City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, April 14, 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 Alterations (Principal) At 231 Myles Manor Ct. (Jasmine Grove); Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

3. Consideration Of Alterations And Ramp Installation At 135 4th Ave. S. (The Dan German Hospital); Ben McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

4. Consideration Of Front Porch Alterations At 109 Cottage Ln.; Lynne Anderson, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

5. Consideration Of Alterations (Rear Dormer) At 234 4th Ave. N.; Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Alterations (Courtyard) At 159 1st Ave. N.; Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

7. Consideration Of Principal Building Alterations & Fencing At 936 Fair St.; Lisa Garcia, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

8. Consideration Of Signage At 103 1st Ave. N.; Michael Evans, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Sponsors: Kelly Dannenfelser, Emily Huffer

10. Consideration Of Signage (New And Refaced) At 252 5th Ave. N.; Jason Collins, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

11. Consideration Of New Construction (Principal) At 246 Myles Manor Ct.; Jeff Castor, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

13. Consideration Of An Addition (Principal) At 114 Lewisburg Ave.; Megan Glenn, Applicant

Sponsors: Kelly Dannenfelser, Emily Huffer

14. Considerations Of Alterations And Fencing At 98 E. Main St.; Tyler Ichien, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

15. Administrative COA For Rear Yard Fencing/Mechanical Screening At 121 3rd Ave. N.; Aaron Rogers, Applicant.

16. Administrative COA For Minor Alteration (Rear, Non-historic Canopy Removal) At 230 Franklin Rd.; David Click, Applicant.

17. Administrative COA For Signage (Reface) 252 5th Ave. N.; Sam Johnson, Applicant.

18. Administrative COA For Signage (Awning Reface and Window) At 106 E. Main St.; Emily Rawls, Applicant.

19. Administrative COA For Signage At 306 Public Square; Emily Rawls, Applicant.

20. Administrative COA For Rear Yard Fencing At 215 Lewisburg Ave.; John Alfrey, Applicant.

21. Administrative COA For Projecting Sign At 230 Franklin Rd.; Mark Flanders, Applicant.

ADJOURN

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

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

City of Franklin

Meeting Minutes

Historic Zoning Commission

Monday, March 10, 2025 | **5:00 PM** | **Eastern Flank Event Facility**

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

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

Commissioners Present: Bob Barrett, Brian Laster, Holly Thompson, Kathy Worthington, Madelyn Ingram, and Lisa Marquardt

Commissioners Absent: Mary Pearce, Michael Orr, and Tyler LeMarinel

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

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

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

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**

Sponsors:

Commissioner Ingram motioned to approve the HZC February 10, 2025, Meeting minutes, seconded by Commissioner Barrett. The motion carried 6-0.

ANNOUNCEMENTS

- The regularly scheduled DRC will be next Monday, March 17th, starting at 4 PM at the Eastern Flank Event Facility.
- The Preservation Plan Community Meeting will be held on March 26th from 6:00-8:00 at the Eastern Flank Event Facility.
- A special DRC has been scheduled on Thursday, March 27th, from 4:00-5:00 PM to meet for a focus group discussion with the Lakota Group for the Preservation Plan Update.
- The annual Historic Zoning Commissioner Training is scheduled for Monday, March 31st, from 8:00 AM – 1:00 PM. Lunch will be provided for the Commissioners.

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

Project Leader: Elizabeth Bulay. 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. 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

As proposed, the alterations are appropriate and the replacement of the two rear-facing windows and the reduction of the size of one of the replacements. The windows will remain casement windows, but specifications have not been included within the application and should be consistent with the recommendations of the guidelines. The replacement of the pedestrian door in the rear, the rear deck replacement, the rear deck expansion, the installation of two light fixtures in the rear and front and removal of the front awning are all appropriate and align with the guidelines. Within the application, it is also proposed to paint the previously painted materials such as the siding, trim, and gutters, which were all previously painted. These elements are proposed to be painted in a neutral color. 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 of the Tudor style and are appropriate. Staff recommends approval of the proposed demolition of the accessory structure, building alterations, site alterations and fencing with conditions outlined in the staff report.

Citizen Comments: None

Applicant Speaker: Amy Adkins. Ms. Adkins didn't have any other information to add but stated she would be happy to answer any questions.

Motion
Commissioner Worthington motioned to approve with conditions Demolition (Accessory), Alterations (Principal), Site Alterations, and Fencing At 116 Lewisburg Avenue, seconded by Commissioner Thompson.

Commissioner Worthington stated that last time there was discussion about the lattice screen and asked Ms. Adkins to expand on the lattice details.

Ms. Adkins stated that she proposes not having any lattice work beyond the highest point but to stair-step down and extend the lattice work to the edge of the rock wall.

Commissioner Worthington stated that it reads very well and appreciates Ms. Adkins handiness on the lattice area.

The motion carried 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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 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.

As proposed, the alterations align with the historic design guidelines and staff recommends approval of the cedar shingle addition to the accessory structure and alteration to the driveway with conditions stated in the staff report.

Applicant Speaker: Ben McCreary, Chisel Workshop. Mr. McCreary didn't have any other information to add but would be happy to answer any questions.

Citizen Comments: None

Motion
Commissioner Worthington motioned to approve Alterations (Principal) And Addition (Accessory) At 1009 Fair Street with staff conditions, seconded by Commissioner Barrett.

Vice Chair Laster asked the applicant about the intended use of the building.

Mr. McCreary explained that the owner intended the building to have the flexibility to be either a garage or a dwelling.

The motion carried 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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

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's façade. One on each window flanking the entrance and one window sign grouping area featuring the front entrance and transom.

The proposed signage equates to 15% of the window grouping area coverage. The guidelines recommend using 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. While sign size is limited to nine square feet and to be proportionate to the building, facade and other signage, wall sign height from grade has a maximum of 12ft from grade. Window signs must be fully placed within the interior of the building and attached directly to or mounted within 12in 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's facade. 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 with the window area not provided and cannot 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:

- To design awnings to have between a 30- and 50-degree angle, while taking into consideration the height of the storefront and snow and wind load requirements. The awning fabric must cover the front of the awning frame, and to select colors to enhance and complement the building and adjacent buildings. 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 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. The proposed K lanterns for the front of the building are simple; however, the scale and design of the fixtures in comparison to historic buildings 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 conditions outlined in the staff report.

Applicant Speaker: Aubrey O'Laskey. Ms. O'Laskey stated that she has examples of the owning color (green), one being stripped and one being a solid color.

Citizen Comments: None

Motion (Signage)
Commissioner Thompson motioned to approve signage at 94 East Main Street with staff conditions, seconded by Commissioner Marquardt.

Vice Chair Laster stated that the proposed signage is 14.75 feet, and the guidelines recommend 9 square feet, and is proposed to be positioned on the parapet.

Commissioner Worthington stated that one of staff's comments stated that only three signs can be present per building. For the false front façade, which one would the applicant like to remove?

Ms. O'Laskey asked the definition of signage considering the gold leaf lettering on the front door.

Ms. Bulay stated that signage is considered any type of wording, shapes or anything that relates to the message of the business.

Ms. O'Laskey explained that all the black lettering indicated in the documents would be in gold leaf. The main priority is the sign above the entrance, in black steel, along with the gold leaf on the front window. The flag would consist of a rabbit waving a French flag, a cream color on the green and is the lowest priority.

Vice Chair Laster stated that the guidelines and the zoning ordinance do not speak to the use of flags.

Ms. O'Laskey stated that there was a flag holder so she assumed a flag sign might be a possibility.

Commissioner Ingram asked staff if the previous sign was larger than the recommended square footage and if the two windows are considered two different signs.

Ms. Bulay explained that she requested a definition from the zoning administrator regarding window grouping areas. The two windows to the side of the entrance shown in the photo are considered individual window signs, so there are two of those. Then, the window, transom, and the main entrance are considered one window sign, as well. There are three window signs and one wall sign for this building. The guidelines recommend a maximum of three signs, but the zoning ordinance does not limit the signs.

Commissioner Worthington asked for clarification of the signs which include one sign above the awning and then three on the pair of windows flanking the entry.

Ms. Bulay stated that two signs flank the entrance and then the small window is considered a sign, as well.

Commissioner Barrett asked if staff was recommending removal of the transom.

Ms. Bulay explained that it would be up to the applicant to decide which sign to remove but the transom is considered part of the grouping of signage of the entrance and would not be sufficient to only remove the single transom. The signage for the false facade proposed are the three window signs and the wall sign above the awning, one of which would need to be removed.

Ms. O'Laskey stated that she would obviously like to keep the wall sign and suggested removing the Perenn on the windows, but the information stating what the business is, a bakery, restaurant and hours of operation would like to be kept, as well.

Ms. Bulay stated that the removal of the two window signs would follow the recommendation of no more than three signs per building.

Ms. O'Laskey stated that if she could keep one window sign, she would like to do so.

Ms. Bulay explained that yes, removal of one window sign would still honor the guideline recommendations.

Vice Chair Laster asked if it would be necessary for an amendment to the motion.

Mr. Harper stated that as of now, the motion on the floor is for approving the signage with staff conditions. "Staff please state the conditions."

Ms. Bulay stated that the conditions of approval for signage. "The proposed signage must be limited to three signs per building façade. For the false front building façade, one sign must be removed. 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. The window sign area coverage must not exceed 15% of the individual window or determined window grouping area per the Zoning Ordinance. All window signage must be applied fully within the interior of the building."

Vice Chair Laster stated that the conditions within the motion address the signage recommendation and Ms. O'Laskey would choose which sign she would like to have on the building.

The motion for signage carried 6-0.

Motion (Awning)
Commissioner Marquardt motioned to approve the awning, in solid green, as proposed for the building located at 94 East Main Street with conditions, seconded by Commissioner Ingram.

Commissioner Ingram asked if the piping would be used on the solid green awning.

Ms. O'Laskey stated that yes piping would be used.

Commissioner Worthington asked how far the awning and columns would project from the building.

Ms. O'Laskey explained that after the metal awning fell after a recent snowstorm, Nashville Tent and Awning suggested using columns to support the weight of the awning that will cover the raised patio area.

Vice Chair Laster asked the dimensions of the columns.

Ms. O'Laskey stated that the columns are standard steel posts, but added structure will be used to create a more visually appealing column.

Commissioner Worthington suggested the applicant provide an architectural drawing that would show the dimensions of the awning, placement of the columns, and dimensions of the columns. The drawing would address staff condition number 5, the requirement of the awning having a 30-to-50-degree angle.

Ms. O'Laskey suggested, so that the application can be moved along, making the awning smaller so that columns are not necessary.

Commissioner Worthington stated that it's not just about the columns, but the entirety of the awning structure. The projection and the angle of the awing are critical to see so how much of the building's facade is covered by the awning. This is the first building as one enters downtown Franklin using Franklin Road. It's important to get the design "right." More technical information is needed to determine the appropriateness of the awning.

Ms. O'Laskey stated that the awning would be the exact proportions as the existing awning with the addition of the columns for support.

Vice Chair Laster asked Commissioner Worthington if she would like to motion to defer the awning portion of the application.

Commissioner Worthington stated that if the applicant could provide the drawings to staff, it would not be necessary to defer the awning approval.

Commissioner Thompson stated that the awning would look better without the columns.

Ms. O'Laskey stated that she would be willing to make the awning shorter so that the structural supports/columns would not be needed.

Commissioner Thompson suggested the applicant come up with an option that does not include the column and then provide the architectural drawings for the awning with the column.

Vice Chair Laster stated that the current discussion is more appropriate for a DRC meeting. Having drawings submitted to staff is not deciding on columns or angles.

Commissioner Ingram suggested that it may not be necessary because the new awning will replace the existing awning with the same measurements and angle.

Ms. O'Laskey explained that they would like to continue to have the patio covered and shaded for customers. The columns came into consideration when Nashville Tent & Awning suggested the columns for more structural support. The awning could be shortened to remove the need for the columns.

Commissioner Marquardt stated that the columns are not consistent with the architecture of the building.

Ms. O'Laskey stated that the columns could be removed.

Amendment (Awning)
Commissioner Marquardt amended the motion to state that the awning should be installed without the columns and the awning depth should either be the same as the existing awning or less, seconded by Commissioner Barrett.

The motion to amend carried 6-0.

The motion as amended carried 6-0.

Ms. O'Laskey asked for clarification on the size of the K lighting. The existing lighting on the building is 4" larger than the K lighting.

Motion (Lighting)
Commissioner Marquardt motioned to approve the lighting, Style K, as presented in the application for the property located at 94 East Main Street, seconded by Commissioner Thompson.

Commissioner Marquardt stated that it appears that the lighting is replacement in kind and is appropriate for the style of the building.

Commissioner Thompson stated that the K version is slightly more modern in shape and the proportions fit well with the building and it is an appropriate choice.

Commissioner Worthington explained that she understood why staff did not support the K Style lighting but, given the narrowness of the location of where the lantern would be, the non-historical K Style is more fitting for the location. The larger lantern would feel massive and overbearing and given the situation, the K Style can be supported.

Vice Chair Laster stated that he understands staff's comments, but the K 1 and K styles are basically the same style other than the K1 is more elongated. The backer plate adds to the light fixture and compliments the historical aspect.

The motion carried 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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. 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. The Guidelines recommend the following:

- Use roof materials compatible with the district, such as asphalt, wood, stone, slate, fiber-glass shingles, or standing-seam metal.
- Design new windows and new window openings to be compatible with surrounding historic buildings.

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 the Preservation Staff prior to permitting. The proposed addition is appropriate within the Design Guidelines.

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

Applicant Speaker: Jay Sheridan and Michael Katsaitis. Mr. Sheridan stated that some window specifications had been provided, but he would work with Ms. Huffer on those details.

Citizen Comments: None

Motion:
Commissioner Ingram motioned to approve Addition (Principal) At 713 Glass Lane with staff conditions, seconded by Commissioner Barrett.

Commissioner Worthington asked the applicant why the rubber membrane roof was chosen.

Mr. Sheridan stated that it was chosen because of the pitch of the roof, which is one over 12.

Mr. Katsaitis explained that with a low-pitched roof, the only options are standing seam metal roofing or rubber membrane roofing (TPO) which is a welded rubber roof.

Vice Chair Laster noted that the roof cannot be seen from the street as the addition is completely at the rear of the building.

The motion carried 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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. The design guidelines recommend:

- Design fences and walls to be compatible with the architectural style of the building.
- Limit height to 3 feet.
- Differentiate gate design, materials, or detailing from the associated fence or wall design.

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 driveway addition is tucked behind the principal building and will not be highly visible from the street. 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 strongly 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 front elevation utilizes two carriage-style segmented garage doors with simple lighting above each door. 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.
- Design the massing, scale, and proportions to be subordinate to the historic building
- The appearance of height should be designed to be minimized from adjacent properties.
- Windows with historic profiles and dimensions with the double-hung appearance should be used.

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:

- Maintain the original locations of 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.

Should the HZC approve the relocation and the addition of the accessory structure, there are several conditions outlined in the staff report that are recommended.

Applicant Speaker: Ben McCreary, Chisel Workshop. Mr. McCreary requested the Commissioner consider approval based on the shape of the site and to consider that the building has been minimized and is much smaller in scale compared to any adjacent structures. The garage subordinate to the primary building and the team has attempted to keep the building compatible with the neighborhood and surrounding properties.

Citizen Comments: None

Motion (Fencing)
Commissioner Thompson motioned to approve front yard fencing (gate design to be approved by staff) for the property located at 240 4th Avenue South, seconded by Commissioner Worthington.

Commissioner Ingram asked if the gate design would need to be approved by the Commissioners.

Ms. Huffer stated that the gate is a minor change and can be approved by staff.

The motion for fencing carried 6-0.

Motion(Accessory Structure)
Commissioner Thompson motioned to approve the Accessory Structure at 240 4th Avenue South as proposed, seconded by Commissioner Worthington.

Commissioner Thompson stated that the applicant has done a nice job of creating the accessory structure as a usable building for the property owners, along with the overall scale reduction and the positioning of the accessory structure behind the principal building.

Commissioner Worthington stated that it is a challenging site, and the applicant has done a good job of reducing the scale of the building.

Vice Chair Laster stated that he can support the motion because the applicant has created a design for the accessory building that is usable for the property owners instead of attempting to get rid of the building. Although the accessory building height is taller than the original accessory building, the accessory building is smaller and subordinate to the principal building.

The motion for the accessory structure carried 6-0.

Motion (Driveway Alteration)
Commissioner Thompson motioned to approve the Driveway Alterations at 240 4th Avenue South with conditions, seconded by Commissioner Ingram.

Commissioner Worthington asked the applicant what changes were made to the driveway.

Mr. McCreary explained that a strip of grass was added to reduce the amount of concrete paving. Also, a stone sidewalk replaced the paved sidewalk to have a more natural appearance and to reduce concrete paving.

The motion for the driveway alteration carried 6-0.

OTHER BUSINESS

Vice Chair Laster asked if there was any further business. There was none.

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.**
Sponsors:

8. **Administrative COA For Sign Lighting At 98 E. Main St.; Tyler Ichein, Applicant.**
Sponsors:

9. **Administrative COA For Flood Vent Installation on Breeding Barn At 279 Franklin Rd.; City of Franklin, Kevin Lindsey, Applicant.**
Sponsors:

ADJOURN

Commissioner Worthington motioned to adjourn the March 10, 2025, HZC Meeting, seconded by Commissioner Ingram. The motion carried 6-0.

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

_____ _____

Chair Date

File #: 21-0405

DATE: April 2, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Principal) At 231 Myles Manor Ct. (Jasmine Grove); Amanda McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of the roofing material and downspouts on the principal building at 231 Myles Manor Ct.

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

PROJECT INFORMATION:
COF Project Number: 8751
Applicant: Amanda McCreary
Owner: Luci Beth and Brian Mayberry

BACKGROUND:
231 Myles Manor Court is locally known as Jasmine Grove or the Maney-Sidway House. The building is a National Register-listed property and is located in the Franklin Road Historic District. The site features a principal building in the neoclassical style along with a number of historic accessory structures around the property. The principal building was originally constructed in 1850 and has had a series of additions and alterations over time, including a recently approved addition and alterations to the rear of the building. This alteration request was reviewed during the March 2025 Design Review Committee meeting.

The applicant is requesting a Certificate of Appropriateness for the two alterations to the principal building:

- Replacement of the roof in-kind in a Dark Bronze color
- Replacement of downspouts

Roof Replacement:

The existing roof is a metal standing seam roof in a rusty red color. The request of the proposal is to replace the roof in-kind in a dark bronze color.

The Guidelines recommend the following:

- Preserve historic roof forms and materials. Roofing sections on main and other visible facades should remain unaltered. See the Dormers subheading for guidance on dormers.
- If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.

The in-kind replacement of the roof is appropriate with a dark bronze finish. It is difficult to discern the material that was historically present and is not included in the National Register Listing information. The dark bronze is an appropriate finish that is seen in the district.

Downspout Replacement:
The existing gutters on the principal building are a combination of Ogee/K-Style gutters and half-round gutters. The existing half-round gutters have been painted white, but previously had a copper finish. On the recently approved addition, the approved gutter style was a half-round gutter. The request of the proposal is to install round, metal downspouts with a copper finish.

The Guidelines recommend the following:

- Preserve and maintain historic gutters and downspouts.
- Repair and replace damaged gutters and downspouts.
- 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.
- Preserve historic, atypical-style buildings and architectural details. Do not historicize a building to mimic a different period of significance. Avoid alterations that mix elements of different architectural styles or periods.

The existing gutters are not historic to the building. The building dates to before 1930, and the use of a half-round gutter and round downspouts is appropriate for the age and style of the building. The use of a copper finish is appropriate for the gutters and downspouts as it is a common finish for elements of a neo-classical style building and it is existing on the building.

RECOMMENDATION:
Staff recommends approval of the roof and downspout replacement with the following conditions:

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

SCOPE OF WORK:

- THE UNDERLAYMENT OF THE EXISTING METAL ROOF IS DETERIORATED AND NEEDS TO BE REPLACED. NEW METAL ROOF - DARK BRONZE
- THE EXISTING GUTTERS ARE A COMBINATION OF ROUND AND SQUARE. THE ROUND GUTTERS ARE COPPER BUT SOME HAVE BEEN PAINTED WHITE. PROPOSED: NEW METAL ROUND DOWNSPOUTS - COPPER



RESIDENCE ENTRY



REAR PATIO

File #: 21-0395

DATE: April 1, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations And Ramp Installation At 135 4th Ave. S. (The Dan German Hospital); Ben McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations and ramp installation at 135 4th Ave. S.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines
Chapter 2: Historic Residential Buildings
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 8752
Applicant: Ben McCreary
Owner: Williamson County, Rogers Anderson, Rep.

BACKGROUND:
The National Register lists the building as the original S. S. and Betty House dwelling. The ca. 1890 one-and-one-half-story, stone, gabled-ell dwelling was purchased in 1937 by Dr. Dan German, who converted the house into a medical clinic. The house has a gable roof of metal shingles with metal cresting of a star-cutout design on the roof ridges and metal finials at gable peaks. The gable has a decorative vergeboard and an extended triangular section. At the roofline is a gable dormer with a decorative wood extended triangular section and patterned wood shingles. Ca. 1960 wing additions have been removed since a 1999 survey.

It is proposed to replace parts of the roof in-kind, deteriorated wood elements in-kind, and then install a ramp on the side of the building. The Design Guidelines recommend:

- Preserve historic roof forms and materials. Roofing sections on main and other visible facades should remain unaltered.
- If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.

- Maintain and preserve historic wood siding, shingles, weatherboard, board-and-batten, and other historic wooden elements.
- Paint, repair, and provide other regularly needed maintenance. Should historic exterior wood siding require repair or replacement, the resulting materials, profiles, and designs should match the historic configuration.
- Maintain painted surfaces of historically painted buildings or features.
- Preserve and maintain historical architectural details and ornamentation.
- Preserve and maintain historic dormers.
- Construct ramps of concrete or wood.
- Paint ramps in colors compatible with the building.
- Use simple designs for ramps. Use a reversible design that offers minimal impact and does not involve removal of historic features.
- Screen ramps and lifts through plantings to minimize their visual impact.
- If possible, position ramps and lifts on rear or side facades where not readily visible.

In-Kind Replacement & Repair

Several areas of the building are in disrepair, and the elements cannot be repaired, so it is proposed to be replaced. It is noted within the application that the deteriorated trimwork will be replaced in-kind with matching trim profiles. Additionally, original portions of the metal shingle roofing could not be repaired, so it will be replaced in-kind. This includes the sides of the front dormer. The original metal shingle design is no longer produced, so the closest match to the shingle will be utilized. This newer style shingle is currently on the rear of the building, and it will be utilized on the rest of the building. Since these elements could not be repaired, replacement is supported by the Guidelines. It is noted that the metal ridge trim will be reutilized on the building.

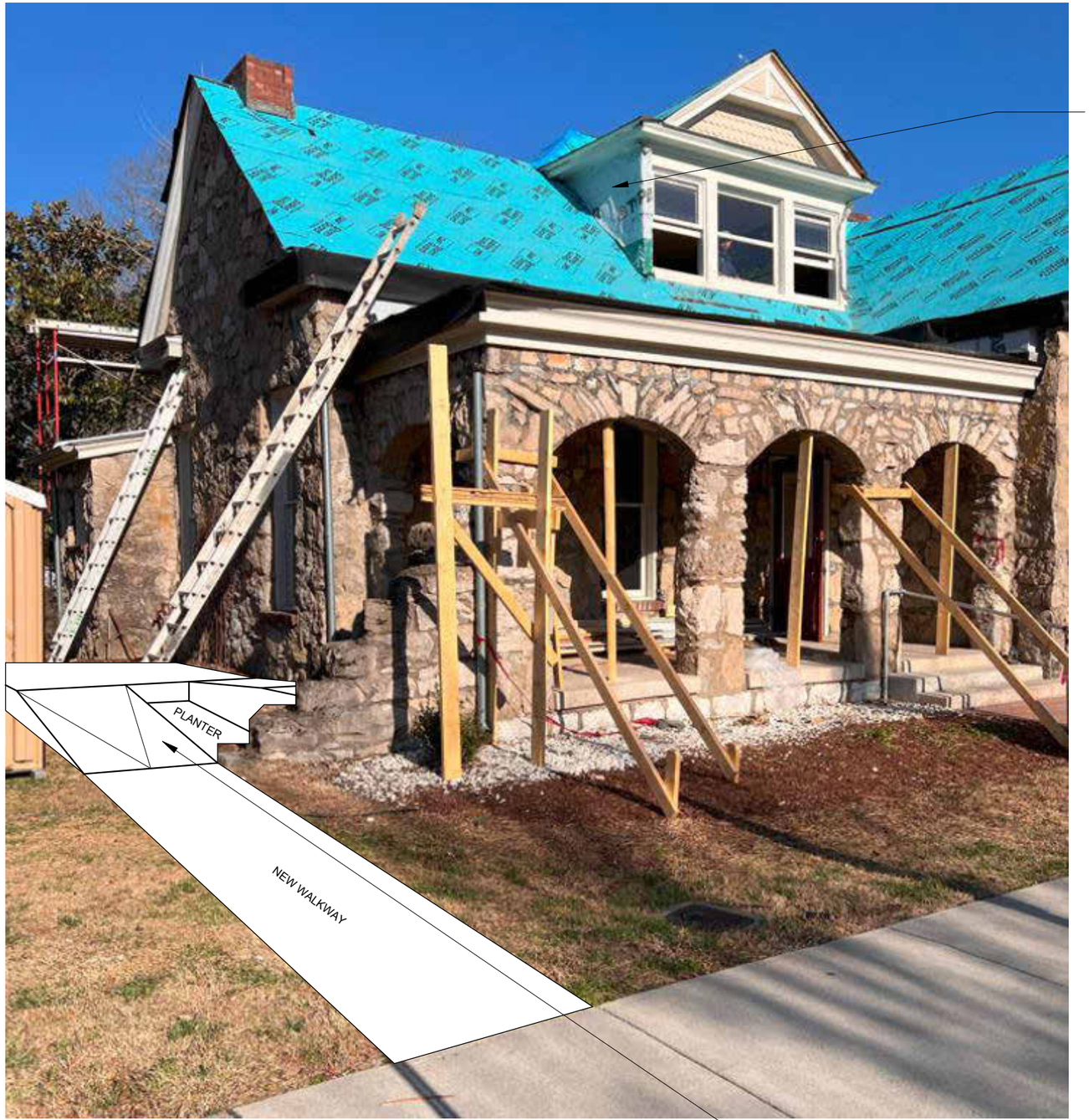
Ramp Installation

A new ramp is proposed to be installed on the left side of the building, slightly tucked behind a small wing wall on the front facade. The base of the ramp will be concrete to blend with the existing concrete porch and utilize a simple black metal hand rail. As proposed, the installation of a ramp is appropriate within the Guidelines. Since this building is on a corner lot fronting 4th Avenue South and Church Street, placing a ramp on the rear or side of the building will still make the ramp highly visible. As proposed, the selected location is the best possible option for a ramp to be installed on the site, as it will be partially screened by the existing rock wing wall.

RECOMMENDATION:

Staff recommends approval of the in-kind replacement of elements and the installation of a ramp 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.

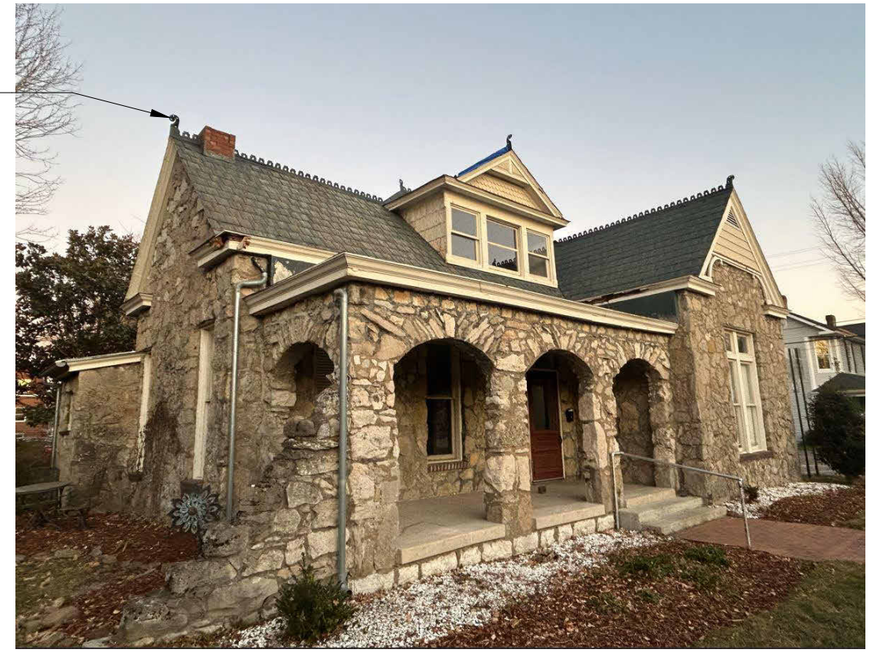


PROPOSED ACCESSIBLE RAMP TO 4TH AVE **HANDRAILS OMITTED FOR CLARITY**

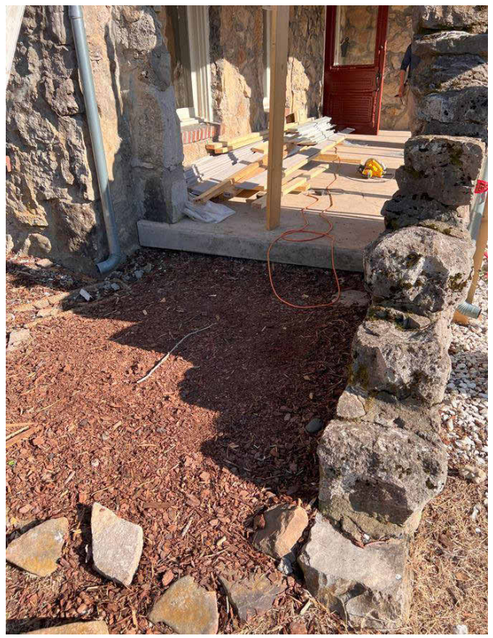
CONCRETE RAMP WITH SIMPLE METAL HANDRAIL, OVERALL HEIGHT OF RAMP IS 18"

MAJORITY OF EXISTING METAL RIDGE TRIM HAS BEEN SALVAGED AND WILL BE REUSED

METAL SHINGLE SIDING IS BADLY DETERIORATED AND WILL BE REPLACED WITH HORIZONTAL LAP SIDING, EXPOSURE TO MATCH GABLE ENDS



EXISTING ELEVATION



EXISTING SPACE BEHIND STONE FACADE EXTENSION



EXISTING SPACE BEHIND STONE FACADE EXTENSION

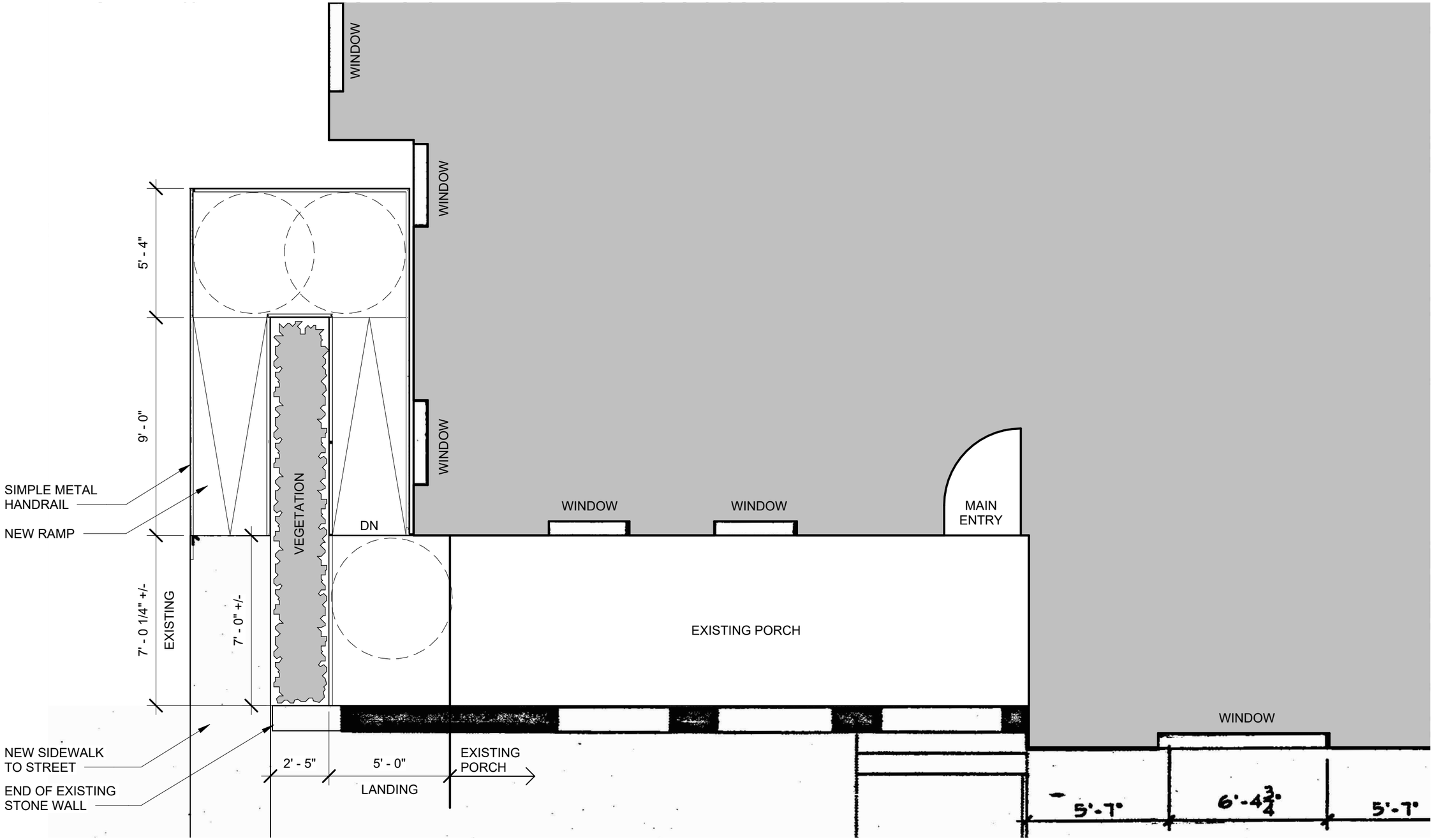
CHISEL workshop

DAN GERMAN HOSPITAL

SK01

EXISTING CONDITIONS

SCALE: 6" = 1'-0"



CHISEL workshop

DAN GERMAN HOSPITAL

SK02

PROPOSED ACCESSIBLE RAMP

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



DETERIORATING TRIM ALONG 4TH AVE



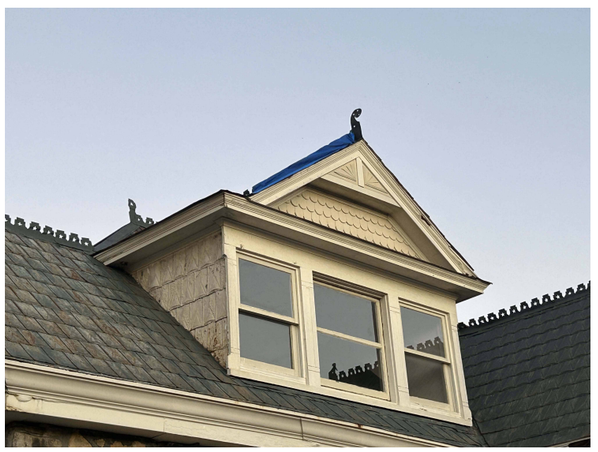
DETERIORATING TRIM ALONG 4TH AVE



PREVIOUSLY REPLACED REAR TRIM



MIX OF METAL SHINGLES AT REAR DORMER



FRONT DORMER



PREVIOUSLY REPLACED TRIM

DETERIORATED TRIM WILL BE REPLACED IN-KIND WITH MATCHING TRIM PROFILES

DETERIORATED ROOFING MATERIAL WILL BE REPLACED WITH NEWER REPLACEMENT SHINGLE STYLE FROM A PREVIOUSLY APPROVED RENOVATION.

ORIGINAL METAL SHINGLE STYLE IS NOT AVAILABLE





PREVIOUSLY REPLACED METAL ROOF

ORIGINAL METAL ROOF



PREVIOUSLY APPROVED REPLACEMENT METAL ROOF



EXISTING FASCIA TRIM PROFILES



ORIGINAL METAL SHINGLE SIDING



REPLACEMENT METAL SHINGLE SIDING

CHISEL workshop

DAN GERMAN HOSPITAL

SK04

EXISTING CONDITIONS

SCALE:

File #: 21-0417

DATE: April 3, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Front Porch Alterations At 109 Cottage Ln.; Lynne Anderson, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning front porch alterations at 109 Cottage Lane.

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

PROJECT INFORMATION:
COF Project Number: 8753
Applicant: Lynne Anderson
Owner: Lynne Anderson

BACKGROUND:
The property at 109 Cottage Lane was constructed in 2014 and is part of the Boyd Mill Avenue Historic District. The proposal includes altering the front porch steps on the front of the principal building. The building is considered a non-historic residential building within the Design Guidelines.

The existing front porch steps are painted concrete that connect to a brick foundation stoop to the entrance of the building. The existing concrete steps are in disrepair and are proposed to be refaced with thinset brick over the existing steps. Photos within the application show that the building is visible when turning onto Cottage Lane. The Guidelines recommend the following:

- Use materials and finishes with a character compatible to those used historically and with proven durability.
- Maintain original material wherever possible provided the material is durable and compatible with the surrounding historic district.
- Design details and ornamentation to minimize impacts to the historic district.
- Design details and ornamentation at a scale that is consistent with details and ornamentation on historic buildings in the district.

While the Guidelines do not specifically call out the change in materials to a non-historic residential

building's front steps, they do comment that alterations and additions should be designed to complement and blend with the historic residential buildings in the district. As proposed, this alteration is appropriate to the Guidelines.

RECOMMENDATION:

Staff recommends approval of the front porch alterations 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.

109 Cottage Lane

4/14/25 HZC Meeting

Existing steps



View of the building from the road



View of the building from the parking lot



View of the building from 96-W



File #: 21-0407

DATE: April 2, 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 (Rear Dormer) At 234 4th Ave. N.; Brandon Priddy, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an alteration on the rear of the principal building to add a shed dormer at 234 4th Ave. N.

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

PROJECT INFORMATION:
COF Project Number: 8754
Applicant: Brandon Priddy, Studio 906
Owner: Two3Four, LLC. Matt Mixter, Rep.

BACKGROUND:
234 4th Avenue North features a ca. 1935 one-story, veneered building with Tudor-revival influences. The building is listed as contributing in the Downtown Franklin National Register Historic District. The applicant has provided images of the site from multiple vantage points to assist in understanding the context of the site. The request was reviewed during the March 2025 Design Review Committee Meeting and feedback has been incorporated into the COA application.

An alteration is proposed to add a shed dormer on the rear of the building. The principal building has a hipped roof and does not have any other existing dormers. The proposed shed dormer will be 12’ - 4” wide and will be recessed one foot from the exterior building wall. The roof pitch is proposed to be 3:12. The windows in the dormer are proposed to be four-lite windows with a framed surround. The existing windows on the lower floors feature six-over-six lite double-hung windows. Window specifications have not been included within this application. The dormer will utilize lap siding as the material. The specifications of the material have not been included.

The Guidelines recommend the following:

- Add dormers only to rear or side facades with minimal visibility.

- Size and locate dormers to fit with the historic architectural style and roof shape of the building. Dormers should be designed to be similar yet subordinate in detailing, scale, width, and massing to existing dormers.
- Relate the style, scale, and proportion of dormer windows to windows on lower floors of the historic building.
- Use roof dormers instead of wall dormers and design them according to the graphic below:
- Dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.
- Dormer should be recessed at least 1 foot from the exterior building wall.
- Use lap, weatherboard, or clapboard siding for frame additions. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding.

The proposed dormer is located and sized appropriately and will be minimally visible on the rear of the building. The proposed windows do not align with the style of windows seen on the lower floors, as the existing windows are all double-hung with a six-over-six lite pattern.

RECOMMENDATION:
Staff recommends approval of the shed dormer with the following conditions:

1. The design of the windows must relate to the existing windows and appear as a double-hung window with a six-over-six lite window pattern.
2. Window specifications must be provided to the Preservation Planner before the issuance of a building permit.
3. Lap siding exposure must be consistent with that on adjacent historic buildings and must be either wood lap siding or cementitious lap siding. Specifications must be provided to the Preservation Planner before the issuance of a building permit.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

EXISTING DORMER PRECEDENT NEAR THE SITE



906 STUDIO ARCHITECTS + INTERIORS



VIEW FROM 4TH AVE



VIEW FROM 4TH AVE



VIEW FROM 4TH AVE



VIEW FROM MARGIN ST



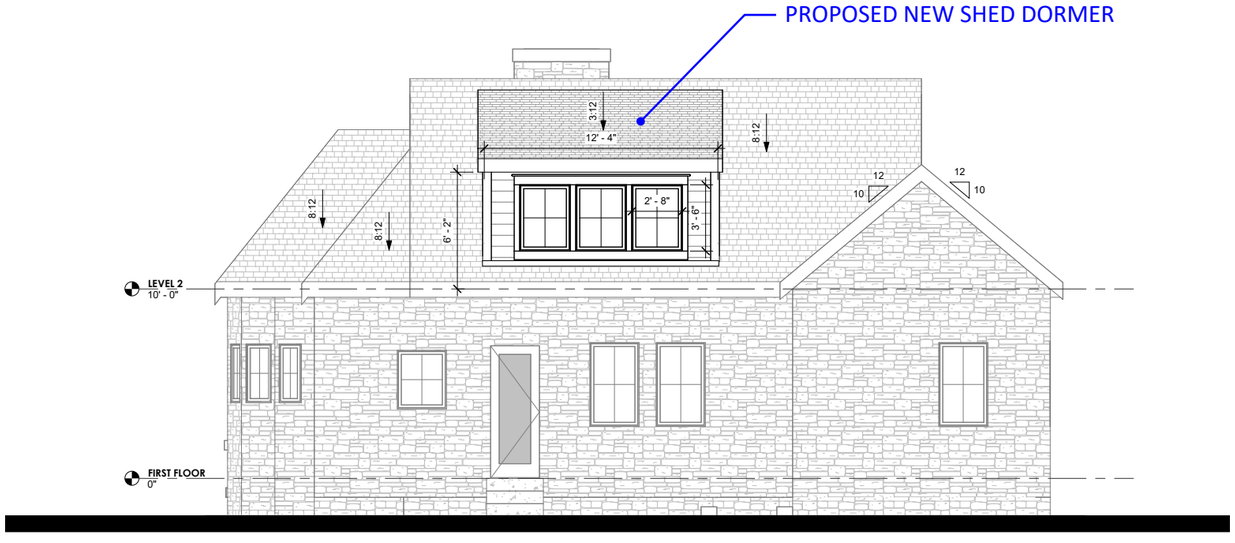
VIEW FROM MARGIN ST



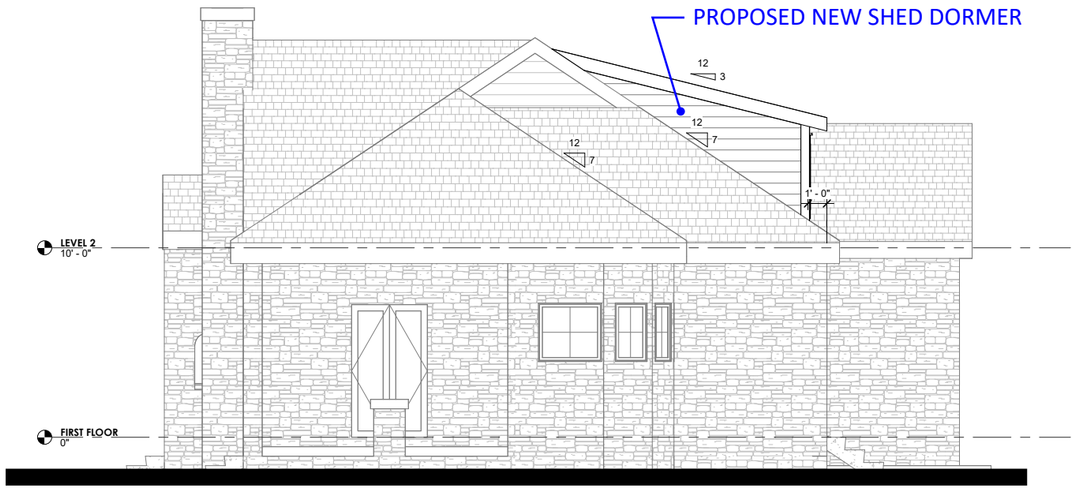
VIEW FROM MARGIN ST

WIXTER HOME
234 4TH AVE. NORTH

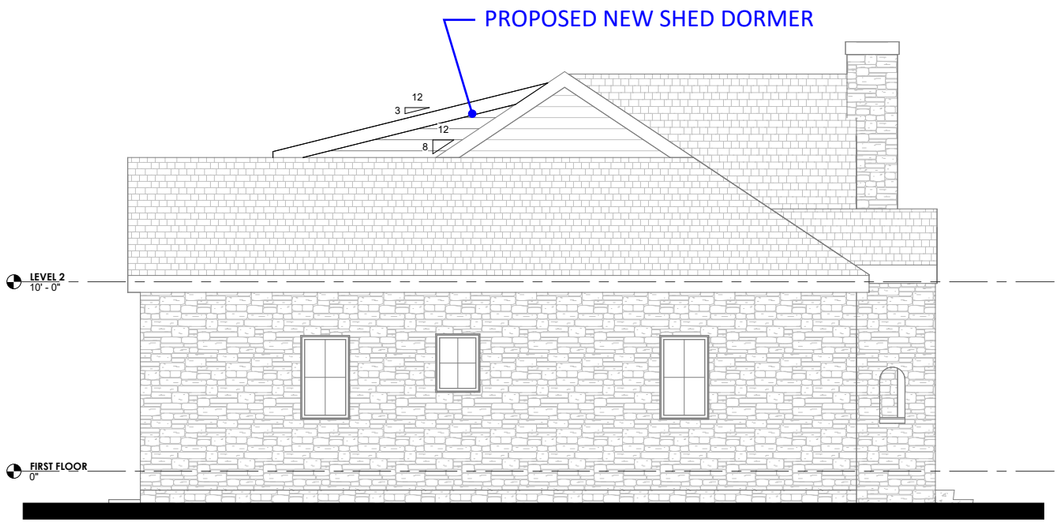
ELEVATIONS



2 NORTHEAST ELEVATION - REAR
1/4" = 1'-0"
0' 2' 4' 8'



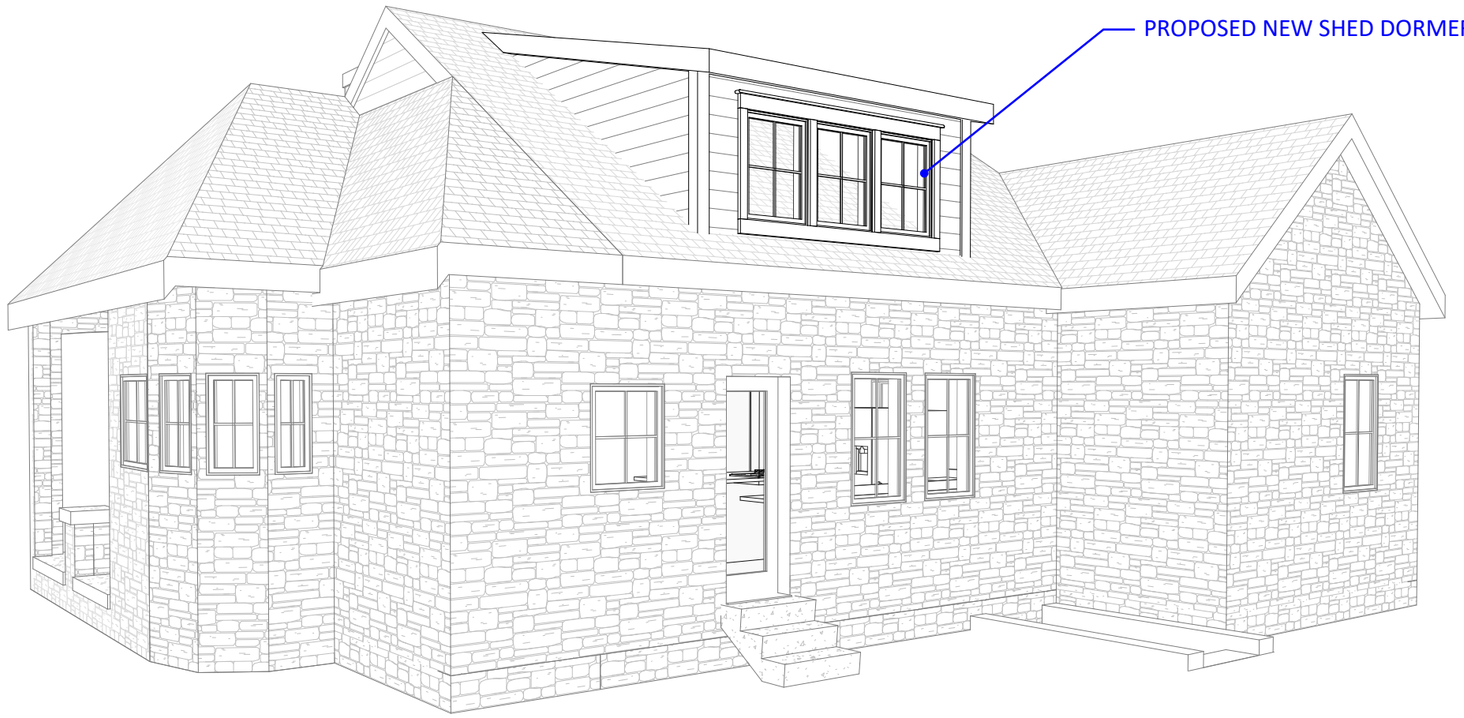
3 SOUTHEAST ELEVATION - SIDE
1/4" = 1'-0"
0' 2' 4' 8'

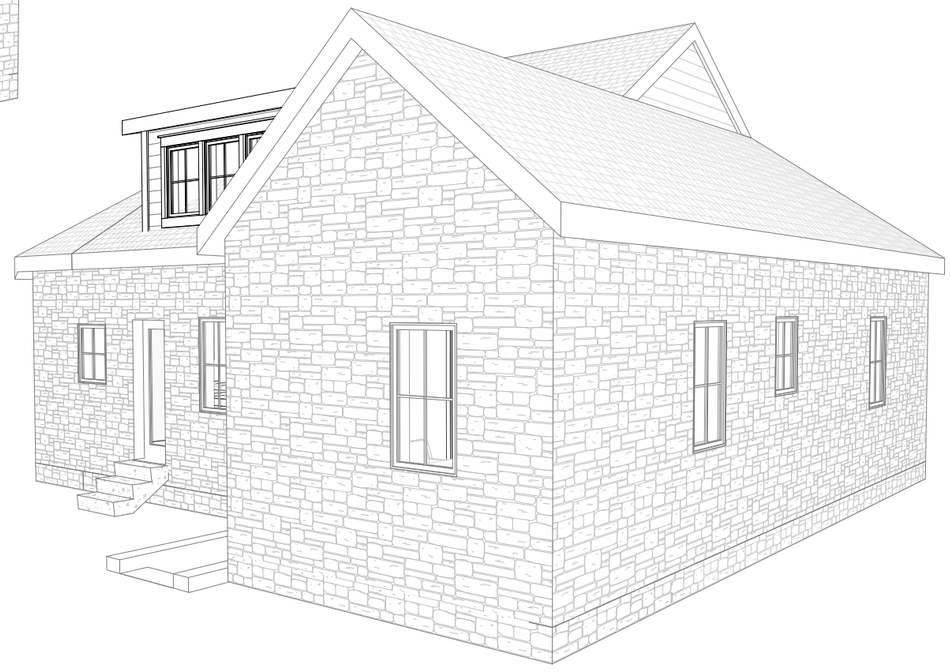


1 NORTHWEST ELEVATION - SIDE
1/4" = 1'-0"
0' 2' 4' 8'

WIXTER HOME
234 4TH AVE. NORTH

REAR VIEW





1 SOUTHEAST VIEW

906

234 4th Avenue North: Project Description

Prepared for the
Franklin Historical Zoning Commission

906 Studio Architects : March 28, 2025

As part of a full renovation, the Owner Matt Mixter would like to add a shed dormer to the rear of the structure to bring in additional light into the main room. Note that this proposed dormer will not be visible from either 4th Ave or North Margin (see images) and is of a design consistent with other dormers on similar houses. We have included images of similar dormers on surrounding properties.

