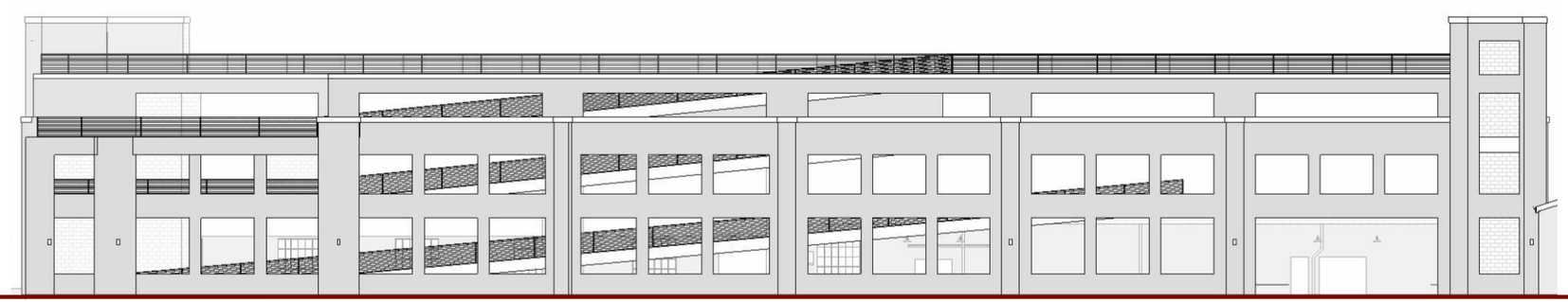
2ND AVE GARAGE
4 STORIES
~47'-0"



4TH AVE GARAGE
5 STORIES
55'-10"

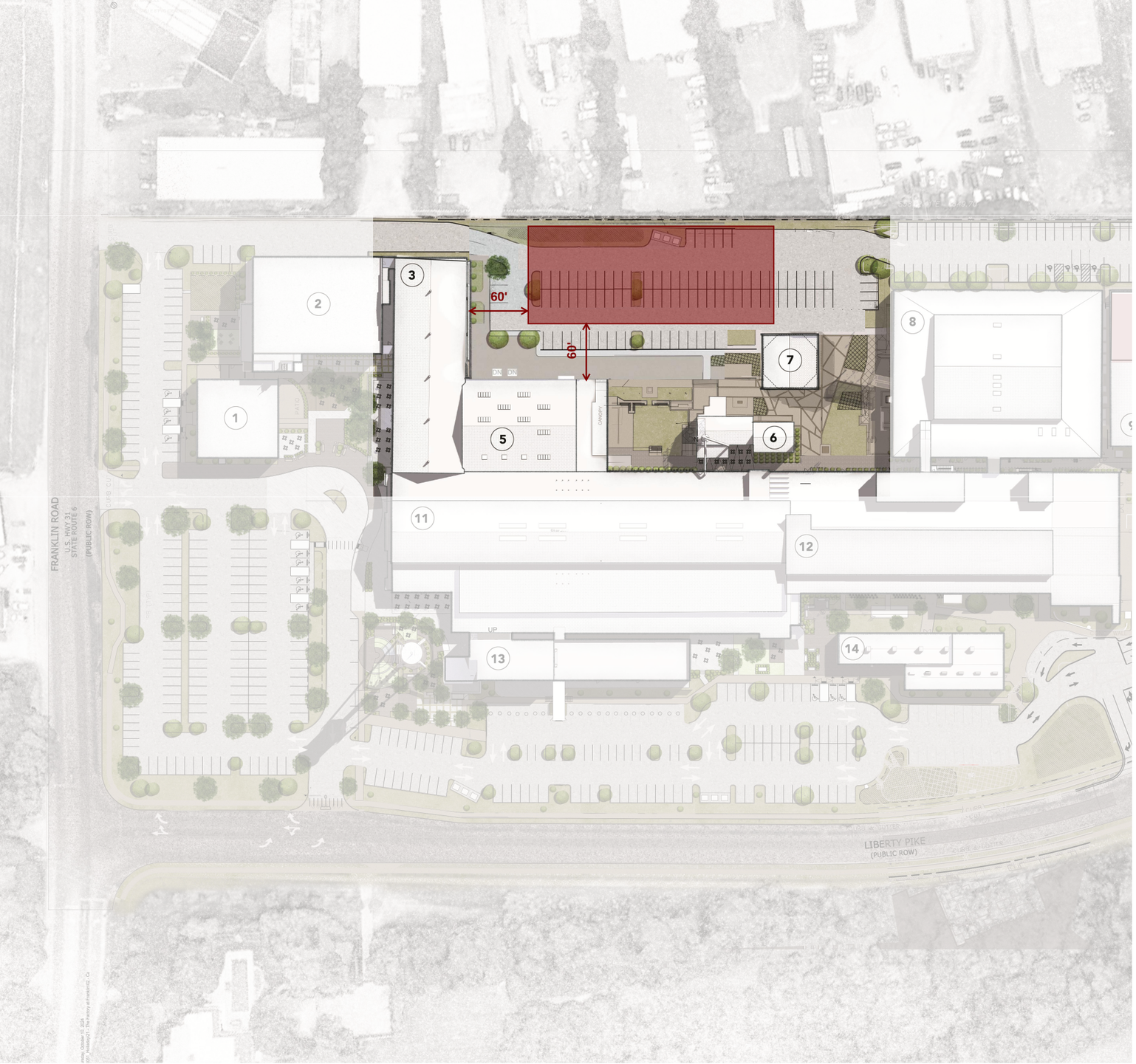


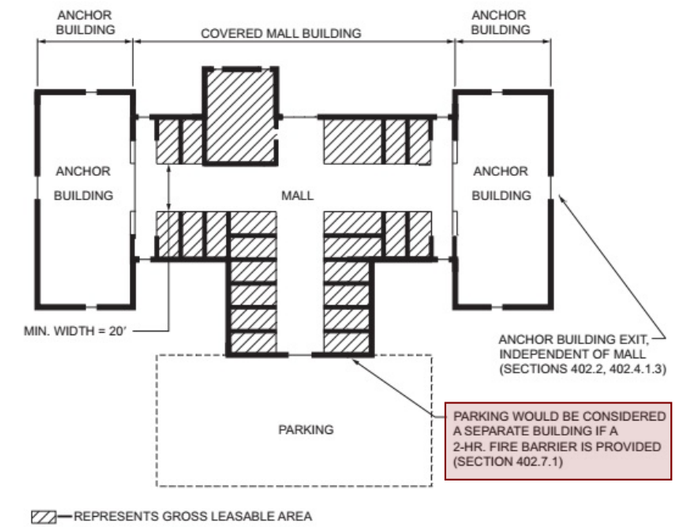
FACTORY GARAGE
4 STORIES
47'-0"



FACTORY AT FRANKLIN
PARKING GARAGE | **PARKING GARAGE COMPARISONS**
11/13/24

CENTRIC
ARCHITECTURE





402.2 Open space.

A *covered mall building* and attached anchor buildings and parking garages shall be surrounded on all sides by a permanent open space or not less than 60 feet (18 288 mm). An *open mall building* and *anchor buildings* and parking garages adjoining the perimeter line shall be surrounded on all sides by a permanent open space of not less than 60 feet (18 288 mm).

Exception: The permanent open space of 60 feet (18 288 mm) shall be permitted to be reduced to not less than 40 feet (12 192 mm), provided that the following requirements are met:

1. The reduced open space shall not be allowed for more than 75 percent of the perimeter of the *covered or open mall building* and *anchor buildings*.
2. The *exterior wall* facing the reduced open space shall have a *fire-resistance rating* of not less than 3 hours.
3. Openings in the *exterior wall* facing the reduced open space shall have opening protectives with a *fire protection rating* of not less than 3 hours.
4. Group E, H, I or R occupancies are not located within the *covered or open mall building* or *anchor buildings*.

402.4.1.3 Parking garage.

The *building area* and *building height* of any parking garage shall be based on the type of construction as required by Sections 406.5 and 406.6, respectively.

C ❖ This section provides a reminder that the construction of parking garages is regulated by the general provisions found in Sections 406.5 and 406.6 and that they are not regulated by the covered mall building's type of construction. It also clarifies that the garage is not included in the unlimited area allowance given to the mall building and anchor stores.

FACTORY AT FRANKLIN
PARKING GARAGE | **COVERED MALL CODE**
11/20/24

CENTRIC
ARCHITECTURE

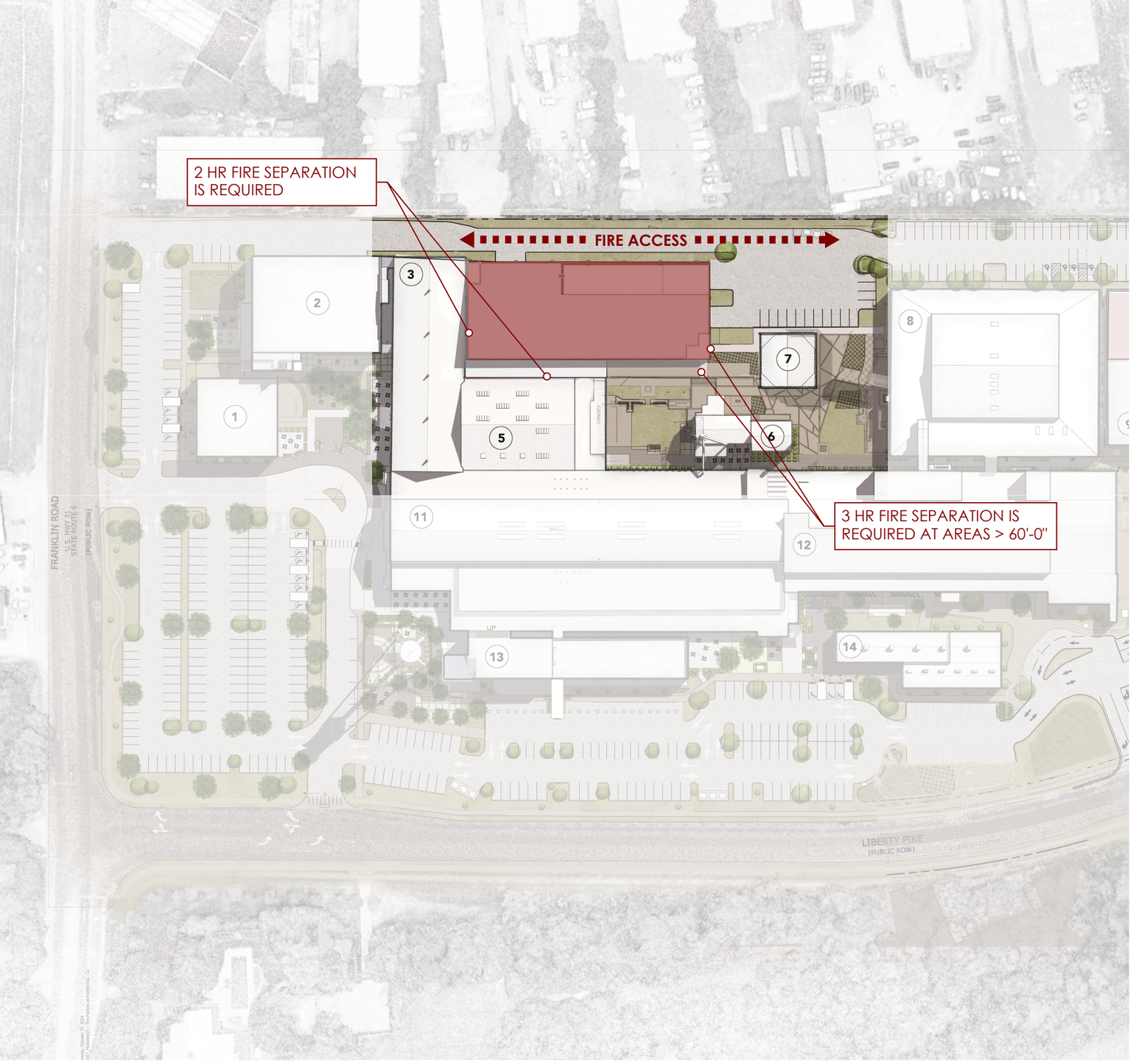


TABLE 722.4.1(1) FIRE-RESISTANCE PERIODS OF CLAY MASONRY WALLS

MATERIAL TYPE	MINIMUM REQUIRED EQUIVALENT THICKNESS FOR FIRE RESISTANCE[a, b, c] (inches)			
	1 hour	2 hours	3 hours	4 hours
Solid brick of clay or shale[d]	2.7	3.8	4.9	6.0
Hollow brick or tile of clay or shale, unfilled	2.3	3.4	4.3	5.0
Hollow brick or tile of clay or shale, grouted or filled with materials specified in Section 722.4.1.1.3	3.0	4.4	5.5	6.6

402.4.2.3 Parking garages.

An attached garage for the storage of passenger vehicles having a capacity of not more than nine persons and *open parking garages* shall be considered as a separate building where it is separated from the *covered or open mall building* or *anchor building* by not less than 2-hour *fire barriers* constructed in accordance with Section 707 or *horizontal assemblies* constructed in accordance with Section 711, or both.

Parking garages, which are separated from *covered mall buildings*, *open mall buildings* or *anchor buildings*, shall comply with the provisions of Table 602.

Pedestrian walkways and tunnels that connect garages to *mall* buildings or *anchor buildings* shall be constructed in accordance with Section 3104.

C ❖ Buildings adjacent to mall buildings are typically considered separate buildings provided they are separated by exterior walls or fire walls. In recognition of the limited hazard presented by attached garages and open parking garages, this section permits such structures to be considered separate buildings, where fire barriers and horizontal assemblies having a fireresistance rating of at least 2 hours are provided. See the commentary to Section 707 relative to the construction of fire barriers and Section 711 relative to the construction of horizontal assemblies.

The 2-hour fire-resistance rating is consistent with the requirements of Table 508.4 for Groups M and S-2 occupancies. Where the 2-hour fire barrier or horizontal assembly is not provided, the parking structure can be considered part of the covered mall building and be limited. Table 602, regulating exterior wall protection, is applicable for those parking garages that are not attached to the covered or open mall building or anchor buildings. See the commentary to Section 3104 for the requirements related to any pedestrian walkways or tunnels that connect the garages to mall buildings or anchor stores.

406.5.4 Area and height.

Area and height of *open parking garages* shall be limited as set forth in Chapter 5 for Group S-2 occupancies and as further provided for in Section 508.1.

C ❖ Where an open parking garage is located within a building containing other occupancies, the code requires that the height and area limitations for the open parking garage be determined by using the normal provisions found in Chapter 5 for a Group S-2 occupancy. This essentially means that the garage would receive the same allowable areas of an enclosed parking garage or a storage building that was classified in the same occupancy.

TABLE 406.5.4 OPEN PARKING GARAGES AREA AND HEIGHT

TYPE OF CONSTRUCTION	AREA PER TIER (square feet)	HEIGHT (in tiers)		
		Ramp access	Mechanical access	
			Automatic sprinkler system	
			No	Yes
IA	Unlimited	Unlimited	Unlimited	Unlimited
IB	Unlimited	12 tiers	12 tiers	18 tiers
IIA	50,000	10 tiers	10 tiers	15 tiers
IIB	50,000	8 tiers	8 tiers	12 tiers
IV	50,000	4 tiers	4 tiers	4 tiers

For SI: 1 square foot = 0.0929 m^2.

FACTORY AT FRANKLIN
PARKING GARAGE | **OPEN PARKING GARAGE CODE**
11/20/24

CENTRIC ARCHITECTURE

THE FACTORY AT FRANKLIN

Dec. 9th, 2024

FACTORY AT FRANKLIN HOTEL AND PARKING

Historic Zoning Committee Presentation

Holladay Properties
Gamble Design Collaborative

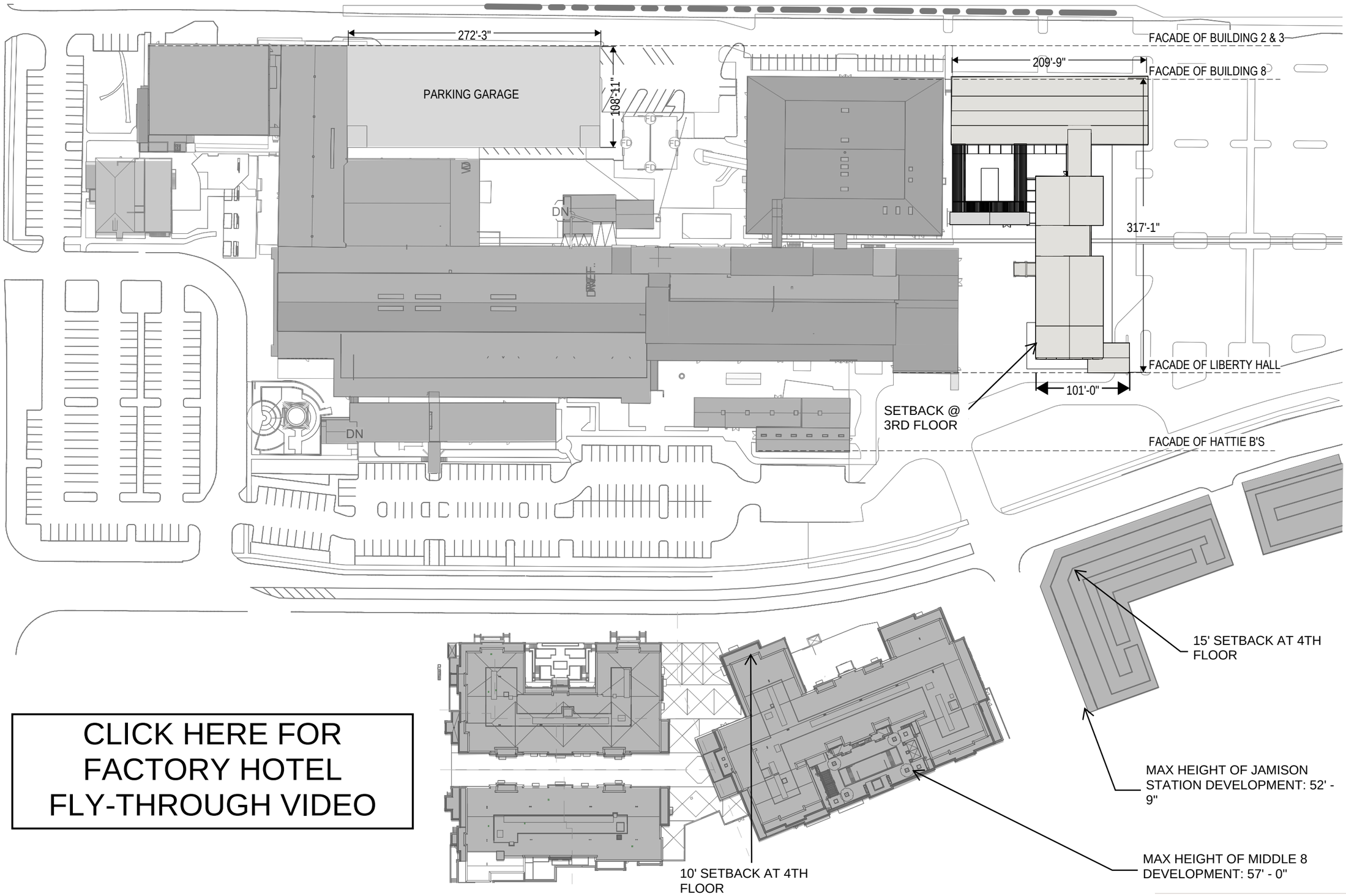
Stonehill Taylor
Centric Architecture

THE FACTORY
FRANKLIN, TN

STONEHILL TAYLOR

THE FACTORY AT FRANKLIN MASTER PLAN

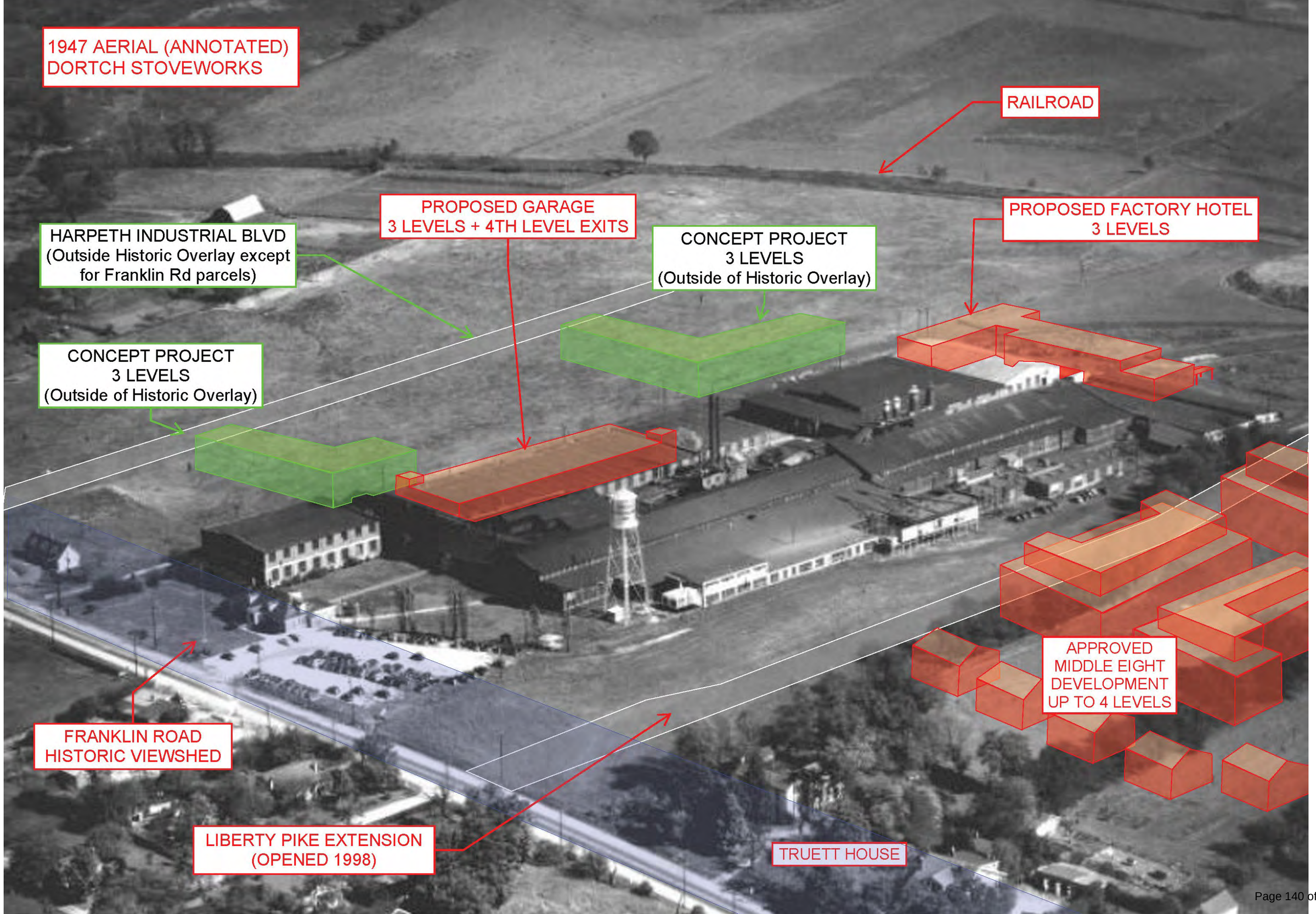
THE FACTORY AT FRANKLIN HOTEL

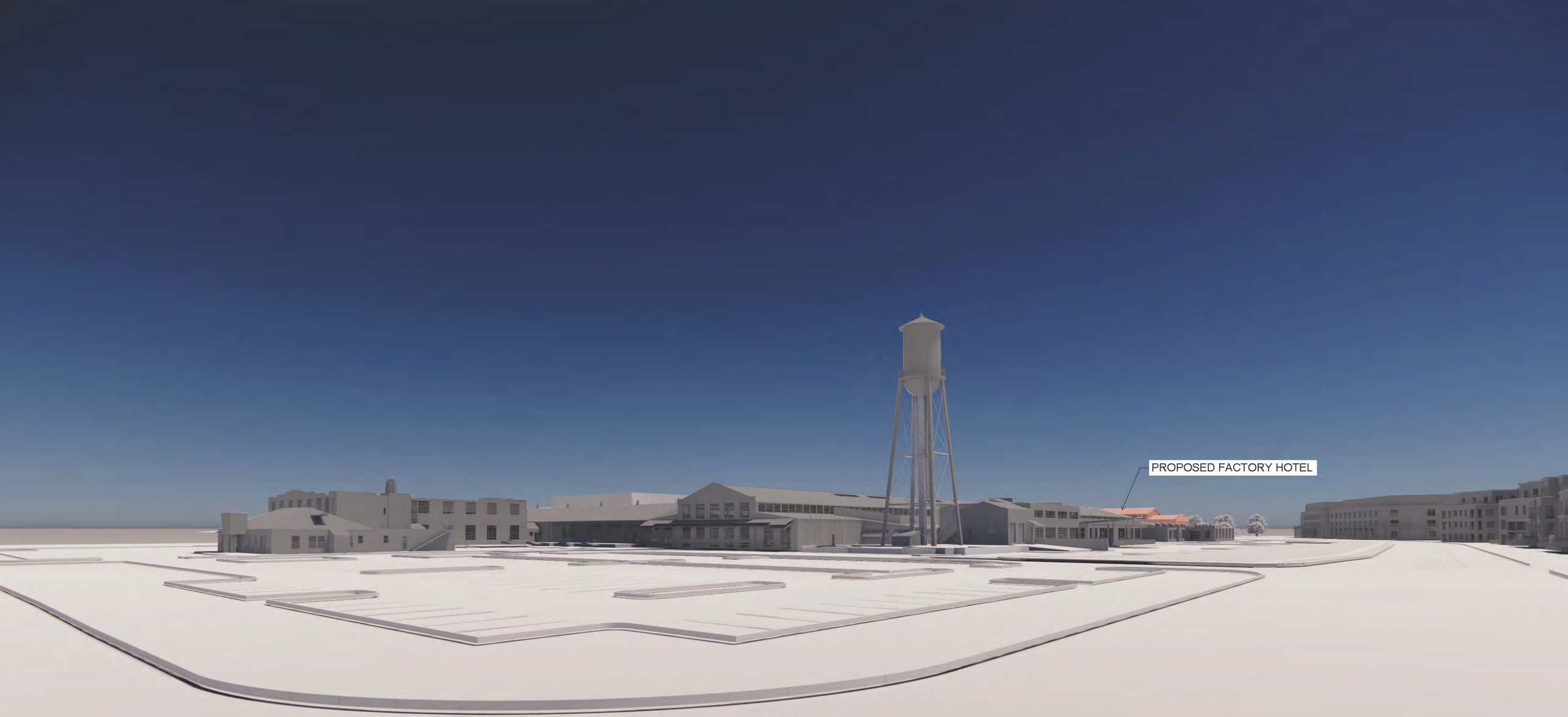


CLICK HERE FOR
FACTORY HOTEL
FLY-THROUGH VIDEO

STONEHILL TAYLOR

10/25/2024 3:22:39 PM C:\Users\jtriemer\Documents\22411-Factory at Franklin_ARCH_R24_jtriemerUET6U.rvt


1947 AERIAL (ANNOTATED)
DORTCH STOVEWORKS
RAILROAD
PROPOSED GARAGE
3 LEVELS + 4TH LEVEL EXITS
PROPOSED FACTORY HOTEL
3 LEVELS
HARPETH INDUSTRIAL BLVD
(Outside Historic Overlay except
for Franklin Rd parcels)
CONCEPT PROJECT
3 LEVELS
(Outside of Historic Overlay)
CONCEPT PROJECT
3 LEVELS
(Outside of Historic Overlay)
APPROVED
MIDDLE EIGHT
DEVELOPMENT
UP TO 4 LEVELS
FRANKLIN ROAD
HISTORIC VIEWSHED
LIBERTY PIKE EXTENSION
(OPENED 1998)
TRUETT HOUSE



FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - WEST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - WEST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - WEST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

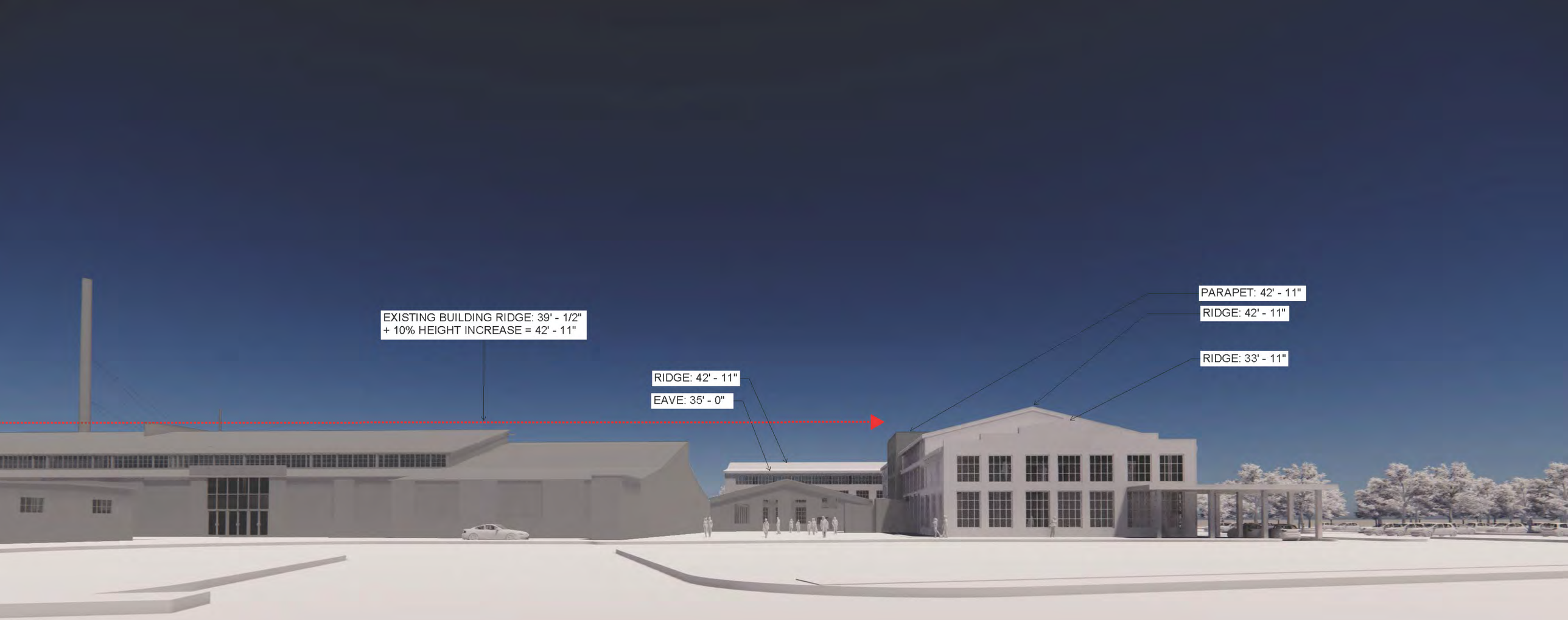
FACTORY HOTEL - SOUTH WEST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH WEST VIEW

STONEHILL TAYLOR



FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH EAST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH EAST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - EAST VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL -COURTYARD VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

