City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, July 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. 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 at the meeting location. Speakers may sit in the meeting location.

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

CONSENT AGENDA (The items under the consent agenda are deemed by the commission to be routine in nature and will be approved by one motion adopting the staff comments as part of the approval. The items on the consent agenda will not be discussed. Any member of the commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order. Staff recommends that the first two applications of the agenda be placed on the consent agenda.)

APPLICATIONS

2. Consideration Of In-Kind Replacement At 132 3rd Ave. S. (Biscuit Love); Jenna Lee, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer

3. Consideration Of Retroactive Construction (Accessory) At 1303 Adams St.; Josh Ellis, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

4. Consideration Of Alterations (Accessory Structure) At 219 5th Ave. S.; James Redford, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer

5. Consideration Of Signage (Sandwich Board Convenience Signage) At 134 2nd Ave. N.; Heidi Hyland, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of An Addition (Principal) At 212 Lewisburg Ave.; Don Burke, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

7. Consideration Of Alterations At 115 2nd Ave. S. (Hiram Masonic Hall).; Brett McCord, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

8. Consideration Of A Historic Zoning Commission Recommendation For Public Art At 1221 Columbia Ave. (Carter's Hill Park); Laurie McPeak, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer

9. Consideration Of Alterations And An Addition (Accessory) At 334 3rd Ave. S.; Maria Ortiz, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

10. Consideration Of Site Alteration And Lighting At 1843 William Campbell Ct. (Magnolia Hall Lot 6).; David Horwath, Applicant.

    Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

11. Consideration Of Site Alterations, Fencing, And New Construction (Mail Kiosk) At 1850 William Campbell Ct.; David Horwath, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

12. Consideration Of New Construction At 1845 William Campbell Ct. (Lot 7) At Magnolia Hall; Jennifer Lombard, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

13. Consideration Of Demolition (Principal Building) At 119 Church St.; John Ligon, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

14. Admin COA For Signage (Reface Post-and-Panel) At 121 3rd Ave. N.; Travis Braud, Franklin Sign Company, Applicant.

15. Admin COA For Signage (Band, Projecting, and Sandwich Board) At 416-418 Main St.; Mike Alexander, Signs First, Applicant.

16. Admin COA For Signage (Sandwich Board) At 114 E. Main St.; Alicia King Marshall, Applicant.

17. Admin COA For Signage (Sandwich Board) At 305 Public Sq.; Alicia King Marshall, Applicant.

18. Admin COA For Signage (Sandwich Board Sign) At 341 Main St.; Brandon Hartwell, Applicant.

19. Admin COA For Minor Alteration (Non-historic Windows) At 1303 Adams St.; Josh Ellis, 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.

City of Franklin

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

Meeting Minutes

Historic Zoning Commission

Monday, June 9, 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. 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 meeting space. Speakers may sit in the meeting space.

CALL TO ORDER

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

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

Commissioners Absent: Tyler LeMarinel, Lisa Marquardt, Holly Thompson.

Staff: Vernon Gerth, Emily Huffer, Elizabeth Bulay, Jared Carter, and Blake Harper.

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

Chair Laster asked for citizen comments. There were none, except for the submitted public comment for 246 Myles Manor Ct. on the agenda.

1. **Public Comment For Item 9: 246 Myles Manor Ct.**

   Sponsors:

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

2. Consideration Of Approval Of Minutes

Sponsors:

Commissioner Orr motioned to approve the HZC May 12, 2025, Meeting minutes, seconded by Commissioner Pearce. The motion carried 6-0.

ANNOUNCEMENTS

The regularly scheduled DRC will be next Monday, June 16th, starting at 4 PM at the Eastern Flank Event Facility, and the deadline to apply is midnight tonight, 6/9/25.

APPLICATIONS

3. Consideration Of Front Yard Fencing At 1006 W. Main St.; Juli Clendenin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The property at 1006 West Main Street is located within the Hincheyville National Register Historic District. The proposal includes the installation of front yard fencing at 1006 West Main Street.

RECOMMENDATION: Staff recommends approval of the front yard fencing with conditions outlined in the staff report.

Applicant: Juli Clendenin. Ms. Clendenin was present to answer questions.

Citizen Comments: None

MOTION
Commissioner Orr motioned to approve Front Yard Fencing At 1006 W. Main St. with staff conditions, seconded by Commissioner Barrett.

Discussion: None

Vote: 6-0
Motion Passes

4. Consideration Of Alterations (Principal) And Fencing At 231 Myles Manor Ct.; Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The property located at 231 Myles Manor Court is in the Franklin Road Historic District. The property is listed on the National Register as the Maney-Sidway House and is locally known as
Jasmine Grove. The applicant is requesting a Certificate of Appropriateness for the following items:
• Replacement of the roof in-kind in a dark bronze color
• Replacement of gutters and downspouts
• Window and entrance alterations
• Installation of fencing in the front and rear yard

RECOMMENDATION: Staff recommends approval of the building alterations and fencing with conditions outlined in the staff report.

Applicant: Amanda McCreary. Ms. McCreary was present to answer questions.

Citizen Comments: None

MOTION
Commissioner Worthington motioned to approve Alterations (Principal) And Fencing At 231 Myles Manor Ct. with staff conditions, seconded by Commissioner Orr.

Discussion: None

Vote: 6-0
Motion Passes

5. Consideration Of Alterations (Rear Dormer) At 1841 William Campbell Ct. (Lot 5 At Magnolia Hall Subdivision); Mike Hathaway, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The property at 1841 William Campbell Court is in the Boyd Mill Avenue Local Historic District. The proposal includes the addition of a dormer on the left elevation close to the rear of the building.

RECOMMENDATION: Staff recommends approval of the addition of a dormer with conditions outlined in the staff report.

Applicant: Jennifer Lombard, 906 Studio, Amber Drive, Mount Juliet. During the framing, Ms. Lombard stated that they realized there was very little light in the attic space above the garage. The addition of a dormer would allow more light and ventilation for the space. Ms. Lombard also noted that the dormer is not highly visible from the road.

Citizen Comments: None

MOTION
Commissioner Barrett motioned to approve Alterations (Rear Dormer) At 1841 William Campbell Ct. (Lot 5 At Magnolia Hall Subdivision) with staff conditions, seconded by Commissioner Ingram.

Discussion: None

Vote: 6-0
Motion Passes

6. Consideration Of Rooftop Screening and Refuse Screening At 127 2nd Ave. N.; Erin McGinnis, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The building located at 127 2nd Avenue North is located within the Downtown Franklin National Register Historic District. The proposal includes installing rooftop screening and new refuse screening for the existing refuse container location at 127 2nd Avenue North.

Rooftop Screening
The rooftop screening will screen the mechanical equipment that is being added to the roof. The rooftop screening appears to meet the Guidelines and Zoning Ordinance, but the screening shall be flush with the roof to screen the equipment.

Refuse Enclosure
The existing location of the refuse area has been on the left rear side of the property since 2007, based on Google Street View imagery. The refuse enclosure is proposed to be constructed out of split-faced concrete painted white, CMU block to match the existing buildings, and will utilize aluminum slatted doors. The Zoning Ordinance requires that refuse enclosures be opaque and constructed of brick or stone materials that complement the main colors and materials of the associated building they serve.

RECOMMENDATION: Staff recommends approval of the rooftop screening and refuse screening with conditions listed in the staff report.

Applicant: Eric McGinnis, architect for the project, Nashville. Mr. McGinnis was present and stated that he has reviewed staff comments and looks forward to the Commission's discussion.

Citizen Comments: None

MOTION
Commissioner Orr motioned to approve Rooftop Screening and Refuse Screening At 127 2nd Ave. N with staff conditions and project considerations, seconded by Commissioner Pearce.

Discussion:
Commissioner Pearce suggested painting the refuse enclosure the same color as the sliding doors to further blend into the surroundings.

Mr. McGinnis stated that they are agreeable to any color that would satisfy the requirements and that would make the enclosure less noticeable.

Amendment
Commissioner Pearce offered an amendment to the motion to include the refuse enclosure be painted to match the color of the enclosure doors, and the color should return to staff for approval, seconded by Commissioner Orr.
Vote: 6-0
Amendment Passes

Main Motion (As Amended)
Vote: 6-0
Motion Passes

7. Consideration Of Signage (Sandwich Board) At 405 Main St.; Debra Murry, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The property located at 405 Main Street is located in the Downtown Franklin Historic District. A sandwich board sign was approved for the tenant/retail space in 2021 with a condition that sign panels must utilize a dark background with lighter lettering. The Guidelines recommend the following:
• Finished wood or metal, with matte background finishes rather than reflective or shiny background finishes
• Maximum of 3 colors, and with a darker background color than the lettering color.
• Use muted colors that complement the facade, although vibrant colors may be considered as an accent.
The proposed sign panels do not meet the recommendations of the Guidelines as the sign panel material is not a finished metal or wood, the designs feature more than three colors, and a lighter background is utilized with darker lettering.

RECOMMENDATION: Staff recommends denial of the sandwich board sign panels based on the following Guidelines:
• Finished wood or metal, with matte background finishes rather than reflective or shiny background finishes
• Maximum of 3 colors, and with a darker background color than the lettering color.
• Use muted colors that complement the facade, although vibrant colors may be considered as an accent.
If the commission is to vote to approve this application, conditions are recommended and listed in the staff report.

Applicant: Melissa Wooten, 201 Harris Ct. Franklin. Ms. Wooten raved about how helpful and knowledgeable the city staff members were during the process. Ms. Wooten explained that the business is a small local franchise, and the marketing is handled by the home office, making it difficult to change the signage. The business has been in downtown Franklin for 10 years. Ms. Wooten asked for consideration and to possibly make an exception for their existing signage as it seems to bring in customers.

Citizen Comments: None

MOTION
Commissioner Pearce motioned to deny/disapprove Signage (Sandwich Board) At 405 Main St. considering staff comments and recommendation, seconded by Commissioner Orr.

Discussion:
Commissioner Pearce stated that the current signage almost becomes an advertisement rather than a sign. There are ways to achieve signage that would meet the guidelines and entice foot traffic into the business. The goal is to keep Main Street as visitor-friendly as possible by adhering to the design guidelines.

Vote: 6-0
Motion to Deny Passes

8. Consideration Of Signage (Sandwich Board) At 335 Main St.; Paige Dinneny, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The property located at 335 Main Street is in the Downtown Franklin Historic District. The proposal is for the sandwich board sign. The sandwich board sign utilizes a wood frame, an unknown material for the sign panel, darker lettering on a lighter background, and more than three
colors. The Guidelines recommend the following:
• May have up to 2 sides, with a maximum of 6 square feet per side.
• Maximum height of 4 feet at the top of the sign area.
• Finished wood or metal, with matte background finishes rather than reflective or shiny background finishes
• Maximum of 3 colors, and with a darker background color than the lettering color.
• Use muted colors that complement the facade, although vibrant colors may be considered as an accent.
The proposed sign panels do not meet the recommendations of the Guidelines regarding sign panel materials and colors.

RECOMMENDATION: Staff recommends denial of the sandwich board sign panels based on the following Guidelines:
• Finished wood or metal, with matte background finishes rather than reflective or shiny background finishes
• Maximum of 3 colors, and with a darker background color than the lettering color.
• Use muted colors that complement the facade, although vibrant colors may be considered as an accent.
If the commission is to vote to approve this application, there are conditions outlined in the staff report.

Applicant: Paige Dinneny, 335 Main Street, Anthropology Store Manager. Ms. Dinneny stated that Anthropology has been a mainstay in downtown Franklin for about ten years. The two-sided sandwich board, provided by Anthropology corporate marketing, has been used for the last five years. The signage is mostly seasonal or advertises sale merchandise and has been a large motivator of business. Ms. Dinneny asked that the Commission consider approval of the signage.

Citizen Comments: None

MOTION
Commissioner Worthington motioned to deny/disapprove Signage (Sandwich Board) At 335 Main St. considering staff comments and recommendation, seconded by Commissioner Barrett.

Discussion:
Commissioner Worthington stated that the sandwich board appears more like a poster or interior advertisement opposed to what the guidelines recommend for exterior signage.

Commissioner Pearce stated that if the Board approves one such sandwich board signage, then all the sandwich boards would be approved. The proposed sandwich board doesn't encourage the historic character of downtown Franklin and doesn't maintain the standards set forth by the design guidelines.

Vice Chair Laster suggested the applicant get in touch with staff to work on a design that would fit within the design

guidelines.

Vote: 6-0
Motion to Deny Passes

9. Consideration Of Alterations (Awning and Lighting) And Signage At 129 2nd Ave. N.; Marla Albert, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The property, located at 129 second Avenue North, is in the downtown Franklin Historic District And this site features a commercial building and a second building located behind the commercial building. The building, located at the back of the property, is a circa 1960 concrete block building and is listed as non-contributing. This proposal requests a retroactive CoA for a series of alterations that have been completed. The following items are included within the proposal: the installation of an awning, the Installation of a wall sign, and the installation of lighting for the awning one was installed above the entrance on the left elevation.

Awning
The awning is 72in wide and 18in deep. This matches the existing awning on the commercial building at the front of the property, and utilizes a curated, closed and metal design. The guidelines recommend the following.
•To use shed awnings with open ends to allow less obstructed views of the storefronts, and to use canvas storefront awnings, which are appropriate, or to install retractable or fixed canvas vinyl coated or acrylic awnings on store fronts for upper windows.
The use of a metal with a closed end to design does not meet the recommendation of the guidelines, but it does match the other existing awning on the building for the lighting to gooseneck.

Lighting
Light fixtures were installed over the entrances on facades of the building. The features are 24in tall and utilize a dark red finish. The guidelines recommend the following for lighting to design light fixtures, and the replacements to be compatible with and subordinate to historic buildings and their surrounding historic context. If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with design, scale, materials and quality of lighting on adjacent historic buildings, and to use the smallest possible fixtures hidden underneath cornices and parapets to minimize visual impact to the extent feasible. The proposed light fixtures, although simple design, utilize a finish that is incompatible with the lighting on adjacent historic buildings and does not minimize the visual impact of the fixtures.

Signage
For the signage, one wall sign is proposed on the left elevation, which can be seen from Bridge Street. The signage is located near the main entrance above a window, and the design of the sign utilizes a white background with darker lettering. The guidelines recommend the following.
•To use maximum three colors with a dark background color, then let then lettering color, and to use concealed lighting or limited visible light fixtures such as gooseneck fixtures and a dark bronze or black color, or a color that matches the facade color.
The proposed colors for the signage do not meet the recommendations of the guidelines for wall signs, and the proposed light fixture that illuminates the signage does not meet the recommendation of the guidelines, as it is a contrasting red color to the building, which is painted black.

RECOMMENDATION: Staff recommends denial of the application based on the following guidelines.
•To use shed awnings with open ends to allow less obstructed views of storefronts. The use of canvas storefront awnings is appropriate, or to install retractable or fixed canvas, vinyl coated or acrylic awnings on fronts or upper windows. If new light fixtures are necessary to use concealed lighting or fixtures that are simple and character, but compatible with placement, design, scale, materials and quality of lighting on adjacent historic buildings.
•For signage to be at maximum three colors with a darker background color and lighter lettering and to use concealed lighting or limited visible light fixtures. Signage such as gooseneck fixtures and a dark bronze or black color or color that matches the facade of the building are recommended
If the Commission wishes to approve the application, there are recommended conditions outlined in the staff report.

Applicant: Marla Albert, 802 Blackberry Hill, Nashville, representing Shuff's Music. Ms. Albert stated that the awnings have been present since the 1980's and are not visible (much) from Bridge Street.

Citizen Comments: None

MOTION (Awning)
Commissioner Pearce motioned to approve the awning as submitted for the building located at 129 Second Avenue North, seconded by Commissioner Orr.

Discussion:
Commissioner Pearce stated that the reason she is going against staff's recommendation is that there is historical evidence of awnings making the awning appropriate.

Commissioner Orr agreed with Commissioner Pearce and further stated that one would not want to remove the historical awning to replace it with something new. Matching what currently exists is the logical solution.

Commissioner Worthington asked how well the two awnings match each other.

Ms. Bulay stated that both awnings are made of galvanized metal with scalloped edges and are similar but not (exactly) the same.

Vice Chair Laster stated that the design guidelines recommend open ends of an awning so that the storefront has an unobstructed view. In this situation, there is not a large store front to view.

Vote (Awning): 6-0
Motion Passes

Vice Chair Laster stated that this is a request for a retroactive COA for existing conditions of the building related to lighting and signage.

MOTION (Lighting & Signage)
Commissioner Worthington motioned to deny lighting and signage at 129 2nd Avenue North based on staff comments and recommendation, seconded by Commissioner Pearce.

Discussion:
Commissioner Worthington asked if the Gooseneck light fixture was painted red.

Ms. Bulay stated that the color is a baked-in finish for the light fixture.

Vote (Lighting & Signage): 6-0
Motion to Deny Passes

10. Consideration Of New Construction (Principal) At 246 Myles Manor Ct.; Andrew King, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The property located at 246 Myles Manor Court is a corner lot that fronts Winslow Road and Myles Manor Court in the Franklin Road Historic District. This lot currently is a vacant and a new principal building is proposed to be constructed. The proposed building is proposed to be of a vernacular frame style. The lot on the corner of Winslow Rd. and Myles Manor Ct. has a unique topography, with changes in the grade being noticeable. Feedback has been incorporated from the most recent Design Review Committee meeting in May 2025.

Placement and Orientation:
This corner lot is unique in its size and required setbacks for the intersecting streets. 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 an asymmetrical cross gable and an inset rear wing. The front facade will read as a one-and-a-half-story, frame building. The massing, scale, size, and proportions of the front façade on Myles Manor Ct. is consistent and compatible with this block face. The rear of the building utilizes a gable with two gable accents and reads as a two-story building. The massing, size, scale, and proportions are compatible with surrounding historic buildings and do not appear to detract from the character of the historic district.

Size, Building Height and Roof:
The proposed size, building height, and roof are all appropriate and follow the guideline recommendations.

Porches, Stoops, Decks, & Porte Cocheres
The wrap-around porch will utilize simple, square columns and railing. The material of the porch elements was not specified but should be consistent with the design guidelines.

Foundations, Materials and Exterior Finishes, Details and Ornamentation, Entrances, Windows, Dormers, Gutters and Downspouts.
These elements are all appropriate.

Chimneys:
One brick chimney with a cap is proposed at the side of the primary gable at the front of the building. The chimney will utilize a tapered design. An additional rendering provided by the applicant shows the chimney to be made of stone. Staff did not review the application with stone as the primary material for the chimney. If the Commissioner wishes to approve the stone chimney, a condition of approval or an amendment to the motion should be made.

Retaining Wall and Wall:
The wall will be at the perimeter of the property line. The material of the wall will be stone. The total height of the wall is unknown. However, the wall appears to be appropriate in the context of the district and site.

RECOMMENDATION: Staff recommends approval of the new principal building construction with conditions outlined in the staff report.

Applicant: Andrew King, AK Designs, 205 Powell Place, Brentwood. Mr. King stated that he’s happy with the design of the building as it has evolved from feedback from the Design Review Meetings. The corner has been addressed by adding a wraparound porch making it more inviting and reducing the scale of the building.

Citizen Comments: (Via Email)
(Summarized by Vice Chair Laster)
Matt and Stacy Ligon. Mr. and Mrs. Ligon support the design of the home, but suggested allowing the height of the right front-facing gable peak to be raised to match the height of the home two doors down.

MOTION
Commissioner Worthington motioned to approve New Construction (Principal) At 246 Myles Manor Ct., with staff conditions and with the stone material being approved by staff, seconded by Commissioner Ingram.

Discussion:
Commissioner Barrett stated that the applicant has done an excellent job of considering both block faces of Myles Manor Court and Winslow Road by creating a design that is complementary to styles.

Vice Chair Laster noted that the application states brick as the material for the chimney, but the rendering appears to be stone and asked the applicant if he has a preference.

Mr. King noted that his preference would be stone.

Commissioner Pearce noted that this style of home would typically have a chimney made of brick material. The Commission suggested recently, for a similarly styled home, that brick would be the most appropriate material for the chimney. Commissioner Pearce would like to see the Commission stay consistent in recommendations for similarly styled homes. Also, Commissioner Pearce asked if staff reviewed the proposed lighting and doors with the catalog photos provided.

Ms. Bulay stated that doors were included with the windows and are appropriate. The lighting appears to be appropriate with a simple lantern, but Ms. Boulay suggested an amendment be added to the motion that the light fixtures come back to staff for approval.

Commissioner Pearce complimented the final design as the process has been a journey with all the elements addressed appropriately.

Amendment (Lighting Specifications)
Commissioner Pearce amended the motion to include that the lighting specifications must be approved by staff, seconded by Commissioner Ingram.

Vote (Amendment): 6-0
Amendment Passes

Amendment (Chimney Material)
Commissioner Pearce amended the motion to include the chimney material be brick as submitted in the application.
The amendment dies for lack of a second.

Vote Motion as Amended (Lighting Specifications): 6-0
Motion Passes

11. Consideration of Partial Demolition And Addition (Principal) and New Construction (Accessory) At 212 Lewisburg Ave.; Don Burke, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Boulay. The property located at 212 Lewisburg Avenue is located in the Lewisburg Avenue Historic District. The site features a circa 1930 faux log principal building. The historic building is of a unique construction as it is a faux log cabin and few building types of this construction remain. The proposal came before the April and May DRC meetings and feedback was incorporated into this application. The proposal includes the partial demolition to remove a non-historic screened porch, construction of an addition, and the construction of a new accessory structure on the property.

Partial Demolition of Screened Porch:
The partial demolition of a 295 square foot screened porch on the rear of the building is proposed. The age of the screened porch is not entirely known but does not appear to be historic. The demolition of this element has been previously approved. The removal of the screened porch is appropriate and will not adversely impact the property or district.

Addition to Principal Building:
Placement and Orientation, Building Form, Height, Roofs, and Size
The proposal includes a 995 sq. ft. addition to the footprint on the rear of the principal building. The historic footprint of the building is 1991 sq. ft., making the addition 49.9% of the historic footprint. The height of the ridge of the addition has been lowered to be lower than the height of the historic ridge. The form of the addition will create a simple cross gable to the original side gable form of the building.
The Guidelines recommend:
• Design the massing, scale, and proportions to be subordinate to the historic building.
• Design additions to be compatible with the historic building
• The appearance of the height should be designed to be minimized from adjacent properties.
Feedback has been incorporated into the design so that the addition reads more as a 1 ½ story addition. However, the height has been reduced slightly by four inches and dopes not read as visually subordinate to the historic building. The remaining

form of the addition is subordinate however, the height is not. The historic structure and utilizes methods to ensure that the addition is clearly identifiable but compatible with the historic building.

Porches, Foundations, Materials & Exterior Finishes:
The foundation material proposed is either a board-formed or parged concrete foundation. The primary material for the addition will be a cementitious lap siding with a 4" reveal. The proposed materials for the roof are either an asphalt shingle or cedar shake for the primary form. The existing historic structure utilizes asphalt shingles. No evidence has been presented that cedar shake is a material that was historically on the structure. The proposed covered porch and screened porch utilize appropriate material that are compatible with the historic building. The use of a board-formed concrete is not typical, but a parge-coated foundation is seen throughout the districts and may be compatible with the stone foundation. The details proposed are in a material that matches the historic building and is similar in character and not overpower the historic building.
The use of cedar shake shingle would not be appropriate in the use of asphalt shingle would be supported.

Entrances and Windows:
Three entrances are proposed on the addition. An 8-lite French door with transom is proposed on the north elevation underneath the covered porch and on the rear elevation inside of the screened porch. A single 8-lite door with sidelights and transom is proposed on the south side elevation. Several window patterns are proposed, including a 6-over-6 light window with a double-hung appearance, a 6-lite casement window, and a 4-over-4 lite window with a double-hung appearance. The existing windows on the historic building utilize a 6-over-6 lite pattern.
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 like doors on a historic building.
The designs of the proposed doors are simple but utilize more lite patterns than the existing doors. The entrances feature transoms that do not read as secondary to the appearance and detailing of the historic building. The proposed windows are compatible in placement and rhythm with those found on the historic building.

Dormers:
Two shed roof dormers are proposed on the addition and will be located with obscured visibility. On the shed dormer on the north elevation, a window well is proposed. The pitch of the proposed dormer is 1:12 and 1.5:12. The dormers are setback from the sidewalls and are located slightly below the ridge line.
The Guidelines recommend the following:
•Use roof dormers instead of wall dormers and design them accordingly: Dormer roof pitch should be at least 3:12 and be receded at least 1 from the exterior building wall.
The dormers will be placed in locations with minimal visibility. The proposed windows relate to the windows that are found on the rear dormer and the windows proposed on the addition. The dormer on the north elevation does not appear to be set back from the exterior wall below the dormer and is not appropriate.

Chimney:
One chimney is proposed on the rear of the addition. The chimney is proposed to be clad in stone and utilize a chimney cap to match the existing chimney. The chimney does not appear to be subordinate in height to the existing chimney but is subordinate to other chimneys in the district.
The Guidelines recommend the following:
•Design chimneys to be compatible in materials and detailing, but simpler and subordinate in massing and height to historic chimneys in the district.
The proposed chimney is not subordinate in height to the existing chimney but is subordinate to other historic chimneys in the district.

Gutters and Downspouts:
A half-round gutter and downspout are proposed, and the style is appropriate for the age of the building.

ACCESSORY STRUCTURE
Placement & Orientation, Form, and Size
The proposal includes the construction of a 1 ½ story accessory structure with a footprint of 696 square feet. The structure will be located behind the rear plane of the principal building.
The Guidelines recommend the following placement and orientation, form, and size:

•Orient an accessory structure front facade to be parallel with the principal building front facade and place them in traditional locations in line with other visible accessory structures in the district.
The proposed structure appears to be subordinate to the existing historic building in size, massing, and height. The placement is appropriate. The orientation, although slightly skewed from being parallel to the front of the building, is like that of other nearby structures and is appropriate.

Materials & Exterior Finishes, Roofs, Foundations, Gutters & Downspouts, and Details & Ornamentation:
The proposed structure will be clad in a cementitious lap siding with a 4" reveal. The proposed materials for the roof are either asphalt shingles or cedar shakes for the primary form. The proposed foundation material is either a board-formed or parged concrete foundation.
The guidelines recommend:
•Use of asphalt shingles, fiberglass shingles, five metal or standing seam metal roof materials
•To use materials for foundations that are similar in character to nearby historic buildings and to use brick, stone, concrete or painted or parched concrete blocks.
The use of cedar shake on the addition would not be appropriate as it does not relate to the asphalt material on the historic principal building. The use of asphalt shingles for the roof is appropriate to match the principal building. The use of a parge-coated concrete is appropriate for the foundation of an accessory structure.

Entrances, Windows, and Dormers:
The design of the entrances is simple and is seen elsewhere in the district. Material specifications for the entrances and windows must be provided to staff to ensure they align with the Guidelines prior to obtaining a building permit.

RECOMMENDATION: Staff recommends approval of the partial demolition of the non-historic screened porch and the construction of a new accessory structure with conditions outlined in the staff report.

Staff recommends denial of the addition to the principal building based on the following Guidelines:
• Use roof dormers instead of wall dormers and design them accordingly: Dormer roof pitch should be at least 3:12 and be receded at least 1 foot from the exterior building wall.
• Design doors and doorways on an addition to read as secondary in appearance and detailing 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.
If the commission votes to approve the addition, there are recommendations and conditions stated in the staff report.

Commissioner Ingram recused herself from the item.

Applicant: Don Burke, 126 Daniels Drive, Franklin. Mr. Burke noted a clarification about the wall dormers not being roof dormers. There may be a misunderstanding on the elevation A 5 where the dormers are placed on the roof with a dimension of 2'8" on the right there is a timber column that is trim and part of the elevation. Staff may have been reading that the area is recessed or something back beyond and in line making it a roof dormer. The dormer is a compliant roof dormer except for the slope. The existing dormer is already not in compliance with the 3 and 12 slope ruling. Wall space would be limited with a 2 and 12 roof pitch, dropping the interior height below 7'. Mr. Burke explained that he would like to keep the 7-foot height but could drop the pitch and still have inhabitable height. Regarding casements, there are double hung windows on the second floor with smaller picture units that are double hung. There is a sill in the window and the windows are recessed like a double hung window, a technical nuance. Casement windows have not been used in this project.

Citizen Comments: None

MOTION (Partial Demolition)
Commissioner Worthington motioned to approve partial demolition with staff conditions for the property At 212 Lewisburg Ave., seconded by Commissioner Orr.
Discussion:
Vice Chair Laster stated that on the proposed north elevation it appears that the window and other historic material will be demolished and it's the logs that balance or provide proportion for the additions.

Ms. Bulay stated that the wall would be preserved, and the porch would be built around the wall.

Commissioner Pearce stated that the reason she will vote against the partial demolition is because she believes the proposed addition overwhelms the home and until a firm direction of the addition is known, it may be premature to approve partial demolition.

Vice Chair Laster agreed with Commissioner Pearce regarding partial demolition.

Vote (Partial Demolition): 3-2 (Commissioners Laster and Pearce voting against)
Motion Passes

MOTION (Accessory Structure)
Commissioner Orr motioned to approve the Accessory Structure for the property at 212 Lewisburg Ave. with staff conditions, seconded by Commissioner Barrett.

Discussion:
Commissioner Pearce asked staff if the applicant provided a document noting the contextual comparison of neighboring buildings and how the accessory building height compares to the principal building height.

Ms. Bulay stated that the applicant did not but noted that the accessory building is setback in the rear of the property and referred to the images on the first page of the application that the building image is superimposed on the property. Regarding the accessory building height, Ms. Bulay, explained that there is a 4-foot decrease in grade of the property from the front to the rear. The height of the accessory structure is 19 feet, and the principal building is 21 feet.

Commissioner Orr noted that the accessory building may not be visible from Lewisburg because its setback so far.

Vice Chair Laster stated that the size, style, and location of the accessory building is appropriate for the property.

Vote (Accessory Structure): 5-0
Motion Passes

MOTION (Addition)
Commissioner Worthington motioned to deny the addition for 212 Lewisburg Ave. based on staff comments and recommendations, seconded by Commissioner Pearce.

Commissioner Worthington asked for more information regarding the wall dormers, as noted by staff, that are actually roof dormers.

Ms. Bulay noted that the exact measurements were not provided. When comparing the southside elevation to the northside elevation the dormer is 1-foot away from the exterior wall. The measurement for the northside elevation dormer was not provided.

Commissioner Laster agreed with Commissioners Pearce and Worthington that there are several details that need to be worked out.

Commissioner Pearce stated that the guidelines state and seek to show that additions to a building should change and be visible over time. The proposed addition seems like it fits too well. As proposed, the original form of the building disappears once the addition is added. More adjustments to the design are needed to accommodate the design guidelines.

Vote (Addition): 5-0
Motion Passes

Vice Chair Laster invited the applicant to the next DRC meeting.

Commissioner Ingram returns to the meeting.

12. Consideration Of Alterations (Principal Building and Accessory Structure), And Site Alterations At 228 2nd Ave. S.; Kate Reynolds, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The property at 228 2nd Avenue South is located in the Downtown Franklin National Register Historic District. The principal building and accessory structure were constructed circa 2013 and are deemed non-contributing within the district. The proposal includes a series of work on the site that includes:
• Adding a ramp to the rear, right side of the principal building and replacing the existing covered stoop to accommodate this alteration.
• Replacing the handrail at the rear of the principal building.
• Removing part of the fencing.
• Replacing the garage doors on the accessory structure.
• Add a door on the right elevation of the accessory structure with a covered stoop.
• Add three windows on the rear elevation of the accessory structure.
• Adding additional hardscaping around the accessory structure and to the rear of the principal building from the new ramp to the existing parking.

As proposed, the series of work is appropriate.
The proposed windows on the rear elevation on the lower level of the accessory structure are not in alignment with the second-floor elevation throwing off the symmetry of the rear elevation. The guidelines recommend:
• Design doors and doorways to be compatible with the historic district.
• Design new windows and new window openings to be compatible with surrounding historic buildings.
• Maintain a traditional solid-to-void ratio on building walls that is like those seen on historic buildings in the district.
The new windows should be shifted on the lower level to be in-between the existing top floor windows.

RECOMMENDATION: Staff recommends approval of the principal building alterations, accessory structure alterations, and site alterations, with conditions outlined in the staff report.

Applicant: Kate Reynolds, TKC Architecture. Ms. Reynolds asked if it would be possible to add replacement of an existing awning to the proposal.

Ms. Huffer stated that the awning could be approved administratively if the awning meets the recommendations of the guidelines. It appears to be a straightforward replacement.

Citizen Comments: None

MOTION
Commissioner Pearce motioned to approve Alterations (Principal Building and Accessory Structure), And Site Alterations At 228 2nd Ave. S. with staff conditions, seconded by Commissioner Ingram.

Amendment (Additional Awning Replacement)
Commissioner Pearce amended the motion to include replacement of an existing awning (not included in the application) and should be approved by staff, seconded by Commissioner Orr.
Vote (Amendment): 6-0
Amendment Passes

Discussion: None

Vote (Amendment): 6-0
Motion Passes.
Main Motion (As Amended): 6-0
Motion Passes

13. Consideration Of Building Alterations At 230 Franklin Rd. Bldg. 13 (The Factory); Halie Chandler, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The applicant is proposing a series of alterations to Building 13, which faces Liberty Pike. The alterations include demolishing an exterior wall to accommodate an addition for an interior staircase from the second floor to the ground floor. The new exterior staircase addition will be in the alley between Building 11 and Building 13. The plans indicate that the exterior wall will be partially demolished, and a new addition will be constructed to accommodate the interior staircase and windows will be removed for this addition. An interior door will be installed in a portion of one of the window openings. Elevations have been included to show that the small addition will be visible from Franklin Road and from Liberty Pike. The application notes that the new addition will utilize the same finishes that are existing on the building, which include: a corrugated metal roof, black gutters and downspouts, and a StoTherm Finish on the addition. The guidelines recommend using materials and exterior finishes that complement the historic building. It does appear that a portion of a span of windows is being removed to accommodate this addition. It is recommended to save these windows to be reused on the Factory Campus. While the addition can be visible from Franklin Road and from Liberty Pike, the addition is small and would minimally impact the site.

RECOMMENDATION: Staff recommends approval of the alterations to Building 13 with conditions.

Applicant: Blake Daniels, representing Daniels Chandler Architects, 507 West Bend Drive, Nashville. Mr. Daniels did not have any further comments and stated he agrees with staff recommendations.

Citizen Comments: None

MOTION
Commissioner Worthington motioned to approve Building Alterations At 230 Franklin Rd. Bldg. 13 (The Factory) with staff conditions, seconded by Commissioner Ingram.

Discussion: None
Vote: 6-0
Motion Passes

14. Consideration Of A Preliminary Historic Zoning Commission Recommendation For A Mixed-Use Development At 318 Franklin Rd. (Factory District North PD); Greg Gamble, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The HZC provides a preliminary recommendation at an early stage in the review process for development plans. These recommendations are then provided to the FMPC and BOMA. The HZC
reviews the proposals in light of the Guidelines for consistency with the historic district and potential impact to historic resources within the district. Considerations include building locations, the rhythm of buildings along streetscapes, setbacks, building types, and their height, massing, and scale. Locations of proposed parking, drive aisles, and landscape and hardscape features are also reviewed. The development is proposed at 318 Franklin Road. The property at 318 Franklin Road has been extensively researched and a Cultural Resources Report has been included within the application. The project site is on the east side of Franklin Road which is adjacent to industrial and small-scale residential principal buildings located on Morningside Drive on the south, a railroad corridor on the east, and a church on the north.

The Design Guidelines describe the Franklin Road Historic District's key characteristics as:
• Residential and/or agricultural buildings from the 19th and 20th centuries
• Variety of architectural styles
• Mix of single-family residential, rural, and industrial character at various locations throughout the corridor
• Mix of one- and two-story buildings

Furthermore, the design goals and policies that are recommended within the Franklin Road Historic District include:

• Preserve historic buildings and accessory structures, as well as midcentury styles
• Limit building height to one or two stories
• Maintain the open, rural landscape in areas around Harlinsdale Farm
• Provide an uncongested gateway into downtown Franklin that emphasizes the historic character of the community
• Continue to project an open, rural appearance by ensuring that new construction maintains a balance of buildings, roads, and open space
• Maintain the established rhythm and spacing of buildings relative to the established context of the immediate area
• Design any changes within the district to reflect and maintain the key characteristics of the established context.

Proposed Development
Three large commercial-mixed use buildings are proposed on the site at 318 Franklin Road. Development located behind the hill on the site is supported by Envision Franklin and could include single-family residential, duplexes, townhouses, multiplexes, small-scale multifamily, and accessory dwellings.

Placement & Orientation
The proposed buildings will mostly be situated behind the hill and only a small portion of the new development could be seen from Franklin Road when viewing the video flyer, when it is moving from Mack Hatcher headed towards the intersection of Franklin Road and Liberty Pike. lacing the buildings behind the hill helps preserve the rural viewshed and open space along the historic roadway within the Franklin Road Historic District.

Height & Building Form
The height of the proposed buildings range in height from 25'-6" to 54’-10”. The Guidelines recommend the following for height:
• Design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.
• Transition the height of new buildings to be within ten percent of the height of any adjacent historic building using building setbacks of 20 feet from the stories below, dividing the building into smaller parts to reduce effective visual bulk, and/or utilizing other techniques that break up the scale of a building.

While the proposal includes two- and three-story buildings in accordance with the commercial building guidelines, the transition of heights between new building and historic buildings is not known because the height of the circa 1968 buildings located on Morningside Drive were not included as a part of this application, but they are one-story buildings with modest heights. The application shows that the portion of the proposed building, one with a height of 25'-6", will be approximately 33' away from the existing buildings on Morningside Drive. The Guidelines recommend (building form) that new commercial construction in this context should be sensitive to rear adjacent historic residential structures. While additional information is needed to determine if the proposed buildings meet the Guidelines' recommendation for building form, the proposed form appears to have a massing that is inconsistent with the surrounding buildings.

Architectural Features
Architectural detailing will be further reviewed as part of the COA application; advisory comments that should be addressed prior to the COA and Site Plan approval are listed in the staff report.

Site Alterations
While it is the intent that the development entrance drive will skirt around the base of the hill, a retaining wall may be required. Depending on the height and location of the retaining wall, it could impact the viewshed of the Franklin Road corridor. The Guidelines recommend that site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts. Additional information is needed on the impact of the proposed entrance drive on the hill and how it may impact the existing topography, or whether retaining walls will be required to hold the earth back around the base of the hill and any impact on the adjacent historic buildings.

Signage
One of the Modifications of Standards being requested in the development plan is allowing for internally illuminated and LED signage. This request is not within this preliminary recommendation. If approved by the Board of Mayor and Aldermen, the MOS opens the door to allow HZC to consider certain signage not in their guidelines but doesn't guarantee approval of a COA. This type of signage illumination is not recommended by the Design Guidelines.

RECOMMENDATION: It is recommended that the HZC make a preliminary recommendation for denial of the proposal to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen for the elements of the proposal related to the Historic District Design Guidelines. Specifically, the elements of this proposal that do not meet the Guidelines are:
1. Design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.
2. Transition the height of new buildings to be within ten percent of the height of any adjacent historic building using building setbacks of 20 feet from the stories below, dividing the building into smaller parts to reduce effective visual bulk, and/or utilizing other techniques that break up the scale of a building.
3. New commercial construction in this context should be sensitive to rear adjacent historic residential structures.

Please note that at this preliminary stage, HZC is providing an initial recommendation to FMPC and BOMA on whether this conceptual proposal, as presented today, meets the intent of the Guidelines. If the development plan is approved by the Board of Mayor and Aldermen, the HZC will further review the proposal for consideration of a Certificate of Appropriateness prior to site plan approval.

Applicant: Drake Reeder, Gamble Design Collaborative. Mr. Reeder stated that the properties along Harpeth Industrial don't fall under the Historic Preservation Overlay but do fall within the Factory District. Considering Envision Franklin and the Factory District, Mr. Reeder stated that they are trying to determine how development should look. The goal is to set a standard for development in the Harpeth Industrial area. Mr. Reeder noted that alterations to the frontage, horizontal and vertical orientation have been made since the last DRC meeting.

Meredith Booker, 5042 Water Leaf Drive, Franklin. Ms. Booker explained that in addressing the comments from the last DRC meeting, Building 2's facade has been altered by adding recessed areas (every other balcony) and the vertically oriented windows are consistent with the Factory Windows. Lighter colors are proposed to be used on Building 1 along with the addition of vertical elements and the removal of canopies. Ms. Booker stated that the portion of the building next to Morning Side is a single level for retail space. Additional setbacks have been added to address the scale of the buildings. Since the addition of the mid-century modern section, built in 2021, Ms. Booker noted that it's been unclear about how to address the style of the mixed-use development.

Vice Chair Laster reiterated that the request is for a preliminary recommendation to FMPC and BOMA that says the HZC believes the project meets the intent of the guidelines. If the HZC does not believe the project meets the intent of the guidelines, the recommendation would be against a preliminary recommendation.

Citizen Comments: None

MOTION
Commissioner Worthington motioned to deny a preliminary recommendation to FMPC and BOMA for For A Mixed-Use Development At 318 Franklin Rd. (Factory District North PD) based on staff comments, seconded by Commissioner Ingram.

Discussion:
Commissioner Worthington stated that seeing the rendering package, the massing and height still need to be addressed along with more consideration of adjacent buildings. The plan is off to a good start, but more information is needed.

Commissioner Pearce stated that the massing and scale does not address the character of the area as the buildings read as much heavier than the Factory buildings. This proposal will set the standard for future development in the Harpeth Industrial area and it's important for the plan to adhere to the design guidelines.

Vice Chair Laster agreed with Commissioner Pearce and stated the stakes are higher for this proposal. Mr. Laster noted on page 12 the closeness the proposed development is to the ranch style home and stated that there should be a much larger buffer.

Vote: 6-0
Motion Passes

15. Consideration Of New Construction (Parking Structure) At 230 Franklin Rd. (The Factory); Benton Smothers, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The development is proposed at 230 Franklin Road at The Factory of Franklin. The project was submitted and deferred at the May HZC meeting and then came before the May DRC meeting. This
part of the proposal includes constructing a new parking structure between the existing buildings numbered 3 and 5 on The Factory's Campus. This new building will face the Harpeth Industrial Court buildings. The placement, orientation, building form and height are appropriate within the guidelines.

Materials & Exterior Finishes
Within the application, there are two options proposed for the main material of the building. Both options will be composed of a brick in the color "Englishpub". However, the option lies in choosing between a traditional brick and thinset brick panels. Both options will utilize the common bond brick pattern, which features stretcher courses with a header course every 6th row. Additionally, both construction options will utilize 16" vertical and horizontal banding. Feedback from several DRC meetings supported the use of a traditional brick over the brick panels, although there has been some indifference and support for panels as well. The metal paneling on the building will be the same material that is utilized on Building 2, but it will be a slate gray color, to try to mimic the silver corrugated roofing material that is utilized on several buildings on the campus. The Guidelines recommend using brick or masonry materials that are compatible in size, profile, and detailing with historic materials. The use of a traditional brick meets the Guidelines, as that is what is seen historically on the Factory Campus. Additionally, the adjacent buildings around the proposed new structure are traditionally built, and it may be possible to tell the difference between the construction methods of brick paneling were to be used in comparison to the traditional brick construction. For the proposed metal roofing, it is unclear how well the metal will complement and blend with the historic metal roofing material seen on the campus. A sample of this material has not been provided to staff to determine if these materials would meet the requirements of the Guidelines and the Zoning Ordinance.

Roofs
The roof of the parking structure will be utilized as a parking floor. The parapets of the parking structure will mostly screen smaller vehicles from the viewshed of Franklin Road. The parapets at this location on the structure measured from the finished floor will measure 5'-6" in height. The elevation facing Franklin Road will have compact car parking spaces for the purpose of having smaller cars parked in these spots to minimize the visibility of cars. In previous DRC meetings, the importance of not seeing vehicles on the top of the building was discussed. By regulating that compact cars will park on this elevation alleviated this concern at the May DRC meeting which is included in the current application. As proposed, the details and ornamentation of the building are appropriate within the Guidelines. The entrances, windows, connector piece and alterations and lighting are appropriate within the Guidelines.

RECOMMENDATION: Staff recommend approval of the proposed parking structure with conditions outlined in the staff report.

Applicant: Benton Smothers, 230 Franklin Road. Mr. Smothers stated that the team has continued to work with staff on both the parking garage and the hotel. Mr. Smothers noted that the thin set brick, according to the design guidelines, is a masonry material that is compatible in size, profile, and detailing of historic materials and is appropriate. The thin set brick is more durable than conventional brick and is easier and safer to install especially in tight locations which is the case at the Factory. Mr. Smothers provided a sample of the thin set brick to the Commissioners.

Gina Emmanuel, Centric Architecture, 1206 Buchanan Street. Ms. Emmanuel explained that the thin set brick is actual conventional brick that has been cut so that it is thin enough to apply to a panel for easy installation. Considerable time has been spent with the vendor learning more about the thin set brick. The vendor has been very accommodating, explaining the process and providing an example of the thin set brick. To make the brick look aged to match the brick at the Factory, the brick can be tumbled to provide a worn look.

Citizen Comments:
James Blair, 533 Plantation Court, Nashville. Mr. Blair stated that he is speaking in support of the proposed parking garage and the hotel and thanked the Commissioners and Holladay Properties for their efforts to preserve the Factory. As the great grandson of OL Dortch, Mr. Blair explained his strong connection to the Factory and his interest in the design and materials

used for preservation. Mr. Blair stated that he prefers traditional brick but hopes the Commission can find a way to compromise and allow the use of conventional brick along with the thin set brick. The precedent of allowing thin set brick as a material choice is understood but is less expensive, safer and more durable and would make updates or changes easier in the future. Secondly, Mr. Blair thanked Holladay for their suggestion of compact and small car parking on the top level of the parking garage. Mr. Blair suggested 2-3 additional parking spaces in the southwest corner of the garage and encouraged consideration of electric vehicle charging stations if they would not be visible from Franklin Road. Regarding the hotel, Mr. Blair stated that he is very happy with the collaborative work of everyone involved as the hotel design matches the character of the Factory.

MOTION #1
Commissioner Orr motioned to approve New Construction (Parking Structure) At 230 Franklin Rd. (The Factory) and the use of traditional brick or thin set brick where appropriate, seconded by Commissioner Ingram.

Discussion:

Commissioner Pearce stated that she understands the convenience of using the thin set brick, but it has not been used before and it's difficult to know how it will look.

Commissioner Barrett stated that allowing a combination of both conventional and thin set brick would allow the applicant to use one or the other when appropriate.

Mr. Smothers stated that he would like to see both brick types approved allowing the flexibility to use one or the other appropriately.

Commissioner Ingram noted that the sample does not provide an example of the mortar.

Mr. Smothers stated that the brick color would match Building 2.

Vice Chair Laster stated that the guidelines indicate brick as an appropriate material to use in historical districts. A thin set brick was never envisioned as an appropriate material. The historical buildings, whether commercial or residential, in downtown Franklin are built using traditional brick. The new Harpeth Square building is made of traditional brick, and the New City hall will be constructed using traditional brick.

Vote: 2-3 (Commissioners Orr and Ingram voting in favor)
Motion Fails

MOTION #2
Commissioner Worthington motioned to approve New Construction (Parking Structure) At 230 Franklin Rd. (The Factory) with staff conditions, seconded by Commissioner Pearce.

Vote: 6-0
Motion Passes

16. Consideration Of Partial Demolition Of Building 10, New Construction (Hotel), And Construction of Refuse Locations At 230 Franklin Rd. (The Factory); Benton Smothers, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer noted a mistake in the wording of the item as partial demolition was approved at the May 2025 HZC meeting and includes demolition of the Farmer's Market Pavilion and partial demolition of Buildings 9 and 10. No additional demolition is requested at this time. New hotel construction and the refuse locations were deferred.

Refuse Locations
The design of the refuse enclosures appears to match the previously approved refuse design for materials, except for the sliding doors. The rendering appears to utilize brick and two options for the doors: a metal sliding door or swinging doors.

The location of the first refuse area will be beside the proposed parking structure, and the second will be located on the right side of the rear wing of the proposed hotel building. Having the brick color and mortar color blend or match the previously built refuse locations, and the use of metal sliding doors or swinging doors is appropriate. It is recommended to utilize a metal in a matte finish for compatibility on the site.

Hotel Building
Part of the proposal involves partially enclosing Building 10 within the proposed new hotel building. The submittal does not indicate any alterations to the building other than the previously approved demolition of the circa 2015 addition to the building. Should any alterations to this building be proposed, then the HZC shall review them in accordance with the Design Guidelines. The DRC has previously given feedback in recent meetings that the placement is appropriate to the site.

Building Form
The long-extended form of the building with a pitched roof is seen on several historic buildings on the site. The first-floor elevation is noted to measure approximately 12' in height which is a median height based on the measurements provided of the surrounding buildings on the site. The discussion of foundation/base detailing has been discussed at the May DRC meeting. It is a requirement in the Zoning Ordinance to have a discernible base on a new commercial mixed-use building. Within the application there are two options showing the building with a base and one option without a base. The two base options include differing brick detailing. Option 1 has a stacked bond base that will be from the ground to the bottom of the windows with a protruding rowlock on top of the stacked bond. Option 2 utilizes a running bond (that is seen on the rest of the building) and will also have a protruding rowlock on top of the running bond base. The Guidelines recommend aligning architectural features of the new building with those of nearby historic buildings, including floor-to-ceiling heights, cornice alignment, window and door heights, and foundations.

The overall form of the building appears to meet the Guidelines, except the guideline referring to aligning the architectural features of a building to other historic buildings, including the foundations, has been partially provided. The images provided of the base of the carousel building and Building 9 are successful examples of a base that is discernible from the rest of the building. Additionally, the carousel building is a new building and Building 9 has been extensively altered throughout the years, as it was originally constructed as a pole barn, and it may not have originally had this brick base that is shown in the application. While option 1 provides a more discernible base, utilizing a concrete material as the base of the building would allow it to blend with other surrounding Buildings, such as 2, 8, 13, and 14. The building height, materials, exterior finishes details, and ornamentation, awnings and canopies, mechanical equipment are appropriate within the Guidelines.

Entrances & Windows
Within the application is a window study with some of the measurements of the existing windows compared to the proposed windows on the new hotel. While some of the windows on the new building are smaller than the existing buildings' windows, other windows on the new building exceed what is on the historic buildings, such as the ribbon windows on the new building are larger than the historic ribbon windows. Additionally, the "cube" portion of the hotel does not relate to any historic window openings on the site, but it does relate to X-shaped cabling seen on the campus. The Guidelines recommend:
• Design new windows to be compatible with the size, placement, rhythm, and relationship of solids to voids of those on nearby historic buildings.
• Design new doors and doorways to blend well with historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
•Use windows with historic profiles and dimensions, including traditional casement and trim.
•Design windows to match the historic materials found on nearby buildings, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.
A window sample has been included within the application, but the color has not been confirmed. It would be recommended to utilize a color that is complementary to the building and site. Door renderings have not been provided but should blend in design, material, and color as the windows.

RECOMMENDATION: Staff recommends approval of the application with conditions listed in the staff report.

Chair Laster stated that the HZC is appreciative of Holladay Properties and all the time and contributions they've made in Franklin.

Applicant: Read Talley. Mr. Talley stated that he was happy with the recommendation of approval from staff. Mr. Talley brought a brick and roof sample for the Board to view. The roof is a galvanized roof that will weather quickly so that the new

roof will blend in with the other buildings at the Factory. Also, Mr. Talley stated that on site at the Factory there are a variety of ribbon window sizes and provided documentation to support the window height proposed for the hotel. Regarding the base foundation, the bottom of the window was used to create the sill line along with the rowlock Mr. Talley feels that what staff was looking for has been achieved. Staff's recommendation for the concrete is problematic as that construction method will not work. Older buildings with concrete stone walls that are more than eight inches in thickness can support wide brick walls. With contemporary construction there is a single brick wall that must comply with energy code standards that require stud filled insulation. Mr. Talley stated that they did not feel it would be fitting for the Factory and are hoping that what has been submitted with the brick will be acceptable.

Citizen Comments: None

MOTION (Refuse Location/Sliding doors)
Commissioner Pearce motioned to approve the refuse locations with sliding doors At 230 Franklin Rd. (The Factory) with staff conditions, seconded by Commissioner Barrett.

Vote (Refuse Location/Sliding doors): 6-0
Motion Passes

MOTION (Hotel)
Commissioner Orr motioned to approve New Construction (Hotel) At 230 Franklin Rd. (The Factory) with staff conditions, seconded by Commissioner Worthington.

Commissioner Pearce noted that the applicant stated that a concrete base would be problematic.

Ms. Huffer noted that both base options meet the zoning requirements with option 1 stacked bond and option 2 is a running board. The running board is more discernable of the two options.

