



City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, February 10, 2025

5:00 PM

Eastern Flank Event Facility

MEETING LOCATION

Eastern Flank Event Facility
1368 Eastern Flank Circle

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

APPLICATIONS

2. Consideration Of Alterations (Principal) At 1309 Adams St.; Monica Underwood, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

3. Consideration Of Driveway Alterations At 1343 Huffines Ridge Dr. (The Carothers House); Greg Gamble, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

4. Consideration Of Alterations At 230 Franklin Rd. (Building 1) At The Factory; David Click, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

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

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

6. Administrative COA For Mechanical Equipment and Screening (Rear) At 120 4th Ave. S. Jami Blainey, Applicant.
7. Administrative COA For Signage (Reface Directory, Reface Post-and-Panel, Convenience) At 204 9th Ave. S., City Of Franklin, Applicant.

ADJOURN

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

From: [Stacey Ligon](#)
To: [Planning Intake](#)
Subject: Historic Zoning Project 115 Winslow Road
Date: Thursday, February 6, 2025 12:25:52 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.

We appreciate your consideration of the information we have submitted below for the project on 115 Winslow Road.

We have provided some visuals of both sides of the street so that there can be an understanding of the disproportionality of the size house that is being proposed for the lot at 115.

We realize a wing wall has been removed and the house has been moved over by an additional 5 feet but we would ask you to consider that these changes do not come close to adjusting the proportions for what will look right on this street with respect to the rest of the homes on it.

The first point we respectfully ask you to consider is that every other home on both sides of Winslow Road have between 32-69.5 feet from the front corner of each home.

We have taken the time to take these measurements and have listed them below.

In particular you can notice the space between 122 Winslow which is a much larger house in it's proportion and size to the house at 118. The space of the 69.5 feet in between the houses allows for a soft charming transition even though there is an extreme difference in size.

There is a driveway and a respectable amount of yardage in between every other home on the street.

This spacing allows for the different sizes and styles of homes to look natural and not overbearing.

The homes at the end of the U all look natural as they are a statement anchoring the transition between Winslow and Myles Manor, their styles and sizes compliment each other and they have a large estate on the opposite side of the street to maintain balance.

As you travel down Winslow Road that is not the case.

There are several homes on the street opposite the property at 115 that are much smaller in stature and will never be allowed to enlarge their roof heights in any significant way beyond where they are now.

Having enough spacing between each home has been crucial to maintaining the integrity and character of the street.

We ask that you consider this major issue and how overbearing the proposed project will feel to the existing character of Winslow Road.

The second point we are asking to be considered is the actual roof pitch being proposed. Although we understand why the house at 119 Winslow was allowed to correlate in height with the properties to the right of that address, the houses on the left side of the that property 111 and 109 as well as the homes across the street at 118 and 114 all have much smaller roof heights and stature. To allow a second structure with such extreme height to be built next to 109 will effect the entire integrity of the street. It will create an overpowering statement in it's massiveness. The 115 address also has a higher elevation than 119 which adds to the overpowering nature of the present size and height of the house plans that are being proposed. The extreme roof pitches are also out of line with the character of the street. The roof pitches being proposed are more extreme and more numerous on the front of 115 than any other home on either Winslow Road or Myles Manor which adds to the extreme look. When standing physically on the street you can see that there should be a decrease in height from 119 if there is any hope of having a non overwhelming structure flow from 119 to the house at 111. All other pitches on the front of the existing homes are much more subtle as show in the photos below. As you will also see below, the view from Myles Manor will also be overwhelming as the house that backs up to 115 is another home of small stature.

The third point we are asking to be considered is the very reason we are meeting tonight. This Board was established to protect and preserve the historic integrity of Franklin.

We are hoping the question is not how do we approve the presented drawings to allow this property to be maxed out in it's development possibilities but instead to ask do these drawings respect the integrity of what has been here for years and the historic nature of a street that has always been looked to as a charming element of Franklin.

The original video shown gives a false sense of proportionality of the entire street. If you have not already, we would invite you for a formal site visit to understand the reality of what is being presented.

We hope the below photos can be helpful in illustrating the points we have mentioned and why this is such a large concern.

We greatly appreciate your consideration of this information.

Sincerely,
Stacey and Matt Ligon





118 Winslow Road/ House directly across the street to the right facing 115



114 Winslow Road/ House directly across the street from 115



110 Winslow Road/ House across the street and to the left facing 115



111 Winslow/ House directly beside 115 to the left



109 Winslow Road/ 2 houses to the left of 115



Sent from my iPhone

From: [Stacey Ligon](#)
To: [Planning Intake](#)
Subject: Historic Zoning Project 115 Winslow Road
Date: Friday, February 7, 2025 8:20:49 AM

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

These photos were meant to be sent in with our information yesterday. We feel they are very helpful in showing the perspective of the other side of the street. We would appreciate it if they could be added to what will be shown next Monday night but realize they are being submitted beyond the deadline and will understand if they aren't able to be.

Appreciate your consideration,
Stacey and Matt Ligon







Meeting Minutes

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

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

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

Commissioners Absent: Lisa Marquardt and Holly Thompson

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.

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APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

Sponsors:

Commissioner Pearce motioned to approve the HZC December 9, 2024, Meeting minutes, seconded by Commissioner Laster.

OFFICERS

2. Consideration Of 2025 Commission Chair & Vice Chair.

Sponsors:

Chair Nominations

Tyler LeMarinel was nominated for Chair by Commissioner Pearce and Brian Laster was nominated for Chair by Commissioner Worthington.

The motion to elect Tyler LeMarinel as Chair carried 5-2 (Commissioners LeMarinel and Worthington voting against).

The motion to elect Brian Laster as Chair failed 2-5 (Commissioners LeMarinel and Worthington voting in favor).

Vice Chair Nominations

Brian Laster was nominated by Commissioner Barrett.

The motion to elect Brian Laster as Vice Chair carried 7-0.

ANNOUNCEMENTS

Ms. Huffer stated that the next DRC meeting will be Tuesday, January 21, 2025, as the City offices will be closed for Martin Luther King Jr. Day on Monday, January 20, 2025. Moving forward, the HZC and DRC meetings will take place at the Eastern Flank Event Facility beginning in February.

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

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

Applicant Presentation: Greg Gamble. Mr. Gamble stated that upon approval from the Board of Zoning Appeals, he would like to have the restoration plan ready for submittal in a few months.

Citizen Comments: None

Motion

Commissioner Laster motioned to approve a recommendation to the Board of Zoning Appeals related to Floodplain Construction Standards (Building Finished Floor Elevation) at 106 Bridge Street with conditions, seconded by Commissioner Orr.

Chair LeMarinel stated that the Board has seen several requests regarding floodplain first floor elevation for this area of town, and it appears the application is moving in the right direction.

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Emily Bulay. 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. The proposed placement and orientation are appropriate. The building will read as a one-and-a-half-story Tudor-inspired house and is consistent and compatible with the nearby historic houses and the overall form is compatible with the nearby historic buildings and does not detract from the character of the historic district. The proposed size, height, roof, porches and foundation are all appropriate. The proposed building materials 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:

1. 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.
2. 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 and provided to staff. The details and ornamentation proposed for the building are simple and relate to the adjacent buildings and the selected architectural 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 design and height have incorporated feedback to reduce the height and prominence of this detail. The details and ornamentation are simple and relate to the designs seen in this district. The doors and windows appear to meet the design guidelines, but the material specifications have not been provided at this time. 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. For the 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 reducing the massing of this portion of the building. The Guidelines recommend the following for dormers: 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. The pitch of the dormers on the garage does not meet the recommended minimum pitch. The chimney and downspouts appear to be appropriate.

Recommendation: Staff recommends approval with conditions. Ms. Bulay noted an additional condition of approval to include that the dormer pitch should meet the recommended pitch of 3:12.

Applicant Presentation: Michael Katsaitis. Mr. Katsaitis stated that changing the garage dormer pitch from 2:12 to 3:12 would push the dormer roof higher than the ridge line of the building. Mr. Katsaitis noted that this is the only concern he has

regarding staff conditions.

Citizen Comments:

Stacy Ligon, 110 Winslow Road. Ms. Ligon explained that the position and size of the house on the property is very concerning. The spacing is unequal, overpowering, and heavily loaded on one side of the property more than other homes in the area. Ms. Ligon asked the Board to consider the size of the home and how unusually close the home will be to neighbors.

Harold Dell, 111 Winslow Road. Mr. Dell stated that he supports Ms. Ligon's comments, especially the closeness to the property line.

Commissioner Pearce asked if staff would play the interactive video the applicant provided.

Motion

Commissioner Worthington motioned to approve new construction (Principal) at 115 Winslow Road with staff conditions, seconded by Commissioner Laster.

Commissioner Orr noted that, from a planning perspective, the space between the homes is tight and with the wing walls on each side, the appearance is even closer. The wing walls don't necessarily blend with what is seen in the neighborhood. Also, there doesn't seem to be a precedent set for the neighborhood regarding position on the lot as just around the corner on Myles Manor, the homes are extremely close to each other. Commissioner Orr stated that if the wing wall on the side of the house opposite the driveway was removed, he could potentially support the project.

Commissioner Laster mentioned his concerns about the side setback requirements. It appears that the wing wall on the subject property encroaches onto the property of 119 Winslow Road.

Ms. Boulay stated that the established setbacks meet the requirements of the zoning ordinance, and five-foot setbacks are mandatory for the side yard. The wing wall does encroach onto the side setback and is permitted as the wing wall is considered similarly as a fence is considered. Ms. Boulay stated that the wing wall on the other side does not encroach onto the neighboring property.

Commissioner Worthington stated that size and massing were discussed at the December DRC meeting, and it would be nice to see a comparison of the initial proposal measurements to the most current proposal. The size and massing are a concern for this neighborhood.

Mr. Katsaitis explained that the wing walls have been reduced in height by 2.5 feet. Also, the windows size, dormers, and scale of the garage have been reduced in size since the original submittal. The garage dormers have been reduced to 2:12 and is proposed to be a metal roof instead of shingles.

Commissioner Worthington asked Mr. Katsaitis if the front steps had been reduced as it was discussed at the DRC meeting that the steps appeared monumental and added massing to the house.

Commissioner Pearce noted that a general discussion about the size and mass of the home was discussed and how the proposed home site spacing is much closer than other homes on Winslow Road. The size of the home seems to be impacting the rhythm of the rest of the street. Regarding the wing wall, the understanding was that the wing wall would block the view of utilities.

Chair LeMarinel noted that Miles Manor is a transitional neighborhood and existed prior to the enactment of the historic overlay districts. The proposed home is almost too large for the neighborhood. Regarding placement of the home on the site, the proposed location of the home is shifted to one side, unusually with driveways side by side. If one wing wall could be removed and the driveway straightened out so that the home could be more centrally located on the site, the project might be able to be supported. To make use of every available square footage, odd bearing points have been created with the rooflines on the side and back that are out of the ordinary. Chair LeMarinel also noted that it takes a very talented architect to incorporate the square footage requested in a one and a half-story home. Also, another consideration is the size of the garage in reference to back door neighbors. There should be a smooth transition in the height of buildings so that the garage doesn't dwarf the neighbor's home.

Motion (Deferral)

Commissioner Laster motioned to defer new construction (Principal) at 115 Winslow Road to the February 10, 2025, HZC meeting, seconded by Commissioner Pearce.

Commissioner Laster explained that there are several items that need to be addressed in the application and a deferral allows more time for the applicant to respond to the Board's comments.

Commissioner Worthington noted that it would be nice to see a streetscape comparison based on the reductions made to the principal building with the homes on each side.

Mr. Katsaitis explained that the ridge height of the garage has been reduced along with the dormer roof height. Also, the overall size of the home has been reduced since the first initial application.

Chair LeMarinel recognized the improvements made so far, but design work is needed without taking away from the adjustments already made.

The motion to defer carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Boulay. 306 Public Square is a ca. 1901 two-story brick commercial building known as the F.W. Truett, Jr. Building. 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 be constructed of wood and painted to match the proposed trim color, Urban Bronze. 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. Additionally, 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 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
- Preserve and maintain historic transoms and transom openings.
- 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: 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 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 conditions stated in the staff report. Also, there are project considerations from BNS and zoning.

Applicant Presentation: Applicant: Greg Gamble. Mr. Gamble explained that in addition to the survey results of the alley, the deed indicates the property line ends at the alley right-of-way, leaving a portion of the alley's ownership unaccounted for. At this time, Mr. Gamble stated that he doesn't know who owns the property but feels confident the issue will be solved otherwise a new plan will be presented to the Board for approval.

Brian Fox, architect. Mr. Fox stated that he agrees with staff conditions, keeping the existing transom window matching the existing door.

Jared Carter, Building & Neighborhood Services. Mr. Carter stated that BNS could not issue any permits until the spacing issue has been resolved. Mr. Carter asked if the applicant could provide the scope of work required to build out the ramp and to confirm that the ramp is required by codes.

Citizen Comments: None

Motion

Commissioner Orr motioned to approve alterations and ramp installation (rear) at 306 Public Square, with staff comments, seconded by Commissioner Ingram.

Commissioner Laster noted that this was a successful rear change considering the muddled previous change from a window to a door. This shows how aesthetically pleasing rear windows and doors can be when addressed appropriately.

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Boulay. 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.

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 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 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.
- Use a material and window type that is like 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 clerestory windows are compatible with the age and architectural style of the building as a mid-century commercial building.

Entrance Alterations: Four entrances are proposed to be altered. The proposed door alterations are appropriate. However, the door on the left elevation has a design of an 8-lite pattern door that 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 like 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 proposed detail, while not typical, is minimal in design and will have a minimal impact on the historic district.

Awning Installation: An awning is proposed to be installed on the left elevation over the proposed double-door entrance. The design of the awning will be closed end. The height from grade to the bottom of the awning is 7'.

The Guidelines recommend the following:

- Use shed awnings
- 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. The proposed light fixtures are simple in

character and compatible to the building's age and character. Posts are proposed to be installed at the rear of the building to accommodate string lighting. 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. The awning and band sign are appropriate as submitted.

Projecting Sign: One projecting sign is proposed on the corner of the front façade. 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 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.

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 conditions outlined in the staff report.

Applicant presentation: Eric McGinnis. Mr. McGinnis stated that after attending the DRC meeting, revisions were made to the application, but the team also considered the age, uniqueness, and nature of the building allowing for alterations for a noncontributing building in the historical district. The changes included a reduction of the front door from 9' to 7' along with an addition of an awning based on staff recommendations. Windows were added to the building left side to create a more welcoming façade, light fixtures were swapped with ones more contemporary in nature and that blend with architecture better, and butcher knife pulls, originally proposed on the front door, will be used on the side entrance doors only. Regarding signage, the intent is to have an awning sign, band sign and wall sign according to the zoning ordinance recommendations. Mr. McGinnis finished by saying they would be open to discussion on any other items.

Citizen Comments: None

Motion

Commissioner Laster motioned to approve alterations and signage at 127 2nd Avenue North with staff conditions, seconded by Commissioner Barrett.

Commissioner Pearce stated that the applicant has been very responsive to suggestions during the DRC meetings. Regarding the front door, the horizontal grid lines would need to be removed, and a new drawing submitted to staff for approval. Commissioner Pearce explained that it would be nice to see exactly what the door would look like.

Ms. Bulay stated that the applicant submitted photos of the storefront entrance doors and windows of the Harpeth showing the horizontal grid lines removed. Staff would propose the doors and windows being consistent with what is seen at the Harpeth and seen throughout the district. The door would have a black finish which would come back to staff when the building permit is approved.

Amendment

Commissioner Pearce amended the motion to include any changes to the front façade should be submitted with a drawing to staff for approval, seconded by Commissioner Laster.

The motion to amend carried 7-0.

The motion as amended carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer began by thanking the design team for their hard work over the last four years and the Design Review Committee for their input and feedback at the many meetings. The design team has submitted a comprehensive application that will be summarized. The building located at 109 3rd Avenue South serves as the City of Franklin's City Hall. The existing building was constructed circa 1974 and served as a shopping mall. 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 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 building then steps down to two stories past the Historic County Courthouse on 3rd Avenue South. 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. The utilization of the different bricks, mortars, and window finishes allows for differentiation of the building segments and allows for a visual break in the building massing. 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 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 not to introduce new elements into the district without any precedent. 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 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.

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. This section will read differently due to the difference in materials and that it is positioned at the end of the building after the courtyard break. The entrances, windows and storefronts are appropriate within the Guidelines.

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. 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. 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. Currently, approval of the conceptual layout of the park is requested by the applicant. Later, more detailed plans will be submitted for the fountain, trellis, swinging bench structures, planters/seat walls, and hardscaping materials.

Recommendation: Ms. Huffer stated that since this is a City project, staff does not make a recommendation, but noted potential conditions, highlighted in the staff report, should the HZC approve the proposal.

Applicant: Anna Ruth Kimbro, Studio 8 Design. Ms. Kimbro stated that members of the design team include OHM Advisors, Kiser Vogrin Design, and Katie Rudowsky Garrett.

Ms. Kimbro stated that she's honored to present the application for a COA for the new Franklin City Hall to the Historic Zoning Commission on behalf of the entire design team which includes 13 consulting firms. The driving force for this important civil building has been focused on historical significance through continual collaboration. Along with the community, input from city staff, HZC, and BOMA, have been important in creating a delicate balance between preservation and progress for this important building in downtown Franklin. A yearlong public outreach and master planning phase began in 2020 with the goal to complete Franklin's Public Square with a new city hall. The existing former shopping mall has been an anomaly in downtown Franklin for 40 years. Keeping the city hall location downtown will provide an opportunity to repair the historic fabric of the public square with a building that will serve the community for many years. The team hosted a site walk and facilitated a meeting with the DRC to gain feedback about how a new building would respond to site context. The team focused on historic context, site context, and architectural design. Key insights from this process included the importance of geometric alignment of the new city hall front wall with the historic Williamson County Courthouse front wall just across 3rd Avenue. The three-story section of the new city hall should remain closer to the square where existing taller buildings are adjacent to the structure. It was determined that the new building should step down to two levels as it transitions to the residential character of 3rd Avenue and Church Street and should not mimic the historic County Court House and should encompass green space along 3rd Avenue and Church Street reflective of the surroundings. Carefully considering the surroundings, the city hall should not overpower the historical Pull Tight Theater and 202 Church Street buildings. Through continued collaboration, it was noted that parking should be minimized by incorporating a subgrade parking area allowing for plenty of open space around the building. Ms. Kimbro provided an image of the initial building and explained that it came with mixed reviews. The team went back to the drawing board bringing forward concept sketches and case study imagery to further define the design and stakeholder vision for the new city hall. Through a collective effort and vision of city staff and the design team, Ms. Kimbro stated that the team is proud to present a strong civic building that will represent the heart of Franklin for generations.

Citizen Comments: None

Motion

Commissioner Orr motioned to approve Demolition And New Construction At 109 3rd Avenue South (City Hall) with staff conditions, seconded by Commissioner Laster.

Commissioner Laster asked Ms. Kimbro if the limestone material will be cast stone with a limestone look or actual limestone.

Ms. Kimbro stated that it would be real limestone.

Commissioner Pearce stated that the adjustments to the one-acre park have been very positive and noted a few concerns

about the outside of the proposed building, including the curved steps and the large planters. Curved steps are not typical in the historic district and there is not a precedent for incorporating them into the design. Regarding the planters, they appear to be very large and in one rendering almost appearing larger than the person next to the planter. The concern is the appearance of the planters in the context of the square. Ms. Pearce asked about the plaza's elevation height and how it compares to the existing plaza. Lastly, it appears that there is a focus on the garage stairwell egress.

Ms. Kimbro explained that the plaza's finished floor elevation is the same height as the current plaza. Regarding the stairwell enclosure, eventually, public art or a landscaping element will be displayed, diverting the focus away from the stairwell.

Chair LeMarinel mentioned, regarding the large planters, that an alternative to the planters could be a retaining wall, although large planters would be preferred over a retaining wall. Also, Chair LeMarinel asked about the height of the planters.

Ms. Kimbro explained that the planters would be two feet in height and help minimize and soften the length of the ADA ramp and rails.

Commissioner Worthington mentioned a concern about the correct number of handrails for the ADA ramp as they appear very delicately drawn and sparse.

Ms. Kimbro stated that the width and number of rails are correct according to the ADA requirements.

Commissioner Pearce stated that it has been quite a journey with the design team being open and accommodating to suggestions from staff and the Board.

Commissioner Laster explained that originally, he experienced a high level of anxiety thinking about the challenge of designing a new city hall on a historic public square that blends in and complements the surrounding area. Through the journey and now at the end of the design process, Mr. Laster thanked the design team for their work and noted that his anxiety is gone, and the result is a building that the community can be proud of and one that will last for decades.

Commissioner Ingram thanked the applicant for showing the process and evolution of the project over the last four years.

The motion carried 7-0.

Commissioner Pearce noted the incredible tolerance the city staff has had working in the current city hall building. Having a sound building for the City of Franklin staff and community will be something everyone can be proud of.

Ms. Kimbro noted that the projected completion date of the new city hall is fall of 2027.

OTHER BUSINESS

Ms. Huffer stated that each Commissioner has a list of potential training dates to choose from and requested everyone's preferences be turned into her by the next DRC meeting, Tuesday, January 21, 2025.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

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

Sponsors:

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

Sponsors:

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

Sponsors:

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

Sponsors:

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

Sponsors:

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

Sponsors:

ADJOURN

Commissioner Orr motioned to close the January 13, 2025, HZC meeting, seconded by Commissioner Ingram.

There being no further business, the meeting adjourned at 6:26 PM.

Chair

Date



File #: 21-0120

DATE: January 27, 2025
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:
Consideration Of Alterations (Principal) At 1309 Adams St.; Monica Underwood, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the principal building located at 1309 Adams Street for the installation of gutters and the in-kind repair and replacement of materials.

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

PROJECT INFORMATION:
COF Project Number: 8699
Applicant: Monica Underwood
Owner: Rachel Felix

BACKGROUND:
1309 Adams Street is listed as a contributing building in the National Register listing for the Adams Street National Register Historic District. It is a circa 1900 frame building. The applicant attended the January 2025 DRC meeting, and feedback has been incorporated into the application. The previous front door has been fixed and re-installed on the building.

This application is seeking a retroactive Certificate of Appropriateness for alterations completed on the building. The following alterations are included in the application:

- Installation of Gutters
- In-Kind Repair and Replacement of Materials (Higher Degree)

Gutters:
An Ogee (K) Style of gutter was installed on the front, side, and rear of the building. The gutter has a black finish.
The Guidelines recommend the following:

- Use gutters, downspouts, and splash blocks in a design appropriate to the age of the building they support. Use half-round gutters if the building dates from before the 1930s. Use ogee gutters if the building dates from after the 1930s.
- Locate downspouts away from architectural features and in less visible locations.

