City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, December 8, 2025 | **5:00 PM** | **Eastern Flank Event Facility**

MEETING LOCATION
Eastern Flank Event Facility
1368 Eastern Flank Circle

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at the meeting location. Speakers may sit in the meeting location.

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

BYLAWS UPDATE

2. Consideration Of The Bylaws Update.

2026 MEETING CALENDAR

3. Consideration Of The 2026 HZC & DRC Meeting Calendar.

ANNOUNCEMENTS

APPLICATIONS

4. Consideration Of Site and Building Alterations At 713 Glass Ln.; Linda Childs, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

5. Consideration of An Alteration (Principal) At 717 Glass Ln.; Will Forte, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Alterations (Accessory) At 720 W. Main St.; Mary Gardner, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

7. Consideration Of Alterations to A Previously Approved COA (Accessory) At 1008 Fair St.; Jacob Layne, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

8. Consideration Of New Construction (Accessory) And Lighting At 230 Franklin Rd. Bldg. 1; John Brown, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

9. Consideration of Signage At 103 1st Ave. N.; Michael Evans, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

10. Consideration Of Signage At 434 Main St.; Holly Hayes, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

11. Consideration Of Exterior Alteration At 115 Winslow Rd.; Michael Katsaitis, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

13. Consideration Of Alterations to A Previously Approved Building (Parking Structure) At 230 Franklin Rd. (The Factory); Read Talley, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

14. Consideration Of Alterations to A Previously Approved Building (Hotel) At 230 Franklin Rd. (The Factory); Read Talley, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

15. Administrative COA For Rear Yard Fencing At 206 E. Main St.; Jill Pittman, Applicant.

16. Administrative COA For Minor Alteration (Rear Entrance) At 234 4th Ave. N.; Kiley Darde, Applicant.

17. Administrative COA For Window Signage At 342 Main St.; Matt Christensen, Applicant.

18. Administrative COA For Mechanical Equipment Installation At 197 Splendor Ridge Dr.; Aquilla Cartwright, Applicant.

ADJOURN

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

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

City of Franklin

Meeting Minutes

Historic Zoning Commission

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

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at the meeting location. Speakers may sit in the meeting location.

CALL TO ORDER

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

Commissioners Present: Tyler LeMarinel, Chair; Brian Laster, Vice Chair; Bob Barrett; Lisa Marquardt; Mary Pearce; Michael Orr; Holly Thompson; Madalyn Ingram; Kathy Worthington

Commissioners Absent: None

Staff Present: Emily Huffer, Elizabeth Bulay, Kelly Dannenfelser, Bill Squires

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

Chair LeMarinel asked for citizen comments. There were none.

Comments on agenda items may be made in person at the meeting or by emailing planningintake@franklintn.gov before noon on the day 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**

Sponsors:

Commissioner Pearce motioned to approve the October 13, 2025, HZC Meeting Minutes, seconded by Commissioner Laster. The motion carried by a vote of 9-0.

ANNOUNCEMENTS

Ms. Huffer announced that there are two preservation plan community workshops next Tuesday, November 18, 2025 and Wednesday, November 19, 2025 from 5-7 pm at the main barn at Harlinsdale Farm. Tuesday evening will focus on historic preservation and Wednesday evening will focus on Civil War and battlefields. Ms. Huffer stated that she hopes all will attend and bring their families to discuss the goals of preservation in Franklin. Warm drinks and donuts will be served.

Secondly, Ms. Huffer stated that the next DRC Meeting will be held at the Eastern Flank Event Facility, November 17, 2025 at 4 pm. Applicants who plan to attend or are invited to attend as a result of actions taken tonight should email staff by midnight tonight.

APPLICATIONS

2. Consideration Of Lighting At 110 3rd Ave. N.; Ericka Atkinson, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 110 3rd Avenue North is located in the Downtown Franklin National Register Historic District. The proposal is to install site lighting on the building and within the site.

RECOMMENDATION
Ms. Huffer stated that staff recommend approval of the item with staff conditions outlined on the staff report.

Applicant Presentation: Scott Winnie. Mr. Winnie stated that he hadn't heard about the conditions of approval.

Chair LeMarinel stated that the conditions are mostly generic and include approval from staff if anything about the proposal changes.

Ms. Huffer stated that warm white light must be used for illumination.

Mr. Winnie stated that the standard 2700 Kelvin or 3000 Kelvin lighting is used for any exterior project.

Citizen Comments: None

MOTION
Commissioner Orr motioned to approve Lighting At 110 3rd Ave. N. with staff conditions, seconded by Commissioner Barrett.

Commissioner Pearce stated that as a rule, the Commission has tried to keep wattage on the lower side. As an architect, do you know if this wattage is appropriate considering the lower wattage?

Chair LeMarinel stated that he did not see any specifics on wattage in the application documents.

Mr. Winnie stated that the foot candles throughout the entire property are 2.25 with no other lighting over 5 watt LED which is the equivalent to 50 watts or (300 lumens) for a regular bulb.

Chair LeMarinel stated that the parking lighting must be at least a 2 or it does not meet parking codes.

There being no further discussion, the motion carried by a vote of 9-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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 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. Information on these alterations wasn't provided in the application, and staff cannot provide a recommendation.

RECOMMENDATION:
Staff recommend deferring the herringbone pattern on the front porch landing and the side porch due to lack of information.
Staff recommend approval of the walkway replacement with conditions outlined in the staff report.

Applicant Presentation: Suzanne Grupe. Ms. Grupe stated that she had no idea the porch alterations had not been approved when she purchased the property. The city did catch the large lanterns that were installed and required that those be removed and smaller ones installed. Ms. Grupe explained that the father-daughter design team left the plumbing for the larger gas line that she had to have re-plumbed. Ms. Grupe stated that she was confused about why the retroactive approval is coming up now.

Citizen Comments: None

MOTION #1 (Walkway)
Commissioner Laster motioned to approve the walkway replacement with conditions for 936 Fair Street, seconded by Commissioner Ingram. The motion carried by a vote of 9-0.

MOTION #2 (Porch/Patio Alterations Retroactive Approval)
Commissioner Marquardt motioned to defer the porch material and new front patio alterations to the next HZC meeting, December 8, 2025, seconded by Commissioner Ingram.

Commissioner Laster stated that it is important the applicant attend the next DRC meeting to provide more information about patio and the potential damage to the substrate when the brick is removed and what material is underneath the brick.

Commissioner Ingram suggested the applicant provide more photos of the porch and patio.

Chair LeMarinel noted that the intent of the deferral is for the applicant to provide more information so that the HZC can decide on the retroactive approval or denial. The way the application reads is that eventually an action must be made. In the case of a retroactive denial the applicant would be required to work with the city on the next steps beyond the HZC.

Commissioner Pearce noted that any pictures that show the previous condition on the porch would be beneficial in deciding.

Chair LeMarinel stated that this situation has happened in the past when someone buys a property and is faced with the consequences of the previous owner's decisions. The Commission is sympathetic to the situation and with more information provided to the Commissioners, a better understanding of the situation can be achieved and why a deferral of the application makes sense.

Commissioner Laster explained the routine and procedures of the HZC and reminded the applicant that staff must be notified by midnight tonight regarding attendance at the next DRC meeting.

Ms. Huffer confirmed that the date of the next DRC meeting is December 8, 2025.

Commissioner Marquardt stated that she understands the frustration of the applicant and stated that the deferral allows time for the applicant to provide as much information as possible so that the situation can be cleared up for the applicant and for future owners of the property.

There being no further discussion, the motion carried by a vote of 9-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 900 Fair Street is located in the Hincheyville National Register Historic District. 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 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.

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, there are conditions of approval listed in the staff report.

Applicant Presentation: Stephen Scott. Mr. Scott stated that feedback from the last few DRC meetings was that this was the most palatable direction for what was submitted, and it aligns with how (we) would like to move forward. Mr. Scott noted that all agreed that the green awning was installed to cover up a mishap during the renovation process years ago. Looking at the photos in the application, this solution is seen throughout the district of homes around the same age. This home has gone through several renovations and specifically speaking to the keystone measurements, the proposed size of the keystone is 18”. Throughout the district the keystone sizes vary without a lot of consistency. The home across the street has a smaller façade but the keystone measures 20” which is larger than what is proposed for subject home. Mr. Scott noted that he feels his proposed keystone size is not out of line given the inconsistency across the district, especially compared to the home directly across the street. Regarding the radius, there is a 70” opening, the delta is 35” between the 136” and 101” showing the actual true full radius as shown in the application documents. The radiuses on the lift side are the same as this one. The goal is to make the entrance more prominent and clearly the focal point of the house. Mr. Scott noted the 43” of clearance on the inside of the arch from the foyer perspective. The proposal includes using 35” of the space with most of the work being completed without support being added. The general contractor is present to answer any construction questions.

Citizen Comments: None

MOTION
Commissioner Pearce motioned to approve Alterations (Principal) At 900 Fair St.; with staff conditions, seconded by Commissioner Orr.

Commissioner Pearce stated that the reason she is going against staff’s recommendation is that so many modifications have been made to this home that the story of this home is all the modifications over time. One more modification will not make a huge difference or impact the home has as a contributor in the historic district.

Commissioner Orr stated that the alterations are an improvement and seems to also be a maintenance issue.

Commissioner Laster stated that the guidelines are important and when talking about making changes to architectural elements, consideration must be given to those atypical homes on the street. Looking at how the home affects the neighborhood, Mr. Laster also noted six other homes on Fairview that have the architectural arch at the entrance to the porch. The alterations are appropriate for the neighborhood and for the style of the home as a Tudor inspired design, otherwise it would be difficult to vote in favor of approval.

Commissioner Worthington stated that the applicant has gone to great extremes to improve the building but also attention to the maintenance and repair needed adding to the preservation of the property.

Commissioner Barrett stated that of all the applications reviewed, this plan is the most appropriate proposal the Commission has seen.

Commissioner Worthington also noted that the applicant is being very mindful of the architectural elements with respect to the ceiling height of the front porch by not defacing the architectural integrity by maintaining the height that is still there.

Commissioner Laster noted that the keystone is proportional and stated that use of original brick found on the property is necessary.

Mr. Scott stated that he found supplemental wire cut brick on the property and discussed at length with the general contractor about matching the mortar color.

Chair LeMarinel asked the applicant about the spring caps or the white details on the arch and if those will be cut limestone.

Mr. Jones, General Contractor. Mr. Jones indicated the material used would be Indiana cut limestone.

Commissioner Pearce noted that the change to the front entrance allows the front door and transom to be seen, indicating a Victorian style which tells the story of the home much better.

There being no further discussion, the motion carried by a vote of 9-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 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. 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. 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. Additionally, 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. 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 recommend 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, there are conditions of approval outlined in the staff report.

Applicant Presentation: Noel Jones, Bison Homebuilders. Mr. Jones stated that the owners have requested the alterations to add to the storybook feel of the Tudor style home. The specifications of the two entrance doors are 7’3” with an arched shape. There is already a brick opening setting the tone for the alterations. The front door is not visible directly from the front of the home but is slightly visible at an angle. The homeowners are hopeful that alterations inside the front would not be too far out of the guidelines since it is not much of a visible element.

Citizen Comments : None

MOTION
Commissioner Laster motioned to defer Alterations (Principal) At 121 Myles Manor Ct to the December 8, 2025, HZC meeting, seconded by Commissioner Pearce.

Commissioner Laster stated that questions to be answered along with discussion of the entrance way are the shake shingle roof, information about the windows as they appear to be replaced. Looking at the original application, Commissioner Laster asked if the windows were approved to be replaced in the historic structure. Also, Commissioner Laster invited the applicant to the DRC meeting.

There being no further discussion, the motion carried by a vote of 9-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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

The replacement of the columns are supported by the guidelines. For replacement of the porch floor, front steps, and walkway, it is proposed to widen the porch steps to be centered with the columns, removing the concrete aggregate on the existing porch floor, step threads 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 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. The design of the railings is in the Chippendale style and 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 recommend approval of the replacement of the columns and widening of the porch entrance steps with conditions outlined in the staff report.

Applicant Presentation: Ernie Reynolds. Mr. Reynolds did not have anything new to add to the proposal.

Citizen Comments: None

MOTION #1 (Columns & Widening Porch Entrance Steps)
Commissioner Worthington motioned to approve replacement of the columns and widening of the porch entrance steps for 713 Glass Lane with staff conditions, seconded by Commissioner Orr.

Commissioner Laster stated that he would classify the style home as a French Colonial Revival and most of the time the columns are round rather than square. Mr. Laster also added that the columns are proposed to be larger, and he would like to hear feedback from the Commissioners regarding the column shape.

Chair LeMarinel noted the square pilasters already present on the existing structure. However, it is not uncommon to see the shapes mixed, but typically the columns and pilasters match. Also, Chair LeMarinel noted that this structure is not a contributing building for the historic district.

Ms. Ingram stated that she would like to know the size of the proposed square column compared to the existing round column.

Chair LeMarinel stated that the proposed size is six 10” square compared to the six round 8” columns.

Commissioner Thompson noted that many times the columns appear too thin and stated that she supports a wider column whether it is round or square. A larger column width would be an improvement and appropriate especially for homes that are not historical.

Chair LeMarinel asked the applicant about the size of the pilasters and if they would be replaced as part of the application.

Mr. Reynolds stated that they were not part of the application.

Commissioner Pearce stated that since this home is an infill home and not historic, there is more flexibility.

There being no further discussion, the motion carried by a vote of 9-0.

MOTION #2 (Deferral)

Commissioner Marquardt motioned to defer the alterations (railings and site materials) at 713 Glass Lane to the December 8, 2025, HZC meeting, seconded by Commissioner Ingram.

Commissioner Marquardt stated that the additional time will allow the applicant to provide information on alternative designs and materials that would be more appropriate for a historic district.

Commissioner Ingram asked staff if the Indiana limestone was the issue or if it was the way the limestone would be installed or laid.

Ms. Huffer explained that it is more common to see aggregate or brushed concrete in the historic district opposed to the Indiana limestone in the proposed pattern.

Commissioner Ingram stated that she would like to see other options proposed at the next meeting including whether the brick border of the porch flooring will be kept along with other options for the railing.

Chair LeMarinel noted that all the comments pointed to the need for more information from the applicant.

Commissioner Orr asked if the Commission needs to know if the applicant plans to attend the next meeting or if the applicant plans to keep the porch the way it is with the widening improvement. Staff's recommendation is not going to change between now and the next meeting.

Chair LeMarinel stated that the guidelines do discuss the use of limestone but not specifically the type of stone. The purpose of the deferral is to allow time for the applicant to attend the DRC meeting and communicate with staff on potential alternatives for the porch material/design resulting in a potential different recommendation from staff regarding railings and walkway/porch material.

There being no further discussion, the motion carried by a vote of 9-0.

Commissioner Pearce strongly suggested the applicant attend the next DRC meeting.

Chair LeMarinel agreed with Ms. Pearce and stated that DRC is a less formal setting and more appropriate for design discussions and hearing feedback from the Commission and staff.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The property located at 717 Glass Lane resides in the Boyd Mill Avenue Historic District and is not considered an historic structure. A series of building alterations, site alterations, and fencing are proposed to the building and site including the following items which all are appropriate within the design guidelines:

- 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 steppingstone path
- Painting the standing seam metal roof
- Installation of fencing

Roof Painting/Treatment

The second building alteration proposed includes painting the existing metal roof that appears to be a red/orange standing seam metal painted gray. 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 fencing section is proposed approximately 5 feet from the front right corner of the building with the

intention of screening new mechanical/electrical equipment. 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.

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 recommend 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 recommend approval of the other site alterations with conditions outlined in the staff report.

Applicant Presentation: Kathleen O'Donnell. Ms. O'Donnell stated that the fencing surrounding the mechanical would be hidden by existing landscaping as seen in one of the application photos.

Citizen Comments: None

MOTION #1 (Site Alterations and Front Porch Decking Replacement)
Commissioner Laster motioned to approve Site Alterations and Front Porch Decking Replacement for the property located at 717 Glass Lane with staff conditions, seconded by Commissioner Ingram. The motion carried by a vote of 9-0.

MOTION #2 (Screening Fence)
Commissioner Pearce motioned to deny fence screening for mechanical equipment for the property located at 717 Glass Lane with staff conditions, seconded by Commissioner Barrett.

Commissioner Pearce stated that the Commission cannot make decisions based on landscaping as landscaping may or may not be present in the future.

There being no further discussion, the motion carried by a vote of 9-0.

MOTION #3 (Building Alterations-Metal Roof Painting)
Commissioner Laster motioned to defer alterations for metal roof painting to December 8, 2025, HZC meeting, seconded by Commissioner Ingram.

Commissioner Laster stated that in a perfect world paint would never peel from a metal roof, but experience tells us pealing is inevitable.

Chair LeMarinel stated that staff may have recommendations for roof treatment, but the Commission has never approved painting a metal roof because of eventual peeling of the paint.

There being no further discussion, the motion carried by a vote of 9-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The property located at 1008 Fair Street resides in the Hincheyville National Register Historic District but is not considered a historical building. 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 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.

Addition

A 586 sq. ft. addition is proposed to the existing 766 sq. ft. structure, for a total footprint of 1352 sq. feet. 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.

RECOMMENDATION
Staff recommend approval of the alterations and addition to the accessory structure with conditions listed in the staff report.

Applicant Presentation: Jacob Layne. Mr. Layne stated that the dormer was moved down off the ridge line, the garage door light pattern was updated to a style that better suits the building, and the main entrance was reconfigured and simplified.

Citizen Comments: None

MOTION
Commissioner Orr motioned to approve An Addition And Alterations (Accessory) At 1008 Fair St with staff conditions, seconded by Commissioner Worthington.

Commissioner Pearce asked for confirmation of the addition height and how much lower the addition height is from the main structure height. Even with the large lot size, the proposed alterations are on the verge of being too large compared to other homes in the historic district.

Chair LeMarinel stated that the accessory structure will be 18" shorter than the main building and the shorter end of the building is facing the street. If it were the other way around, a lot more building would be visible. Chair LeMarinel asked about the garage door light pattern and stated that if the specifications come back to staff for approval, there shouldn't be a problem. Something that is proportional (vertical/rectangle) to the windows and complies with the design guidelines.

Commissioner Ingram noted that the project has come a long way.

Commissioner Worthington stated that the modification of the entrance has made an improvement and it is a very handsome elevation. Also, Ms. Worthington noted the pause of the breezeway between the house and addition provides relief from the main house.

There being no further discussion, the motion carried by a vote of 9-0.

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

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

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

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

ADJOURN

There being no further business, Commissioner Orr motioned to adjourn the November 10, 2025, HZC meeting, seconded by Commissioner Ingram. The motion carried by a vote of 9-0 and the meeting adjourned at 05:56 PM.

_____ _____

Chair Date

FRANKLIN HISTORIC ZONING COMMISSION
BYLAWS

1.1 ENABLING LEGISLATION

Pursuant to the Tennessee Code Annotated, section 13-7-403, the Franklin Historic Zoning Commission of the City of Franklin, Tennessee, hereby enacts these bylaws.

2.1 HISTORIC ZONING COMMISSION

2.1.1 Historic Zoning Commission Name

The name of the Historic Zoning Commission shall be the Franklin Historic Zoning Commission, hereinafter referred to as the Commission.

2.1.2 Historic Zoning Commission Office

The principal office of the Commission shall be at City Hall, Franklin, Tennessee 37064.

3.1 PURPOSES AND GENERAL POWERS

3.1.1 Applicable Legislation

The purposes and general powers of the Commission shall encompass those purposes and powers specified in:

(1) Tennessee Code Annotated, sections 13-7-401 through 13-7-410, including any amendments and supplements thereto, along with any other applicable statutory provisions enacted by the Tennessee Legislature;

(2) the applicable sections of the Franklin City Charter, the Franklin Municipal Code, and the Franklin Zoning Ordinance, along with any amendments and supplements thereto; and

(3) the regulations, rules, bylaws, and policies adopted and enunciated by the Commission. In addition to the Order of Business, as directed in Section 8.1.7, Robert's Rules of Order shall govern procedural actions.

4.1 OFFICERS

4.1.1 Officers

The officers of the Commission shall be a Chair, a Vice-Chair, and a Secretary.

4.1.2 Elections

The Chair and the Vice-Chair shall be elected at the regular meeting held in January of each year from among the appointed members and shall serve for a term of one year, with eligibility for reelection. The Chair and the Vice-Chair shall hold office until successors are elected.

4.1.3 Chair

The Chair shall preside at the meetings of the Commission and shall vote on the matters coming before it. At each meeting the Chair shall submit the recommendations and information as he/she may consider proper concerning the business, affairs and policies of the Commission.

4.1.4 Vice-Chair

The Vice-Chair shall serve in the absence of the Chair.

4.1.5 Secretary

The Preservation Planner shall serve as the Secretary. The Secretary shall attest the contracts, reports, instruments, letters, and certificates of appropriateness signed by the Chair or made by the Commission. In his/her absence, the Assistant Preservation Planner**,** the Chair, Assistant Planning Director, Planning Director, Assistant City Administrator of Economic and Community Development, or the City Administrator, shall attest these items.

4.1.6 Absences

Should the Chair not be in attendance, the Vice-Chair shall serve as Chair. Should both the Chair and the Vice-Chair be absent, the Historic Zoning Commission shall, on the motion of the Secretary, or any of its members, accept nominations, and shall hold an election to appoint an Acting Chair to conduct the meeting during the absence of the Chair and the Vice-Chair.

4.1.7 Vacancy

Should the Chair resign or be unable to continue as Chair, then the Vice-Chair shall serve for the remainder of the term.

5.1 MEMBERS

5.1.1 Members

The Commission shall consist of nine members, including the Chair and Vice-Chair. The manner of appointment and terms of office shall be governed by the Tennessee Code Annotated, Section 13-7-403.

5.1.2 Terms

The Mayor shall recommend appointees to the Board of Mayor and Aldermen for consideration, provided, however, that the terms shall be so arranged that the term of at least one (1) member but not more than two (2) members shall expire each year. Appointed members may be reappointed.

5.1.3 Vacancies

Vacancies in the terms of appointed members may be filled in accordance with Section 5.1.2.

5.1.4 Continuing Education

Members of the Commission are expected to continue to demonstrate an interest in historic preservation through participation in meetings, workshops, and conferences related to historic preservation. It is expected that commission members attend at least one related educational event each year, as is required by the Certified Local Government program. Each member of the Commission shall be thoroughly familiar with the adopted Historic District Design Guidelines.

6.1 STAFF

6.1.1 Staff Support

The Department of Planning & Sustainability and the Building & Neighborhood Services Department shall provide services and staffing for the Commission. Occasional consulting services may also be provided, in accordance with approved City budgeting.

6.1.3 Other Personnel

The Commission shall use the services of the City Attorney and other city employees as it deems necessary.

7.1 BUDGET

Exclusive of donations, the Commission shall rely on the monies appropriated by the Board of Mayor and Aldermen to fund the activities and expenses of the Commission.

8.1 MEETINGS

8.1.1 Regular Meetings

Regular meetings of the Commission shall be held on the second Monday of each month at 4:00 P.M. in the City Hall, or at such other place as the Commission may designate. The deadline for regular meetings shall be as set forth in Section 8.1.4. Any changes to the regular meeting time shall be made public, pursuant to Section 3.

8.1.2 Special Meetings

The Chair, when he/she deems it necessary, or upon the request of any Commission member, shall call and designate the time and place of a special meeting for the purpose of transacting business designated in the call.

8.1.3 Publication

Notice of regular and special meetings shall be published the week prior to each meeting in at least one local newspaper with an agenda of the items to be considered at the meeting.

8.1.4 Agenda

(1) The Department of Planning and Sustainability shall prepare an agenda listing the items to be considered by the Commission at each meeting and publish the agenda per Section 8.1.3.

(2) Items shall be submitted to the Department of Planning and Sustainability pursuant to the submittal schedule on the website and the approved calendar, which is posted on the City website, and is typically the Friday that falls before the Monday two weeks before the Commission meeting. The Department of Planning and Sustainability shall perform a completeness review of the items submitted before accepting an item for an agenda. Items not received by the deadline date and time will not be placed on the agenda. The Department of Planning and Sustainability may place items on the Commission agenda as circumstances dictate.

(3) Items considered at special meetings are limited to those designated by the Chair or at the request of any Commission member calling the meeting. The Department of Planning and Sustainability shall prepare the Commission agenda and applicable staff reports and exhibits for the public the Thursday prior to the meeting date.

(4) Items deferred by the Commission shall be reset for a particular date as determined by the Commission. The provisions of the Tennessee Code Annotated, Section 13-7-408, shall apply to the time frame for approval, approval with conditions, or denial of Certificate of Appropriateness applications.

(5) The applicant may voluntarily withdraw applications.

8.1.5 Quorum

Five members of the Commission shall constitute a quorum for the purpose of conducting business.

8.1.6 Voting

A majority of the Commission members present and constituting a quorum shall be necessary to decide items requiring action. At the discretion of the Chair, the voting on questions shall be by voice vote or by roll call, and the ayes and nays shall be entered into the meeting minutes.

8.1.7 Order of Business

The following shall be the order of business for regular meetings of the Commission.

(1) Call the Meeting to Order.

(2) Approval of Minutes

(3) Announcements.

(4) Citizen Comments. This is open to citizens to be heard on any issue or concern, including those related to items on the agenda. Speaker cards must be filled out prior to speaking. Comments shall be limited to two (2) minutes per individual. At the discretion of the Chair, and under limited circumstances, the time per speaker may be changed. 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.

(5) Consent Agenda Items. The items under the consent agenda are deemed by the Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be discussed. Any member of the Commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order. If an item is approved on the consent agenda, it is approved with the staff recommendation unless otherwise noted.

(6) Agenda Items. Applications to be considered by the Commission shall be presented in the order below:

a. Presentation by the Staff.

b. Presentation by the Applicant. The Commission will defer or deny an application if the applicant is not present to represent it. (See Section 8.1.8.)

c. Citizen Comments. (See Section 8.1.8.)

d. Commission:

i. Motion and second by the Commission members.

ii. Discussion on the motion.

iii. Vote of the Commission members.

(8) Any Other Business.

(9) Adjourn.

8.1.8 Applicant Presentation, Citizen Comments, and Public Hearings

(1) Applicant Presentation

Applicants shall be allotted ten (10) minutes to present their request to the Commission after the staff presentation. At the discretion of the Chair, and under limited circumstances, the time may be changed. All applicants must speak or be represented during the allotted time. Applicants shall be allowed to present illustrative plans or other exhibits during the allotted time. Electronic media

(PowerPoints, videos, etc.) must be submitted to the Department of Planning & Sustainability by 5:00 p.m. on the Thursday preceding the Commission meeting. While every reasonable attempt will be made to display electronic media during meetings, it is advisable for applicants and citizens to bring twelve (12) copies to meetings for the Commissioners and City staff in the event of a technology malfunction.

(2) Citizen Comments and Public Hearings

Guidelines for Citizen Comments for Items on the Agenda or for Public Hearings:

(a) Citizen comments will be heard on all proposals on the agenda. Citizen Comments on these items may be opened and closed by the Chair, without a vote of the Commission.
(b) Speaker cards must be filled out prior to speaking on an item.
(c) Individuals wishing to speak shall come to the podium at the front of the room, face the Commission, identify themselves by name and home address, and make comments.
(d) Comments shall be limited to two (2) minutes per individual. At the discretion of the Chair, and under limited circumstances, the time per speaker may be changed. The Chair may also limit comments that are irrelevant or repetitive in nature.
(e) Any electronic media to be used must be submitted to staff by 5:00 p.m. on the Thursday preceding the Commission meeting. A paper copy must also be submitted for the records. While every reasonable attempt will be made to display electronic media during meetings, it is advisable for citizens to bring twelve (12) copies to meetings for the Commissioners and City staff in the event of a technology malfunction.

8.1.9 Minutes

(1) The Commission shall speak only through its minutes, which shall be prepared by the recording Secretary, who shall prepare a written record of the proceedings and prepare the minutes from the record. The minutes shall contain the following information:

a. The kind of meeting, such as regular or special.

b. The name of the assembly.

c. The meeting date and place.

d. The attendance of Commissioners and City Staff, including notation of who served as Chair and Vice-Chair.

e. The action taken on the minutes of the previous meetings.

f. The main motions and the name of the Commission member making the motion, and whether the motion was seconded.

g. The action taken on the motion and the reasons for that action.

h. The names of the persons addressing the Commission and a general statement as to whether they favored or opposed the request.

i. The hours of the meeting and its adjournment.

j. Exhibits of all items and documents reviewed and considered by the Commission during the meeting.

(2) The minutes shall be attested by the Secretary and signed by the Chair.

(3) The written record shall also remain on file for general reference. The minutes shall be delivered to the Commission members for examination before the next regular meeting.

9.1 COMMITTEES

Special committees for specific purposes and terms may be appointed by the Chair and approved by the Commission. The Design Review Committee shall be a standing committee of the Commission.