Amendment (Stacked bond option 1)
Commissioner Pearce amended the motion to include the base material consisting of a stacked bond.
Amendment dies due to a lack of second.

Amendment (Running bond option 2)
Commissioner Worthington amended the motion to include the base material consisting of a running bond option, seconded by Commissioner Orr.

Commissioner Worthington stated that option number 2, running bond, has a more traditional appearance as opposed to a mid-century style and asked if there is a treatment that could be put on the base to make it appear as concrete.

Mr. Smothers stated that most of the buildings at the Factory have a brick base with brick all the way down to the ground.

Mr. Talley explained that to create a concrete look would require a parge coating that is more appropriate for a residence. The parge coating may look fake or forced. The proposed base for the hotel building matches the existing brick base of the surroundings buildings.

Commissioner Pearce noted that the parge coating doesn't wear well.

Commissioner Ingram stated that option 2 is more fitting for the Factory and makes sense.

Commissioner Laster stated that the applicant's suggestion seems to be the best option.

Vote (Running bond option 2): 6-0
Amendment Passes

Commissioner Ingram asked the applicant to discuss why he chose the galvalume as the roofing material.

Mr. Talley stated that the roofing material preference would be corrugated metal as seen on the site, but the roofing

material would be mechanically fastened and could cause leaking to occur. The goal was to find a standing seam metal roof that had similar characteristics so that from afar there would be some variation in profile like the corrugated. The galvalume will not weather or patina as quickly and it is not a painted surface. The acrylic finish will wear off almost immediately then begin to patina or weather over time. The galvalume will be used anywhere the roof is not flat.

Commissioner Pearce noted her concerns about the galvalume material and how it will look initially.

Vice Chair Laster noted that the roof will appear bright after installation. Over time, the color will tone down and it appears the galvalume is an attempt to replicate the old Turn Metal roof that was made of lead and tin.

Commissioner Ingram asked Mr. Talley how long before the roof begins to patina.

Mr. Talley stated that the manufacturer doesn't provide a duration for the patina to begin but the acrylic protective coating should wear off fast.

Commissioner Pearce asked if the roof manufacturer offered a more toned color and asked about the color of the gutters and the lighting package.

Mr. Talley explained that the color of the roof is a natural color and is a product of the dipping process and the gutters would probably be a bronze color. The lighting fixtures are proposed to be dark matching the existing lighting on the Factory campus.

Vice Chair Laster noted that the bronze color gutters may look like a dark line extending down the side of the building.

Commissioner Pearce stated that depending on the color selection, the gutters stand to help the color of the roof.

Commissioner Worthington suggested removing the roof selection from the application, then asking the manufacturer for examples of the roof material after a year from installation and five years from installation so that the HZC will know exactly how the roof will look over time. Also, Commissioner Worthington noted that it would be helpful to see the materials next to each other (brick, roofing material, gutter color).

Amendment (roofing material/color)
Commissioner Worthington amended the motion to deny the roof material/color for the hotel, seconded by Commissioner Pearce.

Vice Chair Laster stated that the applicant should submit a new application for the roofing material with samples and specifications. Also, Mr. Laster recommended attendance at a DRC meeting before a voting meeting. The main motion with the amendments would approve the overall hotel portion of the application other than the roofing material and color.

Mr. Harper asked if the gutters should be included in the amendment.

Commissioner Pearce stated that the gutters were not part of the application and should be submitted in a separate application.

Vote (roofing material/color): 6-0
Amendment Passes

Vote (Main Motion as Amended): 6-0
Motion Passes

OTHER BUSINESS

Ms. Huffer noted that she will be sending the Commissioners an email regarding a special DRC meeting about the new City Hall design elements.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

17. **Admin COA For Signage (Post-and-Arm) At 245 3rd Ave. N.; Matt Burnett, Applicant.**
    Sponsors:

18. **Admin COA For Minor Alteration (Rear, Non-historic Window Replacement) At 230 3rd Ave. S.; Randall Williams, Applicant.**
    Sponsors:

19. **Admin COA For Sandwich Board Sign At 407 Main St.; Chandler Clarkson, Applicant.**
    Sponsors:

20. **Admin COA For Signage (Reface) At 117 1st Ave. N.; Erica Reynolds, Applicant.**
    Sponsors:

21. **Admin COA For Signage (Sandwich Board) At 412 Main St.; Beth Goodwin, Applicant.**
    Sponsors:

22. **Admin COA For Signage (Sandwich Board) At 110 3rd Ave. N.; Marianne DeMeyers, Applicant.**
    Sponsors:

23. **Admin COA For Signage (Convenience) At 121 2nd Ave. N.; Daniel Willis, Applicant.**
    Sponsors:

ADJOURN

Commissioner Pearce motioned to adjourn the June 9, 2025, HZC meeting, seconded by Commissioner Orr.
Vote: 6-0
Motion Passes.

There being no further business, the meeting adjourned at 7:31 PM.

_____ _____

Chair Date

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0765

DATE: June 30, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of In-Kind Replacement At 132 3rd Ave. S. (Biscuit Love); Jenna Lee, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning in-kind replacement of porch elements at 132 3rd Avenue South.

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

PROJECT INFORMATION:
COF Project Number: 8865
Applicant: Lee Restoration, Jenna Lee, Rep.
Owner: Biscuit Love Real Estate LLC., Sarah Hadzor, Rep.

BACKGROUND:
The property at 132 3rd Avenue South is located within the Downtown Franklin National Register Historic District and is known as the Corn House. The National Register lists the building as a two-story Italianate-influenced frame dwelling built in 1897. The proposal includes the in-kind replacement of the following elements on the front porch:

- An 8' porch column
- Porch railing and balustrade
- Porch flooring

The existing porch column is deteriorated as it is on the exterior part of the porch. Connected to the rotten porch column is the porch railing and balustrade that are noted to be in disrepair. The porch column, porch railings, and the balustrade are proposed to be milled out of mahogany wood. Additionally, the porch flooring is to be replaced as well with a kiln-dried after treatment timber (KDAT). Since one of the porch columns is being replaced, a building permit is required by the Building and Neighborhood Services Department, as it is a structural member of the building. Once the new porch elements are installed, they will be painted to match the existing color. The Guidelines recommend:

- Preserve and maintain the location and configuration of original porches, stoops, and Porte cocheres.
- Preserve original elements and materials, such as columns, flooring, railings, and decorative trim.
- Maintain and repair deteriorated porch elements as needed and with materials that match the original materials.
- Preserve and maintain original concrete, brick, or wooden stairs. If needed, repair or replace original wooden, brick, or concrete stairs with matching materials.

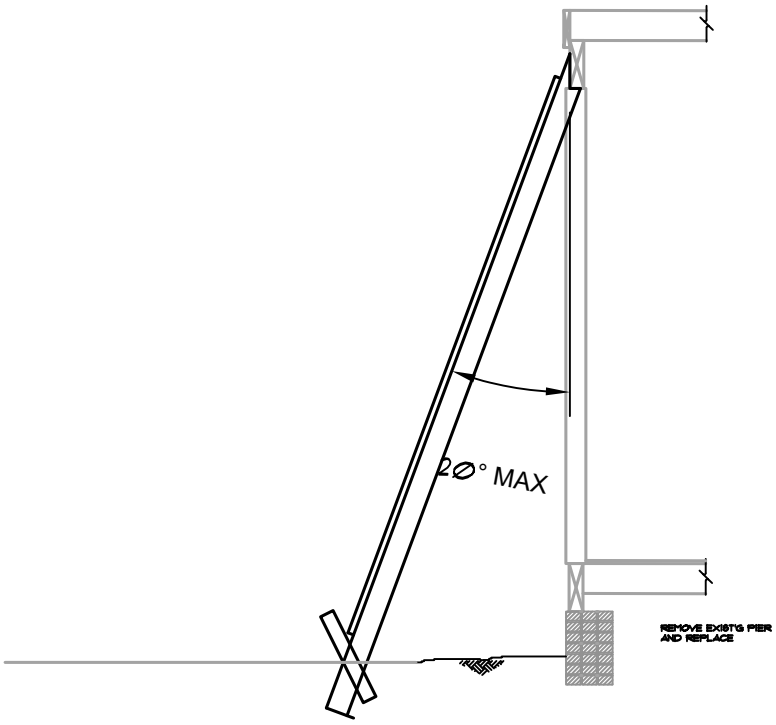
As proposed, the in-kind replacement of the porch column, porch railing, balustrade, and the porch flooring are appropriate. The detailing that is seen on these existing porch elements must be replicated to be an exact match to the existing millwork.

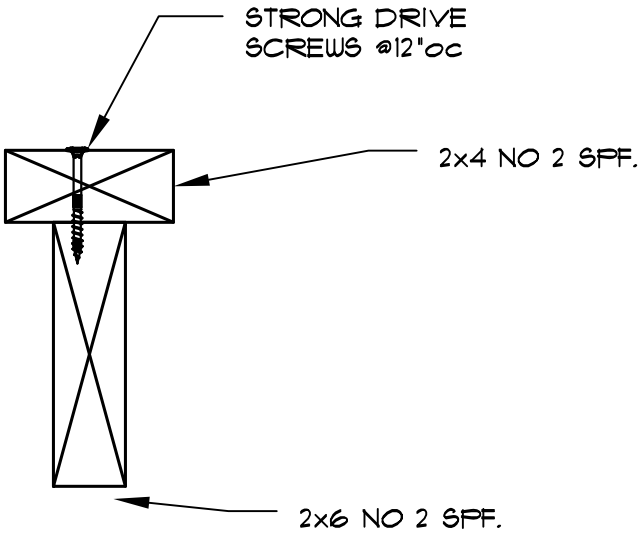
RECOMMENDATION:
Staff recommends approval of the in-kind replacement of the porch elements with the following conditions:

1. The detailing on the porch column, railing, balustrade, and flooring must be milled to match the existing millwork that is existing on the building.
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.

Project Considerations:

1. Please be aware that a nonresidential plan review and permit will be required in addition to the COA.
2. Removal and replacement of guardrails and handrails may require that guardrails and handrails be brought to the current code.





PWE	PHILLIP WHITE, P.E. 912 HIDDEN OAK PL BRENTWOOD, TN 37027 (615) 969-3505 JOB NO. 25023	PORCH BISCUIT LOVE FRANKLIN, TN	TEMPORARY BRACING DATE: 6/24/2025 BY: PEW CSK1

BISCU
BREAKFA

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

File #: 21-0762

DATE: June 30, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Retroactive Construction (Accessory) At 1303 Adams St.; Josh Ellis, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a retroactive COA and recommendation to the BZA for the construction of an accessory structure at 1303 Adams Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 5: New Accessory Structures

PROJECT INFORMATION:
COF Project Number: 8867
Applicant: Josh Ellis
Owner: David Swift

BACKGROUND:
The property located at 1303 Adams St. is located in the Adams Street National Register Historic District. The site features a ca. 1891, 1-½ story frame building that is contributing to the Adams Street National Register Historic District. The site also features a ca.1940 frame garage, which is contributing to the district, and a ca. 1990 frame accessory structure, which is listed as non-contributing. The survey for the National Register was completed and listed in 2000.

The proposal is seeking a retroactive review and approval to become legally non-conforming, as there is no record of the structure being added to the site in the 1990s prior to the property's nomination into the local Lewisburg Avenue Historic Preservation Overlay District, and it exceeds the size of a minor accessory structure permitted. Additional permits are required as the structure was converted into a dwelling as well. No changes are proposed to the structure at this time. This review is necessary for the other required processes within the City to become legally established as a non-conforming structure.

The structure is located behind the rear plane of the principal building and oriented so that the front façade is parallel with the front façade of the principal building. The structure does not block the view

of the principal building from public viewsheds. The footprint of the structure is approximately 29' long and 18' wide. The total lot coverage of all building footprints on the site is no more than 13%. The structure is one story and is subordinate to the 1 ½ story historic building in size, height, and massing. The structure is a simple side gable form with two small insets on the front façade. The front façade features a stylized entrance with an arched transom and sidelights. The materials consist of a metal roof and lap siding. The existing windows appear to be double-hung and utilize a 1 over 1 lite pattern, and match what is seen on the historic building. The material specifications of the windows and doors were not submitted in this application. A small deck exists at the rear of the structure and is not visible from public view. No changes are proposed to the structure. The Guidelines recommend the following for new accessory structures:

- Locate accessory structures behind the rear plane of the principal building.
- Orient an accessory structure front facade to be parallel with the principal building front facade and place them in traditional locations in line with other visible accessory structures in the district.
- Locate new accessory structures to be secondary in prominence to the historic principal buildings on the site or in the district.
- Design accessory structures to be compatible with and visually subordinate in size, mass, and height to the principal building they support.
- Design accessory structures so that their scale is subordinate to that of the principal building they serve, but in no case should they exceed 11/2 stories.
- Size the accessory structure building footprint so that the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) do not exceed 35 percent of the lot.
- Use materials and exterior finishes typically used in historic equivalents.
- Where lap siding is used, lap exposure should be consistent with that on the principal building and adjacent historic buildings.
- Use simple roof forms typical of historic accessory structures in the district.
- Consider adding porches or balconies only if placed out of the public viewshed and subordinate in footprint, size, mass, and scale to the main form of the accessory structure.
- Use architectural details that complement, but are less elaborate than, the character of the historic principal building.

The structure is appropriately located in the rear plane, oriented with the principal building, and is subordinate in massing, scale, and height to the principal building. While the entrance is slightly more stylized than the entrance found on the principal building, it is unknown if this feature has been altered over time. The existing materials appear to be appropriate and compatible with the principal building. No changes are proposed to the structure at this time.

As the structure existed at the time of the National Register survey and listing, the structure is not noted to be an intrusive building in the district, nor does it appear to adversely impact the district by remaining.

RECOMMENDATION:
Staff recommends approval of the retroactive COA for the accessory structure 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.

1303 Adams St. Accessory Struture

From Adams St.

From Side Yard (Right of Principal Building)

Front/ Right Elevation

Right Elevation

Rear Elevation

Left Elevation

Left Elevation

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

File #: 21-0769

DATE: June 30, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Accessory Structure) At 219 5th Ave. S.; James Redford, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the accessory structure at 219 5th Ave. S.

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

PROJECT INFORMATION:
COF Project Number: 8863
Applicant: James Redford
Owner: James Redford

BACKGROUND:
The property at 219 5th Avenue South is located within the Downtown Franklin National Register Historic District. The National Register describes the principal building as a one-story brick-veneer Colonial Revival dwelling built ca. 1925 and the accessory structure as an original frame garage with a gable roof, weatherboard siding, and an open single garage bay. The listing also defines both the principal building and the accessory structure as contributing to the district. The proposal includes the installation of garage doors on the accessory structure at 219 5th Avenue South.

The existing accessory structure currently does not have garage doors on the structure, but at one time it did. Based on the historic photo of the structure, the original doors utilized a six window lite pattern and a crossbuck pattern on the bottom portion of each carriage door. The original blueprints detailed the door to utilize an eight window lite pattern on the top portion of the doors. The proposed reclaimed doors are not original to the building, but they are a close match to what was detailed in the original blueprints for the building. The Guidelines recommend:

- Preserve and maintain historic accessory structures.
- Preserve and maintain original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds.

- Use designs appropriate for the style and age of the building for replacement doors and avoid modern solid-core wooden doors, doors with similar variations, and doors with ornate designs of wrought-iron or similar metals.

As proposed, the installation of the carriage doors is 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.

219 5TH Avenue South

7/14/25 HZC Submittal

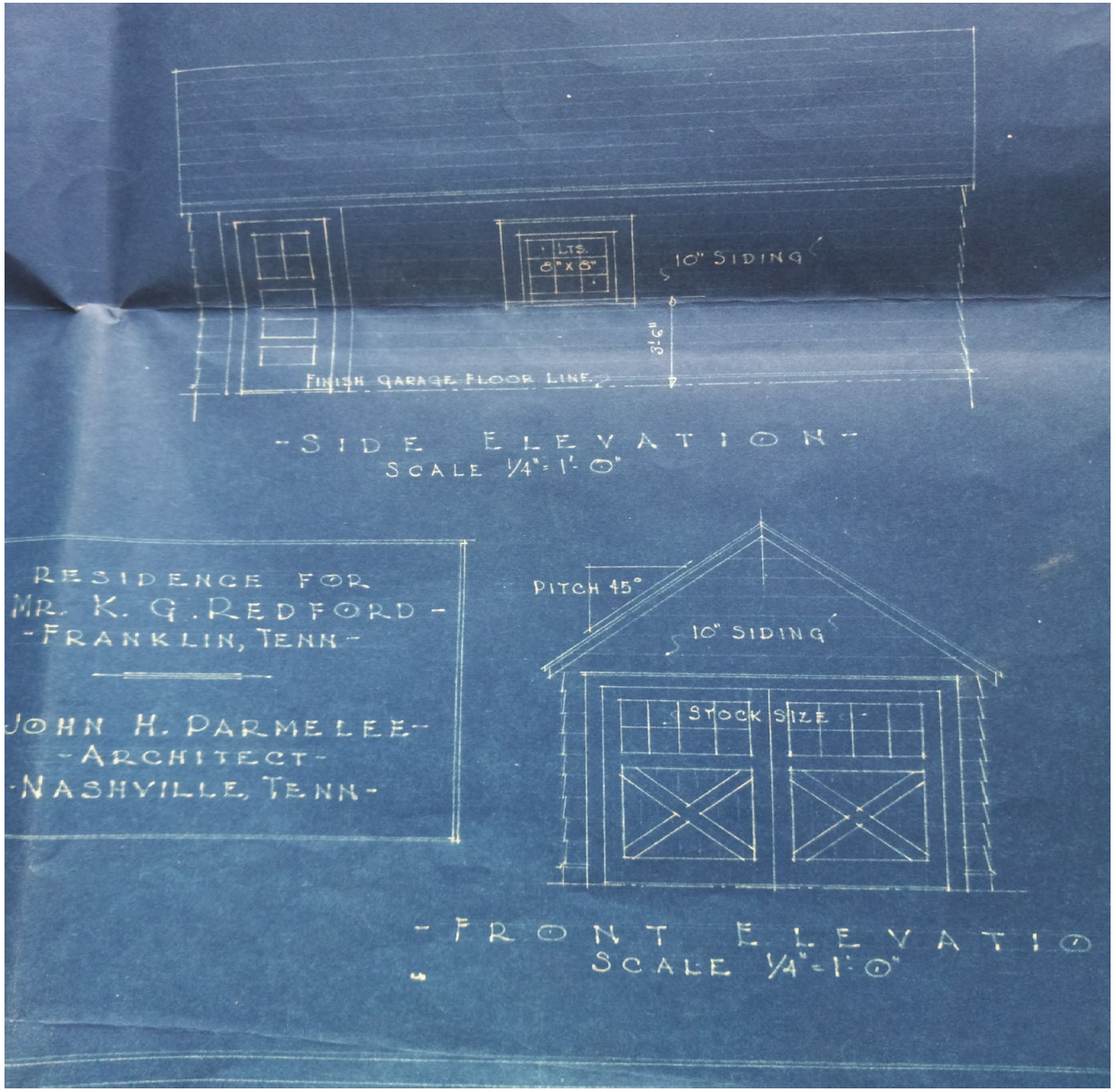
Proposed Alteration:

Install Garage Doors on Garage

Existing Accessory Structure

Proposed Doors to Be Installed

Photo of a relative in front of the original garage.



Accessory Structure Original Blueprints

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0761

DATE: June 30, 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 (Sandwich Board Signage) At 134 2nd Ave. N.; Heidi Hyland, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning two sandwich board signs at 134 2nd Avenue North.

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

PROJECT INFORMATION:
COF Project Number: 8864
Applicant: Heidi Hyland
Owner: Heidi Hyland

BACKGROUND:
The property located at 134 2nd Avenue North is located in the Downtown Franklin National Register Historic District. The site features a ca. 1880 brick gabled residential building form with a commercial use. The building is listed as contributing to the district. The site features an existing post-and-panel sign, window signage, and a post-mounted convenience sign, for a total of three existing signs for the building. The proposal includes adding two sandwich board signs, which would bring the total number of signs to five.

One sign is proposed in the grass near the walkway to the front entrance, and the second sign is placed in the front yard of the building near the driveway. Both signs are 40” tall, the sign areas are 24” by 36” or 6 sq. ft., utilize a metal frame material, an unknown sign panel material, and a light background with darker lettering. The Guidelines recommend the following:

- A residential building should have no more than three signs. 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 per entrance and 1 per exit for convenience signs.
- Maximum of 1 sandwich board sign per ground floor retail storefront/ tenant space.

- Material should consist of finished wood or metal, with matte background finishes rather than reflective or shiny background finishes.
- Maximum of 3 colors, and with a darker background color than the lettering color. Use muted colors that complement the facade, although vibrant colors may be considered as an accent.

Sandwich board signs may qualify as convenience signs when located in convenience sign locations. Currently, one convenience sign already exists for the entry drive to the site, and the Guidelines and Zoning Ordinance state that one may be located per entrance and exit. Adding another convenience sign would exceed the permitted maximum. The proposed sign panels do not meet the recommendations of the Guidelines as the quantity of signs proposed exceeds the maximum number of recommended signs, the sign panel material is not a finished metal or wood, and a lighter background is utilized with darker lettering.

RECOMMENDATION:

Staff recommends approval of a sandwich board sign with the following conditions:

1. The site shall be limited to three signs in total to meet the Guidelines. The selection of which three signs that will remain on-site must be submitted to staff prior to installation of any new signage.
2. The sandwich board sign must utilize an inverted colorway to feature a darker background with lighter lettering.
3. The sign panel must consist of a finished wood or metal material and be submitted to preservation staff prior to issuance of a sandwich board or sign 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.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Heidi Hyland
(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-D01600
(Property Parcel/Tax ID Number)

and located at:

134 2nd Ave. N
(Street Address)

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

Heidi Hyland
(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.

Heidi Hyland
Signature

134 2nd Ave. N
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

12th day of June, 2025.

Notary Public

My Commission Expires: 11/28/2027

BETHANY DOLLAR
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 11-28-2027

WINE
SAINT GOOSE
WINE + SPIRITS SHOP
SAINT
CUSTOMER PARKING
GOOSE
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THANK YOU!

SAINT GOOSE
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THANK YOU!

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NEIGHBORHOOD
WINE +
SPIRITS
SHOP

PAYDAY NOTICE
REGULAR PAYDAYS FOR EMPLOYEES OF:
FLSA
INFORMATION POSTER
WHAT YOU NEED TO KNOW ABOUT THE FAIR LABOR STANDARDS ACT (FLSA)
FRANKLIN'S
NEIGHBORHOOD
WINE +
SPIRITS
SHOP

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

File #: 21-0760

DATE: June 30, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of An Addition (Principal) At 212 Lewisburg Ave.; Don Burke, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an addition to the principal building at 212 Lewisburg Avenue which was deferred.

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

PROJECT INFORMATION:
COF Project Number: 8833
Applicant: Don Burke
Owner: Lauren and Chris Binkley

BACKGROUND:
The property located at 212 Lewisburg Avenue is located in the Lewisburg Avenue Historic District. The site features a circa 1930 faux log principal building. The historic building is of a unique construction as it is a faux log cabin and few building types of this construction remain. The proposal came before the June Historic Zoning Commission as part of a larger package and the addition was deferred. The applicant attended the June DRC and feedback was incorporated into the application.

This proposal, which was a portion of an application deferred during the June 2025 HZC, is for an addition on the rear of the principal building.

Addition to Principal Building:
Placement and Orientation, Building Form, Height, Roofs, and Size
The proposal includes a 995 sq. ft. addition to the footprint on the rear of the principal building. The historic footprint of the building is 1991 sq. ft., making the addition 49.9% of the historic footprint. The proposed total lot coverage, inclusive of all proposed new construction, is 18.9%. The addition will be located entirely behind the historic building and will not be visible from public view, as the principal building is angled on the lot. Feedback has been incorporated into the design of the massing and scale to create a more subordinate addition to the historic building. The height of the ridge of the

addition has been lowered to be lower than the height of the historic ridge. The form of the addition will create a cross gable. The pitch of the original building is 6:12, and the proposed roof pitch is 6:12. The design utilizes insets and material changes to be clearly identifiable from the historic building. The Guidelines recommend:

- Place additions in subordinate locations at the rear of the building or on an obscured façade not readily visible from the street in order to minimize their impact.
- Orient additions so that the overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) are retained.
- Design the massing, scale, and proportions to be subordinate to the historic building.
- Design additions to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site.
- Design the addition so that it has a lower scale and height than the historic building. The appearance of height should be designed to be minimized from adjacent properties.
- Design roof shapes, pitch, and level of complexity to be similar to but subordinate to the historic building.
- Design 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.
- 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.

Feedback has been incorporated into the design so that the addition reads as a 1 ½ story addition. The overall form is subordinate to the historic structure and utilizes methods to ensure that the addition is clearly identifiable but compatible with the historic building. The design utilizes material changes, insets, a reduced height, and changes to the massing that have improved the visual subordination of the addition to the historic building.

<u>Porches, Foundations, Materials & Exterior Finishes, and Details & Ornamentation</u>
A wooden screened porch is proposed on the rear of the building. The foundation material proposed is a parged concrete foundation. The foundation of the historic building is a stone material. The primary material for the addition will be a cementitious lap siding with a 4” reveal in a color scheme to match the existing building. The proposed material for the roof is an asphalt shingle for the primary form and black metal standing seam for the dormers, screened porch, and lean-to section. The existing historic structure utilizes asphalt shingles. The existing historic structure is simple and not overly ornamental. Details proposed on the addition include wood columns, pilasters, and rafter tails. The Guidelines recommend the following:

- 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.
- 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.
- 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.
- Design foundations and piers to be compatible with those on the historic building.
- 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.
- 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.
- Use details and ornamentation that are similar in character and proportions, but less elaborate than those on the historic building.
- Use a material for details on an addition that match those of the historic building in profile and dimension.

The porches, foundation, materials and exterior finishes, and details and ornamentation are appropriate. The details proposed are in a material that matches the historic building and is similar in character, and does not overpower the historic building.

Entrances and Windows

Three entrances are proposed on the addition. A 6-lite French door with paneling and transom is proposed on the north elevation and within the screened porch. A half-lite door with three panels, which is stated to be original, is proposed to be relocated from the rear of the building to the south side elevation to be reused. The existing front entrance on the historic building utilizes a full-panel door, and on the rear, there is a 10-lite French door. The French doors and ½- lite door are believed to be historic due to the design and matching hardware on the interior. Two window patterns are proposed, including a 6-over-6 lite window with a double-hung appearance and a 4-over-4 lite window with a double-hung appearance. The existing windows on the historic building utilize a 6-over-6 lite pattern. Two window sizes are shown in the dormers. The larger window proposed in both dormers may be proposed for points of egress required by building code; however, dimensions and specifications were not included to verify this. The proposed finish is intended to match the existing windows in color. Specifications for the windows and doors have not been included at this time, but are noted to be either wood or wood-clad. 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.
- 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.

The applicant will be repurposing a few of the existing windows and doors that are within the scope of the addition, to be relocated to the exterior of the addition. The designs of the proposed doors are

simple, and do relate to the existing doors found on the rear of the building that have been supplemented with this application. The entrances feature transoms that do not read as secondary to the appearance and detailing of the entrances on the historic building. However, the use of transoms above the entrances aligns the proposed windows and doors and are on facades that will not be visible from public view. The proposed windows are compatible in placement and rhythm with those found on the historic building. A casement with the appearance of a double-hung window, if needed for egress, may be appropriate in the dormer to assist in providing more consistency of this element in the dormers. The final window specification and door specification have not been included at this time but should be consistent with the Guidelines.

Dormers:
Two shed roof dormers are proposed on the addition and will be located with obscured visibility. The pitch of the proposed dormers is 1.5:12. The dormers are setback from the sidewalls and are located slightly below the ridge line. The dormers are larger but do relate in length to the existing dormer on the rear of the building, which will be altered to accommodate the proposed addition. The windows proposed in the dormers utilize 6-over-6 lite windows and have two sizes shown. The Guidelines recommend the following:

- Place dormers on additions in locations with obscured visibility from the front facade or street.
- Appropriately size and locate dormers on the addition. Dormers should be designed to be similar yet subordinate in detailing, scale, width, and massing to dormers on the historic building.
- Relate the style, scale, and proportion of dormer windows to windows on lower floors.
- Use roof dormers instead of wall dormers and design them accordingly: Dormer roof pitch should be at least 3:12 and be recessed at least 1 foot from the exterior building wall.

The dormers will be placed in locations with minimal visibility and are set back from the exterior walls. The proposed windows relate to the windows found on the rear dormer and the windows proposed for the addition below. The variety of sizes for the windows accommodates necessary egress and will not be easily visible. The pitch proposed on the dormers relates to the pitch of the existing dormer on the rear of the building.

Chimneys:
One chimney is proposed on the rear of the addition. The chimney is proposed to be clad in stone and utilize a chimney cap to match the existing chimney. Measurements for the chimney have not been included, but it does appear to be subordinate in massing to the historic chimney, but not subordinate in height to the existing chimney. However, the chimney is subordinate to other chimneys in the district. The chimney cap will be visible from street view. The Guidelines recommend the following:

- Design chimneys to be compatible in materials and detailing, but simpler and subordinate in massing and height to historic chimneys in the district.
- 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.

Although not taller than the existing chimney on the historic building, the proposed chimney will be minimally visible and is subordinate to other historic chimneys in the district.

Gutters and Downspouts:

A half-round gutter and downspout are proposed in a white finish to match what is existing. The style is appropriate for the age of the building.

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

1. The transoms and sidelights must be removed from the design of the entrances.
2. If the windows in the dormers are not required for egress, the size of the windows must be consistent with the size of the smaller windows shown in the dormers.
3. Window and door specifications must be submitted to the preservation planner prior to issuance of a building permit to ensure specifications meet the Guidelines.
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.

BURKE
ARCHITECTURE
DESIGN ASSOCIATES

176 DANIELS DR.
FRANKLIN, TN. 37064

PHONE: 615.351.9163
EMAIL: DBURKE.ARCHITECT@GMAIL.COM

PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

A

D

B

C

LOT SIZE TO BUILDING ROOF AREAS:

LOT SIZE: 20,181 SQFT

CURRENT FOOTPRINT: 2,287 SQFT
CURRENT RATIO: 11.3%

NEW PROPOSED FOOTPRINT: 3,834 SQFT
PROPOSED RATIO: 18.9%

+ TOTAL PROPOSED HARDSCAPE: 3,028 SQFT
TOTAL IMPERVIOUS: 6,862 SQFT
PROPOSED RATIO: 34%

ALLOWABLE RATIO: 35%

A1

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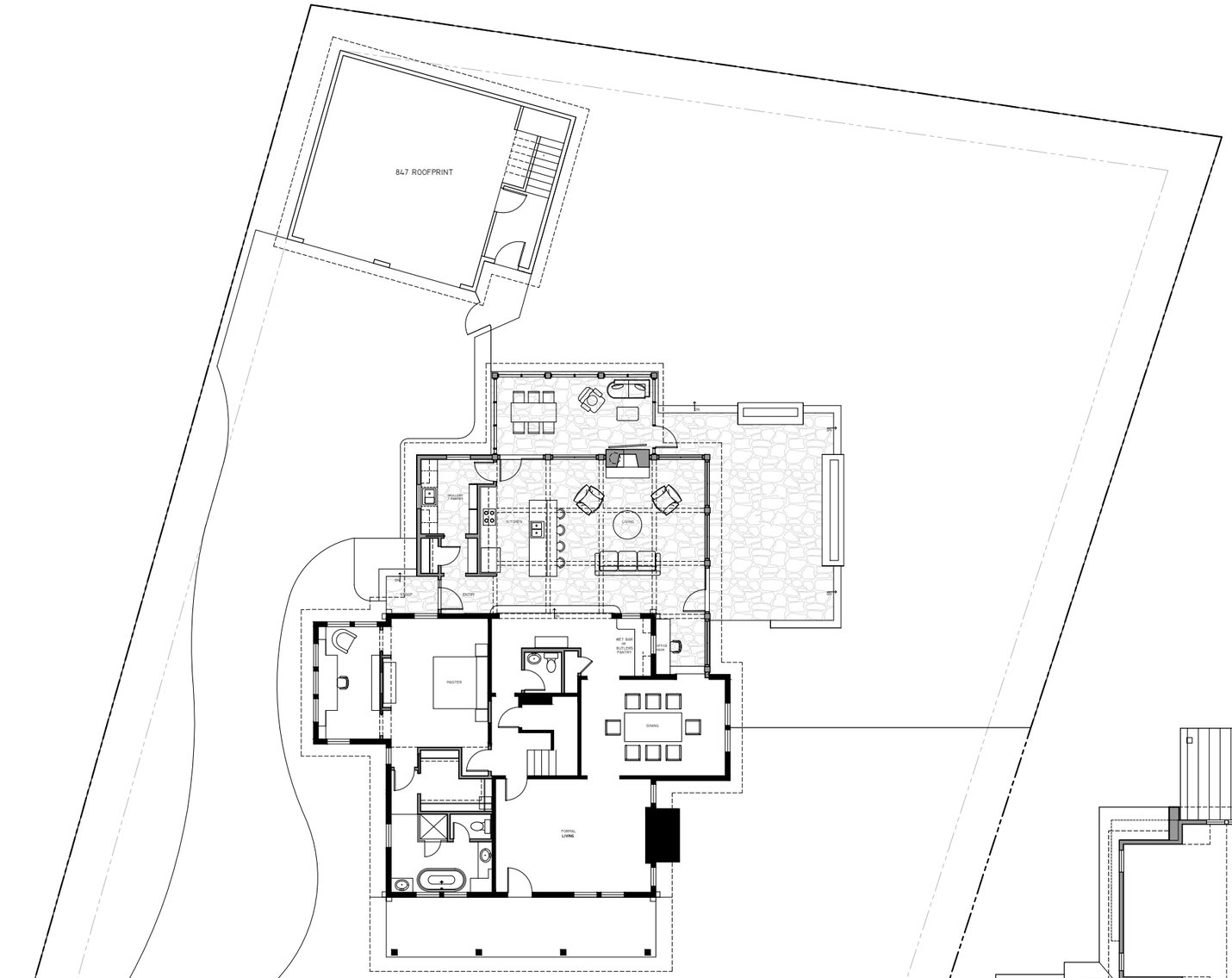


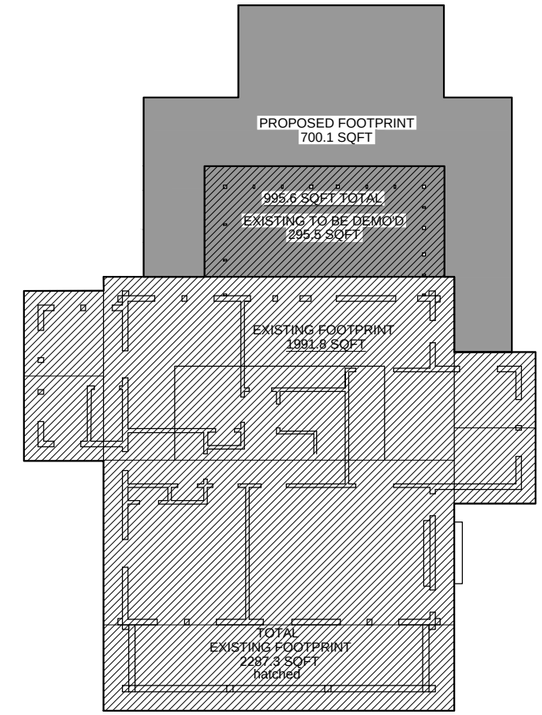
PROPOSED ADDITION MAIN LEVEL PLAN

SCALE: 1/16" = 1'-0"

CALCULATIONS:

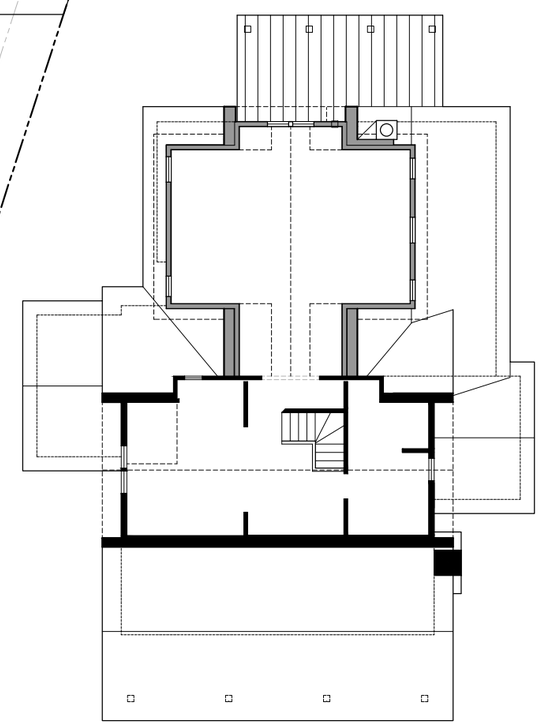
SQUARE FOOTAGES:
EXISTING ROOF AREA:
2287.3 SQFT MINUS 295.5 SQFT OF
REAR NON ORIGINAL SCREEN PORCH
ORIGINAL FOOTPRINT 1991.8 SQFT

TOTAL ADDED NEW ROOF AREA:
995.6 = 49.9% OF ORIGINAL



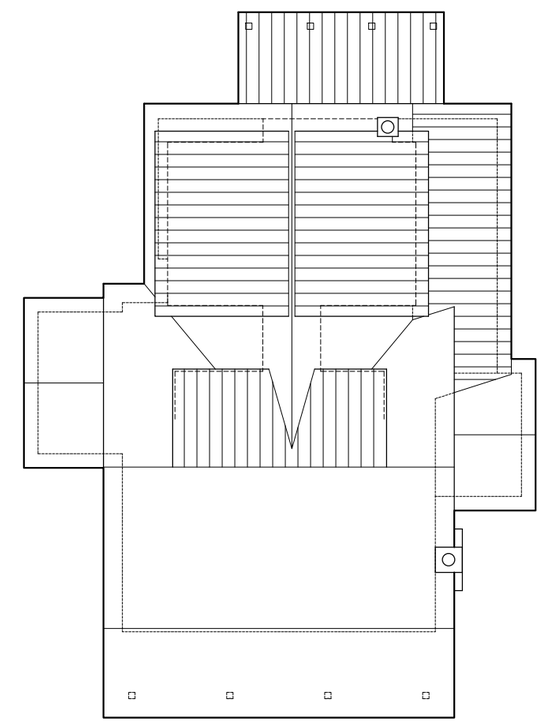
EXISTING / PROPOSED PLAN DIAGRAM

SCALE: 1/16" = 1'-0"



PROPOSED ADDITION UPPER LEVEL PLAN

SCALE: 1/16" = 1'-0"



PROPOSED ADDITION ROOF PLAN

SCALE: 1/16" = 1'-0"

A2

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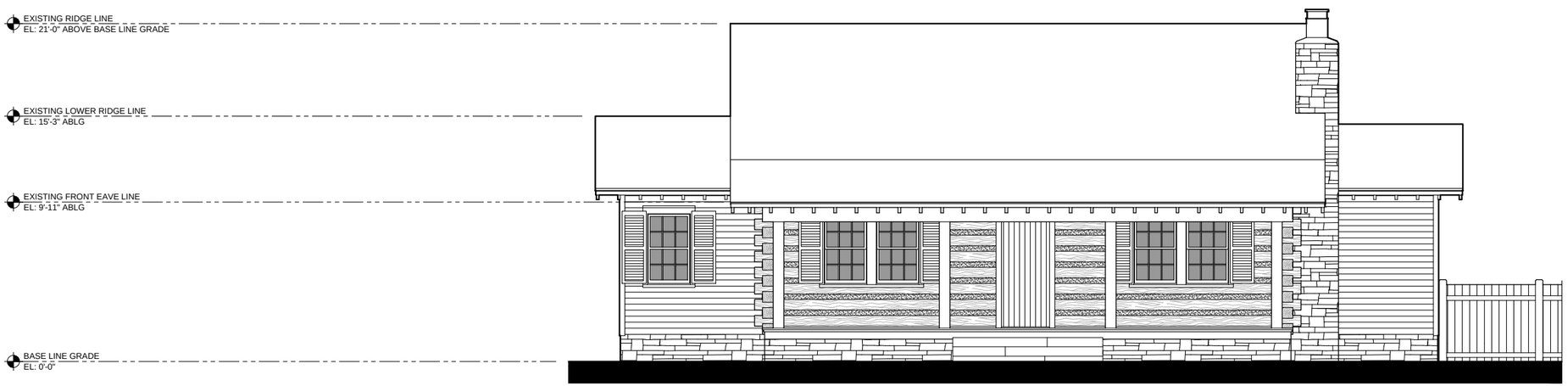


EXISTING FRONT ELEVATION

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

ALL COLORS ARE INTENDED TO MATCH EXISTING AS CLOSELY AS POSSIBLE

MATCHING DARK BROWN TONE ROOF SHINGLES AREINTENDED FOR EXISITNG AND NEW CONSTRUCTION

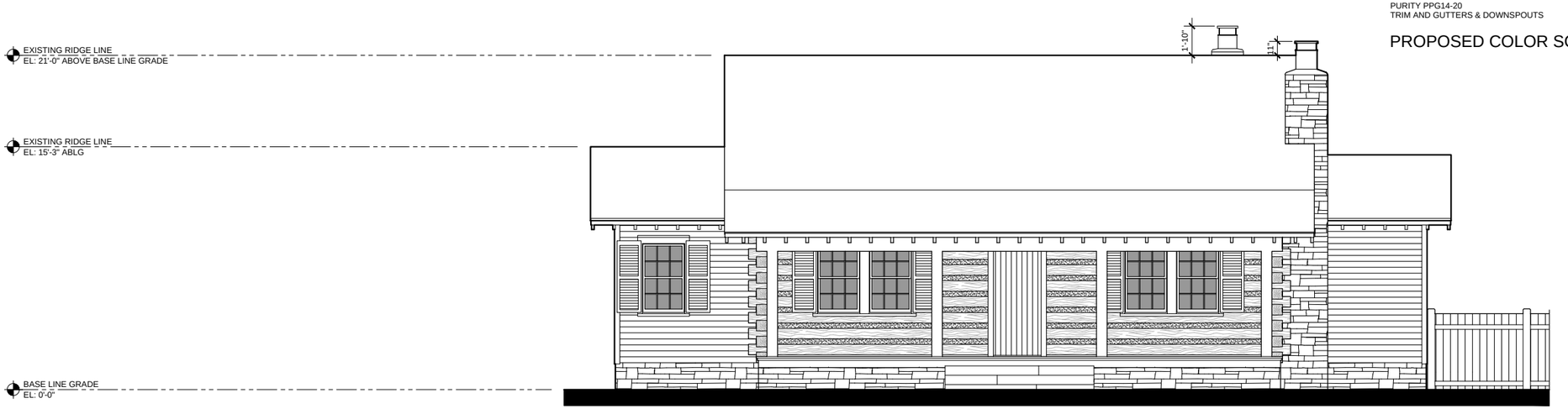
CHINKING AND LOG MOTIF IS TO BE CLEANED AND SEALED WITH CLEAR MATTE FINISH

PURITY PPG14-20
TRIM AND GUTTERS & DOWNSPOUTS

FREEDOM FOUND PPG1040-6
4" EXPOSURE LAP SIDING TROUGHOUT

CHAR BROWN (29) (dark bronze)
STANDING SEAM METAL ROOFING

PROPOSED COLOR SCHEME



PROPOSED FRONT ELEVATION

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

A3

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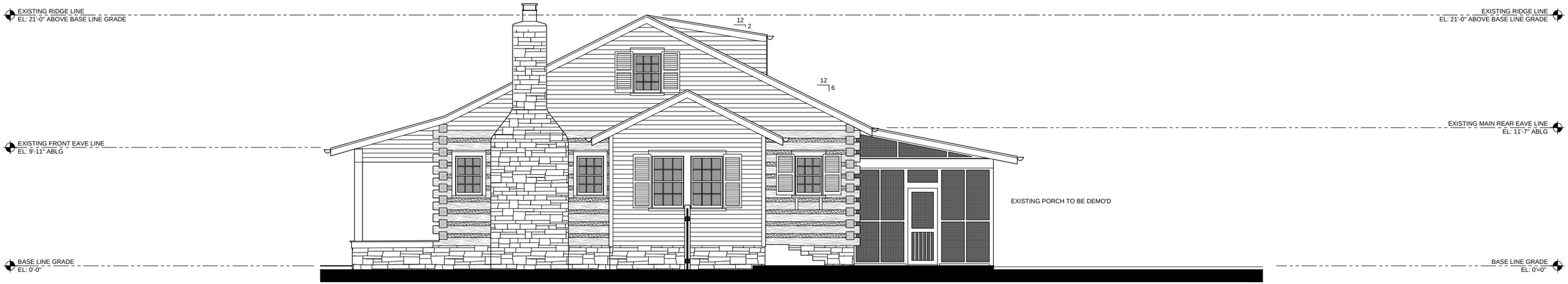

EXISTING NORTH SIDE ELEVATION

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

PROPOSED NORTH SIDE ELEVATION

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

A4

BURKE
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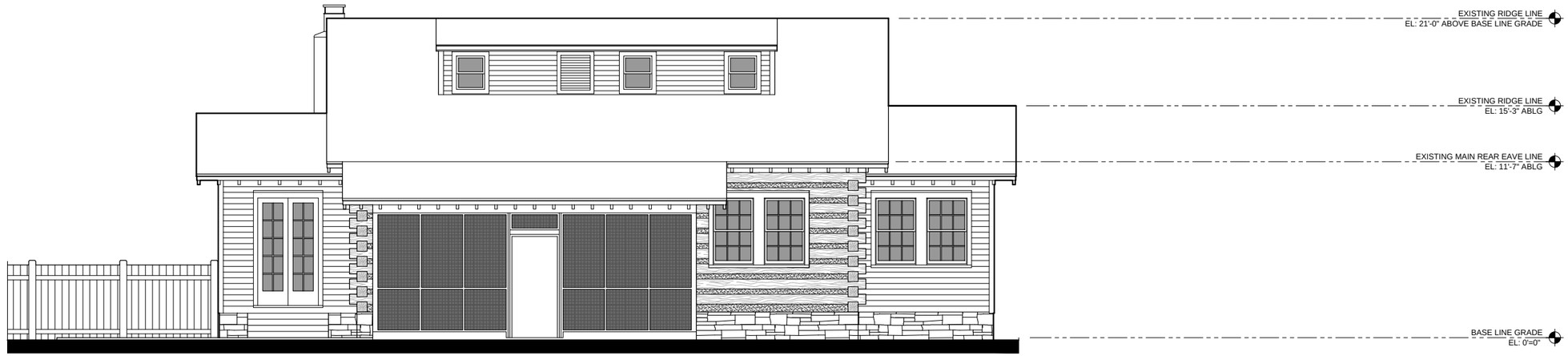

EXISTING REAR ELEVATION

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

PROPOSED REAR ELEVATION

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

A5

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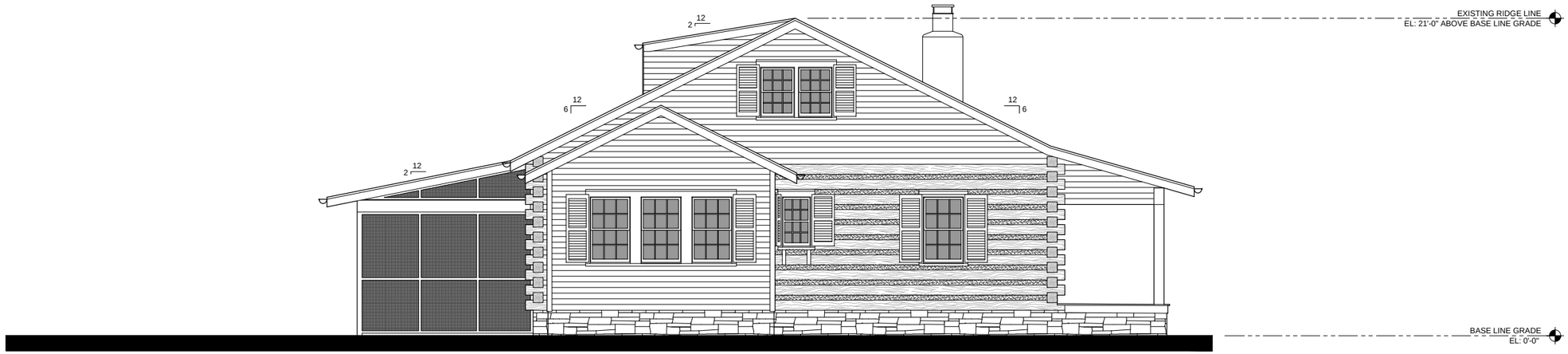
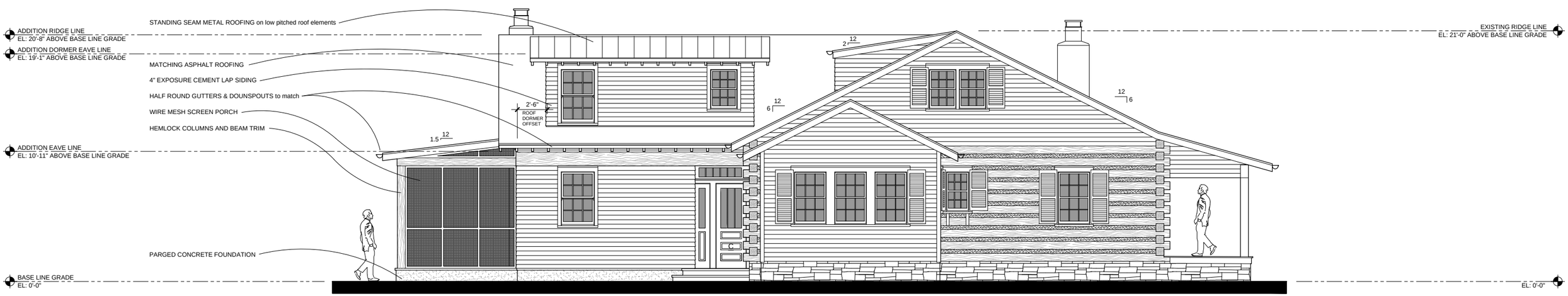


EXISTING SOUTH SIDE ELEVATION

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



PROPOSED SOUTH SIDE ELEVATION

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

A6

BURKE
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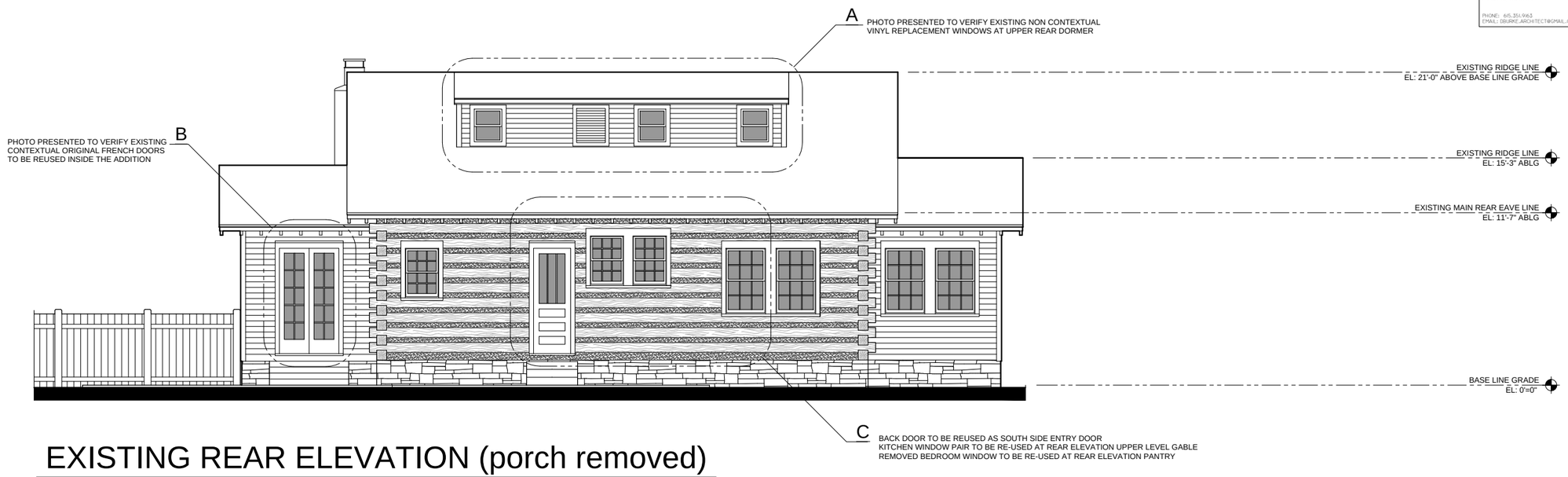
A

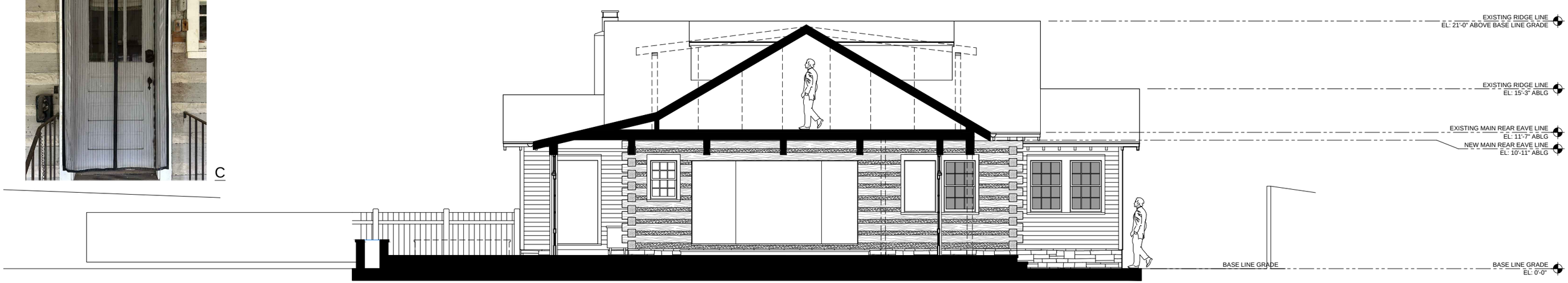
B

C



EXISTING REAR ELEVATION (porch removed)

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



PROPOSED REAR SECTION

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

A7

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 Lauren Wilburn Doug Wilburn
(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:

_____
(Property Parcel/Tax ID Number)
and located at:

212 Lewisburg Avenue 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

Domum Construction
(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

Douglas L Wilburn
Additional Owner Signature, if applicable

3202 Pleasantville Bridge Rd Thompsons Station TN 37179
Property Owner Mailing Address

_____
City, State & Zip

Subscribed and sworn to before me this

7 day of April, 2025.

