



# City of Franklin

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

## Meeting Agenda

### Historic Zoning Commission

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Monday, November 10, 2025

5:00 PM

Eastern Flank Event Facility

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#### 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](mailto: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](mailto:planningintake@franklintn.gov) before noon on the day before 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 Lighting At 110 3rd Ave. N.; Ericka Atkinson, Applicant.

**Sponsors:** Kelly Dannenfelser, Emily Huffer

3. Consideration Of Site Alterations (Walkway) At 936 Fair St.; Suzanne Grupe, Applicant.

**Sponsors:** Kelly Dannenfelser, Emily Huffer

4. Consideration Of Alterations (Principal) At 900 Fair St.; Stephen Scott, Applicant.

**Sponsors:** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration Of Alterations (Principal) At 121 Myles Manor Ct.; Noel Jones, Applicant.

**Sponsors:** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Alterations (Principal) At 713 Glass Ln.; Linda Childs, Applicant.

**Sponsors:** Kelly Dannenfelser, Emily Huffer

7. Considerations Of Alterations, Site Alterations, And Fencing at 717 Glass Ln.; Will Forte, Applicant.

**Sponsors:** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

**Sponsors:** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

## **OTHER BUSINESS**

### **RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC**

9. Admin COA For Signage At 414 Bridge St.; Justin Schwallie, Applicant.

10. Admin COA For Rear Yard Fencing At 1840 William Campbell Ct.; Jason Goddard, Applicant.

11. Admin COA For Minor Alterations (Rear Non-Historic) At 717 Glass Ln.; Will Forte, Applicant.

**ADJOURN**

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



## Meeting Minutes

### Historic Zoning Commission

Monday, October 13, 2025

5:00 PM

Eastern Flank Event Facility

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#### CALL TO ORDER

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

Commissioners Present: Tyler LeMarinel, Chair; Brian Laster, Vice Chair; Bob Barrett; Lisa Marquardt and Mary Pearce

Commissioners Absent: Madalyn Ingram, Holly Thompson, Kathy Worthington, and Michael Orr

Staff Present: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay 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](mailto: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 September 8, 2025, HZC Meeting Minutes, seconded by Commissioner Marquardt.  
The motion carried 5-0.

#### ANNOUNCEMENTS

Ms. Huffer stated that the regularly scheduled DRC will be next Monday, October 20th, starting at 4 PM at the Eastern Flank Event Facility, and the deadline to apply is midnight tonight. Ms. Huffer invited applicants to attend a DRC meeting in response to the action taken on your item and if you would like to attend the next available DRC meeting, please email staff by midnight tonight with your intent to be on the agenda for the next meeting on October 20<sup>th</sup>.

## APPLICATIONS

### 2. **Consideration Of A Historic Zoning Commission Recommendation For Public Art At 611 West Main St.; Kevin Benson, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer explained that the property at 611 West Main Street is at the corner of the five points intersection and is the home of the Williamson County Archives and the Veteran's park, both of which are located within the Historic Preservation Overlay. The proposal is seeking a recommendation from the Historic Zoning Commission to place a piece of art on the property of the Williamson County Archives. The statue will be positioned on the right side of the building, facing St. Paul's Episcopal Church and created using a bronze material. While the statue may be visible from certain vantage points, the proposed art appears to meet the Guidelines and will blend with the materials seen in the district.

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 611 West Main Street.

Applicant Presentation: Kevin Benson. Mr. Benson stated that the statue is being made possible because of the generous gift from Pam Lewis to Williamson County. The statue will be very similar to the Coach Gentry statue and will weigh around 800 pounds. Mr. Benson noted that the statue should look stunning in the proposed location and stated that he looks forward to the approval of the HZC.

Citizen Comments: None

#### **MOTION**

Commissioner Laster motioned to provide a favorable recommendation for the Public Art at 611 West Main Street to the Board of Mayor and Aldermen and the Arts Commission, seconded by Commissioner Barrett.

Commissioner Laster stated that his only discussion would be concerning the location of the statue, across from the Episcopal Church.

Chair LeMarinel stated that the application provided several options but if the applicant had a preference, the Commission would like to hear the preference.

Mr. Benson stated that Ben Franklin was the first Postmaster General and, in the location across from the church, it could be said that the statue is glancing at the Post Office.

Commissioner Pearce stated that the applicant's preference is what she would go along with.

Chair LeMarinel stated that any of the three proposed locations he is comfortable with.

The motion carried 5-0.

### 3. **Consideration Of Roofing Alterations At 312 3rd Ave. S.; Josh Foy, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 312 3rd Avenue South is located in the Downtown Franklin National Register Historic District. The proposal includes the removal of a portion of the metal roofing and replacing it with a rubber membrane roofing material.

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

Applicant Presentation: Josh Foy. Mr. Foy was present to answer questions but did not have any new information to add to the proposal.

Citizen Comments: None

**MOTION**

Commissioner Marquardt motioned to approve roofing alterations at 312 3rd Avenue South with staff conditions, seconded by Commissioner Pearce.

The motion carried 5-0.

**4. Consideration Of Alterations (Accessory) At 106 Winslow Rd.; Steve Maher, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 106 Winslow Road is located within the Franklin Road Historic District. The garage doors are proposed to be replaced, and a rear dormer is proposed to be constructed on the accessory construction. Both are appropriate in terms of the design guidelines.

Recommendation: Staff recommended approval with conditions outlined in the staff report.

Applicant Presentation: Evelyn Rogers. Ms. Rogers was present to answer questions but did not have any new information to add to the proposal.

Citizen Comments: None

**MOTION**

Commissioner Pearce motioned to approve Alterations (Accessory) at 106 Winslow Rd with staff conditions, seconded by Commissioner Laster.

The motion carried 5-0.

**5. Consideration Of Alterations (Accessory) At 1001 Fair St.; Kelly Harville, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property located at 1001 Fair Street is located in the Hincheyville National Register Historic District. The proposal includes the repair and replacement, in-kind, of deteriorated siding, roof replacement, installation of gutters, and replacement of the non-historic sliding glass doors with a similar sliding door.

RECOMMENDATION: Ms. Huffer stated that staff recommend approval of the application with conditions stated in the staff report.

Applicant Presentation: Kelly Harville. Ms. Harville was present to answer questions but did not have any new information to add to the proposal.

Citizen Comments: None

**MOTION**

Commissioner Laster motioned to approve Alterations (Accessory) At 1001 Fair St with staff conditions, seconded by Commissioner Barrett.

Commissioner Pearce asked if the applicant provided photos of the garage doors.

Ms. Huffer referenced the doors in the application documents.

Commissioner Laster stated that the applicants in items four and five have proposed very appropriate garage doors for the accessory buildings.

The motion carried 5-0.

6. **Consideration Of Site Alterations (Walkway Material) At 1835, 1837, 1839, 1841, And 1843 William Campbell Ct. (Magnolia Hall Subdivision, Lots 2-6); David Horwath, Applicant.**

**Sponsors:** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the properties located at 1835-1843 William Campbell Court are located in the Boyd Mill Avenue Historic District. This item was deferred during the September 2025 HZC meeting. The proposal includes a change in the walkway material to cobblestone and for the steps along the walkway from the sidewalk to the front porch of each building, either stone or brick will be utilized depending on the material of the building.

Recommendation: Ms. Bulay stated that staff recommend approval of the walkway with conditions listed in the staff report.

Applicant Presentation: Jason Goddard, representing David Horwath. Mr. Goddard was present to answer questions but did not have additional information to add.

Citizen Comments: None

**MOTION**

Commissioner Marquardt motioned to approve Site Alterations (Walkway Material) At 1835, 1837, 1839, 1841, And 1843 William Campbell Ct. (Magnolia Hall Subdivision, Lots 2-6) with staff conditions, seconded by Commissioner Laster.

Chair LeMarinel stated that at the last meeting, the Commission asked the applicant to respond more specifically to the architectural style of each home. By responding to each home individually based on the material of the building, Chair LeMarinel stated that an appropriate variety of stone and brick is seen throughout the neighborhood. Reducing the Hollywood strips and the cobbles allows the Mansion to be more of the focal point and not overpowered by the surrounding homes.

Commissioner Marquardt noted that the walkway has an impact on the overall appearance and is a much better look.

Commissioner Pearce noted that she thought the last discussion contemplated that the sidewalks would not all be cobblestone, but stated changes have been made since the last meeting.

Chair LeMarinel stated that the stone walkways are abbreviated as the homes are close together and close to the sidewalk and compared to the full length of driveways being cobblestone, this is a much scaled-down version with some detailing.

The motion carried 5-0.

7. **Consideration Of Alteration (Principal Building) At 1009 Fair St.; Patrick Ogle, Applicant.**

**Sponsors:** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 1009 Fair Street is located in the Hincheyville National Register Historic District. The proposal is to change the material of the reconstructed front porch gable from smooth paneling to cedar shake. While staff is unable to find additional photographic evidence of the material in the historic front porch gable, the use of cedar shake, smooth paneling, or stucco for elements related to porch materials and gables is appropriate to the Craftsman style and the applicant has allowed staff to pull up a photo from previous applications that show the historic porch.

Recommendation: Ms. Bulay stated that staff recommend approval of the application with conditions outlined in the staff report.

Applicant Presentation: Patrick Ogle. Mr. Ogle noted that the only new minor development through the process

is the expanse of the lower gable is slightly larger than anticipated in the renderings. Originally, Mr. Ogle explained that they didn't think the cedar shake could be accommodated in the space, but it appears it will look great.

Citizen Comments: None

### **MOTION**

Commissioner Laster motioned to approve Alterations (Principal Building) At 1009 Fair St. with conditions, seconded by Commissioner Barrett.

Commissioner Laster noted that finding the cedar shake under the original siding makes sense and is reflective of what was there before.

Commissioner LeMarinel explained in response to Mr. Ogles comments about the gable being larger, there is an appearance of a raked or pronounced trim but does not show up in the drawings, but the trim will minimize the appearance.

The motion carried 5-0.

## **8. Consideration of Signage at 230 Public Square; Raenah Anderson, Applicant.**

**Sponsors:** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 230 Public Square is located in the Downtown Franklin National Register Historic District. The proposal was discussed during the September 2025 DRC meeting and additional renderings have been provided for reference that show what the signage would look like meeting the guidelines. Changes have also been made to the proposed application. The proposal includes a request for four signs; 1) wall sign on the front façade, 2) directory sign on the front façade, 3) wall sign on the right façade, and 4) wall sign on the rear façade. The wall sign on the front façade exceeds the recommended nine square foot sign area size and recommended twelve-foot height from grade. The side and rear wall signs exceed the recommended nine-square-foot sign size.

Recommendation: Ms. Bulay stated that staff recommend denial of the front wall sign based on the following Guidelines: 1) Wall signs should be at a maximum of 12' from grade. 2) The wall sign area should be 9 square feet and proportionate to the building façade and other signage. Ms. Bulay also stated that staff recommend approval of the directory sign, side wall sign, and rear wall sign with conditions outlined in the staff report.

Applicant Presentation: Adam Slight, Java Signs. Mr. Slight referenced one of the application documents that showed each sign along with the size requirements. From a previous meeting, Mr. Slight stated that one of the comments was that the sign should be appropriately portioned with the façade and looking at the façade, the 9' sign seems to get lost in the expanse.

Citizen Comments: None

### **MOTION**

Commissioner Marquardt motioned to approve the directory, side, and rear wall signs and to deny the front wall sign with staff conditions for the property located at 230 Public Square, seconded by Commissioner Pearce.

Commissioner Laster asked if staff were recommending the larger signs on the side and rear or are staff recommending the position of the sign but not the size of the sign—for clarification of the motion.

Chair LeMarinel explained staff is recommending approval with conditions with one of the conditions being that the square footage be compliant with the requirements—which is 9'.

Chair LeMarinel restated the motion for clarification. He stated that the motion is to deny the front wall sign completely and approval of the other signs with staff conditions. Mr. LeMarinel further stated that he wrote down that the front signage has two issues not aligned with the guidelines (height off the ground and the size) and the side and rear signs are appropriate for placement, according to the guidelines, but are not in compliance with the size requirements.

Commissioner Laster stated that the applicant has submitted two sign packages – what is the applicant asking

for?

Chair LeMarinel stated that the applicant is asking for the larger sign square footage of the two submittals. The applicant submitted a rendering of the smaller sign to provide the Board with a perspective making the point that a 9' sign is almost invisible on a façade that large.

Commissioner Pearce stated that the purpose of the size requirements for signage in the historic district is so that signage does not overpower the historical architecture. The Commission has done a great job of requiring compliance regarding signage in the historic district and Ms. Pearce stated that she would like to see those standards continue.

Commissioner Laster noted that the proposed signage for the front encroaches into the architectural elements including the dental work at the top and the lintel at the top of the window. Commissioner Laster stated that the sign is too large for the space.

Chair LeMarinel stated that looking at the document showing the smaller sign square footage, the sign appears small, but the applicant's logo is long and skinny and the way the calculations are determined so that the logo fits into the appropriate size, makes it tough to get the desired visibility. Also, looking at the application documents there is a slight shadow outline of the previous tenant's sign (which appears it was too large) but possibly the applicant's sign might fit within those parameters. Mr. LeMarinel continued by saying that as the front sign is proposed, it is too large and covers up the architectural features. Mr. LeMarinel stated that he is comfortable with the motion.

Commissioner Barrett stated that he believes the 9 square foot sign is appropriate for the front location. The sign is not for advertising and paired with the signs on the other sides of the building, the business appears to be adequately labeled.

Commissioner Pearce suggested the front sign come back to staff for approval at the appropriate size.

Chair LeMarinel suggested an amendment for the location and size of the front wall sign or an amendment to remove the front sign out of the motion. Then, the front sign can be addressed separately.

*Amendment (Removal of the Front Wall Sign)*

Commissioner Pearce amended the motion to remove the denial of the front wall sign from the motion, seconded by Commissioner Barrett.

The amendment carried 5-0.

Chair LeMarinel restated the main motion – The motion is for approval of all other signage, as amended with staff conditions.

Chair LeMarinel noted that an action on the front wall sign will be necessary after the main motion is voted on.

The motion, as amended, carried 5-0.

**MOTION (Front Wall Sign)**

Commissioner Barrett motioned to approve the front wall sign at the proposed location with a maximum sign area of 9 square feet, seconded by Commissioner Pearce.

Commissioner Laster stated that because there was a previous sign in the location that sets a precedent and in the spirit of the guidelines, the new sign should be positioned in the same location.

Commissioner Pearce stated that with the architecture of the building, the recommended location is sensible.

Chair LeMarinel stated that he believes features of the building would be covered up if the sign was moved down.

The motion carried 5-0.

**9. Consideration of an Addition (Principal) At 305 3rd Ave. S.; Brandon Priddy, Applicant.**

**Sponsors:** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 305 3rd Avenue South is in the Downtown Franklin National Register Historic District. The proposal includes an 836 sq. ft. addition to the building that will include the 1990s minor accessory structure.

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

Applicant Presentation: Mike Hathaway. Mr. Hathaway thanked the Commission for their feedback as the team listened and worked hard to be in a position for approval. Mr. Hathaway noted that the front door that faces 3<sup>rd</sup> Avenue has been removed and closed shutters are proposed on the front and side where the windows would be. To minimize the impact of the architectural features on the corner lot, Mr. Hathaway explained that the home has been pushed back 160 feet from the curb of 3rd Avenue. The team worked to decrease the visibility as much as possible given it is a corner lot. Mr. Hathaway finished by stating that the team believes the guidelines have been met and the team hopes to have the approval of the Board.

Citizen Comments: None

### **MOTION**

Commissioner Laster motioned to approve an addition (Principal) at 305 3rd Ave. S., with staff conditions, seconded by Commissioner Marquardt.

Commissioner Laster stated that a lot of times the faux shutters are installed incorrectly with the louvers pointing inside and suggested the applicant monitor installation so that the louvers are pointing in the correct direction.

Commissioner Pearce asked if the brick color and the roof material will be required to be approved by staff.

Ms. Huffer stated that the brick color and the mortar color will be approved by staff and that the roofing material will be a standing seam metal roof and will match the existing historic building.

The motion carried 5-0.

## **10. Consideration Of An Addition And Alterations (Principal) At 728 Fair St.; Amanda McCreary, Applicant.**

**Sponsors:** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property located at 728 Fair Street is located within the Hincheyville National Register Historic District. The proposal includes the retroactive construction of an addition, infilling under the addition, adding new windows, the construction of a new rear deck, infilling under the addition, and a new dormer. An unapproved addition was constructed in 2020 without a COA or a building permit. The Guidelines recommend designing 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. The 2020 addition added 107 sq. ft. to the building and with the proposed addition, it exceeds the recommended addition size for historic residential buildings. The project came before the DRC this year and DRC members expressed that the addition is compatible with the building, and the addition was only 24 sq. ft. over the Guidelines' recommendation.

Recommendation: Staff recommend denial of the rear addition based on the following grounds: 1) 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. Staff recommend the approval of the alterations, deck construction, dormer construction, with conditions outlined on the staff report.

Applicant Presentation: Amanda McCreary. Ms. McCreary stated that to clarify the project goals, the nonconforming addition will be changed so that the building is conforming and more in proportion and scale and rhythm with the windows, following the historic guidelines. The building is 24 feet above the 50% rule and there are no plans to alter the roofline. However, Ms. McCreary explained that for the non-confirming addition, the small historic building doesn't leave much space when applying the 50% rule. Ms. McCreary finished by asking the Board to consider the small historic cottage paired with a larger sized lot when determining approval of the application.

Citizen Comments: None

**MOTION**

Commissioner Laster motioned to approve the rear addition, alterations, deck construction, and dormer construction for the property located at 728 Fair Street with staff conditions, seconded by Commissioner Marquardt.

Commissioner Laster stated that the reason he is going against staff recommendation is because of the large lot and the small historic home. Grace or leeway within the parameters of the historic guidelines can be given in this situation. Mr. Laster noted that with multiple additions to the historic home, the total footage is only 1700 square feet and 24 square feet over the recommended 50% rule seems acceptable given the site characteristics.

Commissioner Pearce noted the low visibility of the lot from the street and stated that the addition does look large for the site but, due to the lack of visibility, she can support the motion.

Commissioner Laster stated that the applicant is requesting to fill in areas under the addition which will not add to the overall footprint of the home.

Chair LeMarinel noted that, basically, the porch will be enclosed.

Commissioner Pearce noted that if that had not been done, the addition being proposed now would read as changes over time.

Commissioner Laster stated that the retroactive approval of the addition will help solve some of the issues with the building. The windows installed were historically inappropriate but what is proposed will allow for a more accurate representation of the historic home.

Commissioner Laster also noted that the window in the loft does not have a double-hung appearance and to be more historically appropriate, it should have a double-hung appearance.

Chair LeMarinel mentioned the appearance of the windows in the dormer.

Commissioner Laster stated that the windows are small, and it would be difficult to make the windows appear double hung. Although, Mr. Laster noted he has seen windows in historic homes that have a muntin bar placed vertically in the center.

*Amendment*

Commissioner Laster amended the motion to include the rear gable window be double hung in appearance, seconded by Commissioner Barrett.

The amendment carried 5-0.

The main motion, as amended, carried 5-0.

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

**Sponsors:** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that 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 proposal includes a request for alterations and an addition to the principal building and accessory structure and fencing on the site. The location, size, height, materials, and form are appropriate and create a subordinate addition that is compatible with the historic building yet clearly identifiable. A roof infill addition is proposed on the rear of the building to create a 1 ½ story building form between the two wing gables at the rear of the building. The infill will not be visible from public view, maintains the form of the existing building, and is subordinate to the historic building and height. In addition, a series of window alterations are proposed on the rear and less visible facades and are appropriate. The proposed location of the new windows appears to be appropriate following the guidelines. The material should be changed from wood-clad to wood windows to align with the guideline recommendations. The proposal also includes alterations and an addition to the existing accessory structure.

The proposed alterations to the existing structure would increase the height from 16'6" to 18'5". The historic building is 18' to the ridge. The addition and alterations to the structure are not appropriate as they are not subordinate to the historic building and have increased the height to be taller than the historic building. As proposed, fencing is appropriate, but shall utilize a material and design that is appropriate per the Guidelines.

Recommendation: Staff recommend denial of the alterations and addition to the accessory structure based on the following Guidelines: 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.

Staff recommend approval of the addition and alterations with conditions outlined in the staff report.

Applicant Presentation: Jacob Layne, 906 Studio Architects. Mr. Layne stated that the height of the accessory structure is 7" below the main ridge line as the ridge line was measured from the first floor to the ridge. The accessory structure is 7" below the height of the main house as shown in the elevation plan.

Chair LeMarinel asked the applicant if the accessory building is 7" shorter because of the grade or 7" shorter from the finished floor of each building.

Mr. Layne stated that the building is 7" shorter from floor to the ridge line.

Citizen Comments:

Katy Bell, 1008 Fair Street. Ms. Bell stated that the back area is not visible from public view other than the neighboring houses and the lot is long, narrow and about a ½ acre lot.

#### **MOTION (Main House and Fencing)**

Commissioner Pearce motioned to approve alterations to the main house and fencing for the property located at 1008 Fair Street, with staff conditions, seconded by Commissioner Laster.

Chair LeMarinel commented that the project is more appropriate since changes have been made, including removal of the dormers.

The motion carried 5-0.

#### **MOTION (Accessory Building)**

Commissioner Laster motioned to deny alterations to the accessory building for the property located at 1008 Fair Street, based on staff's recommendation, seconded by Commissioner Marquardt.

Commissioner Pearce stated that the accessory building appears to be at least the same height as the principal building and looks like a house behind a house. Commissioner Pearce also noted that it will be more visible to neighbors and to people walking along the sidewalk.

Chair LeMarinel stated that he was pleasantly surprised about the changes made to the plan from where the application began with the complicated roofline. Chair LeMarinel noted that the extra lines in drawings will show up softer in real life and, regarding the height issue, the original roof pitch of 8/12 and 30" below, and now it's a shallower roof pitch of 7/12 but is taller. Chair LeMarinel stated that it makes him think the bearing height has been raised.

Mr. Layne stated that is correct as they will remove the existing roof and keep a couple of existing walls raising the plate height.

Chair LeMarinel noted that it is a useful tool, but it can make the building look taller than the main house even with the generous eaves of the existing house. Chair LeMarinel agreed with Commissioner Pearce about the 7" because going from 30" below to 7" below is a lot of height to give up. The roof pitch went down which really means it was raised more than 24".

Commissioner Laster stated that the architectural renderings of the dormers make the building seem not subordinate to the principal building. Originally, the building was a single story with no dormers, and now it is a building that is 1½ stories with dormers, adding to the massing and ultimately making the building not subordinate. Lastly, Mr. Laster noted that the cupola, taken from the previous building, looks small and out of

proportion and may have worked better on a hipped roof type.

Chair LeMarinel stated that the Commission has seen versions of the plan that had a gable of sorts on the façade over the garage doors making the building feel massive. If there could be more of a dormer gable instead of two shed dormers to achieve space internally and cut down on the massing, that could be an option. Chair LeMarinel noted that he agrees with the motion and stated the proposal has come a long way but is not quite ready for approval.

The motion to deny carried 5-0.

Chair LeMarinel invited the applicant to the next DRC meeting and stated that staff will need to know before midnight.

## 12. **Consideration Of Alterations And Signage At 230 Franklin Rd. Building 1 (The Factory); John Brown, Applicant.**

**Sponsors:** Kelly Dannenfels, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 230 Franklin Road features Building 1 on the Factory campus and is located in the Franklin Road Historic District. The proposal includes a request for a series of alterations to the building, new lighting, and signage.

### Alterations

The request includes a series of alterations to the historic building, primarily on the rear non-historic addition. The following alterations are proposed:

- Remove and infill door on non-historic addition on the right elevation
- Painting the stairs, railings, and guards in Graphite
- Painting the rear addition siding in Graphite
- Replace the existing rear addition patio enclosure with a new storefront assembly
- Remove and infill three non-historic windows on the rear
- Replace three non-historic windows with single-lite windows
- Replace non-historic rear entrance

The rear non-historic addition to the building, completed in 1997, has a unique form that is not typical of an addition to a historic residential building. The proposed alterations to the existing storefront patio system do not have Guidelines that relate to the element as a historic residential building. The proposed alteration of the storefront system does not alter the form or massing of the rear of the building and maintains a similar appearance to what exists and is appropriate. The proposed replacement windows, while located at the rear of the building in a less visible location, are not double hung, do not have the appearance of being double hung, and do not relate to the windows seen on the historic building. It is appropriate to maintain and paint the previously painted surfaces.

### Lighting

The existing light fixtures do not appear to be historic or original to the building. The proposed light fixtures are appropriate as they are simple in character, are appropriately scaled to the building, and are located in traditional locations.

### Signage

The request includes a sign package for the tenants in the building. The proposed signage includes: one wall sign on the front façade, one wall sign on the right façade, and one wall sign on the rear façade. The Guidelines recommend the following for a residential building:

- Sign area maximum of 4.5 sq. ft.
- Maximum height from grade of 12’.
- Use only external illumination and downlights

Staff has interpreted the building as having a residential form, and the proposed wall signs exceed the recommended maximum sign area for a residential building. However, staff acknowledges that the scale of the

entire building exceeds that of many other residential buildings utilized as commercial spaces and finds that the proposed signage is proportional to the building in this case. The proposed signs do meet the recommendations for a wall sign for a commercial building. The placement is appropriate for the sign on the front and right facade, but the proposed sign on the rear facade is located 12' from grade and is not appropriate per the Guidelines. The proposed lighting for the front and rear signs is appropriate, but the uplighting on the sign on the right facade is inappropriate, as it is recommended to utilize downlighting.

Recommendation: Staff must recommend denial of the signage based on the following Guidelines. However, staff acknowledges that this is a unique building and that the HZC may find that the commercial building signage Guidelines are appropriate in this case. The following guidelines were used to recommend denial.

- Sign area maximum of 4.5 sq. ft. for wall signs on a residential building in form
- Maximum height from grade of 12'.
- Use only external illumination and downlights

Staff recommend approval of the building alterations with conditions listed in the staff report.

Applicant Presentation: John Brown. Mr. Brown agreed with staff's evaluation of the existing conditions and asked the Commissioners to consider two things regarding the application. First, the unusual characteristics of the building regarding signage is understanding the building is a residential form in a commercial building. Mr. Brown stated that, secondly, he is opposed to the evaluation regarding rear windows being double hung. Mr. Brown explained that he feels that it would be a disservice to the building to require historical windows on a non-historical building.

Citizen Comments: None

#### **MOTION (Building Alterations)**

Commissioner Marquardt motioned to approve building alterations at 230 Franklin Rd. Building 1 (The Factory) with staff conditions excluding condition 1 (rear replacement windows must have the appearance of a double-hung window that relates to the historic building), seconded by Commissioner Laster.

Commissioner Marquardt stated that the applicant brought up a good point about the guidelines requirements of a double-hung window being more applicable for a residential building. In this situation, it is a commercial building and the windows do not face the front.

Commissioner Laster stated that the building has been muddled as discussed at the DRC meeting and if it came before the Commission now, it would probably not be approved. Mr. Laster explained that the building has a modern look and would look contrived to install double-hung windows and what is proposed seems more harmonious to the building form.

Chair LeMarinel explained that he agrees and anything other than contemporary windows that would not match, as there is a wall of storefront right above the windows.

Commissioner Laster noted his concerns about the paint color on the north elevation and, because of the way the building was constructed, having the graphite next to the Benjamin Moore white color would stick out. It would be better if it blended so that the color is graphite and blends with the roof.

#### *Amendment (Paint Color/North Elevation/Left Side Addition)*

Commissioner Laster amended the motion to include all siding be graphite in color on the left side as seen on the north elevation and front elevation, seconded by Commissioner Pearce.

Commissioner Pearce asked for confirmation that the dormers on the historic portion of the building would remain as presented.

Chair LeMarinel stated, yes as presented.

The amendment carried 5-0.

Commissioner Pearce asked if the front covering would be removed.

Ms. Bulay stated that removal has been approved.

The motion (Building Alterations) as Amended carried 5-0.

Chair LeMarinel asked staff to review the recommendation for signage.

Ms. Bulay stated that staff is recommending denial of the signage proposed. The sign area should be a maximum of 4.5 square feet, be no more than 12 feet from grade and use only downlights for illumination. Ms. Bulay explained that should the sign package be approved there are conditions recommended. Those include the wall sign on the right façade must utilize downlighting and lighting must utilize incandescent and warm-colored lighting.

Chair LeMarinel explained that staff's assessment on the staff report is based on residential guidelines.

Ms. Bulay noted that if the commission votes to approve the signage package, the proposed signs will meet the commercial guidelines except for the lighting on the right side.

### **MOTION (Signage)**

Commissioner Pearce motioned to approve signage at 230 Franklin Rd. Building 1 (The Factory) as submitted, seconded by Commissioner Barrett.

Commissioner Pearce stated that because the building has always been considered a commercial building and the signage proposed meets the commercial recommendations for signage in the guidelines, she can support the motion.

Commissioner Laster stated that he would like to confirm, for the record, that the signs are 9 square feet and meet the guidelines for historic zoning.

Chair LeMarinel asked if there was any concern about the sign height on the rear elevation in the upper left-hand corner on the second floor, which does not meet the guidelines currently because it is over 12 feet.

Commissioner Pearce stated that she is not concerned because the sign is in the rear and this is an outlier project of an old factory site that we're reinterpreting for today's use.

Chair LeMarinel asked if there would be an entrance in the rear and in the front or would the rear doors be used for mechanical and utility work. Are the two tenants sharing the front doors?

Mr. Brown explained that there is a door on the second level and feels sure there will be foot traffic from the buildings behind building one. The lower door would go into Anthropology.

Chair LeMarinel confirmed that the doors will be used as public doors and entrances and are not "exit only" doors.

Commissioner Pearce stated that she would like reassurance that the signage will not be visible from the front of the building.

Mr. Brown stated that driving down Franklin Road the rear sign would not be visible. The only visibility of the rear sign would be the foot traffic coming from the back of the building.

Chair LeMarinel noted that the Commission talks about the viewshed from the road, but the Factory is such an anomaly the viewshed can be from the inside out.

The motion (signage) carried 5-0.

Ms. Bulay explained that staff recommend the down lighting on the sign on the right side.

### **MOTION (Lighting)**

Commissioner Laster motioned to approve lighting with staff conditions for 230 Franklin Rd. Building 1 (The Factory), seconded by Commissioner Marquardt.

Commissioner Marquardt asked Mr. Brown why uplighting was chosen.

Mr. Brown explained that it was the way it was designed, and he does not have any issues making the change

to downlighting.

Chair LeMarinel noted that the fixture looks like a linear bar that could be aimed differently to serve as down lighting. Also, the only other staff condition included is to utilize an incandescent warm color.

Ms. Bulay explained that there is a standard condition that the lighting must utilize warm light and has already been approved.

Commissioner Laster asked for the board's input on the Anthropology sign on the front of the building. It also has a bar light that casts light down and appears to extend the length of the entire word (Anthropology).

Chair LeMarinel asked Mr. Brown if the housing could be painted because it would blend better with the cornice.

Mr. Brown said it would not be a problem to paint the housing.

Chair LeMarinel suggested a fixture that was more sleek and less impactful to the historical part of the building as there are only a few redeeming facades of the building. This happens to be one of the better facades so a softer touch may be necessary.

Commissioner Laster asked if the sign needed a downlight.

Mr. Brown noted that the tenant would like to have the sign illuminated.

*Amendment (downlight)*

Commissioner Laster amended the motion to remove the downlight bar over the sign "Anthropology" on the front façade, seconded by Commissioner Pearce.

Commissioner Laster stated that his reasoning to remove the downlight bar from the motion is the architectural elements; the frieze, the entablature and the pediment are impediments to the pediment.

Commissioner Marquardt asked if someone remembered what the previous sign looked like in terms of lighting.

Ms. Bulay stated that there was a poster and panel sign by the street but, other than that, she was not familiar with the previous signage.

Commissioner Marquardt stated that there were many iterations of signs on this building, and she does not want to prejudice the applicant by going backwards instead of going with what has already been set as a precedent.

Commissioner Laster stated that his understanding is that there was no signage on the building besides the existing canopy.

Chair LeMarinel noted that as part of the lighting approval, it includes the two lanterns inside the porch that are simpler and lighter versions than the existing lanterns.

Commissioner Marquardt asked if the applicant could come back later if the existing lighting does not suffice.

Ms. Bulay stated that the lighting could be administratively approved if the lighting meets the guidelines.

Chair LeMarinel noted that later, the applicant may have an example or an exhibit showing that the light fixture has very little impact.

The amendment carried 5-0.

The motion, as amended, carried 5-0.

**13. Consideration Of An Accessory Structure, Fencing, and Lighting at 230 Franklin Rd. Building 1 Courtyard (The Factory); John Brown, Applicant.**

**Sponsors:** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that this item is also located at 230 Franklin Road and features Building 1 on the Factory campus. The proposal includes a request for a new accessory structure, fencing, and lighting in the courtyard located behind Building 1 at the Factory.

#### Accessory Structure

The proposal includes a request for a minor accessory structure in the courtyard. The accessory structure is approximately 12' by 5' and is clad in live edge wood and features a landscaped roof. The location, placement, form, and size are appropriate. However, the proposed materials for the siding and roof are not appropriate.

#### Fencing

The proposal includes a request for a 6' tall post and rail wood fence around the perimeter of the courtyard behind the building. The proposed fencing style is not seen elsewhere in the Franklin Road historic district, and the horizontal board fence style is not supported by the Guidelines.

#### Lighting

The proposal includes a request to install six 20' tall, pole-mounted light fixtures in the courtyard. The proposed light fixtures are not concealed and feature a pole-mounted fixture that is not seen elsewhere around the Factory.

Recommendation: Staff recommends denial of the accessory structure, fencing, and lighting based on the following Guidelines:

- Use materials and exterior finishes typically used in historic equivalents
- Use asphalt shingles, fiber-glass shingles, 5V metal, or standing-seam metal roof materials
- 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
- Use the smallest possible fixtures hidden underneath cornices and parapets to minimize visual impacts to the extent feasible
- Use lighting sources and illumination levels that enhance the character of the historic building and the historic district.
- Avoid the use of horizontal board fences.
- 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.

If the HZC votes to approve the application, conditions are recommended and are outlined in the staff report.

Applicant Presentation: John Brown. Mr. Brown stated that he realizes some of the components don't meet the guidelines but feels the assembly is tastefully done. The reason for the introduction of the pole-mounted fixtures in the courtyard is because the area is planned to be used to sell items. Currently, there isn't enough lighting to accommodate this.

Citizen Comments: None

#### **MOTION (Defer)**

Commissioner Marquardt motioned to defer Consideration Of An Accessory Structure, Fencing, and Lighting at 230 Franklin Rd. Building 1 Courtyard (The Factory) to the November 10, 2025, HZC Meeting, seconded by Commissioner Laster.

Commissioner Marquardt stated that considering the number of design elements that require scrutiny, the deferral would help the Commission have time to discuss at the next DRC meeting.

The motion carried 5-0.

Chair LeMarinel stated that it would be great to see the applicant at the next DRC meeting, next Monday. Please let staff know by midnight tonight.