9.1.1 Design Review Committee

The Design Review Committee meetings provide an informal forum for Commissioners to learn about proposed projects and provide feedback to applicants in light of the Historic District Design Guidelines. All discussion is for the aid of the applicant only and is non-binding on the Commission. Any changes made or suggestions taken by the applicant based on discussion from a Design Review Committee meeting is the applicant's choice, and the Commission makes no representation as to whether any changes or suggestions made during the Design Review Committee meeting will be approved by the Commission. The Commission retains the responsibility and duty to review and vote on Certificates of Appropriateness; therefore, the Design Review Committee will not make any binding decisions during its meetings.

9.1.2 Membership

The Design Review Committee shall consist of the full membership of the current Commission. The Preservation Planner shall facilitate the meeting.

9.1.3 Regular Meetings

Regular meetings of the Design Review Committee shall be held generally on the third Monday of each month, except as may be adjusted in the months of January, November, and December. Meetings are held at 4:00 PM in City Hall, or at such other place, date, and time as the Department of Planning & Sustainability may designate.

9.1.4 Special Meetings

The Department of Planning & Sustainability may schedule a Special Design Review Committee meeting for the purpose of transacting business and matters of the Commission.

9.1.5 Publication

Notice of regular and special meetings shall be published the week prior to each meeting in at least one local newspaper with an agenda of the items to be considered at the meeting.

9.1.6 Agenda

(1) The Department of Planning and Sustainability shall prepare an agenda listing the items to be considered at each Design Review Committee meeting and publish the agenda per Section 9.1.5.

(2) Items to be considered at a regular meeting shall be submitted to the Department of Planning and Sustainability pursuant to the submittal schedule, which is posted on the City website, and is typically the second Monday of each month. The Department of Planning and Sustainability shall perform a completeness review of the items submitted before accepting an item for an agenda. Items not received by the deadline date and time will not be placed on the agenda.

(3) The Department of Planning and Sustainability will accept late submittals for items that were deferred at the previous Commission voting meeting, after emailing the Preservation Planner or submitting an application by midnight on the night of the HZC meeting. All application materials shall be submitted no later than Wednesday at noon prior to the Design Review Committee meeting.

(4) The Department of Planning and Sustainability may place items on the Commission agenda as circumstances dictate.

(5) Non-agenda items shall not be considered at the Design Review Committee meeting.

(4) Items may be administratively removed from the agenda by the Planning Director.

(5) The applicant may voluntarily withdraw applications.

9.1.7 Quorum

There is no requirement for a quorum for the Design Review Committee since it is a nonvoting informational meeting.

9.1.8 Voting

The Design Review Committee meeting is a non-voting meeting.

9.1.9 Order of Business

The following shall be the order of business for meetings of the DRC.

(1) Call the Meeting to Order.

(2) Order of Presentation of Agenda Items.

a. Applicant presentation

b. Staff comments

c. Design Review Committee comments

(3) Adjourn.

9.1.10 Citizen Comments

Citizen Comments may be permitted during the Design Review Committee meeting at the discretion of the Chair. The intent of the Design Review Committee meeting is to provide a forum of discussion among applicants, staff, and the Committee members. Opportunities for public comment will be provided for in later phases of the planning processes.

9.1.11 Minutes

Because the Design Review Committee meeting is an informal nonvoting meeting for general discussion and informational purposes, meeting minutes will not be kept.

10.1 AMENDMENTS

These bylaws may be amended at a regular or special meeting, but no amendment shall be adopted unless a written notice of at least four days has been previously given to the Commission members.

11.1 ADOPTION AND EFFECTIVE DATE

These Commission bylaws were adopted on _____, _____, and subsequent amendments and their dates are noted in the Commission minutes.

ATTEST:

_____ _____

Chair **Secretary**

FRANKLIN HISTORIC ZONING COMMISSION (HZC) & DESIGN REVIEW COMMITTEE (DRC)

2026 Submittal and Meeting Schedule

Please schedule a meeting with the Preservation Planner prior to applying.

DRC Schedule		HZC Schedule	
DRC Application Submittal Deadline	Meeting Date (4:00 PM)	HZC Application Submittal Deadline	Meeting Date (4:00 PM)
1/12/2026	*1/20/2026	12/23/2025	1/12/2026
2/9/2026	*2/17/2026	1/23/2026	2/9/2026
3/9/2026	3/16/2026	2/20/2026	3/9/2026
4/13/2026	4/20/2026	3/27/2026	4/13/2026
5/11/2026	5/18/2026	4/24/2026	5/11/2026
6/8/2026	6/15/2026	5/22/2026	6/8/2026
7/13/2026	7/20/2026	6/26/2026	7/13/2026
8/10/2026	8/17/2026	7/24/2026	8/10/2026
9/14/2026	9/21/2026	8/28/2026	9/14/2026
10/12/2026	10/19/2026	9/25/2026	10/12/2026
11/9/2026	11/16/2026	10/23/2026	11/9/2026
12/14/2026	12/21/2026	*11/25/2026	12/14/2026
1/11/2027	*1/19/2027	*12/24/2026	1/11/2027

*These dates reflect a schedule adjustment due to the City holiday calendar

For meeting locations and agendas, please visit www.franklintn.gov/agendas

Franklin utilizes an online Plan Review Portal where you may submit applications and upload plan sets entirely online. Thank you for using our Plan Review Portal.
https://franklintn.geocivix.com/secure/

File #: 21-01767

DATE: 12/8/2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Site and Building Alterations 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
Chapter 6: Site & Setting

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 the replacement of the porch floor, front steps, and walkway.

It is proposed to remove the existing concrete aggregate on the porch floor, step treads, and walkway with Indiana Limestone. The porch floor will have an ashlar pattern and the walkway will have an alar pattern with the Indiana Limestone with a brick border. 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.

While the use of a stone material is appropriate per the Guidelines, the proposed Indiana Limestone will be on a building that is non-historic and will not be highly visible from the street.

RECOMMENDATION:

Staff recommends approval of the replacement of the porch flooring, front steps, and walkway with the following conditions:

1. Approval of this COA is limited to the replacement of the porch flooring, front steps, and walkway as listed in the scope of work, and this COA does not approve any changes to the existing building that may appear different on rendering due to the AI generation.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

713 GLASS LANE - SUPPORTING PHOTOS

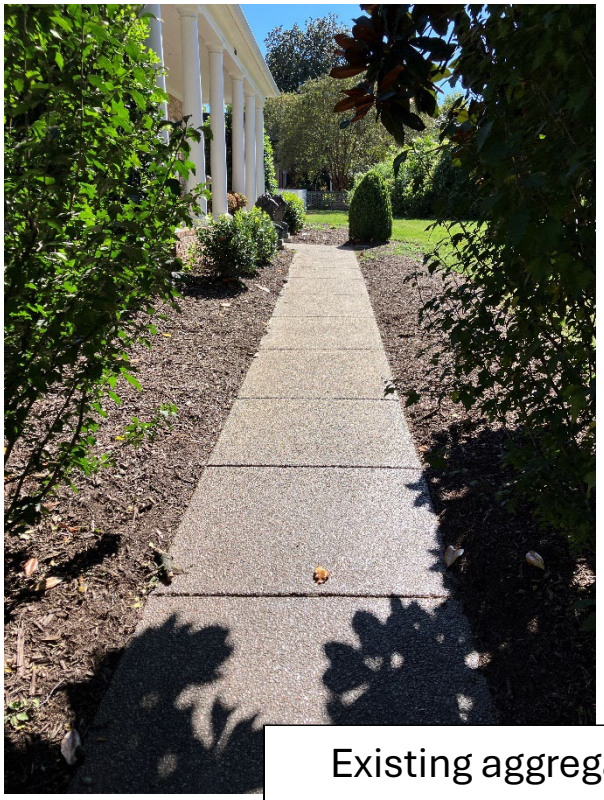


713 GLASS LANE - SUPPORTING PHOTOS



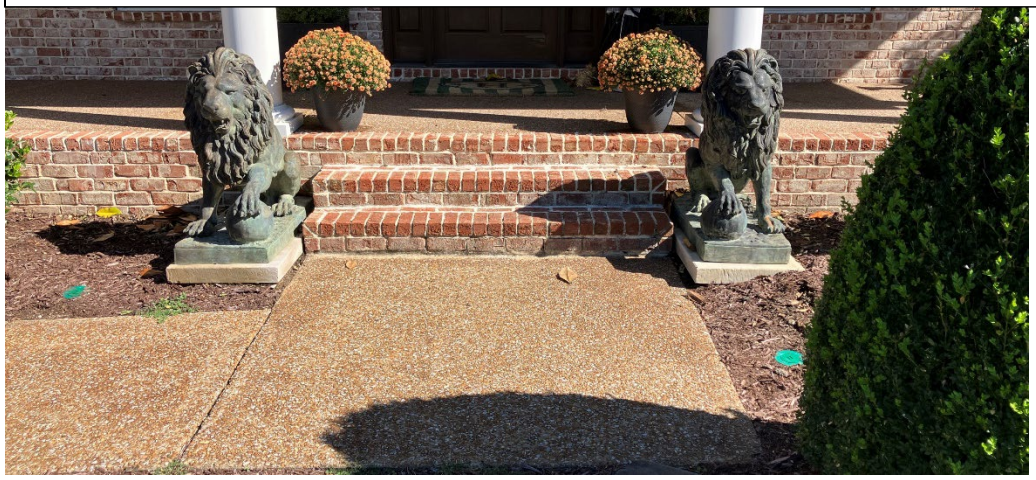
Porch – Random ashlar Indiana limestone replacing aggregate on porch, rowlock brick to remain in place
Steps – 2” Indiana limestone treads, brick risers
Sidewalk – Random ashlar Indiana limestone with brick border (to match existing as close as possible)

713 GLASS LANE - SUPPORTING PHOTOS





Existing aggregate walkway, porch and brick steps.

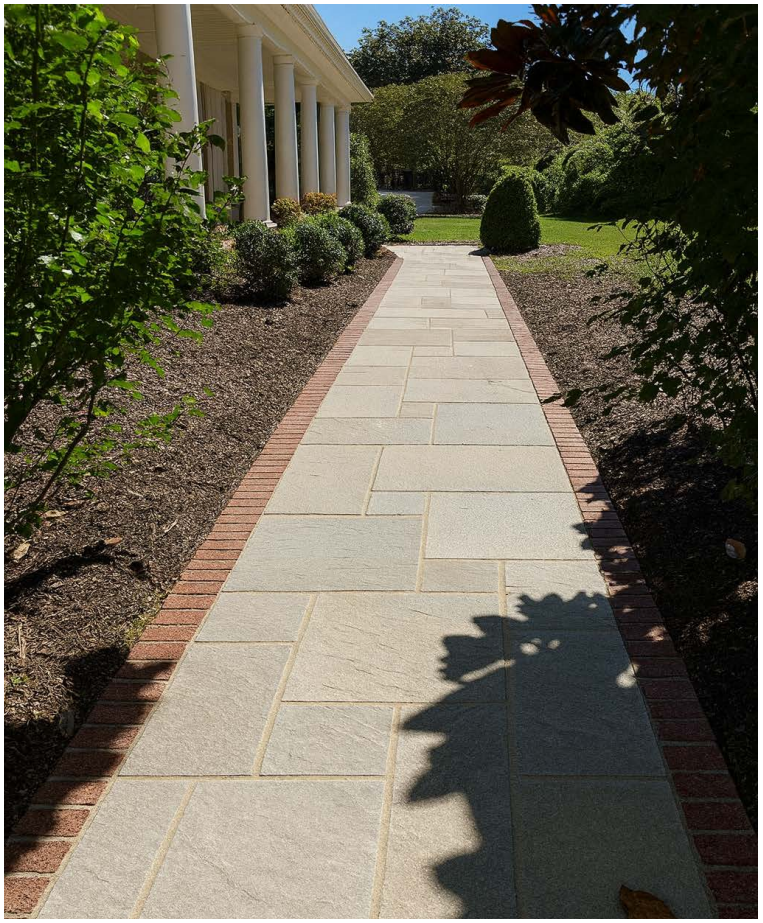


713 GLASS LANE - SUPPORTING PHOTOS



Indiana limestone porch, step treads example

713 GLASS LANE - SUPPORTING PHOTOS



Ashlar pattern Indian limestone
with brick border example



2" Indian limestone treads, brick risers example.
Note that the existing brick rowlock @ porch remains

File #: 21-01774

DATE: 12/8/2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of An Alteration (Principal) At 717 Glass Ln.; Will Forte, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the principal building at 717 Glass Lane.

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

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. This request was deferred during the November 2025 HZC Meeting from a larger application package.

The proposal includes a request to paint 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 the following:

- Use materials and 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 and may extend the life of the existing metal roof. The metal roofing on the building is an accent material and the proposal will minimally impact the appearance of the building. As this is a non-historic residential building, the proposed painting of the metal roof is appropriate.

RECOMMENDATION:
Staff recommends approval of the metal roof painting 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.



INSPIRATION IMAGE FOR SCREENED PORCH

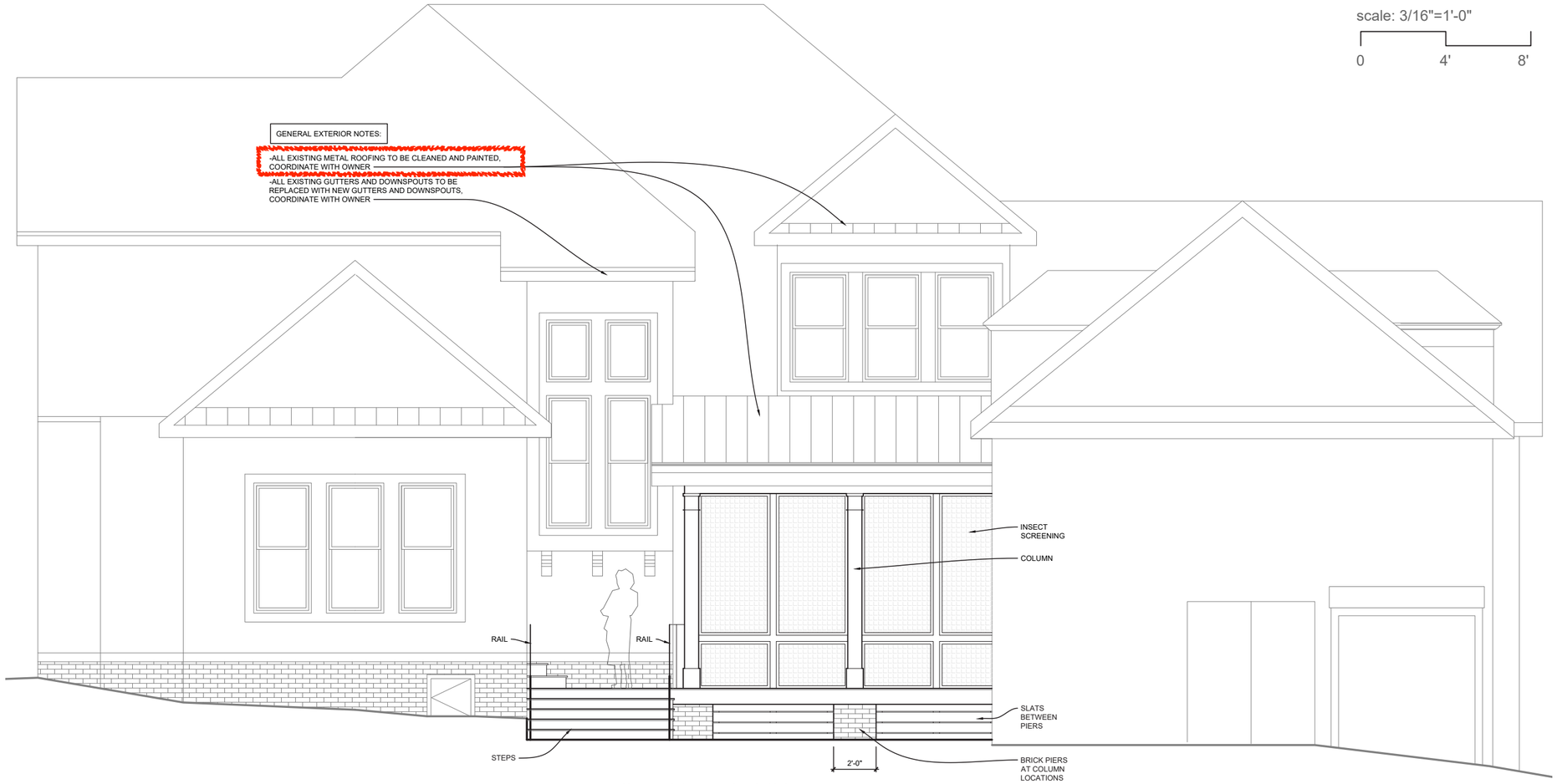




INSPIRATION IMAGES FOR PORCH STEPS, PIERS AND SLATS BETWEEN PIERS

scale: 3/16"=1'-0"

0 4' 8'



SCREENED PORCH AREA RENOVATION CONCEPT
EXTERIOR ELEVATION

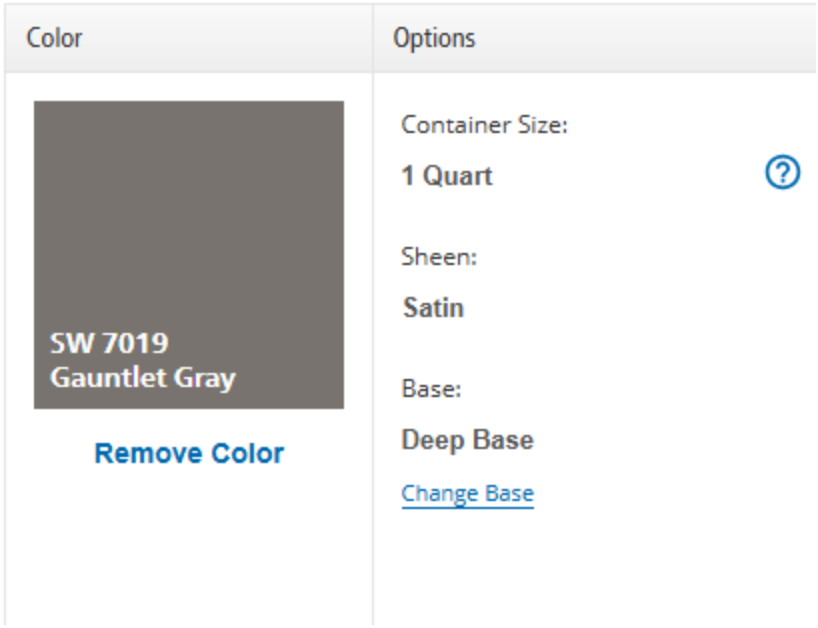
RENOVATION CONCEPTS: SCREENED PORCH

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

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






Color
Options
SW 7019
Gauntlet Gray
Remove Color
Container Size:
1 Quart
Sheen:
Satin
Base:
Deep Base
Change Base

Uniflex™
Acrylic Rust Inhibitive Metal Primer

36-520 White

CHARACTERISTICS

Uniflex™ Acrylic Rust Inhibitive Primer White is a waterborne, acrylic emulsion, adhesion-promoting bonding primer. This product offers good adhesion to difficult surfaces including pre-finished metal roofing containing Fluorocarbon (Kynar®), or other hard, slick glossy surfaces, and previously painted surfaces.

For use on these surfaces:

Galvanized metal, iron and steel, and factory finishes where corrosion is a problem. Provides excellent adhesion as a base for Uniflex Acrylic and Urethane coatings.

As a bonding primer over Fluorocarbon finishes such as Kynar®.

NOT FOR USE WITH SILICONE COATINGS.

An adhesion test is required to confirm compatibility.

Color:	White

Minimum Coverage:

Wet mils:	7.0
Dry mils:	3.0
Coverage:	250 sq. ft. per gallon

Drying Schedule 77°F @ 50% RH:

Exposure	4-6 hours
To recoat	4-8 hours

Must be top coated within 90 days

Air and surface temperatures must not drop below 50°F for 4 hours after application.

Drying and recoat times are temperature, humidity, and film thickness dependent.

Tinting:
This product can not be tinted.

Product Characteristics

V.O.C. (less exempt solvents):	< 50 g/l
Volume Solids:	42±2%
Weight Solids:	60±2%
Weight per Gallon:	11.2 lbs
Flash Point:	n/a
Vehicle Type:	Acrylic
Shelf Life:	36 months, unopened

APPLICATION

Temperature:	
Ambient Air:	between 50°F and 120°F
Surface:	between 50°F and 120°F

Apply on a clear, dry day with a max humidity level of 85%.
DO NOT apply if heavy dew or rain is expected within 2 to 4 hours.
KEEP FROM FREEZING

Reducer:	Do not reduce
Thinning:	Do not thin

Airless Spray:	
Pressure	min. 2,600 p.s.i.
Tip	.017-.019
Brush:	nylon-polyester
Roller Cover:	3/4 inch nap woven

Spray and back roll on porous & rough substrates to achieve required film build and a pin-hole free surface.

Apply at temperatures above 50°F. When the air temperature is at 50°F, substrates may be colder; prior to application, check to be sure the air, surface, and material temperature are above 50°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 60 minutes.

Do not apply at air or surface temperatures below 50°F or when air or surface temperatures may drop below 50°F within cure time.

For best performance results, avoid coating substrates with elevated surface temperatures. All surfaces must be clean and dry.

APPLICATION TIPS

Apply at the recommended film thickness and spreading rate as indicated on the page. Application of coating below minimum recommended spreading rate may adversely affect the coating systems performance.

Mix thoroughly to a uniform consistency with slow speed power agitation prior to use.

RECOMMENDED SYSTEMS

For use as a metal rust primer with Uniflex Acrylic and Urethane coating systems.

For use as a bonding primer over existing fluorocarbon finishes.

NOT FOR USE WITH SILICONE COATINGS

Refer to full specifications for additional details.

SURFACE PREPARATION

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked coatings should be scraped to a sound surface. Glossy surfaces should be sanded dull. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Galvanized Metal:
Pressure clean to remove all dirt, dust, grease, oil, loose particles, foreign material, peeling and defective coatings, chalks, etc. Allow the surface to dry before proceeding.

Previously painted/Fluorocarbon finishes:
Pressure clean to remove all dirt, dust, grease, oil, loose particles, foreign material, peeling and defective coatings, chalks, etc. Always check for compatibility of the previously painted surface with the new coating by conducting an adhesion test. Allow to cure thoroughly for 1 week before checking adhesion.

PACKAGING INFORMATION

SKU	SMIS	SIZE
KST036520-20	650174808	5 gallon pail
KST036520-27	650389992	55 gallon drum

CLEAN UP INFORMATION

Clean spills, spatters, hands and tools immediately after use with warm soapy water. Flush spray equipment with water. Follow manufacturer's safety recommendations when using solvents.

continued on back

Uniflex™
Acrylic Rust Inhibitive Metal Primer

36-520 White

CAUTIONS

For exterior use.

Protect from freezing.

Do not apply at temperatures below 50°F. Air and surface temperatures must not drop below 35°F during cure time

Before using, carefully read CAUTIONS on label.

DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.

PRECAUTIONS: For exterior use only. Protect building inlets from product vapors or fumes. DO NOT allow product to freeze.
Protective clothing, gloves and eye-wear should be used during application of these products. When transporting this product, ensure that lid is tight and pail secure and upright. DO NOT allow pail to tumble as this may cause lid to loosen and leakage to occur. Do not transport on passenger seats or inside the passenger compartment of any vehicle. Store product in the cargo area of vehicle, and secure over protective clothes to prevent damage due to accidental spills. For longest life, store in controlled environment, 45°F- 80°F. Avoid continual storage in direct sunlight or at temperatures above 99°F. Seal container when not in use. Do not walk on coating until fully cured. Use all contents within one day of opening. DO NOT reuse empty containers.
Ponding water creates excessive weight on roofs and may compromise structural integrity leading to a potential collapse hazard. Always follow the National Roofing Contractors Association guidelines to remove ponding water from roof surfaces. SLIP WARNING: Use extreme caution when walking or working on coated surfaces, and apply traction promoting particles in coating if needed for walkway areas. If there will be foot traffic on roof after installation (and cured), embed 40 - 60 lbs. of #11 ceramic granules per 100 sq ft into top layer of coating to create a non-skid finish. Surfaces without granules are slippery when damp or wet. Use OSHA approved fall protection when on roof surface

WARRANTY

This product is manufactured in accordance with ISO 9001-2008 standards. Seller and manufacturer's only obligation shall be to replace such quantity of product proved to be defective. Neither seller nor manufacturer shall be liable for any injury, loss or damage, direct or consequential arising from the use or the inability to use the product for his/her intended use, and user assumes all risk and liability. Color fade is not covered under warranty.THIS LIMITED WARRANTY IS THE BUYER'S SOLE AND EXCLUSIVE REMEDY AGAINST UNIFLEX AND THE SHERWIN-WILLIAMS COMPANY REGARDING THE PRODUCT. IN NO EVENT SHALL UNIFLEX OR THE SHERWIN-WILLIAMS COMPANY BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE OR OTHER DAMAGES ARISING FROM THE USE OR PERFORMANCE OF THE PRODUCT. Since methods of application and on site conditions can affect performance, UNIFLEX AND THE SHERWIN-WILLIAMS COMPANY MAKE NO OTHER WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE REGARDING THE PRODUCT, AND UNIFLEX AND THE SHERWIN-WILLIAMS COMPANY HEREBY DISCLAIM ALL SUCH OTHER WARRANTIES

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of KST Coatings- A Business Unit of the Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of the publication. Consult your Uniflex Technical Representative to obtain the most recent Product Data Information.

KOOLSEAL
REFLECTIVE ROOF COATINGS

KOOL SEAL®
PREMIUM ROOF PAINT



FEATURES & BENEFITS

- **5 Year warranty**
- **100% Acrylic formula**
- **Tintable to a wide range of colors**
- **Available in satin finish**
- **Available sizes: 5-gallon**

PRODUCT DESCRIPTION

Kool Seal® Premium Roof Paint is a 100% acrylic coating that is tintable to a wide range of colors. This premium formulation is UV resistant, and won't chalk, crack or peel from a properly prepared surface.

RECOMMENDED USES

- Concrete Roof Tiles
- Metal Roofs

PRODUCT CHARACTERISTICS

Technology	Acrylic
Tint Bases	Extra White / Deep / Ultra Deep
Volume Solids	36% ±2%
Weight Solids	50% ±2%
VOC	<50 g/L
Drying Time	**@ 77ºF, 50% RH** To touch: 2 hours To recoat: 4 hours Temperature and humidity dependent

Dry time is temperature, humidity and film thickness dependent

ORDERING INFORMATION

Part Number	Sheen/Size
KST053510-20	Extra White Satin (5-Gallon Pail)
KST053515-20	Deep Base Satin (5-Gallon Pail)
KST053519-20	Ultra Deep Base Satin (5-Gallon Pail)

APPLICATION RATE FOR EACH COAT

Flat Cement Tile: 200 sq. ft/gal (8 wet mils)
Barrel Cement Tile: 150 sq. ft/gal (10 wet mils)
Metal: 200 sq.ft./gal (8 wet mils)

Note: Actual coverage will vary depending on porosity of surface. Apply two coats to all surfaces at the above rates.

KOOL SEAL®
PREMIUM ROOF PAINT

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424- LEAD (in US) or contact your local health authority.

Always conduct an adhesion test prior to application.

Uncoated Surfaces: Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalk, form release agents, moisture curing membranes, etc. Mildew – Remove before painting by washing with a solution of 1 quart liquid bleach and 3 quarts of water. Apply the solution and scrub the area. Allow the solution to remain on the surface for 10 minutes. Rinse with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

Concrete Tiles: Concrete and mortar must be cured - usually about 30 days. If coating before 30 day cure, or if pH is higher than 8 or not previously painted, prime with Kool Seal ® Acrylic Concrete Primer 34-900

Previously Painted Surfaces: All old, peeling, flaking paint must be removed. Sand glossy surfaces dull.

Metal: Prime all corrosion with Kool Seal ® Storm Patch ® Acrylic Rust Primer 34-800

Kynar ® and other Fluoropolymer finishes: Prime with Kool Seal ® Storm Patch ® Acrylic Rust Primer 34-800

APPLICATION

For most applications, a minimum of two coats is required for maximum performance and uniform appearance. Stir thoroughly before and during application. Intermix all containers to ensure color uniformity.
DO NOT THIN.
Brush – Use a nylon/polyester brush
Roller – Use a 3/8” - 1/2” nap cover
Spray – Airless Pressure: 2000 psi Tip: .015” - .025”

CAUTIONS

For exterior use only. Protect building inlets from product vapors or fumes. DO NOT allow product to freeze. Protective clothing, gloves and eyewear should be used during application of these products. When transporting this product, ensure that lid is tight and pail secure and upright. DO NOT allow pail to tumble as this may cause lid to loosen and leakage to occur. Do not transport on passenger seats or inside the passenger compartment of any vehicle.. Seal container when not in use. Do not walk on coating

APPLICATION CONDITIONS

Do not apply below 50ºF or when rain is forecast. Application during periods of low temperature or high humidity will extend dry time. Allow 4-6 hours for coating to dry prior to being subjected to rain, heavy dew or temperatures below 50º
KEEP FROM FREEZING.

CLEANUP

Clean hands, tools, and spills and spatters immediately with soap and warm water. After cleaning, flush spray equipment to prevent rusting of the equipment.