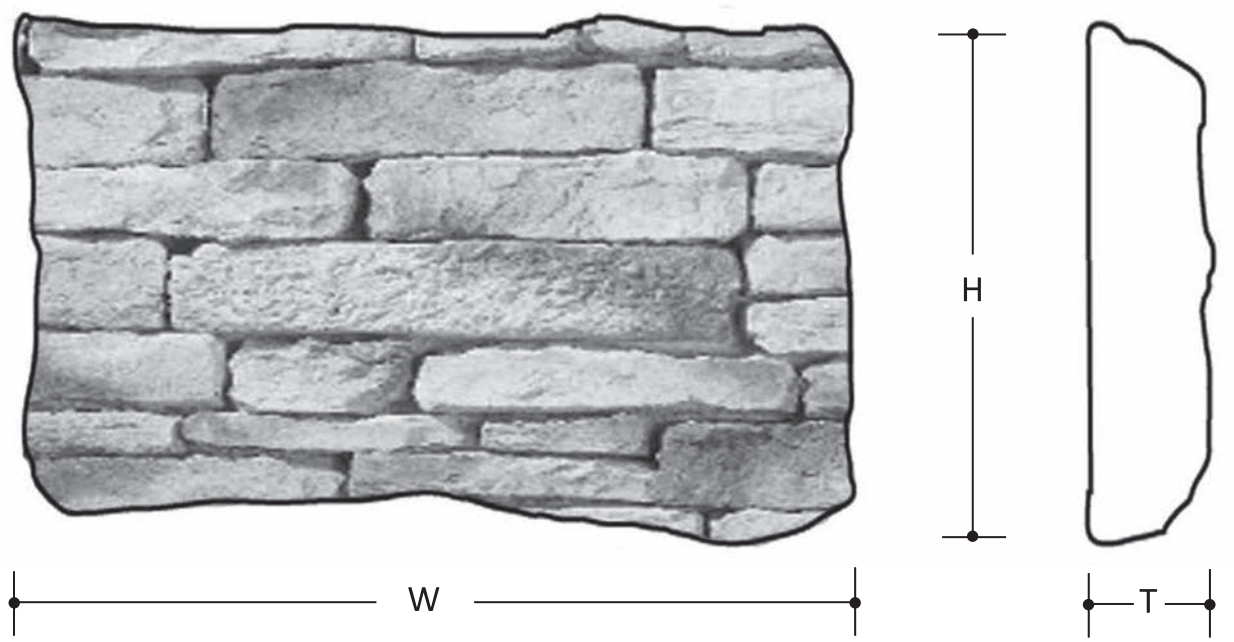
Tina A Faulkner
Notary Public

My Commission Expires: 8-18-2026

TINA A FAULKNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Law Dept approved (2) 05.13.24

Hackett #050



Pattern Descriptions and Dimensions

Pattern	Texture	Installation	T	H	W	Rec Joint
HACKETT	Unique one of a kind pattern. Old pieces from farm fences with years of weathering.	Installed horizontally and level. May have a roll in plane to resemble old farm fences.	1.5" to 2.5"	2" to 4"	4" to 14"	DRYSTACK

*thickness, height and width dimensions may have +/- tolerance due to hand casting of product

*trimming and shaping of pieces may be required around openings as well as maintaining a level and coarsed pattern

Color Name	Product Code
ENGLISH	050-270-15
TULSA	050-791-15

Packaging		Weights
	Sq.Ft.	Skid
Skid	88	896
Corners	72	869

Centurion® Stone

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

File #: 21-0792

DATE: July 8, 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 At 115 2nd Ave. S. (Hiram Masonic Hall).; Brett McCord, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the Hiram Masonic Lodge at 115 2nd Avenue South.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 4: Historic Civic Buildings

PROJECT INFORMATION:
COF Project Number: 8875
Applicant: Brett McCord
Owner: Hiram Lodge No. 7, Clay Perry, Rep.

BACKGROUND:
The property, located at 115 2nd Avenue South, is the site of the Historic Hiram Masonic Lodge No. 7. This building is designated a National Historic Landmark for its historic and architectural significance. The site features a three-story building in the Gothic Revival style. A series of alterations for repair work have been reviewed and approved since 2017.

The Historic Zoning Commission approved a Certificate of Appropriateness for a series of work during the November 2017 meeting and then re-approved the work during its March 2021 meeting. In October 2021, an updated COA was granted with a reduced scope of work to minimize the disturbance of bricks on the front facade. The COA expired in 2023. The same application was re-submitted and approved in May 2024 with the same scope of work approved in October 2021, including brick repointing, window restoration, use of iron reinforcement rods with 9" star-shaped anchor plates to stabilize the wall below the roof-line, and reconstruction of the area above the roof-line on the parapet.

The building sustained damage during a storm in the spring of 2024. After review of the approved plans and the necessary scope of work to remediate the damage and maintain the structural integrity of the front facade, the scope of work is proposed to be expanded to broaden the reconstruction of

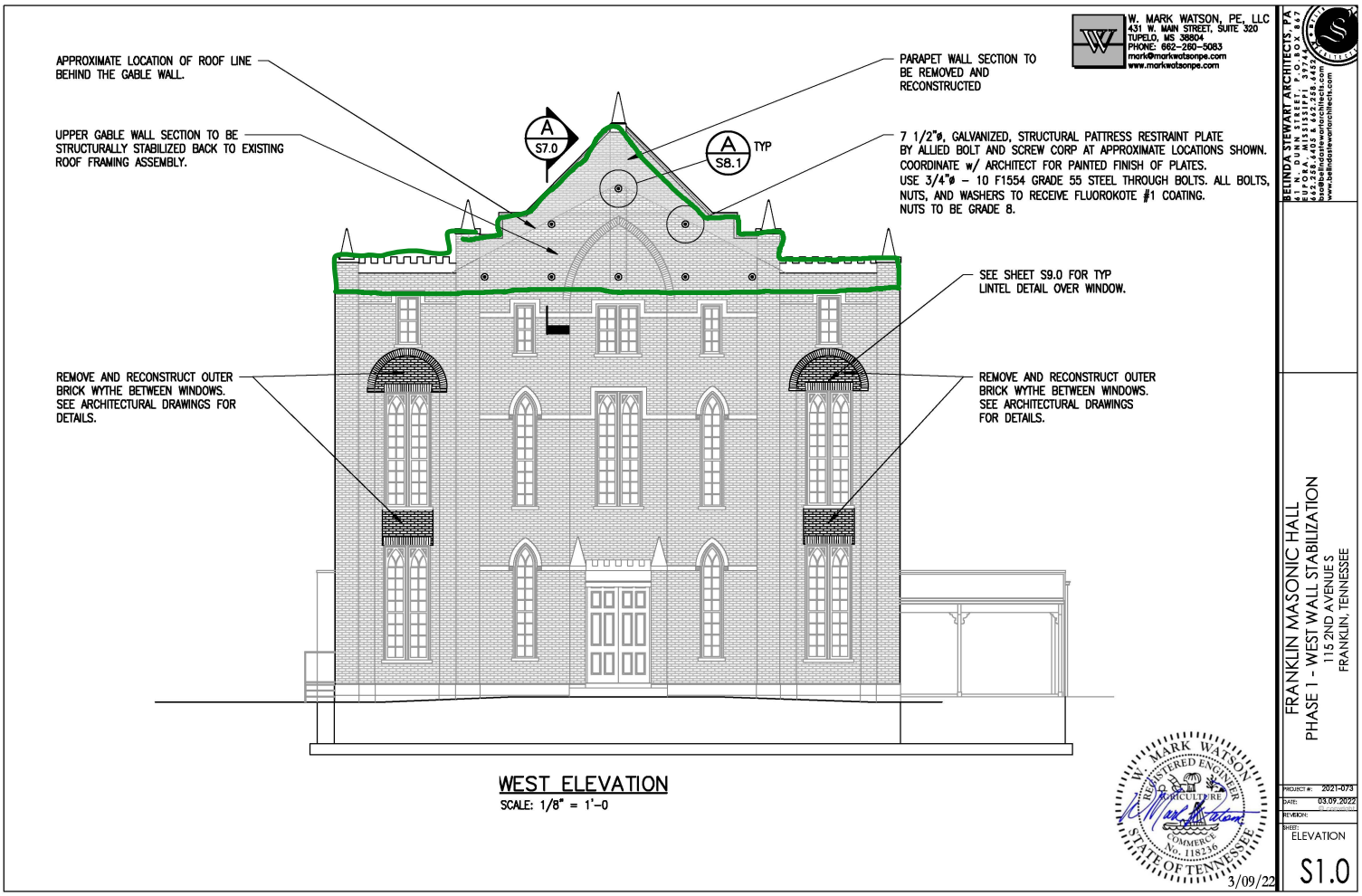
the front facade wall down to the coursework on the third floor along the entire front facade. This is similar to the scope of work from March 2021, however, expanded to include the full length of the front facade. The new bricks and mortar will match the existing original brick. Any new bricks will be mixed in with the original bricks during reconstruction to minimize the visual difference, if there is any, between the new and original bricks.

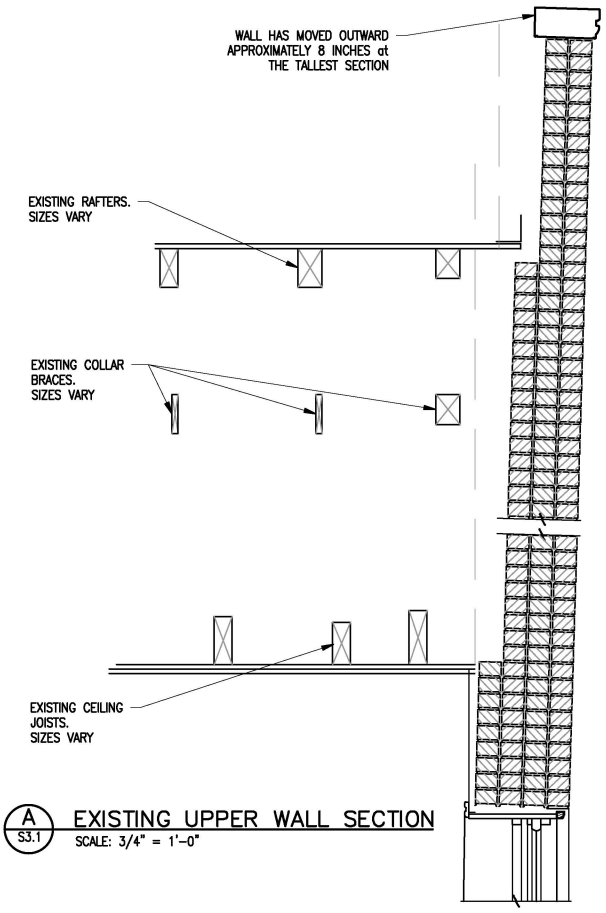
All proposed work is appropriate to ensure the preservation and maintenance of the original exterior masonry walls and details, and to preserve the structural integrity of the entire front facade. The Guidelines recommend that one repair and, if needed, replace damaged masonry with new masonry that matches the historic masonry as closely as possible in color, texture, and profile. Further, when repointing, one should use mortar that matches the original composition and appearance and rake the new mortar joints to match the original profile.

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

1. The existing stone and historic brick must be repurposed where possible for reconstruction and repairs, per the Design Guidelines. Any new brick must match the color, texture, and profile of the original. Masonry cleaning should be done as gently as possible, and this includes sandblasting or other abrasive cleaning methods.
2. The repointing must match the original in composition and appearance and mortar joints must match the original profile.
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.

Area to be removed and reconstructed using existing materials. When existing materials cannot be salvaged time appropriate materials will be used to replace.





A
S3.1

EXISTING UPPER WALL SECTION

SCALE: 3/4" = 1'-0"

W. MARK WATSON, PE, LLC
431 W. MAIN STREET, SUITE 320
TUPELO, MS 38804
PHONE: 662-260-5083
mark@markwatsonpe.com
www.markwatsonpe.com

BELINDA STEWART ARCHITECTS, PA
1 W. OUN STREET
BUFORD, MISSISSIPPI 39744
662.238.4405 & 662.358.4452
belinda@stewartarchitects.com
www.belindastewartarchitects.com

W. MARK WATSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118236
STATE OF TENNESSEE

3/09/22

FRANKLIN MASONIC HALL
PHASE 1 - WEST WALL STABILIZATION
115 2ND AVENUE S
FRANKLIN, TENNESSEE

PROJECT #: 2021-073
DATE: 03.09.2022
REVISION:
SHEET: SECTIONS

S3.1

W. MARK WATSON, PE, LLC
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TUPELO, MS 38804
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mark@markwatsonpe.com
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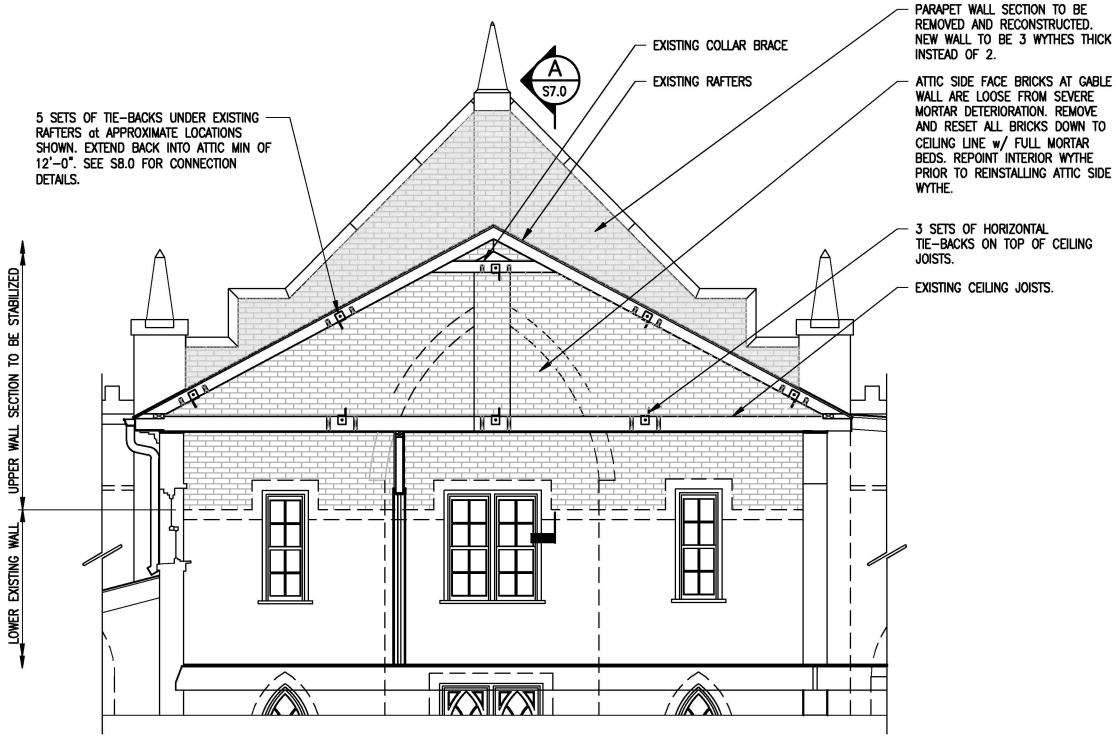

A S6.0 ATTIC SPACE/GABLE WALL ELEVATION

SCALE: 1/4" = 1'-0

W. MARK WATSON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 118236 STATE OF TENNESSEE

3/09/22

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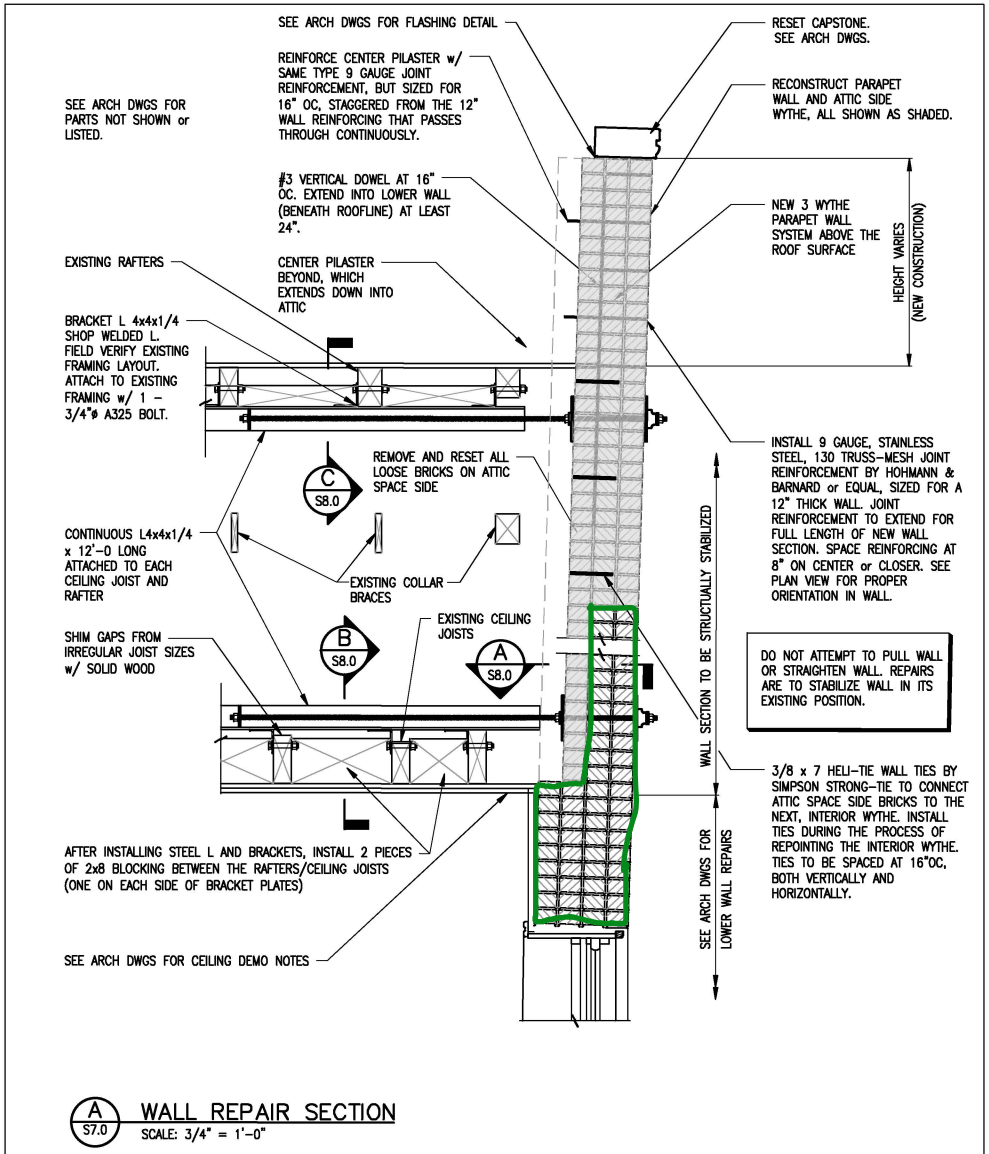
EUPORA, MISSISSIPPI 39744 662.258.4406 & 662.258.6465
belindastewartarchitects@gmail.com
www.belindastewartarchitects.com

FRANKLIN MASONIC HALL
PHASE 1 - WEST WALL STABILIZATION
115 2ND AVENUE S
FRANKLIN, TENNESSEE

PROJECT #: 2021-073
DATE: 03.09.2022
REVISION:
SHEET: STRUCTURAL ELEVATION
S6.0

Additional area of removal and reconstruction. This area is not covered in the current CoA. This is the reason for asking for a revised CoA to make sure that everyone is fully aware of the scope of work.



A S7.0 WALL REPAIR SECTION
SCALE: 3/4" = 1'–0"

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431 W. MAIN STREET, SUITE 320
JACKSON, TN 38301
PHONE: 662-285-4063
mark@markwatsonpe.com
www.markwatsonpe.com

STATE OF TENNESSEE
W. MARK WATSON
REGISTERED ENGINEER
No. 115236
3/09/22

S7.0

SHEET: SECTIONS
REVISION:
DATE: 03.07.2022
PROJECT #: 2021-073

FRANKLIN MASONIC HALL
PHASE 1 - WEST WALL STABILIZATION
115 2ND AVENUE S
FRANKLIN, TENNESSEE

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PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission
Certificate of Appropriateness (COA)

Address:	**115 2nd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**John Baumgartner**
Owner:	**Bruce Barker, Hiram Lodge Rep.**
Project #:	**7688**
Type of Work:	**Consideration of Alterations**
Status:	**Approved with Conditions** **(See "Approved Work Specifications" below)**
Approval Date:	**May 13, 2024**
Expiration Date:	**May 13, 2026** (if work has not commenced)

BACKGROUND

The applicant is requesting a Certificate of Appropriateness (COA) for alterations and rehabilitation of the building located at 115 2nd Ave. N. The scope of work will remain the same as what was approved in the COA that was issued in October of 2021 and expired due to no work commencing. The star anchor plates were approved within this application.

APPLICABLE DESIGN GUIDELINES

2022 Franklin Historic District Design Guidelines:
Chapter 4: Historic Civic Buildings

APPROVED WORK SPECIFICATIONS

The application is approved with the following conditions:

1. Historic windows must be preserved and maintained. Any new windows must be wood in material and have a historic profile and dimension consistent with that of the original windows. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.

2. The existing stone and historic brick must be repurposed where possible for reconstruction and repairs, per the Design Guidelines. Any new brick must match the color, texture, and profile of the original. Masonry cleaning should be done as gently as possible and this includes sandblasting or other abrasive cleaning methods. Repointing must match the original in composition and appearance.

3. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.

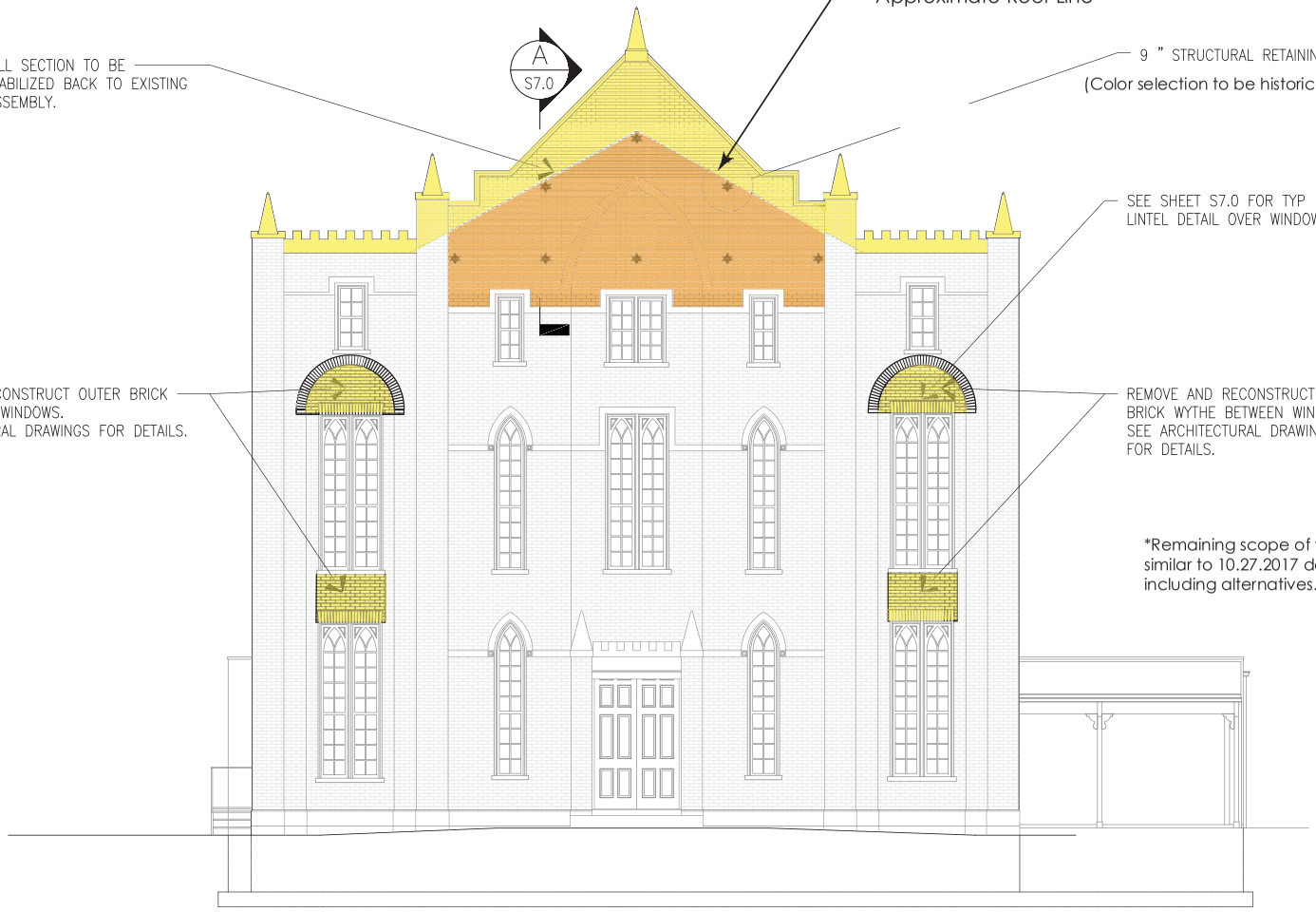
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Emily Huffer
Preservation Planner
City of Franklin Planning & Sustainability Department
615.550.6795 | www.franklintn.gov/planning

Revised Area of Masonry Reconstruction/Revision

Previous Scope

W. MARK WATSON, PE, LLC
431 W. MAIN STREET, SUITE 320
TUPELO, MS 38804
PHONE: 662-260-5083
mark@markwatsonpe.com
www.markwatsonpe.com



*Remaining scope of work to be similar to 10.27.2017 documents, including alternatives.

WEST ELEVATION

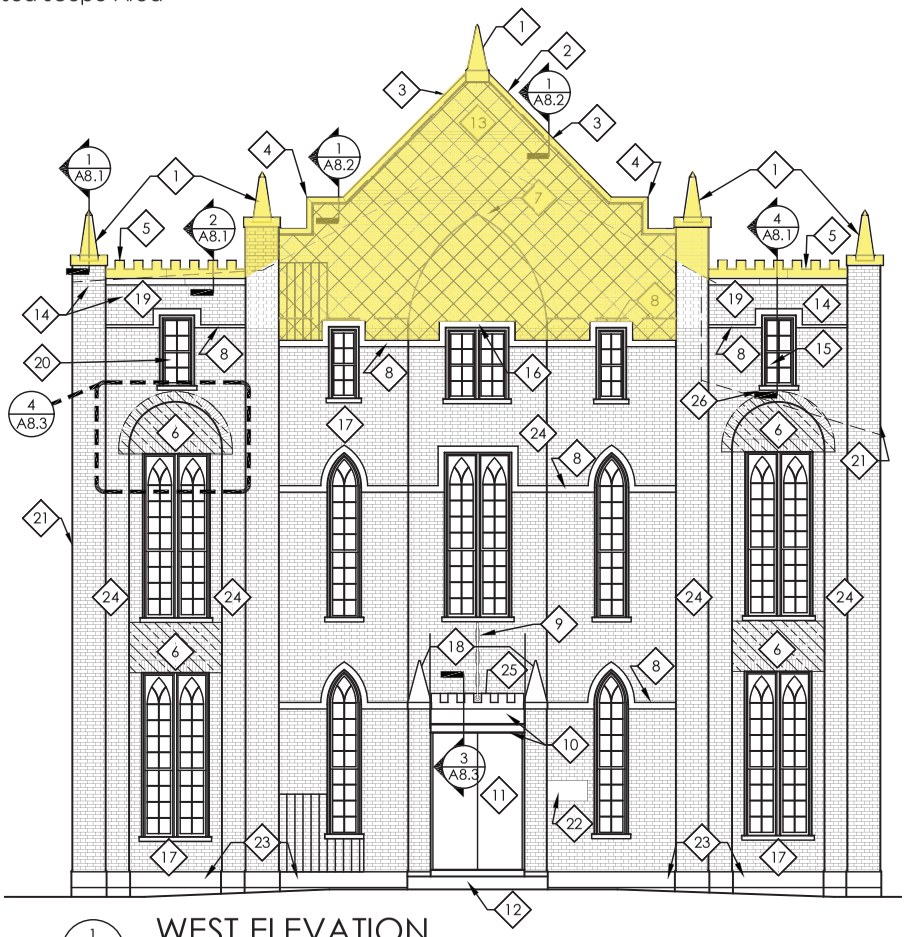
09.16.2021 BSA Revised Scope

BELINDA STEWART ARCHITECTS, PA
61 N. DUNN STREET, P.O. BOX 867
EUPORA, MISSISSIPPI 39744
662.258.6405 & 662.258.6452
bsa@belindastewartarchitects.com
www.belindastewartarchitects.com

FRANKLIN MASONIC HALL
PHASE 1 - WEST WALL STABILIZATION
115 2ND AVENUE S
FRANKLIN, TENNESSEE

PROJECT #: 2017-182
DATE: 10.02.2017
REVISION: ELEVATION
SHEET: S1.0

Revised Scope Area



1 A2.1 WEST ELEVATION

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

LEGEND:

- OUTER WYTHE TO BE REMOVED AND RECONSTRUCTED WITH HELICAL TIES. (SEE STRUCTURAL)
- ENTIRE WALL TO BE REBUILT THIS AREA (SEE STRUCTURAL) OUTER WYTHE FACE BRICK TO BE CAREFULLY CATALOGED (SEPARATED, STACKED & EXTERIOR FACES MARKED) FOR REINSTALLATION TO MATCH ORIGINAL PATTERN, COLOR AND TEXTURE. COURSING TO BE FLEMISH BOND TO MATCH REST OF WALL. MATCH MORTAR JOINT SPACING, STRIKE, MORTAR COLOR AND TEXTURE.
- **ALTERNATE #1:** REMAINING MASONRY TO BE POINTED. (100% POINTING WEST ELEVATION).
- ROOF LINE BEYOND. (APPROXIMATE)
- TRANSITION FROM FOUR TO THREE WYTHES. (APPROXIMATE)
- LOCATION/SIZE FOR CLEANING, POINTING, AND RECONSTRUCTION MOCK-UPS

GENERAL ELEVATION NOTES:

A. NEW MORTAR TO MATCH EXISTING ORIGINAL MORTAR BASED ON MORTAR TESTING CONDUCTED BY OWNER. MORTAR JOINTS TO BE FLUSH STRUCK TOOLED JOINTS. WHERE EXISTING MORTAR IS SMEARED ON BRICK FACE & UNREMOVEABLE, STAIN TO MATCH ORIGINAL BRICK COLOR. CUT OR DEFACED BRICKS TO BE REPLACED. ALLOW FOR 100 SQUARE FEET OF STAINING IN BASE BID.

B. ALL MASONRY TO BE CLEANED WITH GENTLEST MEANS POSSIBLE. ADDITIONAL SPOT CLEANING AT HEAVIER STAINED LOCATIONS. (BELOW WINDOW SILL, RUST STAINS, ETC.)

C. ALL STONE TO BE TREATED WITH CONSOLIDANT AND REPOINTED. DELAMINATED OR BROKEN STONE TO BE REPAIRED. LOOSE STONE TO BE RE-ANCHORED AND POINTED. ALL CRACKS TO BE REPAIRED. SEE STONE REPAIR NOTES, DETAILS AND SPECIFICATIONS.

D. CAREFULLY RECORD/CATALOG EXACT LOCATION & ORIENTATION OF ALL STONE ELEMENTS REMOVED FOR RESTORATION. REINSTALL IN ORIGINAL LOCATION AND ORIENTATION.

E. ALL BRICK/STONE REMOVED DURING WORK TO BE REUSED WHEREVER POSSIBLE OR REPLACED WITH MATCHING HISTORIC MASONRY OF EQUAL DIMENSIONS, STRENGTH, COLOR AND TEXTURE.

F. REPLACE DEFACED OR DETERIORATED BRICK WITH NEW BRICKS AND APPLY CONSOLIDATOR TO ALL SURFACES OF FRIABLE BRICK. ALLOW FOR 250 SQUARE FEET OF CONSOLIDANT.

G. CAST SILL. SAW CUT IN CONTINUOUS DRIP EDGE AT BOTTOM OF ALL CAST SILLS 3/4" FROM EDGE. CLEAN AND APPLY SURFACE FINISHING MORTAR SKIM COAT TO MATCH STONE WORK.

H. ALLOW FOR 10 LINEAR FEET OF ADDITIONAL CRACK STITCHING AND 40 SQUARE FEET OF ADDITIONAL HELICAL TIE REPAIRS.

I. FOR WEST EXTERIOR BRICK WYTHE, ALLOW FOR 500 NEW HISTORIC REPLACEMENT FACE BRICKS MATCHING ORIGINAL EXACTLY, AS APPROVED BY ARCHITECT (COLOR, SIZE, TEXTURE AND STRENGTH).

J. **ALTERNATE #1:** POINT ALL MORTAR JOINTS THIS SIDE OF THIS ELEVATION.

K. **ALTERNATE #2:** WEST ELEVATION: REMOVE EXISTING SHEET METAL WINDOW FRAME COVERS AND EXTERIOR PLEXIGLASS STORM COVERS. RESTORE WINDOWS TO A WELL MAINTAINED CONDITION. PAINT. SEE DETAILS.

ELEVATION KEY NOTES: 0

1. REMOVE EXISTING FINIAL AND BASE CAPSTONE FOR RESTORATION AND REANCHORING. SEE DETAIL 1/A8.1.
2. REMOVE EXISTING BROKEN CAPSTONE. CUT BROKEN END SQUARE AND REINSTALL REMAINING SECTION. INSTALL NEW DUTCHMAN REPAIR TO MATCH EXISTING EXACTLY. SEE DETAIL 3/A8.2.
3. REMOVE EXISTING CAPSTONES AT PARAPET. RESTORE AND REINSTALL PER DETAIL 1/A8.2.
4. CAREFULLY REMOVE EXISTING CORNER TIE IN CAPSTONE. REVIEW WITH ARCHITECT BEFORE REINSTALLING.
5. REMOVE CRENELLATED CAPSTONE AND BASE CAPSTONE. RESTORE TO A WELL MAINTAINED CONDITION AND REINSTALL. PROTECT HISTORIC CARVING. SEE DETAIL 2/A8.1 AND 3/A8.1.
6. REMOVE MASONRY JACK ARCHES & INSTALL NEW CUSTOM JACK ARCHES TO MATCH EXISTING BRICK ON NEW STEEL LINTELS. SEE DETAIL 4/A8.3. SEE STRUCTURAL AND PROVIDE HELICAL TIES PER 2/A8.3. SEE KEY NOTE 17. PAINT LINTELS.
7. EXISTING POINTED ARCH. CAREFULLY REMOVE AS REQUIRED FOR WORK. RECORD EXACT DIMENSIONS BEFORE REMOVAL. RECONSTRUCT TO MATCH EXISTING EXACTLY. REUSE EXISTING BRICK WHEREVER POSSIBLE. CATALOG BRICK AS NOTED IN LEGEND.
8. EXISTING STONE BELT COURSE TO BE POINTED AND RESTORED. TOOL MORTAR AT UPPER EDGE TO SHED WATER.
9. EXISTING LIGHT. PROTECT. REMOVE AS NEEDED TO PERFORM POINTING. RESTORE TO A WELL MAINTAINED AND OPERABLE CONDITION. REINSTALL AND PROVIDE SOLID WATERTIGHT ANCHORAGE TO BUILDING.
10. **ALTERNATE #3:** EXISTING WOOD AND COPPER AWNING TO BE REMOVED. INSTALL NEW AWNING PER DETAIL 3/A8.
11. EXISTING HISTORIC DOORS. REMOVE NON ORIGINAL GLASS DOORS AND STOP ASSEMBLY. REMOVE PLEXIGLASS TRANSOM WINDOW AND STOP COMPLETELY. RESTORE DOORS AND FRAME TO A WELL MAINTAINED CONDITION. PAINT.
12. EXISTING STONE STEP TO REMAIN. PROTECT FROM DAMAGE. RESTORE, CLEAN AND TREAT WITH CONSOLIDANT.
13. RELAID BRICK TO BE FLEMISH BOND TO MATCH EXISTING.
14. ORIGINAL NON-MATCHING BRICK TO BE RESTORED SIMILAR TO ORIGINAL HISTORIC BRICK AS A CHARACTER DEFINING ELEMENT.
15. **ALTERNATE #2:** FAUX WINDOW. REMOVE WINDOW FRAME FROM WALL, REPAIR ANCHORAGES AND ADJACENT MASONRY AS REQUIRED TO A WELL MAINTAINED CONDITION. RESTORE AND REINSTALL WINDOW.
16. REPAIR BROKEN STONE LINTEL AND RESTORE TO A WELL MAINTAINED CONDITION. INSTALL NEW STEEL LINTEL. PAINT. SEE STRUCTURAL AND WINDOW DETAILS.
17. CLEAN STAINING UNDER WINDOWS USING GENTLEST MEANS POSSIBLE. TEST CLEAN MOCK-UP FOR APPROVAL OF ARCHITECT. TYPICAL ALL WINDOWS.
18. EXISTING DECORATIVE FINIAL STONES. REMOVE AND REANCHOR/REINSTALL. PATCH AND TREAT WITH CONSOLIDANT. PROVIDE STONE REPAIR MORTAR TO SHED WATER AT CAVITY BEHIND FINIAL. CAP TO BE CLEAN AND WELL FINISHED.
19. **BASE BID:** REPOINT BRICK ABOVE STONE BELT COURSE INCLUDING PILASTERS (ALL SIDES).
20. **ALTERNATE #2:** PROVIDE REPRODUCTION WINDOW SASH TO REPLACE MISSING SASH. SASH TO BE AN EXACT MATCH TO ORIGINAL.
21. EXTEND POINT REPAIRS AROUND CORNER OF PILASTER AND STOP AT BACK EDGE UNLESS OTHERWISE NOTED.
22. BUILDING MARKER STONE, CLEAN AND PROTECT.
23. LIMESTONE BASE STONE, CLEAN AND RESTORE. PROTECT.
24. VERTICAL MORTAR JOINT AT INSIDE CORNER TO BE CONCAVE TOOLED JOINT (TYP.).
25. CLEAN AND RESTORE CRENELLATED STONE TO A WELL MAINTAINED CONDITION. APPLY WATER REPELLENT ON HORIZONTAL SURFACES. SIMILAR TO 2/A8.1.
26. REPAIR LARGE CRACK. UTILIZE STITCHING AS REQUIRED. SEE 1/A8.3.

2017 Documents

BELINDA STEWART ARCHITECTS, PA
611 N. DUNN STREET, P.O. BOX 867
HUNTSVILLE, ALABAMA 35804
642.258.6405 & 642.258.6452
bsa@belindastewartarchitects.com
www.belindastewartarchitects.com

FRANKLIN MASONIC HALL
PHASE 1 - WEST WALL STABILIZATION
115 2ND AVENUE S
FRANKLIN, TENNESSEE

PROJECT #: 1506
DATE: 10.27.2017
© copyright
REVISION:
SHEET: ELEVATION

A2.1

Example of structural retaining stars on a historic building.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Bruce Barker
(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:

Hiram Lodge #7
(Property Parcel/Tax ID Number)
and located at:

115 2nd Ave S, Franklin TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Bruce Barker / John Baumgartner / Belinda Stewart
(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.

Bruce Barker
Signature

115 2nd Ave S.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

17 day of April, 2024.

Micah Williams
Notary Public

My Commission Expires:

MICAH ASHLEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-03-2025
DAVIDSON COUNTY

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

Project Overview #1312407

Project Title: 115 2nd Ave S, Franklin, TN 37064
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
John Baumgartner

2254 Osburn Rd
Arrington, TN 37014
P:9312171777
jbaumgartner615@gmail.com

Property Owner

Property Owner
Bruce Barker

159 1st Ave N. #145
Franklin, TN 37064
P:615-406-3712
brucewbarker@comcast.net

Address or Parcel

Project Address or Parcel: 115 2ND AVE S (078C-F01100)

Calculated Acreage: Parcel

- 115 2ND AVE S: 0.20208738

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 115 2ND AVE S: DD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay

- 115 2ND AVE S: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay

- 115 2ND AVE S: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 0

Project information

Review Type: Nonresidential

Type of Work Proposed: Other Exterior Alterations

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: Exterior Siding/Finishes/Masonry

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?: No

Type of Signage Proposed:

Height of Existing and Proposed Construction (from FFE to Roof Peak): 50

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:

Franklin Masonic Hall is in need of restoration of the front masonry wall and parapet due to bowing and leaning of the upper wall.

Drawings were assembled in 2017, but the project was not able to move forward until now. Due to the lack of movement in the leaning upper wall over the last several years since the previous structural study, it has been determined that a less invasive means of stabilization and restoration is appropriate. Earlier plans called for reconstructed the upper third of the wall, extending down into the third floor space. Revised plans will instead rely on through wall anchors and 9" star washers of historically appropriate design and color to stabilize the wall below the roof line. Above the roof line the parapet will be reconstructed. All other elements of the 2017 design drawings will remain the same.

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

File #: 21-0767

DATE: June 30, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of A Historic Zoning Commission Recommendation For Public Art At 1221 Columbia Ave. (Carter's Hill Park); Laurie McPeak, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a public art installation at 1221 Columbia Avenue on the site of Carter's Hill Park. The Historic Zoning Commission (HZC) provides recommendations to other City review bodies on applications in the Historic Preservation Overlay (HPO). The Historic District Design Guidelines (Guidelines) are used by the HZC to consider exterior alterations that may affect the historic integrity and context of properties within the HPO.

APPLICABLE DESIGN GUIDELINES:
2022 Historic District Guidelines:
Chapter 6: Site & Setting

PROJECT INFORMATION:
COF Project Number: 8866
Applicant: Laurie McPeak, Battle of Franklin Trust, Rep.
Owner: City of Franklin, Lisa Clayton, Rep.

BACKGROUND:
The property at 1221 Columbia Avenue is Carter's Hill Park and is within the Historic Preservation Overlay as a historic park within the City of Franklin's park system. The proposal is seeking a recommendation from the Historic Zoning Commission to place a piece of art on the property of Carter's Hill Park. The proposal received an approval recommendation from the Civil War Historical Commission to the Board of Mayor and Aldermen in May 2025, as it was deemed appropriate and contextual to the site. Following the CWHC meeting, the proposal came before the Design Review Committee in June, and the feedback from that meeting has been incorporated into the application.

The statue will be positioned in the middle of the park, close to several shade trees. Several locations are proposed, but all are set well into the park. The statue's approximate size will be 9.5’ long (from the foot to tail), 38” wide, 3.5-4’ tall, and will be made of bronze on an aggregate concrete base. The 50-square-foot aggregate concrete base will match the existing concrete bases on which other artillery pieces are located in the park. The Guidelines recommend:

- 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 statue may be visible from certain vantage points, there are other artillery pieces on the site, interpretive markers, and other Civil War-related items, the proposed art appears to meet the Guidelines.

RECOMMENDATION:

It is recommended that the HZC make a recommendation for approval of the proposal to the Franklin Public Arts Commission and the Board of Mayor and Aldermen for the placement of public art at 1221 Columbia Avenue (Carter's Hill Park).

* WIDEST NOT INCLUDING HEAD
38"
? HOW WIDE SHOULD BASE BE? 64"
23"
34"
38"
33"
33"
51"
51"
4.25 ft
Talasonline.com
Flexible Stainless Steel Ruler

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 City of Franklin & The Battle of Franklin Trust
(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:

Carter Hill Park Parcel ID: 078F-D02300
(Property Parcel/Tax ID Number)
and located at:

1221 Columbia Ave
(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

Eric Jacobson & Laurie McPeak
(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.

Lisa Clayton
Owner Signature

Additional Owner Signature, if applicable

109 Third Avenue South
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

16th day of May, 2025.

Kalyn Helton
Notary Public

My Commission Expires: 1-30-28

KALYN HELTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/30/2028
WILLIAMSON COUNTY

Law Dept approved (2) 05.13.24

BATTLE OF FRANKLIN
TRUST

Learn how the Civil War redefined America.

Proposal

May Me the Mule, 6th Ohio Battery

Completing the Artillery Display
City of Franklin Parks, Carter Hill Battlefield Park East of Columbia
1221 Columbia Avenue, @ 35.91614, -86.87258

Artist Janel Maher, bronze, finished size @ 9' x 4'x 5'

After receiving approval from the Civil War Historical Commission, in partnership with landowner, the City of Franklin Parks, The Battle of Franklin Trust seeks HZC approval to complete the Artillery Exhibit east of Columbia at Carter Hill Battlefield Park, City of Franklin Parks.

May Me the Mule to made of bronze, and life sized. Estimated bronze finished size to be 9 feet front hoof to tail, 4 feet wide, and at tallest point (ears) @ 5 feet, and weigh approximately 900-1,100 lbs. An aggregate flush rectangular concrete pad to be poured in coordination with Parks, just as with the three Kentucky cannons, limber wagon, and caisson. The approximate 6-inch clearance around the finished bronze calls for finished base to be 10 feet, by 5 feet (50 square feet of grass).

Enclosed pictures attempt to illustrate the approximate location of May Me within the park in relation to where she pulled her 6th Ohio cannons into place, and took cover in the sitting position, behind the cotton gin foundation.

The park pathway holds interpretive markers and a bench, and May Me's proposed location is further north, and surrounded by grass. The Trust leaves the specific final location in partnership from Parks to allow for any necessary pathway regulations.

May Me, of the 6th Ohio is another example of how to nontraditionally teach about life in America during the Civil War. Currently in Franklin's public square there is a city of Franklin (upright marker) that is about the battle. The black iron marker includes the number of US wagons that entered town that day (@800), and the approximate "draft" animals at 3,500. At the time of the battle the city of franklin's people population was @750. The number of wagons outnumbered the citizens, and the number of draft animals was greater than 4 and ½ times the number of citizens. This is in addition to the approximate 40,000 US and CSA soldiers that descended upon town on November 30, 1864.

While draft animals were not unique to the Civil War, through our community partners at Williamson County Historical Society, and their historical journals, we know that May Me was the lead draft animal for the 6th Ohio November 30, 1864. As recorded iin letters home to his sweet heart, Adam Weaver of the 104th Ohio Vol Infantry writes of both Harvey, the dog mascot, as well as a Mule of the 6th Ohio, that was wore a felt hat with holes for its ears cut out, that after pulling the cannon, limber and caisson in place, was trained to go sit down and rest before she was called back to duty to transport to the next location.

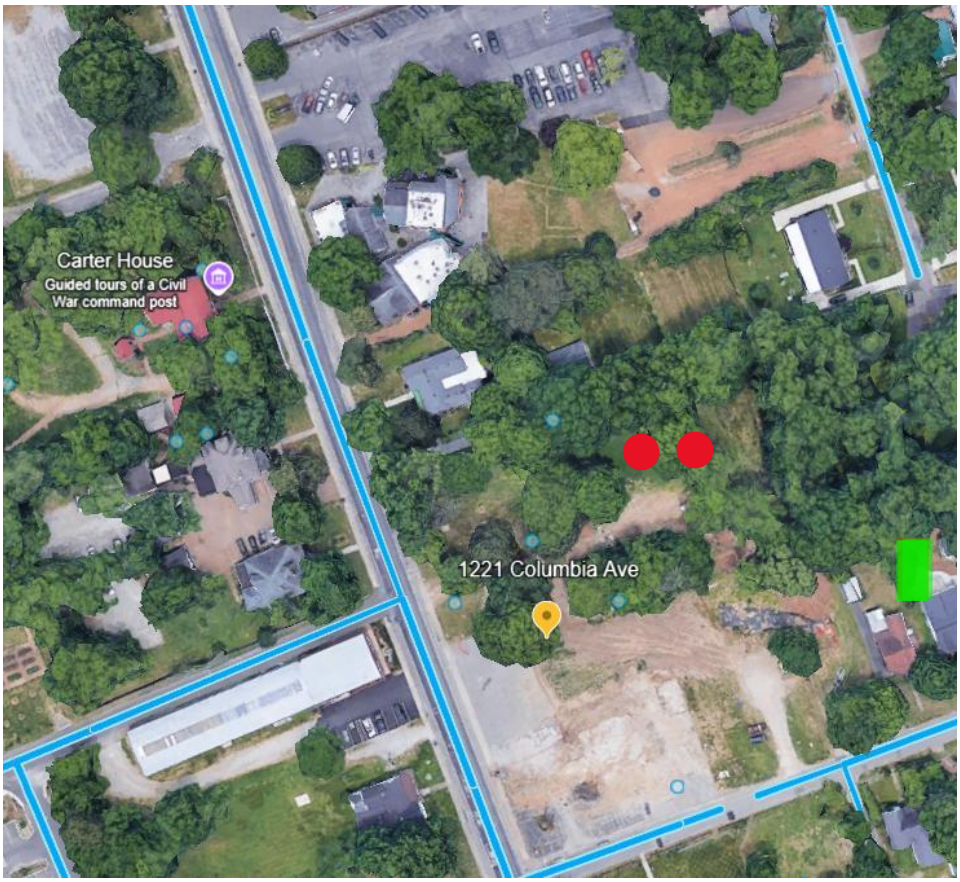
There are very few historical markers which tell the history of horses, and even less noting mules. Williamson County, until recent years, was a very agriculture centered county, not just during wartime. May Me the mule creates the teaching opportunity to tell citizens and visitors to the area about both wartime and the history of Williamson County.

Bronze was chosen not only for its durability, but also for connectivity to the rest of the Artillery Display there at the park. The base material of aggregate was also chosen for continuity.

Estimated finished size of bronze to be 9’ long x 4’ wide x 5’ tall (at ears) – artist flat drawing for size relation to regular adult woman

HZC – BOFT proposed May Me locations at 1221 Columbia Ave – COFPark East of Columbia

Unfortunately Google Earth imagery as of June 23 2025 does not hold the present day satellite imagery of 1221 Columbia Avenue, and hence the foundation of the cotton gin. However the 2D imagery on the ground does have while not a present day, a more modern image of 1221 that does indicate archaeology found cotton gin foundation along the upper right side of the image above. The proposed possible sites for May Me are indicated by the two red dots noted in the above picture. And below on current Google Earth image @ GPS 35.91614, -86.87258



Due to Google Earth current imagining not having the most current view of this portion of the City of Franklin Carter Hill Battlefield Park east of Columbia, and exact final positioning will be coordinated and determined with City of Franklin Parks project lead we have note the approximate GPS coordinates as 35.91614, -86.87258, but are submitting the HZC pictures of the area, both from the proposed May Me the Mule location, and toward the May Me Mule location.

There are multiple existing fixtures and path in which narrow the possible logical final location of the life-sized, in sitting position May Me:

- Cotton Gin foundation
- Walking pathway from Cleburne, through the park to Columbia
- Interpretive signage along the pathway
- Artillery Display in its current state with
    - Two Cannons of the 6th Ohio
    - Three to Four cannons of the 1st Kentucky
- Pathway Bench

1) Perspective from Cleburne to proposed location of May Me (noted in red)

HZC – BOFT proposed May Me locations at 1221 Columbia Ave – COFPark East of Columbia

2) From the most western 6th Ohio cannon toward proposed May Me location (noted in red, behind ABT sign)

HZC – BOFT proposed May Me locations at 1221 Columbia Ave – COFPark East of Columbia

3) Perspective from most southern and west side of the Cotton Gin foundation to proposed possible locations of May Me (noted in red)

HZC – BOFT proposed May Me locations at 1221 Columbia Ave – COFPark East of Columbia

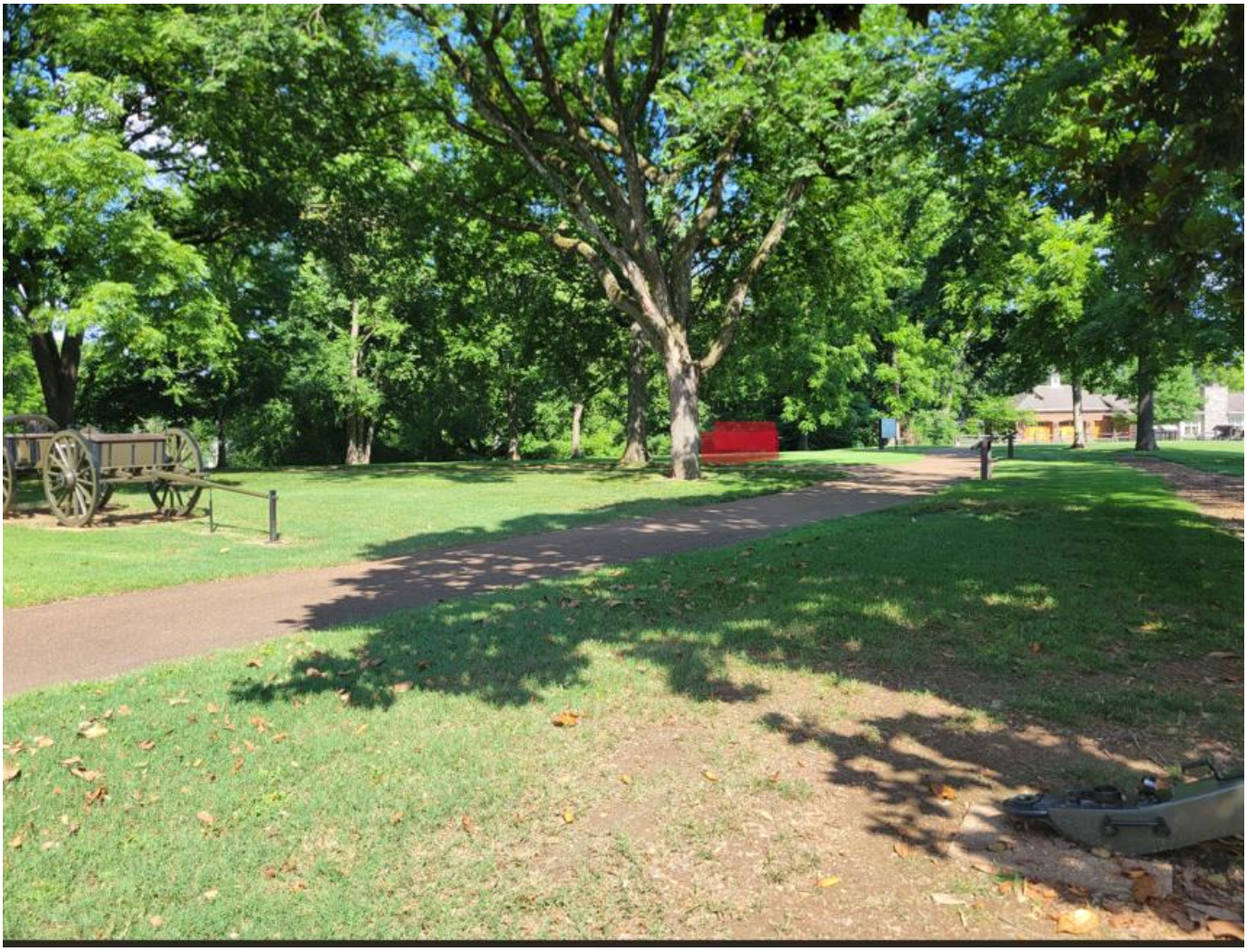
4) Perspective from most northern portion of cotton gin to proposed location of May Me (noted in red)

HZC – BOFT proposed May Me locations at 1221 Columbia Ave – COFPark East of Columbia

5) Perspective from pathway by bench to proposed location of May Me (noted in red). Her finished size in sitting position is approximately 9 feet long, 3 feet wide/deep, and head 4.5 feet at highest point. Which is slightly larger than the pathway bench to the right which is approximately 74” (6.1’) x 24.25” (2.5’)x 35” (2.91’) tall

6) From south of the pathway toward NE toward proposed location of May Me. Her finished size in sitting position is approximately 9 feet long, 3 feet wide/deep, and head 4.5 feet at highest point. Which is slightly larger than the pathway bench to the right which is approximately 74” (6.1’) x 24.25” (2.5’)x 35” (2.91’) tall

7) Perspective from behind three first KY cannons toward proposed location of May Me (noted in red)



8) Perspective from the first interpretive markers as one enters the park from Columbia towards proposed area for May Me (noted in red).

HZC – BOFT proposed May Me locations at 1221 Columbia Ave – COFPark East of Columbia

9) From proposed May Me (noted in red) location towards the cotton gin foundation, ABT signage and bench to the right

10) From proposed May Me (noted in red) location toward Columbia Avenue entrance to the park and cannons.

11) From proposed May Me (noted in red) location towards the Columbia and Cleburne intersection.

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

File #: 21-0763

DATE: June 30, 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 And An Addition (Accessory) At 334 3rd Ave. S.; Maria Ortiz, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations and an addition to the accessory structure at 334 3rd Avenue South.

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

PROJECT INFORMATION:
COF Project Number: 8868
Applicant: Maria Ortiz
Owner: Doug Lackey

BACKGROUND:
The property located at 334 3rd Avenue South is located in the Downtown Franklin National Register Historic District. The site features a ca. 1905 one-story, frame pyramidal principal building, which is contributing, and an accessory structure at the rear of the site that is historic in age, but has been extensively altered over time and is not included in the listing of the site within any of the National Register documents. A stop-work order was placed on the site for the removal of siding and other elements without a COA or other permits. The proposal came before the April and June Design Review Committee meetings, and feedback has been incorporated into the proposal.

The proposal includes a retroactive request for the demolition of a minor accessory structure on the site as well as alterations and an addition to the existing accessory structure on the site.

Minor Accessory Structure Demolition:
The proposal includes a retroactive review for a Certificate of Appropriateness for the demolition of an accessory structure on the site. A gable-roofed, CMU block minor accessory structure was located in the rear yard of the property next to the remaining accessory structure. It is believed the structure was added to the site between 1999 and 2006 and is not historic. The applicant has noted that the roof was in disrepair as the reason for removal. It was brought to staff's attention during reviews that

the structure had been removed while researching the site during a preliminary meeting with the applicant.

The structure is not deemed historic in age based on research provided by the applicant. The structure is not listed in the National Register, and its removal does not appear to negatively impact the site or district. The demolition of the accessory structure is appropriate as it is not historic, and its removal does not adversely impact the district.

Alterations:

The proposal includes alterations to portions of the existing structure which have been noted to be the more historic section of the structure. The structure has been extensively altered over time and a stop work order was placed for the removal of elements. On the front elevation, the proposal includes removing the three garage doors, adding a stoop, adding a 7' tall door with 2/3-lite design, adding two windows with shutters in place of two of the garage doors, and altering the three window openings above the garage doors, which have been removed, to accommodate four transom windows. On the left elevation, a window is proposed to be added, one window relocated, and two transom windows added above the altered windows. On the rear elevation, two windows are proposed to be added. A new foundation material is proposed on the sides and rear of the structure to consist of stone to match the principal building. A report has been included in the application which details extensive damage to the siding, framing members, and condition of other structural members in need of repair and/or replacement. The Guidelines recommend:

- Preserve the placement and orientation of a historic building within its setting and context.
- Maintain the historic building shape, mass, scale, proportion, rhythm, and roof shapes.
- Preserve and maintain original foundations.
- Maintain and preserve historic wood siding, shingles, weatherboard, board-and-batten, and other historic wooden elements.
- Replace deteriorated siding with siding that matches the original siding. Do not install vinyl or other synthetic siding.
- Preserve and maintain original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds.
- Preserve and maintain historic windows and historic window openings.
- Avoid adding new windows to the front facade or readily visible facades.
- 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.
- Design new and replacement wood shutters that appear operable and fit the reveal of the window precisely.

The existing state and elements that were present on the structure did not appear to be historic or representative of what the historic structure originally was. The garage doors did not appear to be historic. The windows also did not appear to be of a historic profile or material and looked to be a possible vinyl with a grid between the glass. It is unknown whether the window openings were historic. The new addition of transom windows does not relate to or maintain a rhythm of this element that exists on the structure nor is it seen on the principal building, so they should be removed. There were existing shutters on the structure, and the continued use of shutters relates to the principal building. The material specifications and profiles of the windows, doors, and shutters have not been included at this time, but they should match the existing principal building. The lighting specifications have not been included at this time, but show a lantern-like fixture that appears appropriately scaled.

The proposed alterations are appropriate and will not be highly visible.

Addition:
The proposal includes an addition to the existing accessory structure. The age of the structure is unknown, and it is not included in the property's listing in the most recent update to the National Register District. However, based on findings in the structural report and maps, the age of a portion of the structure may be historic, but has been extensively altered over time. The proposed addition will add utility for modern needs to accommodate larger vehicles, while maintaining the form of the historic structure.

The location of the existing structure is not being altered. The existing structure is 900 sq. ft., and a 542 sq. ft. addition is proposed. The total footprint of the structure would be 1,442 sq. ft., or 49.9% of the principal building's footprint. With the proposed addition, the total lot coverage of all structures on the site is 28% of the lot. The height of the structure is not proposed to be altered, as the new addition will match the height of a later addition on the structure. The structure is 19’7” to the ridge, and the principal building is 24’5” to the ridge. The addition will add 8’ to the front of a portion of the structure and approximately 15’ to the side of the approximately 45’ long structure, equating to 33% of the width. The addition will introduce a front-facing gable to the form, maintaining the existing pitch of the roof. The Guidelines recommend the following:

- 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.
- Size the accessory structure building footprint so that the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) do not exceed 35 percent of the lot.
- 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.

The size of the addition is appropriate. The addition proposed to the right half of the structure improves the massing of the structure to read more like a 1 ½ story structure rather than a 2-story structure as it previously did, improving the compatibility with the principal building. The full width of the accessory structure will remain less than the width of the principal building. The two sections of the structure continue to read as two structures that have been combined, showing the development over time. The structure maintains a subordinate appearance to the historic principal building. The placement and orientation of the addition, while on the side and front of a portion of the structure, is on a portion of a later addition to the structure and is not highly visible from the street due to its location.

Stoop, Foundation, Materials & Exterior Finished, Details, Entrances & Windows
The materials and exterior finishes are proposed to match what exists on the historic principal building, including utilizing lap siding, shingle roofing, gutters, windows, and shutters. On the front-facing gable, a dark metal roof is proposed. The material specifications have not been included at this time. Minimal details and ornamentation are proposed and are less elaborate than the details seen on the historic building. Two garage doors that have the appearance of carriage-style doors with two 3-lite windows and paneling are proposed on the addition. Two windows are proposed on the right elevation. A new foundation material is proposed on the rear and side elevations to be stone to match the existing stone found on the principal building. The Guidelines recommend the following:

- Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding.
- 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.
- 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.
- 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.

The material specifications have not been included at this time, but are intended to match the historic principal building, but should also be consistent with the Guidelines. The new foundation material has been incorporated for the preservation of future materials with the existing grade and drainage on the site. The proposed level of details and ornamentation are simple and compatible with the principal building while remaining subordinate to the historic building.

RECOMMENDATION:
Staff recommends approval of the retroactive demolition of the minor accessory structure and alterations and addition to the accessory structure with conditions:

1. The transom windows must be removed.
2. Materials which are proposed to match the principal building must be submitted to staff for review and approval, including images of what is existing on the principal building and the new proposed element.
3. Lap siding must be a wood or a smooth cement wood siding material and match the reveal of the principal building. Specifications must be submitted to staff prior to building permit issuance.
4. Window and door specifications must be submitted to staff prior to building permit issuance.
5. Lighting specifications must be submitted to preservation staff prior to building permit issuance.
6. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
7. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:
BNS, Mark Cusomato:

- Construction, projections, openings, and penetrations of exterior walls of dwellings and accessory buildings < 5' from a property line shall comply with 2018 IRC R302.1, including Table R302.1(1).

- Note: Awning roofs fastened to the side of a wall and supported by angle braces or brackets (such as shown over the entry door) are not within the scope of the 2018 IRC, and require a stamped, signed, and dated letter/design from a TN licensed structural engineer (to be included with the building permit application submittal).
- Note: The demolition of the garden shed shall be a separate demo (building) permit submittal for review.

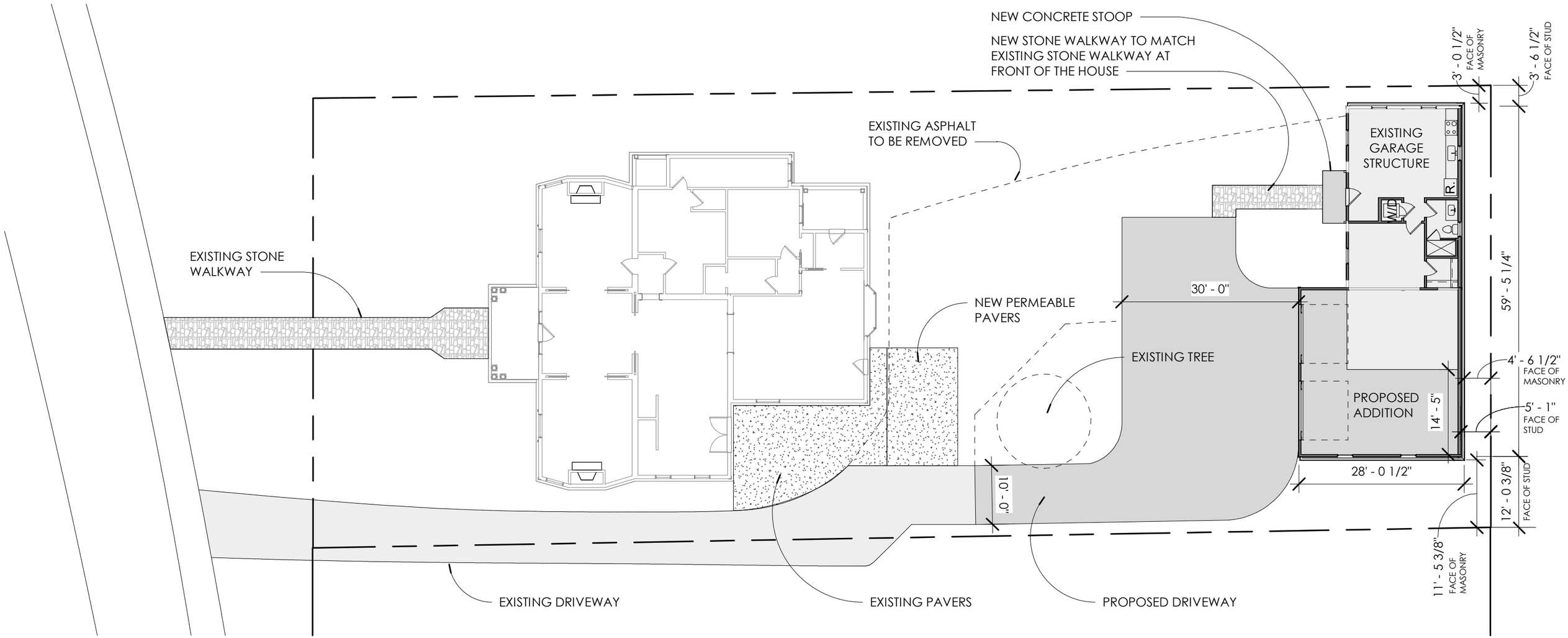
BNS, Shanna McCoy:

- Staff is unable to find documentation that this was ever legally established as an accessory dwelling. Be advised that parkland and additional water/sewer fees will apply at permitting. A 2nd address will be required for the accessory dwelling.
- Project consideration: 1. Either the principal dwelling or the accessory dwelling must be owner-occupied. 2. The lot shall not be subdivided such that the accessory dwelling is located on a different lot than the principal dwelling, and 3. The accessory dwelling shall be owned by the same person as the principal structure and shall not be sold apart or as a condo.
- A surveyed plot plan is required to be submitted for review with building plans to verify setbacks

LACKEY RENO/ ADDITION | SITE PLAN
334 3RD AVENUE S, FRANKLIN

LANDSCAPE SURFACE AREA

PROPERTY AREA	15,138 SF
MAIN HOUSE	2,888 SF
GARAGE/ GUEST HOUSE	1,442 SF (1,444 SF MAX)
EXISTING IMPERVIOUS	7,730 SF
PROPOSED IMPERVIOUS	7,719 SF
PROPOSED PERVIOUS	7,419 SF
LANDSCAPE SURFACE AREA	49% (40% MIN.)



PROPOSED - SITE PLAN

906 STUDIO ARCHITECTS + INTERIORS

LACKEY RENO/ ADDITION | EXISTING RESIDENCE
334 3RD AVENUE S, FRANKLIN

EXISTING MAIN HOUSE FRONT ELEVATION

EXISTING MAIN HOUSE REAR ELEVATION

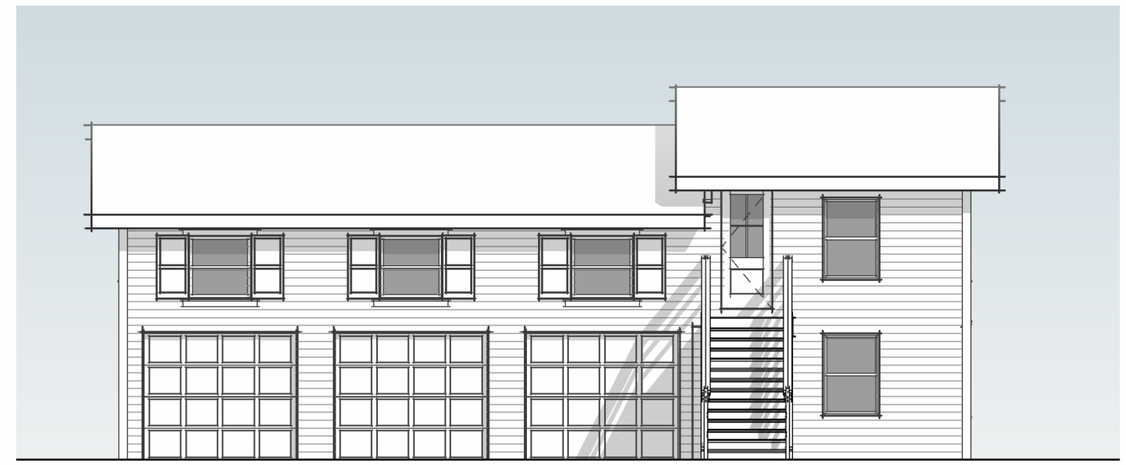
EXISTING MAIN HOUSE SIDE ELEVATION

LACKEY RENO/ ADDITION

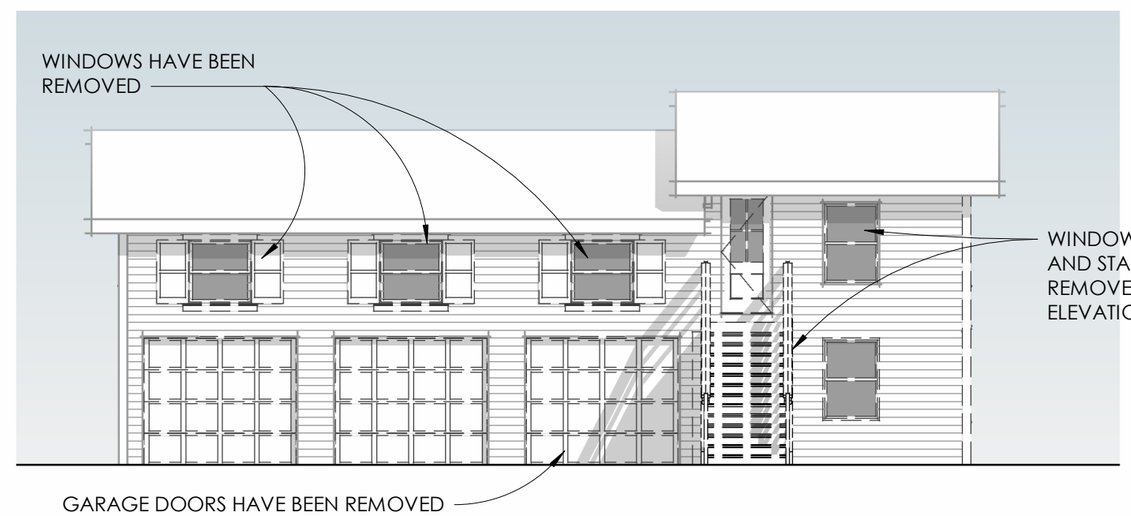
EXISTING GARAGE

334 3RD AVENUE S, FRANKLIN

EXISTING GARAGE ELEVATION



ORIGINAL GARAGE ELEVATION

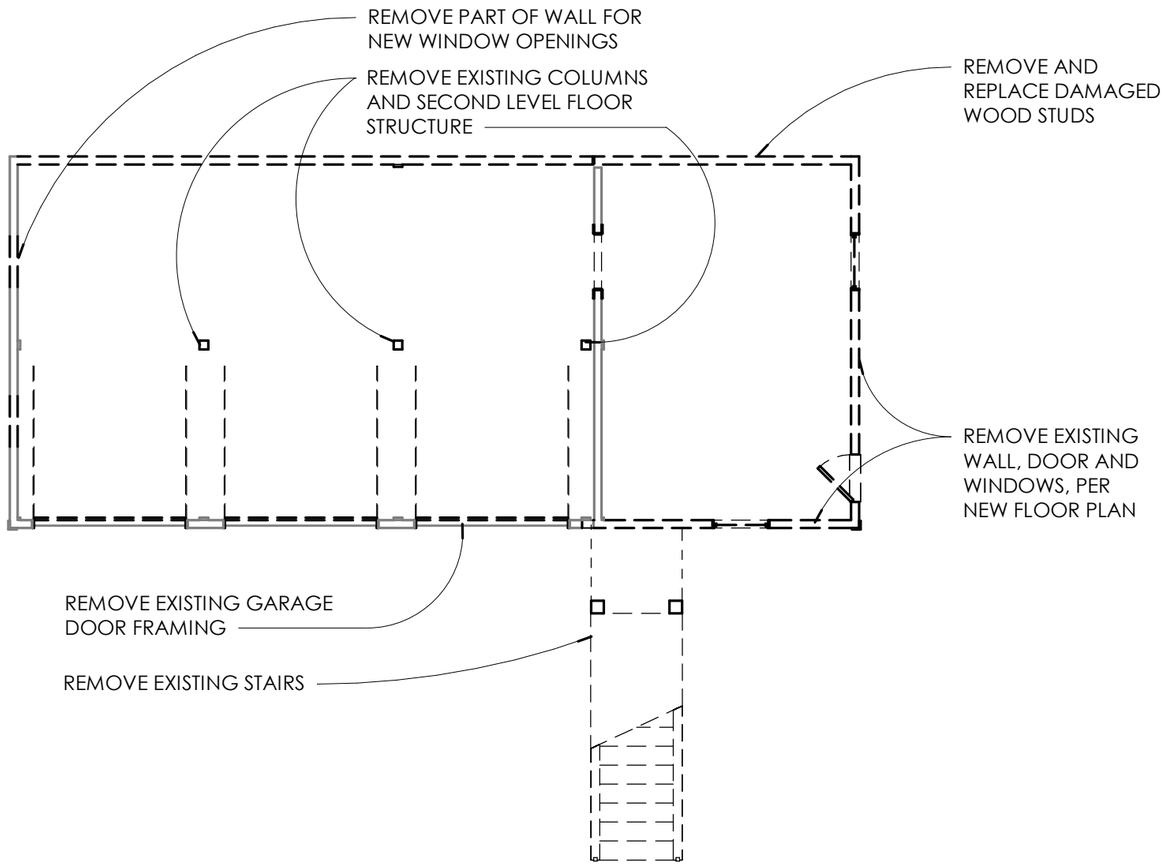


DEMO GARAGE ELEVATION

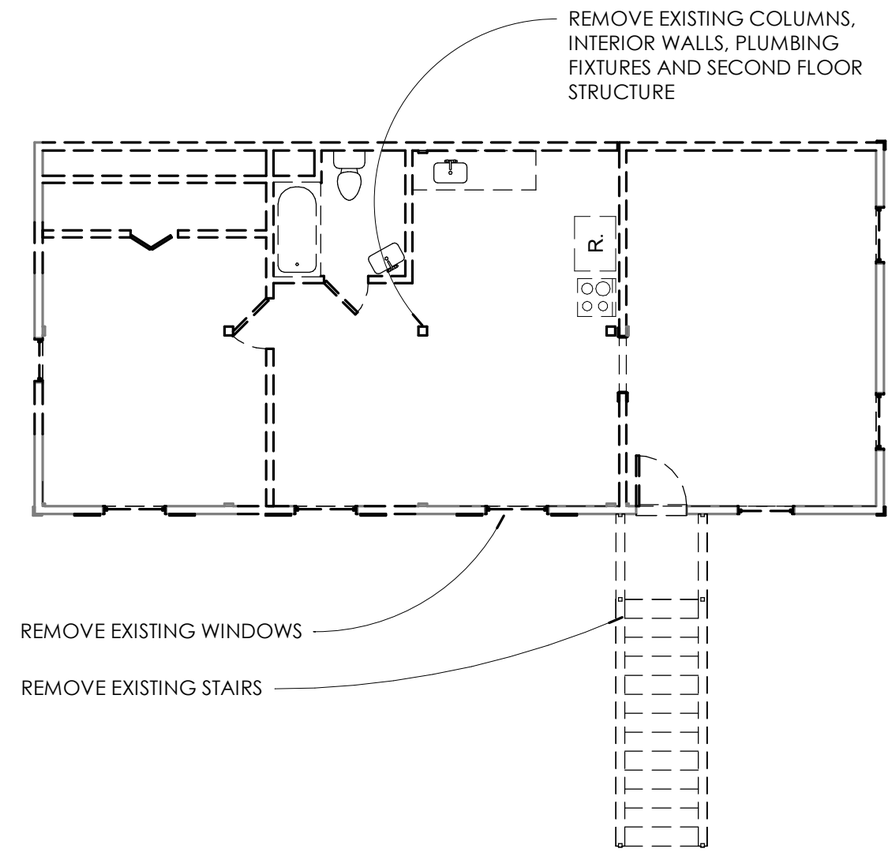
NOTE: SOME EXTERIOR AND INTERIOR WALLS, SIDING, WINDOWS, DOORS AND INTERIOR FINISHES HAVE BEEN REMOVED DUE TO MAJOR DETERIORATION.

906 STUDIO ARCHITECTS + INTERIORS

LACKEY RENO/ ADDITION | DEMOLITION PLANS
334 3RD AVENUE S, FRANKLIN



DEMO - FIRST FLOOR PLAN



DEMO - SECOND FLOOR PLAN

NOTE: SOME EXTERIOR AND INTERIOR WALLS, SIDING, WINDOWS, DOORS AND INTERIOR FINISHES HAVE BEEN REMOVED DUE TO MAJOR DETERIORATION.

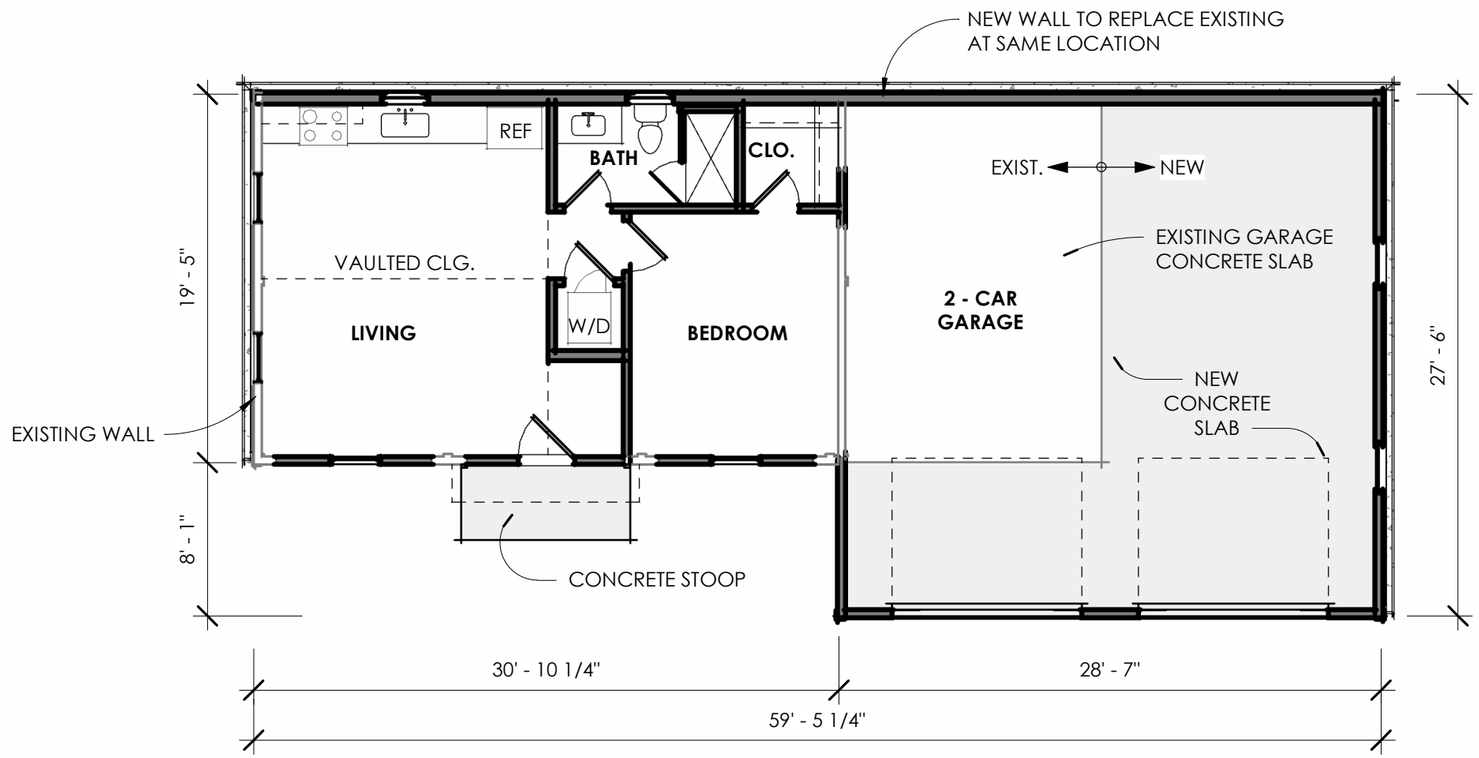
LACKEY RENO/ ADDITION

PROPOSED FLOOR PLAN

334 3RD AVENUE S, FRANKLIN

AREA CALCULATIONS

PROPERTY AREA	15,138 SF
MAIN HOUSE	2,888 SF
EXISTING GARAGE SF	900 SF
GARAGE ADDITION	542 SF
TOTAL PROPOSED SF	1,442 SF (1,444 SF MAX)

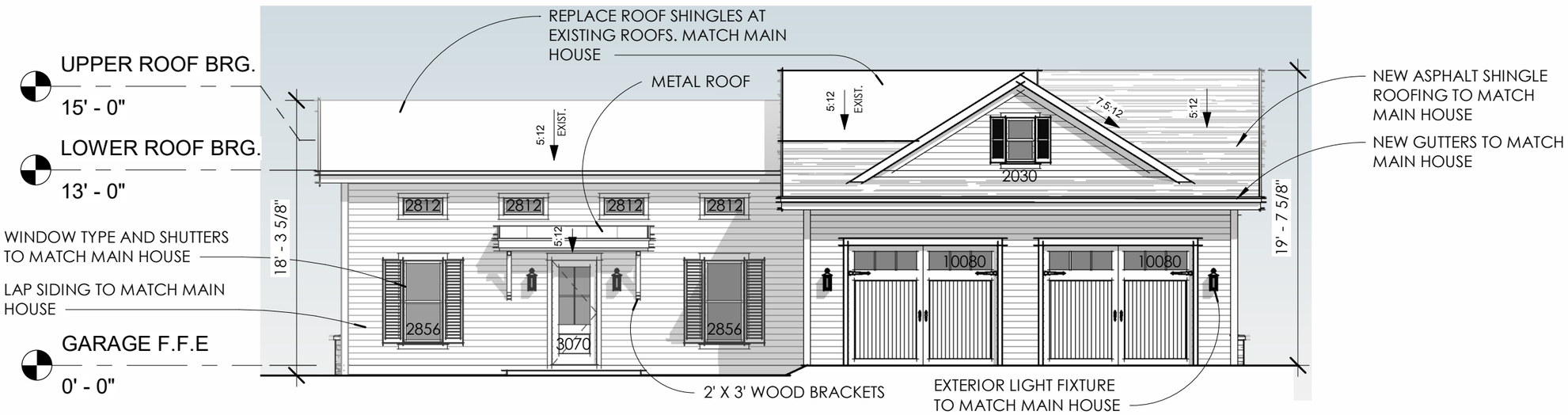


906 STUDIO ARCHITECTS + INTERIORS

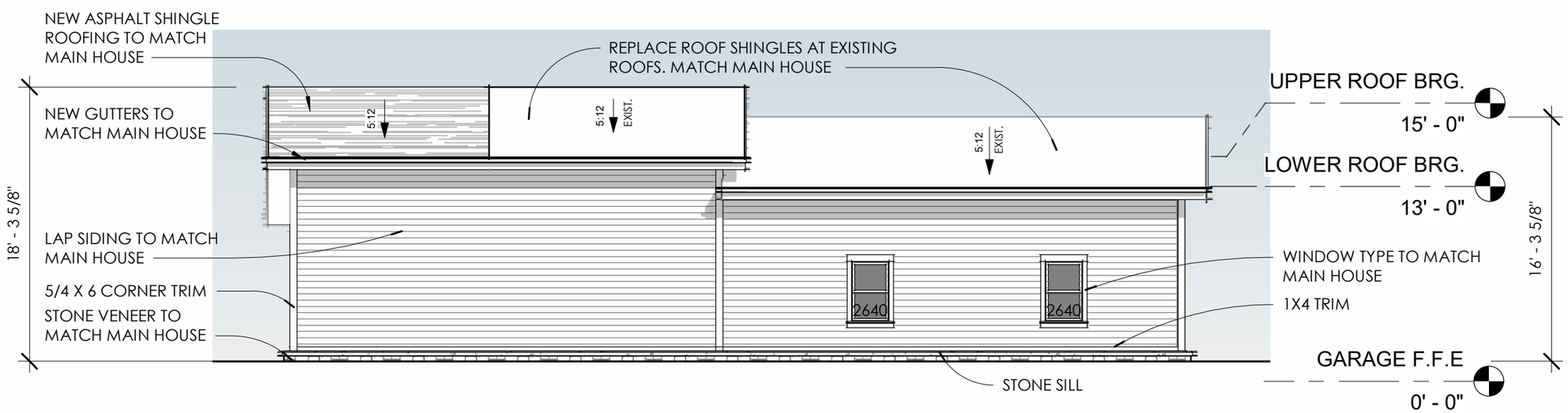
LACKEY RENO/ ADDITION

PROPOSED ELEVATIONS

334 3RD AVENUE S, FRANKLIN



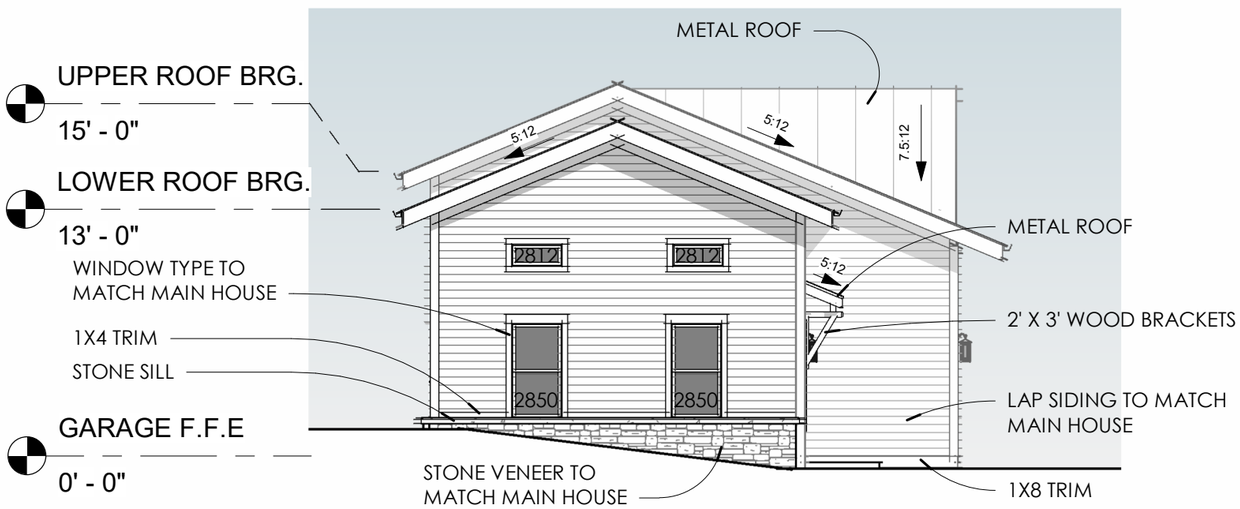
PROPOSED FRONT ELEVATION



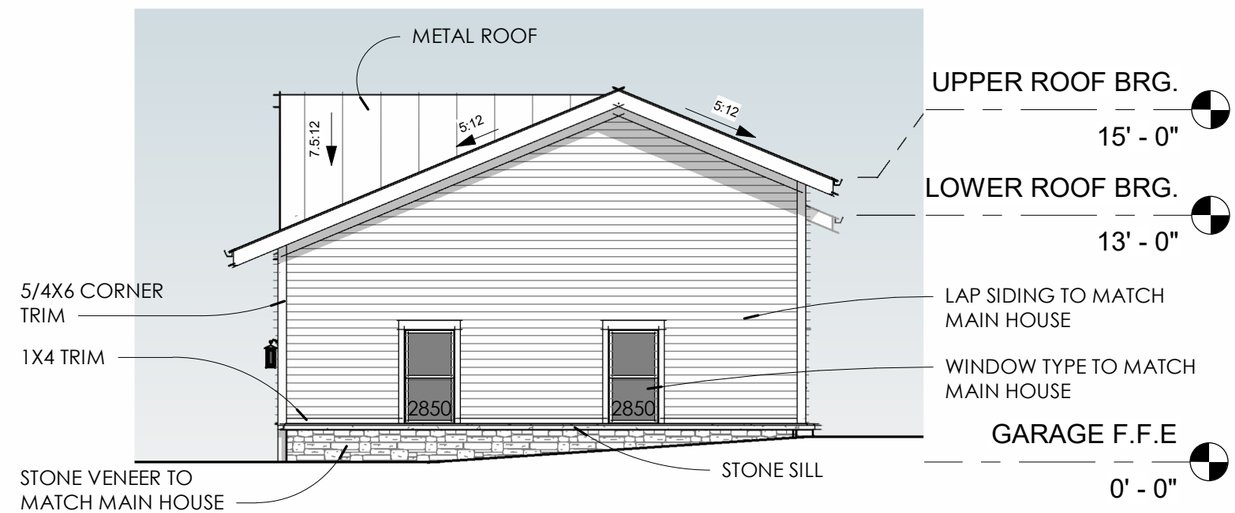
PROPOSED REAR ELEVATION

906 STUDIO ARCHITECTS + INTERIORS

LACKEY RENO/ ADDITION | PROPOSED ELEVATIONS
334 3RD AVENUE S, FRANKLIN



PROPOSED LEFT ELEVATION

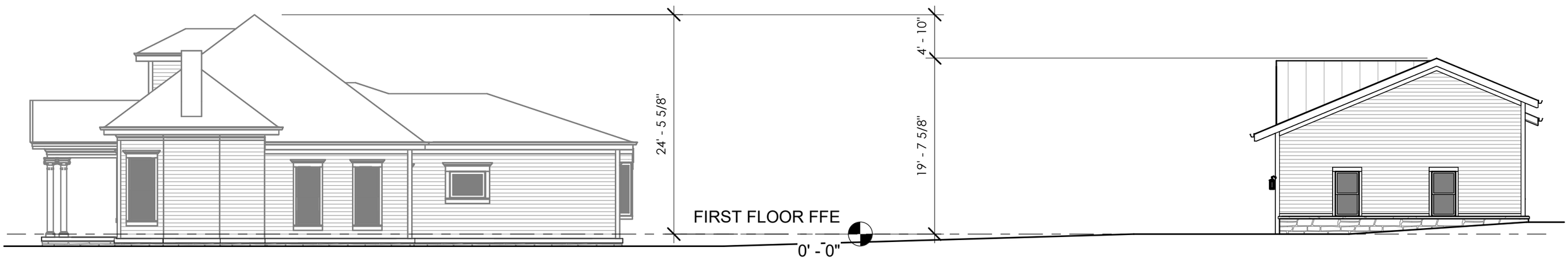


PROPOSED RIGHT ELEVATION

LACKEY RENO/ ADDITION

OVERALL ELEVATION

334 3RD AVENUE S, FRANKLIN



EXISTING MAIN HOUSE

(FINISHED FLOOR ELEVATION FOR GARAGE IS AN ESTIMATE)

EXISTING GARAGE WITH RENOVATION AND ADDITION

Exhibit 2

1/11

Garman Engineering Company, LLC dba GEC

August 27, 2024

Douglas Lackey
334 Third Ave. S.
Franklin, TN

Re: Structural Observation Report – Detached Structure
Residence, 334 Third Ave. S., Franklin

Dear Mr. Lackey:

As requested, I met you at your residence on August 17, 2024, to perform observations of the structural condition of the detached accessory structure (Photo 1). I understand you are considering a renovation of the structure but are concerned it is not structurally feasible. The original structure was likely an open carport type structure eventually enclosed as a garage with second-story storage space converted to living space. The original structure is about 100 years old. A renovation of the structure would be extensive, requiring the building to be brought into compliance with the structural requirements of the 2018 IRC.

Foundation

The block used as a foundation wall appears to have been installed after original construction and bears to a nominal 4-inch-thick mortar/concrete leveling pad and not a reinforced perimeter strip footing as required by current building codes (Photo 2).

- A new block foundation on a reinforced perimeter strip footing would be required for the building to meet current building code standards.

The cedar support posts for the second-story floor framing do not bear on the garage slab; they pass through the slab to the ground (Photo 3).

- These support posts will require poured concrete footing pads to be code compliant

Roof Framing

There was no attic access to directly observe the roof framing. Both sections of the roof have significant sag (Photo 1). It is likely the roof framing consists of 2x4 rafters as was typical for at the time of construction without a structural connection to the wall framing. The roof framing is not compliant with current building code standards as the amount of deflection is excessive and it does not meet the 120-mph ultimate wind speed design criterion for Middle Tennessee. GEC recommends:

- If the building is renovated, it will require new roof framing.

Lower-Level Garage and Storage Areas

The lower-level garage has nominal 6'7" ceiling clearance compared to building code requirements of 7' for habitable space and 6'8" for other space.

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Exhibit 2

2/11

- As such, the ceiling height would need to be raised to meet building code requirements and to park the truck you own.

Inside the lower-level garage, there is scattered termite damage to the framing including the ceiling joists (second-level floor joists) and the support posts for the ceiling joists (Photos 4 and 5).

- Although the termite damage is inside the garage is scattered, it is severe where present requiring extensive replacement of wall, ceiling and support post framing.

Outside the lower-level garage, a piece of the wood siding was pulled back and the wall behind the siding was severely deteriorated by termite damage (Photo 6).

- The exterior walls will require removal of all the siding, which has rot damage in addition to the termite damage (Photo 7).
- Damaged sheathing and studs will require replacement when the wall covering is removed. It is likely more than 50% of the sheathing and a significant amount of the wall framing will need to be replaced.
- The floor framing connections in the garage ceiling are toe-nailed with many sagging nominal $^1/_8$-inch (Photo 8). Some of the joists were supported by a 2x4 ledger and over-notched at the ledger (Photo 9). The walls, which require major reconstruction from termite damage, have a single top plate with second-story studs not aligned with first-story studs. Headers in the garage ceiling are 1-ply 2x8 and severely undersized (Photo 10). Sections of the garage wall framing are hinged (Photo 11). GEC recommends:
- Toe-nailed joist connections should be made with joist hangers.
- Over-notched joists should be supported at the 2x4 ledger with a 2x4 joist hanger.
- Studs will need to be added in lower-level walls directly beneath the stud in the upper-level walls.
- Undersized headers will need to be replaced with 2- or 3-ply 7 ¼-inch LVL headers depending on the exact loads on each header.
- Sections of hinged wall require replacement of cut studs with full-height studs.

Upper-Level

The second-story floor is very uneven because there is severe framing compression from the extensive termite damage and framing sag from toe-nailed connections and undersized headers. The condition of the floor framing makes it impossible to make reasonably level without total reconstruction.

The upper-level has a vaulted ceiling at the sides and a flat tray ceiling at the center. The ceiling is only 6'10" tall at the center and does not meet building code standards of 7' for habitable space. Because there is no room for a header, the entry door is only 5'10" tall and does not meet building code standards.

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Exhibit 2

3/11

Summary

There is no reasonable way to bring the current structure to a safe habitable condition compliant with current building code standards without a complete rebuild.

Please note, our observations and evaluations are based on visual observations. The evaluation relies on visual indicators of structural problems such as sagging floors; bowing walls; and cracking foundations, veneers, ceilings, walls, and floor coverings. We cannot be responsible for identifying hidden problems and cannot assume responsibility for structures designed, built, and supervised by others. The purpose of the evaluation is to provide our opinion concerning the conditions observed and to recommend, if necessary, remedial measures to provide corrections. Please call me if you have questions.

Garman Engineering Company, LLC

KEITH MICHAEL GARMAN
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 22998

8/27/2024

Keith Michael Garman, PhD, PE, PG

Attachments: Photos

Lackey-334 Third Ave S-Franklin -Detached Strcuture

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Exhibit 2

4/11

Garman Engineering Company, LLC dba GEC

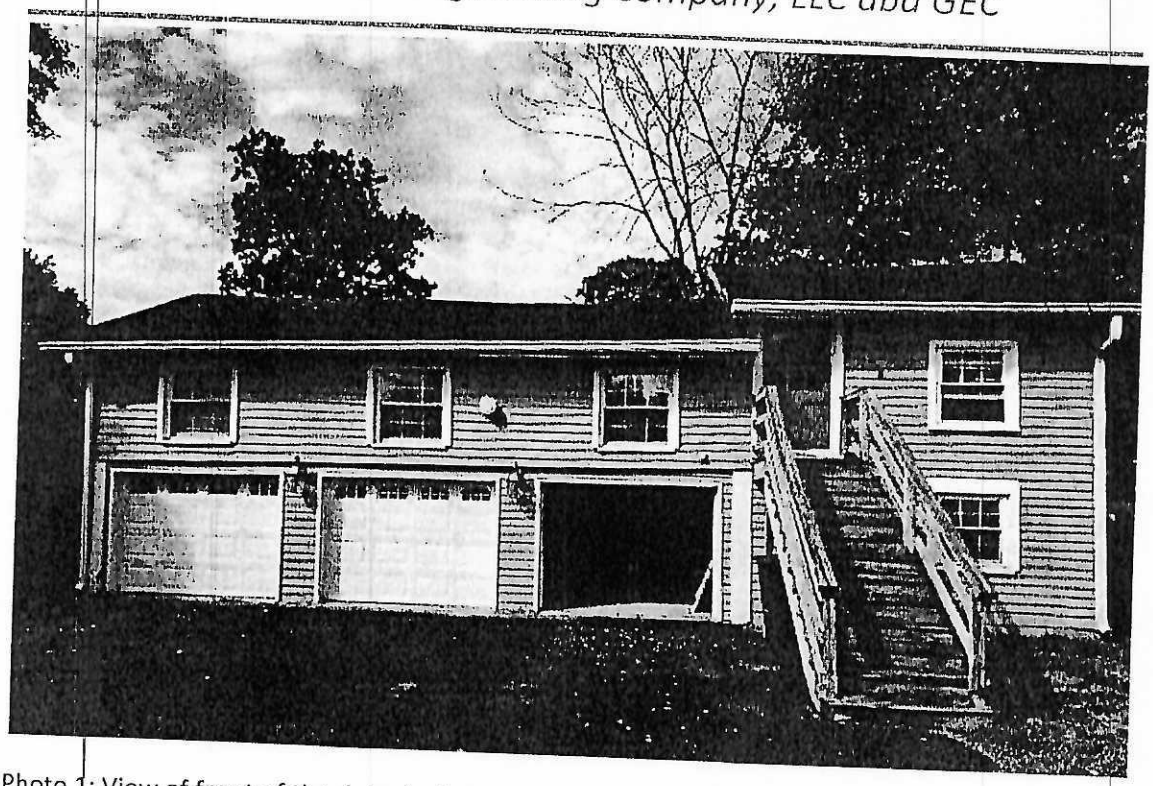

Photo 1: View of front of the detached structure.

Photo 2: The block foundation walls bear on a leveling pad not a reinforced footing.

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Exhibit 2

5/11

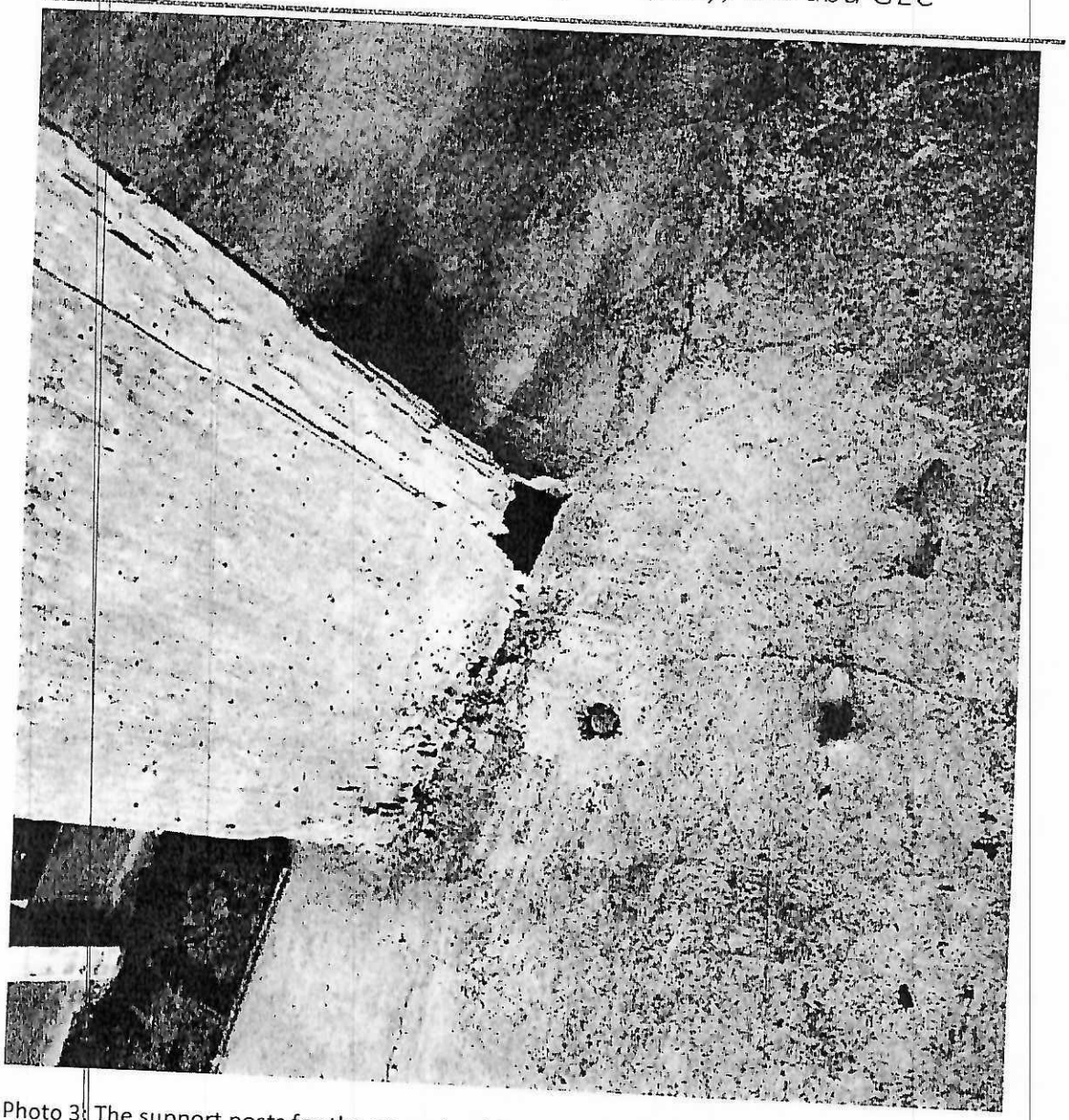

Photo 3: The support posts for the upper-level floor bear on the ground as they pass through the garage slab.

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Exhibit 2

6/11

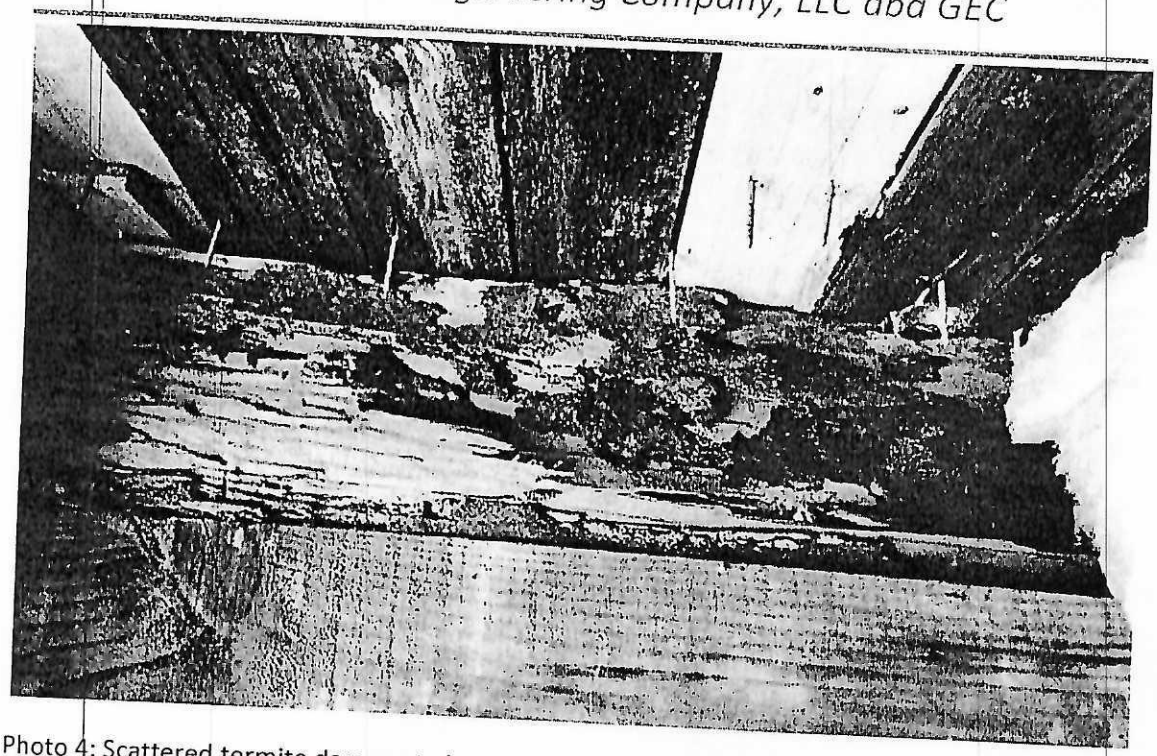

Photo 4: Scattered termite damage to lower-level ceiling joists.

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Exhibit 2

7/11

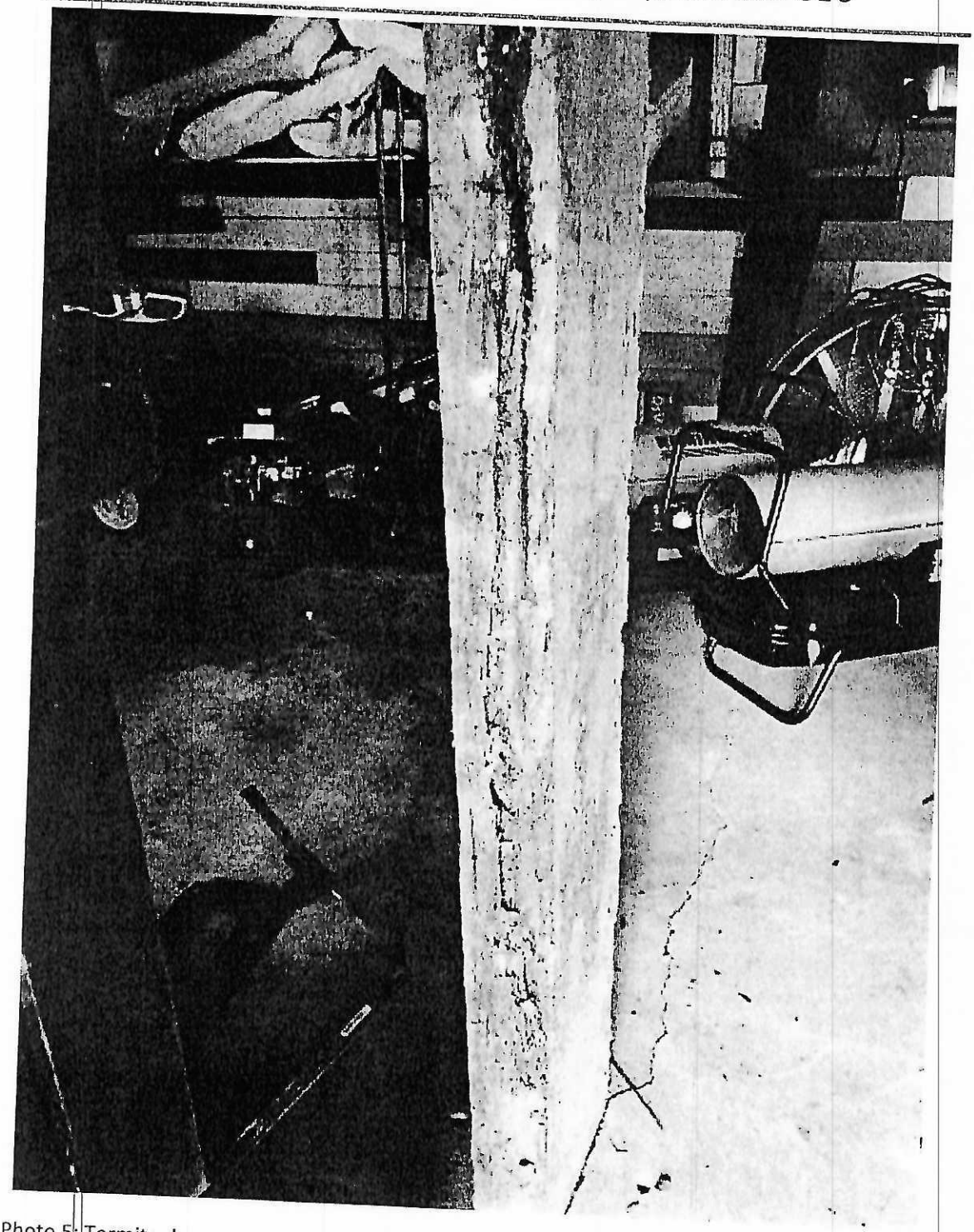

Photo 5: Termite damage to cedar support post.

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Exhibit 2

8/11

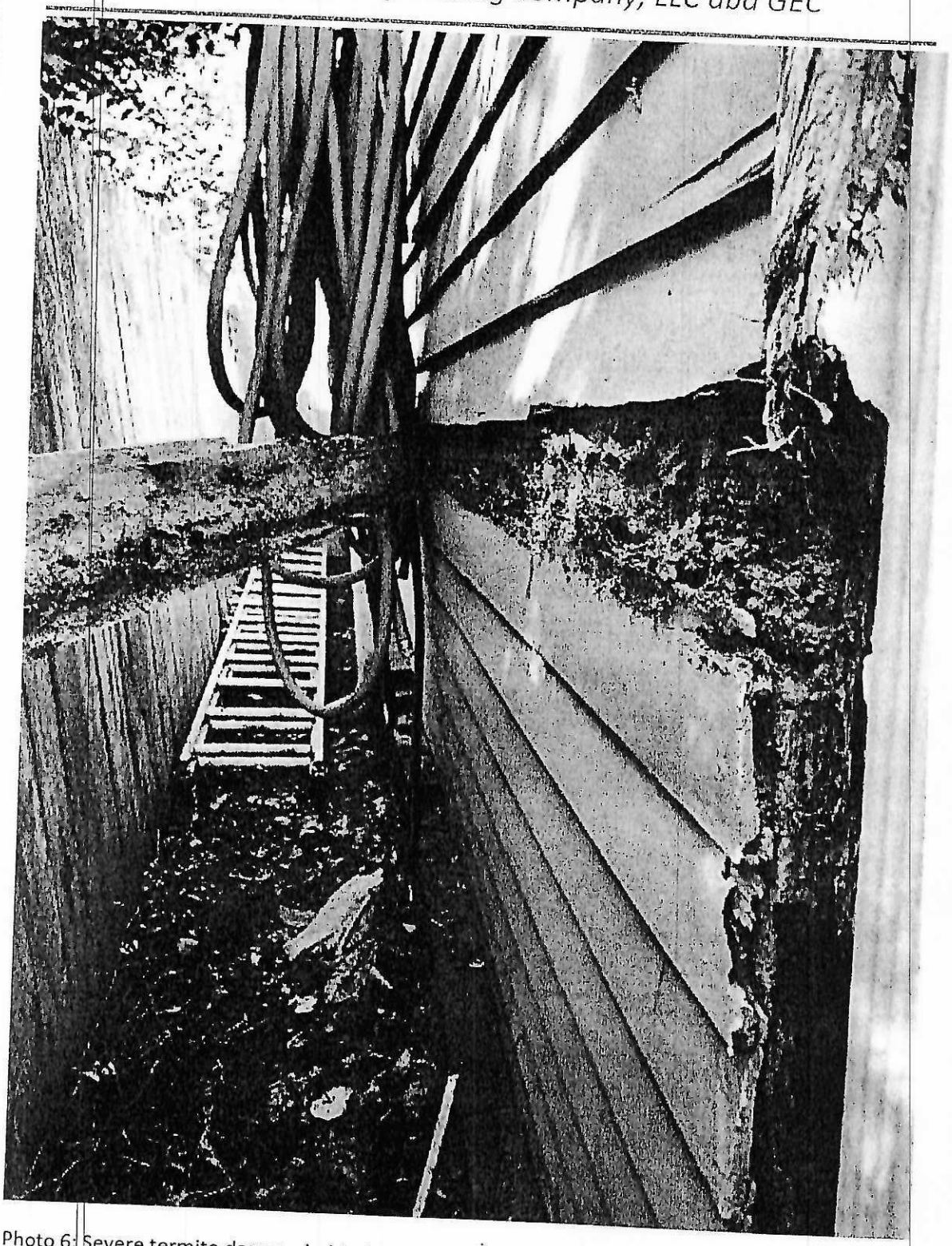


Photo 6: Severe termite damage behind wall siding.

phone: 615-289-8260 | 6324 Sweden Blvd., Punta Gorda, FL 33982

Exhibit 2

9/11

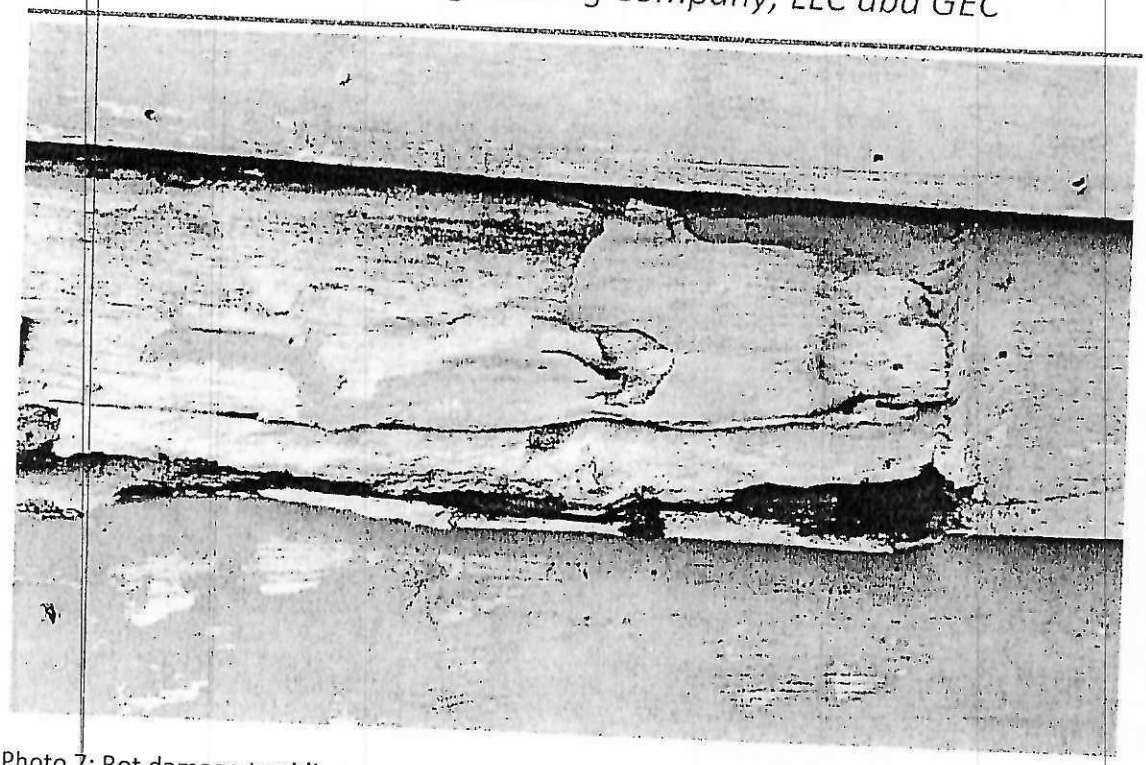


Photo 7: Rot damage to siding.

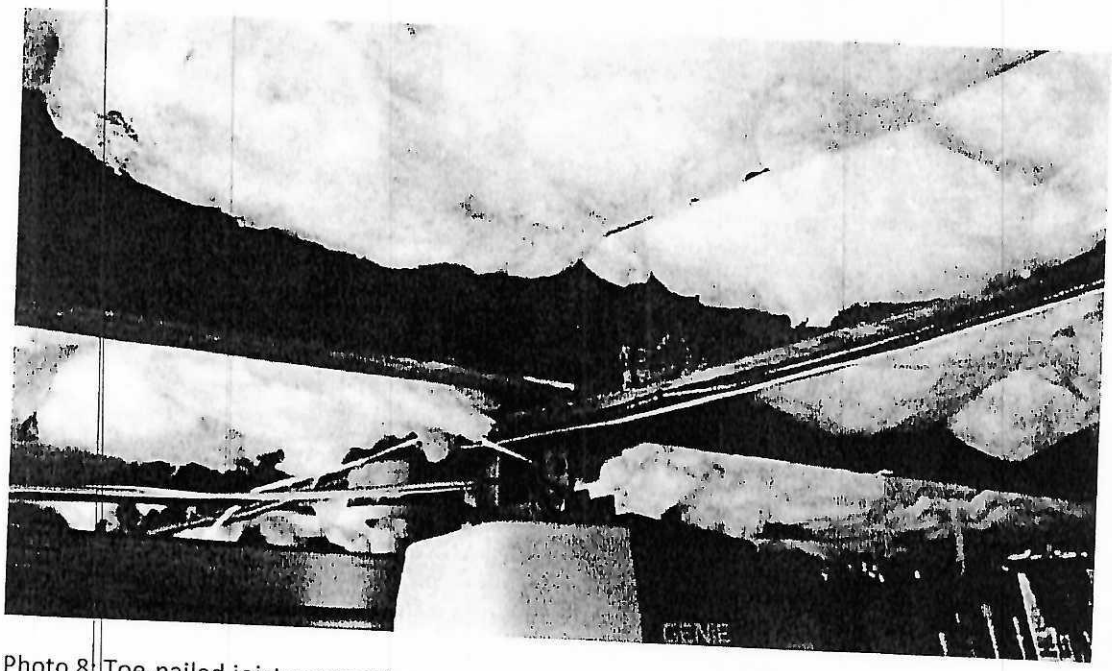


Photo 8: Toe-nailed joist conenctions.

phone: 615-289-8260 | 6324 Sweden Blvd., Punta Gorda, FL 33982

Exhibit 2

10/11

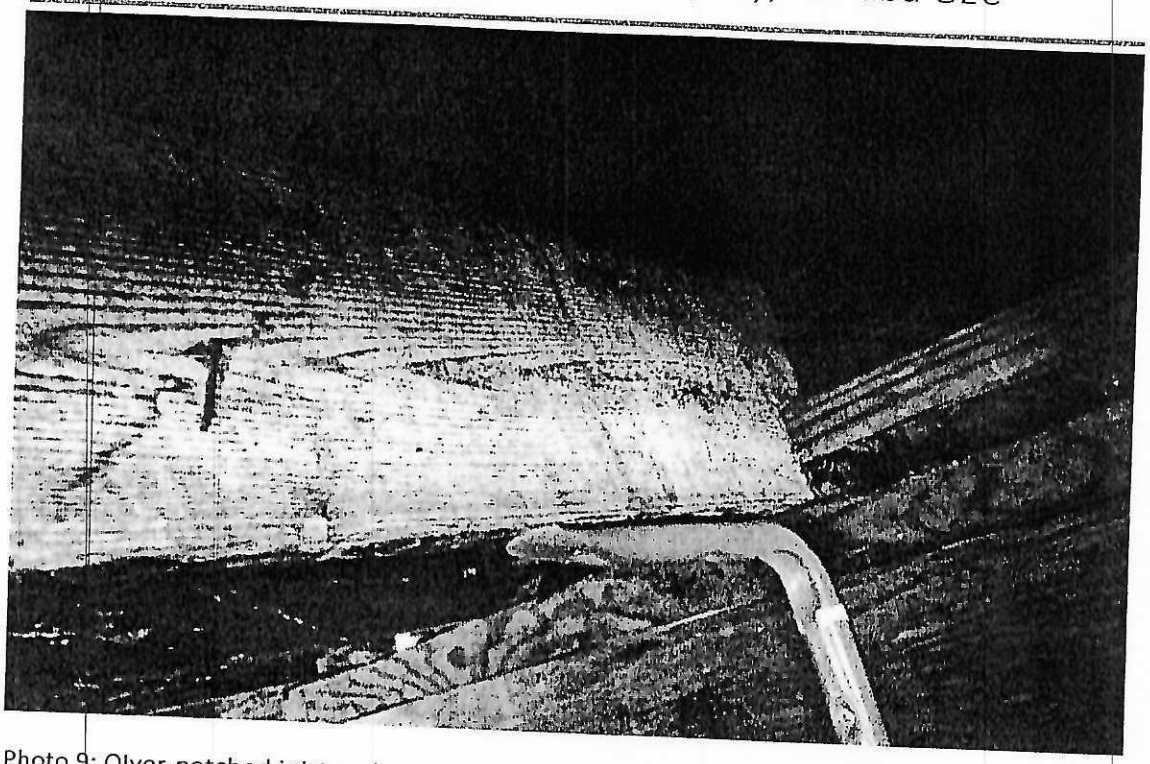


Photo 9: Olver-notched joist end.

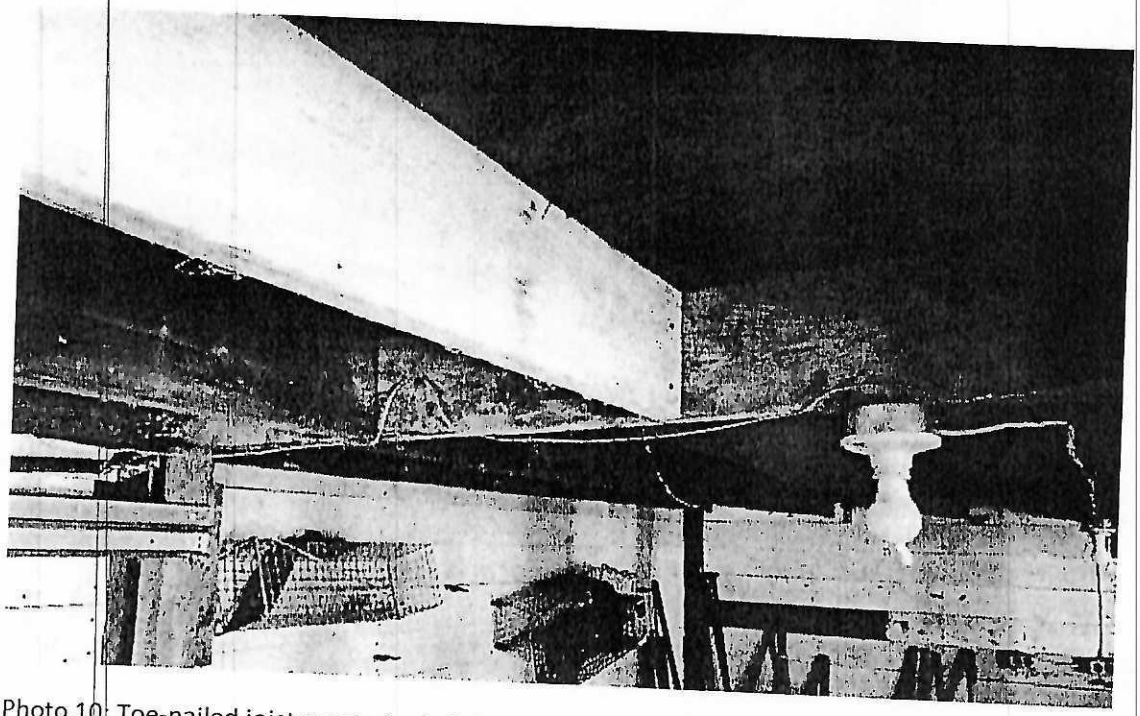


Photo 10: Toe-nailed joist meets 1-ply 2x8 header.

phone: 615-289-8260 | 6324 Sweden Blvd., Punta Gorda, FL 33982

Exhibit 2

11/11

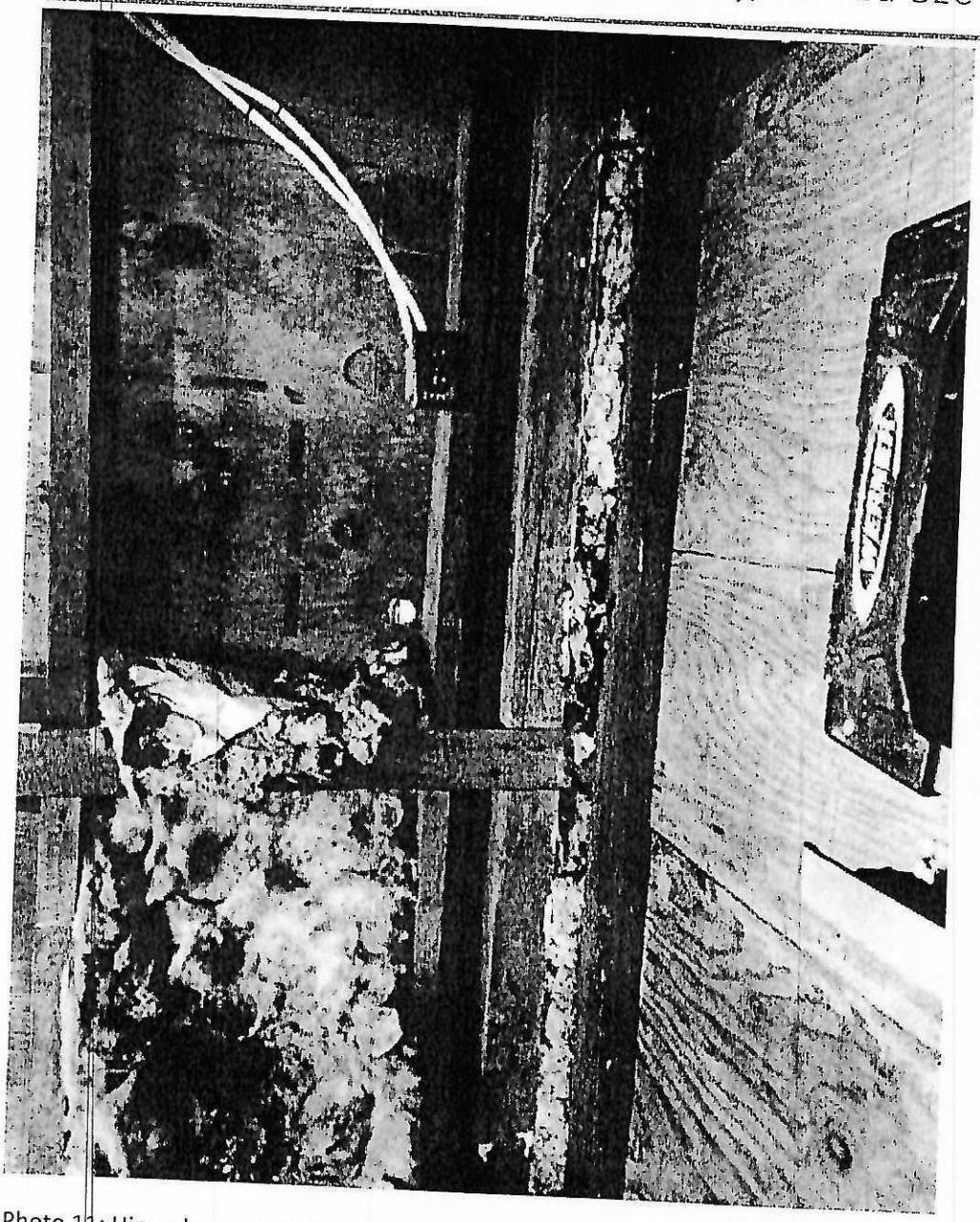


Photo 11: Hinged garage wall framing.

phone: 615-289-8260 | 6324 Sweden Blvd., Punta Gorda, FL 33982

Exhibit 4

1/2

Garman Engineering Company, LLC dba GEC

February 26, 2025

Douglas Lackey
334 Third Ave. S.
Franklin, TN

Re: Structural Observation Report – Detached Structure
Residence, 334 Third Ave. S., Franklin

Dear Mr. Lackey:

As requested, I met you at your residence on August 17, 2024, to perform observations of the structural condition of the detached accessory structure. The structure is in a state of disrepair from termite damage and poor construction when it was originally built with reclaimed lumber from other buildings. I understand the City of Franklin has denied your request to demolish the existing structure and replace it with a new structure. Therefore, I met you at the detached structure on February 22, 2025, to evaluate plans for structural repairs consistent with the structural requirements of the 2018 IRC.

Garage Doors

For garage doors spanning nominal 10-ft supporting the 2x8 floor joists for the second-story floor with a clear span opening up to 10-ft wide, GEC recommends:

- Use a 4-ply 7 ¼-inch LVL header for the garage door opening.
- The headers should have minimum 3-inches of bearing on jack studs.
- The header plies should be connected together with two rows of ¼-inch diameter by 6-inch-long structural screws at 6-inches on-center installed from each side of the header at 12-inches on-center with rows 2-inches above the bottom and below the top of the beam staggered.

If the second-story floor system is eliminated to have a taller garage, the headers will support only roof and ceiling loads. For this case, GEC recommends:

- Use a 3-ply 7 ¼-inch LVL header for the garage door opening.
- The headers should have minimum 3-inches of bearing on jack studs.
- The header plies should be connected together with two rows of ¼-inch diameter by 5-inch-long structural screws at 6-inches on-center installed from each side of the header at 12-inches on-center with rows 2-inches above the bottom and below the top of the beam staggered.

Roof Framing

The existing roof framing is 2x6 rafters with no ridge. For a ridge beam roof with vaulted ceiling for finished second-story space, GEC recommends:

- Install a 9 ¼-inch LVL ridge beam under the rafters at the peak of the rafters.

phone: 615-289-8260 | 6324 Sweden Blvd., Punta Gorda, FL 33982

Exhibit 4

2/2

- The rafters can be notched to create a flat spot for the ridge to be installed beneath them. If the ridge is installed beneath the rafters, the rafter pairs must be connected to each other above the ridge with 16-gauge metal strapping.
- Alternatively, the rafter pairs can be braced and cut back to leave a 1 ¾-inch gap for the ridge and nailed to the ridge.

- Support the LVL ridge at maximum 10-ft on-center with a 4-ply 7 ¼-inch LVL rafter.
  - The LVL rafter should consist of two 7 ¼-inch plies on each side of a 2-ply 3 ½-inch LVL collar tie installed flush to the bottom of the ridge.
  - Make the LVL rafter-to-collar tie connections with ¼-inch diameter by 10-inch-long structural screws in a five-on-die pattern from each side of the connection.

If the second-story floor system is eliminated and ceiling joists are installed at the base of the rafters along the front and rear walls of the building, GEC recommends:

- Install 2x10 finger-jointed pine or SPF ceiling joists to each rafter pair at the new ceiling height at the base of the rafters.
- Rafter with ceiling joist connections should be made to the wall top plate with hurricane clip fasteners.
- Eliminating the second-story floor joists requires minimum 2x6 suds at 16-inches on-center in the front and rear walls of the building.

Please note, our observations and evaluations are based on visual observations. The evaluation relies on visual indicators of structural problems such as sagging floors; bowing walls; and cracking foundations, veneers, ceilings, walls, and floor coverings. We cannot be responsible for identifying hidden problems and cannot assume responsibility for structures designed, built, and supervised by others. The purpose of the evaluation is to provide our opinion concerning the conditions observed and to recommend, if necessary, remedial measures to provide corrections. Please call me if you have questions.

Garman Engineering Company, LLC

KEITH MICHAEL GARMAN
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 22998
2/26/2025

Keith Michael Garman, PhD, PE, PG

phone: 615-289-8260 | 6324 Sweden Blvd., Punta Gorda, FL 33982

Exhibit 5

1/2

TENNESSEE MULTIPLE PROPERTY FORM

Title: Historic Resources of Williamson County

Historic Name: Franklin Historic District Extension
Common Name: Franklin Historic District Extension

Classification: District

Owner: Multiple Ownership

Location: Along Third Avenue South in Franklin, Tennessee.

Contributing:		Non-Contributing:	
Buildings	12	Buildings	4
Structures	1	Structures	0
Sites	0	Sites	0
Total:	13	Total:	4

Description:

The Franklin Historic District extension is a one block area of Third Avenue, South in Franklin, Tennessee. The district contains 12 residences, all of which are contributing to the district. Within this one block are also one contributing structure, four non-contributing buildings and a vacant lot. This block displays large shade trees, concrete sidewalks and fairly uniform setbacks and placement of the residences.

The majority of structures on this block were constructed prior to 1900 and reflect 19th century architectural styles. The oldest house on the block is the Miller-Beaseley House constructed in 1866. The Simms-Brown House is also a notable Italianate design built ca. 1880. The other residences on the street are primarily one and two-story frame residences constructed between 1880 and 1900. These homes were built in vernacular side passage, T-plan, central passage and pyramidal roof forms of the period. They share similar detailing such as eave vergeboard, milled porch posts and arched windows.

Since 1900, few alterations have occurred in this block. While some additions have taken place to several of the residences most retain their original design and character. They represent a small but notable grouping of late 19th and early 20th century architecture which was omitted from the original Franklin Historic District boundary (NR-1972). (Frame buildings have weatherboard siding.)

Individual Property Descriptions:

1. 350 3rd Ave South: One-story frame residence built ca.1900; has a side passage entrance and porch, four-over-four sash windows; weatherboard siding. (C)

2. 348 3rd Ave South: One-story, frame, T-plan residence built ca.1890; on main and east facades is a porch with original milled posts; one-over-one sash windows and eave returns. (C)

Exhibit 5

2/2

3. 334 3rd Ave South: One-story frame, pyramidal roof residence built ca.1905; entrance has large sidelights and transom; one-over-one sash windows and eave vergeboard; at the roofline is a hipped dormer with diamond light windows. (C) At the rear are three non-contributing outbuildings.

4. 324 3rd Ave South: One-story frame, ca.1880 residence extensively altered with addition but still retains enough integrity to be contributive to the district; original details include porch with milled posts and square baluster railing; six-over-six sash windows. (C) At the rear is a contributing ca. 1880 frame shed.

5. 320 3rd Ave South: One-story frame ca.1890, side-passage residence; entrance has sidelights and transom; windows are four-over-four sash; porch has original simple square posts.(C).

6. 318 3rd Ave South: One-story, frame, side-passage residence built ca.1890; entrance has sidelights and transom; windows are one-over-one sash; porch has original square posts. (C).

7. 312 3rd Ave South: One-story frame, T-plan residence built ca.1890; entrance has original transom; windows are both one-over-one and four-over-four sash; eave vergeboard; porch has original square posts; added tile siding. (C).

8. 302 3rd Ave South: Simms-Brown House built ca. 1880; one and a half story brick, Italianate residence; entrance has original glass and frame door and single light transom; porch has original posts and milled balusters; one-story bay window on the main facade; windows are arched one-over-one sash; eave brackets and gable dormers at the roofline.(C).

9. 305 3rd Ave South: Miller-Beaseley House built 1866; one-story brick Greek Revival influenced residence; on main facade is original porch with Doric motif columns and eave dentils; entrance has sidelights and transom; windows are eight-over-eight sash with frame lintels and sills. (C).

10. 315 3rd Ave South: Two-story Italianate, T-plan residence built ca.1880; porch has original milled posts and vergeboard; entrance has original glass and frame door and single light transom; windows are six-over-one sash; eave vergeboard and brackets. (C) At the rear is a non-contributing garage.

11. 321 3rd Ave South: One-story frame, T-plan residence built ca.1890; porch has original milled posts and vergeboard trim; windows are one-over-one sash; entrance has original glass and frame door and single light transom. (C).

12. 339 3rd Ave South: Two-story frame residence built ca.1890; porch has added square posts and railing; windows are nine-over-nine sash on the first story and nine light casement on the second story; pedimented window hoods. (C).

Period of Significance: ca. 1866 - ca. 1905.

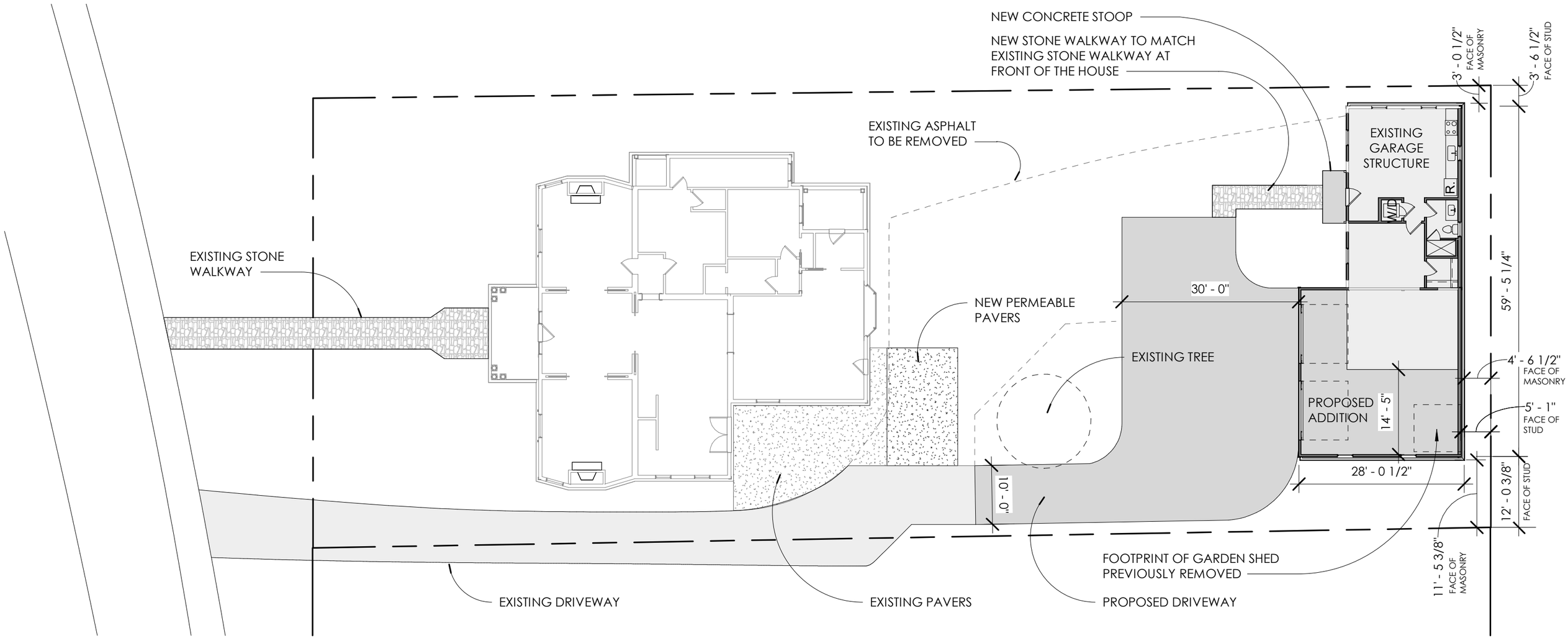
Area of Significance: Architecture

Criterion: C

LACKEY RENO/ ADDITION | SITE PLAN
334 3RD AVENUE S, FRANKLIN

LANDSCAPE SURFACE AREA

PROPERTY AREA	15,138 SF
MAIN HOUSE	2,888 SF
GARAGE/ GUEST HOUSE	1,442 SF (1,444 SF MAX)
EXISTING IMPERVIOUS	7,730 SF
PROPOSED IMPERVIOUS	7,719 SF
PROPOSED PERVIOUS	7,419 SF
LANDSCAPE SURFACE AREA	49% (40% MIN.)



PROPOSED - SITE PLAN

906 STUDIO ARCHITECTS + INTERIORS

REQUEST FOR RETROACTIVE DEMOLITION OF GARDEN SHED

BUILT:	1999-2006 (ESTIMATE)
DEMOLISHED:	2024
MATERIALS:	CMU, WOOD SIDING, ASPHALT SHINGLES
SIZE:	8' X 8' (APPROX.)

REASON FOR REMOVAL: NON CONTRIBUTING BUILDING. ROOF DETERIORATION WAS A MAJOR HAZARD AND HAD CAUSED EXTENSIVE WATER DAMAGED INSIDE. STRUCTURE HAD NO FOOTINGS, WAS SINKING AND WOULD CONSTANTLY GET FLOODED.

AERIAL VIEW 2006 WITH GARDEN SHED

AERIAL VIEW 2024-2025 (ESTIMATE) - WITHOUT GARDEN SHED

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

File #: 21-0764

DATE: June 30, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Site Alteration And Lighting At 1843 William Campbell Ct. (Magnolia Hall Lot 6).; David Horwath, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning site alterations and installation of lighting at 1843 William Campbell Ct. (Magnolia Hall Lot 6).

APPLICABLE DESIGN GUIDELINES:
2016 Franklin Historic District Design Guidelines:
Landscaping (p. 70)
Light Fixtures (p. 72)
Parking and Driveways (p. 77)

PROJECT INFORMATION:
COF Project Number: 8869
Applicant: Magnolia Hall, LLC. David Horwath, Rep.
Owner: Magnolia Hall, LLC. David Horwath, Rep.

BACKGROUND:
The property located at 1843 William Campbell Court (Magnolia Hall Lot 6) is located in the Boyd Mill Avenue Historic District. A COA was issued in December 2023 for the construction of a new principal building in the Craftsman style. The development plan is vested in the 2020 Zoning Ordinance and the 2016 Historic District Design Guidelines.

The proposal includes alterations to the site materials, installation of a site element, and lighting.

Driveway:
The proposal includes an alteration to the proposed driveway apron material to be a Techoblock Pure Paver with an Eva Slate Border and for the remained of the driveway to be standard top cast. The Techoblock pure paver mimics the appearance of cobblestone. The Guidelines recommend the following:

- Meet the requirements for material stipulated in the Zoning Ordinance. (The surface material for parking and loading areas shall be asphalt, concrete, brick, stone, pavers, or an equivalent material.)
- Use durable materials that were historically typical for driveways, such as gravel, concrete, bricks, and asphalt.

The use of a different material for the border and driveway to provide contrast is seen throughout the historic districts. The primary materials for driveways in the district appear to be concrete or asphalt driveways.The use of a paver or cobblestone is not a historically typical material for driveways.

Walkway:
The proposal includes an alteration to the walkway material to be a Techoblock Eva slate paver with a picture frame border. This modern material mimics the appearance of slate and or flagstone. This material would be used from the sidewalk to the brick steps to the front porch of the building. The path of the walkway does not appear to be altered. The Guidelines recommend the following:

- New sidewalks and walkways should follow historic patterns of alignment, configuration, width, and materials.

A variety of materials can be seen in the district for the walkway material, including but not limited to brick, stone, and a material with a paver-like appearance. However, the use of a paver or cobblestone is not a historically typical material for walkways in the district as concrete and brick appear to be a more historic material for this element.

Stone Pier and Gas Lantern:
The proposal includes the addition of a stone pier with a gas lantern in front of the building on the right side of the walkway. The stone pier is proposed to have a footprint of 2’ x 2’ and be 32” tall. The gas lantern that is proposed to sit on top of the pier is 28” tall. The Guidelines recommend the following for site elements and lighting:

- Use concealed exterior lighting or fixtures common to the building’s style and period of construction.
- Use small footlights for driveways and walkways instead of large freestanding post-mounted lights.
- Do not use post-mounted lights taller than 10 feet in height and ensure that they are of brass, copper, painted steel, or other painted metal.
- If new lights are needed, use simple fixtures that are appropriate to the scale of the house and constructed of historically prevalent materials, and avoid ornate carriage lights or fixtures reflective of the 18th century.
- Place new fixtures in the porch ceiling or adjacent to main entrances on exterior walls.

The Craftsman style of construction was most common ca. 1905-1930, and was during a time when electric lighting was becoming increasingly popular. The use of gas lanterns is not typical of the Craftsman style of houses and their vintage in Franklin. The use of a stone pier-mounted lantern in the front yard is not consistent with the Guidelines, as it is not concealed or common to the style or period of the building in Franklin.

RECOMMENDATION:

Staff recommends denial of application based on the following Guidelines:

- Use durable materials that were historically typical for driveways, such as gravel, concrete, bricks, and asphalt.
- New sidewalks and walkways should follow historic patterns of alignment, configuration, width, and materials.
- Use concealed exterior lighting or fixtures common to the building's style and period of construction.
- Use small footlights for driveways and walkways instead of large freestanding post-mounted lights.

If the Commission is to 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. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

0 8 16 24

Scale: 1"=8'

NORTH

Landscape Plan

DesignStudio

LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN | VISIONING

919 High Point Ridge Road, Franklin Tennessee

(p):615.218.8118

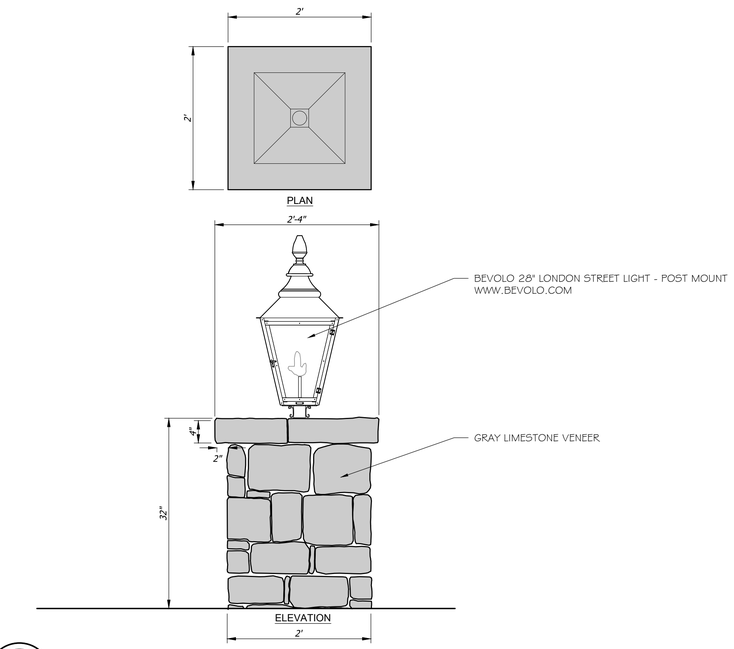
Magnolia Hall - Lot 6

Boyd Mill Avenue, Franklin, Tennessee

date.	June 11, 2024
revisions.	July 1, 2024
-	June 27, 2025

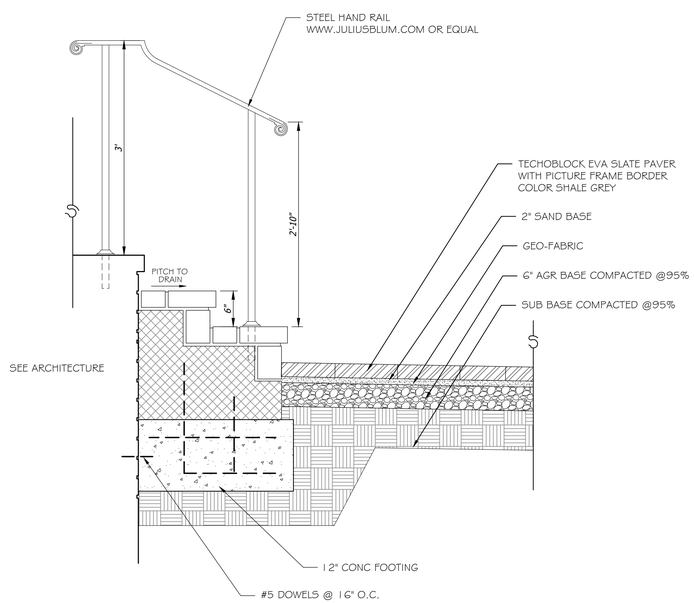
project no.	19068
scale.	shown on plan

L-1.0



2 / 2.0 **Stone Pier with Gas Lantern**
PLAN/ ELEVATION

DETAIL #
$\frac{1}{2}$" = 1'-0"



3 / 2.0 **Step & Walk Section**
SECTION

DETAIL #
1" = 1'-0"

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919 High Point Ridge Road, Franklin Tennessee
(p):615.218.8118

Magnolia Hall - Lot 6
Boyd Mill Avenue, Franklin, Tennessee

date.	June 11, 2024
revisions.	July 1, 2024
-	June 27, 2025

project no.	19068
scale.	shown on plan

Landscape Plan

L-2.0

SHEET SIZE: ARCH D (24" X 36")

MAGNOLIA HALL - LOT 6
COA SUBMITTAL
11-22-2023

906 STUDIO
ARCHITECTS +INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

MAGNOLIA HALL LOT 6

D9 DEVELOPMENT

1843 WILLIAM CAMPBELL COURT
FRANKLIN, TN

PRELIMINARY

NOT FOR CONSTRUCTION

2023, 906 STUDIO PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO PLLC.

NO.	DESCRIPTION	DATE

Project Number
21.1098.006

COVER

HZC.00

11/22/2023 2:09:17 PM

SHEET SIZE: ARCH D (24" X 36")

KNOXVILLE, TN

FRANKLIN, TN

404 BRIDGE ST, FRANKLIN, TN

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ARCHITECTS +INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
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MAGNOLIA HALL LOT 6

D9 DEVELOPMENT

1843 WILLIAM CAMPBELL COURT
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NO.	DESCRIPTION	DATE

Project Number
21.1098.006

PRECEDENT IMAGES

HZC.01

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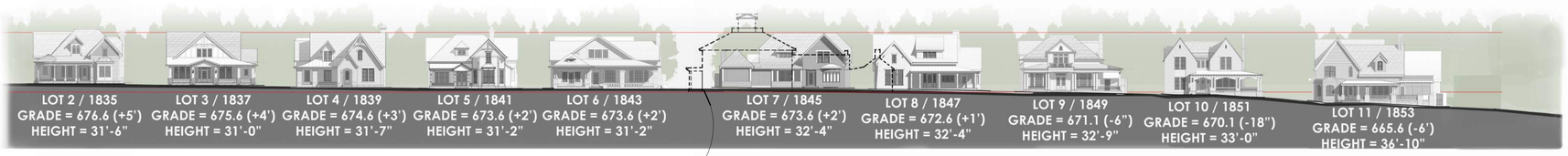
SHEET SIZE: ARCH D (24" X 36")



STREETSCAPE ELEVATION (NTS)

OVERALL SITE PLAN (NTS)

11/22/2023 2:09:33 PM

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MAGNOLIA HALL LOT 6

D9 DEVELOPMENT

1843 WILLIAM CAMPBELL COURT
FRANKLIN, TN

PRELIMINARY

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NO.	DESCRIPTION	DATE

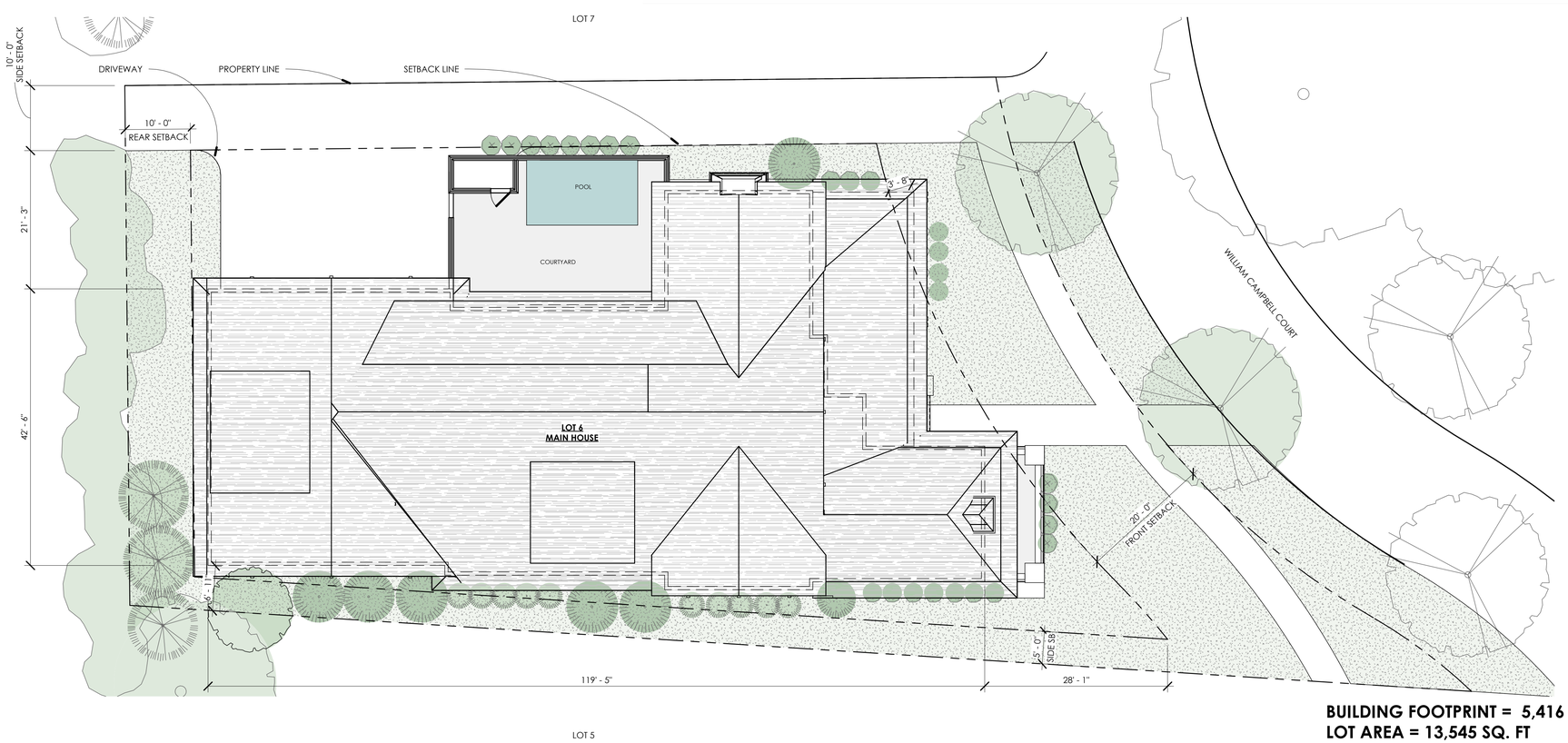
Project Number
21.1098.006

OVERALL SITE

HZC.02

SHEET SIZE: ARCH D (24" X 36")

2 LOT 6 AND MANSION HEIGHT DIAGRAM
1/8" = 1'-0"



BUILDING FOOTPRINT = 5,416 SQ. FT
LOT AREA = 13,545 SQ. FT
LSA = 29% (MIN. 20%)

1 LOT 6 SITE PLAN
1" = 10'-0"

11/22/2023 2:09:37 PM

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MAGNOLIA HALL LOT 6

D9 DEVELOPMENT

1843 WILLIAM CAMPBELL COURT
FRANKLIN, TN

PRELIMINARY
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2023. 906 STUDIO PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO PLLC.

NO.	DESCRIPTION	DATE

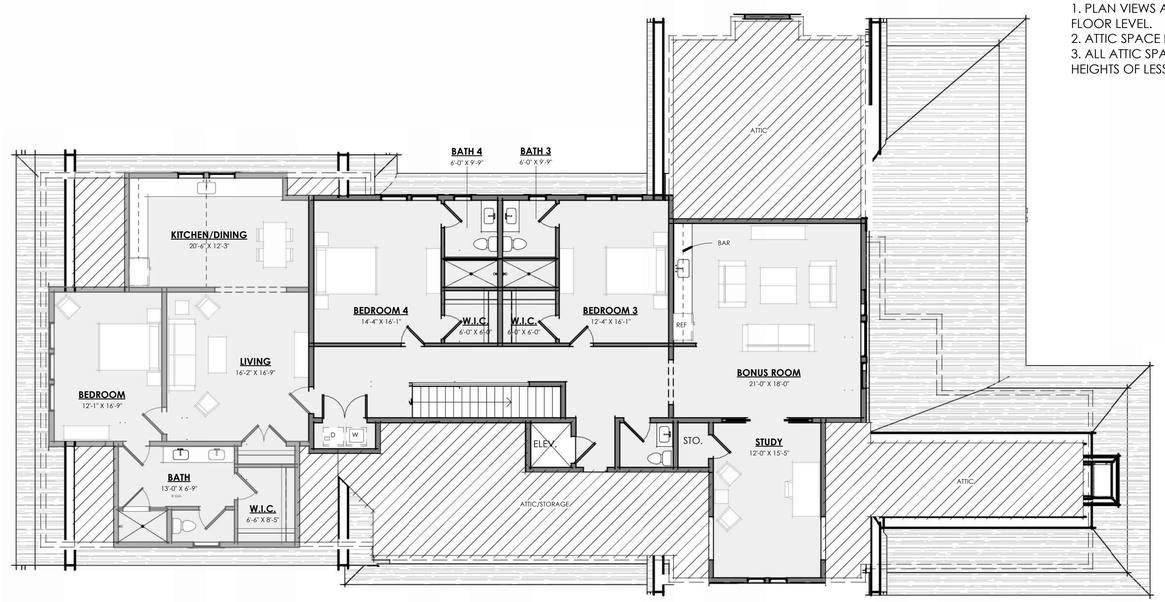
Project Number
21.1098.006

SITE INFORMATION

HZC.03

SHEET SIZE: ARCH D (24" X 36")

NOTES:
1. PLAN VIEWS ARE CUT AT 4'-0" FROM THE FLOOR LEVEL.
2. ATTIC SPACE IS SHOWN HATCHED.
3. ALL ATTIC SPACE HAS SLOPED CEILING HEIGHTS OF LESS THAN 9'-0".



PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"

PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"

11/22/2023 2:09:46 PM

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MAGNOLIA HALL LOT 6

D9 DEVELOPMENT

1843 WILLIAM CAMPBELL COURT
FRANKLIN, TN

PRELIMINARY

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2023, 906 STUDIO PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO PLLC.

NO.	DESCRIPTION	DATE

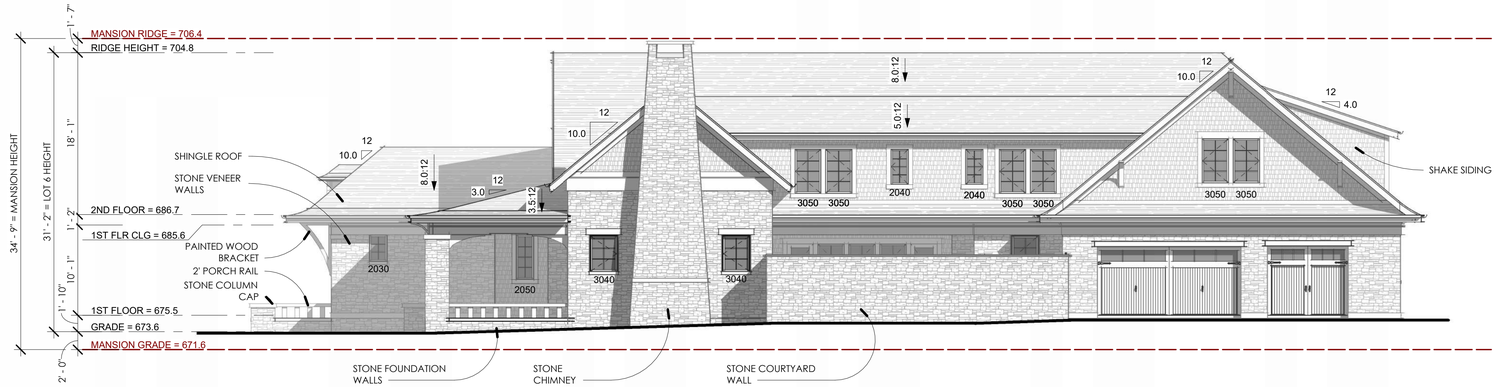
Project Number
21.1098.006

FLOOR PLANS

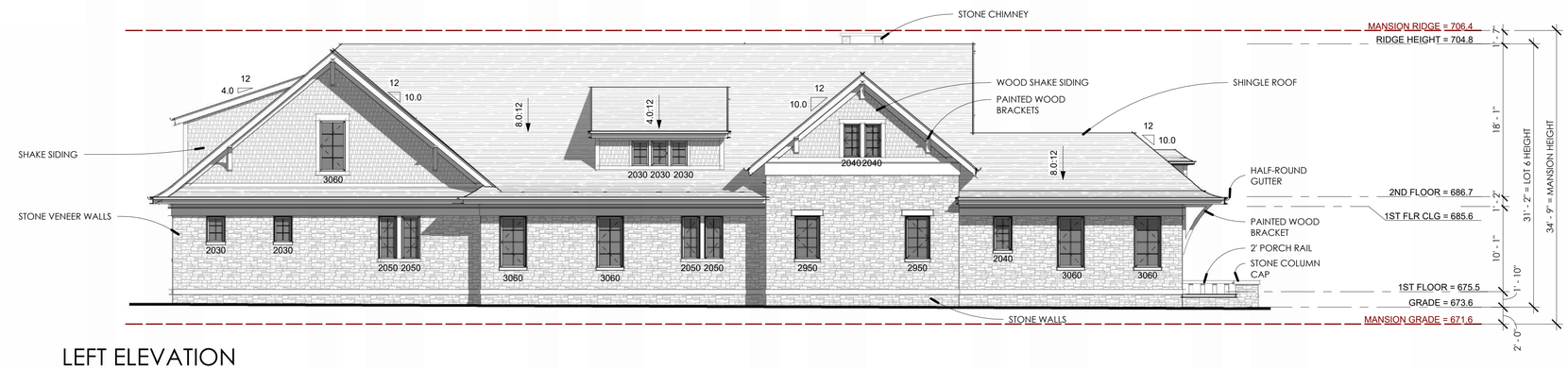
HZC.04

SHEET SIZE: ARCH D (24" X 36")

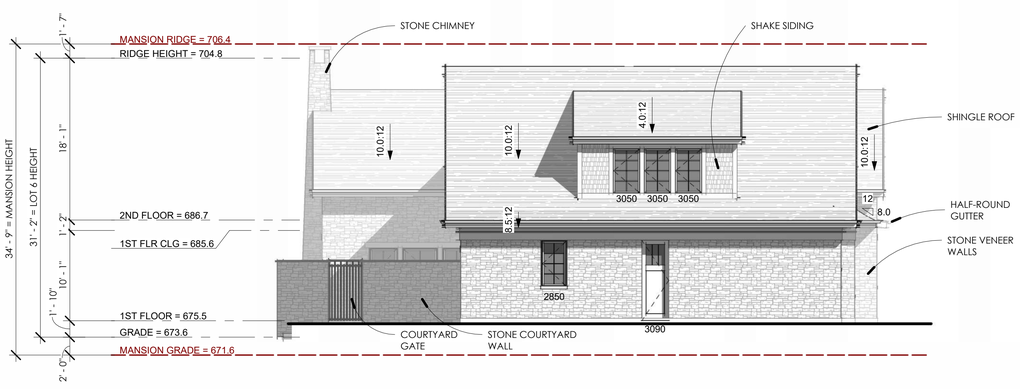
NOTES:
1. FOUNDATION HEIGHT IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
2. FIRST FLOOR CEILING HEIGHT IS 11'-0".
3. SECOND FLOOR CEILING HEIGHT IS 9'-0"
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.



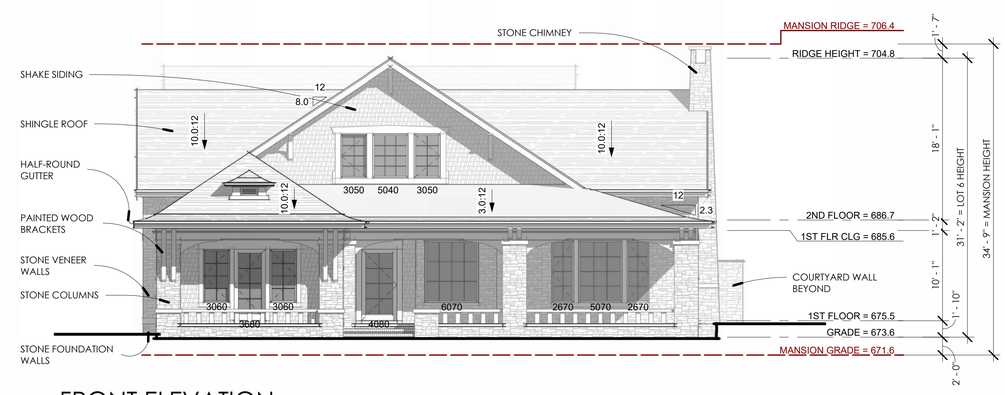
RIGHT ELEVATION
1/8" = 1'-0"



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



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



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

906 STUDIO
ARCHITECTS + INTERIORS

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Franklin, TN 37064
615.988.9065
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MAGNOLIA HALL LOT 6

D9 DEVELOPMENT

1843 WILLIAM CAMPBELL COURT
FRANKLIN, TN

PRELIMINARY

NOT FOR CONSTRUCTION

2023, 906 STUDIO PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO PLLC.

NO.	DESCRIPTION	DATE

Project Number
21.1098.006

EXTERIOR ELEVATIONS

HZC.05

11/22/2023 2:09:58 PM

SHEET SIZE: ARCH D (24" X 36")

1 VIEW 1

2 VIEW 2

3 VIEW 3

4 VIEW 4

906 STUDIO

ARCHITECTS +INTERIORS

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Suite 200
Franklin, TN 37064
615.988.9065
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MAGNOLIA HALL LOT 6

D9 DEVELOPMENT

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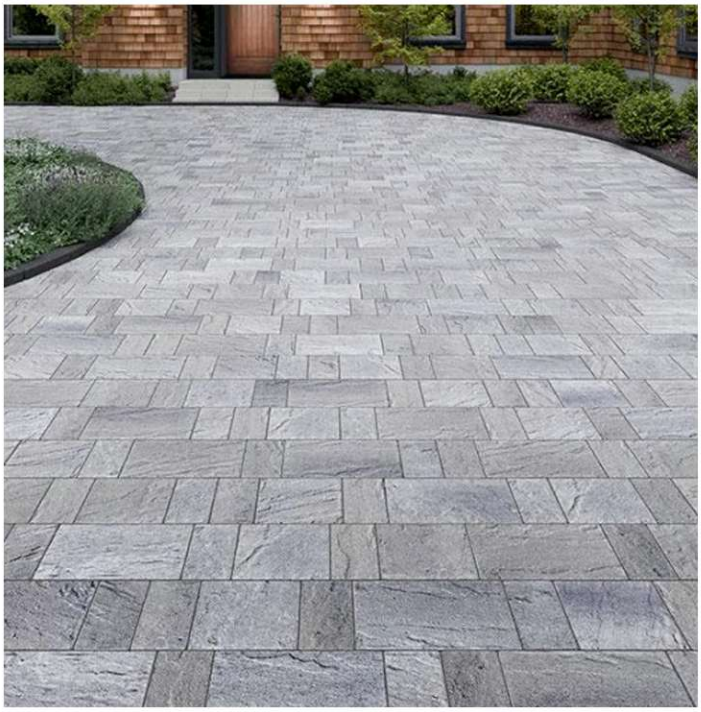
NO.	DESCRIPTION	DATE

Project Number
21.1098.006

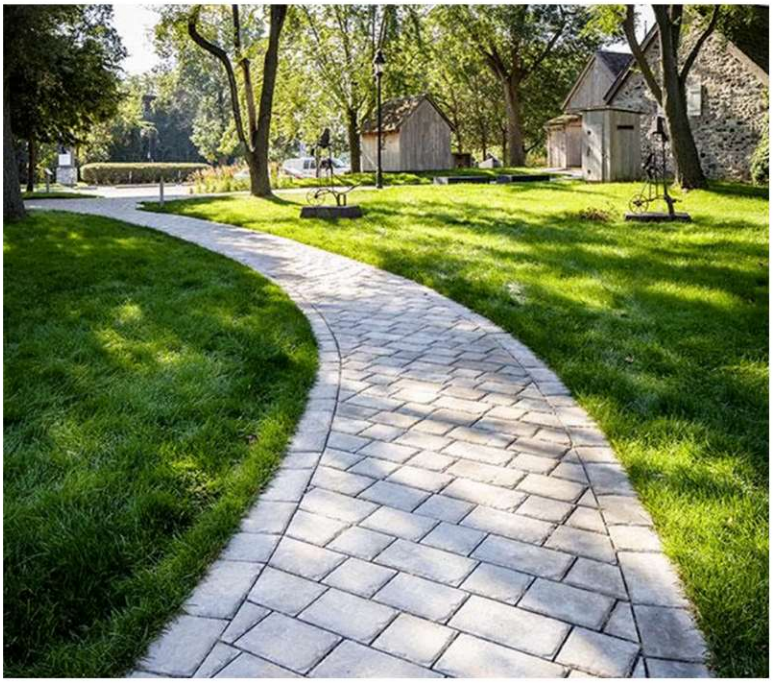
3D VIEWS

HZC.06

11/22/2023 2:10:11 PM



Field
Paver: Techo-bloc Pure Paver
Color: Shale Grey
Note: Picture Frame Border

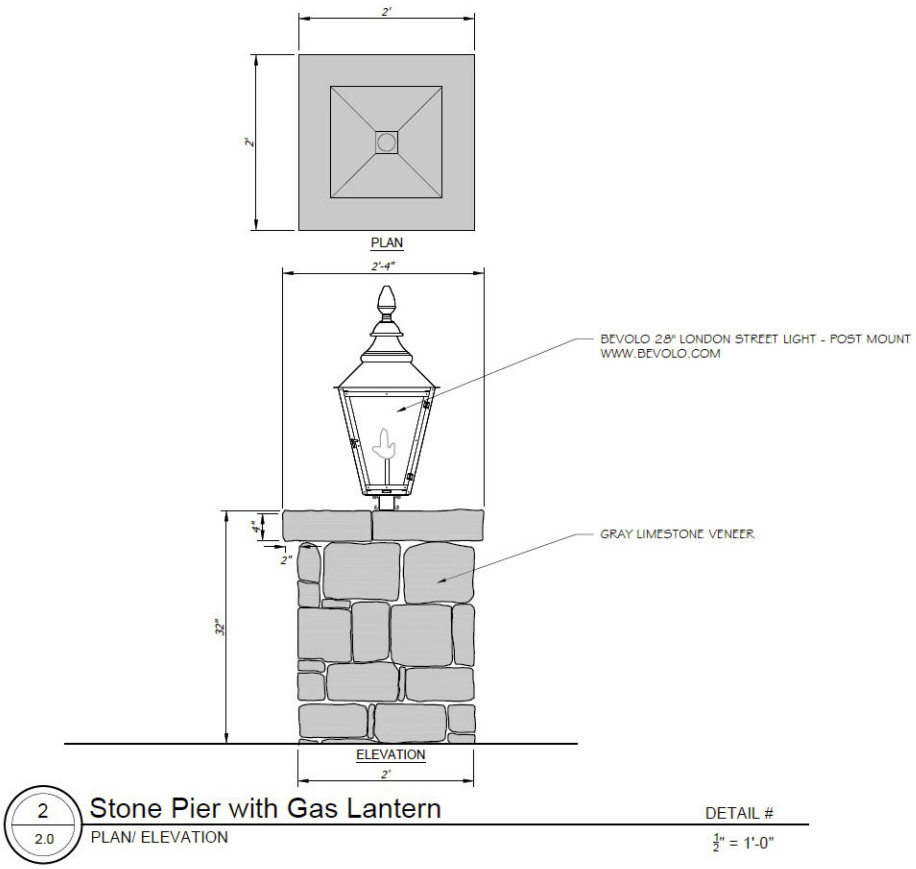


Border
Paver: Techo-bloc Pure Paver
Color: Shale Grey
Note: Picture Frame Border

Magnolia Hall - New Residence Driveway Aprons
7/9/25

Paver: Techo-bloc Pure Paver
Color: Shale Grey
Note: Picture Frame Border

Magnolia Hall - New Residence Lead Walks
7/9/25



Tennessee Grey Limestone

Bevolo Gas Lantern

Magnolia Hall - Decorative Stone Pier/ Lantern

7/9/25

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

File #: 21-0768

DATE: June 30, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Site Alterations, Fencing, And New Construction (Mail Kiosk) At 1850 William Campbell Ct.; David Horwath, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning site alterations, fencing, and new construction of an accessory structure at 1850 William Campbell Ct.

APPLICABLE DESIGN GUIDELINES:
2016 Historic District Design Guidelines:
Residential Guidelines: Fences and Walls (p. 58-60)
Residential Guidelines: Infill Buildings: Accessory (p. 64-65)
Residential Guidelines: Landscaping (p. 70-71)
Residential Guidelines: Lighting (p. 72)

PROJECT INFORMATION:
COF Project Number: 8870
Applicant: David Horwath
Owner: Magnolia Hall Franklin LLC., David Horwath, Rep.

BACKGROUND:
The property located at 1850 William Campbell Court is located in the Boyd Mill Avenue Historic District and is on the site of the Magnolia Hall Mansion, which is listed on the National Register of Historic Places. The proposal includes the following items:

- Construction of a mail kiosk
- Installation of horse fencing
- Installation of gates
- Constructing stone columns with signage
- Relocating an existing gate on Glass Lane
- Installing walkways
- Constructing a stacked stone wall, stone dwale bridge, and stone steps

Mail Kiosk

The mail kiosk is proposed at the end of the cul-de-sac and will measure 8'-8" by 14'-4", which equates to 124.22 sq. ft. The total height of the structure is unknown but from the grade to the bottom of the roof, it will measure 7'-6". The structure will be constructed out of a galvanized silver metal roof (to match the existing springhouse on the site), a gray limestone veneer base of the building and on the mail container, and 8x8 wood posts painted white to match the springhouse and smokehouse. The plans also indicate a pendant light, but specs haven't been provided. The Guidelines recommend:

- New accessory structures should be visually subordinate.
- Design accessory structures simply, and use forms reflective of the adjacent principal building. Infill accessory structures should be consistent with the context of their principal structures. Architectural details should complement, but not visually compete with, the character of the historic principal structure.
- If new lights are needed, use simple fixtures that are appropriate to the scale of the house and constructed of historically prevalent materials, and avoid ornate carriage lights or fixtures reflective of the 18th century.

As proposed, the mail kiosk is appropriate on the site, but the light fixture must come back to staff for approval.

Installation of Horse Fencing

Within the proposed plans, a blue dashed line indicates an existing 4-board horse fence and the red dashed line shows proposed 4-board horse fencing. The new 4-board horse fencing will line driveway/main drive into the development, to enclose the open space infront of Magnolia Hall mansion, and then will wrap behind the mansion from the gate on Glass Lane to the new driveway into the development. The fencing will be 4' in height and will be painted black. The Guidelines recommend:

- Historic fences and walls should be preserved, and new ones should support the historic character of the district.
- Erect fences along property lines of a residence.
- Primary yard fencing is fencing located along front yard property lines and areas that are readily visible from the street. Wooden picket fences are the most common fencing material for the primary yard. Other appropriate fence materials for the primary yard are open-weave brick designs or cast iron.
- Fence materials should be compatible with the surface materials of the building. Compatibility is achieved by maintaining the range of materials historically present in the district. Unit size and visual and tactile textures of the materials should correspond to the main structure.
- Do not place wooden plank fences, solid brick fences, chain-link fences, or other metal fences besides those made of cast iron in primary yards.
- Recess wooden plank fences, split rail fences, solid brick fences, chain-link fences, and other metal fences at least 20 feet from the plane of the residence's primary facade.
- If desired, use wooden plank fences and solid brick fences on the side yards of corner-lot residences.
- Do not use fences higher than three feet on front yards or higher than seven feet on side or rear yards.

While the Guidelines do not recommend 4-board horse fencing in the front/primary yards of residences, the 4-board horse fencing will be enclosing the green space for the development, and it will be utilizing a design that is seen on the site. This site is uniquely designed so that the open space for the infill residential development reads as an expansive front yard for the Magnolia Hall estate, effectively preserving the context of the historic estate front yard, which was considered during the approval process. The new 4-board fencing that is proposed around the mansion, which contains the open green space to the right of the entrance and behind the mansion, is not an appropriate design or aligns with the recommendations of the Guidelines.

Installation of Gates

There are two gates proposed to be installed with the new four-board horse fencing. One gate, noted as the pedestrian gate, will be placed close to the fencing on Boyd Mill Avenue by the sidewalk of the new construction houses. The pedestrian gate will reuse historic precast gate posts that measure 4'-10" in height and a gate composed of 3" wooden pickets. The gate noted as the garden gate will be on the right side of the development by the greenspace and connected to the proposed new fencing. The garden gate will be 8"x8" wooden posts with a gate that is composed of 3" wooden pickets. The Guidelines recommend:

- Operable gates should be configured to swing inwardly and not open onto the public sidewalk. Front yard entrances should not have sliding gates. Sliding gates should be avoided.

As proposed, the installation of the pedestrian gate and garden gate is appropriate.

Constructing Stone Columns with Signage

On either side of the main entrance to the development, a 5'-9" gray limestone column will connect close to the existing horse fencing on the site. The 18" or 2.25 sq. ft. square sign will be composed of a bronze material and will utilize lighter lettering. The Guidelines recommend:

- Build new retaining walls of stone or brick. Select retaining wall materials that are similar in scale, texture, color, and form as those historically used in the district and that are compatible with the main structure.
- Design signs to have a dark background and light lettering.
- Do not use materials such as plastic, plywood, or unfinished wood for signage materials or plastic for trim, post, or hanging bracket materials. Composite product materials that have the appearance of historic sign materials are acceptable.

The 2016 Design Guidelines do not address development entry signs, but this sign meets the zoning requirements of a development entrance sign and aligns with the general sign recommendations within the Guidelines.

Gate Relocation

On Glass Lane, there is an existing black metal vehicular gate. It is proposed to shift the gate inward to the site to allow for additional room to turn into the entrance to the Magnolia Hall residence and then rejoin the new horse board fencing. Shifting the existing gate is appropriate. No other alterations to the existing gate are proposed within the application.

Installation of Walkways

Within the application, several different walkways are proposed. Noted as green on the plans, the 4' walkway will be composed of a decomposed granite. The beige color pathways on the plan will be

composed of grass or mulch and act as a natural path. Most of the decomposed granite will be in the green space in front of Magnolia Hall and beside the rear pond. The natural path will encompass the pond area. The Guidelines recommend:

- New sidewalks and walkways should follow historic patterns of alignment, configuration, width, and materials. The layout of new sidewalks and walkways should take placement of historic trees into consideration.
- 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.
- Do not fully remove and replace traditional lawn areas with hardscape.
- Do not introduce large pavers or boulders, asphalt, or other impervious surfaces where they were not historically located.

The proposed installation of walkways is appropriate, but the color of the decomposed granite should complement the historic walls along Boyd Mill Avenue or utilize an earthy color.

<u>Stacked Stone Wall, Stone Bridge, and Stone Steps</u>
Close by the pond and the cul-de-sac, a stacked stone wall is proposed around a small seating area, a small stone dwale bridge, and stone steps leading from the seating area to the natural path around the pond. The stacked stone wall will utilize the existing stone on the site. Information on the stone swale bridge and the stone steps were not provided within this application but they are recommended to utilize a stone that is comparable to what is on the site or with the historic stone walls on Boyd Mill Avenue. The Guidelines recommend:

- Historic fences and walls should be preserved, and new ones should support the historic character of the district.
- Build new retaining walls of stone or brick. Select retaining wall materials that are similar in scale, texture, color, and form as those historically used in the district and that are compatible with the main structure. Concrete blocks, poured concrete and exposed concrete masonry units (CMUs) can be used but not as surface materials.

As proposed, the stacked stone wall, stone swale bridge, and stone steps appear to align with the Guidelines.

RECOMMENDATION:
Staff recommends denial of the 4-board horse fencing to the right of the entrance drive, enclosing the historic green space, and behind the mansion on the following grounds:

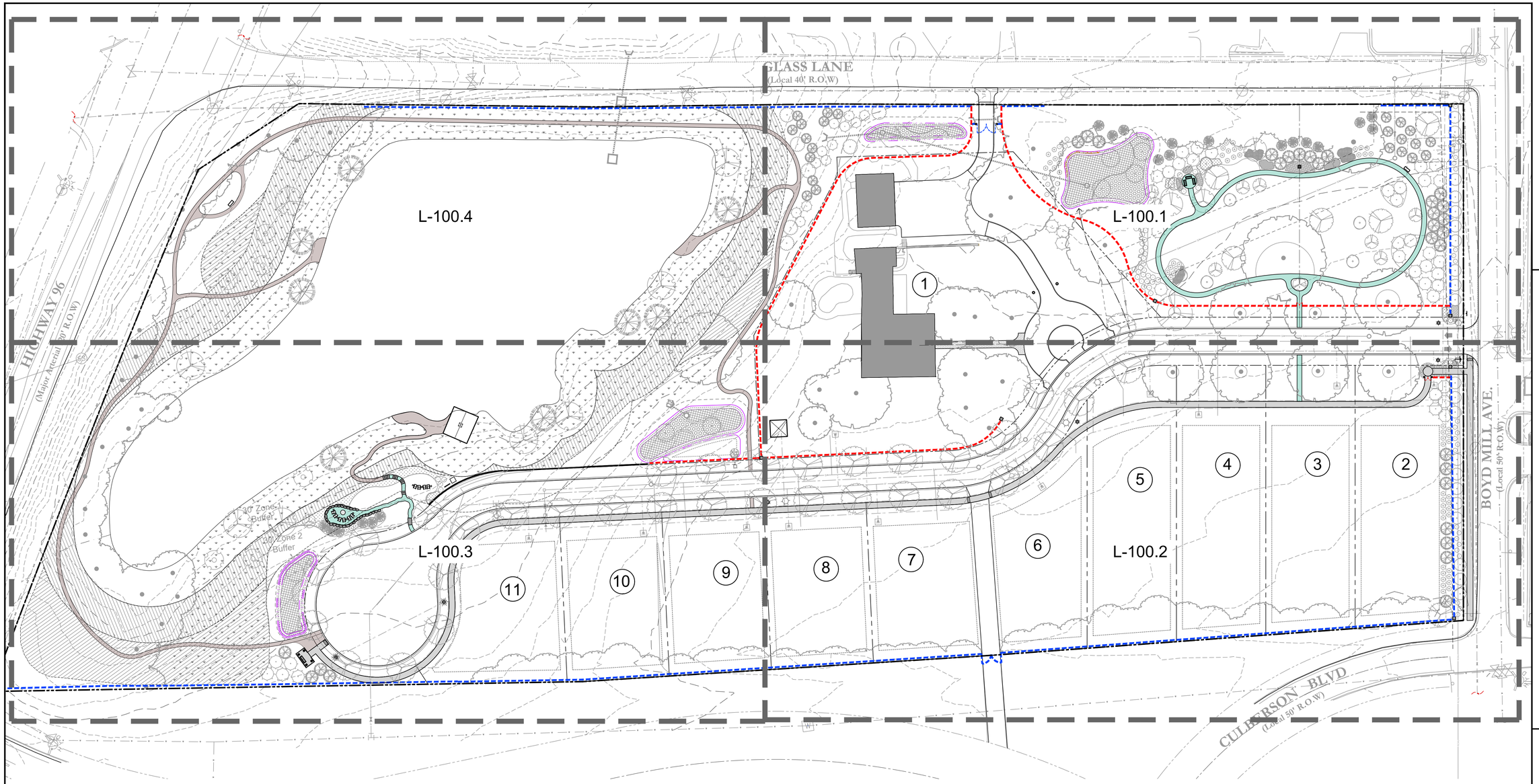
- Do not use fences higher than three feet on front yards or higher than seven feet on side or rear yards.
- Primary yard fencing is fencing located along front yard property lines and areas that are readily visible from the street. Wooden picket fences are the most common fencing material for the primary yard. Other appropriate fence materials for the primary yard are open-weave brick designs or cast iron.
- Do not place wooden plank fences, solid brick fences, chain-link fences, or other metal fences besides those made of cast iron in primary yards.
- Fence materials should be compatible with the surface materials of the building. Compatibility is achieved by maintaining the range of materials historically present in the district. Unit size and visual and tactile textures of the materials should correspond to the main structure.

Staff recommends approval of the construction of a mail kiosk, installation of gates, constructing stone columns with signage, relocating an existing gate on Glass Lane, installing walkways, constructing a stacked stone wall, stone dwale bridge, and stone steps with the following conditions:

1. The light fixture on the mail kiosk must return to the Preservation Planner for approval prior to installation.
2. The decomposed granite walkways shall utilize a color that blends with the historic walls on Boyd Mill Avenue or an earthy color and return to the Preservation Planner for approval.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Consideration:

1. Provide a detail on the plans for the "stone swale bridge" now shown on the plans which crosses the drainage swale to the bioretention area. Any proposed crossing of the drainage swale shall require a pipe of adequate size for uninterrupted conveyance of the 10-year storm within the swale.



LEGEND

- DECOMPOSED GRANITE 3 & 6/ L-101.0
- NATURAL PATH - GRASS/ MULCH
- PROPOSED 4 RAIL FENCE 4/L-101.0
- EXISTING 4 RAIL FENCE

Know what's below. Call before you dig.

Call TN One Call before digging. Dial 811

0 40 80 120

Scale: 1"=40'

NORTH

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919 High Point Ridge Road, Franklin Tennessee
(p)615.218.8118

Magnolia Hall - PUD Subdivision

Enhanced Landscape Plan
Boyd Mill Avenue, Franklin, Tennessee

JASON LEE GODDARD REGISTERED AGRICULTURE OFFICER TENNESSEE NO. 6725 LANDSCAPE ARCHITECT

date. June 27, 2025
revisions.
-

project no. 19068
scale. shown on plan

L-100.0

GLASS LANE
(Local 40' R.O.W)

Existing Gate to be Relocated

Stone Column
Detail: 4/L-101.0

Granite Path
Detail: 3 & 6/L-101.0

Existing Sculpture to be Relocated

Bench

Formal Lawn

Nature Trail

1

William Campbell House

Garden Gate
Detail: 5/L-101.0

Pedestrian Gate
Detail: 2/L-101.0

AVE.

LEGEND

- DECOMPOSED GRANITE 3 & 6/ L-101.0
- NATURAL PATH - GRASS/ MULCH
- PROPOSED 4 RAIL FENCE 4/L-101.0
- EXISTING 4 RAIL FENCE

0 20 40 60

Scale: 1"=20'

NORTH

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Magnolia Hall - PUD Subdivision

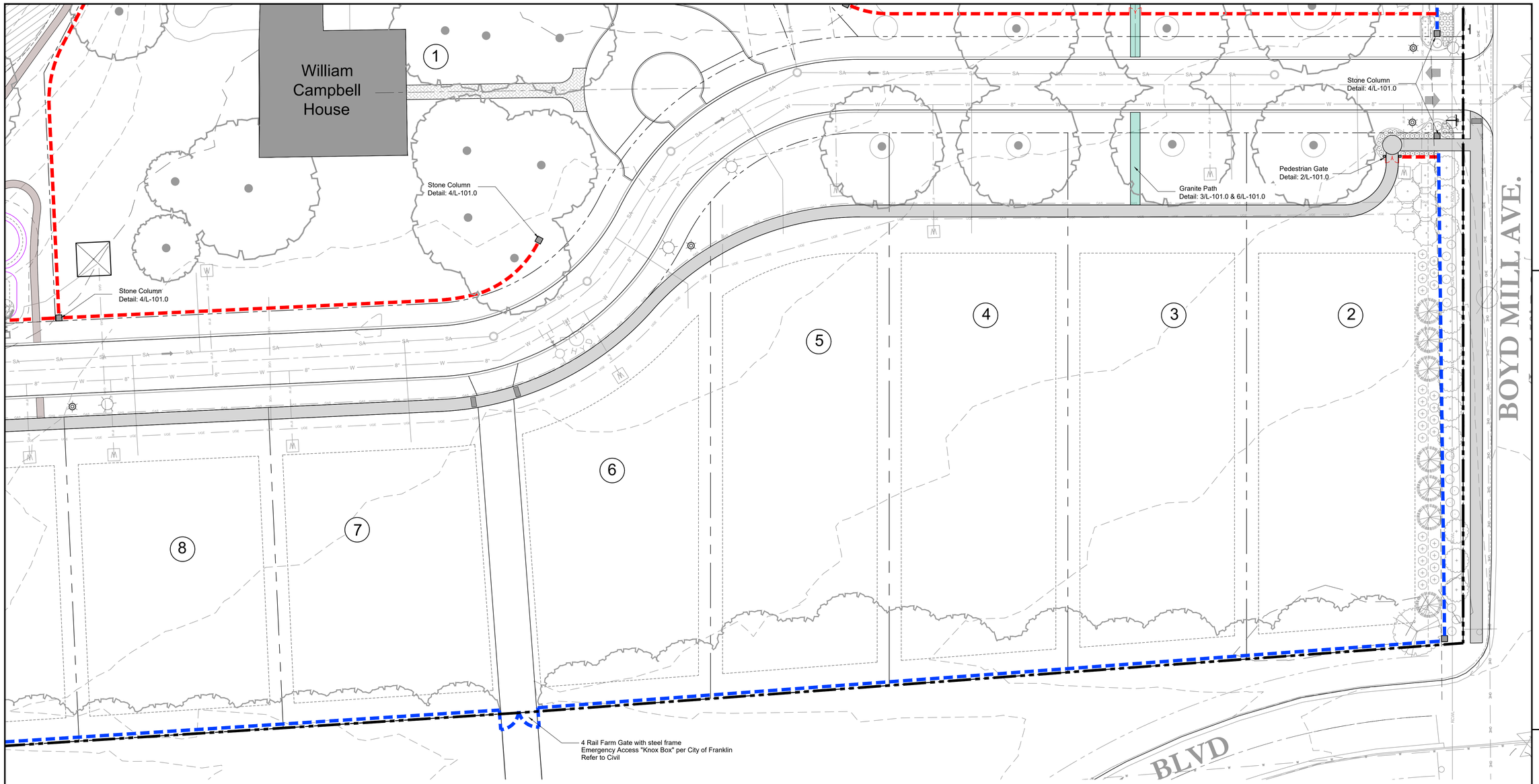
Enhanced Landscape Plan

Boyd Mill Avenue, Franklin, Tennessee

date. June 27, 2025
revisions.
-

project no. 19068
scale. shown on plan

L-100.1



LEGEND

- DECOMPOSED GRANITE 3 & 6/ L-101.0
- NATURAL PATH - GRASS/ MULCH
- PROPOSED 4 RAIL FENCE 4/L-101.0
- EXISTING 4 RAIL FENCE

0 20 40 60

Scale: 1"=20'

NORTH

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Magnolia Hall - PUD Subdivision

Enhanced Landscape Plan
Boyd Mill Avenue, Franklin, Tennessee

date. June 27, 2025
revisions.
-

project no. 19068
scale. shown on plan

L-100.2

HIGHWAY
(Major Arterial 120' R.O.W.)

Johnson Lake

Spring House

Nature Trail

Mail Kiosk
Detail: 1 & 2 /L-101.1

30' Zone 1
Buffer

30' Zone 2
Buffer

Mail Kiosk
Detail: 1/L-101.0

11

10

9

LEGEND

DECOMPOSED GRANITE 3 & 6/ L-101.0

NATURAL PATH - GRASS/ MULCH

PROPOSED 4 RAIL FENCE 4/L-101.0

EXISTING 4 RAIL FENCE

0 20 40 60

Scale: 1"=20'

NORTH

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(p):615.218.8118

Magnolia Hall - PUD Subdivision

Enhanced Landscape Plan

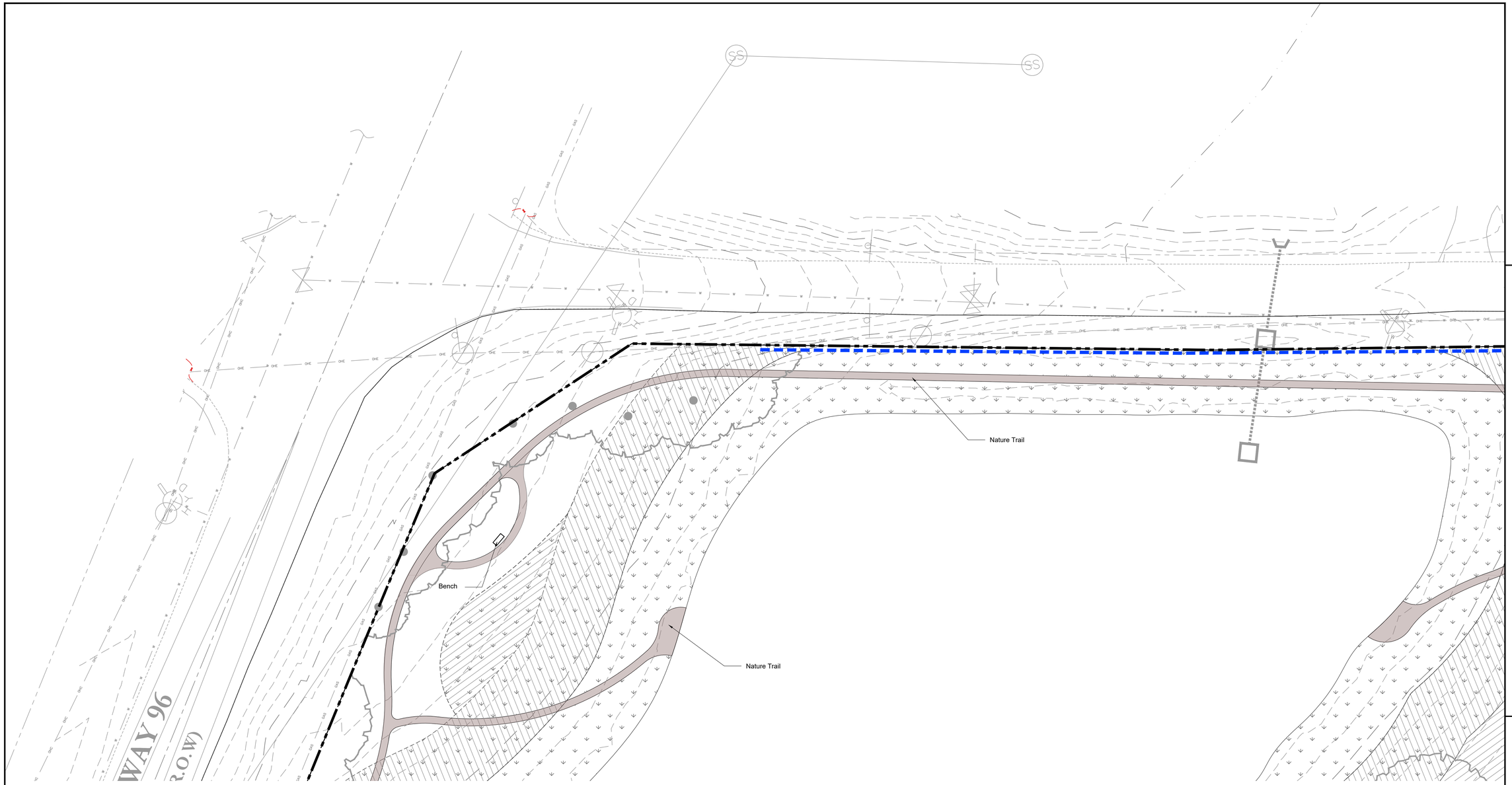
Boyd Mill Avenue, Franklin, Tennessee

JASON LEE GODDARD
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 637
LANDSCAPE ARCHITECT
10/01/25

date. June 27, 2025
revisions.
-

project no. 19068
scale. shown on plan

L-100.3



LEGEND

- DECOMPOSED GRANITE 3 & 6/ L-101.0
- NATURAL PATH - GRASS/ MULCH
- PROPOSED 4 RAIL FENCE 4/L-101.0
- EXISTING 4 RAIL FENCE

0 20 40 60

Scale: 1"=20'

NORTH

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919 High Point Ridge Road, Franklin Tennessee
(p):615.218.8118

Magnolia Hall - PUD Subdivision

Enhanced Landscape Plan

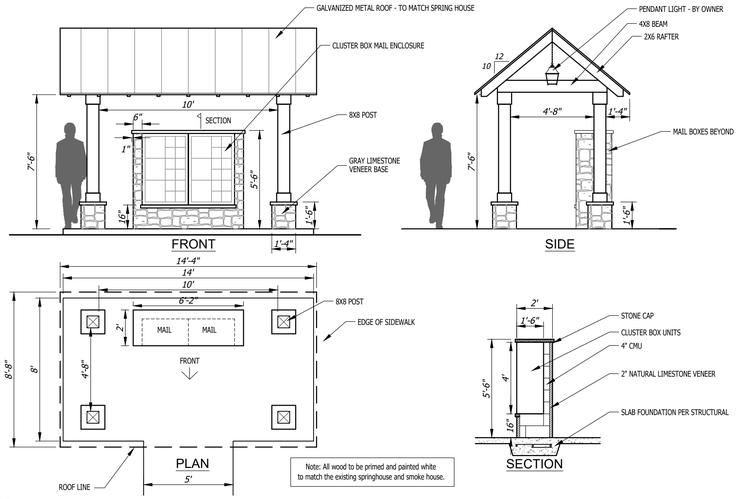
Boyd Mill Avenue, Franklin, Tennessee

JASON LEE GODDARD
REGISTERED
AGRICULTURE & COMMERCE
TENNESSEE NO. 6-1-
LANDSCAPE ARCHITECT

date. June 27, 2025
revisions.
-

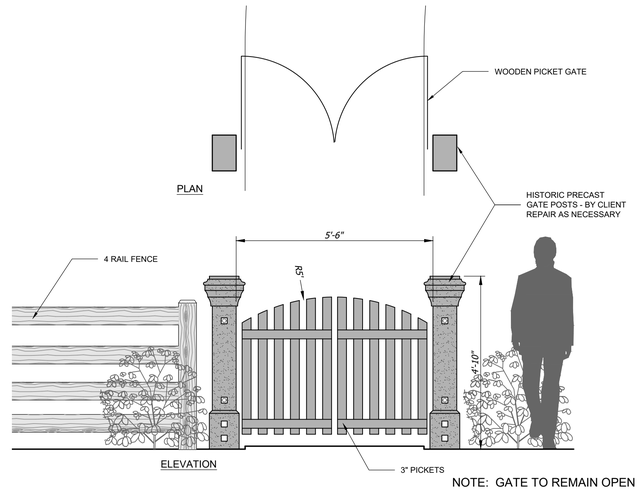
project no. 19068
scale. shown on plan

L-100.4



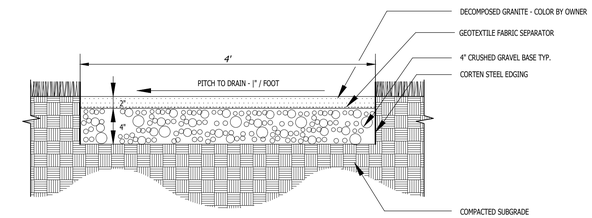
Note: All wood to be primed and painted white to match the existing springhouse and smoke house.

1 / 101.0 **Mail Kiosk** — SECTION — DETAIL # 1/4" = 1'-0"

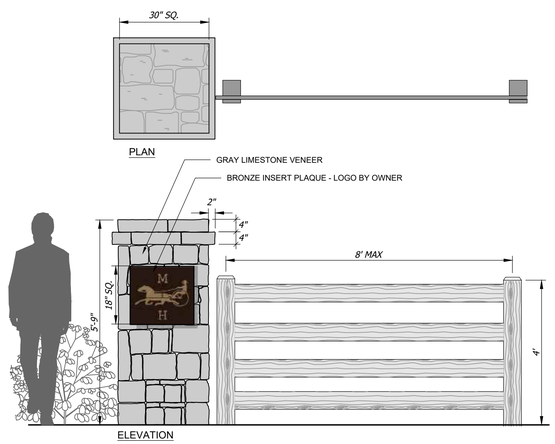


NOTE: GATE TO REMAIN OPEN

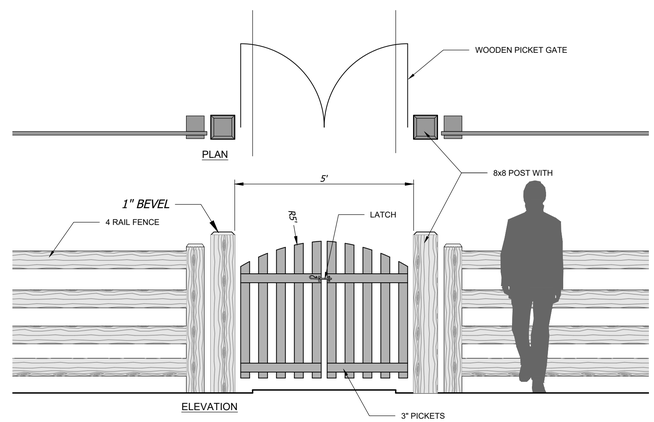
2 / 101.0 **Pedestrain Entry Gate** — PLAN/ ELEVATION — DETAIL # 1/2" = 1'-0"



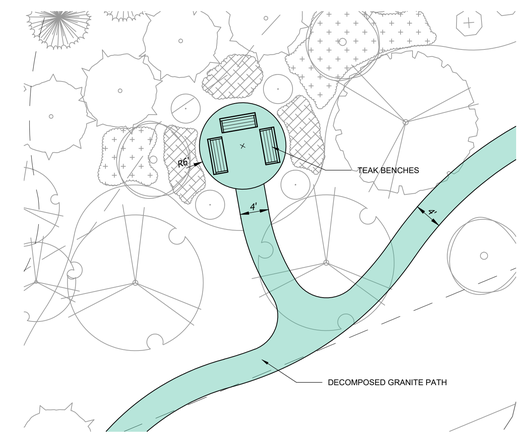
3 / 101.0 **Granite Path** — SECTION — DETAIL # NTS



4 / 101.0 **Stone Column/ 4 Rail Horse Fence** — PLAN/ ELEVATION — DETAIL # 1/2" = 1'-0"



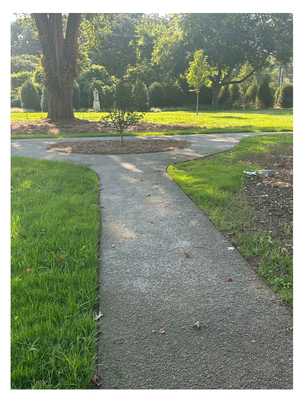
5 / 101.0 **Garden Gate** — PLAN/ ELEVATION — DETAIL # 1/2" = 1'-0"



6 / 101.0 **Conversation Area** — PLAN — DETAIL # 1"=10'

GRAY LIMESTONE COLUMN

GALVANIZED METAL ROOF - (SPRINGHOUSE)



GRANITE GARDEN PATH

7 / 101.0 **Material Images** — Photos — DETAIL # nts

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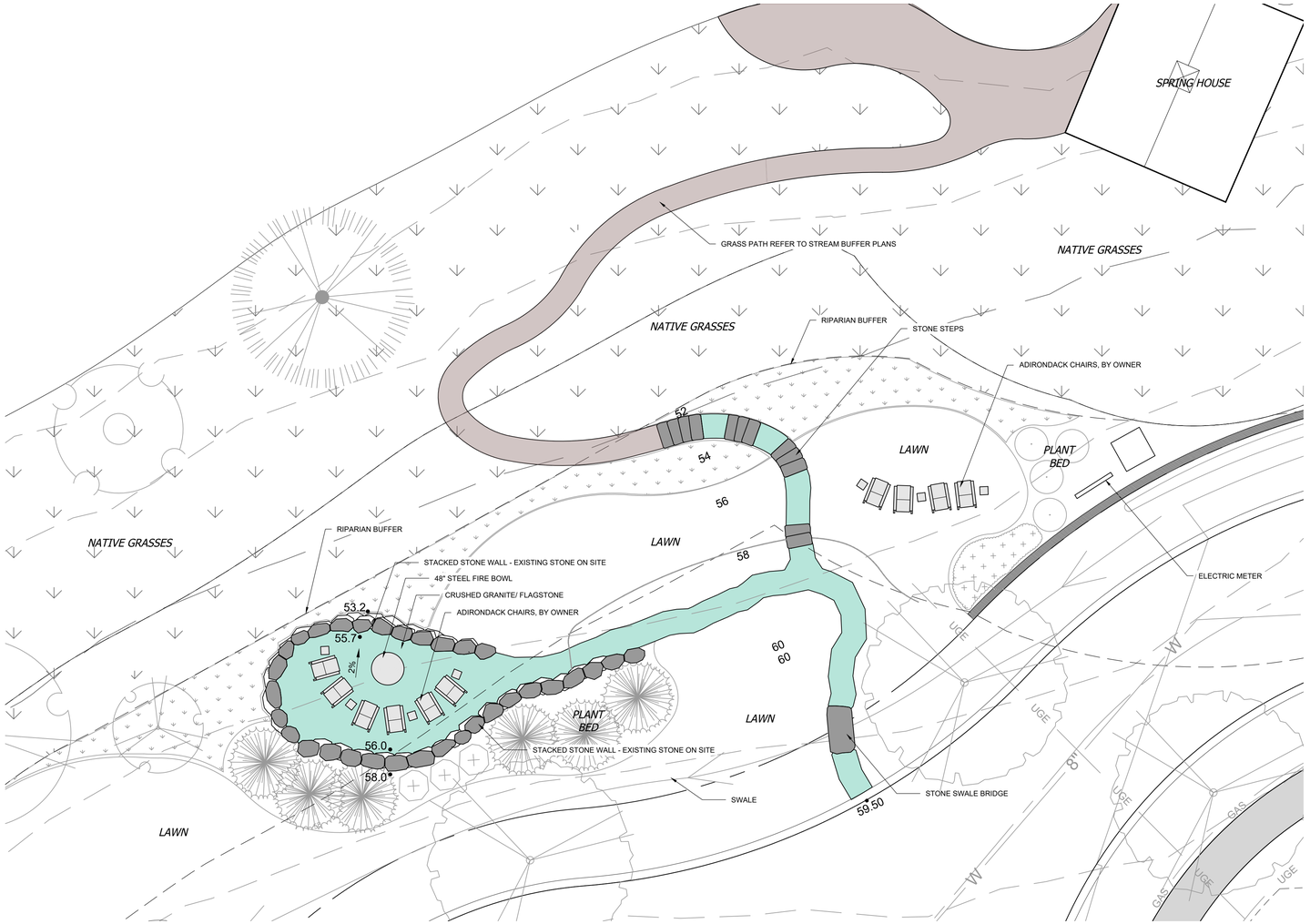
Magnolia Hall - PUD Subdivision
Enhanced Landscape Plan
Boyd Mill Avenue, Franklin, Tennessee

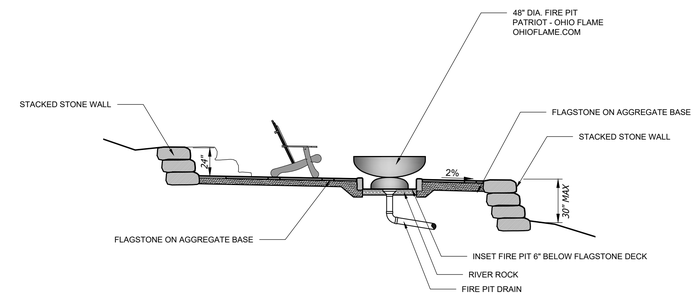
date. June 27, 2025
revisions.
-

project no. 19068
scale. shown on plan

L-101.0



1 / 101.1 Fire Pit Gathering Area
PLAN
1/8" = 1'-0"



2 / 101.1 Fire Pit Gathering Area
SECTION
1/4" = 1'-0"

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Magnolia Hall - PUD Subdivision
Enhanced Landscape Plan
Boyd Mill Avenue, Franklin, Tennessee

date. June 27, 2025
revisions.
-

project no. 19068
scale. shown on plan

L-101.1

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

File #: 21-0766

DATE: June 30, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of New Construction At 1845 William Campbell Ct. (Lot 7) At Magnolia Hall; Jennifer Lombard, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning new construction of a principal building at 1845 William Campbell Court, Lot 7, of the Historic Magnolia Hall subdivision.

