City of Franklin

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

Meeting Agenda

Design Review Committee

Monday, September 15, 2025 | **4:00 PM** | **Eastern Flank Event Facility**

MEETING LOCATION
Eastern Flank Event Facility
1368 Eastern Flank Circle

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above. You may call 615.791.3212 for additional information. 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. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting 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. • Attend in person at the meeting location.

CALL TO ORDER

APPLICATIONS

1. Discussion Of Alterations (Accessory) At 106 Winslow Rd.; Steve Maher, Applicant.

2. Discussion Of Alterations (Accessory) At 1001 Fair St.; Kelly Harville, Applicant.

3. Discussion Of Alterations (Principal) At 900 Fair St.; Stephen Scott, Applicant.

4. Discussion Of Signage At 230 Public Sq.; David Farrar, Applicant.

5. Discussion Of Alterations (Accessory) At 720 West Main St.; Brett Gardner, Applicant.

6. Discussion Of Alterations, Fencing, And Partial Demolition At 1324 Adams St.; Lance Ramsey, Applicant.

7. Discussion Of Fencing At 98 E. Main St.; Tyler Ichien, Applicant.

8. Discussion Of Alterations And Addition At 728 Fair St.; Amanda McCreary, Applicant.

9. Discussion Of Additions (Principal and Accessory) At 1008 Fair St.; Jacob Layne, Applicant.

10. Discussion Of New Construction At 1855 William Campbell Ct. (Lot 11); Jennifer Lombard, Applicant.

11. Discussion Of A Preliminary Historic Zoning Commission Recommendation And Modifications Of Standard For A Mixed-Use Development at 318 Franklin Rd. (Harpeth Village PD); Greg Gamble, Applicant.

ADJOURN

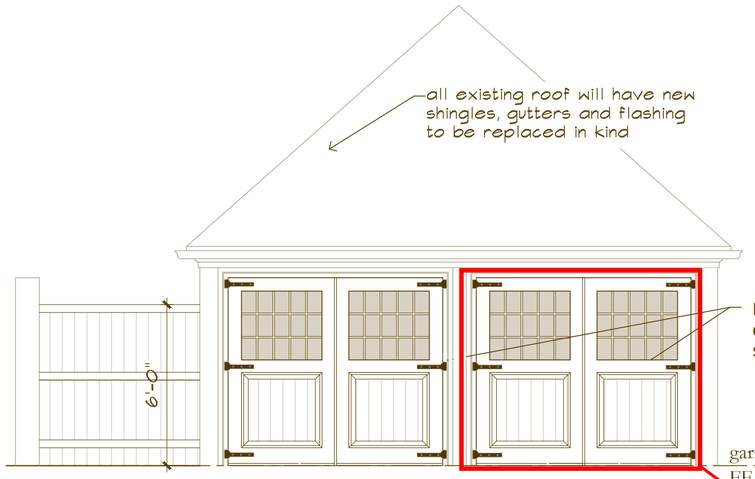
Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

The Guidelines recommend:

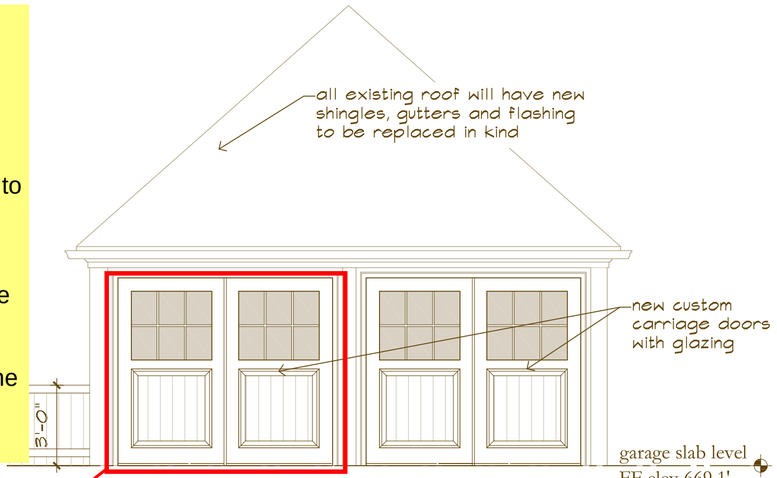
1. Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.

2. Use traditional materials with appearances similar to the doors on the historic building.

A 15-lite window on each of the garage doors are not compatible with the window pattern that is seen on the accessory structure and the principal building. A pattern that is seen on the accessory structure or on the principal building should be utilized to align with the Guidelines.



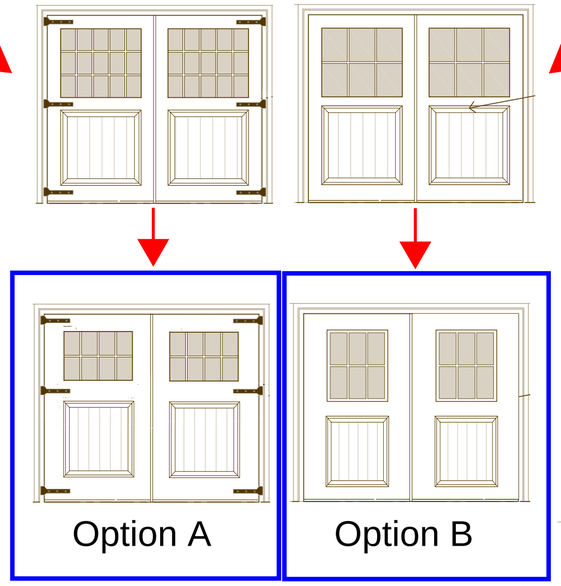
Currently Proposed



Previously Proposed



Previously Proposed

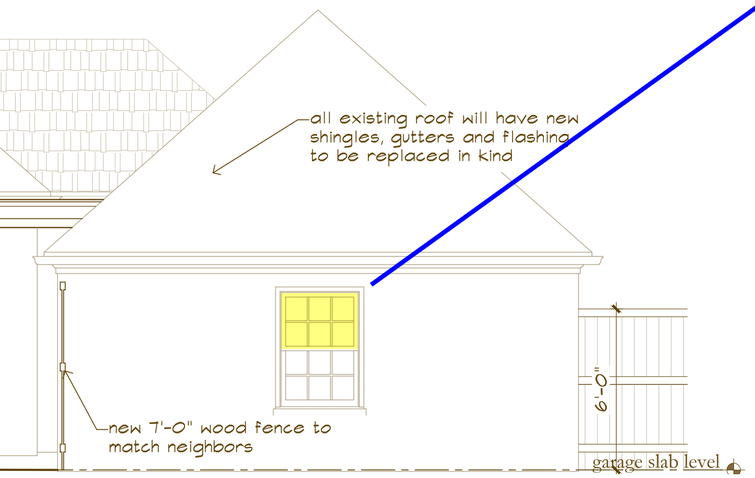


Option A

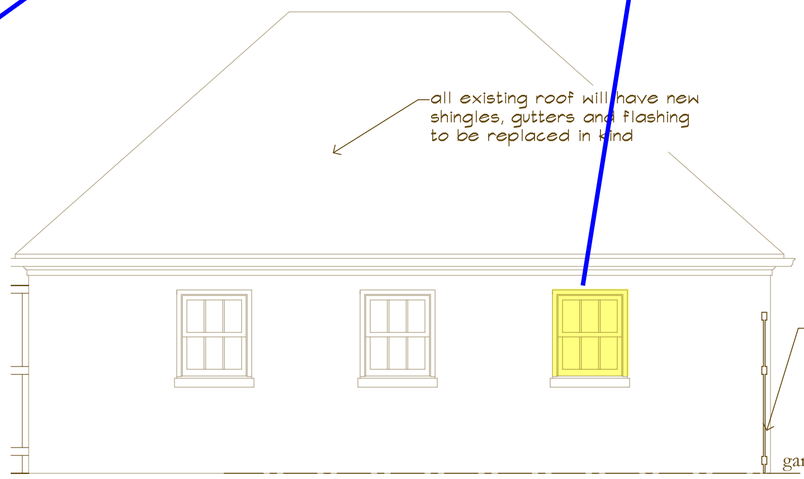
Option B



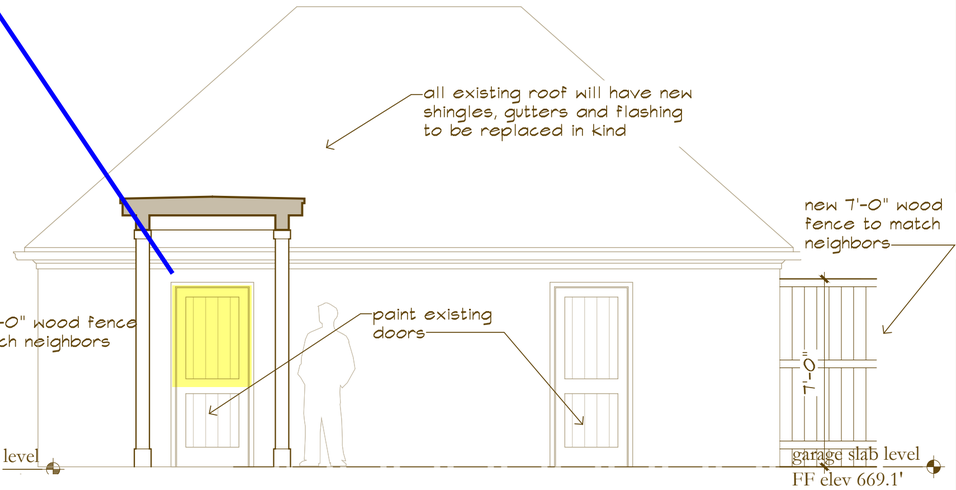
Previously Proposed



Existing Garage Rear Elevation



Existing Garage Side Elevation



Existing Garage Side Elevation

106 Winslow Road

Certificate of Appropriateness submittal
8/22/25

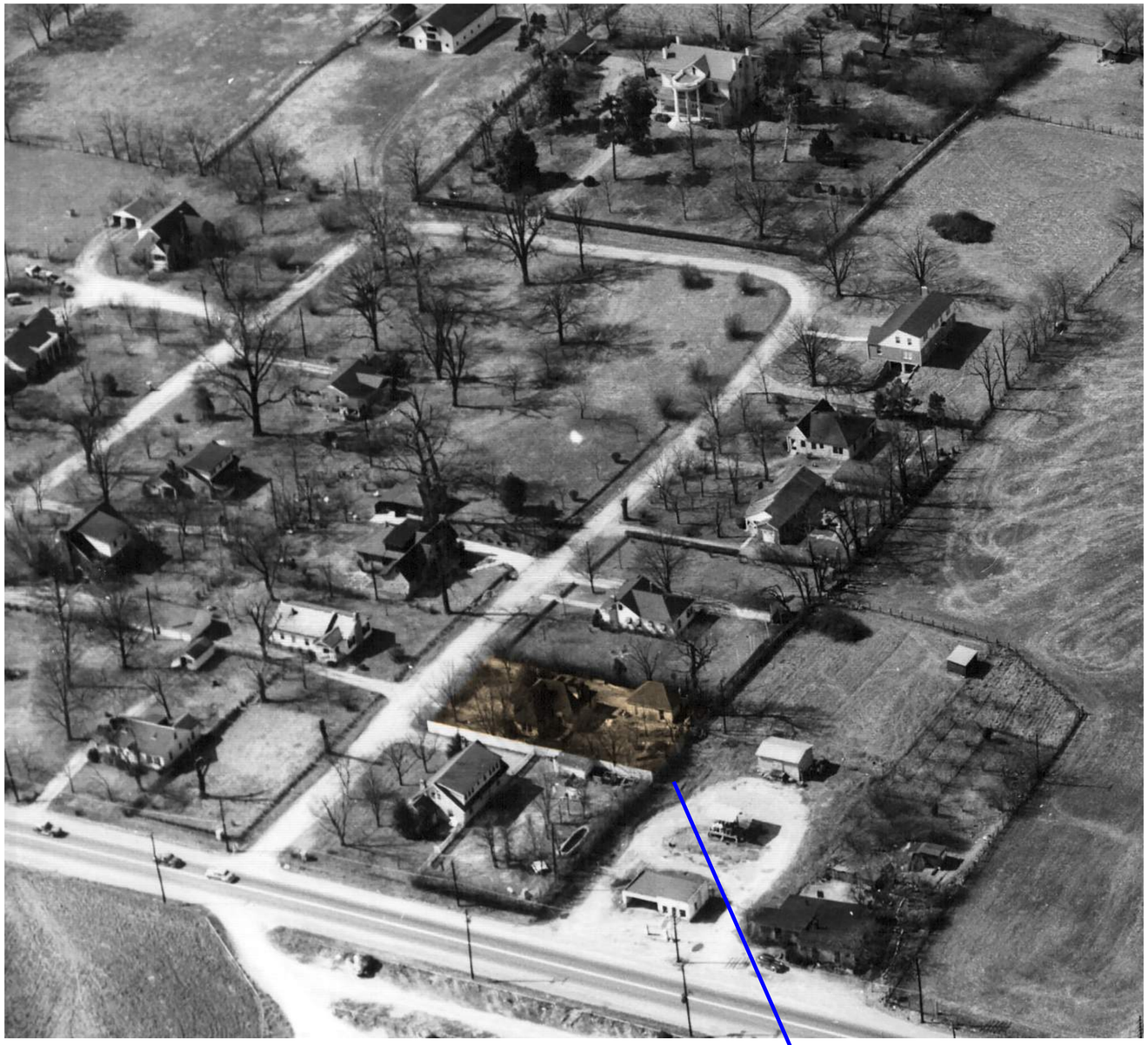
Part 1 - Supporting Imagery:

1. Historical Images
2. Images of the Existing House
3. Neighborhood Context and Inspirational Images
4. Perspective Views

Part 2 - Drawings:

1. SV-01 – Site Survey
2. L-1.1 – Architectural site plan
3. A-1.1 – Proposed 1st Floor plan
4. A-1.2 – Proposed 2nd Floor plan
5. A-1.3 – Proposed Roof plan
6. D-1.1 – Existing and demolition plan
7. A-2.1 – Proposed Elevations – front and right
8. A-2.2 – Proposed Elevations – Rear and left
9. A-2.3 – Proposed Elevations – Garage
10. Material specifications and details





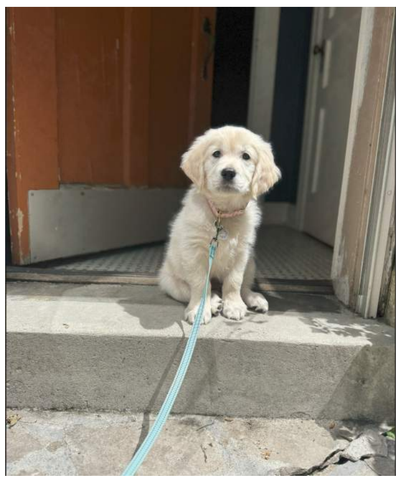
1950 Aerial of Winslow Road



2021 Image of 106 Winslow Road

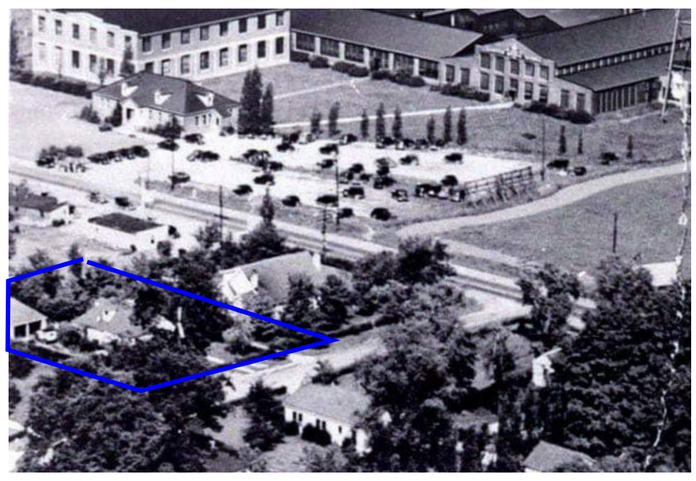


2008 Image of 106 Winslow Road - Prior to screen porch



106 Winslow mascot
"Millie"





Historical images of the property - 106 Winslow Road



View from Winslow Road



Entry detail / cornice and roof condition



View from Winslow Road



Rear elevation of 1970's addition



Entry stoop



Existing garage / accessory dwelling



View from Winslow Road



Screen addition - COA granted 2008



Exterior access to basement



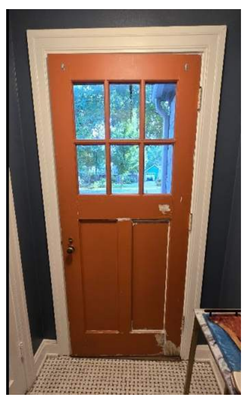
Garage / accessory dwelling



Left side elevation with utilities and open basement access







Images of the existing house - 106 Winslow Road



110 Winslow - neighbor to the left



102 Winslow - neighbor to the right



106 Winslow Road - subject property



109 Winslow - directly across the street



111 Winslow - diagonally across the street





Historic Carriage house door examples in Myles Manor







Cotswold cottage style

Neighborhood context images and inspiration - 106 Winslow Road



Existing



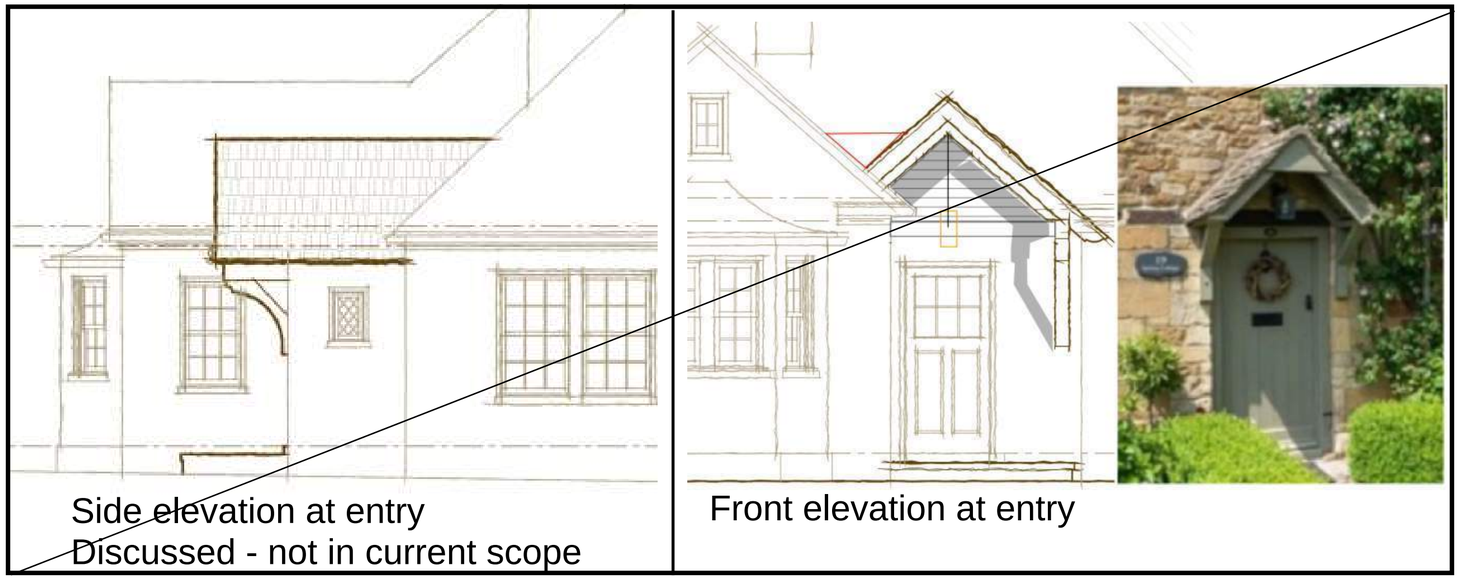
Existing



NEW Mock-up of proposed showing and dormer at rear



Mock-up of proposed showing screened porch and dormer at rear



Side elevation at entry
Discussed - not in current scope

Front elevation at entry



Existing

Discussed - not in current scope

Perspective views - 106 Winslow Road

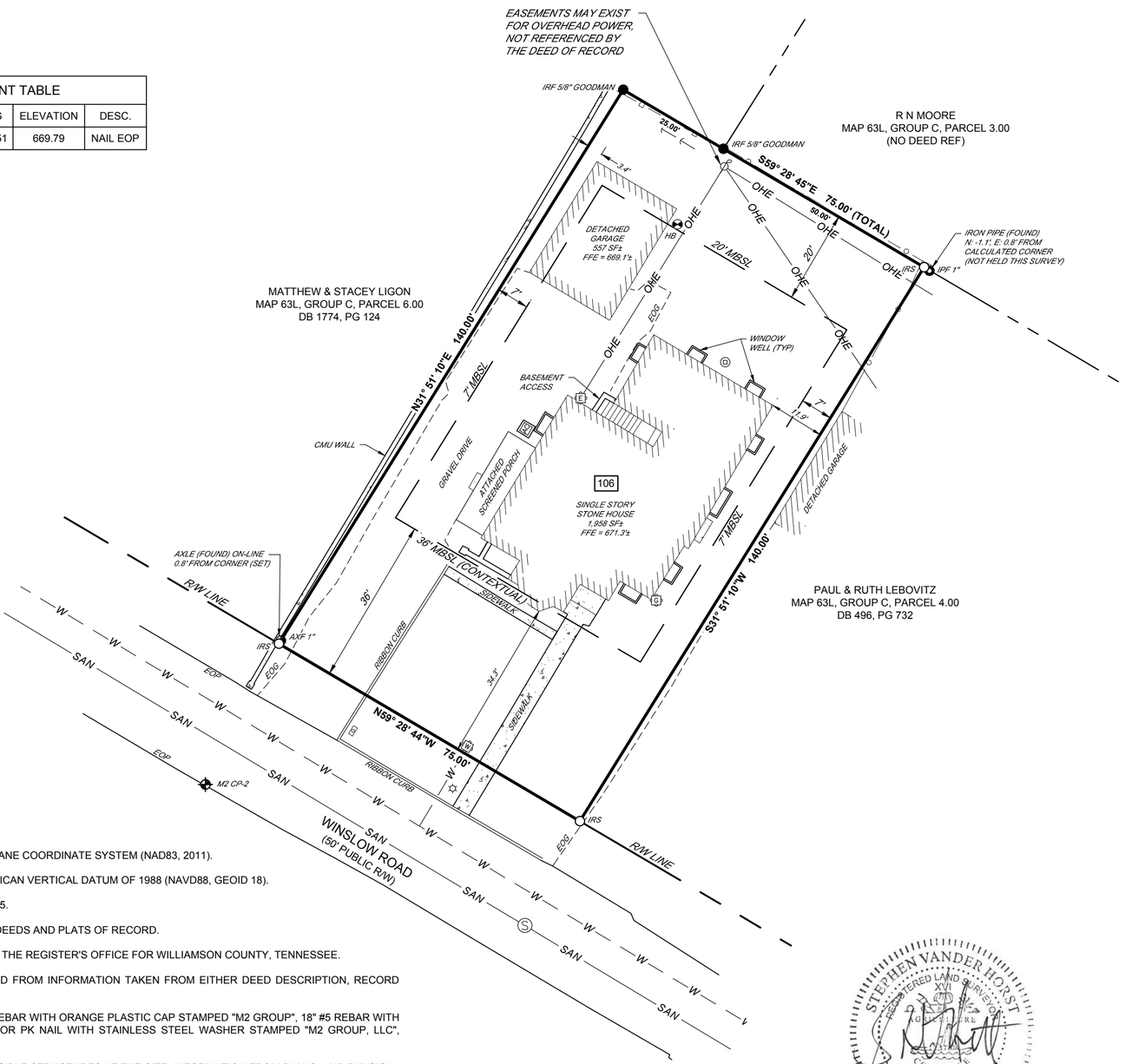
GPS SURVEY DATA INFORMATION:

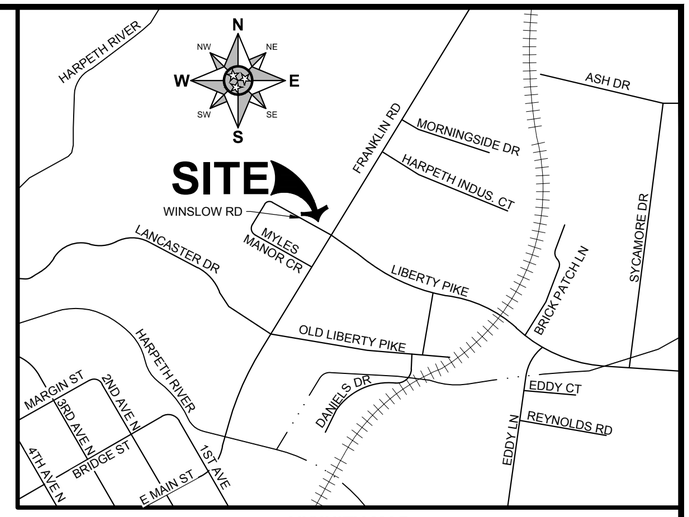
- TYPE OF GPS SURVEY: RTK
- POSITIONAL ACCURACY: 0.07 FEET
- DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED CONTROL USED: TGRN
- GEOID MODEL: GEOID 18
- COMBINED GRID SCALE FACTOR: 0.99992238
- UNITS: (US FEET)(GRID)

SUBJECT PROPERTY INFORMATION:

- OWNER: STEPHEN & NANCY MAHER REV TRUST
- TAX MAP 63L, GROUP C, PARCEL 5.00
- INSTRUMENT: DB 9264, PG 149
- PLAT INSTRUMENT: PB 1, PG 100
- LOT(S): 6 & 7, P/O LOTS 1-5 BLOCK "C" MYLES PARK SUBDIVISION
- TOTAL AREA = 0.24 AC (10,497 SF) ±

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESC.
2	583335.50	1712965.51	669.79	NAIL EOP





VICINITY MAP
SCALE: 1"=1000'

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ADJACENT PROPERTY LINE
- MBSL — MINIMUM BUILDING SETBACK LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN-LINK FENCE
- OHE — EXISTING OVERHEAD ELECTRIC
- IRON REBAR FOUND (IRF)
- IRON PIPE FOUND (IPF)
- AXLE
- IRON REBAR SET W/CAP (IRS)
- BENCHMARK / SURVEY CONTROL
- W — WATER METER
- HB — HOSE BIB BUILDING
- POWER POLE
- GUY WIRE
- E — ELECTRIC METER
- AC — AC UNIT
- LIGHT STANDARD
- G — GAS METER
- S — SANITARY SEWER MANHOLE
- CLEAN OUT
- MAILBOX
- EOP — EDGE OF PAVEMENT
- EOG — EDGE OF GRAVEL
- 106 — ADDRESS

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18).
3. THE FIELD SURVEY WAS COMPLETED ON JULY 31, 2025.
4. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
5. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
6. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
7. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
8. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE" PANEL 211 OF 485, MAP NUMBER 47187C0211H, EFFECTIVE 12/20/2024.
10. THE SUBJECT PROPERTY IS CURRENTLY ZONED "R4" (RESIDENTIAL DISTRICT) , BASED ON THE OFFICIAL ZONING MAP FOR CITY OF FRANKLIN. A CURRENT ZONING REPORT AN/OR ZONING LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR "R4" ZONING ARE AS FOLLOWS:
    - FRONT SETBACK = 36' AVERAGE SETBACK OF ADJACENT BUILDINGS
    - REAR SETBACK = 20'
    - SIDE SETBACK = 7'
11. MINIMUM BUILDING SETBACKS HAVE BEEN SHOWN AND NOTED HEREON PER CITY OF FRANKLIN ZONING, AS REFERENCED ABOVE.
12. NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDING OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MY DISCLOSE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY I SURVEY, HAVING A LINEAR ERROR OF CLOSURE WHICH IS EQUAL TO OR LESS THAN 1 FOOT PER 10,000 FEET OF LAND (1:10,000). THIS SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

20' 0 20' 40'
GRAPHIC SCALE

REVISION #	DATE	DESCRIPTION
1	8/6/25	REVISED SQUARE FOOTAGE OF GARAGE

BOUNDARY SURVEY

TAX MAP 63L, GROUP C, PARCEL 5.00
106 WINSLOW ROAD
CITY OF FRANKLIN
9TH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0257 / M2GROUPLLC.COM

DATE :	AUGUST 1, 2025	DRAWN BY :	PMK
PROJECT NUMBER :	25-188	CHECKED BY :	SVH

SHEET NUMBER: **SV-01**

25-188_106 WINSLOW_SV.DWG / Wednesday, August 6, 2025 1:01:46 PM

Site Data -

R-4 Zoning
Total lot area = 10,492 SF approximate
Impervious area = 3,380 SF
Pervious / Landscape area = 7,111 sf (67%)
LSR required = 40% (plan complies)

Survey Data - M2 GROUP

SUBJECT PROPERTY INFORMATION:

- OWNER: STEPHEN & NANCY MAHER REV TRUST
- TAX MAP 63L, GROUP C, PARCEL 5.00
- INSTRUMENT: DB 9264, PG 149
- PLAT INSTRUMENT: PB 1, PG 100
- LOT(S): 6 & 7, P/O LOTS 1-5 BLOCK "C" MYLES PARK SUBDIVISION
- TOTAL AREA = 0.24 AC (10,497 SF) ±

PAUL AND RUTH LEBOVITZ
MAP 63L, GROUP C, PARCEL 4.00
DB 496, PG 732

RN MOORE
MAP 63L, GROUP C, PARCEL 3.00
(NO DEED REF)