#### 14. Consideration Of A Preliminary Historic Zoning Commission Recommendation And Modifications Of Standards For A Mixed-Use Development At 318 Franklin Rd. (Harpeth Village PD); Greg Gamble, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer explained that the HZC provides a preliminary recommendation at an early stage in the review process for development plans. These recommendations are then provided to the FMPC and BOMA. Three large commercial-mixed use buildings are proposed on the site at 318 Franklin Road.

##### Placement & Orientation

The proposed buildings will mostly be situated behind the hill and only a small portion of the new development could be seen from Franklin Road when viewing a previous video flyer, when it is moving from Mack Hatcher headed towards the intersection of Franklin Road and Liberty Pike. However, an updated flyover was not included within the application to determine if the buildings can be seen from the ROW.

##### Height & Building Form

The height of the proposed buildings range in height from 22' to 42'-6". For buildings 1 and 3, the width and length of these buildings are unknown and building 2 will be a total length of 480 feet. While the proposal includes two and three-story buildings in accordance with the commercial building Guidelines, the transition of heights between new buildings and historic buildings is not known because the height of the circa 1968 buildings located on Morningside Drive was not included as part of this application. While additional information is needed to determine if the proposed buildings meet the Guidelines' recommendation for building form, the proposed form appears to have a massing that is inconsistent with the surrounding buildings.

##### Architectural Features

Architectural detailing will be further reviewed as part of the COA application and there are advisory comments listed in the staff report that should be addressed prior to site plan approval. Several comments from DRC meetings noted that the design felt inorganic and monotonous. When looking at the historic buildings on Main Street and throughout the historic districts, there is a significant variation of height, roof forms, fenestration patterns, and design of materials, which is supported by the DG. This allows each building to read differently in character, massing, and scale. This is also seen on the historic buildings on the Factory Campus.

While it is the intent that the development entrance drive will skirt around the base of the hill, a retaining wall may be required. It is noted within the application that two retaining walls at the north of the property are proposed. It is unknown what the length or material of the walls will be. Depending on the location of the retaining wall, it could impact the viewshed of the Franklin Road corridor. Additional information is needed on the impact of the proposed entrance drive on the hill and how it may impact the existing topography, or whether retaining walls will be required to hold the earth back around the base of the hill. In past DRC meetings, the removal of these parking spaces was supported, as it helped to preserve the historic vista of the hill from Franklin Road.

##### Signage

Several Modifications of Standards for signage are proposed to be utilized within the development.

1. Sign proportion and Shape: The request to have the sign shape, such as a small hanging projecting sign, be irregularly shaped could be supported by the Guidelines, if the color, size, number of signs, and placement, and other recommendations are met by the proposed sign. However, it is suggested that the signage type for an irregular shape be limited to small hanging/projecting signs, as this has been approved at the Factory.
2. Canopy Sign: This request is to have one canopy sign per tenant. It isn't clear how many canopy signs this MOS could create per building, which currently allows one per building façade. These requests would not align with the other signs within the HPO.
3. Vertical Blade Signs: The MOS is requesting to increase the number of vertical blade signs to a maximum of one per commercial/mixed-use building where residential is on upper floors over commercial, and to allow it if other hanging signage is present. It is unknown how many of these signs are proposed, or where they will be located. Not enough information is known to be able to support this request.

Additionally, Ms. Huffer noted that per a cursory Current Planning review, the roadway that is in front of building one (the northernmost building) is required to be parallel to the building. If the road has to stay at the proposed location, then a MOS must be requested.

Recommendation: It is recommended that the HZC make a preliminary recommendation for denial of the proposal to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen for the elements of the proposal related to the Historic District Design Guidelines. Specifically, the elements of this proposal that do not meet the Guidelines are:

1. Design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.
2. Transition the height of new buildings to be within ten percent of the height of any adjacent historic building through the use of building setbacks of 20 feet from the stories below, dividing the building into smaller parts to reduce effective visual bulk, and/or utilizing other techniques that break up the scale of a building.
3. New commercial construction in this context should be sensitive to rear adjacent historic residential structures.

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

Applicant Presentation: Drake Reader, Gamble Design Collaborative. Mr. Reader stated that the site is unique with three separate buildings, each distinctive in shape, with a drive isle between each. Mr. Reader noted the reduction in scale of the buildings down from 277 feet in height to 200 feet in height with softened edges that rebalance the composition of the buildings. As a comparison, Jamison Station's height is about 230-250 feet, making the proposed buildings lower in height. Also, comments from the DRC Meeting on pedestrian activity and commercial activation, Mr. Reader referred to a document showing a plaza area interspersed throughout the three buildings with shade and hardscape areas for pedestrians. Regarding the retaining walls, Mr. Reader explained that they do not propose a retaining wall around the hill. The only retaining walls proposed are tucked behind the hill and cannot be seen from Franklin Road. Finally, Mr. Reader responded to the Morningside Drive comments by explaining that the buildings are 121 feet away from the proposed building and are one story with a second story setback and a height of 22 feet to the top of the parapet. The building heights on Morningside Drive range from 22-28 feet. Lastly, Mr. Reader shared a height analysis of the proposed buildings showing the reduction in height three different times and finally using the Factory Hotel height as a guide.

Meredith Bucher, 906 Studio Architects. Ms. Bucher stated that changes were made to building 2, a collection of 3 buildings, based on the feedback from the DRC meeting. Comments from the DRC meeting include the lack of variation in height of the three central buildings adding to the massing along with the need for variety in the fenestration, and a reduction in storefront heights on the first floor. Ms. Bucher stated that the concerns have been addressed by varying the roof forms with parapets and varied roof heights and reduction of the first level storefront heights to 14 feet. Window sizes and mullions vary throughout the streetscape on the first level commercial space as well as the second level residential space. Other variations include the balconies on the second and third levels being pulled back, column width lessened, and canopies added on the first level to bring down the scale of the building. Ms. Bucher referred to renderings to show the various changes throughout the site, the perspective from the homes on Morningside Drive and the gradual step up of the single-level commercial buildings to the multilevel commercial/residential buildings in the back.

Mr. Reader explained that he hopes that the Commission sees the work the team has done to address each concern. Mr. Reader stated that he understands the concern about the modification of standards and hopes to bring forward a comprehensive sign package in the future. Also, Mr. Reader stated that he also understands that if the project receives a recommendation of approval to the FMPC and BOMA, it will not mean approval of signage. Lastly, Mr. Reader stated that with the building height reductions, fenestration variations, and attention to pedestrian activation, the intent is to allow the historical residential pattern to remain the visual focus.

Chair LeMarinel asked about the height of the retaining walls and if there were plans for fencing on top of the

retaining walls or fencing planned along Morningside Drive.

Mr. Reader stated that fencing was not proposed at this time.

Citizen Comments: None

**MOTION (Building Form)**

Commissioner Pearce motioned to recommend denial of building form for A Mixed-Use Development At 318 Franklin Rd, seconded by Commissioner Marquardt.

Commissioner Pearce stated that improvements to the proposal have been made but the massing and scale of the buildings are still a concern. Ms. Pearce noted that the retail building and the building on the north side are successful in their size and scale.

Commissioner Marquardt stated that most of the proposal is in the context of the Factory instead of in context of what is next door. Looking at past proposals such as Jameson Station, the proposals were presented in context of buildings next door or across the street. Ms. Marquardt noted that there were improvements to the Morningside Drive portion of the proposal but no discussion about the context of the other side of the development. The Commission has worked hard to maintain and preserve the historical and agricultural history of Franklin and once approval is given for this project, a precedent is set for future proposals.

Commissioner Barrett stated that the renderings of the buildings are looking much better, but the massing of the three buildings is overwhelming and still a concern.

Commissioner Laster acknowledged the applicants' hard work on the proposal and the willingness to listen to suggestions from staff/Commission and to implement some of the changes. There is still work to be done on the proposal. Commissioner Laster asked what the distance from the duplex on Morningside Drive and the parking lot of the retail building across the street.

Chair LeMarinel stated that it is an interesting area, and the applicant is tasked with bridging the agricultural area with the industrial area. Agriculture has always been tied to industry and there is a relationship between the two and in the current proposal, the agricultural component is not there. Chair LeMarinel noted that the proposal feels much better in terms of meeting the guidelines and the variety is appreciated. However, Chair LeMarinel further stated the variety may be too much as you have symmetry in some places but not in others and could be simplified to some extent and still be successful. The scale of the roof is an improvement, but the first floors are still exaggerated in height. Other than the northern building, none of the three buildings say industrial or agrarian. Despite the many varieties explored for the facade of the building, the challenge is the size of the building and trying to adapt so many aspects into one large building. Whereas the northernmost building is a scale that can be approached with a single stylistic view.

Commissioner Pearce stated that the problem is the massing of the three buildings, and it may be more appropriate for one or two buildings instead. When looking at the whole project regarding massing and scale, the massing and scale is more than articulating the surface.

The motion carried 5-0.

**MOTION (MOS)**

Commissioner Marquardt motioned to recommend a denial of the Modification of Standards for signage for A Mixed-Use Development At 318 Franklin Rd, seconded by Commissioner Barrett.

The motion carried 5-0.

Chair LeMarinel invited the applicant to the DRC meeting for more in-depth discussion.

**OTHER BUSINESS**

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

**15. Administrative COA For Signage (Reface) At 404 Bridge St.; Anna Ham, Applicant.**

Sponsors:

16. **Administrative COA For Signage At 230 Franklin Rd.; Henry Roberts, Applicant.**

Sponsors:

17. **Administrative COA For Signage At 346 Main St.; Heather Joel, Applicant.**

Sponsors:

18. **Administrative COA For Minor Alterations (Rear, Non-Historic) At 161 Splendor Ridge Dr.; Sherri Jones, Applicant.**

Sponsors:

19. **Administrative COA For Sandwich Board Sign At 130 2nd Ave. N.; Justin Foster, Applicant.**

Sponsors:

20. **Administrative COA For Rear Deck In-Kind Replacement At 709 W. Main St.; David Crookshanks, Applicant.**

Sponsors:

**ADJOURN**

Commissioner Laster motioned to Adjourn the October 13, 2025, HZC Meeting, seconded by Commissioner Marquardt.

The motion carried 5-0

There being no further business, the meeting adjourned at 07:15 PM

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Chair

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Date



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**File #: 21-01359**

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**DATE:** 11/10/2025  
**TO:** Historic Zoning Commission  
**FROM:** Kelly Dannenfelser, Asst. Director of Planning  
Emily Huffer, Preservation Planner

**SUBJECT:**  
Consideration Of Lighting At 110 3rd Ave. N.; Ericka Atkinson, Applicant.

**PURPOSE:**  
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning lighting installation at 110 3rd Avenue North.

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

**PROJECT INFORMATION:**  
COF Project Number: 8978  
Applicant: Ericka Atkinson  
Owner: Ericka Atkinson

**BACKGROUND:**  
The property at 110 3rd Avenue North is located in the Downtown Franklin National Register Historic District. The building is a contributing, 1890 two-story frame irregular-plan dwelling with Queen Anne and Italianate influences.

The proposal is to install site lighting on the building and within the site. The building is residential in form. The light fixtures are minimal in size and design and are intended to be concealed within the facility and existing landscaping. The fixtures will be dark-colored. The proposed lighting will be utilized to illuminate sidewalks, steps, landscaping, and elements of the building.

The Guidelines recommend the following for lighting:

- 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.
- 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 the historic building fabric.

- Use small footlights for residential driveways and walkways instead of large freestanding post-mounted lights.
- 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 proposed application appears to meet the intent of the Guidelines for lighting.

**RECOMMENDATION:**

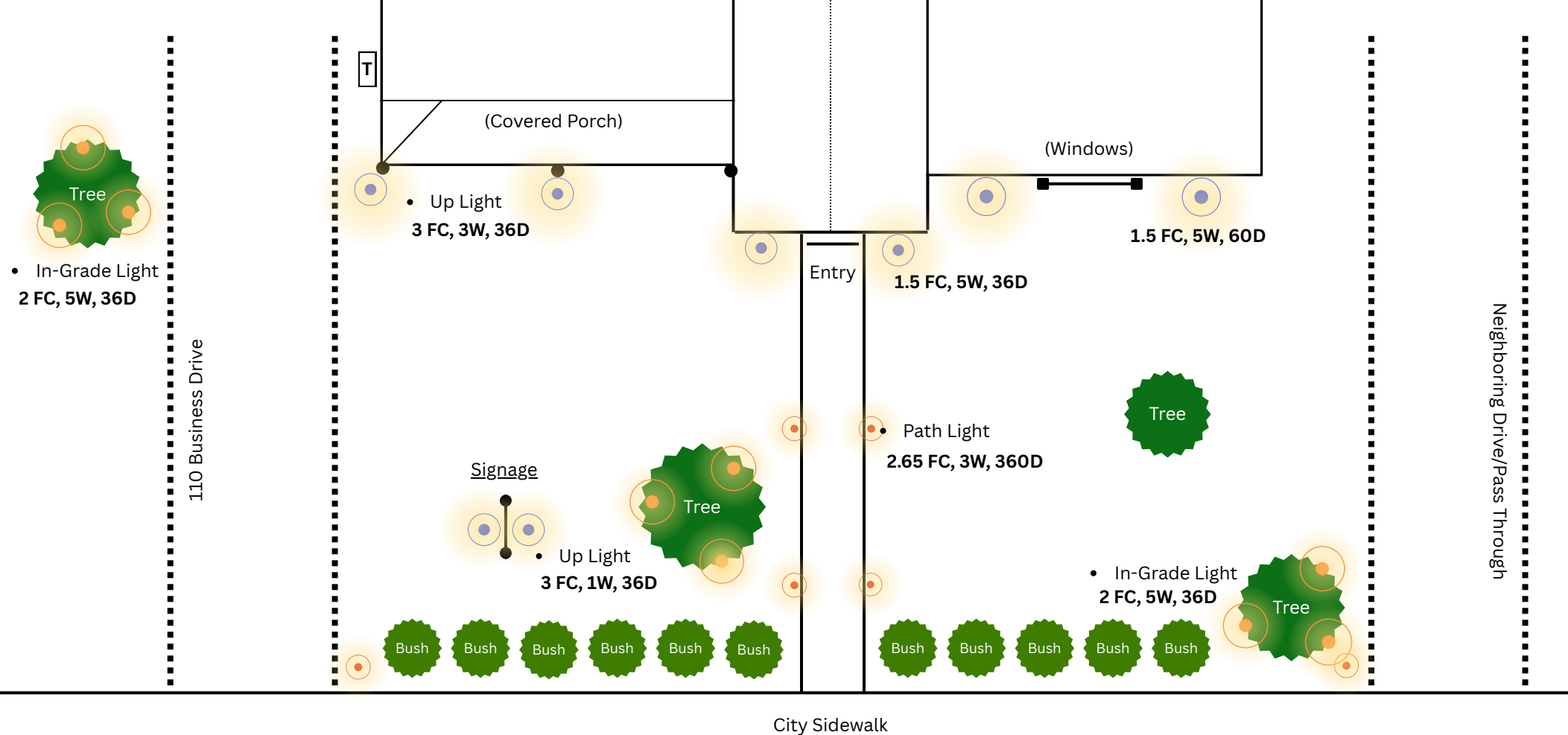
Staff recommends approval of the application with the following conditions:

1. Warm white light must be used for the illumination.
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.



For Illustrative Purposes Only

Radiant Outdoor Lighting



### Photometric Layout / Plan for 110 3<sup>rd</sup> Avenue North

This is a low voltage landscape/architectural lighting system that is powered by a small transformer that plugs into an exterior outlet. It can be mounted on the house with the existing electrical panel and other utilities. These fixtures are installed in the ground, either with a ground stake, or dug to be level with the ground so that the fixture is recessed. The landscape wire is rated for direct bury, with an average bury depth of 6 inches. The fixtures can be relocated/removed with little to no disturbance of the landscape. The brand of lighting, ABR, is a well known, reliable brand of fixtures that meet all industry standards related to 12V outdoor lighting systems. All proposed fixtures are low voltage and have a solid brass body with an Antique Brass finish. All fixtures have appropriate shield/glare guards to allow positioning to hide the light source, and will be aimed to highlight only the intended structures and landscape elements. This lighting plan will significantly enhance the character of the building/property, and positively impact the historic district overall.

● Up Light - 8

● In-Grade Light - 9

Foot Candle Average for Property, Post Install: 2.25 FC

● Path Light - 6

⌚ Transformer

Light Color Temperature for Property: 3000K

# MR16 / GU5.3

## 3.0W - 15°

### SPECIFICATIONS & TECHNICAL DATA

The 12V EmeryAllen MR16 retrofit lamp is an energy efficient alternative to halogen MR16 lamps. It offers similar light output to a 12V, 20W incandescent (275-300lm) and is suitable for use in most 12V GU5.3 MR16 fixtures.

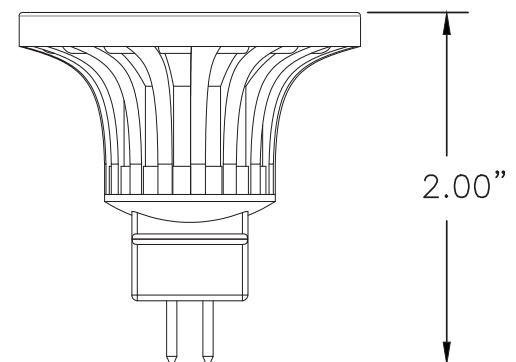
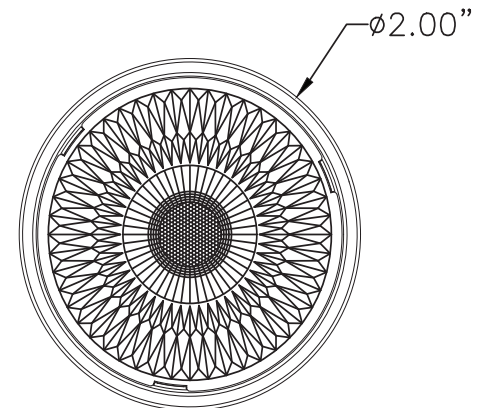
|                           |              |
|---------------------------|--------------|
| <b>Base Type</b>          | GU5.3        |
| <b>Material</b>           | Ceramic + PC |
| <b>Input Voltage</b>      | 12V AC       |
| <b>Wattage</b>            | 3.0          |
| <b>Volt-Amperes (VA)</b>  | 3.32W        |
| <b>CRI</b>                | 92           |
| <b>Brightness</b>         | 281 lumens   |
| <b>Lumens/Watt</b>        | 93           |
| <b>Life</b>               | 36,000 hours |
| <b>Color Temperature</b>  | 2700K, 3000K |
| <b>R9</b>                 | 53           |
| <b>R13</b>                | 95           |
| <b>Halogen Equivalent</b> | 20W          |
| <b>Beam Angle</b>         | 15 degrees   |

#### Available Models:

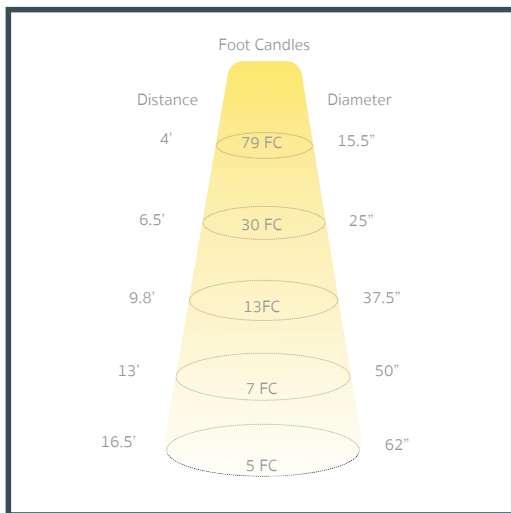
- EA-MR16-3.0W-15D-2790-D (2700K)
- EA-MR16-3.0W-15D-3090-D (3000K)

#### Dimming:

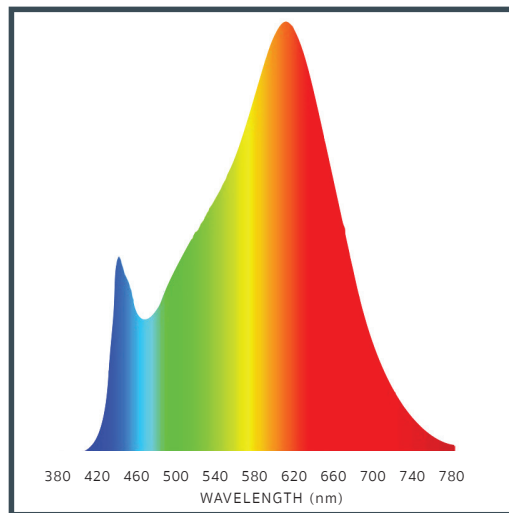
- Dimmable with most magnetic and electronic LED compatible transformers
- Dimmable with most MLV and ELV dimmers



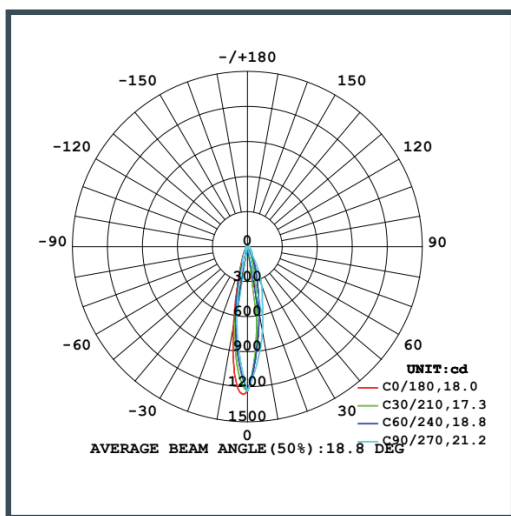
## CANDELA DISTRIBUTION



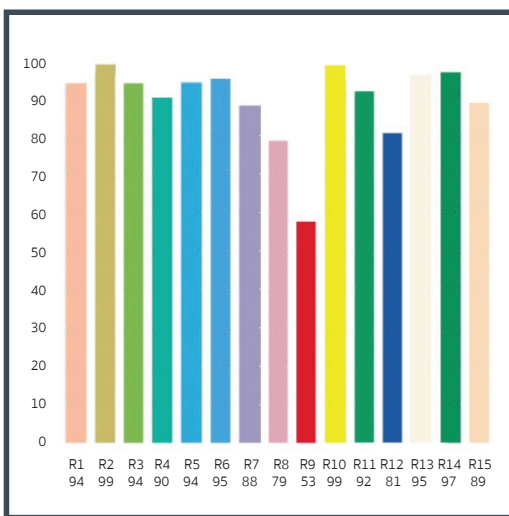
## SPECTRAL DISTRIBUTION



## LUMINOUS INTENSITY



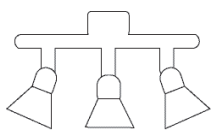
## CRI VALUES R1-R15



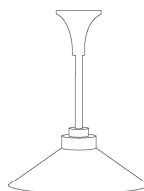
## APPLICATIONS

Because of their small size, ability to be enclosed and numerous combinations of options, our MR16 can be used in a variety of applications. Here are a few common ones.

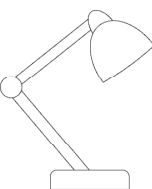
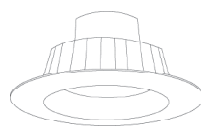
TRACK LIGHTING



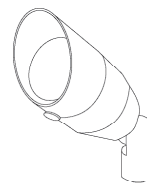
PENDANTS



RECESSED LIGHTING



TASK LIGHTING



LANDSCAPE LIGHTING

# MR16 / GU5.3

## 3.0W - 24°

### SPECIFICATIONS & TECHNICAL DATA

The 12V EmeryAllen MR16 retrofit lamp is an energy efficient alternative to halogen MR16 lamps. It offers similar light output to a 12V, 20W incandescent (275-300lm) and is suitable for use in most 12V GU5.3 MR16 fixtures.

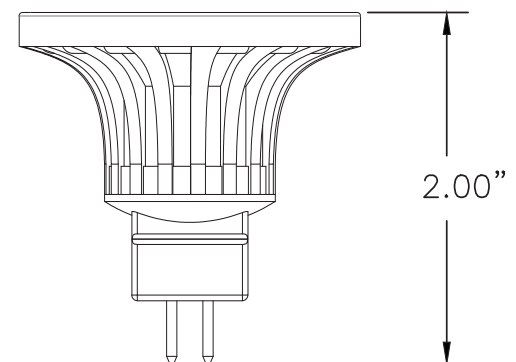
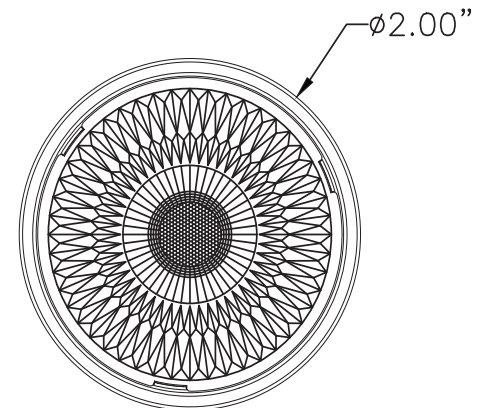
|                           |              |
|---------------------------|--------------|
| <b>Base Type</b>          | GU5.3        |
| <b>Material</b>           | Ceramic + PC |
| <b>Input Voltage</b>      | 12V AC       |
| <b>Wattage</b>            | 3.0          |
| <b>Volt-Amperes (VA)</b>  | 3.34W        |
| <b>CRI</b>                | 92           |
| <b>Brightness</b>         | 272 lumens   |
| <b>Lumens/Watt</b>        | 89           |
| <b>Life</b>               | 36,000 hours |
| <b>Color Temperature</b>  | 2700K, 3000K |
| <b>R9</b>                 | 53           |
| <b>R13</b>                | 95           |
| <b>Halogen Equivalent</b> | 20W          |
| <b>Beam Angle</b>         | 24 degrees   |

#### Available Models:

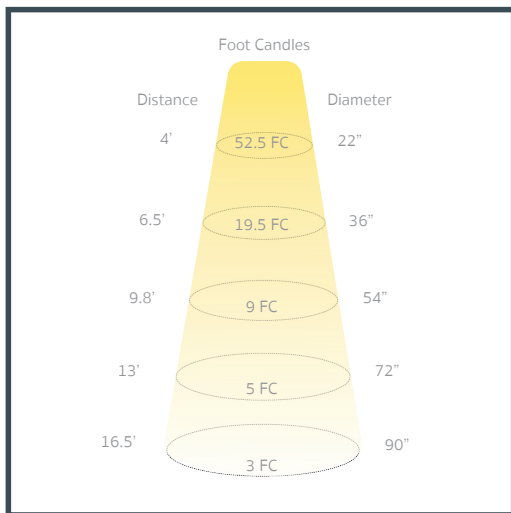
- EA-MR16-3.0W-24D-2790-D (2700K)
- EA-MR16-3.0W-24D-3090-D (3000K)

#### Dimming:

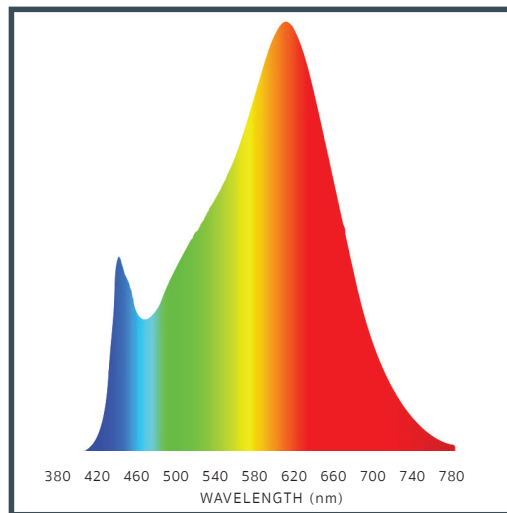
- Dimmable with most magnetic and electronic LED compatible transformers
- Dimmable with most MLV and ELV dimmers



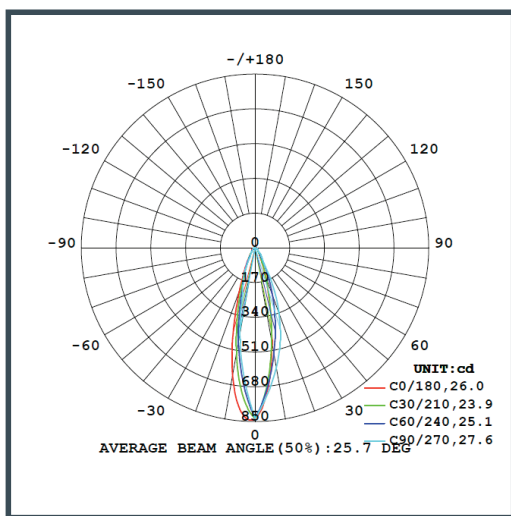
## CANDELA DISTRIBUTION



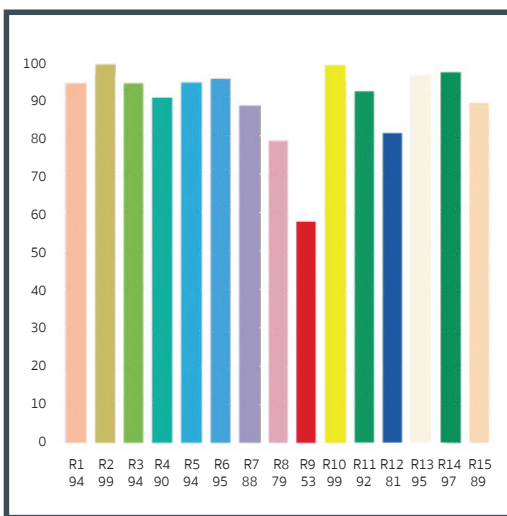
## SPECTRAL DISTRIBUTION



## LUMINOUS INTENSITY



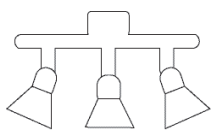
## CRI VALUES R1-R15



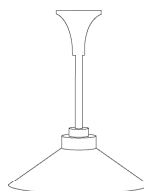
## APPLICATIONS

Because of their small size, ability to be enclosed and numerous combinations of options, our MR16 can be used in a variety of applications. Here are a few common ones.

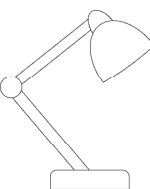
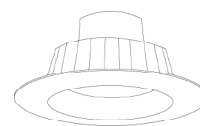
TRACK LIGHTING



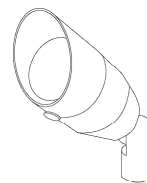
PENDANTS



RECESSED LIGHTING



TASK LIGHTING



LANDSCAPE LIGHTING

# MR16 / GU5.3

## 3.0W - 36°

### SPECIFICATIONS & TECHNICAL DATA

The 12V EmeryAllen MR16 retrofit lamp is an energy efficient alternative to halogen MR16 lamps. It offers similar light output to a 12V, 20W incandescent (275-300lm) and is suitable for use in most 12V GU5.3 MR16 fixtures.

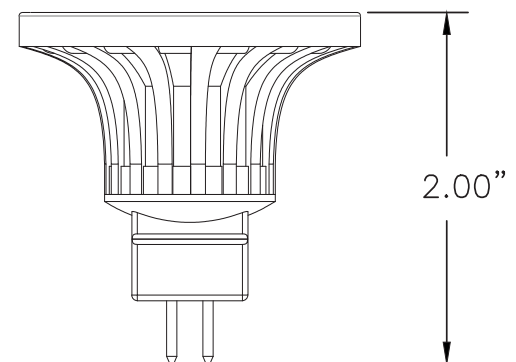
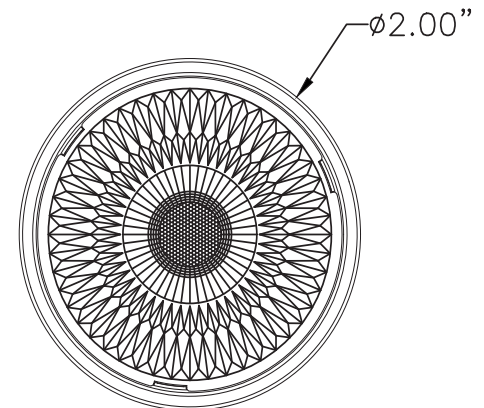
|                           |                     |
|---------------------------|---------------------|
| <b>Base Type</b>          | GU5.3               |
| <b>Material</b>           | Ceramic + PC        |
| <b>Input Voltage</b>      | 12V AC              |
| <b>Wattage</b>            | 3.0                 |
| <b>Volt-Amperes (VA)</b>  | 3.33W               |
| <b>CRI</b>                | 92                  |
| <b>Brightness</b>         | 334 lumens          |
| <b>Lumens/Watt</b>        | 108                 |
| <b>Life</b>               | 36,000 hours        |
| <b>Color Temperature</b>  | 2700K, 3000K, 4000K |
| <b>R9</b>                 | 53                  |
| <b>R13</b>                | 95                  |
| <b>Halogen Equivalent</b> | 20W                 |
| <b>Beam Angle</b>         | 36 degrees          |

#### Available Models:

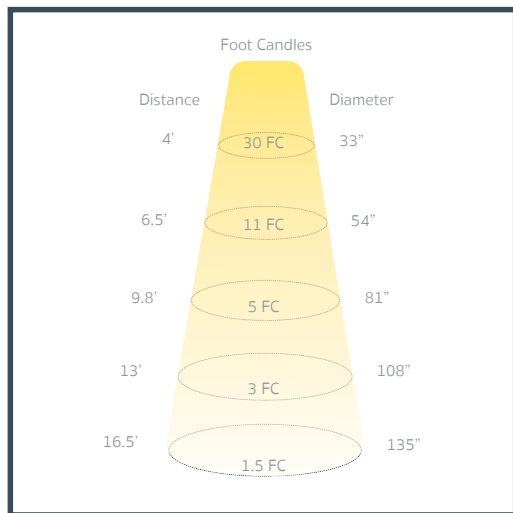
- EA-MR16-3.0W-36D-2790-D (2700K)
- EA-MR16-3.0W-36D-3090-D (3000K)
- EA-MR16-3.0W-36D-4090-D (4000K)

#### Dimming:

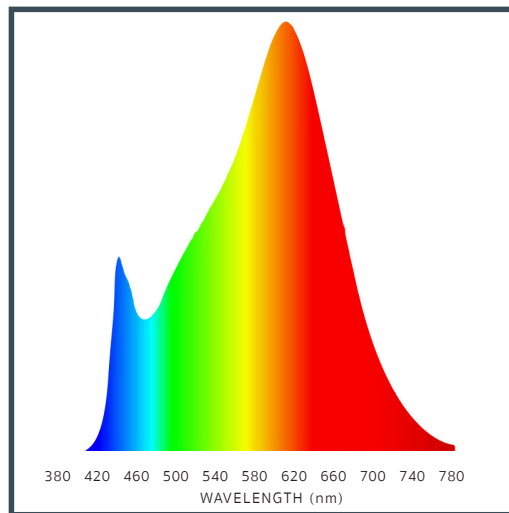
- Dimmable with most magnetic and electronic LED compatible transformers
- Dimmable with most MLV and ELV dimmers



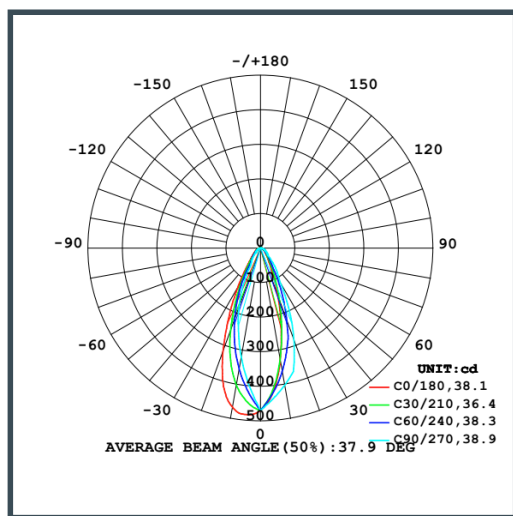
## CANDELA DISTRIBUTION



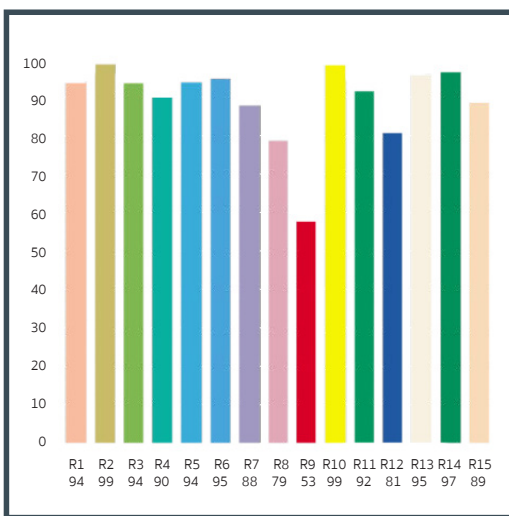
## SPECTRAL DISTRIBUTION



## LUMINOUS INTENSITY



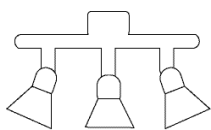
## CRI VALUES R1-R15



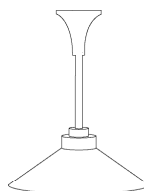
## APPLICATIONS

Because of their small size, ability to be enclosed and numerous combinations of options, our MR16 can be used in a variety of applications. Here are a few common ones.