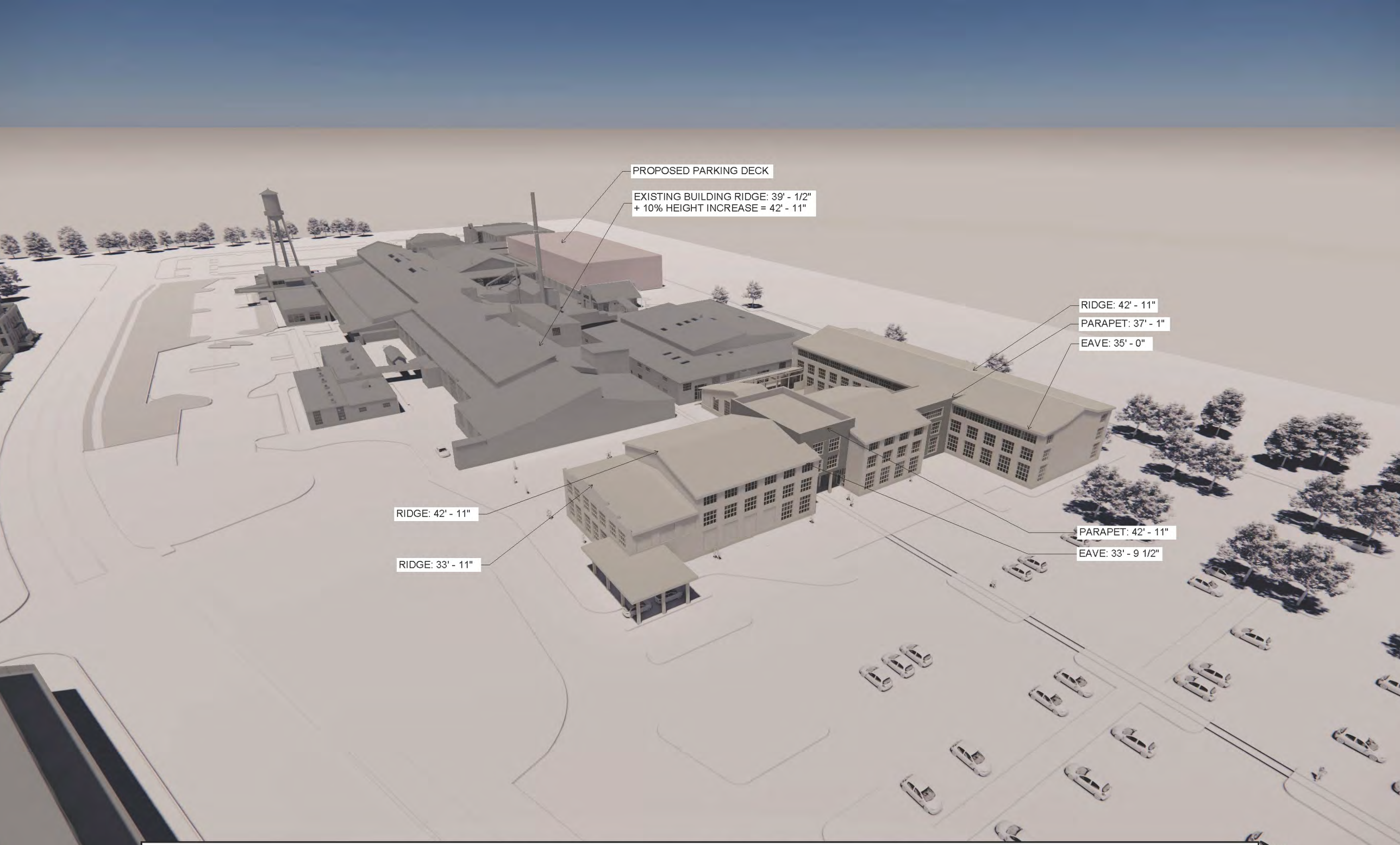
FACTORY HOTEL -COURTYARD VIEW

STONEHILL TAYLOR

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH WEST AERIAL

STONEHILL TAYLOR



FACTORY AT FRANKLIN HOTEL
Holladay Properties

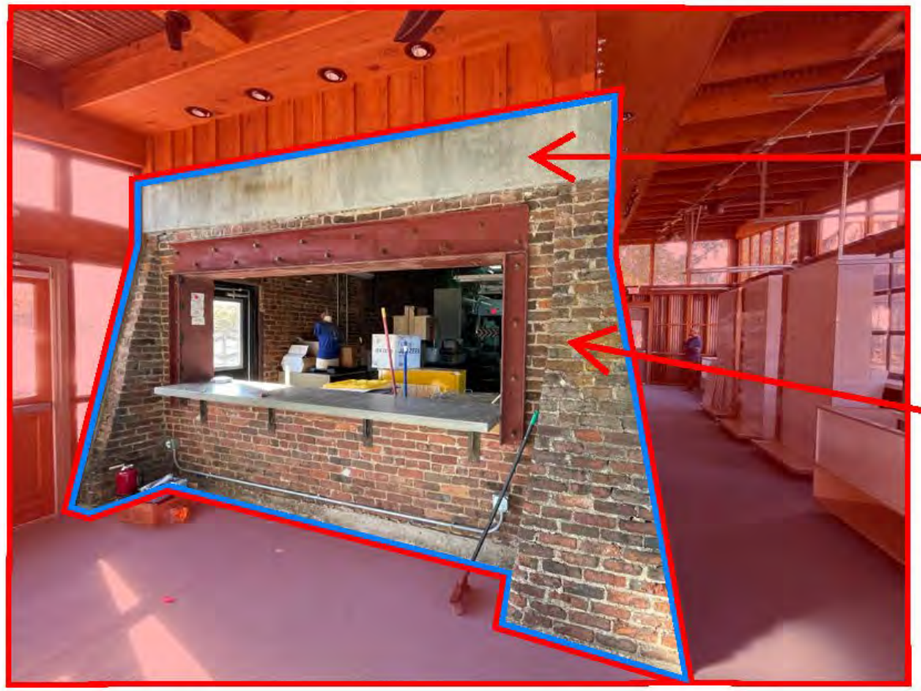
FACTORY HOTEL - SOUTH EAST AERIAL

STONEHILL TAYLOR

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.

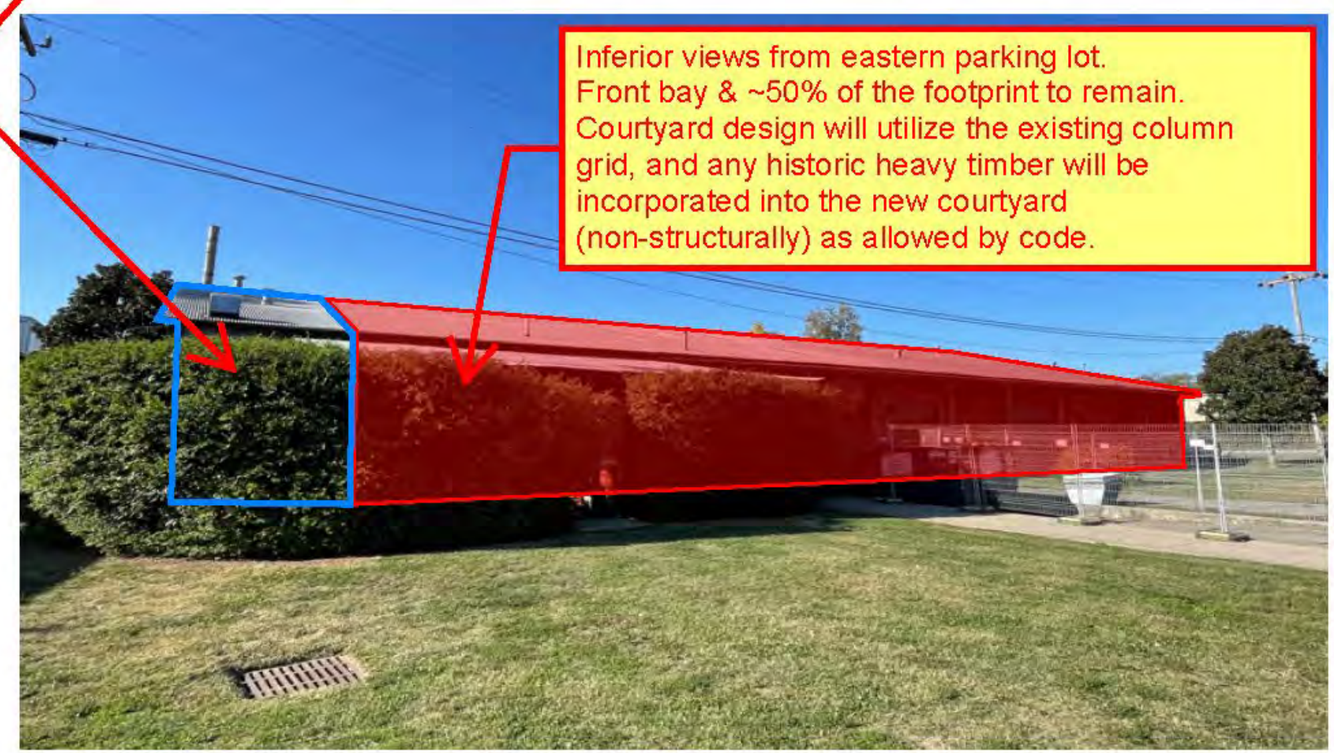
North & East facades are currently enclosed & hidden from public view. Contemporary addition will be removed to expose historic structure to pedestrian alley.

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

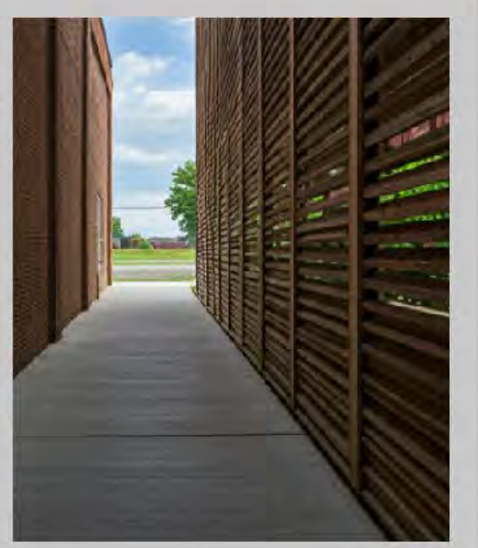
Pass-thru door to be replaced with exterior door.

New, wood screening for courtyard.

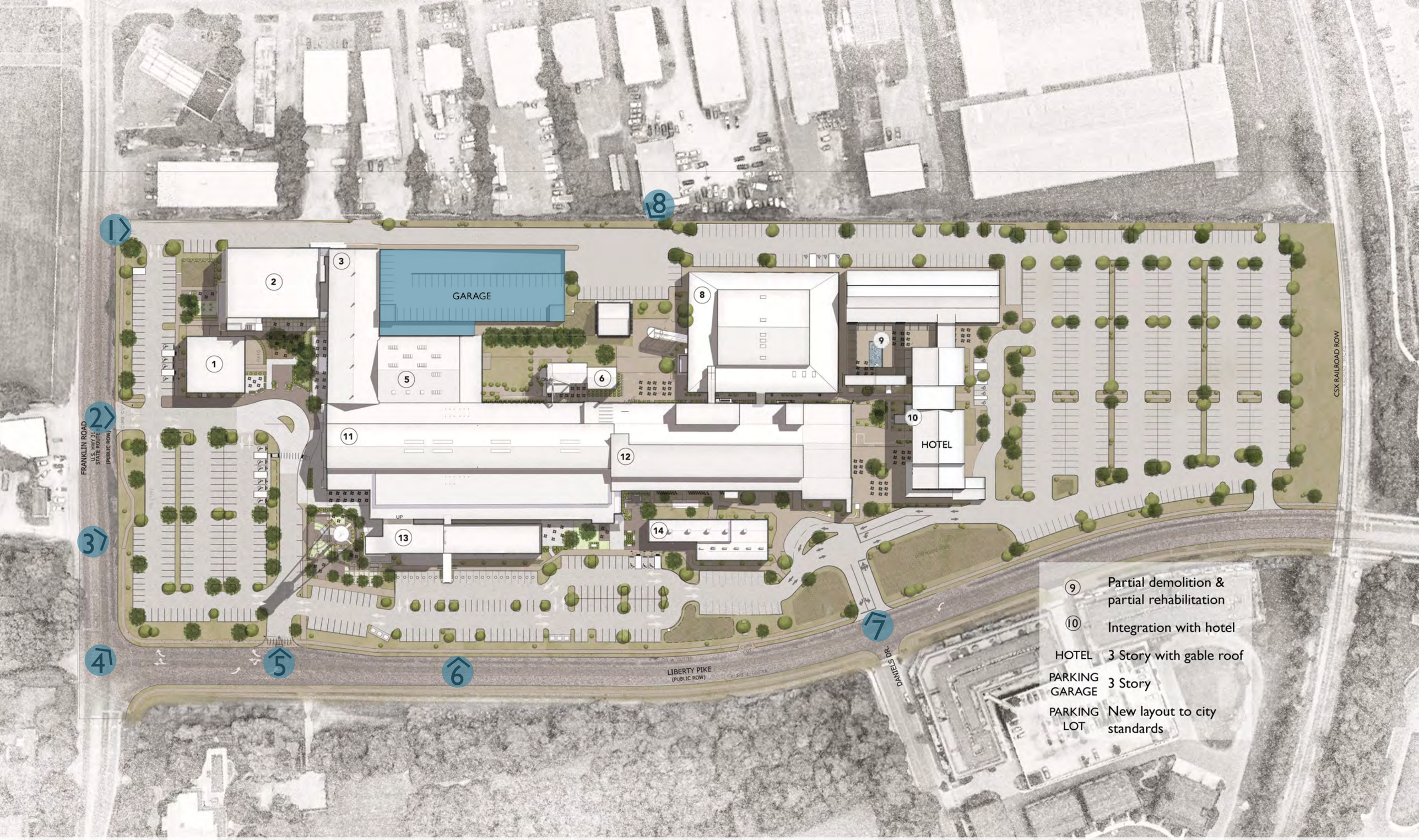
Front elevation, first structural bay & roof will be re-rehabilitated. (Note: this facade was previously rebuilt ~20 years ago).



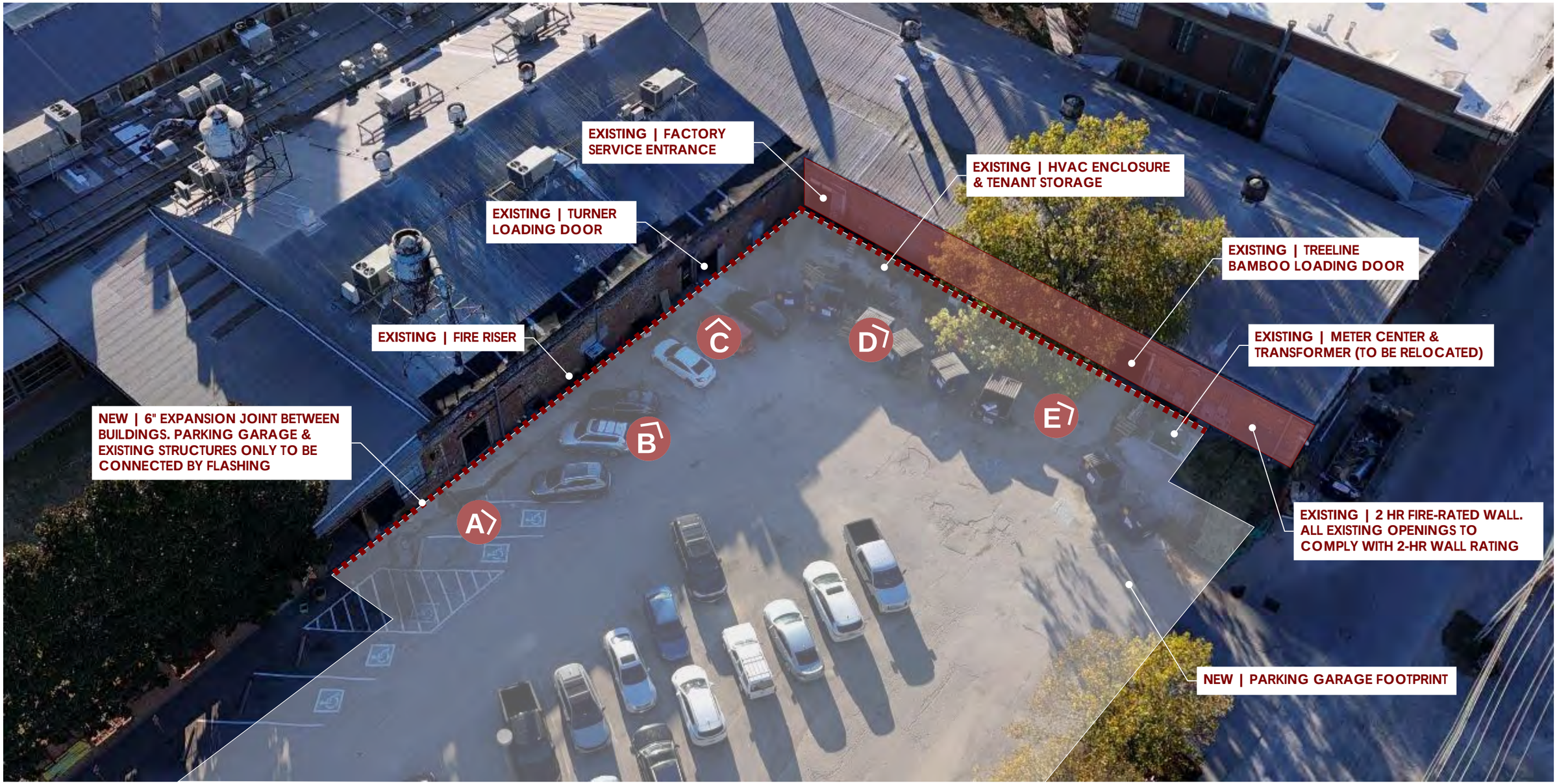
Inferior views from eastern parking lot.
Front bay & ~50% of the footprint to remain.
Courtyard design will utilize the existing column grid, and any historic heavy timber will be incorporated into the new courtyard (non-structurally) as allowed by code.



Inspiration images for courtyard screenwall.



THE FACTORY AT FRANKLIN PARKING GARAGE

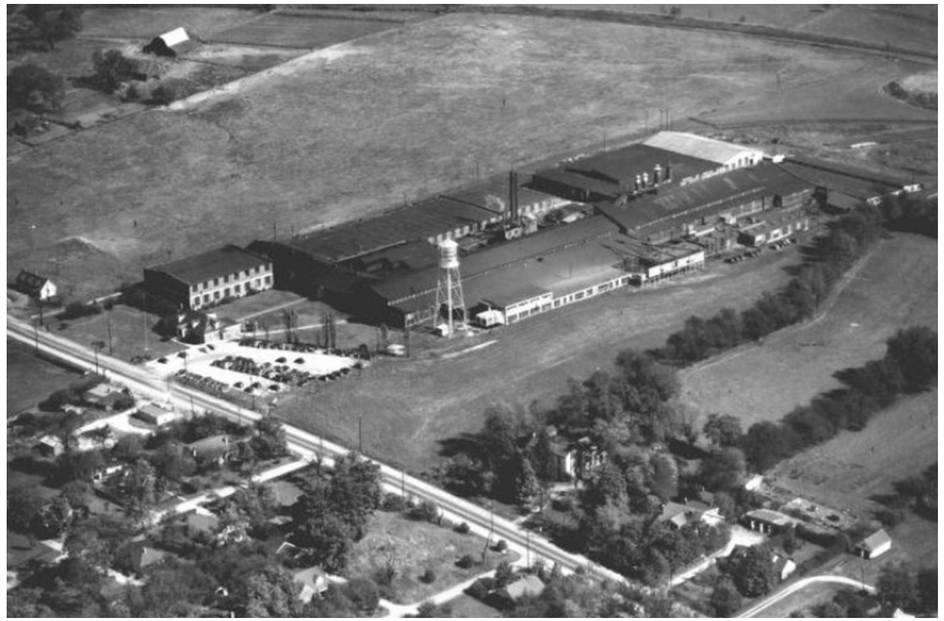


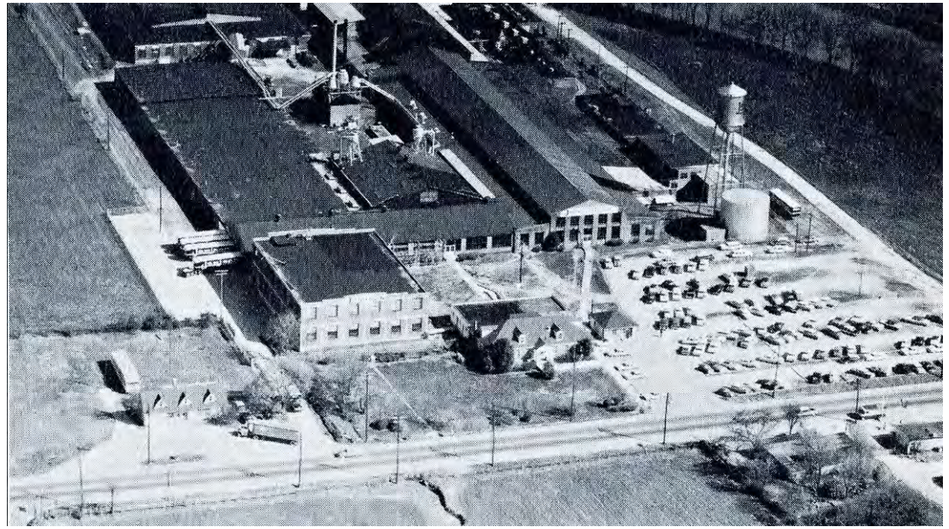
FACTORY AT FRANKLIN
PARKING GARAGE | **EXISTING CONDITIONS**

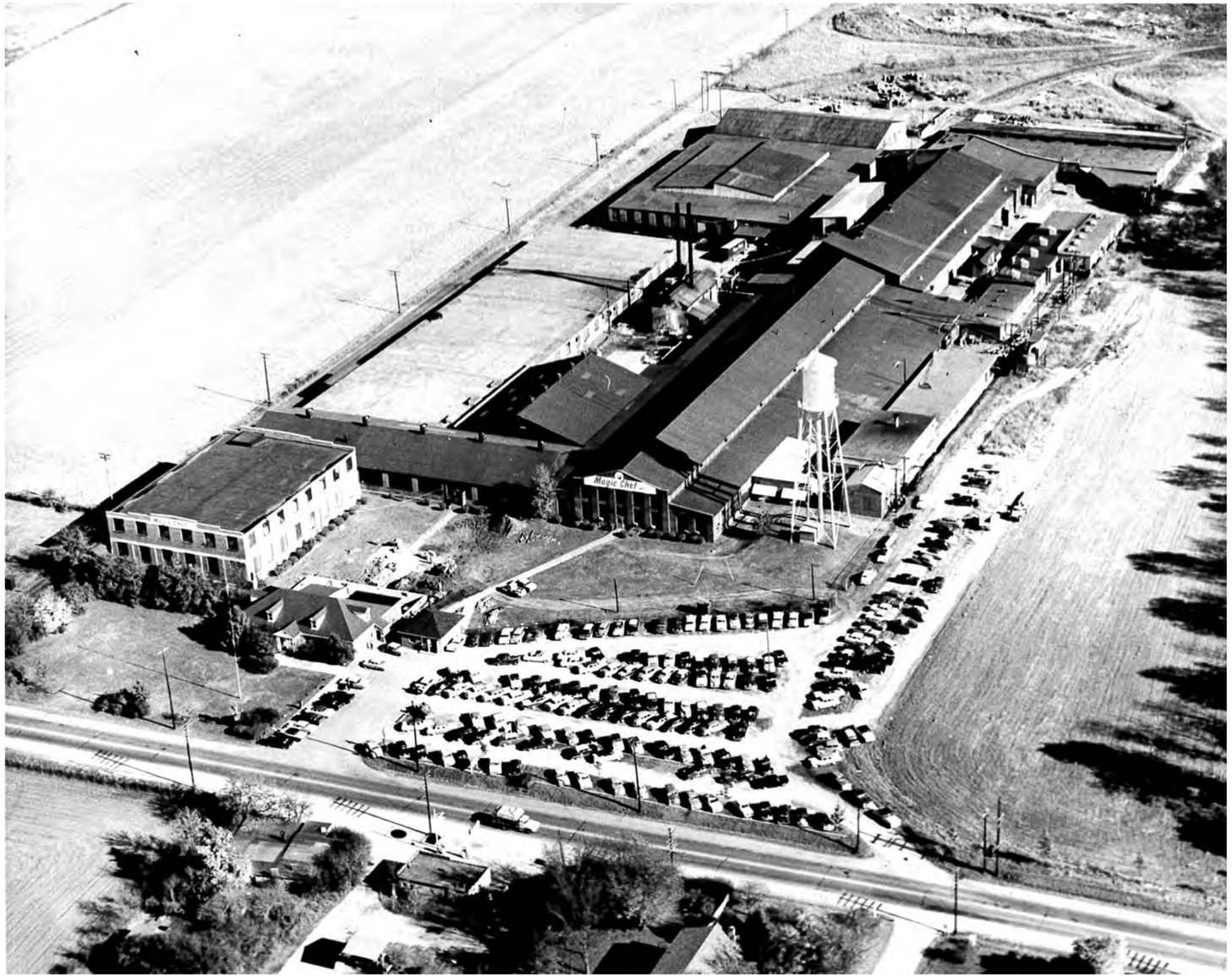
CENTRIC
ARCHITECTURE

EXISTING BRICK WALLS AT BUILDINGS 3 & 5 HAVE A 2-HR RATING

ALL EXISTING DOORS AT THE BACKS OF BUILDINGS 3 & 5 (ADJACENT TO NEW PARKING GARAGE) TO BE UPDATED TO COMPLY WITH A 2-HR WALL RATING. REPLACED DOORS WILL BE SIMILAR IN APPEARANCE TO EXISTING.







