City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, January 13, 2025 **5:00 PM** **Boardroom**

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

OFFICERS

2. Consideration Of 2025 Commission Chair & Vice Chair.

ANNOUNCEMENTS

APPLICATIONS

3. Consideration Of A Recommendation Request to the Board of Zoning Appeals as related to Floodplain Construction Standards (Building Finished Floor Elevation) At 106 Bridge Street; Greg Gamble, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

4. Consideration Of New Construction (Principal) At 115 Winslow Rd., Michael Katsaitis, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration Of Alterations And Ramp Installation (Rear) At 306 Public Sq., Greg Gamble, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Alterations And Signage At 127 2nd Ave. N., Alan Maher, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

7. Consideration Of Demolition And New Construction At 109 3rd Ave. S. (City Hall); Anna Ruth Kimbrough, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

8. Administrative COA At 112 Lewisburg Ave. Rear Yard Fencing. Jennifer Lombard, Applicant.

9. Administrative COA At 111 Cottage Ln. Rear Yard Fencing. Julia Van Ness, Applicant.

10. Administrative COA At 121 2nd Ave. N. Convenience Sign. Brandon Priddy, Applicant.

11. Administrative COA At 206 Bridge St. Wall Sign. Jordan Drake, Applicant.

12. Administrative COA At 334 Main St. Signage (Awning, Projecting, Window). Ben McCreary, Applicant.

13. Administrative COA At 230 Franklin Rd. Bldg. 8 Projecting Sign. Cherie McCall, Applicant.

ADJOURN

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

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

City of Franklin

Meeting Minutes

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

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

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

Commissioners Absent: Kathy Worthington

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

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

Chair 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.

1. **Public Comment- 904 Fair St**

Sponsors:

None.

APPROVAL OF MINUTES

2. **Consideration Of Approval Of Minutes**

Sponsors:

Commissioner Orr motioned to approve the November 11, 2024, Meeting Minutes, seconded by Commissioner Barrett. The motion carried 8-0.

ANNOUNCEMENTS

The deadline to submit for the January 13th HZC is December 27th. This is the last Historic Zoning Commission meeting of the year.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 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. 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 façade, it is proposed to repair and replace the deteriorated bottom rail with in-kind materials and profiles. 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 conditions.

Applicant Presentation: Dawn Craig, 347 Main Street. Ms. Craig did not have new information to add to staff's presentation.

Citizen Comments: None

Motion

Commissioner Marquardt motioned to approve Consideration Of Window Alterations At 347 Main Street with staff conditions, seconded by Commissioner Laster.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 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 outline on the staff report.

Applicant Speaker: Kevin Lindsey and Trevor French were present to answer questions.

Citizen Comments: None

Motion
Commissioner Orr motioned to approve Alterations (Door Replacement) At 1368 Eastern Flank Circle, seconded by Commissioner Thompson.

Chair LeMarinel expressed initial concerns about the blinds inside the window of the rear entrance door but considering the building is contemporary and a non-contributing structure, the blinds provide a functional use.

Mr. Lindsey confirmed that the only door that will have blinds inside the windowpane is the rear entrance door.

The motion with Staff Conditions carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 328 Franklin Road is 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. 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: 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: 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 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 conditions.

Applicant Speaker: Ernie Reynolds. Mr. Reynolds asked for reconsideration of the use of sandstone as it makes a better, safer pathway than limestone. The use of sandstone was intentional to bring out the limestone on the bib of the existing building. The terrace would serve as a breezeway for entering and exiting the building and if necessary, the owner is willing to consider a different material.

Citizen Comments: None

Motion #1
Commissioner Thompson motioned to approve the application as submitted with conditions, except for condition number 1.

Commissioner Thompson stated that she believes sandstone is a better choice of material and appears more historic giving the building a needed update.

The motion died from lack of second.

Motion #2
Commissioner Ingram motioned to approve Site Alterations (Walkway, Patio, Driveway, And Parking Pad) At 328 Franklin Road with staff conditions, seconded by Commissioner Marquardt.

Ms. Bulay clarified that the location of the terrace and the use of sandstone do not follow the recommendations of the Historic Design Guidelines. Additionally, sandstone is not a typical material seen in the Franklin Road Historic District as large stones or pavers add to the hardscape of the front yard.

Commissioner Pearce stated that she does not have an issue with the use of sandstone because of the large lot and the style of the home. This could be considered a “one off” situation.

Amendment #1 to Motion #2
Commissioner Pearce amended the motion to allow sandstone to be used for the walkway and to strike condition #1, seconded by Commissioner Marquardt.

Commissioner Thompson stated that even if the terrace is not approved, the owners could still place a rug with furniture in the front yard.

Commissioner Pearce explained that construction of a terrace is a permanent structure whereas furniture or a rug in the front yard is not permanent.

The motion carried 8-0.

Amendment #2 to Motion #2
Commissioner Ingram amended the motion to approve the terrace with a different material and to be approved by staff, seconded by Commissioner Thompson.

Chair LeMarinel and Commissioner Orr stated that the amendment back tracks to the original motion approving the terrace with sandstone as the material.

Commissioner Orr stated that it isn’t appropriate to have a terrace or patio in the front yard and he cannot support the amendment.

Commissioner Ingram stated her concerns about the width of the sidewalk and that the sidewalk doesn’t lead to anything. Ms. Ingram asked the applicant about plans for transitioning the sidewalk, otherwise without the terrace.

Chair LeMarinel asked the applicant if there was a landing or porch in front of the doors.

Mr. Reynolds stated that although not illustrated well in the documents, there is an eight-foot landing in front of the doors. A loose stone path with organic grout could provide a transitional pathway.

The motion fails 1-7 (Commissioner Ingram voting in favor).

Overall Motion As Amended
The motion as amended carried 7-1 (Commissioner Thompson voting against).

6. 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 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. 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 walls, 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 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.

Rear Yard Fence: 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 and added fence height with conditions.

Applicant: Greg Gamble. Mr. Gamble explained that the proposed retaining wall height has been reduced 16 inches with a height of 2 feet at the finished grade along the back and 3 feet 8 inches in height at the corner of the wall. Through conversations with the neighbors about the reduction in retaining wall height, the neighbors are pleased with the new proposal. Although the proposed retaining wall length is 22 feet 8 inches in length, the overall visibility of the retaining wall has been reduced along with the overall square footage.

Citizen Comments
Chair LeMarinel stated that a letter from Steve Scott was received indicating his support of the revised proposal.

Commissioner Orr motioned to approve Alterations to The Previously Approved Retaining Wall and Fencing At 904 Fair Street with staff conditions, seconded by Commissioner Barrett.

Commissioner Pearce stated that the HZC does not address color, but she recommended a retaining wall color that would further reduce the visibility of the wall.

Commissioner Laster noted the positive changes the applicant has made to the proposal. Originally, the applicant received a COA for a retaining wall of 13 feet, considering the additional length requested and the recommendations of the Historic Design Guidelines, the wall should be constructed using brick or stone, following the design guidelines.

Ms. Dannenfelser explained that the HZC does not review lapse siding color on residential buildings. Because this application is tying into an existing concrete block wall with material not recommended by the guidelines, staff has placed a condition for the color to be cream.

Commissioner Laster asked the applicant for details about the privacy fence, specifically how the additional height will be added.

Mr. Gamble explained that the fence would look the same other than the replacement of six-foot wood board with seven-foot wood boards.

The motion carried 6-2 (Commissioners Laster and Pearce voting against).

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The building on this site (closest to the intersection of East 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. The proposal includes the following alterations:

- Relocating the refuse area
- Signage for the historic service station (closest to the intersection of East 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 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 East 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. Most of the sign will be situated in the white area of the facade while the bottom part of the sign will be 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
- 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.

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 most 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.
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.
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.
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 façade.
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, conditions are recommended.

Applicant: Tyler Ichien. Mr. Ichien stated the reasons for relocation of the refuse area. The refuse area is near the main entrance and is not large enough to accommodate the oil waste and the trash waste. The refuse area cannot be in the flood zone, and it cannot be situated in one of the parking spaces leaving option B as a possible location. Regarding the signage, Mr. Ichien indicated that the sign is proposed to be in the same location as the previous owners. Per the zoning ordinance, Mr. Ichien stated that he believes that a band sign is the most appropriate type of sign for this location. To reduce the sign to nine square feet, would reduce the visibility of the sign to potential customers.

Citizen Comments: None

Motion (Refuse Location)
Commissioner Laster motioned to deny the relocation of the refuse area At 94-98 East Main Street, seconded by Commissioner Pearce.

Commissioner Laster explained that option C would move the refuse area close to the river near remnants of the old Harpeth River Bridge, abutments and pylons. At some point in the future, this area may become a river overlook and it is also in the floodway. The first Harpeth River Bridge was built in the 1920's with eight different bridges being constructed over the years. The existing location of the refuse area is the best option.

Commissioner Pearce stated that with the highly visible site, the most invisible area for the refuse is the existing location. Option B, area closest to the road, would not be recommended because of the lot size, although she is sensitive to the problematic situation. The materials proposed for the refuse enclosure are appropriate.

Chair LeMarinel stated that he is sympathetic to the situation and understands the applicant's concern about the existing location of the refuse area. The commission must also consider the interests of the community. The existing location appears to be the best option. The commission has approved refuse enclosures, at the Factory, that are somewhat close to the street but considering the massive scale of the Factory, it is an entirely different situation compared to 94-98 East Main Street. The size of the lot, the corner location and the closeness of Bridge Street and East Main Street make it a cozy location for placement of the refuse area near Bridge Street.

Commissioner Orr stated that the existing location, option A, is the best placement even though the enclosure is near the entrance.

Commissioner Ingram agreed that the existing refuse area is the most appropriate location.

The motion carried 8-0.

Motion (Signage)
Commissioner Marquardt motioned to defer the signage to the next Historic Zoning Commission meeting on January 13th, 2025. The motion died due to lack of a second.

Commissioner Orr motioned to approve signage at 94-98 East Main Street as submitted, seconded by Commissioner Thompson.

Commissioner Orr stated that if the proposed sign was placed above the entrance, the sign would have low visibility. The proposed location is practical and appropriate for the business.

Commissioner Thompson stated that the proposed sign is appropriate and reasonable as the building represents a different historical period than other downtown Franklin buildings. The colors work well creating a playful midcentury look of the 1950's where colors were not meant to be muted.

Commissioner Ingram agreed that the colors are right for the building.

Commissioner Pearce suggested the red color could be approved by staff.

Ms. Huffer asked for clarification of the motion relating to conditions 3, 4 and 5.
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.

Commissioner Orr stated that he was fine with keeping condition five (signage must be a matte finish), and the removal of conditions three and four.

Amendment (Signage)
Commissioner Pearce amended the motion to allow for encroachment of the signage into the blue striping of the building and the red color of the signage be approved by staff to ensure the color is as submitted, seconded by Commissioner Ingram.

Chair LeMarinel stated that he is cautious about putting this responsibility on the staff as a pantone deck is the only way to confirm the color. It's difficult to judge a color based on a printed piece of paper or how the color looks on a computer screen.

Amendment Vote (Signage)
The motion carried 6-2 (Commissioner Thompson and Chair LeMarinel voting against).

Commissioner Laster stated his concerns about the size and scale of the sign. The recommended size is nine square feet with twenty-seven square feet being quite a bit larger.

Chair LeMarinel added that if the sign was placed over the front entrance, the size would be acceptable. Because the building is from a different generation, there isn't a problem with the lettering encroaching into the blue area. The only concern is the verification of the red color which will probably be very bright which, in this case, is appropriate.

Main Motion as Amended (Signage)
The motion as amended 6-2 (Commissioners Marquardt and Laster voting against).

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 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. 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 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 to better meet the intent of the Historic District Design Guidelines. 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. 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. 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:

Building 9

Condition: 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.

Staff Analysis: 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.

Condition: 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.

Staff Analysis: 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 leasable 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.

Condition: 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.

Staff Analysis: 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 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.

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 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 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.

Proposed Development 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 43'-8" in height and 47' in height. Both 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 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 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. Further, across the railroad tracks, which is outside the Historic Preservation Overlay, the height of 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, outlined in the staff report, that should be addressed prior to the COA and Site Plan approval.

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. 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.

Applicant Presentation: Greg Gamble. Mr. Gamble stated that the request is for a favorable recommendation to the Planning Commission related to the site plan/master plan considering location, mass, height and scale. The team believes the hotel and garage building locations are secondary and subsidiary to the other Factory buildings. Future landscaping will also provide view barriers. Part of the site plan includes a variance request to the BZA for 14 parking spaces along Liberty Pike.

Benton Smothers. Mr. Smothers thanked the Commissioners for their attendance and discussions at the previous DRC meetings. Instead of five areas of concern, there are three areas of concern which are being addressed. The team is working through the process of providing the appropriate documentation for the demolition of building 9. Mr. Smothers referred to the staff report rebuttal document regarding new construction in an established block face. Lastly, Mr. Smothers discussed the height reduction of the garage and the stair tower modifications.

Gina Emmanuel. Ms. Emmanuel discussed the redesign of the garage to meet the requests of the Commission along with possible element changes to reduce the massing of the stair tower.

Chair LeMarinel reminded the Commission that this is a preliminary recommendation to the Planning Commission and BOMA that signifies whether the site plan is moving in the right direction as it relates to historic zoning.

Motion #1
Commissioner Marquardt motioned to deny a favorable recommendation to FMPC and BOMA for For A Proposed Hotel, Parking Structure, And Partial Demolition At 230 Franklin Road. (The Factory)

No Second
Motion Dies

Motion #2
Commissioner Orr motioned to provide favorable recommendation to FMPC and BOMA for For A Proposed Hotel, Parking Structure, And Partial Demolition At 230 Franklin Road. (The Factory), seconded by Commissioner Barrett.

Commissioner Orr stated that although he respects staff's opinion and analysis of the project, the applicant's presentation is right in line with the intent of the guidelines.

Commissioner Pearce asked if the Factory's nomination to the National Register for Historic Places (NRHP) included the entire Factory campus.

Ms. Huffer stated yes, and six to nine of the buildings are considered contributing to the historical designation.

Commissioner Pearce explained that because the addition of the garage and hotel doesn't contribute to more than 50% of the existing buildings, the Factory can tolerate the additions without the historical status being threatened. Commissioner Pearce stated that she could support the plan moving forward with some reservations.

Ms. Huffer noted that after meeting with the State Historical Preservation Office, the final historical status couldn't be determined until after the additions are complete.

Commissioner Laster stated he will be voting in favor of the recommendation to FMPC and BOMA so that the project can move forward. There continue to be several issues with the height of the garage. Specifically, the visibility of cars on the top level of the garage from Franklin Road.

Chair LeMarinel agreed and added that the viewshed issues can be dealt with by using parapets and can be discussed once the applicant applies for a Certificate of Appropriateness.

Commissioner Thompson explained that the overall experience of the Factory is what people like but if there isn't enough

parking available, the experience would be less enjoyable. The applicant has done a nice job on the overall design and their willingness to accommodate suggestions from the HZC.

Commissioner Orr asked if the applicant had height details of the parapet height.

Mr. Smothers and Ms. Emmanuel explained that even with the parapet, the overall height of the garage is less than what is recommended by the guidelines. One stair tower is 43 feet and the other is 47 feet, differing because of the location of stair towner on the ramp of the garage.

Commissioner Barrett thanked the applicant for their adaptability and redesigns of the buildings at the request of the HZC. The applicant's use of similar materials seen throughout the Factory will help mitigate concerns of the Board.

The motion carried 7-1 (Commissioner Marquardt voting against).

OTHER BUSINESS

Ms. Huffer asked the Commissioners to check their calendar availability for upcoming annual training dates and let her know by December 16, 2024.

Commissioner Laster shared a comment he read in the Calgary Herald. *"Stepping onto Main Street in Franklin, TN, I half expected a camera crew to announce we were disrupting the filming of a Holiday Hallmark movie. The meticulously preserved historical buildings with enchanting boutique storefronts seem almost too curated to be real."*

Commissioner Laster stated that people all over the world are noticing that the reason the buildings are curated is because Franklin has a Historic Zoning Overlay.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

9. **Administrative COA At 420 Bridge St. For Signage (Hanging Reface, Post-and-Arm, and Window)**
Sponsors:

10. **Administrative COA At 230 Franklin Rd. Minor Alteration (Non-Historic Canopy Removal Bldg. 1)**
Sponsors:

ADJOURN

Commissioner Orr Motioned to adjourn the December 9, 2024, HZC meeting, seconded by Commissioner Laster. The motion carried 8-0.

There being no further business, the meeting adjourned at 6:57 PM.

_____ _____

Chair Date

File #: 21-01412

DATE: December 30, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of A Recommendation Request to the Board of Zoning Appeals as related to Floodplain Construction Standards (Building Finished Floor Elevation) At 106 Bridge Street; Greg Gamble, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission requesting a formal recommendation from the HZC to the Board of Zoning Appeals (BZA) as related to the Zoning Ordinance requirements for the finished floor elevation for a building in the floodplain.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Commercial Buildings
Chapter 5: Accessory Structures

PROJECT INFORMATION:
COF Project Number: 8680
Applicant: Greg Gamble
Owner: David Chioli

BACKGROUND:
The Zoning Ordinance requires an entire building to come into compliance with the floodplain regulations when the amount of the proposed investment into the building triggers substantial improvement value. This includes a requirement for commercial buildings to raise the finished floor elevation to at least three feet above the Base Flood Elevation.

The applicant will be requesting a variance from the Board of Zoning Appeals (BZA) to keep the building's finished floor elevation as it sits currently, in order to maintain the building's historic status. Section 17.6.5 of the Zoning Ordinance states that the BZA may hear and decide requests for variances from the requirements of Section 17.6, Floodplain Protection, and specifically, variances may be issued for the repair and rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude its continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of the Zoning Ordinance in order to preserve the historic character and design of the structure. This practice follows the recommendations of the National Flood Insurance Program, of which the City is part.

There are three structures on the property. The first is a circa 1930 concrete block building previously utilized by the City of Franklin for the Sanitation Department and then it was utilized as an auto repair shop. Beside the concrete building is a Quonset hut with a brick facade that was constructed circa 1970. Behind the two buildings, there is a wood accessory structure. The National Register does not list the age of the wood structure or its existence but does have the two buildings included within the Downtown Franklin National Register District.

The application includes several renderings of how the buildings would appear with it being raised to be in compliance with the Zoning Ordinance. The concrete block building would need to be raised 4 feet in height, the Quonset hut would need to be raised 5 feet in height, and the wood accessory structure would need to be raised 9 feet in height. The Guidelines do not comment on the raising/elevation of historic structures and only comment on foundation height compatibility as related to infill construction. The foundation height required without the issuance of a variance would also require a significant change to the ca. mid-1900s buildings. This change would significantly alter the character-defining features of these historic nonresidential buildings and therefore compromise its historic status. The proposal to maintain the finished floor elevation as it exists currently is more sensitive to the architectural qualities of the historic structure, presents the least amount of adverse impact to the historic structure, and presents the least amount of adverse impact to the context of its overall historic district.

RECOMMENDATION:
Staff recommends providing a favorable recommendation to the BZA for the building's finished floor elevation request, with the following conditions:
1. The proposal to maintain the finished floor elevation as it exists currently is more sensitive to the architectural qualities of the historic structure, presents the least amount of adverse impact to the historic structure, and presents the least amount of adverse impact to the context of its overall historic district.
2. Any proposed alterations to the building, including, but not limited to the following, must be presented to the HZC for consideration of a Certificate of Appropriateness prior to work commencing:

- The location of flood vent installation;
- The location of all exterior electrical/plumbing/HVAC, including ductwork;
- Rehabilitation of the buildings;
- Site alterations.

3. Issuance of a variance is required prior to work commencing.
4. If issued a variance, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a Building Permit. 4. If issued a variance, the applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

106 BRIDGE STREET

FRANKLIN, TN

HISTORIC ZONING COMMISSION

01/13/2025

1. A Variance Request to waive the Substantial Improvement Requirement to floodproof or raise the first floor elevation of a historic structure above the base flood elevation for the property located at 106 Bridge Street.

GAMBLE DESIGN COLLABORATIVE

106 Bridge Street, previously Anderson's Garage, is currently owned by South Miller Street, LLC. GDC is requesting the Historic Zoning Commission make recommendations to the Board of Zoning Appeals on two requests.

1. A Variance on Flood Plain Regulations

OVERVIEW

The Chioli family, owners of South Miller Street, LLC, purchased the property located at 106 Bridge Street in early 2024. They are proposing a change of use for these structures. The previous owner operated an auto mechanic shop and utilized these buildings for storage, mechanic space, and office. The Chioli's would like to convert these buildings to a casual dining restaurant with outdoor seating.

- Existing Zoning: First Avenue District
- Zoning Overlays: Floodway Overlay District, Floodway Fringe Overlay District, Historic Preservation Overlay District, and Central Franklin Overlay District

HISTORIC STRUCTURES

There are three existing structures on the property. They include one concrete block building (Principal Building) dating back to the 1930's, a Quanza Hut structure utilized for shop work and storage dating back to the 1970's, and a wooden storage shed dating back to the mid-1800's.

The concrete block Principal Building is a contributing structure on the National Resister District. All three of the buildings are considered a part of the Local Historic District, and are a part of the local historic resources.

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

National Register Listed
December 17, 2019
RS72001254

Franklin Historic District-
Additional Documentation
Name of Property

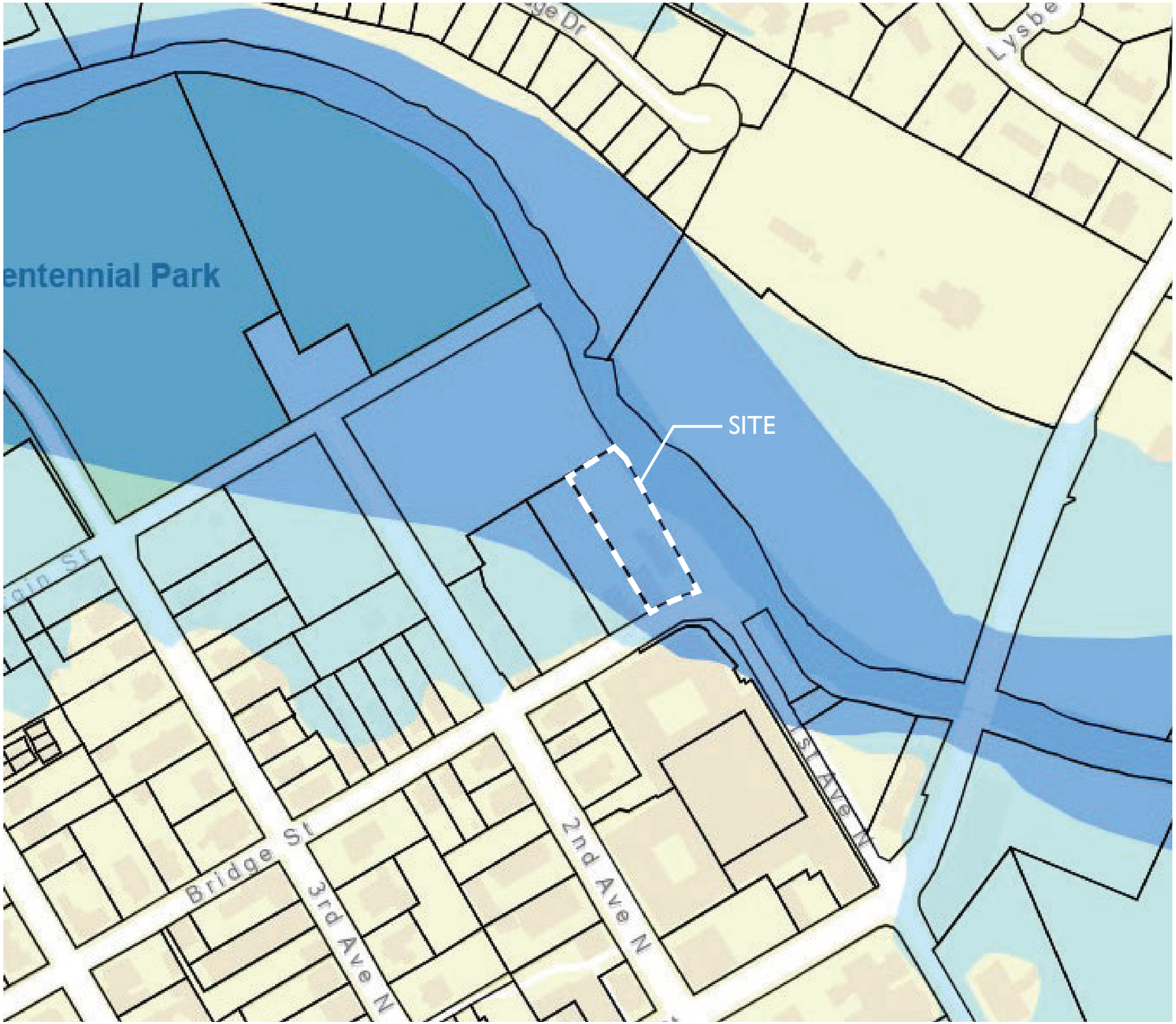
Williamson, TN
County and State

2. **106 Bridge Street – Contributing**
This is a ca. 1930 concrete-block commercial building with a gable-front roof of asphalt shingles and a stepped parapet with terra-cotta coping on the façade (SE). It has an original wood-panel garage door with a row of light panels. Windows are eight-light metal casement. This building once housed the City Sanitation offices. It is now an auto repair shop.

ANDERSON'S GARAGE

QUANZA HUT

WOODEN STORAGE SHED



BACKGROUND

The entirety of the property located at 106 Bridge Street is at an elevation below the 100 year flood plain (Floodway Fringe Overlay), and is encumbered by the Floodway (Flood Way Overlay) as documented by FEMA.

The owner is not proposing to add square footage to these structures and is only intending to change the use of the buildings from Vehicle Service Facilities, which is not an approved Principle Use within the First Avenue District, to Restaurant, which is an approved Principle Use.

The Zoning Ordinance requires an entire building to come into compliance with the floodplain regulations when the amount of the proposed investment into the building triggers substantial improvement value. This includes a requirement for commercial buildings to raise the finished floor elevation to at least one foot above the Base Flood Elevation.

Regardless of the proposed use, the existing buildings are not in compliance with the zoning regulations.

A Variance Request to waive the Substantial Improvement Requirement to floodproof or raise the first floor elevation of a historic structure above the base flood elevation for the property located at 106 Bridge Street.

The applicant will be requesting a variance from the Board of Zoning Appeals (BZA) to keep the current buildings finished floor elevation to maintain the building's historic status. Section 17.6.5 of the Zoning Ordinance states that the BZA may hear and decide requests for variances from the requirements of Section 17.6, Floodplain Protection, and specifically, variances may be issued for the repair and rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude its continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of the Zoning Ordinance in order to preserve the historic character and design of the structure.

BUILDING ELEVATION AND FLOOD ELEVATION

BUILDING	BUILDING FLOOR ELEVATION	FLOODPLAIN ELEVATION	REQUIRED FFE
PRINCIPAL BUILDING (ANDERSON'S GARAGE)	636	639	640 (+4')
QUANZA HUT	635	639	640 (+5')
WOODEN SHED	631	639	640 (+9')

VARIANCE CRITERIA #1

Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this ordinance.

This property is located within the local Historic District, and National Registry shows that these structures on the property are contributing to the Historic District. The strict application of the floodplain regulations would require these structures to be raised to one foot above the floodplain and would require that the structures be rebuilt which would cause them to loose their contributing status.

VARIANCE CRITERIA #2

The strict application of any provision enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

The owner proposes to keep the historic structures as they are constructed and not floodproof the buildings to maintain their contributing status as historic structures within the district. Altering the historic character of the buildings would amount to exceptional hardship for the owner of the property.

VARIANCE CRITERIA #3

Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the zoning map and the Ordinance.

The structures on this property contribute to the historic significance of Franklin, and the preservation of these structures does not increase the flood heights. They do not add additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws.

REQUIRED FFE - 640'
FLOODPLAIN - 639'
4'-0"
BUILDING ELEVATION - 636'

REQUIRED FFE - 640'
FLOODPLAIN - 639'
4'-0"
BUILDING ELEVATION - 636'

REQUIRED FFE - 640'
FLOODPLAIN - 639'
4'-0"
BUILDING ELEVATION - 636'

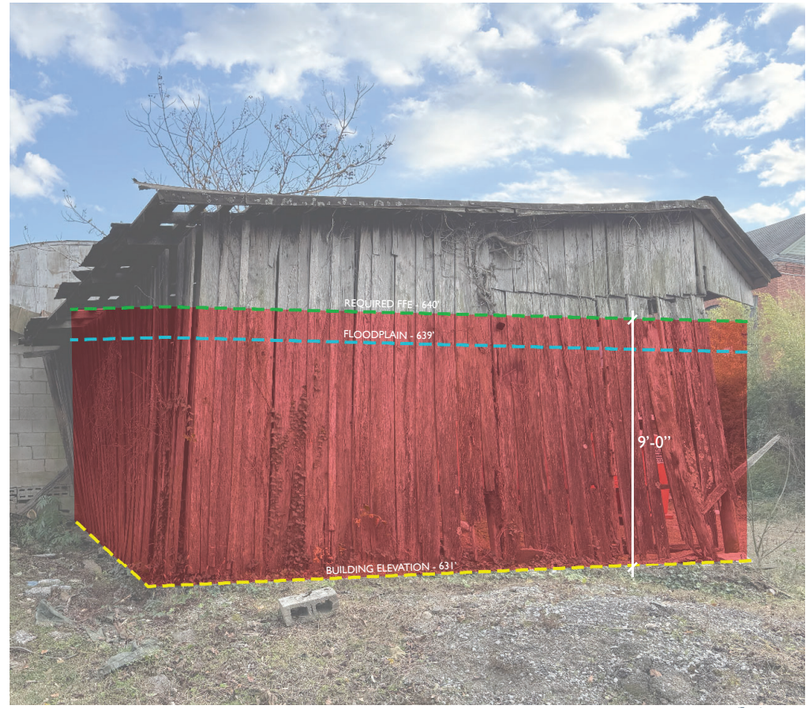
REQUIRED FFE - 640'
FLOODPLAIN - 639'
5'-0"
BUILDING ELEVATION - 635'

REQUIRED FFE - 640'
FLOODPLAIN - 639'
5'-0"
BUILDING ELEVATION - 636'

REQUIRED FFE - 640'
FLOODPLAIN - 639'
5'-0"
BUILDING ELEVATION - 635'

REQUIRED FFE - 640'
FLOODPLAIN - 639'
9'-0"
BUILDING ELEVATION - 631'

REQUIRED FFE - 640'
FLOODPLAIN - 639'
9'-0"
BUILDING ELEVATION - 631'


REQUIRED FFE - 640'
FLOODPLAIN - 639'
9'-0"
BUILDING ELEVATION - 631'

File #: 21-01399

DATE: December 30, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of New Construction (Principal) At 115 Winslow Rd., Michael Katsaitis, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of a new principal building at 115 Winslow Road.

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

PROJECT INFORMATION:
COF Project Number: 8681
Applicant: Michael Katsaitis
Owner: Doug Majors

BACKGROUND:
115 Winslow Road is a vacant lot on Winslow Road in the Franklin Road Historic District within the Myles Manor Subdivision. The lot is adjacent to two existing buildings; to the left is a historic 1928 Tudor-revival cottage, and to the right is an infill house that was completed in 2023. The lot was previously subdivided from the historic property next door, and an accessory structure was demolished from the lot.

A 1 ½ -story principal structure with an attached garage in the Tudor revival style is proposed. Feedback from the October and December Design Review Committee meetings has been incorporated into the application.

Placement and Orientation:
The building will be setback from the street 27’6”, which is the calculated average of the setbacks on the block face. The building complies with the 5’ side yard setback and the 10’ rear yard setback. The proposed location does not make this building more prominent, does not block the view of historic buildings, and maintains the spacing and pattern of development that is seen on the block face. The proposed placement and orientation are appropriate.

Building Form:
The building will read as a one-and-a-half-story Tudor-inspired house and is consistent and compatible with the nearby historic houses. The form of the front façade utilizes a cross-gable design, three prominent front-facing gables, and a prominent front chimney, elements that are distinctive of the selected architectural style. As the form progresses to the rear, façade breaks and insets are utilized to assist the massing to be more complimentary to the adjacent properties. However, as the roof continues to the back, the form becomes less like the forms seen on historic residential houses in the district. The floor-to-ceiling heights are appropriate at 10'. Garages are commonly detached in this area, and the Guidelines recommend that garages appear to be detached. A one-and-a-half-story frame garage is attached to the principal building. A portion of the garage is set behind the building, and the remainder of the garage is located in the rear plane, in a traditional location at the end of the driveway.

The overall form is compatible with the nearby historic buildings and does not detract from the character of the historic district.

Size:
The proposed footprint size is 34% of the lot and is within the recommendations of the Guidelines to not exceed 35% of lot coverage.

Height:
The proposed height of the building is 27' 11". The proposed height is appropriate as it is within 10% of the average of the block face. The block face average with the allowance is 28'. The height of the attached garage has been dropped down to be shorter than the overall building height.

Roof:
The proposed roof form is a cross gable with asymmetrical accent gables at the front of the building. As the roof form continues to the back of the building, varied elements are introduced into the form that are less compatible but are less visible from the public viewshed. The shape and complexity of the garage roof are simple and compatible with what is seen on the adjacent buildings. The roof has various pitches throughout the form. The accentuating gables on the front façade have a pitch of 16:12. The principal roof form will have a pitch of 7:12, 11:12, and elements with a 4:12 pitch. The roof pitches are consistent with the pitches of the Tudor style, which feature steep pitches up to 18:12. The proposed roof is appropriate.

Porches, Stoops, Decks, and Porte Cochere:
A stoop is proposed at the front. The use of a stoop is consistent with the rhythm of these elements on the street. The stoop is 5'7" deep and is appropriately sized, being at least 3 feet deep. The brick material for the stoop is appropriate to the architectural style. The side stoop on the left elevation facing the driveway is minimal. The rear porch will not be visible. The side stoop and rear porch are subordinate in character and detailing to the front stoop and elements.

Foundations:
The proposed foundation line is consistent with what is seen in the material and design of the surrounding historic buildings. The use of brick and delineation with belt work is appropriate. The varied foundation height with the changing grade is appropriate and compatible with the adjacent buildings.

Materials and Exterior Finished:
The proposed building will be clad in brick and lap siding and will feature half-timbering detailing. The roof is proposed to be a composition shingle roof.

The Guidelines recommend the following:

- Use weatherboard, clapboard, or shiplap siding for frame buildings. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding.
- Match surrounding historic masonry in width of the mortar joints, size and scale of the bricks, color, and texture.

The specifications for the material and reveal of siding were not included in the application but should be consistent with the Guidelines. The proposed materials are appropriate.

Details and Ornamentation:
The details and ornamentation proposed for the building are simple and relate to the adjacent buildings and the selected architectural style. The nearby historic buildings are not highly ornate buildings or structures. The use of details and ornamentation as proposed relates to but does not compete with the surrounding historic buildings. Stone is used for arch detailing, flaring stone details on the stoop, half-timbering, and brick detailing, which are found in the building and relate to the Tudor style. Two fin walls are proposed on the corners of the front façade. The use of the fin wall detailing is seen on the adjacent property and is a detail of the accessory structure that once stood on this lot. The fin wall detailing is also seen on the recent infill on the adjacent property at 119 Winslow Road. The design and height have incorporated feedback to reduce the height and prominence of this detail.

The Guidelines recommend the following:

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

The details and ornamentation are simple and relate to the designs seen in this district. The details and ornamentation do not compete with or negatively impact the nearby historic buildings.

Entrances:
An arched door with a ¾ lite opening and a 6-lite pattern is proposed for the front entrance. The door is proposed to be 8’ tall. The side entrance to the building and the pedestrian entrance to the garage will feature a ¾ lite opening with a 6-lite pattern door. On the rear of the garage, a 1/4-lite door is proposed. At the rear of the building, a sliding glass door and full-lite door are proposed. These doors are not visible from the public right of way. The material specifications of the doors have not been provided at this time.

The Guidelines recommend the following:

- 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.

The arched front entrance is appropriate to the architectural style. The proposed doors are similar to

what is existing on the nearby houses. The material specifications must be provided to staff to verify the material.

Windows:
A six-over-six patterned window is proposed throughout the entire home. The window specifications have not been provided at this time but do have the appearance of being double-hung. Feedback has been incorporated into the proportions and size of the windows located on the building and they have been reduced to be more compatible with the size of the windows. The front left and right elevations maintain traditional solid-to-void ratios, spacing, and rhythm and relate to the surrounding historic buildings. On the right elevation, transom windows with an exterior panel continue the rhythm and spacing of window openings. A casing is proposed around windows where lap siding is utilized, and a surround is proposed around windows located in portions of the building that are brick.

The Guidelines recommend the following:

- Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building.
- Use true divided-light (TDL) or simulated divided-light (SDL) windows. Windows should have a double-hung (or “double-sash”) appearance.
- Use mullions with historic profiles. Avoid the use of false mullions and tinted or reflective glass.

The proposed windows appear to be appropriate however specifications have not been provided. While a surround is proposed for the windows on the building, the profile of the windows and surround does not appear to be recessed in the masonry and raised in the siding.

Dormers:
A recessed dormer is proposed on the building on the front façade and on the garage. The dormer on the front façade will have a pitch of 4:12. The dormers on the garage will have a pitch of 2:12. Feedback from the Design Review Committee meeting has been incorporated the size of the dormers on the garage has been reduced to assist in the reducing the massing of this portion of the building.

The Guidelines recommend the following:

- Appropriately size and locate dormers to fit with the architectural style and roof shape of the building. Rear and lesser visible facades afford more flexibility for dormer scale, but dormer sidewalls should be at least 30 inches from the exterior wall.
- Relate the style, scale, and proportion of dormer windows to windows on the lower floors of the building.
- Dormer roof pitch should be at least 3:12, be located below the main ridge line, and be recessed from the exterior building wall by 1 foot.

A recessed dormer is appropriate for steeper pitched roofs such as the one proposed. Local examples have also been provided that support the use of recessed dormers. The pitch of the dormers on the garage does not meet the recommended minimum pitch.

Chimneys:
Two chimneys are proposed on the building. One chimney is proposed on the front façade. The brick chimney utilizes a stair-stepped design, a brick inset for detailing, and a chimney cap. A brick

chimney is proposed at the rear of the building within the covered porch. The chimney cap will be visible from the front of the building.

The Guidelines recommend the following:

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

The proposed chimney is compatible in size and massing but is taller than what is seen on the nearby historic houses. However, the height is compatible with the height of the building and the architectural style. The material of the chimney cap is not specified at this time.

Gutters and Downspouts:
A half-round gutter is proposed and is in keeping with the Tudor architectural style and the Guidelines.

RECOMMENDATION:
Staff recommends approval with the following conditions:

1. Lap siding exposure shall be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding. Material specifications shall be submitted to Preservation Planning staff prior to the issuance of a building permit.
2. Use traditional materials with appearances similar to the doors on nearby historic buildings. Material specifications shall be submitted to Preservation Planning staff prior to the issuance of a building permit.
3. Recess window openings on masonry portions of the buildings and use a window opening with a raised surround on the wood frame portion of the building.
4. A 3-D cutout with the window specifications must be provided to the Preservation Planner before the issuance of a building permit.
5. Rear yard fencing will need to be submitted to make sure it meets the pool barrier requirements. It may qualify for administrative review.
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.

115 Winslow Rd.

MK Studio
Architectural Designers

Historic Zoning Commission Submittal Package
12.19.2024

Index of Sheets

1. Cover
2. Property Survey
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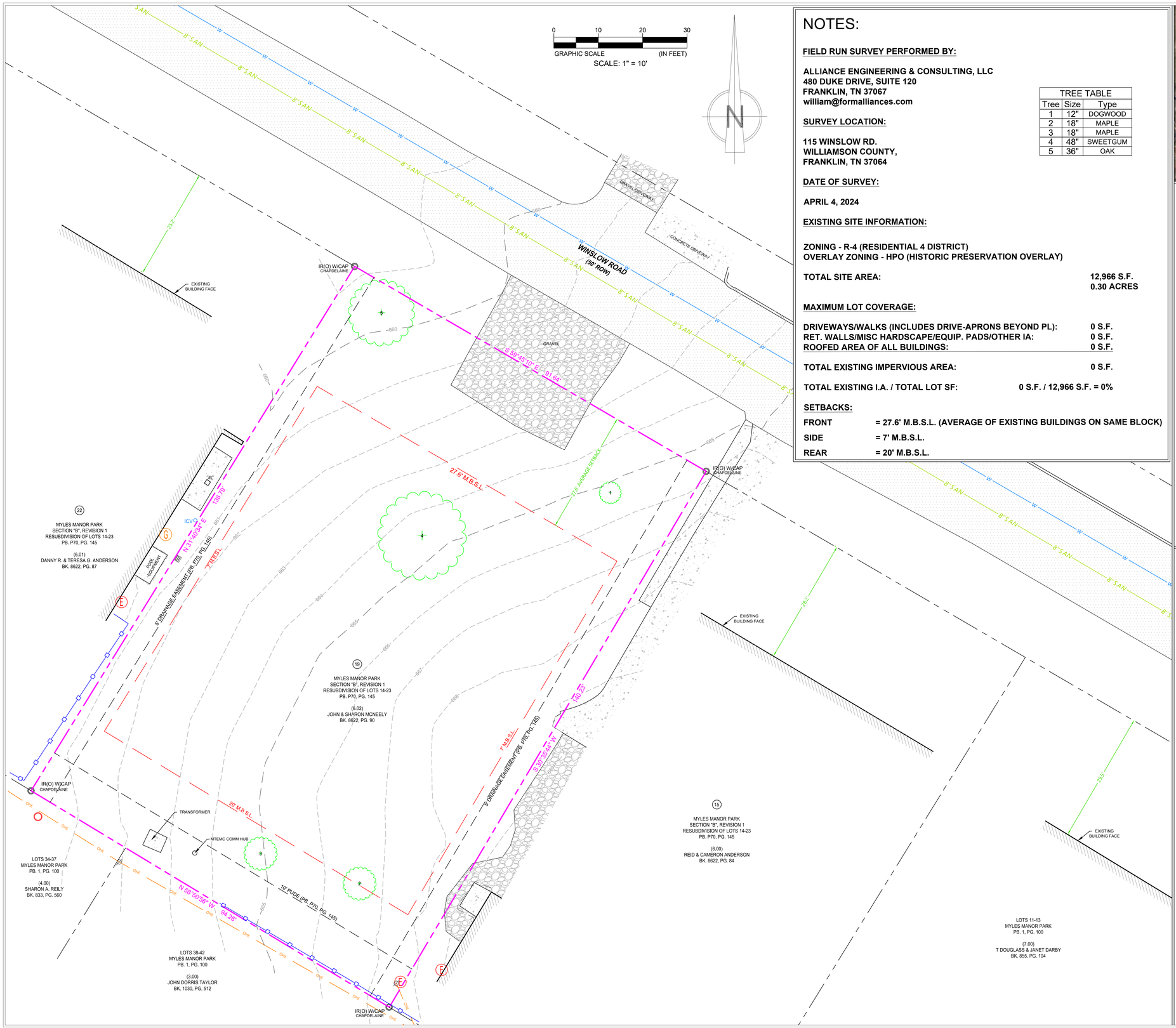
11. First Floor Plan
12. Second Floor Plan
13. Perspective Views
14. Elevations
15. Elevations
16. Building Sections
17. Wall Sections

Revisions

Based on the DRC Review and the Council's comments, below is the list of the modifications.

- Changed all 7 foot tall windows to 6 foot tall
- Reduced the forehead of the garage's front elevation
- Decreased size and massing of garage dormers
- Reduced the width of Carriage House Flex Room windows from 3 feet width to 2 feet - 8 inches width
- Aligned Unfinished Storage Dormer to windows below
- Lowered wing walls
- Flex Room knee wall at stairs is greater the 7 feet



NOTES:

FIELD RUN SURVEY PERFORMED BY:

ALLIANCE ENGINEERING & CONSULTING, LLC
480 DUKE DRIVE, SUITE 120
FRANKLIN, TN 37067
william@formalliances.com

SURVEY LOCATION:

115 WINSLOW RD.
WILLIAMSON COUNTY,
FRANKLIN, TN 37064

DATE OF SURVEY:

APRIL 4, 2024

EXISTING SITE INFORMATION:

ZONING - R-4 (RESIDENTIAL 4 DISTRICT)
OVERLAY ZONING - HPO (HISTORIC PRESERVATION OVERLAY)

TOTAL SITE AREA:	**12,966 S.F. 0.30 ACRES**

MAXIMUM LOT COVERAGE:

DRIVEWAYS/WALKS (INCLUDES DRIVE-APRONS BEYOND PL):	**0 S.F.**
RET. WALLS/MISC HARDSCAPE/EQUIP. PADS/OTHER IA:	**0 S.F.**
ROOFED AREA OF ALL BUILDINGS:	**0 S.F.**
TOTAL EXISTING IMPERVIOUS AREA:	**0 S.F.**
TOTAL EXISTING I.A. / TOTAL LOT SF:	**0 S.F. / 12,966 S.F. = 0%**

SETBACKS:

FRONT	**= 27.6' M.B.S.L. (AVERAGE OF EXISTING BUILDINGS ON SAME BLOCK)**
SIDE	**= 7' M.B.S.L.**
REAR	**= 20' M.B.S.L.**

TREE TABLE		
Tree	Size	Type
1	12"	DOGWOOD
2	18"	MAPLE
3	18"	MAPLE
4	48"	SWEETGUM
5	36"	OAK

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED AT 115 WINSLOW RD., FRANKLIN, TN 37064.
2. BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD 83).
3. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I URBAN AND SUBDIVISION PROPERTY SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. (EFFECTIVE JANUARY 4, 1992)
4. IN TENNESSEE, IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE(3) AND NO MORE THAN TEN(10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT CONTACT TENNESSEE ONE CALL AT 1-800-351-1111.
5. NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY AND IS SHOWN IN THE AREA ZONE X AS SAID PROPERTY SHOWS ON FEMA MAP, PANEL NUMBER 47187C0211G ON FLOOD INSURANCE RATE MAP IN WILLIAMSON COUNTY, TN; EFFECTIVE DATE DECEMBER 22, 2016.
6. ALL CONSTRUCTION TO CONFORM WITH THE CITY OF FRANKLIN BUILDING AND ZONING RULES AND REGULATIONS.
7. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.