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

File #: 21-0409

DATE: April 2, 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 (Courtyard) At 159 1st Ave. N.; Brandon Priddy, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an alteration to a previously approved design for the arbor tops to the courtyard entrance feature at 159 1st Ave. N.

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

PROJECT INFORMATION:
COF Project Number: 8755
Applicant: Brandon Priddy, Studio 906
Owner: Harpeth Apartment Associates, LLC, Steve Bacon

BACKGROUND:
159 1st Avenue North is the site of the Harpeth Square Development. There is an existing courtyard that is visible from Main Street. The construction of the archways into the courtyard were previously approved in December 2022. The approved design consists of a flat wooden arbor top on the masonry columns. The proposal returned to the Historic Zoning Commission in March of 2024 with a new metal arch design and was denied. The current applicant has attended two Design Review Committee meetings, in November 2024 and January 2025, and has incorporated feedback into the current application.

A new design is proposed for the top of the entrance into the courtyard. An arched metal arbor top is proposed to be installed on the masonry columns. The design will feature a geometric pattern. The arbor top will be 12-'2" long, 1'-5" wide, and 1'-8" tall. The total height of the arbor entrance with the arched top is proposed to be 13'-7". The courtyard entrance features are located 220 feet from 2nd Ave. N. and approximately 100 feet from Main St.

The signage proposed can not be reviewed at this time as it is not a sign type in the Design Guidelines or the Zoning ordinance.

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.

While the entrance off of 2nd Avenue North will be further set back from the street, both arched entries will be visible from the street, with the one fronting Main Street having a higher degree of visibility. The arbors will be seen from the street view and could detract or overwhelm the historic district due to the tall scale, design, and materials. The use of arbors with rounded, metal tops is not a typical historic form in the Downtown Franklin Historic District in the commercial areas. While this design is utilized elsewhere on the Harpeth Square property, it is located in a more concealed location that does not front Main Street. The design of the arbor has been altered since the previous submittal and utilizes a design that is similar to the large arbor that is on the property.

The signage included in the submittal can not be reviewed or approved at this time.

RECOMMENDATION:
Staff recommends denial of the metal-arched arbor tops based on the following Guidelines:

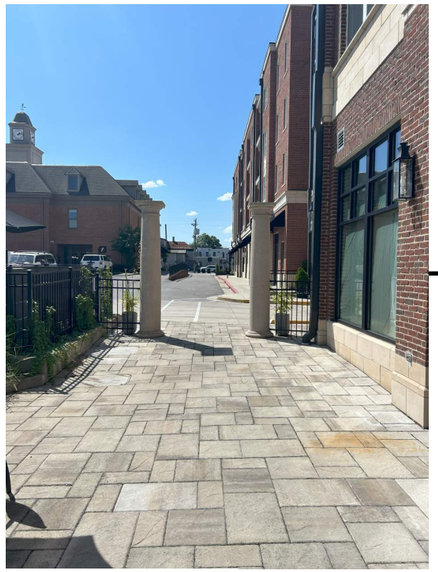
1. Site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

Should the HZC approve the application, the following conditions are recommended:
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. The sign is not approved with this COA. Any signage must comply with the Zoning Ordinance and Design Guidelines and shall require a separate COA and sign 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.

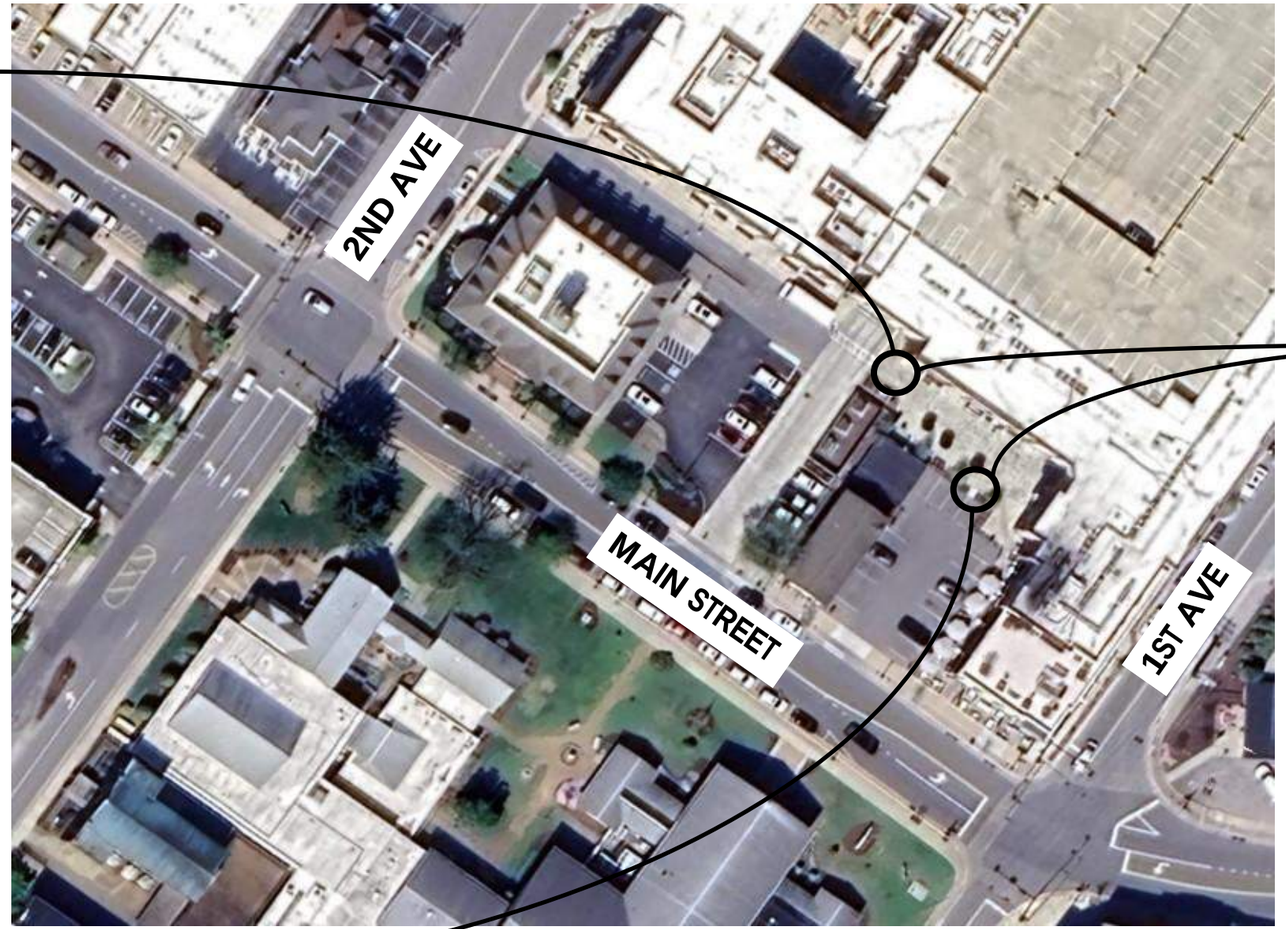
EXISTING CONDITIONS

HARPETH ENTRANCE

159 1ST AVE N, FRANKLIN TN, 37064



2ND AVE ENTRANCE



LOCATION OF EXISTING PILLARS AND NEW PROPOSED METAL ARCHWAY



MAIN STREET ENTRANCE

SITE | HARPETH ENTRANCE

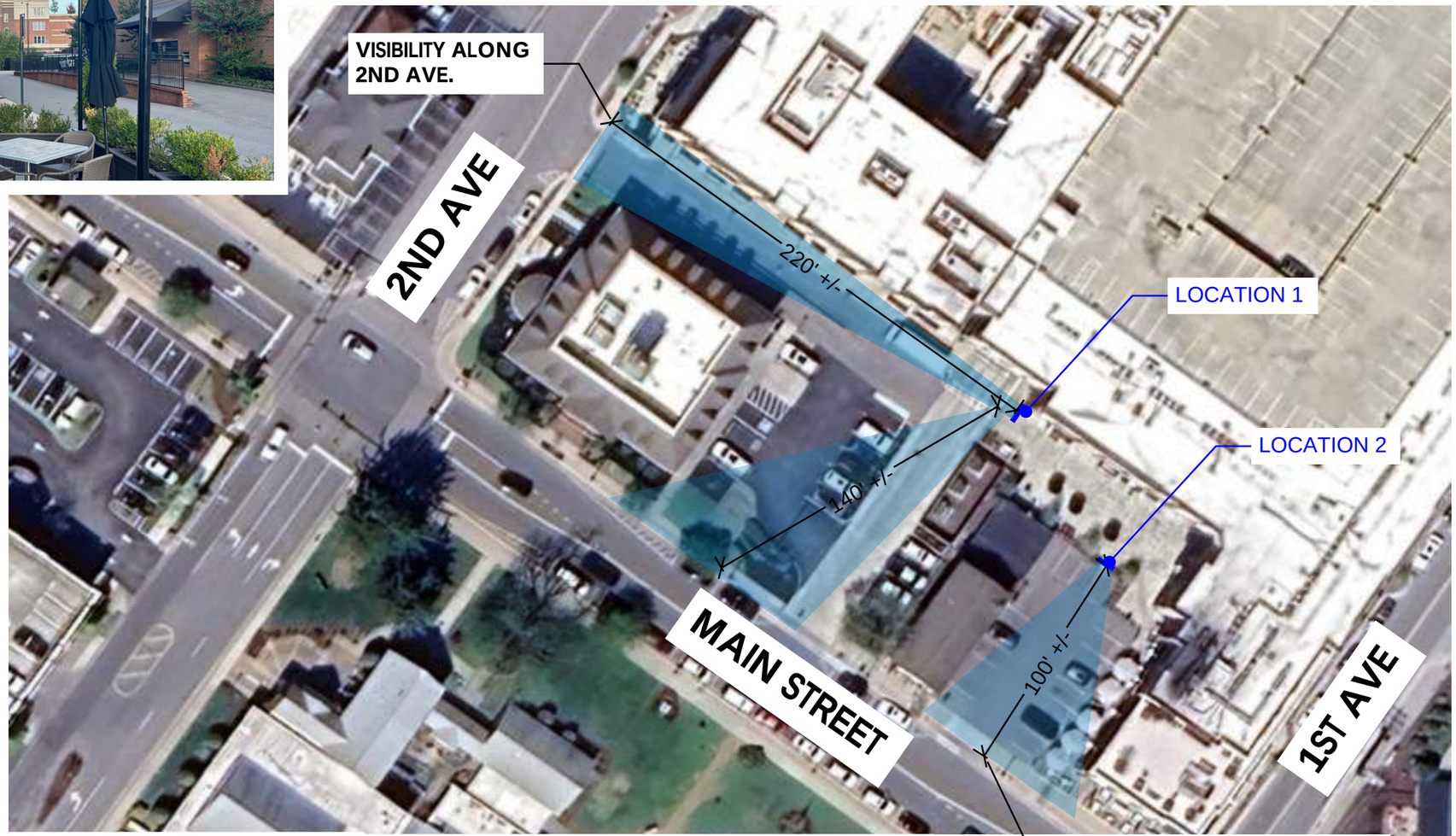
159 1ST AVE N, FRANKLIN TN, 37064

















VIEW ALONG MAIN STREET

906

01/13/2025

ENTRANCE IMAGES

HARPETH ENTRANCE

159 1ST AVE N, FRANKLIN TN, 37064

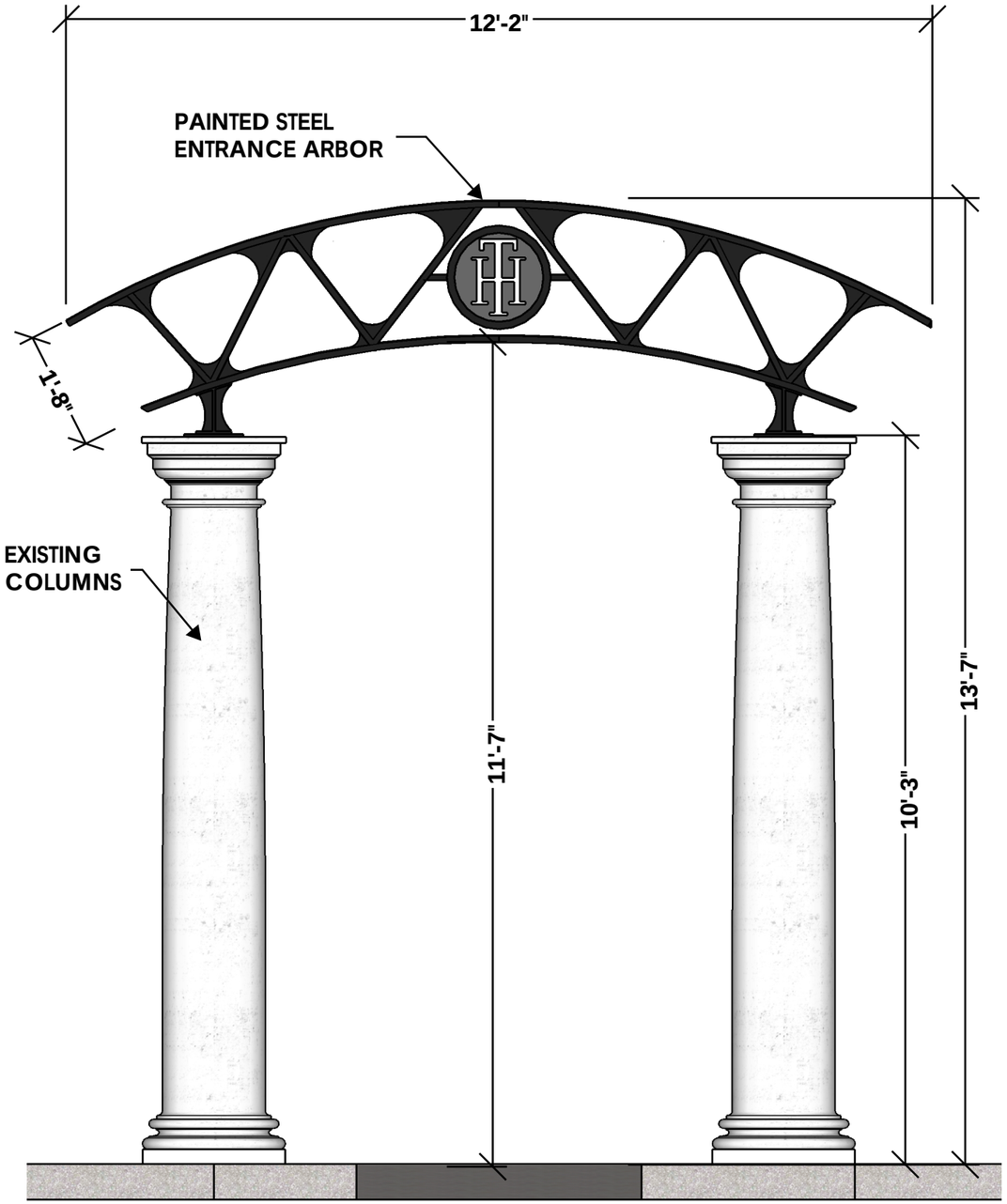


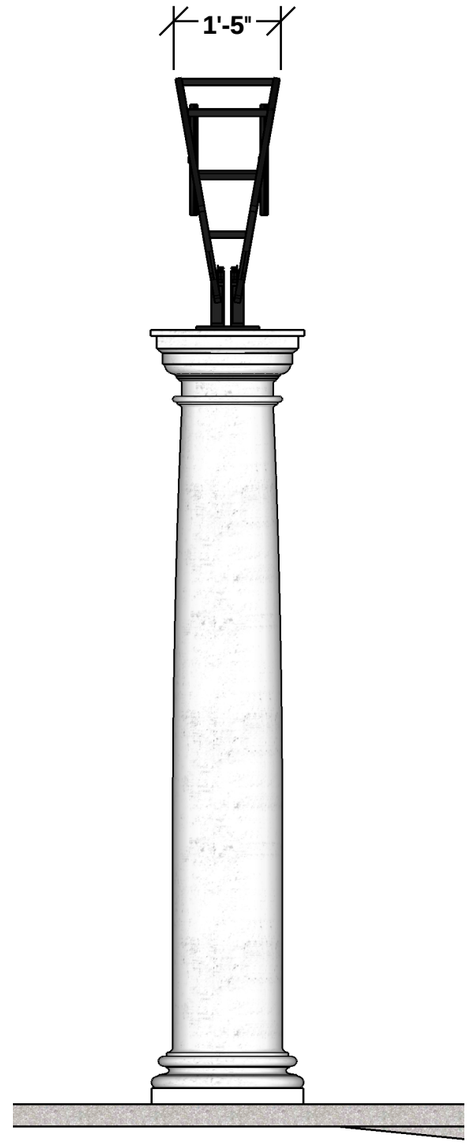


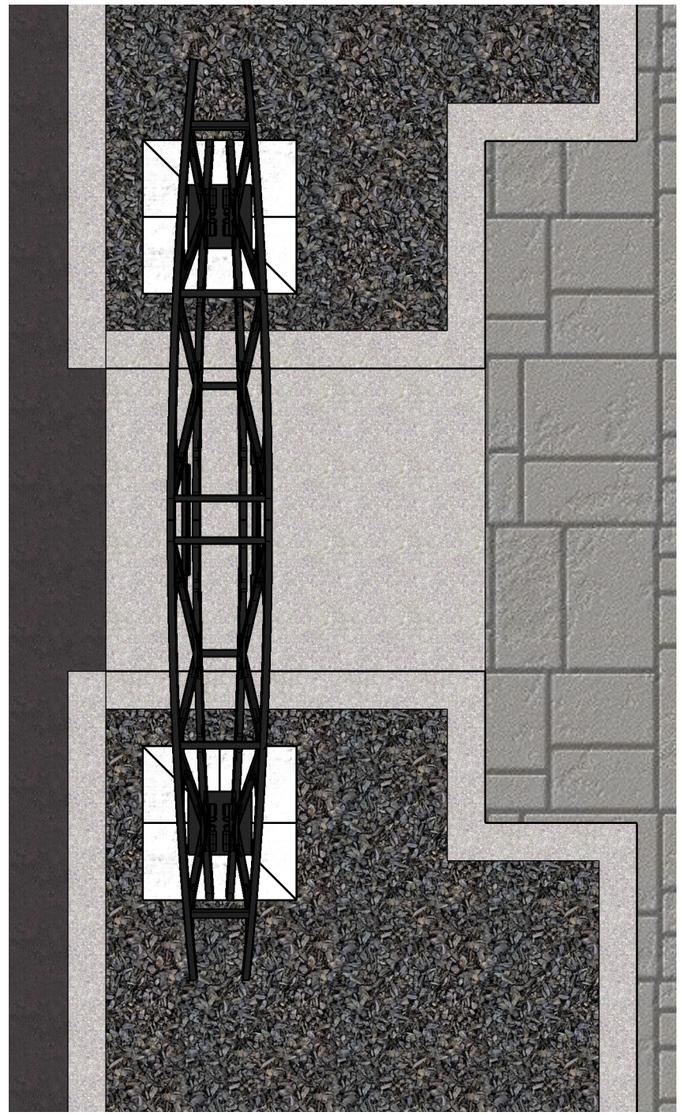
ENTRANCE IMAGES

HARPETH ENTRANCE

159 1ST AVE N, FRANKLIN TN, 37064







SCALE: 1/2" = 1'-0"

OPTION 2

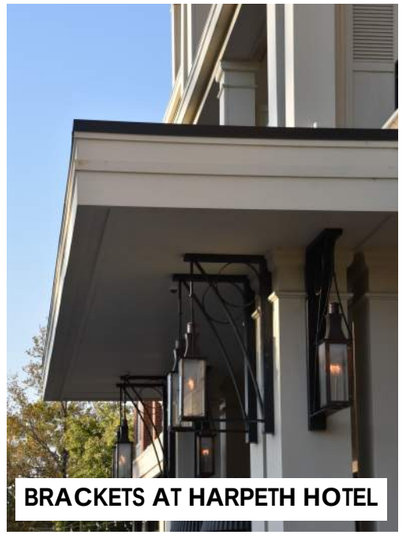
PRECEDENT IMAGES

HARPETH ENTRANCE

159 1ST AVE N, FRANKLIN TN, 37064



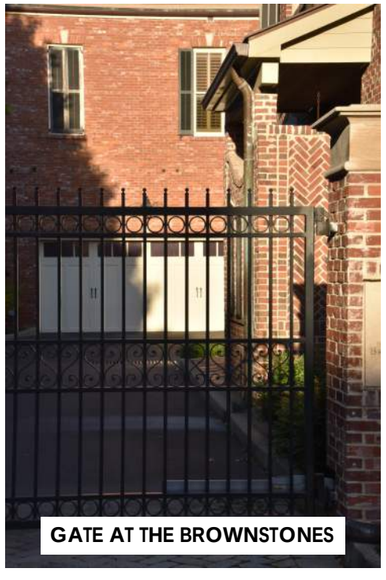
ARCH ALONG SECOND AVE.



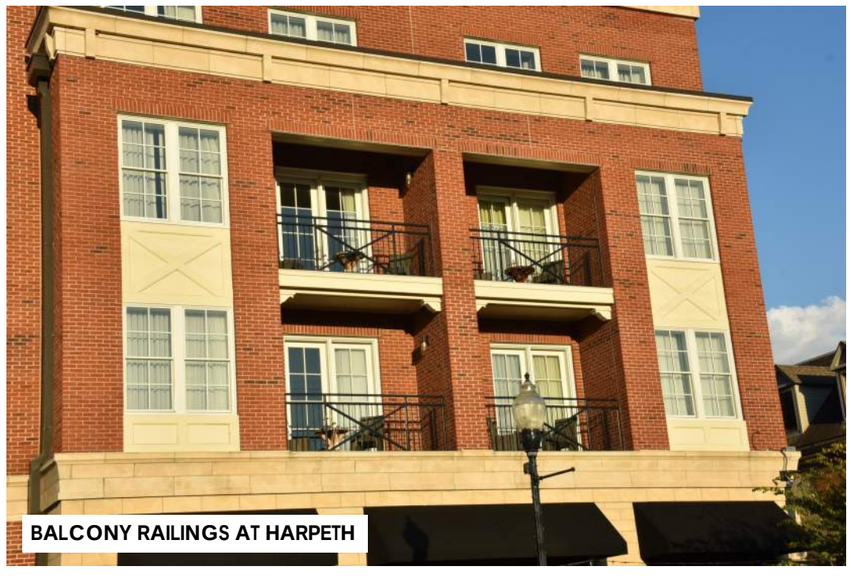
BRACKETS AT HARPETH HOTEL



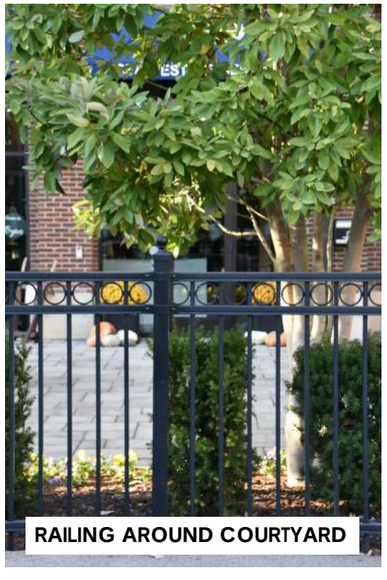
ARCH ALONG SECOND AVE.



GATE AT THE BROWNSTONES



BALCONY RAILINGS AT HARPETH



RAILING AROUND COURTYARD



BALCONY RAILING AT 1ST & MAIN

906

Harpeth Square Courtyard Narrative

March 28, 2025

Harpeth Associates has expressed the desire to create an entry form to sit atop the existing stone columns that would provide a recognizable, notable form to visitors while still working within a palette of materials currently present in the immediate area.

We appreciated the opportunity to review our design with the Historic Zoning Commission Design Review Committee in January and incorporated that feedback into this revised design. Using this feedback as basis for a design that would not overpower the surrounding historical fabric, we modified the steel profile and further detailed the joint between steel and column. Colors remained dark to allow the form to reference similar steel in the district and also recede visually.

The resultant gateway seeks to make a subdued and respectful statement to those who approached with the construction and color (as well as the setback from Main St. and Second Ave) creating a relative lack of visibility along the street as it recedes into the existing streetscape.

File #: 21-0418

DATE: April 3, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Principal Building Alterations & Fencing At 936 Fair St.; Lisa Garcia, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning building alterations and fencing at 936 Fair Street.

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

PROJECT INFORMATION:
COF Project Number: 8756
Applicant: Lisa Garcia
Owner: Lisa Garcia

BACKGROUND:
The building at 936 Fair Street is considered a contributing building within the Hincheyville National Register District. It was constructed in 1893; a Queen Anne-style house is L-shaped, with a rear projecting wing and a front-facing gabled bay. The gabled roof is covered in what appears to be pressed tin shingles with two interior, corbelled brick chimneys. The application previously attended the March Design Review Committee, and the applicant has incorporated feedback into the application. The following alterations are proposed:

- Repainting of the exterior of the building and roof
- Restacking the brick chimneys
- Replacing/installing new chimney caps
- In-kind replacement of the front yard fencing
- In-kind replacement of the rear yard fencing
- Installation of gas lanterns

Repainting Lap Siding & Roof
The existing exterior of the building has been painted in many colors over the past years. In the application, there is a photo from the book *National Register Properties, Williamson County,*

Tennessee, that was published in 1995, that shows that the building was not painted the color that it is today. The Guidelines recommend the following:

- Maintain painted surfaces of historically painted buildings or features.
- Avoid painting historically unpainted buildings.
- If paint removal is desired, use hand scraping or non-abrasive methods like chemical cleaning or electric head guns or plates. Use the latter with caution due to the fire hazard they possess. Avoid paint removal if it is protecting damaged bricks or other materials.
- Use paint colors and schemes typical of the age and style of the building. Paint color selection is not reviewed by the HZC.

As it is proposed, the applicant intends to repaint the lap siding, other wooden detailing, and the pressed tin shingles in a similar colorway that the building previously was and that is seen in the Hincheyville District. As proposed, the painting of these elements are appropriate.

Restacking the Chimneys & Chimney Cap Installation

Two brick chimneys exist on the building that are in disrepair. The proposal includes restacking the bricks and installing new chimney caps. The Guidelines recommend the following:

- Preserve and maintain chimneys in accordance with the guidelines for masonry. Do not remove or alter historic chimneys. Avoid covering with stucco or any other treatment.
- If chimneys are collapsed or unstable, reconstruct them to match their original appearances, if known. If not known, use designs and materials typical for the age and style of the building.
- Preserve and maintain original masonry walls and details.
- When repointing is needed, use mortar to match the original in composition and appearance.
- Rake mortar joints to match the original profile.
- If chimney caps are desired, use clay, slate, stone, or low-profile metal caps (painted to match the brick) that do not overhang the rim of the chimney.

As proposed, the restacking of the brick chimneys so that they are structurally sound is supported by the Guidelines. Additionally, the use of a copper-metal chimney caps that do not overhang the rim of the chimneys are appropriate within the Guidelines.

Fencing

In the front and rear yards of the building are fences that are deteriorated and that are painted to match the colorways of the existing building. It is proposed to replace the fencing in-kind where the old front yard fencing was and where the old rear yard fencing was and paint them a color that is complementary to the building. In the March DRC meeting, it was discussed that the front yard fencing would be painted a white/cream color. The Guidelines recommend:

- 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. Horse fencing may have a height of 4 1/2 feet in the front yard.

- 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 in the rear yard.
- Where desired, use fences and walls to fully screen rear yards for privacy. Screen pools from street view.
- 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.
- Limit height to 7 feet in the rear yard

As proposed, the new fencing is proposed to match the existing fencing in-kind in the rear and front yards. This alteration is appropriate within the Guidelines.

Gas Lantern Installation

It is proposed to install four gas lanterns on the building: two flanking the front door; one by the side entrance; and one above another side entrance. The lanterns are proposed to be copper in color. The Guidelines recommend the following:

- Preserve and maintain original light fixtures on pre-1960 buildings. 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.

As proposed, gas lanterns would have been utilized when the building was constructed in 1893, and they are proposed to be in traditional locations around the building. The lanterns are appropriate within the Guidelines.

RECOMMENDATION:

Staff recommends approval of the application 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.

936 Fair Street

4/14/25 HZC
Submittal

Proposed Alterations:

- Painting the exterior of the building and roof
- Restacking the chimneys
- Chimney cap replacement
- In-kind replacement of the front yard fencing
- In-kind replacement of the rear yard fencing
- Installation of gas lanterns

Existing house



Photo of 936 Fair Street from the National Register Properties in Williamson County book, published in 1995.



936
Fair
Street





Paint Color Inspiration

Proposed Paint Colors





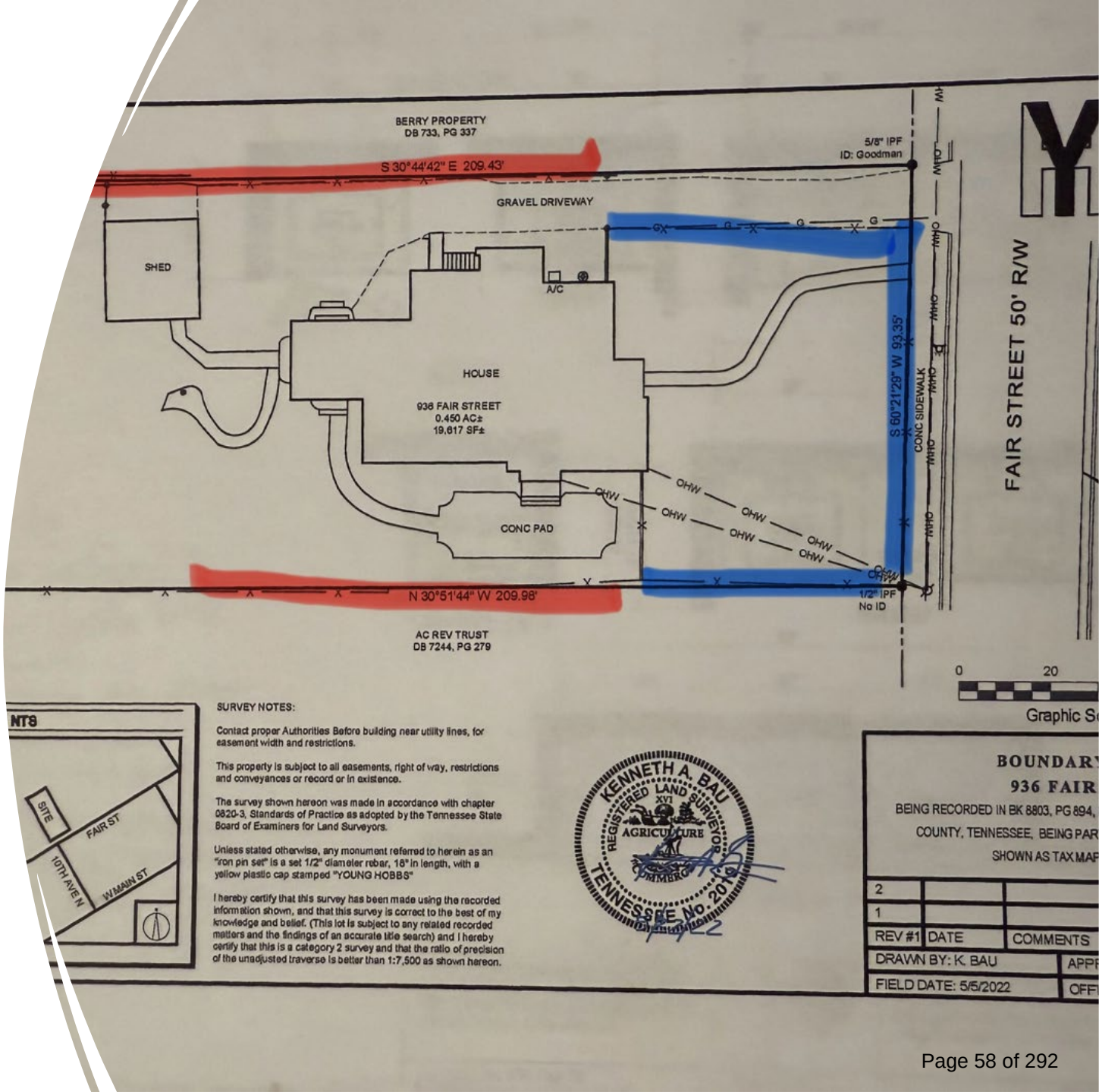
Existing chimneys that are leaning & need restacking

Chimney Cap Example



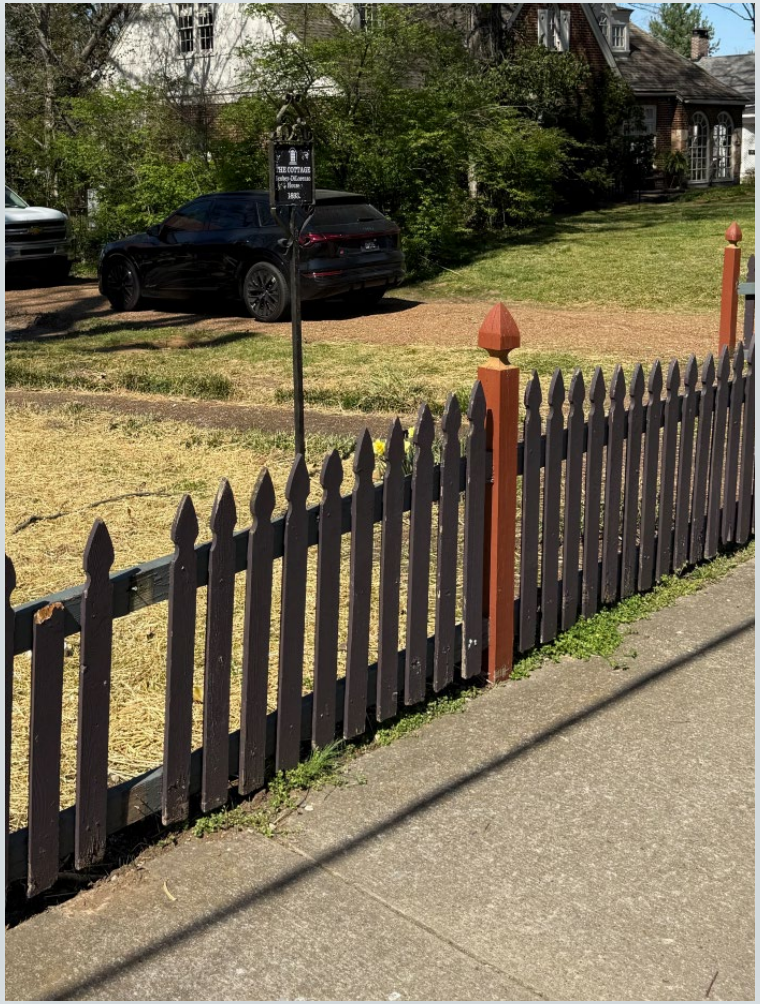
Fencing Locations

- **Blue** indicates front yard fencing
- **Red** indicates rear yard fencing



Existing Front Yard Fencing







Existing Rear Yard Fencing







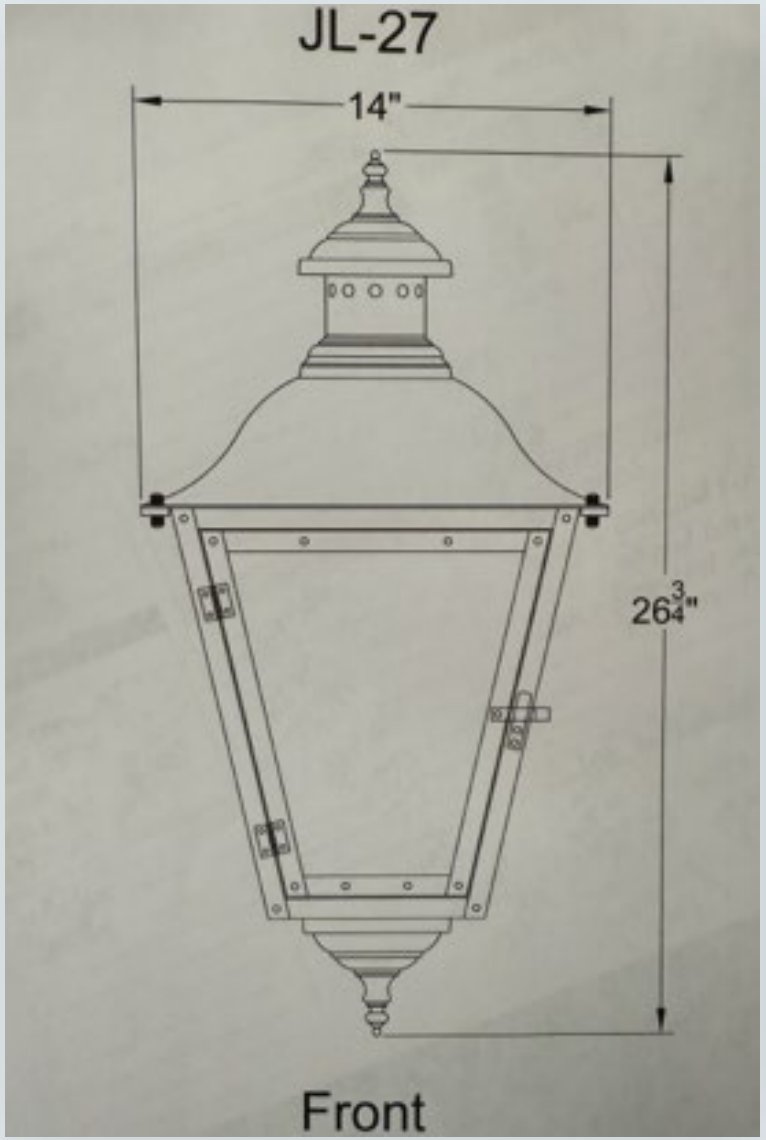
Gas Lantern Locations



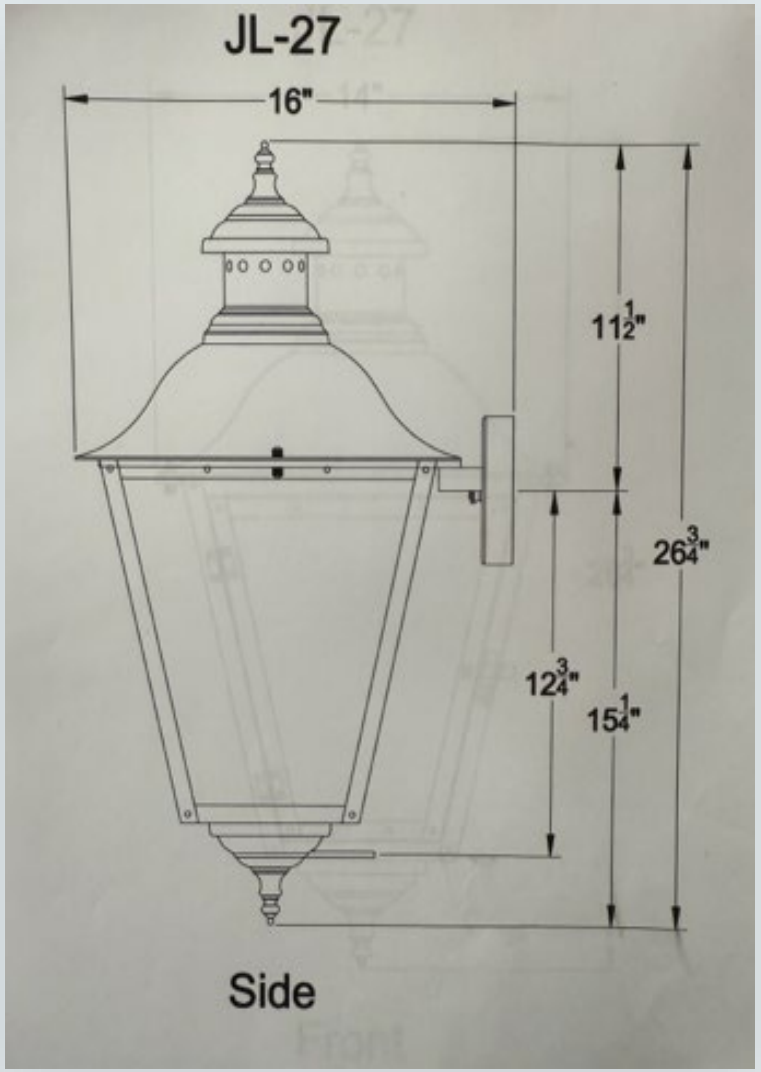




Gas Lantern Spec










THE COTTAGE
Seobey-DiLorenzo
House
1893.
515-545-8068






9
3
6
THIS PROPERTY HAS BEEN
PLACED ON THE
NATIONAL REGISTER
OF HISTORIC PLACES
BY THE UNITED STATES
DEPARTMENT OF THE INTERIOR





YOUNG - HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768

BERRY PROPERTY
DB 733, PG 337

S 30°44'42" E 209.43'

1/2" IPS

5/8" IPF
ID: Goodman

GRAVEL DRIVEWAY

SHED

A/C

HOUSE

936 FAIR STREET
0.450 AC±
19,617 SF±

CONC PAD

BERRY PROPERTY
DB 733, PG 337

N 60°41'29" E 93.79'

S 60°21'29" W 93.35'

CONC SIDEWALK

FAIR STREET 50' R/W

N 30°51'44" W 209.98'

1/2" IPS

1/2" IPF
No ID

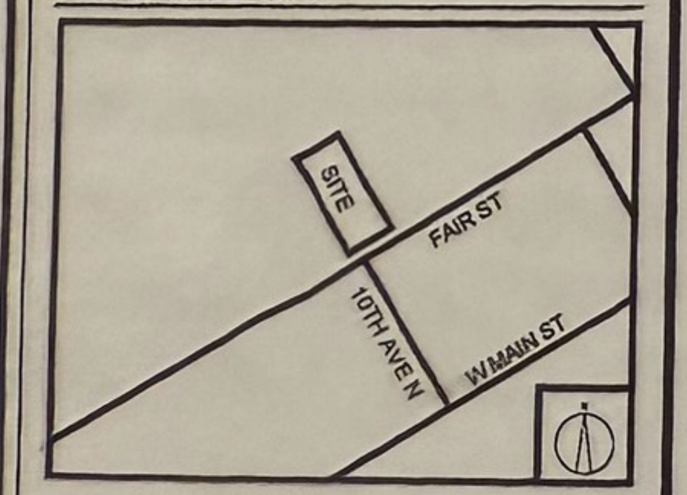
AC REV TRUST
DB 7244, PG 279

TN SPC NAD 83

0 20 40 60

Graphic Scale 1"=20'

LOCATION MAP NTS



SURVEY NOTES:

Contact proper Authorities Before building near utility lines, for easement width and restrictions.

This property is subject to all easements, right of way, restrictions and conveyances or record or in existence.

The survey shown hereon was made in accordance with chapter 0820-3, Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors.

Unless stated otherwise, any monument referred to herein as an "iron pin set" is a set 1/2" diameter rebar, 18" in length, with a yellow plastic cap stamped "YOUNG HOBBS"

I hereby certify that this survey has been made using the recorded information shown, and that this survey is correct to the best of my knowledge and belief. (This lot is subject to any related recorded matters and the findings of an accurate title search) and I hereby certify that this is a category 2 survey and that the ratio of precision of the unadjusted traverse is better than 1:7,500 as shown hereon.

KENNETH A. BAU
REGISTERED LAND SURVEYOR XVI
AGRICULTURE
TENNESSEE No. 2019

BOUNDARY SURVEY
936 FAIR STREET

BEING RECORDED IN BK 8803, PG 894, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, BEING PART OF THE 9TH CIVIL DISTRICT, AND SHOWN AS TAX MAP 78B-F PARCEL 8.00

2			
1			KAB
REV #1	DATE	COMMENTS	BY
DRAWN BY: K. BAU		APPROVED BY: K.BAU	
FIELD DATE: 5/5/2022		OFFICE DATE: 5/21/2022	JOB# 078-22

File #: 21-0420

DATE: April 3, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Signage At 103 1st Ave. N.; Michael Evans, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning signage at 103 1st Ave. N.

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

PROJECT INFORMATION:
COF Project Number: 8757
Applicant: Park Happy, Michael Evans, Rep.
Owner: First & Main LLC, J. N. Franks, III, Rep.

BACKGROUND:
The parking lot at 103 1st Ave. N. is located behind the businesses at 94-98 E. Main Street. This business is on a corner lot that fronts E. Main Street and 1st Avenue North. The applicant received an Administrative Certificate of Appropriateness for a similar sign application in April 2024. Out of the fourteen proposed signs on the previous application, only four of these signs met the Design Guidelines and could be approved administratively.

Within the proposed application, there are ten proposed signs. Four of the signs, shown in red on the plans, note the entrance and exit to the lot. The six orange dots show the additional paid parking signs. The Guidelines recommend the following:

- **Location:** The Guidelines state that a maximum of one per entrance and one per exit are permitted for convenience signs. Limited additional signs may be approved when they are not visible from the right-of-way. The proposal includes four convenience signs at two entrance and exit locations at the rear of the building and six parking convenience signs located to the rear of the building. The six parking convenience signs will be highly visible from right-of-way. The proposed convenience signs at the rear entrance and exits are appropriately placed. The six parking convenience signs at the rear and front of the building are not appropriate as they

will be highly visible from the right-of- way. For off-street parking, painted markings may be used for parking spaces on asphalt for parking space identification.

- **Sign Area:** The Guidelines state that convenience signs may be two-sided with a maximum of 4.5 square feet per side. Where not visible from the right of way, convenience signs used for parking spaces may be up to 1.5 square feet. The four convenience signs (marked in red and labeled as 1-4) proposed at the entrances and exits to the property are 3 square feet and are appropriately sized. The parking convenience signs (marked in orange and labeled 5-10) are proposed to be 1.5 square feet and are appropriately sized.

- **Height:** The Guidelines state that convenience signs should be at a maximum of 4 feet tall. Where not visible from the right-of-way, convenience signs used for parking spaces may be up to 6.5 feet tall. The proposed entrance/exit convenience signs (marked in red and labeled as 1-4) will be 5.5 feet in height. Four of the proposed signs (marked in orange and labeled 5-8) will be 5.5 feet in height. Two of the proposed signs closest to the rear of the building and less visible from the right-of-way (marked in orange and labeled 9-10) will be 6 feet in total height. The proposed sign heights are appropriate for the proposed signs marked in orange and labeled 5-10. The proposed sign height of the red marked signs labeled 1-4 are not appropriate.

- **Material:** The Guidelines state that signs should be finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed sign will be aluminum with a matte vinyl sticker application on the sign panel. The proposed materials are appropriate. No material information was provided on the sign post other than it will be black in color.

- **Color:** The Guidelines state that a maximum of three colors are permitted and a darker background color than lettering is required. Vibrant colors may be considered as accents only. The proposed background color is a matte black with white lettering. There are small amounts of additional logo coloring (red, yellow, blue, white).

As proposed, the entrance/exit convenience signs (marked in red and labeled as 1-4) exceed the Guidelines recommendation for height. The parking convenience signs (marked in orange and labeled 5-10) will be visible from the right-of-way.