5 YEAR LIMITED WARRANTY

For 5 years from the date of purchase, if this product fails to perform in accordance with the specifications set forth on the label when applied according to label directions, as your sole and exclusive remedy, upon proof of purchase , we will replace the product at no cost or refund the original purchase price. Labor or costs associated with labor not included. This warranty is made to the original purchaser only and is not transferrable. This warranty excludes failure due to improper surface preparation, structural defects or failure of other previously applied products. **THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING MERCHANTABILITY, WHICH ARE ALL DISCLAIMED AND/OR LIMITED IN DURATION TO THE EXTENT PERMITTED BY LAW. WE SHALL NOT BE LIABLE FOR INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS) FROM ANY CAUSE WHATSOEVER.** Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. This warranty gives you specific legal rights and you may also have other rights which vary from state to state. Color fade is not guaranteed.

TECHNICAL SERVICES

1-888-321-KOOL (5665) www.koolseal.com

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of KST Coatings and The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your KST or Sherwin-Williams representative to obtain the most recent Product Data Sheet.

Revised 03/2025

File #: 21-01772

DATE: 12/8/2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Accessory) At 720 W. Main St.; Mary Gardner, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the historic accessory structure at 720 West Main Street.

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

PROJECT INFORMATION:
COF Project Number: 8989
Applicant: Mary Gardner
Owner: Mary Gardner

BACKGROUND:
The property located at 720 West Main Street is located in the Hincheyville National Register Historic District. The site features a ca. 1880 Folk Victorian house and a ca. 1940 accessory structure. The building and accessory structure are listed as contributing to the National Register Historic District. The application was reviewed during the September and October Design Review Committee Meetings, and feedback has been incorporated into the application.

The proposal includes a request to replace the garage doors and light fixture on the accessory structure.

Garage Doors:
The proposal includes a request to replace the existing paneled and glazed overhead garage door with carriage doors that feature 4-lite patterns and vertical plank paneling details. The door's age is unknown, but it is not believed to be the original door based on its design and discussions at DRC.

The proposed carriage-style doors are appropriate for the age and style of the accessory structure.

Lighting:

The proposal includes a request to replace the existing security light with a gooseneck light fixture above the garage door on the accessory structure. The specifications for the gooseneck light fixture were not provided. The Guidelines recommend the following:

- 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.

The proposed light fixture is simple in character and compatible with lighting seen on the adjacent accessory structure. The proposed fixture is appropriate.

Please note that the application utilizes an AI-generated image of the structure with the proposed doors and light fixture. This COA application does not approve any changes that may appear different in the AI rendering than what exists on the existing building other than the listed scope of work for the replacement of the garage door and replacement of the light fixture.

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

1. Approval of this COA is limited to the accessory structure door replacement and lighting installation as listed in the scope of work, and this COA does not approve any changes to the existing building that may appear different on rendering due to the AI generation.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

720 West Main St. Accessory Structure Alterations

Proposal

- Replace Garage Door
- Replace Lighting

Existing



Proposed



File #: 21-01771

DATE: 12/8/2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations to A Previously Approved COA (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 to previously approved COA plans for an addition and alterations to the non-historic accessory structure at 1008 Fair St.

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 located 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. A COA was reviewed and issued at the November 2025 HZC Meeting for alterations and an addition to the accessory structure.

The proposal includes a request to alter the previously approved plans for an addition and alterations to the accessory structure.The footprint of the addition will decrease by 74 sq. ft. to be 512 sq. ft. The total footprint of the accessory structure will decrease to be 1,278 sq. ft. The 3’ addition to the front façade is proposed to be removed and instead the length of the side addition is proposed to be elongated by 2’. The height of the structure will remain 17'6", but the pitch is proposed to increase to be 8:12 from 7:12. The front gable addition is proposed to be replaced with a shed dormer. On the left elevation, two window alterations are proposed to add a fixed window to the gable and to alter the

previously approved window opening to accommodate two shorter double-hung windows.

The proposed alterations to the approved plans for alterations and an addition to the structure are appropriate. The proposed alterations create a more subordinate form and further simplify the roofline to read as additions over time. 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. The proposed materials, details and ornamentation have not been altered and remain appropriate

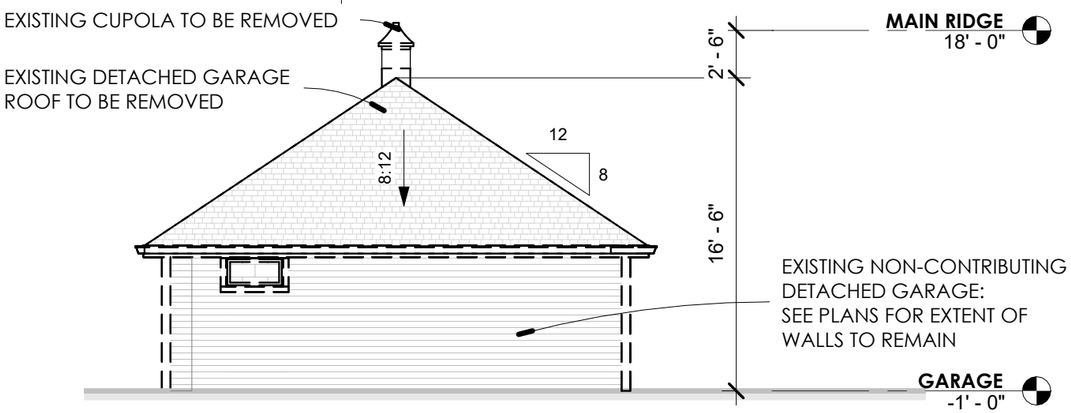
RECOMMENDATION:
Staff recommends approval of the alterations and addition to the accessory structure with the following conditions:

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 and door specifications must be a historic profile and must be submitted to the Preservation Planner for review and approval.
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

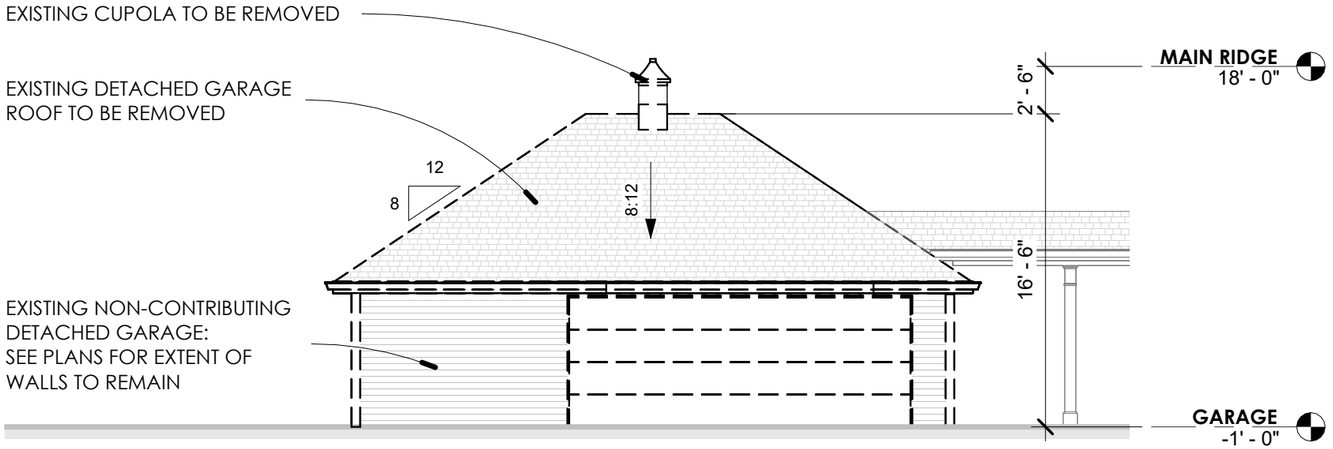
PREVIOUSLY APPROVED ELEVATIONS

KATY BELL INTERIORS



EXISTING DETACHED GARAGE LEFT ELEVATION

1/8" = 1'-0"

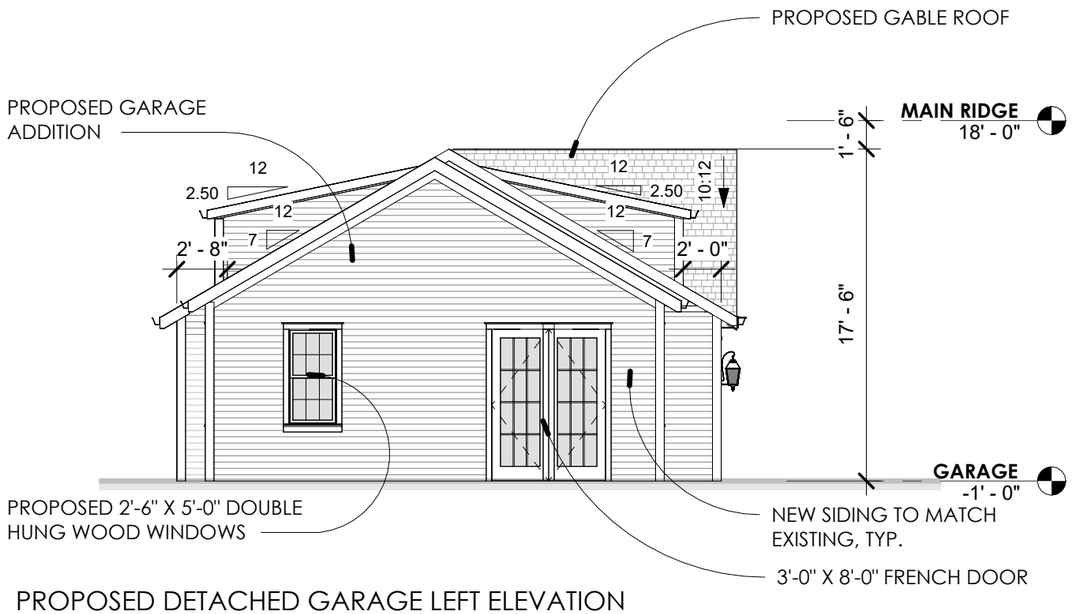


EXISTING DETACHED GARAGE FRONT ELEVATION

1/8" = 1'-0"

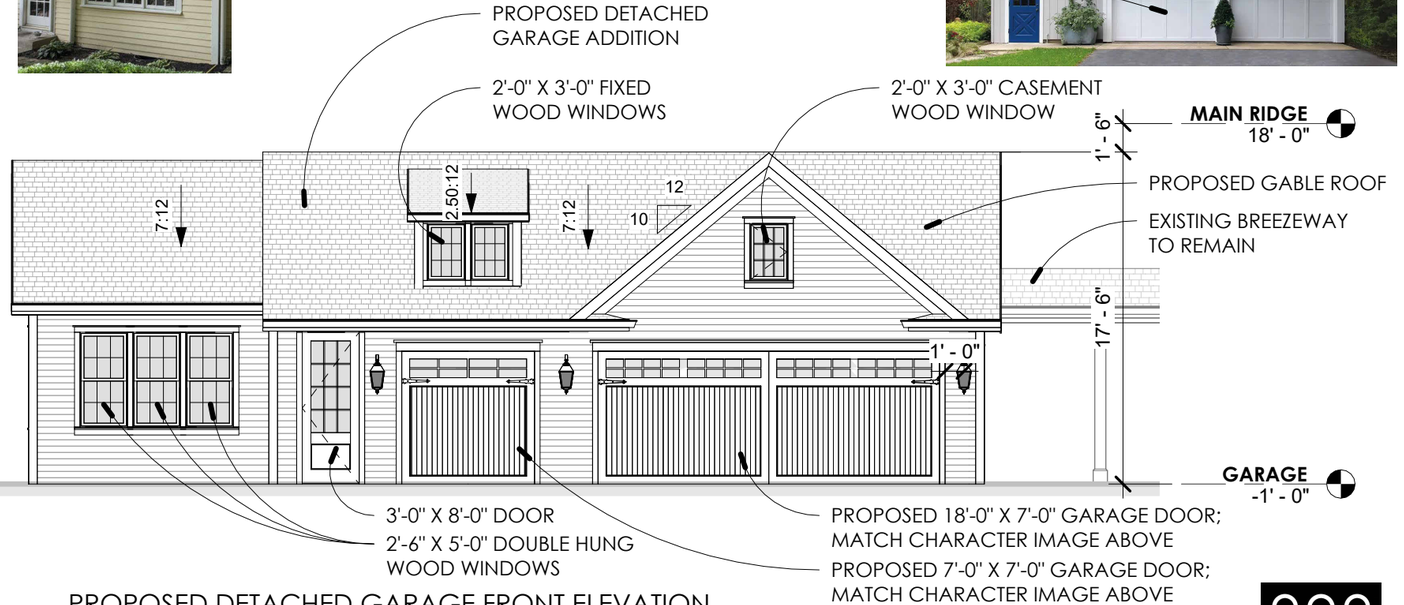






PROPOSED DETACHED GARAGE LEFT ELEVATION

1/8" = 1'-0"



PROPOSED DETACHED GARAGE FRONT ELEVATION

1/8" = 1'-0"

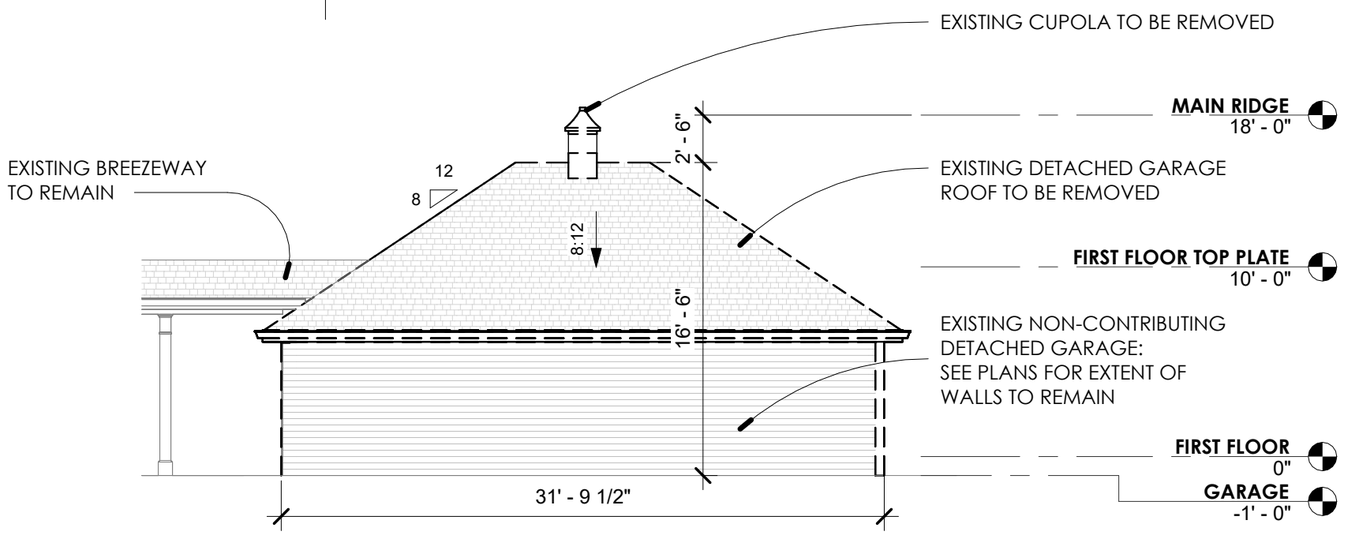
*2020 NATIONAL REGISTER LISTING DESCRIBES THE EXISTING ACCESSORY STRUCTURE AS NON-CONTRIBUTING AS IT IS A CIRCA 2000S STRUCTURE
*1999 TAX ASSESSMENT HAS CURRENT DETACHED GARAGE LISTED AS "CAR PORT"

906 STUDIO ARCHITECTS + INTERIORS

1008 FAIR ST

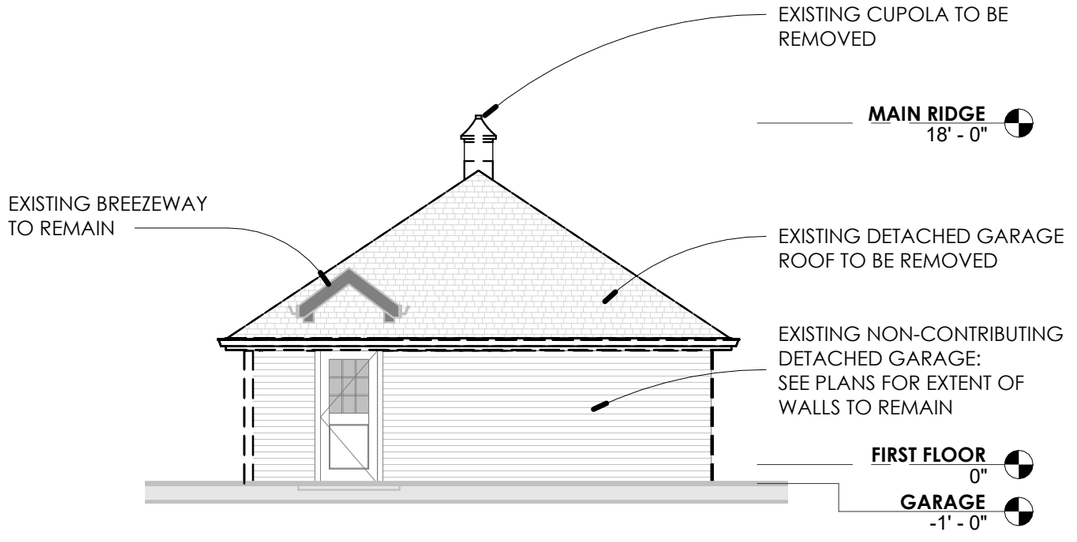
PREVIOUSLY APPROVED ELEVATIONS

KATY BELL INTERIORS



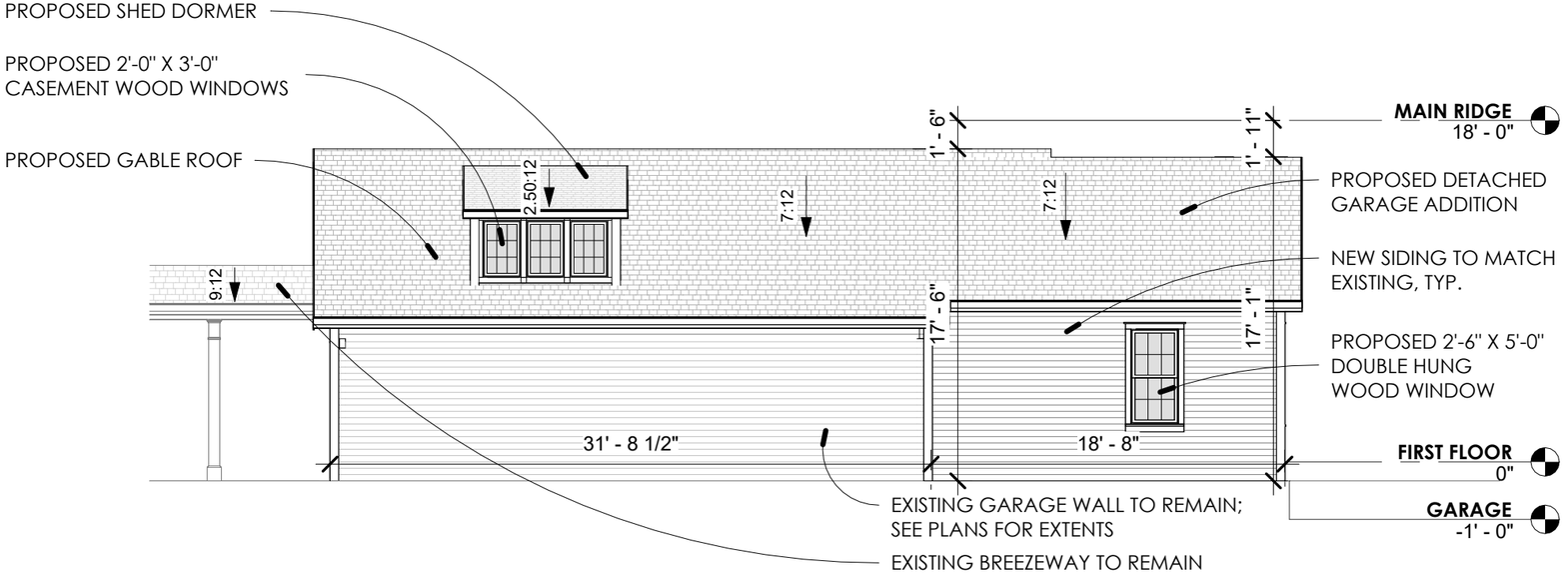
EXISTING DETACHED GARAGE REAR ELEVATION

1/8" = 1'-0"



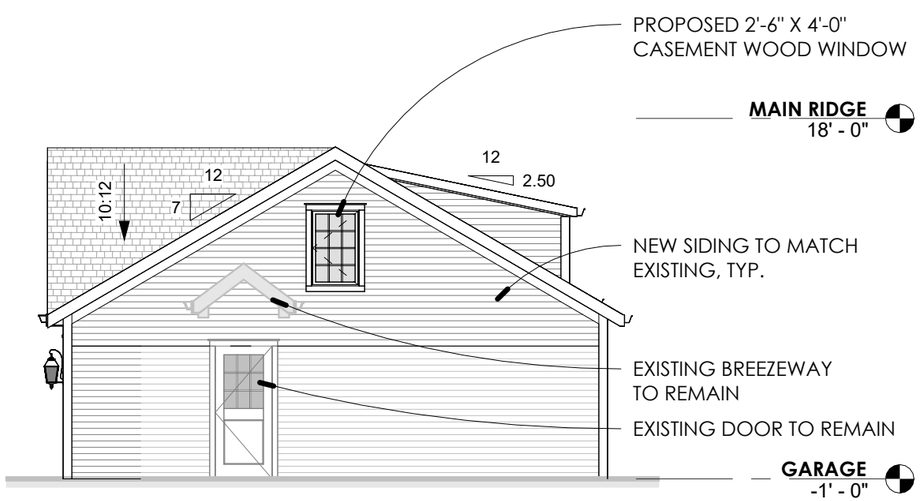
EXISTING DETACHED GARAGE RIGHT ELEVATION

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

SITE PLAN

KATY BELL INTERIORS

DETACHED GARAGE

EXISTING DETACHED GARAGE FOOTPRINT:	766 SQ FT (APPROX.)
PROPOSED GARAGE ADDITION FOOTPRINT:	512 SQ FT (586 SQ FT ALLOWED)
PROPOSED DETACHED GARAGE FOOTPRINT:	1,278 SQ FT (1,352 SQ FT MAX.)

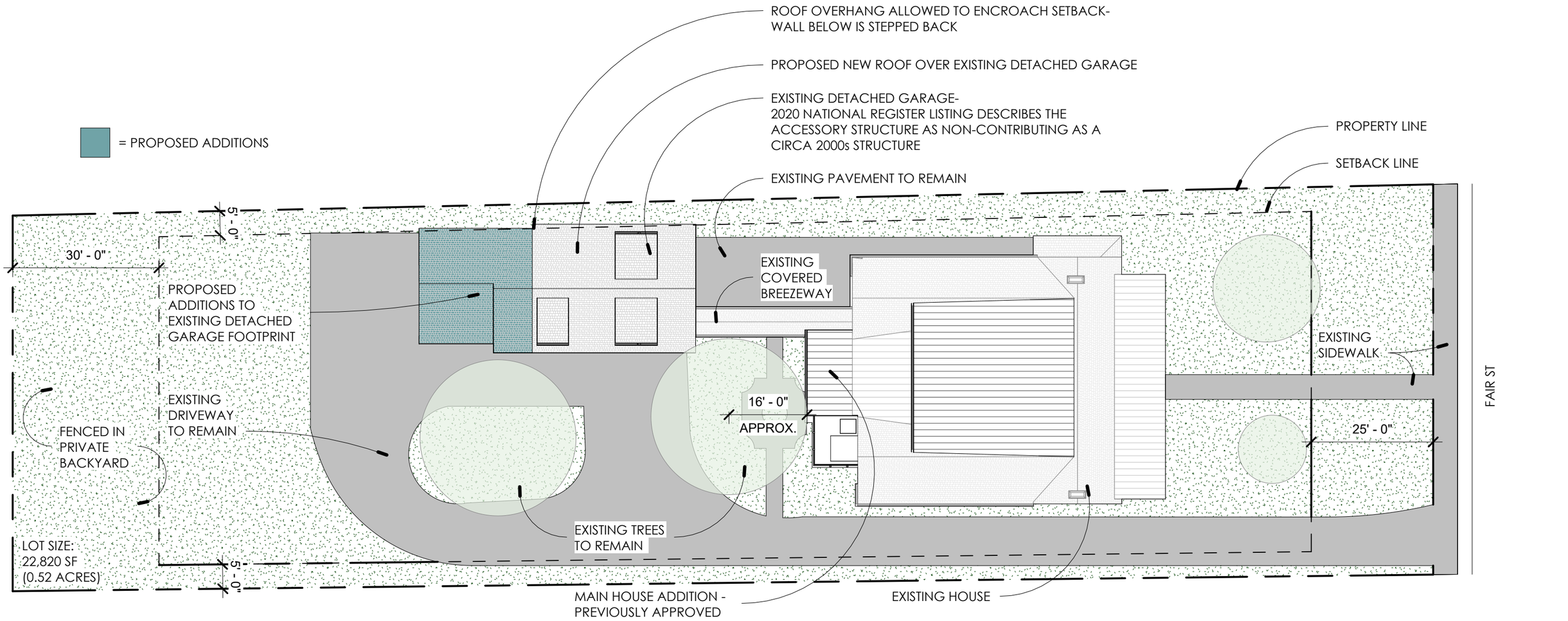
*DETACHED GARAGE FOOTPRINT IS ALLOWED TO BE UP TO 50% OF MAIN HOUSE FOOTPRINT

PROPOSED LSA : 47% (40% MIN.)