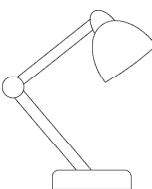
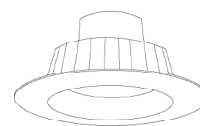
TRACK LIGHTING



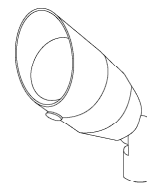
PENDANTS



RECESSED LIGHTING



TASK LIGHTING



LANDSCAPE LIGHTING

# MR16 / GU5.3

## 3.0W - 60°

### SPECIFICATIONS & TECHNICAL DATA

The 12V EmeryAllen MR16 retrofit lamp is an energy efficient alternative to halogen MR16 lamps. It offers similar light output to a 12V, 20W incandescent (275-300lm) and is suitable for use in most 12V GU5.3 MR16 fixtures.

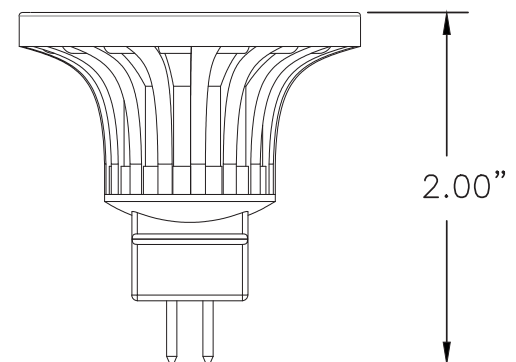
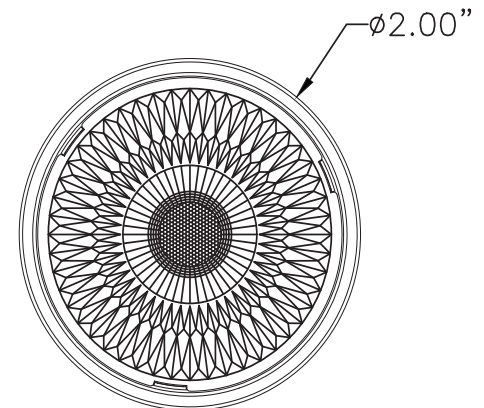
|                           |                     |
|---------------------------|---------------------|
| <b>Base Type</b>          | GU5.3               |
| <b>Material</b>           | Ceramic + PC        |
| <b>Input Voltage</b>      | 12V AC              |
| <b>Wattage</b>            | 3.0                 |
| <b>Volt-Amperes (VA)</b>  | 3.35W               |
| <b>CRI</b>                | 92                  |
| <b>Brightness</b>         | 227 lumens          |
| <b>Lumens/Watt</b>        | 81                  |
| <b>Life</b>               | 36,000 hours        |
| <b>Color Temperature</b>  | 2700K, 3000K, 4000K |
| <b>R9</b>                 | 53                  |
| <b>R13</b>                | 95                  |
| <b>Halogen Equivalent</b> | 20W                 |
| <b>Beam Angle</b>         | 60 degrees          |

#### Available Models:

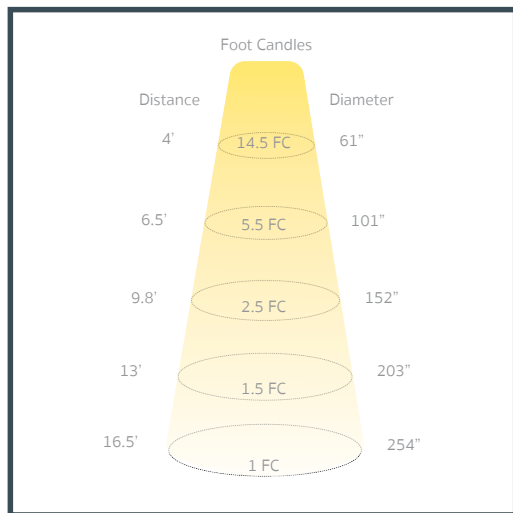
- EA-MR16-3.0W-60D-2790-D (2700K)
- EA-MR16-3.0W-60D-3090-D (3000K)
- EA-MR16-3.0W-60D-4090-D (4000K)

#### Dimming:

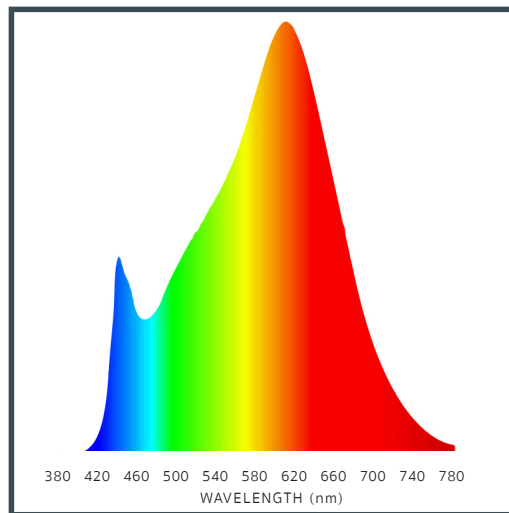
- Dimmable with most magnetic and electronic LED compatible transformers
- Dimmable with most MLV and ELV dimmers



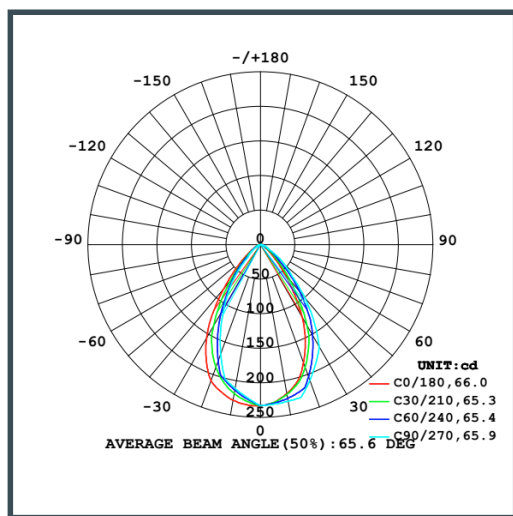
## CANDELA DISTRIBUTION



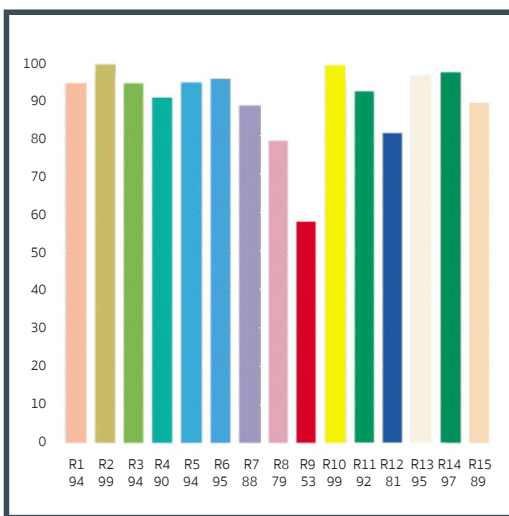
## SPECTRAL DISTRIBUTION



## LUMINOUS INTENSITY



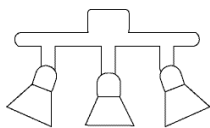
## CRI VALUES R1-R15



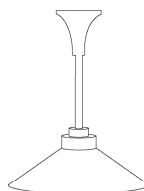
## APPLICATIONS

Because of their small size, ability to be enclosed and numerous combinations of options, our MR16 can be used in a variety of applications. Here are a few common ones.

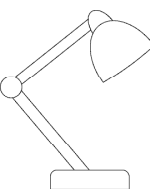
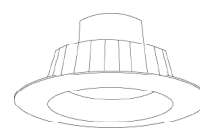
TRACK LIGHTING



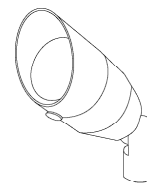
PENDANTS



RECESSED LIGHTING



TASK LIGHTING



LANDSCAPE LIGHTING

# MR16 / GU5.3

## 3.0W - 120°

### SPECIFICATIONS & TECHNICAL DATA

The 12V EmeryAllen MR16 retrofit lamp is an energy efficient alternative to halogen MR16 lamps. It offers similar light output to a 12V, 20W incandescent (275-300lm) and is suitable for use in most 12V GU5.3 MR16 fixtures.

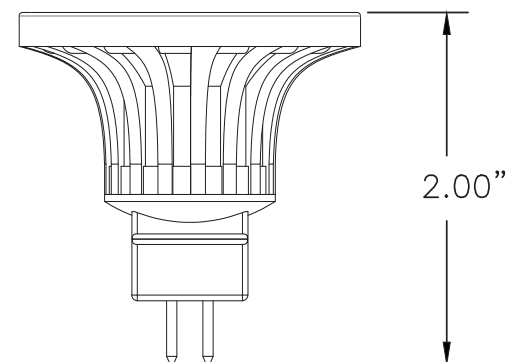
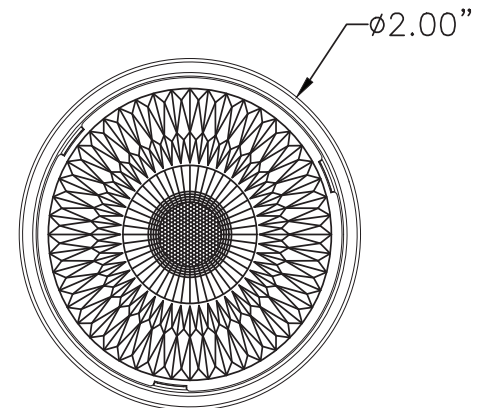
|                           |              |
|---------------------------|--------------|
| <b>Base Type</b>          | GU5.3        |
| <b>Material</b>           | Ceramic + PC |
| <b>Input Voltage</b>      | 12V AC       |
| <b>Wattage</b>            | 3.0          |
| <b>Volt-Amperes (VA)</b>  | 3.39W        |
| <b>CRI</b>                | 92           |
| <b>Brightness</b>         | 318 lumens   |
| <b>Lumens/Watt</b>        | 106          |
| <b>Life</b>               | 36,000 hours |
| <b>Color Temperature</b>  | 2700K, 3000K |
| <b>R9</b>                 | 53           |
| <b>R13</b>                | 95           |
| <b>Halogen Equivalent</b> | 20W          |
| <b>Beam Angle</b>         | 120 degrees  |

#### Available Models:

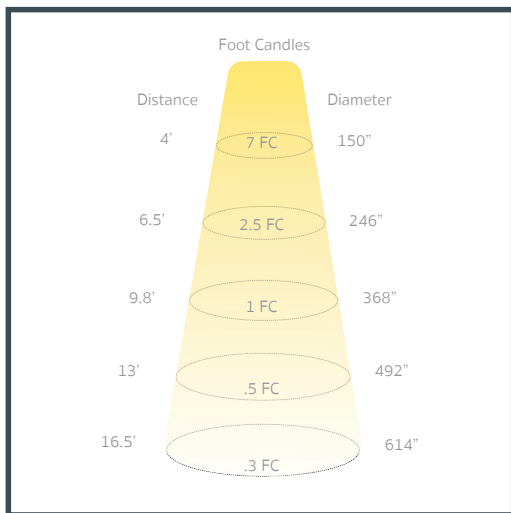
- EA-MR16-3.0W-120D-2790-D (2700K)
- EA-MR16-3.0W-120D-3090-D (3000K)

#### Dimming:

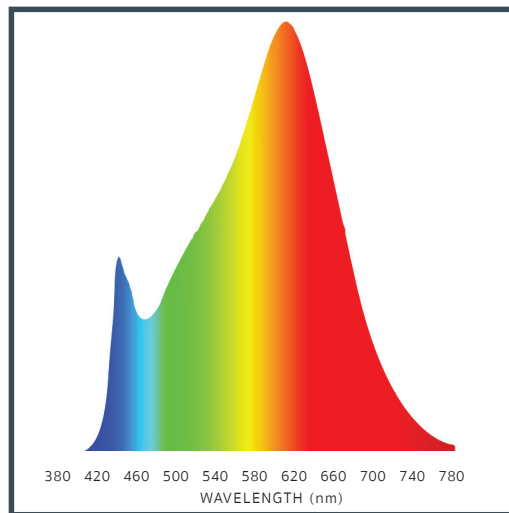
- Dimmable with most magnetic and electronic LED compatible transformers
- Dimmable with most MLV and ELV dimmers



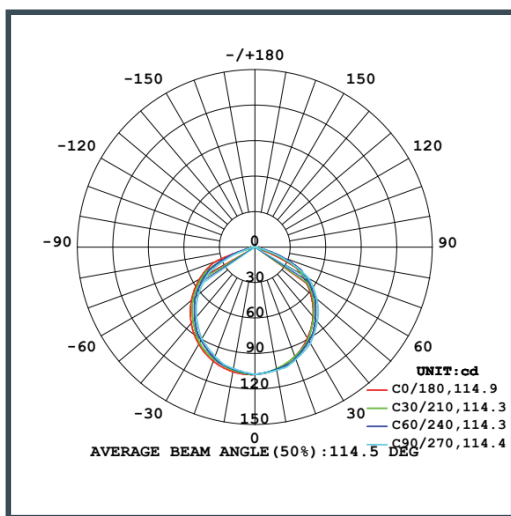
## CANDELA DISTRIBUTION



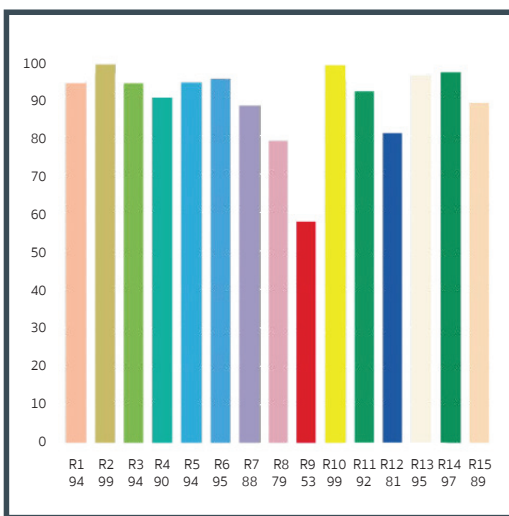
## SPECTRAL DISTRIBUTION



## LUMINOUS INTENSITY



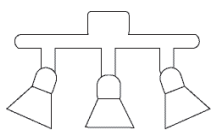
## CRI VALUES R1-R15



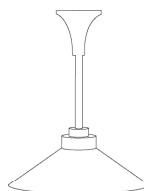
## APPLICATIONS

Because of their small size, ability to be enclosed and numerous combinations of options, our MR16 can be used in a variety of applications. Here are a few common ones.

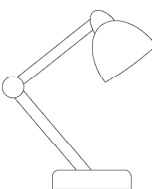
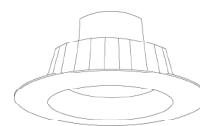
TRACK LIGHTING



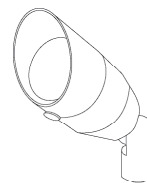
PENDANTS



RECESSED LIGHTING



TASK LIGHTING



LANDSCAPE LIGHTING

# MR16 / GU5.3

## 5.0W - 15°

### SPECIFICATIONS & TECHNICAL DATA

The 12V EmeryAllen MR16 retrofit lamp is an energy efficient alternative to halogen MR16 lamps. It offers similar light output to a 12V, 35W incandescent (300-450lm) and is suitable for use in most 12V GU5.3 MR16 fixtures.

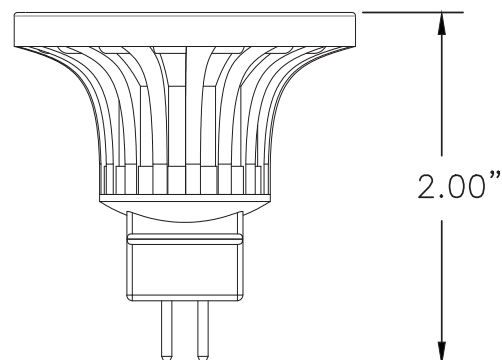
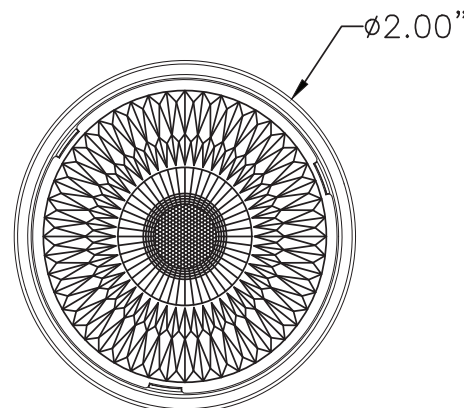
|                           |              |
|---------------------------|--------------|
| <b>Base Type</b>          | GU5.3        |
| <b>Material</b>           | Ceramic + PC |
| <b>Input Voltage</b>      | 12V AC       |
| <b>Wattage</b>            | 4.6          |
| <b>Volt-Amperes (VA)</b>  | 5.11W        |
| <b>CRI</b>                | 92           |
| <b>Brightness</b>         | 472 lumens   |
| <b>Lumens/Watt</b>        | 102          |
| <b>Life</b>               | 36,000 hours |
| <b>Color Temperature</b>  | 2700K, 3000K |
| <b>R9</b>                 | 53           |
| <b>R13</b>                | 95           |
| <b>Halogen Equivalent</b> | 35W          |
| <b>Beam Angle</b>         | 15 degrees   |

#### Available Models:

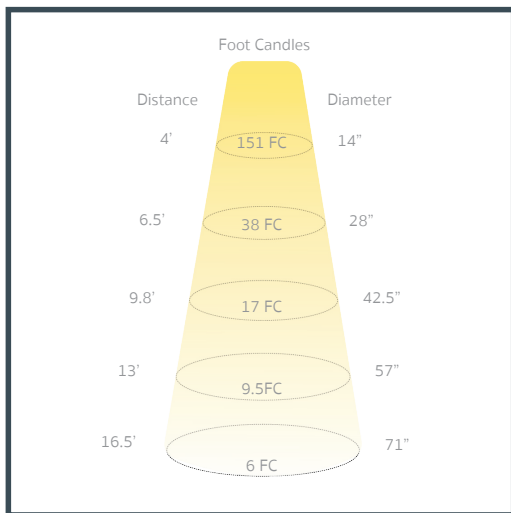
- EA-MR16-5.0W-15D-2790-D (2700K)
- EA-MR16-5.0W-15D-3090-D (3000K)

#### Dimming:

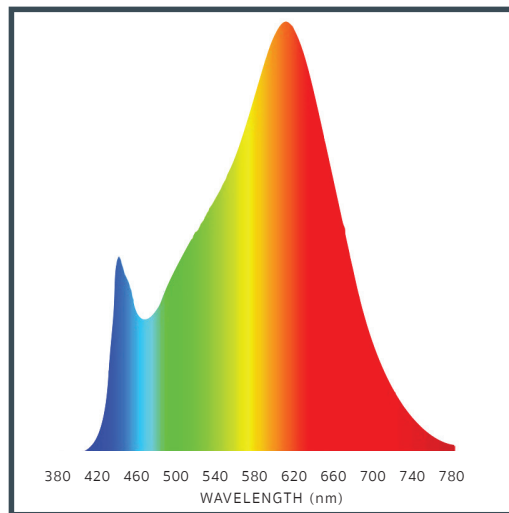
- Dimmable with most magnetic and electronic LED compatible transformers
- Dimmable with most MLV and ELV dimmers



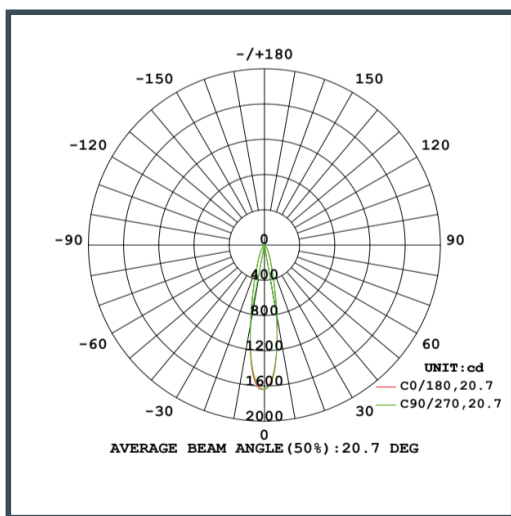
## CANDELA DISTRIBUTION



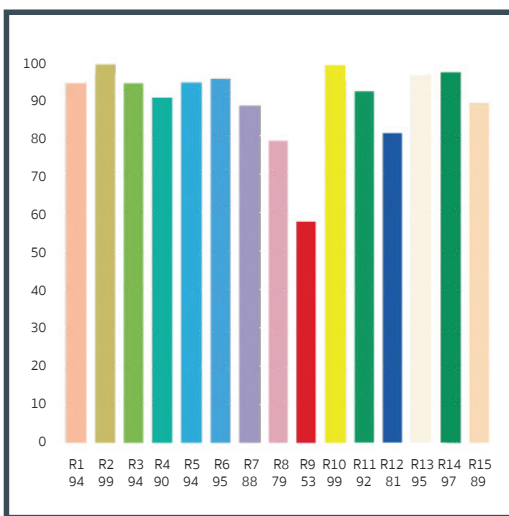
## SPECTRAL DISTRIBUTION



## LUMINOUS INTENSITY



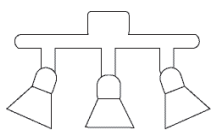
## CRI VALUES R1-R15



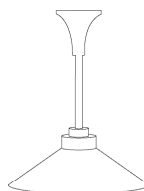
## APPLICATIONS

Because of their small size, ability to be enclosed and numerous combinations of options, our MR16 can be used in a variety of applications. Here are a few common ones.

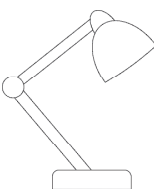
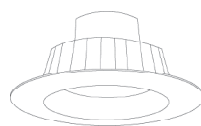
TRACK LIGHTING



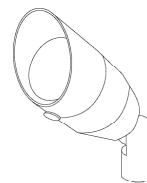
PENDANTS



RECESSED LIGHTING



TASK LIGHTING



LANDSCAPE LIGHTING

# MR16 / GU5.3

## 5.0W - 24°

### SPECIFICATIONS & TECHNICAL DATA

The 12V EmeryAllen MR16 retrofit lamp is an energy efficient alternative to halogen MR16 lamps. It offers similar light output to a 12V, 35W incandescent (300-450lm) and is suitable for use in most 12V GU5.3 MR16 fixtures.

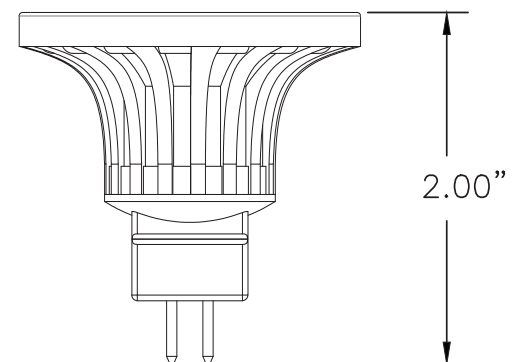
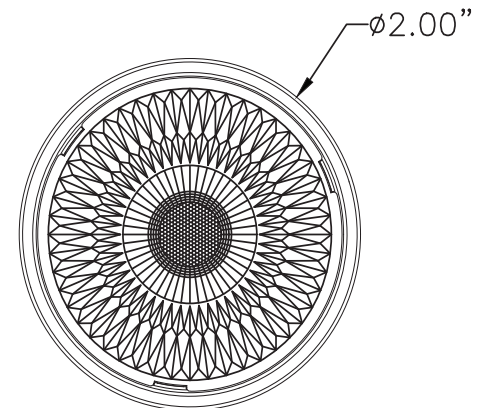
|                           |              |
|---------------------------|--------------|
| <b>Base Type</b>          | GU5.3        |
| <b>Material</b>           | Ceramic + PC |
| <b>Input Voltage</b>      | 12V AC       |
| <b>Wattage</b>            | 4.87         |
| <b>Volt-Amperes (VA)</b>  | 5.37W        |
| <b>CRI</b>                | 92           |
| <b>Brightness</b>         | 494 lumens   |
| <b>Lumens/Watt</b>        | 101          |
| <b>Life</b>               | 36,000 hours |
| <b>Color Temperature</b>  | 2700K, 3000K |
| <b>R9</b>                 | 53           |
| <b>R13</b>                | 95           |
| <b>Halogen Equivalent</b> | 35W          |
| <b>Beam Angle</b>         | 24 degrees   |

#### Available Models:

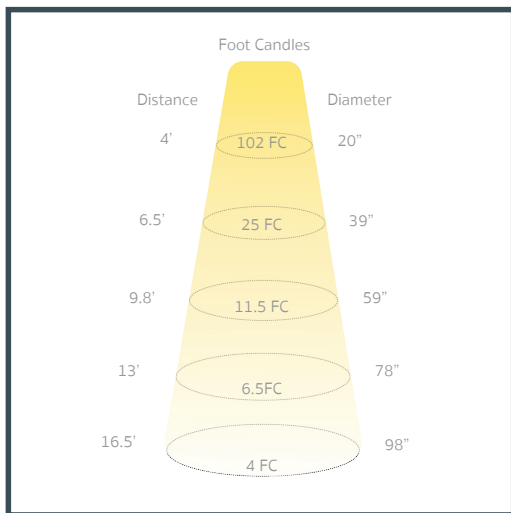
- EA-MR16-5.0W-24D-2790-D (2700K)
- EA-MR16-5.0W-24D-3090-D (3000K)

#### Dimming:

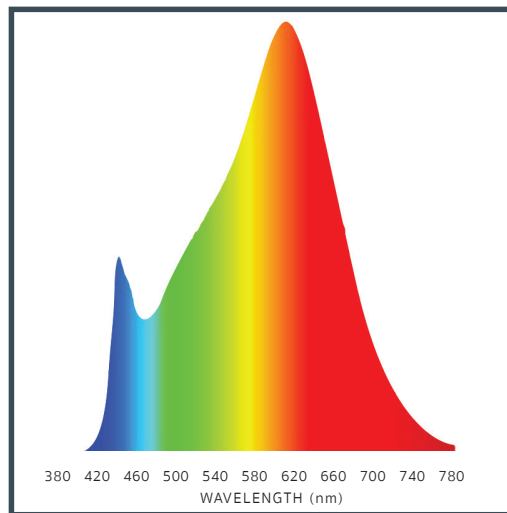
- Dimmable with most magnetic and electronic LED compatible transformers
- Dimmable with most MLV and ELV dimmers



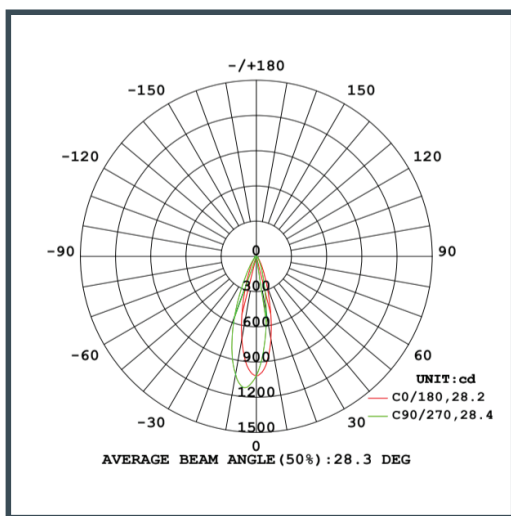
## CANDELA DISTRIBUTION



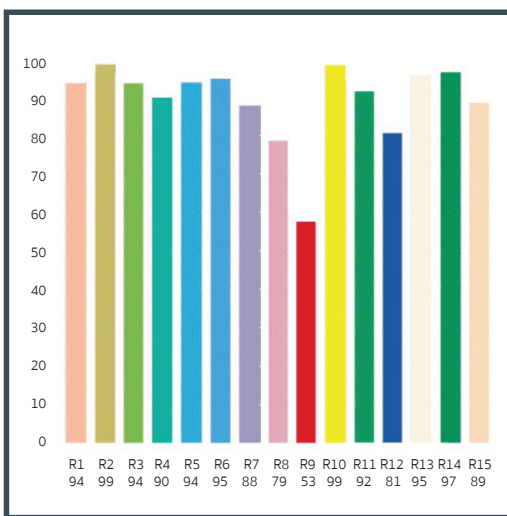
## SPECTRAL DISTRIBUTION



## LUMINOUS INTENSITY



## CRI VALUES R1-R15



## APPLICATIONS

Because of their small size, ability to be enclosed and numerous combinations of options, our MR16 can be used in a variety of applications. Here are a few common ones.



# MR16 / GU5.3

## 5.0W - 36°

### SPECIFICATIONS & TECHNICAL DATA

The 12V EmeryAllen MR16 retrofit lamp is an energy efficient alternative to halogen MR16 lamps. It offers similar light output to a 12V, 35W incandescent (300-450lm) and is suitable for use in most 12V GU5.3 MR16 fixtures.

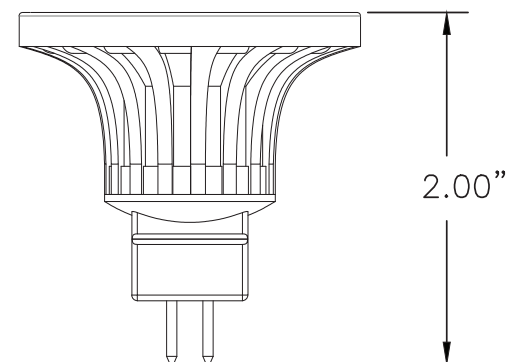
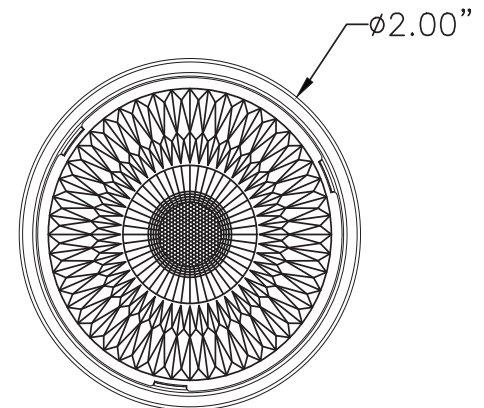
|                           |              |
|---------------------------|--------------|
| <b>Base Type</b>          | GU5.3        |
| <b>Material</b>           | Ceramic + PC |
| <b>Input Voltage</b>      | 12V AC       |
| <b>Wattage</b>            | 4.68         |
| <b>Volt-Amperes (VA)</b>  | 5.21W        |
| <b>CRI</b>                | 92           |
| <b>Brightness</b>         | 495 lumens   |
| <b>Lumens/Watt</b>        | 105          |
| <b>Life</b>               | 36,000 hours |
| <b>Color Temperature</b>  | 2700K, 3000K |
| <b>R9</b>                 | 53           |
| <b>R13</b>                | 95           |
| <b>Halogen Equivalent</b> | 35W          |
| <b>Beam Angle</b>         | 36 degrees   |

#### Available Models:

- EA-MR16-5.0W-36D-2790-D (2700K)
- EA-MR16-5.0W-36D-3090-D (3000K)

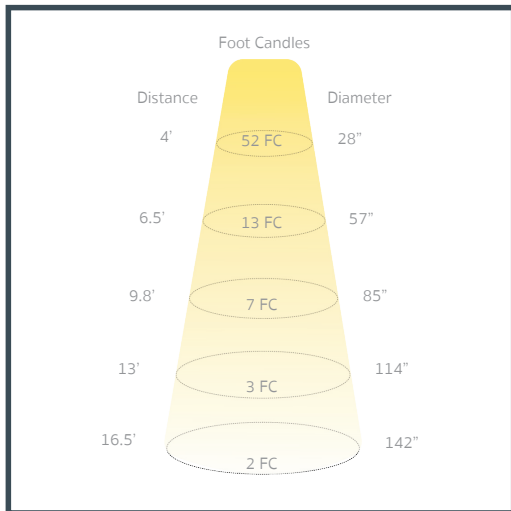
#### Dimming:

- Dimmable with most magnetic and electronic LED compatible transformers
- Dimmable with most MLV and ELV dimmers

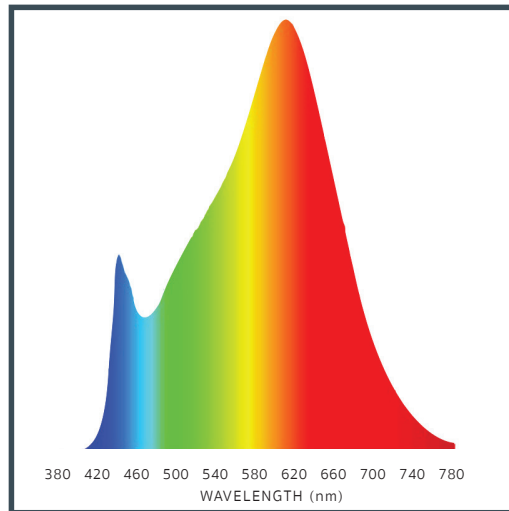


# MR16 / GU5.3 / 5.0W / 36°

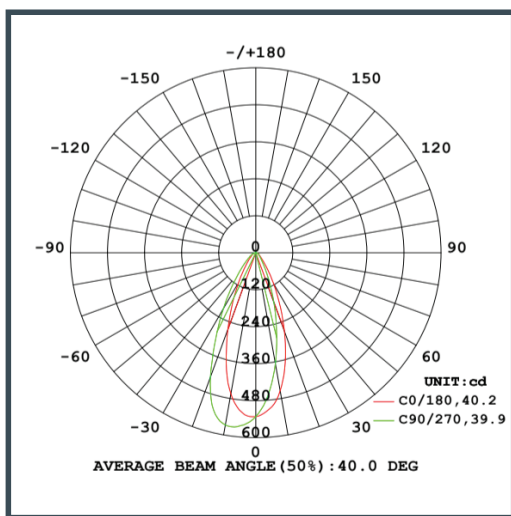
CANDELA DISTRIBUTION



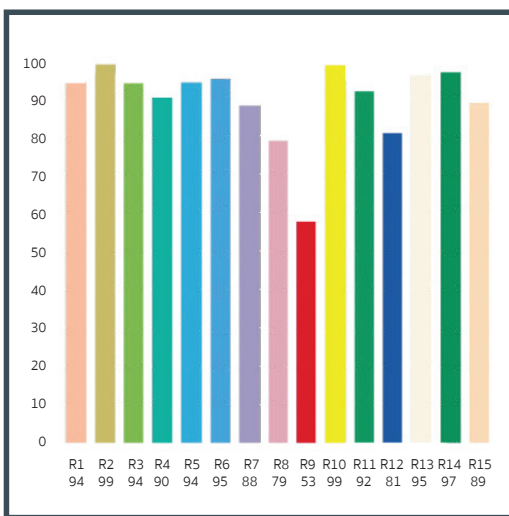
SPECTRAL DISTRIBUTION



LUMINOUS INTENSITY



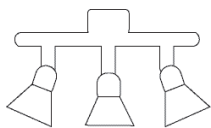
CRI VALUES R1-R15



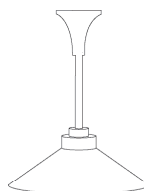
## APPLICATIONS

Because of their small size, ability to be enclosed and numerous combinations of options, our MR16 can be used in a variety of applications. Here are a few common ones.