LEGENDS

- PROPERTY LINE
- SETBACK LINE (MBSL)
- PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)
- MAJOR CONTOUR (EVERY 5')
- MINOR CONTOUR (EVERY 1')
- UNDERGROUND WATER LINE
- 8" SEWER LINE
- FENCE LINE
- IRON ROD (IR)
- X' TREE
- IRRIGATION CONTROL VALVE
- AREA DRAIN
- ELECTRIC METER
- GAS METER
- POWER POLE
- GUY WIRE
- CONCRETE (HATCH)
- GRAVEL (HATCH)
- PAVEMENT (HATCH)

Alliance ENGINEERING & CONSULTING, LLC

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Alliance Engineering & Consulting, LLC

Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067

DATE: 04-15-2024

PROJECT:
115 WINSLOW ROAD SURVEY SITE PLAN

LOCATION:
TAX MAP: 63N PARCEL: 6 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
PLAT BOOK: P70, PAGE: 145 MYLES MANOR PARK SECTION: B, REVISION: 1 LOT: 19 ZONE: R-4

OWNER:
JOHN & SHARON MCNEELY BK. 8622, PG. 90

SHEET CONTENT:
EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	ZLD	04/12/24	LEL	04/15/24
1				
2				
3				
4				

REMARKS:

These building plans are available to purchasers for the sole purpose of providing a general understanding of the scope of the project. Field conditions, availability of materials, and many other factors will impact the final product.

SHEET CONTENT:

C1

1":10'

Existing Site

Vicinity Map

M K STUDIO
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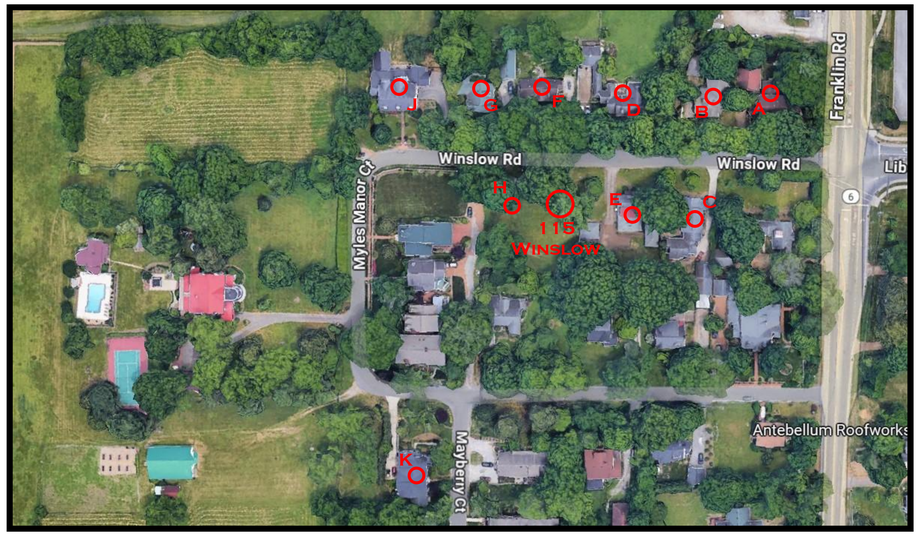
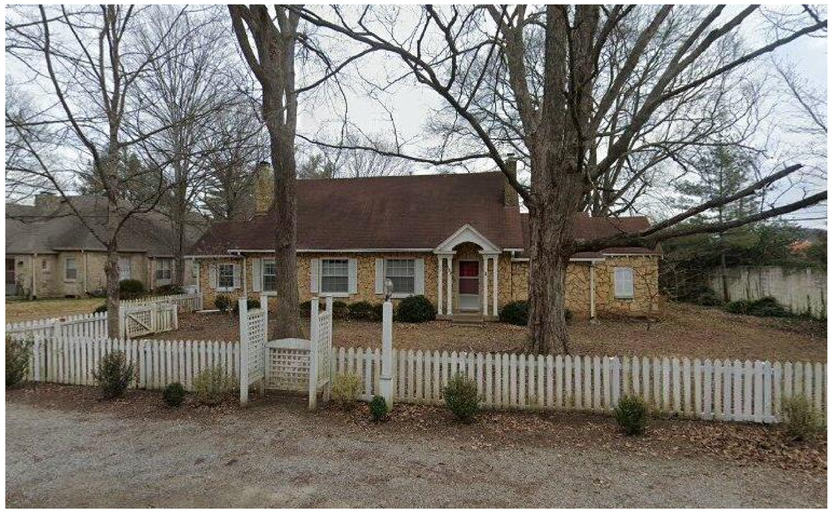
Neighborhood Context

Vicinity Map





A. 102 Winslow Rd.

B. 106 Winslow Rd.

C. 109 Winslow Rd.

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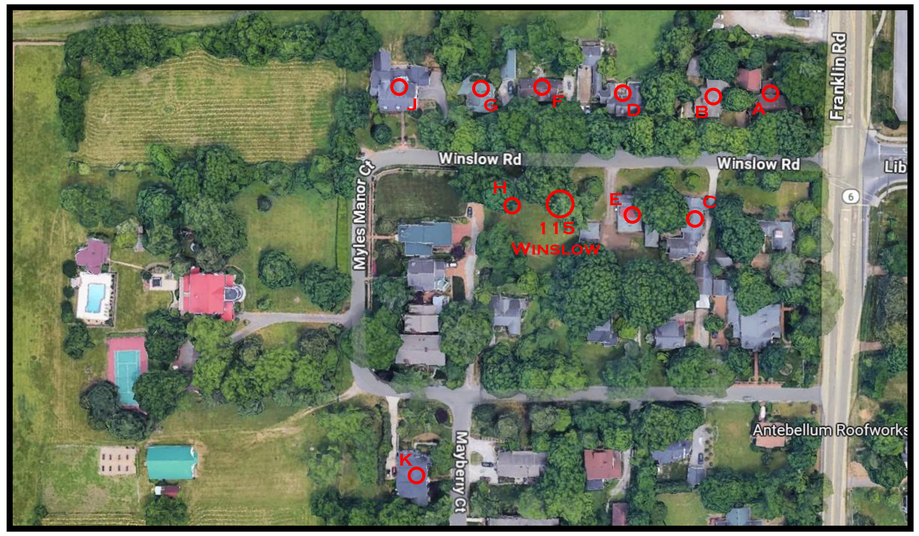
Neighborhood Context

Vicinity Map



D. 110 Winslow Rd.

E. 111 Winslow Rd.

F. 114 Winslow Rd.

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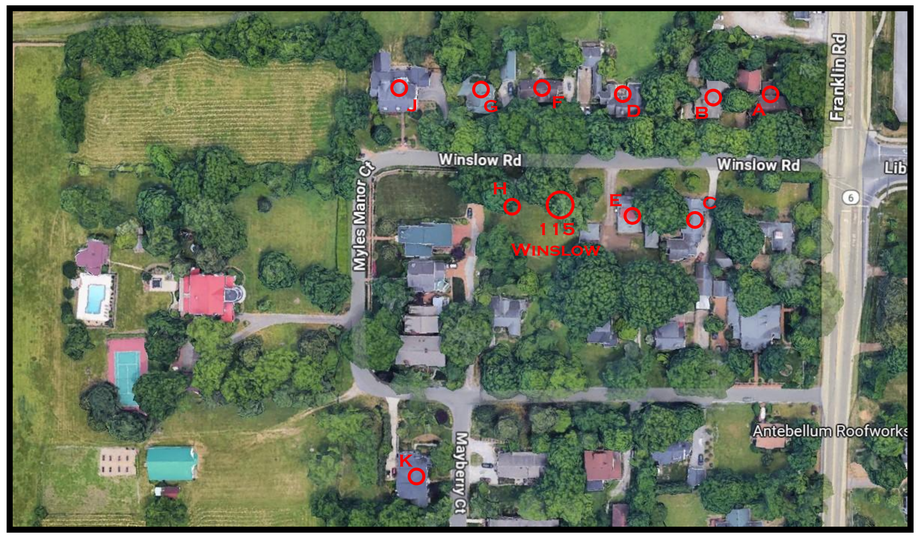
Neighborhood Context

Vicinity Map



G. 118 Winslow Rd.

H. 119 Winslow Rd.

J. 122 Winslow Rd.

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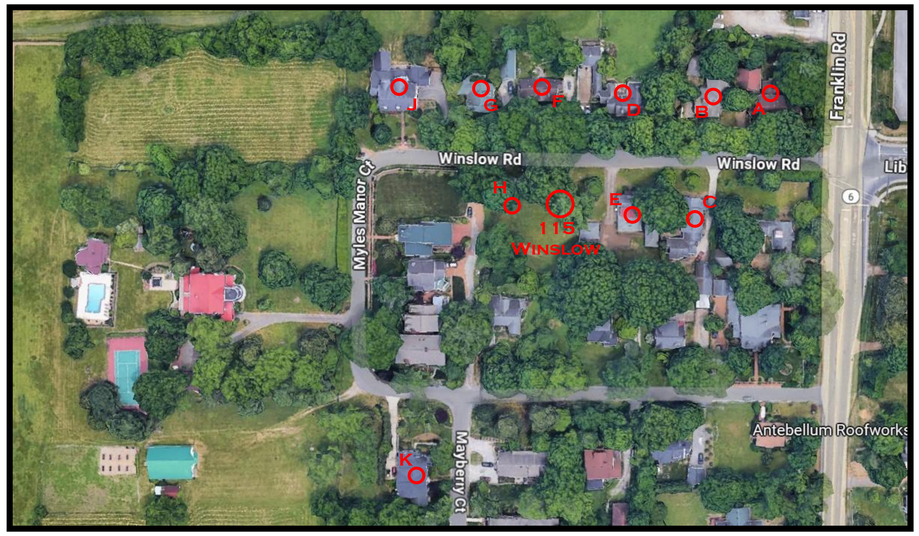
Neighborhood Context

Vicinity Map



K. 121 Myles Manor Rd.

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Neighborhood Window Wells

110 WINSLOW RD

110 WINSLOW RD

926 FAIR ST

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Inspiration Images

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Inspiration Images

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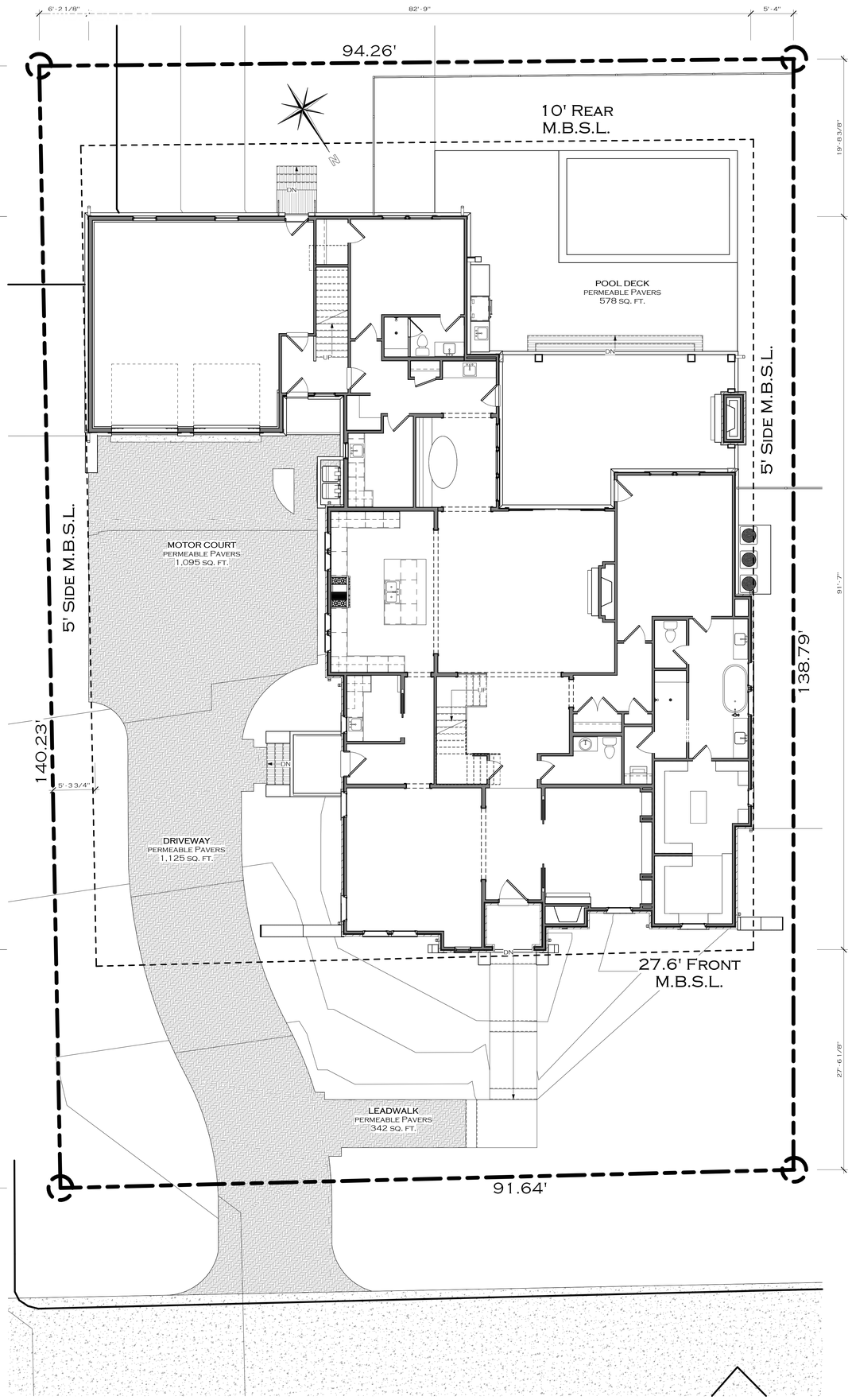
Architectural Site Plan



1 SITE PLAN
3/16" = 1'-0"

MAIN HOUSE AREA CALCULATIONS

First Floor:	3,268 sq.ft.	(A)
Second Floor:	1,282 sq.ft.	(B)
TOTAL CONDITIONED	4,550 sq.ft.	
Front Stoop:	33 sq.ft.	(C)
Rear Porch:	454 sq.ft.	(D)
Side Stoop:	44 sq.ft.	(E)
Friends Entry:	34 sq.ft.	(F)
Upper Mech./ Storage:	122 sq.ft.	(G)
Total Under Roof:	5,237 sq.ft.	

Carriage Garage Area Calculations

Two Car Garage:	668 sq.ft.	(H)
Flex Room Above Garage:	404 sq.ft.	(I)
Flex Room Storage:	228 sq.ft.	(J)
35% of 12,973 sq.ft.=	4,540 sq.ft.	(allowed)
Total Footprint (A+C+D+E+F+H)	4,501 sq.ft.	(K)
Lot Size:	12,973 sq.ft.	
Lot Coverage:	34.69%	
LSA 40% of 12,973 sq.ft.=	5,189 sq.ft.	
Total Footprint: (K)	4,501 sq.ft.	
Pool:	240 sq.ft.	
Total Impervious Area:	4,741 sq.ft.	

4,741 sq.ft. of 12,973 sq.ft. **LSA: 36.54%**

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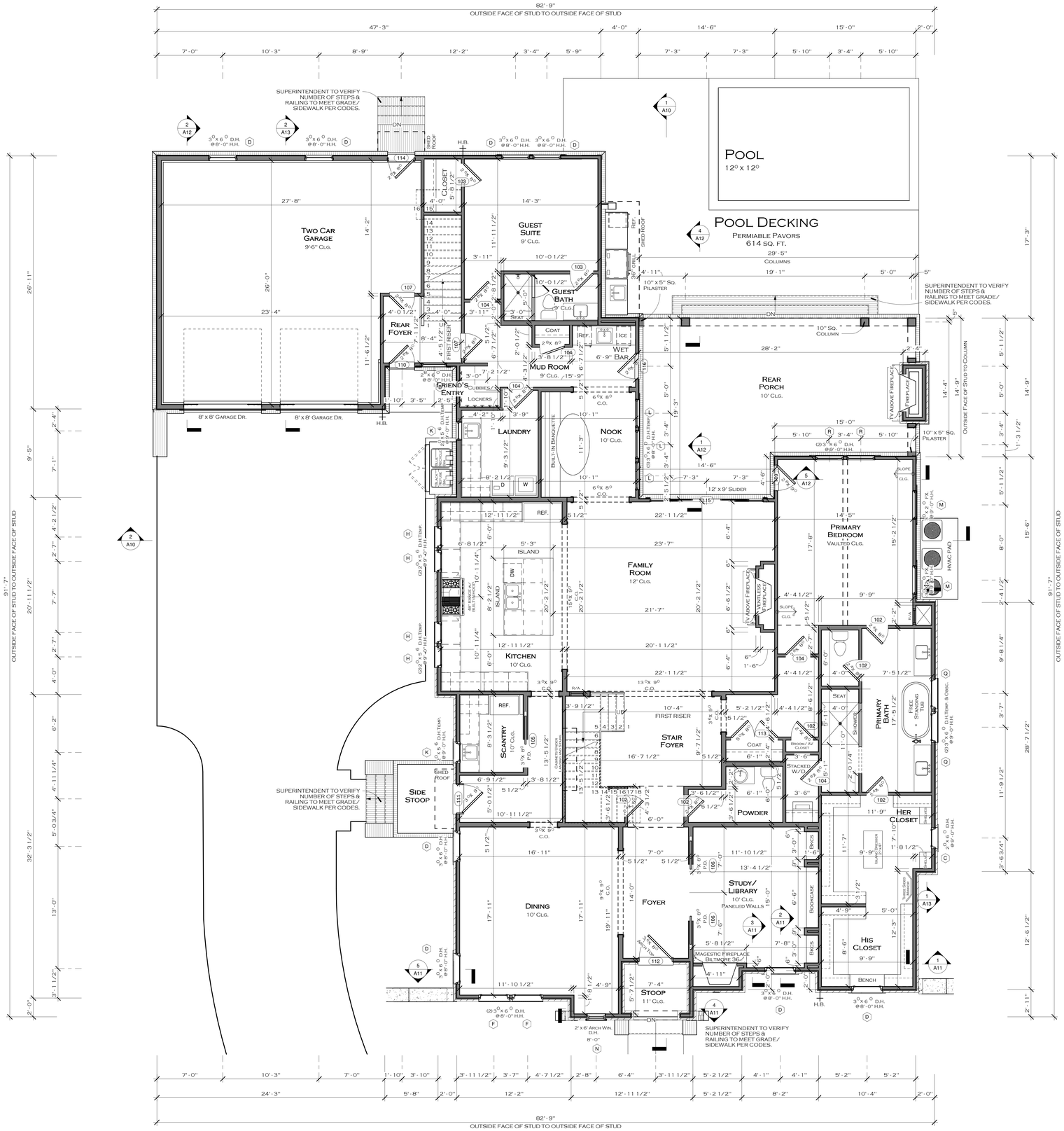
First Floor Plan



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

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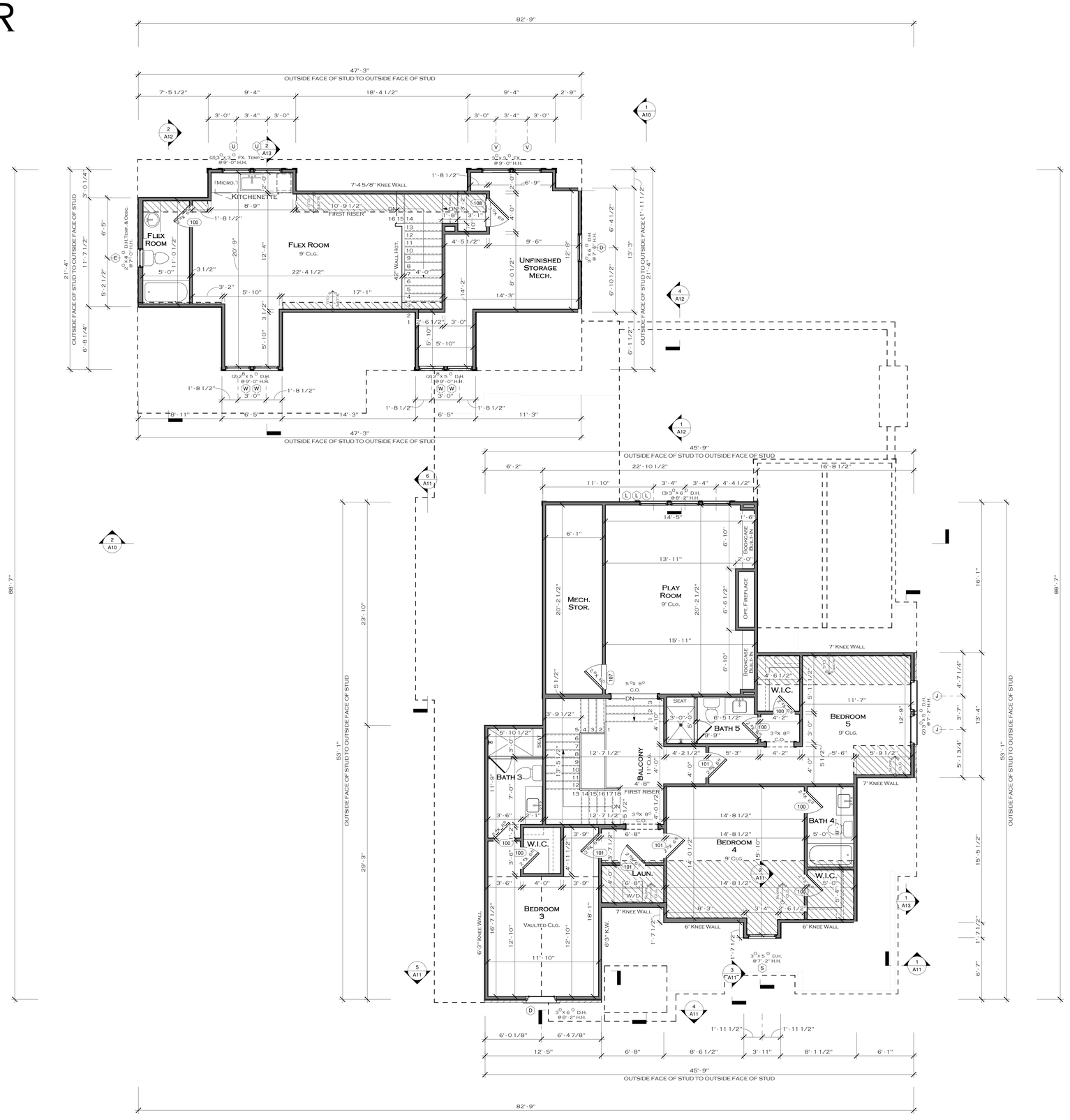
Second Floor Plan



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

0 2 4 8
0 1' 2'
1/4" = 1'-0"

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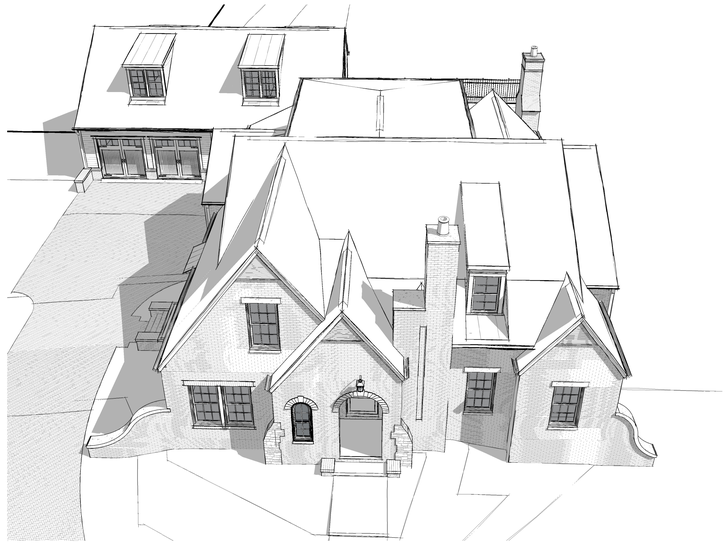
Perspective views

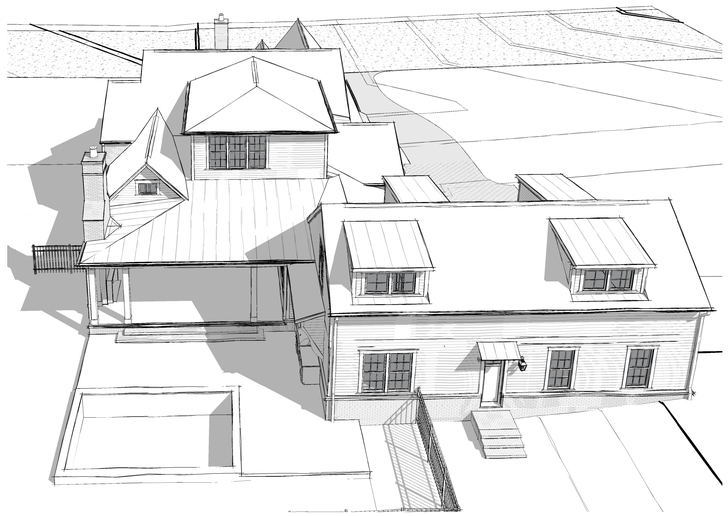
1 3D View 1



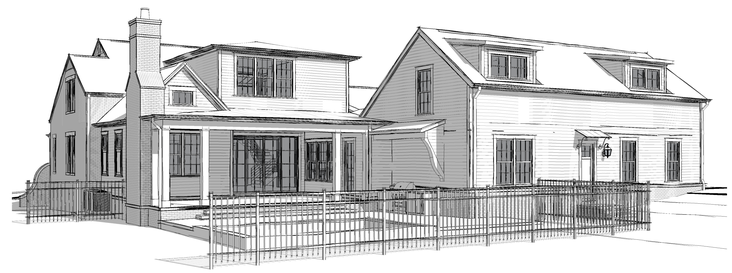
2 3D View 2

3 3D View 3

4 3D View 4



5 3D View 5



6 3D View 6

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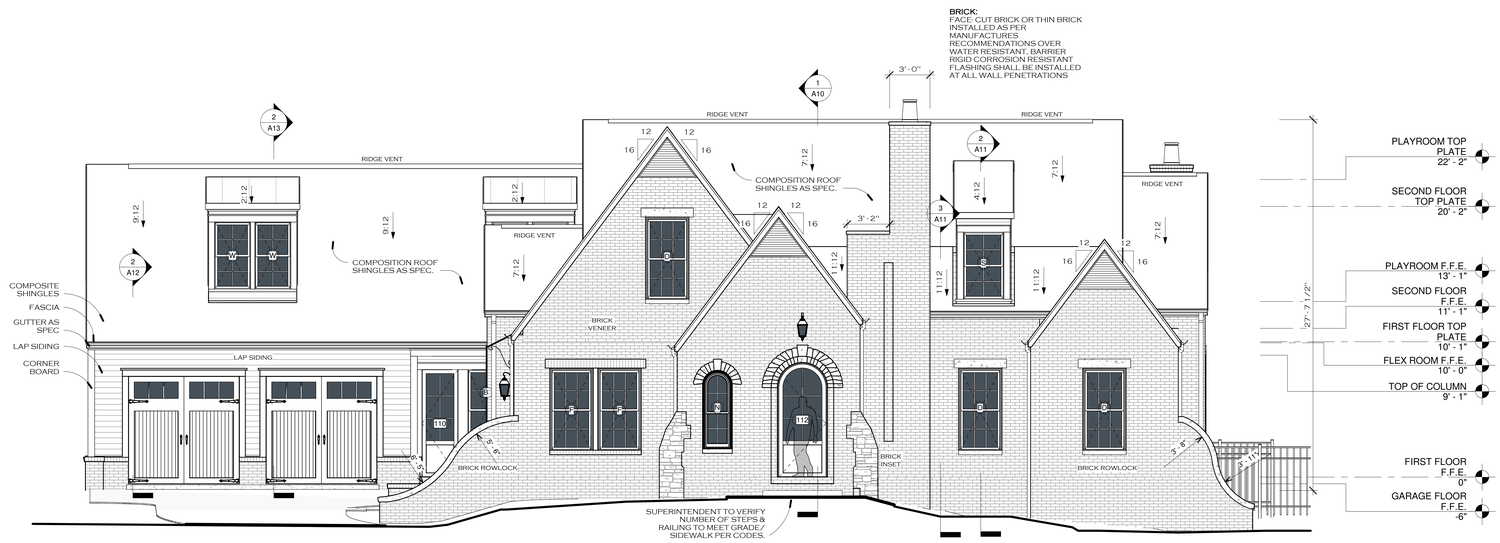
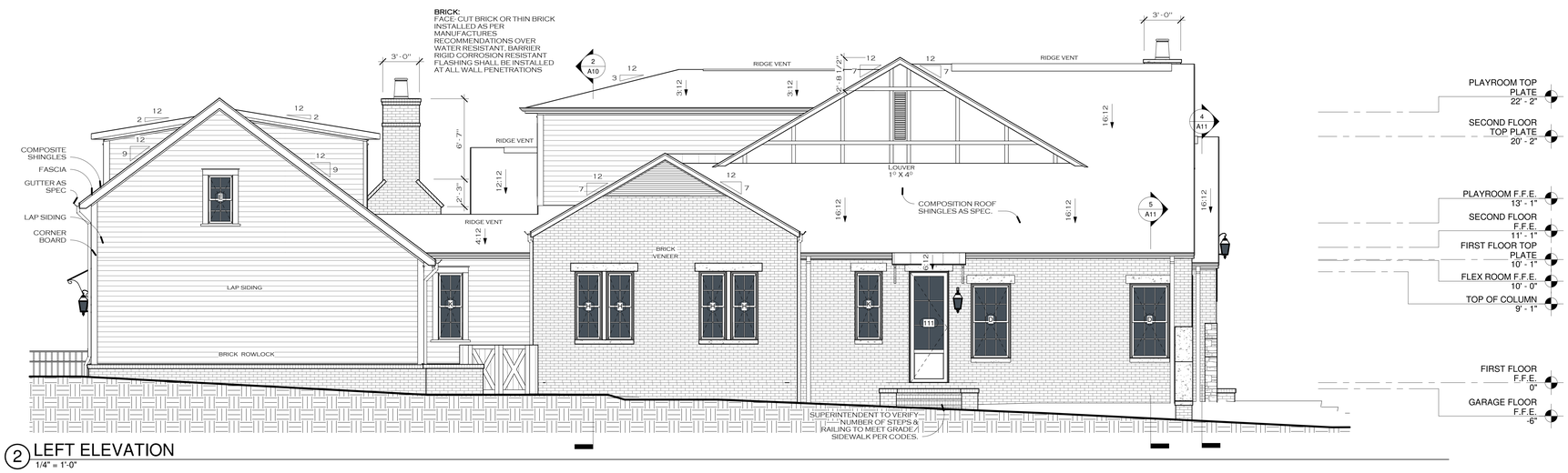
Exterior Elevations



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



2 LEFT ELEVATION
1/4" = 1'-0"

0 2' 4' 8'
0 1' 2'
1/4" = 1'-0"

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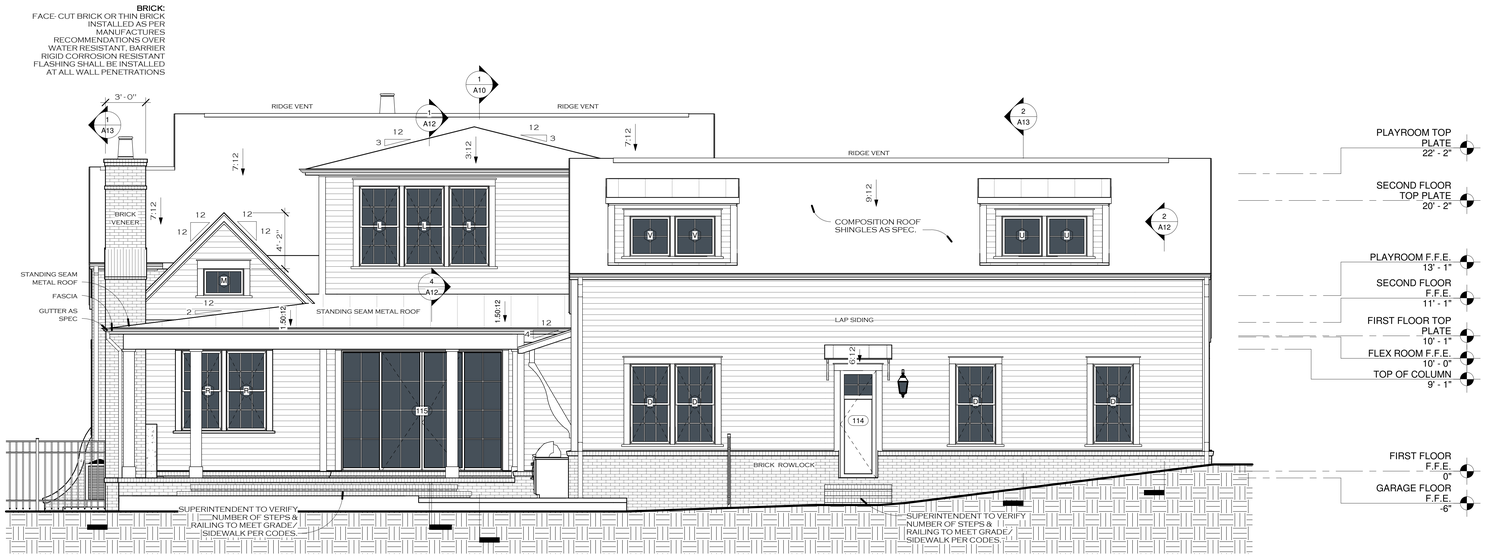
Exterior Elevations



1 REAR ELEVATION
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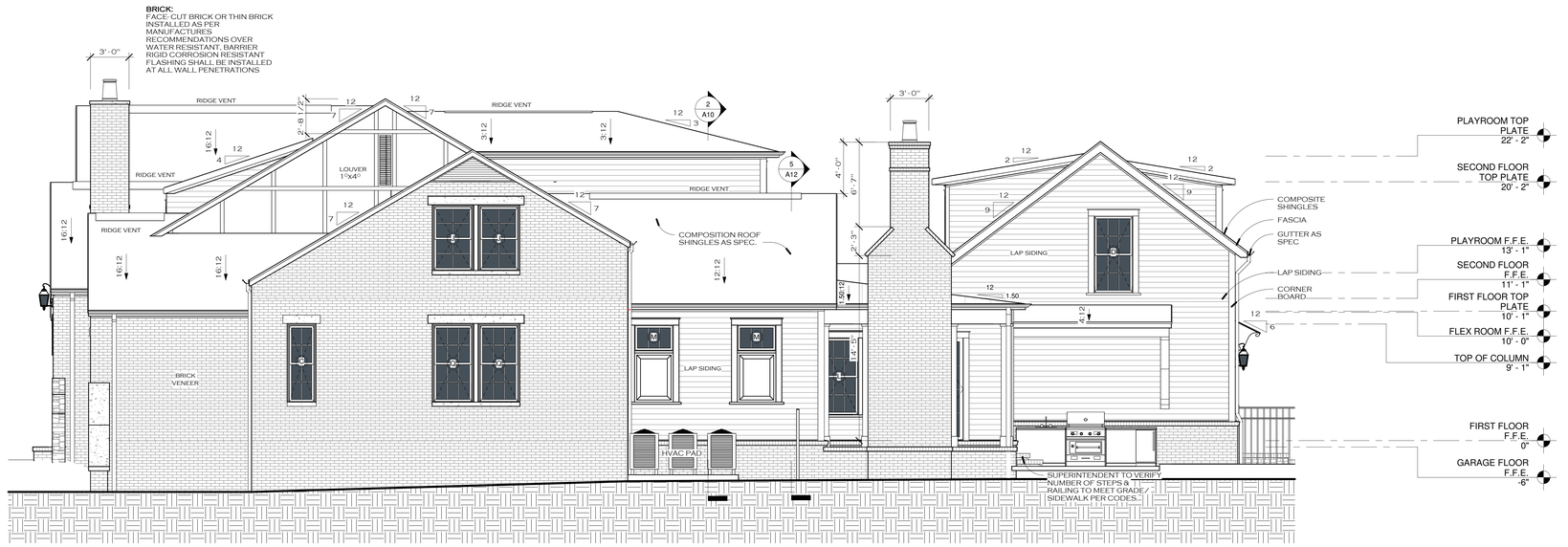

2 RIGHT ELEVATION
1/4" = 1'-0"

0 4 8
0 2
1/4" = 1'-0"

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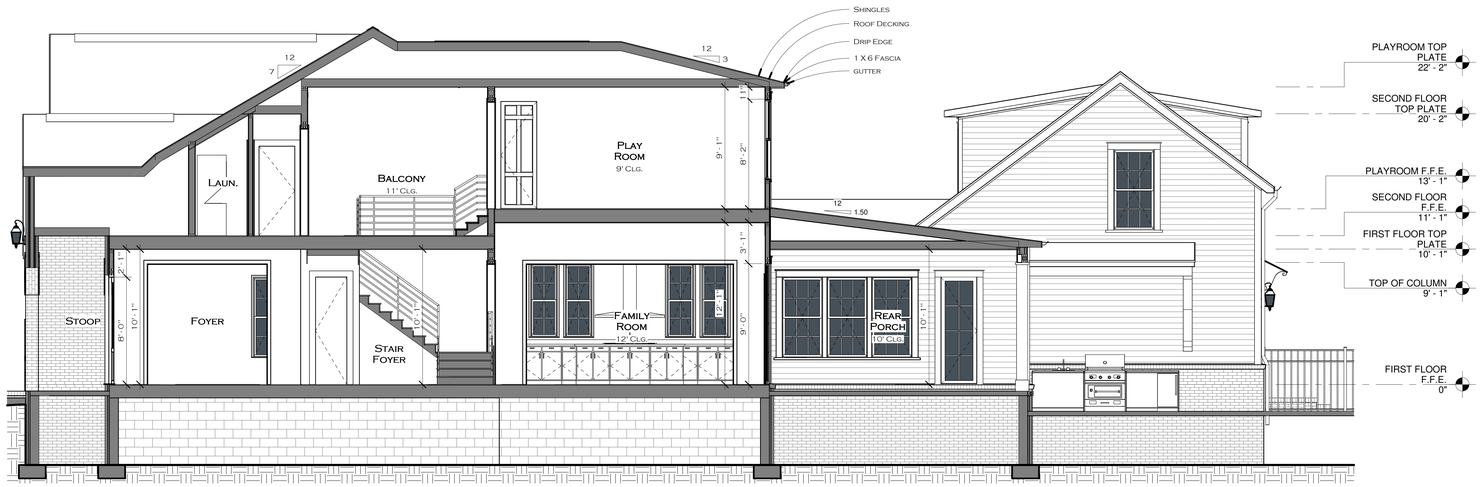
Building Sections



1 Building Section 1
1/4" = 1'-0"

2 Building Section 2
1/4" = 1'-0"

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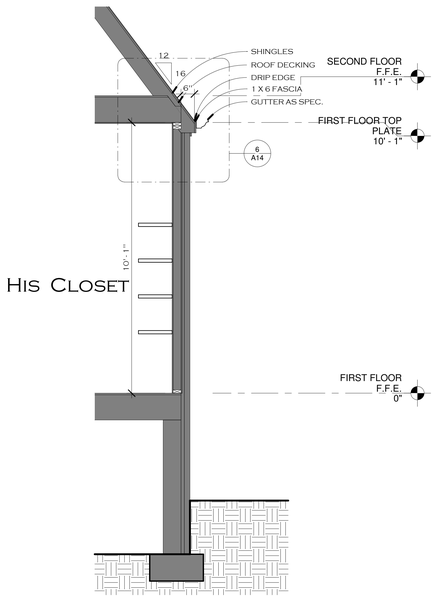
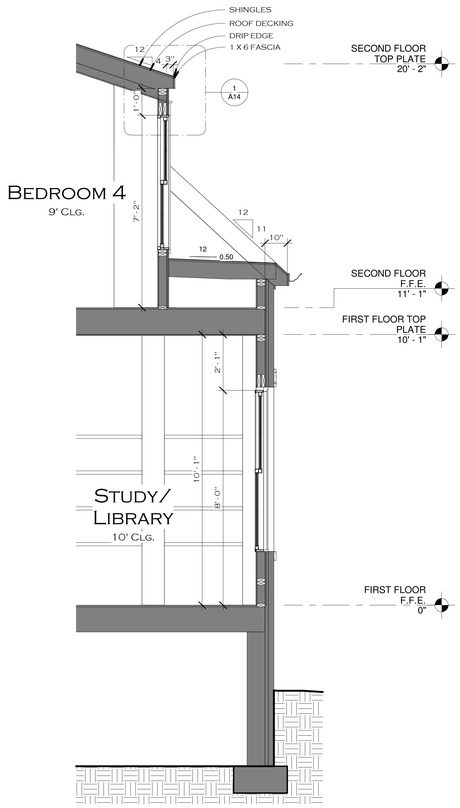
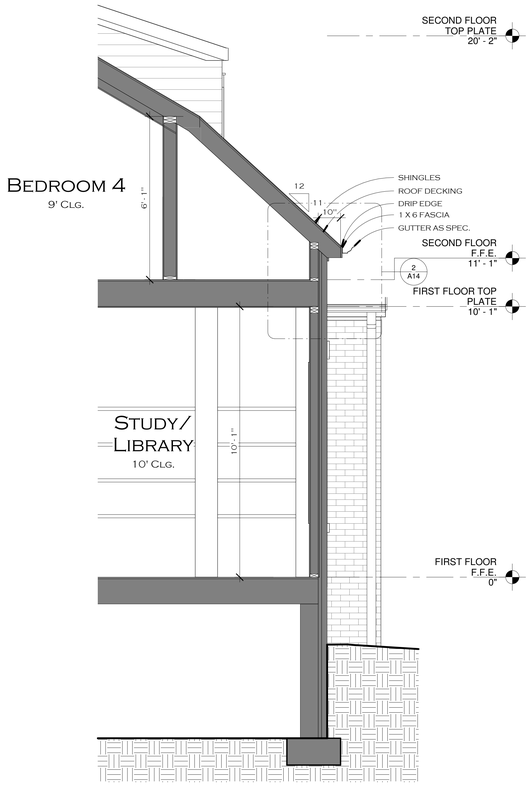
Wall Sections



1 His Closet Section
1/2" = 1'-0"



2 BR #4/ Study Section 1
1/2" = 1'-0"



3 BR #4/ Study Section 2
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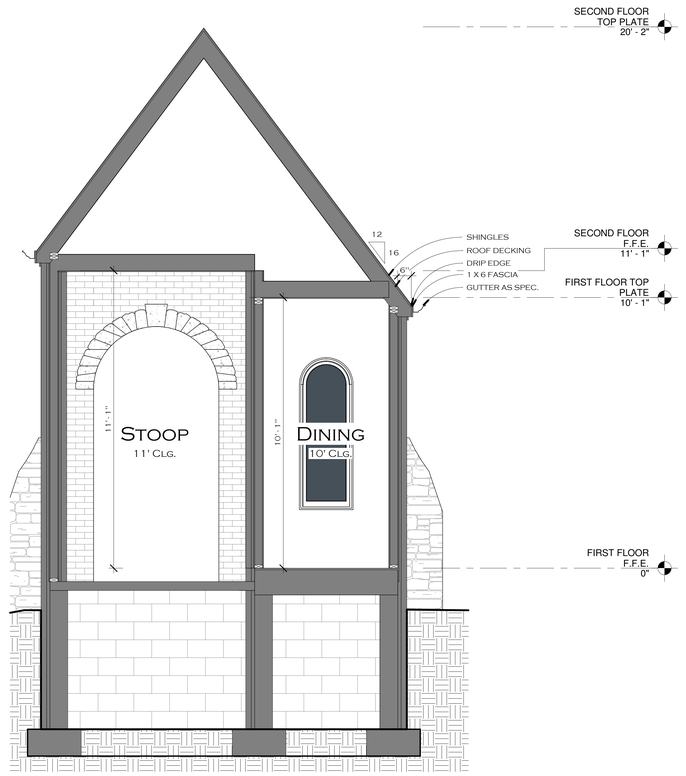

4 Stoop/ Dining Section
1/2" = 1'-0"

5 Dining/ BR # 3 Section
1/2" = 1'-0"

6 Kitchen Vault Section
1/2" = 1'-0"

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WINSLOW RD. STREETSCAPE

BUILIDNG HEIGHT CALCULATIONS

109 Winslow:	22' - 10"
111 Winslow:	22' - 8.5"
119 Winslow:	31 - 0"
Street Avg:	25' - 6"
10% overage:	2' - 6"
allowed:	28' - 0"
Proposed 115:	27' - 11"

MK STUDIO
ARCHITECTURAL
DESIGNERS
MICHAEL KATSIAFIS@MKARCHSTUDIO.COM
731 CROSSTIMBERS RIDGE, SUITE C
BRENTWOOD, TN 37027
615.394.5845

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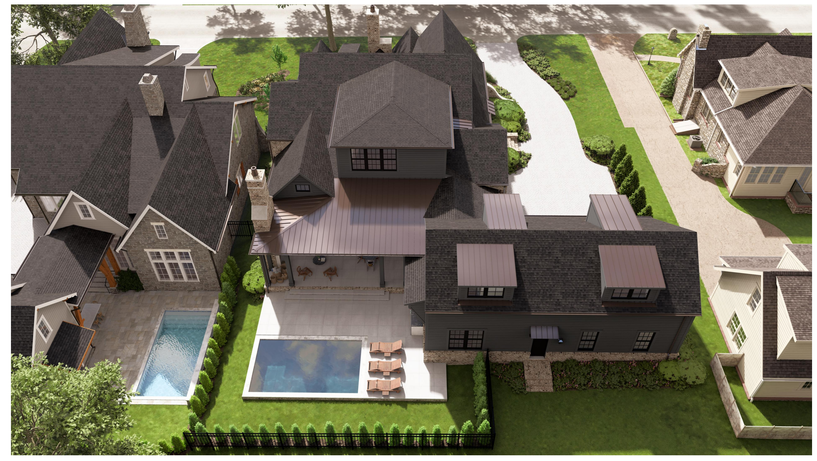
MAJORS CONSTRUCTION
115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 12.18.2024

NO.	DESCRIPTION	DATE

STREETSCAPE

12/18/2024 11:32:41 AM



MK STUDIO
ARCHITECTURAL DESIGNERS

115 Winslow Rd.

From: michael.katsaitis@mkarchstudio.com
To: Elizabeth Bulay; Emily Huffer
Subject: 115 Winslow Rd. Animated Streetscape
Date: Thursday, December 26, 2024 1:33:33 PM

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

Emily and Elizabeth,

Please include the animated streetscape video of the revised 115 Winslow Road plans for the next HZC meeting. I just submitted the COA application; I couldn't upload this .MOV file.

