



City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, March 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@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

APPLICATIONS

2. Consideration Of Demolition (Accessory), Alterations (Principal), Site Alterations, And Fencing At 116 Lewisburg Ave.; Amy Adkins, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

3. Consideration Of Alterations (Principal) And Addition (Accessory) At 1009 Fair St.; Ben McCreary, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

4. Consideration Of Signage, Awning, and Lighting Installation At 94 E. Main St.; Aubrey O'Laskey

Sponsors:

Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration Of An Addition (Principal) At 713 Glass Ln.; Jay Sheridan, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

6. Consideration Of Front Yard Fencing, Alterations And An Addition (Accessory) At 240 4th Ave. S.; Ben McCreary, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

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

7. Administrative COA For A Wall Sign At 220 2nd Ave. S.; Larry Westbrook, Applicant.
8. Administrative COA For Sign Lighting At 98 E. Main St.; Tyler Ichein, Applicant.
9. Administrative COA For Flood Vent Installation on Breeding Barn At 279 Franklin Rd.; City of Franklin, Kevin Lindsey, Applicant.

ADJOURN

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



Meeting Minutes

Historic Zoning Commission

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CALL TO ORDER

Chair LeMarinel called the meeting to order at 5:02 PM.

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

Commissioners Absent: Madalyn Ingram and Lisa Marquardt

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

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

Chair LeMarinel asked for citizen comments. There were none.

1. Public Comment for 115 Winslow Rd.

Sponsors:

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

APPROVAL OF MINUTES

2. Consideration Of Approval Of Minutes

Sponsors:

Commissioner Pearce motioned to approve the HZC January 13, 2025, Meeting minutes, seconded by Commissioner Orr. The motion carried 7-0.

ANNOUNCEMENTS

The annual HZC training is scheduled for Monday March 31st from 8:30 AM- 1:00 PM. The agenda will be published the week before the meeting.

The Preservation Plan Steering Committee Kick off meeting is scheduled for Wednesday, February 19th at 8:00 AM at Eastern Flank and is open to the public.

DRC will be on Monday, February 17th at 4 PM at the Eastern Flank Event Facility.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

Citizen Comments: None

Applicant Speaker: Emily Brown. Ms. Brown stated that the front door had been replaced and that she hoped the changes to the home meet the approval of the Board.

Motion – Gutter Replacement

Commissioner Orr motioned to deny the gutter replacement (not period appropriate) at 1309 Adams Street, seconded by Commissioner Thompson.

Commissioner Pearce asked about the style of the replacement gutter.

Ms. Bulay explained that a Google photo taken in 2022 shows a profile of a white-finished gutter which was removed at some point after 2022.

Commissioner Laster stated that to be clear to the applicant, what is being asked is replacement of the gutters with half rounds with round downspouts. Commissioner Laster also mentioned whether the HZC would provide a recommendation regarding color (black, bronze or color of the porch fascia board).

Chair LeMarinel stated that since the color is inherent to the material or is baked on to the material, the HZC would provide a recommendation on color.

Commissioner Pearce stated that a bronze color would provide more flexibility for the future of the building.

Commissioner Laster stated that previously the home had been uninhabitable and with the in-kind replacement of the front door, wood trim and framing in various locations around the building, the building has been preserved for future renovations. Regarding color, did staff have an opinion on the color of the gutters?

Chair LeMarinel recommended following the design guidelines, regarding gutter style and color, especially with the future of the building being uncertain. The Board would need to see the exact style and color of the gutters.

Ms. Bulay explained, responding to Commissioner Worthington's question about additional photos, that the only photos that could be found were the ones included in the presentation. Following up on the discussion on gutter color, Ms. Bulay stated that the guidelines don't specifically address gutter color, but the color should be compatible with the age and style of the building.

There being no further discussion, Chair LeMarinel asked the members to vote on a motion to deny the gutter replacement.

The motion to deny carried 7-0.

Motion – In-Kind replacement

Commissioner Orr motioned to approve the in-kind replacement as submitted at 1309 Adams Street, seconded by Commissioner Barrett.

Discussion: None

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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. A proposal to alter 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 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 conditions outlined in the staff report.

Applicant: Greg Gamble. After conversations with fire and engineering, Mr. Gamble explained that fire has been able to serve the building from Ezeal Drive under the currently approved site plan. In the site plan, there is stair access to the building. The stair access will not be changing. As discussions continue with planning, fire, and engineering regarding site plan revision, Mr. Gamble requested that condition of approval number one say, "The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit, including a minimum driveway width of 20 feet satisfactory to all City of Franklin requirements." This change would allow flexibility and allow discussions with fire and engineering to continue so that the appropriate design can be created.

Citizen Comments: None

Motion

Commissioner Laster motioned to approve with staff conditions with a revision to condition number 1 to read as follows: "The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including a minimum driveway width satisfactory to all City of Franklin requirements" for the property located at 1343 Huffines Ridge Drive, seconded by Commissioner Orr.

Chair LeMarinel stated that the applicant's request is reasonable and appropriate.

Commissioner Pearce suggested that the Preservation Department be part of the discussions.

Ms. Huffer agreed with Commissioner Pearce.

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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 as they are not historic.

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

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

- 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:

- 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 conditions outlined in the staff report.

Applicant: Benton Smothers and David Click. Mr. Smothers stated that the team is requesting a variance for the roof material and would like to restore the roof back to the color during the Calvin LeHew days, 30 years ago. Also, an asphalt roof seems to be incongruous with the Factory buildings, according to Mr. Smothers.

Citizen Comments

James Blair. Mr. Blair stated his support for the restoration of this building and, although he leans toward an asphalt roof, understands the precedent of the metal roof set by Mr. LeHew many years ago. Mr. Blair noted his support for a darker roof color, removal of screening, and the restoration of the woodwork.

Motion – Roofing Material

Commissioner Laster motioned to approve the roof replacement as proposed, metal standing seam roof in the dark bronze

color, at 230 Franklin Road (Building 1) At The Factory, seconded by Commissioner Orr.

Commissioner Laster stated that he is going against staff's recommendation because of the precedent set years ago.

Commissioner Pearce stated, in support of staff's recommendation of an asphalt roof, that with all the changes at the Factory, it would be nice to see this building roof go back to the material used originally. Building 1 is at the front entrance of the Factory and it would be nice for the building to be historically accurate.

Commissioner Thompson agreed with staff's recommendation and with Commissioner Pearce that the roof should be an asphalt shingle roof.

Commissioner Orr stated and questioned whether the original asphalt roof should have been used in the first place, given the metal structures of the Factory.

Commissioner Laster stated that the best practice would be to use asphalt shingle, but the applicant could easily paint the metal roof in a bronze color.

Commissioner Pearce agreed that it would be fine to paint the roof a darker color and not to repeat the mistake of installing a metal roof in the first place.

Chair LeMarinel mentioned how the HZC has denied requests to paint metal roofs in the past because of the uncertainty of how the color would weather over the years. This would be a concern.

Commissioner Barrett stated that an asphalt shingle roof would be more appropriate, but the metal roof helps transition to the addition to the back of the building.

Chair LeMarinel stated his indifference of a metal roof versus an asphalt shingle roof. Considering the existing metal roof needs an aesthetic lift and the precedent of the existing metal roof for 30 years and the applicant's request to replace the metal roof with another metal roof, Chair LeMarinel stated that he defers to the applicant's request.

Commissioner Worthington asked if the roof height is changing due to the appearance of the photos in the application documents.

Chair LeMarinel confirmed that the roof height would not change, and the appearance of a height change is due to the foreshortened in the 2-D photo.

The motion carried 5-2 (Commissioners Pearce and Thompson voting against).

Motion - Removal and In-Kind Replacement

Commissioner Laster motioned to approve removal of vinyl canopy, equipment and screening, installation of screening and in-kind repair and replacement with staff conditions at 230 Franklin Road (Building 1) At The Factory, seconded by Commissioner Barrett.

Commissioner Worthington asked what type and style of metal screening would be installed.

Mr. Click explained that a corrugated metal in dark bronze would be used to replace the screening like corrugated metal used in various part of the Factory. The same manufacturer will be used for the corrugated metal as other corrugated metal installed throughout the Factory. Mr. Click noted that the existing wood enclosure is six feet tall and would be replaced, at the same height, with metal corrugated screening. A gate access off the second level patio will also be replaced with metal.

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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. A 1 ½ -story principal structure with an attached garage in the Tudor revival style is proposed. 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 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 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. 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. 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 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.

Roof

The roof pitches are consistent with the pitches of the Tudor style which feature steep pitches. The proposed roof is appropriate per the Guidelines.

Porches, Stoops, Decks, and Porte Cochere

The porches, stoops, decks, and porte cochere are appropriate and are supported by the design guidelines.

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 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 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 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 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

The arched front entrance is appropriate to the architectural style. The proposed doors are like what exists on the nearby houses. The material specifications must be provided to staff to verify the material.

Windows and Dormers

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. A recessed dormer is proposed on the building on the front façade and on the garage. 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 but there are examples of dormers at this pitch that have recently been approved and supported.

Chimneys

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 currently.

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 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 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 conditions outlined on the staff report.

Applicant: Michael Katsaitis. Mr. Katsaitis noted that the HVAC system has been moved from the west side of the building to the east side behind the wing wall. The walkway has been moved closer to the house and the driveway has been shifted so that it does not align with the driveway across the street.

Citizen Comments:

Paul Lebowitz, 102 Winslow Road. Mr. Lebowitz stated his concerns about the wing wall as there is not a precedent set in the neighborhood for this type of wall. The gables along Winslow Road are simpler and fewer than what is proposed for at 115 Winslow Road. The proposed building is much larger and overpowering to the other homes and is inconsistent with the existing neighborhood.

Stacy Ligon, 110 Winslow Road. Ms. Ligon requested that the applicant provide an architectural drawing for the south side of the building showing a visual perspective. Also, according to Ms. Ligon, twelve feet of distance between the proposed building and existing homes is not enough space and inconsistent with the neighborhood. Homes at 118 and 114 Winslow Road have 35 feet between the homes while others have as much as 62 feet and 69.5 feet between the homes, allowing for appropriate transition space between smaller and larger homes. Ample spacing between homes on Winslow Road is an existing precedent. Ms. Ligon asked the Board to consider building height on both sides of the street as Winslow Road merges into Myles Manor Court as most homes have a softer pitch rather than an overpowering presence. As 115 Winslow is proposed, an imbalance in the neighborhood is created. Ms. Ligon requested the Board consider the impact this building will have on the neighborhood. Ms. Ligon finished by stating that a petition of 25 signatures has been collected, opposed to the proposed building and invited the Commissioners to visit the neighborhood to fully understand the significant impact the new building would have on the neighborhood.

Matt Ligon, 110 Winslow Road. Mr. Ligon stated that he and his wife are in support of the driveway not being exactly straight as the other driveways in the neighborhood, as this will help with vehicular movements in and out of the driveway. Mr. Ligon stated that he agrees with all the statements made so far but specifically has concerns about the massiveness of the building at 115 Winslow and the overpowering effect it will have on the existing homes.

Jessie Dell, 111 Winslow Road. Ms. Dell noted that she agrees with every concern mentioned and believes the proposed building is not appropriate for the lot.

Butch Dell, 111 Winslow Road. Mr. Dell stated that he also agrees with all the concerns mentioned, including the small space between 115 Winslow and the adjacent homes and the dominance the proposed building will have on existing homes.

Danny Anderson. Mr. Anderson stated that his home is adjacent to 115 Winslow and wanted to clarify that he did not sign a petition in opposition to this proposal and was unaware a petition existed.

Motion

Commissioner Worthington motioned to approve New Construction (Principal Building) at 115 Winslow Road with staff conditions, seconded by Commissioner Orr.

Commissioner Worthington stated that she appreciates the work completed by the applicant and the applicant provided exactly what was asked. The changes to the sidewalk and driveway are appreciated, but the massiveness of the building still exists. The building design is beautiful but not enough reduction in the overall massing has occurred. Commissioner Worthington explained that she cannot support the proposal as it stands.

Commissioner Pearce agreed with Commissioner Worthington and stated that the massing of the garage is the most shocking as the garage height is on the same plain as the home.

Chair LeMarinel explained that the applicant has included several historic forms but it's almost too many to the point that the home, at first glance, does not appear as historic, although a beautifully designed home. The number of roof pitches, altering bearing heights and the two-story massing in the back create an overpowering building that does not blend in with the existing neighborhood. The building is too complicated and is not respectful of the neighborhood and cannot be supported as submitted.

Commissioner Barrett stated the HZC is also concerned about a proposed large home around the corner and its impact on the neighborhood. The home at 115 Winslow is beautifully designed but is too monumental for this neighborhood.

Commissioner Pearce noted that even if the garage was shifted in the back, the overall massing would still be too large for the context of the neighborhood.

Commissioner Laster motioned to defer the item to the March 10, 2025, HZC meeting and invite the applicant to the next DRC Meeting, seconded by Commissioner Barrett.

The motion carried 7-0.

OTHER BUSINESS

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

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

7. **Administrative COA For Mechanical Equipment and Screening (Rear) At 120 4th Ave. S. Jami Blainey, Applicant.**

Sponsors:

8. **Administrative COA For Signage (Reface Directory, Reface Post-and-Panel, Convenience) At 204 9th Ave. S., City Of Franklin, Applicant.**

Sponsors:

ADJOURN

Commissioner Orr motions to adjourn the February 10, 2025, HZC Meeting, seconded by Commissioner Laster. The motion carried 7-0.

There being no further business, the meeting adjourned at 6:07 PM.

Chair

Date



File #: 21-0236

DATE: February 24, 2025
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:

Consideration Of Demolition (Accessory), Alterations (Principal), Site Alterations, And Fencing At 116 Lewisburg Ave.; Amy Adkins, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the demolition of a non-historic accessory structure, a series of alterations to the principal building, a series of site alterations, and rear yard fencing at 116 Lewisburg Avenue.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Buildings
Chapter 6: Site and Setting
Chapter 10: Demolition

PROJECT INFORMATION:

COF Project Number:8720
Applicant: Amy Adkins
Owner: Amy Adkins

BACKGROUND:

116 Lewisburg Avenue is a circa 1929 Tudor revival that is contributing to the Lewisburg Avenue National Register Historic District. It is a 1 ½-story house that is stone-veneered with a high-pitched side-gabled roof that features stucco on the side gable ends. A large frame addition including the garage extending from the rear of the building was added in 1988. The applicant attended the February 2025 Design Review Committee meeting and the applicant further researched and incorporated feedback into this application.

There are several items that are included within this application:

- Demolition of a ca. 1986 Greenhouse (Non-historic accessory structure)
- Alterations to the principal building
- Site alterations

- Rear yard fencing

Demolition:

It is proposed to demolish the non-historic greenhouse accessory structure located behind the building. The structure has been dated to circa 1986 with a signed letter by a previous resident, which is included within the application. The approximately 250-square-foot structure has deteriorated over time. Images of the structure have been provided for documentation.

The Guidelines recommend the following:

- Preserve and maintain historic accessory structures.

The removal of the structure will not adversely impact the site or district. No other structures are proposed to replace this structure at this time. The demolition of the non-historic accessory structure has been documented and is appropriate.

Principal Building Alterations:

A series of alterations are proposed to the principal building. Many of the proposed alterations will be located on the rear and on the circa 1988 non-historic addition. The following alterations are proposed:

- **Replacement of two rear-facing windows (non-historic) and reduction of size of one of the replacement windows:** The windows will remain casement windows. Specifications have not been included within this application, but should be consistent with the recommendations of the Guidelines.
- **Replacement of the pedestrian doors (rear):** The proposed door is a wood plank door that features a small opening for a glass or material panel. The door is located on the rear of the building on the non-historic addition and is not visible from public view.
- **Rear deck replacement and expansion:** The existing rear deck will be replaced and expanded to fill the rear inset and replace the existing location of the pool equipment. The existing deck will be expanded by approximately 9' in depth and 10' in width. The proposed deck would be 23' in length and 18'9" in depth, at the greatest extent.
- **Installation of two light fixtures (rear):** Two new light fixtures are proposed to be installed on the rear deck. The proposed fixtures will be simple lanterns, similar to what is proposed on the front of the building.
- **Installation of two new light fixtures (front):** Two new light fixtures are proposed to be installed flanking the front entrance. The proposed fixture is a simple lantern with Tudor-style influences.
- **Removal of awning (front):** The existing awning over the front entrance has been removed and stored.

The Guidelines recommend the following:

- Use windows with historic profiles and dimensions with a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG)
- Design windows to match the historic materials found on the building, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.

- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.
- Use traditional materials with appearances similar to the doors on the historic building.
- Place new decks on rear or obscured facades with minimal visibility from the street.
- Use wood materials and simple wood rail designs with square balusters.
- If new lights are needed, use simple fixtures that are appropriate to the scale and period of the house and constructed of historically prevalent materials. New fixtures should be placed in traditional locations.
- Avoid covering architectural details or damaging the building or its architectural features during the installation of awnings.

The proposed replacement windows are located on the rear-facing facades of an addition and the existing windows are not original or historic to the building. The use of a casement window, while not recommended by the Guidelines, may be more appropriate on these rear and obscured facades and feature openings that are not traditional in size. Casement windows are often utilized for Tudor architectural styles. The specifications have not been included at this time but should be consistent with profiles and materials recommended by the Guidelines. The proposed replacement of the windows is appropriate.

The proposed replacement door will be located on the rear of the building for garage access and will not be visible from public view. The door is simple in design and secondary in appearance and detailing to the historic doors on the building. The door is appropriate for the Tudor style of the building and meets the recommendations of the Guidelines.

The proposed expansion and replacement of the rear deck will utilize a natural wood material. The proposed railing is a simple black iron railing. The expanded deck will not be visible from street view. The proposed deck alterations are appropriate.

After attending the February DRC meeting, the applicant conducted additional research to understand the age and location of the existing light fixture. It was concluded and documentation provided that supports the conclusion that the fixture is not historic and the current location is not the original location for the fixture. Openings and remnants from previous fixtures are supported with imagery as having existed in locations flanking the front entrance. Additional feedback was incorporated into a new proposed light fixture that is more appropriate for the age and Tudor style of the principal building. If the applicant is to find a fixture in an aged material, such as an aged bronze, aged brass, or a reclaimed fixture, this would also be appropriate and complement the Tudor Style and elements found on the building such as the leaded glass. The proposed light fixtures are appropriate on the front and rear of the building.

Within the application, it is also proposed to paint the previously painted materials such as the siding, trim, and gutters, which were previously painted. These elements are proposed to be painted in a neutral color. The exact color selection is not known by staff at this time. The painting of the proposed items does not require review for a Certificate of Appropriateness as they are elements that have been previously painted and it is appropriate to be painted again. The stucco is not proposed to be painted at this time. While the HZC does not review paint color selection, the Guidelines do recommend using paint colors and schemes typical of the age and style of the building. Neutral hues such as creams, browns, and whites are typical to the Tudor style and are appropriate.

Site Alterations:

Two site alterations are proposed in the rear yard. The following items are proposed:

- Demolition and infill of the swimming pool (non-historic)
- Rear patio paver replacement

The Guidelines recommend the following:

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

The proposed rear site alterations are located in the rear yard and are obscured from public view by the building and fencing. The alterations do not remove historic features and will not detract from or overwhelm in the context of the district. The infill of the swimming pool will then be covered by pavers that are proposed for the existing pool decking. The footprint of the existing hardscaping will not be altered. The proposed site alterations are appropriate.

Rear Yard Fencing:

Alterations to the existing fencing and new rear yard privacy fencing are included within this proposal. Adjacent to the rear deck is an existing fence that utilizes a horizontal slat with a lattice trim detailing at the top. It is proposed to alter the fencing to utilize 1 step down in the fencing instead of 3 and align the heights of the lattice fencing. The height of this fencing will be 6'5" in total for each section.

It is proposed to remove a section of a stone wall that extends into the interior of the lot and the existing pool. A new shadow box fence is proposed for the perimeter of the rear yard. The height of this fencing will be 7' tall.

The Guidelines recommend the following:

- Preserve and maintain the design of historic fences, walls, retaining walls,
- Use wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting.
- Design a fence or wall in the rear yard in accordance with the heights permitted in the Zoning Ordinance, based on the property's zoning district designation.

The stone wall that extends into the rear yard and into the pool are not believed to be historic. The proposed alterations to the existing fencing and the installation of new rear yard fencing are appropriate.

RECOMMENDATION:

Staff recommends approval of the proposed demolition, building alterations, site alterations, and fencing with the following conditions:

1. Design windows to match the historic materials found on the building, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim. Specifications must be provided to Preservation Staff prior to Building Permit submission and approval.

2. The selected color for painting siding, trim, and gutters must be a color or scheme that is typical to the age and style of the building.
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.









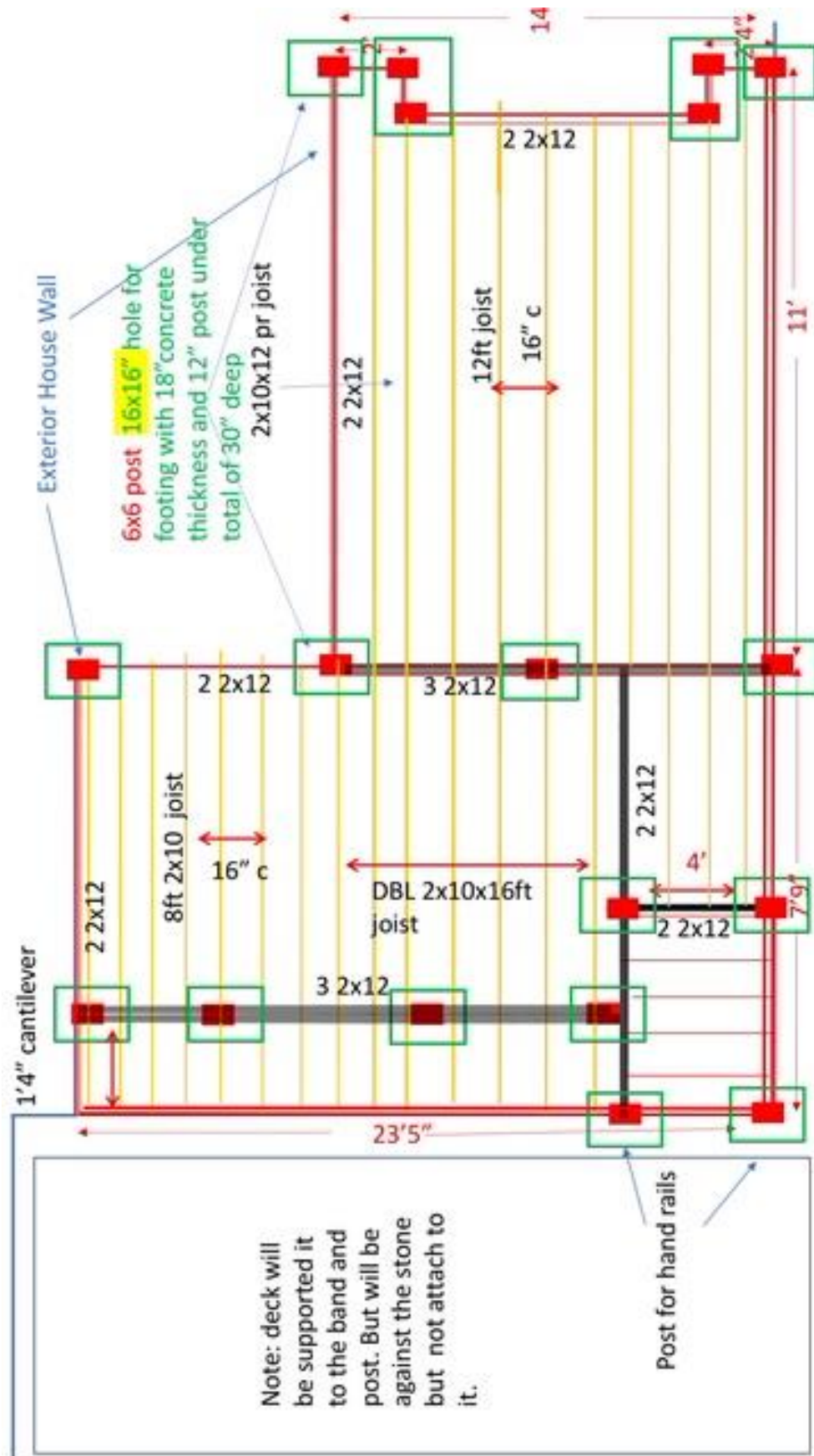


















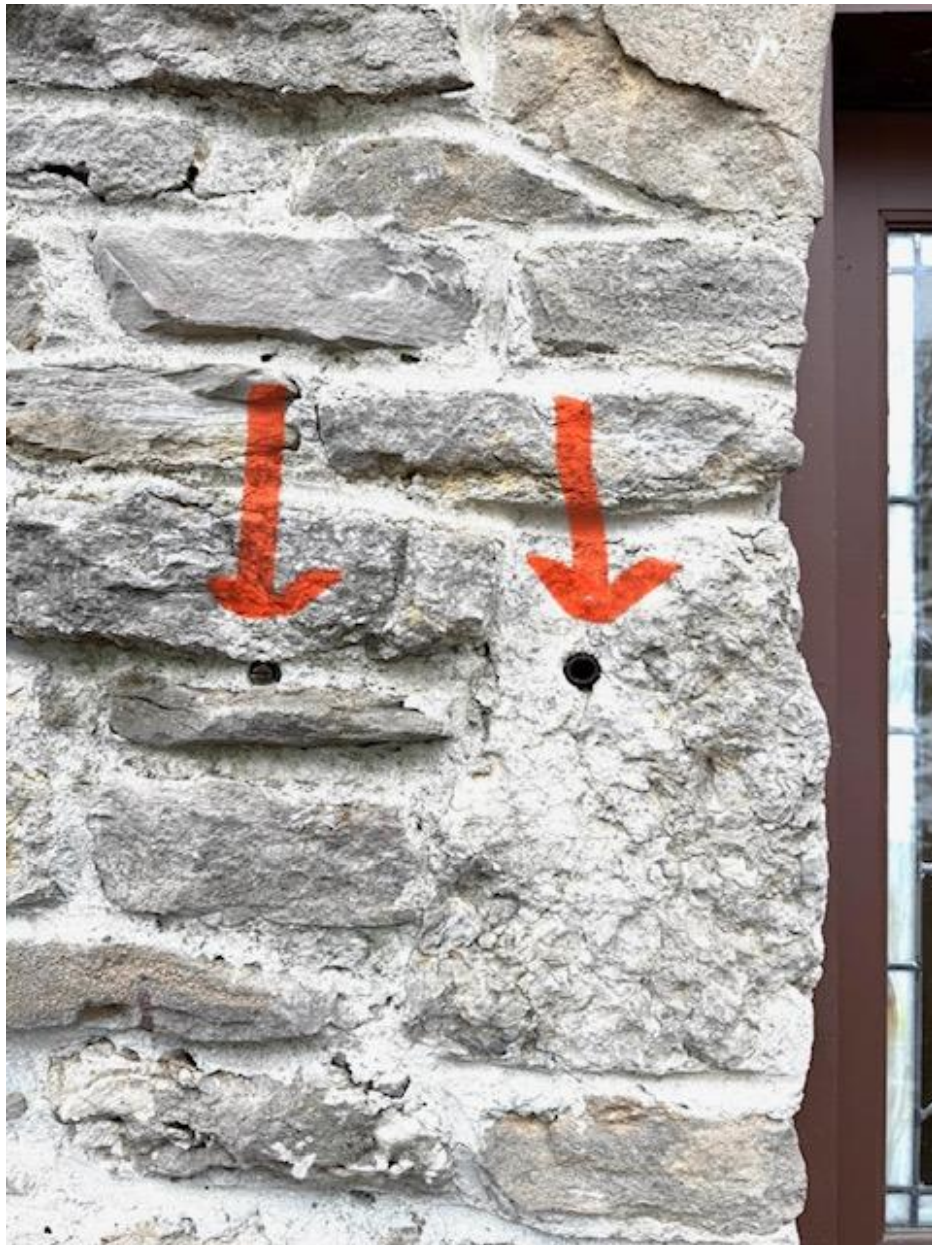






















From: william powell <billpowell2@msn.com>
Sent: Wednesday, February 19, 2025 4:22 PM
To: Amy Adkins <amyyoung11@hotmail.com>
Subject: Re: 116 Lewisburg Ave

Yes on all, good luck!
Sent from my iPhone

On Feb 19, 2025, at 4:15 PM, Amy Adkins <amyyoung11@hotmail.com> wrote:

Hi Bill!

Thanks so much for meeting with me today at 116.

I just wanted to summarize your thoughts, please let me know if this is all correct.

- The transom and front door are likely original/historic and should stay.
- The lantern above the front door is not historic and there is evidence there were lanterns on either side of the front door.
- The garage is an add on and therefore the window and door are definitely not historic.
- The kitchen windows are replacement windows on an addition and not historic.
- The stone walls on the back patio do not match the stone or arrangement of stone of the original house stonework and are not historic and you agree the pool feels too close to the house.

Is all that right?

Also, is the place you were referring to in Cullman, AL Southern Accents Architectural Antiques or Southern Heritage Restoration? And the place in Hunstville- is it Preservation Company?

Thanks again so much!

Amy Adkins
310-595-6222

January 10, 2025

Matthew Cognata
1441 New Hwy 96 W
Suite #2-106
Franklin, TN #7054

To Whom It May Concern at The City of Franklin:

I am the previous owner of 116 Lewisburg Avenue, Franklin, TN 37064. My family owned the house from December 1984 till December 17, 2024. It was around 1986 that my parents initially built the greenhouse that sits in the middle of the backyard. Please feel free to call me at 832-736-5278 with any questions.

All the best,

A handwritten signature in dark ink, appearing to read 'Matthew Cognata', with a stylized, flowing script.

Matthew Cognata



File #: 21-0237

DATE: February 24, 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) And Addition (Accessory) At 1009 Fair St.; Ben McCreary, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a change in material on the principal building, addition to the accessory structure, and driveway alteration at 1009 Fair Street.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Buildings
Chapter 5: Accessory Structures
Chapter 6: Site and Setting

PROJECT INFORMATION:

COF Project Number: 8721
Applicant: Ben McCreary
Owner: Patrick Ogle

BACKGROUND:

1009 Fair Street is a circa 1920s craftsman bungalow located in the Hincheyville National Register Historic District. The building has come to DRC, had site visits, and come to the Historic Zoning Commission throughout the duration of the restoration of the building. Most recently in October of 2024, the reconstruction of the accessory structure and the raising of the roof on the principal building were approved.