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 SITE PLAN

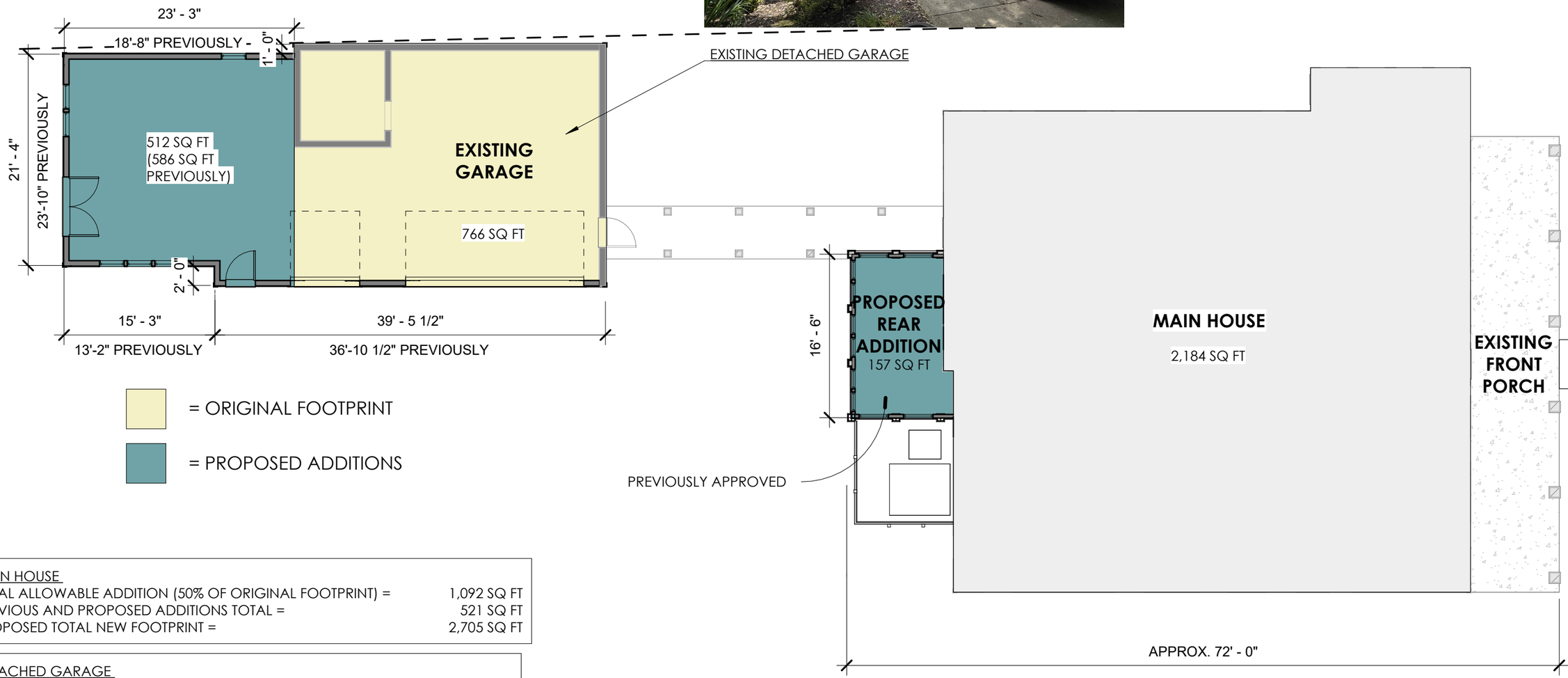
1" = 20'-0"

1008 FAIR ST

FLOOR PLANS

KATY BELL INTERIORS





MAIN HOUSE	
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

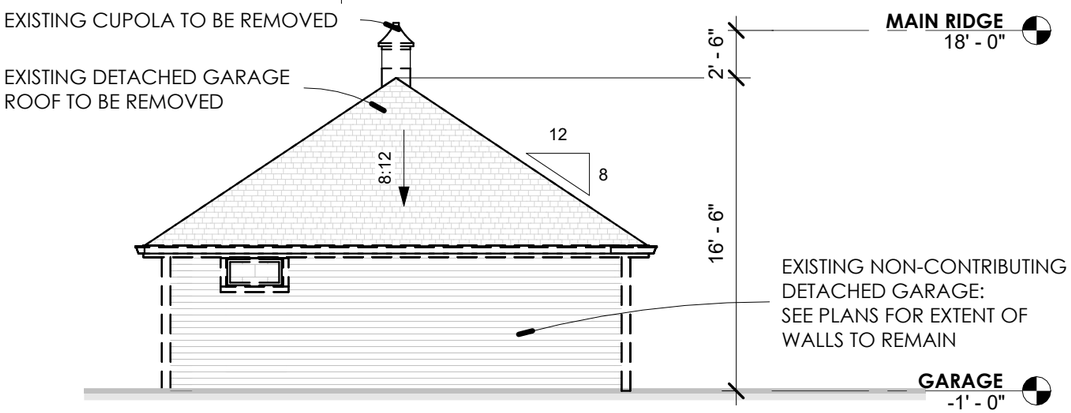
DETACHED GARAGE	
TOTAL ALLOWABLE ADDITION (50% OF MAIN HOUSE FOOTPRINT) =	586 SQ FT
PROPOSED ADDITIONS TOTAL =	512 SQ FT
PROPOSED TOTAL NEW FOOTPRINT =	1,278 SQ FT

906 STUDIO ARCHITECTS + INTERIORS

1008 FAIR ST

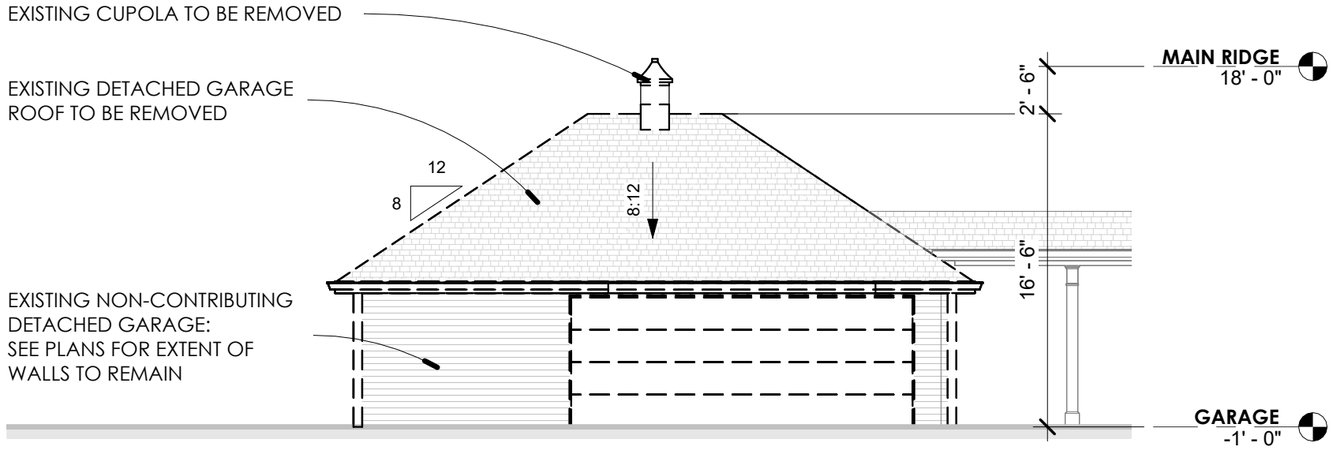
DETACHED GARAGE ELEVATIONS

KATY BELL INTERIORS



EXISTING DETACHED GARAGE LEFT ELEVATION

1/8" = 1'-0"



EXISTING DETACHED GARAGE FRONT ELEVATION

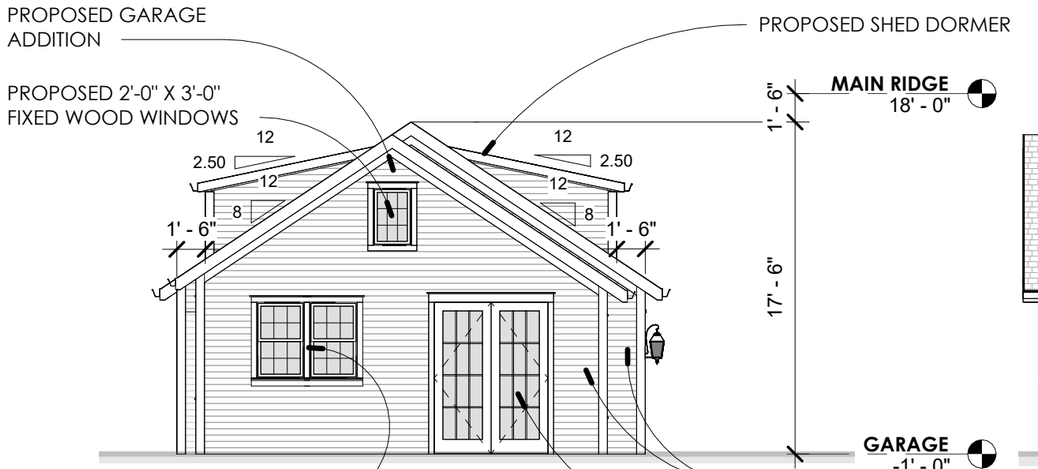
1/8" = 1'-0"



TRIPLE WINDOWS AT EXISTING REAR OF HOME

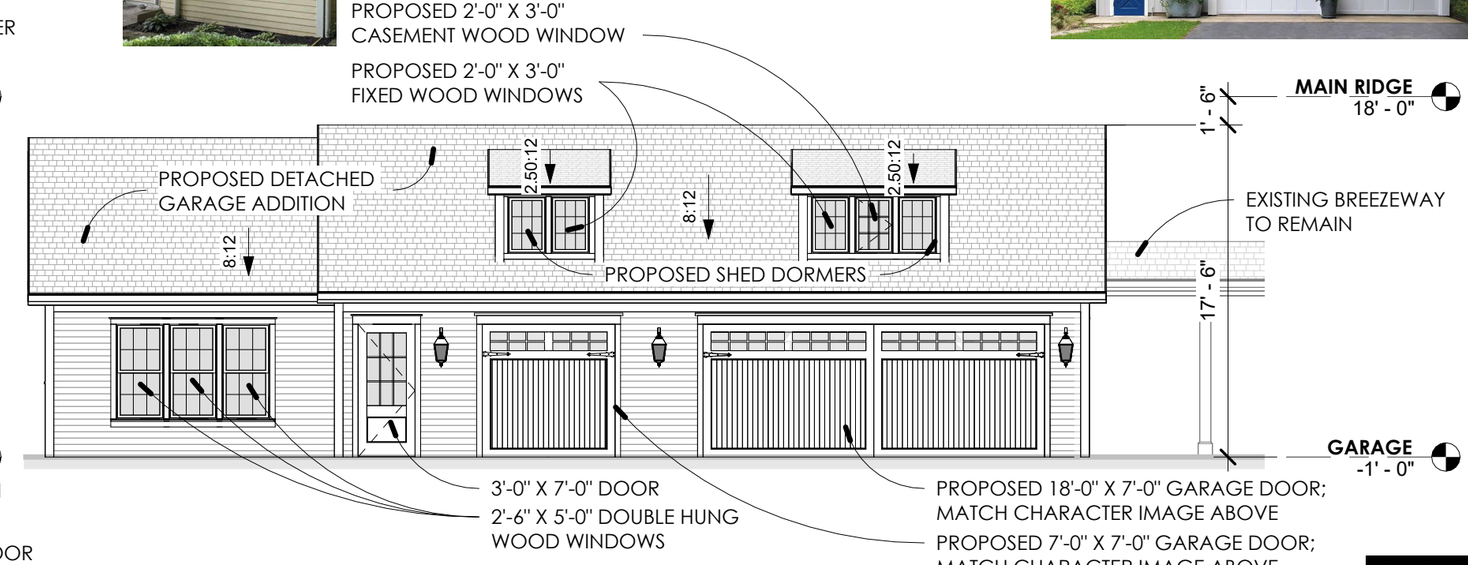


PROPOSED GARAGE DOOR TO MATCH CHARACTER IMAGE



PROPOSED DETACHED GARAGE LEFT ELEVATION

1/8" = 1'-0"



PROPOSED DETACHED GARAGE FRONT ELEVATION

1/8" = 1'-0"

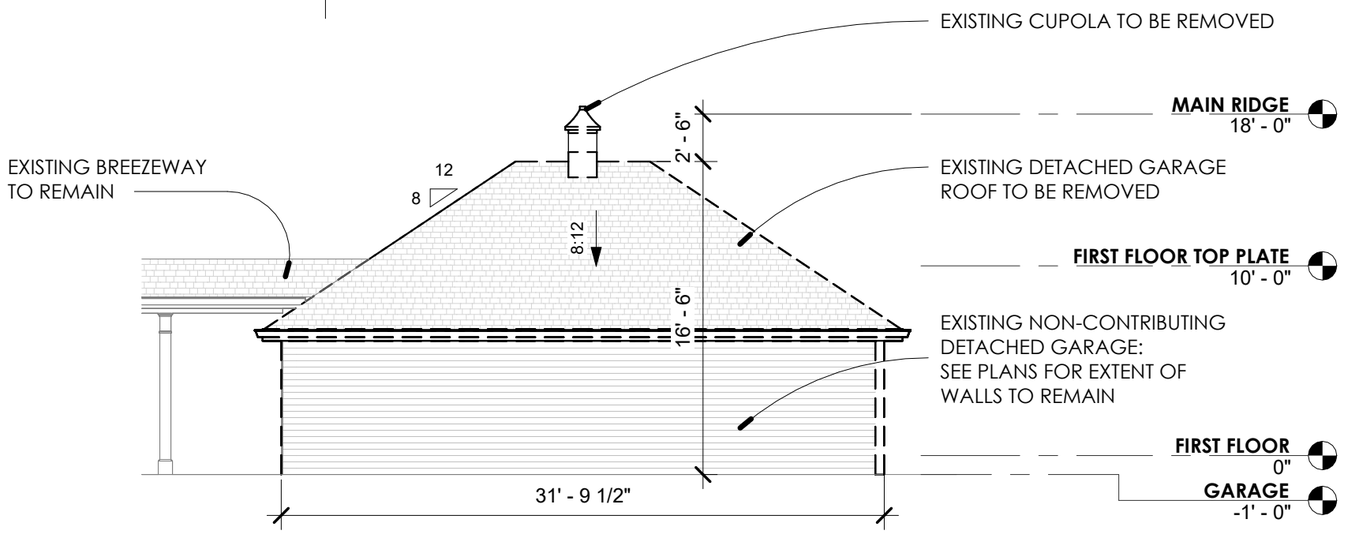
*2020 NATIONAL REGISTER LISTING DESCRIBES THE EXISTING ACCESSORY STRUCTURE AS NON-CONTRIBUTING AS IT IS A CIRCA 2000S STRUCTURE
*1999 TAX ASSESSMENT HAS CURRENT DETACHED GARAGE LISTED AS "CAR PORT"

906 STUDIO ARCHITECTS + INTERIORS

1008 FAIR ST

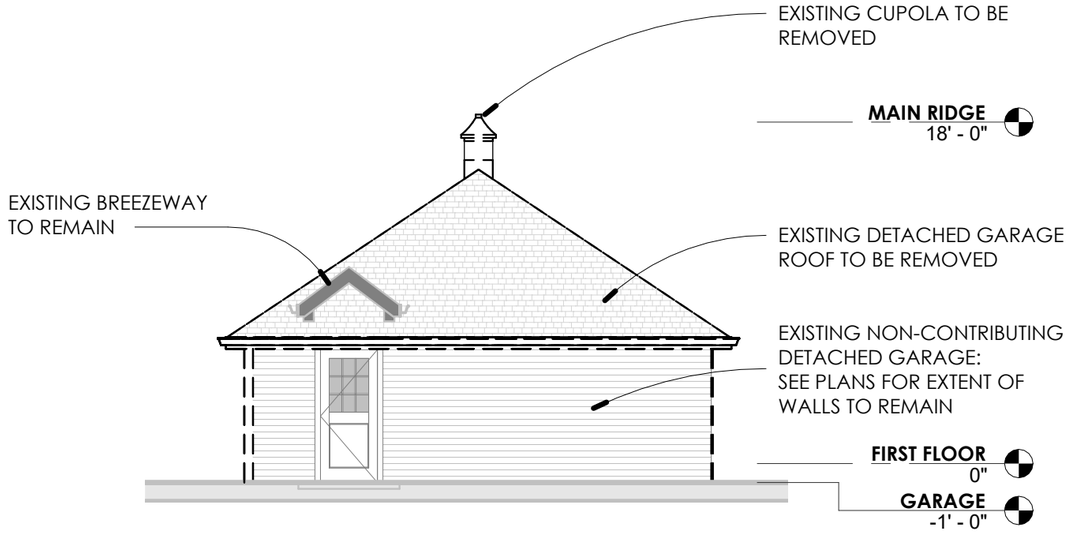
DETACHED GARAGE ELEVATIONS

KATY BELL INTERIORS



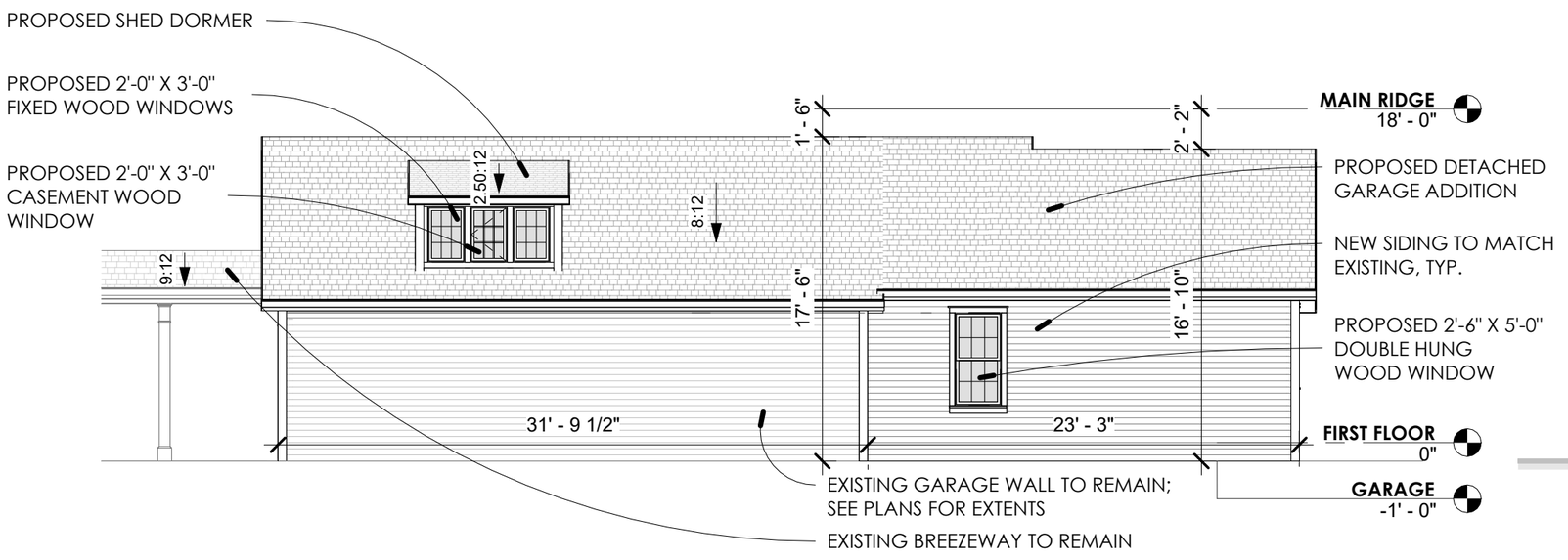
EXISTING DETACHED GARAGE REAR ELEVATION

1/8" = 1'-0"



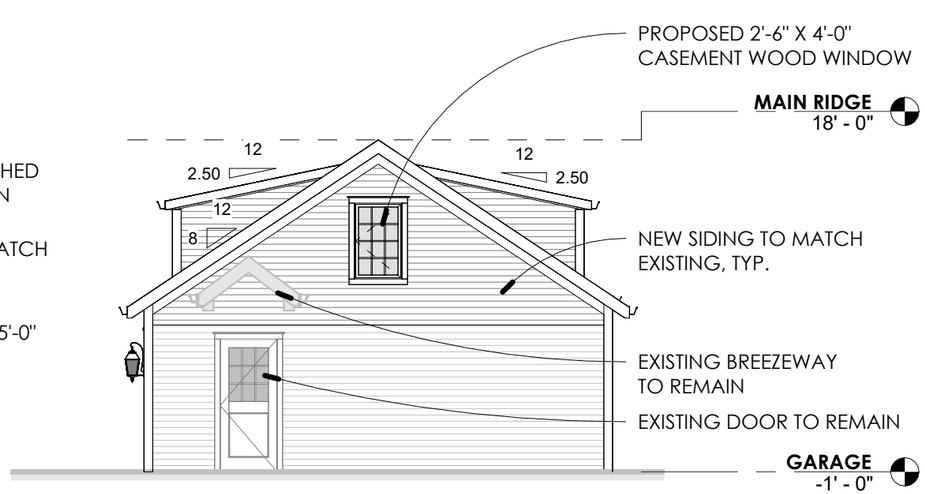
EXISTING DETACHED GARAGE RIGHT ELEVATION

1/8" = 1'-0"



PROPOSED DETACHED GARAGE REAR ELEVATION

1/8" = 1'-0"



PROPOSED DETACHED GARAGE RIGHT ELEVATION

1/8" = 1'-0"

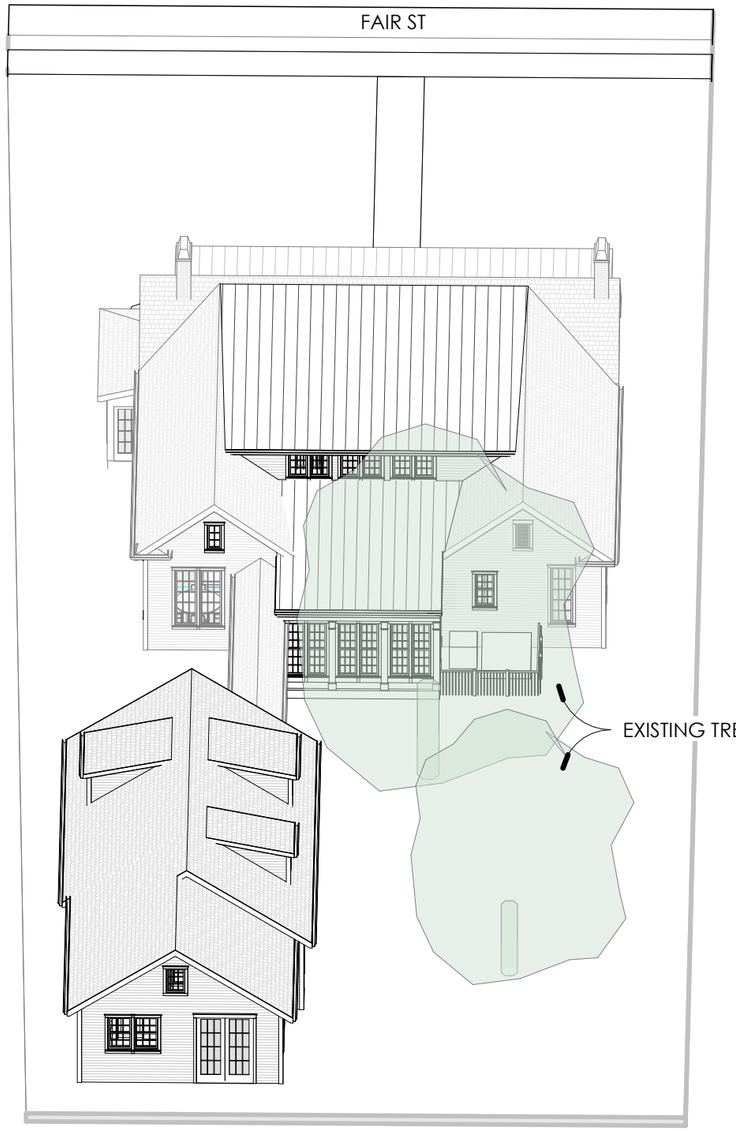
1008 FAIR ST

DETACHED GARAGE PERSPECTIVE

KATY BELL INTERIORS







EXISTING WHITE PREFINISHED DOWNSPOUT



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

EXISTING 5" SIDING



File #: 21-01775

DATE: 12/8/2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of New Construction (Accessory) And Lighting At 230 Franklin Rd. Bldg. 1; John Brown, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction of an accessory structure and installation of lighting behind Building 1 at the Factory at 230 Franklin Road.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines
Chapter 5: New Accessory Structure
Chapter 6: Site and Setting (Lighting)

PROJECT INFORMATION:
COF Project Number: 8952
Applicant: John Brown, David A. Levy & Associates
Owner: Factory Partners, LLC.

BACKGROUND:
The property located at 230 Franklin Road features Building 1 on the Factory campus and is located in the Franklin Road Historic District. The site features a ca. 1950 brick gable building that is residential in form, and has had significant additions on the rear of the building. The National Register lists the building as non-contributing, but the structure is now more than 50 years old and is considered a historic structure. The application was deferred during the October 2025 HZC meeting and staff feedback has been incorporated into the application.

The proposal includes a request for the installation of a new accessory structure and installation of lighting.

Accessory Structure:
The proposal includes a request for a minor accessory structure in the courtyard. The accessory structure is approximately 12’ by 6’ and is clad in lap siding and features a standing seam metal roof to match the principal building.

The location, placement, form, size, materials, and design of the accessory structure are appropriate.

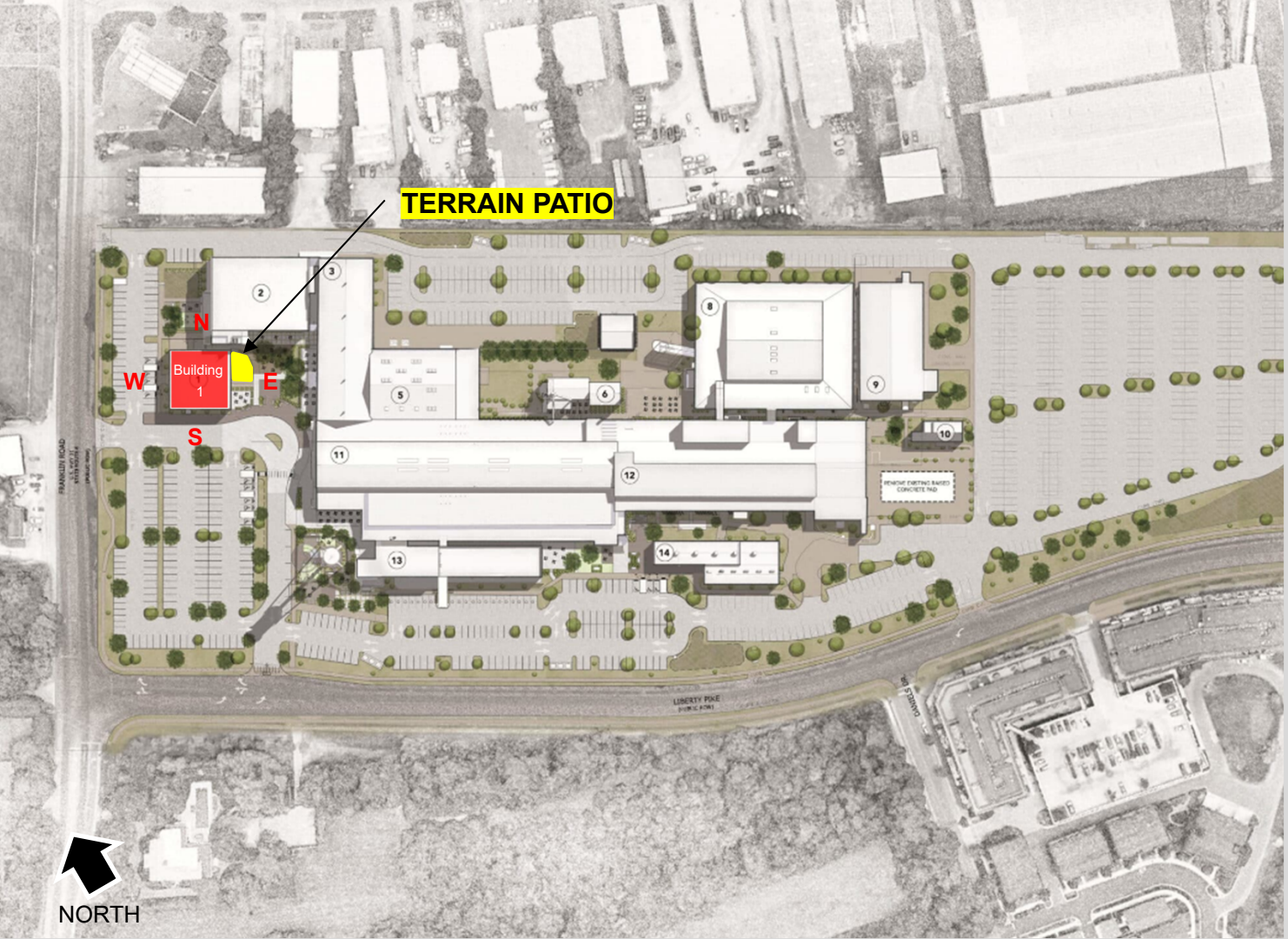
Lighting:
The proposal includes a request to install six pole-mounted light fixtures in the courtyard. The light fixtures will utilize a 12’ pole with a 20” gooseneck fixture on top. The request includes the installation of string lights to be strung between the proposed light fixtures.The Guidelines recommend the following:

- 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 lighting sources and illumination levels that enhance the character of the historic building and the historic district.

The proposed fixture is compatible with the placement and design of lighting on the adjacent buildings and around the site of the Factory. The courtyard previously featured post-mounted fixtures and the fixtures will be minimally visible from street view. String lights are seen around the Factory and are appropriate for the courtyard. The proposed fixtures are appropriate.

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

1. A warm white light must be used for the illumination for the lighting.
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.