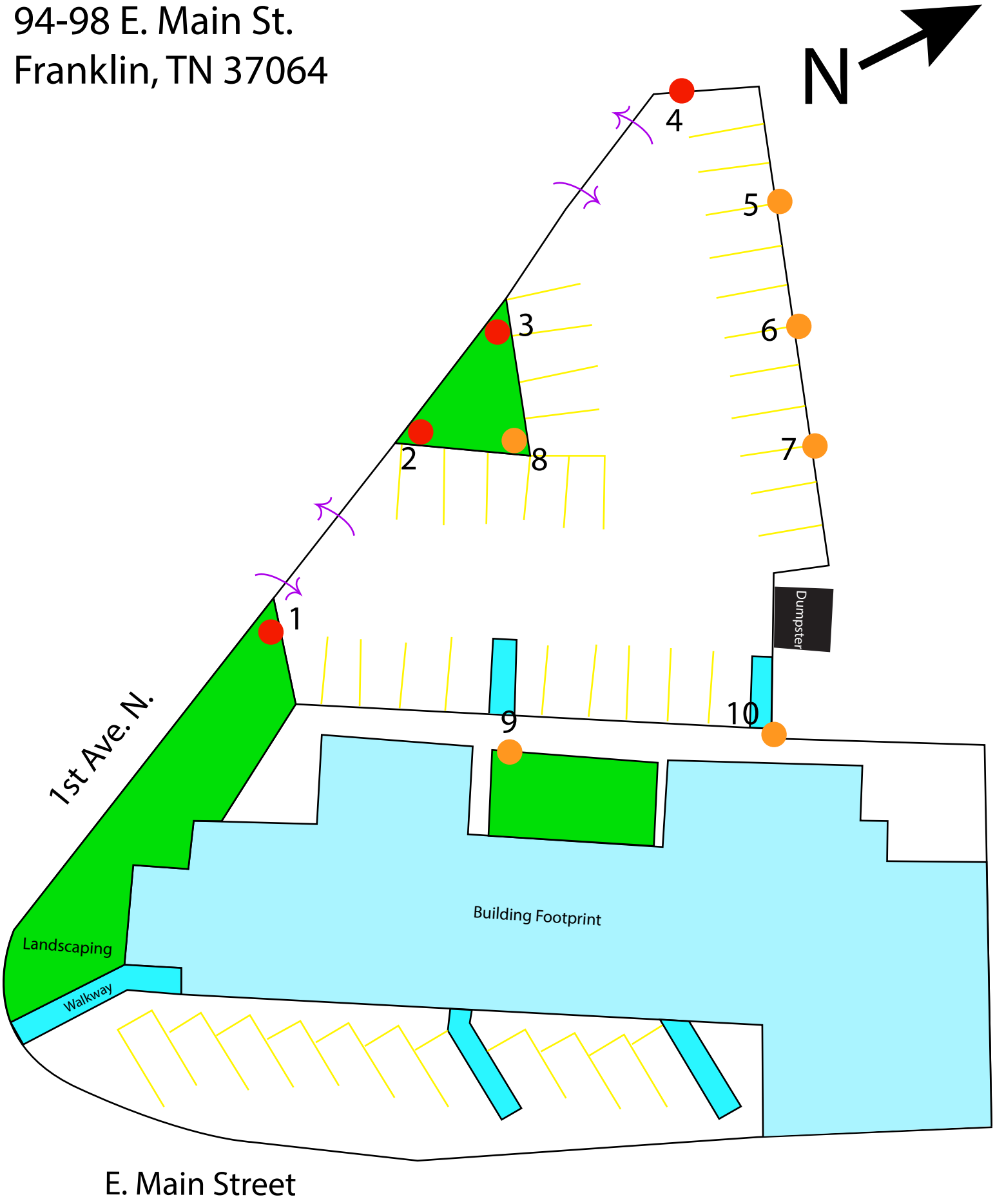
RECOMMENDATION:
Staff recommends denial of the parking convenience signs (marked in orange and labeled 5-10) based on the following grounds:

1. Limited additional signs may be approved when they are not visible from the right-of-way.

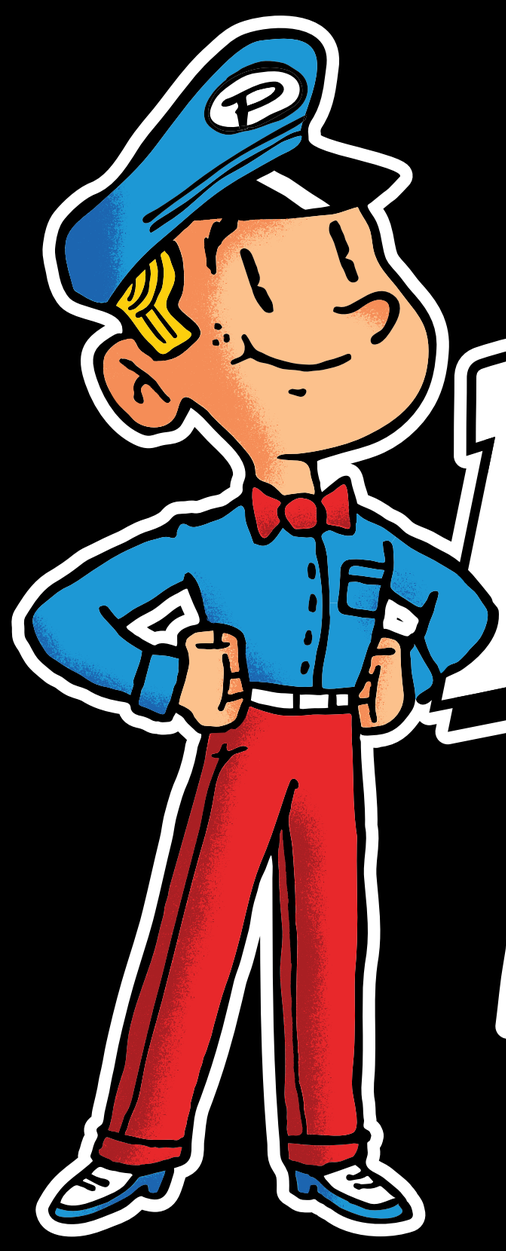
Staff recommends approval of the entrance/exit convenience signs (marked in red and labeled as 1-4) with the following conditions:

1. The sign height must be lowered to a maximum height of 4 feet.
2. The sign posts must consist of finished wood or metal in a matte finish.
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.

94-98 E. Main St.
Franklin, TN 37064



1-4	18x24″ aluminum blanks, faced with matte vinyl stickers; posts will be 66″ tall
5-8	12x18″ aluminum blanks, faced with matte vinyl stickers; posts will be 66″ tall
9-10	12x18″ aluminum blanks, faced with matte vinyl stickers; posts will be 72″ tall



PARK HAPPY LLC

Don't forget...

Everyone who parks must text 132 to 615-777-9797

Then, validate in store.

Important! Please read this disclaimer as soon as you park. This facility provides only parking, not security to you or your property; you are solely responsible for your safety. Please check your surroundings for safety risks. If you see any hazards, such as snow, ice, cracked pavement, uneven or slick surfaces, do not use this facility.

You must pay the correct rate, in advance, for the total number of stalls used. Payment made to unauthorized persons is not allowed, and payment for parking at a different facility is not allowed. Your payment is valid for one use only; exiting and re-entering is not allowed. Validated or free parking privileges, if provided, are limited to a single use per day, per customer.

To avoid paying the 24-hour parking fee, you must pay the correct rate, in advance, for your length of stay. If you fail to do so, it must be presumed that you will be parked on this facility for the full 24 hours and you will receive a violation for the unpaid cost of the 24-hour rate. A late fee of up to $50 will apply after 72 hours; up to $75 after 30 days. If this is unacceptable, you may leave the facility within 5 minutes of entering at no charge.

How do our customers get their parking validated?

Step 1, text 132 to 615-777-9797

Step 2, go to the kiosk in store to validate.

All other parkers must pay to park!



File #: 21-0396

DATE: April 1, 2025

TO: Historic Zoning Commission

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

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to Building 1 on the Fcatory Campus, located at 230 Franklin Road.

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

PROJECT INFORMATION:
COF Project Number: 8757
Applicant: David Click
Owner: Factory Partners, LLC

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

The proposal includes removing the two existing infill doors on both sides of the main entrance and removing a wooden deck from the front facade of the building.

Door Removals
As proposed, the two existing doors on either side of the main entrance to the building will be removed to infill with windows. Photos within the application show that the door alterations occurred around 2015 and are not original to the building. Once the doors are removed, wooden double-hung windows will be inserted into the openings, and then infill brick will fill in the hole below the windows. The windows are proposed to match the existing windows on the front of the building. The reclaimed brick will be utilized, and the grout will be matched to the existing grout color on the building. The Guidelines recommend the following:

- Preserve and maintain historic windows and historic window openings.
- Design new or replacement windows to have historic profiles and dimensions and a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.
- Design new or replacement windows to match the historic materials found on the building.
- Use clear glass in replacement panes on the front facade and where highly visible from the street.
- Preserve and maintain original masonry walls and details.
- Repair and replace damaged masonry with new masonry that matches as closely as possible the historic color, texture, and profile of the original.
- When repointing is needed, use mortar to match the original in composition and appearance.
- Rake mortar joints to match the original profile.

As proposed, these alterations are supported by the Guidelines.

Removal of Wooden Front Porch
The proposal also includes removing the existing wooden porch on the front elevation of the building. It is seen in the 2015 Google Street View image within the application that this is not a historic front porch and its removal will not negatively impact the front of the building.

RECOMMENDATION:
Staff recommends approval of this application 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.

The Factory at Franklin

Building 1 Alterations
Historic Zoning Commission Presentation - April 14, 2025



THE FACTORY AT FRANKLIN - SITE PLAN
BUILDING 1 EXTERIOR ALTERATIONS



THE FACTORY AT FRANKLIN
BUILDING 1 - HISTORICAL REFERENCE



MAGIC CHEF *1955-1960*



STREET VIEW *MAY 2015*

- *BOTH DOORS AND WOOD PATIO WERE INSTALLED LESS THAN 10 YEARS AGO*



CALVIN LEHEW *1996*

THE FACTORY AT FRANKLIN
BUILDING 1 WEST ELEVATION



ALL CANOPIES APPROVED FOR REMOVAL - COA 8649 & 8700

PROPOPED REMOVAL OF NON-HISTORIC DOORS & WOOD PATIO

EXISTING

SCOPE OF WORK:
- REMOVE TWO NON-HISTORIC DOORS

- REPLACE WITH DOUBLE HUNG WINDOWS TO MATCH ADJACENT WINDOWS

- BRICK IN-FILL BELOW THE SILL UTILIZING SALVAGED HISTORIC BRICK FROM THE FACTORY

- NEW SILL HEIGHT TO MATCH ADJACENT WINDOWS

- GROUT COLOR TO MATCH EXISTING

- REMOVE NON-HISTORIC WOOD PATIO/DECK

PROPOSED



THE FACTORY AT FRANKLIN
BUILDING 1 MATERIALS AND BASIS OF DESIGN



NON-HISTORIC PATIO DOORS ADJACENT TO MULTIPLE HISTORIC WINDOWS & NON-HISTORIC WOOD DECK

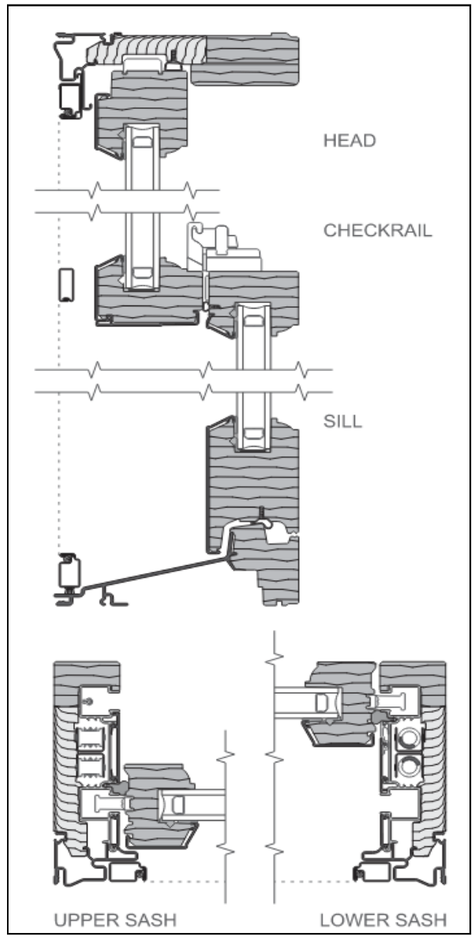


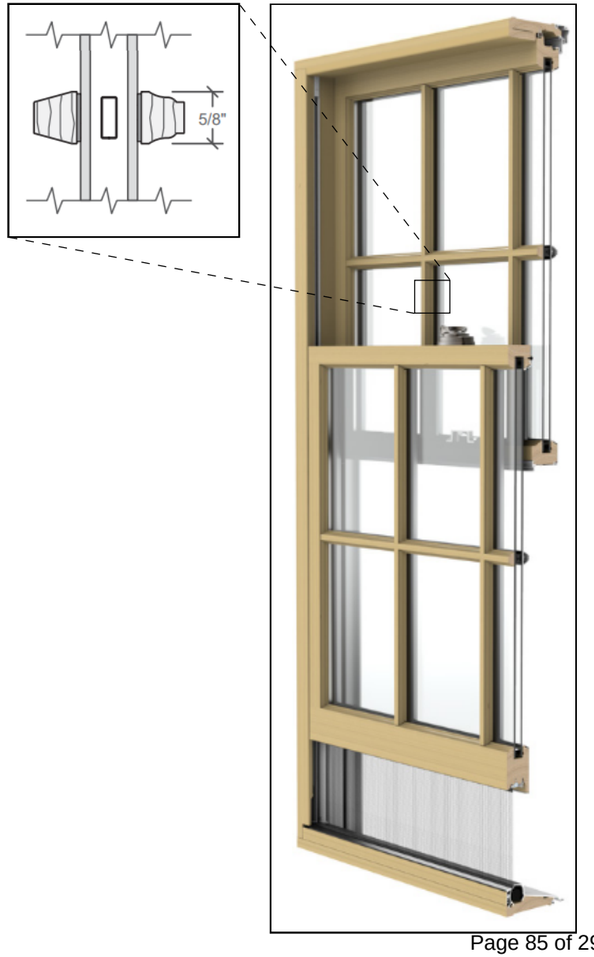
NON-HISTORIC PATIO DOORS ADJACENT TO MULTIPLE HISTORIC WINDOWS



BASIS OF DESIGN:
PELLA RESERVE TRADITIONAL
- (12) LITES WITH 5/8" GRID
- WOOD INTERIOR / WOOD EXTERIOR
- DOUBLE HUNG

SALVAGED HISTORIC BRICK
- ORIGINAL TO THE FACTORY
- ATTIC STOCK ON-HAND
- GROUT TO MATCH EXISTING
- ROWLOCK SILL TO MATCH EXISTING





1009 3rd Avenue N. Suite 200 | Nashville, TN 37201 PHONE (615) 244-9620 | FAX (615) 365-3234

3.27.2025

Owner:
Holladay Properties
David Click

Project: Building 1 – Alteration of Non-Historic Doors & Patio

Design Narrative:

The scope includes the removal of non-historic doors along the front façade of Building 1 and their replacement with windows that better match the directly adjacent historic windows. Salvaged brick from The Factory is on-hand and will be used to in-fill below the sill. Both the rowlock sill and grout color are to match the existing conditions.

Additionally along the front façade, I am proposing the removal of the non-historic, wood patio. Once removed this area will receive landscaping that restores the appearance to a more historically accurate condition.

Additional information and photographs can be found within this submittal.

Thank you,



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

File #: 21-0408

DATE: April 2, 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 (New And Refaced) At 232 5th Ave. N.; Jason Collins, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the reface of three existing signs and installation of one new wall sign.

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

PROJECT INFORMATION:
COF Project Number:8759
Applicant: Jason, Collins, Weber Bros Juice, LLC.
Owner: Jason, Collins, Weber Bros Juice, LLC.

BACKGROUND:
232 5th Avenue North is located in the local Franklin Historic District and is part of a gateway entrance into historic downtown Franklin. The site features a ca. 1965 non-contributing commercial building that has had a series of alterations completed in the past.

The applicant is seeking a retroactive Certificate of Appropriateness for the refacing of existing signage and installation of one new wall sign on the site. The existing signage includes one wall sign on the front façade, one wall sign on the left façade, and one monument sign in front of the building. A COA was issued for the signage in 2014 that featured a dark background with lighter lettering. In addition to the previously approved signage, a new wall sign has been installed on the right façade. The signage is not able to be administratively approved for the refacing of the existing signage as it does not meet the recommended colorway, and it features a white background with dark lettering. Additionally, it is recommended that commercial buildings have a maximum of three signs, and the current total is four signs.

Refaced Signage:
The three signs that have been refaced appear to maintain the same locations, sign area size, and structures. However, the colorway has been inverted, now featuring a white background with darker

lettering. The previous signage maintained a dark background with light lettering and aligned with the Design Guidelines.

The Guidelines recommend the following:

- Maximum of 3 colors, with a darker background color than the lettering. Use muted colors that complement the façade, although vibrant colors can be considered as an accent.

As the colorway does not meet the recommendations of the Guidelines, the refaced signage is not appropriate in light of the Guidelines.

The applicant has compiled a number of examples of signage along Hillsboro Road that feature an array of colors and backgrounds. Many of these properties are not located within the Historic Preservation Overlay and are not subject to review or the standards of the Historic District Design Guidelines.

New Wall Sign:

A new wall sign has been installed on the right façade of the building. The dimensions of the height from grade and other specifications of the wall sign are not known. The sign features a white background with dark lettering and an accent of vibrant green.

The Guidelines recommend the following:

- 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.
- Maximum of 1 wall sign per building facade only if no band sign exists on the building.
- 9 square feet and proportionate to the building facade and other signage
- Maximum height from grade is 12 feet
- Maximum sign thickness of 2 inches and projection of 6 inches
- Maximum of 3 colors, with a darker background color than the lettering. Use muted colors that complement the façade, although vibrant colors can be considered as an accent.

Without additional sign specification information, staff is unable to provide a recommendation for the new wall sign for its size, height, thickness, and projection. However, the design of the sign and the total quantity of signs for the property do not meet the recommendations of the Guidelines for this new sign.

RECOMMENDATION:

Staff recommends denial of the refaced signage and installation of a new wall sign based on the following Guidelines:

1. Maximum of 3 colors, with a darker background color than the lettering. Use muted colors that compliment the façade, although vibrant colors be considered as an accent.
2. A commercial building should have no more than three signs unless it has more than one ground-floor retail storefront/tenant space.
3. 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.

If the Commission is to approve the signage as submitted, staff recommends the following conditions:

1. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a sign 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.


FRANKLIN
JUICE
CAFÉ


FRANKLIN
JUICE
FRANKLIN
JUICE
CAFÉ


FRANKLIN
Juice
CAFÉ
PUBLIC
PARKING
24/7
7 days a week


FRANKLIN
Juice
CAFÉ


FRANKLIN
JUICE
CAFÉ
SIZZLE AWARDS WINNER 2023
MON-FRI
SATURDAY
SUNDAY


FRANKLIN
JUICE
CAFE
CHARLES
HAWKINS CO.
FOR LEASE
4,280 SF - 0.53 Acre


Good Deal Everything
202
Million Fellow
Live Resin
Dispensary
5 Minute Parking
OPEN
Golden Yeti
FIFTH & BRIDGE
Nail Bar


STARBUCKS
LEASE
COOKE PROPERTIES
EL GUADALAJARA
MEXICAN RESTAURANT


FRANKLIN
Service & Repair
Advance
FINANCIAL 24/7
CASH LOANS
HOPE ST.
FIFTH AVE N.


Lee's ALTERATIONS
cricket
WINE & SPIRITS
DOLLAR GENERAL
Goodwill
Kroger
SUBWAY
POND
Johnson's
Lock & Key
Sakura
Sushi & Thai
FRANKLIN NAILS
615-595-7660
PAWN SHOP
SOLOMON D. GILLIAM, P.C.
PIZZA BY
SLICE
$4.00
SAKURA SUSHI & THAI
New Item
Poke Bowl
BUBBLE TEA
PARTY TRAY


WINE & SPIRITS
Papa Murphy's
PIZZA
results PT
IM & P
NORTH FRANKLIN
INTERNAL MEDICINE &
PEDIATRICS CLINIC
WALK IN CLINIC


URGENT CARE
Ascension
Saint Thomas


EL GUADALAJARA
MEXICAN RESTAURANT


TO REQUEST
GREEN
WAIT
ON
SONIC
CHEESEBURGERS
½ PRICE


Fre Jis Shoes & Boots
French's
SHOES & BOOTS

COA MEETING
HISTORIC ZONING COMMISSION
FRANKLIN JUICE CAFÉ
232 5TH AVE N.

"THE SIGNAGE WITH THE WHITE BACKGROUND DOES NOT MEET THE DESIGN GUIDELINES RECOMMENDATION AND, THEREFORE, CANNOT BE ISSUED AN ADMINISTRATIVE COA. AN OPTION WOULD BE ATTENDING AN UPCOMING HISTORIC ZONING COMMISSION TO SEEK THE COMMISSION'S APPROVAL IN SEEKING A COA. "

EMILY HUFFER COF PRESERVATION PLANNER

FRANKLIN JUICE CAFÉ
PRESERVATION AWARD - REVITALIZATION



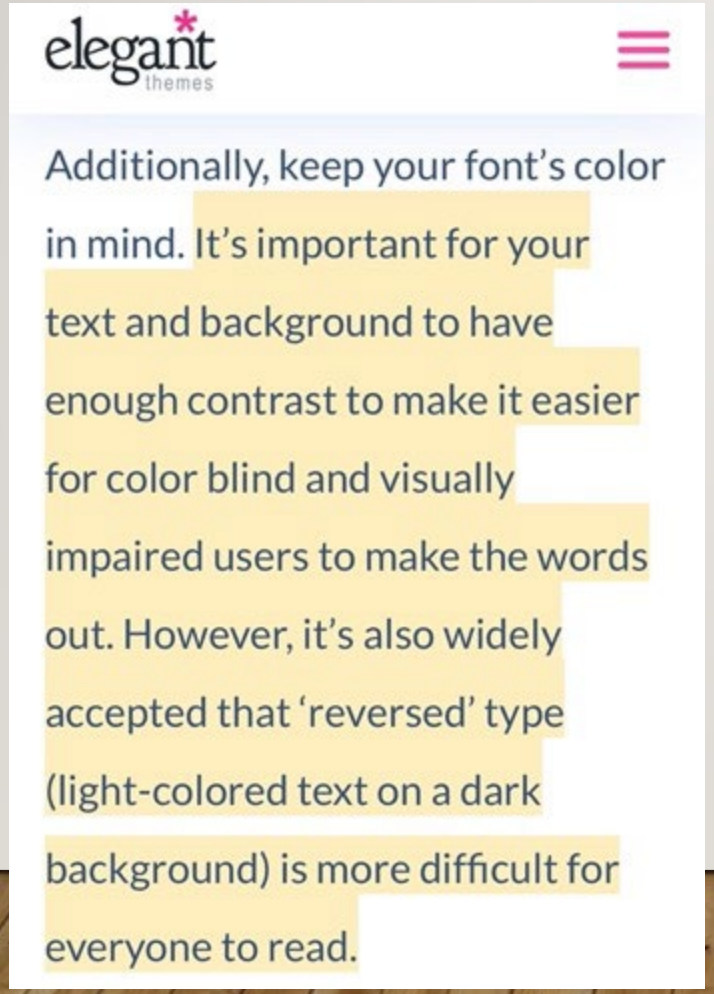


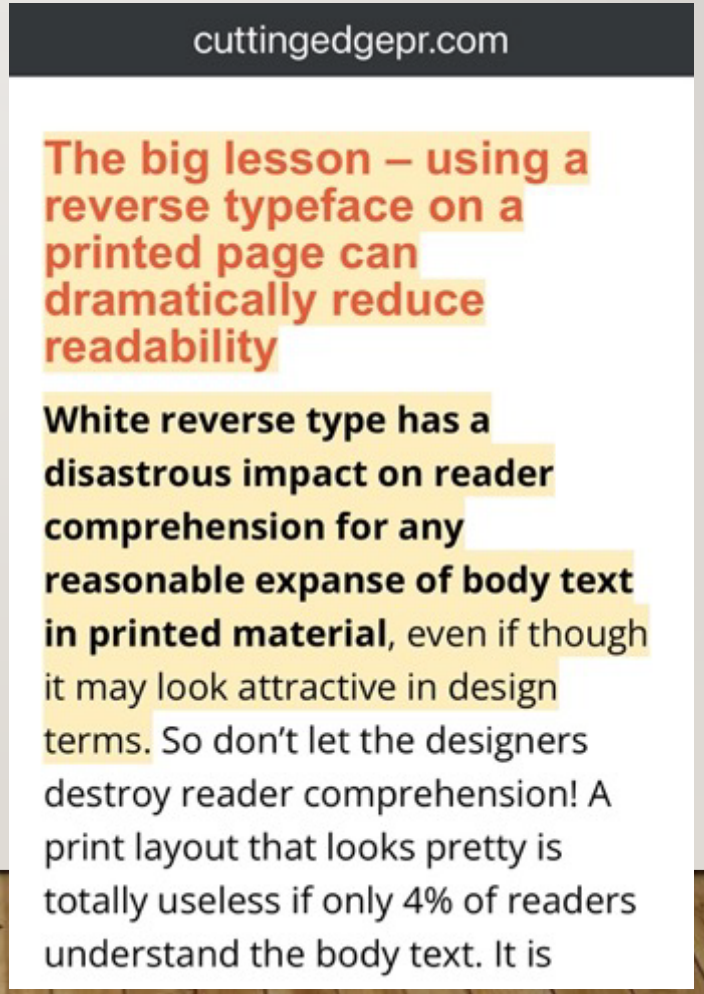
I LOVE JUICE BAR TO FRANKLIN JUICE CAFÉ DIVEST FROM FRANCHISOR





FRANKLIN JUICE CAFÉ
REVERSE FONT & SIGN VISIBILITY





FRANKLIN JUICE CAFÉ REBRANDING





ENVISION FRANKLIN







ENVISION FRANKLIN







HISTORIC OVERLAY





HISTORIC OVERLAY







File #: 21-0403

DATE: April 2, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of New Construction (Principal) At 246 Myles Manor Ct.; Jeff Castor, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of a new principal building at 246 Myles Manor Ct.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: New Residential Buildings
Chapter 7: Fences, Walls, and Retaining Walls

PROJECT INFORMATION:
COF Project Number: 8647
Applicant: Jeff Castor
Owner: Mark Spivey

BACKGROUND:
The subject lot is a corner lot that fronts Winslow Road and Myles Manor Court. This lot is vacant and a new principal building is proposed to be constructed. The proposed home is influenced by the Craftsman style. The lot on the corner of Winslow Rd. and Myles Manor Ct. has a unique topography, with significant grade changes across the site. The block of homes located on Myles Manor Ct. were constructed in the mid-1990s and were not in the Historic Preservation Overlay at the time of construction. This applicant has come to three previous Design Review Committee meetings and was deferred during the November 2024 Historic Zoning Commission meeting. Feedback has been incorporated from the most recent Design Review Committee meeting in March 2025.

Placement and Orientation:
The proposed setbacks show a 31’ setback from Myles Manor Ct., a 15’ and 20’ setback from Winslow Rd., and a 25’ rear setback along the rear shared driveway. The established front setback is the setback of existing buildings on the same block face, but no closer to the front lot line than the closest adjacent building and in no case less than 10 feet. This front setback requirement is applicable to the setback on Myles Manor Ct. and Winslow Rd. as this is a corner lot and has two front yards. The established side setback is 7’ and the setback along the rear shared driveway is 20’. The established setback that is recorded for Myles Manor Ct. is 31’, and for Winslow Road, it is

recorded to be 25’. The applicant attended the March 2025 Design Review Committee to discuss the placement of the building and incorporated feedback into this rendition. During the Design Review Committee meeting, it was addressed that a building with a 25' setback would create a form that is narrow and not traditional in the neighborhood or district.

The Guidelines recommend the following:

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

This corner lot is unique in its size and has different required setbacks along each street frontage to align with the existing average setbacks of the streets. Along Myles Manor Court, the average front setback of the homes is recorded on the plat at 31'. The proposed building will align with the existing non-historic buildings that face historic Jasmine Grove and meets the required setback. Along Winslow Road, the recorded setback on the plat is 25’ feet, which is the average setback of the existing buildings along this street. The proposed placement offers a unique solution to create a building location that is compatible with both streets and creates a placement that allows for a more compatible form with the surrounding historic buildings. However, the proposed placement does not meet the required setbacks set forth by the Zoning Ordinance and would need to receive a variance to be permitted to be located as proposed.

Building Form:
The proposed building will utilize a cross gable and an inset rear extension. The front facade will read as a one-and-a-half-story, brick Craftsman-inspired building. The massing, scale, size, and proportions of the front façade on Myles Manor Ct. is consistent and compatible with this block face. The massing of the left elevation, which will be highly visible, utilizes material changes, roof breaks, and wall breaks to be more sensitive to the surrounding historic buildings on the Winslow Rd. block face. With these implemented in the design, the new construction will read more as additions over time along Winslow Road. While the roof breaks and drops in height from the front gable to the rear of the house assists in reducing the height of the building to be more compatible with the surrounding historic buildings, the building reads as a two-story building on this front. Because this property is a corner lot, the full side facade (75') will be displayed, but feedback has been incorporated into the design to make the building more compatabile with the nearby buildings. The rear of the building will also have a higher degree of visibility on the corner lot. The rear of the building reads as a two-story building. The right elevation will be the least visible and uses material changes and an inset to create a compatible form. The roof form has been simplified to reflect the forms seen on other residential buildings in the district. While garages are commonly detached in this area and the Guidelines recommend that garages appear detached, an alley is located at the rear of the property which limits the ability to construct a detached garage. The floor-to-ceiling heights have not been provided in this application submittal.

The Guidelines recommend the following:

- Design the massing, size, scale, and proportions of new residential buildings to be compatible with nearby historic buildings.
- Design new residential buildings to complement rather than detract from the character of the historic district.

- Make new buildings compatible with adjacent building floor-to-ceiling heights. Appropriate heights for new construction range from eight feet to ten feet

The massing, size, scale, and proportions are compatible with surrounding historic buildings and do not detract from the character of the historic district.

Size:
The proposed footprint of the building has a 29% lot coverage and is appropriately sized within the recommended 35% lot coverage maximum.

Building Height:
The lot is unique and has a change in grade that is not common. The proposed height of the building fronting Winslow Rd. is 32'-9". The average height along Myles Manor Ct. is 36'. The proposed height of the building at the rear of the building fronting Winslow Rd. is 28". The average height of this block face is approximately 25'6" and the recommended height maximum with the 10% allowance is 28'.

The Guidelines recommend the following for height:

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

The proposed heights along Myles Manor Ct. and Winslow Rd. are appropriate. The applicant has incorporated feedback to transition the height from the front of the building along Myles Manor Ct. to the front along Winslow Rd. to be more sensitive and compatible with its surroundings.

Roof:
The proposed roof form utilizes a cross-gable form, gable extension, and hipped roof form. The form is simple and appropriate in comparison to the neighboring historic roof forms. Four different roof pitches are proposed: 3:12, 5:12, 10:12, and 12:12. The roof pitches of the architectural style of a Craftsman are typically between 4:12 to 8:12, but accent roofs of 12:12 are seen in this style as well. As proposed, the roof form and pitches are appropriate.

Porches, Stoops, Decks, & Porte Cocheres
The front porch will utilize a simple, 12" square column and railing. The material of the porch elements was not specified. A recessed covered porch is proposed at the rear of the building. The Guidelines recommend the following for porches:

- Design porches and stoops to continue the rhythm of these elements on a street.
- Use wood porch elements. Brick or metal may be considered if appropriate to the architectural style of the building.
- Design rear or side porches to be subordinate in character to the front porch

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

Foundations:

The proposed foundation is a brick material and is compatible with those seen on neighboring historic buildings. The foundation level is delineated through brickwork. The foundation level will be delineated at the front of the building, where the primary material is brick, with a brick rowlock water table. At the rear of the building, a sloping rowlock brickwork detail is proposed and aligns with the band of bricks found at the front of the building.

The Guidelines recommend the following:

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

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

Materials and Exterior Finishes
The proposed building will be clad in brick and cementitious siding with an asphalt shingle roof. The brick will be a lighter color variation of brick. The siding will be a smooth cementitious siding with a 5” reveal in a neutral color. The roof will be a composition shingle roof.

The Guidelines recommend the following:

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

The proposed materials are appropriate and compatible with the materials found in the district. The exterior finishes complement the character of the surrounding district.

Details and Ornamentation:
The proposed building does not propose to utilize elaborate detailing or ornamentation, but utilizes architectural details such as brickwork, simple columns, a decorative bracket over the garage, and features to relate to the craftsman-inspired style with a modern interpretation.

The Guidelines recommend the following:

- Use decorative details and ornamentation in a manner similar to those on historic buildings in the district. A modern interpretation of a historic detail is encouraged.

- Avoid decorative detail that competes with, overpowers, or negatively impacts nearby historic buildings.

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

Entrances:
A six-lite with one-panel door is proposed for the front entrance on Myles Manor Ct. No sidelights or transoms are proposed, but a brick header is proposed and aligns with the elements on the front of the building. At the rear of the building, there is a pedestrian entrance next to the garages. The entrance is a punched opening in the brick and utilizes a simple wood door. Behind this gate is an entrance to the building under the covered porch.

The Guidelines recommend the following for entrances:

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

The entrances appear to be appropriate. The entrance at the rear of the building into the covered porch is located at the rear of the building but will be highly visible. The material specifications of the doors have not been provided at this time.

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

The Guidelines recommend the following:

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

The full height of the windows proposed in the courtyard cannot be determined at the time of this review due to the slope and wall depicted in the renderings, but should maintain the height of the

windows seen on the right elevation in the basement. Window specifications have not been provided in the application.

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

The Guidelines recommend the following:

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

The proposed chimney is appropriate.

Gutters & Downspouts:
The utilization of a half-round gutter is in keeping with the Craftsman architectural style and would be appropriate.

Retaining Wall and Wall:
A wall is proposed around the courtyard on the left elevation that fronts Winslow Rd. The wall will stair-step into a retaining wall towards the front of the building. The wall will be at the perimeter of the property line. The material of the wall will be brick.
The Guidelines recommend the following:

- 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.
- Use brick or stone for exterior cladding for retaining walls. Select materials that are similar in scale, texture, color, and form to those historically used in the district and that are compatible with the principal building.
- 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 total heights of the wall are unknown, but must meet the Zoning Ordinance. However, the wall appears to be appropriate in the context of the district and site. Brick walls exist in the neighborhood and in the Franklin Road Historic District.

RECOMMENDATION:
Staff recommends approval of the new principal building construction with the following conditions:

1. This COA is subject to approval of a variance by the Board of Zoning Appeals for the proposed setback along Winslow Rd.

2. The windows must have a historic profile and return to the Preservation Planning staff for approval prior to a building permit.
3. The fence/wall height must meet the heights permitted in the Zoning Ordinance. The height must be submitted to Preservation Planning staff during the building permit submittal.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. 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:
Shanna McCoy, Zoning Administrator:

- There is a discrepancy between the final plat and site plan included within this submittal. The plat indicates the total lot square footage is 8,981. The site plan indicates the total lot square footage is 9,148.
- All easements must be shown on the plot plan. There are easements indicated on the plat that are not shown.
- As shown, the house will be encroaching into the required 25' setback on Winslow. Staff will not be able to approve this plan unless a variance is granted.
- A separate building permit submittal will be required for the pool.















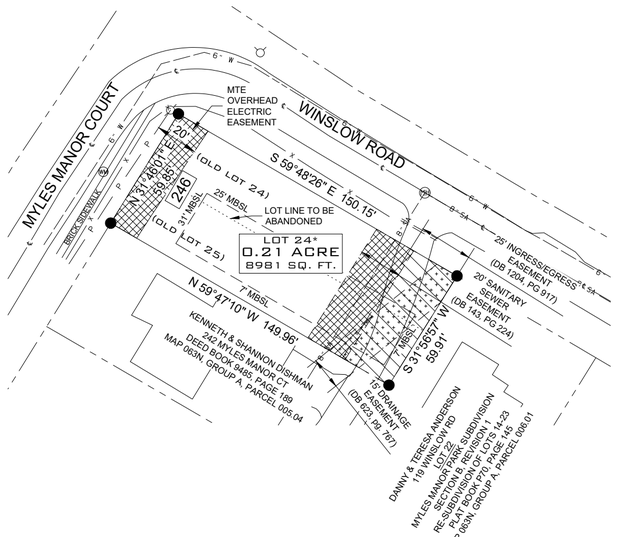


IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

0 50 100 150

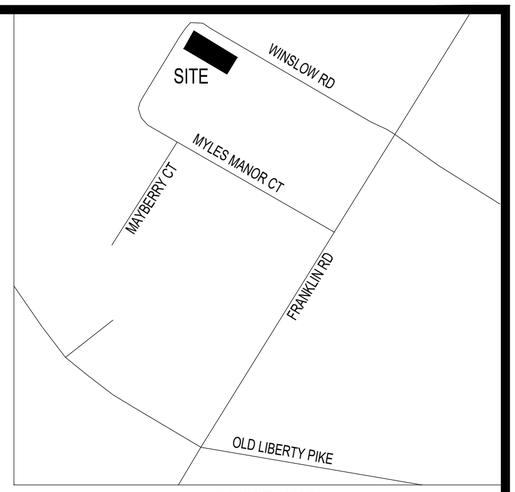
SCALE 1" = 50'

TN SPCS NAD 83



LEGEND

- IRON PIN FOUND
- WM WATER METER
- UTILITY POLE
- SM SEWER MANHOLE
- FIRE HYDRANT
- STREET CENTERLINE
- 8" SA SANITARY SEWER LINE
- X FENCE LINE
- P P OVERHEAD POWER LINE
- 6" W WATER LINE



VICINITY MAP
(NOT TO SCALE)

MTEMC Signature

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date

Middle Tennessee Electric Membership Corporation

Certificate of Approval of Streets, Drainage, Sidewalks, and Green Infrastructure

I hereby certify that:

A. The streets, drainage, sidewalks, and green infrastructure designated in _____ Subdivision have been installed in accordance with City specifications, or

b. A performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, $_____ for sidewalks, and $_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department — Date

City of Franklin, Tennessee

Certificate of Approval of Subdivision Name, Street Names, and Addressing

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency — Date

City of Franklin — Date

Certificate of Approval of Water and Sewer Systems

I hereby certify that:

A. The water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or

B. A performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department — Date

City of Franklin, Tennessee

Certificate of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary — Date

Franklin Municipal Planning Commission

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 31st day of May, 2024.

Surveyor — 2-20-2025 — Date

Certificate of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 9496, Page 811, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property.

Owner — Date

PARKLAND IMPACT FEE
1 unit x $4,304 = $4,304
DUE AT FINAL PLAT

* - DENOTES CRITICAL LOT FOR DRAINAGE DUE TO THE LACK OF EXISTING DRAINAGE INFRASTRUCTURE IN THE VICINITY. THIS LOT SHALL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH ANY FUTURE BUILDING PERMIT SUBMITTAL DETAILING IMPERVIOUS LOT COVERAGE AND MEANS OF LIMITING STORM WATER RUNOFF ONTO ADJACENT PROPERTIES.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO FORMALLY COMBINE LOTS 24 & 25 OF MYLES MANOR PARK SUBDIVISION INTO A SINGLE BUILDABLE LOT.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT(S) 24 & 25 SHOWN ON THE FINAL PLAT ENTITLED "MYLES MANOR PARK SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 100, R.O.W.C.
3. BEARINGS AS SHOWN ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
4. SUBJECT PARCEL: MAP 063N, GROUP A, PARCEL 005.00. THE TOTAL ACREAGE OF THE SUBJECT PROPERTY IS 0.21 ACRE.
5. SUBJECT PROPERTY LOCATED IN THE 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
6. PROPERTY IS ZONED: R-4, RESIDENTIAL 4 DISTRICT, CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY.
7. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY, AND IS SHOWN IN THE AREA ZONE X AS SAID TRACT PLOTS BY SCALE ON FEMA FIRM MAP NUMBER 47187C0211H ON THE FLOOD INSURANCE RATE MAPS FOR CITY OF FRANKLIN, TENNESSEE (EFFECTIVE DATE DECEMBER 20, 2024).
8. LOT SHALL CONFORM TO ALL REQUIREMENTS OF THE "FRANKLIN ZONING ORDINANCE".
9. WITHIN NEW DEVELOPMENTS AND FOR OFF SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
10. UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
11. THE CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
12. THE CITY OF FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE FOR ANY DRIVEWAY CROSSINGS.
13. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
14. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
15. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
16. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
17. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
18. MINIMUM BUILDING SETBACK REGULATIONS FOR ZONE R-4 ARE AS FOLLOWS:
    FRONT - AVERAGE SETBACK OF EXISTING BUILDINGS ON THE SAME BLOCK FACE, BUT NO CLOSER TO THE FRONT LOT LINE THAN THE CLOSEST ADJACENT BUILDING, AND IN NO CASE LESS THAN 10 FEET
    SIDE - 7'
    REAR - 20'
    FOR CORNER LOTS, THERE ARE TWO FRONT SETBACKS AND TWO SIDE SETBACKS
    MINIMUM BUILDING SETBACKS FOR THE SUBJECT PROPERTY ARE AS FOLOWS:
    FRONT - 31' (ALONG MYLES MANOR COURT), 25' (ALONG WINSLOW ROAD)
    SIDE - 7'
    REAR - 20'
19. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
20. THERE IS TO BE A 40' MTE EASEMENT ON ALL OVERHEAD ELECTRIC LINES AND A 20' EASEMENT ON ALL UNDERGROUND ELECTRIC LINES.
21. ANY UNUSED SANITARY SEWER SERVICE MUST BE TERMINATED AT THE MAIN LINE TEE AND IS THE FINANCIAL RESPONSIBILITY OF THE PROPERTY OWNER.

PROJECT
24-1010

SHEET
1 OF 1

DATE:
20 FEB 2025

SCALE:
1" = 50'

DRAWN BY:
DSW

REVIEWER:

REVISIONS	
NO.	DATE
1	2-4-25
2	2-20-25

MYLES MANOR PARK SUBDIVISION
FINAL PLAT - SECTION B, REVISION 2 - COF # 8687
RE-SUBDIVISION OF LOTS 24&25

246 MYLES MANOR COURT
ELJACK CUSTOM HOMES, LLC - OWNER
DEED BOOK 9496, PAGE 811
PLAT BOOK 1, PAGE 100
TAX MAP 63N, GROUP A, PARCEL 005.00
WILLIAMSON COUNTY, TENNESSEE

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1859
2-20-2025

T-SQUARE ENGINEERING
SURVEY DIVISION
111 SOUTHEAST PKWY CT, FRANKLIN, TN. 37064

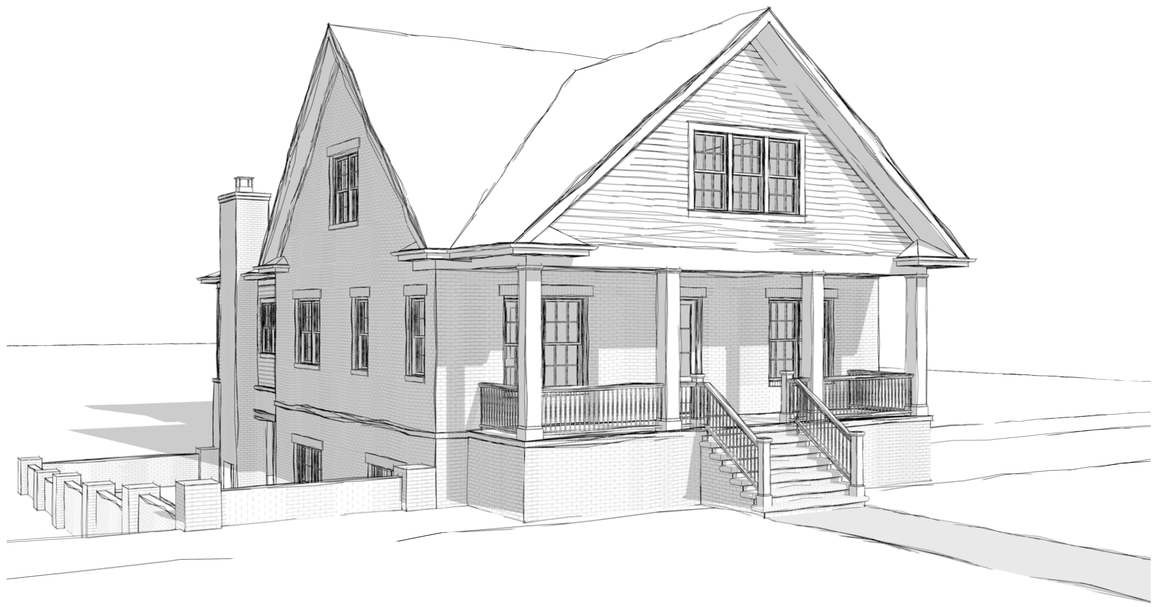


246 Myles Manor Court

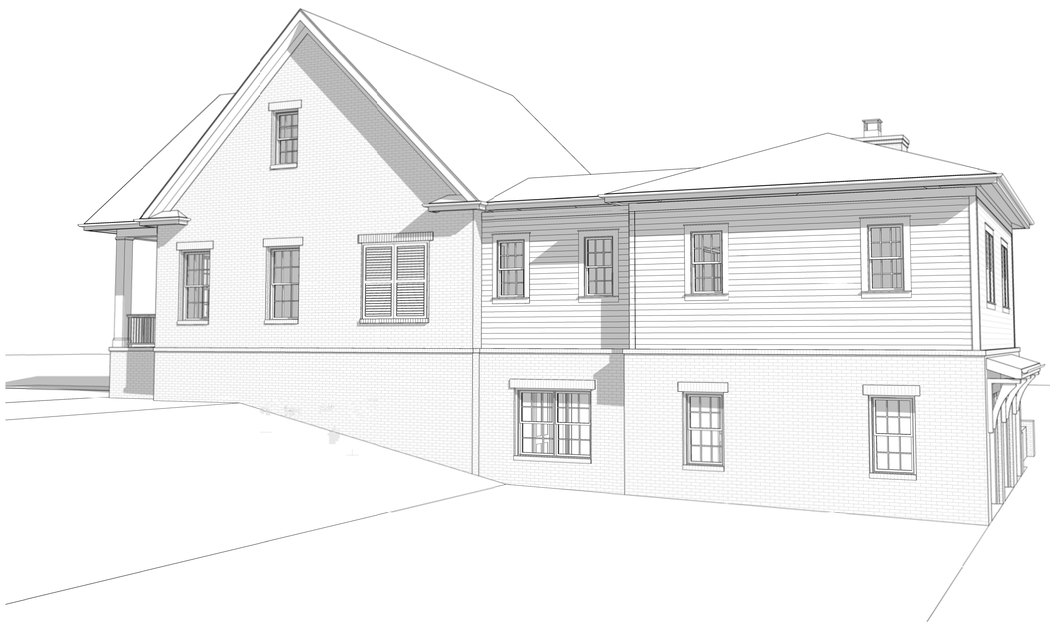
FRANKLIN, TENNESSEE

dk DESIGNS

03.26.25









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

CONCEPTUAL DESIGN
not for construction

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

Copyright © 2025 ak designs

246 Myles Manor Court

FRANKLIN, TENNESSEE

Perspectives

Revision Date:

1.	
2.	
3.	
4.	
5.	
6.	

Project Number: 24040
Date: 03.26.25
Scale:

Sheet
G001

SITE PLAN NOTES

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

DIMENSIONS: ALL DIMENSION STRINGS ARE SHOWN TO OUTSIDE FACE OF 12" BLOCK (ALLOW FOR 2" [.17'] BRICK OVERAGE WITHIN SETBACKS) AND ARE PERPENDICULAR TO PROPERTY LINES.

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

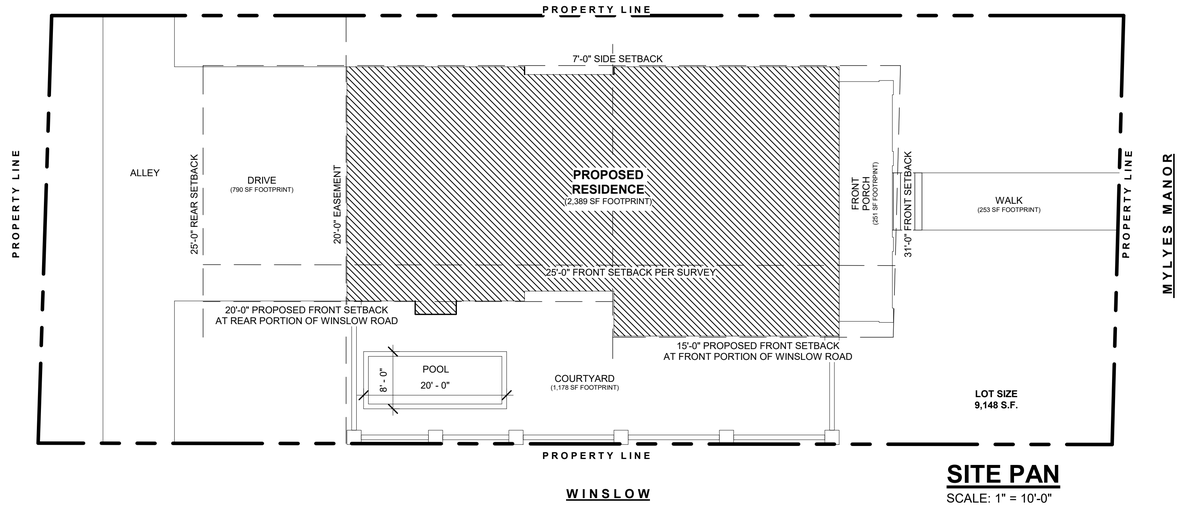
PAVING: STREET LOADED DRIVES SHALL HAVE CURB CUTS OF 12', ALLEY LOADED DRIVES SHALL BE MINIMUM 24" WIDER THAN INDICATED GARAGE DOOR. LEAD WALKS SHALL MATCH THE WIDTH OF THE BOTTOM PORCH STEP AND TAPER TO NO LESS THAN 3' AT SIDEWALK.

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

SITE CALCULATIONS

LOT SQ. FOOTAGE: 9,148 S.F.

	ALLOWABLE (40% MIN.)	PROPOSED
LANDSCAPE SURFACE AREA (S.F.)	3,659 S.F.	4,287 S.F. (46.9%)



SITE PAN
SCALE: 1" = 10'-0"

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

CONCEPTUAL DESIGN
not for construction

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

Copyright © 2025 ak designs

246 Myles Manor Court

FRANKLIN, TENNESSEE

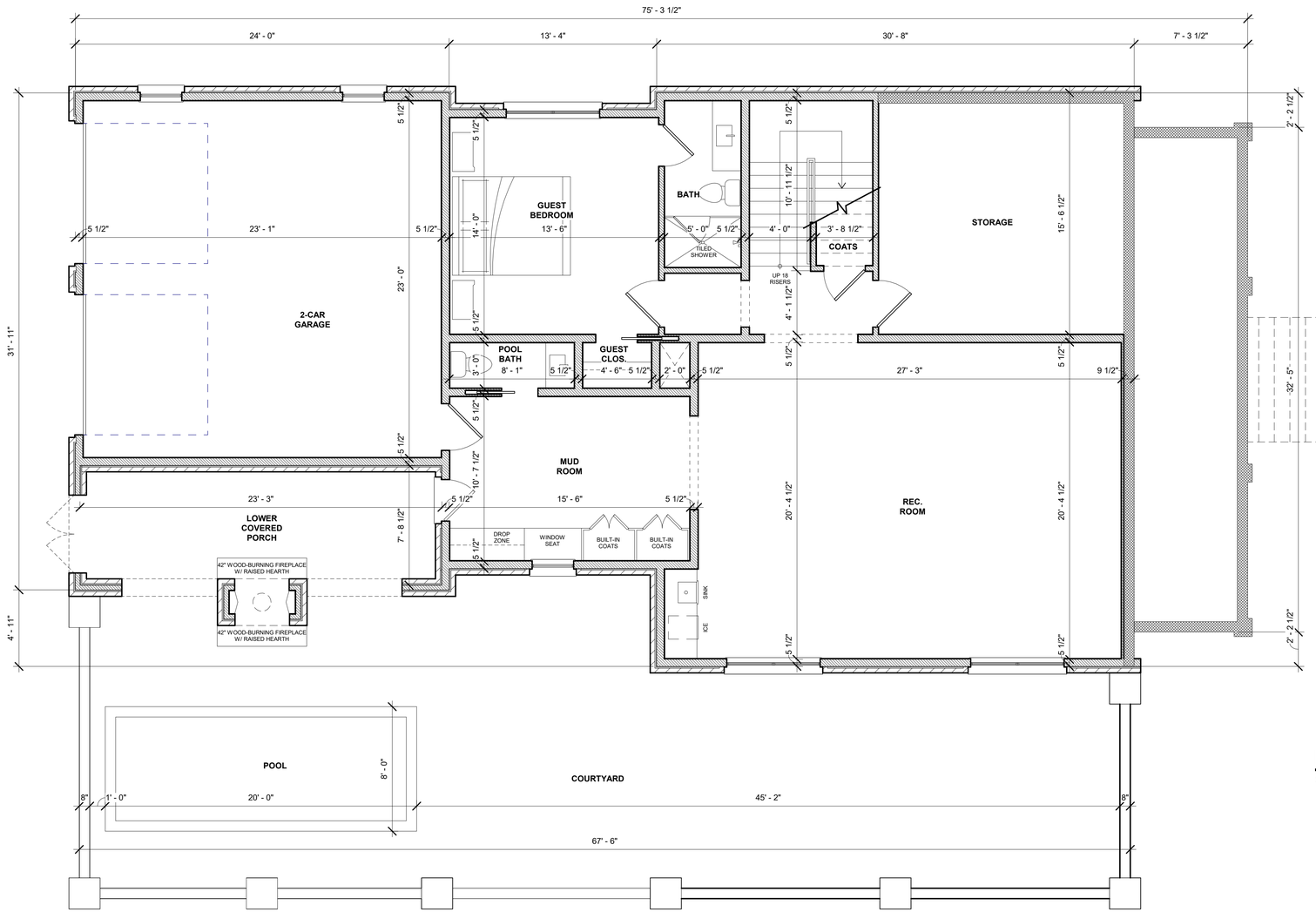
Site Plan

Revision Date:

1.	
2.	
3.	
4.	
5.	
6.	