Three items are included within this application:

- Change in materials in the gable ends from lap siding to cedar shake.
- A 64 sq. ft. addition to the accessory structure.
- Driveway Alteration to straighten the driveway to the street.

Materials:

Included within the first COA issued in March of 2023, cedar shake was approved for the siding material on the entirety of the historic principal building and on the accessory structure. Cedar shingle was discovered to have been the siding material underneath the asbestos siding during initial work on the building. In November 2023, the proposal returned to the commission with alterations, including using lap siding for the building of cedar shake and stucco in the front gable end. In January 2024, the proposal returned for a change in material to the accessory structure to be clad in all lap siding and not cedar shake and was previously approved.

The current request is to install cedar shake within the gable ends in combination with the previously approved lap siding material for the building facades. While removing the asbestos siding, a cedar shingle was found. An image of what was found underneath the asbestos siding was included in the application. The applicant determined that the restoration of the cedar shingle was not feasible and returned with a proposal for lap siding as the primary material, which was supported and approved by the commission.

The Guidelines recommend the following:

- Maintain and preserve historic wood siding, shingles, weatherboard, board-and-batten, and other historic wooden elements.
- Should historic exterior wood siding require repair or replacement, the resulting materials, profiles, and designs should match the historic configuration.
- Replace deteriorated siding with siding that matches the original siding.
- Remove synthetic siding and restore the original siding materials.

The reintroduction of a material that intends to match a historic material to the building is appropriate. The applicant has also provided example images of local homes of the same style and with the same material combination. The change in material in the gable from the previously approved lap siding to cedar shingle is appropriate.

Accessory Structure Addition:

A 64-square-foot addition is proposed to the accessory structure when it is reconstructed. The addition would expand the structure toward the street by 3 feet. Currently, the approved structure is 18' in depth and the proposed addition would make the structure 21' in depth. The structure would maintain the previously approved appearance. Total lot coverage would be 24.8% of the lot. The footprint of the accessory structure

The Guidelines recommend the following:

- Place additions in subordinate locations at the rear of the building or on an obscured facade not readily visible from the street in order to minimize their impact.
- Orient additions so that the overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) are retained.
- Design additions to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines.

The accessory structure is unique as it was approved to be entirely reconstructed with the preservation of one CMU wall. The standard considerations of additions to historic buildings are

difficult to recommend as the structure's historic integrity has been nearly completely removed with alterations through time and the approved reconstruction. What remains of its integrity is the form and location. The addition does not propose any insets or differentiation from the structure. However, the addition of three feet in width to the structure would minimally impact the impact to the site, the structure would retain the design of the historic structure, and the structure would remain subordinate to and principal building. The proposed addition is appropriate.

Driveway Alteration:

It is proposed to straighten the front half of the driveway on the site. The existing driveway is slightly narrower towards the street and has a slight curve. The proposed driveway alteration would straighten the drive from the street to the accessory structure and make the width a consistent 12' to the rear parking pad. The material of the driveway will be concrete.

The 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.

The proposed alteration to the driveway is appropriate as it maintains a traditional orientation and materials that are seen in the district.

RECOMMENDATION:

Staff recommends approval of the cedar shingle, addition to the accessory structure, and alteration to the driveway 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.

Project Considerations:

BNS Residential Plans Reviewer:

- Note: Construction, projections, openings, and penetrations of exterior walls of dwellings and accessory buildings < 5' from a property line shall comply with 2018 IRC R302.1, including Table R302.1(1).
- Note: The project description indicates the proposed expansion of the detached accessory dwelling unit is to allow more space within the garage to accommodate a modern vehicle. Additional information will be required at building permit review, including clarification of the proposed use and layout of the structure, wall type at the inoperable carriage door, and details for dwelling-garage opening protection and fire separation in accordance with 2018 IRC R302.5 and R302.6, as applicable.

BNS Zoning Administrator:

- The project description states that the garage structure will be expanded to accommodate modern vehicles. However, it is being depicted as an accessory dwelling, not a garage. Please clarify whether it is a garage or an accessory dwelling.

RENOVATIONS AND ADDITIONS

1009 FAIR STREET
FRANKLIN, TENNESSEE 37064

2023.03.25 // CONSTRUCTION DOCUMENTS

2025.02.21 // REVISION 5 - HZC

ARCHITECTURE SHEET LIST

G001	COVER SHEET
G002	GENERAL NOTES & LIFE SAFETY
SP100	SITE PLAN
D101	DEMO PLAN
A100	FOUNDATION PLAN
A101	FIRST FLOOR PLAN
A102	ROOF PLAN
A103	CARRIAGE HOUSE FLOOR PLAN
A104	CARRIAGE HOUSE ROOF PLAN
A111	FIRST FLOOR RCP
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	CARRIAGE HOUSE ELEVATIONS
A204	EXTERIOR HZC SCOPE OF WORK
A401	ENLARGED PLANS & INT ELEVATIONS
A402	ENLARGED PLANS & INT ELEVATIONS
A403	ENLARGED PLANS & INT ELEVATIONS

CHISEL

workshop

PO BOX 680566 | FRANKLIN, TN 37068

AMANDA W. MCCREARY

REGISTERED ARCHITECT

COMMERCIAL No. 10487

STATE OF TENNESSEE

2024.12.12

CONSTRUCTION
DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

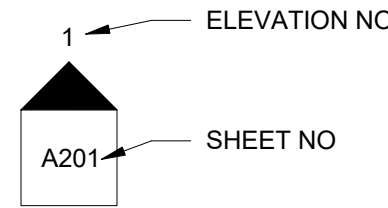
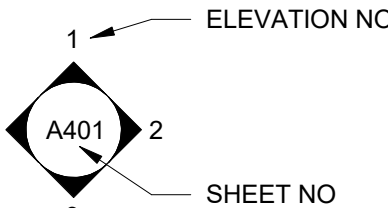
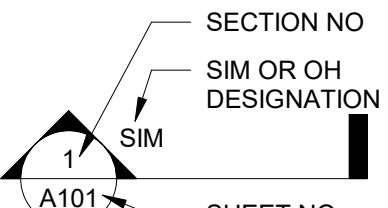
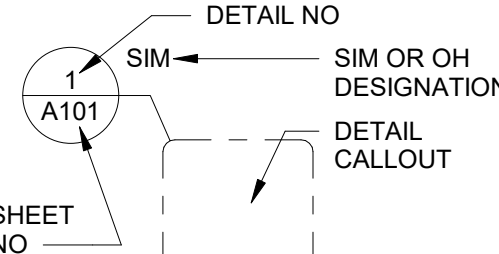
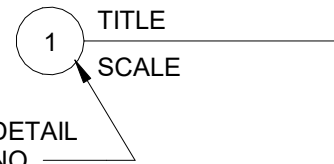
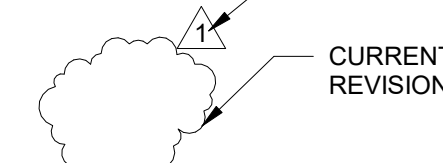
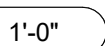
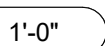
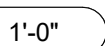
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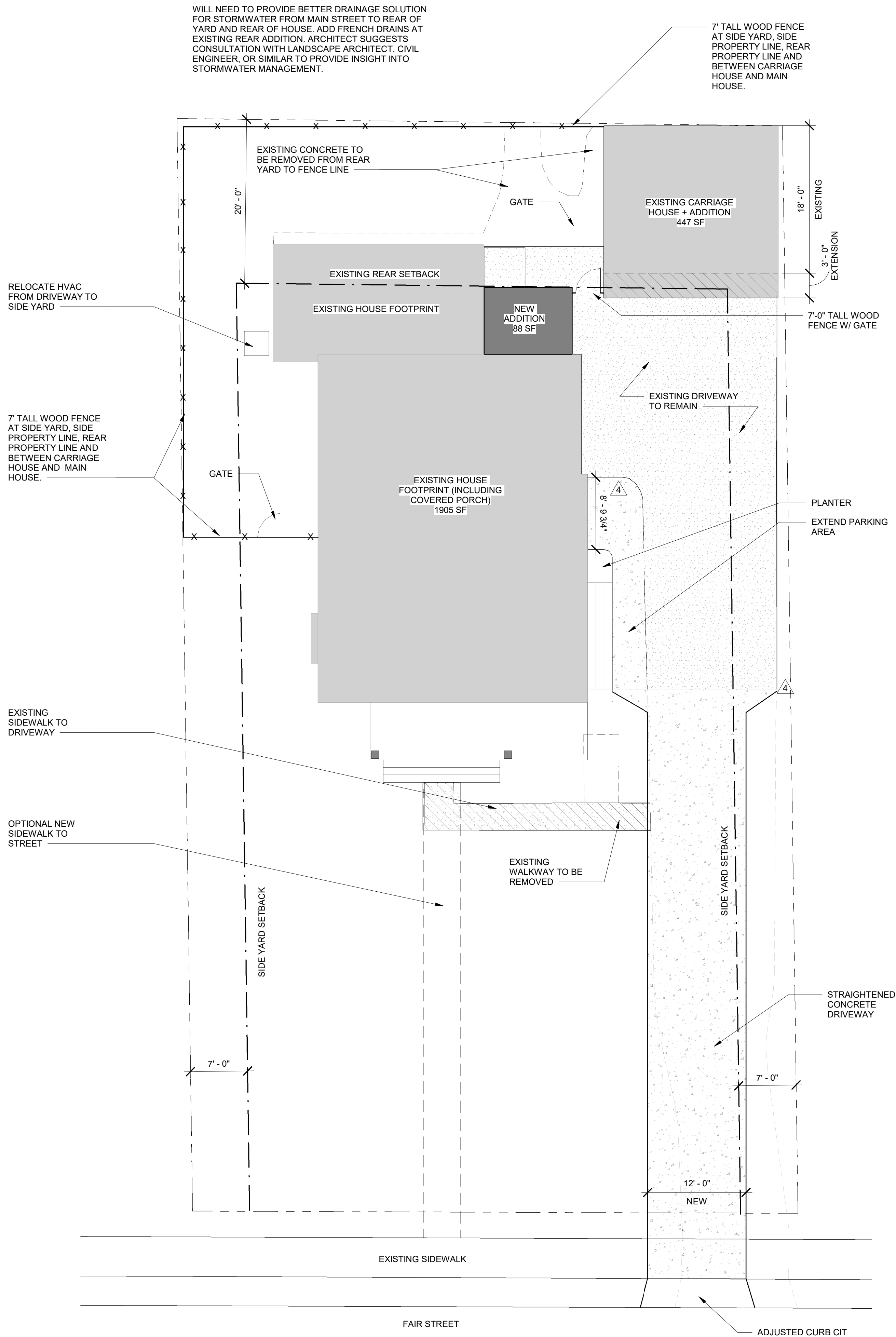
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COVER SHEET

G001

REVISION 5 ON 2025.02.21

STANDARD SYMBOLS		ABBREVIATIONS																																	
EXTERIOR ELEVATION 		ACT	ACOUSTIC CEILING TILE	DEMO	DEMOLISH/DEMOLITION	HORIZ	HORIZONTAL	R	RISER	U/S	UNDERSIDE																								
		AFF	ABOVE FINISH FLOOR	DIA	DIAMETER	HR	HOOR	RCP	REFLECTED CEILING PLAN	UC	UNDERCOUNTER																								
		ALT	ALTERNATE	DIM	DIMENSION	HT	HEIGHT	RD	ROOF DRAIN	UNO	UNLESS NOTED OTHERWISE																								
		ALUM	ALUMINUM	DIMS	DIMENSIONS	INSUL	INSULATED/INSULATION	REF	REFRIGERATOR	VERT	VERTICAL																								
		ANOD	ANODIZED	DN	DOWN	INT	INTERIOR	REQD	REQUIRED	VIF	VERIFY IN FIELD																								
		BA	BATH	DR	DOOR	KIT	KITCHEN	REV	REVISION	VS	VISION PANEL																								
		BFF	BELOW FINISH FLOOR	DWG	DRAWING	LAV	LAVATORY	RM	ROOM	W/	WITH																								
		BOT	BOTTOM	EA	EACH	MAX	MAXIMUM	RO	ROUGH OPENING	W/O	WITHOUT																								
		BR	BEDROOM	ELEC	ELECTRICAL	MECH	MECHANICAL	SDL	SIMULATED DIVIDED LIGHT	WD	WOOD																								
		BSMT	BASEMENT	ELEV	ELEVATION	MET	METAL	SECT	SECTION																										
		BYND	BEYOND	EQ	EQUAL	MFR	MANUFACTURER/MANUFACTURING	SIM	SIMILAR																										
		CAB	CABINET	EXIST	EXISTING			SPEC	SPECIFIED/SPECIFICATION																										
		CD	CONSTRUCTION DOCUMENTS	EXT	EXTERIOR	MIN	MINIMUM	SPK	SPRINKLER/SPEAKER																										
		CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	FD	FLOOR DRAIN	MO	MASONRY OPENING	SS	SOLID SURFACE																										
				FEC	FIRE EXTINGUISHER CABINET	NIC	NOT IN CONTRACT	SSTL	STAINLESS STEEL																										
		CHNL	CHANNEL	FIXT	FIXTURE	NO	NUMBER	STC	SOUND TRANSMISSION CLASS																										
		CJ	CONTROL JOINT	FL	FLOOR	NOM	NOMINAL	STL	STEEL																										
		CL	CENTERLINE	FND	FOUNDATION	OC	ON CENTER	STRL	STRUCTURAL																										
		CLG	CEILING	FO	FACE OF	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	T	TREAD																										
		CLR	CLEAR	FP	FIREPLACE			T&G	TOUNGE AND GROOVE																										
		CMU	CONCRETE MASONRY UNIT	FURN	FURNITURE	OFOI	OWNER FURNISHED, OWNER INSTALLED	T/D	TELEPHONE/DATA																										
		COL	COLUMN	GA	GAUGE			TBD	TO BE DETERMINED																										
		CONC	CONCRETE	GALV	GALVANIZED	OH	OPPOSITE HAND	TELE	TELEPHONE																										
		CONT	CONTINUOUS	GC	GENERAL CONTRACTOR	PLUMB	PLUMBING	TO	TOP OF																										
		CPT	CARPET	GWB	GYPSUM WALL BOARD	PLWD	PLYWOOD	TOC	TOP OF CONCRETE																										
		CRI	COLOR RENDERING INDEX	HC	HOLLOW CORE	PNL	PANEL	TOS	TOP OF STEEL																										
		CT	CERAMIC TILE	HM	HOLLOW METAL	PNT	PAINT	TYP	TYPICAL																										
						PT	PRESURE TREATED																												
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① SITE PLAN
1/8" = 1'-0"

GENERAL NOTES

- SEE G002 FOR ADDITIONAL ZONING AND CODE ANALYSIS
- GRADING PLAN SHOWN FOR DESIGN INTENT ONLY. COORDINATE GRADING PLAN, SITE WALLS, DRAINAGE DESIGN, ETC WITH CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

SITE PLAN CALCULATIONS

LANDSCAPE SURFACE RATIO: MIN 40%

MAIN HOUSE:	
EXISTING FOOTPRINT	1905 SF
ADDITION	88 SF
MAIN HOUSE TOTAL	1993 SF

EXISTING CARRIAGE HOUSE	388 SF
ADDITION	64 SF
CARRIAGE HOUSE TOTAL	452 SF

EXISTING DRIVEWAY, FRONT, AND REAR SIDEWALKS TO REMAIN	2097 SF
EXTENDED PARKING	139 SF
POTENTIAL FRONT WALK	210 SF
TOTAL HARDSCAPE	2446 SF

TOTAL IMPERVIOUS	4827 SF
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LOT AREA (PER SURVEY)	9826 SF
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LSR	51%
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EXISTING HOUSE MINUS REAR ADDITION:	1386 SF
NEW REAR ADDITION:	88 SF

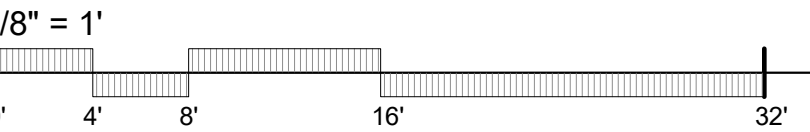
ADDITION IS 6.3% AREA OF EXISTING HISTORIC HOME

TOTAL BUILDING COVERAGE SF:	2,445 SF
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BUILDING COVERAGE (EXISTING + NEW):	24.8% > 35%
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GRAPHIC SCALES



CONSTRUCTION
DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

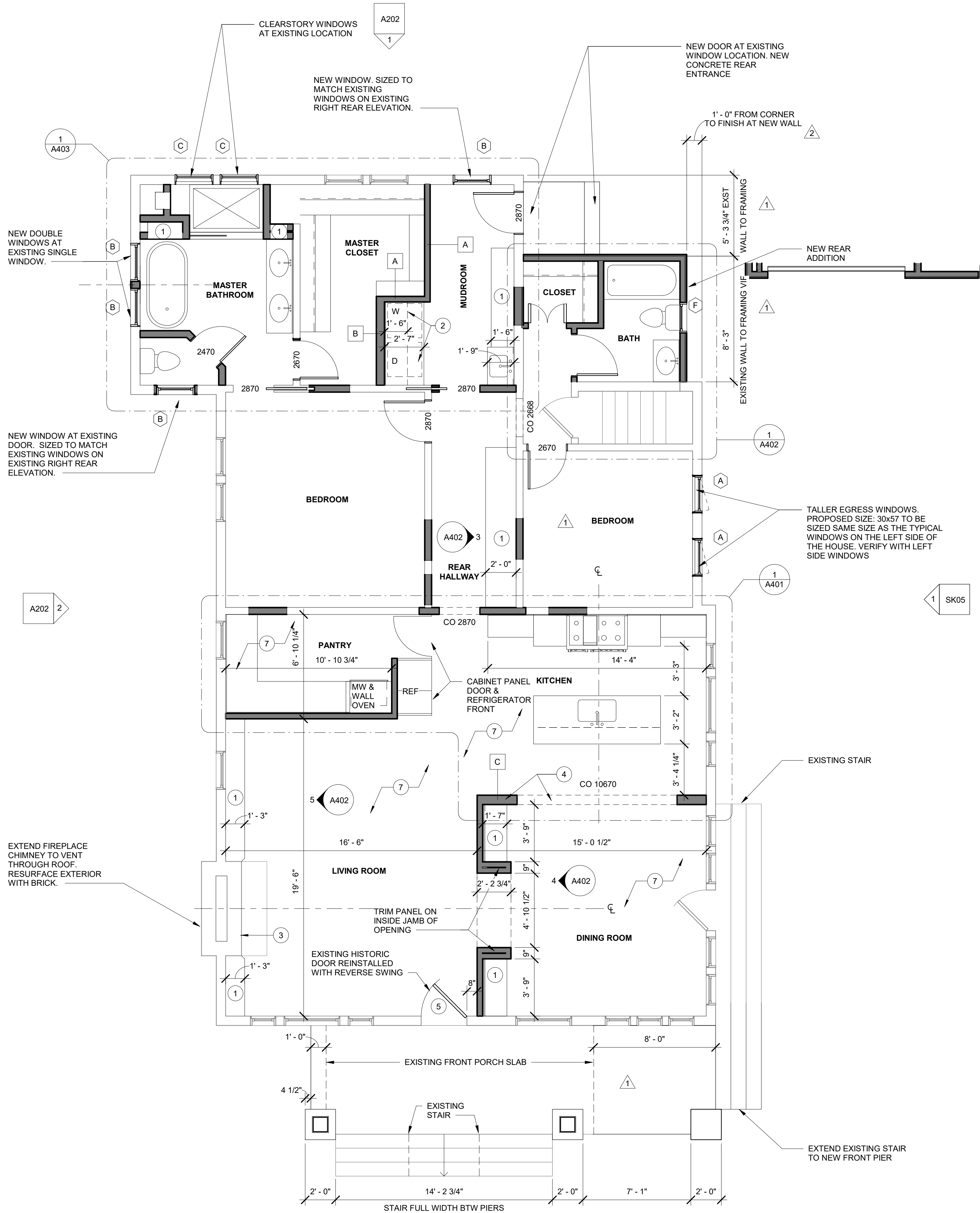
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SITE PLAN

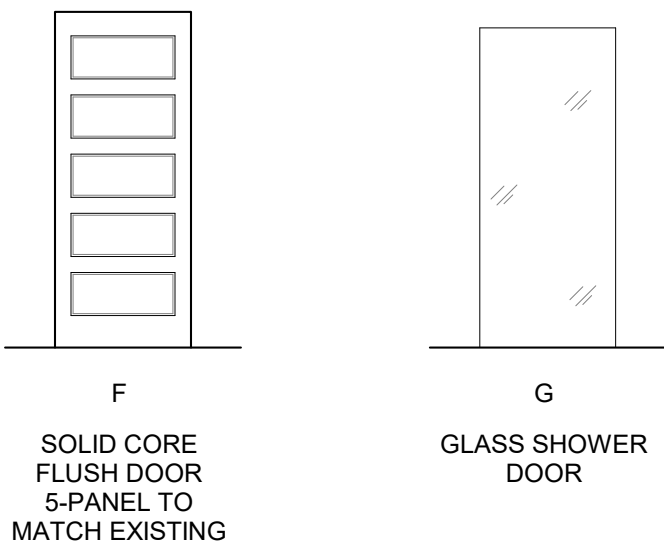
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REVISION 4 ON 2024.12.12

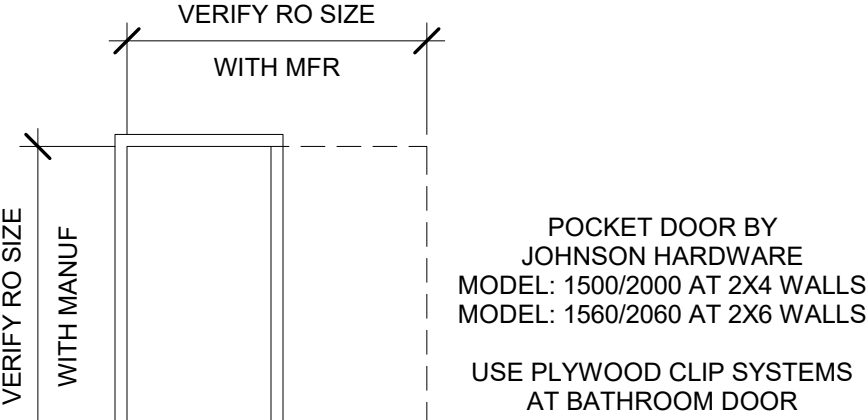


1 FIRST FLOOR PLAN // PROPOSED PLAN
1/4" = 1'-0"

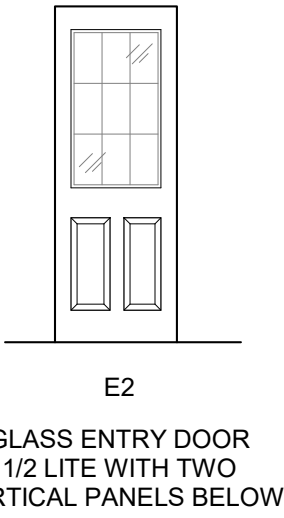
DOOR TYPES



FRAME TYPES



EXTERIOR DOOR TYPES



WINDOW NOTES

WINDOW SCHEDULE			
TYPE	WIDTH	HEIGHT	NOTES
A	2' - 5"	4' - 8 1/2"	SIZE TO MATCH EXIST WINDOW. EGRESS WINDOW.
B	2' - 6"	3' - 5"	SIZE TO MATCH EXIST WINDOW AT RIGHT REAR OF HOUSE
C	2' - 6"	1' - 9 1/2"	
D	2' - 6"	3' - 5"	
F	2' - 0"	3' - 5"	

- MFR BASIS OF DESIGN: MARVIN WOOD WINDOWS
- EXTERIOR FINISH: PAINTED
- INTERIOR FINISH: PAINTED WOOD
- HARDWARE FINISH: TBD
- WINDOW MUNTIN PROFILE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDLs). SEE ELEVATIONS FOR PATTERN.
- SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.

NEW TYPE A WINDOW TO MEET EGRESS REQUIREMENT. PER MARVIN CASEMENT WINDOW ELEVATIONS, A UCA3044 WINDOW MEETS EGRESS CODES FOR FIRE EVACUATION WITH APPROX 8.75 SF OF OPENING.

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- WALL TYPE - SEE G002
- FIXTURE KEYNOTE
- BRICK EXTERIOR - SEE ELEV SHEETS
- STONE EXTERIOR - SEE ELEV SHEETS
- 1-HOUR FIREWALL AT EXISTING CARRIAGE HOUSE WALLS THAT ARE ON PROPERTY LINE. USE TYPE "X" GWB

GENERAL NOTES

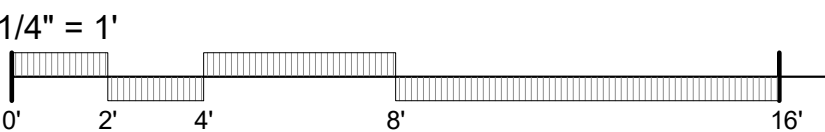
- PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
- VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
- PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK
- ALL DIMENSIONS ARE SHOWN TO THE FACE OF FINISH, UNLESS NOTED OTHERWISE
- MECHANICAL, ELECTRICAL, AND STRUCTURAL DESIGN SERVICES AND ANALYSIS TO BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS.
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FLOOR PLAN KEYNOTES

- BUILT-INS. SEE ELEVATION.
- 30" DEEP COUNTERTOP ABOVE WASHER AND DRYER WITH 18" DEEP WALL CABINETS ABOVE
- REFINISH EXISTING STONE FIREPLACE TBD. MAKE FIREPLACE OPERATIONAL
- NEW WALL AT LOCATION OF EXISTING WALL
- REPAIR BROKEN GLASS PANE WITH NEW BEVELED EDGE GLASS TO MATCH EXISTING. REPAIR HISTORIC WOOD AT DOOR
- HIDDEN STAIR HATCH TO BASEMENT
- SHORE UP FLOOR SYSTEM. MAY REQUIRE REMOVING EXISTING FLOORING AND LEVELING STRUCTURE. PROVIDE NEW FLOORING.