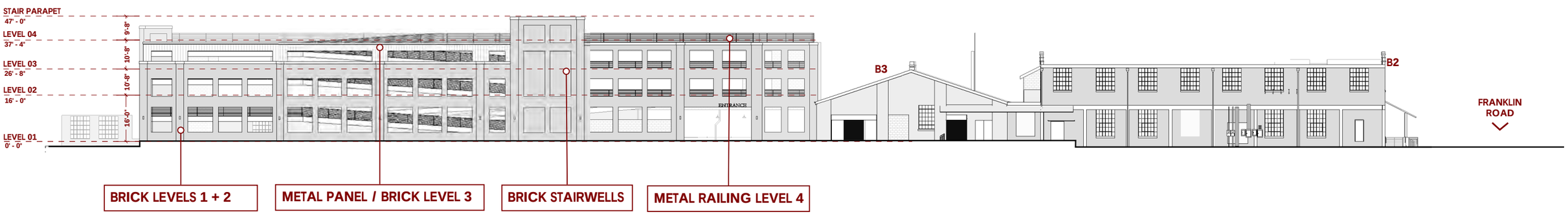
FACTORY AT FRANKLIN
PARKING GARAGE | **HISTORIC IMAGERY**

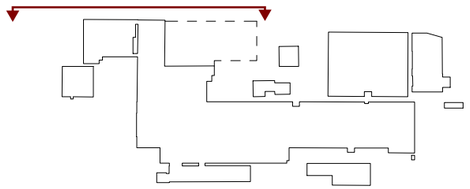
CENTRIC
ARCHITECTURE

MATERIALITY
BRICK BASE + METAL PANEL TOP

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

OPENING RHYTHM
RIBBON WINDOWS



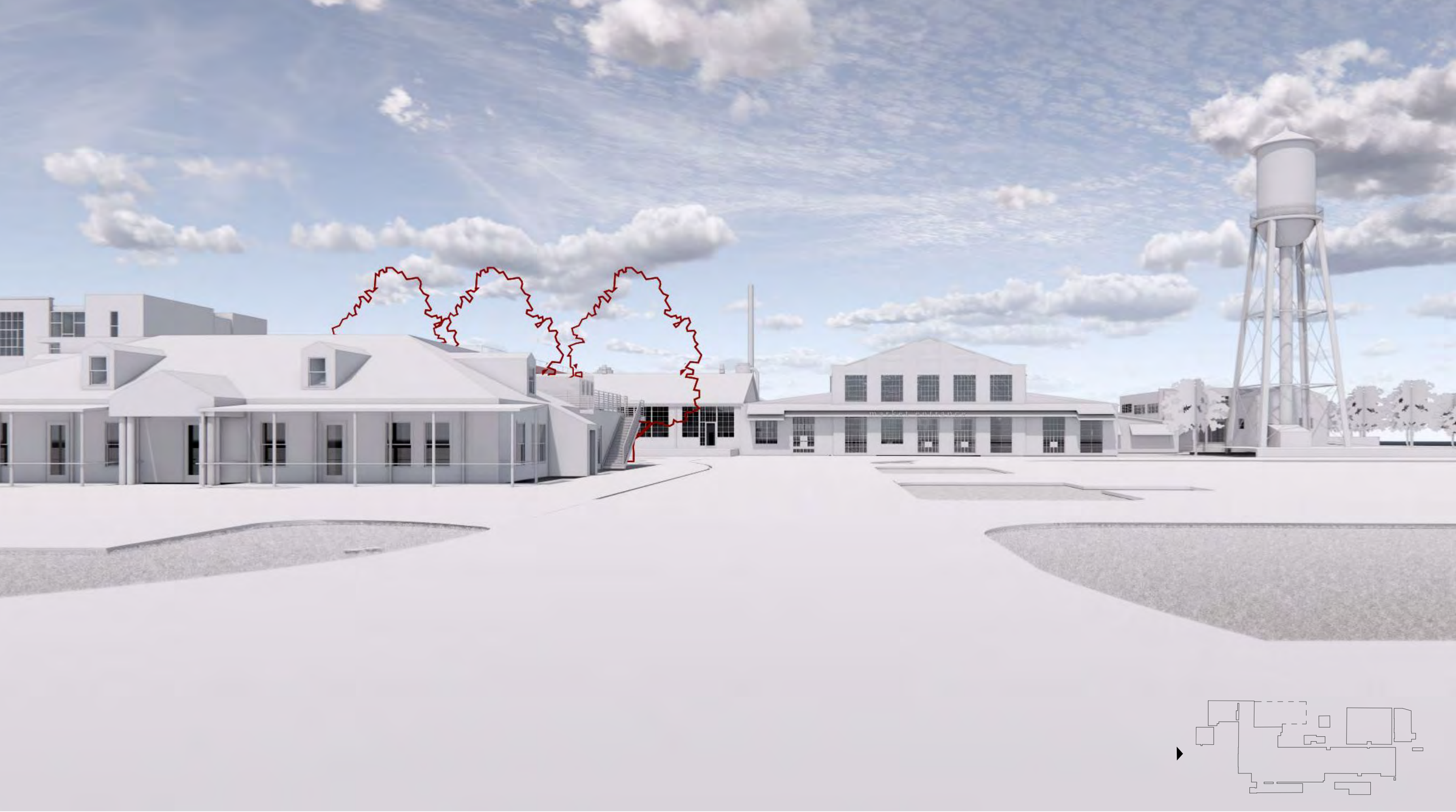


CENTRIC
ARCHITECTURE

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

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

CENTRIC
ARCHITECTURE



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

CENTRIC
ARCHITECTURE

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

CENTRIC
ARCHITECTURE

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

CENTRIC
ARCHITECTURE

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

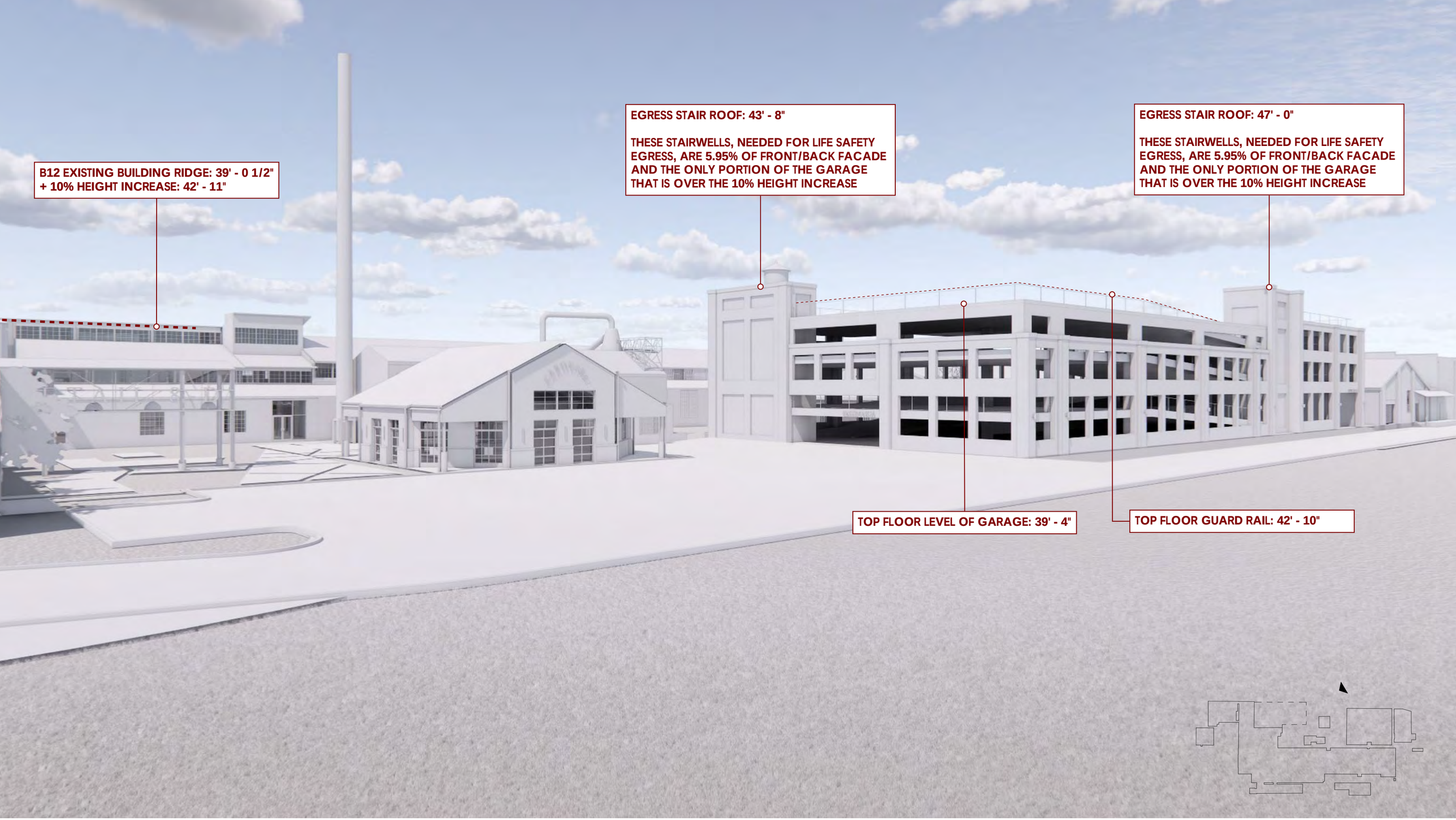
CENTRIC
ARCHITECTURE

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

CENTRIC
ARCHITECTURE

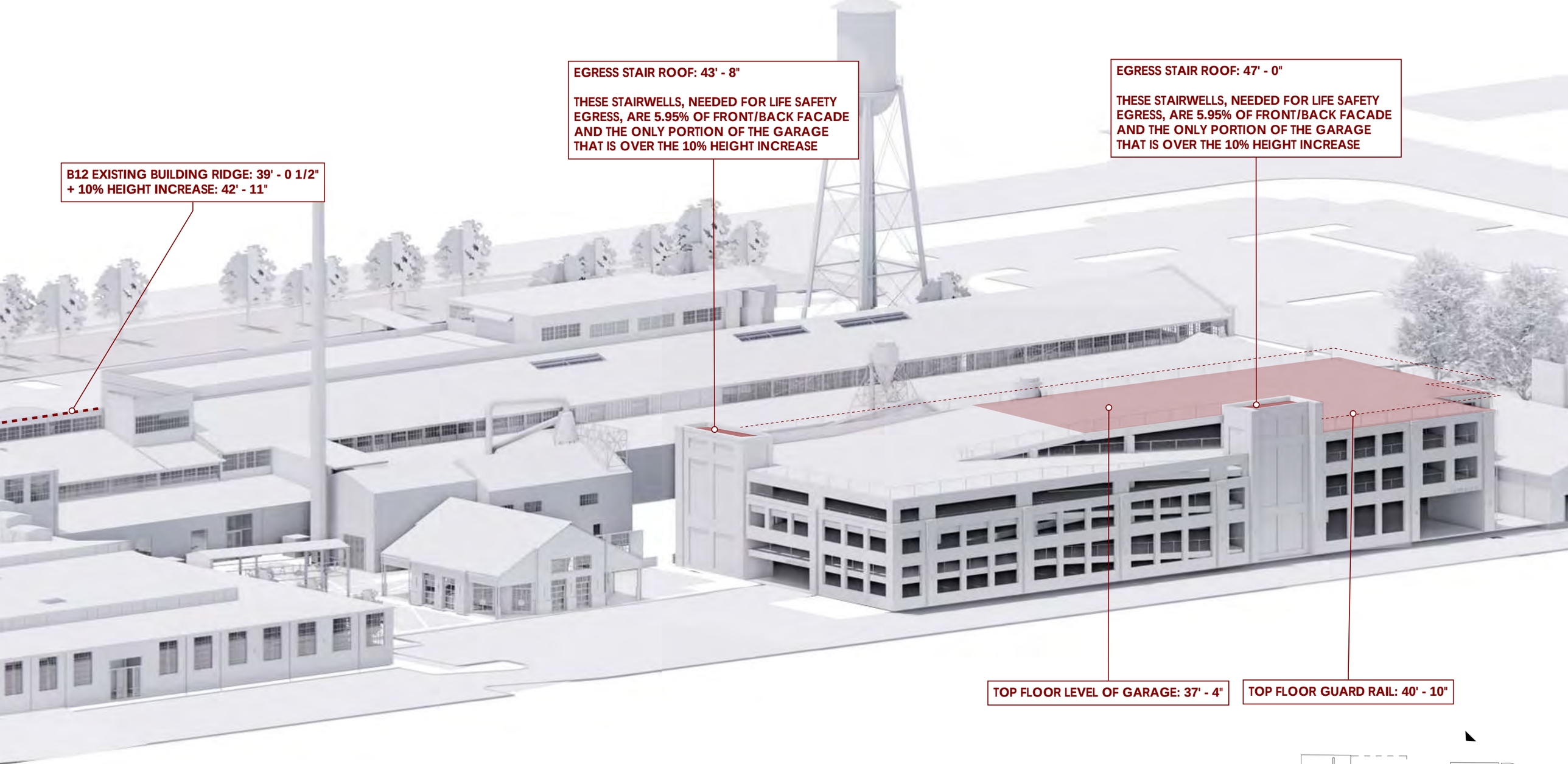
FACTORY AT FRANKLIN
PARKING GARAGE | **07 LIBERTY PIKE**

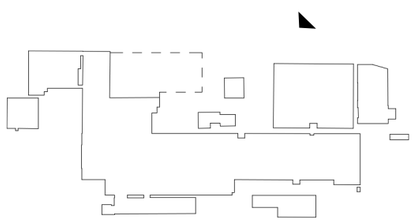
CENTRIC
ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **08 MARKET PLACE**

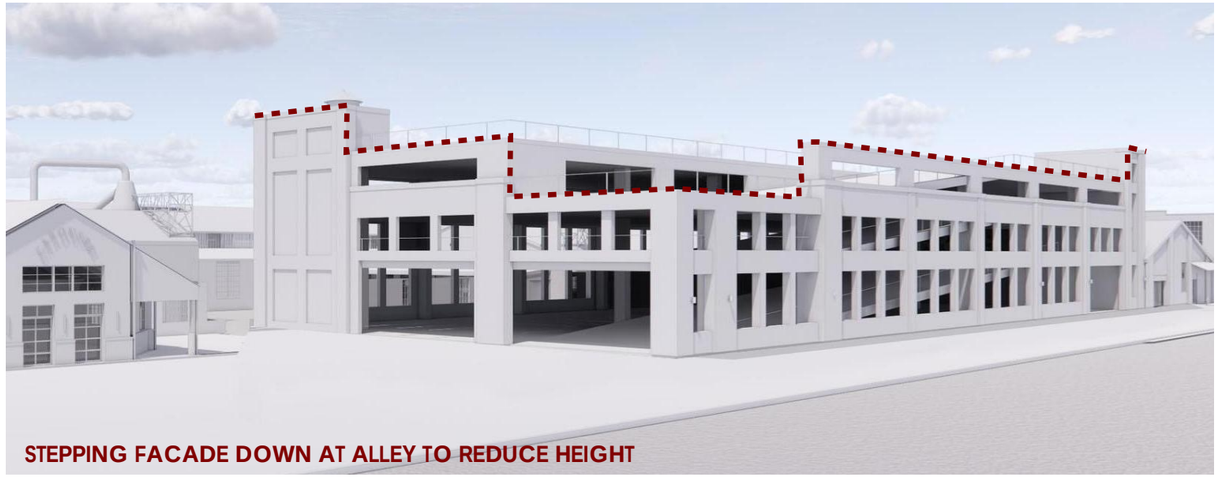
CENTRIC
ARCHITECTURE



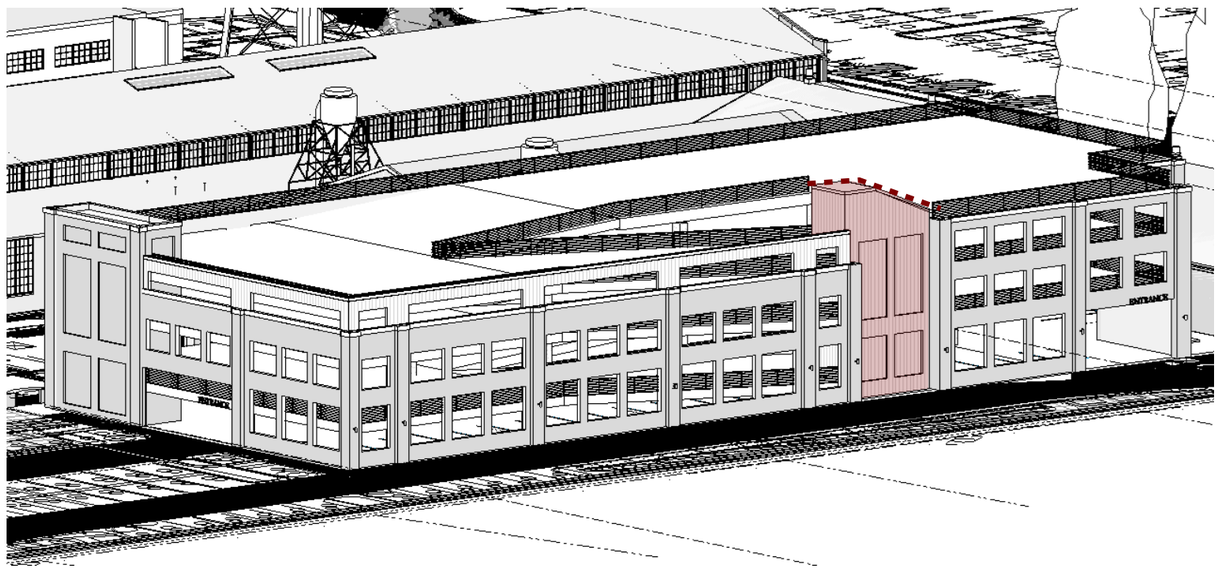


FACTORY AT FRANKLIN
PARKING GARAGE | **BIRDSEYE**

CENTRIC
ARCHITECTURE



STEPPING FACADE DOWN AT ALLEY TO REDUCE HEIGHT



SLOPING STAIR ROOF

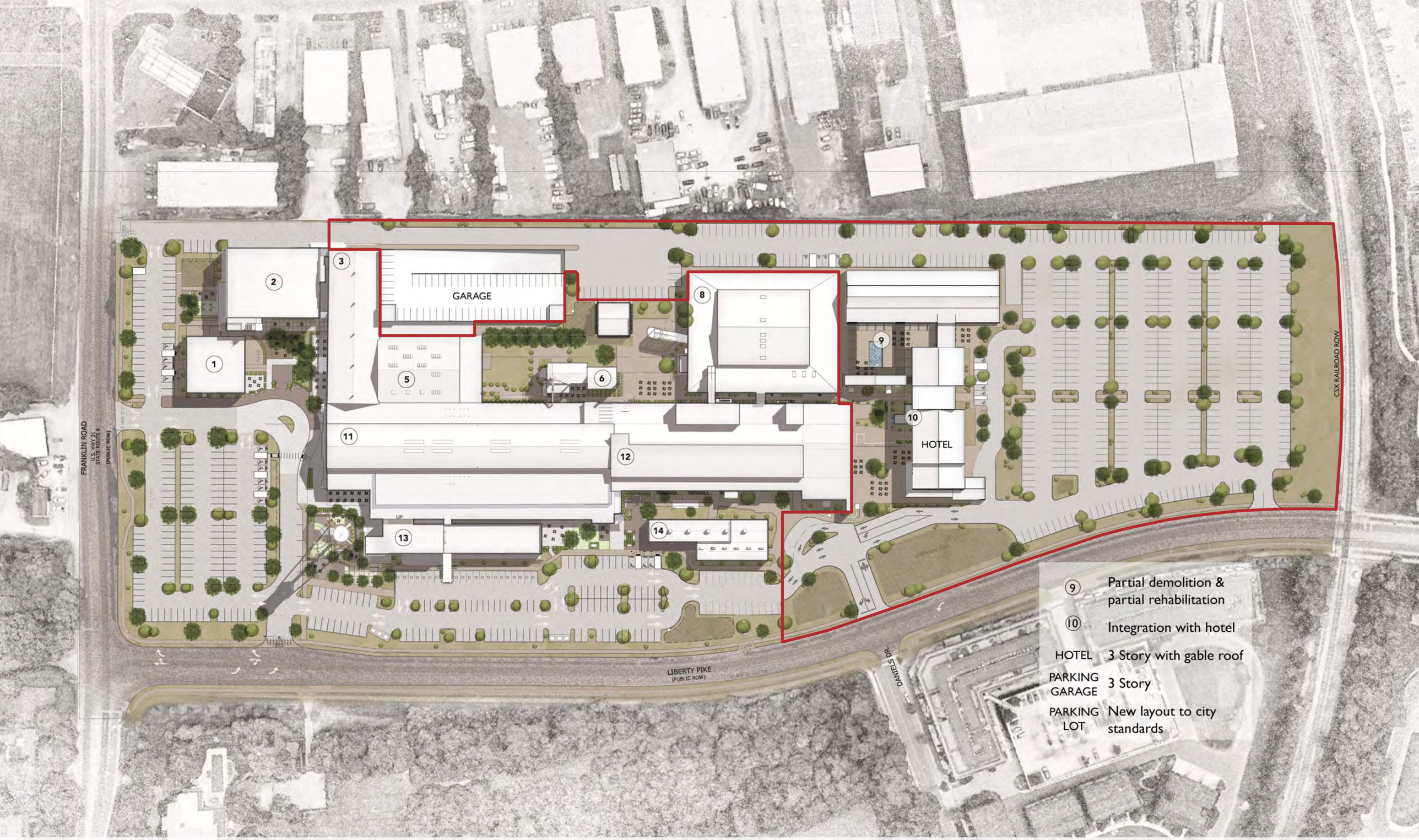
LOCATING BOTH STAIRWELLS ON SOUTH SIDE
(CENTER STAIR VISIBLE FROM FRANKLIN ROAD)

FACTORY AT FRANKLIN
PARKING GARAGE | **ADDITIONAL ITEMS EXPLORED**

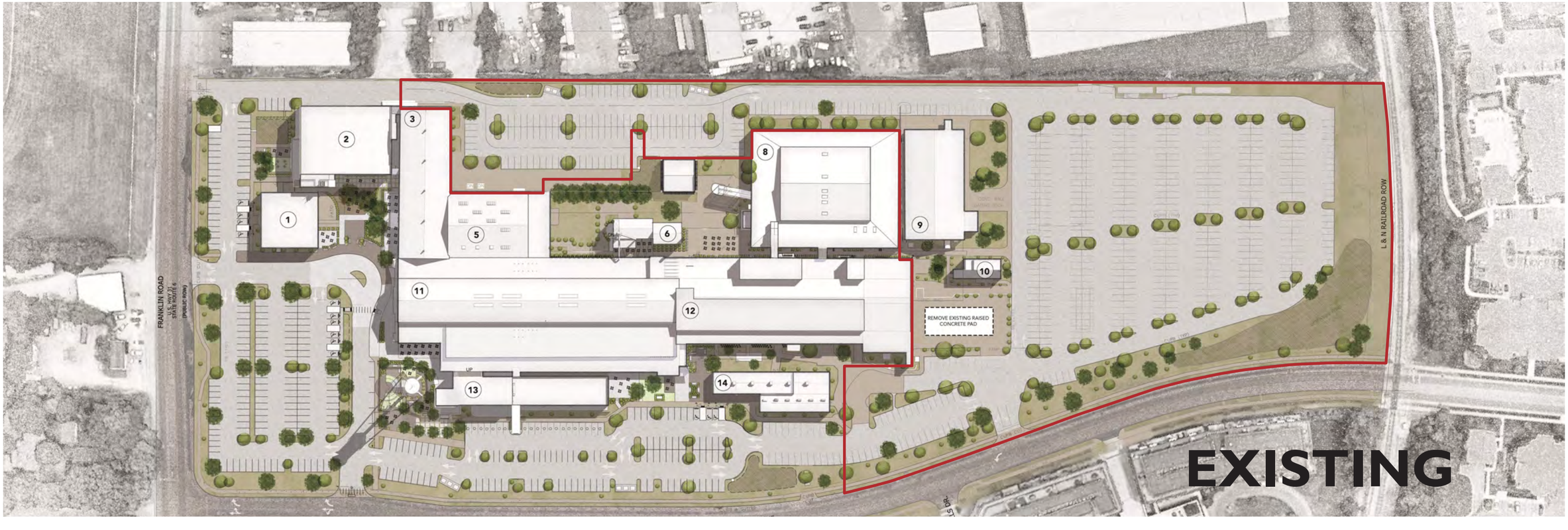
CENTRIC
ARCHITECTURE

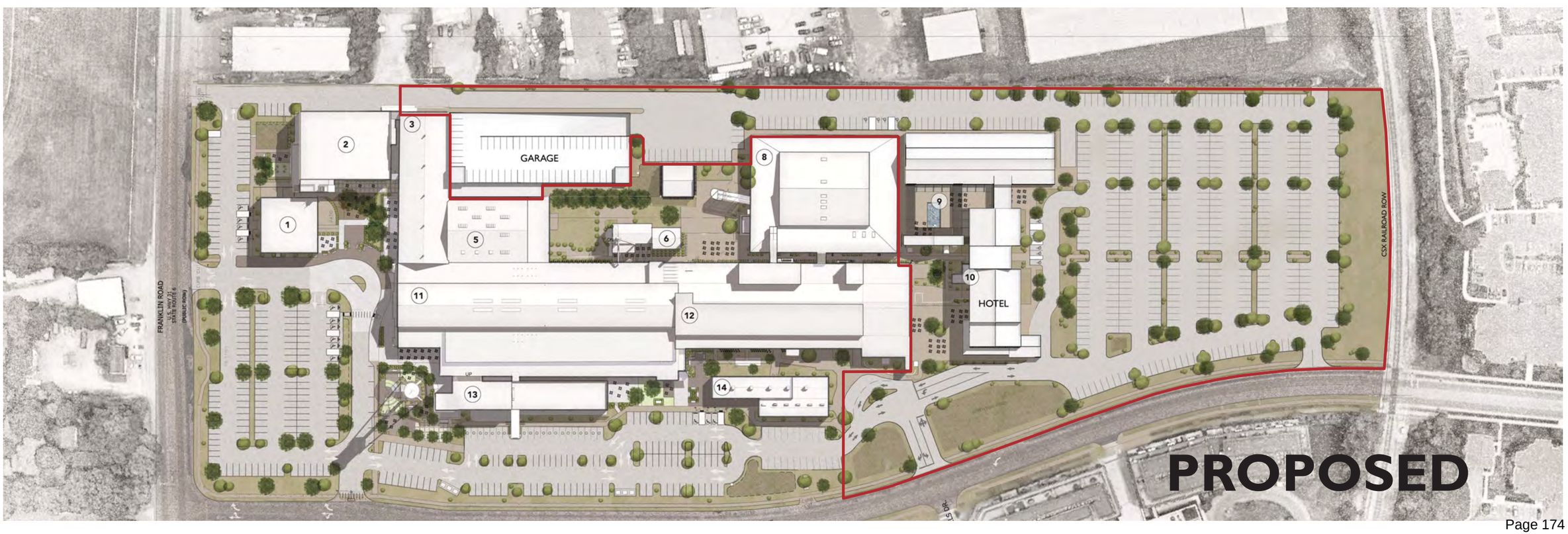
FACTORY AT FRANKLIN
PARKING GARAGE | **MECHANICAL SCREEN**

CENTRIC
ARCHITECTURE



THE FACTORY AT FRANKLIN ON-SITE PARKING


FRANKLIN ROAD
U.S. HWY 21
STATE ROUTE 6
(PUBLIC ROW)
L & N RAILROAD ROW
REMOVE EXISTING RAISED CONCRETE PAD
1
2
3
5
6
8
9
10
11
12
13
14
EXISTING

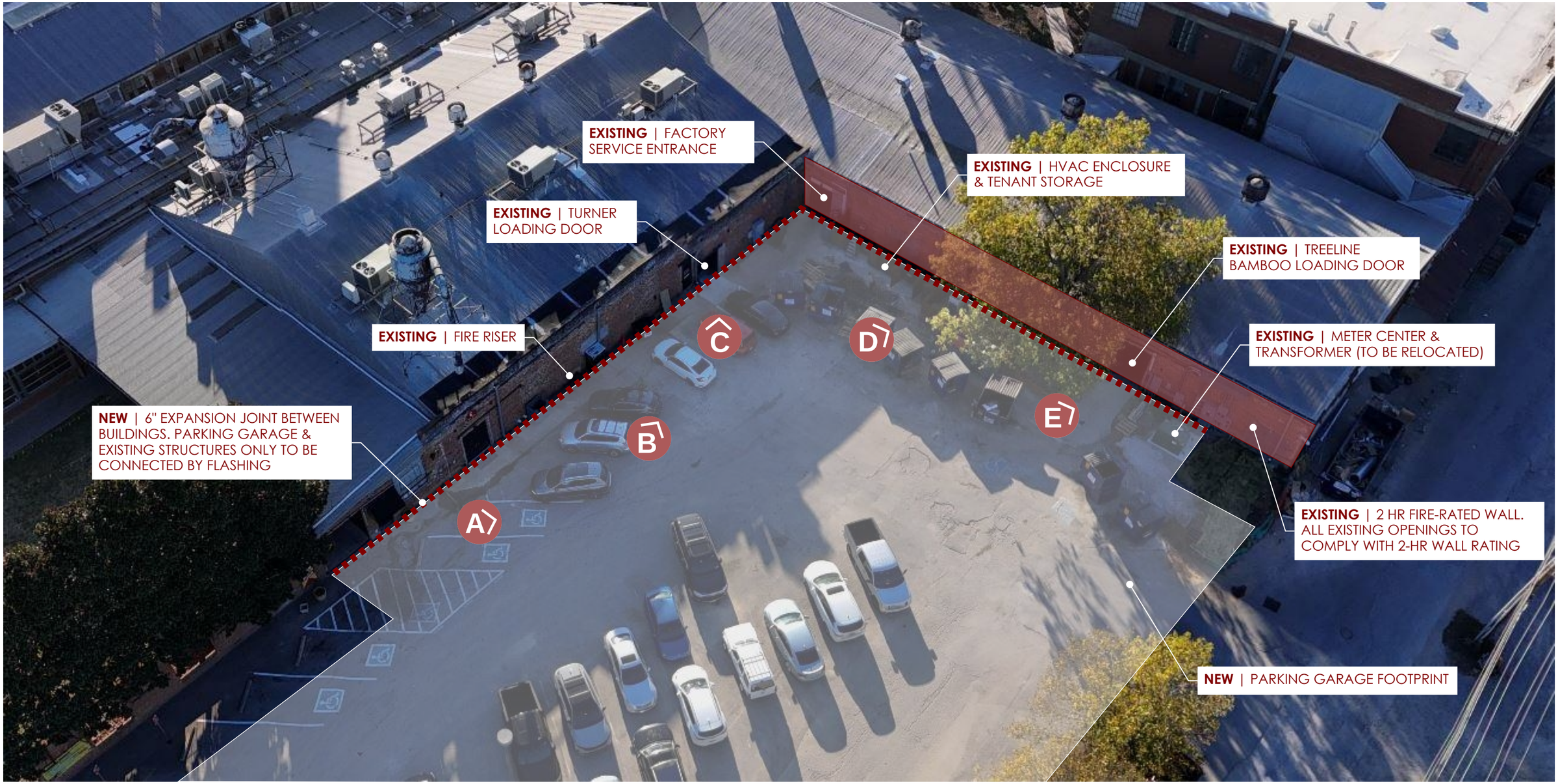

FRANKLIN ROAD
U.S. HWY 21
STATE ROUTE 6
(PUBLIC ROW)
CSX RAILROAD ROW
GARAGE
HOTEL
1
2
3
5
6
8
9
10
11
12
13
14
PROPOSED

OVERHEAD POWER LINES TO BE UNDERGROUND

Supplemental Documentation - December 2024 HZC

	Gross SF	Proportionate to Total	Footprint SF	Proportionate to Total	Volume CF	Proportionate to Total
Historic Factory Buildings	260,500	61%	231,880	79%	5,190,000	71%
Proposed Hotel	83,650	20%	31,225	11%	1,070,500	15%
Proposed Parking Garage	79,900	19%	29,648	10%	1,011,900	14%
Subtotal	424,050		292,753		7,272,400	

Location of orange painted building corner
Approx building outline (not painted onsite)
NE corner
Pedestrian Alley Entrance
SW corner
SE corner