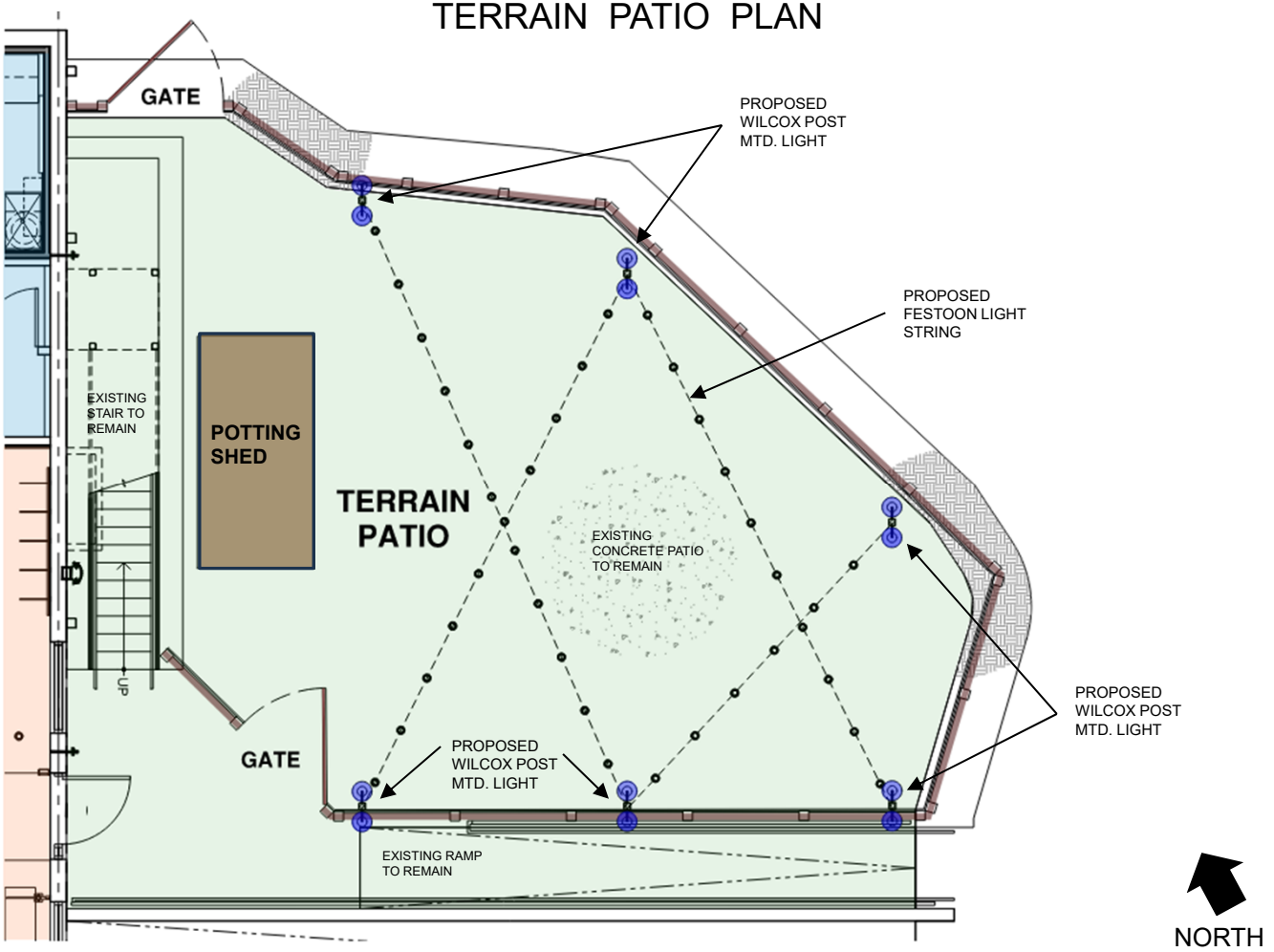


Terrain Patio
at
The Factory at Franklin

Terrain Patio located directly behind Building 1

The Factory at Franklin
230 Franklin Road
Franklin, TN 37064

TERRAIN PATIO PLAN



Terrain Patio
at
The Factory at Franklin

Terrain Patio

- New Potting Shed (6’ x 12’) – Finishes to include wood siding to match building (painted Benjamin Moore 1603 Graphite) and standing seam metal roof to match building (dark bronze finish).
- New patio lighting - Barn Light – Wilcox LED Double Post Mount Light - Black finish
- New patio lighting - American Lighting – Festoon Light String

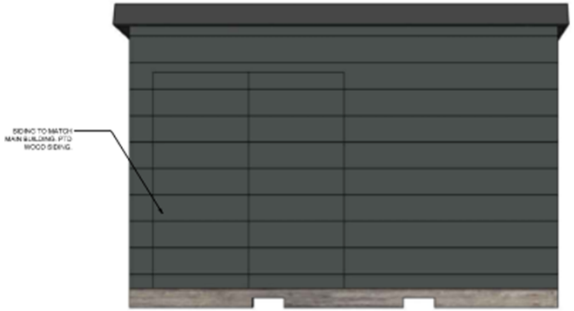
PROPOSED POTTING SHED



SIDING FINISH
BENJAMIN MOORE: 1603
GRAPHITE



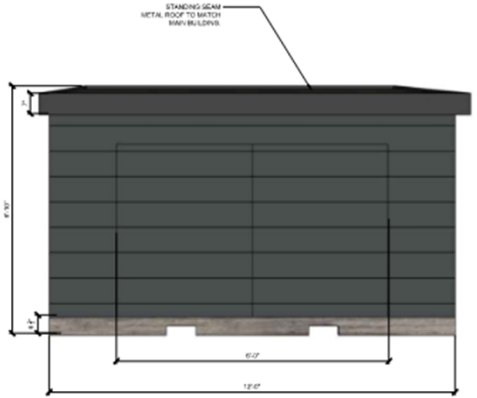
ROOF FINISH
DARK BRONZE STANDING
SEAM ROOF



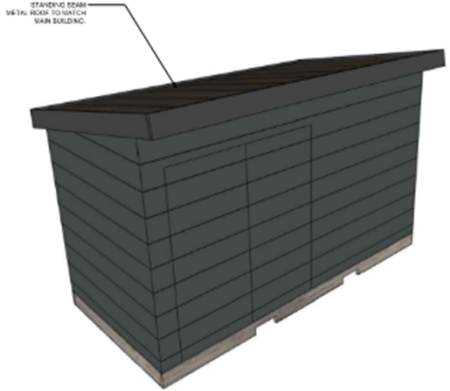
POTTING SHED REAR



POTTING SHED SIDE



POTTING SHED FRONT



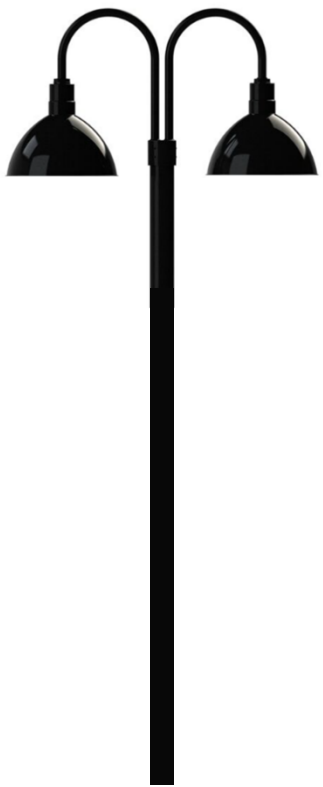
POTTING SHED AXON

Terrain Patio
at
The Factory at Franklin

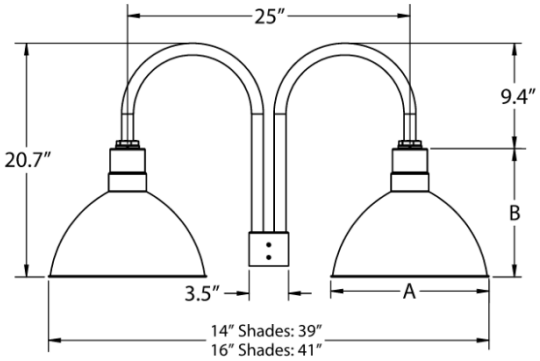
Potting Shed

- 6’ x 12’ potting shed. Finishes to include wood siding to match building (painted Benjamin Moore 1603 Graphite finish) and standing seam metal roof to match building (dark bronze finish).

PROPOSED PATIO LIGHTING



Wilcox LED Double Post Mount Light with Smooth Burial Pole



Wilcox LED Double Post Mount Light



Festoon Light String

Terrain Patio at The Factory at Franklin

Patio Lighting

- Barn Light – Wilcox LED Double Post Mount Light - Black finish
- American Lighting – Festoon Light String

RENDERINGS



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Terrain Patio
at
The Factory at Franklin



Terrain Patio - Photo (2025).

Terrain Patio
at
The Factory at Franklin



Terrain Patio - Photo (2025).

REV 07.09.19

THE WILCOX POST MOUNT COLLECTION

BARN LIGHT OUTDOOR LIGHTING COLLECTION

Max Weight: 10.0 lbs

RP2
BLE-DBW16-150-150-NA-NA-NA-PMDBSP8-150-LED27-2700K-DL

BLE -	PMD	-	DBW16	-	100	-	100	-	NA	-	NA	-	105	-
	A		B		C		D		E		F		G	

	PMDBS12	-	100	-	LED27	-	2700	-	FL
	H		I		J		K		L

Order Example: BLE - PMSD - DBW16 - 455 - 975 - WC - NA - 975 - PMDBS12 - 975 - LED38 - 3000K - FL

A - POST MOUNT MODEL

PMS	Single Post
PMSD	Single Decorative Post
PMD	Double Post
PMDD	Double Decorative Post
PMTD	Triple Decorative Post

B - SHADE SIZE

WILCOX:

DBW14	14" Shade
DBW16	16" Shade[1]

C - SHADE FINISH

POWDER COAT FINISHES[2]:

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

PORCELAIN FINISHES[3]:

150	Black
250	White
350	Vintage Green

C - SHADE FINISH (CONTINUED)

PORCELAIN FINISHES[2]:

355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

NATURAL FINISHES[4]:

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

D - POST MOUNT FINISH

100	Black
200	White[5]
975	Galvanized

E - OPTIONAL POST MOUNT ACCESSORY

NA	None
WC	Wire Cage
TGG	Heavy Duty Guard[6]
CGG	Cast Guard[6]
WGG	Wire Guard[6]

F - GLASS OPTION

NA	Not Applicable
CLR	Clear Glass[5,6]
FST	Frosted Glass[5,6]
RIB	Ribbed Glass[5,6]
CCR	Clear Crackle Glass[5,6]
SMK	Smoke Crackle Glass[5,6]
HCR	Honey Crackle Glass[5,6]

G - OPTIONAL POST MOUNT ACCESSORY FINISH

*Please Note: See **Section C** for all optional post mount accessory finish options.*
(I) If a porcelain finish is selected, accessory will be powder coat painted-to-match.
(II) Accessories not available in Natural Finishes
(III) If no accessory is selected in Section E, select NA.

NA	Not Applicable

H - DIRECT BURIAL POLE

NA	None
PMDBSP8	8' Smooth Pole
PMDBFP8	8' Fluted Pole
PMDBS10	10' Smooth Pole
PMDBF10	10' Fluted Pole
PMDBS12	12' Smooth Pole
PMDBF12	12' Fluted Pole

I - BURIAL POLE FINISH

NA	Not Applicable
100	Black
200	White[5]
975	Galvanized

J - LIGHT SOURCE

E26	200 Watt Max[6]
GU24	24 Bi-Pin, 23W Max[6,7]
LED11	11W LED, 850 Lumen[8]
LED16	16W LED, 1250 Lumen[8]
LED16.8	16W LED, 1600 Lumen[6]
LED27	27W LED, 2000 Lumen[8]
LED38	38W LED, 3000 Lumen[8]
LED43	43W LED, 4000 Lumen[8]

K - COLOR TEMPERATURE[9]

NA	Not Applicable
2700	2700K, Warm White
3000	3000K, Neutral White
3500	3500K, Bright White
4000	4000K, Cool White

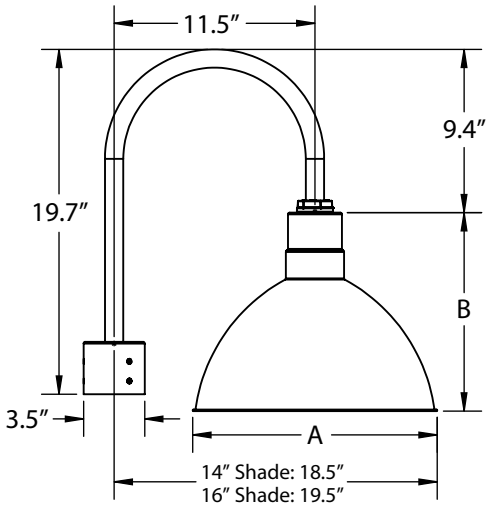
L - LED LENS[9]

NA	Not Applicable
DL	Domed Lens
FL	Flat Lens

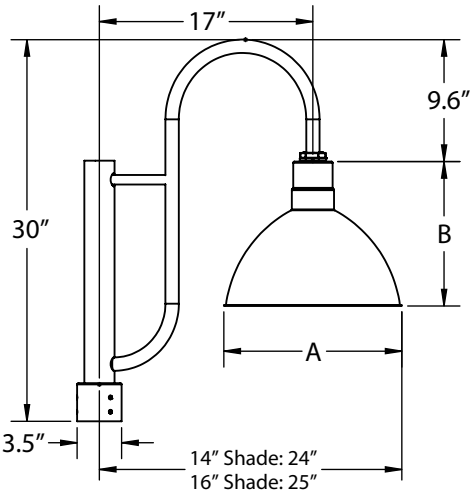
IMPORTANT: *(1) Not available in 997-Raw Brass or 998-Weathered Brass Finishes (2) All Powder Coat finished shades, with the exception of Galvanized, feature a white interior (3) All Porcelain Enamel finished shades feature a white interior and a black outer rim (4) Natural Finishes have a longer estimated lead time, please check the website for exact manufacturing time. There are no returns accepted on Natural Finishes. (5) Option not applicable if a Natural Finish is selected in Section C (6) Guard and Glass accessory reduces incandescent wattage to 100W Max, GU24 Bi-Pin to 18W Max and LED Max to 1600 Lumens (7) Fixtures configured with a GU24 socket are non-returnable (8) Select Light Source options not available with Guard and Glass Accessory (9) Option only applicable if LED11, LED16, LED16.8, LED27, LED38 or LED43 Light Source selected in Section J, select NA if E26 or GU24 Light Source selected*

DIMENSIONAL DRAWINGS

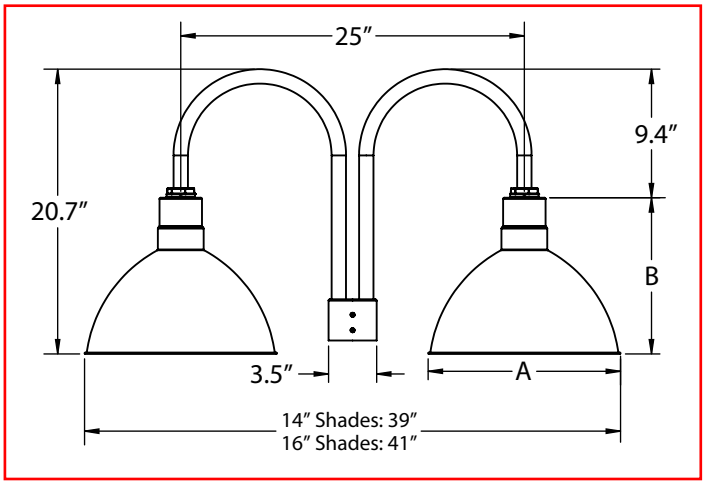
SINGLE POST (PMS)



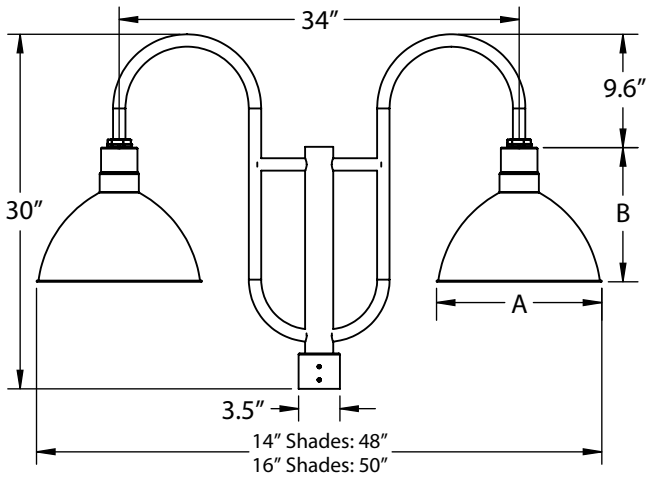
SINGLE DECORATIVE POST (PMSD)

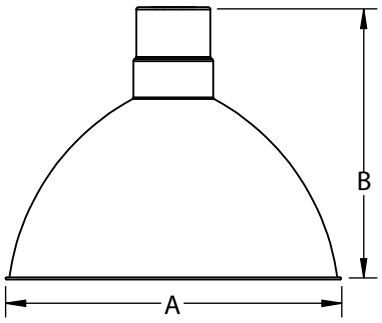


DOUBLE POST (PMD)



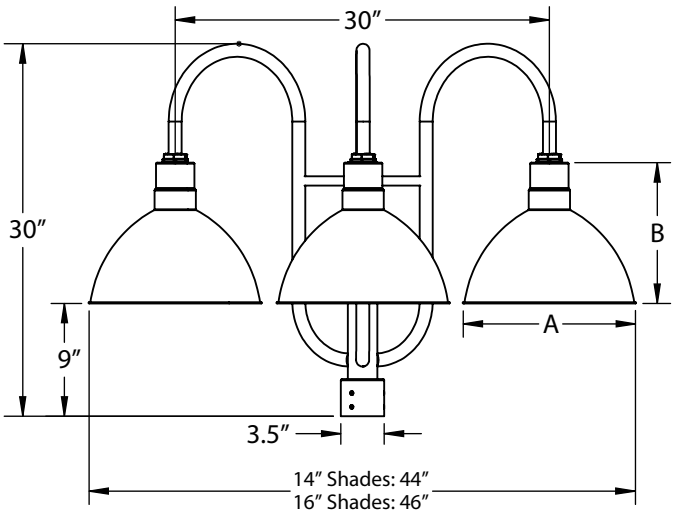
DOUBLE DECORATIVE POST (PMDD)





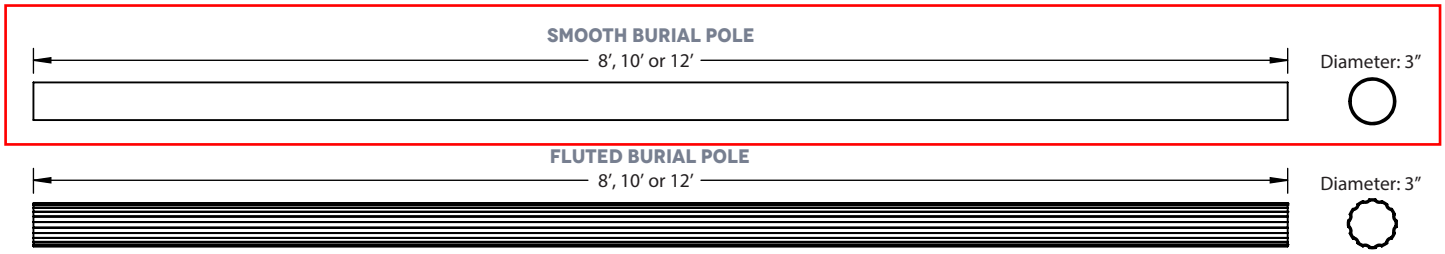
SHADE CODE	DIAMETER (A)	HEIGHT (B)
DBW14	14″	11.25″
DBW16	16″	12.75″

TRIPLE DECORATIVE POST (PMTD)



DIRECT BURIAL POLE

The optional Direct Burial Pole allows our Post Mounts to spread their unique style across an entire residential or commercial property. Two pole styles — smooth and fluted — are available.



LIGHT SOURCE

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

OPTION	WATTAGE	LUMENS *Avg. value, actual value dependent on bulb used	CRI	VOLTAGE	DIMMING
LEDS					
LED11	11W	850	>90	120 VAC	TRIAC
LED16	16W	1250	>90	120 VAC	TRIAC
LED16.8	16W	1600	>90	120 VAC	TRIAC
LED27	27W	2000	>90	120-277 VAC	0-10V
LED38	38W	3000	>90	120-277 VAC	0-10V
LED43	43W	4000	>90	120-277 VAC	0-10V
INCANDESCENT (MED E26)					
E26	200W Max	*3000	*100	120 VAC	Bulb Dependant
COMPACT FLOURESCENT (GU24 CFL)					
GU24	23W Max	*1600	*75	120 VAC	Bulb Dependant

SPECIFICATIONS

CONSTRUCTION

DIRECT BURIAL POLE
Optional Smooth Pole (12 Gauge Galvanized Steel) or Fluted Pole (Schedule 40 Aluminum)

CERTIFICATIONS, LISTINGS & WARRANTY

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

CSA LISTED FOR WET LOCATIONS

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

SHADE & FINISH

WESCO SHADE
Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

WILCOX PORCELAIN SHADE
Hand-Spun from 20 Gauge Sheet Metal

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

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

SPECIFICATIONS (CONTINUED)

LED SPECIFICATIONS

LUMEN MAINTENANCE
L90(6K) > 36,300 Hours, LED16.8 Source is L90(11K) > 61,000 Hours.

COLOR TEMPERATURES
Standard Color Temperatures Available Include 2700K, 3000K, 3500K and 4000K. Custom Temperatures Available upon Request.

CRI
Minimum 90 CRI. Consult Factory for Other CRI Options

EFFICACY
Up to 100 LPW Based on Wattage/Lumens in the Table

DRIVER & DIMMING OPTION
850 and 1250 Lumen, Relient on Triac Dimming 12W / 120V Mounted in Canopy, Dimming down to 5%.
2000, 3000 & 4000 Lumen Reliant on 0-10v Dimmer, Dimming down to 10%.
Requires Compatible Dimming Switch

FESTOON LIGHT STRING

Made to Order Commercial Light String

PROJECT:	
TYPE:	
LOCATION:	
CATALOG NUMBER:	

Made to your specifications with watertight, shock resistant modules in 12V 3000K LED. When ordering, specify lead wire and tail wire lengths; globe color (Clear is standard); and socket type and spacing. For span distances greater than 15 feet, utilize catenary cable (sold separately). For horizontal mount to a wall or for vertical mount to shine upwards from a ledge, use LFS-CABLE-CLIP.

- Custom built to specifications (allow 3-4 weeks lead time for special order)
- Transparent polycarbonate globes are shatterproof, weatherproof, and resistant to vibrations
- Rubber cable with injection molded nylon sockets supports spans up to 15 feet (use catenary cable for spans greater than 15 feet)
- cULus Listed
- Suitable for wet locations (IP68)



c UL us LISTED

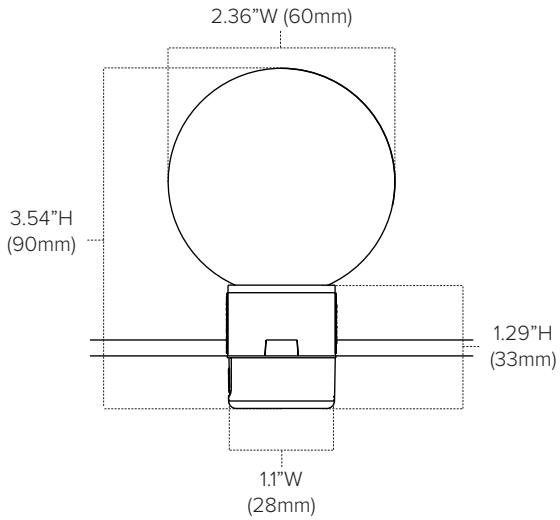
OUTDOOR RATED

LFS SERIES QUICK SPECS

SERIES	LFS
INPUT VOLTAGE	12V DC
WATTAGE	1W per Globe
CCT	3000K
LUMENS	Up to 90Lm per ft
CRI	74+
MAX RUN	300W
CABLE TYPE	60/0.25 3.00mm2
LAMP TYPE	G19/G60
SOCKET SPACING	Made to Order
IP RATING	IP68 - Outdoor, Wet Location
RATING	cULus Listed
RATED LIFE	80,000 Hours

Not suitable for use on dimming circuits.

LFS SERIES QUICK DIMENSIONS



Maximum number of lamps with 7ft to first light

Spacing	Maximum No of Orbical 24 LED's
36"	85
24"	100
18"	115
12"	140

©2024 American Lighting, Inc. REV 04.24.24

LFS SERIES ORDERING INFORMATION

Special order - Please Allow Up To 2-4 Weeks Order Processing & Delivery*

ITEM NUMBER	CCT	LENGTH	LUMENS / FT	WATTAGE / GLOBE	IP RATING	CRI	CUTTING
LFS-12V-1-LED-WW	3000K	Custom	Up to 90Lm / ft	1W / globe	IP68	74+	N/A

When ordering Festoon Light String, be sure to specify socket spacing and total cable length (including lead and tail wire requirements). Designate the type of socket assembly to be factory-assembled on to stranded, tinned copper conductors in heavy-duty rubber cable.
Request a sales quote online at https://americanlighting.com/lfs-12v-1-led-ww.

This item is a "Special Order" item when specified outside of the 'quick-ship' item specifications. Special Orders, Custom Orders, and NCNR (Non Cancelable Non Returnable) Orders are non cancellable and non returnable after the orders are confirmed and accepted for processing.

LFS SERIES ACCESSORIES

ITEM NUMBER	DESCRIPTION
LFS-CABLE	12 gauge Festoon cable
LFS-BP	Mounting back-plate
LFS-CABLE-CLIP	Cable clips (qty 100)
LFS-GLOBE-CL	Clear Festoon Globe
LFS-GLOBE-BL	Blue Festoon Globe
LFS-GLOBE-PI	Pink Festoon Globe
LFS-GLOBE-PU	Purple Festoon Globe
LFS-GLOBE-RE	Red Festoon Globe
LFS-GLOBE-YE	Yellow Festoon Globe



LFS-CABLE



LFS-BP



LFS-CABLE-CLIP



LFS-GLOBE-CL
LFS-GLOBE-BL
LFS-GLOBE-PI
LFS-GLOBE-PU
LFS-GLOBE-RE
LFS-GLOBE-YE

LFS SERIES RECOMMENDED POWER SUPPLIES

ITEM NUMBER	DESCRIPTION	MAX / MIN LOAD	INPUT VOLTAGE	OUTPUT VOLTAGE	DIMMABLE	DIMENSIONS
LED-DRJ-30-12	LED-DRJ Series 30W	30W / 3W	100-277V AC	12V DC	No	6.49" (165mm) L x 3.76" (95.5mm) W x 1.72" (44mm) H
LED-DRJ-60-12	LED-DRJ Series 60W	60W / 6W	100-277V AC	12V DC	No	7.4" (188mm) L x 3.76" (95.5mm) W x 1.72" (44mm) H

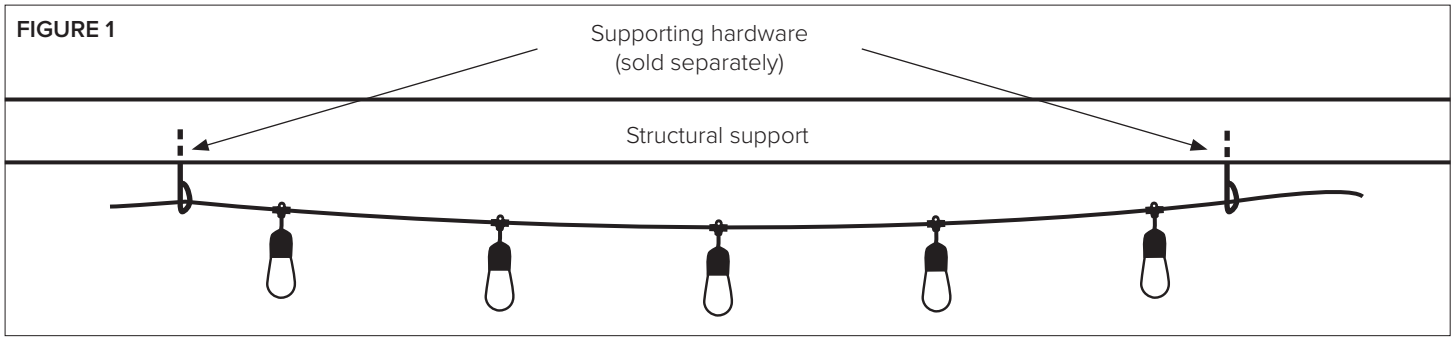
ADDITIONAL INFORMATION

SUSPENDING LIGHT STRINGS:

Light sockets must be suspended so that bulbs are facing down only. DO NOT MOUNT THE LIGHT STRINGS WITH SOCKETS FACING UPWARD!

1. Light string must be securely attached to a support structure at each end of each span. The maximum unsupported span distance is 20 feet.
2. Secure light string to supporting hardware (eyebolts, brackets, etc., not provided) using cable ties (not included). See Figure 1.
3. Ensure any cut ends are properly sealed to preclude the entrance of water.
4. For spans exceeding 20 feet, use properly rated cable support system and cable ties (neither are provided with the light string) and follow local codes for suspended cables and loads. See www.americanlighting.com for steel cable support systems, if needed.

FIGURE 1



AMERICAN LIGHTING WARRANTY

LIMITED WARRANTY FOR LED PRODUCTS: 1 YEAR

LIMITED PRODUCT WARRANTY

Our products are warranted to be free from defects in material and workmanship for the warranty period listed. Warranty periods begin from the date of shipment from American Lighting Inc's warehouse to the original purchaser. Products that prove to be defective during their specific warranty period will be either repaired or replaced, at the sole discretion of American Lighting Inc. Claims for defective products must be submitted in writing to American Lighting Inc's RGA Department within the warranty period. Upon approval of such return, American Lighting Inc reserves the right to inspect the product for misuse or abuse. Claims for indirect or consequential damages or for product that, in American Lighting Inc's opinion, has been misused will be denied. This is a warranty of product reliability only and not a warranty of merchantability or fitness for a particular purpose. American Lighting Inc shall have no liability whatsoever in any event for payment of incidental or consequential damages, including, without limitations, installation costs and/or damages for personal injury and/or property. These products may represent a possible shock or fire hazard if improperly installed or altered in any way. This warranty does not apply to any product that has not been properly installed in accordance with current local codes and/or the National Electrical Code. Products that require a transformer, driver, or power supply must be used in conjunction with American Lighting Inc's recommended power supply to ensure safety and retain product warranty.

PRODUCT SPECIFICATIONS

For the latest product information, updates, instructions and details concerning specifications, colors, finishes, performance, installation and design, visit www.americanlighting.com. Color may vary from the color printed herein due to limitations in photographic and printing processes. American Lighting Inc. reserves the right to change product specifications without notice. Other product specifications such as color temperature, wavelength characteristics and lumen output are subject to production limitations and may vary.
LED technology is changing rapidly, and not all color temperatures and performance levels can be duplicated at a later time. Best practices include purchasing 10-15% more for a particular project on the same initial order where white LED color temperatures must be maintained over project and product life. Eventual product replacement should be considered at layout and design stages. Best practices also include testing connections and product performance prior to mounting and/or installing.