115 Winslow MK Studio Animated Streetscape.MOV

Thanks,

Michael V. Katsaitis | Principal
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7123 Crossroad Blvd.
Suite C
Brentwood, TN 37027
Cell: 615.394.5845
michael.katsaitis@MKarchStudio.com

www.MKarchStudio.com
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File #: 21-01414

DATE: December 30, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations And Ramp Installation (Rear) At 306 Public Sq., Greg Gamble, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations proposed on the rear of the building and the installation of a ramp at the rear of the building at 306 Public Square.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Historic Commercial Buildings
Chapter 6: Site & Setting
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 8682
Applicant: Greg Gamble
Owner: James McConnell

BACKGROUND:
306 Public Square is a ca. 1901 two-story brick commercial building known as the F.W. Truett, Jr. Building. The building maintains many of the features described in the National Register Listing on both the front and rear of the building, such as the arched wood-sash windows with arched brickwork.

The proposal includes a series of alterations and the installation of a ramp at the rear of the building. The rear of the building is visible from 3rd Avenue North and fronts a public alley that creates a higher degree of visibility for proposed alterations. The alterations proposed include the following items:

- Entrance Alterations,
- Window Alterations

- Installation of lighting.

Ramp Installation:
A ramp is proposed to be installed at the rear of the building to provide ADA access to the building. The ramp will extend 14’ from the rear of the building. The total width of the ramp is 19’. The ramp will have a landing at the rear entrance, and the remainder of the structure will be located 5’3” from the building. The ramp will be constructed of wood and painted to match the proposed trim color, Urban Bronze.

The Guidelines recommend the following for ramps:

- Construct ramps of concrete or wood.
- Paint ramps in colors compatible with the building.
- Use simple designs for ramps. Use a reversible design that offers minimal impact and does not involve the removal of historic features.
- Screen ramps and lifts through plantings to minimize their visual impact.
- If possible, position ramps and lifts on rear or side facades where not readily visible.

While the ramp may be readily visible from 3rd Avenue North, the location is appropriate at the back of the building due to the limited availability of locations for the ramp. No screening is proposed for the ramp; however, the visual impact will be minimal as it will be located in an alley where plantings are uncommon. The proposed ramp is appropriate.

The ramp may not encroach into the City Right-of-Way. Additionally, in the Downtown District, appurtenances cannot encroach closer than 5' to the property line. A survey will be required at the time of the building permit application to verify the location.

Rear Entrance Alterations:
The alteration proposed to the rear entrance includes the removal the existing 5-panel wood door, transom, awning, and concrete steps in order to widen the existing opening to accommodate a 5-panel, wood door that is ADA compliant. The age of the door, transom, and canopy were not included in the application. The measurements for the expansion of the widening were not included in the application.

The Guidelines recommend the following:

- Preserve and maintain storefronts, doors, and doorways on historic commercial buildings in their original location and configuration.
- Avoid removing or replacing original architectural features or detailing unless extensive deterioration is evident.
- Preserve and maintain historic transoms and transom openings. If new transom glass is required, use clear glass. If repairing or replacing prism, tinted, or reflective glass, use clear glass.
- Preserve and maintain historic awnings.

The awning and concrete steps do not appear to be historic, and their removal would not adversely impact the building. Information was not provided to determine if the transom is historic to the building. The Guidelines would not support the removal of a historic transom. While it is unclear how much the door opening will be widened to accommodate the ADA door, the location will not be altered. The configuration of the rear entrance is being altered with the removal of the transom

window and is not supported by the Guidelines.

Rear Window Alterations:
A rear window and entrance opening is proposed to be altered to restore the opening to the historic window opening. On the rear of the building, the National Register Listing notes that one of the windows flanking the rear entrance had been altered to accommodate a single lite glass and wood door. The proposed window will match the existing windows. The window specifications have not been included in the application at this time.

The Guidelines recommend the following:

- Preserve and maintain historic windows and historic window openings.
- Maintain the original space patterns and location of windows.
- Avoid enclosing, reducing, expanding, concealing, or otherwise obscuring historic windows and transoms.
- Avoid reflective glass, tinted glass, or other treatments that inhibit views into the building. This is not intended to apply to typical window treatments such as drapes or blinds.

The proposed alteration to restore the window opening to match the other windows on the rear is supported by the Guidelines.

Lighting:
Three gooseneck light fixtures are proposed to be installed on the rear of the building. The gooseneck light fixtures will be simple in character. The color of the light fixture will be black. One will be located over the rear entrance, and the remaining two fixtures will be located near the corners of the building.

The Guidelines recommend the following:

- 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. Do not use an imitation historic fixture that may convey a false sense of history.
- Install lighting at the ground level of buildings only.
- Minimize negative impacts to a historic building facade when installing lighting. Locate and install light features so they may be removed without significant damage to historic building fabric.

The proposed lighting is simple in character and is compatible with the adjacent historic buildings.

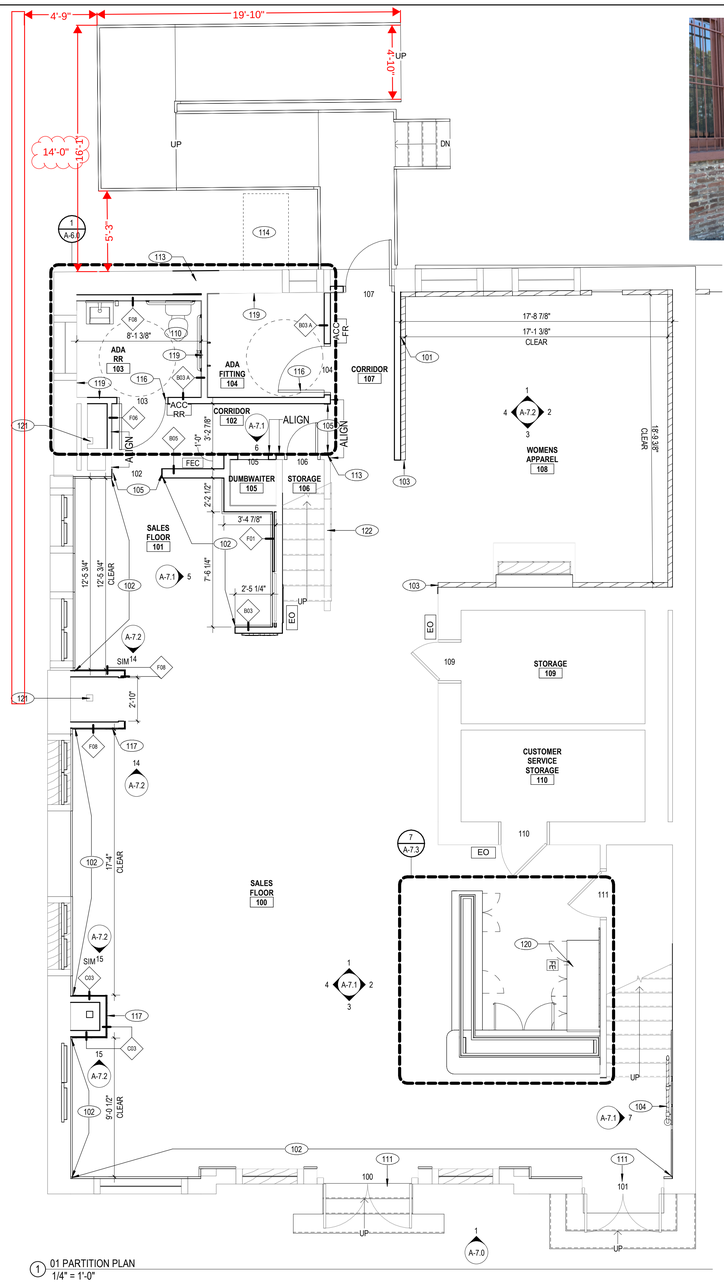
RECOMMENDATION:
Staff recommends approval of the ramp installation, entrance alteration, window alteration, and lighting installation with the following conditions:

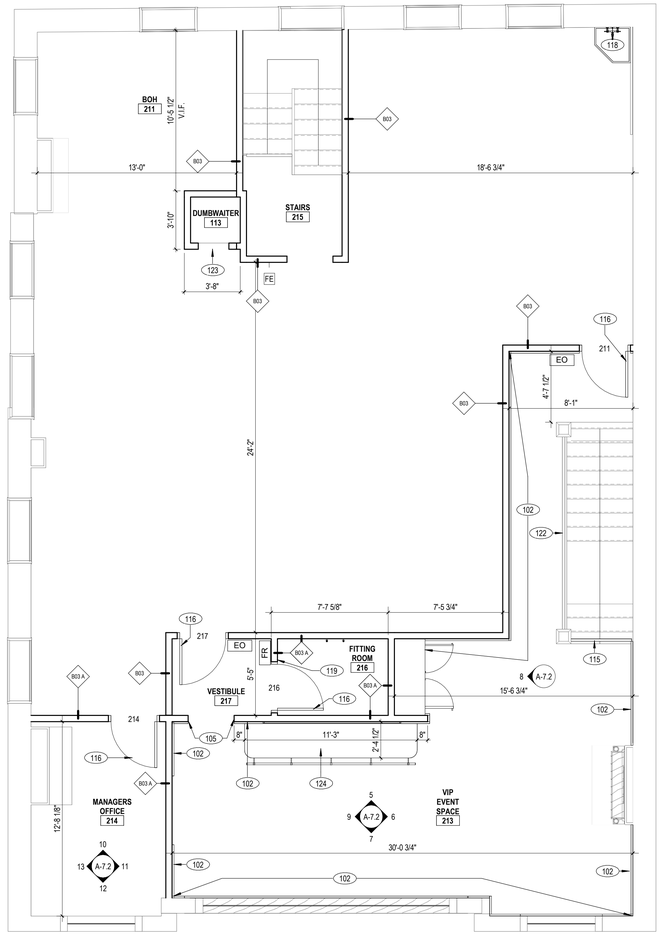
1. The door configuration must maintain the transom window.

2. A survey shall be provided to show ownership of the location of the ramp prior to the building permit application. The stair and ramp shall be located entirely on private property and be approved by the property owner.
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 Considerations:

- BNS Plans Reviewer: All code compliance will be reviewed under a separate nonresidential building plan review. (Tread depths, riser heights, handrail size, handrail clearance, handrail height, ramp slope, guardrail dimensions, etc.)
- Zoning: A survey is required. The ramp cannot encroach into the City ROW.
- Zoning: In the Downtown District, appurtenances cannot encroach closer than 5' to the property line.





305.9 Historic buildings.

These provisions shall apply to *facilities* designated as historic structures that undergo *alterations* or a *change of occupancy*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the *facility*, as determined by the authority having jurisdiction, the alternative requirements of Sections 305.9.1 through 305.9.4 for that element shall be permitted.

Exception: Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in historic buildings.

305.9.1 Site arrival points.

Not fewer than one accessible route from a site arrival point to an accessible entrance shall be provided.

305.9.2 Multiple-level buildings and facilities.

An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

305.9.3 Entrances.

Not fewer than one main entrance shall be accessible.

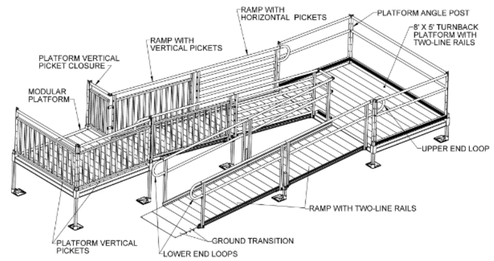
Exception: If a public entrance cannot be made accessible, an accessible entrance that is unlocked while the building is occupied shall be provided; or, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Signs complying with Section 1111 of the *International Building Code* shall be provided at the public entrance and the accessible entrance.

305.9.4 Toilet and bathing facilities.

Where toilet rooms are provided, not fewer than one accessible family or assisted-use toilet room complying with Section 1109.2.1 of the *International Building Code* shall be provided.

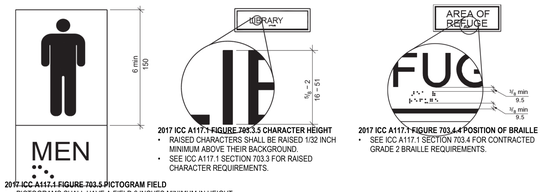
ISOMETRIC VIEW



TRUE

PARTITION SCHEDULE

TYPE	FIRE RATING	UL #	DESCRIPTION	SSMA #	STUD SPACING (IN)	MAX DEFLECTION	MAX HT	THICKNESS	DETAIL REF.
B03	NR	NR	NON-RATED 3 5/8" METAL STUDS, FULL HEIGHT [SLAB-TO-SLAB] WITH ONE LAYER 5/8" GYPBOARD EACH SIDE.	362S125-33	16	L/240	17' - 5"	4 7/8"	7/A-8.0
B05	NR	NR	NON-RATED 3 5/8" METAL STUDS, FULL HEIGHT [SLAB-TO-SLAB] WITH ONE LAYER 5/8" GYPBOARD EACH SIDE.	362S125-33	16	L/240	24' - 6"	7 1/4"	7/A-8.0
C03	NR	NR	NON RATED 3 5/8" METAL STUDS WITH ONE LAYER 5/8" GYPBOARD EACH SIDE W/ FULL HT. FRAMING OR BRACED TO STRUCTURE ABOVE. (GYP. BD. TERMINATES 6" ABOVE CEILING).	362S125-33	16	L/240	16' - 0"	4 7/8"	8/A-8.0
F01	NR	NR	7/8" METAL FURRING HAT CHANNELS (5'-9" MAX. SPAN) WITH ONE LAYER 5/8" GYPBOARD ON EXTERIOR	087F125-33	16	L/240		1 1/2"	9/A-8.0
F06	NR	NR	2 1/2" METAL STUD FURRING WITH ONE LAYER 5/8" GYPBOARD ON EXTERIOR (1/2" AIR SPACE BETWEEN STUD AND WALL).	250S125-33	16	L/240	12' - 0"	3 5/8"	10/A-8.0
F08	NR	NR	3 5/8" METAL STUD FURRING WITH ONE LAYER 5/8" GYPBOARD ON EXTERIOR (1/2" AIR SPACE BETWEEN STUD AND WALL).	362S125-33	16	L/240	16' - 0"	4 3/4"	10/A-8.0

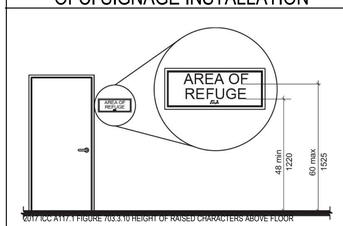


2017 ICC A117.1 FIGURE 703.5 PICTOGRAM FIELD
- PICTOGRAMS SHALL HAVE A FIELD 6 INCHES MINIMUM IN HEIGHT. CHARACTERS OR BRAILLE SHALL NOT BE LOCATED IN PICTOGRAM FIELD.
- SEE ICC A117.1 SECTION 703.5 FOR PICTOGRAM REQUIREMENTS.

2017 ICC A117.1 FIGURE 703.5 CHARACTER HEIGHT
- RAISED CHARACTERS SHALL BE RAISED 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND.
- SEE ICC A117.1 SECTION 703.3 FOR RAISED CHARACTER REQUIREMENTS.

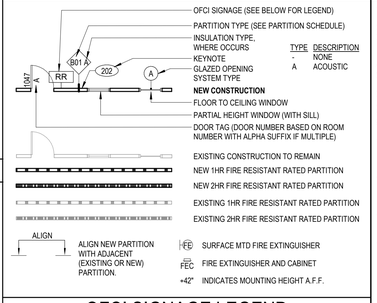
2017 ICC A117.1 FIGURE 703.4.4 POSITION OF BRAILLE
- SEE ICC A117.1 SECTION 703.4 FOR CONTRACTED GRADE 2 BRAILLE REQUIREMENTS.

OFCI SIGNAGE INSTALLATION



2017 ICC A117.1 FIGURE 703.3.10 HEIGHT OF RAISED CHARACTERS ABOVE FLOOR

PARTITION LEGEND



OFCI SIGNAGE LEGEND

RR	RESTROOM	ACC RR	ACCESSIBLE RESTROOM
FR	FITTING ROOM	ACC FR	ACCESSIBLE FITTING ROOM
EO	EMPLOYEE ONLY		

INTERIOR SIGNAGE TO BE PROVIDED BY OTHERS. SIGNAGE TO FOLLOW ALL APPLICABLE CODES REGARDING TEXT SIZE AND BRAILLE REQUIREMENTS.

SHEET NOTES

1. DRAWINGS SHALL NOT BE SCALED. VERIFY ALL DIMENSIONS AND EXISTING AS BUILT FIELD CONDITIONS, INCLUDING FIELD MEASUREMENTS PRIOR TO START OF WORK. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. USE TYPE "X" GWB ON FIRE RATED PARTITIONS.
3. PROVIDE INSULATION FULL DEPTH OF STUD OF A TYPE AND IN LOCATIONS INDICATED IN THE PLAN. INSULATION AT RATED PARTITIONS TO BE NON-COMBUSTABLE, MINERAL WOOL OR EQUIVALENT APPROVED IN THE PROJECT JURISDICTION.
4. SEE A-8 DETAIL SHEET SERIES FOR TYPICAL PARTITION DETAILS, EXTENTS OF FRAMING AND FINISHES.
5. FIRE SAFE PENETRATIONS AT FIRE RESISTANT RATED PARTITIONS PER APPLICABLE UL ASSEMBLY. SEE A-8 SHEET SERIES FOR DETAILS.
6. MAINTAIN INTEGRITY OF EXISTING FIRE RESISTANT RATED ASSEMBLIES FOR PENETRATIONS.
7. REFER TO A-3 SHEET SERIES FOR POWER & SIGNAL DEVICE LOCATIONS.
8. EXPOSED GYPSUM BOARD OUTSIDE CORNERS SHALL HAVE A CONTINUOUS METAL CORNER BEAD.
9. DIMENSIONS TAKEN FROM PERIMETER EXTERIOR WINDOW WALL ARE TAKEN FROM THE INSIDE FACE OF THE VERTICAL MULLION. DIMENSIONS MARKED VERIFY, SHALL BE VERIFIED PRIOR TO START OF WORK UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL COORDINATE WORK WITH HVAC, MECHANICAL, ELECTRICAL, PLUMBING, DELEGATED DESIGN FIRE PROTECTION AND STRUCTURAL DRAWINGS AND REPORT TO THE ARCHITECT DISCREPANCIES FOR CORRECTION AND ADJUSTMENT PRIOR TO START OF WORK. NO ALLOWANCE WILL BE MADE FOR INCREASED COST DUE TO THE CONTRACTOR'S LACK OF COORDINATION.
11. CONTRACTOR SHALL FIELD VERIFY EXISTING FIRE RATED CONSTRUCTION ASSEMBLIES DENOTED IN THE DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF CONFLICTS BETWEEN THE AS-BUILT CONDITION AND THE DRAWINGS. PRIOR TO PROCEEDING WITH THE WORK THE CONTRACTOR SHALL SUBMIT A PROPOSAL FOR THE COST AND SCHEDULE OF UPGRADING EXISTING ASSEMBLIES DENOTED AS FIRE RATED TO A CODE COMPLIANT LEVEL.
12. PATCH AND REPAIR PARTITIONS AFTER DEMOLITION WHERE DAMAGE HAS OCCURRED AT UNPROTECTED LOCATIONS. PLEASE NOTE THAT DEMOLITION ACTIVITY MAY OCCUR BEYOND WORK LIMITS SHOWN ON DEMOLITION PLAN DUE TO CONCEALED CONDITIONS.
13. REQUIRED MARKING AND IDENTIFICATION OF PARTITIONS. WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL BE LOCATED WITHIN 15 FEET (4572 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION AND INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT WITH A MINIMUM 3/8-INCH (9.5 MM) STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER — PROTECT ALL OPENINGS," OR OTHER WORDING BASED ON LOCAL JURISDICTION. REFER TO PARTITION SCHEDULE, PLAN AND LEGEND TO IDENTIFY APPLICABLE PARTITIONS.
14. NO EXPOSED WIRE, CORDS, FASTNERS ARE TO BE USED. PLAN FIXTURE INSTALLATION ACCORDINGLY.
15. ALL ENDS, EDGED AND CORNERS ARE TO BE FINISHED.
16. COORDINATE ALL STOREFRONT WORK WITH LANDLOR PRIOR TO COMMENCING. EXTENT OF STOREFRONT WORK TO BE COMPLETED WHILE BARRICADES ARE IN PLACE.
17. ALL EXISTING TO REMAIN TRIM, PANELING, AND MILLWORK TO BE PROTECTED DURING CONSTRUCTION, PATCHED AND REPAIRED AS NECESSARY.

KEYNOTES

NO.	DESCRIPTION
101	SALVAGED WOOD PANELING TO BE INSTALLED ON INDICATED WALL.
102	NEW PAINTED MDF PANEL WITH 1.5" DEEP X 1" HIGH TOP CAP AT 42" HIGH BY MILLWORKER.
103	TRIM TO BE APPLIED AT UNFINISHED END OF EXISTING WALL PANELS. TRIM TO MATCH SIZE AND PROFILE OF EXISTING PANEL TOP CAP.
104	NEW ROUND SOLID WOOD RAILING WITH BRASS MOUNTS BY MILLWORKER, MOUNTED PER ADA GUIDELINES.
105	3/4" THICK WD-2 CASED OPENING. BOTTOM OF CASED OPENING AT 8'-0" AFF. NO VISIBLE FASTENERS; ALL NAIL HOLES TO BE PUTTIED AND FINISHED. FURNISHED AND INSTALLED BY TECOVAS FIXTURE CONTRACTOR.
110	VERIFY CONDITIONS OF EXISTING PLUMBING LINES TO BE REUSED. EXISTING DRAINS, LINES, PIPES, ETC. SHALL BE SNAKED CLEAN TYP. CAMERA LINES TO ENSURE NO ISSES. GC TO NOTIFY TECOVAS OF ANY ISSUES WITH EXISTING PLUMBING PIPES, WATERPROOFING, ETC. AND BRING CONDITION UP TO WORKING ORDER OR REPLACE AS REQUIRED.
111	EXISTING ENTRY DOOR TO REMAIN. GC TO RE-KEY EXISTING LOCKS FOR NEW TENANT. SEE DOOR HARDWARE SCHEDULE FOR SCOPE OF WORK.
113	PATCH AND REPAIR EXISTING PARTITION WHERE DEMOLITION HAS OCCURED TO MATCH ADJACENT PARTITION CONSTRUCTION AND MAINTAIN EXISTING FIRE RATING.
114	EXISTING CELLAR DOOR TO REMAIN.
115	NEW RAILING TO MATCH EXISTING.
116	EXISTING DOOR TO BE REUSED AT INDICATED LOCATION.
117	WOOD PANELING TO UNDERSIDE OF EXISTING BEAMS AT ARCHITECTURAL BUILDOUTS BY MILLWORKER. SEE ELEVATIONS FOR MORE INFORMATION.
118	SEE SHEET A-6.0 FOR SERVICE SINK SPECIFICATION.
119	GC TO PROVIDE LEVEL 5 FINISH AT INDICATED LOCATION.
120	FIRE EXTINGUISHER LOCATED UNDER COUNTER.
121	GC TO VERIFY LOCATION OF EXISTING COLUMN AND COORDINATE ITS LOCATION WITH FIXTURE AND ARCHITECT.
122	EXISTING GRAND STAIR RAILING TO REMAIN AND BE REFINISHED.
123	GC TO COORDINATE FRAMING FOR DUMBWAITER OPENING WITH MANUFACTURER AND SPECIFICATION. SEE SHEET A-5.0 FOR SPECIFICATION. REFERENCE 19/A-8.2 FOR DETAIL.
124	MILLWORK BY FIXTURE CONTRACTOR. SEE ELEVATION FOR MORE INFORMATION.

DELTA ISSUE DESCRIPTION DATE

INTERIOR ARCHITECTS

NEW YORK
100 BROADWAY 12th FLOOR
NEW YORK CITY, NY 10005
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Owner Approval

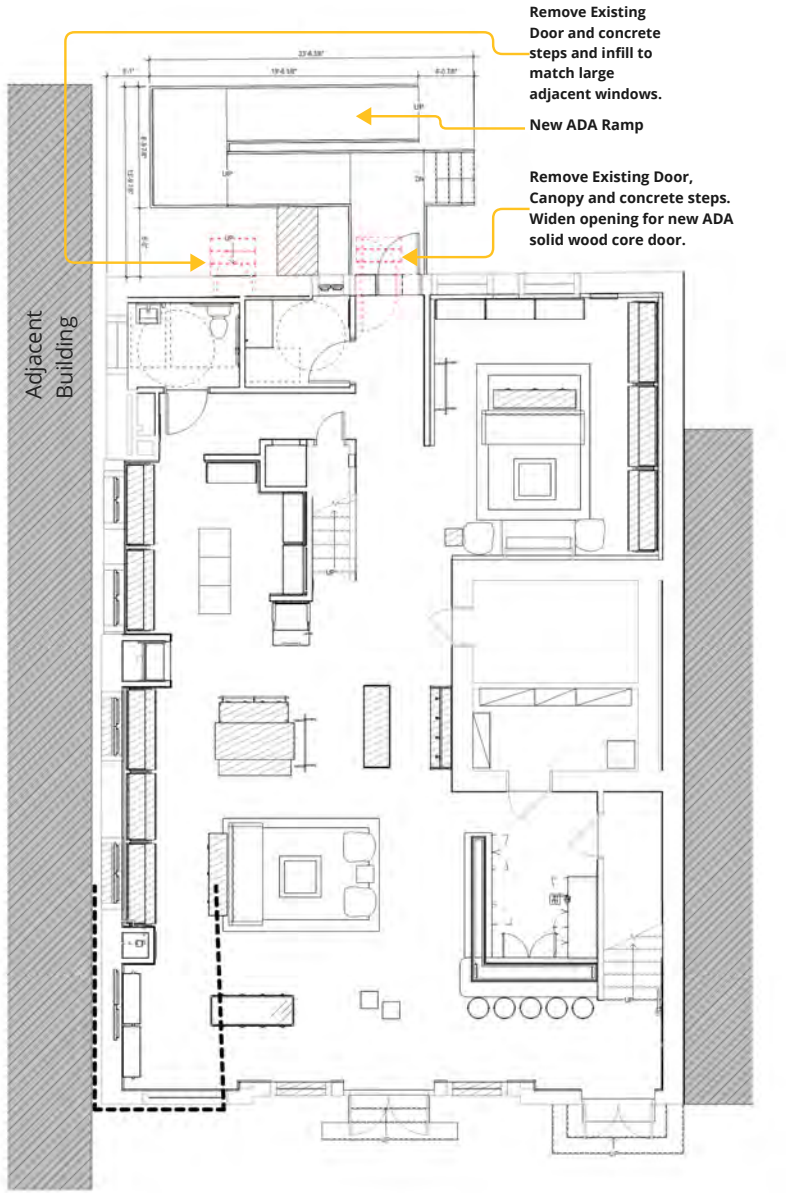
06TCVS.0014.000 — As indicated
Job No. — Scale

PARTITION PLAN

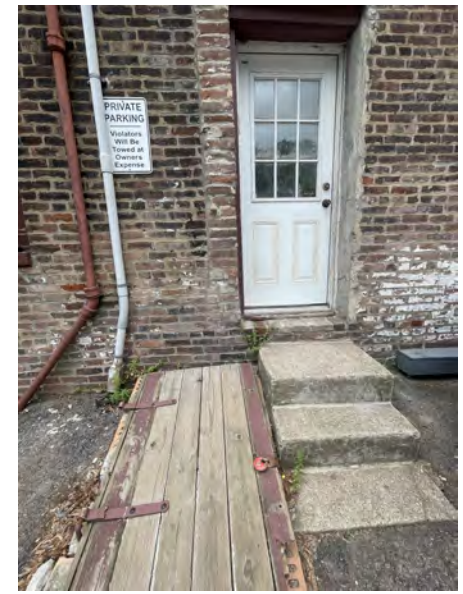
A-1.0

FRANKLIN: EXISTING REAR FACADE

306 PUBLIC SQUARE



FIRST FLOOR SCOPE OF WORK PLAN



EXISTING PHOTOS OF REAR FACADE

FRANKLIN: REAR FACADE UPDATES W/ RAMP

306 PUBLIC SQUARE

TECOVAS

EXTERIOR TRIM

urbane bronze

RAMP

EXTERIOR LIGHT

black

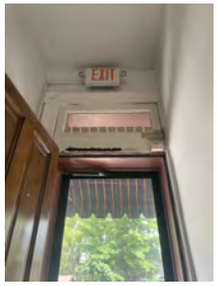
FRANKLIN: REAR FACADE UPDATES W/ RAMP

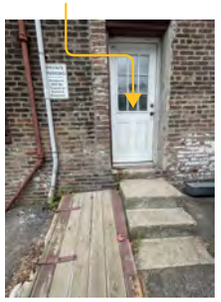
306 PUBLIC SQUARE

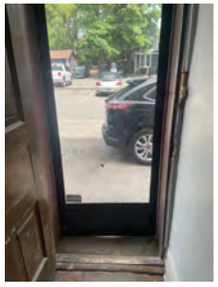
EXISTING CONDITIONS SCOPE NARRATIVE

Remove Existing Door, Canopy and concrete steps. Widen opening for new ADA solid wood core door painted Urbane Bronze.

Remove Existing Door and concrete steps and infill to match large adjacent windows







EXISTING CONDITIONS OF REAR DOOR TO BE REPLACED

Remove Existing Door and concrete steps, and infill to match large adjacent windows

New Exterior Lighting

Remove Existing Door, Canopy and concrete steps. Widen opening for new ADA solid wood core door painted Urbane Bronze

Paint Existing Window Trim and Downspouts and Gutters - Urbane Bronze

PROPOSED BUILDING MODIFICATIONS

New Stained Wood ADA Ramp

PROPOSED ADA RAMP ADDITION

EXTERIOR TRIM

urbane bronze

RAMP

EXTERIOR LIGHT

FRANKLIN: REAR FACADE UPDATES W/ RAMP

306 PUBLIC SQUARE

ALTERNATIVE RAMP OPTION

File #: 21-01413

DATE: December 30, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations And Signage At 127 2nd Ave. N., Alan Maher, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the building and the installation of signage at 127 2nd Ave. N.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Non-Historic Commercial Buildings
Chapter 6: Site and Setting
Chapter 8: Signs

PROJECT INFORMATION:
COF Project Number: 8683
Applicant: Alan Maher
Owner: Ron Shuff Family Partnership, Marla Albert

BACKGROUND:
127 2nd Avenue North is considered a non-contributing set of buildings to the Franklin National Register District and is a non-historic commercial building. The primary building is a circa 1960 stucco commercial building with a flat roof and a recessed, fixed glass entrance. Feedback from the December 2024 Design Review Committee was incorporated into the application. The proposal includes a series of alterations to the principal building.

A series of alterations are proposed:

- Replacement of the aluminum storefront (Front)
- Window Alterations (Left & Right Elevations)
- Entrance Alterations (Left, Rear, & Right Elevations)
- Awning Installation (Left Elevation)
- Site & Setting Alterations (Lighting and Posts)

A sign package including the following sign is proposed:

- Band Sign
- Small Hanging/Projecting Sign
- Awning Sign

Storefront Replacement:
A new storefront is proposed to replace the existing aluminum storefront. The existing storefront is not likely to be original to the building. The existing storefront is an aluminum storefront with large panes of glass with a vertical definition. The storefront that is proposed will feature a set of double doors and grilles with a black finish. The height and width of the storefront will remain the same.

The Guidelines recommend the following for walkways:

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

The applicant has included example images of storefronts with the same finish which is proposed. The utilization of horizontal grilles is not a common feature in this National Register Historic District but is seen in other Historic Districts. The utilization of the horizontal members is not appropriate as it is not compatible with the existing storefronts seen throughout the district.

Window Alterations
Four windows, one on the left elevation and three on the right elevation, are proposed to be removed and the openings filled in. Eight new clerestory windows are proposed to be installed, five located on the left elevation and three on the right elevation. The material specifications of the windows have not been provided at this time. The glass and mullions will match the storefront.

The Guidelines recommend the following:

- Design new windows and new window openings to be compatible with surrounding historic buildings.
- Maintain a traditional solid-to-void ratio on building walls that is similar to those seen on historic buildings in the district.
- Use a material and window type that is similar to those seen historically in the neighborhood. Composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.
- Select a window light pattern that is compatible with the age and architectural style of the building.

The proposed windows do not detract from the surrounding historic buildings. The new windows create a rhythm of windows that is more traditional. However, the use of clerestory windows as the only window style on historic buildings is not typical and challenges the traditional solid-to-void ratio. However, the proposed clerestory windows are compatible with the age and architectural style of the building as a mid-century commercial building.

While the Zoning Ordinance does have a requirement that the window orientation and arrangement

be vertically proportioned and vertically aligned in Chapter 6 for Commercial/Mixed-Use Buildings, where the Guidelines conflict with the Zoning Ordinance, the Design Guidelines take precedence (ZO 4.5.2). The Design Guidelines recommend the use of a light pattern that is compatible with the age and architectural style of the building, and the proposed windows align with the mid-century age and style of the building.

Entrance Alterations:
Four entrances are proposed to be altered. The first entrance alteration is located on the left elevation and will expand the existing opening to accommodate a double door. The doors will utilize an 8-lite pattern to match the proposed storefront. The second entrance alteration is located on the rear of the building to replace the existing ½-lite door panel. The proposed door will be an 8-lite door to match the storefront entrance and proposed doors on the left elevation. The third door alteration is located on the rear elevation. It is proposed that a 6-panel door be removed and an existing opening be filled. A fourth entrance on the right elevation is proposed to be replaced. The existing door is an etched glass door with a more residential design. The proposed door is a heavy-duty door that will be flush with the façade. The material specifications of the door have not been provided.

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

The proposed design of an 8-lite pattern door is not common on commercial buildings in the Franklin National Register Historic District. The proposed infill on the rear is appropriate. The proposed door on the right elevation is similar to doors seen throughout the district for service entrances and reads as secondary in appearance and detailing.

Details and Ornamentation:
Unique hardware is proposed for the expanded entrance located on the left elevation. The door handles are proposed to be designed to have the appearance of a butcher knife.

The Guidelines recommend the following:

- Design details and ornamentation to minimize impacts to the historic district.
- Design details and ornamentation at a scale that is consistent with details and ornamentation on historic buildings in the district.
- Restore the original features of non-contributing buildings to restore architectural integrity.

The proposed detail, while not typical, is minimal in design and will have a minimal impact to the historic district.

Awning Installation:
An awning is proposed to be installed on the left elevation over the proposed double-door entrance. The awning is proposed to match the existing awning found on the right side of the building in design. The design of the awning will be closed end. The awning is proposed to have a metal frame and use a black fabric. The height from grade to the bottom of the awning is 7’.

The Guidelines recommend the following:

- Size and place new awnings in locations that respect the design of the building and do not obscure architectural features or detailing. Awnings should be proportional with and complimentary to nearby buildings and awnings.
- Use shed awnings with open ends to allow less obstructed views of storefronts.
- Keep a minimum of eight feet between the lowest point of the awning and the sidewalk or ground below, per Building Code.

The proposed awning is appropriately located and sized over an entrance. The awning does not meet the requirement for height clearance per the building code and the design recommendation, as it proposes a closed-end design.

Site and Setting:

New light fixtures are proposed to be installed on the building. Two sconce lights are proposed on the right elevation to flank the entrance. The fixtures will be the Wildwood sconce, which will have an oil-rubbed bronze finish. Four pendant lights are proposed at the rear of the building underneath the existing canopy. The fixtures will be the Wildwood pendant with an oil-rubbed bronze finish. String lighting is proposed over the patio area.

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.
- Use existing or ambient streetlight or storefront lighting rather than adding new lighting whenever possible.
- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings. Do not use an imitation historic fixture that may convey a false sense of history.
- Use the smallest possible fixtures hidden underneath cornices and parapets to minimize visual impacts to the extent feasible.
- Install lighting at the ground level of buildings only.

The proposed light fixtures are simple in character and compatible to the building's age and character. The light fixtures are subordinate to the surrounding historical context.

Posts are proposed to be installed at the rear of the building to accommodate string lighting. The posts will be installed directly in the ground to accommodate string lighting over the patio.

The Guidelines recommend the following for other site and setting alterations:

- Generally, site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

The proposed posts for lighting will not be visible from the public view and do not remove historic features or detract from the context of the historic district.

Signs:

Three signs are proposed to be installed on the building: a band sign, a small hanging/projecting sign, and an awning sign.

Awning Sign:
One awning sign is proposed on the left elevation of the building. The sign will be located on the awning valance and is sized to be 30% of the awning valance. The height from grade to the top of the awning is 10'. The material will be black fabric with screen-printed lettering. The specifications of the fabric have not been provided at this time.

The proposed awning signage meets the recommendation of the Guidelines.

Band Sign:
One band sign is proposed at the front of the building to be centered over the storefront. The proposed sign is 18" by 128", or 16 sq. The linear width of the building is approximately 43'. No wall signs exist or are proposed on the building. The sign will be ¼" thick and will be individually mounted to the building but will not project from the building. The proposed material is a finished metal. The color proposed is black lettering on a lighter background, the building will be painted white.

The Guidelines recommend the following:

- A maximum of 3 colors, with a darker background color than the lettering color.

The proposed band sign does not meet the recommendation of the Guidelines for the proposed color way as the building will be painted white. However, previous signs with lighter background colors due to wall color and proposed darker pin lettering have been approved.

Projecting Sign:
One projecting sign is proposed on the corner of the front façade, and it will be projected at a 90-degree angle. The sign panel will be approximately 5 sq. ft. The top of the sign area will be located above the ground-floor transom headers. The bottom of the sign to grade will maintain a 9' clearance. The proposed material is a finished metal for the panel. The background color will be red, HEX: a83c24 and the lettering will be a cream color, HEX: ddd2bf. An accent of blue is proposed, HEX: 1e273d.

The Guidelines recommend the following:

- May have up to 2 sides and a sign area of 4.5 square feet per side.
- The top of the sign area should be no higher than the ground floor window/transom headers but shall be hung to maintain an 8-foot minimum clearance from the grade surface (generally defined as the sidewalk or porch floor).
- 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 projecting sign is located above the ground floor window/ transom header and does not meet the recommendation of the Guidelines for the location. The proposed size exceeds the recommended 4.5 sq. ft. area from the Guidelines and the permitted size from the zoning ordinance, which is also a 4.5 sq. ft. The Zoning Ordinance does permit the placement to be located, at maximum, at the roofline or windowsill of the 2nd story, whichever is less.

RECOMMENDATION:
Staff recommends approval with the following conditions:

1. The horizontal grill members on the storefront must be removed.
2. The design of the replacement doors must remove the lite pattern to match full-lite storefront windows seen downtown.
3. The awning must utilize an open-end design.
4. The awning must have an 8 ft. clearance from the lowest point to grade.
5. Lighting shall have illumination with a warm white light which does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.
6. The signage must utilize a matte finish.
7. The small hanging/projecting sign must be reduced to be a total sign area of 4.5 sq. ft.
8. The small hanging/projecting sign location shall be moved down 1’ to better align with the storefront window/transom headers and maintain the required 8’ clearance from grade.
9. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
10. 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:

- Zoning Advisory: The front sidewalk must maintain 48” clearance. Tables and chairs cannot encroach into this area.
- Zoning Advisory: A paid parking resolution will be going before the BOMA on January 14th, 2025. A new resolution will be required for the continuation of paid parking for the new use.

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS PROHIBITED.

THE FRANKLIN BUTCHERY - TI

CITY OF FRANKLIN NOTES

GENERAL

1. SAFE MEANS OF EGRESS MUST BE MAINTAINED FOR ALL OCCUPANTS AT ALL TIMES. SAFETY BARRIERS MAY BE REQUIRED TO KEEP NON-CONSTRUCTION PERSONNEL FROM ENTERING THE SITE.

2. WORKSITES MUST BE ACCESSIBLE AND KEPT FREE FROM CLUTTER AS MUCH AS POSSIBLE.

3. CONSTRUCTION DEBRIS MUST BE REMOVED AT LEAST DAILY.

FIRE ALARM SYSTEMS

1. TO PREVENT FALSE ALARMS, FIRE ALARMS MUST BE PLACED ON TEST WITH THE MONITORING COMPANY WHEN PERFORMING WORK THAT MAY ACTIVATE THE FIRE ALARM, FOR EXAMPLE, SANDING, GRINDING, VACUUMING. THE FIRE ALARM SYSTEM MUST ALSO BE PLACED ON TEST WHEN THE FIRE SPRINKLER SYSTEM IS DRAINED OR FILLED.

2. SMOKE DETECTORS SHALL BE PROTECTED TO PREVENT FALSE ALARMS AND TO PREVENT DEBRIS FROM CLOGGING THE DETECTOR. REMOVING SMOKE DETECTORS IS PERMITTED DURING DEMOLITION / CONSTRUCTION. WHEN SANDING OR DOING CLEAN-UP IN AREAS PROTECTED BY SMOKE DETECTORS, THE FIRE DEPARTMENT RECOMMENDS PLACING THE FIRE ALARM SYSTEM ON TEST WITH THE MONITORING COMPANY.

3. WHEN A FIRE ALARM SYSTEM IS PLACED ON TEST, WORKERS MUST BE ADVISED TO MONITOR THE AREA FOR POSSIBLE SIGNS OF A FIRE AND CALL 911 TO REPORT AN EMERGENCY. IF OTHER AREAS OF A BUILDING ARE AFFECTED WHEN PLACING A FIRE ALARM ON TEST, OCCUPANTS OF THESE AREAS SHALL ALSO BE NOTIFIED THAT THE FIRE ALARM SYSTEM IS OUT OF SERVICE AND TO CALL 911 IF THERE IS AN EMERGENCY.

4. A FIRE ALARM ANTICIPATED TO BE OUT OF SERVICE FOR MORE THAN 8-HOURS MUST BE REPORTED TO THE FIRE DEPARTMENT AT LEAST 24-HOURS IN ADVANCE OF THE IMPAIRMENT. CALL 615-791-3270 OR E-MAIL FRANKLINFIRE@FRANKLINTN.GOV.

FIRE DEPARTMENT INSPECTIONS

REQUESTS FOR FIRE DEPARTMENT INSPECTIONS MUST BE MADE BY CALLING THE FIRE DEPARTMENT AT 615-791-3270.

AS AN ALTERNATIVE YOU MAY REQUEST A FIRE INSPECTION ON-LINE FIREINSPECTION@FRANKLINTN.GOV

FOR ADDITIONAL INFORMATION PLEASE VISIT OUR WEBSITE. HTTPS://WWW.FRANKLINTN.GOV/GOVERNMENT/DEPARTMENTS-A-J/FIRE/FIRE-MARSHAL-S-OFFICE/INSPECTIONS-2

DOOR HARDWARE NOTES

GC TO VERIFY NEW AND EXISTING DOOR LOCKING / LATCHING HARDWARE MEET THE FOLLOWING REQUIREMENTS:

1. HARDWARE MUST BE ABLE TO BE OPERATED ON THE EGRESS SIDE WITHOUT THE USE OF KEYS, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT. NOTE: DOUBLE-KEY LOCKS ARE ACCEPTABLE IN SOME APPLICATIONS.