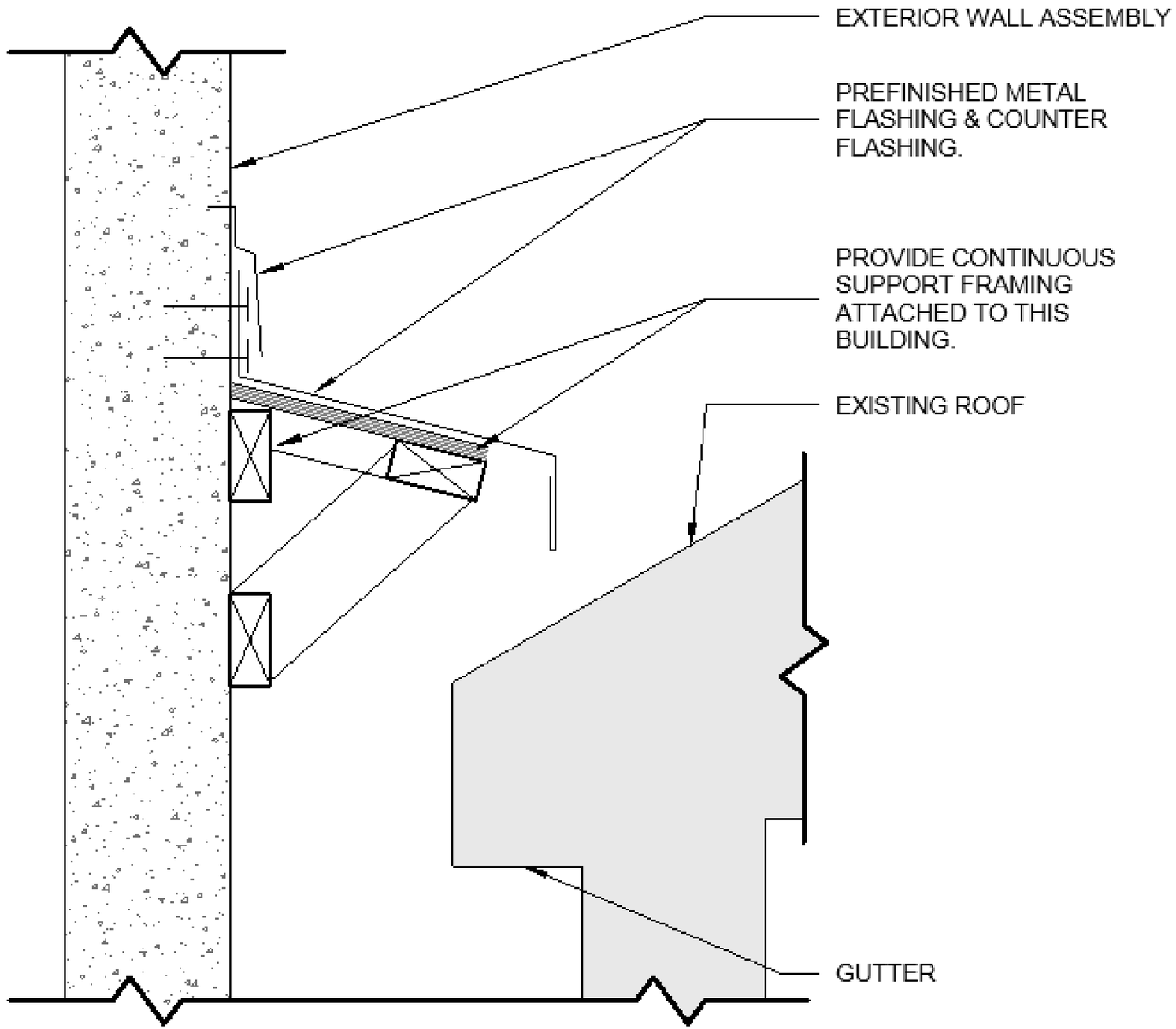


FACTORY AT FRANKLIN

PARKING GARAGE | **EXISTING CONDITIONS**

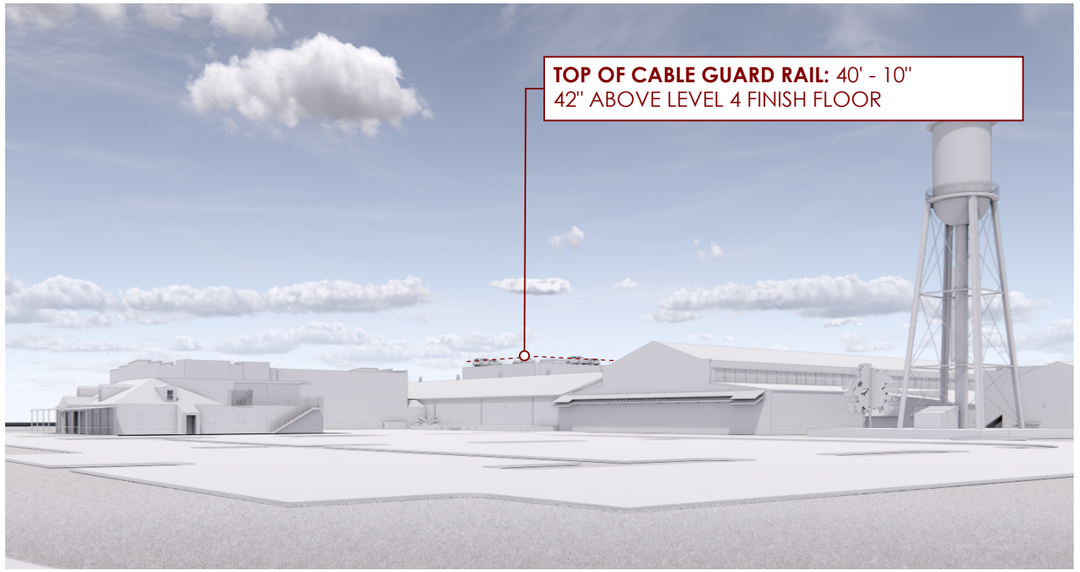
11/20/24

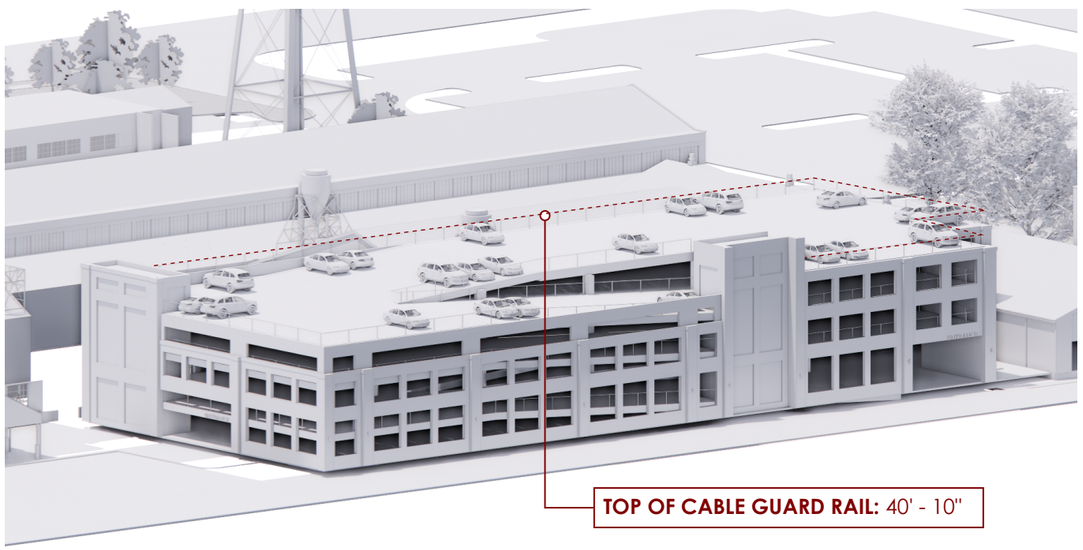
CENTRIC ARCHITECTURE



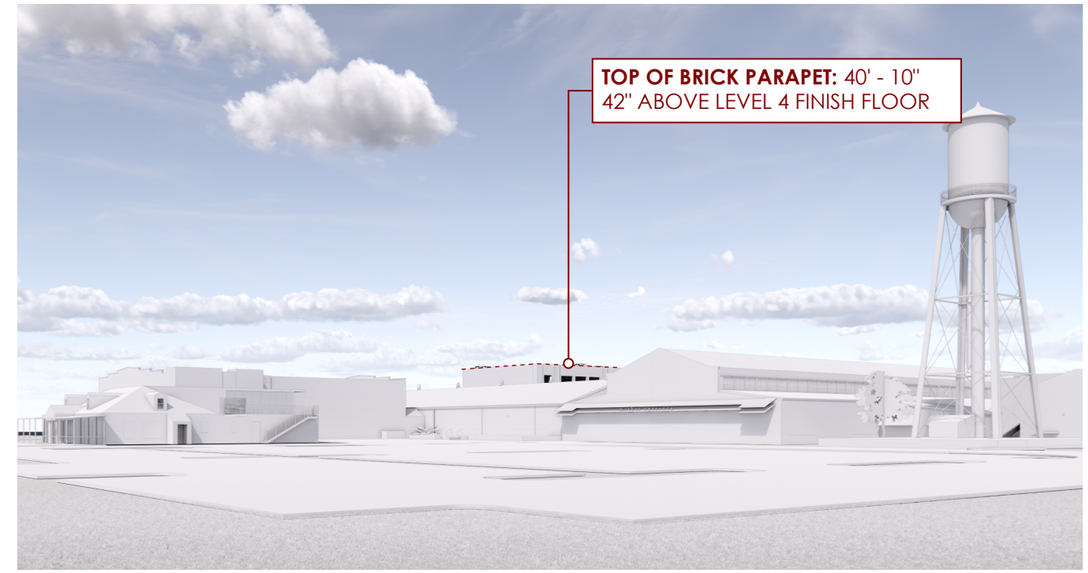
FACTORY AT FRANKLIN
PARKING GARAGE | **FLASHING DETAIL**
11/20/24

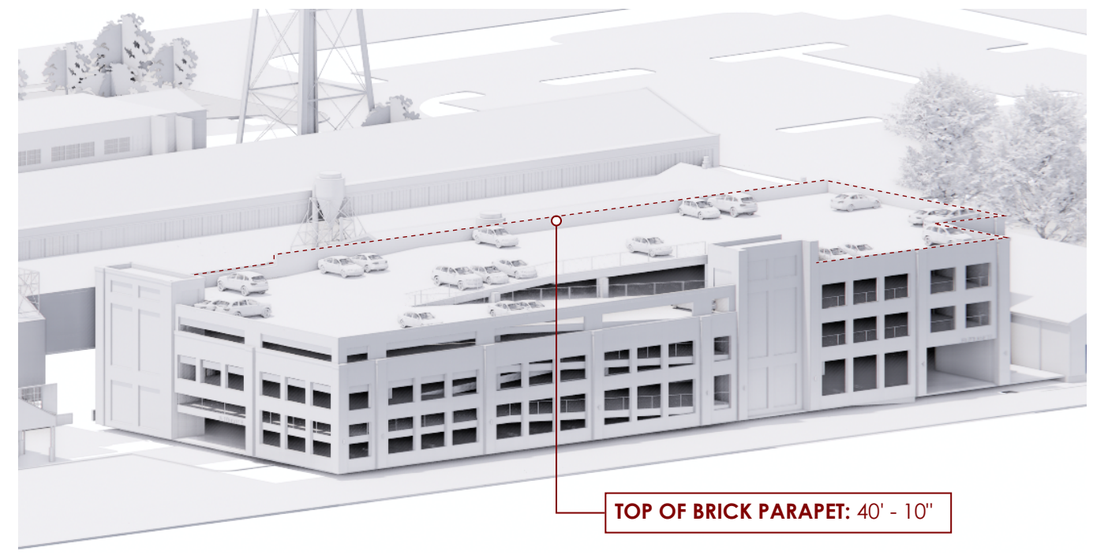
CENTRIC
ARCHITECTURE





CURRENT DESIGN: CABLE VEHICLE BARRIER





ALTERNATE: BRICK PARAPET

FACTORY AT FRANKLIN
PARKING GARAGE | **PARAPET COMPARISON**
11/20/24

CENTRIC
ARCHITECTURE

STREET VIEW TRAVELING SOUTHWEST ON FRANKLIN ROAD WITH VIEW OVER THE EXISTING MCCALLS BUILDING

THE PROPOSED GARAGE BEGINS TO COME INTO VIEW, BUT THE VIEW OF THE PROPOSED STAIRWELL IS BLOCKED

STREET VIEW TRAVELING SOUTHWEST ON FRANKLIN ROAD WITH VIEW OVER THE EXISTING MCCALLS BUILDING.

THE VIEW OF THE PROPOSED GARAGE STAIRWELL COULD BEGIN TO COME INTO PERIPHERAL VIEW AS THE DRIVER APPROACHES THE NORTH ALLEY OF THE FACTORY, ADJACENT TO MCCALL'S.

At the November 11, 2024 meeting of the Historic Zoning Commission City Staff recommended denial of the proposed Development Plan to the FMPC and BOMA based on the following elements of the proposal that they felt did not meet the Guidelines:

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.

The following pages address these points.

1. The Guidelines allow approval for demolition if one or more of the following conditions are met:

a) If a building has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character.

SHPO confirmed the demolition and rehabilitation of Building 9 will not adversely affect the National Register status of the Factory.

Also note the 2002 rehabilitation of the building included a substantial reconstruction, substantially altering the pole barn into a building.

- Reconstruction of the south elevation
- Reconstruction and repair of historic timber building structure using conventional wood components
- Reconstruction of the historic metal roof
- Installation of an interior slab on grade (previously dirt floor)
- Construction of exterior walls to enclose the historically open air structure with modern overhead doors

1997

2019

b) If the denial of the demolition will result in an unreasonable economic hardship on the applicant.

From Centric report dated November 13, 2023 (full report included with supplemental materials)

CENTRIC
ARCHITECTURE

Building 9 – The Factory at Franklin
Historic Zoning Commission Design Review Committee
230 Franklin Pike
Franklin, TN 37064
November 13, 2023

Holladay Properties has been exploring the reuse or removal of Building 9 on the Factory of Franklin's campus. The existing building is being explored for use as restaurant or office space. During further investigation, multiple code, structural issues, and general poor conditions were uncovered throughout the building. Much of the structure is not original as the original contained a dirt floor and was open air.

In order to repair the structure to a safe condition, it will largely need to be reconstructed. Minor repairs will not suffice. A large majority of the remaining historic fabric will need to be replaced (columns, and roo and much of the historic fabric has already been replaced in prior building projects.

Building Reconstruction Costs

The as-is value of the building according to a cost segregation study by BDO USA, LLP dated February 2022 is $1,051,032.

Estimated costs to repair and reconstruct the existing building shell are broken out by proposed use as follows:

Restaurant

- Core/Shell: $2,565,569 ($210 psf) [1]
- Tenant Improvement Allowance: $1,830,000 ($150 psf)
- TOTAL: $4,395,569 ($360 psf)

Office

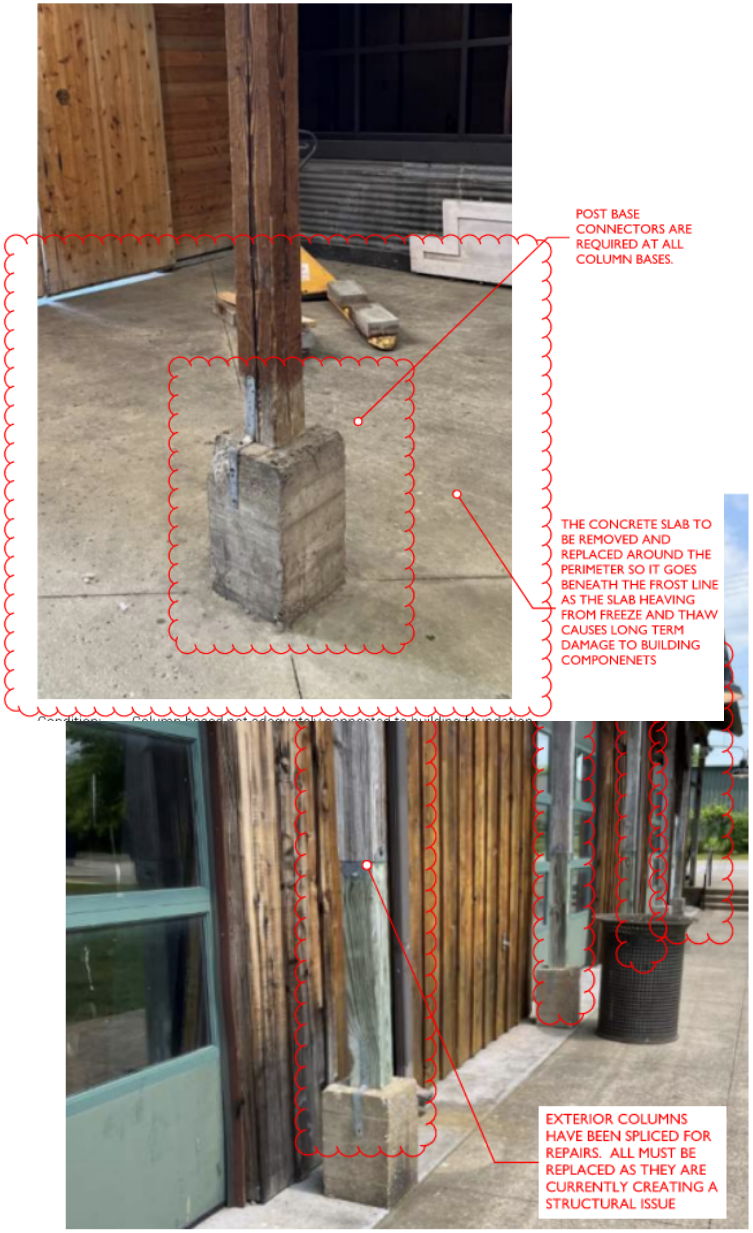
- Core/Shell: $2,505,569 ($205 psf)[2]
- Tenant Improvement Allowance: $1,220,000 ($100 psf)
- TOTAL: $3,725,569 ($305 psf)

Costs to repair and reconstruct the building for use as a leasable asset therefore range from 3.5 – 4.2 times the building value.

Repair and reconstruction costs for the core/shell alone range from $205 to $210 per square foot which is comparable to the construction costs for a new class A single story retail building using structural steel, light gauge framing, TPO roof and masonry façade which range from $200 to $230 per square foot.

c) 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.

From KPFF Engineering dated May 26, 2022 (full report included with supplemental materials)



kpff

Based on these observations, we believe the exterior walls were added to the original building to enclose the structure. It is likely that the added walls are now acting as the lateral system of the structure. However, the load path between the original roof structure and the added exterior walls does not appear to be designed and may be occurring by unintentional means. This is not acceptable through the lens of the Building Code, but is likely providing some means of stability that is not rationally calculable or determinable using structural engineering methods.

Additional issues include the condition of certain structural and architectural elements. Each of the exterior wood columns has been spliced or in a few conditions replaced. The connections of the new section, to both the existing column and the foundation, are not acceptable connections (see Photos 3 & 4). They do not provide the required stability to the column/building that is required for this type of repair. In fact, many of the repaired columns are significantly leaning due to hinge behavior at the splice joint.

The exterior wood lap siding is showing signs of significant warping and rot. In some locations, the rot and warping is substantial enough to leave large holes for water penetration and insect infestation. If investigated, wood wall damage may be uncovered at these vulnerable locations.

In summary, while this building is not exhibiting signs of major instability, we recommend the following actions:

1. Replacement of all exterior columns including the appropriate cap and base connection;
2. Replacement of all interior column base connections with available retrofit hardware;
3. Investigation of the current exterior wall lateral system and creation of engineered load path to provide a code acceptable lateral resisting system;
4. Investigation of exterior wall damage at the major exterior façade holes. If damage is found remedial measures shall be taken. Regardless of the findings, all damaged pieces need to be replaced in-kind. Additionally, the building envelope needs to be properly enclosed, specifically at the roof line and the intersection of the exterior wall and building frame.
5. Replacement of broken knee braces and horizontal members in-kind

Removal of any existing structural elements (including portions of the exterior wall, knee braces, horiziontal members, etc.) may necessitate reevaulating the stability of the structure. It is very possible that this recommended work, coupled with the future alterations to the building, could require structural retrofits that make total replacement of the structure a more economically feasible option.

2. "Incorporation of Building 10 into the new hotel without definitive evidence that Building 10 was once inside another building"

During the period of significance, Building 10 was clearly a room located inside a since demolished building that was attached to the east elevation of Building 12.

1947
Dortch Stove
Works

Angle of roofline at higher elevation lines up to the same corner of Building 9.

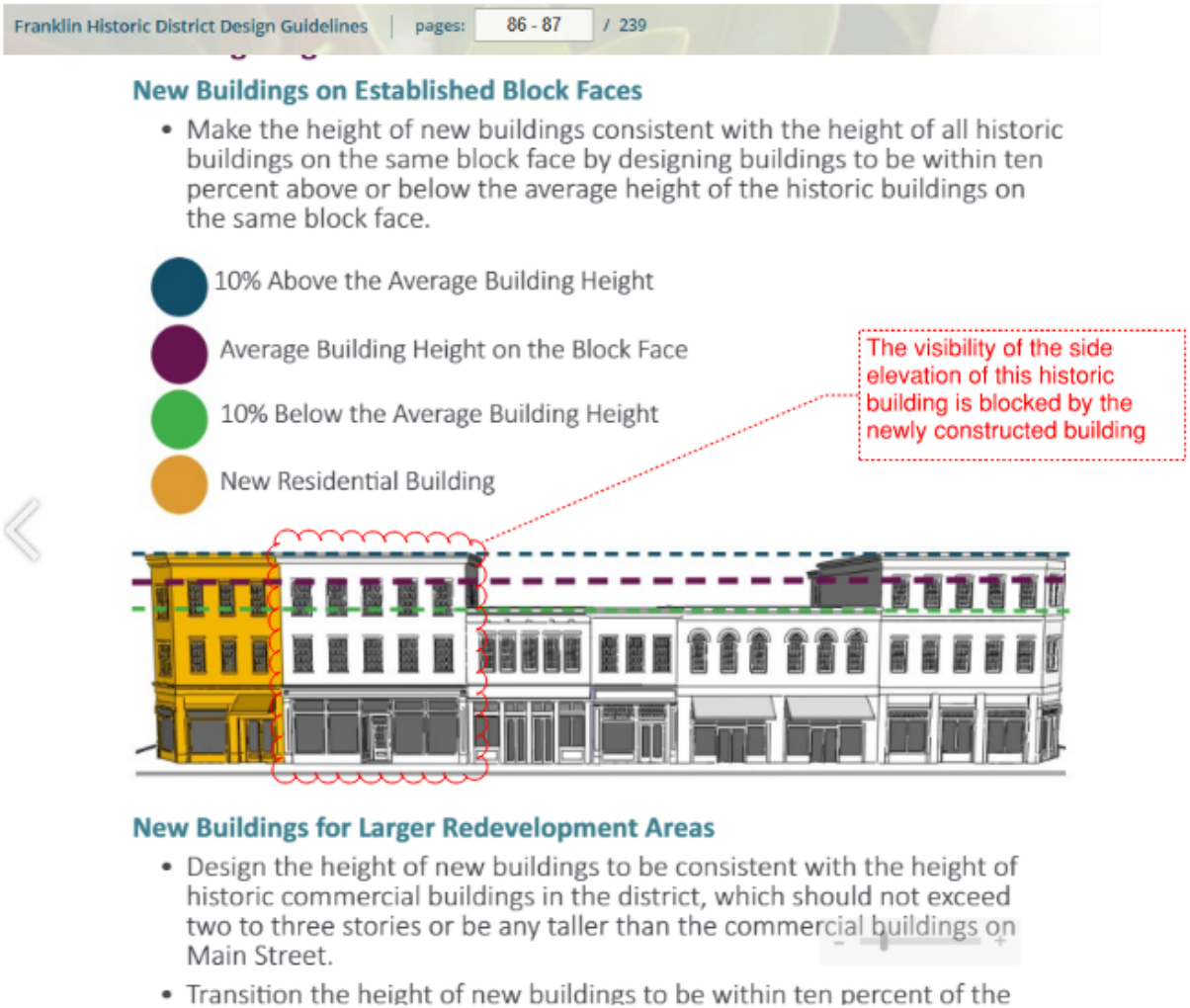
1996
Calvin LeHew

Estimated roofline lines up with color and brick change on Building 12. It's believed that the change is the difference between exterior and interior brick. The darker bricks on Building 12 are more uniform and smooth, while the bricks on the lower portion of Building 12 and on Building 10 are rougher, lighter, and less uniform, indicating an interior origin.

Building 10 is presently located inside a contemporary building addition per previous HZC COA allowing for construction of a heavy timber structure enclosing the historic ‘building’ on three elevations.

3. "New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence."

The below exhibit is from the Historic Guidelines regarding new buildings on established block faces. The visibility of the side elevation of the historic building is blocked by the new building.



Precedent images of new buildings constructed on established blockface including the partial blocked visibility of historic buildings.

The house at 134 2nd Avenue North was constructed in 1880. The house at 144 2nd Avenue North was constructed in 1900.

Precedent image of a new building constructed behind and to the side of a historic building.

The building at 114 East Main Street is the Old Factory Store, built 1806 – 1808, and has been on the National Register of Historic Places since 1972.

The side elevation of 114 E. Main Street is blocked by a new building on the same blockface

Image below taken from Main Street showing the 2nd Avenue parking garage overwhelming the background of the historic McPhail Office building which was constructed in 1817.

Image below taken from Franklin Public Square with view of the 2nd Avenue Parking garage with parked cars visible above City Hall.

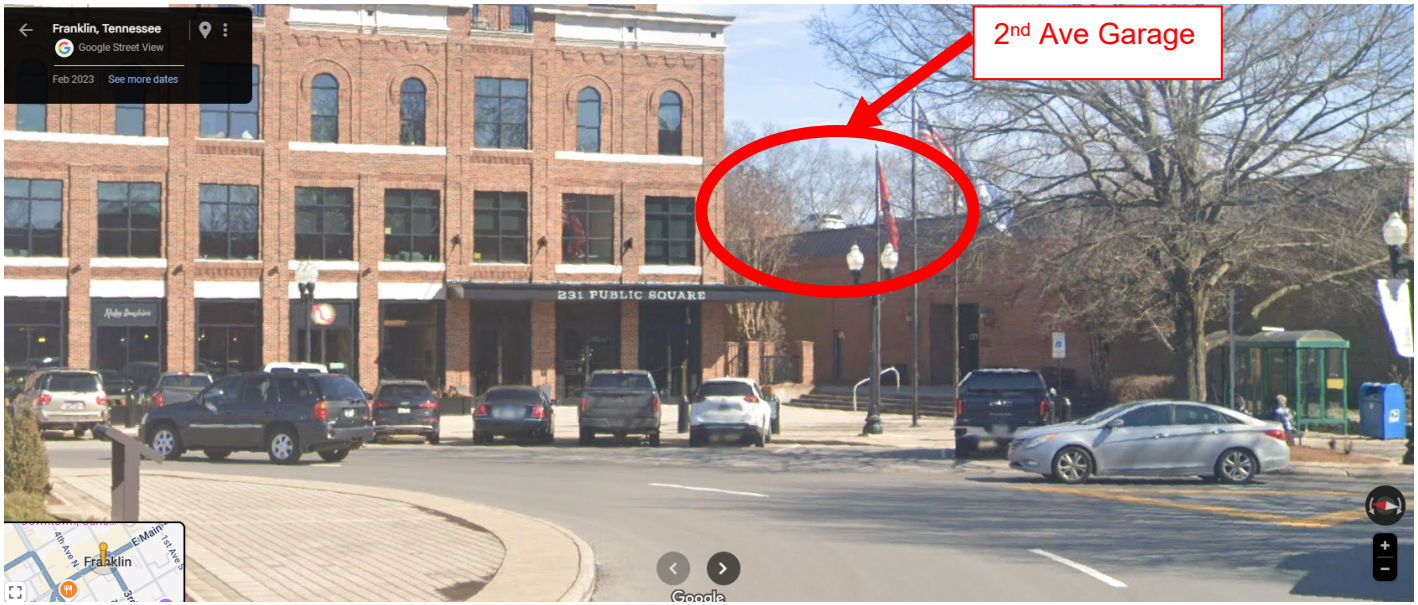


Image below taken from Franklin Public Square with view of the 4th Avenue Parking garage with stair tower visible between two historic buildings (one of which is the Historic Courthouse Building which was constructed in 1858).

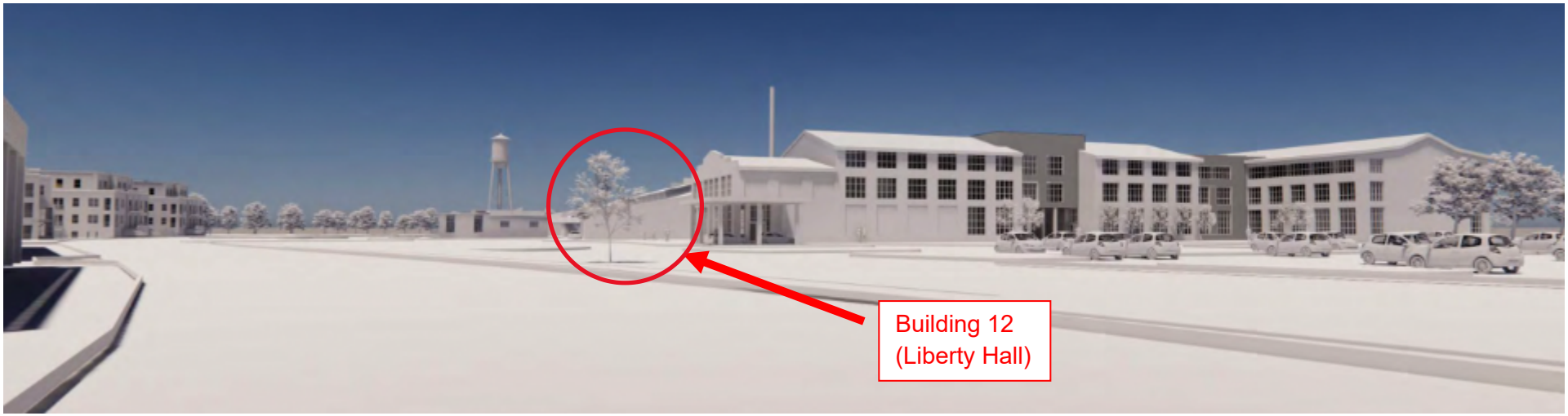
The height to the top of the 4th Avenue parking garage stair tower is 55'-10" which significantly exceeds the Guidelines.

The proposed hotel building is in line with the established blockface; it is positioned behind and to the side of historic buildings and does not block the view of the historic buildings. The proposed parking garage is positioned behind the historic buildings and does not block the view of the historic buildings.

*Liberty Pike was constructed in 1998. The National Register application was approved in 1997. Prior to 1998, these views did not exist and were back of house.

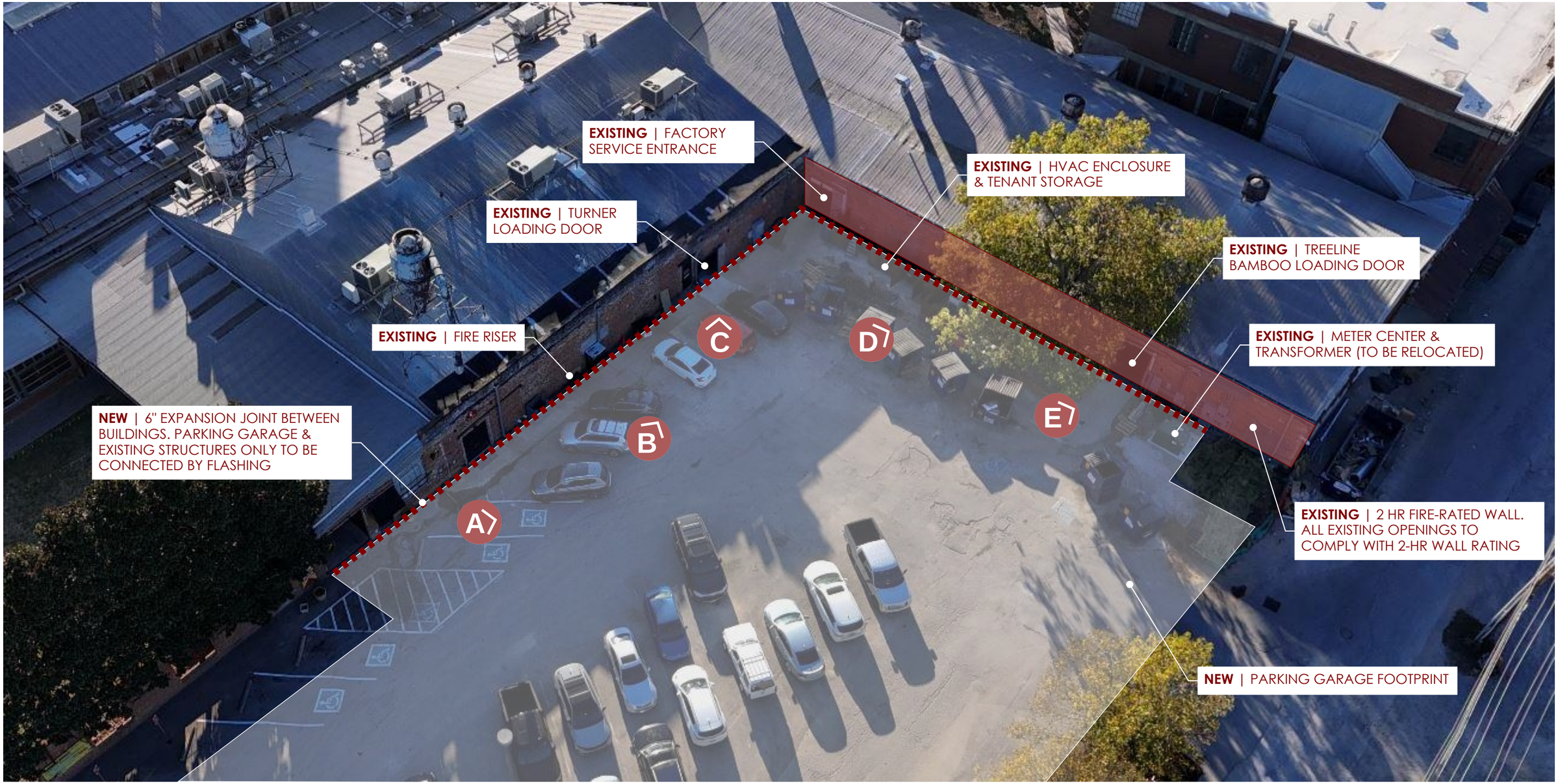
**The east elevation of Building 12 was an interior elevation as previously demolished Building X was attached to the building here.

Views are looking westward on Liberty Pike (top image is existing, bottom rendering is proposed):



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."

The following two pages address the connection points. The proposed parking structure will be an independent structure; the connection points to Buildings 3 and 5 are passive connections with only 6" expansion joints and flashing.



FACTORY AT FRANKLIN

PARKING GARAGE | **EXISTING CONDITIONS**

11/20/24

CENTRIC ARCHITECTURE

EXISTING BRICK WALLS AT BUILDINGS 3 & 5 HAVE A 2-HR RATING

ALL EXISTING DOORS AT THE BACKS OF BUILDINGS 3 & 5 (ADJACENT TO NEW PARKING GARAGE) TO BE UPDATED TO COMPLY WITH A 2-HR WALL RATING. REPLACED DOORS WILL BE SIMILAR IN APPEARANCE TO EXISTING.

FACTORY AT FRANKLIN
PARKING GARAGE | **EXISTING CONDITIONS**
11/20/24

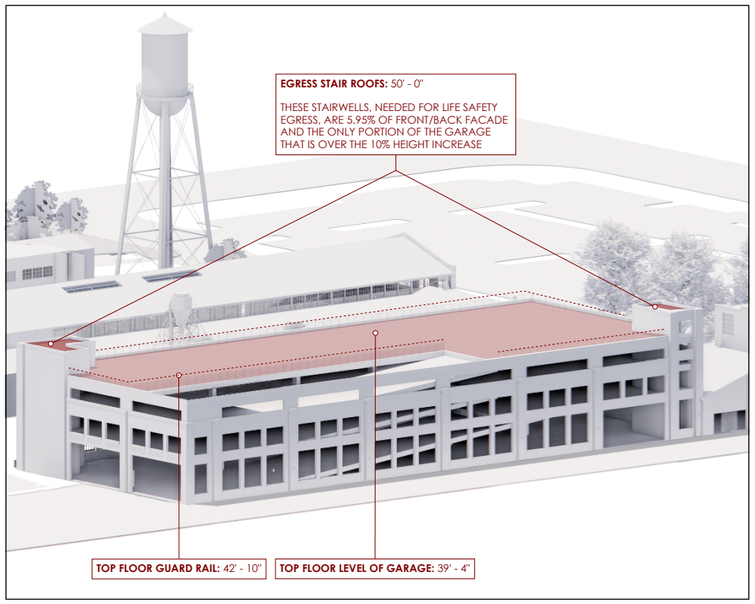
CENTRIC
ARCHITECTURE

5. "The egress stair towers of the parking structure exceed the recommended height for new commercial buildings."

The recommended height is 42'-11" which the proposed garage structure meets, however the two egress stair heights are 43'-8" and 47'-0" respectively, representing 5.95% of the facade and are required for life safety. Note that these have been lowered following discussions with the DRC.