Winslow Road

10,491.35 sf
Lot area

3,379.95 sf
impervious area

new 7'-0" fence
new 6' fence with gate
new 6' wood fence
trash/recycling bins screened with fencing
gate
7'-0" min. side setback
5'-0"
5'-0"
4'-0"
+/-25'-0" fence dimension to house front
new HVAC condensing unit
relocated HVAC condensing unit
36'-0" min. front setback
New timber porch with low slope roof at rear of house
NEW PORCH = 260 SF
new 7'-0" fence
20'-0" min. rear setback
proposed covered porch connector extend to garage
new 7'-0" fence
Maintain existing accessory dwelling with toilet and kitchen; C of O to be confirmed with Zoning Admin
infill existing garage door openings with new wood jambs and wood carriage doors
remove and relocate existing HVAC condenser
blue dashed line indicates outline of existing screened porch to be removed
new screened porch to be built replacing existing one
EXISTING PORCH 147 SF
NEW PORCH = 126 SF
+/-22'-6" fence dim. to house front
gravel drive to remain, regrade
gravel fill to remain
gates
new 6'-0" wood fence
7'-0" min. side setback
new 4'-0" to 6'-0" wood fence
existing block wall
existing block wall

MATTHEW AND STACEY LIGON
MAP 63L, GROUP C, PARCEL 6.00
DB 1774, PG 124

Kris Wiseman Design

L-1.1

proposed site plan
Maher Cottage
scale : ⅛" = 1'-0"

relocated HVAC condensing unit

trash/recycling bins screened with fencing

+/-25'-0"
fence dimension to house frontage

9'-2"

6"
8 eq.
6"
8 eq.
6"
8 eq.
6"

26'-8"

coffee

dining room

install new door in existing wall

kitchen

living room

repair or replace existing stoop with new stone to match house

grill porch
new covered rear porch
AREA - 260 SF
FFE 731.13'

main bath

pantry

paint existing front door

foyer

clos

main bedroom

dressing

clos

study

New timber low slope roof at rear of house

new stone steps

new wall and door into basement stair

guest bedroom

clos

bath

laundry/mudrm
FFE 731.3'

clos

proposed covered porch connector extend to garage

new custom door made to match existing garage man-door panel design siding on wall to match existing siding at rear gable

7'-0" fence

remove and relocate existing HVAC condenser

covered porch
FFE 731.13'
remove existing screened porch and replace with new screened porch
AREA - 126 SF

3'-2½"

6'-½"

outline of existing screened porch

10'-0"

12'-0"

kitchen

garage
FFE 769.1'

infill existing garage door openings with new wood jambs and fixed wood panels with glazing to look like carriage doors

new stone steps

+/-22'-6"
fence dimension to house frontage

bath

7'-0"
min. side setback

gates

new min. 4'-0" fence

6'-0" fence

All new
to be M
Hung Wi

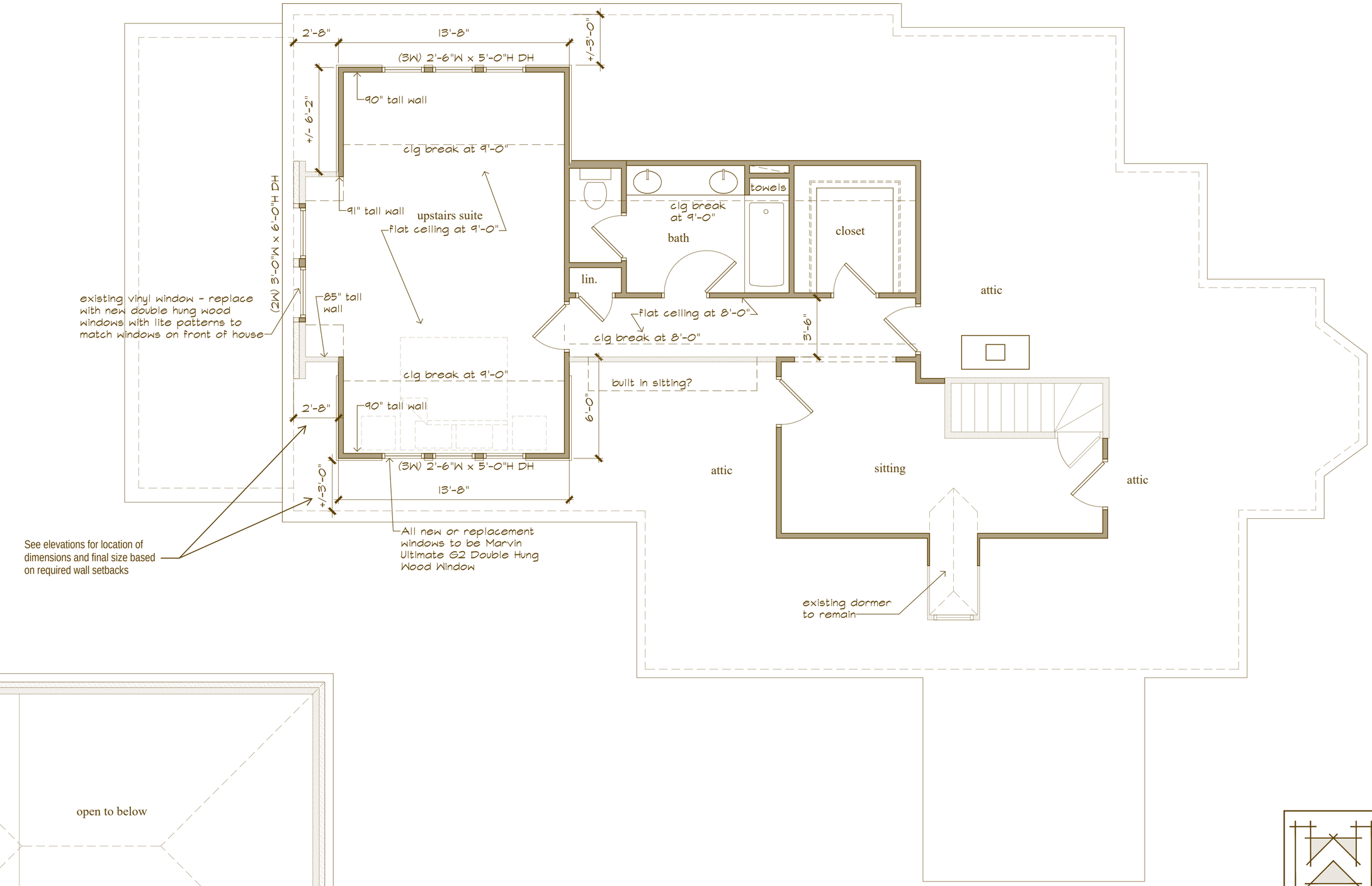
Kris Wiseman Design

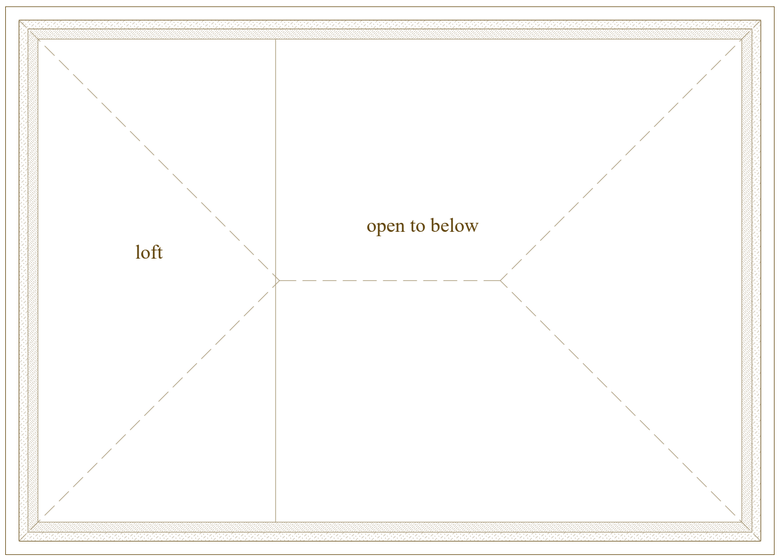
A-1.1

proposed 1st floor plan

Maher Cottage

scale : ¼" = 1'-0"





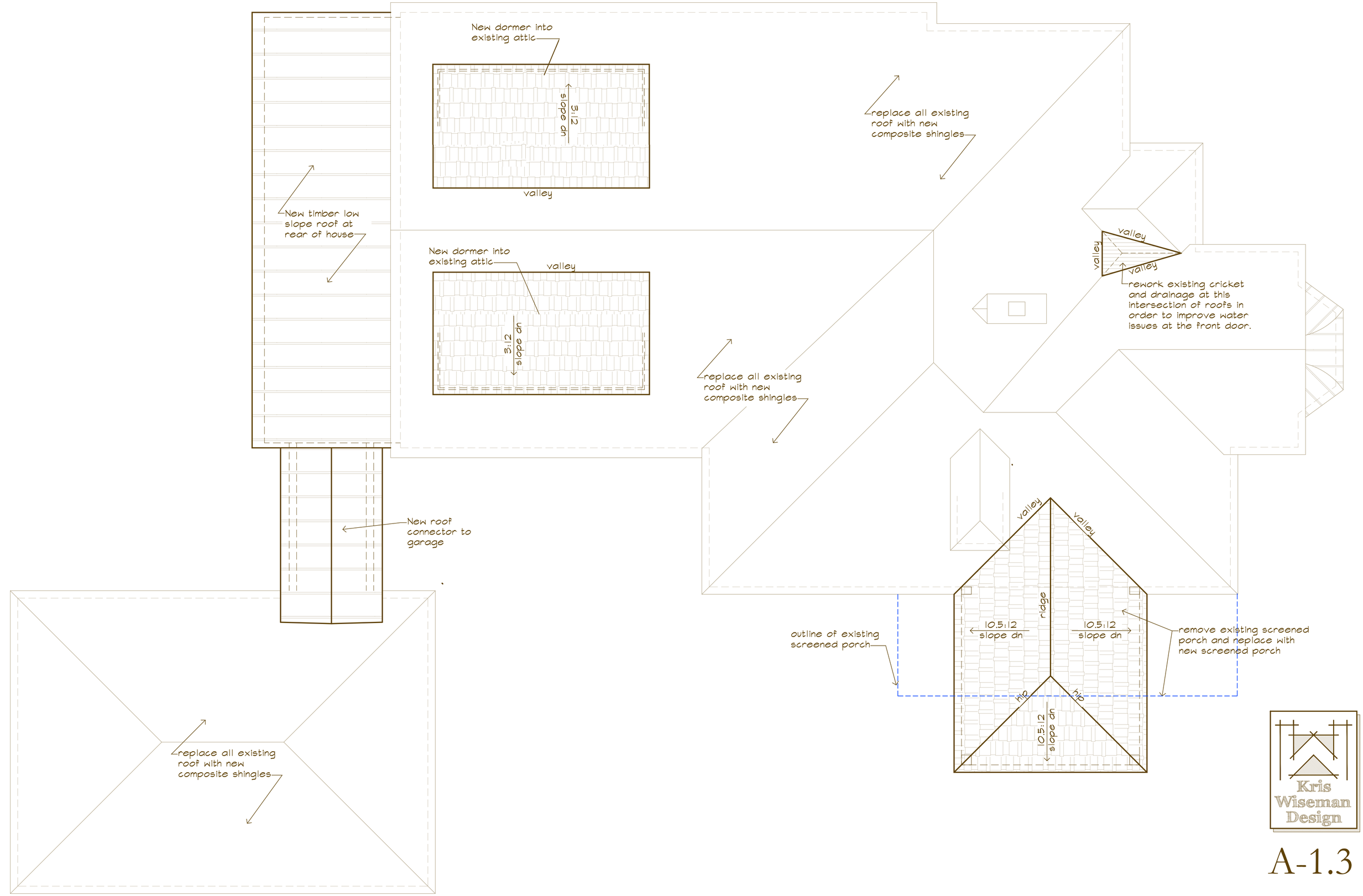
proposed 2nd floor plan

Maher Cottage

scale : ¼" = 1'-0"

Kris Wiseman Design

A-1.2



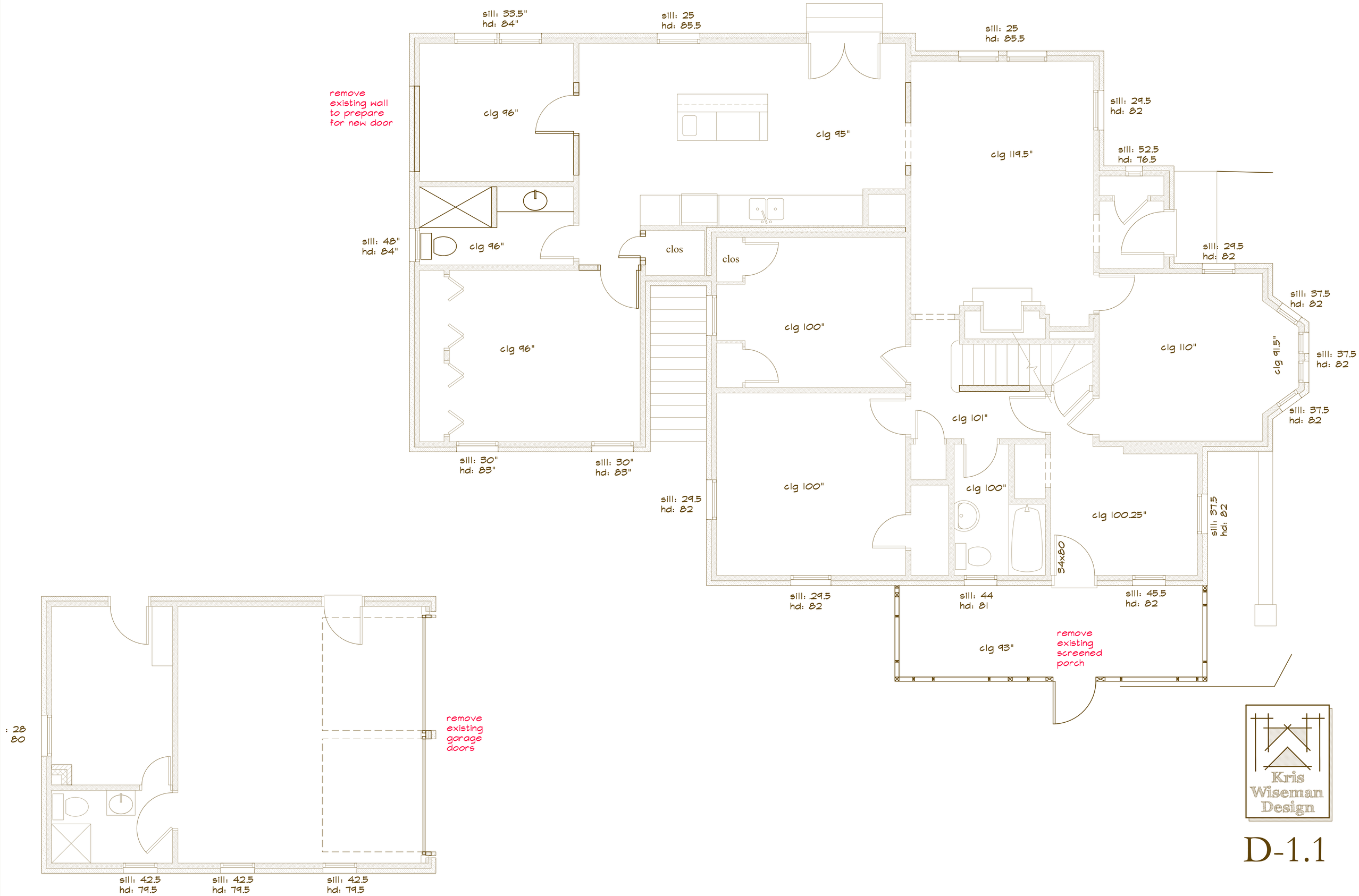
Kris Wiseman Design

A-1.3

proposed roof plan

Maher Cottage

scale : ¼" = 1'-0"



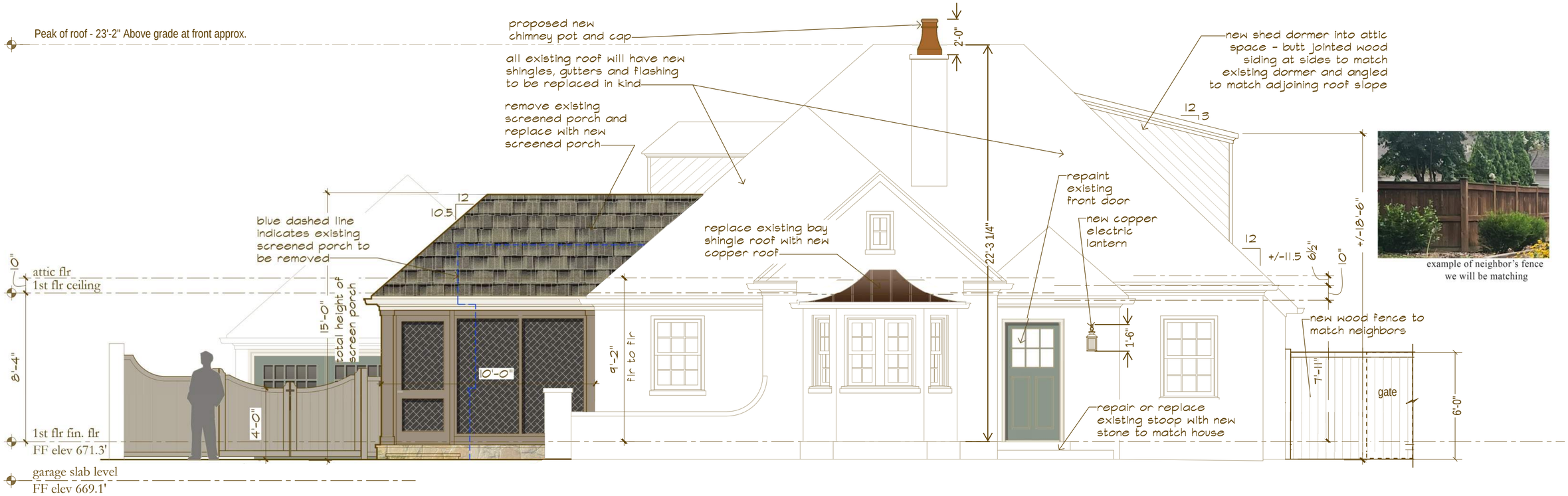
Kris Wiseman Design

D-1.1

1st floor demolition plan

Maher Cottage

scale : ¼" = 1'-0"



proposed front elevation

scale : ¼" = 1'-0"



Example of neighbor's copper roof



Illustration of east shed dormer from Winslow Road

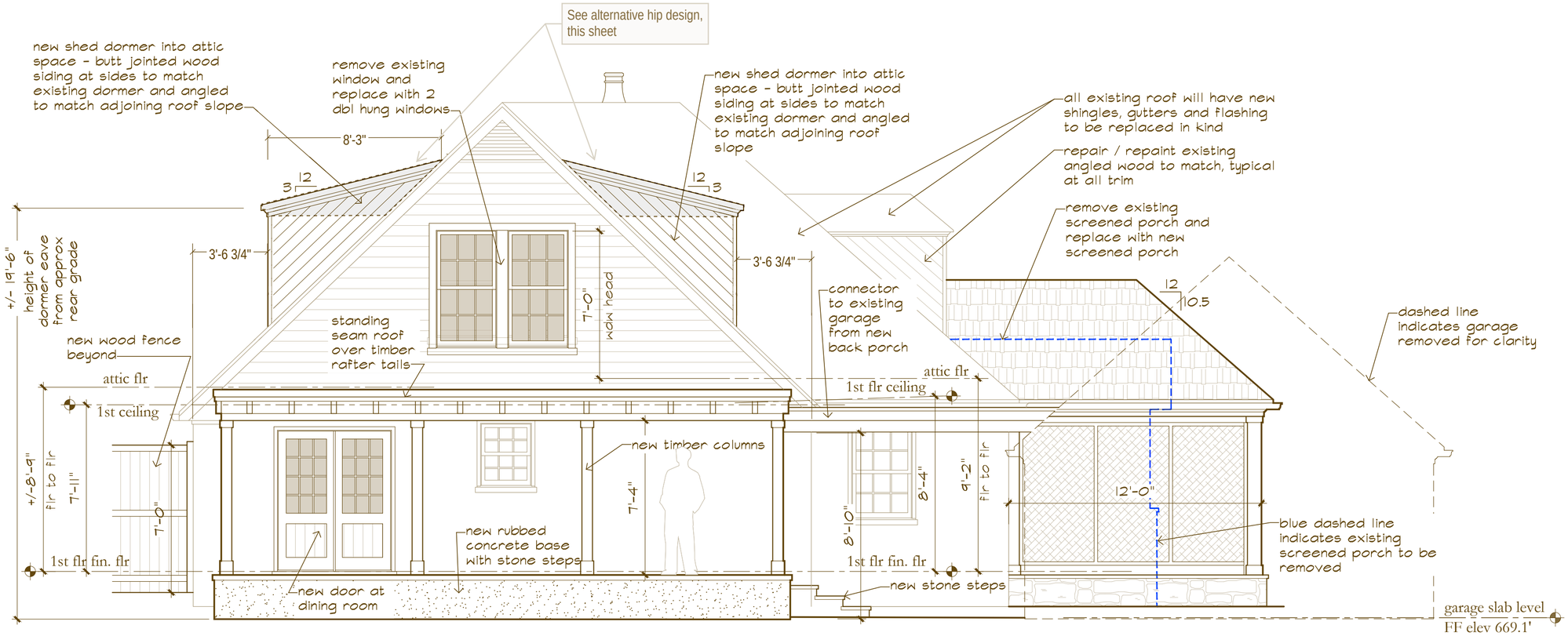
proposed right side elevation

Maher Cottage

scale : ¼" = 1'-0"

Kris Wiseman Design

A-2.1

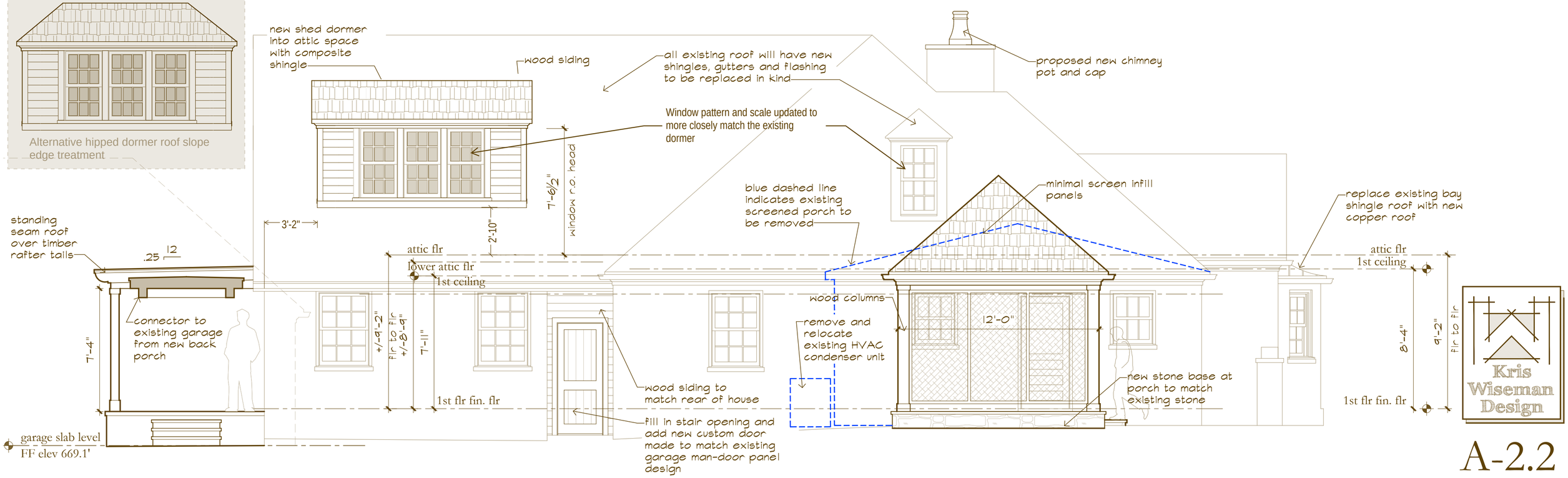


proposed rear elevation

scale : ¼" = 1'-0"



Alternative hipped dormer roof slope edge treatment



proposed left side elevation

Maher Cottage

scale : ¼" = 1'-0"

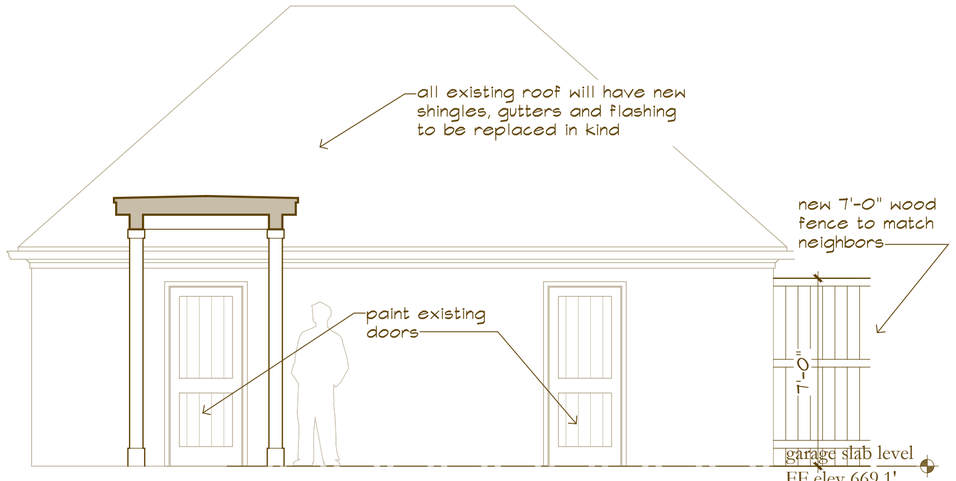
Kris Wiseman Design

A-2.2



proposed garage front elevation

scale : ¼" = 1'-0"



proposed garage right side elevation

scale : ¼" = 1'-0"



Myles Manor carriage door example



Fair Street carriage door example

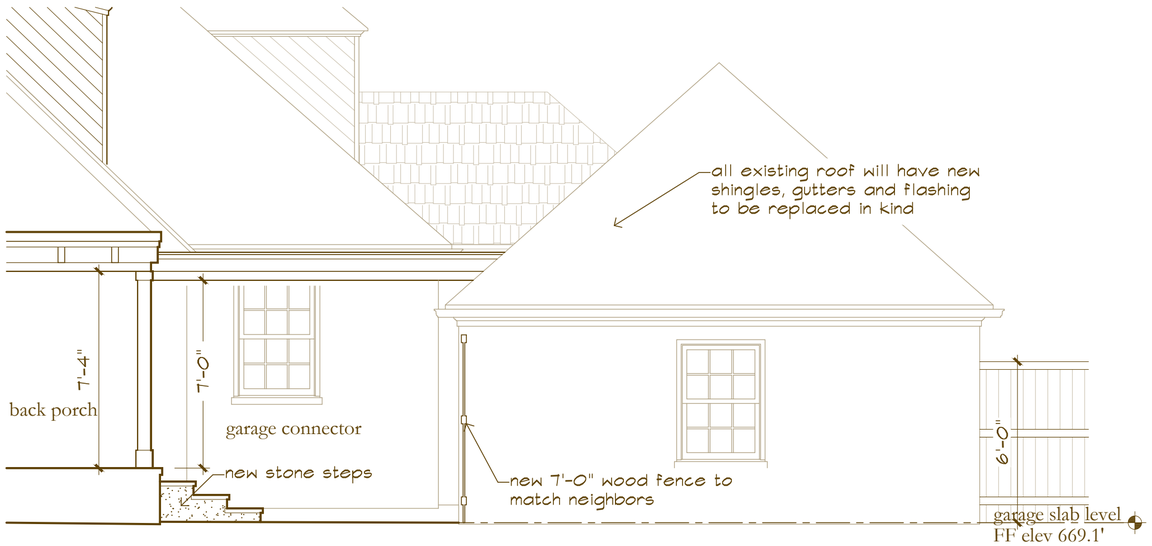


Cheekwood carriage door example



proposed garage left side elevation

scale : ¼" = 1'-0"



proposed rear elevation

Maher Cottage

scale : ¼" = 1'-0"

Kris Wiseman Design

A-2.3



Chimney flue
extension profile

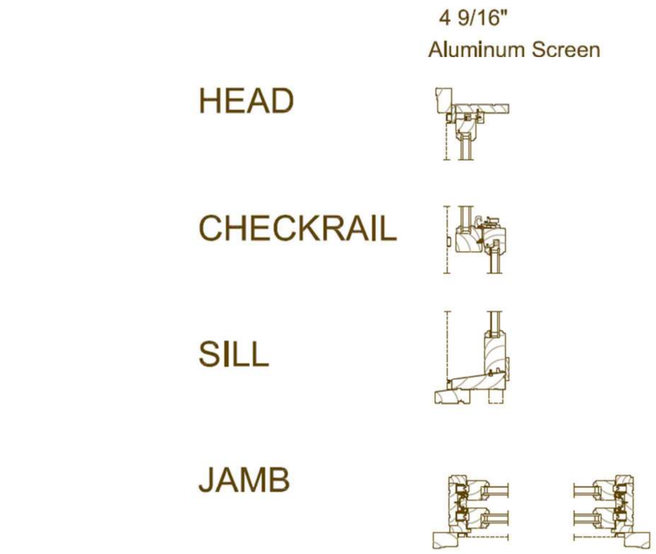


Color - Charcoal Glaze
Manufacturer -
Woodland Direct

MARVIN ULTIMATE WOOD DOUBLE HUNG

SECTION DETAILS - OPERATING DOUBLE HUNG

SCALE: 1=1



SECTION DETAILS - STANDARD SIMULATED DIVIDED LITES (SDL)







Simulated Divided Lite with
Spacer Bar (SDLS)



18" tall as
indicated on
elevations

Chapman and Myers
Chapman & Myers Suffork 2
Light 17.75 inch Natural
Copper Outdoor Wall Lantern,
Small



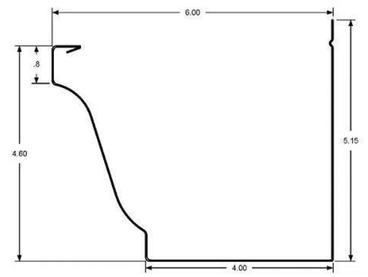
Example of style of proposed shingles:

Weathered wood architectural shingle
Timberline Natural Shadow shown



6" Ogee gutter; prefinished
to match trim - shown as
Bone Linen





Round downspout;
prefinished to match light
oil rubbed bronze

Kris Wiseman Design

A-2.3

8/11/25

Emily Huffer, Preservation Planner
City of Franklin Tennessee
Historic Zoning Commission
Planning Department
Phone: (615) 794-6795
emily.huffer@franklintn.gov

VIA: Upload to the City of Franklin portal

RE: 106 Winslow Road, Certificate of Appropriateness

Emily,

The following is a project description of the work being proposed for the property at 106 Winslow Road.