AVERAGE LIFE

Average incandescent lamp life, rated life and average life are terms used to describe the number of hours at which half of the lamps have failed. For LEDs, the hours of rated life specify the point where 70% of original lumen output is reached. Below this point, the effective life is over, however, the LED may still emit light. Individual results may vary with actual environmental conditions including, but not limited to, proper installation, ambient temperature and/or input voltage fluctuations.

©2024 American Lighting Inc. REV 04.24.24

FESTOON LIGHT STRING

Made to Order Commercial Light String

PROJECT:	
TYPE:	
LOCATION:	
CATALOG NUMBER:	

Made to your specifications with watertight, shock resistant modules in 12V 3000K LED. When ordering, specify lead wire and tail wire lengths; globe color (Clear is standard); and socket type and spacing. For span distances greater than 15 feet, utilize catenary cable (sold separately). For horizontal mount to a wall or for vertical mount to shine upwards from a ledge, use LFS-CABLE-CLIP.



- Custom built to specifications (allow 3-4 weeks lead time for special order)
- Transparent polycarbonate globes are shatterproof, weatherproof, and resistant to vibrations
- Rubber cable with injection molded nylon sockets supports spans up to 15 feet (use catenary cable for spans greater than 15 feet)
- cULus Listed
- Suitable for wet locations (IP68)

c UL us LISTED

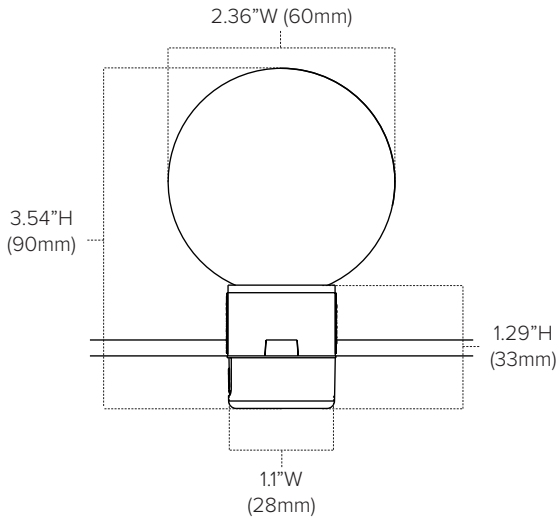
OUTDOOR RATED

LFS SERIES QUICK SPECS

SERIES	LFS
INPUT VOLTAGE	12V DC
WATTAGE	1W per Globe
CCT	3000K
LUMENS	Up to 90Lm per ft
CRI	74+
MAX RUN	300W
CABLE TYPE	60/0.25 3.00mm2
LAMP TYPE	G19/G60
SOCKET SPACING	Made to Order
IP RATING	IP68 - Outdoor, Wet Location
RATING	cULus Listed
RATED LIFE	80,000 Hours

Not suitable for use on dimming circuits.

LFS SERIES QUICK DIMENSIONS



Maximum number of lamps with 7ft to first light

Spacing	Maximum No of Orbical 24 LED's
36"	85
24"	100
18"	115
12"	140

©2024 American Lighting, Inc. REV 04.24.24

LFS SERIES ORDERING INFORMATION

Special order - Please Allow Up To 2-4 Weeks Order Processing & Delivery*

ITEM NUMBER	CCT	LENGTH	LUMENS / FT	WATTAGE / GLOBE	IP RATING	CRI	CUTTING
LFS-12V-1-LED-WW	3000K	Custom	Up to 90Lm / ft	1W / globe	IP68	74+	N/A

When ordering Festoon Light String, be sure to specify socket spacing and total cable length (including lead and tail wire requirements). Designate the type of socket assembly to be factory-assembled on to stranded, tinned copper conductors in heavy-duty rubber cable.
Request a sales quote online at https://americanlighting.com/lfs-12v-1-led-ww.

This item is a "Special Order" item when specified outside of the 'quick-ship' item specifications. Special Orders, Custom Orders, and NCNR (Non Cancelable Non Returnable) Orders are non cancellable and non returnable after the orders are confirmed and accepted for processing.

LFS SERIES ACCESSORIES

ITEM NUMBER	DESCRIPTION
LFS-CABLE	12 gauge Festoon cable
LFS-BP	Mounting back-plate
LFS-CABLE-CLIP	Cable clips (qty 100)
LFS-GLOBE-CL	Clear Festoon Globe
LFS-GLOBE-BL	Blue Festoon Globe
LFS-GLOBE-PI	Pink Festoon Globe
LFS-GLOBE-PU	Purple Festoon Globe
LFS-GLOBE-RE	Red Festoon Globe
LFS-GLOBE-YE	Yellow Festoon Globe



LFS-CABLE



LFS-BP



LFS-CABLE-CLIP



LFS-GLOBE-CL
LFS-GLOBE-BL
LFS-GLOBE-PI
LFS-GLOBE-PU
LFS-GLOBE-RE
LFS-GLOBE-YE

LFS SERIES RECOMMENDED POWER SUPPLIES

ITEM NUMBER	DESCRIPTION	MAX / MIN LOAD	INPUT VOLTAGE	OUTPUT VOLTAGE	DIMMABLE	DIMENSIONS
LED-DRJ-30-12	LED-DRJ Series 30W	30W / 3W	100-277V AC	12V DC	No	6.49" (165mm) L x 3.76" (95.5mm) W x 1.72" (44mm) H
LED-DRJ-60-12	LED-DRJ Series 60W	60W / 6W	100-277V AC	12V DC	No	7.4" (188mm) L x 3.76" (95.5mm) W x 1.72" (44mm) H

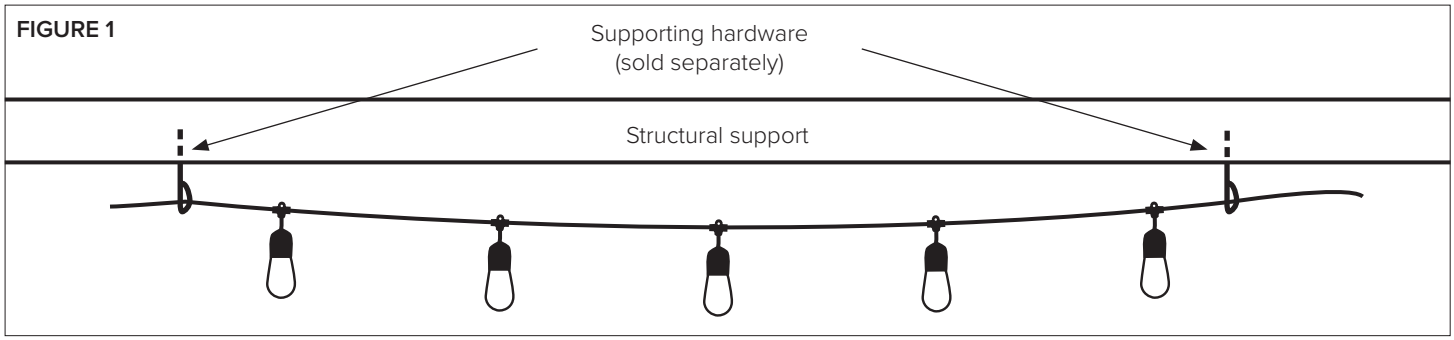
ADDITIONAL INFORMATION

SUSPENDING LIGHT STRINGS:

Light sockets must be suspended so that bulbs are facing down only. DO NOT MOUNT THE LIGHT STRINGS WITH SOCKETS FACING UPWARD!

1. Light string must be securely attached to a support structure at each end of each span. The maximum unsupported span distance is 20 feet.
2. Secure light string to supporting hardware (eyebolts, brackets, etc., not provided) using cable ties (not included). See Figure 1.
3. Ensure any cut ends are properly sealed to preclude the entrance of water.
4. For spans exceeding 20 feet, use properly rated cable support system and cable ties (neither are provided with the light string) and follow local codes for suspended cables and loads. See www.americanlighting.com for steel cable support systems, if needed.

FIGURE 1



AMERICAN LIGHTING WARRANTY

LIMITED WARRANTY FOR LED PRODUCTS: 1 YEAR

LIMITED PRODUCT WARRANTY

Our products are warranted to be free from defects in material and workmanship for the warranty period listed. Warranty periods begin from the date of shipment from American Lighting Inc's warehouse to the original purchaser. Products that prove to be defective during their specific warranty period will be either repaired or replaced, at the sole discretion of American Lighting Inc. Claims for defective products must be submitted in writing to American Lighting Inc's RGA Department within the warranty period. Upon approval of such return, American Lighting Inc reserves the right to inspect the product for misuse or abuse. Claims for indirect or consequential damages or for product that, in American Lighting Inc's opinion, has been misused will be denied. This is a warranty of product reliability only and not a warranty of merchantability or fitness for a particular purpose. American Lighting Inc shall have no liability whatsoever in any event for payment of incidental or consequential damages, including, without limitations, installation costs and/or damages for personal injury and/or property. These products may represent a possible shock or fire hazard if improperly installed or altered in any way. This warranty does not apply to any product that has not been properly installed in accordance with current local codes and/or the National Electrical Code. Products that require a transformer, driver, or power supply must be used in conjunction with American Lighting Inc's recommended power supply to ensure safety and retain product warranty.

PRODUCT SPECIFICATIONS

For the latest product information, updates, instructions and details concerning specifications, colors, finishes, performance, installation and design, visit www.americanlighting.com. Color may vary from the color printed herein due to limitations in photographic and printing processes. American Lighting Inc. reserves the right to change product specifications without notice. Other product specifications such as color temperature, wavelength characteristics and lumen output are subject to production limitations and may vary.
LED technology is changing rapidly, and not all color temperatures and performance levels can be duplicated at a later time. Best practices include purchasing 10-15% more for a particular project on the same initial order where white LED color temperatures must be maintained over project and product life. Eventual product replacement should be considered at layout and design stages. Best practices also include testing connections and product performance prior to mounting and/or installing.

AVERAGE LIFE

Average incandescent lamp life, rated life and average life are terms used to describe the number of hours at which half of the lamps have failed. For LEDs, the hours of rated life specify the point where 70% of original lumen output is reached. Below this point, the effective life is over, however, the LED may still emit light. Individual results may vary with actual environmental conditions including, but not limited to, proper installation, ambient temperature and/or input voltage fluctuations.

REV 07.09.19

THE WILCOX POST MOUNT COLLECTION

BARN LIGHT OUTDOOR LIGHTING COLLECTION

Max Weight: 10.0 lbs

RP2
BLE-DBW16-150-150-NA-NA-NA-PMDBSP8-150-LED27-2700K-DL

BLE -	PMD	-	DBW16	-	100	-	100	-	NA	-	NA	-	105	-
	A		B		C		D		E		F		G	

	PMDBS12	-	100	-	LED27	-	2700	-	FL
	H		I		J		K		L

Order Example: BLE - PMSD - DBW16 - 455 - 975 - WC - NA - 975 - PMDBS12 - 975 - LED38 - 3000K - FL

A - POST MOUNT MODEL

PMS	Single Post
PMSD	Single Decorative Post
PMD	Double Post
PMDD	Double Decorative Post
PMTD	Triple Decorative Post

B - SHADE SIZE

WILCOX:

DBW14	14" Shade
DBW16	16" Shade[1]

C - SHADE FINISH

POWDER COAT FINISHES[2]:

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

PORCELAIN FINISHES[3]:

150	Black
250	White
350	Vintage Green

C - SHADE FINISH (CONTINUED)

PORCELAIN FINISHES[2]:

355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

NATURAL FINISHES[4]:

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

D - POST MOUNT FINISH

100	Black
200	White[5]
975	Galvanized

E - OPTIONAL POST MOUNT ACCESSORY

NA	None
WC	Wire Cage
TGG	Heavy Duty Guard[6]
CGG	Cast Guard[6]
WGG	Wire Guard[6]

F - GLASS OPTION

NA	Not Applicable
CLR	Clear Glass[5,6]
FST	Frosted Glass[5,6]
RIB	Ribbed Glass[5,6]
CCR	Clear Crackle Glass[5,6]
SMK	Smoke Crackle Glass[5,6]
HCR	Honey Crackle Glass[5,6]

G - OPTIONAL POST MOUNT ACCESSORY FINISH

*Please Note: See **Section C** for all optional post mount accessory finish options.*
(I) If a porcelain finish is selected, accessory will be powder coat painted-to-match.
(II) Accessories not available in Natural Finishes
(III) If no accessory is selected in Section E, select NA.

NA	Not Applicable

H - DIRECT BURIAL POLE

NA	None
PMDBSP8	8' Smooth Pole
PMDBFP8	8' Fluted Pole
PMDBS10	10' Smooth Pole
PMDBF10	10' Fluted Pole
PMDBS12	12' Smooth Pole
PMDBF12	12' Fluted Pole

I - BURIAL POLE FINISH

NA	Not Applicable
100	Black
200	White[5]
975	Galvanized

J - LIGHT SOURCE

E26	200 Watt Max[6]
GU24	24 Bi-Pin, 23W Max[6,7]
LED11	11W LED, 850 Lumen[8]
LED16	16W LED, 1250 Lumen[8]
LED16.8	16W LED, 1600 Lumen[6]
LED27	27W LED, 2000 Lumen[8]
LED38	38W LED, 3000 Lumen[8]
LED43	43W LED, 4000 Lumen[8]

K - COLOR TEMPERATURE[9]

NA	Not Applicable
2700	2700K, Warm White
3000	3000K, Neutral White
3500	3500K, Bright White
4000	4000K, Cool White

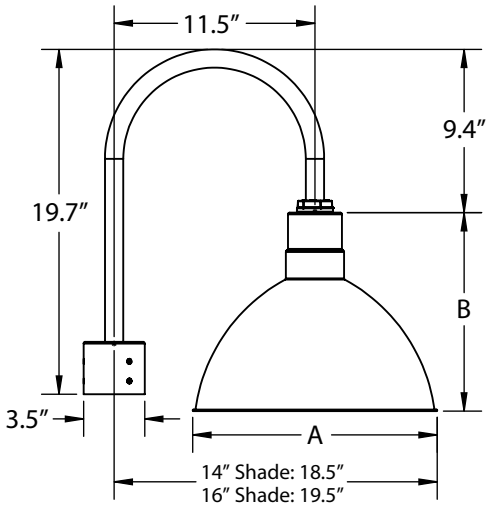
L - LED LENS[9]

NA	Not Applicable
DL	Domed Lens
FL	Flat Lens

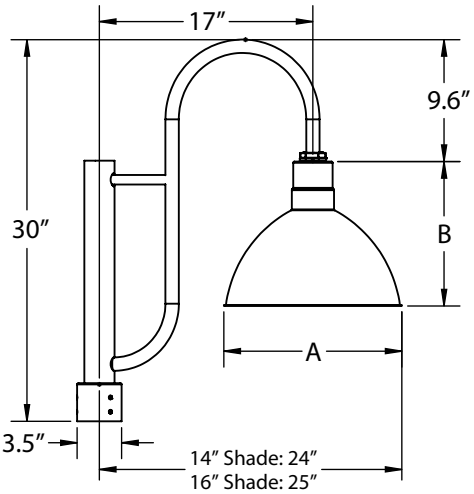
IMPORTANT: *(1) Not available in 997-Raw Brass or 998-Weathered Brass Finishes (2) All Powder Coat finished shades, with the exception of Galvanized, feature a white interior (3) All Porcelain Enamel finished shades feature a white interior and a black outer rim (4) Natural Finishes have a longer estimated lead time, please check the website for exact manufacturing time. There are no returns accepted on Natural Finishes. (5) Option not applicable if a Natural Finish is selected in Section C (6) Guard and Glass accessory reduces incandescent wattage to 100W Max, GU24 Bi-Pin to 18W Max and LED Max to 1600 Lumens (7) Fixtures configured with a GU24 socket are non-returnable (8) Select Light Source options not available with Guard and Glass Accessory (9) Option only applicable if LED11, LED16, LED16.8, LED27, LED38 or LED43 Light Source selected in Section J, select NA if E26 or GU24 Light Source selected*

DIMENSIONAL DRAWINGS

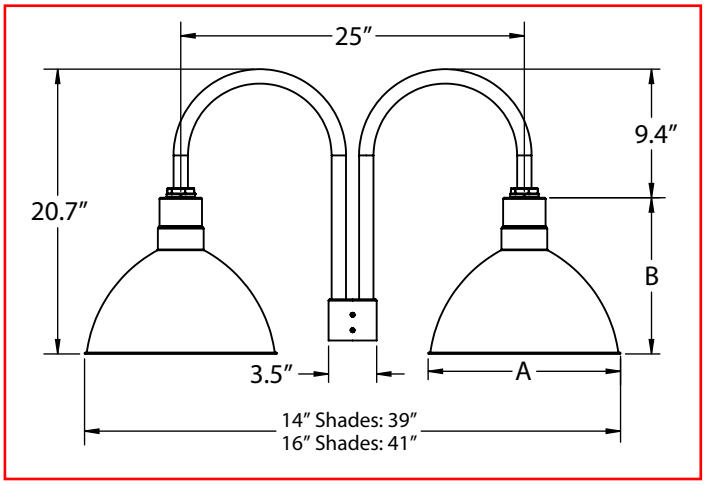
SINGLE POST (PMS)



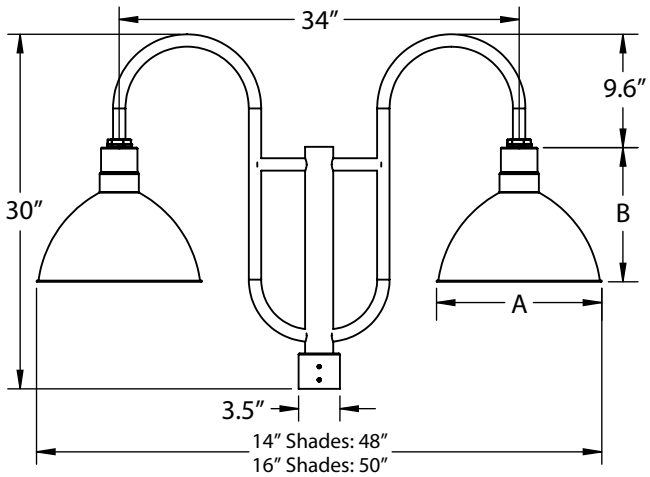
SINGLE DECORATIVE POST (PMSD)

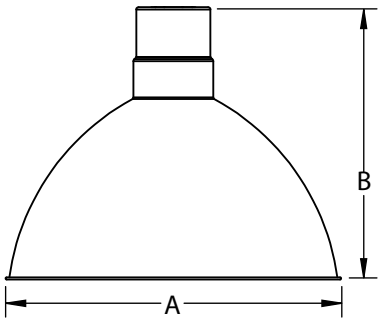


DOUBLE POST (PMD)



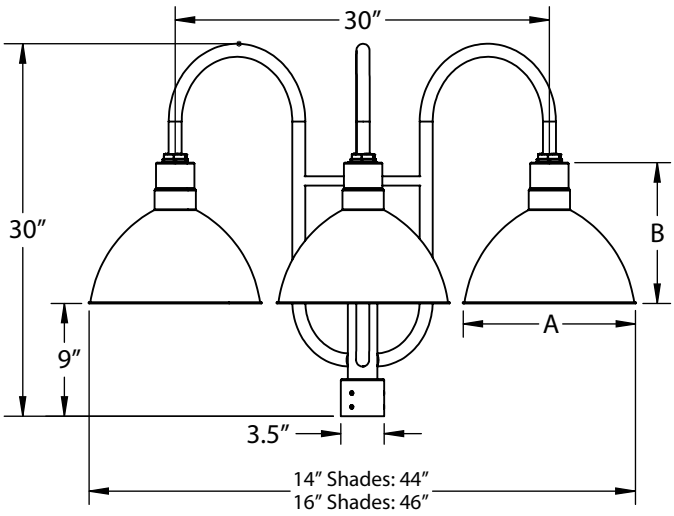
DOUBLE DECORATIVE POST (PMDD)





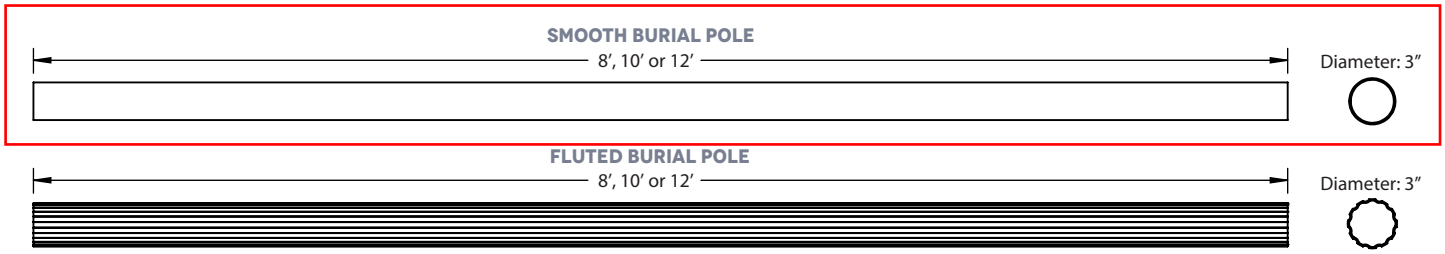
SHADE CODE	DIAMETER (A)	HEIGHT (B)
DBW14	14″	11.25″
DBW16	16″	12.75″

TRIPLE DECORATIVE POST (PMTD)



DIRECT BURIAL POLE

The optional Direct Burial Pole allows our Post Mounts to spread their unique style across an entire residential or commercial property. Two pole styles — smooth and fluted — are available.



LIGHT SOURCE

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

OPTION	WATTAGE	LUMENS *Avg. value, actual value dependent on bulb used	CRI	VOLTAGE	DIMMING
LEDS					
LED11	11W	850	>90	120 VAC	TRIAC
LED16	16W	1250	>90	120 VAC	TRIAC
LED16.8	16W	1600	>90	120 VAC	TRIAC
LED27	27W	2000	>90	120-277 VAC	0-10V
LED38	38W	3000	>90	120-277 VAC	0-10V
LED43	43W	4000	>90	120-277 VAC	0-10V
INCANDESCENT (MED E26)					
E26	200W Max	*3000	*100	120 VAC	Bulb Dependant
COMPACT FLOURESCENT (GU24 CFL)					
GU24	23W Max	*1600	*75	120 VAC	Bulb Dependant

SPECIFICATIONS

CONSTRUCTION

DIRECT BURIAL POLE
Optional Smooth Pole (12 Gauge Galvanized Steel) or Fluted Pole (Schedule 40 Aluminum)

CERTIFICATIONS, LISTINGS & WARRANTY

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

CSA LISTED FOR WET LOCATIONS

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

SHADE & FINISH

WESCO SHADE
Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

WILCOX PORCELAIN SHADE
Hand-Spun from 20 Gauge Sheet Metal

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

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

SPECIFICATIONS (CONTINUED)

LED SPECIFICATIONS

LUMEN MAINTENANCE
L90(6K) > 36,300 Hours, LED16.8 Source is L90(11K) > 61,000 Hours.

COLOR TEMPERATURES
Standard Color Temperatures Available Include 2700K, 3000K, 3500K and 4000K. Custom Temperatures Available upon Request.

CRI
Minimum 90 CRI. Consult Factory for Other CRI Options

EFFICACY
Up to 100 LPW Based on Wattage/Lumens in the Table

DRIVER & DIMMING OPTION
850 and 1250 Lumen, Relient on Triac Dimming 12W / 120V Mounted in Canopy, Dimming down to 5%.
2000, 3000 & 4000 Lumen Reliant on 0-10v Dimmer, Dimming down to 10%.
Requires Compatible Dimming Switch

DAVID A. LEVY
& ASSOCIATES
345 SPRINGSIDE DRIVE
AKRON. OHIO 44333-2434
> Retail Design & Development

November 20, 2025

Project: 230 Franklin Rd. Bldg 1
The Factory at Franklin
Terrain Patio – New Potting Shed and Patio Lighting

Project Narrative:
The scope includes the following proposed patio improvements:

- New Potting Shed (6' x 12') – Finishes to include wood siding to match building (painted Benjamin Moore 1603 Graphite) and standing seam metal roof to match building (dark bronze finish).
- New patio lighting – Adding post mounted lights and string lights.
    - Barn Light – Wilcox LED Double Post Mount Light - Black finish.
    - American Lighting – Festoon Light String.

Sincerely,

John G. Brown
David A. Levy & Associates
jbrown@dalevy.com
330-666-6767

File #: 21-01764

DATE: 12/8/2025

TO: Historic Zoning Commission

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

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

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

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

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

BACKGROUND:
The parking lot at 103 1st Ave. N. is located behind the businesses at 94-98 E. Main Street. This business is on a corner lot that fronts E. Main Street and 1st Avenue North. The applicant received an Administrative Certificate of Appropriateness for a similar sign application in April 2024 and from the Historic Zoning Commission in April 2025. Out of the fourteen proposed signs on the previous application, only four of these signs met the Design Guidelines and could be approved administratively.

Within the proposed application, there are ten proposed signs. Four of the signs, shown in red on the plans, note the entrance and exit to the lot. The six orange dots show the additional paid parking signs. The signs in red were previously approved to be one-sided signs. It is requested to make these signs double-sided. Previously, the HZC approved the locations of all of the red signs and signs at the orange locations with the number 9. The Guidelines recommend the following:

- **Location:** The Guidelines state that a maximum of one per entrance and one per exit are permitted for convenience signs. Limited additional signs may be approved when they are not visible from the right-of-way. The proposal includes four double-sided convenience signs at two entrance and exit locations and five parking convenience signs located at the rear of the

building. The five parking convenience signs will be highly visible from right-of-way. The proposed convenience signs at the rear entrance and exits are appropriately placed. The five parking convenience signs at the rear and front of the building are not appropriate as they will be highly visible from the right-of- way. For off-street parking, painted markings may be used for parking spaces on asphalt for parking space identification.

- **Sign Area:** The Guidelines state that convenience signs may be two-sided with a maximum of 4.5 square feet per side. Where not visible from the right of way, convenience signs used for parking spaces may be up to 1.5 square feet. The four convenience signs (marked in red and labeled as 1-8) proposed at the entrances and exits to the property are 3 square feet and are appropriately sized. The parking convenience signs (marked in orange and labeled 9-13) are proposed to be 1.5 square feet and are appropriately sized.

- **Height:** The Guidelines state that convenience signs should be at a maximum of 4 feet tall. Where not visible from the right-of-way, convenience signs used for parking spaces may be up to 6.5 feet tall. The proposed entrance/exit convenience signs (marked in red and labeled as 1-8) height was not called out, but was previously approved to be 4 feet in height. Four of the proposed signs (marked in orange and labeled 9-13) were not called out but were previously approved to be 5.5 feet in height. One of the proposed signs closest to the rear of the building and less visible from the right-of-way (marked in orange and labeled 9) was approved to be 6 feet in total height but the height was not provided in this application. If the heights are to remain the same as previously approved, then the proposed sign heights are appropriate for the proposed signs.

- **Material:** The Guidelines state that signs should be finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed sign material was not provided but was previously approved to be an aluminum with a matte vinyl sticker application on the sign panel. The proposed materials are appropriate. No material information was provided on the sign post other than it will be black in color.

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

As proposed, the entrance/exit convenience signs (marked in red and labeled as 1-8) meet the Guidelines recommendations. The parking convenience signs (marked in orange and labeled 9-13) will be visible from the right-of-way and are not appropriate per the Guidelines.

RECOMMENDATION:
Staff recommends denial of the parking convenience signs (marked in orange and labeled 9-13) based on the following grounds:

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

Staff recommends approval of the entrance/exit convenience signs (marked in red and labeled as 1-8) with the following conditions:

1. The sign height shall align with what was previously approved.
2. The signposts must consist of finished wood or metal in a matte finish.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

12 in

18 in

How do our customers get their parking validated?

Step 1, text 132 to 615-777-9797

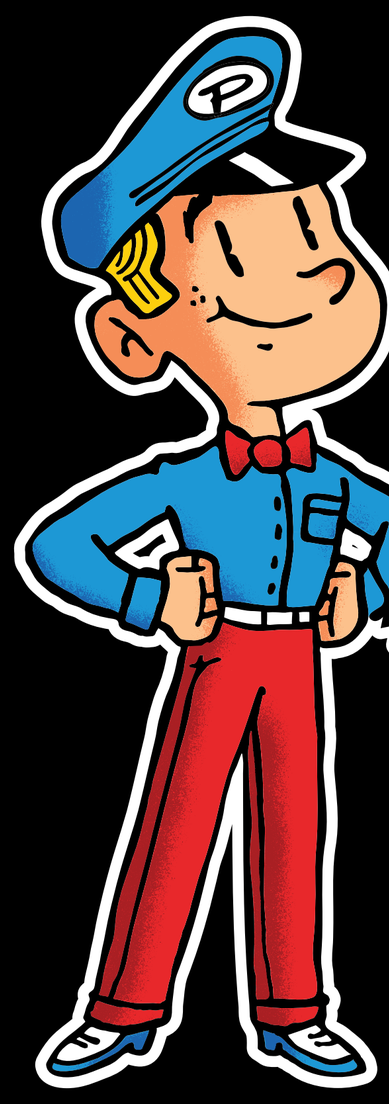
Step 2, scan QR code inside to validate.