2. HARDWARE MUST BE ABLE TO BE OPERATED ON THE EGRESS SIDE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. NOTE: THUMB-TURN LOCKS GENERALLY DO NOT MEET THIS REQUIREMENT UNLESS THEY ARE SPECIFICALLY DESIGNED AS ADA APPROVED LOCKS.

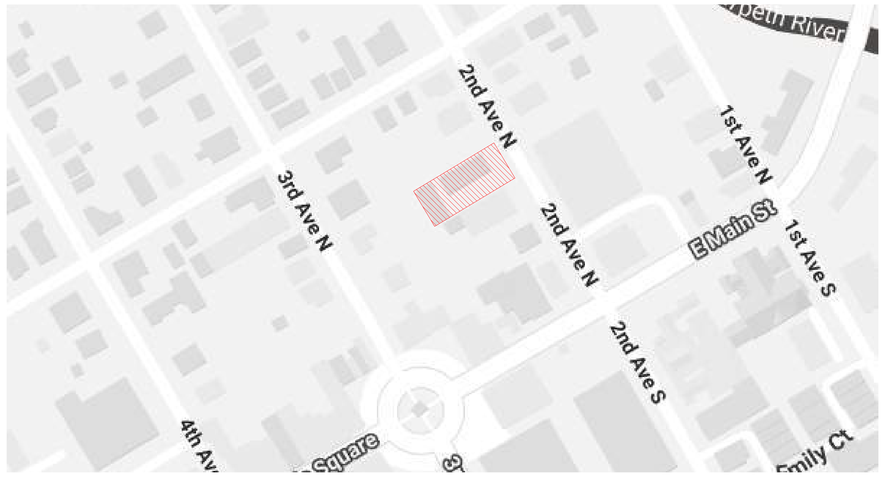
3. DOORS MUST BE ABLE TO BE UNLOCKED AND UNLATCHED WITH ONE OPERATION FROM THE EGRESS SIDE. NOTE: MANY MAG-LOCK INSTALLATIONS DO NOT MEET THIS REQUIREMENT.

4. DOOR HARDWARE MUST BE INSTALLED 34-INCHES TO 48-INCHES ABOVE THE FLOOR.

5. FOR DOUBLE-DOOR, INOPERABLE LEAVES MUST NOT HAVE HARDWARE WHICH COULD BE MISTAKEN FOR OPERATING HARDWARE.

LOCKING / LATCHING HARDWARE MUST MEET ALL CODE REQUIREMENTS BEFORE A CO / TCO WILL BE APPROVED.

VICINITY MAP



SHEET INDEX

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A3.01	EXTERIOR ELEVATIONS
A9.01	EXTERIOR RENDERS
A9.02	EXTERIOR RENDERS
A9.03	EXTERIOR RENDERS

PROJECT CONTACT LISTING

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ARIANI HARRISON - PROJECT COORDINATOR

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(615) 383-6949
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TBD - ELECTRICAL ENGINEER
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MAHER BROTHERS CONSTRUCTION
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FRANKLIN, TN 37067
(615) 714-0874
ALAN MAHER - PROJECT MANAGER

CODES ANALYSIS

GOVERNING CODES

LOCATION / COUNTY:

2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS
2017 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
2018 NFPA 1 FIRE CODE WITH LOCAL AMENDMENTS
2018 LIFE SAFETY CODE (NFPA 101) WITH LOCAL AMENDMENTS

STATE:

2012 INTERNATIONAL BUILDING CODE (EXCLUDING CHAPTERS 11 & 34)
2009 INTERNATIONAL RESIDENTIAL CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
*FOR COMMERCIAL BUILDINGS
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
*FOR ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES
2012 INTERNATIONAL EXISTING BUILDING CODE
2012 NFPA 101 LIFE SAFETY CODE
*FOR STATE BUILDINGS, EDUCATIONAL OCCUPANCIES, AND OCCUPANCIES REQUIRING STATE FIRE MARSHAL INSPECTION FOR INITIAL LICENSURE
2017 NATIONAL ELECTRICAL CODE (NEC), WITH EXCEPTIONS

BUILDING OWNER

RON SHUFF FAMILY PARTNERSHIP LP
127 2ND AVE N
FRANKLIN, TN

PROJECT ADDRESS

127 2ND AVE N
FRANKLIN, TN 37064

BUILDING OCCUPANCY CLASSIFICATION

	EXISTING	RENOVATED
IBC OCCUPANCY GROUP:	B	M
SECONDARY USE AREA:	N/A	A-2
NFPA OCCUPANCY GROUP:	B	MERCANTILE
SECONDARY USE AREA:	N/A	ASSEMBLY

BUILDING CONSTRUCTION CLASSIFICATION

	EXISTING (TOTAL BUILDING)	RENOVATED (TI)	ALLOWED
NUMBER OF FLOORS:	1	1	3
SQUARE FOOTAGE:	4,518 SF	4,518 SF	27,000
OVERALL HEIGHT:	15'	15'	60'
IBC CONSTRUCTION TYPE:	1A		
NFPA CONSTRUCTION TYPE:	IIIB		
(SINGLE OR MULTIPLE) TENANT	SINGLE TENANT		

FIRE RESISTANCE RATINGS

PER MOST RESTRICTIVE REQUIREMENTS OF THE IBC

IBC TABLE 601 - FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	X HR	UL#XXXX
BEARING WALLS EXTERIOR	X HR	UL#XXXX
INTERIOR	X HR	UL#XXXX
NONBEARING WALLS AND PARTITIONS EXTERIOR	X HR	UL#XXXX
INTERIOR	X HR	UL#XXXX
FLOORING CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	X HR	UL#XXXX
ROOFING CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	X HR	UL#XXXX

IBC TABLE 602 - FIRE RESISTANCE RATING FOR EXTERIOR WALLS

LESS THAN 5 FEET	X HR	UL#XXXX
5 TO LESS THAN 10 FEET	X HR	UL#XXXX
10 TO LESS THAN 30 FEET	X HR	UL#XXXX
30 FEET OR GREATER	0 HR	

IBC TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS

O TO LESS THAN 3 FEET	NOT PERMITTED
3 TO LESS THAN 5 FEET	15%
5 TO LESS THAN 10 FEET	25%
10 TO LESS THAN 15 FEET	45%
15 TO LESS THAN 20 FEET	75%
20 TO LESS THAN 25 FEET	NO LIMIT
25 TO LESS THAN 30 FEET	NO LIMIT
30 FEET OR GREATER	NO LIMIT

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127 2ND AVE N
FRANKLIN, TN 37064

EXTERIOR PACKAGE

2025-01-06
24027

REVISIONS

DELTA	ISSUE	DATE
1	ADDENDUM 01	2024-10-22

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1219 4TH AVE S
NASHVILLE, TN 37210

615.488.0801

WWW.COMMADESIGNWORKS.COM

COMMA DESIGNWORKS

PROJECT INFORMATION, CODES, & LIFE SAFETY

GN,01

DEMOLITION / RENOVATION NOTES

1. ALL NOTES APPLY ONLY TO AREA INCLUDED IN SCOPE OF WORK, EXCEPT AS SPECIFICALLY NOTED HEREIN.

2. PROVIDE PROTECTIVE COVERINGS FOR ALL EXISTING SURFACES, EQUIPMENT, AND DEVICES TO REMAIN. REPAIR ALL SURFACES, EQUIPMENT AND DEVICES THAT ARE DAMAGED DURING THE DEMOLITION OR RENOVATION PROCESS TO A "LIKE NEW" APPEARANCE. PATCH AND REPAIR EXISTING TO REMAIN SURFACES, SYSTEMS, AND DEVICES TO ACHIEVE SAME QUALITY AS NEW. PREPARE EXISTING SUBSTRATES AS REQUIRED BY MANUFACTURER OF FINISH PRODUCTS PRIOR TO INSTALLATION OF NEW FINISHES. WHERE DEMOLITION OR RENOVATION CAUSES EXISTING FINISHES TO BE REMOVED OR DAMAGED, CONTRACTOR IS TO REPAIR OR REPLACE THE FINISHES THAT HAVE BEEN ALTERED, REPAIRED OR REPLACEMENT FINISHES ARE TO BLEND INTO THE REMAINING EXISTING FINISH SO THAT IT IS NOT NOTICEABLE WHERE THE TWO FINISHES MERGE. IF THAT IS NOT POSSIBLE, THE FINISH ON THE ENTIRE WALL MUST BE REPLACED. ANY REPLACEMENT FINISHES MUST BE APPROVED BY THE ARCHITECT PRIOR TO APPLICATION.

3. MAINTAIN ALL REQUIRED EXITS THROUGHOUT THE PROJECT SITE. DO NOT RESTRICT EGRESS WIDTH OR CAUSE EXIT HARDWARE TO FUNCTION IMPROPERLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THE BUILDING OCCUPANTS ARE IN NO WAY ENDANGERED BY THE DEMOLITION OR EXECUTION OF THE NEW WORK.

4. COORDINATE WORK SCHEDULE WITH OWNER TO MINIMIZE DISRUPTION OF ADJACENT AREAS AND SPACES.

5. ALIGN FINISH FACES OF PARTITIONS WITH EXISTING TO REMAIN PARTITIONS. WHERE WALL THICKNESS' DO NOT MATCH, THICKEN EITHER THE NEW WALL OR THE EXISTING WALL TO ACHIEVE ALIGNMENT.

6. VERIFY AND MAINTAIN THE INTEGRITY OF EXISTING FIRE AND/OR SMOKE PARTITIONS, COLUMNS, FLOOR CEILING ASSEMBLIES, AND ROOF CEILING ASSEMBLIES. PATCH AND REPAIR ALL PARTITIONS AND OPENINGS, OPENING PROTECTIVES, OR RATED ASSEMBLIES WITH TESTING LABORATORY APPROVED METHODS AND MATERIALS TO MATCH RATING INDICATED IN CONTRACT DOCUMENTS. ASSURE THAT ALL DAMPERS, CLOSERS, COORDINATORS, OR OTHER DEVICES ARE FUNCTIONAL AND OPERATING PROPERLY. REPLACE ANY DEVICES INCLUDING DOORS AND DOOR FRAMES THAT DO NOT MEET REQUIREMENTS OF THE RATED ASSEMBLY. REPLACE OR REPAIR FIREPROOFING AND SEAL ALL PENETRATIONS IN RATED BARRIERS TO RESIST PASSAGE OF SMOKE.

7. REMOVE ALL ABANDONED WIRING, DEVICES, HANGARS, PIPES, ETC. PATCH AND REPAIR OPENINGS IN PARTITIONS, CEILINGS, ETC. WHERE ITEMS HAVE BEEN REMOVED.

8. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD. CONTRACTOR SHALL INTERPRET CONSTRUCTION DOCUMENTS BASED UPON HIS OBSERVATIONS OF THE EXISTING CONDITIONS. EXISTING CONDITIONS AND DIMENSIONAL INFORMATION IN THE CONSTRUCTION DOCUMENTS ARE BASED ON FIELD OBSERVATIONS AND/OR EXISTING BUILDING DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR REQUIRED CHANGES TO THE SCOPE OF WORK THAT IS ENCOUNTERED. THE CONTRACTOR SHALL INCUR NO ADDITIONAL COST FOR CHANGES IN THE SCOPE OF WORK REQUIRED DUE TO EXISTING FIELD CONDITIONS.

9. INSTALL ALL NEW COLUMNS, PIPING, WIRING, DUCTS, ETC. IN CONCEALED SPACES. WHERE EXISTING PIPING, WIRING, OR DUCTING IS EXPOSED IT SHALL BE CONCEALED, UNLESS NOTED OTHERWISE. PROVIDE ACCESS PANELS AS NEEDED TO MAINTAIN SYSTEM. CONSULT WITH THE ARCHITECT AND COORDINATE ALL TRADES TO PROVIDE FURRING IN FINISHED AREAS WHETHER INDICATED ON THE DRAWINGS OR NOT.

10. PRIOR TO PREPARING BID, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS. BID SHALL INCLUDE DEMOLITION AND NEW WORK REQUIRED TO ACHIEVE THE INTENT OF THE CONTRACT DOCUMENTS, WHETHER SPECIFICALLY INDICATED OR NOT. ANY DEMOLITION REQUIRED OUTSIDE THE AREA OF THE PROJECT BOUNDARIES SHALL BE REPAIRED TO A QUALITY EQUIVALENT TO OR EXCEEDING THE PRE-DEMOLITION CONDITION. NOTIFY ARCHITECT IN WRITING IMMEDIATELY OF ANY DEFECTS FOUND IN THE EXISTING STRUCTURE THAT WILL ADVERSELY AFFECT THE CONSTRUCTABILITY OF THE NEW WORK.

11. COORDINATE ALL DEMOLITION PLANS AND NEW WORK. AT CONTRACTOR'S OPTION, REMOVE ONLY THOSE PORTIONS OF THE EXISTING BUILDING THAT ARE INDICATED, OR REMOVE ADDITIONAL SECTIONS OF PARTITIONS, CEILINGS, ETC., AS NEEDED TO PROVIDE FOR A CLEAN AND UNINTERRUPTED INSTALLATION OF THE NEW WORK.

12. COORDINATE MECHANICAL, PLUMBING, AND ELECTRICAL REQUIREMENTS FOR EXISTING UTILITIES TO REMAIN AND THEIR CONNECTIONS WITH THE NEW WORK. ANY SYSTEMS OR DEVICES INDICATED IN THE CONTRACT DOCUMENTS TO BE REUSED SHALL BE CHECKED FOR DEFECTS, CLEANED, REPAIRED, OR AT CONTRACTOR'S OPTION REPLACED WITH NEW.

13. EXISTING SERVICES AND LIFE SAFETY SYSTEMS ARE TO REMAIN IN USE DURING THE DEMOLITION AND RENOVATION OF EXISTING SPACES. WHERE SHUT DOWNS MUST OCCUR TO INTERFACE WITH SYSTEMS OR TO TEST SYSTEMS, PROVIDE NOTICE AS OUTLINED IN THE GENERAL NOTES.

14. NO EXISTING STRUCTURAL OR LOAD BEARING ELEMENT SHALL BE REMOVED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING. SHORING SHALL BE ADEQUATE TO CARRY ALL EXISTING OR ANTICIPATED DEAD AND LIVE LOADS THAT MAY BE PLACED UPON IT.

15. UNLESS NOTED OTHERWISE, REMOVED OR ABANDONED ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE. CONFIRM WITH OWNER PRIOR TO REMOVAL OF ANY SUCH ITEMS. ITEMS SCHEDULED TO BE RETURNED TO THE OWNER SHALL BE SORTED, TAGGED, AND INVENTORIED. INVENTORY SHALL REFLECT THE SALVAGEABLE ITEMS MAKE AND MODEL NUMBERS, SERIAL NUMBERS, QUANTITY, COLOR, SIZE, OR OTHER PERTINENT DATA AS IT APPLIES TO EACH ITEM. DELIVER INVENTORY AND SALVAGED ITEMS TO OWNER.

16. WHERE DEMOLITION OR RENOVATION REQUIRES THAT THE EXTERIOR OF THE BUILDING BE OPENED, CONTRACTOR IS TO SUPPLY A SECURITY / WEATHER BARRIER TO COMPLETELY FILL THE OPENING DURING HOURS WHEN ACTIVE CONSTRUCTION IS NOT TAKING PLACE. IF IT IS DEEMED IMPOSSIBLE TO PROVIDE SUCH BARRIER, CONTRACTOR MUST PROVIDE WEATHER PROTECTION TO INTERIOR AREAS AND PROVIDE A SECURITY GUARD TO MONITOR THE OPENING DURING HOURS WHEN CONSTRUCTION IS NOT ACTIVELY TAKING PLACE.

17. WHERE FINISHES ARE INDICATED TO BE REMOVED, EXTEND REMOVAL OF FINISH INTO ALL CORNERS, ALCOVES, OR OTHER AREAS THAT ARE OPENLY CONNECTED TO THE SPACE WHERE THE FINISH IS SCHEDULED TO BE REMOVED. UNLESS OTHERWISE NOTED.

18. WHERE MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER TRADE REQUIRES REMOVAL OF CEILINGS TO ACCESS THEIR WORK, CONTRACTOR IS TO REMOVE CEILING AND GRID OR SUPPORTING STRUCTURE AS NECESSARY TO ACCESS THE WORK. CEILINGS ARE TO BE REPLACED OR REINSTALLED AFTER COMPLETION OF THE ABOVE CEILING WORK. ANY DAMAGED CEILING TILES, PANEL, OR SUPPORTING STRUCTURE ARE TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

19. WHERE EXISTING CASEWORK, PLUMBING, ELECTRICAL OR OTHER DEVICES OR BUILT-IN UNITS OF ANY KIND ARE ATTACHED TO WALLS SCHEDULED TO BE DEMOLISHED, THOSE ITEMS SHALL BE REMOVED ALSO, UNLESS SPECIFICALLY INDICATED OTHERWISE. REMOVE SUCH ITEMS IN A MANNER THAT WILL ALLOW THEM TO BE REUSED AT THE OWNER'S OPTION.

20. WHERE ITEMS ARE INDICATED TO BE REMOVED AND REUSED, THEY MUST BE MADE TO APPEAR NEW. IF THE REUSED ITEM CANNOT BE MADE TO LOOK NEW, REPLACE WITH NEW ITEM THAT MATCHES THE STYLE, MATERIAL, COLOR AND ALL OTHER ASPECTS OF THE EXISTING ITEM, AT NO ADDITIONAL EXPENSE TO THE OWNER.

GENERAL NOTES

1. AIA DOCUMENT A201 - 2017 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE THE CONDITIONS ON WHICH CONTRACTS FOR THIS WORK SHALL BE BASED.

2. ALL REFERENCES TO CONTRACTOR AND GENERAL CONTRACTOR (GC) SHALL MEAN CONSTRUCTION MANAGER (CM) OR VICE VERSA. ALL REFERENCES TO THE OWNER SHALL MEAN THE CM'S CLIENT AND/OR THEIR CLIENT'S DESIGNATED AGENT.

3. "TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS MATCHING THE ORIGINAL DETAIL. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. "OPPOSITE HAND" MEANS MIRROR IMAGE OF ORIGINAL DETAIL. VERIFY DIMENSIONS AND ORIENTATION ON DRAWINGS.

4. THE CM SHALL TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS, AND SHALL CAREFULLY COMPARE THOSE OBSERVATIONS AND OTHER KNOWN SITE OR PROJECT INFORMATION WITH THE CONTRACT DOCUMENTS. THE CM MUST BE SATISFIED THAT THE EXISTING CONDITIONS UNDER WHICH THE CONTRACT FOR CONSTRUCTION IS TO BE FULFILLED WILL NOT IN ANY MANNER ADVERSELY AFFECT THE WORK UNDER CONTRACT PRIOR TO PREPARING BID. ANY OBSERVED ERRORS, INCONSISTENCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT WITHOUT DELAY. NO ALLOWANCE WILL BE MADE ON BEHALF OF THE CM OR ANY OF HIS SUBCONTRACTORS FOR FAILURE TO VISIT THE SITE.

5. ANY CHANGES OR ALTERATIONS TO THE SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS MUST BE APPROVED BY THE OWNER. THE OWNER SHALL INCUR NO ADDITIONAL COST FOR CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION.

6. WHENEVER THERE ARE DISCREPANCIES IN THE CONTRACT DOCUMENTS, THE CM SHALL BASE HIS BID UPON THE BETTER QUALITY OR GREATER QUANTITY OF THE MATERIAL OR WORK DESCRIBED.

7. THE CM SHALL COORDINATE THE LOCATION AND INSTALLATION OF ALL BUILDING SYSTEMS AND EQUIPMENT. THE CM SHALL COORDINATE ALL BUILDING TRADES TO ASSURE ALL REQUIRED CLEARANCES FOR OPERATION AND MAINTENANCE OF ALL EQUIPMENT AND SYSTEMS AS REQUIRED BY CODE, THESE CONTRACT DOCUMENTS, OR MANUFACTURERS RECOMMENDATIONS ARE MET OR EXCEEDED. LACK OF SPECIFIC DETAILS SHALL NOT BE AN EXCUSE FOR IMPROPER INSTALLATION OF ANY MATERIAL, DEVICE, OR SYSTEM. WHERE DETAILS ARE NOT PROVIDED, THE CM SHALL REFER TO THE PRINTED MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION GUIDELINES.

8. THE CM SHALL SUBMIT SHOP DRAWINGS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS, AND FIRE ALARM SYSTEMS. ALL FIRE PROTECTION SYSTEMS AND DEVICES MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO INSTALLATION.

9. THE CM SHALL COORDINATE ALL TELEPHONE, DATA, AND OTHER COMMUNICATIONS WORK WITH THE OWNER AND THE COMMUNICATION SERVICE PROVIDERS. THE CM SHALL PROVIDE ALL CABLING, CONDUIT, POWER, PANELS, BOARDS, AND/OR OTHER FIXED EQUIPMENT REQUIRED BY THE SERVICE PROVIDERS. COMMUNICATIONS SYSTEM(S) AND FIXTURES ARE PROVIDED BY THE OWNER. ALL RELATED PRE-WIRING TO BE INSTALLED BY THE CM. COORDINATE THE LOCATION OF ALL SYSTEM CONTROLS WITH THE ELECTRICAL SYSTEM INSTALLER, THE OWNER, AND THE ARCHITECT PRIOR TO INSTALLATION. CM TO ASSURE THAT JUXTAPOSING OF ELECTRICAL AND DATA LINES WILL NOT RESULT IN INTERFERENCE, STATIC, OR IN ANY OTHER WAY DISRUPT THE NORMAL FUNCTION OF THE DATA/COMMUNICATION SYSTEM(S).

10. PARTITIONS EXTENDING TO THE STRUCTURE ABOVE SHALL BE TIGHTLY SEALED. THE INTEGRITY OF RATED ASSEMBLIES AND SMOKE BARRIERS SHALL BE MAINTAINED AT CORNERS AND INTERSECTIONS OF LOWER PRIORITY PARTITIONS. ALL HORIZONTAL AND VERTICAL FIRE AND/OR SMOKE BARRIERS, INCLUDING ALL FLOOR STRUCTURES, SHALL BE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL, FROM ONE BARRIER TO ANOTHER, OR COMBINATION THEREOF. BARRIERS MUST BE CONTINUOUS THROUGH CONCEALED SPACES AND INTERSTITIAL SPACES. SEAL COMPLETELY ALL OPENINGS WITH UL (OR OTHER TESTING AGENCY) APPROVED ASSEMBLIES WHERE FIRE BARRIERS ARE PENETRATED OR ABUT OTHER FIRE BARRIERS, EXTERIOR WALLS, AND FLOORS ABOVE AND BELOW THE BARRIER. ALL FIRE BARRIERS ARE TO BE CONSTRUCTED ACCORDING TO THE TESTING LABORATORY SPECIFICATIONS. ALL SMOKE BARRIERS SHALL BE A MINIMUM OF 1-HOUR FIRE RESISTANT CONSTRUCTION. CORRIDOR PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES, AND ALL FIRE RATED WALLS SHALL BE PERMANENTLY IDENTIFIED WITH STENCILING. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES. STENCILING TO BE IN RED LETTERS, NO LESS THAN 4" TALL WITH A RED BAND EXTENDING THE LENGTH OF THE PARTITION. STENCILED IDENTIFICATION TO READ "(X) HOUR RATED FIRE AND/OR SMOKE BARRIER, PROTECT ALL OPENINGS". STENCILED IDENTIFICATION TO BE POSITIONED TO BE READILY VISIBLE FROM BOTH SIDES OF THE BARRIER AND SUCH THAT FROM ANY ACCESS POINT AT LEAST ONE IDENTIFICATION MARKER MAY BE READ.

11. THE FIRE SPRINKLER SYSTEM MUST REMAIN IN SERVICE AS MUCH AS POSSIBLE THROUGHOUT DEMOLITION AND CONSTRUCTION. IF THE SYSTEM CANNOT BE ISOLATED TO THE SPACE AFFECTED BY THE DEMOLITION AND CONSTRUCTION, THE FOLLOWING PROCEDURES WILL BE REQUIRED.
1. THE FIRE SPRINKLER SYSTEM MUST BE IN SERVICE OVERNIGHT AND WEEKENDS UNLESS WORKERS ARE PRESENT AND WORKING.
2. OTHER OCCUPANTS OF THE BUILDING MUST BE ADVISED THAT THE SPRINKLER SYSTEM IS OUT OF SERVICE, AND THEY NEED TO MONITOR THEIR SPACES FOR SIGNS OF FIRE OR SMOKE. ADVISE OCCUPANTS TO BE EXTRA CAUTIOUS AND IN THE EVENT OF AN EMERGENCY, TO CONTACT 911 SINCE AUTOMATIC NOTIFICATION IS NOT AVAILABLE.
3. A FIRE SPRINKLER SYSTEM ANTICIPATED TO BE OUT OF SERVICE FOR MORE THAN 8-HOURS MUST BE REPORTED TO THE FIRE DEPARTMENT AT LEAST 24-HOURS IN ADVANCE OF THE IMPAIRMENT. CALL 615-791-3270 OR E-MAIL FRANKLINFIRE@FRANKLINTN.GOV.

12. THE CM AND ALL OF HIS FORCES SHALL COMPLY WITH ALL REGULATIONS BY ANY GOVERNING AGENCY WITH JURISDICTION OVER THE PROJECT OR PROJECT SITE.

13. IN THE EVENT THAT MATERIAL REASONABLY SUSPECTED OF HAZARDOUS MATERIALS OR OTHER TOXIC SUBSTANCES IS ENCOUNTERED, WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AFFECTED AREA, SEAL OFF THE PERIMETER, AND NOTIFY THE OWNER AND ARCHITECT IN WRITING OF THE SUSPECTED TOXIN.

14. DOORS SHALL BE INSTALLED 4" FROM THE OUTSIDE EDGE OF JAMB TO ADJACENT WALL UNLESS NOTED OR DEPICTED OTHERWISE.

15. UNDERCUTTING OF DOORS SHALL BE DONE IN ACCORDANCE WITH NFPA 80 (CURRENT ISSUE) TABLE 1-11.4.

16. FIRE EXTINGUISHERS, ANNUNCIATOR PANELS, TWO-WAY COMMUNICATION DEVICES, AND OTHER LIFE SAFETY DEVICES SHALL BE LOCATED AS REQUIRED BY THE AHJ. ANY DEVICE LOCATIONS NOT INDICATED IN THESE DOCUMENTS MUST BE VERIFIED WITH THE ARCHITECT PRIOR TO ROUGH IN OR INSTALLATION. UNLESS NOTED OTHERWISE, ALL PANELS, CABINETS, AND/OR OTHER LIFE SAFETY EQUIPMENT SHALL BE FULLY RECESSED. MAINTAIN INTEGRITY OF ALL FIRE AND/OR SMOKE BARRIERS WHERE RECESSES OCCUR.

17. IN METAL- AND WOOD-STUD FRAMED WALLS, PARTITIONS, AND FURRING, PROVIDE BLOCKING BEHIND ALL WALL HUNG OR WALL MOUNTED EQUIPMENT, MILLWORK, SHELVING, HANDRAILS, AND OTHER DEVICES.

18. THE CM SHALL ABIDE BY AND BE RESPONSIBLE FOR ALL REQUIREMENTS STATED IN THE AIA DOCUMENT A201- GENERAL CONDITIONS, CURRENT ISSUE, UNLESS NOTED OTHERWISE.

19. THE CM SHALL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, UTILITIES, INSURANCE, TRANSPORTATION, AND PAY FOR ALL REQUIRED TAXES, PERMITS, AND SERVICES REQUIRED TO COMPLETE THE ENTIRE SCOPE OF WORK, WHETHER TEMPORARY OR PERMANENT.

20. ALL INSTALLED SYSTEMS AND DEVICES ARE TO OPERATE QUIETLY AND WITHOUT EXCESSIVE VIBRATION.

21. ALL MATERIALS EXCEPT TEMPORARY FORMS ARE TO BE NEW, UNUSED AND OF THE SPECIFIED QUALITY.

22. ALL SUB SURFACES SHALL BE PROPERLY PREPARED BEFORE APPLICATION OF FINISHES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR SUBSTRATE CONDITIONS WHERE FINISHES ARE APPLIED.

23. THE CM SHALL MAINTAIN THE PROJECT SITE IN A CLEAN AND ORDERLY FASHION. TOOLS AND EQUIPMENT SHALL BE SECURED, AND ALL DEBRIS SHALL BE REMOVED DAILY.

24. THE CM SHALL MAINTAIN A VISITORS LOG. ALL VISITORS SHALL BE REQUIRED TO SIGN SUCH LOG. DATES AND TIMES OF ENTERING AND EXITING THE SITE FOR ALL VISITORS SHALL BE NOTED. CM TO SECURE PROJECT SITE FROM UNAUTHORIZ

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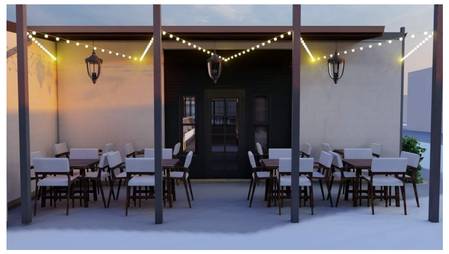
EXTERIOR PACKAGE SYNOPSIS

PROPOSED CHANGE	ACCORDANCE WITH GUIDELINES	GUIDELINE REFERENCE	PROPOSAL NOTES	DRC COMMENT (2024/12/16)	RESPONSE
NORTH EAST - STREET FACING WALL					
1. REMOVE AND REPLACE EXISTING ALUMINUM STOREFRONT, WITH NEW, BLACK STOREFRONT WITH MUNTINS.	**1.** NO, EXISTING STOREFRONT RECOMMENDED TO REMAIN.	**1.** CHAPTER 3, PAGE 66	**1.** EXISTING STOREFRONT SUSPECTED NOT ORIGINAL, BLACK COLORED STOREFRONT USED ACROSS THE STREET. DOOR MUST BE MODIFIED TO MEET EGRESS CODE AS IT CURRENTLY SWINGS INTO THE SPACE.	**1.** NON SUPPORTED: MUNTIN PATTERN IS TOO INDUSTRIAL WHICH IS NOT VINTAGE TO THE BUILDING.	**1.** WE REDUCED DOOR HEIGHT TO BE SIMILAR TO EXISTING. MUNTIN PATTERN CREATES INTEREST ON STREET LEVEL.
2. REMOVE PREVIOUS BLADE SIGN AND REPLACE WITH NEW, BLADE SIGN.	**2.** YES, WITH DESIGN APPROVAL	**2.** CHAPTER 8, PAGE 158	**2.** NEW SIGN TO BE SMALLER THAN EXISTING, TO RELATE TO PEDESTRIANS ON THE STREET.	**2.** SUPPORTED	**2.** NONE
3. ADD NEW BAND SIGN, BLACK MATTE LETTERS ON WHITE BACKGROUND, 16SF ON A 22' FACADE.	**3.** YES, WITH COLOR APPROVAL	**3.** CHAPTER 8, PAGE 142	**3.** NEW SIGN WILL BE LARGER THAN BLADE, TO RELATE TO VEHICULAR TRAFFIC.	**3.** LARGER THAN 9SF RECOMMENDATION, COULD BE LARGER IF SIGN ON SIDE ENTRANCE WAS AN AWNING.	**3.** SIGN HAS REMAINED AT 16SF, AND AWNING SIGN HAS BEEN ADDED TO SIDE ENTRANCE.
SOUTH EAST - MAIN SIDE ENTRANCE					
4. REMOVE AND FILL EXISTING WINDOW.	**4.** NO, EXISTING WINDOWS RECOMMENDED TO REMAIN.	**4.** CHAPTER 3, PAGE 70	**4.** WINDOW PLACEMENT NOT IDEAL FOR INTERIOR USE, TOO LOW FOR RETAIL, TOO HIGH FOR RESTAURANT.	**4.** ACKNOWLEDGED	**4.** NONE
5. ADD (5) PUNCHED OPENINGS 72" X 16", BLACK.	**5.** NO, NEW WINDOWS NOT RECOMMENDED.	**5.** CHAPTER 3, PAGE 70	**5.** HIGHER WINDOWS MORE IDEAL FOR RETAIL SPACE AND IT WILL PROVIDE A MORE CONSISTENT AND INVITING LOOK ON THE EXTERIOR.	**5.** SUPPORTED, BUT DOES NOT FOLLOW VERTICALLY ALIGNED WINDOW REQUIREMENT PER ZONING ORDINANCE 6.8 WINDOWS.	**5.** GIVEN THE STYLE AND NATURE OF THE EXISTING BUILDING, WE FEEL HORIZONTAL CLERESTORY OR RIBBON WINDOWS SUPPORTS THE EXISTING ARCHITECTURE AND THE FUTURE USE BEST.
6. REMOVE EXISTING, NON ADA COMPLIANT DOOR, AND REPLACE WITH ADA COMPLIANT DOUBLE DOOR.	**6.** NO, NEW DOORS NOT RECOMMENDED.	**6.** CHAPTER 3, PAGE 69	**6.** THIS ENTRANCE IS WHERE EXISTING ADA PARKING LEADS TO. ENTRANCE NEEDS TO BE ALTERED TO MEET ADA REQUIREMENTS.	**6.** ACKNOWLEDGED	**6.** NONE
7. ADD (2) WALL SCONCES AT NEW ENTRY	**7.** YES	**7.** NONE	**7.** LIGHTING AT ENTRANCE WILL BE REQUIRED BY CODE.	**7.** SUGGESTED TO GO LESS TRADITIONAL AND MORE MID CENTURY MODERN.	**7.** EXTERIOR LIGHTING PROPOSAL HAS CHANGED TO TRY TO BLEND BETWEEN TRADITIONAL AND MID-CENTURY MODERN.
8. ADD NEW AWNING WITH SIGN, WHITE MATTE LETTERS ON BLACK BACKGROUND, 6 SF ON A 100' FACADE.	**8.** YES	**8.** CHAPTER 8, PAGE 142	**8.** NEW AWNING WILL BE SIMILAR IN STYLE TO EXISTING AWNING, WITH ADDED SIGNAGE TO CREATE COVERED ENTRY AT PARKING AREA.	**8. N/A NEW CHANGE**	**8. N/A NEW CHANGE**
SOUTH WEST - REAR					
9. ADD NEW POSTS TO HOLD NEW STRING LIGHTS.	**9.** YES	**9.** NONE	**9.** POSTS TO BE PAINTED TO MATCH EXISTING BLACK PAINT.	**9.** ACKNOWLEDGED	**9.** NONE
10. ADD (3) EXTERIOR PENDANTS TO EXISTING CANOPY.	**10.** YES	**10.** NONE	**10.** LIGHTING NEEDED FOR PATIO DINING.	**10.** STAFF CONFIRMED STRING LIGHTS ALLOWED.	**10.** NONE
11. REMOVE AND REPLACE EXISTING DOOR PANEL WITH NEW DOOR, BLACK, WITH MUNTINS.	**11.** NO, EXISTING DOORS RECOMMENDED TO REMAIN.	**11.** CHAPTER 3, PAGE 69	**11.** NEW DOOR PANEL TO MATCH ALL OTHER ENTRY DOORS. EXISTING DOOR CLEARLY NOT ORIGINAL, INCLUDING THE FRAMING SURROUNDING THE DOOR. SEE PICTURE 11 BELOW.	**11.** CONCERN ABOUT THE MUNTIN PATTERN.	**11.**
SOUTH EAST - SERVICE ENTRY					
12. REMOVE AND REPLACE EXISTING DOOR PANEL WITH NEW FLUSH DOOR PANEL, BLACK.	**12.** NO, EXISTING DOORS RECOMMENDED TO REMAIN.	**12.** CHAPTER 3, 69	**12.** DOOR TO BE USED BY STAFF ONLY. EXISTING DOOR DOES NOT MEET HEAVY DUTY USE. EXISTING DOOR CLEARLY NOT ORIGINAL.	**12.** ACKNOWLEDGED	**12.** NONE
13. REMOVE ALL EXISTING WINDOWS AND FILL TO MATCH EXISTING WALL CONSTRUCTION.	**13.** NO, EXISTING WINDOWS RECOMMENDED TO REMAIN.	**13.** CHAPTER 3, PAGE 70	**13.** ALL EXISTING WINDOWS ARE IN BACK OF HOUSE / KITCHEN AREA. THEY ARE THIN PANES, AND ARE TOWARDS THE REAR OF THE PROPERTY, ARE NOT OPERABLE, AND DO NOT MEET CURRENT CODES.	**13.** ACKNOWLEDGED	**13.** NONE
14. ADD (3) PUNCHED OPENINGS 72" X 16", BLACK.	**14.** NO, NEW WINDOWS NOT RECOMMENDED.	**14.** CHAPTER 3, PAGE 70	**14.** NEW CLERESTORY / RIBBON WINDOWS TO MATCH OPPOSITE SIDE OF STORE.	**14.** N/A NEW CHANGE	**14.** N/A NEW CHANGE

EXISTING **PROPOSED**



EXISTING INTERIOR IMAGES

1. EXISTING STOREFRONT TO BE REPLACED, AS EXISTING STOREFRONT IS EXPECTED TO NOT BE ORIGINAL.

6. EXISTING NON ADA DOOR TO BE REMOVED AND REPLACED, AS EXISTING DOOR IS NOT ORIGINAL. EXISTING DOOR IS FIBERGLASS, RESIDENTIAL STYLE DOOR.

11. EXISTING DOOR PANEL TO BE REPLACED, AS EXISTING DOOR IS NOT ORIGINAL. EXISTING DOOR IS FIBERGLASS, RESIDENTIAL STYLE DOOR.

12 & 13. EXISTING DOOR TO BE REPLACED AS IT IS NOT ORIGINAL. WINDOWS TO BE REMOVED AND FILLED, AS EXISTING WINDOWS ARE TOWARDS THE REAR OF THE PROPERTY, ARE NOT OPERABLE, AND DO NOT MEET CURRENT CODES.

THE FRANKLIN BUTCHERY - TI

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EXTERIOR PACKAGE

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SYNOPSIS

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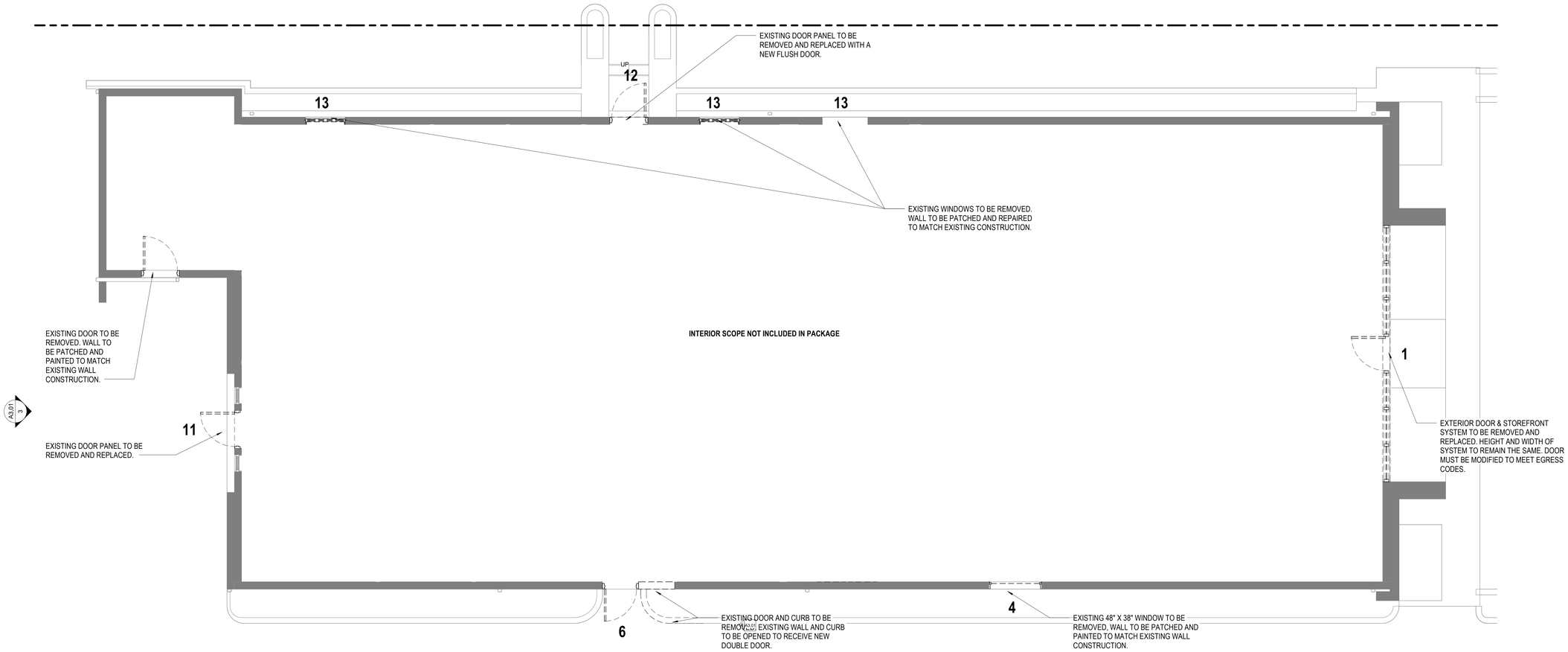

1 DEMOLITION FLOOR PLAN

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

NOTE: EXTERIOR SCOPE ONLY

0' 2' 4' 8' PLAN NORTH

DEMOLITION GENERAL NOTES

GENERAL

- COORDINATE SCOPE OF DEMOLITION WORK TO INSTALL NEW WORK SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS. (FOR EXAMPLE, IF NEW FINISHES ARE SCHEDULED FOR AN EXISTING AREA TO REMAIN, REMOVE EXISTING FINISHES PRIOR TO INSTALLATION OF NEW FINISHES EVEN IF NOT EXPLICITLY IDENTIFIED ON DEMOLITION PLAN.)
  - A. PRIOR TO START, HOLD A PRE-DEMOLITION CONFERENCE AT THE PROJECT SITE TO REVIEW METHODS AND PROCEDURES RELATED TO DEMOLITION. COORDINATION WITH OWNER REGARDING CONSTRUCTION ACCESS, TRANSPORTATION AND DISPOSAL OF DEBRIS, AND OTHER FACILITY REQUIREMENTS RELATED TO CONSTRUCTION
  - B. REMOVE CONSTRUCTION SHOWN DASHED ON DEMOLITION PLAN. REFERENCE LEGEND FOR MORE SPECIFIC INFORMATION.
  - C. COORDINATE WITH OWNER ON EQUIPMENT TO BE REMOVED, DISPOSED OF, OR SALVAGED.
  - D. COORDINATE SCOPE OF DEMOLITION WITH THAT REQUIRED TO INSTALL EQUIPMENT PER VENDOR / OWNER / ARCHITECT SPECIFICATIONS.

EXISTING CONDITIONS

- PROVIDE TEMPORARY DUST PARTITIONS, SECURITY DEVICES, AND OTHER MEANS NECESSARY FOR THE PROTECTION OF OCCUPANTS WHERE TRAFFIC IN CORRIDORS AND SPACES ADJACENT TO DEMOLITION / RENOVATION WORK ARE IMPACTED. COORDINATE WITH FACILITY'S INFECTION CONTROL OR COMPLIANCE OFFICER TO MEET ALL FACILITY OR REGULATORY REQUIREMENTS RELATED TO PROTECTION OF OCCUPANTS.

- CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH OWNER'S NORMAL OPERATIONS AND WITH ADJACENT BUILDING AREAS.

- UTILITY SERVICE: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. MAINTAIN FIRE-PROTECTION FACILITIES IN SERVICE DURING SELECTIVE DEMOLITION OPERATIONS.

- CEASE OPERATIONS IMMEDIATELY IF STRUCTURE APPEARS TO BE IN DANGER AND NOTIFY ARCHITECT / ENGINEER. DO NOT RESUME OPERATIONS UNTIL DIRECTED.

- SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED. RECORD EXISTING CONDITIONS BY USE OF ANY COMBINATION OF MEASURED DRAWINGS AND PRECONSTRUCTION PHOTOGRAPHS.

- EXISTING CONDITIONS TO REMAIN: DAMAGED COMPONENTS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THIS INCLUDES DAMAGE DONE TO EXISTING SPACES ABOVE, BELOW, AND ADJACENT TO, AS REQUIRED TO COMPLETE NEW WORK.

- COORDINATE WITH OWNER & REMOVE ALL OBSOLETE, UNNECESSARY, OR ABANDONED ITEMS IN DEMOLITION AREAS THAT ARE NOT APPROPRIATE TO REMAIN FOR NEW WORK.

- CONTRACTOR TO COORDINATE ALL EXISTING UTILITIES WITH APPROPRIATE PROVIDERS PRIOR TO COMMENCING DEMOLITION.

ARCHITECTURAL / INTERIORS

- WHERE NEW FINISHES ARE SCHEDULED IN EXISTING SPACES:
  - A. FLOORS: REMOVE FINISH TO SUB-FLOOR, CLEAN ADHESIVES AND GLUES FROM SUBSTRATE, AND PREPARE SUBSTRATE (LEVEL AND FILL AS NEEDED).
  - B. WALLS: REMOVE WALL COVERING SYSTEMS SUCH AS PANELING AND VINYL WALL COVERINGS. PATCH / REPAIR HOLES OR DAMAGED AREAS AND SKIM-COAT ENTIRE SURFACE.
  - C. CEILINGS: REMOVE ENTIRE CEILING SYSTEM AND CEILING MOUNTED ITEMS. STORE DEVICES INTENDED FOR RE-USE.