The installation of a gutter is appropriate to assist with water mitigation around the building and for the long-term preservation of a building. However, the Guidelines would recommend a style of gutter that is appropriate to the age of the home which is dated to 1900. It appears in imagery from 2022 that an ogee-style gutter existed on the building in a white finish. A more appropriate style of gutter would be a half-round gutter. The installed style of the gutter is not appropriate for the age of the building.

Materials:

Wood trim, framing, and other elements were replaced in kind with wood materials at various locations around the building. Images of the deteriorated elements have been provided in the application.

The Guidelines recommend the following:

- Paint, repair, and provide other regularly needed maintenance.

The in-kind replacement of the deteriorated materials is appropriate and matches the design and profile of the existing wood materials found on the building. The images provided in the application demonstrate a level of deterioration for which replacement is supported.

RECOMMENDATION:

Staff recommends denial of the gutter installation based on the following Guidelines:

- Use gutters, downspouts, and splash blocks in a design appropriate to the age of the building they support. Use half-round gutters if the building dates from before the 1930s. Use ogee gutters if the building dates from after the 1930s.

Staff recommends approval of the in-kind replacement with the following conditions:

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







































File #: 21-0141

DATE: January 31, 2025
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:

Consideration Of Driveway Alterations At 1343 Huffines Ridge Dr. (The Carothers House); Greg Gamble, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the driveway at 1343 Huffines Ridge Drive.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines:
Chapter 6: Site & Setting
Chapter 11: Local Landmarks

PROJECT INFORMATION:

COF Project Number: 8701
Applicant: Greg Gamble
Owner: Legacy Cool Springs, LLC

BACKGROUND:

The property at 1343 Huffines Ridge Drive is known as the John Henry Carothers House. This property is a local landmark and was placed on the National Register for Historic Places in 1989.

The National Register describes the building as, "The small stone farmhouse was constructed in 1937 by John Henry Carothers with the assistance of his son, Ezeal Carothers. The small one-and-one-half story rectangular plan house was constructed following stock plans purchased by John Henry Carothers. The limestone used to build the house was all quarried by the Carothers family from the farm property." The vernacular house remained in the family until the early 2010s and represents African American culture and history in Williamson County.

A proposal to alter the handicapped-accessible parking has come before the Design Review Committee (DRC) twice in 2024, a site visit in 2024, and another DRC meeting in January 2025. The previous plan included snaking the handicapped accessible ramp from the bottom of the hill on Ezeal Drive, to the right of the property, to behind the building, and then to the left side of the building. This design added complexity to the site and did not allow maintenance vehicles access to the accessory structure at the rear of the property.

The updated design has incorporated feedback from previous DRC meetings into the proposal. Now the proposal is to utilize a drive from Huffines Ridge Drive into the site. The 12' chip sealed road will be tucked close to the tree line to preserve the viewshed of the building from the road and to also avoid the historic rock walls on the property. The drive will lead to accessible parking spots and a turn-around spot for visitors to this site. The Design Guidelines recommend the following:

- Minimize the visual impact of parking by following historic patterns that locate parking and driveways along rear or side of buildings.
- Design driveways to follow historic patterns.
- Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.
- Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when necessary.

The proposed driveway, accessible spots, and turn-around are appropriate with the Guidelines. It was discussed at the January DRC meeting that the chip-sealed drive would mimic the road at Carnton leading to the Fleming Center. This example helped DRC members support the proposal. Within the project considerations, the COF Fire Protection Specialist commented that a 12' driveway would not be accepted and the minimum width allowed is 20'. While this is wider than what is proposed, it will allow further accessibility to the site and allow emergency vehicles to access the site.

RECOMMENDATION:

Staff recommends approval of the proposal with the following conditions:

1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including a minimum driveway width of 20 feet.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:

1. Documentation as to how the parking requirement has been determined will be required at permitting. Recreational uses have a variable parking rate and require justification/study for the number of spaces needed.
2. No graphical scale is provided within the submittal and It cannot be determined if the proposed modified hammerhead meets the code. It does not look like since it is also used as a parking lot. Please refer to Appendix D in the 2018 IFC for examples of approved modified hammerheads. (Per Fire)
3. We will need to see the documentation that the proposed road material is all-weather and can support 75,000 pounds. (Per Fire)
4. The minimum width of a fire lane is 20'. We cannot accept a 12' wide fire lane. (Per Fire)
5. COF Engineering has not reviewed or approved the proposed driveway design. In general, any driveway for non-residential public use should meet Zoning Ordinance development standards, including minimum width [10.7.1], maximum slope [4.4.6 D.] and surface material [10.8.2]. While the proposed layout has not been reviewed for ADA compliance, the applicant should verify that an exception for accessible routes from site arrival points can be applied to eliminate the accessible route from the building to the public street where the "vehicular way not providing pedestrian access" is being newly-constructed.

6. Applicant is advised that a 12' non-residential driveway is not suitable for 2-way traffic in general, and especially with the length and curvature shown. Driveway materials presented for COA (chip-sealed aggregate) are not approved for a non-residential driveway and will be required to change when proposed on a site plan. Running slope, width, and driveway materials shown also preclude the use of the proposed driveway for Fire access or use as an ADA accessible route to the public ROW. Applicant should verify that what is being presented for consideration can be modified, as will be necessary to meet applicable codes and regulations for construction, while still meeting the Certificate of Approval if issued.



JOHN HENRY CAROTHER'S HOUSE
HISTORIC ZONING COMMISSION
FEBRUARY 10, 2025



SITE PHOTOS | 1989

BUILT IN 1937, THE JOHN HENRY CAROTHERS HOUSE SITS ON A 26 ACRE FARM IN FRANKLIN, TN. THE HOUSE WAS CONSTRUCTED OF LIMESTONE THAT WAS QUARRIED FROM THE LAND BY HIS SON, EZEAL CAROTHERS. SURROUNDING THE HOME IS A SERIES OF OUTBUILDINGS – INCLUDING 4 SMALLER SHEDS AND 2 BARN.



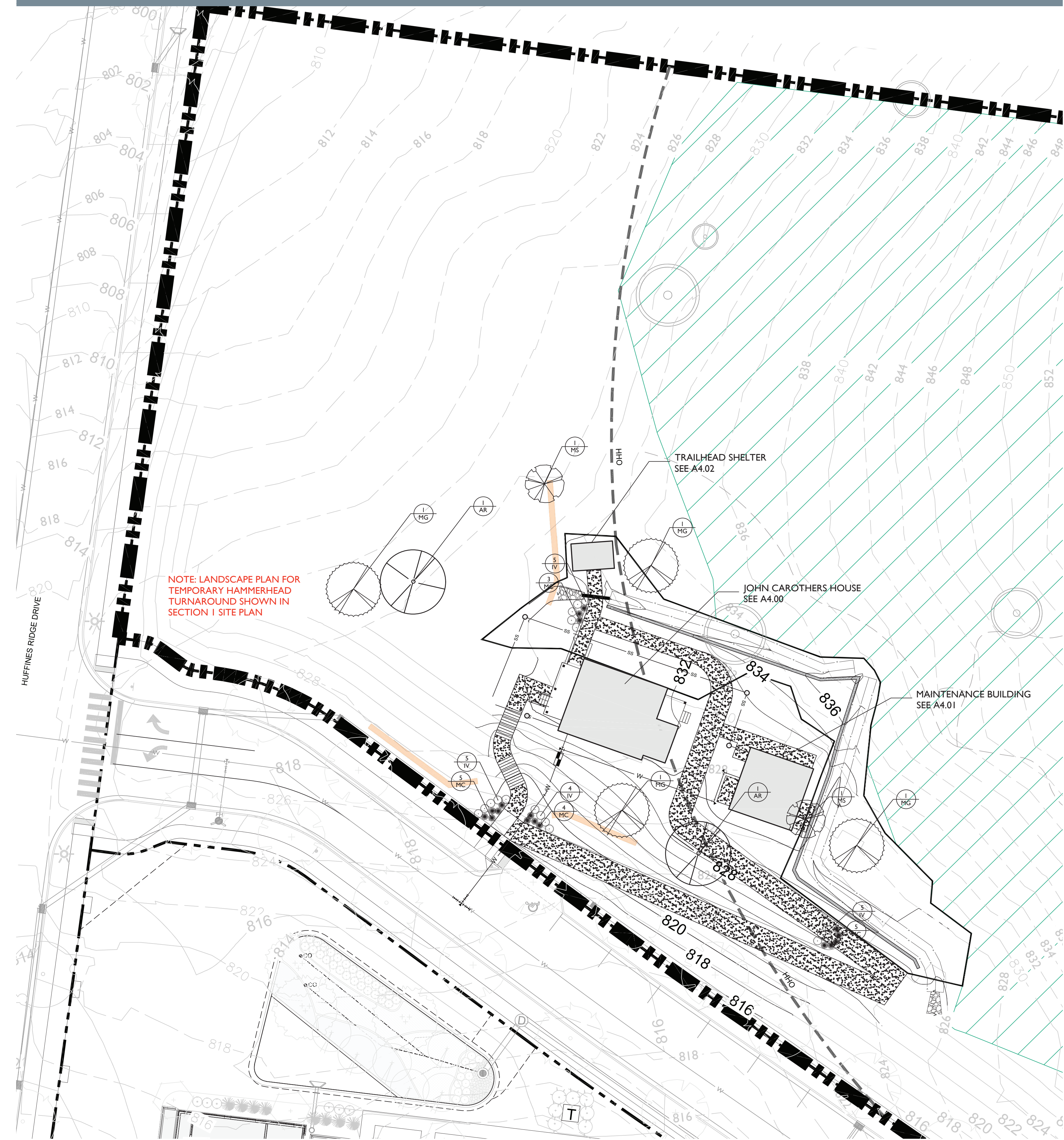




FRONT OF HOUSE | PHOTO FROM 2018

FRONT OF HOUSE | PHOTO FROM 1989

APPROVED SITE PLAN



PROPOSED REVISION





File #: 21-0140

DATE: January 31, 2025
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Alterations At 230 Franklin Rd. (Building 1) At The Factory; David Click, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a series of alterations to building 1 at the Factory at Franklin.

APPLICABLE DESIGN GUIDELINES:
2022 Historic District Guidelines:
Chapter 3: Historic Residential Buildings

PROJECT INFORMATION:
COF Project Number: 8700
Applicant: David Click
Owner: Factory Partners, LLC

BACKGROUND:
Building 1 at the Factory Campus is a circa 1950 brick, gable roof office building with a small addition connected to its west-facing elevation. In 1997 it was remodeled into office spaces, and it most recently was a restaurant space. The 1997 National Register Listing determined this building as non-contributing. The historic residential building chapter of the Design Guidelines was utilized as they define residential buildings to include forms that typically have a pitched roof. The pitched roof is a character-defining feature of this building as different work occurred in this building than in other factory buildings and provided different clerical services to the Dortch Stove Works company.

Roof replacement

The existing roof consists of a copper-colored metal roof that has been painted red. The 1997 NR listing photo shows that the building had a shingle roof, and so does the 1955-1960 photo within the application. The Guidelines recommend preserving historic roof forms and materials. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials. The building would have traditionally utilized a shingle roof. As proposed, replacing the roof with a dark metal standing seam does not meet the Guidelines. Utilizing a shingle roof is supported by the historic photographs within the application, within the National Register Listing, and within the Guidelines. The building is residential in form and utilizing a shingle roofing material solidifies the difference in the work performed in this building, historically, from the other industrial

buildings on the Factory Campus. Based on the discussion during the January DRC meeting, a rendering with the metal roof has been provided as a part of the application.

Vinyl Canopy Removal

The awnings on the front of the building (labeled as the West elevation facing Franklin Road) were installed circa 2015 and are appropriate to remove. There is an additional vinyl canopy on the South elevation over a side door. While information on its age has not been provided, it can be inferred that this awning was installed at the same time as the awnings on the front of the building.

Removal of Existing Equipment and Screening & Installation of New Screening

The existing HVAC equipment, walk-in cooler, and wooden screening are seen on the West and North elevations (front and left sides) of the building. It is proposed to remove this equipment and generally clean up the site. These changes are supported by the Guidelines.

The existing equipment and screening are located at the rear of the building on the second level, which is labeled as the South and East elevations on the plans. The existing screening consists of horizontal wood boards and it is tucked behind the side of the building. It is proposed to utilize a dark metal screening that is seen elsewhere on the Factory Campus.

On the East elevation, wood horizontal boards are used to screen equipment underneath the stairs. It is proposed to replace the screening with dark metal screening and the screening will only be under the stairs, which is a reduce in area from the current screening.

The Guidelines recommend the following:

- Place ground-mounted mechanical equipment behind buildings and screen it from street view with landscaping, fencing, or walls.
- Place roof-mounted systems such that distance or architectural elements like parapets keep them from view.
- Locate meters, conduits, and other equipment on rear facades.
- Modern features should be placed so that they are screened 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 removal of older mechanical equipment, installation of new mechanical equipment as proposed, and the replacement of screening are all appropriate within the Guidelines.

In-Kind Repair to Portions of the Building

Several areas on the original portion of the building are in disrepair and are proposed to be repaired or in-kind replaced. The application indicates areas of water damage to the building. The application indicates that this work may include:

- Restoration of the existing windows
- Restoration of the front columns
- Siding repair

The Guidelines recommend the following:

- Maintain and preserve historic wood siding, shingles, weatherboard, board-and-batten, and other historic wooden elements. Do not cover or conceal historic wooden elements.

- Paint, repair, and provide other regularly needed maintenance. Should historic exterior wood siding require repair or replacement, the resulting materials, profiles, and designs should match the historic configuration.
- Minimize the replacement of wood siding to elements that are so severely damaged that replacement is the only option. If only a small area of siding or ornamentation is deteriorated, repair or replace only the damaged section rather than an entire board or architectural detail. Do not replace more than 25 percent of the facade's total square footage of siding unless significant deterioration can be demonstrated.
- Replace deteriorated siding with siding that matches the original siding.
- Remove synthetic siding and restore the original siding materials.
- Maintain painted surfaces of historically painted buildings or features.
- Use clear glass in replacement panes on the front facade and where highly visible from the street.

If preservation of an element is not possible, it is better to repair a feature rather than replace it so as to maintain a higher degree of integrity for the historic property. The repair of elements of the building are appropriate as proposed.

RECOMMENDATION:

Staff recommends denial of the roof replacement in a metal material based on the following grounds:

1. Preserve historic roof forms and materials. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.

Should the HZC approve the roof replacement, the following conditions are recommended:

1. The metal shall be dark bronze as described in the application.

Staff recommends approval of the removal of the awnings on the front and side of the building, the removal of the existing mechanical equipment, the installation of new mechanical equipment, and dark metal screening with the following conditions:

1. If the metal roof is approved in the dark bronze color, the metal screening must match that color. If shingle is used, the screening color shall match the existing metal screening panels that are seen on the Factory campus.
2. If the deterioration of the elements on the original portion does not allow for repair and replacement is needed, the Preservation Planner must be contacted prior to any removal.
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.

1009 3rd Avenue N. Suite 200 | Nashville, TN 37201

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

1.24.2025

Owner:

Holladay Properties
David Click

Project: Building 1 – Alteration of Non-Historic Equipment and Components

Design Narrative:

The scope includes the removal of non-historic elements at Building 1, along with the installation of a new mechanical screen at the existing HVAC platform, the replacement of the existing metal roof, and the in-kind repair of various building envelope components.

Approval to remove a section of the front canopy was issued in *COA 8649*, this submission proposes the removal of the remaining vinyl canopies.

The proposed mechanical screen will match the multiple mechanical screens currently installed throughout the campus.

Additional information and photographs can be found within this submittal.

Thank you,



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

The Factory at Franklin

Building 1 Alterations
Historic Zoning Commission Presentation - February 10, 2025



THE FACTORY AT FRANKLIN - SITE PLAN
BUILDING 1 EXTERIOR ALTERATIONS



THE FACTORY AT FRANKLIN
BUILDING 1 - HISTORICAL REFERENCE



MAGIC CHEF 1955-1960

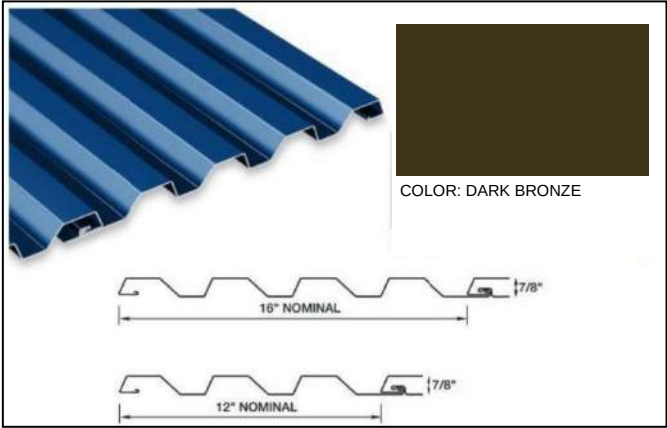
BUILDING 1 1998



THE FACTORY AT FRANKLIN
BUILDING 1 - AERIAL SCOPE OVERVIEW



- 1. APPROVED CANOPY AND PARKING ISLAND REMOVAL - COA 8649.
- 2. REMOVE VINYL CANOPIES.
- 3. REMOVE HVAC AND FOOD SERVICE EQUIPMENT.
- 4. REMOVE EXISTING MECHANICAL SCREEN AND EQUIPMENT, REPLACE WITH NEW CORRUGATED METAL SCREEN SIMILAR TO MATERIAL AT BUILDING 2, SEE NOTE A.
- 5. REPLACE EXISTING STANDING SEAM ROOF - COLOR DARK BRONZE.
- 6. REPAIR OR REPLACE IN-KIND VARIOUS EXTERIOR COMPONENTS THAT ARE DAMAGED OR HAVE DEGRADED.



THE FACTORY AT FRANKLIN
BUILDING 1 WEST ELEVATION



EXISTING

- CANOPY SECTION APPROVED FOR REMOVAL - COA 8649
- REMOVAL OF REMANING, NON-HISTORIC VINYL CANOPIES
- REPLACEMENT OF EXISTING STANDING SEAM ROOF - COLOR DARK BRONZE



PROPOSED

BRICK TO REMAIN, PAINT TO MATCH EXISTING

THE FACTORY AT FRANKLIN
BUILDING 1 SOUTH ELEVATION



EXISTING

IN-KIND REPLACEMENT OF STANDING SEAM ROOF - COLOR DARK BRONZE

REMOVAL OF EXISTING WOODEN MECHANICAL SCREEN, REPLACED WITH CORRUGATED METAL SCREEN

REMOVAL OF REMANING, NON-HISTORIC VINYL CANOPIES

PROPOSED

BRICK TO REMAIN, PAINT TO MATCH EXISTING



THE FACTORY AT FRANKLIN
BUILDING 1 EAST ELEVATION



REMOVAL OF EXISTING WOODEN MECHANICAL
SCREEN, REPLACED WITH CORRUGATED METAL
SCREEN - COLOR DARK BRONZE

REMOVAL OF EXISTING HVAC
EQUIPMENT

REMOVAL OF EXISTING WOODEN MECHANICAL
SCREEN, REPLACED WITH CORRUGATED METAL
SCREEN - COLOR DARK BRONZE

EXISTING

PROPOSED

BRICK TO REMAIN, PAINT TO MATCH EXISTING



THE FACTORY AT FRANKLIN
BUILDING 1 NORTH ELEVATION



REMOVAL OF
WALK-IN COOLER

REMOVAL OF HVAC
EQUIPMENT AND SCREENING

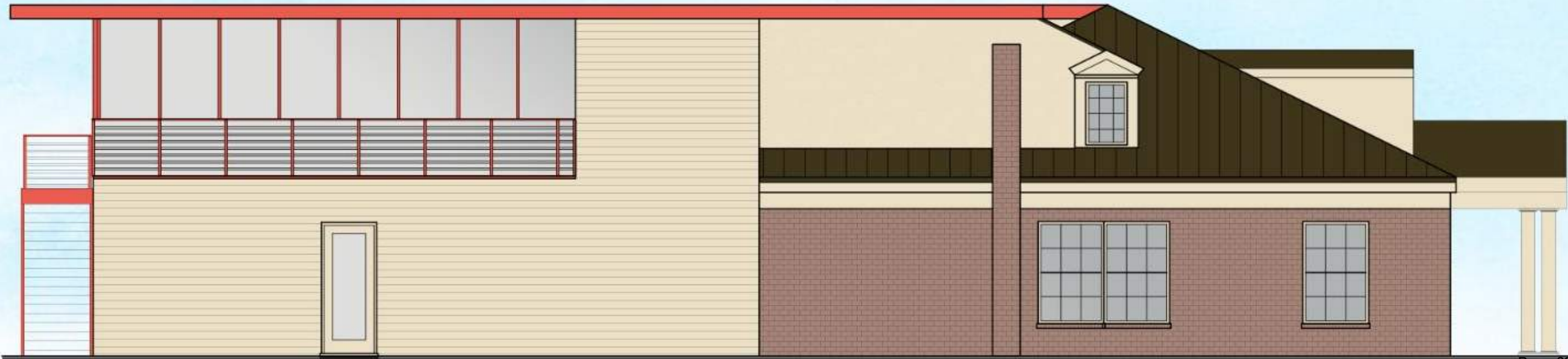
EXISTING



EXISTING

PROPOSED

BRICK TO REMAIN, PAINT TO MATCH EXISTING



THE FACTORY AT FRANKLIN
BUILDING 1 AREAS TO BE REPAIRED / REPLACED



AT MULTIPLE LOCATIONS, THE BUILDING'S ENVELOPE HAS BEEN COMPROMISED AND IN SOME INSTANCES HAS DEGRADED BEYOND REPAIR. ADDITIONALLY, EXTERIOR ARCHITECTURAL ELEMENTS HAVE SUFFERED WATER DAMAGE AND DEGRADATION. THE INTENT IS TO REPAIR AND/OR REPLACE, IN-KIND, THESE COMPONENTS TO PROTECT AGAINST THE ELEMENTS AND RESTORE TO THEIR PROPER FUNCTION.

THESE IMAGES ARE INTENDED TO SUMMARIZE THE LOCATIONS AND CONDITIONS WHERE IN-KIND REPAIRS / REPLACEMENT ARE PROPOSED BUT ARE NOT INCLUSIVE OF ALL SUCH LOCATIONS AND CONDITIONS.





File #: 21-0119

DATE: January 27, 2025
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 Building) 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. 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 project 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. This item was deferred during the January 13th Historic Zoning Commission meeting and changes have been made to the design.