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

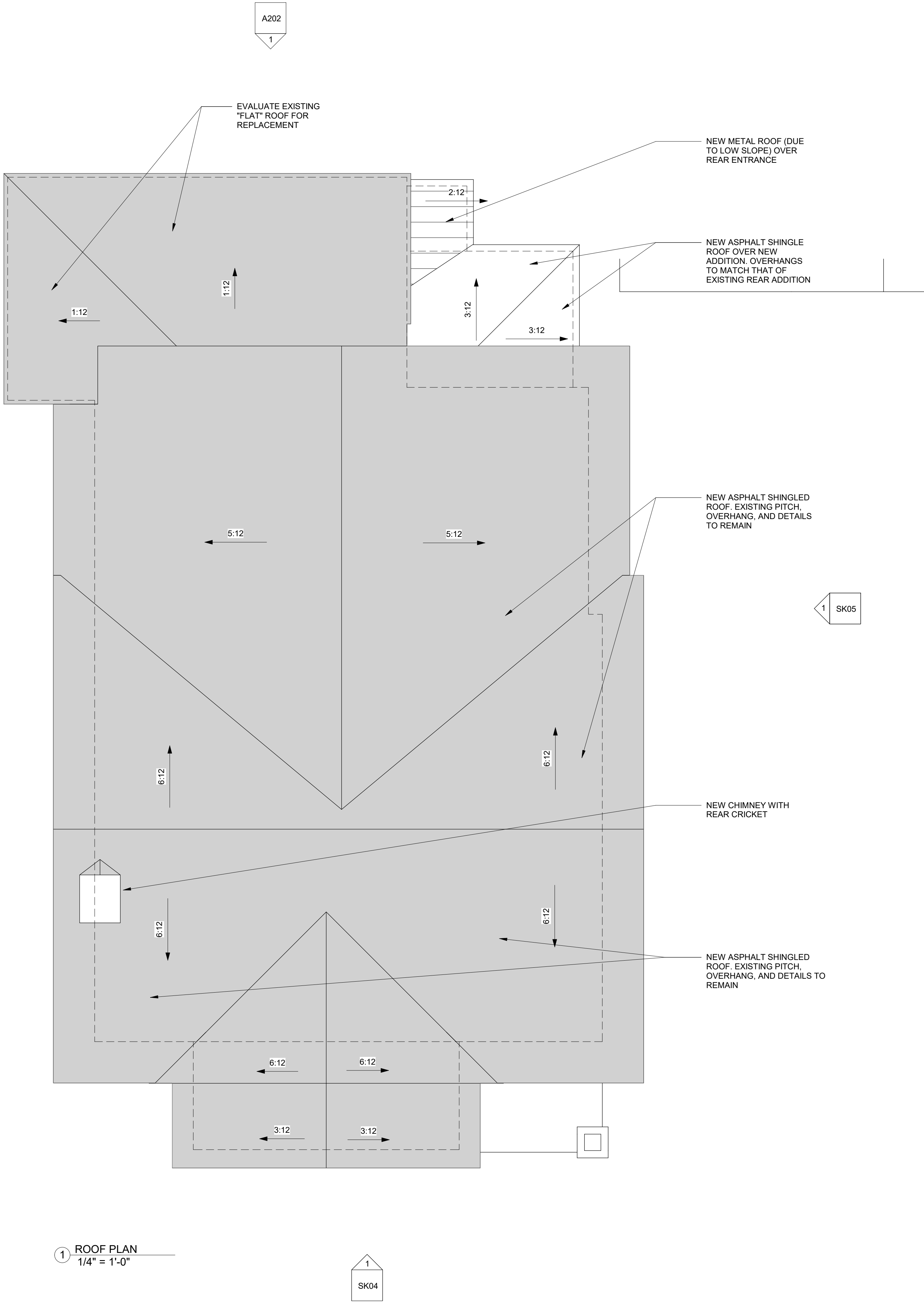
2023.03.25

230102

FIRST FLOOR PLAN

A101

REVISION 2 ON 2023.08.15



1 ROOF PLAN
1/4" = 1'-0"

ROOF PLAN LEGEND

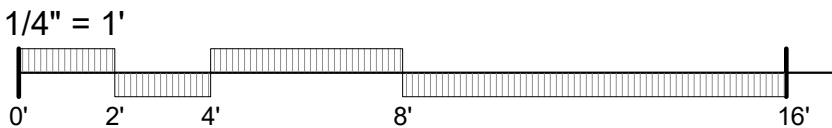
- ASPHALT SHINGLE ROOF
- METAL ROOF

ROOF PLAN NOTES

- PROVIDE RIDGE VENTS
- PROVIDE METAL FLASHING
- ASPHALT SHINGLE ROOF:
MFR: CERTAINTED LANDMARK
COLOR: TBD
- METAL ROOF:
COLOR: TBD



GRAPHIC SCALES



CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068

AMANDA W. MCCREARY
REGISTERED ARCHITECT
No. 10487
STATE OF TENNESSEE
2024.12.12

CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

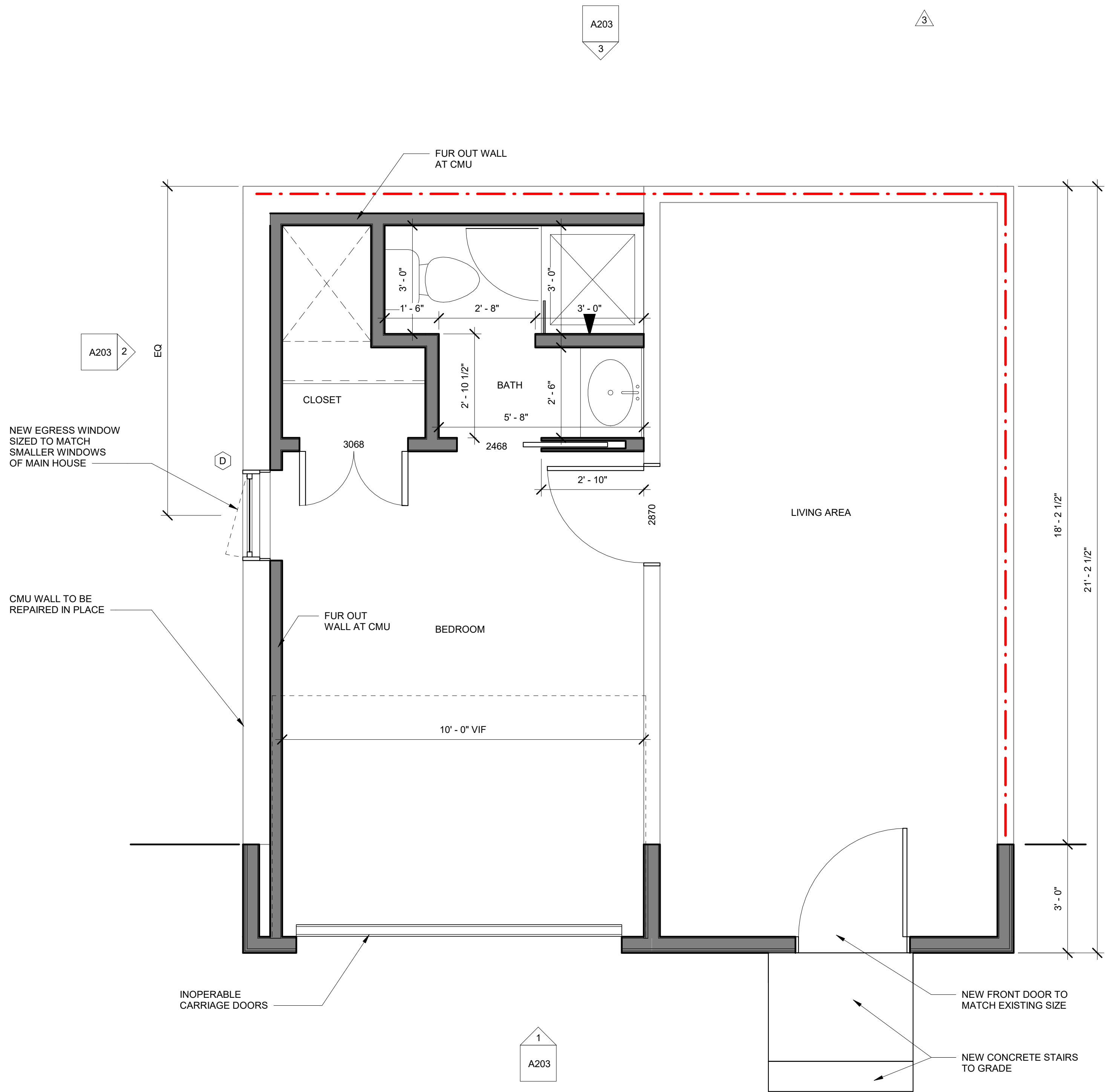
RENOVATIONS AND ADDITIONS

2023.03.25

230102

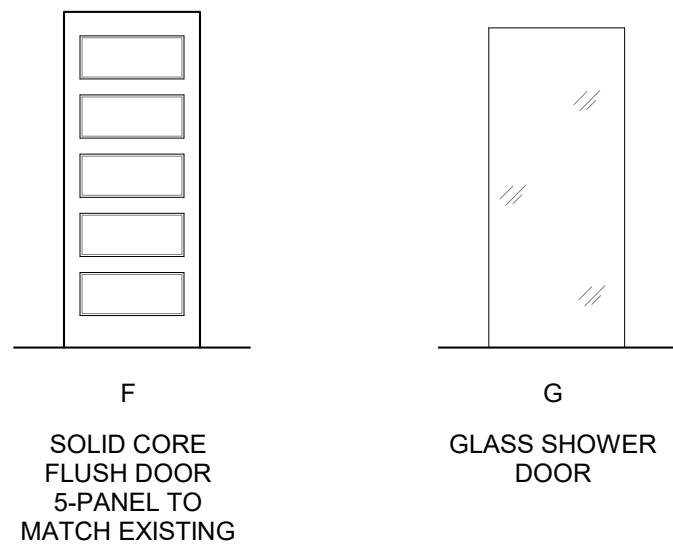
ROOF PLAN

A102

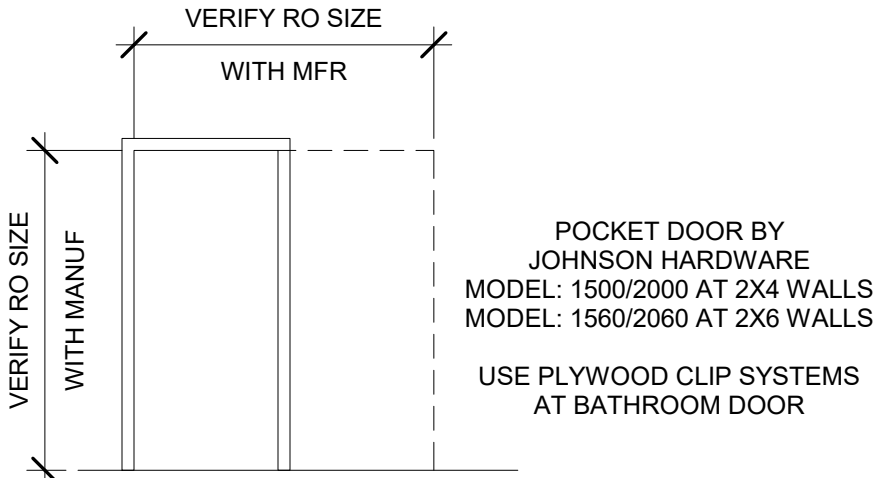


1 FLOOR PLAN // CARRIAGE HOUSE
1/2" = 1'-0"

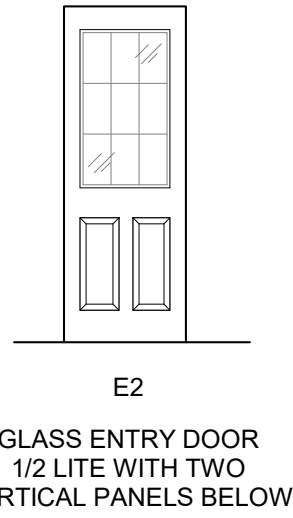
DOOR TYPES



FRAME TYPES



EXTERIOR DOOR TYPES



WINDOW NOTES

WINDOW SCHEDULE			
TYPE	WIDTH	HEIGHT	NOTES
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FLOOR PLAN LEGEND

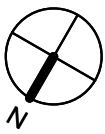
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- A WALL TYPE - SEE G002
- 1 FIXTURE KEYNOTE
- BRICK EXTERIOR - SEE ELEV SHEETS
- STONE EXTERIOR - SEE ELEV SHEETS
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GENERAL NOTES

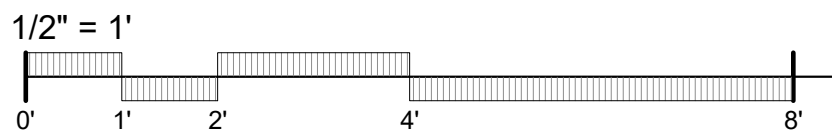
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FLOOR PLAN KEYNOTES

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GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

CARRIAGE
HOUSE FLOOR
PLAN

A103

REVISION 3 ON 2024.10.31



CONSTRUCTION
DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

CARRIAGE
HOUSE ROOF
PLAN

A104

ROOF PLAN LEGEND

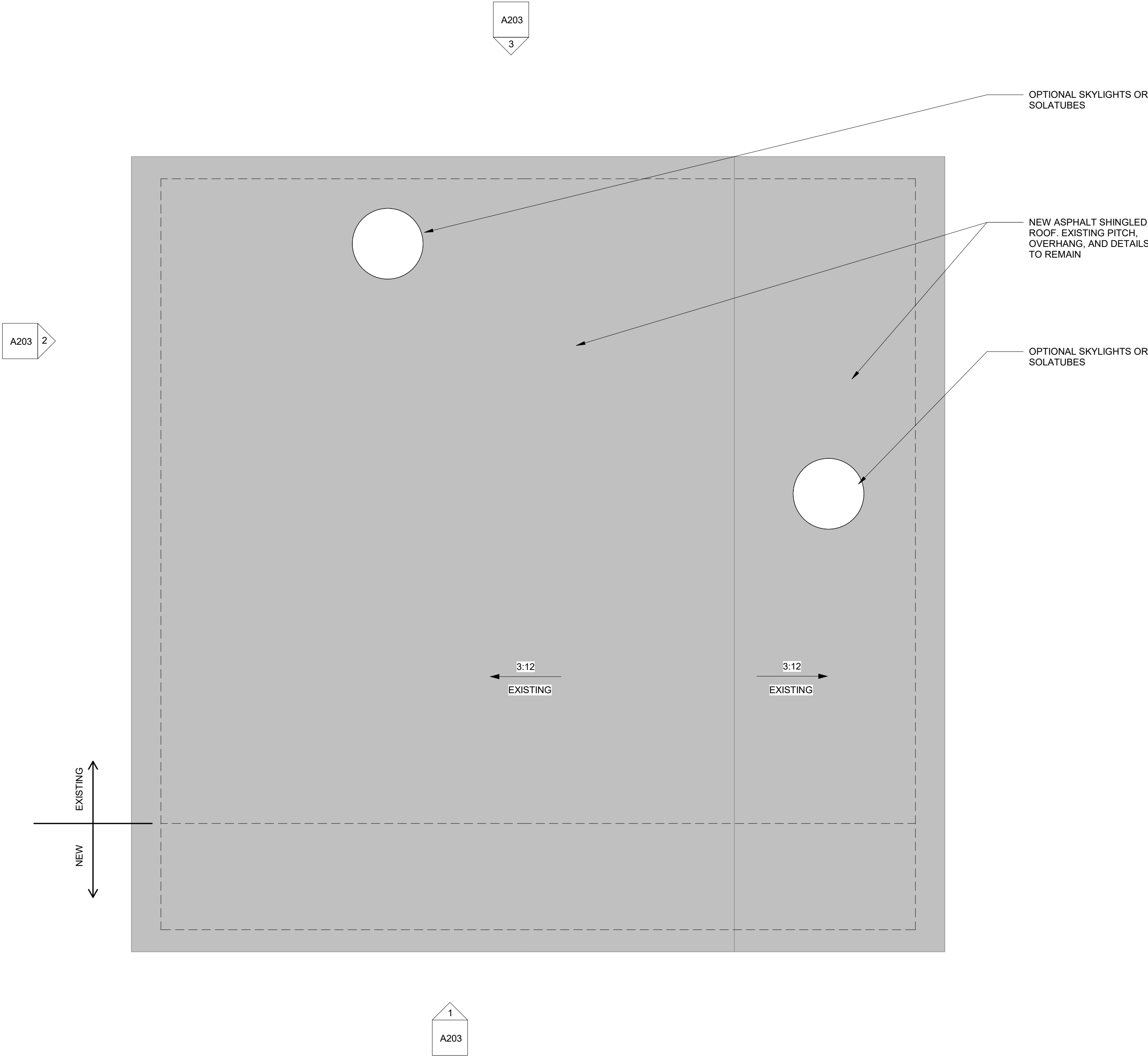
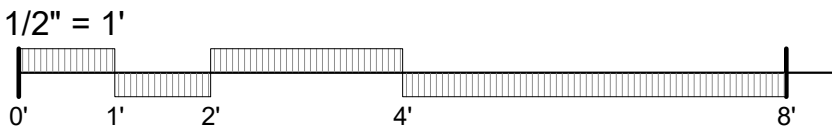
- ASPHALT SHINGLE ROOF
- METAL ROOF

ROOF PLAN NOTES

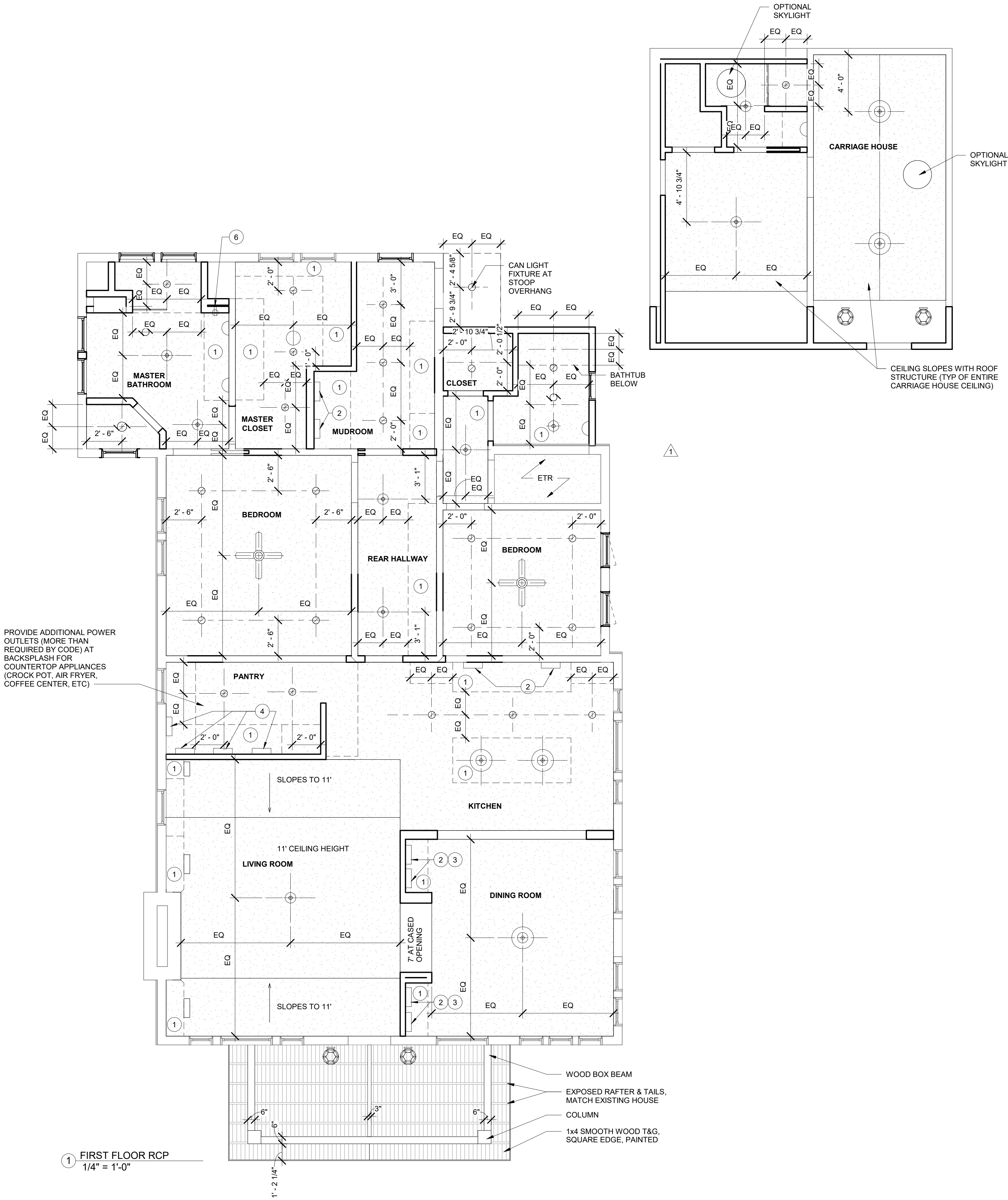
1. PROVIDE RIDGE VENTS
2. PROVIDE METAL FLASHING
3. ASPHALT SHINGLE ROOF:
MFR: CERTAINTED LANDMARK
COLOR: TBD
4. METAL ROOF:
COLOR: TBD



GRAPHIC SCALES



1 ROOF PLAN // GARAGE
1/2" = 1'-0"



RCP LEGEND

- RECESSED CAN LIGHT
- CEILING MOUNT LIGHT
- CHANDELIER FIXTURE
- PENDANT OR SEMI-FLUSH FIXTURE
- BATHROOM SCONCE LIGHT
- UNDER CABINET LIGHT
- EXTERIOR SCONCE LIGHT
- EXHAUST FAN - PANASONIC WHISPER SENSE OR SIMILAR
- RECESSED CAN LIGHT AND EXHAUST FAN COMBO - BROAN 744 OR SIMILAR
- SWITCH
- THREE-WAY SWITCH
- DIMMER SWITCH

RCP TYPES

A GWB CEILING

ELECTRICAL NOTES

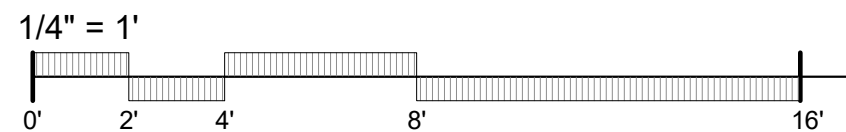
- ALL NEW LIGHTING TO INCLUDE LED LAMPS, CRI OF 90 OR ABOVE AND 2700K COLOR TEMPERATURE UNO
- RECEPTACLES TO BE LOCATED HORIZONTALLY ALONG BASE UNO
- PROVIDE CAN LIGHT SHOWER TRIM KITS AT WET LOCATIONS.
- PROVIDE RECESSED CAN LIGHT SLOPED CEILING HOUSING AT ALL LOCATIONS WITH SLOPED OR VAULTED CEILINGS
- ALL UPPER CABINETS TO RECEIVE LED STRIP UNDER CABINET LIGHTING AND POWER STRIPS UNO
- ALL GLASS FRONT CABINETS TO RECEIVE LED STRIP LIGHTING OR MINI CANS INSIDE TOP OF CABINET

ELECTRICAL KEYNOTES

- LINE OF CABINETRY BELOW
- UNDERCABINET LIGHTS AND UNDERCABINET POWER STRIP
- 4" MINI-CANS OR LED LIGHTS AT GLASS CABINETS
- UNDERCABINET LIGHTS, (POWER TO BE LOCATED AT TYPICAL WALL ABOVE COUNTER)
- SCONCE LIGHTS ON BOOKCASES
- PROVIDE POWER INSIDE MEDICINE CABINET



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

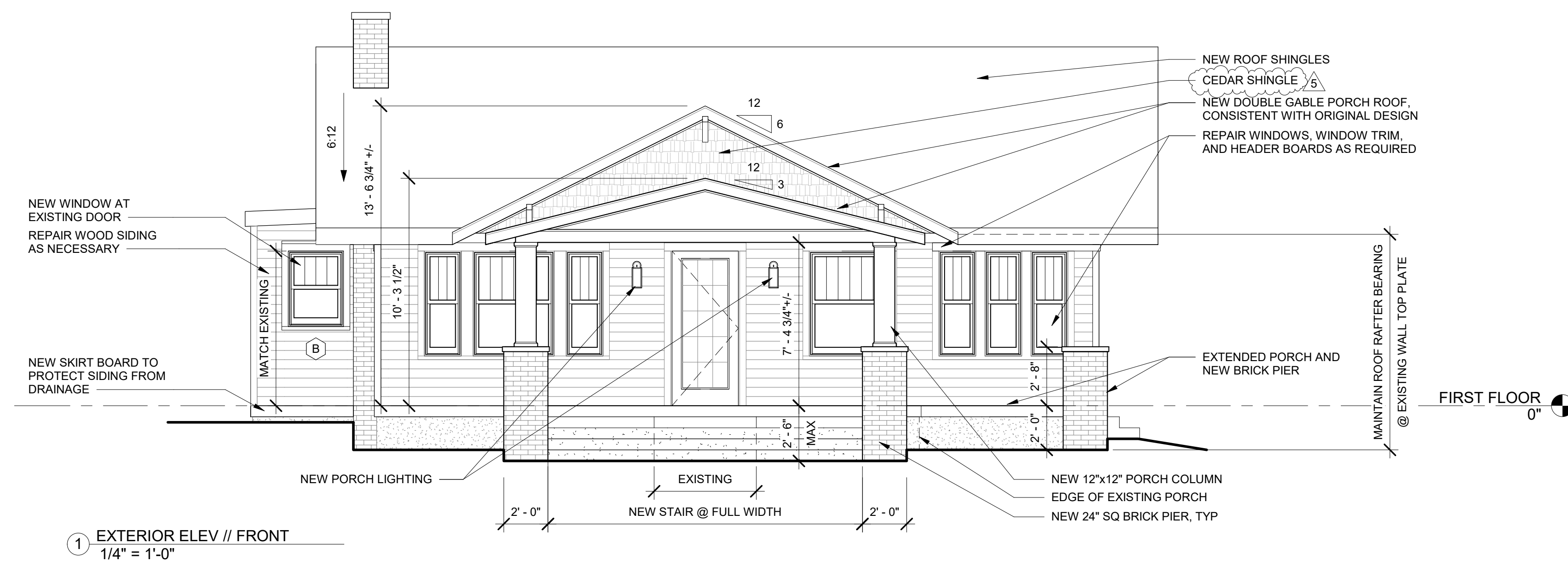
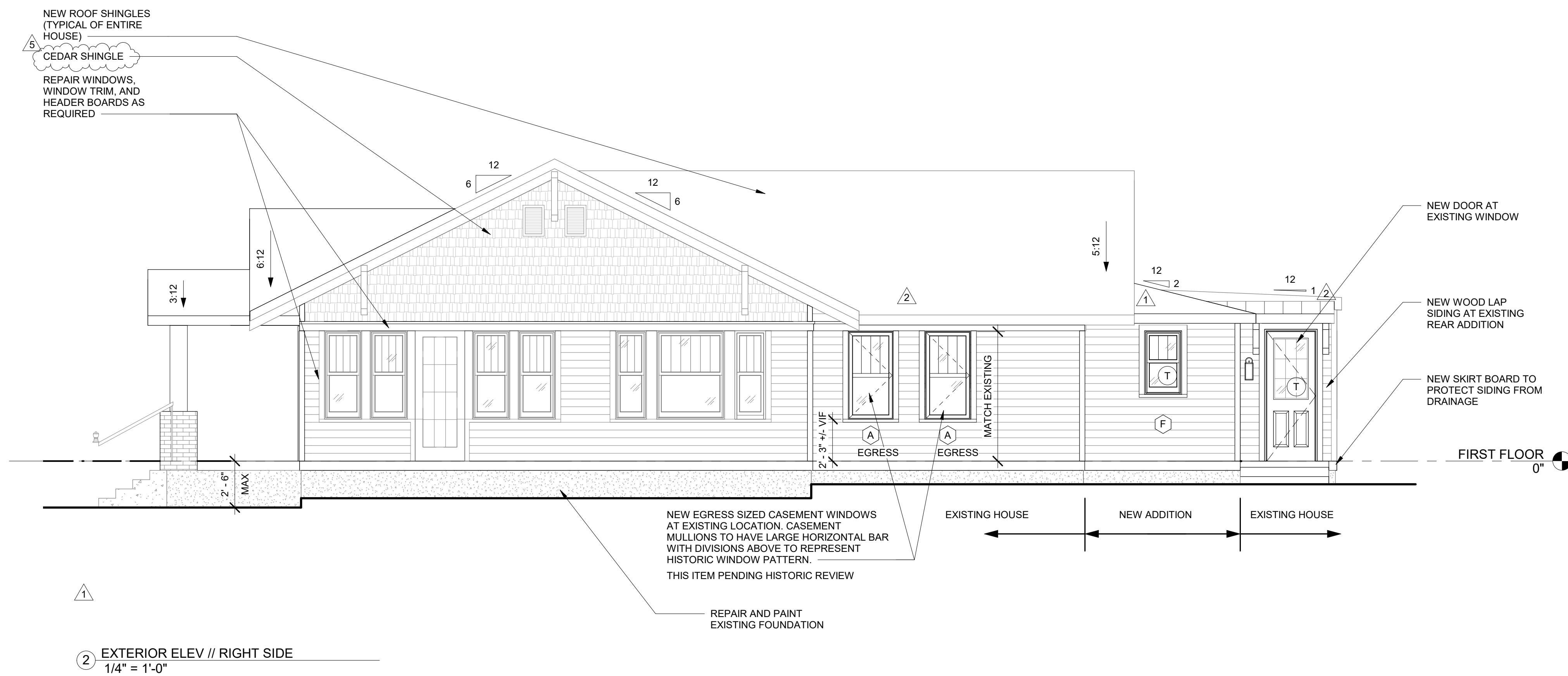
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230102

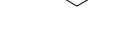
FIRST FLOOR
RCP

A111

REVISION 3 ON 2024.10.31



ELEVATION LEGEND

- | | |
|---|--|
|  | EXISTING CONSTRUCTION |
|  | NEW CONSTRUCTION |
|  | WINDOW TYPE - SEE A601 |
|  | EXISTING CEDAR SHAKE (ASSUMED) UNDER CURRENT SIDING. SEE NOTES BELOW |
|  | WOOD CLAPBOARD SIDING EXTERIOR |
|  | TEMPERED GLASS  |

GENERAL NOTES

1. PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
3. EXTERIOR FINISHES:
 - SIDING COLOR: TBD
 - ASPHALT SHINGLE: CERTANTEED
 - ASPHALT SHINGLE MODEL: LANDMARK
 - ASPHALT COLOR: TBD
 - METAL ROOF COLOR: TBD
 - TRIM COLOR: TBD
4. NOT USED



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

EXTERIOR ELEVATIONS

A201

REVISION 5 ON 2025.02.21



CONSTRUCTION
DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

EXTERIOR
ELEVATIONS

A202

REVISION 5 ON 2025.02.21

ELEVATION LEGEND

EXISTING CONSTRUCTION

NEW CONSTRUCTION

WINDOW TYPE - SEE A601

EXISTING CEDAR SHAKE (ASSUMED) UNDER
CURRENT SIDING. SEE NOTES BELOW

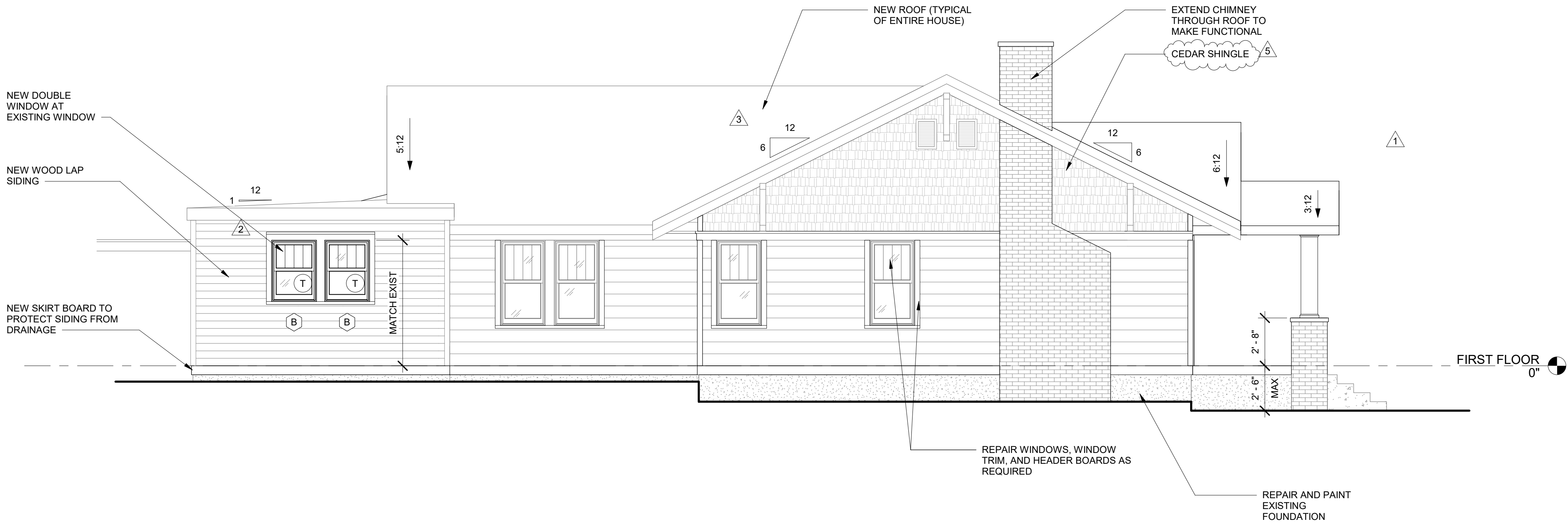
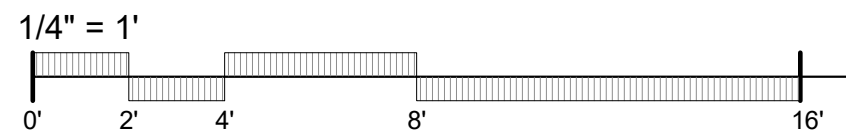
WOOD CLAPBOARD SIDING EXTERIOR