Project Description: Renovation of Historic Residence at 106 Winslow Road, Franklin, TN:

This project involves the minimal exterior renovation of a historic residence located at 106 Winslow Road in Franklin, Tennessee. The scope of work is planned to enhance the home's functionality and aesthetic character while preserving its architectural historic integrity.

Key components of the renovation include:

- **Screen Porch Replacement:** The existing screen porch, previously approved through COA, will be removed and replaced with a new design that is compatible with the historic architectural style of the residence and better responds to the Design Guidelines.
- **Rear Dormer Additions:** New dormers will be added to each side elevation, at the rear of the house, to expand the usable second floor interior space. The dormers are designed as directed by the guidelines and are positioned toward the rear of the house.
- **Garage Door Replacement:** Existing metal overhead garage doors will be replaced with custom built wood carriage-style doors with proportionate glazing to better reflect the home's historic character.

- **New Rear Door and Covered Porch:** A new exterior door will be added at the rear of the house, along with a covered porch to improve access and outdoor usability.
- **Exterior Restoration Work:**
    - Full roof replacement using materials consistent with the home's historic aesthetic.
    - Repointing of existing stone stoops and landings to ensure structural integrity and visual continuity.
    - Repair and repainting of damaged wood trim.
    - Replacement and/or repair of gutters to ensure proper drainage and preservation of the building envelope.

This renovation aims to preserve the home's historic charm while making sensitive updates that improve livability and long-term durability.

Thank you for your attention to this matter.

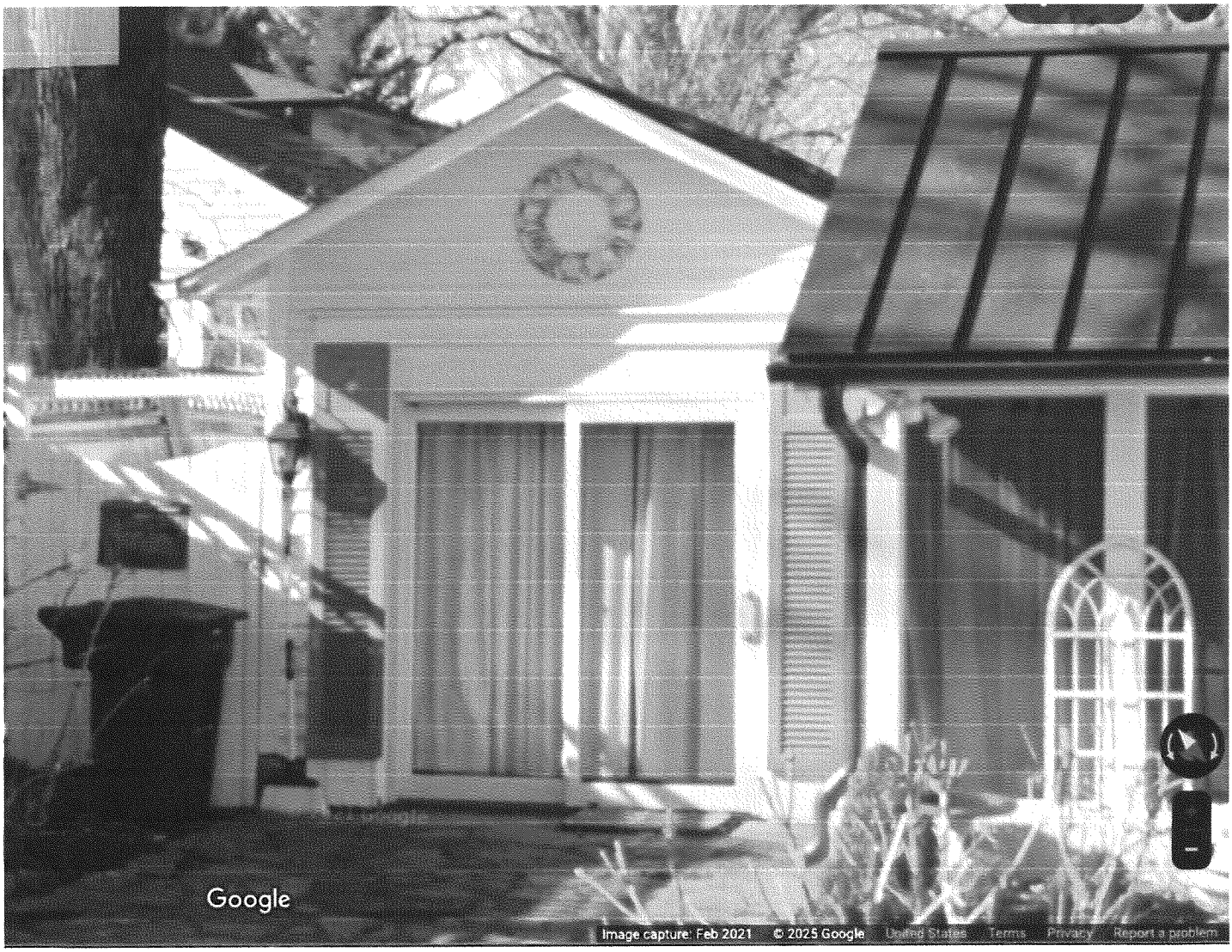
Regards,

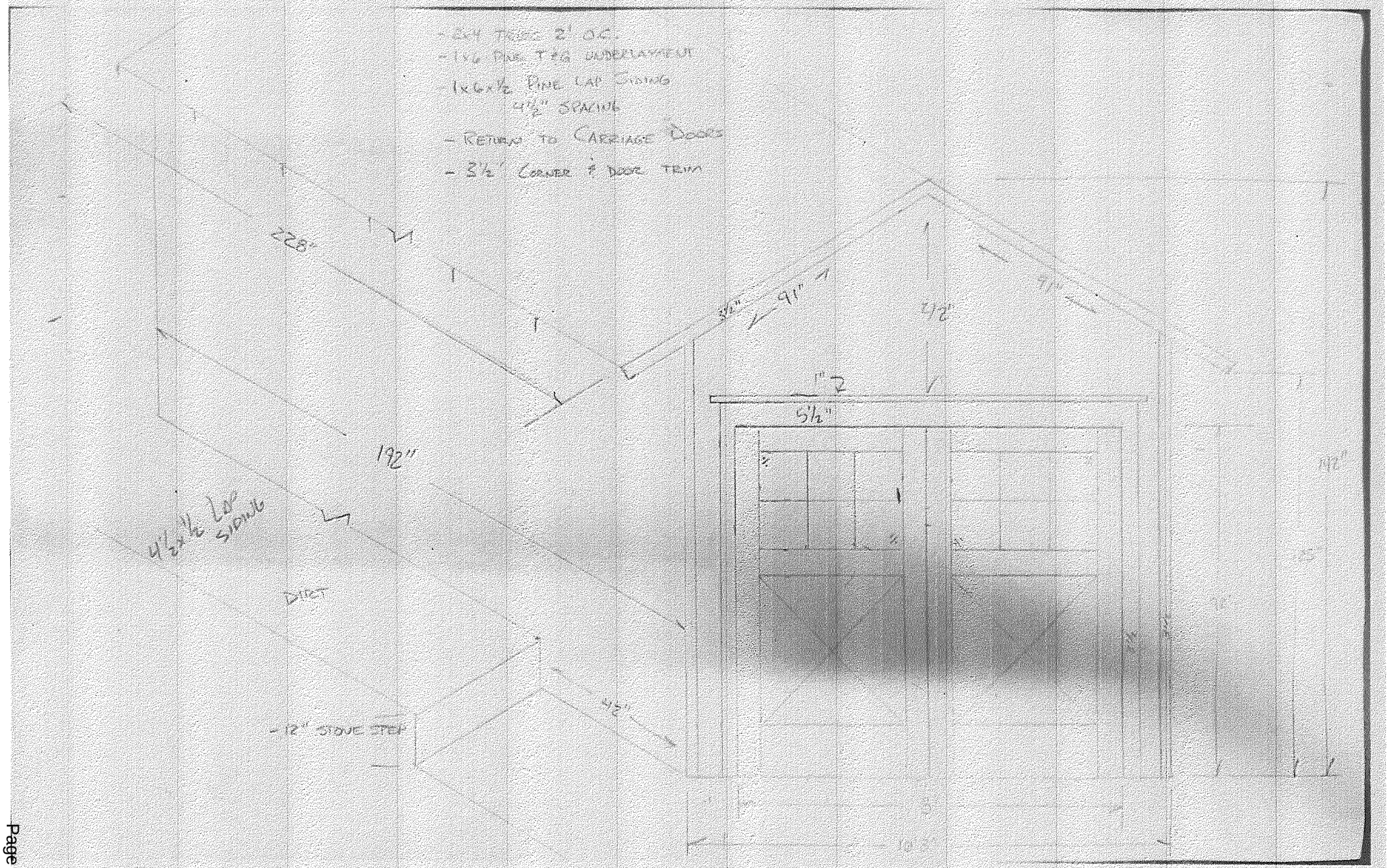


Stephen Maher

Stephen and Nancy Maher Rev Trust
Property owners
1215 S. Harpeth Rd.
Kingston Springs, TN 37082
615-504-8946

1001 Fair Street, Franklin, TN 37064



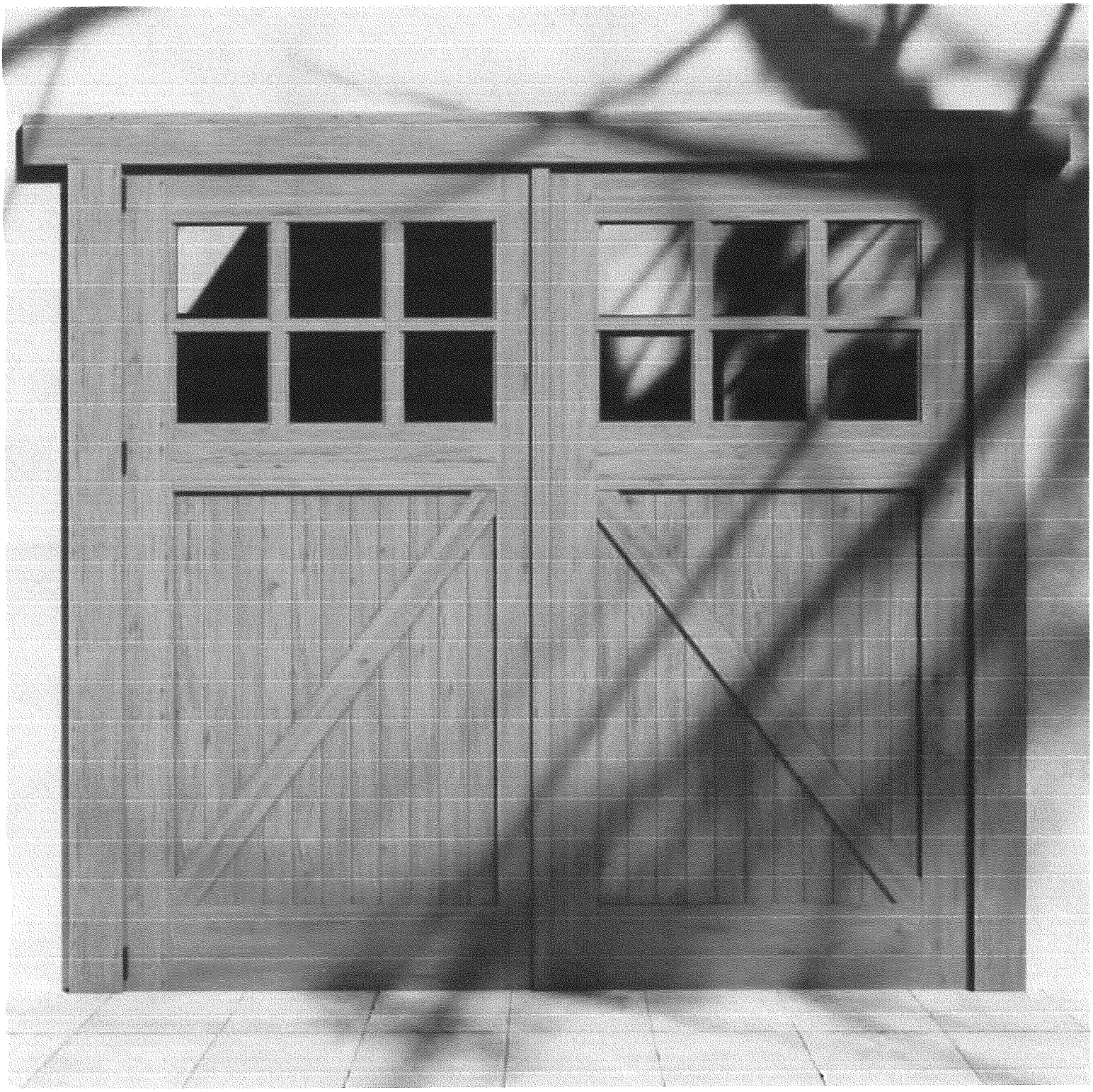

- 2x4 TRUSS 2' O.C.
- 1x6 PINE T&G UNDERLAYMENT
- 1x6x½ PINE LAP SIDING
4½" SPACING
- RETURN TO CARRIAGE DOORS
- 3½' CORNER & DOOR TRIM
228"
192"
4½x½ LAP SIDING
DIRT
- 12" STONE STEP
3½"
91"
2½"
91"
1"
5½"
4½"

312 3rd Ave. S Franklin, TN
37064



1002 West Main St. Franklin, TN 37064







Bellingham Carriage Style Garage Doors with Glass

$5,155.56

From **$465.33**/mo with shop Pay Check your purchasing power

0 reviews

Something for the minimalists out there. The Bellingham design is pared-down while still keeping that traditional feeling. Four insulated glass lights at the top are married with two vertical solid wood panels, all set in solid wood framing. A design so classic, you'll never have to replace it.

Pictured in Black Walnut.

1 WOOD SPECIES

Select Wood Species *

Knotty Alder

NEXT STEP

2 DOOR DIMENSIONS

3 DOOR FINISH



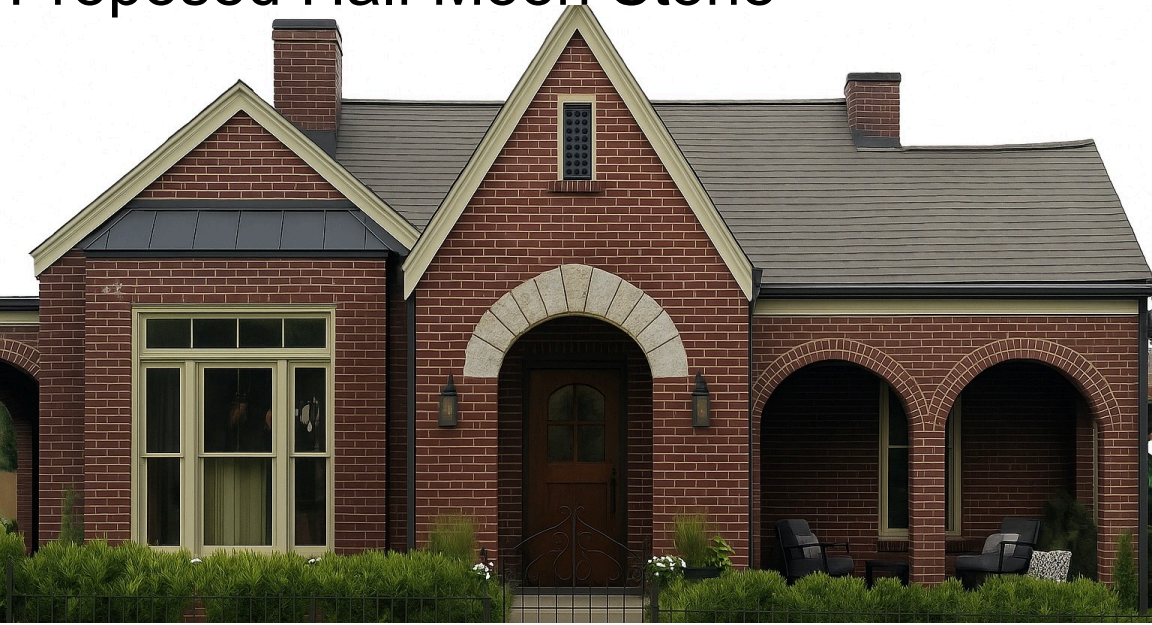


Current Front View




900 Fair St. Foundation
P

Proposed Half Moon Stone



W. Main Example




Across Street Fair 2
807

West Main Example



Local Example for 900 Fair Street Proposal

BUILDING FRONTAGE - 36'-10"



30”HEIGHT, 1/2" THICK ALUM FLAT CUT OUT LOGO
SERVICE AND FOCUS EXISTING LIGHTS

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Madison, TN 37115

615.865.6062

www.jarvissigns.com

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230 PUBLIC SQUARE
FRANKLIN, TN

File Location:
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Sign Type:
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Drawn By:	Project Manager:
AJS	AJS

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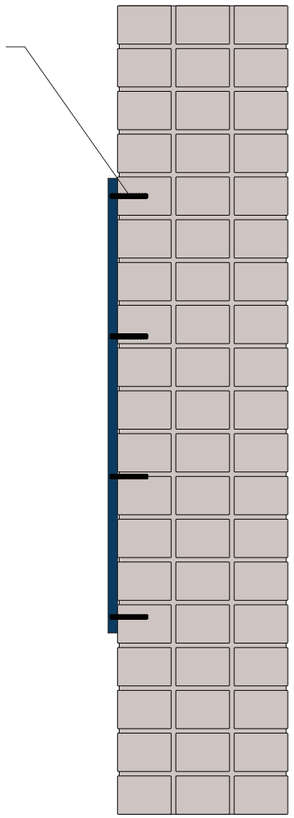
1 FRONT VIEW
SCALE: 3/4"=1'-0"

30"HEIGHT, 1/2" THICK ALUM FLAT CUT OUT LOGO
PAINT LETTERS PMS2955C. PAINT V ACCENT PMS299C
STUD MOUNT FLUSH TO BUILDING.
SERVICE AND FOCUS EXISTING LIGHTS



2 STANDARD INSTALL DETAIL
SCALE: 1-1/2"=1'-0"

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BUILDING FRONTAGE - 71'-0"



43.5" HEIGHT, 1/2" THICK ALUM FLAT CUT OUT LOGO
3 GOOSENECK LIGHTS

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219 1/2"

43 1/2"



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

43.5" HEIGHT, 1/2" THICK ALUM FLAT CUT OUT LOGO
PAINT LETTERS PMS2955C. PAINT V ACCENT PMS299C
STUD MOUNT FLUSH TO BUILDING.

ADD 3 EVENLY SPACED GOOSENECK LIGHTS.
SPEC IS RAB GN1LED26NACB WITH BLACK FINISH

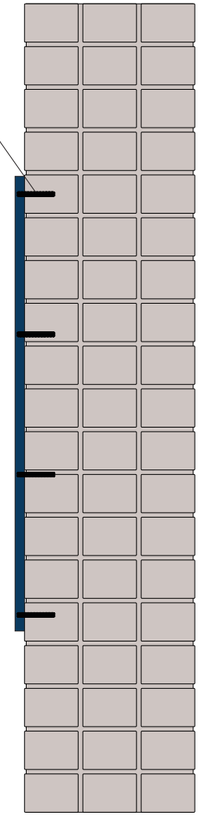


GN1LED26NACB

- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5-Year, No-Compromise Warranty

View Technical Specs >

1/4"-20 ALUMINUM STUDS, 2" LONG
MINIMUM 4 PER LETTER.
CLEAR SILICONE ADHESIVE ON
STUDS AND BACK OF LETTER



2 STANDARD INSTALL DETAIL
SCALE: 1-1/2"=1'-0"

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BUILDING FRONTAGE - 60'-0"



36" HEIGHT, 1/2" THICK ALUM FLAT CUT OUT LOGO
3 GOOSENECK LIGHTS

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

36" HEIGHT, 1/2" THICK ALUM FLAT CUT OUT LOGO
WITH 10" HEIGHT LETTERS AND ARROW BELOW.
PAINT LETTERS PMS2955C. PAINT V ACCENT PMS299C
STUD MOUNT FLUSH TO BUILDING.

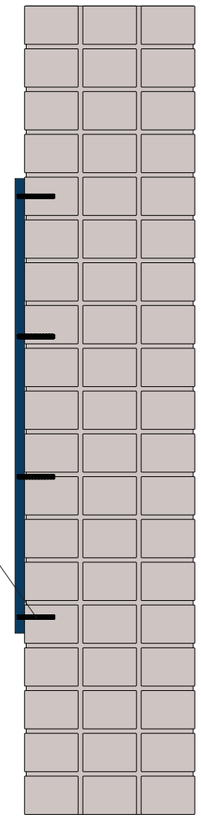
ADD 3 EVENLY SPACED GOOSENECK LIGHTS.
SPEC IS RAB GN1LED26NACB WITH BLACK FINISH

GN1LED26NACB

- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5-Year, No-Compromise Warranty

View Technical Specs >

1/4"-20 ALUMINUM STUDS, 2" LONG
MINIMUM 4 PER LETTER.
CLEAR SILICONE ADHESIVE ON
STUDS AND BACK OF LETTER



2 STANDARD INSTALL DETAIL
SCALE: 1-1/2"=1'-0"

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18" X 32" NON-ILLUMINATED BLADE SIGN

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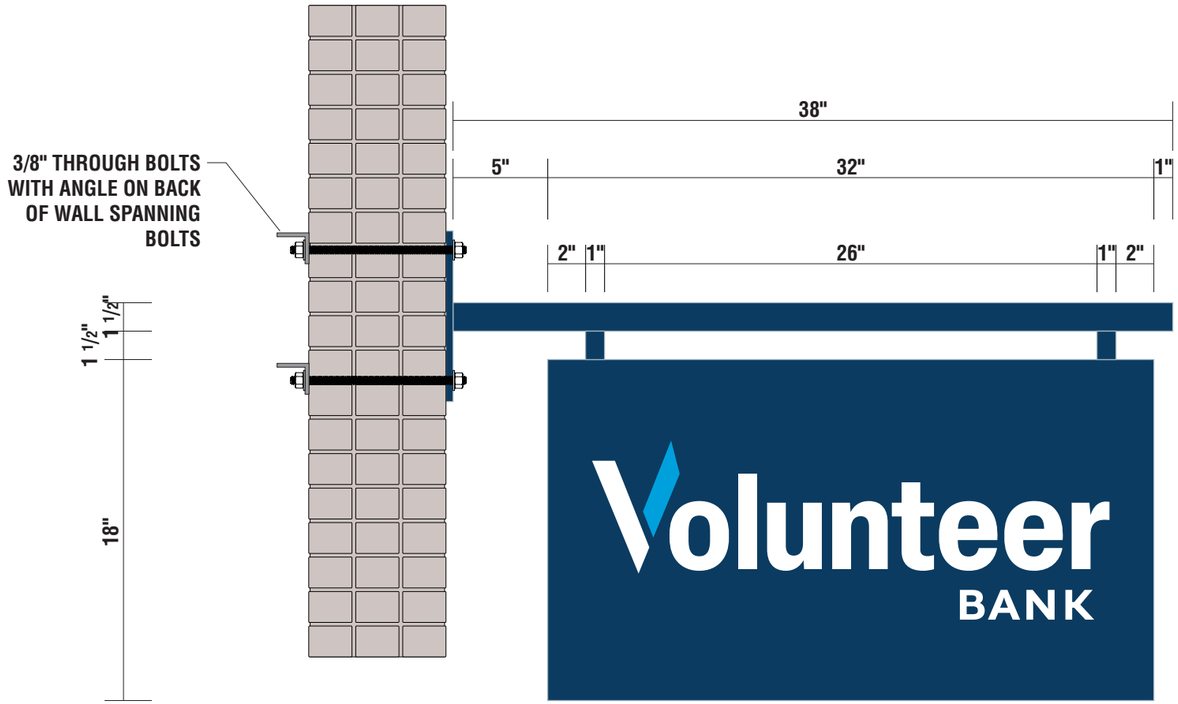
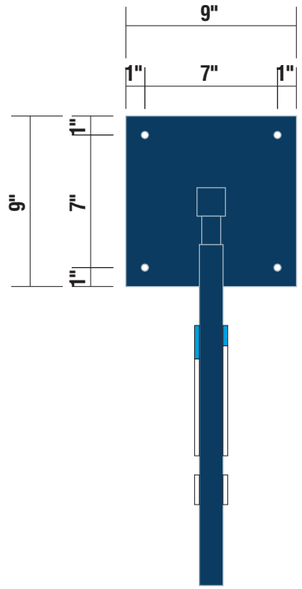


1 FRONT VIEW
SCALE: 1-1/2"=1'-0"



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

18" X 32" NON-ILLUMINATED BLADE SIGN
- 3/8" THICK MOUNTING PLATE, 9" X 9" WITH 4 MOUNTING HOLES FOR THROUGH-BOLTING INTO BRICK BUILDING
- 1-1/2", 1/4" WALL ALUMINUM SQUARE TUBE MOUNTING ARM
- 1" ALUMINUM SQUARE TUBE FRAME FOR SIGN PANEL, CLAD WITH .125" ALUMINUM PANELS.
- SIGN STRUCTURE ALL PAINTED PMS2955C
- 1/4" ALUMINUM LETTERS PAINTED PMS299C AND WHITE. STUD MOUNTED FLUSH TO FACES.

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20" X 16" DIRECTORY SIGN

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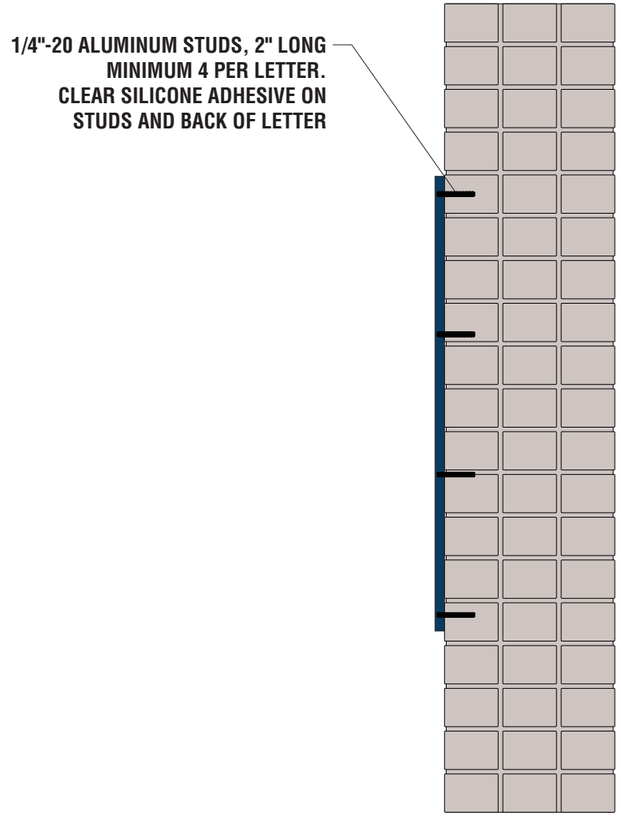
1 FRONT VIEW
SCALE: 3"=1'-0"



2 STANDARD INSTALL DETAIL
SCALE: 1-1/2"=1'-0"

20" X 16" NON-ILLUMINATED DIRECTORY SIGN
- 1/4" THICK ALUMINUM PANEL, PAINTED PMS2955C
- LOGO AND TEXT TO BE VINYL. WHITE, AND ORACAL 651-053 LIGHT BLUE
- STUD MOUNT FLUSH TO WALL

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CERTIFICATE OF APPROPRIATENESS APPLICATION

FRANKLIN HISTORIC ZONING COMMISSION

APPLICANT CONTACT INFORMATION

Applicant:*
Raenah Anderson

Business (if applicable):
Jarvis Signs

Daytime Phone (required):
615-865-6062

Email Address (required):
office@jarvissigns.com

PROPERTY INFORMATION

Project Address:
230 Public Square

Property Owner:
Fourth Capital

Map and Parcel Number:
230 PUBLIC SQ (078C-N00500)

*NOTE: *If the applicant is not the owner, an Owner Affidavit must be completed and submitted to the Planning & Sustainability Department prior to the request being added to the HZC agenda for review.*

PROJECT INFORMATION: WORK SPECIFICATIONS

Check all that apply.