Project Number: 24040
Date: 03.26.25
Scale: As indicated

Sheet
A001



BASEMENT PLAN

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

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

CONCEPTUAL DESIGN
not for construction

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

Copyright © 2025 ak designs

246 Myles Manor Court

FRANKLIN, TENNESSEE

Basement Plan

Revision Date:

1.	
2.	
3.	
4.	
5.	
6.	

Project Number: 24040
Date: 03.26.25
Scale: 1/4" = 1'-0"

Sheet
A101

GENERAL NOTES

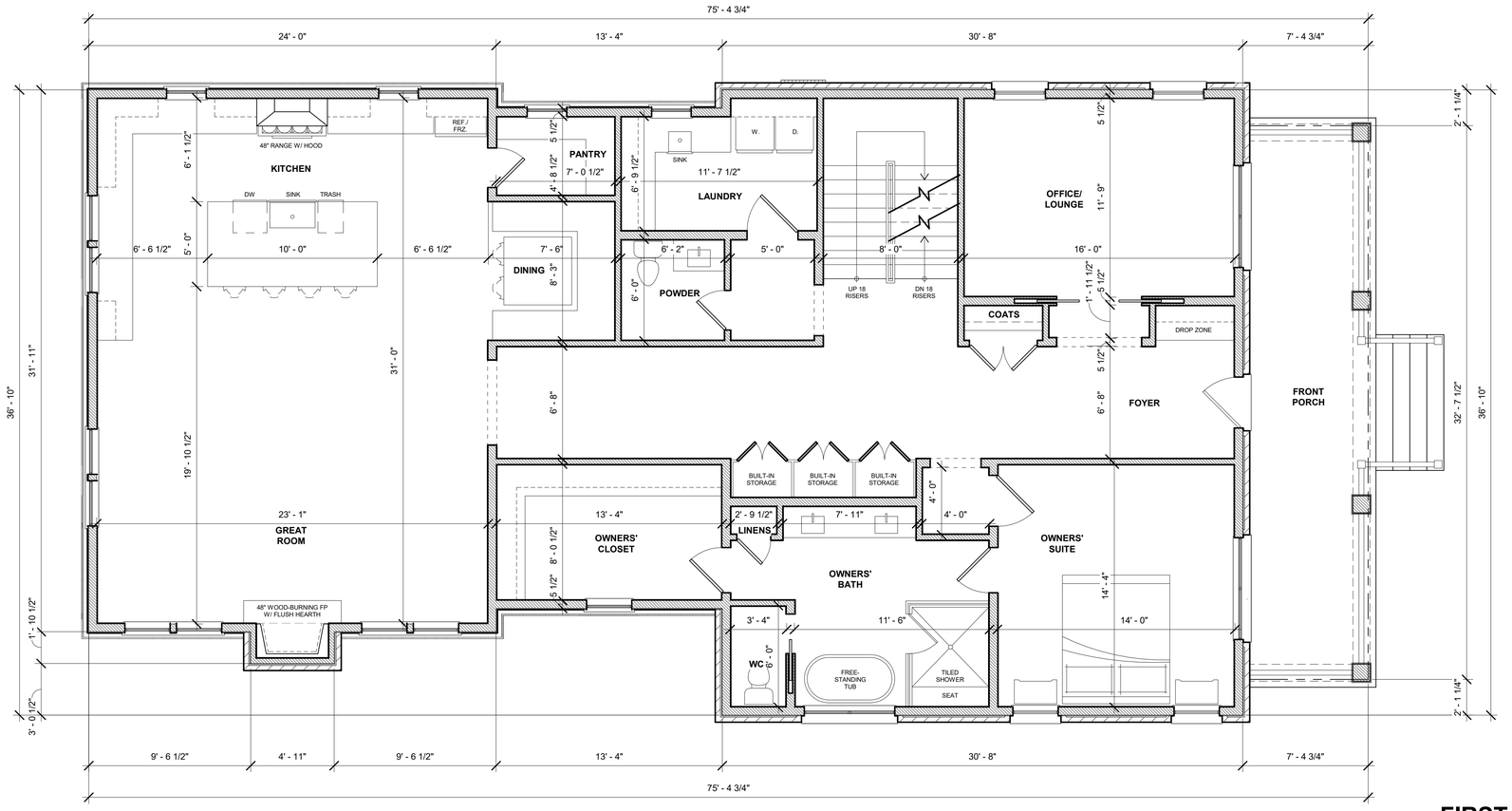
1. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITIONS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. STRUCTURAL INFORMATION WITHIN IS INTENDED FOR DESIGN CONSIDERATION ONLY.
2. CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
3. CONTRACTOR TO ENSURE ADEQUATE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

SQUARE FOOTAGE (O.F.S.)

(SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD)

HEATED	
Basement	1,188 SF
First Floor	2,298 SF
Second Floor	758 SF
	4,243 SF
UNHEATED	
2-Car Garage	564 SF
Front Porch	263 SF
Lower Covered Porch	198 SF
Unheated Storage	259 SF
	1,284 SF
TOTAL UNDER ROOF	5,527 SF

OTHER	
Courtyard	1,211 SF



FIRST FLOOR PLAN

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

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

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

CONCEPTUAL DESIGN
not for construction

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

Copyright © 2025
ak designs

246 Myles Manor Court

FRANKLIN, TENNESSEE

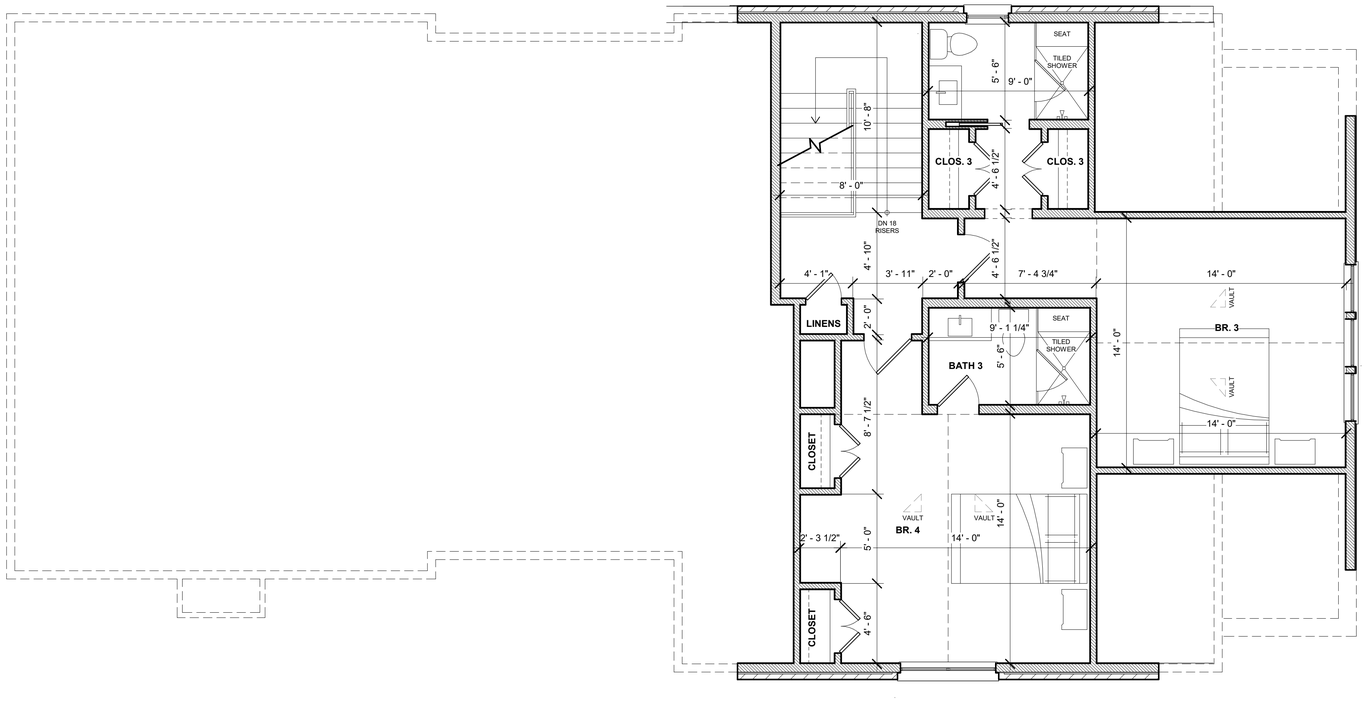
First Floor Plan

Revision Date:

1.	
2.	
3.	
4.	
5.	
6.	

Project Number: 24040
Date: 03.26.25
Scale: 1/4" = 1'-0"

Sheet
A102



SECOND FLOOR PLAN

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

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

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

CONCEPTUAL DESIGN
not for construction

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

Copyright © 2025 ak designs

246 Myles Manor Court

FRANKLIN, TENNESSEE

Second Floor Plan

Revision Date:

1.	
2.	
3.	
4.	
5.	
6.	

Project Number: 24040
Date: 03.26.25
Scale: 1/4" = 1'-0"

Sheet
A103



FRONT ELEVATION

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



LEFT ELEVATION

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

TYPICAL FLASHING APPLICATION:

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

TYPICAL INSULATION LOCATIONS:

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

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

CONCEPTUAL DESIGN
not for construction

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

Copyright © 2025 ak designs

246 Mylestyles Manor Court

FRANKLIN, TENNESSEE

Front & Left Elevations

Revision Date:

1.	
2.	
3.	
4.	
5.	
6.	

Project Number: 24040
Date: 03.26.25
Scale: 1/4" = 1'-0"

Sheet
A201



RIGHT ELEVATION

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



REAR ELEVATION

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

TYPICAL FLASHING APPLICATION:

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

TYPICAL INSULATION LOCATIONS:

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

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

CONCEPTUAL DESIGN
not for construction

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

Copyright © 2025 ak designs

246 Mylestyles Manor Court

FRANKLIN, TENNESSEE

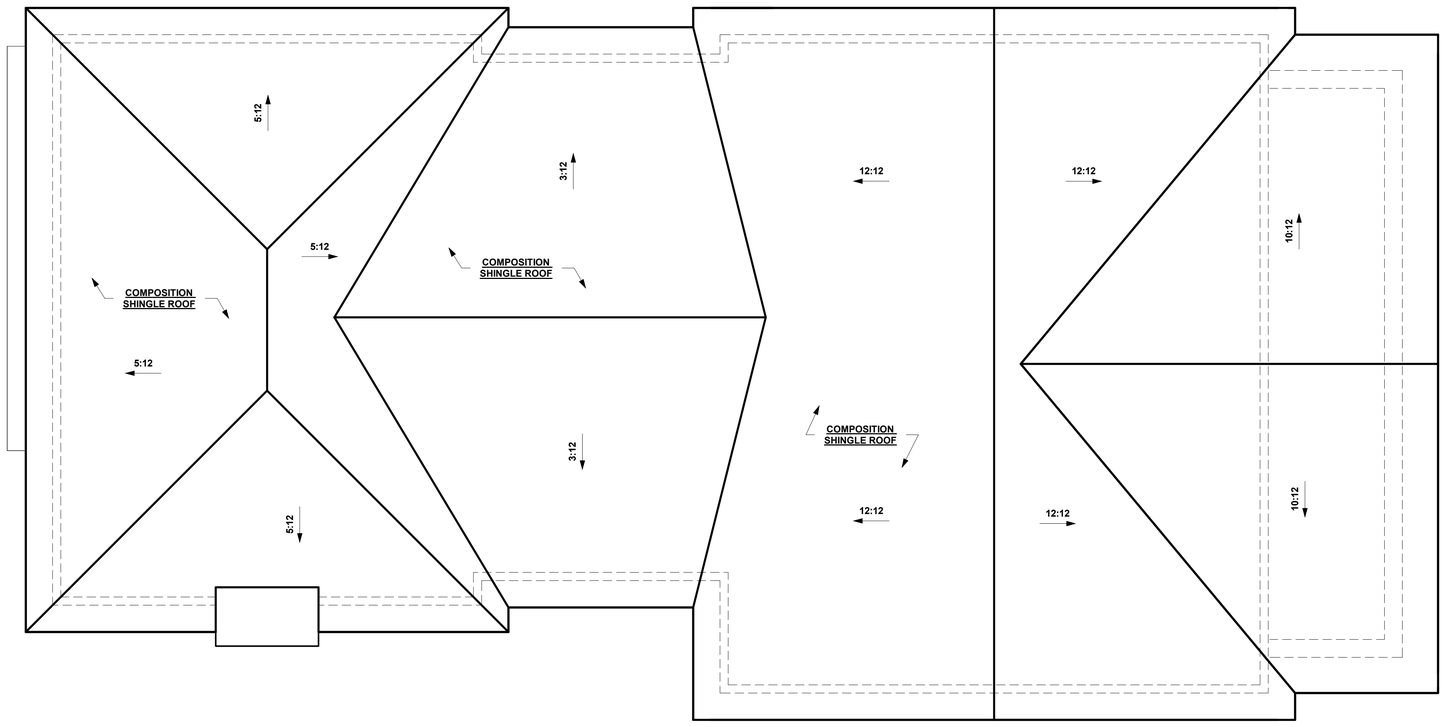
Right & Rear Elevations

Revision Date:

1.	
2.	
3.	
4.	
5.	
6.	

Project Number: 24040
Date: 03.26.25
Scale: 1/4" = 1'-0"

Sheet
A202



ROOF PLAN

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

TYPICAL FLASHING APPLICATION:

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

TYPICAL INSULATION LOCATIONS:

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

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

CONCEPTUAL DESIGN
not for construction

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

Copyright © 2025 ak designs

246 Myles Manor Court

FRANKLIN, TENNESSEE

Roof Plan

Revision Date:

1.	
2.	
3.	
4.	
5.	
6.	

Project Number: 24040
Date: 03.26.25
Scale: 1/4" = 1'-0"

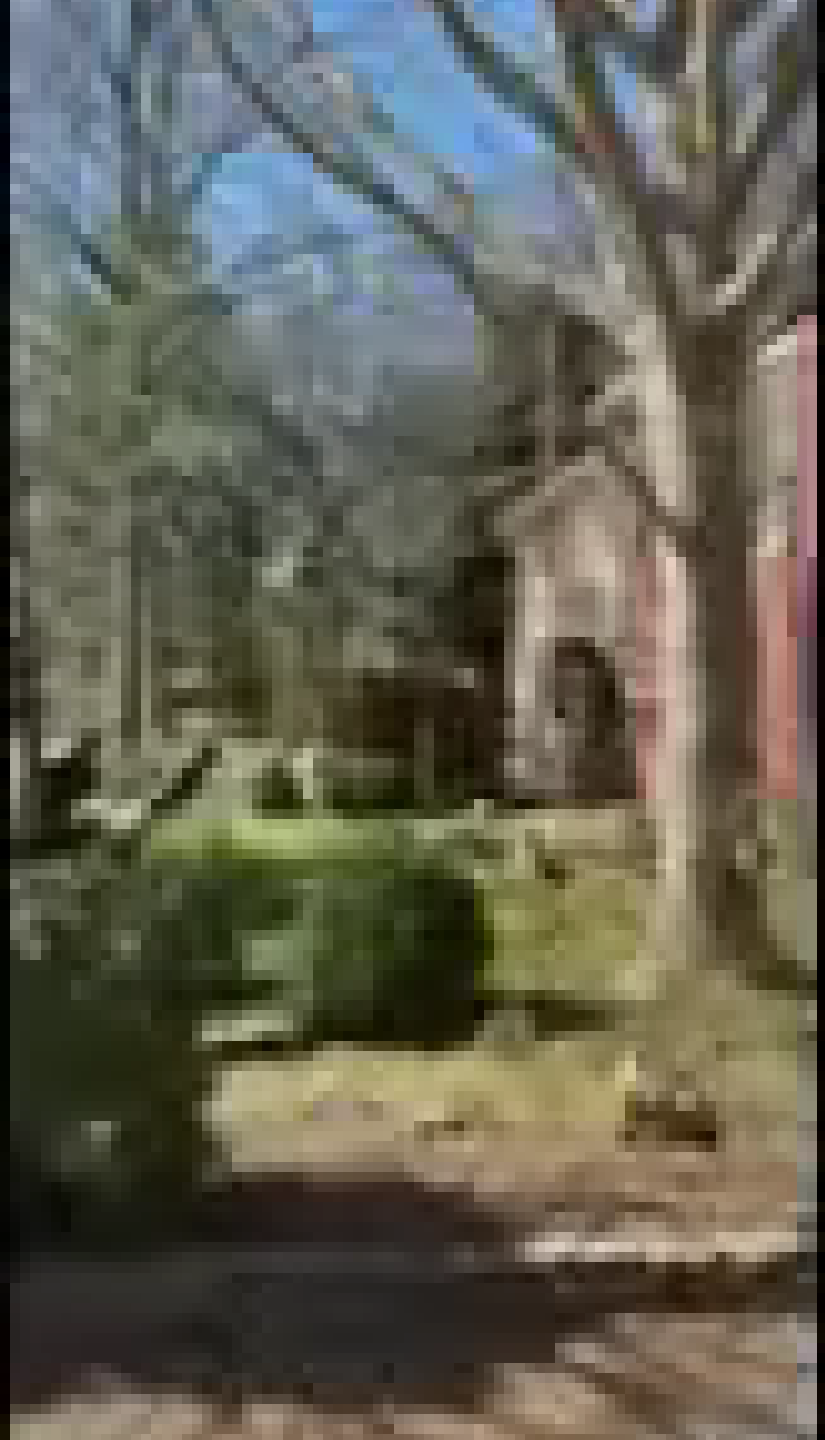
Sheet
A501


15
20
25


15'
20'
25'

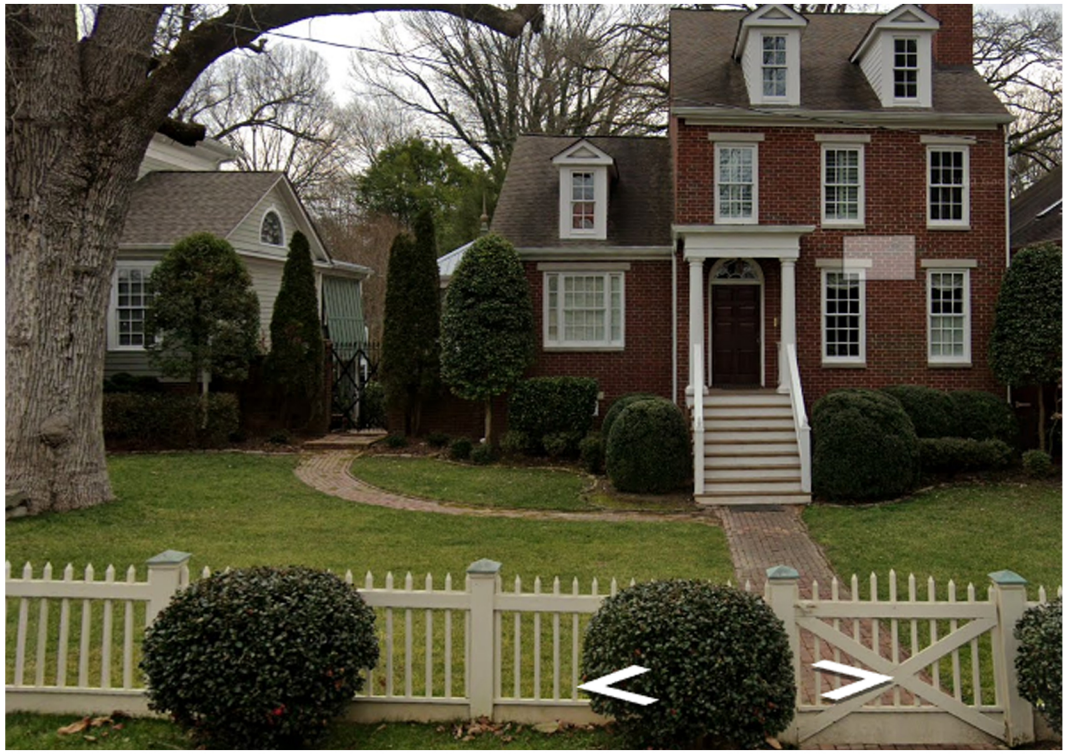












234
(APPROXIMATE 37'-0" RIDGE HT.)



230
(APPROXIMATE 30'-0" RIDGE HT.)



238
(APPROXIMATE 44'-0" RIDGE HT.)



236
(APPROXIMATE 33'-0" RIDGE HT.)



109 Winslow



111 Winslow



115 Winslow



119 Winslow

File #: 21-0404

DATE: April 2, 2025

TO: Historic Zoning Commission

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

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

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

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Residential New Construction
Chapter 6: Site and Setting
Chapter 7: Fences, Walls, and Retaining Walls

PROJECT INFORMATION:
Project #: 8681
Applicant: Michael Katsaitis
Owner: Doug Majors

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

A 1 ½ -story principal structure with an attached garage in the Craftsman style is proposed. Feedback from the October and December Design Review Committee meetings has been incorporated into the application. This item was deferred during the January 13th and February 10th Historic Zoning Commission meeting and changes have been made to the design.

Placement and Orientation:
The building will be setback from the street 27’6”, which is the calculated average of the setbacks on the block face. The building is located 10’3” from the right side yard property line, where a 7’ setback is required, and located 29’11” from the left side property line. The 10’ rear yard setback is also met. The proposed location does not make this building more prominent, does not block the view of

historic buildings, and maintains the spacing and pattern of development that is seen on the block face. The proposed placement and orientation are appropriate.

Building Form:
The building will read as a one-and-a-half-story craftsman-inspired bungalow and is consistent and compatible with the nearby historic buildings. The form of the front façade utilizes a gable design with a shed roof and a covered front porch. 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. The design of the roof has improved and become more compatible with the surrounding buildings. Notably, alterations have been made to the rear roof so that the rear roof extension will read more as a dormer. The floor-to-ceiling heights are appropriate at 10'. Garages are commonly detached in this area, and the Guidelines recommend that garages appear to be detached. A one-and-a-half-story frame garage is attached to the principal building. A portion of the garage is set behind the building, and the remainder of the garage is located in the rear plane, in a traditional location at the end of the driveway. The design has been changed to further recess the garage into the building.

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

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

Height:
The proposed height of the building is 24'-5". The height of the building has been further reduced to assist in making the building compatible with the surrounding historic buildings. The proposed height is appropriate as it is within 10% of the average of the block face. The block face average with the allowance is 28'. The height of the attached garage has been dropped to be shorter than the overall building height.

Roof:
The proposed roof form is a side gable with a shed dormer at the front of the building. As the roof form continues to the back of the building, varied elements are introduced into the form that are less simple in form, but are less visible from the public viewshed. The roof form has been altered to incorporate feedback from the last DRC meeting. The shape and complexity of the garage roof are simple and compatible with what is seen in the adjacent buildings.

The roof has various pitches throughout the form. The accentuating gables on the front façade have a pitch of 16:12. The principal roof form will have a pitch of 7:12, 4:12, and 3:12. The roof pitches of the architectural style of a Craftsman are typically between 4:12 to 8:12, but accent roofs of 12:12 are seen in this style as well. As proposed, the roof form is appropriate.

Porches, Stoops, Decks, and Porte Cochere:
A prominent porch is proposed at the front of the building. The porch is 9'-7" deep and will span the width of the front façade. A tapered column with a stone base and concrete cap is proposed. The column will be 20" at the base and taper to 14" at the top of the column. The rear porch will not be visible. The rear porch is subordinate in character and detailing to the front stoop and elements.

The Guidelines recommend the following:

- Design porches and stoops to continue the rhythm of these elements on a street.

- When designing a porch or stoop, consider the location, proportion, height, roof form, supports, steps, and ornamentation relative to historic porches or stoops in the district.
- Use simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of 12 inches in diameter. Avoid ornate milled columns, variations of Greek orders, or Craftsman style columns on porches.
- Use wood porch elements. Brick or metal may be considered if appropriate to the architectural style of the building

The use of a full-width front porch is not consistent with the rhythm of this element on the street. However, the porch's design relates to other historic porches seen elsewhere in the district. The proportion and scale of the columns are compatible with the building, but do exceed the recommended maximum size of 12".

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

Materials and Exterior Finishes:
The proposed building will be clad in lap siding. The lap siding will have a 4.5” reveal and is proposed to be in a neutral color that is in keeping with the traditional colors of a Craftsman building. The roof is proposed to be an architectural shingle roof. The dormers will utilize a black standing seam metal roof material.

The Guidelines recommend the following:

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

The specifications for the material of the siding were not included in the application but should be consistent with the Guidelines.

Details and Ornamentation:
The details and ornamentation proposed have incorporated feedback and were further simplified to not detract from the surrounding historic buildings. The nearby historic buildings are not highly ornate buildings or structures. The design incorporates details such as a skirtboard, mitered corners, and exposed rafter tails. The use of details and ornamentation as proposed relates to but does not compete with the surrounding historic buildings.

The Guidelines recommend the following:

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

The details and ornamentation have been further simplified and are compatible with the designs seen in this district. The details and ornamentation do not compete with or negatively impact the nearby historic buildings.

Entrances:
A Craftsman-style 6-lite door is proposed for the front entrance with flanking panels and transom windows. The total height of the door was not indicated, but the scaled figure indicates that the door is greater than 7' in height. On the left façade, there is a recessed entrance into the connector between the garage and the building. The door is a ¾ lite door with windows flanking on each side. On the rear of the garage, a 1/4 -lite door is proposed. At the rear of the building, a sliding glass door and a full lite door are proposed. These doors are not visible from the public right of way. The material specifications of the doors have not been provided at this time.

The Guidelines recommend the following:

- Design new doors and doorways to blend well with other historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
- Use traditional materials with appearances similar to the doors on nearby historic buildings.

The design of the doors are appropriate, however the scale of the front door is not in keeping with the entrances seen on other historic buildings on the street.

Windows:
A variety of window patterns is on the building. A six-over-one patterned window is proposed primarily on the first floor for the large windows. On the first and second story, a four-over-one patterned window is proposed. On the rear dormers, the windows appear to be casement windows with 4-lite and 6-lite patterns. On the right elevation, transom windows with an exterior panel continue the rhythm and spacing of window openings. A casing is proposed around windows where lap siding is utilized. The window is proposed to be a Sierra Pacific Aluminum Clad Window with a black finish.

The Guidelines recommend the following:

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

The proposed windows appear to be appropriate. The front, left, and right elevations maintain traditional solid-to-void ratios, spacing, and rhythm, and relate to the surrounding historic buildings and are typical of the Craftsman style. While a surround is proposed for the windows on the building, the surround should be raised. The finish of the windows is not consistent with what is seen on historic windows. A black finish on the windows is not used on nearby historic buildings.

Dormers:
A shed dormer is proposed on the front of the building. The dormer on the front façade will have a pitch of 1.5:12. The recessed dormers on the garage will have a pitch of 1:12. Feedback from the Design Review Committee meeting has been incorporated the size of the dormers on the garage

have been reduced to assist in the massing of this portion of the building.

The Guidelines recommend the following:

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

Recessed dormers are seen in nearby historic buildings and in the district. Local examples have also been provided that support the use of recessed dormers. The pitch of the dormers does not meet the recommended minimum pitch.

Chimneys:
A stone chimney is proposed at the rear of the building in the covered porch. The chimney cap will be visible from the front of the building.

The Guidelines recommend the following:

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

The proposed chimney appears to be compatible with the existing chimneys on neighboring historic buildings. The material of the chimney cap is not specified at this time.

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

Site and Setting:
A curving driveway is 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 be partially located in front of the building. The walkway from the front porch to the driveway is a simple design and configuration that is seen in the district. The width of the walkway is not known. The material of the walkway and driveway is proposed to be a permeable paver.

The Guidelines recommend the following:

- Design new sidewalks and walkways to follow historic patterns of alignment, configuration, width, and materials. The layout of new sidewalks and walkways should take placement of historic trees into consideration.
- Design driveways to follow historic patterns.
- Minimize the visual impact of parking by following historic patterns that locate parking and driveways along rear or side of buildings.

- Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.
- Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when necessary.

The walkway proposed follows a typical pattern for configuration and alignment with what is seen on nearby properties and in the district. Feedback has been incorporated into the design of the walkway to reduce this element's visual impact on the site.

Rear Yard Fencing:
A metal fence is proposed in the rear yard. The fencing will be placed in a typical location around the rear yard perimeter. The height of the fencing was not indicated in this application.

The Guidelines recommend the following:

- 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 proposed style of fencing in the rear yard is appropriate. The height should be consistent with the requirements for rear yard fencing heights as indicated in the Zoning Ordinance.

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

- Design porches and stoops to continue the rhythm of these elements on a street
- Use simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of 12 inches in diameter. Avoid ornate milled columns, variations of Greek orders, or Craftsman style columns on porches.
- Design new doors and doorways to blend well with other historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
- Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building.
- Dormer roof pitch should be at least 3:12.

If the commission were to approve this application, staff recommends the following conditions:

1. The siding shall be smooth cement or wood siding. Material specifications shall be submitted to Preservation Planning staff prior to the issuance of a building permit.
2. The door shall be traditional materials with appearances similar to the doors on nearby historic buildings. Material specifications shall be submitted to Preservation Planning staff prior to the issuance of a building permit.
3. Fence/wall height shall comply with the Zoning Ordinance.

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

MATERIAL / COLOR SELECTIONS



GRAND MANOR SHINGLE ROOF
COLOR WEATHERED WOOD



BLACK STANDING SEAM METAL ROOF

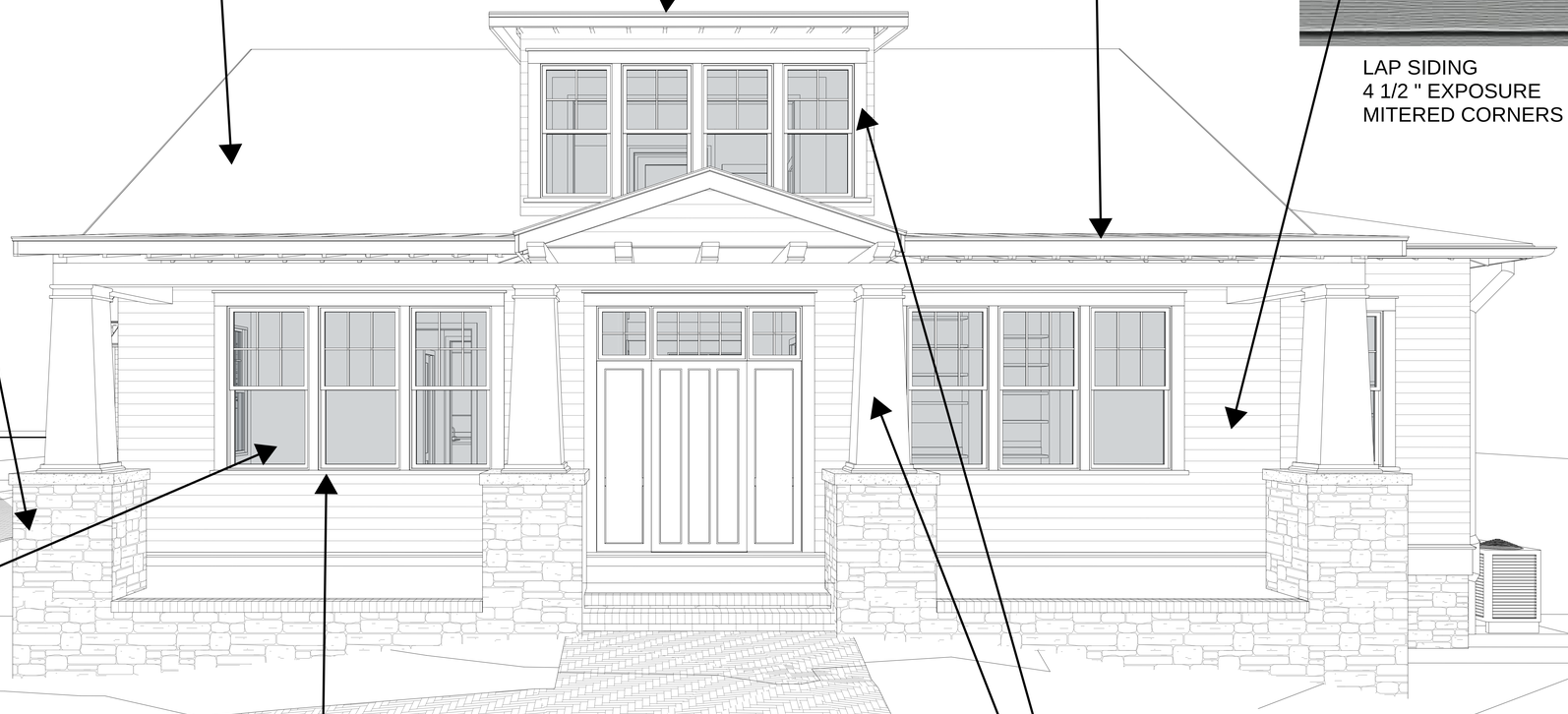
SW 0077
Classic French Gray
Interior / Exterior

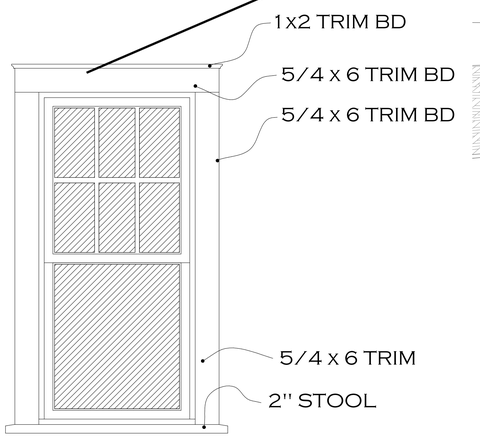


LAP SIDING
4 1/2 " EXPOSURE
MITERED CORNERS

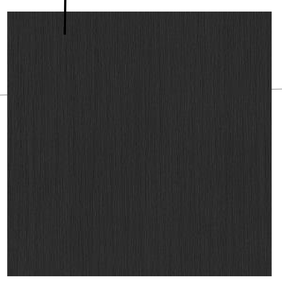


TENNESSEE GRAY LIMESTONE





Window Detail
SIERRA PACIFIC
ALUMINUM CLAD WINDOW



BLACK WINDOWS

SW 7035
Aesthetic White

WHITE TRIM & COLUMNS

115 Winslow Rd.

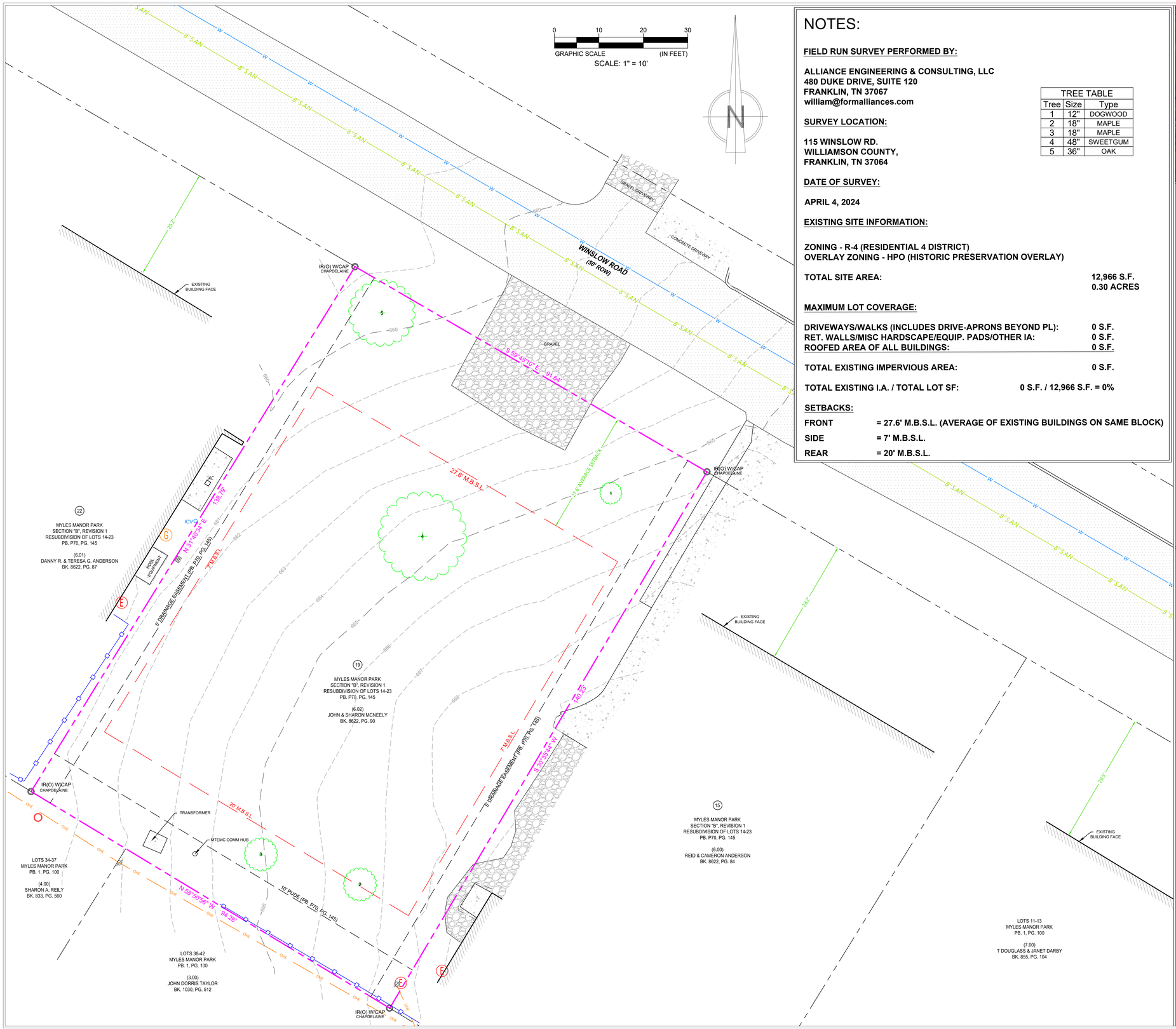
MK Studio
Architectural Designers

Historic Zoning Commission Submittal Package

03.21.2025

Index of Sheets

1: Cover
2: Property Survey
3: Existing Site
4: Neighborhood Context
5: Neighborhood Context
6: Neighborhood Context
7: Neighborhood Context
8: Inspiration Images
9: Inspiration Images
10: Architectural Site Plan
11: First Floor Plan
12: Second Floor Plan
13: Perspective View
14: Elevations
15: Elevations
16: Building Sections
17: Wall Sections



NOTES:

FIELD RUN SURVEY PERFORMED BY:

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

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

SURVEY LOCATION:

115 WINSLOW RD.
WILLIAMSON COUNTY,
FRANKLIN, TN 37064

DATE OF SURVEY:

APRIL 4, 2024

EXISTING SITE INFORMATION:

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

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

MAXIMUM LOT COVERAGE:

DRIVEWAYS/WALKS (INCLUDES DRIVE-APRONS BEYOND PL): **0 S.F.**
RET. WALLS/MISC HARDSCAPE/EQUIP. PADS/OTHER IA: **0 S.F.**
ROOFED AREA OF ALL BUILDINGS: **0 S.F.**

TOTAL EXISTING IMPERVIOUS AREA: **0 S.F.**

TOTAL EXISTING I.A. / TOTAL LOT SF: **0 S.F. / 12,966 S.F. = 0%**

SETBACKS:

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



GENERAL NOTES:

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

LEGENDS

- PROPERTY LINE
- SETBACK LINE (MBSL)
- PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)
- ELEV — MAJOR CONTOUR (EVERY 5')
- ELEV — MINOR CONTOUR (EVERY 1')
- W — UNDERGROUND WATER LINE
- 8" S.AN — 8" SEWER LINE
- FENCE LINE
- IR(O) W/CAP CHAPDELAINE — IRON ROD (IR)
- X' TREE
- ICV — IRRIGATION CONTROL VALVE
- AREA DRAIN
- E — ELECTRIC METER
- G — GAS METER
- POWER POLE
- GUY WIRE
- CONCRETE (HATCH)
- GRAVEL (HATCH)
- PAVEMENT (HATCH)

Alliance ENGINEERING & CONSULTING, LLC

© COPYRIGHT
Alliance Engineering & Consulting, LLC

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

DATE: 04-15-2024

PROJECT:
115 WINSLOW ROAD
SURVEY SITE PLAN

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

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

SHEET CONTENT:
EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY

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

REMARKS:

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

SHEET CONTENT:

C1

1" :10'