TEMPERED GLASS

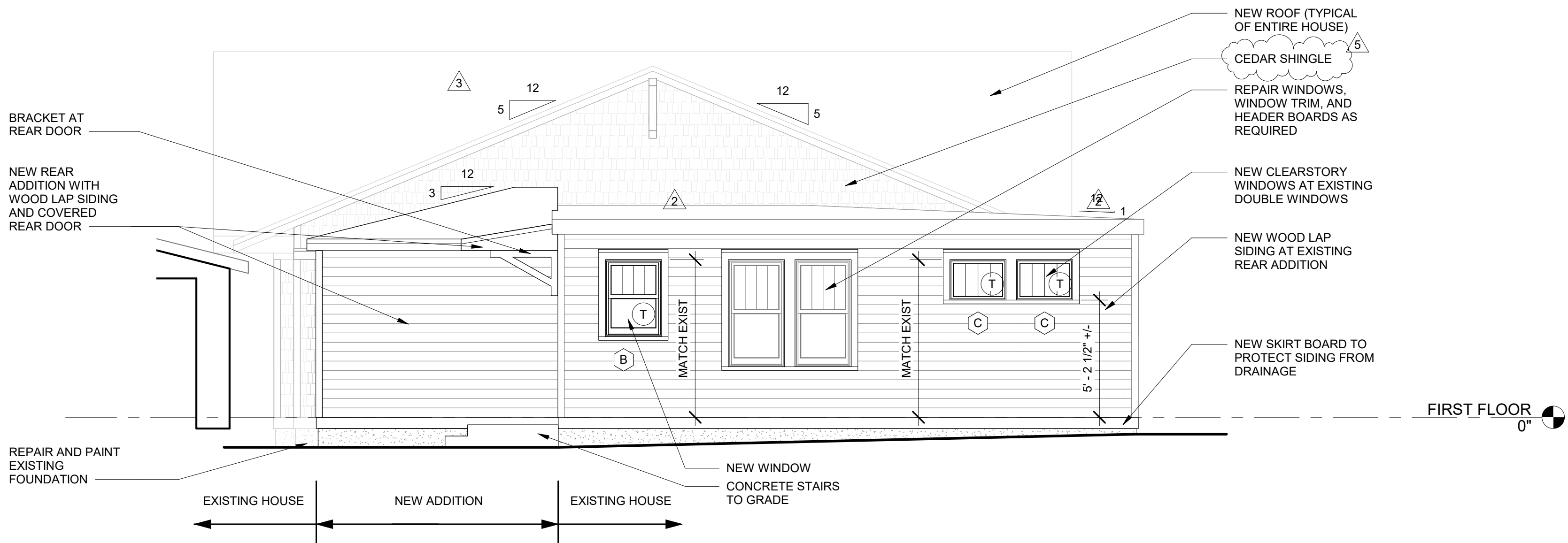
GENERAL NOTES

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ASPHALT SHINGLE: CERTAINTEED
ASPHALT SHINGLE MODEL: LANDMARK
ASPHALT COLOR: TBD
METAL ROOF COLOR: TBD
TRIM COLOR: TBD
4. NOT USED

GRAPHIC SCALES



② EXTERIOR ELEV // LEFT SIDE
1/4" = 1'-0"



① EXTERIOR ELEV // REAR
1/4" = 1'-0"



CARRIAGE HOUSE FRONT



CARRIAGE HOUSE LEFT SIDE

SCOPE OF WORK - CARRIAGE HOUSE EXTERIOR

- EXISTING ROOF IS STRUCTURALLY COMPROMISED. ROOF WILL REQUIRE STRUCTURAL REPAIRS. SOME FRAMING MEMBERS AND ALL OF THE SHEATHING WILL BE REPLACED.
- REPAIR ANY DETERIORATED WOOD FASCIA AND SOFFIT BOARDS.
- REMOVE ASBESTOS SIDING AND REPLACE WITH WOOD LAP SIDING W/ 5" EXPOSURE.
- REPLACE ROOF WITH NEW ARCHITECTURAL ASPHALT SHINGLE. CERTAINTEED LANDMARK OR SIMILAR.
- NEW HALF ROUND GUTTERS AND ROUND DOWNSPOUTS
- NEW WINDOW ON LEFT PORTION AS SHOWN ON ELEVATIONS
- NEW WINDOW AT REAR PORTION WHERE FRAMING IS INDICATED IN INTERIOR WALLS
- NEW INOPERABLE CARRIAGE DOORS
- NEW EXTERIOR LIGHTING

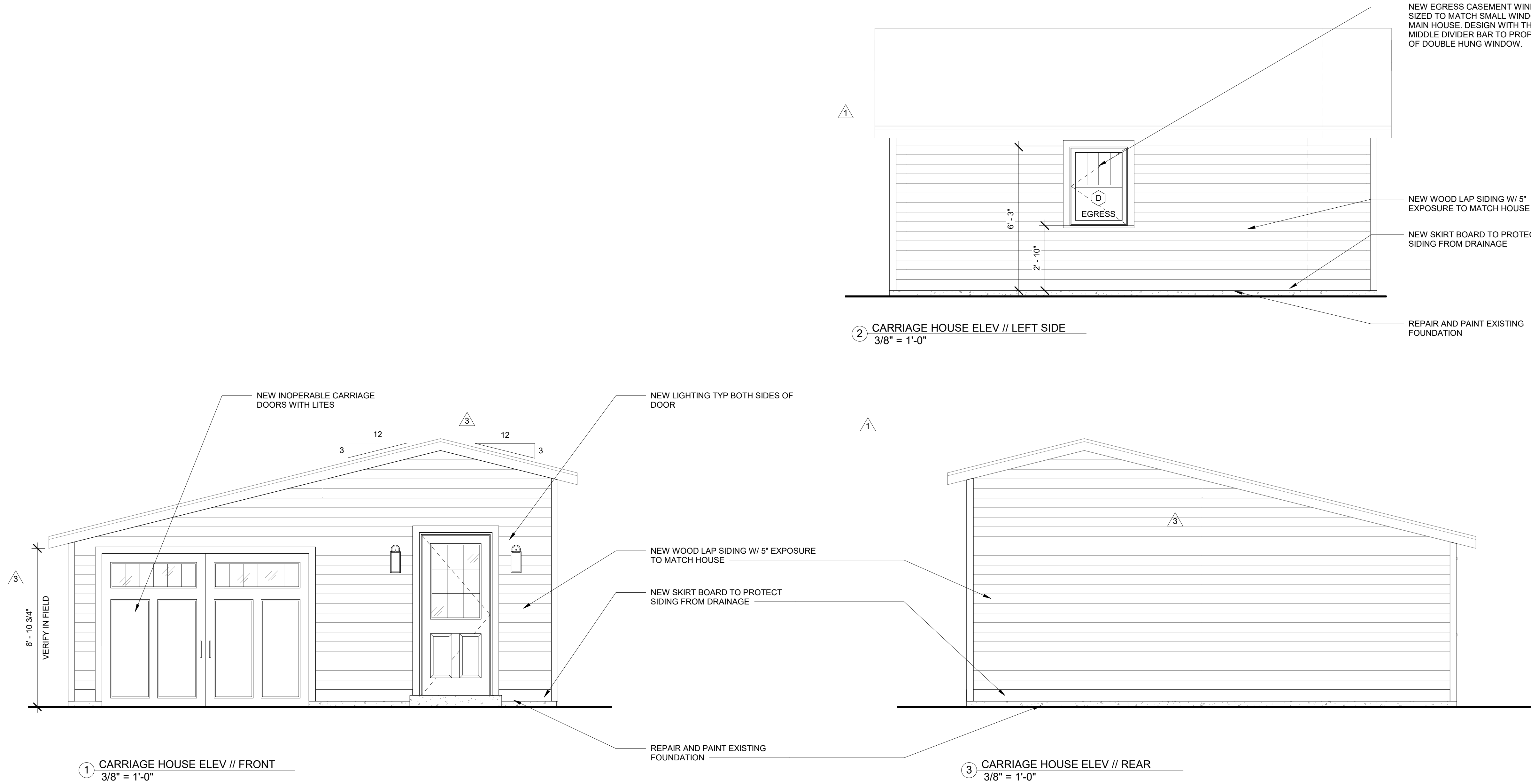
WINDOW FRAMING AT REAR OF RIGHT PORTION OF CARRIAGE HOUSE. THOUGH NEWER 2x4s CAN BE SEEN IN THIS PHOTO, ZOOMING IN SHOWS HISTORIC WOOD FRAMING AS THIS WINDOW LOCATION AS WELL.



INTERIOR OF RIGHT PORTION OF CARRIAGE HOUSE

ASBESTOS SIDING

CARRIAGE HOUSE ELEVATIONS



ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- WINDOW TYPE - SEE A601
- EXISTING CEDAR SHAKE (ASSUMED) UNDER CURRENT SIDING. SEE NOTES BELOW
- WOOD CLAPBOARD SIDING EXTERIOR
- TEMPERED GLASS

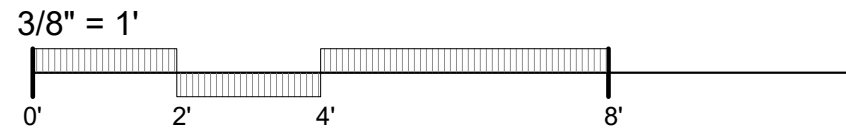
GENERAL NOTES

- PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
- SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
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SIDING COLOR: TBD
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ASPALT SHINGLE MODEL: LANDMARK
ASPALT COLOR: TBD
METAL ROOF COLOR: TBD
TRIM COLOR: TBD
- NOT USED

IMAGE NOTES

- IMAGES AND SCOPE OF WORK LISTED WAS APPROVED BY CITY OF FRANKLIN HISTORIC ZONING COMMISSION AND IS PROVIDED FOR REFERENCE ONLY. ANY DEVIATION FROM THE EXTERIOR SCOPE OF WORK PRESENTED IN THESE IMAGES OR THE DRAWING SET WILL REQUIRE FURTHER HZC APPROVAL.

GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

CARRIAGE HOUSE ELEVATIONS

A203

REVISION 3 ON 2024.10.31



RIGHT ELEVATION

EGRESS WINDOWS AT THIS LOCATION

NEW DOOR AT THIS LOCATION

SCOPE OF WORK - RIGHT ELEVATION

- REMOVE SIDE PORCH.
- DUE TO FOOTPRINT OF EXISTING HOME AND DESIRE TO KEEP THE HOUSE RENOVATIONS WITHIN SCALE (I.E. NOT POP UP A SECOND FLOOR OR PROVIDE A LARGE ADDITION), WE NEED TO ENLARGE WINDOWS AT REAR PORTION OF THE HOME TO PROVIDE EGRESS FOR A BEDROOM.
- REMOVE EXISTING MUDROOM ADDITION AND ADD NEW (SEE NEXT SHEET)
- NEW DOOR AT WINDOW ON RIGHT SIDE OF FURTHEST REAR ADDITION

SCOPE OF WORK - REAR ELEVATION

- NEW CLEARSTORY WINDOWS AT EXISTING FAR RIGHT DOUBLE WINDOWS
- NEW WINDOW AT REAR MUDROOM ENTRANCE



REAR ELEVATION

NEW WINDOW

NEW CLEARSTORY WINDOWS AT THIS LOCATION



REAR RIGHT

SCOPE OF WORK - REAR MUDROOM

- REMOVE REAR MUDROOM
- MUDROOM CURRENTLY HAS ALUMINUM WINDOWS AND ALUMINUM STORM DOORS
- KITCHEN (NEXT TO THE MUDROOM) APPEARS TO BE A 1970s RENOVATION. ARGUMENT COULD BE MADE, DUE TO ALUMINUM WINDOW AND STORM DOORS, THIS MUDROOM WAS ADDED AT THAT TIME AS WELL.

MUDROOM WALL CONSTRUCTED OVER EXISTING SIDING



FRONT RIGHT SIDE ENTRANCE

REMOVE SIDE PORCH (RETAIN SIDE DOOR)



STAIRS UNDER EXISTING SIDE PORCH. INVESTIGATE CONDITION AFTER REMOVAL OF SIDE PORCH AND WORK WITH STAFF FOR REPAIR OR NEXT STEPS.



REAR ADDITION

SOME BOARDS HAVE BEEN REPLACED WITH WOOD GRAIN HARDIE SIDING



REAR MUDROOM

REMOVE REAR MUD ROOM ADDITION AND REAR ENTRY. CONSTRUCT NEW ADDITION. SEE PROPOSED PLANS.



INTERIOR MUDROOM

4 RIGHT SIDE SCOPE OF WORK



LEFT ELEVATION

NEW WINDOW AT THIS LOCATION

SCOPE OF WORK - LEFT ELEVATION

- AT REAR ADDITION, REMOVE SINGLE WINDOW AND REPLACE WITH NEW DOUBLE WINDOW
- AT REAR ADDITION, REMOVE EXISTING DOOR AND REPLACE WITH NEW WINDOW.
- REPAIR CHIMNEY. THE FIREPLACE CURRENTLY DOESN'T FUNCTION AS CHIMNEY DOES NOT EXHAUST THROUGH THE ROOF. ORIGINAL CHIMNEY HAS BEEN REMOVED.
- RESURFACE WITH BRICK, SIMILAR TO HOME AT 509 S. MARGIN STREET.

REPAIR AND RESURFACE CHIMNEY



509 S. MARGIN



LEFT REAR ELEVATION

NEW DOUBLE WINDOW AT THIS LOCATION



LEFT SIDE CHIMNEY



EXISTING CHIMNEY IN ATTIC SHOWING BRICK

2 LEFT SIDE SCOPE OF WORK



FRONT RIGHT

STRUCTURAL SAG OF EXISTING ROOF STRUCTURE TYPICAL THROUGHOUT



FRONT OF HOUSE, SHOWING STRUCTURAL SAG

OVERHANGS SAG AT EXTERIOR WALL



REAR RIGHT

ASBESTOS SIDING ON MAIN HOUSE.



REAR OF HOUSE, SHOWING STRUCTURAL SAG

SCOPE OF WORK - TYPICAL OF ENTIRE HOUSE

- EXISTING ROOF IS STRUCTURALLY COMPROMISED. ROOF WILL REQUIRE STRUCTURAL REPAIRS. SOME FRAMING MEMBERS AND ALL OF THE SHEATHING WILL BE REPLACED.
- CARE WILL BE TAKEN ON OVERHANGS TO RETAIN AS MUCH HISTORIC EAVE DETAILING AS POSSIBLE. COMPROMISED COMPONENTS TO BE REPLACED IN KIND.
- REPAIR ANY DETERIORATED WOOD FASCIA AND SOFFIT BOARDS.
- RETAIN ALL KNEE-BRACE BRACKETS AND REPAIR WHERE NECESSARY.
- REPLACE ROOF WITH NEW ARCHITECTURAL ASPHALT SHINGLE. CERTAINTED LANDMARK OR SIMILAR.
- NEW HALF ROUND GUTTERS AND ROUND DOWNSPOUTS
- REMOVE EXTERIOR STORM WINDOWS
- REPAIR HISTORIC WINDOWS TO BE OPERATIONAL
- REPAIR AND PAINT EXISTING PARGE COATED FOUNDATION

1009 FAIR STREET

- YEAR BUILT: 1930

IMAGE NOTES

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CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

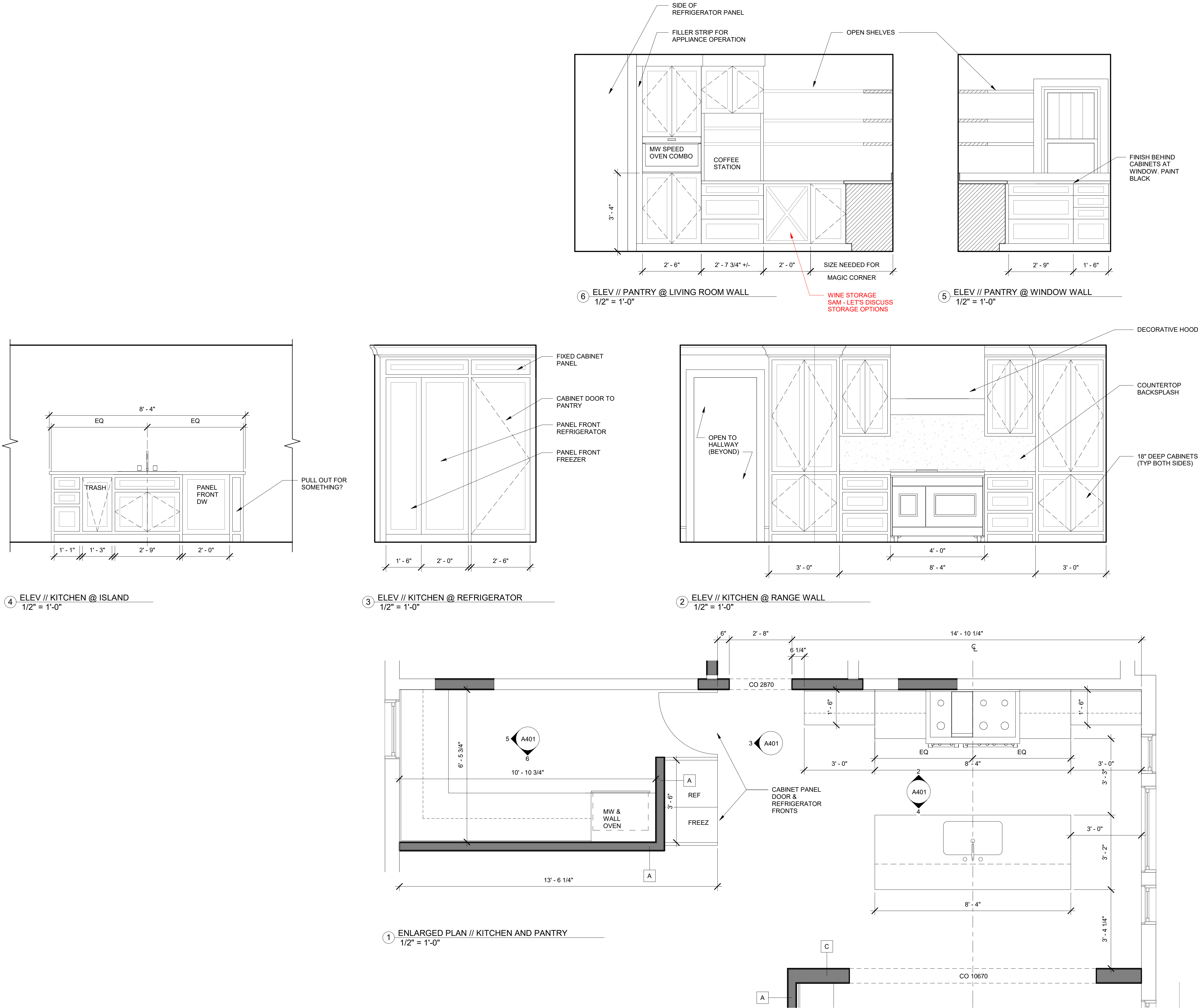
RENOVATIONS AND ADDITIONS

2023.03.25

230102

EXTERIOR HZC SCOPE OF WORK

A204

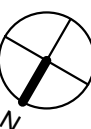


INTERIOR ELEV NOTES

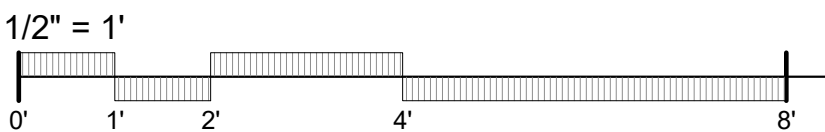
1. TILE SHALL BE INSTALLED TO MEET STANDARDS SET FORTH BY THE TILE COUNCIL OF NORTH AMERICA (TCNA) IN THE MOST RECENT HANDBOOK FOR CERAMIC, GLASS, AND STONE TILE INSTALLATION. TILE INSTALLATION SHALL ALSO CONFORM TO MOST RECENT EDITION OF AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR TILE, INCLUDING BUT NOT LIMITED TO:
 - ANSI A108/A118/A136.1 FOR CERAMIC TILE
 - ANSI A137.1 FOR CERAMIC TILE
 - ANSI A137.2 FOR GLASS TILE

MILLWORK NOTES

1. ALL GLASS FRONT DOORS TO HAVE GLASS SHELVES UNO.
2. ALL GLASS FRONT DOORS TO HAVE LED CABINET LIGHT. SEE RCP SHEETS.
3. ALL UPPER CABINETS TO HAVE UNDER COUNTER LIGHTING. SEE RCP SHEETS.
4. VERIFY UPPER CABINET DEPTH WITH CABINET MANUFACTURER. ADJUST FILLER PANELS AND CABINET AS REQUIRED TO ALIGN WITH LOWER CABINETS.
5. PROVIDE FILLER PANELS AT WALL AS REQUIRED FOR DOOR OPERATION AT FULL OVERLAY DOORS.
6. HVAC INTEGRATED INTO THE TOE KICK OF KITCHEN CABINETS
7. MILLWORK CONSTRUCTION SHALL COMPLY WITH STANDARDS SET FORTH IN THE MOST RECENT EDITION OF "ARCHITECTURAL WOODWORK STANDARDS" PRODUCED BY THE ARCHITECTURAL WOODWORK INSTITUTE (AWI). UNLESS NOTED OTHERWISE, CASEWORK TO BE FLUSH INSET, FACE FRAME STYLE TO MEET OR EXCEED AWI CUSTOM GRADE STANDARDS FOR WOOD CASEWORK. CABINET DOORS AND FRAMES TO BE SOLID WOOD UNO. DEVIATION FROM AWI/AWS STANDARDS SHALL BE REVIEWED BY ARCHITECT/OWNER.
8. ALL CABINET DRAWERS TO BE SOFT/SLOW CLOSET
9. EXPOSED SHELVES SHALL HAVE 1-1/2" FRONT. SEE DETAIL



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

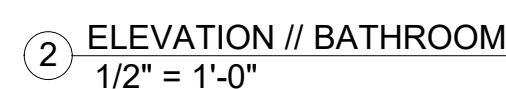
RENOVATIONS AND ADDITIONS

2023.03.25

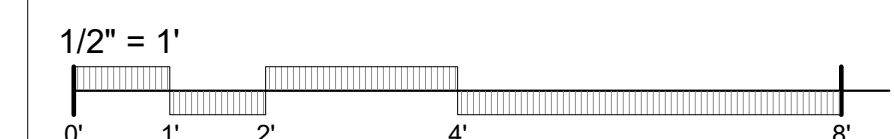
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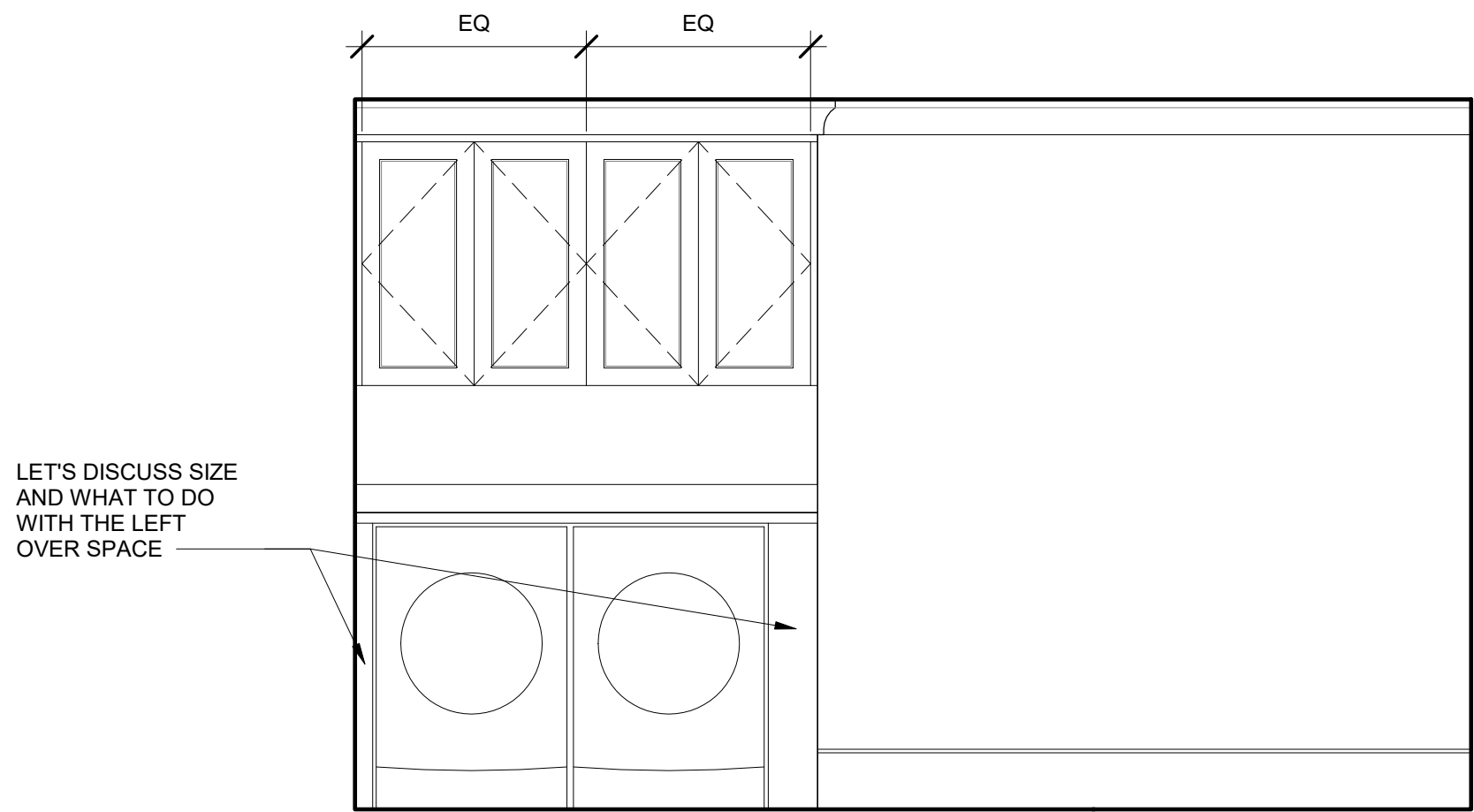
ENLARGED
PLANS & INT
ELEVATIONS

A401

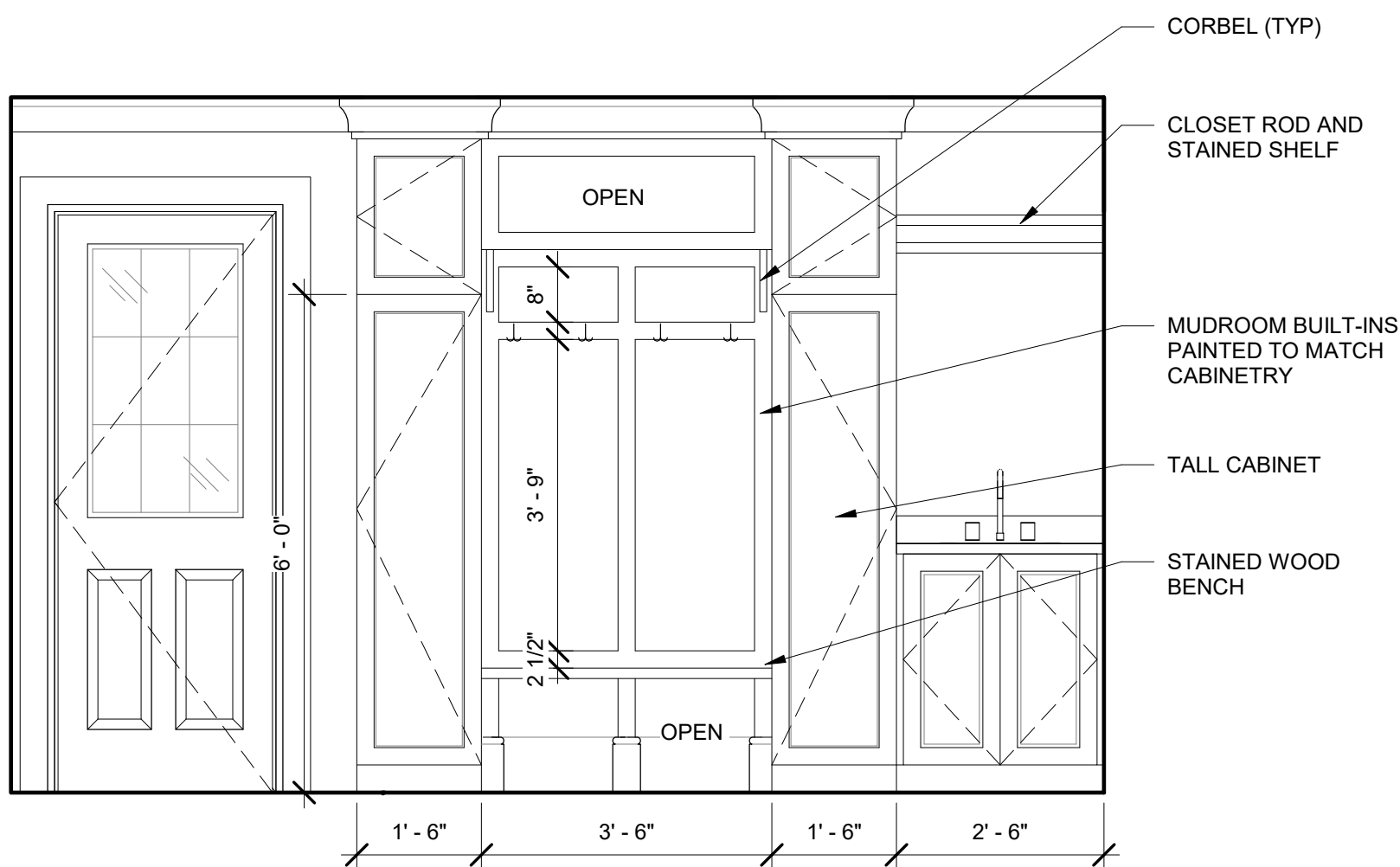


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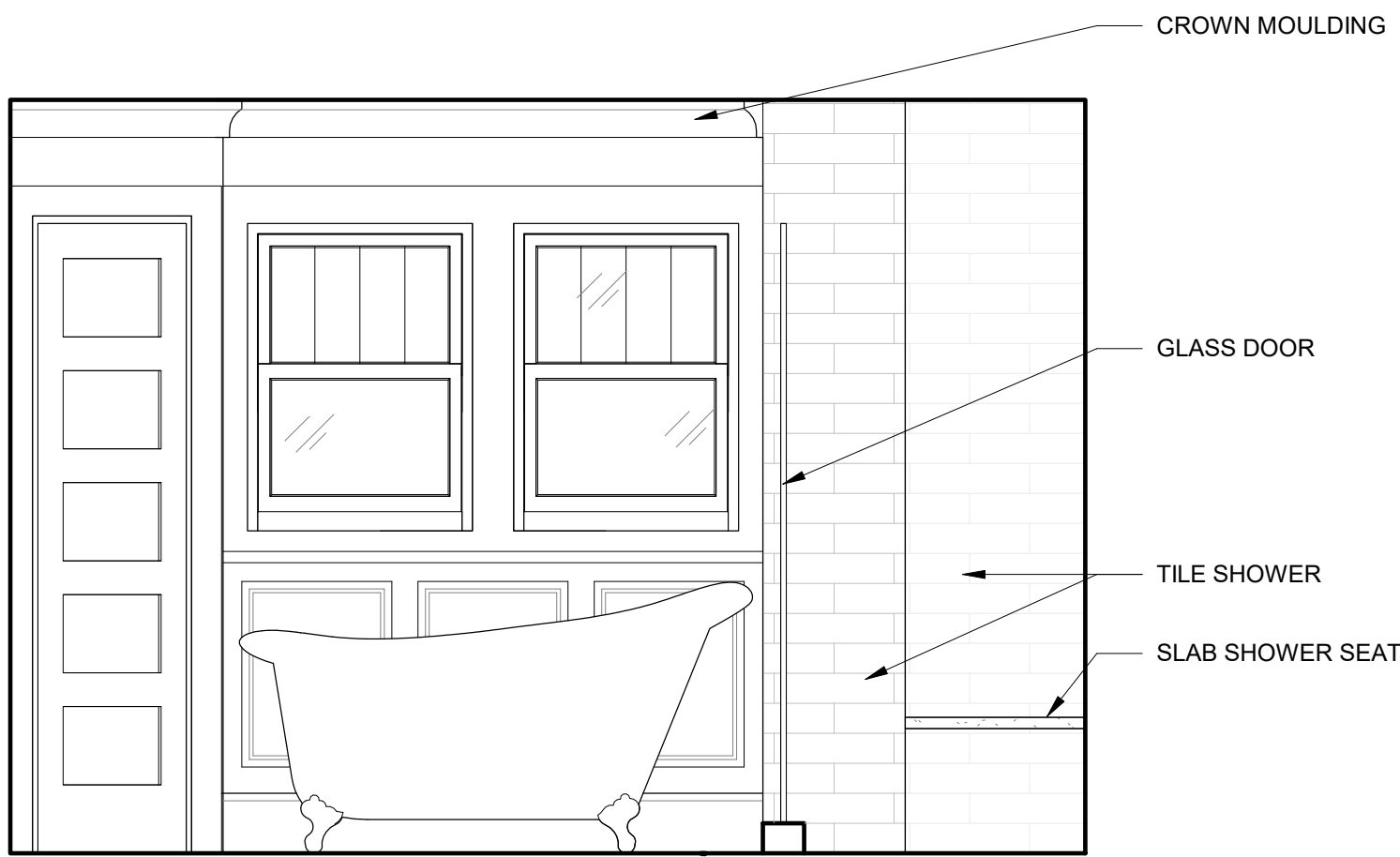