APPLICABLE DESIGN GUIDELINES:
2016 Historic District Design Guidelines:
Residential Guidelines: Principal Infill (p. 66-69)
Residential Guidelines: Accessory Infill (p. 64)
Residential Guidelines: Lighting (p. 72)
Residential Guidelines: Parking and Driveways (p. 77)

PROJECT INFORMATION:
COF Project Number: 8871
Applicant: Jennifer Lombard
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

BACKGROUND:
The development plan for Magnolia Hall was approved on December 14, 2021, prior to the adoption of the 2022 Historic District Design Guidelines. This proposal was reviewed under the Guidelines in effect at the time the Development Plan was approved. The application has been to several Design Review Committee meetings to discuss the overall architectural style of the proposed building and structure.

The proposal includes the construction of a two-story, cross-gabled residence with Colonial Revival architectural style features. A recessed entrance with sidelights and a transom is found on the front elevation, which features three double-hung windows with a six-over-six window lite pattern to the left side. On the upper floor there are three dormers. On the left elevation, close to the driveway, a screened-in porch is proposed. On the right elevation close to the front of the building a glassed in conservatory is proposed.

Placement:
The proposed placement aligns with other infill houses on the street and meets the zoning setback requirements.

Scale/Massing/Height:
The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence.

Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. The Historic Magnolia Hall is 34’-9” in height, measured from grade to the roof ridge. The application provides the height of the building from the first floor elevation to the roof ridge, which is 30' 11". The grade of the lot is an additional 2' in height compared to Magnolia Hall. The location of Lot 7 is 121' to the side of the mansion. The height of the proposed building is subordinate to Magnolia Hall. The Guidelines recommend making new buildings compatible with adjacent structures in floor-to-ceiling heights. Appropriate heights for new construction are from eight feet to ten feet. The proposed ceiling heights meet the Guidelines.

Materials:
The materials of the proposed new construction are listed as a dark reddish brown brick, white lap siding with a 6” exposure, a dark-colored shingle roof, accent dark metal roofing, brick foundation, and one brick chimney. At the bottom of the conservatory on the right elevation, cementitious panels are proposed. The Guidelines recommend matching the surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. Foundation level of brick buildings should be delineated through some type of belt course such as soldier or sailor coursing. The rear elevation, and portions of the left and rear elevations do not have the foundation line delineated. It is recommended to utilize weatherboard, clapboard, or shiplap siding. Lap siding exposure should be consistent with that on adjacent historic structures. The lap siding reveal is proposed to be 6" and the previously approved siding on adjacent buildings and Magnolia Hall is 4". With a colonial revival architectural style, 4"-6" is a common exposure. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. New windows should have historic profiles and dimensions and should use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or “doublesash”) appearance. It is recommended to use wood or composite materials that have the appearance of wood, which are appropriate for windows, stops, jambs, and trim. While the window specifications have not been provided as part of this application, they should align with the Guidelines. On the right elevation, it is recommended to utilize a trim on the triple window or slightly shift it from the corner of the building to align with the Guidelines to maintain a traditional rhythm and spacing of surrounding historic buildings.

The front porch is 9'-5" in depth and utilizes an unspecified material in a square column shape that is 10"-11" in width. The Guidelines recommend designing porches with depths of at least six feet and simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of twelve inches in diameter. Do not use ornate milled columns, variations of Greek orders, or Craftsman style. The porch columns have been reduced in size from the June DRC meeting to align more with the Guidelines. However, it is typical for a colonial revival building to utilize a column width anywhere from 6"-24".

Several elements, such as the lighting and the hardscaping materials, have not been provided. The Guidelines recommend using simple fixtures that are appropriate to the scale of the house and constructed of historically prevalent materials, and avoiding ornate carriage lights or fixtures reflective of the 18th century, and using durable materials that were historically typical for driveways, such as gravel, concrete, bricks, and asphalt.

Architectural Features:
The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary façade materials, and other building articulations of nearby buildings. Dormers shall be set back a minimum of one foot from the exterior wall of a front or side elevation. The proposed home incorporates numerous architectural details characteristic of Colonial Revival houses; however, it does not appear to compete with Magnolia Hall architecturally and is not overwhelming with its ornamentation.

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

1. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
2. The trim around the triple window on the right elevation should be widened or the window shifted away from the corner of the building.
3. The brick foundation must be delineated to align with the Guidelines. This change shall return to the Preservation Planner for review and approval prior to building permit submittal.
4. The lighting and hardscaping materials shall return to the Preservation Planner for review and approval prior to building permit submittal.
5. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
6. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

SHEET SIZE: ARCH D (24" X 36")

MAGNOLIA HALL - LOT 7
HZC SUBMITTAL
06-27-2025

906 STUDIO

ARCHITECTS +INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

MAGNOLIA HALL LOT 7

MAGNOLIA HALL, LLC / LEGEND HOMES

1845 WILLIAM CAMPBELL CT
FRANKLIN, TN 37064

PRELIMINARY

NOT FOR CONSTRUCTION

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NO.	DESCRIPTION	DATE

Project Number
21.1098.002

COVER

HZC.00

6/26/2025 2:40:04 PM

SHEET SIZE: ARCH D (24" X 36")

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NO.	DESCRIPTION	DATE

Project Number
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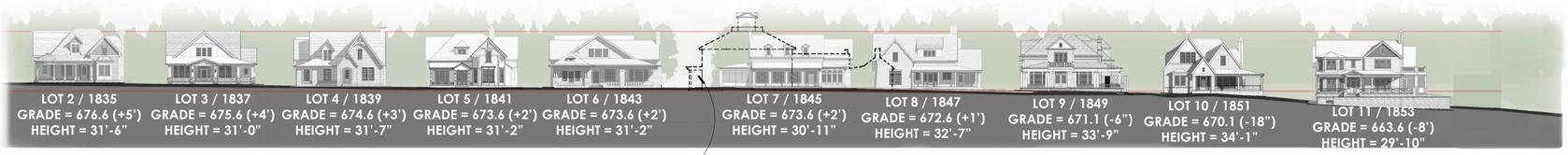
PRECEDENT IMAGES

HZC.01

SHEET SIZE: ARCH D (24" X 36")



STREETSCAPE ELEVATION (NTS)

OVERALL SITE PLAN (NTS)

6/26/2025 2:40:08 PM

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NO.	DESCRIPTION	DATE

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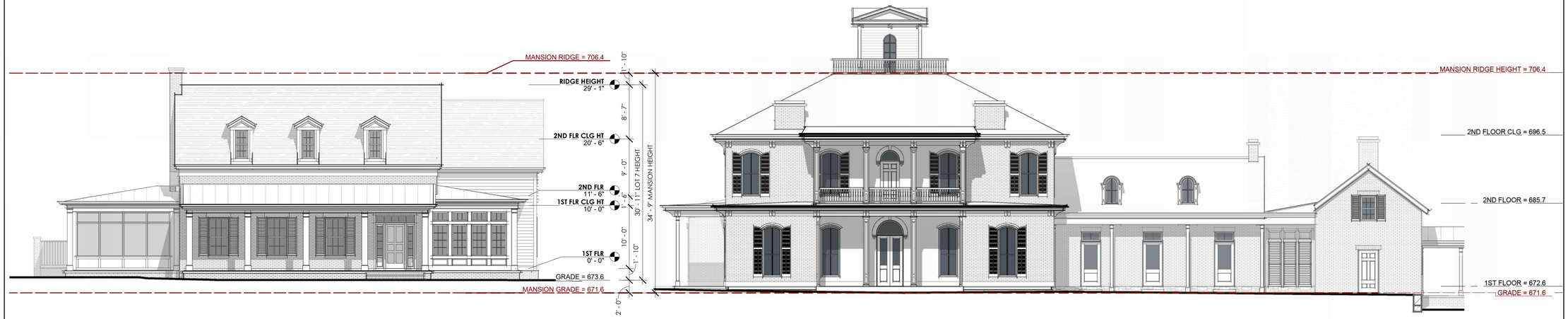
OVERALL SITE

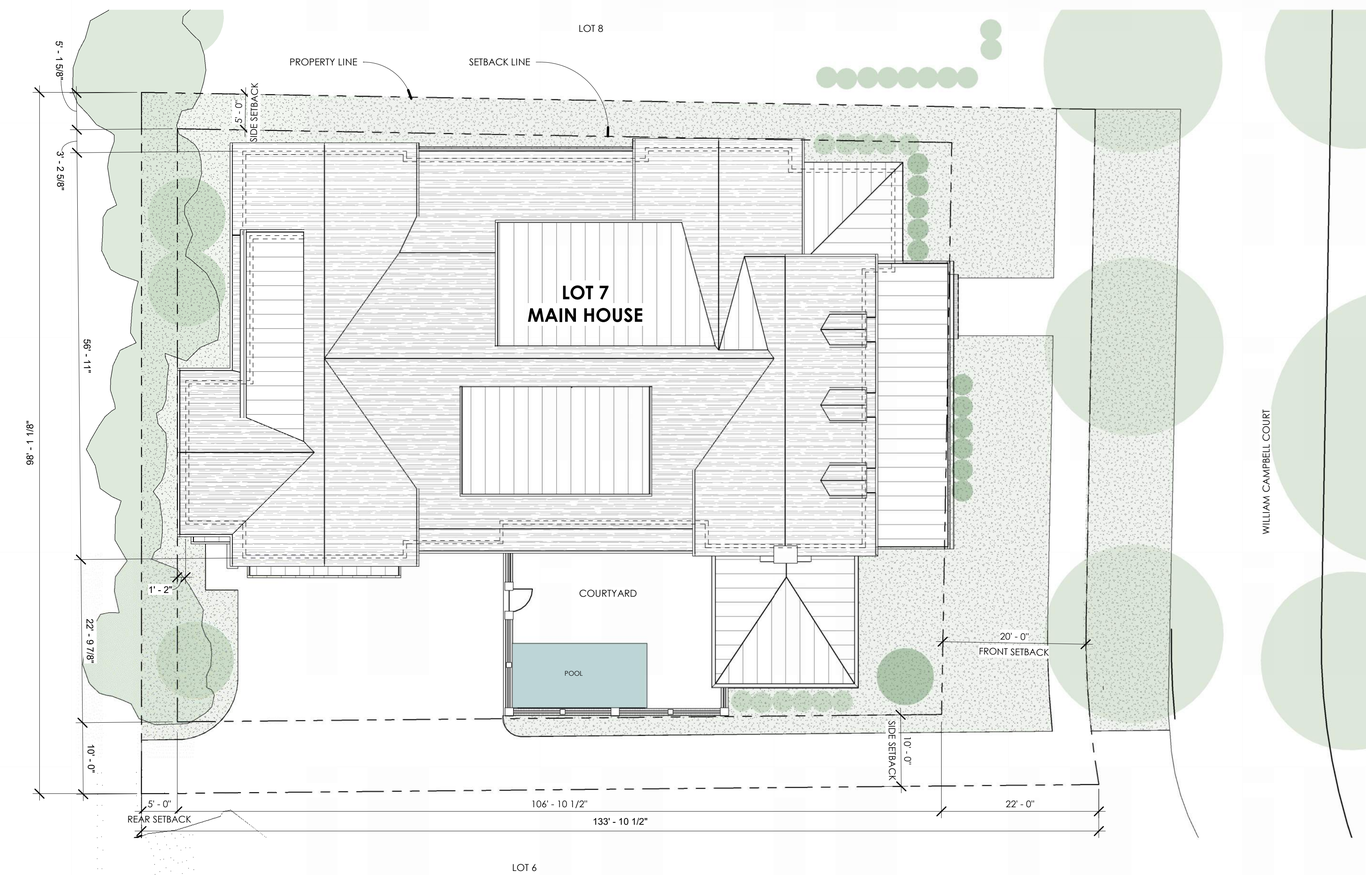
HZC.02

SHEET SIZE: ARCH D (24" X 36")



2 LOT 7 AND MANSION HEIGHT DIAGRAM
1/8" = 1'-0"

0' 4' 8' 16'



LOT 7 SITE PLAN
1" = 10'-0"

0' 5' 10' 20'

LANDSCAPE SURFACE AREA:
PROPOSED STRUCTURE FOOTPRINT = 5,808 SQ. FT
IMPERVIOUS PAVING = 3,359 SQ. FT
LOT AREA = 12,777 SQ. FT
LSA LOT 7 = 28.2% (MIN. 20%)

6/26/2025 2:40:11 PM

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MAGNOLIA HALL LOT 7

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NO.	DESCRIPTION	DATE

Project Number
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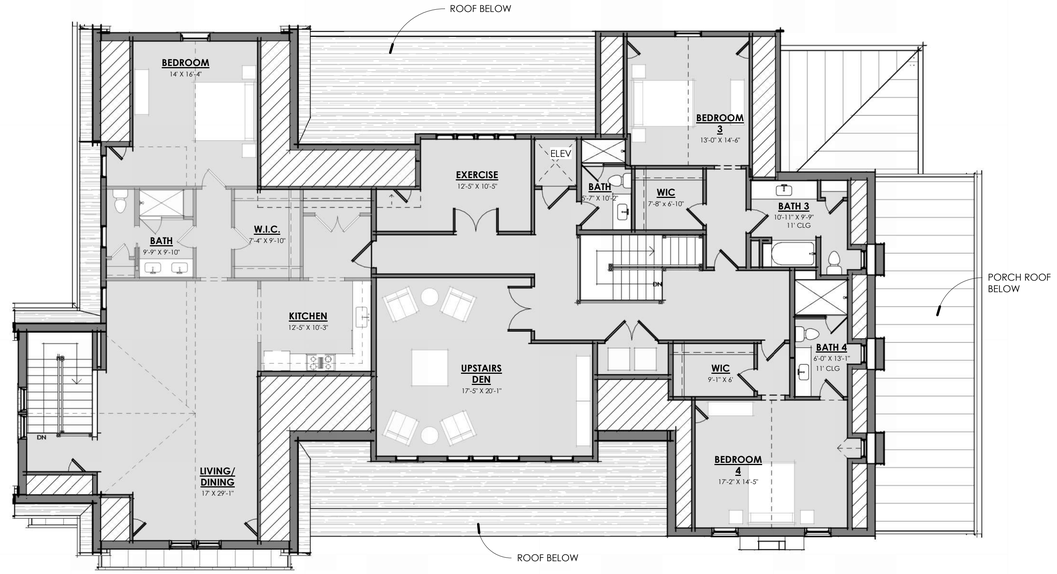
SITE INFORMATION

HZC.03

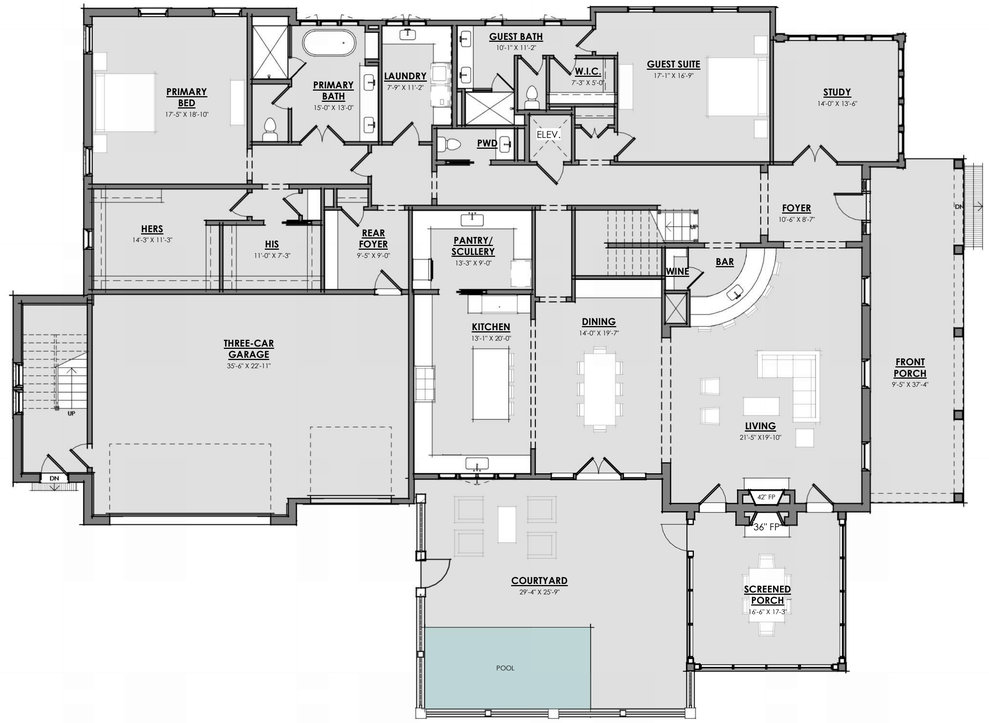
SHEET SIZE: ARCH D (24" X 36")

NOTES:
1. PLAN VIEWS ARE CUT AT 4'-6" FROM THE FLOOR LEVEL.
2. ATTIC SPACE IS SHOWN HATCHED.
3. ALL ATTIC SPACE HAS SLOPED CEILING HEIGHTS OF LESS THAN 9'-0".



2 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

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MAGNOLIA HALL LOT 7

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NO.	DESCRIPTION	DATE

Project Number
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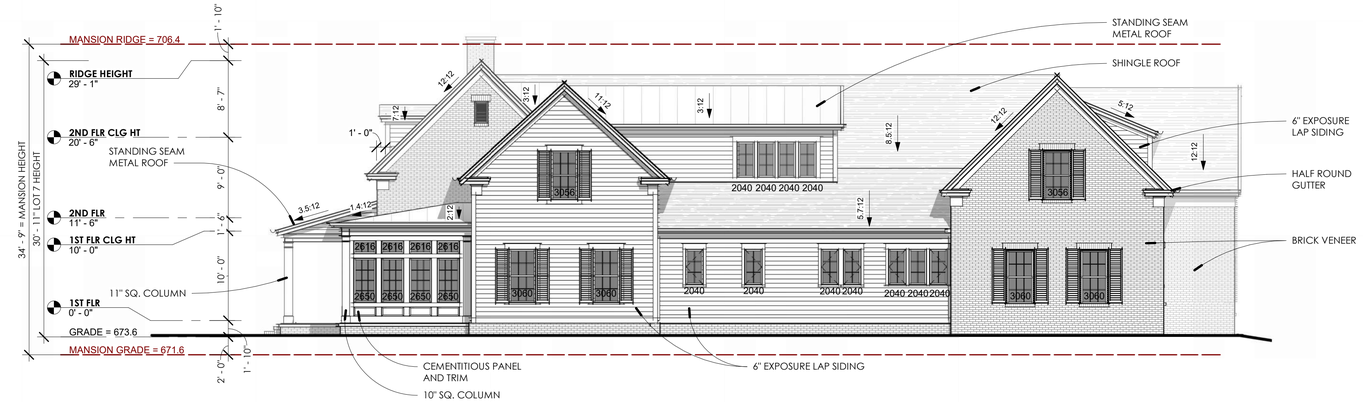
FLOOR PLANS

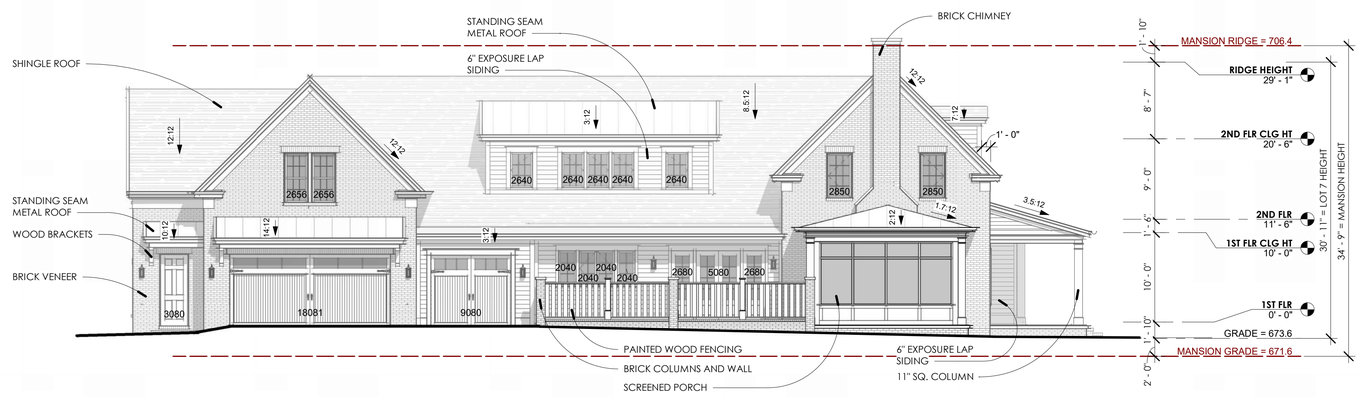
HZC.04

SHEET SIZE: ARCH D (24" X 36")

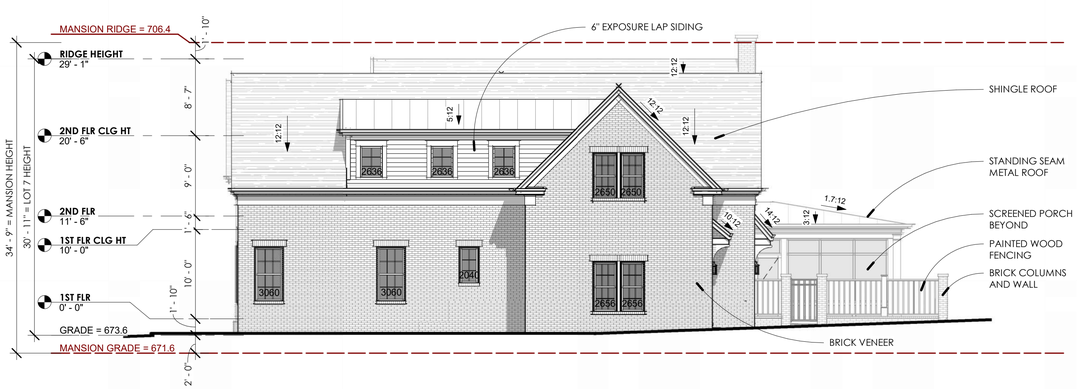
NOTES:
1. FOUNDATION HEIGH IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
2. FIRST FLOOR CEILING HEIGHT IS 10'-0".
3. SECOND FLOOR CEILING HEIGHT IS 9'-0".
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.



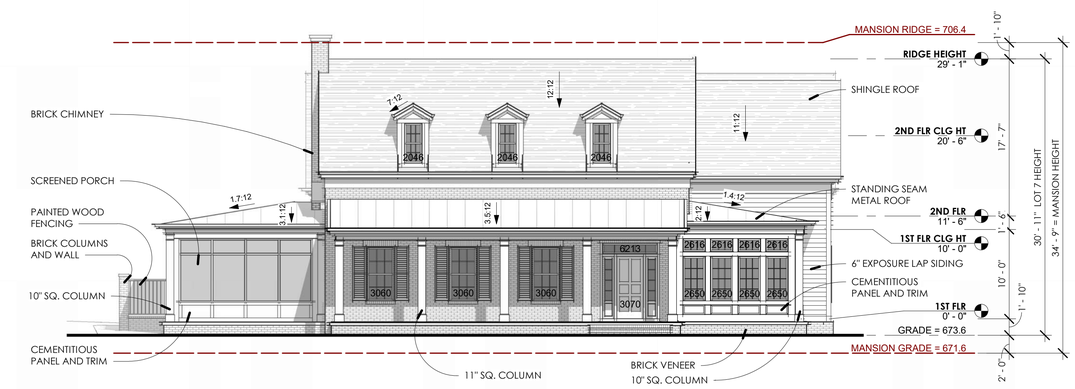
RIGHT ELEVATION
1/8" = 1'-0"



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



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



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

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NO.	DESCRIPTION	DATE

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EXTERIOR ELEVATIONS

HZC.05

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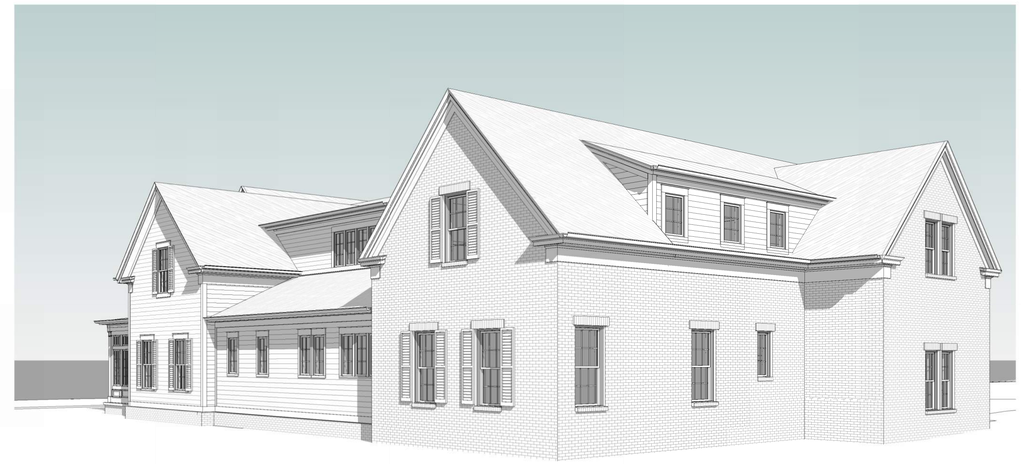

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MAGNOLIA HALL LOT 7

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NO.	DESCRIPTION	DATE

Project Number

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3D VIEWS

HZC.06

6/26/2025 2:40:30 PM

SHEET SIZE: ARCH D (24" X 36")

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NO.	DESCRIPTION	DATE

Project Number

21.1098.002

RENDERS

HZC.07

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

File #: 21-0770

DATE: June 30, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Demolition (Principal Building) At 119 Church St.; John Ligon, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the demolition of a principal building at 119 Church Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 10: Demolition

PROJECT INFORMATION:
COF Project Number: 8872
Applicant: John Ligon
Owner: Ronald S. Ligon, Matt Ligon, Rep.

BACKGROUND:
The property at 119 Church Street is located in the Downtown Franklin National Register Historic District. The National Register lists the building at 119 Church Street as non-contributing and defines the building as, “an extensively altered ca. 1920 one-and-one-half-story, frame, gable-end dwelling. The house has a metal gable roof, an interior brick chimney, and an exterior of aluminum siding. The main entrance has a single light glass-and-wood door. Windows are four-over-four wood sashes. A shed-roof wing is on the main façade.” The proposal is for the demolition of the principal building.

The proposal to demolish the building came before the Design Review Committee (DRC) in July 2023 following a storm that caused a tree to fall on the building. Since 2023, a Notice of Violation for the property has been issued in order to have the building comply with the City of Franklin’s Building and Neighborhood Services Department's required codes and safety requirements. The building has recently been tarped to prevent water intrusion. The proposal has come before the June 2025 DRC for demolition of the building.

According to the submitted materials, the building is estimated to have been constructed between 1920 and 1924. The building is depicted on the 1928 Sanborn Map, and its footprint remains unchanged on the 1950 Sanborn Map. The lot was previously owned by an African American man and then sold to his daughter, and then sold after she built the house/owned the property. The

property is adjacent to the area historically known as the Bucket of Blood neighborhood, which was established by African Americans after the Civil War.

The Guidelines recommend conducting routine maintenance and major repairs on historic structures to ensure their preservation. Demolition is not permitted unless there are extraordinary circumstances, so as to maintain the integrity and sense of place associated with Franklin's historic districts. Further, the Guidelines provide that demolition can only be approved if the Historic Zoning Commission deems one or more of the following conditions met:

- If a building has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in an unreasonable economic hardship on the applicant, as determined by the HZC. Please refer to the Economic Hardship Considerations Section. The HZC will use this information to assist with the review of economic hardship claims.
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

Within the application, photos of the building have been provided showing deterioration, holes in the floor, holes in the walls of the building (due to the 2023 storm), and overall disrepair. A letter from a structure mover/foundation repair company stated that 90% of the floor system has deteriorated due to termites, and the entire outer band of the structure has deteriorated. A 2023 structural engineer's report and a 2025 structural framing engineer's report was also included within the proposal. Additionally, cost estimates were provided for both the rehabilitation of the existing structure and the complete reconstruction of a new one. The estimated cost to rehabilitate the building is $835,000, and to build a new structure will be $506,000, although no details were provided as to how the costs were estimated. While the cost estimates were included within the request for demolition by the applicant, the structural engineer or architect with demonstrated experience working with historic structures was recommended to provide this information as part of their reports per the Design Guidelines.

The included demolition request document provides that if demolition is approved, the intent is to, "convert the property into green space until a comprehensive development plan is finalized for this lot and adjoining properties at 117 and 109 Church Street." The Zoning Ordinance states that no historic structure shall be demolished for the purpose of providing a surface parking lot. The adjacent lot at 117 Church Street is currently an open lot as a fire destroyed the building that was previously on the property and 109 Church Street has two buildings on the site that are circa 1940 and 1850 and are deemed contributing to the National Register listing.

While photos have been provided showing the deterioration of the building and the cost estimates have also been provided as well, it is unclear who provided these figures as the Guidelines define that these estimates are to be provided by a structural engineer or architect as a part of their report. Additionally, the estimates do not define if the cost estimate to rebuild a building is of a comparable structure or not.

While information on the deterioration of the principal building may have been provided, there

appears to be an accessory structure on the site based on aerial photography. The National Register does not identify this structure in the Register, but a structure is shown on the Sanborn maps. More information is needed on the status of this structure.

RECOMMENDATION:
Staff recommends deferral of the demolition of the principal building based on the following grounds:

- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

Should the HZC approve of the demolition of the principal building, the following conditions are recommended:

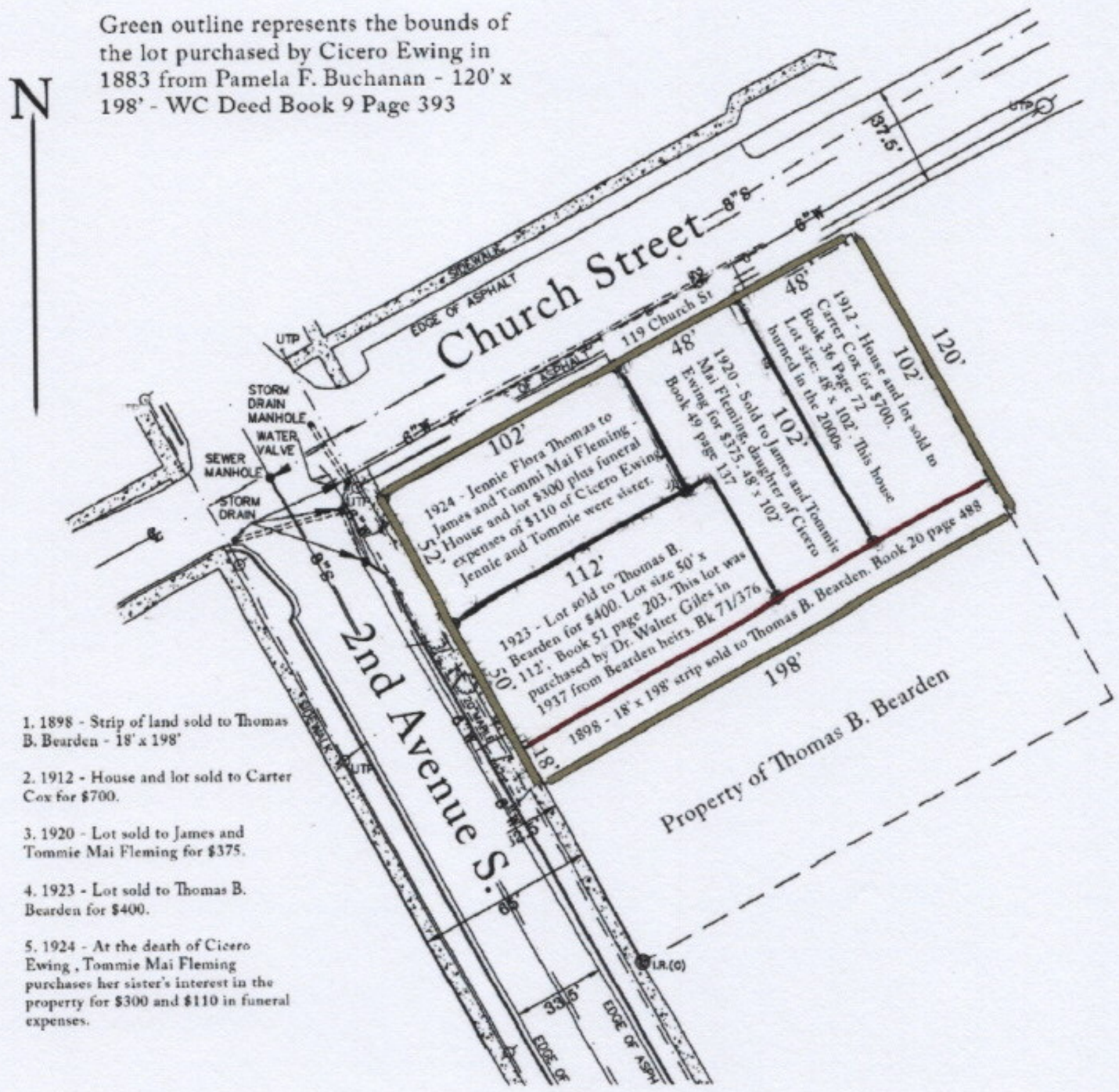
1. The accessory structure shall not be demolished without a formal review and consideration by the Historic Zoning Commission.
2. Any new proposed development on the lot shall obtain a COA from the Historic Zoning Commission.
3. The application must meet all the requirements of the City of Franklin 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.

Attached is a deed history plat that has been created of the subject property by a HZC commissioner. The original lot purchased by Cicero Ewing was divided into five pieces.

Cicero Ewing, an African American man, purchased the original lot in 1883. The attached plat reflects how he sold off pieces of his lot (probably for financial reasons) up to his death. This was a mixed-race neighborhood of white and black. His neighbor on 2nd Ave. S., Thomas B Bearden, was white.

The houses fronting Church St., built behind Ewing's main house located on 2nd Ave S., were Black American housing. Since Cicero Ewing's daughter purchased the lot known as 119 Church St in 1920, the house in that location today owned by the Ligons, was probably built between 1920-1924.

Cicero Ewing died in 1924. His daughter purchased his house that same year, although she sold it in 1925.



Elevate Tennessee LLC
3177 Thompson Road
Springfield, TN 37172
615-384-6747 – Office
structuremovers@gmail.com

June 24, 2025

To Mr. John Ligon,

Property 119 Church St., Franklin TN was assessed for John Ligon, and the following conclusions were determined. The outer band of structure is completely deteriorated. Termites have traveled from outer band to roof rafters. Termites have severely damaged 90% of the floor system. Some floor joists are already on the ground. My professional opinion would not allow me to elevate this structure as it is not structurally sound.

Sincerely,

Don Toothman

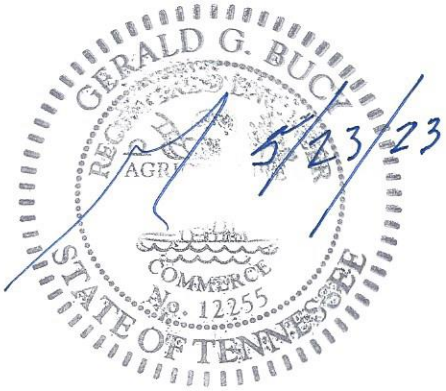
Owner of Elevate Tennessee/Toothman Structure Movers

615-579-0755

STRUCTURAL INSPECTION REPORT

FOR

119 CHURCH STREET
FRANKLIN, TENNESSEE 37064



PREPARED FOR:
MR. JOHN LIGON

PREPARED BY:
GERALD G. BUCY
CONSULTING ENGINEER
897 CHERRY GROVE RD.
FRANKLIN, TENNESSEE 37069

MAY 23, 2023

GERALD G. BUCY, P.E.

CONSULTING ENGINEER

P.O. BOX 1521
FRANKLIN, TN 37065-1521

615/794-0323
FAX 615/791-6090

Mr. John Ligon
Sent via Email

May 23, 2023

Re: Structural Inspection and Assessment
119 Church St.
Franklin, Tn.

John:

Per your request, I visited the above referenced residence on day last. The purpose of this visit was to conduct a walk-through visual inspection and to make a general assessment of the overall structural condition.

It should be stated again that this inspection was visual only. No destructive testing was attempted. All statements, opinions and conclusions are based solely upon visual observation.

Further, although we have considerable experience in these areas, and while we have put forth our best efforts to inspect and to assess the structure, it should be understood that no warranties are offered, and none should be assumed.

EXTERIOR

An exterior walk-around revealed that the original siding material was covered with loosely fitted aluminum lap siding. (See the attached photographs.)

Cont.
Page Two

There were gaps in the siding and in the cornice that revealed rotted wood. Therefore, one could logically assume that the aluminum covers quite a lot of deteriorated material.

The house apparently has no foundation, and the floor system basically sets on the ground or, at best, on loose corner stones. Un-mortared masonry, rocks and concrete test cylinders form somewhat of a cover skirt around the perimeter, but they provide virtually no support for the structure. (See Photos 2-7.)

There was major damage noted in the rear of the house. A large tree that fell on the right rear section of the house. (See Photos 8-11.)

A fairly large section of roof has opened up exposing the interior to the elements.

INTERIOR

An interior inspection revealed floors that are wavy and weak to the point that they will likely not support the weight of a person or the weight of normal furniture in several places.

There are many places that would likely have collapsed already were it not for the several layers of vinyl flooring that are present throughout the house.

Photos 11-14 show the ceiling and roof structure that is exposed to the elements where the tree fell.

It is obvious that there was rotted lumber long before the tree fell on the building and the framing became moisture laden.

Cont.

Photos 15-23 emphasize the waviness and poor condition of the interior floors. Because there is no foundation below and no room to install a foundation, there is no point in attempting to repair them.

Further, there is basically not any feasible way to repair the floors to where they would be viable at all.

The ceiling and attic framing are in a similar state of disrepair. There are multiple examples of water damage and weakened framing members. Again, there is no point in trying to make repairs to a framing structure that is in such poor condition.

CONCLUSION

I totally understand and agree with the desire and the need to preserve the history of the City of Franklin. I also agree that, in certain instances, it makes sense to renovate even when it does not make sense from a financial standpoint.

However, speaking from a structural point of view, I have no doubt that this structure is currently unsafe for habitation, or even for casual entrance.

Further, I know, without a doubt, even with large expenditures for repairs, this structure will never be viable for even short-term use.

That said, speaking in terms of structure and safety, it is my opinion that the building should be demolished immediately to mitigate the possibility of personal injury.

Cont.
Page Four

Hopefully, this will adequately inform you and the City regarding these matters. However, should you require further assistance, please do not hesitate to contact this office.

Sincerely,

Gerald G. Bucy, P.E.

attach

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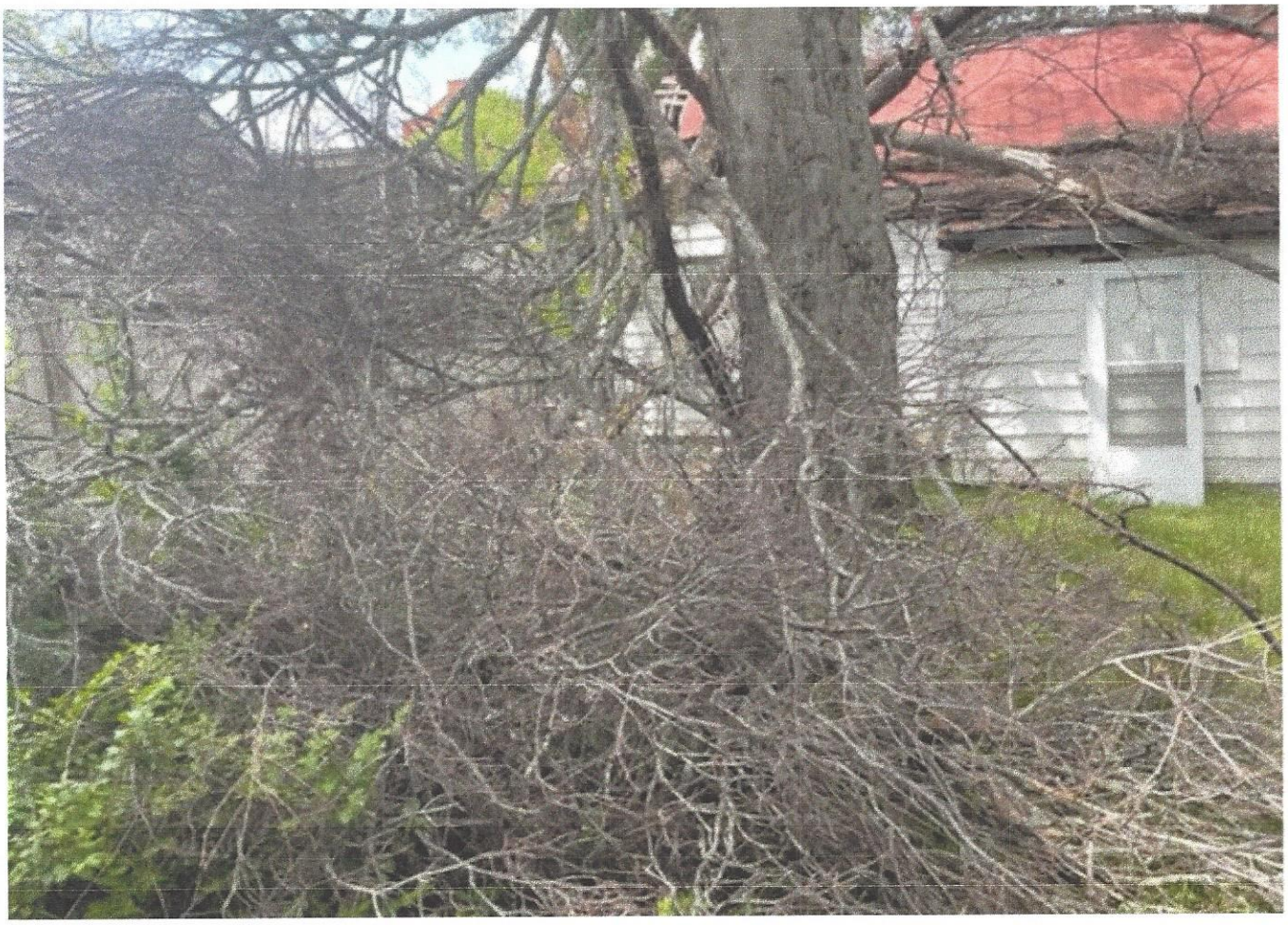

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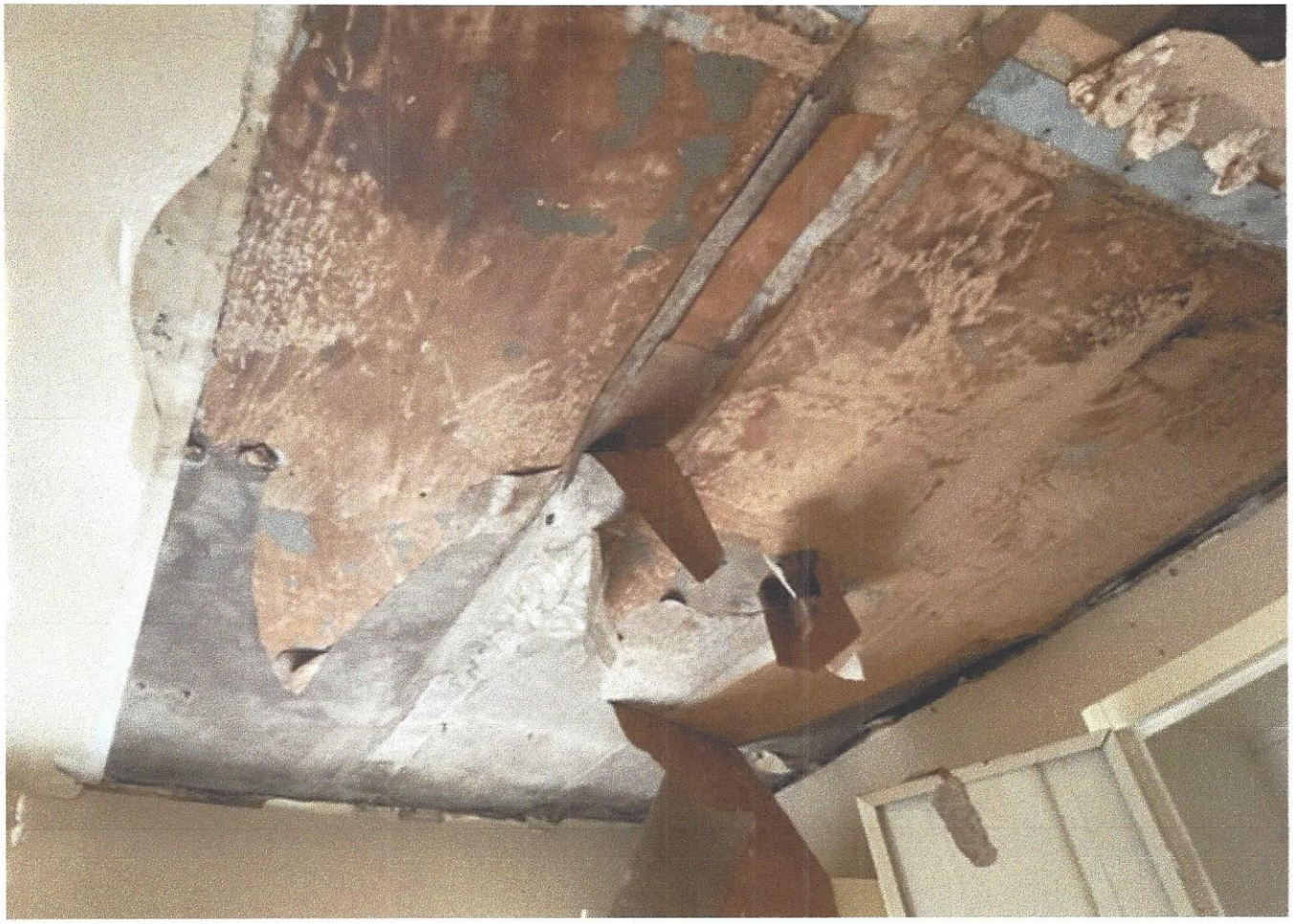

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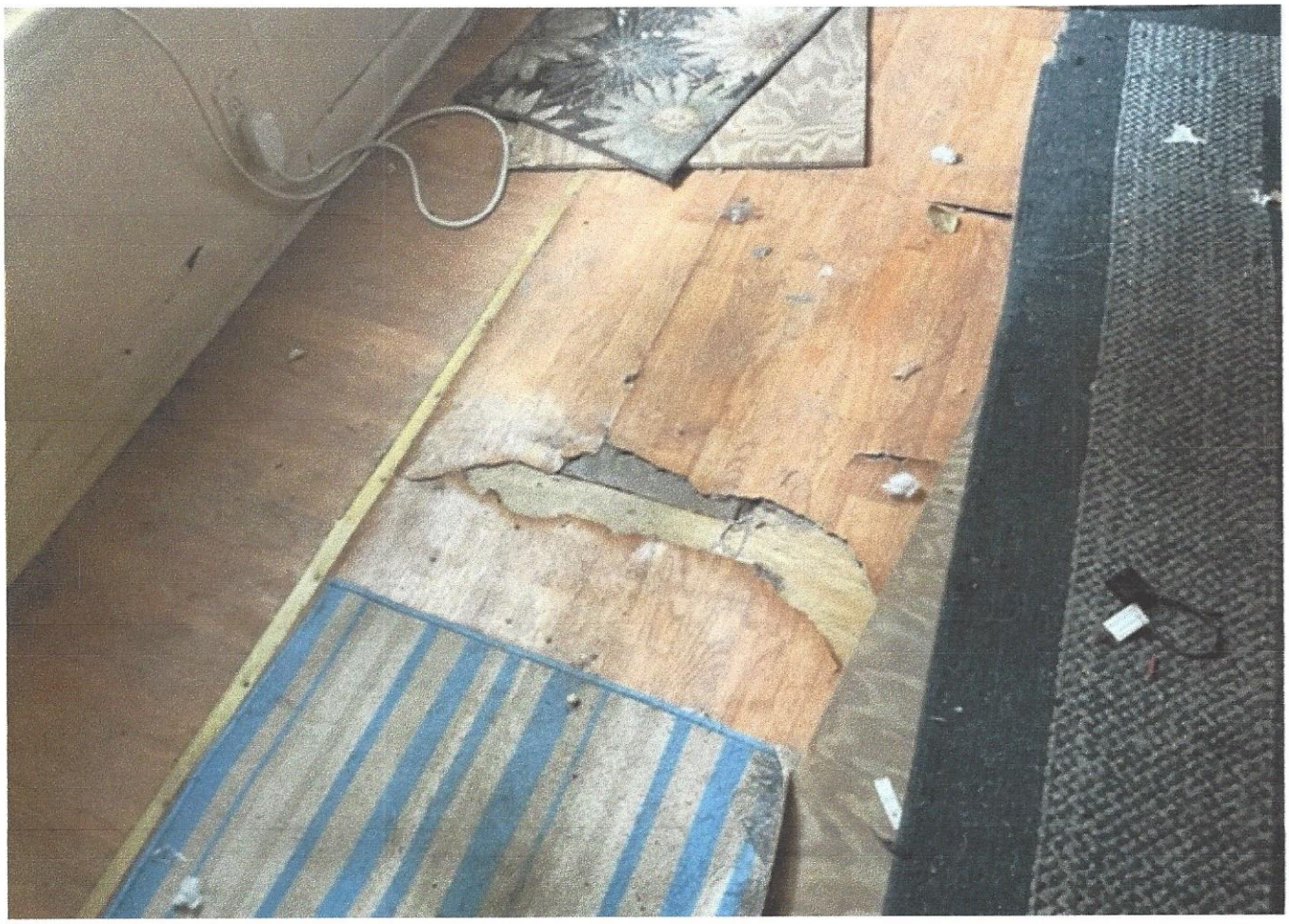

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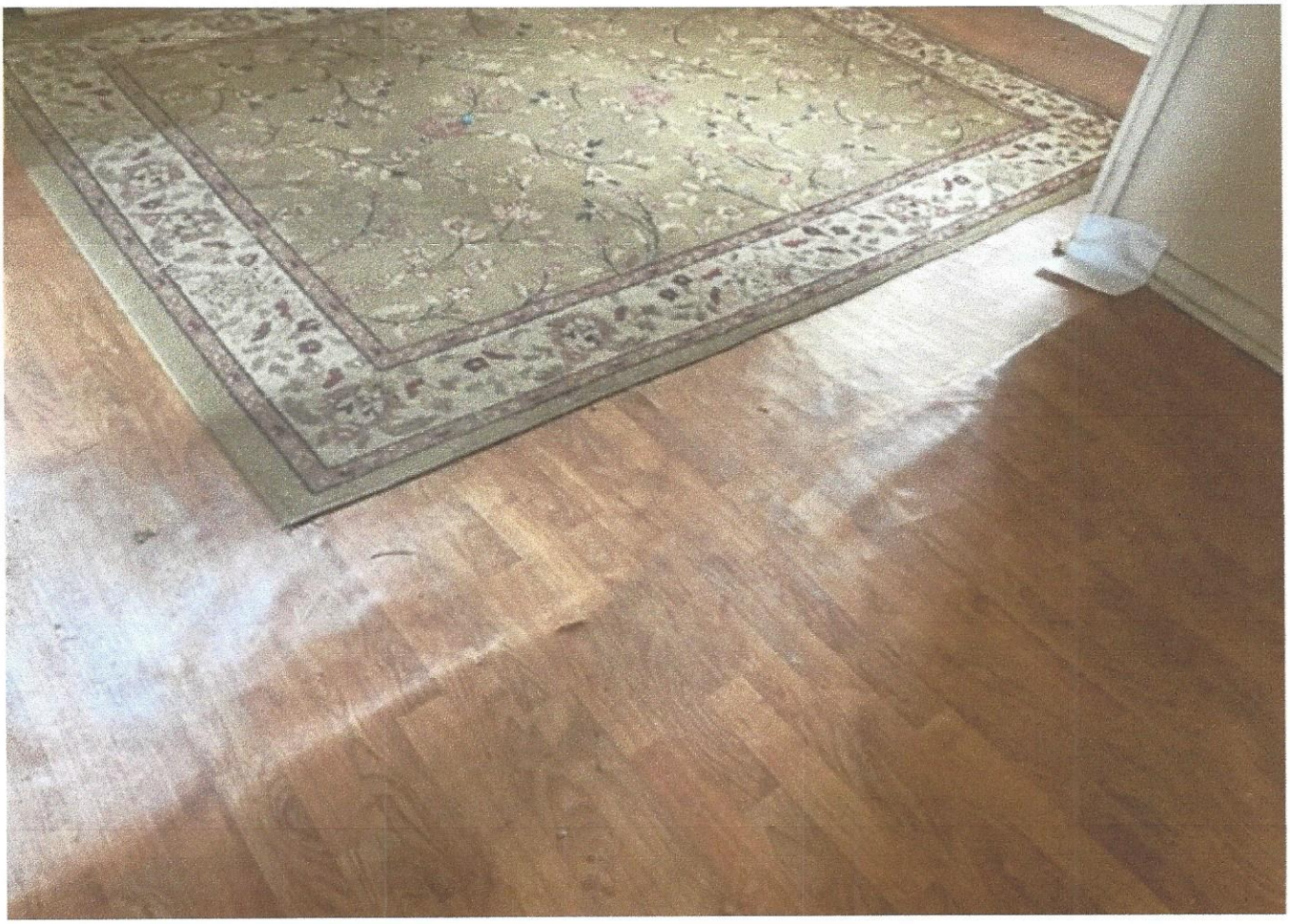

22

March 25, 2025

Preferred Builders and Associates
Attn: John Ligon
PO Box 681901
Franklin, TN 37068

Re: Structural Observations of Framing
119 Church St., Franklin, TN

Dear Mr. Ligon:

As requested, Geoff Burdine, Project Manager of GEC, met with you on March 12, 2025, to discuss the structural condition of the residence. I understand you reported to the city of Franklin significant deficiencies in framing for this structure. GEC observed:

- The exterior perimeter foundation is pillar and beam construction with primarily field stone pillars with block curtain walls installed between the pillars sometime after original construction to enclose the crawlspace.
- The crawlspace is not accessible due to close proximity to the ground. First-story subfloor framing is nominal 8- to 13-inches above ground surface in the crawlspace.
- Two areas have been opened by cutting and removing floor sheathing. Moisture meter readings from the subfloor framing taken from these two locations were 17 to 35%, which are considered elevated.
- The exposed subfloor framing in one location is a 2-ply 2x6 rough cut oak girder member, which has been structurally compromised by wood boring insect infestation.
- Original floor sheathing was nominal 1-inch-thick hardwood, which has been refinished in about 75% of the first-story because of wet rot.
- Floor sloping away from foundations averages 2-inches in 4-ft and the floor deflection is excessive in about 75% of the first-story floor framing, indicative of significant structural damage to framing.