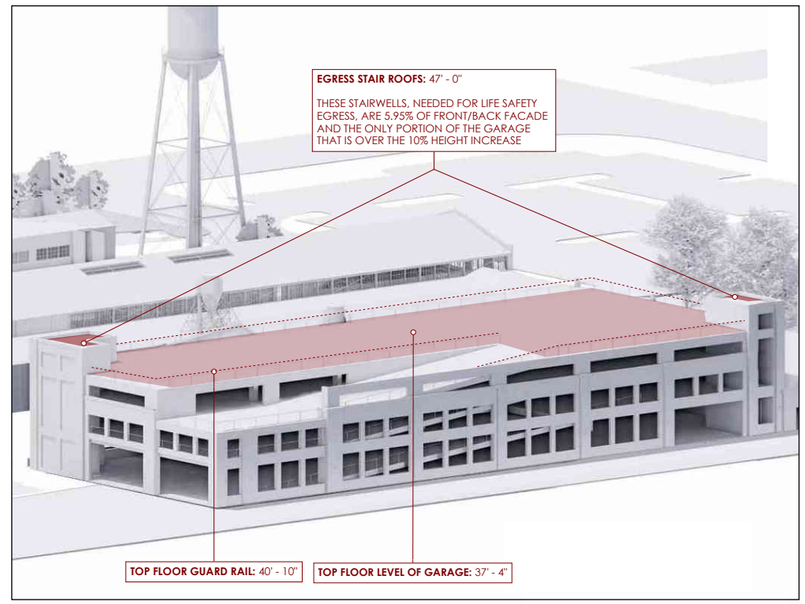
A minor variance is requested to allow only the two stair towers to exceed the recommended height. This request was viewed favorably by the DRC when presented on November 18, 2024, as the stair towers are located behind the existing Factory buildings and not visible from Franklin Rd or Liberty Pike.

Additional design elements for consideration are also shown on the next page at the request of the DRC and include a sloping stair tower roof and stepping down the parking structure facade at the north alley.



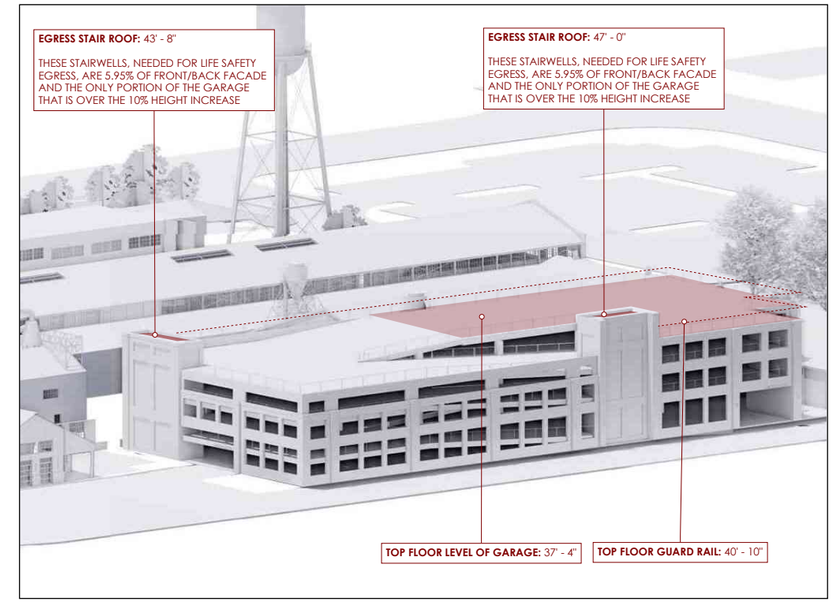
HZC SUBMISSION
10.25.2024

EGRESS STAIR HEIGHT: 50'-0"



DRC SUBMISSION
11.13.2024

EGRESS STAIR HEIGHT: 47'-0"

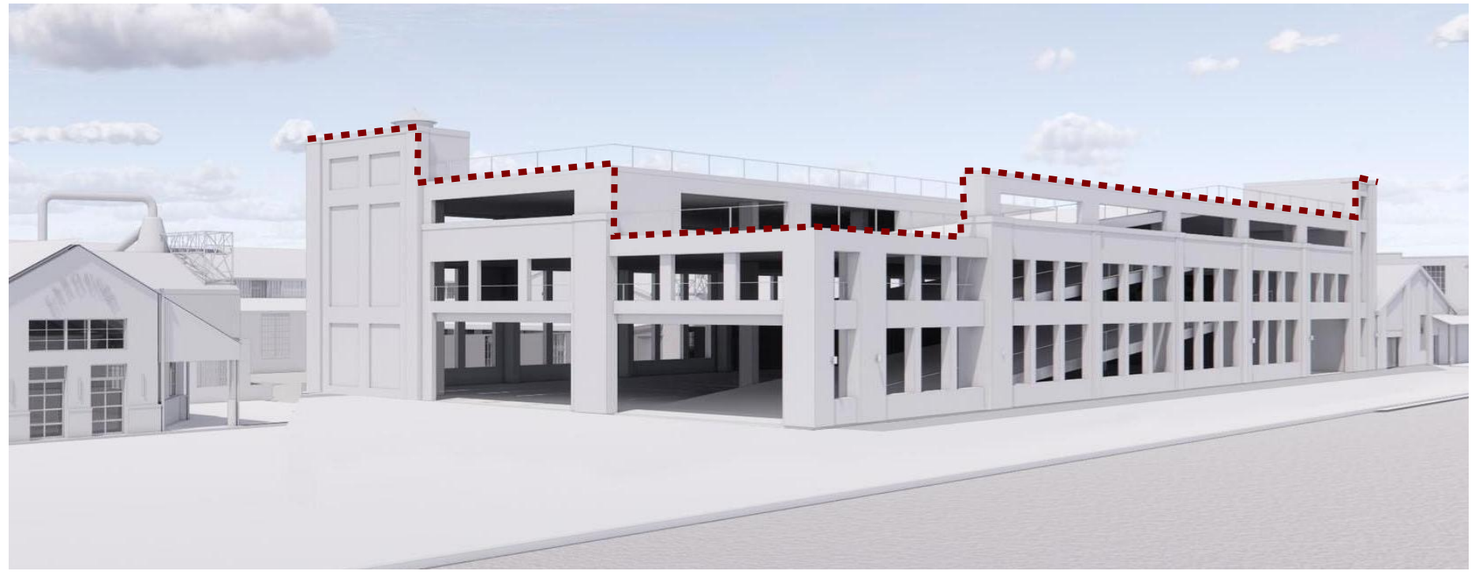


CURRENT DESIGN

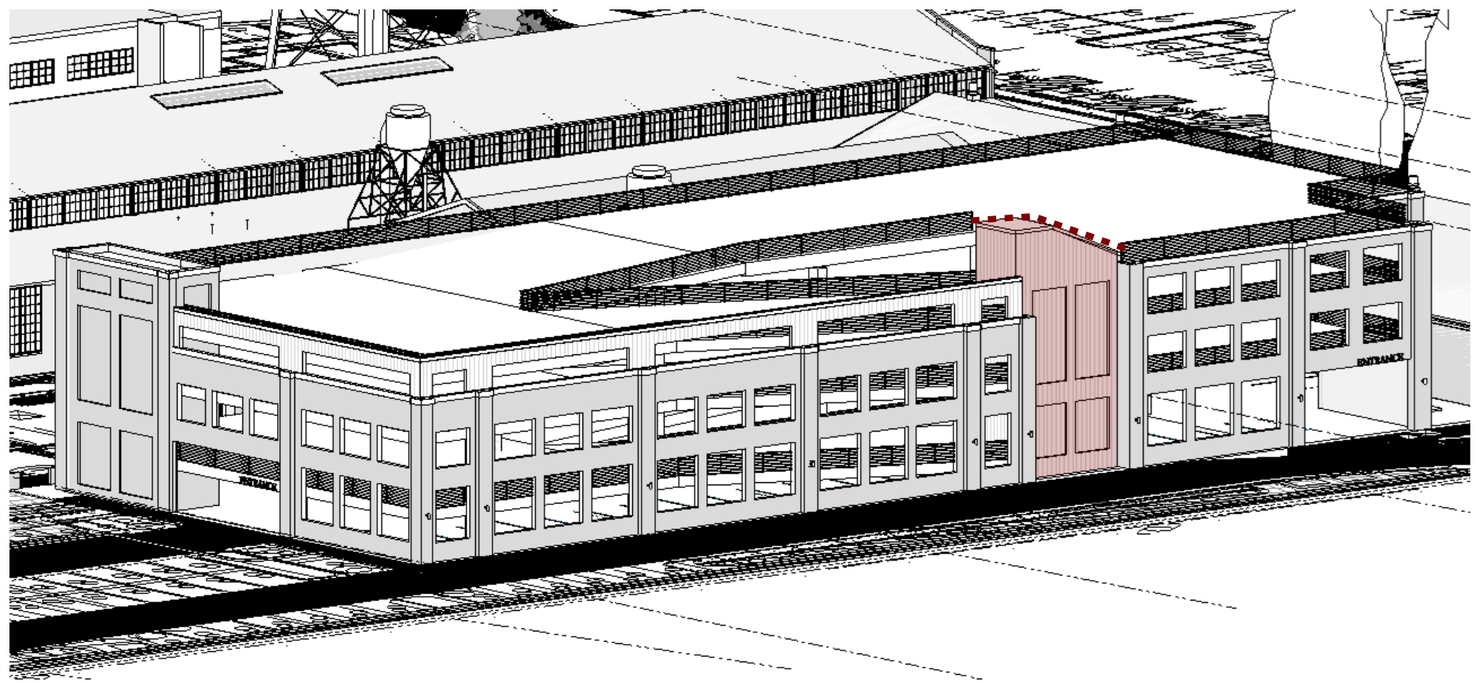
SOUTH EGRESS STAIR HEIGHT: 43'-8"
NORTH EGRESS STAIR HEIGHT: 47'-0"

RELOCATED TALLER STAIR TO REDUCE VISIBILITY FROM FRANKLIN ROAD
STEPPED BUILDING FACADE TO FOLLOW RAMP & LOWER OVERALL HEIGHT

The following are additional design elements for consideration at the request of the DRC and include a sloping stair tower roof and stepping down the parking structure facade at the north alley.



STEPPING FACADE DOWN AT ALLEY TO REDUCE HEIGHT



SLOPING STAIR ROOF

FACTORY AT FRANKLIN
PARKING GARAGE | **ADDITIONAL ITEMS EXPLORED**
11/20/24

CENTRIC
ARCHITECTURE

CENTRIC
ARCHITECTURE

Building 9 – The Factory at Franklin
Historic Zoning Commission Design Review Committee
230 Franklin Pike
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Holladay Properties has been exploring the reuse or removal of Building 9 on the Factory of Franklin's campus. The existing building is being explored for use as restaurant or office space. During further investigation, multiple code, structural issues, and general poor conditions were uncovered throughout the building. Much of the structure is not original as the original contained a dirt floor and was open air.

In order to repair the structure to a safe condition, it will largely need to be reconstructed. Minor repairs will not suffice. A large majority of the remaining historic fabric will need to be replaced (columns, and roof) and much of the historic fabric has already been replaced in prior building projects.

Due to the location of the building (not fronting either Franklin Rd or Liberty Pike) and that its uses were not integral to the Factory of Franklin Campus as a whole, we believe its removal would not impact the National Register Nomination. We corresponded with the Tennessee Historical Commission to review removal of this building. Based on a previous site tour, they noted the building as contributing but did not state whether removing or completely reconstructing would be an issue with the listing. They did this tour prior to understanding the gravity of the structural issues present.

The attached report includes the following information as we would like to discuss the removal of this building.

- Location Map
- Building Significance + Photos (1997 and Current Day)
- Building Reconstruction Costs
- Photos of Deficient Building Conditions
- Pricing Narratives (EXHIBIT A)
- Initial Building Condition and Structural Reports (EXHIBIT B)
- Pricing from General Contractor (EXHIBIT C)
- BDO Cost Segregation Report (EXHIBIT D)

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History + Significance of Building 9

The use of Building 9 prior to Jamison Bedding Company's occupancy of The Factory is largely unknown. At the time of the property's listing on the National Register in 1997, Building 9 was included as a contributing structure and described as "a shedlike building, constructed primarily of wood, with a wood gable roof, dirt floor, and no exterior walls" covering around 12,000 square feet. A portion of the building closest to Building 10 was partially enclosed but largely undivided.

Building 9 was likely added to the property under Dortch Stove Works sometime between 1935 – 1940 according to our National Register Listing. Dortch made many expansions to the property over the years as they increased the scale of their production, including the addition of Building 8, Building 2, Building 13, and Building 14.

Due to Building 9's proximity to the railroad spurs, it was probably used for storage - potentially of raw materials coming in from the railroad, or else for lumber and shipping supplies. Building 8, which sits adjacent to Building 9, was used for crate and shipping assembly – band saws were used to shape lumber into the planks needed to build shipping crates, making it likely that the lumber itself was stored in Building 9.

Under Jamison Bedding Company, Building 9 was used as a cooling shed for lumber that had been dried in the kiln located where The Shed stands today. It took several days for the lumber to cool after drying in the kiln before it could be transferred to the woodworking department, located in Building 8. The low concrete supports stationed regularly throughout the shed (visible in Slide 2, 7, and 8) helped lift the lumber off the ground so air could circulate, allowing the lumber to cool quickly.

By the time Calvin LeHew purchased the property in the late 1990s, both the cooling shed and the kiln were overgrown and in serious disrepair. The kiln was demolished, but the shed was renovated. With Mr. LeHew's redevelopment, a new concrete floor was poured, exterior walls were constructed, and tenant spaces were sectioned off.

Since then, the space has been occupied by O'More College, Gulf Pride Seafood, J. Kelly Studios, Seventh Story Productions, Jeremy Cowart, and Ken Means. In the last few years, most of the structure has been used as a storage room for Factory furniture and artifacts.

In terms of impact to the site relating to past function, Building 9 holds less significance than the main structure or Building 8, both of which were vital to the manufacturing processes that drove The Factory. The raw materials stored in this building were noteworthy for their role in the plant's 62-year legacy of material-to-final-product craftsmanship, but their transformation in Buildings 11, 12, 5, and 8 says more about the work that went on at The Factory than their storage in Building 9.

In terms of the physical structure itself, most of the building is new construction, excluding the support pillars, which are original (however many of these have been spliced with contemporary repairs). The walls, rolling doors, and colorful windows are all new construction as of the late 1990s. Building 9's companion structure, the lumber kiln, which provided context for Building 9's use as a lumber cooling shed, had previously been demolished, leaving the building somewhat untethered.

Building Reconstruction Costs

The as-is value of the building according to a cost segregation study by BDO USA, LLP dated February 2022 is $1,051,032.

Estimated costs to repair and reconstruct the existing building shell are broken out by proposed use as follows:

Restaurant

- Core/Shell: $2,565,569 ($210 psf) [1]
- Tenant Improvement Allowance: $1,830,000 ($150 psf)
- TOTAL: $4,395,569 ($360 psf)

Office

- Core/Shell: $2,505,569 ($205 psf)[2]
- Tenant Improvement Allowance: $1,220,000 ($100 psf)
- TOTAL: $3,725,569 ($305 psf)

Costs to repair and reconstruct the building for use as a leasable asset therefore range from 3.5 – 4.2 times the building value.

Repair and reconstruction costs for the core/shell alone range from $205 to $210 per square foot which is comparable to the construction costs for a new class A single story retail building using structural steel, light gauge framing, TPO roof and masonry façade which range from $200 to $230 per square foot.

[1] Cost proposal for the B9 Structural Repair and Core/Shell. Solomon Builders. November 7, 2023.
[2] Ibid.

Past Building Images

1997

Current Images

View from southeast side of site

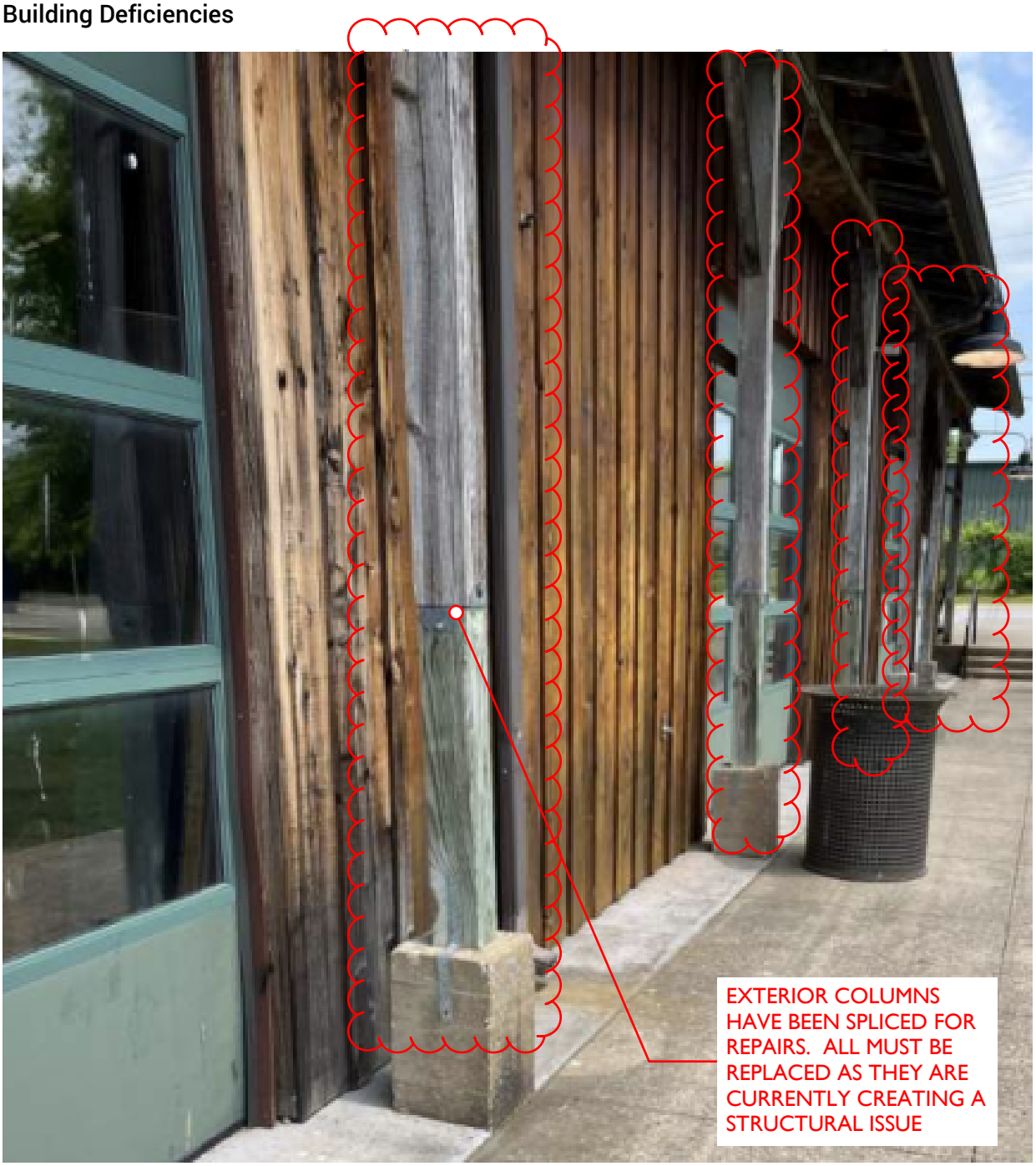
View at southeast eaves and column line

East elevation looking south

Typical Interior View

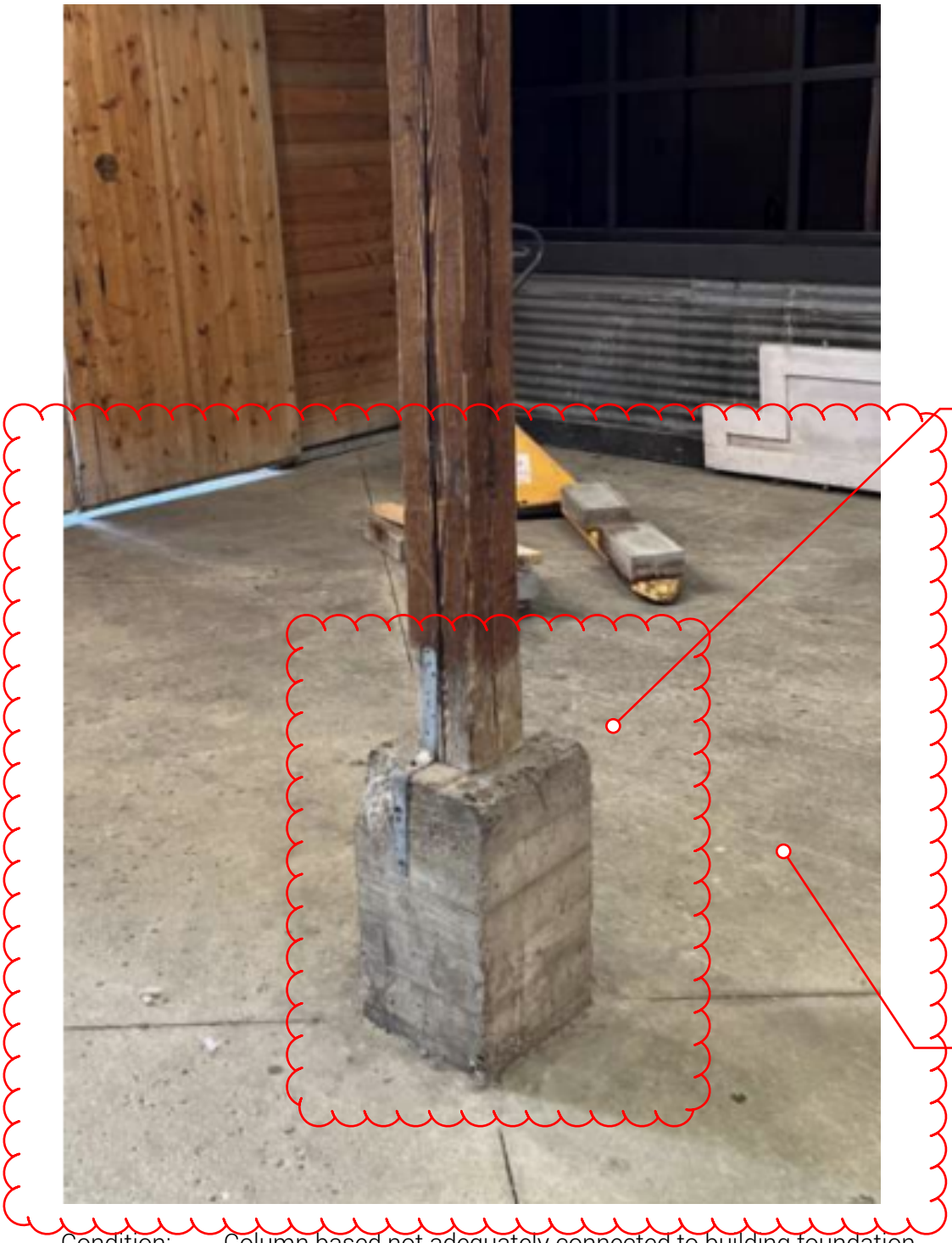
Typical Interior View

Building Deficiencies



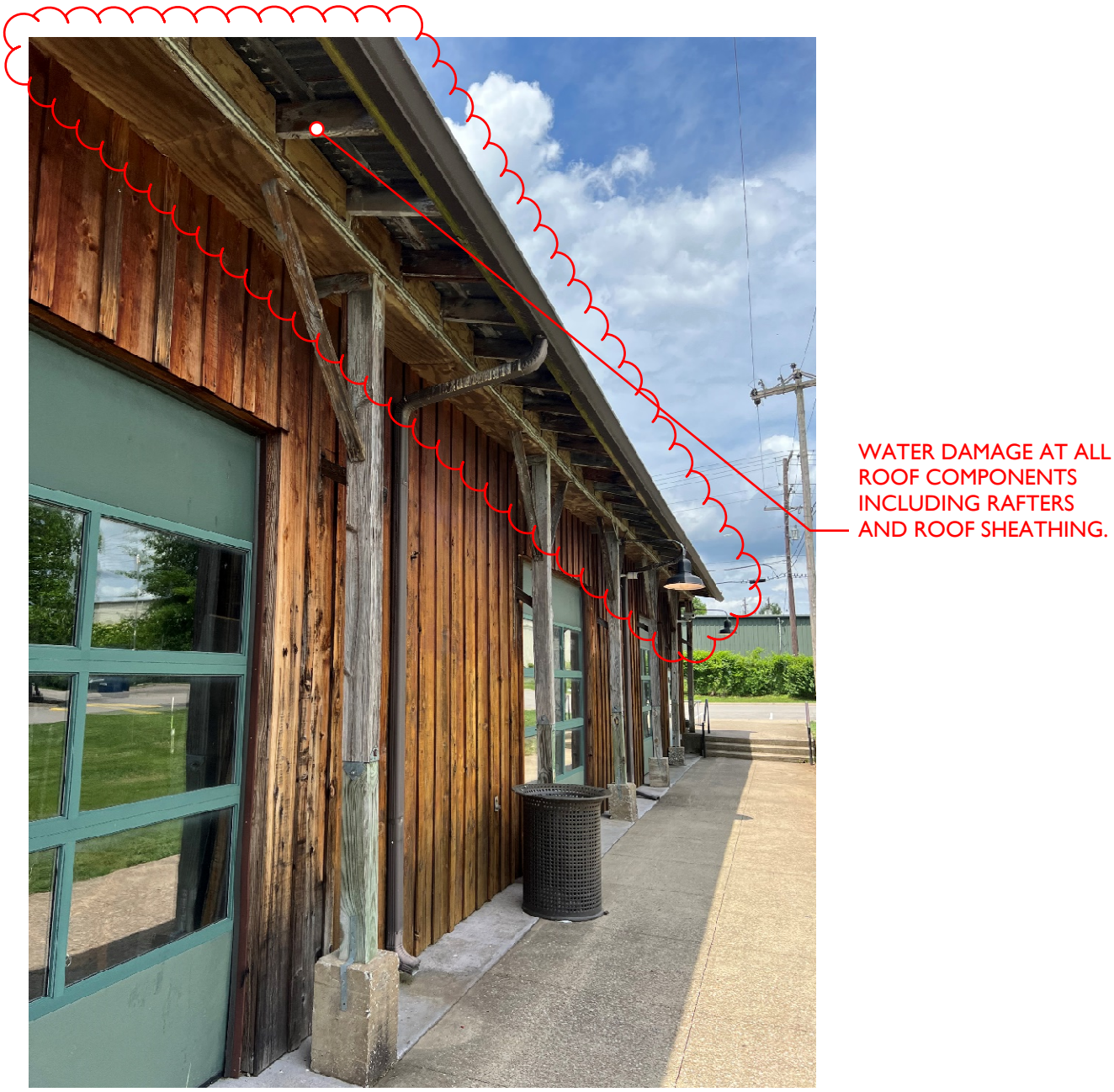
Condition: Damaged columns have been spliced and replaced creating a structural issue

Solution: Fully replace all exterior columns



Condition: Column based not adequately connected to building foundation.

Solution: Engineered post base connector to be added to each column. Replace large sections of concrete floor slab.



Condition: Deterioration and moisture intrusion damage at all roof members at exterior.

Solution: Replace or repair sections of roof framing components around perimeter of building.

Other deficiencies not shown:

1. In order to gain lateral support, roof replacement and the addition of plywood shear walls on new exterior walls and new roof are required.
2. New interior sections of lateral support shear walls to be added.
3. Concrete floor slab to be replaced around perimeter to be below the frost line and interior slab removal to accommodate utilities for future uses.
4. Add uplift ties to existing roof purlins at walls.

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Pricing Narrative
B9 – The Factory at Franklin
230 Franklin Pike
Franklin, TN 37064
REVISED 10/26/2023

Architect's Project Number: 21040

Holladay Properties wishes to understand the cost to do code required, structural, and other building updates in order to redevelop Building 9 on the Factory at Franklin Campus. The building is currently in use as storage and as some office space.

The original building was designed as an open air shed with wood columns, structure, dirt floor and a pitched roof. The attached National Register of Historic Places nomination for the Factory notes this as a contributing building. Over time with various owners, many changes were made to the building, so it no longer appears in its original form. The current exterior siding and walls are in poor condition and need to be replaced. It does not appear that a vapor barrier is present in the current construction and that will be needed to avoid the long-term moisture issues evident on the current building. Many of the exterior roof rafters exhibit damage associated with water as well and require replacement along with a new fully insulated roof. Due to being planned as an assembly space with these upgrades, some seismic upgrades may be needed. See pertinent structural notes in the narrative.

The building is ~ 12,000 SF and we are classifying the building as VB construction type. The existing building is currently sprinklered and any modifications needed to serve the uses listed below should be included in pricing. It is expected that further modifications will be made to the sprinkler system by individual tenants as a part of their tenant improvement work. The planned exterior envelope of the building features new metal panel cladding, storefronts and entry canopies

Additional attachments included:
1. National Register Nomination of Historic Places
2. Building 9 Historic Significance Documentation.
3. Initial Building Assessment Letter – Centric Architecture
4. Initial Structural Assessment Letter - KPFF

We wish to explore using the building for the following uses:

- Option A: 4 restaurant tenants + outdoor patios.
- Option B: 2 – 3 restaurant tenants (with outdoor patios) + a brewery taproom. Assume the brewery space as 6000 SF for this option.
- Option C: Office Use Only 4 office tenants at 3000 SF each.

Use Classifications:

- Restaurant/Taproom: A-2

- Wall rating Requirements:
    - Separation from A-2 Occupancy to A-2 Occupancy: 0 Hours

- Structural Frame, Interior and Exterior Bearing Walls, Non-Bearing Exterior and Interior Walls, Floor Construction and Roof Construction: 0 Hours

The work will also include the addition of an outdoor patio, complete with concrete flatwork, planters, and landscaping. See Section 3 for extents.

General Conditions & Division 1 Requirements:

- This is not a LEED project, but we will specify and design it to be as energy efficient as possible. When there are non-paperwork-related items like well insulated walls, efficient mechanical systems, and recycling of construction waste, we expect those to be part of normal construction practice.
- The contract type is expected to be a GMP (guaranteed maximum price).
- The scope of work will include grading, site debris cleanup/removal, new underground and overhead utilities, paving, and new building construction.
- All work to be performed by persons qualified to produce work required of specified quality.
- Coordinate and cooperate with Owner's agent for required special inspections.
- Provide temporary facilities and utilities as necessary to complete work.
- Use of designated areas (to be determined) of the site for parking will be permitted. When site space is not adequate, provide additional off-site parking.
- Working hours will be as allowed per local jurisdiction.
- All work is to comply with applicable codes and industry standards.
- Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes or specified requirements indicate higher standards or more precise workmanship.
- Demolition/cleaning of the site and existing structures to be performed by a firm specializing in the type of work required.
- For field engineering, employ a professional engineer of the discipline required for specific service on Project, licensed in Tennessee.
- For design of temporary shoring and bracing, employ a professional engineer experienced in design of this type of work licensed in Tennessee.
- Use of explosives is not permitted. Notify owner of any utility requirements or changes as preservation of existing site structures is critical.
- Protect all existing work and site elements to remain.
- Whenever possible, execute the work by methods that avoid cutting or patching.
- Provide progress cleanings. Maintain site in a clean and orderly condition
- Protect installed work from damage by construction operations.
- Provide final cleaning.
- Provide project record and closeout submittals.
- Refer to environmental reports, submittals, and Geotech reports included from the owner. The GC is to coordinate all related work directly with the owner.

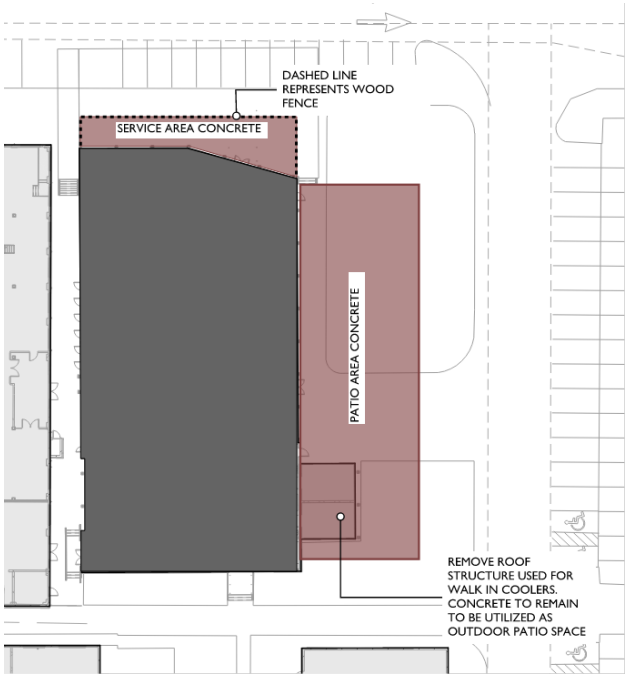
Division 2 – Site Work + Demolition:

- Remove existing concrete ramp and stairs at west central portion of the building. New ramp and stairs to be provided at exterior of building envelope to provide access to all tenant spaces. Assume 1 ramp and 4 sets of stairs.
- Remove roof addition previously provided for walk in coolers. Concrete pad can remain to be repurposed as outdoor patio.
- Remove exterior cladding and infilled exterior walls along with damaged fascia boards around the building. Provide shoring as needed as exterior walls are removed.
- Remove all existing gutters and downspouts.