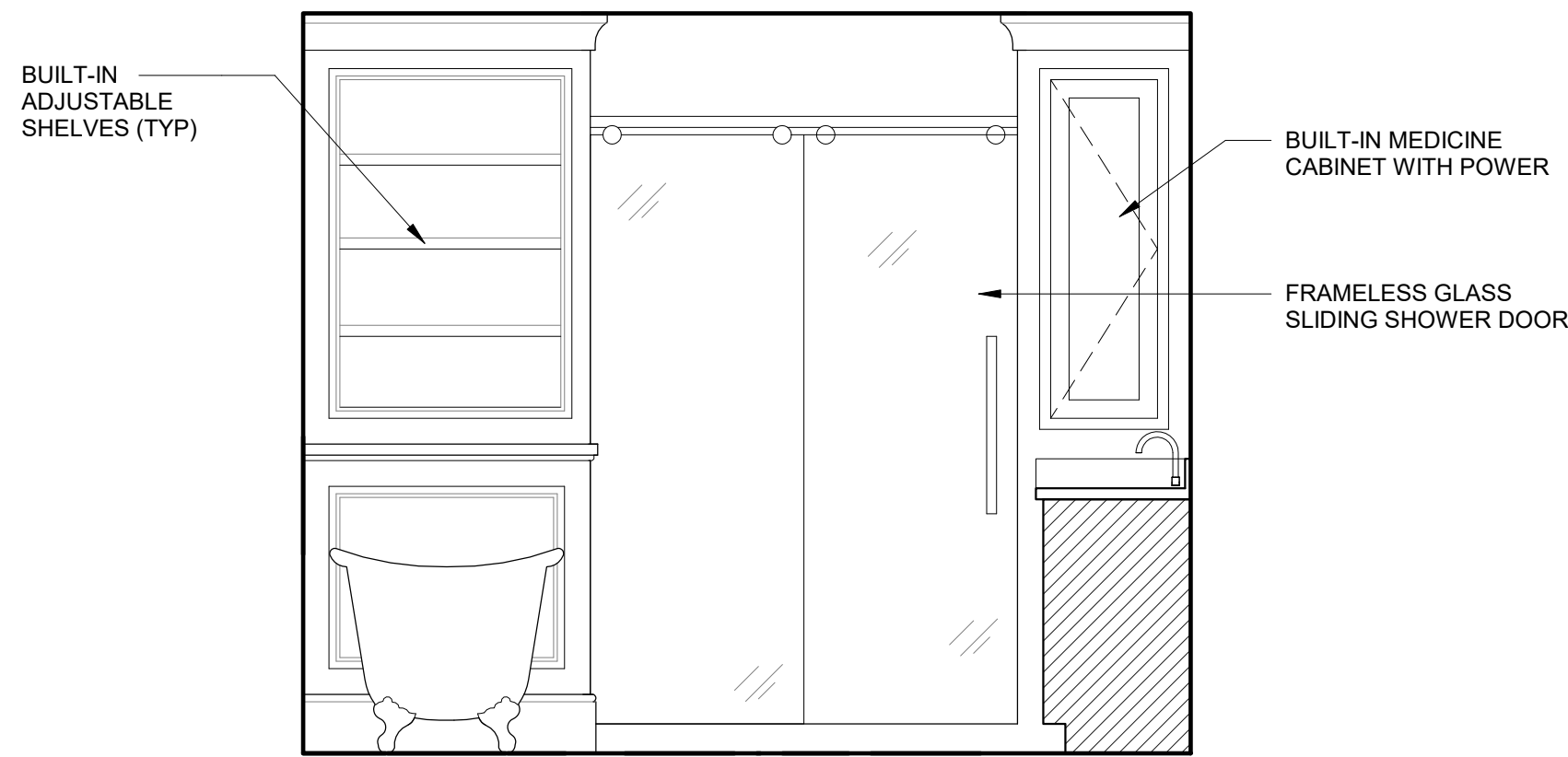
6 ELEV // MUDROOM @ W/D
1/2" = 1'-0"



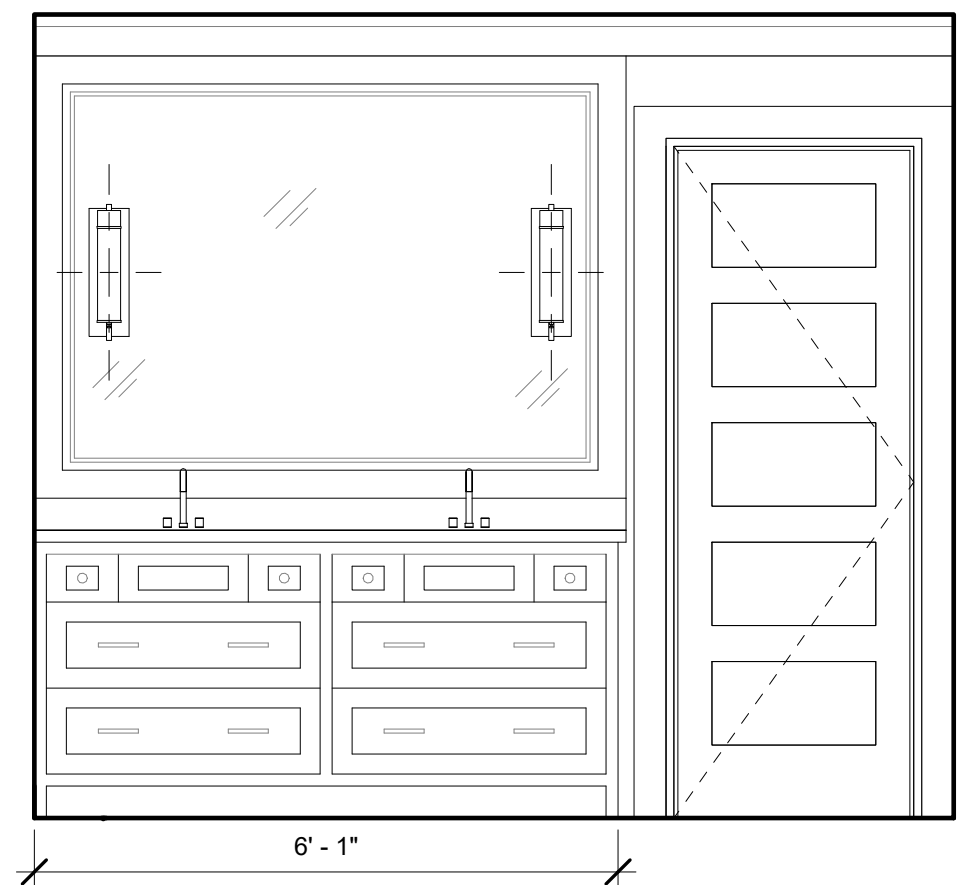
5 ELEV // MUDROOM @ SINK AND EXTERIOR DOOR
1/2" = 1'-0"



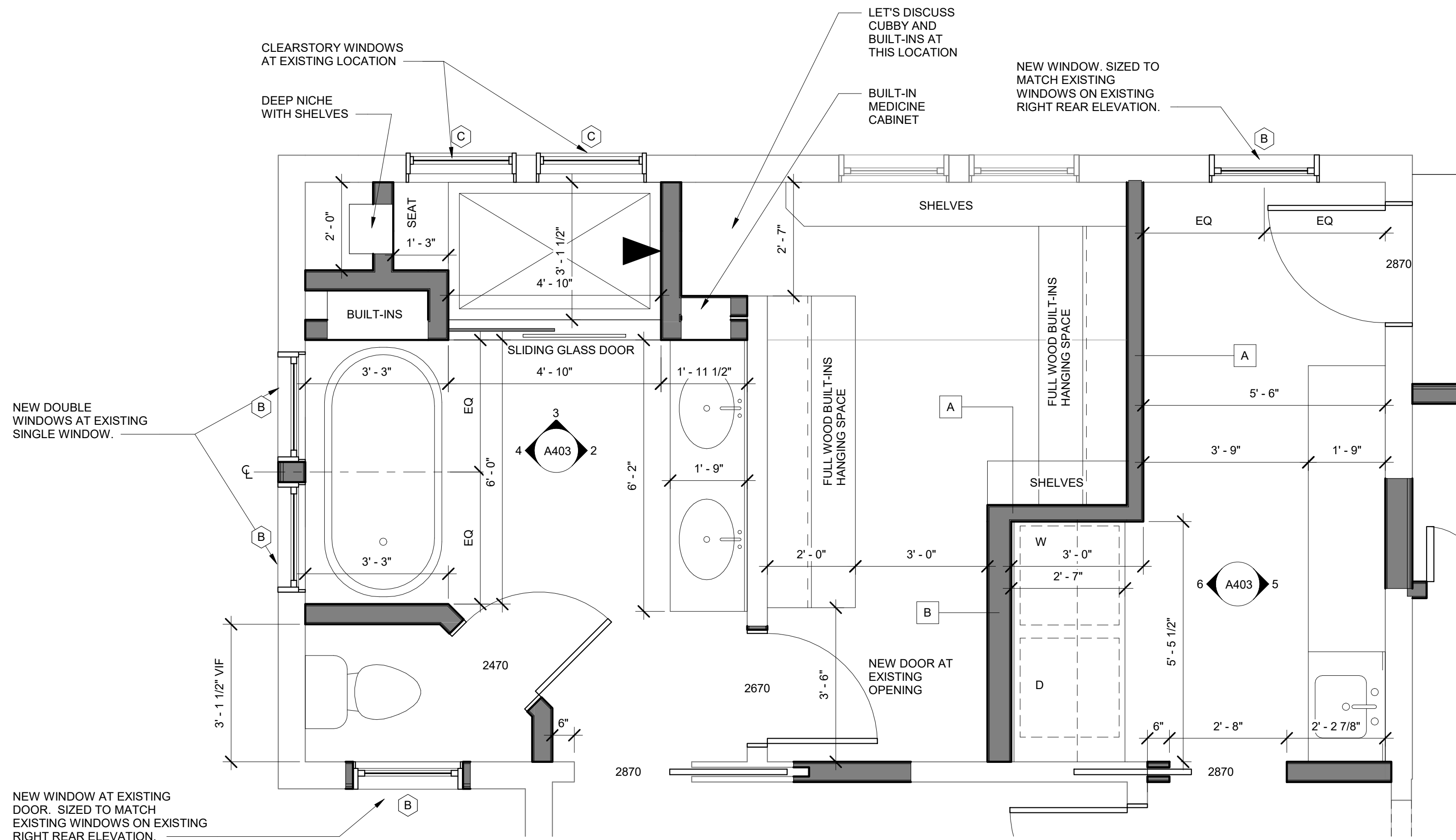
4 ELEV // MASTER BATH @ TUB WALL
1/2" = 1'-0"



3 ELEV // MASTER BATH @ SHOWER WALL
1/2" = 1'-0"



2 ELEV // MASTER BATH @ VANITY WALL
1/2" = 1'-0"



1 ENLARGED PLAN // MASTER BATH, MASTER CLOSET, AND MUDROOM
1/2" = 1'-0"

INTERIOR ELEV NOTES

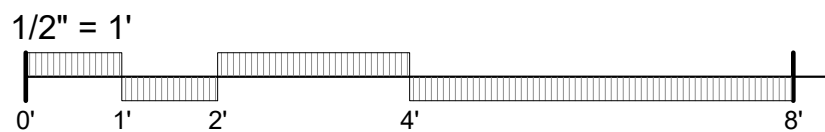
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GRAPHIC SCALES



CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

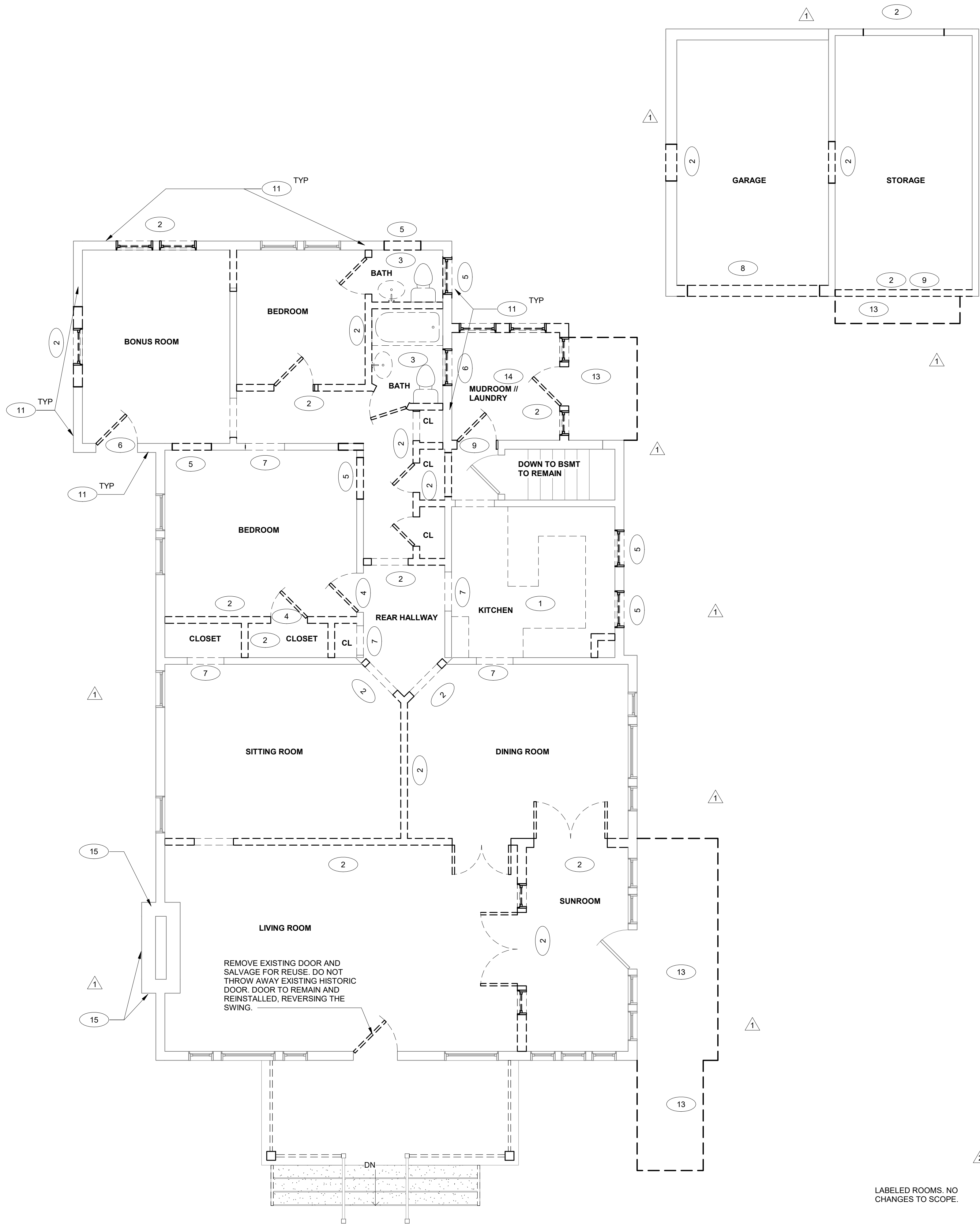
RENOVATIONS AND ADDITIONS

2023.03.25

230102

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ELEVATIONS

A403

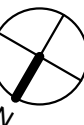


DEMOLITION NOTES

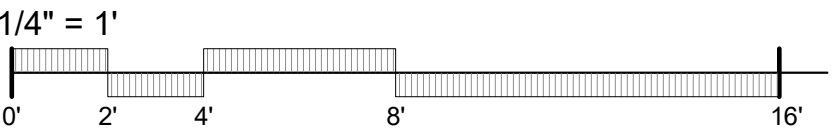
1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING, BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. EXERCISE CARE IN PROTECTING FINISHES AND FIXTURES TO REMAIN. THE COST TO REPAIR OR REPLACE DAMAGED FIXTURES AND FINISHES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. REPAIR ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC. TO SATISFACTION OF OWNER PRIOR TO INSTALLATION. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED, TO BE APPROVED BY OWNER.
4. VERIFY THAT ALL STRUCTURAL ALTERATIONS ARE PROPERLY SUPPORTED AND SHORED DURING REMOVAL AND CONSTRUCTION. CONTACT THE OWNER PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. PROCURE ENGINEERING SERVICES FOR SUPPORT OF EXISTING STRUCTURE WHERE LOAD BEARING WALL IS REMOVED.

DEMOLITION KEYNOTES

- 1 REMOVE KITCHEN EQUIPMENT AND CASEWORK.
- 2 REMOVE PORTIONS OF WALL - SEE NEW WORK PLANS FOR EXTENTS
- 3 REMOVE ALL BATHROOM FIXTURES, FINISHES: TOILET, SINK, TILE, TUB, ETC
- 4 REMOVE DOOR - SALVAGE FOR REUSE IF FEASIBLE
- 5 REMOVE PORTION OF NEW WALL FOR NEW DOOR OR WINDOW. SEE NEW WORK PLANS
- 6 REMOVE EXISTING WINDOW AND DOOR. SEE NEW WORK PLANS FOR INFILL OF NEW WINDOW, DOOR, OR WALL.
- 7 REMOVE EXISTING TRIM AROUND CASED OPENING AND PREPARE FOR DRYWALL INFILL
- 8 REMOVE EXISTING INFILL. HISTORIC CARRIAGE HOUSE DOOR OPENING SIZE TO REMAIN.
- 9 REMOVE EXISTING DOOR.
- 10 NOT USED.
- 11 REMOVE WOOD SIDING AT REAR ADDITION
- 12 REMOVE STAIRCASE TO BASEMENT
- 13 REMOVE EXISTING PORCHES AND CONCRETE STOOPS
- 14 REMOVE EXISTING MUDROOM ADDITION
- 15 SELECTIVE DEMOLITION AT EXISTING FIREPLACE CHIMNEY TO DETERMINE HISTORIC FINISH



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

DEMO PLAN

D101

REVISION 2 ON 2023.08.15



File #: 21-0238

DATE: February 24, 2025
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:
Consideration Of Signage, Awning, and Lighting Installation At 94 E. Main St.; Aubrey O'Laskey

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning proposed signage, a new awning, and lighting to be installed at 94 E. Main St. for tenant improvements.

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

PROJECT INFORMATION:
COF Project Number: 8722
Applicant: Aubrey O'Laskey
Owner: First and Main, LLC.

BACKGROUND:
94 East Main Street is part of a set of combined buildings located in the gateway to the Downtown Franklin Historic District. The facades are composed of a replicated historic gas station, a frame building, and one false front façade building.

This application pertains to the middle frame building façade and the right false front building façade. There are three items for consideration included within this application:

- Signage: Wall, Window, and Flag Signs
- Awning Installation
- Light Fixtures

Signage:
The three separate building storefronts may have up to three signs each, per the Guidelines.

False Front Building Signage: 4 signs are proposed: three separate window signs and a wall sign.

- **Wall Sign:** One wall sign is proposed to be installed on the parapet of the false front building. The proposed sign is 21" by 101", or 14.75 sq. ft. The sign will utilize .25" thick plate letters and project .5" from the building. The signage will be black pin lettering on a white building façade. The height from grade is 16'.
- **Window Signs:** Three window signs are proposed for this building façade. One on each window flanking the entrance and one window sign grouping area featuring the front entrance and transom. The side window signs featuring "Perenn" will be 6" by 12", or .5 sq. ft. each. The window sign area is 45 sq. ft., and the signage equates to 1% of window coverage each. The window signage proposed on the front entrance and transom features an oval emblem, 24" by 16" or 2.6 sq. ft., and "Restaurant – Bakery – Viennoiserie", 10" by 20" or 1.38 sq. ft. The window grouping area of the transom, side lights, and doors is 42.2 sq. ft. The proposed signage equates to 15% of the window grouping area coverage.

The Guidelines recommend the following:

- Use traditional sign placement to enhance architectural elements of the facade.
- A commercial building should have no more than three signs, unless it has more than one ground floor retail storefront/tenant space. Where there is an entrance on a rear facade that faces a parking area, an additional sign may be considered, limited to a directory sign, small hanging/projecting sign, or window sign.
- Wall sign size: 9 square feet and proportionate to the building facade and other signage
- Wall sign height from grade: Maximum 12 feet
- Window signs must be fully within the interior of the building and attached directly to or mounted within 12 inches of the inside of the business.

The proposed quantity of signs exceeds the recommended three signs per commercial building. The proposed wall sign exceeds the recommended sign area maximum and is located at a height more than the recommended 12' from grade. The previous signs for this building have been in this location since 2011. The Zoning Ordinance does permit Wall Signs to be located on the parapet of a building and to have a sign area maximum of 1 sq. ft. of sign per linear foot of the building façade. The proposed signage meets the requirements of the Zoning Ordinance but not the recommendations of the Guidelines.

Frame Middle Building: 3 signs are proposed for the frame building façade: Two window signs and a flag sign.

- **Window Signs:** Two separate window signs are proposed on this building. The first is located on the main entrance to this portion of the building and will feature an emblem that is proposed to be 24" by 16", or 2.6 sq. ft. The second window sign is proposed to be in a window near the entrance and will read "Perenn" at 6" by 12" or .5 sq. ft. The window area for these windows was not provided and the window area coverage can not be calculated.
- **Flag Sign:** One flag sign is proposed on the front of the frame building to be hung from a post of the porch. The dimensions of the flag sign are unknown. The flag appears to utilize a darker background, but the lettering color is unknown.

The Guidelines recommend the following:

- Window signs must be fully within the interior of the building and attached directly to or mounted within 12 inches of the inside of the business.
- Window sign area maximum is 15% of an individual window or window grouping area.
- Flag signs are not a sign type in the Design Guidelines.

The Guidelines and Zoning Ordinance maintain the same standard for window area coverage so that signage does not exceed 15% of the window or window grouping. This calculation has not been provided at this time. Flags are not a listed sign type in the Guidelines, so the Zoning Ordinance regulates them.

Awning:

A new shed awning is proposed to be installed on the false front building façade. Earlier this year, the previous awning fell during a weather event. The proposed awning will be 39' by 8.5' and fit proportionally over the storefront windows. The awning will maintain a 10'2" clearing to grade. The proposed awning will utilize an aluminum frame, fabric material and acrylic fabric, and steel posts. The proposed awning will be in a green color with cream piping detailing.

The Guidelines recommend the following:

- Design awnings to have between a 30- and 50-degree angle, taking into consideration the height of the storefront and snow/wind load requirements.
- Use steel or aluminum frames finished to match the storefront color or the awning fabric color.
- Awning fabric must cover the front of the awning frame.
- Select colors to enhance and complement the building and adjacent awnings, rather than overwhelm the building scheme or call more attention to the awning than the building. Use a solid color in a matte finish. Stripes may be considered if subtle or muted colors are used.

The angle of the proposed awning is unclear. The proposed green should be a muted color that complements the building. A sample of the material in the proposed green color would need to be provided to staff for approval prior to installation. The use of steel posts is not a common feature of awnings in the downtown district; however, due to the failure of the previous awning, the applicants would like to ensure the safety and stability of the new awning. The proposed size, fit, colors, and design of the awning are appropriate.

Lighting:

New light fixtures are proposed to be installed on the false front façade building. The replacement of the lighting has been previously approved by the Commission with conditions of approval to submit specifications to staff. The proposed gooseneck lighting and lantern K.1 are appropriate. Staff requested the applicant submit the design of lantern K for review by the commission. The proposed K lanterns are to flank the front entrance and are 21.8" long by 7" wide each. The submitted K.1 Lantern is 12.5" by 7". All of the light fixtures will utilize a matte blank finish.

The Guidelines recommend the following:

- Design light fixtures and their placement to be compatible with and subordinate to historic buildings and the surrounding historic context.

- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings.
- Use the smallest possible fixtures hidden underneath cornices and parapets to minimize visual impacts to the extent feasible.
- Orient illumination downward for commercial and civic buildings. Do not design lighting for the sole purpose of attracting attention to building architecture or to building uses.

The proposed K lanterns for the front of the building are simple; however, the scale and design of the fixtures in comparison to the historic building and what is traditionally seen is inconsistent with what is commonly seen on historic commercial buildings. The use of oblong fixtures is seen nearby on Harpeth Square and on 1st and Main Development. The utilization of the K.1 lantern style aligns with the recommendations of the Guidelines and is appropriate. However, the use of the proposed K lantern is not appropriate.

RECOMMENDATION:

Staff recommends denial of the proposed lighting for the front of the building in the K-Style Lantern based on the following grounds:

- Design light fixtures and their placement to be compatible with and subordinate to historic buildings and the surrounding historic context.
- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings.
- Use the smallest possible fixtures hidden underneath cornices and parapets to minimize visual impacts to the extent feasible.
- Orient illumination downward for commercial and civic buildings. Do not design lighting for the sole purpose of attracting attention to building architecture or to building uses.

Staff recommends approval of the proposed signage, awning, and gooseneck and rear lighting with the following conditions:

1. The proposed signage must be limited to three signs per building façade. For the false front building façade, one sign must be removed.
2. The wall sign on the false front façade building must be reduced to 9 sq. ft. in area and installed no higher than 12' from grade.
3. The window sign area coverage must not exceed 15% of the individual window or determined window grouping area per the Zoning Ordinance.
4. All window signage must be applied fully within the interior of the building.
5. The awnings must have a 30- to 50-degree angle, taking into consideration the height of the storefront and snow/wind load requirements.
6. A sample of the material in the proposed green color shall be provided to staff for approval prior to installation.
7. The finish of the steel and aluminum awning frames and supports must match either the storefront color or the awning fabric color.
8. Use illumination with a warm white light which does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.

9. The application must meet all the requirements of the City of Franklin prior to issuance of a building or sign permit.
10. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO. The permit application has been attached to this submittal folder in Geocivix. Please complete and email it back to william.holcomb@franklinton.gov.
11. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Certificate of Appropriateness (COA) Application
Consideration of Signage, Awning + Lighting

Enclosed Contents

- Signed and Notarized Owner Affidavit
- Description of Project
- Specifications on Signage
- Photo of Sign Location
- Specifications of Awning
- Location of Awning Installation
- Specifications on Lighting
- Renderings of lighting location(s)

Address

94 E. Main St, Franklin TN 37064 (Downtown Franklin Historic District)

Applicant

Transparent Hospitality, Inc.

Contact: Aubrey O'Laskey

(775) 450-9111 | hello@perennbakery.com

Owner

First & Main, LLC

OWNER AFFIDAVIT

City of Franklin, Tennessee

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

I/We First & Main LLC - J.N. Frankston - member
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

063N B 05800 00009078C
(Property Parcel/Tax ID Number)
and located at:

94-98 E. Main St. Franklin TN 37064
(Street Address)

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

Transparent Hospitality, Inc.
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

[Signature]
Owner Signature 615-300-0001

Additional Owner Signature, if applicable

211 3rd Ave. South

Property Owner Mailing Address

Franklin, TN, 37064
City, State & Zip

Subscribed and sworn to before me this

20th day of January, 2025.

[Signature]
Notary Public

My Commission Expires: 5/14/25



Law Dept approved (2) 05.13.24

Description of Project

Transparent Hospitality, Inc., tenant of 94 E. Main St, in Historic Downtown Franklin, is looking to complete improvements to the existing structure.

These improvements include replacing the awning at the front entrance of the building. The existing awning structure was damaged and fell during a recent storm.

We are also seeking to install new signage for the new restaurant we are opening at this location.

Finally, we will be installing new outdoor lighting at this location.