☐ **New Construction (does not include additions)**

Type: ☐ Principal Structure ☐ Accessory Structure
Zoning: ☐ Commercial ☐ Residential or Office Residential

☑ **ew Addition**

Type: ☐ Principal Structure ☐ Accessory Structure
Zoning: ☑ Commercial ☐ Residential or Office Residential

☐ **Demolition**

(Note: Pre-application meeting with staff is required for proposed demolition of primary structures)

Type: ☐ Principal Structure ☐ Accessory Structure ☐ Site Features
Zoning: ☐ Commercial ☐ Residential or Office Residential

Demolition COA application is based on the following criteria (see *Franklin Historic District Design Guidelines*):

☐ Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character

☐ Denial of demolition will result in unreasonable economic hardship on the applicant (please refer to *Guidelines* Evidentiary Checklist)

☐ Public safety and welfare requires the removal of the structure(s)

☐ Structural instability or deterioration of structure(s) as Demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation ersus demolition. Additional report details proposed future action n site.

☐ **Porch or Deck Project**

Type: ☐ Principal Structure ☐ Accessory Structure
Zoning: ☐ Commercial ☐ Residential or Office Residential

☐ **Windows or Exterior Doors**

Type: ☐ Replacement ☐ Alteration via Enclosure or Opening ☐ Shutters

☐ **Relocation**

(Note: Pre-application meeting with staff is required for proposed relocation of primary structures)

Type: ☐ Principal Structure ☐ Accessory Structure ☐ Site Features
Zoning: ☐ Commercial ☐ Residential or Office Residential

☐ **Other Exterior Alteration(s)—Please indicate below:**

- ☐ Roofing/Roof Structures (Dormers, Chimneys)
- ☐ Exterior Door Replacement/Alterations
- ☐ Foundation Alterations
- ☐ Exterior Siding/Finishes/Masonry
- ☐ Exterior Lighting
- ☐ Other (explain)

• _____
• _____
• _____

*NOTE: Refer to Administrative Review COA application regarding proposed signage, fencing, awnings, and/or HVAC equipment/screening.

PROJECT INFORMATION: SQUARE FOOTAGE & HEIGHT

Complete the following for infill construction, new additions, & porch/deck projects ONLY.

Lot Square Footage: 1300

Footprint Square Footage of Existing Structures on Lot:* 1300

Footprint Square Footage of Proposed Additions/Structures:* 31.25

Does the existing structure have any recent additions? If yes, indicate estimated age and footprint square footage of addition(s): no

Number of Stories of Existing and Proposed Construction: 2 Existing 2 Proposed

Height of Existing and Proposed Construction (ground level to roof peak): 25 '

*'Footprint square footage' refers to square footage of the largest floor of a structure.

PROJECT INFORMATION: NARRATIVE

Describe proposed project(s) and list all proposed materials. Attach additional sheets if necessary.

aluminum flat cut letters
gooseneck lights
non illuminated blade sign - aluminum
directory sign - aluminium

AUTHORIZATION

The undersigned acknowledges that the above application refers to construction and alterations to be undertaken at this time; however, **alterations not addressed in this document will require an additional application**. **If the applicant is different than the property owner, an Owner Affidavit must be completed and submitted to the Planning & Sustainability Department prior to the request being added to the HZC agenda for review.**

In filling out this application, I understand that it becomes part of the Public Record of the City of Franklin and hereby certify that all information contained herein is accurate to the best of my knowledge.

Signature:

Print Name: Raenah Anderson

Date: 8/25/25


Existing Front View
Crop

Proposed Front



Edit Select Save Share


Existing Side View


Proposed Side

5.

6.

Three car garage

1324 Adams St



Example Fence

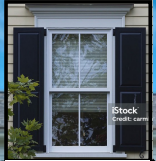
10 foot motorized gate

10 foot motorized gate

4 foot gate



Replacement siding option



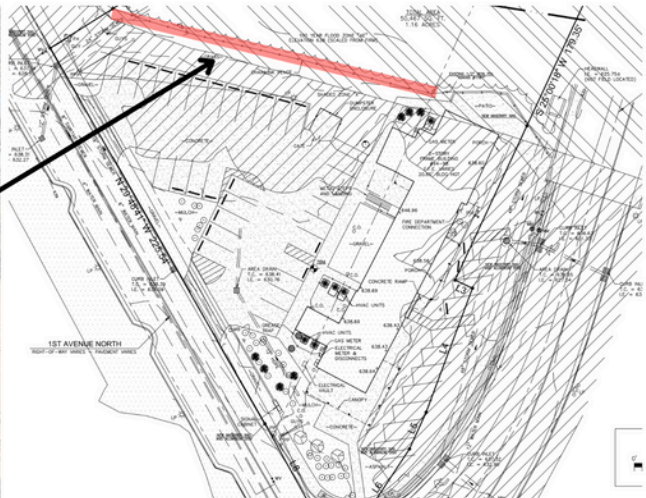
Replacement of shutters example

Front porch posts, railing, and bracket examples



Remove office addition



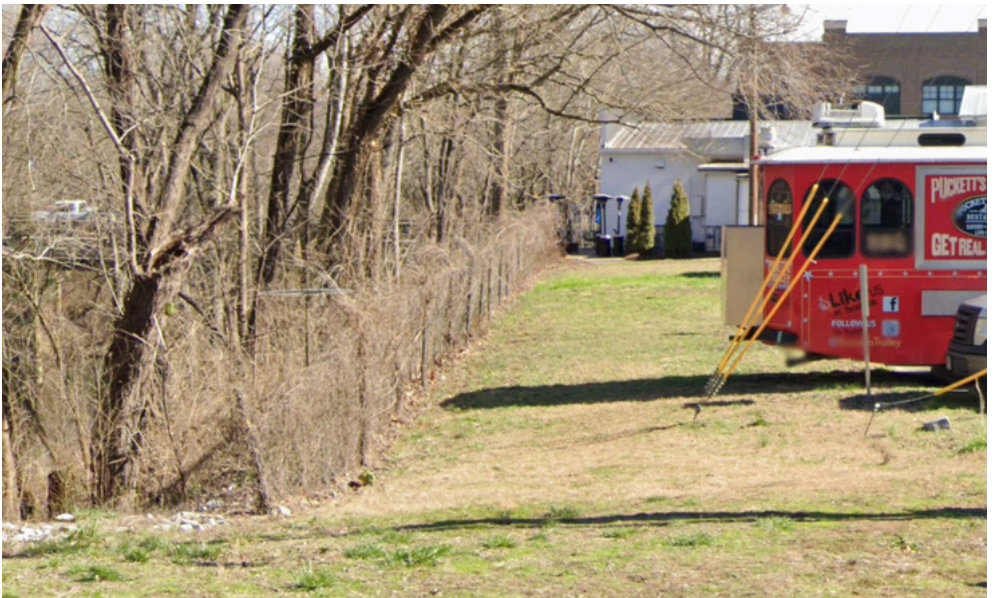


CURRENT FENCE LOCATION AT 98 E. MAIN ST





CURRENT FENCE AT 98 E. MAIN ST



EXISTING CHAIN LINK FENCE PRIOR TO REPAIR

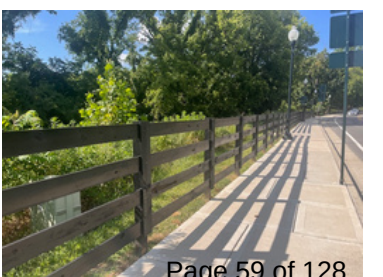


EXISTING CHAIN LINK FENCE PRIOR TO REPAIR





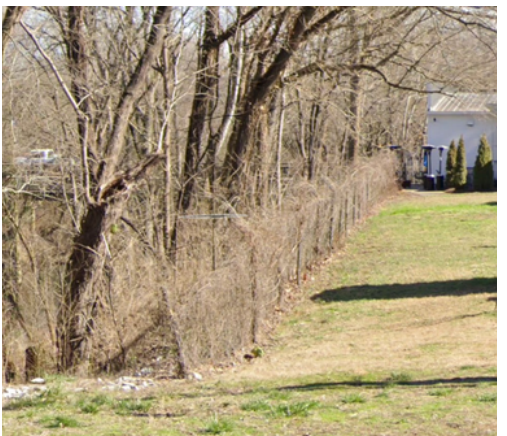
EXISTING 4 BOARD WOOD FENCE LEADING INTO DOWNTOWN OPPOSITE THE BRIDGE



Rear Yards and Areas At Least 20 Feet Behind the Front Facade

- Use wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting. Avoid chain-link fencing.





PROPOSE TO REPLACE EXISTING CHAIN LINK FENCE WITH SAME 4 BOARD WOOD FENCE ON MAIN STREET OPPOSITE THE BRIDGE

Project Description for 98 E. Main St. (Fencing)

Received a Notice of Violation stating "the fence must match the approved Certificate of Appropriateness".

I did contact the city staff who issued the notice that I have been provided contradictory direction from Building and Neighborhood Services. One department desired I replace the current fence with another style picket fence on property, however, a different department informed me I could not replace the fence because of its placement in the flood zone.

City Administration later provided permission to replace the fence in the exact location, however, I am now a year past my original COA approval and completed with construction and the associated funds available.

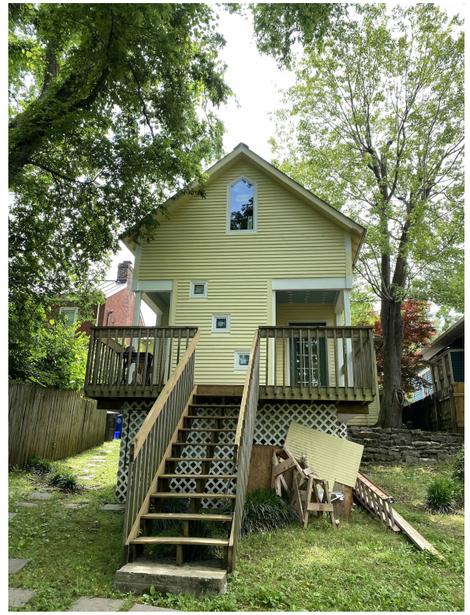
Moving forward now to comply with the notice of violation, I can remove all the wood that was added to the existing chain link fence to bring the fence back to its previous condition. Or, I am proposing to replace the chain link fence with a 4 board wood fence seen just opposite the bring on Main Street. This continuation would flow well along the Harpeth River, match existing fencing near the property and comply with the Design Guidelines.



EXISTING: FRONT ELEVATION



EXISTING: SIDE ELEVATION FROM STREET



EXISTING: REAR ELEVATION



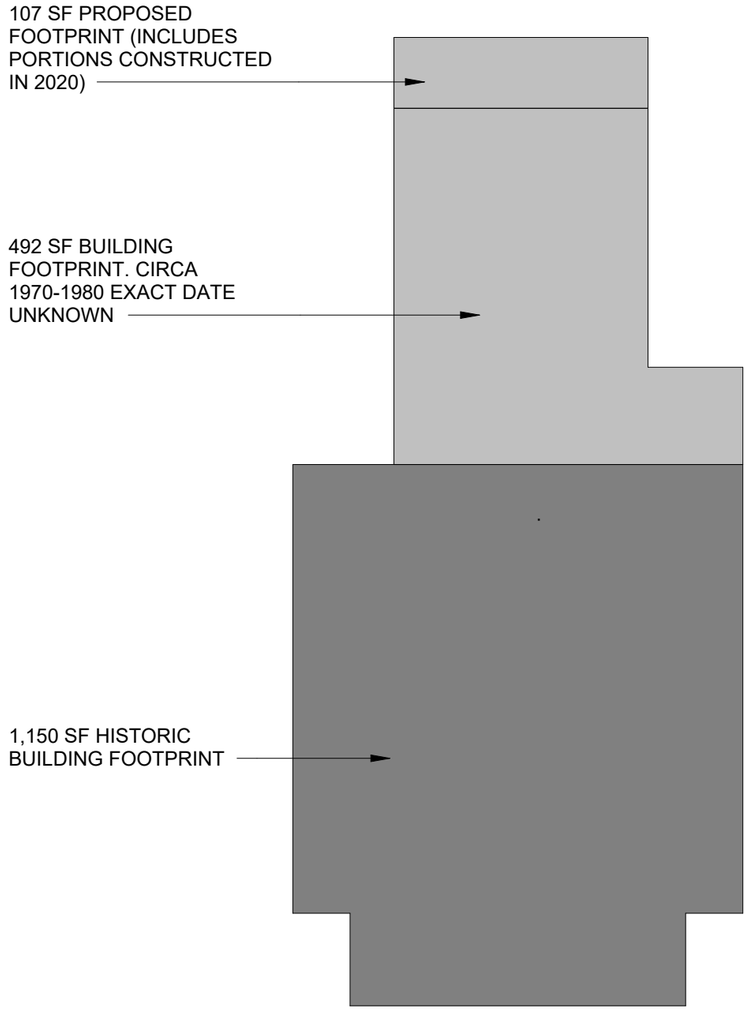
EXISTING: LEFT SIDE @ REAR



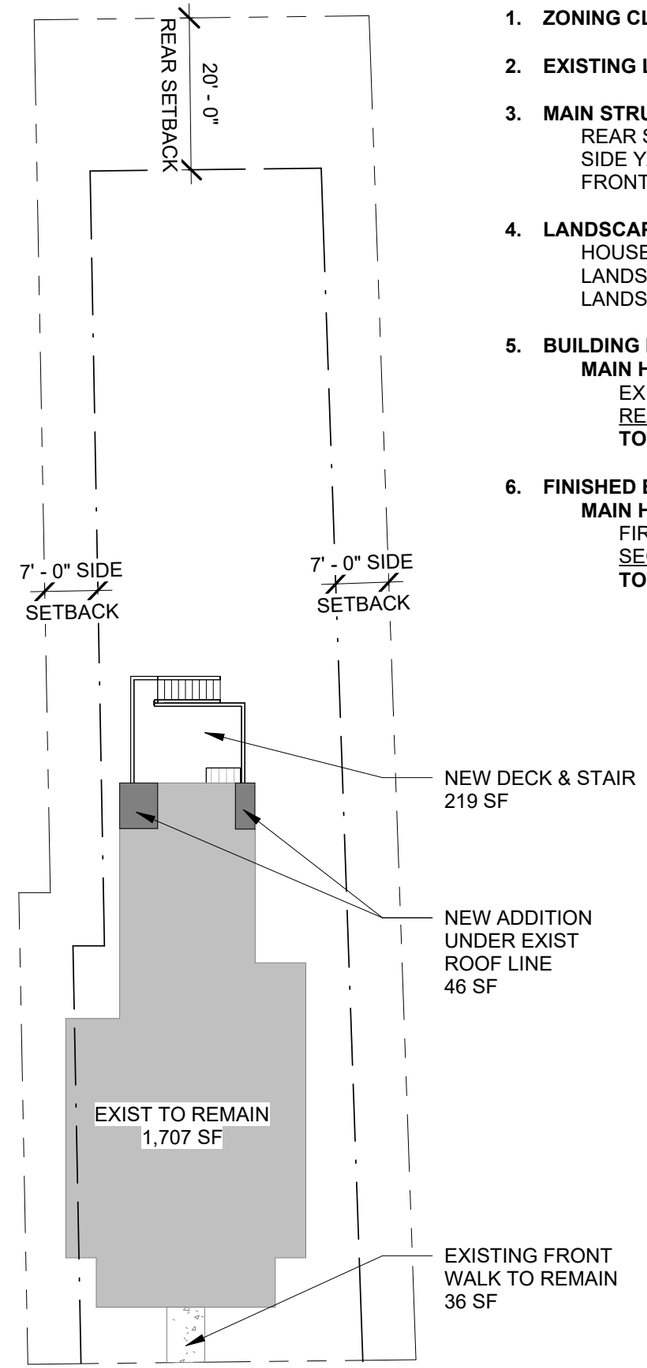
EXISTING: LEFT SIDE @ REAR



EXISTING: RIGHT SIDE @ REAR



2 BUILDING FOOTPRINT // AGE OF STRUCTURES
3/32" = 1'-0"



1 SITE PLAN
1" = 20'-0"

1. **ZONING CLASSIFICATION: R4 RESIDENTIAL**

2. **EXISTING LOT SIZE: 8,276 SF (PER GIS)**

3. **MAIN STRUCTURE SETBACKS:**
   REAR SETBACK: 20' PER ZONING
   SIDE YARD SETBACK: 7' PER ZONING
   FRONT YARD SETBACK: EXISTING TO REMAIN

4. **LANDSCAPE SURFACE AREAS: MIN 40%**

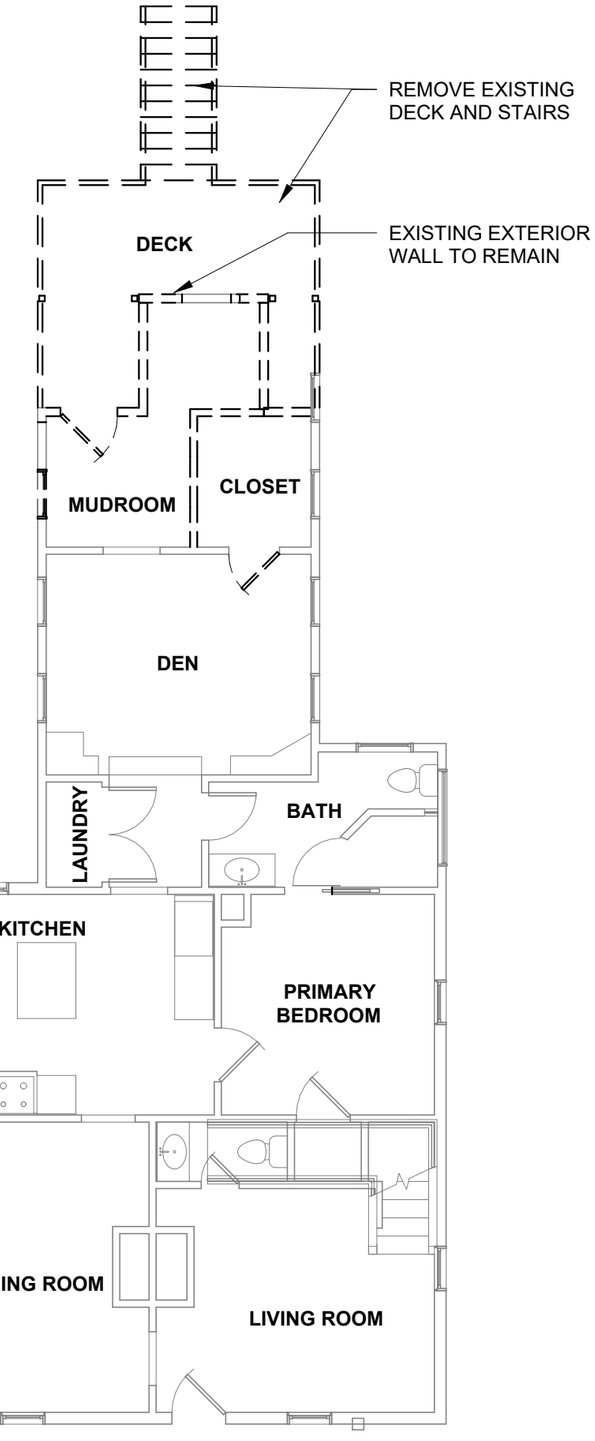
HOUSE, DECK, AND WALKS:	2,008 SF
LANDSCAPE AREA:	6,268 SF
LANDSCAPE SURFACE AS CALCULATED: 76%	

5. **BUILDING FOOTPRINT (SEE SHEET SP100):**
   MAIN HOUSE (NO CHANGE TO EXIST ROOF):

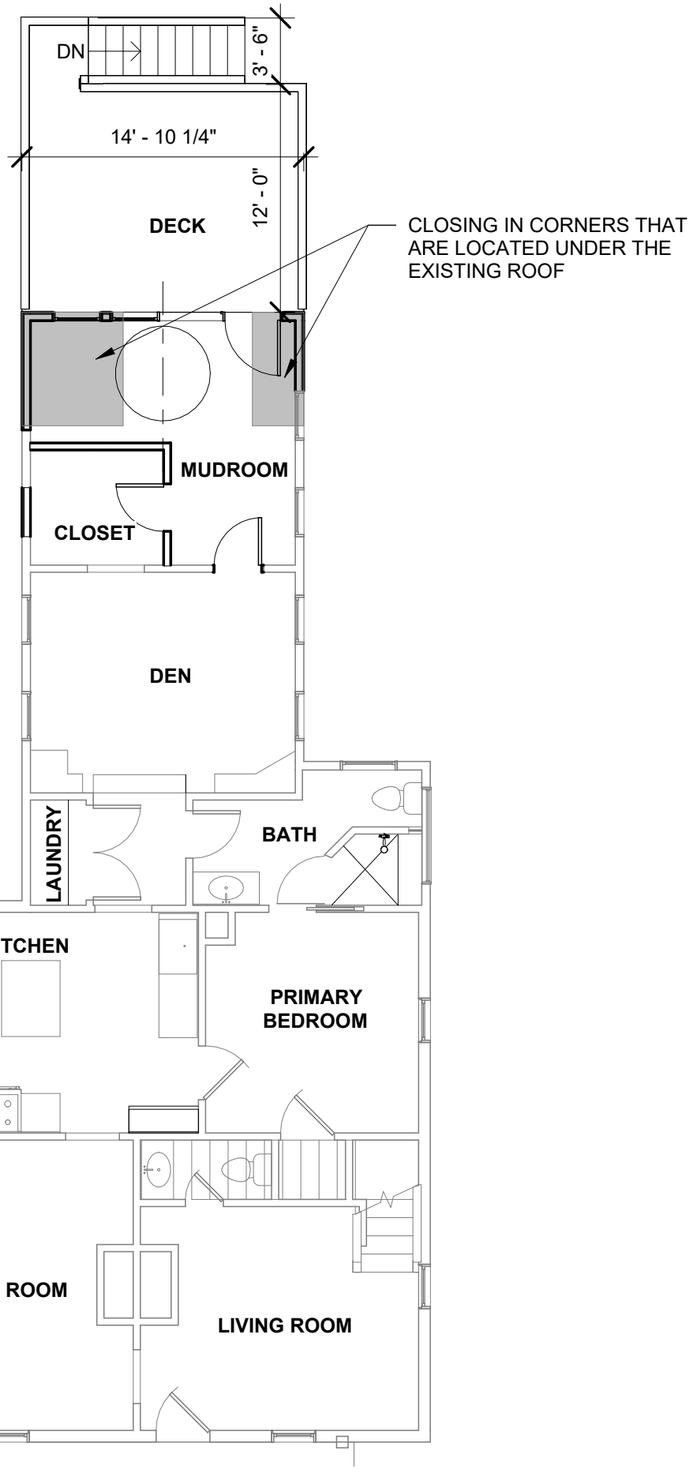
EXISTING BUILDING:		1,707 SF
REAR ADDITION:	+	46 SF
TOTAL FOOTPRINT		**1,753 SF**

6. **FINISHED BUILDING AREA:**
   MAIN HOUSE:

FIRST FLOOR:	1,450 SF
SECOND FLOOR ADDITION:	TBD SF
TOTAL COVERAGE	**TBD SF**



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



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

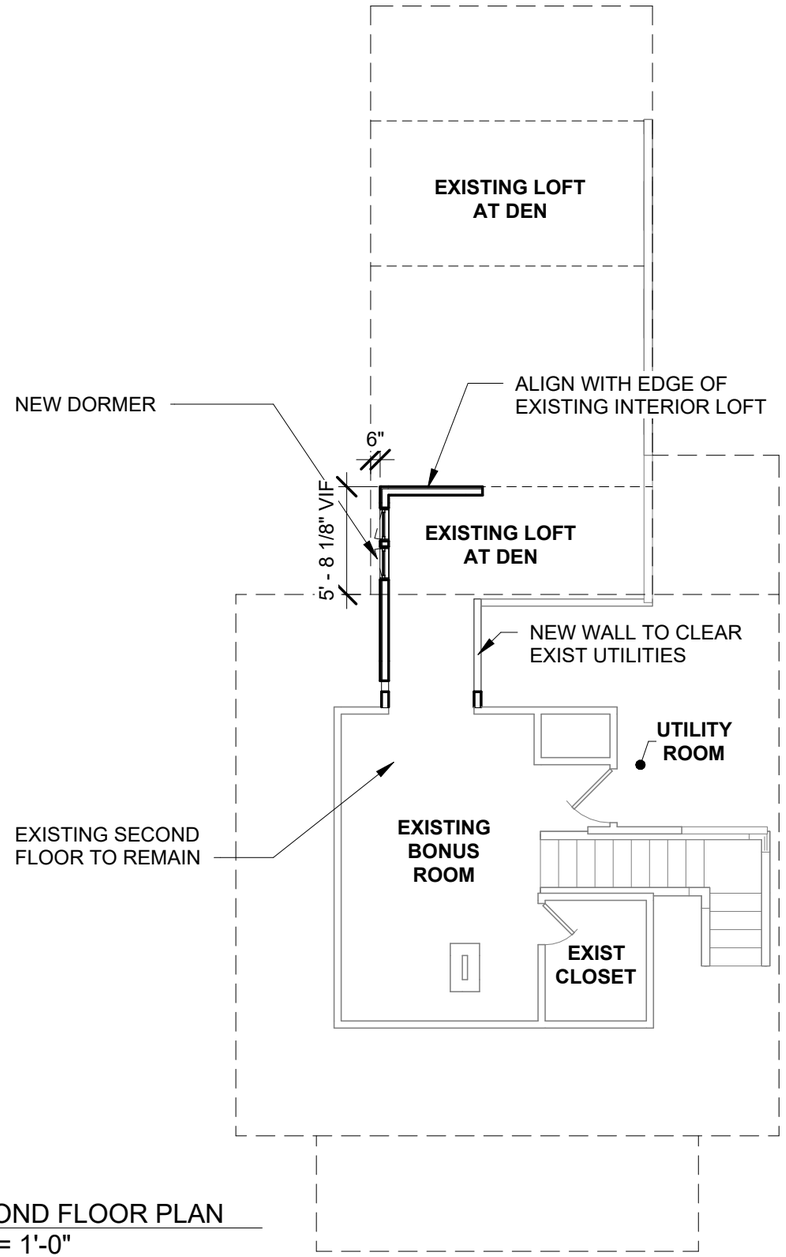
CHISEL workshop

728 FAIR STREET FRANKLIN TN 37064

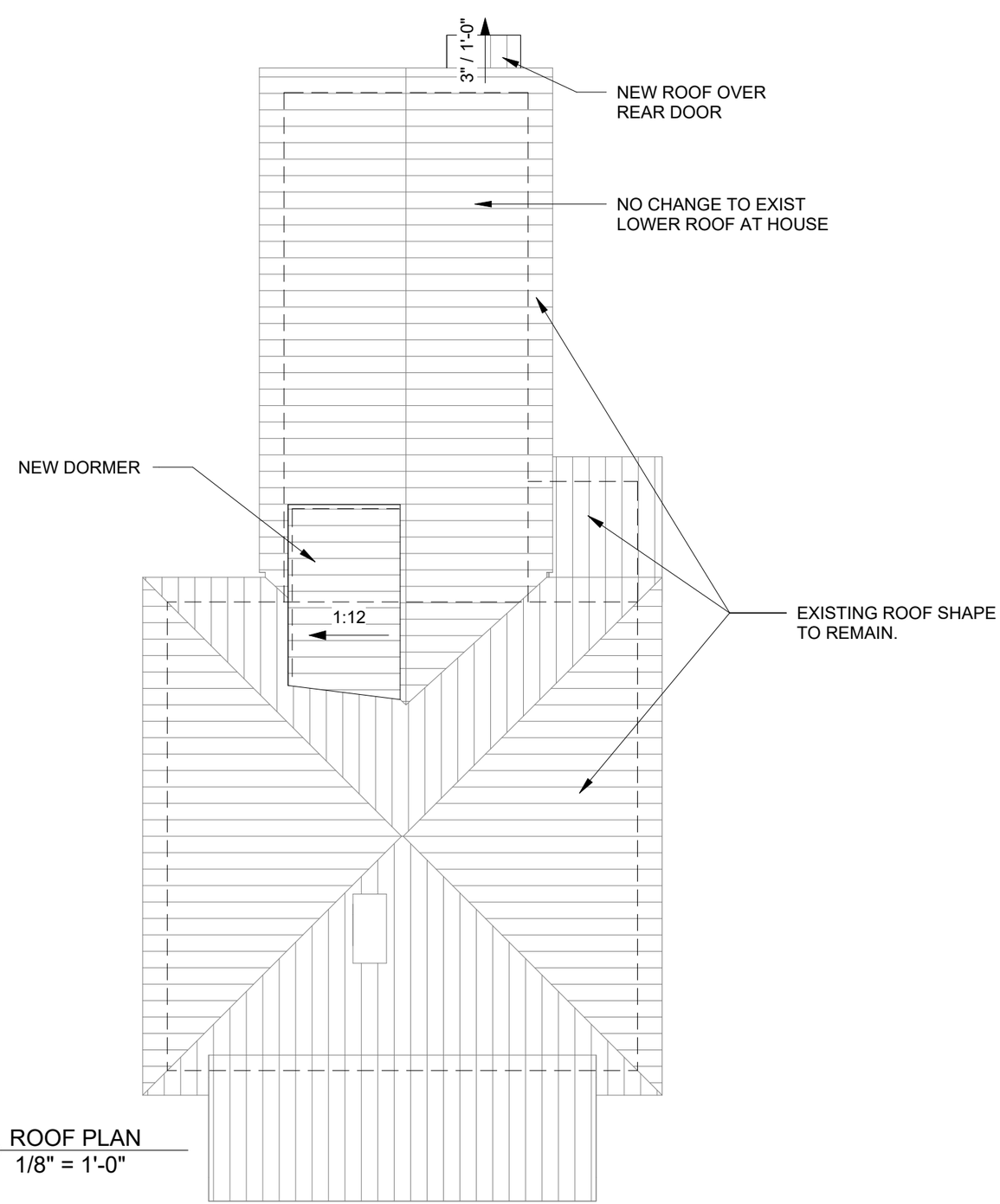
HZC03

FIRST FLOOR PLANS

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



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



2 ROOF PLAN
1/8" = 1'-0"



1 EXTERIOR ELEV // FRONT PROPOSED
3/16" = 1'-0"

NO CHANGE TO FRONT ELEVATION

ELEVATION NOTES

1. NO CHANGES TO THE EXISTING ROOFLINE AND ROOF SHAPE. NEW ROOF TBD. ROOF CHANGES NOT CONSIDERED AS PART OF THIS APPLICATION.
2. NEW WINDOWS TO BE MARVIN WOOD WINDOWS TO MATCH PROFILE OF EXISTING WINDOWS.
3. ALL NEW SIDING TO BE WOOD SIDING TO MATCH EXISTING EXPOSURE. LACE IN AT ELEVATIONS.
4. NEW WOOD TRIM, INCLUDING BUT NOT LIMITED TO, CORNER BOARDS, WINDOW CASING, WINDOW SILLS, SKIRTBOARDS, ETC. TO MATCH EXISTING.