All other parkers must pay to park!

PARK HAPPY LLC

18 in

24 in



PARK HAPPY LLC

Don't forget...

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

Then, validate in store.

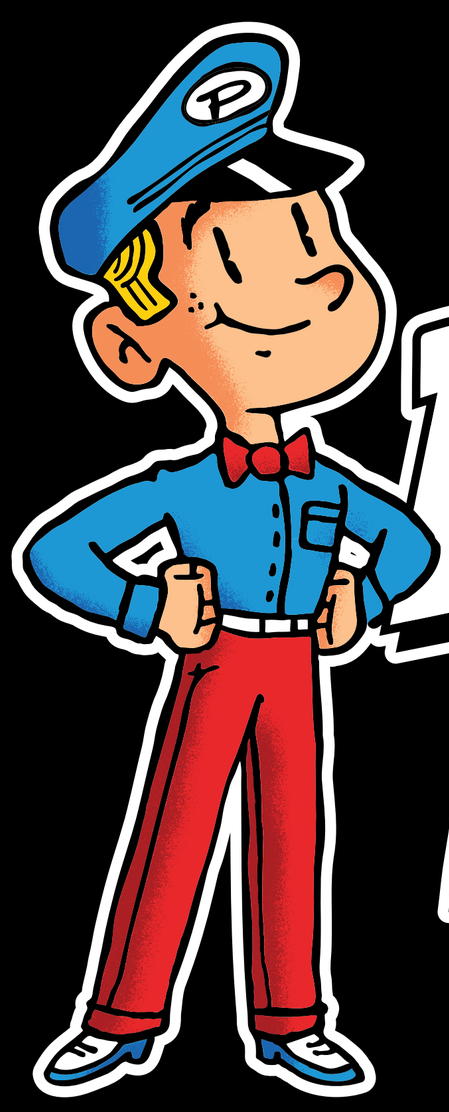
Important! Please read this disclaimer as soon as you park. This facility provides only parking, not security to you or your property; you are solely responsible for your safety. Please check your surroundings for safety risks. If you see any hazards, such as snow, ice, cracked pavement, uneven or slick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

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

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

18 in

24 in



PARK HAPPY LLC

Don't forget...

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

Then, validate in store.

Failure to register incurs late fees after 72 hours.

OLD HARPETH RIVER BRIDGE

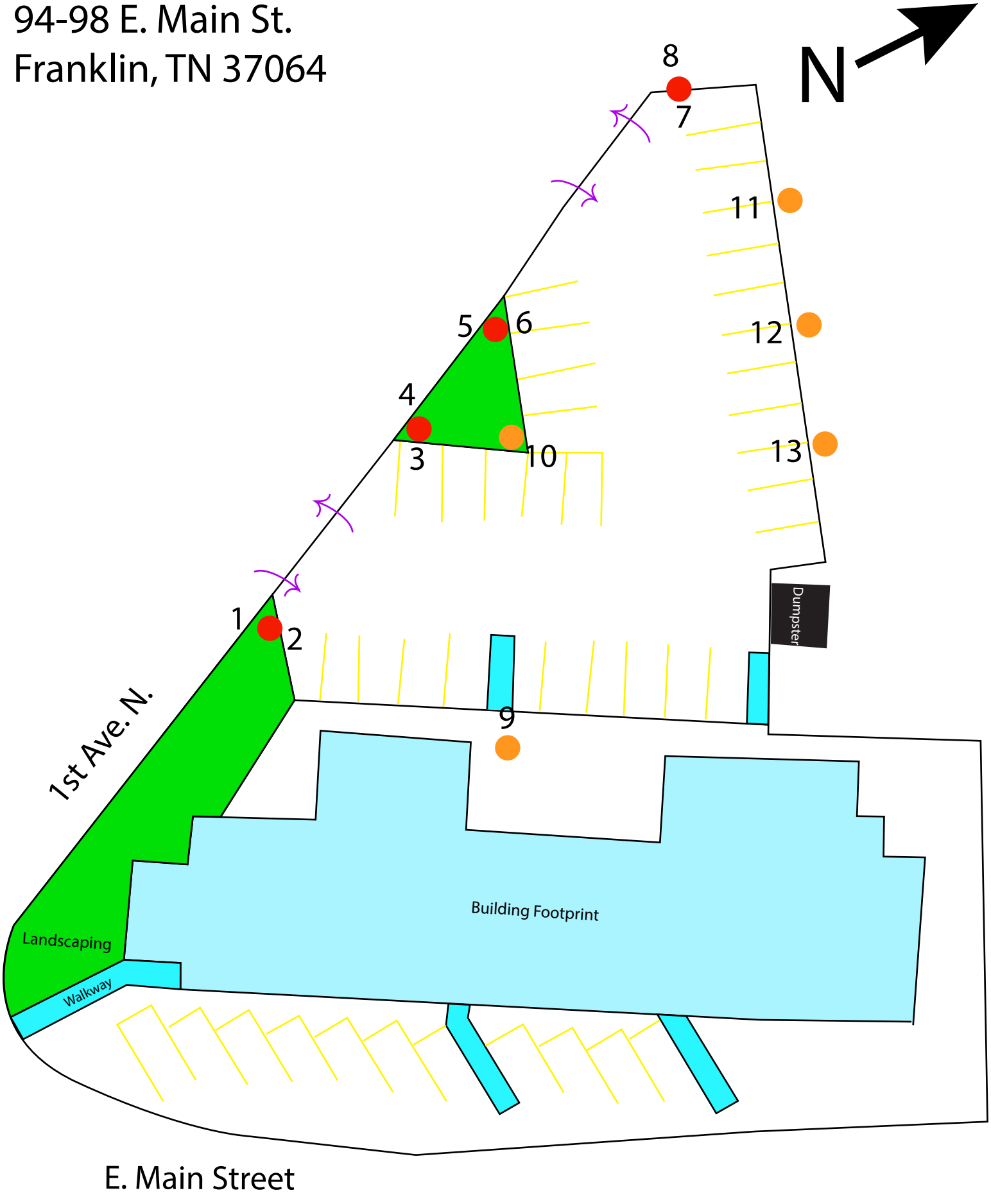
On July 5, 1819, The Williamson County Court authorized "building of a bridge across the Harpeth at the Town of Franklin." The bridge was a large, enclosed, double, covered bridge having a partition along its middle course, with two open windows on each side. For the next 42 years, the bridge linked Franklin to residents to the north and to the city of Nashville. When the Civil War came to Middle Tennessee in early 1862, Confederate soldiers streaming south following the fall of Fort Donelson crossed the Bridge. A little later, Gen [illegible] Carlos Buell's 20,000 troops marched across on [illegible] their way to the Battle of Shiloh. Late in 1862, [illegible] before the Federal Army came into Franklin to [illegible]upy the town and build Fort Granger, Confedera[illegible] Cavalry burned the Bridge. During the Federal o[illegible]upation, the soldiers used a pontoon bridge a[illegible] another temporary bridge built on piles.

IN MEMORY OF CALVIN E. BONNKE A FRIEND OF SAVE THE FRANKLIN BATTL[illegible], INC.
WILLIAMSON COUNTY HISTORICAL SOCIETY 2011

mobile mini
NEWU 214999 2
22G1
MAX GR
TARE
NET
CU CAP


mobile mini
STORAGE SOLUTIONS
800.950.6464 mobilemini.com

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



File #: 21-01765

DATE: 12/8/2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Signage At 434 Main St.; Holly Hayes, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning signage at 434 Main Street.

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

PROJECT INFORMATION:
COF Project Number: 8988
Applicant: Holly Hayes
Owner: Karen Cochran

BACKGROUND:
The property located at 434 Main Street is located within the Downtown Franklin Historic District. The building is the Five Points Place or locally known as the White Building. This 1923 two-story commercial building has a flat metal roof and an exterior of white glazed tile with accents of green glazed tile that is considered contributing to the National Register District.

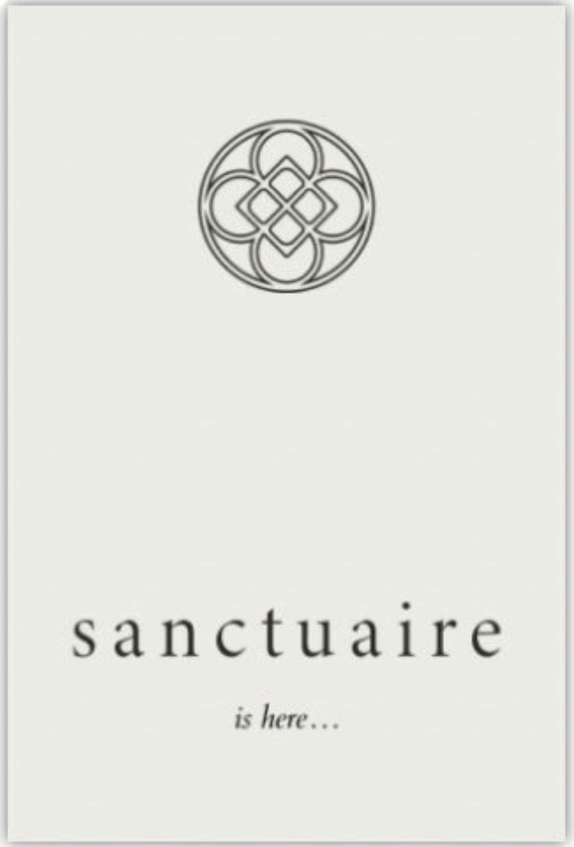
434 Main Street is one retail storefront. The Guidelines recommend that a commercial building should have no more than three signs, unless it has more than one ground-floor retail storefront/tenant space. It is proposed to seek approval for the following signs:

- Two awning signs
- Two sandwich board signs
- Five window signs

The dimensions of the signs, the windows, the awnings, the materials, how the signs have been applied, and other information have not all been provided in the application to provide a recommendation.

RECOMMENDATION:

Staff recommends deferral of the application due to a lack of information within the application.



Posters

Edited 16 days ago

Product Name: Posters

Size : 24" X 36"

Finish (available at checkout): No Lamination

Paper Stock: Premium Matte

Orientation: Vertical

Identification #: d166c943-8a1c-4a53-9878-1d53b0017139

Created on: October 28, 2025

AWAKEN APOTHECARY

FRANKLIN, TN EST. 17


AWAKEN APOTHECARY
FRANKLIN, TN EST. 1799

AWAKEN
TN


AWAKEN APOTHECARY
FRANKLIN, TN
EST 1799
ELDERBERRY & HONEY
TONIC
HERBS, ROOTS AND SPICES
100% Natural

AWAKEN APOTHECARY
FRANKLIN, TN

COME IN AND
TRY THE
life changing
PILLOW!

sanctuaire

is here...

CITIZEN

OPEN

COME IN AND TRY THE life changing PILLOW!

CITIZEN

tazikis
MEDITERRANEAN CAFE

tizen615

SWEATSHIRT
SWEATER
WEATHER

AWAKEN APOTHECARY
FRANKLIN,TN

COME IN AND
TRY THE
life
changing
PILLOW!


CITIZEN
sanctuaire
Sanctuaire
is here...

sanctuaire

is here…

Customize



Note: Display is an approximate preview.

Adjust placement

Upload You Custom Business Logo

* Click to Upload File

Upload a file no larger than 15MB in JPEG or PNG format.

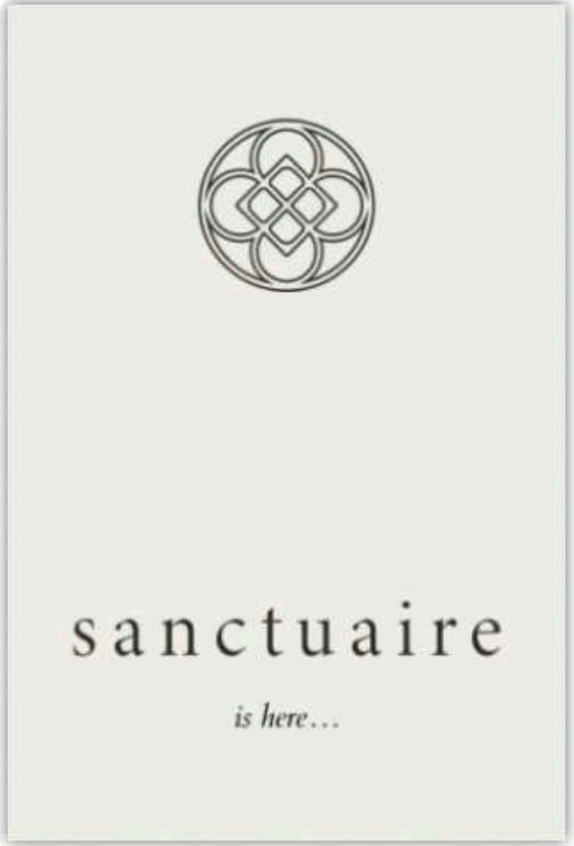


Edit Replace Delete

* Finished Logo Size

Selected: **16" x 16"**

12" x 12"	16" x 16" + $4.60	18" x 18" + $6.90	22" x 22 + $11.5



Posters

Edited 16 days ago

Product Name: Posters

Size : 24" X 36"

Finish (available at checkout): No Lamination

Paper Stock: Premium Matte

Orientation: Vertical

Identification #: d166c943-8a1c-4a53-9878-1d53b0017139

Created on: October 28, 2025

AWAKEN APOTHECARY

FRANKLIN, TN EST. 17


AWAKEN
TN
CLOSED
AWAKEN APOTHECARY
FRANKLIN, TN EST. 1799

AWAKEN
TN


AWAKEN APOTHECARY
FRANKLIN, TN EST 1799
BERRY
& HONEY
IONIC®
ROOTS AND SPICES
Ginger
Echinacea
100% Natural
SEED OIL

AWAKEN APOTHECARY
FRANKLIN, TN

COME IN AND
TRY THE
life
changing
PILLOW!

sanctuaire

is here...

CITIZEN

OPEN

COME IN AND TRY THE life changing PILLOW!

CITIZEN

tazikis
MEDITERRANEAN CAFE

tizen615

SWEATSHIRT
SWEATER
WEATHER

AWAKEN APOTHECARY
FRANKLIN, TN

COME IN AND
TRY THE
life
changing
PILLOW!


CITIZEN
sanctuaire
Sanctuaire
is here...


TIZEN
tazikis
sanctuaire
is here...

Customize



Note: Display is an approximate preview.

Adjust placement

Upload You Custom Business Logo

* Click to Upload File

Upload a file no larger than 15MB in JPEG or PNG format.



Edit Replace Delete

* Finished Logo Size

Selected: **16" x 16"**

12" x 12"	16" x 16" + $4.60	18" x 18" + $6.90	22" x 22 + $11.5


AWAKEN APOTHECARY
FRANKLIN, TN EST. 2020


AWAKEN APOTHECARY
FRANKLIN, TN


AWAKEN
TN


AWAKEN APOTHECARY
FRANKLIN, TN EST. 1799

Customize



Note: Display is an approximate preview.

Adjust placement

Upload You Custom Business Logo

*** Click to Upload File**

Upload a file no larger than 15MB in JPEG or PNG format.

 Edit Replace Delete

* Finished Logo Size

Selected: **12" x 12"**

12" x 12" | 16" x 16" | 18" x 18" | 22" x 22

Customize



Note: Display is an approximate preview.

Adjust placement

Upload You Custom Business Logo

*** Click to Upload File**

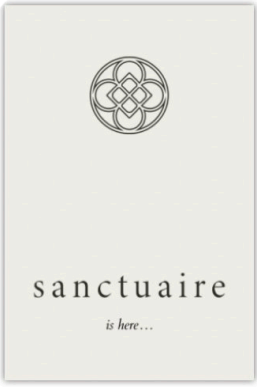
Upload a file no larger than 15MB in JPEG or PNG format.

ctua Edit Replace Delete

* Finished Logo Size

Selected: **30" x 30"**

6" 0	18" x 18" + $6.90	22" x 22" + $11.50	30" x 30" + $20.70	36 +



Posters

Edited 16 days ago

Product Name: Posters

Size : 24" X 36"
Finish (available at checkout): No Lamination
Paper Stock: Premium Matte
Orientation: Vertical

Identification #: d166c943-8a1c-4a53-9878-1d53b0017139

Created on: October 28, 2025

File #: 21-01766

DATE: 12/8/2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Exterior Alteration At 115 Winslow Rd.; Michael Katsaitis, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the exterior alteration at 115 Winslow Rd.

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

PROJECT INFORMATION:
COF Project Number: 8681
Applicant: Michael Katsaitis
Owner: Doug Majors

BACKGROUND:
The property located at 115 Winslow Road is a vacant lot in the Franklin Road Historic District. A Certificate of Appropriateness was issued for the construction of a new principal building and attached accessory structure in May 2025. The project recently came before the November Design Review Committee to seek feedback on the proposal to change the siding of the principal building to painted brick from all lap siding. Feedback from the DRC meeting was incorporated and now the attached accessory structure will remain lap siding. The Guidelines recommend:

- Use materials and exterior finishes that complement and blend with the character of the surrounding district, such as frame, brick, or stone.
- Match surrounding historic masonry in width of the mortar joints, size and scale of the bricks, color, and texture.
- Use decorative details and ornamentation in a manner similar to those on historic buildings in the district. A modern interpretation of a historic detail is encouraged.

Within the Franklin Road Historic District and on Winslow Road, there are examples of painted brick houses. Painted brick on new construction can be appropriate in a historic district when its color, finish, and detailing complement the established character of surrounding historic structures. By

using traditional masonry proportions and muted, historically compatible tones, it allows new buildings to blend with the surrounding buildings.

RECOMMENDATION:
Staff recommends approval of the exterior siding change 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.

115 Winslow Rd.

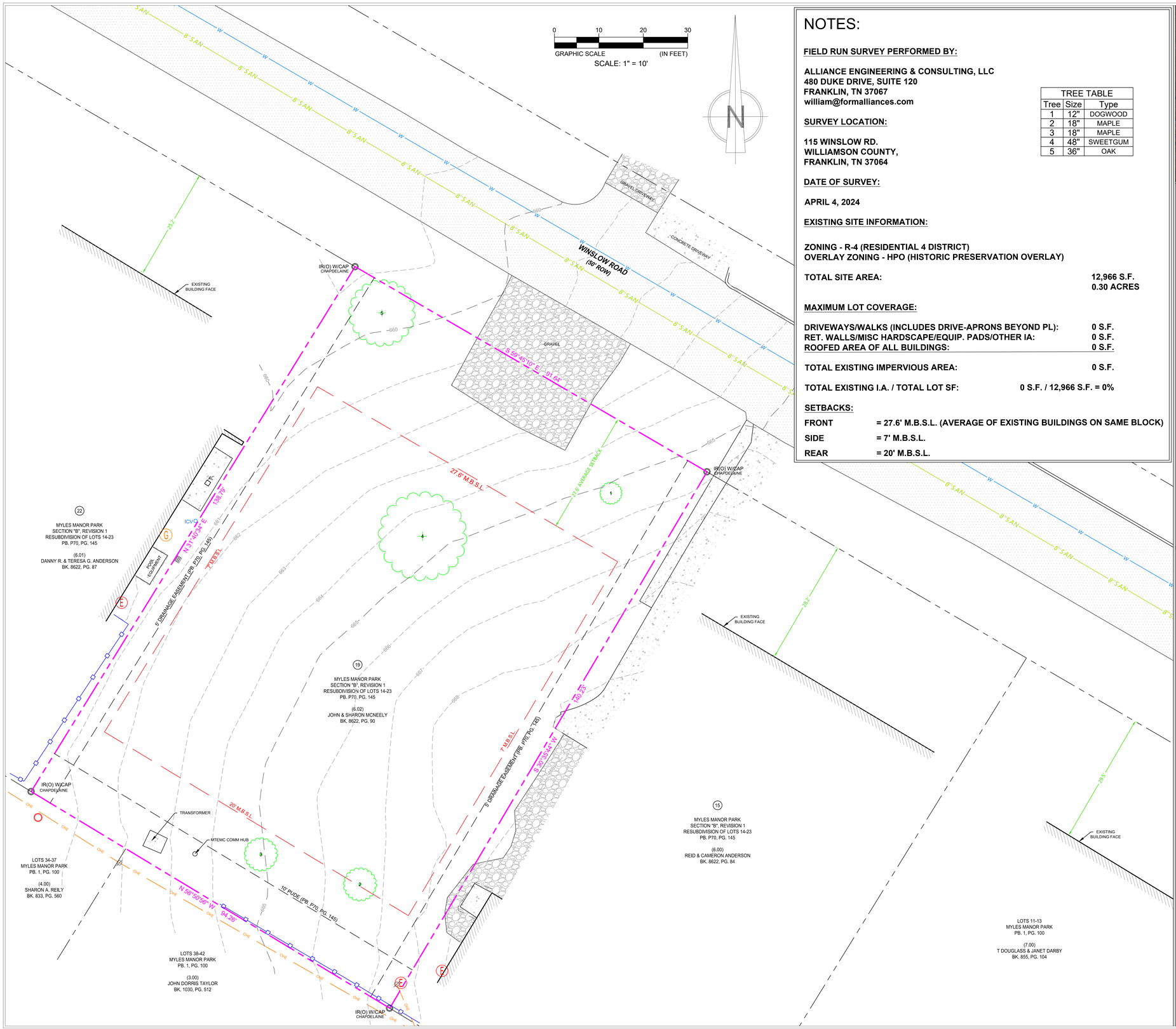
MK Studio
Architectural Designers

Historic Zoning Commission Submittal Package

11.20.2025

Index of Sheets

1: Cover
2: Property Survey
3: Existing Site
4: Neighborhood Context
5: Neighborhood Context
6: Neighborhood Context
7: Neighborhood Context
8: Neighborhood Context
9: Architectural Site Plan
10: First Floor Plan
11: Second Floor Plan
12: Roof Plan
13: Perspective Views
14: Elevations
15: Elevations
16: Building Sections
17: Wall Sections
18: Street Scape
19: Color Selections
20: Street Scape
21:Color Selections
22:Renderings



NOTES:

FIELD RUN SURVEY PERFORMED BY:

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

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

SURVEY LOCATION:

115 WINSLOW RD.
WILLIAMSON COUNTY,
FRANKLIN, TN 37064

DATE OF SURVEY:

APRIL 4, 2024

EXISTING SITE INFORMATION:

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

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

MAXIMUM LOT COVERAGE:

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

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

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

SETBACKS:

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



GENERAL NOTES:

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

LEGENDS

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

Alliance ENGINEERING & CONSULTING, LLC

© COPYRIGHT
Alliance Engineering & Consulting, LLC

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

DATE: 04-15-2024

PROJECT:
115 WINSLOW ROAD
SURVEY SITE PLAN

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

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

SHEET CONTENT:
EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY

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

REMARKS:

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

SHEET CONTENT:

C1

1":10'