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 is located 10' from the side yard property line on the right sides where only a 5' setback is required to increase the compatibility with the existing spacing between buildings along this block. The 10' rear yard setback is also met. 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 building and is consistent and compatible with the nearby historic buildings. 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 complementary to the adjacent properties. However, as the roof continues to the back, the form becomes less like the forms seen on historic residential buildings 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 design has been changed to further recess the garage into the building.

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

Size:

The proposed size of the footprint 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' 7.5". 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 in 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 per the Guidelines.

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 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 on the surrounding historic buildings in material and design. The use of brick and delineation with belt work is appropriate. The varied foundation height with the changing grade is compatible with the adjacent buildings and is appropriate.

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.

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. The use of stone for arch detailing, flaring stone details on the stoop, half-timbering, and brick detailing are found on the building and relate to the Tudor style. One fin wall is proposed on the left corner 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, and is a feature commonly found on Tudors. The fin wall detailing is also seen on the recent infill on the adjacent property at 119 Winslow Rd. The design and height have incorporated feedback to reduce the height and prominence of this detail as well as reducing the quantity to only one fin wall being proposed.

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 $\frac{3}{4}$ 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 $\frac{3}{4}$ lite opening with a 6-lite pattern door. On the rear of the garage a $\frac{1}{4}$ -lite door is proposed. On 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. 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 a 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 have been reduced to assist in 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 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 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 proposes a chimney cap. A brick chimney is proposed at the rear of the building in 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.

Site and Setting:

A curving walkway and driveway are proposed on the site. The driveway, while curving, does not cross the plane of the front façade of the building. The apron of the driveway does appear to partially located in front of the building. The material of the walkway and driveway is proposed to be a permeable pavers. Per the Zoning Ordinance the minimum Landscape Surface Area for the R4 Zoning is 40%.

The Guidelines recommend the following:

- Design new sidewalks and walkways to follow historic patterns of alignment, configuration, width, and materials. The layout of new sidewalks and walkways should take placement of historic trees into consideration.
- Design driveways to follow historic patterns.
- Minimize the visual impact of parking by following historic patterns that locate parking and driveways along rear or side of buildings.
- Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.
- Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when necessary.

The walkway proposed follows a more typical pattern for configuration and alignment with what is seen on nearby properties. Feedback has been incorporated into the design of the walkway to reduce this element's visual impact to the site. The driveway has a curving design that is not seen elsewhere on nearby historic properties. The pattern of driveways is most commonly configured to be straight from the street to the garage.

The data and calculations will need to be revised to show the accurate LSA requirement.

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. The door shall be 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. The window openings on masonry portions of the buildings shall be recessed and window openings on the wood frame portion of the building shall have a raised surround.
4. A 3-D cutout of the window specifications shall be provided to the Preservation Planner prior to the issuance of a building permit.
5. Rear yard fencing shall be submitted for a COA to make sure it meets the pool barrier requirements and may qualify for an Administrative review.
6. The driveway must be straightened, if the topography allows, to follow a more traditional pattern for driveways.
7. The site data shall be revised to show the R4 Zoning District Landscape Surface Area ratio requirement as 40%.
8. The lot shall comply with the LSA minimum requirement of 40%.
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:

- The landscape surface area ratio for the R4 zoning district is 0.40, or 40%. Revise the site data to show this requirement. Landscape surface area ratio is the percentage of the property covered by grass and/or garden. Currently, it is shown as only having 36.54%.
- Please be advised that the pool shown in the plans will require a separate permit and submittal from a building permit for full review and approval.
- Be advised that the space next to the garage and in the rear of the home cannot be rented out as an accessory dwelling unit because it is part of the principal structure.

1 1 5 WINSLOW RD.

MK STUDIO
ARCHITECTURAL DESIGNERS

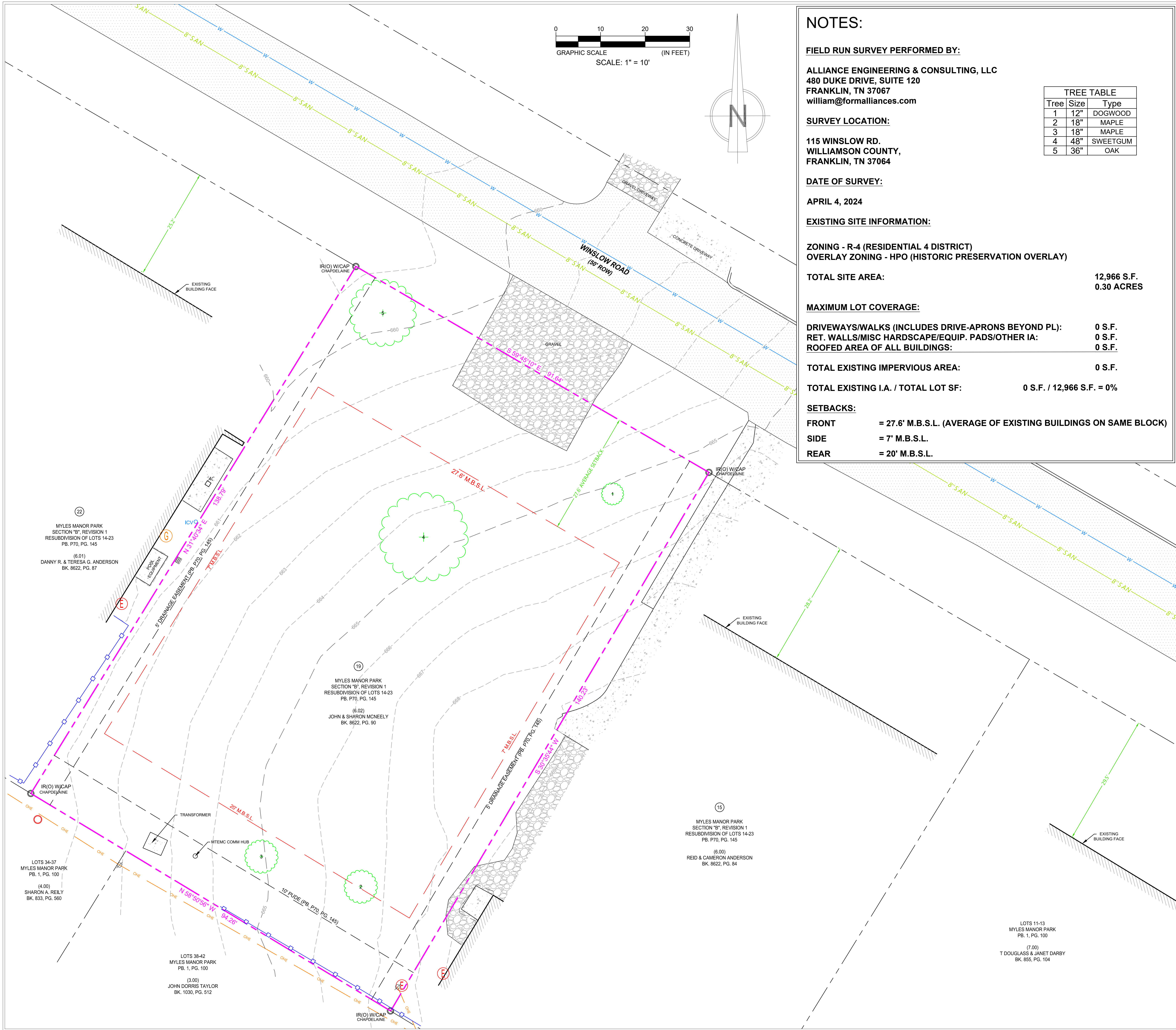
HISTORIC ZONING
COMMISSION SUBMITTAL
PACKAGE
1.23.2025

INDEX OF SHEETS

1. COVER
2. PROPERTY SURVEY
3. EXISTING SITE
4. NEIGHBORHOOD CONTEXT
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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

- THE RIGHT WING WALL HAS BEEN REMOVED
- HOUSE HAS BEEN SHIFTED SOUTH EAST 5 FEET AWAY FROM THE SETBACK LINE
- GARAGE HAS BEEN PUSHED BACK 8 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.

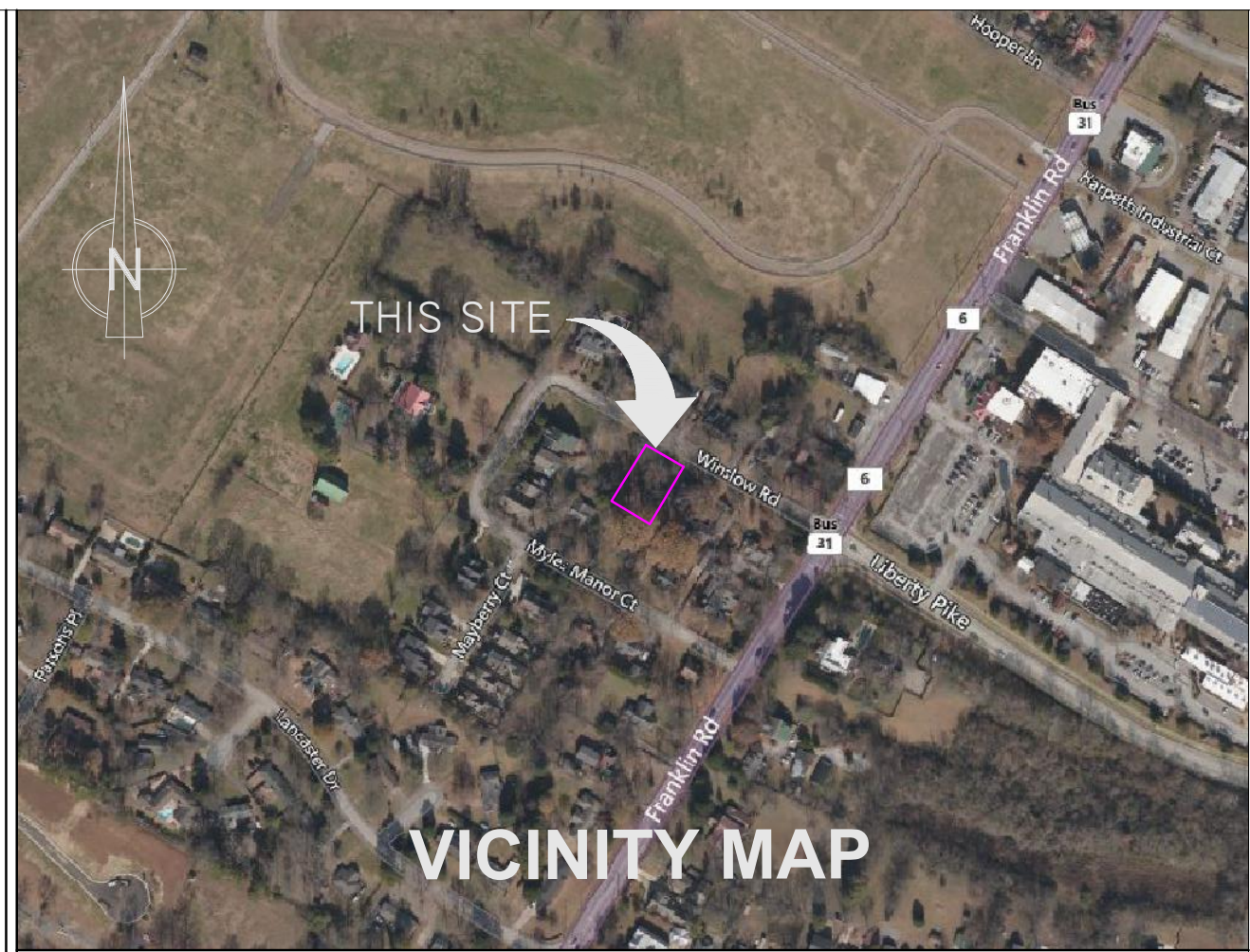
TOTAL EXISTING IMPERVIOUS AREA: 0 S.F.

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:

- THIS PROPERTY IS LOCATED AT 115 WINSLOW RD., FRANKLIN, TN 37064.
- BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD 83).
- 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)
- 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.
- 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.
- ALL CONSTRUCTION TO CONFORM WITH THE CITY OF FRANKLIN BUILDING AND ZONING RULES AND REGULATIONS.
- 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)



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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

DATE	04/15/24				
REVIEWED BY	LEL				
DATE	04/12/24				
CAD BY	ZLD				
REV. NO.	0	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.

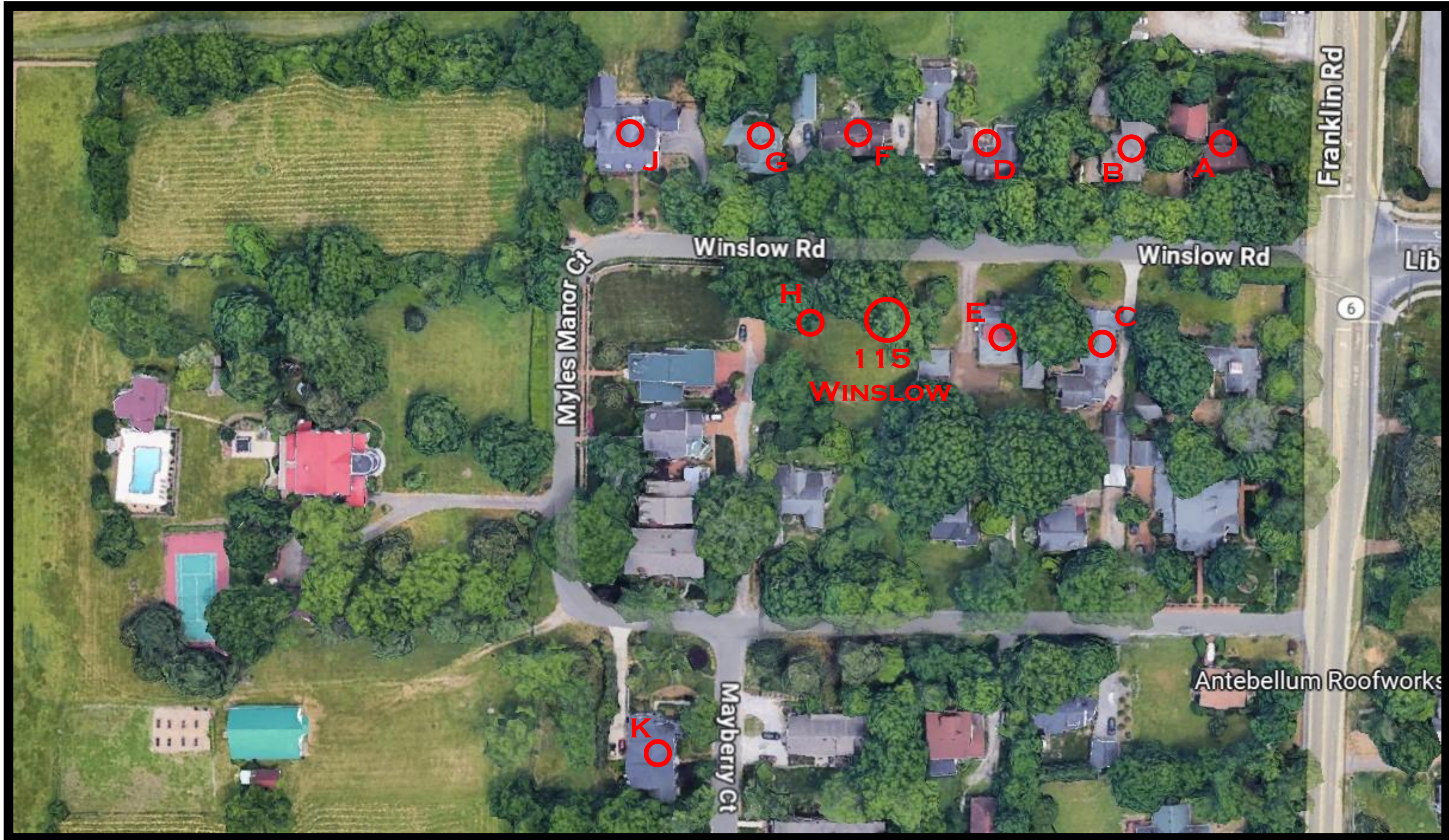
SHEET CONTENT:

C1

1"=10'

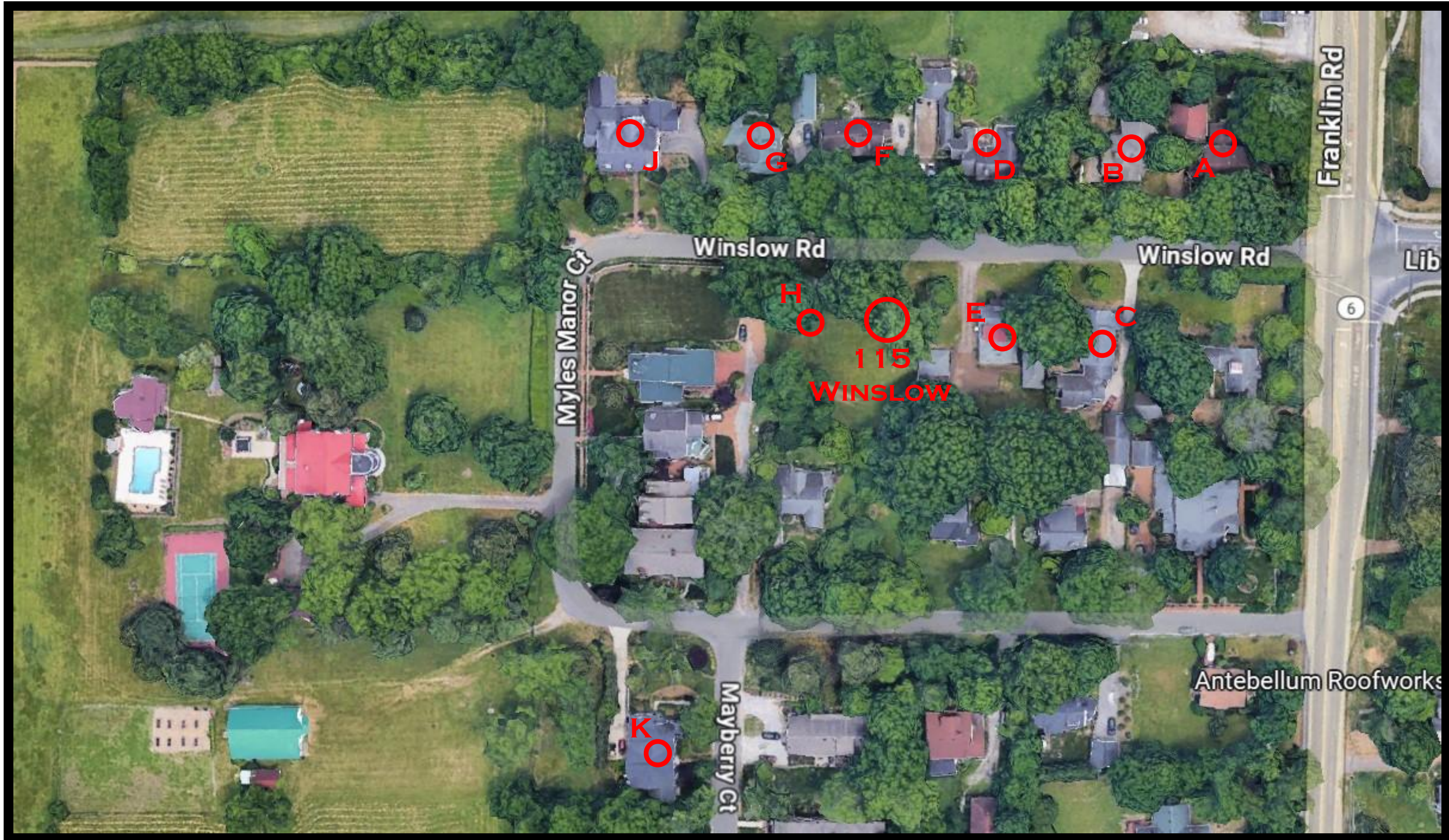
EXISTING SITE

VICINITY MAP



NEIGHBORHOOD CONTEXT

VICINITY MAP



A. 102 WINSLOW RD.



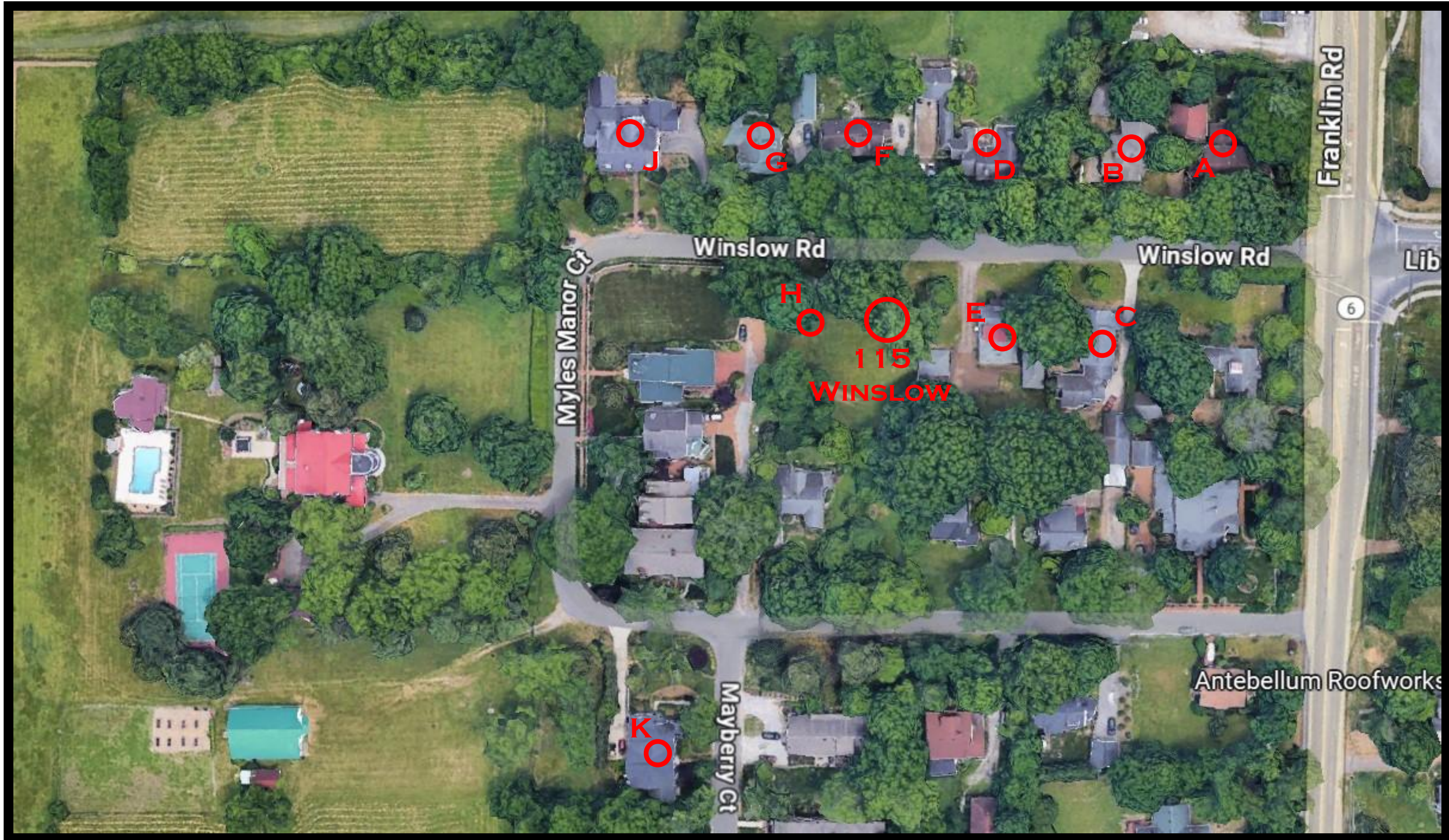
B. 106 WINSLOW RD.