Existing Site

Vicinity Map





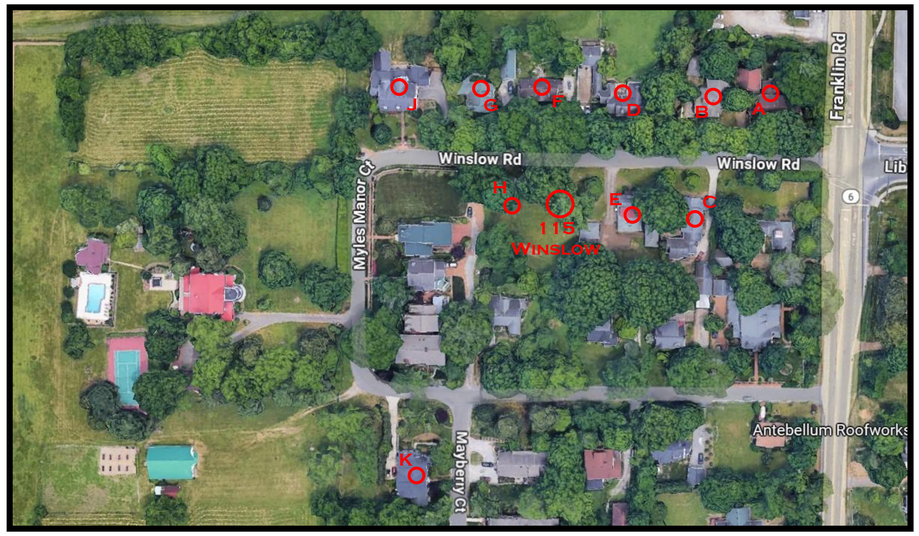


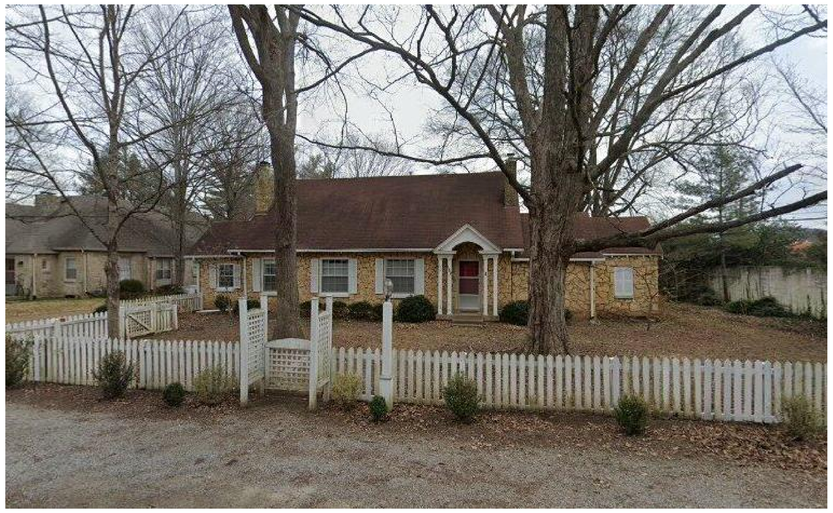


M K STUDIO
ARCHITECTURAL DESIGNERS

Neighborhood Context

Vicinity Map





A. 102 Winslow Rd.



B. 106 Winslow Rd.

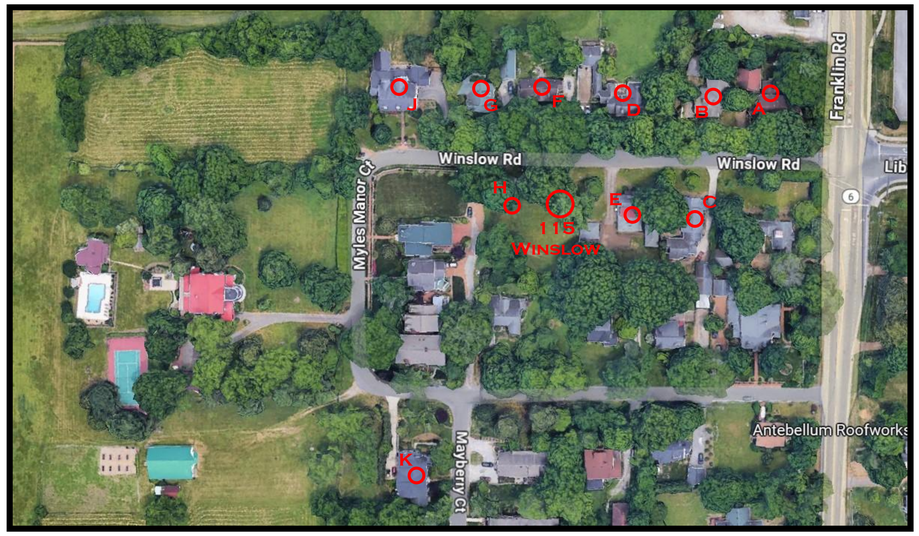


C. 109 Winslow Rd.

MK STUDIO
ARCHITECTURAL DESIGNERS

Neighborhood Context

Vicinity Map





D. 110 Winslow Rd.



E. 111 Winslow Rd.

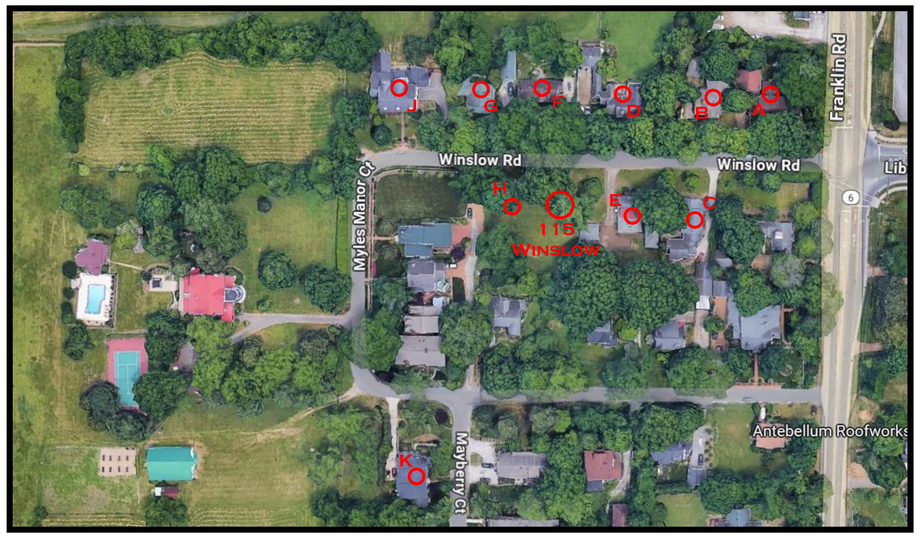


F. 114 Winslow Rd.

MK STUDIO
ARCHITECTURAL DESIGNERS

Neighborhood Context

Vicinity Map





G. 118 Winslow Rd.



H. 119 Winslow Rd.

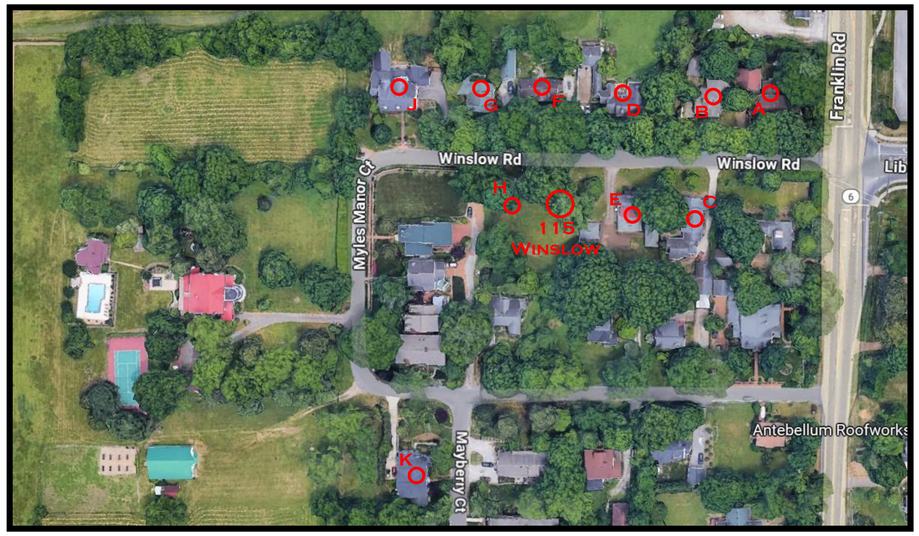


J. 122 Winslow Rd.

MK STUDIO
ARCHITECTURAL DESIGNERS

Neighborhood Context

Vicinity Map





K. 121 Myles Manor Rd.





M K STUDIO
ARCHITECTURAL DESIGNERS

Neighborhood Window Wells



110 WINSLOW RD



110 WINSLOW RD



926 FAIR ST

MK STUDIO
ARCHITECTURAL DESIGNERS

Inspiration Images



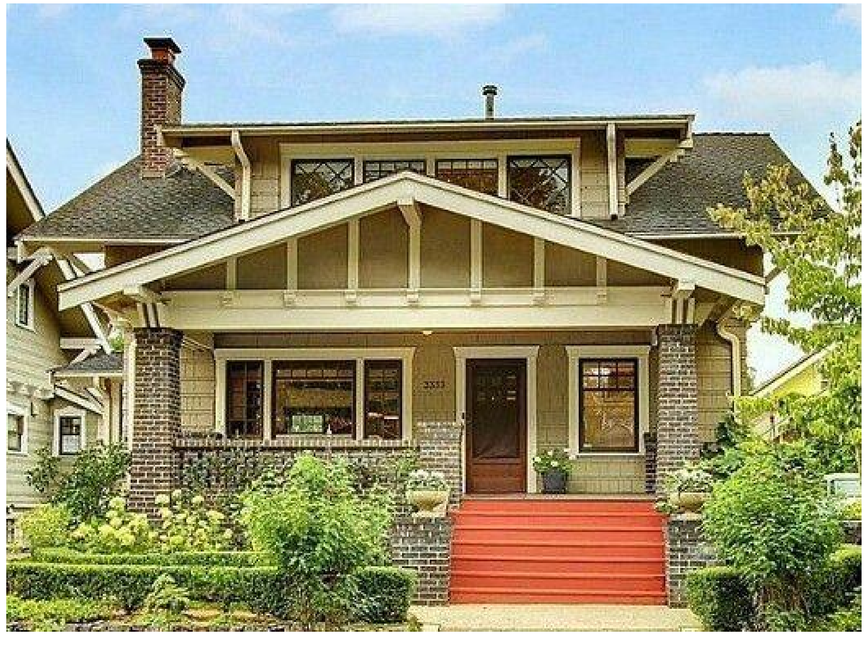






M K STUDIO
ARCHITECTURAL DESIGNERS

Inspiration Images



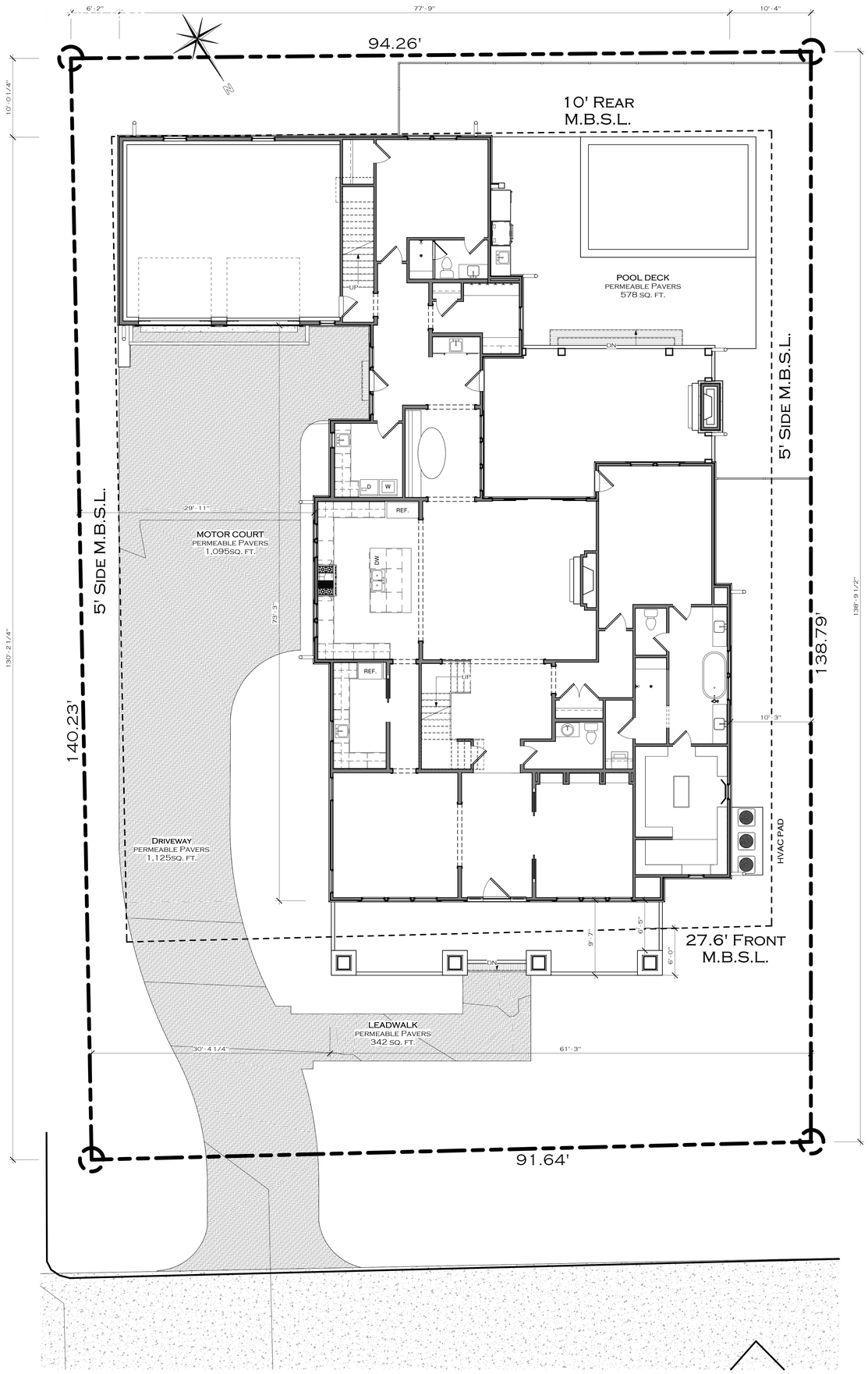






M K STUDIO
ARCHITECTURAL DESIGNERS

Architectural Site Plan



MAIN HOUSE
AREA CALCULATIONS

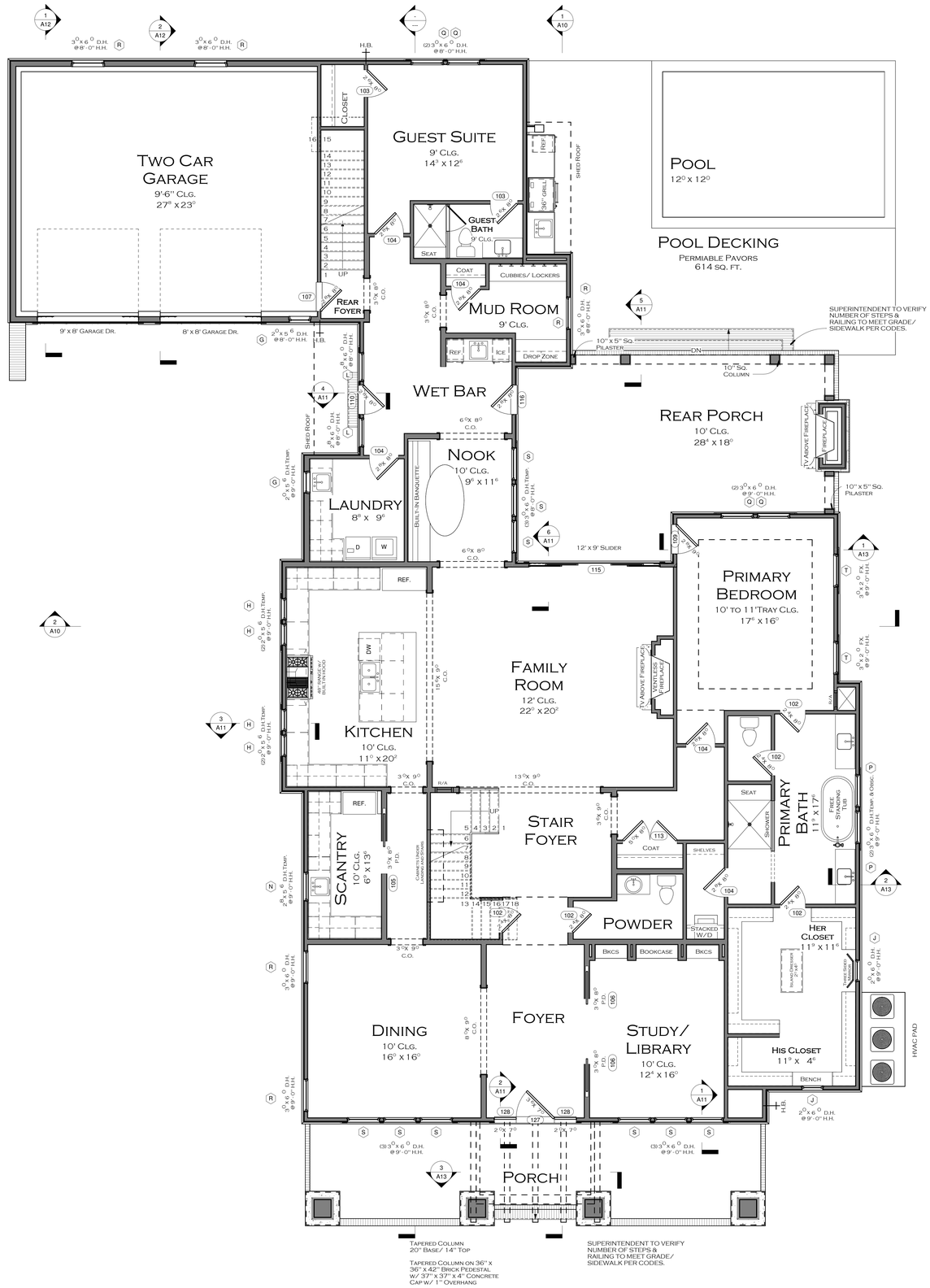
First Floor:	3,310 sq.ft.	(1)
Second Floor:	1,104 sq.ft.	(2)
TOTAL CONDITIONED	4,414 sq.ft.	
Front Porch:	204 sq.ft.	(3)
Rear Porch:	401 sq.ft.	(4)
Upper Mech./ Storage:	20 sq.ft.	(5)
Total Under Roof:	5,039 sq.ft.	

Carriage Garage
Area Calculations

Two Car Garage:	605 sq.ft.	(6)
Flex Room Above Garage:	363 sq.ft.	(7)
Flex Room Storage:	195 sq.ft.	(8)
35% of 12,973 sq.ft.=	4,540 sq.ft.	(allowed)
Total Footprint (1+3+4+6)	4,520 sq.ft.	(9)
Lot Size:	12,973 sq.ft.	
Lot Coverage:	34.84%	
LSA 40% of 12,973 sq.ft.=	5,189 sq.ft.	
Total Footprint: (K)	4,520 sq.ft.	
Pool:	240 sq.ft.	
Total Impervious Area:	4,760 sq.ft.	
4,760 sq.ft. of 12,973 sq.ft.	**LSA: 36.69%**	

MK STUDIO
ARCHITECTURAL DESIGNERS

First Floor Plan

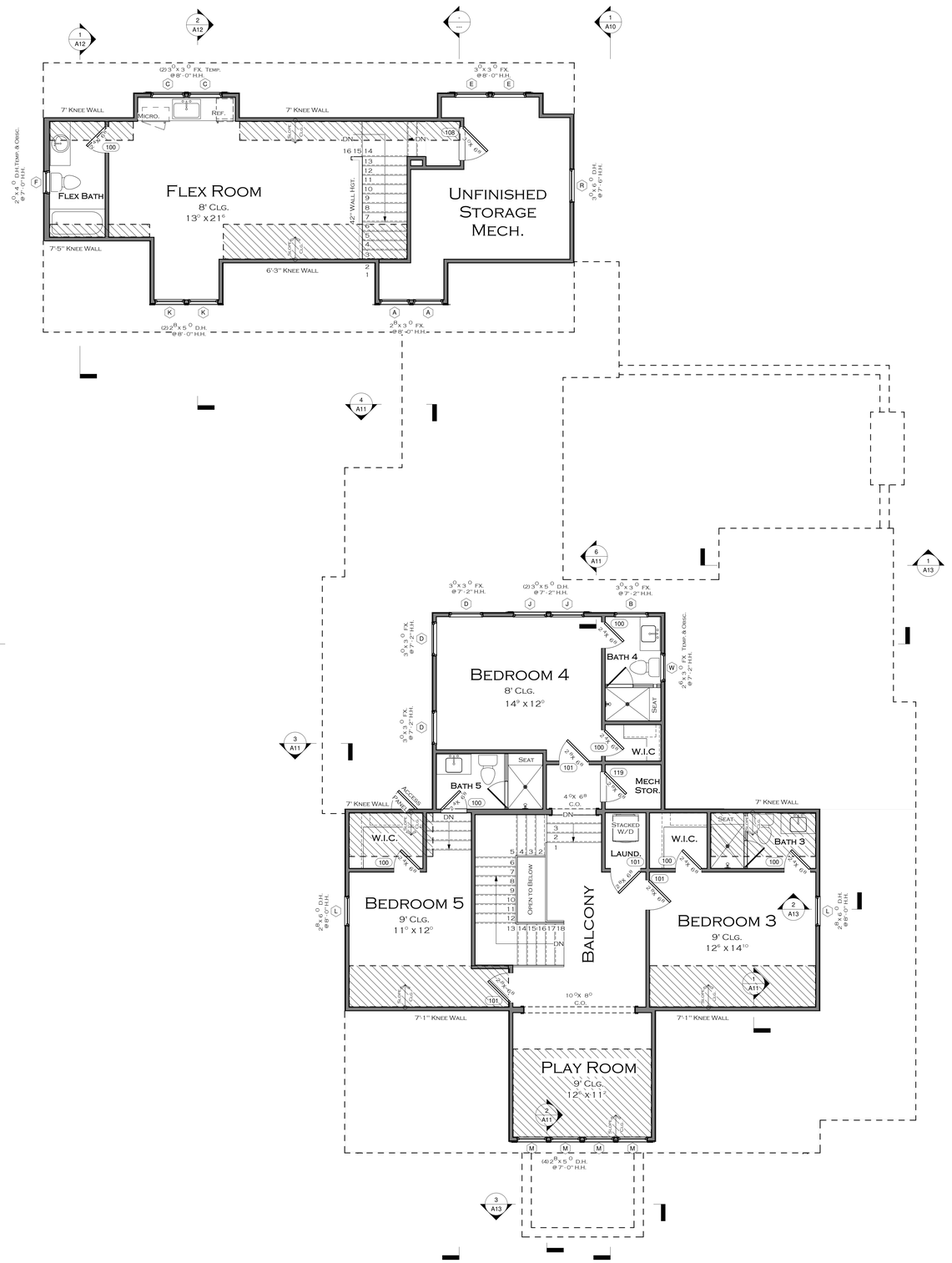


1 FIRST FLOOR PLAN
1/4" = 1'-0"

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

MK STUDIO
ARCHITECTURAL DESIGNERS

Second Floor Plan

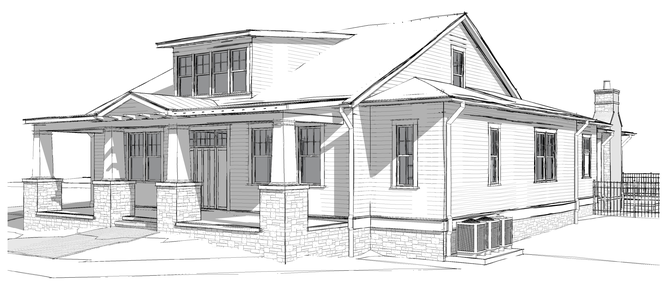


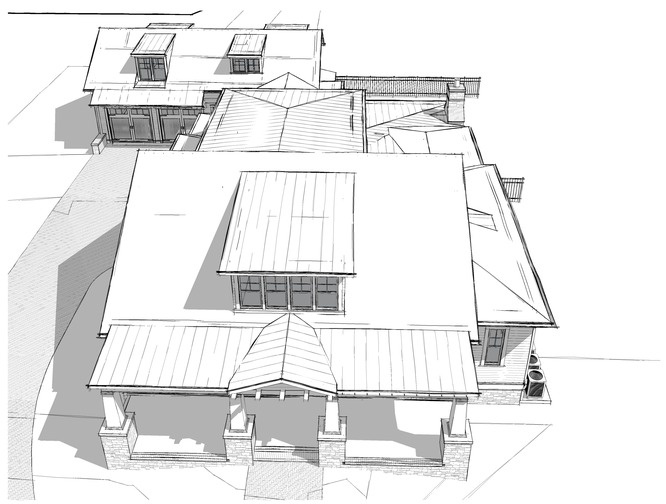
1 SECOND FLOOR PLAN
1/4" = 1'-0"

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

MK STUDIO
ARCHITECTURAL DESIGNERS

Perspective views

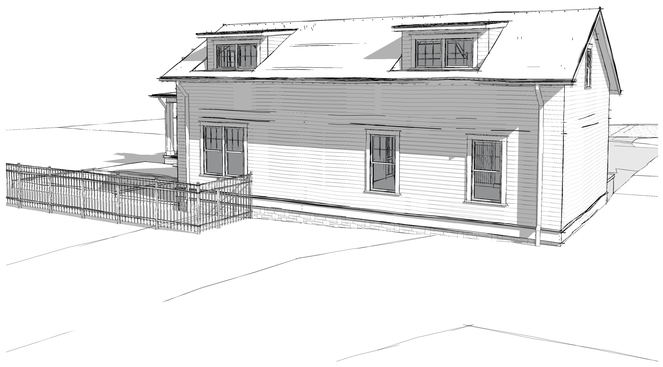


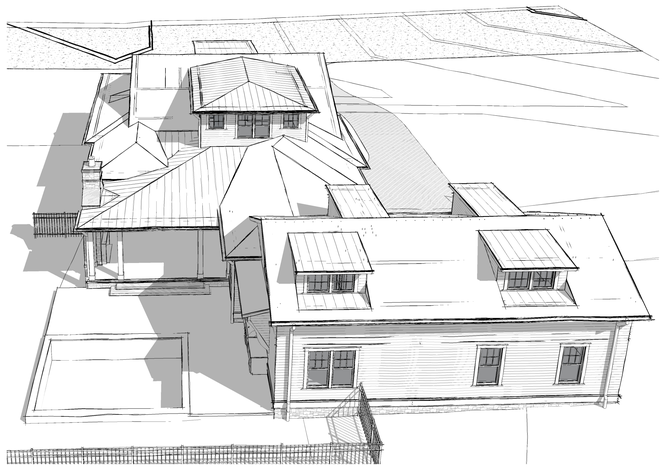












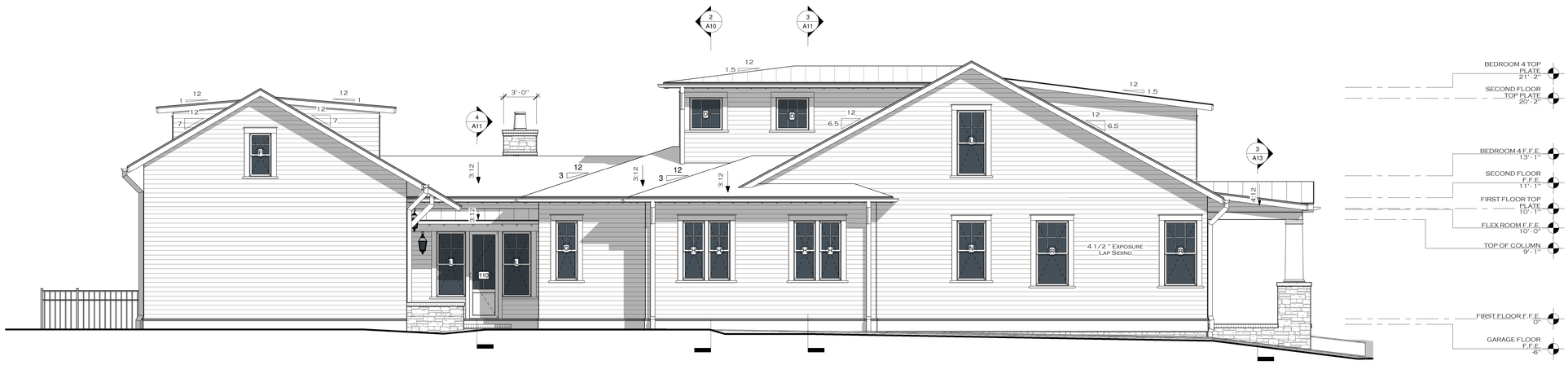


M K STUDIO
ARCHITECTURAL DESIGNERS

Exterior Elevations



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

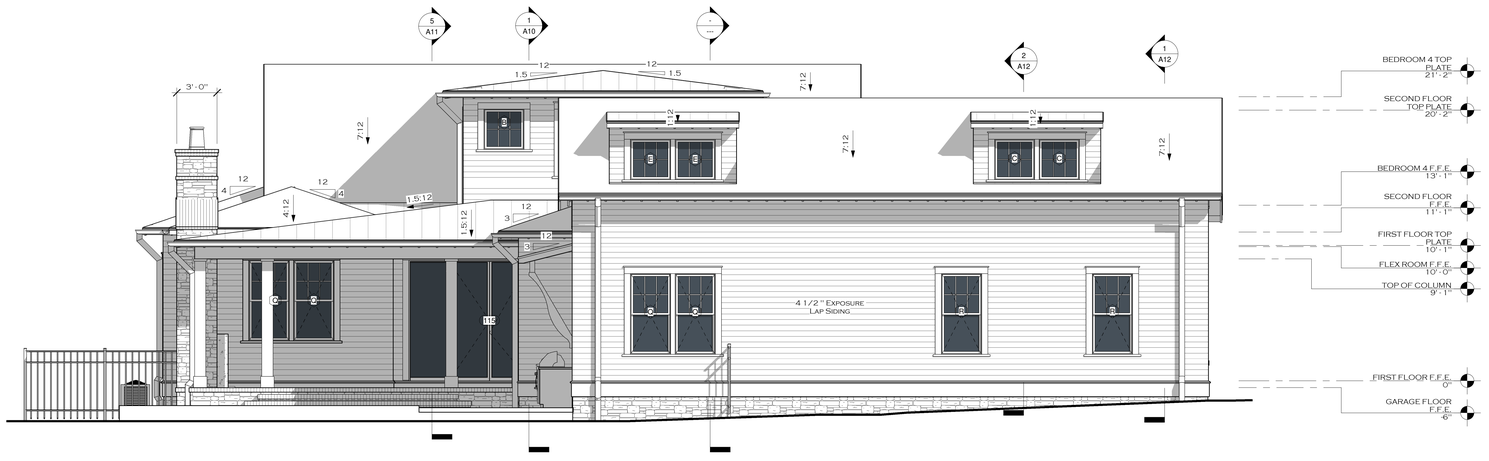


2 LEFT ELEVATION
1/4" = 1'-0"

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

MK STUDIO
ARCHITECTURAL DESIGNERS

Exterior Elevations



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



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

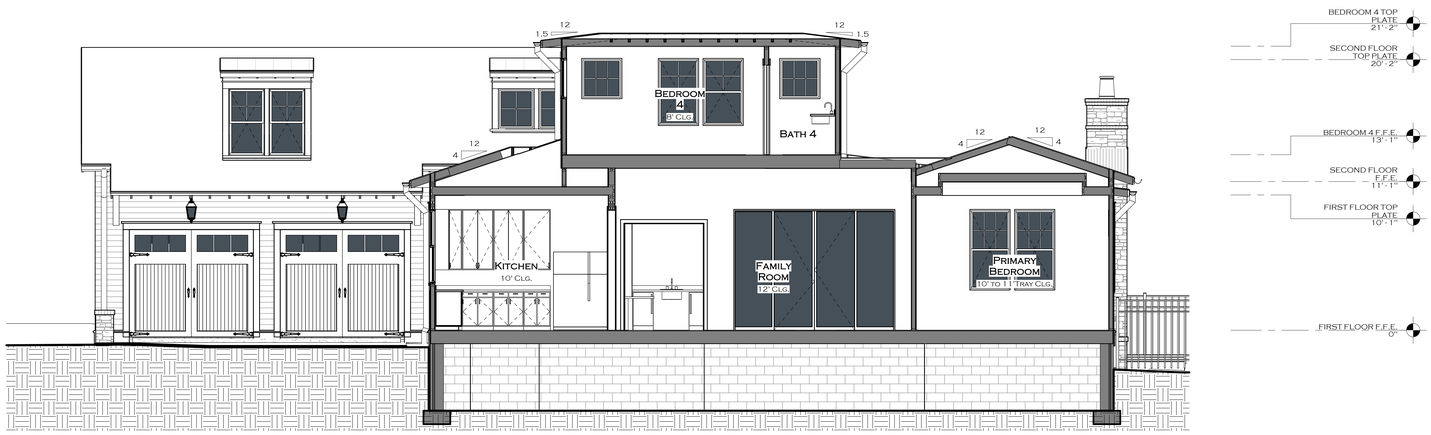
0 2' 4' 8'
0 2'
1/4" = 1'-0"

MK STUDIO
ARCHITECTURAL DESIGNERS

Building Sections



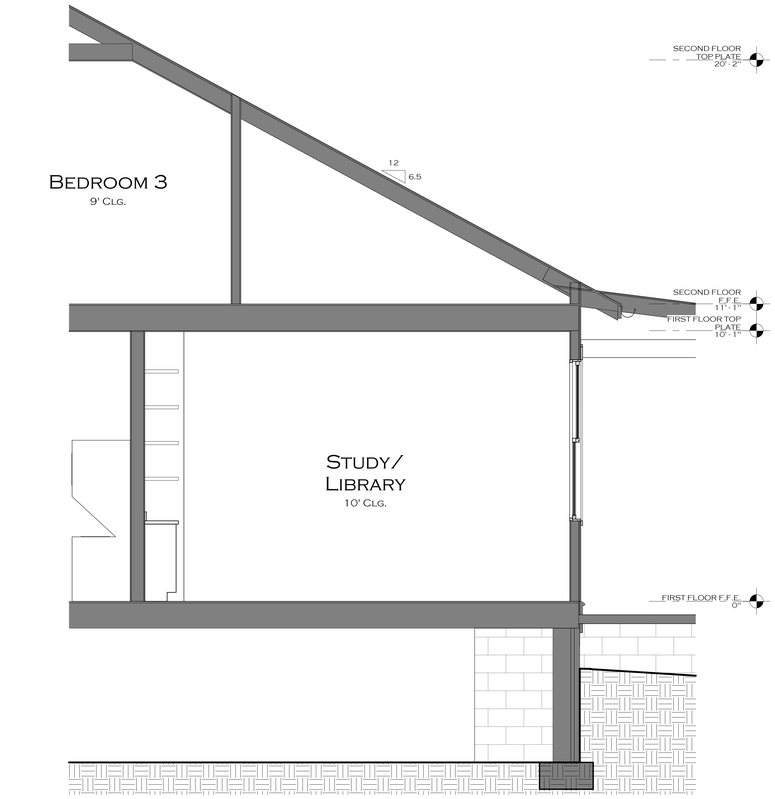
1 Building Section 1
1/4" = 1'-0"



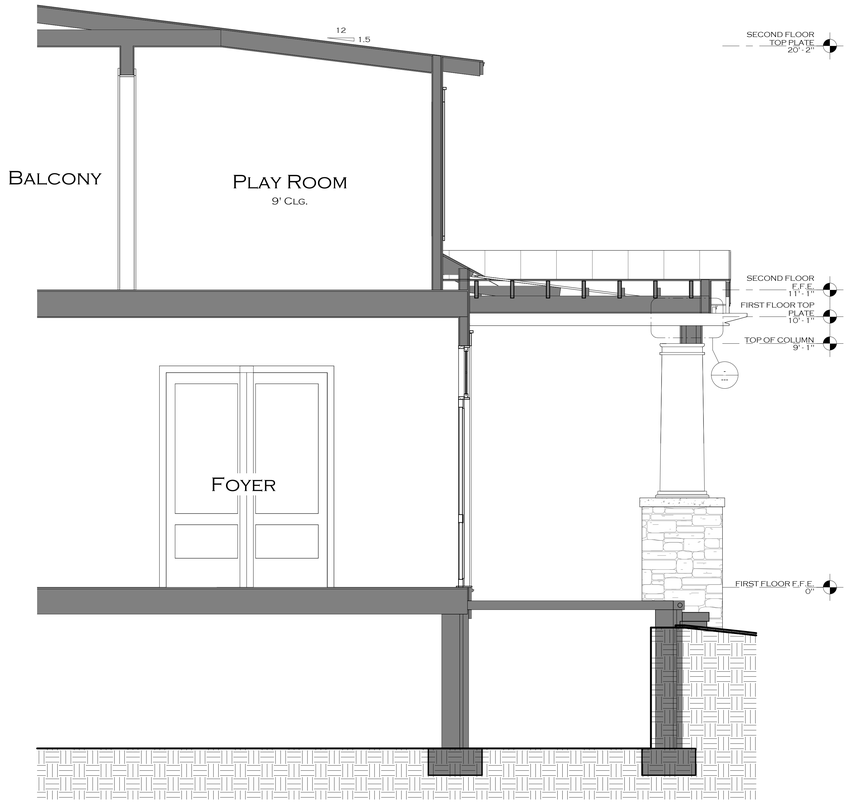
2 Building Section 2
1/4" = 1'-0"

M K STUDIO
ARCHITECTURAL DESIGNERS

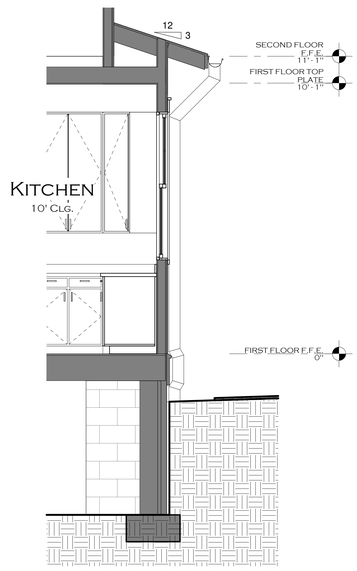
Wall Sections



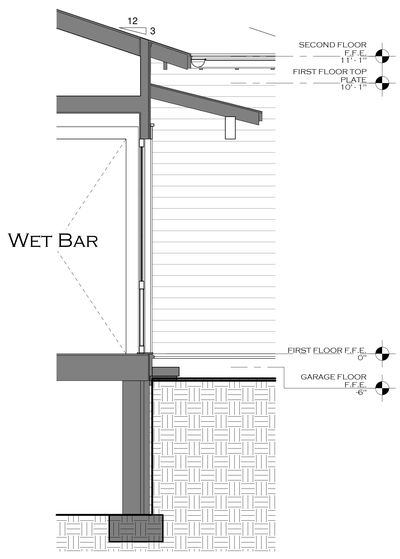
1 Study/ Library Section
1/2" = 1'-0"



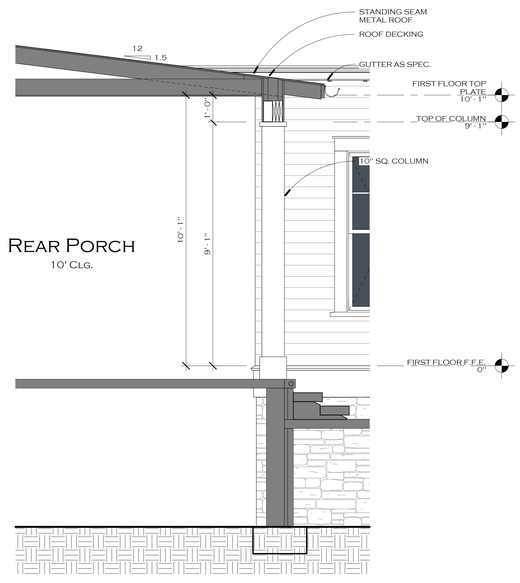
2 Play Room/ Stoop Section
1/2" = 1'-0"



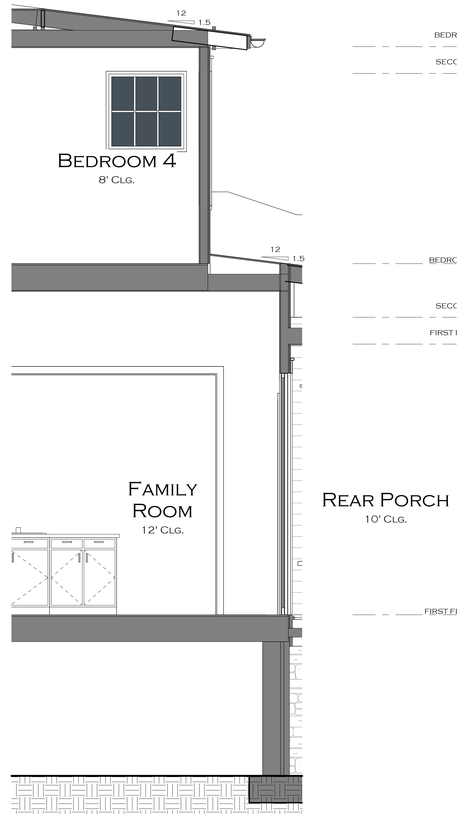
3 Kitchen Section
1/2" = 1'-0"



4 Wet Bar Section
1/2" = 1'-0"

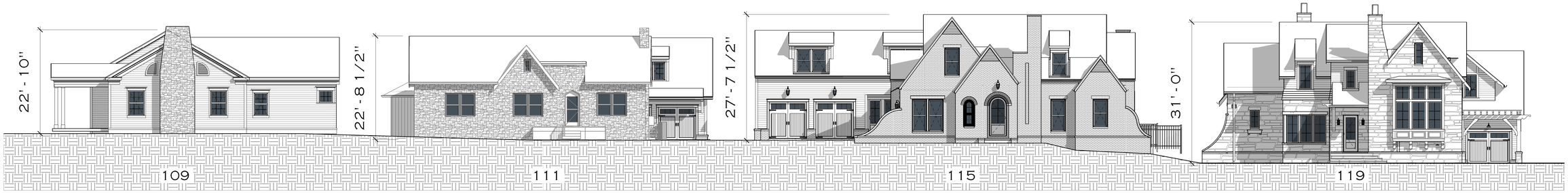


5 Rear Porch Section
1/2" = 1'-0"

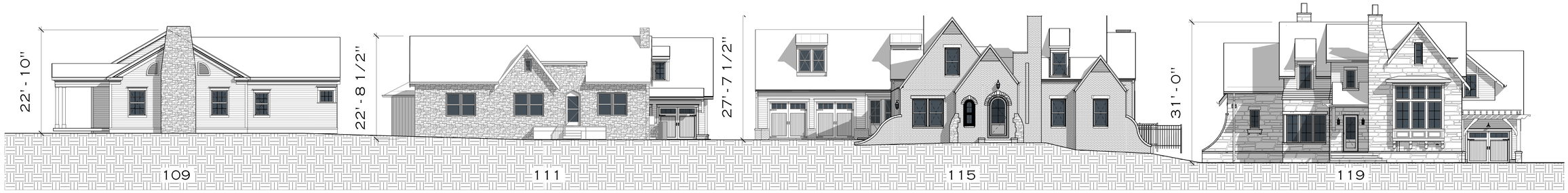


6 Bedroom 4 Section
1/2" = 1'-0"

MK STUDIO
ARCHITECTURAL
DESIGNERS



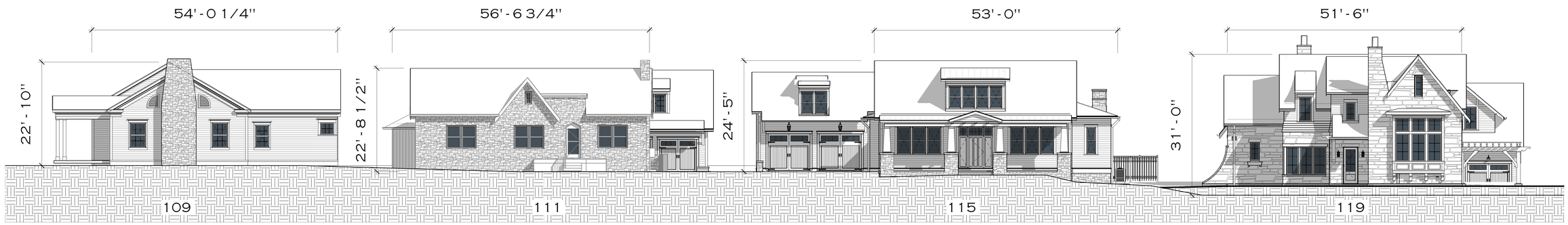
WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 12/09/2024



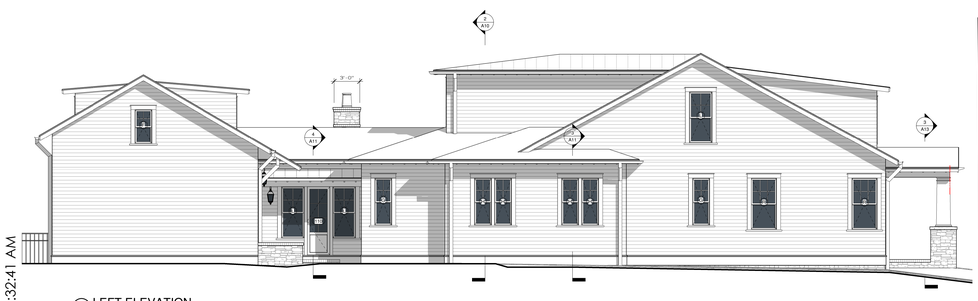
WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 01/13/2025



WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 01/21/2025

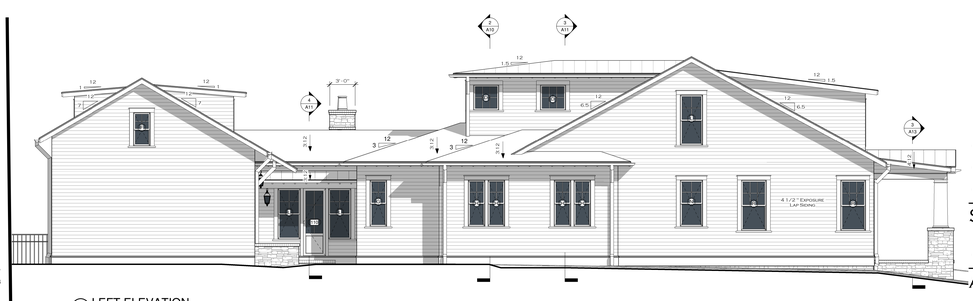


WINSLOW RD STREETSCAPE HISTORIC ZONING COMMISSION 03/21/2025



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

LEFT ELEVATION DORMER (DRC MTG 03/17/2025)



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

LEFT ELEVATION DORMER (HZC MTG 03/21/2025)

BUILIDNG HEIGHT CALCULATIONS

109 Winslow:	22' - 10"
111 Winslow:	22' - 8.5"
119 Winslow:	31 - 0"
Street Avg:	25' - 6"
10% overage:	2' - 6"
ALLOWED:	28' - 0"

STREETSCAPE

5"

MK STUDIO
ARCHITECTURAL
DESIGNERS
MICHAEL KATSAITIS@MKARCHSTUDIO.COM
731 OLD HICKORY BLVD - SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024
MK STUDIO

THIS DRAWING SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM IN WHOLE OR PART. THIS DRAWING IS LIMITED TO ONE TIME USE AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MK STUDIO.

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

MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

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

NO.	DESCRIPTION	DATE

12/18/2024 11:32:41 AM

File #: 21-0416

DATE: April 3, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of An Addition (Principal) At 114 Lewisburg Ave.; Megan Glenn, Applicant

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an addition to the principal building at 114 Lewisburg Avenue.

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

PROJECT INFORMATION:
COF Project Number: 8760
Applicant: Megan Glenn
Owner: Stacey Wade

BACKGROUND:
The property at 114 Lewisburg Avenue is located within the Lewisburg Avenue Historic District. The principal building was constructed in 1866, and an addition was completed in 1936. The National Register lists this house as the first residence constructed after the Civil War on Lewisburg Avenue. The building is an Italianate architectural style building that is contributing to the district. The accessory structure was constructed in the early 2000s and is considered non-contributing. This project received feedback at the July and September 2024 Design Review Committee meetings.

Placement & Orientation, Building Form, Height, and Size
The existing square footage of the principal building, including the 1936 addition, is 2,723 sq. ft. The proposed 780 sq. ft. addition is located at the rear of the building, which will be connected to the 1936 addition. The addition adds more living space to the building and a screened-in porch. Additionally, facing the back of the property on the addition, a rear deck with steps is also being proposed. The addition height is 1'-11" lower than the existing height of the principal building. Between the existing gable roof and the new gable-roofed addition, a low-sloped metal roof will connect the two portions of the building. With the existing buildings and the proposed addition, this will equate to 16% of the lot being covered by buildings/structures.

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.
- 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.
- Utilize facade breaks to preserve original windows, where possible. Alteration of character-defining features to accommodate an addition should be avoided.
- Where feasible, use a lower scale form as a connecting element to join an addition to the historic building.
- 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 the size of an addition to be subordinate to that of the historic building. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age).
- Size the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) so that it does not exceed 35 percent of the lot.
- Building footprint is considered the area within the exterior walls or outermost projection of the roof of a building, inclusive of porches, stoops, awnings, and interior courtyards. Decks and steps are not included in the building footprint.

As proposed, the addition meets the Guidelines for placement, orientation, building form, height, and size recommendations.

Porches & Decks

The proposed rear screened-in porch and deck are situated on the rear of the building and will not be seen from Lewisburg Avenue. The screened-in porch will utilize minimal vertical pressure-treated wood members. On the side of the addition that will face the driveway, a portion of the screened-in porch will have a 2'-6" knee wall and a panel of cementitious siding in order to accommodate interior accommodations. The deck is proposed to be composed of stained wood decking and will utilize painted wood railings with square balusters. The Guidelines recommend the following:

- Design new porches and stoops to rear or side facades with minimal visibility.
- Design the scale, proportion, and character of porch elements, including columns, corner brackets, and railings and pickets, to be compatible with yet less elaborate than the historic building.
- Design porches so that the height and slopes are compatible with the historic building and the roofline does not interfere with second-story facades.
- Use wood materials and simple wood rail designs with square balusters. Brick and metal may be considered if appropriate to the historic building. Avoid contemporary materials and do not use cast concrete steps where visible from the street.
- Design screened or glassed porch additions with the minimum number of vertical and horizontal framing members needed to support the screening. Use wooden frames only.
- 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.

The screened-in porch and deck generally meet the Guidelines recommendation. The panel between

the screened-in portions of the porch does not align with the recommendation as it will be an element that is not commonly seen within the district. However, this element will not be seen from street view and will mimic a solarium/glassed in porch with the knee-wall and panel.

Foundation, Materials & Exterior Finishes

The foundation of the addition is proposed to match the existing stone foundation of the building. Additionally, the siding is proposed to be a cementitious lap siding that will match the existing wood lap siding of the building. As mentioned in the placement building orientation, the building form, height, and size, a portion of the addition that will connect to the existing building will utilize a low-slope metal roof. The color of the metal has not been provided as a part of this application. The rest of the addition will utilize the same asphalt shingle roofing that exists on the building. The Guidelines recommend the following:

- Design foundations and piers to be compatible with those on the historic building. If the historic building is masonry and concrete blocks are used for the foundation, paint the addition foundation a color to match the exposed mortar joints in the historic building. If a masonry veneer is used, it must replicate a genuine stone or brick.
- Use materials and exterior finishes that complement the historic building, such as frame, brick, or stone. Frame additions are recommended when the historic building is brick or stone.
- Use lap, weatherboard, or clapboard siding for frame additions. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding. Avoid board-and-batten and other exterior finishes that accentuate the verticality of an addition.
- Match the surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture.
- Use roofing materials that complement the architectural style of the historic building, such as asphalt, wood, stone, slate, or fiber-glass shingles, 5V metal, or standing-seam metal.

While the color of the standing seam roof has not been provided, the other proposed foundation, materials, and exterior finishes are appropriate.

Windows and Entrances

Where the addition is proposed to be positioned, several windows and doors will be removed to accommodate the addition. The application notes that these windows and doors will be stored for potential future use. Two pairs of double-hung windows will be utilized on the right side of the building that faces the driveway. The application notes that the windows will be Pella Reserve Traditional simulated divided lite. These windows will be white in color and will be aluminum-clad, which has been previously approved by the Historic Zoning Commission. Attached to the building, but underneath the screened-in porch are sliding porch doors. Information on these doors have not been provided as part of the application. Leading from the rear addition to the uncovered deck is a door with a doggy door on the lower portion of the door. The door is a fiberglass door that will be painted to match the existing green trim on the building. The Guidelines recommend the following:

- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.
- Use traditional materials with appearances similar to the doors on the historic building.
- If a historic door is removed to accommodate the addition, consider reusing it on the addition.
- 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. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.
- 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.
- If a historic window is removed to accommodate the addition, consider reusing it on the addition.

As proposed, the windows and doors on the addition generally meet the intent of the Guidelines. It does appear that the door with the doggy door does not utilize a muntin pattern and is a blank window. Windows on the building are a mix of six over six and four over four.

Covered Back Entry
At the existing covered back entry, the door swing will interfere with the interior of the building. The proposal to reverse the swing of the door is supported and allows the door to utilized with a minor alteration.

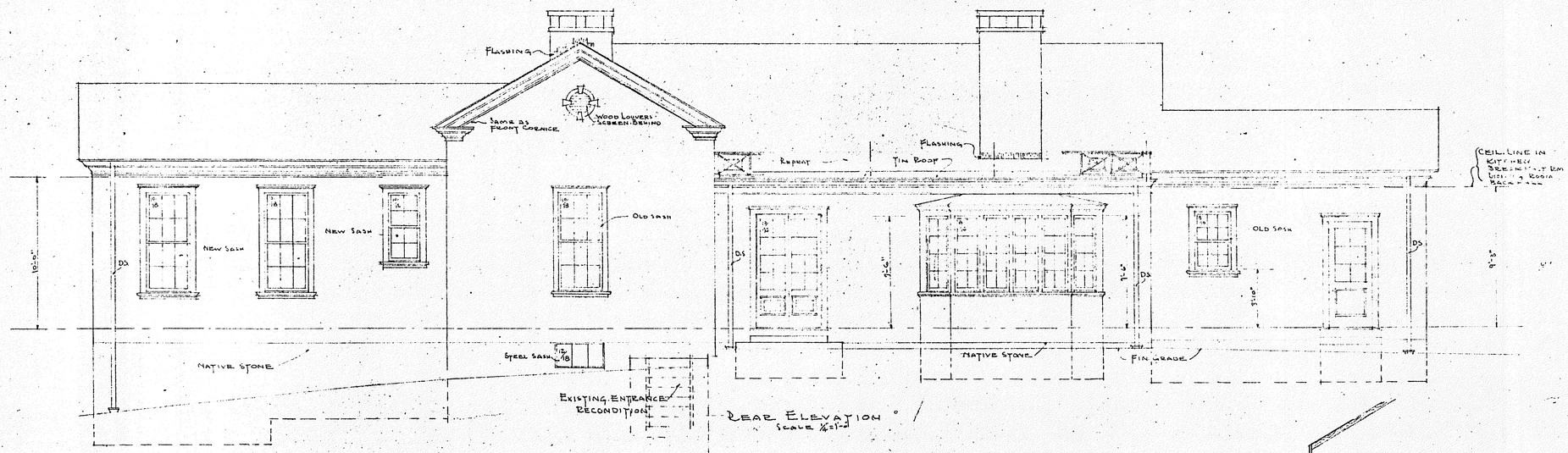
In-Kind Repair of Porches
On several pages of the application, there are notes to patch and repair the existing porches. While information has not been provided to show what has deteriorated, and what is proposed to be repaired, if the portions of the porch are proposed to be repaired or in-kind replaced, this would be supported by the Guidelines.