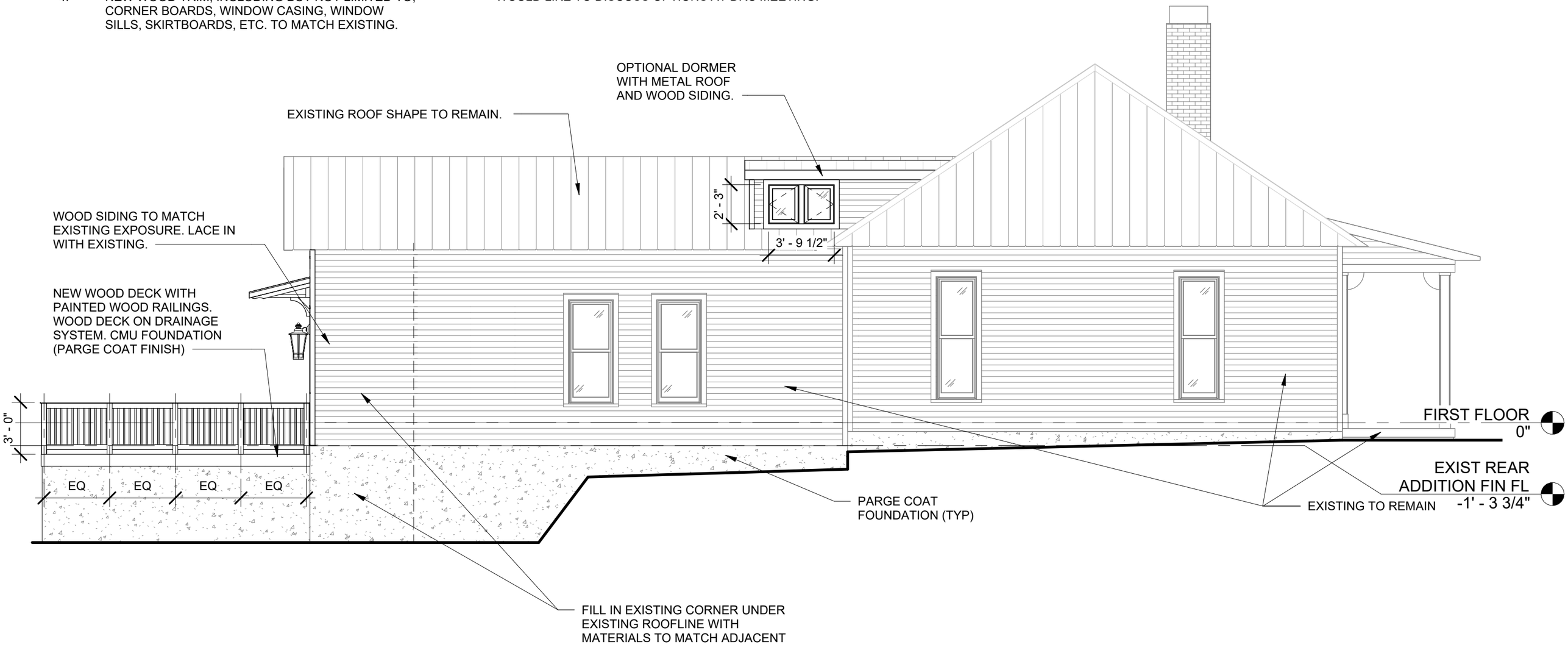
ROOF NOTES

1. EXISTING ROOF NEEDS TO BE REPLACED. EXISTING ROOF IS METAL AND A GREENISH COLOR. THE PHOTO SUBMITTED FOR THE 1981 HINCHEYVILLE NR LISTING SHOWED AN ASPHALT SHINGLE ROOF.

OPTION 1: REPLACE WITH NEW METAL ROOF. DARK BRONZE OR GREEN COLOR.

OPTION 2: REPLACE WITH ASPHALT SHINGLE ROOF.

WOULD LIKE TO DISCUSS OPTIONS AT DRC MEETING.



CHISEL workshop

728 FAIR STREET FRANKLIN TN 37064

HZC06

LEFT ELEVATION

SCALE: As indicated

ELEVATION NOTES

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2. NEW WINDOWS TO BE MARVIN WOOD WINDOWS TO MATCH PROFILE OF EXISTING WINDOWS.

3. ALL NEW SIDING TO BE WOOD SIDING TO MATCH EXISTING EXPOSURE. LACE IN AT ELEVATIONS.

4. NEW WOOD TRIM, INCLUDING BUT NOT LIMITED TO, CORNER BOARDS, WINDOW CASING, WINDOW SILLS, SKIRTBOARDS, ETC. TO MATCH EXISTING.

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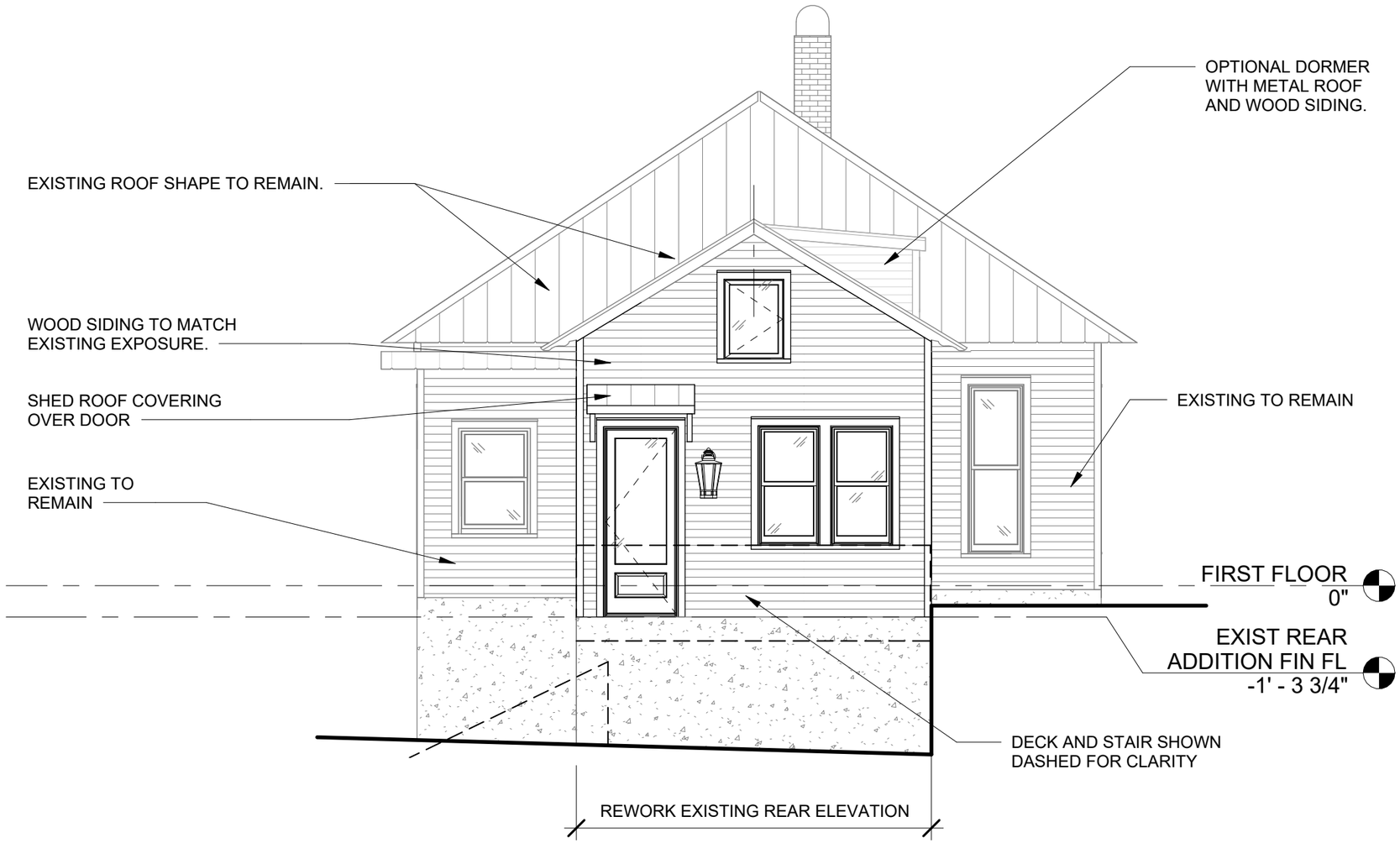

ROOF NOTES

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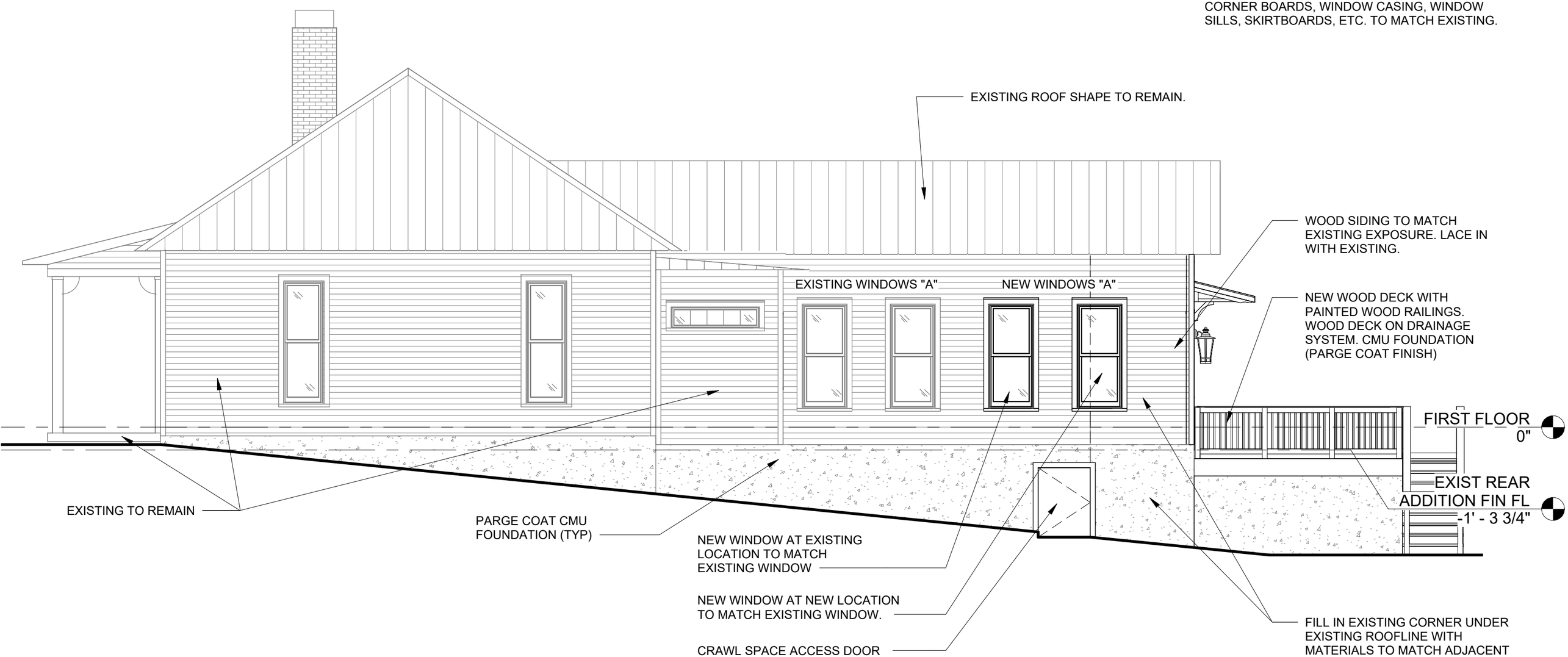


CHISEL workshop

728 FAIR STREET FRANKLIN TN 37064

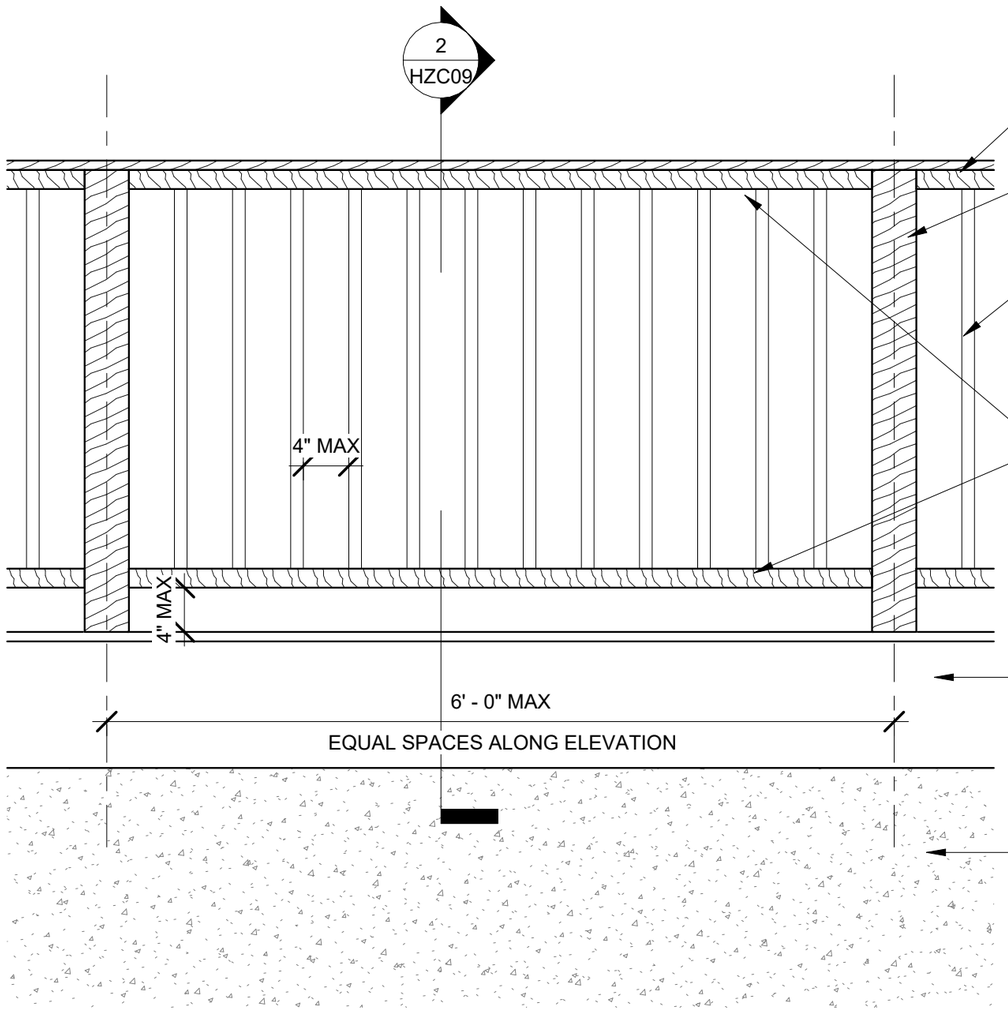
HZC08

RIGHT ELEVATION

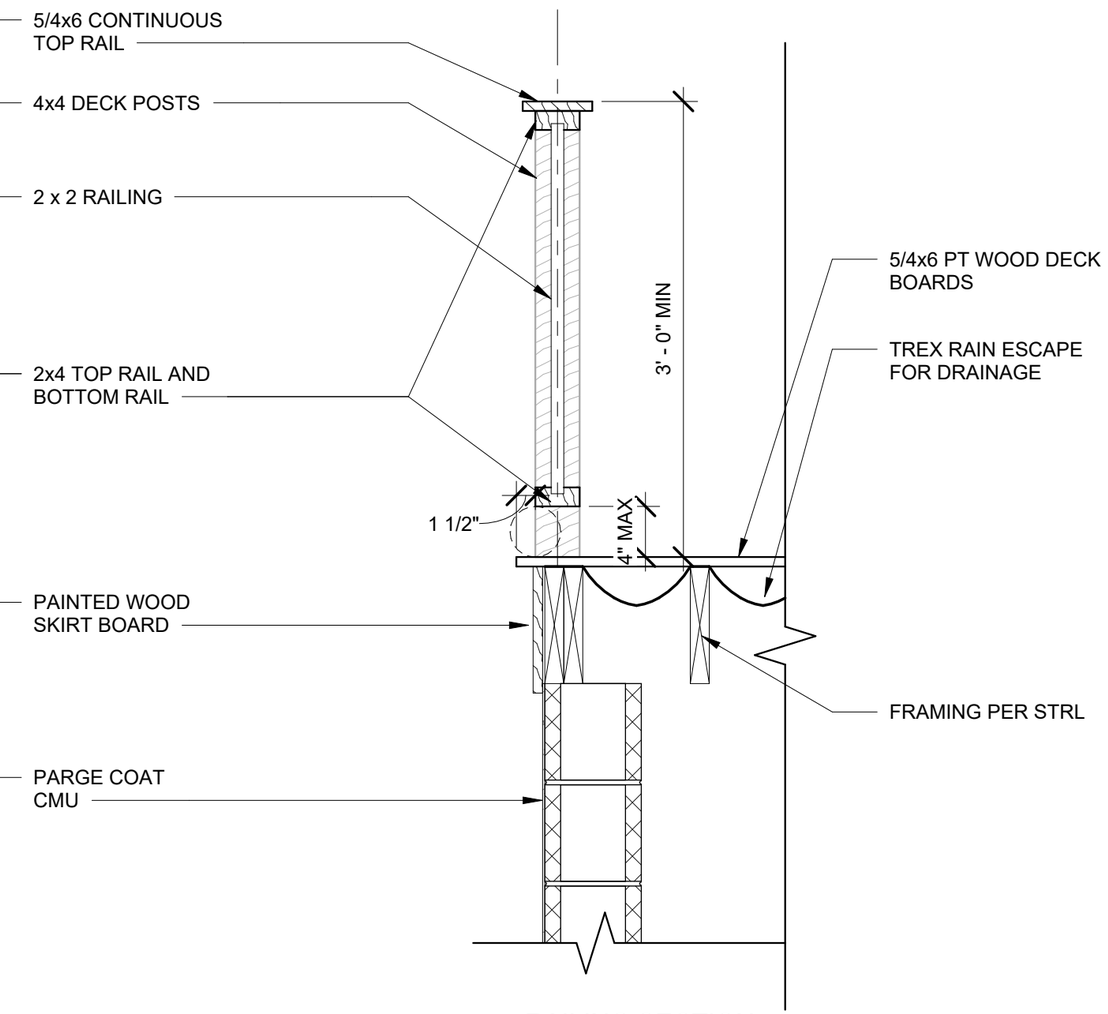
SCALE: As indicated

2025.09.08

ALL DECK RAILINGS AND TRIM BOARDS
TO BE PAINTED BM WHITE DOVE OC-17.



1 RAILING ELEVATION
1" = 1'-0"



2 RAILING SECTION
1" = 1'-0"

CHISEL workshop

728 FAIR STREET FRANKLIN TN 37064

HZC09

DECK RAILING DETAILS

SCALE: 1" = 1'-0"

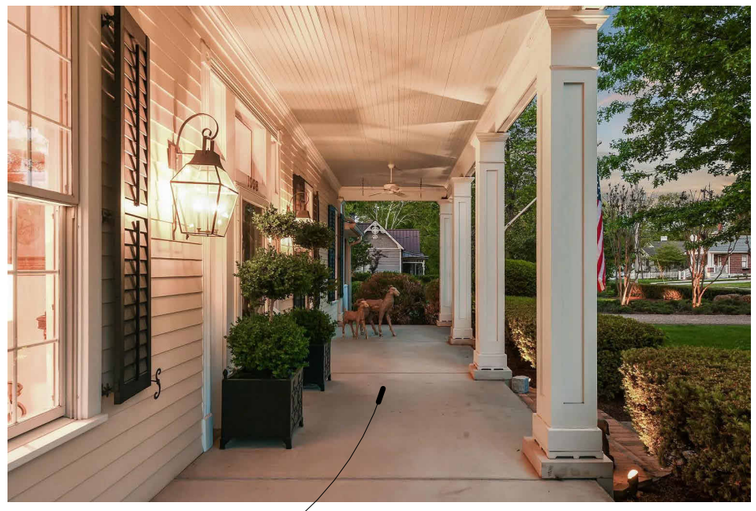
2025.09.08

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

SITE PLAN

KATY BELL INTERIORS

DETACHED GARAGE

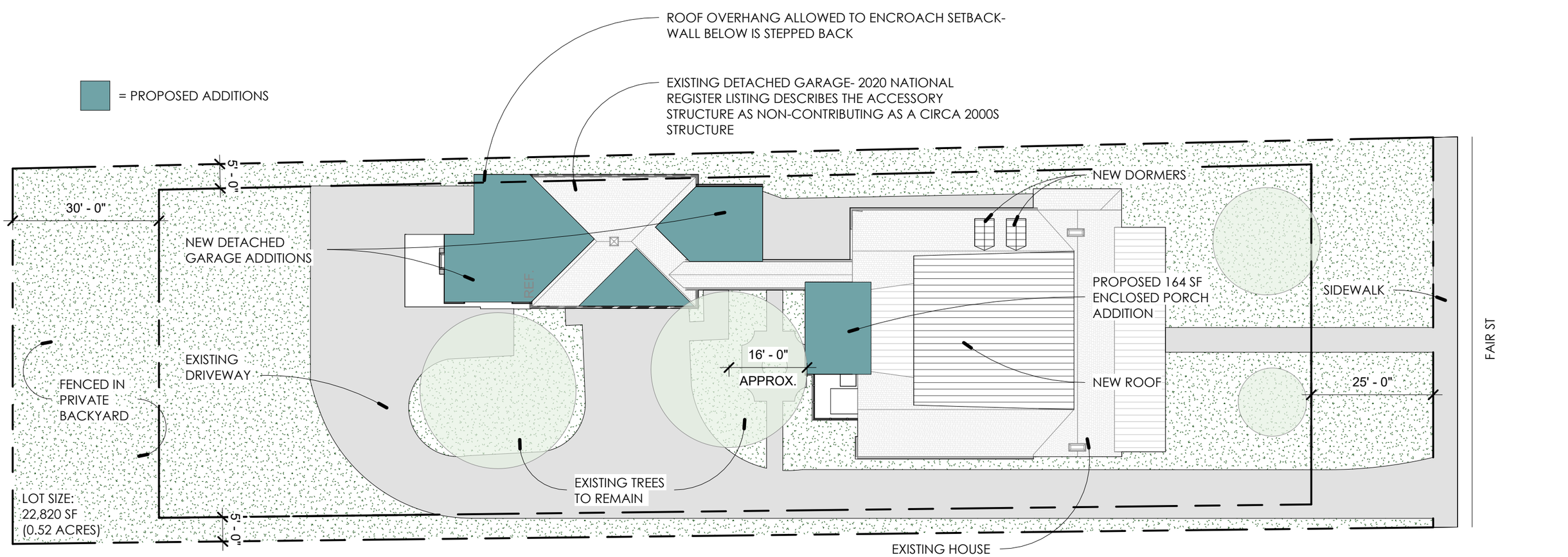
EXISTING DETACHED GARAGE FOOTPRINT:	766 SQ FT (APPROX.)
PROPOSED GARAGE ADDITION FOOTPRINT:	582-587 SQ FT (590 SQ FT ALLOWED)

*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



PROPOSED SITE PLAN

1" = 20'-0"

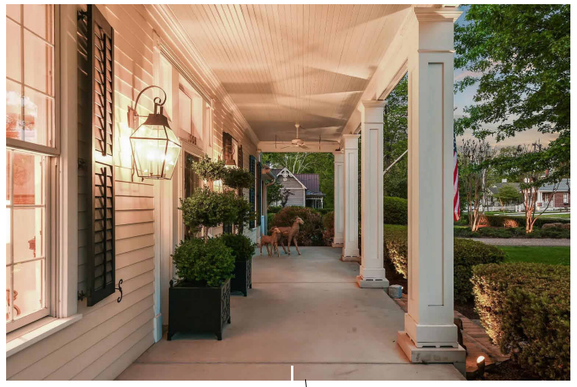
1008 FAIR ST

FLOOR PLANS

KATY BELL INTERIORS

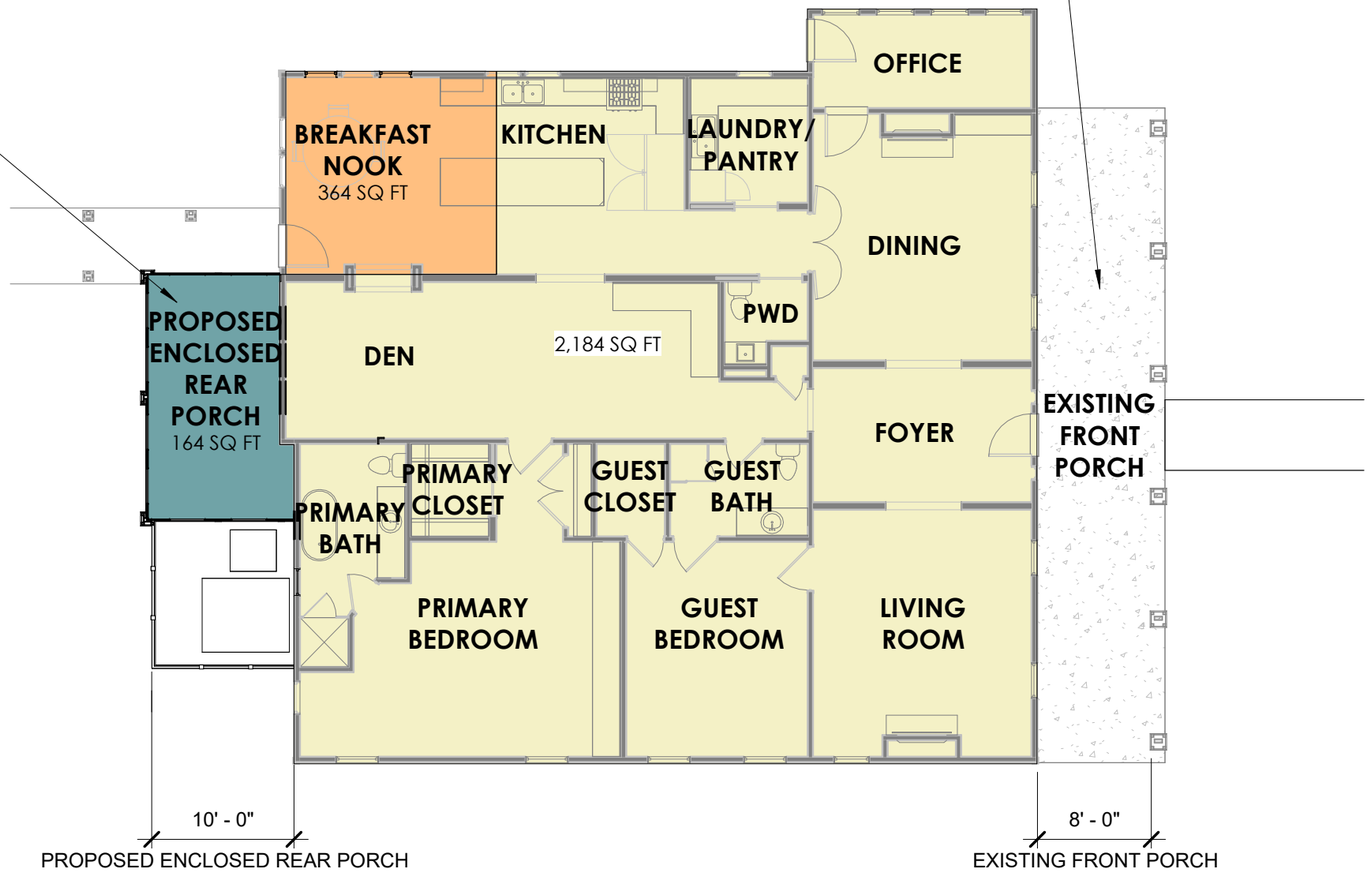


PROPOSED ENCLOSED REAR PORCH
FRANKLIN CHARACTER IMAGE



EXISTING FRONT PORCH

NEW COLUMNS AT REAR TO MATCH FRONT PORCH COLUMN STYLE

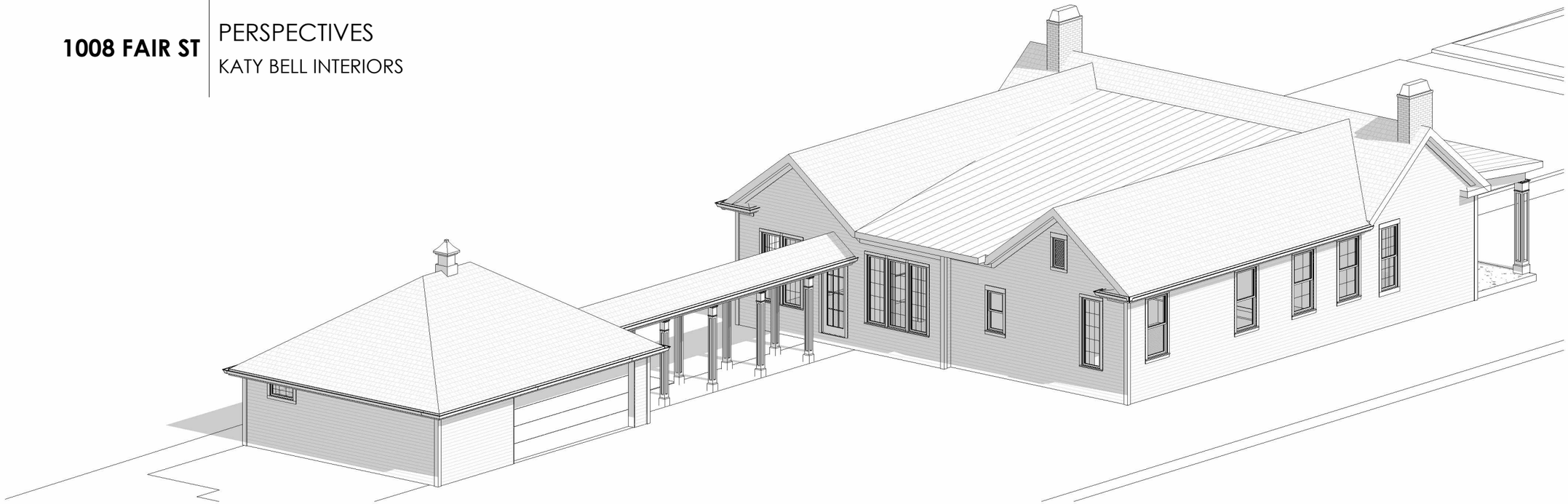


= ORIGINAL FOOTPRINT (2,184 SQ FT)