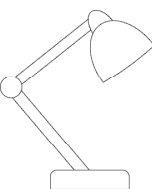
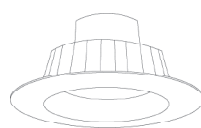
TRACK LIGHTING



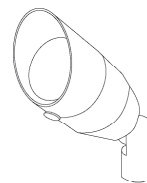
PENDANTS



RECESSED LIGHTING



TASK LIGHTING



LANDSCAPE LIGHTING

# MR16 / GU5.3

## 5.0W - 60°

### SPECIFICATIONS & TECHNICAL DATA

The 12V EmeryAllen MR16 retrofit lamp is an energy efficient alternative to halogen MR16 lamps. It offers similar light output to a 12V, 35W incandescent (300-450lm) and is suitable for use in most 12V GU5.3 MR16 fixtures.

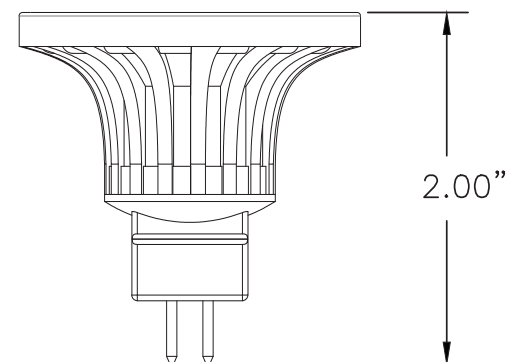
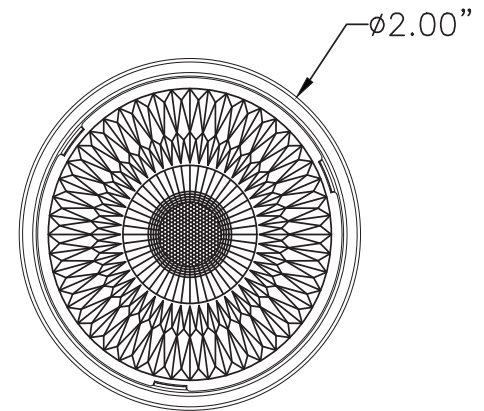
|                           |                              |
|---------------------------|------------------------------|
| <b>Base Type</b>          | GU5.3                        |
| <b>Material</b>           | Ceramic + PC                 |
| <b>Input Voltage</b>      | 12V AC                       |
| <b>Wattage</b>            | 4.93                         |
| <b>Volt-Amperes (VA)</b>  | 5.24W                        |
| <b>CRI</b>                | 92                           |
| <b>Brightness</b>         | 507 lumens                   |
| <b>Lumens/Watt</b>        | 102                          |
| <b>Life</b>               | 36,000 hours                 |
| <b>Color Temperature</b>  | 2700K, 3000K<br>4000K, 5700K |
| <b>R9</b>                 | 53                           |
| <b>R13</b>                | 95                           |
| <b>Halogen Equivalent</b> | 35W                          |
| <b>Beam Angle</b>         | 60 degrees                   |

#### Available Models:

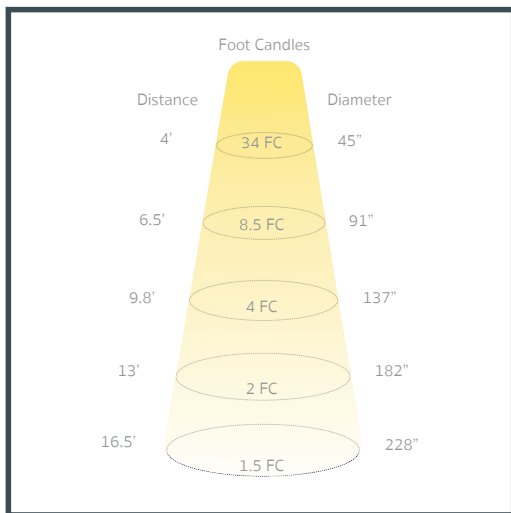
- EA-MR16-5.0W-60D-2790-D (2700K)
- EA-MR16-5.0W-60D-3090-D (3000K)
- EA-MR16-5.0W-60D-4090-D (4000K)
- EA-MR16-5.0W-60D-5790-D (5700K)

#### Dimming:

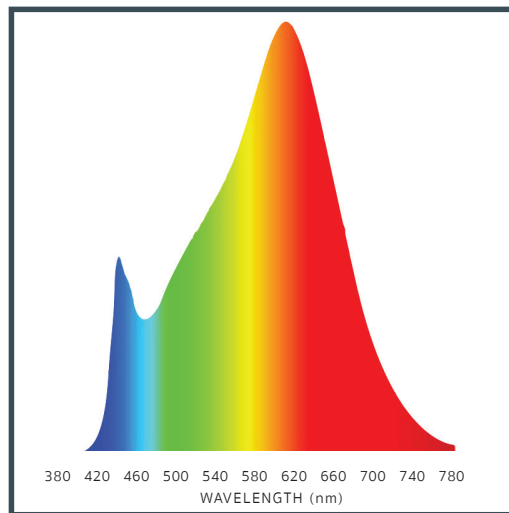
- Dimmable with most magnetic and electronic LED compatible transformers
- Dimmable with most MLV and ELV dimmers



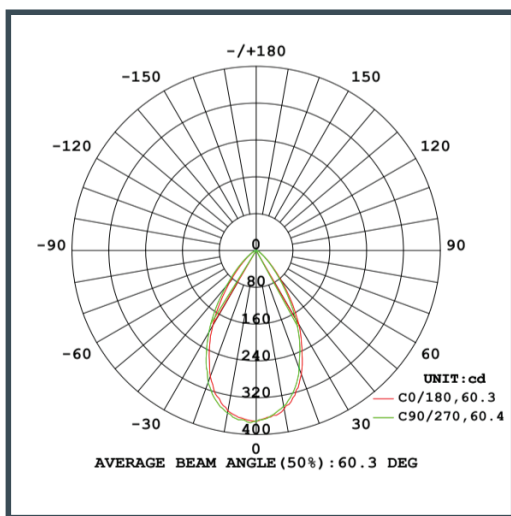
## CANDELA DISTRIBUTION



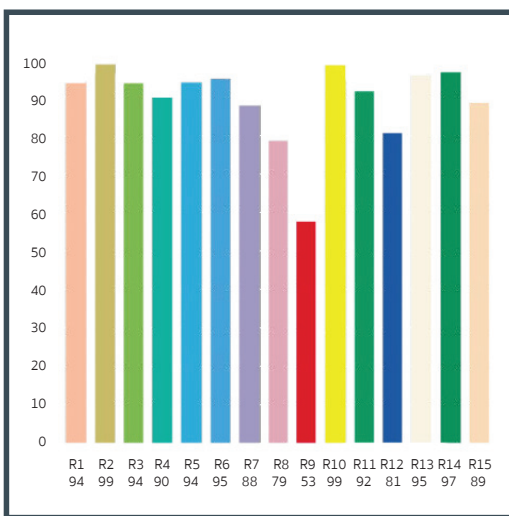
## SPECTRAL DISTRIBUTION



## LUMINOUS INTENSITY



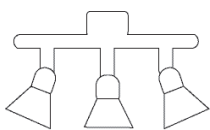
## CRI VALUES R1-R15



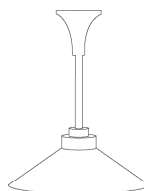
## APPLICATIONS

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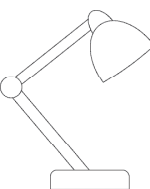
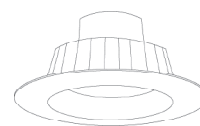
TRACK LIGHTING



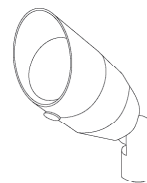
PENDANTS



RECESSED LIGHTING



TASK LIGHTING



LANDSCAPE LIGHTING

# MR16 / GU5.3

## 5.0W - 120°

### SPECIFICATIONS & TECHNICAL DATA

The 12V EmeryAllen MR16 retrofit lamp is an energy efficient alternative to halogen MR16 lamps. It offers similar light output to a 12V, 35W incandescent (300-450lm) and is suitable for use in most 12V GU5.3 MR16 fixtures.

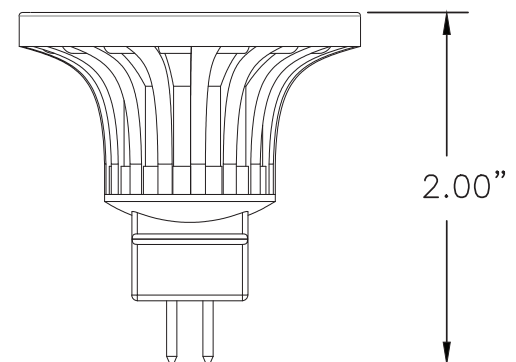
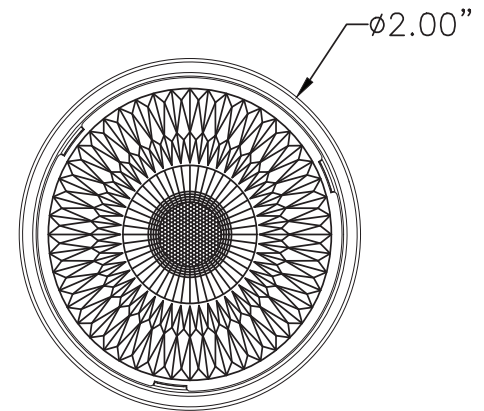
|                           |                              |
|---------------------------|------------------------------|
| <b>Base Type</b>          | GU5.3                        |
| <b>Material</b>           | Ceramic + PC                 |
| <b>Input Voltage</b>      | 12V AC                       |
| <b>Wattage</b>            | 4.75                         |
| <b>Volt-Amperes (VA)</b>  | 5.26W                        |
| <b>CRI</b>                | 92                           |
| <b>Brightness</b>         | 449 lumens                   |
| <b>Lumens/Watt</b>        | 94                           |
| <b>Life</b>               | 36,000 hours                 |
| <b>Color Temperature</b>  | 2700K, 3000K<br>4000K, 5700K |
| <b>R9</b>                 | 53                           |
| <b>R13</b>                | 95                           |
| <b>Halogen Equivalent</b> | 35W                          |
| <b>Beam Angle</b>         | 120 degrees                  |

#### Available Models:

- EA-MR16-5.0W-120D-2790-D (2700K)
- EA-MR16-5.0W-120D-3090-D (3000K)
- EA-MR16-5.0W-120D-4090-D (4000K)
- EA-MR16-5.0W-120D-5790-D (5700K)

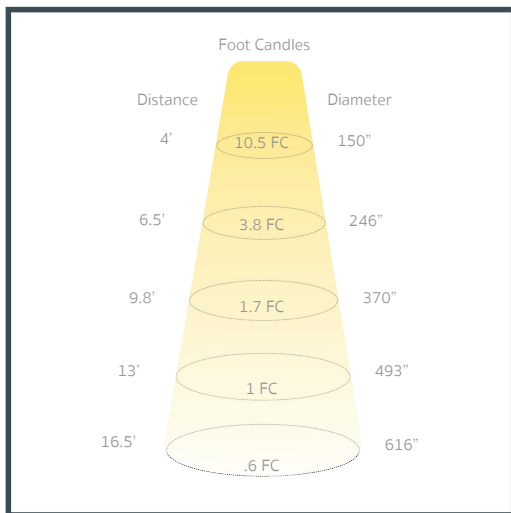
#### Dimming:

- Dimmable with most magnetic and electronic LED compatible transformers
- Dimmable with most MLV and ELV dimmers

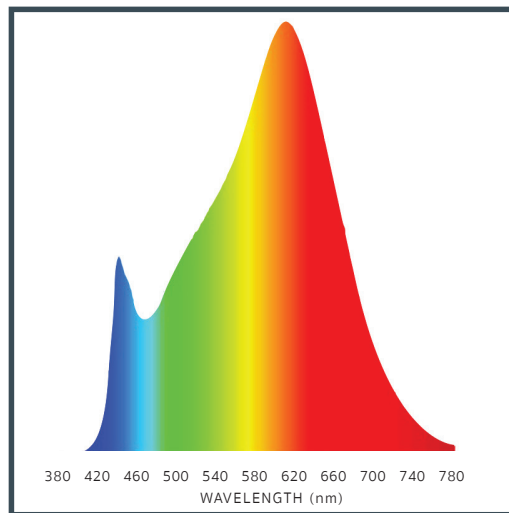


# MR16 / GU5.3 / 5.0W / 120°

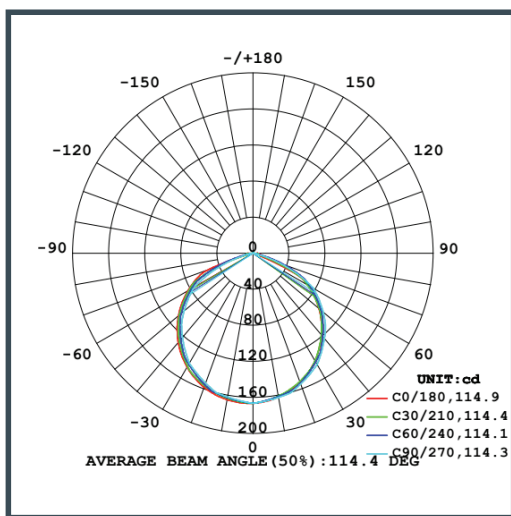
CANDELA DISTRIBUTION



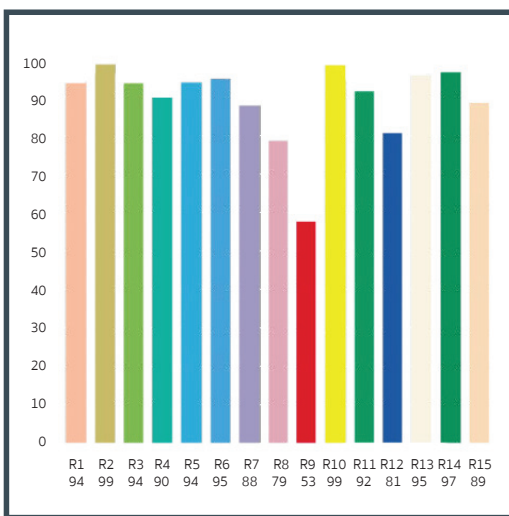
SPECTRAL DISTRIBUTION



LUMINOUS INTENSITY



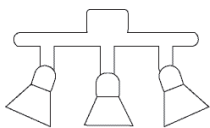
CRI VALUES R1-R15



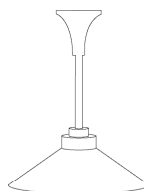
## APPLICATIONS

Because of their small size, ability to be enclosed and numerous combinations of options, our MR16 can be used in a variety of applications. Here are a few common ones.

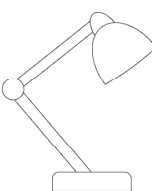
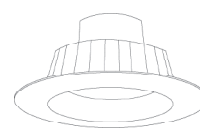
TRACK LIGHTING



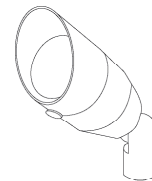
PENDANTS



RECESSED LIGHTING



TASK LIGHTING



LANDSCAPE LIGHTING

# G4 3.0W

## SPECIFICATIONS & TECHNICAL DATA

The 12V EmeryAllen G4 retrofit lamp is an energy efficient alternative to incandescent G4 base lamps. It offers similar light output to a 12V, 25W incandescent (300lm) and is suitable for use in most 12V G4 fixtures.

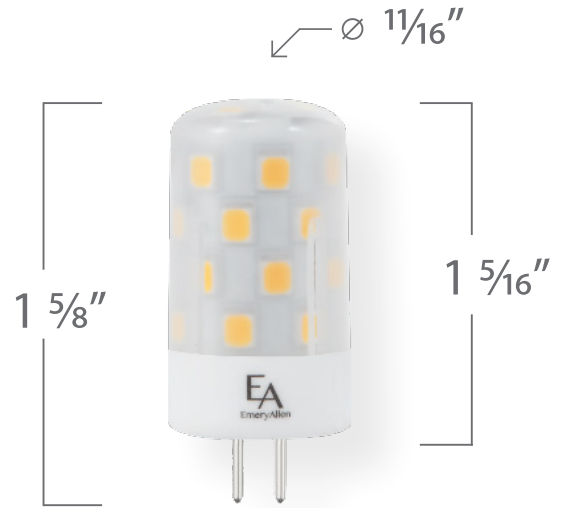
|                           |                     |
|---------------------------|---------------------|
| <b>Base Type</b>          | G4                  |
| <b>Material</b>           | Ceramic + PC        |
| <b>Input Voltage</b>      | 12V AC/DC           |
| <b>Wattage</b>            | 3.0                 |
| <b>CRI</b>                | 90+                 |
| <b>Brightness</b>         | 300 lumens          |
| <b>Lumens/Watt</b>        | 100                 |
| <b>Color Temperature</b>  | 2700K, 3000K, 4000K |
| <b>R9</b>                 | 52                  |
| <b>R13</b>                | 96                  |
| <b>Halogen Equivalent</b> | 25W                 |
| <b>Beam Angle</b>         | 360 degrees         |
| <b>Life</b>               | 25,000 hours        |
| <b>Warranty</b>           | Limited Lifetime*   |

### Available Models:

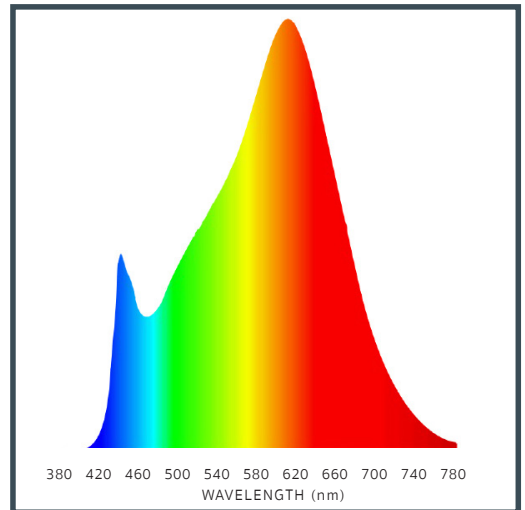
- EA-G4-3.0W-001-279F (2700K)
- EA-G4-3.0W-001-309F (3000K)
- EA-G4-3.0W-001-409F (4000K)

### Dimming:

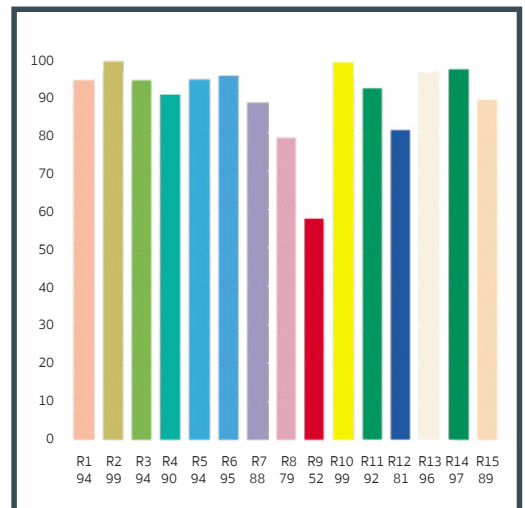
- Dimmable with most magnetic and electronic LED compatible transformers
- Dimmable with most MLV and ELV dimmers



## SPECTRAL DISTRIBUTION



## CRI VALUES R1-R15



# Costa ADL-01 SW

Directional / Spot Light

## SPECIFICATIONS

**Material:** Solid Brass Body

**Finish:** Antique Brass

**Lamp Type:** MR16 Not Included (LED Optional)

**Wire:** 4' Lead 16/2 Gauge

**Ground Stake Stabilizer:** Stake B

**Lens:** Clear Convex (tempered)

**Dimensions:** 5 1/4" L x 2 1/8" Dia  
Single O Ring BNC Shroud





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**File #: 21-01357**

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**DATE:** 11/10/2025  
**TO:** Historic Zoning Commission  
**FROM:** Kelly Dannenfelser, Asst. Director of Planning  
Emily Huffer, Preservation Planner

**SUBJECT:**  
Consideration Of Site Alterations (Walkway) At 936 Fair St.; Suzanne Grupe, Applicant.

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

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

**PROJECT INFORMATION:**  
COF Project Number: 8979  
Applicant: Suzanne Grupe  
Owner: Suzanne Grupe

**BACKGROUND:**  
The property located at 936 Fair Street is located in the Hincheyville National Register Historic District. The proposal is to replace the existing non-historic aggregate concrete walkway with a brick paver in a herringbone pattern. The Guidelines recommend the following:

- Maintain the location of historic sidewalks and walkways. Replace damaged portions to match the original.
- 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.

The proposed brick walkway will be Pine Hall Old Tavern Brick with a polymeric jointing sand to match the landing exterior to the front door of the house. The use of the proposed walkway material is appropriate for the walkway.

The front porch landing and side porch material have been altered, which were not reviewed or approved by the Historic Zoning Commission. It was discussed at the October Design Review Committee meeting to bring additional information to a HZC meeting for consideration of a retro-active COA. The Guidelines recommend the following for front porch landing and side porch:

- Preserve original elements and materials, such as columns, flooring, railings, and decorative trim.
- Maintain and repair deteriorated porch elements as needed and with materials that match the original materials.
- Avoid adding architectural features that are not original to the historic porch.
- Preserve and maintain historical architectural details and ornamentation. New architectural features should not be added.

Information on these alterations wasn't provided in the application, and staff cannot provide a recommendation.

**RECOMMENDATION:**

Staff recommends deferral of the herringbone pattern on the front porch landing and the side porch due to lack of information.

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

1. The brick pavers shall be the Pine Hall Old Tavern Brick with a polymeric jointing sand.
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.





LIMIT  
25







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**File #: 21-01343**

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**DATE:** 11/10/2025  
**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 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 the front facade of the principal building at 900 Fair Street.

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

**PROJECT INFORMATION:**  
COF Project Number: 8975  
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 and bricked ca. 1940 to the English Cottage style. The building has unique features including multiple high pitch gables, a truncated hipped roof, arched and square porch openings, and a hipped bay window with a metal roof. The applicants attended the September and October DRC meetings and feedback has been incorporated into the application.

The proposal is for an alteration to the front façade of the building to modify the squared entrance to the front porch to a brick arched opening with capstone detailing. The opening height would increase an additional 35", for a total height of 136" to the top of the arch. The capstone is proposed to be 8" x18". The Guidelines recommend the following:

- Preserve original elements and materials, such as columns, flooring, railings, and decorative trim
- Preserve and maintain historical architectural details and ornamentation. New architectural features should not be added.

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

The proposed alteration to the squared opening is not appropriate as the opening has been historically square, prior to and after the bricking of the building based on historic photos. The brick arch and capstone would add a new architectural feature to the front façade and is not appropriate.

The applicant has included information about proposed brick and mortar repairs on the building, which was requested during the Design Review Committee Meeting. The work is classified as maintenance work and does not require a COA for the minor brick and mortar repair. The Guidelines recommend that when repointing is needed, to use mortar to match the original in composition and appearance, and the applicant has previously indicated this is the intent.

**RECOMMENDATION:**

**Staff recommends denial of the alteration based on the following Guidelines:**

- Preserve original elements and materials, such as columns, flooring, railings, and decorative trim
- Preserve and maintain historical architectural details and ornamentation. New architectural features should not be added.
- Preserve historic, atypical-style buildings and architectural details. Do not historicize a building to mimic a different period of significance. Avoid alterations that mix elements of different architectural styles or periods.

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

1. The mortar must match the original in composition and appearance.
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.

## Current Green Awning



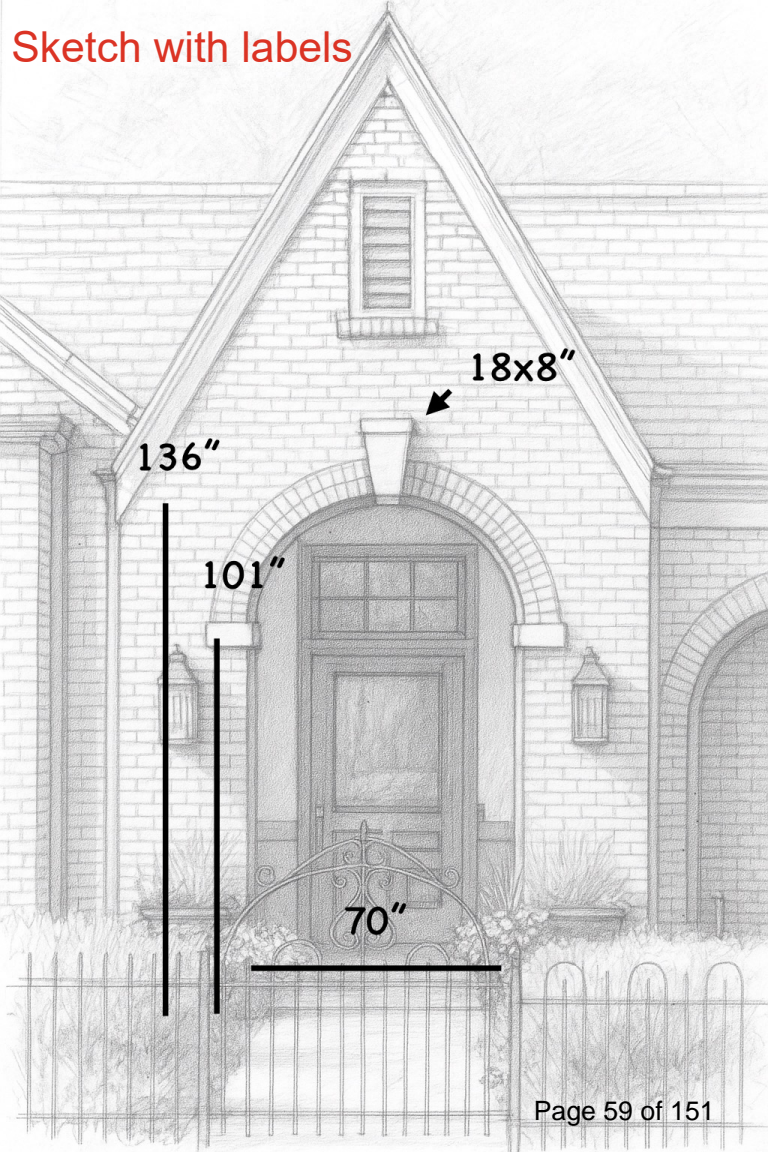
# 900 Fair Street - New Design Straight On



# 900 Fair Street - New Design



# Sketch with labels



Foyer Inside



Arch 35"

43"



900 Fair St. -Left Arches



900 Fair St. - Left Arches





803 Fair St  
Keystone 20" in height

# W. Main Example



## W. Main Example



YR 1981- 900 Fair St.



Hincheyville Historic District  
814 Fair St. (#84), Franklin,  
Williamson County, Tennessee  
Photo by: Cynthia Cole  
Date: September 1981  
Neg: Tennessee Historical Commission  
Nashville, Tennessee  
South facade, facing north  
# 57 of 65



# Various Masonry Repairs



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**File #: 21-01345**

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**DATE:** 11/10/2025  
**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 121 Myles Manor Ct.; Noel Jones, Applicant.

**PURPOSE:**  
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the entrances and a retro-active review of a roofing material alteration at 121 Myles Manor Court.

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

**PROJECT INFORMATION:**  
COF Project Number: 8977  
Applicant: Noel Jones  
Owner: Scott Cash

**BACKGROUND:**  
The property located at 121 Myles Manor Court is located in the Franklin Road Historic District. The site features a ca. 1930 Tudor revival influenced building. This building is on a corner lot that fronts Myles Manor Court and Mayberry Road.

The proposal includes a request to alter the entrances on the front and side porch from square entrances and doors to and arched opening and door. The specifications for the door have not been included within the application. While the age of the doors was not included, they do not appear to be historic. The Guidelines recommend the following:

- Preserve and maintain original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds.
- Use designs appropriate for the style and age of the building.

The use of an arched entrance and door may be appropriate for the architectural style of the building; however, the modification of the entrance to expand the historic opening is not supported by the Guidelines.

Photos in the current application for the proposed alteration to the entrances show a wood shake/shingle roof with new copper flashing. This alteration was not an item approved in previous COA applications. The roofing was previously asphalt shingle. Additional information was not provided regarding this alteration. The Guidelines recommend the following:

- Preserve historic roof forms and materials.
- If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.

Information must be submitted for review by Preservation staff and the Historic Zoning Commission to understand if the alteration is appropriate in order to be considered for a retroactive Certificate of Appropriateness.

**RECOMMENDATION:**

Staff recommends deferral of the retro-active roofing material alteration for additional information to be submitted for review and consideration.

Staff recommends denial of the entrance alteration based on the following Guidelines:

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

Should the HZC vote to approve this application, the following conditions are recommended:

1. Door specifications must be submitted to the Preservation Planner for approval prior to submitting for a building permit.
2. The roofing material and flashing material change shall be submitted for and voted on at a later date.
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.



TO RECEIVE NEW CLAD  
MATCH EXISTING, SEE  
WINDOW SCHEDULE

EXISTING WINDOWS AND  
DOORS (TAGGED "REPLACE") TO  
BE PRICED AS ADD ALTERNATE  
FOR POSSIBLE REPLACEMENT



NEW CLAD  
EXISTING, SEE

EXISTING WINDOWS AND  
DOORS (TAGGED "REPLACE") TO  
BE PRICED AS ADD ALTERNATE  
FOR POSSIBLE REPLACEMENT



23  
REPLACE

24  
REPLACE

26  
REPLACE

25  
REPLAC

EXISTING WINDOWS AND











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**File #: 21-01358**

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**DATE:** 11/10/2025  
**TO:** Historic Zoning Commission  
**FROM:** Kelly Dannenfelser, Asst. Director of Planning  
Emily Huffer, Preservation Planner

**SUBJECT:**  
Consideration Of Alterations (Principal) At 713 Glass Ln.; Linda Childs, Applicant.

**PURPOSE:**  
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a series of alterations at 713 Glass Lane.

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

**PROJECT INFORMATION:**  
COF Project Number: 8980  
Applicant: Linda Childs  
Owner: JoAnne Haynes

**BACKGROUND:**  
The property at 713 Glass Lane is a non-historic building that is located within the Boyd Mill Historic District. The proposal includes a series of alterations to the principal building:

- Replacement of the front columns
- Replacement of the porch floor, front steps, and walkway
- Adding railing to the front porch steps

Column Replacement

The six existing columns on the front of the building are 8" in diameter. It is proposed to replace the columns with 10" square columns. The Guidelines recommend the following:

- Size a front porch or stoop element to be at a similar proportion to the original structure as those seen in the district.
- Design details and ornamentation to minimize impacts to the historic district.
- Design details and ornamentation at a scale that is consistent with details and ornamentation on historic buildings in the district.

A mix of rounded and square columns are seen in the Boyd Mill Avenue Historic District and the proposed change aligns with the Guidelines recommendation.

#### Replacement of the Porch Floor, Front Steps, and Walkway

It is proposed to widen the porch steps to be centered with the columns, remove the existing concrete aggregate that is existing on the porch floor, step treads, and walkway with Indiana Limestone. The Indiana Limestone is a unique material that is not commonly seen in the district, as it is typical to see more aggregate concrete, concrete with a brushed finish, brick, and a lighter gray stone for porch floors, front steps, and walkways. The Guidelines recommend:

- Use materials and finishes with a character compatible to those used historically and with proven durability.
- Design details and ornamentation to minimize impacts to the historic district.
- Use sidewalk materials that were historically typical, such as concrete, brick, and stone.

The widening of the brick steps to align with the porch columns appears appropriate within the Guidelines. It would be recommended to match as closely as possible the color and mortar of the existing materials. While the use of a stone material is appropriate per the Guidelines, the proposed Indiana Limestone appears to have a more modern appearance and does not align with the Guidelines.

#### Front Porch Railing

It is proposed to install railings on either side of the front porch steps. The design of the railings is in the Chippendale style. The Guidelines recommend:

- Design details and ornamentation to minimize impacts to the historic district.
- Design details and ornamentation at a scale that is consistent with details and ornamentation on historic buildings in the district.
- Size a front porch or stoop element to be at a similar proportion to the original structure as those seen in the district.

The proposed style of the railing is not seen in the Boyd Mill Historic District and does not align with the Guidelines.

#### **RECOMMENDATION:**

Staff recommends denial of the replacement of the porch floor, front steps, walkway, and installation of front porch railing, based on the following grounds:

- Use materials and finishes with a character compatible to those used historically and with proven durability.
- Design details and ornamentation to minimize impacts to the historic district.
- Use sidewalk materials that were historically typical, such as concrete, brick, and stone.
- Design details and ornamentation at a scale that is consistent with details and ornamentation on historic buildings in the district.
- Size a front porch or stoop element to be at a similar proportion to the original structure as those seen in the district.

Staff recommends approval of the replacement of the columns and widening of the porch entrance steps with the following conditions:

1. The widening of the front porch steps shall match in brick and mortar color to what is existing.
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.