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

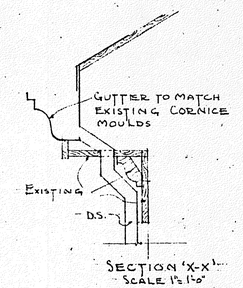
1. The new door with the doggy door component shall utilize a similar window pattern on the top half of the door to be compatible with the existing window patterns. The proposed design shall return to the Preservation Planner prior to building permit submittal.
2. The color of the standing seam roof must be provided to the Preservation Planner prior to building permit submittal.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

ALTERATIONS & ADDITIONS · TO · MR. & MRS. H.H. MAYBERRY · JR'S · RESIDENCE · AT · FRANKLIN · TENNESSEE

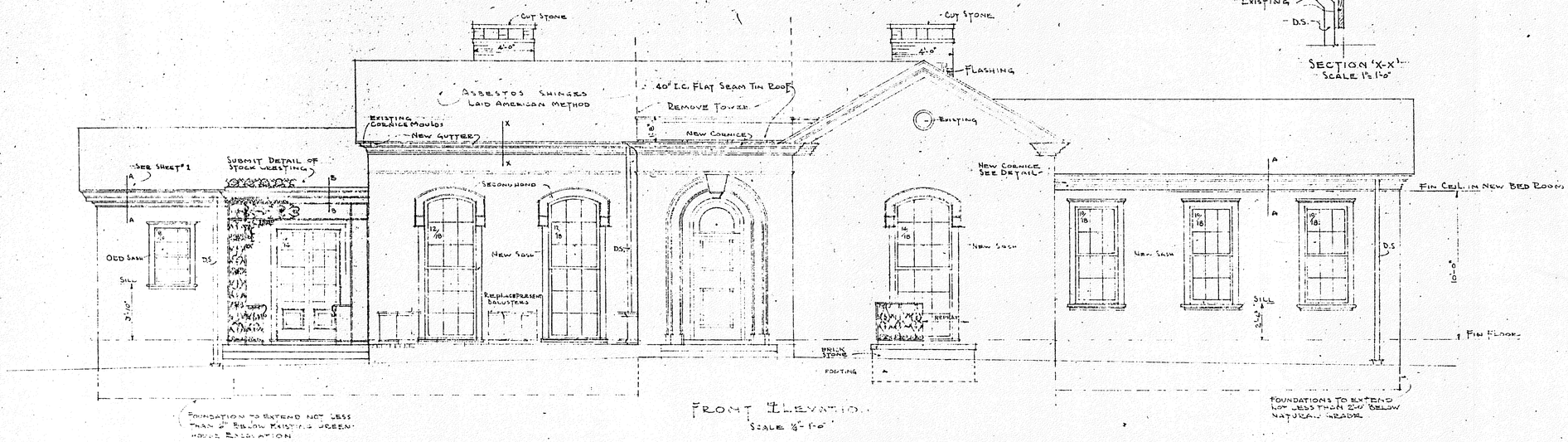
WARFIELD & KEEBLE · ARCHITECTS · NASHVILLE · TENNESSEE



REAR ELEVATION
SCALE ½"=1'-0"



SECTION 'X-X'
SCALE 1"=1'-0"



FOUNDATION TO EXTEND NOT LESS THAN 2' BELOW EXISTING GROUND ELEVATION

FRONT ELEVATION
SCALE ½"=1'-0"

FOUNDATIONS TO EXTEND NOT LESS THAN 2'-0" BELOW NATURAL GRADE

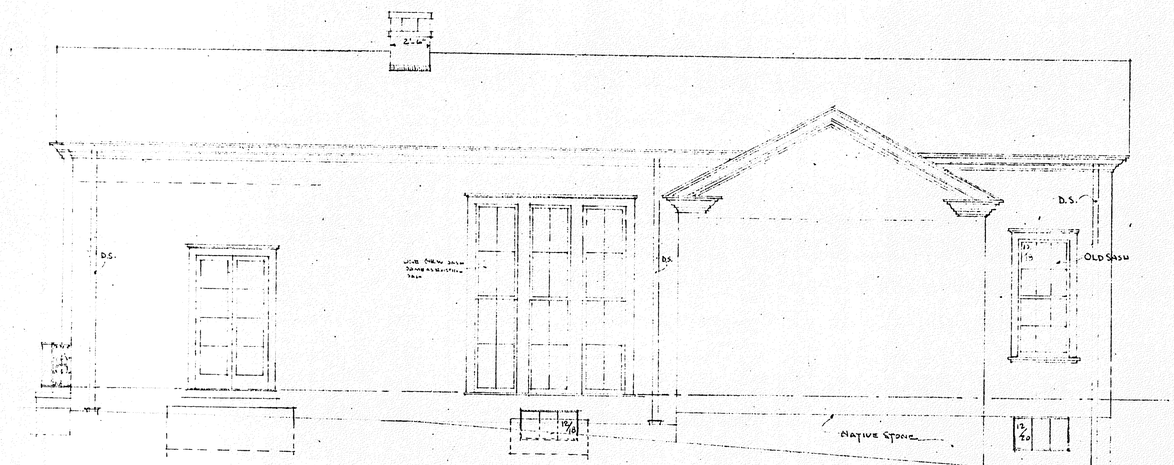
REVISED SEPT. 14/36
AUG 14 1936

SHEET 3

ALTERATIONS & ADDITIONS TO MR & MRS HH MAYBERRY JR'S RESIDENCE AT FRANKLIN · TENNESSEE

WARFIELD & KEEBLE ARCHITECTS

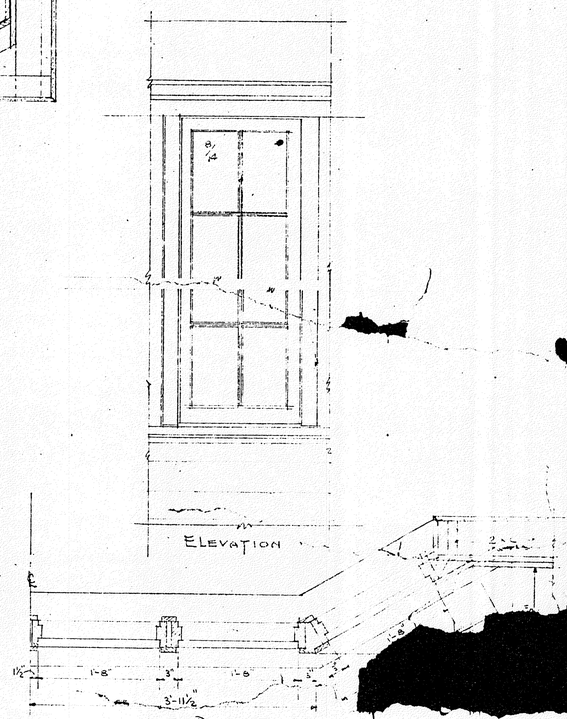
NASHVILLE TENNESSEE



RIGHT ELEVATION
SCALE 1/8" 1'0"



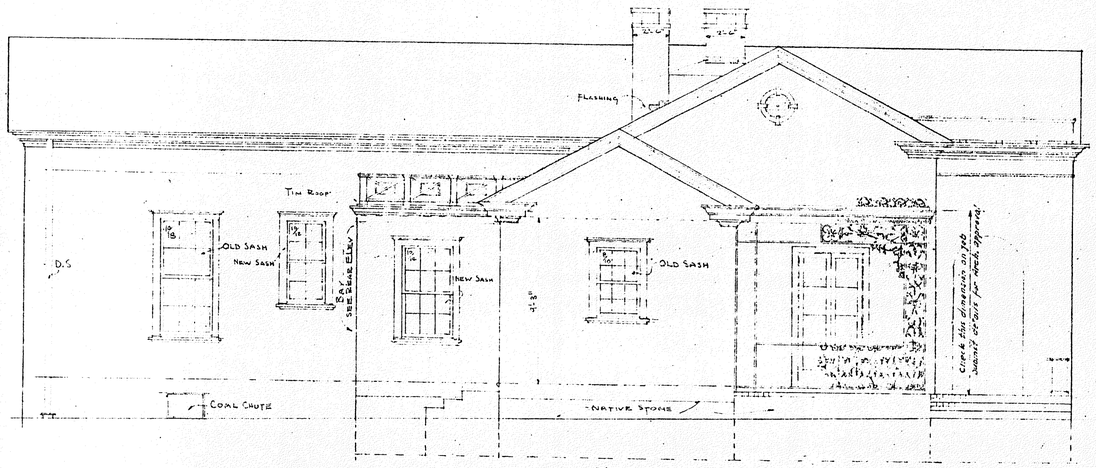
SECTION



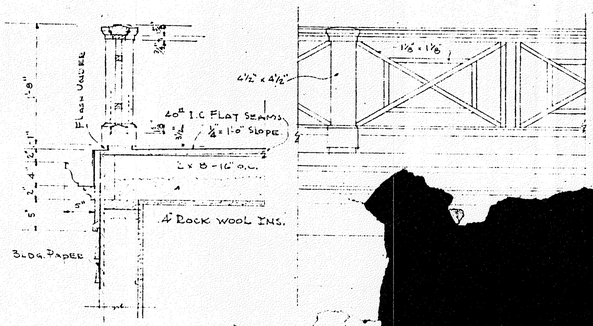
ELEVATION

PLAN

DETAILS OF DINING ROOM BAY
SCALE 1½ 1'-0"



LEFT ELEVATION
SCALE 1/8" 1'-0"

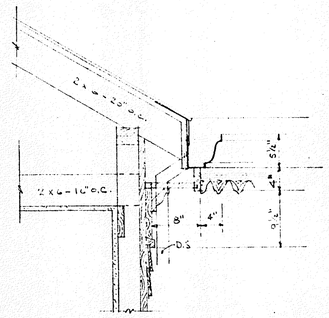


DETAILS OF
SCALE

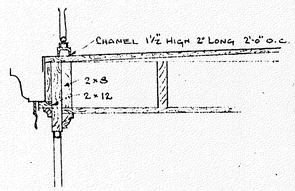
AUG 19 1936
REVISED SEPT 14 1936

ALTERATIONS & ADDITIONS TO MR & MRS H. H. MAYBERRY JR'S RESIDEMCE AT FRANKLIM TENNESSEE

WARFIELD & KEEBLE ARCHITECTS — NASHVILLE TENNESSEE



SECTION 'A-A'
SCALE 1½"=1'-0"

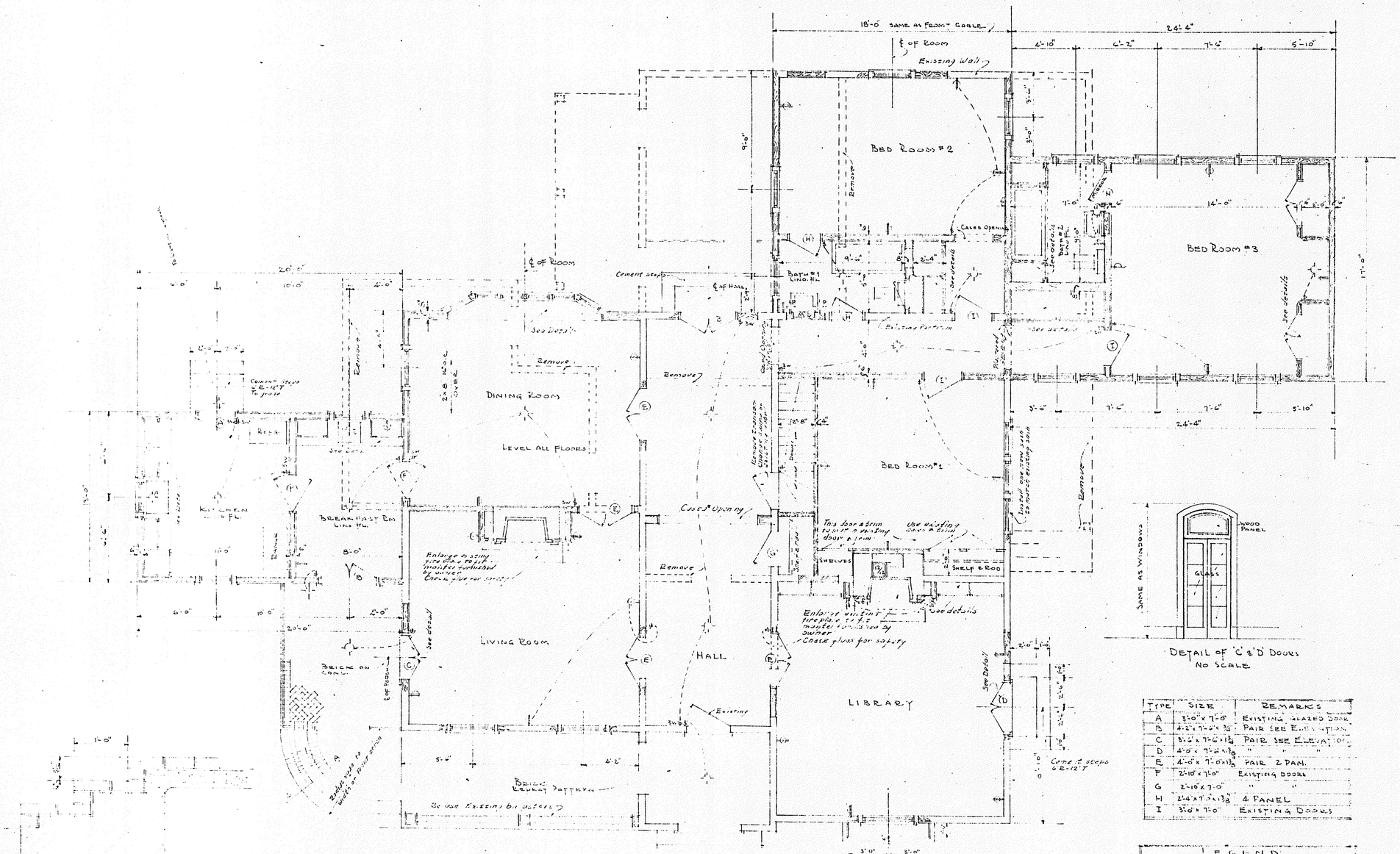


SECTION 'BB'

EXISTING STEPS
9'-0"
9'-0"
3'-6"
9'-0"
COAL CHUTE
COAL ROOM
4" CONC FL
Fill to make floor same level as furnace room floor
4" CONC FL
F.D.
P
3'-11½"
21.4"
13.3"
3'-6"
3'-6"
12'-0"
7'-6"
Slope
OLD DOOR
UNEXCAVATED
2x10-16"O.C. JOIST OVER
D.J.
12"CRAWL SPACE
8'-6"
17'-0"
8'-6"
24' 4"
20'-0"
16'-0"
4'-0"
SEE FL PLAN
12"x12" VENT
12"x12" VENT
13'-0"
6'-6"
6'-6"
1'-8"
1'-8"
UNEXCAYATED
2x8 @ 16" O.C. JOIST OVER
D.J.
Cut 8"x3" opng in F.W.
As Directed by Arch
F.D.
FURNACE ROOM
8'-0" DEEP 4" CONC FL.
Clean-out door
8" Brick wall to grade
Coal Chute over
Existing Steps to be removed
3'-0"
3'-3"
3'-3"
5'-0"
7'-4"
1'-8"
2'-0"
Radius equal to width of front porch
4" REINFORCED CONC SLAB
3/8"ø - 8'-0" c
3/8"ø 12'-0" c
Move existing porch foundation out in line with vestibule foundation
2'-4"
2'-4"
1'-4"
1'-4"
5'-0"
1'-0"
1'-0"
1

ALTERATIONS & ADDITION TO MR & MRS H. H. MAYBERRY JRS RESIDENCE AT FRANKLIN TENNESSEE

WARFIELD & KEEBLE ARCHITECTS — NASHVILLE TENNESSEE.



TYPE	SIZE	REMARKS
A	3'-0" x 7'-0"	EXISTING GLAZED DOOR
B	4'-2" x 7'-0" x 3/4"	PAIR SEE ELEVATION
C	3'-0" x 7'-0" x 1 3/8"	PAIR SEE ELEVATION
D	4'-0" x 7'-0" x 1 3/8"	" " "
E	4'-0" x 7'-0" x 1 3/8"	PAIR 2 PAN.
F	2'-10" x 7'-0"	EXISTING DOORS
G	2'-10" x 7'-0"	" "
H	2'-4" x 7'-0" x 1 3/8"	4 PANEL
I	3'-0" x 7'-0"	EXISTING DOORS

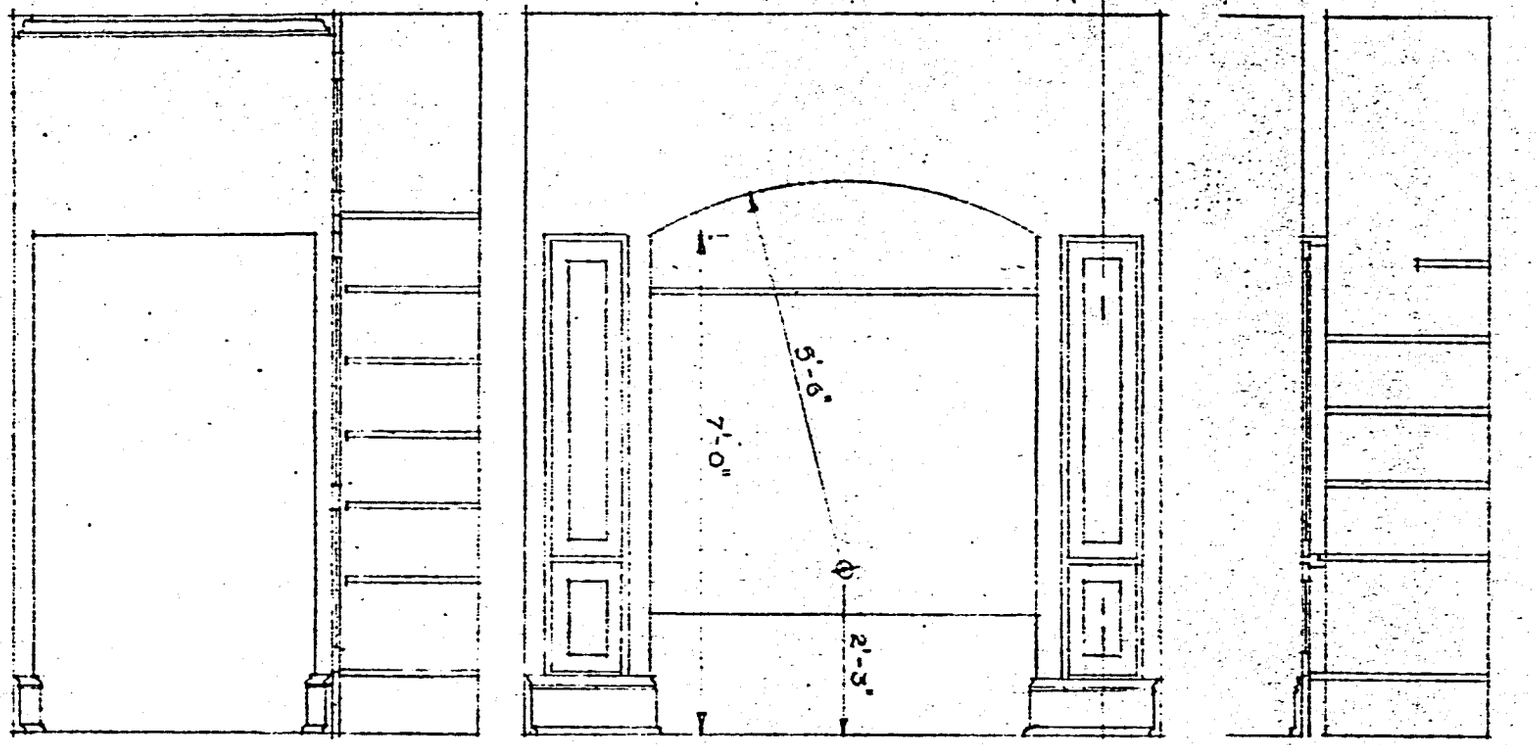
LEGEND

- WALL TO BE REMOVED
- EXISTING WALLS
- NEW FRAME WORK
- NEW BRICK WORK
- NEW STONE WORK
- NEW CONC. WORK

SECTION A-A
SCALE 1/4"

DRAWN BY V. NIELSEN 7-14-37

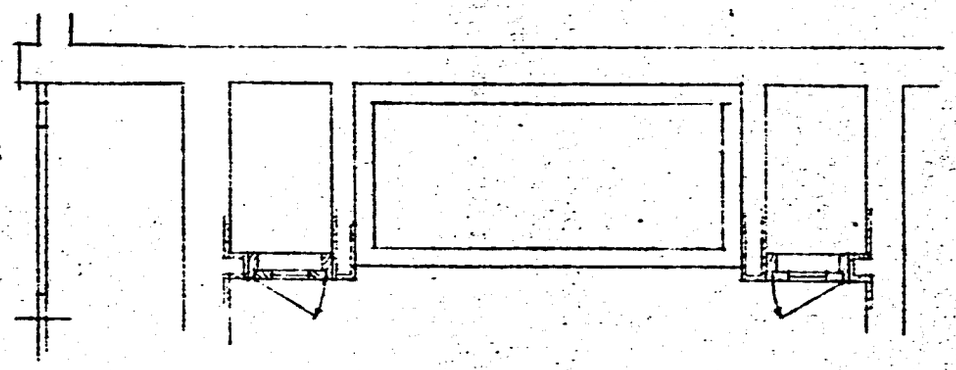
SHEET #2



SECTION THRU HALL & PRESS OF HALL TO BEDROOM #3.

ELEVATION OF PRESS DOORS SIMILIAR TO DOORS OF CLOSET TO BEDROOM # 2.

SECTION A-A

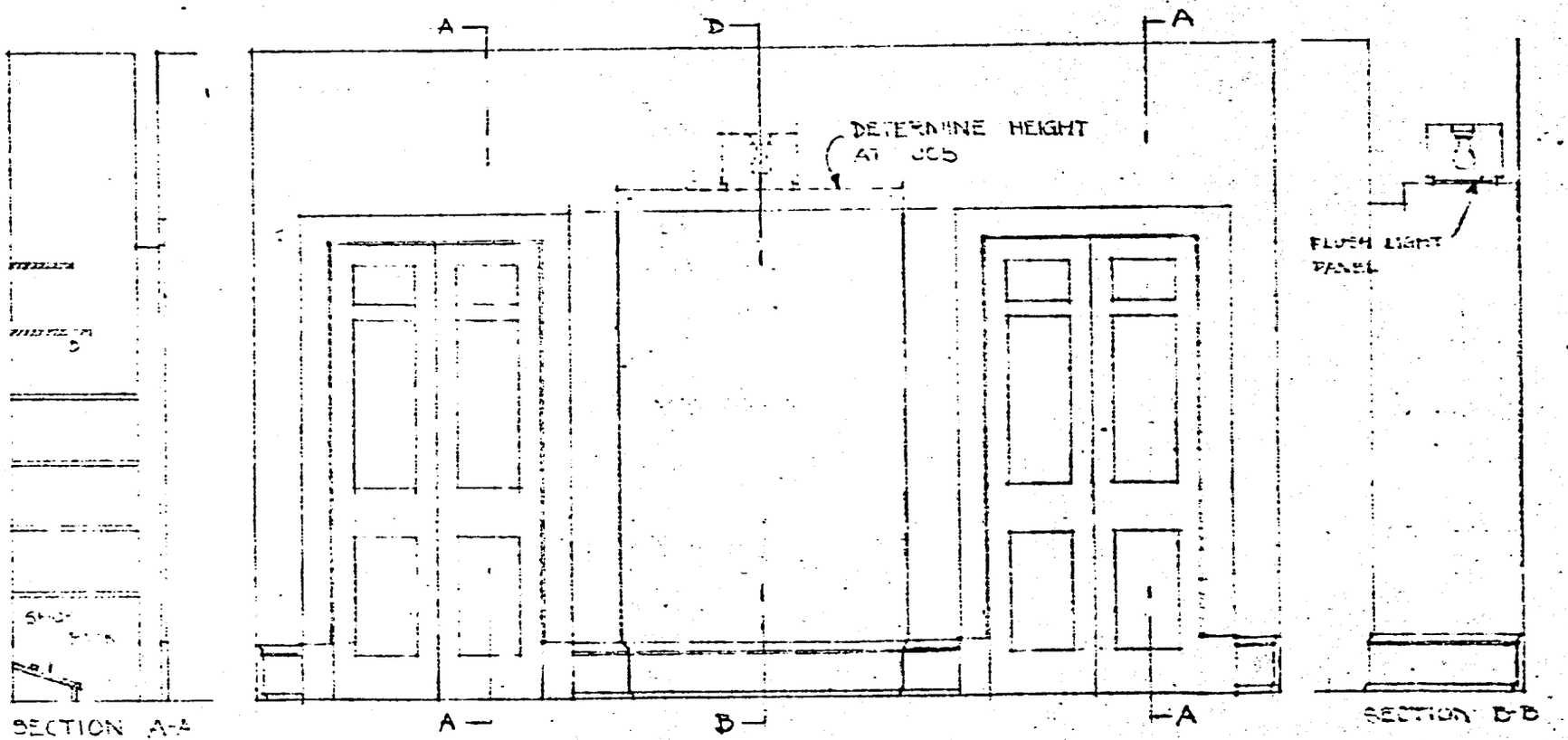


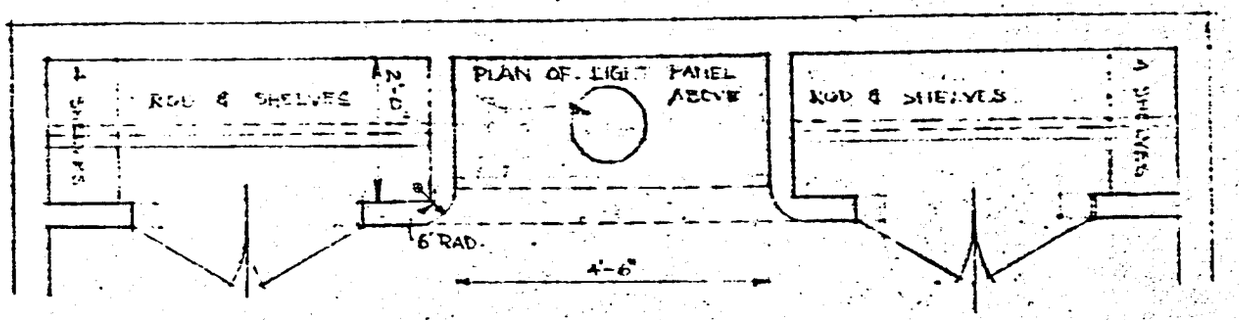
DETAILS - BATH #2.

Scale 3/8" = 1'-0"

SEPT. 2 - 1936
DRAWN BY
G. O. UTHMAN

WARFIELD & KEEBLE
ARCHITECTS
NASHVILLE — TENN.



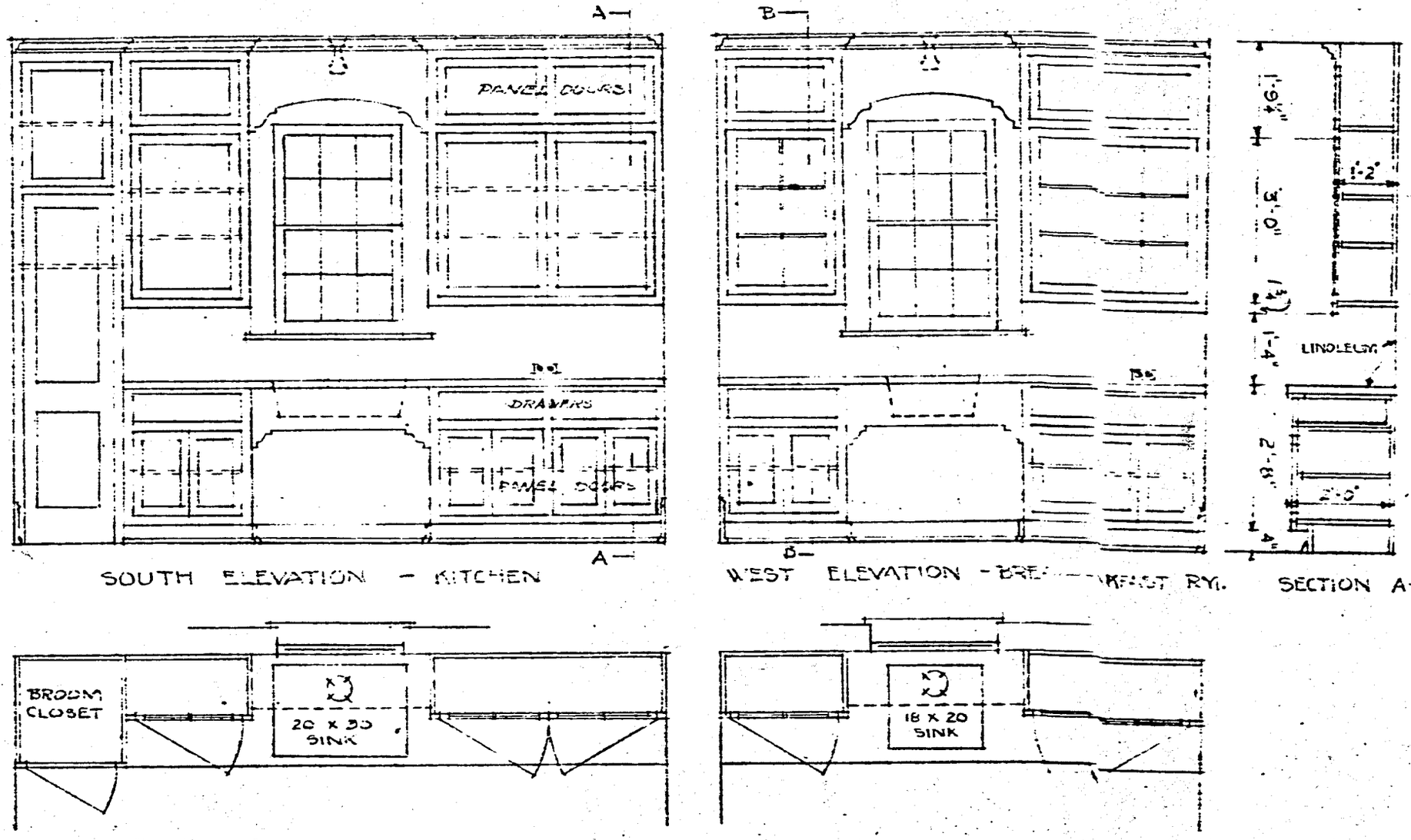


DETAILS - NORTH WALL - BEDROOM #3.

Scale 3/8" = 1'-0"

SEPT. 2 - 1936
DRAWN BY
G. O. UTTLEY

WARFIELD & KEEBLE
ARCHITECTS
NASHVILLE - TENN.

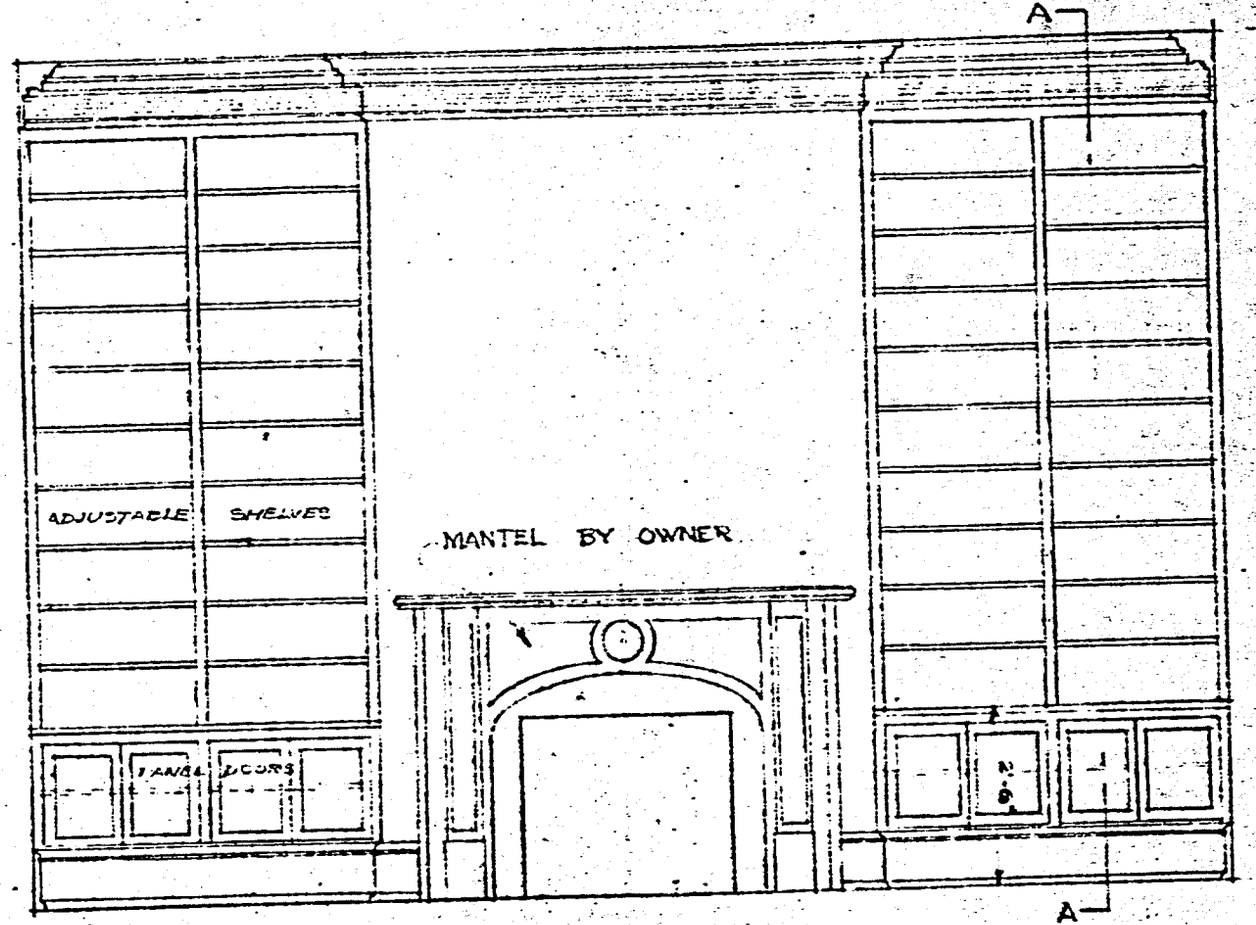


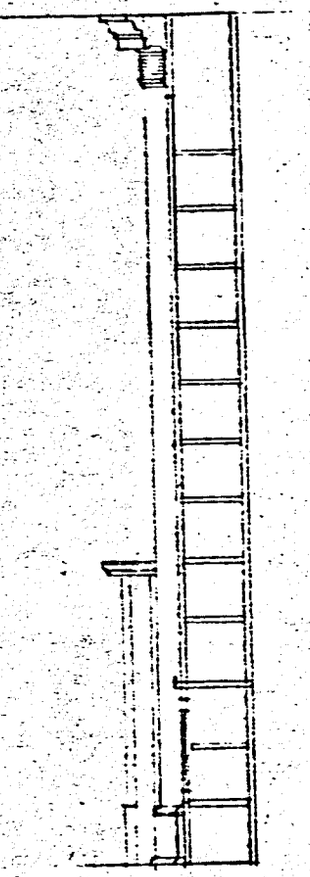
KITCHEN & BREAKFAST RM. DETAILS

Scale 3/8" = 1'-0"

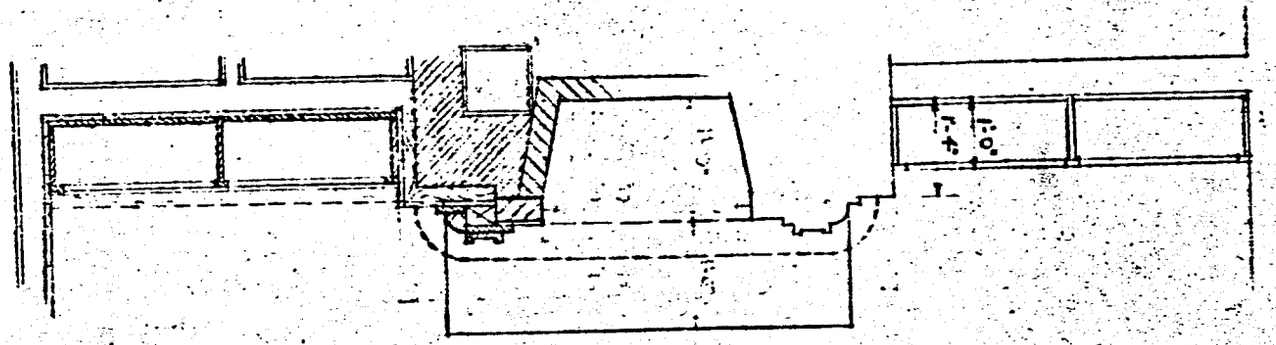
AUGUST 27 - 1936
DRAWN BY
G. O. UTTMAN

WARFIELD & KEEBLE
ARCHITECTS
NASHVILLE — TENN.





SECTION A-A



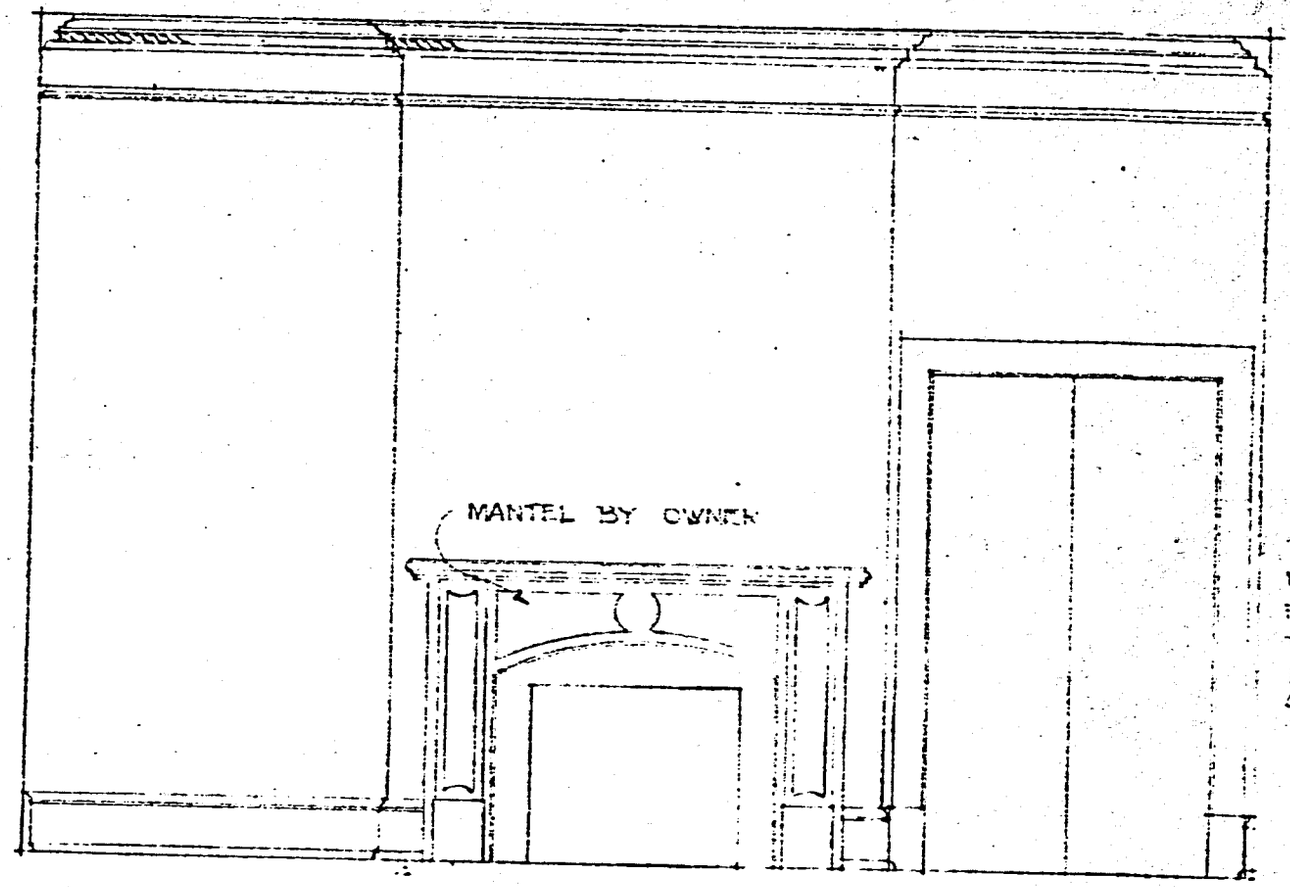
NOTE:
FIREPLACE DIMENSIONS TO FIT MANTEL FURNISHED BY OWNER.

DETAILS OF WEST WALL OF LIBRARY

Scale 3/8" = 1'-0"

SEPT. 3 - 1936
DRAWN BY
G. D. UTHMAN

WARFIELD & KEE
ARCHITECTS
NASHVILLE - TE

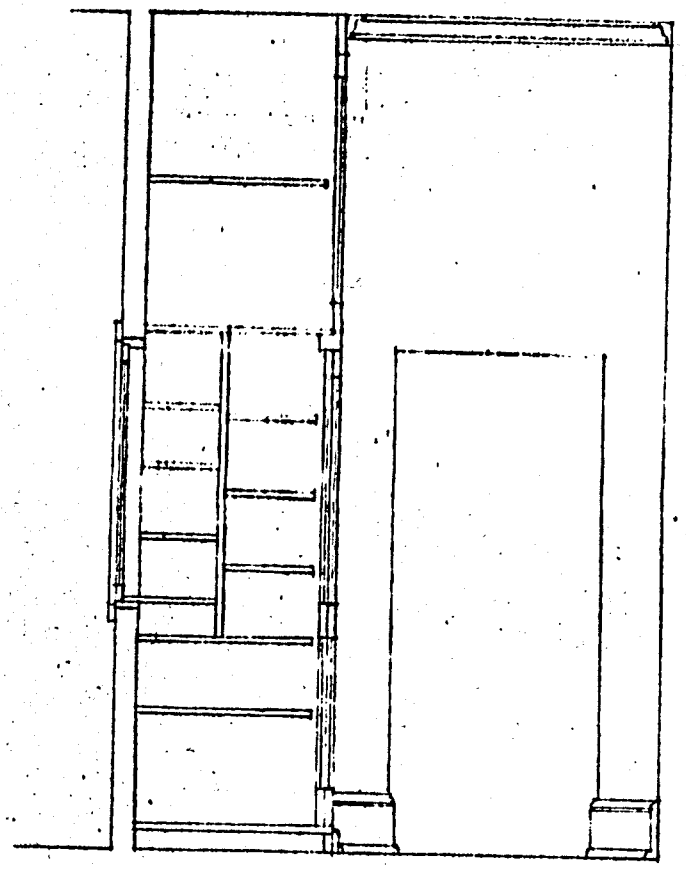


NOTE:
FIREPLACE DIMENSIONS
TO FIT MANTEL
FURNISHED BY
OWNER

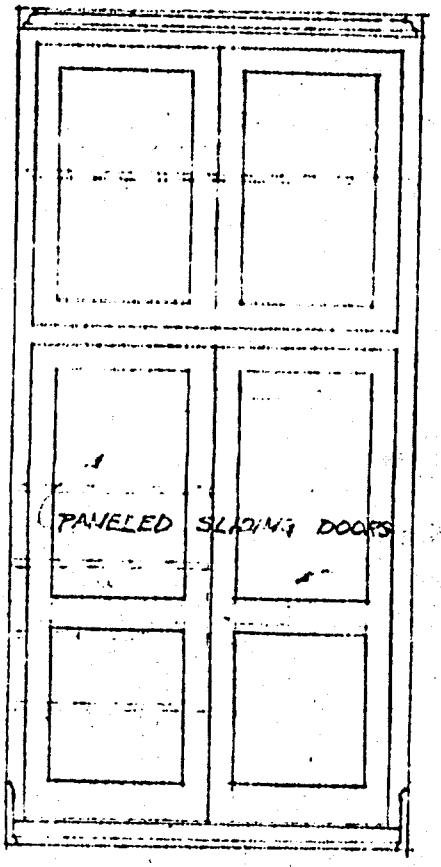
DETAILS OF
WEST WALL
LIVING ROOM
Scale 3/8" = 1'-0"

SEPT. 3 - 1936
DRAWN BY
G. O. UTTMAN

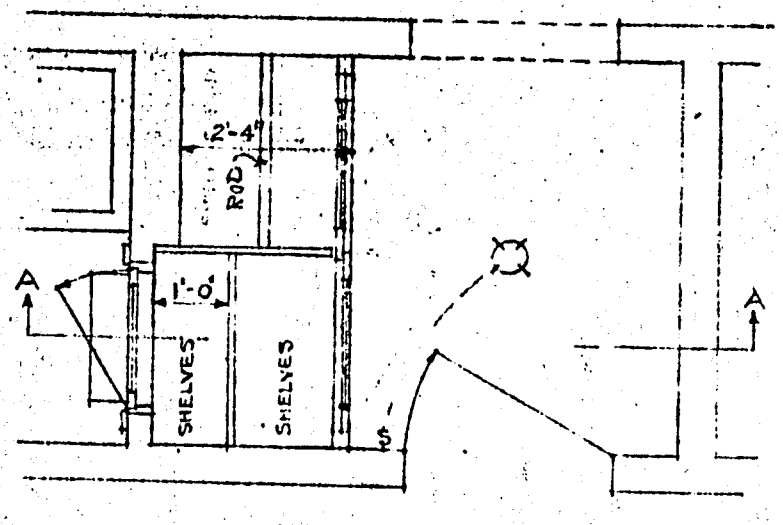
WARFIELD & KEEBL
ARCHITECTS
NASHVILLE - TENN



SECTIONAL ELEVATION THRU A-A OF PLAN



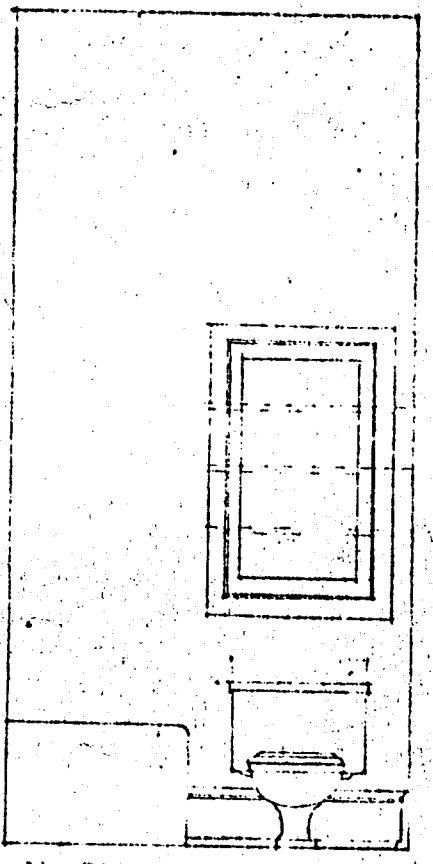
ELEVA. CLOSET DOORS



PLAN

DETAILS OF CLOSET TO BEDROOM # 2.

Scale 3/8" = 1'-0"



N. ELEVA. BATH # 1.

SEPT. 2 - 1936
DRAWN BY.
G. O. UTHMAN

WARFIELD & KEEBLE
ARCHITECTS
NASHVILLE, TENN.

SQUARE FOOTAGES:

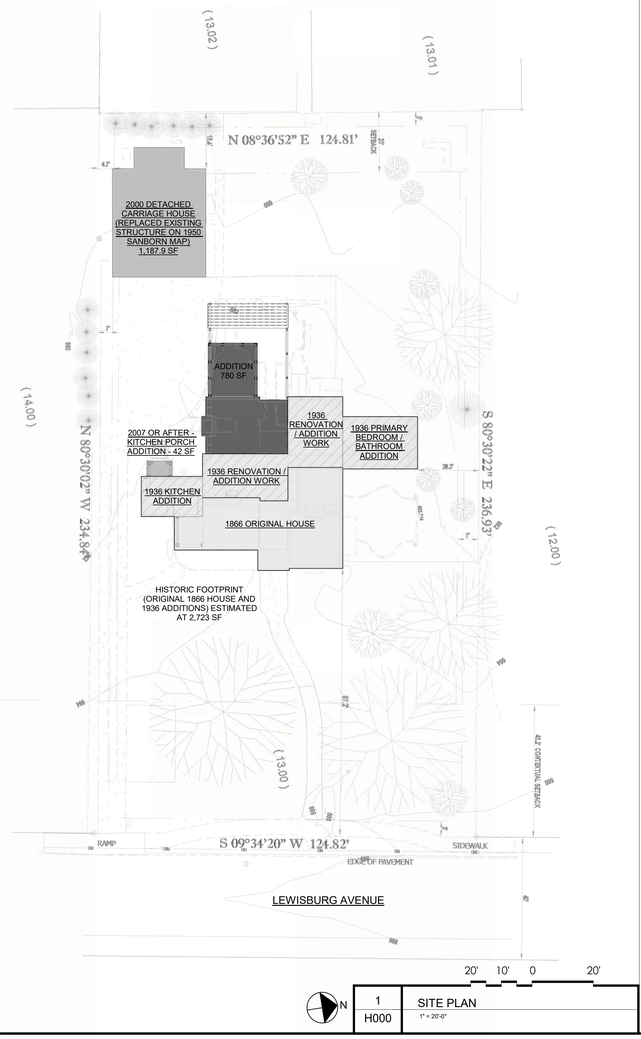
LOT: 29,440.6 SF

HOUSE:

1866 ORIGINAL HOUSE PLUS 1936 ADDITION RENOVATION: (INCLUDES COVERED ENTRY PORCH AND FRONT PORCH OFF OF 1936 KITCHEN)	2,723 SF
2006 COVERED ENTRY TO BACKSIDE OF 1936 KITCHEN:	42 SF
PROPOSED FAMILY ROOM ADDITION PLUS SCREENED PORCH:	780 SF

SITE AND ADDITION CALCULATIONS:

ALLOWABLE LOT COVERAGE BY BUILDINGS (35% OF TOTAL LOT):	10,304 SF
PROPOSED LOT COVERAGE BY BUILDINGS AFTER ADDITION (INCLUDES DETACHED CARRIAGE HOUSE):	4,733 SF
ALLOWABLE ADDITION TO EXISTING HISTORIC HOUSE:	1,361 SF
PROPOSED ADDITION TO EXISTING HISTORIC HOUSE: (PLUS 2006 COVERED ENTRY)	822 SF



1 H000	SITE PLAN 1" = 20'-0"

SHEET INDEX

H101	DEMOLITION PLAN
H111	FLOOR PLAN
H200	3D VIEWS AND PHOTOS FOR REFERENCE
H201	EXTERIOR ELEVATIONS AND FOOTING DETAIL

OWNER:

STACEY WADE
114 LEWISBURG AVENUE
FRANKIN, TN 37064
T. 931-797-2445
EMAIL: STACEY.WADE@ME.COM

ARCHITECT:

MEGAN GLENN ARCHITECTURE, PLLC
4110 EDWARDS AVENUE
NASHVILLE, TN 37216
T. 615-604-6068
EMAIL: MEGAN@MEGANGLENNARCH.COM

CONTRACTOR:

PRITCHETT SMITH BUILDERS
256 SEABOARD LANE, SUITE B103
FRANKLIN, TN 37067
T. 615-406-2363
EMAIL: JD@PRITCHETTSMITH.COM

PROJECT TEAM

WADE RESIDENCE

FOWLKES-MAYBERRY HOUSE
114 LEWISBURG AVE,
FRANKLIN, TN 37064

HISTORIC ZONING
COMMISSION MEETING

2025-04-14

MEGAN GLENN ARCHITECTURE

EXISTING DETACHED STRUCTURE

7'

EXISTING HARDSCAPE, LANDSCAPING AND IRRIGATION TO BE REMOVED IN PREPARATION FOR NEW ADDITION FOOTPRINT

PRESERVE EXISTING CELLAR DOORS WITH ADJACENT NEW CONSTRUCTION

CREATE OPENING FOR NEW INTERIOR DOOR INTO BEDROOM

EXISTING WINDOWS AND DOORS TO BE REMOVED - STORE FOR POTENTIAL FUTURE USE

WASHER AND DRYER UTILITIES TO MOVE TO NEW LOCATION

EXISTING WINDOW TO REMAIN; PREVIOUSLY DISCUSSED REPLACING WINDOW

PATCH AND REPAIR COVERED ENTRY

SALVAGE EXISTING DOOR AND REVERSE SWING; PAINT, PATCH AND REPAIR AS NEEDED

DEMOLISH EXISTING KITCHEN CABINETRY; SINK AND REFRIGERATOR MAY BE REUSED; CONFIRM IF ANY APPLIANCES TO BE SALVAGED

PATCH AND REPAIR COVERED FRONT SIDE PORCH

BEDROOM #2

PRIMARY BATH

PRIMARY BEDROOM

BATH

LAUNDRY

Washer

Dryer

COVERED BACK ENTRY

DINING ROOM

Refrigerator

DW

KITCHEN

Range

BREAKFAST

BEDROOM #3

DINING ROOM

COVERED SIDE PORCH

ENTRY HALL

LIBRARY 11'-6" CLG HGT.

PATIO

COVERED FRONT PORCH

20.2'

662.714

4' 2' 0 4'

1	DEMOLITION PLAN
H101	1/4" = 1'-0"

GRAPHIC SYMBOLS

EXISTING

DEMOLISH

GENERAL NOTES - DEMOLITION PLAN

1.