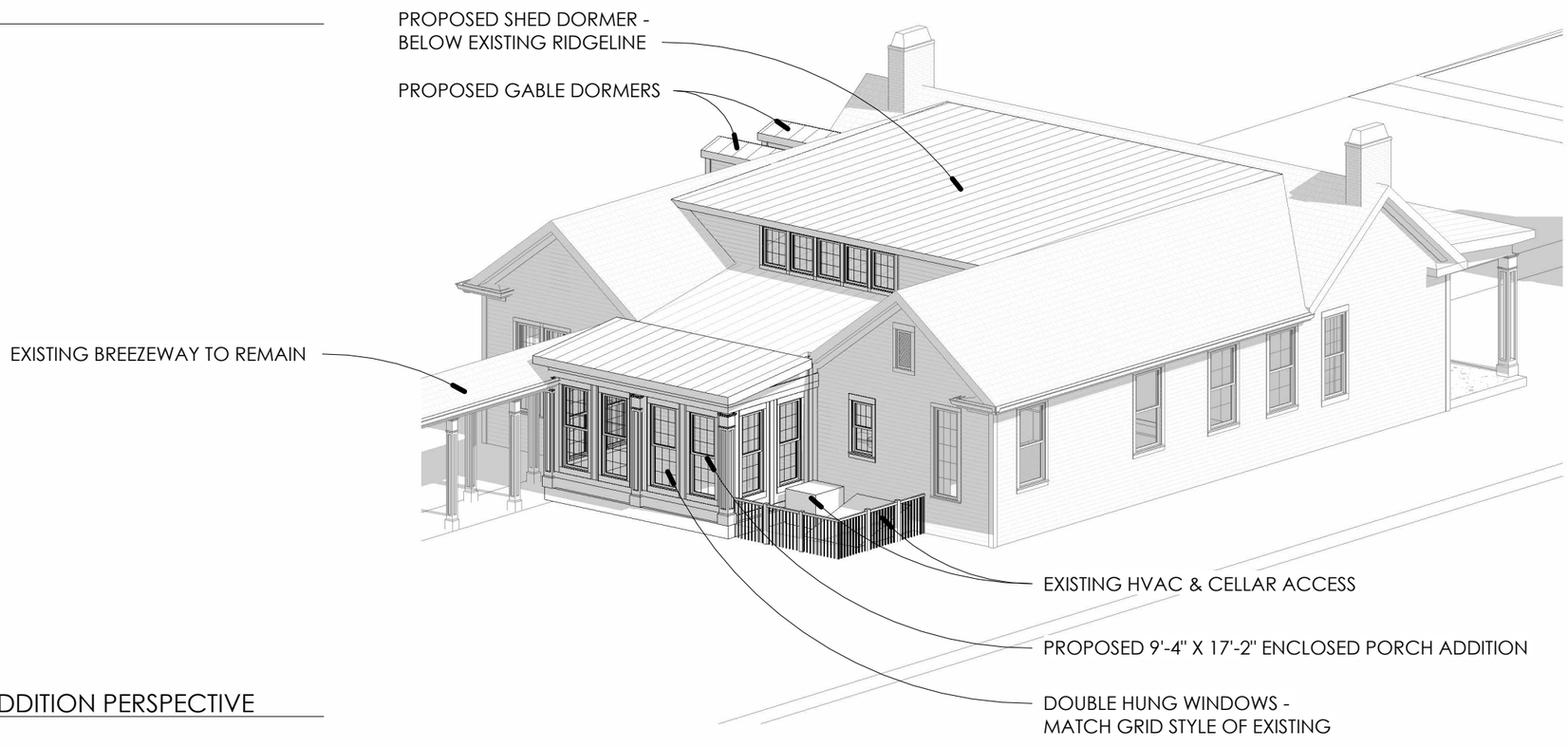
= PREVIOUS KITCHEN ADDITION (364 SQ FT)

= PROPOSED ADDITIONS (164 SQ FT)

906 STUDIO ARCHITECTS + INTERIORS



EXISTING PERSPECTIVE



PROPOSED ENCLOSED PORCH ADDITION PERSPECTIVE

906 STUDIO ARCHITECTS +INTERIORS

1008 FAIR ST

ENCLOSED PORCH REAR ELEVATION

KATY BELL INTERIORS



EXISTING REAR ELEVATION

1/8" = 1'-0"



243 3RD AVE SOUTH



PROPOSED REAR ELEVATION

1/8" = 1'-0"



FRONT PORCH COLUMNS - NEW COLUMNS AT REAR TO MATCH FRONT PORCH COLUMN STYLE



EXISTING WINDOWS AT DEN

1008 FAIR ST

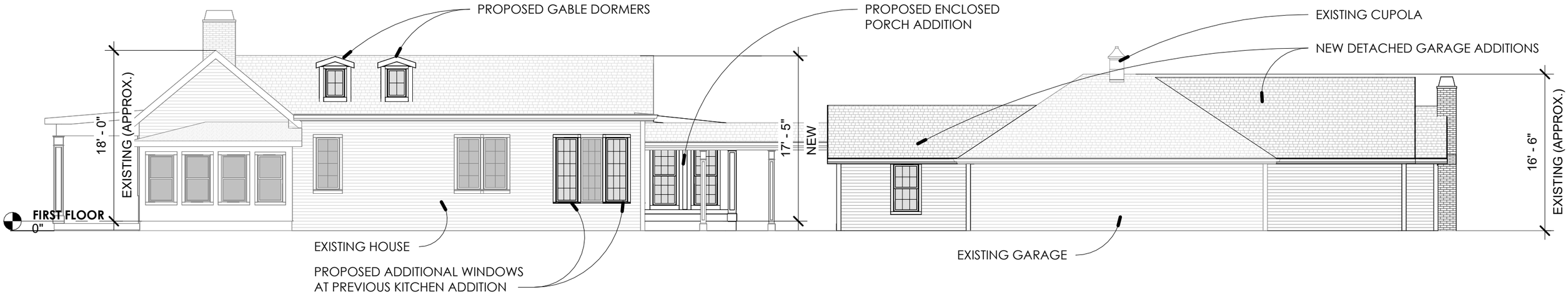
ENCLOSED PORCH RIGHT ELEVATION

KATY BELL INTERIORS



EXISTING RIGHT ELEVATION

1" = 10'-0"



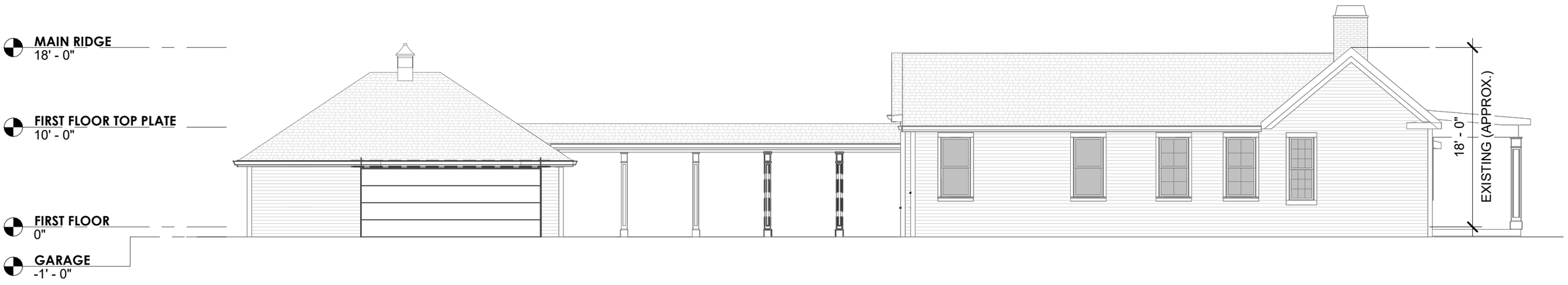
PROPOSED RIGHT ELEVATION

1" = 10'-0"

1008 FAIR ST

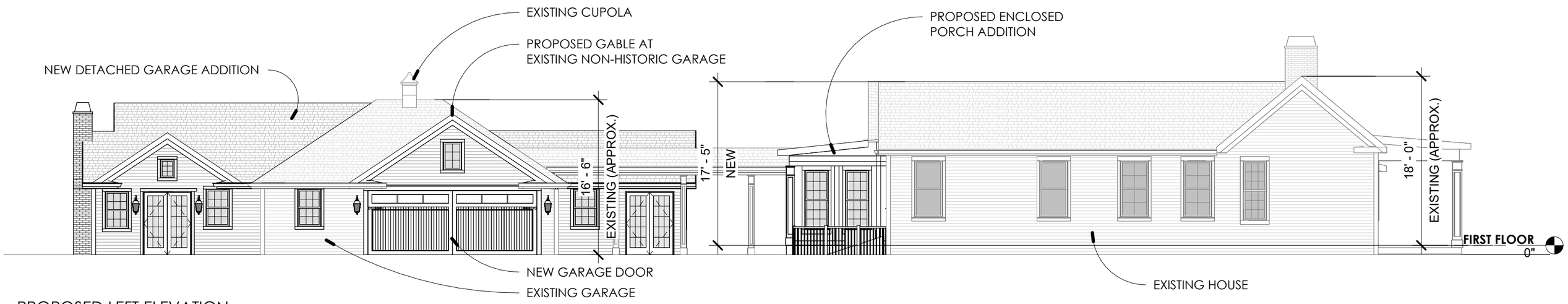
ENCLOSED PORCH LEFT ELEVATION

KATY BELL INTERIORS



EXISTING LEFT ELEVATION

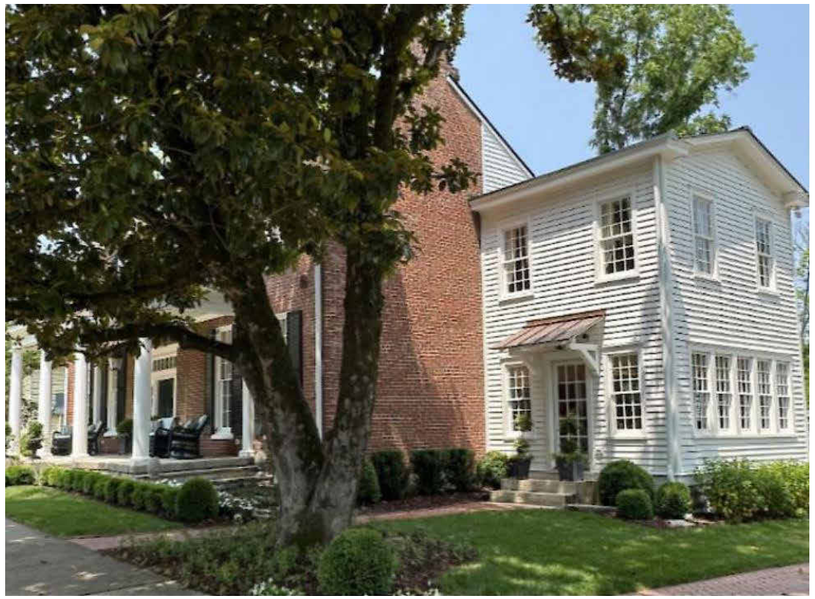
1" = 10'-0"



PROPOSED LEFT ELEVATION

1" = 10'-0"

906 STUDIO ARCHITECTS + INTERIORS



724 FAIR STREET



235 3RD AVE SOUTH



908 W MAIN STREET



1003 FAIR ST



243 3RD AVE SOUTH

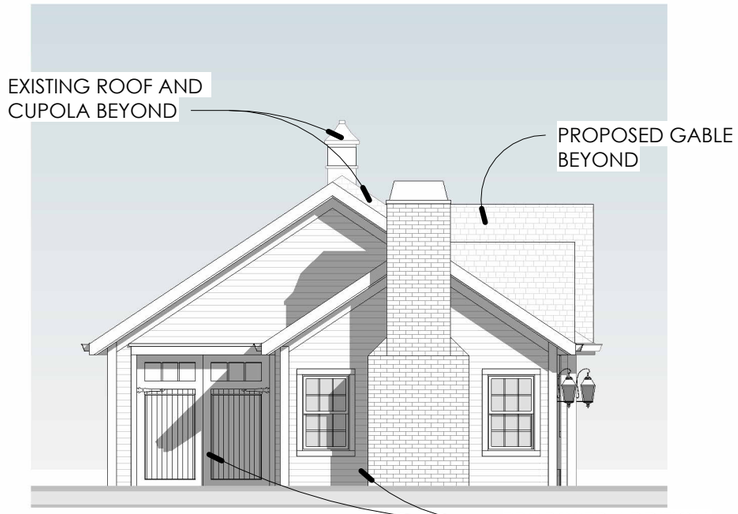


204 9TH AVE

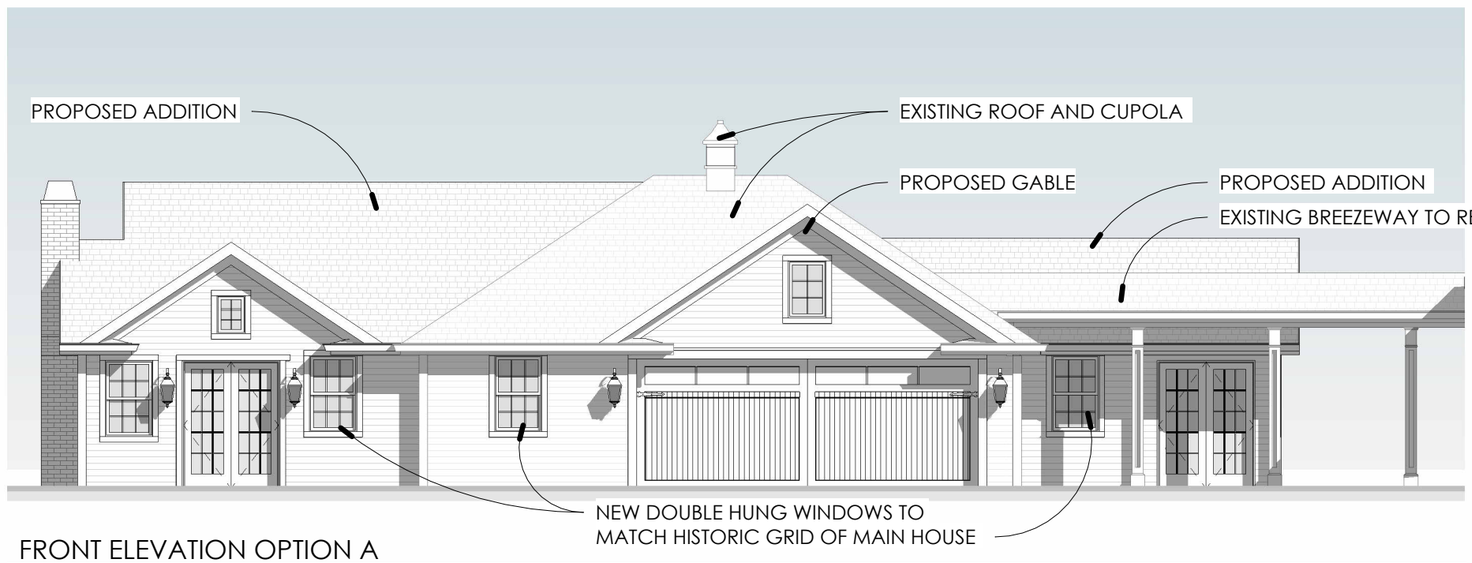
1008 FAIR ST

DETACHED GARAGE OPTION A ELEVATIONS

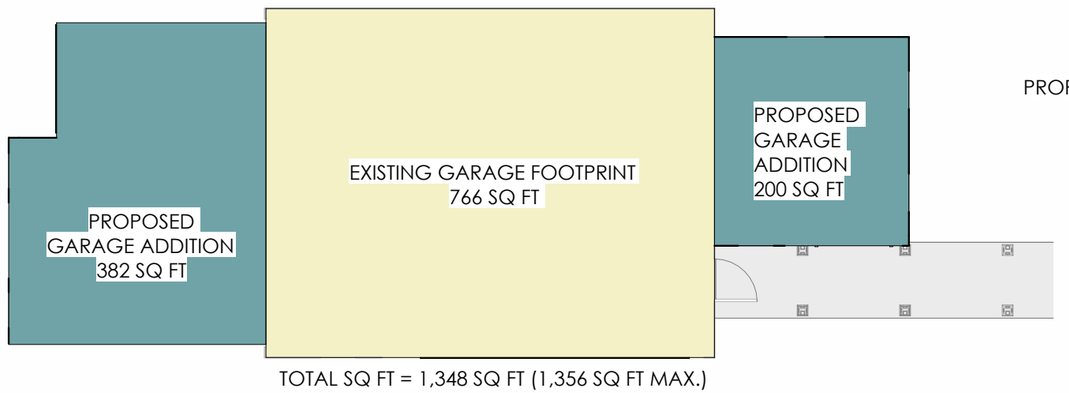
KATY BELL INTERIORS



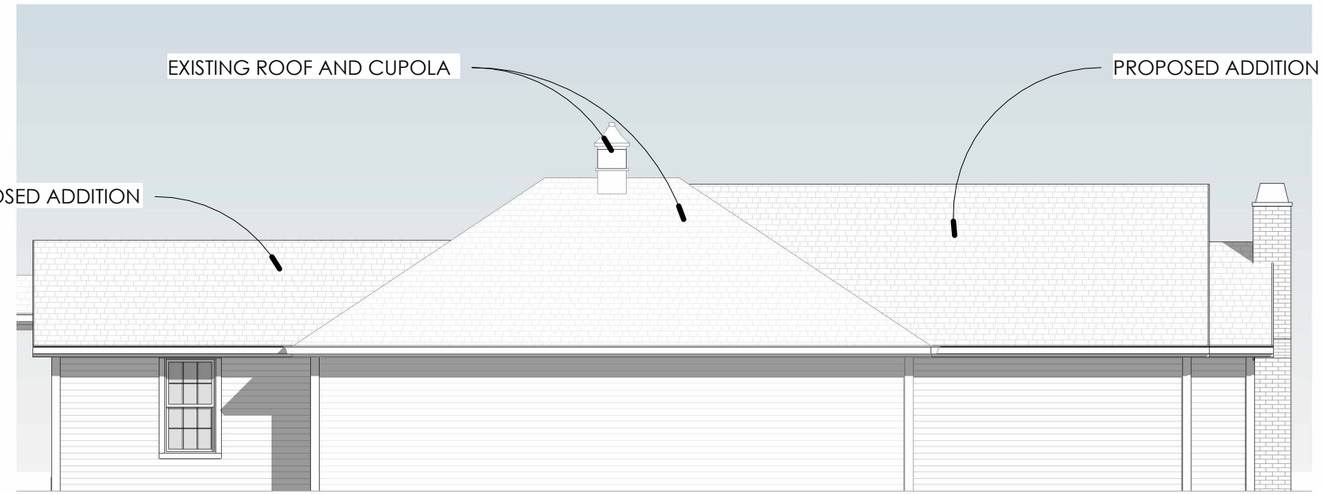
LEFT ELEVATION OPTION A



FRONT ELEVATION OPTION A



OPTION A FLOOR PLAN



REAR ELEVATION OPTION A

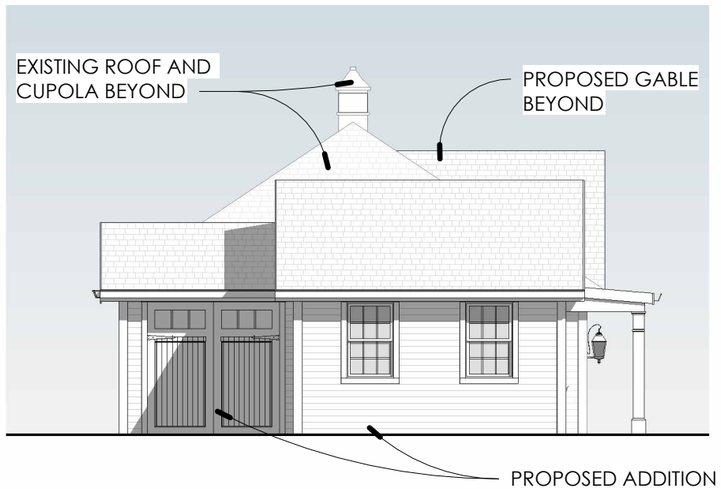
*2020 NATIONAL REGISTER LISTING DESCRIBES THE ACCESSORY STRUCTURE AS NON-CONTRIBUTING AS A CIRCA 2000S STRUCTURE
*1999 TAX ASSESSMENT HAS CURRENT DETACHED GARAGE LISTED AS "CAR PORT"

906 STUDIO ARCHITECTS + INTERIORS

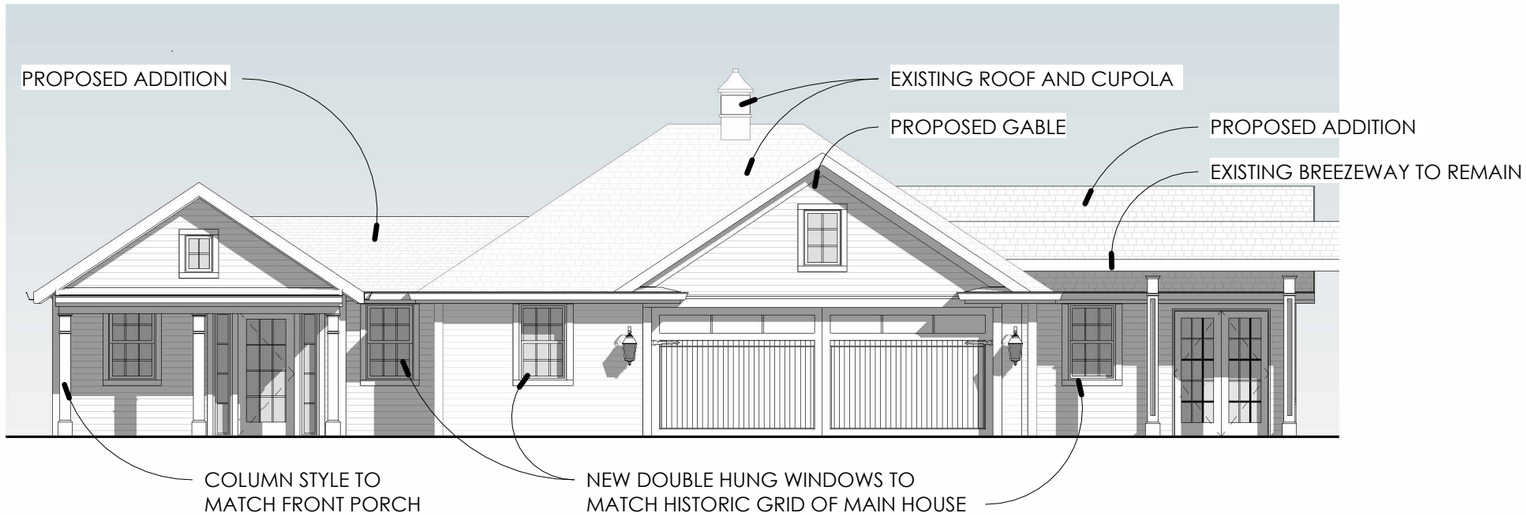
1008 FAIR ST

DETACHED GARAGE OPTION B ELEVATIONS

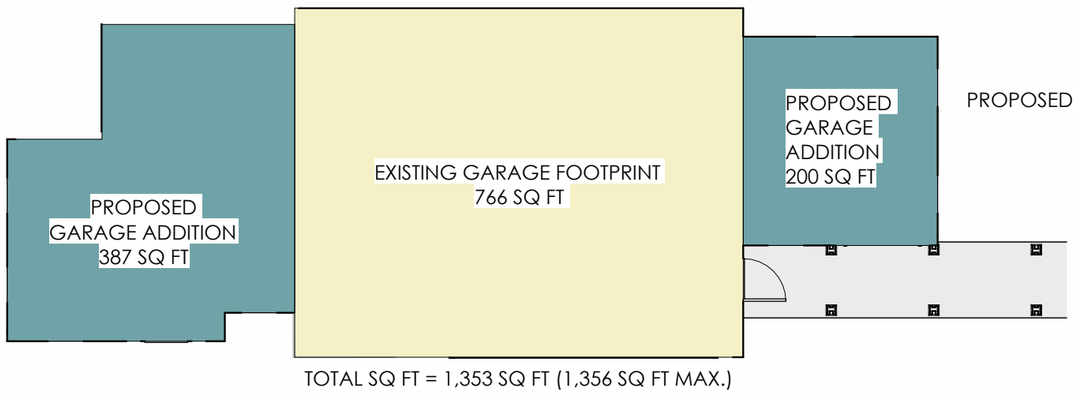
KATY BELL INTERIORS



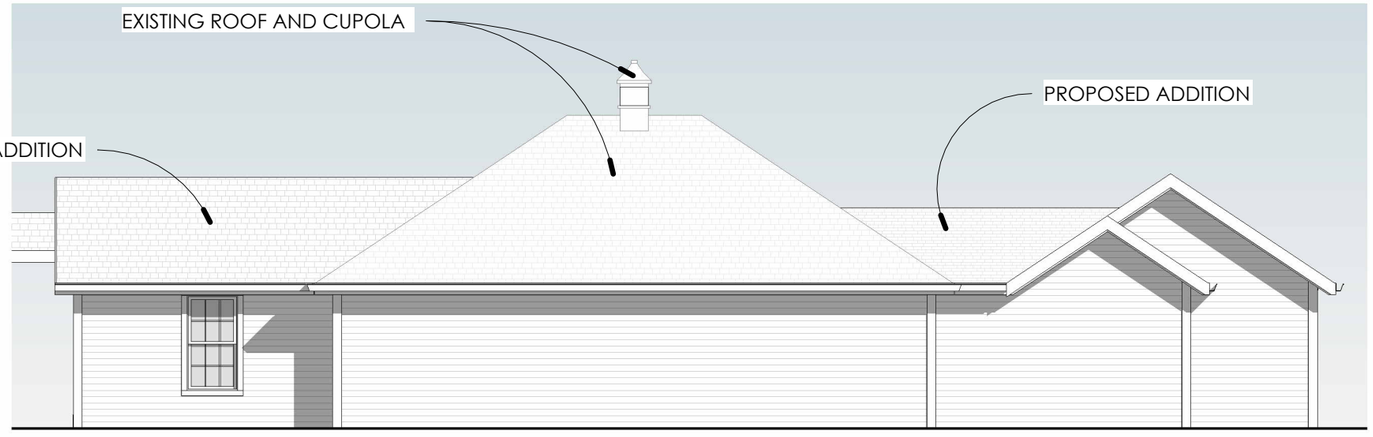
LEFT ELEVATION OPTION B



FRONT ELEVATION OPTION B



OPTION B FLOOR PLAN



REAR ELEVATION OPTION B

*2020 NATIONAL REGISTER LISTING DESCRIBES THE ACCESSORY STRUCTURE AS NON-CONTRIBUTING AS A CIRCA 2000S STRUCTURE
*1999 TAX ASSESSMENT HAS CURRENT DETACHED GARAGE LISTED AS "CAR PORT"