- WHERE EXISTING CONSTRUCTION IS TO BE CUT OR REMOVED, PROVIDE SMOOTH AND STRAIGHT CUT JOINTS THAT ARE STRUCTURALLY SOUND. PATCH AND REPAIR ADJOINING SURFACES TO MATCH EXISTING AND PROVIDE IMPERCEPTIBLE TRANSITION. (U.N.O.)

REGULATORY

- ALL NECESSARY PATHS OF EGRESS AND EXITS SHALL BE MAINTAINED PROTECTED AND CLEAR UNLESS ALTERNATE METHODS OF EGRESS ARE PROVIDED THAT ARE ACCEPTABLE TO BUILDING CODE OFFICIALS. RELOCATE SECURITY DEVICES, FIRE ALARM ITEMS, EXIT SIGNS, AND EMERGENCY LIGHTING AS REQUIRED DUE TO DEMOLITION OR OBSTRUCTION BY TEMPORARY PARTITIONS.

- DO NOT DISABLE OR DISRUPT BUILDING FIRE OR LIFE SAFETY SYSTEMS WITHOUT PRIOR WRITTEN NOTICE TO OWNER AND LOCAL AUTHORITY HAVING JURISDICTION (AHJ). PROVIDE A MINIMUM OF 3 DAYS NOTICE TO OWNER PRIOR TO DISRUPTION. COORDINATE WITH LOCAL AHJ REGARDING NOTICE REQUIREMENT.

HAZARDOUS MATERIALS

- THE ARCHITECT IN NO WAY CLAIMS ANY KNOWLEDGE OR RESPONSIBILITY PERTAINING TO THE IDENTIFICATION OR PROPER AND SAFE REMOVAL OF HAZARDOUS MATERIALS.

- IF HAZARDOUS MATERIALS ARE SUSPECTED OR ENCOUNTERED, IMMEDIATELY SUSPEND WORK IN SUSPECTED AREA OF CONTAMINATION, WITHDRAW FROM AREA AND NOTIFY ARCHITECT / ENGINEER AND OWNER IN WRITING.

- CONTRACTOR SHALL COORDINATE WITH OWNER / ARCHITECT ON RESPONSIBILITY OF REMOVAL OF HAZARDOUS MATERIALS (KNOWN OR UNKNOWN) PRIOR TO SUBMISSION OF BID.

- COMPLY WITH REQUIREMENTS OF EPA, CODE OF FEDERAL REGULATIONS, NATIONAL EMISSIONS STANDARDS AND OSHA REGULATIONS ON HAZARDOUS MATERIALS AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL GOVERNMENT REGULATIONS WHICH ARE INCORPORATED BY REFERENCE.

MPE SYSTEMS

- COORDINATE REQUIRED SHUTDOWNS OF BUILDING SYSTEMS WITH THE OWNER. SHUTDOWNS SHALL BE DONE AT TIMES MOST CONVENIENT TO THE BUILDING OPERATION, SOME OF WHICH MAY BE DURING NIGHTS OR WEEKENDS. ALL SHUTDOWNS ARE TO BE SCHEDULED A MINIMUM TWO WEEKS IN ADVANCE. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS OF EXISTING UTILITIES.

- WHERE SMOKE DETECTORS AND/OR DAMPERS LOCATED IN RATED ASSEMBLIES TO REMAIN ARE REMOVED DURING DEMOLITION, NEW SMOKE DAMPERS AND/OR DETECTORS, INCLUDING ALL ELECTRICAL WIRING, SHALL BE RE-INSTALLED AT NO COST.

- UTILITIES AND SYSTEMS IN AREAS OUTSIDE THE CONSTRUCTION LIMITS SHALL REMAIN (U.N.O.)

- REPAIR EXISTING PIPE AND DUCT INSULATION DAMAGED DURING DEMOLITION.

- VOIDS RESULTING FROM MPE DEMOLITION IN WALL, FLOOR, OR CEILING ASSEMBLIES TO REMAIN SHALL BE PATCHED WITH SOLID MATERIALS MATCHING ADJACENT CONSTRUCTION.

- REMOVE DEAD END PIPING AND CONDUIT (FOR EXAMPLE: RISERS WITH NO FLOW, BRANCHES WITH NO FIXTURE). EMPTY RISERS, MAINS, AND BRANCHES FOR FUTURE USE SHALL REMAIN.

STRUCTURAL

- CONTRACTOR IS RESPONSIBLE FOR SHORING AND TEMPORARY SUPPORT OF STRUCTURE NECESSARY DUE TO DEMOLITION.

- THE INTEGRITY OF RELEVANT STRUCTURAL ELEMENTS SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT DEMOLITION.

- REPAIR EXISTING SPRAY APPLIED FIRE PROOFING DISTURBED AND/OR DAMAGED DURING CONSTRUCTION.

WALL LEGEND

- NEW CONSTRUCTION
- 30 MIN. RATED FIRE PARTITION
- 1 HOUR RATED FIRE PARTITION
- 1 HOUR RATED FIRE BARRIER
- 2 HOUR RATED FIRE BARRIER
- 2 HOUR RATED FIRE WALL
- 3 HOUR RATED FIRE WALL
- 4 HOUR RATED FIRE WALL
- 1 HOUR RATED CONSTRUCTION PER CODE ANALYSIS
- 2 HOUR RATED CONSTRUCTION PER CODE ANALYSIS
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED

NOTE: PRINT THIS SHEET IN COLOR TO SEE APPROPRIATE RATINGS.

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EXTERIOR PACKAGE

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DEMOLITION PLANS

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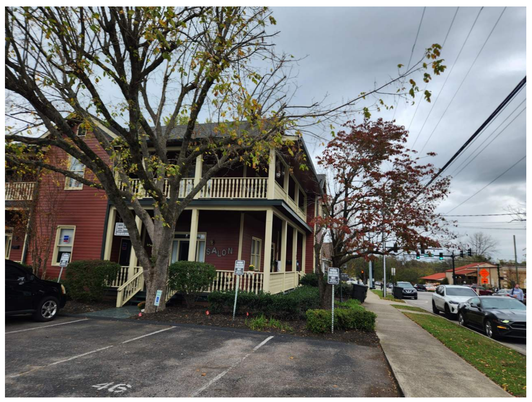
1 **SITE PLAN**
SCALE, 1" = 30'-0"

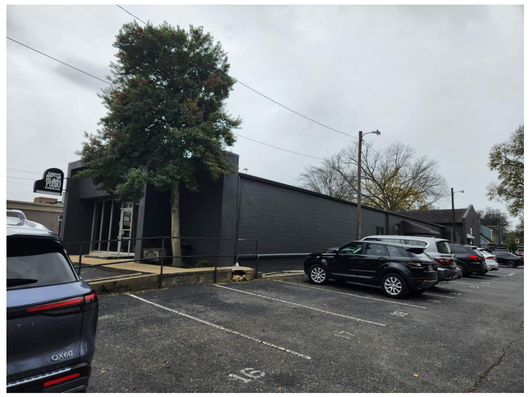
0" 15' 30' 60' PLAN NORTH



EXTERIOR DESIGN PROPOSAL

THE PROPERTY AT 127 2ND AVE N HAS TWO EXISTING BUILDINGS, BOTH OF WHICH ARE FULLY PAINTED BLACK. ONLY THE BUILDING CLOSEST TO THE STREET IS WITHIN THIS PROJECT SCOPE.

OUR PROPOSAL INCLUDES REPLACING THE STOREFRONT ALONG THE STREET, ADDING NEW SIGNAGE TO THE FACE ALONG THE STREET, REPLACING AND WIDENING AN ENTRY DOOR, REPLACING DOOR PANELS, ADDING CLERESTORY WINDOWS, PROVIDING A PATIO SPACE AT THE REAR OF THE BUILDING THAT MEETS ALL ADOPTED CODES, AND PAINTING THE BUILDING. EXISTING PARKING AND BUILDING CONSTRUCTION WILL REMAIN. SEE THE FOLLOWING PAGES FOR EXTERIOR ELEVATIONS AND RENDERS OF THE PROPOSAL.



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2025-01-06
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1	ADDENDUM 01	2024-10-22

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ARCHITECTURAL SITE PLAN

A1,00

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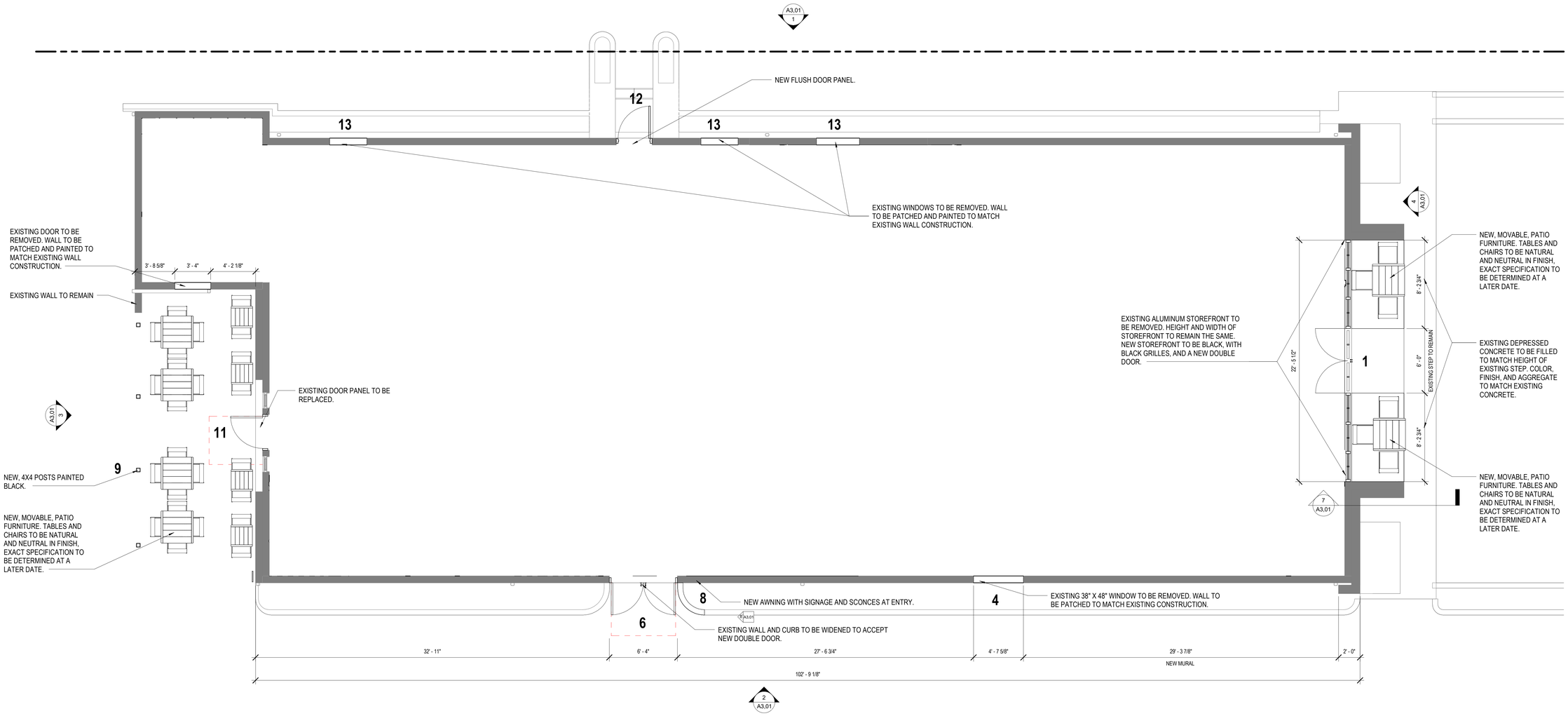

1 FLOOR PLAN

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

0' 2' 4' 8' PLAN NORTH

FLOOR PLAN GENERAL NOTES

- VERIFY ALL DIMENSIONS / WORK TO BE DONE BASED ON EXISTING CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.

- ALL PARTITIONS ARE TO BE CONTINUOUS TO THE STRUCTURE ABOVE. (U.N.O.)

- INSTALL ACOUSTICAL BATT INSULATION IN ALL INTERIOR PARTITIONS, (U.N.O.)

- RATED WALLS: INSURE WALLS INDICATED AS RATED FIRE AND / OR SMOKE BARRIERS ARE CONTINUOUS CONSTRUCTION (THRU CORNERS AND TO THE DECK ABOVE) AND PENETRATIONS ARE PROPERLY FIRE SEALED.

- BLOCKING: PROVIDE IN ALL WALLS WHERE REQUIRED FOR HANDRAILS, WALL GUARDS, FOR SHELVING, WALL CABINETS, WALL MOUNTED DOOR STOPS AND EQUIPMENT. CUT AND PATCH GYPSUM BOARD IN EXISTING WALLS AT WATER CLOSET LOCATIONS FOR GRAB BAR INSTALLATION WHETHER GRAB BARS ARE INDICATED OR NOT.

- CUT AND PATCH EXISTING GYPSUM BOARD PARTITIONS TO CONCEAL ROUTING OF UTILITY SERVICES, PIPES, ETC., UNLESS OTHERWISE PROHIBITED BY CODES.

- WHERE DOOR IS SHOWN IN CORNER OF ROOM, LOCATE OUTSIDE EDGE OF DOOR FRAME 4" FROM ADJACENT PERPENDICULAR WALL, (U.N.O.). ALLOW FOR PROTRUDING HARDWARE.

- FURR OUT AROUND COLUMNS, PIPES, UTILITIES, ETC., WITH THE MINIMUM DEPTH NECESSARY TO CONCEAL PIPES.

- SURFACE PREP: PREP SURFACES FOR NEW FINISHES ACCORDING TO SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS. PREPARE EXISTING WALLS TO REMAIN TO RECEIVE NEW FINISH IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SEE EXTENT ON EXISTING WALL TO REMAIN ON PLAN.

FLOOR PLAN KEYNOTE SCHEDULE

(#) DENOTED BY A NUMBER ENCLOSED INSIDE A CIRCLE.
ONLY NOTES APPLICABLE TO THIS SHEET ARE SHOWN.

WALL LEGEND

- NEW CONSTRUCTION
- 30 MIN. RATED FIRE PARTITION
- 1 HOUR RATED FIRE PARTITION
- 1 HOUR RATED FIRE BARRIER
- 2 HOUR RATED FIRE BARRIER
- 2 HOUR RATED FIRE WALL
- 3 HOUR RATED FIRE WALL
- 4 HOUR RATED FIRE WALL
- 1 HOUR RATED CONSTRUCTION PER CODE ANALYSIS
- 2 HOUR RATED CONSTRUCTION PER CODE ANALYSIS
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED

NOTE: PRINT THIS SHEET IN COLOR TO SEE APPROPRIATE RATINGS.

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FIRST FLOOR PLAN

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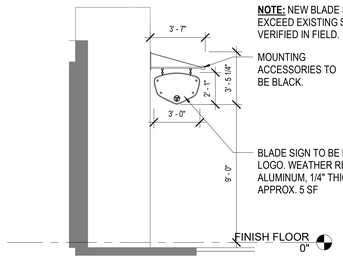


NOTE: NEW BLADE SIGN DIMENSIONS NOT TO EXCEED EXISTING SIGN. DIMENSIONS TO BE VERIFIED IN FIELD.

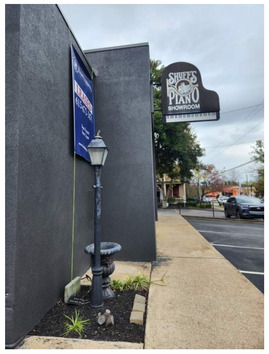
MOUNTING ACCESSORIES TO BE BLACK.

BLADE SIGN TO BE FULL COLOR LOGO. WEATHER RESISTANT ALUMINUM, 1/4" THICK. APPROX. 5 SF

7 NEW BLADE SIGNAGE

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

0' 2' 4' 8'



6 EXISTING SIGNAGE

NOT TO SCALE

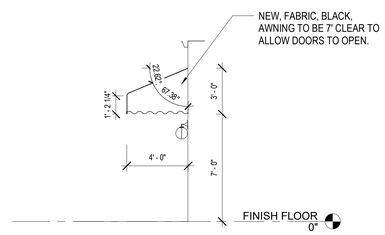
CREAM, HEX: ddd2bf

BLUE, HEX: 1e273d

RED, HEX: a83c24

5 NEW LOGO

NOT TO SCALE

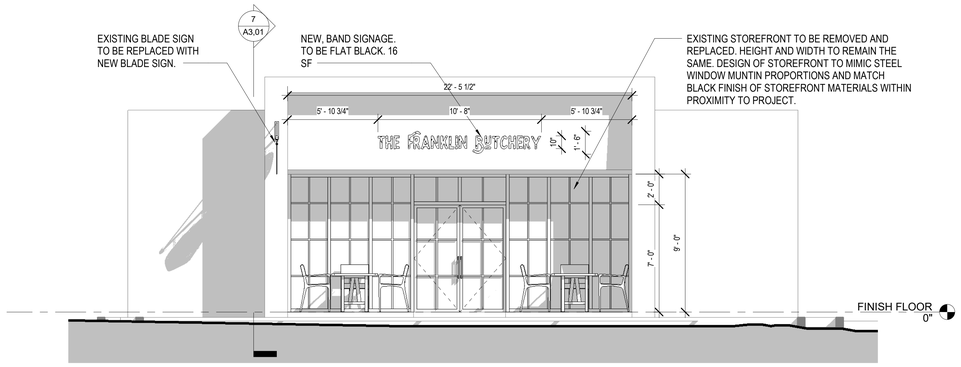


NEW, FABRIC, BLACK, AWNING TO BE 7' CLEAR TO ALLOW DOORS TO OPEN.

8 NEW AWNING

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

0' 2' 4' 8'



EXISTING BLADE SIGN TO BE REPLACED WITH NEW BLADE SIGN.

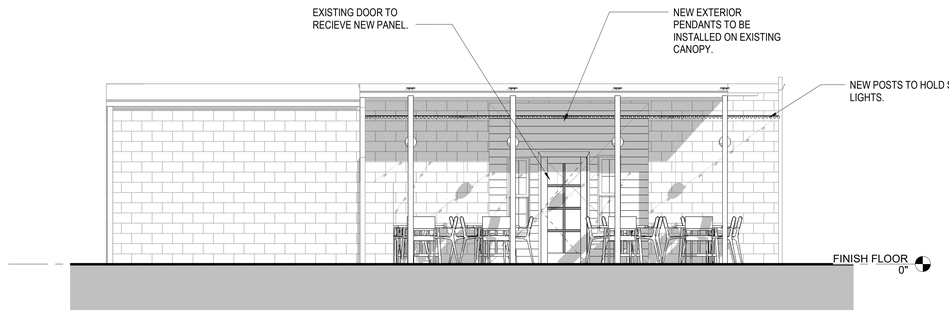
NEW, BAND SIGNAGE. TO BE FLAT BLACK. 16 SF

EXISTING STOREFRONT TO BE REMOVED AND REPLACED. HEIGHT AND WIDTH TO REMAIN THE SAME. DESIGN OF STOREFRONT TO MIMIC STEEL WINDOW MUNTIN PROPORTIONS AND MATCH BLACK FINISH OF STOREFRONT MATERIALS WITHIN PROXIMITY TO PROJECT.

4 NORTH EAST ELEVATION - FACADE ON 2ND AVE N

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

0' 2' 4' 8'



EXISTING DOOR TO RECIEVE NEW PANEL.

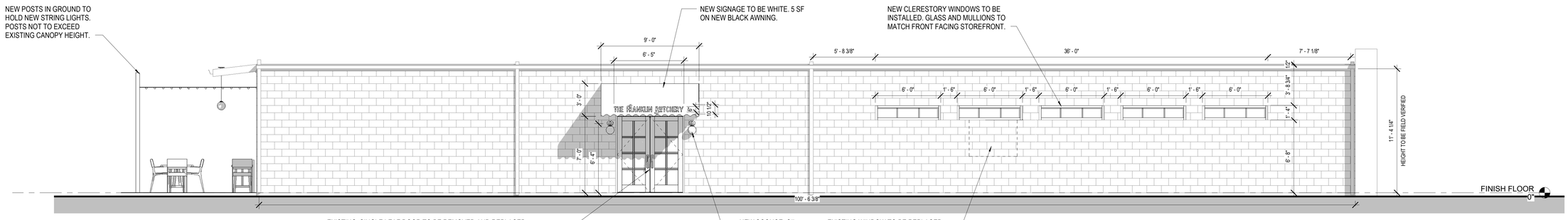
NEW EXTERIOR PENDANTS TO BE INSTALLED ON EXISTING CANOPY.

NEW POSTS TO HOLD STRING LIGHTS.

3 SOUTH WEST ELEVATION - REAR

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

0' 2' 4' 8'



NEW POSTS IN GROUND TO HOLD NEW STRING LIGHTS. POSTS NOT TO EXCEED EXISTING CANOPY HEIGHT.

NEW SIGNAGE TO BE WHITE. 5 SF ON NEW BLACK AWNING.

NEW CLERESTORY WINDOWS TO BE INSTALLED. GLASS AND MULLIONS TO MATCH FRONT FACING STOREFRONT.

EXISTING, SINGLE LEAF DOOR TO BE REMOVED AND REPLACED WITH NEW DOUBLE DOOR. DESIGN OF DOOR TO MIMIC STEEL WINDOW MUNTIN PROPORTIONS AND MATCH BLACK FINISH OF STOREFRONT MATERIALS WITHIN PROXIMITY TO PROJECT.

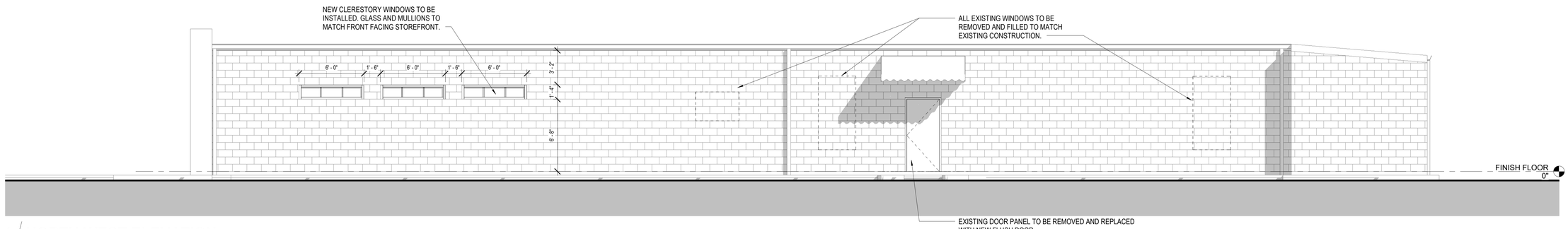
NEW SCONCE. OIL RUBBED BRONZE METAL FINISH.

EXISTING WINDOW TO BE REPLACED. WALL TO BE REPAIRED AND PAINTED TO MATCH EXISTING CONSTRUCTION.

2 SOUTH EAST ELEVATION

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

0' 2' 4' 8'



NEW CLERESTORY WINDOWS TO BE INSTALLED. GLASS AND MULLIONS TO MATCH FRONT FACING STOREFRONT.

ALL EXISTING WINDOWS TO BE REMOVED AND FILLED TO MATCH EXISTING CONSTRUCTION.

EXISTING DOOR PANEL TO BE REMOVED AND REPLACED WITH NEW FLUSH DOOR.

1 NORTH WEST ELEVATION

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

0' 2' 4' 8'

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EXTERIOR ELEVATIONS

A3,01

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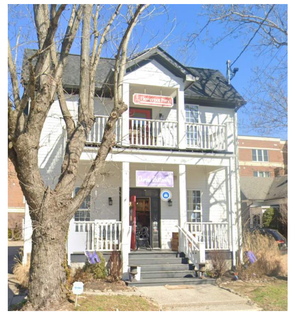
REFERENCES ON 2ND AVE N

BLACK STOREFRONT, MUNTINS ON DOORS AND WINDOWS



RED ACCENT COLORS, INCLUDING SIGNAGE

RED ACCENT COLORS

ADDITIONAL NEARBY MUNTIN REFERENCES

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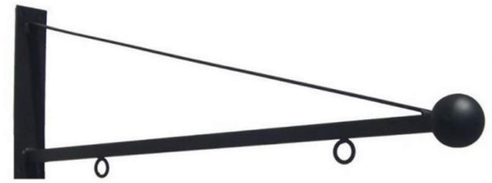
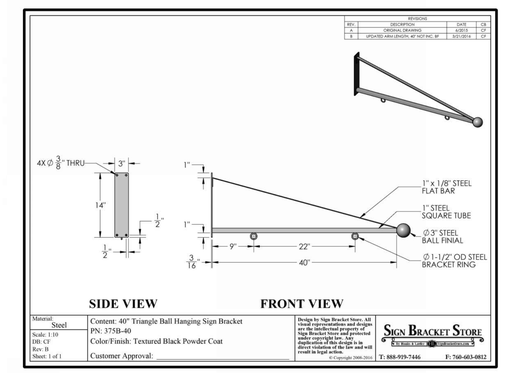
PROPOSED BLADE MOUNTING HARDWARE

SIGN BRACKET STORE: 40" TRIANGLE BALL HANGING SIGN BRACKET , BLACK FINISH





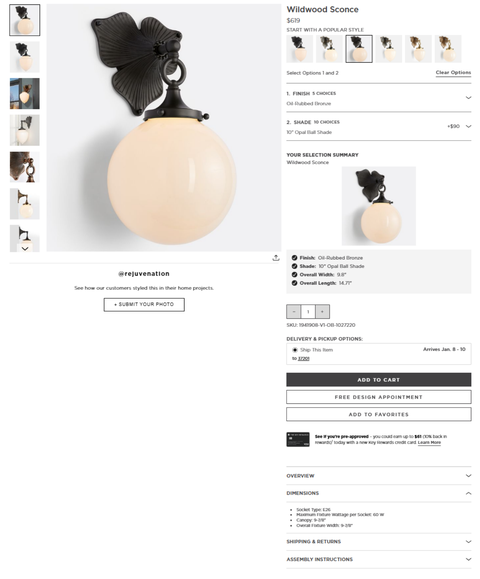
PROPOSED DOOR HANDLES AT SIDE ENTRANCE

CUSTOM: BUTCHER KNIFE, WOOD HANDLE AND DARK STEEL. IMAGE SHOWN IS SIMILAR TO PROPOSED HANDLE.

NOTE: INTERIOR HARDWARE WILL BE EGRESS AND CODE COMPLIANT AS NECESSARY. DOOR HARDWARE SETS WILL BE SUBMITED IN CONSTRUCTION DOCUMENTS.

PROPOSED EXTERIOR SCONCE

REJUVENATION: WILDWOOD SCONCE IN OIL-RUBBED BRONZE.



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EXTERIOR RENDERS

A9,02

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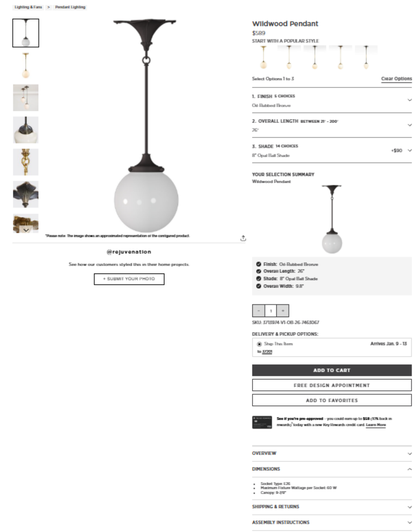
PROPOSED EXTERIOR PENDANTS
REJUVENATION: WILDWOOD PENDANT, OIL-RUBBED BRONZE



PROPOSED STRING LIGHTS

HOMETOWN EVOLUTION, INC.: C9 COMMERCIAL STRING LIGHTS WITH BLACK WIRE AND G50 CLEAR BULBS

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EXTERIOR RENDERS

A9,03

File #: 21-01397

DATE: December 27, 2024

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Demolition And New Construction At 109 3rd Ave. S. (City Hall); Anna Ruth Kimbrough, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the demolition of the building utilized as City Hall and construction of a new City Hall and related amenities.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Commercial Buildings
Chapter 4: Civic Buildings
Chapter 6: Site & Setting
Chapter 10: Demolition

PROJECT INFORMATION:
COF Project Number: 8684
Applicant: Anna Ruth Kimbrough
Owner: City Of Franklin

BACKGROUND:
The building located at 109 3rd Avenue South serves as the City of Franklin's City Hall. The one-story brick building spans a full block from Public Square to Church Street. The existing building was constructed circa 1974 and served as a shopping mall. Then, in the mid-1980s, the mall dissolved, and the City moved its offices into the building. The existing building has been extensively altered to serve as a Civic Building, but now the building is inadequate to serve the needs of the City. Over the past four years, the design team has met with the Design Review Committee over a dozen times bringing new plans, incorporating feedback, and holding site visits in order to create a landmark civic building that serves the needs of the citizens and that will be architecturally appropriate to be in the heart of downtown Franklin.

Demolition
The 2019 National Register of Historic Places lists the building as non-contributing within the district. The Guidelines state that non-historic buildings are considered non-contributing because they were

not constructed during the period of significance for the district. Other buildings may not contribute to the district because they no longer retain enough original features or have been modified to an extent that they no longer retain their architectural integrity. The demolition of the existing City Hall building is appropriate.

New Construction

The proposed building is a 97,000-square-foot building housing Franklin's new City Hall and a small, 4,500-square-foot commercial space facing 3rd Avenue South toward Church Street. The building is three stories on the Public Square end of the site adjacent to the taller surrounding structures – the Historic Williamson County Courthouse, 231 Public Square building, and the existing 2nd Avenue parking garage. The front wall of the proposed City Hall will align with the front wall of the existing County Courthouse, repairing the geometry of the square broken by the existing building. The building then steps down to two stories past the Historic County Courthouse on 3rd Avenue South. There is a break in the massing between the three-story and two-story portion of the building, which is a courtyard aligned with the existing service alley that runs behind the Historic County Courthouse on the opposite side of 3rd Avenue South. The two-story portion of the building is commercial use on the first floor with space for 1-3 retail tenants and City Hall office space above on the second floor. The Guidelines recommend the following for new civic buildings:

- Place a new civic building to allow for additional visual emphasis. Visual emphasis is typically achieved for civic buildings through the creation of a public plaza or gathering space in its foreground. Where greater setbacks may be appropriate to create visual emphasis, use the additional setback area for a landscaped open space, public gathering area, and/or pedestrian entry element.
- Orient the main entrance to a civic building toward the street. Secondary entrances may be provided from parking areas or other service locations as needed.
- Locate 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.
- Design a new civic building to be contextually sensitive to the historic district, so that it does not detract from or overwhelm nearby buildings.
- Transition the height, massing, and scale of a new civic building by using the following methods: Use a building stepback of 20 feet or more from the stories below; divide the building into smaller parts to reduce effective visual bulk; set back a civic building that has larger massing or scale than surrounding buildings to prevent a looming presence. Additional setback is particularly important for a civic building in a residential context.
- Design the height of new civic buildings to be consistent with the height of historic buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.

As proposed, the height, form, placement, and orientation meet the Guidelines and are appropriate.

Materials & Exterior Finishes

The proposed exterior materials include three different brick colors on different segments of the building, with three different window colors, and will all be tied together with the same limestone accents. For the main (civic) portion of the building a Belden 730 brick with TN Buff Mortar will be utilized. With this brick and mortar option, the window finish will be a bronze color. The transition courtyard will utilize a Belden 100 brick with Mason's Mortar Mix. The window finish will be the color suede. For the commercial portion of the building, a Belden Garnet Blend brick with Old Colonial

Mortar and a Sierra White window finish is proposed. The Guidelines recommend the following for new civic buildings:

- Use building materials that create a sense of permanence, such as brick or stone.
- Use brick or masonry materials that are compatible in size, profile, and detailing with historic materials.
- Avoid glass, metal, wood, vinyl, or stucco materials for exterior surfaces.
- Use roofing materials that are historically typical and complement the architectural style of the building. Rubber membrane roofing material is appropriate for flat roofs with parapet walls.
- Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.

The utilization of the different bricks, mortars, and window finishes allow for differentiation of the building segments and allow for a visual break in the building massing. This has been discussed many times at Design Review Committee meetings of the importance of breaking up the mass, so that the building does not appear as it does now with long facades without any breaks. The differing materials also reflect the buildings that are downtown as the buildings that are nearby utilize different materials to show individual portions of the building. While the window specifications have not been included within the submittal, the exterior materials meet the Guidelines.

Details & Ornamentation

The details and ornamentation of the new building have incorporated feedback from the past DRC meetings in order to be complementary to the surrounding buildings but also not mimicking them. Elements were incorporated from surrounding buildings and a softer version or element was included into the design of the building as it is important to not introduce new elements into the district without any precedence. The Guidelines recommend the following:

- Design a building to reflect its time while respecting key features of its context.
- Use decorative details in a manner that is compatible to those on nearby historic buildings while avoiding direct replication.
- Use detailing that allows a civic building to serve as a focal point but avoid decorative detail that overpowers or negatively impacts nearby historic buildings.

As proposed, the details and ornamentation are appropriate within the Guidelines.

Entrances

The main entrance to City Hall has been extensively discussed. A celebrated entrance utilizing an arched entrance, will face the Square. A similar entrance across the Square is seen on the front of the Truett Bank building. Additionally, within the application photos showing that Cotton's Livery Stable & Auction House, which was previously located where City Hall is now, utilized a similar arched entrance on their building. The other entrances to the building are minor and are complementary to the building. The Guidelines recommend the following:

- Design new doors and doorways to be typical of historic civic buildings, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
- Provide casement, trim, and transoms or sidelights similar to those typically seen on historic civic buildings.

The proposed entrances are appropriate within the Guidelines.

Windows
The window specifications have not been included within the application, as the applicant has indicated that panels are being created with the proposed brick, mortar, and windows for each section and will come to the DRC for review. The overall design of the windows will be a four over four, double hung design, with occasional rounded top windows will be utilized. The Guidelines recommend the following:

- Design new windows to be compatible with the size, placement, rhythm, and relationship of solids-to-voids to those of typical historic civic buildings. Avoid using shutters.
- Use vertically proportioned windows with traditional spacing patterns and alignment.
- Utilize traditional placement of window headers and sills relative to cornices and belt courses.
- Avoid using ribbon or curtain windows. Recess window openings on masonry buildings.
- Design windows to match the historic materials traditionally found on historic civic buildings. Composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.
- Avoid use of reflective glass, tinted glass, fixed panels, or other treatments that inhibit views into the building, but use of stained glass may be appropriate. This is not intended to apply to typical window treatments such as operable drapes or blinds.

While the window specifications have not been included, the intent is to return to the DRC to review the window choices at a later date once the mock panels have been completed. The proposed design of the windows are appropriate but will need approval at a later date.

Commercial Building Storefronts
While the commercial portion of the building will be attached to the civic part of the building, different elements are proposed that are indicative of a commercial building compared to a civic building. There will be an opportunity for one to three commercial tenants at the within the commercial portion of the building. This section will read differently due to the difference in materials and that it is positioned on the end of the building after the courtyard break.

Entrances, Windows, and Storefronts
The entrances along Main Street have been examined and a similar design utilizing transom windows above the entrances are proposed for the entrances for the new commercial spaces. The materials of the

- Maintain traditional entry patterns along the street.
- 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 historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
- Provide casement, trim, and transoms or sidelights similar to those seen on nearby historic buildings.
- Design new windows to be compatible with the size, placement, rhythm, and relationship of solids to voids of those on nearby historic buildings.
- Maintain vertically proportioned windows with traditional spacing patterns and alignment created by upper story windows of nearby historic buildings.

- Maintain the traditional placement of window headers and sills relative to cornices and belt courses.
- Use windows with historic profiles and dimensions, including traditional casement and trim. For building architectural styles indicative of the early 19th century structures, six-over-six or four-over four sashes are appropriate. For styles indicative of the late 19th century buildings, four-over-four, two-over-two, or one-over-one sash windows are recommended. For styles indicative of the early 20th century designs, one-over-one sashes should be installed. Windows should have distinct meeting rails and have the appearance of being operable. Do not install windows with snap-on mullions.
- Design windows to match the historic materials found on nearby buildings, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.
- Design storefronts with traditional storefront character and elements, such as bulkheads, cornice lines, display windows, and transoms.
- Use clear glass. Avoid reflective glass, tinted glass, or other treatments that inhibit views into the building. This is not intended to apply to typical window treatments such as drapes or blinds.

The entrances, windows and storefronts are appropriate within the Guidelines. The storefront elements will be created out of wood and painted colors that are seen throughout Main Street. Utilizing these different designs breaks up the building even more and helps the building read as three separate storefronts. The window specifications will also come before the DRC at a later date when mock panels have been created.

Refuse Enclosure

Tucked behind the commercial portion of the building and the proposed park, a refuse enclosure is proposed. The enclosure will be constructed out of brick that will match in color and mortar to the commercial portion of the building. The structure will be 14' x 29'-4" and will be a maximum of 6' in height. While the Design Guidelines do not specifically comment on refuse enclosures, it does comment on the site and setting and recommends that 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 it is proposed, the refuse enclosure will be positioned behind a brick screen wall on the side of the park and the commercial portion of the building and will blend in with the building. This structure is appropriate within the Guidelines.

Stair Enclosure

Underground parking garage is proposed underneath the site and an emergency egress staircase is needed, which will be located in the park. The design is reminiscent of a garden structure with planters that will be located at the rear of the park closest to the alley behind City Hall and Church Street. The building will be constructed out of the same brick and mortar as the courtyard and recessed portion of the building. The structure will be 42'-2' x 12'4" and will be a maximum of 12'-1". This structure is appropriate within the Guidelines.

City Hall Park

The plan includes a one-acre park just beyond the commercial on the corner of 3rd Avenue and Church Street, providing an amenity for the downtown residents and business owners and serving as a gateway element into downtown Franklin as cars approach the Square from Highway 96. Based on feedback from citizens, the Board of Mayor and Aldermen, and the DRC, the park will include elements such as hardscaping, seating, traditional arbors, greenery, and shade trees. The Design

Guidelines recommend utilizing traditional elements that are seen within the district and do not detract from or overwhelm the context of the historic districts. At this time, approval of the conceptual layout of the park is requested by the applicant. At a later date, more detailed plans will be submitted for the fountain, trellis, swinging bench structures, planters/seat walls, and hardscaping materials.

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 window specifications must return to the Historic Zoning Commission for review and approval.
2. While the overall conceptual layout is approved, the proposed park elements for the fountain, trellis, swinging bench structures, planters/seat walls, and hardscaping materials must return to the Historic Zoning Commission for review and approval.
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 and the Historic Zoning Commission, as applicable, for review and approval.

12/27/2024 9:06:53 AM

CITY OF FRANKLIN

FRANKLIN CITY HALL

109 3rd Avenue South
Franklin, TN 37064

OHM PROJECT No. 1068-20-0010

PROJECT SUMMARY:

CITY HALL HAS OCCUPIED THE EXISTING BUILDING SINCE THE MID-1980'S. THE EXISTING BUILDING WAS ORIGINALLY BUILT IN 1974 AS A ONE-TORY DOWNTOWN SHOPPING MALL BUILDING THAT COVERS THE FULL BLOCK FROM PUBLIC SQUARE TO CHURCH STREET. THE EXISTING BUILDING IS IN A STATE OF DISREPAIR AND IS NOT WELL-SUITED TO HOUSE CITY HALL FUNCTIONS. THE EXISTING BUILDING IS A BREAK IN THE CONTEXTUAL FABRIC OF HISTORIC DOWNTOWN WHICH IS SUBSTANTIATED BY THE US DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE DESIGNATION OF "NON-CONTRIBUTING" IN THE NATIONAL REGISTER OF HISTORIC PLACES.
THE LISTING ON THE NATIONAL REGISTER FOR THE EXISTING CITY HALL BUILDING IS AS FOLLOWS:
261. 109 THIRD AVENUE SOUTH – NON- CONTRIBUTING
THE EXISTING CITY HALL BUILDING IS A ONE-STORY BRICK BUILDING BUILT IN 1974 WITH AN EXTERIOR OF STRETCHER-BOND BRICK WITH A BOTTOM AND TOP ROW OF SOLDIER-COURSE BRICK. THE BUILDING IS APPROXIMATELY ONE BLOCK LONG AND HAS A LOW- PITCHED HIPPED METAL ROOF. THE THIRD AVENUE ELEVATION HAS A CENTRAL RECESSED ENTRY BAY WITH CONCRETE SEGMENTAL ARCHES WITH SQUARE CONCRETE COLUMNS. ABOVE THIS ENTRY BAY IS A SOLDIER-COURSE BRICK OUTLINED WITH ROWS OF HEADER BRICKS. THE ENTRANCE ON THIS ELEVATION HAS THREE SETS OF PAIRED GLASS-AND-METAL DOORS. THE PUBLIC SQUARE ENTRANCE HAS TWO GLASS-AND-METAL DOORS IN A RECESSED ENTRY WITH SOLDIER-COURSE BRICK ABOVE. WINDOWS ARE SINGLE-LIGHT FIXED GLASS-AND-METAL DESIGN WITH ARCHED BRICKWORK ABOVE FILLED WITH SOLDIER-COURSE BRICK. MOST WINDOWS HAVE CLOTH AWNINGS EXTENDING OVER THEM. THE BUILDING WAS ORIGINALLY CONSTRUCTED AS A DOWNTOWN SHOPPING MALL IN 1974.

DUE TO THE PHYSICAL STATE OF DISREPAIR AND THE BUILDING'S DESIGNATION AS "NON-CONTRIBUTING," THE CITY OF FRANKLIN PLANS TO DEMOLISH THE EXISTING BUILDING AND BUILD A NEW STATE OF THE ART CITY HALL ON THIS PROMINENT SITE ON FRANKLIN'S HISTORIC SQUARE. OUR TEAM HAS WORKED CLOSELY WITH THE HISTORIC DESIGN REVIEW COMMITTEE, CITY STAFF, AND THE BOARD OF MAYOR AND ALDERMAN OVER THE PAST FOUR YEARS TO ARRIVE AT THE DESIGN WE ARE NOW SUBMITTING FOR A CERTIFICATE OF APPROPRIATENESS FROM THE FRANKLIN HISTORIC ZONING COMMISSION.

THE PROPOSED BUILDING IS A 97,000 SQUARE FOOT MIXED-USE BUILDING HOUSING FRANKLIN'S NEW CITY HALL AND A 4,500 SQUARE FEET COMMERCIAL USE. THE BUILDING IS THREE STORIES ON THE PUBLIC SQUARE END OF THE SITE ADJACENT TO THE TALLER SURROUNDING STRUCTURES – THE HISTORIC WILLIAMSON COUNTY COURTHOUSE, 231 PUBLIC SQUARE BUILDING, AND THE EXISTING SECOND AVENUE PARKING GARAGE. THE HEIGHTS OF THE SURROUNDING BUILDINGS ARE PROVIDED IN THE SUBMITTAL. THE FRONT WALL OF THE PROPOSED CITY HALL WILL ALIGN WITH THE FRONT WALL OF THE EXISTING COUNTY COURTHOUSE, REPAIRING THE GEOMETRY OF THE SQUARE BROKEN BY THE EXISTING BUILDING. THE BUILDING THEN STEPS DOWN TO TWO-STORY PAST THE HISTORIC COUNTY COURTHOUSE ON THIRD AVENUE. THERE IS A BREAK IN THE MASSING BETWEEN THE THREE-STORY AND TWO-STORY PORTION OF THE BUILDING WHICH IS A COURTYARD ALIGNED WITH THE EXISTING SERVICE ALLEY THAT RUNS BEHIND THE HISTORIC COUNTY COURTHOUSE ON THE OPPOSITE SIDE OF THIRD AVENUE. THE TWO-STORY PORTION OF THE BUILDING IS COMMERCIAL USE ON THE FIRST FLOOR WITH SPACE FOR 1-3 RETAIL TENANTS AND CITY HALL OFFICE SPACE ABOVE ON THE SECOND FLOOR. THE PLAN INCLUDES A ONE-ACRE PARK JUST BEYOND THE COMMERCIAL ON THE CORNER OF THIRD AVENUE AND CHURCH STREET PROVIDING AN AMENITY FOR THE DOWNTOWN RESIDENTS AND BUSINESS OWNERS AND SERVING AS A BEAUTIFUL, NATURAL GATEWAY ELEMENT INTO DOWNTOWN FRANKLIN AS CARS APPROACH THE SQUARE FROM HIGHWAY 96.