KEYNOTES

MEGAN GLENN ARCHITECTURE

WADE RESIDENCE

FOWLKES-MAYBERRY HOUSE
114 LEWISBURG AVE,
FRANKLIN, TN 37064

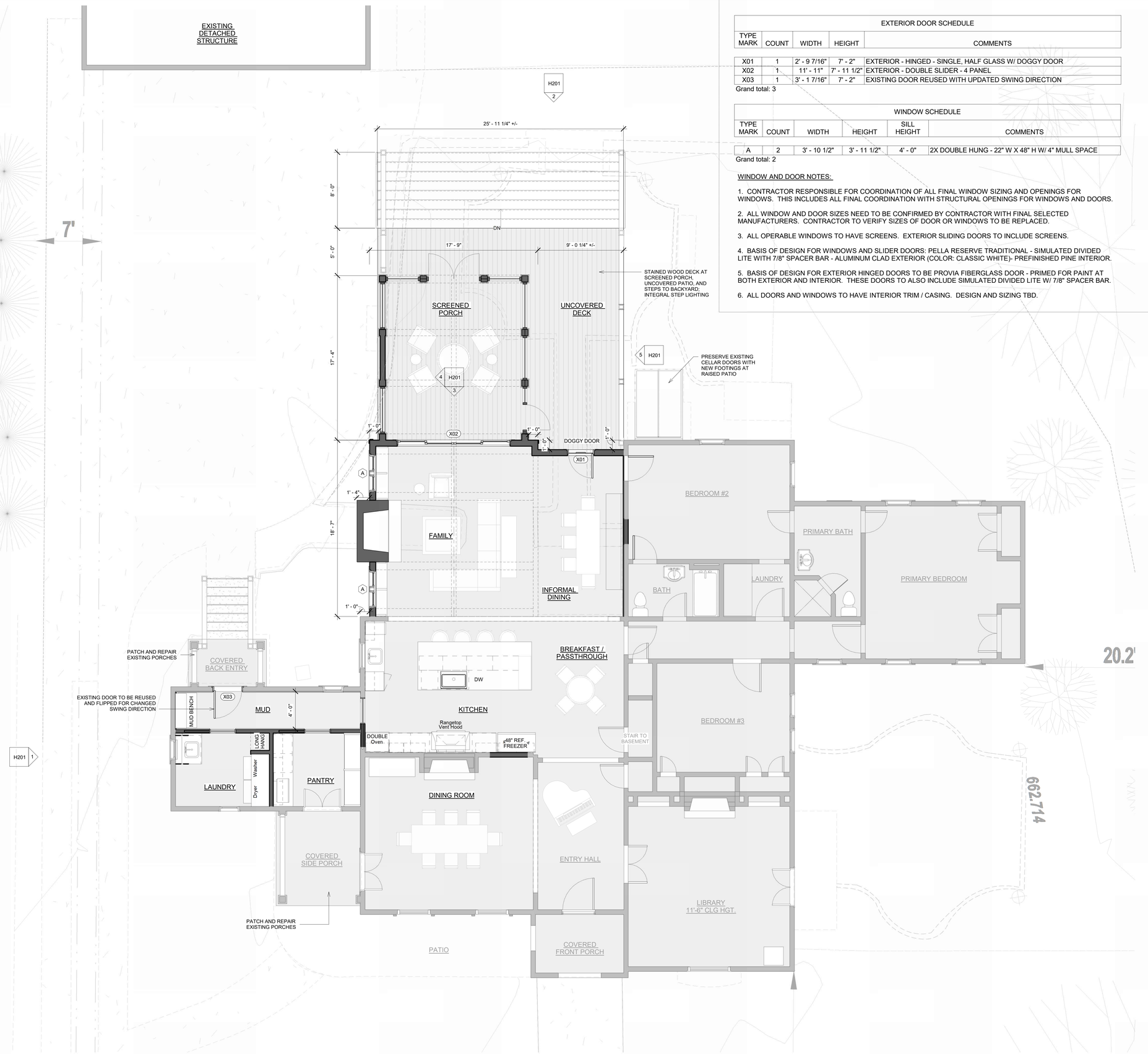
HISTORIC ZONING COMMISSION MEETING
2025-04-14

#2024-05

NOT FOR CONSTRUCTION

DEMOLITION PLAN

H101



EXTERIOR DOOR SCHEDULE				
TYPE MARK	COUNT	WIDTH	HEIGHT	COMMENTS
X01	1	2' - 9 7/16"	7' - 2"	EXTERIOR - HINGED - SINGLE, HALF GLASS W/ DOGGY DOOR
X02	1	11' - 11"	7' - 11 1/2"	EXTERIOR - DOUBLE SLIDER - 4 PANEL
X03	1	3' - 1 7/16"	7' - 2"	EXISTING DOOR REUSED WITH UPDATED SWING DIRECTION

Grand total: 3

WINDOW SCHEDULE					
TYPE MARK	COUNT	WIDTH	HEIGHT	SILL HEIGHT	COMMENTS
A	2	3' - 10 1/2"	3' - 11 1/2"	4' - 0"	2X DOUBLE HUNG - 22" W X 48" H W/ 4" MULL SPACE

Grand total: 2

WINDOW AND DOOR NOTES:

1. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL FINAL WINDOW SIZING AND OPENINGS FOR WINDOWS. THIS INCLUDES ALL FINAL COORDINATION WITH STRUCTURAL OPENINGS FOR WINDOWS AND DOORS.

2. ALL WINDOW AND DOOR SIZES NEED TO BE CONFIRMED BY CONTRACTOR WITH FINAL SELECTED MANUFACTURERS. CONTRACTOR TO VERIFY SIZES OF DOOR OR WINDOWS TO BE REPLACED.

3. ALL OPERABLE WINDOWS TO HAVE SCREENS. EXTERIOR SLIDING DOORS TO INCLUDE SCREENS.

4. BASIS OF DESIGN FOR WINDOWS AND SLIDER DOORS: PELLA RESERVE TRADITIONAL - SIMULATED DIVIDED LITE WITH 7/8" SPACER BAR - ALUMINUM CLAD EXTERIOR (COLOR: CLASSIC WHITE)- PREFINISHED PINE INTERIOR.

5. BASIS OF DESIGN FOR EXTERIOR HINGED DOORS TO BE PROVIA FIBERGLASS DOOR - PRIMED FOR PAINT AT BOTH EXTERIOR AND INTERIOR. THESE DOORS TO ALSO INCLUDE SIMULATED DIVIDED LITE W/ 7/8" SPACER BAR.

6. ALL DOORS AND WINDOWS TO HAVE INTERIOR TRIM / CASING. DESIGN AND SIZING TBD.

1 H111 — MAIN LEVEL - HISTORIC
1/4" = 1'-0"

MEGAN GLENN ARCHITECTURE

WADE RESIDENCE

FOWLKES-MAYBERRY HOUSE
114 LEWISBURG AVE.
FRANKLIN, TN 37064

HISTORIC ZONING COMMISSION MEETING
2025-04-14

#2024-05

NOT FOR CONSTRUCTION

FLOOR PLAN

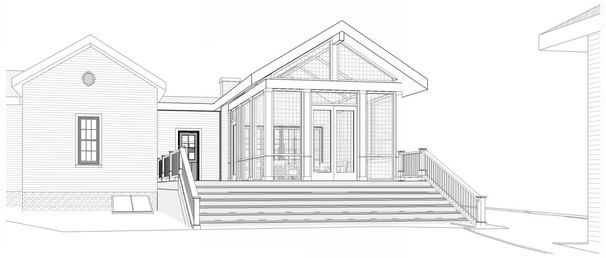
H111



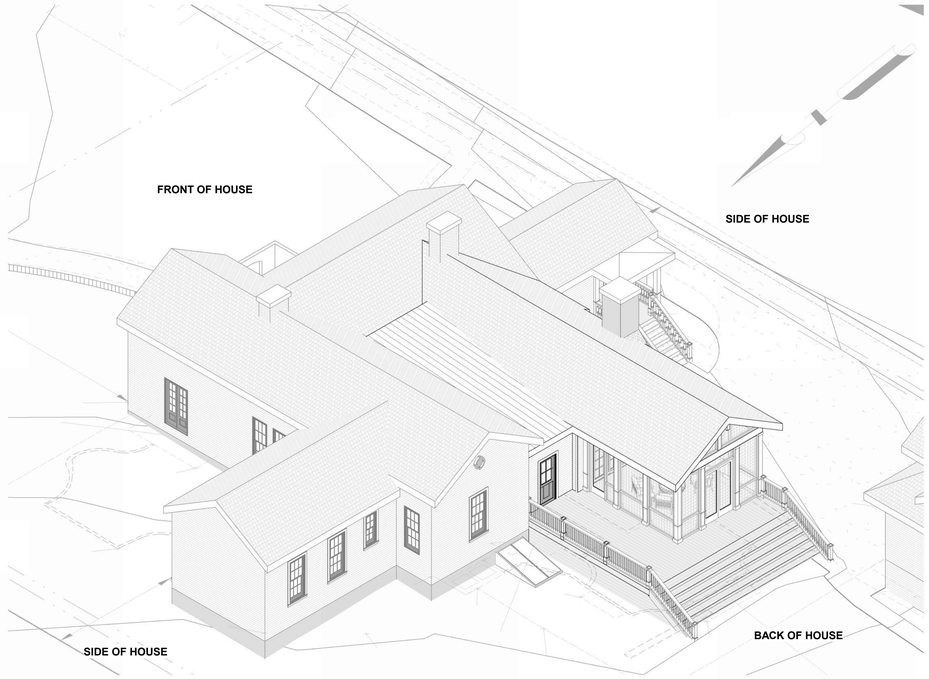


1	VIEW FROM DETACHED STRUCTURE
H200	





2	VIEW FROM BACKYARD
H200	



3	AERIAL VIEW - NORTHWEST
H200	

PROVIA FIBERGLASS DOOR W/ DOGGY DOOR EXAMPLE - TO BE PAINTED TO MATCH ACCENT GREEN AT EXTERIOR (SIMULATED DIVIDER LITES NOT SHOWN HERE - SEE WINDOW AND EXTERIOR DOOR SUBMITTAL)



STONE TO BE SIMILAR TO EXISTING W/ A MIXTURE OF PLATINUM LIMESTONE, ASHLAR ALL GREY AND ASHLER BUFF STONES



NOTE THAT THE STONE BASE IS NOT PROUD OF THE SIDING ABOVE; WE WILL MIMIC THIS WITH IN THE FOOTING DETAIL



FRONT SIDE PORCH IS ORIGINAL TO THE 1936 RENOVATION; BUT EXTERIOR COLUMNS AND RAILING MUST HAVE BEEN REDESIGNED SOMETIME AFTER HISTORIC ADDITION; IRONWORK COLUMNS AND RAILING SHOWS UP IN 1936 DRAWINGS, 1937 PHOTOGRAPH AND 1993 LISTING FOR SALE OF HOUSE (BUT COULD HAVE BEEN OLD PHOTO)

INCLUDING THIS INFORMATION IN CASE IT AFFECTS HOW COMMITTEE VIEWS VIEWS MATCHING NEW POSTS TO EXISTING POSTS OF HOUSE SINCE THEY MIGHT NOT BE A HISTORIC DETAIL





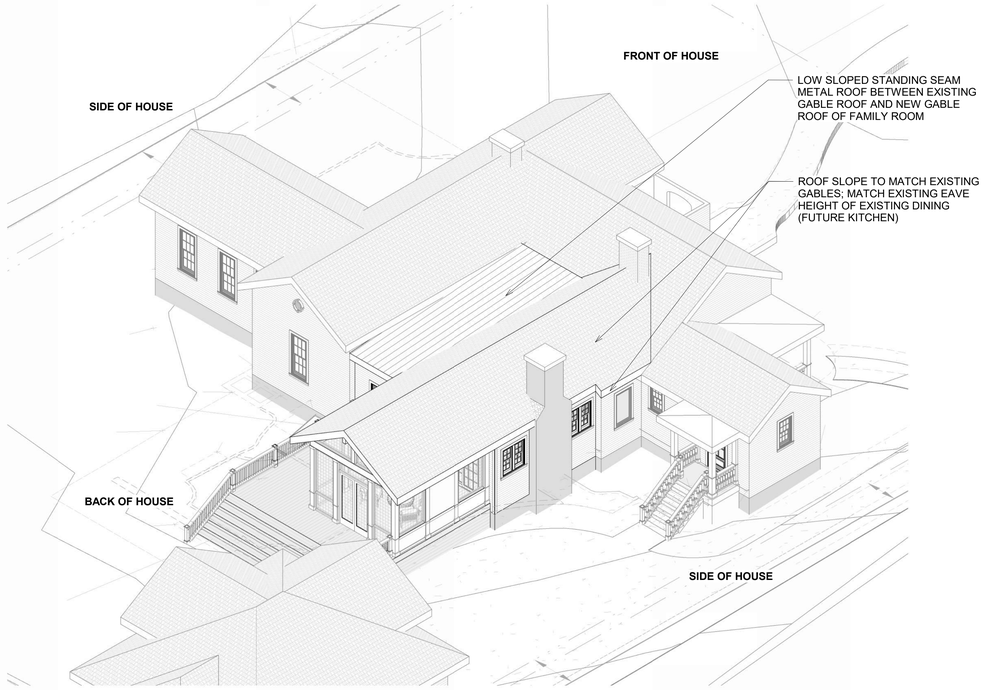


EXISTING ROOF HEIGHTS AT BACK OF HOUSE FOR REFERENCE



2007 COVERED ENTRY ADDITION TO BACK OF HOUSE





4	AERIAL VIEW - SOUTHWEST
H200	

MEGAN GLENN ARCHITECTURE

WADE RESIDENCE

FOWLKES-MAYBERRY HOUSE
114 LEWISBURG AVE,
FRANKLIN, TN 37064

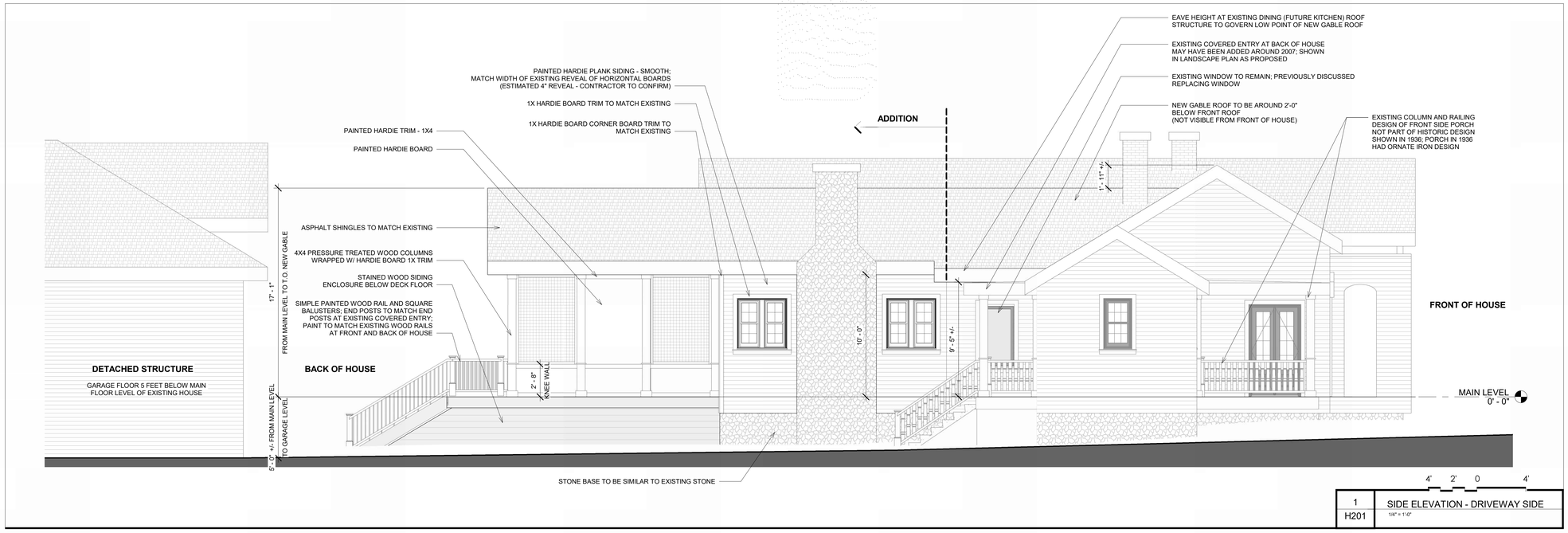
HISTORIC ZONING COMMISSION MEETING
2025-04-14

#2024-05

NOT FOR CONSTRUCTION

3D VIEWS AND PHOTOS FOR REFERENCE

H200



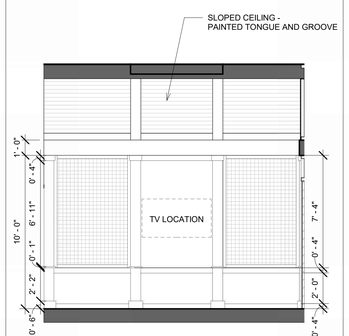
1	SIDE ELEVATION - DRIVEWAY SIDE
H201	1/4" = 1'-0"



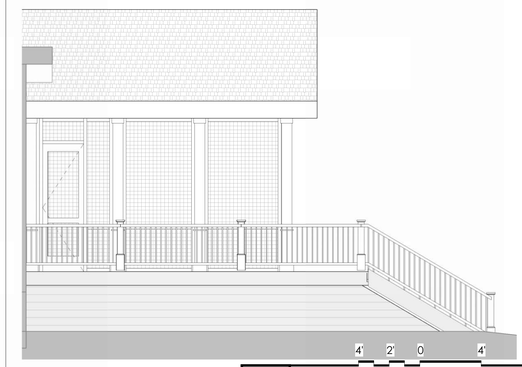
2	REAR ELEVATION
H201	1/4" = 1'-0"



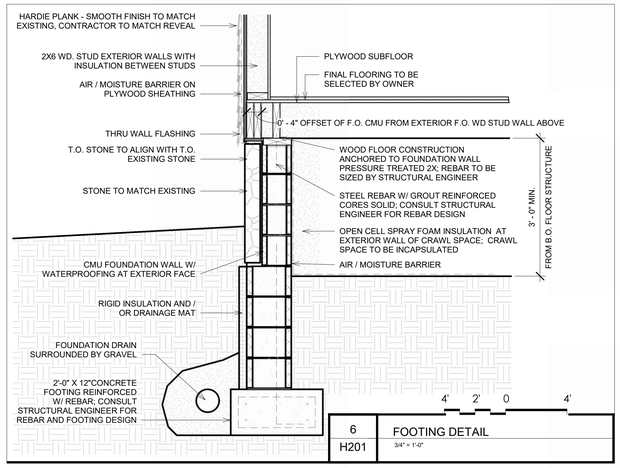
3	PORCH SLIDER DOOR ELEVATION
H201	1/4" = 1'-0"



4	SCREEN PORCH WALL
H201	1/4" = 1'-0"



5	SIDE ELEVATION - YARD SIDE
H201	1/4" = 1'-0"



6	FOOTING DETAIL
H201	3/4" = 1'-0"

MATERIALS LEGEND

- BRICK
- STONE
- WOOD SIDING / HARDIE PLANK SIDING
- METAL ROOF
- SCREEN
- ASPHAULT SHINGLE
- MATERIAL CUT THROUGH
- STAINED WOOD

MEGAN GLENN ARCHITECTURE

WADE RESIDENCE

FOWLKES-MAYBERRY HOUSE
114 LEWISBURG AVE,
FRANKLIN, TN 37064

HISTORIC ZONING COMMISSION MEETING
2025-04-14

#2024-05

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS AND FOOTING DETAIL

H201

File #: 21-0419

DATE: April 3, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Considerations Of Alterations And Fencing At 98 E. Main St.; Tyler Ichien, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to a commercial building and alterations to the fencing at 98 E. Main Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines
Chapter 3: Historic Commercial Buildings
Chapter 7: Fences, Walls, & Gates

PROJECT INFORMATION:
COF Project Number: 8761
Applicant: Tyler Ichien
Owner: First and Main LLC

BACKGROUND:
The buildings located at 94-98 E. Main Street are located in the Downtown Franklin Historic District. Recent applications came before several Design Review Committee Meetings and Historic Zoning Commission Meetings to revive the buildings located at the entrance to Franklin's historic downtown. The approved building alterations included signage, new screening, new alterations to the rear of the facade, new fencing, and a recommendation from the Historic Zoning Commission to the Board of Zoning Appeals to determine that the finished floor elevation should not be raised in order to maintain its historic appearance and status.

Initial plans came before the DRC, showing a change from the white metal-paneled exterior with blue racing stripes to a uniform, dark color. DRC feedback included paying homage in the proposed design to the history of the building as a historical filling station/gas station/service station, and that the panels should not be painted a dark color. It was mentioned that in the early 2010s, the outer wood surround was removed and the metal panels from the historic gas station were discovered underneath. These panels were then sent to Nashville for refinishing and then reinstalled on the building. It is stated within the application that this is when the building received its white exterior finish with blue accents. However, a 1958 aerial image of the building shows an exterior walls that appear to be very light or white-colored, which would be typical of a building from this era as noted below.

Part of the DRC discussion included a Preservation Brief by the National Park Service Division of the Secretary of Interior that addresses preservation and reuse of historic gas stations and the importance of the colorways of this type of building. It is noted within the Preservation Brief that, "Departing notably from elaborate revival style stations, a new form appeared in the early 1930s, the box station. Blending Art Moderne and International Style motifs, box stations featured flat roofs and unadorned exteriors of stucco, terracotta, porcelain enamel steel, or structural glass panels. With their glossy white exteriors and scientifically designed lighting schemes, box stations were meant to attract attention."

After this feedback was provided during the meeting and within the DRC recap to the applicant, changing the colorways was subsequently removed from the proposal.

On March 11th, a Notice of Violation was issued after staff was notified that the metal exterior of the historic service station was painted a uniform dark color.

The Guidelines inform the design review process by outlining contextual considerations and parameters for alterations to the built environment that will be sensitive to the community's heritage and not result in material impairment to a historic resource or district. The Guidelines address best-case preservation theory and practices, which address most situations. The Guidelines include the following for historic commercial buildings:

- Preserve and maintain historic architectural features, both structural and decorative, that contribute to the historic character of the building.
- Honor the period of significance of the building by keeping any alterations true to its architectural period of significance as well as those which have gained significance over time. Avoid alterations that make a building appear older or younger than it is.
- Maintain metal finishes such as paint and keep metal clean.
- Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.
- If repair is needed, use methods that allow features to retain their historic appearance and as much of their historic materials as possible.

The Guidelines have been developed to reflect the intent of The Secretary of Interior's Standards for the Treatment of Historic Properties (*the Standards*). *The Standards* provide guidance on the appropriate treatment of historic properties. In addition to the Guidelines, the Standards may be applied to proposals within the HPO, as applicable. The Standards provide the following:

- Repairing masonry, as well as wood and metal features, may include patching, splicing, or other treatments using recognized preservation methods. All work should be physically and visually compatible.
- It is not recommended within the Standard to change the type of finish, coating, or historic color of metal features.
- It is recommended to repaint historically-painted metal features with colors that are appropriate to the building and district.

Both the Standards and the Guidelines recommend retaining their historic appearance and as much of their historic materials as possible. The previous white and blue colors on the building were supported as colors/colorways typical of historic service stations of the circa 1950s era. The

unapproved siding alterations have changed the colorways typical of a historic service station to a more contemporary design that doesn't contribute to the historic character or architectural period of the building.

As noted in the history compiled by a Historic Zoning Commissioner, a 1950 aerial photo shows Dr. Gathmann's building where 98 E. Main Street, which was demolished thereafter, and then another aerial photo from 1958 showing the service station.

It was mentioned in the DRC meetings that in the early 2000s the outer wood surround was removed and the metal panels were discovered underneath from the historic service station. These panels were then sent to Nashville for refinishing and then reinstalled on the building.

The application states the existing chain-link fencing has been straightened out, and a wooden surround has been installed around the chain-link fence. However, upon inspection by Building & Neighborhood Services team members, the fence is a new black vinyl-coated chain-link with a painted black wood surround. The black wood surround has also been added around the metal fence surrounding the patio.

The approved COA shows the installation of new fencing to match the metal fencing around the patio and removal of the chain-link fencing (which is not permitted by the Zoning Ordinance), and it would allow for floodwaters to pass through the fencing. The Guidelines recommend the following:

- Design fences and walls to be compatible with the architectural style of the building.
- 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.

The wood surround on the chain link fence and on the metal fence are not appropriate within the Guidelines, as the combination of wood and chain link and metal is not seen in Franklin's historic districts and is not permitted by the Zoning Ordinance.

RECOMMENDATION:
Staff recommend denial of the application based on the following grounds:

- Preserve and maintain historic architectural features, both structural and decorative, that contribute to the historic character of the building.
- Honor the period of significance of the building by keeping any alterations true to its architectural period of significance as well as those which have gained significance over time. Avoid alterations that make a building appear older or younger than it is.
- Maintain metal finishes such as paint and keep metal clean.
- Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.
- If repair is needed, use methods that allow features to retain their historic appearance and as much of their historic materials as possible.
- Design fences and walls to be compatible with the architectural style of the building.
  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.

Should the HZC approve the application, the following recommendations are suggested:
1. The chain link cannot be approved by the HZC as it does not meet the Zoning Ordinance. Plans for an alternate fence must be returned to the Preservation Planner for review and approval.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.


Coca-Cola
Miller

3/23/2025

Subject: History of Exterior Finishes at 94-98 E. Main Street, Franklin, TN.

Dear Tyler,

At your request I'm writing this letter to give you some background information so you can respond to the notice of violation from the Historic Zoning Board.

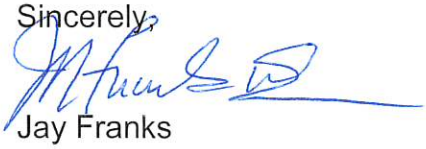
After purchasing the property in 2007, significant improvements were made to the building's exterior. When we started remodeling the building while we were removing the wood log siding, we discovered old metal panels and 2 overhead doors on the end of the building toward the square. The panels were in bad shape as the wood siding had been nailed to every panel in multiple places. We removed them and had them sandblasted, patched and painted. Additionally, new pre-painted blue aluminum break metal was utilized for the trim, patio cover and column wraps.

Furthermore, the rear of the building was constructed using wood framing with Hardie board siding painted to match our blue and white color scheme,

I like the color that you painted the building, and I did not think the City has the authority to tell you what color it has to be painted.

I look forward to seeing y'all getting open quickly and me becoming a regular customer.

Sincerely,



Jay Franks
615-300-0001











94-98 E. Main St















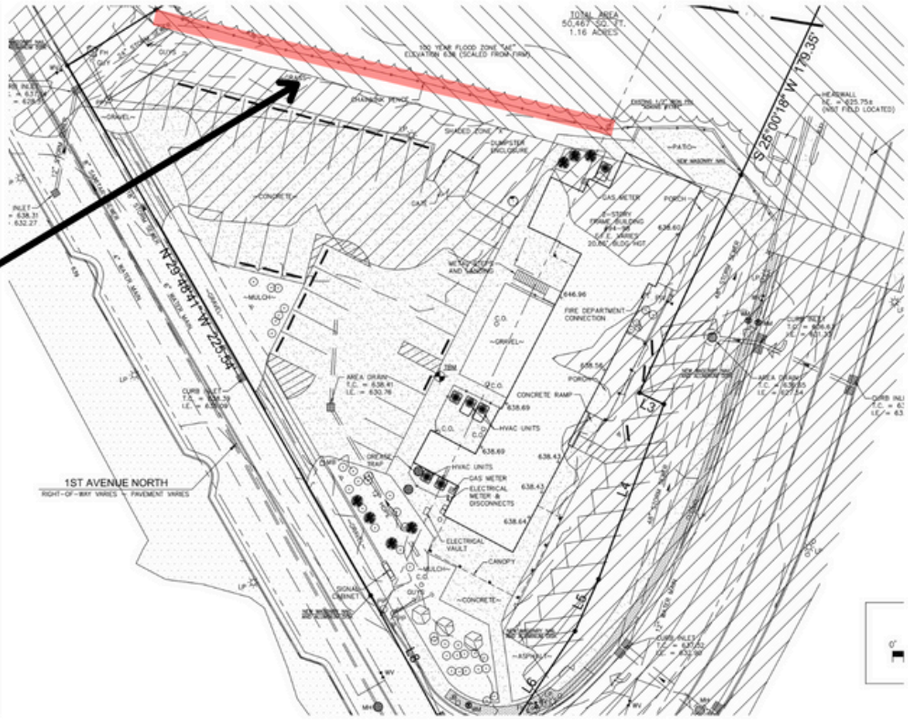












REPAIR TO EXISTING FENCE AT 94 - 98 E MAIN. ST



Informed if we were to construct a new fence to protect patrons from the steep, river hillside; then the new fence would need to be moved out of the 500 year floodway. This would make the fence useless as there would be no protection or security from preventing someone from falling down the hill.

Therefore, we worked with the existing fence to ensure the hillside was completely secure and safe for all patrons.

- Straightened existing fence posts by hand
- Removed broken and hanging barbed wire
- Wood boards encapsulate existing fence poles to properly support top fence rail to prevent sagging and leaning
- Repainted same black color to match existing fence color
- No new holes or posts planted, soil untouched
- Maintained same fence location, height and form

REPAIR TO EXISTING FENCE AT 94 - 98 E MAIN. ST





REPAIR TO EXISTING FENCE AT 94 - 98 E MAIN. ST



Figure 4 *Dr. Ray Gathmann's Animal Hospital. The center building barely seen in this photo, on the right, had gabled ends. It was anchored on both sides by stone veneered buildings. By 1939, the center building became the Riverview Club and the end building closest to the river became a Gulf Station. These buildings were demolished prior to 1958.*






SEPT 2007


OCT 2011

Project Description:

On 3/11/25, I received a Notice of Violation from the city. At that time, staff verbally mentioned I did not receive a COA from the HZC to paint the building. I requested that staff email me the details of my violation as it was unclear what I had actually violated. Emily Huffer stated that I changed the finish of the "porcelain enameled metal panels". Also, she referenced a note that said "Any future alterations proposed to the finish on the exterior of the building will require a Certificate of Appropriateness."

Furthermore, a new update was attached to my building permit from staff Elizabeth Bulay that reads "Notice of Violation issued on 3/11/25 at 9am for changes to the exterior of the building and not maintaining what was the existing finish. A new COA must be obtained for alterations to the building".

I believe there are a few misunderstandings regarding this building that have incorrectly influenced your and HZC's position to deliver a Notice of Violation at 98 E. Main St.

First, the metal panels **are not exterior porcelain enameled metal panels.** The current owners, Jay and Marcia Franks, purchased the property in 2007 and went through an extensive remodel of the three structures. After modifying the existing roof line, adding the covered patio and removing the wood facade of this building, the metal panels were discovered. In 2011, the owner first introduced the blue and white paint color by having those panels painted to compliment their restaurant concept, Riff Burgers. The same color was painted at that time to the rear wood building facade and added refrigerator structure. The HZC has stated multiple times that it is outside their scope to review exterior colors, but I feel it is important to mention because **they are not original colors to the panels** as you stated. The blue and white colors were introduced in 2011, I don't believe that qualifies as needing to preserve a historical color.

To be clear, we maintained the existing paint finish by repainting the metal panels that were previously painted in 2011.

Next, staff provided information on the preservation of historic gas stations. Staff previously shared a document titled, Gas Filling Stations at 1st and East Main St. by Brian Laster. The caption on page 2 shows my building and reads: *"Dr. Ray Gathmann's Animal Hospital. The center building barely seen in this photo, on the right, had gabled end. It was anchored on both sides by stone veneered buildings. By 1939, the center building became the Riverview Club and* ***the end building closest to the river became the Gulf Station. These buildings were demolished prior to 1958."***

According to the information you shared from HZC member Brian Laster, it is clear that the Gulf Station was located on this property but in the building location closest to the river, which was demolished. My building was not the Gulf Station that you implied in your email. Again, the current owner painted those panels in 2011 to match the décor of the incoming restaurant. They were not original blue and white panels from the Gulf Station because the structure was demolished prior to 1958.

It is staffs position that I need to obtain COA because I changed the exterior finish. Since I did not change the finish, only selected a different color from the Riff Burger restaurant, I continue to request the violation be revoked and allow me to proceed in opening my restaurant.

NOTE: State office confirmed the building is not located within the National Register listing for the Downtown Franklin Historic District. Therefore, the building is considered non-contributing


SLICE HOUSE
BY TONY GEMIGNANI


SLICE HOUSE
BY TONY GEMIGNANI







PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN TENNESSEE

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

Address:	**121 3rd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Aaron Rogers**
Project #:	**8589**
Type of Work:	**Rear Yard Fence/Mechanical Screening**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**March 4, 2025**
Expiration Date:	**March 4, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to alter a previously approved COA plan for a rear yard fence/mechanical screening at 121 3rd Avenue North. The alteration will maintain the same design and materials of the previously approved fencing/screening. The path of the screening is proposed to be altered and reconfigured with the removal of a lower, non-historic rear deck. The proposed fence will be 7' tall and be made of stained wood. The alteration reduces the footprint of enclosed and screened items.

- **Location**: The Guidelines recommend placing ground-mounted mechanical equipment behind buildings and screen it from street view with landscaping, fencing, or walls. The location of the proposed fence meets the Guidelines as it is located at the rear of the building.
- **Height**: The Guidelines state that walls and fences in the rear yard cannot exceed 7' in height. The height of the proposed fence is appropriate at 7'.
- **Material**: The proposed wood fence is appropriate in light of the Guidelines, as they state that the material of walls and fences should be compatible with the principal building.
- **Design**: The Guidelines state that fences and walls should be compatible with the principal building. The proposed wood privacy fence is appropriate to the Guidelines in the rear yard to be used for mechanical equipment screening.

APPLICABLE GUIDELINES

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

APPROVED WORK SPECIFICATIONS

The alteration to the mechanical screening/rear fencing is **approved** with the following conditions:

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

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

906

Design Modifications Narrative: 121 3rd Ave. North

for the

Franklin Historic Zoning Commission

Prepared by Aaron Rogers, 906 Studio: February 11, 2025

906 Studio Architects has been engaged by the Owner of Mission Cigar to assist in designing a new cigar shop at 121 Third Ave. N - Franklin, TN 37064. Proposed exterior work is very minor in nature and restricted to the rear of the building where it is not readily visible from the street. The owner would like to revise the orientation of the south side of the screening fence to enclose the existing crawlspace access. This screening fence was previously approved in COA dated September 5, 2024. Per our understanding of the design guidelines, this item would qualify for administrative review by staff. This item includes:

- The removal of a portion of the rear deck to provide space for a new HVAC unit and the screening of that unit by a new 7-foot-tall wood privacy fence was previously reviewed and approved in COA dated September 5, 2024. Exhibits have been updated to show the proposed revision to the orientation of the south wall of the screening fence.

SITE PLAN

HOLI SMOKES - MISSION CIGAR

121 3RD AVE N, FRANKLIN TN, 37064

PROJECT LOCATION



HZC - SITE PLAN

1/16" = 1'-0"

ARCHITECTURE 906 **02/11/25**

0' 8' 16' 32'

ENLARGED SITE PLAN

HOLI SMOKES - MISSION CIGAR

121 3RD AVE N, FRANKLIN TN, 37064



ENLARGED SITE PLAN

1/16" = 1'-0"

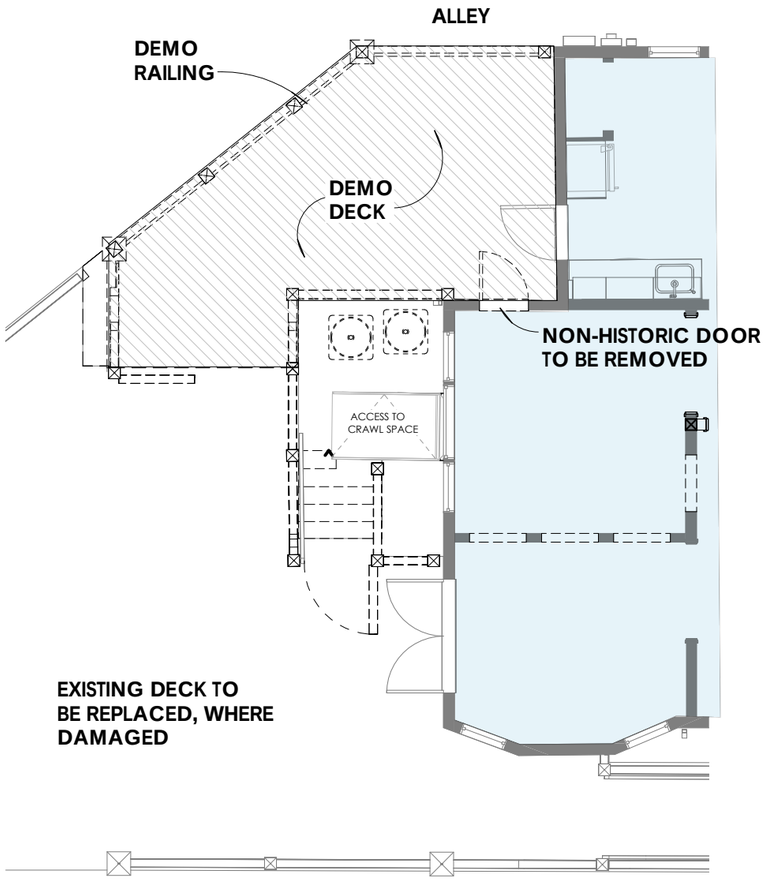
ARCHITECTURE 906 **02/11/25**

0' 8' 16' 32'

FLOOR PLANS

HOLI SMOKES - MISSION CIGAR

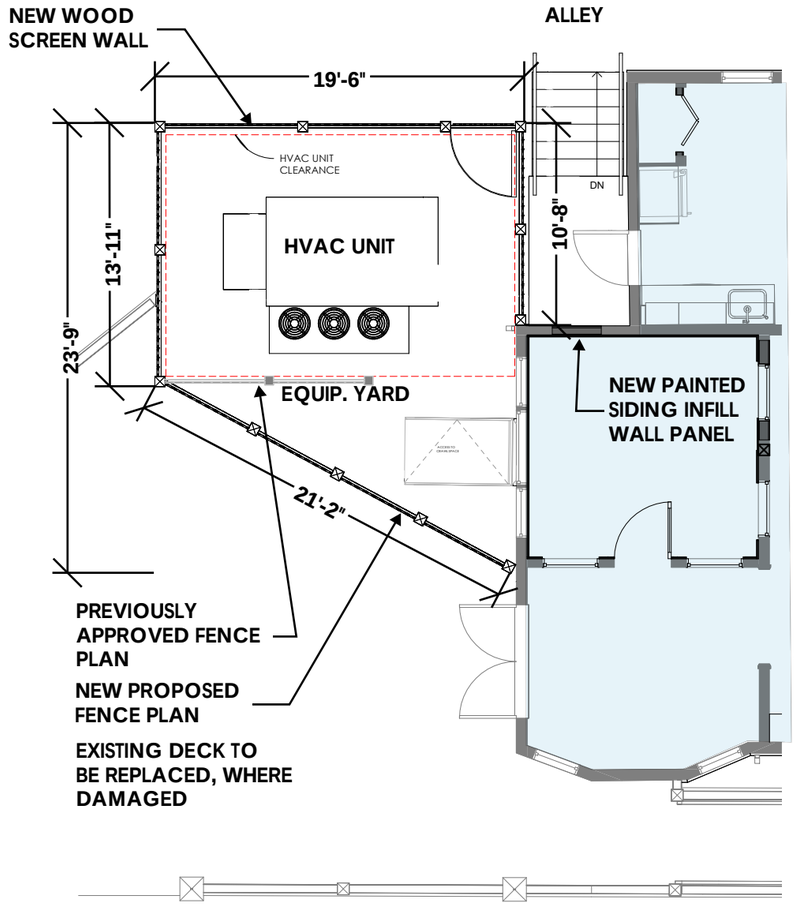
121 3RD AVE N, FRANKLIN TN, 37064



DEMO PLAN

1/8" = 1'-0"

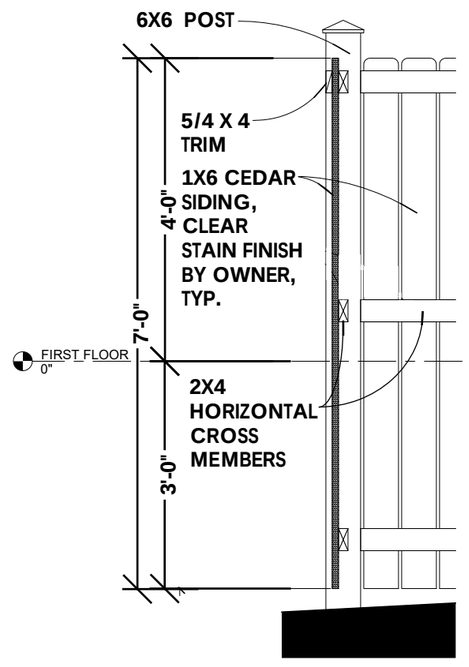
0' 4' 8' 16'



FLOOR PLAN

1/8" = 1'-0"

0' 4' 8' 16'



FENCE

1/2" = 1'-0"

0' 1' 2' 4'

ARCHITECTURE 906 **02/11/25**

ELEVATIONS

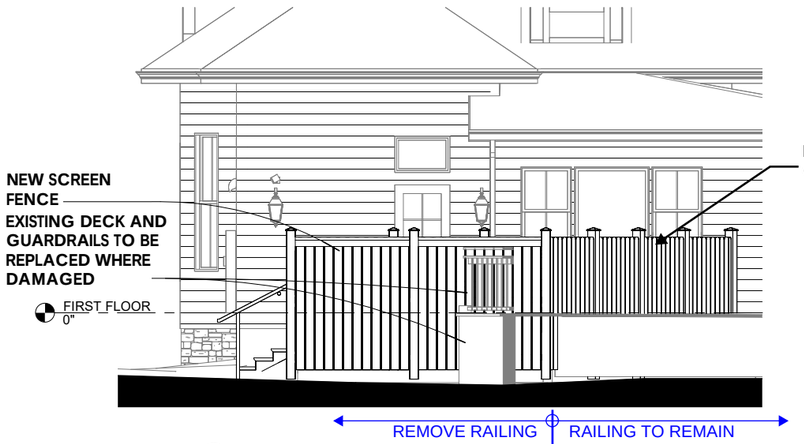
HOLI SMOKES - MISSION CIGAR

121 3RD AVE N, FRANKLIN TN, 37064



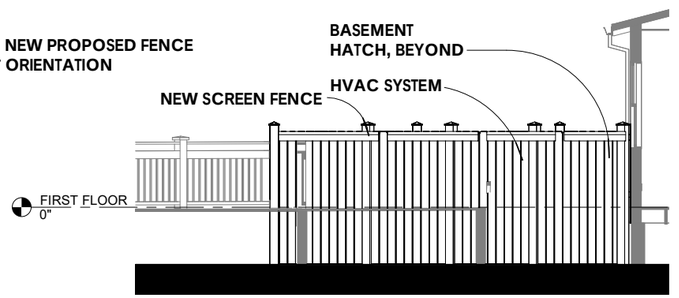
NORTH - VIEW FROM ALLEY

1/8" = 1'-0"



WEST - VIEW FROM REAR

1/8" = 1'-0"



SOUTH - VIEW FROM SIDE OPPOSITE ALLEY

1/8" = 1'-0"



VIEW FROM ALLEY



REAR NORTH VIEW



REAR NORTH VIEW



VIEW FROM 3RD AVE. SCREEN WILL BE JUST SLIGHTLY VISIBLE

ARCHITECTURE 906 08/16/24

0' 4' 8' 16'

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078C C 01700 / 00009078C
(Property Parcel/Tax ID Number)

and located at:

121 3rd Avenue North
(Street Address)

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

906 Studio, PLLC.
(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

104 Victoria Ct. Franklin TN. 37067
Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this

12th day of August, 2024.

Houston Morris
Notary Public

My Commission Expires: 2-21-27

HOUSTON MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. FEB. 21, 2027

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

Project Overview #1451196

Project Title: 121 Third Avenue North
Application Type: 08b) Administrative Certificate of Appropriateness (COA)
Workflow: COA Administrative Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

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

Property Owner

Property Owner
J.T. McCraw

121 Third Ave North
Franklin, TN 37064
P:615-364-7992
jthomasbuilds@gmail.com

Address or Parcel

Project Address or Parcel: 121 3RD AVE N (078C-C01700)

Calculated Acreage: Parcel
- 121 3RD AVE N: 0.27666741

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 121 3RD AVE N: DD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 121 3RD AVE N: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 121 3RD AVE N: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: NA

Type of Work Proposed : HVAC Equipment or Screening,Rear Yard Fencing

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

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

HVAC Type: Mechanical Screening

Narrative

Project Description:

906 Studio Architects has been engaged to assist in the design of the a new cigar shop at 121 Third Ave. N - Franklin, TN 37064. Proposed exterior work is very minor in nature and restricted to the rear of the building where it is not readily visible from the street. Per our understanding of the design guidelines these items qualify for administrative review by staff. These items include the removal of a non-historic door at the rear, repair (in-kind) of existing deck and railing, and finally installation of a wood privacy screen to shield new HVAC unit from view.

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

Project Overview #1627625

Project Title: 121 3rd Ave. N
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Aaron Rogers
906 Studio, PLLC
143 Fifth Avenue, South
Franklin, TN 37064
P:615-988-9065
aaron.rogers@906studio.com

Property Owner

Property Owner
J.T. McCraw
J. Thomas Builds, LLC
121 3rd Ave. N.
Franklin, TN 37064
P:615-364-7992
jthomasbuilds@gmail.com

Address or Parcel

Project Address or Parcel: 121 3RD AVE N (078C-C01700)

Calculated Acreage: Parcel
- 121 3RD AVE N: 0.27666741

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 121 3RD AVE N: DD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 121 3RD AVE N: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 121 3RD AVE N: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: N/A

Project information

Review Type: Nonresidential

Type of Work Proposed: HVAC Equipment/Screening

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

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

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

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 2

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?:

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: Mechanical Screening

Narrative

Project Description:

Tenant Improvement to an existing building for a new cigar shop includes new mechanical screening.

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

Address:	**230 Franklin Road; Bldg. 8 (Franklin Road Historic District)**
Applicant:	**Holladay Properties, Rep. David Click**
Owner:	**Factory Partners, LLC.**
Project #:	**8725**
Type of Work:	**Minor Alteration- Non-Historic (Canopy Removal)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**March 7, 2025**
Expiration Date:	**March 7, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration to remove a non-historic canopy at the rear of Building 8 on the Factory campus at 230 Franklin Road.

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

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

This minor alteration for the removal of a non-historic canopy at the rear of Building 8 at the Factory enhances the compatibility of the building with the historic site and is appropriate for an administrative review. The Guidelines recommend preserving and maintaining historic canopies and to avoid adding canopies to historic buildings where they did not exist historically. Analysis of the proposal finds that the canopy that is proposed to be removed is not historic. The awning is first seen in photographs circa 2002. The removal of this canopy would not adversely impact the historic building. As proposed, the alteration to remove the canopy is appropriate and aligns with the recommendations of the Guidelines.

APPLICABLE GUIDELINES
Chapter 3 – Historic Commercial Buildings

APPROVED WORK SPECIFICATIONS
The removal of the canopy at the rear of Building 8 at the Factory is **approved** with the following conditions:

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

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

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

2.13.2024

Owner:
Holladay Properties
David Click

Project: Building 8 – Non-Historic Canopy Removal

Design Narrative:

The scope includes the removal of a non-historic, exterior canopy at the north elevation of Building 8.

The canopy included in this scope is not visible from the right of way, and the oldest known photograph of a canopy at this location is dated 2002. Additionally, the canopy shown in that photo does not appear to be the same canopy that exists today.

Additional information and photographs can be found within this submittal.

Thank you,

David Click

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

The Factory at Franklin

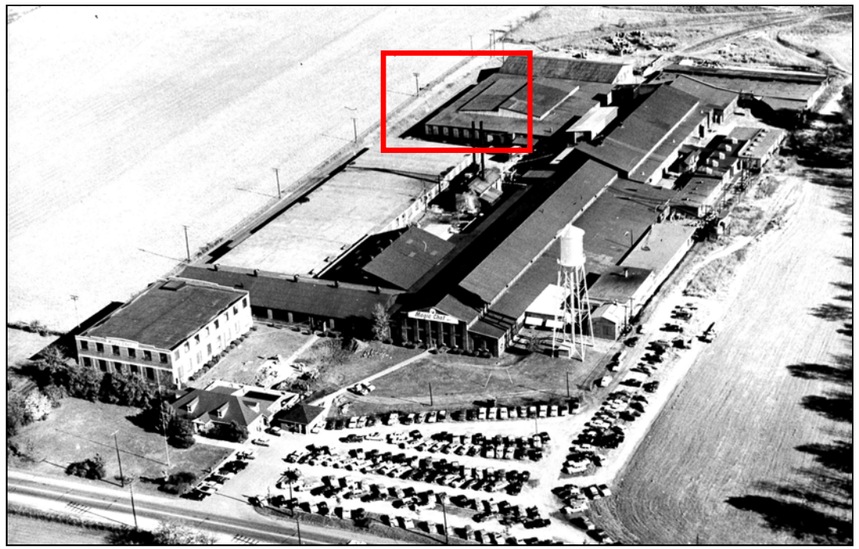
Building 8: Non-Historic Canopy Removal
February 13, 2025



THE FACTORY AT FRANKLIN - SITE PLAN
BUILDING 8: NON-HISTORICAL CANOPY REMOVAL



THE FACTORY AT FRANKLIN
BUILDING 8: HISTORICAL REFERENCE



1950's AERIAL - NO CANOPY VISIBLE



1999 EXTERIOR - NO CANOPY EXISTS AT NORTH ENTRANCE



2000 INTERIOR - NO CANOPY EXISTS AT NORTH ENTRANCE

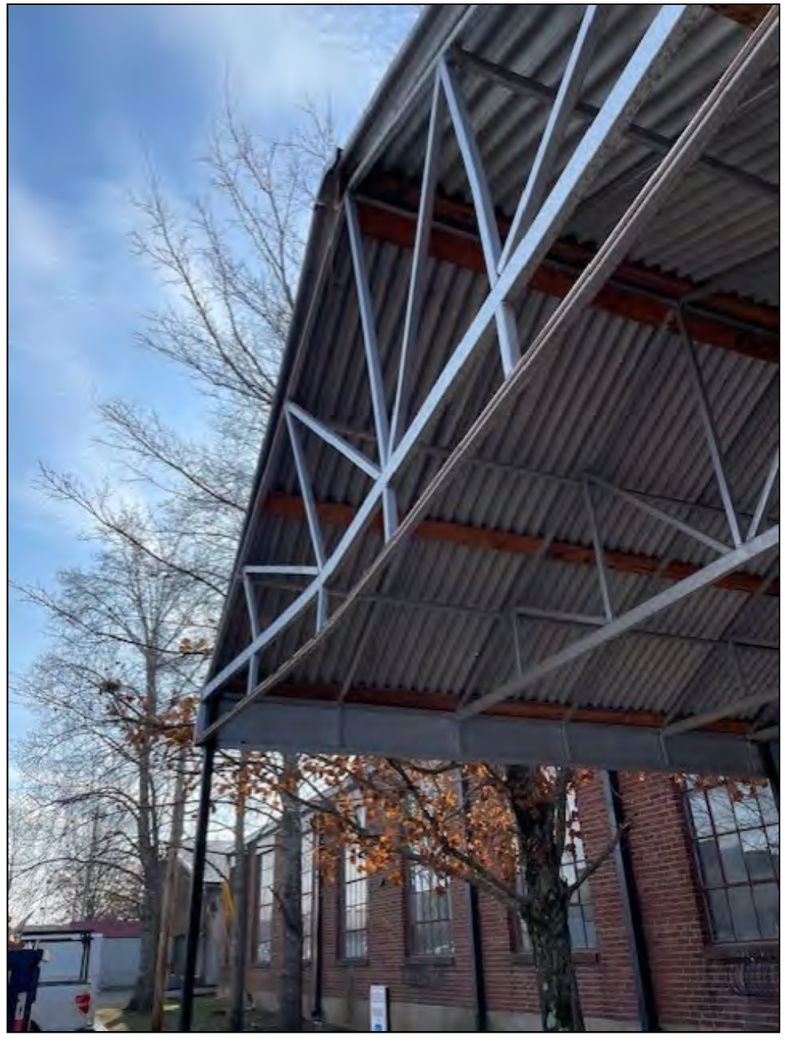


2002 EXTERIOR - OLDEST KNOWN PHOTO OF A CANOPY AT THIS ENTRANCE

THE FACTORY AT FRANKLIN
BUILDING 8: NON-HISTORICAL CANOPY REMOVAL



REMOVE EXISTING NON-HISTORIC CANOPY



CONDITION OF EXISTING CANOPY

END OF DOCUMENT

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

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

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

DAVID CLICK
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

David Click
Signature

1009 3rd AVENUE N. - SUITE 200
Property Owner Mailing Address

NASHVILLE, TN 37201
City, State & Zip

Subscribed and sworn to before me this

20th day of February, 2025.