906 STUDIO ARCHITECTS + INTERIORS

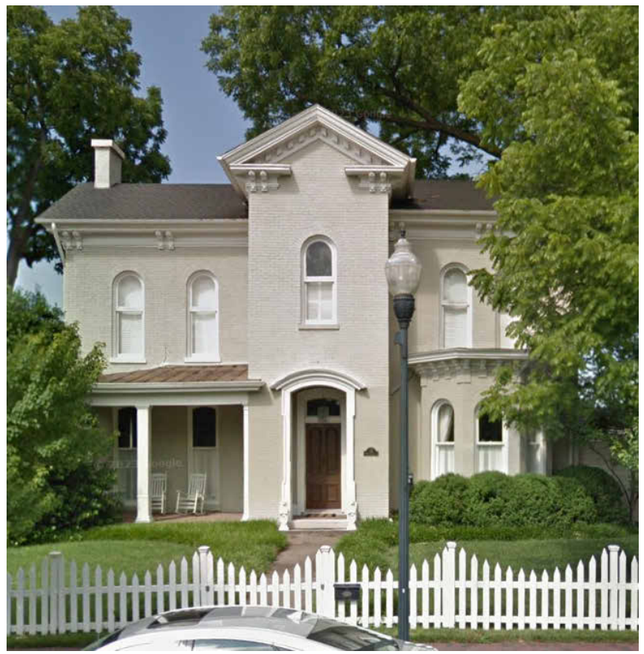
MAGNOLIA HALL - LOT 11

PRECEDENT IMAGES

MAGNOLIA HALL FRANKLIN, LLC



KNOXVILLE



126 3RD AVENUE N, FRANKLIN



EAST NASHVILLE



LEWISBURG PIKE, FRANKLIN



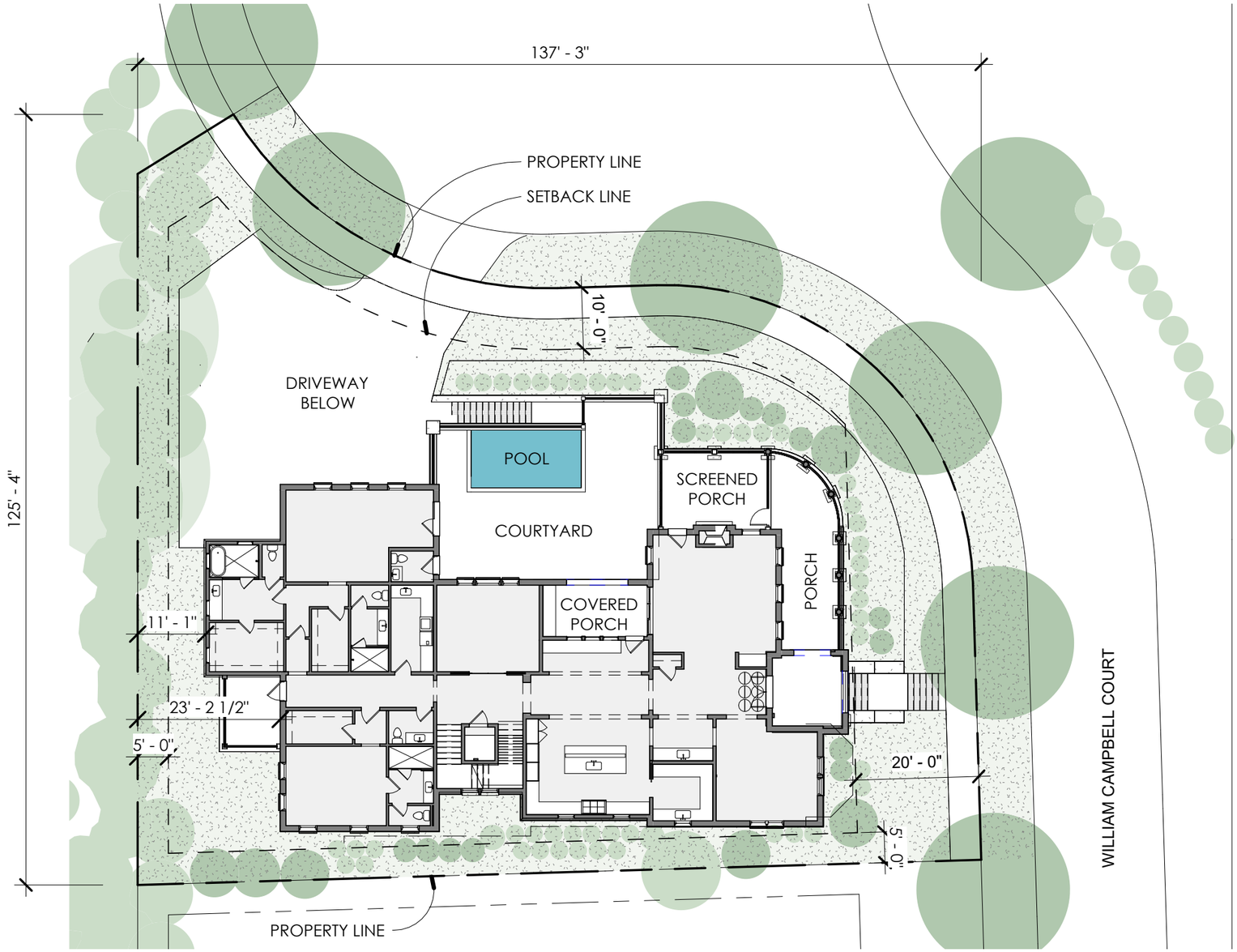
532 W MAIN STREET, FRANKLIN



532 W MAIN STREET, FRANKLIN

MAGNOLIA HALL - LOT 11 | SITE PLAN

MAGNOLIA HALL FRANKLIN, LLC

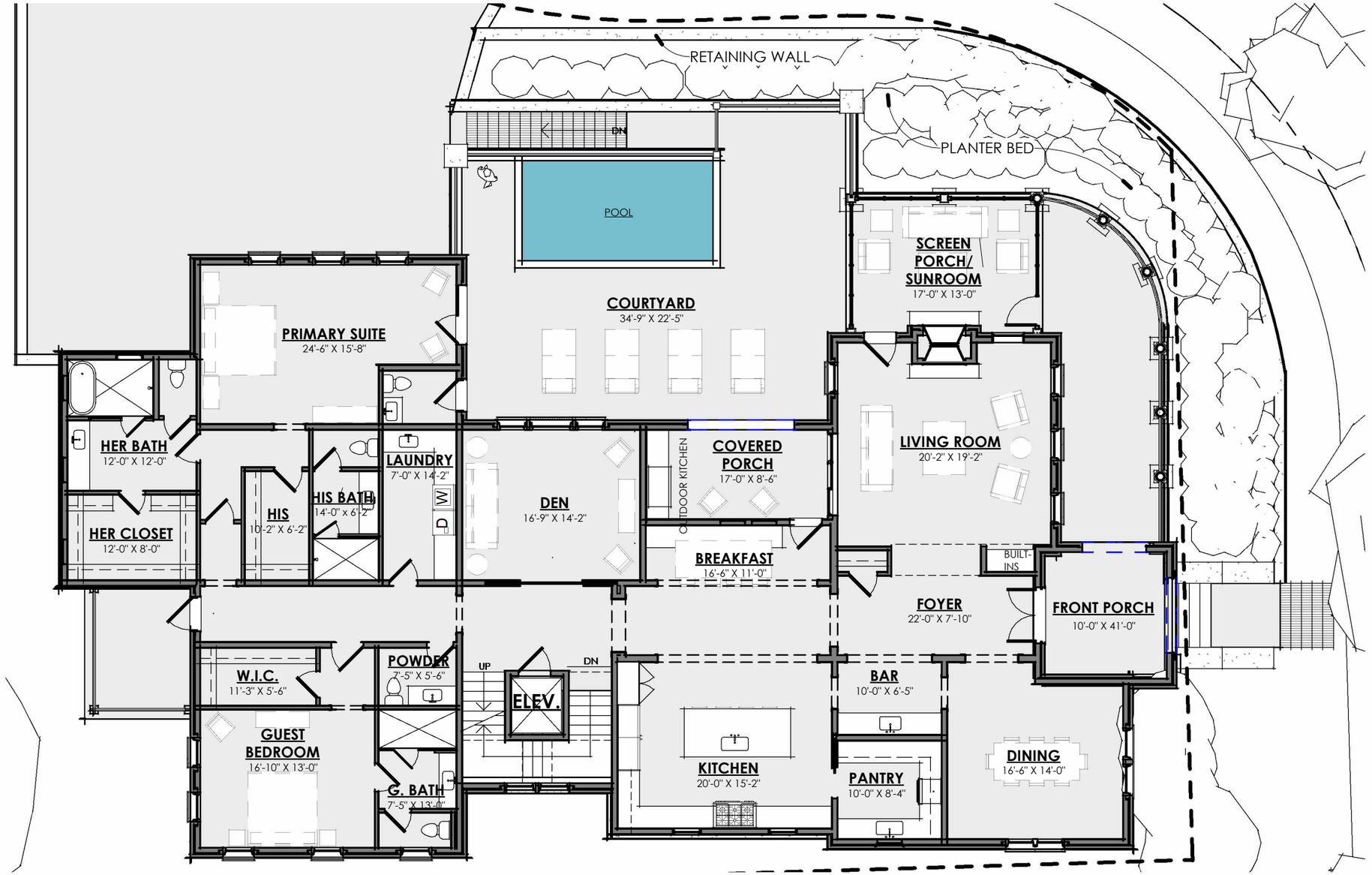


SCHEMATIC SITE PLAN

1" = 20'-0"

MAGNOLIA HALL - LOT 11 | MAIN FLOOR PLAN

MAGNOLIA HALL FRANKLIN, LLC



FIRST FLOOR PLAN

3/32" = 1'-0"

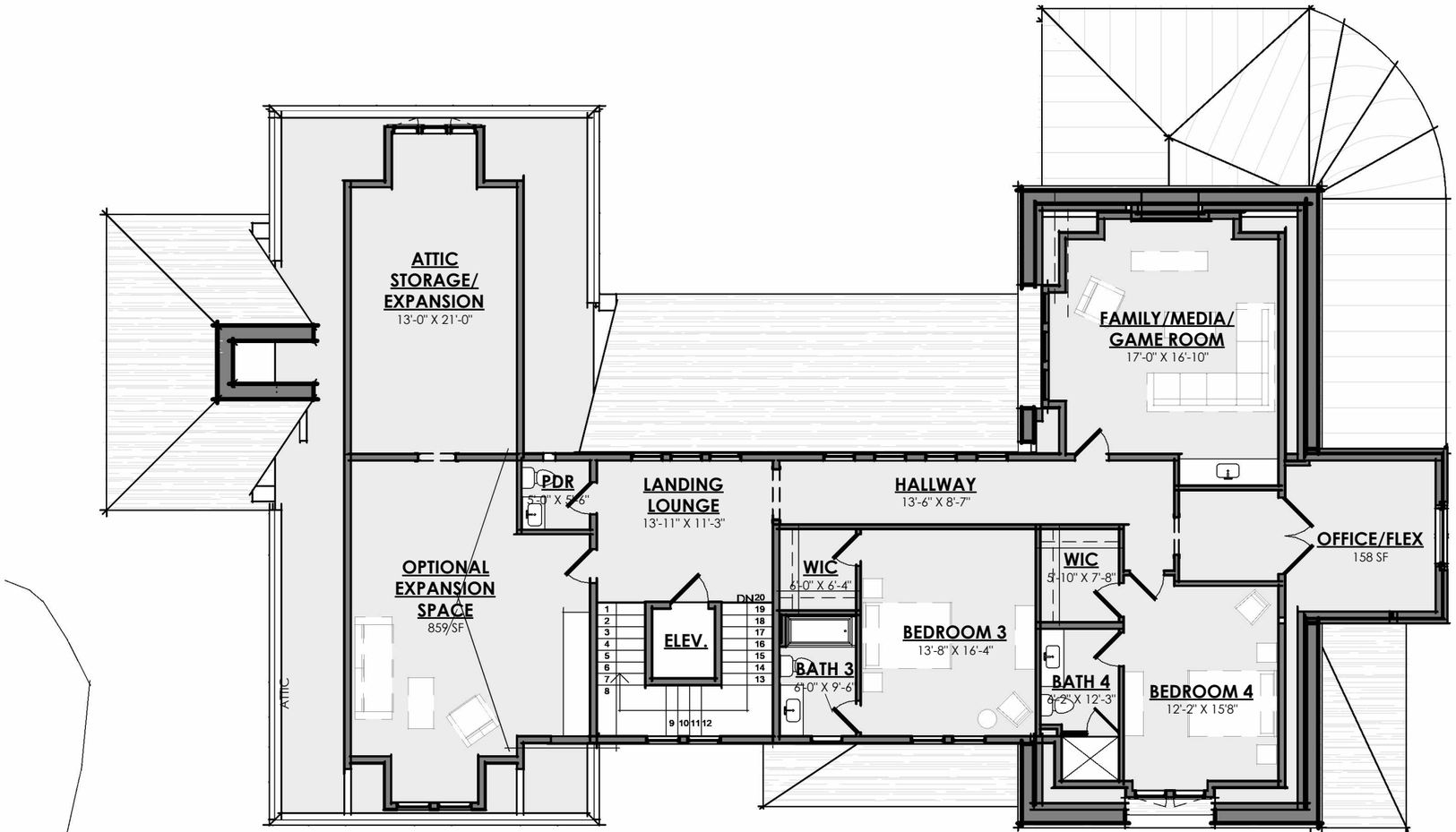
MAGNOLIA HALL - LOT 11

SECOND FLOOR PLAN

MAGNOLIA HALL FRANKLIN, LLC

AREAS

CONDITIONED	
BASEMENT	1684 SF
FIRST FLOOR	3833 SF
SECOND FLOOR	1453 SF
	6971 SF
OPTIONAL CONDITIONED	
OPTIONAL EXPANSION SPACE	859 SF
OPTIONAL OVER PORCH	158 SF
	1018 SF
UNCONDITIONED	
THREE-CAR GARAGE	1021 SF
FRONT PORCH	488 SF
COVERED PORCH	201 SF
COURTYARD	855 SF
SCREENED PORCH	223 SF
REAR PORCH	129 SF
	2916 SF
TOTAL	10904 SF



SECOND FLOOR PLAN

3/32" = 1'-0"

MAGNOLIA HALL - LOT 11 | BASEMENT FLOOR PLAN

MAGNOLIA HALL FRANKLIN, LLC

AREAS

CONDITIONED	
BASEMENT	1684 SF
FIRST FLOOR	3833 SF
SECOND FLOOR	1453 SF
	6971 SF
OPTIONAL CONDITIONED	
OPTIONAL EXPANSION SPACE	859 SF
OPTIONAL OVER PORCH	158 SF
	1018 SF
UNCONDITIONED	
THREE-CAR GARAGE	1021 SF
FRONT PORCH	488 SF
COVERED PORCH	201 SF
COURTYARD	855 SF
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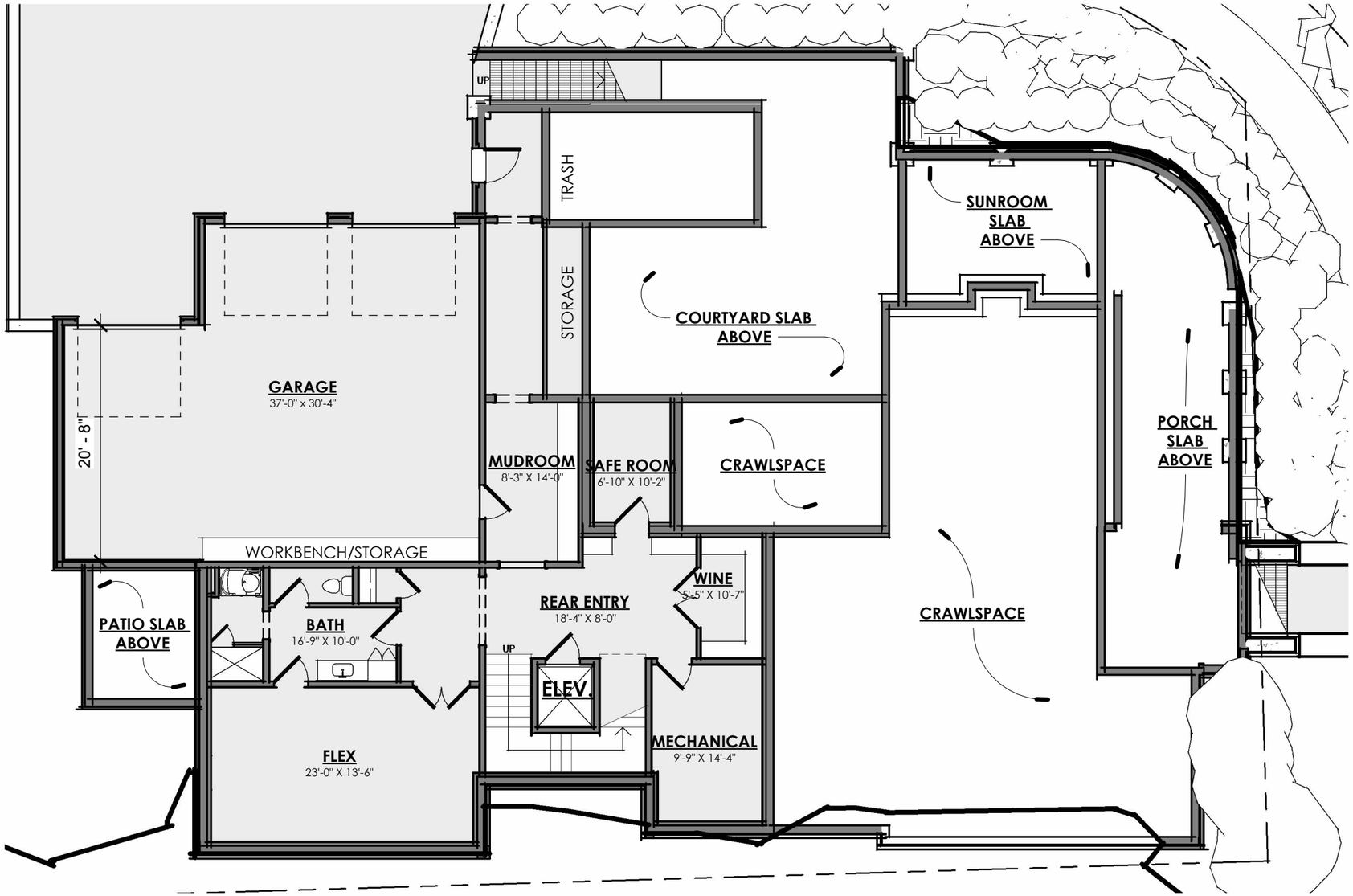
	2916 SF
TOTAL	10904 SF



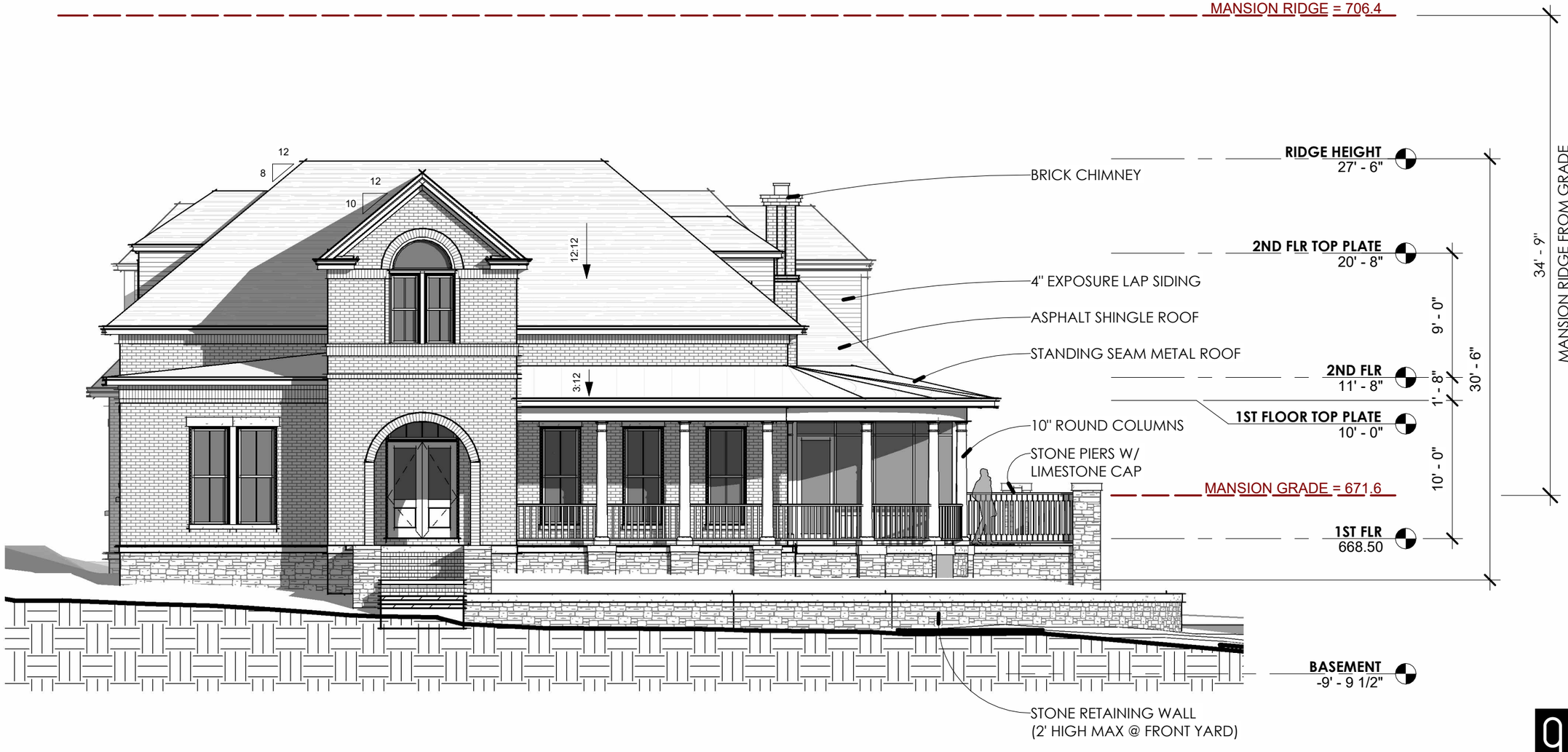
BASEMENT FLOOR PLAN

3/32" = 1'-0"

MAGNOLIA HALL - LOT 11

FRONT ELEVATION - OPTION A

MAGNOLIA HALL FRANKLIN, LLC

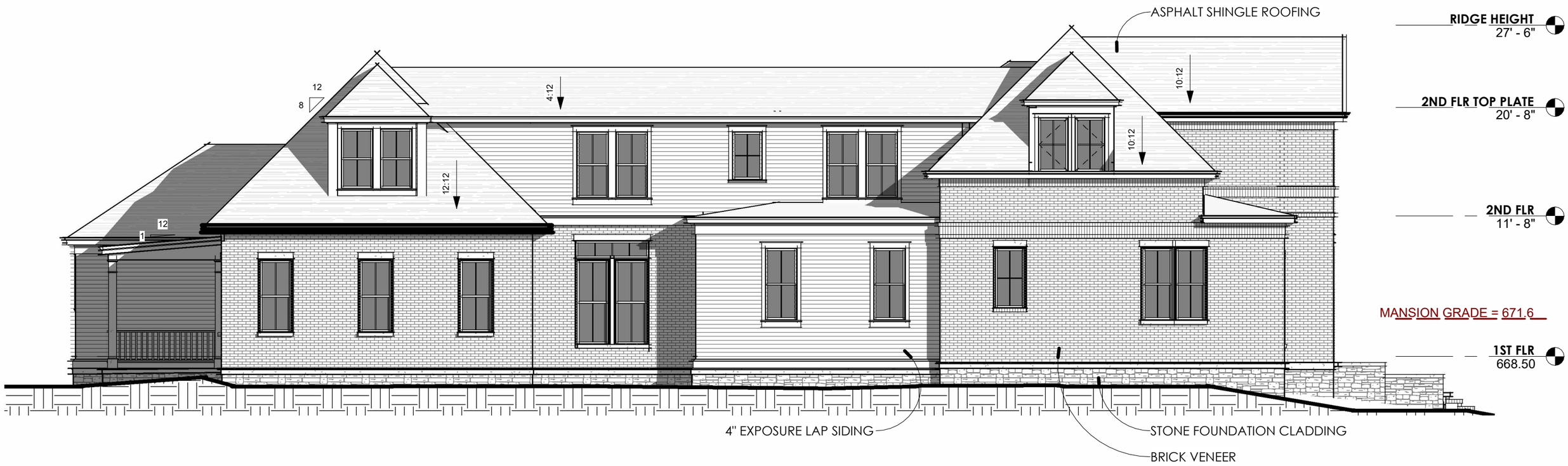


906 STUDIO ARCHITECTS + INTERIORS

MAGNOLIA HALL - LOT 11

LEFT ELEVATION - OPTION A

MAGNOLIA HALL FRANKLIN, LLC



MAGNOLIA HALL - LOT 11

REAR ELEVATION - OPTION A

MAGNOLIA HALL FRANKLIN, LLC



MANSION RIDGE = 706.4

RIDGE HEIGHT
27' - 6"

2ND FLR TOP PLATE
20' - 8"

2ND FLR
11' - 8"

1ST FLOOR TOP PLATE
10' - 0"

MANSION GRADE = 671.6

1ST FLR
668.50

MAGNOLIA HALL - LOT 11

RIGHT ELEVATION - OPTION A

MAGNOLIA HALL FRANKLIN, LLC

MANSION RIDGE = 706.4

RIDGE HEIGHT
27' - 6"

2ND FLR TOP PLATE
20' - 8"

2ND FLR
11' - 8"

1ST FLOOR TOP PLATE
10' - 0"

MANSION GRADE = 671.6

1ST FLR
668.50

BASEMENT
-9' - 9 1/2"



906 STUDIO ARCHITECTS + INTERIORS

MAGNOLIA HALL - LOT 11

3D VIEWS - OPTION A

MAGNOLIA HALL FRANKLIN, LLC







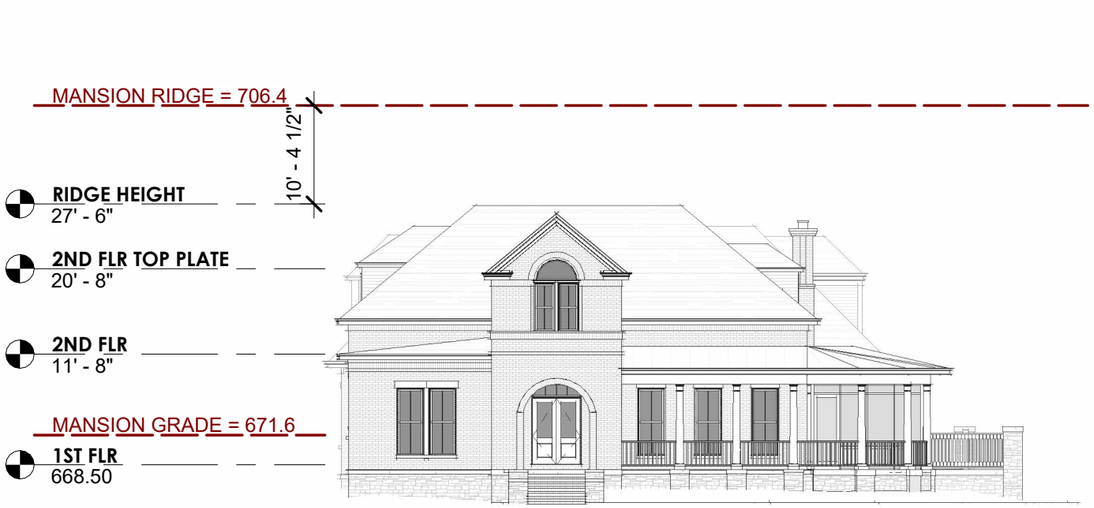


906 STUDIO ARCHITECTS +INTERIORS

MAGNOLIA HALL - LOT 11

FRONT ELEVATION WITH MANSION

MAGNOLIA HALL FRANKLIN, LLC







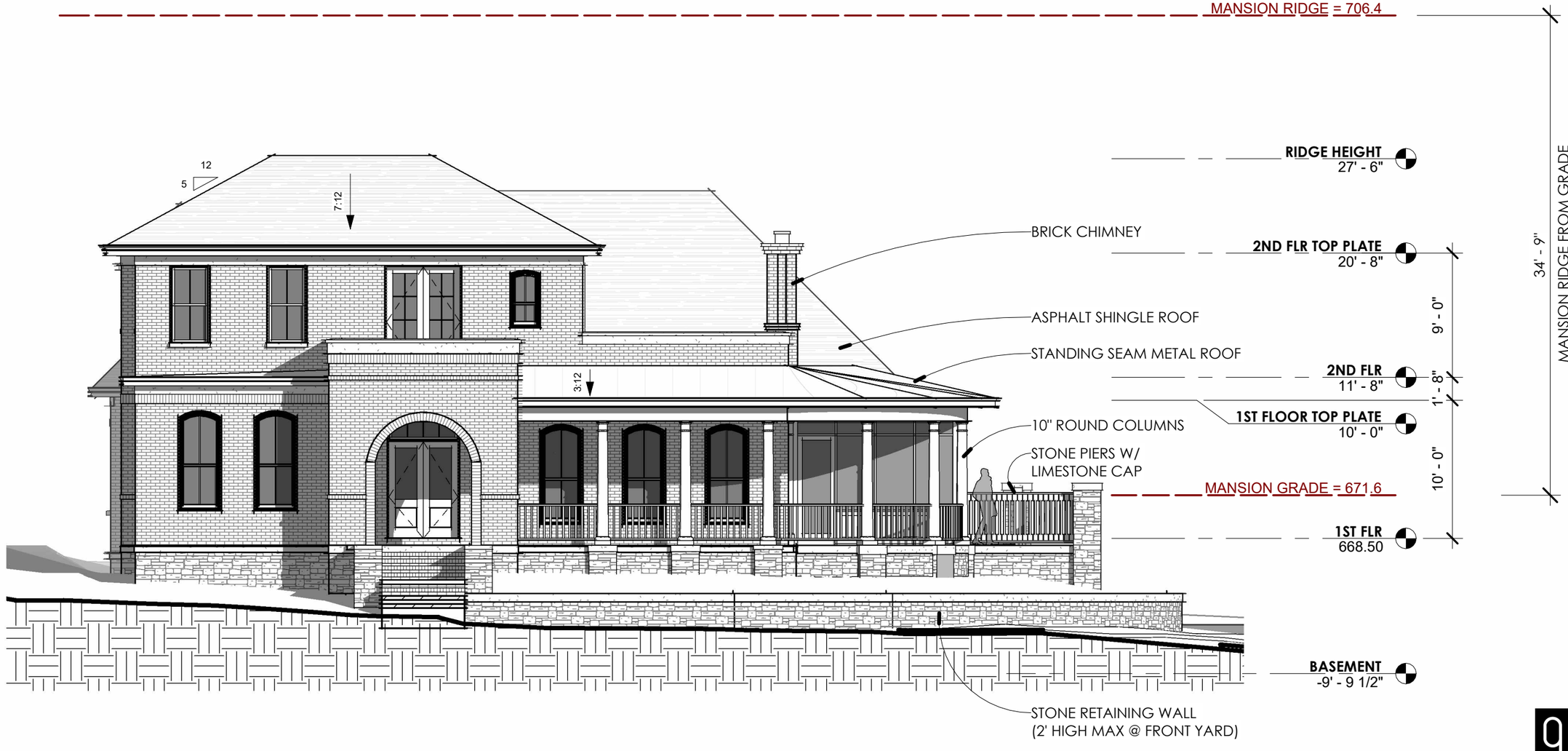




MAGNOLIA HALL - LOT 11

FRONT ELEVATION - OPTION B

MAGNOLIA HALL FRANKLIN, LLC



906 STUDIO ARCHITECTS + INTERIORS

MAGNOLIA HALL - LOT 11

LEFT ELEVATION - OPTION B

MAGNOLIA HALL FRANKLIN, LLC

MANSION RIDGE = 706.4



RIDGE HEIGHT
27' - 6"