**713 GLASS LANE - SUPPORTING PHOTOS**



## 713 GLASS LANE - SUPPORTING PHOTOS

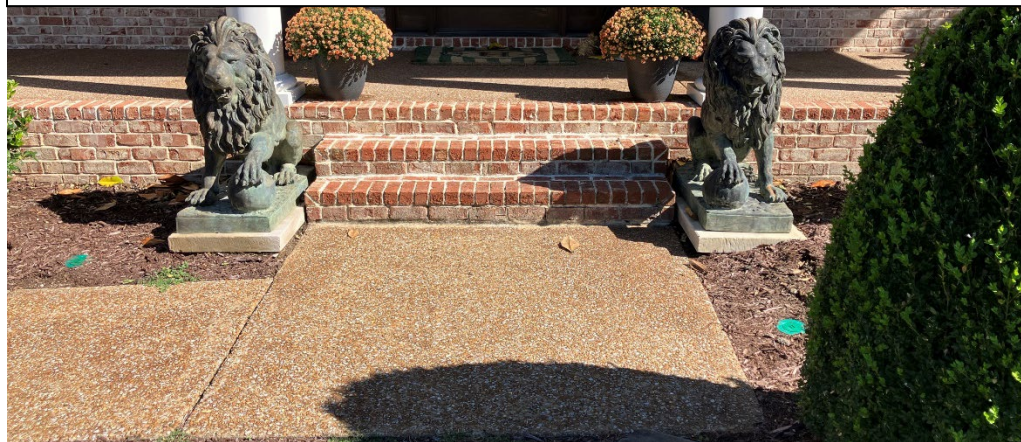


Replace aggregate walkway, porch and step treads with Indiana limestone. Lengthen steps approximately 2' to match width between columns. Brick rowlock porch border will remain and steps will have brick risers to match

## 713 GLASS LANE - SUPPORTING PHOTOS



Existing aggregate walkway, porch and brick steps.



10/23/25 PG 3

**713 GLASS LANE - SUPPORTING PHOTOS**



Add a Chippendale stair panel step railings on both sides of new step system.

713 GLASS LANE - SUPPORTING PHOTOS



Replace existing (6) 8" round columns with (6) 10" square columns of similar size. Column design will include Georgian caps and bases and neck







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**File #: 21-01344**

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**DATE:** 11/10/2025  
**TO:** Historic Zoning Commission  
**FROM:** Kelly Dannenfelser, Asst. Director of Planning  
Emily Huffer, Preservation Planner  
Elizabeth Bulay, Assistant Preservation Planner

**SUBJECT:**  
Considerations Of Alterations, Site Alterations, And Fencing at 717 Glass Ln.; Will Forte, Applicant.

**PURPOSE:**  
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning building alterations, site alterations, and fencing for the property located at 717 Glass Lane.

**APPLICABLE DESIGN GUIDELINES:**  
2022 Franklin Historic District Design Guidelines:  
Chapter 2: Non-historic Residential Buildings  
Chapter 6: Site and Setting  
Chapter 7: Fencing, Walls, and Gates

**PROJECT INFORMATION:**  
COF Project Number: 8976  
Applicant: Will Forte, Forte Building Group  
Owner: Robert and Becky Kaplan

**BACKGROUND:**  
The property located at 717 Glass Lane is located in the Boyd Mill Avenue Historic District. The site features a 2004 two-story frame building. An Administrative COA was recently issued for minor alterations to the rear façade.

A series of building alterations, site alterations, and fencing are proposed to the building and site including the following items:

- Replacement of the composite front porch decking with wood decking
- Replacement of the front porch and side porch brick steps with brick risers and stone treads.
- Replacement of the concrete walkway with a brick herringbone walkway.
- Installation of a stepping stone path
- Painting the standing seam metal roof
- Installation of fencing

The Guidelines recommend the following:

- Use materials and finishes with a character compatible to those used historically and with proven durability.
- 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.

### **Site Alterations:**

The alteration proposed to the front steps and side steps is appropriate as the materials proposed are seen in the district. The proposed brick herringbone walkway is appropriate and is seen in the district. While not a traditional walkway, the proposed stepping stone path on the right side of the building is viewed as an easily removable landscaping feature and is appropriate as the materials align with the Guidelines.

### **Building Alterations:**

Several building alterations are proposed. The first is the proposed replacement of the composite decking material with wood decking is appropriate. The second is painting the existing metal roof, which appears to be a red/orange standing seam metal, and is proposed to be painted gray in color. As paint may fade or peel, and is not inherent to the material itself, it is necessary to understand how the paint color and treatment is proposed to be maintained and to meet the Guidelines. The Guidelines recommend using finishes with a character compatible to those used historically and with proven durability. The proposed method of preparation and materials to apply the paint appears appropriate; however, staff would request a material sample of metal roofing with the applied process and color for the Historic Zoning Commission to consider.

### **Fencing:**

A 6' tall section of fencing is proposed approximately 5 feet from the front right corner of the building with the intention of screening new mechanical/electrical equipment. The section of fencing will be approximately 10' in length. The fencing material is proposed to be wood. The Guidelines recommend the following:

- Limit height to 3 feet.
- Use wood picket, open-weave brick designs, or cast iron in front yards and areas visible from the street with at least 25 percent transparency.

As the proposed location for the fencing is within the defined front yard and areas within 20 feet of the front façade, the proposed height and design do not meet the Guidelines for front yard fencing. The proposed fencing does meet the requirements of the Zoning Ordinance.

### **RECOMMENDATION:**

**Staff recommends deferral of the metal roof painting for a material sample with the proposed application process and finish to be submitted for consideration by the HZC.**

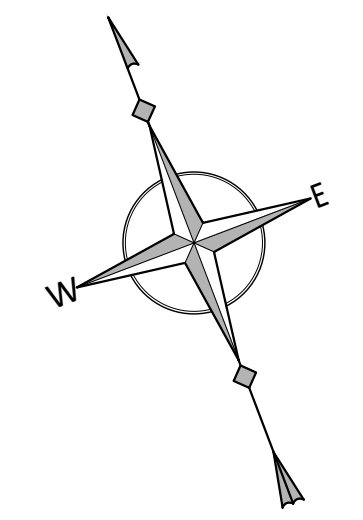
**Staff recommends denial of the front yard fencing based on the following Guidelines:**

- Limit height to 3 feet.

- Use wood picket, open-weave brick designs, or cast iron in front yards and areas visible from the street with at least 25 percent transparency.

**Staff recommends approval of the other site alterations with the following conditions:**

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

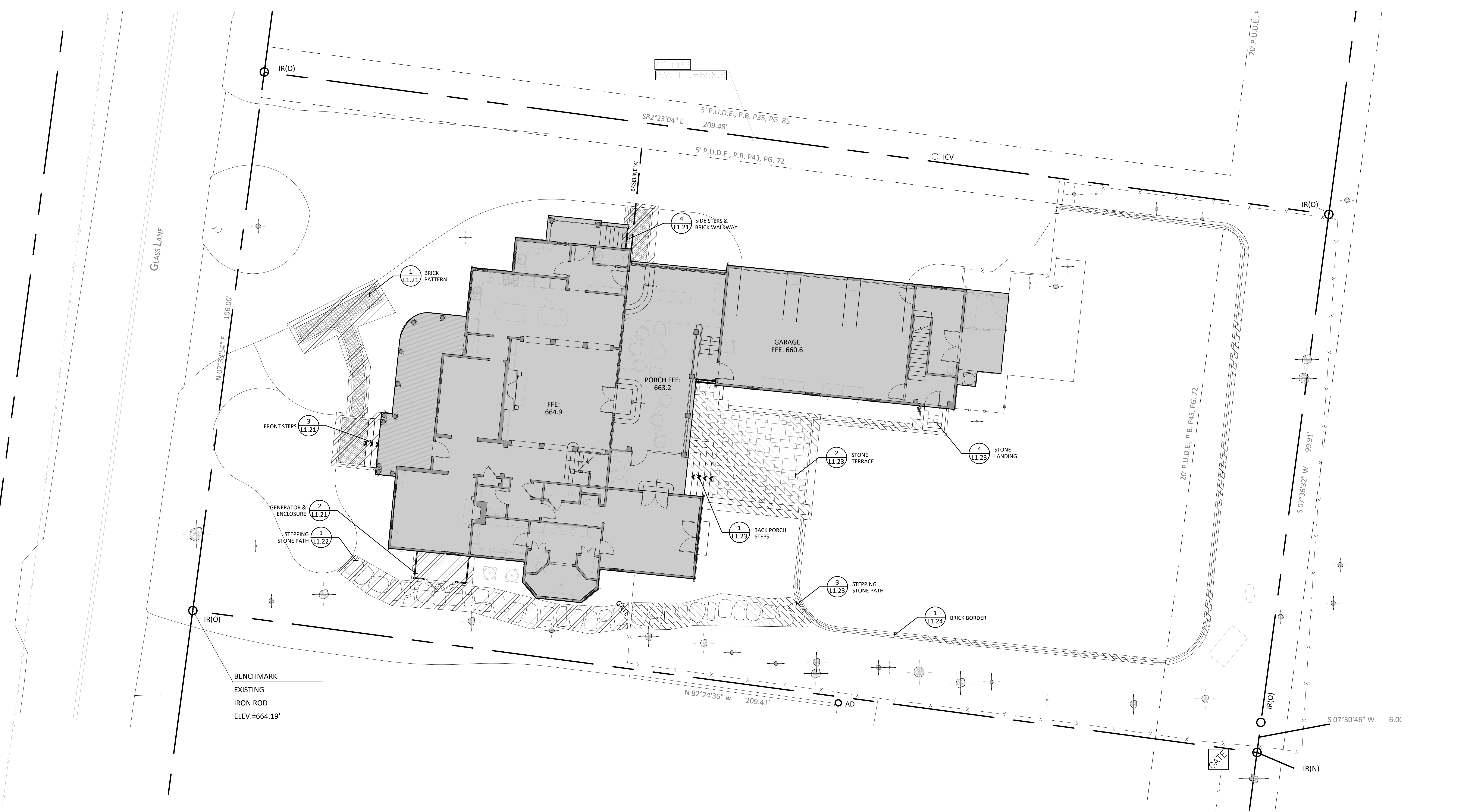


A LANDSCAPE PLAN FOR THE:  
**KAPLAN RESIDENCE**  
 717 GLASS LANE  
 FRANKLIN, TENNESSEE

PRICING PLANS;  
 NOT FOR CONSTRUCTION

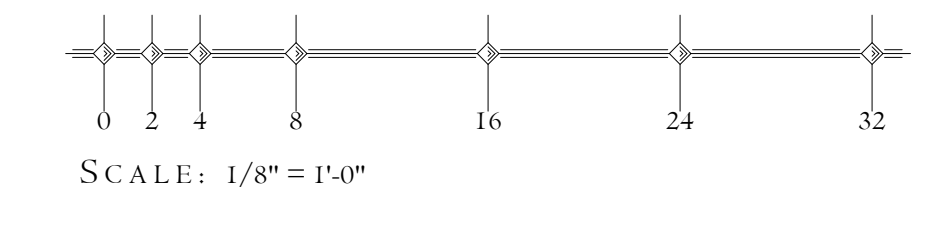
|               |                               |
|---------------|-------------------------------|
| SHEET TITLE:  | HISTORIC DISTRICT REVIEW PLAN |
| DRAWN BY:     | DET III                       |
| DATE:         | OCTOBER 14, 2025              |
| SCALE:        | 1" = 8' - 0"                  |
| SHEET NUMBER: |                               |

**L1.20**

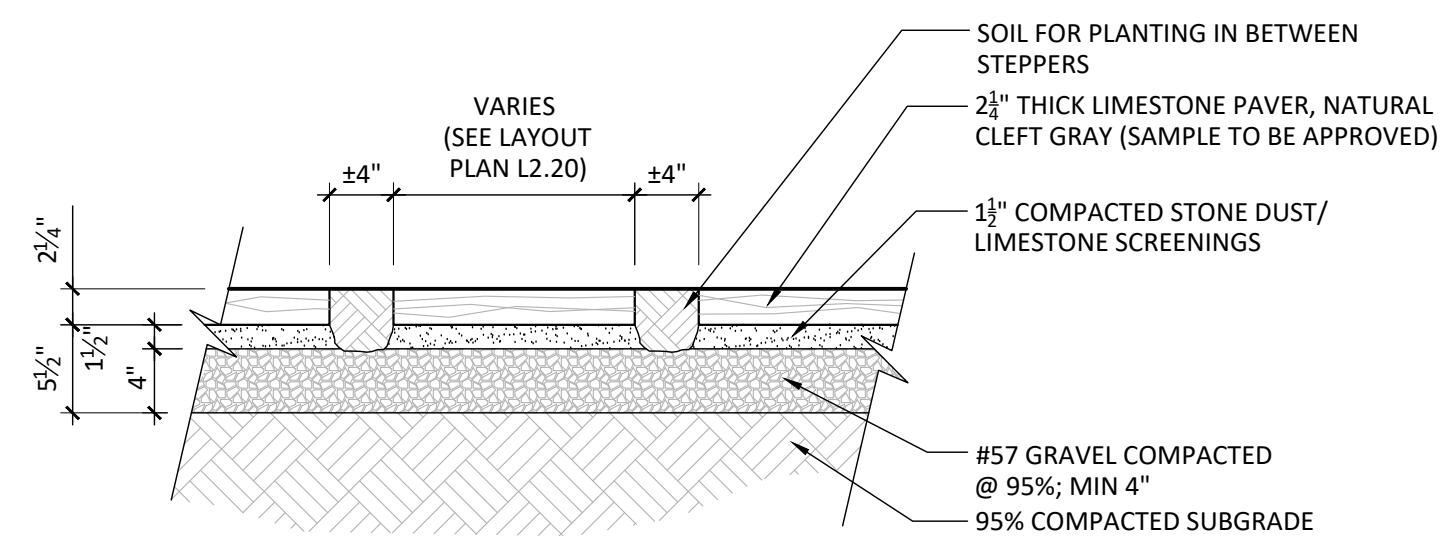


**LEGEND**

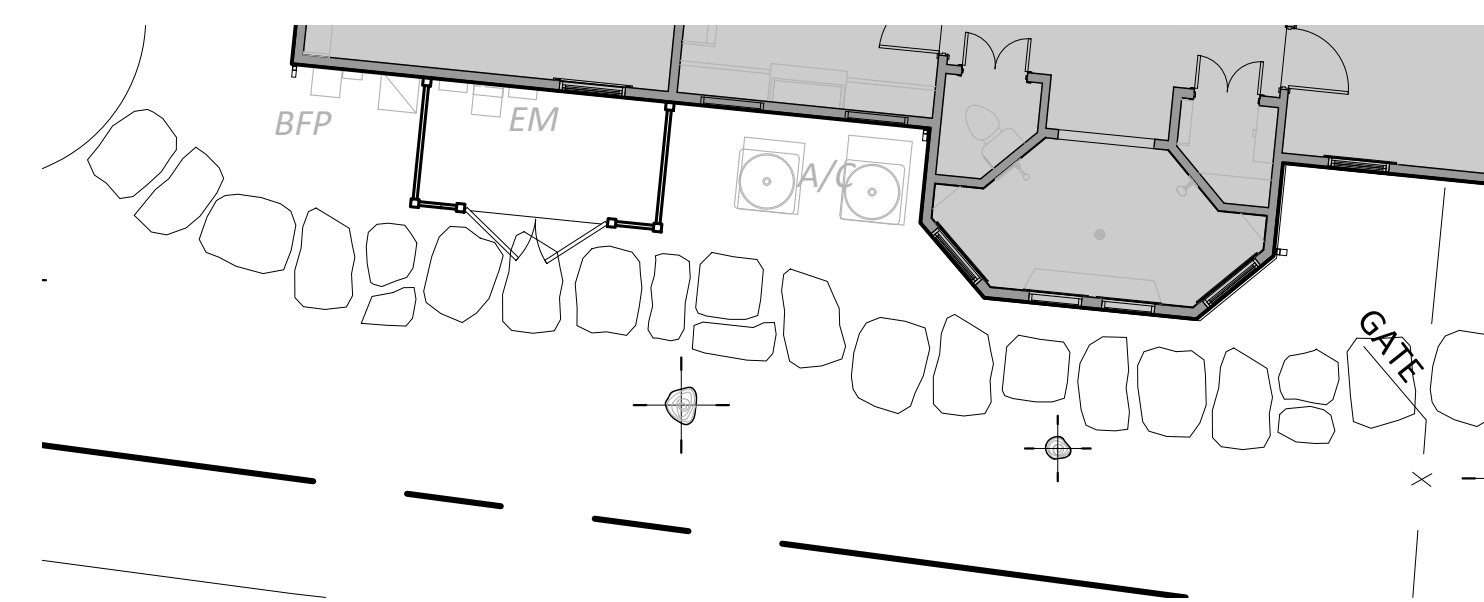
|  |                    |
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|  | HZC REVIEW         |
|  | ADMINISTRATIVE COA |



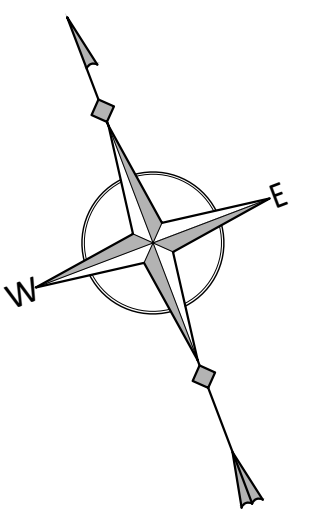




1 STEPPING STONE PATH  
1.22 SCALE: 1"=1'-0"



1 STEPPING STONE PATH - PLAN  
1.22 SCALE: 1/8"=1'-0"



PRICING PLANS;  
NOT FOR CONSTRUCTION

|               |                  |
|---------------|------------------|
| SHEET TITLE:  | HZC REVIEW       |
| DRAWN BY:     | DET III          |
| DATE:         | OCTOBER 14, 2025 |
| SCALE:        | AS NOTED         |
| SHEET NUMBER: |                  |

**L1.22**

PERMIT SET FOR

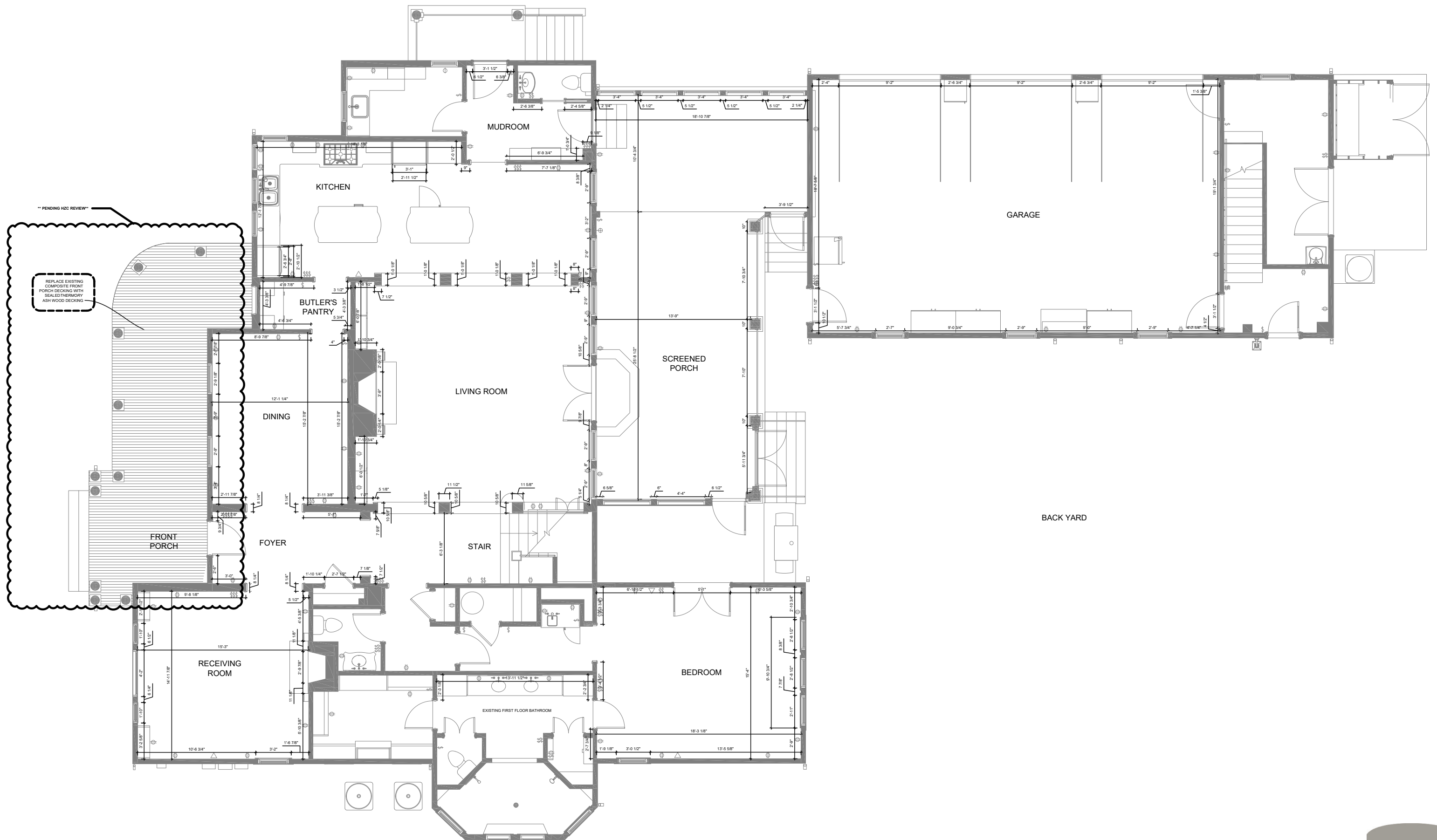
**T H E K A P L A N R E S I D E N C E**

717 GLASS LANE FRANKLIN, TENNESSEE

\*\*\* FOR REVIEW ONLY. NOT FOR CONSTRUCTION \*\*\*



KAPLAN RESIDENCE  
PERMIT SET  
, 2025  
CARDER DESIGN GUILD, LLC



PENDING NZC REVIEW

REPLACE EXISTING COMPOSITE FRONT PORCH DECKING WITH SEALED THERMALLY ASH WOOD DECKING

**EXISTING FIRST FLOOR PLAN  
WITH PORCH REVISIONS**

\*\*\* FOR REVIEW ONLY. NOT FOR CONSTRUCTION \*\*\*



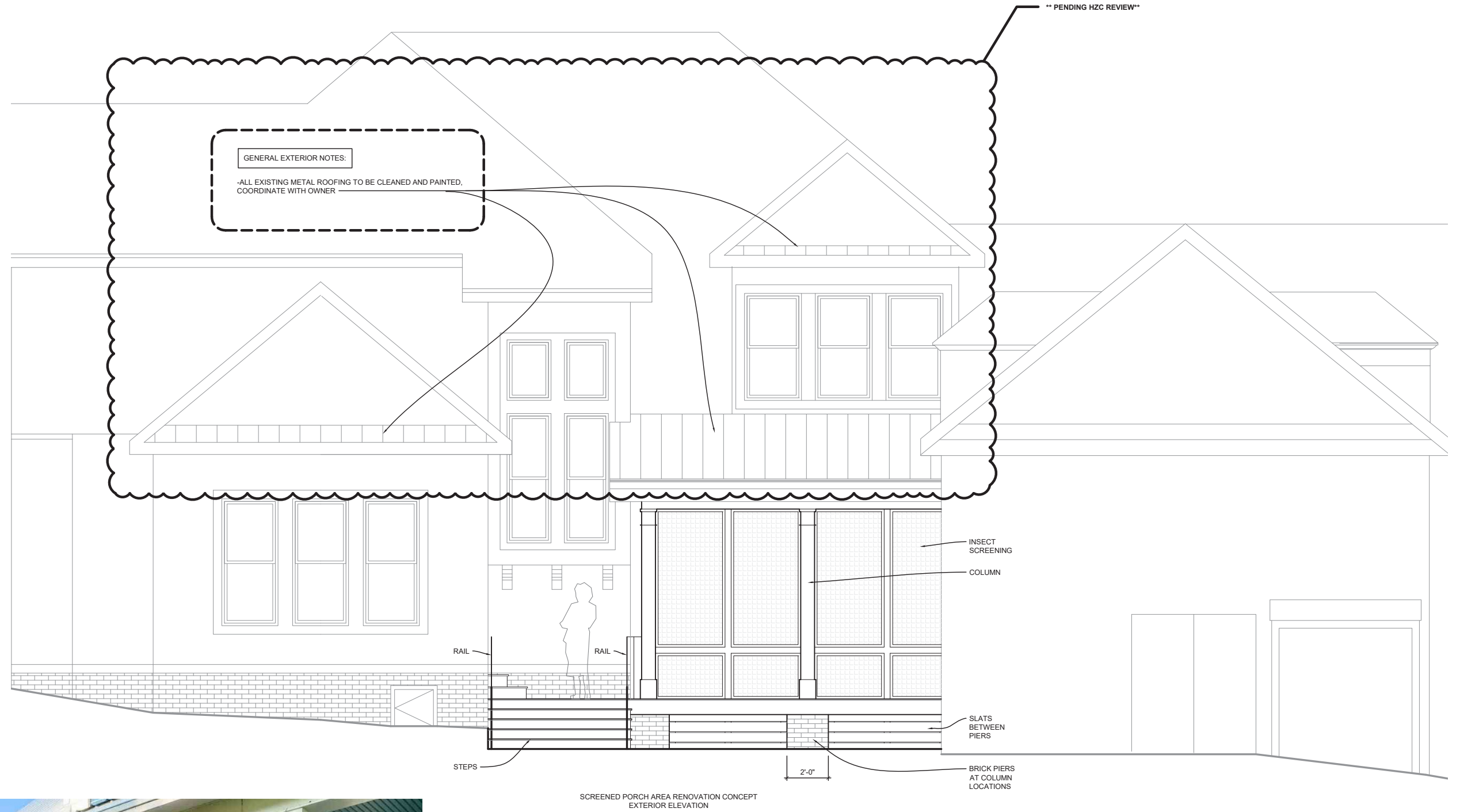
KAPLAN RESIDENCE  
PERMIT SET  
, 2025  
CARDER DESIGN GUILD, LLC



INSPIRATION IMAGE FOR SCREENED PORCH



INSPIRATION IMAGES FOR PORCH STEPS, PIERS AND SLATS BETWEEN PIERS



## RENOVATION CONCEPTS: SCREENED PORCH

\*\*\* FOR REVIEW ONLY. NOT FOR CONSTRUCTION \*\*\*



KAPLAN RESIDENCE  
PERMIT SET  
2025  
CARDER DESIGN GUILD, LLC





GAUNTLET GRAY SW 7019

Proposed Paint for Metal Roofs

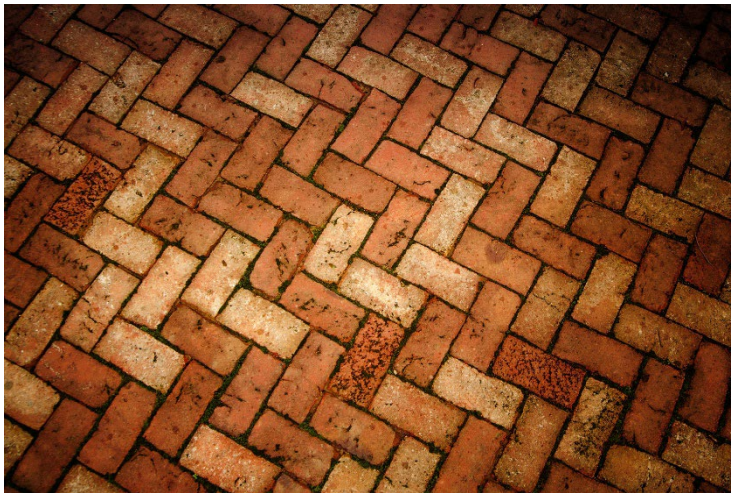
The process for painting the metal roofs:

*We will pressure wash the roof.*

*Scrape failing coatings.*

*Prime with a DTM (Direct to metal) Paint, 1 coat*

*and repaint with a DTM Exterior enamel, 2 coats*



Proposed Brick Herringbone Walkway



Example brick riser and stone tread for steps. Stone material example



Example stepping stone path material

# Stunning and sophisticated

Whether you choose Thermory Benchmark Ash for decking, cladding, or porch flooring, this gorgeous hardwood sets the bar for longevity and stability with proven rot resistance and a timeless aesthetic. Plus, our thermal modification process delivers consistency across every board for easy installation and impeccable construction.



**SPECIES:**

White ash

**APPLICATIONS:**

Decking  
Cladding  
Porch flooring



Thermally modified



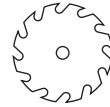
Sustainable



Weather resistant



Lightweight material



Smooth cutting



Rot resistant



Benchmark Ash Cladding  
Design: Carpentier Hardwood Solutions





Benchmark Ash Decking & Cladding  
Hobson Bowen MNP Landscape

## Decking

Create your dream outdoor space with durable, hardwood decking

|                            |                       |
|----------------------------|-----------------------|
| <b>WIDTHS:</b>             | 3.5" - 7.5"           |
| <b>THICKNESSES:</b>        | 0.79" - 1.65"         |
| <b>INSTALLATION TYPES:</b> | VISIBLE, HIDDEN, PACS |



Benchmark Ash Decking & Cladding  
Design: KAMR Architects. Photo: Terje Ugandi  
NOA Restaurant, Estonia

## Cladding

Give your walls a lift by bringing out their natural charm

|                            |                        |
|----------------------------|------------------------|
| <b>WIDTHS:</b>             | 3.5" - 7.5"            |
| <b>THICKNESSES:</b>        | 0.79" - 1.65"          |
| <b>INSTALLATION TYPES:</b> | VISIBLE, HIDDEN, SCREW |



Benchmark Ash Porch Flooring

## Porch flooring

Relax on a porch built for lazy days and quiet nights

|                           |                 |
|---------------------------|-----------------|
| <b>WIDTH:</b>             | 3.5"            |
| <b>THICKNESS:</b>         | 0.79"           |
| <b>INSTALLATION TYPE:</b> | VISIBLE, HIDDEN |

## Color transformation

Wood's natural aging process is influenced by how much exposure it has to the elements. The more Benchmark Ash is exposed to UV light and rain, the faster its color will transform from brown to silver—sometimes in as little as six months. To maintain your wood's natural color outdoors, simply treat the boards with a penetrating UV protective oil.



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**File #: 21-01342**

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**DATE:** 11/10/2025  
**TO:** Historic Zoning Commission  
**FROM:** Kelly Dannenfelser, Asst. Director of Planning  
Emily Huffer, Preservation Planner  
Elizabeth Bulay, Assistant Preservation Planner

**SUBJECT:**  
Consideration Of Alterations And An Addition (Accessory) At 1008 Fair St.; Jacob Layne, Applicant.

**PURPOSE:**  
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations and an addition to a non-historic accessory structure at 1008 Fair Street.

**APPLICABLE DESIGN GUIDELINES:**  
2022 Franklin Historic District Design Guidelines  
Chapter 5: Non-historic Accessory Structure  
Chapter 2: Non-historic Residential Building

**PROJECT INFORMATION:**  
COF Project Number: 8895  
Applicant: Jacob Layne, Studio 906  
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. This request was part of a larger application package and was deferred during the October HZC Meeting and feedback has been incorporated into the application.

The proposal includes a request for alterations and an addition to the existing accessory structure. The proposed location and orientation of the structure will remain the same.

**Alterations:**  
The alterations proposed to the non-historic accessory structure will alter the roofline from a pyramidal roof to a side gable, add a front-facing gable, shed dormers, a new garage bay, new garage doors, windows, and light fixtures. The height of the structure will increase to 17'6". The proposed dormers will have a 2.5:12 pitch. The materials will match those of the existing structure

and principal building: lap siding with a 5" reveal, 9-lite fixed and casement wood windows, and an asphalt shingle roof. The Guidelines recommend the following:

- Design new windows and new window openings to be compatible with surrounding historic buildings.

The proposed alterations to the existing structure are appropriate. Specifications for the windows and doors shall be submitted to preservation planning staff to ensure the profile is compatible with the profile of windows on historic buildings. The use of fixed windows, while less common on historic buildings, is found on the principal building on the property and appears to be compatible with the existing windows.

**Addition:**

A 586 sq. ft. addition is proposed to the existing 766 sq. ft. structure, for a total footprint of 1352 sq. ft. The design of the addition will utilize a roof break and an inset to differentiate the addition from the footprint of the existing structure. Two different style doors are proposed, one 2/3 lite door with a 12-lite pattern and one set of French doors on the left elevation, which is the least visible from public view. The materials will match the materials of the existing structure and principal building. Lap siding with a 5" reveal, double hung wood windows, and an asphalt shingle roof. The gutters and downspouts will match the Ogee-style and round downspouts found on the principal building.

The proposed alterations and additions have incorporated feedback and are compatible with the historic district in terms of the level of complexity and design proposed for the accessory structure. The structure is appropriately sized at 50% of the principal building's footprint and approximately 17% of lot coverage. The details and ornamentation are simple and consistent with the details of the historic building. The proposed materials for the addition are appropriate. However, window and door specifications shall be submitted to staff for review. The proposed doors appear compatible and secondary to the doors found on the principal building.

**RECOMMENDATION:**

**Staff recommends approval of the alterations and addition to the accessory structure with the following conditions:**

1. The garage doors must match the inspiration character image for both the larger door and smaller garage door and a specification sheet must be submitted to the Preservation Planner prior to building permit issuance.
2. The window specifications must be submitted to the Preservation Planner to ensure a historic profile is proposed.
3. The lighting specifications must be submitted to the Preservation Planner or the Historic Zoning Commission prior to installation for review and approval.
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.