Tami A. Pryce
Notary Public

My Commission Expires: 10/26/26

TAMI A. PRYCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CITY OF FRANKLIN, TN

The Factory at Franklin - Building 8 Canopy Removal

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

Project Overview #1632239

Project Title: The Factory at Franklin - Building 8 Canopy Removal

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

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

Property Owner

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

Address or Parcel

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

Calculated Acreage: Parcel
- 230 FRANKLIN RD: 20.04685028

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Awning

Height of Overall Sign:

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:
The existing, non-historic canopy is positioned at a set of double doors. It has a corrugated metal roof with a structural metal frame.

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 230 FRANKLIN RD: PD

Central Franklin Overlay: Central Franklin Overlay
- 230 FRANKLIN RD: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 230 FRANKLIN RD: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1632239

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

The scope includes the removal of a non-historic, exterior canopy at the north elevation of Building 8.

The canopy included in this scope is not visible from the right of way, and the oldest known photograph of a canopy at this location is dated 2002. Additionally, the canopy shown in that photo does not appear to be the same canopy that exists today.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**252 5th Avenue North (Franklin Historic District)**
Applicant:	**Sam Johnson**
Owner:	**Sam Johnson**
Project #:	**8742**
Type of Work:	**Consideration of Signage (Monument Reface)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**March 18, 2025**
Expiration Date:	**March 18, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the refacing of an existing monument sign located at 252 5th Avenue North. The sign structure is not being altered with this request and the size of the signage will not be increased or decreased. Monument signs are no longer a sign type that is listed in the Guidelines.

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

- **Location:** The location of the signage will be unchanged.
- **Sign Area:** The sign panel will be 36" by 53" or 13.25 sq. ft. The sign area is not increasing or decreasing from what was previously existing in this location.
- **Material:** The sign material will be a metal panel.
- **Design:** The sign design will maintain a darker black background and lighter, white lettering. The proposed design is consistent with the recommendations of the Guidelines for the colorway for all signs.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The monument sign reface is **approved** with the following conditions:

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

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

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


SUMMER
CLASSICS
Storehouse no.9
36”
53”



252 5th Ave N. monument – taken facing NE from 5th Ave



Both 252 and 256 5th Ave N. – taken Facing SE from Hillsboro Road (5th Ave.)



256 5th Ave N. monument – taken facing SW towards the Alexander Automotive lot from the 256 5th Ave lot



256 5th Ave N. – Facing SE from corner of N. Margin St

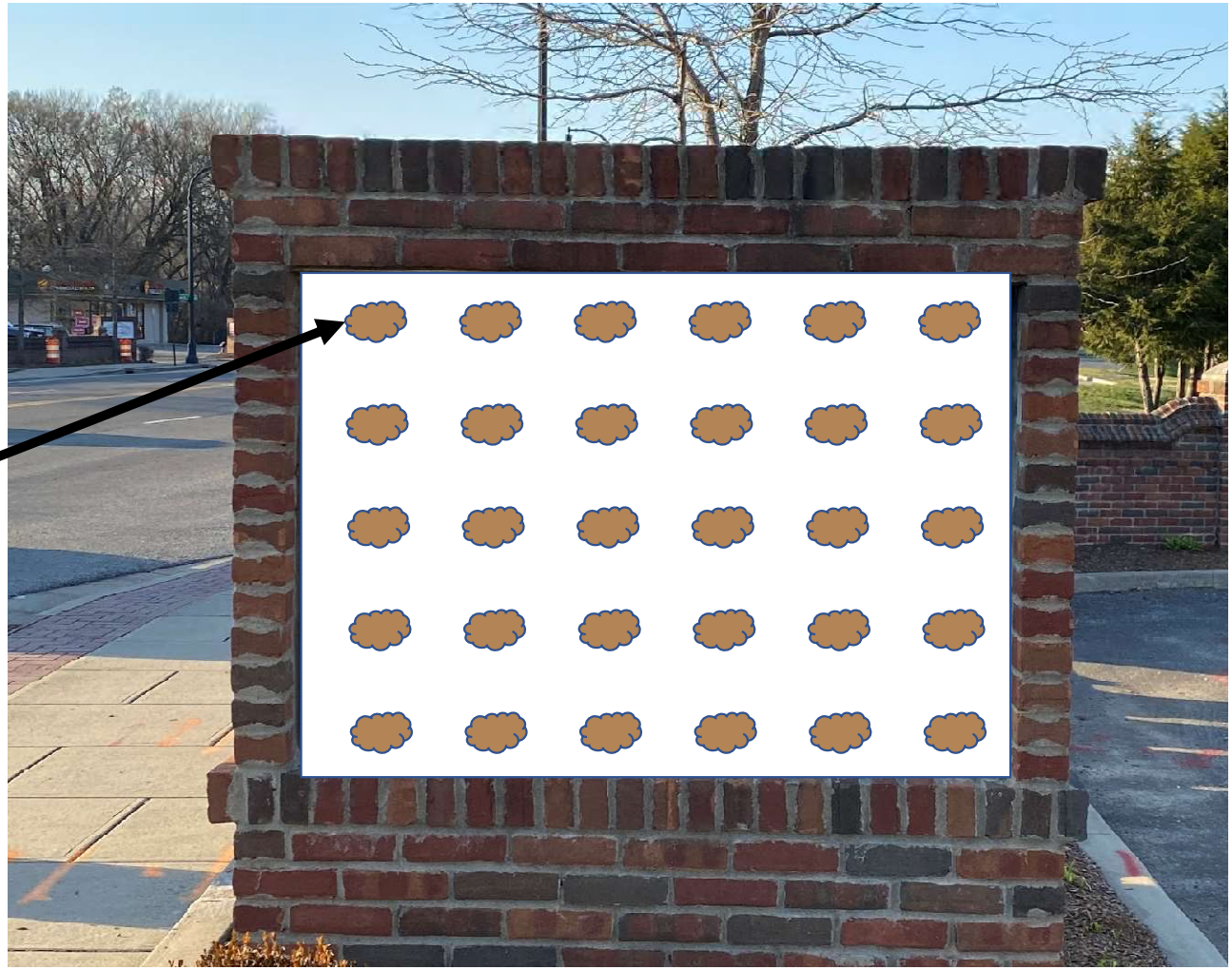


256 5th Ave N. Sign Placement - Northbound



256 5th Ave N. Sign Placement - Southbound

We will affix the signs using Common Exterior Construction Adhesive and wall anchors



Sign Mounting Diagram

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078C A 00900
(Property Parcel/Tax ID Number)
and located at:

252 & 256 5TH AVE. N., FRANKLIN
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

JEFF FLEISHOUR / ARTHUR GUENARD
(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

2441 DURHAM MANOR DR.
Property Owner Mailing Address

FRANKLIN, TN 37064
City, State & Zip

Subscribed and sworn to before me this

27 day of Sept, 2023.

Notary Public

My Commission Expires: 7/6/26

TERRY GENE WEST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 6, 2026

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

Project Overview #1644105

Project Title: 252 5th Ave N

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Sam Johnson
SJ JOHNSON PROPERTIES
2441 Durham Manor Dr
Franklin, TN 37064
P:615-438-8977
sjohnsontn1@gmail.com

Property Owner

Property Owner
Sam Johnson
SJ JOHNSON PROPERTIES
2441 Durham Manor Dr
Franklin, TN 37064
P:615-438-8977
sjohnsontn1@gmail.com

Address or Parcel

Project Address or Parcel: 252 5TH AVE N (078C-A00900)

Calculated Acreage: Parcel
- 252 5TH AVE N: 0.73739282

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay
- 252 5TH AVE N: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 6

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 252 5TH AVE N: 5TH

Central Franklin Overlay: Central Franklin Overlay
- 252 5TH AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 252 5TH AVE N: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 252 5th Ave N

Type of Signage Proposed: City owned monument

Height of Sign Face or Sign Area: 36

HVAC Type:

Narrative

Project Description:
Refresh of monument sign with new logo. Same color scheme, white letters on a black background.

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

Address:	**106 E. Main St. (Downtown Franklin Historic District)**
Applicant:	**Emily Rawls**
Owner:	**Harpeth Apartment Association, LLC. Steve Bacon, Rep.**
Project #:	**8743**
Type of Work:	**Consideration of Signage (Awning Reface & Window Sign)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**March 24, 2025**
Expiration Date:	**March 24, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the refacing of an existing awning and window sign located at 106 East Main Street. The awning structure is not being altered with this request. Additionally, one window sign is proposed within the application.

Awning Sign Reface:

- **Location:** The location of the awning will maintain its location above the main entrance to the retail/tenant space. The Guidelines recommend that the awning signage placement be on either the awning valance or on the awning face, but not on both. The signage on the awning will be located only on the awning face. The location is appropriate.

- **Sign Area:** The Guidelines recommend that the sign area be either a maximum of 60% of the awning valance or 25% of the awning face. The awning will be 108" by 38" or 28.5 sq. ft. The sign area will be 10.4" by 80", or 5.5 sq. ft. and does not exceed 25% of the awning face. The sign area is appropriate.

- **Material:** The Guidelines recommend the materials to be opaque canvas, cotton duck, or similar natural materials with lettering painted, screen printed, or appliqued. The material of the awning will be an opaque canvas fabric with applied lettering. The proposed materials are appropriate.

- **Design:** The Guidelines recommend a maximum of three colors, with a darker background color than the lettering. The sign design will maintain a darker black background and

lighter, white lettering. The proposed design is consistent with the recommendations of the Guidelines for the colorway for signs.

- **Height:** The height of the awning and signage will not be altered with this application request and remains appropriate.

- **Illumination:** No illumination is proposed with this application request.

Window Sign:

- **Sign Area:** The Guidelines recommend that the sign area be at maximum 15% of an individual window or window grouping area. The proposed signage will be 25" by 3.2", or .5 sq. ft. The window area is 27" by 84" or, 15.75 sq. ft. The proposed sign area is appropriate.

- **Placement:** 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 placement has not been indicated within the application, but must be placed fully within the interior.

- Materials: The Guidelines recommend that when using decals, use individual letters and graphics with a transparent background. The decal appears to be individual letters with a transparent background. The materials are appropriate.

- **Color:** The Guidelines recommend a maximum of two colors, using only light tones or only dark tones, but not a combination of both. Only light tones are proposed for the window signs. The colors are appropriate.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The awning reface and window sign are **approved** with the following conditions:

- The window signage must be placed fully within the interior of the building.

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

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

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

TENNESSEE

SIGN COMPANY

Tennessee Sign Company
MurfreesboroSales@tnsignco.com
(615) 968-5101
tnsignco.com

CUSTOMER:
COMPASS
Franklin #2 Location

ARTWORK & MOCKUPS:





ITEM OVERVIEW:

COMPASS
Franklin #2 Location
Storefront Measurements:
TBD”W by TBD” H
TBD SQ. FT total

DESCRIPTION:
Door vinyl and awning reface.

DIMENSIONS
108” W by 38” H
TBD SQ. FT total

INSTALLATION
HARDWARE
Fabric redo of existing awning.

NON-ILLUMINATED

NOTES:
- **Sizes and measurements are TBD; pending on-site survey.**

INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

thank you!

TENNESSEE

SIGN COMPANY

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 Steve Bacon, COO for Harpeth Apartment Associates LLC
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

78C-D-15
(Property Parcel/Tax ID Number)
and located at:

159 1st Avenue North, Franklin
(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

Alisha Matthias
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

Owner Signature

Additional Owner Signature, if applicable

198 E Main Street, Suite 101
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this
28th day of February, 2025.

Notary Public

My Commission Expires: 9-21-26

TIMOTHY JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Law Dept approved (2) 05.13.24

From:	Elizabeth Bulay
To:	Emily Rawls
Subject:	RE: 159 1st Avenue North COA Application Questions
Date:	Tuesday, March 25, 2025 1:03:00 PM
Attachments:	image001.png

Thank you for this information!

The COA should be sent by the end of the day once the draft is reviewed. Thank you and have a great day!

Elizabeth Bulay
Assistant Preservation Planner • 615-550-6737
City of Franklin • Planning & Sustainability
120 9th Ave. S. • Franklin, TN, 37064

From: Emily Rawls <emily@tnsignco.com>
Sent: Monday, March 24, 2025 4:46 PM
To: Elizabeth Bulay <elizabeth.bulay@franklintn.gov>
Subject: Re: 159 1st Avenue North COA Application Questions

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

- Has the signage size been determined for the awning? If so, what are the dimensions? - **The awning is 130''wx38'' tall x8''lip x36''Deep for the fabric and current. The sizing for the signage on the awning will be 10.446''hx80''w**
- What is the size of the window signs that are being applied to the door? - **25''wx3.264''h**
- What are the dimensions of the door? - **The door is 27'' wide**
- What is the material of the awning and the proposed lettering? - **Canvas with the Lettering for COMPASS. Did I not attach the artwork? I am so sorry!**

On Mon, Mar 24, 2025 at 8:37 AM Elizabeth Bulay <elizabeth.bulay@franklintn.gov> wrote:

> Good morning!
>
> I have a few questions as I wrap up the review of the awning signage for the COA application submitted for 159 1st Ave. N. Once these questions are answered, I can complete my review.

- Has the signage size been determined for the awning? If so, what are the dimensions?
- What is the size of the window signs that are being applied to the door?
- What are the dimensions of the door?
- What is the material of the awning and the proposed lettering?

Additionally, our reviewer from Zoning has let us know that the address for this tenant may be 106 E. Main St. and not 159 1st Ave. N. Any clarification would be appreciated! Thank you and have a great day!

Elizabeth Bulay
Assistant Preservation Planner • 615-550-6737
City of Franklin • Planning & Sustainability
120 9th Ave. S. • Franklin, TN, 37064

This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Messages that are received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This message may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this message, you are hereby notified that any unauthorized use, dissemination or copying of this email or any information it contains is strictly prohibited. If you have received this message in error, please delete it and immediately notify the sender by reply email. Unless expressly stated, this email does not constitute an agreement to conduct transactions by electronic means and does not create a binding contract or enforceable obligation.

--

View our Catalog of Products!

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

Project Overview #1650768

Project Title: 159 1st Avenue North
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Alisha Matthias

159 1st Avenue North
Franklin, TN 37064
P:(215) 284-1397
courtney.dulin@compass.com

Property Owner

Property Owner
Alisha Matthias

159 1st Avenue North
Franklin, TN 37064
P:(215) 284-1397
courtney.dulin@compass.com

Address or Parcel

Project Address or Parcel: 159 1ST AVE N (078C-D01500)

Calculated Acreage: Parcel
- 159 1ST AVE N: 4.48181039

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 159 1ST AVE N: PD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 159 1ST AVE N: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 159 1ST AVE N: Historic Preservation Overlay

Flood Fringe Overlay: Flood Fringe Overlay
- 159 1ST AVE N: Floodway Fringe Overlay District

Floodway Overlay: Floodway Overlay
- 159 1ST AVE N: Floodway Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: n/a

Project information

Review Type: Nonresidential

Type of Work Proposed: Awning

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

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

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

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 2

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?:

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.:

108" Wide x 38" Tall x 8" Front with a 36" deep pocket.

Just a fabric recovering of current awning

Footprint Square Footage of Existing Structures on Lot:

Footprint Square Footage of Proposed Additions/Structures:

HVAC Type:

Narrative

Project Description:

Just a fabric recovering of current awning

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

Address:	**306 Public Square (Downtown Franklin Historic District)**
Applicant:	**Emily Rawls**
Owner:	**James McConnell**
Project #:	**8744**
Type of Work:	**Consideration of Signage (Small hanging/projecting and Window)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**March 26, 2025**
Expiration Date:	**March 26, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a small hanging/projecting sign and two window signs located at 306 Public Square for the new tenant Tecovas.

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

Small Hanging/Projecting Sign:

- **Quantity:** The Guidelines state that a maximum of 1 sign is recommended per main entrance to a retail storefront/tenant space on the ground floor. One projecting sign is proposed for the retail storefront. This is the first of three signs within this application. The quantity is appropriate.

- **Sign Area:** The Guidelines state the sign area may have up to 2 sides, with a maximum of 4.5 square feet per side. The proposed sign area is 30" by 18", or 3.75 sq. ft. The proposed sign area is appropriate.

- **Projection:** The Guidelines state the sign should project from the building facade at a 90-degree angle or at a 45-degree angle when placed at a corner of a building and be a maximum of 4 feet from the building facade, inclusive of bracket depth. The proposed sign will project at 90-degree angle from the building. The total projection, inclusive of bracket depth is 36". The projection is appropriate.

- **Placement:** The Guidelines state the sign should be placed near the main entrance. The proposed sign is located near one of the main entrances on the front of the building. The location is appropriate as the centered main entrance has features that limit the placement of a sign near it. Additionally, it is recommended attaching signs to the building carefully to prevent damage to the historic fabric. For example, install any mounting bolts through mortar joints rather than the face of the masonry. The placement is appropriate but it should be anchored into the mortar of the building.

- **Height:** The Guidelines state that the top of the sign area should be no higher than the ground floor window/transom headers, but shall comply with an 8-foot minimum clearance from the grade surface. The top of the sign area aligns with the top of the ground floor entrance and does not project above the transoms. The sign maintains a 9 clearance. The proposed height is appropriate.

- **Material:** The Guidelines state that the materials should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign will consist of aluminum sign faces and frames with a matte black finish. The proposed materials are appropriate.

- **Color:** The Guidelines state that a maximum of 3 colors, and with a darker background color than the lettering color is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed background is a matte black with white lettering. The colors proposed are appropriate.

- **Illumination:** No illumination is proposed.

Window Signage: Two window signs are included within the application.

- **Sign Area:** The Guidelines recommend that the sign area be at a maximum of 15% of the individual window or window grouping area. The first window sign is a grouping of the sign with the verbiage “Tecovas” and “Howdy Y’all”, proposed to be 9” by 63”, or 4 sq. ft., and 2.75” by 27.5”, or .54 sq. ft. The window area for the transom is 4’ by 7’8” or, 30 sq. ft. and the area on the doors amounts to approximately 55 sq. ft. The proposed sign area is appropriate. The second window sign is located on the side window and will contain the text, for identification purposes, “Quality Western Goods” and is proposed to be 16” by 38”, or 4 sq. ft. The window area is 4’2” by 7’1”, or 29.5 sq. ft. The proposed sign area is appropriate.

- **Placement:** 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 placement is indicated to be placed fully within the interior of the building on the glass.

- **Materials:** The Guidelines recommend that when using decals, use individual letters and graphics with a transparent background. The decal appears to be individual letters with a transparent background. The materials are appropriate.

- **Color:** The Guidelines recommend a maximum of 2 colors, using only light tones or only dark tones, but not a combination of both. Only dark tones are proposed for the window signs with gold lettering. The colors are appropriate.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The projecting sign and window signs are **approved** with the following conditions:

- The small hanging/projecting sign must be installed through mortar joints.
- The window signage shall be applied to the interior of the building.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

Tecovas Public Square

Store Signs - Permit Art

NOT FOR CONSTRUCTION

Date: 3.5.25

Project Address:
306 Public Square
Franklin, TN 37604

Client Approval	Landlord Approval
Printed Name: _____	Printed Name: _____
Signature: _____	Signature: _____
Date: _____	Date: _____

Rev. 10.15.25



Store Signs - Permit Art

ION ART
NEON + DESIGN + BUILD

407 Radam Lane, suite A100
Austin, TX 78745
512.326.9333

Ion Art Inc. 2025 All Rights Reserved

All rights reserved. The intellectual property, concepts, and designs contained in this document are the exclusive property of Ion Art, Inc. Neither the document nor the information it contains may be copied, disclosed to others, or used in connection with any work or project other than the specific project for which it has been prepared and developed, without the written consent of Ion Art, Inc.



Overview:

- Non-illuminated Sign:
  - Projecting Sign display area: **4.5 SF**
  - Projecting Sign height: 9’-0” AFF
  - Window Vinyl 1 display area: **4 SF**
  - Window Vinyl 1 height: 13’-0” AFF
  - Window Vinyl 2 display area: **4 SF**
  - Window Vinyl 2 height: 5’-0” AFF
- Installation/ hardware:
- Projecting Sign: Installed with 1/4” x 4” lag screws.
- DBA: Tecovas
- Property Address:
  306 Public Square
  Franklin, TN 37604e J10
  Louisville, KY 40222

Additional Permitting Information

- Linear feet of storefront width: **42ft - 3in**
- Electrical requirements:
  - Minimum of 1 dedicated 120V 20amp circuit, and J-box within 6ft of sign (to be installed by others).

ION ART
NEON + DESIGN + BUILD
407 Radam Lane, suite A100
Austin, TX 78745
512.326.9333

Ion Art Inc. 2024 All Rights Reserved
All rights reserved. The intellectual property, concepts, and designs contained in this document are the exclusive property of Ion Art, Inc. Neither the document nor the information it contains may be copied, disclosed to others, or used in connection with any work or project other than the specific project for which it has been prepared and developed, without the written consent of Ion Art, Inc.



Non-illuminated projecting sign

Storefront Elevation

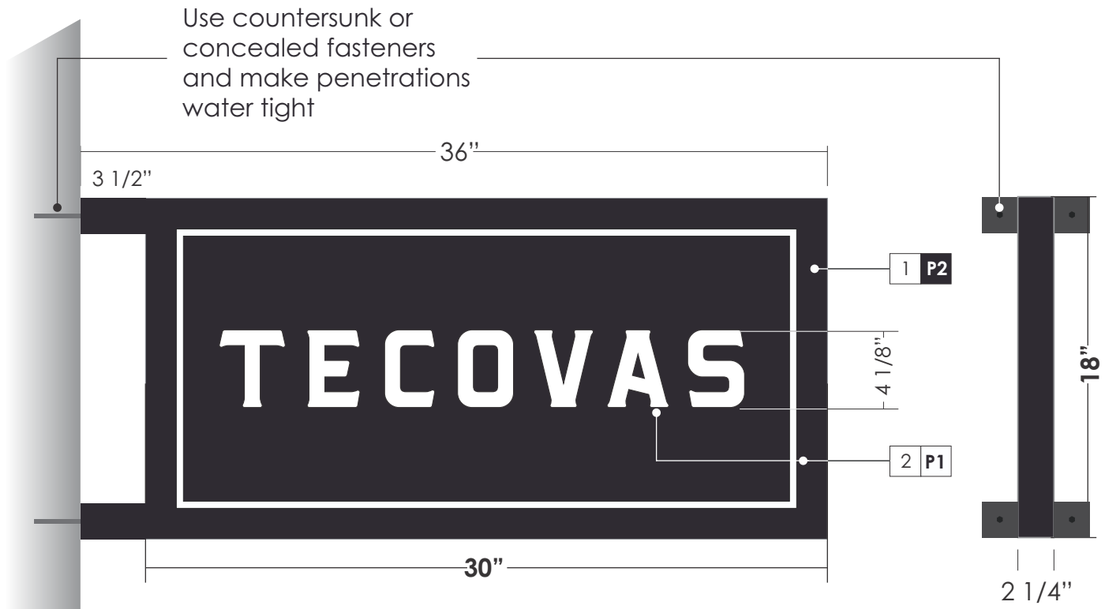
2nd surface gold vinyl wordmark and trim

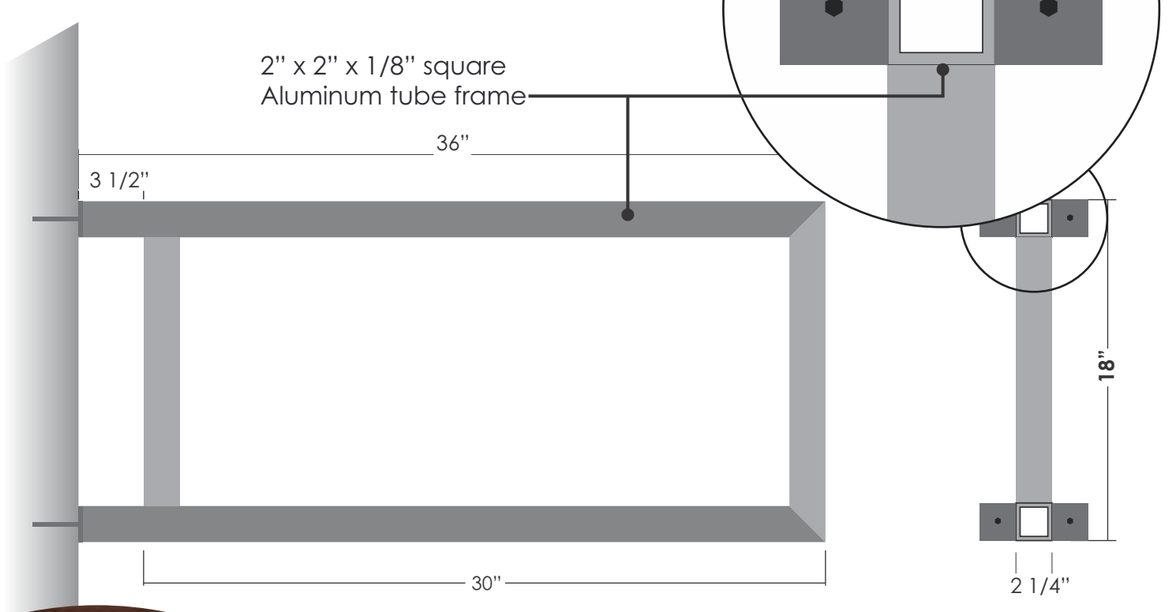
407 Radam Lane, suite A100
Austin, TX 78745
512.326.9333

Different screens and printers may reproduce the colors seen here differently

Ion Art Inc. 2025 All Rights Reserved

All rights reserved. The intellectual property, concepts, and designs contained in this document are the exclusive property of Ion Art, Inc. Neither the document nor the information it contains may be copied, disclosed to others, or used in connection with any work or project other than the specific project for which it has been prepared and developed, without the written consent of Ion Art, Inc.





1 1/8" aluminum faces; 2" x 2" aluminum square-tube frame; painted P2.

2 Masked-and-painted logo and border.

3 1/4" aluminum mounting bracket with 2" x 2" square aluminum-tube arm; countersunk or concealed fasteners color-matched to the blade and/or bracket.

Paint Finish + Typeface | P1 MP White (matte) | P2 MP Black (matte)





Similar installation at
La Encantada, Tucson

ION ART INC. 2023 All rights reserved

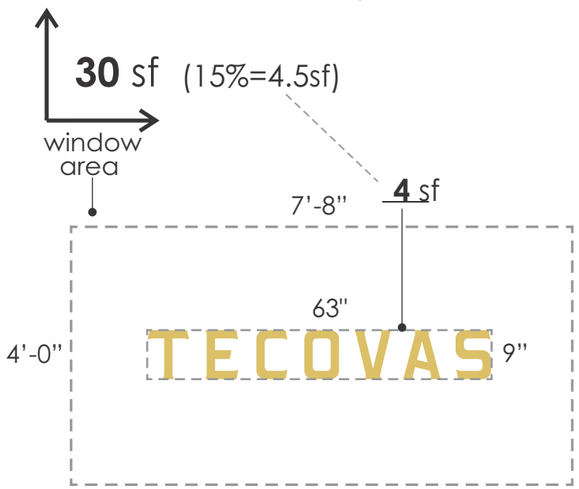
All rights reserved. The intellectual property, concepts, and designs contained in this document are the exclusive property of Ion Art, Inc. Neither the document nor the information it contains may be copied, disclosed to others, or used in connection with any work or project other than the specific project for which it has been prepared and developed, without the written consent of Ion Art, Inc.

Overview:

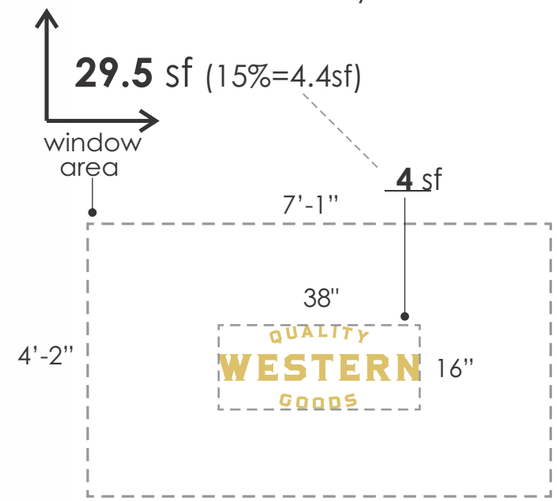
Gold vinyl border
- 1" inset from glass dimensions.
- Applied to the 2nd surface of glass (inside of store)

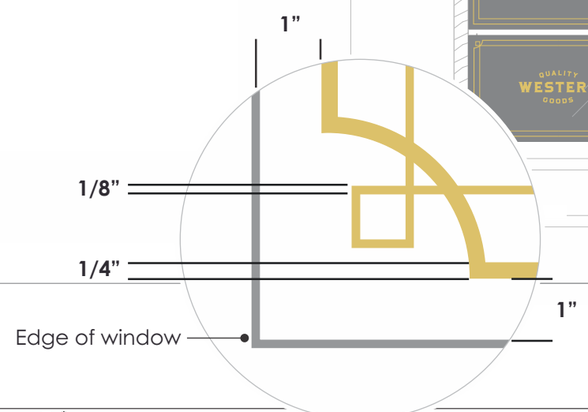


Window Vinyl 1



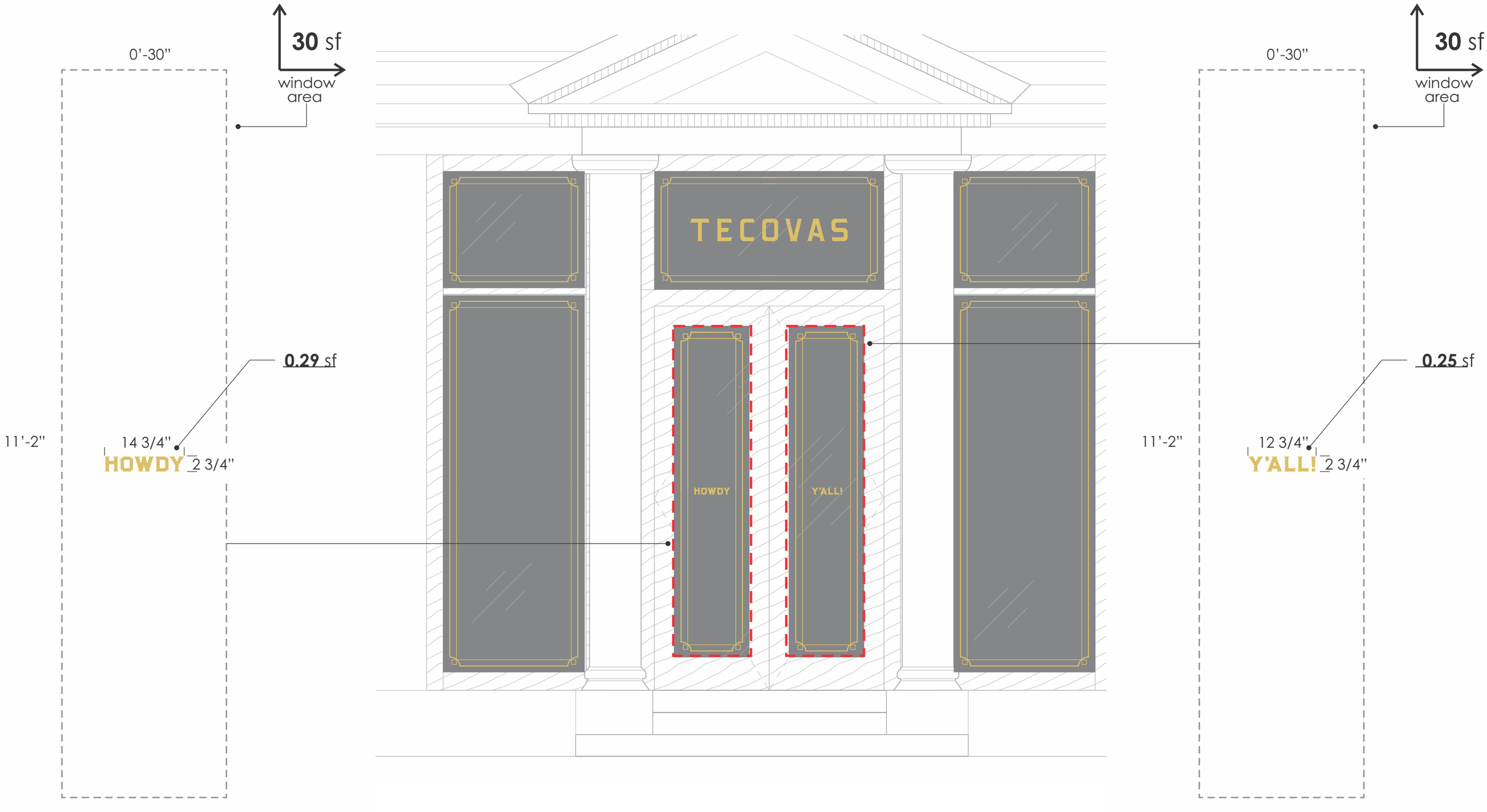
Window Vinyl 2





Vinyl | V1 Gold Vinyl

Ion Art Inc. 2025 All Rights Reserved
All rights reserved. The intellectual property, concepts, and designs contained in this document are the exclusive property of Ion Art, Inc. Neither the document nor the information it contains may be copied, disclosed to others, or used in connection with any work or project other than the specific project for which it has been prepared and developed, without the written consent of Ion Art, Inc.



Ion Art Inc. 2025 All Rights Reserved
All rights reserved. The intellectual property, concepts, and designs contained in this document are the exclusive property of Ion Art, Inc. Neither the document nor the information it contains may be copied, disclosed to others, or used in connection with any work or project other than the specific project for which it has been prepared and developed, without the written consent of Ion Art, Inc.

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 James Jason McConnell
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

078C M 00400
(Property Parcel/Tax ID Number)
and located at:

306 Public Square 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

Generis Collective and Tecovas
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

Owner Signature

N/A
Additional Owner Signature, if applicable

202 4th Ave S.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

10 day of March, 2025.

Julie K. Brown
Notary Public

JULIE K. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/07/2027
WILLIAMSON COUNTY

My Commission Expires: Dec. 7, 2027

Law Dept approved (2) 05.13.24

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

Project Overview #1623049

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

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Emily Rawls
Tennessee Sign Company
2270 Southgate BLVD, Suite A
Murfreesboro, TN 37128
P:6159685101
emily@tnsignco.com

Property Owner

Property Owner
James McConnell

306 Public Square
Franklin, TN 37064
P:6159685102
emily@tnsignco.com

Address or Parcel

Project Address or Parcel: 306 PUBLIC SQ (078C-M00400)

Calculated Acreage: Parcel
- 306 PUBLIC SQ: 0.0622152

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 306 PUBLIC SQ: DD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 306 PUBLIC SQ: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 306 PUBLIC SQ: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: n/a

Project information

Review Type: Nonresidential

Type of Work Proposed: Signage

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

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

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

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed: 3

Sign 1

Type of Signage Proposed: Window Cling

Height of Overall Sign: 3.16

Height of Sign Face or Sign Area: 4

Sign 2

Type of Signage Proposed: window cling
Height of Overall Sign: 1.5
Height of Sign Face or Sign Area: 4

Sign 3

Does the existing structure have any recent additions?:
Type of Signage Proposed: Projecting Arm
Height of Existing and Proposed Construction (from FFE to Roof Peak):
Height of Overall Sign: 1.5
Lot Square Footage:
Height of Sign Face or Sign Area: 10
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:
Non Illuminated Blade Sign and Window Clings

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN TENNESSEE

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

Address:	**215 Lewisburg Avenue (Lewisburg Avenue Historic District)**
Applicant:	**John Alfrey**
Owner:	**Julie Alfrey**
Project #:	**8747**
Type of Work:	**Consideration of Rear Yard Fencing**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**April 4, 2025**
Expiration Date:	**April 4, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of rear yard fencing at 215 Lewisburg Avenue.

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

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed fence appears to meet the Guidelines for location, as it is being proposed along the property lines between 215 and 213 Lewisburg Avenue.

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

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

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

APPLICABLE GUIDELINES
Chapter 7 – Fences, Gates, and Walls

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

- The fencing may be installed as shown in light of the Historic District Design Guidelines.

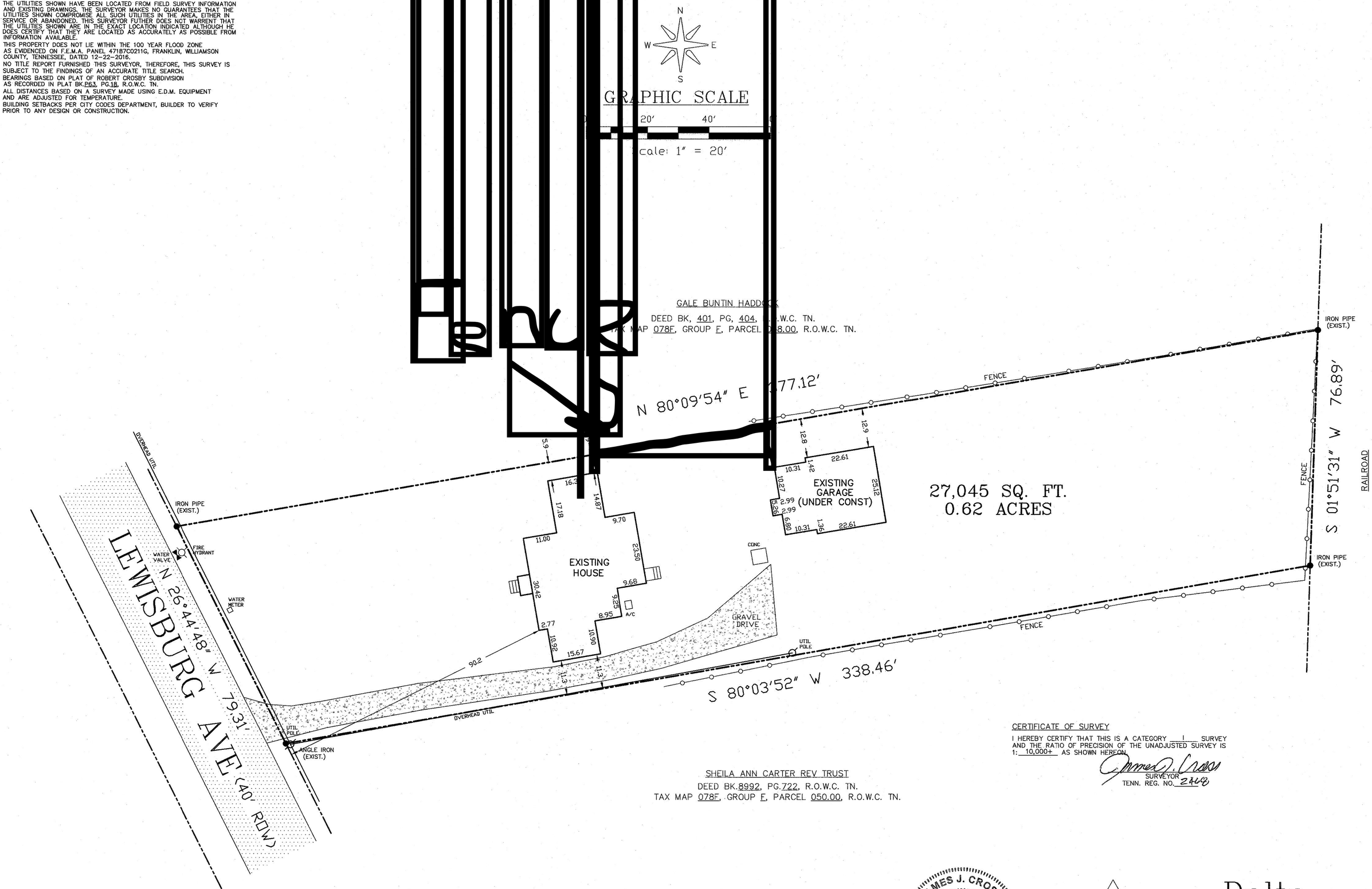
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

- 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/

GENERAL NOTES:

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FUTHER DOES NOT WARRENT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
2. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS EVIDENCED ON F.E.M.A. PANEL 47187C0211G, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, DATED 12-22-2016.
3. NO TITLE REPORT FURNISHED THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
4. BEARINGS BASED ON PLAT OF ROBERT CROSBY SUBDIVISION AS RECORDED IN PLAT BK.P63, PG.18, R.O.W.C. TN.
5. ALL DISTANCES BASED ON A SURVEY MADE USING E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.
6. BUILDING SETBACKS PER CITY CODES DEPARTMENT, BUILDER TO VERIFY PRIOR TO ANY DESIGN OR CONSTRUCTION.



CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000+ AS SHOWN HEREON.

James J. Cross
SURVEYOR
TENN. REG. NO. 2468

PROPERTY TITLE REFERENCE

PROPERTY BEING PARCEL: 049.00, GROUP: F, TAX MAP: 078F, R.O.W.C. TENN., AND BEING PROPERTY CONVEYED TO NELSON TN PROPERTIES, LLC AS RECORDED IN DEED BK. 8683, PG.508. R.O.W.C. TENN.

BOUNDARY SURVEY
OF
215 LEWISBURG AVE

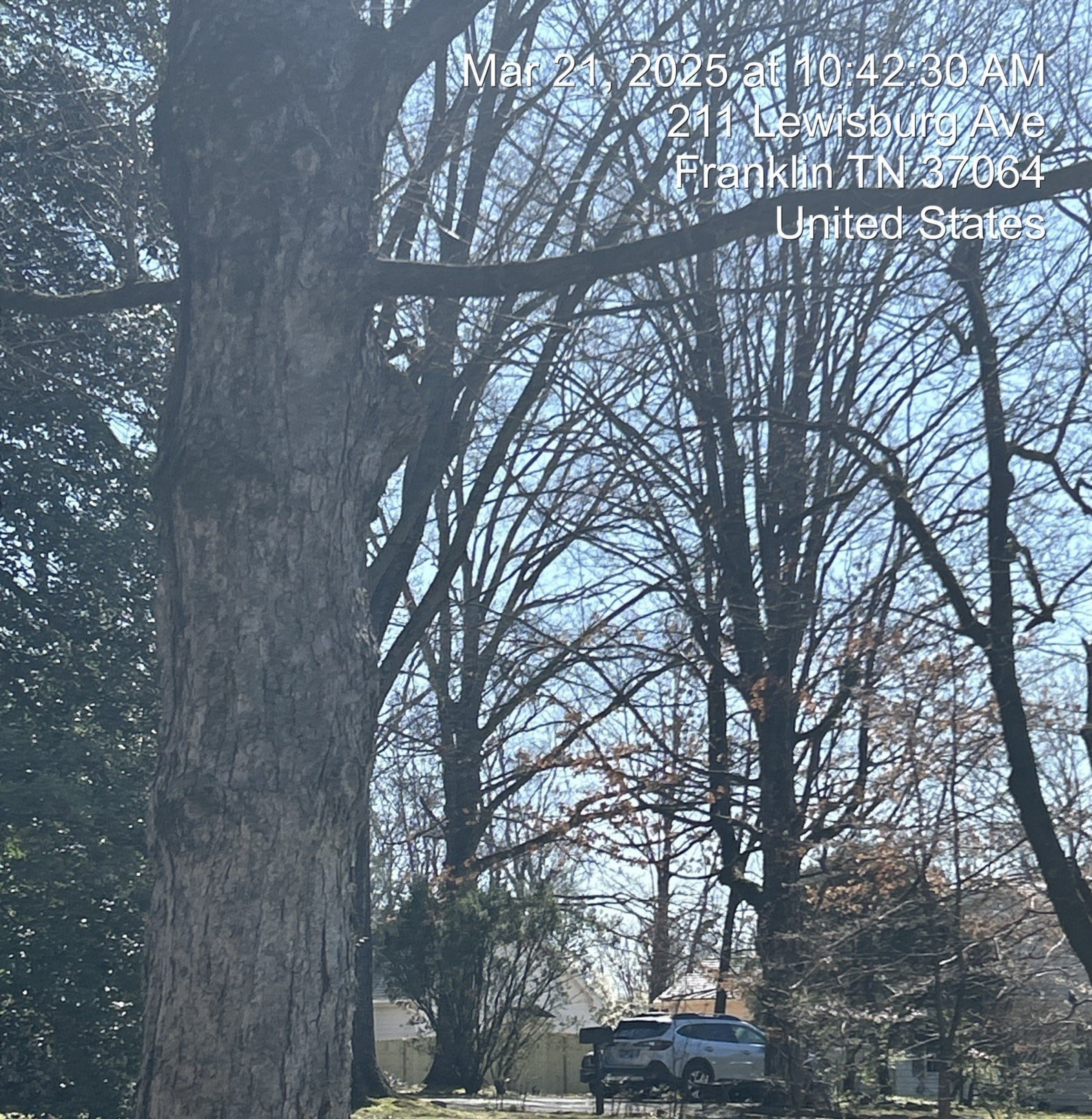
TAX MAP: 078F, GROUP: F, PARCEL: 049.00, R.O.W.C. TN.

9th CIVIL DISTRICT, FRANKLIN, WILLIAMSON COUNTY, TN. 37064

JAMES J. CROSS XVI REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE NO. 2468

Delta Associates INCORPORATED
Design – Surveying
7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

SCALE: 1"=20'	DRAWN BY JJC	DATE 8-5-22	DRAWING NO. 1 OF 1
	CHECKED BY JJC	JOB NO. 22-062LP-215	


Mar 21, 2025 at 10:42:30 AM
211 Lewisburg Ave
Franklin TN 37064
United States

Mar 11, 2025 at 12:17:45 PM
213 Lewisburg Ave
Franklin TN 37064
United States

CITY OF FRANKLIN, TN

215 Lewisburg Ave

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

Project Overview #1658056

Project Title: 215 Lewisburg Ave

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Julie Alfrey

5377 Gulf Shore Blvd N, 8A
Naples, FL 34103
P:6152678426
Jalfrey38@gmail.com

Property Owner

Property Owner
Julie Alfrey

5377 Gulf Shore Blvd N, 8A
Naples, FL 34103
P:6152678426
Jalfrey38@gmail.com

Address or Parcel

Project Address or Parcel: 215 LEWISBURG AVE (078F-F04900)

Calculated Acreage: Parcel
- 215 LEWISBURG AVE: 0.60547036

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Rear Yard Fencing

Height of Overall Sign:

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 215 LEWISBURG AVE: R4

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

Historic Preservation Overlay: Historic Preservation Overlay
- 215 LEWISBURG AVE: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 000

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:
We are constructing a 6 foot fence made of pressure treated wood along the property line

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

Address:	**230 Franklin Road. Bldg. 11 (Franklin Road Historic District)**
Applicant:	**Mark Flanders**
Owner:	**Holladay Properties, David Click**
Project #:	**8746**
Type of Work:	**Consideration of Signage (Small Hanging/Projecting Sign)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**April 4, 2025**
Expiration Date:	**April 4, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a small hanging/projecting sign for a tenant in Building 11 at the Factory located at 230 Franklin Road.

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

- **Quantity:** The Guidelines state that a maximum of 1 sign is recommended per main entrance to a retail storefront/tenant space on the ground floor. One projecting sign is proposed for the retail storefront. The quantity is appropriate.

- **Sign Area:** The modifications of standards allow for small hanging/projecting signs to be at a maximum of 6 square feet. The proposed sign area is 36" by 24", or 6 sq. ft. The proposed sign area is appropriate.

- **Projection:** The Guidelines state the sign should project from the building facade at a 90-degree angle or at a 45-degree angle when placed at a corner of a building and be a maximum of 4 feet from the building facade, inclusive of bracket depth. The proposed sign will project at a 90-degree angle from the building. The depth of projection from the building was not included, but shall not exceed 4' from the building.

- **Placement:** The Guidelines state the sign should be placed near the main entrance. The proposed sign is located near one of the main entrances on the front of the building. The location is appropriate as the centered main entrance has features that limit the placement of a sign near it. Additionally, it is recommended to attach signs to the building carefully to prevent damage to the historic fabric. The sign is attached to an existing awning bracket. The placement is appropriate.

- **Height:** The Guidelines state that the top of the sign area should be no higher than the ground floor window/transom headers, but shall comply with an 8-foot minimum clearance from the grade surface. The top of the sign area aligns with the top of the ground floor entrance and does not project above the transoms. The sign maintains a 9 clearance. The proposed height is appropriate.

- **Material:** The Guidelines state that the materials should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign consists of a finished wood panel. The proposed materials are appropriate.

- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed background is brown wood with white lettering and a minimal red accent color. The colors proposed are appropriate.

- **Illumination:** No illumination is proposed.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The hanging/projecting sign is **approved** with the following conditions:

- The sign shall not project more than 4’ from the building wall.

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

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

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

Sign Permit for Saffire Restaurant

Frankin Factory

230 Franklin Road Suite 11M

Sign being submitted is 36” wide by 24” height

It is a painted wood sign with the Saffire logo of white letters and red flame.

It is 9’ from grade and hung directly under the store front awning


Saffire

Docusign Envelope ID: 410D5020-1CE9-4301-9344-68D14458B883

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I FACTORY PARTNERS, LLC
(Please print Name/Names in Full)

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

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

and located at:

230 FRANKLIN RD, FRANKLIN TN 37064
(Street Address)

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

Mark Flanders
(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.

Signed by:
592BDBE4AA574CE...
Signature

1009 3rd AVENUE N. SUITE 200
Property Owner Mailing Address

NASHVILLE, TN 37201
City, State & Zip

Subscribed and sworn to before me this

11th day of March, 2025.

Notary Public

My Commission Expires:

MICAH ASHLEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-03-2025
DAVIDSON COUNTY

CITY OF FRANKLIN, TN

Saffire Restaurant 230 Franklin Road Suite 11M

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

Project Overview #1661832

Project Title: Saffire Restaurant 230 Franklin Road Suite 11M
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Mark Flanders
Saffire Restaurant
230 Franklin Rd, 11M
Franklin, TN 37064
P:6158072211
mark@tomkats.com

Property Owner

Property Owner
Mark Flanders
Saffire Restaurant
230 Franklin Rd, 11M
Franklin, TN 37064
P:6158072211
mark@tomkats.com

Address or Parcel

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

Calculated Acreage: Parcel
- 230 FRANKLIN RD: 20.04685028

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 230 FRANKLIN RD: PD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 230 FRANKLIN RD: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 230 FRANKLIN RD: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: unknown

Project information

Review Type: Nonresidential

Type of Work Proposed: Signage

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

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

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

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed: 1

Sign 1

Type of Signage Proposed: Hanging (not Projecting Arm)

Height of Overall Sign: 11

Height of Sign Face or Sign Area: 9

Sign 2

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?:

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:

Basic 36" wide by 24" height painted wood sign