C. 109 WINSLOW RD.

NEIGHBORHOOD CONTEXT

VICINITY MAP



D. 110 WINSLOW RD.



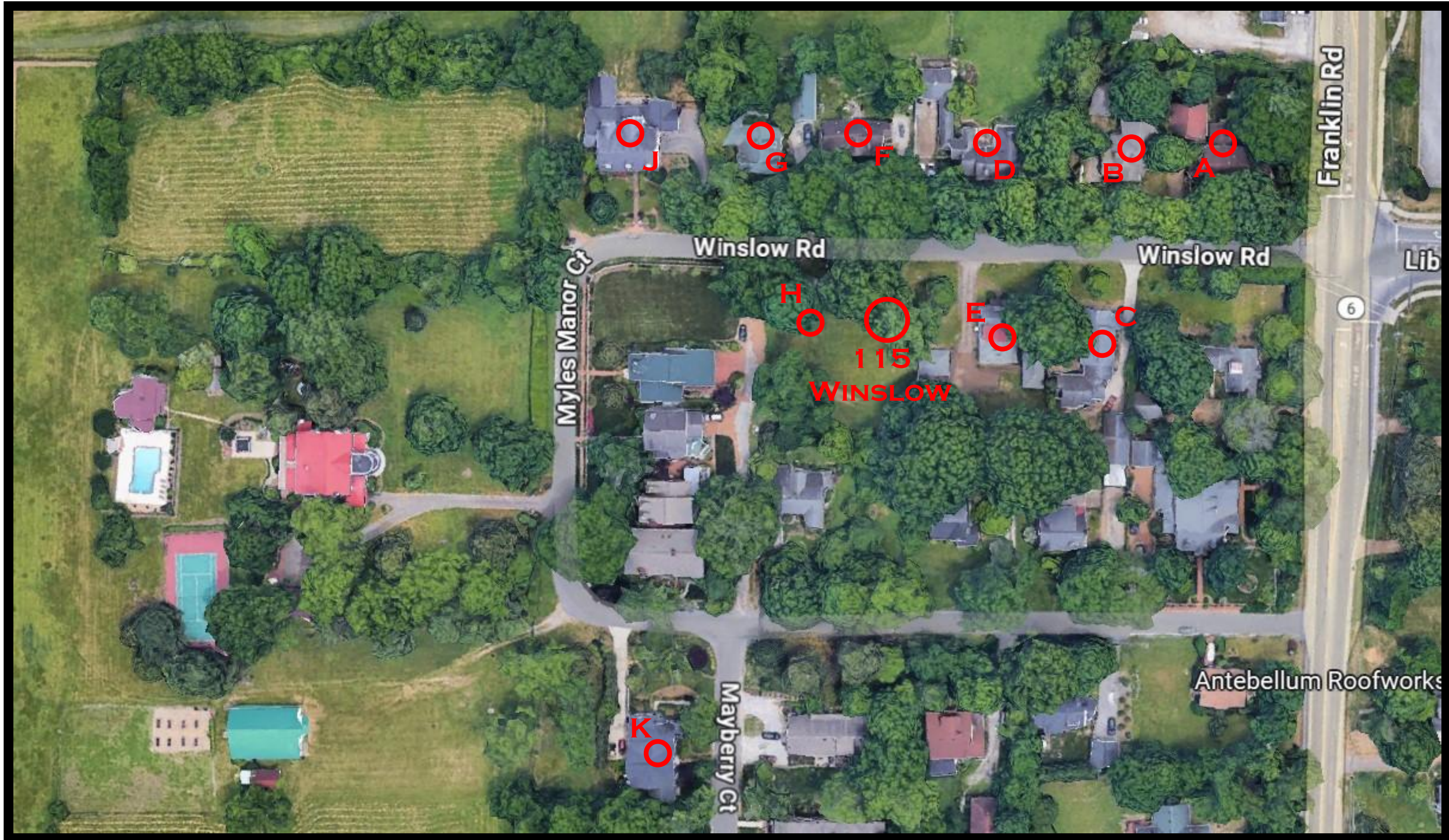
E. 111 WINSLOW RD.



F. 114 WINSLOW RD.

NEIGHBORHOOD CONTEXT

VICINITY MAP



G. 1 1 8 WINSLOW RD.



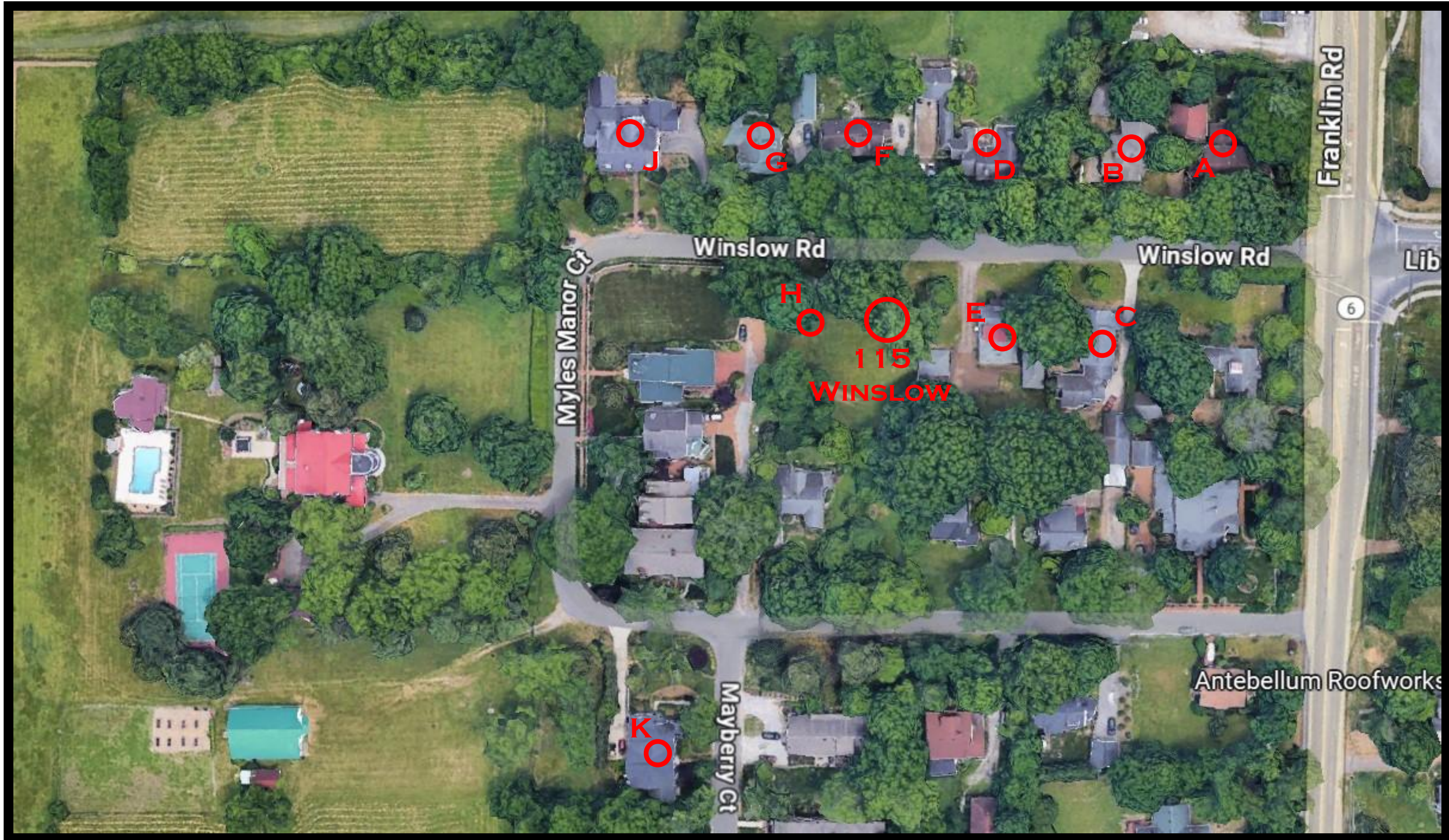
H. 1 1 9 WINSLOW RD.



J. 1 2 2 WINSLOW RD.

NEIGHBORHOOD CONTEXT

VICINITY MAP



K. 121 MYLES MANOR RD.



NEIGHBORHOOD
WINDOW WELLS



110 WINSLOW RD



110 WINSLOW RD



926 FAIR ST

INSPIRATION
IMAGES



INSPIRATION
IMAGES



ARCHITECTURAL SITE PLAN

MAIN HOUSE AREA CALCULATIONS

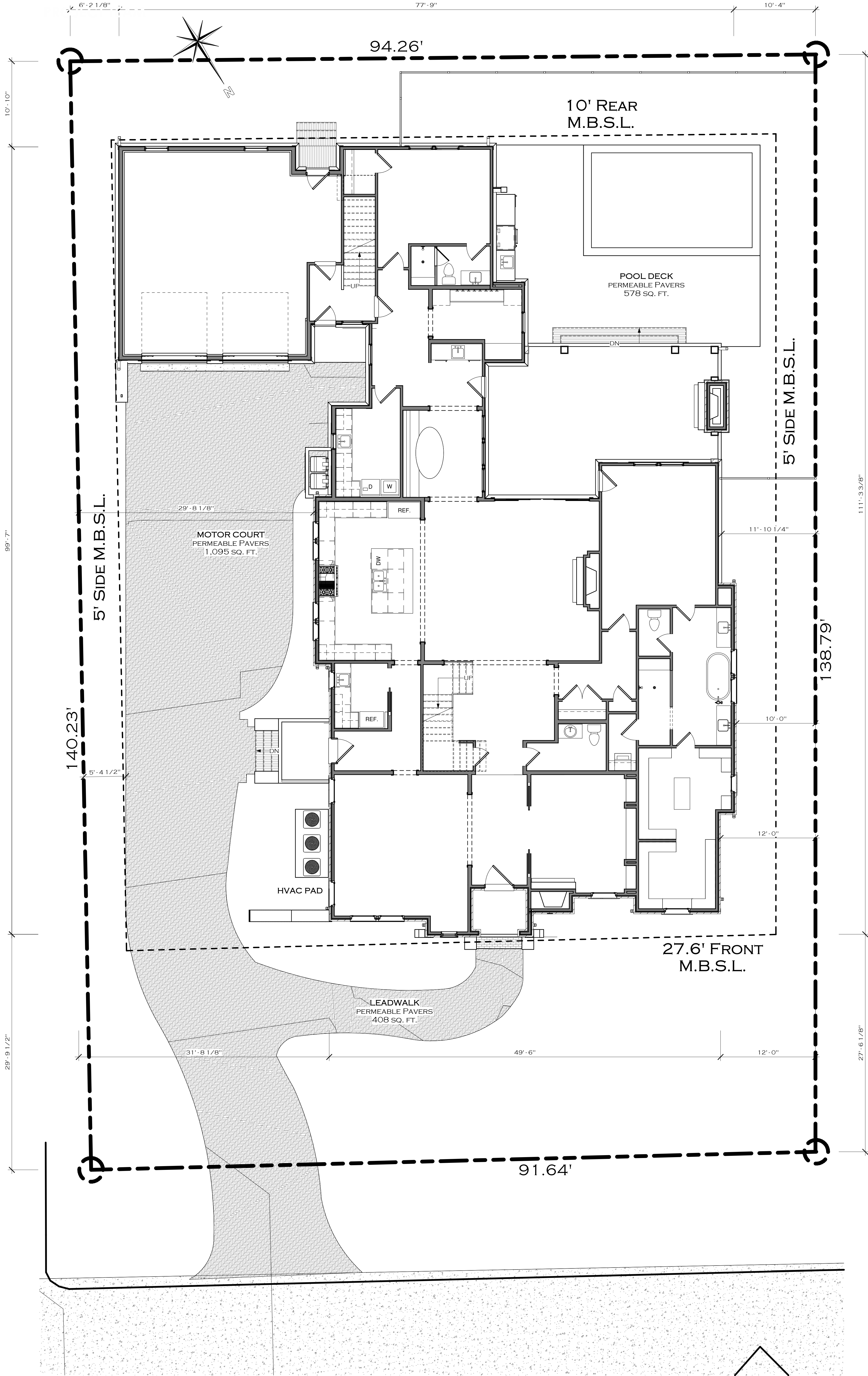
FIRST FLOOR:	3,268 SQ.FT.	(A)
SECOND FLOOR:	1,282 SQ.FT.	(B)
TOTAL CONDITIONED	4,550 SQ.FT.	

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:	5,386 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%	

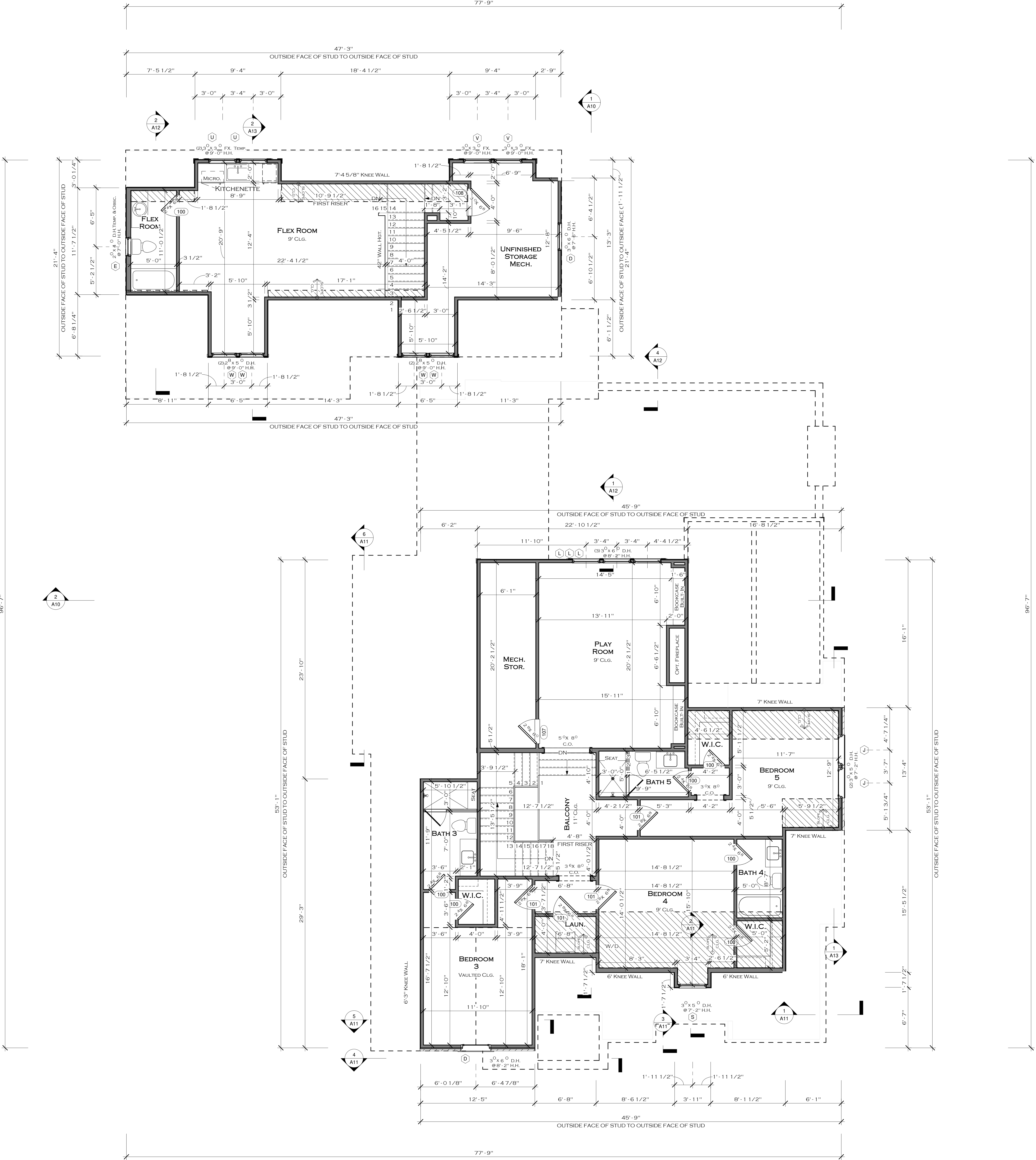


① SITE PLAN
3/16" = 1'-0"