1008 FAIR ST

SITE PLAN  
KATY BELL INTERIORS

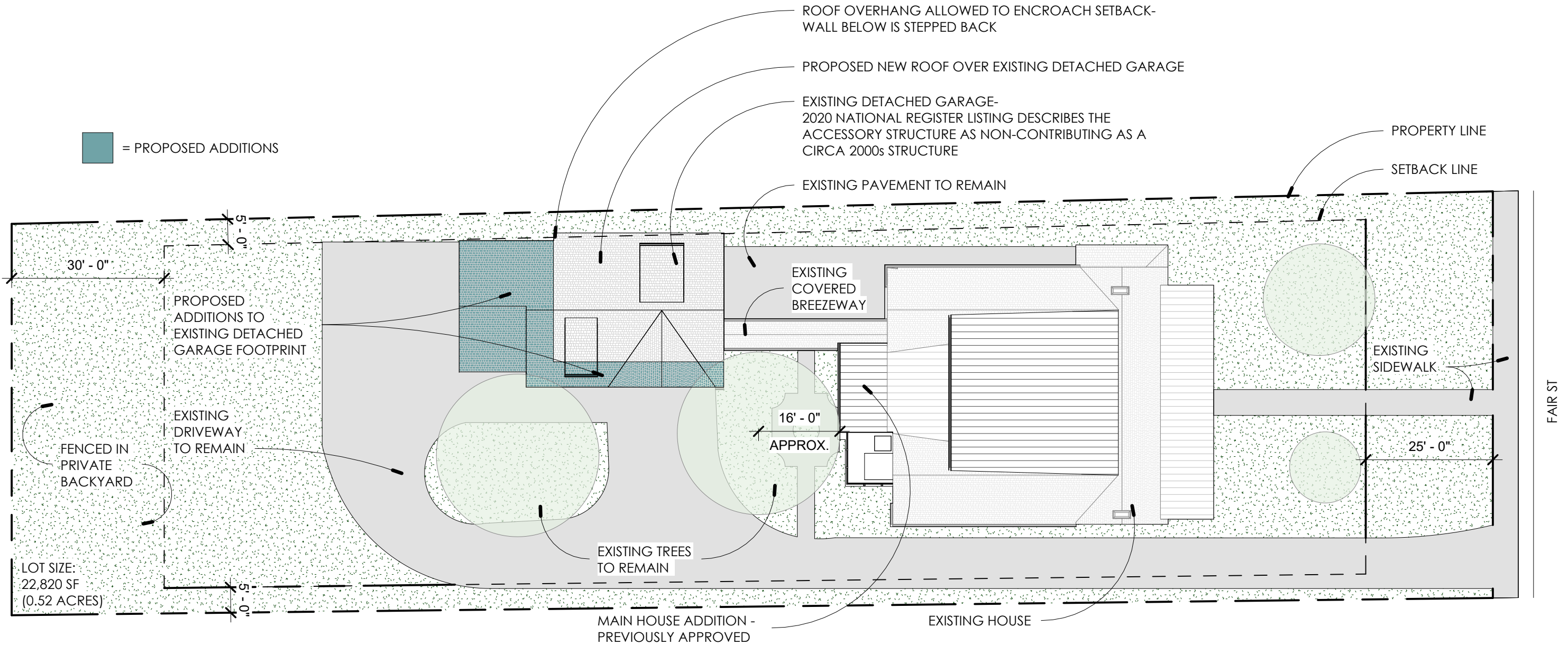
| DETACHED GARAGE                     |                                |
|-------------------------------------|--------------------------------|
| EXISTING DETACHED GARAGE FOOTPRINT: | 766 SQ FT (APPROX.)            |
| PROPOSED GARAGE ADDITION FOOTPRINT: | 586 SQ FT (586 SQ FT ALLOWED)  |
| PROPOSED DETACHED GARAGE FOOTPRINT: | 1,352 SQ FT (1,352 SQ FT MAX.) |

\*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:        | 157 SQ FT (728 SQ FT ALLOWED) |
| PROPOSED MAIN HOUSE FOOTPRINT:          | 2,705 SQ FT                   |

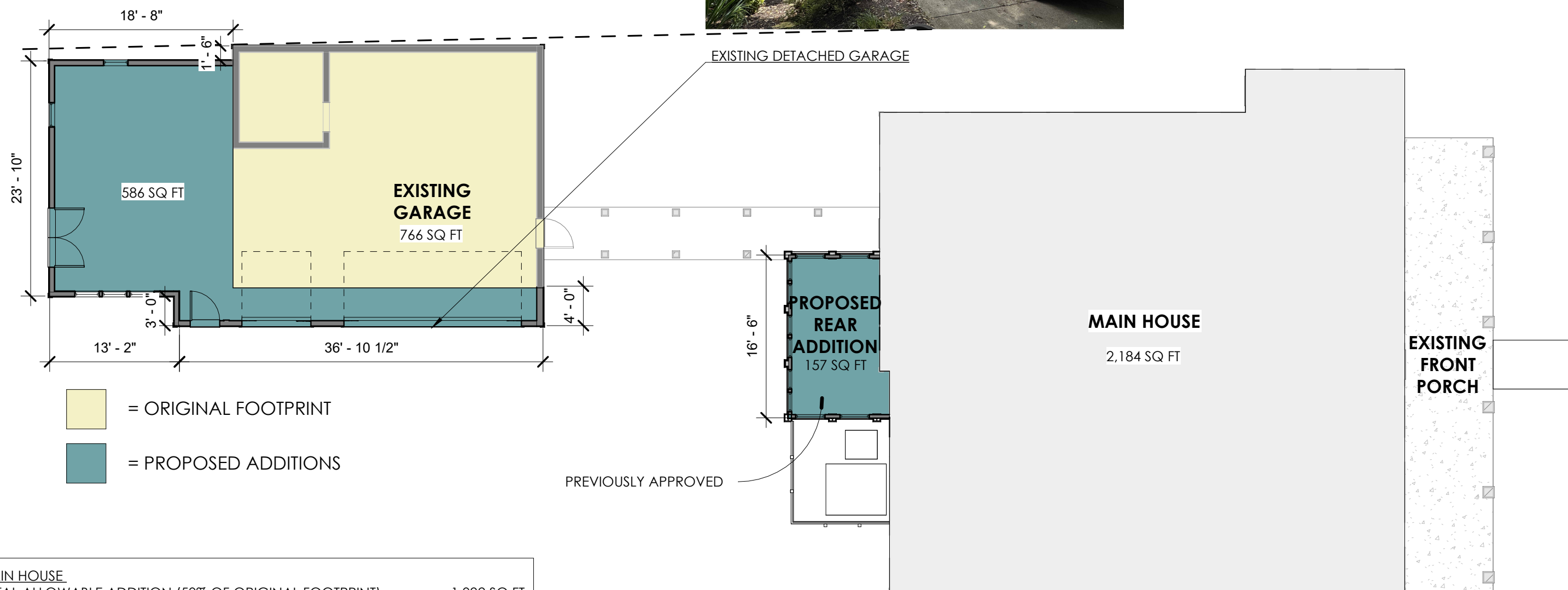
\*TOTAL SQ FT OF **ALL** ADDITIONS IS ALLOWED TO BE UP TO 50% OF HISTORIC FOOTPRINT

PROPOSED LSA : 47% (40% MIN.)



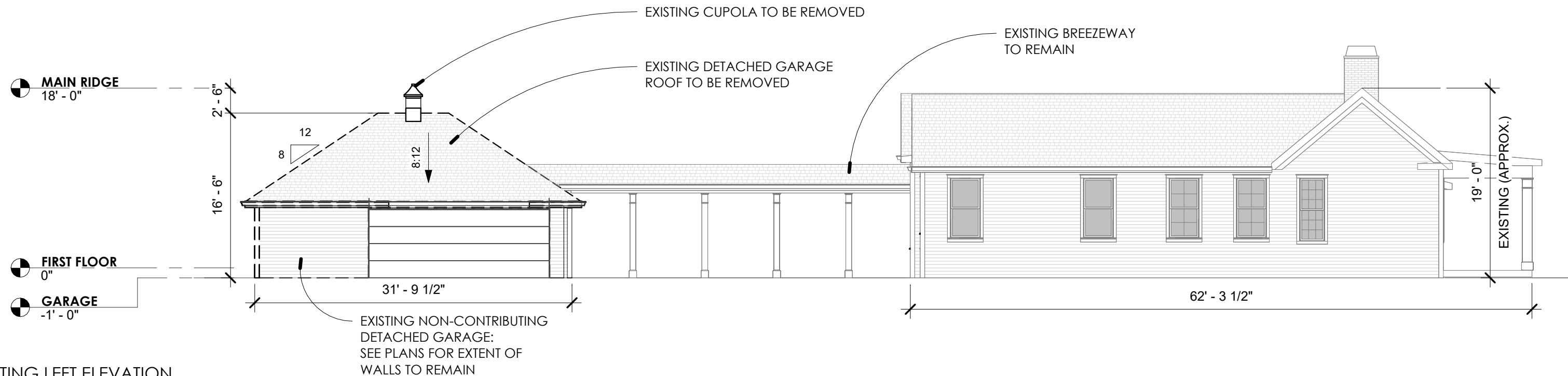
PROPOSED SITE PLAN

1" = 20'-0"



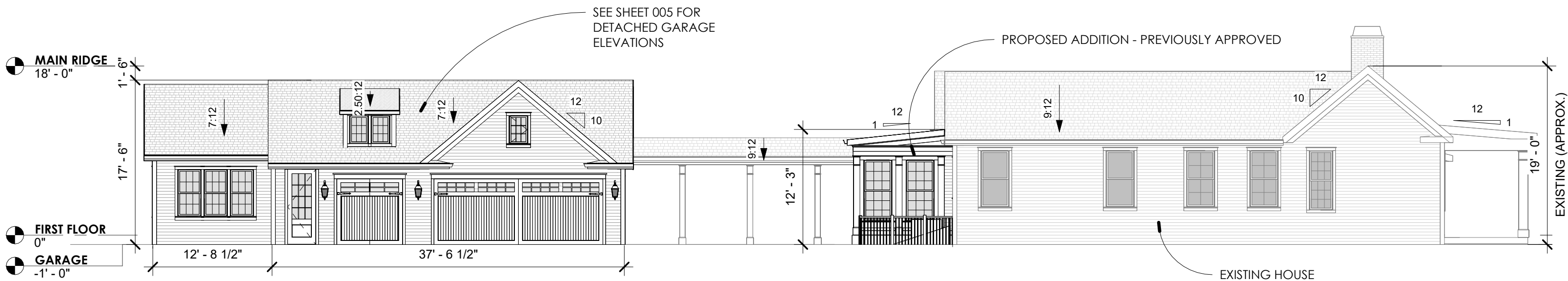
|  |             |
|--|-------------|
| <b>MAIN HOUSE</b>                                      |             |
| TOTAL ALLOWABLE ADDITION (50% OF ORIGINAL FOOTPRINT) = | 1,092 SQ FT |
| PREVIOUS AND PROPOSED ADDITIONS TOTAL =                | 521 SQ FT   |
| PROPOSED TOTAL NEW FOOTPRINT =                         | 2,705 SQ FT |

|  |             |
|--|-------------|
| <b>DETACHED GARAGE</b>                                   |             |
| TOTAL ALLOWABLE ADDITION (50% OF MAIN HOUSE FOOTPRINT) = | 586 SQ FT   |
| PROPOSED ADDITIONS TOTAL =                               | 586 SQ FT   |
| PROPOSED TOTAL NEW FOOTPRINT =                           | 1,352 SQ FT |



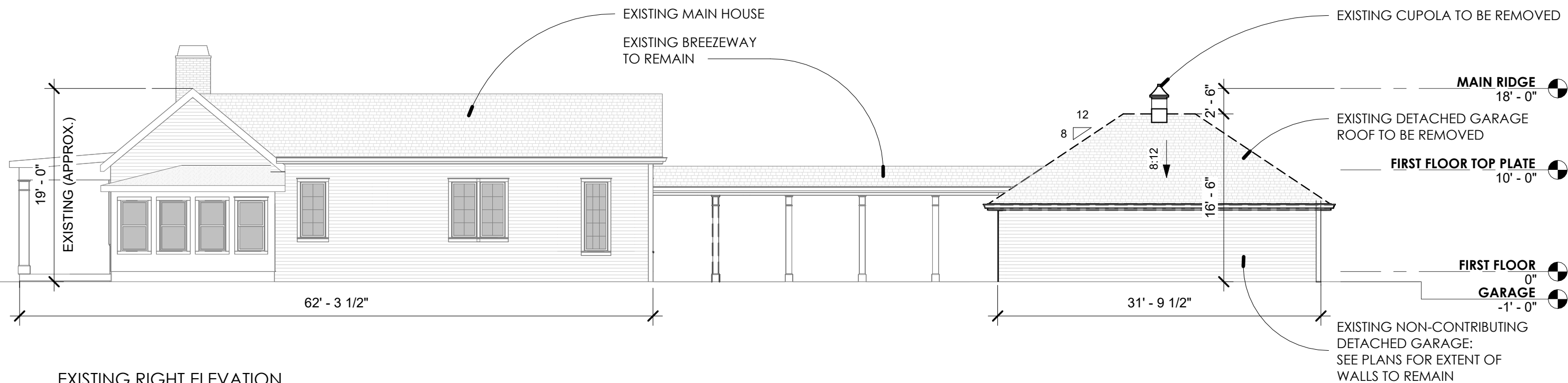
EXISTING LEFT ELEVATION

1" = 10'-0"



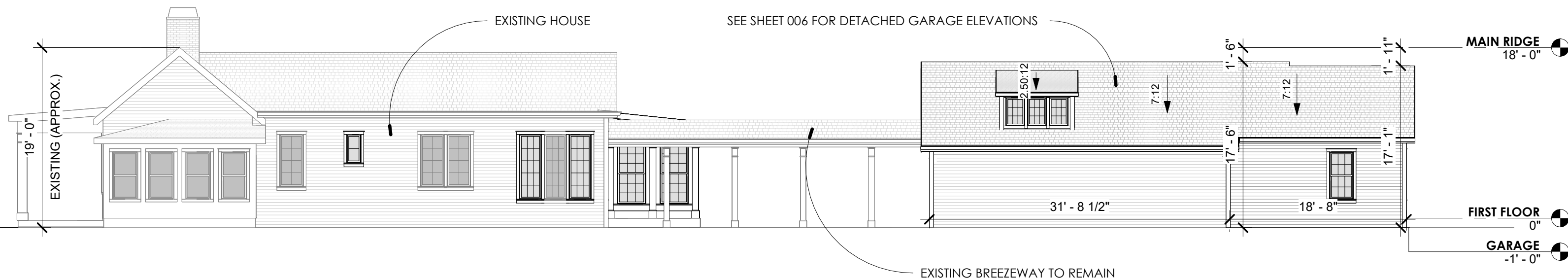
PROPOSED LEFT ELEVATION

1" = 10'-0"



EXISTING RIGHT ELEVATION

1" = 10'-0"

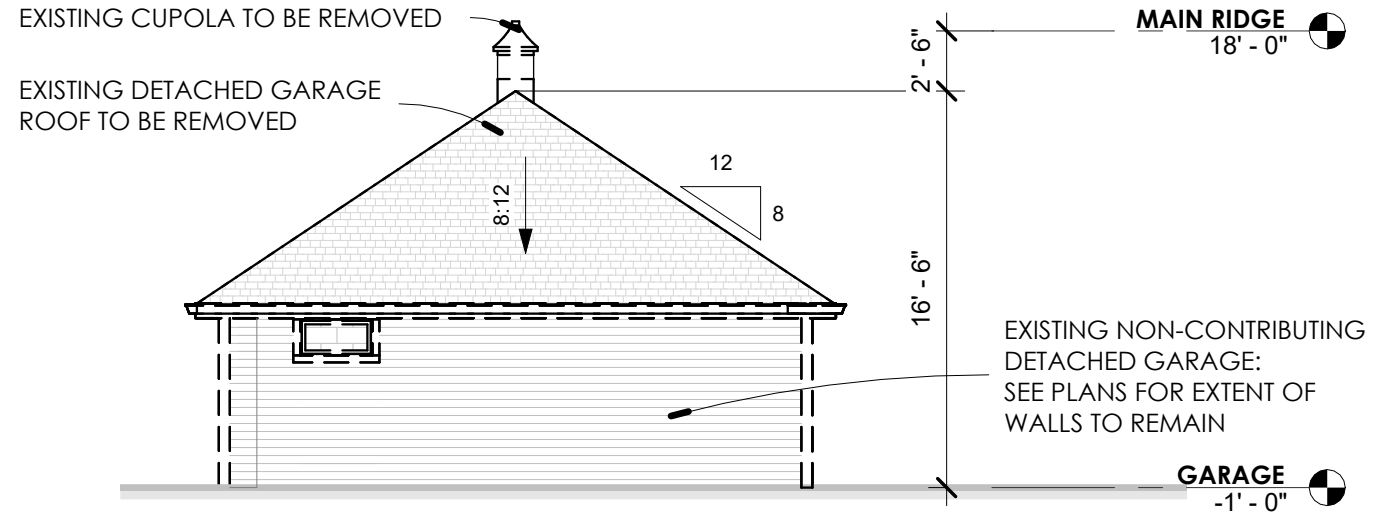


PROPOSED RIGHT ELEVATION

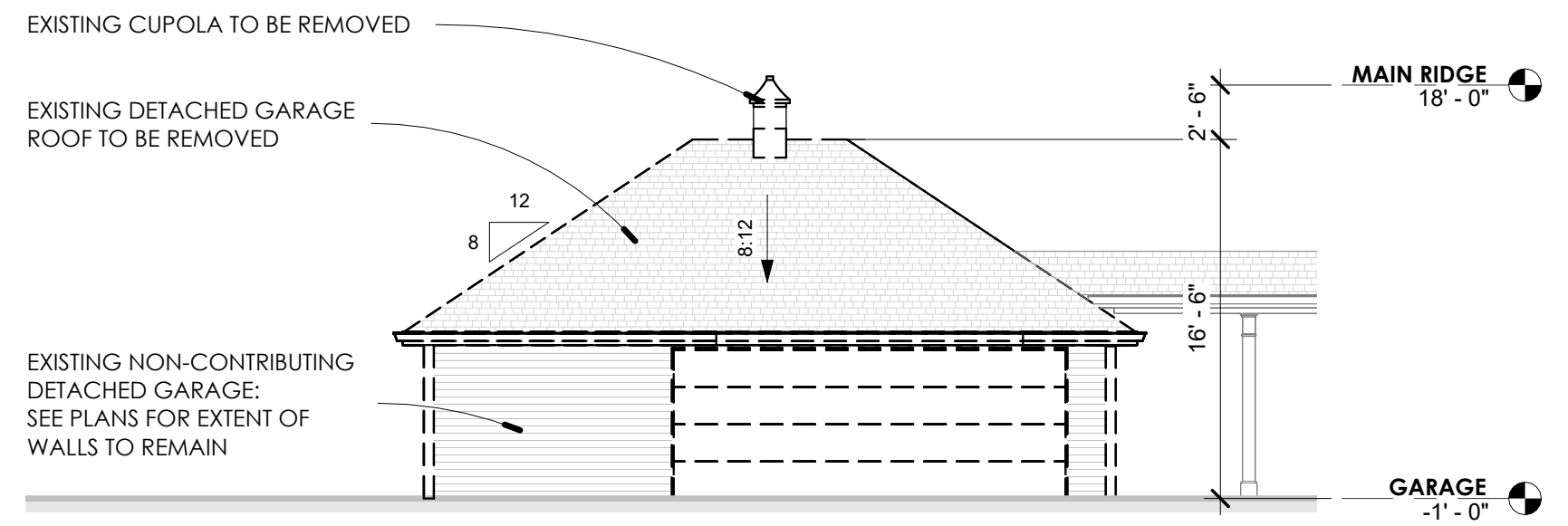
1" = 10'-0"

1008 FAIR ST

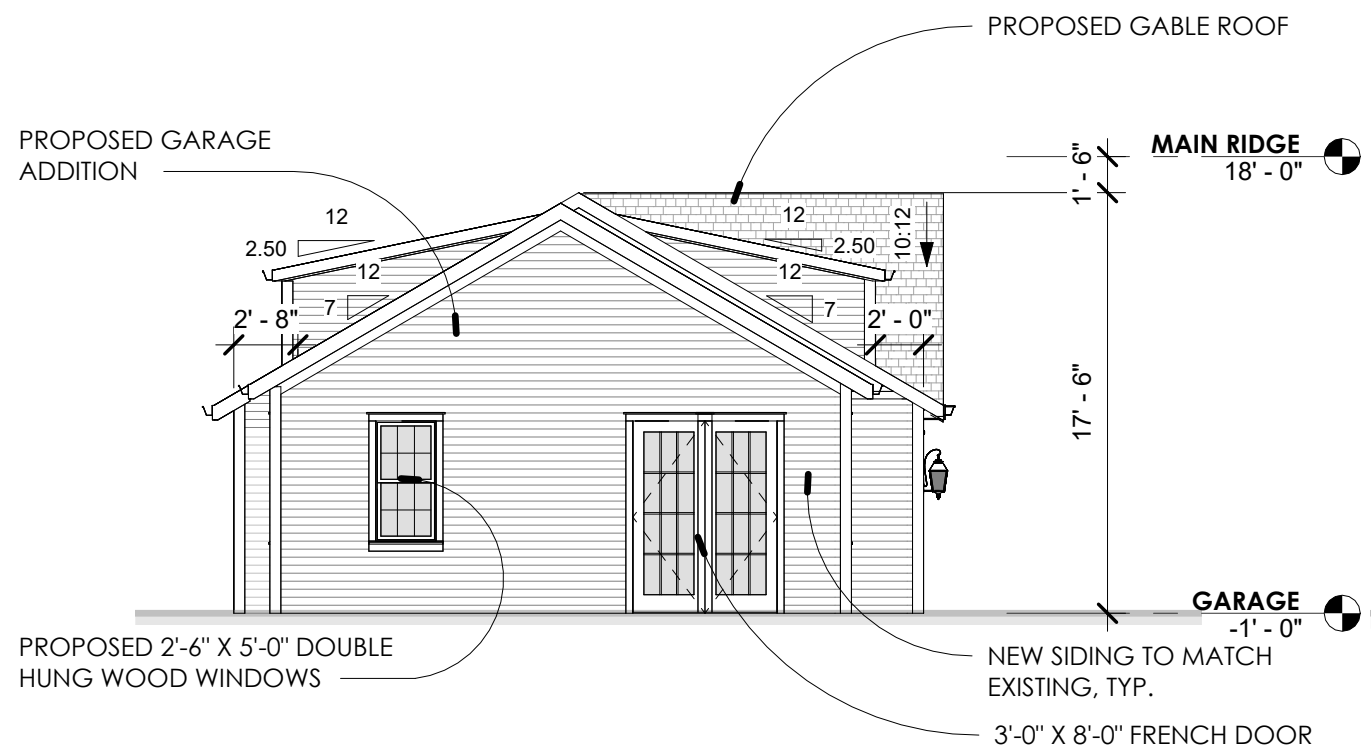
DETACHED GARAGE ELEVATIONS  
KATY BELL INTERIORS



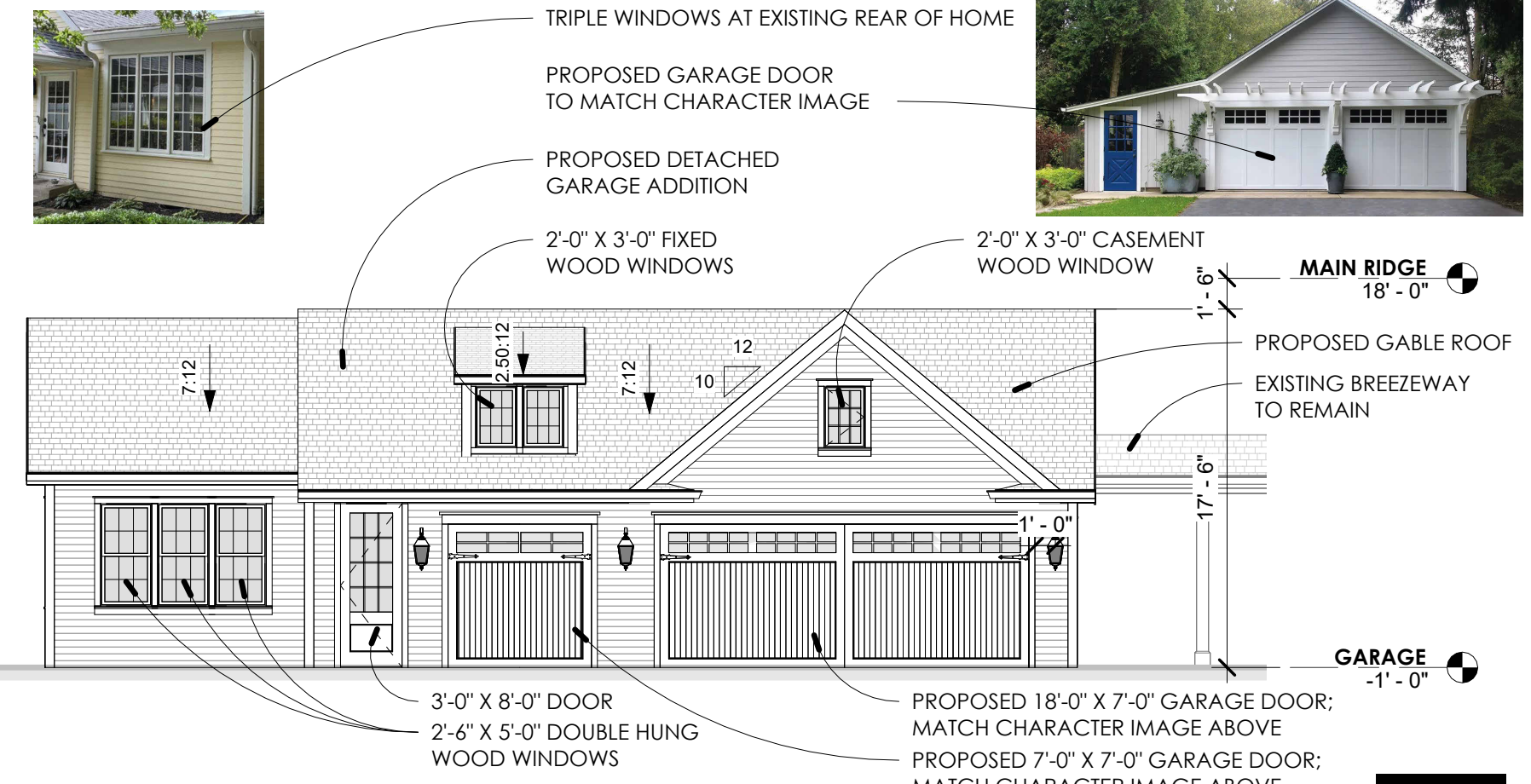
EXISTING DETACHED GARAGE LEFT ELEVATION  
1/8" = 1'-0"



EXISTING DETACHED GARAGE FRONT ELEVATION  
1/8" = 1'-0"



PROPOSED DETACHED GARAGE LEFT ELEVATION  
1/8" = 1'-0"

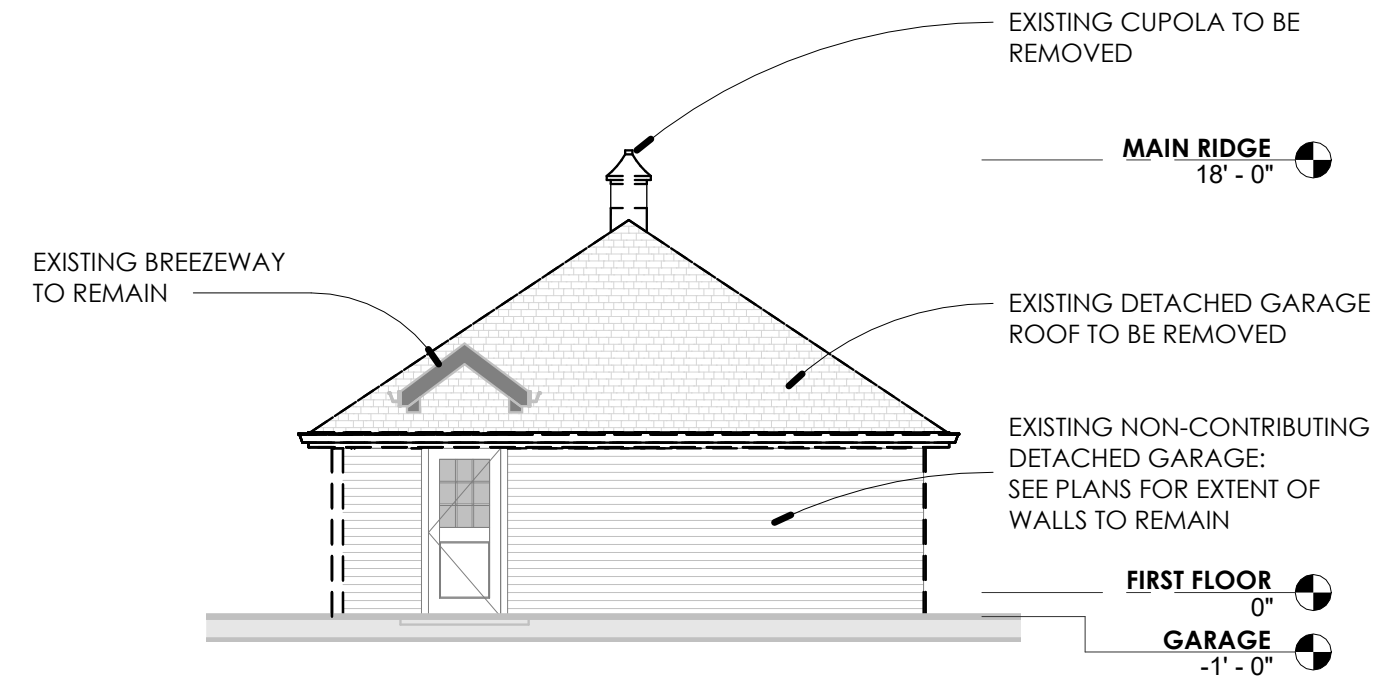
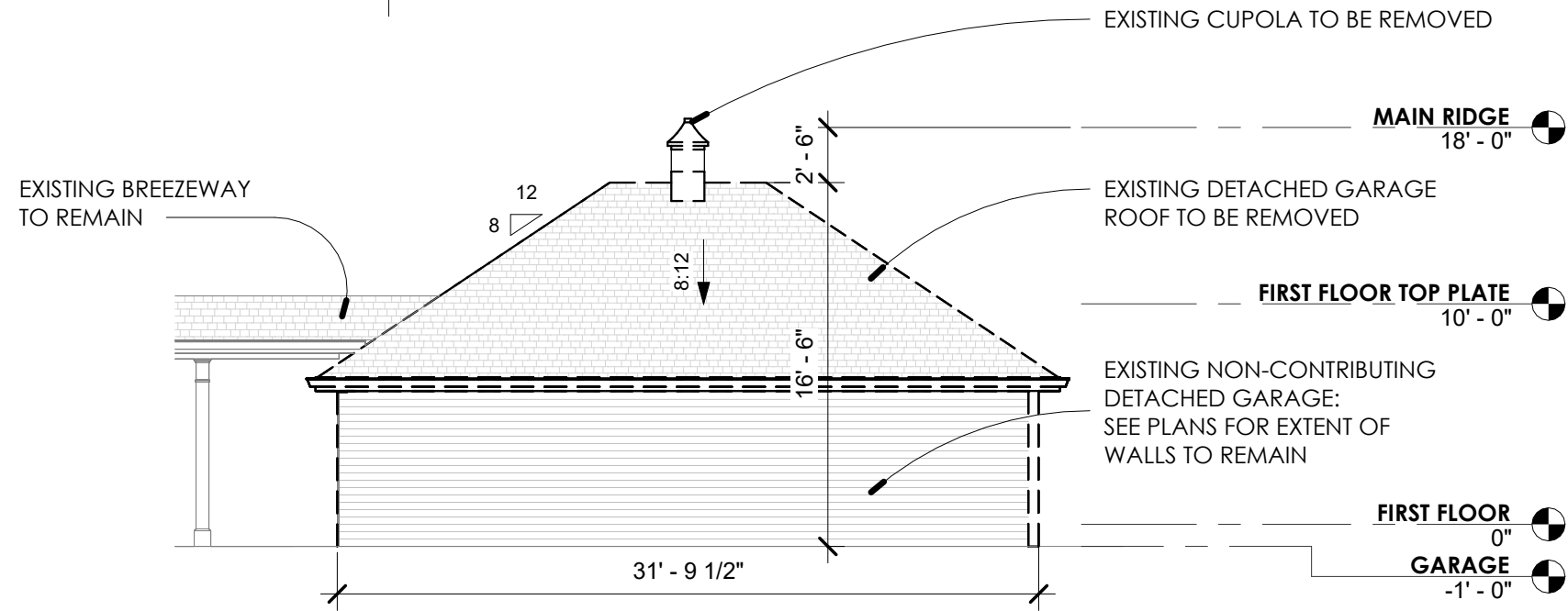


PROPOSED DETACHED GARAGE FRONT ELEVATION  
1/8" = 1'-0"



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



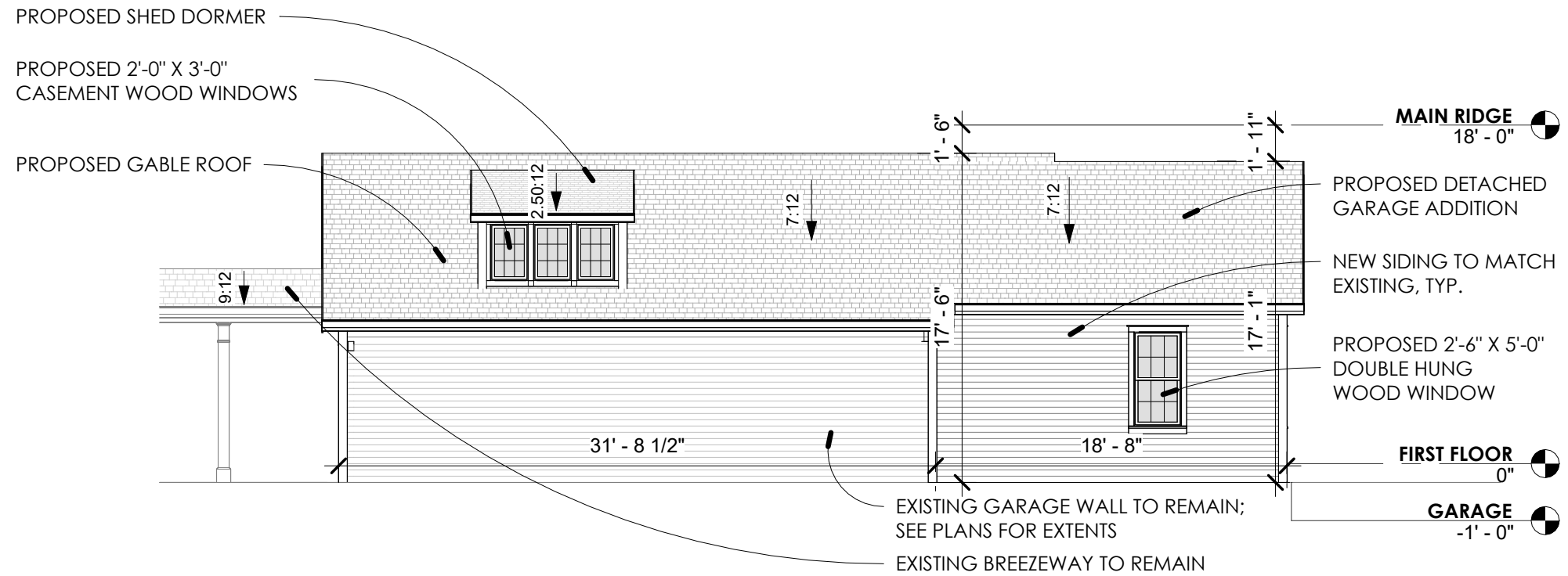


EXISTING DETACHED GARAGE REAR ELEVATION

1/8" = 1'-0"

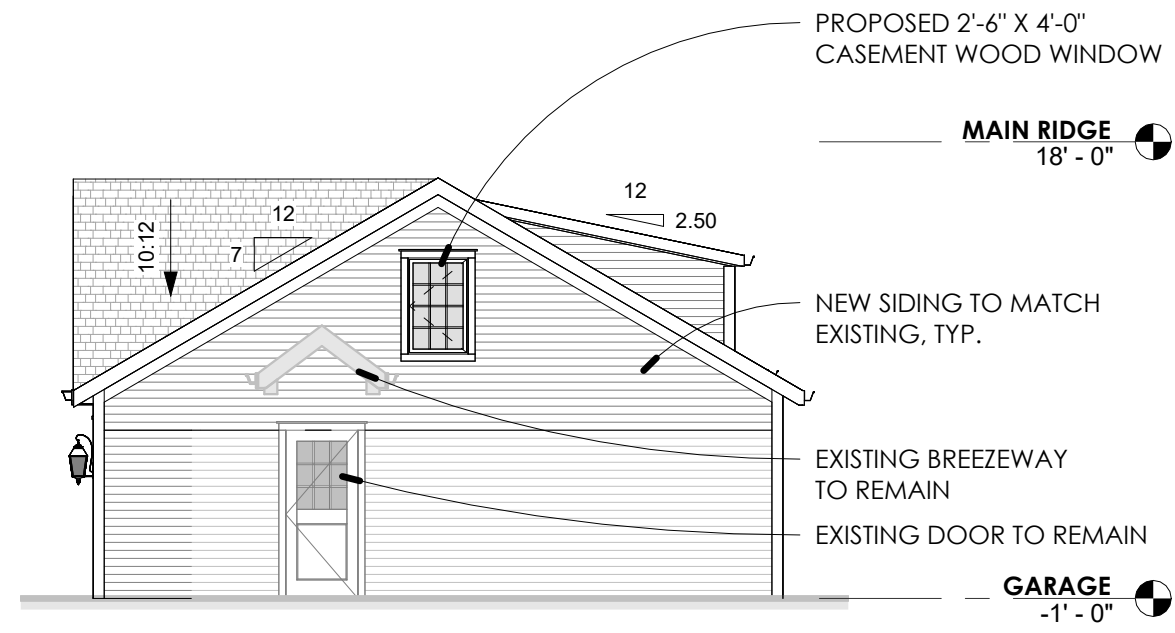
EXISTING DETACHED GARAGE RIGHT ELEVATION

1/8" = 1'-0"



PROPOSED DETACHED GARAGE REAR ELEVATION

1/8" = 1'-0"



PROPOSED DETACHED GARAGE RIGHT ELEVATION

1/8" = 1'-0"

1008 FAIR ST

DETACHED GARAGE PERSPECTIVE

KATY BELL INTERIORS



EXISTING WHITE PREFINISHED DOWNSPOUT



EXISTING 5" SIDING



PROPOSED GUTTER ON DETACHED GARAGE  
ADDITION TO MATCH PREFINISHED OGEE GUTTER  
ON EXISTING MAIN HOUSE; SIZE TO MATCH  
EXISTING

PROPOSED DOWNSPOUT ON DETACHED  
GARAGE ADDITION TO MATCH WHITE  
PREFINISHED DOWNSPOUT ON EXISTING  
MAIN HOUSE; SIZE TO MATCH EXISTING

PROPOSED SIDING TO MATCH SIZE &  
COLOR OF EXISTING 5" REVEAL



HISTORIC  
FRANKLIN  
TENNESSEE

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

**Address:** 414 Bridge St. (Downtown Franklin Historic District)  
**Applicant:** Justin Schwallie  
**Owner:** Rebekah Fisher  
**Project #:** 8951  
**Type of Work:** Consideration of Signage (Post-and-Arm Panel)

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

**Approval Date:** October 9, 2025  
**Expiration Date:** October 9, 2027 (if work has not commenced)  
**Reviewed By:** Elizabeth Bulay

### APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the addition of a new panel on the existing post-and-arm sign and installation of a directory sign located at 414 Bridge Street.