THE APPLICATION SUBMITTAL ENCLOSED IS FOR CONDITIONAL APPROVAL PENDING FURTHER REVIEW BY THE COMMISSION OF THE FOLLOWING DESIGN ELEMENTS:

1. REVIEW AND APPROVAL OF THE FINAL WINDOW SPECIFICATIONS
2. REVIEW AND APPROVAL OF FINAL RAILING MATERIAL AND PROFILE SPECIFICATIONS
3. REVIEW AND APPROVAL OF FINAL FOUNTAIN AND TRELLIS DESIGN FOR THE PARK

CERTIFICATE OF APPROPRIATENESS APPLICATION

ISSUED: 12/27/2024

OWNER

CITY OF FRANKLIN
ERIC STUCKEY
109 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

OWNER'S REPRESENTATIVE

STV
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CHRISTOPHER.KOEPER@STVINC.COM

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ARKIMBROUGH@S8-DESIGN.COM

LANDSCAPE ARCHITECT

KISER VOGRIN DESIGN
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(615) 708-0567
KATIE@KISERVOGRIN.COM

DRAWING INDEX

A0.0	COVER SHEET
A1.0	EXISTING SITE & SURROUNDINGS
A1.1	EXISTING SITE & SURROUNDINGS
A1.2	SITE PLAN
A1.3	ENLARGED SITE PLAN
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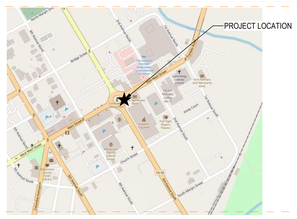
A2.0	NORTH & EAST EXTERIOR ELEVATIONS
A2.1	SOUTH & WEST EXTERIOR ELEVATIONS
A2.2	GARAGE STAIR ENCLOSURE & DUMPSTER ENCLOSURE
A3.0	3D RENDERINGS OF CITY HALL
A3.1	3D RENDERINGS ALONG THIRD AVENUE AND CHURCH STREET
A3.2	3D RENDERINGS OF ROOFTOP SCREENING & PARKING GARAGE STAIR ENCLOSURE
A3.3	EXTERIOR MATERIALS

PROJECT LOCATION MAP



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PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE: CERTIFICATE OF APPROPRIATENESS 12/27/2024
REVISIONS/PPLICATION

DATE 12/27/2024
PROJ NUMBER 1068-20-0010
PROJ MGR PM
COUNTY County

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

COVER SHEET

SHEET A0.0

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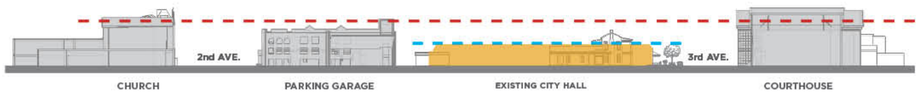
3-4 STORIES (RED)

1-2 STORIES (BLUE)

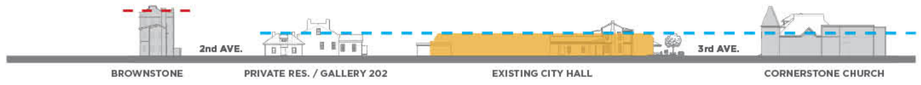
A SECTION THROUGH 231 PUBLIC SQUARE / CITY HALL / LAW OFFICE - LOOKING TOWARDS PARKING GARAGE

B SECTION THROUGH LAW OFFICE / CITY HALL / 231 PUBLIC SQUARE - LOOKING TOWARDS COURTHOUSE

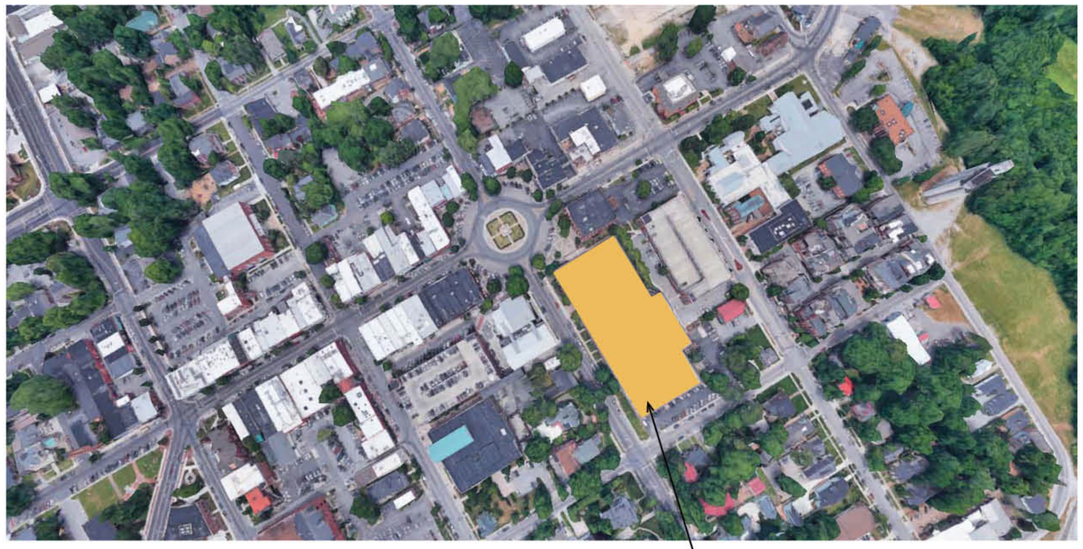
C



D SECTION THROUGH BROWNSTONE / CITY HALL / CORNERSTONE CHURCH - LOOKING SOUTH TOWARDS CHURCH ST.



SITE CONTEXT - EXISTING SITE SECTION



SITE AERIAL

- City Hall site has seen continuous change in services, architecture, and scale over the years.
- Historically, the businesses once located on this site served the community. These included grocery stores, stables, horse watering, buggy repair, and automotive sales & service.
- The Corner of Third Ave. South has always been anchored with solid architecture.
- Stables/transportation have established this corner as a place to meet, gather & access transportation.

Blacksmith before Bearden Buggy Co. below

Laundry- corner of square & Third Avenue South

- Historic stables & auction house served all citizens of Franklin & surrounding area.
- Architectural expression was more consistent with downtown than typical horse barn.
- Stepped parapet, brick construction, corbeling details created a unique architectural expression.
- Grand arch sized to be large enough to drive horse & buggies into livery stables.

Cotton's Livery Stable & Auction House before it was painted

Buildings behind laundry on corner

Cotton's Livery Stable & Auction House

Historic aerial view

Aerial view - today

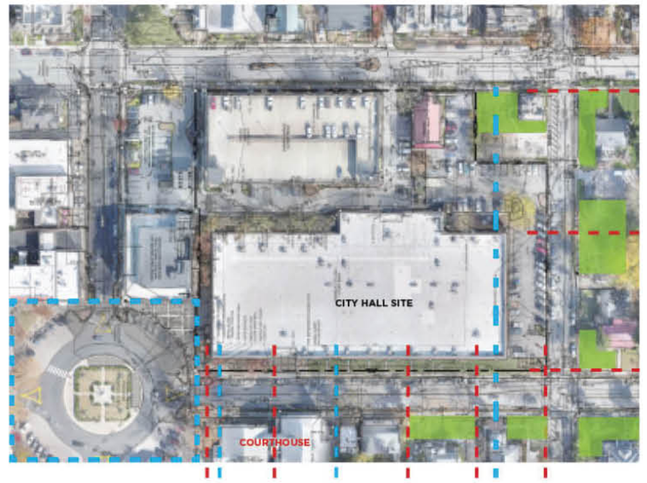
HISTORIC CONTEXT

- Third Avenue demonstrates a similar rhythm to Main Street in building spacing along the west side of the street (at a different scale) .
- The geometry of the square is important to maintain.
- Respect the relationship of the historic courthouse to the city hall site as seats of local government. Third avenue transitions to residential scale to the south.
- South end of site along church street has less density, lower buildings, and more green space.

KEY CONNECTIONS TO CONTEXT

RHYTHM OF LOT LINES

EXISTING GREEN SPACE



SITE ANALYSIS

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GARY SEBACH
REGISTERED ARCHITECT
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STATE OF TENNESSEE

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CERTIFICATE OF APPROPRIATENESS	12/27/2024
REVISIONS/APPLICATION	2024/08/26
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DATE	PROJ NUMBER	PROJ MGR.	COUNTY
12/27/2024	1068-20-0010	PM	County

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

EXISTING SITE & SURROUNDINGS

SHEET A1.0

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SURROUNDING CONTEXT

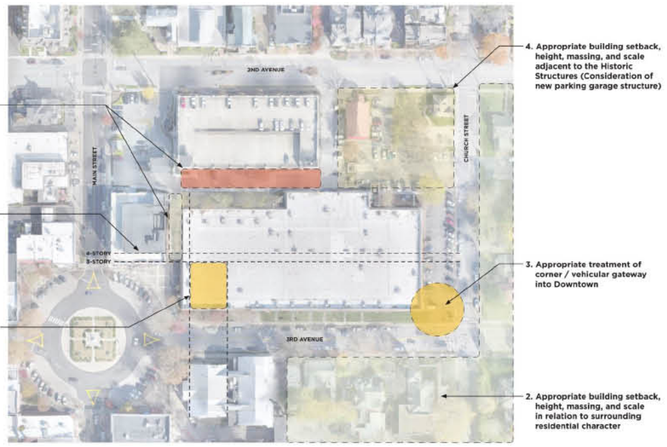
VIEW OF EXISTING CITY HALL FROM THE SQUARE

VIEW OF EXISTING CITY HALL AT MAIN ENTRANCE ON THIRD AVENUE

VIEW OF EXISTING CITY HALL FROM THE CORNER OF THIRD AVENUE AND CHURCH ST

VIEW OF EXISTING CITY HALL FROM ALLEY

VIEW OF EXISTING CITY HALL FROM ALLEY

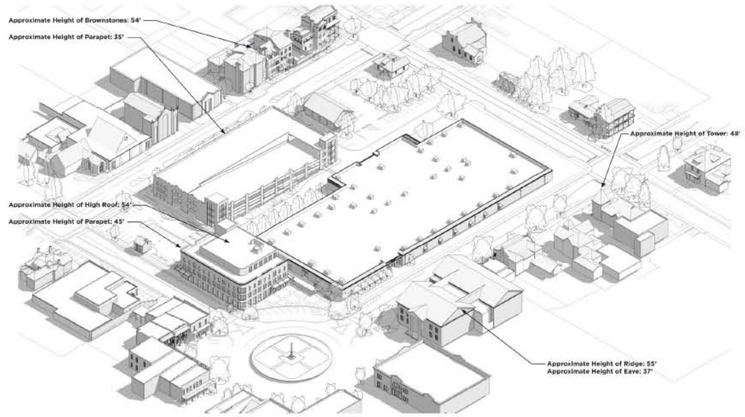


INITIAL SITE WALK AGENDA - SITE FOCUS AREAS FOR INITIAL DRC MEETING

THIRD AVENUE SOUTH BLOCK FACE (OPPOSITE OF CITY HALL SITE)

CHURCH STREET SOUTH BLOCK FACE (OPPOSITE CITY HALL SITE)

SECOND AVENUE EAST BLOCK FACE (OPPOSITE CITY HALL SITE)



SITE CONTEXT - HEIGHT OF SURROUNDING STRUCTURES

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109 3rd Avenue South
Franklin, TN 37064

EXISTING SITE & SURROUNDINGS

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PROPERTY LINE

EXISTING PUBLIC PARKING GARAGE

PROPOSED TRANSFORMER

PROPOSED TRANSFORMER

PROPOSED GENERATOR

EXISTING TRANSFORMER

PROPOSED ART INSTALLATION LOCATION

PARKING DECK EXTENTS

SCREEN WALL, (REFER TO ARCHITECTURE PLANS)

EXISTING 231 BUILDING

FRANKLIN CITY HALL

CHURCH STREET (LOCAL STREET)

PROPERTY LINE

PROPERTY LINE

PLANTER, TYP

FLAG POLE, TYP

BIKE RACKS, TYP

PROPERTY LINE

3RD AVENUE S (MAJOR ARTERIAL)

12"x6" HYD TEE

12"x12" TEE

12" GW&B

12" 45° BEND

12" 45° BEND

EX STM MH 1

0 20 40 60 feet

SCALE: 1"=20'

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KV+D
KISER VOGRIN DESIGN

KATIE RUDOWSKY GARRETT REGISTERED LANDSCAPE ARCHITECT COMMISSION NO. 3717 TENNESSEE, MS, LA LANDSCAPE ARCHITECT

12/27/24

ISSUE:	DATE
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FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

SITE PLAN

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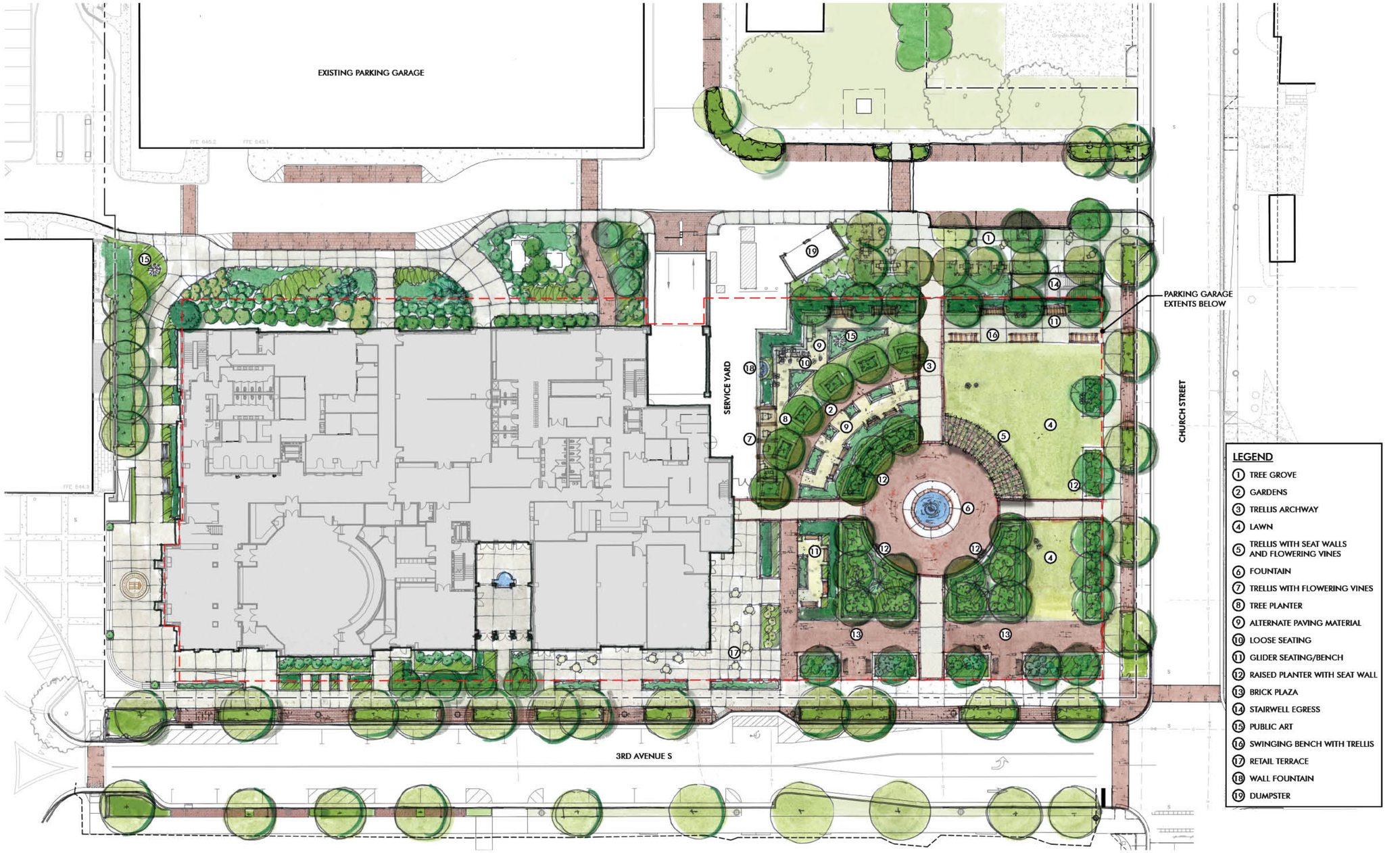

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KISER VOGRIN DESIGN

KATIE RUDOWSKY GARRETT
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE, NO. 1327
12/27/2024

ISSUE:	DATE
CERTIFICATE OF APPROPRIATENESS	12/27/2024
REVISIONS/APPLICATION	20240826
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FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

ENLARGED SITE PLAN

SHEET
A1.3

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4 E-W SITE SECTION (NORTH BUILDING ELEVATION)
1" = 20'-0"

3 E-W SITE SECTION (SOUTH BUILDING ELEVATION)
1" = 20'-0"

2 N-W SITE SECTION (EAST BUILDING ELEVATION)
1" = 20'-0"

1 N-W SITE SECTION (WEST BUILDING ELEVATION)
1" = 20'-0"

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GARY SEBACH
REGISTERED ARCHITECT
AGRICULTURE
FLORIDA
NO. 104334
STATE OF TENNESSEE

EXPIRATION DATE:
2026/01/31

ISSUE	DATE
CERTIFICATE OF APPROPRIATENESS	DECEMBER 27, 2024
REVISIONS/APPLICATION	2024/09/26
1 COF PRE-APPLICATION SUBMITTAL	

DATE	PROJ.NUMBER	PROJ. MGR	COUNTY
DECEMBER 2024	1068.20.0010	PM	County

CITY OF FRANKLIN
FRANKLIN CITY HALL
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SITE SECTIONS

SHEET
A1.4

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12/18/2024 11:01:55 PM

2 EAST ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

BUILDING INFORMATION

PROJECT NAME:	FRANKLIN CITY HALL
ADDRESS:	109 3RD AVENUE SOUTH
PARCEL:	TAX MAP 078C, GROUP C, PARCEL 03.00
BUILDING TYPE:	COMMERCIAL MIXED USE / COMMERCIAL & CIVIC
SQUARE FOOTAGE BY FLOOR	
SUB-GRADE PARKING GARAGE:	76,100 SF
FIRST FLOOR:	31,850 SF + 4,500 SF OF COMMERCIAL SHELL SPACE
SECOND FLOOR:	36,350 SF
THIRD FLOOR:	26,350 SF

EXTERIOR MATERIAL LEGEND

- BRICK TYPE BR-1 | BELDEN 730 WITH TN BUFF MORTAR
- BRICK TYPE BR-2 | BELDEN 100 WITH MASON'S MORTAR MIX
- BRICK TYPE BR-3 | BELDEN GARNET BLEND WITH OLD COLONIAL MORTAR
- LIMESTONE
- PAINTED WOOD
- PAINTED WOOD

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GARY SEBACH
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NO. 104334
STATE OF TENNESSEE

EXPIRATION DATE:
2026/01/31

ISSUE: CERTIFICATE OF APPROPRIATENESS — 27 DECEMBER 2024
REVISIONS/APPLICATION
1 COF PRE-APPLICATION SUBMITTAL — 2024/08/28

DATE: DECEMBER 2024 | PROJ NUMBER: 1095-20-0010 | PROJ. MGR: PM | COUNTY: County

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

NORTH & EAST EXTERIOR ELEVATIONS

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2 WEST ELEVATION
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"

COMMERCIAL SIGNAGE NOTES

COMMERCIAL TENANTS WILL HAVE THE OPTION TO DO A BAND MOUNTED OR SMALL PROJECTING/HANGING SIGN.

BAND MOUNTED SIGNS:
MAX QUANTITY: ONE PER RETAIL STOREFRONT
MAX AREA: 1 SQUARE FOOT PER LINEAL FOOT OF WIDTH OF RETAIL STOREFRONT
THICKNESS: MAX 2"
PLACEMENT: CENTERED IN SIGN BAND AND VERTICALLY ALIGNED WITH CENTER OF AN ARCHITECTURAL ELEMENT OR CENTERED OVER THE RETAIL STOREFRONT LENGTH.
PROJECTION: MAX 6" FROM WALL
INDIVIDUALLY MOUNTED LETTERS THAT DO NOT DETRACT FROM THE ARCHITECTURE
MATERIALS: FINISHED WOOD OR METAL WITH MATTE BACKGROUND FINISHES
COLOR: MAX OF 3 COLORS 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.
LIGHTING: CONCEALED LIGHTING

SMALL PROJECTING/HANGING SIGNS:
MAX QUANTITY: ONE PER RETAIL STOREFRONT
MAX AREA: MAY HAVE UP TO 2 SIDES WITH A MAX SQUARE FOOTAGE OF 4.5 SQ. FT. PER SIDE
PROJECTION: AT A 90-DEGREE ANGLE FROM BUILDING FACADE OR 45-DEGREE WHEN PLACED AT A CORNER OF A BUILDING
MAX OF 4'-0" PROJECTION (INCLUSIVE OF BRACKET DEPTH)
PLACEMENT: PLACE NEAR MAIN ENTRANCE
HEIGHT: NO HIGHER THAN THE STOREFRONT WINDOW AND/OR TRANSOM HEADERS, MIN OF 8'-0". CLEARANCE FROM GRADE TO BOTTOM OF SIGN
MATERIALS: FINISHED WOOD OR METAL WITH MATTE BACKGROUND FINISHES
COLOR: MAX OF 3 COLORS 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.
LIGHTING: CONCEALED LIGHTING

BUILDING INFORMATION

PROJECT NAME:	FRANKLIN CITY HALL
ADDRESS:	109 3RD AVENUE SOUTH
PARCEL:	TAX MAP 078C, GROUP C, PARCEL 03.00
BUILDING TYPE:	COMMERCIAL MIXED USE / COMMERCIAL & CIVIC
SQUARE FOOTAGE BY FLOOR	
SUB-GRADE PARKING GARAGE:	76,100 SF
FIRST FLOOR:	31,850 SF + 4,500 SF OF COMMERCIAL SHELL SPACE
SECOND FLOOR:	36,350 SF
THIRD FLOOR:	26,350 SF

EXTERIOR MATERIAL LEGEND

- BRICK TYPE BR-1 | BELDEN 730 WITH TN BUFF MORTAR
- BRICK TYPE BR-2 | BELDEN 100 WITH MASON'S MORTAR MIX
- BRICK TYPE BR-3 | BELDEN GARNET BLEND WITH OLD COLONIAL MORTAR
- LIMESTONE
- PAINTED WOOD
- PAINTED WOOD

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GARY SEBACH
REGISTERED ARCHITECT
AGRICULTURE BUILDING
NO. 104334
STATE OF TENNESSEE

EXPIRATION DATE:
2026/01/31

ISSUE:		DATE
1	REVISIONS/APPLICATION	DECEMBER 2024
	COF PRE-APPLICATION SUBMITTAL	2024/08/28

DATE: DECEMBER 2024 PROJ NUMBER 1095-20-0010 PROJ. MGR PM COUNTY Davidson

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

SOUTH & WEST EXTERIOR ELEVATIONS

SHEET A2.1

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12/20/2024 9:05:20 AM

BUILDING INFORMATION

PROJECT NAME:	FRANKLIN CITY HALL
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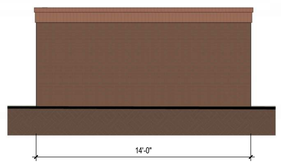
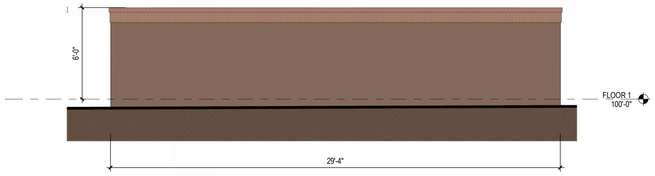
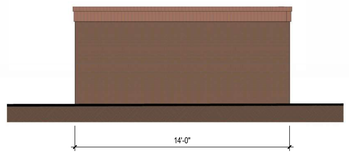


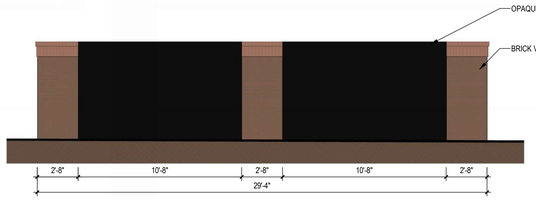
11 SOUTHWEST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



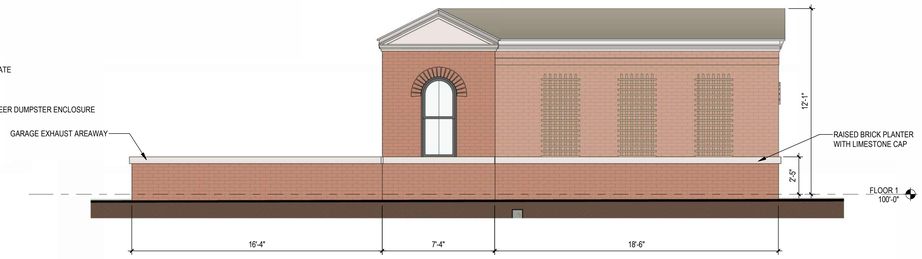
10 SOUTHEAST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



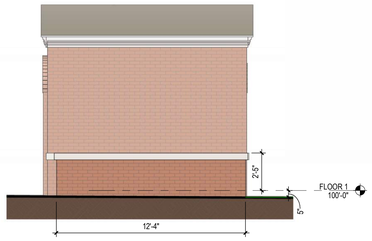
9 NORTHEAST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



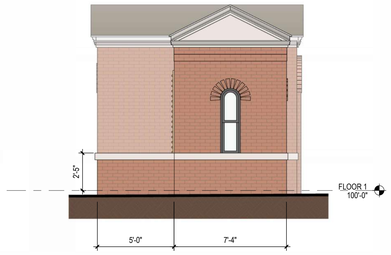
8 NORTHWEST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



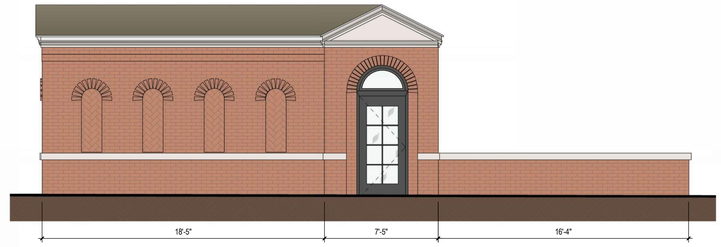
7 SOUTH ELEVATION - STAIR ENCLOSURE
1/4" = 1'-0"



6 WEST ELEVATION - STAIR ENCLOSURE
1/4" = 1'-0"



5 EAST ELEVATION - STAIR ENCLOSURE
1/4" = 1'-0"



4 NORTH ELEVATION - STAIR ENCLOSURE
1/4" = 1'-0"

3 COURTYARD EAST ELEVATION
1/8" = 1'-0"

2 COURTYARD SOUTH ELEVATION
1/8" = 1'-0"

1 COURTYARD WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- BRICK TYPE BR-1 | BELDEN 730 WITH TN BUFF MORTAR
- BRICK TYPE BR-2 | BELDEN 100 WITH MASON'S MORTAR MIX
- BRICK TYPE BR-3 | BELDEN GARNET BLEND WITH OLD COLONIAL MORTAR
- LIMESTONE
- PAINTED WOOD
- PAINTED WOOD

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GARY SEBACH
REGISTERED ARCHITECT
STATE OF TENNESSEE
NO. 104334
EXPIRATION DATE:
2026/01/31

ISSUE: CERTIFICATE OF APPROPRIATENESS 12/27/2024
REVISIONS/APPLICATION 1 COF PRE-APPLICATION SUBMITTAL 2024/08/26

DATE 12/27/2024
PROJ NUMBER 1088.20-0010
PROJ MGR PM
COUNTY County

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

GARAGE STAIR ENCLOSURE & DUMPSTER ENCLOSURE

SHEET A2.2

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VIEW OF MAIN ENTRANCE FROM THE SQUARE (STREET TREES HIDDEN TO SHOW BUILDING)

VIEW FROM THIRD AVENUE (STREET TREES HIDDEN TO SHOW BUILDING)

VIEW OF CORNER PLAZA AND STREETSCAPE ALONG THIRD AVENUE

VIEW OF STREETSCAPE ALONG THIRD AVENUE LOOKING BACK TOWARD THE SQUARE

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12/27/2024	1068.20.0010	PM	County

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

3D RENDERINGS OF CITY HALL

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VIEW OF ENTRY INTO COURTYARD FROM THIRD AVENUE

VIEW OF THIRD AVENUE STREETSCAPE IN FRONT OF COMMERCIAL USE

VIEW OF COMMERCIAL USE FROM ACROSS THIRD AVENUE

VIEW OF PARKING GARAGE EGRESS STAIR ENCLOSURE IN THE PARK

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CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

3D RENDERINGS ALONG THIRD AVENUE AND CHURCH STREET

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SCREENED MECHANICAL EQUIPMENT
MECHANICAL PENTHOUSE EXTERIOR FINISH: BRICK TO MATCH BR-1 (CITY HALL BRICK)
SCREENS TO BE METAL PANEL WITH LOUVERS IN BRONZE FINISH TO MATCH THE WINDOWS
SCREENING IS SET BACK 42'-0" FROM WALL FACING PUBLIC SQUARE
SCREENING IS SET BACK 47'-6" FROM WALL FACING THIRD AVENUE

AERIAL VIEW OF MECHANICAL ROOFTOP SCREENING

VIEW FROM WEST MAIN (ROOFTOP SCREENING NOT VISIBLE FROM STREET)

VIEW FROM THE SQUARE (ROOFTOP SCREENING NOT VISIBLE FROM STREET)

VIEWS OF PARKING GARAGE EGRESS STAIR ENCLOSURE IN THE PARK

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NO. 104339
STATE OF TENNESSEE
EXPIRATION DATE:
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12/27/2024	1068.20.0010	PM	County

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

3D RENDERINGS OF ROOFTOP SCREENING & PARKING GARAGE STAIR ENCLOSURE

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12/19/2024 4:06:30 PM

BRICK TYPE 1 (BR-1) - BELDEN 730 WITH TN BUFF MORTAR

BR-1 WINDOW FINISH - BRONZE

BRICK TYPE 2 (BR-2) - BELDEN 100 WITH MASON'S MORTAR MIX

BR-1 WINDOW FINISH - SUEDE

BRICK TYPE 3 (BR-3) - BELDEN GARNET BLEND WITH OLD COLONIAL MORTAR

BR-3 WINDOW FINISH - SIERRA WHITE

4 WEST ELEVATION
1/16" = 1'-0"

3 SOUTH ELEVATION
1/16" = 1'-0"

2 EAST ELEVATION
1/16" = 1'-0"

1 NORTH ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- BRICK TYPE BR-1 | BELDEN 730 WITH TN BUFF MORTAR
- BRICK TYPE BR-2 | BELDEN 100 WITH MASON'S MORTAR MIX
- BRICK TYPE BR-3 | BELDEN GARNET BLEND WITH OLD COLONIAL MORTAR
- LIMESTONE
- PAINTED WOOD
- PAINTED WOOD

BUILDING INFORMATION

PROJECT NAME:	FRANKLIN CITY HALL
ADDRESS:	109 3RD AVENUE SOUTH
PARCEL:	TAX MAP 078C, GROUP C, PARCEL 03.00
BUILDING TYPE:	COMMERCIAL MIXED USE / COMMERCIAL & CIVIC
SQUARE FOOTAGE BY FLOOR	
SUB-GRADE PARKING GARAGE:	76,100 SF
FIRST FLOOR:	31,850 SF + 4,500 SF OF COMMERCIAL SHELL SPACE
SECOND FLOOR:	36,350 SF
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NO. 104334
STATE OF TENNESSEE

EXPIRATION DATE:
2026/01/31

ISSUE		
REVISIONS	CERTIFICATE OF APPROPRIATENESS	12/27/2024
1	COF PRE-APPLICATION SUBMITTAL	20240926

DATE	PROJ. NUMBER	PROJ. MGR	COUNTY
12/27/2024	1068-20-0010	PM	County

CITY OF FRANKLIN
FRANKLIN CITY HALL
109 3rd Avenue South
Franklin, TN 37064

EXTERIOR MATERIALS

SHEET A3.3

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Franklin City Hall
Franklin Historic Zoning Commission

Meeting for COA Approval

13 January 2025
5PM

COMPLETE THE SQUARE
FRANKLIN CITY HALL MASTER PLAN

CONNECT

BUILDING TO CONTEXT

- Site Context
- Historic Context
- Architectural Expression
- Contextual Relevance

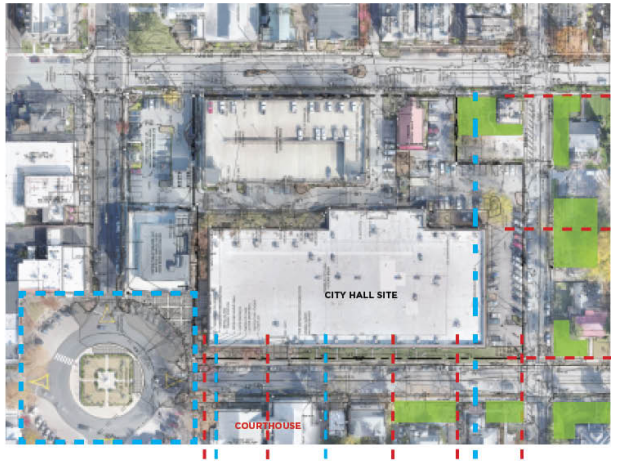
HISTORIC CONTEXT - SITE RHYTHM

- Third Avenue demonstrates a similar rhythm to Main Street in building spacing along the west side of the street (at a different scale) .
- The geometry of the square is important to maintain.
- Respect the relationship of the historic courthouse to the city hall site as seats of local government. Third avenue transitions to residential scale to the south.
- South end of site along church street has less density, lower buildings, and more green space.

KEY CONNECTIONS TO CONTEXT

RHYTHM OF LOT LINES

EXISTING GREEN SPACE



SITE CONTEXT - SECTIONS

3-4 STORIES (RED)

1-2 STORIES (BLUE)

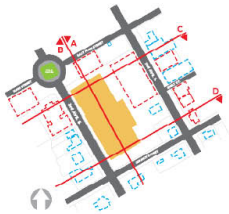
A SECTION THRU 231 PUBLIC SQUARE / CITY HALL / LAW OFFICE - LOOKING TOWARDS PARKING GARAGE

B SECTION THRU LAW OFFICE / CITY HALL / 231 PUBLIC SQUARE - LOOKING TOWARDS COURTHOUSE

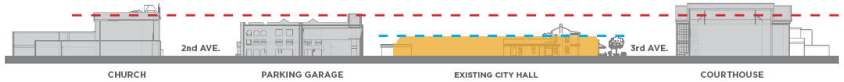
SITE CONTEXT - SECTIONS

3-4 STORIES (RED)

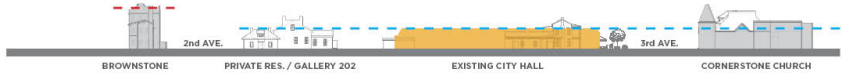
1-2 STORIES (BLUE)

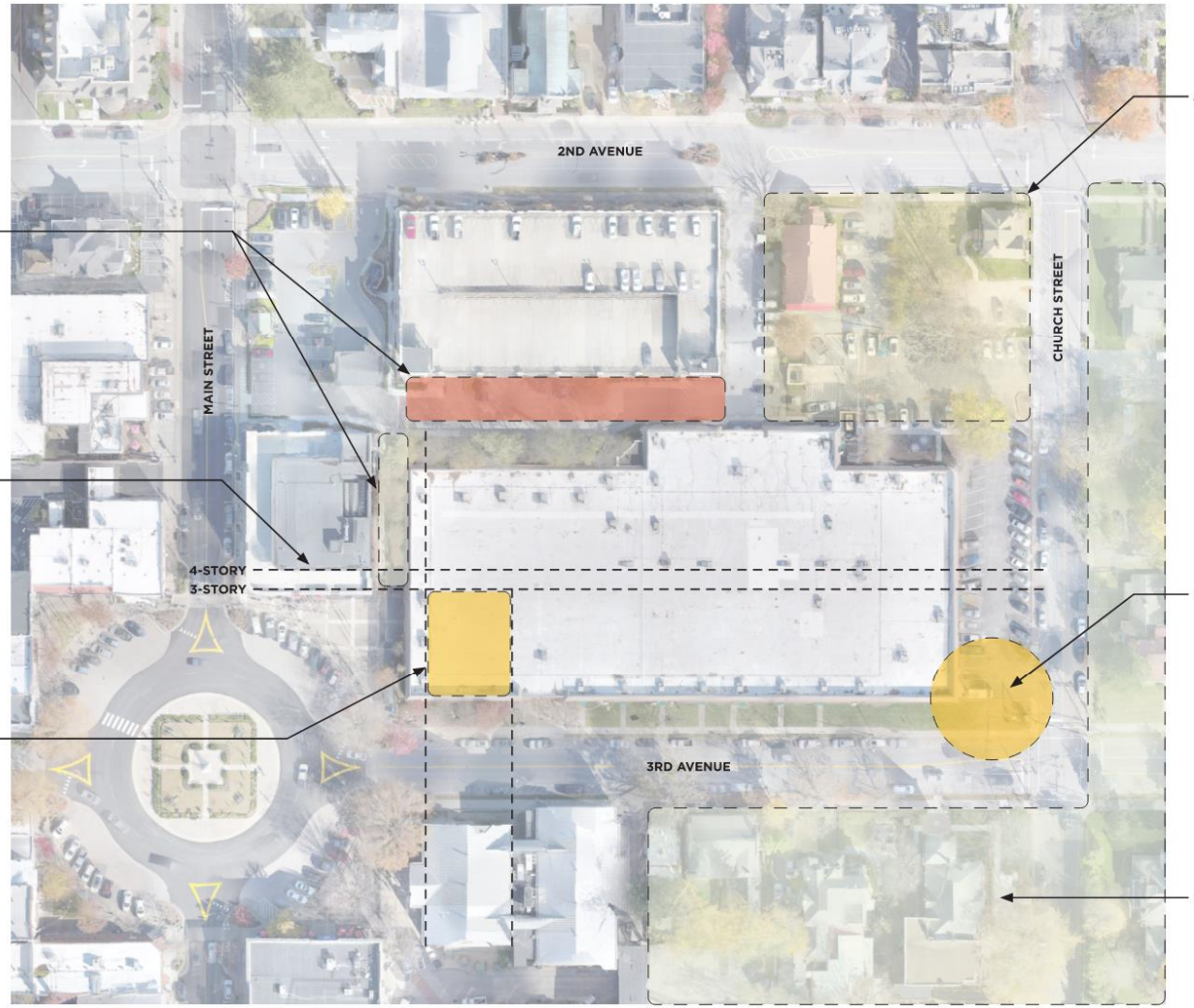


C SECTION THRU CHURCH / PARKING GARAGE / CITY HALL / COURTHOUSE - LOOKING SOUTH TOWARDS CHURCH ST.



D SECTION THRU BROWNSTONE / CITY HALL / CORNERSTONE CHURCH - LOOKING SOUTH TOWARDS CHURCH ST.





5. Building setback and scale along the Pedestrian Corridor and Alley

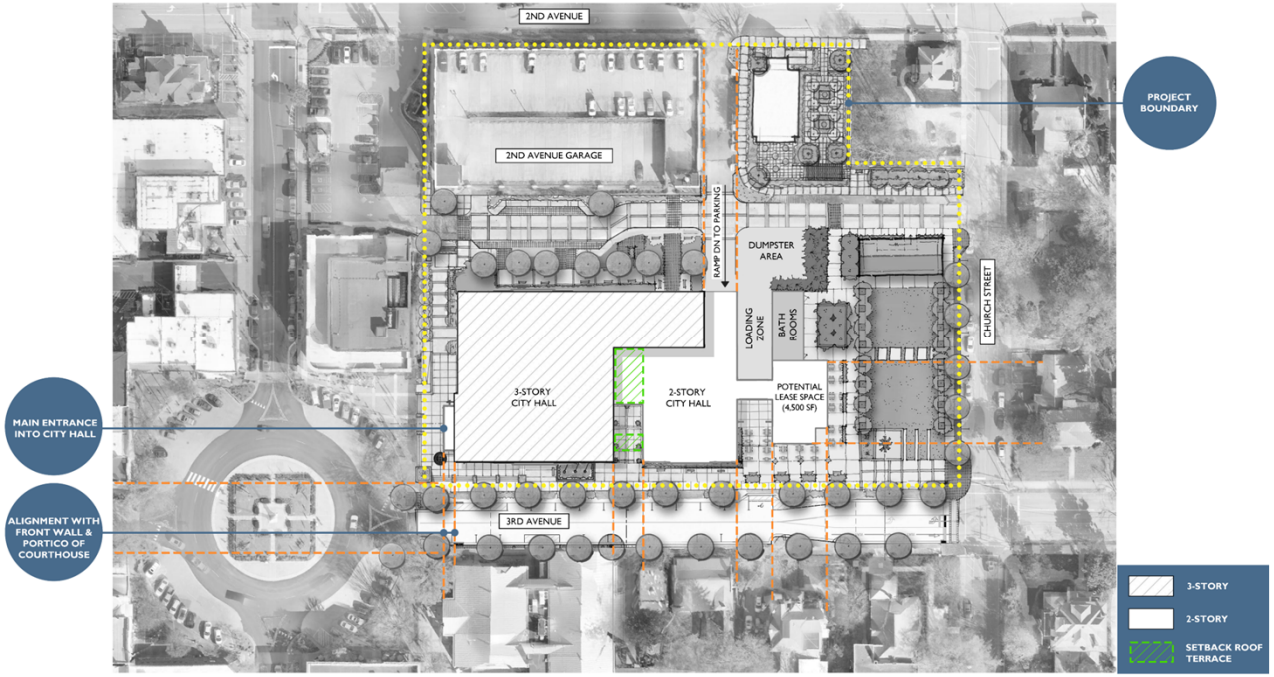
6. Building height and massing in relation to 231 Public Square and the rest of the Square

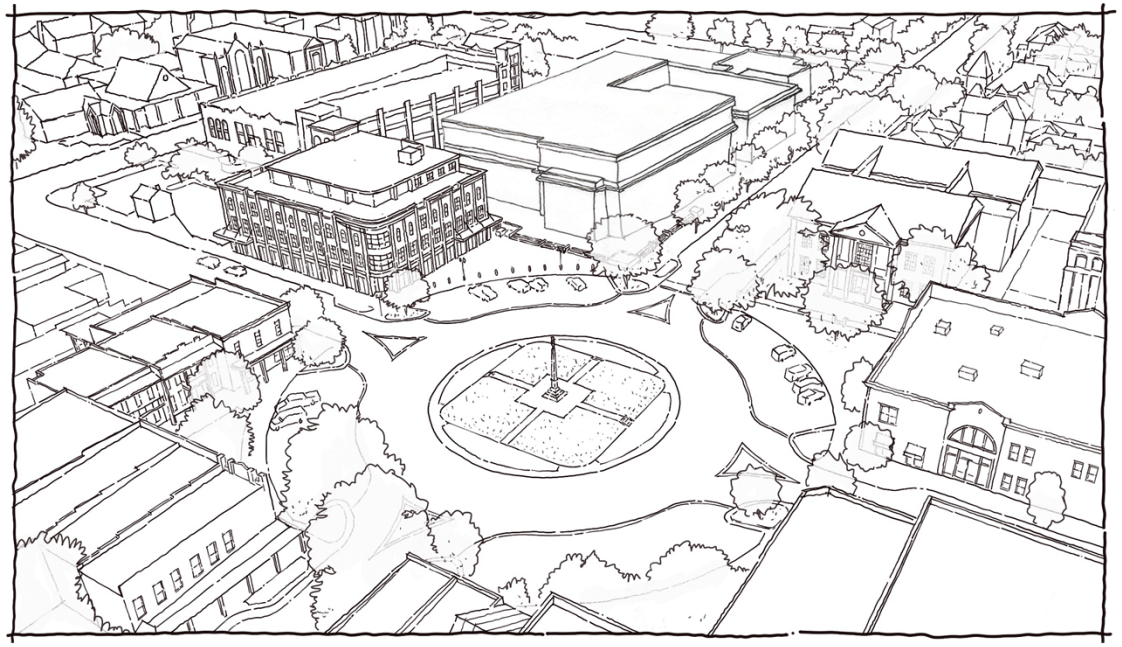
1. Consideration of an Entry Plaza / Establishing a building setback line

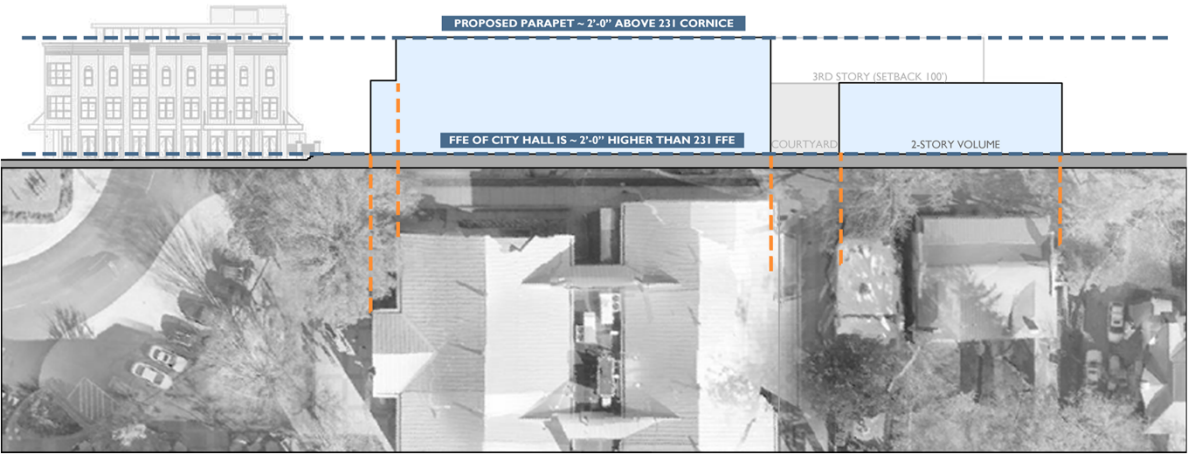
4. Appropriate building setback, height, massing, and scale adjacent to the Historic Structures (Consideration of new parking garage structure)