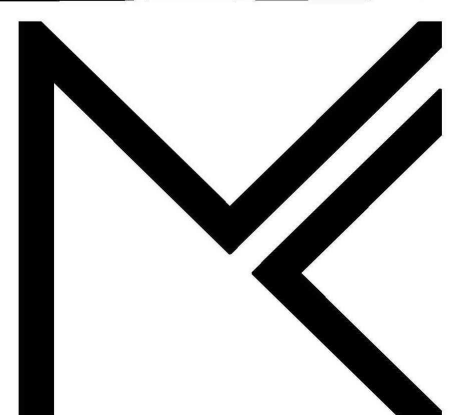
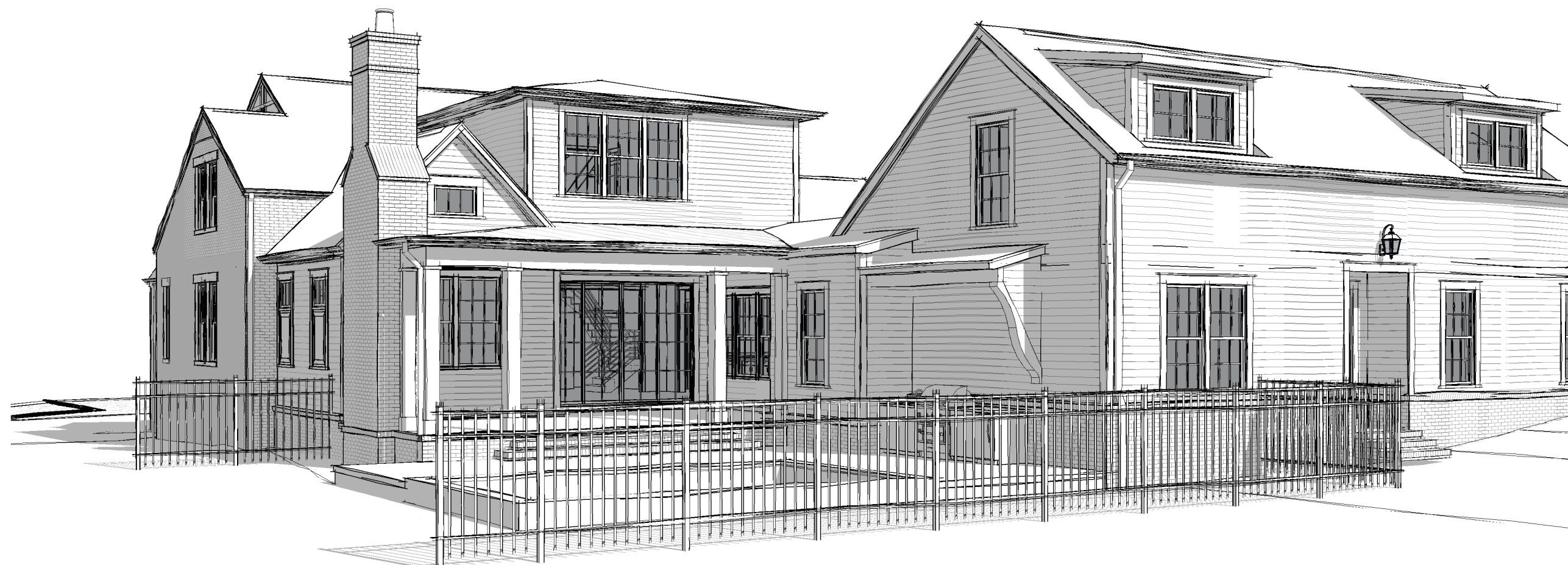
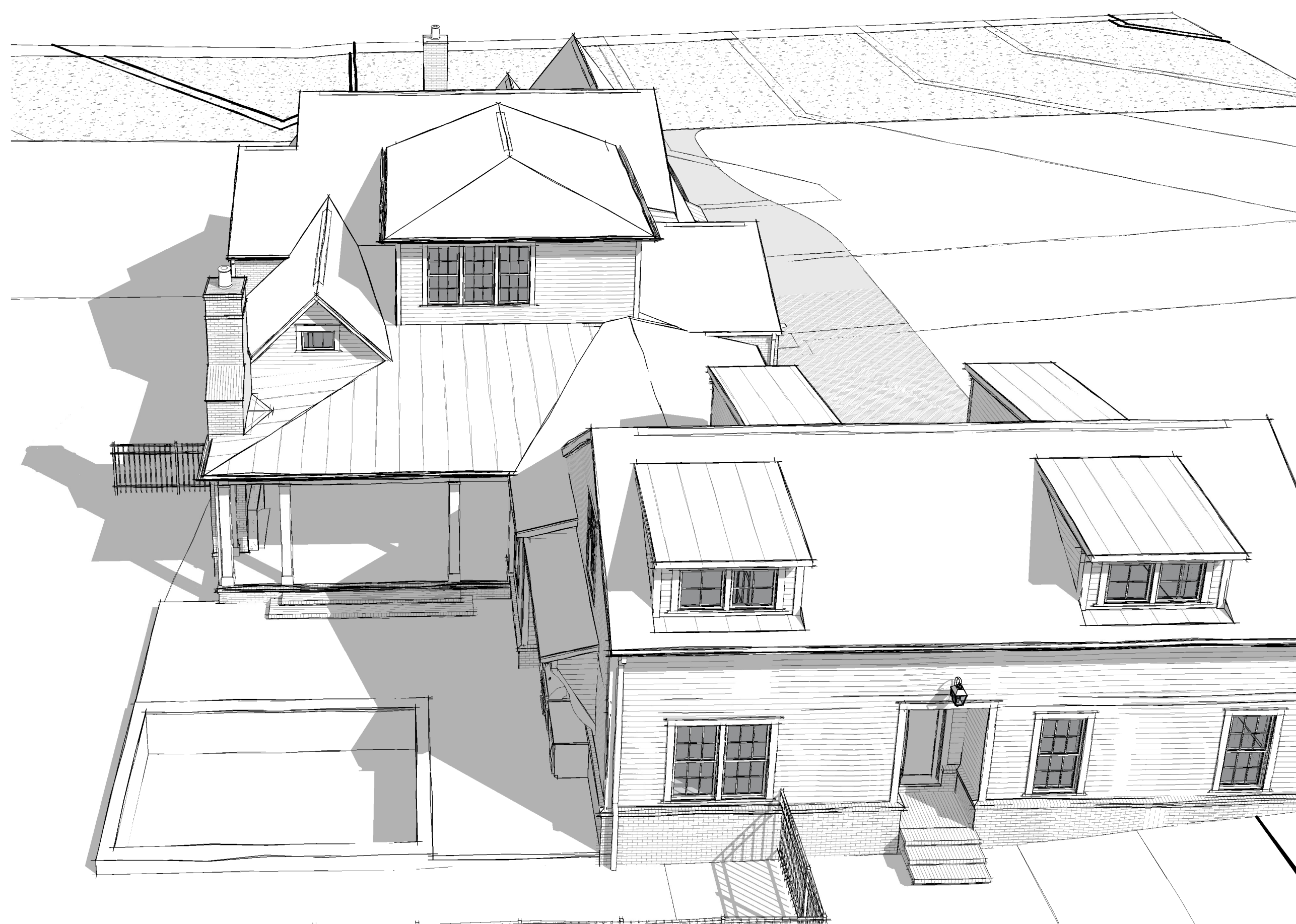
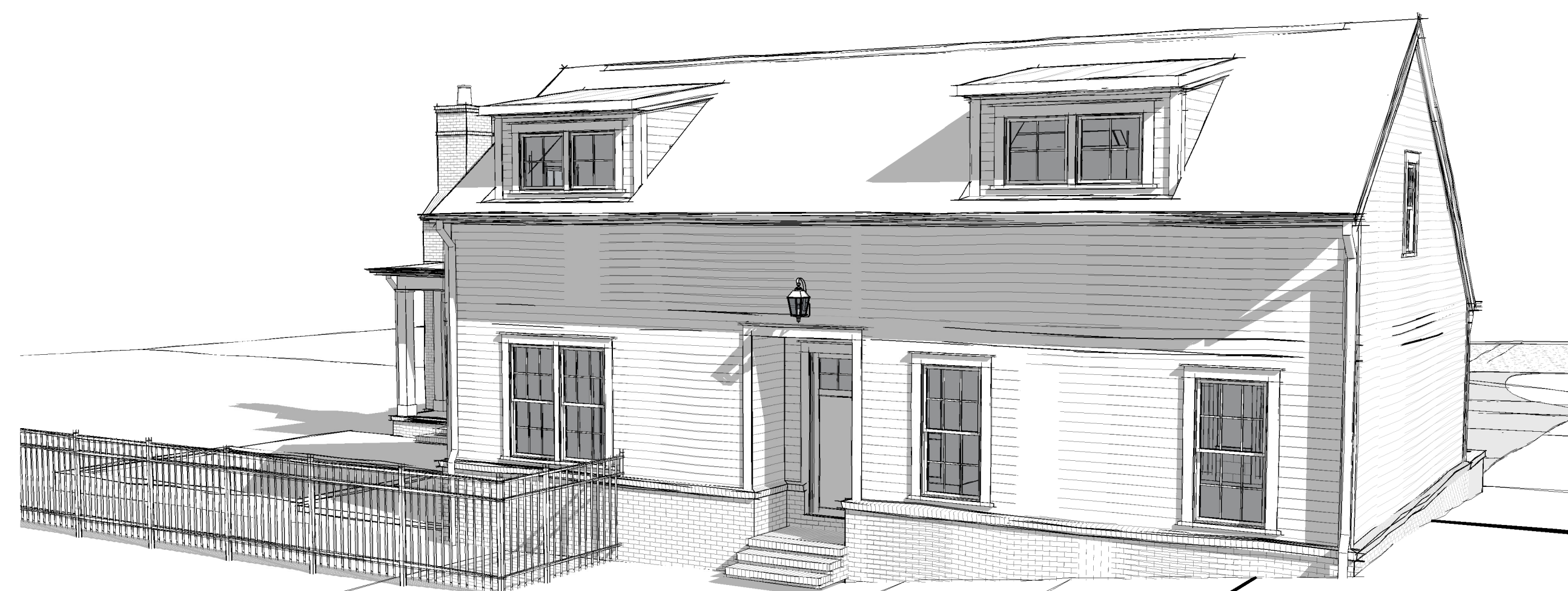
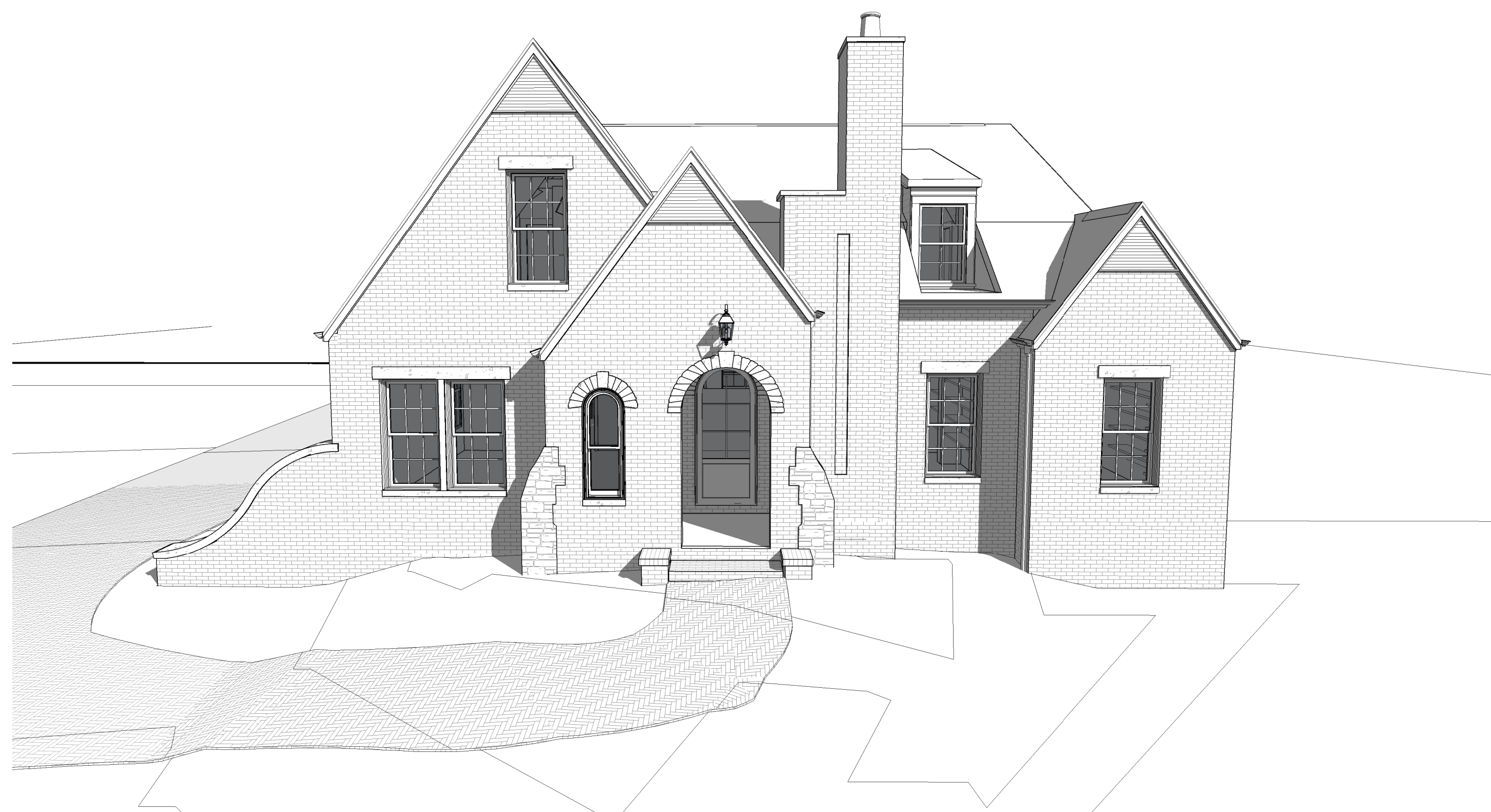
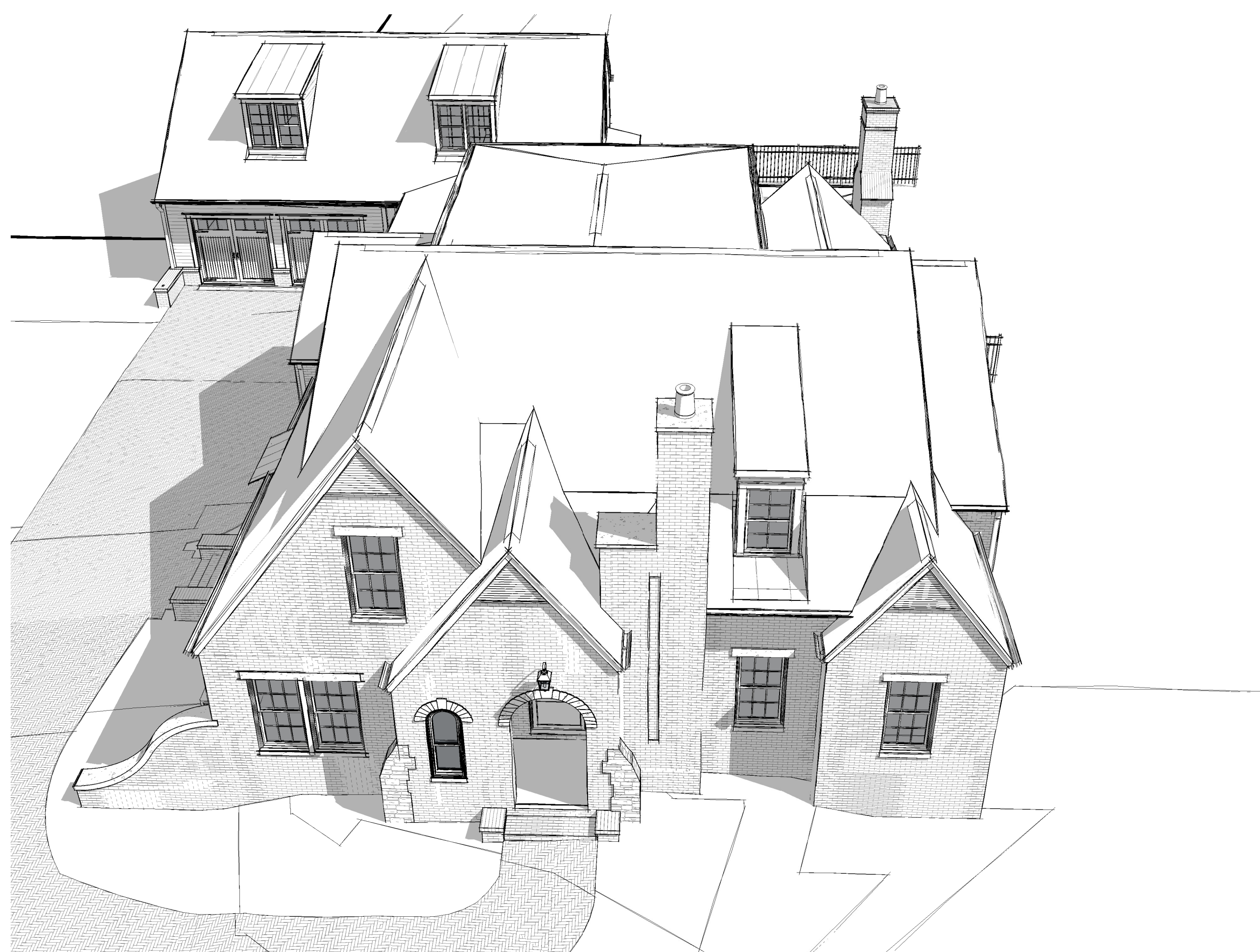
M K STUDIO
ARCHITECTURAL
DESIGNERS



SECOND FLOOR PLAN



PERSPECTIVE
VIEWS

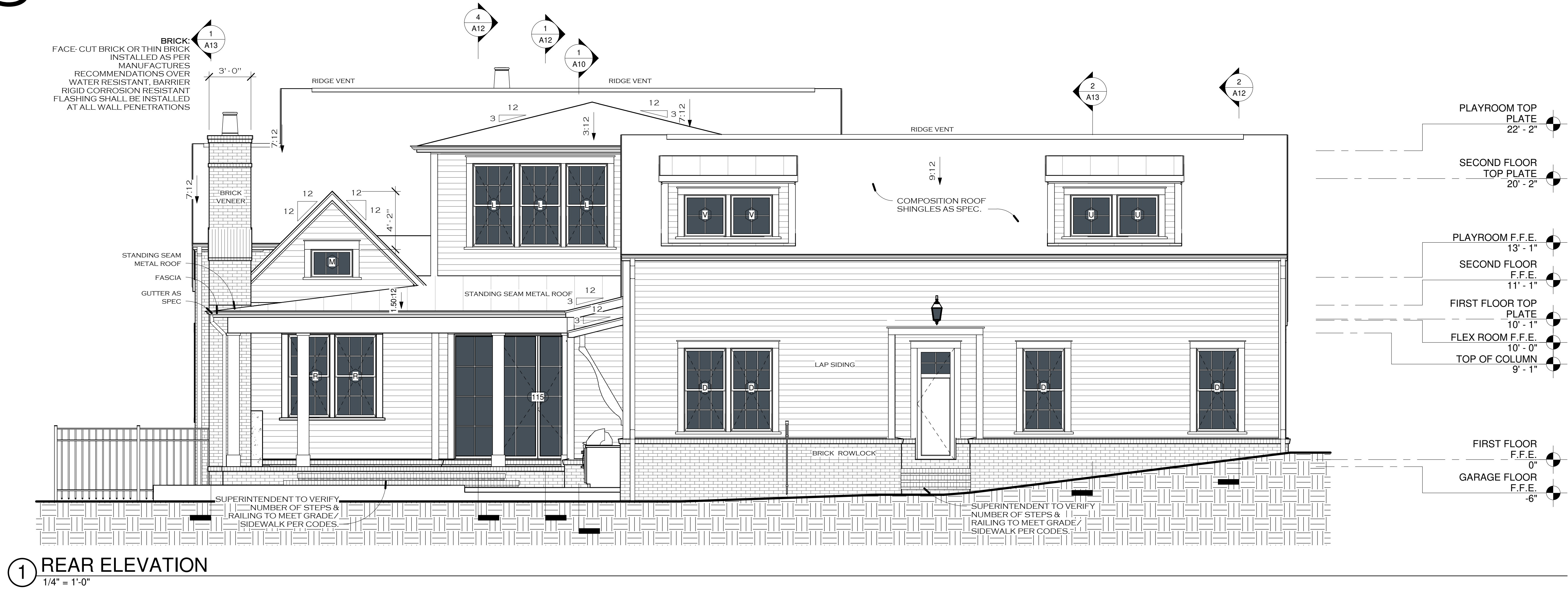


MK STUDIO
ARCHITECTURAL
DESIGNERS

EXTERIOR ELEVATIONS



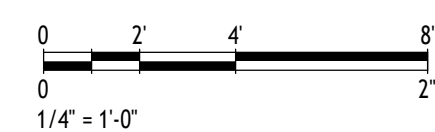
EXTERIOR ELEVATIONS



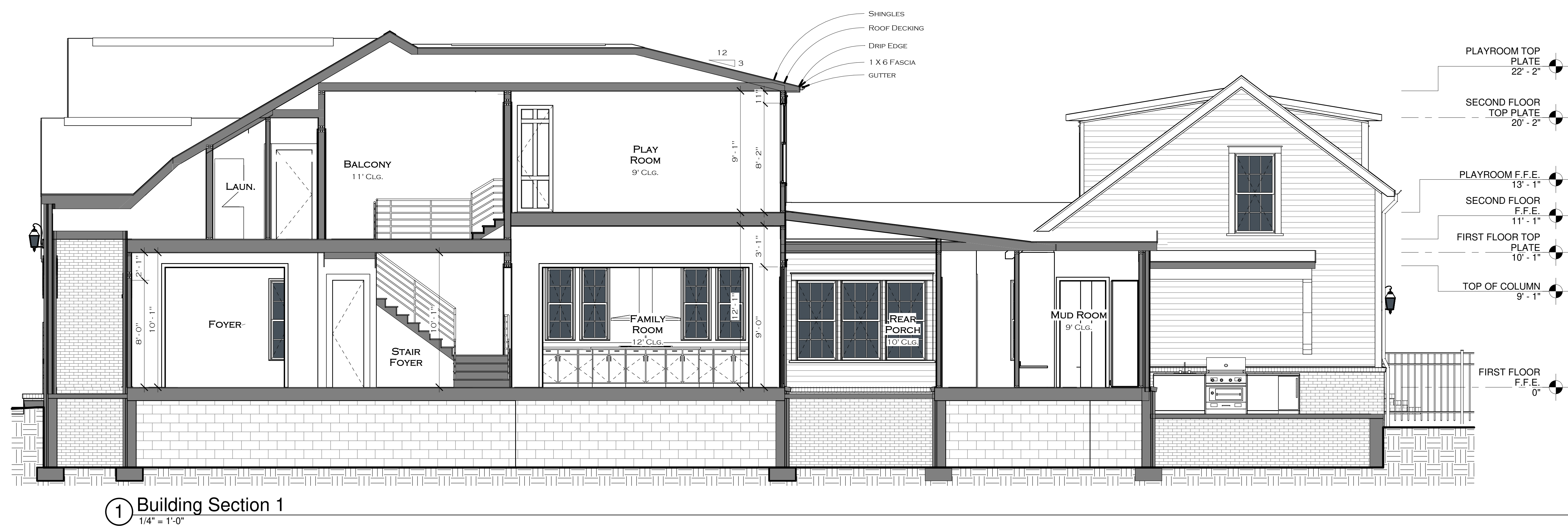
1 REAR ELEVATION
1/4" = 1'-0"



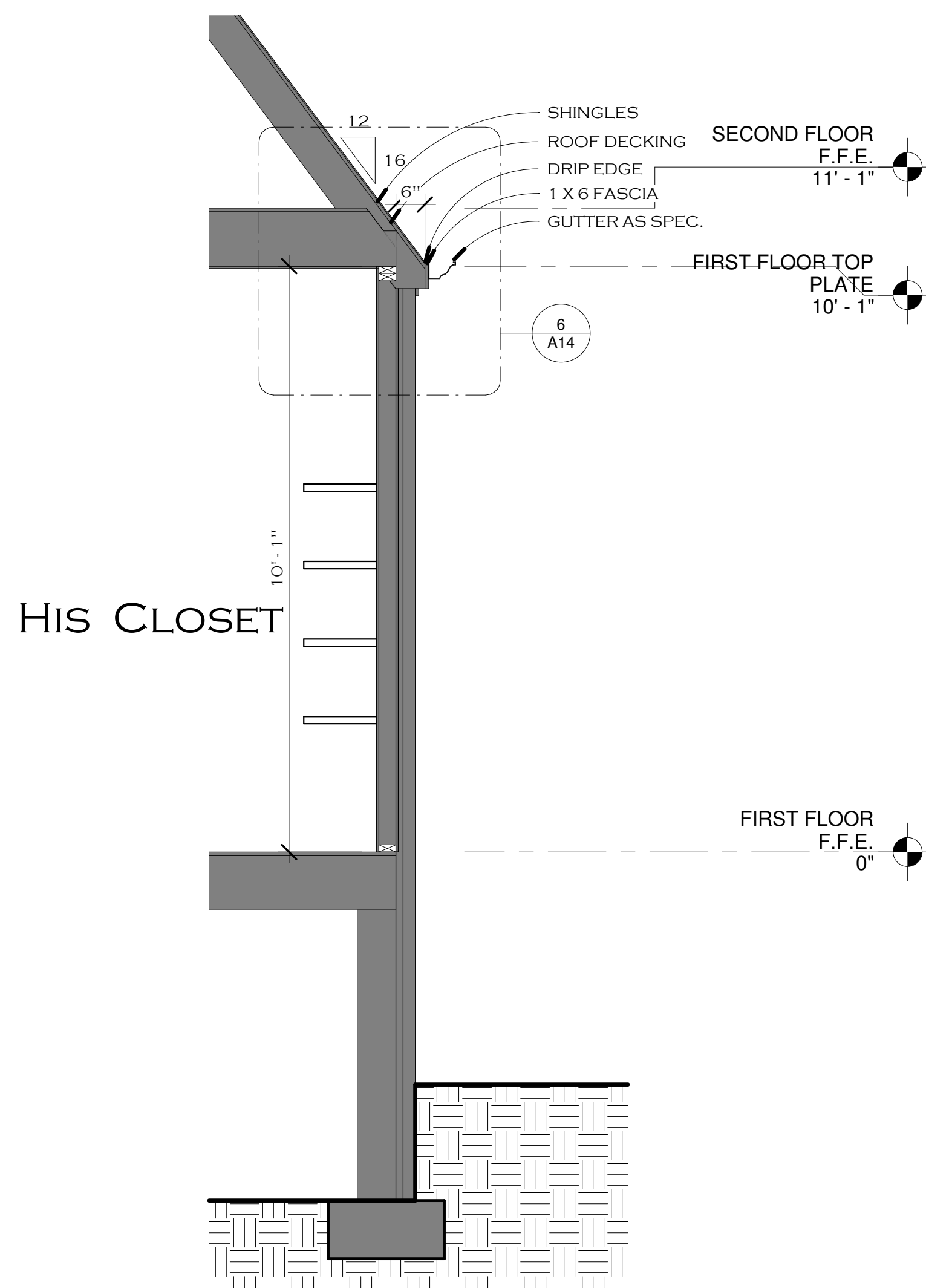
2 RIGHT ELEVATION
1/4" = 1'-0"