Signage Proposal

The proposed signage is 16 ft from grade. The building facade is 39 feet wide. The placement height above the roofline on the parapet wall is 11 ¼ inches. The projection from the wall is 1/2” from the building face.

The material is thick plate aluminum letters, painted standard black with a satin finish. A rendering is provided below, showing the location of the sign, and referenced measurements.

We have also included an additional rendering of signage, for comparison, which shows alternate dimensions, which comply with the Design Guidelines of a maximum sign area of 9 feet.



101"
21"
PERENN

14.75 SQ FT

ONE (1) SET
PLATE LETTERS

SCALE: 3/4"=1'0"

- .25" THICK PLATE ALUMINUM LETTERS
- PAINTED STANDARD BLACK, SATIN FINISH

PLATE LETTERS PROJECT .5" FROM BUILDING FACE



630 MURFREESBORO PIKE
NASHVILLE, TN 37210

615_255_3463
615_255_3518 FAX
JOSLINSIGN.COM

PERENN

94 EAST MAIN ST
FRANKLIN, TN 37064

DRW#_ 250046-K40

QUOTE#_ 111587

WK_ORD#_ -----

DESIGNER_ J.MORTON

PROJ_MGR_ K.CLARK

DATE_ 02.20.25

COLORS & FINISHES:
■ STANDARD BLACK, SATIN

CUSTOMER SIGNATURE

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ALL PRINT AND ELECTRONIC ART REMAINS THE SOLE
COPYRIGHTED PROPERTY OF JOSLIN SIGNS, INC. AND
ARE NOT TO BE DISTRIBUTED, COPIED, E-MAILED OR
TRANSFERRED IN ANY WAY WITHOUT PRIOR WRITTEN
RELEASE FROM JOSLIN SIGNS, INC.

FOR COMPARISON ONLY



39'

9 1/2"

PERENN

16'-3 1/2"



SHEET **1** OF **1**
Page 74 of 142

9 SQ FT

PLATE LETTERS PROJECT .5" FROM BUILDING FACE

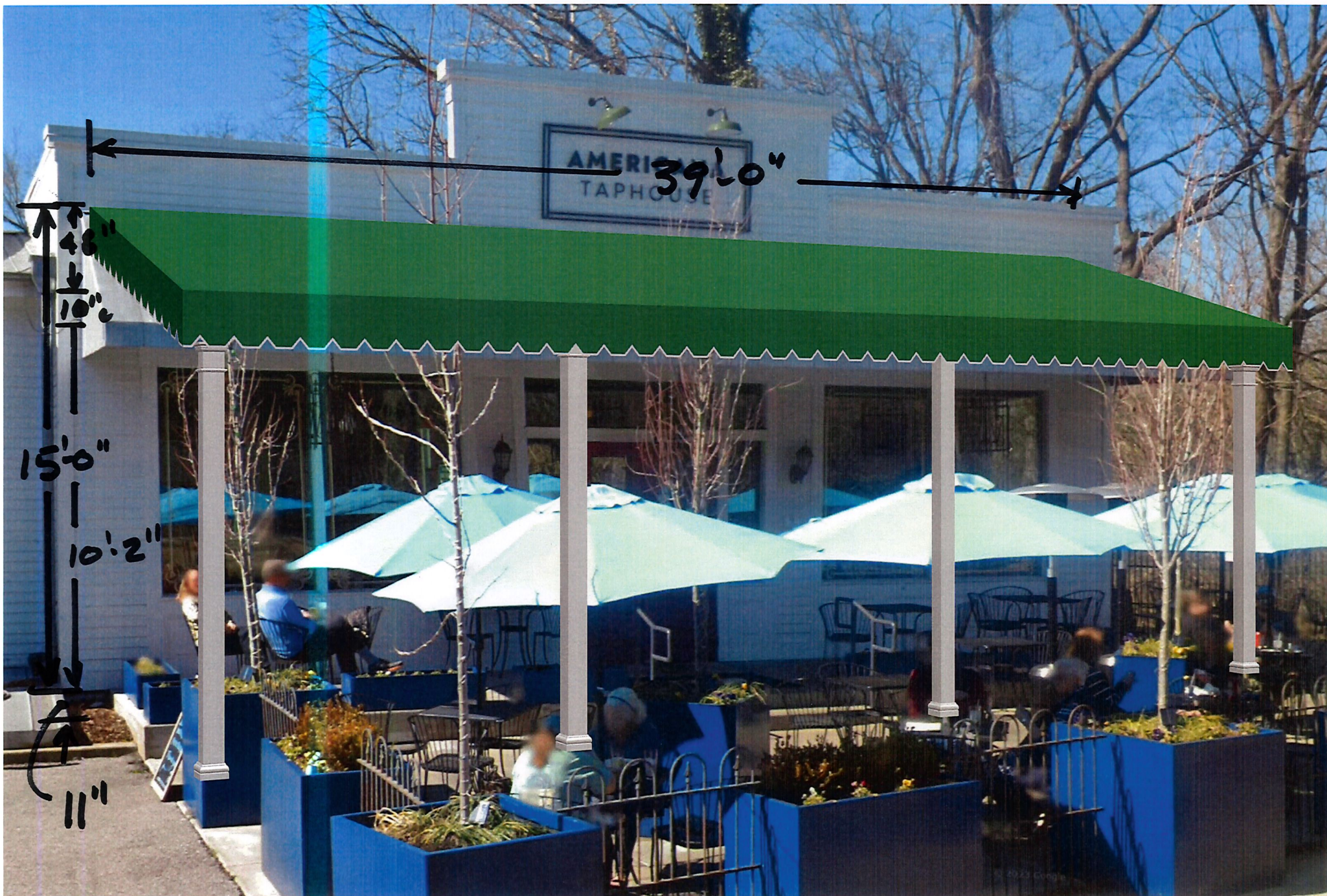


Awning Proposal

The proposed awning will be green in color, and is 39 ft x 8.5 ft projection, with 4 steel posts installed.

It will be Sunbrella fabric and acrylic, with steel posts and an aluminum frame. The awning will have open ends.

The rendering below shows the proposed location, as well as the measurements, including height. This will be at the front of the building. *Note that the color in the rendering is not the actual color of the proposed awning.*



1/29/25

IA

Lighting Proposal

The proposed lighting design is noted in the below renderings and exhibits.

Lighting Type L (pages 9-11 below) with Gooseneck arms, and Type K.1 (page 12 below) have been administratively approved by the City of Franklin.

We are seeking approval for the larger fixture at the main entrance (Type K). This proposed fixture is 7" wide, and 21.8" high, and is no larger than the existing sconce.

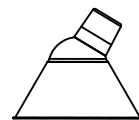
All proposed lighting is noted in the exhibits below, including all required front elevation studies.



SPS-0543 REV B

FIRE CHIEF INTEGRATED LED SIGN LIGHT

JOB NAME: _____ FIXTURE TYPE: _____



BLE - G -	☐	☐	☐	☐	☐	☐	☐
A	B	C	D	E	F	G	
☐	☐	☐	☐				
H	I	J	K				

Order Example: BLE - G - ASFC12 - 200 - G22 - 200 - SWK - WC - 200 - NA - LED27 - 3500K - DL

A - SHADE SIZE**FIRE CHIEF¹:**

- ASFC10** 10" Shade
ASFC12 12" Shade
ASFC14 14" Shade

B - SHADE FINISH**PORCELAIN FINISHES¹:**

- 150** Black
250 White
350 Vintage Green
355 Jadeite
455 Cherry Red
550 Yellow
650 Bronze
750 Cobalt Blue
765 Delphite Blue
850 Graphite
950 Metallic Chrome

POWDER COAT FINISHES²:

- 100** Black
105 Textured Black
200 White
300 Dark Green
307 Emerald Green
311 Jadeite
370 Mint
380 Chartreuse
390 Teal
400 Barn Red
420 Orange
470 Watermelon
480 Blush Pink
490 Magenta
495 Sherbet Orange
500 Buttery Yellow
570 Sunflower
600 Bronze
601 Chocolate
605 Rust
615 Oil-Rubbed Bronze
700 Royal Blue
705 Navy
710 Cobalt Blue
715 Delphite Blue
790 Lavender
800 Industrial Grey
805 Charcoal Granite
810 Graphite
975 Galvanized

NATURAL METALS³:

- 995** Raw Copper
996 Weathered Copper

B - SHADE FINISH (CONTINUED)**NATURAL METALS³:**

- 997** Raw Brass
998 Weathered Brass
999 Oil-Rubbed Copper

C - GOOSENECK ARMS**GOOSENECK OPTIONS:**

- | | |
|------------------------|------------------------|
| G1⁴ | G16⁴ |
| G2⁴ | G17 |
| G5⁴ | G22 |
| G6 | G24 |
| G7 | G25 |
| G8 | G26⁴ |
| G9 | G32 |
| G10 | G34⁴ |
| G11⁴ | G35⁴ |
| G12⁴ | G36⁴ |
| G13 | G64⁴ |
| G14 | G65⁴ |
| G15 | |

D - GOOSENECK ARM FINISH

Please Note: See **Section B** for all applicable Gooseneck Arm Finish Options. Gooseneck Arms are also available in 980-Brushed Aluminum.
 (1) If Porcelain Finish selected, Gooseneck Arm will be Powder Coat Painted-To-Match.

- 980** Brushed Aluminum⁵

E - SWIVEL KNUCKLE

- NA** None/Not Applicable
SWK Swivel Knuckle⁴

F - SHADE ACCESSORY

- NA** None
WC Wire Cage⁴

G - SHADE ACCESSORY FINISH

Please Note: See **Section B** for all applicable Accessory Finish Options.
 (I) Wire Cage not available in Natural Metals.
 (II) If Porcelain Finish is selected, accessory will be powder coat painted-to-match.
 (III) If no accessory selected in Section F, select NA.

- NA** Not Applicable

H - MOUNTING ACCESSORY

Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail.

- NA** None/Not Applicable
DD Dusk-to-Dawn Photocell
LDBPC LED Decorative Backing Plate Cover
LDCHX LED Decorative Backing Plate Cover & Hex Cover

I - LIGHT SOURCE

- LED11** 850 Lumen, 11W LED
LED16 1250 Lumen, 16W LED
LED27 2000 Lumen, 27W LED

J - COLOR TEMPERATURE

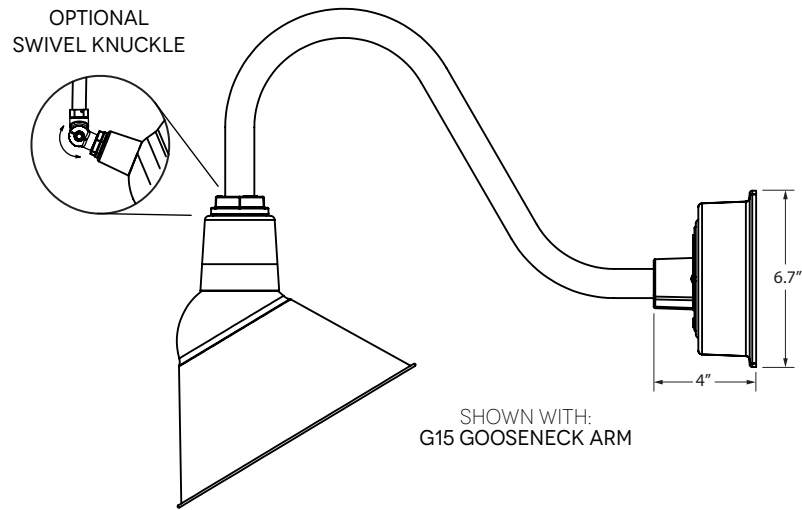
- 2700K** 2700K, Warm White
3000K 3000K, Neutral White
3500K 3500K, Bright White
4000K 4000K, Cool White

K - LED LENS

- DL** Domed Lens

IMPORTANT: (1) All Porcelain Enamel finished shades feature a white interior and a black outer rim (2) All Powder Coat finished shades, Galvanized excluded, feature a white interior (3) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (4) Not available in Natural Metals (5) Not available with the G36, G40, G64, and G65

MOUNTING STYLE



LUMINAIRE DIMENSIONS

SHADE CODE	HEIGHT (A)	DIAMETER (B)
ASFC10	10.5"	10"
ASFC12	12"	12"
ASFC14	14.5"	14"

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

		Source Lumens		850		1250		2000	
		Drive Current		440		440		900	
		Wattage		11		16		27	
Shade Size	Optics	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ASFC10	Domed	726	64	1067	66	1707	63		
ASFC12	Domed	735	65	1081	67	1729	64		
ASFC14	Domed	745	65	1095	68	1751	65		

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility
Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

OPERATING TEMPERATURE RANGE
-30°C to 40°C

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See
Our Terms & Conditions

CONSTRUCTION & FINISH

POWDER COAT SHADE
Hand-Spun from High Purity 3003-O Temper Aluminum

GALVANIZE SHADE
Hand Spun from High Quality Galvanized Steel

PORCELAIN SHADE
Hand-Spun from 20 Gauge Porcelain Steel

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and
Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

SPECIFICATIONS (CONTINUED)

CONSTRUCTION & FINISH (CONTINUED)

COPPER
Hand-Spun from High Purity .032 Thick C11000-O60 ETP Copper

BRASS
Hand-Spun from High Purity .050" Thick C2600-O60 Brass

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

MAX FIXTURE WEIGHT
10 lbs

LED LIGHT SOURCE

LED TYPE: CREE LMH2 MODULE

INITIAL LUMENS DELIVERED: UP TO 2000 LUMENS

L90(6K) > 36,300 HOURS

AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K
Custom Temperatures Available upon Request

90+ CRI

2 STEP MACADAMS ELLIPSE

EFFICACY: UP TO 68 LPW. SEE LUMEN CHART
High Efficacy Available upon Request, Consult Factory for Additional Information

ELECTRICAL/LED DRIVER

POWER FACTOR > 0.9

EFFICIENCY: UP TO 87% TYPICAL

INPUT VOLTAGE: 120-277 VAC (SEE DIMMING SECTION)

CLASS 2 POWER SUPPLY

LED DRIVER LIFETIME: > 100,000 HOURS (@ 25 DEG C AMBIENT)

IP64 MINIMUM RATING CASE WITH SILICONE-BASED POTTING

PROTECTIONS
Output Open Load, Over-Current and Short-Circuit (Hiccup), and Over-Temperature with Auto Recovery

CONDUCTED AND RADIATED EMI
Compliant with FCC CFR Title 47 Part 15 Class B (120 VAC), Class A (277 VAC) and EN55015 (CISPR 15) at 220, 230 and 240 VAC

COMPLIANT WITH
Complies with Energy Star® DLR (DesignLight Consortium®) and CA Title 24 Technical Requirements

DIMMING

TRI-MODE DIMMING™
Compatible with TRIAC (Forward-Phase or Leading-Edge), ELV (Reverse-Phase or Trailing-Edge) and 0-10 V Dimmers

TRIAC AND ELV DIMMING ONLY AT 120 VAC

DIMMING RANGE 1-100%
The Dimming Range is Dependent on Each Specific Dimmer. May not be able to Achieve 1% Dimming with Some Dimmers

ELV DIMMING AT 230 VAC
Available by Request

TYPE K.1



GEORGETOWN

SMALL WALL MOUNT LANTERN

28890BK

A coastal style inspired by classic Georgian architecture, Georgetown's traditional, slightly tapered design features clean lines and stately proportions. Weather-resistant composite materials are coated in a corrosion-resistant Black or Burnished Bronze finish covered by our 5-year Coastal Elements warranty.

FINISH: Black

GLASS: Clear

WIDTH: 7"

HEIGHT: 12.5"

DEPTH: 0

LIGHT SOURCE: Socketed

WATTAGE: 1-12w Med. LED, 100w Equiv.

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

TYPE K



GEORGETOWN

LARGE WALL MOUNT LANTERN

28894BK

A coastal style inspired by classic Georgian architecture, Georgetown's traditional, slightly tapered design features clean lines and stately proportions. Weather-resistant composite materials are coated in a corrosion-resistant Black or Burnished Bronze finish covered by our 5-year Coastal Elements warranty.

FINISH: Black

GLASS: Clear

WIDTH: 7"

HEIGHT: 21.8"

DEPTH: 0

LIGHT SOURCE: Socketed

WATTAGE: 1-12w Med. LED, 100w Equiv.

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

BEFORE



AFTER



PROPOSED MODIFICATIONS:

- A. NEW LARGE SCONCE AT MAIN ENTRY.
TYPE K: 7"Wx21"T WALL SCONCE. HINKLEY, GEORGETOWN #28894BK.
- B. NEW SMALL WALL SCONCE AT SECONDARY & REAR ENTRANCES.
TYPE K.1: 7"W x 12" T HINKLEY, GEORGETOWN #28890BK.
- C. SIGN LIGHTING, BARN LIGHT ELECTRIC.
TYPE L: FIRE CHIEF GOOSE NECK.
- D. PROPOSED TENANT SIGNAGE.
- E. NEW PROPOSED TENANT AWNING- SEE VENDOR EXHIBITS.



1ST & MAIN - FRONT ELEVATION STUDY

MJM ARCHITECTS, INC

BEFORE



AFTER



PROPOSED MODIFICATIONS:

- A. NEW LARGE SCONCE AT MAIN ENTRY.
TYPE K: 7"Wx21"T WALL SCONCE. HINKLEY, GEORGETOWN #28894BK.
- B. NEW SMALL WALL SCONCE AT SECONDARY & REAR ENTRANCES.
TYPE K.1: 7"W x 12" T HINKLEY, GEORGETOWN #28890BK.
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TYPE L: FIRE CHIEF GOOSE NECK.
- D. PROPOSED TENANT SIGNAGE.
- E. NEW PROPOSED TENANT AWNING- SEE VENDOR EXHIBITS.



1ST & MAIN - FRONT ELEVATION STUDY

MJM ARCHITECTS, INC

MAIN ENTRANCE

- 1. Painted wordmark lettering
- 2. Green awning with cream piping
- 3. Doors painted with floral emblem
- 4. Windows painted with Perenn



MAIN ENTRANCE DETAILS

- 1. Painted wordmark lettering
- 2. Green awning with cream piping
- 3. Doors painted with floral emblem
- 4. Windows painted with Perenn

1.

PERENN

Painted in brand green

2.

Awning: scallop w/ no lettering



3

“Description” 10inHx20inW

22inHx70inW

Restaurant • Bakery • Viennoiserie

60hx18W

“Flower” 24inHx16inchW

“HOURS” 6inH x9inW

HOURS
HOURS

52inHx24inW

52inHx24inW

60hx18W

4

PERENN

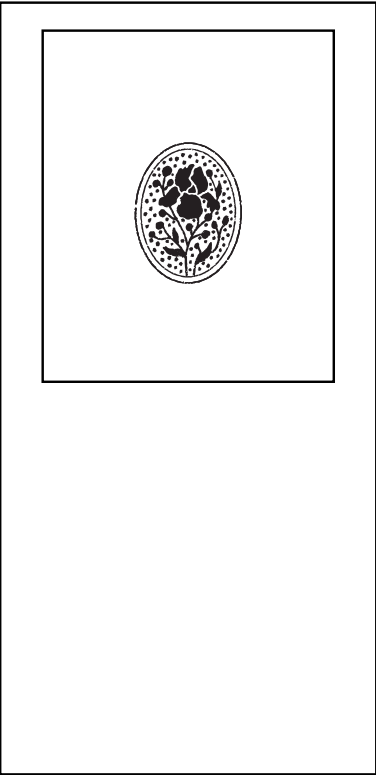
Set low in front of cafe curtain

SIDE ENTRANCE DETAILS

- 1. Door painted with floral emblem
- 3. Windows painted with Perenn



1



2

PERENN

Set low in front of cafe curtain



File #: 21-0255

DATE: February 25, 2025
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of An Addition (Principal) At 713 Glass Ln.; Jay Sheridan, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an addition on the rear of the principal building at 713 Glass Lane.

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

PROJECT INFORMATION:
COF Project Number: 8723
Applicant: Jay Sheridan
Owner: JoAnne Haynes

BACKGROUND:
The principal building located at 713 Glass Lane is a part of the Boyd Mill Avenue Historic District. The building was constructed in 2007 and would be considered a non-historic building within the district.

The proposal is to add a 484 sq. ft. addition on the rear of the building and will serve as a conservatory/sunporch. The addition is situated so that the addition will not be visible from Glass Lane. The addition will mainly consist of large windows with corner boards that wrap on the corners of the addition and between the window/door panels. At the base of the addition, it is proposed to be brick that will tie into the existing brick building. There will be brick steps leading from the rear door to the back yard/patio area. The roof will utilize a rubber membrane roofing material to accommodate for the low slope of the roof. It is unclear if the application intends to utilize an accordion window/door configuration on the rear of the building, but it would be appropriate to utilize this element as it is on the rear of a non-historic building. Additionally, similar detailing that is on the front porch roof will be utilized on the rear porch roof.

The Guidelines recommend the following:

- Design alterations and additions to respect the original orientation of the building and maintain the typical orientation of adjacent historic buildings.
- Design additions to a non-historic building to preserve setback distances and spacing between buildings to maintain those typical of surrounding historic buildings.
- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.
- Design a roofline, bay, porch, or other element associated with an addition to a non historic residential building to be in keeping with the scale of surrounding historic buildings.
- Locate and orient a new porch or stoop on a non historic residential building similarly to those seen in the district.
- Use roof materials compatible with the district, such as asphalt, wood, stone, slate, fiber-glass shingles, or standing-seam metal.
- Maintain original material wherever possible provided the material is durable and compatible with the surrounding historic district.
- Design details and ornamentation at a scale that is consistent with details and ornamentation on historic buildings in the district.
- Design new windows and new window openings to be compatible with surrounding historic buildings.
- Use a material and window type that is similar to those seen historically in the neighborhood.
- Use roof materials compatible with the district, such as asphalt, wood, stone, slate, fiber-glass shingles, or standing-seam metal.

The proposed rear addition mostly meets the intent of the Guidelines, except for the utilization of a rubber membrane roofing material. However, this roof is tucked behind the main form of the building and will not be seen from Glass Lane. Additionally, the window specifications have not been provided as a part of this application and will need to be provided to Preservation Staff prior to permitting. The proposed addition is appropriate within the Design Guidelines,

RECOMMENDATION:

Staff recommends approval of the rear addition with the following conditions:

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

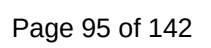






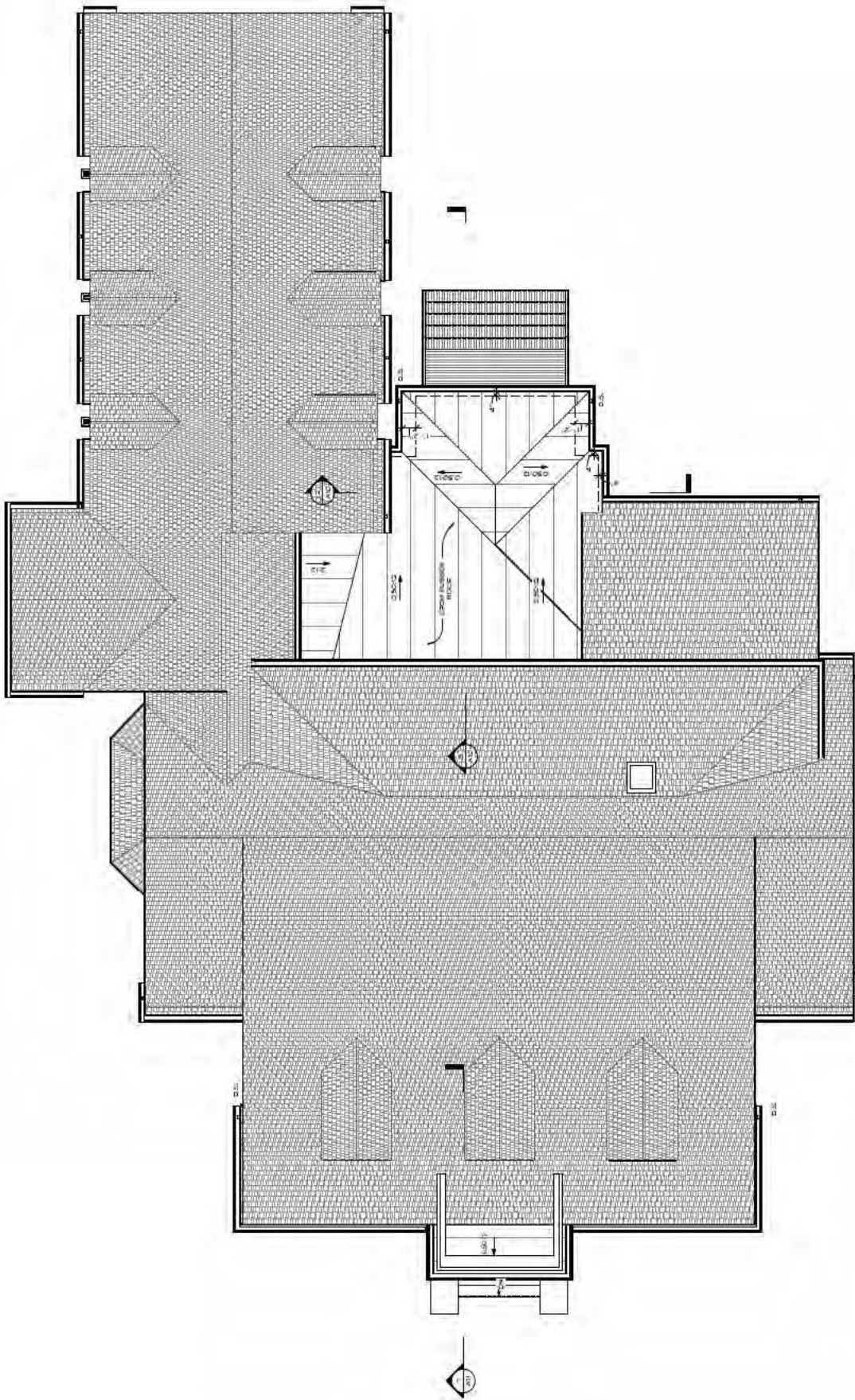








1 SITE PLAN
3/32" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"





① ELEVATION EAST
1/4" = 1'-0"



② ELEVATION SOUTH
1/4" = 1'-0"



MK STUDIO
ARCHITECTURAL
DESIGNERS
Nashville, Tennessee
37064
713 GLASS LANE
FRANKLIN, TN 37064
615.555.5555

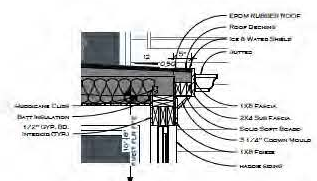
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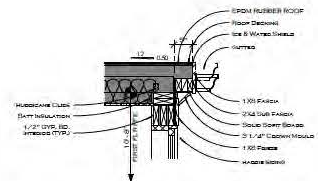
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HAYNES RESIDENCE
713 GLASS LANE,
FRANKLIN TN 37064

PROJECT NO:	PROJECT	
DRAWN BY:	AUTH	
DATE:	01/28/20	
<u>NO.</u>	<u>DESCRIPTION</u>	<u>DA</u>



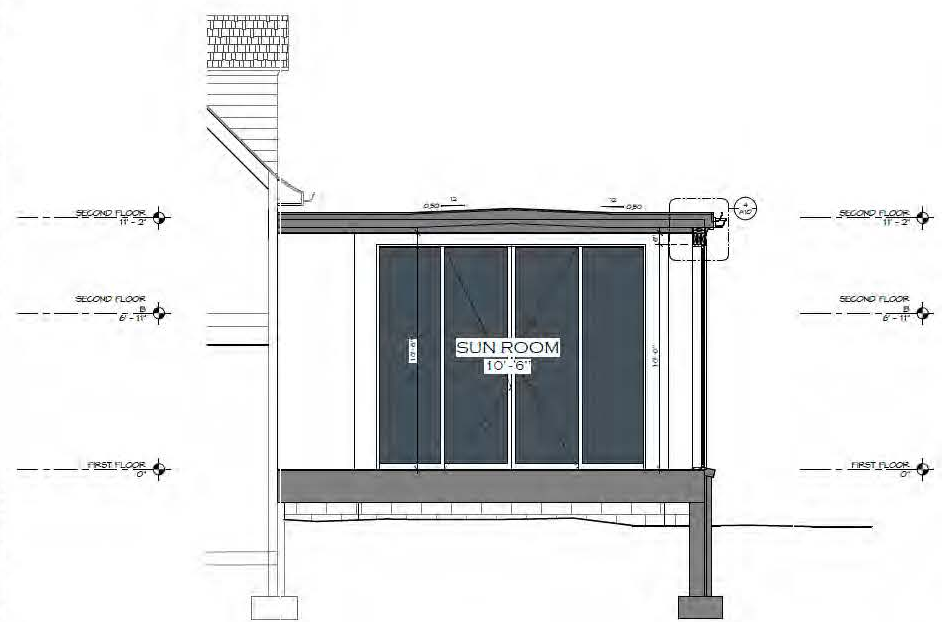
① **SUNROOM 1 CORNICE DETAIL**
1" = 1'-0"



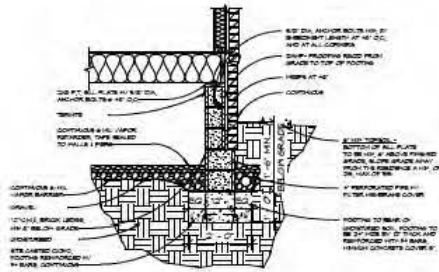
④ **SUNROOM 2 CORNICE DETAIL**
1" = 1'-0"



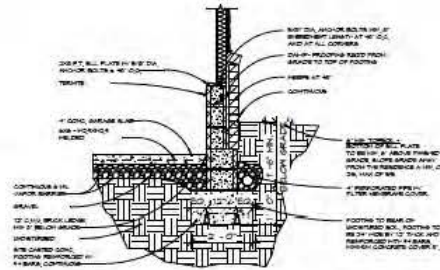
③ **SUNROOM SECTION 1**
1/2" = 1'-0"



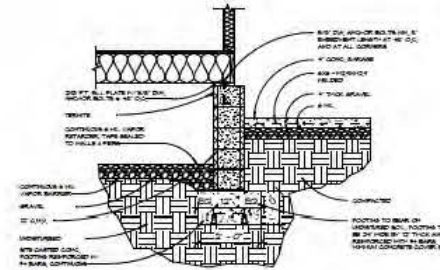
② **SUNROOM SECTION 2**
1/2" = 1'-0"



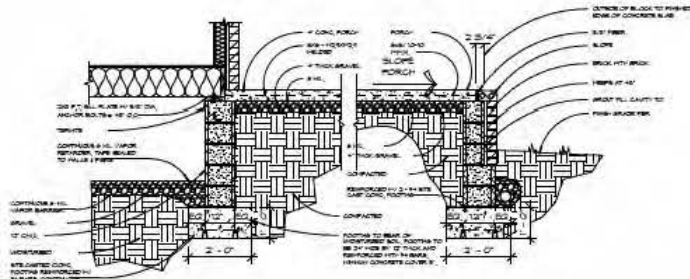
① TYPICAL BRICK WALL SECTION -
CRAWL SPACE
1/2" = 1'-0"



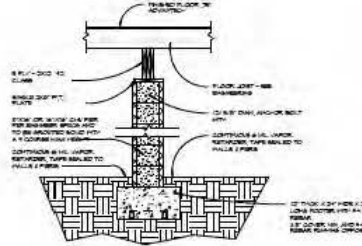
② TYPICAL BRICK WALL SECTION -
GARAGE SLAB EXT.
1/2" = 1'-0"



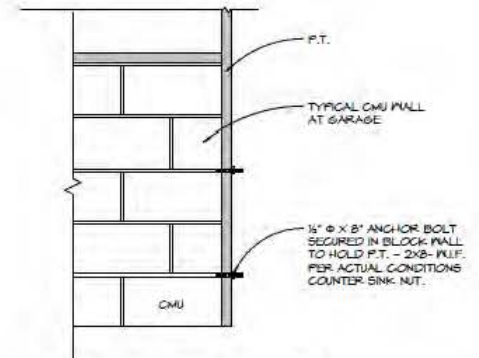
③ TYPICAL CRAWL FOUNDATION AT
GARAGE SLAB
1/2" = 1'-0"



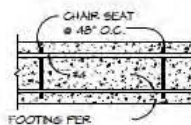
④ TYPICAL RAISED SLAB AT PATIO -
CRAWL SPACE
1/2" = 1'-0"



⑤ TYPICAL INTERIOR INDIVIDUAL PIER
CRAWL SPACE
1/2" = 1'-0"



⑥ ANCHOR @ GARAGE DR.
1/2" = 1'-0"



⑦ CHAIR SEAT DETAIL
1/2" = 1'-0"



File #: 21-0256

DATE: February 25, 2025
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:

Consideration Of Front Yard Fencing, Alterations And An Addition (Accessory) At 240 4th Ave. S.; Ben McCreary, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning front yard fencing, shifting an accessory structure, and an addition to an accessory structure located at 240 4th Avenue South.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines
Chapter 2: Historic Residential Buildings
Chapter 5: Accessory Structures
Chapter 6: Site & Setting
Chapter 7: Fences, Walls, & Gates
Chapter 10: Relocation

PROJECT INFORMATION:

COF Project Number: 8724
Applicant: Ben McCreary
Owner: John Gallagher

BACKGROUND:

The National Register defines the principal building as a one-story, Bungalow-influenced dwelling built in the ca. 1920s. The accessory structure is a one-bay garage built in the ca. 1925s with a gable-front roof, weatherboard siding, and original side-hinged double doors made of vertical wood board. Both the principal building and accessory structure contribute to the district. This application previously came before the Design Review Committee during the February 2025 meeting and has incorporated feedback into this design. Within this application there are several proposals:

- Front yard fencing
- Driveway extension
- Relocation of the existing accessory structure
- An addition to the existing accessory structure

Front Yard Fencing:

Three-foot-tall wood picket fencing is proposed around the perimeter of the front yard. This style of fence is seen along 4th Avenue South and is appropriate for the principal building's style. The Design Guidelines recommend the following for front yard fencing:

- Design fences and walls to be compatible with the architectural style of the building. For example, wood picket fencing is appropriate for vernacular frame houses.
- Design fences and walls to support the historic character of the district. Based on the chosen material, use proportions, heights, elements, and levels of opacity similar to those seen in the district.
- Erect fences and walls in typical locations along property lines.
- Use wood picket, open-weave brick designs, or cast iron in front yards and areas visible from the street with at least 25 percent transparency.
- Limit height to 3 feet.
- Differentiate gate design, materials, or detailing from the associated fence or wall design.
- Configure operable gates to swing inwardly. They should not open onto the public sidewalk.