- Provide a landscape allowance for the patio area of $25,000.
- Discuss potential bioretention requirements with civil engineer.

Division 3 - Concrete:

- Refer to Structural Narrative by KPFF attached.
- Service area to be provided as noted on site plan below. Provide allowance for 1000 SF of concrete pad. See fence notes in Division 6.
- Provide Stego Industries; Stego Wrap Vapor Barrier (15 Mil) under all concrete slabs on grade, typ. where the concrete is removed. It is likely not possible to go under existing columns. Turn up vapor barrier at the base of each column in order to provide a fully "sealed" condition. We expect a large amount of under slab plumbing and sanitary sewer connections to be needed for a restaurant and brewery use. Preserve foundations and bases of each wood column when removing concrete for necessary infrastructure.
- Sidewalks and associated stairs to receive broom finish.
- Provide an allowance for short patio concrete walls (assume 100 linear feet at 2' tall) and planters. As an alternative, provide parged CMU walls @~12" thick.
- Provide an allowance for 4,000 SF of patio concrete as shown below.
- Provide foundations as needed for canopy columns noted in Division 5.



Division 4 - Masonry:

- Provide precast masonry at wall cap for the 100' of linear patio walls.

Division 5 – Metals:

- Refer to Structural Narrative by KPFF attached.
- Exterior finish material to be metal panel in black with Basis of Design as Pac Clad HWP Metal Wall Panel in Matte Black.
- Provide exterior guardrails and handrails as required. Guardrails to be 1" x 2" painted steel bar stock with 2" x 2" painted steel tube posts and 3/4" bar stock pickets at 4" on center typical. Handrails to

be 1 ½" painted steel tube attached to guardrail or wall. Provide stamped engineered structural design by person licensed in the state in which the project is located.

- Provide prefinished aluminum sheet metal flashing and trim as required.
- Provide rectangular profile gutters and downspouts. Provide cast iron downspout boots at each downspout termination, typ. Gutters and downspouts to be coordinated with Civil.
- Architect to select from full line of manufacturer's colors for all metal finishes
- Provide exterior ladder for roof maintenance from building side adjacent to B8.
- Provide fall protection on roof platforms for HVAC mentioned in Division 6.
- Provide allowance for monumental building signage @ ~ $10,000.
- Provide 4 steel canopies on the east elevation of the building. Each canopy is made of steel tubes with sloped metal deck on a steel frame (2 columns per canopy). Assume 8' x 6' in size for each canopy.

Division 6 – Wood and Plastics:

- Refer to Structural Narrative by KPFF attached.
- New infilled exterior walls to be 2 x 6 framed.
- Infill interior walls with 2 x 6" wood studs.
- Provide rough carpentry as required for framing doors, windows, roof openings, etc.
- Provide wood blocking for roofing nailers, roof-mounted curbs, etc. We expect metal framed roof platforms will be required for HVAC on the pitched roof. Additional wood supports will be needed for rooftop equipment weight, see structural.
- Provide communication and electrical room mounting boards.
- All wood in contact with concrete or masonry to be preservative treated
- All wood in contact with roofing, waterproofing, or flashing to be preservative treated.
- All wood exposed to weather to be preservative treated.
- Exterior wall sheathing to be 5/8" Type X glass mat faced gypsum board.
- Provide 6' tall, stained wood fence around service area noted on plan.

Division 7 – Thermal and Moisture Protection:

- Provide sheet waterproofing with R-7.5 continuous insulation and drainage board at below grade walls.
- Provide dampproofing with R-10 continuous insulation for 24" below grade at full perimeter of slab on grade floors.
- Exterior walls to be wood framed (2 x 6) with R-13 unfaced batt cavity insulation between studs and R3.8 continuous insulation on the exterior side of the exterior sheathing board.
- Exterior finish material to be metal panel in black with Basis of Design as Pac Clad HWP Metal Wall Panel in Matte Black.
- Gable roof to be re-roofed with standing seam metal roof similar to MBCI Standing Seam Roofing with R-30 continuous insulation on top side of roof sheathing to enable wood exposed roof below.
- Edge metal, terminations, metal copings, etc. to be provided by roof membrane manufacturer. Edge metal to have ES-1 test approval. Color to be selected from full range of manufacturer's colors.
- Provide an allowance for interior demising walls for each tenant configuration noted. Gypsum board and insulation to be provided in each demising wall.
- All exterior framing is to be fully caulked/sealed per code for maximum acoustic tightness
- New exterior framed walls will have a fluid-applied air barrier, per the IECC and IGCC.
- Provide firestopping and joint sealants as required.

Division 8 – Doors and Windows:

- Windows/Exterior Doors:
    - Entry openings and fixed panes to be storefront; basis of design to be Kawneer Trifab VG 451-T (in black)
    - Glazing to be double glazed Low-E 1" insulated glass unit
        - Basis of design Guardian Sunguard Super Neutral 54 Low-E on Crystal Gray
            1. U-factor .29 Air, .24 Argon minimum
            2. SHGC .23 minimum
    - Storefront doors to be medium style, thermally broken swinging doors. Basis of design Kawneer Insulclad 560 (black)
        - U-factor .77 minimum
        - SHGC .40 minimum
    - As basis of design, provide Rockwood NeoCylinder Pull and Push Bar at each storefront door, typ. (36" pull bar, black)
    - Provide allowance for 1400 SF of storefront glass and 8 double leaf doors.
    - Provide allowance for 4 single leaf doors.
- Door hardware
    - Provide hinges, closers, stops, gasketing, mortise locksets, latchsets, exit devices, kick plates, rain guards, sweeps, push/pulls, silencers, etc. as required. Finish to be black.
    - Basis of design manufacturers:
        - McKinney
        - Pemko
        - Rockwood
        - Corbin Russwin
        - Sargent
        - Yale

Division 9 - Finishes:

- Interior wall finishes will be painted 5/8" drywall, typical, except at rated walls, where 5/8" Type X is required.
- Do not install drywall in tenant space unless required for wall rating.
- There are no shared common core restrooms. All restrooms and associated finishes will be provided by tenants.
- General interior finish schedule:
    - Tenant Areas
        - Interior finishes to be determined by future tenants

Division 10 – Specialties:

- Provide fire extinguishers and semi-recessed fire extinguisher cabinets in core spaces.
- Provide fire extinguishers on brackets in unfinished tenant spaces.
- Provide interior room signage for each room and all code required signage as code requires. Signage to be APCO Elevate frameless system or equal.

Division 11 – Equipment:

- There are no requirements for equipment at this time.

Division 12 - Furnishings:

- There are no requirements for furnishings at this time.

Division 13 - Special Construction:

- There are no requirements for special construction at this time.

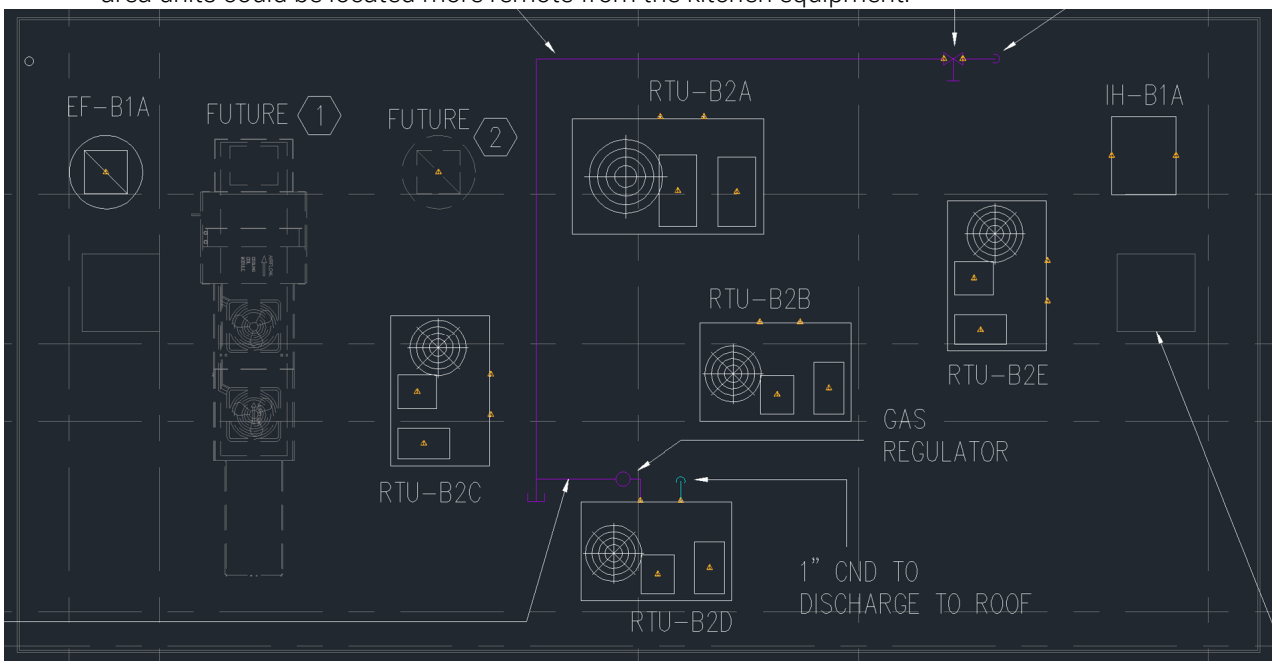
Division 14 – Conveying Systems:

- There are no requirements for special construction at this time.

Division 15 – Mechanical:

<u>HVAC:</u>

- The below file is a generic layout of a typical restaurant tenant, to help visualize a general layout and spacing of the equipment. For reference, the area shown in the screenshot is approximately 1,100 square feet. The attached screenshot has a tight layout, so it may be worth noting that the dining area units could be located more remote from the kitchen equipment.



- The table below represents the typical equipment type and weights per tenant. Most restaurants would only require (1) hood grease exhaust fan; (2) are included as a precaution.

Restaurant/Brewery Tenant			
Unit Type	Quantity	Unit Weight - lbs	Total Weight - lbs
Hood MAU/DOAS	1	1,700	1700
Hood Grease Exhaust	2	250	500
Dishwasher Exhaust	1	100	100
Kitchen Rooftop Unit	1	1,600	1600
Dining Rooftop Unit	3	1,000	3000
		Grand Total	6900

Option C HVAC: Office Uses Only
The HVAC equipment will include packaged rooftop DX cooling with natural gas heat to serve each tenant space.

The table below would be the typical equipment quantity and weights.

Office/Retail Tenant						
Tenant	Area - ft^2	Approx sq ft/ton	Tons	RTU Quantity	RTU Weight/Unit	Weight/Tenant - lbs
Office 1	3000	350	8.6	3	800	2400
Office 2	3000	350	8.6	3	800	2400
Office 3	3000	350	8.6	2	800	2400
Office 4	3000	350	8.6	2	800	2400
					Grand Total	9600

Plumbing:

- Option A and B
  - Building Domestic Water = 3"
  - Restaurant Tenant = 1-1/2" or 2" per tenant.
  - Brewery Tenant = 2"
  - Building Sanitary Sewer = 6"
  - Restaurant Tenant Sanitary Sewer = 4"
  - Brewery Tenant Sanitary Sewer = 6"
  - Building Grease Waste = 4"
  - Tenant Grease Waste = 4"
  - Grease Interceptors = (2) 2,000 gallons and I would include space for an additional 1,500 gallon just in case we need additional capacity for the brewing process.
- Option C:
  - Building Domestic Water = 2-1/2"
  - Office/Retail Tenant = 1-1/2" or 2" per tenant (this assumes restrooms are within the tenant spaces and are flush valves).
  - Building Sanitary Sewer = 4"
  - Office/Retail Tenant Sanitary Sewer = 4"

Other Items to Consider:

- Space and provisions for the brewery process equipment chillers, boilers, hydronic pumps, etc. that may be required for the brewing operation.
- Each tenant will require a natural gas service/meter.
- It will be unlikely equipment will maintain 10 feet from the roof edge with all the equipment, so we will most likely need fall protection via a rail or parapet wall.
- Some brewery tenants will opt to locate silos/grain tanks, etc. outside the building. This is assumed to be located in the service area. Certain equipment may require the concrete in the service area to expand from what is shown.
- All buildings will be fully sprinklered
- Rooftop equipment will serve each tenant space.

Division 16 – Electrical:

- Refer to the below for electrical service per use option:
  - Option A:

        - A new 120/208V, 3 phase, 4 wire, 1600A underground electrical service from the MTE pad mounted transformer to a new 120/208V, 3 phase, 4 wire, 1600A MLO multi-gang meter center.
        - Service conductors shall be copper with 5 sets: 4 #400kcmil in 3-1/2"C.
        - The meter center shall have (4) 400A, 208V, 3 phase meter socket and branch breakers for the restaurant tenants, and (1) 200A, 208V, 3 phase meter socket and branch breaker for a house service.
        - Multi-gang meter center shall be approved by MTE.

    - Option B:
        - Two new 120/208V, 3 phase, 4 wire 800A underground electrical services from the MTE pad mounted transformer to the building.
        - The first 800A service will be dedicated to the brewery. The service will require a 240V, 800A, 3 phase, non-fused meter disconnect, a CT cabinet & KWH meter, and service entrance rated 240V, 800A, 3 phase, fused disconnect service switch.
        - Service conductors for the first service shall be copper with 2 sets: 4 #600kcmil in 3-1/2"C from the MTE pad mounted transformer to the 800A meter disconnect.
        - The second 800A service will be to a new 120/208V, 3 phase, 4 wire, 800A MLO multi-gang meter center to serve the restaurants and house service.
        - The meter center shall have (3) 400A, 208V, 3 phase meter sockets with 250A branch breakers for the restaurant tenants, and (1) 200A, 208V, 3 phase meter socket and branch breaker for a house service.
        - Multi-gang meter center shall be approved by MTE.
        - Service conductors shall be copper with 2 sets: 4 #600kcmil in 3-1/2"C from the MTE pad mounted transformer to the 800A multi-gang meter center.
    - Option C:
        - A new 120/208V, 3 phase, 4 wire, 1000A underground electrical service from the MTE pad mounted transformer to a new 120/208V, 3 phase, 4 wire, 1200A MLO multi-gang meter center.
        - Service conductors shall be copper with 3 sets: 4 #400kcmil in 3-1/2"C.
        - The meter center shall have (5) 225A, 208V, 3 phase meter socket and branch breakers for the (4) office tenants and (1) house service.
        - Multi-gang meter center shall be approved by MTE.
- Provide allowance for interior lighting:
    - Provide utility strip lighting in all utility closets (riser rooms, janitor closets, electrical and mechanical rooms, etc)
- Provide allowance for exterior lighting:
    - Site lighting (in-ground and pole-mounted). Assume 20 light fixtures or bollards.
    - Patio lighting and illuminated step lighting
    - Signage lighting and externally-lit major building identification signs. Assume 2 for a total of 25 SF.
    - Provide electrical at each tenant opening for future tenant sign lighting.

This design narrative is not intended to be fully comprehensive of the final scope of work, but a general outline of major items and components being considered as part of the project at the time of issuance.

4101 Charlotte Ave. Suite E210 Nashville, TN 37209 615.451.8725 kpff.com

MEMORANDUM

TO: Gina Emmanuel, Centric Arch

FROM: Nick DeBlasis, P.E. Associate, KPFF
Paul Sargent, P.E. Senior Structural Engineer, KPFF

DATE: 11/10/2023

SUBJECT: Building 9 – Factory at Franklin – Pricing Narrative – Revised

KPFF JOB #: 2100153

This memorandum serves to provide additional information to assist the General Contractor in pricing the work required to repair/upgrade the existing Building 9 at the Factory at Franklin for restaurant and/or brewery use. This memo should be used in tandem with the Structural Condition Assessment letter written by KPFF on 5/26/22 to better understand the needs/scale of structural repair/upgrade/retrofit.

Building 9 is a wood-framed building constructed of wood columns and dimensional lumber roof purlins and roof beams. The building currently has wood exterior walls tied into the main building structure in a variety of ways. We assume that the building was originally an open structure for agricultural use (i.e. a barn).

Based on these observations, we believe the exterior walls were added to the original building to enclose the structure. It is likely that the added walls are now acting as the lateral system of the structure. However, the load path between the original roof structure and the added exterior walls does not appear to be designed and may be occurring by unintentional means. This is not acceptable through the lens of the Building Code, but is likely providing some means of stability that is not rationally calculable or determinable using structural engineering methods.

In summary, we estimate the following actions will be required to repair/restore the building:

1) Per the 2018 International Existing Building Code (IEBC), structures that undergo changes of occupancy that increase the risk category are required to be seismically upgraded to the level of the current building code, which in this case is the 2018 International Building Code.
   a) A complete lateral analysis of the building will most likely reveal:
      i) New lateral force resisting system(s) will be required.
         (1) New plywood shear walls at perimeter (approx. 120ft aggregate total) with new foundation elements holdowns (assume 12 new thickened foundation elements).
         (2) New plywood shear wall at interior (approx. 30ft) to reduce span of roof diaphragm.
         (3) New plywood decking at roof to serve as new diaphragm.
         (4) New attachment from roof diaphragm to new shear walls with steel connectors (i.e. Simpson Strong-tie connectors) to complete load path from roof to foundation.
2) Other items
   a) Division 3 – Concrete
      i) Slab-on-grade replacement around perimeter of building at exterior walls. New foundation elements will need to bear below frost depth.
         (1) Requires turndown to 1’-6” below exterior finished grade (min 8” thick at bottom) or

(2) Continuous footing 1”-0” x 2’-0” x cont. bearing at 1’-6” below exterior finished grade with typical turndown of new slab-on-grade on top.

ii) New foundation element(s) at shear walls (see sections 1 or 3)

iii) New foundation element(s) to replace existing foundation(s) at gravity elements seeing additional load from new rooftop units (approx. 4’-0”x4’-0”x1’-6”)

iv) New approx. 8” thick reinforced slab-on-grade foundation elements under any new tanks required for brewery or storage use.

v) New approx. 6” thick reinforced slab-on-grade foundation elements under any new walk-in cooler equipment.

b) Division 6 – Wood

i) All exterior building columns to be replaced with full height members.

ii) All building columns to have engineered post base connector installed as attachment at foundation.

iii) Repair or replace damaged or missing roof purlins, beams, girders, braces, etc. that will remain.

iv) All exterior walls to be replaced with new 2x6 walls with new continuous sill and top plates and foundation elements (see section 1).

v) All existing roof purlins to have uplift ties installed at all walls

vi) Any roof mounted/supported mechanical equipment larger than 300 lbs will require structural reinforcing of the existing roof purlins with new LVLs.

vii) Any roof mounted/supported mechanical equipment larger than 1,000lbs will require structural reinforcing with new LVLs as well as new vertical elements from ground to roof (i.e. wall or posts).

viii) Screen at roof must be framed with 2x6 studs and kickers at 16” o.c. with blocking at roof structure in-between structural members.

3) In the event the building occupancy does not change, we still recommend the following actions:

a) Investigation of the current exterior wall lateral system and creation of engineered load path to provide a justifiable lateral resisting system (i.e. new diaphragm elements, shear walls, and foundations);

b) Investigation of the current exterior walls to assess gravity load carrying capacity, uplift resistance, and identify areas of damage.

c) Regardless of the findings of investigations, all damaged or missing elements need to be replaced in-kind. Additionally, the building envelope needs to be properly enclosed, specifically at the roof line and at the intersection of the exterior wall and building frame.

d) The following items from Section 2.a: ii

e) The following items from Section 2.b: i, ii, iii, v

Please do not hesitate to contact us with any questions. We will make ourselves available to talk through any of these points if necessary.

The opinions and conclusions developed by this investigation are based on engineering judgment constrained by the limited scope of the investigation noted above, consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended.

END OF MEMORANDUM

4101 Charlotte Ave. Suite E210 Nashville, TN 37209 615.451.8725 kpff.com

kpff

MEMORANDUM

TO: Read Talley, Holladay Properties

FROM: Nick DeBlasis, P.E. Associate, KPFF
Paul Sargent, P.E. Senior Structural Engineer, KPFF

DATE: 05/26/2022

SUBJECT: Building 9 – Structural Contidion Assessment

KPFF JOB #: 2100153

NICHOLAS JAMES DEBLASIS REGISTERED ENGINEER AGRICULTURE COMMERCE No. 115463 STATE OF TENNESSEE 5/26/22

This memorandum serves to summarize our structural observations documented during our site visit on May 12, 2022. The intent of the site visit was to perform a general structural condition assessment of Building 9 at The Factory development in Franklin, TN.

Building 9 is a wood-framed building constructed of wood columns and dimensional lumber roof purlins and roof beams. The building currently has wood exterior walls tied into the main building structure in a variety of ways. We assume that the builing was originally an open structure for agricultural use (i.e. a barn). Observations leading to this assumption are as follows:

- Column base connections to foundation are uncommon for enclosed building structures (i.e. above grade and inadequate fastening to foundation element) (see Photo 1);
- A series of slender dimensional lumber knee braces and horizontal members between columns is more typical of an open structure stability bracing system (no indication of an engineered lateral system) (see Photo 2);
- There is unique intergration and detailing of the current exterior wall at the main building wood columns and braces, not common to engineered and enclosed buildings (see Photo 3).

Based on these observations, we believe the exterior walls were added to the original building to enclose the structure. It is likely that the added walls are now acting as the lateral system of the structure. However, the load path between the original roof structure and the added exterior walls does not appear to be designed and may be occurring by unintentional means. This is not acceptable through the lens of the Building Code, but is likely providing some means of stability that is not rationally calculable or determinable using structural engineering methods.

Additional issues include the condition of certain structural and architectural elements. Each of the exterior wood columns has been spliced or in a few conditions replaced. The connections of the new section, to both the existing column and the foundation, are not acceptable connections (see Photos 3 & 4). They do not provide the required stability to the column/building that is required for this type of repair. In fact, many of the repaired columns are significantly leaning due to hinge behavior at the splice joint.

The exterior wood lap siding is showing signs of significant warping and rot. In some locations, the rot and warping is substantial enough to leave large holes for water penetration and insect infestation. If investigated, wood wall damage may be uncovered at these vulnerable locations.

In summary, while this building is not exhibiting signs of major instability, we recommend the following actions:

1. Replacement of all exterior columns including the appropriate cap and base connection;
2. Replacement of all interior column base connections with available retrofit hardware;
3. Investigation of the current exterior wall lateral system and creation of engineered load path to provide a code acceptable lateral resisting system;
4. Investigation of exterior wall damage at the major exterior façade holes. If damage is found remedial measures shall be taken. Regardless of the findings, all damaged pieces need to be replaced in-kind. Additionally, the building envelope needs to be properly enclosed, specifically at the roof line and the intersection of the exterior wall and building frame.
5. Replacement of broken knee braces and horizontal members in-kind

Removal of any existing structural elements (including portions of the exterior wall, knee braces, horiziontal members, etc.) may necessitate reevaulating the stability of the structure. It is very possible that this recommended work, coupled with the future alterations to the building, could require structural retrofits that make total replacement of the structure a more economically feasible option.

Photo 1 (typical interior column base condition)

Photo 2 (typical interior roof structure configuration)

Photo 3 (example of exterior wall system)

Photo 4 (typical exterior column repair)

Please do not hesitate to contact us with any questions. We will make ourselves available to talk through any of these points if necessary.

The opinions and conclusions developed by this investigation are based on engineering judgment constrained by the limited scope of the investigation noted above, consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended.

END OF MEMORANDUM

CENTRIC
ARCHITECTURE

MEMORANDUM

1206 Buchanan St.
Nashville, TN 37208
615.385.9600
Email: gemmanuel@centricarchitecture.com
ldougal@centricarchitecture.com

To: **Read Talley, Holladay Properties**

Date: **June 20, 2022**

Project #: **21040**

Project Name: **The Factory at Franklin**

Signed **Gina Emmanuel and Luke Dougal**

Regarding: **Building 9 Assessment**

This memorandum serves to summarize our observations on our site visit on Thursday, June 2, 2022. Centric Architecture explored Building 9 on the Factory Campus to assess its general condition. As noted in a structural report from KPFF dated 5/26/2022, the building is wood framed constructed of wood columns and dimensional lumber. It is our understanding the building's original use was an open-air storage shed. Over time, the structure had been enclosed for other uses.

While observing the building, we noted some deficiencies that need to be corrected:

1. It did not appear any sort of sheathing or vapor barrier is present on the building. This is and will continue to create long term moisture issues.
2. The exterior siding is in poor condition and likely needs replacement. This has the potential for long term water intrusion issues.
3. It is unlikely consistent insulation is present in the wall cavities.
4. Sections of the exterior rafters and fascia boards are damaged.

It is likely that seismic upgrades will be required as the building's original use was an open-air structure and over time it has been converted to an enclosed building. For future uses these upgrades could involve a large rework of the existing framing.

It is our recommendation that the following items be corrected for future uses of the building:

1. All siding be removed. Sheathing and vapor barrier is to be installed throughout before reinstalling new siding that is not exhibiting signs of damage. Please note that in order to add the sheathing and vapor barrier, all exterior trimwork and some window/door framing will largely need to be redone.
2. Replace all fascia boards around the building and seal appropriately at the interface with the new siding.
3. Insulate the building throughout in accordance with the Energy Code.
4. Replace all damaged rafters present in the building.

5. We were not able to assess the condition of the shingle roof but did note the rafters themselves were undersized and a future reroof may also require reframing of this structure.

Below is a visual summary of observations noted above.

Please don’t hesitate to contact us with any questions.

SOLOMON BUILDERS

November 7, 2023

Mr. Benton Smothers
Holladay Properties
2710 Old Lebanon Rd, Ste 5
Nashville, TN 37214

Re: Factory at Franklin – B9 Structural Repairs & Core / Shell

Dear Benton:

Solomon Builders has prepared this budget for the construction of the B9 Factory Structural Repair and Core / Shell. All work is in accordance with the narratives prepared by Centric Architecture and as outlined below:

Total Project: $2,565,569

General Qualifications:

- Contractor has included cost and time to accommodate for 15 days lost due to normal weather events during the course of the for the project.
- The contract amount does not include the following customary Owner related costs/expenses:
    - Cost to modify any systems or structures for publicly or privately owned utilities or entities located outside of the property lines or utilities that are attached to any surrounding structures.
    - This proposal is based on current market conditions. We have seen significant volatility in the marketplace related to lumber, steel and other construction materials. Should the price of any category of material, equipment, insurance, or energy increase significantly, Contractor reserves the right to increase its proposal to account for such cost increases.
    - Some of the materials and products to be used and installed in the construction of this Project may become unavailable, delayed in shipment and/or subject to price increases due to circumstances beyond the control of the Contractor, including the COVID-19 pandemic. Contractor will require a price escalation clause to be included in any final agreement between the parties.
    - Flagmen for any work by owner or tenants.
    - Environmental testing
    - Builders Risk Insurance and Associated Deductibles
    - Design Fees
    - Impact or Capacity Fees
    - Facility Taxes
    - Road Improvements Fees
    - Tap Fees
    - Electrical Fee
- The contract amount excludes:
    - Payment and/or Performance Bonds
    - Removal or Replacement of Unsuitable Soils
    - Special or hazardous or classified material testing, handling, disposal or remediation.
    - Rock Excavation
    - Materials testing and special inspection.
    - Third-party certifications, including, but not limited to soils, concrete, asphalt, masonry, roofing, fireproofing, storefront /curtain wall systems.
    - Steel fabricator that participates in the AISC Quality Certification Program and is designated an AISC-Certified Plant.

- Commissioning of any systems such as fire protection, HVAC, plumbing or electrical systems.
- Off duty police officers or other similar security guards or security systems
- LEED requirements
- All Interior and Exterior Signage

- **Specific Inclusions**
  - Remove and replace exterior wood framed walls with 2x6 walls @ 16" OC and R-13 Batt Insulation
  - Install Vapor Barrier at exposed foundations and new exterior walls
    - Does not include new vapor barrier / mastic / insulation and foundations not exposed
  - Remove and replace roof rafter tails
  - Remove and replace roof (including gutters & downspouts), including roofing insulation. New roof to be standing seam metal with R-30 Iso insulation.
  - Includes reworking layout of existing sprinkler heads to accommodate a "cold dark shell" finish status
  - Remove and replace interior slab on grade, with new underground plumbing to accommodate the potential use of 4 future tenants.
  - Remove exterior loading dock ramp and stairs, replace with new sidewalk and sidewalk ramp
  - Remove existing "patio" roofing and roof structure. No additional structure in this area.
  - Landscape allowance of $25,000 provided
  - Concrete Allowances as listed below:
    - 1,000 SF of exterior service area pad
    - 100 lnft of 2' concrete walls and planters at Patio
    - 4,000 SF of new patio concrete
    - 12,500 SF of interior slab replacement w/ continuous footing (2'x1') and turndown edge (1'6") at perimeter and at new shear walls
    - $20,000 for repairs to existing column bases showing damage (assumes 4 repairs)
    - Exterior sidewalks with 1 ramp and 4 sets of stairs
  - 100 LF of masonry wall cap for patio walls, including stainless steel drip edge
  - Pac Clad Metal Wall panel at all exterior walls
  - Metal guardrail / handrail at exterior sidewalks & stairs (130 lnft)
  - Four structural steel canopies, 8'x6'
  - Monument Signage allowance of $10,000
  - Interior walls for electrical and comm rooms, including plywood on walls
  - Interior Demising Walls for future tenants (3 interior walls)
  - Stained fencing around the new service area (115 lnft)
  - Exterior site caulking
  - Historically accurate steel windows and doors to match Factory campus
    - 1,400 SF window
    - 12 door leafs
  - Fire Extinguishers and Cabinets in common areas
  - 6" PVC sanitary trunk line
  - 4" PVC Grease trunk line
    - Stubbed out of the center of the building in a single location
  - 3" copper water trunk line
  - Tenant isolation valves, as needed
  - (2) 2,000 gallon grease interceptors

- **Specific Exclusions**
    - Bioponds
        - Budget $30/SF if needed
    - New Storm / Sanitary / Domestic / Fire Lines or Services to building
    - Drywall on interior of building (Exterior walls to be left insulated and exposed)
    - Restrooms
    - Interior finishes
    - Signage
    - Mechanical Equipment or duct work (will provide freeze-proof EUH's as needed)
    - Plumbing equipment, fixtures or finishes
    - Concrete pads for future tenant equipment
    - Thickened slab at future tenant equipment
    - Roof Equipment Platforms

Sincerely,

Huston Parkhurst

Solomon Builders, Inc.

Factory at Franklin - B9 Core & Shell
11/7/2023

1100.00	***GENERAL REQUIREMENTS***		
	1101.00 Superintendent	$	28,566.00
	1102.00 General Superintendent	$	3,061.00
	1131.00 Pre-Construction	$	3,207.00
	1140.00 Project Manager	$	20,404.00
	1511.00 Temp Phone	$	160.00
	1515.01 Temp Toilets	$	404.00
	1590.00 Temp Storage	$	562.00
	1590.02 Supplies	$	292.00
	1590.05 Blue Prints	$	585.00
	1592.05 Controls: Safety	$	785.00
	1598.01 Cups & Ice	$	2,234.00
	1655.00 Scheduling & PM Software	$	3,209.00
	1704.00 Dumpster	$	3,316.00
	1705.00 Clean Up - Current	$	10,202.00
	1730.00 Tools & Equipment	$	4,061.00
	1745.01 Mileage/Gas	$	11,510.00
	GENERAL REQUIREMENTS	***$***	***92,558.00***
2050.00	***DEMOLITION***		
	2070.01 Demolition	$	115,715.00
	DEMOLITION	***$***	***115,715.00***
2100.00	***SITEWORK***		
	2210.00 Grading	$	29,239.00
	2513.00 Paving: Concrete	$	86,254.00
	2831.00 Improvmnts: Fencing	$	11,432.00
	2900.00 Landscape: General	$	37,416.00
	SITEWORK	***$***	***164,341.00***
3000.00	***CONCRETE***		
	3410.01 Concrete	$	286,348.00
	CONCRETE	***$***	***286,348.00***
4000.00	***MASONRY***		
	4415.00 Stone Caps	$	30,993.00
	MASONRY	***$***	***30,993.00***
5000.00	***METALS***		
	5510.05 Misc: Steel	$	96,488.00
	METALS	***$***	***96,488.00***
6000.00	***WOOD & PLASTICS***		
	6113.60 Wood Columns	$	211,538.00
	WOOD & PLASTICS	***$***	***211,538.00***

7000.00	***THERMAL & MOISTURE PROT***		
	7160.00 Dampproofing	$	12,975.00
	7192.00 Vapor Barrier	$	77,850.00
	7211.00 Insulation: Batt	$	19,463.00
	7410.00 Siding	$	175,163.00
	7510.00 Membrane roofing	$	230,012.00
	7910.00 Caulking/Sealants	$	11,795.00
	THERMAL & MOISTURE PROT	***$***	***527,258.00***
8000.00	***DOORS & WINDOWS***		
	8115.01 Doors:Hollow Metal	$	149,721.00
	8510.01 Windows: Steel	$	487,153.00
	DOORS & WINDOWS	***$***	***636,874.00***
9000.00	***FINISHES***		
	9250.00 Drywall	$	27,835.00
	9910.00 Paint	$	421.00
	FINISHES	***$***	***28,256.00***
10000.00	***SPECIALTIES***		
	10523.00 Fire Extinguishers	$	3,541.00
	SPECIALTIES	***$***	***3,541.00***
15000.00	***MECHANICAL***		
	15010.00 Plumbing	$	143,597.00
	15030.00 HVAC Systems	$	29,239.00
	15070.00 Sprinkler	$	22,806.00
	MECHANICAL	***$***	***195,642.00***
16000.00	***ELECTRICAL***		
	16010.00 Electrical	$	176,017.00
	ELECTRICAL	***$***	***176,017.00***
	GRAND TOTAL	**$**	**2,565,569.00**

Factory Partners LLC

The Factory at Franklin
230 Franklin Road, Franklin, Tennessee
In Service: October 2021

APPENDIX A1

	REPLACEMENT COST NEW	GENERAL FEES	TOTAL REPLACEMENT COST NEW	EFFECTIVE AGE ADJ. COST	ALLOCATED PURCHASE PRICE	TAX REF.	FEDERAL TAX CLASSIFICATIONS: 5 YEAR CLASS #57.0 PROPERTY	7 YEAR NO CLASS PROPERTY	15 YEAR CLASS #00.3 PROPERTY	39 YEAR REAL PROPERTY	LAND NON DEPRECIABLE
BUILDING 9 - TENANT SUITES											
901											
SUITE INTERIOR WALLS	7,550	3,214	10,763	8,934	17,443					17,443	
SUITE INTERIOR DOORS	1,683	717	2,400	1,992	3,889					3,889	
SUITE WALL FINISHES - PAINT	5,968	2,541	8,509	7,062	13,790					13,790	
SUITE FLOORING - CARPET & VINYL	26,653	11,346	37,999	31,539	61,582	7	61,582				
SUITE CEILING	12,523	5,331	17,854	14,819	28,935					28,935	
WALL HUNG CABINETS	5,300	2,256	7,556	6,272	12,246	5	12,246				
BASE CABINETS	5,836	2,484	8,320	6,905	13,483	5	13,483				
SUITE PLUMBING FIXTURES	24,307	10,347	34,654	28,763	56,161					56,161	
SUITE PLUMBING PIPING	14,666	6,243	20,909	17,354	33,885					33,885	
SUITE HVAC	101,410	43,169	144,579	120,000	234,307					234,307	
SUITE FIRE SPRINKLERS	24,077	10,249	34,327	28,491	55,630					55,630	
SUITE ELECTRICAL LIGHTING & BRANCH CIRCUITRY	17,871	7,608	25,479	21,148	41,292					41,292	
DÉCOR DOWN LIGHTS	396	169	565	469	916	6	916				
DEDICATED EQUIPMENT RECEPTACLES	7,926	3,374	11,300	9,379	18,314	3	18,314				
SUITE FIRE ALARM & EMERGENCY LIGHTING SYSTEM	3,944	1,679	5,623	4,667	9,112					9,112	
PHONE/DATA CONNECTIONS	5,697	2,425	8,123	6,742	13,164	3	13,164				
TOTAL SUITE - 901	265,808			314,536	614,148		119,704	-	-	494,443	
902											
SUITE INTERIOR WALLS	3,054	1,300	4,354	3,613	7,055					7,055	
SUITE INTERIOR DOORS	681	290	971	806	1,573					1,573	
SUITE WALL FINISHES - PAINT	2,414	1,028	3,442	2,857	5,578					5,578	
SUITE FLOORING - CARPET & VINYL	10,781	4,589	15,370	12,757	24,909	7	24,909				
SUITE CEILING	5,065	2,156	7,222	5,994	11,703					11,703	
WALL HUNG CABINETS	4,028	1,715	5,743	4,766	9,307	5	9,307				
BASE CABINETS	6,101	2,597	8,698	7,219	14,096	5	14,096				
SUITE PLUMBING FIXTURES	8,755	3,727	12,482	10,360	20,228					20,228	
BREAK ROOM CABINET SINK	1,077	458	1,535	1,274	2,488	5	2,488				
SUITE PLUMBING PIPING	5,932	2,525	8,457	7,019	13,706					13,706	
SUITE HVAC	41,018	17,461	58,479	48,537	94,772					94,772	
SUITE FIRE SPRINKLERS	9,739	4,146	13,884	11,524	22,501					22,501	
SUITE ELECTRICAL LIGHTING & BRANCH CIRCUITRY	7,192	3,062	10,254	8,510	16,617					16,617	
DÉCOR DOWN LIGHTS	396	169	565	469	916	6	916				
DEDICATED EQUIPMENT RECEPTACLES	3,007	1,280	4,286	3,558	6,947	3	6,947				
SUITE FIRE ALARM & EMERGENCY LIGHTING SYSTEM	418	178	596	494	966					966	
PHONE/DATA CONNECTIONS	3,482	1,482	4,964	4,120	8,044	3	8,044				
TOTAL SUITE - 902	113,138			133,879	261,405		66,706	-	-	194,699	
903											
SUITE INTERIOR WALLS	2,102	895	2,997	2,487	4,857					4,857	
SUITE INTERIOR DOORS	469	200	668	555	1,083					1,083	
SUITE WALL FINISHES - PAINT	1,662	707	2,369	1,966	3,840					3,840	
SUITE FLOORING - CARPET & VINYL	7,421	3,159	10,581	8,782	17,147	7	17,147				

Factory Partners LLC

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In Service: October 2021

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SUITE CEILING	3,487	1,484	4,971	4,126	8,057					8,057	
WALL HUNG CABINETS	2,120	902	3,022	2,509	4,898	5	4,898				
BASE CABINETS	2,918	1,242	4,160	3,453	6,742	5	6,742				
SUITE PLUMBING FIXTURES	6,768	2,881	9,649	8,009	15,637					15,637	
SUITE PLUMBING PIPING	4,084	1,738	5,822	4,832	9,435					9,435	
SUITE HVAC	28,237	12,020	40,257	33,413	65,241					65,241	
SUITE FIRE SPRINKLERS	6,704	2,854	9,558	7,933	15,490					15,490	
SUITE ELECTRICAL LIGHTING & BRANCH CIRCUITRY	6,200	2,639	8,840	7,337	14,326					14,326	
DEDICATED EQUIPMENT RECEPTACLES	1,093	465	1,559	1,294	2,526	3	2,526				
SUITE FIRE ALARM & EMERGENCY LIGHTING SYSTEM	1,418	604	2,022	1,678	3,277					3,277	
PHONE/DATA CONNECTIONS	1,266	539	1,805	1,498	2,925	3	2,925				
TOTAL SUITE - 903	75,949			89,872	175,480		34,238	-	-	141,242	
TOTAL BUILDING 9 - TENANT SUITES:	**454,895**			**538,287**	**1,051,032**		220,648	-	-	830,384	

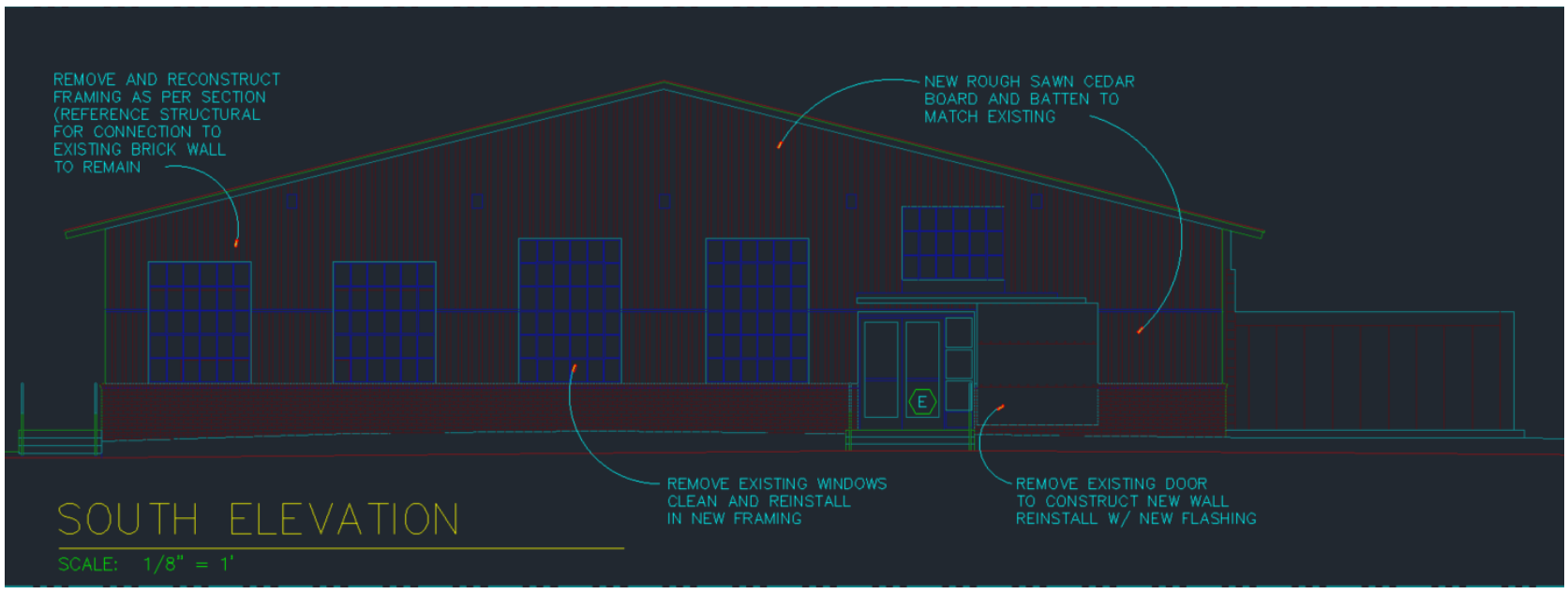
Historic Zoning Design Review Meeting, November 18, 2024

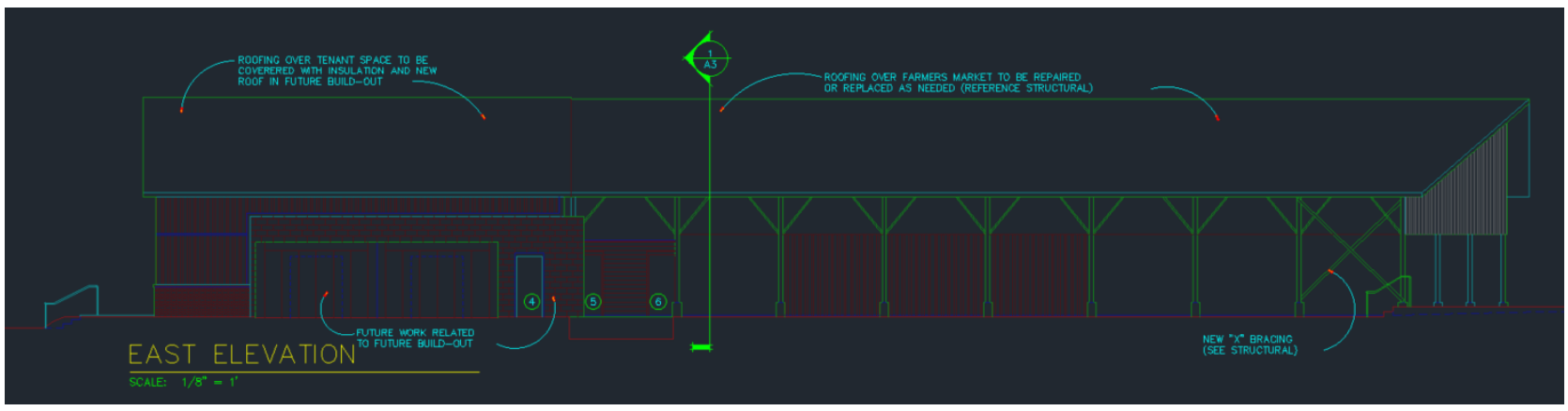
Building 9 Supplemental Documentation

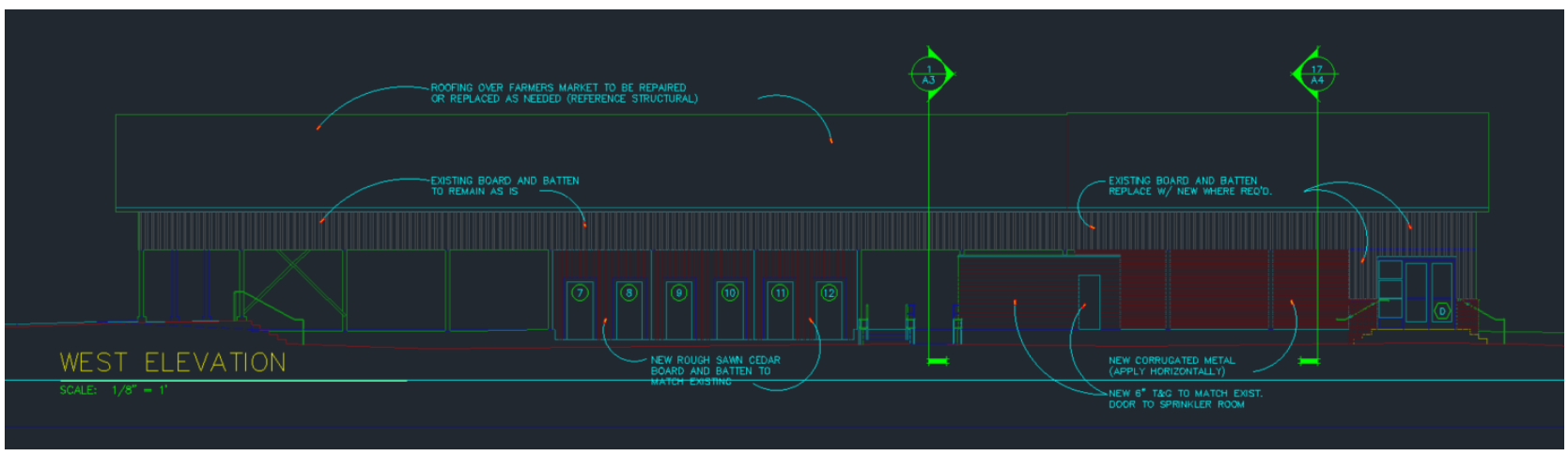
<u>Design Documents from Calvin LeHew Building Rehabilitation in 2002</u>

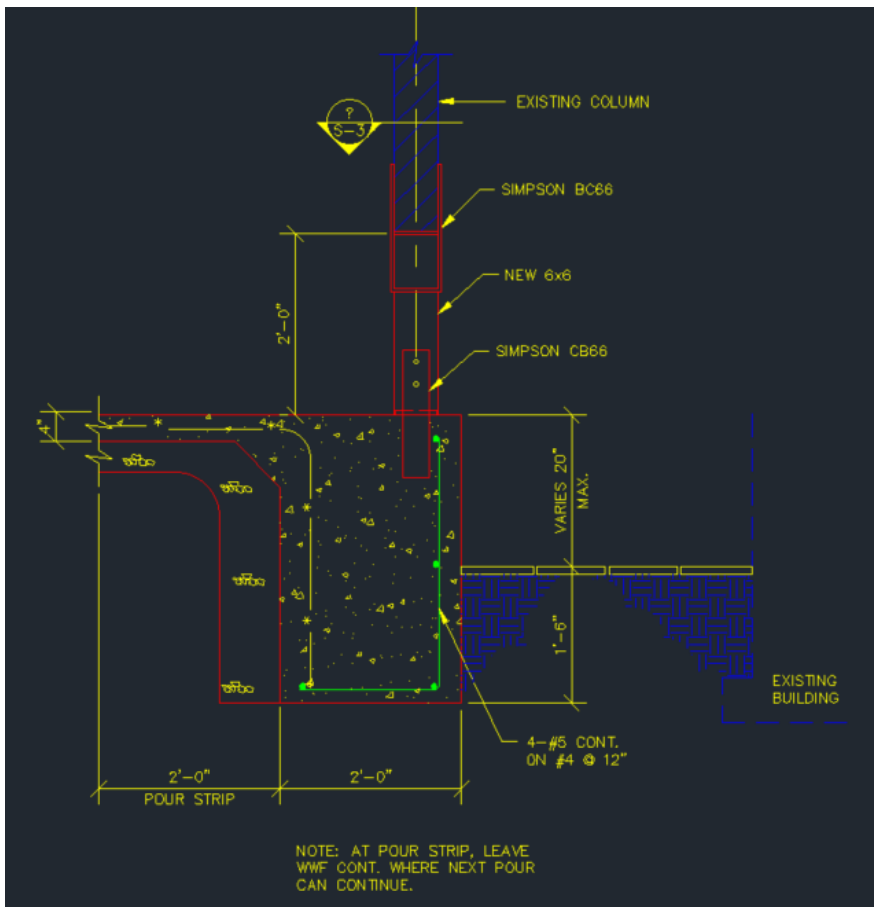
The 2002 rehabilitation included:

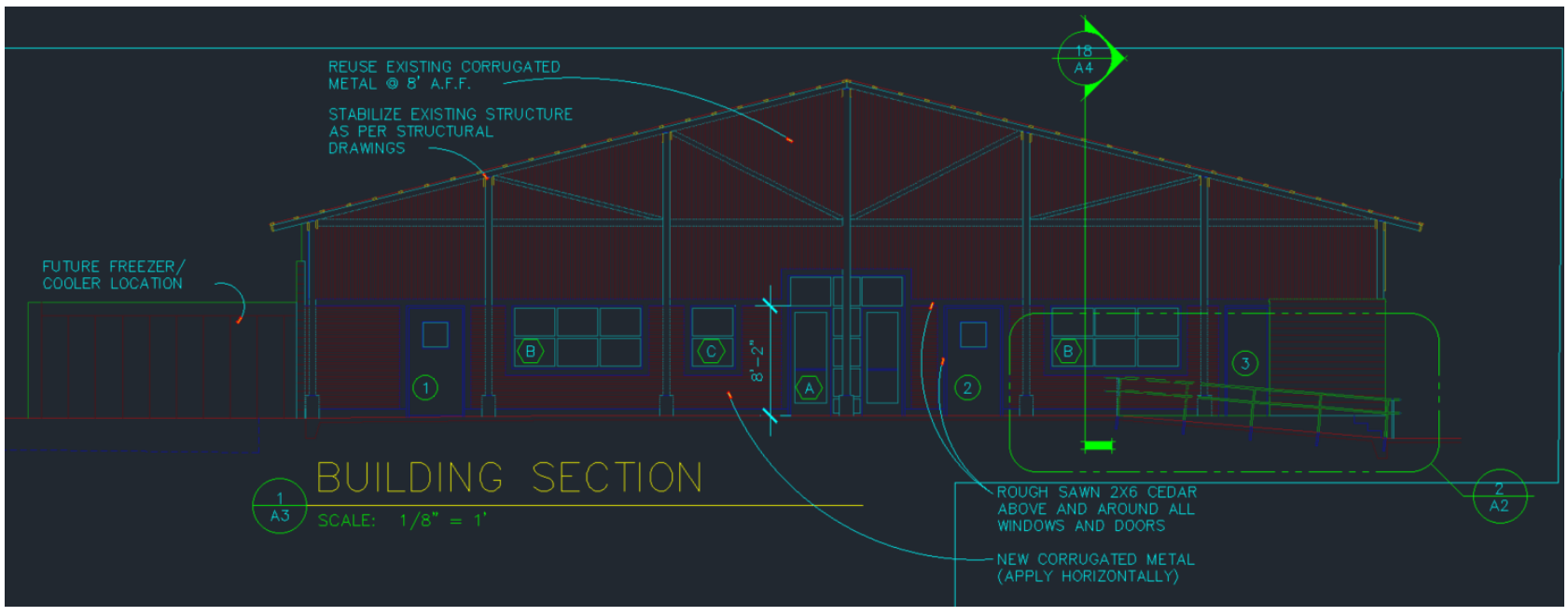
- Reconstruction of the south elevation for new structural support, including reinstallation of historic windows in new framing, new cedar barn board siding and new storefront doors.
- Reconstruction and repair of historic timber building structure using wood components
- Reconstruction of the historic metal roof
- Installation of an interior slab on grade
- Construction of exterior walls to enclose the open air structure with modern overhead doors
- Construction of restrooms and other interior improvements
- Installation of HVAC, electrical and fire protection systems








EXISTING COLUMN
SIMPSON BC66
NEW 6x6
SIMPSON CB66
2'-0"
VARIES 20" MAX.
1'-6"
EXISTING BUILDING
4-#5 CONT. ON #4 @ 12"
2'-0"
POUR STRIP
2'-0"
NOTE: AT POUR STRIP, LEAVE WWF CONT. WHERE NEXT POUR CAN CONTINUE.
2 PEDESTAL EDGE CONDITION
SCALE: 1"=1'-0"


REUSE EXISTING CORRUGATED METAL @ 8' A.F.F.
STABILIZE EXISTING STRUCTURE AS PER STRUCTURAL DRAWINGS
FUTURE FREEZER/ COOLER LOCATION
8'-2"
ROUGH SAWN 2X6 CEDAR ABOVE AND AROUND ALL WINDOWS AND DOORS
NEW CORRUGATED METAL (APPLY HORIZONTALLY)
1 BUILDING SECTION
A3
SCALE: 1/8" = 1'

Past Building Images

1997 (National Register Documentation)

2002 (Calvin LeHew Rehabilitation)

Building 9 Structural Condition Assessment (May 2022)

4101 Charlotte Ave. Suite E210 Nashville, TN 37209 615.451.8725 kpff.com

kpff

MEMORANDUM

TO: Read Talley, Holladay Properties

FROM: Nick DeBlasis, P.E. Associate, KPFF
Paul Sargent, P.E. Senior Structural Engineer, KPFF

DATE: 05/26/2022

SUBJECT: Building 9 – Structural Contidion Assessment

KPFF JOB #: 2100153

NICHOLAS JAMES DEBLASIS REGISTERED ENGINEER AGRICULTURE COMMERCE No. 115463 STATE OF TENNESSEE 5/26/22

This memorandum serves to summarize our structural observations documented during our site visit on May 12, 2022. The intent of the site visit was to perform a general structural condition assessment of Building 9 at The Factory development in Franklin, TN.

Building 9 is a wood-framed building constructed of wood columns and dimensional lumber roof purlins and roof beams. The building currently has wood exterior walls tied into the main building structure in a variety of ways. We assume that the builing was originally an open structure for agricultural use (i.e. a barn). Observations leading to this assumption are as follows:

- Column base connections to foundation are uncommon for enclosed building structures (i.e. above grade and inadequate fastening to foundation element) (see Photo 1);
- A series of slender dimensional lumber knee braces and horizontal members between columns is more typical of an open structure stability bracing system (no indication of an engineered lateral system) (see Photo 2);
- There is unique intergration and detailing of the current exterior wall at the main building wood columns and braces, not common to engineered and enclosed buildings (see Photo 3).

Based on these observations, we believe the exterior walls were added to the original building to enclose the structure. It is likely that the added walls are now acting as the lateral system of the structure. However, the load path between the original roof structure and the added exterior walls does not appear to be designed and may be occurring by unintentional means. This is not acceptable through the lens of the Building Code, but is likely providing some means of stability that is not rationally calculable or determinable using structural engineering methods.

Additional issues include the condition of certain structural and architectural elements. Each of the exterior wood columns has been spliced or in a few conditions replaced. The connections of the new section, to both the existing column and the foundation, are not acceptable connections (see Photos 3 & 4). They do not provide the required stability to the column/building that is required for this type of repair. In fact, many of the repaired columns are significantly leaning due to hinge behavior at the splice joint.

The exterior wood lap siding is showing signs of significant warping and rot. In some locations, the rot and warping is substantial enough to leave large holes for water penetration and insect infestation. If investigated, wood wall damage may be uncovered at these vulnerable locations.

In summary, while this building is not exhibiting signs of major instability, we recommend the following actions:

1. Replacement of all exterior columns including the appropriate cap and base connection;
2. Replacement of all interior column base connections with available retrofit hardware;
3. Investigation of the current exterior wall lateral system and creation of engineered load path to provide a code acceptable lateral resisting system;
4. Investigation of exterior wall damage at the major exterior façade holes. If damage is found remedial measures shall be taken. Regardless of the findings, all damaged pieces need to be replaced in-kind. Additionally, the building envelope needs to be properly enclosed, specifically at the roof line and the intersection of the exterior wall and building frame.
5. Replacement of broken knee braces and horizontal members in-kind

Removal of any existing structural elements (including portions of the exterior wall, knee braces, horiziontal members, etc.) may necessitate reevaulating the stability of the structure. It is very possible that this recommended work, coupled with the future alterations to the building, could require structural retrofits that make total replacement of the structure a more economically feasible option.

Photo 1 (typical interior column base condition)

Photo 2 (typical interior roof structure configuration)

Photo 3 (example of exterior wall system)

Photo 4 (typical exterior column repair)

Please do not hesitate to contact us with any questions. We will make ourselves available to talk through any of these points if necessary.

The opinions and conclusions developed by this investigation are based on engineering judgment constrained by the limited scope of the investigation noted above, consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended.

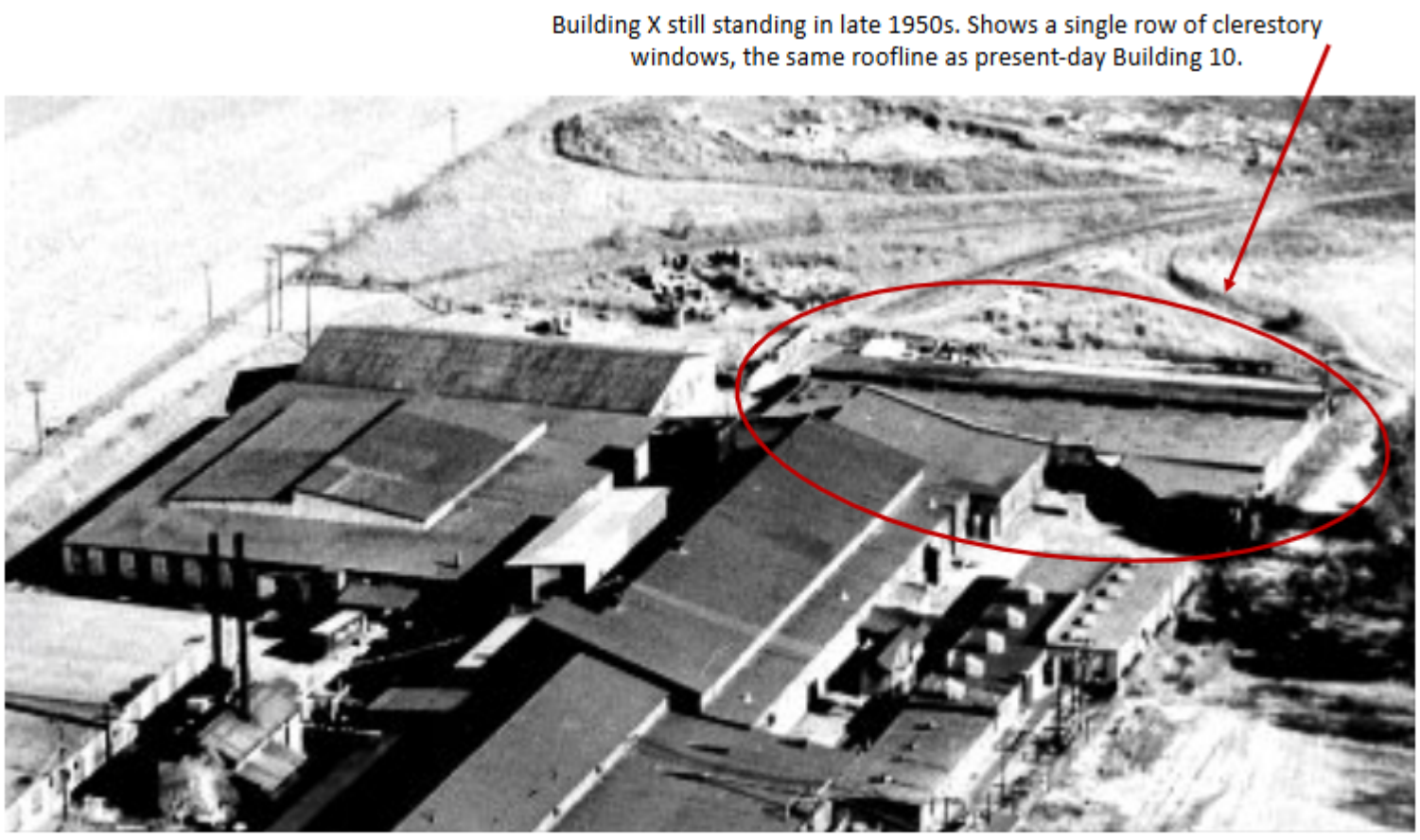
END OF MEMORANDUM

Historic Zoning Design Review Meeting, November 18, 2024

Building 10 Supplemental Documentation

The National Register period of significance for the Factory is the Dortch era from 1933 – 1946. During this period, Building 10 was a room within the larger Building X.

1947
Dortch Stove Works



Late 1950s
Magic Chef Inc.

1947
Dortch Stove
Works

Angle of roofline at higher elevation lines up to the same corner of Building 9.