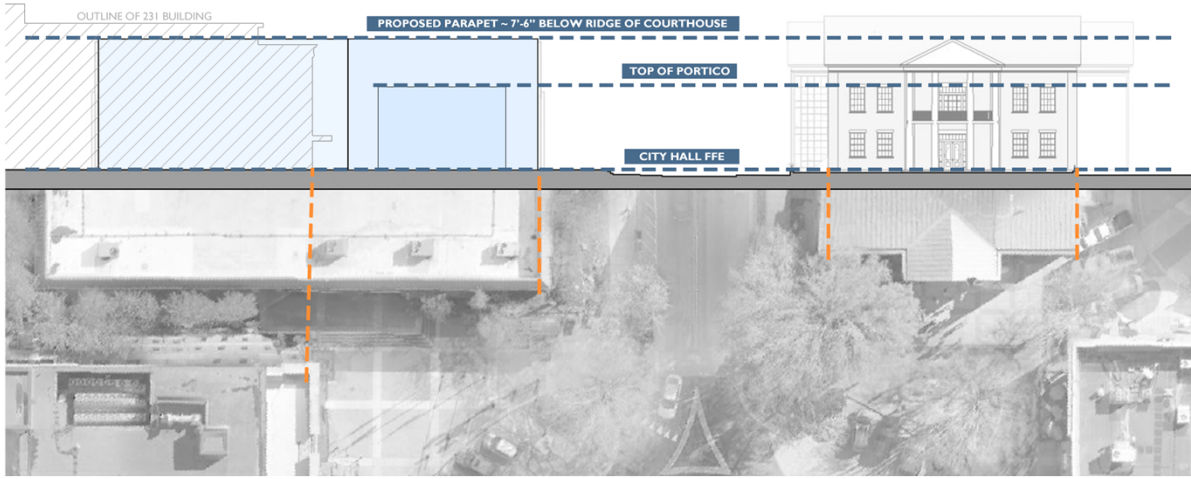
3. Appropriate treatment of corner / vehicular gateway into Downtown

2. Appropriate building setback, height, massing, and scale in relation to surrounding residential character

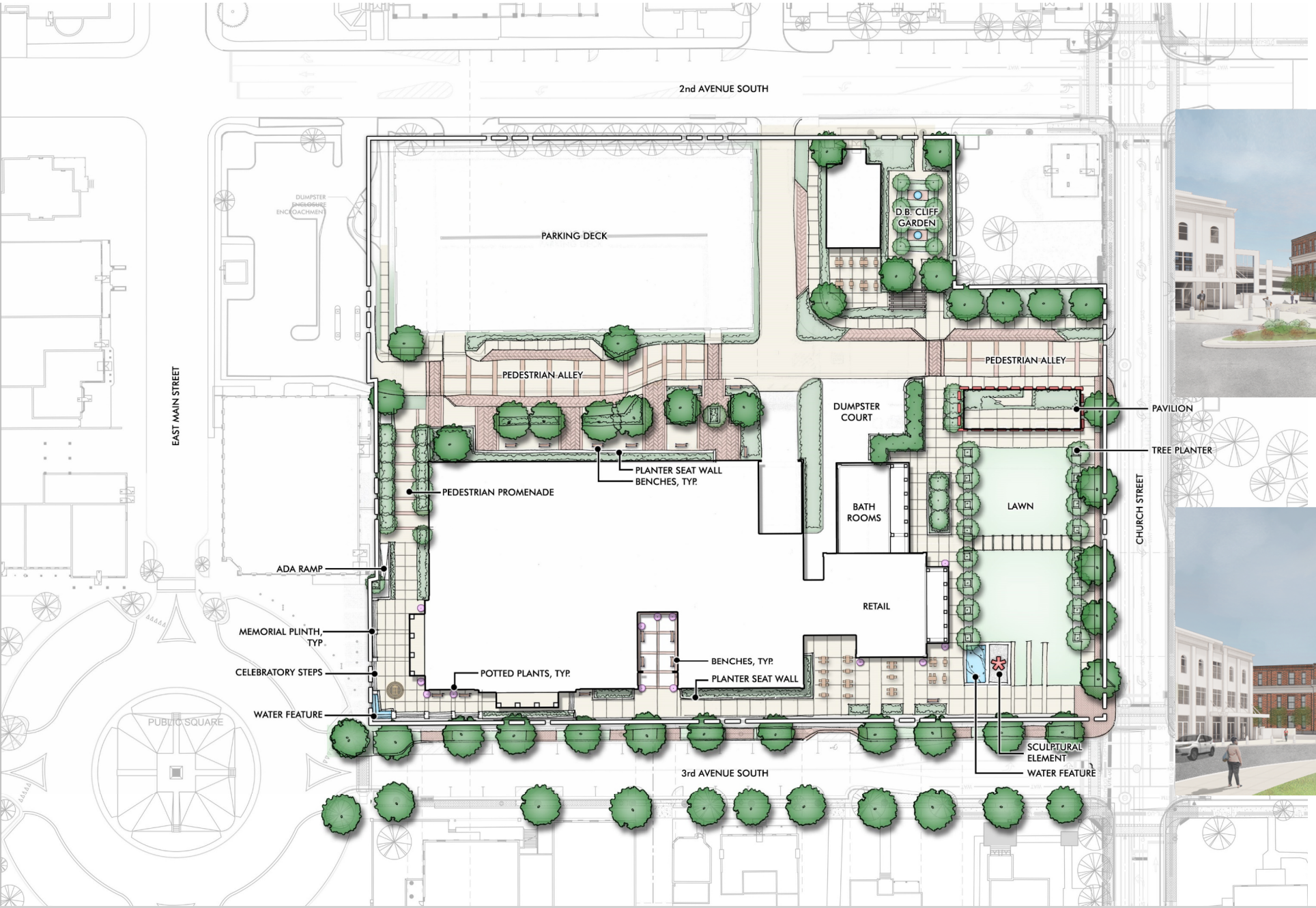




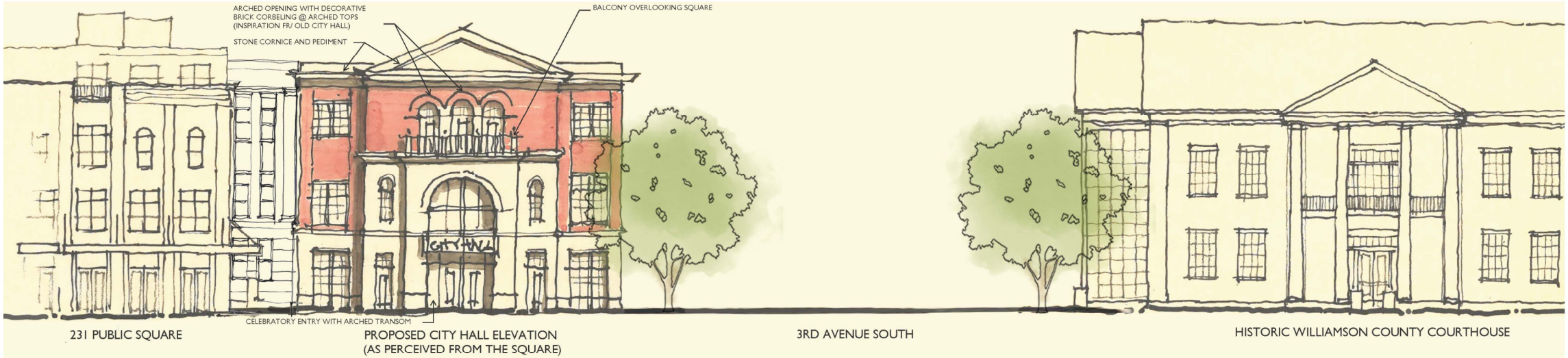




INTIAL HEIGHT, MASSING, AND SCALE STUDIES



INITIAL SCHEMATIC DESIGN



PROPOSED PUBLIC SQUARE ELEVATION

SCALE = 1/8" = 1'-0"

PROPOSED 3RD AVENUE ELEVATION

SCALE = 1/8" = 1'-0"

2027
CITY HALL

2 WEST ELEVATION
1/8" = 1'-0"

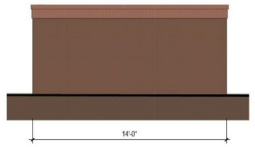
1 SOUTH ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION
1/8" = 1'-0"

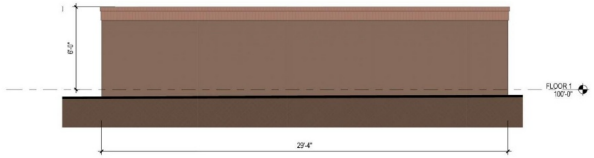
1 NORTH ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION
1/8" = 1'-0"

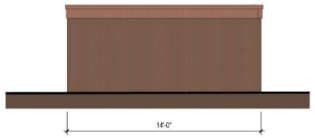
1 NORTH ELEVATION
1/8" = 1'-0"



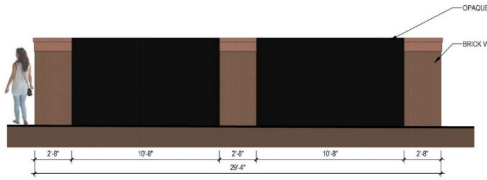
11 SOUTHWEST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



10 SOUTHEAST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"

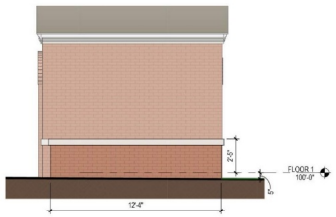


9 NORTHEAST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"

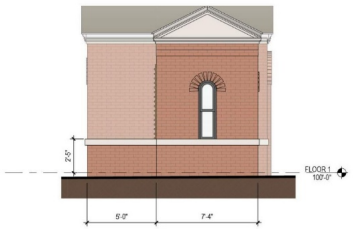


8 NORTHWEST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"

7 SOUTH ELEVATION - STAIR ENCLOSURE
1/4" = 1'-0"



6 WEST ELEVATION - STAIR ENCLOSURE
1/4" = 1'-0"



5 EAST ELEVATION - STAIR ENCLOSURE
1/4" = 1'-0"

4 NORTH ELEVATION - STAIR ENCLOSURE
1/4" = 1'-0"

3 COURTYARD EAST ELEVATION
1/8" = 1'-0"

2 COURTYARD SOUTH ELEVATION
1/8" = 1'-0"

1 COURTYARD WEST ELEVATION
1/8" = 1'-0"

4 E-W SITE SECTION (NORTH BUILDING ELEVATION)
1" = 20'-0"

3 E-W SITE SECTION (SOUTH BUILDING ELEVATION)
1" = 20'-0"

2 N-W SITE SECTION (EAST BUILDING ELEVATION)
1" = 20'-0"

1 N-W SITE SECTION (WEST BUILDING ELEVATION)
1" = 20'-0"

VIEW OF MAIN ENTRANCE FROM THE SQUARE (STREET TREES HIDDEN TO SHOW BUILDING)

VIEW FROM THIRD AVENUE (STREET TREES HIDDEN TO SHOW BUILDING)

VIEW OF CORNER PLAZA AND STREETSCAPE ALONG THIRD AVENUE

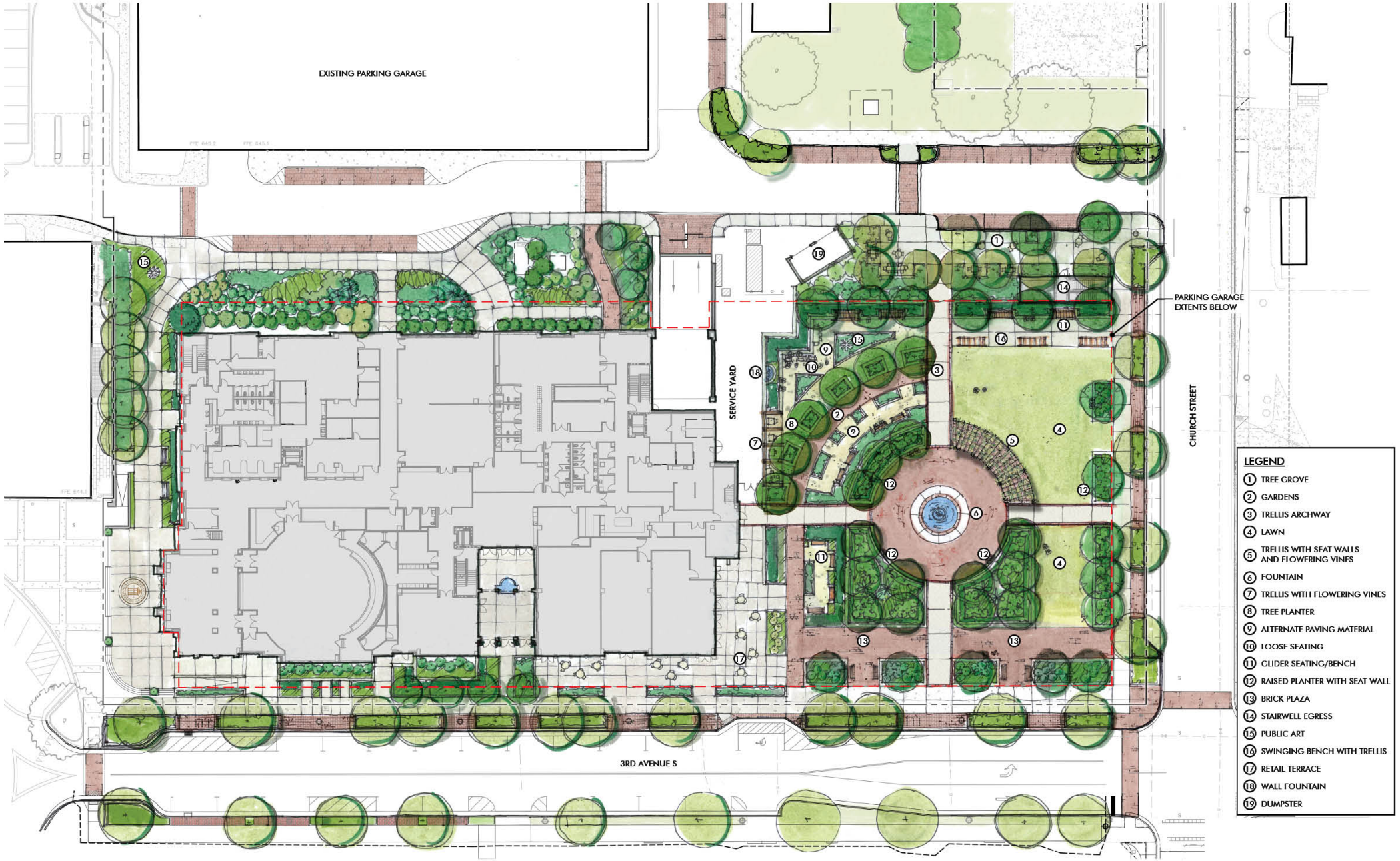
VIEW OF STREETSCAPE ALONG THIRD AVENUE LOOKING BACK TOWARD THE SQUARE

VIEW OF ENTRY INTO COURTYARD FROM THIRD AVENUE

VIEW OF THIRD AVENUE STREETSCAPE IN FRONT OF COMMERCIAL USE

VIEW OF COMMERCIAL USE FROM ACROSS THIRD AVENUE

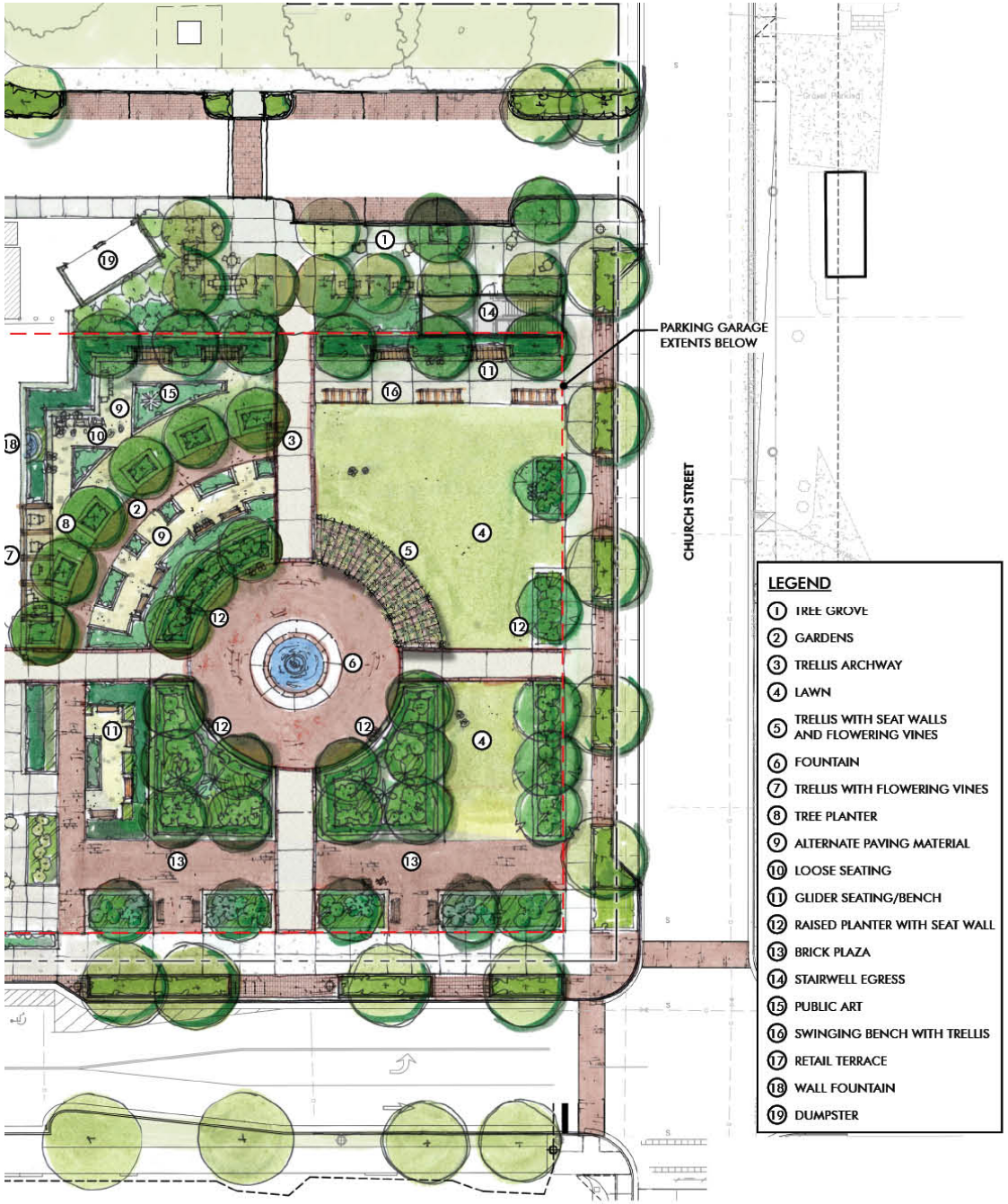
VIEW OF PARKING GARAGE EGRESS STAIR ENCLOSURE IN THE PARK



PARK DESIGN

KISER VOGRIN DESIGN

2027
CITY HALL



PROJECT SUMMARY

December 27, 2024

Emily Huffer
Preservation Planner
City of Franklin Planning and Sustainability Department
Franklin City Hall
109 3rd Avenue South
Franklin, Tennessee 37064

Franklin City Hall

S8D Project No. 2006.03
OHM Project No. 1068200010

COA Application Submittal to the Franklin Historic Zoning Commission

Dear Emily:

Enclosed is our design team's submittal for a Certificate of Appropriateness from the Franklin Historic Zoning Commission. We have worked closely with the Design Review Committee over the past four years in the development of the design for a new City Hall on Franklin's Historic Square. Our team is truly honored to be involved in the design of this landmark building that will serve the citizens of Franklin for generations to come.

City Hall has occupied the existing building since the mid-1980's. The existing building was originally built in 1974 as a one-tory downtown shopping mall building that covers the full block from Public Square to Church Street. The existing building is in a state of disrepair and is not well-suited to house City Hall functions. The existing building is a break in the contextual fabric of historic downtown which is substantiated by the US Department of the Interior National Park Service designation of "Non-Contributing" in the National Register of Historic Places.

The listing on the National Register for the existing City Hall building is as follows:

261. 109 Third Avenue South – Non- Contributing
The existing City Hall building is a one-story brick building built in 1974 with an exterior of stretcher-bond brick with a bottom and top row of soldier-course brick. The building is approximately one block long and has a low- pitched hipped metal roof. The Third Avenue elevation has a central recessed entry bay with concrete segmental arches with square concrete columns. Above this entry bay is a soldier-course brick outlined with rows of header bricks. The entrance on this elevation has three sets of paired glass-and-metal doors. The public square entrance has two glass-and-metal doors in a recessed entry with soldier-course brick above. Windows are single-light fixed glass-and-metal design with arched brickwork above filled with soldier-course brick. Most windows have cloth awnings extending over them. The building was originally constructed as a downtown shopping mall in 1974.

Due to the physical state of disrepair and the building's designation as "Non-Contributing," the City of Franklin plans to demolish the existing building and build a new state of the art City Hall on this prominent site on Franklin's Historic Square. Our team has worked closely with the Historic Design Review Committee, City staff, and the Board of Mayor and Alderman over the past four years to arrive at the design we are now submitting for a Certificate of Appropriateness from the Franklin Historic Zoning Commission.

OHM Advisors®
209 10th Avenue South, Suite 154
Nashville, Tennessee 37203
T: 615.649.5264
OHM-Advisors.com

STUDIOEIGHTDESIGN
56 Lindsley Avenue
Nashville, Tennessee 37210
T: 615.250.8150
s8-design.com

STUDIOEIGHTDESIGN
MATT TAYLOR • ARCHITECT

The proposed building is a 97,000 square foot mixed-use building housing Franklin's new City Hall and a 4,500 square feet commercial use. The building is three stories on the Public Square end of the site adjacent to the taller surrounding structures – the Historic Williamson County Courthouse, 231 Public Square building, and the existing Second Avenue parking garage. The heights of the surrounding buildings are provided in the submittal. The front wall of the proposed City Hall will align with the front wall of the existing County Courthouse, repairing the geometry of the square broken by the existing building. The building then steps down to two-story past the Historic County Courthouse on Third Avenue. There is a break in the massing between the three-story and two-story portion of the building which is a courtyard aligned with the existing service alley that runs behind the Historic County Courthouse on the opposite side of Third Avenue. The two-story portion of the building is commercial use on the first floor with space for 1-3 retail tenants and City Hall office space above on the Second Floor. The plan includes a one-acre park just beyond the commercial on the corner of Third Avenue and Church Street providing an amenity for the downtown residents and business owners and serving as a beautiful, natural gateway element into downtown Franklin as cars approach the Square from Highway 96.

The submittal includes the submittal documents as listed below and a pdf copy of the PowerPoint presentation for the January 13, 2025, Franklin Historic Zoning Commission meeting. The presentation file is an abbreviated version of the submittal.

Below are a few notes regarding the submittal:

- Per feedback received in our last DRC meeting, windows are now shown as double hung windows without transoms along the second floor.
- We are applying for conditional approval pending further review by the commission of the following design elements:
    - Review and approval of the final window specifications
    - Review and approval of final railing material and profile specifications
    - Review and approval of final fountain and trellis design for the park

Below is a list of pages included within the submittal:

A0.0 Cover Sheet
A1.0 Existing Site & Surroundings
A1.1 Existing Site & Surroundings
A1.2 Site Plan
A1.3 Enlarged Site Plan
A1.4 Site Sections
A2.0 North & East Exterior Elevations
A2.1 South & West Exterior Elevations
A2.2 Garage Stair Enclosure & Dumpster Enclosure
A3.0 3d Renderings of City Hall
A3.1 3d Renderings Along Third Avenue and Church Street
A3.2 3d Renderings of Rooftop Screening & Parking Garage Stair Enclosure
A3.3 Exterior Materials

Sincerely,

Anna Ruth Kimbrough, RA, NCARB, LEED AP

ARK / ark

Enclosures / Attachments (#): COA Submittal (Sheets listed above)

xc: S8D :: MKT, File OHM :: GS, File

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

Address:	**112 Lewisburg Avenue (Lewisburg Avenue Historic District)**
Applicant:	**Jennifer Lombard, Studio 906**
Owner:	**Bryan and Laci Fowler**
Project #:	**8654**
Type of Work:	**Consideration of Rear Yard Fencing & Gate**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Reviewer:	**Elizabeth Bulay**
Approval Date:	**December 4, 2024**
Expiration Date:	**December 4, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of rear yard fencing and a vehicular gate at 112 Lewisburg Avenue.

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

Split Rail Wood Fence:

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed fence appears to meet the Guidelines for location, as it is being proposed along the property lines of the rear yard. The fence will be 27' behind the front façade.

- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7' in height. The height of the proposed wrought iron fence is appropriate at 4'. The height of the proposed wood fence is 5'. The proposed heights of the fencing meet the recommendations of the Guidelines.

- **Material:** The Guidelines state that fences and walls are to be designed so that they support the historic character of the district. The use of wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting for rear yards. The proposed wood fence is appropriate where visible from the street. The proposed wrought iron fencing along the sides and rear property lines is

appropriate. The iron fencing will match the existing neighbors' rear yard fencing and will not be highly visible.

- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed wood fence is a 5'tall, picketed fence. The gate will continue the picketed design with an arched gate that utilizes an inward swing. The arch will swoop to a height of 4'5". The proposed design of the wood fence and gate is appropriate and is compatible with the design of the principal building. The proposed wrought iron fencing along the side and rear property lines is appropriate as it is not visible from the street. The design of the wrought iron fence will match the existing wrought iron fences of the adjacent properties.

APPLICABLE GUIDELINES
Chapter 7 – Fences, Gates, and Walls

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

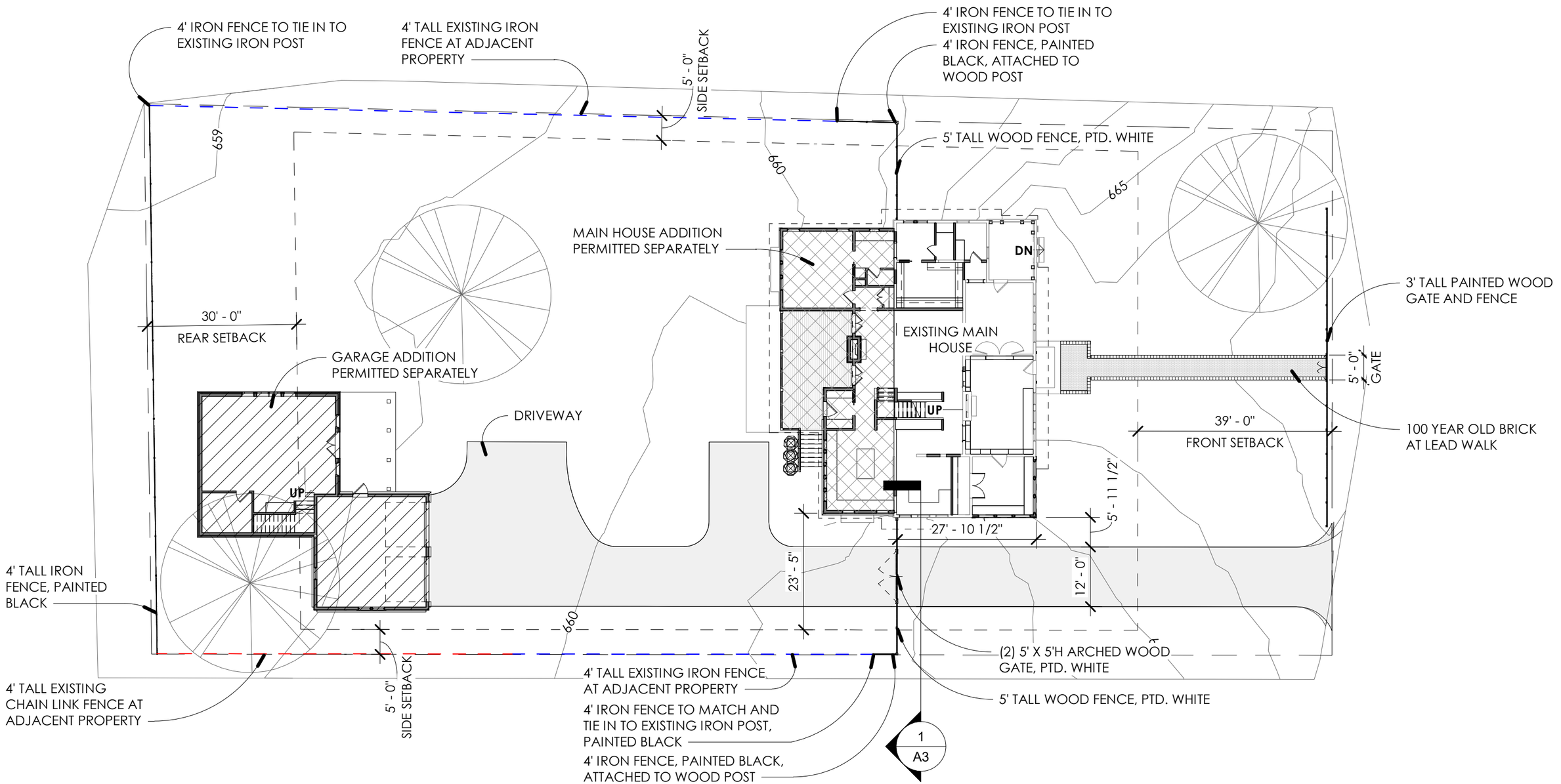
- Conceal electrical and mechanical equipment, if used.
- The fencing may be installed as shown in light of the Historic District Design Guidelines.
- Per Guidelines, all gates (if they open to public sidewalks) must be configured to swing inwardly.
- The application must meet all the requirements of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

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

FOWLER RESIDENCE RENO./ADDITION

ARCHITECTURAL SITE PLAN

BRYAN & LACI FOWLER



1 ARCHITECTURAL SITE PLAN

1" = 20'-0"

906 STUDIO ARCHITECTS +INTERIORS

FOWLER RESIDENCE
RENO./ADDITION

MAIN HOUSE PICTURES

BRYAN & LACI FOWLER

FRONT ELEVATION

REAR ELEVATION

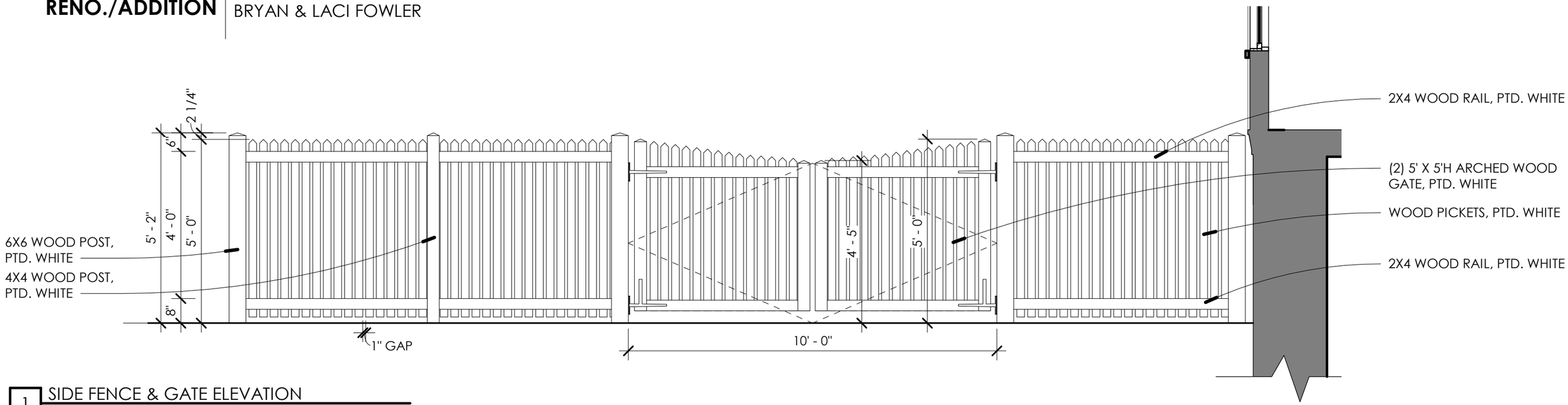
RIGHT ELEVATION

LEFT ELEVATION

FOWLER RESIDENCE RENO./ADDITION

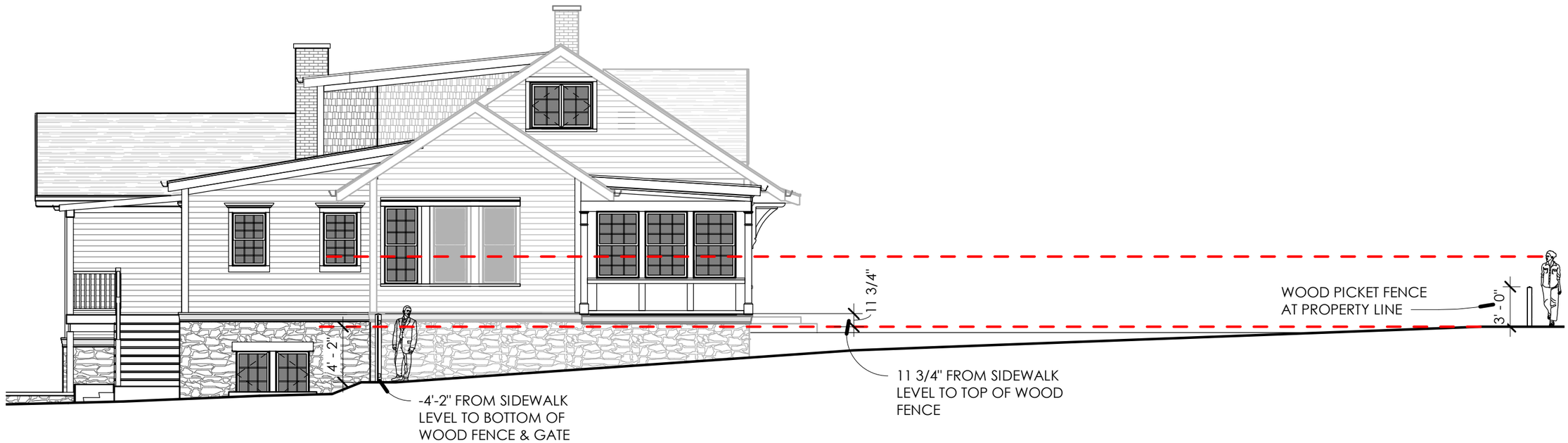
SIDE FENCE & GATE

BRYAN & LACI FOWLER



1 SIDE FENCE & GATE ELEVATION

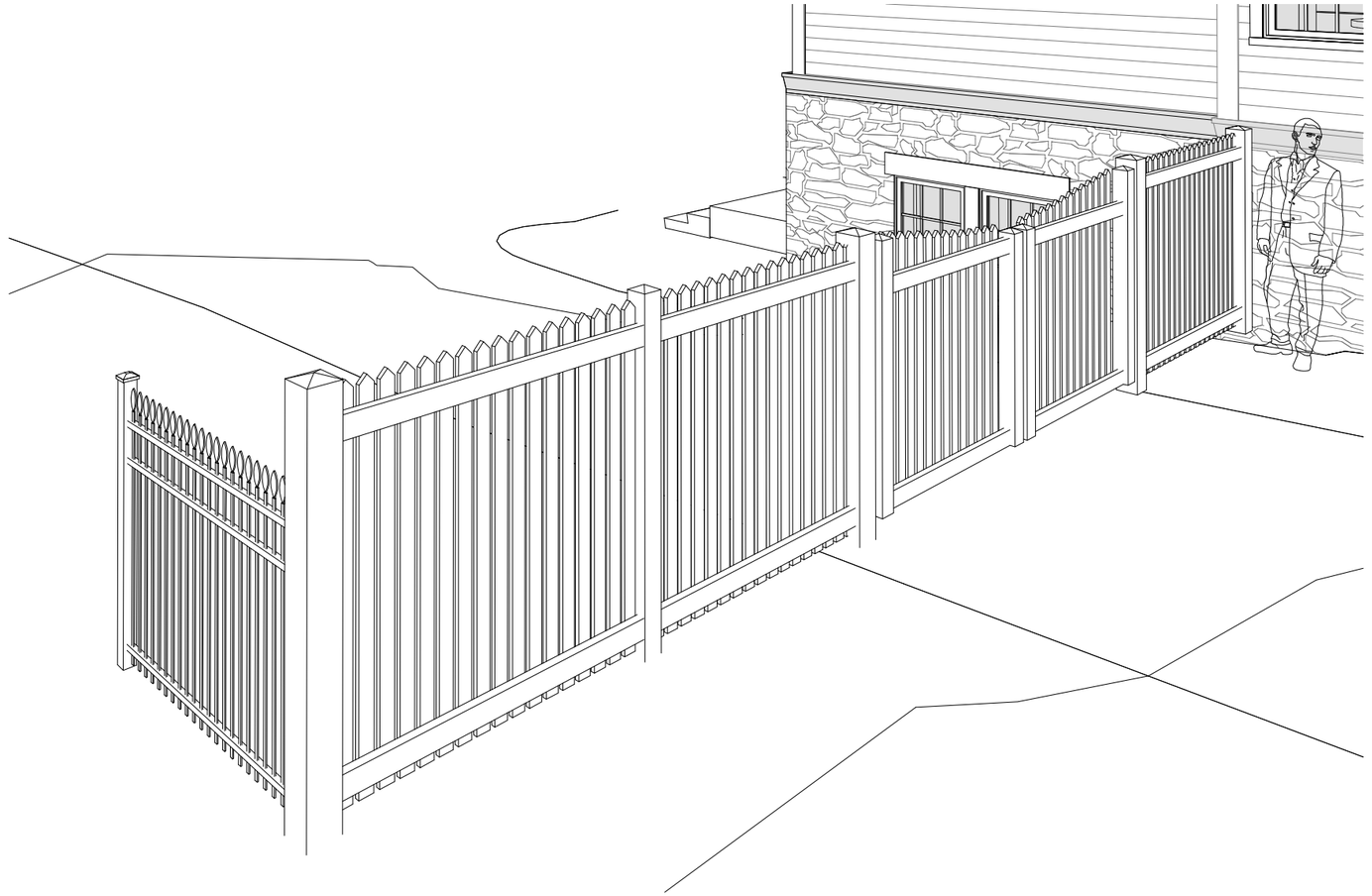
3/8" = 1'-0"



2 LEFT ELEVATION

1/8" = 1'-0"

WROUGHT IRON FENCE STYLE TO
MATCH ADJACENT PROPERTY'S FENCE



2 3D VIEW - SIDE FENCE/GATE

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

(Property Parcel/Tax ID Number)

and located at:

112 Lewisburg Avenue 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

Mike Hathaway
(Please print Name/Names in Full)

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

Signature

327 Stillcreek Drive
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

08 day of September, 2023

ALABA OJO
Notary Public

ALABA OJO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: September 8TH 2025

CITY OF FRANKLIN, TN

112 Lewisburg Avenue

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 #1507517

Project Title: 112 Lewisburg Avenue
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
Jennifer Lombard
906 Studio.Architects, LLC
143 Fifth Avenue, South
Franklin, TN 37064
P:615-988-9065
jennifer.lombard@906studio.com

Property Owner

Property Owner
Bryan Fowler

327 Stillcreek Drive
Franklin, TN 37064
P:2056165732
bryanthefowler@gmail.com

Address or Parcel

Project Address or Parcel: 112 LEWISBURG AVE (078F-C01200)

Calculated Acreage: Parcel
- 112 LEWISBURG AVE: 0.60745548

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Rear Yard Fencing

Height of Overall Sign:

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 112 LEWISBURG AVE: R-4 Resid*

Central Franklin Overlay: Central Franklin Overlay
- 112 LEWISBURG AVE: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 112 LEWISBURG AVE: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

The addition of 4' and 6' high iron fencing around the rear yard of the property. A gate is proposed across the driveway. The proposed fence will tie into the neighboring fence adjacent to the driveway.

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

Address:	**111 Cottage Lane (Boyd Mill Avenue Historic District)**
Applicant:	**Julia Van Ness**
Owner:	**Julia Van Ness**
Project #:	**8653**
Type of Work:	**Consideration of Rear Yard Fencing**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**December 4, 2024**
Expiration Date:	**December 4, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of rear yard fencing at 111 Cottage Ln.

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

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed fence appears to meet the Guidelines for location, as it is being proposed along the property lines and 52 feet behind the front facade. The proposed fencing will be two sections, one 4-foot and one 20-foot section of fencing to be installed on the left side of the building as fencing exists along the remainder of the perimeter of the property.

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

- **Material:** The Guidelines state that fences and walls are to be designed so that they support the historic character of the district. The use of wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting for rear yards. The proposed wood privacy fence that will match the existing neighboring fencing is appropriate.

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

APPLICABLE GUIDELINES
Chapter 7 – Fences, Gates, and Walls

APPROVED WORK SPECIFICATIONS
The rear yard wood fencing is **approved** with the following conditions:

- The finished side of the fencing must face the exterior.
- The fencing may be installed as shown in light of the Historic District Design Guidelines.
- Per Guidelines, all gates (if they open to public sidewalks) must be configured to swing inwardly.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing if a permit is required.
- 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/

proposed fence location.jpg

Rear Yard Fencing:

- Description of project – **rear yard fencing**
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features – **wooden fence , 4 ft x 20 feet,**
- Site plan that demonstrates proposed location/perimeter of fencing – **see attached**
- Photographs of project site location – **see attached**
- Signed and notarized owner affidavit – **see attached**

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Julia Van Ness
(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:

single family home
(Property Parcel/Tax ID Number)

and located at:

111 Cottage Lane Franklin, Tennessee
(Street Address)

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

Julia Van Ness (SELF)
(Please print Name/Names in Full)

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

Signature

111 Cottage Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

21st day of November 2024.

Notary Public

My Commission Expires: 09/14/2027

JACKSON TSUKAHARA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 14, 2027
WILLIAMSON COUNTY

HIGHWAY 96

Proposed Area

Unit#	Floorplan	Notes
101	Adams	Elevation 1 SOLD
102	Adams	Elevation 2 SOLD
103	Lewisburg	Elevation 1 w garage
104	Boyd2	Elevation 1
105	Boyd	Elevation 1
106	Adams	Elevation 2 SOLD
107	Adams	Elevation 1
108	Boyd2	Elevation 1
109	Boyd	Elevation 1
110	Boyd2	Elevation 1
111	Boyd	Elevation 1
112	Lewisburg	Elevation 1
113	Lewisburg	Elevation 2 w garage
114	Adams	Elevation 1
115	Adams	Elevation 2
116	Fair	SOLD
117	Fair	SOLD

CITY OF FRANKLIN, TN

111 Cottage Lane Franklin TN 37064

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 #1548245

Project Title: 111 Cottage Lane Franklin TN 37064
Application Type: 08b) Administrative Certificate of Appropriateness (COA)
Workflow: COA Administrative Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Julia Van Ness

111 Cottage Lane
franklin, TN 37064
P:1773852197
jcvanness1@gmail.com

Property Owner

Property Owner
Julia Van Ness

111 Cottage Lane
franklin, TN 37064
P:1773852197
jcvanness1@gmail.com

Address or Parcel

Project Address or Parcel: 111 COTTAGE LN (078B-J01200)

Calculated Acreage: Parcel
- 111 COTTAGE LN: 0.05342313

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Rear Yard Fencing

Height of Overall Sign:

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 111 COTTAGE LN: PD

Central Franklin Overlay: Central Franklin Overlay
- 111 COTTAGE LN: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 111 COTTAGE LN: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1548245

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:
6-foot wooden fence in the rear of my house. There is an existing fence on 3 of the 4 sides of my property. The portion of the fence I

am planning on will by 4ft x 20 feet. The fence will match the other wooden fences in my community. See attached overview and photos.

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

Address:	**121 2nd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Brandon Priddy**
Owner:	**Harpeth Second Avenue Associates LLC, Steve Bacon**
Project #:	**8674**
Type of Work:	**Consideration of Signage (Convenience)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**December 20, 2024**
Expiration Date:	**December 20, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of one convenience sandwich board sign at 121 2nd Avenue North.

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

- **Location:** The Guidelines state that a maximum of 1 per entrance and 1 per exit are permitted for convenience signs. The application proposes 1 convenience signs demarcated with a white dot at the entrance/exit to the property. The convenience sign will be a sandwich board sign.

- **Sign Area**: The Guidelines state that sandwich board convenience signs may be two sided with a maximum of 6 sq. ft. per side. The convenience sign proposed at the entrance and exit to the property is 36" x 24", or 6 sq. ft. The sign area proposed is appropriate as it is the maximum sign area allowed.

- **Height:** The Guidelines state that convenience signs should be at maximum 4 feet tall. The top of the proposed signs will be 36" from the ground level. The proposed sandwich board sign height is appropriate.

- **Material:** The Guidelines state that signs should be finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed sign will be a finished metal material for the sign panel and will utilize a metal frame. The proposed materials are appropriate.

- **Design:** The Guidelines state that a maximum of three colors are permitted and a darker background color than lettering is required. Vibrant colors may be considered as accents only. The proposed background color is navy blue with white lettering. Accents of red are utilized. The proposed colorway meets the recommendation of the Guidelines.