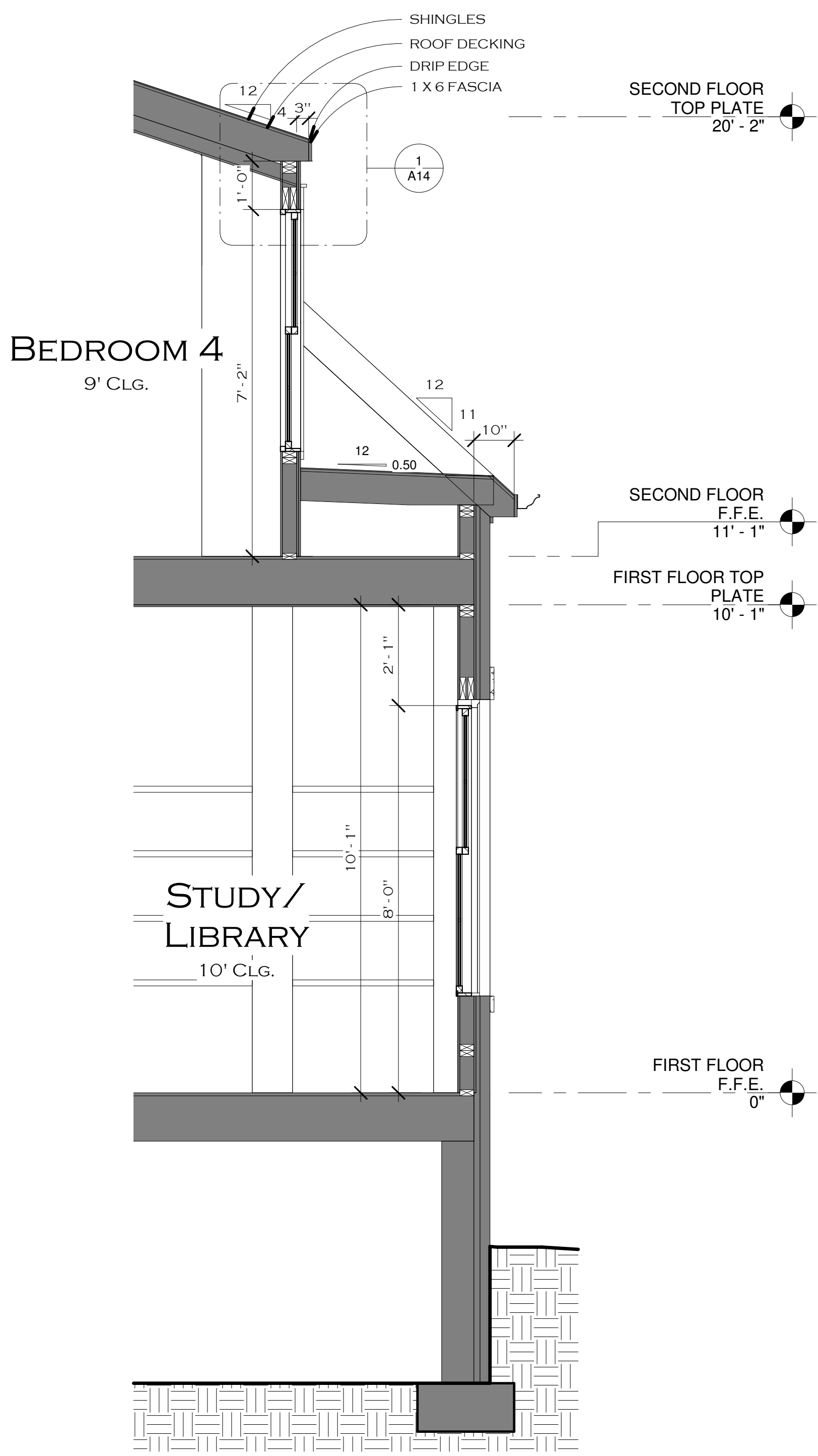
BUILDING SECTIONS



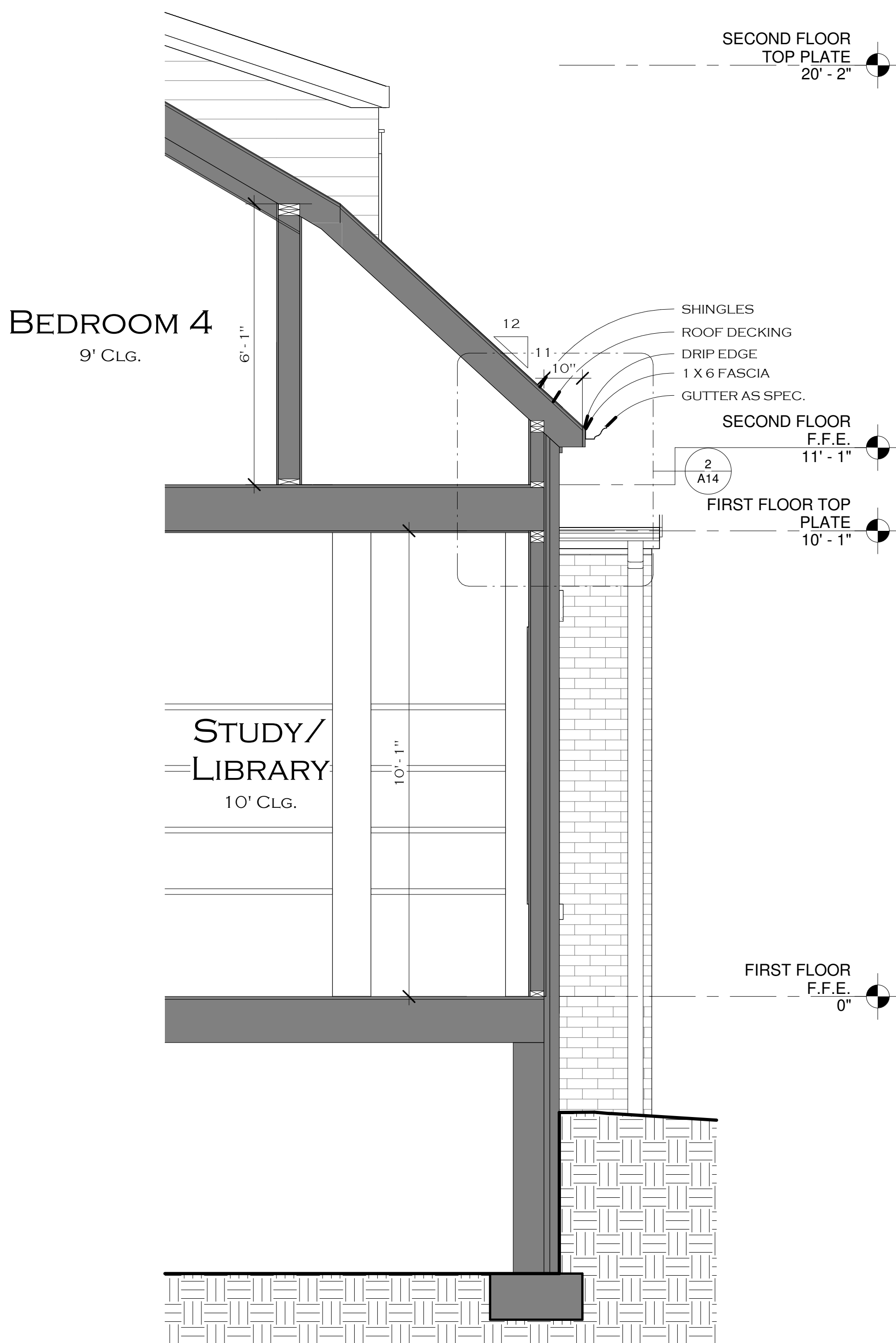
WALL SECTIONS



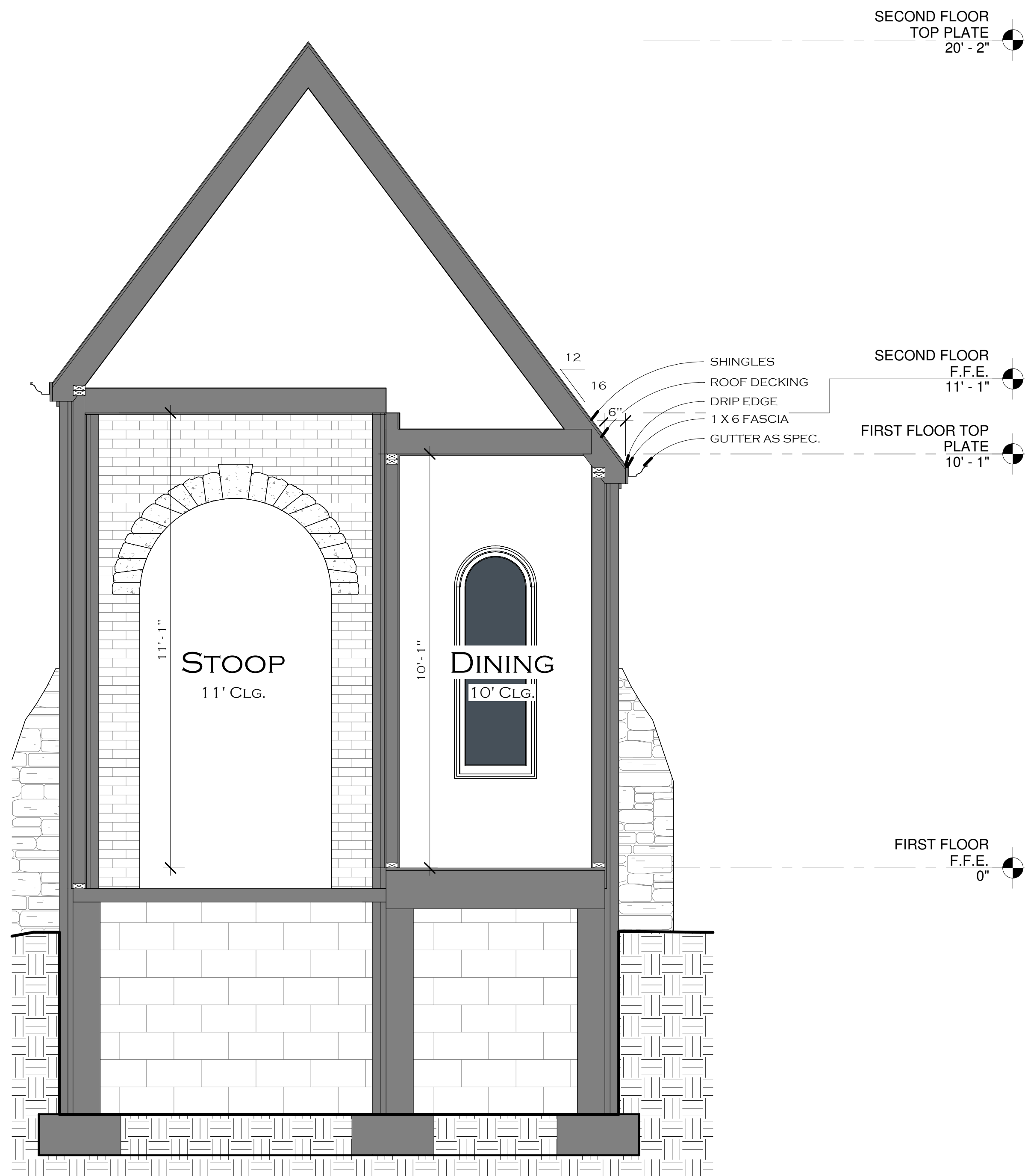
① His Closet Section
1/2" = 1'-0"



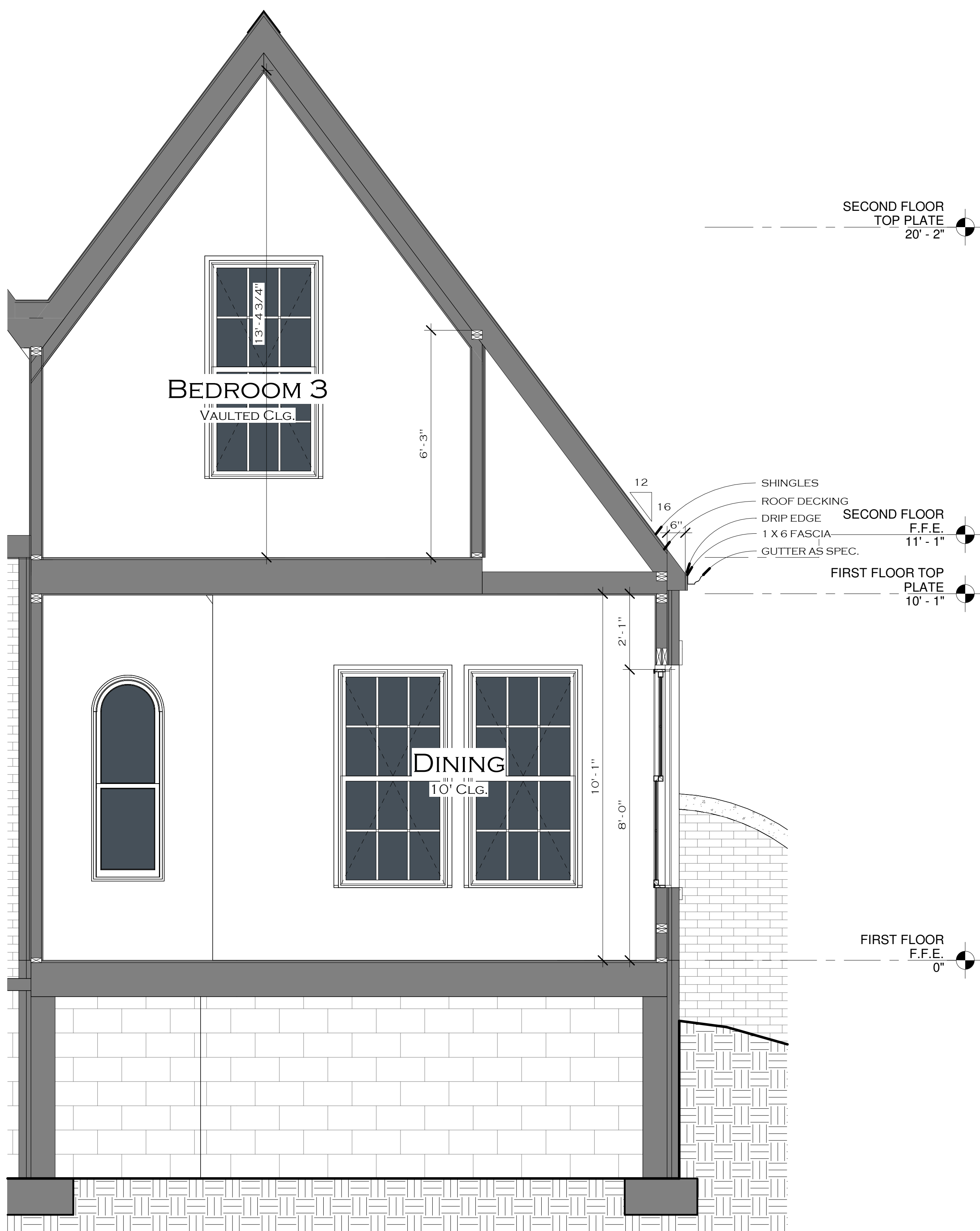
② BR #4/ Study Section 1
1/2" = 1'-0"



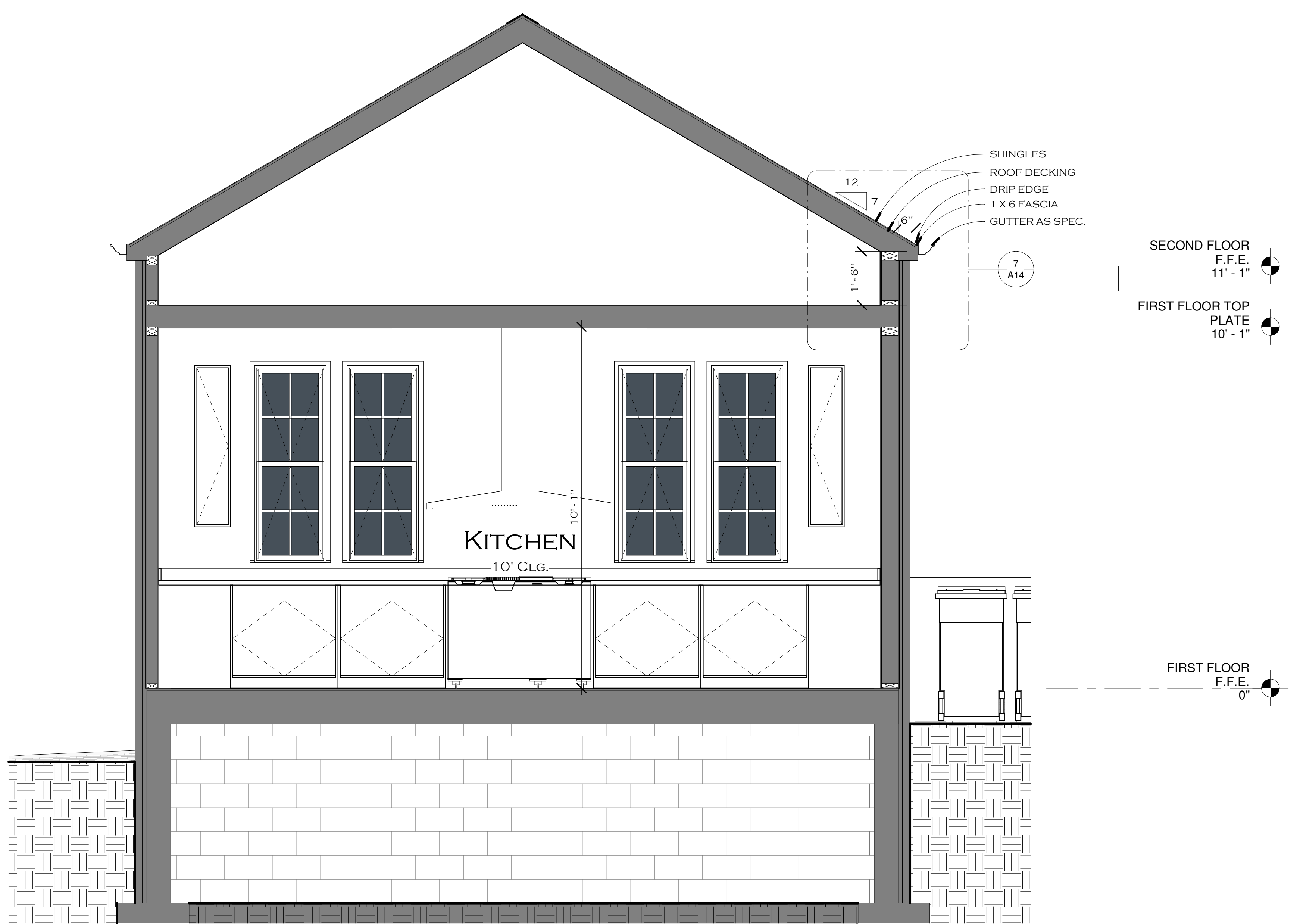
③ BR #4/ Study Section 2
1/2" = 1'-0"



④ Stoop/ Dining Section
1/2" = 1'-0"



⑤ Dining/ BR #3 Section
1/2" = 1'-0"

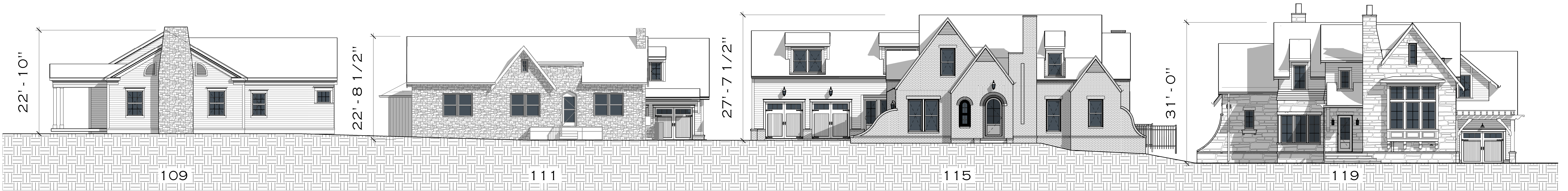


⑥ Kitchen Vault Section
1/2" = 1'-0"

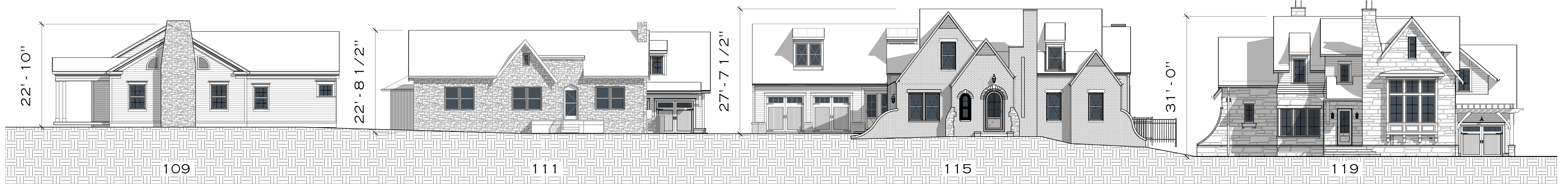


K STUDIO

STARTING CONSTRUCTION, CONTRACTOR SHALL VERIFY DIMENSIONS, DETAILS, AND INFORMATION GIVEN IN THIS DRAWING. USE ONLY GIVEN DIMENSIONS. DO NOT SCALE THIS DRAWING. ALL CODES SHALL BE FOLLOWED TO AND CONSIDERED AS PART OF THIS DRAWING EVEN IF THEY ARE IN VARIANCE WITH THIS DRAWING IN PART OR WHOLE.



WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 12/09/2024



WINSLOW RD STREETSCAPE HISTORIC ZONING SUBMITTAL 01/13/2025



WINSLOW RD STREETSCAPE HISTORIC ZONING SUBMITTAL 01/21/2025

BUILDING 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"

MAJORS CONSTRUCTION
115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 01.24.2025

Q.	DESCRIPTION	DATE

STREETSCAPE



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 120 4th Avenue South (Downtown Franklin Historic District)
Applicant: Jami Blainey
Project #: 8679
Type of Work: Mechanical Equipment and Screening Installation
Reviewer: Elizabeth Bulay

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

Approval Date: January 7, 2025
Expiration Date: January 7, 2027 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to replace an existing cooler and screening with a larger cooler and screening. The equipment and screening will be located behind the building and will not be visible from the public viewshed. The proposed cooler and screening will add approximately 8’ in width to the cooler for a total width of 15’4”. The screening that is proposed for the equipment is an 8’ tall wood privacy fence.

- **Location:** The Guidelines recommend placing ground-mounted mechanical equipment behind buildings and screening it from street view with landscaping, fencing, or walls. The location of the proposed fence meets the Guidelines as it is located at the rear of the building. The location is appropriate.
- **Height:** The Guidelines state that a fence or wall in the rear yard should be designed in accordance with the heights permitted in the Zoning Ordinance, based on the property’s zoning district designation. The property is zoned for commercial use. The Zoning Ordinance allows for fencing for fencing to be 8’ in height. The proposed height is appropriate.
- **Material:** The proposed wood fence and wood gates are appropriate in light of the Guidelines, as they state that the material of walls and fences should be compatible with the principal building. The material proposed is appropriate.
- **Design:** The Guidelines state that the use of wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing should be appropriate based on the site and setting. The proposed wood privacy fence is appropriate.

APPLICABLE GUIDELINES

Chapter 7 – Fences, Gates, and Walls
Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

The mechanical equipment and screening are **approved** with the following conditions:

- A building permit will be required for fencing over 7' in height. Plans for the fencing shall be designed and stamped by an engineer.
- 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/>

REPLACEMENT WALK-IN COOLER/FREEZER FOR PUCKETT'S RESTAURANT

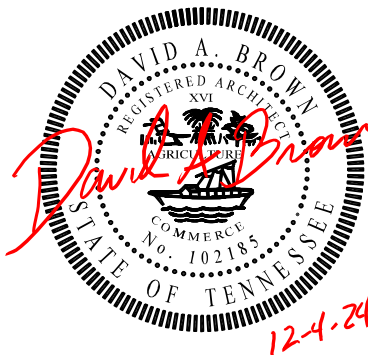
120 4th AVENUE SOUTH
FRANKLIN, TN 37064

PUCKETT'S FRANKLIN

120 4th Ave S, Franklin, TN 37064

CLIENT CONTACT:
PUCKETT'S | 120 4TH AVE. S | FRANKLIN, TN 37064
512-658-3988 |
mark@amarshallhospitality.com

MERIDIAN ARCHITECTURE



nashville, tennessee
e: office@meridiantn.com
t: 615.390.2236
www.meridiantn.com

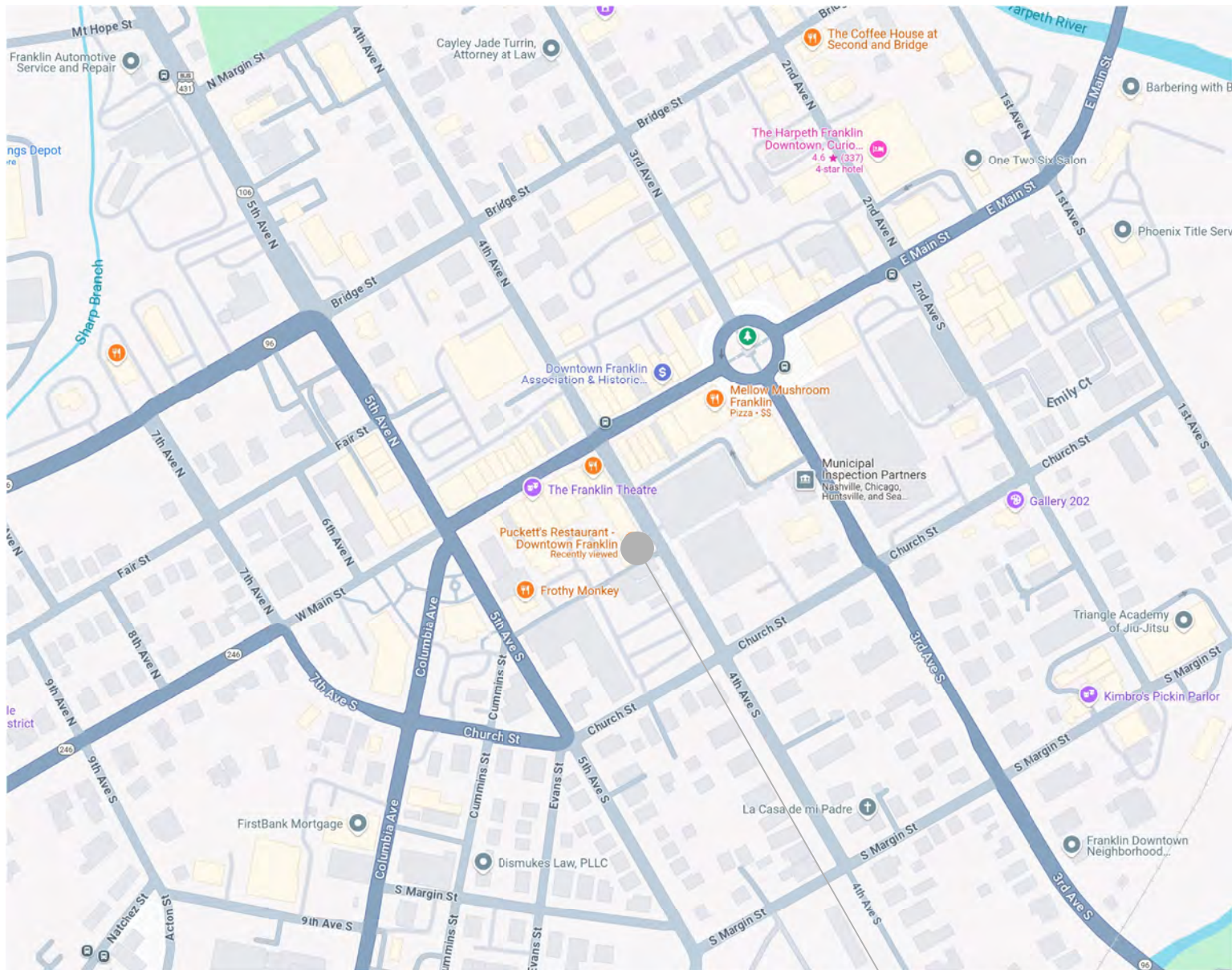
REVISIONS:

DATE OF ISSUE:	12.04.2024
MA PROJECT NO:	0483-24
PROJECT PHASE:	CD
DRAWN BY:	DB

TITLE SHEET

G-001

VICINITY MAP



Puckett's Restaurant Franklin
120 4th Ave. South
Franklin, TN 37064

ADOPTED CODES - CITY OF FRANKLIN

International Building Code—2018, Including Appendices D, G, and K
International Energy Conservation Code-2018 (For buildings constructed under the IBC)
International Fire Code—2018, Including Appendices B, C, and D
International Energy Conservation Code—2009 (For Buildings constructed under the IRC)
International Mechanical Code—2018
International Plumbing Code—2018
International Existing Building Code—2018
International Property Maintenance Code--2018
International Fuel Gas Code—2018
ANSI A117.1 Accessibility Code—2017
National Electric Code—2017
Life Safety Code—2018

SHEET INDEX

architectural			
SHEET #	DESCRIPTION	ORIG. ISSUE	REV. DELTA # REV. DATE
C-101	ORIGINAL SITE SURVEY	12/02/2024	
A-101	EXISTING CONDITIONS	12/02/2024	
A-102	FLOOR PLANS AND DETAILS	12/02/2024	
K-101	EQUIPMENT SPECS	12/02/2024	

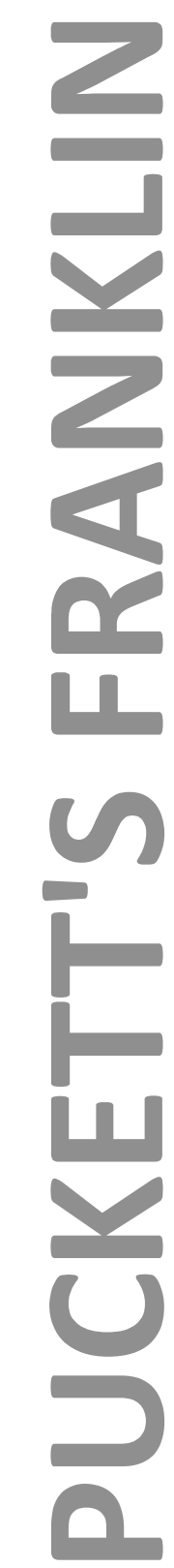
SCOPE OF WORK

Remove existing walk-in cooler/freezer, fence and concrete slab. Install new walk-in cooler/freezer and new fence on new concrete slab. The new equipment will utilize the existing electrical service.

CONTACTS

Architect
Meridian Architecture
PO Box 606
Mt. Juliet, Tennessee 37121
David Brown
dbrown@meridiantn.com
(615) 390-2236

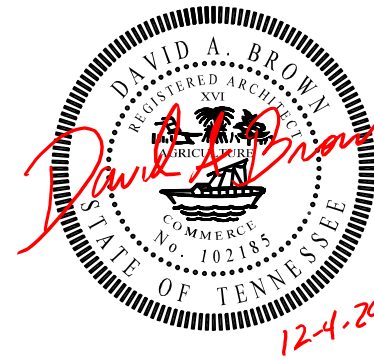
Contractor
Meridian Commercial
217 James St.
Gallatin, Tennessee 37066
Les Wright
lwright@meridiantn.com
(615) 410-1788



120 4th Ave S, Franklin, TN 37064

CLIENT CONTACT:
PUCKETT'S | 120 4TH AVE. S | FRANKLIN, TN 37064
512-658-3988 |
mark@amarshallhospitality.com

MERIDIAN | ARCHITECTURE



nashville, tennessee
e: office@meridiantn.com
t: 615.390.2236
www.meridiantn.com

REVISIONS:

DELTA	DESCRIPTION	DATE
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DATE OF ISSUE: 12.04.2024

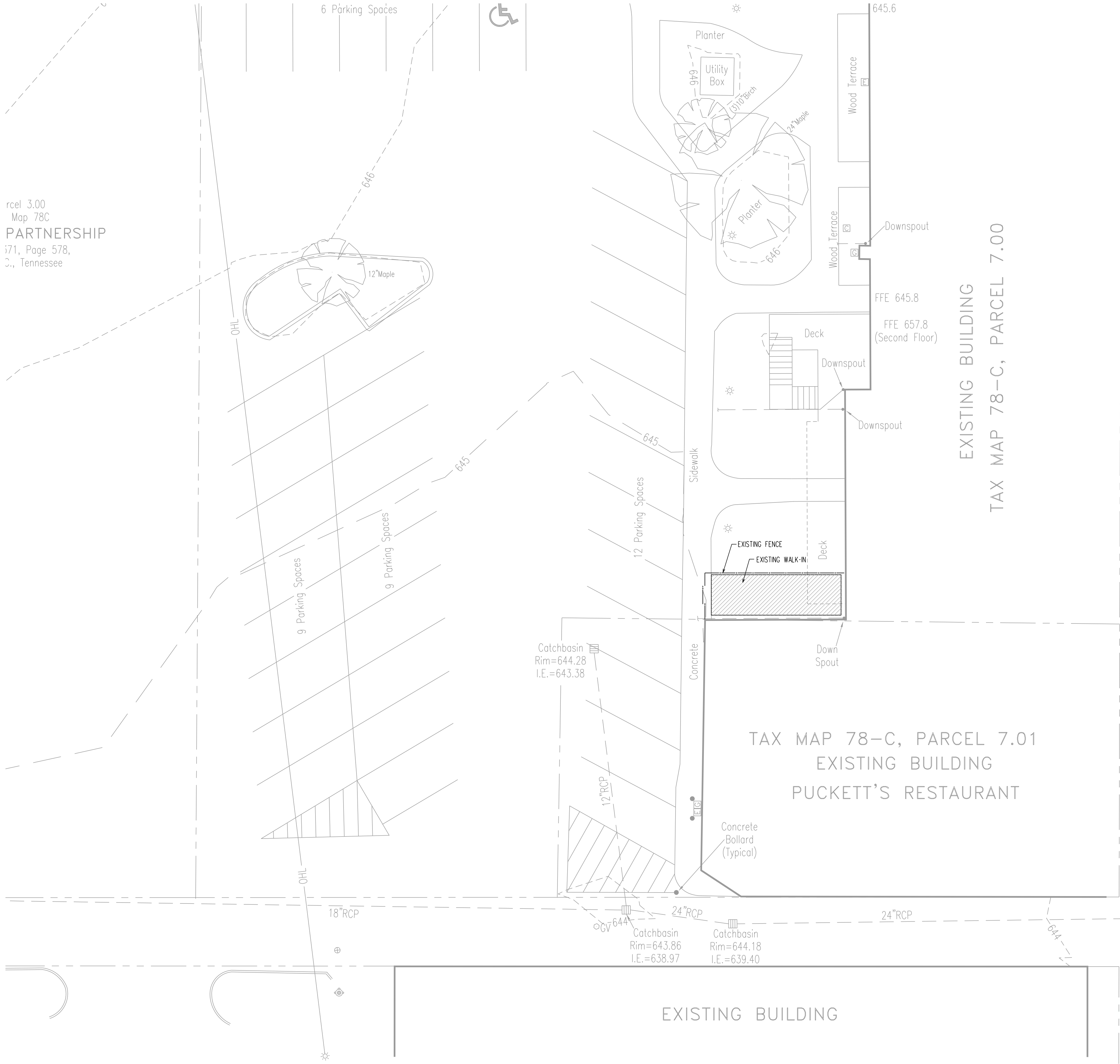
MA PROJECT NO: 0483-24

PROJECT PHASE: CD

DRAWN BY: DB

SITE SURVEY

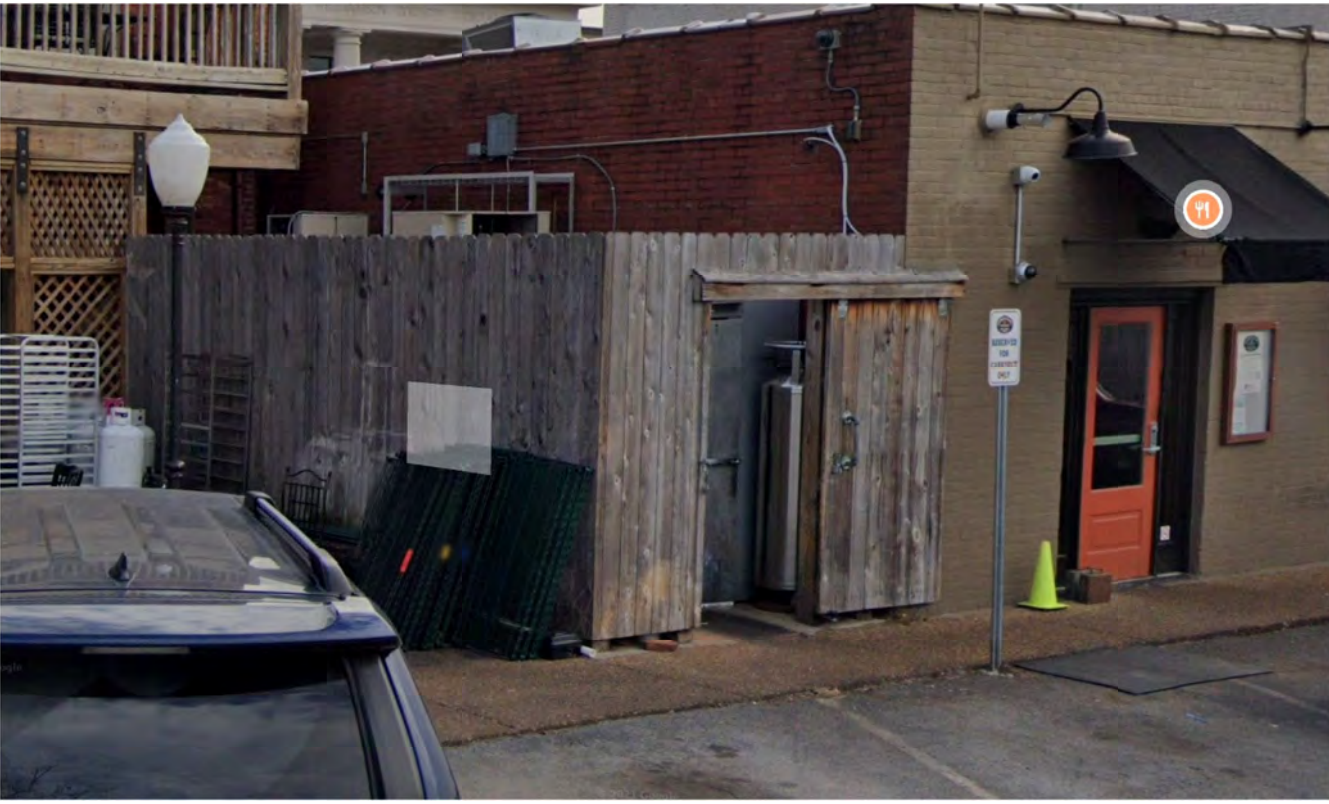
C-101



rcel 3.00
Map 78C
PARTNERSHIP
171, Page 578,
2., Tennessee

EXISTING SITE PLAN
SCALE: 1" = 10'-0"

F O U R T H A V E N U E S O U T H



EXISTING CONDITIONS - PHOTO 1



EXISTING CONDITIONS - PHOTO 2

PROJECT BENCHMARK
ELEVATION=642.87
Rim Of Existing Catchbasin

PUCKETT'S FRANKLIN
120 4th Ave S, Franklin, TN 37064

CLIENT CONTACT:
PUCKETT'S | 120 4TH AVE. S | FRANKLIN, TN 37064
512-658-3988
mark@amarshallhospitality.com

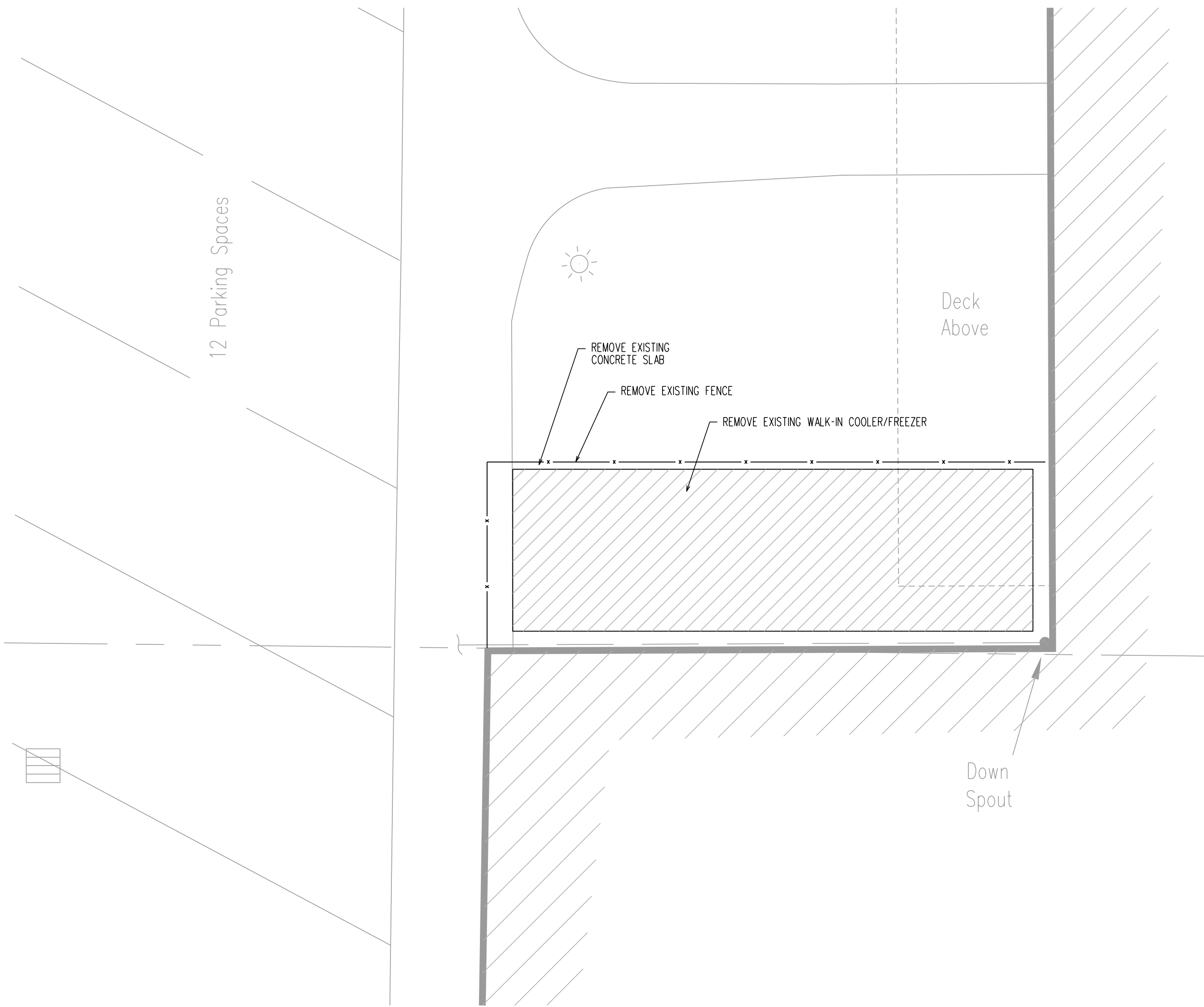
MERIDIAN ARCHITECTURE

nashville, tennessee
e: office@meridiantn.com
t: 615.390.2236
www.meridiantn.com

DAVID A. BROWN
REGISTERED PROFESSIONAL ARCHITECT
NO. 12424
STATE OF TENNESSEE
12-4-24

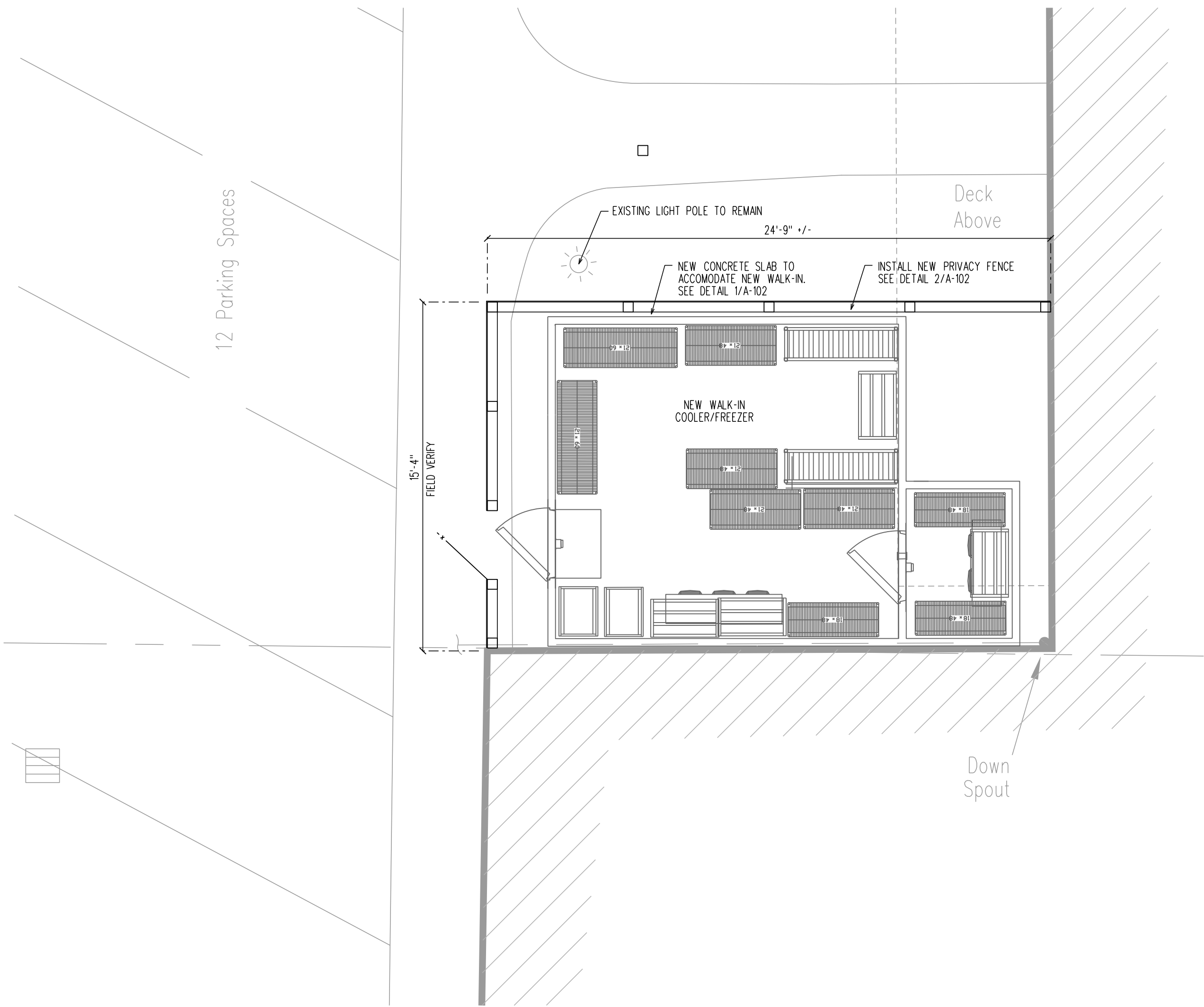
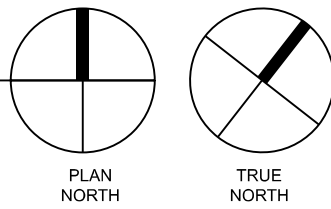
REVISIONS:		
DELTA	DESCRIPTION	DATE
DATE OF ISSUE: 12.04.2024		
MA PROJECT NO: 0483-24		
PROJECT PHASE: CD		
DRAWN BY: DB		