The proposed front yard fencing meets the intent of the Guidelines, but the proposed design of the gate has not been provided. It will need to be differentiated from the proposed fencing.

Driveway Alteration:

It is proposed to add 808 sq. ft. of new driveway to the existing driveway. The added material will utilize a small 3'-3" grass strip between a portion of the new drive and by another drive addition attached to the existing drive. The existing material on the site is concrete. The driveway addition is tucked behind the principal building and will not be highly visible from the street. The Guidelines recommend the following for driveways:

- 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.

As proposed, the driveway alteration is appropriate.

Relocation of Accessory Structure:

The existing accessory structure is located in the left corner of the property. It is proposed to shift the structure nearly 12' forward, so that the building will be situated closer to the principal building. The Design Guidelines highly discourage relocation of historic accessory structures. DRC members were supportive of shifting the historic structure, so that it will remain on the site, and it will be a subtle shift, so that it will appear the same from the street.

Accessory Structure Addition:

The existing wood frame accessory structure is 201.44 sq. ft. It is proposed to add a 456 sq. ft. addition to the structure to equate to a structure that will measure 657.77 sq. ft. The addition will wrap behind the existing structure and to the right of the structure. The addition will utilize a wood or composite lap siding that will match the reveal of the existing accessory structure and the asphalt roofing material to match the existing roofing material. The addition will utilize insets/offsets and a change in roof pitch to define the addition from the existing structure. The unique roof form that is

proposed is seen on the rear of the principal building. The front elevation utilizes two carriage-style segmented garage doors with simple lighting above each door. The right elevation utilizes a 3/4 lite wood or composite door and a 6/1 wood or composite wood window. On the rear, there are no windows or doors proposed. The left elevation was not included within the application. The Design Guidelines recommend the following:

- Preserve and maintain historic accessory structures.
- Design alterations and additions so that the entirety of the accessory structure is compatible and visually subordinate in size, mass, and height to the principal building they support, but in no case should they exceed 1 1/2 stories.
- Size the accessory structure building footprint so that the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) do not exceed 35 percent of the lot.
- Design the foundation on an addition to be compatible with the height and materials of the foundation on the historic accessory structure.
- Considerations include placement, size, massing, scale, height, setbacks, and materials.
- Place additions in subordinate locations at the rear of the building or on an obscured facade not readily visible from the street in order to minimize their impact.
- Design the massing, scale, and proportions to be subordinate to the historic building.
- Design additions to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site.
- Design the addition so that it has a lower scale and height than the historic building. The appearance of height should be designed to be minimized from adjacent properties.
- Design roof shapes, pitch, and level of complexity to be similar to but subordinate to the historic building.
- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use windows with historic profiles and dimensions with a double-hung appearance.

While the addition does utilize insets, offsets, and roof breaks, and similar roof form elements as the principal building, the height of the addition is not subordinate to the historic accessory building according to the Guidelines. When the application came before the DRC, the DRC members supported the relocation and addition to the accessory structure. Window specifications have not been provided as a part of this application, this will need to be sent to Preservation Planning staff prior to permitting.

RECOMMENDATION:

Staff recommends denial of the relocation and addition of the accessory structure based on the following grounds:

1. Maintain the original locations of historic accessory structures.
2. Design alterations and additions so that the entirety of the accessory structure is compatible and visually subordinate in size, mass, and height to the principal building they support, but in no case should they exceed 1 1/2 stories.

Should the HZC approve the relocation and the addition of the accessory structure, the following conditions are recommended:

1. Window specifications must be provided to the Preservation Planner before the issuance of a building permit.

Staff recommends approval of the front yard fencing and driveway alteration with the following conditions:

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





GARAGE INTERIOR



GARAGE INTERIOR



GARAGE INTERIOR



GARAGE CEILING CONSTRUCTION



DETERIORATED SIDING



DETERIORATED SIDING



DETERIORATED SIDING



DETERIORATED SIDING

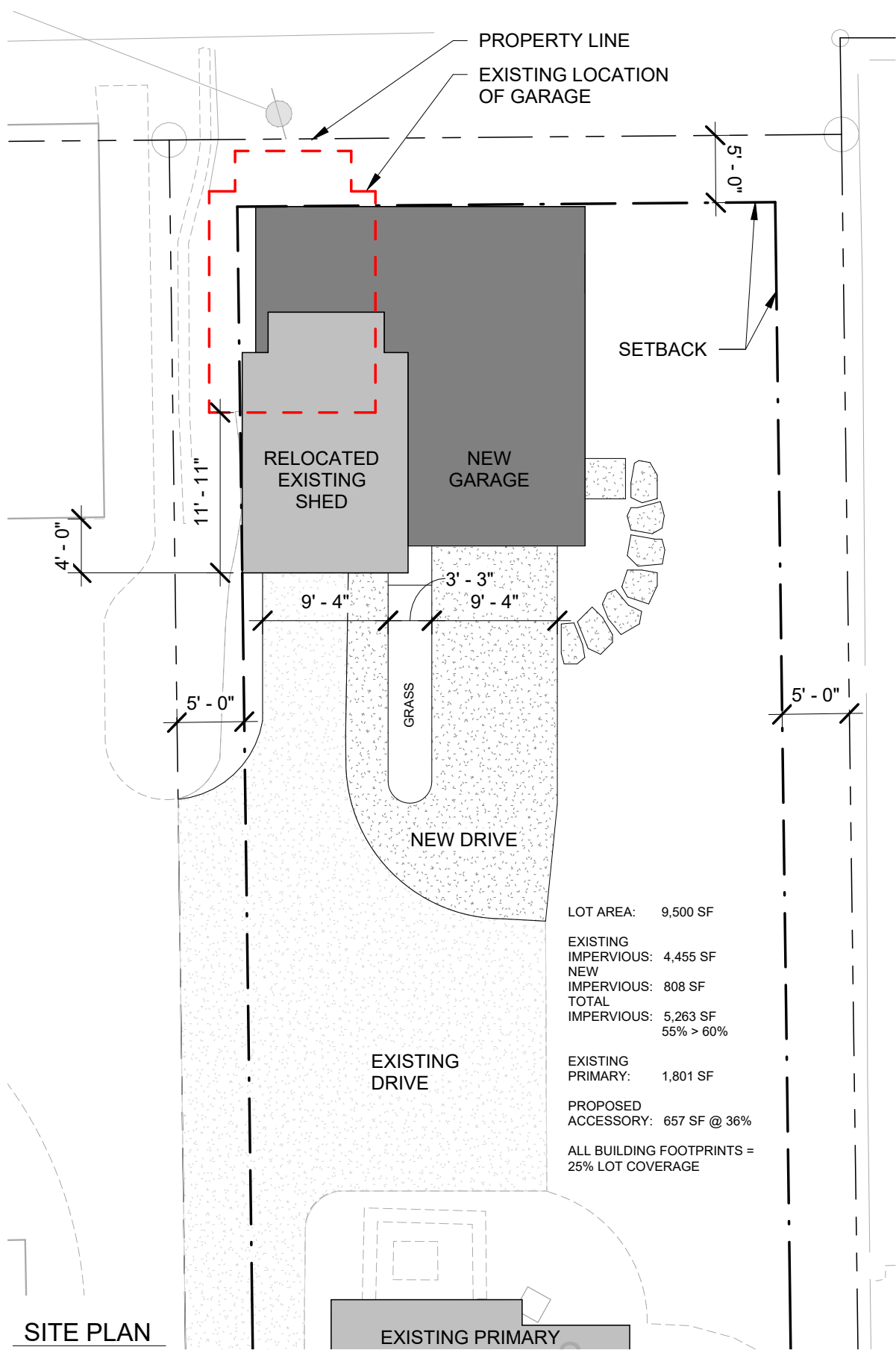


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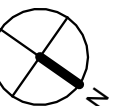
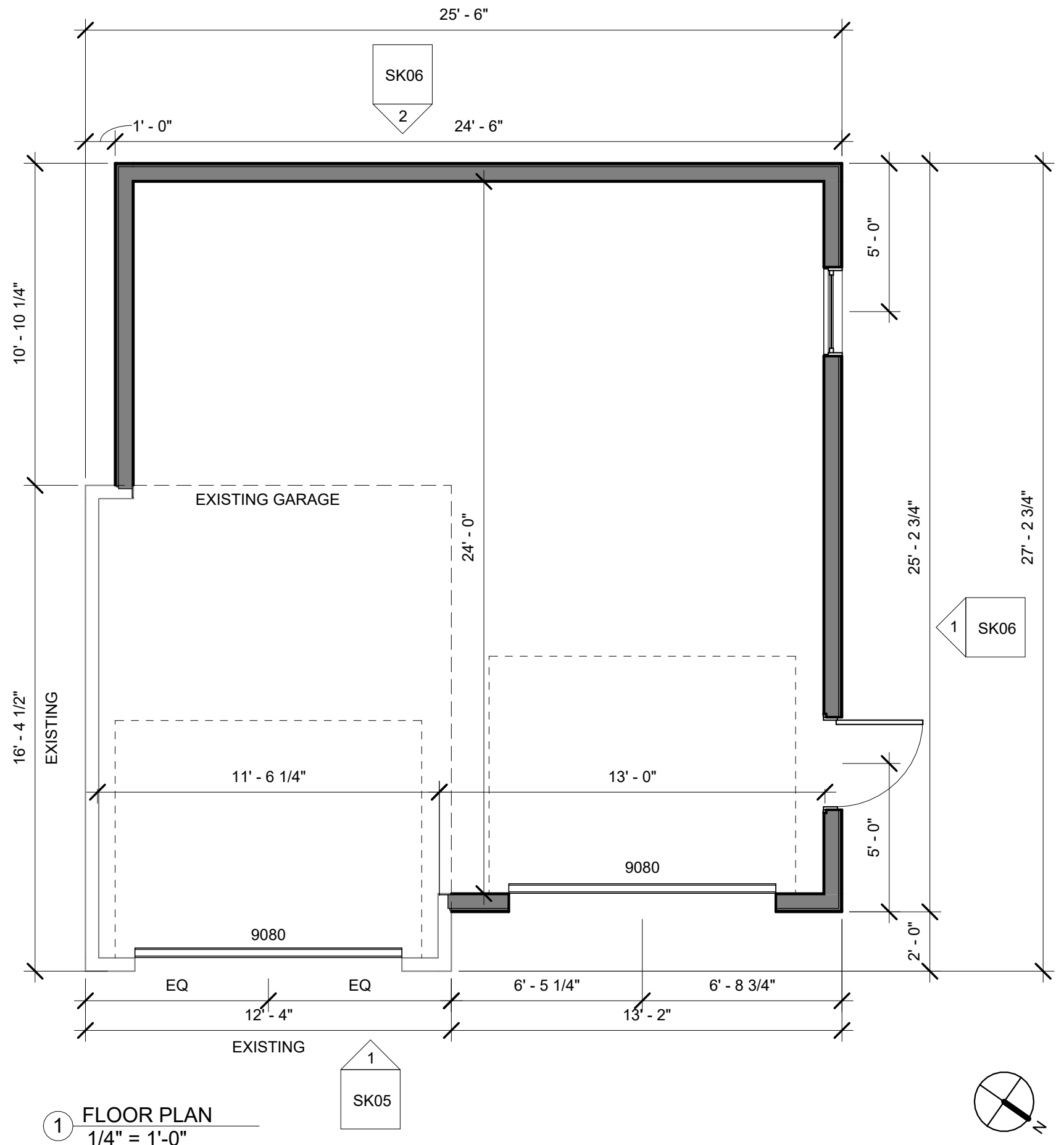


ADDITION @ REAR





SITE PLAN





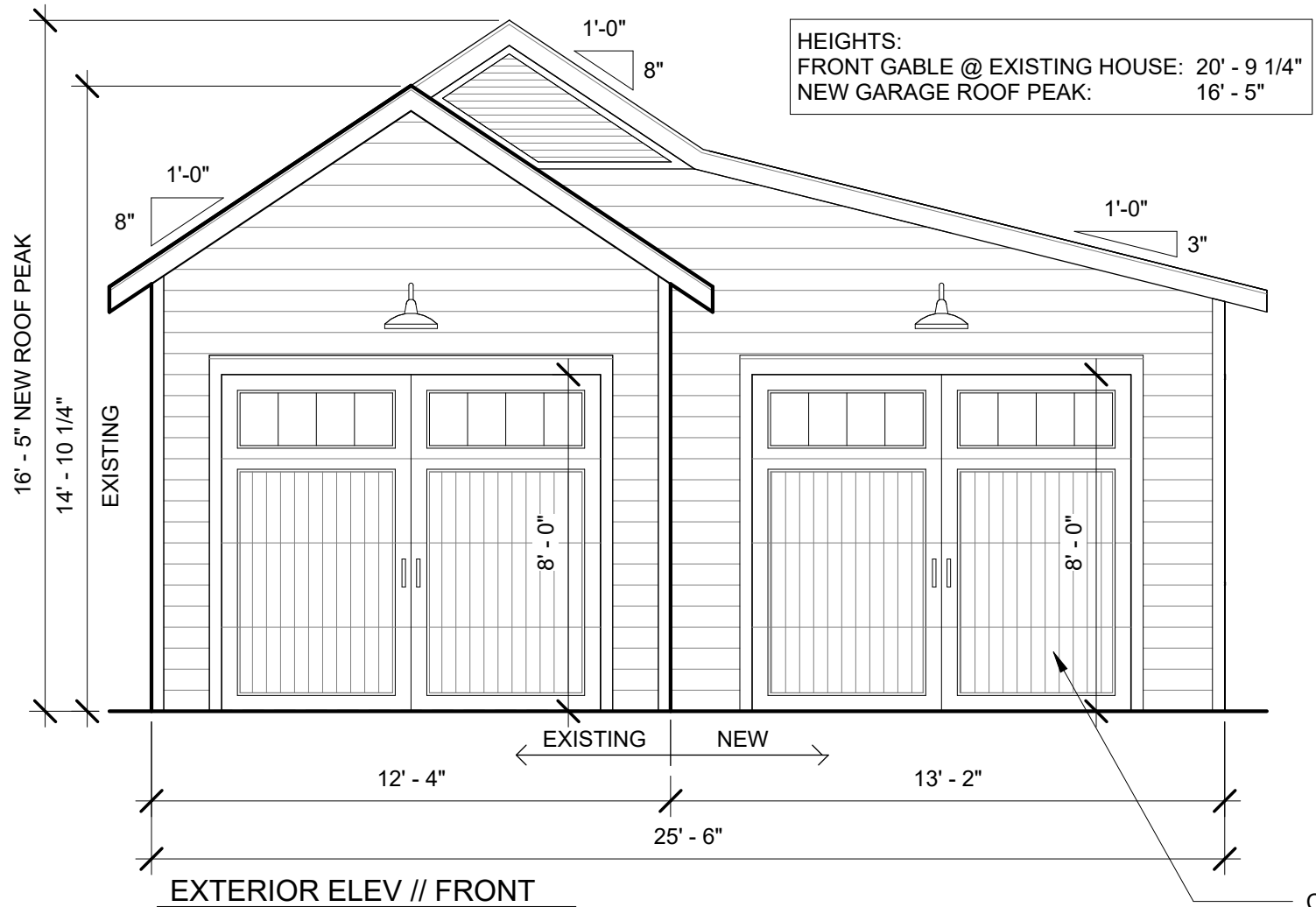
PROPOSED CONTEXT



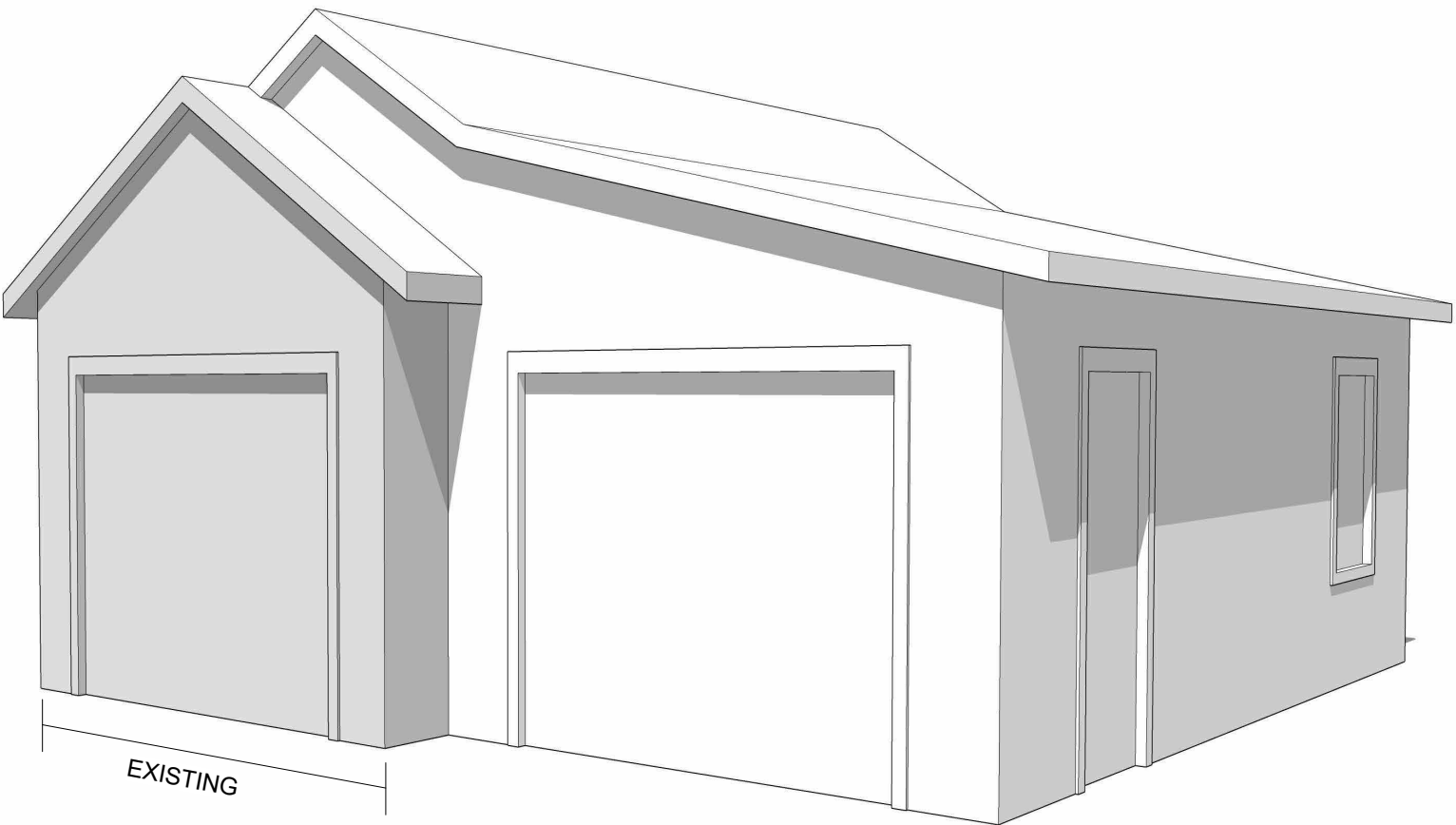
EXISTING CONTEXT



REAR OF EXISTING HOUSE

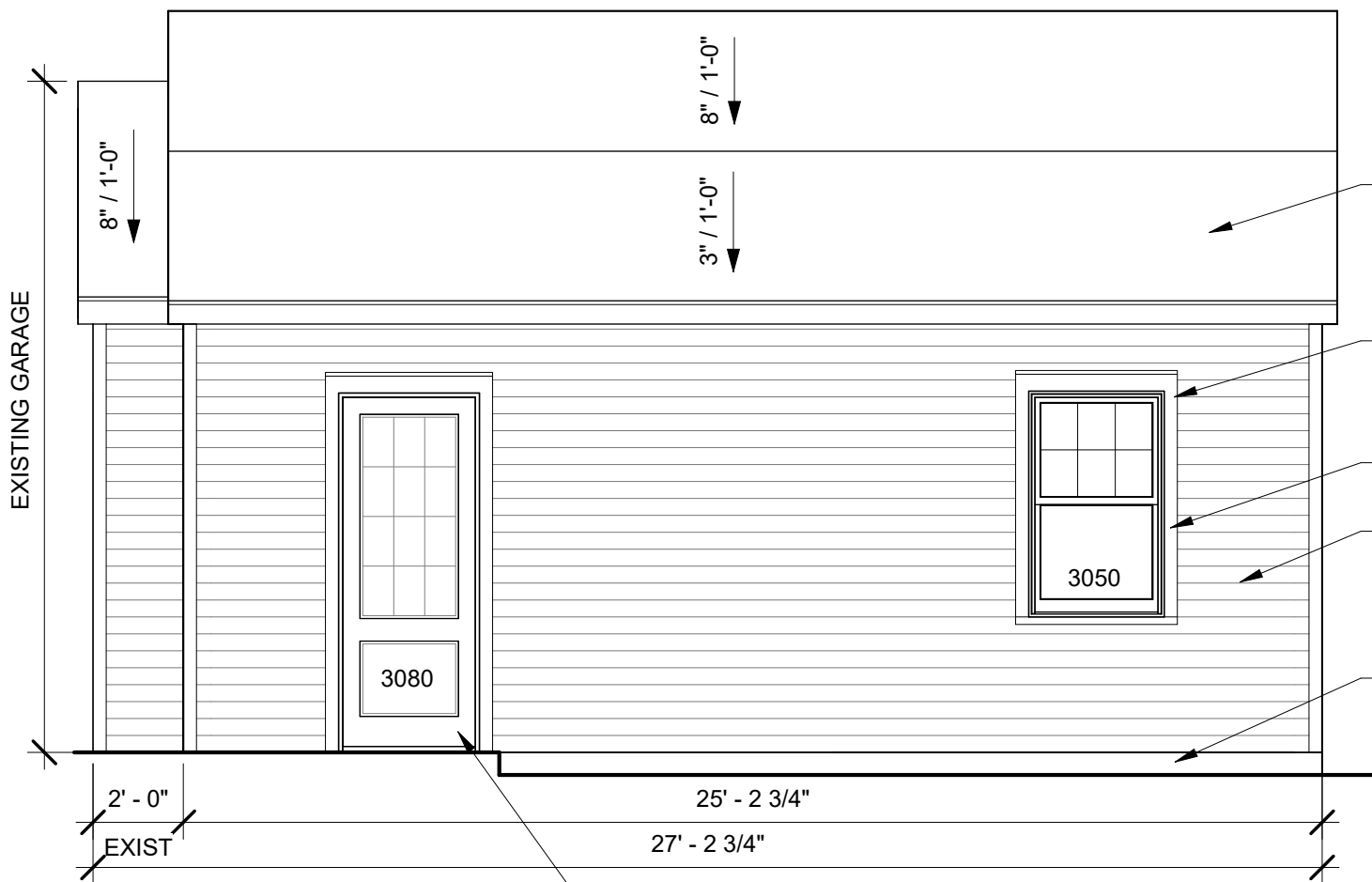


EXTERIOR ELEV // FRONT

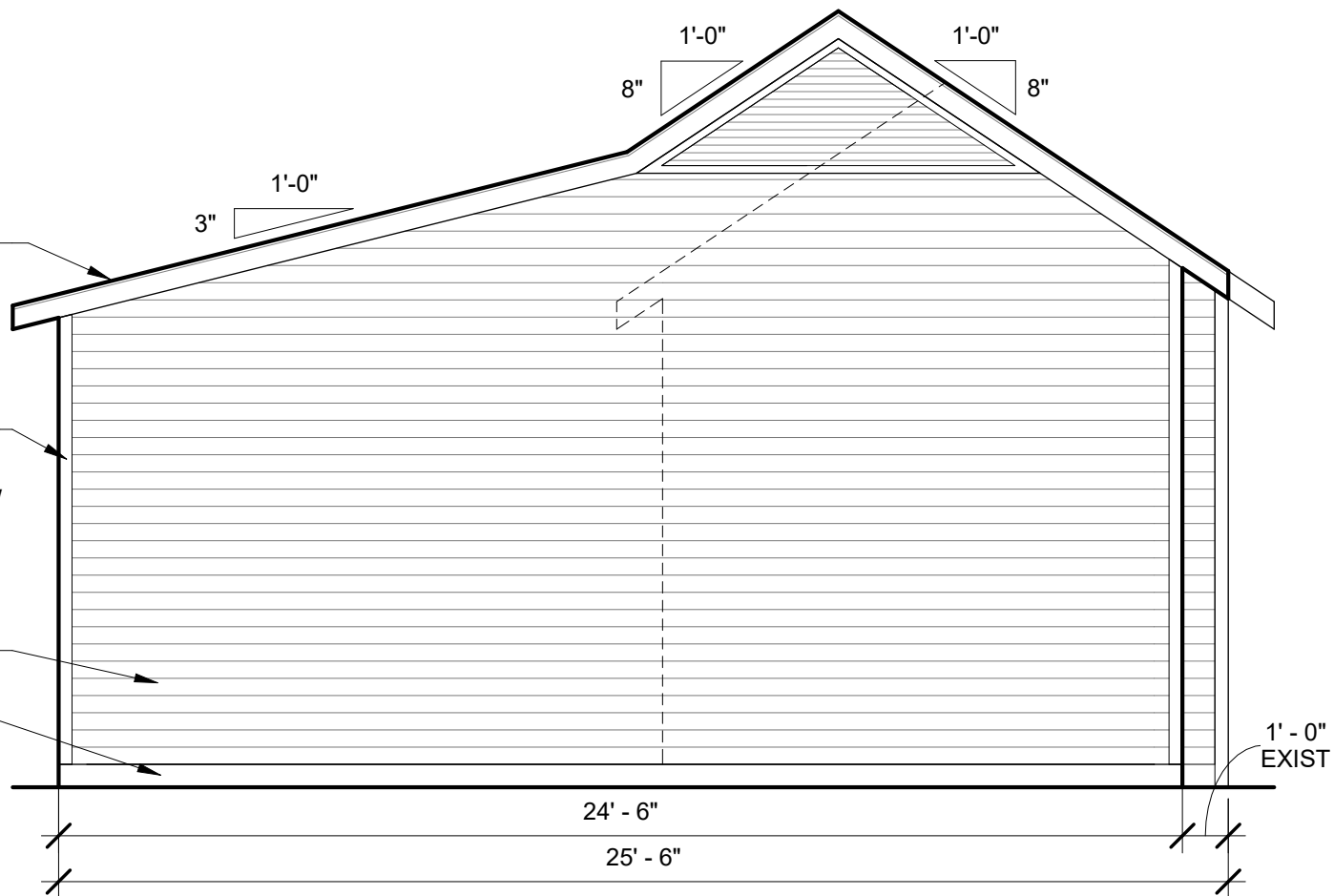


3D MASSING

CARRIAGE-STYLE SEGMENTED GARAGE DOOR
BOD: CLOPAY - CANYON RIDGE CARRIAGE HOUSE
5-LAYER COMPOSITE - SERIES 1, DESIGN 11, REC 14 WINDOWS
FINISH TO MATCH EXISTING TRIM