### Post-and-Arm Sign:

The Guidelines allow for administrative approval of post-and-arm signs if all recommendations are met.

- **Location:** The Guidelines state to place the sign in a traditional front yard location and perpendicular to the public sidewalk. The existing post-and-arm sign is located in a traditional location, and the location is not being altered. The location is appropriate.
- **Quantity:** The Guidelines state that a maximum of one per building is recommended only if no post-and-panel signs exist. One post-and-arm sign exists for the building. The quantity is not increasing, as a new panel is proposed for the existing sign. This is one of two signs proposed on the site. The quantity is appropriate.
- **Sign Area:** The Guidelines state the recommended sign area maximum is 9 sq. ft. The existing sign area is 6.2 sq. ft. The new proposed panel is 1.04 sq. ft. and would bring the total sign area to 7.25 sq. ft. The proposed sign area is appropriate.
- **Height:** The Guidelines state that the maximum post height is 7 feet. The existing sign height is not being altered. The height is appropriate.

- **Material:** The Guidelines state that the sign shall be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign panel is an Aluminum Composite Material (ACM) with matte printed vinyl. The signpost material is not changing. The sign material is appropriate.
- **Color:** The Guidelines state that a maximum of 3 colors, and with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed background color is green with a lighter beige lettering. The proposed colors are appropriate.
- **Illumination:** No new illumination is proposed.

### **Directory Sign:**

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

- **Location:** The Guidelines state to place the sign near the entrance. The sign is proposed to be placed near the rear entrance of the building. The proposed placement is appropriate.
- **Quantity:** The Guidelines state that a maximum of one per building, and where there is an entrance on a rear facade that faces a parking area, an additional sign may be considered. One directory sign is proposed on the rear façade, and no other directory signs exist. This is the second sign proposed on the site. The quantity is appropriate.
- **Sign Area:** The Guidelines state the recommended sign area maximum is 4.5 sq. ft per entrance. The proposed panel is .5 sq. ft. The sign area is appropriate.
- **Height:** The Guidelines state that the maximum height is 6 feet to the top of the sign area. The proposed height is approximately 5'5" to the top of the sign area. The height is appropriate.
- **Material:** The Guidelines state that the sign shall be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign panel is a matte Aluminum Composite Material (ACM) with printed vinyl. The sign material is appropriate.
- **Color:** The Guidelines state that a maximum of 3 colors, and with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed background color is black with white lettering. The proposed colors are appropriate.
- **Illumination:** No new illumination is proposed.

### **APPLICABLE GUIDELINES**

Chapter 8 – Signs

### **APPROVED WORK SPECIFICATIONS**

The post-and-arm sign panel and directory sign are **approved** with the following conditions:

- The sign panels must utilize matte background finishes.
- 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/>



SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

PHONE: (615) 503-9972 320 PREMIER CT #222 FRANKLIN, TN 37067 FAX: (615) 503-9840

Job Number: 14895

Order Date: 09/16/2025

Estimate: \$ 976.78

Salesperson: Justin Schwallie

Customer: Trudie Condra

Company: Rogers, Shea & Spanos

Address: 414 Bridge Street

City: Franklin

Zip Code: 37064

Phone Number: 615-320-0600

Once the signature sheet is returned and signed, and a 50% down payment is placed the paperwork will be submitted to the code department(s). Code departments operate on their own timeframe. Once we have received approval from the code department(s) we will begin production.

Production Time: 4 to 6 weeks



Custom Color Vinyl



Sign - 25" x 6" = 1.04 sqft.

Comments:

6mm ACM with matte printed vinyl - double-sided

Installed to existng slat via grommets and chain/hooks

Customer Signature: \_\_\_\_\_

Landlord Name (Printed): \_\_\_\_\_

Landlord Signature: \_\_\_\_\_



SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

PHONE: (615) 503-9972 320 PREMIER CT #222 FRANKLIN, TN 37067 FAX: (615) 503-9840

Job Number: 14895

Order Date: 09/16/2025

Estimate: \$ 976.78

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Customer: Trudie Condra

Company: Rogers, Shea & Spanos

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City: Franklin

Zip Code: 37064

Phone Number: 615-320-0600

Once the signature sheet is returned and signed, and a 50% down payment is placed the paperwork will be submitted to the code department(s). Code departments operate on their own timeframe. Once we have received approval from the code department(s) we will begin production.

Production Time: 4 to 6 weeks

Matte 3mm ACM



Cut vinyl



Sign - 17.5" x 4.2" = .51 sqft.



Comments:

Matte black ACM with white cut vinyl

Installed to wall with double -sided VHB tape

Customer Signature: \_\_\_\_\_

Landlord Name (Printed): \_\_\_\_\_

Landlord Signature: \_\_\_\_\_



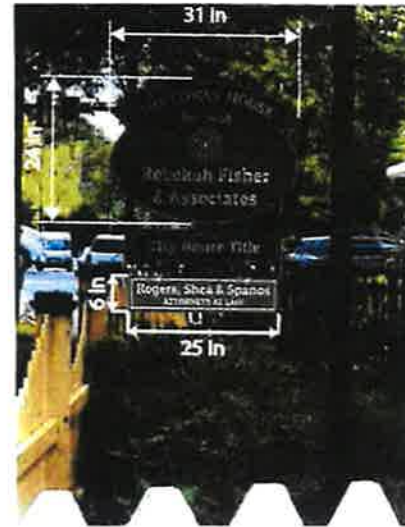
SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS  
PHONE (615) 503-9972 320 PREMIER CT #222 FRANKLIN, TN 37067 FAX (615) 503-9940

Job Number: 14895  
Order Date: 09/16/2025  
Estimate: \$ 976.78  
Salesperson: Justin Schwallie

Customer: Trudie Condra  
Company: Rogers, Shea & Spanos  
Address: 414 Bridge Street  
City: Franklin  
Zip Code: 37064  
Phone Number: 615-320-0600

Once the signature sheet is returned and signed, and a 50% down payment is placed the paperwork will be submitted to the code department(s). Code departments operate on their own timeframe. Once we have received approval from the code department(s) we will begin production.

Production Time: 4 to 6 weeks



Custom Color Vinyl



Sign - 25" x 6" = 1.04 sqft.

Comments:

6mm ACM with matte printed vinyl - double-sided

Installed to existing slat via grommets and chain/hooks

Customer Signature: *Abner A Rogers*  
Landlord Name (Printed): Rebekah Fisher  
Landlord Signature: *Rebekah Fisher*



SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

Phone: (615) 503-9972 320 PREMIER CT 2222 FRANKLIN, TN 37067 Fax: (615) 503-9840

Job Number: 14895  
Order Date: 09/16/2025  
Estimate: \$ 976.78  
Salesperson: Justin Schwallie

Customer: Trudie Condra  
Company: Rogers, Shea & Spanos  
Address: 414 Bridge Street  
City: Franklin  
Zip Code: 37064  
Phone Number: 615-320-0600

Once the signature sheet is returned and signed, and a 50% down payment is placed the paperwork will be submitted to the code department(s). Code departments operate on their own timeframe. Once we have received approval from the code department(s) we will begin production.

Production Time: 4 to 6 weeks

Matte 3mm ACM



Cut vinyl



**Rogers, Shea & Spanos**  
2nd Floor



Sign - 17.5" x 4.2" = .51 sqft.

Comments:

Matte black ACM with white cut vinyl

Installed to wall with double-sided VHB tape

Customer Signature: *Joan Rogers*  
Landlord Name (Printed): Rebekah Fisher  
Landlord Signature: *Rebekah Fisher*

# OWNER AFFIDAVIT

## City of Franklin, Tennessee

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

078C A 00300 00009078C  
(Property Parcel/Tax ID Number)

and located at:

414 Bridge Street, Franklin, TN 37064  
(Street Address)

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

Trudie Condra, Office Manager of Rogers, Shea & Spanos  
(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.

*Rebekah E. Fisher*  
Signature

414 Bridge Street  
Property Owner Mailing Address

Franklin, TN 37064  
City, State & Zip

Subscribed and sworn to before me this

12th day of August, 20 25.

*Mary Clifton*  
Notary Public

My Commission Expires: 10/26/25





**Project Overview** **#1880769**

**Project Title:** 414 Bridge Street **Jurisdiction:** Franklin  
**Application Type:** 08b) Administrative Certificate of Appropriateness (COA) **State:** TN  
**Workflow:** COA Administrative Default **County:** Williamson

**Required Administrative Review COA Application Supporting Materials**

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

**Signage:**

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height from grade, materials, and colors
- Photographs of installation locations
- 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

**Minor Alterations:**

- Description of project
- Specifications for all materials within scope of work

- Site plan/Aerial Image of the project location demonstrating visibility from public view
- Photographs and documentation of the existing conditions within scope of work
- Renderings and Plans of proposed work
- 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**

Justin Schwallie  
 Franklin Sign Company  
 320 Premier Court, Suite #222  
 Franklin, TN 37067  
 P:6155039972  
[info@franklinsignco.com](mailto:info@franklinsignco.com)

**Property Owner**

**Property Owner**

Rebekah E. Fisher  
  
 414 Bridge Street  
 Franklin, TN 37064  
 P:(615) 224-8701  
[rfisher@rfisherandassociates.com](mailto:rfisher@rfisherandassociates.com)

**Address**

**Project Address or Parcel:** 414 BRIDGE ST (078C-A00300)

**Calculated Acreage: Parcel**

- 414 BRIDGE ST: 0.46637599

**Scenic Corridor Overlay:**

**Hillside/Hillcrest Overlay:**

**Flood Fringe Overlay:**

**500ft Buffer of Hillside Overlay:**

**Type of Work Proposed:** Signage

**Height of Overall Sign:** .5

**Columbia Avenue Overlay:**

**Zoning District: Zoning Districts**

- 414 BRIDGE ST: OR

**Central Franklin Overlay:**

**Historic Preservation Overlay: Historic Preservation Overlay**

- 414 BRIDGE ST: Historic Preservation Overlay

**Floodway Overlay:**

**Type of Signage Proposed:** Wall sign on rear and panel added to multi-ten

**Height of Sign Face or Sign Area:** 1

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

HVAC Type:

### Narrative

**Project Description:**

Adding 1 - 25"x6" panel to the multi tenant signage out front. Also adding a 17.5"x4.2" sign under a light next to the back door entrance.



HISTORIC  
FRANKLIN  
TENNESSEE

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

**Address:** 1840 William Campbell Ct. (Boyd Mill Avenue Historic District)  
**Applicant:** Jason Goddard  
**Owner:** Scott Jones  
**Project #:** 8960  
**Type of Work:** Consideration of Rear Yard Fencing

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

**Approval Date:** October 13, 2025  
**Expiration Date:** October 13, 2025 (if work has not commenced)

### APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of rear yard fencing at 1840 William Campbell Court.

The Guidelines allow for administrative approval of rear yard fencing if all recommendations are met. Rear yard fencing is defined as fencing recessed at least 20’ from the front facade of the building.

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed fence appears to meet the Guidelines for location, as it is being proposed in the rear yard around a courtyard to enclose a pool.
- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7’ in height. The height of the proposed new fence is appropriate at 48”-52”.
- **Material:** The Guidelines state that fences and walls are to be designed so that they support the historic character of the district. The use of wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate, based on the site and setting for rear yards. The proposed wood picket fence is appropriate. The wood picket relates to historic fencing that previously existed on the site.
- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is a 48”-52” wood picket fence with 60” posts. The proposed design of the wood fence is appropriate

## **APPLICABLE GUIDELINES**

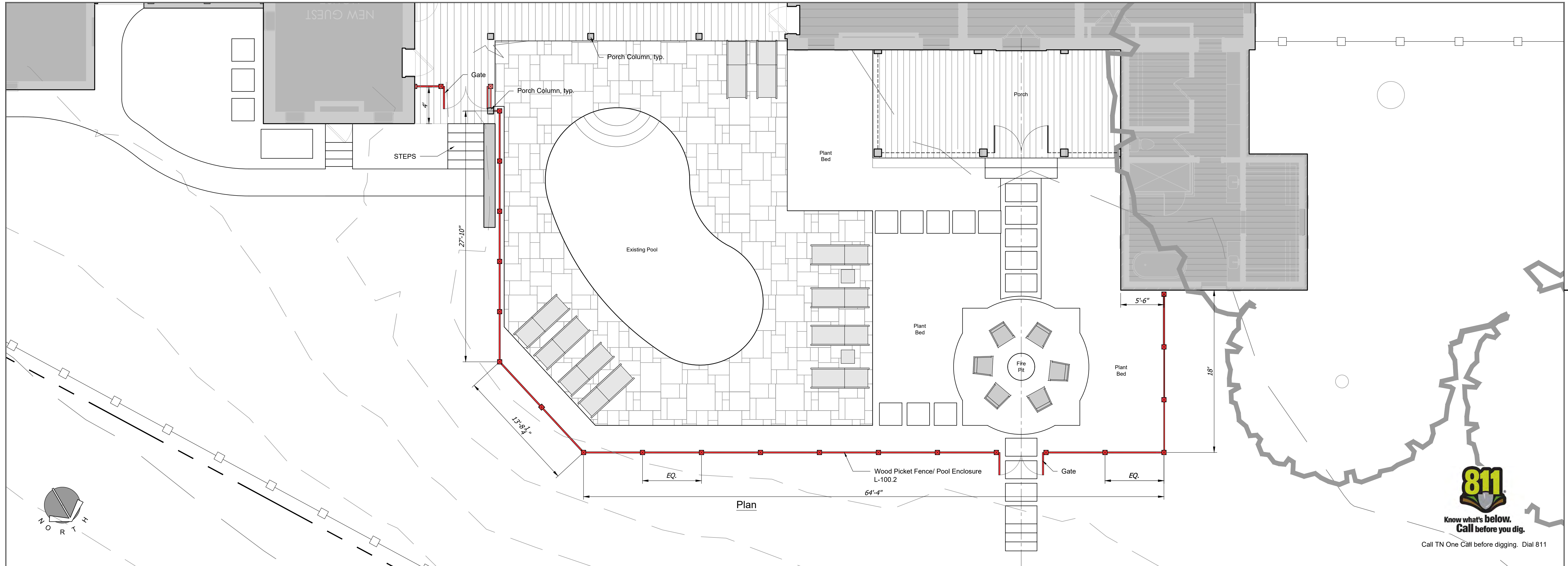
### Chapter 7 – Fences, Gates, and Walls

## **APPROVED WORK SPECIFICATIONS**

The rear yard wood fencing is **approved** with the following conditions:

- The fencing may be installed as shown in light of the Historic District Design Guidelines.
- Per the Guidelines, all gates (if they open to public sidewalks) must be configured to swing inwardly.
- 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/>



Call TN One Call before digging. Dial 811



Rear Elevation

Wood Picket Fence/ Pool Enclosure L-100.2

**Jones Residence**  
 Magnolia Hall - Franklin, TN

**Picket Fence - Pool Enclosure**

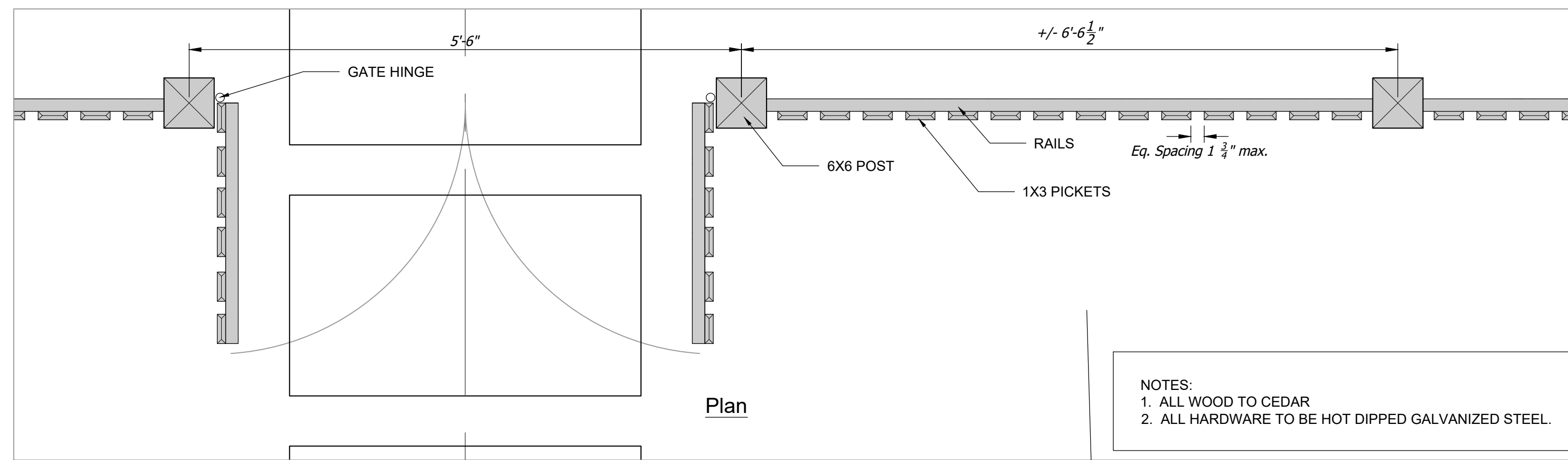
date. September 23, 2025  
 revisions. October 2, 2025

project no. 24018  
 scale.

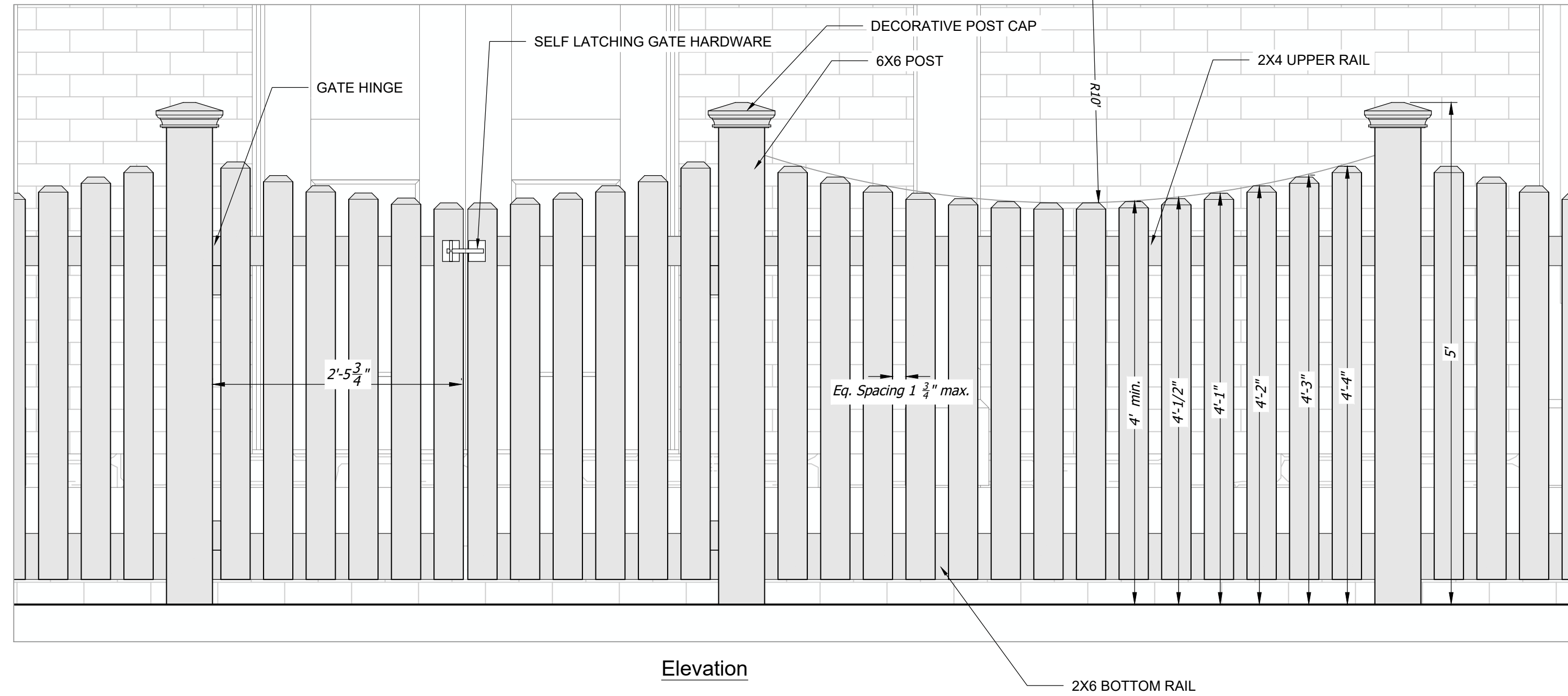
1 Picket Fence - Pool Enclosure  
 L-1.1

3/16"=1'-0"

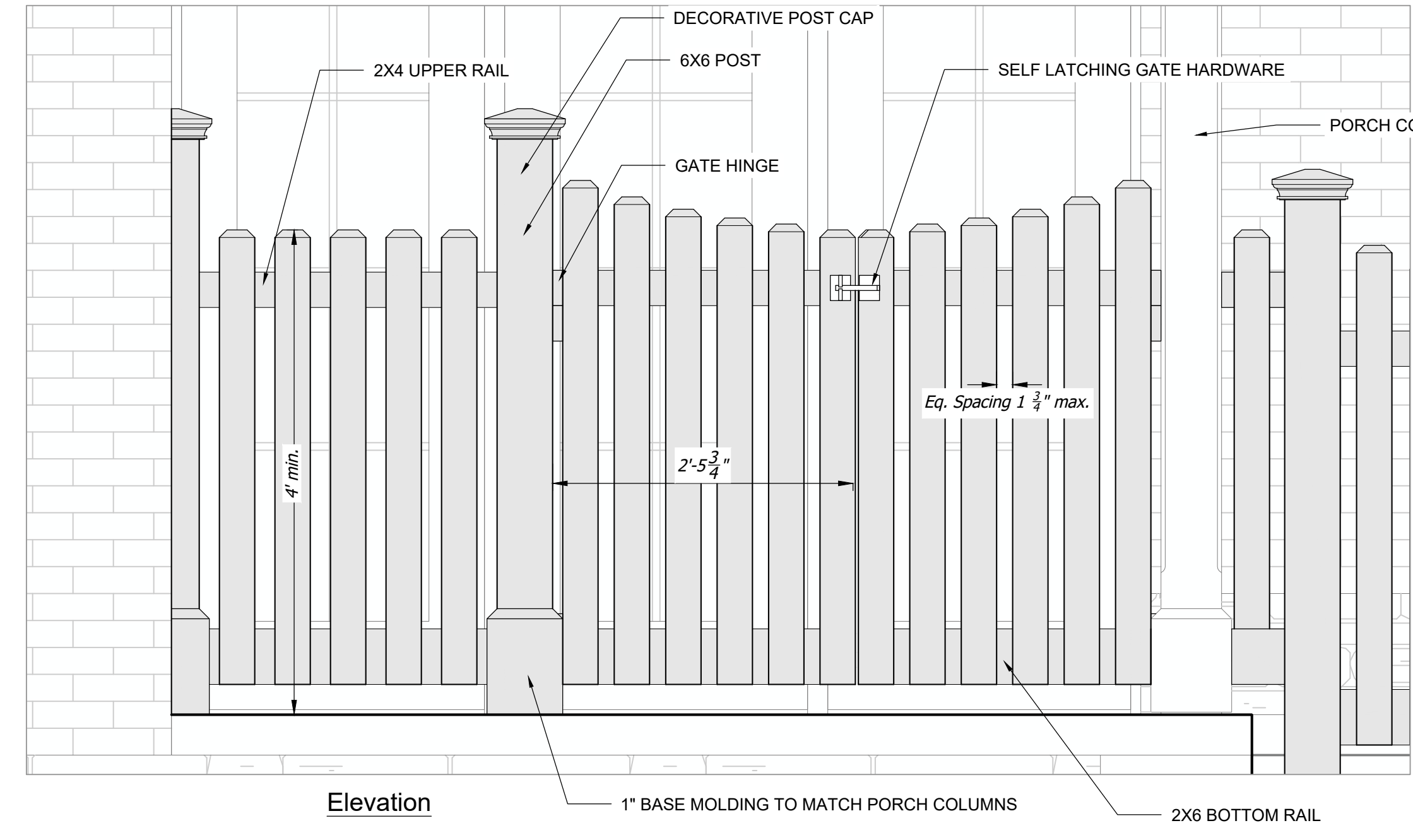
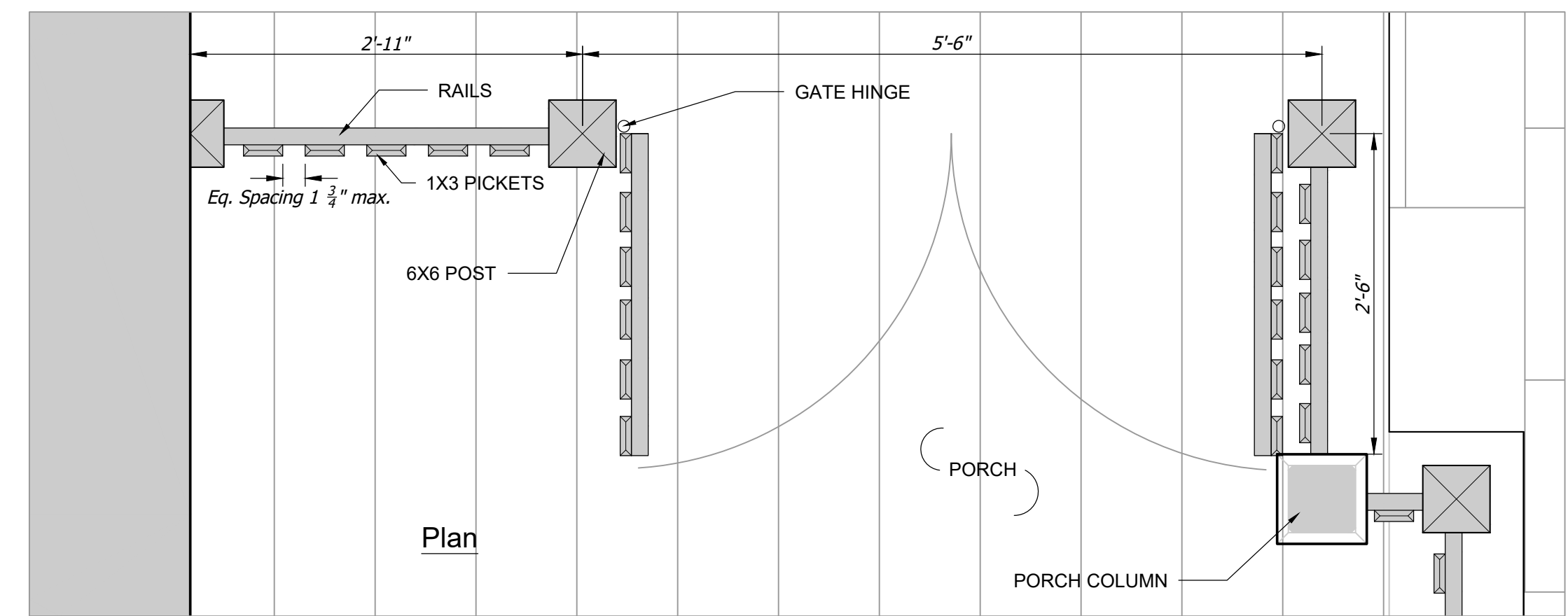
**L-100.1**



NOTES:  
 1. ALL WOOD TO CEDAR  
 2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL.



**1** Wood Picket Fence/ Pool Enclosure / Lawn Gate  
 L-100.2 Plan / Elevation 1"=1'-0"



**2** Wood Picket Fence/ Porch Gate  
 L-100.2 Plan / Elevation 1"=1'-0"



NOTES:  
 PHOTO TO CONVEY DESIGN INTENT. REFER TO 1&2/L-100.2 FOR ACTUAL DIMENSIONS.

**3** Wood Picket Fence/ Pool Enclosure  
 L-100.2 Pictorial NTS

# 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.

We/I Derek S. & Jean M. Jones

(please print name as listed on deed; if property owner is a company, provide full company name plus specific name of representative)

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

078B-N-01000

(Property Parcel/Tax ID Number)

and located at:

1851 William Campbell Court Franklin TN 37064

(Street Address)

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

Jason Goddard

(Please print Name/Names in Full - This should be the applicant listed in IDT)

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

[Signature]

Owner Signature

[Signature]

Additional Owner Signature, if applicable

2451 Old Hickory Blvd

Property Owner Mailing Address

Nashville TN 37221

City, State & Zip

Subscribed and sworn to before me this

14 day of August, 2025.

[Signature]

Notary Public



My Commission Expires: 07/17/27



Project Overview #1830043

Project Title: 1840 William Campbell Court
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

The Franklin Historic District Design Guidelines provide guidance for proposed changes that impact the exterior of sites including new construction, alterations, additions, fencing and walls, site elements, and more. A Certificate of Appropriateness (COA) application is reviewed by the Historic Zoning Commission (HZC). The HZC meets on the second Monday of every month. Please consult the meeting dates and application deadlines to ensure you are able to attend the meeting. The HZC consults the design criteria when reviewing applications for COAs.

Please refer to the Historic District Design Guidelines prior to submitting an application. The Guidelines, meeting dates and deadlines, and more information is available on the City website at www.franklintn.gov/historicpreservation .

Please note, an application can not be reviewed by the Historic Zoning Commission unless the property owner or authorized applicant, listed on the owner affidavit, is present at the meeting.

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 to substantiate required setbacks, as applicable.
Scaled architectural elevations or drawings. Include a scaled 6-foot human silhouette for new construction.
Photographs of project site location.
Window specifications – 3D window diagram with the historic profile details and dimensions (sill, trim, insets from the exterior wall), proposed window manufacturer, window model, and window materials.
3D Elevations.
Block Face view of the surrounding properties as well as across the street.
Dimensions on drawings. In addition to standard dimensions, please provide the following dimensions: height from grade of proposed construction and existing height of structures on the property. Additional dimensions may be requested to be supplemented.
Square footage of proposed additions/new construction. The square footage of the principal historic structure’s footprint is required and any other existing structures on the property for additions and new construction.
Signed & notarized Owner Affidavit (if the property owner is authorizing someone else to represent them).

Exterior Alterations

- Description of project and proposed materials.
Photographs of project site location.
Architectural elevations or drawings.
Specification information for any proposed materials/architectural features.

- 3D window diagram with the historic profile detailed, sill, trim, insets from the exterior wall.
- Documentation of earlier historic appearance (for restoration only).
- Signed & notarized Owner Affidavit (if the property owner is authorizing someone else to represent them).

### **Signs (That Are Not Administratively Approvable. See the Preservation Planner for Guidance)**

- Description of project and proposed signs.
- Specification information that illustrates how the proposed signage will look, including notes on dimensions of the signage, height from grade, materials, and colors.
- Photographs of project site location(s).
- Signed & notarized Owner Affidavit (if the property owner is authorizing someone else to apply for and represent them).

### **Fencing:**

- Description of project and scope of work.
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and any proposed fencing features such as gate details.
- Site plan that demonstrates proposed location/perimeter of fencing.
- Photographs of project site location.
- Signed & notarized Owner Affidavit (if the property owner is authorizing someone else to represent them).

### **Awnings:**

- Description of project and scope of work.
- Specification information that illustrates how proposed awning(s) will look, including notes on awning dimensions, signage dimensions on awning(s), awning materials, awning shape, and awning colors and addition of awning angle.
- Site plan demonstrating proposed location/perimeter of awning placement.
- Photographs of project site location, including photograph of full window(s) over which proposed awning(s) will be affixed.
- Signed & notarized Owner Affidavit (if the property owner is authorizing someone to represent them).