EXISTING SITE PLAN
A-101



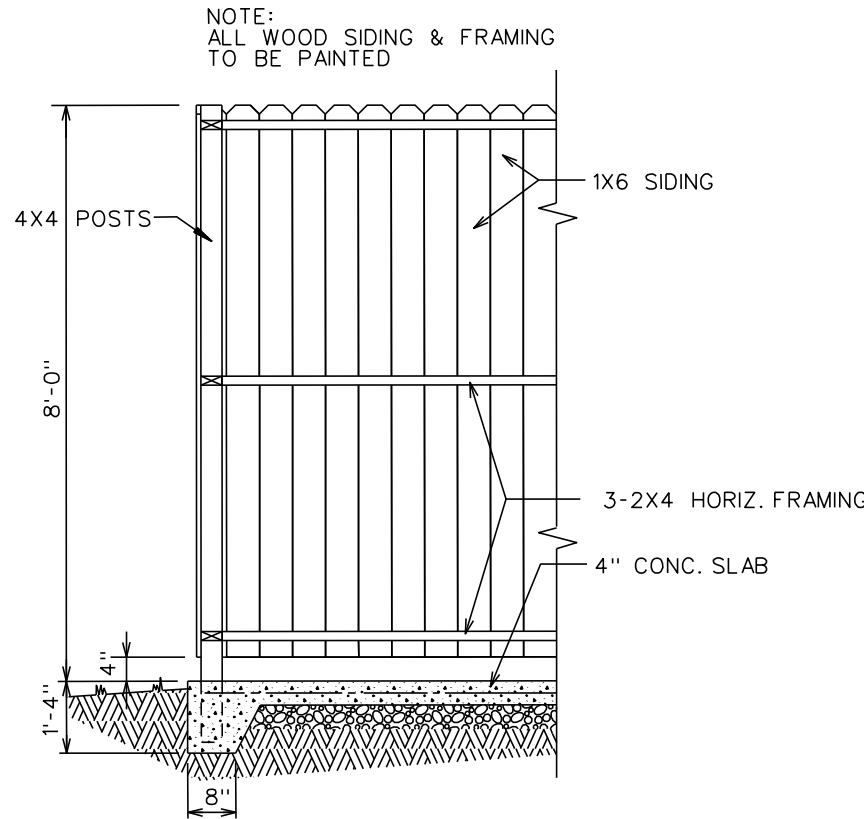
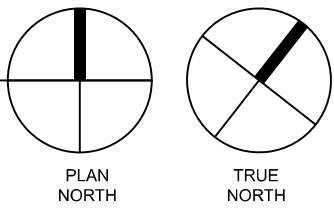
DEMOLITION PLAN

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



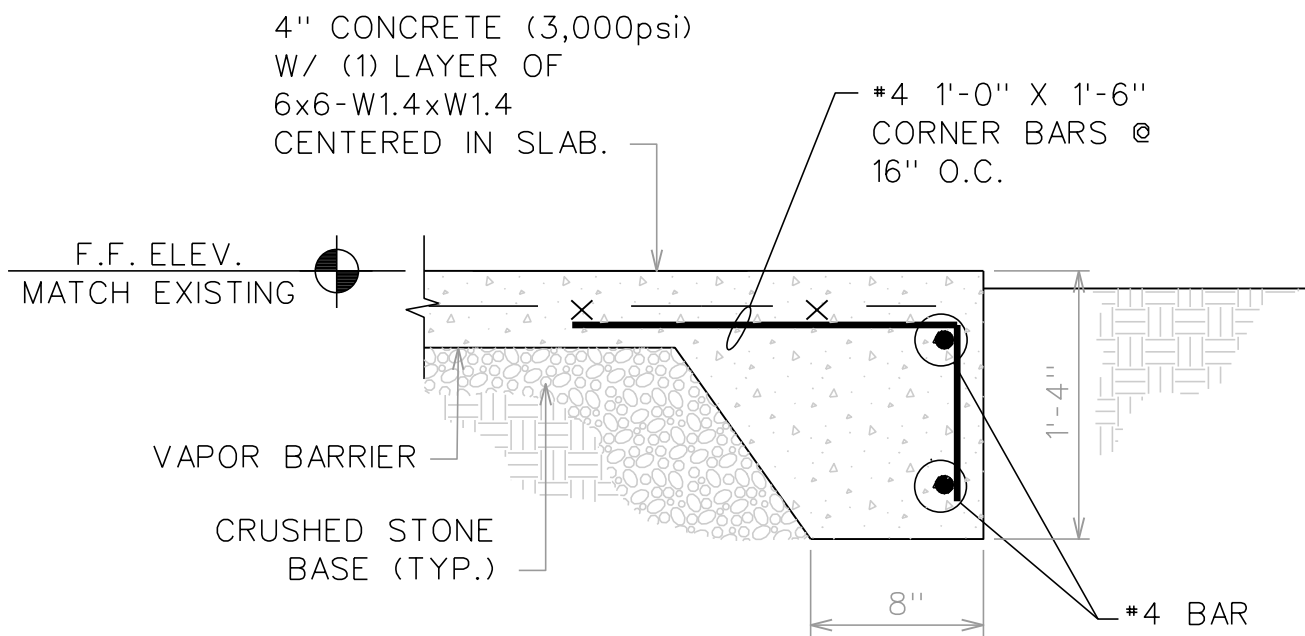
NEW FLOOR PLAN

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



FENCE DETAIL

2
A-102



FOUNDATION DETAIL

NOT TO SCALE

1
A-102

PUCKETT'S FRANKLIN

120 4th Ave S, Franklin, TN 37064

CLIENT CONTACT:
PUCKETT'S | 120 4TH AVE. S | FRANKLIN, TN 37064
512-658-3988
mark@amarshallhospitalty.com

MERIDIAN ARCHITECTURE



nashville, tennessee
e: office@meridiantn.com
t: 615.390.2236
www.meridiantn.com

REVISIONS:

DELTA	DESCRIPTION	DATE
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DATE OF ISSUE: 12.04.2024

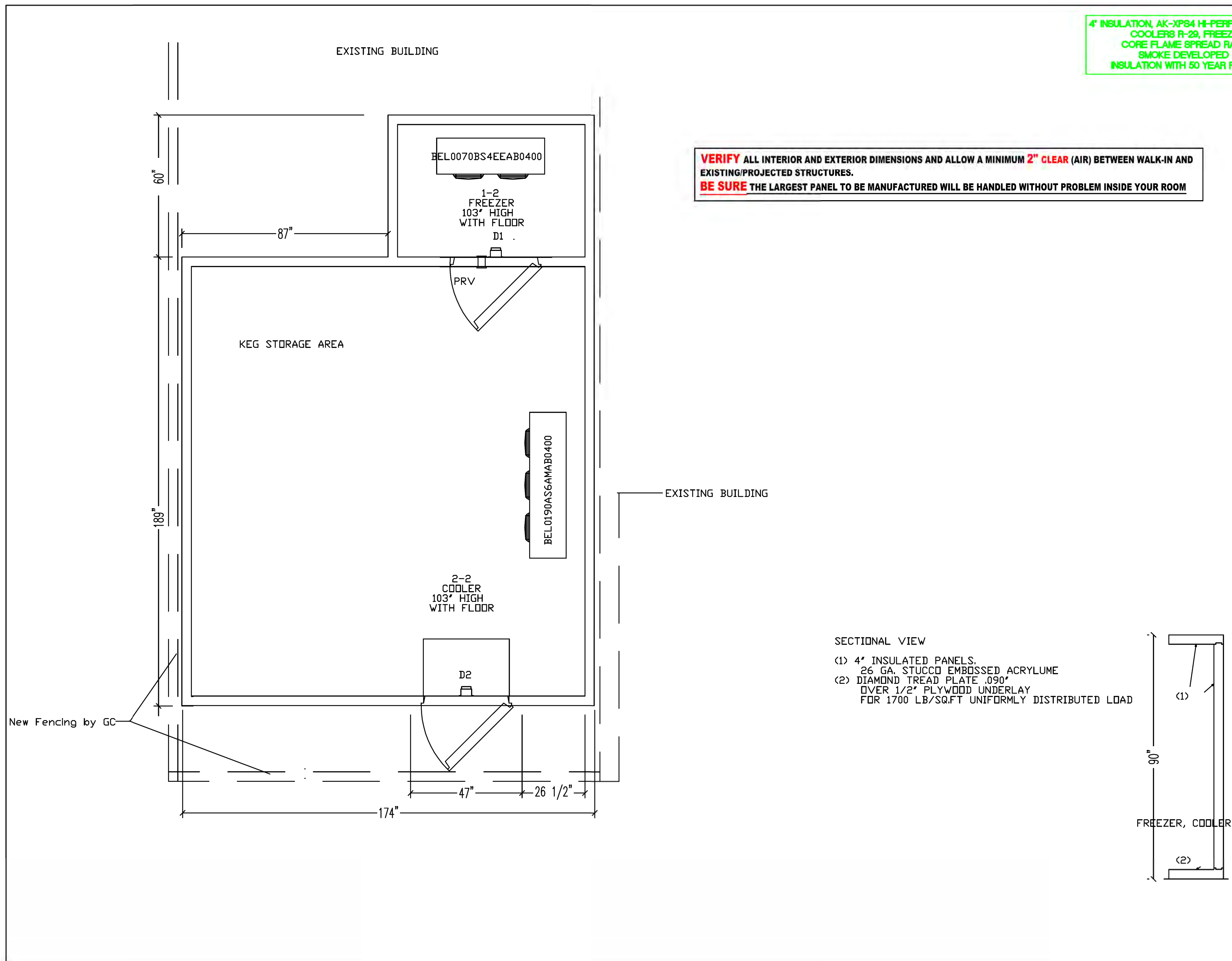
MA PROJECT NO: 0483-24

PROJECT PHASE: CD

DRAWN BY: DB

FLOOR PLANS
AND DETAILS

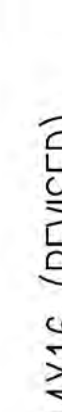
A-102

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

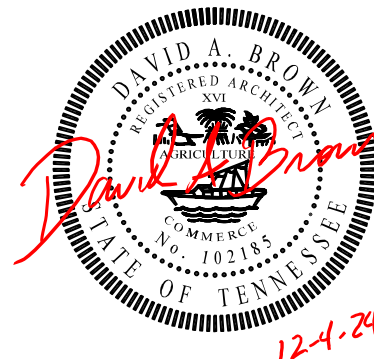
SECTIONAL VIEW

(1) 4" INSULATED PANELS.
26 GA. STUCCO EMBOSSED ACRYLUME

(2) DIAMOND TREAD PLATE .090"
OVER 1/2" PLYWOOD UNDERLAY
FOR 1700 LB./SQ.FT UNIFORMLY DISTRIBUTED LOAD

	CUSTOMER NAME: MOBILE FIXTURES (xyz Group)		JOB NAME: OUTDOOR COMBO 14X16 (REVISED)	
	SCALE: 3/8" = 1" DRAWN BY: AC		DATE: 07/09/2024	REV: 2 9/9/2024
	575 EAST 10th AVENUE/MIAMI, FLORIDA 33101 FAX (305)884-8330		JOB NUMBER: 23-13257-3 QUOTE#: 23-13257 PO#: PAGE: 1 of 1 FAX#:	

PUCKETT'S FRANKLIN



12-4-24

MERIDIAN ARCHITECTURE

nashville, tennessee
e: office@meridiantn.com
t: 615.390.2236
www.meridiantn.com

REVISIONS:		
DELTA	DESCRIPTION	DATE
DATE OF ISSUE:	12.04.2024	
MA PROJECT NO:	0483-2	
PROJECT PHASE:	C	
DRAWN BY:		

EQUIPMENT SPECS

K-101



TRICITY'S
RESTAURANT
4000 - 4200
100-2000

RESERVE
FOR
CARRYOUT
ONLY

OWNER AFFIDAVIT

City of Franklin, Tennessee

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

We/I Thomas H. Shell
(please print name as listed on deed; if property owner is a company, provide full company name plus specific name of representative)

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

map 7800 Group A Parcels 7 & 7.01
(Property Parcel/Tax ID Number)

and located at:

120 Fourth Ave S, Franklin, TN 37064
(Street Address)

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

Andy Marshall /dami Blainey
(Please print Name/Names in Full - This should be the applicant listed in IDT)

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

Thomas H. Shell
Owner Signature

Elizabeth E. Shell by Thomas H. Shell P.O.A.
Additional Owner Signature, if applicable

108 Fourth Ave S, #220
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

_____ day of _____, 20_____.

Notary Public

My Commission Expires: _____



Project Overview

#1565351

Project Title: 120 4th Avenue South

Jurisdiction: Franklin

Application Type: 08c) Certificate of Appropriateness (COA)

State: TN

Workflow: COA Default

County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact**Project Contact**

Jami Blainey
Puckett's Franklin
1650 Murfreesboro Road, 200
Franklin, TN 37067
P:6156288078
jami@amarshallhospitality.com

Property Owner

Property Owner

Thomas Shell

108 4th Avenue South, 220

Franklin, TN 37064

P:(615) 943-3358

tshellco@bellsouth.net

Address or Parcel

Project Address or Parcel: 120 4TH AVE S (078C-O00701)

Calculated Acreage: Parcel

- 120 4TH AVE S: 0.11091037

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 120 4TH AVE S: DD

Central Franklin Overlay: Central Franklin Overlay

- 120 4TH AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 120 4TH AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1565351

Project information

Review Type: Nonresidential

Construction Type:

New Addition Type:

Type of Work Proposed: Other Exterior Alterations

Porch or Deck Project:

Windows or Exterior Door Work:

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

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

Other Exterior Alterations Proposed: Replacing outdoor cooler

Footprint Square Footage of Recent Addition:

Demolition or Relocation Proposed:

Estimated Age of Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Sign Face or Sign Area:

Height of Overall Sign:

Sign 2

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?: No	Type of Signage Proposed:
Height of Existing and Proposed Construction (from FFE to Roof Peak): 7	Height of Overall Sign:
Lot Square Footage:	Height of Sign Face or Sign Area:
Indicate shape/dimensions of window or door over which proposed awning will be affixed.:	Footprint Square Footage of Existing Structures on Lot:
Footprint Square Footage of Proposed Additions/Structures:	HVAC Type:

Narrative

Project Description:
We are replacing our current outdoor cooler.



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

Address: 204 9th Ave. S. (Hincheyville Historic District)
Applicant: City of Franklin, Elizabeth Bulay
Owner: JCE Prop, LLC.
Project #: 8678
Type of Work: Consideration of Signage (Directory Sign Reface, Post-and-Panel Reface, and Convenience Sign Installation)

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

Approval Date: January 30, 2025
Expiration Date: January 30, 2027 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a replacement panel of an existing post-and-arm sign, a convenience sign, and a directory sign reface located at 204 9th Avenue South.

Post and Panel Reface:

The Guidelines allow for administrative approval of post-and-panel signage if all recommendations are met. Post-and-panel signs are signs with a flat panel that is mounted between two poles intended for a building that has a landscaped front yard.

- **Quantity:** The Guidelines state that a maximum of 1 per building is recommended. The reface of one existing post-and-panel sign is proposed. The quantity proposed is appropriate.
- **Sign Area:** The Guidelines state that post-and-panel signs may have a maximum sign area of 12 square feet. The proposed convenience sign is a refacing of the existing post-and-panel sign. The proposed sign area is 3.14 sq. ft. The sign area is appropriate.
- **Placement:** The Guidelines state to place the sign in a traditional front yard location and may be perpendicular or parallel to the public sidewalk. The existing post-and-panel is located perpendicular to the building in the front yard. The proposed location will not be changed from what is existing. The location is appropriate.

- **Height:** The Guidelines state that a maximum height of 6 feet is appropriate. The height of the existing sign frame measures 4' in height. The height is not proposed to be changed. The height of the sign is appropriate.
- **Materials:** The Guidelines state that the material should be a finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed material will be a finished metal with a matte finish. The proposed material is appropriate.
- **Color:** The Guidelines recommend a maximum of 3 colors, with a darker background color than the lettering color and muted colors that complement the facade, although vibrant colors may be considered accents only. The proposed sign will utilize a dark blue background with white lettering. The proposed colors are appropriate.
- **Illumination:** No illumination is proposed in the sign package.

Convenience Sign:

The Guidelines allow for administrative approval of convenience signage if all recommendations are met. Convenience signs are small, ground-mounted- signs for pedestrian and vehicular circulation within a site.

- **Quantity:** The Guidelines state that a maximum of 1 per entrance and 1 per exit is recommended. Limited additional signs may be approved when they are not visible from the right of way. One new convenience sign is proposed on the post-and-panel sign that exists. The quantity proposed is appropriate.
- **Sign Area:** The Guidelines state that convenience signs may have up to 2 sides, with a maximum of 4.5 square feet per side. The proposed convenience sign is 24" x 24", or 4 sq. ft. The sign area is appropriate.
- **Placement:** The Guidelines state to place the sign at the minimum setback at the property line. The proposed location is behind the building and is not visible from the right-of-way. The location is appropriate.
- **Height:** The Guidelines state that a maximum height of 4 feet is appropriate. The height of the proposed sign measures 4' in height. The height of the sign is appropriate.
- **Materials:** The Guidelines state that the material should be a finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed material will be a finished metal with a matte finish. The proposed material is appropriate.
- **Color:** The Guidelines recommend a maximum of 3 colors, and 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 accents only. The proposed sign will utilize a dark blue background with white lettering. The proposed colors are appropriate.
- **Illumination:** No illumination is proposed in the sign package.

Directory Sign Reface:

The Guidelines allow for administrative approval of directory signage if all recommendations are met. A directory sign is a small sign that is flat against the façade and mounted directly to the building.

- **Quantity:** The Guidelines state that a maximum of 1 per building is recommended for residential and civic buildings. One directory sign is proposed to be refaced for the building. The quantity is appropriate.
- **Sign Area:** The Guidelines state that a sign area maximum of 4.5 square feet per entrance, in addition to the other permitted signage on the building, is recommended. The existing sign area is 2.25 sq. ft. and is not proposed to change. The sign area is appropriate.
- **Placement:** The Guidelines state that the sign should be located near the entrance to the building. The sign is located near the main entrance of the building and is not proposed to be changed. The placement is appropriate.
- **Material:** The Guidelines state that the material should be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed material is a finished metal and is appropriate.
- **Design:** The Guidelines recommend 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 accents only. The proposed sign will utilize a dark blue background with white lettering. The proposed colorway is appropriate.
- **Illumination:** No illumination is proposed in the sign package.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The convenience, directory, and post-and-panel are **approved** with the following conditions:

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

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

Signs will require a Certificate of Appropriateness



Window Sign

Sign area shall not exceed 15 percent of the window grouping area

Sign/decal must be placed/applied on interior of windows

Requires COA, no permit required

Directory Sign

Same requirements as post-and-panel sign

Post-and-Panel Sign

Finished wood or metal, with matte background finishes rather than reflective or shiny background finishes

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

Requires COA and permit

Sandwich board sign or Convenience sign behind building

Maximum of 3 colors, and with a darker background color than the lettering color

Requires COA, no permit required





Project Overview

#1582451

Project Title: 204 9th Ave. S

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

Elizabeth Bulay

109 3rd Ave S.
franklin, TN 37064
P:6155506737
elizabeth.bulay@franklin.tn.gov

Property Owner

Property Owner

City of Franklin COF

109 3rd Ave. S.
Franklin , TN 37064
P:6155506737

Address or Parcel

Project Address or Parcel: 204 9TH AVE S (078C-J02001)

Calculated Acreage: Parcel

- 204 9TH AVE S: 0.57073693

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 1

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 204 9TH AVE S: CC

Central Franklin Overlay: Central Franklin Overlay

- 204 9TH AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 204 9TH AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 1

HVAC Type:

Narrative

Project Description:

Reface of three signs, installation of 4 signs total.

- Directory Sign

- Post and Panel
- Convenience
- Sandwich Board Sign