ELEVATION // RIGHT SIDE



ELEVATION // REAR

ASPHALT SHINGLES
TO MATCH EXISTING
HOUSE

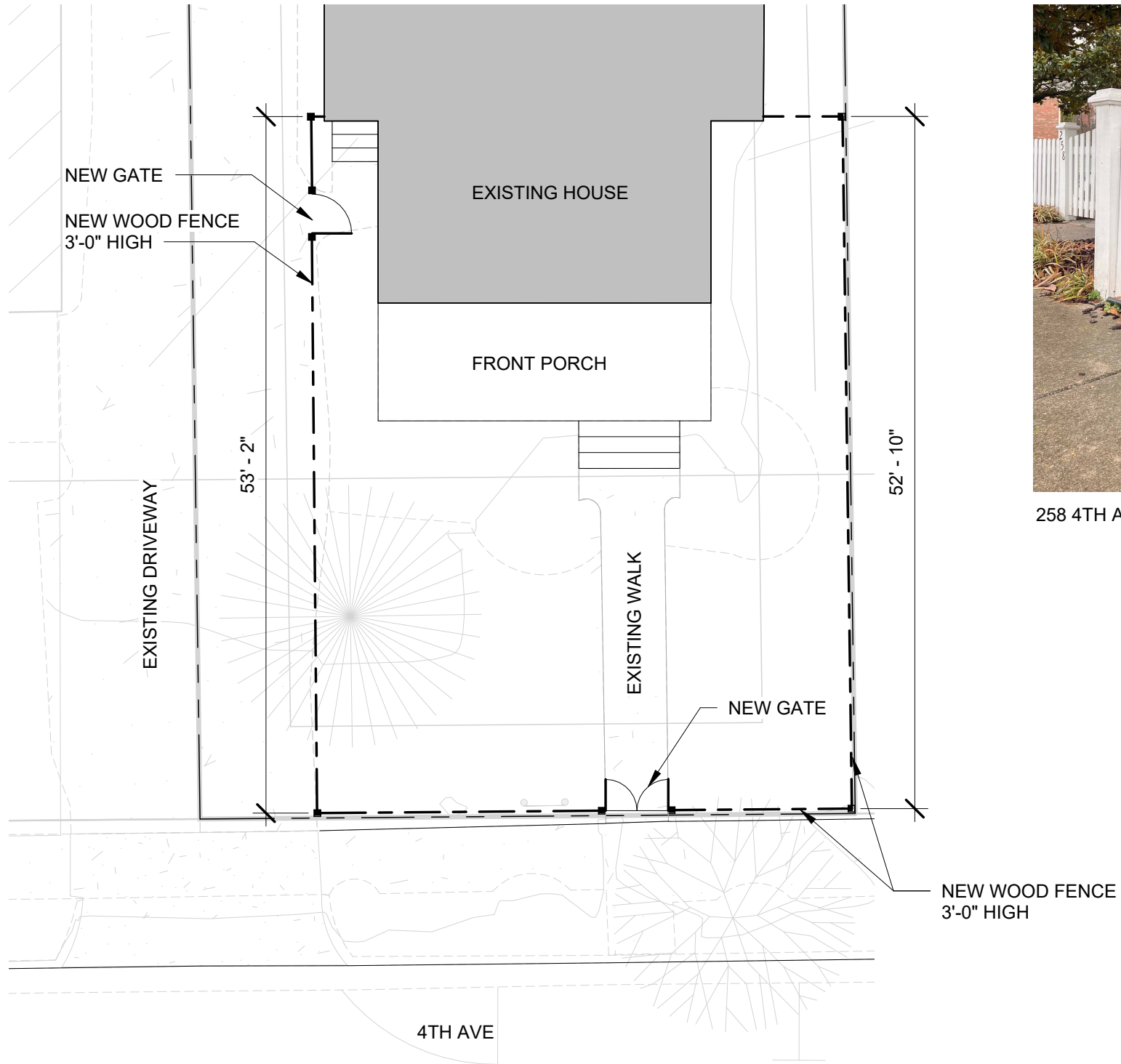
WOOD OR
COMPOSITE TRIM
TO MATCH
EXISTING HOUSE

WOOD OR
COMPOSITE WINDOW

WOOD OR
COMPOSITE
SIDING W/ 4 1/2"
EXPOSURE TO
MATCH EXISTING

CONCRETE
FOUNDATION

WOOD OR COMPOSITE
DOOR, 3/4 LITE



SITE PLAN // FRONT YARD



258 4TH AVE



245 4TH AVE



246 4TH AVE

PROJECT PROPOSES A NEW 3'-0" WOOD FENCE AROUND THE FRONT YARD. STYLE WILL BE COMPLIMENTARY TO THE HOUSE AND OTHER FENCES ALONG THE SAME BLOCK



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

Address: 220 2nd Ave. S. (Downtown Franklin Historic District)
Applicant: Larry Westbrook
Owner: Westbrook Investments Cool Springs, LLC.
Project #: 8717
Type of Work: Consideration of Signage (Wall Sign)

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

Approval Date: February 25, 2025
Expiration Date: February 25, 2027 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking a retroactive Administrative Certificate of Appropriateness (COA) for the installation of a wall sign on the building located at 220 2nd Ave. S. for the Westbrook Law Firm. One sign is proposed.

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

- **Location:** The Guidelines state to use traditional sign placement to enhance architectural elements of the facade. The Guidelines also recommend signs to be located below any second-story or building cornice. The current location of the sign on the front façade and prominent gable is not appropriate as it is not a traditional location for a wall sign on a residential building in the district.
- **Quantity:** The Guidelines state that a maximum of 1 per building facade only if no band sign exists on the building. One wall sign is proposed, and no band signs exist on the building. Only 1 sign is proposed of the recommended 3 sign maximum for residential buildings. The quantity proposed is appropriate.
- **Sign Area:** The Guidelines state the sign area may be a maximum of 4.5 square feet. The proposed sign is 18” x 24”, or 3 sq. ft. The proposed sign area is appropriate.
- **Thickness & Projection:** The Guidelines state that the sign thickness should be a maximum of 2” and the sign projection to be at maximum 6” from the building. The proposed sign is 1.5” thick and is flush to the building. The proposed thickness and projection are appropriate.

- **Height:** The Guidelines state that the maximum height from grade should be 12'. The sign placement is less than 12' from grade, and is appropriate.
- **Material:** The Guidelines state to use a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign consists of a wood material with resin finishes, but does not feature a shiny background finish. The proposed materials are appropriate.
- **Design:** The Guidelines state that the design should utilize a maximum of 3 colors, with a darker background color than the lettering color and use muted colors that complement the facade, although vibrant colors may be considered as an accent. The design of the features a black background with gold/white lettering. The proposed design is appropriate.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

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

- The sign must be relocated and installed under the front porch next to the front door to maintain a traditional placement of wall signs on residential buildings seen throughout the district.
- The application must meet all the requirements of the Building & Neighborhood Services Department for a sign permit.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

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

**Steltemeier
& Westbrook,
PLLC**

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Westbrook Cool Springs Investments, LLC
(Please print Name/Names in Full)

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

Map/Parcel # 0782 F 04100
(Property Parcel/Tax ID Number)

and located at:

220 2nd Ave. S. Franklin TN
(Street Address)

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

Larry W. Westbrook
(Please print Name/Names in Full)

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

[Signature]
Signature

220 2nd Ave. S.
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

4 day of February, 2025.

[Signature]
Notary Public

My Commission Expires: 9-6-27





Project Overview

#1614463

Project Title: 220 2nd 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**

Larry Westbrook
Westbrook Cool Springs Investments, LLC
220 2nd Avenue South
Franklin, TN 37064
P:6153478042
lnw@sandwlaw.com

Property Owner

Property Owner

Larry Westbrook
Westbrook Cool Springs Investments, LLC
220 2nd Avenue South
Franklin, TN 37064
P:6153478042
lnw@sandwlaw.com

Address or Parcel

Project Address or Parcel: 220 2ND AVE S (078C-F04100)

Calculated Acreage: Parcel

- 220 2ND AVE S: 0.21316595

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 220 2ND AVE S: OR

Central Franklin Overlay: Central Franklin Overlay

- 220 2ND AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 220 2ND AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1612277

Project information

Review Type: Nonresidential

Construction Type:

New Addition Type:

Type of Work Proposed: Signage

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:

Footprint Square Footage of Recent Addition:

Demolition or Relocation Proposed:

Estimated Age of Addition:

Number of Attached Signs Proposed: 1

Sign 1

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 1.5

Height of Overall Sign: 1.5

Sign 2

Type of Signage Proposed:

Height of Sign Face or Sign Area:

Height of Overall Sign:

Sign 3

Does the existing structure have any recent additions?:	Type of Signage Proposed:
Height of Existing and Proposed Construction (from FFE to Roof Peak):	Height of Overall Sign:
Lot Square Footage:	Height of Sign Face or Sign Area:
Indicate shape/dimensions of window or door over which proposed awning will be affixed.:	Footprint Square Footage of Existing Structures on Lot:
Footprint Square Footage of Proposed Additions/Structures:	HVAC Type:

Narrative

Project Description:
Wood & resin composite, wall-mounted sign, 18"hx24"w, black background with the words "Steltemeier & Westbrook, PLLC" in gold letters.



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

Address:	98 East Main St. (Downtown Franklin Historic District)
Applicant:	Tyler Ichien
Owner:	First and Main, LLC.
Project #:	8718
Type of Work:	Minor Alteration (Light Replacement for Sign)
Reviewer:	Elizabeth Bulay
Status:	Approval with conditions (See “ Approved Work Specifications ” Below)
Approval Date:	February 21, 2025
Expiration Date:	February 21, 2027 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration to install two new gooseneck light fixtures for the previously approved sign at 98 E. Main Street.

Wall Signs:

- **Illumination:** The Guidelines recommend the use of only external illumination and downlights, no spotlights. Additionally, use concealed lighting or limited visible light fixtures, such as gooseneck fixtures, in a dark bronze or black color or a color that matches the façade color. Use incandescent and warm-colored lighting when possible. The proposed light fixtures for the signage will be located symmetrically over the signage. The fixture will be a 23” gooseneck mount in a matte black finish.

The previous sign lighting in this location was not historic to the building. As proposed, the proposed illumination for the sign meets the intent of the Guidelines and administrative review process.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The installation of the light fixtures for the sign are **approved** with the following conditions:

- Use illumination with a warm white light that does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.
- 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/>



Scan for More Info

The Venice

Wall Mount

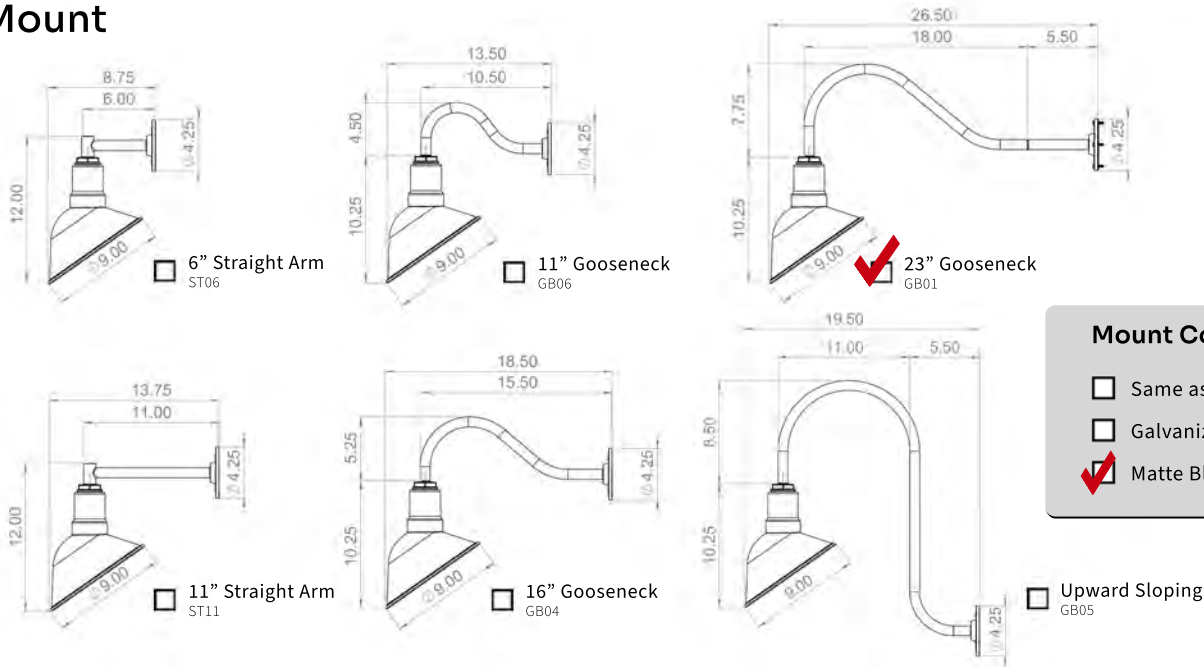


To place your order, check one box per section. For accessories & customizations, choose as many as you would like.

Color



Mount



Mount Color Option

- ☐ Same as Dome
- ☐ Galvanized
- ☒ Matte Black

Accessories & Customizations

- ☐ **Marine Grade Powder Coating**
Formulated to withstand UV exposure & saltwater erosion.
- ☐ **6" Mounting Plate**
Covers more surface than the standard 4" mounting plate.
- ☐ **Dusk to Dawn Sensor**
Enables the light to automatically turn on at night & off during the day.
- ☐ **4" Bell Box - Electrical Box**
Hides wire clutter, even on an exterior wall, with our heavy-duty electrical box.

E26 Dimmable LED Light Bulb

- ☐ 8 Watt, 2700K (800 Lumens)
- ☐ 12 Watt, 6500K (1500 Lumens)
- ☐ 22 Watt, 6500K (2500 Lumens)





27.5 SQ FT

ONE (1)
PLATE LETTERS

SCALE: 1/2"=1'0"

-.25" THICK PLATE ALUM. LETTERS

-PAINTED WHITE / PMS 2350 C / PMS 156 C



630 MURFREESBORO PIKE
NASHVILLE, TN 37210

615_255_3463
615_255_3518 FAX

JOSLINSIGN.COM

SLICE HOUSE

96 E MAIN ST
FRANKLIN, TN 37064

DRW#_ 240633-K60

QUOTE#_ 110802

WK_ORD#_ -----

DESIGNER_ J.MORTON

PROJ_MGR_ K.CLARK

DATE_ 11.20.24

COLORS & FINISHES:
☐ STANDARD WHITE, SATIN
☐ PMS 156 C
☐ PMS 2350 C

CUSTOMER SIGNATURE

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TRANSFERRED IN ANY WAY WITHOUT PRIOR WRITTEN
RELEASE FROM JOSLIN SIGNS, INC.



Project Overview

#1618924

Project Title: 98 E. Main St, Franklin TN 37064

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Tyler Ichien
Slice House by Tony Gemignani
98 E. Main St
Franklin, TN 37064
P:6153629249
tyler.ichien@gmail.com

Property Owner

Property Owner

Jay Franks
First and Main LLC
211 3rd Ave S
Franklin , TN 37064
P:615-300-0001
jfranks130@gmail.com

Address or Parcel

Project Address or Parcel: 98 E MAIN ST (063N-B05800)

Calculated Acreage: Parcel

- 98 E MAIN ST: 0.42085866

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay

- 98 E MAIN ST: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 2.7

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 98 E MAIN ST: 1ST

Central Franklin Overlay: Central Franklin Overlay

- 98 E MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 98 E MAIN ST: Historic Preservation Overlay

Floodway Overlay: Floodway Overlay

- 98 E MAIN ST: Floodway Overlay District

COF Number of Site Plan: 0

Type of Signage Proposed: Gooseneck light fixture to illuminate signage

Height of Sign Face or Sign Area: 2.7

HVAC Type:

Narrative

Project Description:

Needing to replace a non functioning, existing light fixture that was placed over the prior tenant's signage. Received COA for new signage to be placed in the same location. Following the Franklin Historic District Design Guidelines, I have selected a concealed, gooseneck fixture, in black color to be place directly above the approved sign to properly illuminate it. I plan to install 2 lights (one over the words "Slice" and another over the words "House"). Unfortunately, only one light will not properly illuminate the entire sign.



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 279 Franklin Road (Franklin Road Historic District)
Applicant: City of Franklin, Kevin Lindsey
Owner: City of Franklin
Project #: 8719
Type of Work: Minor Alteration (Flood Vent Installation)
Reviewer: Elizabeth Bulay

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

Approval Date: February 25, 2025
Expiration Date: February 25, 2027 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration to install flood vents to a structure at Harlinsdale Farm at 279 Franklin Road. The proposal is to install exterior flood vents on the Breeding Barn, Building A, which is in the Floodplain. A total of 8 vents will be installed, four on the west-facing façade and 4 on the east-facing façade. The vents will be 16” x 8” and will be installed nearly at grade level. They will have a white finish to blend in with the walls of the structure.

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

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

The nature of the location of the alterations being on obscured façades of supporting buildings to the site and not readily visible by the public is appropriate for an administrative review. The Guidelines recommend locating vents on rear facades if possible. The proposed flood vents are located on less visible facades and will have a white finish to blend into the façade. As proposed, all the minor alterations meet the intent of the Guidelines and administrative review process.

APPLICABLE GUIDELINES

Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

The installation of the flood vents is **approved** with the following conditions:

- The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO. The permit application has been attached to this submittal folder in Geocivix. Please complete and email it back to william.holcomb@franklintn.gov.
- 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/>

Project Description:

The Parks Department requests the installation of 8 ICC-ES certified Smart Vents (16" wide x 8" high x 2" deep) on both sides of the Breeding Barn to comply with flood regulations related to the Harlinsdale Pedestrian Bridge. Four vents will be installed on the west-facing side toward the Harpeth River, and four vents will be installed on the east-facing side toward the Power House. The vents will be white in color and will be integrated into the white walls to blend seamlessly with the overall appearance of the building.

Harlinsdale Farm 239 Franklin Road

The location of the Breeding Barn is circled in yellow below, 279 Breeding Barn.



Orange rectangles represent the size and approximate location to where vents will be installed.



Photo 11: Western side of Building A

Orange rectangles represent the size and approximate location to where vents will be installed.



Photo 11: Western side of Building A

Orange rectangles represent the size and approximate location to where vents will be installed.



Photo 6: Eastern side of Building A.

Orange rectangles represent the size and approximate location to where vents will be installed.



Photo 6: Eastern side of Building A.

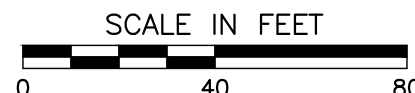
A:\2019\191-3081-CADD\Draw\Exhibits\191-3081-Floodproofing\dwg\191-3081-Floodproofing.dwg (191-3081 - 09/20/2021) - LP: 3/21/2021 7:58 AM



BUILDING FLOW OPENING AREA			
NAME	ENCLOSED AREA WITHIN FLOODPLAIN (SQ. FT.)	REQUIRED FLOW OPENING AREA (SQ. IN.)	PROVIDED FLOW OPENING AREA (SQ. IN.)
BUILDING A	2990	2990	3294*
BUILDING B	304	304	618
BUILDING C	242	242	1555
BUILDING D	800	800	800**

*INCLUDING THE PROPOSED ADDITION OF 8 SMART VENT FLOOD VENTS WHICH PROVIDE THE EQUIVALENT OF 200 SQ. IN. OF FLOW AREA.
**BASED ON THE EXISTING 4 SMART VENT FLOOD VENTS WHICH PROVIDE THE EQUIVALENT OF 200 SQ. IN. OF FLOW AREA.

*HAND SIGNATURE ON FILE



REVISION RECORD

NO.	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.ceeinc.com

CITY OF FRANKLIN
THE PARK AT HARLINSDALE FARM
HARPETH RIVER
FRANKLIN, TENNESSEE

FLOOD BUILDING EXHIBIT

DRAWING NO.: **1**

SHEET 1 OF 1

DATE: DECEMBER 2020
DWG SCALE: 1"=40'
PROJECT NO: 191-3081
APPROVED BY: [Signature]

CLG KLU
191-3081
*SEC

ICC-ES Evaluation Report

ESR-4332

Reissued March 2024

Revised June 2024

Subject to renewal March 2026

This report also contains:

- CBC Supplement

- FBC Supplement

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DIVISION: 08 00 00— OPENINGS Section: 08 95 43— Vents / Foundation Flood Vents	REPORT HOLDER: SMART PRODUCT INNOVATIONS, INC.	EVALUATION SUBJECT: FREEDOM FLOOD VENT® AUTOMATIC FOUNDATION FLOOD VENT: MODEL FFV-1608	
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1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2024, 2021, 2018, 2015, 2012, 2009 and 2006 [International Building Code® \(IBC\)](#)
- 2024, 2021, 2018, 2015, 2012, 2009 and 2006 [International Residential Code® \(IRC\)](#)

Properties evaluated:

- Physical operation
- Water flow
- Weathering

2.0 USES

The model FFV-1608 Freedom Flood Vent® is used to equalize hydrostatic pressure on walls of enclosures subject to rising or falling floodwaters. With the cover removed, the model FFV-1608 also provides natural air ventilation.

3.0 DESCRIPTION

3.1 General:

The model FFV-1608 Freedom Flood Vent® is an engineered mechanically operated in-wall flood vent (FV) that automatically allows floodwater to enter an enclosed area and exit. The FV is comprised of a polycarbonate frame with mounting flange and a polycarbonate horizontally pivoting door. When subjected to rising water, the model FFV-1608 Freedom Flood Vent® door is activated and pivots to allow water and debris to flow in either direction to equalize hydrostatic pressure from one side of the enclosure to the other. The FV features a removable polycarbonate cover. The FV door will activate and pivot when subjected to rising water with or without the polycarbonate cover installed.

3.2 Engineered Opening:

The FV complies with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/ SEI 24-14 (2024, 2021, 2018 and 2015 IBC and IRC) [Section 2.6.2.2 of ASCE/ SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/ SEI 24, Freedom Flood Vent® FVs must be installed in accordance with Section 4.0 below. See [Table 1](#) for vent size and maximum allowable area coverage for a single vent.

4.0 DESIGN AND INSTALLATION

The model FFV-1608 Freedom Flood Vent® is designed to be installed into walls or overhead doors of existing or new construction. Installation of the vent must be in accordance with the manufacturer’s instructions, the applicable code, and this report. In order to comply with the engineered opening design principle noted in Sections 2.7.2.2 and 2.7.3 of ASCE/ SEI 24-14 (2024, 2021, 2018 and 2015 IBC and IRC) [Section 2.6.2.2 of ASCE/ SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Freedom

Flood Vent® must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 250 square feet (23.2 m2) of enclosed area.
- Below the base flood elevation.
- With the bottom of the vent located a maximum of 12 inches (305.4 mm) above the higher of the final interior grade or floor and the finished exterior grade immediately under each opening.

5.0 CONDITIONS OF USE:

The Freedom Flood Vent® described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The model FFV-1608 Freedom Flood Vent® unit must be installed in accordance with this report, the applicable code and the manufacturer’s published installation instructions. In the event of a conflict, the instructions in this report shall govern.
- 5.2 The model FFV-1608 Freedom Flood Vent® unit must not be used in place of “breakaway walls” in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.
- 5.3 Use of the Freedom Flood Vent as under-floor space ventilation is outside the scope of this report.
- 5.4 FFV–1608 Freedom Flood Vent® is manufactured in Gastonia, North Carolina under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

Data in accordance with the [ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents \(AC364\)](#), dated August 2015 (editorially revised February 2024).

7.0 IDENTIFICATION

- 7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-4332) along with the name, registered trademark, or registered logo of the report holder must be included in the product label.
- 7.2 In addition, the Freedom Flood Vent® model described in this report must be identified by a label bearing the manufacturer’s name (Smart Product Innovations, Inc.) and the evaluation report number (ESR-4332).
- 7.3 The report holder’s contact information is the following:

SMART PRODUCT INNOVATIONS, INC.
19 MANTUA ROAD
MOUNT ROYAL, NEW JERSEY 08061
(800) 507-1527
www.freedomfloodvent.com
info@freedomfloodvent.com

TABLE 1—FREEDOM FLOOD VENT®

MODEL NAME	MODEL NUMBER	MODEL SIZE	COVERAGE ¹ (ft²)
Freedom Flood Vent®	FFV-1608	15 ³ / ₄ " X 8 ¹ / ₁₆ "	250

For SI: 1 inch = 25.4 mm

¹The enclosed coverage area in square feet is equivalent to the performance of the same number of square inches of non-engineered openings.

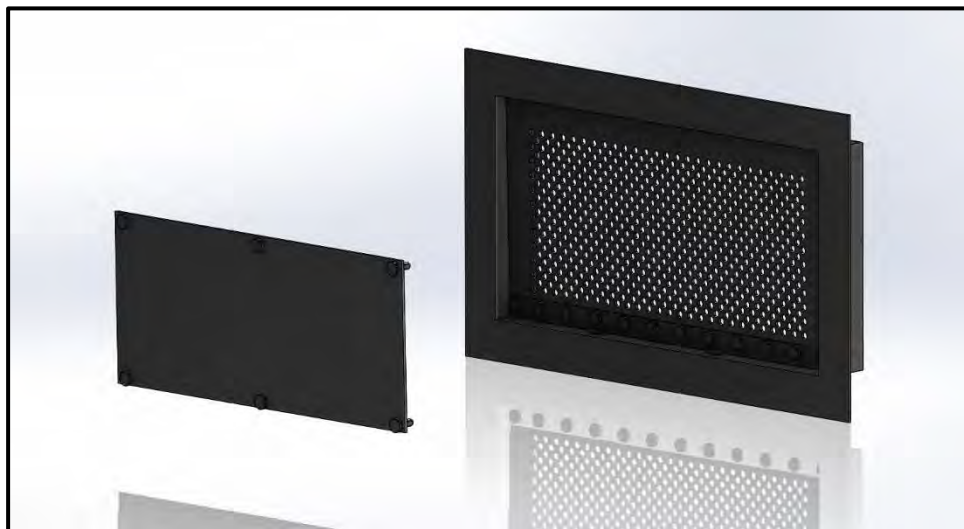


FIGURE 1—MODEL FFV-1608 FREEDOM FLOOD VENT[®]: SHOWN WITH COVER REMOVED



FIGURE 2—MODEL FFV-1608 FREEDOM FLOOD VENT[®]: SHOWN WITH FLOOD DOOR PIVOTED OPEN

ICC-ES Evaluation Report

ESR-4332 CBC and CRC Supplement

Reissued March 2024

Revised June 2024

This report is subject to renewal March 2026.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART PRODUCT INNOVATIONS, INC.

EVALUATION SUBJECT:

FREEDOM FLOOD VENT® AUTOMATIC FOUNDATION FLOOD VENT: MODEL FFV-1608

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that the Freedom Flood Vent® Automatic Foundation Flood Vent: Model FFV-1608, described in ICC-ES evaluation report ESR-4332, has also been evaluated for compliance with codes noted below.

Applicable code editions:

- 2022 *California Building Code* (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Planning and Development (OSHDP) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2022 *California Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Freedom Flood Vent® Automatic Foundation Flood Vent: Model FFV-1608, described in Sections 2.0 through 7.0 of the evaluation report ESR-4332, complies with CBC Chapter 12 provided the design and installation are in accordance with the 2021 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16, as applicable.

2.1.1 OSHPD: The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA: The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Freedom Flood Vent® Automatic Foundation Flood Vent: Model FFV-1608, described in Sections 2.0 through 7.0 of the evaluation report ESR-4332, complies with the CRC, provided the design and installation are in accordance with the 2021 *International Residential Code*® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued March 2024 and revised June 2024.

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART PRODUCT INNOVATIONS, INC.

EVALUATION SUBJECT:

FREEDOM FLOOD VENT® AUTOMATIC FOUNDATION FLOOD VENT: MODEL FFV-1608

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Freedom Flood Vent® Automatic Foundation Flood Vent: Model FFV-1608, described in ICC-ES evaluation report ESR-4332, has also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2023 Florida Building Code—Building
- 2023 Florida Building Code—Residential

2.0 CONCLUSIONS

The Freedom Flood Vent® Automatic Foundation Flood Vent: Model FFV-1608, described in Sections 2.0 through 7.0 of the evaluation report ESR-4332, complies with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements must be determined in accordance with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-4332 for the 2021 *International Building Code*® (IBC) meet the requirements of *Florida Building Code—Building* and the *Florida Building Code—Residential*, as applicable.

Use of the Freedom Flood Vent® Automatic Foundation Flood Vent: Model FFV-1608 has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official, when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued March 2024 and revised June 2024.



Project Overview

#1621460

Project Title: 279 Franklin Road

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

kevin lindsey
cof parks dept.
705 boyd mill
franklin, TN 37064
P:(615) 7942103
F:(615) 7913250
kevinl@franklin.tn.gov

Property Owner

Property Owner

kevin lindsey
cof parks dept.
705 boyd mill
franklin, TN 37064
P:(615) 7942103
F:(615) 7913250
kevinl@franklin.tn.gov

Address or Parcel

Project Address or Parcel: 279 FRANKLIN RD (063---03100)

Calculated Acreage: Parcel

- 279 FRANKLIN RD: 160.14721334

Scenic Corridor Overlay: Scenic Corridor Overlay

- 279 FRANKLIN RD: Scenic Corridor Overlay

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay

- 279 FRANKLIN RD: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Rear Yard Fencing

Height of Overall Sign:

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 279 FRANKLIN RD: CI

Central Franklin Overlay: Central Franklin Overlay

- 279 FRANKLIN RD: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 279 FRANKLIN RD: Historic Preservation Overlay

Floodway Overlay: Floodway Overlay

- 279 FRANKLIN RD: Floodway Overlay District

COF Number of Site Plan: n/a

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative