City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, August 11, 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

APPLICATIONS

2. Consideration Of Alterations (Principal) At 802 Fair St.; Bill Clark, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

3. Consideration Of Alteration (Principal Roof Material) At 1835 William Campbell Ct. (Magnolia Hall Lot 2); Jennifer Lombard, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

4. Consideration Of Signage And Lighting At 230 Franklin Rd. (Carousel Building); Raenah Anderson, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration Of Awning (Principal) At 900 Fair St.; Stephen Scott, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Site Alterations At 1002 Fair St.; Jeff Fleishour, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

7. Consideration Of Alterations At 230 Franklin Rd. (The Factory Hotel); Benton Smothers, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

8. Consideration Of Alterations (Principal) At 319 N. Margin St.; Wilson Stevenson, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

Sponsors: Kelly Dannenfelser, Emily Huffer

10. Consideration Of In-Kind Repairs and Alterations (Colt Barn and Hayes House Equipment Barn) At 331 Franklin Rd. (Harlinsdale Farm); Lisa Clayton, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

11. Consideration of an Addition And Alterations (Principal) At 305 3rd Ave. S.; Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

12. Consideration Of Demolition (Principal And Accessory) At 119 Church St.; John Ligon, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

13. Consideration Of An Addition (Principal) And Alterations And An Addition (Accessory) At 1008 Fair St.; Jacob Layne, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

14. Consideration Of Alterations At 109 3rd Ave. S. (City Hall And City Hall Park); Anna Ruth Kimbrough, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

15. Consideration Of HPO Rezoning Recommendation Request for 171 Hillhaven Ln. And Parcel ID 063---02101; City of Franklin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

16. Admin COA For Lighting at 129 2nd Ave. N.; Marla Albert, Applicant.

17. Admin COA For Signage (Reface) At 232 5th Ave. N.; Jason Collins, Applicant.

18. Admin COA For Signage (Projecting, Sandwich Board, And Window) At 430 Main St.; Cathey Jo Elwood, Applicant.

ADJOURN

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

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

City of Franklin

Meeting Minutes

Historic Zoning Commission

Monday, July 14, 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. 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

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

Commissioners Present: Tyler LeMarinel, Brian Laster, Bob Barrett, Lisa Marquardt, Mary Pearce, Kathy Worthington, Madaylny Ingram (5:07 PM), and Michael Orr (5:17 PM)

Commissioners Absent: Holly Thompson

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

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

Chair LeMarinel asked for citizen comments. There were none.

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

APPROVAL OF MINUTES

1. **Consideration Of Approval Of Minutes**

Sponsors:

Commissioner Laster motioned to approve the HZC June 9, 2025, Meeting minutes, seconded by Commissioner Barrett.

The motion carried 5-0 (Chair LeMarinel abstains, Commissioner Ingram and Orr are not present)

ANNOUNCEMENTS

Ms. Huffer announced that the regularly scheduled DRC Meeting will be next Monday, July 21, 2025, starting at 4 PM at the Eastern Flank Event Facility and the deadline to apply is midnight tonight, July 14. If an applicant would like to attend the next DRC meeting based on the results of tonight's meeting, please email staff before midnight tonight.

A special DRC meeting will be held Tuesday, July 29, 2025, at Eastern Flank Event Facility to discuss new City Hall design elements and City Hall park.

To streamline and enhance meeting efficiency, staff will make brief comments on items that meet the design guidelines. Also, Ms. Huffer noted that for simple items, a Consent Agenda will be created where all items will be voted on at once. For tonight's Consent Agenda there are two items. One item is for simple in-kind repairs and the other does not request any exterior changes.

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.)

Chair LeMarinel explained that 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. Items on the consent agenda will not be discussed. Any member of the Commission or public may ask that the item be placed on the regular agenda and will be considered in its printed order.

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

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

Commissioner Marquardt motioned to place and approve items #2 (Consideration Of In-Kind Replacement At 132 3rd Ave. S. (Biscuit Love); Jenna Lee, Applicant.) and #3 (Consideration Of Retroactive Construction (Accessory) At 1303 Adams St.; Josh Ellis, Applicant) on the Consent Agenda, seconded by Commissioner Worthington.

Commissioner Laster stated that he would like to remove Item #2 (Consideration Of In-Kind Replacement At 132 3rd Ave. S.) from the Consent Agenda.

Mr. Harper stated that the item (item #2) Commissioner Laster is referring to would remain on the regular Agenda and no amendment is needed.

Chair LeMarinel stated that the Consent Agenda will include Item #3 will be the only item on the Consent Agenda.

The motion carried 7-0 (Commissioner Orr not present).

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Mr. Huffer noted that the property (123 3rd Avenue South) is located with in the Downtown Franklin National Historic District. The proposal includes in-kind replacement of the following elements on the front porch: 1) an 8' porch column, 2) porch railing and balustrade, and 3) porch flooring.

Recomendation: Staff recommend approval of the in-kind replacement of the porch elements with conditions outlined in the staff report.

Applicant: Michael Lee. Mr. Lee stated that no changes will be made to the porch. The turning is being replaced using the same species of wood. along with reinstallation of the railings wood.

Citizen Comments: None

Motion
Commissioner Laster motioned to approve In-Kind Replacement At 132 3rd Ave. S. (Biscuit Love), seconded by Commissioner Ingram.

Commissioner Laster asked the applicant if all the work would be tongue and groove. The specifications say it is a KDAT pressure treated product but is it tongue and groove?

Mr. Lee explained that he wasn't sure but most of the time it is tongue and groove. Mr. Lee further stated that yes, if the original was tongue and groove, tongue and groove would be used.

Commissioner Laster stated that the original method used was tongue and groove which is the method that should be used for the in-kind replacement of the porch elements.

Mr. Lee confirmed that the in-kind replacement would be the same as the original method and materials. If there is a 3" face, a 3" face will be used for the replacement.

Commissioner Laster asked for clarification that the only element being reproduced is the porch and that the balustrade is in good shape and does not need replacement.

Mr. Lee stated that there is one turning column that will need replacement, but an exact replica will be used.

The motion carries 7-0 (Commissioner Orr is not present).

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Approved on the Consent Agenda.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 219 5th Avenue South is located within the Downtown Franklin National Register Historic District. The National Register describes the accessory structure as an original frame garage with a gable roof, weatherboard siding, and an open single garage bay. The proposal includes the installation of garage doors on the accessory structure at 219 Fifth Avenue South.

Recommendation: Staff recommend approval of the application with conditions outlined in the staff report.

Applicant: James Redford. Mr. Redford did not have additional information to add but was present for questions.

Citizen Comments: None

Motion

Commissioner Laster motioned to approve Alterations (Accessory Structure) At 219 5th Ave. S. with staff conditions, seconded by Commissioner Barrett.

Commissioner Laster stated that the home has been in the same family since the beginning and the applicant has done a nice job of selecting a garage door that matches the original as closely as possible.

Chair LeMarinel also complimented the applicant on his selection of garage doors.

The motion carried 7-0 (Commissioner Orr is not present).

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 134 2nd Avenue North is located in the Downtown Franklin National Register Historic District. The site features a total of three existing sign for the building. The proposal includes adding two sandwich board signs, which would bring the total number of signs to five. 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
- Maximum of 3 colors, and with a darker background color than the lettering color.

Recommendation: Staff recommend approval of a sandwich board sign with conditions that would align the sandwich boards signs with the guidelines.

Applicant: Heidi Hyland. Ms. Hyland was present but did not have any additional information to add.

Citizen Comments: None

Motion

Commissioner Pearce motioned to approve Signage (Sandwich Board Signage) At 134 2nd Ave. N. with staff conditions, seconded by Commissioner Marquardt.

Commissioner Pearce stated that staff's conditions included reversing the colors.

Chair LeMarinel stated that there are staff comments about sign color and quantity, as part of the conditions of approval, with the understanding that final decisions would come back to staff for approval.

Ms. Bulay stated that the first condition is limiting the total number of signs to three and once the applicant has decided on

which three, the selections should be submitted to staff.

Commissioner Ingram stated that she thought there were 3 existing signs.

Ms. Bulay explained the store has one post and panel sign, one convenience sign and one window sign. The two sandwich board signs have been out and are proposed now.

Chair LeMarinel restated the staff recommendation that once the applicant chooses signs within the guideline recommendations, the applicant will not need to return to the HZC for approval.

Ms. Bulay noted that the applicant would also need to apply for a sandwich board sign permit through BNS.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 212 Lewisburg Avenue is located in the Lewisburg Avenue Historic District. This portion, part of a larger proposal, was deferred at the June 2025 HZC and is for an addition on the rear of the principal building. Feedback has been incorporated into the design of the massing and scale to create a more subordinate addition to the historic building. The addition reads as a 1 ½ story addition and utilizes methods to ensure that the addition is clearly identifiable but compatible with the historic building. The porches, foundation, materials and exterior finishes, and details and ornamentation are appropriate. 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 codes. However, dimensions and specifications were not included in the plans to verify this. Window specification and door specifications have not been included at this time, but the Guidelines recommend:

- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building

The applicant will be repurposing a few of the existing windows and doors that are within the scope of the additions for removal currently. The entrances that are now proposed and to the addition feature transom and sidelights that do not read as secondary in appearance and detailing of entrances on the historic building. However, the use of transoms above entrances aligns with the proposed windows and doors and is on a rear façade that is not highly visible. The proposed windows and dormers are compatible with placement and rhythm with those found on the historic building. However, a casement window with the appearance of a double hung window if needed for egress may be more appropriate in the dormer to assist in providing more consistency of this element in the dormers. The final window specifications and door specifications have not been included at this time but should be consistent with the guidelines.

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

Commissioner Ingram recused herself from the item due to ties to the applicant.

Applicant: Don Burke. Mr. Burke stated that since the last DRC meeting, the idea of reusing all of the existing windows and doors on the rear façade was not discussed, so they'll be incorporated into the new design. French doors were also discovered. The existing house had French door and included in the presentation examples of doorknobs were shown that match the original. Mr. Burke also added that he would be using all double-hung windows with no need for casements in any egress situation.

Citizen Comments: None

Motion

Commissioner Worthington motioned to approve an Addition (Principal) At 212 Lewisburg Ave. with the 5 staff conditions, seconded by Commissioner Orr.

Commissioner Pearce asked if there is a required size for the windows regarding egress safety.

Ms. Blay explained that it would depend on the floor plan and what was proposed by the applicant. At this time a floor plan was not included since the HZC does not review internal applications. During the building permit stage, the residential plans inspector reviews the application and makes call outs regarding code requirements.

Chair LeMarinel stated that the image shown in the application documents there is a larger double hung window in the middle that seems larger than the others. If it is required because of egress requirements, that would be acceptable or as mentioned in the staff report, the window could be a casement that looks like a double hung window.

Ms. Bulay stated that it was not a condition included in the staff report but was included in the staff report as an analysis that if the casements were used to have a more consistent size of window in the dormer. Staff did not make this a condition of approval as the request is appropriate.

Chair LeMarinel stated that he is happy with the progress of the application. Before, the structure read as a two story whereas now the second story is tucked in better and reflects the guidelines.

The motion carried 7-0 (Commissioner Ingram recused herself).

Commissioner Ingram returned to the meeting.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property, located at 115 2nd Avenue South, is the site of the Historic Hiram Masonic Lodge No. 7. This building is designated as a National Historic Landmark for its historic and architectural significance. In the spring of 2024, the building sustained damage during a storm. 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 façade, like the scope of work from March 2021.

Recommendation: Staff recommend approval with conditions listed in the staff report.

Ms. Bulay stated that staff would like to clarify that condition number one, the second half of the condition should read, “Masonry cleaning should be done as gently as possible, and should not include sandblasting or other abrasive cleaning methods.”

Applicant: Chris Holt, Holt Construction. Mr. Holt was present to represent the applicant.

Citizen Comments: None

Mr. Harper recommended the motion be restated for clarity including the addition to condition number one.

Motion
Commissioner Laster motioned to approve Alterations At 115 2nd Ave. S. (Hiram Masonic Hall) with staff conditions including condition 1 “Masonry cleaning should be done as gently as possible and should not include sandblasting or other abrasive cleaning methods,” seconded by Commissioner Barrett.

Commissioner Pearce noted that the Hiram Masonic Hall in downtown Franklin is the only individually listed national landmark in Franklin. There are only 13 individual landmarks in the state of Tennessee. Commissioner Pearce stated that the Hiram Masonic Hall is our most historic building in Franklin and suggested that foundation work might be necessary before the wall is rebuilt. In other words, if structural issues are suspected, should the structural issues be addressed prior to repairs on the wall to avoid potential issues in the future.

Chair LeMarinel stated that he would defer to the experts hired by the applicant and are licensed individuals to address those concerns. It is the burden of the owner to take those concerns upon themselves and to determine the sequence of work necessary. It is the responsibility of the applicant to determine the best way to approach the project.

Commissioner Pearce asked if even though the HZC may know the best way to approach the structural issues, the HZC should still support the application.

Chair LeMarinel stated that he has not reviewed any material that would make him think there are foundational issues.

Commissioner Pearce stated that there are foundational problems and stated her support of the project but believes the foundation issues should be addressed. Commissioner Pearce recommended deferring the project to allow time to make the argument for the preferred sequence of repairs.

Commissioner Laster stated that he understands but the applicant has stamped engineering drawings, and we must assume the engineer has completed his due diligence.

Chair LeMarinel agreed with Commissioner Laster and stated there could be several approaches or sequences of repairs that are appropriate within the guidelines. The charge of the HZC is to evaluate the proposed work against the design guidelines to determine the appropriateness of the plan. Even the increased scope of work submitted over the years is appropriate. The mention of using internal bricks to fill in the damaged areas may present an issue as internal bricks called salmons are not fired as hot and may disintegrate in the rain. Salmons are not intended to be used as exterior bricks but again, the HZC should defer to the entire team of professionals who may encounter the scenarios. We don't want to assume that the scenarios are going to happen because what is being proposed is good. There is about eight inches out of vertical at the top which is a serious concern.

The motion carried 7-0 (Commissioner Pearce abstains).

Mr. Carter stated that the applicant will be submitting renewed structural engineered plans as the existing plans are from 2022. The applicant is proposing to alter the proposal by bringing it down more, based on what has been seen on the site. Mr. Carter further stated that staff wants to make sure the plan is updated along with the COA to follow the process with the structural report. Mr. Carter went on to say that is why the proposal is in front of the HZC so that everything matches what is being done. The applicants have met with staff, and the report is expected to be submitted soon.

Chair LeMarinel and Commissioner Pearce both stated that this information helps a lot.

Chair LeMarinel stated that this adds another layer of staff overseeing the structural plans.

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

Project Leader: Emily Huffer. Ms. Huffer stated that 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 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.

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).

Applicant: Laura McPeak. Ms. McPeak was present but did not have any new information to add.

Citizen Comments: None

Motion
Commissioner Ingram motioned to recommend approval of the placement of Public Art At 1221 Columbia Ave. (Carter's Hill Park) to the Board of Mayor and Aldermen and the Franklin Public Arts Commission, seconded by Commissioner Marquardt.

Commissioner Orr asked about the hat on the mule.

Chair LeMarinel explained the public art (May Me the Mule, 6th Ohio Battery) will help tell part of the story of what happened on Carter Hill. The mules transported munitions to the battery and were taught to lie down so they would not get shot. The public art will complete the artillery display on Carter Hill Battlefield Park.

Commissioner Pearce noted that there is documentation that the mules did wear hats.

Commissioner Ingram asked if the green rectangle on the Google Earth Map indicates where the Cotton Gin was located.

Ms. McPeak stated that the Cotton Gin is not indicated on the Google Earth Map in the application documents and was located south of the area on the map and would have been east of the pathway the parks department created. Ms. McPeak stated that the green rectangle indicates the 6th Ohio Battery cannon.

Commissioner Laster stated that the exact location of the art should be left up to the Franklin Battlefield Trust and the Park Service for flexibility reasons.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that 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, 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. 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. For retroactive review for a Certificate of Appropriateness for the demolition of an accessory structure on the site,
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. The structure is not deemed historic in age based on research provided by the applicant and its removal does not appear to negatively impact the site or district. The demolition of the accessory structure was appropriate. The second half of the application pertains to the remaining accessory structure. 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. The existing state and elements that were present on the structure did not appear to be historic or representative of what the historic structure may have originally been. The new addition of the proposed 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. The material specifications and profiles of the windows, doors and shutters have not been included at this time, but they have been noted to match the principal building materials. The proposed alterations are appropriate and will not be highly visible for the addition. For the proposed existing accessory structure, a 542 square foot addition is proposed, making the total footprint 1442ft², or 49.9% of the principal building footprint, and is appropriately sized now. The addition proposed to the right half of the structure improves the massing of the structure to read more like a one and a half story structure, rather than the two structure as it previously did, and improves the compatibility with the principal building. The materials and exterior finishes are proposed to match what exists on the principal building as well. The specifications for the materials have not been included at this time.

Recommendation: Staff recommend approval of the retroactive demolition of the minor accessory structure and all the proposed alterations, in addition to the remaining accessory structure with conditions listed in the staff report.

Applicant: Maria Ortiz was present but did not add additional information.

Citizen Comments: None

Motion

Commissioner Pearce motioned to approve Alterations And An Addition (Accessory) At 334 3rd Ave. South with staff conditions, seconded by Commissioner Orr.

Commissioner Laster stated that condition #1, removal of the transom windows, meets the design guidelines. When the transoms are removed there is a lot of space left above the windows. Commissioner Laster wondered if the applicant would rather wait and do something else, that would make the elevation more proportional to scale.

Chair LeMarinel stated that at the DRC meeting there were a few options for not adding anything but that leaves too much visible siding. There was also mention of adding glass because there had been glass there in the past but then they look like windows. Now they are so short they look like a transom instead of a second story window. The transom version is not very successful as the proportions are unusual.

Commissioner Laster stated that he is fine with voting on the motion as stated with staff conditions.

Chair LeMarinel asked if the retroactive demolition was part of the single motion.

Mr. Harper stated that as the motion stands now, the retroactive demolition is part of the motion but if a Commissioner wishes to pull it out into a separate motion, it could be an amendment.

Chair LeMarinel stated that he is happy with the retroactive demo being part of the motion as the shed was a not very old, dilapidated building.

The motion carried 8-0.

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

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property address is 1843 William Campbell Court (Magnolia Hall Lot 6) and is located in the Boyd Mill Avenue Historic District. The proposal includes alterations to the site materials, installation of a site element, and lighting. 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 remainder of the driveway to be standard top cast. The Guidelines recommend the use of durable materials that were historically typical such as gravel, concrete, bricks, and asphalt. The use of a paver or cobblestone is not historically typical material for driveways and is not recommended for the walkway. The proposal includes an alteration to the walkway material to be a Techoblock Eva slate paver with a frame border. The guidelines recommend that new sidewalks and walkways should follow historic patterns of alignment, configuration, width, and materials. 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. Thirdly, 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 guidelines recommend for site elements and lighting to use concealed exterior lighting, use small foot lights for driveways and walkways. If new lights are needed, use simple fixtures that are appropriate to the scale of the house and constructed of historically prevalent materials, and to avoid ornate carriage lights or fixtures reflective of the 18th century, and to place new fixtures in the porch ceiling or adjacent to matin entrances on exterior walls. The use of a stone pier mounted lantern in the front yard is not consistent with the guidelines and is not concealed or common to the period style of the building in Franklin.

Recommendation: Staff recommend denial of the application based on the following grounds or 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 chooses to approve the application, conditions are recommended and listed in the staff report.

Applicant: David Horwath. Mr. Horwath stated that when the application was submitted, he did not clearly explain the design elements that are not only for this home but for all the homes across the development. Mr. Horwath explained that he would like to withdraw the application and come back to the DRC meeting to have a broader conversation, if permissible. The team would like to bring selected material samples to tell the whole story of the first six lots where all six elevations have been approved.

Chair LeMarinel confirmed the correct procedural process for withdrawing an item with Mr. Harper and asked Mr. Horwath to email staff indicating he would like to attend the next DRC meeting.

Ms. Huffer asked Mr. Horwath to please send the email before midnight tonight to be included on the July 21, 2025, DRC meeting agenda.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer explained the property located at 1850 William Campbell Court and lies within 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

As proposed, the mail kiosk is appropriate on the site, but the light fixture selection should come back to preservation staff for approval. The new 4-board horse fencing will line driveway/main drive into the development, enclosing the open space in front 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 location is noted in the plan documents by a red dashed line. The guidelines recommend that primary yard fencing is located along the 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, visual and tactile textures of the materials should correspond to the main structure. The guidelines do not recommend placing wooden plank fences, solid brick fences, chain-link fences, or other metal fences besides those made of cast iron in primary yards. Also, the guidelines do not recommend use of fences higher than three feet on front yards or higher than seven feet on side or rear yards. 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.

Recommendation: Staff recommend 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.

Recommendation
Staff recommend 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 conditions outlined in the staff report.

Applicant: David Horwath and Jason Gutter. Mr. Gutter, landscape architect, stated that he would like to withdraw consideration of horse board fencing from the application so that the fencing could be discussed during the DRC meeting.

Citizen Comments: None

Motion
Commissioner Worthington motioned to approve 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 for the property located at 1850 William Campbell Court with conditions, seconded by Commissioner Laster.

The motion carried 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the proposal includes the construction of a two-story, cross-gabled residence with Colonial Revival architectural style features. 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%. Also, new windows should have historic profiles and dimensions and should use true divided light or simulated divided light windows as no replacement windows. These windows should have double hung or double a double sash appearance and 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 the 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. Other elements such as lighting and hardscape material have not been provided. The guidelines recommend utilizing 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. Additionally, on the detailing, the guidelines do recommend on brick buildings delineating the foundation with and detailing.

Recommendation: Staff recommend approval of the application with conditions listed in the staff report.

Applicant: Jennifer Lombard. Ms. Lombard stated she would be happy to add a base course layer if that is important. Ms. Lombard also proposed reducing the three windows to two windows on the right side since there is not enough space to widen the trim of the windows.

Citizen Comments: None

Motion
Commissioner Orr motioned to approve New Construction At 1845 William Campbell Ct. (Lot 7) At Magnolia Hall with staff conditions, seconded by Commissioner Ingram.

Commissioner Pearce asked if it would be possible to make the side appear more like an enclosed porch with longer windows as the space does not look integrated with the rest of the building. If it was dropped down, the space would be more typical of historic areas.

Chair LeMarinel clarified that Commissioner Pearce is referring to the "sunroom" or the area to the right on the front elevation. Ms. Pearce is suggesting that the windows should be larger extending to the floor.

Commissioner Pearce confirmed that the space she is referring to is on the left side of the front elevation, the screened in porch. Ms. Pearce suggested that the screen panels should extend to the floor to be more historically accurate.

Chair LeMarinel stated that his concerns are about the massing with the side gable on the right elevation. Also, the sunroom, on the right, sits out beyond the front plan of the house. The guidelines would not recommend allowing the front porch massing to envelop the front right corner of the house. The side facing gable has been changed from brick to siding which helps reduce the massing but there is still a large chunk of house on the side. One corner of the house is covered by a porch and then there is the roof that doesn't tie into the side facing gable. Mr. LeMarinel stated that he does not believe the design reflects the guidelines yet and cannot support the motion.

Commissioner Ingram agreed with Chair LeMarinel regarding the right side of the front elevation as the geometry is thrown off and the style does not fit the aesthetic for a historic colonel revival. The massing on the right side is very heavy.

Commissioner Worthington suggested that the screened in porch on the left and the closed sunroom/library on the right appear to be bookends on each side of the building and a reduction is massing may be necessary for both sides adding continuity and uniformity. The roof line of the sunroom/library is higher as well. Ms. Worthington went on to say that the brick portion of the home has the look of a historic home with additions added on each side over time and is a handsome look. The bookend features are critical but if massing is reduced on one side of the house, massing should be reduced on the other side too.

Chair LeMarinel stated that he likes the appearance of porch on one side and the sunroom on the other as they balance each other. The real massing issues revolves around the sunroom being in front of the front plane of the home and the roof line behind the sunroom that sticks out. Looking at the side, there is a double gable that they will have to cricket to keep water out. This is a very atypical geometric design for a historic district. Chair LeMarinel stated that he likes the balanced wings/bookends that have the appearance of additions constructed over time, but the massing is heavy on the front and back corners and is problematic within the guidelines. The Commission, according to the design guidelines, would not allow someone to make such changes to a historic home.

Commissioner Ingram agreed with Mr. LeMarinel and echoed the issue of the sunroom/library extending beyond the front plane making the home not feel historical.

Commissioner Pearce noted the comparison of the footprint of Magnolia Hall and the footprint of the home (lot #7) which is directly in front of Magnola Hall. The proposed building seems large in comparison.

Chair LeMarinel stated that looking at the other homes, the pool and patio are interjected into the central area of the building design making those homes narrower in the middle. Also, the depth of lot #7 is narrower than the other lots causing the subject building to be broader than the others. Although, the lot to the right is a shallow lot but it is narrower in the middle.

Commissioner Pearce noted that the building is slightly angled on the lot contributing to how the building will read regarding massing.

Commissioner Ingram noted the images on page 2 of the application documents and how the hyphens or additions are set back from the principal buildings as compared to the subject building where the sunroom breaks the plane of the front elevation.

The motion fails 0-8.

Motion
Commissioner Laster motioned to defer the item to the next HZC voting meeting on August 11, 2025, seconded by Commissioner Pearce.

Commissioner Pearce stated that she would like to see the applicant attend the next DRC meeting.

Chair LeMarinel reiterated that the areas of concern include the sunroom that extends beyond the front plane of the home and the side facing gable directly behind the sunroom that is half way on the main mass of the house and halfway off.

The motion for deferral passed 8-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 119 Church Street is located in the Downtown Franklin National Register Historic District and the National Register lists the building as non-contributing. The proposal is for the demolition of the principal 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 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:

1. 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.

2. 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.

3. 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. 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 a cost of $506,000. No details were added 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 recommend deferring 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.

Applicant: Matt Ligon. Mr. Ligon stated that he did not have access to the Sanborn maps, but the aerial photo may have picked up a structure at the back of the property. The building is a four-foot-tall building made of metal with sliding doors in the front. It appears to be a temporary building that would have been put in during the 70's. possibly purchased from Sears.

Citizen Comments: None

Motion
Commissioner Ingram motioned to defer Demolition (Principal Building) At 119 Church St. to the next HZC voting meeting, August 11, 2025, seconded by Commissioner Pearce.

Chair LeMarinel stated that deferrals are intended for applicants to provide additional information. In this situation, there appears to be quite a bit of more information needed including cost estimate details. There are several caveats of the application the require more detailed information.

Mr. Ligon stated that two structural boards indicated the building was not sound, but the information was not acceptable to staff.

Ms. Huffer explained that the structural engineering reports were acceptable, but cost estimates were not provided and by whom those were provided. Deferral was recommended because this information was missing from the submittal.

Commissioner Ingram stated that it sounds like what is missing is the intent of the property after demolition and if the cost reflects a structure that would be comparable to the existing structure. Also, the applicant would need to provide more information regarding the structure that was captured on the aerial photo.

Ms. Huffer noted that the city's GIS department maps go back from 1999 through today showing consistency of a structure in the same location on the subject property.

Commissioner Pearce explained that this property is part of the historic African American community, and the homes have been torn down one by one. Is it possible to maintain this building and the story it represents to Franklin? It is the responsibility of the HZC to protect and keep the historic fabric intact.

The motion passes 6-2 (Commissioner Laster and LeMarinel voting against).

Commissioner Pearce explained that the reason the building was not determined as contributing to the historic district is that aluminum siding was covering up the original structure. The National Park Service simply walked by the building without noticing it.

OTHER BUSINESS

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

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.**
Sponsors:

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

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

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

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

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

ADJOURN

Commissioner Laster motioned to adjourn the July 14, 2025, HZC meeting, seconded by Commissioner Ingram.

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

_____ _____

Chair Date

File #: 21-0966

DATE: July 31, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Principal) At 802 Fair St.; Bill Clark, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of the siding with an in-kind material at 802 Fair Street.

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

PROJECT INFORMATION:
COF Project Number: 8902
Applicant: Bill Clark
Owner: Bill Clark

BACKGROUND:
The property located at 802 Fair Street is located in the Hincheyville National Register Historic District. The site features a ca. 1924 side-gabled cottage principal building, which is contributing to the district, and a ca. 1990 accessory structure that is noncontributing behind the building. The National Register notes the siding of the building being weatherboard-sided.

The proposal includes a request to replace all of the existing aluminum siding with a new Ply Gem Envoy Aluminum siding intended to match the existing material. The reason for the replacement is due to hail damage. An exact material for in-kind replacement is no longer manufactured, and a close match for the material is proposed. The material is proposed to be a neutral color. The proposed siding has a wood-grain embossed texture similar to what exists. The age of the aluminum siding is not known, as the material in the 1981 and 2020 National Register Listings does not call out the material of the weatherboard siding. The applicant has noted that beneath the existing aluminum siding, there isn't consistent siding found on the house. The owner's contractor believes the aluminum siding may date back to the 1950s. The Guidelines recommend the following:

- Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.

As the age of the material is not known, replacing the material to maintain a similar appearance to what is existing is appropriate. The status of the building was updated to contributing in 2020 with the existing material. The replacement of the material with an in-kind material and similar appearance is appropriate and does not negatively impact the historic significance.

RECOMMENDATION:
Staff recommends approval of the siding replacement with the following conditions:

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

802 Fair St.
Siding Replacement

Description of Work

Exterior siding is currently 4" aluminum and was damaged in a hailstorm on May 26, 2024. There is no "exact" replacement available. I have selected the most similar replacement that I can find (Ply Gen Envoy D4) and have included a photo comparison. It will come painted "Wicker" as shown in the included photo. The carriage house will be repainted to match the color of the house. I apologize for how long it has taken me to file this application. I have only recently been able to get my homeowners insurance company to approve the full replacement of the siding and the repainting of the carriage house to match

802 Fair St. ca. 1982

House Currently

Proposed Siding & Existing Siding Comparison

Proposed Color Choice for Siding

Proposed Siding on Building Example

File #: 21-0940

DATE: July 28, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alteration (Principal Roof Material) At 1835 William Campbell Ct. (Magnolia Hall Lot 2); Jennifer Lombard, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an alteration to an approved plan for the roofing material on the building located at 1835 William Campbell Court.

APPLICABLE DESIGN GUIDELINES:
2016 Franklin Historic District Design Guidelines:
Infill Construction p.69

PROJECT INFORMATION:
COF Project Number: 8894
Applicant: Jennifer Lombard, Studio 906
Owner: Magnolia Hall Franklin LLC., Bernie Butler

BACKGROUND:
The property located at 1835 William Campbell Court is located in the Boyd Mill Avenue Historic District. The site has an approved COA for an infill building in the Queen Anne style on Lot 2 at Magnolia Hall.

The proposal includes an alteration to the approved plans to change the roof material on the conical porch element from asphalt shingle to standing seam metal. The applicant notes that due to the roof shape, the installation of shingles would not be covered by warranty. The standing seam metal roof is proposed to match the standing seam metal roofing that has been approved for the building, including on the front façade over the box bay window. The metal roof material is a dark bronze color. The Guidelines recommend the following:

- Use asphalt, wood, stone, slate, or fiberglass shingles or standing-seam metal as roof coverings.

The use of a standing seam metal roof is an appropriate roof covering material. Additionally, the

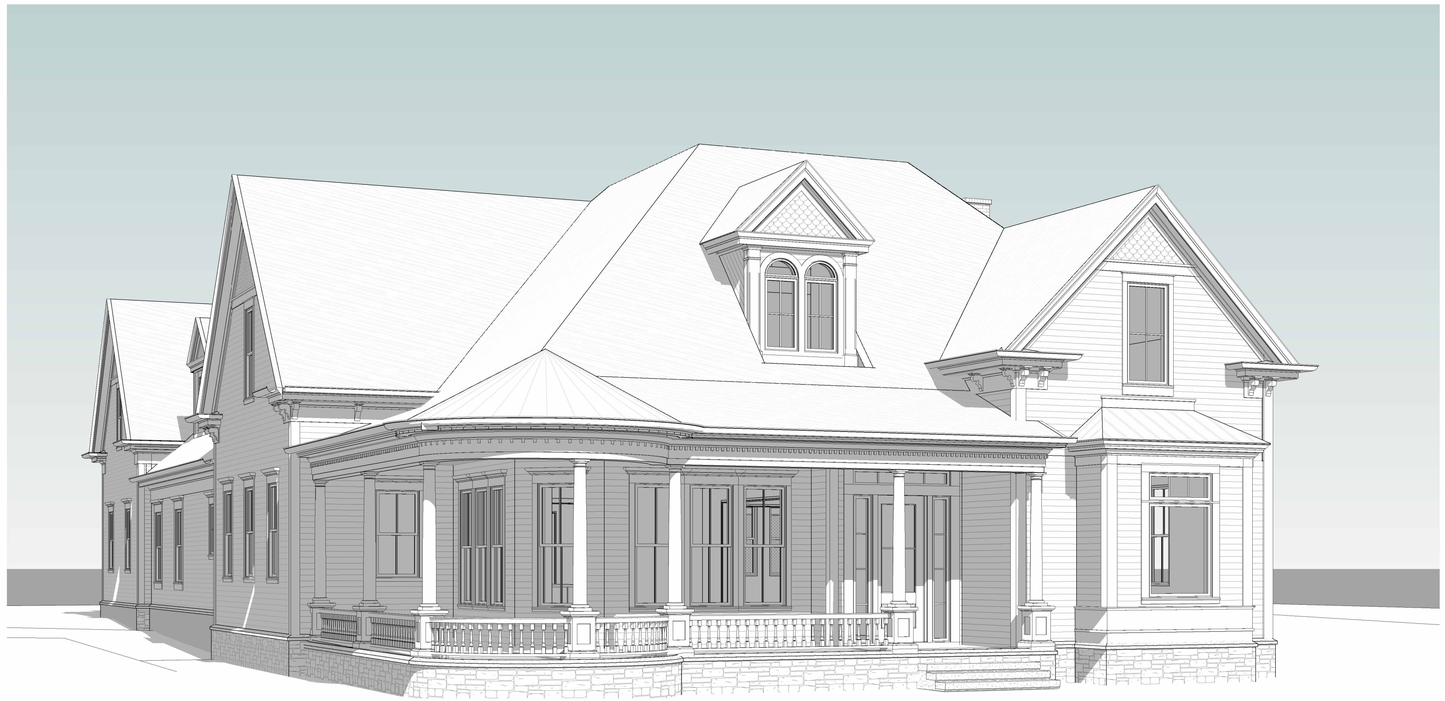
applicant has provided examples of the use of this material on a similar element that exists in the Downtown Franklin Historic District.

RECOMMENDATION:

Staff recommends approval of the roof material alteration on the front porch 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.

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



MAGNOLIA HALL - LOT 2
HZC SUBMITTAL
7-25-2025

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

MAGNOLIA HALL LOT 2

KICK DRUM / GREGG HOMEBUILDING

1835 WILLIAM CAMPBELL CT
FRANKLIN, TN 37064

PRELIMINARY

NOT FOR CONSTRUCTION

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NO.	DESCRIPTION	DATE

Project Number
21.1098.001

COVER

HZC.00

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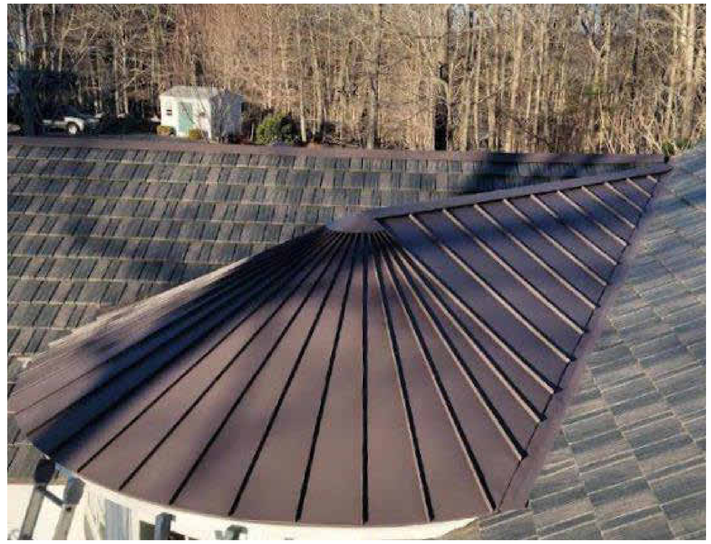

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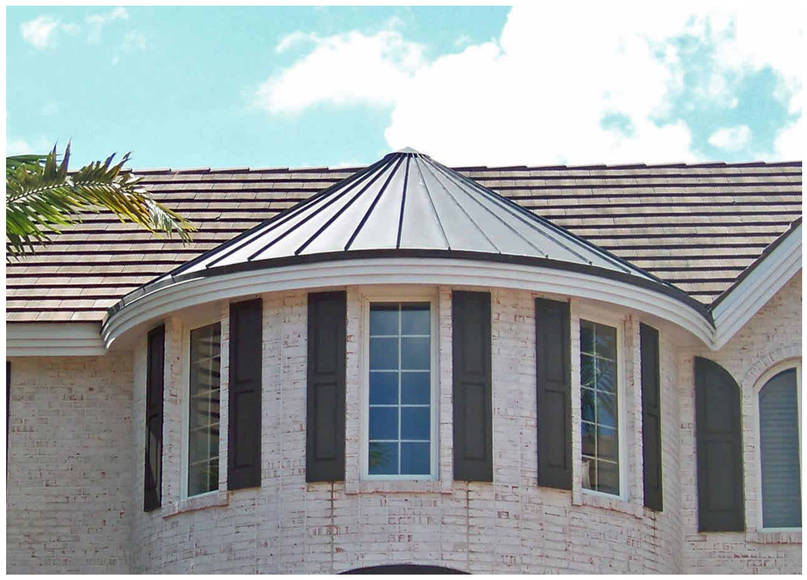

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MAGNOLIA HALL LOT 2

KICK DRUM / GREGG HOMEBUILDING

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NO.	DESCRIPTION	DATE

Project Number
21.1098.001

PRECEDENT IMAGES

HZC.01

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

OVERALL ILLUSTRATIVE SITE PLAN (NTS)

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MAGNOLIA HALL LOT 2

KICK DRUM / GREGG HOMEBUILDING

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NO.	DESCRIPTION	DATE

Project Number
21.1098.001

OVERALL SITE

HZC.02

7/25/2025 3:52:27 PM

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

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

2 LEFT ELEVATION
3/16" = 1'-0"

7/25/2025 3:52:39 PM

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MAGNOLIA HALL LOT 2

KICK DRUM / GREGG HOMEBUILDING

1835 WILLIAM CAMPBELL CT
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PRELIMINARY

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NO.	DESCRIPTION	DATE

Project Number
21.1098.001

ELEVATIONS

HZC.03

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

COLOR AND STYLE OF METAL ROOFING ON HOUSE

CHANGE ASPHALT SHINGLE ROOFING TO STANDING SEAM METAL, COLOR & STYLE TO MATCH OTHER METAL ROOFING ON HOUSE

CHANGE ASPHALT SHINGLE ROOFING TO STANDING SEAM METAL, COLOR & STYLE TO MATCH OTHER METAL ROOFING ON HOUSE

7/25/2025 3:52:43 PM

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MAGNOLIA HALL LOT 2

KICK DRUM / GREGG HOMEBUILDING

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PRELIMINARY

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NO.	DESCRIPTION	DATE

Project Number
21.1098.001

EXISTING CONDITIONS

HZC.04

File #: 21-0939

DATE: July 28, 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 And Lighting At 230 Franklin Rd. (Carousel Building); Raenah Anderson, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning signage and lighting proposed for the carousel building on the site of the Factory at 230 Franklin Road.

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

PROJECT INFORMATION:
COF Project Number: 8893
Applicant: Raenah Anderson, Jarvis Signs
Owner: Factory Partners, David Click

BACKGROUND:
The property located at 230 Franklin Road is located in the Franklin Road Historic District. The site features the historic Factory campus, which is individually listed on the National Register of Historic Places.

The proposal is for the installation of two wall signs on the new carousel building at the Factory. The signs are proposed to be installed above the entrance and windows on the front and rear elevations. The signs will be 19’ by 4’6”, or 85.5 sq. ft. each. The signs will be located 17’6” from grade. The design of the sign features aluminum channel letters on a dark, aluminum raceway. The sign will be 2” thick and will project 1", for a total projection of 3”. The colors include a dark background, lighter lettering, and two accent colors of orange and red. The signage will feature two gooseneck light fixtures, per sign, in a dark color to match the building. The Guidelines recommend the following for wall signs:

- A sign area of 9 square feet and proportionate to the building facade
- Maximum height of 12 feet from grade

The proposed sign type, quantity, materials, colors, and lighting are appropriate. However, the proposed size exceeds the recommended size maximum of 9 sq. ft., and the placement exceeds the recommended maximum height of 12’ from grade.

The Modifications of Standards approved the proposed placement of art or a mural of up to 148 sq. ft. in the location of the proposed signs. The Zoning Ordinance permits wall signs to be 1 sq. ft. per linear foot of building facade. The linear facade is 57.5' and the proposed sign area is 85.5 sq. ft. The sign area may not exceed 57.5 sq. ft. per the Zoning Ordinance.

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

- A sign area of 9 square feet and proportionate to the building facade
- Maximum height of 12 feet from grade

If the commission votes to approve the application, the following conditions are recommended:

1. The sign area must not exceed 57' 6" to align with the Zoning Ordinance.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a sign permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

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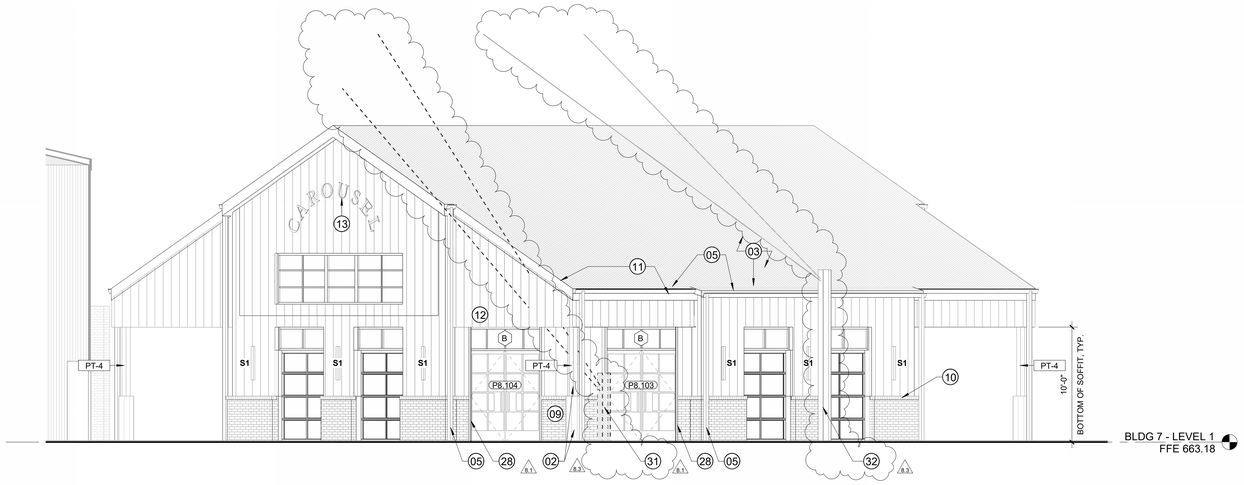
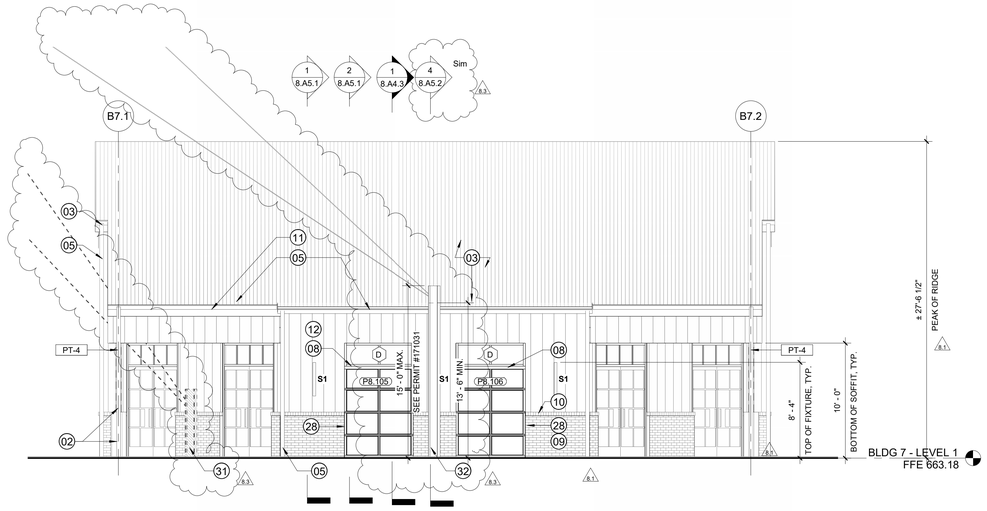
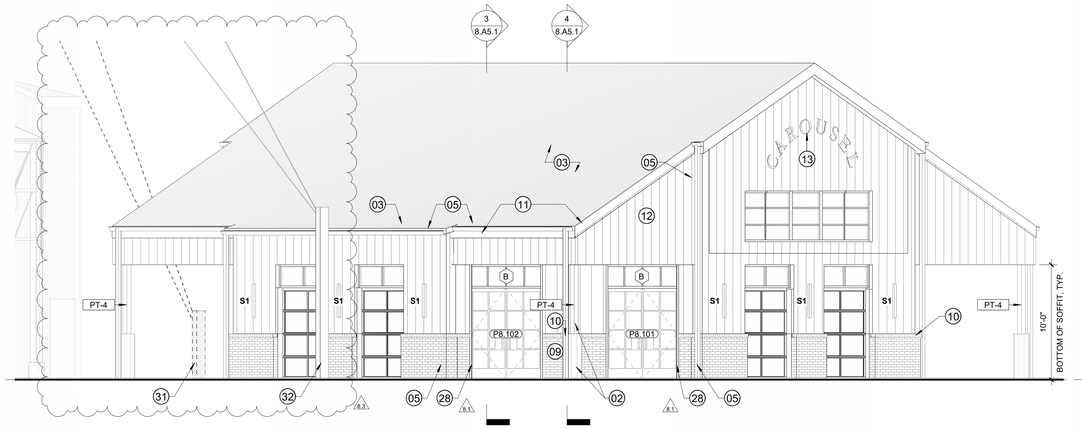


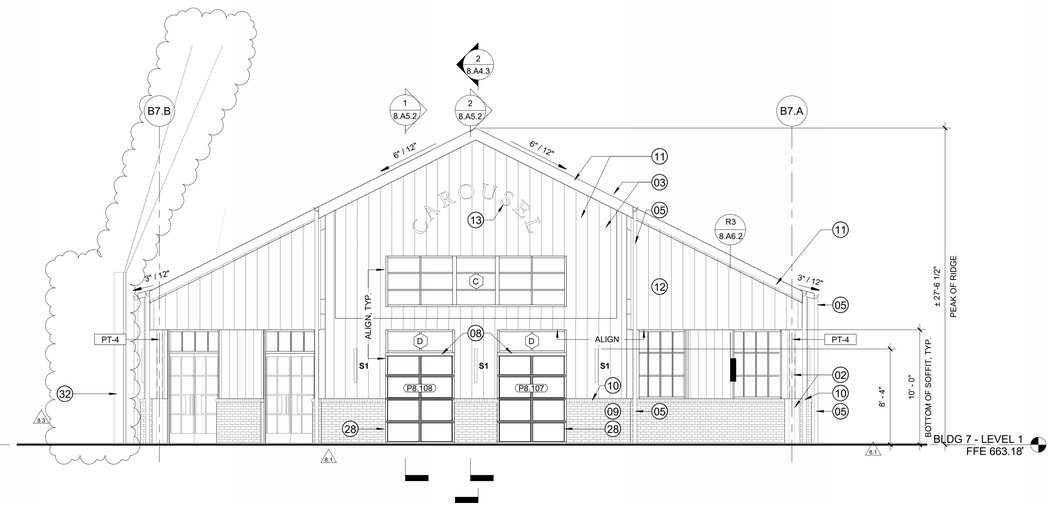
4 EXTERIOR CAROUSEL ELEVATION - SOUTH



2 EXTERIOR CAROUSEL ELEVATION - SOUTHEAST



3 EXTERIOR CAROUSEL ELEVATION - EAST



1 EXTERIOR CAROUSEL ELEVATION - NORTHEAST

0' 4' 8'

U.N.O.

KEYNOTES

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FINISH SCHEDULE

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PT-4	PAINT	SHERWIN WILLIAMS	6991	BLACK MAGIC	SEMI-GLOSS	EXPOSED STEEL
PT-7	PAINT	SHERWIN WILLIAMS	7042	SHOJI WHITE	TBD	METAL COVER PLATES WHERE STEEL PENETRATES CMU WALLS
SC	SEALED CONCRETE	N/A	-	SEE COMMENTS	MATTE	COORDINATE FLOOR FINISH, SAMPLING, AND DESIGN DIRECTION WITH OWNER/ARCHITECT PRIOR TO START OF WORK. G.C. TO PROVIDE 5'X5' MOCK-UP FOR REVIEW.

GENERAL NOTES

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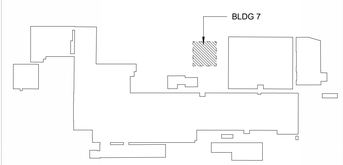

CENTRIC ARCHITECTURE
Respecting the Past - Defining the Future

FACTORY AT FRANKLIN
PHASE 8 - CAROUSEL BUILDING
230 FRANKLIN RD | FRANKLIN | TN | 37064

REVISIONS

No.	DESCRIPTION	DATE
8.3	Phase 8 - Revision 3	7/19/24
8.1	Phase 8 - Revision 1	3/8/24

PHASE 8 - CAROUSEL BUILDING

GINA A. EMMANUEL
REGISTERED ARCHITECT
No. 101340
STATE OF TENNESSEE

EXTERIOR ELEVATIONS

8.A4.1

07/19/24
Project # 21040

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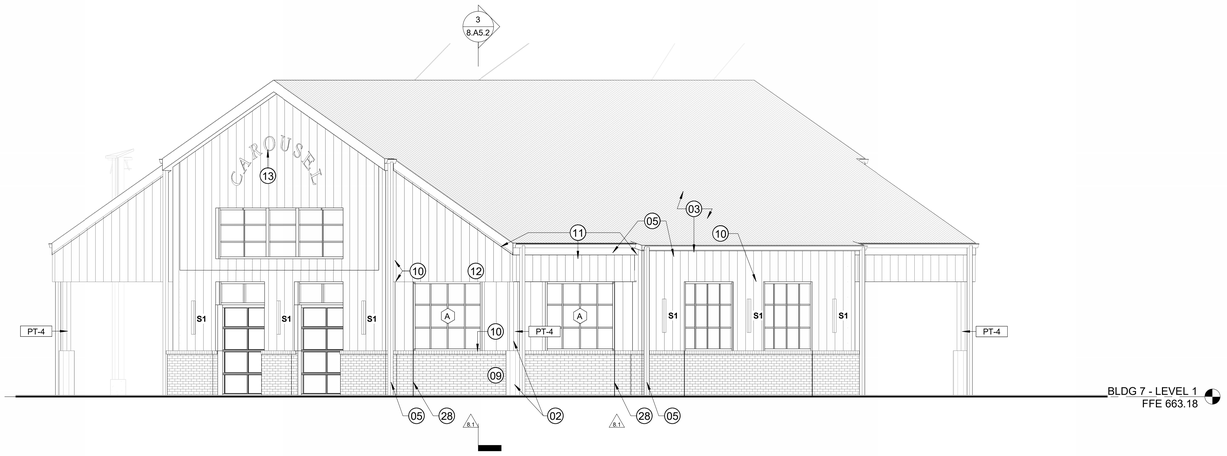
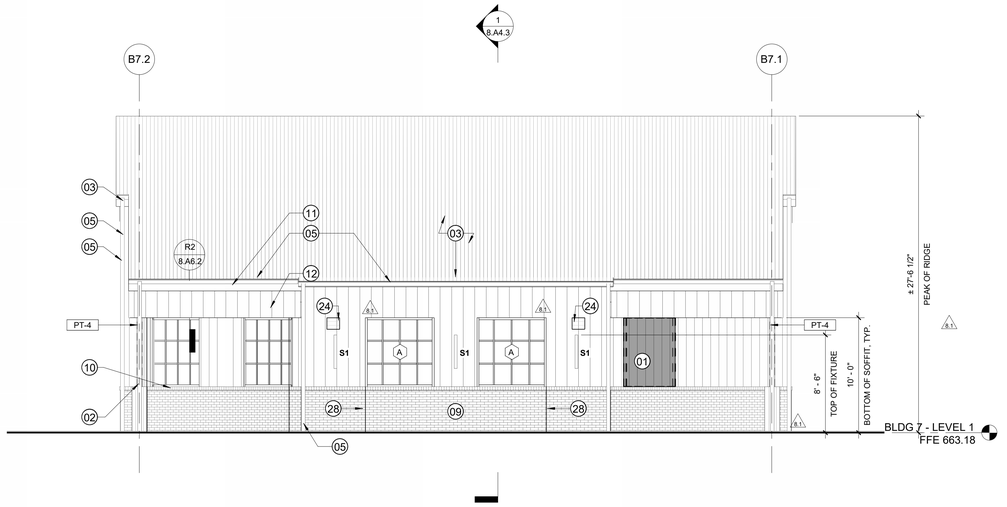
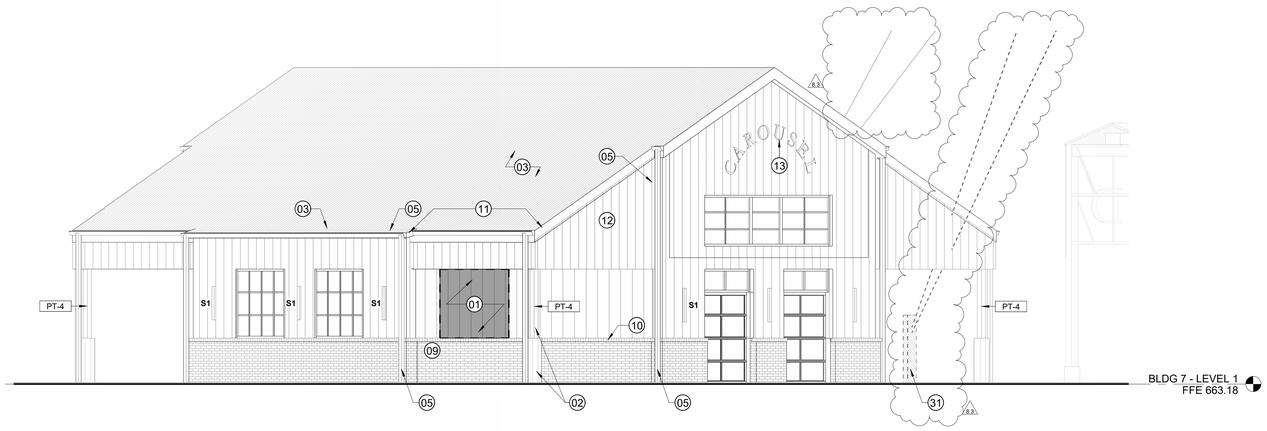


4 EXTERIOR CAROUSEL ELEVATION - NORTH



2 EXTERIOR CAROUSEL ELEVATION - NORTHWEST



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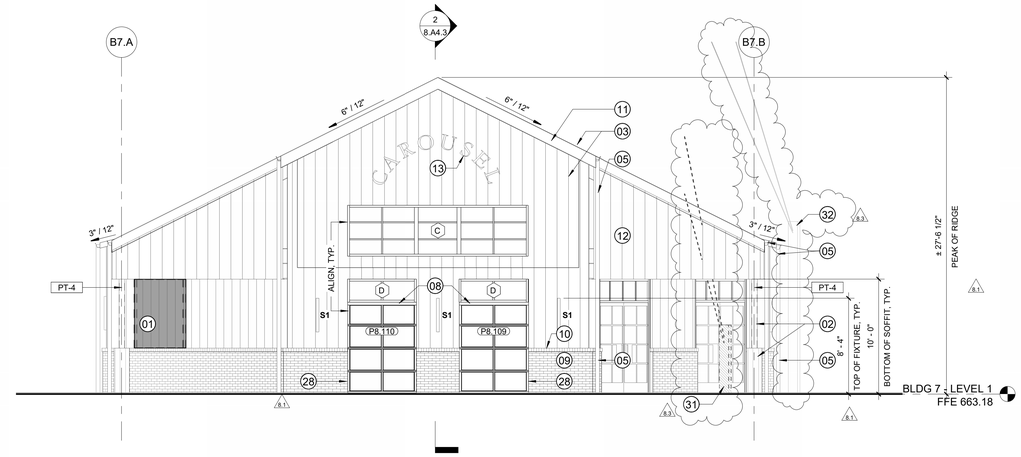

1 EXTERIOR CAROUSEL ELEVATION - SOUTHWEST

0' 4' 8'
U.N.O.

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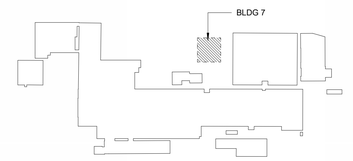

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REVISIONS

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PHASE 8 - CAROUSEL BUILDING

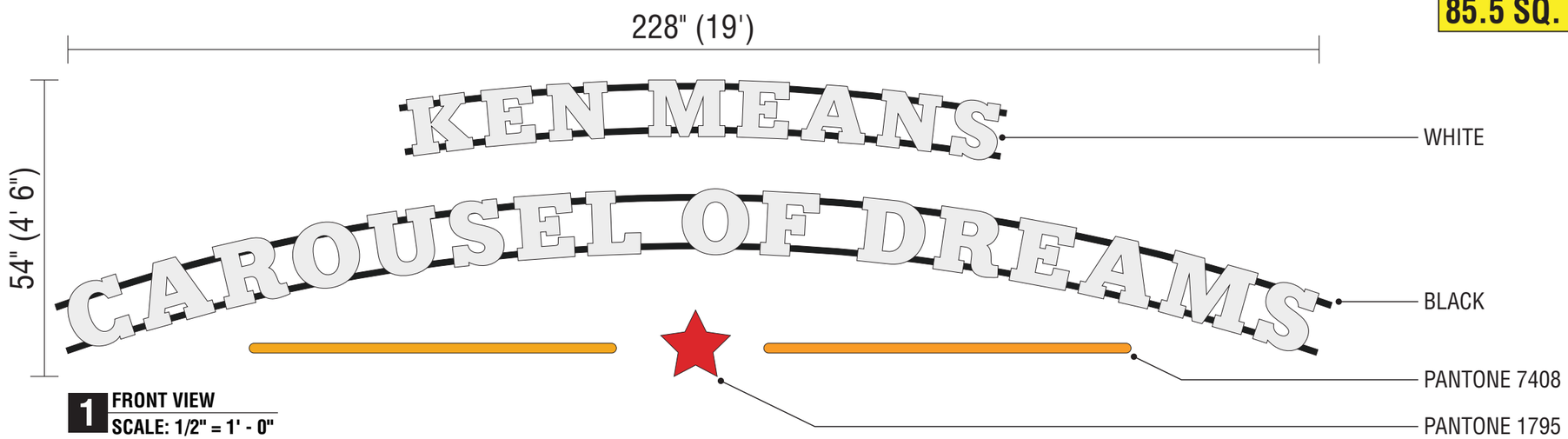
GINA A. EMMANUEL — REGISTERED ARCHITECT — No. 102340 — STATE OF TENNESSEE

EXTERIOR ELEVATIONS

8.A4.2

07/19/24
Project # 21040

85.5 SQ. FT



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

DESCRIPTION:
2" DEEP ALUMINUM CHANNEL LETTERS; PAINTED; NON-ILLUMINATED; MECHANICALLY FASTENED TO 1" SQUARE ALUMINUM TUBE FRAME; STUD-MOUNTED TO WALL; GOOASENECK LIGHTS MOUNTED ABOVE CHANNEL LETTERS
QTY: 2

Front Elevation

1 EXISTING
SCALE: NTS

2 PROPOSED
SCALE: NTS

JARVISIGNS
DESIGN • BUILD • INSTALL

310 Madison St
Madison, TN 37115

615.865.6062

www.jarvissigns.com

CUSTOMER:
KEN MEANS CAROUSEL OF DREAMS
-HOLLADAY PROPERTIES

INSTALL ADDRESS:
230 FRANKLIN RD, FRANKLIN, TN 37064

ATTN:
DAVID CLICK
813-579-0588
DCLICK@HOLLADAYPROPERTIES.COM

FILE LOCATION:
K\ KEN MEANS CAROUSEL OF DREAMS\
KEN MEANS CAROUSEL OF DREAMS
-CHANNEL LETTERS-07092025

SIGN TYPE:
CHANNEL LETTERS

DESIGNER:	PM:
JAKE	RODNEY

PAGE #
SG.1

ORIGINAL DATE:	REVISION DATE:	REV #
07/09/25	07/22/25	3

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Proof approvals via email are considered binding and are subject to the above collection fees. It is the customers/client/recipients responsibility to verify quantities, sizes, colors, spelling and overall concept(s) contained in your layout. Any correction made after production begins will be the customers/client/ricipients responsibility and additional charges will apply.

*Colors will appear differently from one computer monitor to another. The colors in the customers/client/recipients approval drawings only to be used as reference. Please refer to actual color chip for accurate color match.

Rear Elevation

1 EXISTING
SCALE: NTS

2 PROPOSED
SCALE: NTS

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DAVID CLICK
813-579-0588
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FILE LOCATION:
K\ KEN MEANS CAROUSEL OF DREAMS\
KEN MEANS CAROUSEL OF DREAMS
-CHANNEL LETTERS-07092025

SIGN TYPE:
CHANNEL LETTERS

DESIGNER:	PM:
JAKE	RODNEY

PAGE #
SG.2

ORIGINAL DATE:	REVISION DATE:	REV #
07/09/25	07/22/25	3

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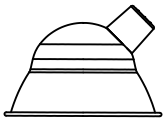
SPS-0544 REV B

EMBLEM INTEGRATED LED SIGN LIGHT

JOB NAME: _____ FIXTURE TYPE: _____



BLE - G -	ASE12	- 100	- G8	- 100	- SWK	- NA	- NA	-
	A	B	C	D	E	F	G	

DD	- LED27	- 3000K	- DL
H	I	J	K

Order Example: BLE - G - ASE14 - 100 - G10 - 980 - SWK - WC - 975 - NA - LED16 - 2700K - DL

A - SHADE SIZE

REGALIA EMBLEM:

ASE10	10" Shade
ASE12	12" Shade
ASE14	14" Shade

B - SHADE FINISH

PORCELAIN FINISHES[1]:

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

POWDER COAT FINISHES[2]:

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

B - SHADE FINISH (CONTINUED)

NATURAL METALS[3]:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

C - GOOSENECK ARMS

GOOSENECK OPTIONS:

G1[4]	**G16**[4]
G2[4]	**G17**
G5[4]	**G22**
G6	**G24**
G7	**G25**
G8	**G26**[4]
G9	**G32**
G10	**G34**[4]
G11[4]	**G35**[4]
G12[4]	**G36**[4]
G13	**G64**[4]
G14	**G65**[4]
G15	

D - GOOSENECK ARM FINISH

*Please Note: See **Section B** for all applicable Gooseneck Arm Finish Options. Gooseneck arms are also available in 980-Brushed Aluminum.*
(I) If a Porcelain shade finish is selected, gooseneck arm will be powder coat painted-to-match. Porcelain shade finishes are not available with a Natural Metal mounting finish

980	Brushed Aluminum[5]

E - SWIVEL KNUCKLE

NA	None/Not Applicable
SWK	Swivel Knuckle[4]

F - SHADE ACCESSORIES

NA	None
WC	Wire Cage[4]

G - SHADE ACCESSORY FINISH

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

NA	Not Applicable

H - MOUNTING ACCESSORY

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

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

I - LIGHT SOURCE

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

J - COLOR TEMPERATURE

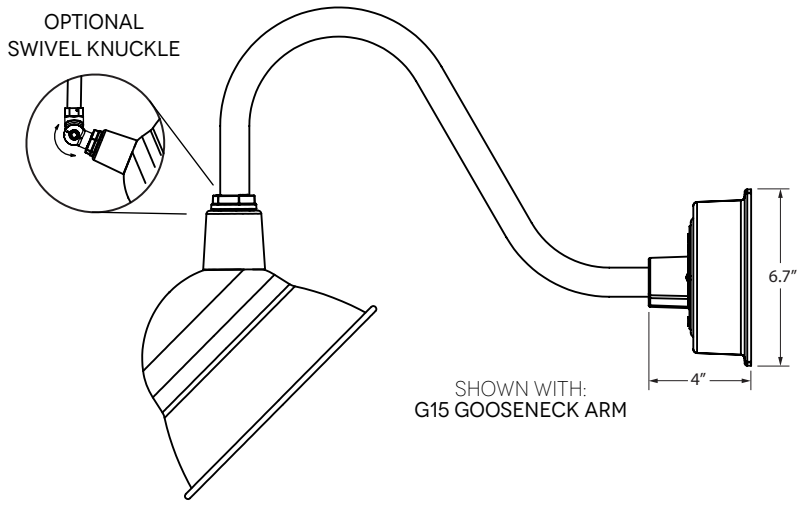
2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White

K - LED LENS

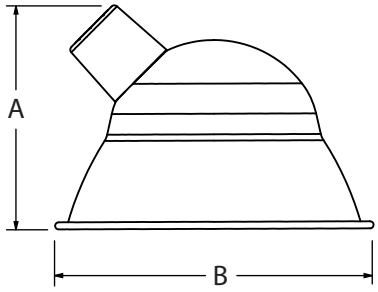
DL	Domed lens

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

MOUNTING STYLE



LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
ASE10	7″	10″
ASE12	8.5″	12″
ASE14	9.5″	14″

LIGHT SOURCE

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

	Source Lumens	850		1250		2000	
	Drive Current	440		440		900	
	Wattage	11		16		27	
Shade Size	Optics	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ASE10	Domed	719	63	1058	66	1693	63
ASE12	Domed	720	63	1059	66	1695	63
ASE14	Domed	721	63	1060	66	1697	63

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

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

CSA LISTED FOR WET LOCATIONS

OPERATING TEMPERATURE RANGE
-30°C to 40°C

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

CONSTRUCTION & FINISH

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

GALVANIZE SHADE
Hand Spun from High Quality Galvanized Steel

PORCELAIN SHADE
Hand-Spun from 20 Gauge Porcelain Steel

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

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

SPECIFICATIONS (CONTINUED)

CONSTRUCTION & FINISH (CONTINUED)

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

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

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

MAX FIXTURE WEIGHT
10 lbs

LED LIGHT SOURCE

LED TYPE: CREE LMH2 MODULE

INITIAL LUMENS DELIVERED: UP TO 2000 LUMENS

L90(6K) > 36,300 HOURS

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

90+ CRI

2 STEP MACADAMS ELLIPSE

EFFICACY: UP TO 66 LPW. SEE LUMEN CHART
High Efficacy Available upon Request, Consult Factory for Additional Information

ELECTRICAL/LED DRIVER

POWER FACTOR > 0.9

EFFICIENCY: UP TO 87% TYPICAL

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

CLASS 2 POWER SUPPLY

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

IP64 MINIMUM RATING CASE WITH SILICONE–BASED POTTING

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

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

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

DIMMING

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

TRIAC AND ELV DIMMING ONLY AT 120 VAC

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

ELV DIMMING AT 230 VAC
Available by Request

G8 - GOOSENECK ARM

File #: 21-0942

DATE: July 28, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Awning (Principal) At 900 Fair St.; Stephen Scott, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an alteration to replace an awning on the principal building at 900 Fair Street.

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

PROJECT INFORMATION:
COF Project Number: 8896
Applicant: Stephen Scott
Owner: Stephen Scott

BACKGROUND:
The property located at 900 Fair Street is located in the Hincheyville National Register Historic District. The site features a ca. 1895 one-story building, which is contributing to the district. The building was originally constructed in the Queen Anne style and was remodeled ca. 1940 to the English Cottage style. The building has unique features including multiple high pitch gables, a truncated hipped roof, and a hipped bay window with a metal roof. The applicants attended the June and July DRC meetings and feedback has been incorporated into the application.

The proposal includes the removal of the existing green, arched fabric awning and installation of a copper awning with brackets over the entrance to the front porch. The proposed awning style utilizes a Juliet design. The awning has a seven-foot-wide opening, which narrows to three feet at the top. The projection of the awning is three feet deep. The bracket design is proposed to be metal and use a scroll design. The height and width of the bracket were not included. The Guidelines recommend the following:

- Use duck canvas or cotton and polyester blends with or without acrylic treatment. Avoid vinyl awnings.
- New architectural features should not be added.

The use of an awning is appropriate for the architectural style. The use of a copper material for an awning is not supported by the Guidelines. The color of the copper will develop a patina with time and become more compatible with the existing metal-hipped roof on the bay window on the front façade. The proposed bracket adds an ornamental detail that is not seen elsewhere on the front facade of the historic building.

Please note that the application utilizes an AI-generated image of the building with the proposed awning. This COA application does not approve any changes that may appear different in the AI rendering than what exists on the existing building other than the listed scope of work of the awning installation.

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

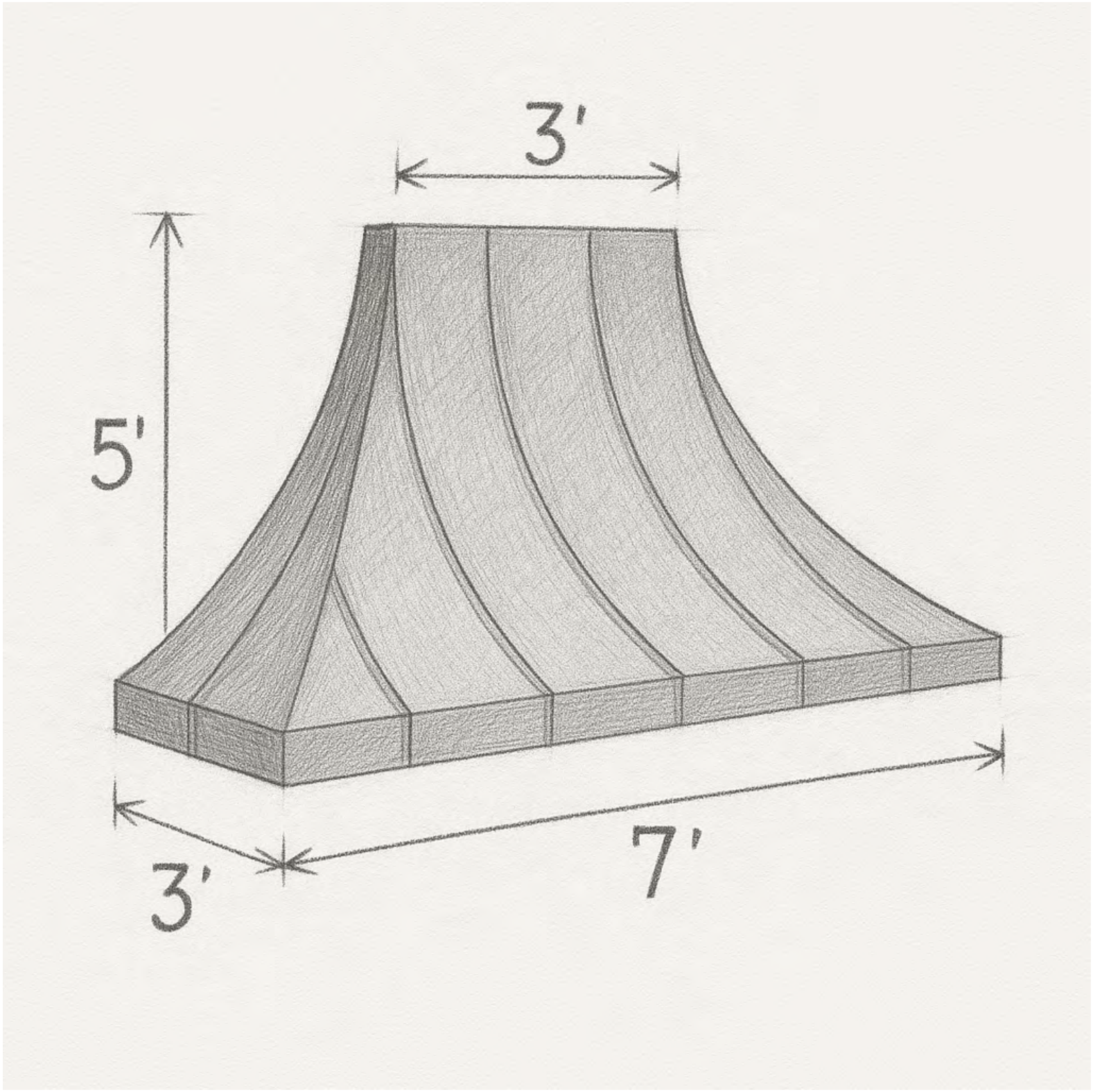
- Use duck canvas or cotton and polyester blends with or without acrylic treatment. Avoid vinyl awnings.
- New architectural features should not be added.

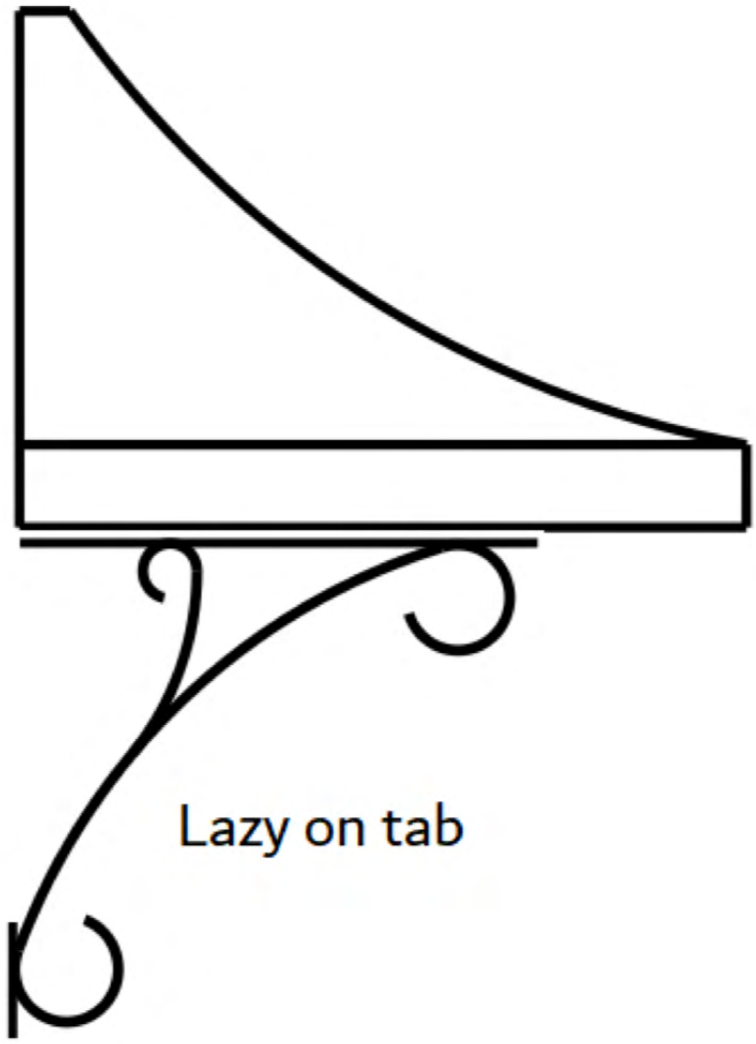
If the commission votes to approve the application, the following Conditions of Approval are recommended:
1. Approval of this COA is limited to the awning installation as listed in the scope of work, and this COA does not approve any changes to the existing building that may appear different on rendering due to the AI generation.
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:
BNS, Mark Cusomato, Residential Plans Reviewer: Note: Awning roofs fastened to the side of a wall and supported by angle braces or brackets are not within the scope of the 2018 IRC, and require a stamped, signed, and dated letter/design from a TN licensed structural engineer. This is only an advisory note at this time, but is provided for the building permit application submittal, as applicable

Existing Awning

Proposed Awning


3'
5'
3'
7'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Local Example

Local Example

File #: 21-0943

DATE: July 28, 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 Alterations At 1002 Fair St.; Jeff Fleishour, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning site alterations at 1002 Fair Street.

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

PROJECT INFORMATION:
COF Project Number: 8897
Applicant: Jeff Fleishour
Owner: Amanda Cecconi

BACKGROUND:
The property located at 1002 Fair Street is located in the Hincheyville National Register Historic District. The site features a ca. 1885 one story Queen Anne style house that has elaborate detailing and a ca. 1950 concrete block garage, both of which are contributing to the National Register District. The proposal includes a request for two site alterations including:

- Installation of a covered pergola walkway
- Installation of a pea gravel rain garden

The first request is to install a pergola-covered walkway from the rear of the building to the side of the accessory structure. The full width of the pergola is proposed to be 6’8”. The length of the pergola will extend 33’ from the rear of the building and then turn and extend an additional 9’3”. Two options are shown in the plan, including a pitched pergola roof design and a traditional flat top pergola design. The height of the pergola was not included in the application.

The second request is for the installation of a pea gravel rain garden in the rear yard. The Guidelines recommend the following for other site and setting alterations:

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

The pea gravel rain garden will not be visible from public view, does not involve the removal of historic features, and does not detract or overwhelm the context of the historic districts. The design of a flat-top-covered pergola walkway will be visible from public view. However, it does not involve the removal of historic features and would not detract or overwhelm in the context of the district. Pergola features and covered walkways are seen in the district. A pitched pergola design is not seen in the historic districts and may overwhelm the context of the district.

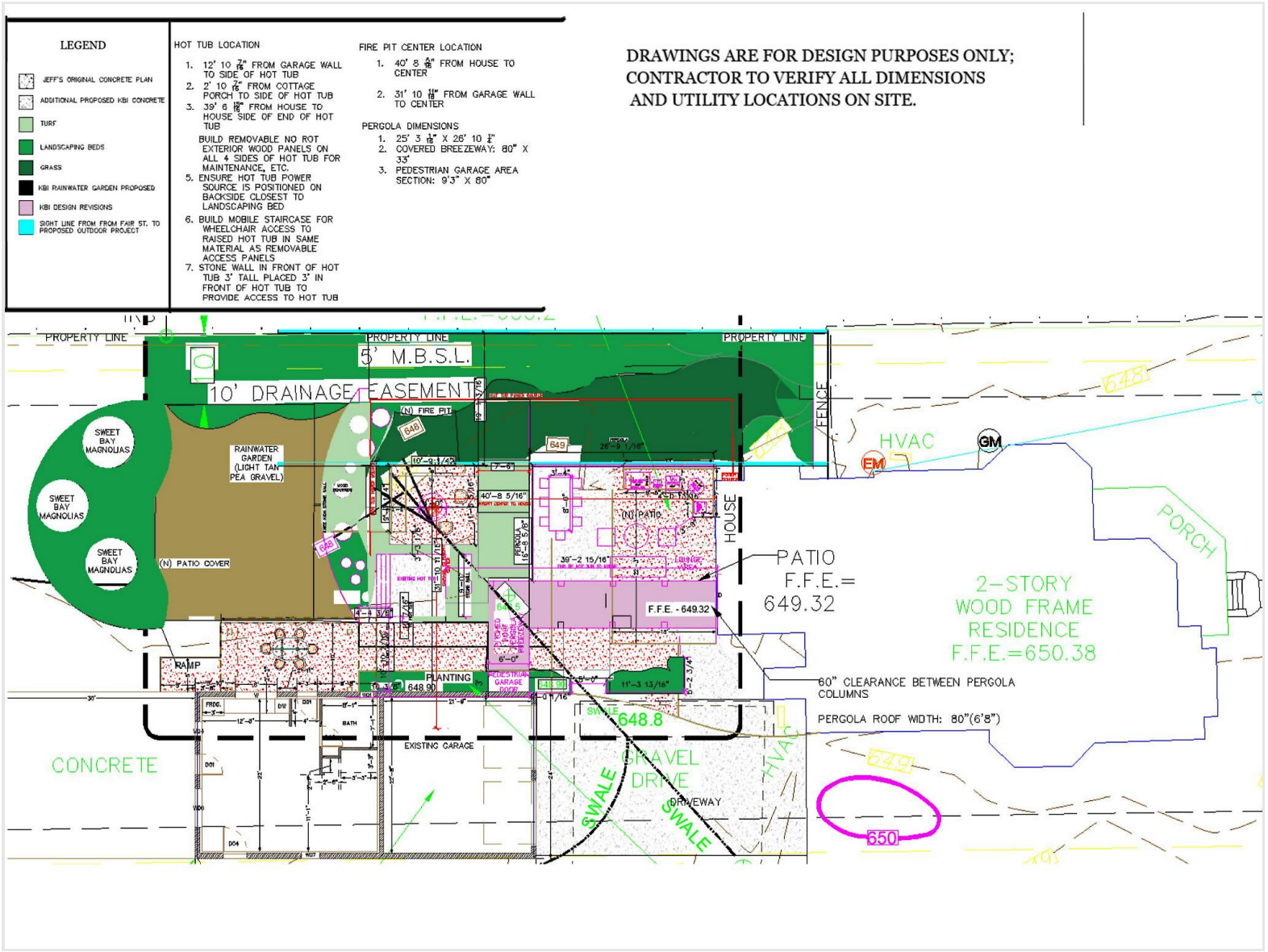
RECOMMENDATION:
Staff recommends denial of the pergola walkway cover based on the following Guideline:

- Generally, site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view.

Staff recommends approval of the pea gravel rain garden 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.

P: 615-812-0087
katybellinteriors.com/

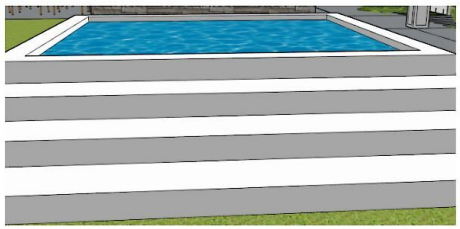


Not Visible from Fair St. | Thompson Outdoor Project | Revised Plan 6 | Adjusted Location for Outdoor Kitchen | Firepit | Hot Tub Floor Plan

Stone L-Shaped Bench
with back surrounding
Round Firepit

Stone Wall and Column Detail

Outdoor Kitchen



Existing Hot Tub
Custom Removable Access Panels
Custom Mobile Platform for Hot Tub Access
Exterior No Rot Painted Wood

Large Sweet Bay Magnolia

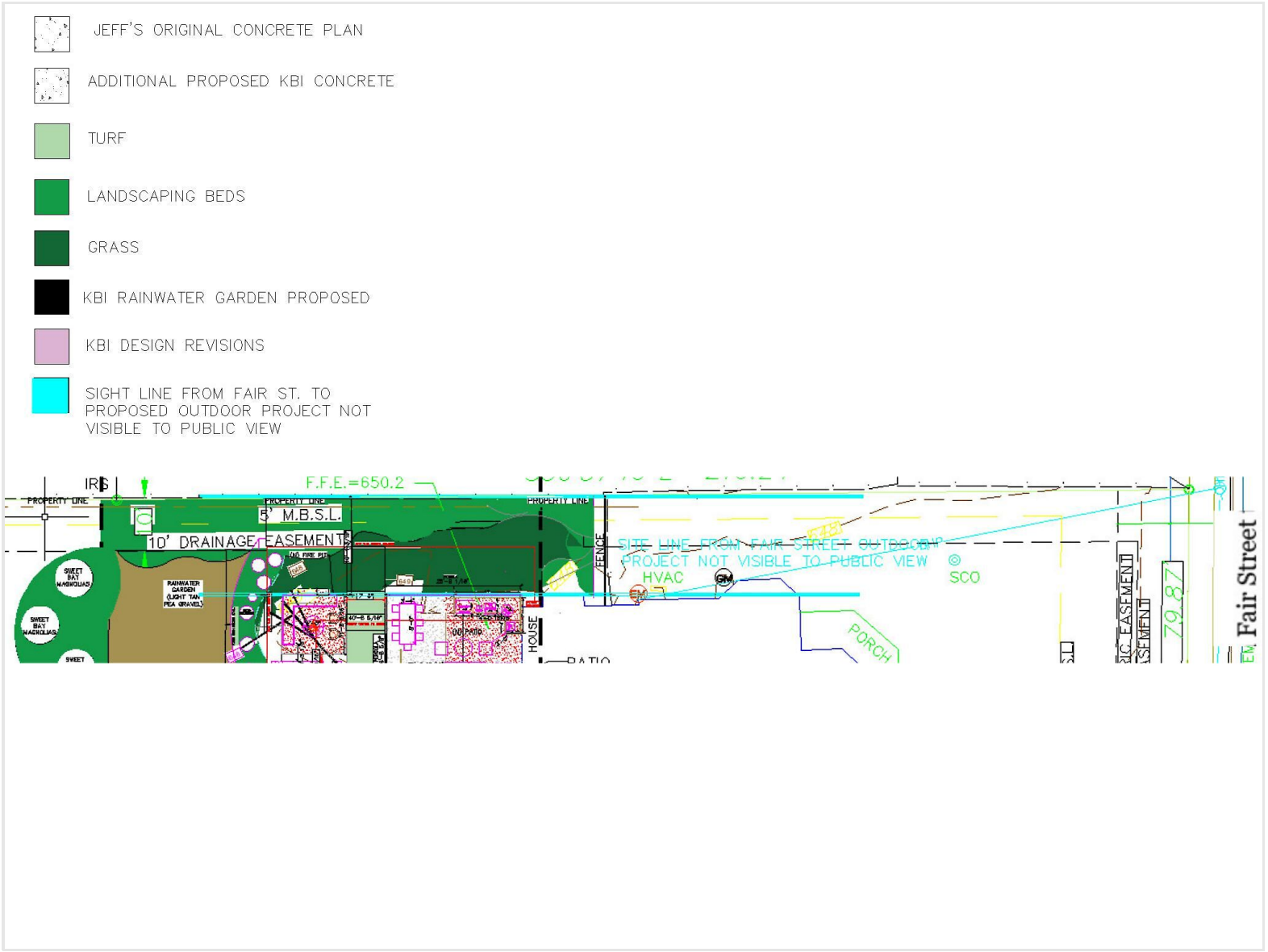
Emerald Green Arborvitae Thuja

Mixed Sized Boxwoods

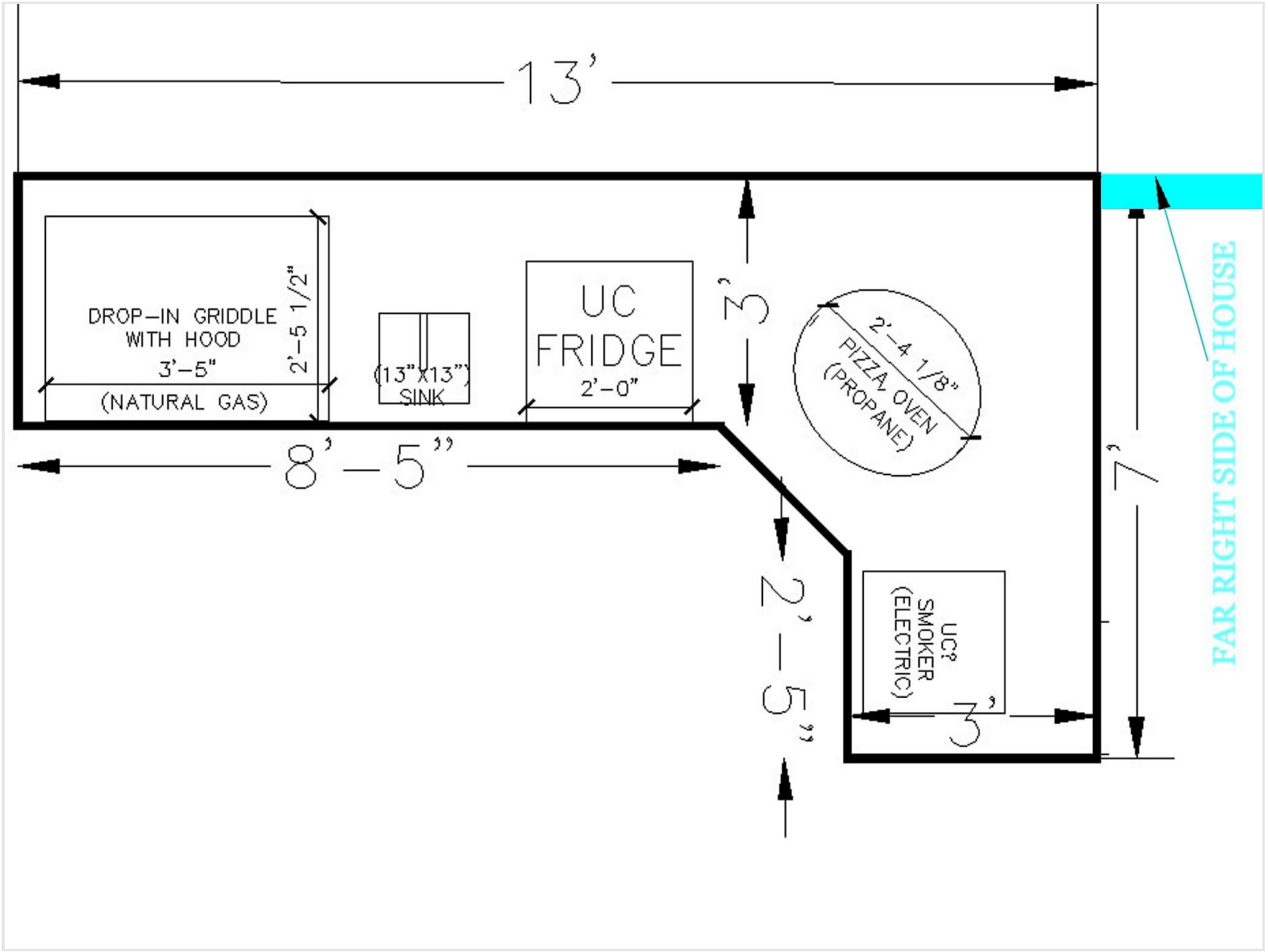
Thompson Outdoor Project | Hardscape + Landscape Materials

Site Line from Fair Street to Proposed Outdoor Project Not Visible from Public View

Site Line from Fair St. to Proposed Outdoor Project (Right Side of House)



Site Map Fair St. to Proposed Outdoor Project Not Visible from Public View (Noted in Turquoise)



Thompson Outdoor Project | Extended 2' Outdoor Kitchen Floor Plan | NOT Visible from Fair Street

Covered Terrace Pergola

Pitched Roof Pergola Connector

Thompson Outdoor Project | Pergola Details

File #: 21-0961

DATE: July 31, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations At 230 Franklin Rd. (The Factory Hotel); Benton Smothers, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the previously approved hotel on the site of the Factory at 230 Franklin Road.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines
Chapter 3: New Commercial Buildings
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 8091
Applicant: Benton Smothers
Owner: Factory Partners, LLC

BACKGROUND:
The property at 230 Franklin Road is the site of The Factory of Franklin. The Factory Campus is located in the Franklin Road Local Historic District, and the site is also listed on the National Register of Historic Places (NRHP). The proposal to construct a hotel on the site was approved in June 2025, but denied the roofing. The proposal has been before the August DRC meeting, where feedback was incorporated into the application. Other changes to the building can be shown on the submittal, but have not been discussed at a DRC meeting and not called out within the application packet as changes. Therefore, preservation staff only reviewed the following items within the application:

- Metal roofing, gutters, and downspouts on the hotel building,
- Screening of the mechanical equipment on the hotel building,
- The change of a portion of the facade, that involves windows.

Metal Roofing, Gutters, & Downspouts
It is proposed to utilize a galvalume 5V metal roof on the building. The shiny finish on the roofing material will age and then blend with the existing corrugated metal roofing at the Factory.

Additionally, silver galvalume gutters and downspouts are proposed on the building. The Guidelines recommend the following:

- Use roofing materials that are historically typical and complement the architectural style of the building. Rubber membrane roofing material is appropriate for flat roofs with parapet walls.
- Match the gutter style to the architectural style of the building. Use half-round gutters if the architectural style dates before the 1930s. Use ogre gutters if the architectural style dates after the 1930s.
- Locate downspouts away from architectural features and in less visible locations.

There are existing galvalume and dark colored gutters and downspouts on the campus. It appears that the profile of the existing downspouts are square/rectangular in shape. Therefore, it would be appropriate to utilize the same profile as what is existing. The use of galvalume roofing in a 5V metal, gutters, and downspouts appears to meet the Guidelines.

Mechanical Equipment Screening

It is proposed to install mechanical equipment (exhaust fans) on the roof of the hotel building. Per the Zoning Ordinance and the Design Guidelines, mechanical equipment should be placed where they are out of view and is required to be screened by dark-toned screening; a color other than dark-toned may be approved by the Departmental Review Team if it is deemed a contextual color. It is being proposed that the mechanical equipment be screened by the same material as the roof, which will be a 5V galvalume material. The use of a screening color for the screening of the exhaust fans to blend with the roofing material was supported by DRC members during the August meeting.

Change of Design of Facade

On the right facade that will face the parking lot and railroad line, a small portion of the building is proposed to be altered. The previous design utilized dark metal siding to the ground of the building and three large windows on each floor of the building. The proposed change of design will have four ground-floor windows surrounded by brick and then the dark metal siding will begin above the windows and utilize a large window with cabling that was approved elsewhere on the building. The Guidelines recommend:

- Design all facades to be compatible with the surrounding historic buildings.
- Design new windows to be compatible with the size, placement, rhythm, and relationship of solids to voids of those on nearby historic buildings.
- Maintain vertically proportioned windows with traditional spacing patterns and alignment created by upper story windows of nearby historic buildings.
- Maintain the traditional placement of window headers and sills relative to cornices and belt courses.
- Use windows with historic profiles and dimensions, including traditional casement and trim.
- 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.
- Recess window openings on masonry buildings and use window openings with raised surrounds on frame buildings.
- Avoid reflective glass, tinted glass, or other treatments that inhibit views into the building. This is not intended to apply to typical window treatments such as drapes or blinds.

It is unknown what the size of the new windows are proposed to be and if they relate to the existing

sizes of the windows of the buildings on the Factory. Additionally, the use of dark metal on the building to the ground, like what was previously approved, was successful in breaking up the building into different portions.

RECOMMENDATION:
Staff recommends deferral of the change of the facade based on the following grounds:

- Design new windows to be compatible with the size, placement, rhythm, and relationship of solids to voids of those on nearby historic buildings.

Staff recommends the approval of the galvalume 5V metal roofing, galvalume gutters, galvalume downspouts, and galvalume metal screening for the new exhaust fans with the following conditions:

1. Prior to building permit issuance, a revised set of plans that show the previously approved COA plans and only the revisions requested and approved on this plan that include the roof material and color, downspouts/gutters, and screening with the approved color(s). The other changes that were not called out but were in the elevations for the site are not approved.
2. The Departmental Review Team (DRT) shall review and approve of the galvalume screening for the new mechanical equipment exhaust fans on the building. If the DRT does not approve of the galvalume color screening, a dark metal screening to match the other dark mechanical roof screening shall be utilized.
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.

Should the HZC approve the facade changes, the following condition of approval is suggested to be swapped out with condition #1 on the above list:

- Prior to building permit issuance, a revised set of plans that show the previously approved COA plans and only the revisions requested and approved on this plan that include the roof material and color, downspouts/gutters, screening with the approved color(s), and the change of the right facade with the window and material changes. The other changes that were not called out but were in the elevations for the site are not approved.

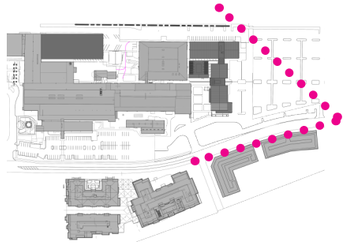
FACTORY AT FRANKLIN HOTEL

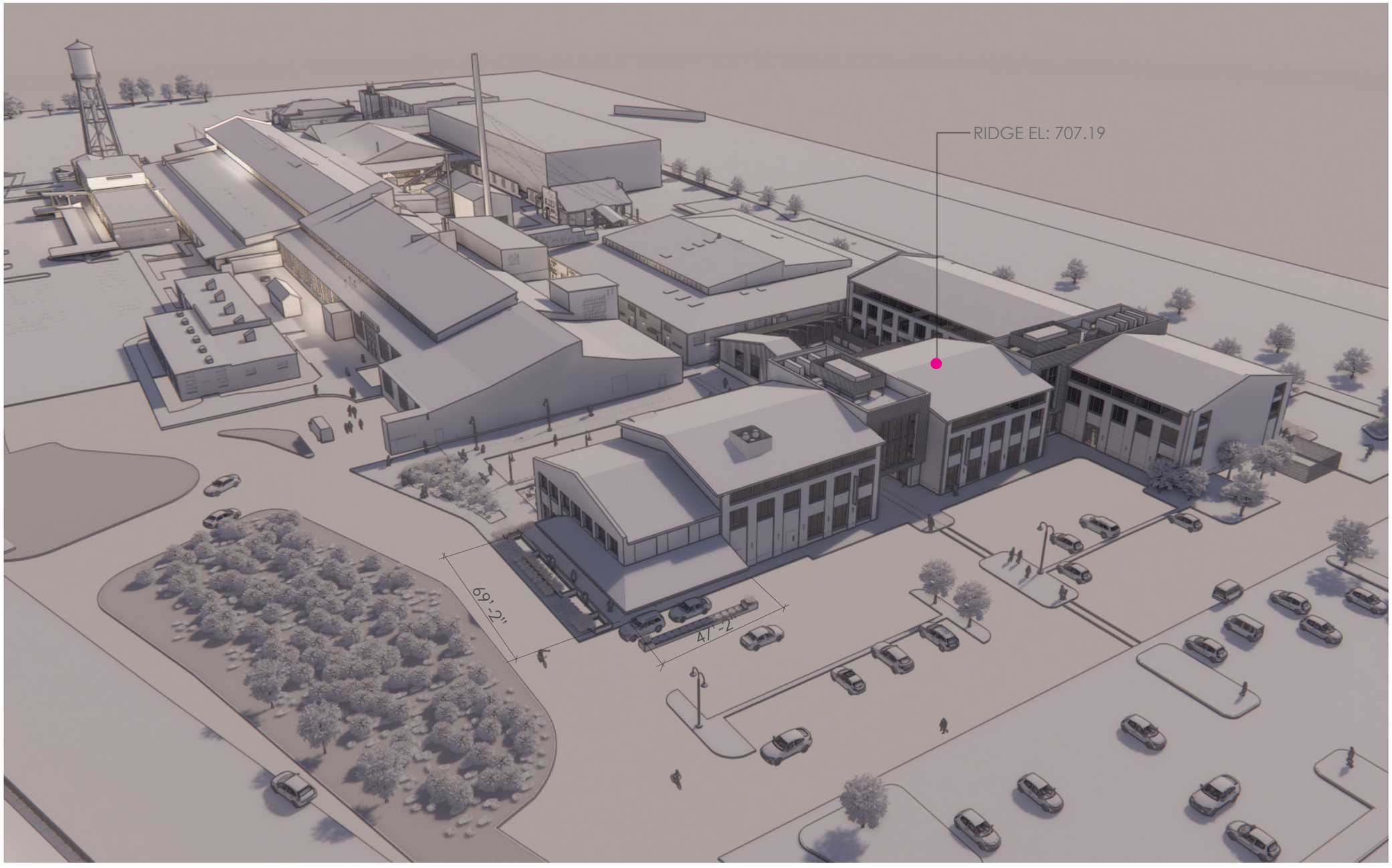
CoF - HZC REVIEW

2025.07.25

HOLLADAY PROPERTIES

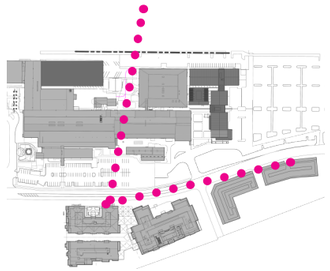
STONEHILL TAYLOR

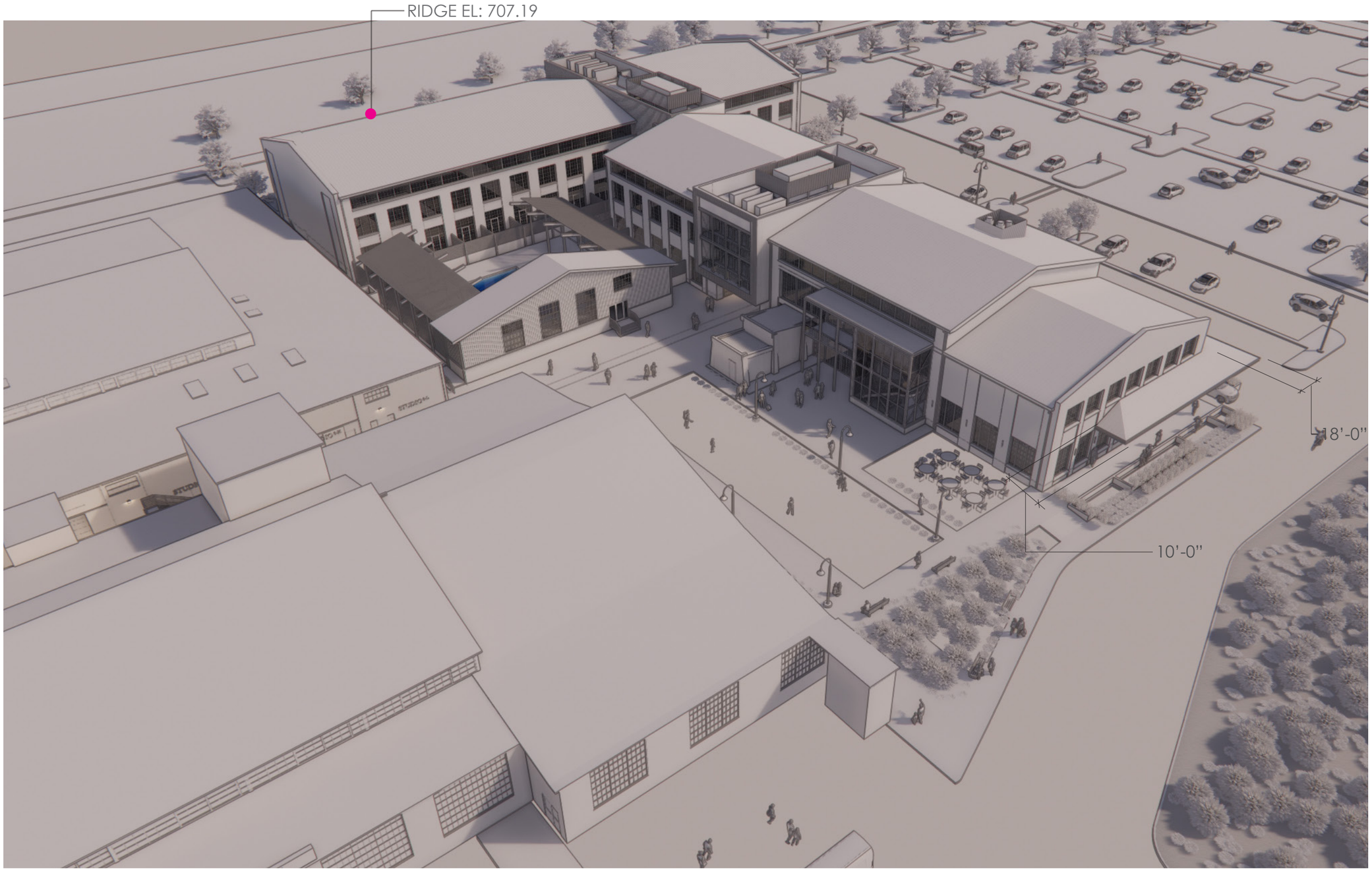




HZC REVIEW
DESIGN REVIEW PRESENTATION

East Aerial View
FACTORY AT FRANKLIN HOTEL

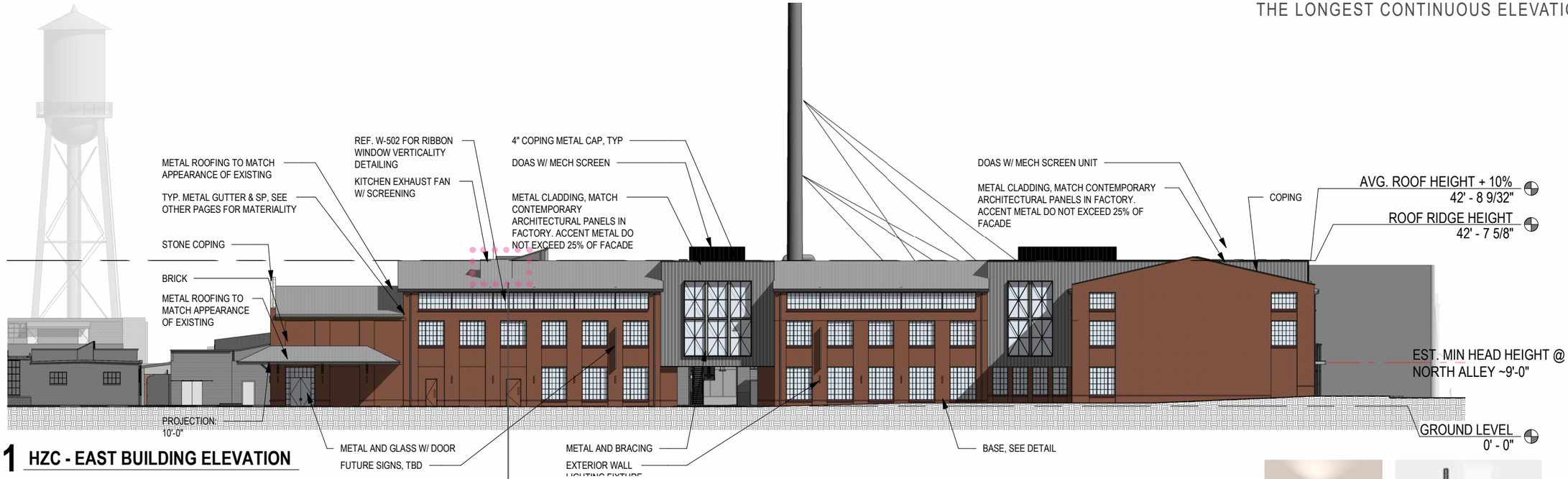




HZC REVIEW
DESIGN REVIEW PRESENTATION

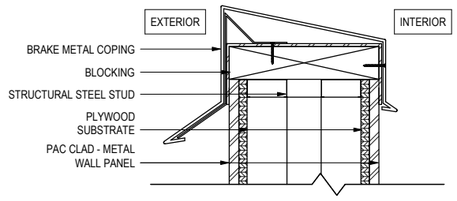
West Aerial View
FACTORY AT FRANKLIN HOTEL

ELEVATIONS AND MATERIALS

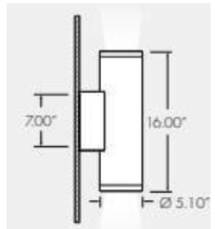


1 HZC - EAST BUILDING ELEVATION

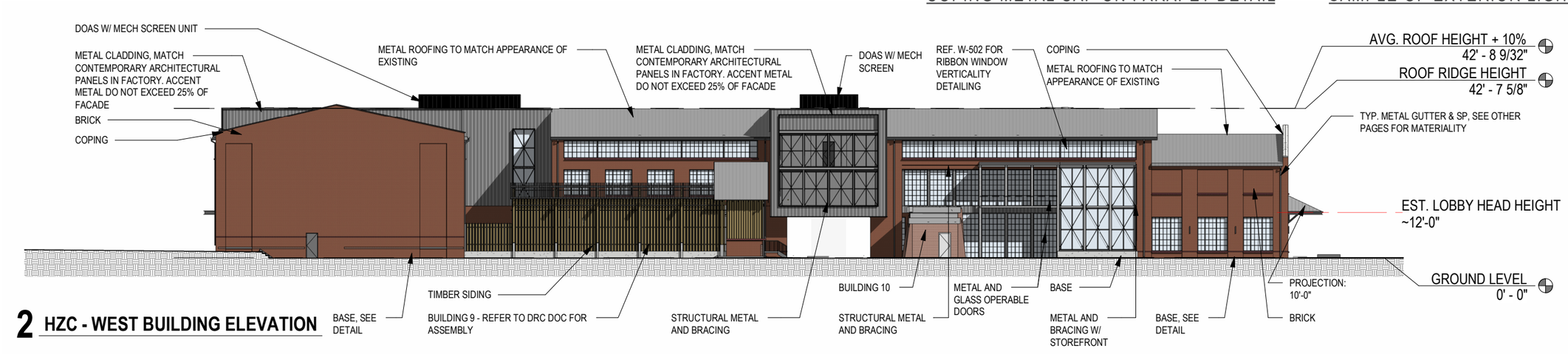
REFER TO LATER PAGES FOR DETAILS



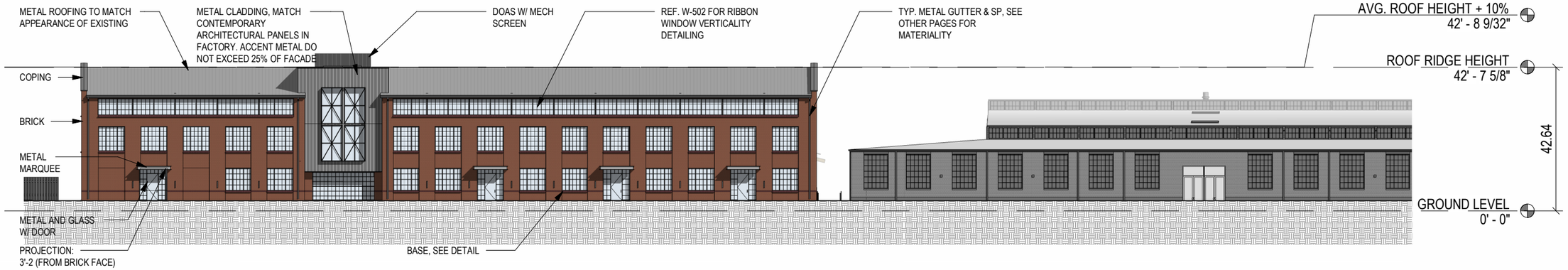
COPING METAL CAP ON PARAPET DETAIL



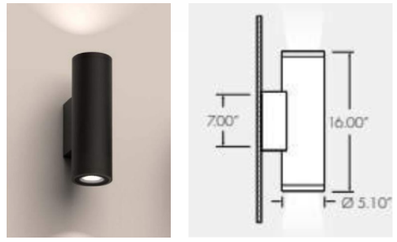
SAMPLE OF EXTERIOR LIGHTING FIXTURE



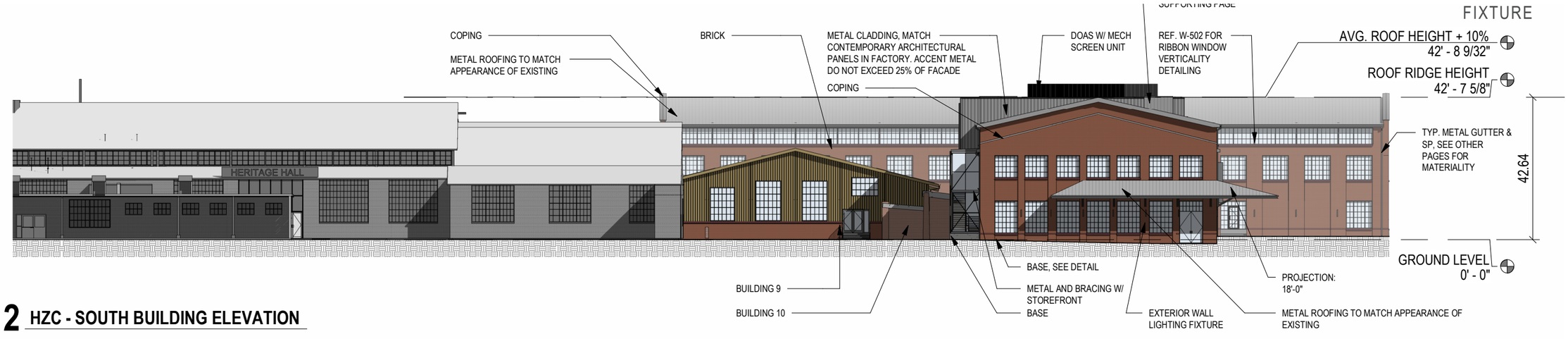
2 HZC - WEST BUILDING ELEVATION



1 HZC - NORTH BUILDING ELEVATION

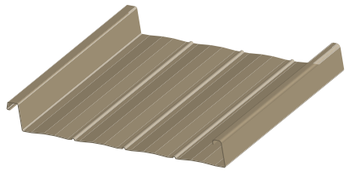


SAMPLE OF EXTERIOR LIGHTING FIXTURE



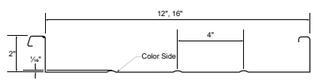
2 HZC - SOUTH BUILDING ELEVATION

ROOF, GUTTER & DOWNSPOUT MATERIAL AND FINISH:



With Striations

With Striations and Pencil Ribs



PRODUCT SPECIFICATIONS

Applications: Roof

Coverage Widths: 12", 16"

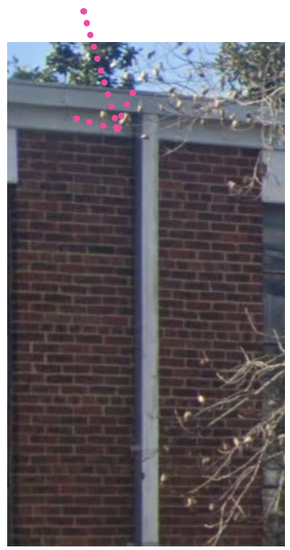
Minimum Slope: ½:12

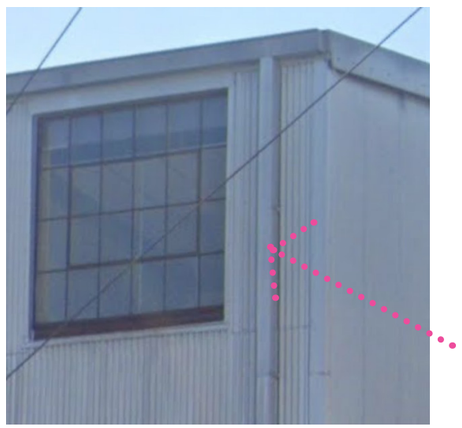
Panel Attachment: Concealed Fastening System; Low, High (fixed or floating), Utility (no insulation clearance)

Gauges: 24 (standard); 22 (optional)

Finishes: Smooth or Embossed; with Striations or Striations and Pencil Ribs

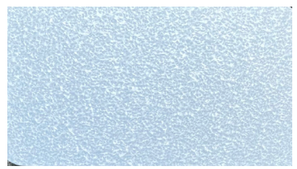
Coatings: Galvalume® Plus, Signature® 200, Signature® 300, Signature® 300 Metallic



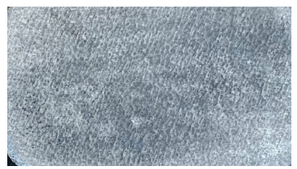


EXISTING GUTTER AND DOWNSPOUTS AT FACTORY

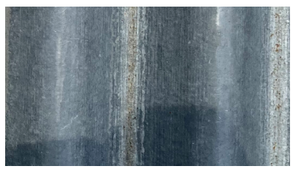
SELECTED MATERIAL: GALVALUME FINISH



GALVALUME FINISH WHEN NEW

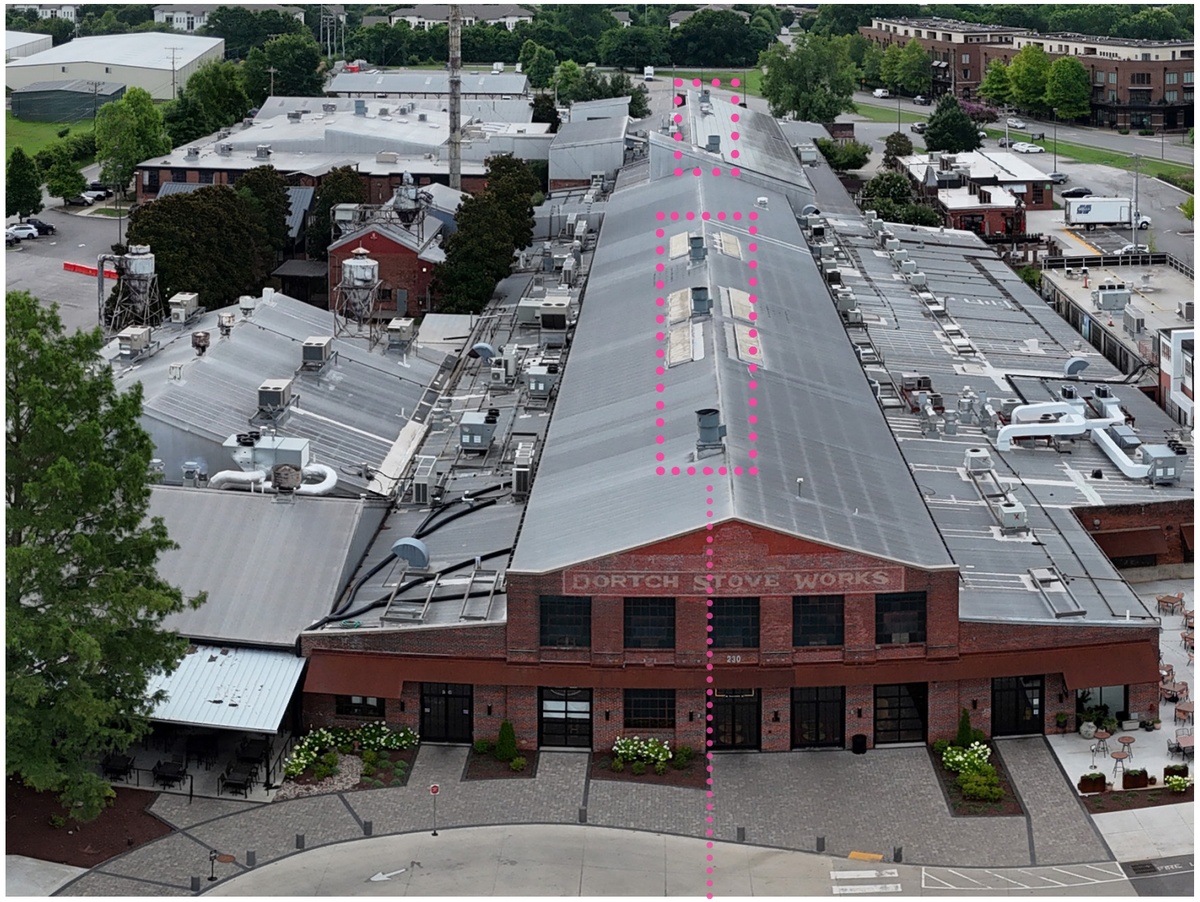


GALVALUME FINISH WHEN AGED

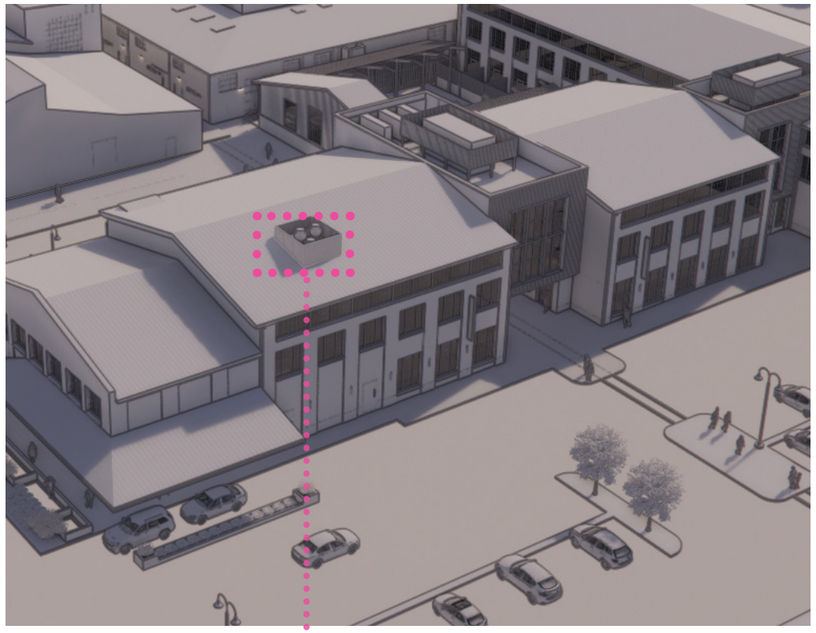


EXISTING ROOFING MATERIAL AT FACTORY

EXHAUST FAN - ADDITIONAL INFORMATION

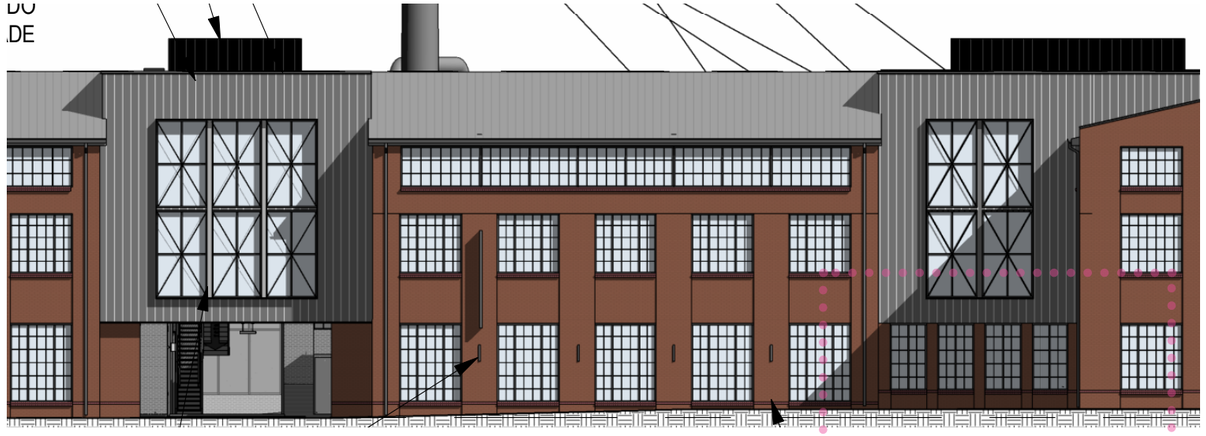


EXHAUST FAN APPEARS IN THE FACTORY ARCHITECTURAL VERNACULAR



PROPOSED EXHAUST FAN

SELECTED MATERIAL: GALVALUME FINISH



UPDATED ELEVATION ON GYM FACADE

HZC REVIEW

DESIGN REVIEW PRESENTATION

Gym - Elevation Update Exhibit | Scale: NTS

FACTORY AT FRANKLIN HOTEL

File #: 21-0944

DATE: July 28, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Principal) At 319 N. Margin St.; Wilson Stevenson, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the approved plans for the building located at 319 N. Margin Street.

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

PROJECT INFORMATION:
COF Project Number: 8898
Applicant: Wilson Stevenson
Owner: Wilson Stevenson

BACKGROUND:
The property located at 319 North Margin Street is located in the Downtown Franklin Historic District with a ca. 1900 one-story frame duplex. A Certificate of Appropriateness was granted in 2021 for building alterations including raising the building one foot, new wood siding on three facades, new cementitious siding on the rear, select window replacement, and deck expansion on the rear. The application lays out the history of the proposal and the changes in ownership and subsequent delays in reconstruction. During this time, the salvaged materials deteriorated to such a point that they cannot be reused.

The proposal includes continuing with the exact same approved plans with two alterations, which include the use of smooth cementitious siding on all facades of the building and replacement of all windows on the building. The use of a smooth cementitious siding was previously approved to be installed only on the rear façade of the building. The proposed smooth cementitious siding will utilize the approved 5” reveal for the entirety of the building.

The second alteration to the approved plans includes replacing the two original windows which were to be preserved as a condition of approval on the approved COA. The applicant notes that at the time that work began on the site, the windows were not able to be preserved due to the termite damage

and deterioration from damages from flooding. The proposed window will match the approved window profile of the windows which were approved to be replaced, which is the Marvin Ultimate Double Hung G2 Wood Clad Window with a stone white finish. The Guidelines recommend the following:

- Replace deteriorated siding with siding that matches the original siding. Do not install vinyl or other synthetic siding. Smooth cement board siding may be appropriate for replacement of deteriorated wood siding on rear facades.
- Preserve and maintain historic windows and historic window openings.
- Design new or replacement windows to match the historic materials found on the building.

This is a highly unusual situation. The previous COA approved replacement of the siding on the front and sides with wood siding. This request is to instead install a smooth cementitious siding on all facades of the building, and does not meet the recommendations of the Guidelines and should only be installed on the rear façade as originally approved.

The request to replace the two identified original windows on the building with the window profile which was previously approved for the remaining windows is appropriate. The windows were not able to be repaired or rehabilitated as the applicant notes when work began in 2023. The applicant met with Preservation Planning Staff and Building and Neighborhood Staff and the damage was substantiated as having been a level that could not be rehabilitated or repaired.

RECOMMENDATION:
Staff recommends denial of the request for the installation of smooth cementitious siding on all facades based on the following Guidelines:

- Replace deteriorated siding with siding that matches the original siding. Do not install vinyl or other synthetic siding. Smooth cement board siding may be appropriate for replacement of deteriorated wood siding on rear facades.

Staff recommends approval of the window replacement with the following conditions:

1. The window material must be all wood to match the original window material. The windows must not be clad in a material.
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:
BNS, Mark Cusomato,Residential Plans Reviewer: Note: Emergency escape and rescue openings for the bedrooms shall have a net clear opening area of not less than 5.7 square feet, with a clear opening height of not less than 24" and clear opening width of not less than 20".

319 North Margin St. Timeline

Originally constructed 1920-1933 as worker housing. A variety of non-similar material was used during construction and for subsequent repairs.

Vacant since approximately early 1990's evidenced by no connected utilities.

12/01/1995 – Property purchased by Mr. King for $45,000

10/21/2019 - "King Live-Work" plan created

07/15/2020 – Property purchased by Chris Jones for $197,500

8/6/2020 – FEMA elevation certificate issued

10/12/2020 – COA (7365) issued for the following items, set to expire on 10/12/2021

- elevation of the home to 1 foot above BFE
- removal of rear chimney
- utilization of a smooth faced lap siding
- All historic windows to be preserved and maintained. Any replacement windows must have a historic window profile
- Deferred to November 2020 HZC Meeting- rear deck construction

11/5/2020 – BZA Request (7367) to reduce elevation height to 1 foot above BFE approved

11/9/2020 – COA issued for construction of a rear deck

- COA expiration 11/9/2021

1/20/2021 – Demo plan created

4/30/2021 – Failed Building Permit (146838) Review for Remodel and Addition

08/27/2021 – Property purchased by Jim Shiver & Wilson Stevenson Jr. for $350,000

9/14/2021- Failed Building Permit (151925) Review to Elevate, repair/restore duplex

11/17/2021 – Signed contract with Integrous Architects for architectural and engineering

- Have spent approximately $70,000 to date on architectural, engineering, and surveying.

01/26/2022 – Property transferred to Stevenson Trust #3

- A revocable trust with Wilson Stevenson Jr. as the Grantor, J.E. Stevenson as the Trustee, and Wilson Stevenson III as the beneficiary.

03/03/2022 – BZA Request (7776) to reduce elevation height to 1 foot above BFE approved

04/12/2022 – COA (7365) issued for extension, per previous Guidelines, this request is for a 6 month extension.

04/19/2022 – Not Approved Plan Review

05/09/2022 - COA (7391) issued for extension, per previous Guidelines, this request is for a 6 month extension.

05/31/2022 – Boundary & Topographic survey

07/28/2022 – Pre-Construction survey and elevation certificate

08/05/2025 – Building Permit re-submission

8/17/2022 – Not Approved Plan Review

12/16/2025 – Building Permit re-submission

12/30/2022 – Not Approved Plan Review

01/17/2023 – FEMA pre-con elevation certificate

01/19/2023 – Revision 4 of permit set submitted for review

1/31/2023 – Conditionally Approved Building Permit (155858 and 160881)

2/1 – 2/11/2023 – Disassembly of structure

- During disassembly, evidence of at least 2 fires and termite infestation to approximately 4' above the floor for almost entire structure. Chimney mortar had deteriorated to being basically just sand, causing the chimney to fall apart.
- Structure had no insulation in 2x4 walls, with only decayed and termite infested wood siding that had been covered by roofing material and then by vinyl siding.
- Only 2 "original" windows remained, with the remaining existing windows being primarily vinyl replacements or the openings were covered in plywood. The frames of the 2 "original" windows were part of the termite infestation and rot.

2/16/2023 – Initial coordination with Franklin Water & Sewer for new water and sewer lines.

2/20/2023 – Initial coordination with MTE to relocate electric lines from overhead to underground for 319 & 323 N Margin St.

5/5/2023 – site grading complete

07/25/2023 – Wilson Stevenson Jr. passed away and Stevenson Trust #3 becomes part of estate closure process.

2/15/2024 – site surveyed and staked for footer and underground utilities

4/20/2024 – notice from City of Franklin Planning & Sustainability Department about project

4/30/2024 – extension of permits granted due to estate closure process

10/18/2024 – City inspection – sewer line

10/29/2024 – City inspection – footing

11/25/2024 – FEMA elevation certificate for footer

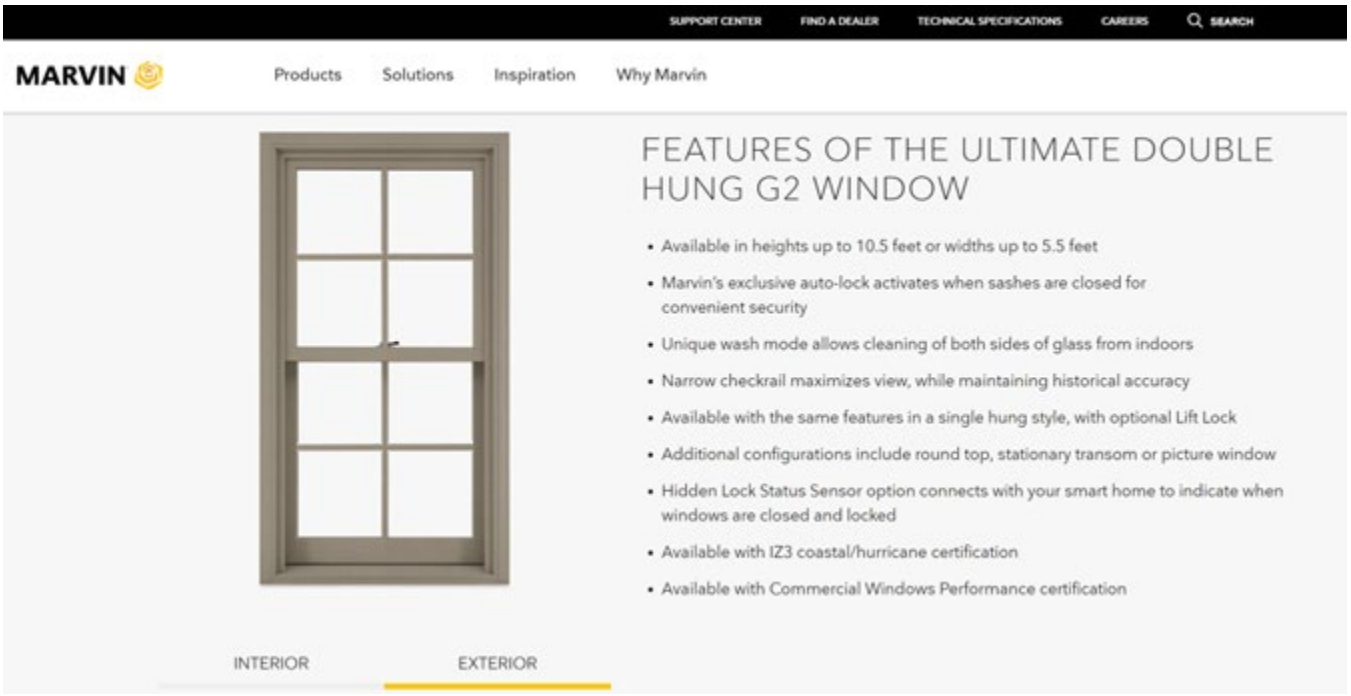
4/29/2025 – MTE inspection of underground electric

5/14/2025 – MTE inspection of underground electric

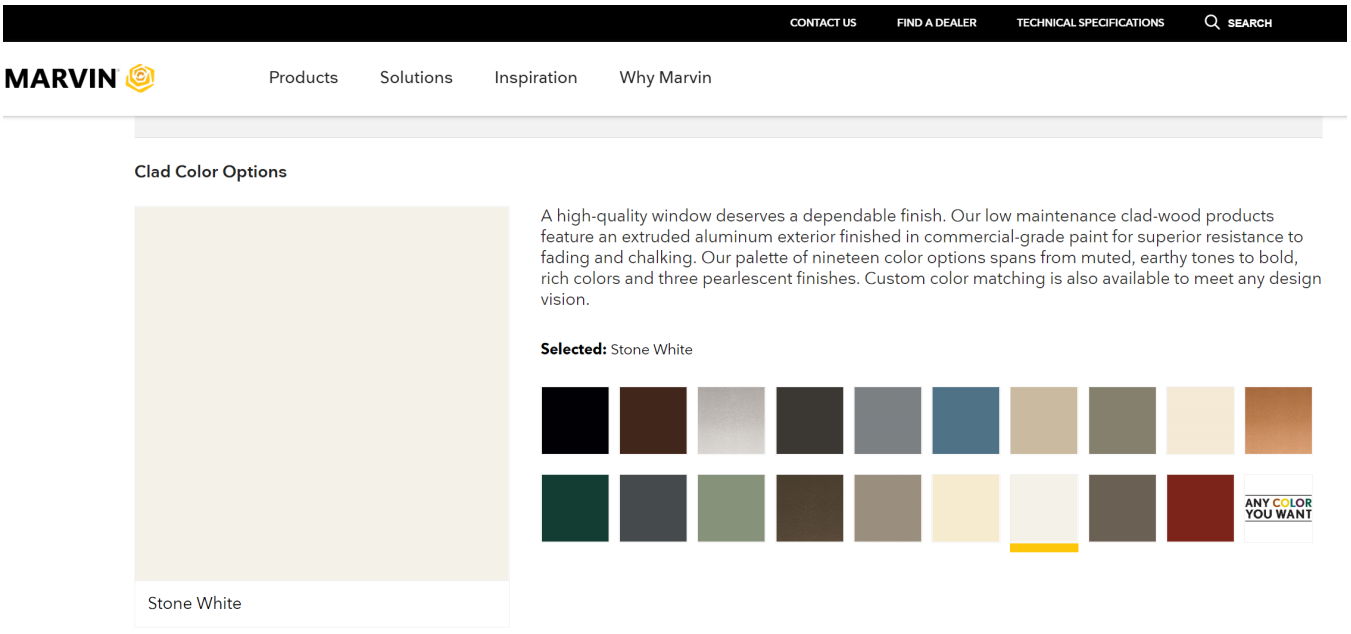
7/15/2025 – City inspection - slab

WINDOWS:

Window for all locations: Marvin Window – Ultimate Double-Hung G2:
https://www.marvin.com/products/collections/signature/ultimate/double-hung-g2



Marvin Window Color:

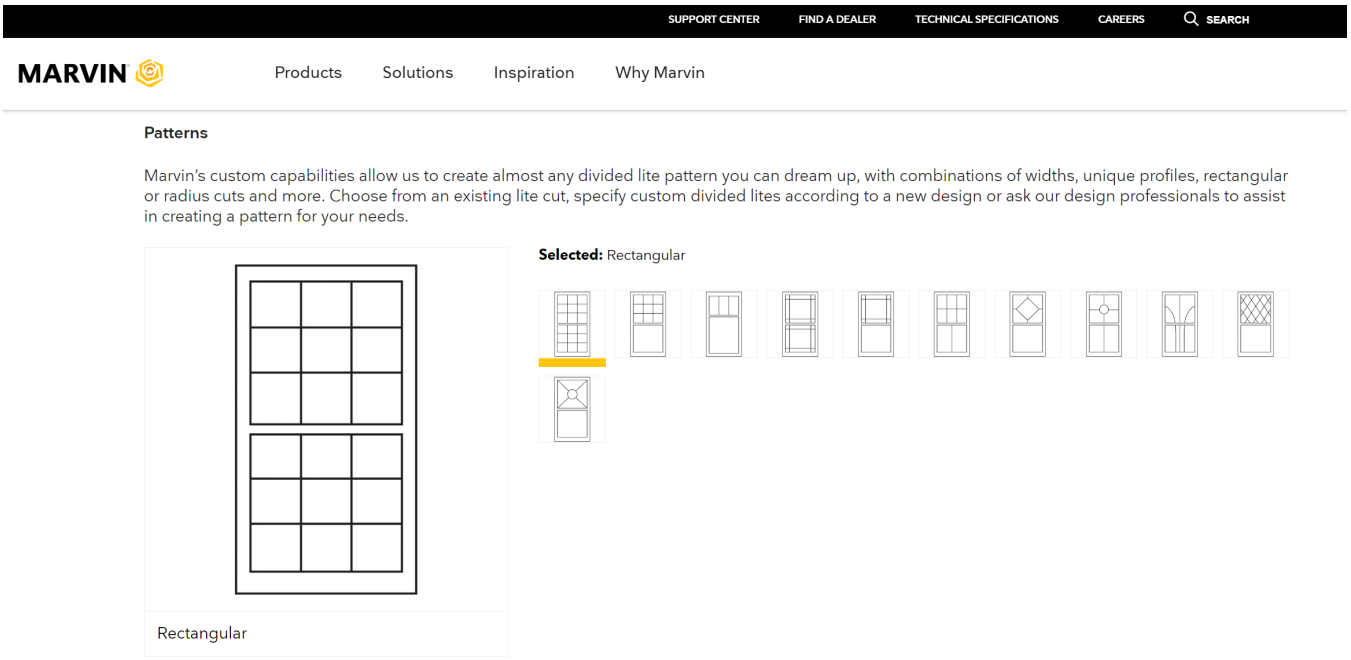


Divided Lite Style:

Simulated Divided Lite (SDL)

An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an ADL.

Divided Lite Pattern: To be 2over2 pattern to match preserved window mutins



319 N. MARGIN STREET

CIVIL ENGINEER
CLINT ELLIOTT SURVEY
P.O. BOX 331875 NASHVILLE, TN 37203
(615) 490-3236

STRUCTURAL ENGINEER FOUNDATION
CHAD STEWART & ASSOCIATES, INC.
176 THOMPSON LANE, STE. 103 NASHVILLE, TN 37211
(615) 790-2350, x4502

ARCHITECT
INTEGROUS ARCHITECTURE
3310 ASPEN GROVE DRIVE, STE. 302
FRANKLIN, TN 37067
(615) 778-8828

STRUCTURAL ENGINEER FRAMING
RHODES ENGINEERING & ENVIRONMENTAL SERVICES, LLC
807 NASHVILLE HWY. SOUTH, SUITE #1
COLUMBIA, TN 38401
(615) 480-7535

INDEX OF DRAWINGS

CIVIL

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	CURRENT REVISION DATE
C1.01	SURVEYOR SITE	00/00/00		

STRUCTURAL

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	CURRENT REVISION DATE
S-0.0	COVER SHEET	12/16/22	4	01/19/23
S1.0	FIRST & SECOND FLOOR PLANS	12/16/22	4	01/19/23
S2.0	BUILDING SECTION	12/16/22	4	01/19/23
S-3.1	WALL SECTION & DETAILS	12/16/22	4	01/19/23

GENERAL

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	CURRENT REVISION DATE
General				
G1.00	COVER SHEET/ SHEET INDEX	04/06/22	4	01/19/23
G1.01	PLAN DATA SHEET	04/06/22	3	12/15/2022

ARCHITECTURE

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	CURRENT REVISION DATE
A1.01	FOUNDATION PLAN & DETAILS	04/06/22	4	01/19/23
A1.02	FIRST FLOOR & SECOND FLOOR PLANS	04/06/22	3	12/15/2022
A2.01	EXTERIOR ELEVATIONS	04/06/22	3	12/15/2022
A2.51	ENLARGED PLANS & ELEVATIONS	04/06/22	3	12/15/2022
A3.01	WALL SECTIONS & DETAILS	04/06/22	3	12/15/2022
A3.51	BUILDING SECTION	04/06/22	3	12/15/2022
A6.51	CASEWORK DETAILS	04/06/22		
A6.52	CASEWORK DETAILS	04/06/22		

THE INNOVATIONS GROUP, LLC DBA:
integrous
ARCHITECTURE
functional creativity
3310 ASPEN GROVE DR. STE. 302 FRANKLIN, TN 615.778.8835

ERIC C. POWELL
REGISTERED
ARCHITECT
1/19/23
No. 023174
STATE OF TENNESSEE

consultants:

CIVIL: CLINT ELLIOTT SURVEY
P.O. BOX 331875 NASHVILLE, TN 37203

STRUCTURAL: CHAD STEWART & ASSOCIATES, INC.
176 THOMPSON LANE, STE. 103 NASHVILLE, TN 37211

MECH., ELEC., & PLUMBING:

SPECIALTY: CHET RHODES ENGINEERING
807 NASHVILLE HWY. SOUTH, SUITE #1 COLUMBIA, TN 38401

319 N. MARGIN STREET

Project Number:
21-118

Issue Date:
04/06/22

Revisions:

No.	Description	Date
2	Revision 2	07/12/22
3	Revision 3	12/15/2022
4	Revision 4	01/19/23

G1.00
COVER SHEET/ SHEET INDEX

Drawn By: Author
Chk'd By: Checker

ABBREVIATIONS

(THIS LIST IS NOT ALL INCLUSIVE)

A.F.F.	- ABOVE FINISH FLOOR	MAS.	- MASONRY
A.C.T.	- ACOUSTICAL TILE	MFR.	- MANUFACTURER
ALUM.	- ALUMINUM	M.O.	- MASONRY OPENING
ALT.	- ALTERNATE	MAX.	- MAXIMUM
C/C.	- CENTER TO CENTER	MEMB.	- MEMBRANE
COL.	- COLUMN	MTL.	- METAL
CONC.	- CONCRETE	MIN.	- MINIMUM
CMU	- CONCRETE MASONRY UNIT	N.C.	- NARCOTICS CABINET
CONT.	- CONTINUOUS	NOM.	- NOMINAL
C.G.	- CORNER GUARD	N.I.C.	- NOT IN CONTRACT
CWE	- COORDINATE WITH EQUIP	N.T.S.	- NOT TO SCALE
DTL.	- DETAIL	O.C.	- ON CENTER
DIM.	- DIMENSION	O.H.	- OVER HEAD
D.S.	- DOWNSPOUT	O/FACE	- OUTSIDE FACE
D.F.	- DRINKING FOUNTAIN	O/O	- OUTSIDE TO OUTSIDE
EOS	- EDGE OF SLAB	O.F.E.	- OWNER FURNISHED EQUIPMENT
E.P.	- ELECTRICAL PANEL	O.F.C.I.	- OWNER FURNISHED CONTRACTOR INSTALLED
E.W.C.	- ELECTRIC WATER COOLER		
EL.	- ELEVATION	OPP.HD.	- OPPOSITE HAND
E.F.	- EXHAUST FAN	PL.	- PLATE
E.J.C.	- EXPANSION JOINT COVER	P.T.	- PRESSURE TREATED
F.V.	- FIELD VERIFY	RAD.	- RADIUS
FIN.	- FINISH, FINISHED	REQ.	- REQUIRED
FIN. FLR.	- FINISHED FLOOR	R.D.	- ROOF DRAIN
F.E.C.	- FIRE EXTINGUISHER CABINET	R.O.	- ROUGH OPENING
F/F.	- FACE TO FACE	R.O.W.	- RIGHT OF WAY
F.H.C.	- FIRE HOSE CABINET	SECT.	- SECTION
F.R.	- FIRE RETARDANT	SP.	- SPACE, SPACES
F.D.	- FLOOR DRAIN	S.B.	- SPLASH BLOCK
F.O.	- FACE OF	SIM.	- SIMILAR
F.O.W.	- FACE OF WALL	S.S.	- STAINLESS STEEL
FTG.	- FOOTING	STL.	- STEEL
GALV.	- GALVANIZED	STRUCT.	- STRUCTURAL
G.I.	- GALVANIZED IRON	TH.	- THICK
GA.	- GAUGE	T/	- TOP OF
GYP. BD.	- GYPSUM BOARD	TYP.	- TYPICAL
H.M.	- HOLLOW METAL	U.N.O.	- UNLESS NOTED OTHERWISE
HR.	- HOUR	W.R.	- WATER RESISTANT
INSUL.	- INSULATION		
INT.	- INTERMEDIATE		

PLAN REVIEW DATA

GOVERNING LOCAL CODES

THE CITY OF FRANKLIN, TN CODES DEPARTMENT WILL REVIEW THIS PROJECT UNDER THE FOLLOWING CODES:

- 2018 International Building Code including Appendices D, G, and K, 2018 International Energy Conservation Code (for buildings reviewed under the IBC)
- 2018 International Fire Code including Appendices B, C, and D
- 2018 NFPA Life Safety Code 101
- 2017 National Electric Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
- 2018 International Existing Building Code
- 2018 International Residential Code including Appendices G and J., 2009 International Energy Conservation Code (for buildings reviewed under the IRC)
- 2018 International Property Maintenance Code

IECC 2012:

CLIMATE ZONE 4

INSULATION REQUIREMENTS:
CEILING: R-49
FLOOR: R-19
CRAWLSPACE WALL: 10/13
WOOD FRAME: R-13 CAVITY + R-5 C.I.

GRAPHIC SYMBOLS

ACCESSIBILITY SYMBOL - USED ON ARCHITECTURAL SHEETS TO DENOTE ACCESSIBLE ELEMENTS

OWNER FURNISHED EQUIPMENT

COLUMN REFERENCE GRIDS (12.8)

DRAWING ADDENDUM (ADD 1)

DRAWING REVISION (1)

RFI (1)

REQUEST FOR INFORMATION

CENTERLINE

PARTITION TYPE (A)

INDICATES INTERIOR/ CASEWORK ELEVATION (1 / A6.01)

INDICATES SHEET NO. FOR ELEVATION

INTERIOR WINDOW ELEVATION (1)

ROOM NAME (ROOM NAME 1-100 150 SF)

ROOM NUMBER

ROOM AREA

DOOR NUMBER (SEE DOOR SCHEDULE) (1-101)

DIRECTION OF SECTION CUT (SIM / A101)

INDICATES DETAIL NUMBER (1 / A1.01 SIM)

INDICATES SHEET DETAIL IS DRAWN

INDICATES EXTERIOR ELEVATION (1 / A2.01)

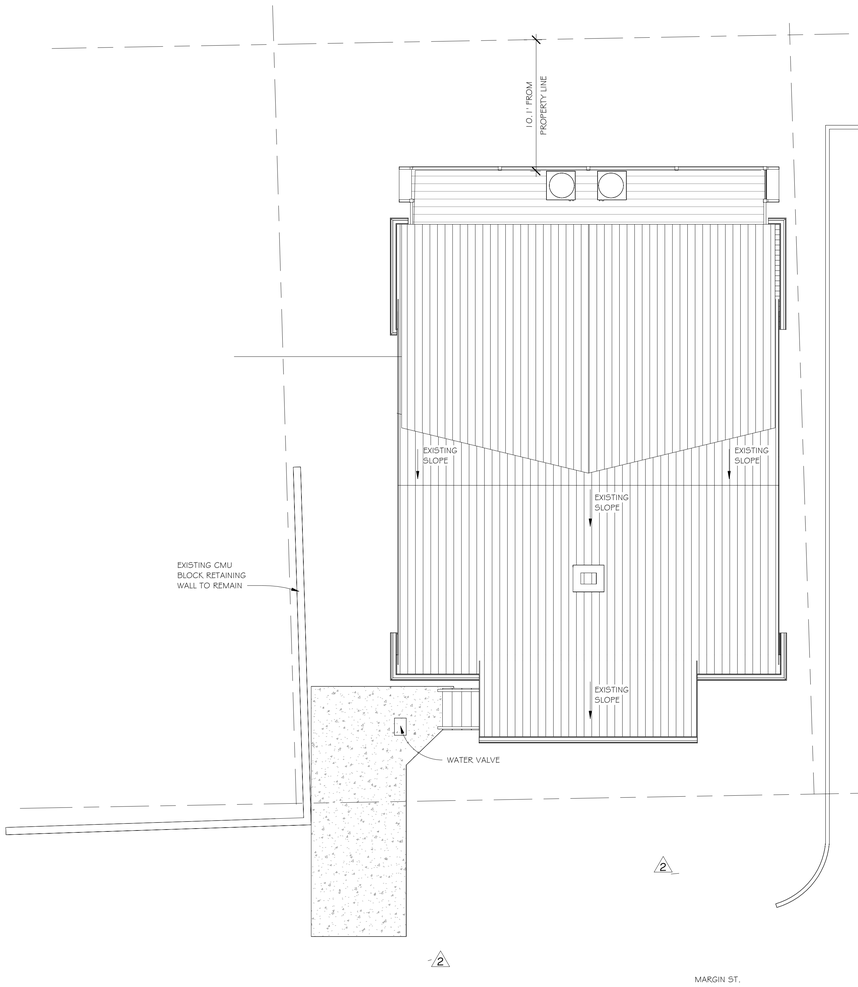
NORTH ARROW

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

*ALL INDICATED DRAWING SCALES ARE ACCURATE ONLY WHEN THE DRAWINGS ARE PRINTED ON A 24 INCH BY 36 INCH SHEET SIZE.

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
2. ALL INDICATED DRAWING SCALES ARE ACCURATE ONLY WHEN THE DRAWINGS ARE PRINTED ON A 30 INCH BY 42 INCH SHEET SIZE. IF DRAWINGS ARE PRINTED AT A DIFFERENT SHEET SIZE, DRAWING SCALES MUST BE ADJUSTED ACCORDINGLY.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT OF ANY CONFLICTS BETWEEN VENDOR DRAWINGS AND THE CONTRACT DOCUMENTS.
4. GYPSUM BOARD SYSTEM DETAILS ARE BASED ON APPROVED ASSEMBLIES FROM UNDERWRITERS LABORATORIES INC. (U.L.).
5. FOR WALL/PARTITION LAYOUT, ALL INTERIOR PARTITIONS ARE DIMENSIONED TO THE FACE OF STUDS. ALL EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE OF THE STUDS.
6. DIMENSIONS ARE TO BE COORDINATED WITH ALL CONSTRUCTION DISCIPLINES, VENDORS, OWNER FURNISHED EQUIPMENT AND OTHER DEVICES TO ASSURE PROPER PLACEMENT, MAINTENANCE ACCESS, VENTILATION AND WARRANTY REQUIREMENTS.
7. THIS PROJECT IS BASED UPON THE PREVIOUSLY APPROVED FRANKLIN COA #443509. G.C. MUST ADHERE TO THE REQUIREMENTS OF THE COA.
8. THIS PROPERTY IS GRANTED A VARIANCE TO BE ONE FOOT ABOVE BASE FLOOD ELEVATION PER VARIANCE COF #7776



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

NOTE:
THIS PROJECT IS BASED UPON THE PREVIOUSLY APPROVED FRANKLIN COA #443509. G.C. MUST ADHERE TO THE REQUIREMENTS OF THE COA.

THIS PROPERTY IS GRANTED A VARIANCE TO BE ONE FOOT ABOVE BASE FLOOD ELEVATION PER VARIANCE COF #7776

NOTE:
CRITICAL CONSTRUCTION SEQUENCE NOTE: UNDER THE FRANKLIN COA #443509, THE RESIDENCE ON THIS SITE MUST BE PRESERVED IN THE FOLLOWING MANNER. THE FRONT AND TWO SIDE WALLS OF THE RESIDENCE MUST BE REMOVED FROM THE EXISTING STRUCTURE AND HELD IN PROTECTION WHILE THE NEW RESIDENCE FOUNDATION AND FRAMING IS ACCOMPLISHED AND THEN REPLACED ON THE NEW RESIDENCE, AS THE NEW FRONT AND SIDE WALLS. ANY NEW MATERIALS APPLIED TO THE RESIDENCE MUST FOLLOW THE REQUIREMENTS OF FRANKLIN COA #443509

NOTE:
CITY OF FRANKLIN REQUIREMENTS:
1. NO MATERIALS WILL BE STORED, DELIVERED OR DUMPED IN THE STREET AND NO ROCK, SAND OR DIRT MAY BE ALLOWED TO BE DUMPED IN THE STREET.
2. A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED PRIOR TO ANY DISTURBANCE OF THE FFO.
3. NO PLACING OR TRANSFERRING OF ROLL-OFF DUMPSTERS IN THE STREET.

THE INNOVATIONS GROUP, LLC DBA:
integrous
ARCHITECTURE
functional creativity
3310 ASPEN GROVE DR. STE. 302 FRANKLIN, TN 615.778.8835

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ERIC C. POWERS
REGISTERED ARCHITECT
12/16/22
STATE OF TENNESSEE

consultants:
CIVIL: CLINT ELLIOT SURVEY, P.O. BOX 331875 NASHVILLE, TN 37203
STRUCT.: CHAD STEWART & ASSOCIATES, INC. 176 THOMPSON LANE, STE. 100 NASHVILLE, TN 37211
MECH. ELEC. PLUMBING:
SPECIALTY: CHET RHODES ENGINEERING 807 NASHVILLE HWY. SOUTH, SUITE #1 COLUMBIA, TN 38401

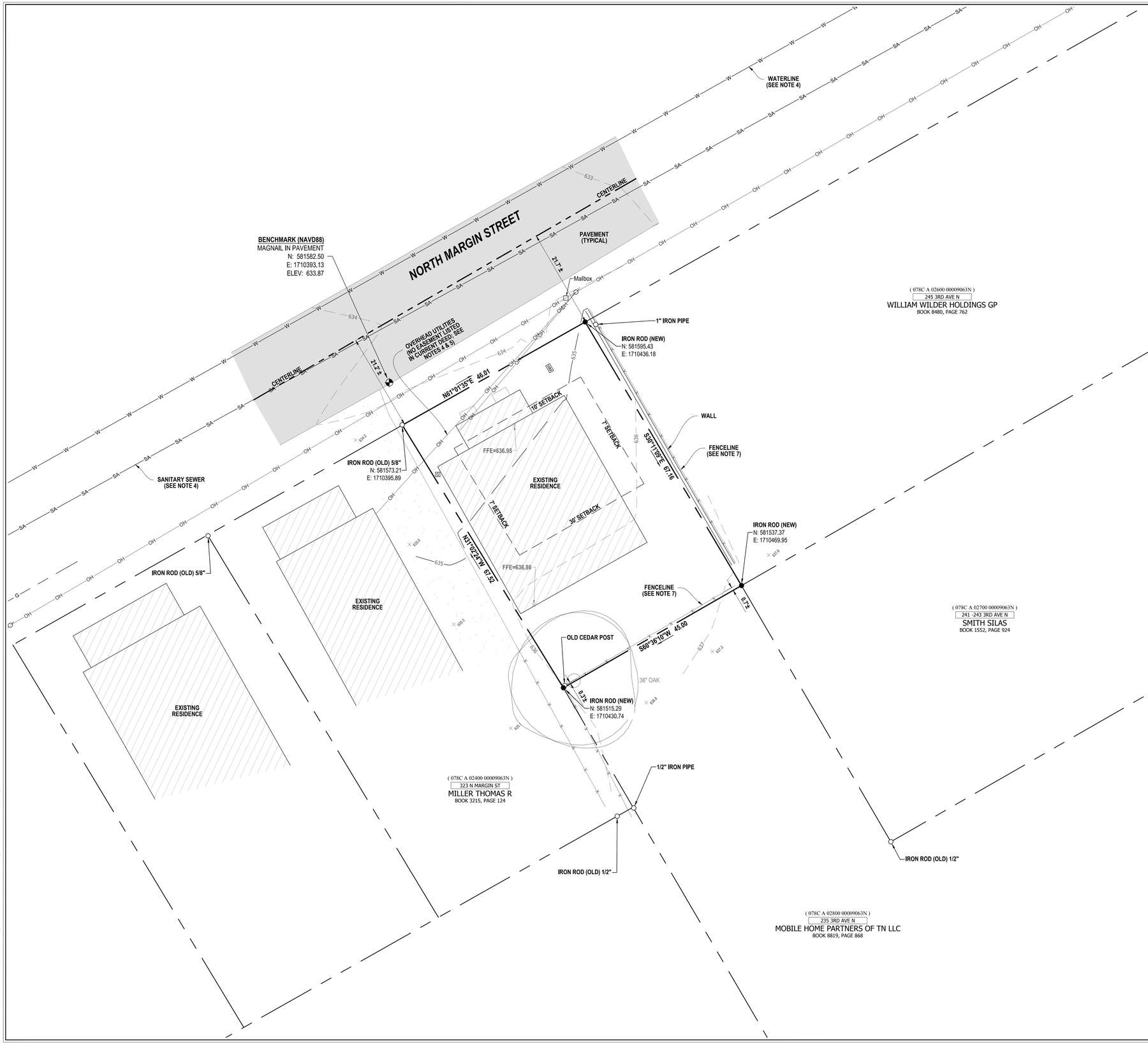
319 N. MARGIN STREET

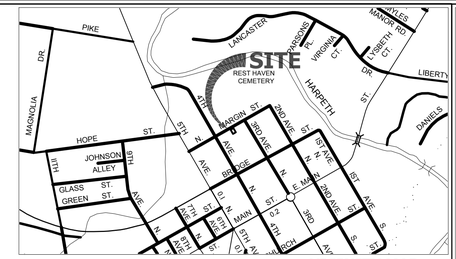
Project Number: 21-118
Issue Date: 04/06/22
Revisions:

No.	Description	Date
2	Revision 2	07/12/22
3	Revision 3	12/15/20 22

G1.01
PLAN DATA SHEET

12/16/2022 2:52:51 PM





VICINITY MAP

1" = 1000'

TOTAL LOT AREA

3,063 SF OR 0.070 ACRES±

MAP REFERENCE

Parcel ID for subject property is (078C A 02500 00009063N) on Williamson County Property Map.

DEED REFERENCE

Owner : STEVENSON TRUST NO 3, as of record in Book 8890, Page 830 Registers Office, Williamson County, Tennessee.

SURVEYOR'S NOTES

1. This Property is located in the 9th Civil District of Williamson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
3. The property is located in areas designated as "Zone AE" (areas determined to be inside the 1 % annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47187C0211G, effective on 12-22-2016.
4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
6. No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned OR (Office Residential District). Setbacks per current zoning. Verify with City of Franklin Zoning Ordinance.
   Front Building Setback = Contextual Average = 10' Minimum
   Rear Building Setback = 30' Minimum
   Side Building Setback = 7' Minimum
9. This survey was prepared for the exclusive use of the persons or entities named on the certification hereon. Said certificate does not extend to any unnamed person or entity without an express re-certification by the surveyor.
10. Property is subject to an 8' right-of-way from North Margin Street to the south adjoining 235 3rd Avenue North property. Per Deed Book 83, Page 455. The exact location is unspecified.

GPS NOTES

1. The (TDOT) Tennessee Geodetic Reference Network was used for this survey
2. GPS locations used for this survey were established using a VRS network consisting of multiple reference stations
3. GPS data was collected with a Spectra Precision 80 receiver.
4. This survey was prepared without the use of a scale factor. Except in the instance of initial survey control, all distances or coordinates were derived from measurements taken by a total station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
5. The date of this survey is: 5/19/2022.

SURVEYOR'S CERTIFICATE

To: Sean McKinnis

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Jason A. Garrett, TN RLS # 2861

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(615) 367-1110
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GRID NORTH (SEE NOTE 2)

GRAPHIC SCALE (IN FEET)
10 0 5 10 20
1 inch = 10 ft.

Symbol Legend

Symbol	Denotes
	IRON ROD (OLD)
	BENCHMARK
	CATCH BASIN
	FIRE HYDRANT
	SEWER MANHOLE
	EXISTING TREE
	WATER VALVE
WM	WATER METER
	IRON ROD (NEW)
	UTILITY POLE
	CONCRETE
	ASPHALT
	GRAVEL

P.O. Box 331875
Nashville, TN 37203
clintelliottsurvey.com
(615) 490-3236

CLINT ELLIOTT SURVEY

Boundary & Topographic Survey

319 North Margin Street
Franklin, Williamson County, Tennessee 37064

Rev.	Date	Revision Description

JASON A. GARRETT — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2861
Jason Garrett 5-31-2022

Issue Date:	5-31-2022
Project ID:	N MARGIN ST 319
Drafted By:	KW/SS
Field Crew:	JL
Checked By:	KW

Sheet Title:
Boundary & Topographic Survey

Sheet No.
V-1.00

PLOT DATE: 5/31/2022 11:47:44 AM
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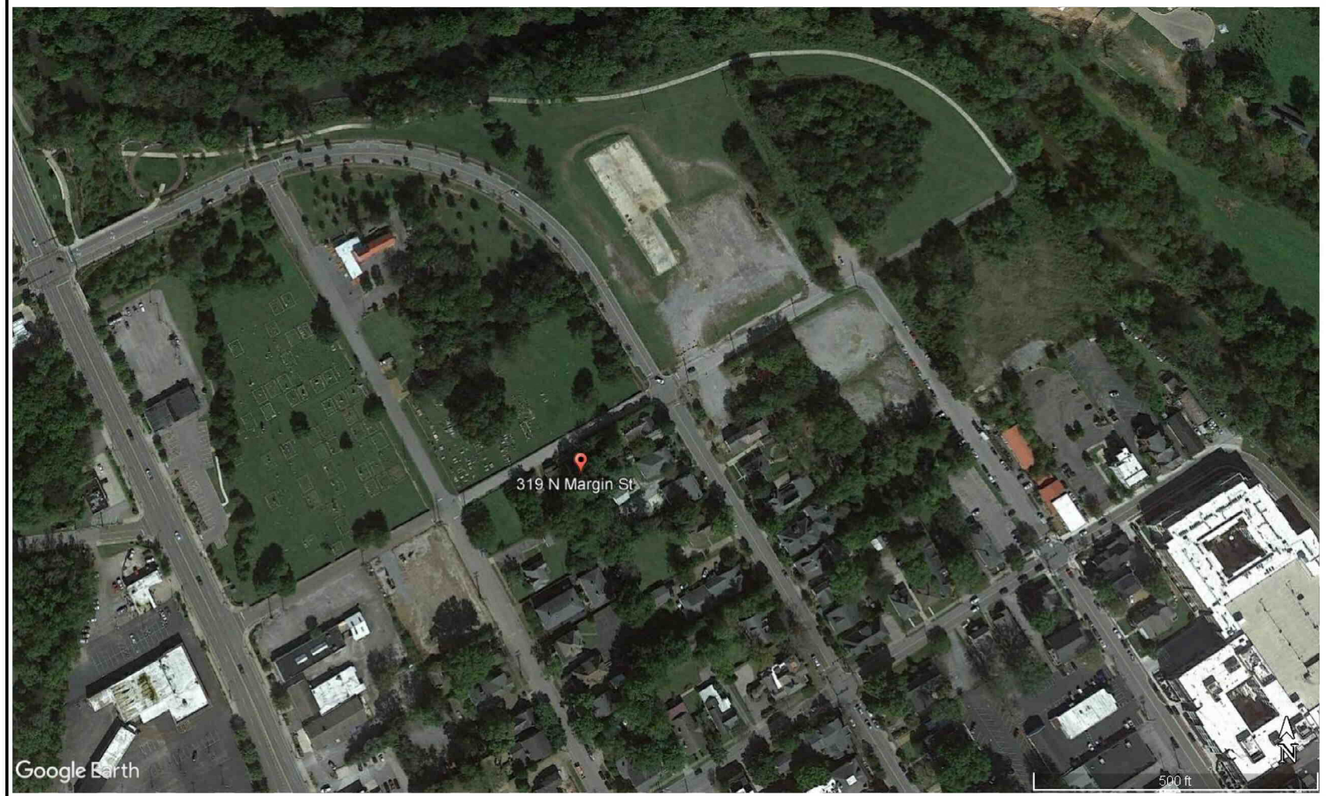
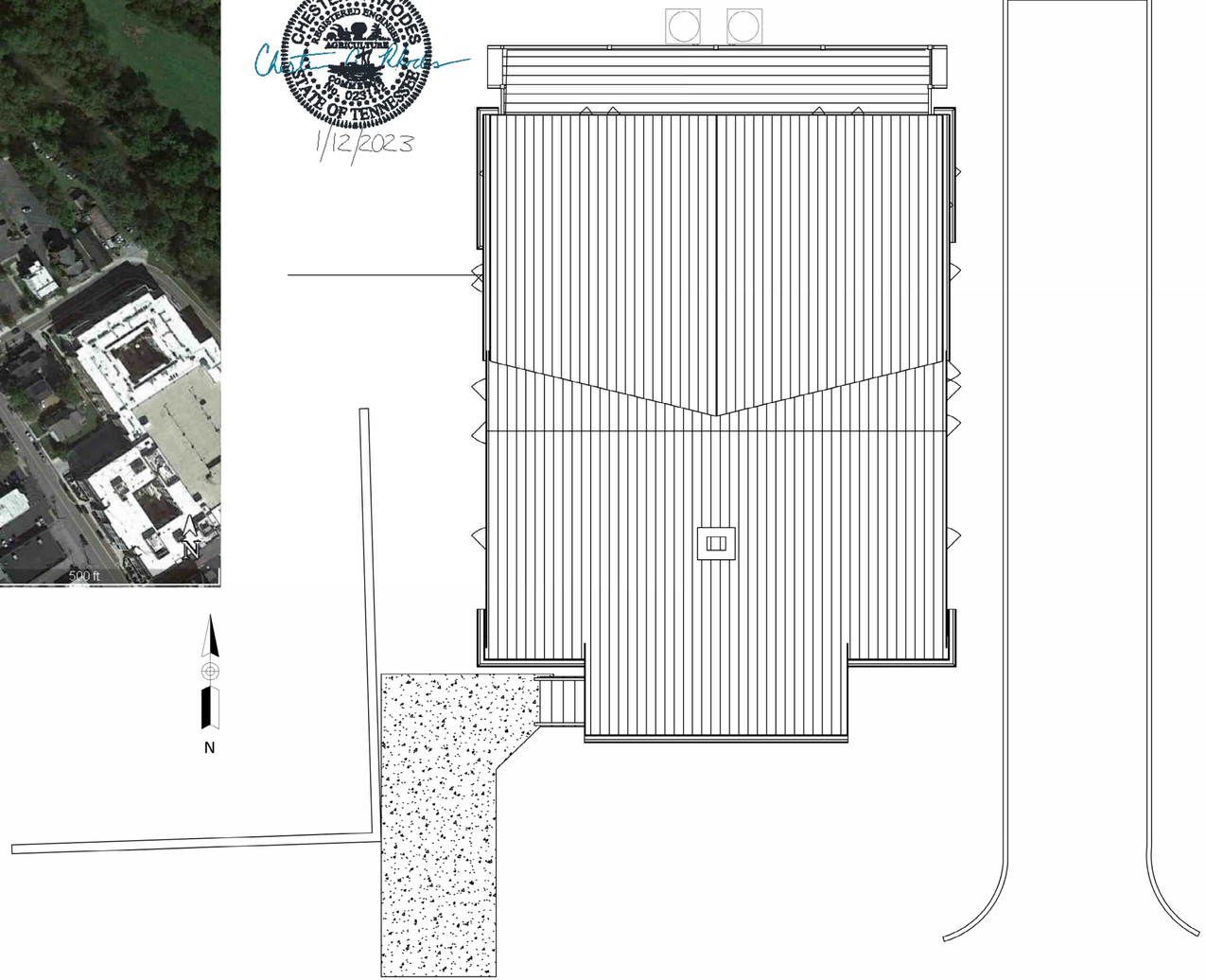


VICINITY MAP
SCALE: N.T.S.



DEPICTIVE SITE PLAN
SCALE: 3/16" = 1'-0".

N

NOTE:

DUE TO FLOOD ELEVATION REQUIREMENTS, THIS HOUSE IS SUBJECT TO AND MUST HAVE A SUMP PUMP PUT IN THE LOWEST LEVEL OF THE CRAWL SPACE TO ENSURE ALL GRADE UNDER THE HOUSE WILL DRAIN BY GRAVITY FLOW TO THE SUMP SO THAT AFTER A FLOOD THE FLOOD VENTS CAN DRAIN WATER AWAY. SUMP WILL BE 18 INCHES BELOW GRADE AND WILL PUMP WATER TO A POINT AWAY FROM THE HOUSE WHERE IT CAN DISCHARGE FREELY AND INTO THE NEARBY CONVEYANCE SYSTEMS WHICH WILL TAKE THE FLOW ULTIMATELY TO THE CREEK NEARBY BY GRAVITY AND NOT ALLOW THE FLOW BACK UNDER THE HOUSE ONCE PUMPED OUT. A 9 MIL MINIMUM MOISTURE BARRIER SHALL BE REQUIRED UNDER THE HOUSE.

811
CALL BEFORE YOU DIG!

SHEET INDEX

S-0.0	COVER SHEET
S-1.0	FIRST FLOOR & SECOND FLOOR PLAN
S-2.0	BUILDING SECTION

ENGINEER:
RE
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
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COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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No.

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DESIGN		
CHECKED		
APPROVED		

SAVED DATE: 11/19/2022 12:17:40 PM Seth

319 N. MARGIN STREET
FRANKLIN, TN. 37064

COVER SHEET

DWG. No.
S-0.0

SCALE: NOTED
CADFILE: 319 NORTH MARGIN ST -300
JOB No. REV.

COVER SHEET

NOTED

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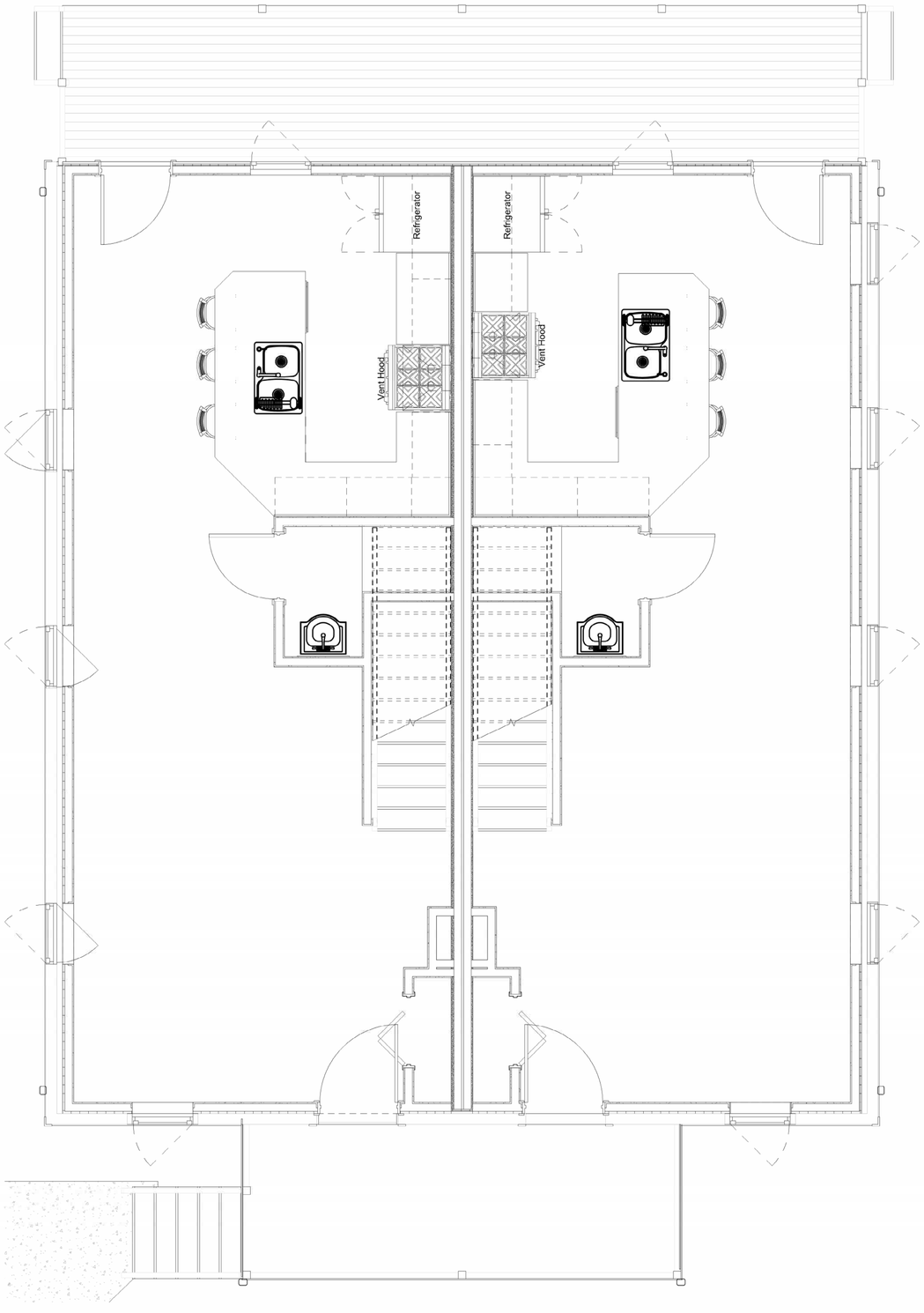


1/12/2023

PORCH SHALL BE CONSTRUCTED USING 2X10 TREATED LUMBER JOISTS PLACED ON 6X6 TREATED LUMBER POSTS.

POSTS SHALL BE PLACED ON CONCRETE POURED COLUMN FOOTERS 2'X2' AND 16" DEEP WITH #4 BARS PLACED IN FOOTER IN TIC TAC TOE PATTERN.

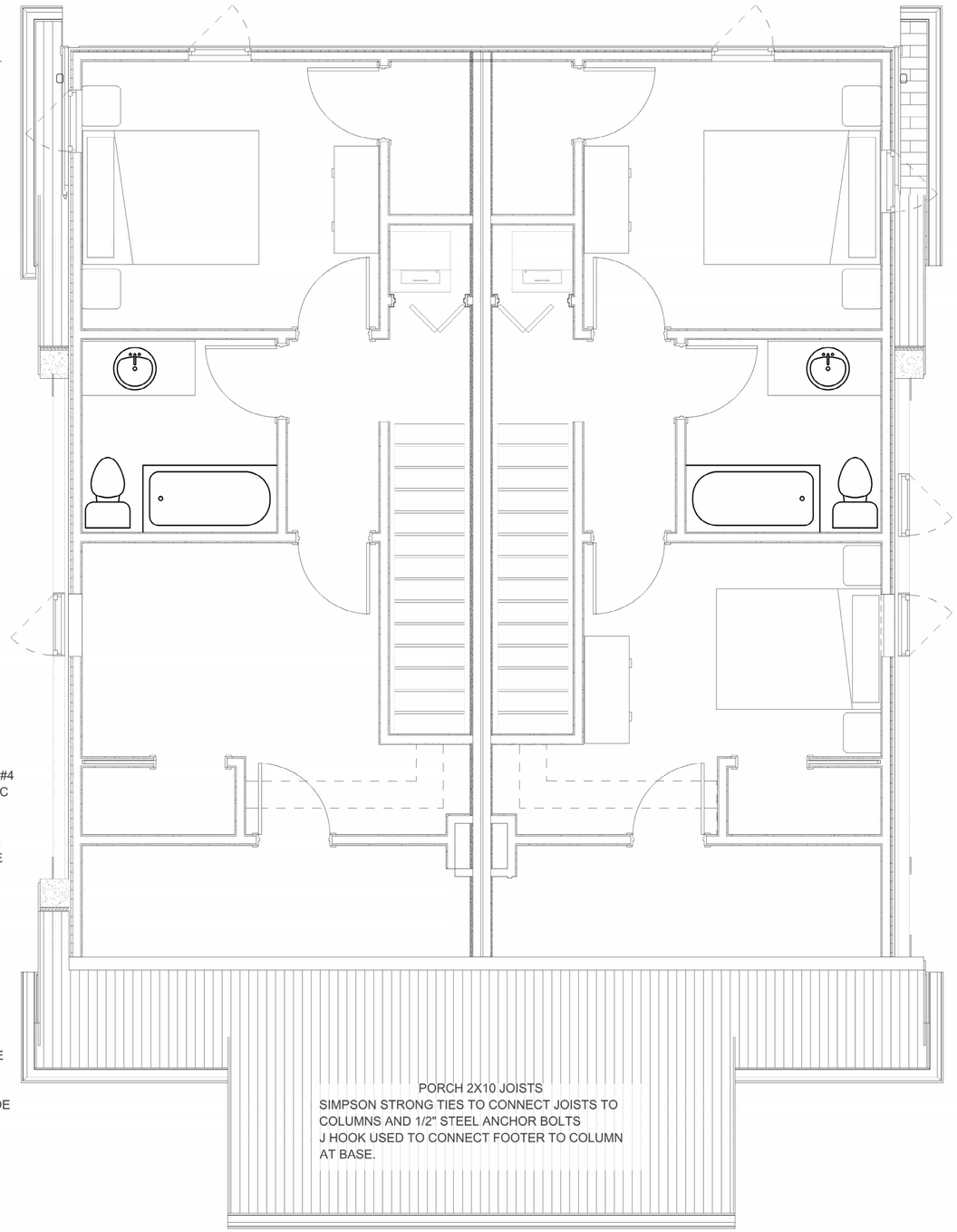
CONCRETE SHALL BE MIN. 3500 PSI REQUIRED UNDER PORCH OUTSIDE PERIMETER OF HOUSE TO AVOID ONLY LAG BOLTS FOR SUPPORT.

1/2" MIN. LAG BOLTS EMBEDDED 3" INTO THE WALL OF HOUSE WILL BE REQUIRED EVERY 3'.

COLUMNS SPACED MAX. 8' O.C. AS NEEDED.

HEADER SCHEDULE
2'-4" TO 5' WIDE HEADERS SHALL BE DOUBLE 2X8 SYP #2.

HEADERS 5' OR GREATER TO 8' WIDE SHALL BE DOUBLE 2X10 #21SYP



FIRST FLOOR
SCALE: 3/8" = 1'-0"

SECOND FLOOR
SCALE: 3/8" = 1'-0"

ENGINEER:
RE
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EMAIL: rhodesengineering@gmail.com
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COLUMBIA, TN 38401
SITE ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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CHECKED		
APPROVED		

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319 N. MARGIN STREET
FRANKLIN, TN. 37064

FIRST FLOOR & SECOND FLOOR PLAN

DWG. No.
S1.0

SCALE: NOTED

CADFILE:

JOB No. REV.

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BUILDING SECTION

1/2" = 1'-0"

NOTE:

WOOD FRAMING TO BE #2 SYP 2"X6" WOOD STUDS ON EXTERIOR WALLS AND #2 SYP 2"X4" WOOD STUDS ON INTERIOR WALLS.

SEE LUMBER PACKAGE DRAWINGS INCLUDED WITH THIS SUBMITTAL.

MAIN FLOOR JOISTS SHALL BE #2 SYP 2"X10" TREATED LUMBER

UPPER LEVEL AND CEILING RAFTERS TO BE #2 SYP 2"X8"

METAL STUDS TO BE USED WHERE CALLED OUT ON THE CABINET AND CASEWORK DETAILS.

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURE
CIVIL
NO. 023
STATE OF TENNESSEE

1/12/2023

NOTE:
ALL WOOD FRAMING TO BE CALCULATED AND DESIGNED BY FRAMING PACKAGE VENDOR

ENGINEER:
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SITE DEVELOPMENT WATER/WASTEWATER

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319 N. MARGIN STREET
FRANKLIN, TN. 37064

BUILDING SECTION

DWG. No.
S2.0

SCALE: NOTED

CADFILE:

JOB No.

REV.

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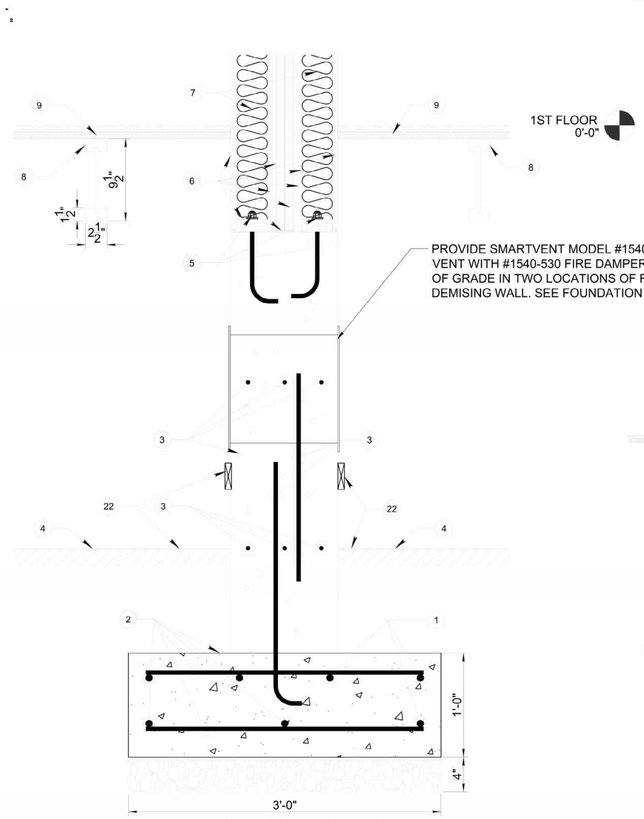
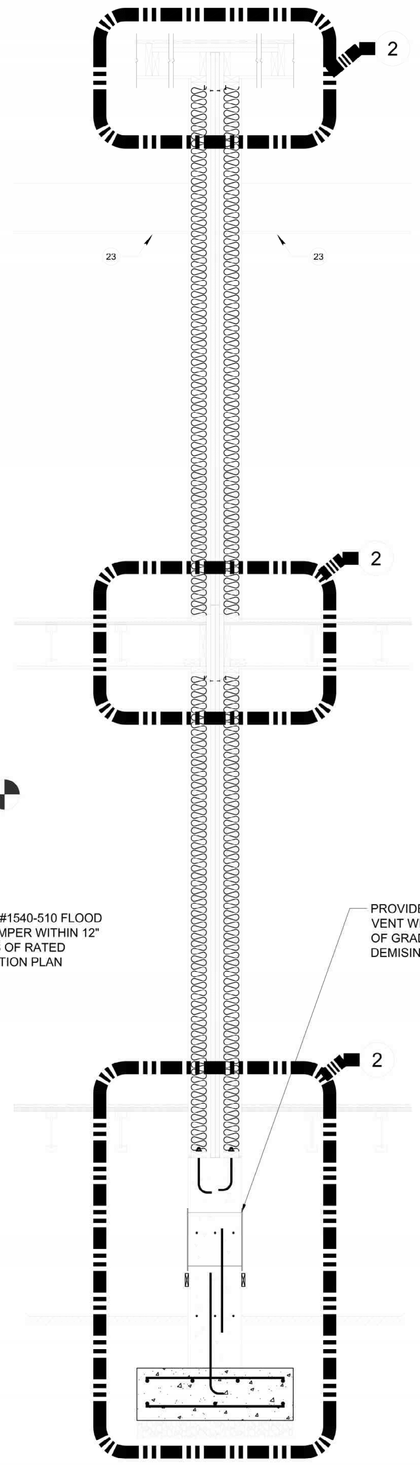


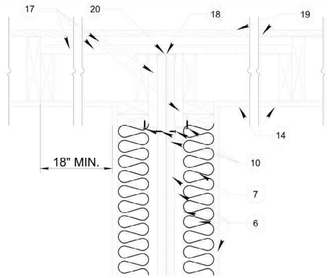
STEM FOUNDATION WALL SECTION DETAIL

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



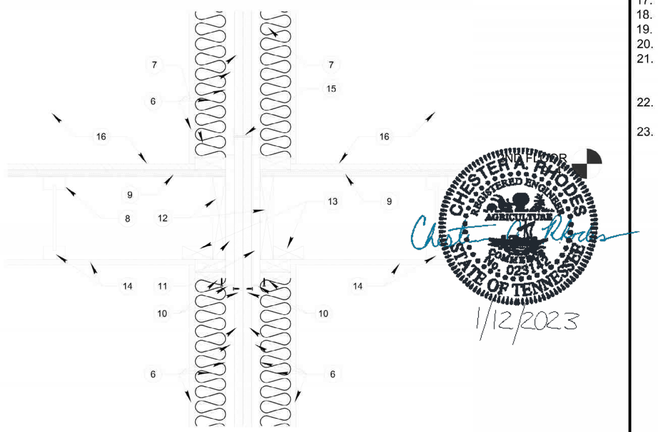
AREA OF SEPARATION WALL SECTION DETAIL

1 Scale: $\frac{3}{4}$" = 1'-0"



TYPICAL ROOF JUNCTION SECTION DETAIL

4 Scale: 1-1/2" = 1'-0"



INTERMEDIATE FLOOR INTERSECTION SECTION DETAIL

3 Scale: 1-1/2" = 1'-0"

NOTES:

1. CONTRACTOR IS TO VERIFY ALL CONDITIONS PRIOR TO BEGINNING OF CONSTRUCTION. IF ANY ANOMALOUS CONDITION IS FOUND CONTACT PROJECT ENGINEER/ARCHITECT IMMEDIATELY.
2. THE BASE OF THE CENTRAL STEM WALL IS 3'-0"x1'-0"x37'-0" CONCRETE FOOTING. FOOTING REINFORCEMENT: (2) #4 x 2'-8" TOP AND BOTTOM HORIZONTAL REBARS @ 3'-0" O.C. WITH (4) #4 x CONTINUOUS REBAR @ $10\frac{1}{2}$" O.C. ADJACENT TO THE TOP BAR EMBEDDED WITHIN 2" OF THE TOP OF THE FOOTING, AND (3) #4 x CONTINUOUS REBAR @ $15\frac{5}{8}$" O.C. ADJACENT TO THE BOTTOM BAR EMBEDDED WITHIN 3" OF THE BOTTOM OF THE FOOTING.
3. THE STEM WALL IS A $12\frac{5}{16}$" WIDE CONCRETE STRUCTURE WITH (2) LEVELS OF (3)#4 x CONTINUOUS REBAR AT EACH LEVEL. THE REBAR ARE EMBEDDED 1'-0" FROM THE TOP OF THE STEM WALL AND 1'-0" FROM THE BOTTOM OF THE STEM WALL. THERE ARE (2) VERTICAL REBARS, (1) #4x2'-6" REBAR WITH A HOOK FORMED AT THE BOTTOM END - EMBED THESE REBAR AT THE POUR OF THE FOOTING @ 3'-0" O.C. THE OTHER VERTICAL REBAR IS A STRAIGHT #4 x 2'-0" SET @ 3'-0" O.C.
4. CRAWL SPACE GRADE--MAINTAIN AT MINIMUM 1'-0" ELEVATION ABOVE THE TOP OF FOOTING TO PROTECT THE FOOTING FROM FROST DAMAGE.
5. WALL ANCHORS INSTALLED IN THE SILL PLATE OF EACH WALL ARE #3 (MIN.) x 1'-0" REBAR @ 1'-6" O.C. THREAD THE UPPER END OF THE ANCHOR TO RECEIVE A $\frac{7}{8}$" CASE HARDENED NUT AND LOCK WASHER.
6. THE AREA SEPARATION WALL IS CONSTRUCTED ON EACH TENANT SIDE WITH A SINGLE (1) LAYER OF $\frac{5}{8}$" TYPE "X" FIRE RATED GYPSUM BOARD FINISHED TO A LEVEL FOUR MECHANICALLY ATTACHED TO #2 SYP WOOD STUD @ 16" O.C. A 1" AIR GAP WITH (2) LAYERS 1" THICK EACH ELEVATOR SHAFT GYPSUM BOARDS BOUND TOGETHER BY STEEL H-STUDS, STEEL C-TRACK, AND ALUMINUM ANGLE CLIPS. THIS IS A 2-Hour FIRE RATED CONSTRUCTION DESIGN UL DES U336.
7. SOUND ATTENUATION BATT FIBERGLASS INSULATION (SATB) IS INSTALLED IN THE CAVITY OF THE STUD WALL ON EACH SIDE TO PROVIDE NOISE CANCELLATION AND ADDITIONAL FIRE PROTECTION.
8. ENGINEERED FLOOR JOISTS COMPOSED OF TOP AND BOTTOM CHORDS OF $2\frac{1}{2}$"x$1\frac{1}{2}$"x$9\frac{1}{2}$" HARD WOOD AND THE WEB OF $\frac{3}{8}$" OSB SET @ 16" O.C.
9. $\frac{3}{4}$" CDX TONGUE AND GROOVE PLYWOOD SUBFLOOR SCREWED INTO THE I-JOISTS WITH INDUSTRIAL ADHESIVE ON THE TOP CHORD BEFORE THE PLYWOOD PANEL IS INSTALLED.
10. ALUMINUM CLIPS MECHANICALLY ATTACHED TO THE STUD PLATE AND THE ELEVATOR SHAFTLINER GYPSUM PANEL.
11. FIRE BLOCKING WITH 1" GYPSUM PANEL OR MINERAL FIBER.
12. CUT-DOWNED 2x12 TO PROVIDE SUPPORT BETWEEN FLOORS FOR THE STUDDED WALL
13. 2x4 CRIPPLES
14. $\frac{5}{8}$" TYPE "X" GYPSUM BOARD CEILING MECHANICALLY ATTACHED TO BOTTOM CHORDS OF I-JOSTS.
15. DOUBLE U-TRACK SCREWED BACK TO BACK
16. SECOND FLOOR AREA
17. 1" GYPSUM SHAFTLINER
18. 2" U-TRACK TOP TRACK
19. ROOF DECK
20. CAULK WITH A SMOKE TIGHT JOINT.
21. THIS PROPERTY IS GRANTED A VARIANCE TO BE ONE FOOT ABOVE FLOOD ELEVATION PER VARIANCE COF # 7776.
22. CLASS I VAPOR RETARDER EXTENDED 6" MINIMUM UP WALL AND SECURED, TYPICAL.
23. AREA OF SECOND FLOOR CEILING AT MINIMUM HEIGHT OF 7'-6".

WILSON STEVENSON
319 N. MARGIN STREET
FRANKLIN, TN 37064-2615

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURE
COMMERCIAL
No. 023161
STATE OF TENNESSEE

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SITE DEVELOPMENT WATER/WASTEWATER

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NO.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL

DRAWN	AT	10-19-22
DESIGN		
CHECKED	AT	10-19-22
APPROVED		T

SAVED DATE: 10/22/2022 8:11:26 PM Rhode

WILSON STEVENSON
HOUSE RENOVATION
319 NORTH MARGIN ST. FRANKLIN, TN
37064-2615

AREA SEPARATION WALL

DWG. No.
S-3.1

SCALE: AS NOTED

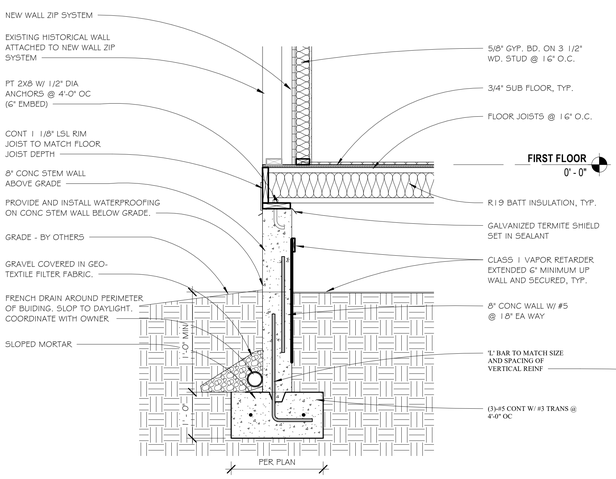
CADFILE:

JOB No.

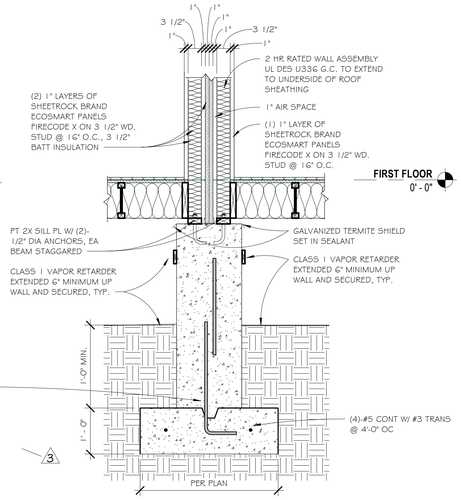
REV.

AREA SEPARATION WALL AND DETAILS

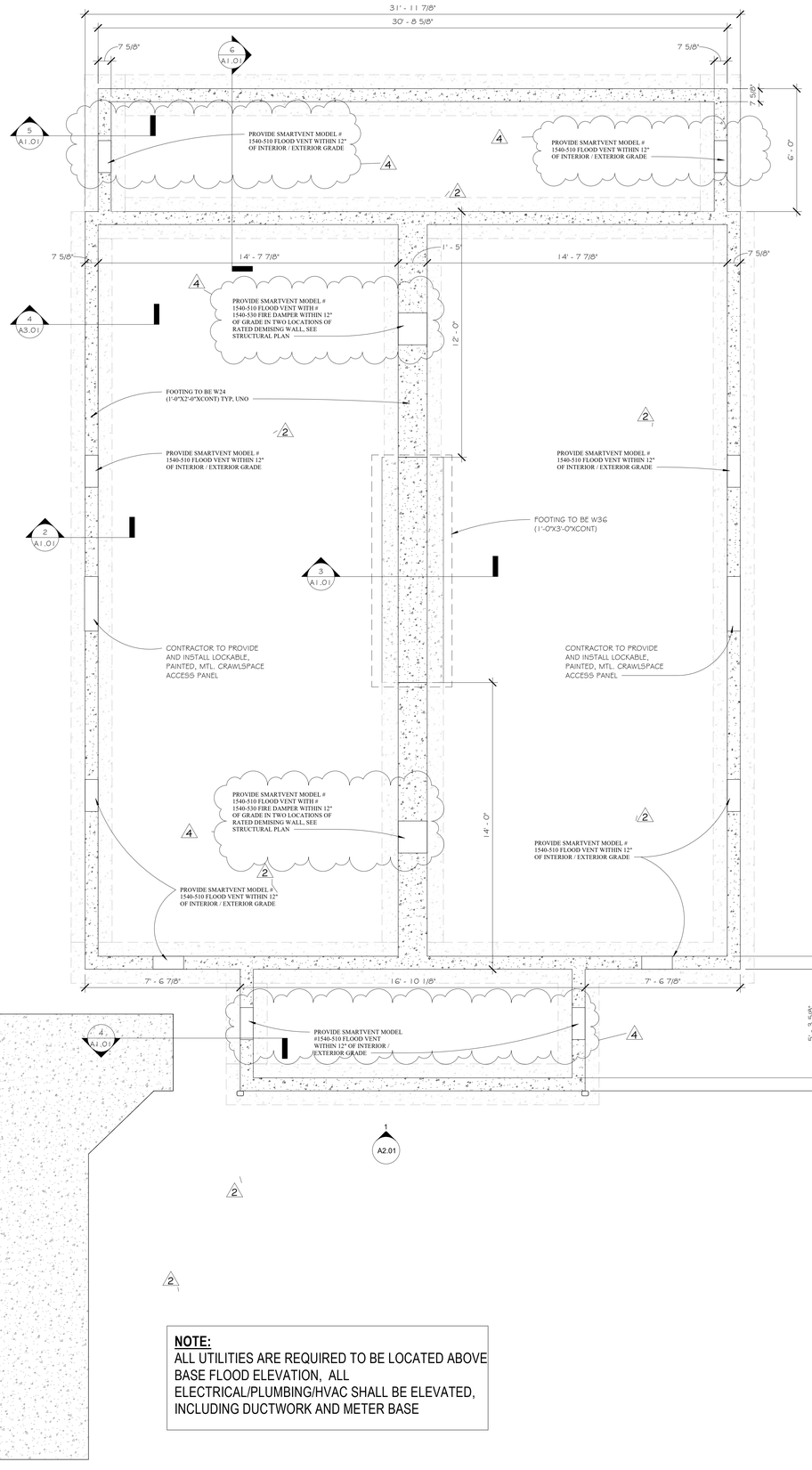
SCALE: AS NOTED

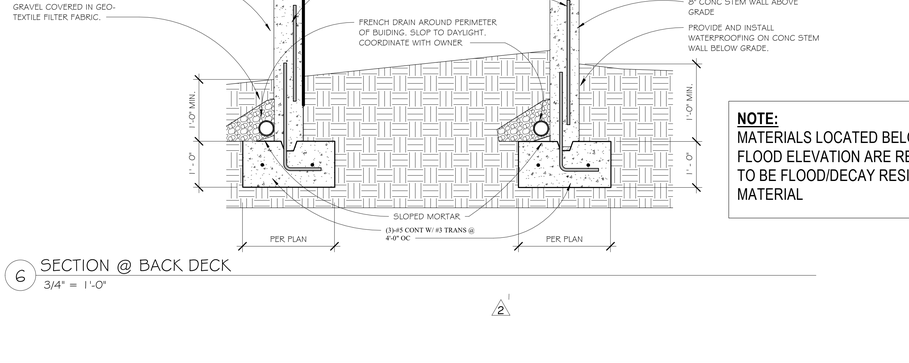


2 SECTION @ HISTORICAL WALL & NEW WALL ATTACHMENT
3/4" = 1'-0"

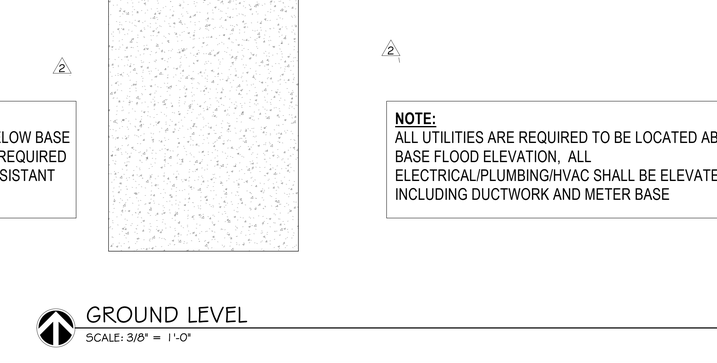


3 FOUNDATION DETAIL @ SEPARATION WALL
3/4" = 1'-0"

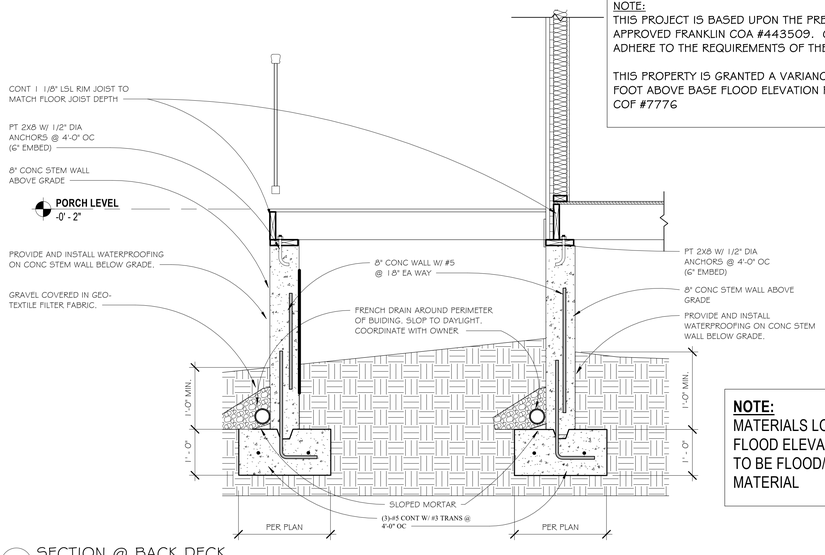




4 SECTION @ FRONT PORCH STEPS
3/4" = 1'-0"



5 SECTION @ BACK DECK STEPS
3/4" = 1'-0"

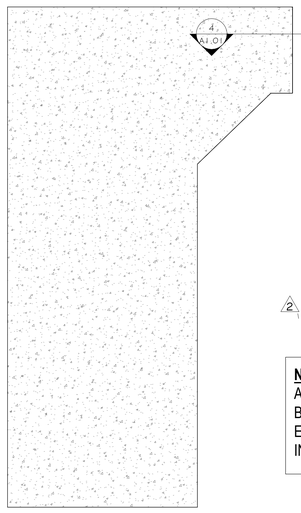


NOTE:
THIS PROJECT IS BASED UPON THE PREVIOUSLY APPROVED FRANKLIN COA #443509. G.C. MUST ADHERE TO THE REQUIREMENTS OF THE COA.

THIS PROPERTY IS GRANTED A VARIANCE TO BE ONE FOOT ABOVE BASE FLOOD ELEVATION PER VARIANCE COF #7776

6 SECTION @ BACK DECK
3/4" = 1'-0"

NOTE:
MATERIALS LOCATED BELOW BASE FLOOD ELEVATION ARE REQUIRED TO BE FLOOD/DECAY RESISTANT MATERIAL



NOTE:
ALL UTILITIES ARE REQUIRED TO BE LOCATED ABOVE BASE FLOOD ELEVATION, ALL ELECTRICAL/PLUMBING/HVAC SHALL BE ELEVATED, INCLUDING DUCTWORK AND METER BASE

GROUND LEVEL
SCALE: 3/8" = 1'-0"

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ERIC C. POWERS — REGISTERED ARCHITECT — 102374 — 1/19/23 — STATE OF TENNESSEE

consultants:
CIVIL: CLINT ELLIOTT SURVEY, P.O. BOX 331875 NASHVILLE, TN 37203
STRUCT.: CHAD STEWART & ASSOCIATES, INC., 176 THOMPSON LANE, STE. 103 NASHVILLE, TN 37211
MECH, ELEC., PLUMBING:
SPECIALTY: CHET RHODES ENGINEERING, 807 NASHVILLE HWY. SOUTH, SUITE #1 COLUMBIA, TN 38401

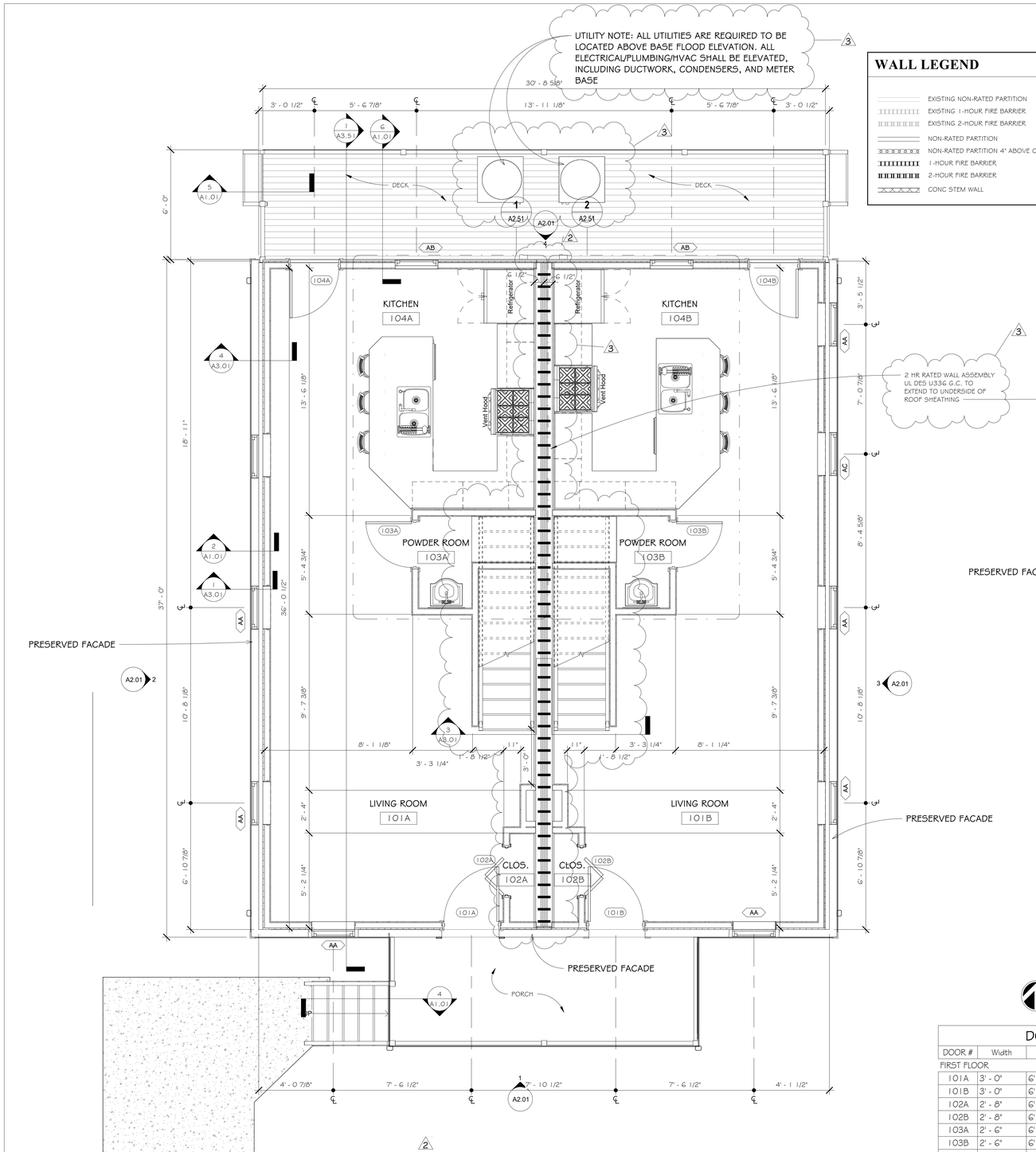
319 N. MARGIN STREET

Project Number: 21-118
Issue Date: 04/06/22
Revisions:

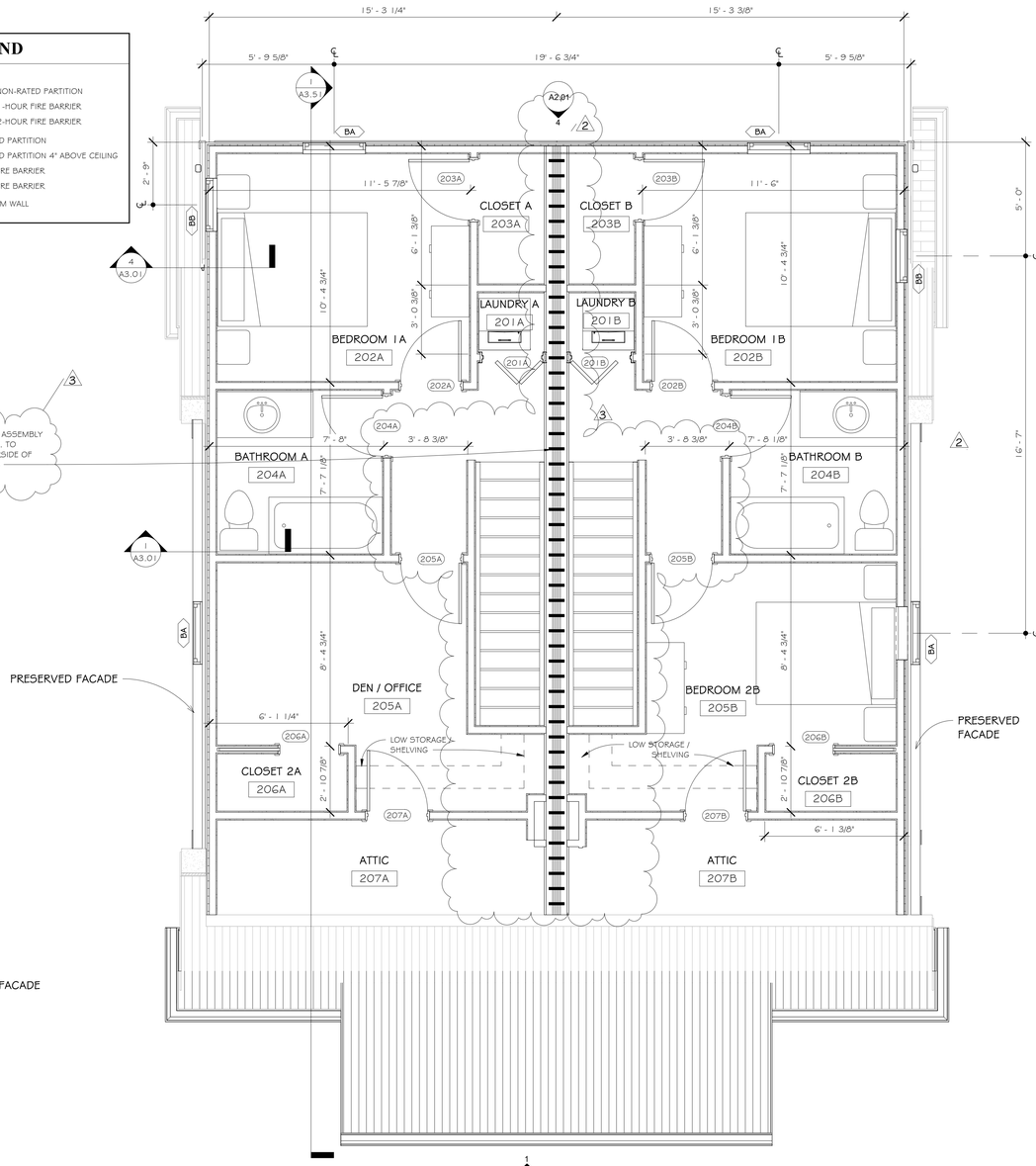
No.	Description	Date
2	Revision 2	07/12/22
3	Revision 3	12/15/20 22
4	Revision 4	01/19/23

A1.01
FOUNDATION PLAN & DETAILS

1/19/2023 11:02:56 AM



FIRST FLOOR
SCALE: 3/8" = 1'-0"



SECOND FLOOR
SCALE: 3/8" = 1'-0"

DOOR SCHEDULE

DOOR #	Width	Height	COMMENTS
FIRST FLOOR			
101A	3' - 0"	6' - 8"	MATCH EXISTING DOOR STYLE
101B	3' - 0"	6' - 8"	MATCH EXISTING DOOR STYLE
102A	2' - 8"	6' - 8"	
102B	2' - 8"	6' - 8"	
103A	2' - 6"	6' - 8"	
103B	2' - 6"	6' - 8"	
104A	2' - 8"	6' - 8"	
104B	2' - 8"	6' - 8"	
DOOR #	Width	Height	COMMENTS
SECOND FLOOR			
201A	2' - 8"	6' - 8"	
201B	2' - 8"	6' - 8"	
202A	2' - 8"	6' - 8"	
202B	2' - 8"	6' - 8"	
203A	2' - 8"	6' - 8"	
203B	2' - 8"	6' - 8"	
204A	2' - 8"	6' - 8"	
204B	2' - 8"	6' - 8"	
205A	2' - 8"	6' - 8"	
205B	2' - 8"	6' - 8"	
206A	2' - 8"	6' - 8"	
206B	2' - 8"	6' - 8"	
207A	2' - 8"	4' - 0"	ATTIC ACCESS
207B	2' - 8"	4' - 0"	ATTIC ACCESS

WINDOW SCHEDULE

Mark	Level	Sill Height	Width	Height	Comments
AA	FIRST FLOOR	1' - 8"	2' - 4"	5' - 4"	PRESERVED WINDOW
AA	FIRST FLOOR	1' - 8"	2' - 4"	5' - 4"	PRESERVED WINDOW
AA	FIRST FLOOR	1' - 8"	2' - 4"	5' - 4"	PRESERVED WINDOW
AA	FIRST FLOOR	1' - 8"	2' - 4"	5' - 4"	PRESERVED WINDOW
AA	FIRST FLOOR	1' - 8"	2' - 4"	5' - 4"	PRESERVED WINDOW
AA	FIRST FLOOR	1' - 8"	2' - 4"	5' - 4"	PRESERVED WINDOW
AA	FIRST FLOOR	1' - 8"	2' - 4"	5' - 4"	PRESERVED WINDOW
AA	FIRST FLOOR	1' - 8"	2' - 4"	5' - 4"	PRESERVED WINDOW
AB	FIRST FLOOR	1' - 4"	2' - 4"	5' - 4"	PRESERVED WINDOW
AB	FIRST FLOOR	1' - 4"	2' - 4"	5' - 4"	PRESERVED WINDOW
AC	FIRST FLOOR	2' - 6"	2' - 4"	4' - 6"	PRESERVED WINDOW
BA	SECOND FLOOR	2' - 0"	2' - 9"	4' - 6"	DOUBLE HUNG WITH MULLIONS TO MATCH EXISTING STYLE
BA	SECOND FLOOR	2' - 0"	2' - 9"	4' - 6"	DOUBLE HUNG WITH MULLIONS TO MATCH EXISTING STYLE
BA	SECOND FLOOR	2' - 0"	2' - 9"	4' - 6"	DOUBLE HUNG WITH MULLIONS TO MATCH EXISTING STYLE
BA	SECOND FLOOR	2' - 0"	2' - 9"	4' - 6"	DOUBLE HUNG WITH MULLIONS TO MATCH EXISTING STYLE
BB	SECOND FLOOR	1' - 8"	2' - 4"	4' - 6"	DOUBLE HUNG WITH MULLIONS TO MATCH EXISTING STYLE
BB	SECOND FLOOR	1' - 8"	2' - 4"	4' - 6"	DOUBLE HUNG WITH MULLIONS TO MATCH EXISTING STYLE

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MECH, ELEC, PLUMBING:
SPECIALTY: CHET RHODES ENGINEERING, 807 NASHVILLE HWY, SOUTH, SUITE #1 COLUMBIA, TN 38401

319 N. MARGIN STREET

Project Number: 21-118
Issue Date: 04/06/22
Revisions:

No.	Description	Date
2	Revision 2	07/12/22
3	Revision 3	12/15/20 22

A1.02
FIRST FLOOR & SECOND FLOOR PLANS

12/16/2022 2:51:42 PM

WINDOW CONTROL NOTE:
WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN 5.7 SF (NO LESS THAN 24" HIGH AND 20" WIDE)

WINDOW SPEC, NOTE:
WINDOWS TO BE MARVIN DOUBLE HUNG NARROW FRAME, WITH RECTANGULAR STYLE DIVIDED LITE PATTERN. EXTERIOR TO BE STONE WHITE. ALL FIRST FLOOR WINDOWS TO BE PRESERVED, RENOVATED FOR PROPER FUNCTION AND RE-USED.

NOTE:
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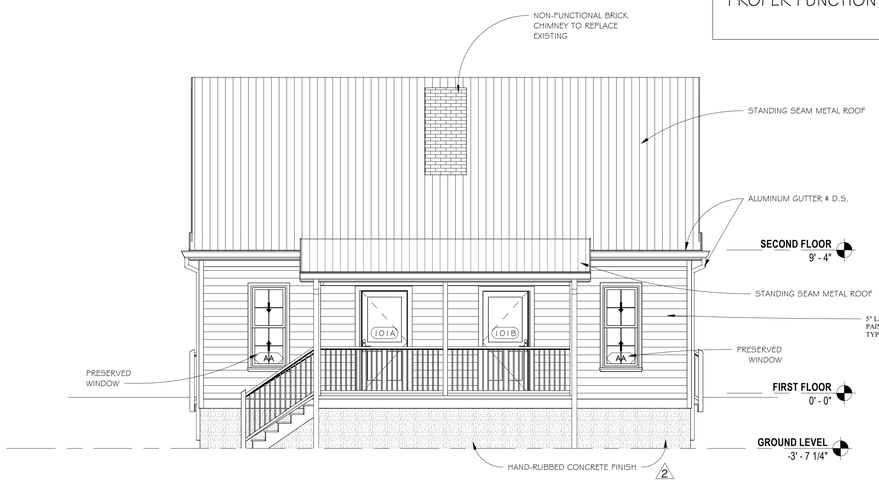
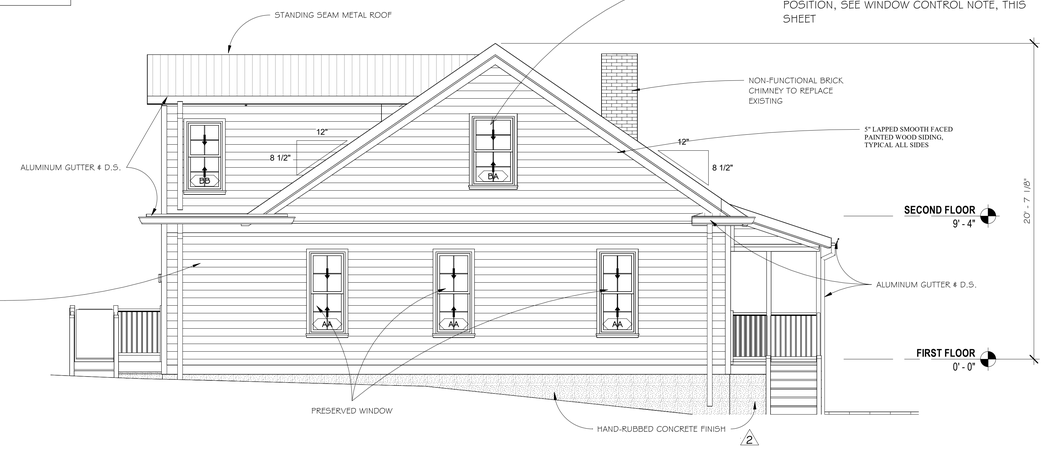
THIS PROPERTY IS GRANTED A VARIANCE TO BE ONE FOOT ABOVE BASE FLOOD ELEVATION PER VARIANCE COF # 7776



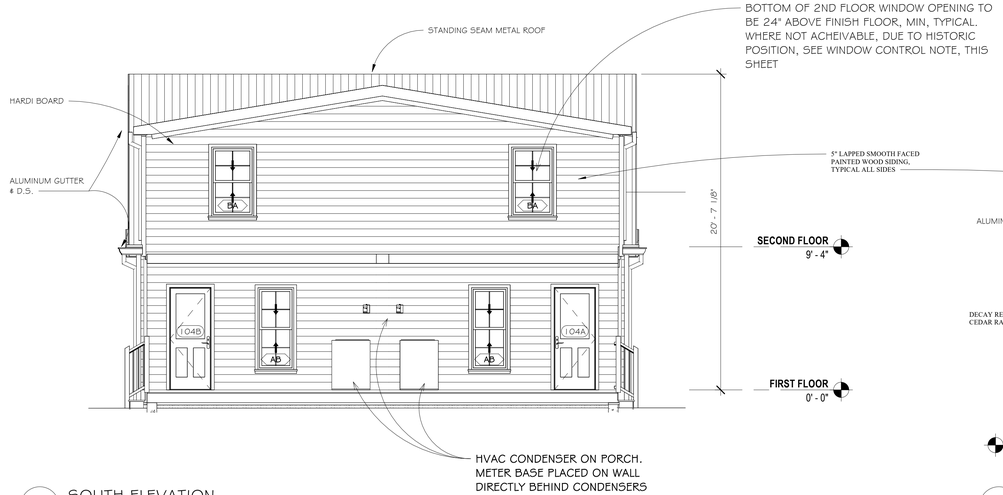
1 A1.01 NORTH ELEVATION
1/4" = 1'-0"



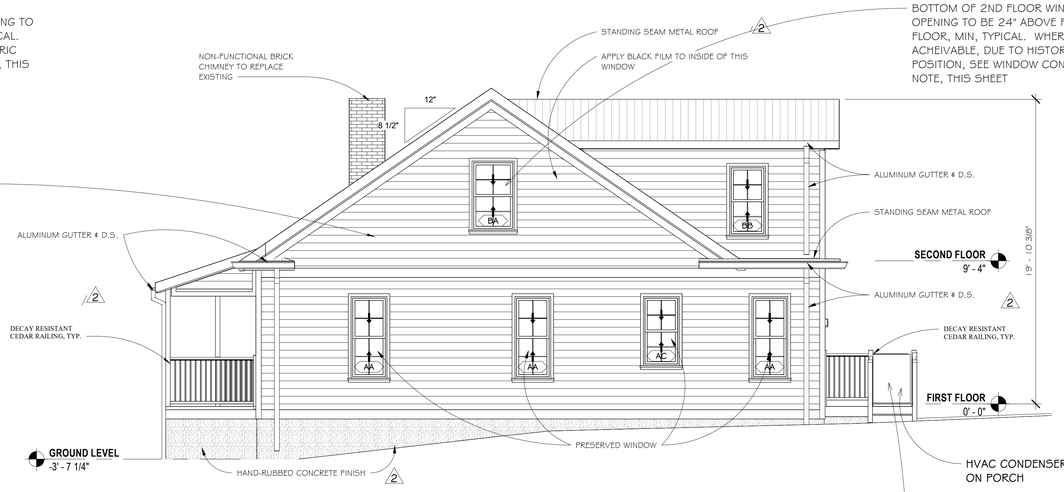
2 A1.02 EAST ELEVATION
1/4" = 1'-0"

NOTE:
THIS ELEVATION IS THE PRESERVED FACADE OF THE HISTORIC RESIDENCE. G.C MUST REMOVE EXISTING EXTERIOR WALLS AND PROVIDE THOSE MATERIALS TO THE NEW WALL FRAMING PER FRANKLIN COA #443509. SEE SECTIONS.

NOTE:
THIS ELEVATION IS THE PRESERVED FACADE OF THE HISTORIC RESIDENCE. G.C MUST REMOVE EXISTING EXTERIOR WALLS AND PROVIDE THOSE MATERIALS TO THE NEW WALL FRAMING PER FRANKLIN COA #443509. SEE SECTIONS.



4 A1.02 SOUTH ELEVATION
1/4" = 1'-0"



3 A1.02 WEST ELEVATION
1/4" = 1'-0"

NOTE:
THIS ELEVATION IS NOT A PRESERVED HISTORIC FACADE

NOTE:
THIS ELEVATION IS THE PRESERVED FACADE OF THE HISTORIC RESIDENCE. G.C MUST REMOVE EXISTING EXTERIOR WALLS AND PROVIDE THOSE MATERIALS TO THE NEW WALL FRAMING PER FRANKLIN COA #443509. SEE SECTIONS.

UTILITY NOTE: ALL UTILITIES ARE REQUIRED TO BE LOCATED ABOVE BASE FLOOD ELEVATION. ALL ELECTRICAL/PLUMBING/HVAC SHALL BE ELEVATED, INCLUDING DUCTWORK, CONDENSERS, AND METER BASE

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MECH, ELEC, PLUMBING:
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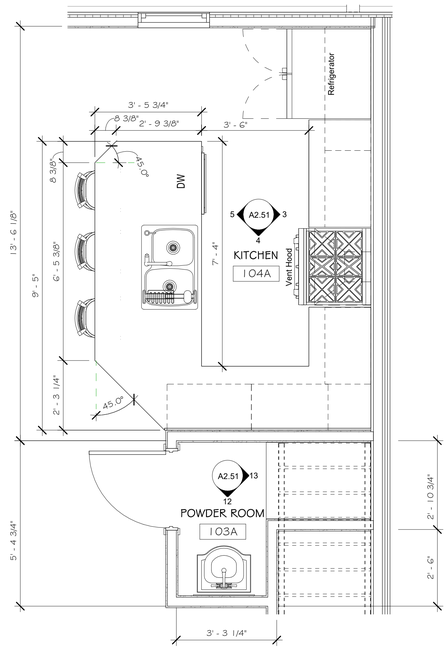
319 N. MARGIN STREET

Project Number: 21-118
Issue Date: 04/06/22
Revisions:

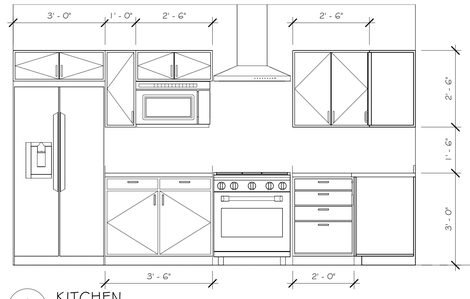
No.	Description	Date
2	Revision 2	07/12/22
3	Revision 3	12/15/20 22

A2.01
EXTERIOR ELEVATIONS

12/16/2022 2:51:50 PM



1 FIRST FLOOR - Callout 1
1/2" = 1'-0"



3 A2.51 KITCHEN
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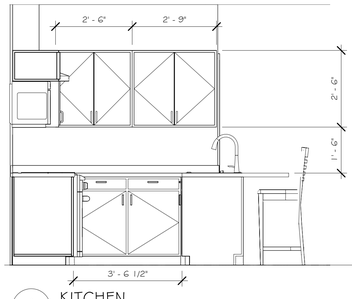
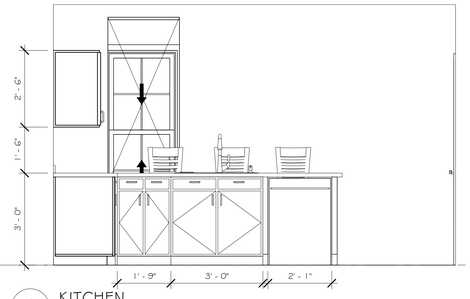
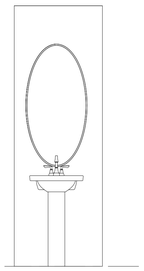


4 A2.51 KITCHEN
1/2" = 1'-0"

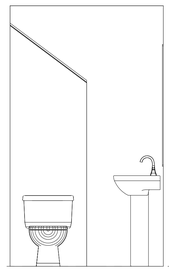


5 A2.51 KITCHEN
1/2" = 1'-0"

FIRST FLOOR

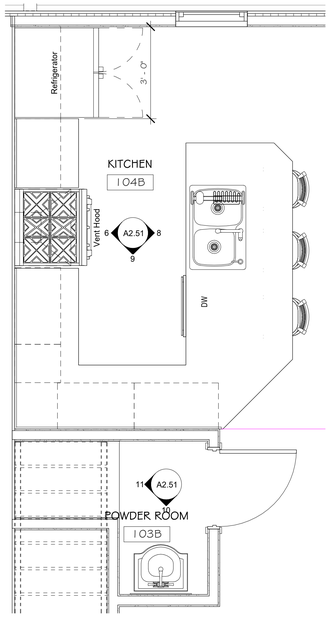


12 A2.51 BATHROOM
1/2" = 1'-0"

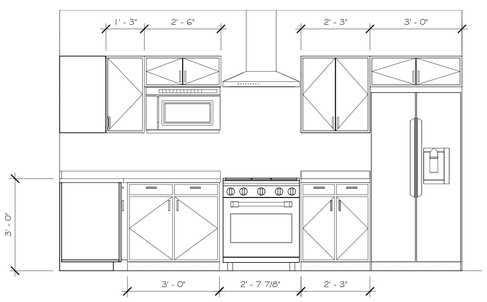


13 A2.51 BATHROOM
1/2" = 1'-0"

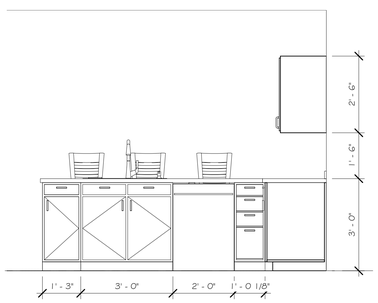
FIRST FLOOR



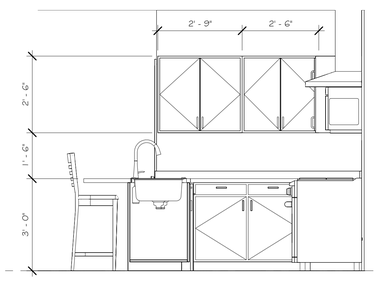
2 FIRST FLOOR - Callout 2
1/2" = 1'-0"



6 A2.51 KITCHEN
1/2" = 1'-0"

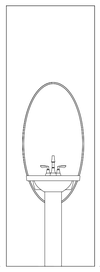


8 A2.51 KITCHEN
1/2" = 1'-0"

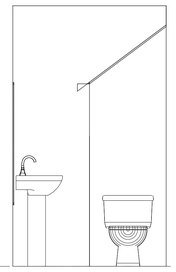


9 A2.51 KITCHEN
1/2" = 1'-0"

FIRST FLOOR



10 A2.51 BATHROOM
1/2" = 1'-0"



11 A2.51 BATHROOM
1/2" = 1'-0"

FIRST FLOOR

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STATE OF TENNESSEE

3

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376 THOMPSON LANE, STE. 100 NASHVILLE TN 37211
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319 N. MARGIN STREET

Project Number:
21-118
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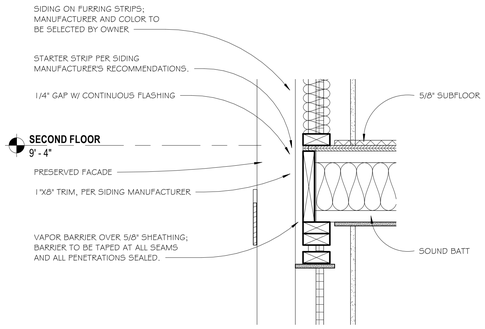
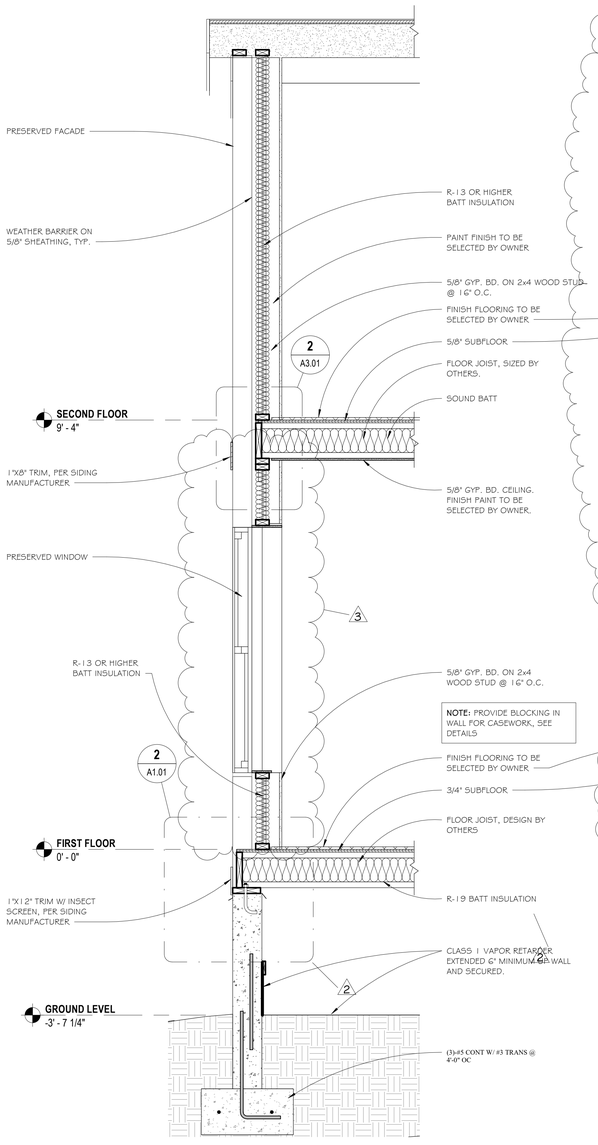
No.	Description	Date
3	Revision 3	12/15/20 22

A2.51
ENLARGED PLANS & ELEVATIONS

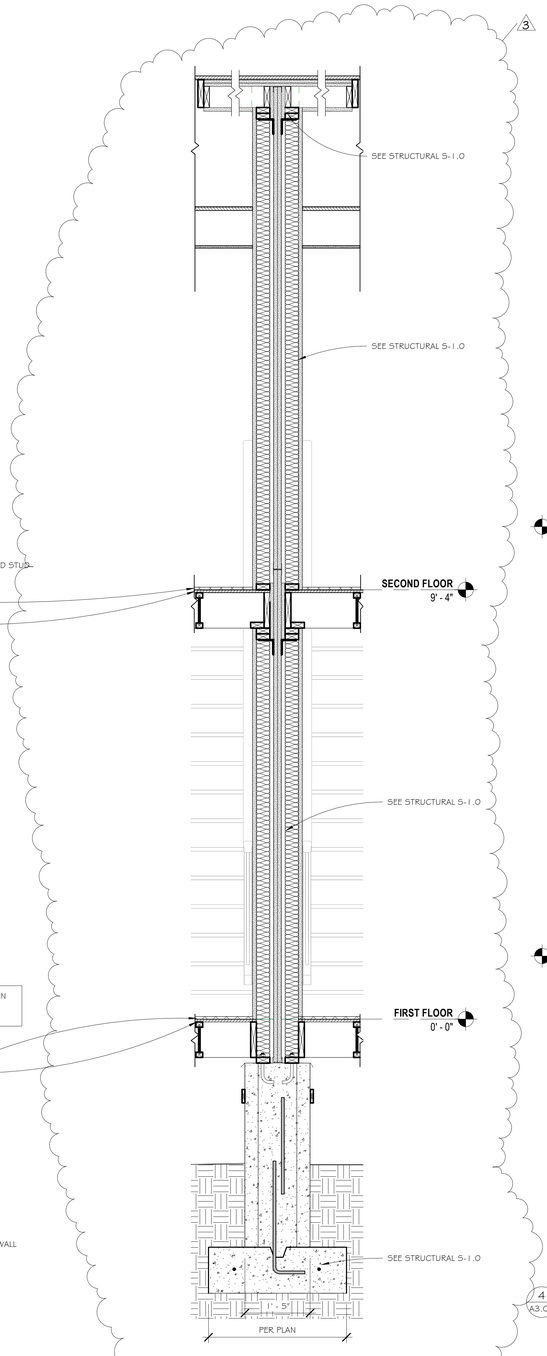
12/16/2022 2:51:56 PM



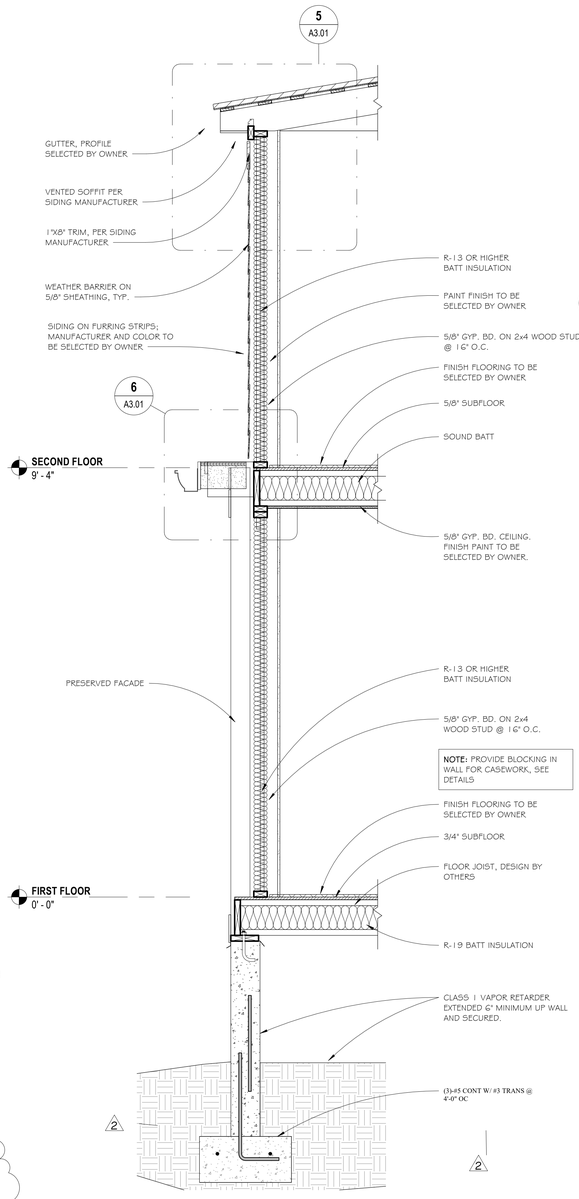
2 TYPICAL WALL SECTION DETAIL
1 1/2" = 1'-0"



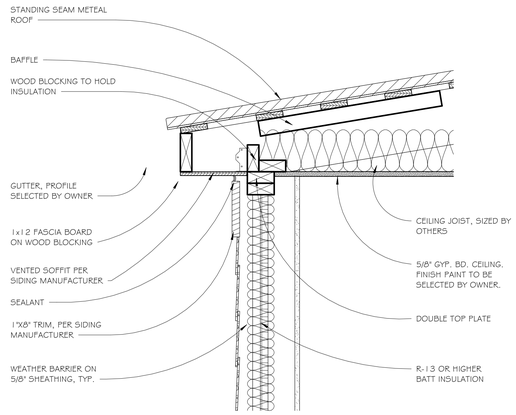
1 A3.01 TYPICAL WALL SECTION
3/4" = 1'-0"



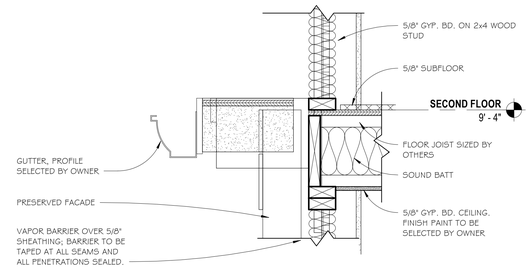
3 A3.01 WALL SECTION @ FIREWALL
3/4" = 1'-0"



4 A3.01 TYPICAL WALL SECTION
3/4" = 1'-0"



5 TYPICAL WALL SECTION DETAIL
1 1/2" = 1'-0"



6 TYPICAL WALL SECTION DETAIL
1 1/2" = 1'-0"

CSA Chad Stewart & Associates, Inc.

PROVIDED STRUCTURAL ENGINEERING FOR FOUNDATION

NOTE:
ALL WOOD FRAMING TO BE CALCULATED AND DESIGNED BY FRAMING PACKAGE VENDOR

NOTE:
MATERIALS LOCATED BELOW BASE FLOOD ELEVATION ARE REQUIRED TO BE FLOOD/DECAY RESISTANT MATERIAL

NOTE:
ALL UTILITIES ARE REQUIRED TO BE LOCATED ABOVE BASE FLOOD ELEVATION, ALL ELECTRICAL/PLUMBING/HVAC SHALL BE ELEVATED, INCLUDING DUCTWORK AND METER BASE

NOTE:
THIS PROJECT IS BASED UPON THE PREVIOUSLY APPROVED FRANKLIN COA #443509. G.C. MUST ADHERE TO THE REQUIREMENTS OF THE COA.

THIS PROPERTY IS GRANTED A VARIANCE TO BE ONE FOOT ABOVE BASE FLOOD ELEVATION PER VARIANCE COF # 7776

2

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ERIC C. POWELL REGISTERED ARCHITECT STATE OF TENNESSEE 12/16/22

consultants:
CIVIL: CLINT ELLIOT SURVEY, P.O. BOX 331875 NASHVILLE, TN 37203
STRUCT.: CHAD STEWART & ASSOCIATES, INC. 176 THOMPSONS LANE, STE. 103 NASHVILLE TN 37211
MECH, ELEC, PLUMBING:
SPECIALTY: CHET RHODES ENGINEERING 807 NASHVILLE HWY, SOUTH, SUITE F, COLUMBIA, TN 38401

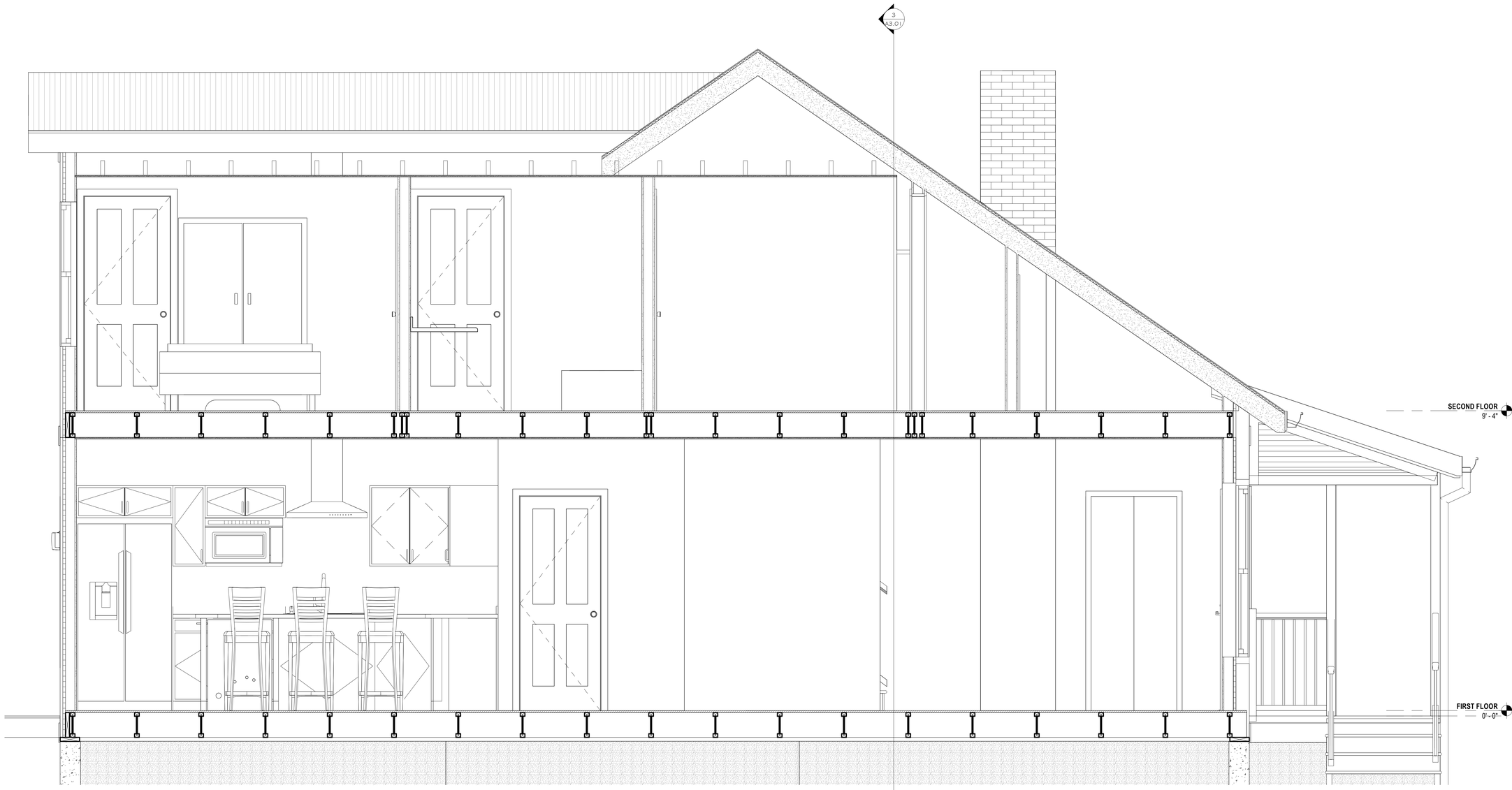
319 N. MARGIN STREET

Project Number: 21-118
Issue Date: 04/06/22
Revisions:

No.	Description	Date
2	Revision 2	07/12/22
3	Revision 3	12/15/20 22

A3.01
WALL SECTIONS & DETAILS

12/16/2022 2:52:08 PM



1 A3.51 Section 60
3/4" = 1'-0"

NOTE:
ALL WOOD FRAMING TO BE CALCULATED AND DESIGNED BY FRAMING PACKAGE VENDOR

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REGISTERED ARCHITECT
STATE OF TENNESSEE
12/16/22

consultants:
CIVIL: CLINT ELLIOTT SURVEY
P.O. BOX 331475 NASHVILLE, TN 37203
STRUCT.: CHAD STEWART & ASSOCIATES, INC.
176 THOMPSON LANE, STE. 103 NASHVILLE, TN 37211
MECH. ELEC.
PLUMBING:
SPECIALTY: CHET RHODES ENGINEERING
807 NASHVILLE HWY. SOUTH, SUITE #1 COLUMBIA, TN 38401

319 N. MARGIN STREET

Project Number:
21-118
Issue Date:
04/06/22
Revisions:

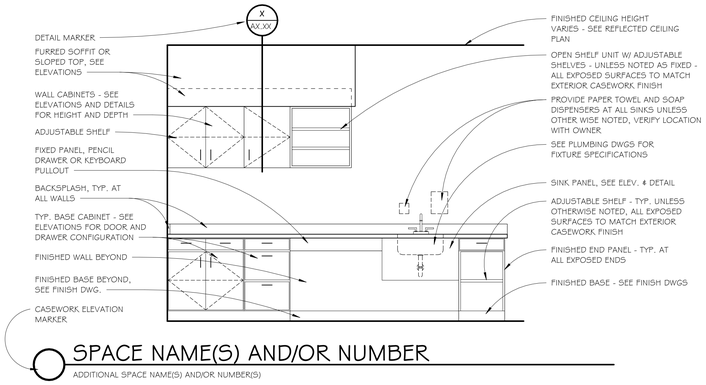
No.	Description	Date
3	Revision 3	12/15/2022

A3.51
BUILDING SECTION

12/16/2022 2:52:21 PM

CASEWORK NOTES

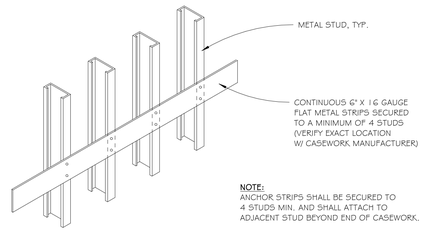
1. ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR AND/ OR SUPPLIER PRIOR TO FABRICATION AND INSTALLATION.
2. ALL EXPOSED CABINET SURFACES TO BE SELECTED BY OWNER.
3. ALL COUNTERTOPS TO HAVE PROFILE EDGES SELECTED BY OWNER.
4. PROVIDE MATCHING FILLER PANELS, WHEREVER REQUIRED, MAXIMUM OF 3" IN WIDTH.
5. BASE CABINETS ARE 2'-0" DEEP UNLESS NOTED OTHERWISE.
6. ALL COUNTERTOPS TO BE 2'-1" IN DEPTH UNLESS NOTED OTHERWISE.
7. MAXIMIZE AND EQUALIZE LENGTHS OF ALL UNITS WHEREVER POSSIBLE.
8. DRAWERS SHALL BE A MINIMUM OF 1'-3" IN WIDTH UNLESS SPECIFICALLY DETAILED OTHERWISE.
9. MANUFACTURER SHALL FURNISH DOUBLE DOORS ON BASE AND WALL UNITS OVER 24" IN WIDTH.
10. THE CONTRACTOR SHALL COORDINATE THE WORK OF OTHER TRADES INSTALLED IN THE CASEWORK AND VERIFY THAT WORK IS PERFORMED IN ACCORDANCE WITH THE BEST PRACTICES OF EACH TRADE.
11. ALL BACK SPLASHES SHALL BE 4" HIGH UNLESS NOTED OTHERWISE.
12. ALL WALL HUNG CABINETS, INCLUDING OPEN SHELVING, TO BE 1'-0" IN CLEAR INSIDE DEPTH UNLESS NOTED OTHERWISE.
13. ALL BASE AND WALL MOUNTED CABINETS (INCLUDING OPEN SHELVING) TO HAVE ADJUSTABLE SHELVING UNLESS OTHERWISE NOTED.
14. SECURE ALL FREE STANDING CABINETS TO FLOOR AS REQUIRED FOR APPLICABLE CODES.
15. AFTER CASEWORK IS PROPERLY SCRIBED TO WALL, ALL JOINTS AT TOPS AND CABINETS TO BE CAULKED WITH CLEAR SILICON ADHESIVE CAULK.
16. COORDINATE CASEWORK WITH OWNER SELECTED EQUIPMENT LOCATED WITHIN, ON, OR ADJACENT TO CASEWORK FOR SIZES AND OPENING REQUIREMENTS.
17. SEE TYPICAL DETAILS FOR BLOCKING REQUIREMENTS. COORDINATE REQUIRED LOCATIONS WITH MANUFACTURER.
18. PROVIDE FINISHED END PANELS AT ALL EXPOSED SURFACES. FINISH TO MATCH CABINETS UNLESS OTHERWISE NOTED.



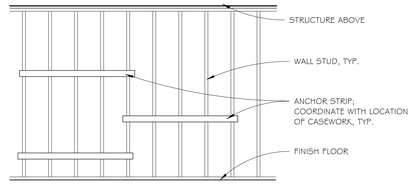
SPACE NAME(S) AND/OR NUMBER

ADDITIONAL SPACE NAME(S) AND/OR NUMBER(S)

1 CASEWORK NOTES
NOT TO SCALE



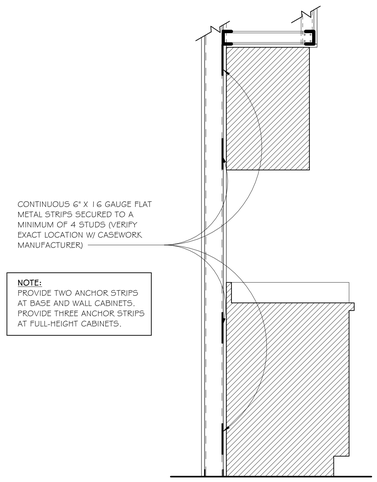
A. ISOMETRIC OF BACKING STRIPS



B. ELEVATION OF BACKING STRIPS

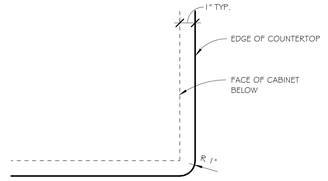
2 ANCHOR DETAILS
NOT TO SCALE

WALL MOUNTED EQUIPMENT, CASEWORK & GRAB BARS



3 ANCHORING DETAIL
NOT TO SCALE

BASE & WALL MOUNTED CASEWORK



4 CORNER RADIUS - COUNTERTOP
NOT TO SCALE

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ERIC C. POWELL
REGISTERED ARCHITECT
12/16/22
STATE OF TENNESSEE

consultants:
CIVIL: CLINT ELLIOTT SURVEY, P.O. BOX 331873 NASHVILLE, TN 37230
STRUCT.: CHAD STEWART & ASSOCIATES, INC., 1550 THOMPSON LANE, STE. 140 NASHVILLE, TN 37211
MECH, ELEC., PLUMBING:
SPECIALTY:

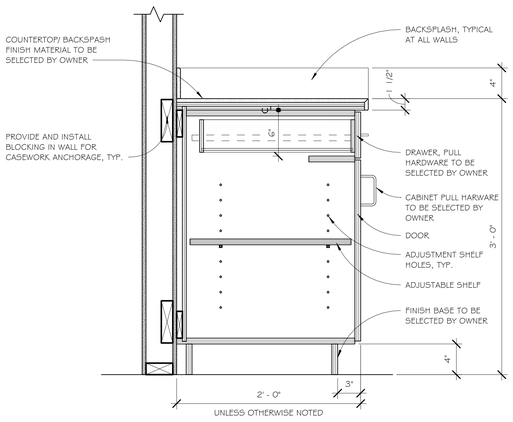
319 N. MARGIN STREET

Project Number: 21-118
Issue Date: 04/06/22
Revisions:

No.	Description	Date

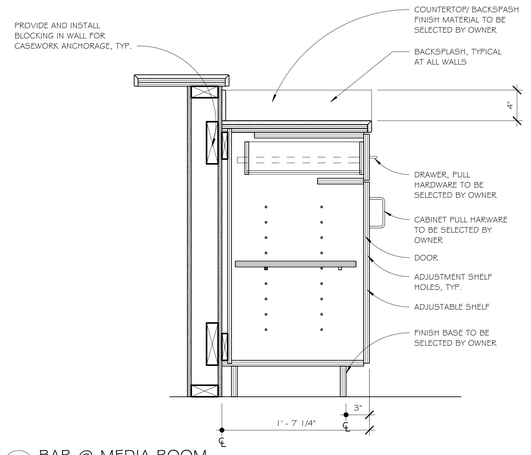
A8.51
CASEWORK DETAILS

12/16/2022 2:52:27 PM



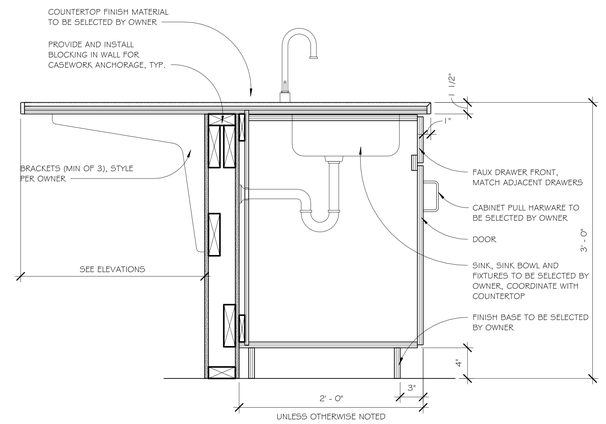
1 BASE CABINET

1 1/2" = 1'-0"



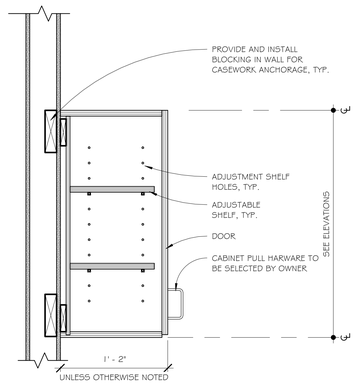
2 BAR @ MEDIA ROOM

1 1/2" = 1'-0"



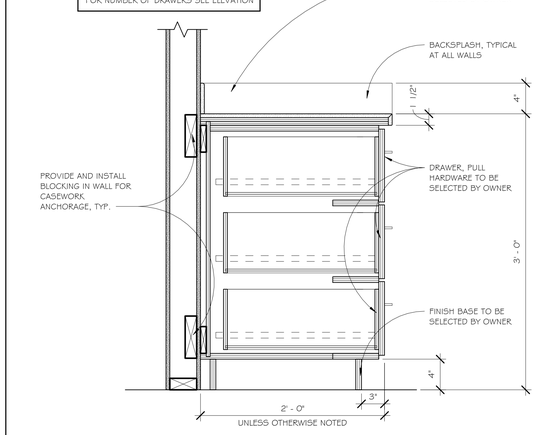
3 KITCHEN SINK CABINET DETAIL

1 1/2" = 1'-0"



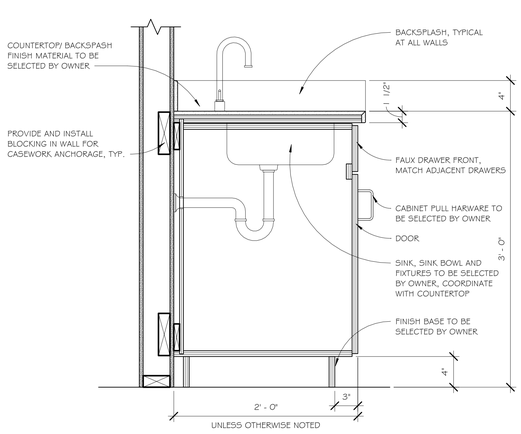
4 WALL CABINET

1 1/2" = 1'-0"



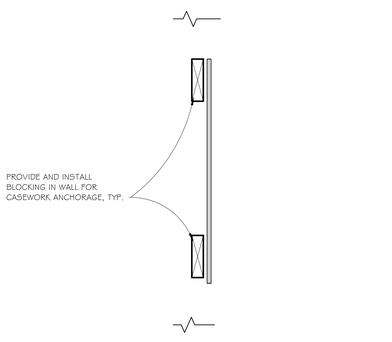
5 VANITY CABINET

1 1/2" = 1'-0"



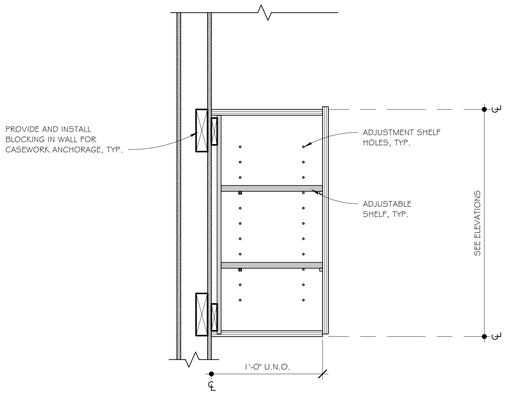
6 SINK CABINET DETAIL

1 1/2" = 1'-0"



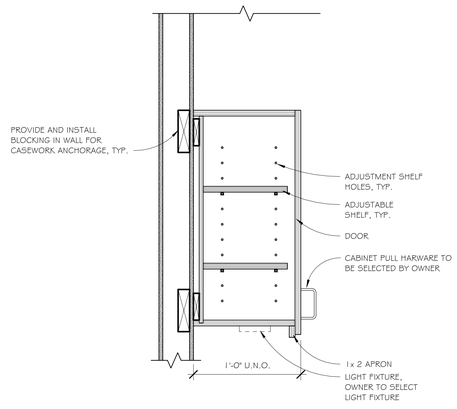
7 PANTRY SHELVING

1 1/2" = 1'-0"



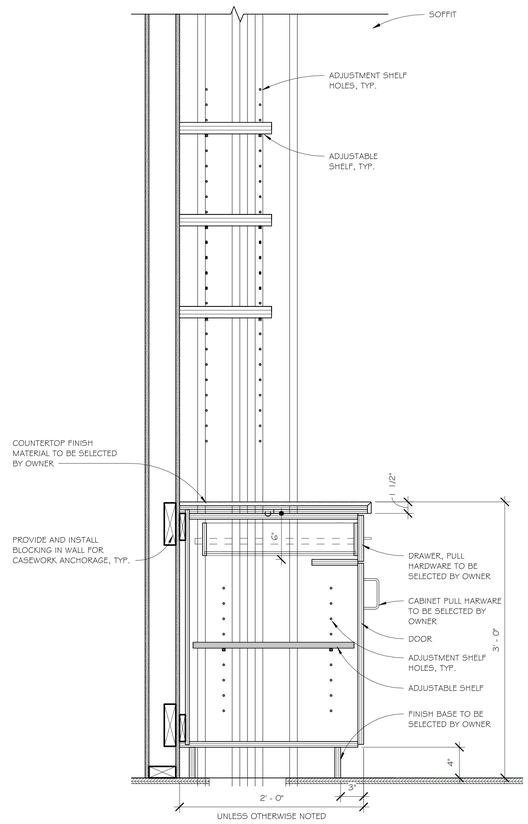
8 WALL CABINET OPEN SHELVES

1 1/2" = 1'-0"



9 WALL CABINET W/ LIGHT

1 1/2" = 1'-0"



11 SECTION @ LIVING RM CASEWORK

1 1/2" = 1'-0"

12/16/2022 2:52:36 PM

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ERIC C. POWELL — REGISTERED ARCHITECT — STATE OF TENNESSEE — 12/16/22

consultants:

CIVIL: CLINT ELLIOTT SURVEY
P.O. BOX 331875 NASHVILLE, TN 37230

STRUCT.: CHAD STEWART & ASSOCIATES, INC.
156 THOMPSON LANE, STE. 140 NASHVILLE, TN 37211

MECH, ELEC, PLUMBING:

SPECIALTY:

319 N. MARGIN STREET

Project Number:
21-118

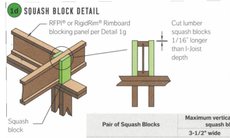
Issue Date:
04/06/22

Revisions:

No.	Description	Date

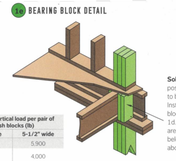
A8.52
CASEWORK DETAILS

1g SQUASH BLOCK DETAIL



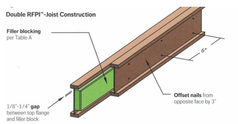
Pair of Squash Blocks	Maximum vertical load per pair of squash blocks (lb)	
	3-1/2" wide	5-1/2" wide
2x lumber	3,800	5,900
1-1/8" APA Rim Board, Rim Board Plus, or Rated Sturd-I-Floor 48 oc	2,600	4,000
1" APA Rim Board or Rated Sturd-I-Floor 32 oc	1,900	3,000

1e BEARING BLOCK DETAIL



Solid Block all posts from above to bearing below. Install bearing blocks per Detail 1d. Match bearing area of blocks below to post above.

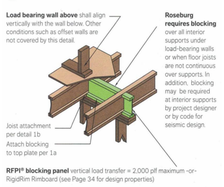
Double RFPI®-Joist Construction



Notes:

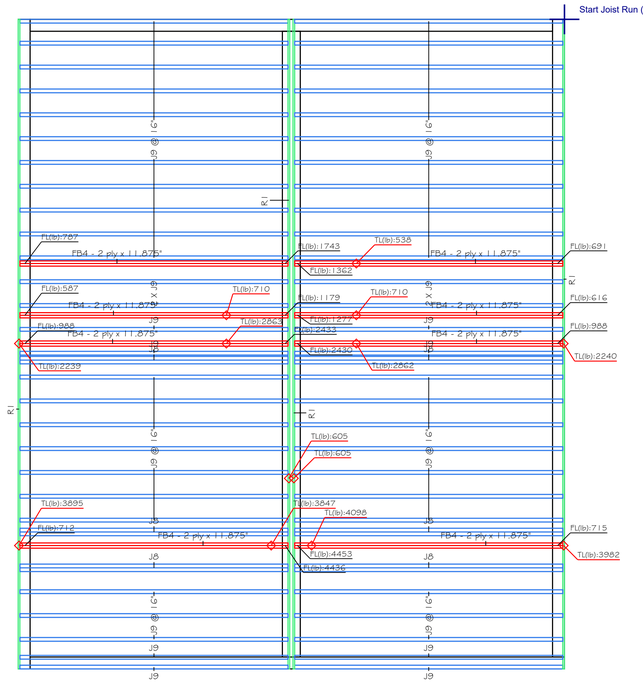
1. Double I-joists may be required to frame openings, support concentrated loads, support partitions parallel to floor joists, or support any other loads which would exceed the capacity of a single I-joist. Install double I-joists when noted in the building drawings.
2. Filler blocks do not function as web stiffeners. Install web stiffeners as required.
3. Support back of I-joist web during nailing to prevent damage to web/flange connection.
4. Leave a 1/8"-1/4" gap between top of filler block and bottom of top I-joist flange.
5. For side-loaded conditions or cantilever reinforcement, filler block is required between joists for full length of double member.
6. Nail joists together with two rows of 10d nails at 6 inches o.c. (staggered) on each side of the double I-joist. Total of 8 nails per foot required.
7. Filler block thickness may be achieved by using multiple layers of structural wood panels.
8. The maximum load that may be applied to one side of the double joist using this detail is 620 lbs/ft

1d RFPI BLOCKING PANELS AT INTERIOR SUPPORT



Multi-Ply Fastening
Ground Floor

FB4-H, FB4-G, FB4-F, FB4-E, FB4-D, FB4-C, FB4-B, FB4-A
Fasten all plies using 2 rows of SDW22338 at 24" o.c.



Legend

- Load from Above
- 2x4 NON LOAD BEARING
- 2x4 Wall
- Block Wall
- RFPI 40S 11.875
- Common Rim Board 1.125 X 11.875
- RFPI 40S 11.875
- 2.1E RigidLam LVL SP 1.75 X 11.875

Ground Floor
Multi-Ply Fastener

Qty	Length	Description
112	3.34"	SDW22338

Ground Floor
LVL/SL

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
FB4	2.1E RigidLam LVL SP	1.75	11.875	8	2	16	16-0-0

Ground Floor
I Joist

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
J9	RFPI 40S	2.5	11.875			54	16-0-0
J8	RFPI 40S	2.5	11.875	6	2	12	16-0-0

Rim Board

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
R1	Common Rim Board	1.125	11.875			13	12-0-0

RUSSELL FOREST PRODUCTS, INC.

Layout Name
319 North Margin St_REV1
Design Method
ASD
Description
Revised
December 13, 2022
Builder
84 Lumber - Murfreesboro
Sales Rep
Designer
Kris Keller
Shipping
Project
Russell Forest Products
719 Railroad St SW
Hartselle, AL
35640
256-773-1607

Ground Floor

Design Method	ASD (USA)
Building Code	IBC/IRC 2015

Floor

Loads

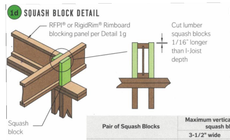
Live	40
Dead	15
Deflection Joist	
LL Span L/	480
TL Span L/	360
Deflection Flush Girder	
LL Span L/	480
TL Span L/	360
Deflection Dropped Girder	
LL Span L/	480
TL Span L/	360
Deflection Header	
LL Span L/	480
TL Span L/	360
Decking	
Decking	SPF Plywood 23/32 APA Rated Sturd-I-Floor
Fastener	Nailed & Glued

Roseburg

SCALE: 1/4" = 1'

This placement plan is to be used as an installation guide only. It is meant to be used in conjunction with the manufacturers installation guide, the architectural and structural drawings, and not to replace them.

1g SQUASH BLOCK DETAIL



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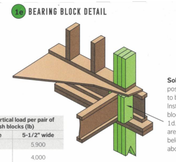
1d BEARING BLOCK DETAIL



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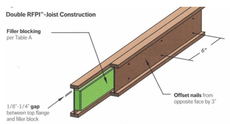
Double RFPI®-Joist Construction



Notes:

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6. Nail joists together with two rows of 10d nails at 6 inches o.c. (staggered) on each side of the double I-joist. Total of 8 nails per foot required.
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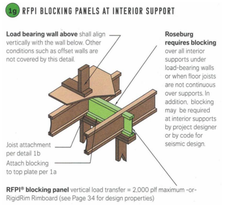
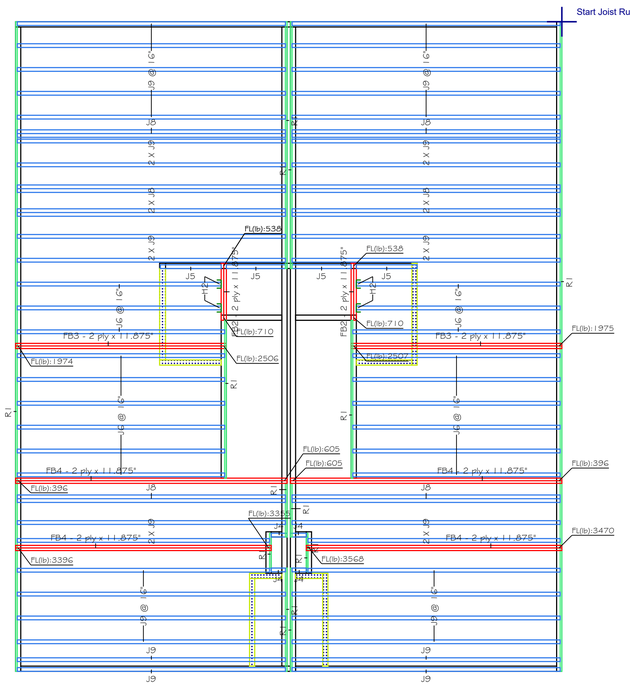
8. The maximum load that may be applied to one side of the double joist using this detail is 620 lbs/ft

1e RFPI BLOCKING PANELS AT INTERIOR SUPPORT





Multi-Ply Fastening

Second Floor

FB4-J, FB3-B, FB4-K, FB3-A, FB4-I

Fasten all plies using 2 rows of SDW22338 at 24" o.c.

FB2-A

Fasten all plies using 2 rows of SDW22338 at 24" o.c. except for regions covered by concentrated load fastening.

Fasten at concentrated side load each side of concentrated load at 0-8-5 with 1 column 2 rows of SDW22338

Fasten at concentrated side load each side of concentrated load at 2-0-5 with 1 column 2 rows of SDW22338

Second Floor
Hanger

Label	Pcs	Description	Skew	Slope
H2	4	IT52.56/11.88/Min		

Multi-Ply Fastener

Qty	Length	Description
104	3.34"	SDW22338

Second Floor
LVL/LSL

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
FB4	2.1E RigidLam LVL SP	1.75	11.875	4	2	8	16-0-0
FB3	2.1E RigidLam LVL SP	1.75	11.875	2	2	4	12-0-0
FB2	2.1E RigidLam LVL SP	1.75	11.875	2	2	4	4-0-0

Second Floor
Joist

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
J9	RFPI 405	2.5	11.875			34	16-0-0
J5	RFPI 405	2.5	11.875			4	4-0-0
J4	RFPI 405	2.5	11.875			4	2-0-0
J6	RFPI 405	2.5	11.875	8	2	16	16-0-0
J6	RFPI 405	2.5	11.875			18	12-0-0
Rim Board							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
R1	Common Rim Board 1.125 X 11.875	1.125	11.875			12	12-0-0

Legend

◇	Load from Above
	2X4 NON LOAD BEARING
	2x4 Wall
	Block Wall
	Common Rim Board 1.125 X 11.875
	RFPI 405 11.875
	RFPI 405 11.875
	2.1E RigidLam LVL SP 1.75 X 11.875

RUSSELL FOREST PRODUCTS, INC.

Roseburg

Layout Name	319 North Margin St_REV1
Design Method	ASD
Description	
Revised	December 13, 2022
Builder	84 Lumber - Murfreesboro
Sales Rep	
Designer	Kris Keller
Shipping	
Project	**Russell Forest Products** 719 Railroad St SW Hartselle, AL 35640 256-773-1607

Second Floor

Design Method	ASD (LRFD)
Building Code	IBC/IRC 2015

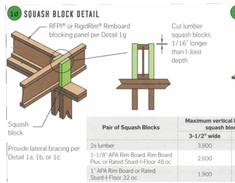
Floor

Loads	
Live	40
Dead	15
Deflection Joist	
LL Span L/	480
TL Span L/	360
Deflection Flush Girder	
LL Span L/	480
TL Span L/	360
Deflection Dropped Girder	
LL Span L/	480
TL Span L/	360
Deflection Header	
LL Span L/	480
TL Span L/	360
Decking	
Decking	SFF Plywood 23/32 APA Rated Sturd-I-Floor
Fastener	Nailed & Glued

SCALE: 1/4" = 1'

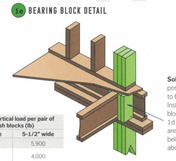
This placement plan is to be used as an installation guide only. It is meant to be used in conjunction with the manufacturers installation guide, the architectural and structural drawings, and not to replace them.

1g SQUASH BLOCK DETAIL



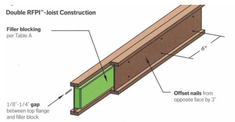
Pair of Squash Blocks	Maximum vertical load per pair of squash blocks (lb)	
	3-1/2" wide	5-1/2" wide
2x lumber	3,800	5,900
1-1/8" APA Rim Board, Rim Board Plus, or Rated Sturd-I-Floor 48 oc	2,600	4,000
1" APA Rim Board or Rated Sturd-I-Floor 32 oc	1,900	3,000

1e BEARING BLOCK DETAIL



Solid Block all posts from above to bearing below. Install bearing blocks per Detail 1d. Match bearing area of blocks below to post above.

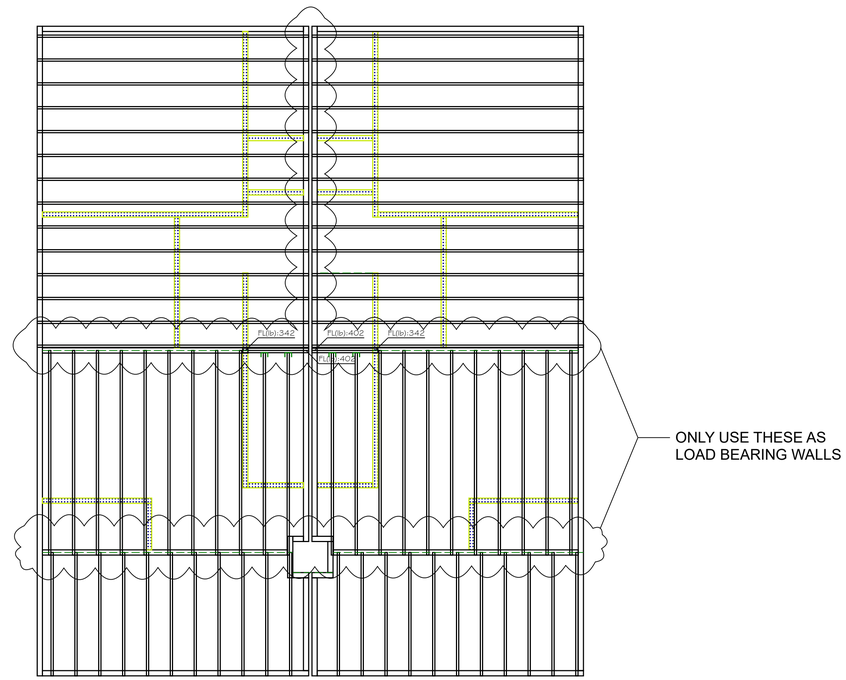
Double RFPI®-Joist Construction



Notes:

1. Double I-joists may be required to frame openings, support concentrated loads, support partitions parallel to floor joists, or support any other loads which would exceed the capacity of a single I-joist. Install double I-joists when noted in the building drawings.
2. Filler blocks do not function as web stiffeners. Install web stiffeners as required.
3. Support back of I-joist web during nailing to prevent damage to web/flange connection.
4. Leave a 1/8"-1/4" gap between top of filler block and bottom of top I-joist flange.
5. For side-loaded conditions or cantilever reinforcement, filler block is required between joists for full length of double member.
6. Nail joists together with two rows of 10d nails at 6 inches o.c. (staggered) on each side of the double I-joist. Total of 8 nails per foot required.
7. Filler block thickness may be achieved by using multiple layers of structural wood panels.
8. The maximum load that may be applied to one side of the double joist using this detail is 620 lbs/ft

1a RFPI BLOCKING PANELS AT INTERIOR SUPPORT



Roof Beam
Hanger

Label	Pcs	Description	Skew	Slope
H1	4	Unknown Hanger		

Legend

	Load from Above
	2X4 NON LOAD BEARING
	2x4 Wall
	Block Wall
	S-P-F #2 1.5 X 9.25

RUSSELL FOREST PRODUCTS, INC.

Layout Name
319 North Margin St_REV1

Design Method
ASD

Description

Revised
December 13, 2022

Builder
84 Lumber - Murfreesboro

Sales Rep

Designer
Kris Keller

Shipping

Project
Russell Forest Products
719 Railroad St SW
Hartselle, AL
35640
256-773-1607

Roof Beam

Design Method	ASD (USA)
Building Code	IBC/IRC 2015

Floor

Loads	
Live	20
Dead	20
Snow	10
Deflection Joist	
LL Span L/	480
TL Span L/	360
Deflection Flush Girder	
LL Span L/	480
TL Span L/	360
Deflection Dropped Girder	
LL Span L/	480
TL Span L/	360
Deflection Header	
LL Span L/	480
TL Span L/	360
Decking	
Decking	5PF Plywood 23/32 APA Rated Sturd-I-Floor
Fastener	Nailed & Glued

Roseburg

SCALE: 1/4" = 1'

This placement plan is to be used as an installation guide only. It is meant to be used in conjunction with the manufacturers installation guide, the architectural and structural drawings, and not to replace them.

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:	**319 N. Margin St. (Franklin Historic District)**
Applicant:	**Wilson Stevenson**
Owner:	**Jim Shivers**
Project #:	**7391**
Type of Work:	**Rear Deck**
Status:	**Approval with conditions**
	(See "Approved Work Specifications" below)
Approval Date:	**11/9/2020**
Expiration Date:	**11/9/2021** (if work has not commenced)
Approved COA Extension Date:	**5/9/2022**

BACKGROUND

The applicant is requesting a Certificate of Appropriateness (COA) for the construction of a rear deck at 319 N. Margin St. The proposed deck will be composed of waterproof Trex material due to its location in the floodplain. Steps will connect the rear door to the deck area. The applicant appeared before the Design Review Committee at its October 19, 2020 meeting to discuss the proposal. Some DRC members spoke favorably of the placement of pervious, at-grade pavers with a landing and steps in place of a deck.

APPLICABLE DESIGN GUIDELINES

- Porches (p. 79)

APPROVED WORK SPECIFICATIONS

The application is **approved with conditions** as follows:

1. The final deck design must be returned to Planning staff for review and approval.
2. The required guardrail must be composed of rot-resistant material.
3. The application must meet all the requirements of the Building & Neighborhood Services Department, and any changes must be returned to the Historic Zoning Commission for review and approval.

Amanda Rose, AICP | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6737
http://www.franklintn.gov/

From: wilsonstevenson@yahoo.com
To: Victoria Hensley
Subject: Extend COA on 319 N. Margin
Date: Monday, September 13, 2021 7:31:16 AM

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

Victoria,
I am emailing you today to ask for a 6 month extension on the COA for 319 N. Margin St.

Thank you

Wilson Stevenson

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Jim Shivers
(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:

78CA/25.00
(Property Parcel/Tax ID Number)
and located at:

319 N Margin St
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

W.P. Stevenson
(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

4124 Franklin Pike
Property Owner Mailing Address

Nashville, Tenn. 37204
City, State & Zip

Subscribed and sworn to before me this
17 day of Sept, 2021.

Davis Huestis
Notary Public

My Commission Expires: Nov 4, 2024

DAVIS HUESTIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Amanda Rose <amanda.rose@fr Tue, Sep 28 at 3:45 PM
To:
wilsonstevenson@yahoo.com
Cc: Victoria Hensley

Mr. Stevenson –

Please see below. We have not been able to process your COA extension request because we do not have a valid signed and notarized Owner Affidavit. Please work with a notary to complete the attached form, and we'll then be able to extend the approval.

NOTE that a valid Owner Affidavit MUST be submitted to me so that the extension MUST BE APPROVED before October 12th. If not, the COA is no longer eligible for extension, and you will not have a valid plan on file, and any alterations to the property must be reconsidered by the Franklin Historic Zoning Commission for approval prior to a building permit application submittal.

Thank you,

Amanda

Amanda Rose, AICP

Preservation Planner

City of Franklin Planning & Sustainability Department
615.550.6737 | www.franklintn.gov/planning

CITY OF FRANKLIN, TN

319 N Margin St

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.com

Project Overview #456503

Project Title: 319 N Margin St
Application Type: 08) 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
Chris Jones

319 N Margin St
Franklin, TN 37064
P:615-289-3383
chrisjonesrealtor15@gmail.com

Contact Information - Property Owner

Property Owner
Chris Jones

319 N Margin St
Franklin, TN 37064
P:615-289-3383
chrisjonesrealtor15@gmail.com

Address or Parcel

Project Address or Parcel: 319 N MARGIN ST APT A (078C-A02500)

Calculated Acreage: Parcel
- 319 N MARGIN ST APT A: 0.067629850000000005

Zoning District: Zoning Districts
- 319 N MARGIN ST APT A: OR

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 319 N MARGIN ST APT A: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 319 N MARGIN ST APT A: Historic Preservation Overlay

Flood Fringe Overlay: Flood Fringe Overlay
- 319 N MARGIN ST APT A: Floodway Fringe Overlay District

Floodway Overlay:

500ft Buffer of Hillside Overlay:

Columbia Avenue Overlay:

Site Data

Total Site Square Footage: 2,970

Project information

Review Type: Residential

Type of Work Proposed: Porch or Deck Project

Construction Type:

Porch or Deck Project: Accessory Structure

New Addition Type:

Windows or Exterior Door Work:

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

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

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 2

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?: No

Type of Signage Proposed:

Height of Existing and Proposed Construction (from FFE to Roof Peak): 19

Height of Overall Sign:

Lot Square Footage: 2,970

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: 1265

Footprint Square Footage of Proposed Additions/Structures: 180

HVAC Type:

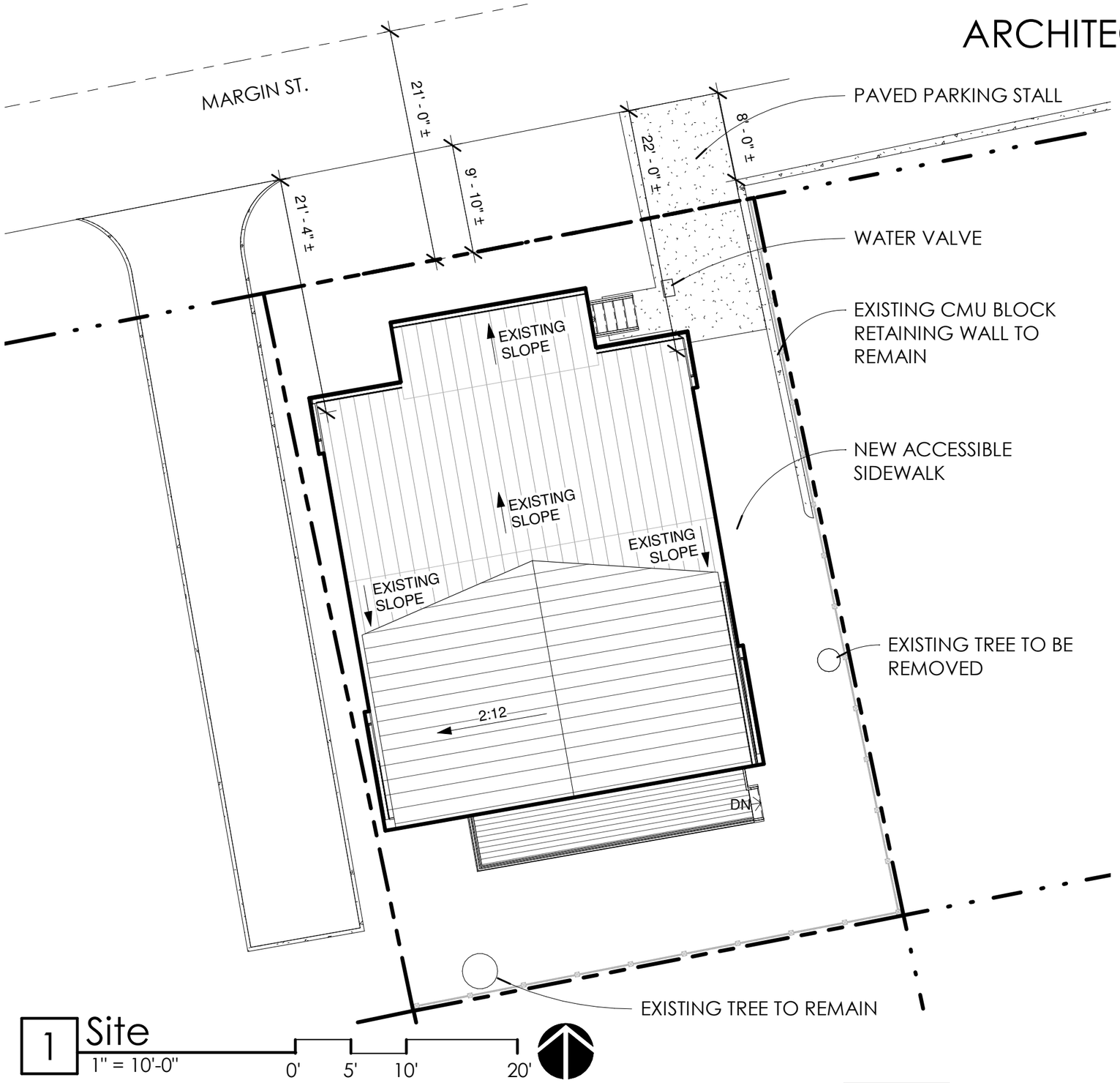
Narrative

Project Narrative: We are proposing to add a rear porch with Trex Material that are waterproof, because of the decking area being below the Flood Plane area. The decking area will consist of steps that come down to ground level from the door area to a floating deck area. No railing will be required because of the step area.

ARCHITECTURAL SITE PLAN

KING LIVE-WORK

319 N. MARGIN ST.
FRANKLIN, TN 37064



1 Site
1" = 10'-0"
0' 5' 10' 20'

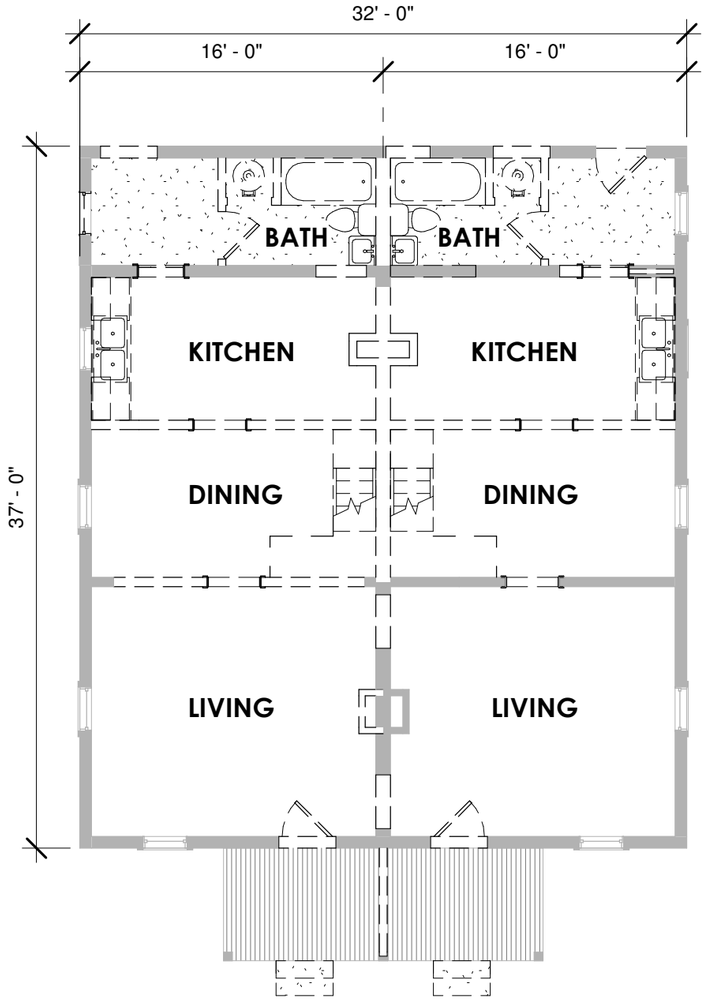
SITE DATA:

SITE AREA:		2,970.0 S.F.
EXISTING BUILDING AREA:	FIRST FLOOR:	1,169.6 S.F.
	SECOND FLOOR:	381.4 S.F.
	PORCH:	96.3 S.F.
TOTAL EXISTING BUILDING COVERAGE:		1,265.9 S.F.
EXISTING IMPERVIOUS AREA - (1,265.9 /2,970):		42.6%
EXISTING BUILDING COVERAGE - (1,265.9 /2,970):		42.6%
PROPOSED FIRST FLOOR ADDITION:		0.0 S.F.
PROPOSED SECOND FLOOR ADDITION:		546.1 S.F.
PROPOSED NEW SITE IMPERVIOUS AREA:		180.2 S.F.
PROPOSED BUILDING AREA:	FIRST FLOOR:	1,169.6 S.F.
	SECOND FLOOR:	927.5 S.F.
	PORCH:	248.2 S.F.
PROPOSED BUILDING FOOTPRINT - (1,169.6 + 248.2):		1,417.8 S.F.
PROPOSED IMPERVIOUS AREA - (1,417.8+180.2/2,970):		53.8%
PROPOSED BUILDING COVERAGE - (1417.8 /2,970):		47.7%

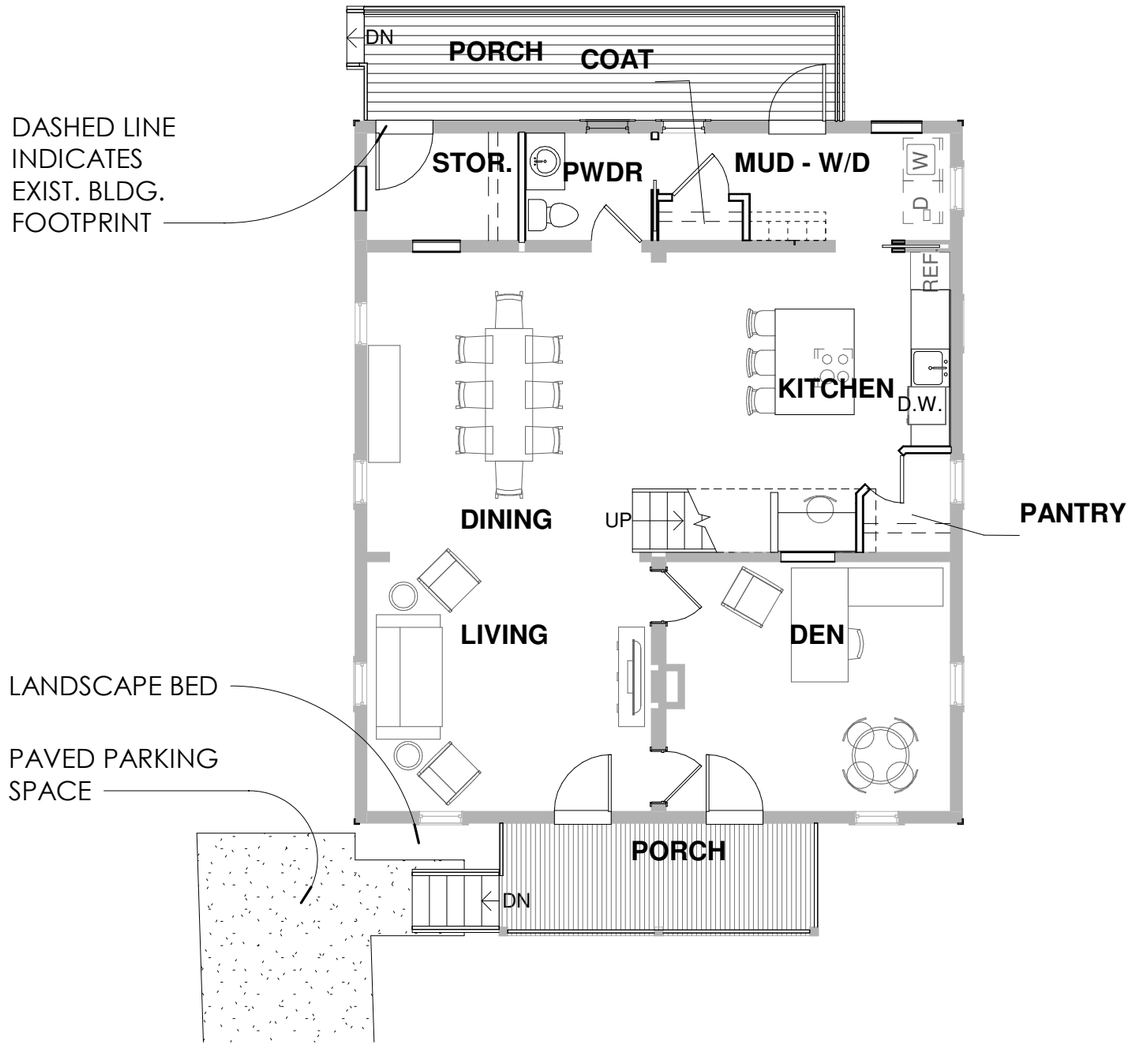
FIRST FLOOR PLANS

KING LIVE-WORK

319 N. MARGIN ST.
FRANKLIN, TN 37064



1 DEMOLITION PLAN
1/8" = 1'-0"
0' 4' 8' 16'

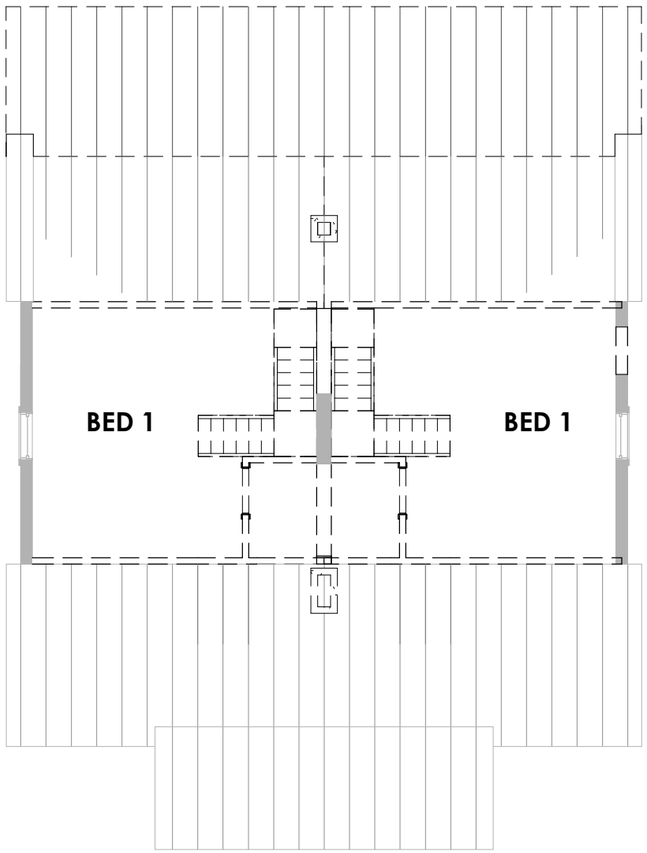


2 NEW WORK
1/8" = 1'-0"
0' 4' 8' 16'

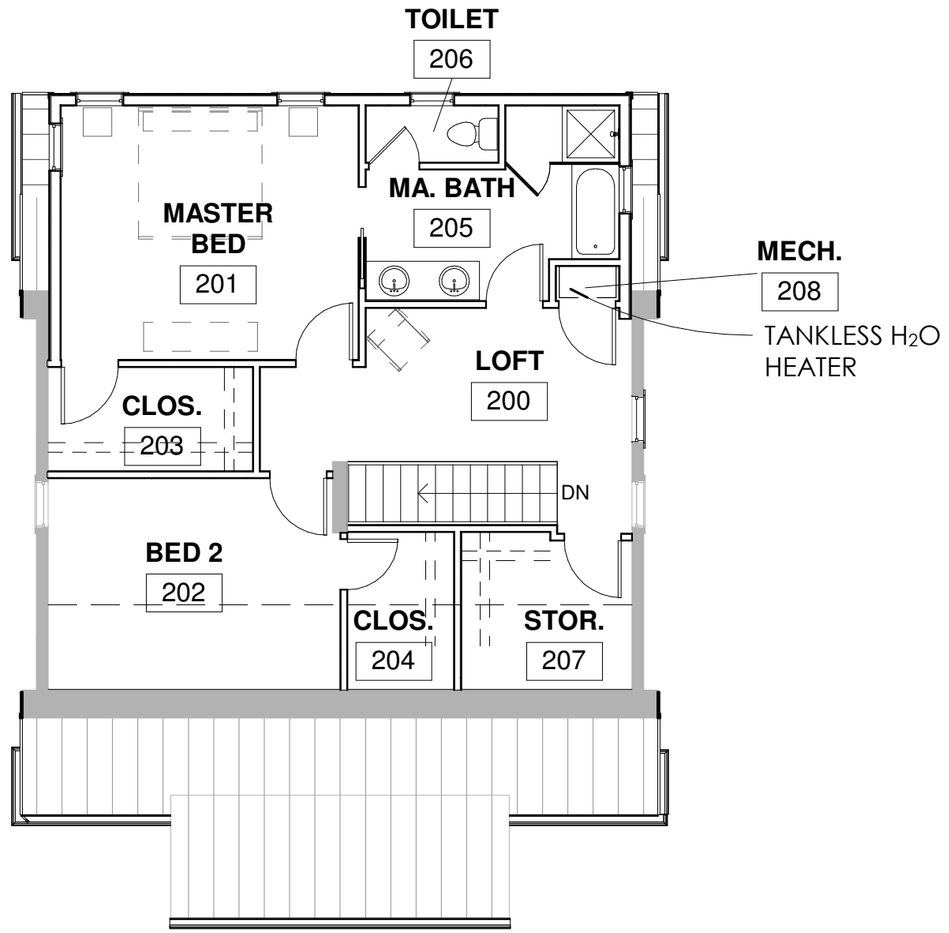
SECOND FLOOR PLANS

KING LIVE-WORK

319 N. MARGIN ST.
FRANKLIN, TN 37064



1 DEMOLITION PLAN
1/8" = 1'-0"
0' 4' 8' 16'



2 NEW WORK
1/8" = 1'-0"
0' 4' 8' 16'

SCHEMATIC DESIGN 906 10/21/19

SD-003

ELEVATIONS

KING LIVE-WORK

319 N. MARGIN ST.
FRANKLIN, TN 37064

1 NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

2 EAST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

3 SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

4 WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

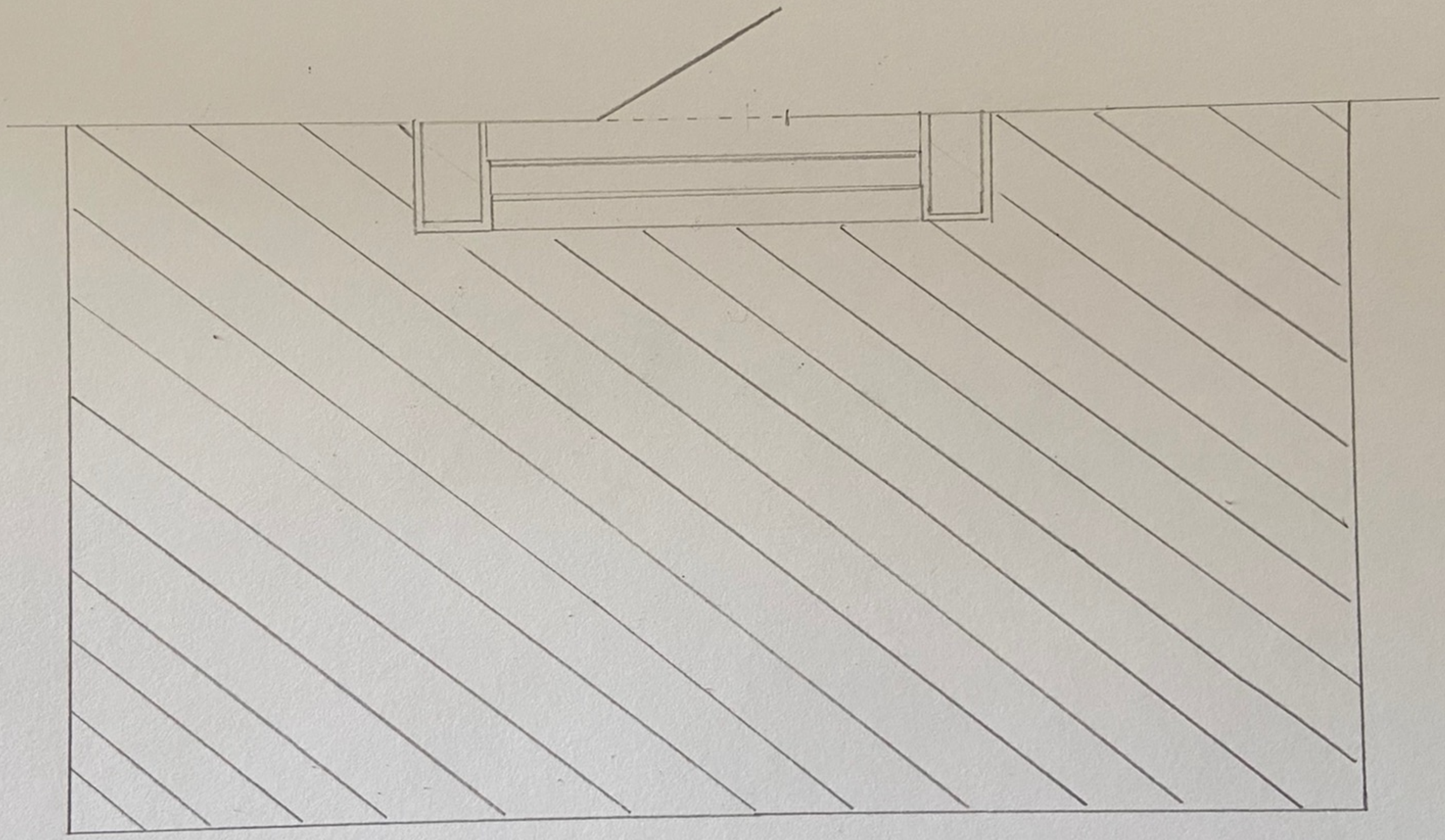
* PLACE NEW TRIM AROUND EXISTING WINDOWS TO MATCH NEW ONES

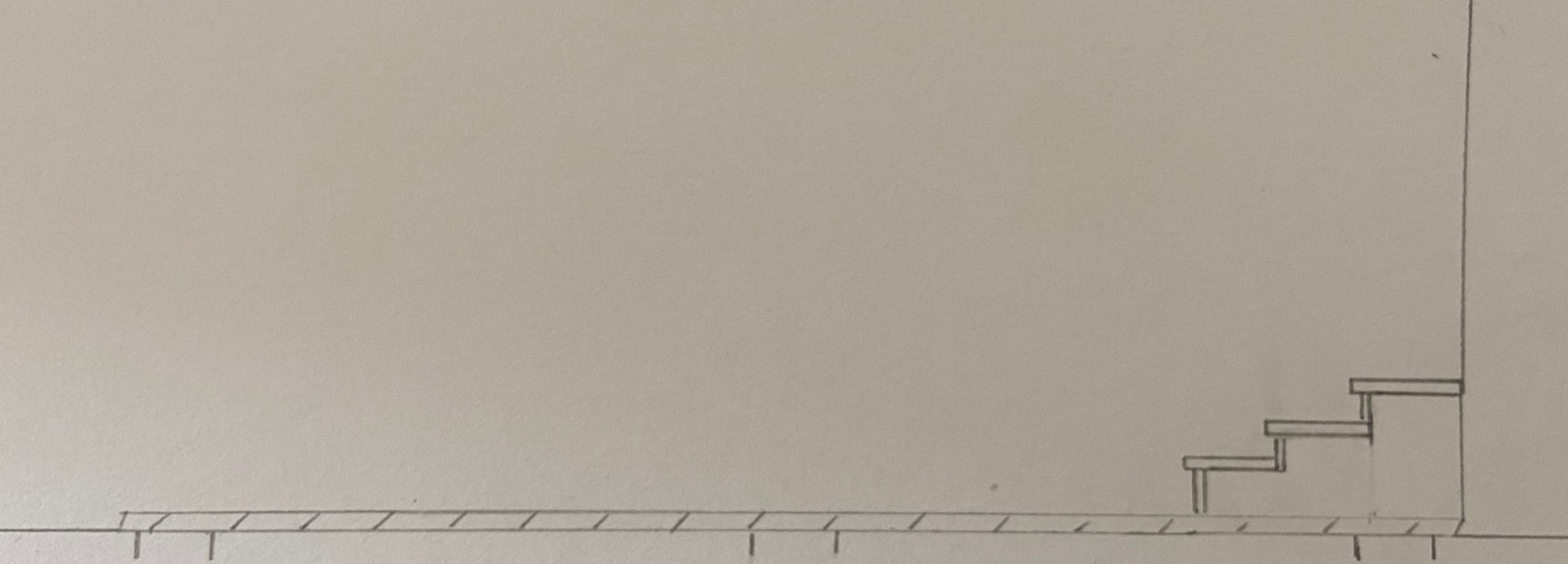
SCHEMATIC DESIGN

906

10/21/19

SD-004





TREX Decking material that will be used is 95% recycled materials and is also a composite material that will not be susceptible to water since decking will be below BFE.

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:	**319 N. Margin St. (Franklin Historic District)**
Applicant:	**Wilson Stevenson**
Owner:	**Jim Shivers**
Project #:	**7365**
Type of Work:	**Foundation Elevation, Exterior Alterations, Upper-Level Addition**
Status:	**Approval with conditions (See "Approved Work Specifications" and "Non-Approved Items" below)**
Approval Date:	**October 12, 2020**
Expiration Date:	**October 12, 2021** (if work has not commenced)
Approved COA Extension Date:	**April 12, 2022**

BACKGROUND

The applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 319 N. Margin St., as follows:

1. ***Foundation Elevation***—The applicant is proposing to elevate the entire existing structure out of the floodplain approximately 3'7" inches above the current grade in order to elevate it one (1) foot above Base Flood Elevation. The applicant is seeking to rebuild the porch in a slightly new configuration due to the elevation of the overall structure.

2. ***Exterior Alterations***— The plans (developed for a previous owner) indicate the demolition of two chimneys, though the applicant stated to staff that it is his intent to maintain the foremost chimney and only requests to remove the rear chimney. The applicant is also seeking approval for the replacement of several items on the exterior of the structure. These alterations include the removal of aluminum siding, the replacement of the siding on the front and side elevations with wood lap siding, and the replacement of the siding on the rear elevation with cementitious siding; the replacement of non-original windows and the repair of the original four-over-over wood windows; and the replacement of the metal roofing material in-kind.

3. ***Upper-Level Addition***—The applicant is proposing to add to expand existing upper-level space through the use of a hipped addition on the back side of the gable.

APPLICABLE DESIGN GUIDELINES

- Secretary of Interior's Standards for Rehabilitation (p.2-3)
- Chimneys (p.51)

- Enclosed Additions (p.54)
- Entrances (p.56)
- Foundations (p.62)
- Porches (p.78)
- Roofs (p.82)
- Siding (p.83)
- Windows (p.90)
- Wood (p.94)

APPROVED WORK SPECIFICATIONS

The **foundation elevation, porch/siding/window/roofing/chimney alterations, and upper-level addition** portions of the proposal are **approved with conditions** as follows**:**

1. The proposal to limit the foundation height elevation to one foot above Base Flood Elevation is more sensitive to the architectural qualities of the contributing structure and presents the least amount of adverse impact to the contributing status of the historic structure and to the context of its overall historic district. The plan set must be amended to clarify the materials to be utilized, including parge-coated block, stone piers, floodproof (cedar) railing, and floodproof (cedar) lattice porch enclosure, prior to issuance of a building permit.

2. While the removal of the rear chimney is not entirely consistent with the *Guidelines*, the chimney is located at the rear of the house, lessening the impact of the alteration to the public viewshed.

3. The applicant must utilize a smooth-faced siding with a historically appropriate lap reveal (between 4”-5”) for consistency with the *Guidelines* (p.83, #4-5).

4. All historic windows must be preserved and maintained in accordance with the *Guidelines* (p.90). Replacement windows must have historic profile and dimension and consist of wood. Window specifications must be submitted to the Preservation Planner for review and approval, in light of the applicable *Guidelines*, prior to installation.

4. The HVAC placement has not been demonstrated on the plan set. The applicant may work with staff to determine if the proposed placement and screening qualifies for Administrative COA approval.

5. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a Building Permit.

NON-APPROVED ITEMS

The Historic Zoning Commission defered review of the proposed rear deck construction to its November 9, 2020 meeting. A separate plan set shows the approved deck specifications, dated November 9, 2020.

Amanda Rose, AICP | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6737
http://www.franklintn.gov/

From: wilsonstevenson@yahoo.com
To: Victoria Hensley
Subject: Extend COA on 319 N. Margin
Date: Monday, September 13, 2021 7:31:16 AM

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

Victoria,
I am emailing you today to ask for a 6 month extension on the COA for 319 N. Margin St.

Thank you

Wilson Stevenson

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Jim Shivers
(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:

78CA/25,00
(Property Parcel/Tax ID Number)
and located at:

319 N Margin St
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

W.P. Stevenson
(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

4124 Franklin Pike
Property Owner Mailing Address

Nashville, Tenn. 37204
City, State & Zip

Subscribed and sworn to before me this
17 day of Sept, 2021.

Davis Huestis
Notary Public

My Commission Expires: Nov 4, 2024

DAVIS HUESTIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

319 N Margin St Proposal

Foundation repairs and additional height- We are Proposing to elevate the homes foundation to one foot above the BFE(base flood elevation) which would raise the home approximately 3 ft. 7 inches from the current grading of the land. By doing so it will raise the roofline of the home to approximately 18 ft. 8 inches. All materials used in the foundation of the home and front porch that are below the BFE will be waterproof materials. Piers will be used on the front porch to support any moisture over time that it may come into contact with.

Front Porch materials- The materials that will be used on the front porch will be of waterproof materials and lattice will be used around the bottom of the porch in a # pattern instead of diagonal pattern. The steps will have railing that runs the entire exterior of the porch with minimal wooden spindles used, but still in compliance with current codes.

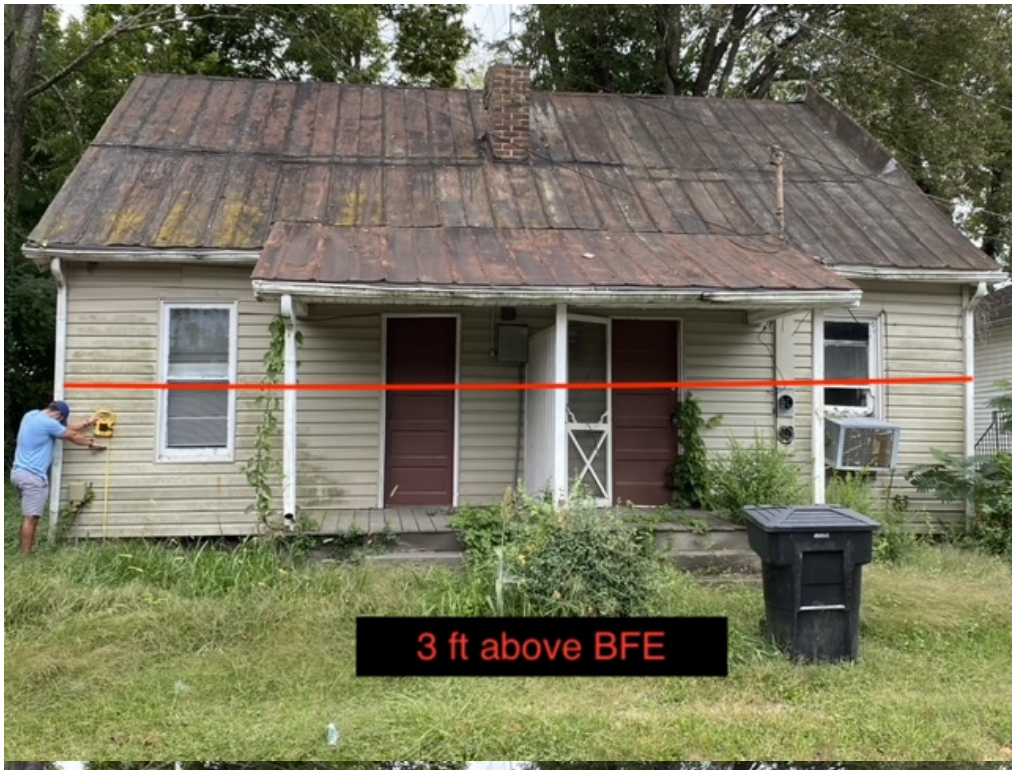
The roof of the home will be replaced with the same style roof, which currently is a Lifetime metal roof.

Window movements/replacements- the windows on the home currently are a mixture of multiple types of windows. We are proposing to repair and make operable the original style of windows found on the home that is of 4 over and 4 under style wood window. These windows will be placed on the front and sides of the home. Replacement windows will be used when necessary, but with the same style and material as the original windows.

Siding replacement- the homes current siding is a mixture of siding types. We are proposing to replace the current siding with wood siding that would be more in line with the age of the home. We would also like to propose siding the rear of the home that is not visible in a hardy board siding.

Rear Addition to second story of home- the plans submitted show the addition with a 2 foot inset on either side to keep the addition from being visible from the street. The Addition is also two and half feet lower then the original peak of the existing roof. The addition will have very limit visibility from the street on the right side of the home. The frontal view of the home from the street, you will not be able to see any of the addition.

Replacement
Vinyl window
Original
window

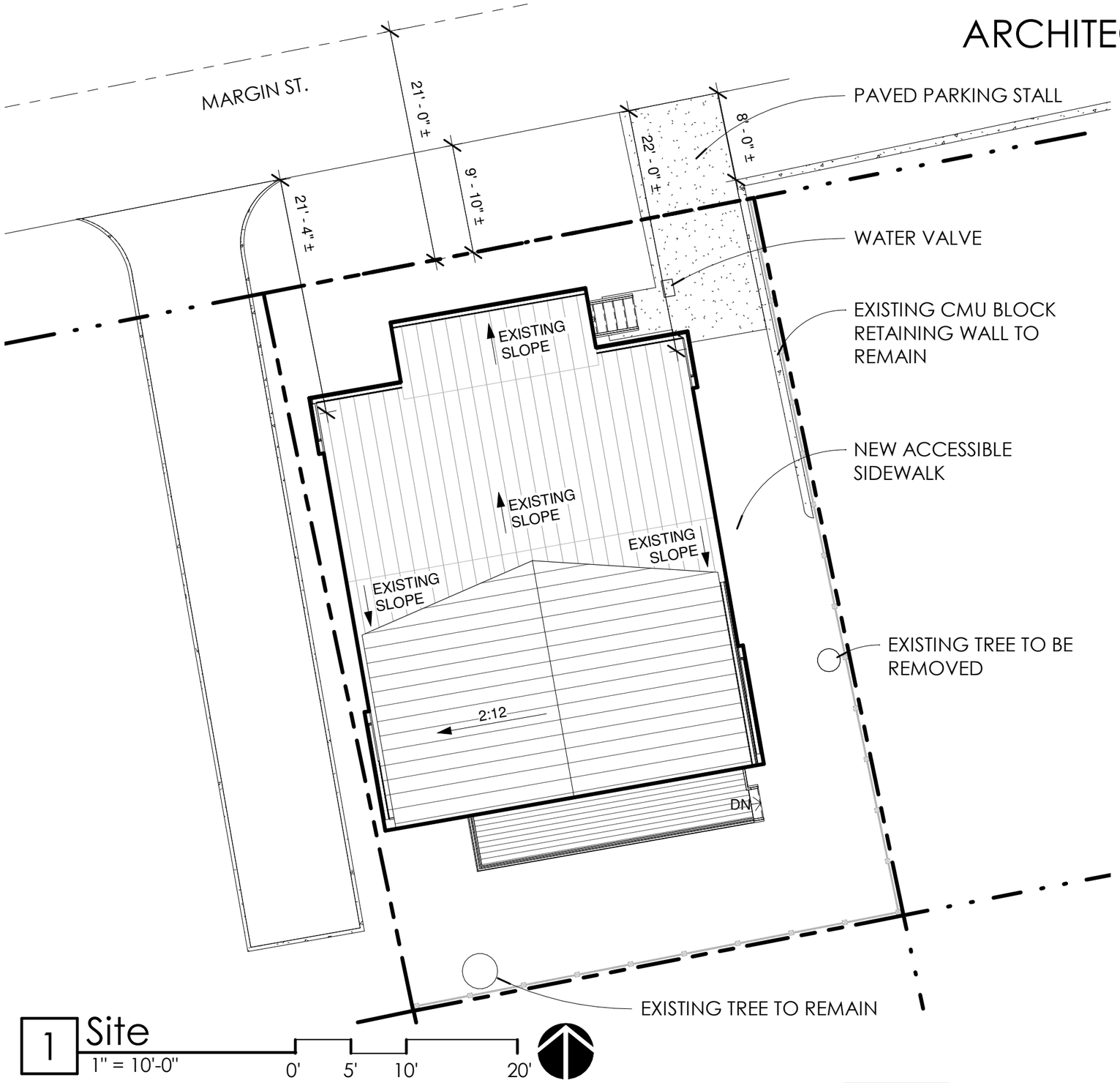

3 ft above BFE

1 ft above BFE

ARCHITECTURAL SITE PLAN

KING LIVE-WORK

319 N. MARGIN ST.
FRANKLIN, TN 37064



1 Site
1" = 10'-0"
0' 5' 10' 20'

SITE DATA:

SITE AREA:		2,970.0 S.F.
EXISTING BUILDING AREA:	FIRST FLOOR:	1,169.6 S.F.
	SECOND FLOOR:	381.4 S.F.
	PORCH:	96.3 S.F.
TOTAL EXISTING BUILDING COVERAGE:		1,265.9 S.F.
EXISTING IMPERVIOUS AREA - (1,265.9 /2,970):		42.6%
EXISTING BUILDING COVERAGE - (1,265.9 /2,970):		42.6%
PROPOSED FIRST FLOOR ADDITION:		0.0 S.F.
PROPOSED SECOND FLOOR ADDITION:		546.1 S.F.
PROPOSED NEW SITE IMPERVIOUS AREA:		180.2 S.F.
PROPOSED BUILDING AREA:	FIRST FLOOR:	1,169.6 S.F.
	SECOND FLOOR:	927.5 S.F.
	PORCH:	248.2 S.F.
PROPOSED BUILDING FOOTPRINT - (1,169.6 + 248.2):		1,417.8 S.F.
PROPOSED IMPERVIOUS AREA - (1,417.8+180.2/2,970):		53.8%
PROPOSED BUILDING COVERAGE - (1417.8 /2,970):		47.7%

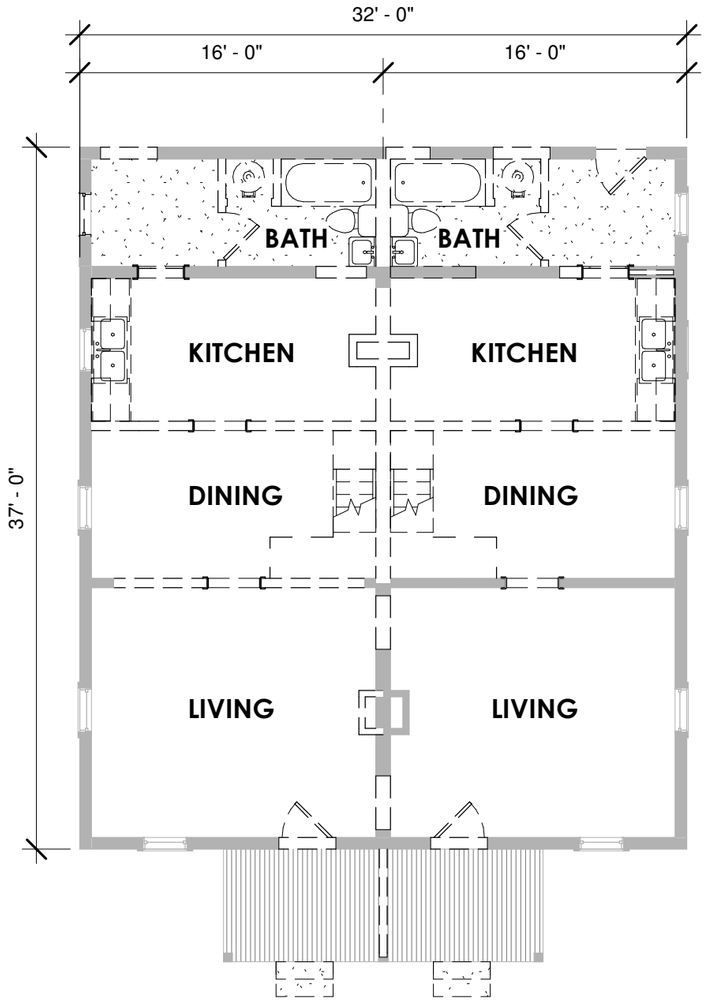
SCHEMATIC DESIGN 906 10/21/19

SD-001

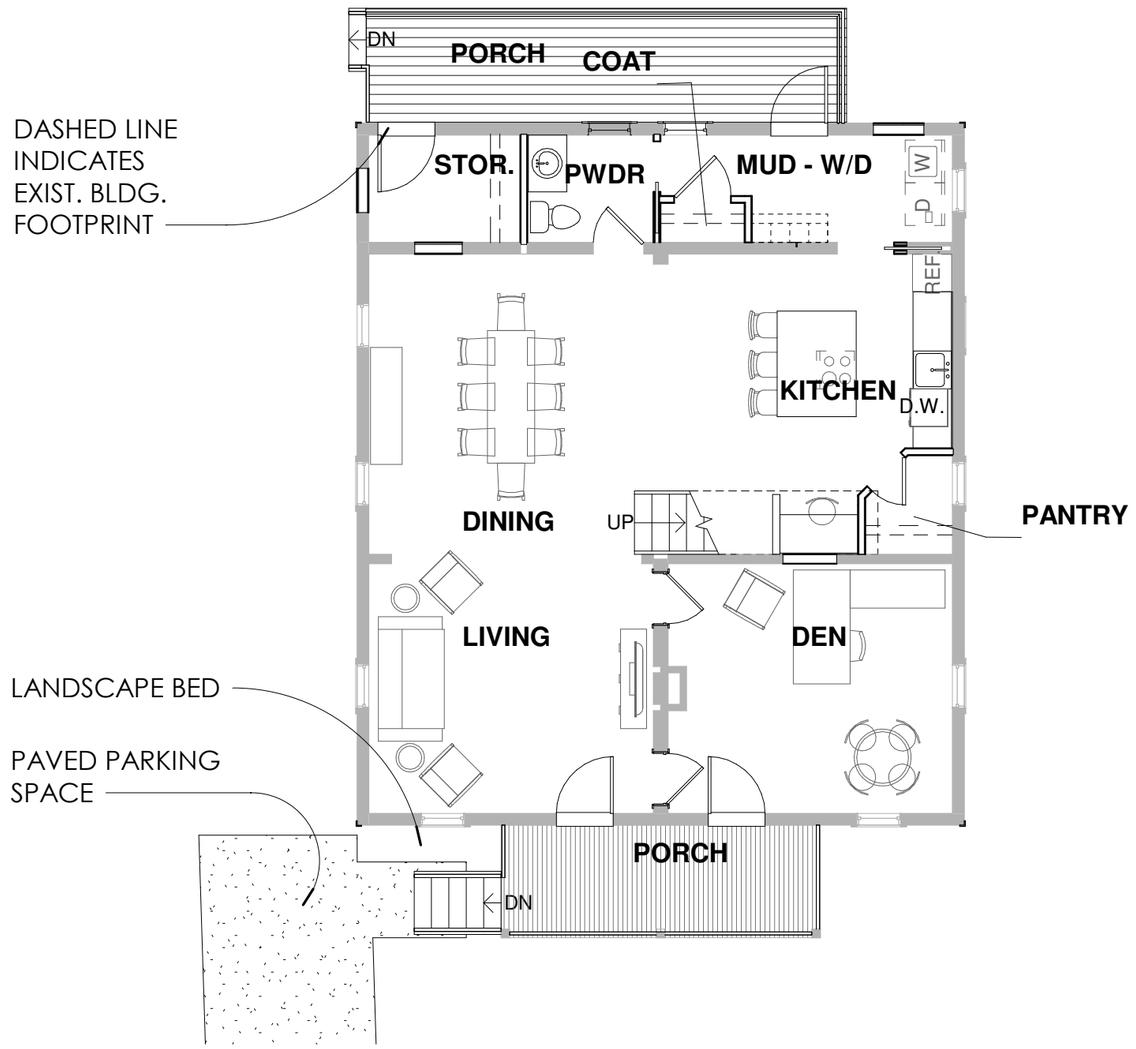
FIRST FLOOR PLANS

KING LIVE-WORK

319 N. MARGIN ST.
FRANKLIN, TN 37064



1 DEMOLITION PLAN
1/8" = 1'-0"
0' 4' 8' 16'



2 NEW WORK
1/8" = 1'-0"
0' 4' 8' 16'

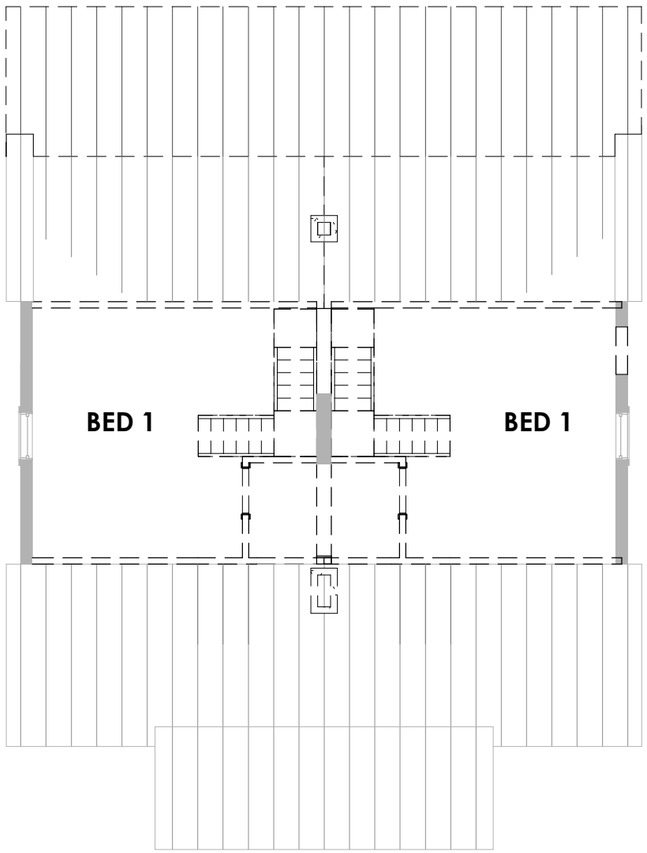
SCHEMATIC DESIGN 906 10/21/19

SD-002

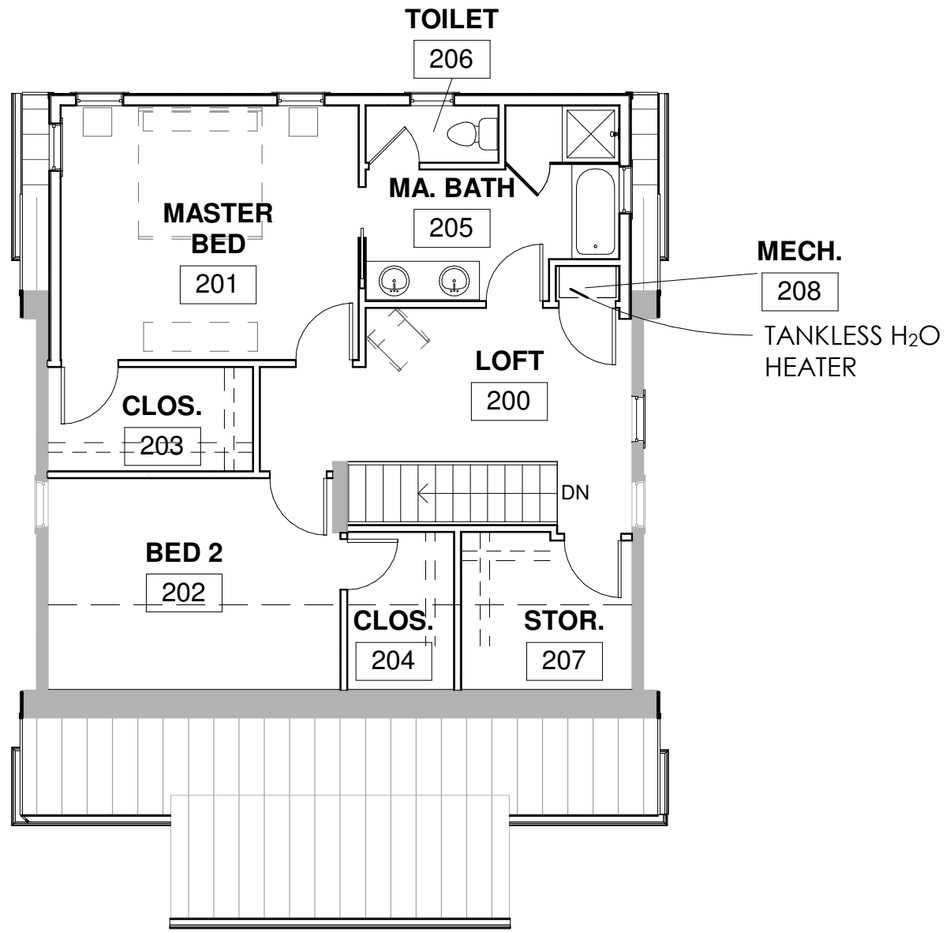
SECOND FLOOR PLANS

KING LIVE-WORK

319 N. MARGIN ST.
FRANKLIN, TN 37064



1 DEMOLITION PLAN
1/8" = 1'-0"
0' 4' 8' 16'



2 NEW WORK
1/8" = 1'-0"
0' 4' 8' 16'

SCHEMATIC DESIGN 906 10/21/19

SD-003

ELEVATIONS

KING LIVE-WORK

319 N. MARGIN ST.
FRANKLIN, TN 37064

1 NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

2 EAST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

3 SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

4 WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

* PLACE NEW TRIM AROUND EXISTING WINDOWS TO MATCH NEW ONES

SCHEMATIC DESIGN

906

10/21/19

SD-004

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.com

Project Overview #443509

Project Title: 319 N Margin St
Application Type: 08) 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
Chris Jones

319 N Margin St
Franklin, TN 37064
P:615-289-3383
chrisjonesrealtor15@gmail.com

Contact Information - Property Owner

Property Owner
Chris Jones

319 N Margin St
Franklin, TN 37064
P:615-289-3383
chrisjonesrealtor15@gmail.com

Address or Parcel

Project Address or Parcel: 319 N MARGIN ST APT B (078C-A02500)

Calculated Acreage: Parcel
- 319 N MARGIN ST APT B: 0.067629850000000005

Zoning District: Zoning Districts
- 319 N MARGIN ST APT B: OR

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 319 N MARGIN ST APT B: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 319 N MARGIN ST APT B: Historic Preservation Overlay

Flood Fringe Overlay: Flood Fringe Overlay
- 319 N MARGIN ST APT B: Floodway Fringe Overlay District

Floodway Overlay:

500ft Buffer of Hillside Overlay:

Columbia Avenue Overlay:

Site Data

Total Site Square Footage: 1417

Project information

Review Type: Residential

Type of Work Proposed: New Addition,Windows or Exterior Doors,Other Exterior Alterations

Construction Type:

Porch or Deck Project:

New Addition Type: Principal Structure

Windows or Exterior Door Work: Replacement

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: Roofing/Roof Structures (Dormers, Chimneys),Exterior Door Replacement/Alterations,Foundation Alterations,Exterior Siding/Finishes/Masonry,Roofing/Roof Structures (Dormers, Chimneys)

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): 1313
Height of Overall Sign:
Lot Square Footage: 2,970
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: 1169
Footprint Square Footage of Proposed Additions/Structures: 1417
HVAC Type:

Narrative

Project Narrative: 319 N Margin St Proposal

Foundation repairs and additional height- We are Proposing to elevate the home's foundation to one foot above the BFE(base flood elevation) which would raise the home approximately 3 ft. 7 inches from the current grading of the land. By doing so it will raise the roofline of the home to approximately 18 ft. 8 inches. All materials used in the foundation of the home and front porch that are below the BFE will be waterproof materials. Piers will be used on the front porch to support any moisture over time that it may come into contact with.

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Rear Addition to the second story of home- the plans submitted show the addition with a 2-foot inset on either side to keep the addition from being visible from the street. The Addition is also two and a half feet lower than the original peak of the existing roof. The addition will have very limited visibility from the street on the right side of the home. The frontal view of the home from the

street, you will not be able to see any of the addition.

CATERPILLAR

JOHN DEERE

HardiePlank® Lap Siding Product Description

HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures from 4 in to 10 3/4 in

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.

Select Cedarmill©

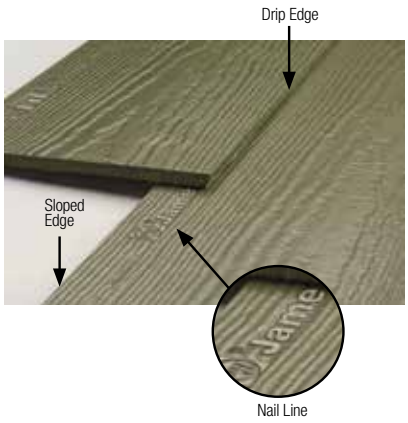
Smooth

Beaded Cedarmill©

Beaded Smooth

Custom Colonial Roughsawn®

Custom Colonial Smooth®



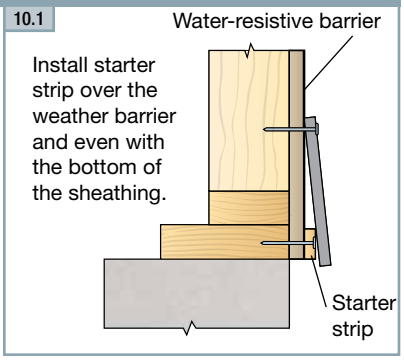
Installation of HardiePlank® Lap Siding

INSTALL A STARTER STRIP

HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1¼ in. pieces of HardiePlank siding from full or partial planks.

The bottom of the starter strip should be installed even with the bottom of the mudsill or the bottom edge of the sheathing. The strip must be installed over the water-resistive barrier, but occasional gaps should be left in the starter strip to allow any accumulated moisture behind the siding to drain away safely.

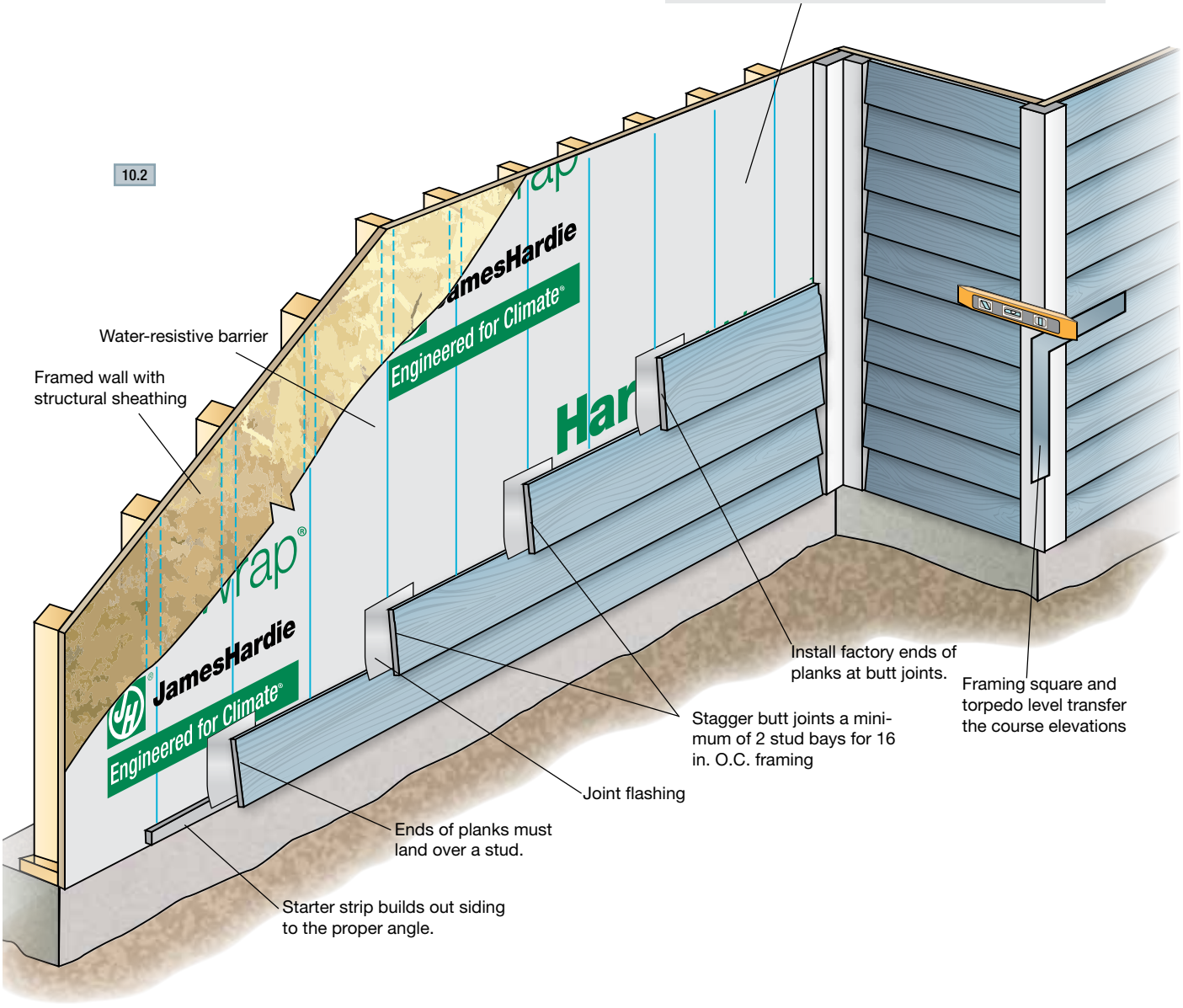
10.1



OVERVIEW OF HARDIEPLANK LAP SIDING

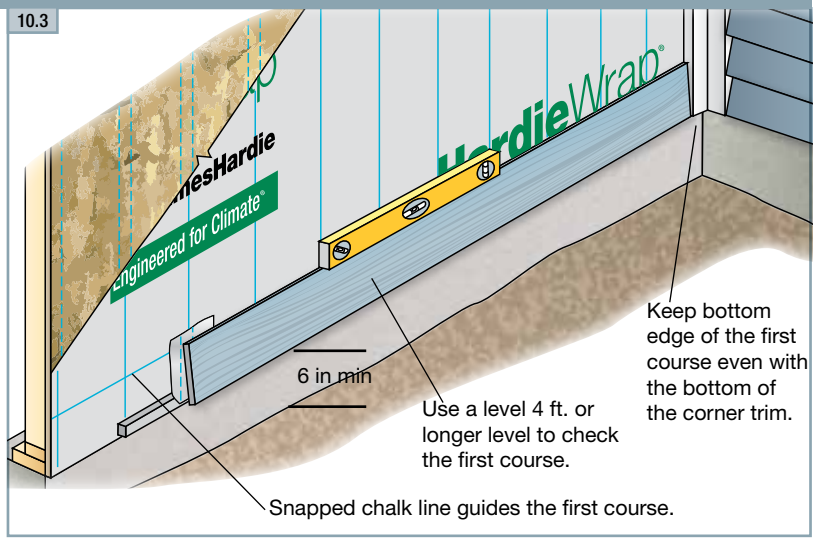
TIP: For accurate fastening, snap vertical chalk lines on the water-resistive barrier at the center of every stud location.

10.2



INSTALLING THE PLANKS

10.3



The first course of HardiePlank® siding is critical to the proper installation of the plank on the rest of the building. The first course should start at the lowest point of the house and within required clearances. Special attention should be made to ensure that it's straight and level. Attention should also be paid to staggering any butt joints in the planks so that the installation is attractive while making efficient use of material.

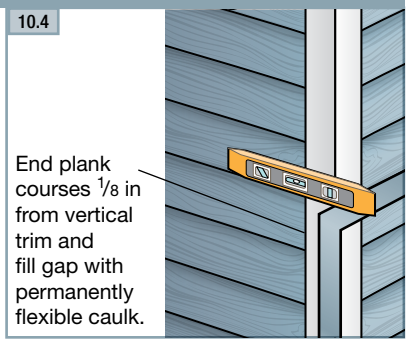
1. Use a level (4 ft. or longer) or chalked level line to be sure that the first course is level. As installation proceeds up the wall, periodically check the level and straightness of the courses. When correcting for flatness over products such as exterior insulation, use drywall shims. It is good practice to snap a chalk line every 3 to 5 courses to keep the planks straight and level.
2. Position the bottom edge of the first course of siding a minimum ¼ in below the edge of the starter strip (maintain required clearances) and secure.
3. Run the siding to the HardieTrim® board leaving a 1/8 in. gap between the siding and trim.

The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements and those of local codes.**

PLANK ALIGNMENT AT CORNERS

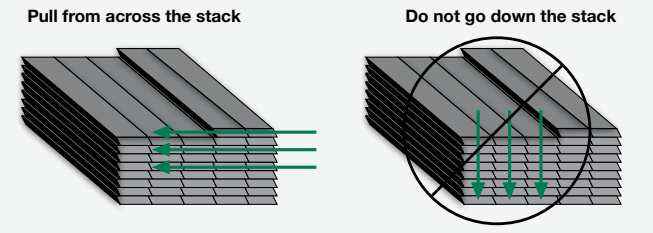
For the best looking installation, make sure that the heights of the plank courses match on both sides of a corner. Use a framing square, speed square or a level to match up the plank heights. Check every few courses to make sure proper heights are being maintained.

10.4



HANDLING

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Planks are interlocked together on the pallet, therefore they should be removed from the pallet horizontally (side to side) to allow planks to unlock themselves from one another.



TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern on large walls with few breaks such as windows or doors.

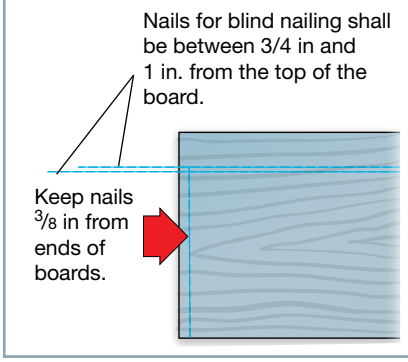
Installation of HardiePlank® Lap Siding (cont.)

BLIND NAILING (nailing through top of plank)

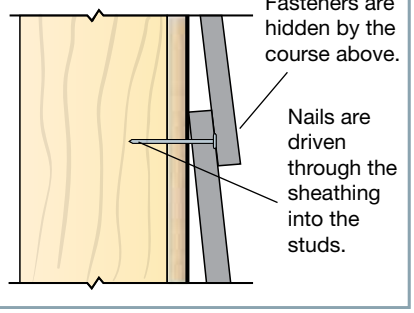
Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

For blind nailing HardiePlank lap siding, James Hardie recommends driving fasteners 1 in. from the top edge of the plank. Additionally fasteners should be placed no closer than 3/8 in from the ends of the plank.

10.5 **Blind nailing measurments**



10.6 **Blind nailing**



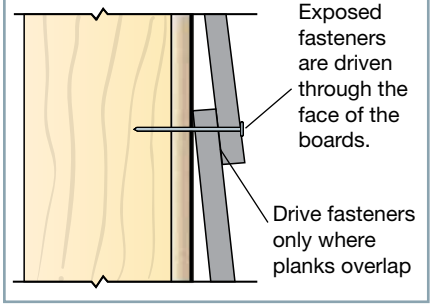
HardiePlank® HZ5® Lap Siding is manufactured with a nail line that should be used as a guide for proper nail placement when blind nailing. This nail line should not be used as a lap line.

Avoid placing fasteners near the top edge of the plank. This practice, called “high nailing”, may lead to loose planks, unwanted gaps or rattling. **Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1in. from plank ends & 3/4in. from plank edge into min. 3/8in. wood structural panel. Pin-backs are not a substitute for blind or face nailing**

FACE NAILING (nailing through the overlap at the bottom of the plank)

Although blind nailing is recommended by James Hardie, face nailing may be required for certain. installations including: installations in high wind areas, fastening into OSB or equivalent sheathing without penetrating a stud, or when dictated by specific building codes. Refer to Appendix D for related code matters.

10.7 **Face nailing**

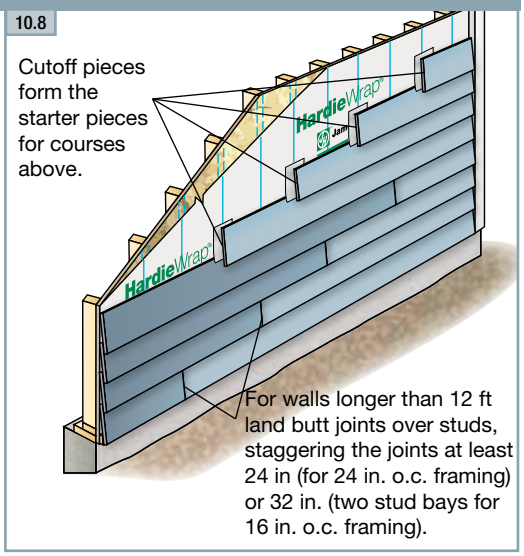


STAGGERING THE BUTT JOINTS

For walls longer than 12 ft, it is necessary to butt joint additional lengths of HardiePlank siding. These butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16 in, o.c. framing or one bay for 24 in. o.c. framing.

While random placement of the planks is usually the most aesthetically pleasing, a progressive stagger pattern can make the job easier and faster without the pattern becoming too noticeable. With this strategy, the cut off piece for one course becomes the starter piece for a course above, making efficient use of materials and ensuring that all butt joints land on studs. The pattern can be modified for different stud placement.

10.8



JOINT FLASHING

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

A. Joint Flashing (James Hardie recommended)

B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.}

C. “H” jointer cover

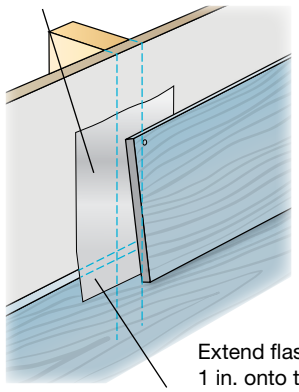
Flashing behind butt joints provides an extra level of protection against the entry of water at the joint. James Hardie recommends 6 in. wide flashing that overlaps the course below by 1 in. Some local building codes may require different size flashing.

Joint-flashing material must be durable, waterproof materials that do not react with cement products. Examples of suitable material include finished coil stock and code compliant water-resistive barriers. Other products may also be suitable.

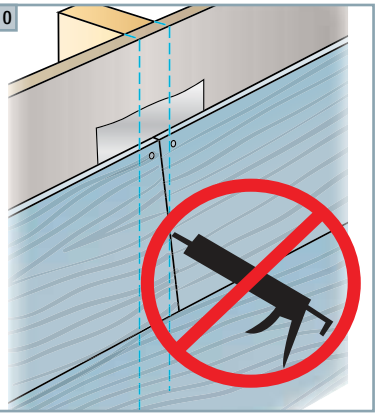
TIP: Joint flashing can be quickly and easily made by cutting a 6 in. wide section off a roll of housewrap. Tape the roll tightly at the cut mark and cut the section off using a miter saw with a carbide blade. Individual sheets then can be cut to length with a utility knife.

TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

10.9



10.10



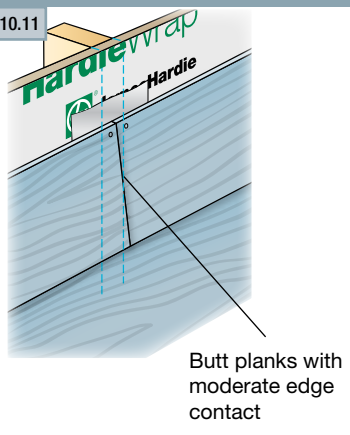
Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details

JOINT PLACEMENT AND TREATMENT

Butt joints in HardiePlank lap siding should always land on a stud. Butt joints between studs are not recommended and should be avoided. Whenever possible, factory-finished ends should be used at butt joints.

Place cut ends where the siding meets a corner, door, window trim, or other break in the wall where the joint is to be caulked. If cut ends are used in a butt joint between planks, James Hardie requires sealing cut ends for all products. For ColorPlus products, use the color-matched edge coater to seal the cut end.

10.11



COLORPLUS® TIP: When installing HardiePlank lap siding with ColorPlus Technology, position the plank in the immediate area where the plank is to be fastened. Do not place the plank on the course below and slide into position. Doing so may scuff or scratch the ColorPlus finish on the installed piece.

Installation of HardiePlank® Lap Siding (cont.)

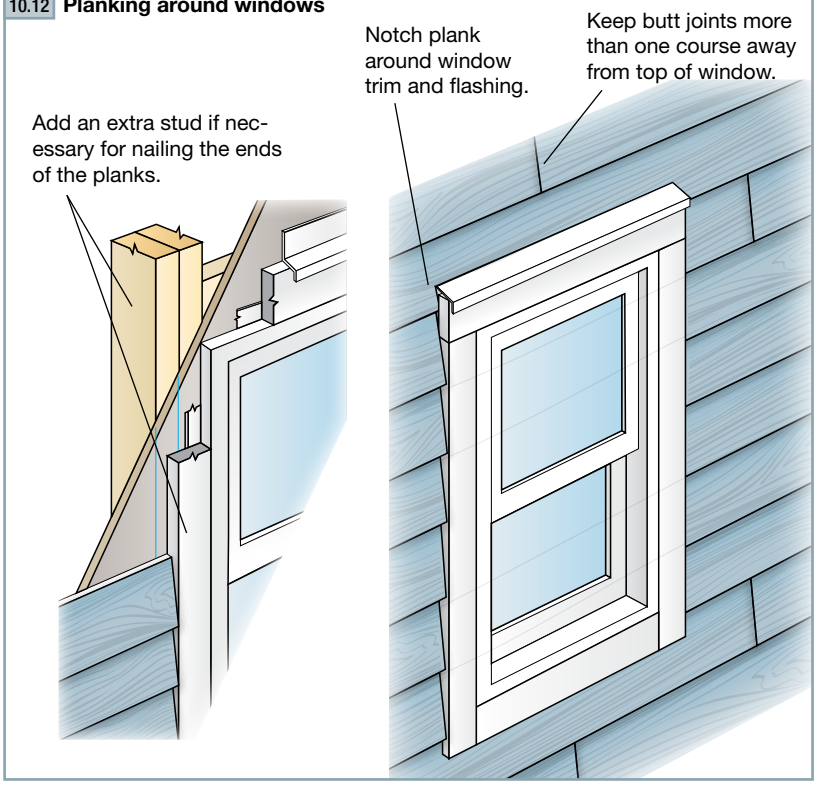
CONTINUING THE INSTALLATION

Once the initial course of HardiePlank® siding is fastened to the wall, continue installing successive courses with full 12 ft. pieces (follow the stagger pattern for longer walls), or until a window, door or other opening interrupts the course (fig 10.12). Notch planks as needed to fit around windows and doors. Again, be sure to seal all cut edges. Avoid placing butt joints directly above or below windows or above doors. Separate the joint from the opening by at least one course of siding.

Where butt joints land on a stud, make sure there is enough stud space for plank on both sides of the joint to land properly. Optimally both sides of a butt joint should land in the middle of a stud with 3/4 in landing space for each side. The minimum stud space for a plank to land is 3/8 in

Pay special attention to window, doors, and corners that have been trimmed before the siding goes on. Vertical trim boards may cover the king studs beside windows or doors, or they may cover up corner studs leaving no room for nailing the siding. In these places add extra studs as needed.

10.12 **Planking around windows**



COLORPLUS TIP: HardiePlank lap siding with ColorPlus Technology is shipped with a protective laminate slip sheet, which should be left in place during cutting and fastening to reduce marring and scratching. The sheet should be removed immediately after each plank is installed.

If corners are trimmed with HardieTrim® 5/4, 4/4 boards, it may be necessary to measure and cut the first pieces of siding to make sure the butt joints land on studs.

INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

To estimate the amount of siding needed to complete a gable end, use the estimating tools located in Appendix C.

Stage enough material on the pump jacks or scaffolding to complete the gable end, but take care not to overload the staging. When possible, a cut table should be located on the pump jacks or scaffolding, which frees up crew members to work on other walls.

To cut planks for the gable:

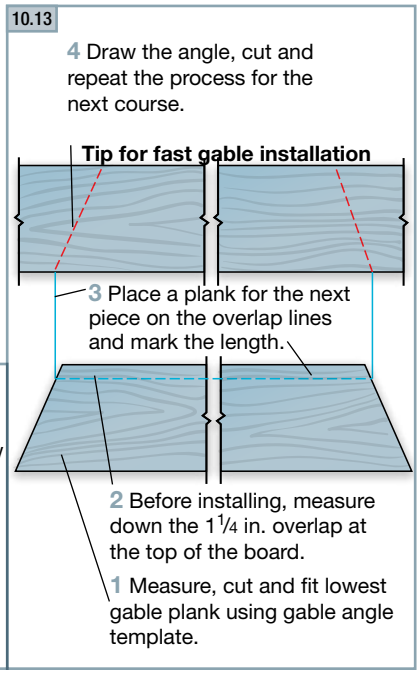
1. Tack up a small scrap piece of siding where the first gable course is going.
2. Hold a second small piece of siding against the eave or rake board.
3. Trace the angle onto the scrap.
4. Cut that line and label the scrap as the template for the gable angle. The template can then be used to transfer the angle onto the larger pieces for cutting and installation.
5. Periodically check the angle as you progress up the wall.

The quickest way to measure and cut consecutive courses of siding for a gable is to work off the previous piece.

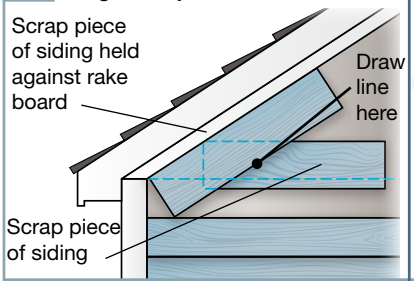
1. Cut and fit the lowest course of siding.
2. Before installing, lay it flat and measure down 1¼ in. from the top edge of the plank for the course overlap. Make a mark on both ends.
3. Set a piece of uncut siding on top of the first piece, aligning the bottom edge with the overlap marks. Transfer the length directly to the uncut piece.
4. Draw the gable angle with the template, cut the angle and then repeat the process for the next course.

TIP: Stainless steel fasteners are recommended when installing James Hardie® products.

10.13



10.14 **Angle Template**



HARDIEPLANK® SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastener Substrate			Approved Fastener
wood studs	blind nail	16 in o.c.	3 9
		24 in o.c.	16
	face nail	16 in o.c.	2 5
		24 in o.c.	2 5
steel studs*	blind nail	16 in o.c.	8 13
		24 in o.c.	
	face nail	16 in o.c.	7 12
		24 in o.c.	
Direct to Masonry			14
7/16 in OSB or equivalent (face nailed)			4

Fastener Type

2 — .113 in x .267 in x 2 in — 6D common

3 — .093 in x .222 in. x 2 in — 6D siding nail

9 — No 11ga 1.25 in long — roofing nail

7 — Ribbed Bugle-Head No. 8 .323 in x 1.625 in — screws

8 — Ribbed Wafer-Head No. 8 (.375 in x 1.25 in)

12 — [AKN-100] .100 in x .25 in x 1.5 in — ET&F

13 — [AGS-100] .100 in x .313 in x 1.5 in

14 — [ASTM C-90] ASM-144-125 (P/C) .30 in x .14 in x 1.25 in — masonry nail

5 — .113 in x .260 in x 2.375 in — 8D common

16 — No 11ga 1.75 in long — roofing nail

4 — .091 in. x .221 in. x 1.5 in — 4D siding nail

*When blind fastening 9.5 in or wider product onto steel studs, use screws.

● indicates recommended fasteners

HardiePlank® Lap Siding

EFFECTIVE SEPTEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.

⚠ CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
   - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
   - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
   - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

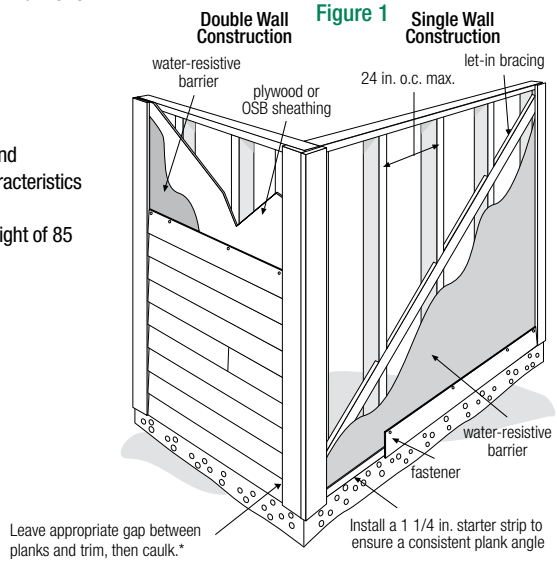
If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Please see additional handling requirements on page 4.

GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam,etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap[1], which complies with building code requirements.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft..
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation /wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

Figure 1



INSTALLATION: JOINT TREATMENT

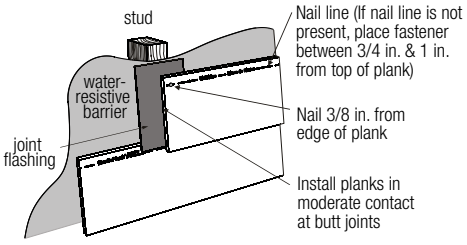
One or more of the following joint treatment options are required by code *(as referenced 2009 IRC R703.10.2)*

A. Joint Flashing (James Hardie recommended)

B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)

C. "H" jointer cover

Figure 2



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

[1]For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

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HS11117 P1/4 09/19

CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

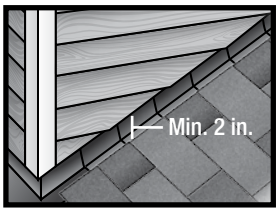


Figure 4
Horizontal Flashing

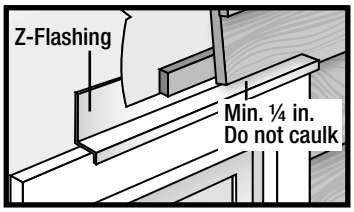


Figure 5
Kickout Flashing

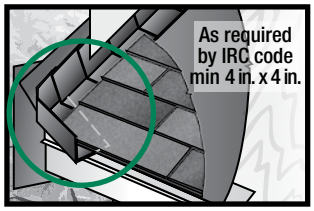


Figure 6
Slabs, Path, Steps to Siding

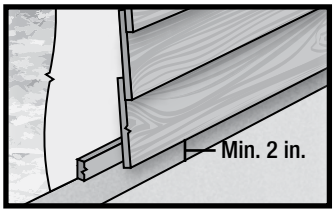


Figure 7
Deck to Wall

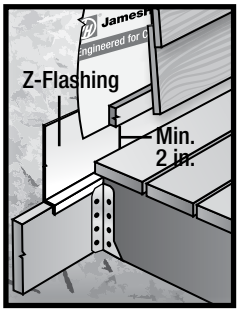


Figure 8
Ground to Siding

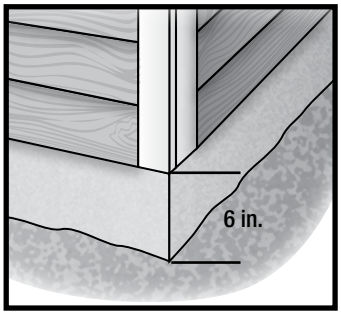


Figure 9
Gutter to Siding

Figure 10
Sheltered Areas

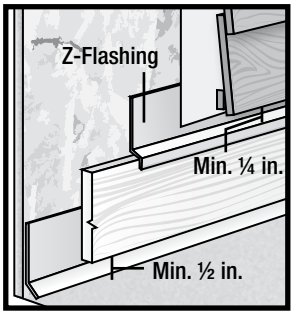


Figure 11
Mortar/Masonry

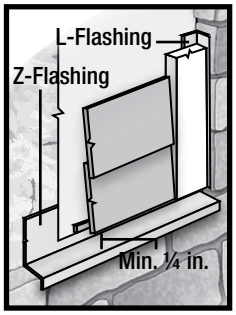


Figure 12
Drip Edge

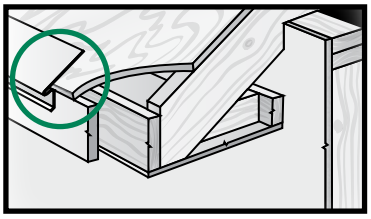


Figure 13
Block Penetration

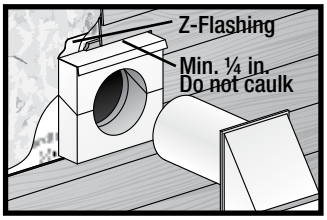
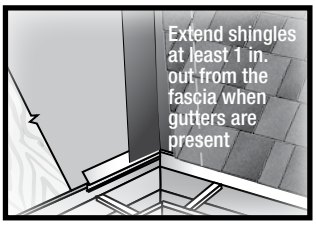


Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS*

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair).

BLIND NAILING

Nails - Wood Framing
- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

Screws - Steel Framing
- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing
- ET & F Panelfast® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.
- Siding nail (0.09 in. shank x 0.215 in. HD x 1-1/2 in. long
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

FACE NAILING

Nails - Wood Framing
- 6d (0.113 in. shank x 0.267 in. HD x 2 in. long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing
- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing
- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.
- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)

*Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 5 - Fastening Tips for HardiePlank Lap Siding.

FASTENER REQUIREMENTS *continued*

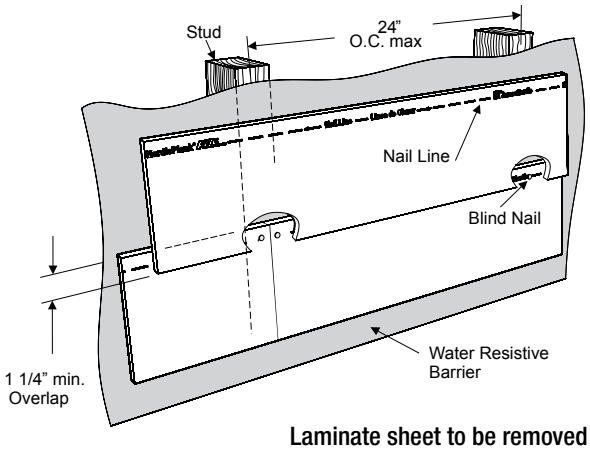


Figure 14

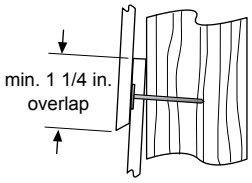
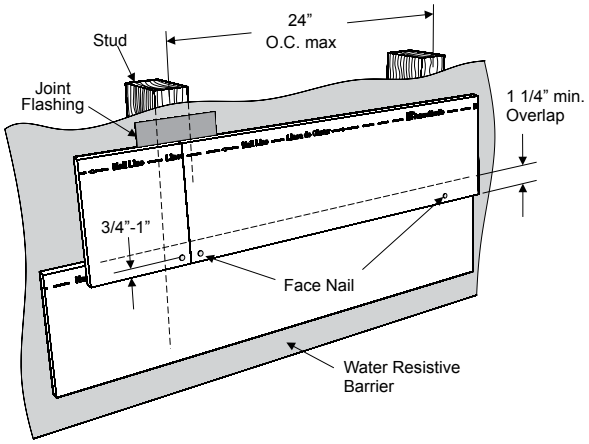


Figure 15



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

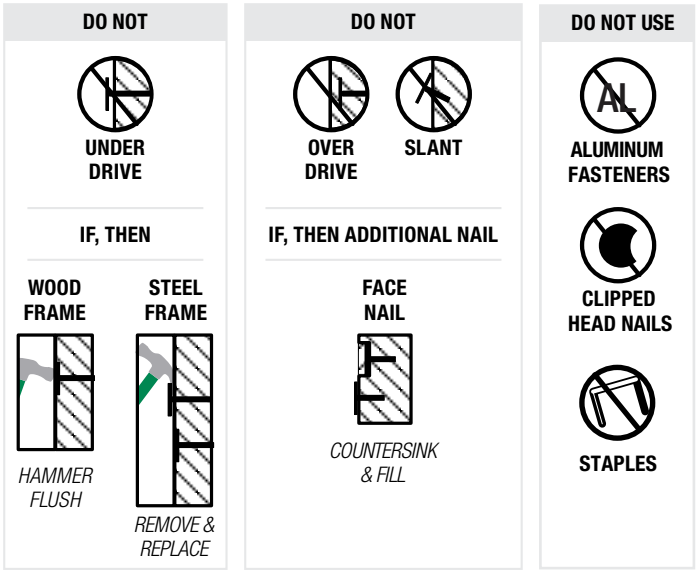
Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: some caulking manufacturers do not allow "tooling".**

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA LESS OPENINGS	HARDIEPLANK® LAP SIDING WIDTH								
SQ (1 SQ = 100 sq.ft.)	(exposure)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

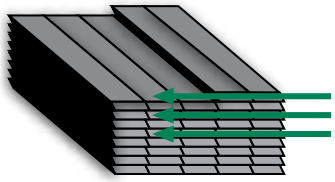
When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

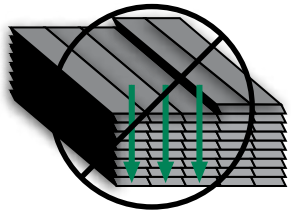
ADDITIONAL HANDLING REQUIREMENTS

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Planks are interlocked together on the pallet, therefore they should be removed from the pallet horizontally (side to side) to allow planks to unlock themselves from one another.

Pull from across the stack



Do not go down the stack



HS11117 P4/4 09/19

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

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File #: 21-0963

DATE: July 31, 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: 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.

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, dark metal roofing on dormers and the porch, stone 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. The foundation level of brick buildings should be delineated through some type of belt course, such as soldier or sailor coursing, and should have a height of at least one foot above the grade on the primary elevation. The foundation is delineated by the use of stone, the height of the foundation is unknown. 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, but they should align with the Guidelines. 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, dimensions, be double-hung in appearance 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 foundation must be one foot above grade on the primary elevation to align with the Guidelines. This change shall return to the Preservation Planner for review and approval prior to building permit submittal.
3. The lighting and hardscaping materials shall return to the Preservation Planner or the HZC for review and approval prior to building permit submittal.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

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

MAGNOLIA HALL - LOT 7
HZC SUBMITTAL
07-25-2025

906 STUDIO

ARCHITECTS +INTERIORS

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MAGNOLIA HALL LOT 7

MAGNOLIA HALL, LLC / LEGEND HOMES

1845 WILLIAM CAMPBELL CT
FRANKLIN, TN 37064

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NO.	DESCRIPTION	DATE

Project Number
21.1098.002

COVER

HZC.00

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

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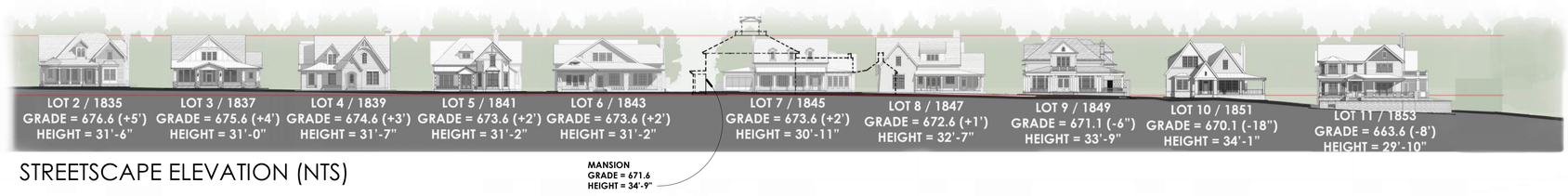
PRECEDENT IMAGES

HZC.01

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



STREETSCAPE ELEVATION (NTS)

OVERALL SITE PLAN (NTS)

7/25/2025 2:05:58 PM

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NO.	DESCRIPTION	DATE

Project Number
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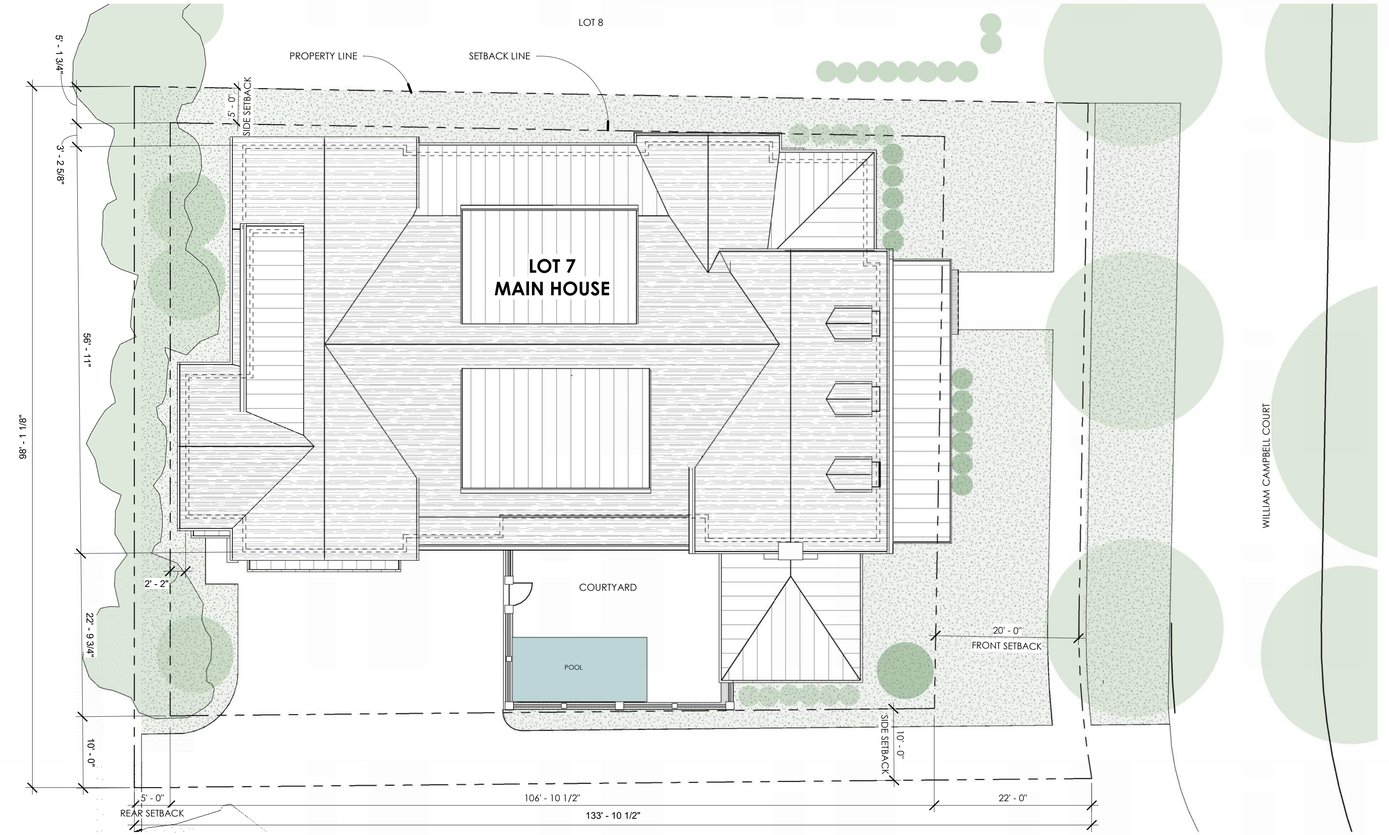
OVERALL SITE

HZC.02

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

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

0' 4' 8' 16'



PERVIOUS AREA = 3,373 SQ. FT
LOT AREA = 12,777 SQ. FT
LSA LOT 7 = 26.4% (MIN. 20%)

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

0' 5' 10' 20'

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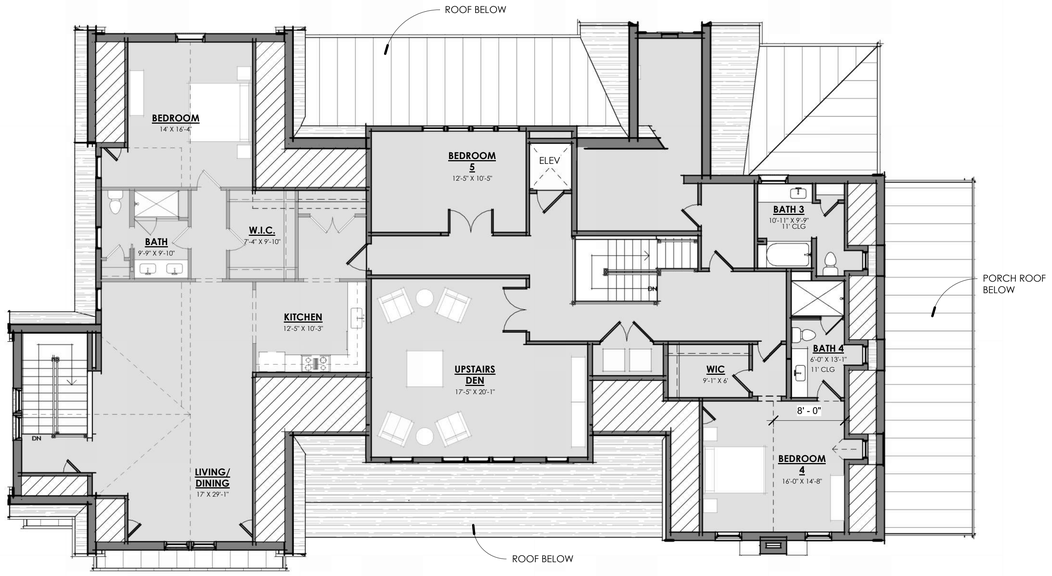
SITE INFORMATION

HZC.03

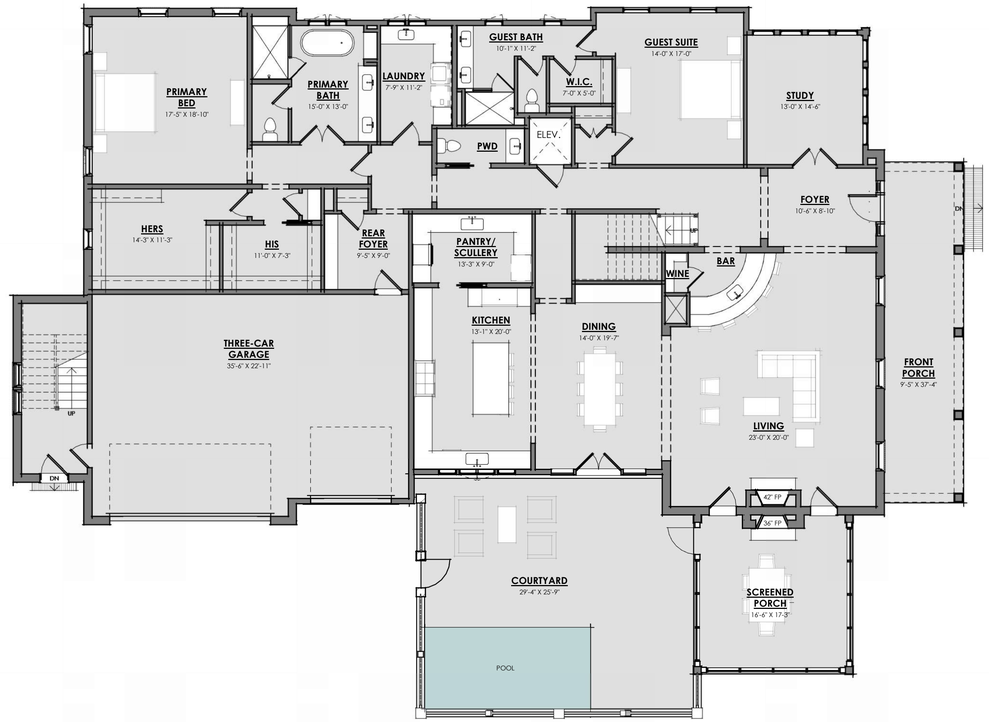
SHEET SIZE: ARCH D (24" X 36")

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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NO.	DESCRIPTION	DATE

Project Number
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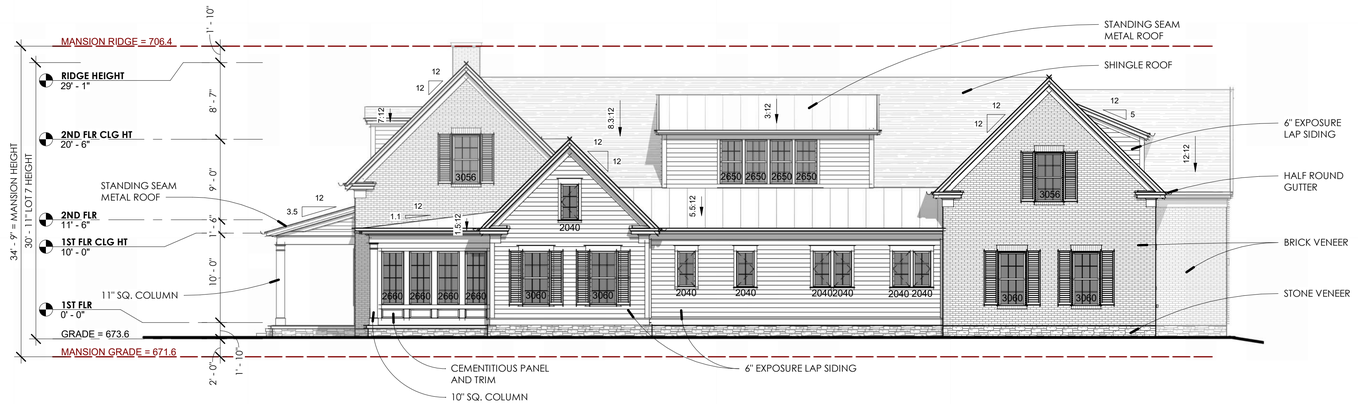
FLOOR PLANS

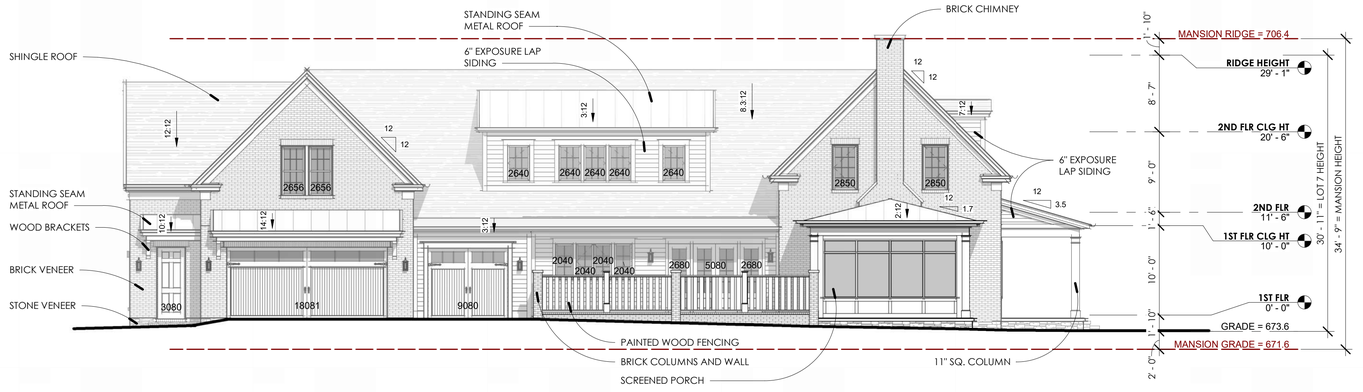
HZC.04

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

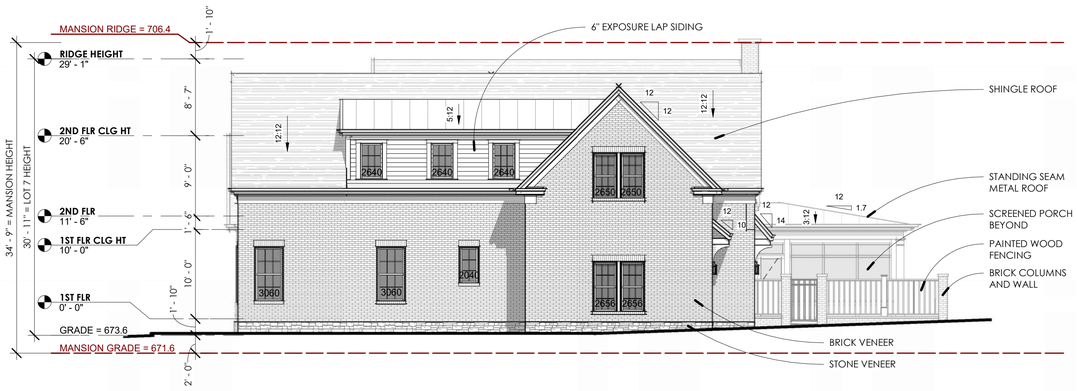
NOTES:
1. FOUNDATION HEIGH IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
2. FIRST FLOOR CEILING HEIGHT IS 10'-0".
3. SECOND FLOOR CEILING HEIGHT IS 9'-0".
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.



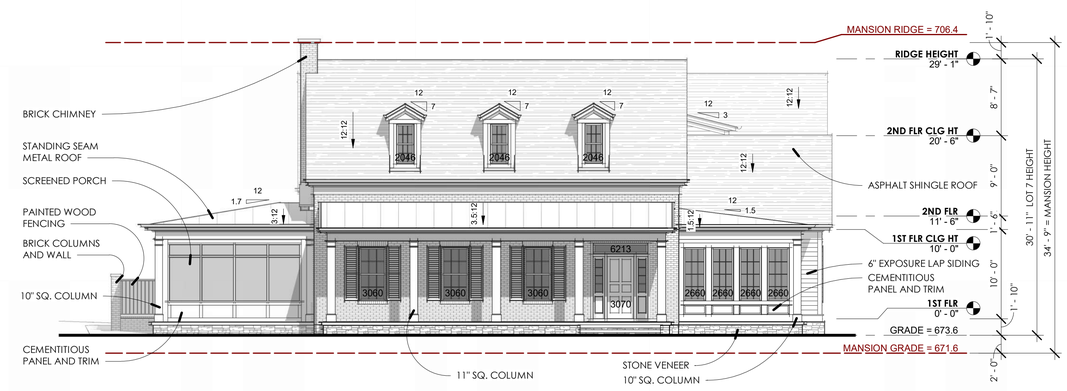
RIGHT ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



LEFT ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



REAR ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



FRONT ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

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NO.	DESCRIPTION	DATE

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EXTERIOR ELEVATIONS

HZC.05

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

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NO.	DESCRIPTION	DATE

Project Number

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3D VIEWS

HZC.06

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

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NO.	DESCRIPTION	DATE

Project Number
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RENDERS

HZC.07

File #: 21-0962

DATE: July 31, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of In-Kind Repairs and Alterations (Colt Barn and Hayes House Equipment Barn) At 331 Franklin Rd. (Harlinsdale Farm); Lisa Clayton, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a series of in-kind repairs to the colt barn and installation of doors at the Hayes house equipment barn at 331 Franklin Road.

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

PROJECT INFORMATION:
COF Project Number: 8900
Applicant: Lisa Clayton
Owner: City of Franklin

BACKGROUND:
The Park at Harlinsdale Farm is located within the Franklin Road Historic District and is also on the National Register of Historic Places. The proposal includes the following:

- In-kind repair and replacement of exterior elements on the Colt barn,
- Installation of doors on the Hayes House Equipment barn

Colt Barn
The Colt Barn is defined as the "stock barn" within the National Register of Historic Places. This barn is located behind the Hayes House and is closest to the pond. The NRHP defines the contributing structure as a rectangular-shaped transverse crib frame barn that was built in 1912 with a later circa 1975 addition to the structure. The application notes that within 2024 and 2025, severe storms compromised the structural stability of the barn, and therefore, emergency actions were taken to ensure the integrity of the barn would remain. White oak wood replaced the deteriorated wood on the exterior of the barn, interior framing had to be replaced as well due to termite damage, along with portions of the metal roof. The proposal is seeking a retroactive COA for the emergency repair work that has already been completed and to complete the repair and restoration of the exterior of the

barn. It is proposed to replace the remaining 45' of white oak siding and the repair work of the foundation of the barn to anchor the structure. Additional internal repairs to the roofing structural members may also be needed. The Guidelines recommend to:

- Preserve and maintain historic accessory structures. Conduct routine maintenance and major repairs on historic structures in order to ensure their preservation.
- Preserve historic building elements that contribute to building style and historic character.
- Preserve historic roof forms and materials. Roofing sections on main and other visible facades should remain unaltered.
- If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.
- Maintain and preserve historic wood siding, shingles, weatherboard, board-and-batten, and other historic wooden elements. Do not cover or conceal historic wooden elements.
- Paint, repair, and provide other regularly needed maintenance. Should historic exterior wood siding require repair or replacement, the resulting materials, profiles, and designs should match the historic configuration.
- Minimize the replacement of wood siding to elements that are so severely damaged that replacement is the only option. If only a small area of siding or ornamentation is deteriorated, repair or replace only the damaged section rather than an entire board or architectural detail. Do not replace more than 25 percent of the facade’s total square footage of siding unless significant deterioration can be demonstrated.
- Replace deteriorated siding with siding that matches the original siding.

The repair of the barn is supported by the Guidelines. It is recommended to try to preserve as much wood material as possible on the site and replace it when restoration is not feasible.

Hayes House Equipment Shed

The Hayes house equipment shed is defined as the "equipment shed" within the National Register of Historic Places. This barn is located beside the Hayes House. The NRHP defines the contributing structure as a frame, vertical board 40-foot by 20-foot building with a metal gable roof and a concrete pier foundation that was built in circa 1950. It is proposed to recreate doors that are seen in historic photos of the barn on the east and south elevations. The southern elevation is the front elevation of the barn. Two large doors are proposed to be recreated based off of the historic photographs that were included within the application. On the eastern side of the barn, which faces the Hayes house, a man door is proposed to be recreated and installed based of the historic photo in the application. The Guidelines recommend:

- Preserve and maintain historic accessory structures. Conduct routine maintenance and major repairs on historic structures in order to ensure their preservation.
- Preserve historic building elements that contribute to building style and historic character.
- Preserve and maintain original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds. Leave unpainted doors unpainted.
- 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.

By utilizing historic photographs of the barn, the recreation of the doors on the southern and eastern elevations is supported by the Guidelines. It is recommended to reuse existing wood in good

condition that is currently on the site. For instance, if the wood cannot be salvaged at the colt barn, then it may be utilized at the Hayes house equipment shed on the doors.

RECOMMENDATION:
Since this is a City project, staff does not make a recommendation, but here are some potential conditions should the HZC approve the proposal:

1. Preserve original building materials as much as possible to retain the integrity of 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 a building plan review and permit will be required in addition to the COA process.
2. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO. I have attached this application in your submittal folder. Please complete and email to william.holcomb@franklintn.gov.
3. Flood vents shall comply with FZO 17.6.4 3b.

   Designs for complying with this requirement must either be certified by a Tennessee professional engineer or architect or meet or exceed the following minimum criteria:
   i. Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
   ii. The bottom of all openings shall be no higher than one foot above the finished grade; and
   iii. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.

   Please provide this information in the submittal to show these standards being met. With this being a barn/accessory structure, there may be adequate openings with the existing gaps between the bottom of the walls and the ground. If these gaps are to remain open, please include measurements and calculations showing that the gaps meet the flood vent requirement of 1 square inch of opening per square foot of enclosure.

Park Name: **The Park at Harlinsdale Farm**

Address: **331 Franklin Road**

Location: **Colt Barn (north side of park)**

Request: **Secure a Certificate of Appropriateness for emergency repairs and proceed with replacing the remaining south wall of the barn, ensuring stabilization by bracing the existing roof structure.**

Applicant: **City of Franklin Parks & Recreation Department**

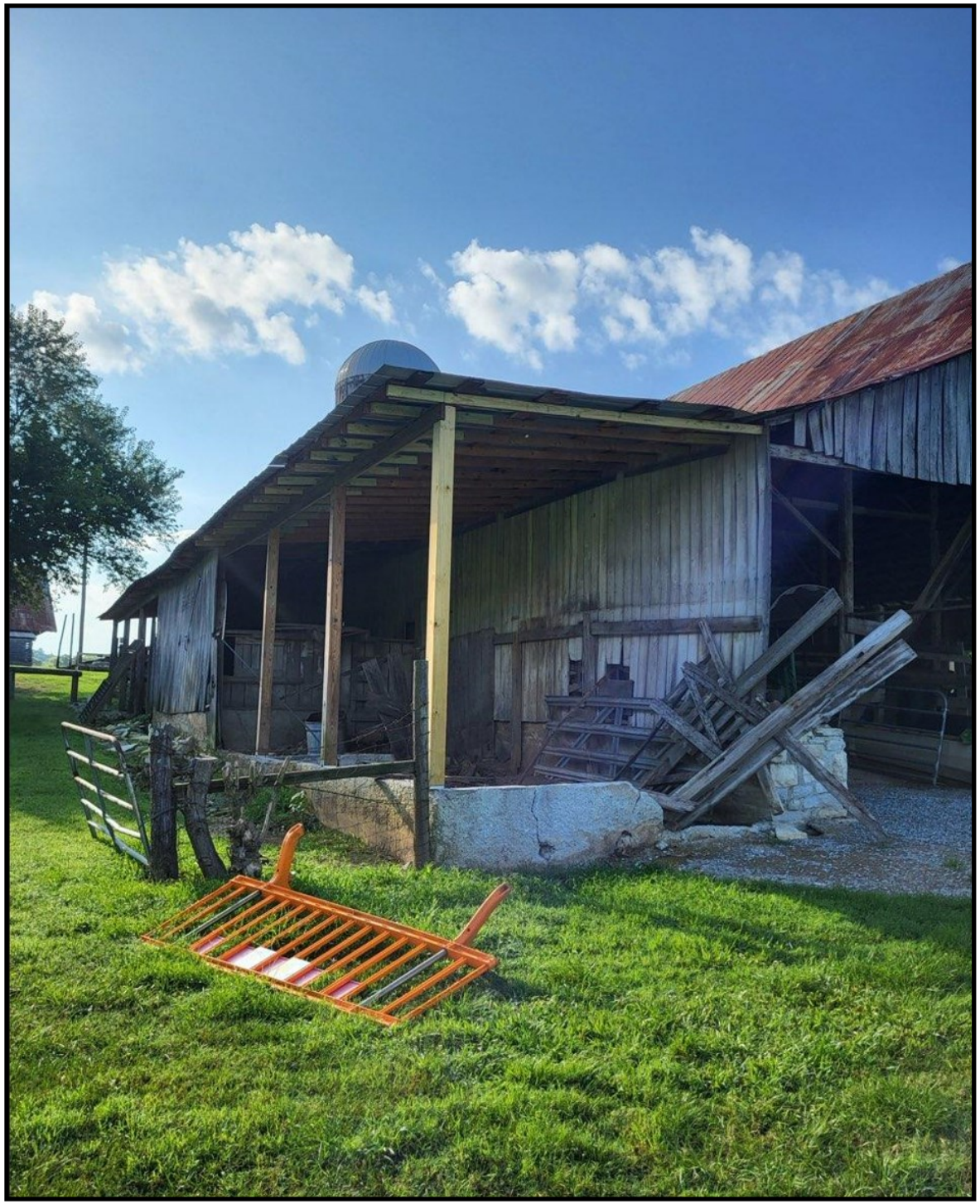
Between 2024 and 2025, a series of severe storm events significantly compromised the structural integrity of the Colt Barn located within the park. Initial weather-related damage resulted in the removal of multiple sections of the existing metal roofing system.

In June 2025, a subsequent storm event compounded the structural vulnerabilities, leading to the detachment of key wall segments and roof bracing, with evidence of partial structural collapse. In response, the City commissioned an emergency roofing contractor to perform remedial work, which included replacement of the compromised metal roofing and installation of new structural bracing elements which included using white oak wood exterior wall planks.

Inspection following storm-related damage revealed that the interior support posts had significantly deteriorated over time due to prolonged exposure to weather conditions, as well as ant and termite infestations.

<u>Location</u>: Back corner of the colt barn, west side (facing the pond).

<u>Background</u>: Following the 2025 storms, City staff installed initial bracing to support the compromised roof structure.



<u>Location</u>: Back corner of the colt barn, west side (facing the pond).

<u>Background</u>: Following the 2025 storms, City staff installed initial bracing to support the compromised roof structure.

<u>Action</u>: Bracing with 4 x 4 posts and roof stabilization.

<u>Materials</u>: Metal Barn Roof

<u>Wood</u>: White oak, the same material approved for use at the arena, was also incorporated into select areas of the equipment barn located on the grounds of the historic Hayes home.

<u>Proposal of work</u>:

Replace remaining (45’) forty-five feet of exterior wall with white oak only if existing boards cannot be reused.

EXISTING CONDITIONS:

The south wall has fully shifted off its original rock foundation. A new seal plate must be installed and securely fastened to the rock foundation. Additionally, a facing board will be replaced to ensure proper anchoring of the exterior wall planks to the structure.

Selected roof sections will be reinforced to enhance load-bearing capacity, while existing timber members will be retained as currently illustrated in the referenced image. The proposed scope includes replicating this reinforcement method in ad-jacent areas to incorporate supplementary bracing, thereby improving the overall structural integrity of the colt barn.

Why the City Uses White Oak Wood on Barns:

- **Durability: White oak is a dense hardwood with excellent resistance to wear and tear, making it suitable for high-traffic areas and structural components.**
- **Moisture Resistance: Its closed cellular structure makes it naturally resistant to water penetration, which helps prevent rot and decay—especially important for barns exposed to the elements.**
- **Insect Resistance: The high tannin content in white oak helps deter insects and pests, reducing long-term maintenance.**
- **Weather Tolerance: It holds up well against fluctuating temperatures and humidity, which is crucial for barns in variable climates.**
- **Aesthetic Appeal: White oak has a classic, rustic look that complements historic and traditional architecture, often used in restoration projects or heritage sites.**
- **Longevity: Structures built with white oak can last for decades, even centuries, with proper care.**

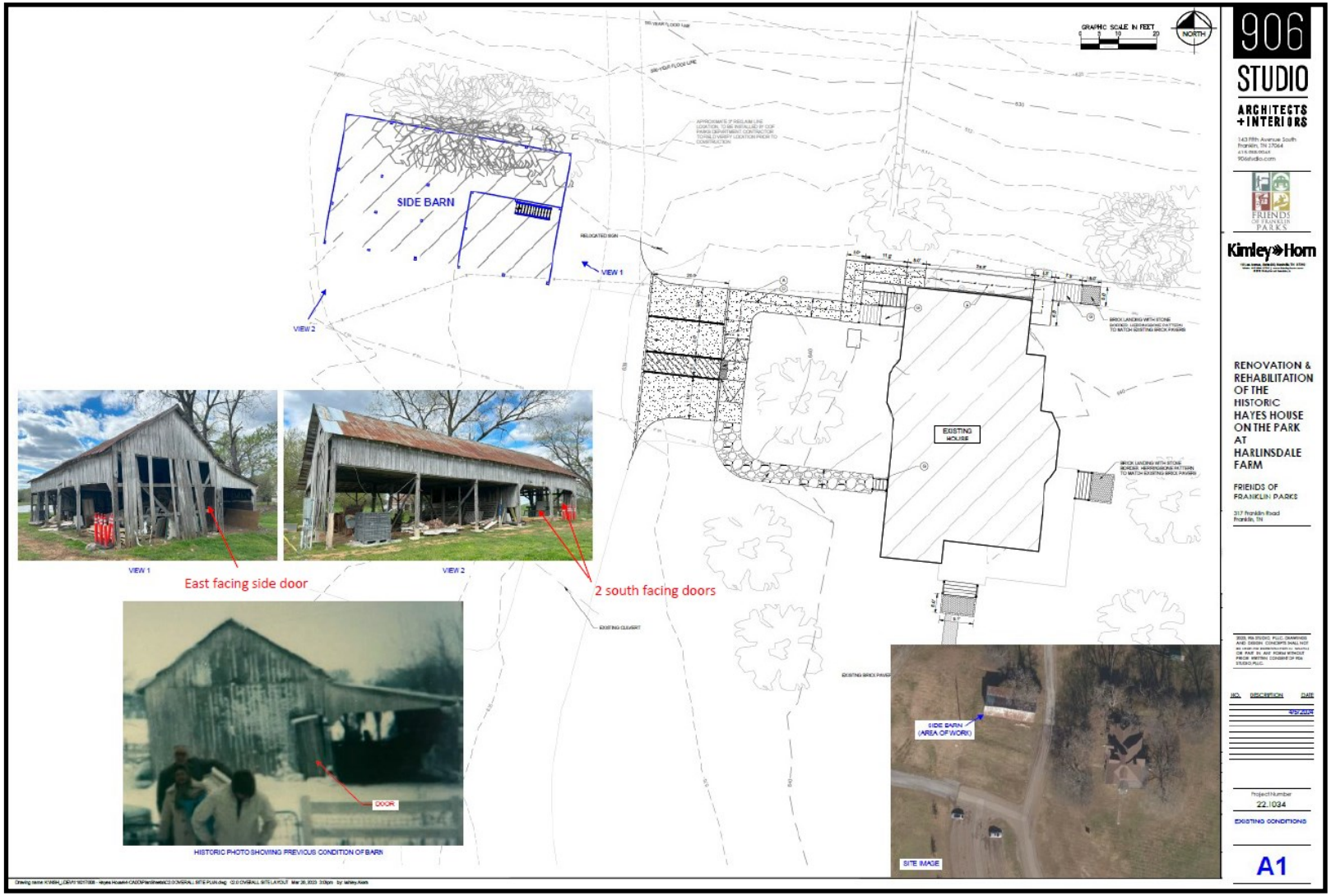
Park Name: The Park at Harlinsdale Farm

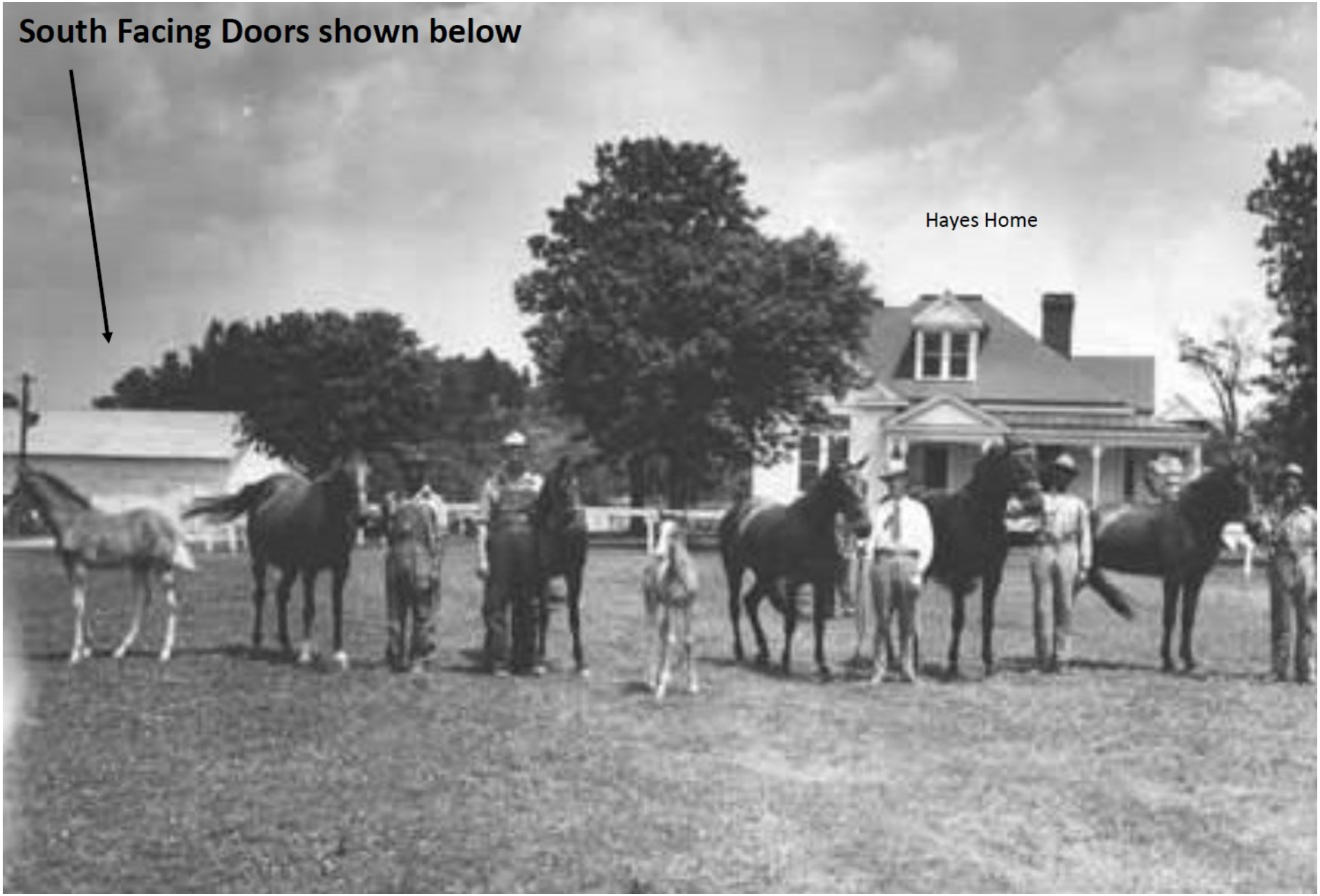
Address: 331 Franklin Road

Location: Hayes Home "Equipment Barn"

Request: Reinstallation of doors. (East Facing Side Door & 2 South Facing Doors)

Applicant: City of Franklin Parks & Recreation Department

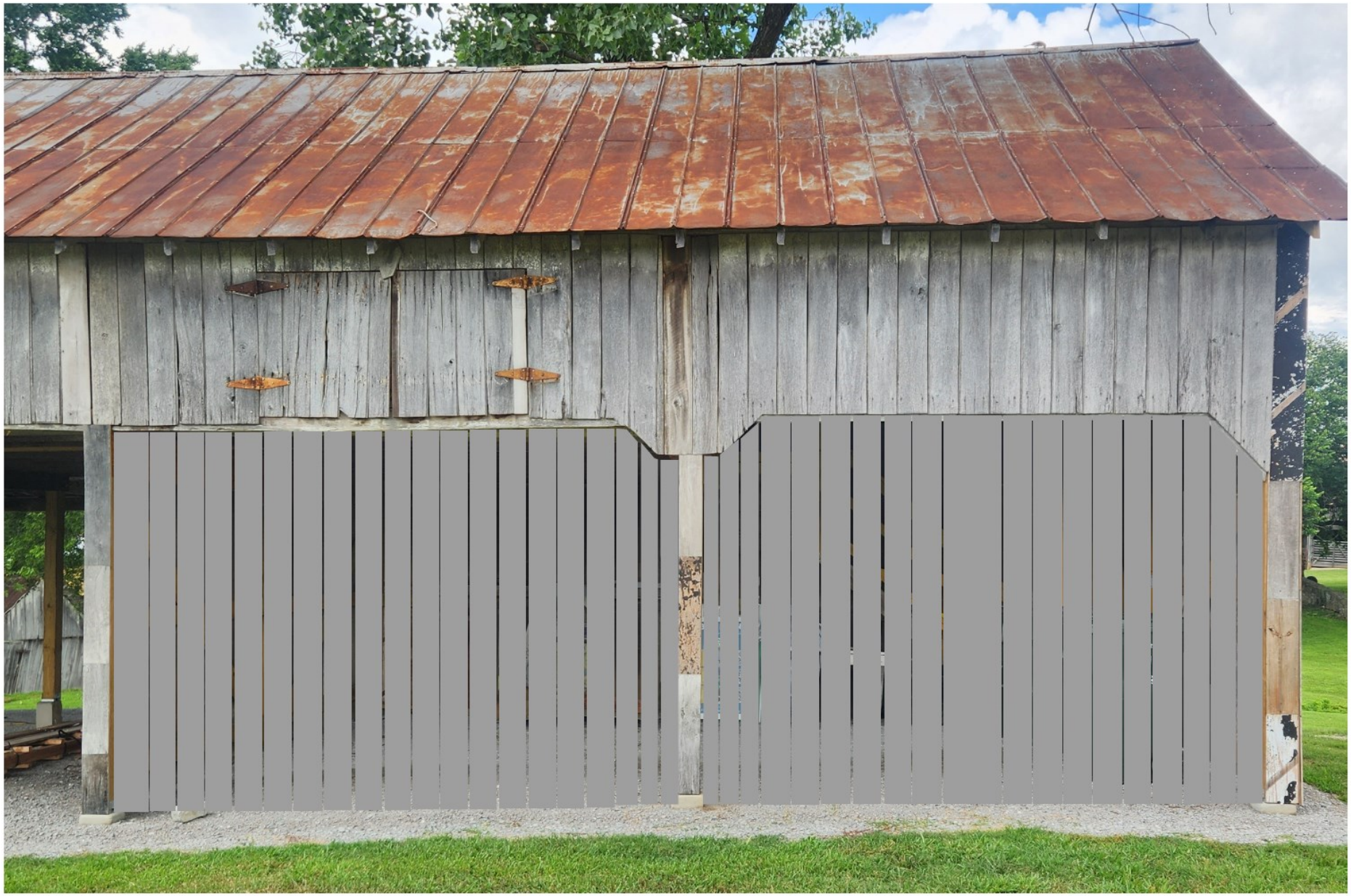



South Facing Doors shown below
Hayes Home

Historic photo of the Hayes Home equipment barn doors.

2 South facing doors

2 South facing doors after re-installation



1 East facing side door

1 East facing side door after re-installation

File #: 21-0965

DATE: July 31, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of an Addition And Alterations (Principal) At 305 3rd Ave. S.; Brandon Priddy, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an addition and alterations to the principal building at 305 3rd Avenue South.

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

PROJECT INFORMATION:
COF Project Number: 8903
Applicant: 906 Studio, PLLC., Brandon Priddy, Rep.
Owner: Vince Emmett

BACKGROUND:
The property at 305 3rd Avenue South is located in the Downtown Franklin National Register Historic District. The NRHP listing notes that the building is known as the Miller-Beasley House, was built in 1866 and is a one-story brick Greek Revival-influenced residence. The proposal includes the following items:

- A retroactive approval of the installation of copper downspouts on the building,
- Changing the roofing material of the rear addition (previously a detached garage),
- An addition to the building that will include the 1990s minor accessory structure.

Downspouts
A retroactive COA is proposed for the installation of copper downspouts on the building. Google Streetview shows a similarly shaped downspout that was previously seen on the building. The Guidelines recommend:

- Preserve and maintain historic gutters and downspouts.
- Repair and replace damaged gutters and downspouts.

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

While it is unknown if the downspouts that were removed were original to the building, the new copper downspouts are appropriate for the age of the building.

Roofing Change
It is proposed to change the existing roofing on the rear portion of the building which was previously a circa 1950s detached garage. The existing roofing is an asphalt shingle roof and it is proposed to replace it with a metal roof to match the existing roof in color, material, and profile. The Guidelines recommend:

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

Replacement of the roofing on the rear portion of the building does not align with the Guidelines, and it shows that the building has been added onto over time. Changing the roofing to match the rest of the house would not align with the Guidelines.

Addition
An 836 sq. ft. addition is proposed to the right side of the building. The building will utilize the existing 1990s addition as the main connection point to the building.

Placement, Orientation, Building Form, Height, & Size
The addition is proposed to be placed on the right side of the building. The addition will be 163' from the sidewalk to the front of the building. While the original 1866 front portion of the building has a height of 23'-4", the addition appears to be lower in height. However, the view from the west elevation, which is looking at the building from S. Margin Street, shows that the addition will be a higher height than the middle portion of the building, which ranges in age based on the plans from 1866 to 1990. The Guidelines recommend:

- Place additions in subordinate locations at the rear of the building or on an obscured facade not readily visible from the street in order to minimize their impact.
- Orient additions so that the overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) are retained.
- Design 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.
- Where feasible, use a lower scale form as a connecting element to join an addition to the historic building.
- If a rear addition is not feasible, an addition on the side facade may be appropriate when it is properly designed to complement the original building without overpowering it. An addition on

the side facade should set back from the historic forms and avoid alteration to or distraction from character-defining historic features.
- Design the length of an addition to be subordinate to that of the historic building, where visible from street view. The width of side additions should not exceed one-third of the width of the front facade of the existing building.
- Design the addition so that it has a lower scale and height than the historic building. The appearance of height should be designed to be minimized from adjacent properties.
- Design the size of an addition to be subordinate to that of the historic building. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age).

The addition will be visible from the street, but the applicant has incorporated feedback from multiple DRC meetings to soften the design and to make it compatible with the elements that are seen on the existing building. The addition will be 20' in width, so it meets the Guidelines by not exceeding a third of the width of the front facade. By utilizing the 1990s addition, the addition will be connected by a lower-scale connecting element. The addition will not exceed the addition size recommendations, per the Guidelines.

Rear Porch
On the rear of the addition, a small porch is proposed facing the rear of the lot. It will utilize five square columns that are similar in design to what is utilized on the building. The Guidelines recommend:

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

As it is proposed, the placement and detailing of the porch is appropriate on the rear of the addition. While the material is not called out, it should align with the Guidelines recommendation.

Foundations, Materials & Exterior Finishes and Details & Ornamentation
The addition is proposed to utilize brick and the same metal roofing in the same red color and profile as what exists on the building. On the north and south elevations, brick detailing is proposed in the gable of the building, which is similar to the inspiration images of smokehouses. The Guidelines recommend to:

- Design foundations and piers to be compatible with those on the historic building. If the historic building is masonry and concrete blocks are used for the foundation, paint the addition foundation a color to match the exposed mortar joints in the historic building. If a masonry veneer is used, it must replicate a genuine stone or brick.
- Use materials and exterior finishes that complement the historic building, such as frame, brick, or stone. Frame additions are recommended when the historic building is brick or stone.
- Match surrounding historic masonry in width of the mortar joints, size and scale of the bricks, color, and texture.

- Use roofing materials that complement the architectural style of the historic building, such as asphalt, wood, stone, slate, or fiber-glass shingles, 5V metal, or standing-seam metal.
- 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.
- Incorporate soffits, cornices, fascia, frieze boards, moldings, or other elements into an addition that are generally similar to those of the historic building.

Portions of the addition do utilize brick detailing that differentiates the building from the foundation, but from the south elevation, it is hard to discern the foundation from the addition. However, the inspiration images that were provided do not show a foundation that is delineated on the building. On the main part of the building, a lighter stone is utilized for the foundation. It is unknown what color brick or the color of the mortar is proposed for the addition. It is shown that the addition will utilize similar detailing on the building.

Entrances & Windows

There will be only one door on the addition, and it will face 3rd Avenue South. The material and size of the door have not been included in the application. The Guidelines recommend:

- 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.
- 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.

More information is needed on the proposed door. Additionally, by not having windows on the addition, it does not align with the Guidelines and does not have a similar solid-to-void ratio that is seen on the building.

Future lighting and hardscaping were not included as part of the application, and staff will need more information on these items if they are proposed. Additionally, it was not proposed to utilize downspouts and gutters on the addition, but it would be appropriate to utilize the same design that is seen on the building.

RECOMMENDATION:

Staff recommends denial of the change in roofing material from asphalt shingle to metal roofing and the construction of the addition based on the following grounds:

- Preserve historic roof forms and materials. Roofing sections on main and other visible facades should remain unaltered.
- If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.
- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.

Staff recommends approval of the retroactive installation of the downspouts 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.

Should the HZC approve of the roofing material change and the addition, the following conditions are recommended:

1. The porch must utilize wood materials to align with the Guidelines.
2. The brick color and mortar color shall return to the Preservation Planner for approval prior to building permit submittal.
3. The masonry shall match in width of the mortar joints, size and scale of the bricks, color, and texture.
4. The window and door specifications shall align with the Guidelines for material, profile, and size, and return to the Preservation Planner for approval prior to building permit submittal.
5. Any proposed lighting and hardscaping on the addition shall return to the Preservation Planner or the HZC for approval.
6. The gutters and downspouts on the addition shall match in design, material, and color to the existing ones on the building.
7. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
8. 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. Note: The highlighted door (on the addition) shall be a minimum 36" wide side-hinged door to serve as the required egress door.

906

305 3rd Avenue South : Project Description

Prepared for the
Franklin Historical Zoning Commission

906 Studio Architects : July 25, 2025

Owner Vince Emmett is proposing an addition to his home, the historic Miller-Beasley House (1866) in downtown Franklin. The location of this addition is to the side of the main home and, in order to not interrupt the primary building mass or compete with the original historic home, will be set approximately 160 feet back from Third Avenue South as well as behind an approximately 6' tall existing brick wall with a solid metal gate. This provides minimal visibility from the road, as demonstrated by images which have been provided. In keeping with design guidelines, the size of the proposed addition is within the allowable landscape area ratio and the length of the front elevation is 1/3 the width of the primary home elevation (see site plan).

The addition is conceived as an accessory structure "smokehouse". Consistent with the architectural style of this building type, there is understated brick detailing, taking the form of small "vents" on the front and back and small slit windows along the side. This treatment corresponds with the owner's intended use for the space as a film screening room that will have minimal need for windows and doors.

The materials for this proposed addition are metal roof and dark brick. The brick color will be dark to correspond to the existing wall and also differentiate this addition from the main home. Note that the connection point will be through a 1990s addition to the home so none of the original historic structure will be impacted. Also note that this work will necessitate the removal of a non-contributing small storage structure that was constructed during the 1990s.

906 STUDIO, PLLC
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SUITE 200
FRANKLIN, TN 37064
615.988.9065
906studio.com

VINCE EMMETT

"THE SMOKEHOUSE" 305 3RD AVE. SOUTH

305 3RD AVE FRANKLIN, TN 37064

08/11/2025

"THE SMOKEHOUSE"
305 3RD AVE. SOUTH

SITE PLAN
VINCE EMMETT

IMAGE 1

IMAGE 2

IMAGE 3

VIEW FROM 3RD AVENUE LOOKING NORTH

HISTORIC BUILDING		6,773.05 SF
50% HISTORIC		3,386.52 SF
90s ADDITION		1,289.95 SF
PROPOSED ADDITION		**618.94 SF**
TOTAL ADDITION		1,908.98 SF

Proposed Addition Footprint is Less than 50% of Historic Building Footprint

Per Franklin Historic Design Guideline, landscape surface area in the Planned District (PD) should not exceed 35%

SITE	27,302.00 SF
35% OF SITE	9,555.70 SF
EXISTING BUILDING	7,281.12 SF
PROPOSED ADDITION	**618.94 SF**
TOTAL PROPOSED BUILDING	**8,279.92 SF**

SITE PLAN

1" = 20'-0"

0' 10' 20' 40'

SCHEMATIC DESIGN

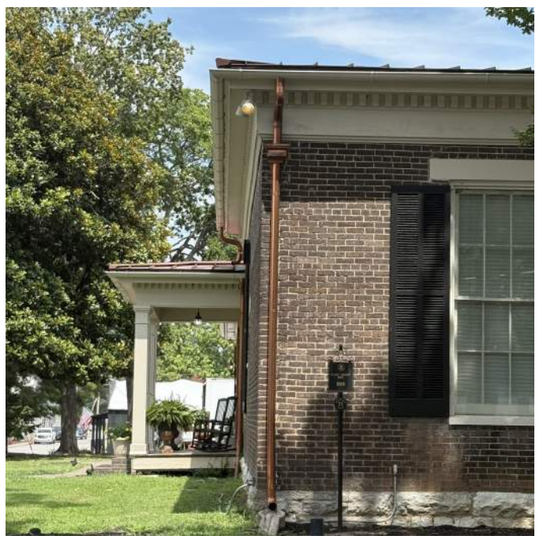
08/11/2025 25.1022 PAGE 001

906 STUDIO ARCHITECTS + INTERIORS

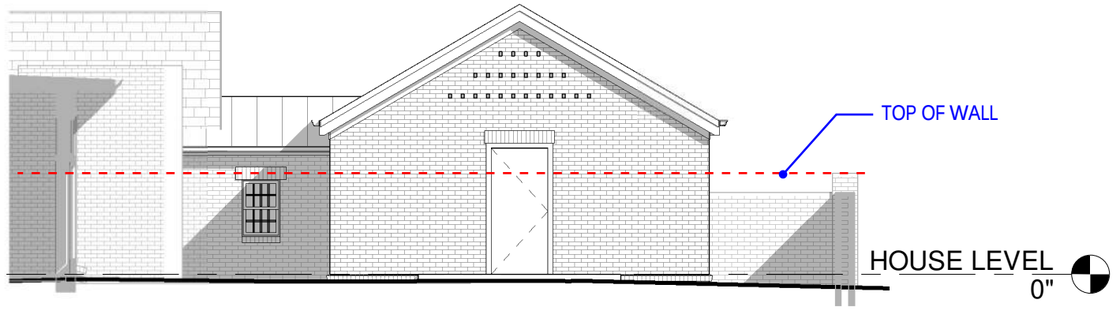
DECORATIVE BRICK
VENTING

DECORATIVE BRICK
CORNICE

1 STORAGE ADDITION FROM 1990'S



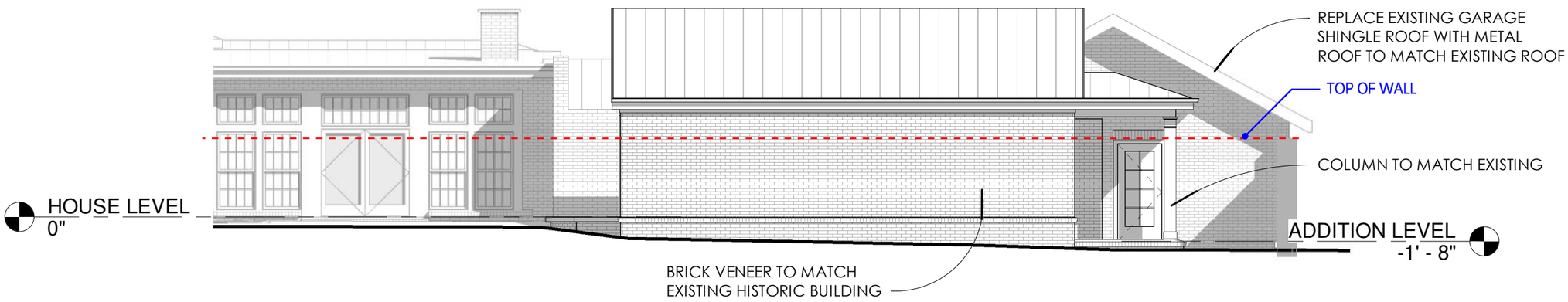
1 COPPER GUTTER & DOWNSPOUT



1 SOUTH ELEVATION

1/8" = 1'-0"

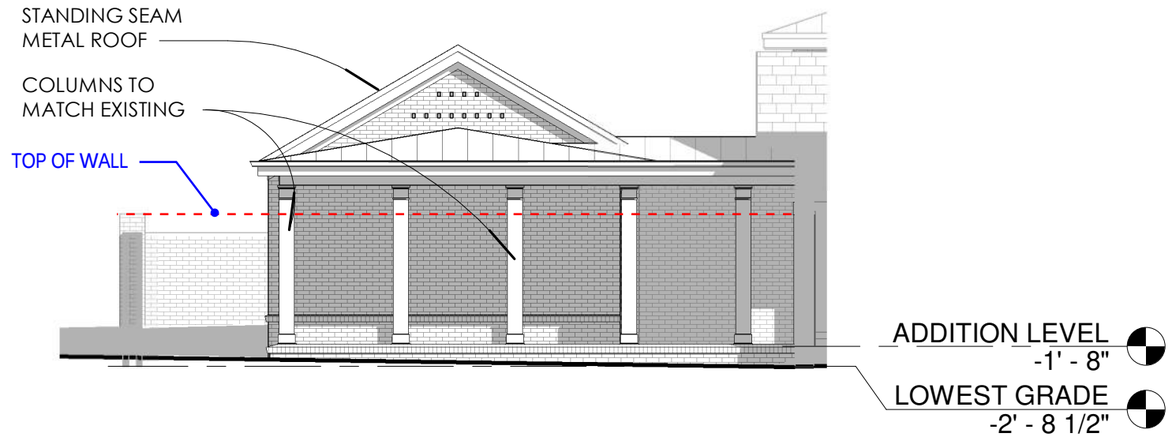
0' 4' 8' 16'



2 EAST ELEVATION

1/8" = 1'-0"

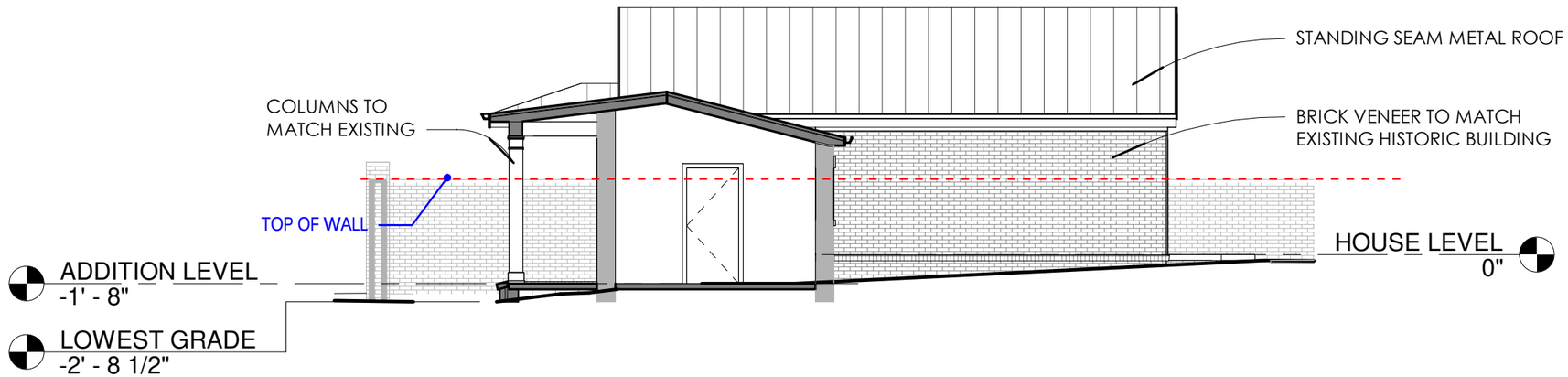
0' 4' 8' 16'



1 NORTH ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'



2 WEST ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'

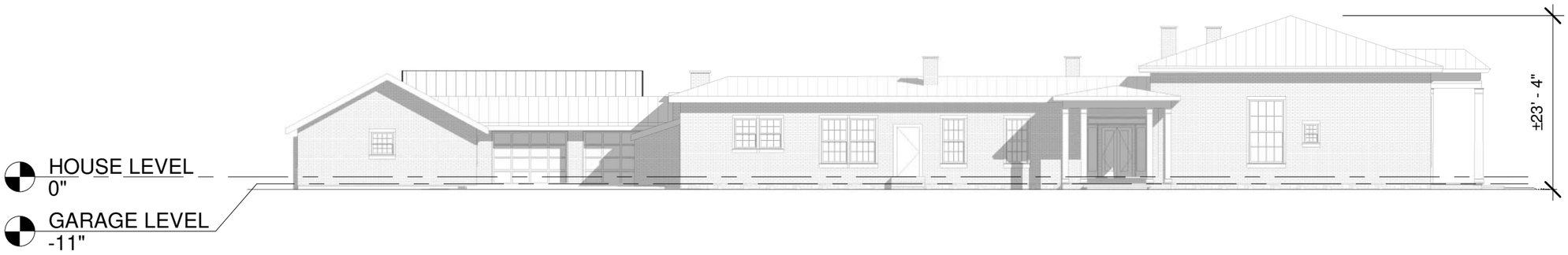
"THE SMOKEHOUSE"
305 3RD AVE. SOUTH

SITE ELEVATIONS
VINCE EMMETT

1 3RD AVE S. ELEVATION - SOUTH

1/16" = 1'-0"

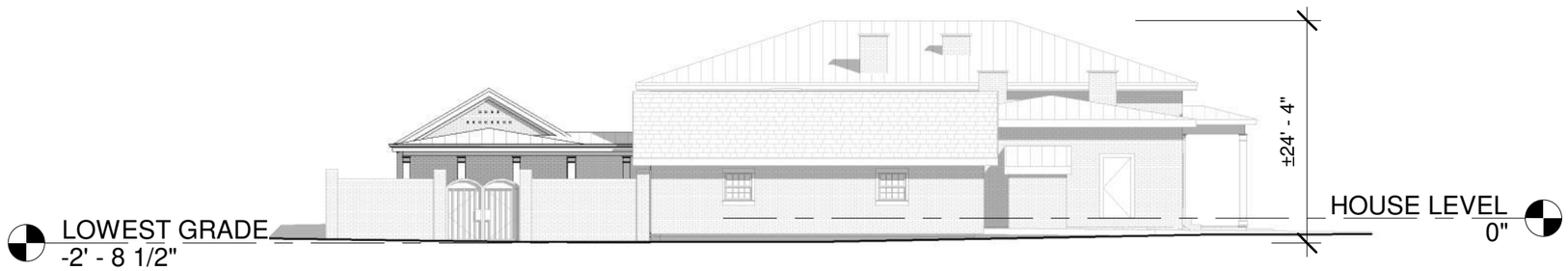
0' 8' 16' 32'



2 S. MARGIN ST. ELEVATION - WEST

1/16" = 1'-0"

0' 8' 16' 32'



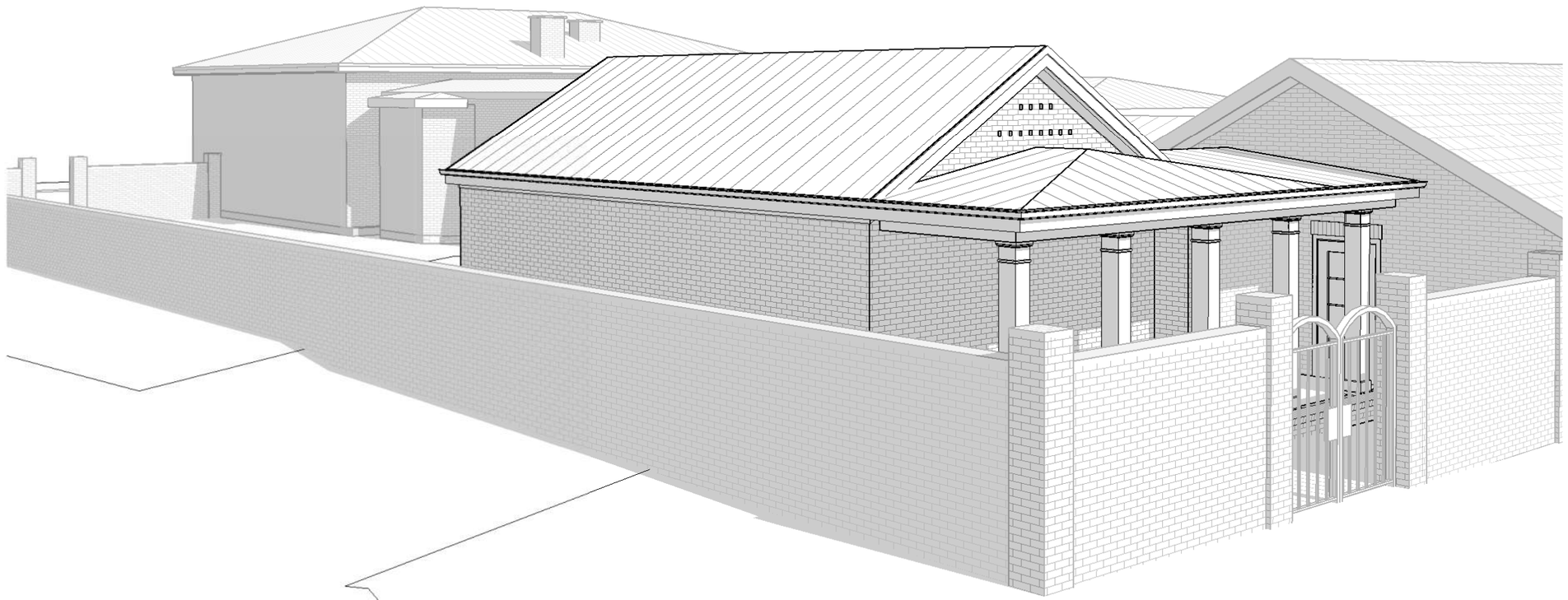
3 ADJACENT LOT ELEVATION - NORTH

1/16" = 1'-0"

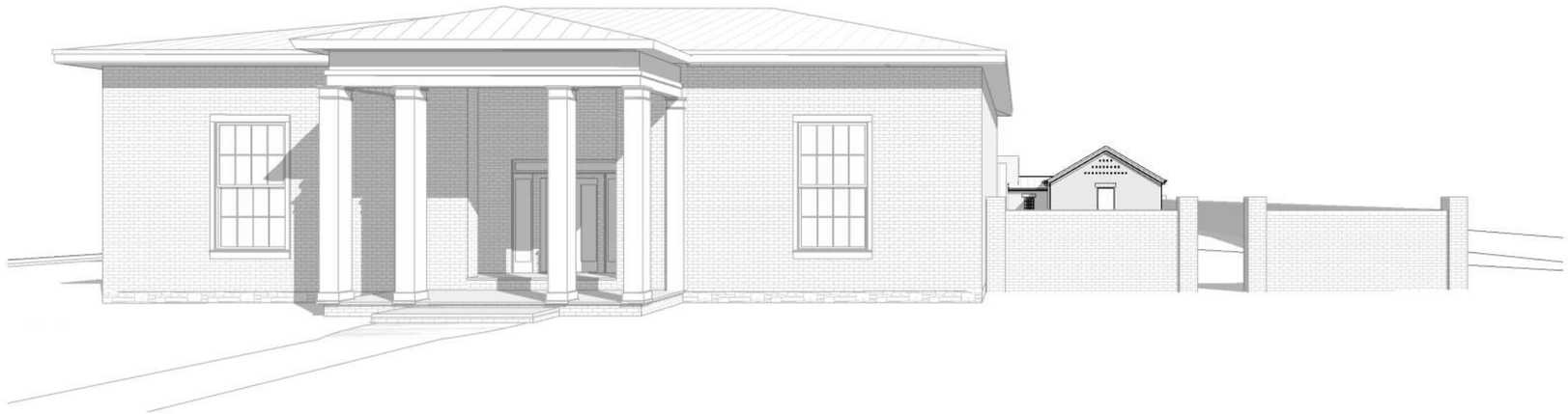
0' 8' 16' 32'

"THE SMOKEHOUSE"
305 3RD AVE. SOUTH

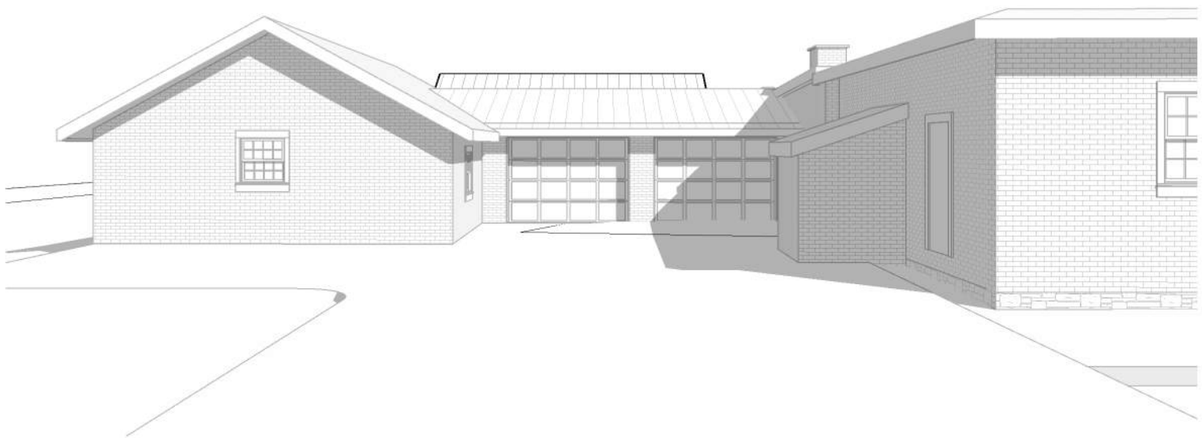
PERSPECTIVES
VINCE EMMETT



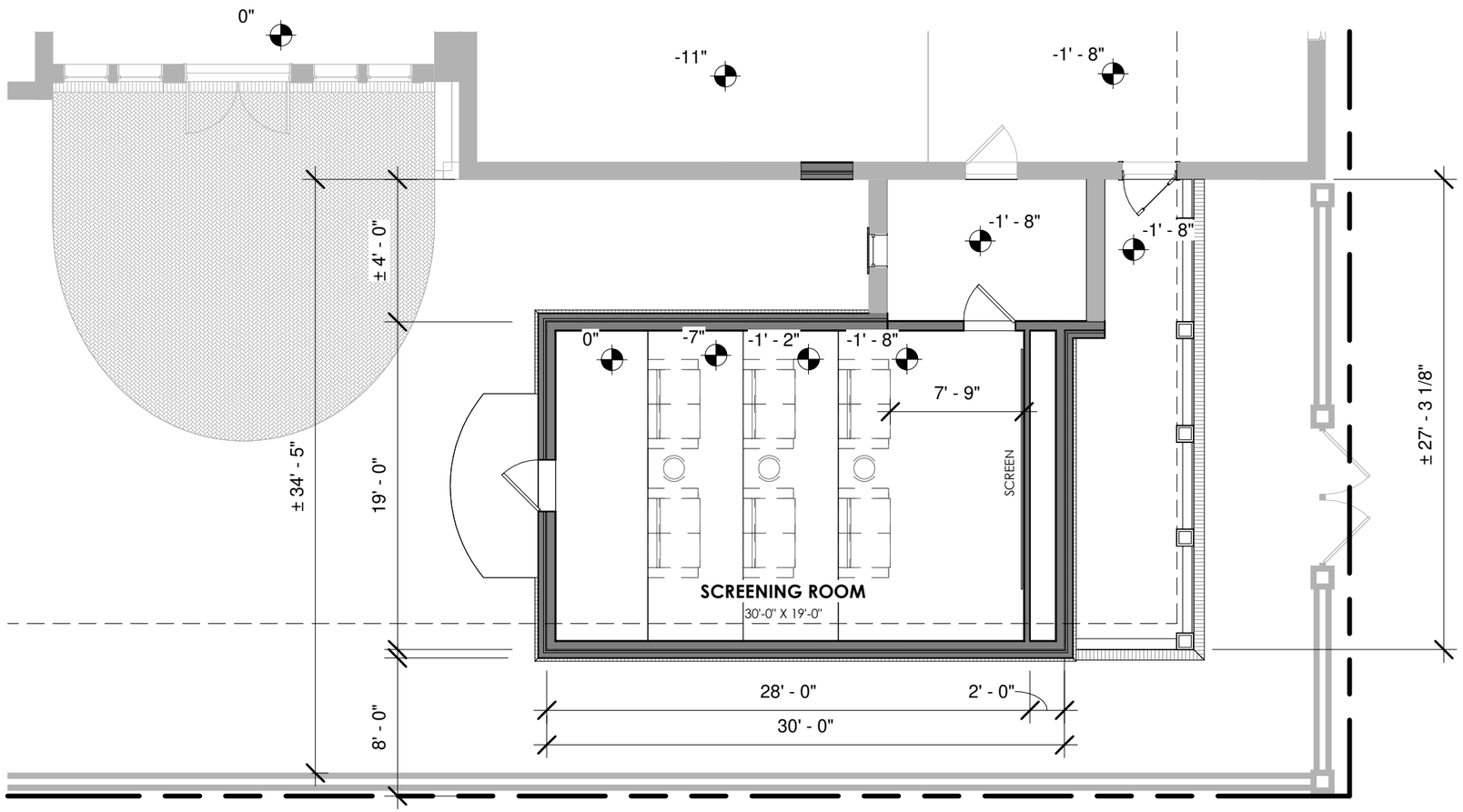
1 VIEW TOWARDS COVERED PORCH



1 VIEW FROM 3RD AVE S.



2 VIEW FROM S. MARGIN ST.



FLOOR PLAN

1/8" = 1'-0"

0' 4' 8' 16'

File #: 21-0959

DATE: July 31, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Demolition (Principal And Accessory) 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 the principal building and accessory structure 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 being constructed circa 1920. The National Register does not list the accessory structure as being on the site. The proposal is for the demolition of the principal building and the accessory structure.

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. Following the DRC meeting, the application attended the July HZC meeting were it was deferred, and then the proposal came to the July DRC meeting.

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 information provided on the accessory structure was that it is an 8'x10' small metal shed that appeared to be of a 1980s construction.

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.

Within this submittal, new 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 $975,000, and to build a new structure will be $590,000. A contractor who builds new custom houses provided these numbers on behalf of the applicant. It is unclear whether or not the contractor has experience working with historic buildings, as their website states that they handle any new construction need.

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, the cost estimates have been provided by a contractor that does not have experience with historic buildings.

Based on the provided documentation, the removal of the metal accessory structure appears to not adversely impact the site.

RECOMMENDATION:
Staff recommends denial of the demolition of the principal building based on the following ground:

- 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.

Staff recommends approval of the demolition of the circa 1980 metal accessory structure with the following conditions:

1. Any new proposed development on the lot shall obtain a COA from the Historic Zoning Commission.
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. Will the accessory structure be demolished as well? Is a new principal structure going to be built? If there is no plan for a new principal structure, the accessory structure would also need to be removed so as not to create a new non-conforming structure since a principal structure is needed on the lot.
2. Be advised that for any potential demolition permit, the following will be required:
   - Plot plan showing the location of the structure to be demolished
   - Information relating to the square footage of the structure/s to be demolished
   - A contractors security bond of $10,000

From: allan hunter
To: emily.huffer@franklintn.gov
Subject: 119 church st
Date: Thursday, August 7, 2025 5:10:50 PM

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

I want to speak in favor of the demolition of this house . It has lost any historical value and has become a derelict building that is attracting rats and I am sure other vermin . I regularly see rats in the evening when I walk my dog . I will be out of the state this Monday and want to have my voice heard on this issue

Allan j Hunter
214 Emily court
Franklin 37064

305 801 1094

WELCOME

RUUD

DANGER

State of Tennessee

41943G

14121486

BOARD FOR LICENSING CONTRACTORS
CONTRACTOR
PREFERRED BUILDERS & ASSOCIATES, LLC

This is to certify that all requirements of the State of Tennessee have been met.

ID NUMBER: 40204
LIC STATUS: ACTIVE
EXPIRATION DATE: July 31, 2026
$250,970.00; BC

THE GREAT SEAL OF THE STATE OF TENNESSEE
XVI
AGRICULTURE
COMMERCE
1796

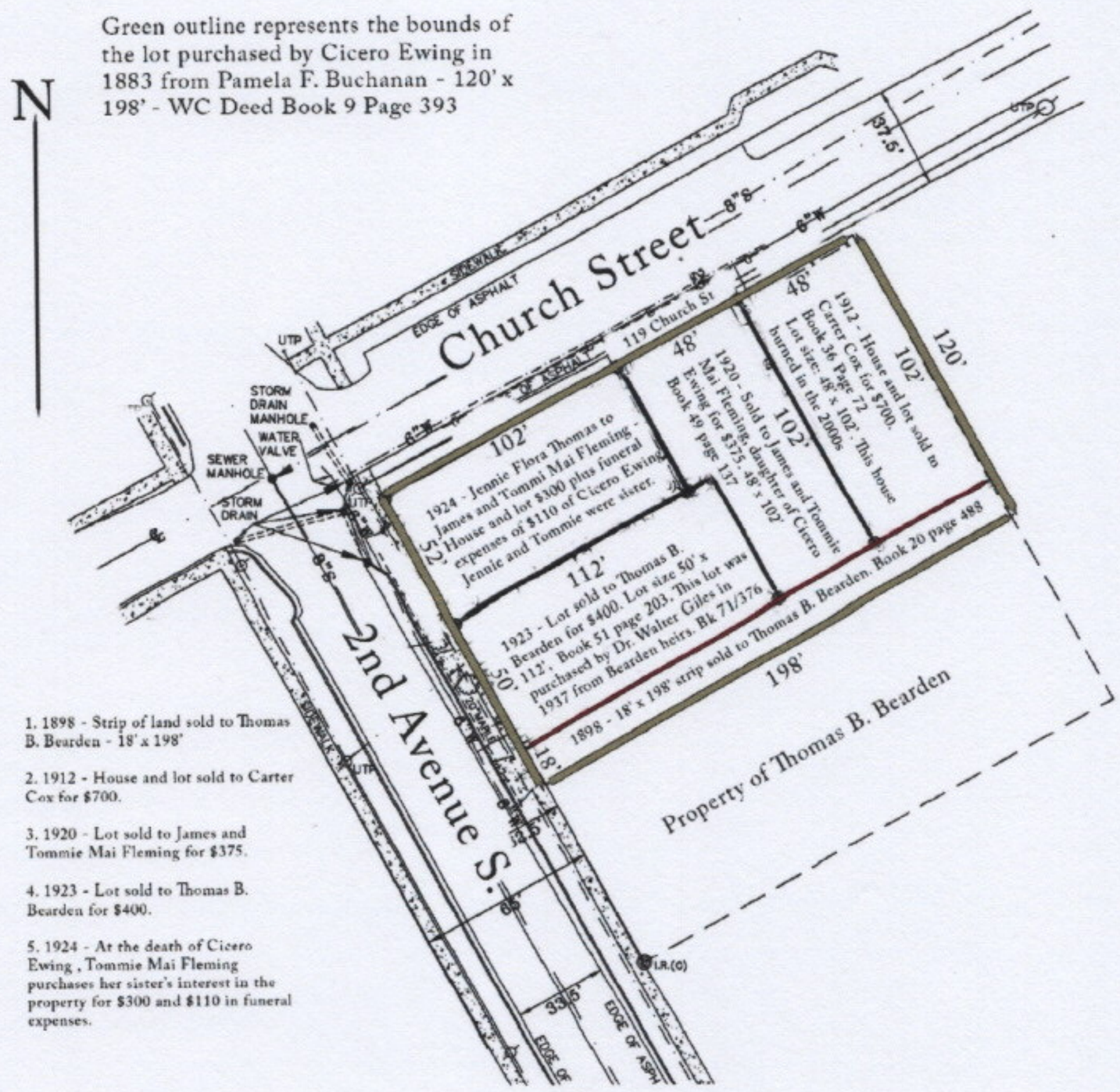
IN-1313
DEPARTMENT OF
COMMERCE AND INSURANCE

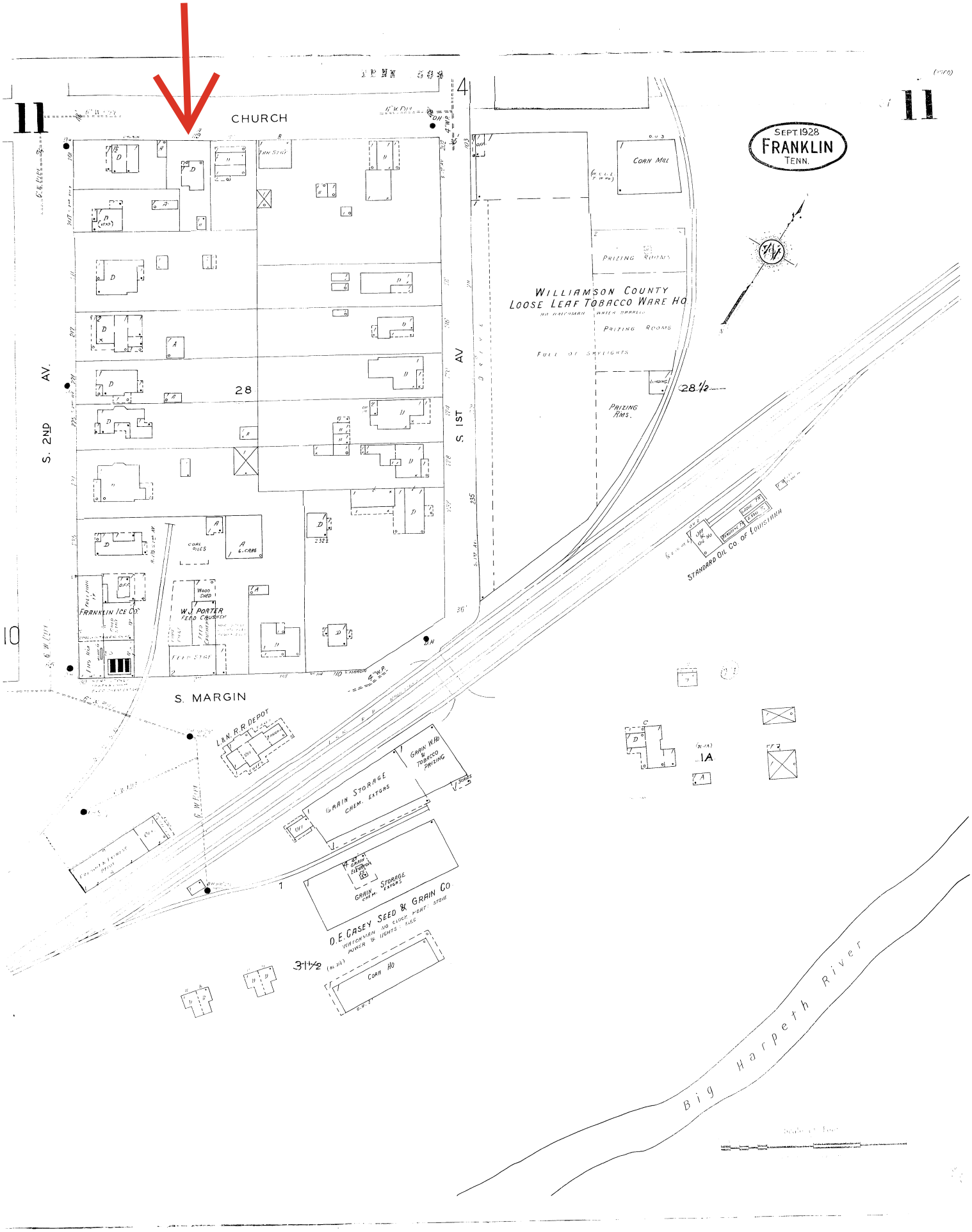
Attached is a deed history plat that has been created of the subject property by a HZC commissioner. The original lot purchased by Cicero Ewing was divided into five pieces.

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.




11
CHURCH
SEPT. 1928
FRANKLIN
TENN.
CORN MILL
PRIZING ROOMS
WILLIAMSON COUNTY
LOOSE LEAF TOBACCO WARE HO
PRIZING ROOMS
FULL OF SKYLIGHTS
PRIZING RMS.
28½
28
S. 2ND AV.
S. 1ST AV
S. MARGIN
FRANKLIN ICE CO
W.J. PORTER
FEED CRUSHER
WOOD SHED
COAL OILES
STANDARD OIL CO OF LOUISIANA
L & N. R.R. DEPOT
GRAIN STORAGE
CHEM. EXTRAS
GRAIN WHO & TOBACCO DRYING
D.E. CASEY SEED & GRAIN CO
GRAIN STORAGE
CHEM. STORAGE
CORN HO
31½
Big Harpeth River

11

SEPT. 1928
FRANKLIN
TENN.

11

CHURCH

117 CHURCH

S. 1ST AV.

S. 2ND

AV.

S. MARGIN

28

28 1/2

31 1/2

10

CITY GARAGE & STGE
C. B. CONC. FL. STEEL FR. & TRUSSES
GAS DEPT.
MISCL STGE
SHED
TOBACCO GRADING
FULL OF SMALL SKYLTS
GRAIN STGE. DURING SUMMER MONTHS
PRIZING ROOMS
WILLIAMSON COUNTY LOOSE LEAF TOBACCO WARE HO.
NO WATCHMAN · WATER BARRELS
PRIZING ROOMS
FULL OF SKYLIGHTS
LOADING
PRIZING RMS.
DRIVE
FRANKLIN ICE CO.
FREEZING TK.
COLD STGE
ENG RM.
POWER & LIGHT ELEC. SYSTM
OFF.
STOCK RM 22
DIXIE POULTRY PROCESSORS INC.
EVISERATING RM.
DRESS'G RM.
LOCKER VAMS & LUNCH VAM. 2ND
KILLING RM.
RECEIVING SHED.
FREIGHT & EXPRESS DEPOT
CONCR. PLATFORM
GRAIN W. HO & TOBACCO PRIZING
SCALES
GRAIN STORAGE
CHEM. EXTGRS
GRAIN ELEVATOR
GRAIN STORAGE
CHEM. EXTGRS
R.N. MOORE SEED & GRAIN CO.
WATCHMAN NO CLOCK HEAT: STOVE
POWER & LIGHTS: ELEC.
CORN HO
TRANS'F YARD
CATTLE SHED
7 WIRE FENCE
L & N. R. R. (MAIN LINE)
SIDING
OIL TK
(S. OIL CO. OF L.)
STANDARD OIL CO. OF LOUISIANA
Big Harpeth River
6" W. PIPE
4" W.P.
D.H.
130 MARGIN
S. MARGIN

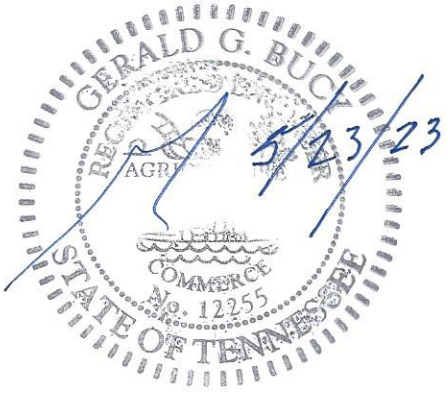
Scale of Feet
50 40 30 20 10 0 50 100 150

Copyright 1928 by the Sanborn Map Co.

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.
Page Three

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.

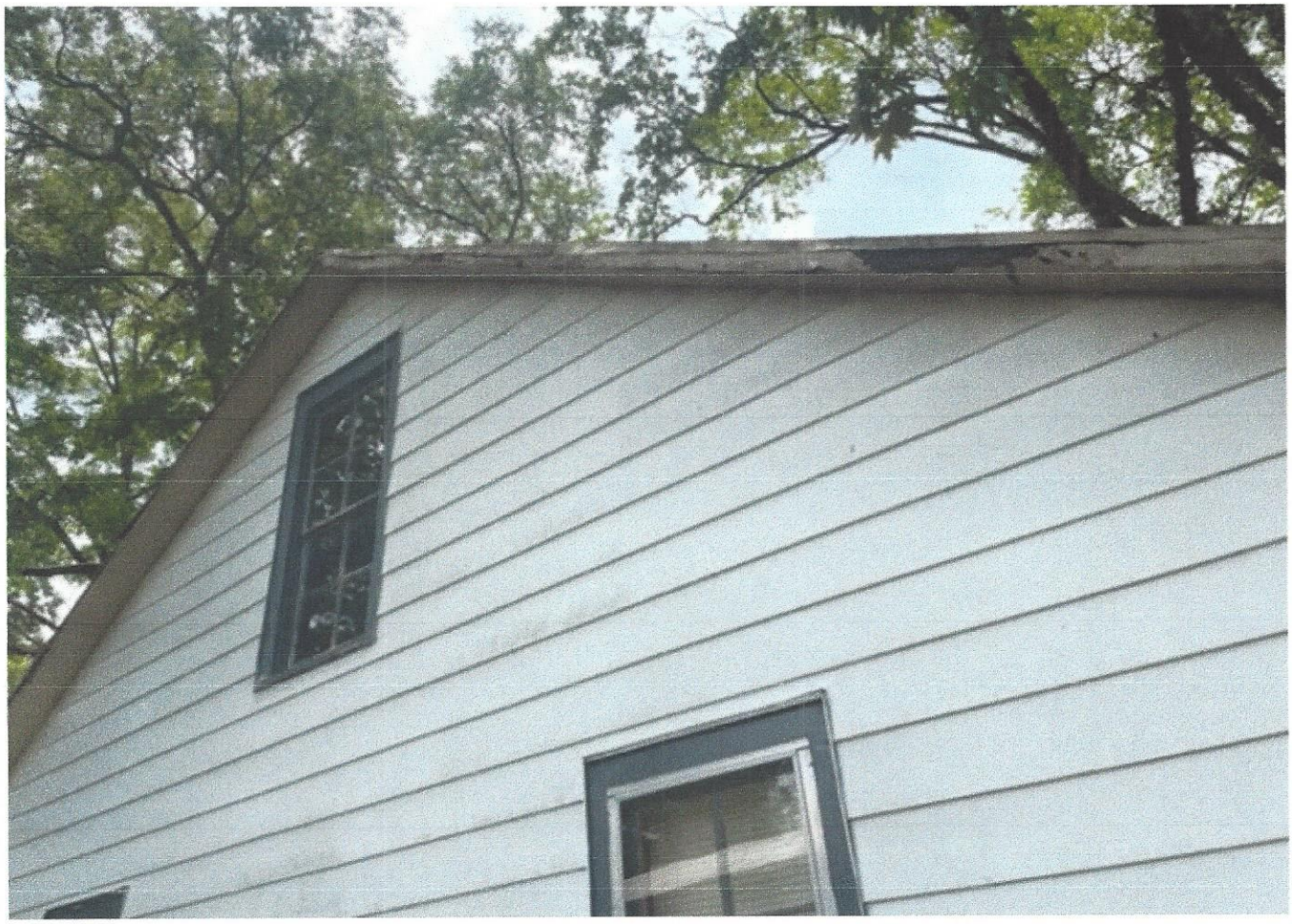
Cont.
Page Four

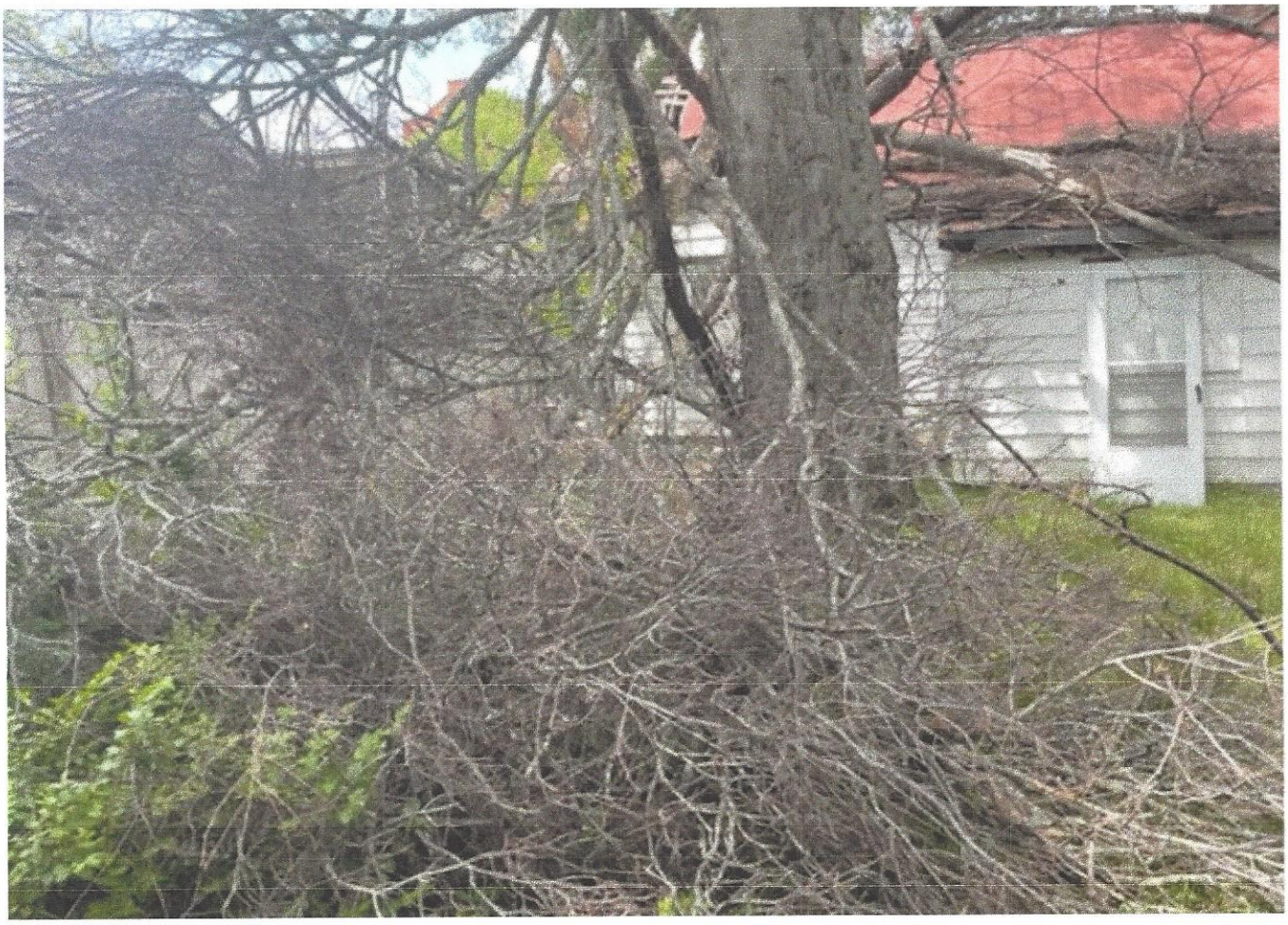
Hopefully, this will adequately inform you and the City regarding these matters. However, should you require further assistance, please do not hesitate to contact this office.

Sincerely,

Gerald G. Bucy, P.E.

attach





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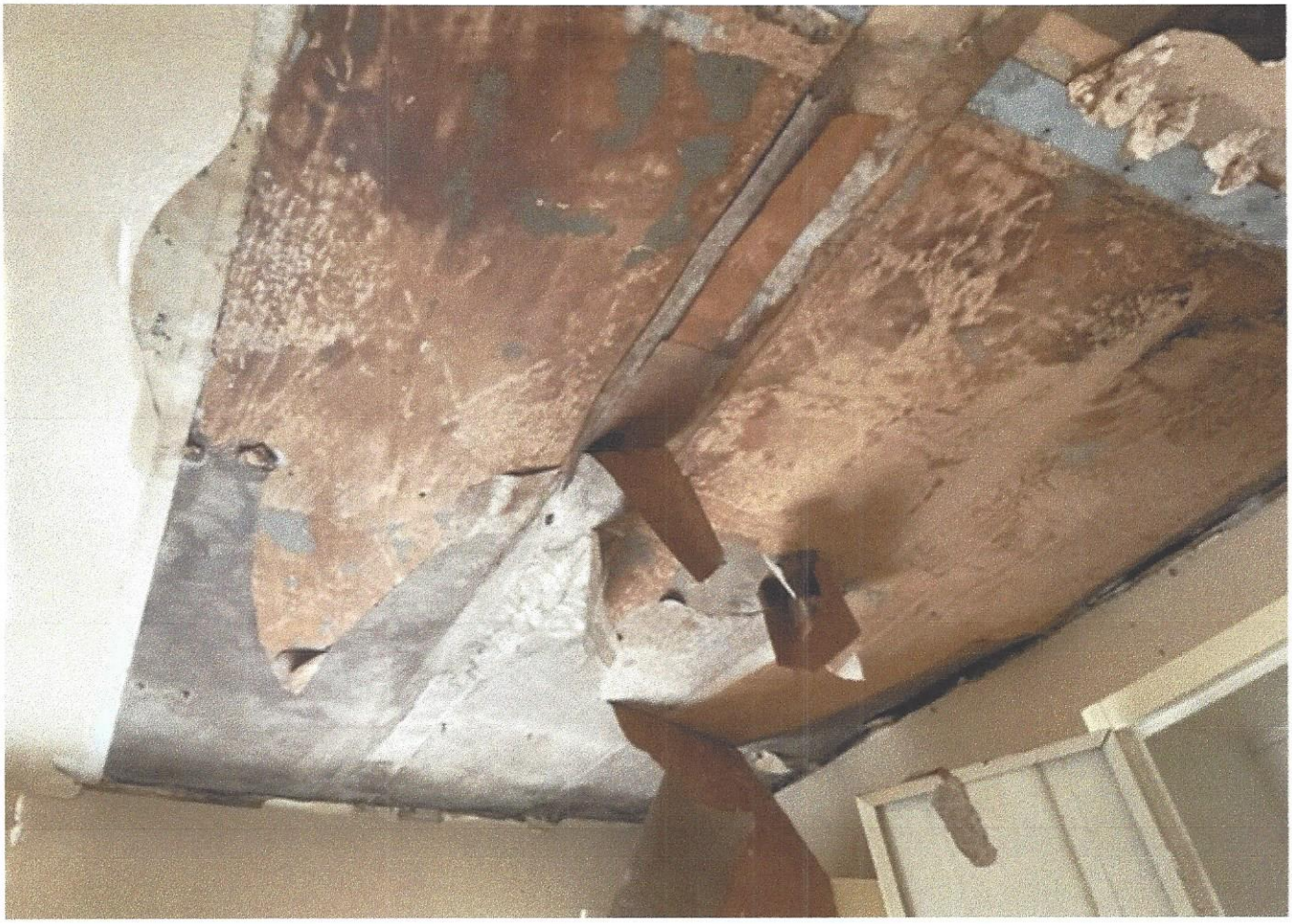

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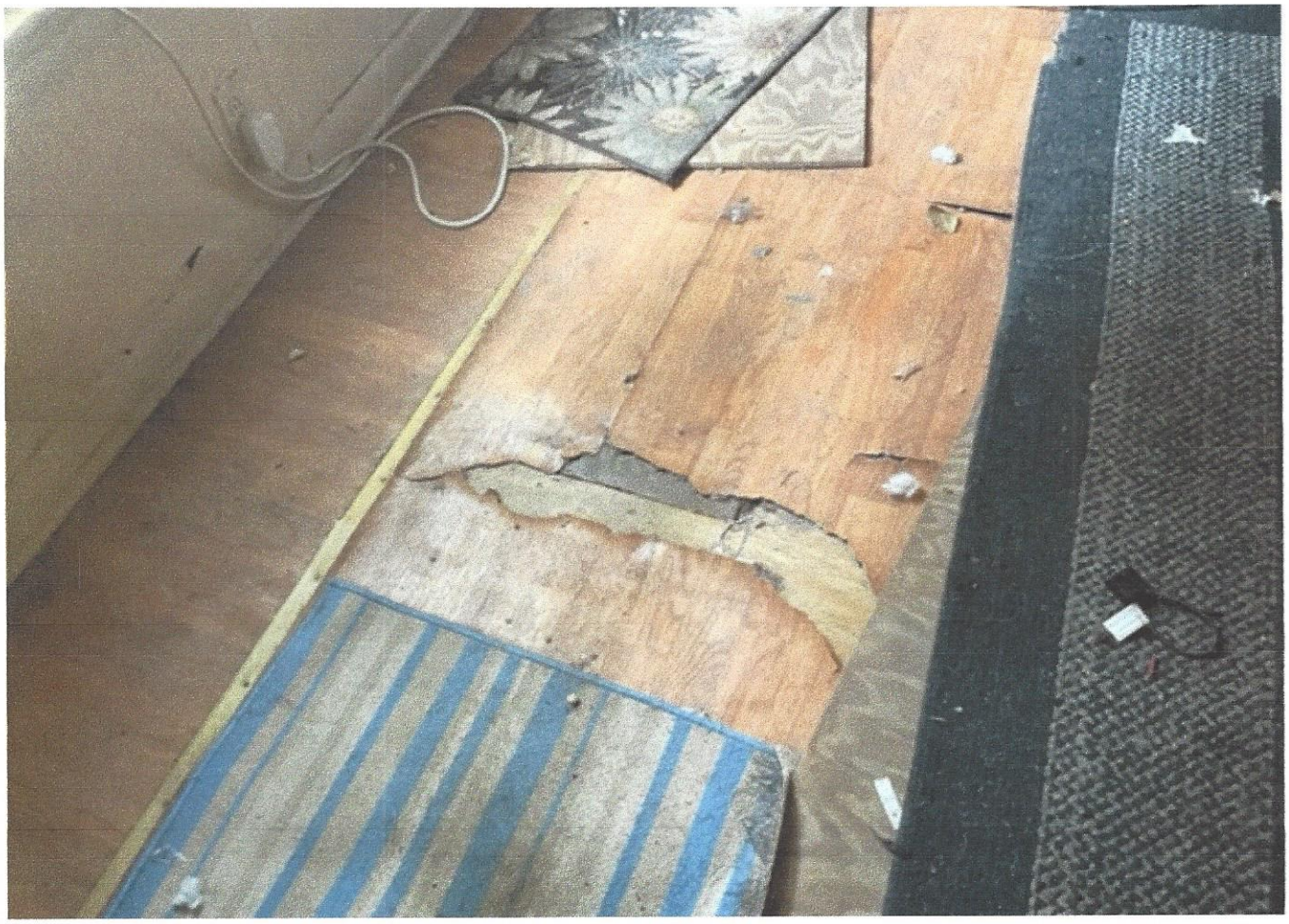
16

BEWARE
OF
DOG

19



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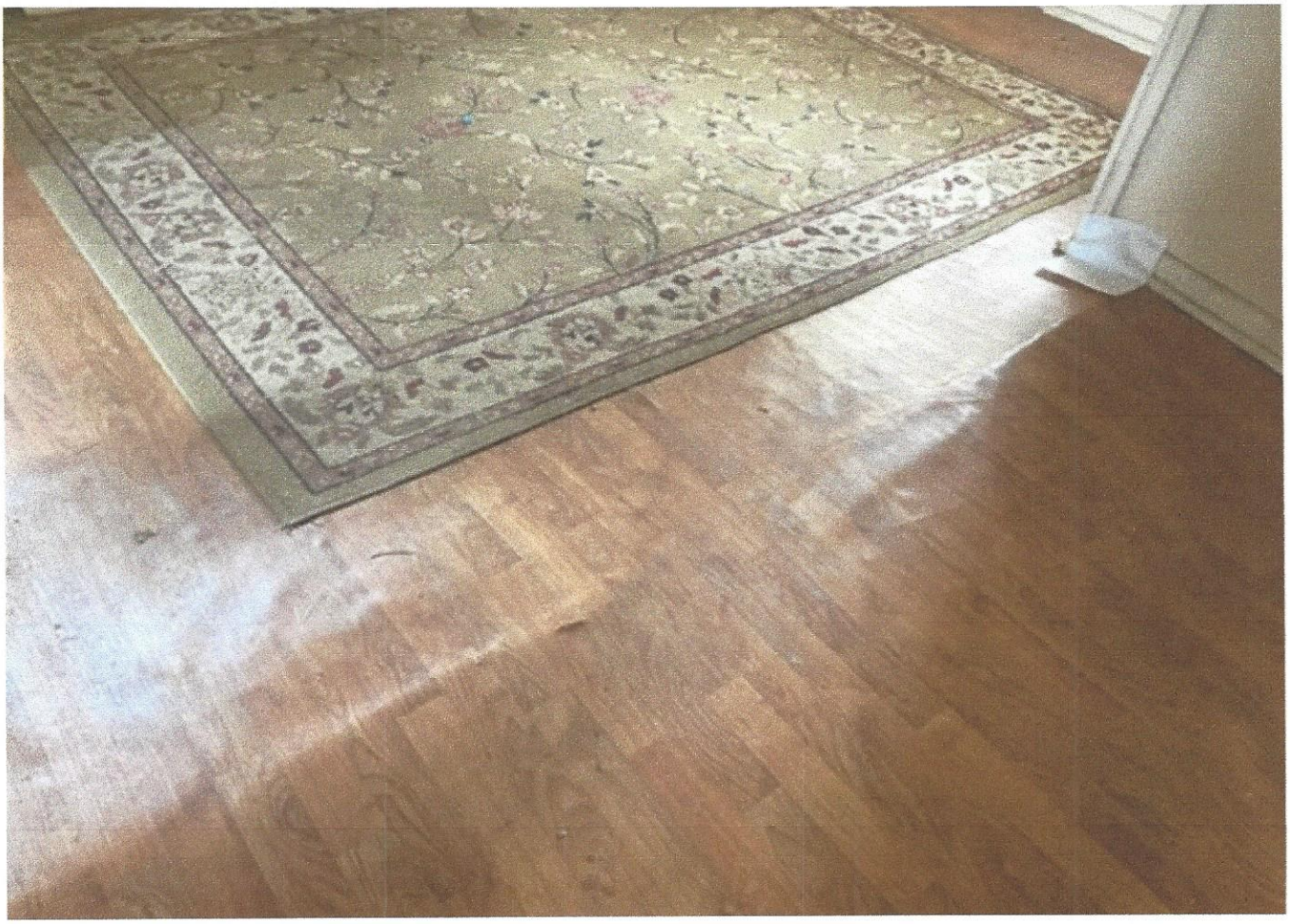


March 25, 2025

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

Keith Michael Garman, PhD, PE, PG

Preferred Builders and Associates – 119 Church St – Framing

From: **John Ligon** johnjligon@comcast.net
Subject: Fwd: Letter
Date: July 16, 2025 at 8:54 AM
To: John Ligon johnjligon@comcast.net

John Ligon

805 West Main Street

Franklin, Tn. 37064

615-351-8114

johnjligon@comcast.net

Date: July 16, 2025

Historic Zoning Commission & Staff

City of Franklin

109 3rd Avenue South

Franklin, TN 37064

Dear Historic Zoning Commission and Staff,

My name is John Ligon. I've been a licensed contractor since 1997 and have worked extensively in Franklin and Williamson County for my entire career. My experience includes both historic properties and new construction and additions.

I've attached a copy of my contractor's license for your reference. Thank you for the work you do to preserve Franklin's historic character. I look forward to continuing to work together.

Best regards,

John Ligon

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

The Ligon Family
109 Church Street
Franklin, TN 37064
615-478-6355
Matt@MattLigon.com

Date: July 29,2025

To: The Ligons,

Subject: Cost and Scope Comparison – Renovation vs. Tear Down and New Construction

This letter is intended to provide a professional evaluation comparing two potential options for the structure located at 119 Church Street, Franklin, TN 37064: (1) rehabilitation of the existing building, and (2) complete tear down followed by new construction.

Option 1: Rehabilitation of the Existing Structure

Rehabilitating the current structure involves working within the limits of the existing layout and condition. This approach can be viable when the primary structure is sound, and the goal is to restore functionality without starting from scratch. There are serious concerns about whether this structure is sound enough to handle a renovation in a safe manner and would require an engineer's assessment before moving forward. Assuming that moving forward is possible, an estimation for the work needed is below.

Scope of Work Includes:

- Structural repairs (adding footers and foundation, framing, and roof adjustments)
- All exterior finishes (siding, windows, doors etc.)
- Full replacement of mechanical systems, plumbing and electrical
- Interior demolition and reconstruction (flooring, drywall, finishes)
- Upgrades for modern code compliance and functionality

Estimated Cost: $975,000
Estimated Duration: Unknown/ Minium of 13 months
Challenges: Higher labor costs, unpredictable conditions behind walls or under floors, increased insurance costs, increased material costs for rehab and limited design flexibility due to existing constraints.

Option 2: Tear Down and New Construction

New construction allows for a completely updated structure, designed from the ground up to meet current building codes, layout preferences, and system efficiencies. This option eliminates the unknown that often comes with renovating older buildings.

Scope of Work Includes:

- Demolition and site preparation
- Design and construction of a new building to current standards
- Installation of all-new mechanical systems and finishes
- Greater layout flexibility and long-term maintenance efficiency

Estimated Cost: $590,000
Estimated Duration: 6-7 months from permit issued
Advantages: Cleaner process, predictable budgeting, lower risk of complications, and long-term value.

Summary and Recommendation

The current condition of the existing structure requires almost the entire replacement of all building materials to bring it up to current codes and standards. These updates come with unknown costs and time frames that make rehabilitation a risky undertaking going forward financially. Not to mention the unknown timeline for subcontracts to be able to have an efficient schedule is an increased cost.

Based on a thorough assessment of the scope, cost, and long-term benefits, **new construction is recommended as the more practical and cost-effective solution**. It offers better control over design, materials, and schedule — with fewer surprises.

If you would like to discuss this further or review plans, please don’t hesitate to contact me directly.

Sincerely,
Jay Luna

Jay Luna
President
Luna Custom Homes
103 Forrest Crossing Blvd, Suite 201-E
Franklin, TN 37064

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

File #: 21-0941

DATE: July 28, 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) And Alterations And An Addition (Accessory) At 1008 Fair St.; Jacob Layne, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an addition to the principal building and alterations and an addition to the accessory structure at 1008 Fair Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Additions to Historic Residential Buildings
Chapter 5: Non-historic Accessory Structures

PROJECT INFORMATION:
COF Project Number: 8895
Applicant: Jacob Layne
Owner: Katy Bell Hamnes

BACKGROUND:
The property located at 1008 Fair Street is in the Hincheyville National Register Historic District. The site features a ca. 1889 one-story Federal-style house that has a full-width front porch which is contributing to the National Register Historic District. The site also has an accessory structure with a pyramidal roof that the National Register lists as a ca. 2000s construction and is non-contributing.

The proposal includes a request for an addition to the principal building and for alterations and an addition to the accessory structure. This proposal was previously submitted for a DRC review, but staff recommended to the applicant there should be significant redesign prior to attending a DRC meeting and that application was withdrawn. This proposal was subsequently submitted for a formal HZC review.

Principal Building Addition:
A two-story, 164 sq. ft. addition is proposed on the rear of the principal building. The height of the historic building is 18’ and the height of the proposed addition is 20’10”. The addition utilizes a "pop-

up" “camelback” form. The historic building has a footprint of 2,184 sq. ft. and the proposed addition footprint along with the footprint of non-historic additions is a total of 24% of the historic building. The proposed roof form utilizes a hipped roof form. The roof pitches for the addition have not been included.
A dormer is proposed on the right elevation of the principal building. The dormer is proposed to be placed in a location with obscured visibility from the front façade, but will be visible as you travel down Fair Street towards downtown. The setback details of the dormer were not included in the submittal, but the dormer is not located below the ridge line. The Guidelines recommend the following for additions:

- Use of a “pop-up” addition compromises the scale relationship between the original structure and the new construction.
- Design additions to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials.
- 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.
- Where feasible, use a lower scale form as a connecting element to join an addition to the historic building.
- Design the addition so that it has a lower scale and height than the historic building. The appearance of height should be designed to be minimized from adjacent properties.
- Design roof shapes, pitch, and level of complexity to be similar to but subordinate to the historic building.
- Dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.
- Dormers should be located below the main ridge of the addition.
- Dormers should be recessed at least 1 foot from the exterior building wall, and dormer sidewalls should be at least 30 inches from the exterior building wall.

The proposed "pop-up" form is highly inappropriate per the Guidelines, and the proposed two-story addition is not subordinate to the one-story historic building and compromises the scale relationship between the historic building and the addition. While the proposed addition reads as clearly identifiable, the addition is not compatible with the historic building. Staff recommends significant redesign to meet the Guidelines, including but not limited to the removal of the second floor of the addition, which would significantly alter the details and ornamentation, roof forms, deck, and more elements. The form of the addition creates a complex roof form that is not subordinate to the existing roof form. The pitches of the roof have not been included and are necessary to understand the appropriateness. Additional information is needed about the proposed dormer on the right elevation to ensure the necessary setbacks are maintained, and the recommended placement is below the roofline.

Because significant redesign and additional information are necessary, an analysis of the windows, entrances, deck, materials and exterior finishes, details and ornamentation, and decks was not conducted as they will need to be redesigned as well to accommodate an appropriate form for the addition.

Accessory Structure Alterations and Addition:
The proposal includes alterations and an addition to the existing accessory structure. The National Register lists the building as a ca. 2000 structure. Historic Sanborn maps indicate that, historically, there may have been a structure in the same area as the existing structure. With the information

currently available, the structure is reviewed as a non-historic accessory structure.

Proposed alterations to the existing structure include the addition of a dormer on the rear façade and the addition of a front-facing gable. The roof pitches for the roof forms have not been included. Neither information nor specifications for the materials, details, windows, or garage doors have been called out or included in the application for review.

A 420 sq. ft. addition is proposed to the existing accessory structure, which is 766 sq. ft. currently. The total footprint of the accessory structure, inclusive of the addition, would be 1,186 sq. ft. The proposed footprint of the structure would be 46% of the existing principal building footprint, not inclusive of the proposed addition to the principal building. No insets or offsets are utilized to distinguish the change over time on the structure. Due to the orientation of the existing structure, the addition is considered to be a side addition to the structure. A stoop is proposed on the front elevation. The roof pitches for the roof forms have not been included. Neither information nor specifications for the materials, details, windows, garage doors, or lighting have been called out or included in the application for review. The Guidelines recommend the following:

- Use the alteration or addition to a non-historic building to improve the overall structure's appropriateness within the historic district.
- Design alterations and additions so that the entirety of the accessory structure is compatible and visually subordinate in size, mass, and height to the principal building they support, but in no case should they exceed 1 1/2 stories.
- Design the foundation on an addition to be compatible with height and materials of the foundation on the existing accessory structure.
- Design the massing and scale to be consistent with the massing and scale of surrounding historic buildings.
- Design details and ornamentation at a scale that is consistent with details and ornamentation on historic buildings in the district.
- Design doors and doorways to an addition to be compatible with the historic district.
- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.
- Dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.
- Dormers should be located below the main ridge of the addition.
- Dormers should be recessed at least 1 foot from the exterior building wall and dormer sidewalls should be at least 30 inches from the exterior building wall.

The proposed alterations and additions do not increase the compatibility of the structure and appropriateness of the structure within the district. The proposed alterations and additions create mass that is not consistent with the massing and scale of the surrounding historic accessory structures. The proposed massing and form of the structure do not relate to the simple configurations seen on historic accessory structures. Although the existing structure is located behind the building and the front façade of the structure is not highly visible, the massing of the front façade is not subordinate to the massing of the existing historic building in length. The proposed entrance does not appear secondary in appearance to the historic building, as a celebrated entrance has been created with the gable stoop proposed. A more thorough review of the proposal cannot be completed as information or specifications for the materials, details, windows, garage doors, or lighting have not been called out or included in the application for review.

It is unclear from the plans if the structure is intended to be an accessory dwelling. If so, the dormer

facing the adjacent property must face the principal building, alley, street or interior of the lot, away from adjacent properties when possible.

RECOMMENDATION:
Staff recommends denial of the addition to the principal building and alterations and addition to the accessory structure based on the following Guidelines:

- Design additions to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials.
- 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.
- Where feasible, use a lower scale form as a connecting element to join an addition to the historic building.
- Design the addition so that it has a lower scale and height than the historic building. The appearance of height should be designed to be minimized from adjacent properties.
- Design roof shapes, pitch, and level of complexity to be similar to but subordinate to the historic building.
- Dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.
- Dormers should be located below the main ridge of the addition.
- Dormers should be recessed at least 1 foot from the exterior building wall and dormer sidewalls should be at least 30 inches from the exterior building wall.
- Use the alteration or addition to a non-historic building to improve the overall structure's appropriateness within the historic district.
- Design alterations and additions so that the entirety of the accessory structure is compatible and visually subordinate in size, mass, and height to the principal building they support, but in no case should they exceed 1 1/2 stories.
- Design the massing and scale to be consistent with the massing and scale of surrounding historic buildings.
- Design details and ornamentation at a scale that is consistent with details and ornamentation on historic buildings in the district.
- Design doors and doorways to an addition to be compatible with the historic district.
- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.

Project Considerations:

- Be advised that per the Zoning Ordinance the dormers are required to setback a minimum of one foot from the exterior wall of a front or side elevation.
- Be advised that per the Zoning Ordinance in Chapter 6, roof elements. 3:12 to 12:12, excluding small roof sections over porches, entryways, or similar features.

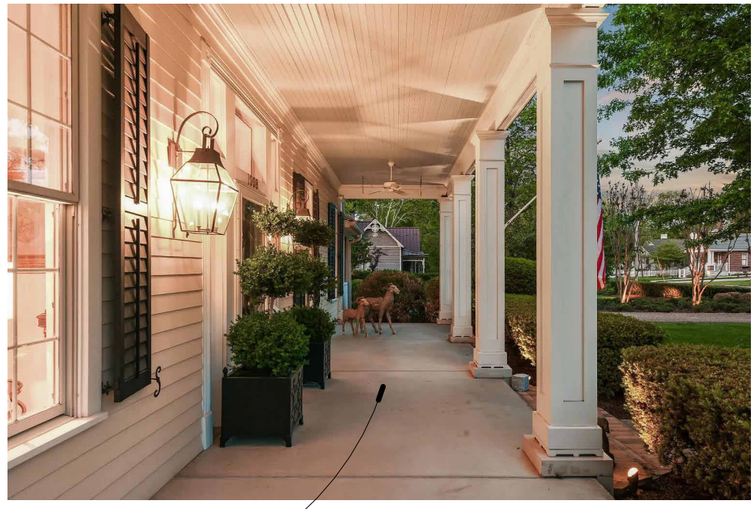
- If the garage is intended to be an accessory dwelling the following apply to the dormer that is facing the adjacent property: Exterior stairs, decks, entry doors, and major windows shall face the principal building, the alley, the street, or the interior of the lot, and away from adjacent properties where possible.

- Advisory Note: If the garage is to be an accessory dwelling, parkland impact fees will apply at permitting.

1008 FAIR ST

EXISTING FRONT OF HOUSE

KATY BELL INTERIORS



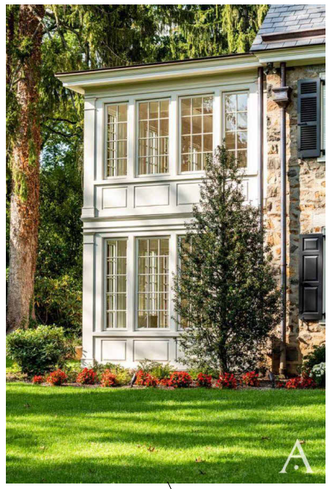
8' DEEP FRONT PORCH

***BACKYARD NOT VISIBLE FROM FRONT. FRONT OF HOME TO REMAIN THE SAME**

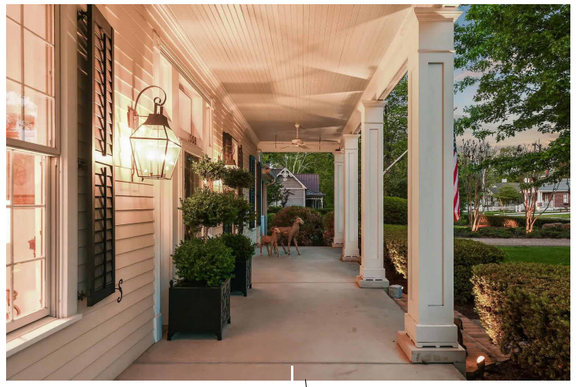
1008 FAIR ST

FLOOR PLANS

KATY BELL INTERIORS

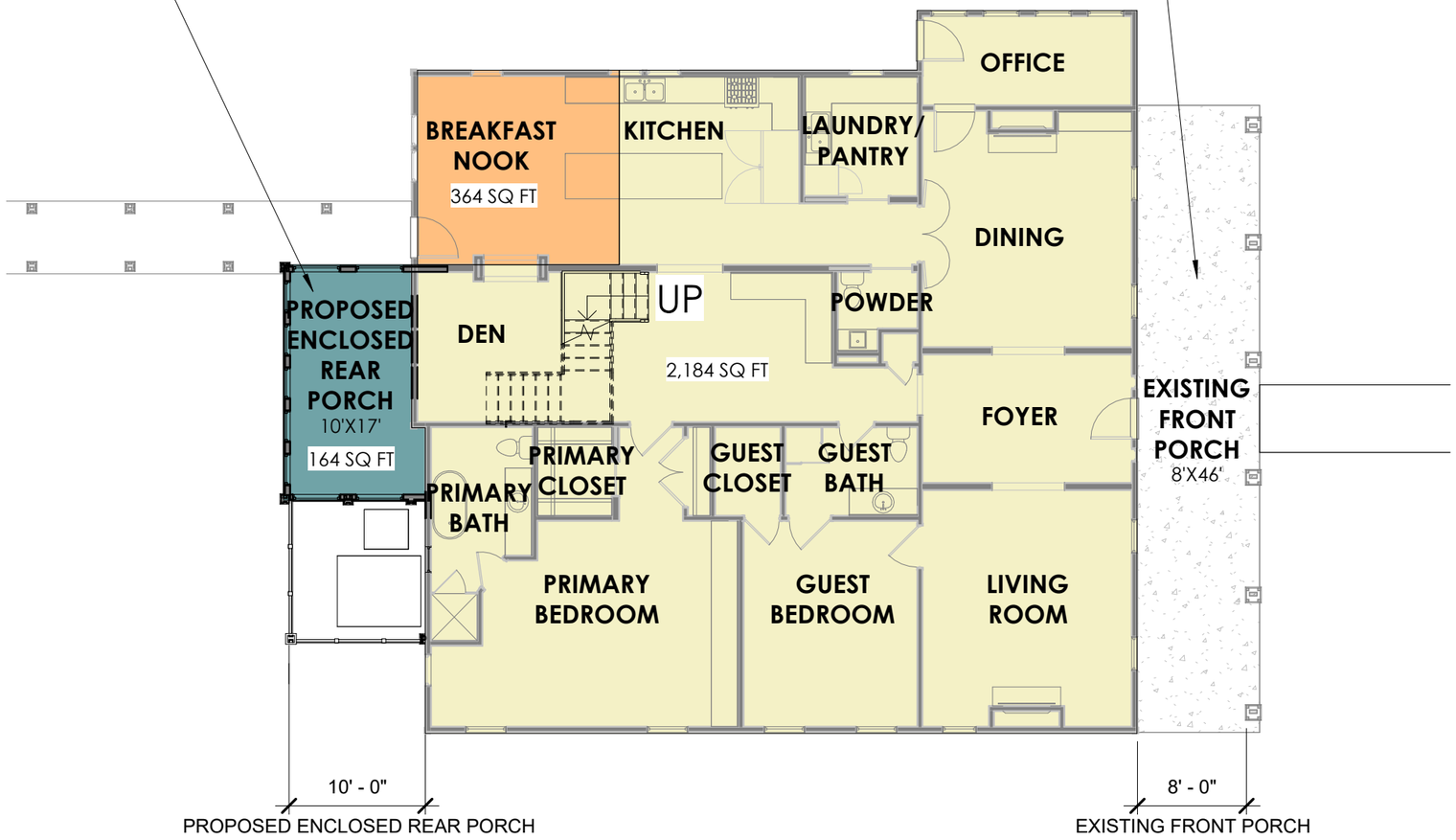


PROPOSED ENCLOSED REAR PORCH CHARACTER IMAGE



EXISTING FRONT PORCH

NEW COLUMNS AT REAR TO MATCH FRONT PORCH COLUMN STYLE



= ORIGINAL FOOTPRINT

= PREVIOUS KITCHEN ADDITION

= PROPOSED ADDITIONS

1008 FAIR ST

ENCLOSED PORCH REAR ELEVATION

KATY BELL INTERIORS

EXISTING REAR ELEVATION

1/8" = 1'-0"

FRONT PORCH COLUMNS - NEW COLUMNS AT REAR TO MATCH FRONT PORCH COLUMN STYLE

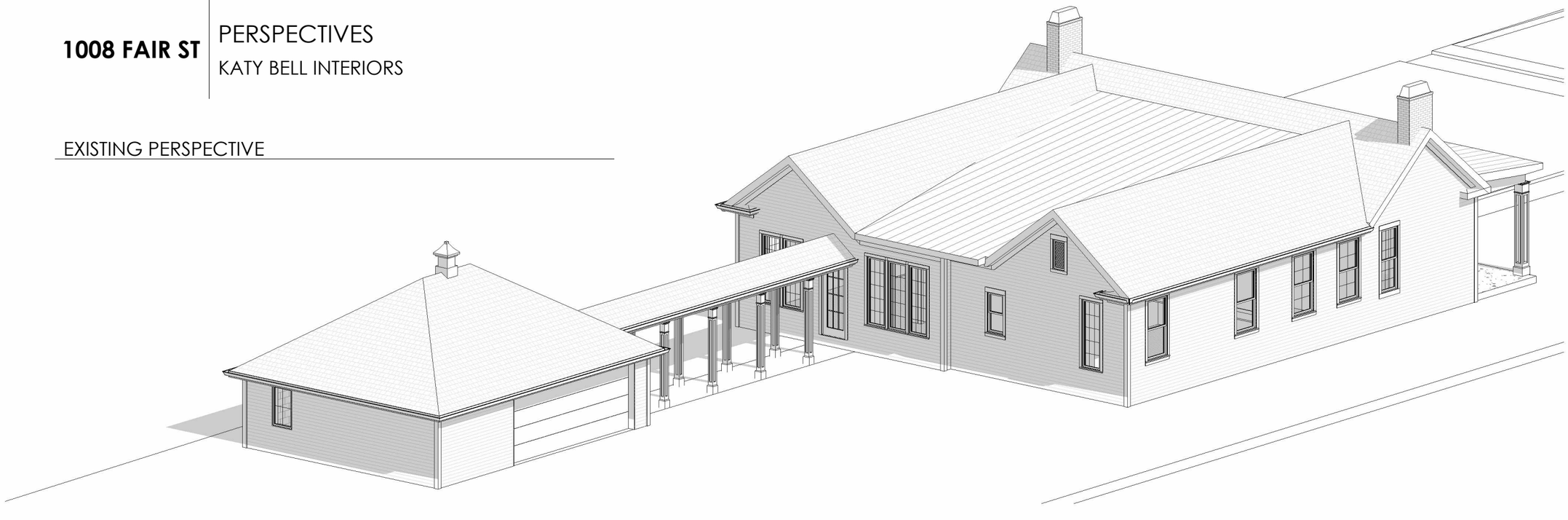
PROPOSED REAR ELEVATION

1/8" = 1'-0"

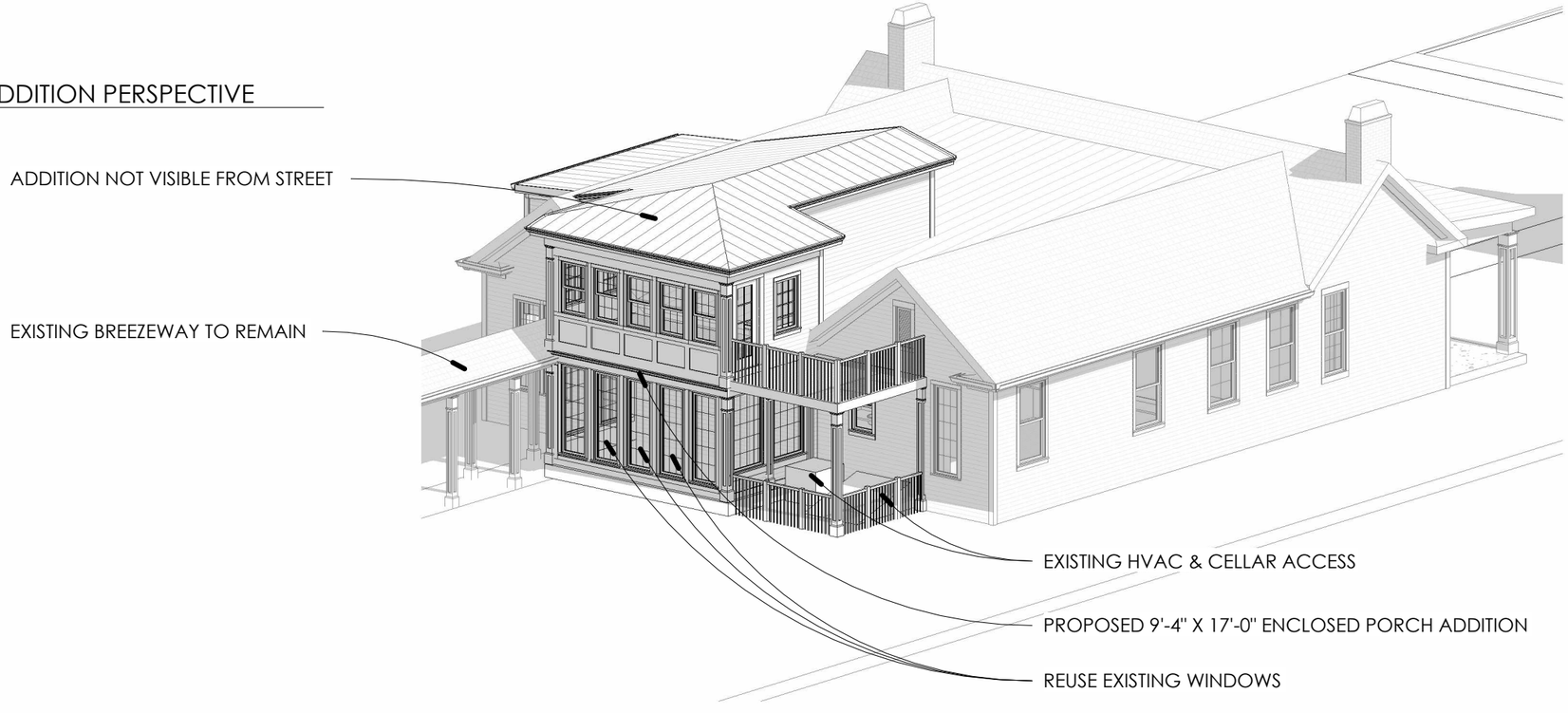
EXISTING WINDOWS AT DEN

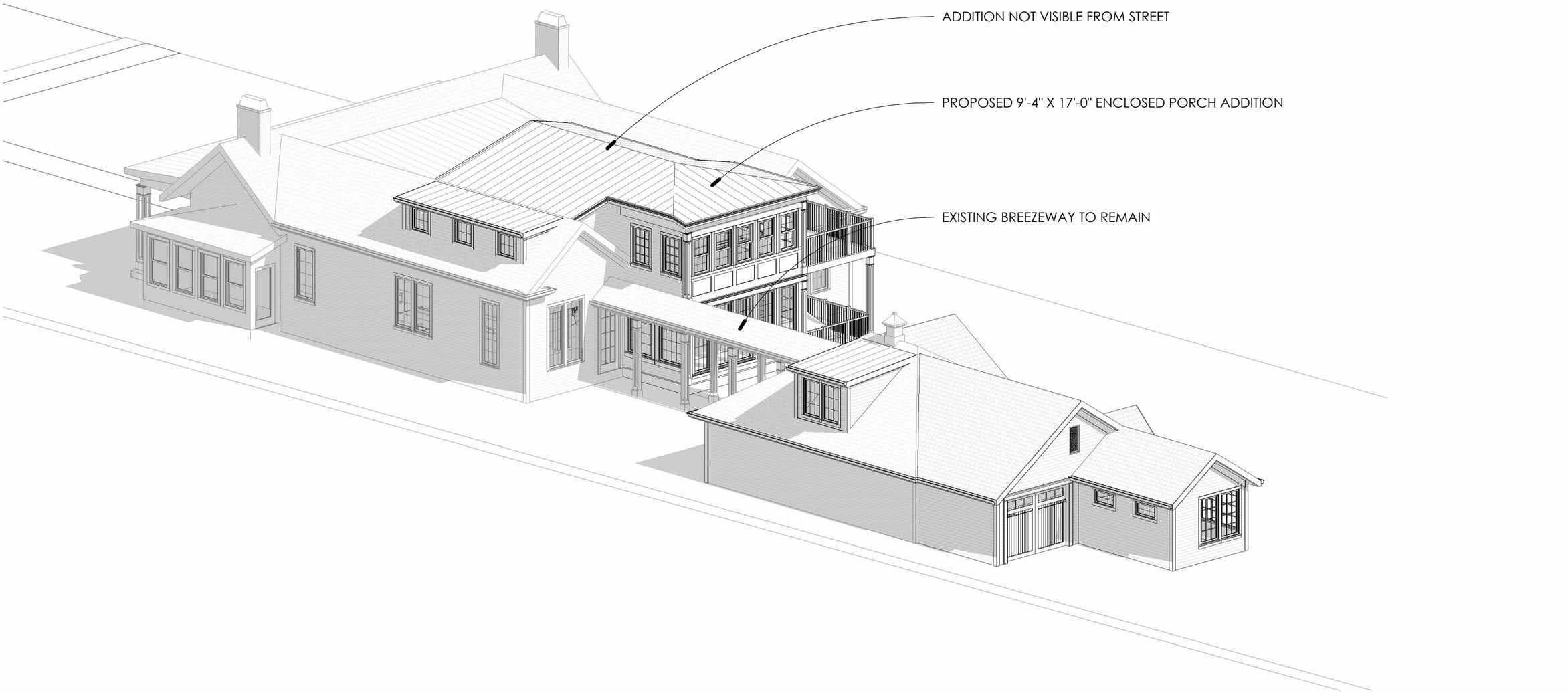
906 STUDIO ARCHITECTS + INTERIORS

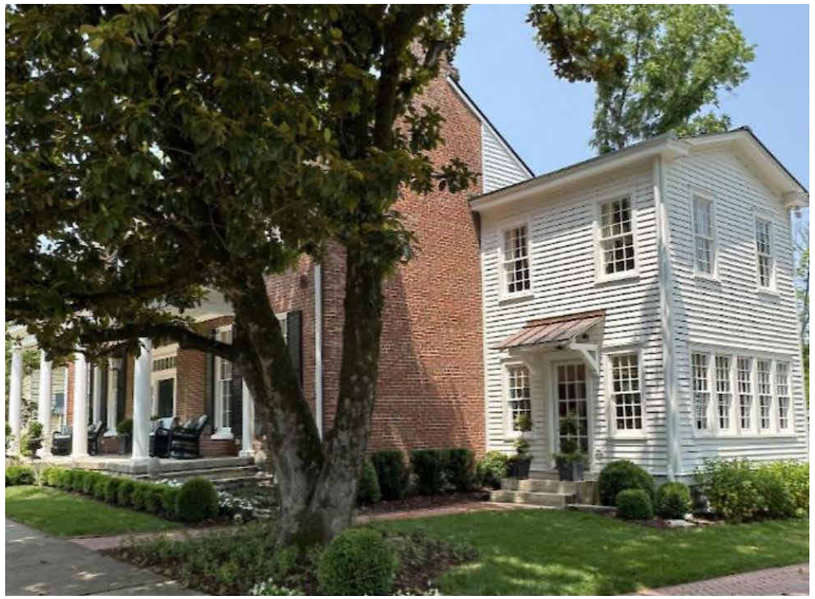
EXISTING PERSPECTIVE



PROPOSED ENCLOSED PORCH ADDITION PERSPECTIVE




ADDITION NOT VISIBLE FROM STREET
PROPOSED 9'-4" X 17'-0" ENCLOSED PORCH ADDITION
EXISTING BREEZEWAY TO REMAIN



724 FAIR STREET

235 3RD AVE SOUTH

908 W MAIN STREET

1003 FAIR ST

243 3RD AVE SOUTH

204 9TH AVE

1008 FAIR ST

SITE PLAN

KATY BELL INTERIORS

DETACHED GARAGE

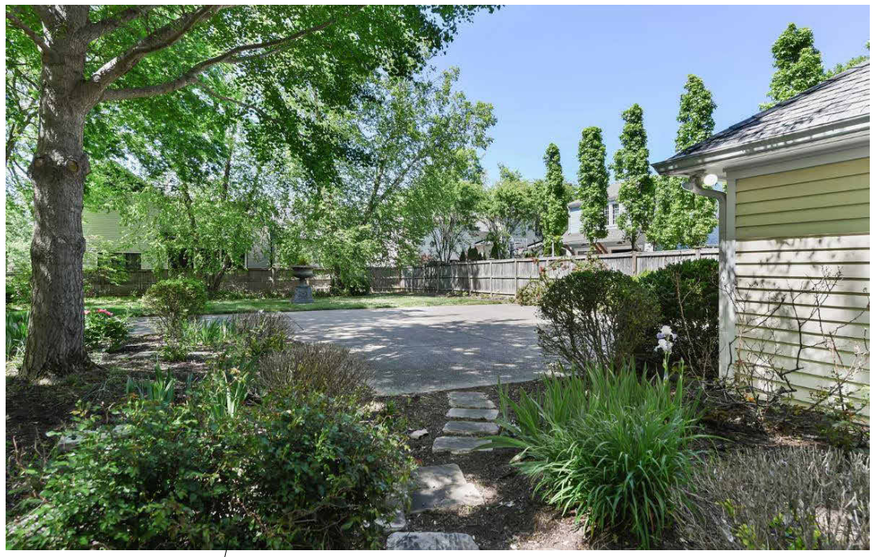
EXISTING DETACHED GARAGE FOOTPRINT:	766 SQ FT (APPROX.)
PROPOSED GARAGE ADDITION FOOTPRINT:	420 SQ FT (590 SQ FT ALLOWED)

*DETACHED GARAGE FOOTPRINT IS ALLOWED TO BE UP TO 50% OF MAIN HOUSE FOOTPRINT

MAIN HOUSE

EXISTING MAIN HOUSE HISTORIC FOOTPRINT:	2,184 SQ FT
KITCHEN ADDITION FOOTPRINT:	364 SQ FT
TOTAL EXISTING MAIN HOUSE FOOTPRINT:	2,548 SQ FT
PROPOSED DEN ADDITION FOOTPRINT:	164 SQ FT (728 SQ FT ALLOWED)
PROPOSED MAIN HOUSE FOOTPRINT:	2,712 SQ FT

*TOTAL SQ FT OF **ALL** ADDITIONS IS ALLOWED TO BE UP TO 50% OF HISTORIC FOOTPRINT



EXISTING SITE PLAN

1" = 20'-0"

906 STUDIO ARCHITECTS +INTERIORS

1008 FAIR ST

SITE PLAN

KATY BELL INTERIORS

DETACHED GARAGE

EXISTING DETACHED GARAGE FOOTPRINT:	766 SQ FT (APPROX.)
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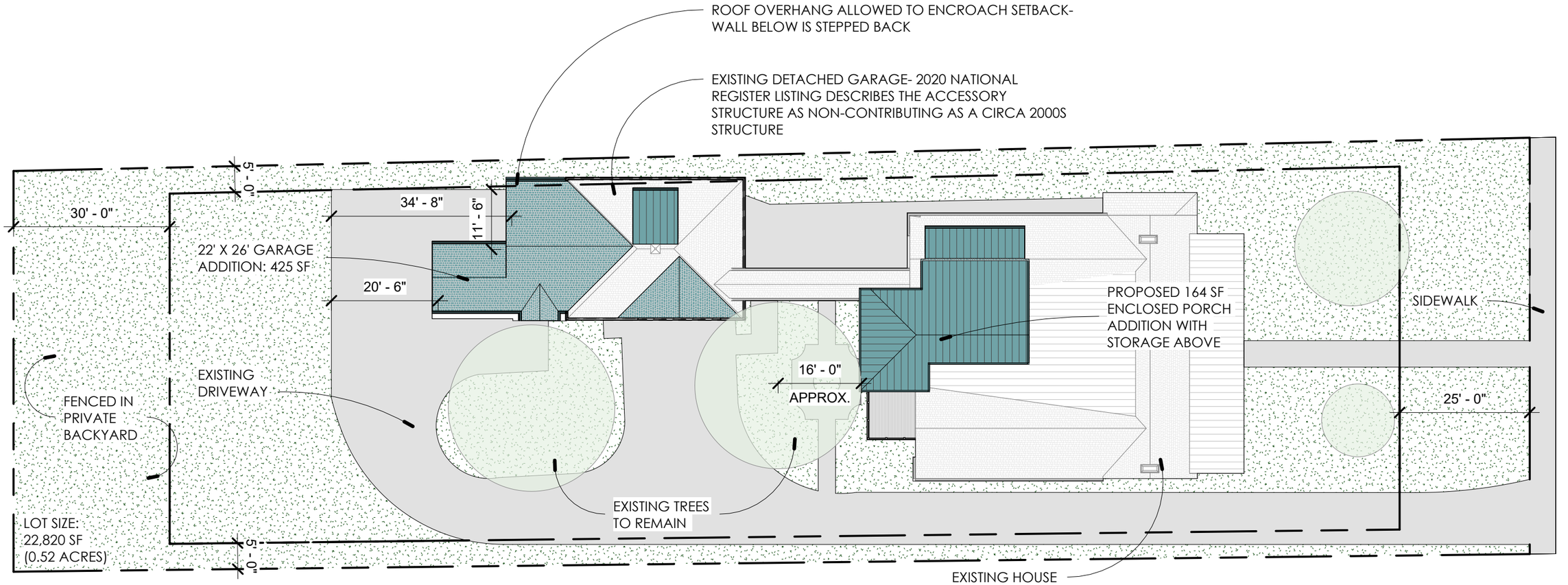


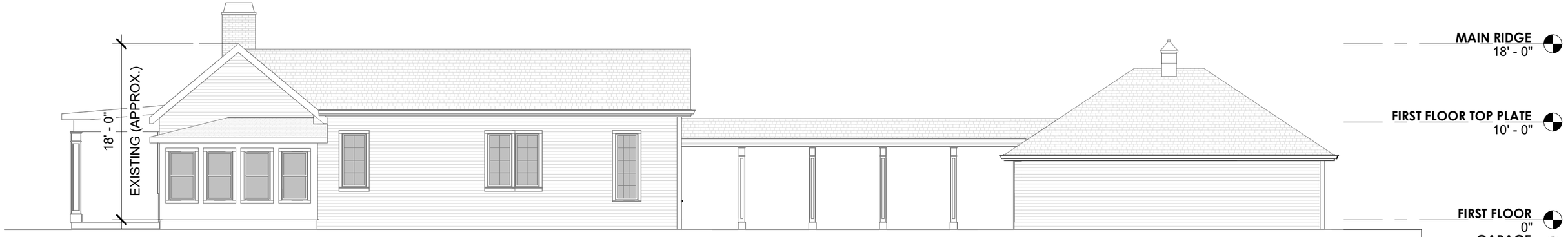
PROPOSED SITE PLAN

1" = 20'-0"

1008 FAIR ST

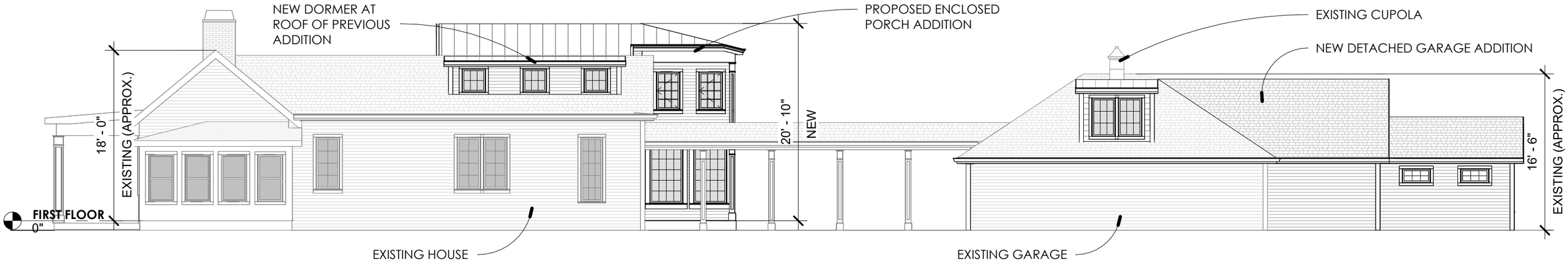
ENCLOSED PORCH RIGHT ELEVATION

KATY BELL INTERIORS



EXISTING RIGHT ELEVATION

1" = 10'-0"



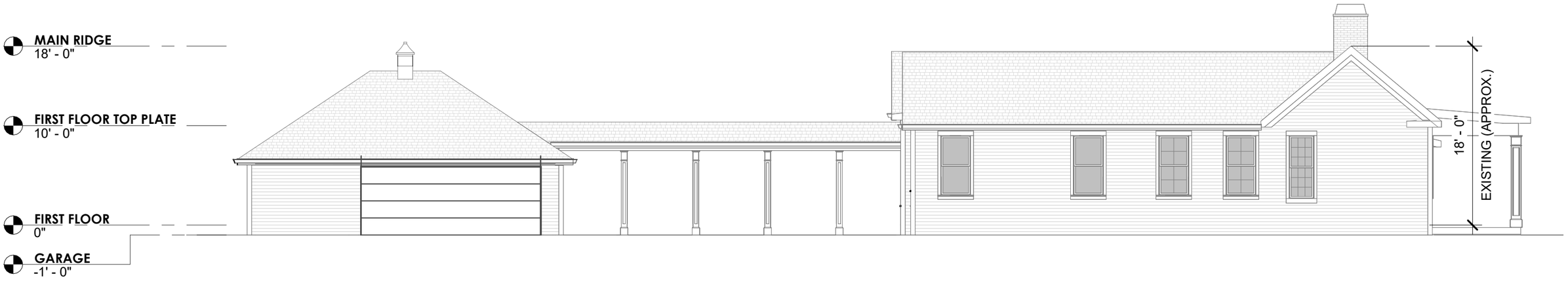
PROPOSED RIGHT ELEVATION

1" = 10'-0"

1008 FAIR ST

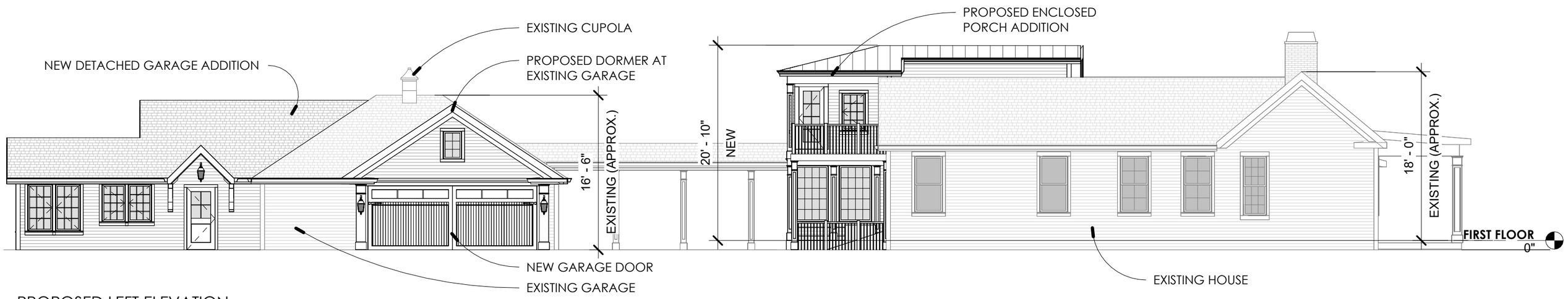
ENCLOSED PORCH LEFT ELEVATION

KATY BELL INTERIORS



EXISTING LEFT ELEVATION

1" = 10'-0"



PROPOSED LEFT ELEVATION

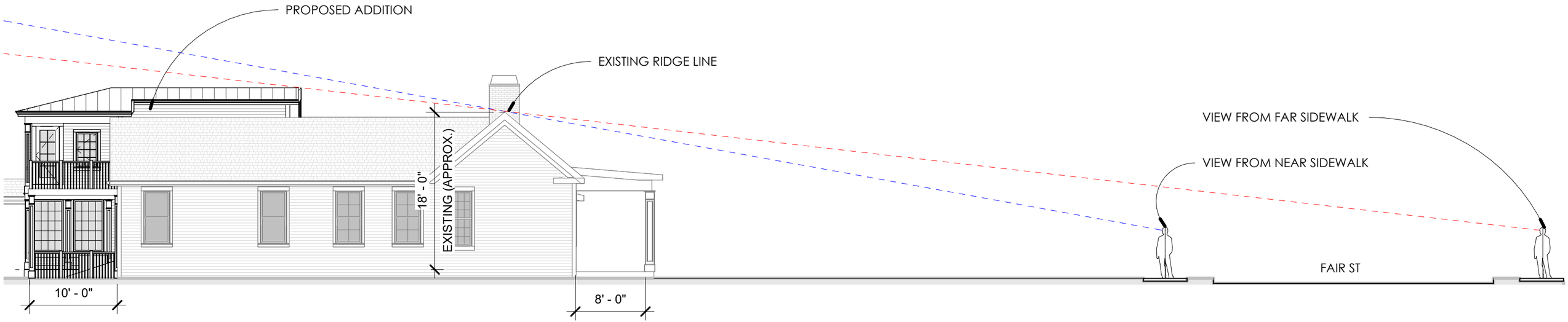
1" = 10'-0"

1008 FAIR ST

EYESIGHT DIAGRAM

KATY BELL INTERIORS

***PROPOSED ENCLOSED BACK PORCH ADDITION NOT VISIBLE FROM FAIR STREET**



EYESIGHT DIAGRAM

3/32" = 1'-0"

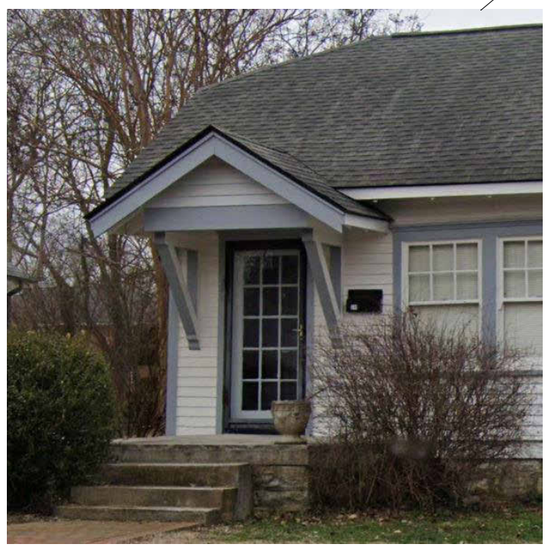
1008 FAIR ST

GARAGE ELEVATIONS

KATY BELL INTERIORS

DETACHED GARAGE FRONT ELEVATION

3/16" = 1'-0"



241 3RD AVE N

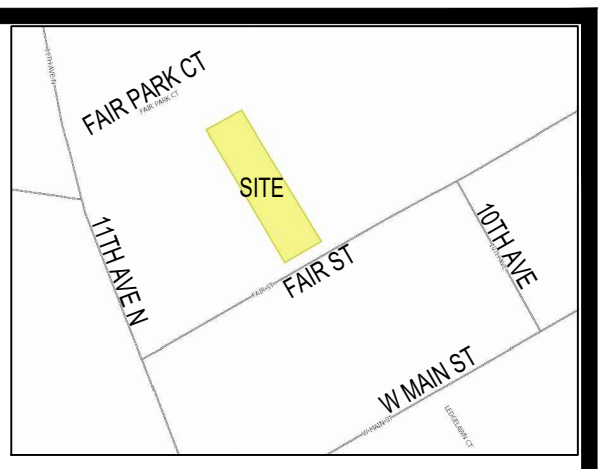
DETACHED GARAGE LEFT ELEVATION

3/16" = 1'-0"

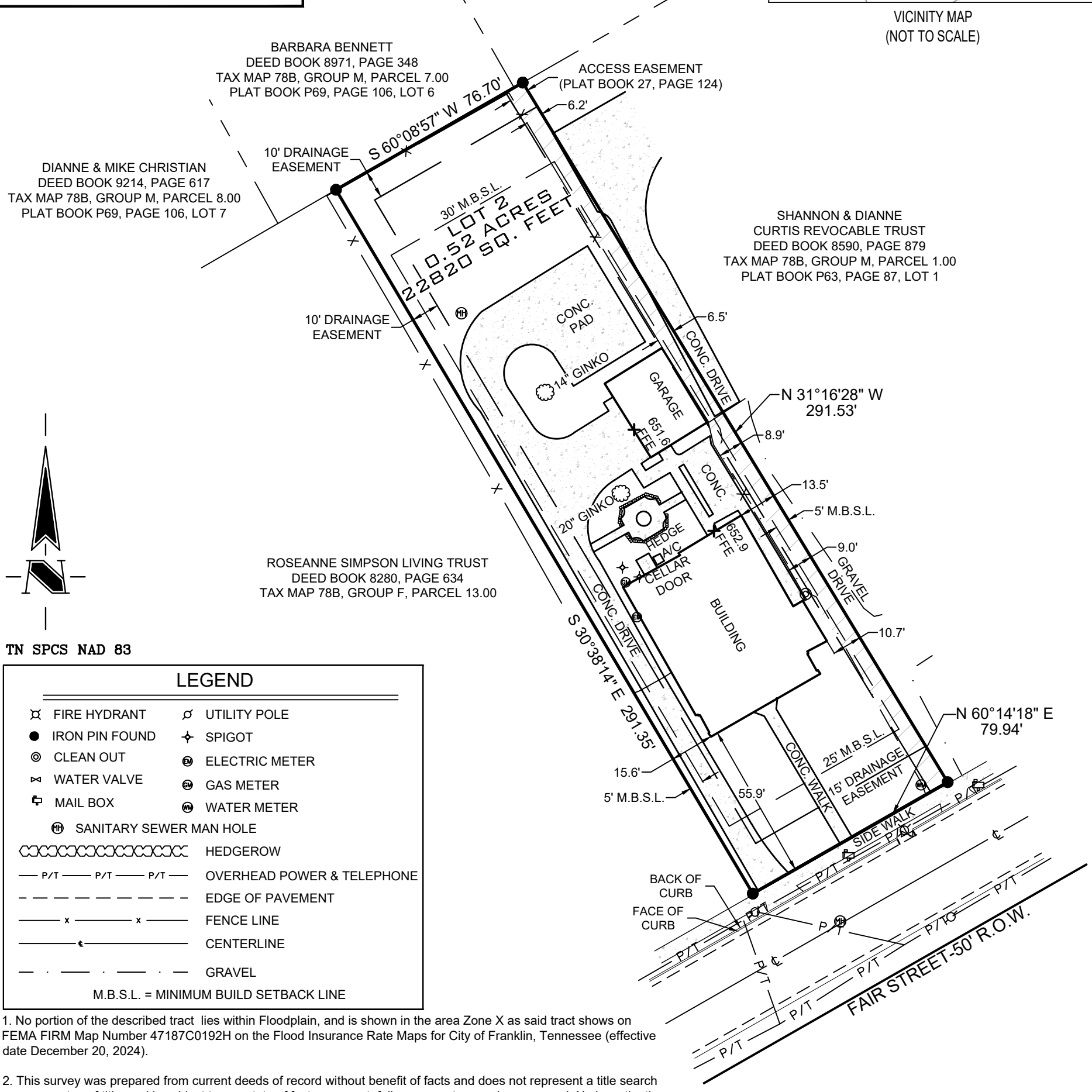
906 STUDIO ARCHITECTS + INTERIORS

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1859
01-30-2025

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



VICINITY MAP
(NOT TO SCALE)



TN SPCS NAD 83

LEGEND

FIRE HYDRANT	UTILITY POLE
IRON PIN FOUND	SPIGOT
CLEAN OUT	ELECTRIC METER
WATER VALVE	GAS METER
MAIL BOX	WATER METER
SANITARY SEWER MAN HOLE	
HEDGEROW	
OVERHEAD POWER & TELEPHONE	
EDGE OF PAVEMENT	
FENCE LINE	
CENTERLINE	
GRAVEL	

M.B.S.L. = MINIMUM BUILD SETBACK LINE

1. No portion of the described tract lies within Floodplain, and is shown in the area Zone X as said tract shows on FEMA FIRM Map Number 47187C0192H on the Flood Insurance Rate Maps for City of Franklin, Tennessee (effective date December 20, 2024).

2. This survey was prepared from current deeds of record without benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current, full, or accurate search may reveal. No investigation of independent search for easements, encumbrances, restrictive covenants,or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey.

3. The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility location shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

4. Basis of bearings is based on the Tennessee State Plane Coordinate System 4100 Zone on the 1983 North American Datum (NAD83).

5. In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act" that anyone who engages in excavation must notify all known underground utility owner(s) no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict. The Tennessee One Call telephone number is 1-800-351-1111. No utilities were called, nor marked for this project.

6. The field data was gathered on January 30, 2025 using standard radial surveying techniques with an Electronic total station (Trimble S-5 robotic instrument) and data collector (Trimble TSC7 with Access Data Collection software) and/or using Global Positioning (GPS)(Trimble R12, R12i).

SCALE 1" = 40'

0 40 80 120

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1: 10,000, AND IS IN COMPLIANCE WITH THE CURRENT "TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING".

J. MARK CANTRELL, TN PLS# 1859

PROJECT 24-1004	SHEET 1 OF 1	BOUNDARY AS-BUILT SURVEY ERIK & KATY HAMNES 1008 FAIR ST DEED BOOK 9459, PAGE 87 TAX MAP 78B, GROUP F, PARCEL 12.00 DEPRIEST SUBDIVISION PLAT BOOK 27, PAGE 124, LOT 2 WILLIAMSON COUNTY, TENNESSEE
DATE: 30 JAN 2025	DRAWN BY: IIC	
REVISIONS NO. DATE	REVIEWER: JMC	
	SCALE: 1" = 40'	

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

August 10, 2025

From: Rob and Sloan Ashworth
1006 Fair Street
Franklin, TN 37064

To: Franklin Historic Zoning Commission
109 3rd Ave South
Franklin, TN 37064

Re: Support for Katy Bell and Erik Hamnes' Small Addition back of house located at 1008 Fair Street, Franklin, TN 37064

To: Franklin, TN Historic Zoning Commission:

We are writing as immediate next-door neighbors to Erik and Katy Bell Hamnes who reside at 1008 Fair Street in Franklin's historic district, Hincheyville. We have been made aware of their proposed addition to the back side of their house and we want to express our full support for this project.

As long-time residents of this community, we value the unique character, and historical integrity that make Fair Street and the Hincheyville neighborhood such a special place to live. It is clear to us that Erik and Katy Bell share this appreciation and have taken great care in planning an addition that aligns with the architectural language and spirit of our historic neighborhood.

Our neighbors' proposed addition location has the unique opportunity to only be visible to their direct neighbors. We are the closest neighbor and will be the primary neighbor "affected" by their addition. We support this proposed "enclosed two story back porch addition". It is well scaled, subordinate to the main house - -as it will only be approximately 10' deep, not visible from street, and maintains the historic integrity and preservation of our Hincheyville district.

The proposed addition is thoughtfully designed and respectful of the surrounding homes. Our historic house towers in comparison to our neighbors proposed addition. Their proposed addition complements the scale, materials, and design features typical of this part of Franklin and will not detract from the aesthetic or historical value of the street. Erik and Katy Bell are committed to maintaining the integrity of their historic home and reflects the best kind of stewardship we hope to continue to see in our community.

We sincerely hope that the Historic Zoning Commission will approve this application, and we are confident that the proposed work will be a benefit to both the property and the historic district at large.

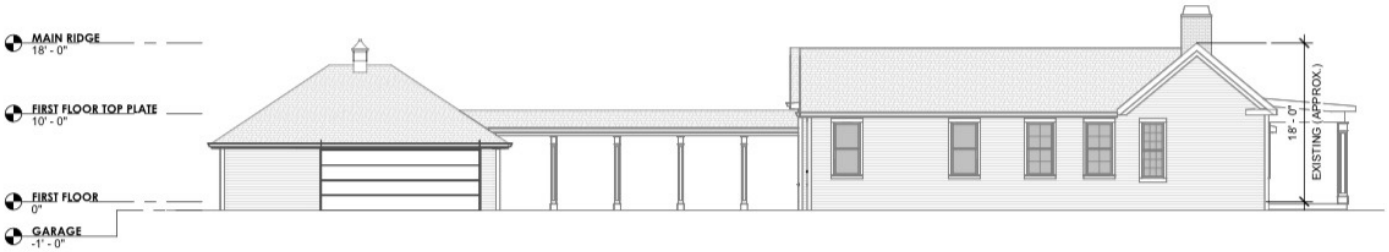
Please feel free to contact us should you require any further information or clarification regarding our support.

Sincerely,

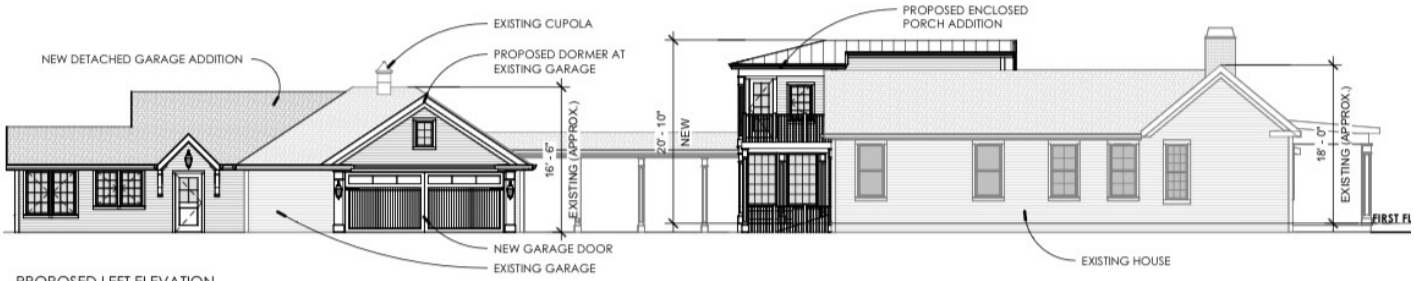
Rob and Sloan Ashworth

Enclosures: Renderings and Elevations of Proposed Addition

1008 FAIR ST | ENCLOSED PORCH LEFT ELEVATION
KATY BELL INTERIORS



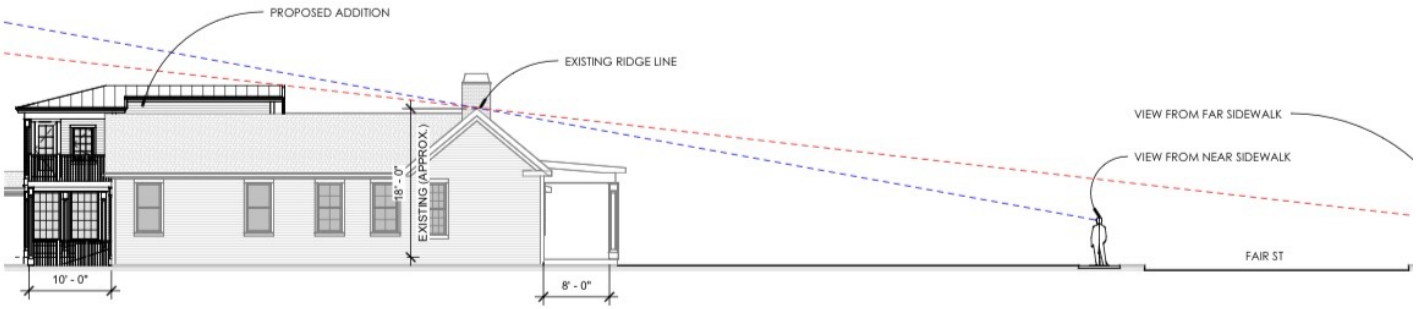
EXISTING LEFT ELEVATION
1" = 10'-0"



PROPOSED LEFT ELEVATION
1" = 10'-0"

1008 FAIR ST | EYESIGHT DIAGRAM
KATY BELL INTERIORS

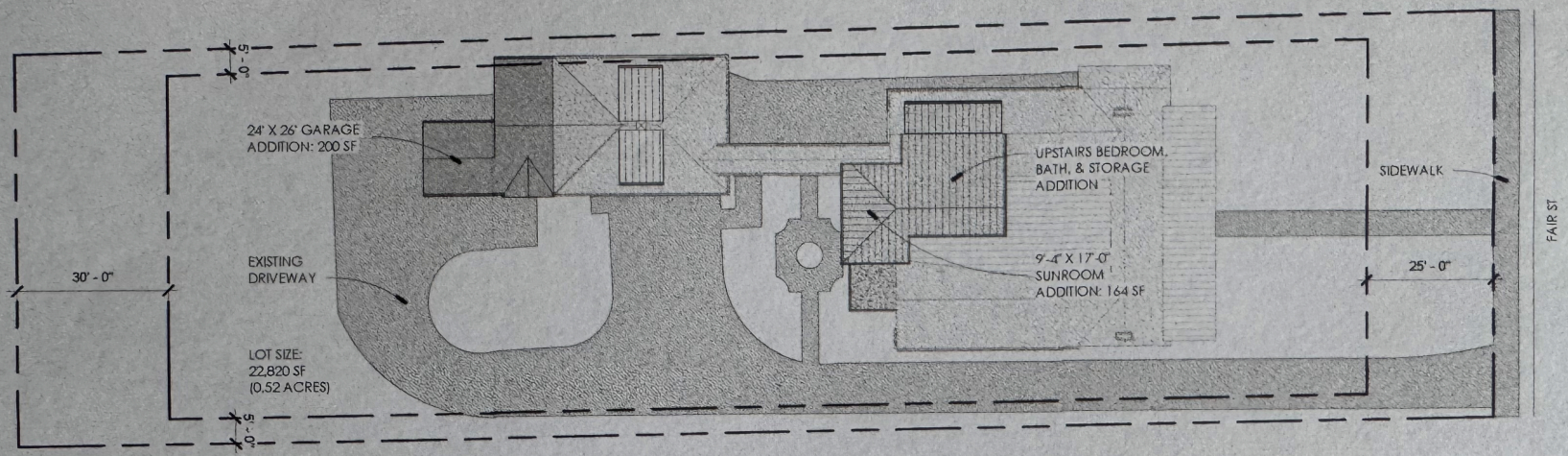
***PROPOSED ENCLOSED BACK PORCH ADDITION NOT VISIBLE FROM FAIR STREET**



EYESIGHT DIAGRAM
3/32" = 1'-0"

1008 FAIR ST | GARAGE ELEVATIONS
KATY BELL INTERIORS

1008 FAIR ST | SITE PLAN
KATY BELL INTERIORS



SITE PLAN
1" = 20'-0"

DETACHED GARAGE	
EXISTING DETACHED GARAGE FOOTPRINT:	766 SQ FT (APPROX.)
PROPOSED GARAGE ADDITION FOOTPRINT:	452 SQ FT (590 SQ FT ALLOWED)

*DETACHED GARAGE FOOTPRINT IS ALLOWED TO BE UP TO 50% OF MAIN HOUSE FOOTPRINT

MAIN HOUSE	
EXISTING MAIN HOUSE HISTORIC FOOTPRINT:	2,184 SQ FT
KITCHEN ADDITION FOOTPRINT:	364 SQ FT
TOTAL EXISTING MAIN HOUSE FOOTPRINT:	2,548 SQ FT
PROPOSED DEN ADDITION FOOTPRINT:	164 SQ FT (728 SQ FT ALLOWED)
PROPOSED MAIN HOUSE FOOTPRINT:	2,712 SQ FT

*TOTAL SQ FT OF **ALL** ADDITIONS IS ALLOWED TO BE UP TO 50% OF HISTORIC FOOTPRINT

906 STUDIO ARCHITECTS + INTERIORS

SD

07/10/25 25.044 PAGE 00

1008 FAIR ST

ENCLOSED PORCH REAR ELEVATION

KATY BELL INTERIORS

EXISTING REAR ELEVATION

1/8" = 1'-0"

PROPOSED REAR ELEVATION

1/8" = 1'-0"

FRONT PORCH COLUMNS - NEW COLUMNS AT REAR TO MATCH FRONT PORCH COLUMN STYLE

EXISTING WINDOWS AT DEN

File #: 21-0960

DATE: July 31, 2025

TO: Historic Zoning Commission

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

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations at the previously approved new City Hall building and the elements within the City Hall park at 109 3rd Avenue South.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 4: New Civic Buildings
Chapter 6: Site & Setting
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 8904
Applicant: Anna Ruth Kimbrough
Owner: City of Franklin

BACKGROUND:
The property at 109 3rd Avenue South is the site of the previously approved demolition and construction of the City of Franklin's new City Hall. The site is in the Downtown Franklin National Register Historic District. The proposal includes the following items:

- Rooftop mechanical screening
- Roofing materials
- Gates and railing
- Windows and doors specifications
- Lighting for the building, site, and park
- Park elements
- Hardscaping

Rooftop Mechanical Screening

The rooftop mechanical screening is proposed to be composed partly of darker colored brick that will match the building and dark bronze metal louvered screening. Both screening panels will bet set back 40'+ from the walls of the building. The Guidelines recommend:

- Place roof-mounted systems such that distance or architectural elements like parapets keep them from view.
- Place equipment on roofs where they are not readily visible from the street.
- Modern features should be placed so that they are screened from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

Further, the Zoning Ordinance requires that rooftop mechanical equipment shall not be visible from any adjacent street or internal drive and shall be fully screened by either a parapet or a dark-toned screening element. A color other than dark-toned may be approved by the DRT if it is deemed a contextual color.

As proposed, the rooftop screening meets the recommendations of the Guidelines and the requirements of the Zoning Ordinance.

Roofing Materials
It is proposed to utilize a silver-colored metal roof on the pediments on the main City Hall building and on the stair enclosure building. The Guidelines recommend:

- Use roofing materials that are historically typical and complement the architectural style of the building. Rubber membrane roofing material is appropriate for flat roofs with parapet walls.

As proposed, the silver color of the roofing is appropriate to utilize on the two pediments on the building and on the stair enclosure building as the courthouse uses a silver metal roof.

Gates and Railing
The design of the gates and railing has been studied within the downtown district, so as to not copy historic designs, but to blend a historic design with a modern design. The design includes circles which relates to the rounded entrances and rounded window designs of the building. The railing will be utilized above the celebrated entrance to City Hall on the Public Square, in the courtyard on the gates, and above the walkway connector. The Guidelines recommend:

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

While the material of the gate and railing has not been included, the material should blend with what exists in the district. The proposed gates and railing design is appropriate within the Guidelines.

Windows and Doors
The windows and doors for the new building have been extensively studied and discussed at past DRC meetings. The applicant has incorporated the feedback to the design of the windows. With the manufacturers, the Boyd company is able to have a historic profile of the windows and are able to also have the same profile of the door muntin pattern as the windows. While the Marvin windows

have the historic profile, the company does not create a door that has the safety hardware that is needed for the building. This will then cause a different manufacturer to need to produce doors that will not match the windows. The Boyd windows are very similar to the design and profile of the Marvin brand of windows. The City Hall portion of the building will utilize a bronze color of windows and doors, the commercial portion of the building will utilize sierra white as the color of the windows and doors, and the connector piece of the building that will connect the City Hall and commercial part of the building and then wrap the rear of the building facing the parking garage, will utilize the color suede for the windows and doors. The Guidelines recommend the following:

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

As proposed, the design of the windows and doors by the Boyd manufacturer generally aligns with the Guidelines.

Lighting

The lighting that is proposed throughout the site utilizes varying fixtures and elements that have been discussed at previous DRC meetings. Lighting is proposed on the building and within the park. The lighting around the building is a mixture of concealed lighting and small light fixtures. Coach lights are proposed on either side of the celebrated entrance on the Public Square. The fixture with rounded elements that relate to the rounded elements that are seen on the building. The fixture will be illuminated by a warm white light. The same fixture is also proposed on the stair enclosure building. Within the park, there are multiple levels of lighting that are proposed. The proposed lighting will include street lighting, small lighting for stairs, internal planter lighting, tree uplighting, uplighting on the trellis, and bollard lighting. The Guidelines recommend the following:

- Design light fixtures and their placement to be compatible with and subordinate to historic buildings and the surrounding historic context.
- Use existing or ambient streetlight or storefront lighting rather than adding new lighting whenever possible.
- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings. Do not use an imitation historic fixture that may convey a false sense of history.
- Use the smallest possible fixtures hidden underneath cornices and parapets to minimize visual impacts to the extent feasible.
- Install lighting at the ground level of buildings only.
- Minimize negative impacts to a historic building facade when installing lighting. Locate and install light features so they may be removed without significant damage to historic building fabric.

- Use small footlights for residential driveways and walkways instead of large freestanding post-mounted lights.
- Do not install lighting conduits, junction boxes, or wired lighting elements on primary or readily visible secondary facades.
- Use lighting sources and illumination levels that enhance the character of the historic building and the historic district.
- Use illumination with a warm white light which does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.
- Orient illumination downward for commercial and civic buildings. Do not design lighting for the sole purpose of attracting attention to building architecture or to building uses.
- Use soft site lighting and limit the level of illumination to be sufficient to perform the needed lighting task.
- Design lighting to comply with the Zoning Ordinance.

The proposed lights on the building accent the architectural features of the building and are compatible with the illumination on the surrounding buildings. The additional lights around the building are for the security of the site. The proposed lighting in the park also appears to align with the Guidelines. All the lighting should align with the Guidelines and utilize a warm, white light.

Park Elements

Several different elements are proposed within the park. Two fountains are proposed within the park and a third fountain will be in the courtyard between the City Hall and the commercial portion of the building. Based on feedback from the July DRC meeting, a contrasting color is proposed for the bowl of the large fountain in the park. The exterior surround of the fountain will be a color of stone that blends with the limestone on the site and on the building. Within the park, a trellis for swinging benches and a curved trellis are proposed. Both trellis designs will have a brick base and have white framing. The support posts will feature detailing similar to that of a residential building's front porch columns that is seen on 3rd Avenue South. The swinging benches are available in either green or white colors. Three similarly designed planters are proposed for use around the site. The planters will be utilized at the entrance on the Public Square, in the courtyard, and within the park. Outdoor furniture with traditional designs is proposed throughout the site. Additionally, an updated design of the refuse receptacle is proposed. The design of an open-top trash can, like what is proposed, will then be the standard receptacle that will be utilized in the downtown area. The Guidelines recommend:

- When introducing new streetscape elements, use compatibility with the downtown elements and ensure that they support the traditional character of the area.
- Do not introduce continuous metal or concrete canopies, oversized kiosks or gazebos, or ornate street furniture.
- Use landscaping to preserve and enhance the established character.
- Place new trees in locations that will not cause damage to the historic fabric or block pedestrian areas.
- There may be other site and setting alterations that may be proposed in the historic districts. Generally, site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

The elements within the park are reflective of the character that is within the Downtown Franklin Historic District. The designs of the trellis, furniture, fountains, and planter incorporate elements from

both the district and the new building. The elements in the park help to transition the scale of the commercial building down to the adjacent residential buildings.

Hardscaping
Different hardscaping is proposed within the site, and a minor change to the front steps of the building on Public Square. The previous design included rounded stairs, but based on DRC feedback, the design has been squared off to complete the square that is seen on the Public Square. The hardscaping features the existing brick, used within the City in the "Old Tavern" color, in various patterns around the site. A gray paver is proposed in the courtyard area between the City Hall and the commercial portions of the building. A stationary aggregate in a brown color will be utilized in the rear left portion of the park. And stamped concrete will be utilized for the walkways between the building and the park to the parking structure. The Guidelines recommend:

- Visually connect the street and building with a walkway leading directly from the sidewalk to the main entrance.
- Use sidewalk materials that were historically typical, such as concrete, brick, and stone.
- Design new sidewalks and walkways to follow historic patterns of alignment, configuration, width, and materials. The layout of new sidewalks and walkways should take placement of historic trees into consideration.
- When introducing new streetscape elements, use compatibility with the downtown elements and ensure that they support the traditional character of the area.

As proposed, the hardscaping that is proposed aligns with the Guidelines recommendations.

RECOMMENDATION:
Since this is a City project, staff does not make a recommendation, but here are some potential conditions should the HZC approve the proposal:

1. The material of the gates and railing shall return to the Preservation Planner for approval.
2. The lighting shall utilize a warm white light that does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.
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.

8/1/2025, 5:12:17 PM

CITY OF FRANKLIN

FRANKLIN CITY HALL (COF #8705)

109 3rd Avenue South
Franklin, TN 37064

OHM PROJECT No. 1068-20-0010

CERTIFICATE OF APPROPRIATENESS APP.

ISSUED: 08/01/2025

OWNER

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

OWNER'S REPRESENTATIVE

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CHRIS KOEPER
4037 RURAL PLAINS CIR #270
FRANKLIN, TENNESSEE 37064
713.444.0565
CHRISTOPHER.KOEPER@STVINC.COM

ARCHITECT OF RECORD

OHM ADVISORS
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GARY.SEBACH@OHM-ADVISORS.COM

ARCHITECT / PROJECT MANANGER

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NASHVILLE, TENNESSEE 37210
(615) 250-8150
ARKIMBROUGH@S8-DESIGN.COM

LANDSCAPE ARCHITECT

KISER VOGRIN DESIGN
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FRANKLIN, TENNESSEE 37067
(615) 708-0567
KATIE@KISERVOGRIN.COM

PROJECT SUMMARY:

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

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

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

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

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

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A1.2	SITE SECTIONS
A2.0	NORTH & EAST EXTERIOR ELEVATIONS
A2.1	SOUTH & WEST EXTERIOR ELEVATIONS
A2.2	GARAGE STAIR ENCLOSURE & DUMPSTER ENCLOSURE
A3.0	3D RENDERINGS OF CITY HALL
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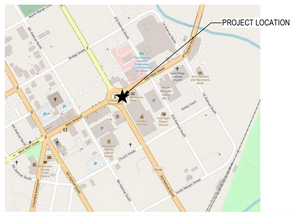
AF1.0	PARK FOUNTAIN
L1.0	OVERALL SITE PLAN
L1.2	TRELLIS CONCEPTS - LIGHT WITH FRANKLIN GREEN BENCH
L1.3	PROPOSED HARDSCAPE MATERIALS
L1.4	PROPOSED SITE FURNISHINGS
L1.5	PROPOSED SITE FURNISHINGS

PROJECT LOCATION MAP



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM-ADVISORS.COM

s8design
STUDIOEIGHTDESIGN

GARY SEBACH
REGISTERED ARCHITECT
No. 104211
STATE OF TENNESSEE
08/01/2025

ISSUE	DATE
CERTIFICATE OF APPROPRIATENESS APP.	08/01/2025
COA APPLICATION	08/01/2025

DATE 08/01/2025
PROJ NUMBER 1068-20-0010
PROJ MGR SZ
COUNTY WILLIAMSON

CITY OF FRANKLIN
FRANKLIN CITY HALL (COF #8705)
109 3rd Avenue South
Franklin, TN 37064

COVER SHEET

SHEET A0.0

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Autodesk Docs://1068-20/0010 Franklin City Hall/1068200010_A_FranklinCityHall_CoreShell_2023_CEN.rvt

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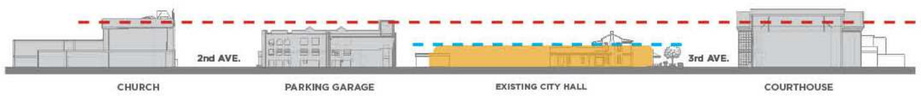
3-4 STORIES (RED)

1-2 STORIES (BLUE)

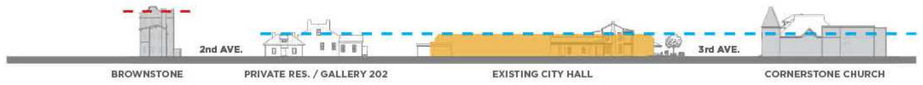
A SECTION THROUGH 231 PUBLIC SQUARE / CITY HALL / LAW OFFICE - LOOKING TOWARDS PARKING GARAGE

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

C



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



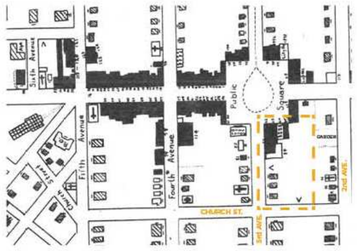
SITE CONTEXT - EXISTING SITE SECTION

SITE AERIAL

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

Blacksmith before Bearden Buggy Co. below

Laundry- corner of square & Third Avenue South



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

Buildings behind laundry on corner

Cotton's Livery Stable & Auction House

Historic aerial view

Aerial view - today

HISTORIC CONTEXT

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

KEY CONNECTIONS TO CONTEXT

RHYTHM OF LOT LINES

EXISTING GREEN SPACE

SITE ANALYSIS

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REGISTERED LANDSCAPE ARCHITECT
No. 1043
STATE OF TENNESSEE
08/01/2025

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CERTIFICATE OF APPROPRIATENESS APP.	08/01/2025
REVISIONS	08/01/2025
COA APPLICATION	

DATE	PROJ NUMBER	PROJ MGR	COUNTY
08/01/2025	11068-20-00110	SZ	WILLIAMSON

CITY OF FRANKLIN
FRANKLIN CITY HALL (COF #8705)
109 3rd Avenue South
Franklin, TN 37064

EXISTING SITE & SURROUNDINGS

SHEET: A1.0

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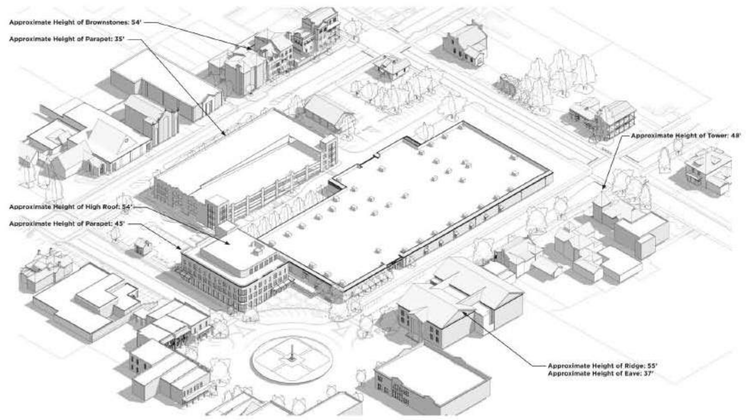
SURROUNDING CONTEXT

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



SITE CONTEXT - HEIGHT OF SURROUNDING STRUCTURES

VIEW OF EXISTING CITY HALL FROM THE SQUARE

VIEW OF EXISTING CITY HALL AT MAIN ENTRANCE ON THIRD AVENUE

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

VIEW OF EXISTING CITY HALL FROM ALLEY

VIEW OF EXISTING CITY HALL FROM ALLEY

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

CHURCH STREET SOUTH BLOCK FACE (OPPOSITE CITY HALL SITE)

SECOND AVENUE EAST BLOCK FACE (OPPOSITE CITY HALL SITE)

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CITY OF FRANKLIN
FRANKLIN CITY HALL (COF #8705)
109 3rd Avenue South
Franklin, TN 37064

EXISTING SITE & SURROUNDINGS

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

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

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

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

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CITY OF FRANKLIN
FRANKLIN CITY HALL (COF #8705)
109 3rd Avenue South
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SITE SECTIONS

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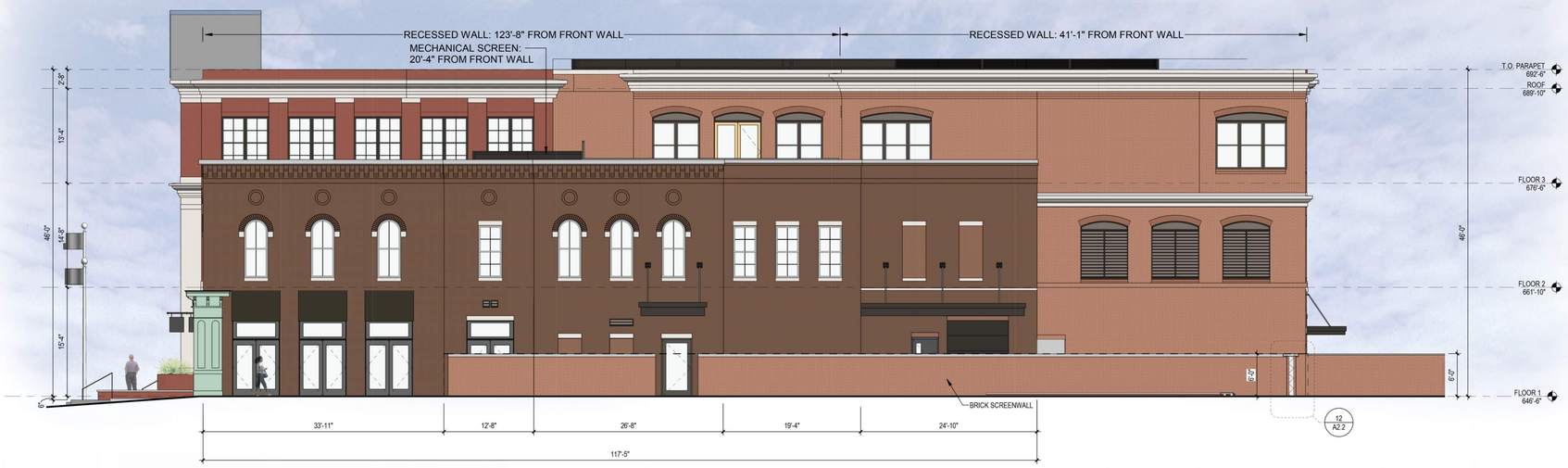

2 EAST ELEVATION

1/8" = 1'-0"

1 NORTH ELEVATION

1/8" = 1'-0"

MATERIAL BREAKDOWN CHART

NORTH ELEVATION		
	SURFACE AREA	% OF NET
GROSS OF WALL	12,321	-
NET OF WALL	8,716	-
BRICK	6,885	79%
LIMESTONE	1,831	21%
EAST ELEVATION		
	SURFACE AREA	% OF NET
GROSS OF WALL	7,695	-
NET OF WALL	6,299	-
BRICK	5,357	85%
LIMESTONE	879	14%
PAINTED WOOD	63	1%

BUILDING INFORMATION

PROJECT NAME: FRANKLIN CITY HALL
ADDRESS: 109 3RD AVENUE SOUTH
PARCEL: TAX MAP 078C, GROUP C, PARCEL 03.00

BUILDING TYPE: COMMERCIAL MIXED USE / COMMERCIAL & CIVIC

SQUARE FOOTAGE BY FLOOR

SUB-GRADE PARKING GARAGE:	76,100 SF
FIRST FLOOR:	31,850 SF + 4,500 SF OF COMMERCIAL SHELL SPACE
SECOND FLOOR:	36,350 SF
THIRD FLOOR:	26,350 SF

EXTERIOR MATERIAL LEGEND

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

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REGISTERED ARCHITECT
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STATE OF TENNESSEE
08/01/2025

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PROJ. MGR SZ
COUNTY WILLIAMSON

CITY OF FRANKLIN
FRANKLIN CITY HALL (COF #8705)
109 3rd Avenue South
Franklin, TN 37064

NORTH & EAST EXTERIOR ELEVATIONS

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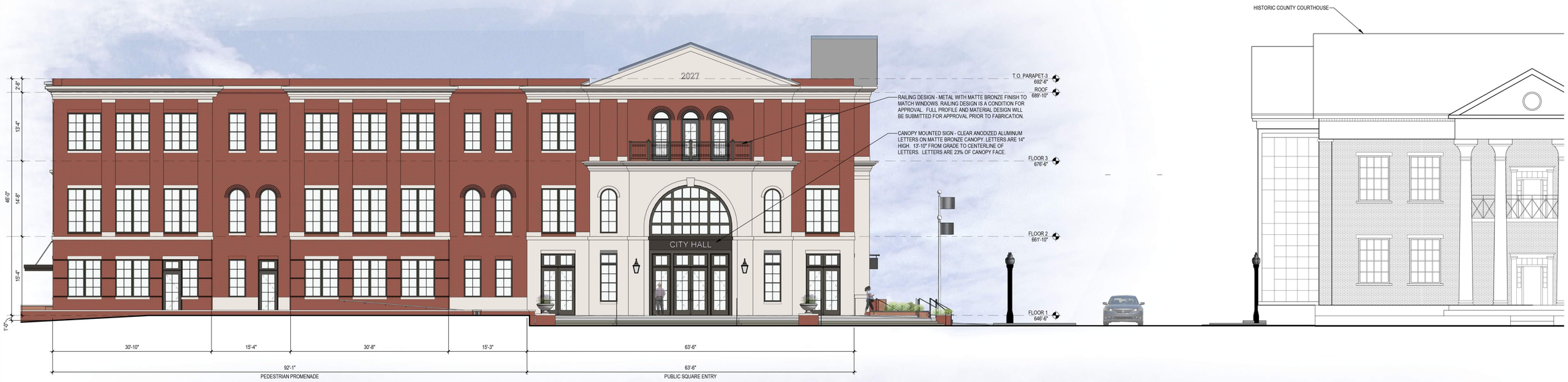

2 WEST ELEVATION
1/8" = 1'-0"

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

MATERIAL BREAKDOWN CHART

SOUTH ELEVATION		
	SURFACE AREA	% OF NET
GROSS OF WALL	13,017	-
NET OF WALL	9,743	-
BRICK	6,096	63%
LIMESTONE	2,796	28%
PAINTED WOOD	851	9%
WEST ELEVATION		
	SURFACE AREA	% OF NET
GROSS OF WALL	7,512	-
NET OF WALL	5,228	-
BRICK	3,472	66%
LIMESTONE	1,756	34%

COMMERCIAL SIGNAGE NOTES

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

BAND MOUNTED SIGNS:
MAX QUANTITY: ONE PER RETAIL STOREFRONT
MAX AREA: 1 SQUARE FOOT PER LINEAL FOOT OF WIDTH OF RETAIL STOREFRONT
THICKNESS: MAX 2"
PLACEMENT: CENTERED IN SIGN BAND AND VERTICALLY ALIGNED WITH CENTER OF AN ARCHITECTURAL ELEMENT OR CENTERED OVER THE RETAIL STOREFRONT LENGTH.
PROJECTION: MAX 6" FROM WALL
INDIVIDUALLY MOUNTED LETTERS THAT DO NOT DETRACT FROM THE ARCHITECTURE
MATERIALS: FINISHED WOOD OR METAL WITH MATTE BACKGROUND FINISHES
COLOR: MAX OF 3 COLORS WITH A DARKER BACKGROUND COLOR THAN THE LETTERING COLOR. USE MUTED COLORS THAT COMPLEMENT THE FACADE, ALTHOUGH VIBRANT COLORS MAY BE CONSIDERED AS AN ACCENT.
LIGHTING: CONCEALED LIGHTING

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

BUILDING INFORMATION

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

EXTERIOR MATERIAL LEGEND

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

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GARY SEBACH
REGISTERED ARCHITECT
No. 104334
STATE OF TENNESSEE
08/01/2025

ISSUE: CERTIFICATE OF APPROPRIATENESS APP. 08/01/2025
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PROJ MGR SZ
COUNTY WILLIAMSON

CITY OF FRANKLIN
FRANKLIN CITY HALL (COF #8705)
109 3rd Avenue South
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SOUTH & WEST EXTERIOR ELEVATIONS

SHEET A2.1

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BUILDING INFORMATION

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ADDRESS:	109 3RD AVENUE SOUTH
PARCEL:	TAX MAP 078C, GROUP C, PARCEL 03.00
BUILDING TYPE:	COMMERCIAL MIXED USE / COMMERCIAL & CIVIC
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FIRST FLOOR:	31,850 SF + 4,500 SF OF COMMERCIAL SHELL SPACE
SECOND FLOOR:	36,350 SF
THIRD FLOOR:	26,350 SF

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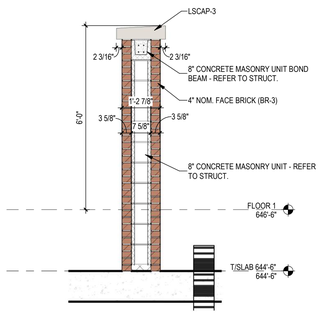
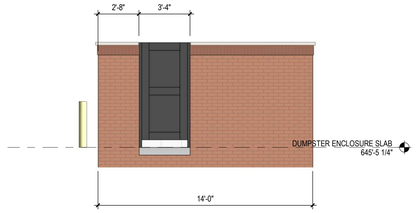
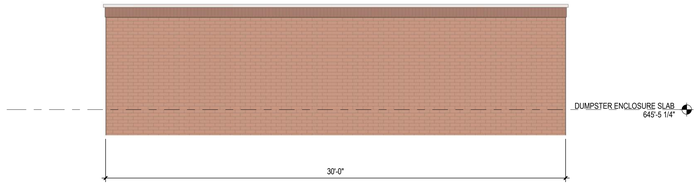


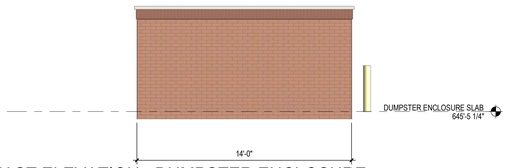
12 EAST SCREENWALL
1/2" = 1'-0"



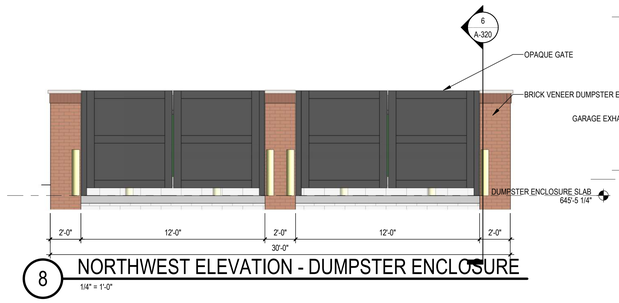
11 SOUTHWEST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



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

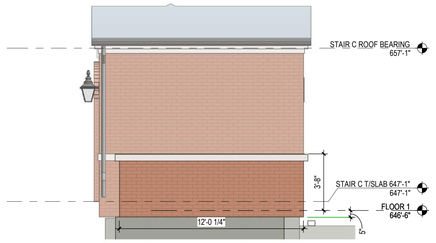


9 NORTHEAST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"

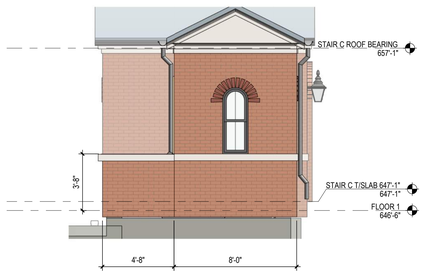


8 NORTHWEST ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"

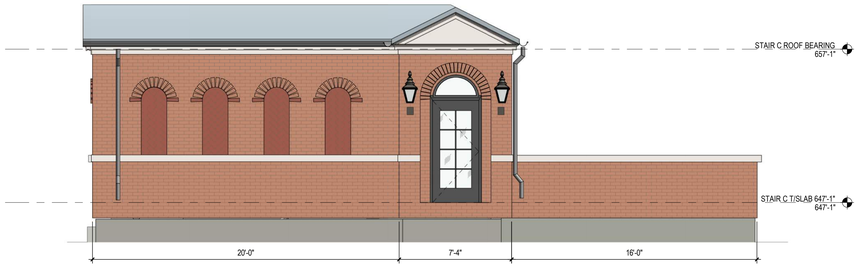
7 SOUTH ELEVATION - STAIR ENCLOSURE
1/4" = 1'-0"



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



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



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

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

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

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

EXTERIOR MATERIAL LEGEND

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

GARY SEBACH
REGISTERED ARCHITECT
No. 102434
STATE OF TENNESSEE
08/01/2025

ISSUE: CERTIFICATE OF APPROPRIATENESS APP 08/01/2025
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PROJ MGR SZ
COUNTY WILLIAMSON

CITY OF FRANKLIN
FRANKLIN CITY HALL (COF #8705)
109 3rd Avenue South
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GARAGE STAIR ENCLOSURE & DUMPSTER ENCLOSURE

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VIEW OF MAIN ENTRANCE FROM THE SQUARE

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

VIEW OF CORNER PLAZA AND STREETSCAPE ALONG THIRD AVENUE

VIEW OF STREETSCAPE ALONG THIRD AVENUE LOOKING BACK TOWARDS THE SQUARE

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No. 104334
STATE OF TENNESSEE
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CITY OF FRANKLIN
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109 3rd Avenue South
Franklin, TN 37064

3D RENDERINGS OF CITY HALL

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VIEW OF ENTRY INTO COURTYARD FROM THIRD AVENUE

VIEW OF THIRD AVENUE STREETSCAPE IN FRONT OF COMMERCIAL USE

VIEW OF COMMERCIAL USE FROM ACROSS THIRD AVENUE

VIEW OF PARKING GARGAE EGRESS STAIR ENCLOUSE IN THE PARK

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CITY OF FRANKLIN
FRANKLIN CITY HALL (COF #8705)
109 3rd Avenue South
Franklin, TN 37064

3D RENDERINGS ALONG THIRD AVENUE AND CHURCH STREET

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

ARIAL VIEW OF MECHANICAL ROOFTOP SCREENING

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

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

VIEW OF PARKING GARAGE EGRESS STAIR ENCLOSURE IN THE PARK

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CITY OF FRANKLIN
FRANKLIN CITY HALL (COF #8705)
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Franklin, TN 37064

3D RENDERINGS OF ROOFTOP SCREENING & PARKING GARAGE STAIR ENCLOSURE

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

BR-1 WINDOW FINISH - BRONZE

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

BR-1 WINDOW FINISH - SUEDE

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

BR-3 WINDOW FINISH - SIERRA WHITE

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

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

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

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

METAL ROOF FOR PEDIMENT AND STAIR C

EQUIPMENT SCREEN AND METAL CANOPY

BUILDING INFORMATION

PROJECT NAME:	FRANKLIN CITY HALL
ADDRESS:	109 3RD AVENUE SOUTH
PARCEL:	TAX MAP 078C, GROUP C, PARCEL 03.00
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- PAINTED COMPOSITE WOOD

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EXTERIOR MATERIALS

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COUNTY
COURTHOUSE

231 BUILDING

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CONTEXT FENCE IMAGES

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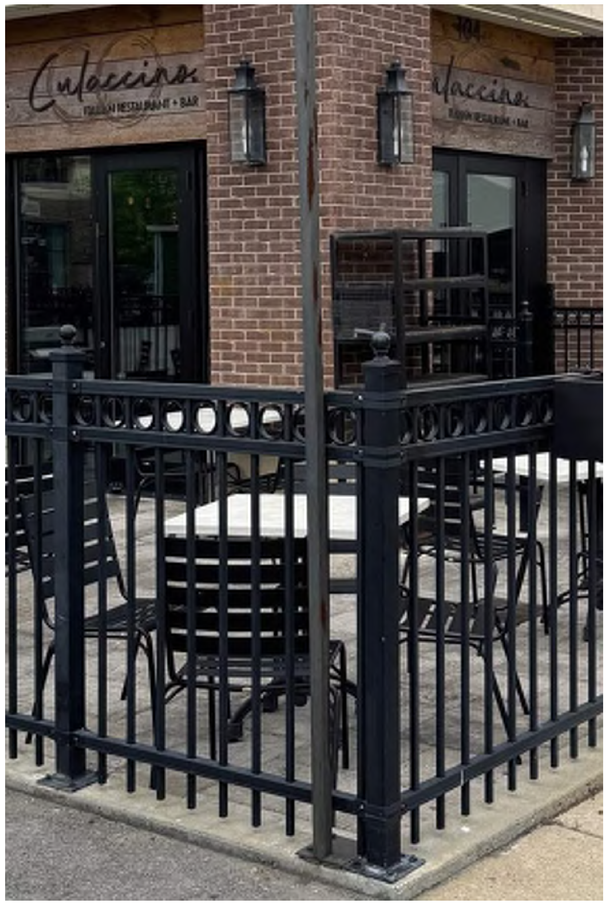

THE BROWNSTONES

HARPETH DEVELOPMENT

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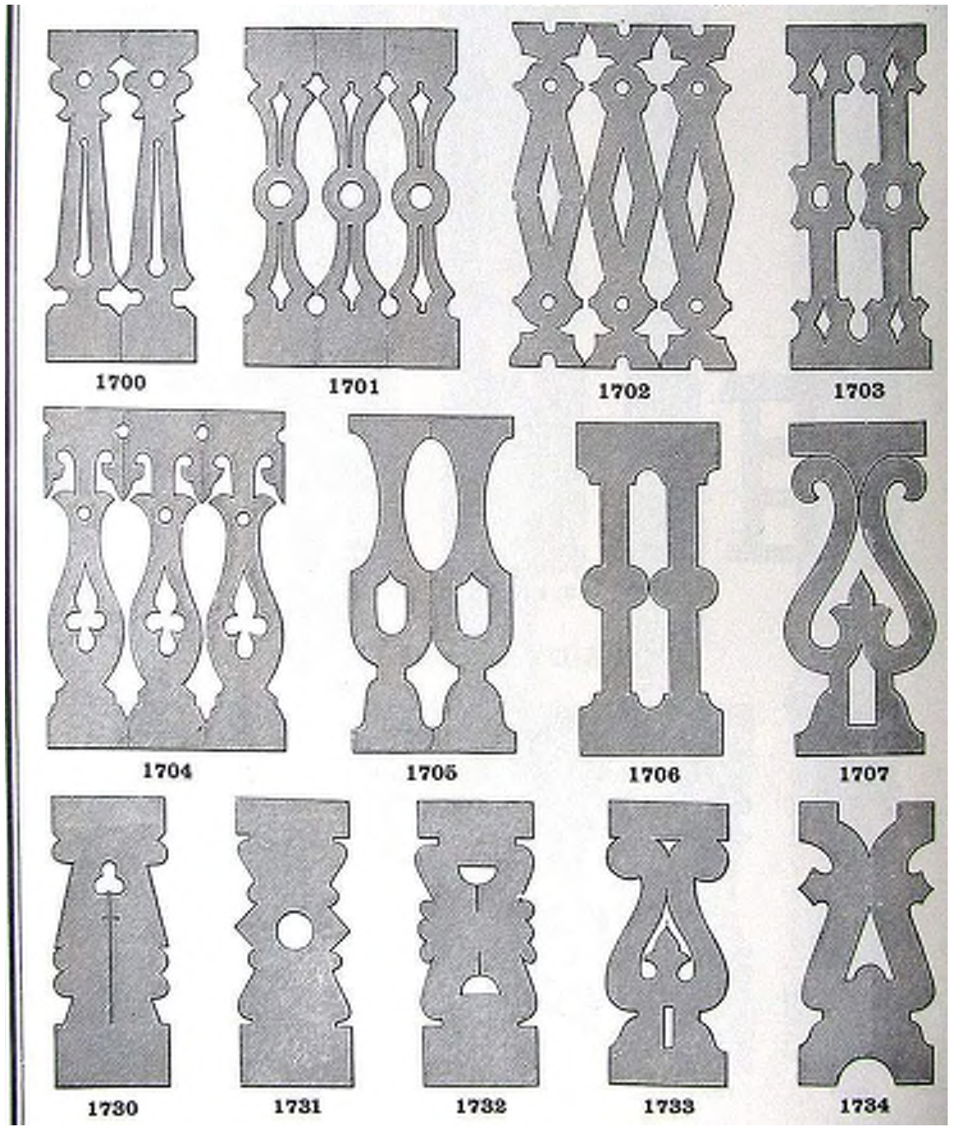

HISTORIC EXAMPLES (RESIDENTIAL)

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CONTEXT FENCE IMAGES

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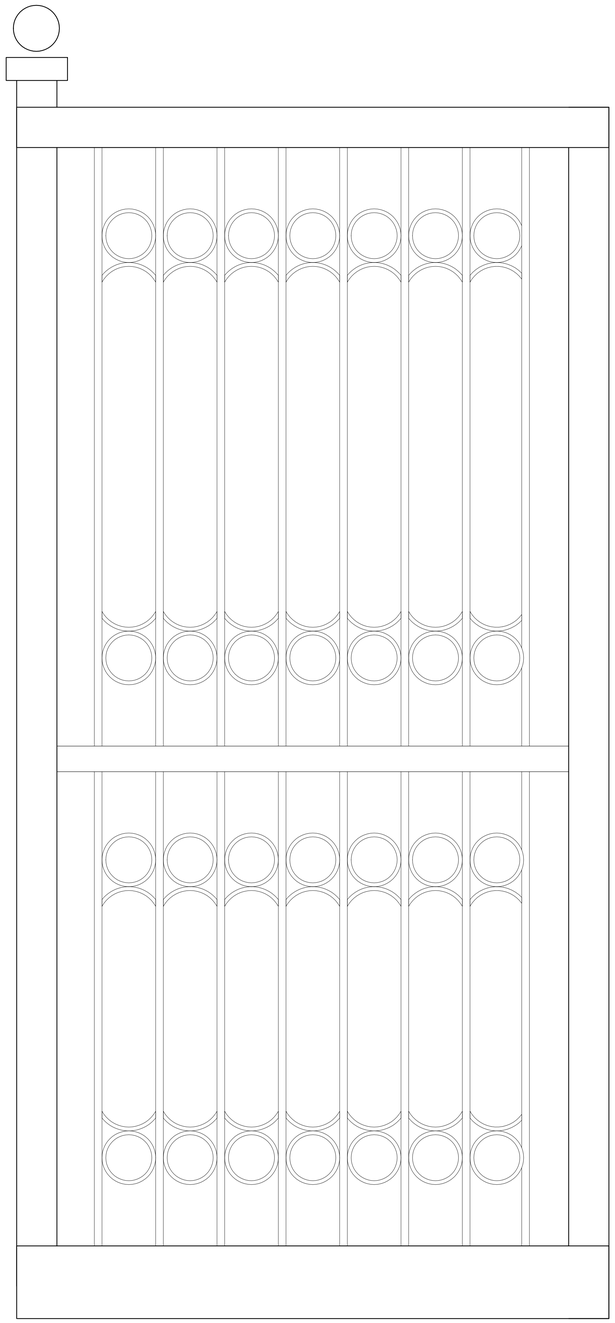

1 THIRD AVENUE GATES AND RAILINGS
3/4" = 1'-0"

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THIRD AVENUE GATES AND RAILINGS

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2 MAIN ENTRANCE ON THE SQUARE
1/2" = 1'-0"

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MAIN ENTRANCE ON THE SQUARE

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HISTORIC REPLICA DOORS AND WINDOWS BY BOYD

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EXTERIOR WINDOWS

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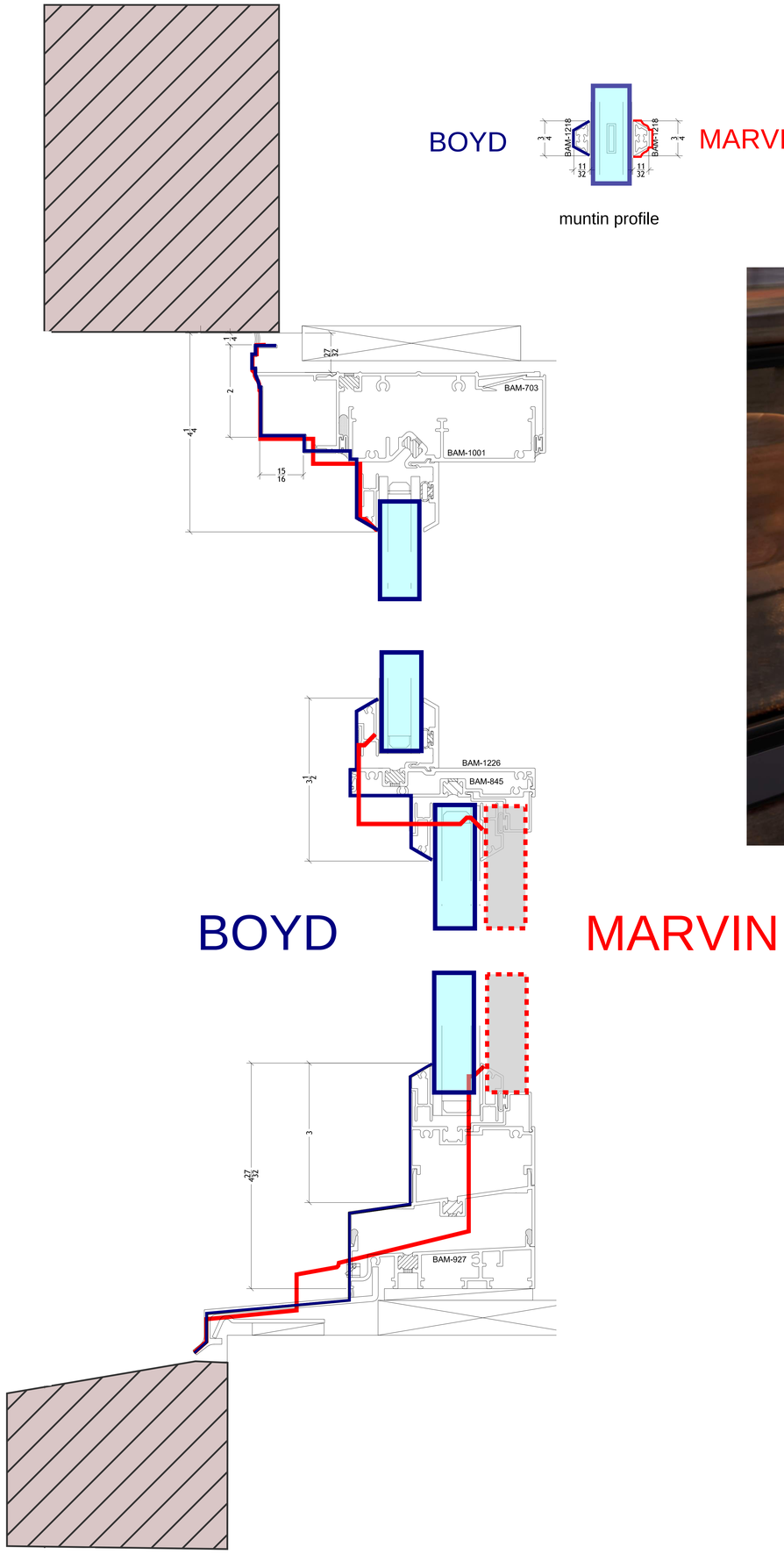

WINDOW SECTION PROFILES

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EXTERIOR WINDOWS

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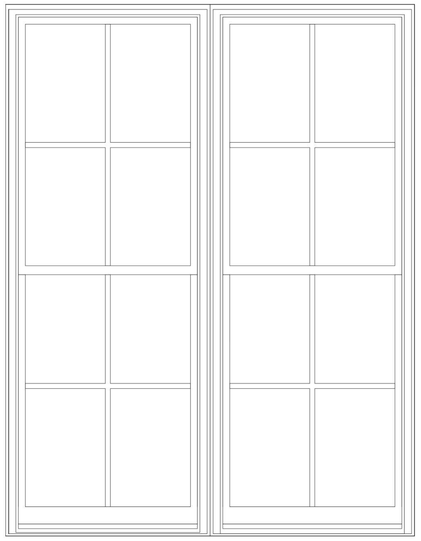
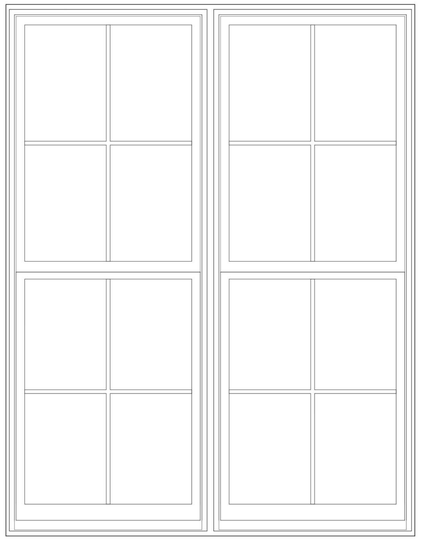
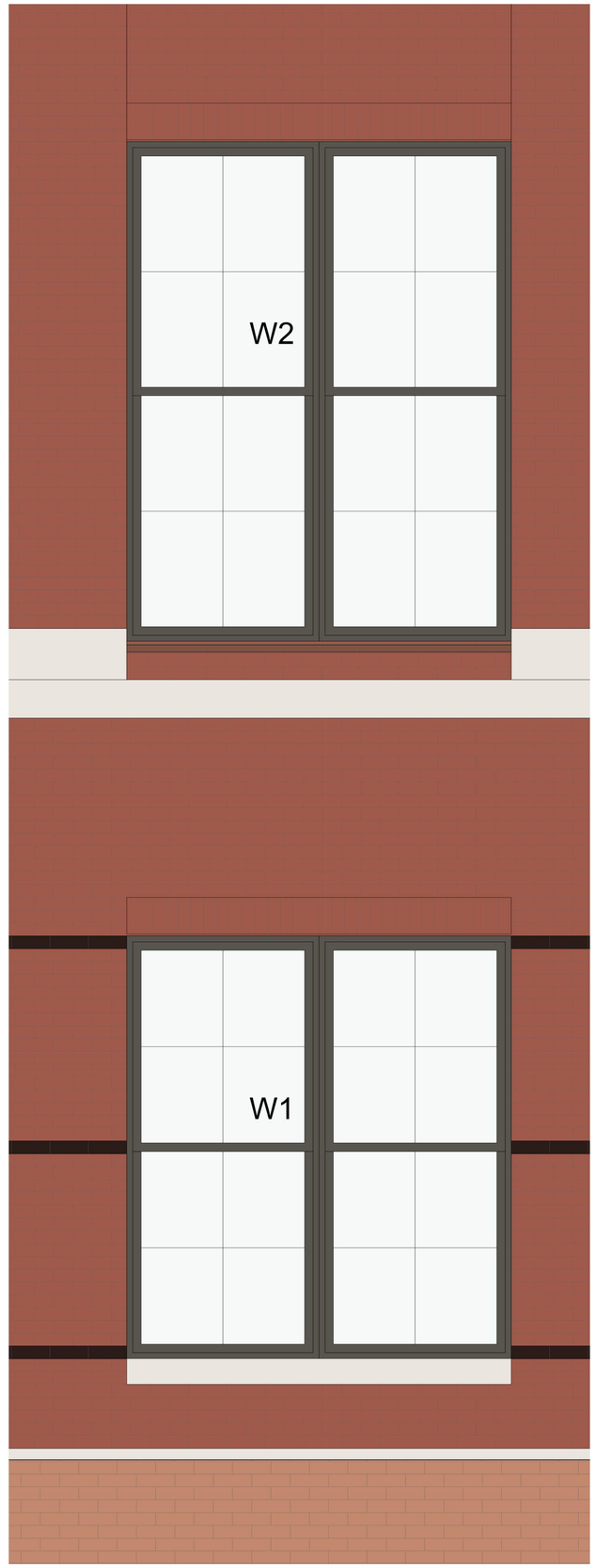
MARVIN W2

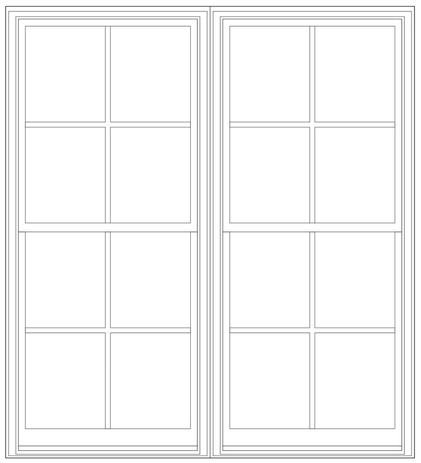


BOYD W2

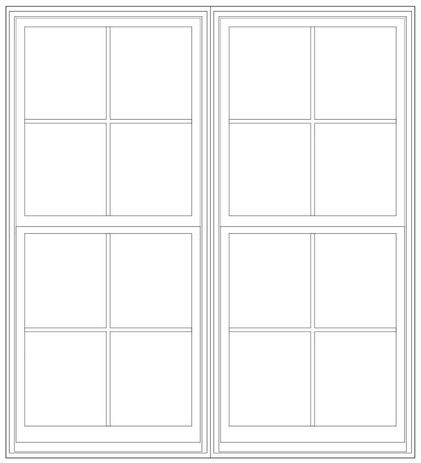




MARVIN W1



BOYD W1



1 MARVIN VS BOYD
1" = 1'-0"

2 W1 AND W2 CALLOUT
1" = 1'-0"

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WINDOW ELEVATIONS

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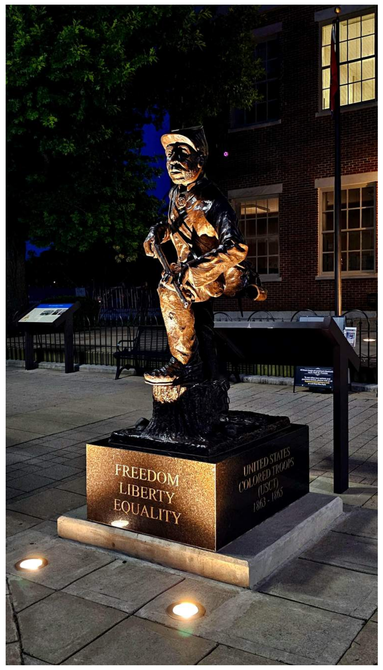
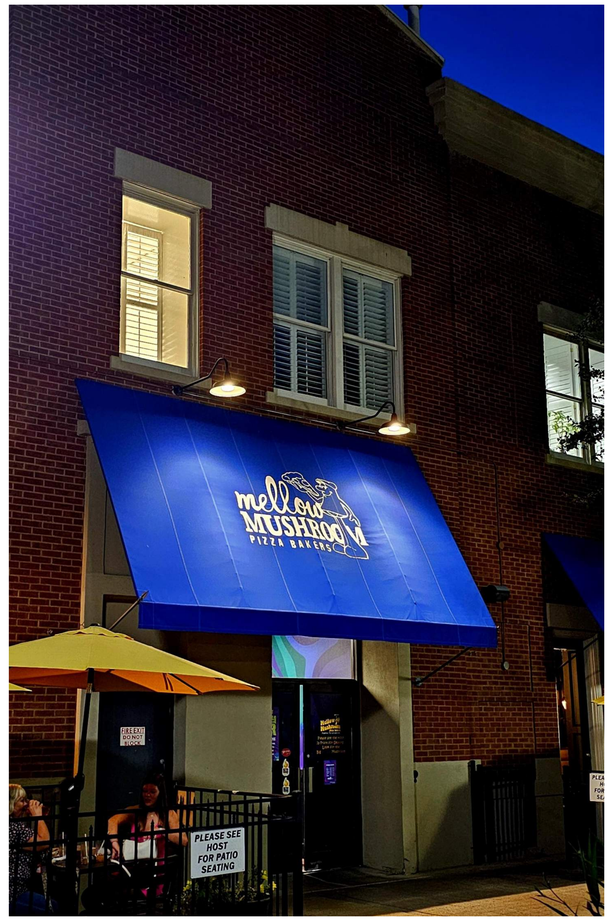


UPLIGHTING OF STATUE AND FLAG POLES

COACH LIGHTS, AND LIGHTING OVER AWNINGS



DOWNLIGHTS IN CANOPIES AND LIGHTING OVER CANOPIES

PUBLIC SQUARE- LIGHTING EXAMPLES

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PUBLIC SQUARE - LIGHTING EXAMPLES

SHEET: AL1.0

LIGHTING OVER AWNING AND ABOVE ENTRANCE DOORS

COACH LIGHTS AND LIGHTS ABOVE ENTRANCE DOORS

MAIN STREET - LIGHTING EXAMPLES

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MAIN STREET - LIGHTING EXAMPLES

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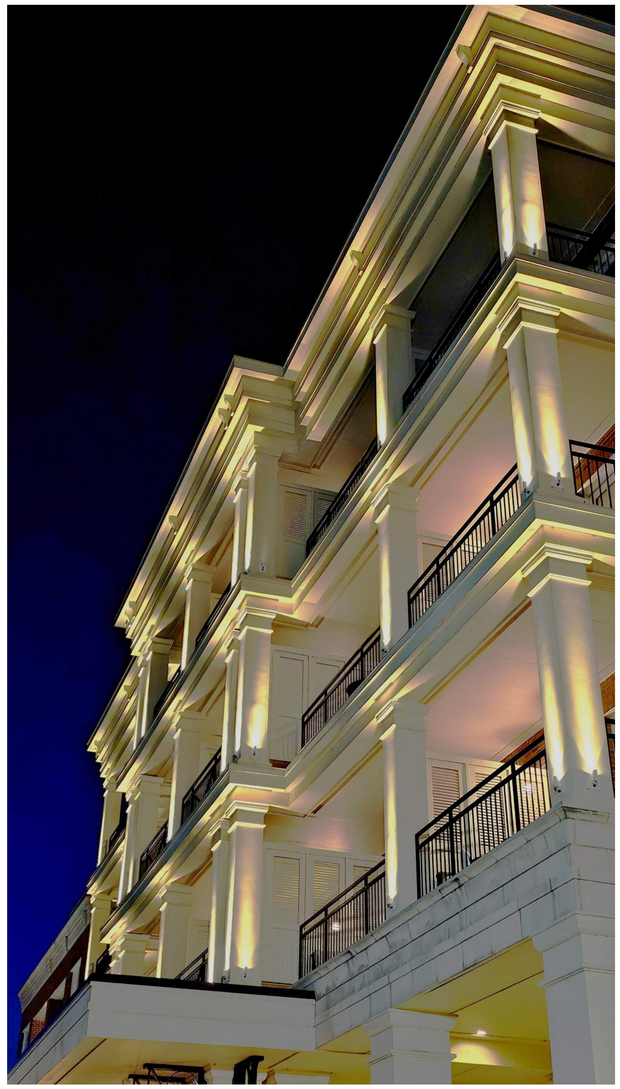

HARPETH HOTEL

231 PUBLIC SQUARE

UPLIGHTING EXAMPLES

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UPLIGHTING EXAMPLES

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MAIN ENTRANCE - PEDIMENT LIGHT

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LIGHTING AT MAIN ENTRANCE ON SQUARE

SHEET
AL1.3

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LIGHTING - ALONG THIRD AVENUE

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LIGHTING ALONG THIRD AVENUE

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LIGHTING AT COURTYARD

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LIGHTING AT COURTYARD

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LIGHTING - ALONG THIRD AVENUE AND RETAIL

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LIGHTING ALONG THIRD AVENUE AND RETAIL

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LIGHTING AT STAIR ENCLOSURE

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LIGHTING AT STAIR ENCLOSURE

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1 NORTH ELEVATION
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NORTH LIGHTING

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1 EAST ELEVATION
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EAST LIGHTING

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SHEET
AL2.1

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1 SOUTH ELEVATION
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SOUTH LIGHTING

SHEET AL2.2

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8/1/2025 8:42:51 AM
Autodesk Docs://1068-20-0010 Franklin City Hall/1068200010_A_FranklinCityHall_CoreShell_2023_CEN.rvt

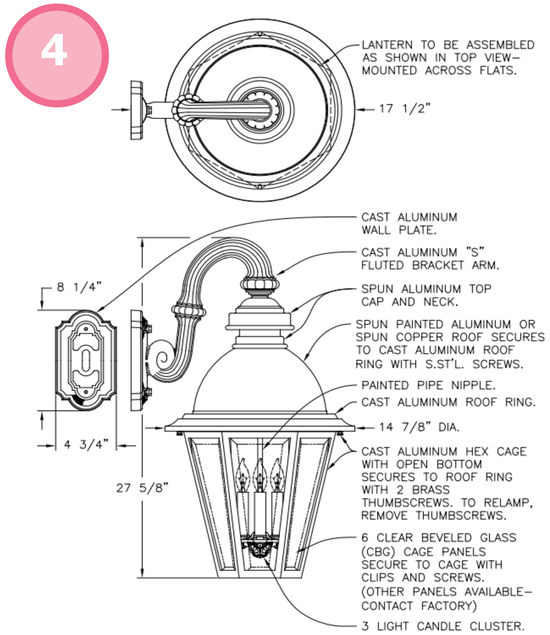
1 WEST ELEVATION
1/8" = 1'-0"