Microbial growth and decaying wood is wide spread in the subfloor framing. Associated moisture exposure has led to a substantial reduction in the strength of the wood framing components making up the floor system. These conditions can only be addressed with the

reconstruction of the subfloor framing, which is generally considered financially inhibitive to rebuild this structure to meet the structural requirements of the applicable codes in the 2018 through 2021 IRC. Please call me if you have questions.

Garman Engineering Company, LLC

3/25/2025

Keith Michael Garman, PhD, PE, PG

Preferred Builders and Associates – 119 Church St – Framing

Request for Demolition Permit – 119 Church Street

To the Members of the Historical Zoning Commission:

We are respectfully submitting a request for a demolition permit for the property located at 119 Church Street, situated within the Franklin historic district. We recognize and appreciate the importance of preserving the character of our community; however, we believe the current condition of this structure does not and has not allowed preservation to be a feasible, safe or an economically reasonable solution. Even prior to the tree falling on this property, the substandard way in which it was originally built has made it impossible to salvage or restore.

Even before the neighbor's tree fell and severely damaged the rear portion of the house, this property was built in a substandard manor. The house lacks a proper foundation or footer. It was originally constructed as a single family home and was converted to a duplex many years ago by a previous owner. It was built on a few small stone piers, and over time, various makeshift materials (including stone, block, and metal coil) were added to partially enclose the crawlspace which is nearly nonexistent. This space measures at most 8 to 10 inches which makes the underside of the house inaccessible. All of the structural problems with the floors, the underpinning and the band were compromised due to the way the structure was originally built. The tree falling did not cause these issues.

The lack of proper space under the house has created a moisture issue that has compromised the structural integrity of this home since it was built. The home's floors are significantly sloped, varying between one to six inches across different rooms, each leaning in inconsistent directions. In some places, deteriorating subfloor and joists have been hastily covered with plywood and topped with vinyl designed to mimic hardwood. These dynamics have caused long term bug infestation and water damage which has effected the integrity of the entire floor system.

We have consulted with no fewer than six professional foundation companies, all of whom declined to take on the project, citing the extreme difficulty of safely raising the house given the current condition of the substructure. Without a sound floor system, lifting the building to install a foundation is not a viable option. See letter submitted from Don Toothman with Elevate Tennessee/Toothman Structure Movers.

The home fails to meet numerous current building codes. No proper foundation, many of the water and waste pipes are surface-mounted or exposed along the walls, venting for the hot water heater is poorly executed, and the electrical systems throughout the home are outdated and unsafe. Additionally, all ceilings are sagging, walls are deteriorating, and most of the original windows, though covered by storm windows, are beyond repair due to significant rot and weathering.

The roof is made of patched and painted "5V" tin, which is now due for full replacement. Beneath the aluminum-clad siding lies wood siding that is also deteriorating. Importantly, the house does not feature any notable architectural or historical design elements that would warrant its preservation under the criteria for historic significance.

We are committed to honoring the spirit of the neighborhood and maintaining the integrity of the Franklin area. As such, our intent is to convert the property into green space until a comprehensive development plan is finalized for this lot and adjoining properties at 117 and 109 Church Street. Rehabilitating the existing structure would require extensive and risky procedures such as lifting the entire house, digging and pouring a new foundation underneath it, rebuilding the entire floor system, and repairing the lower walls—all while the home remains

suspended. Such measures would not only be cost-prohibitive but also pose considerable safety concerns for workers and neighbors.

It is estimated that 75-80% of the structure would need to be replaced to bring it up to modern code and safety standards. A new build would be safer, more efficient, environmentally sustainable, and more aesthetically in line with the character envisioned for the area.

Demolition Approval Criteria:

Architectural and Historic Integrity

- See attached photographs
- See reports submitted by engineers
- See letter by Don Toothman

Economic Hardship

- Property has been vacated since 2023 when the tree fell on the structure-therefore no income is possible
- The estimate to build a new structure is $506,000
- The estimate to rehab the existing structure amount is $835,000

Structural Instability

- See 2 Engineer's reports
- See Photographs
- See Toothman letter/report
- Future Action- property will be left as green space for the foreseeable future. At a later date we may submit a development plan which would need to be approved by this Commission and the City

Respectfully,
Matt Ligon
(615) 478-6355

WELCOME

RUUD

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:	**Franklin Sign Company, Travis Braud**
Owner:	**UR Holdings LLC, Ulises Reyes**
Project #:	**8838**
Type of Work:	**Consideration of Signage (Reface Post-and-Panel)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**June 6, 2025**
Expiration Date:	**June 6, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the refacing of an existing post-and-panel sign at 121 3rd Ave. N. for the new tenant.

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

- **Location:** The existing sign is located to the left of the walkway to the front door and is perpendicular to the public sidewalk. The sign location will not be altered, as the panels are just being replaced.

- **Sign Area:** The sign areas of the refaced signs will remain the same as the existing signs. The post-and-panel sign consists of three panels. The first panel is 8.375" x 29.25", or 1.7 sq. ft. The second panel is 25.365" x 39.316", or 6.9 sq. ft. The third sign panel is 12" x 36.25", or 3.02 sq. ft. The sign area is not increasing and is appropriate to remain the size it has been.

- **Height:** The height of the sign will not be changed.

- **Material:** The Guidelines recommend that the material be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign materials will be an aluminum composite material, which is 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 sign will utilize a black background, and the lettering will be in a lighter, white color. The proposed colors are appropriate.

- **Illumination:** No illumination is proposed to be changed with this request.

APPLICABLE GUIDELINES
Chapter 8– Signs

APPROVED WORK SPECIFICATIONS
The sign refacing of the post-and-panel is **approved** with the following conditions:

- The signs must utilize a matte background finish.

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

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

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

FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

phone (615) 503-9972 320 FRENCH CT #222 FRANKLIN, TN 37067 fax (615) 503-9840

Job Number:

Order Date: 05-09-2025

Estimate: $ 1340.90

Salesperson: Travis Braud

Customer: William Horton

Company: The Mission Cigar

Address: 121 3rd Ave N

City: Franklin, TN

Zip Code: 37064

Phone Number: 615-533-0790

Once the signature sheet is returned and signed, and a 50% down payment is placed the paperwork will be submitted to the code department(s). Code departments operate on their own timeframe. Once we have received approval from the code department(s) we will begin production.

Production Time: 3 to ___ weeks

Sign Sqft. 8.375"h x 29.25" w = 1.7 sqft
Sign Sqft. 25.365"h x 39.316" w = 6.9 sqft
Sign Sqft. 12"h x 36.25" w = 3.02 sqft

Comments:

Exisiting sign frame, replacing inserts
Sign Material - 10 mm Alumicore with vinyl decals

Customer Signature: _____

Landlord Name (Printed): Ulises L. Reyes

Landlord Signature: _____

Scanned with CamScanner

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 Ulises L. Reyes / UR Holdings 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:

204276514
(Property Parcel/Tax ID Number)
and located at:

121 3rd Ave North 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

_____
(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

104 Victoria Court Franklin TN 37067
Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this

14th day of May, 2025.

Amanda Jackson
Notary Public

My Commission Expires: Feb. 28, 2026

AMANDA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. FEB. 28, 2026

Law Dept approved (2) 05.13.24

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CITY OF FRANKLIN, TN

121 3rd Ave N, Franklin, TN 37064

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

Project Overview #1710875

Project Title: 121 3rd Ave N, Franklin, TN 37064

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Travis Braud
Frankin Sign Company
320 Premier Court
Franklin, TN 37067
P:6155039972
info@franklinsignco.com

Property Owner

Property Owner
Ulises Reyes
UR Holdings LLC
104 Victoria court
Franklin, TN 37067
P:615-953-9495
jake@missioncigar.com

Address or Parcel

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

Calculated Acreage: Parcel

- 121 3RD AVE N: 0.27666741

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 121 3RD AVE N: DD

Central Franklin Overlay: Central Franklin Overlay

- 121 3RD AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 121 3RD AVE N: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: NA

Type of Work Proposed : Signage

Height of Overall Sign: 7

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

Type of Signage Proposed: Hanging (not Projecting Arm)

Height of Sign Face or Sign Area: 6

HVAC Type:

Narrative

Project Description:
Replacing inserts on existing Post hanging sign.

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:	**416 & 418 Main St. (Downtown Franklin Historic District)**
Applicant:	**Signs First, Mike Alexander**
Owner:	**Old House Investments, LLC. Travis Anderson, Rep.**
Project #:	**8841**
Type of Work:	**Consideration of Signage (Band Sign, Sandwich Board, and Small Hanging/Projecting)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**June 10, 2025**
Expiration Date:	**June 10, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a band sign, sandwich board sign, and small hanging/projecting sign for the new tenant Flying Cow in the spaces of 416 and 418 Main Street.

The Guidelines allow for administrative approval of signage if all recommendations are met. Three signs are proposed and the proposed quantity is the maximum amount of signs recommended for a retail/tenant space.

Band sign:

- **Quantity:** The Guidelines recommend a maximum of 1 per main entrance per retail storefront/tenant space on the ground floor, provided no wall sign is present on the building. One band sign is proposed. No wall signs are proposed or exist on the building. The proposed quantity is appropriate. The band sign is one of the three signs proposed, out of the recommended maximum of three signs for retail/tenant spaces. The proposed quantity is appropriate.

- **Sign Area**: The Guidelines recommend a maximum of 1 square foot per linear foot of width of building facade or retail storefront/tenant space for the sign area. The proposed sign area for the lettering is 4.36" x 191.81", or 5.8 sq. ft. The linear width of the retail storefront/tenant space is 17.25 ft. The proposed sign area is appropriate.

- **Sign Thickness**: The Guidelines recommend a maximum sign thickness of two inches. The proposed Sign thickness is ¼". The proposed sign thickness is appropriate.

- **Placement:** The Guidelines recommend placing the sign within the flat fascia above the entrance, vertically aligned with the center of an architectural element such as a retail storefront/tenant space entrance or centered over the overall space occupied by the business. The proposed sign is in the flat fascia above the space and aligned with the retail storefront/tenant space. The proposed placement is appropriate.

- **Projection:** The Guidelines recommend a maximum projection of 6 inches. The proposed projection is flush with the wall and will only project the distance of the sign thickness, which is ¼". The projection is appropriate.

- **Additional:** The Guidelines offer additional recommendations to use individually mounted letters on the fascia. The proposed sign is comprised of individually mounted letters. The proposed sign meets the recommendations of the Guideline.

- **Materials:** The Guidelines state to use finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign is aluminum lettering. The finish is not known. The proposed material appears to be appropriate, but should utilize a matte finish.

- **Colors:** The Guidelines state to use a maximum of 3 colors, with a darker background color than the lettering color, and to use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed lettering utilizes black letters on the white building façade. The proposed colorway is appropriate in light of the color of the building.

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

Sandwich Board Sign:

- **Sandwich Board Sign:** A pair of advertisement boards connected at the top by straps or hinges, designed to be placed on the sidewalk in front of the ground floor retail storefront/ tenant space. The proposed sign is consistent with the design of a sandwich board sign as listed in the Guidelines or Zoning Ordinance. The proposed sign frame is appropriate.

- **Location:** The Guidelines state that sandwich board sign shall be placed on the sidewalk in front of the retail storefront/tenant space and shall maintain 48 inches of sidewalk clearance for pedestrian circulation. The proposed sandwich board sign is placed on the public sidewalk located in front of the retail space. The clearance around the sign was not included within the application, but should align with the Guidelines.

- **Quantity:** The Guidelines state that a maximum of one per retail store front/tenant space is recommended. One sandwich board sign is proposed. The sandwich board sign is the second of the three signs proposed, out of the recommended maximum of three signs for retail/tenant spaces. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 6 sq. ft. per side. The proposed sign area is 24" by 36", or 6 sq. ft. The proposed sign area is appropriate.
- **Height:** The Guidelines state that the maximum height shall be 4 feet at the top of the sign area. The proposed sign height is 42". The height is appropriate.

- **Material:** The Guidelines state that the material should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign consists of a metal frame and a metal sign 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 sign utilizes a black background with white lettering. The colors are appropriate.

- **Illumination:** No illumination is permitted. No illumination is proposed.

Small Hanging/Projecting Sign:

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

- **Sign Area:** The Guidelines state that the sign may have up to 2 sides and a sign area of 4.5 square feet per side. This application proposes a sign panel that is 34" x 19", or 4.4 sq. ft. per side. The proposed sign meets the intent of the Guidelines.

- **Projection:** The Guidelines state the sign may 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 project a maximum of 4 feet from the building facade, inclusive of bracket depth. The proposed sign projects at a 90-degree angle from the building façade. The bracket depth projects 41" and 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 be hung to maintain an 8-foot minimum clearance from the grade surface (generally defined as the sidewalk or porch floor). The proposed sign is in line with the top of the storefront transom and headers and will have a clearance of 98" from the grade surface. The sign height is appropriate.

- **Material:** The Guidelines state that the material should consist of finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign will be made of an HDU (High-Density Urethane) material for the sign face, which is a composite material that can achieve the appearance of a high-quality material. The bracket material is steel and is appropriate.

- Placement: The Guidelines recommend that small hanging/projecting signs be placed near the main entrance. The sign is proposed to be placed on the right side of the tenant space and will be mounted in the wood surround of the storefront. Additional guidance from the Guidelines includes mounting signs so that they minimize damage to historic materials.

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

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

Sandwich Board Sign:

APPLICABLE GUIDELINES
Chapter 8 – Signs

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

- All signage must utilize matte finishes.

- The placement of the sandwich board sign shall maintain 48 inches of sidewalk clearance for pedestrian circulation.

- Mount signs so that they minimize damage to historic materials.

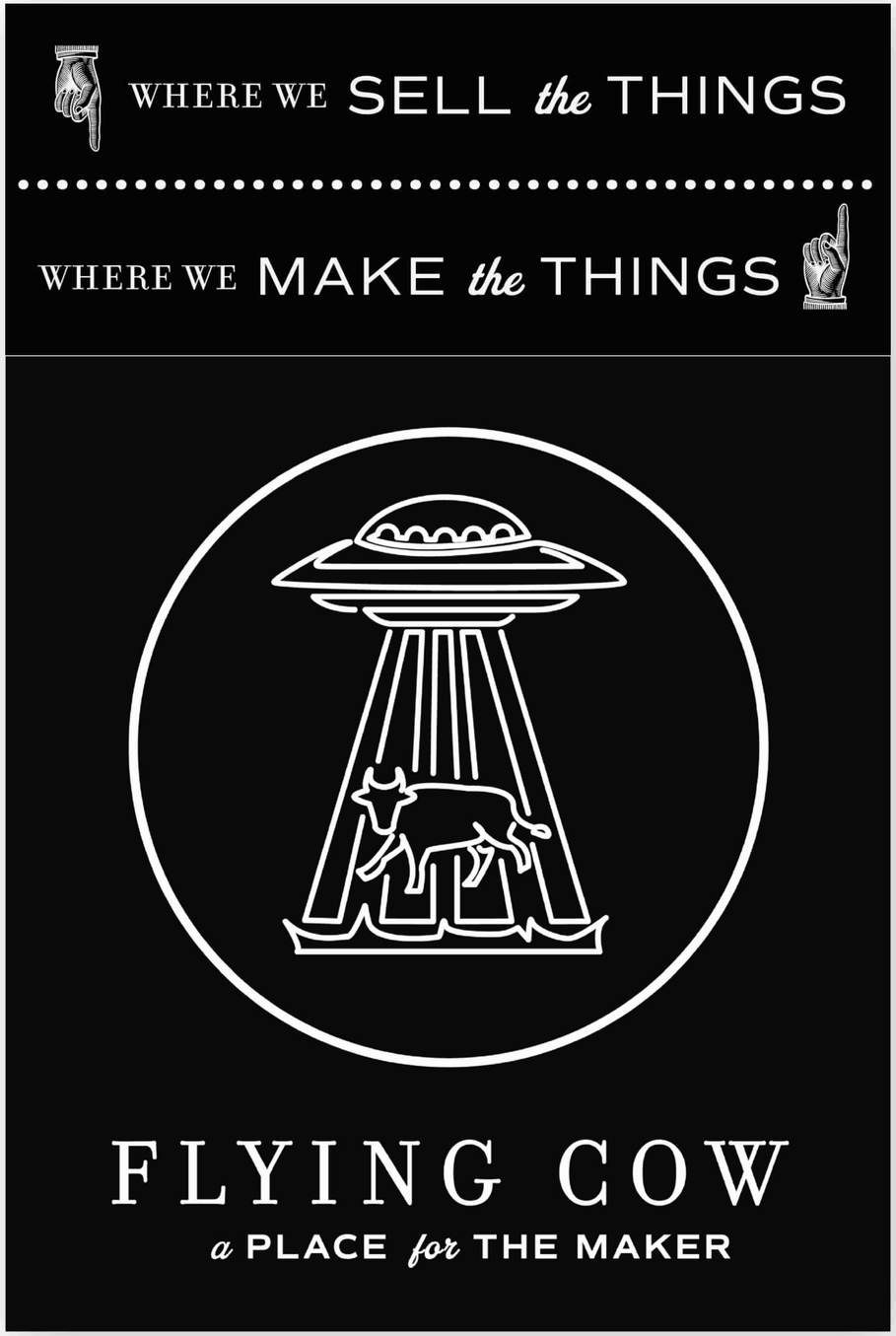
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

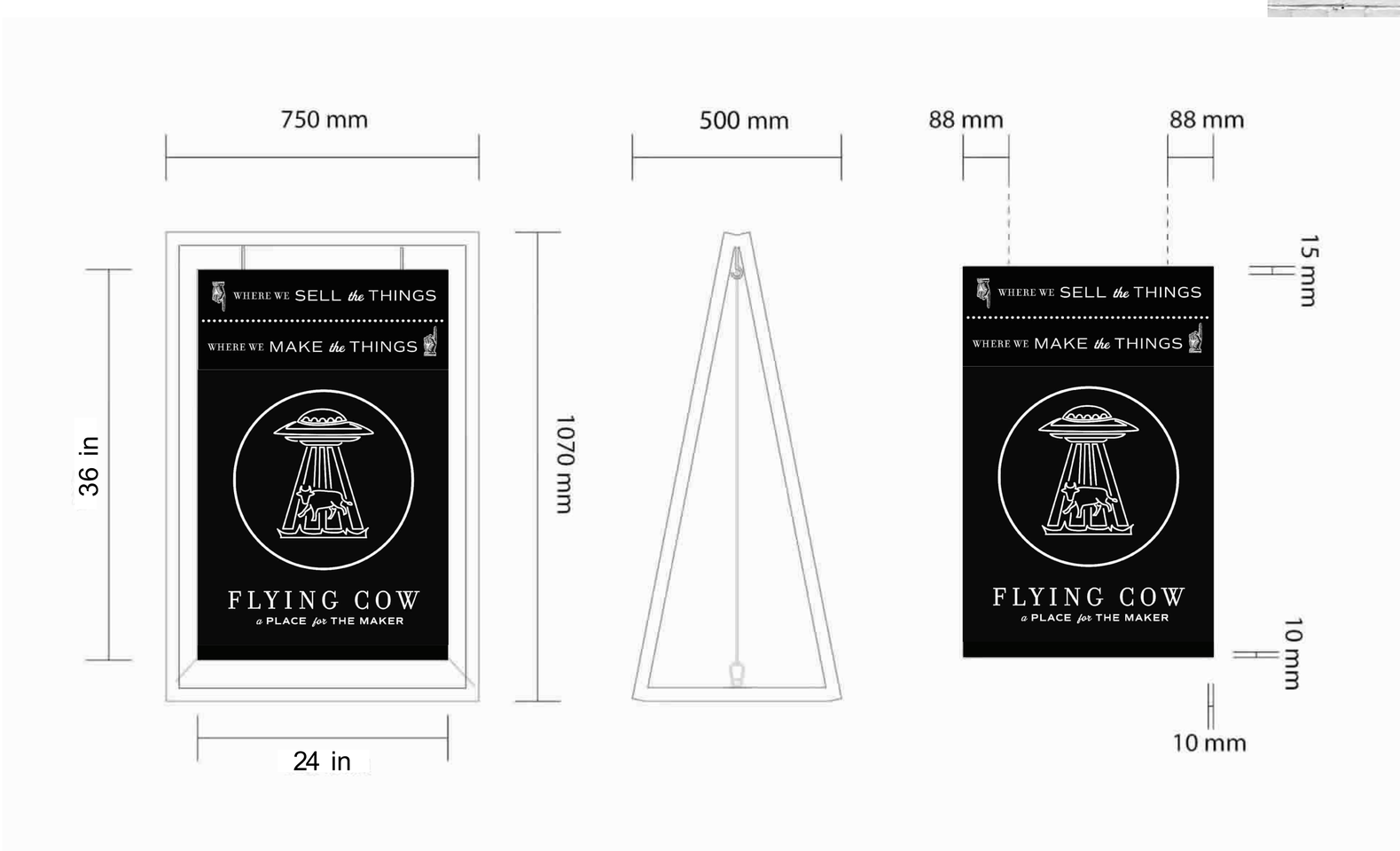
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

A FRAME SIGN

TWO-SIDED




750 mm
500 mm
88 mm
88 mm
15 mm
36 in
1070 mm
10 mm
10 mm
24 in
WHERE WE SELL the THINGS
WHERE WE MAKE the THINGS
FLYING COW
a PLACE for THE MAKER

WHERE WE SELL the THINGS
WHERE WE MAKE the THINGS
FLYING COW
a PLACE for THE MAKER

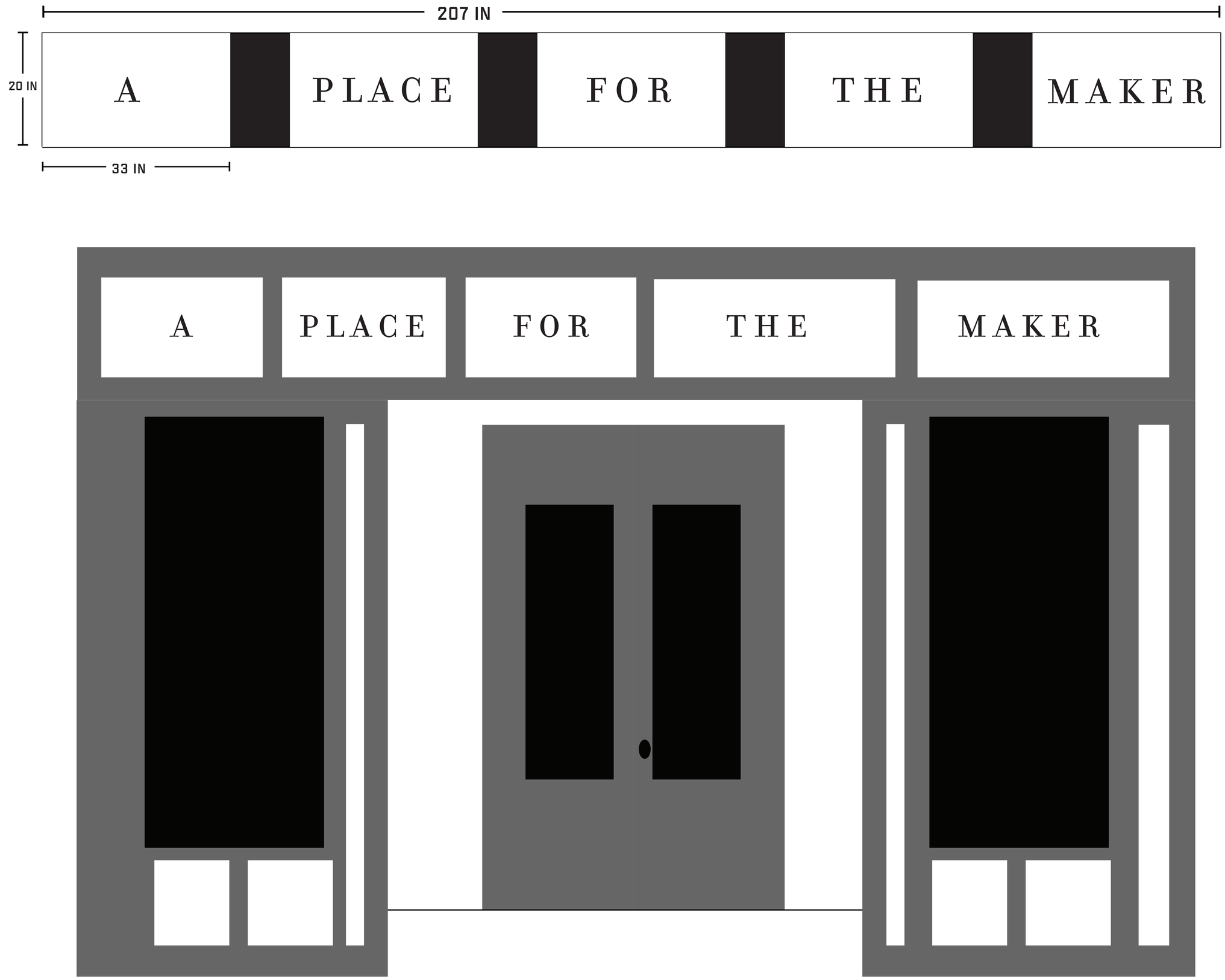
Hanging Sign

- Border and graphics are to be raised.
- Double Sided
- 2" Thick HDU routed 1/4" deep
- Painted white & Black
- Sign is 34in x 19in Oval
- Eye bolts & Screw Pin Ankle Shackle for hanging
- Deluxe Scroll Bracket is 41in wide, painted black

SIGNS FIRST®

— FRANKLIN, TENNESSEE —

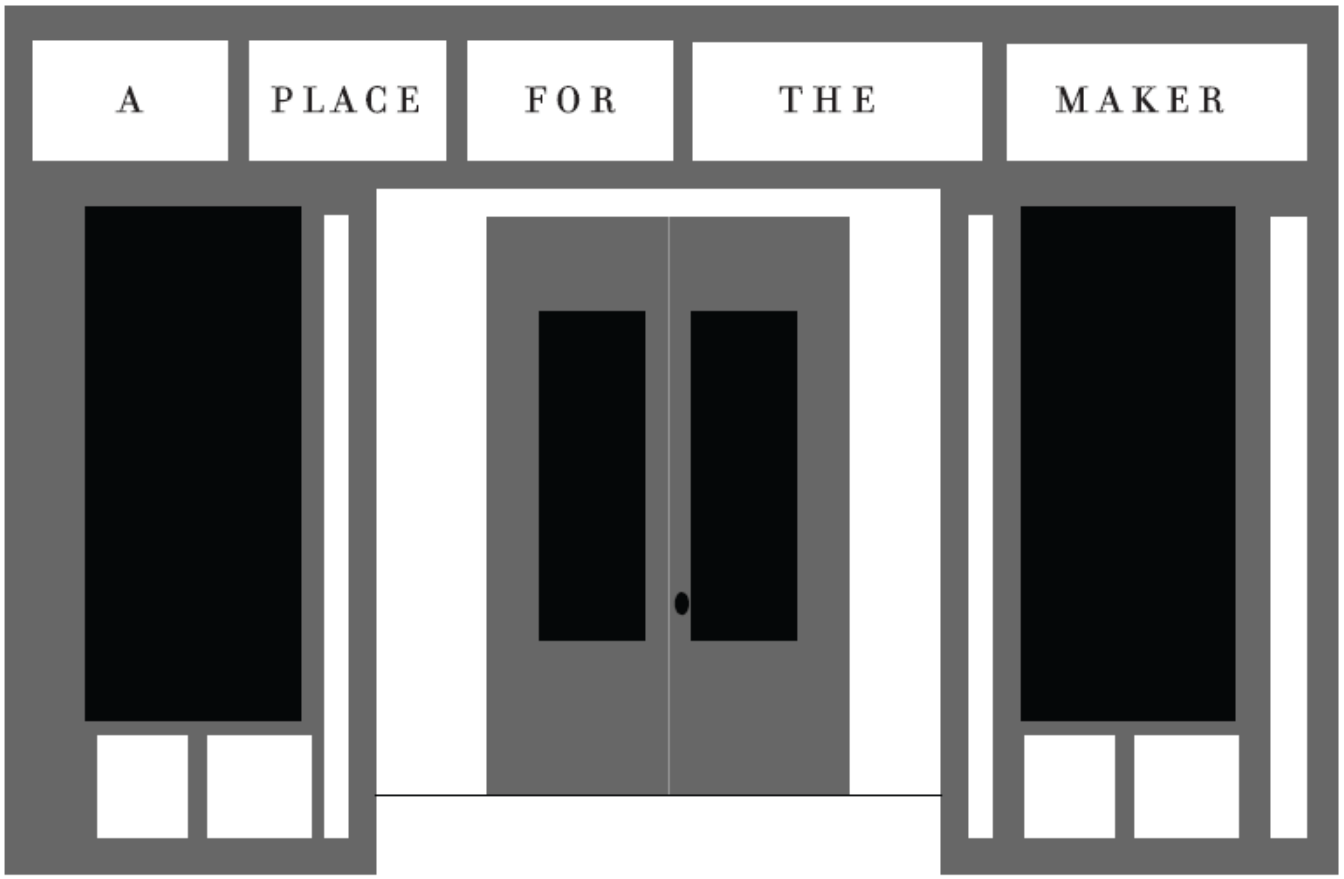
Wall Lettering



- Lettering to be flat cut aluminum, Painted Satin Black
- 1/4" thick Lettering
- Secured by flush stud mounting
- Lettering to be 4.36" and 27.72" (on the widest word)

SIGNS FIRST®
— FRANKLIN, TENNESSEE —

Wall Lettering



- Lettering to be flat cut aluminum, Painted Satin Black
- 1/4" thick, Individual Lettering
- Secured by flush stud mounting
- Lettering to be 4.36" and 27.72" (on the widest word)
- Lettering is Approx. 191.81in wide in total

SIGNS FIRST®
— FRANKLIN, TENNESSEE —

Hanging Sign

- Border and graphics are to be raised.
- Double Sided
- 2" Thick HDU routed 1/4" deep
- Painted white & Black
- Sign is 34in x 19in Oval
- Eye bolts & Screw Pin Ankle Shackle for hanging
- Deluxe Scroll Bracket is 41in wide, painted black
- Scroll Bracket is made of Steel and projects 41in

SIGNS FIRST®
— FRANKLIN, TENNESSEE —

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 OLD HOUSE INVESTMENTS, LLC TRANS ANDERSON SOLE MEMBER
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

02300 MAP 078C DIST 09
(Property Parcel/Tax ID Number)
and located at:

416-418 MAIN ST
(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

TOTORROW JOSHUA ARCENEAUX
(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

125 3RD AVE N
Property Owner Mailing Address

FRANKLIN, TN 37064
City, State & Zip

KIMBERLY LYNN SAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this

9 day of May, 2025.

Notary Public

My Commission Expires: 8-15-2027

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 #1739433

Project Title: 416 and 418 Main Street
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Britney Arceneaux
Flying Cow
418 Main Street
Franklin, TN 37064
P:4329346118
britney@flyingcowtallow.com

Property Owner

Property Owner
Travis Anderson
Old House Investments LLC
125 3rd Ave N
Franklin, TN 37064
P:6159488018
tanderson@tbhglobalasset.com

Address or Parcel

Project Address or Parcel: 418 MAIN ST (078C-M02300)

Calculated Acreage: Parcel
- 418 MAIN ST: 0.07814563

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 418 MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay
- 418 MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 418 MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 078C

Project information

Review Type: Nonresidential

Construction Type:

New Addition Type:

Type of Work Proposed: Signage

Porch or Deck Project:

Windows or Exterior Door Work:

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

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

Other Exterior Alterations Proposed:

Footprint Square Footage of Recent Addition:

Demolition or Relocation Proposed:

Estimated Age of Addition:

Number of Attached Signs Proposed: 3

Sign 1

Type of Signage Proposed: Projecting Arm

Height of Sign Face or Sign Area: 12

Height of Overall Sign: 12

Sign 2

Type of Signage Proposed: Wall-Mounted

Height of Overall Sign: 12

Height of Sign Face or Sign Area: 12

Sign 3

Does the existing structure have any recent additions?:

Type of Signage Proposed: Sandwich Board Signage

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

Height of Overall Sign: 3

Lot Square Footage:

Height of Sign Face or Sign Area: 3

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:

The Client wants approval on 3 signs as allowed by codes.

There will be a small projecting sign that will be routed and painted HDU as indicated in an uploaded diagram.

The second sign will be a band sign that fits with the architecture of the front of the building.

It will be satin black metal letters, stud mounted in accordance with a diagram provided.

The third sign will be an A-frame in accordance with codes. The diagram provided will be upgraded with an image that has an all black background and white lettering.

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:	**114 E. Main St. (Downtown Franklin Historic District)**
Applicant:	**Alicia King Marshall**
Owner:	**Joel E. Tomlin**
Project #:	**8859**
Type of Work:	**Consideration of Signage (Sandwich Board Sign)**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**June 19, 2025**
Expiration Date:	**June 19, 2027 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a sandwich board sign for a walking tour to be located at 114 E. Main Street.

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

- **Sandwich Board Signs:** A pair of advertisement boards connected at the top by straps or hinges, designed to be placed on the sidewalk in front of the ground floor retail storefront/ tenant space. The proposed sign is consistent with the design of a sandwich board sign as listed in the Guidelines or Zoning Ordinance. The proposed sign frame is appropriate.

- **Location:** The Guidelines state that sandwich board sign shall be placed on the sidewalk in front of the retail storefront/tenant space and shall maintain 48 inches of sidewalk clearance for pedestrian circulation. The proposed sandwich board sign is placed on the public sidewalk located in front of the retail space. The clearance around the sign was not included within the application.

- **Quantity:** The Guidelines state that a maximum of one per retail store front/ tenant space is recommended. The proposed quantity is appropriate for the walking tour.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 6 sq. ft. per side. The proposed sign area is 24" by 36", or 6 sq. ft. The proposed sign area is appropriate.

- **Height:** The Guidelines state that the maximum height shall be 4 feet at the top of the sign area. The proposed sign height is 48" or 4 feet. The height is appropriate.

- **Material:** The Guidelines state that the material should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign consists of a metal frame and sign panel.

- **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 sign features a black background with lighter white and minimal yellow lettering, accompanied by a green/blue accent. The colors are appropriate.

- **Illumination:** No illumination is permitted. No illumination is proposed.

APPLICABLE GUIDELINES
Chapter 8 – Signs

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

- The placement of the sandwich board sign shall maintain 48 inches of sidewalk clearance for pedestrian circulation.

- The sign frame and panel must utilize a matte finish.

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

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

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

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OF THE YEAR
2025

Google
5 STARS

Tripadvisor
Travelers' Choice Awards
2025

AWARD WINNING

GHOST TOUR

7:00 PM | EVERY NIGHT

The ***Grim & Ghostly Tour*** is not your average ghost tour. Dive into Franklin's darker side—murder, moonshine, Civil War spies, the Scandalous Socialite of the South, the lingering ghost of a Revolutionary War veteran, and more. History never felt so haunted.

MORE TOURS

FRANKLIN CHARM TOUR

9:30 AM | EVERY DAY

Step back in time—from our town's founding through the Civil War and into the modern day. Uncover hidden history, local legends, and today's favorite spots to eat, shop, and catch live music.

Tripadvisor Travelers' Choice Awards 2025

For more tours & tickets, scan code or visit:

FRANKLINWALKINGTOURS.COM

Call or text: **615-604-7171**

Google 5 STARS

DOWNTOWN FRANKLIN ASSOCIATION TOUR PROVIDER OF THE YEAR 2025

ALL TOURS START AT LANDMARK BOOKSELLERS

114 E. MAIN ST, FRANKLIN, TN

HAPPY
HOUR every Friday
THE PUB
6-7PM
BUY 1
TAKE 1
ON ALL
DRINKS

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I JOEL E. TOMLIN JR.
(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:

Landmark Booksellers
(Property Parcel/Tax ID Number)
and located at:

114 E. Main St, Franklin
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

JOEL E TOMLIN JR.
(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

114 E. Main St.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

29 day of April, 2025.

Notary Public

My Commission Expires: 10.25.26

EMILY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Project Overview #1712755

Project Title: 114 E Main

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
Alicia King Marshall
Franklin Walking Tours
PO Box 682767
Franklin, TN 37068
P:615 604-7171
franklinwalking@gmail.com

Property Owner

Property Owner
Joel Tomlin
Landmark Booksellers
114 E Main
Franklin, TN 37064
P:6154061565
books@landmarkbooksellers.com

Address or Parcel

Project Address or Parcel: 114 E MAIN ST (078C-D02600)

Calculated Acreage: Parcel

- 114 E MAIN ST: 0.17287941

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 4

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 114 E MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay

- 114 E MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 114 E MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed: Sandwich Board Signage

Height of Sign Face or Sign Area: 4

HVAC Type:

Narrative

Project Description:
sandwich board sign

TOURS START HERE

with arrow

small logo at top and contact info at bottom

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

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

Address:	**305 Public Square (Downtown Franklin Historic District)**
Applicant:	**Alicia King Marshall**
Owner:	**Williamson County**
Project #:	**8858**
Type of Work:	**Consideration of Signage (Sandwich Board Sign)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**June 19, 2025**
Expiration Date:	**June 19, 2027 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a sandwich board sign for a walking tour to be located at 305 Public Square.

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

- **Sandwich Board Signs:** A pair of advertisement boards connected at the top by straps or hinges, designed to be placed on the sidewalk in front of the ground floor retail storefront/ tenant space. The proposed sign is consistent with the design of a sandwich board sign as listed in the Guidelines or Zoning Ordinance. The proposed sign frame is appropriate.

- **Location:** The Guidelines state that sandwich board sign shall be placed on the sidewalk in front of the retail storefront/tenant space and shall maintain 48 inches of sidewalk clearance for pedestrian circulation. The proposed sandwich board sign is placed on the public sidewalk located in front of the retail space. The clearance around the sign was not included within the application.

- **Quantity:** The Guidelines state that a maximum of one per retail store front/ tenant space is recommended. The proposed quantity is appropriate at this location for the walking tour.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 6 sq. ft. per side. The proposed sign area is 24" by 36", or 6 sq. ft. The proposed sign area is appropriate.

- **Height:** The Guidelines state that the maximum height shall be 4 feet at the top of the sign area. The proposed sign height is 48" or 4 feet. The height is appropriate.

- **Material:** The Guidelines state that the material should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign consists of a metal frame and sign panel.

- **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 to use muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed sign utilizes a black background with lighter white and minimal yellow lettering, as well as a green/blue accent. The colors are appropriate.

- **Illumination:** No illumination is permitted. No illumination is proposed.

APPLICABLE GUIDELINES
Chapter 8 – Signs

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

- The placement of the sandwich board sign shall maintain 48 inches of sidewalk clearance for pedestrian circulation.

- The sign frame and panel must utilize a matte finish.

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

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

Emily Huffer | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
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OF THE YEAR
2025

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5 STARS

Tripadvisor
Travelers' Choice Awards
2025

AWARD WINNING

GHOST TOUR

7:00 PM | EVERY NIGHT

The ***Grim & Ghostly Tour*** is not your average ghost tour. Dive into Franklin's darker side—murder, moonshine, Civil War spies, the Scandalous Socialite of the South, the lingering ghost of a Revolutionary War veteran, and more. History never felt so haunted.

MORE TOURS

FRANKLIN CHARM TOUR

9:30 AM | EVERY DAY

Step back in time—from our town's founding through the Civil War and into the modern day. Uncover hidden history, local legends, and today's favorite spots to eat, shop, and catch live music.

Tripadvisor Travelers' Choice Awards 2025

For more tours & tickets, scan code or visit:

FRANKLINWALKINGTOURS.COM

Call or text: **615-604-7171**

Google 5 STARS

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ALL TOURS START AT LANDMARK BOOKSELLERS

114 E. MAIN ST, FRANKLIN, TN

HAPPY
HOUR every Friday
THE PUB
6-7PM
BUY 1
TAKE 1
ON ALL
DRINKS

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I ROGERS C. ANDERSON
(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:

HISTORIC COURTHOUSE - STEPS
(Property Parcel/Tax ID Number)
and located at:

305 PUBLIC SQUARE, 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

KEVIN R. BENSON
(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

1320 WEST MAIN
Property Owner Mailing Address

FRANKLIN, TN 37064
City, State & Zip

Subscribed and sworn to before me this
28 day of April, 20 25.

Notary Public

My Commission Expires: 12/13/25

CRISTY GARNER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

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 #1712755

Project Title: 114 E Main

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
Alicia King Marshall
Franklin Walking Tours
PO Box 682767
Franklin, TN 37068
P:615 604-7171
franklinwalking@gmail.com

Property Owner

Property Owner
Joel Tomlin
Landmark Booksellers
114 E Main
Franklin, TN 37064
P:6154061565
books@landmarkbooksellers.com

Address or Parcel

Project Address or Parcel: 114 E MAIN ST (078C-D02600)

Calculated Acreage: Parcel

- 114 E MAIN ST: 0.17287941

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 4

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 114 E MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay

- 114 E MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 114 E MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed: Sandwich Board Signage

Height of Sign Face or Sign Area: 4

HVAC Type:

Narrative

Project Description:
sandwich board sign

TOURS START HERE

with arrow

small logo at top and contact info at bottom

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:	**341 Main St. (Downtown Franklin Historic District)**
Applicant:	**Brandon Hartwell**
Owner:	**John P. Small**
Project #:	**8860**
Type of Work:	**Consideration of Signage (Sandwich Board Sign)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**June 19, 2025**
Expiration Date:	**June 19, 2027 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a sandwich board sign at 341 Main Street.

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

- **Sandwich Board Signs:** A pair of advertisement boards connected at the top by straps or hinges, designed to be placed on the sidewalk in front of the ground floor retail storefront/ tenant space. The proposed sign is consistent with the design of a sandwich board sign as listed in the Guidelines or Zoning Ordinance. The proposed sign frame is appropriate.

- **Location:** The Guidelines state that sandwich board sign shall be placed on the sidewalk in front of the retail storefront/tenant space and shall maintain 48 inches of sidewalk clearance for pedestrian circulation. The proposed sandwich board sign is placed on the public sidewalk located in front of the retail space. The clearance around the sign was not included within the application.

- **Quantity:** The Guidelines state that a maximum of one per retail store front/ tenant space is recommended. The sandwich board sign is the third sign of the recommended three sign maximum for retail/tenant spaces. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 6 sq. ft. per side. The proposed sign area is 24" by 36", or 6 sq. ft. The proposed sign area is appropriate.

- **Height:** The Guidelines state that the maximum height shall be 4 feet at the top of the sign area. The proposed sign height is 36" or 3 feet. The height is appropriate.

- **Material:** The Guidelines state that the material should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign consists of a metal frame and sign 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 sign utilizes a muted green background, lighter white lettering, and an accent of pink around minimal lettering. The colors are appropriate.

- **Illumination:** No illumination is permitted. No illumination is proposed.

APPLICABLE GUIDELINES
Chapter 8 – Signs

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

- The placement of the sandwich board sign shall maintain 48 inches of sidewalk clearance for pedestrian circulation.

- The other sign panel within the application that does not utilize the green background is not approved as part of this application.

- 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/

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OWNER AFFIDAVIT
City of Franklin, Tennessee

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

_____
(Property Parcel/Tax ID Number)

and located at:

341 MAIN Street
(Street Address)

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

Molly Green Nashville LLC
(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.

John P. Small
Signature

7269 Northwest Hwy
Property Owner Mailing Address

Fairview TN 37062
City, State & Zip

Subscribed and sworn to before me this

7 day of August, 2024.

Rebekah Holmes
Notary Public

My Commission Expires: 9.21.2026

REBEKAH HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

molly green
Fresh Style,
Picked Daily
WWW.SHOPMOLLYGREEN.COM

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 #1724679

Project Title: 341 Main St

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 Hartwell
Molly Green Franklin LLC
341 Main St
Franklin, TN 37064
P:2054477102
brandon@shopmollygreen.com

Property Owner

Property Owner
John Small

7269 Northwest HWY
Fairview, TN 37062
P:6153900461
notsure@gmail.com

Address or Parcel

Project Address or Parcel: 341 MAIN ST (078C-O01100)

Calculated Acreage: Parcel
- 341 MAIN ST: 0.05776059

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 3

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 341 MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay
- 341 MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 341 MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1724679

Type of Signage Proposed: Sandwich Board Signage

Height of Sign Face or Sign Area: 3

HVAC Type:

Narrative

Project Description:
Double sided sandwich board sign

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

Address:	**1303 Adams St. (Adams Street Historic District)**
Applicant:	**Josh Ellis**
Owner:	**David Swift**
Project #:	**8862**
Type of Work:	**Minor Alteration (Non-Historic Window Alteration)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**June 23, 2025**
Expiration Date:	**June 23, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration on an obscured facade of a non-historic addition to the building located at 1303 Adams Street. The proposal is to replace the small windows.

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

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

The nature of the location of the alterations, being on an obscured façade of a non-historic addition to the building, is appropriate for an administrative review. The Guidelines recommend:

- 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.
- Design windows to match the historic materials found on the building, but composite materials that have the appearance of wood are appropriate.

The proposal includes a wood window to replace the non-historic, circa 1990s, vinyl-clad windows. The window profile is a 4-lite window. The window design is appropriate. As

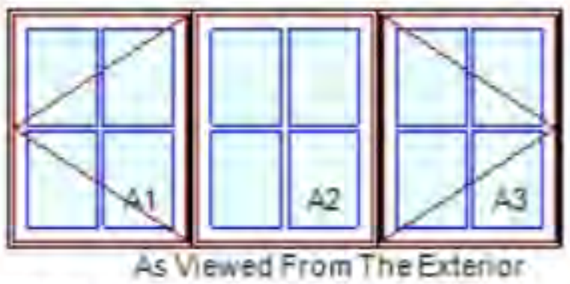
proposed, the replacement of the non-historic window alterations meets the intent of the Guidelines and the administrative review process.

APPLICABLE GUIDELINES
2022 Historic District Design Guidelines
Chapter 2: Additions to Historic Residential Buildings

APPROVED WORK SPECIFICATIONS
The window replacement 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/



As Viewed From The Exterior

MO 84 1/2" X 35 3/8"
FS 84" X 35 1/8"
RO 85" X 35 5/8"
Egress Information A1, A3
Width: 20 57/64" Height: 30 1/64"
Net Clear Opening: 4.35 SqFt
Egress Information A2
No Egress Information available.
Performance Information A1, A2, A3
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.44
Condensation Resistance: 58
CPD Number: MAR-N-337-01660-00001
Performance Information OA
Performance Grade A1
Licensee #918
AAMA/WDMA/CSA/101/I.S.2/A440-11
CW-PG50 914X2442 mm (36X96.13 in)
CW-PG50 DP +50/-50
FL10321
Performance Grade A2
Licensee #918
AAMA/WDMA/CSA/101/I.S.2/A440-11
CW-PG50 914X2442 mm (36X96.13 in)
CW-PG50 DP +50/-50
FL10321
Performance Grade A3
Licensee #918
AAMA/WDMA/CSA/101/I.S.2/A440-11
CW-PG50 914X2442 mm (36X96.13 in)
CW-PG50 DP +50/-50
FL10321
Performance Grade Mull
Licensee #917
AAMA 450-10
LC-PG50 1502X1524 mm (60X59.12 in)
LC-PG50 DP 50
FL13150
Performance Grade Overall Assembly
LC-PG50 DP

85" X 35 5/8"

Unit: A1
Ultimate Casement Narrow Frame - Left Hand
CN 2836
Rough Opening 29" X 35 5/8"
Frame Size 28" X 35 1/8"
0 Degree Frame Bevel
Cashmere Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Cashmere Clad Ext - Painted Interior Finish - White - Pine Int
Putty Exterior Glazing Profile
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
White Folding Handle
White Multi - Point Lock
No Screen

Unit: A2
Ultimate Casement Narrow Frame - Stationary
CN 2836
Rough Opening 29" X 35 5/8"
Frame Size 28" X 35 1/8"
0 Degree Frame Bevel
Cashmere Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Cashmere Clad Ext - Painted Interior Finish - White - Pine Int
Putty Exterior Glazing Profile
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers

Unit: A3
Ultimate Casement Narrow Frame - Right Hand
CN 2836
Rough Opening 29" X 35 5/8"
Frame Size 28" X 35 1/8"
0 Degree Frame Bevel
Cashmere Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Cashmere Clad Ext - Painted Interior Finish - White - Pine Int
Putty Exterior Glazing Profile
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
White Folding Handle
White Multi - Point Lock
No Screen
Standard Mull Charge
4 9/16" Jambs
Nailing Fin
***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for

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 David Swift
(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:

DI:09, Map:078K, Group:E, Ctrl:078K, Parcel: 01500, Lot:0017,

(Property Parcel/Tax ID Number)
and located at:

1303 Adams St, Franklin, TN 37064

(Street Address)

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

Josh Ellis

(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

1303 Adams St.
Property Owner Mailing Address

Franklin, TN, 37064
City, State & Zip

MICHAEL FARRUGIA
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Subscribed and sworn to before me this

9th day of June, 2025.

Michael Farrugia
Notary Public

My Commission Expires
April 29, 2026

My Commission Expires:

Law Dept approved (2) 05.13.24

CITY OF FRANKLIN, TN

1303 Adams St, Franklin TN 37064

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

Project Overview #1754148

Project Title: 1303 Adams St, Franklin TN 37064

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
josh ellis
j4 builders llc
po box 472
thompson station, TN 37179
P:6154004303
jellis@j4builders.com

Property Owner

Property Owner
david swift

556 overview ln
franklin, TN 37064
P:6158388422
david@davidswift.com

Address or Parcel

Project Address or Parcel: 1303 ADAMS ST (078K-E01500)

Calculated Acreage: Parcel

- 1303 ADAMS ST: 0.8745558

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 proposed work is **window installations**. This option was not available in the selections above. The window dimensions are **23" x 30"**.

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 1303 ADAMS ST: R4

Central Franklin Overlay: Central Franklin Overlay

- 1303 ADAMS ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 1303 ADAMS ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 163689

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:
Installation of new windows measuring 23" x 30" on the **south side near the rear of the house**.