1996
Calvin LeHew

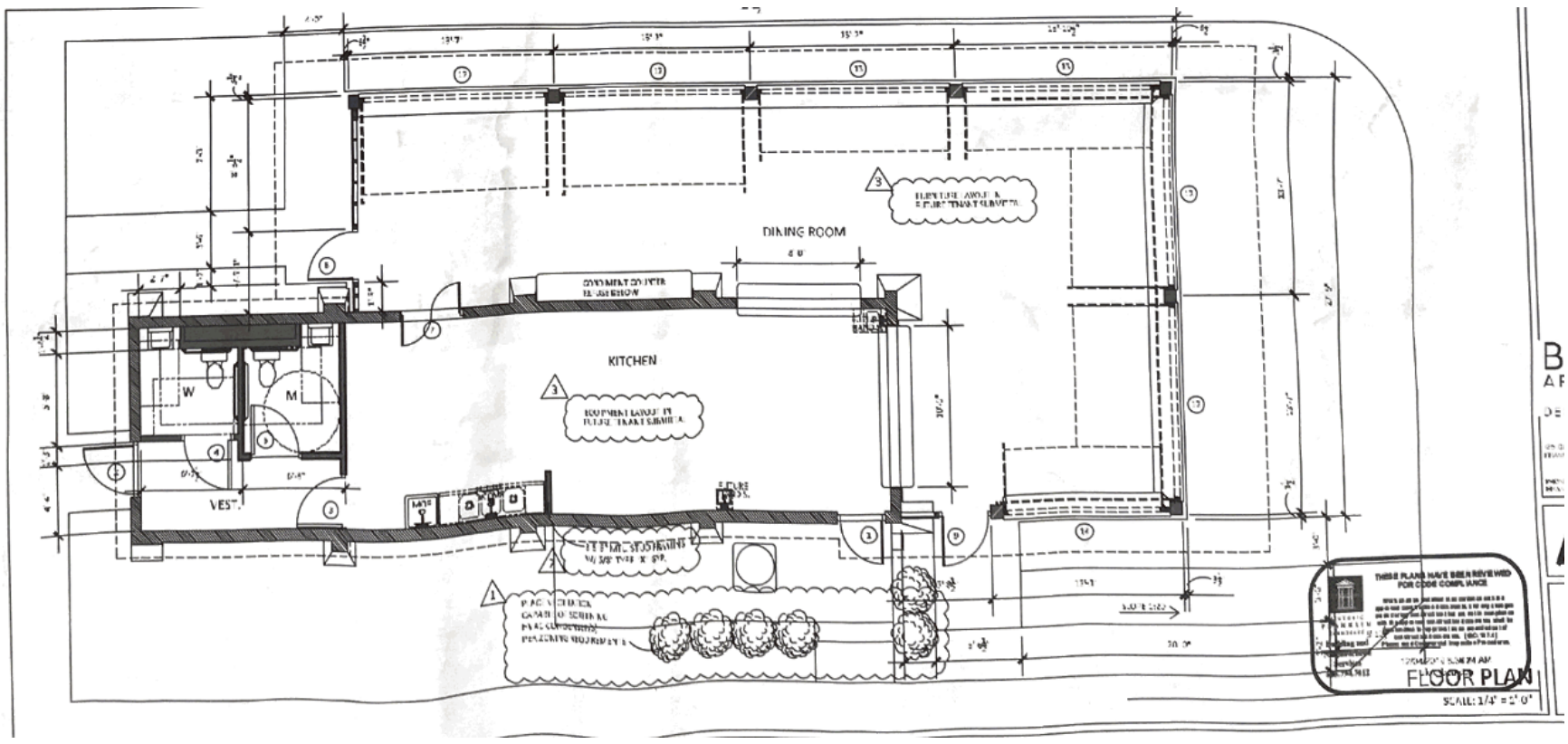
Estimated roofline lines up with color and brick change on Building 12. It's believed that the change is the difference between exterior and interior brick. The darker bricks on Building 12 are more uniform and smooth, while the bricks on the lower portion of Building 12 and on Building 10 are rougher, lighter, and less uniform, indicating an interior origin.

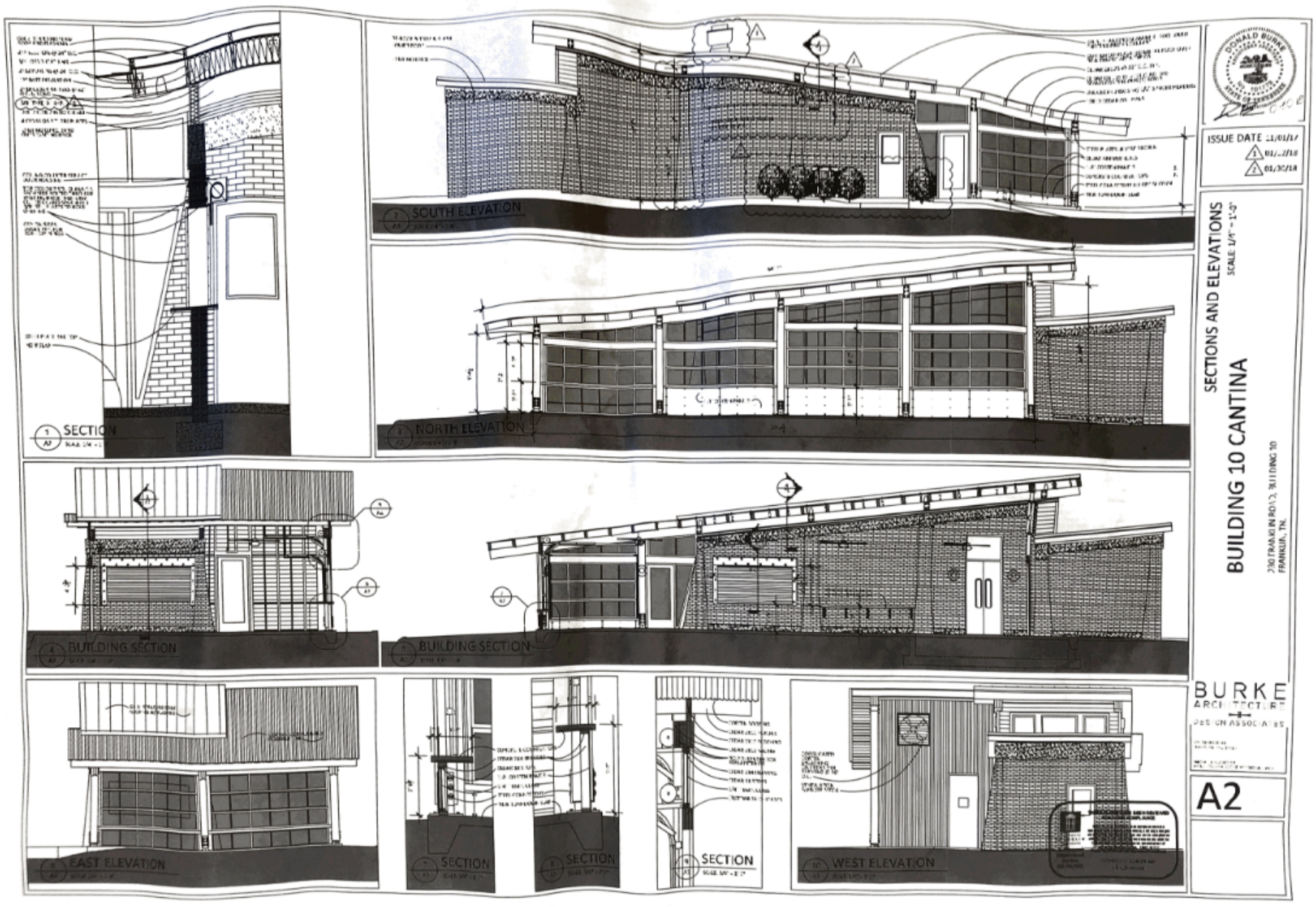
Leftover flashing from the conjunction of Building 12 and Building X.

Design Documents from Building Addition and Improvements in 2019

The 2019 improvements included:

- New building addition to double the usable area; addition includes heavy timber structure with contemporary operable storefront windows and doors
- Interior improvements to add a kitchen, restrooms and new openings in the historic building façade for serving windows/bars
- New roof





PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**420 Bridge St. (Downtown Franklin Historic District)**
Applicant:	**Signs First of Franklin, Mike Alexander**
Owner:	**Catalyst Ventures LLC., Rep. Arthur Constantine**
Project #:	**8643**
Type of Work:	**Consideration of Signage (Hanging Sign, Post-and-Arm, and Window)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**November 4, 2024**
Expiration Date:	**November 4 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a post-and-arm sign and window sign, as well as a hanging sign reface at 420 Bridge St.

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

Hanging 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 for a tenant at 420 Bridge St. and is considered a reface of a panel.

- **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 48" sign or 4 sq. ft. sign. The proposed sign size 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 82". While this does not meet the minimum height clearance, since this is a reface of a sign, the existing location and clearance can be maintained.

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

Post-and-Arm Sign

- **Location:** The Guidelines state that the sign should be in a traditional front yard location and perpendicular to the public sidewalk. The post-and-arm is proposed to be installed in the front yard of the building and will be perpendicular to the sidewalk. The location is appropriate.

- **Height:** The Guidelines state that the post height can be a maximum of 7 feet tall. The post is existing at this location and will not be altered. The signpost will be 6 feet tall and is appropriate.

- **Material:** The Guidelines state that signs shall be made of finished wood or metal with matte background finished rather than reflective or shiny background finishes. The application indicates that the sign will be an aluminum panel which is appropriate within the Guidelines.

- **Size:** The Guidelines state that the sign area has a maximum size allowed of 9 square feet. The sign that is being proposed is 3' x 3', for a total of 9 square feet. The size of the sign is appropriate.

- **Design:** The Guidelines state that a maximum of 3 colors may be utilized, and to use a darker background color than the lettering color. The proposed panel will feature a black background with white lettering. The proposed design is appropriate.

Window Sign:

- **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 15" x 18", or 1.9 sq. ft.. The window area is 30" x 75", or 15.6 sq. The window signage area is 12% of the 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 but should be applied fully within the interior.

- **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 hanging sign reface and installation of the post-and-arm and window signage are **approved** with the following conditions:

- Window signage must be applied fully within the interior of the building on the glass.

- All metal on the sign must be a dark matte finish and the lettering must also consist of a white matte finish.

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a **sign permit**.

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

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

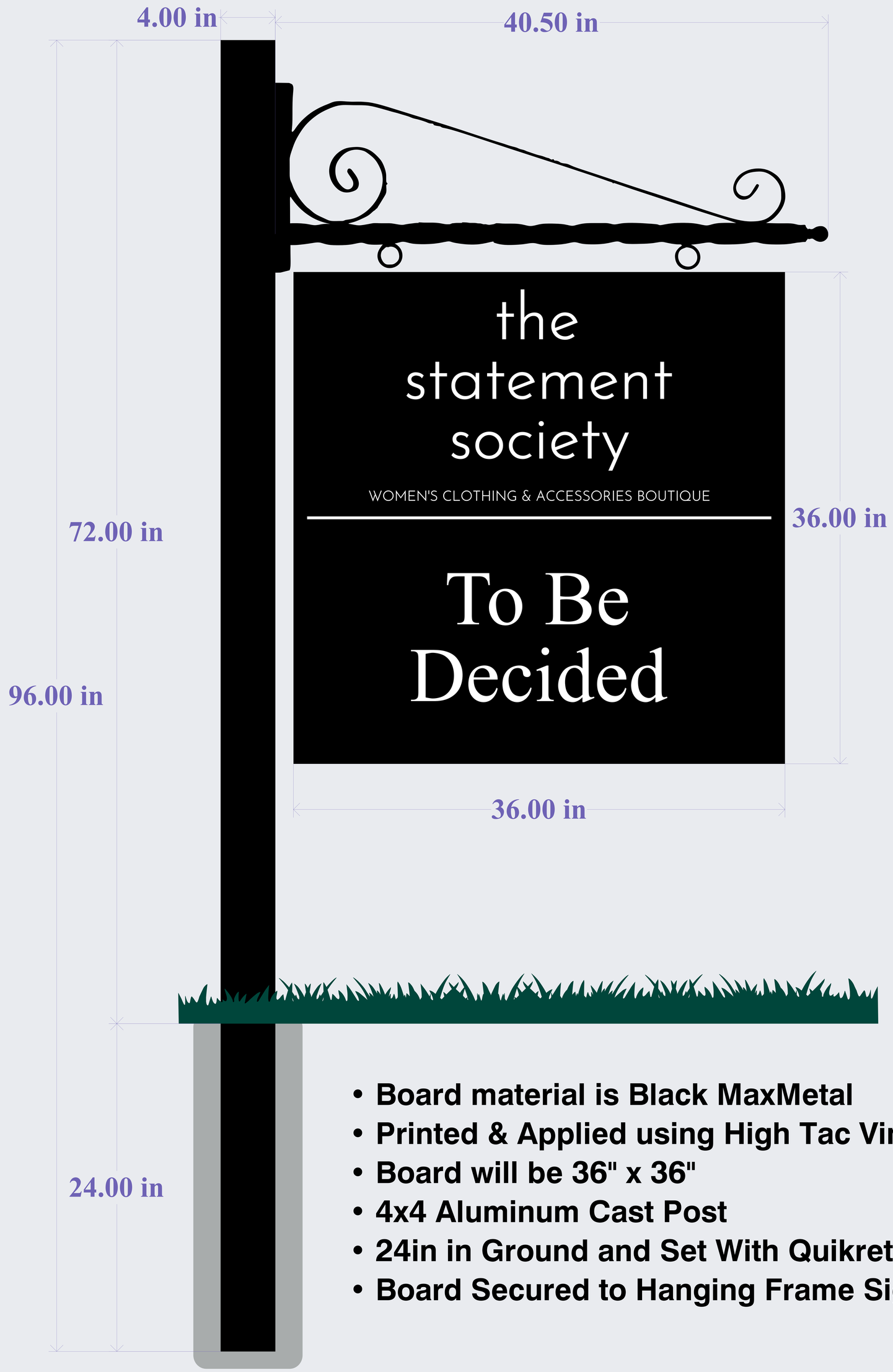
- Board material is Black MaxMetal
- Printed & Applied using High Tac Vinyl
- Board will be 48" x 12"
- Sign Hung from Roofline by Hooks
- Approx. 82in Clearance to bottom of Sign

SIGNS FIRST®
— FRANKLIN, TENNESSEE —

- Board material is Black MaxMetal
- Printed & Applied using High Tac Vinyl
- Board will be 36" x 36"

- 4x4 Aluminum Cast Post
- 24in in Ground and Set With Quikrete
- Board Secured to Hanging Frame Sign Hooks

SIGNS FIRST®
— FRANKLIN, TENNESSEE —



- Board material is Black MaxMetal
- Printed & Applied using High Tac Vinyl
- Board will be 36" x 36"
- 4x4 Aluminum Cast Post
- 24in in Ground and Set With Quikrete
- Board Secured to Hanging Frame Sign Hooks

SIGNS FIRST®
— FRANKLIN, TENNESSEE —

- **White Cut Vinyl Lettering**
- **Approx. 18.42x15.12 in Size**

SIGNS FIRST®
— FRANKLIN, TENNESSEE —

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

Project Overview #1509035

Project Title: 420 Bridge Street
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

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

Property Owner

Property Owner
Arthur Constantine
Catalyst Ventures, LLC
237 2nd Avenue South
Franklin, TN 37064
P:615-429-4196
aconstantine2000@yahoo.com

Address or Parcel

Project Address or Parcel: 420 BRIDGE ST (078C-A00400)

Calculated Acreage: Parcel
- 420 BRIDGE ST: 0.59837364

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 420 BRIDGE ST: 5TH AVE N

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 420 BRIDGE ST: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 420 BRIDGE ST: Historic Preservation Overlay

Flood Fringe Overlay: Flood Fringe Overlay
- 420 BRIDGE ST: Floodway Fringe Overlay District

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 078C-D00300

Project information

Review Type: Nonresidential

Type of Work Proposed: Signage

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

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

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

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed: 3

Sign 1

Type of Signage Proposed: Post-and-Arm

Height of Overall Sign: 8

Height of Sign Face or Sign Area: 6

Sign 2

Type of Signage Proposed: Hanging (not Projecting Arm)

Height of Overall Sign: 8.75

Height of Sign Face or Sign Area: 8.75

Sign 3

Does the existing structure have any recent additions?:

Type of Signage Proposed: Cut Vinyl Lettering on the Entry Door

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

Height of Overall Sign: 7

Lot Square Footage:

Height of Sign Face or Sign Area: 1.93

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

Footprint Square Footage of Existing Structures on Lot:

Footprint Square Footage of Proposed Additions/Structures:

HVAC Type:

Narrative

Project Description:

Currently two businesses occupy this building.

The business in the left side of the building is identified at the top of the arm & hanger sign. The business on the right side of the building is identified on the bottom of the sign.

The business on the left is identified with a hanging sign on the front porch. This is grandfathered in from the days of J.L. Clay Center. The business on the right has cut vinyl lettering on the entry door. There is a total of 3 signs.

The Arm & hanger sign is .080 aluminum hanging from a metal arm attached to a cast aluminum post.

The hanging sign on the porch is an aluminum sign. The lettering/image on the door is typical cut vinyl.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**230 Franklin Rd. Building 1 (Franklin Road Historic District)**
Applicant:	**Holladay Properties, Rep. David Click**
Owner:	**Factory Partners, LLC.**
Project #:	**8649**
Type of Work:	**Minor Alteration Non-Historic (Canopy Removal)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**November 19, 2024**
Expiration Date:	**November 19, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration for the removal of a non-historic canopy in front of Building 1 at The Factory at 230 Franklin Road.

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

- **Awning installation and replacement.**
- **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).**

This minor alteration for the removal of a non-historic canopy in front of Building 1 at the Factory enhances the compatibility of the building to historic site and is appropriate for an administrative review. The Guidelines recommend preserving and maintaining historic canopies and to avoid adding canopies to historic buildings where they did not exist historically. Analysis of the proposal finds that the canopy that is proposed to be removed is not historic. The awning was approved for installation in June of 2015. The removal of this canopy would not adversely impact the historic building. As proposed, the alteration to remove the canopy is appropriate and aligns with the recommendations of the Guidelines.

The proposed alteration to remove the parking island that is in front of the building was previously approved in June of 2022 by the Historic Zoning Commission in COA #7876. Additionally, within this approved COA, the canopy was not shown in the proposed plans.

APPLICABLE GUIDELINES

Chapter 3 – Historic Commercial Buildings

APPROVED WORK SPECIFICATIONS

The removal of the canopy in front of Building 1 at the Factory 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/

HOLLADAY PROPERTIES
Building Solutions Since 1952

2710 Old Lebanon Rd, Ste. 5 | Nashville, TN 37214 PHONE (615) 244-9620 | FAX (615) 365-3234

11.4.2024

Owner:
Holladay Properties
David Click

Project: Building 1 – Non-Historic Canopy Removal

Design Narrative:

The scope includes the removal of a non-historic, exterior canopy at the front sidewalk of Building 1.

To complete the site work, and to provide the necessary handicapped parking as depicted in the approved site plan (COA #7876 and COF #7941), the canopy and parking island require removal. The proposed demolition includes the canopy set perpendicular to the front of Building 1 only, the canopies set along the front façade are to remain as-is.

Additional information and photographs can be found within this submittal.

Thank you,

David Click

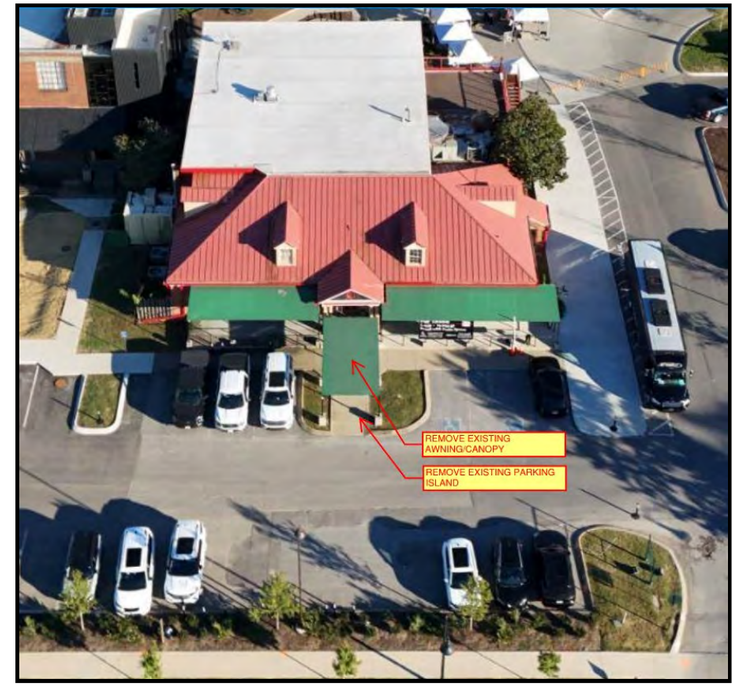
David Click
813.579.0588
dclick@holladayproperties.com
Holladay Properties Services Midwest, Inc.

THE FACTORY AT FRANKLIN - BUILDING 1 NON-HISTORIC CANOPY REMOVAL

BUILDING 1
MAGIC CHEF 1955-1960

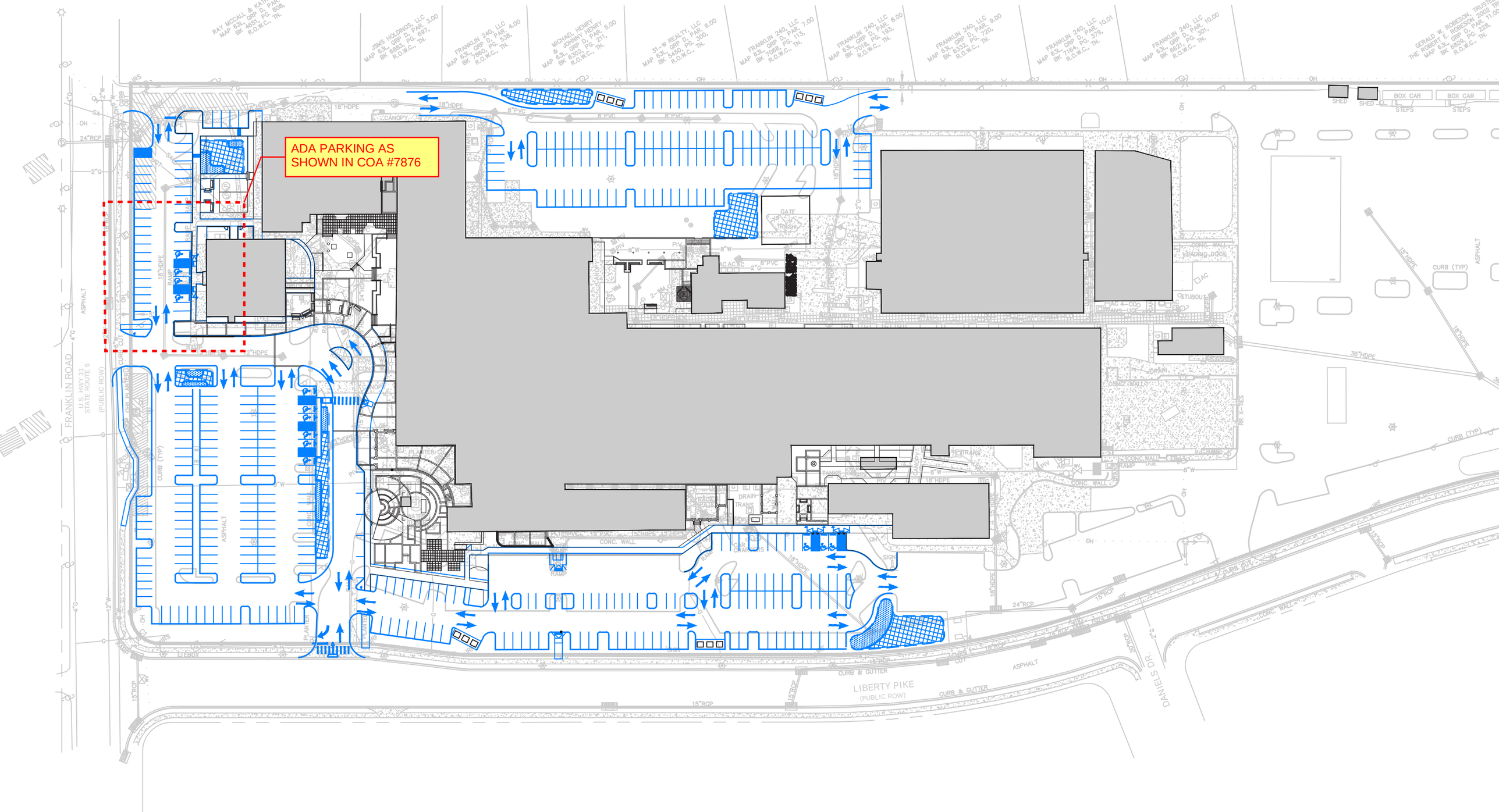
BUILDING 1
FALL 1996

BUILDING 1
EXISTING CANOPY AND PARKING ISLAND



BUILDING 1
EXISTING CANOPY AND PARKING ISLAND

THE FACTORY AT FRANKLIN - BUILDING 1 NON-HISTORIC CANOPY REMOVAL



THE FACTORY AT FRANKLIN

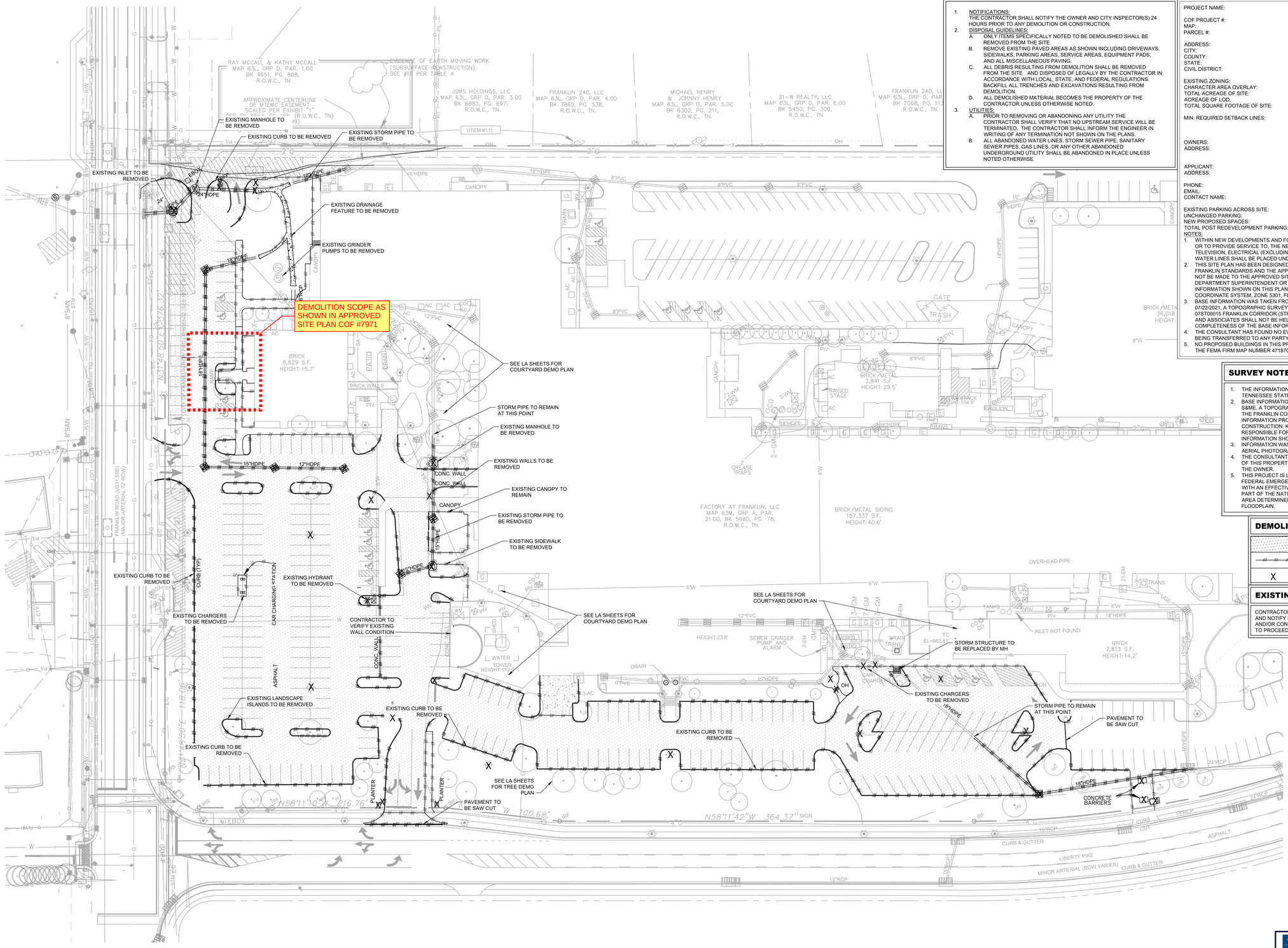
PARKING - EXISTING AND PROPOSED

HOLLADAY PROPERTIES

GAMBLE DESIGN COLLABORATIVE

Kimley»Horn

CENTRIC ARCHITECTURE



DEMOLITION INFORMATION

1. NOTIFICATIONS:
   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
2. DISPOSAL GUIDELINES:
   A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
   B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
   C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.
   D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. UTILITIES:
   A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.
   B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE DATA TABLE

PROJECT NAME:	FRANKLIN FACTORY PARKING REDEVELOPMENT PRE-APPLICATION SITE PLAN
COF PROJECT #:	7941
MAP:	MAP # 063M
PARCEL #:	063M D 02100
ADDRESS:	230 FRANKLIN RD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	PD, PLANNED DISTRICT
CHARACTER AREA OVERLAY:	HISTORIC PRESERVATION, CENTRAL FRANKLIN
TOTAL ACREAGE OF SITE:	20.06 ACRES
ACREAGE OF LOD:	5.62 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	239,580 SF
MIN. REQUIRED SETBACK LINES:	FRONT: 10' SIDE: 5' REAR: 5'
OWNERS:	FACTORY PARTNERS, LLC
ADDRESS:	230 FRANKLIN RD FRANKLIN, TN 37064
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200, FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
EXISTING PARKING ACROSS SITE:	917 SPACES
UNCHANGED PARKING:	670 SPACES
NEW PROPOSED SPACES:	254 SPACES
TOTAL POST REDEVELOPMENT PARKING:	924 SPACES

NOTES:
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. IN ADDITION, THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIJPZONE 4100 AND NAD 83 DATUM.
3. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PERFORMED BY S&ME DATED, 07/22/2021, A TOPOGRAPHIC SURVEY PERFORMED BY TTL DATED 11/19/21, AND THE 07ST00015 FRANKLIN CORRIDOR (STREETSCAPE) IMPROVEMENTS PROJECT. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0211G, DATED DECEMBER 22, 2016

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY S&ME, A TOPOGRAPHIC SURVEY PREPARED BY TTL DATES 11/19/21, AND THE FRANKLIN CORRIDOR IMPROVEMENTS PROJECT 07ST00015. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0211G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

DEMOLITION LEGEND

	REMOVE ASPHALT / RIGID PAVEMENT
	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
X	REMOVE OBJECT

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
06/25/2024
HISTORIC FRANKLIN TENNESSEE
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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THE FACTORY AT FRANKLIN PUD SUBDIVISION, SITE PLAN (REVISION 1)
FRANKLIN, TENNESSEE
COF# 7941

MARY McGOWAN
REGISTERED ENGINEER
No. 121321
STATE OF TENNESSEE
09/11/2023

No.	REVISIONS	DATE	BY
1	ONE STOP SUBMITTAL	12/19/2022	NMC
2	SITE PLAN AMENDMENT	07/10/2023	NMC
3	SITE PLAN AMENDMENT	09/11/2023	NMC
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	SAS
DRAWN BY:	SAS
CHECKED BY:	----
DATE:	09/11/2023
KIMLEY-HORN PROJECT NO.	017010010

DEMOLITION PLAN

SHEET NUMBER
C1.2

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\FRA_LDEV\017010010 - Franklin Factory\4-CADD\PlanSheets\Site Plan\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.3 DEMO SHEET Sep 11, 2023 2:59pm by: Shawn.Schaub

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

TAX MAP 63M, GROUP A, PARCEL 21.00
(Property Parcel/Tax ID Number)
and located at:

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

DAVID 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

4th day of November, 20 24.

Tami A Pryce
Notary Public

My Commission Expires: 10/26/26

TAMI A. PRYCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Project Overview #1529419

Project Title: 230 FRANKLIN ROAD

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

Property Owner

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

Address or Parcel

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

Calculated Acreage: Parcel
- 230 FRANKLIN RD: 20.04685028

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Awning

Height of Overall Sign:

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:
The scope includes the removal of a non-historic, exterior canopy at the front sidewalk of Building 1.

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: 1529419

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

The scope includes the removal of a non-historic, exterior canopy at the front sidewalk of Building 1.