2ND FLR TOP PLATE
20' - 8"

2ND FLR
11' - 8"

MANSION GRADE = 671.6

1ST FLR
668.50

906 STUDIO ARCHITECTS +INTERIORS

MAGNOLIA HALL - LOT 11

REAR ELEVATION - OPTION B

MAGNOLIA HALL FRANKLIN, LLC



MAGNOLIA HALL - LOT 11

RIGHT ELEVATION - OPTION B

MAGNOLIA HALL FRANKLIN, LLC

MANSION RIDGE = 706.4

RIDGE HEIGHT
27' - 6"

2ND FLR TOP PLATE
20' - 8"

2ND FLR
11' - 8"

1ST FLOOR TOP PLATE
10' - 0"

MANSION GRADE = 671.6

1ST FLR
668.50

BASEMENT
-9' - 9 1/2"



MAGNOLIA HALL - LOT 11

3D VIEWS - OPTION B

MAGNOLIA HALL FRANKLIN, LLC







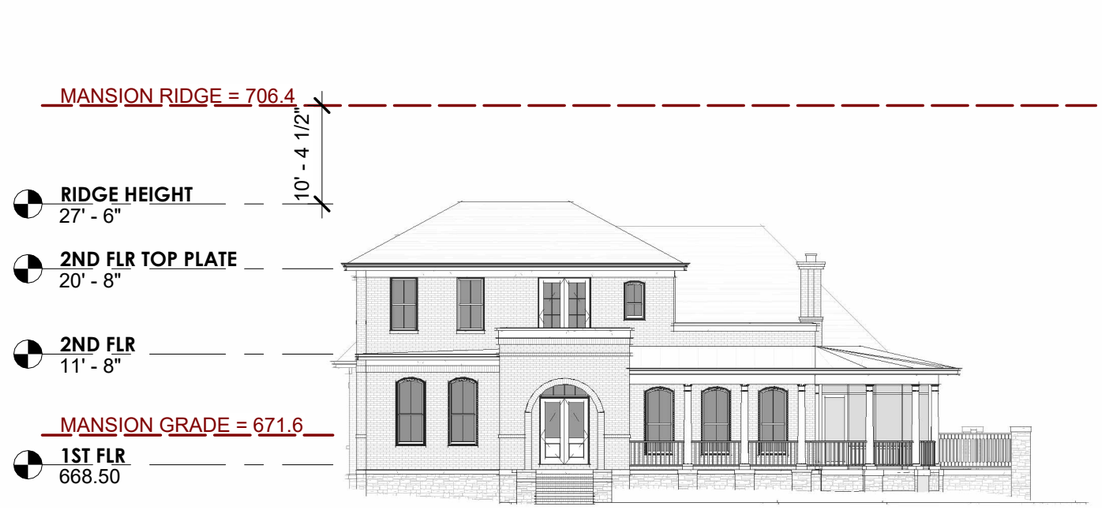


906 STUDIO ARCHITECTS +INTERIORS

MAGNOLIA HALL - LOT 11

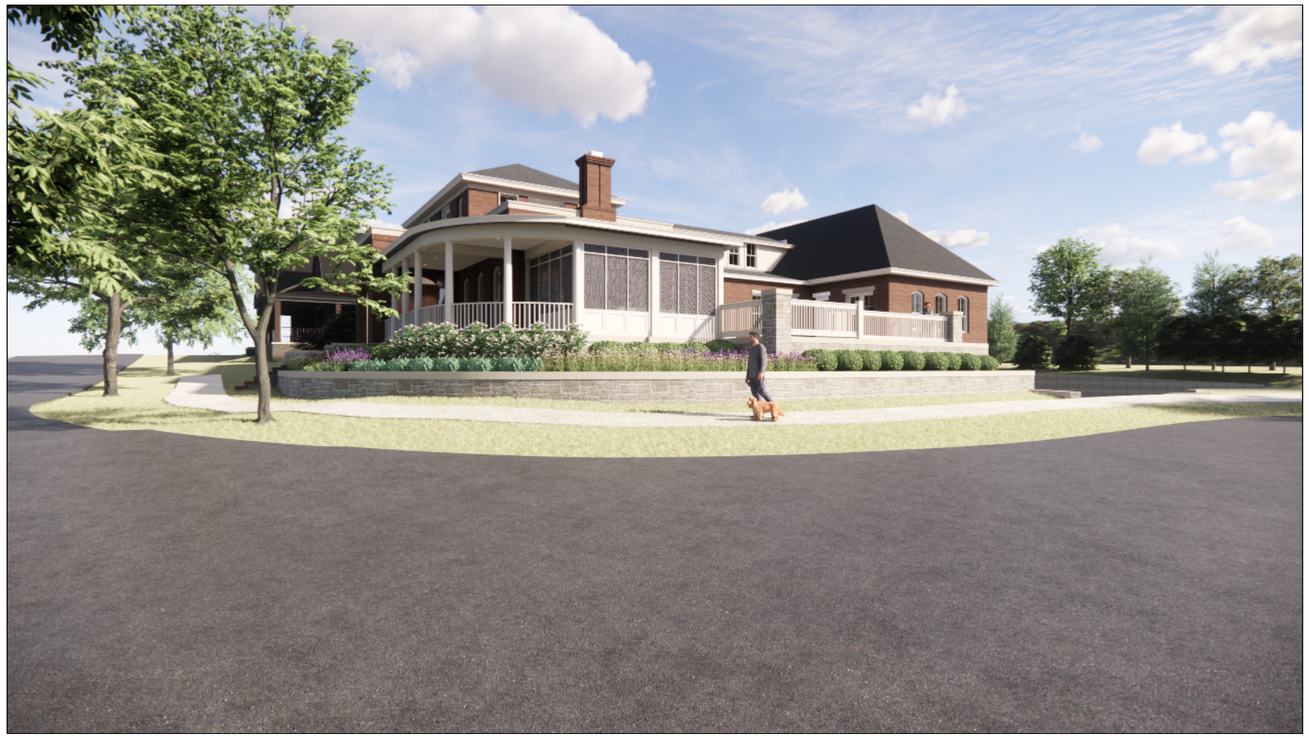
FRONT ELEVATION WITH MANSION

MAGNOLIA HALL FRANKLIN, LLC











HARPETH VILLAGE

(PREVIOUSLY FACTORY DISTRICT NORTH)

DESIGN REVIEW COMMITTEE | 09/15/2025

ENVISION FRANKLIN

The vision of the district is to **expand the types of uses found in the Factory at Franklin** to surrounding properties in order to create a **memorable destination**. The **vibrant uses** at the Factory at Franklin should extend beyond its walls and integrate into Harpeth Industrial Court. Key characteristics of the district should include **high-quality architecture, plazas, outdoor dining, art, tree-lined streets, and pedestrian and bicycle amenities**.

FACTORY DISTRICT

FORM	Building Character	Character should be consistent with the Factory and be contextually sensitive to existing historic architecture, which should be preserved and maintained. See the Historic District Design Guidelines for additional guidance. New buildings should consist of traditional and industrial character so as to continue the established rhythm and scale of the street. Materials should complement the existing brick facades of Jamison Station and the Factory. Multifamily uses are encouraged to have ground floor commercial spaces, including retail, restaurants, leasing offices, and other amenities, individually accessible from the street. When multifamily units are located on the first floor, individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street should be provided.

The images below represent the community's desired architectural style and character within the Factory District, which are encouraged throughout the District.


















HISTORIC PRESERVATION OVERLAY

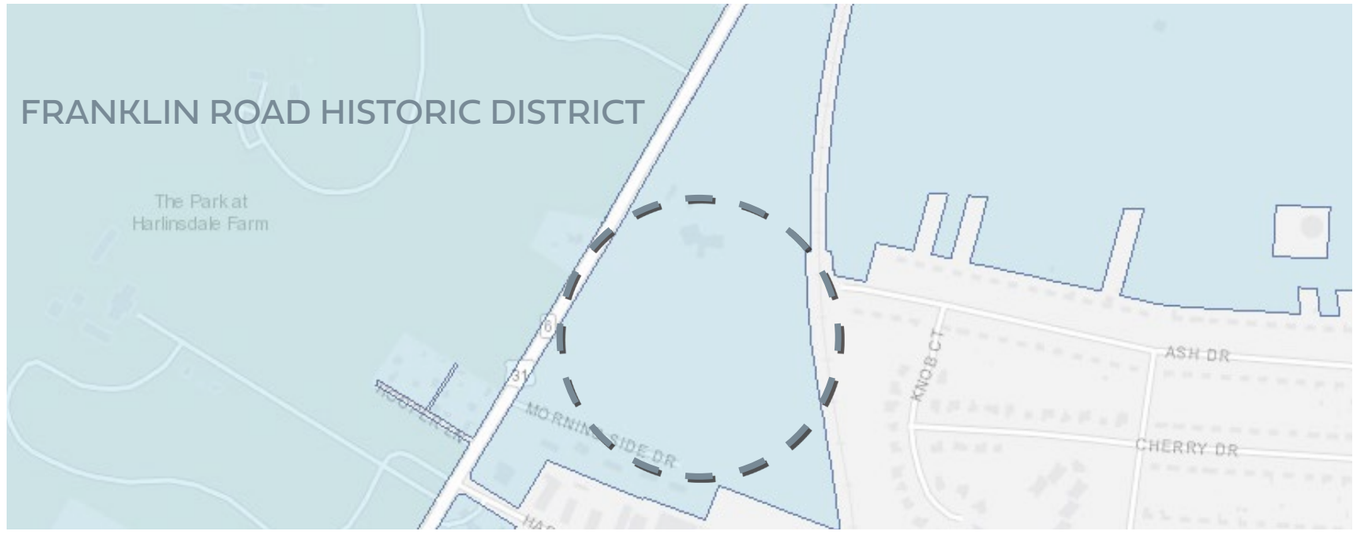
An important component of historic district integrity is ensuring that new development is compatible with the historic resources within it.

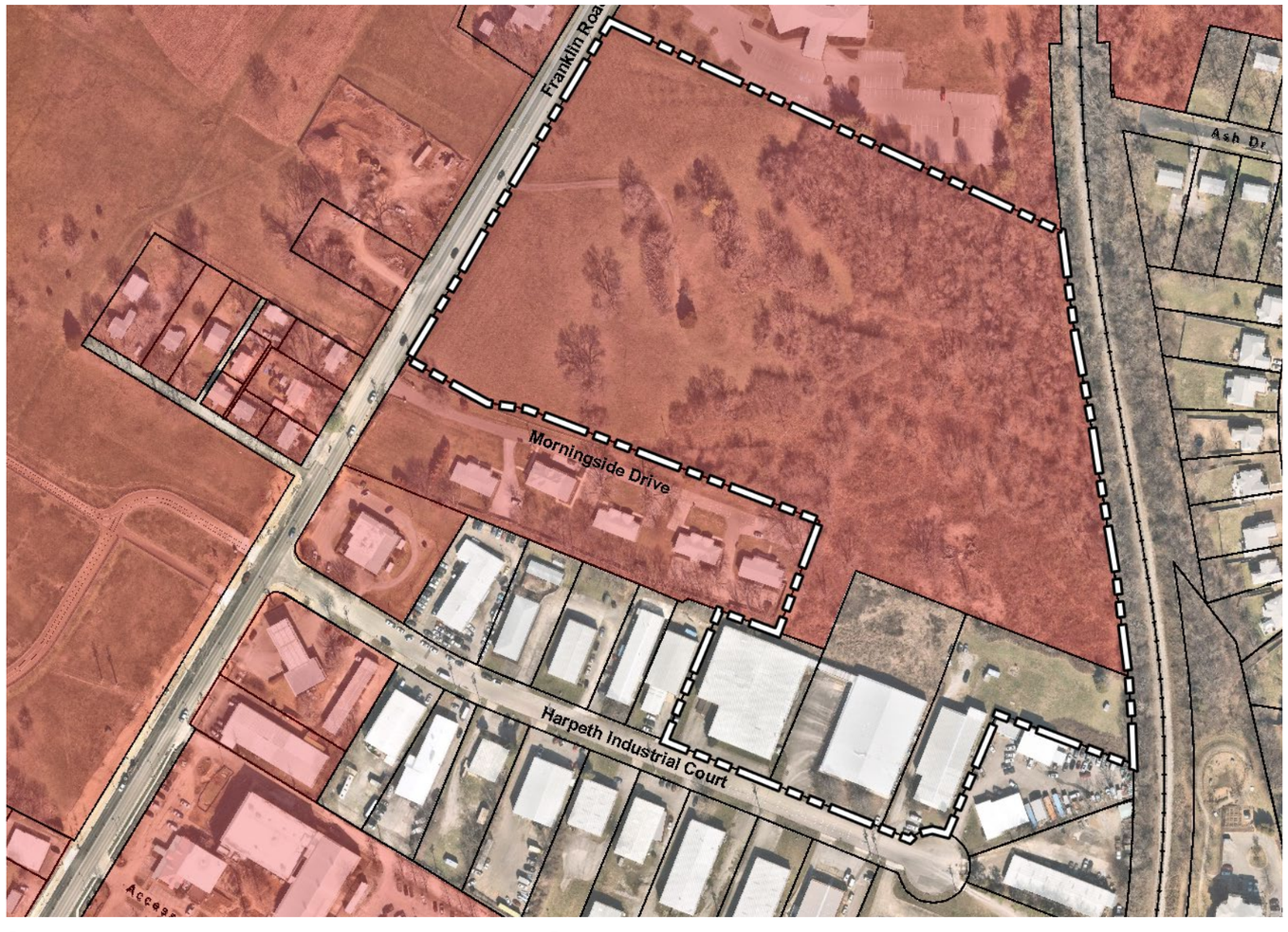
New buildings should reflect the key characteristics of the historic district in which they are proposed.

New buildings should be designed to be secondary in prominence to the historic structures on the site and in the district.

New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence.

(page 18 of Franklin Historic District Design Guidelines)





PLAN CHANGES







PLAN REVISIONS

Realigned road based on engineering feedback from City of Franklin

Break up Buildings
- Previous center building: 277'
- New building length: 200'

(Jameson Station Building: 250')

New commercial building at intersection is one-story on the side that faces Morningside and two stories on the side that faces interior to site.

Reduced building height.

Changed facade and massing of buildings.



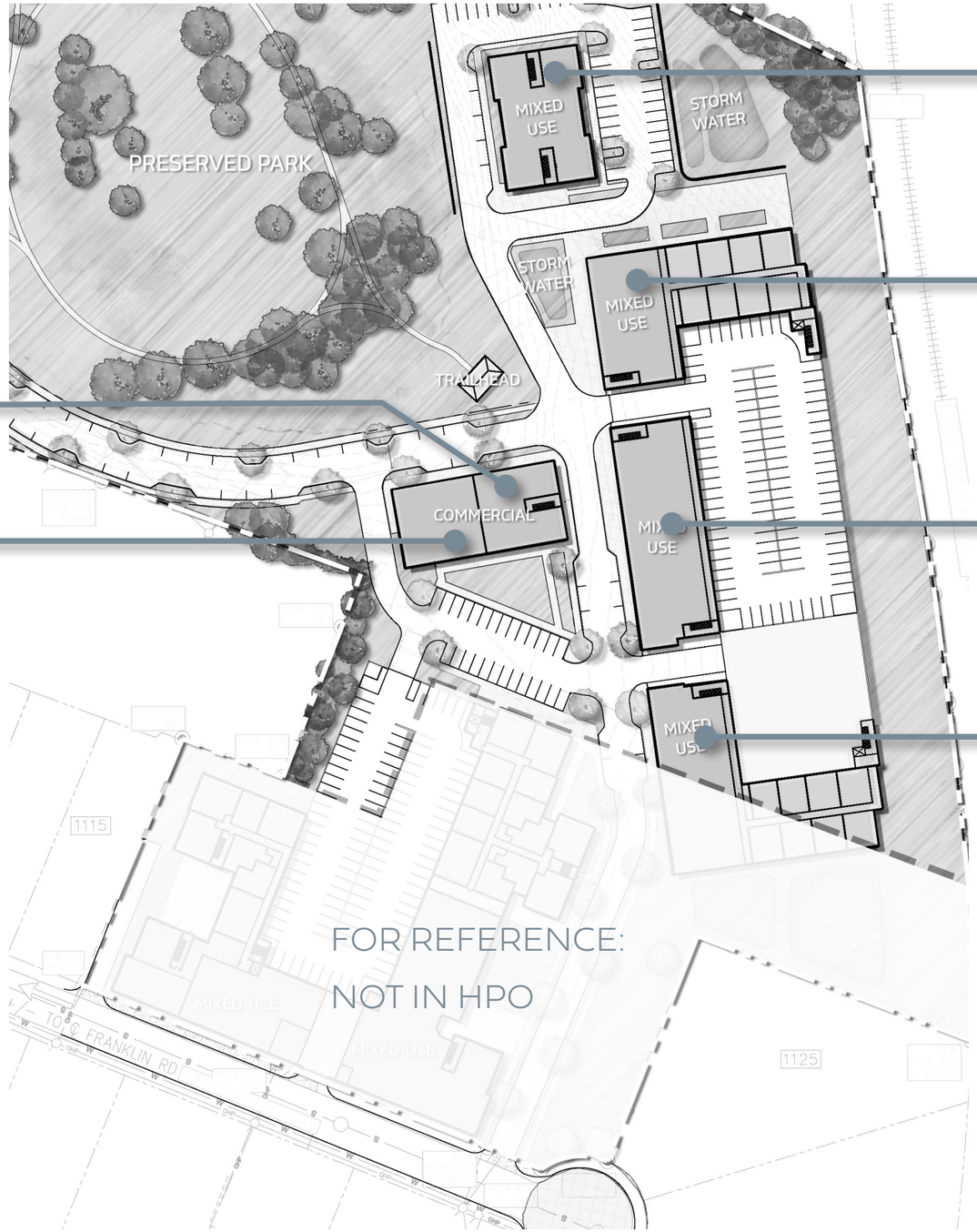
HEIGHT ANALYSIS

CHANGES IN HEIGHTS:
5/23/2025: 48’-10” TALLEST HEIGHT
7/14/2025: 46’ - 10” TALLEST HEIGHT
9/15/2025: 42’-6” TALLEST HEIGHT

(42’-11” FACTORY HOTEL HEIGHT)

HEIGHT: 32’-6” TO TOP OF SECOND STORY

HEIGHT: 22’ TO TOP OF PARAPET



HEIGHT: 39’ – 2” RIDGE HEIGHT
40’-7” PEAK OF GABLE

HEIGHT: 41’ - 6” TOP OF PARAPET
42’ - 6” TOP OF HIGHEST PARAPET ELEMENTS

HEIGHT: 41’ - 2” TOP OF PARAPET
42’ - 6” TOP OF HIGHEST PARAPET ELEMENTS

HEIGHT: 41’ - 6” TOP OF PARAPET
42’ - 6” TOP OF HIGHEST PARAPET ELEMENTS

BUILDING TWO HEIGHT ANALYSIS



SIDE MASSING



LEFT/RIGHT CENTER MASSING



CENTER MASSING

SITE BREAKDOWN



PLAZA

PARALLEL PARKING

PARALLEL PARKING
(TO BE REMOVED)

RETAINING WALL

ARCHITECTURAL IMAGES





*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO





ARCHITECTURAL IMAGES





*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO





ARCHITECTURAL IMAGES





*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO





ARCHITECTURAL IMAGES





*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO

*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO





ARCHITECTURAL IMAGES





*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO





ARCHITECTURAL IMAGES









ARCHITECTURAL IMAGES





*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO





ARCHITECTURAL IMAGES





*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO





BUILDING TWO DESIGN









ARCHITECTURAL IMAGES





*BUILDING SHOWN FOR CONTEXT, NOT INCLUDED IN HPO



DISTANCE ANALYSIS





COMMERCIAL BUILDING

EXISTING HOME

SIGNAGE MOS

Modification 1: Signs - Proportion and Shape

Section 15.1.3 Signs - Proportion and Shape: Signs shall not be irregularly shaped.

- ***Modification Request:*** Permit Irregular shaped signage
- ***Justification:*** Allowing varied sign forms, including irregularly shaped signage, will enhance the visual interest and authenticity of the streetscape, contributing to the unique, pedestrian-friendly character that defines the historic district. This approach aligns with Envision Franklin, which calls for "great streets that create a vibrant public realm." The Factory District concept also supports a more artistic district and having signs that are irregular to match logos speaks to a higher level of design and aide in giving artistic license in creating logos. Introducing diversity in signage design supports a dynamic, engaging environment and reflects the visual variety traditionally found in Downtown Franklin, reinforcing a vibrant, walkable streetscape.







Modification 2: Signs - Internal Illumination

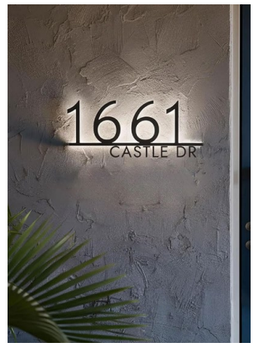
Section 15.1.6 Internal Illumination

A. Internal illumination of signs shall be limited to light emanating only through the letters, numbers, logos, and accent lines.

E. Exposed neon and LED that is visible are prohibited and shall not be incorporated into the design of a principal building or accessory structure.

- ***Modification Request:*** Permit Halo Lighting and LED Lighting.
- ***Justification:*** Allowing halo lighting and carefully integrated LED lighting will provide opportunities for subtle, refined illumination that enhances sign visibility while maintaining the character and integrity of the historic district. This modification supports the goals of Envision Franklin, which promotes "great streets that create a vibrant public realm by using pedestrian-friendly design." When thoughtfully applied, these lighting techniques can highlight architectural features, improve nighttime pedestrian experience, and reflect best practices in historic commercial areas, as demonstrated successfully in Downtown Franklin. The lighting would be able to be dimmed to further refine the amount of lighting caste.











SIGNAGE MOS

Modification 3: Signs – Canopy Sign

Section 15.5 Signs – Canopy Sign

A sign that is attached to the front face of a canopy attached to a building

Quantity: Maximum of one sign per canopy per building façade and may be used only if no wall, band, or awning sign exists on the building façade.

- ***Modification Request:*** Permit 1 per tenant

Placement: Shall not project above or below the canopy or be located above the building roof line

- ***Modification Request:*** Allow to extend above or below the canopy
- Lighting: External illumination only, subject to Subsection 15.1.5, External illumination.
- ***Modification Request:*** External illumination is permitted. Internal illumination is permitted when not visible from Franklin Road and the canopy is located for the ground floor entrance.
- ***Justification:*** Allowing one canopy sign per tenant ensures appropriate business identification within multi-tenant buildings and enhances pedestrian wayfinding. Permitting signs to modestly extend above or below the canopy line introduces visual variety and architectural interest, contributing to an engaging streetscape. Additionally, allowing internal illumination—when not visible from Franklin Road and limited to canopies at ground-floor entrances—provides necessary nighttime visibility while preserving the traditional appearance of the streetscape. This modification directly supports Envision Franklin's "exceptional design" guiding principal, which emphasizes the importance of streets functioning as active public spaces enhanced by thoughtful signage, lighting, and pedestrian-friendly design elements.











SIGNAGE MOS

Modification 4: Sign – Vertical Blade Sign
Section 15.14 Signs – Vertical Blade Sign

Quantity: Maximum of one per building frontage on a street intersection and may be used only if no other hanging sign exists on the ground floor retail storefront / tenant space below

- ***Modification Request:*** A maximum of one per commercial / mixed use building where residential is on upper floors over commercial and allowed if other hanging signage is present.
- ***Justification:*** Allowing one vertical blade sign per commercial/mixed-use building with residential units on upper floors provides balanced visibility for ground floor businesses while maintaining compatibility with mixed-use development patterns. Permitting these signs even when other hanging signage is present supports effective wayfinding and a vibrant, pedestrian-friendly streetscape which upholds the public realm guiding principle of Exceptional Design within Envision Franklin. This approach enhances the character and functionality of multi-tenant, mixed-use buildings and can be found throughout downtown Franklin.









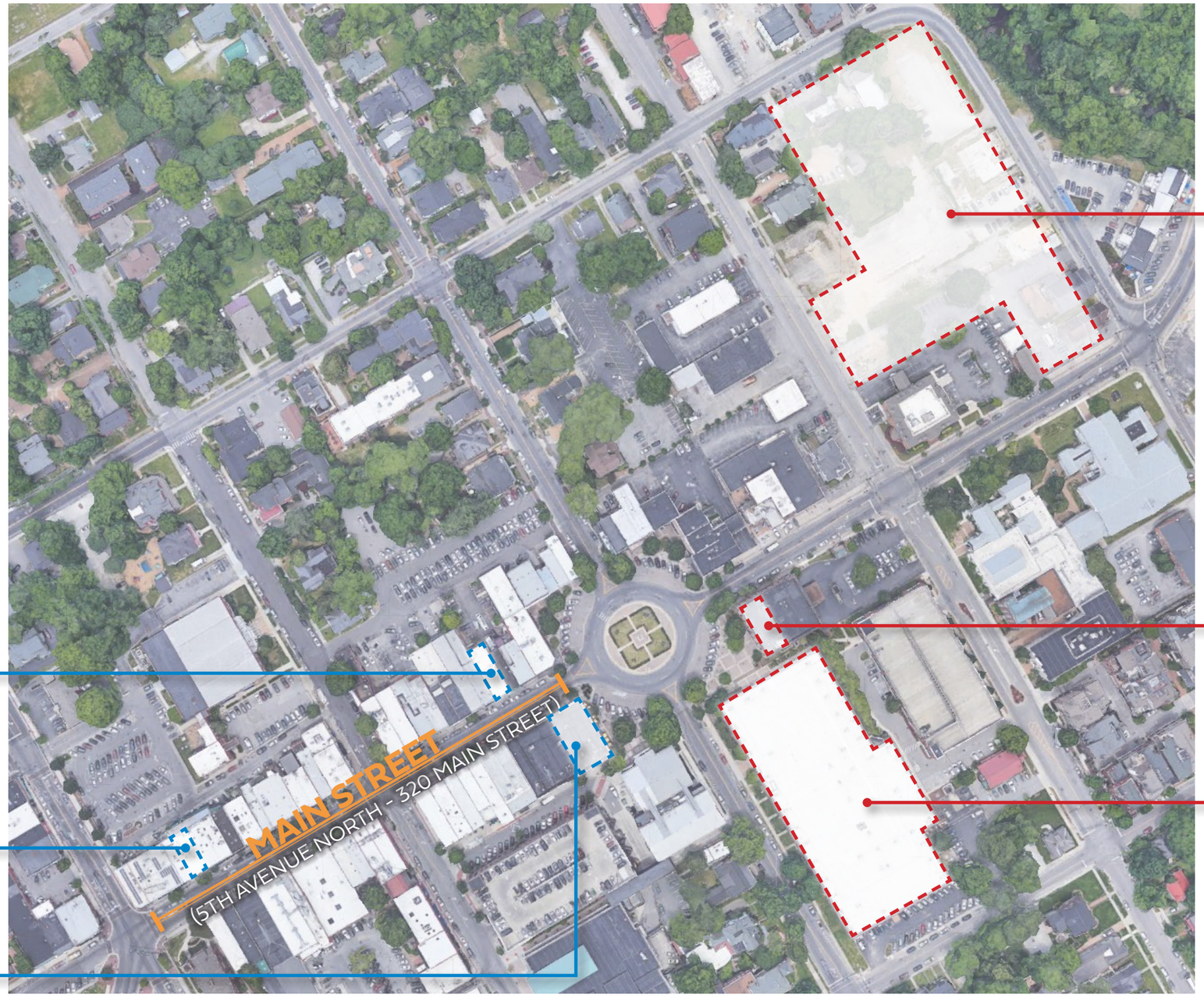
NEXT STEPS:

- DRC MEETING: 09/15/2025
- HZC SUBMITTAL: 09/26/2025
- HZC MEETING: 10/13/2025



[SUPPLEMENTAL INFORMATION]

HEIGHT ANALYSIS | MAIN STREET



HEIGHT ANALYSIS | MAIN STREET





HARPETH SQUARE THREE AND FOUR STORY HEIGHTS



NEW CITY HALL HEIGHT



RUBY SUNSHINE / FIRST HORIZON BANK HEIGHT

HEIGHT ANALYSIS | FACTORY DISTRICT



FACTORY HOTEL: 42’-11”

JAMISON STATION: 52’

HEIGHT ANALYSIS | FACTORY DISTRICT





JAMISON STATION HEIGHT

MORNINGSIDE DRIVE EXISTING HOMES

PRE 2020





CURRENT