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

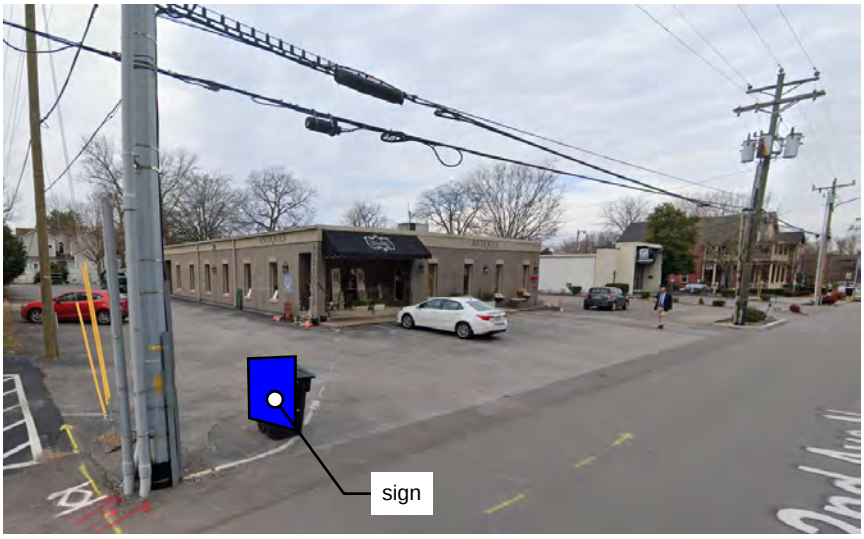
APPLICABLE GUIDELINES
Chapter 8 -Signs

APPROVED WORK SPECIFICATIONS
The convenience signage is **approved** with the following conditions:

- The sign must utilize a matte finish.
- The proposed signs **must** receive a Sandwich Board Sign Permit prior to installation.
- 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/

SIGN MATERIAL:
FINISHED METAL



SANDWICH BOARD SIGN
121 2ND AVE. NORTH -- FRANKLIN, TN

906 STUDIO
ARCHITECTS
+INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

SUBMITTED BY: BRANDON PRIDDY
12/4/2024

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Harpeth Second Avenue Associates LLC, Steve Bacon agent
(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:

78C-D-1100-00009078C
(Property Parcel/Tax ID Number)
and located at:

121 2nd Avenue North, Franklin
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Brandon Priddy, 906 Studio Architects
(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.

S. Bacon
Signature

198 E Main Street, Suite 101
Property Owner Mailing Address

Franklin, Tn 37064
City, State & Zip

Subscribed and sworn to before me this

3 day of December 20 24.

Notary Public

My Commission Expires: 05/12/27

TAMONA JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/12/2027
WILLIAMSON COUNTY

CITY OF FRANKLIN, TN

121 Second Ave North

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 #1558859

Project Title: 121 Second Ave North
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
Brandon Priddy
906 Studio PLLC
249 4th Ave North
Franklin, TN 37064
P:615-988-9065
brandon.priddy@906studio.com

Property Owner

Property Owner
Steve Bacon
Harpeth Second Avenue Associates LLC
198 East Main St. , 101
Franklin, TN 37064
P:6154904680
steve@hamiltonyoung.com

Address or Parcel

Project Address or Parcel: 121 2ND AVE N (078C-D01100)

Calculated Acreage: Parcel
- 121 2ND AVE N: 0.44546468

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 3

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 121 2ND AVE N: DD

Central Franklin Overlay: Central Franklin Overlay
- 121 2ND AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 121 2ND AVE N: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: NA

Type of Signage Proposed: Sandwich Board Signage

Height of Sign Face or Sign Area: 3

HVAC Type:

Narrative

Project Description:
Sandwich board signage for paid parking which will be placed at lot entrance and exit.

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:	**206 Bridge Street (Downtown Franklin Historic District)**
Applicant:	**Jordan Drake**
Owner:	**Evangelas Coutras**
Project #:	**8675**
Type of Work:	**Consideration of Signage (Wall)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**December 20, 2024**
Expiration Date:	**December 20, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a wall sign at 206 Bridge Street. This is a residential building in form and has one existing sign on the building. This will be the second sign.

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

- **Location:** The Guidelines state to place the sign below any second story or building cornice and be flat against the building façade. One wall sign is permitted per building façade only if no band sign exists on the building. There is no band sign on the building or other wall sign on the building façade. The sign will be placed below the building cornice on the left elevation. The proposed location is appropriate.

- **Height:** The Guidelines state that the maximum sign height is 12 feet in height. The height from grade of the wall sign will be 8'. The height is appropriate.

- **Size:** The Guidelines state that the maximum sign area is 4.5 square feet. The proposed sign panel will be 36" by 18", or 4.5 sq. ft. in size. The proposed sign area size is appropriate.

- **Thickness & Projection:** The Guidelines state that the sign is allowed a maximum thickness of 2 inches and a projection from the wall of 6 inches at maximum. The proposed sign will be 3mm thick. The sign will be flush against the wall.

- **Material:** The Guidelines state that wall signs should finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panel will be a finished metal material. The proposed material is appropriate.

- **Design:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, should be utilized. Use muted colors that complement the facade, although vibrant colors may be considered an accent. The proposed background color will be matte black with lettering in white. An accent of red is proposed for the logo. The proposed colorway and accent color are appropriate.

APPLICABLE GUIDELINES
Chapter 8 – Signs

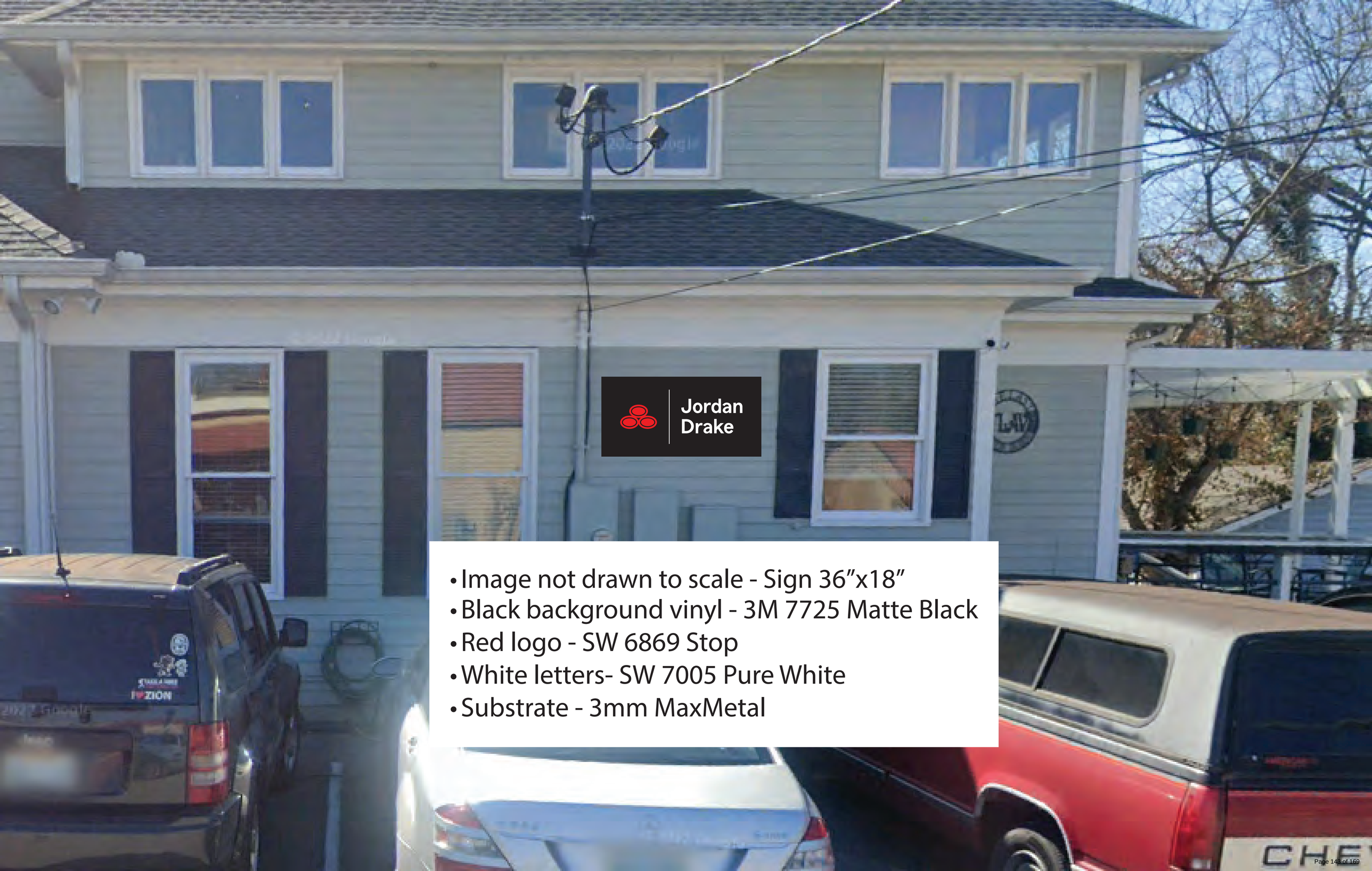
APPROVED WORK SPECIFICATIONS
The wall sign is **approved** with the following conditions:

- The sign must utilize a matte finish.

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

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

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



- Image not drawn to scale - Sign 36″x18″
- Black background vinyl - 3M 7725 Matte Black
- Red logo - SW 6869 Stop
- White letters- SW 7005 Pure White
- Substrate - 3mm MaxMetal

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

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

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

063N E 00400 000
(Property Parcel/Tax ID Number)
and located at:

206 Bridge St Franklin, TN 37064
(Street Address)

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

Jordan Drake - State Farm Agent
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

Owner Signature

Additional Owner Signature, if applicable

140 Middleboro Circle
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this
11th day of December, 2024.

Tonya D. Miller
Notary Public

My Commission Expires: 4-11-26

TONYA D. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 11, 2026

Law Dept approved (2) 05.13.24

CITY OF FRANKLIN, TN

206 Bridge St Suite 300 Franklin, TN 37064

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 #1558793

Project Title: 206 Bridge St Suite 300 Franklin, TN 37064
Application Type: 08b) Administrative Certificate of Appropriateness (COA)
Workflow: COA Administrative Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Jordan Drake
Jordan nDrake - State Farm Agent
206 Bridge Street , Suite 300
Franklin, TN 37064
P:615-465-1400
jordan@agentdrake.com

Property Owner

Property Owner
Evangelas Coutras

140 Middleboro Cir
Franklin, TN 37064
P:6159484552
ecoutras@icloud.com

Address or Parcel

Project Address or Parcel: 206 BRIDGE ST (063N-E00400)

Calculated Acreage: Parcel
- 206 BRIDGE ST: 0.20935596

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 206 BRIDGE ST: OR

Scenic Corridor Overlay:

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

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 206 BRIDGE ST: Historic Preservation Overlay

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

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 1542898

Type of Work Proposed : Signage

Type of Signage Proposed: Wall-Mounted

Height of Overall Sign: 1.5

Height of Sign Face or Sign Area: 1.5

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

HVAC Type:

Narrative

Project Description:

Small 36"x18" Wall Sign mounted to side of building 8' from ground level. Sign is black background with the State Farm logo, a vertical white line and my name.

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

Address:	**334 Main St. (Downtown Franklin Historic District)**
Applicant:	**Ben McCreary**
Owner:	**FC Franklin, LLC., Aubrey Preston, Rep.**
Project #:	**8676**
Type of Work:	**Consideration of Signage (Awning Reface, Small Hanging/Projecting Sign, & Window Sign)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**January 2, 2025**
Expiration Date:	**January 2, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of three signs for the tenant Leiper's Fork Distillery at 334 Main Street. The following signs are proposed: an awning sign, a small hanging/projecting sign, and window signage.

Awning Sign:

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

- **Quantity:** The Guidelines state that a maximum of one per main entrance per retail storefront/tenant space on the ground floor is recommended. One awning sign is proposed. This is the first of three signs proposed. The quantity is appropriate.

- **Location:** The Guidelines state that awning should fit over only the opening that it covers and does not extend across the entire façade. The placement of the sign should be either on the awning valance or on the awning face, but not both. The awning is existing and will be refaced. The existing awning is centered over the opening that it covers. The sign will be located only on the awning face.

- **Sign Area**: The Guidelines state that the awning sign may have either a maximum of 60% of the awning valance or 25% of the awning face in addition to the allowable wall signage.

The proposed sign is approximately 40% of the awning face. The proposed awning sign area is not appropriate and must be reduced.

- **Height:** The Guidelines state that awning signs should have a maximum height of 15 feet. The proposed height of the awning is approximately 9'5" feet from the finished grade to the bottom of the awning. The awning is approximately 13'1/2" from the finished grade to the top of the awning. The proposed height is appropriate.

- **Material:** The Guidelines state that an opaque canvas, cotton duck, or similar natural materials with lettering painted, screen printed, or appliqued is appropriate. The proposed material of the awning is a canvas fabric and is appropriate.

- **Color:** The Guidelines state that a Maximum of 3 colors, with a darker background color than the lettering color, and to use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed sign will have a black background with gold lettering and accents. The proposed colors are appropriate.

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

Small Hanging/Projecting Sign:

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

- **Quantity:** The Guidelines state that a maximum of 1 sign is allowed per main entrance to a retail storefront/tenant space on the ground floor. One Small Hanging/Projecting sign is proposed for a tenant space on the ground floor and meets the intent of the Guidelines. The small hanging/projecting sign will account for the second of the three signs that are recommended per storefront.

- **Sign Area:** The Guidelines state that the sign may have up to 2 sides and a sign area of 4.5 square feet per side. This application proposes a 12" radius for the sign or 3.14 sq. ft. sign per side. The proposed sign meets the intent of the Guidelines.

- **Height:** The Guidelines state that the top of the sign area should be no higher than the ground floor window/transom headers but shall be hung to maintain an 8-foot minimum clearance from the grade surface (generally defined as the sidewalk or porch floor). The proposed sign is in line with the top of the storefront transom and headers and will have a clearance of 96" from the grade surface. The proposed sign aligns with the placement of the existing signage on the surrounding buildings. The sign height is appropriate.

- **Material:** The Guidelines state that the material should consist of finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign will be made of finished steel material with an engraved brass plate or HDU material for the face, 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 gold lettering and accents. The proposed colorway is appropriate.

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

Window Sign:

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

- **Quantity:** The Guidelines recommend a total of 3 signs for a retail/tenant space. The proposed window signs are the third and final sign type proposed. The quantity of signs is appropriate.

- **Sign Area:** The Guidelines state that a maximum of 15 percent of an individual window area or in cases where windows are grouped, the sign area shall not exceed 15 percent of the window grouping area. Two window signs are proposed: 1) on the main entrance and 2) on one of the retail storefront windows.

    - The sign area of the sign located on the main entrance is .79 sq. ft.. The door window grouping area is 11.6 sq. ft. The proposed window sign on the door is 6% of the window area of the entrance and is appropriate.
    - The sign area of the sign proposed on the storefront window is 13.3 sq. ft. The window area is 41.8 sq. ft. The proposed sign is 31.8% of the window area and is not appropriate. The sign area must be reduced to 15% of window coverage. This area is measured with the smallest geometric shape that groups the signage together.

- **Placement:** The Guidelines 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 proposed signage is noted to be applied directly to the interior face of the glazing. The proposed sign placement in the interior is appropriate.

- **Material:** The Guidelines state when using decals, use individual letters and graphics with a transparent background. The proposed background is transparent, and the lettering appears as individual letters. The proposed material is appropriate.

- **Color:** The Guidelines state that a maximum of 2 colors, using only light tones or only dark tones, but not a combination of the two. Use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed window sign will utilize gold for the lettering with a black outline. The proposed colors are dark-toned and appropriate.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The awning, small hanging/projecting, and window signs are **approved** with the following conditions:

- The sign area of the awning sign must be reduced to the maximum allowance of 25% of the awning face. This is measured by creating the smallest geometric shape that encompasses all of the sign areas. A rendering with updated dimensions that meet the Design Guidelines must be returned to the Preservation Planner for review prior to installation.

- The sign area of the window signage on the storefront window must be reduced to the maximum sign area allowance of 15%. This is measured by creating the smallest geometric shape that encompasses all of the sign areas. A rendering with updated dimensions that meet the Design Guidelines must be returned to the Preservation Planner for review prior to installation.

- For the small hanging/projecting sign, any mounting bolts must be installed through mortar joints rather than the face of the masonry.

- The small hanging/projecting sign material must utilize a matte finish.

- Per the Zoning Ordinance 15.16, all window signage must be affixed fully within the interior of the building.

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

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

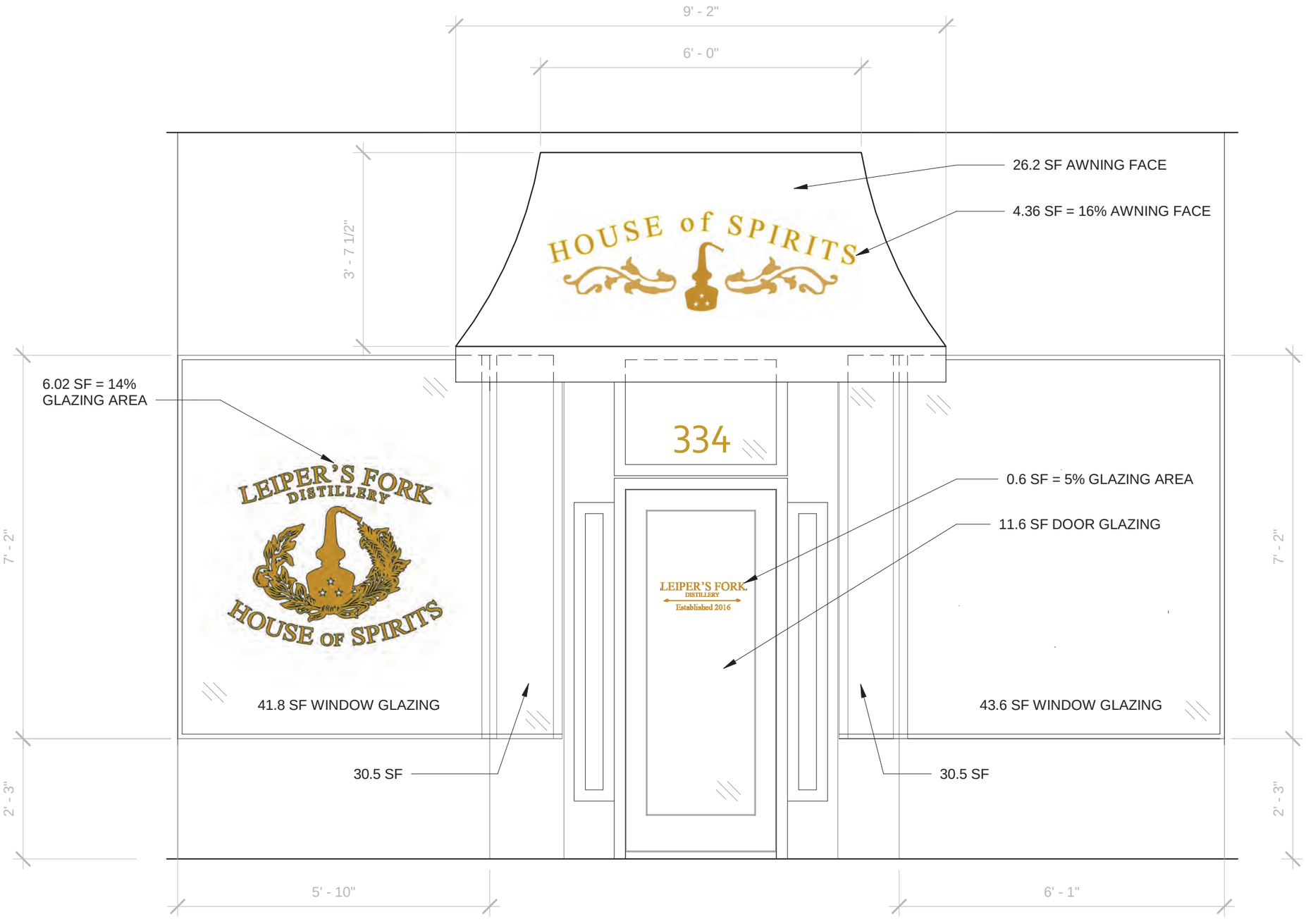
Emily Huffer | **Preservation Planner**
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 | http://www.franklintn.gov/

PROJECTING SIGN, 4.5 SF PER SIDE (MAX)

EXISTING AWNING FRAME WITH NEW FABRIC & GRAPHICS < 25% AWNING FACE

DOOR SIGNAGE < 15” GLAZING AREA

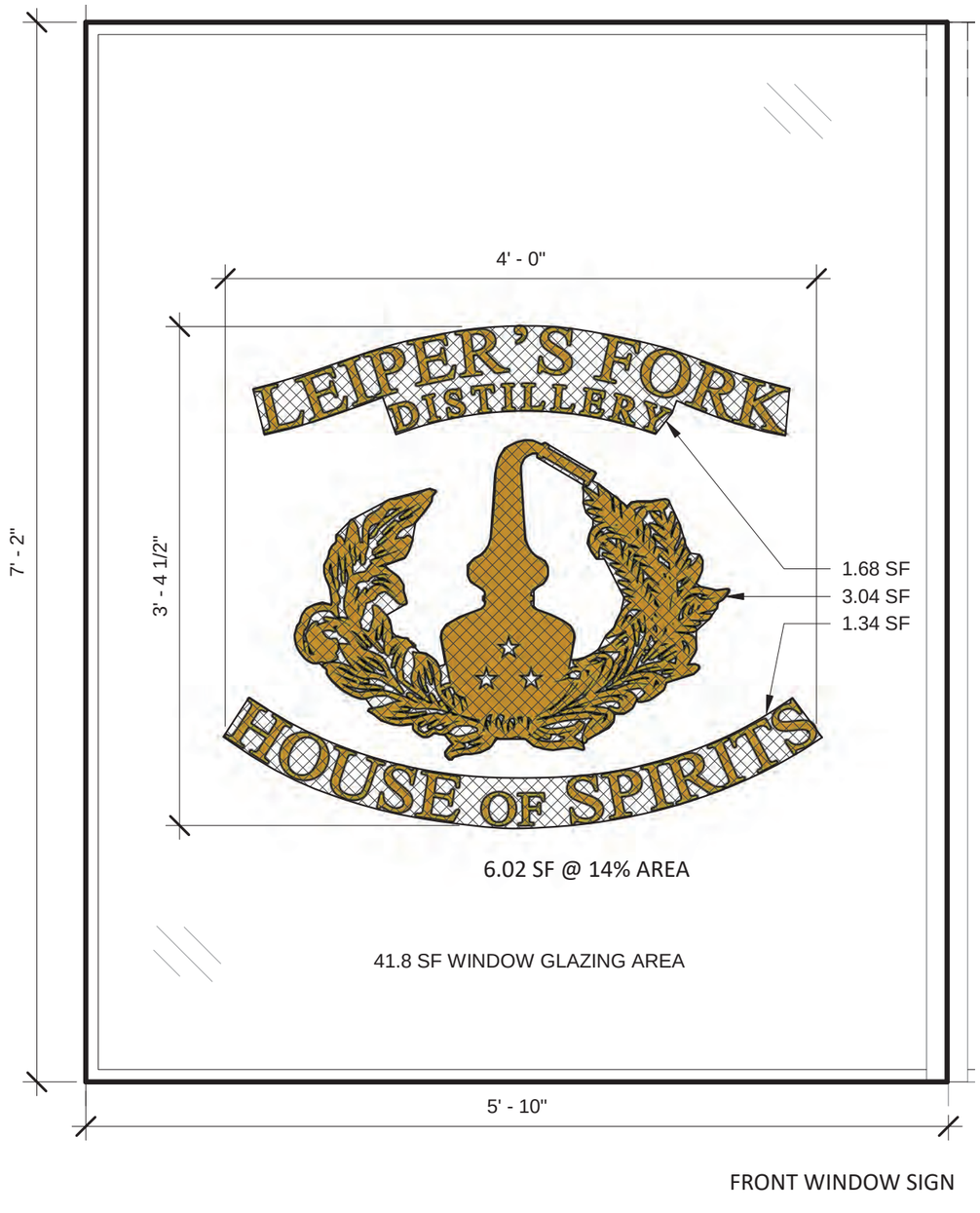
WINDOW SIGNAGE < 15” GLAZING AREA



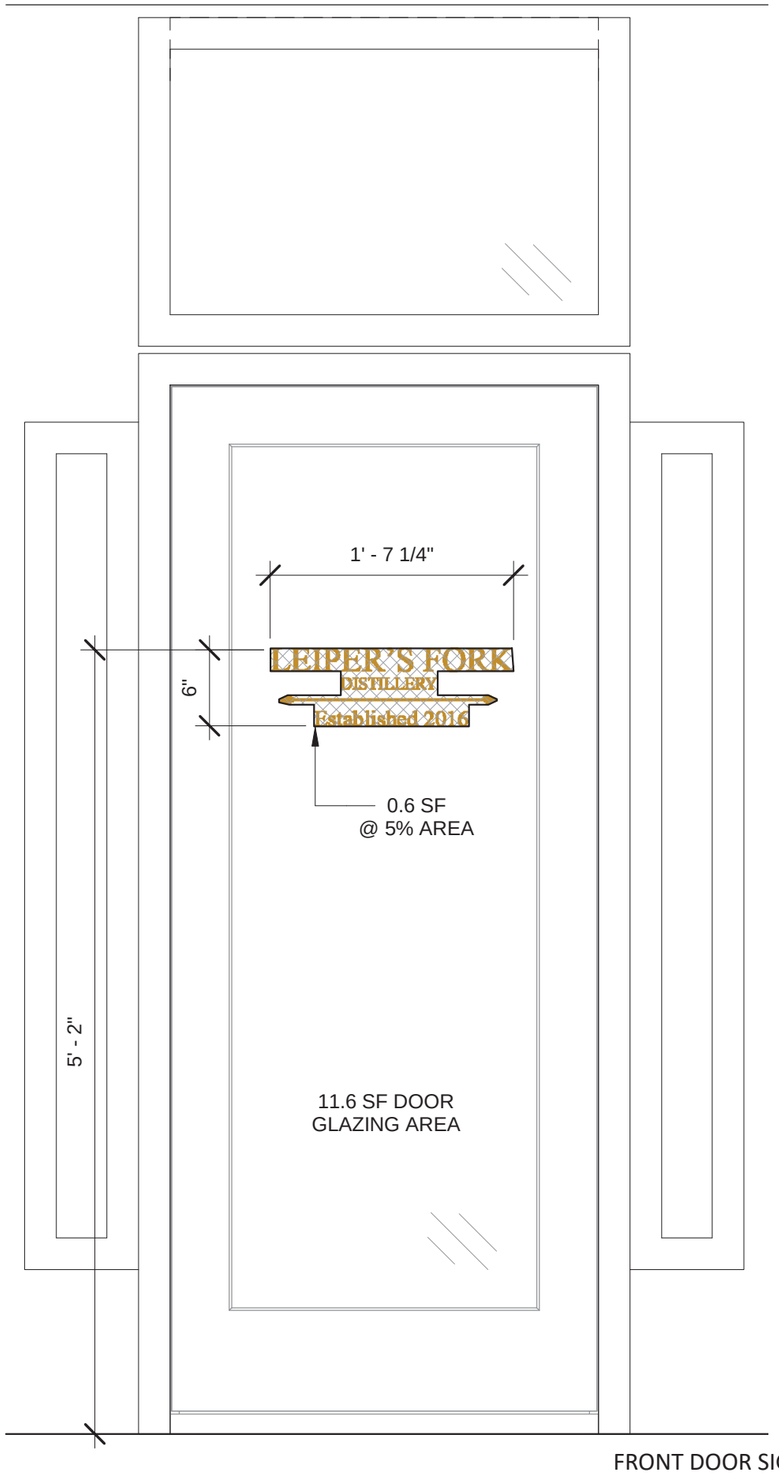
House of Spirits | Front Signage Dimensions

2024.12.13

CHISEL workshop



FRONT WINDOW SIGN



FRONT DOOR SIGN

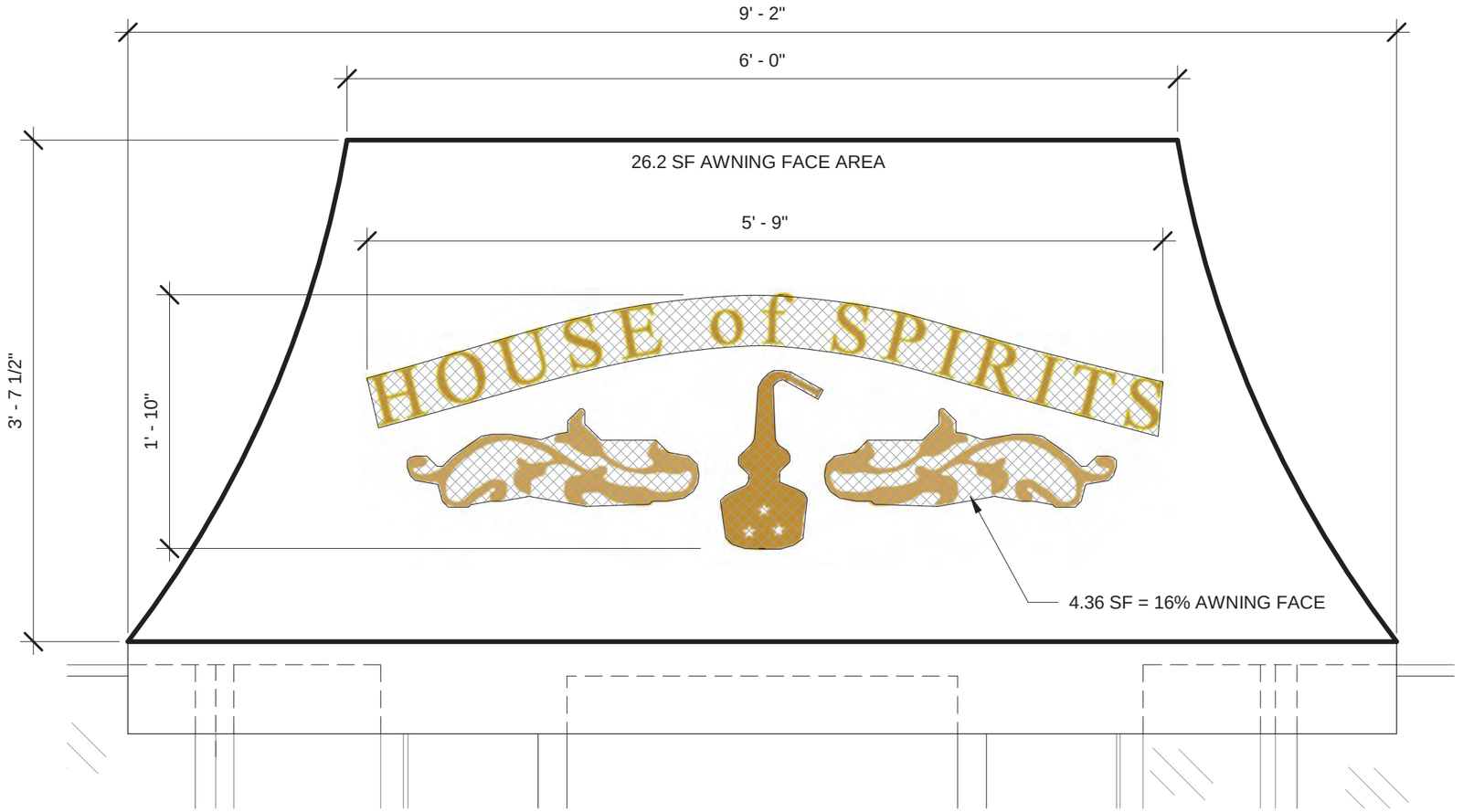
GOLD LEAF | STYLE EXAMPLE

GOLD LEAF | STYLE EXAMPLE

GLAZING SIGNAGE:

SIGNAGE ON GLAZING WILL GOLD LEAF LETTERING WITH A BLACK OUTLINE

SIGN WILL BE APPLIED DIRECTLY TO THE INTERIOR FACE OF THE GLAZING

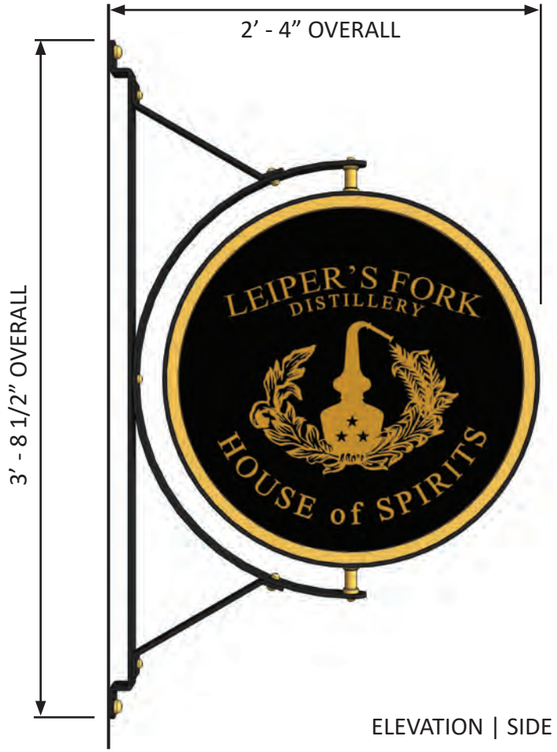


AWNING SIGNAGE:

DESIGN RETAINS EXISTING AWNING STRUCTURE

NEW BLACK FABRIC AWNING MATERIAL WILL BE APPLIED TO THE EXISTING FRAME

THE GRAPHIC WILL BE APPLIED DIRECTLY TO THE AWNING MATERIAL. THE COLOR AND FINISH OF THE APPLIED AWNING SIGNAGE WILL BE CONSISTENT WITH THE WINDOW AND PROJECTING SIGNAGE



ELEVATION | SIDE

EDGE VIEW

PERSPECTIVE VIEW

PROJECTING SIGN CONSTRUCTION:

FRAME: FLAT PLATE STEEL - BLACK FINISH
ROUND SIGN FACE: ENGRAVED BRASS PLATE OR CARVED HIGH-DENSITY-URETHANE PAINTED METALLIC BRONZE
FITTINGS: ROUGH POLISHED BRASS

MOUNTING:

THE MOUNTING HEIGHT OF THE BOTTOM OF THE SIGN WILL BE COORDINATED WITH ADJACENT RETAIL SIGNAGE, BUT NO LESS THAN 8’-0” ABOVE THE SIDEWALK SURFACE

SIGN WILL BE AFFIXED DIRECTLY TO THE EXISTING BRICK FACADE

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Aubrey B. Preston Manager+Member of FC Franklin, 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:

078C M 01000 00009078C
(Property Parcel/Tax ID Number)
and located at:

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

Amanda and Ben McCreary, Chisel Workshop PLC
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

4295 Old Hillsboro Rd.
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this
10 day of April, 2024.

Notary Public

My Commission Expires: 2-28-26

Oliver Strange
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 #1569864

Project Title: 334 Main 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
Ben McCreary
Chisel Workshop
P.O. Box 680566
Franklin, TN 37068
P:6155406636
ben@chiselworkshop.com

Property Owner

Property Owner
Aubrey Preston
FC Franklin,, LLC
4295 Old Hillsboro Road
Franklin, TN 37064
P:6155872517
lynlee@leipersforkdistillery.com

Address or Parcel

Project Address or Parcel: 334 MAIN ST (078C-M01000)

Calculated Acreage: Parcel
- 334 MAIN ST: 0.15674743

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 334 MAIN ST: DD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 334 MAIN ST: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 334 MAIN ST: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: NA

Project information

Review Type: Nonresidential

Type of Work Proposed: Signage

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

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

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

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed: 3

Sign 1

Type of Signage Proposed: Projecting Arm

Height of Overall Sign: 8

Height of Sign Face or Sign Area: 8

Sign 2

Type of Signage Proposed: Awning Signage

Height of Overall Sign: 10

Height of Sign Face or Sign Area: 10

Sign 3

Does the existing structure have any recent additions?:

Type of Signage Proposed: Window

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

Height of Overall Sign: 6

Lot Square Footage:

Height of Sign Face or Sign Area: 6

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:

Proposed signage consists of the following sign types:

- Awning Sign - Reuse existing awning frame and apply new awning fabric with logo, as shown on attached drawings
- Projecting Sign - 24" diameter double-sided sign with wall mounted metal bracket
- Front Window Sign - Gold Leaf Sign applied to the interior surface of the front left window
- Front Door Sign - Gold Leaf Sign applied to the interior surface of the front door glazing

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

Address:	**230 Franklin Rd. Bldg. 8 (Franklin Road Historic District)**
Applicant:	**Cherie McCall, Fast Signs Franklin**
Owner:	**Holladay Properties, David Click.**
Project #:	**8677**
Type of Work:	**Consideration of Signage (Small Hanging/Projecting Sign)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**January 2, 2025**
Expiration Date:	**January 2, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a small hanging/projecting sign located at 230 Franklin Road on Building 8 of The Factory. The Modifications of Standards, as approved, have been applied to this review in addition to the Guidelines when applicable.

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

- **Quantity:** The Guidelines state that a maximum of 1 per main entrance to a retail storefront/tenant space on the ground floor is appropriate. The Modifications of Standards allow for one small projecting sign per tenant along the same building façade. The proposed quantity is appropriate.

- **Location:** The Guidelines state that the proposed sign will be located in the alley between Building 8 and Building 12. The sign is in a location designated between 0023-0029 on the MOS plan. The proposed sign location is appropriate.

- **Height:** The Guidelines state to hang signs a minimum of 8 feet from the grade surface (generally defined as the sidewalk) and to locate sign brackets for projecting signs no higher than second-floor window sills. The top of the proposed sign is at the midpoint of the transom window. A minimum clearance of 8' is proposed. The sign height is appropriate.

- **Sign Area:** The Modifications of Standards allow for a maximum sign area on two sides with an area of 6.5 sq. ft. when located in the alley. The proposed sign area is 6.35 sq. ft. and is appropriate in light of the Modifications of Standards.

- **Material:** The Guidelines state to not use materials such as plastic, plywood, or unfinished wood for signage materials or plastic for trim, post, or hanging bracket materials. Composite product materials that have the appearance of historic sign materials are acceptable. Use wood or painted or otherwise finished metal for sign brackets. The proposed sign material is a finished max metal panel and a finished metal bracket. A smooth finish is specified. The proposed materials are appropriate.

- **Design:** The Guidelines state to design all signs to have a dark background and light lettering. The Guidelines state that sign colors should complement the colors of the building, and strong primary colors should only be considered as accents. The proposed sign utilizes a muted green background with white lettering. The proposed design is appropriate.

APPLICABLE GUIDELINES

Historic District Design Guidelines: 2016

- Signage (Pg. 120)

APPROVED WORK SPECIFICATIONS

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

- The sign must utilize a matte finish.

- Mount signs such that they minimize damage to historic materials. Install mounting bolts through mortar joints rather than the face of the masonry.

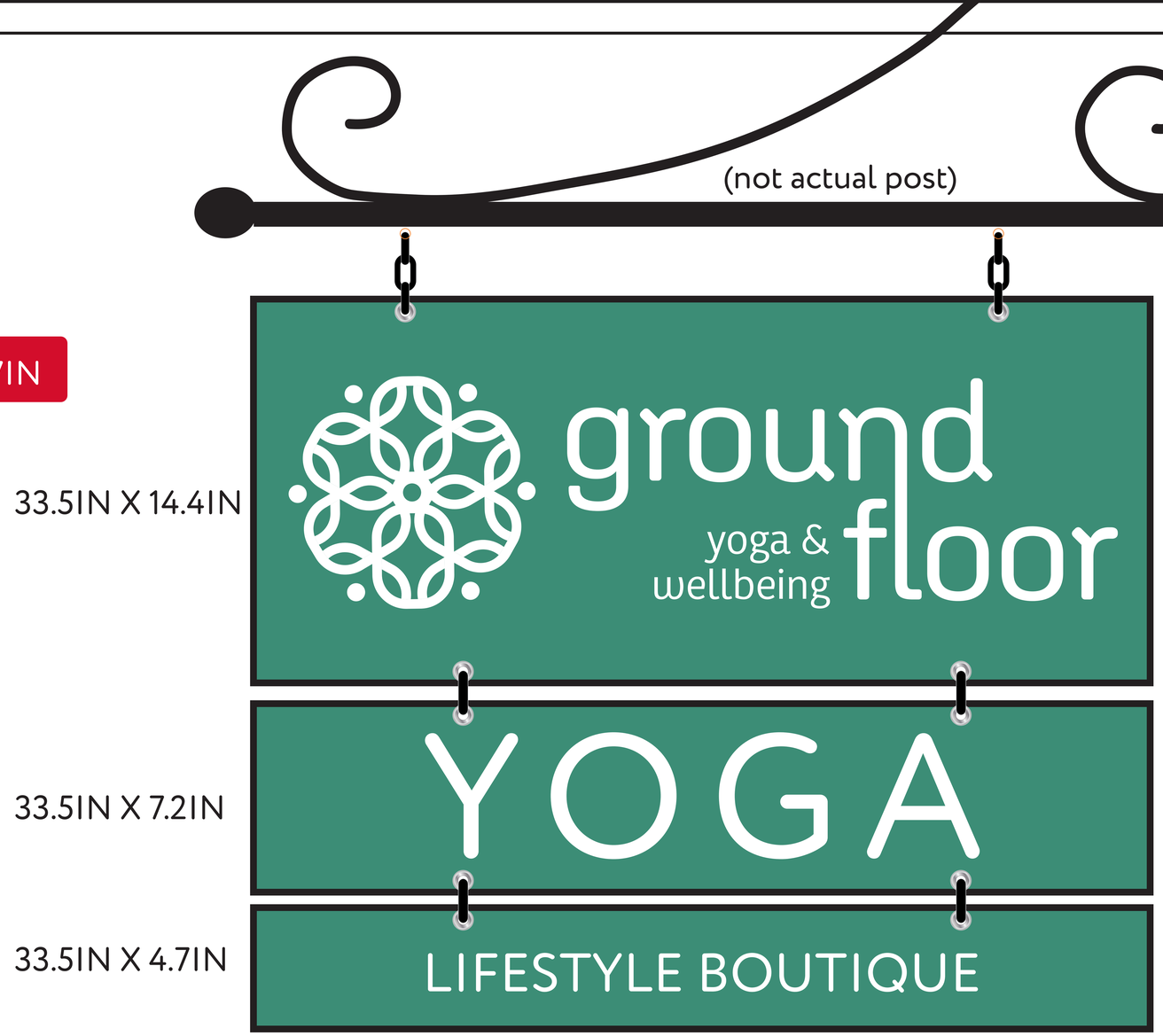
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

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

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

6.35 sq ft SIGN
3mm Max Metal
Smooth Finish
Double Sided

33.5IN X 27IN



Colors

GREEN

FINAL APPROVAL SIGN-OFF

Customer Signature	Kyle Caldwell	date	12/12/24
Landlord Name (Printed)	DAVID CLICK	date	12.12.2024
Landlord Signature	David Click		

Customer	Jessica Livingston
Company	Ground Floor Yoga
Address	230 Franklin Rd Suite
City/ST/ZIP	Building 8 Franklin Tn 37064
Phone	615-457-3075
Fax	

Estimate
Order Date
Sign Dimensions As shown
Notes:

***LANDLORD CONTACT INFO**

PHONE # 813.579.0588

E-MAIL DCLICK@HOLLADAYPROPERTIES.COM

FASTSIGNS | Franklin
1945 Mallory Ln, Franklin, TN 37067
615-628-7593
2148@fastsigns.com

ground floor
yoga & wellbeing
YOGA
LIFESTYLE BOUTIQUE
8ft

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

I/We THE HOT ROOM, LLC (assumed name: GROUND FLOOR YOGA & WELLBEING
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

47-454 6769
(Property Parcel/Tax ID Number)
and located at:

230 FRANKLIN ROAD #8F FRANKLIN, TN 37064
(Street Address)

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

FAST SIGNS BRENTWOOD / FRANKLIN
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

Kyle Cassetty
Owner Signature

Additional Owner Signature, if applicable

230 FRANKLIN RD 8F
Property Owner Mailing Address

FRANKLIN, TN 37064
City, State & Zip

Subscribed and sworn to before me this

10th day of December, 2024.

Notary Public

MICHAEL B COLYER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-16-2027

My Commission Expires: 5/16/27

Law Dept approved (2) 05.13.24

CITY OF FRANKLIN, TN

230 Franklin Road Suite F Building 8 Franklin, TN 37064

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 #1571358

Project Title: 230 Franklin Road Suite F Building 8 Franklin, TN 37064

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Cherie McCall
FastSigns Franklin
1945 Mallory Lane, suite 165
Franklin, TN 37064
P:615-628-7593
2148@fastsigns.com

Property Owner

Property Owner
Kyle Casserly
The Hot Room, LLC assumed name Ground Floor Yoga & Wellbeing
230 Franklin Road, Suite 8F
Franklin, TN 37064
P:6154573075
thehotroomtn@gmail.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 : Signage

Height of Overall Sign: 2.3

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 230 FRANKLIN RD: PD

Central Franklin Overlay: Central Franklin Overlay
- 230 FRANKLIN RD: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 230 FRANKLIN RD: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1571358

Type of Signage Proposed: Projecting Arm

Height of Sign Face or Sign Area: 2.9

HVAC Type:

Narrative

Project Description:

6.35 sq ft hanging arm sign (per side)

3mm max metal

smooth finish

double sided