1

2

3

4



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STUDIOEIGHTDESIGN

GARY SEBACH
REGISTERED ARCHITECT
No. 104234
STATE OF TENNESSEE
08/01/2025

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REVISIONS:

DATE 08/01/2025
PROJ NUMBER 1068.20.0010
PROJ MGR SZ
COUNTY WILLIAMSON

CITY OF FRANKLIN
FRANKLIN CITY HALL (COF #8705)
109 3rd Avenue South
Franklin, TN 37064

WEST LIGHTING

SHEET AL2.3

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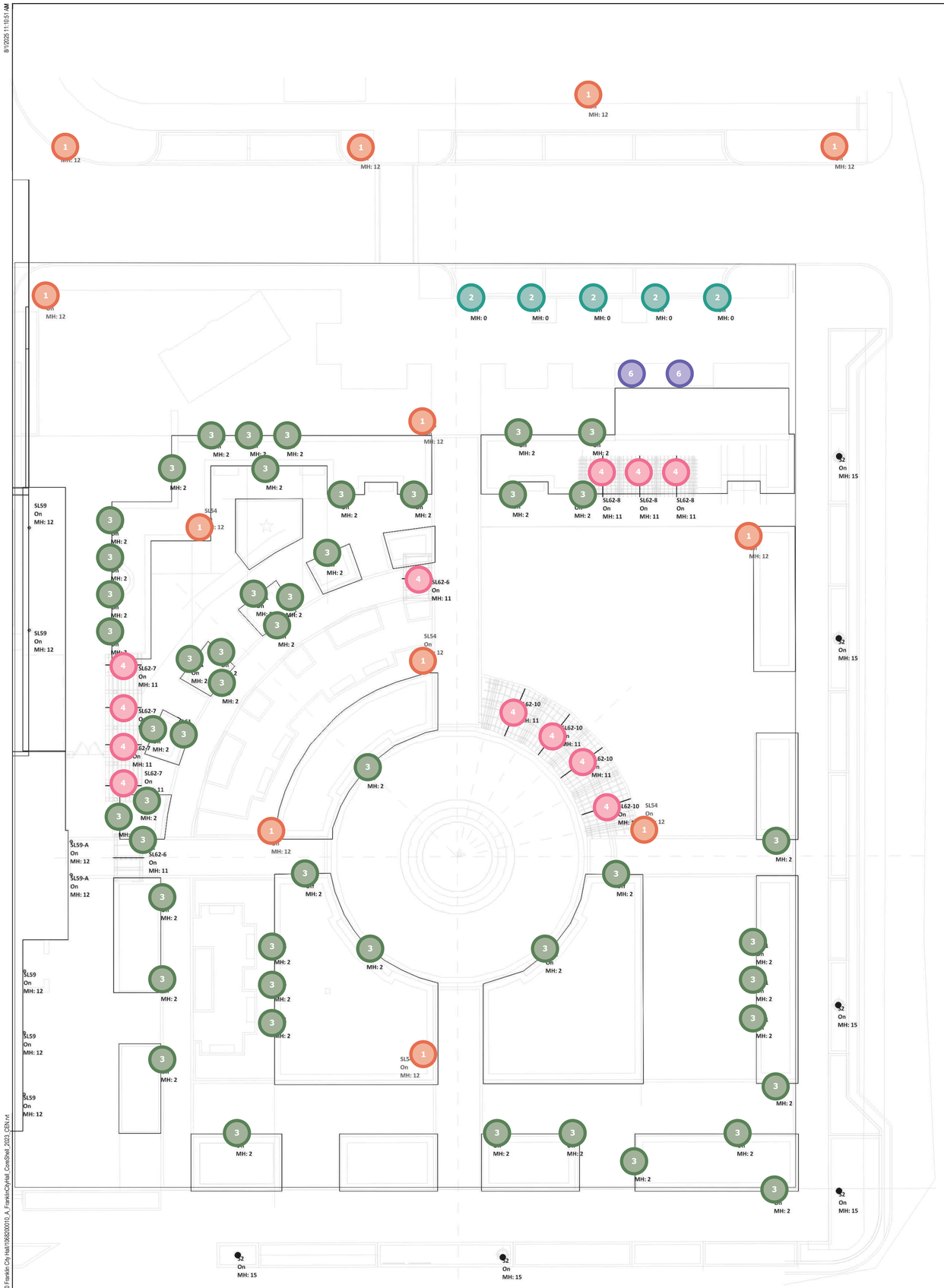
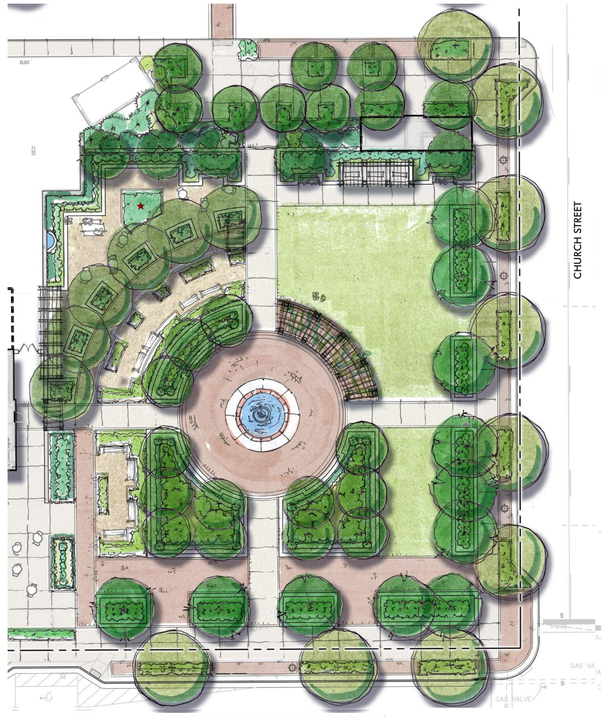
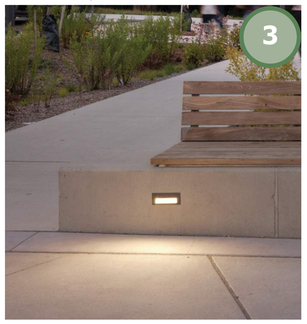




TREE UPLIGHT



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RVD
LANDSCAPE ARCHITECTURE & LAND PLANNING

GARY SEBACH
REGISTERED ARCHITECT
COMMERCE
No. 104334
STATE OF TENNESSEE
08/01/2025

ISSUE:	CERTIFICATE OF APPROPRIATENESS APP.	08/01/2025
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07/22/2025	1068-20-0010	SZ	WILLIAMSON

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Franklin, TN 37064

PARK LIGHTING

SHEET
AL2.4

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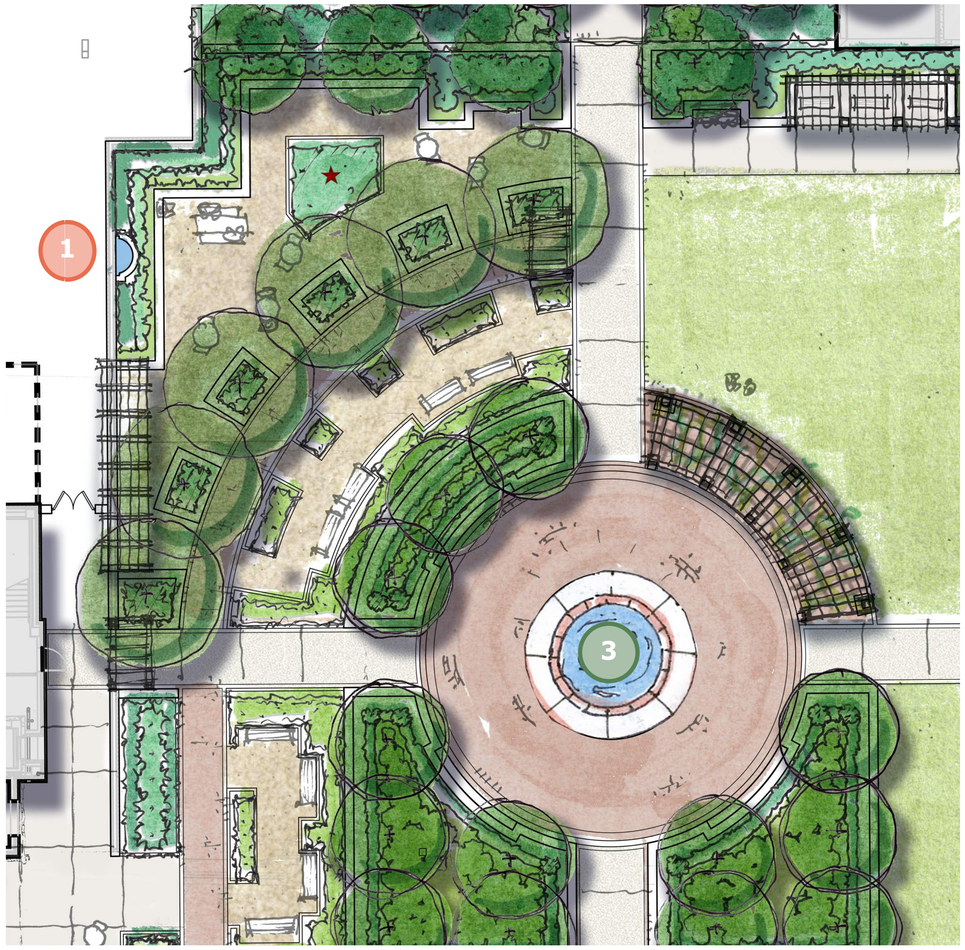
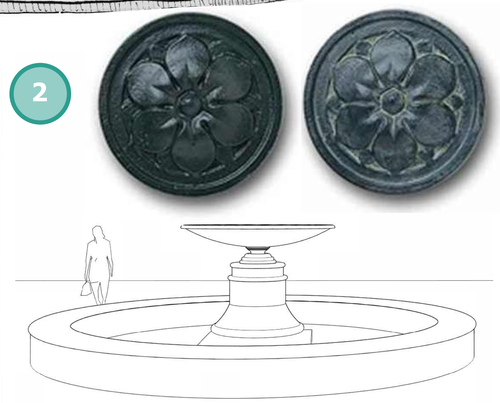
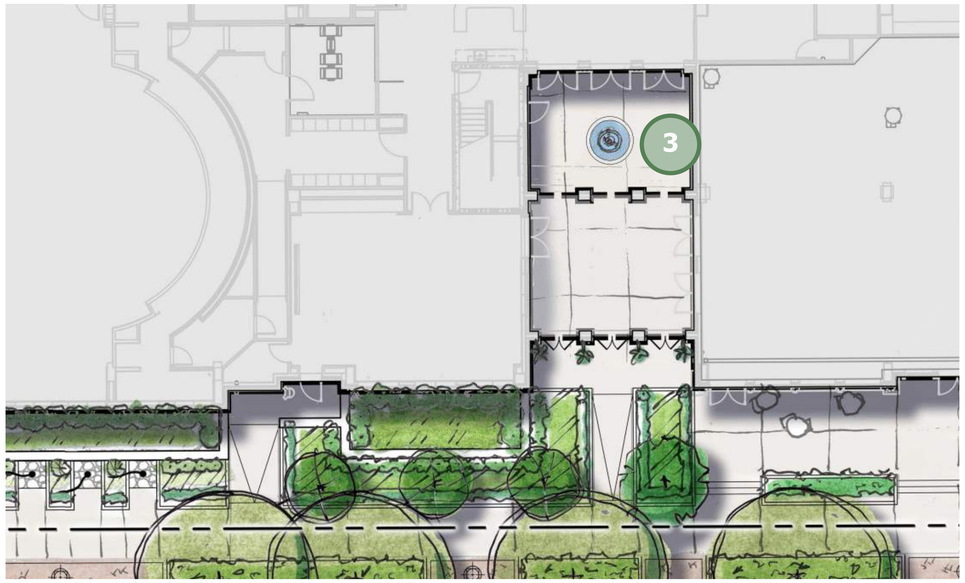




PARK RENDERING



COURTYARD RENDERING

LEGEND

1 CAMPANIA - VENCE FOUNTAIN

2 ROBINSON IRON - BOTANICAL GARDENS FOUNTAIN

3 ROBINSON IRON - ROMAN FLUTED FOUNTAIN

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REGISTERED LANDSCAPE ARCHITECT
No. 1041
STATE OF TENNESSEE
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PARK FOUNTAIN

SHEET AF1.0

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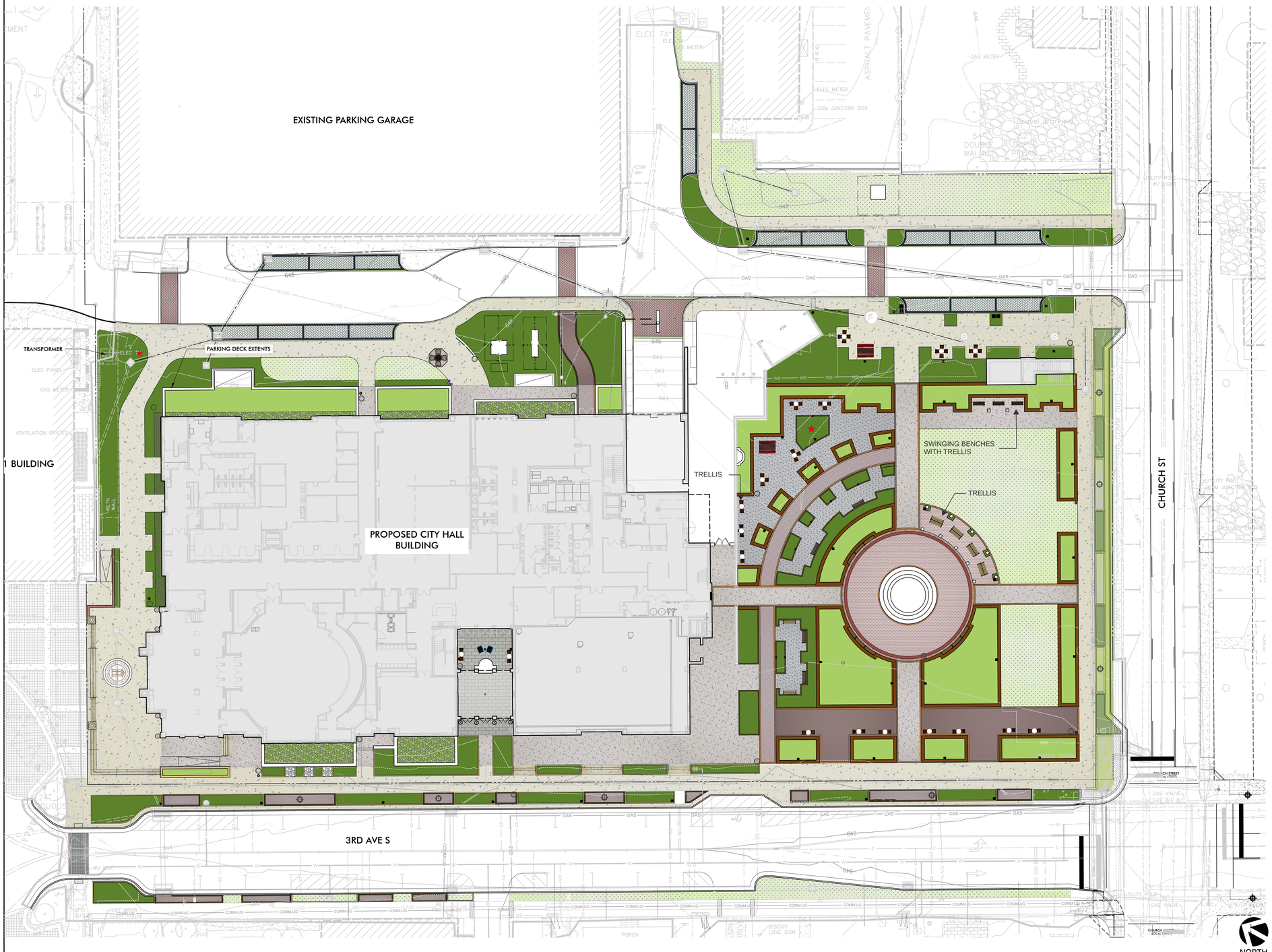
OVERALL SITE PLAN



TRELLIS EXAMPLES WITH COLOR CONTRAST (AS REQUESTED IN DRC)

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LANDSCAPE ARCHITECTURE & LAND PLANNING

RUDOWSKY GARRETT REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1115
08.01.2025

ISSUE: CERTIFICATE OF APPROPRIATENESS APP. 08/01/2025
REVISIONS: COA APPLICATION 08/01/2025

DATE 08/01/2025
PROJ NUMBER 1068.20.0010
PROJ MGR
COUNTY WILLIAMSON

CITY OF FRANKLIN
FRANKLIN CITY HALL (COF #8705)
109 3rd Avenue South
Franklin, TN 37064

OVERALL SITE PLAN

SHEET L1.0

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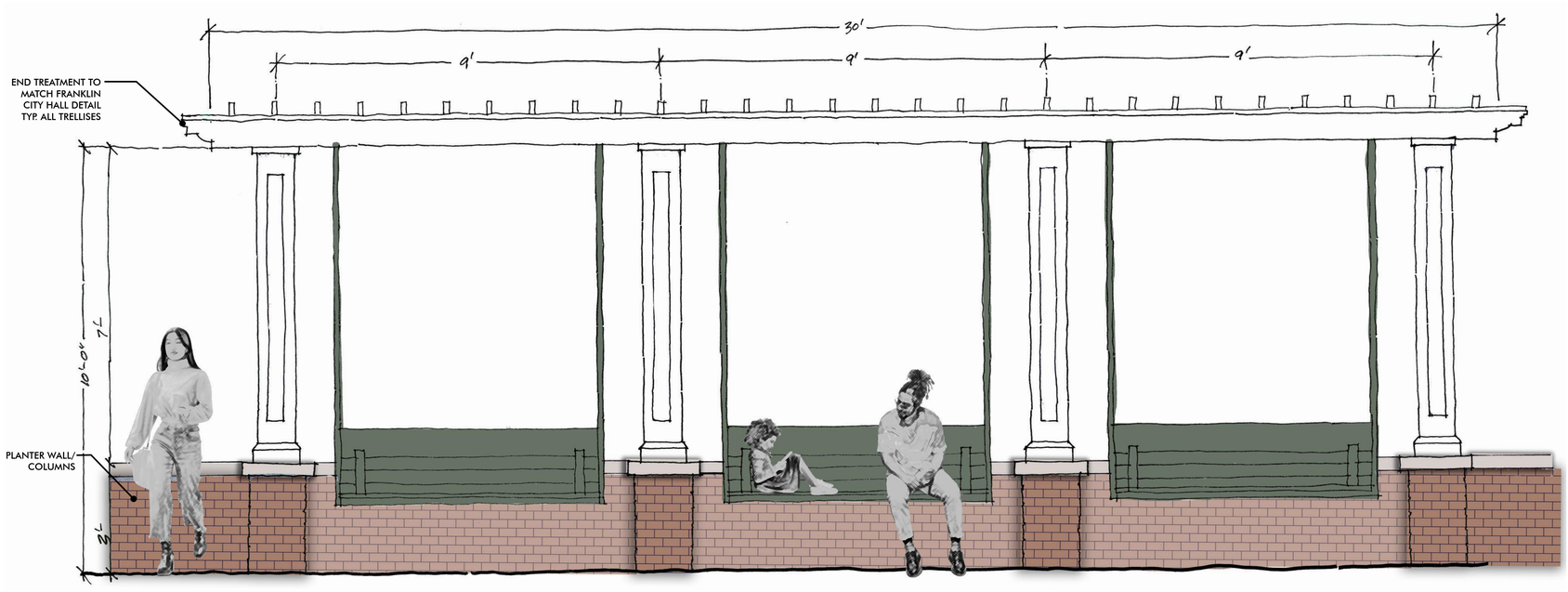
BENCH SWING TRELLIS

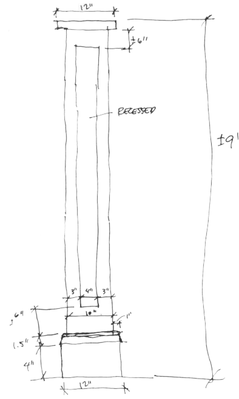


SCALE : 3/4" = 1'

STRUCTURE WORKS
MATERIAL: METAL
COLOR: SEASHELL WHITE
BENCH COLOR: FRANKLIN GREEN
TYPE 2 BRICK
WALL CAPS TO MATCH ARCHITECTURE

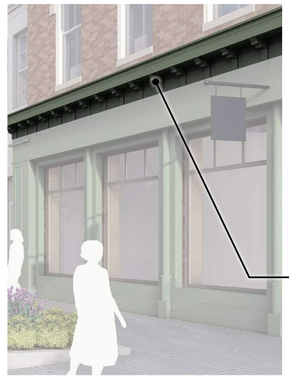
ADJACENT ARCHITECTURAL PRECEDENT IMAGERY

SAUNDERS MARSHALL WRIGHT HOUSE

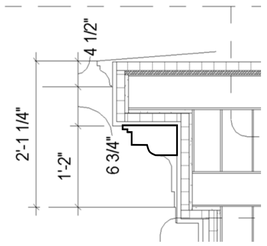


SAUNDERS MARSHALL WRIGHT HOUSE COLUMN SKETCH

PROPOSED CITY HALL BUILDING ARCHITETCURAL DETAILS



RETAIL MILLWORK DETAIL

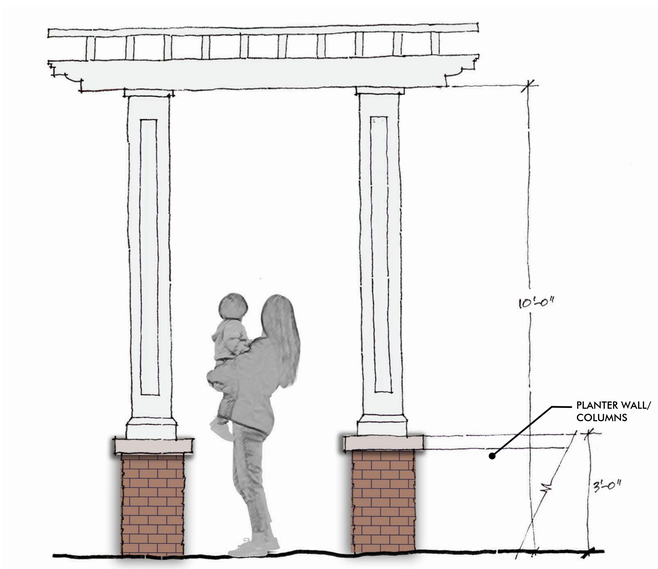


CURVED TRELLIS

STRUCTURE WORKS
MATERIAL: METAL
COLOR: SEASHELL WHITE
TYPE 2 BRICK
WALL CAPS TO MATCH ARCHITECTURE

SCALE : 3/4" = 1'

GARDEN TRELLIS



STRUCTURE WORKS
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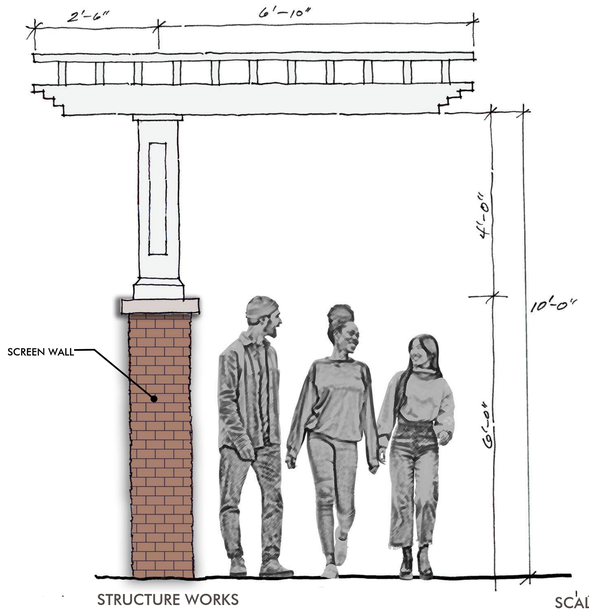
COLOR: SEASHELL WHITE
TYPE 2 BRICK
WALL CAPS TO MATCH ARCHITECTURE

SCALE : 3/4" = 1'

SERVICE WALL TRELLIS



STRUCTURE WORKS
MATERIAL: METAL
COLOR: SEASHELL WHITE
TYPE 2 BRICK
WALL CAPS TO MATCH ARCHITECTURE

SCALE : 3/4" = 1'

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LANDSCAPE ARCHITECTURE & LAND PLANNING

RUDOWSKY GARRETT REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1119
08.01.2025

ISSUE: CERTIFICATE OF APPROPRIATENESS APP. 08/01/2025
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COUNTY WILLIAMSON

CITY OF FRANKLIN
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TRELLIS CONCEPTS - LIGHT WITH FRANKLIN GREEN BENCH

SHEET L1.2

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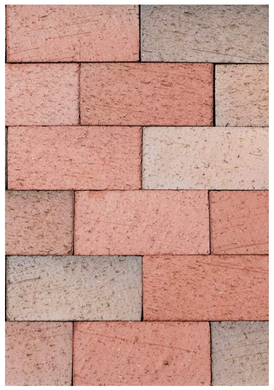
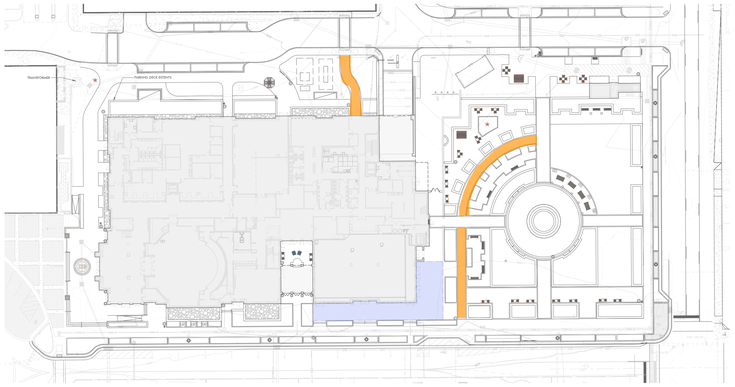
HARDSCAPE MATERIALS

PINE HALL BRICK - OLD TAVERN FULL RANGE

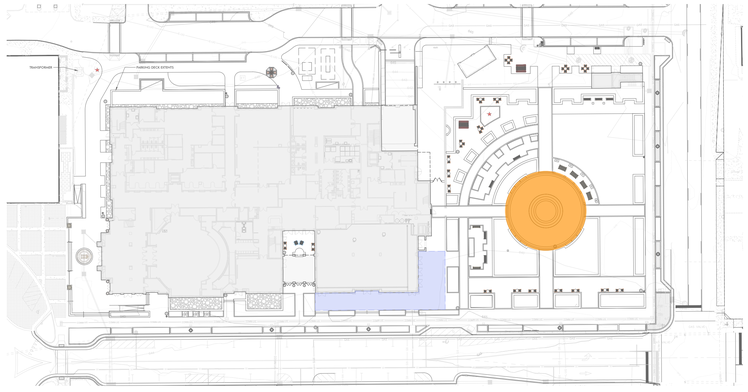


RUNNING BOND (LAYOUT ONLY)
P-103, P-104



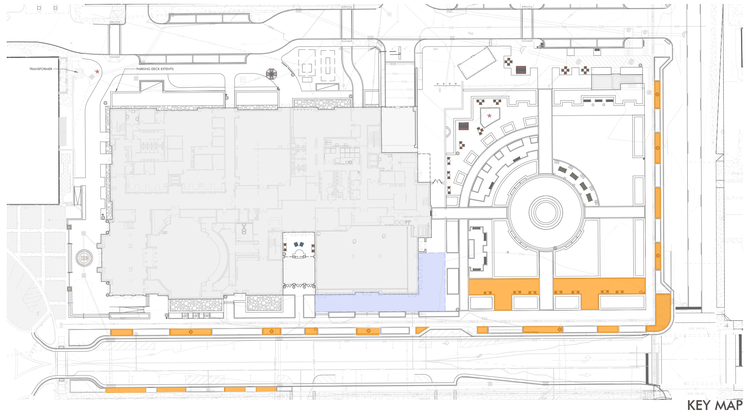
KEY MAP

RADIAL RUNNING BOND (LAYOUT ONLY)
P-105



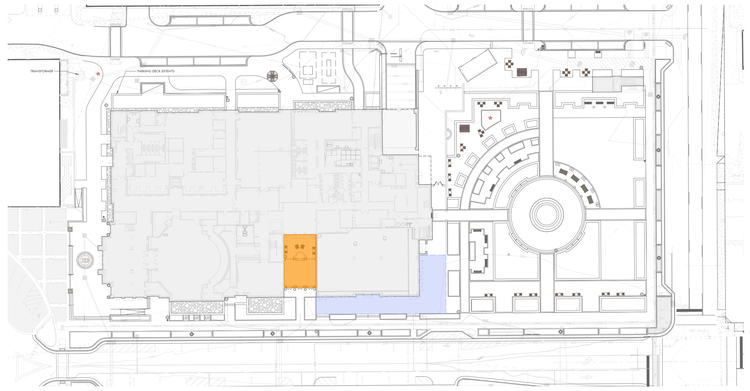
KEY MAP

45 DEGREE HERRINGBONE (LAYOUT ONLY)
P-106, P-107



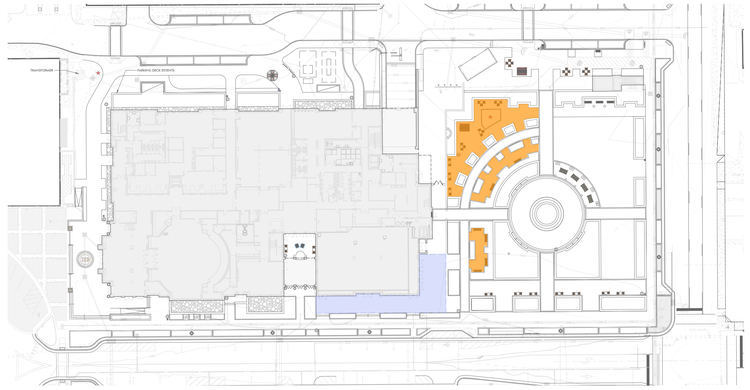
KEY MAP

NITTERHOUSE - PEDESTAL PAVER - PG-27
P-108



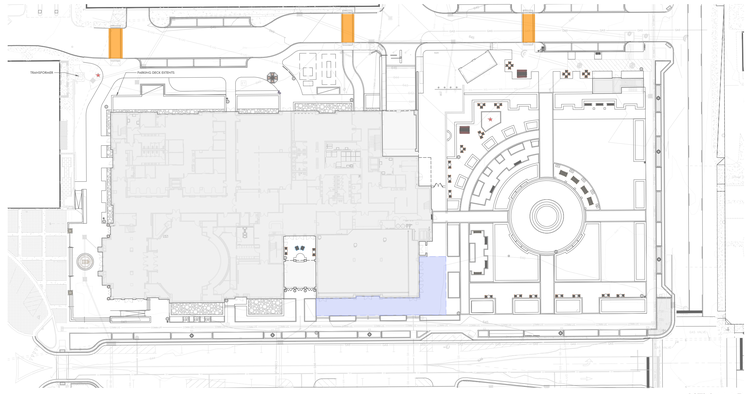
KEY MAP

ENDICOTT - STABILIZED BRICK AGGREGATE - DOVE GRAY
P-110



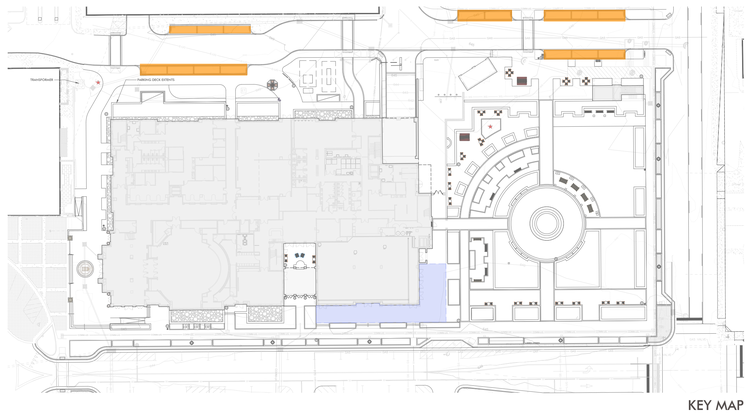
KEY MAP

CITY OF FRANKLIN STAMPED ASPHALT CROSSWALK
P-111



KEY MAP

PINE HALL BRICK - FULL RANGE RUMBLED STORMPAVE
P-114



KEY MAP

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LANDSCAPE ARCHITECTURE & LAND PLANNING

BILL RUDOWSKY GARRETT
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1115
08.01.2025

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COUNTY WILLIAMSON

CITY OF FRANKLIN
FRANKLIN CITY HALL (COF #8705)
109 3rd Avenue South
Franklin, TN 37064

PROPOSED HARDSCAPE MATERIALS

SHEET L1.3

SITE FURNISHINGS

COLOR: FRANKLIN GREEN

DUMOR - BENCH 19 W/ PLAQUE INSET IN BACKREST
CITY OF FRANKLIN STANDARD BENCH SPECIFICATION

COLOR: BLACK

KEYSTONE RIDGE - SCHENLEY TABLE SET

COLOR: BLACK

WOODARD - COLFAX GLIDER BENCH

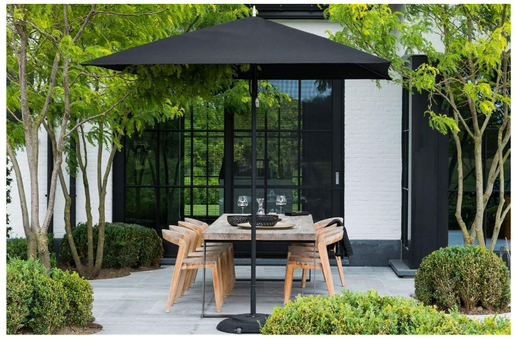
COLOR: BLACK

VICTOR STANLEY - PRSCC-8 CHAIR

COLOR: IPE WOOD

COLOR: BLACK

VICTORY STANLEY - C-9 TABLE AND C-7 BENCH



FABRIC COLOR: BLACK

COLOR: BLACK SEA POWDER COAT

TUUCI OCEAN MASTER PARASOL

COLOR: BLACK

DUMOR - TABLE 126 AND CHAIR 126
COLOR: BLACK

COLOR: TO MATCH SELECTED TRELLIS FINISH/COLOR

LANDSCAPE FORMS - PARC VIEW SWINGING BENCH

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KATIE RUDOWSKY GARRETT
REGISTERED
TENNESSEE NO. 1149
LANDSCAPE ARCHITECT
08.01.2025

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PROJ. MGR
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PROPOSED SITE FURNISHINGS

SHEET L1.4

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SITE FURNISHINGS

COLOR: NATURAL DRY CAST LIMESTONE

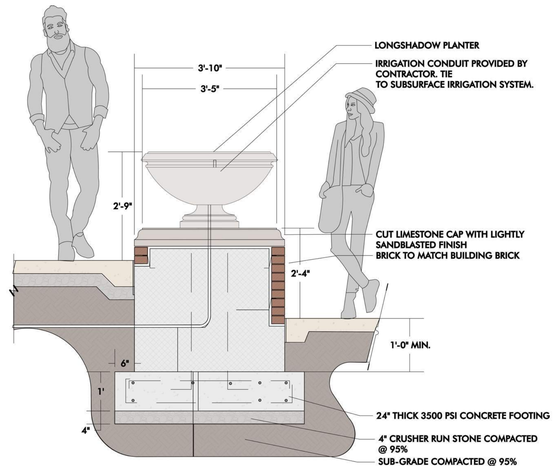
LONGSHADOW - CHASE PARK PLANTER

COLOR: NATURAL DRY CAST LIMESTONE

LONGSHADOW - BROOKFIELD 42 PLANTER

COLOR: NATURAL DRY CAST LIMESTONE

LONGSHADOW - WALDORF PLANTER



DETAIL OF LONGSHADOW BROOKFIELD PLANTER ON PLINTH

Refuse Receptacle

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LANDSCAPE ARCHITECTURE & LAND PLANNING

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CITY OF FRANKLIN
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PROPOSED SITE FURNISHINGS

SHEET L1.5

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File #: 21-0964

DATE: July 31, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of HPO Rezoning Recommendation Request for 171 Hillhaven Ln. And Parcel ID 063---02101; City of Franklin, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a nomination of two properties (171 Hillhaven Ln. and Parcel ID 063---02101) into the Historic Preservation Overlay District (HPO).

APPLICABLE DESIGN GUIDELINES:
N/A

PROJECT INFORMATION:
COF Project Number: 8905
Applicant: City Of Franklin
Owner: City Of Franklin

BACKGROUND:
The City undertakes annual Zoning Ordinance updates and two nominations into the HPO for the property on Mack Hatcher Parkway (by Harlinsdale Farm) noted as Parcel ID 063---02101, and land located by Roper's Knob, located at 171 Hillhaven Lane.

The Historic Preservation Overlay District (HPO) is an overlay zoning classification. The HPO is intended to preserve and protect historic or architecturally worthy buildings, structures, sites, landmarks, monuments, streetscapes, landscapes, cemeteries, walls, squares, neighborhoods, and archaeological sites; and safeguard the character of the district as a whole and individual property therein that embody important elements of its social, economic, cultural, political or architectural history. In the HPO, the Historic Zoning Commission (HZC) reviews alteration and new construction in light of the Historic District Design Guidelines.

Due to the location of the properties in relation to Harlinsdale Farm and to Roper's Knob, the property owners of these two properties, the City of Franklin, and Franklin's Charge have worked with the city staff and requested that the property be rezoned and placed within the HPO.

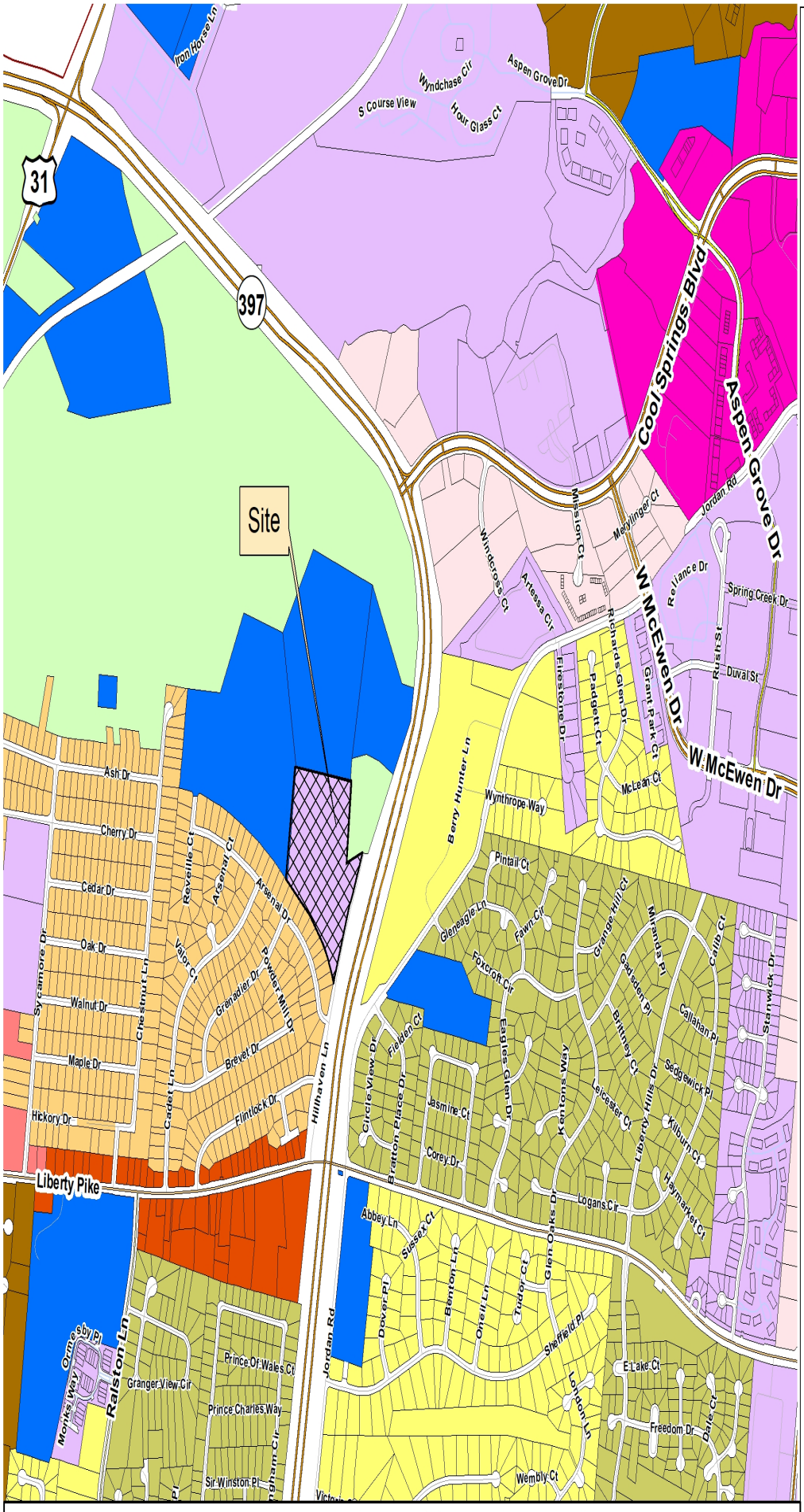
The City-owned property that fronts Mack Hatcher Parkway and Aldersgate Way and is adjacent to

Harlinsdale Farm to the south. The property is approximately 54 acres and is zoned Civic Institutional District, but there may be up to 10 acres that could be developable within the viewshed of Roper's Knob, and the HPO ensures design review compatibility nearby. Unless the proposal were to include tall elements, there is likely limited visibility from Franklin Road.

The property at 171 Hillhaven Lane is positioned so that the property will connect to the city-owned portion of Roper's Knob. The fortifications at Roper's Knob were used between 1863 and 1865 as a signal station for the Union army. Roper's Knob gave the Union army visibility of up to 6 miles in all directions of the Harpeth River valley. The fortifications were abandoned as Federal troops retreated from Franklin to Nashville following the Battle of Franklin and then reoccupied following the Union victory at Nashville and continued to be so until the end of the war. The Roper's Knob Fortifications were entered on the National Register on April 6, 2000, as part of the Civil War Historic and Historic Archeological Resources in Tennessee Multiple Property Submission.

RECOMMENDATION:

It is recommended that the HZC recommend approval to the FMPC and the BOMA for the proposed HPO district rezoning. The FMPC and the BOMA are both slated to consider the proposed rezoning at their respective meetings in the coming months.



ZONING ORDINANCE ANNUAL UPDATE REZONING
171 Hillhaven Ln
ORDINANCE 2025-25

Project Information
Existing Zoning: PD, CFO, SCO
Proposed Zoning: CI, CFO, SCO, HPO
Site Acreage: 13.81 acres
Owner: City of Franklin
Parcel ID: 062 00100 00009062

Legend

- Subject Parcel
- ER Estate Residential District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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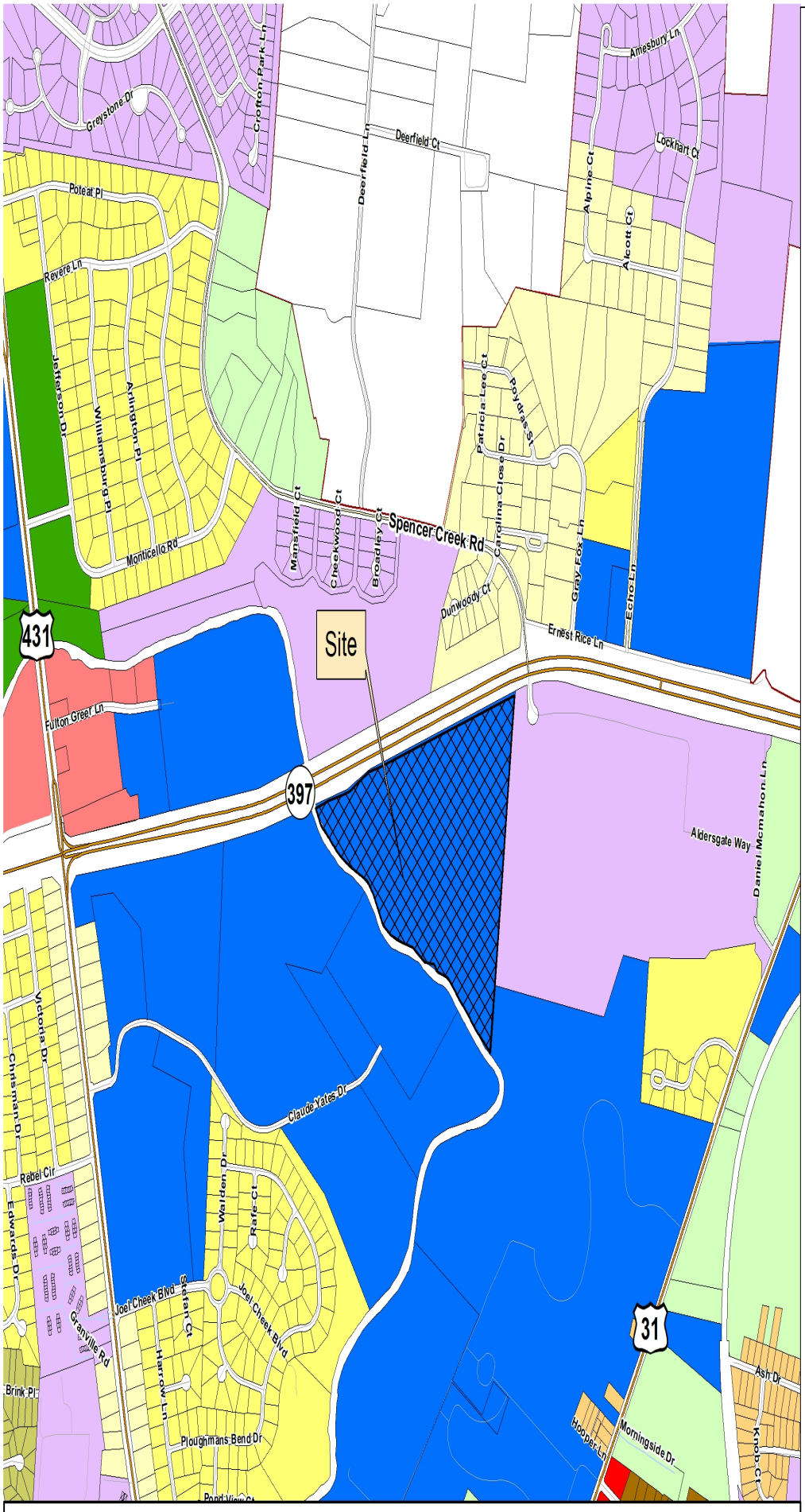
N

0 1,250 2,500 Feet

HISTORIC FRANKLIN TENNESSEE



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N

0 1,500 3,000 Feet

ZONING ORDINANCE ANNUAL UPDATE REZONING
Map 063 Parcel 02101
ORDINANCE 2025-25

Project Information

Existing Zoning: CI, CFO, SCO, FFO, FWO
Proposed Zoning: CI, CFO, SCO, FFO, FWO, HPO
Site Acreage: 53.52 acres
Owner: City of Franklin
Parcel ID: 063 02101 00008063

Legend

- Subject Parcel
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- PD Planned District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- LI Light Industrial District

HISTORIC FRANKLIN TENNESSEE

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

Address:	**129 2nd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Marla Albert, Ron Shuff Family Partnership**
Owner:	**Marla Albert, Ron Shuff Family Partnership**
Project #:	**8873**
Type of Work:	**Minor Alteration (Light Installation)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**July 10, 2025**
Expiration Date:	**July 10, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking a retroactive Administrative Certificate of Appropriateness (COA) for a minor alteration for the installation of two new gooseneck light fixtures on the rear building on the site located at 129 2nd Avenue North.

Lighting:

- **Illumination:** The Guidelines recommend the use of only external illumination and downlights, no spotlights. Additionally, use concealed lighting or limited visible light fixtures, such as gooseneck fixtures, in a dark bronze or black color or a color that matches the façade color. Use incandescent and warm-colored lighting when possible.

The proposed gooseneck light fixture will be in a matte black finish. The lighting will be installed over the entrances on two facades, front and left elevation, and will be minimally visible. As proposed, the illumination meets the intent of the Guidelines and the administrative review process.

APPLICABLE GUIDELINES

Chapter 6 – Signs

APPROVED WORK SPECIFICATIONS

The installation of the light fixtures is **approved** with the following conditions:

- The light fixtures must be in a matte, black finish and match the exterior of the building.
- Use illumination with a warm white light that does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

COA Application Cover Sheet

Ron Shuff Family Partnership

127 2nd Ave N, the rear building

Contact:
Marla Shuff Albert, managing partner
615-544-5343
marla@shuffproperties.com

Index of pages

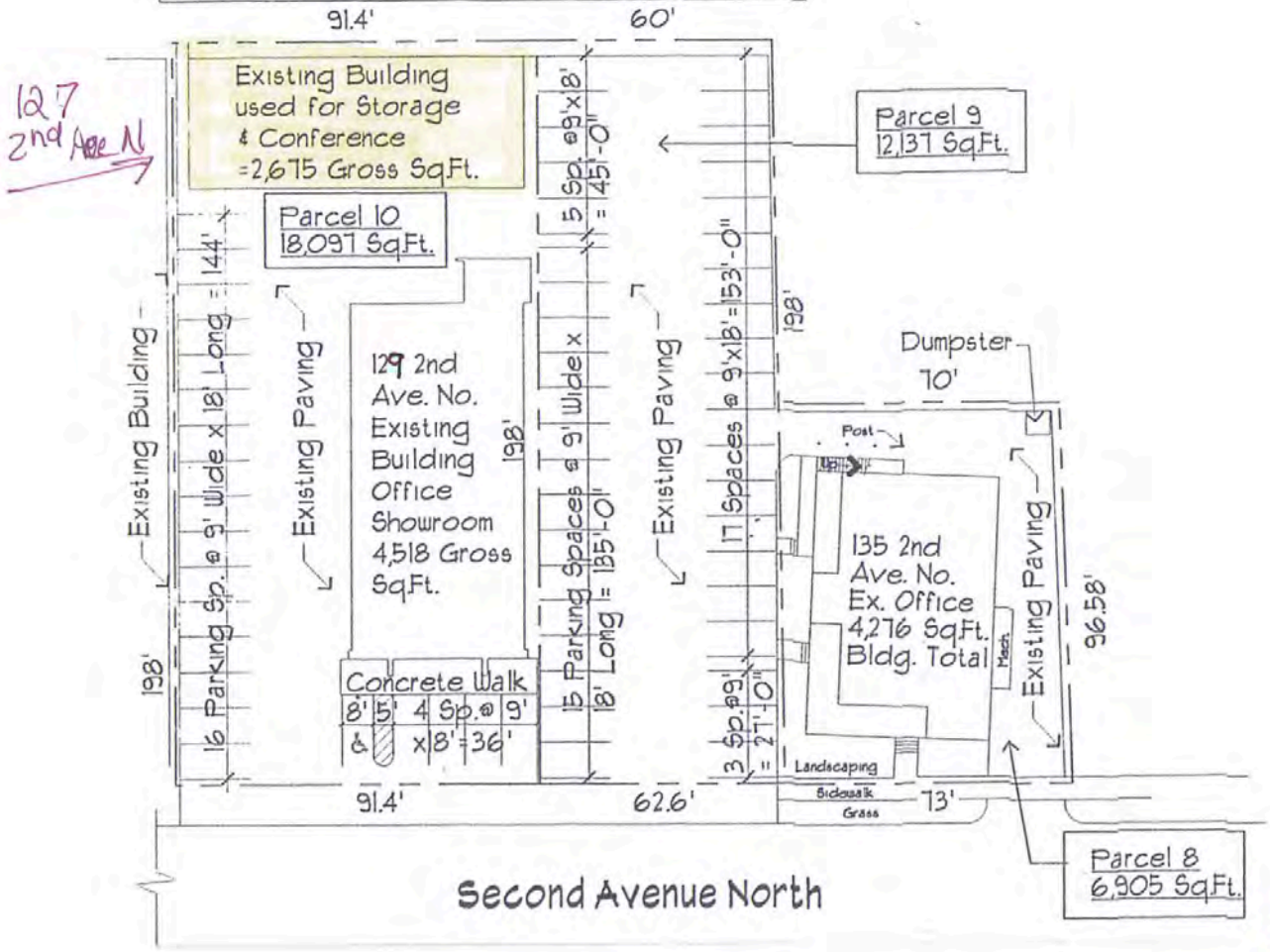
1. Cover Sheet
2. Diagram of buildings and parking, 127 2nd Ave N is highlighted
3. Diagram of 127 2nd Ave N indicating size and location of exterior improvements suggested.
4. Spec Sheet for gooseneck, model RGN15 is used.
5. Spec Sheet for shade, model RAS10-SB is used.
6. Photo of light fixture above double doors
7. Photo of light fixture above side entrance facing Bridge Street
8. View of double doors and light from 2nd ave sidewalk
9. View of single door, awning, light and sign from 2nd ave sidewalk; the sign and lights have been removed

NOTE
WHEN SIGN HAS BEEN DESIGNED, IT SHALL BE SUBMITTED TO THE FRANKLIN MUNICIPAL PLANNING COMMISSION THEIR FOR APPROVAL

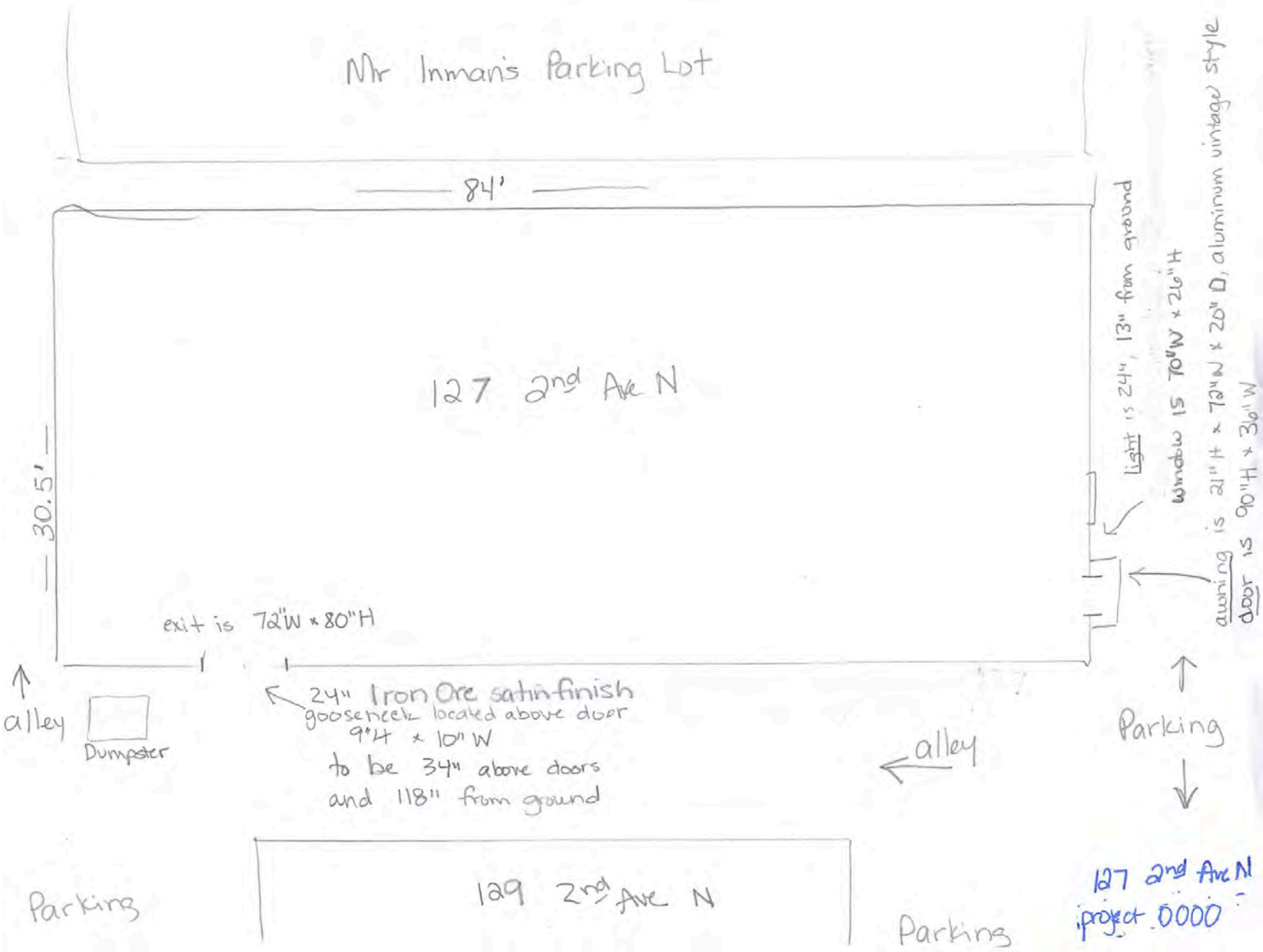
THIS PROJECT SHALL COMPLY WITH THE "FIRE DISTRICT" REQUIREMENTS OF THE BUILDING AND FIRE CODES.

ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR RELEASE OF THE PERFORMANCE BOND REVEALS THAT THE SCREENING IS NOT EFFECTIVE.

June 6, 2001

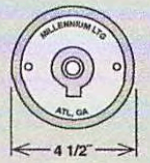


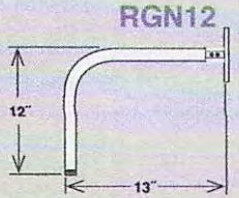
127 2nd Ave N
project 0000

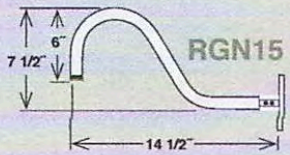

Mr Inman's Parking Lot
84'
30.5'
127 2nd Ave N
exit is 72"W x 80"H
alley
Dumpster
24" Iron Ore satin-finish
goosenecks located above door
9"H x 10" W
to be 34" above doors
and 118" from ground
Light is 24", 13" from ground
window is 70"W x 26"H
awning is 21"H x 78"W x 20"D, aluminum vintage style
door is 90"H x 36"W
Parking
alley
Parking
129 2nd Ave N
Parking
127 2nd Ave N
project 0000

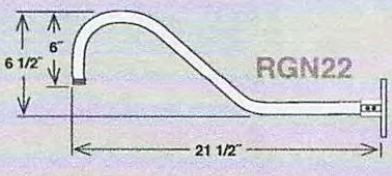
Goose Necks (Actual Photos Shown on Page 58)

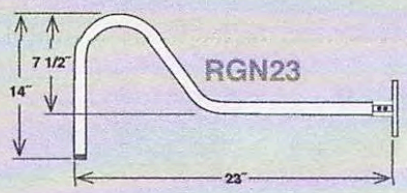
Back Plate included with goose neck

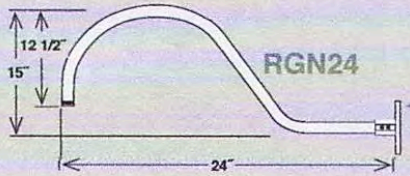


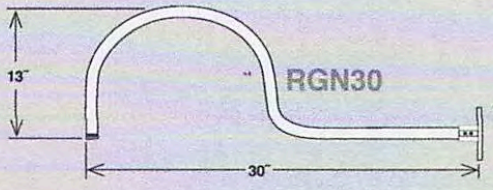


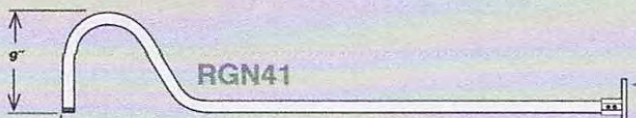






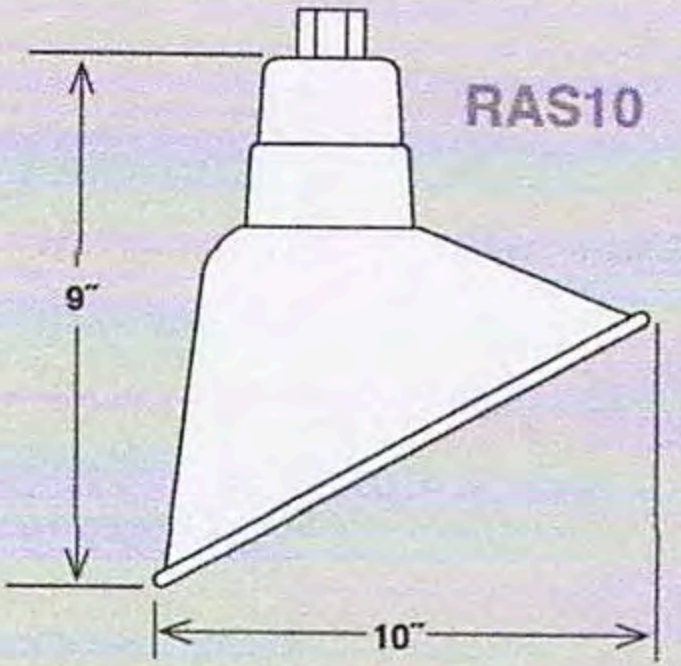






ITEM #	ID	LENGTH	FINISH
RGN12-ABR	3/4"	13"	Architectural Bronze
RGN12-GA	3/4"	13"	Galvanized
RGN12-SB	3/4"	13"	Satin Black
RGN12-SG	3/4"	13"	Satin Green
RGN12-SR	3/4"	13"	Satin Red
RGN12-WH	3/4"	13"	White
RGN15-ABR	3/4"	14 1/2"	Architectural Bronze
RGN15-GA	3/4"	14 1/2"	Galvanized
RGN15-SB	3/4"	14 1/2"	Satin Black
RGN15-SG	3/4"	14 1/2"	Satin Green
RGN15-SR	3/4"	14 1/2"	Satin Red
RGN15-WH	3/4"	14 1/2"	White
RGN22-ABR	3/4"	21 1/2"	Architectural Bronze
RGN22-GA	3/4"	21 1/2"	Galvanized
RGN22-SB	3/4"	21 1/2"	Satin Black
RGN22-SG	3/4"	21 1/2"	Satin Green
RGN22-SR	3/4"	21 1/2"	Satin Red
RGN22-WH	3/4"	21 1/2"	White
RGN23-ABR	3/4"	23"	Architectural Bronze
~~RGN23-GA~~	~~3/4"~~	~~23"~~	~~Galvanized~~
RGN23-SB	3/4"	23"	Satin Black
RGN23-SG	3/4"	23"	Satin Green
RGN23-SR	3/4"	23"	Satin Red
RGN23-WH	3/4"	23"	White
RGN24-ABR	3/4"	24"	Architectural Bronze
RGN24-GA	3/4"	24"	Galvanized
RGN24-SB	3/4"	24"	Satin Black
RGN24-SG	3/4"	24"	Satin Green
RGN24-SR	3/4"	24"	Satin Red
RGN24-WH	3/4"	24"	White
RGN30-ABR	3/4"	30"	Architectural Bronze
RGN30-GA	3/4"	30"	Galvanized
RGN30-SB	3/4"	30"	Satin Black
RGN30-SG	3/4"	30"	Satin Green
RGN30-SR	3/4"	30"	Satin Red
RGN30-WH	3/4"	30"	White
RGN41-ABR	3/4"	41"	Architectural Bronze
RGN41-GA	3/4"	41"	Galvanized
RGN41-SB	3/4"	41"	Satin Black
RGN41-SG	3/4"	41"	Satin Green

Angle Shades



ITEM #	WIDTH	LAMPS	WIRE	FINISH
RAS10-ABR	10"	Med. 200W A21	100"	Architectural Bronze
RAS10-GA	10"	Med. 200W A21	100"	Galvanized
RAS10-SB	10"	Med. 200W A21	100"	Satin Black
RAS10-SG	10"	Med. 200W A21	100"	Satin Green
RAS10-SR	10"	Med. 200W A21	100"	Satin Red
RAS10-WH	10"	Med. 200W A21	100"	White

6

R Series

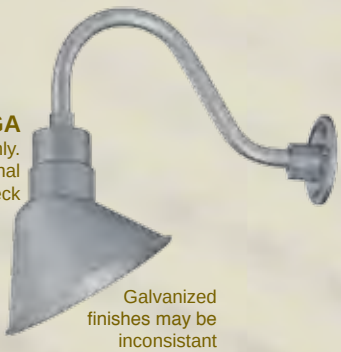
10″ Angle Shades

UL LISTED FOR WET LOCATIONS

RAS10-ABR
Shade Only.
Shown with optional
RGN15-ABR Goose Neck

RAS10-WH
Shade Only.
Shown with optional
RGN15-WH Goose Neck

RAS10-SB
Shade Only.
Shown with optional
RGN15-SB Goose Neck



RAS10-GA
Shade Only.
Shown with optional
RGN15-GA Goose Neck

Galvanized finishes may be inconsistant

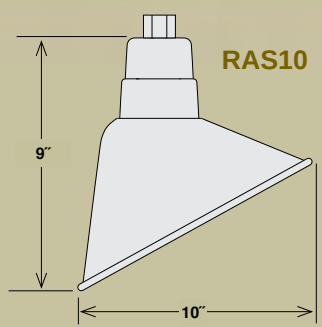
RAS10-SG
Shade Only.
Shown with optional
RGN15-SG Goose Neck
and RWG10-SG Wire Guard

RAS10-SR
Shade Only.
Shown with optional
RGN15-SR Goose Neck

EASY TO ORDER:

1. Choose a Shade
2. Choose a Goose Neck
3. Wire Guard Optional

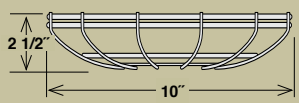
Angle Shades



RAS10

ITEM #	WIDTH	LAMPS	WIRE	FINISH
RAS10-ABR	10″	Med. 200W A21	100″	Architectural Bronze
RAS10-GA	10″	Med. 200W A21	100″	Galvanized
RAS10-SB	10″	Med. 200W A21	100″	Satin Black
RAS10-SG	10″	Med. 200W A21	100″	Satin Green
RAS10-SR	10″	Med. 200W A21	100″	Satin Red
RAS10-WH	10″	Med. 200W A21	100″	White

Wire Guards

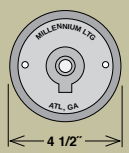


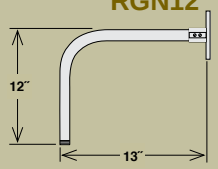
RWG10

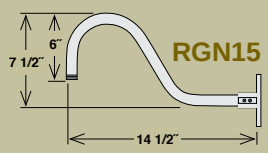
ITEM #	WIDTH	FINISH
RWG10-ABR	10″	Architectural Bronze
RWG10-GA	10″	Galvanized
RWG10-SB	10″	Satin Black
RWG10-SG	10″	Satin Green
RWG10-SR	10″	Satin Red
RWG10-WH	10″	White

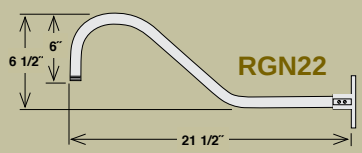
Goose Necks (Actual Photos Shown on Page 58)

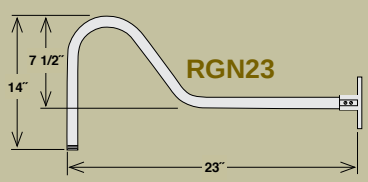
Back Plate included with goose neck

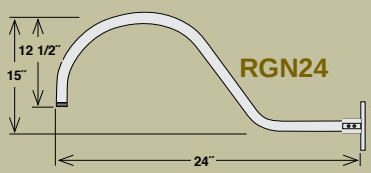


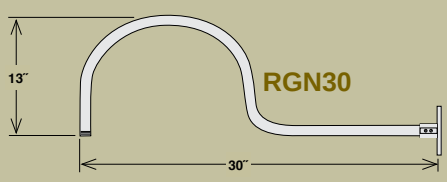


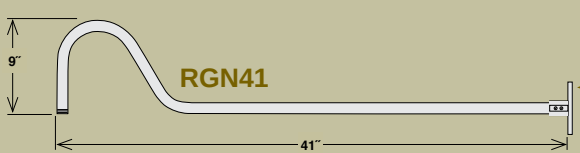












ITEM #	ID	LENGTH	FINISH
RGN12-ABR	3/4″	13″	Architectural Bronze
RGN12-GA	3/4″	13″	Galvanized
RGN12-SB	3/4″	13″	Satin Black
RGN12-SG	3/4″	13″	Satin Green
RGN12-SR	3/4″	13″	Satin Red
RGN12-WH	3/4″	13″	White
RGN15-ABR	3/4″	14 1/2″	Architectural Bronze
RGN15-GA	3/4″	14 1/2″	Galvanized
RGN15-SB	3/4″	14 1/2″	Satin Black
RGN15-SG	3/4″	14 1/2″	Satin Green
RGN15-SR	3/4″	14 1/2″	Satin Red
RGN15-WH	3/4″	14 1/2″	White
RGN22-ABR	3/4″	21 1/2″	Architectural Bronze
RGN22-GA	3/4″	21 1/2″	Galvanized
RGN22-SB	3/4″	21 1/2″	Satin Black
RGN22-SG	3/4″	21 1/2″	Satin Green
RGN22-SR	3/4″	21 1/2″	Satin Red
RGN22-WH	3/4″	21 1/2″	White
RGN23-ABR	3/4″	23″	Architectural Bronze
RGN23-GA	3/4″	23″	Galvanized
RGN23-SB	3/4″	23″	Satin Black
RGN23-SG	3/4″	23″	Satin Green
RGN23-SR	3/4″	23″	Satin Red
RGN23-WH	3/4″	23″	White
RGN24-ABR	3/4″	24″	Architectural Bronze
RGN24-GA	3/4″	24″	Galvanized
RGN24-SB	3/4″	24″	Satin Black
RGN24-SG	3/4″	24″	Satin Green
RGN24-SR	3/4″	24″	Satin Red
RGN24-WH	3/4″	24″	White
RGN30-ABR	3/4″	30″	Architectural Bronze
RGN30-GA	3/4″	30″	Galvanized
RGN30-SB	3/4″	30″	Satin Black
RGN30-SG	3/4″	30″	Satin Green
RGN30-SR	3/4″	30″	Satin Red
RGN30-WH	3/4″	30″	White
RGN41-ABR	3/4″	41″	Architectural Bronze
RGN41-GA	3/4″	41″	Galvanized
RGN41-SB	3/4″	41″	Satin Black
RGN41-SG	3/4″	41″	Satin Green
RGN41-SR	3/4″	41″	Satin Red
RGN41-WH	3/4″	41″	White

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 #1776454

Project Title: 127 2nd Ave N

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Marla Albert
Ron Shuff Family Partnership
127 2nd Ave North
Franklin, TN 37064
P:615-261-8220
marla@shuffproperties.com

Property Owner

Property Owner
Marla Albert
Ron Shuff Family Partnership
127 2nd Ave North
Franklin, TN 37064
P:615-261-8220
marla@shuffproperties.com

Address or Parcel

Project Address or Parcel: 127 2ND AVE N (078C-D01000)

Calculated Acreage: Parcel
- 127 2ND AVE N: 0.41125634

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 127 2ND AVE N: DD

Central Franklin Overlay: Central Franklin Overlay
- 127 2ND AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 127 2ND AVE N: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1719081

Type of Work Proposed : Signage

Height of Overall Sign: 9

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

Type of Signage Proposed: exterior lighting

Height of Sign Face or Sign Area: .5

HVAC Type:

Narrative

Project Description:
The project includes installation of two angled gooseneck exterior light fixtures. One would be centered above the double doors facing 2nd Ave N. The other would be above the window and side door facing Bridge Street. The photos show the fixtures in red. They will be painted black to match the exterior wall color.

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

Address:	**232 5th Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Webber Juice Bros, Jason Collins**
Owner:	**Webber Juice Bros, Jason Collins**
Project #:	**8891**
Type of Work:	**Consideration of Signage (Reface)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**July 17, 2025**
Expiration Date:	**July 17, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the refacing of three existing signs at 232 5th Ave. N. for the rebranding of the tenant Franklin Juice Cafe. The signs include the following:

- One Monument Sign
- Two Wall Signs

Monument Sign: The sign structure is not being altered with this request, and the size of the signage will remain unchanged. Monument signs are no longer a sign type that is recommended in the Guidelines.

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

- **Location:** The location of the signage will be unchanged. Signage will remain on both sides of the monument sign.

- **Sign Area:** The sign panel will be 33" x 33" or less than 7 sq. ft, within the overall sign area, which is 36" x 53". The sign area is not increasing or decreasing from what was previously existing in this location.

- **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 panels will be made of metal and are appropriate. The finish was not specified.

- **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 background will utilize a dark grey background, lettering will be in a lighter, white color, and there will be an accent of vibrant green. The proposed colors are appropriate.

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

- **Location:** The location of the signs will remain where they have previously existed. One wall sign is located on the front façade of the building. The second wall sign is located on the left façade of the building.

- **Sign Area:** The sign areas of the refaced signs will remain the same as the existing signs. The wall sign on the front façade measures 59.62" x 59.62", or 19 sq. ft. The wall sign on the left façade is 41.75" x 41.75", or 9.5 sq. ft., which was previously 42" x 42". The sign areas are consistent with the areas of the previously approved signage in 2014 and are not expanding the sign area. The proposed sign areas are appropriate.

- **Height:** The height of the signage will not be changed on either façade.

- **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 panels will be a composite metal material and are appropriate. The finish was not specified.

- **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 background will utilize a dark grey background, lettering will be in a lighter, white color, and there will be an accent of vibrant green. 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 monument sign and wall signs are **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/

Front Elevation Sign

- Circle to measure 59.625" in Diameter, under 25 sq. ft.
- Circle to be made of 3mm thick Maxmetal
- Sign to be secured to surface with 2in screws
- 4 Screws total (top, bottom left & right)

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— FRANKLIN, TENNESSEE —

Left Elevation Sign

- Circle to measure 41.75" in Diameter, under the allowed 12.25 sq. ft.
- Circle to be made of 3mm thick Maxmetal
- Sign to be secured to surface with 2in screws
- 4 Screws total (top, bottom left & right)

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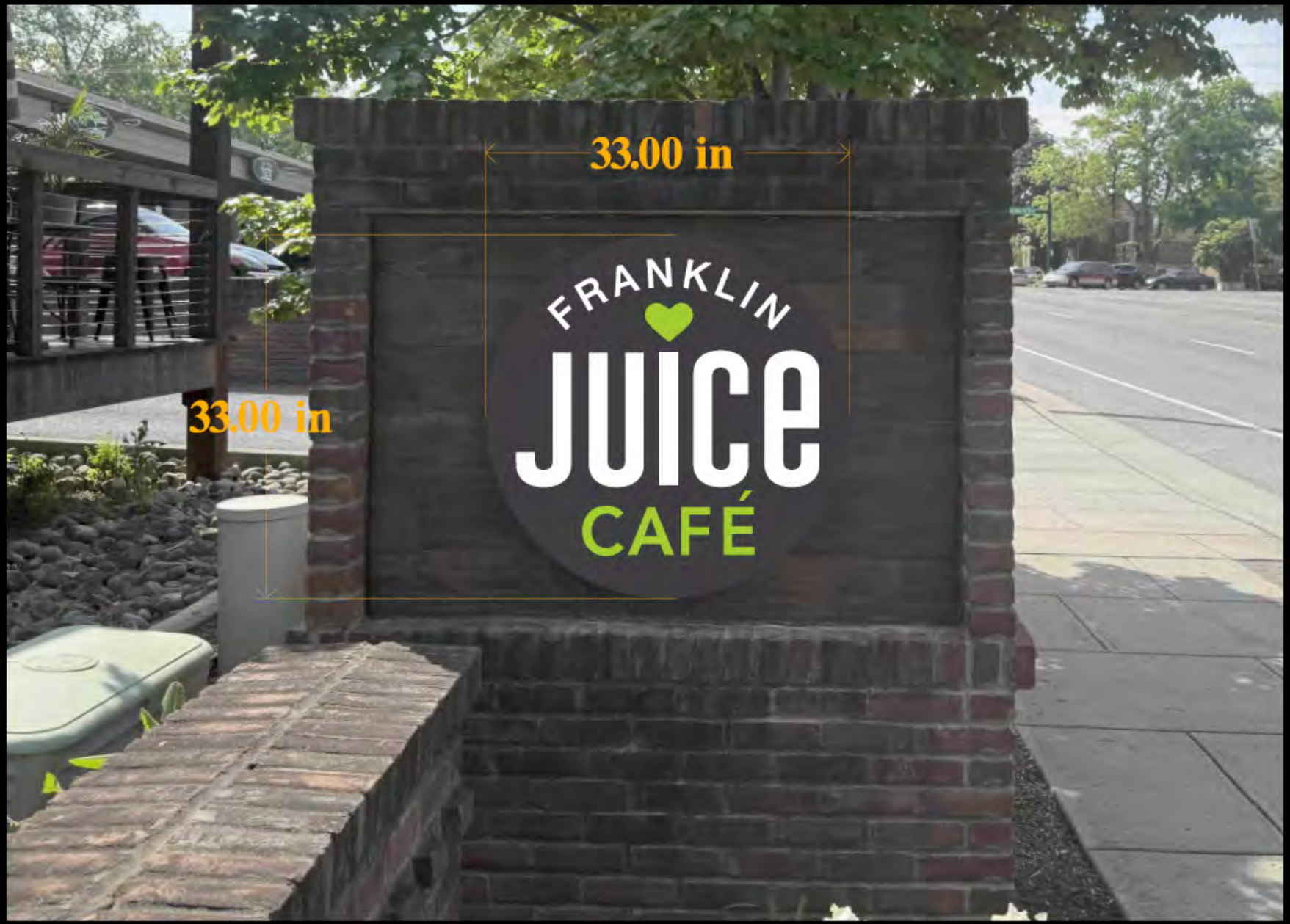
Monument Sign



- Sign to be placed on preexisting monument
- Circle to measure 33" in Diameter
- Circle to be made of 3mm thick Maxmetal & adhered to existing approved surface
- One circle for either side of Monument

SIGNS FIRST®
— FRANKLIN, TENNESSEE —

CITY OF FRANKLIN, TN

Juice Cafe Sign Reface

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 #1787605

Project Title: Juice Cafe Sign Reface

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
Jason Collins
COF
232 5th Ave N
franklin, TN 37064
P:615-887-1216
elizabeth.bulay@franklintn.gov

Property Owner

Property Owner
Jason Collins
COF
232 5th Ave N
franklin, TN 37064
P:615-887-1216
elizabeth.bulay@franklintn.gov

Address or Parcel

Project Address or Parcel: 232 5TH AVE N (078C-A00600)

Calculated Acreage: Parcel
- 232 5TH AVE N: 0.38721361

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay
- 232 5TH AVE N: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 5

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 232 5TH AVE N: 5TH

Central Franklin Overlay: Central Franklin Overlay
- 232 5TH AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 232 5TH AVE N: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0000

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 25

HVAC Type:

Narrative

Project Description:
One wall sign reface on front, one wall sign reface on the north side of the building, reface of the monument sign. Updating for branding and to match the Guidelines.

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

Address:	**430 Main St. (Downtown Franklin Historic District)**
Applicant:	**Cathey Jo Elwood, Citizen**
Owner:	**Toby McKeehan, Citizen**
Project #:	**8892**
Type of Work:	**Consideration of Signage (Window, Sandwich Board, and Small Hanging/Projecting)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**July 21, 2025**
Expiration Date:	**July 21, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking a retroactive Administrative Certificate of Appropriateness (COA) for the installation of a window sign, sandwich board sign, and small hanging/projecting sign for the tenant Citizen at 430 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 number of signs recommended for a retail/tenant space.

Window Sign:

- **Sign Area**: The Guidelines recommend that the sign area be a maximum of 15% of an individual window or window grouping area. The window sign is 8" by 58", or 3.2 sq. ft. The window area is 79" by 63", or 34 sq. ft. The sign area is 9%, which is appropriate.

- **Placement:** The Guidelines recommend placing the sign fully within the interior of the building. The sign placement was not indicated but appears to be affixed to the exterior of the window. The placement is not appropriate if affixed to the exterior.

- **Materials:** The Guidelines state that when using decals, use individual letters and graphics with a transparent background. The background of the sign utilizes a frosted background. The sign is not appropriate.

- **Colors:** Maximum of 2 colors, using only light tones or only dark tones, but not a combination of the two. Use muted colors that complement the facade, although vibrant colors may be considered as an accent. The sign utilizes yellow lettering. The color is appropriate.

- **Illumination:** No illumination is permitted. No illumination is proposed.

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 and Municipal Code.

- **Quantity:** The Guidelines state that a maximum of one sandwich board sign 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 20” by 30.5”, or 4.2 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 30.5”. The height is appropriate.

- **Material:** The Guidelines state that the material should be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed 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 chalkboard background and beige sign frame. 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 small hanging/projecting 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 11" x 30", or 2.2 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 is unknown but appears to be less than 4' in projection.

- **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 sign is in line with the top of the storefront entrance and arched headers and has a clearance of approximately 119" (9'-11") 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 sign and bracket are made of a metal material and are appropriate.

- **Placement:** The Guidelines recommend that small hanging/projecting signs be placed near the main entrance. The sign is placed on the right side of the entrance to the tenant space. Additional guidance from the Guidelines includes mounting signs so that they minimize damage to historic materials. The sign is located above the storefront window near the main entrance. The placement is appropriate to maintain.

- **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 and white lettering. The proposed colorway is appropriate.

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

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The signage is **approved** with the following conditions:

- The placement of the sandwich board sign shall maintain 48 inches of sidewalk clearance for pedestrian circulation.

- Window signage must utilize a transparent background.

- Window signage must be applied fully within the interior of the building per the Guidelines and the Zoning Ordinance.

- 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/

CITIZEN

SALE
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SALE

@citizen615

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 AMANDA MCKEEHAN. / LeMac, 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:

078 C M 078 C 02904 000
(Property Parcel/Tax ID Number)
and located at:

430 MAIN STREET. 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

Cathy-Jo Elwood.
(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

228 Franklin Road
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

30th day of July, 2025.

Notary Public

My Commission Expires: April 3, 2027

BARBARA R. MUNCY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 #1711236

Project Title: 430 Main Street

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
Cathy-Jo Elwood
Citizen
430 Main Street
Franklin, TN 37064
P:6156143126
cj@citizen615.com

Property Owner

Property Owner
Toby Mckeehan
Citizen
430 Main Street
Frankln, TN 37064
P:6157917977
barbara@trueartist.org

Address or Parcel

Project Address or Parcel: 430 MAIN ST (078C-M02904)

Calculated Acreage: Parcel
- 430 MAIN ST: 0.04164113

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 2.75

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 430 MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay
- 430 MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 430 MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: COF

Type of Signage Proposed: Sandwich Board Signage

Height of Sign Face or Sign Area: 2

HVAC Type:

Narrative

Project Description:
needing approval for sandwich board to be placed outside of shop door, existing projecting sign, and window signage

metal sandwich board sign with chalkboard is H30.5 " W20
window sign is H8"xW58" and the window is W79"xH63"
metal projecting sign is H11"xW30"