### **HVAC & Mechanical Equipment, Related Screening, and Modern Features**

- Completed Certificate of Appropriateness Application.
- Description of project and scope of work.
- Manufacturer's specifications that illustrate 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 the existing project site location from street view and close proximity.
- Signed & notarized Owner Affidavit (if the property owner is authorizing someone else to represent them).

### **Relocation**

- Relocation is highly discouraged, but it may be preferable to demolition when the new location would be compatible with the character of the building. Please consult the Franklin Historic District Design Guidelines for Demolition and Relocation <https://web.franklintrn.gov/flippingbook/designguidelineshzc/176/> .
- **A pre-application meeting with City Preservation Planner is required prior to submittal of an application for proposed historic principal structure demolitions and relocations.**
- Relocation is highly discouraged, but it may be preferable to demolition when the new location would be compatible with the character of the building. For relocations, please provide the proposed location of the relocated structure and intended use of the space of the relocated structure.
- Compatibility of the relocated structure with adjacent structure is a requirement for relocation. Please provide images of the proposed site, structure, surrounding buildings and sites, age, and details of the building that is proposed to be relocated.
- Signed & notarized Owner Affidavit (if the property owner is authorizing someone else to represent them).

### **Demolition**

- Demolition of historic structures is highly discouraged unless there are extraordinary circumstances, so as to maintain the integrity and sense of place associated with Franklin's historic districts. Please consult the Franklin Historic District Design Guidelines for Demolition and Relocation <https://web.franklintrn.gov/flippingbook/designguidelineshzc/176/> .
- A pre-application meeting with City Preservation Planner is required prior to submittal of an application for proposed historic principal structure demolitions and relocations.

- Description of project and scope of work must be provided.
- The age of structure must be researched and provided by the applicant. If the building/structure is not Historic (less than 50 years of age) please provide the age of the structure and images of the site.
- Demolition is not permitted unless there are extraordinary circumstances. Please select and explain which criteria condition of demolition you are seeking 1) Loss of architectural/historical integrity, 2) Economic Hardship, 3) Structural instability or deterioration by report of engineer or architect.
- Provide supplemental documentation for the selected criteria consideration for demolition as described by the Guidelines.
- A consideration of demolition is what is proposed to replace the structure proposed for demolition and the future utilization of the site. Detail future action on the site.
- Signed & notarized Owner Affidavit (if the property owner is authorizing someone else to represent them).

**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.**

**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 Goddard

919 High Point Ridge Road  
 Franklin , TN 37069  
 P:615-218-8118  
[jgoddard@designstudioplan.com](mailto:jgoddard@designstudioplan.com)

**Property Owner**

**Property Owner**

Scott Jones

2451 OLD HICKORY BLVD  
 Nashville, TN 37221  
 P:2566564066  
[sjones@aemgrp.com](mailto:sjones@aemgrp.com)

**Address**

**Project Address or Parcel:** 1840 WILLIAM CAMPBELL CT  
 (078B-N00100)

**Calculated Acreage: Parcel**

- 1840 WILLIAM CAMPBELL CT: 1.3527821

**Scenic Corridor Overlay:**

**Hillside/Hillcrest Overlay:**

**Columbia Avenue Overlay:**

**Zoning District: Zoning Districts**

- 1840 WILLIAM CAMPBELL CT: PD

**Central Franklin Overlay:**

**Historic Preservation Overlay: Historic Preservation**

**Overlay**

- 1840 WILLIAM CAMPBELL CT: Historic Preservation Overlay

**Flood Fringe Overlay:**  
**500ft Buffer of Hillside Overlay:**

**Floodway Overlay:**

**Project information**

**Review Type:** Residential

**Type of Work Proposed:** Rear Yard Fencing

**Construction Type:**

**Porch or Deck Project:**

**New Addition Type:**

**Windows or Exterior Door Work:**

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

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

**Demolition or Relocation Proposed:**

Picket Fence/ pool enclosure in rear yard

**Other Exterior Alterations Proposed:**

**Estimated Age of Addition:**

**Footprint Square Footage of Recent Addition:**

**Number of Attached Signs Proposed:**

**Sign 1**

**Type of Signage Proposed:**

**Height of Overall Sign:**

**Height of Sign Face or Sign Area:**

**Sign 2**

**Type of Signage Proposed:**

**Height of Overall Sign:**

**Height of Sign Face or Sign Area:**

**Sign 3**

**Does the existing structure have any recent additions?:**

**Type of Signage Proposed:**

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

**Height of Overall Sign:**

**Lot Square Footage:**

**Height of Sign Face or Sign Area:**

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

**Footprint Square Footage of Existing Structures on Lot:**

**Footprint Square Footage of Proposed Additions/Structures:**

**HVAC Type:**

**Narrative**

**Project Description:**

Picket fence/ pool enclosure - rear yard





HISTORIC  
FRANKLIN  
TENNESSEE

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

**Address:** 717 Glass Lane (Boyd Mill Avenue Historic District)  
**Applicant:** Will Forte  
**Owner:** Robert & Becky Kaplan  
**Project #:** 8981  
**Type of Work:** Minor Alterations (Rear - Non-Historic)  
**Reviewer:** Elizabeth Bulay

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

**Approval Date:** October 30, 2025  
**Expiration Date:** October 30, 2027 (if work has not commenced)

### APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for minor alterations to the rear and less visible facades of a non-historic principal building located at 717 Glass Lane. The proposal includes a series of alterations:

- Removal of brick grill
- Relocate and replace existing rear stone steps with brick riser and stone tread steps
- Replace screen porch trim and screens
- Install shutters within the screened porch
- Replace composite decking materials with sealed wood
- Replace lattice screen under screened porch
- Rear stone patio

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

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

The nature of the location of the alterations being on the rear façade of a non-historic principal building and addition to the building and not readily visible by the public is appropriate for an administrative review. The Guidelines recommend:

- Design decks to rear or side facades with minimal visibility and use designs, materials, and scale in keeping with building character.
- Use materials and finishes with a character compatible to those used historically and with proven durability.
- Use sidewalk materials that were historically typical, such as concrete, brick, and stone.
- 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 removal of the brick grill and repurposing of the brick to relocate and expand the rear steps is not visible from public view, utilize appropriate materials, and are not overwhelming to the building. The proposal includes alterations to a rear non-historic screened porch to install new screens and provide additional frames and trim. The proposed screens and frames are in keeping with the style of the building and are appropriate. The proposed shutters are considered an interior treatment and are not reviewed by Preservation Planning Staff. The proposed replacement of the composite decking with sealed wood is appropriate and enhances the porch's compatibility with the Guidelines. The replacement of the lattice below the screened porch is not visible from street view and utilizes a material that is appropriate. The installation of a rear stone patio will not be visible from street view. The proposed patio materials are appropriate.

As proposed, the alterations align with the Guidelines, are not visible from public view, and will increase the compatibility of the building in light of the Guidelines.

### **APPLICABLE GUIDELINES**

2022 Historic District Design Guidelines  
 Chapter 2: Additions to Historic Residential Buildings  
 Chapter 6: Site and Setting

### **APPROVED WORK SPECIFICATIONS**

The alterations are **approved** with the following conditions:

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

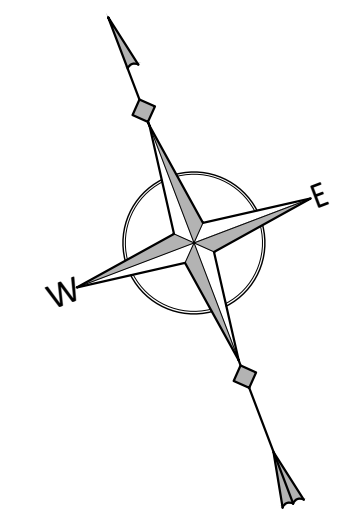
**Emily Huffer | Preservation Planner**  
 Planning & Sustainability Department  
 City of Franklin, Tennessee  
 615.550.6795  
<http://www.franklintn.gov/>









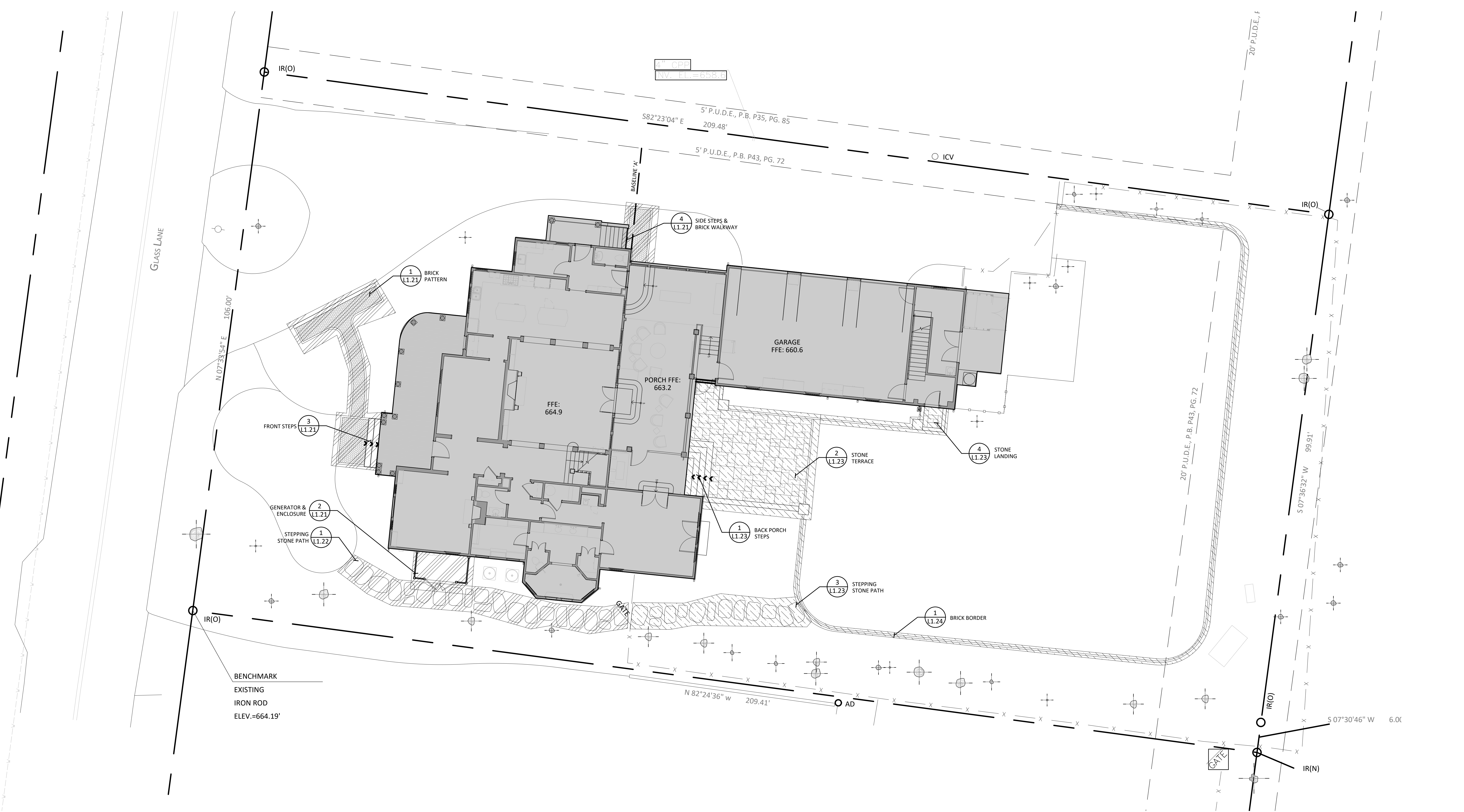


A LANDSCAPE PLAN FOR THE:  
**KAPLAN RESIDENCE**  
 717 GLASS LANE  
 FRANKLIN, TENNESSEE

PRICING PLANS;  
 NOT FOR CONSTRUCTION

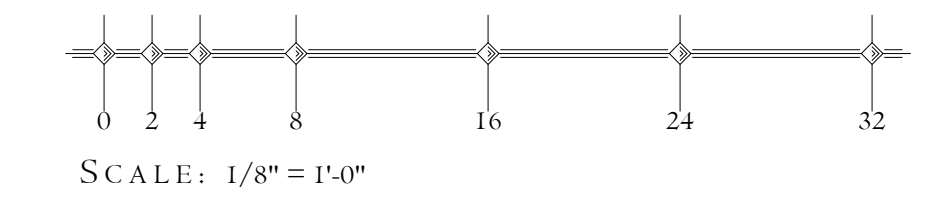
|               |                               |
|---------------|-------------------------------|
| SHEET TITLE:  | HISTORIC DISTRICT REVIEW PLAN |
| DRAWN BY:     | DET III                       |
| DATE:         | OCTOBER 14, 2025              |
| SCALE:        | 1" = 8' - 0"                  |
| SHEET NUMBER: |                               |

**L1.20**

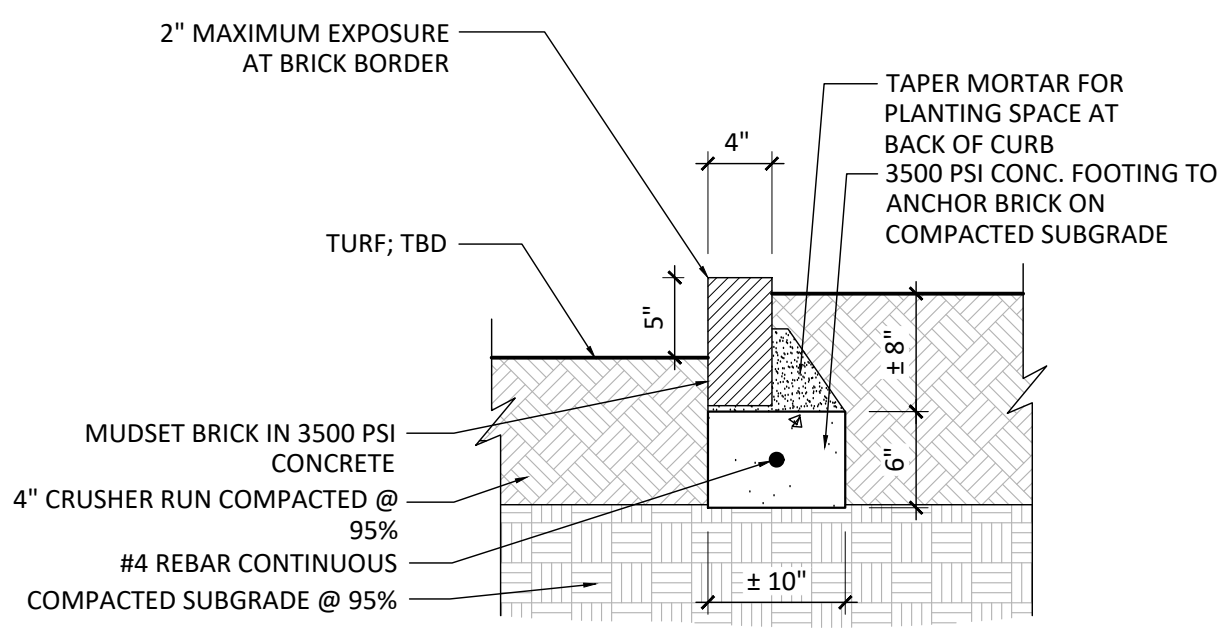
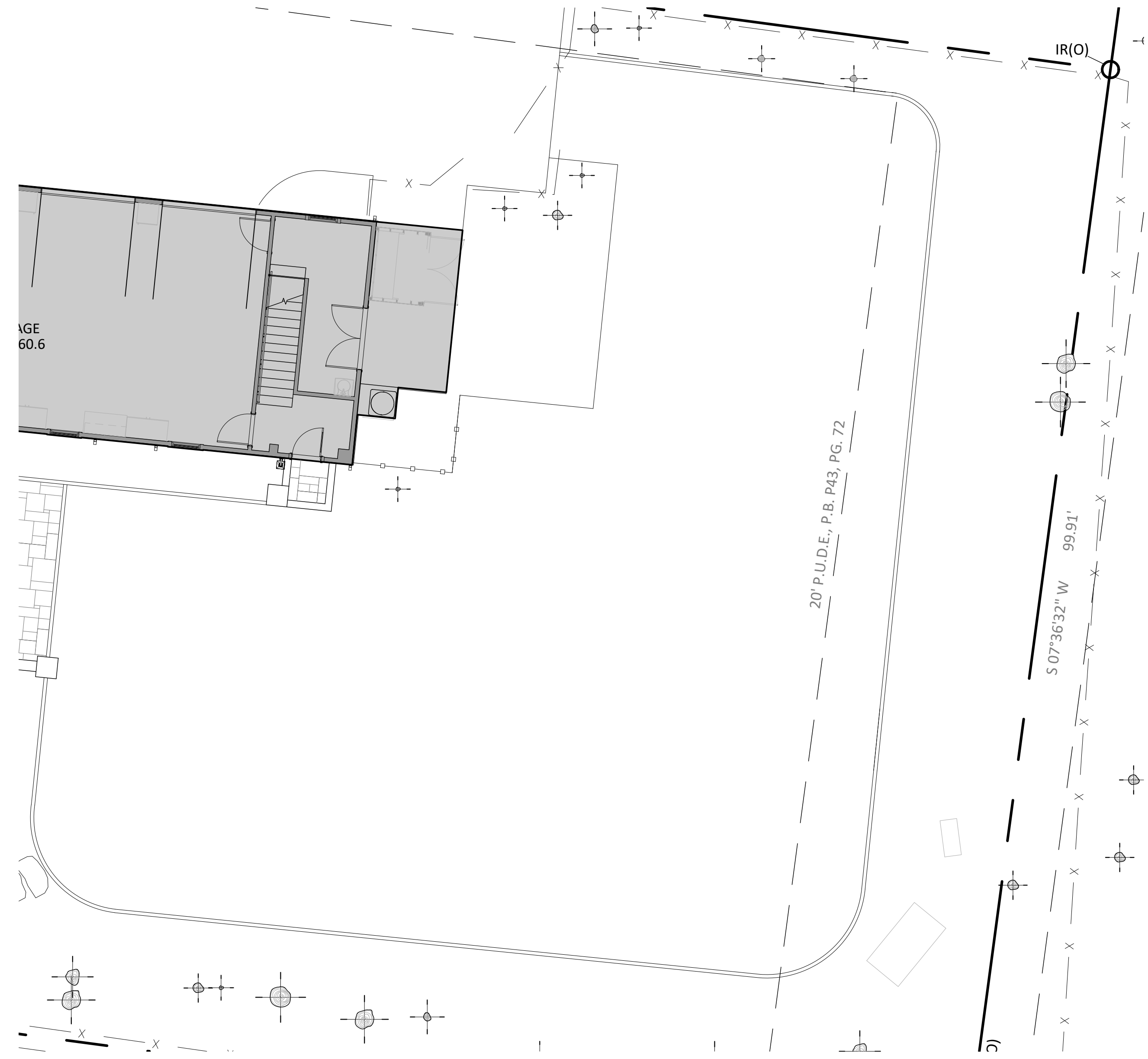


**LEGEND**

|  |                    |
|--|--------------------|
|  | HZC REVIEW         |
|  | ADMINISTRATIVE COA |

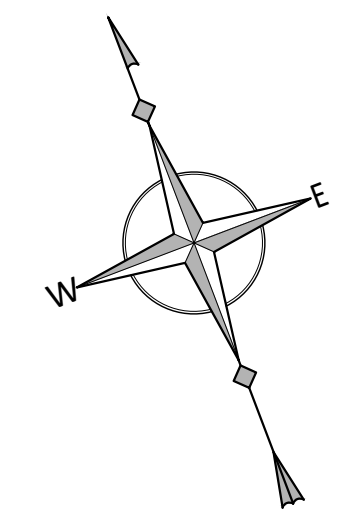






**1**  
**1.24** BRICK BORDER  
SCALE: 1"=1'-0"

**1**  
**1.24** BRICK BORDER PLAN  
SCALE: 1/8"=1'-0"



A LANDSCAPE PLAN FOR THE:  
**KAPLAN RESIDENCE**  
717 GLASS LANE  
FRANKLIN, TENNESSEE

PRICING PLANS;  
NOT FOR CONSTRUCTION

|               |                    |
|---------------|--------------------|
| SHEET TITLE:  | ADMINISTRATIVE COA |
| DRAWN BY:     | DET III            |
| DATE:         | OCTOBER 14, 2025   |
| SCALE:        | AS NOTED           |
| SHEET NUMBER: |                    |

**L1.24**

DESIGN DEVELOPMENT PROGRESS FOR

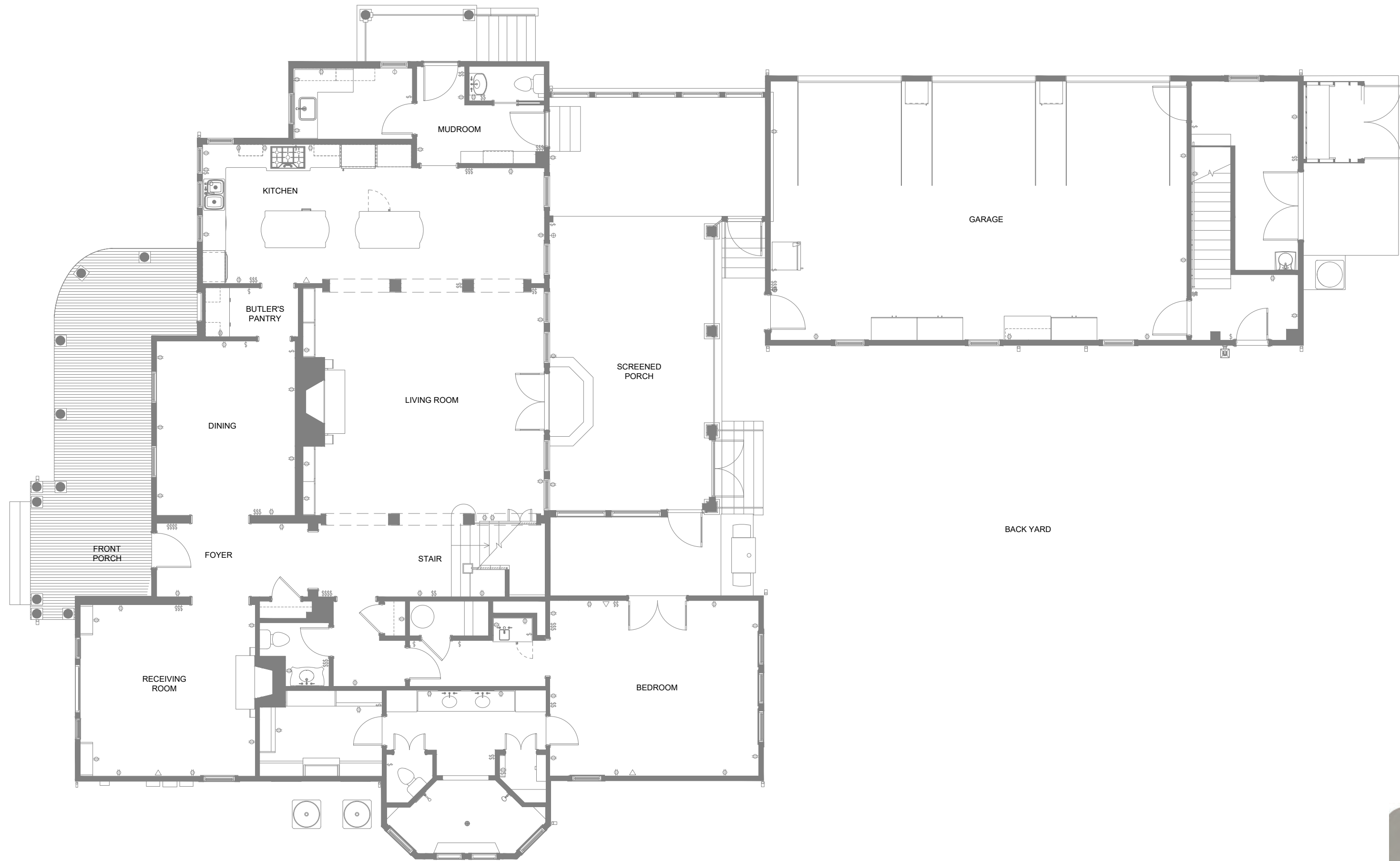
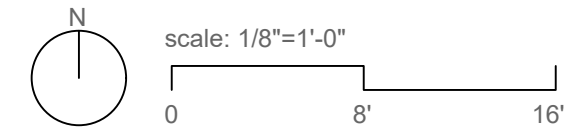
# THE KAPLAN RESIDENCE

717 GLASS LANE FRANKLIN, TENNESSEE

\*\*\* FOR REVIEW ONLY. NOT FOR CONSTRUCTION \*\*\*



KAPLAN RESIDENCE  
DESIGN DEVELOPMENT  
JUNE 4, 2025  
CARDER DESIGN GUILD, LLC



## EXISTING FIRST FLOOR PLAN

\*\*\* FOR REVIEW ONLY. NOT FOR CONSTRUCTION \*\*\*



KAPLAN RESIDENCE  
 DESIGN DEVELOPMENT  
 JUNE 4, 2025  
 CARDER DESIGN GUILD, LLC

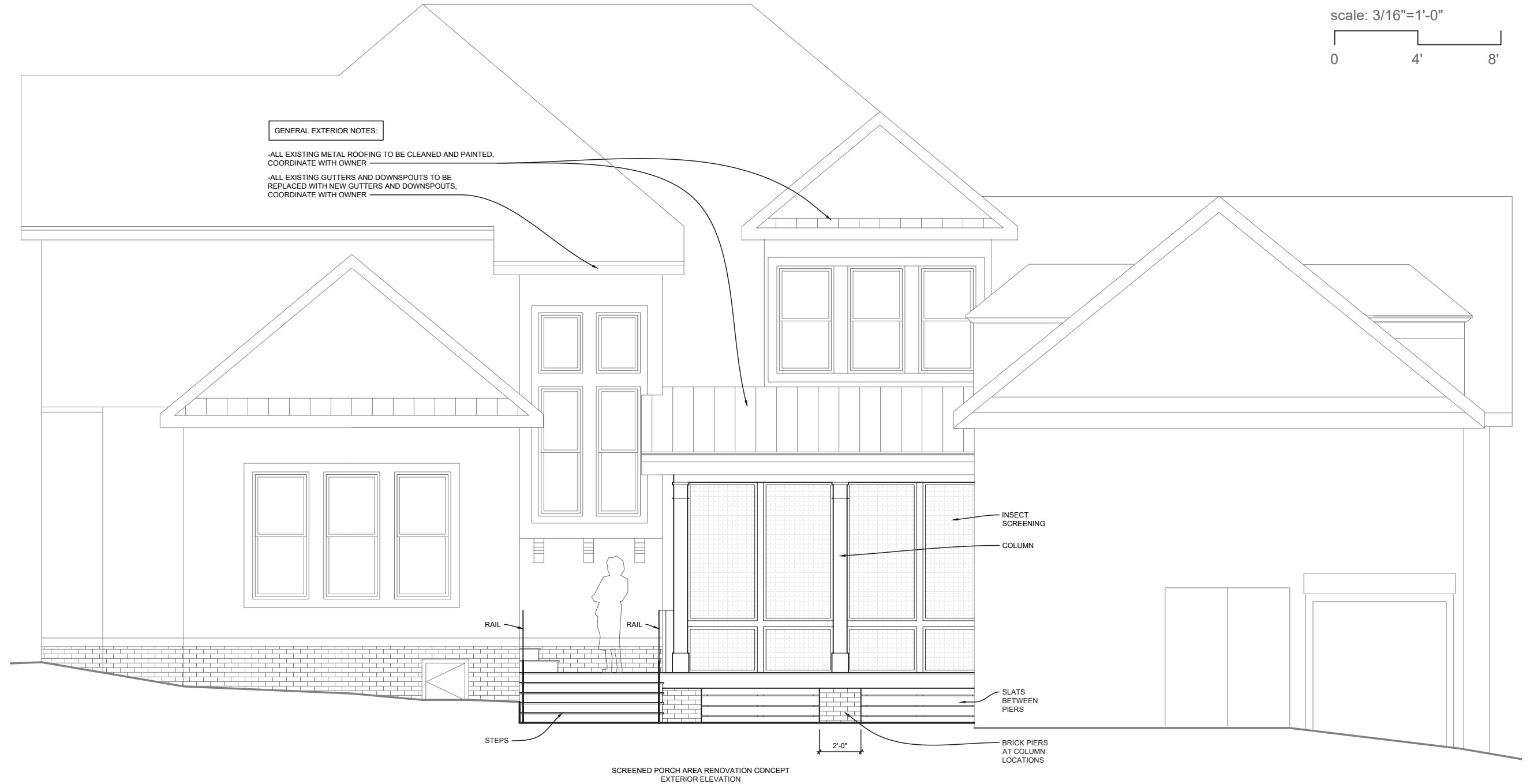




INSPIRATION IMAGE FOR SCREENED PORCH



INSPIRATION IMAGES FOR PORCH STEPS, PIERS AND SLATS BETWEEN PIERS



## RENOVATION CONCEPTS: SCREENED PORCH

\*\*\* FOR REVIEW ONLY. NOT FOR CONSTRUCTION \*\*\*



KAPLAN RESIDENCE  
DESIGN DEVELOPMENT  
JUNE 4, 2025  
CARDER DESIGN GUILD, LLC

# Stunning and sophisticated

Whether you choose Thermory Benchmark Ash for decking, cladding, or porch flooring, this gorgeous hardwood sets the bar for longevity and stability with proven rot resistance and a timeless aesthetic. Plus, our thermal modification process delivers consistency across every board for easy installation and impeccable construction.



**SPECIES:**

White ash

**APPLICATIONS:**

Decking  
Cladding  
Porch flooring



Thermally modified



Sustainable



Weather resistant



Lightweight material



Smooth cutting



Rot resistant



Benchmark Ash Cladding  
Design: Carpentier Hardwood Solutions





Benchmark Ash Decking & Cladding  
Hobson Bowen MNP Landscape

## Decking

Create your dream outdoor space with durable, hardwood decking

|                            |                       |
|----------------------------|-----------------------|
| <b>WIDTHS:</b>             | 3.5" - 7.5"           |
| <b>THICKNESSES:</b>        | 0.79" - 1.65"         |
| <b>INSTALLATION TYPES:</b> | VISIBLE, HIDDEN, PACS |



Benchmark Ash Decking & Cladding  
Design: KAMP Architects. Photo: Terje Ugandi  
NOA Restaurant, Estonia

## Cladding

Give your walls a lift by bringing out their natural charm

|                            |                        |
|----------------------------|------------------------|
| <b>WIDTHS:</b>             | 3.5" - 7.5"            |
| <b>THICKNESSES:</b>        | 0.79" - 1.65"          |
| <b>INSTALLATION TYPES:</b> | VISIBLE, HIDDEN, SCREW |



Benchmark Ash Porch Flooring

## Porch flooring

Relax on a porch built for lazy days and quiet nights

|                           |                 |
|---------------------------|-----------------|
| <b>WIDTH:</b>             | 3.5"            |
| <b>THICKNESS:</b>         | 0.79"           |
| <b>INSTALLATION TYPE:</b> | VISIBLE, HIDDEN |

## Color transformation

Wood's natural aging process is influenced by how much exposure it has to the elements. The more Benchmark Ash is exposed to UV light and rain, the faster its color will transform from brown to silver—sometimes in as little as six months. To maintain your wood's natural color outdoors, simply treat the boards with a penetrating UV protective oil.



**THERMORY®**  
LEAVE A LASTING IMPACT

Phone: 585-591-6590  
Email: [support@thermoryusa.com](mailto:support@thermoryusa.com)

→ [ThermoryUSA.com](https://www.thermoryusa.com)



# OWNER AFFIDAVIT City of Franklin, Tennessee

We/I Robert & Becky Kaplan  
(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:

078B-A 02000  
(Property Parcel/Tax ID Number)

and located at:

717 Glass Lane  
(Street Address)

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

Forte Building Group (Will Forte & Adan Forte)  
(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.

Becky Kaplan Robert Kaplan  
Signature

1267 Heron Oaks Cove  
Property Owner Mailing Address

Memphis, TN 38120  
City, State & Zip

Subscribed and sworn to before me this

14<sup>th</sup> day of October, 2025.

Stephanie Taylor  
Notary Public

My Commission Expires: 2/7/2027





**Project Overview** **#1901431**

|   |                               |
|---|-------------------------------|
| <b>Project Title:</b> 717 Glass Lane  | <b>Jurisdiction:</b> Franklin |
| <b>Application Type:</b> 08b) Administrative Certificate of Appropriateness (COA) | <b>State:</b> TN              |
| <b>Workflow:</b> COA Administrative Default                                       | <b>County:</b> 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 from grade, materials, and colors
- Photographs of installation locations
- 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

**Minor Alterations:**

- Description of project
- Specifications for all materials within scope of work

- Site plan/Aerial Image of the project location demonstrating visibility from public view
- Photographs and documentation of the existing conditions within scope of work
- Renderings and Plans of proposed work
- 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**

Adam Forte  
 Forte Building Group  
 113 Bridlington Ln  
 Brentwood, TN 37027  
 P:615-456-8574  
[Adamf@fortebuilding.com](mailto:Adamf@fortebuilding.com)

**Property Owner**

**Property Owner**

Becky Kaplan  
  
 717 Glass Lane  
 Franklin, TN 37064  
 P:9014380464  
[beckymaino@gmail.com](mailto:beckymaino@gmail.com)

**Address**

**Project Address or Parcel:** 717 GLASS LN (078B-A02000)

**Calculated Acreage: Parcel**  
 • 717 GLASS LN: 0.51414475

**Scenic Corridor Overlay:**

**Hillside/Hillcrest Overlay:**

**Flood Fringe Overlay:**

**500ft Buffer of Hillside Overlay:**

**Type of Work Proposed:** Minor Alteration

**Height of Overall Sign:**

**Columbia Avenue Overlay:**

**Zoning District: Zoning Districts**  
 • 717 GLASS LN: R4

**Central Franklin Overlay: Central Franklin Overlay**  
 • 717 GLASS LN: Central Franklin Overlay District

**Historic Preservation Overlay: Historic Preservation Overlay**  
 • 717 GLASS LN: Historic Preservation Overlay

**Floodway Overlay:**

**Type of Signage Proposed:**

**Height of Sign Face or Sign Area:**

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

HVAC Type:

## Narrative

### Project Description:

Exterior alterations. Including:

#### Front Yard

**Existing Photo:** Relocate downspouts away from two Front Porch entry columns. (Match existing downspout style)

#### Back Yard

**Existing Photo:** Remove previously added brick grill.

**Architectural Plans:** Replace Screen Porch trim and screens.

**Architectural Plans:** Install louvered plantation-style shutters in lieu of 5 stained glass panels per Architectural Plans.

**Architectural Plans:** Replace lower lattice around Screen Porch with horizontal lattice per Architectural Plans.

**Architectural Plans & Product Info:** Replace composite Screen Porch decking with sealed Thermory Ash wood.

**Site Plan:** Replace rear porch stone steps with brick risers & stone treads.