Existing Site

Vicinity Map





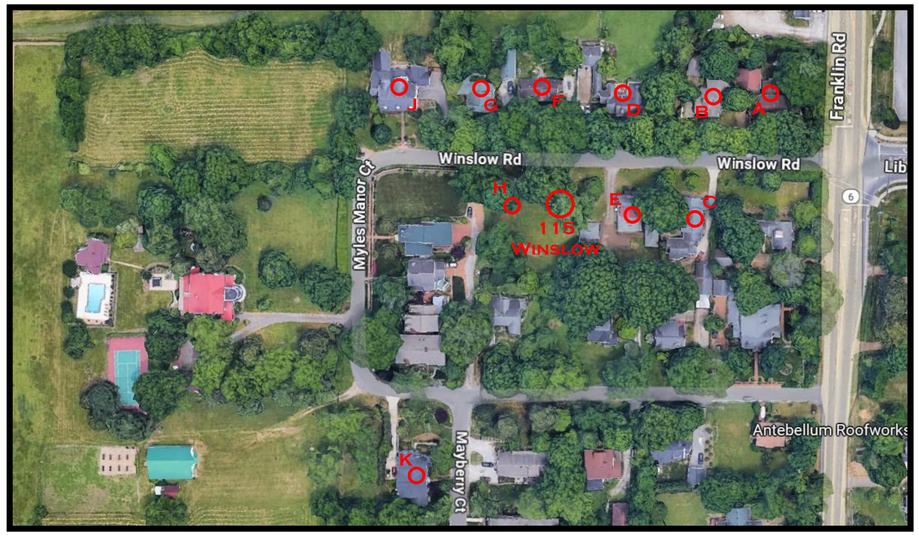


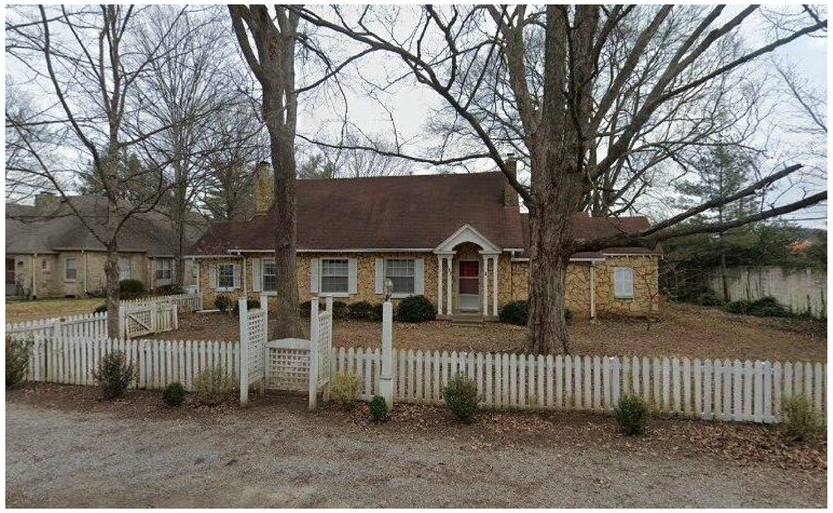


M K STUDIO
ARCHITECTURAL DESIGNERS

Neighborhood Context

Vicinity Map





A. 102 Winslow Rd.



B. 106 Winslow Rd.

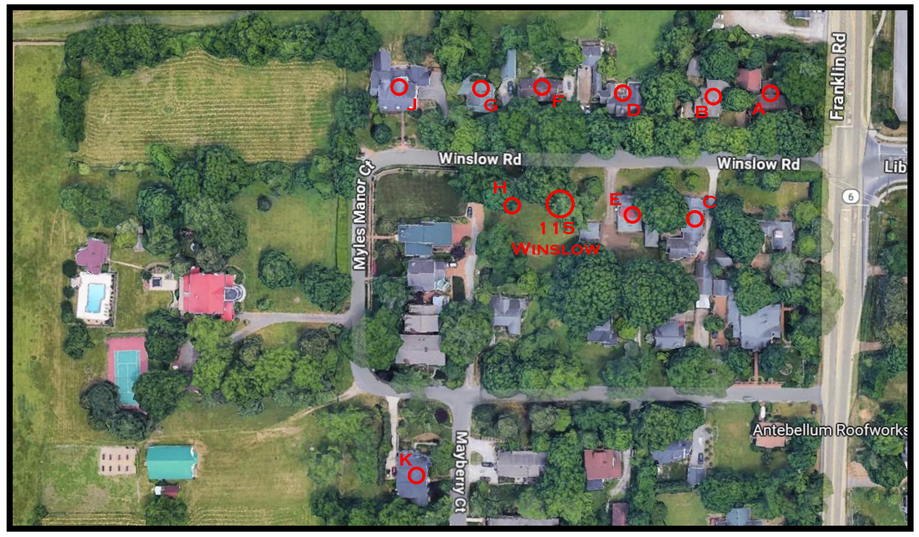


C. 109 Winslow Rd.

MK STUDIO
ARCHITECTURAL DESIGNERS

Neighborhood Context

Vicinity Map





D. 110 Winslow Rd.



E. 111 Winslow Rd.

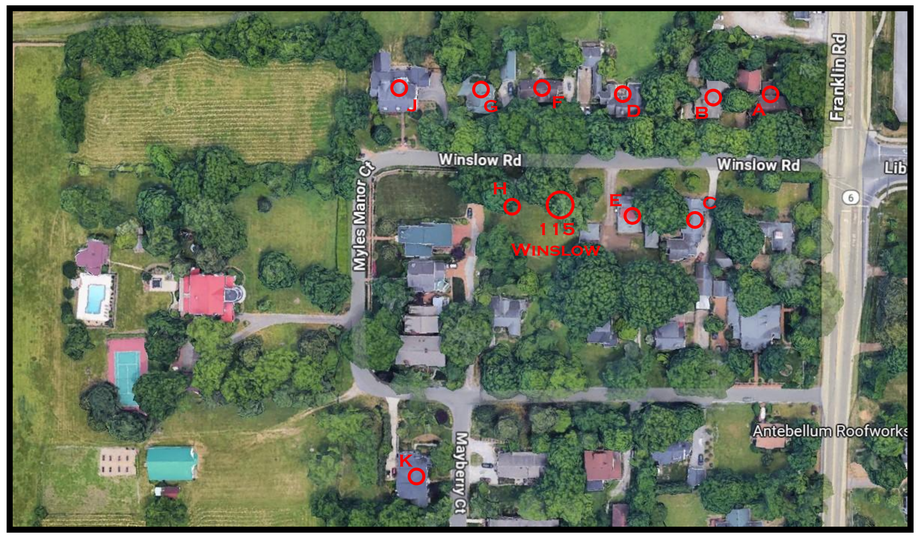


F. 114 Winslow Rd.

MK STUDIO
ARCHITECTURAL DESIGNERS

Neighborhood Context

Vicinity Map





G. 118 Winslow Rd.



H. 119 Winslow Rd.

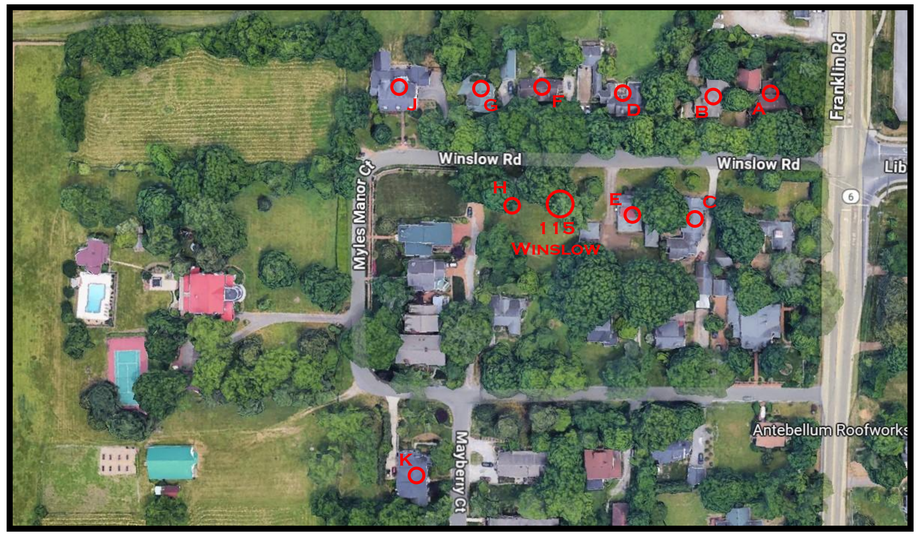


J. 122 Winslow Rd.

MK STUDIO
ARCHITECTURAL DESIGNERS

Neighborhood Context

Vicinity Map





K. 121 Myles Manor Rd.





M K STUDIO
ARCHITECTURAL DESIGNERS

Neighborhood Window Wells



110 WINSLOW RD



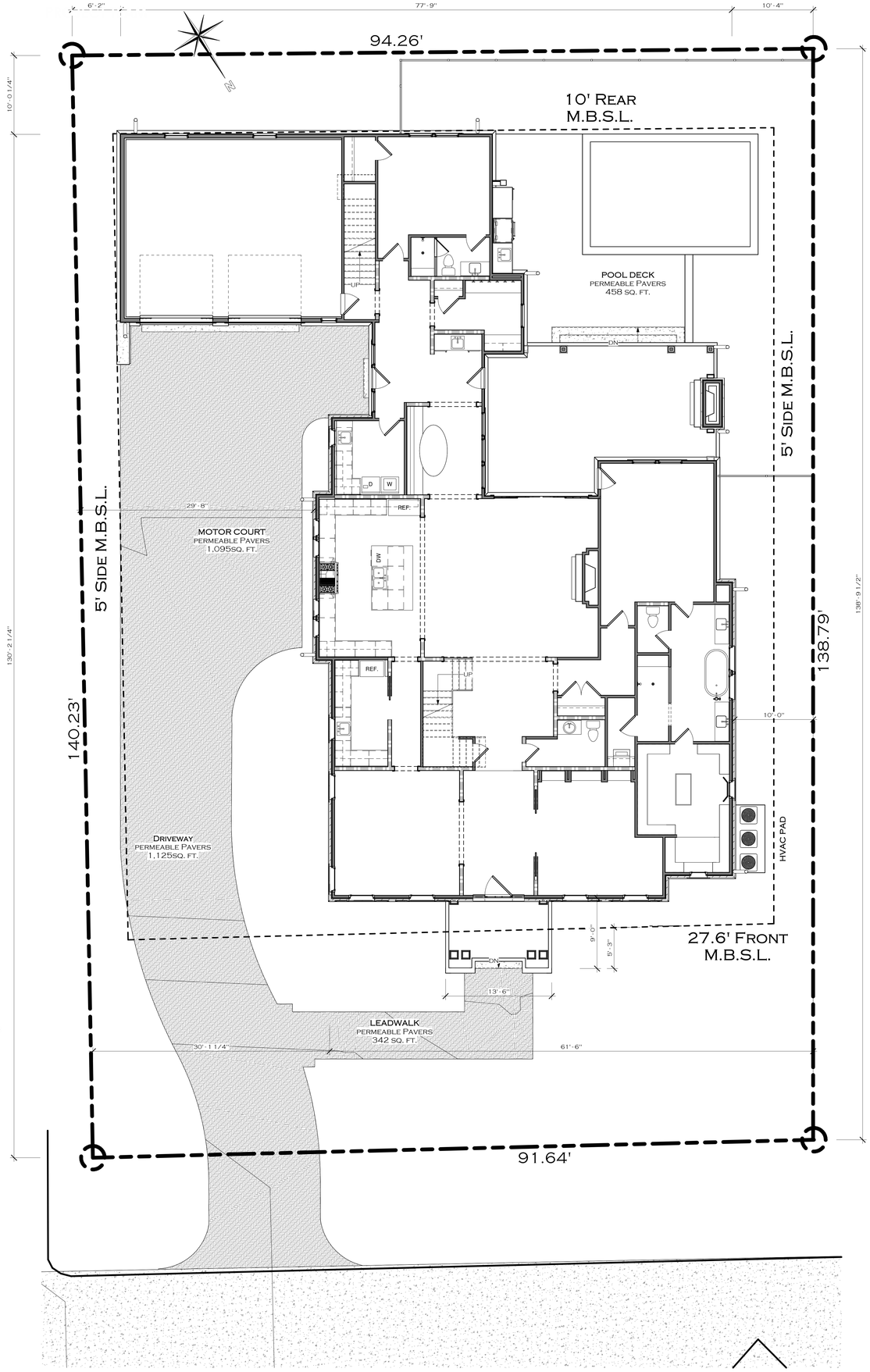
110 WINSLOW RD



926 FAIR ST

MK STUDIO
ARCHITECTURAL DESIGNERS

Architectural Site Plan



MAIN HOUSE AREA CALCULATIONS

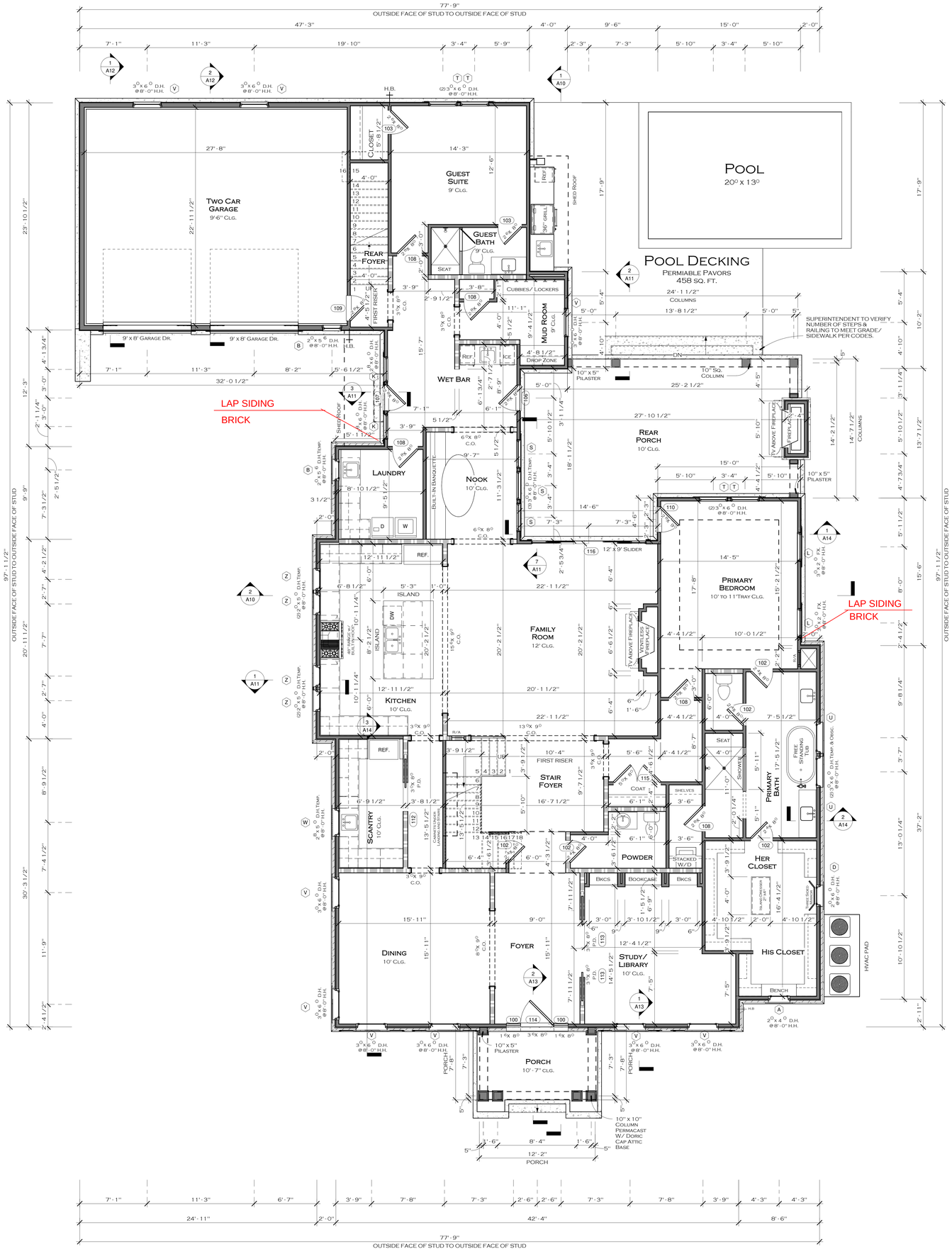
Main Level:	3,361 sq.ft.	(1)
Upper Level:	960 sq.ft.	(2)
Upper Mech / Storage:	20 sq.ft.	(3)
Flex Room Above Storage:	363 sq.ft.	(4)
TOTAL CONDITIONED	4,704 sq.ft.	
Front Porch:	90 sq.ft.	(5)
Rear Porch:	446 sq.ft.	(6)
Two Car Garage:	605 sq.ft.	(7)
Flex Room Storage:	195 sq.ft.	(8)
TOTAL UNDER ROOF:	6,040 sq.ft.	
35% of 12,973 sq.ft.=	4,541 sq.ft.	(allowed)
Total Footprint (1+5+6+7)	4,502 sq.ft.	(9)
Lot Size:	12,973 sq.ft.	
Lot Coverage:	34.71%	
LSA 40% of 12,973 sq.ft.=	5,189 sq.ft.	
Total Footprint: (K)	4,502 sq.ft.	
Pool:	240 sq.ft.	
Total Impervious Area:	4,742 sq.ft.	

Permeable Area Calculations	
Driveway / Motor Court:	2,220 sq.ft.
Leadwalk:	342 sq.ft.
Pool Deck:	458 sq.ft.
Permeable Total:	3,020 sq.ft.
Total Impervious Area:	4,742 sq.ft.
Permeable Total:	3,020 sq.ft.
Total Non Landscape Area:	7,762 sq.ft.
Lot Size:	12,973 sq.ft.
Total NonLandscape Area:	7,762 sq.ft.
Landscape Area:	5,211 sq.ft.
Landscape Area %	40.14%

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

MK STUDIO
ARCHITECTURAL DESIGNERS

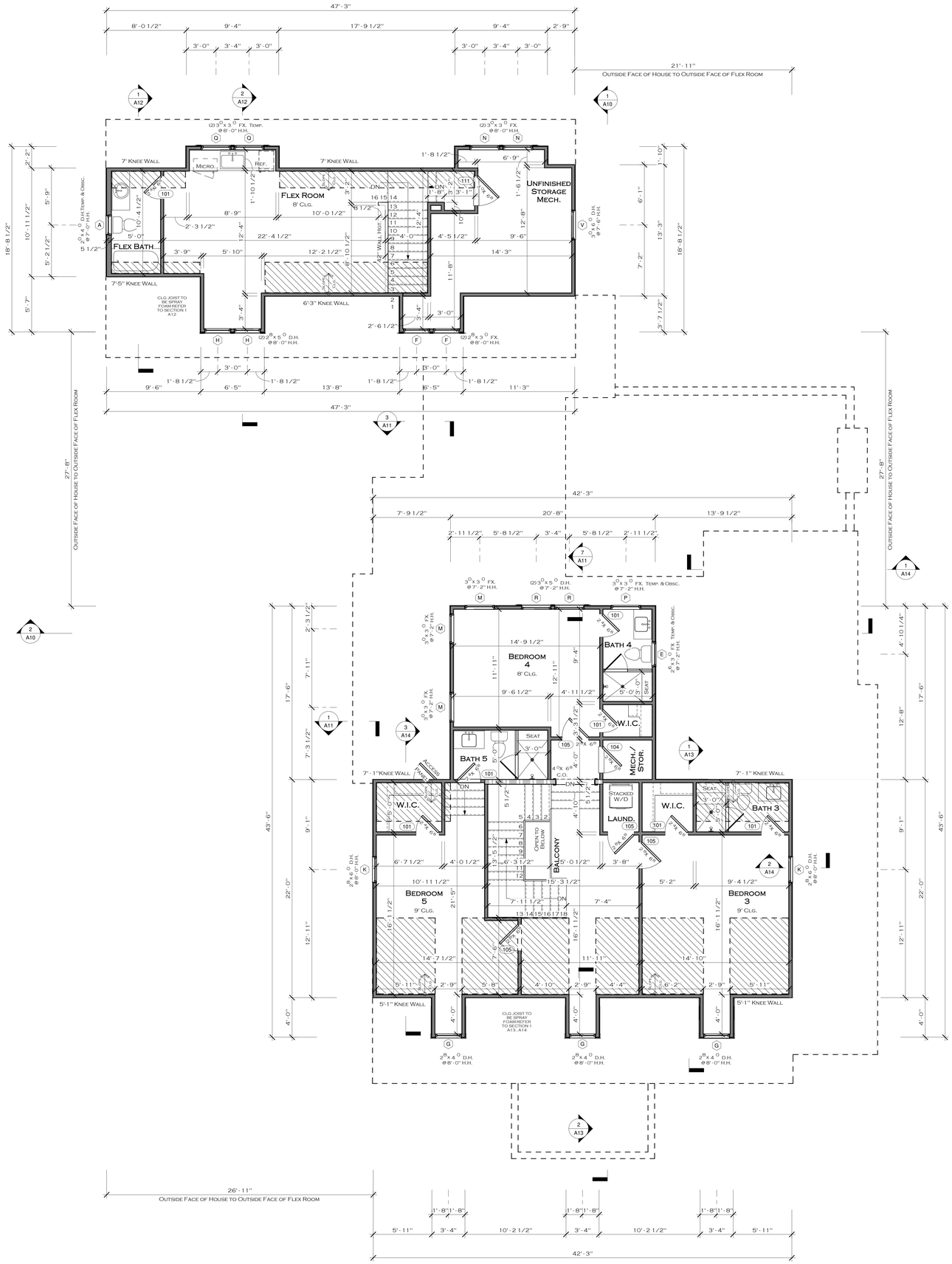
First Floor Plan



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

M K STUDIO
ARCHITECTURAL DESIGNERS

Second Floor Plan



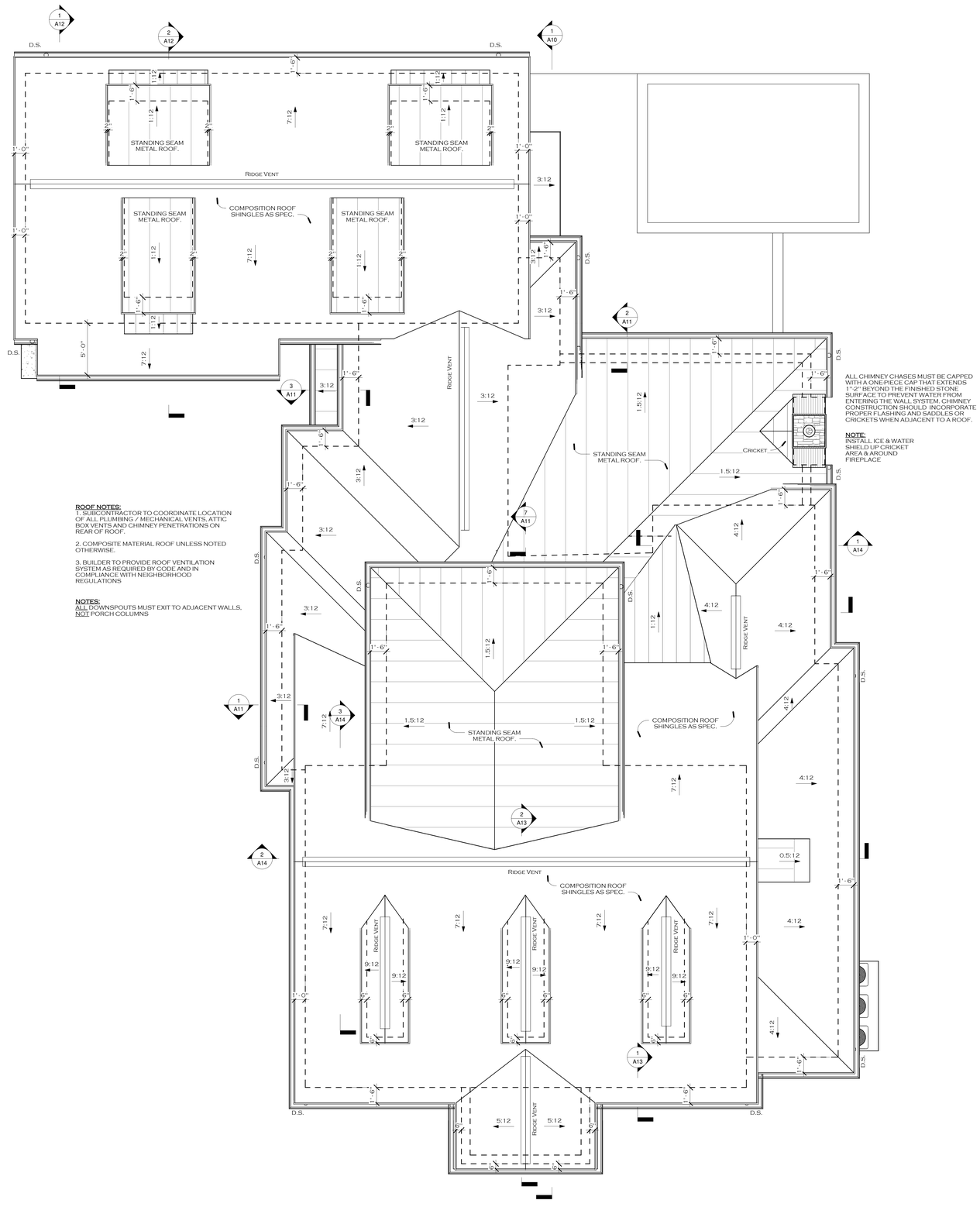
1 SECOND FLOOR PLAN

1/4" = 1'-0"

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

MK STUDIO
ARCHITECTURAL DESIGNERS

ROOF PLAN



ALL CHIMNEY CHASES MUST BE CAPPED WITH A ONE-PIECE CAP THAT EXTENDS 1"-2" BEYOND THE FINISHED STONE SURFACE TO PREVENT WATER FROM ENTERING THE WALL SYSTEM. CHIMNEY CONSTRUCTION SHOULD INCORPORATE PROPER FLASHING AND SADDLES OR CRICKETS WHEN ADJACENT TO A ROOF.

NOTE:
INSTALL ICE & WATER SHIELD UP CRICKET AREA & AROUND FIREPLACE

ROOF NOTES:
1. SUBCONTRACTOR TO COORDINATE LOCATION OF ALL PLUMBING / MECHANICAL VENTS, ATTIC BOX VENTS AND CHIMNEY PENETRATIONS ON REAR OF ROOF.

2. COMPOSITE MATERIAL ROOF UNLESS NOTED OTHERWISE.

3. BUILDER TO PROVIDE ROOF VENTILATION SYSTEM AS REQUIRED BY CODE AND IN COMPLIANCE WITH NEIGHBORHOOD REGULATIONS

NOTES:
ALL DOWNSPOUTS MUST EXIT TO ADJACENT WALLS, NOT PORCH COLUMNS

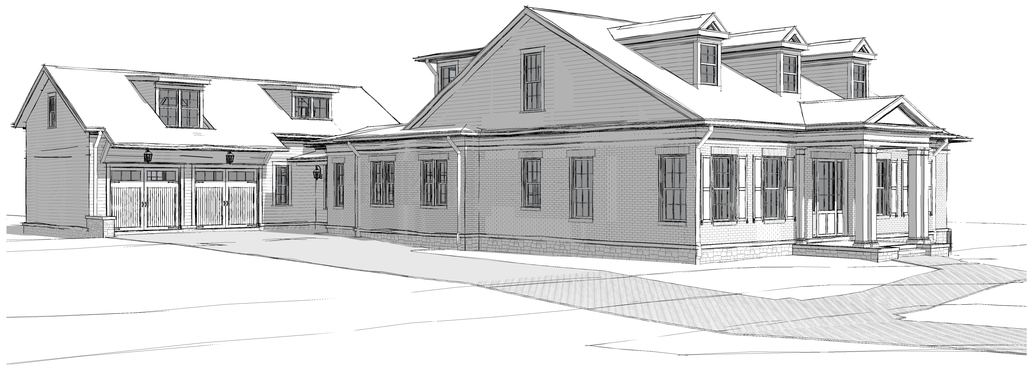
1 ROOF PLAN
1/4" = 1'-0"

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

M K STUDIO
ARCHITECTURAL DESIGNERS

Perspective views





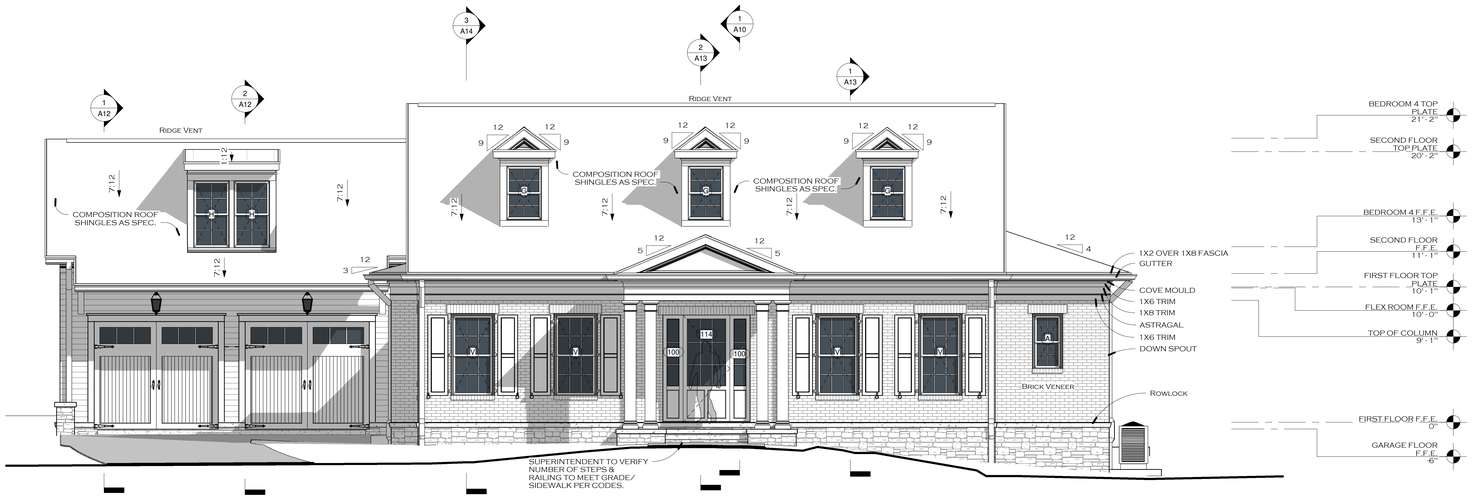




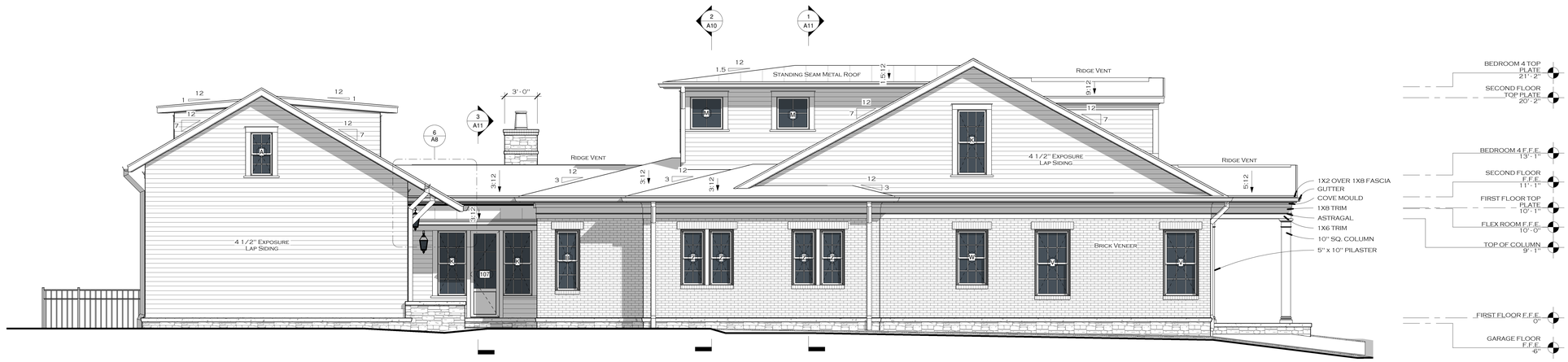


MK STUDIO
ARCHITECTURAL DESIGNERS

Exterior Elevations



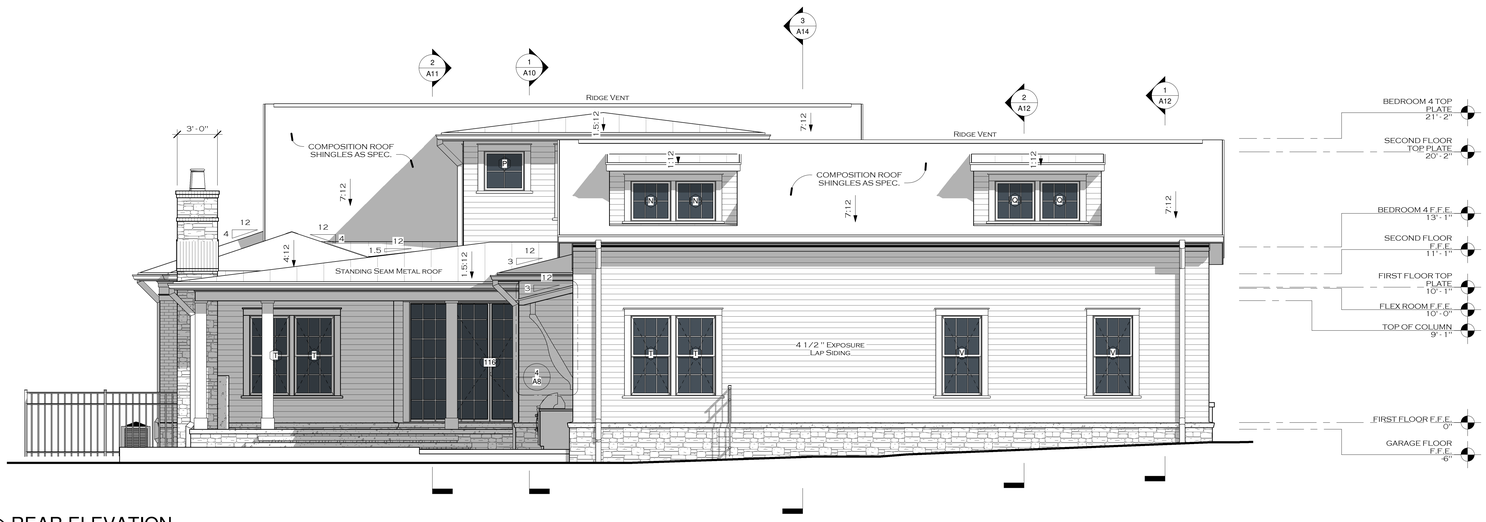
1 FRONT ELEVATION
1/4" = 1'-0"



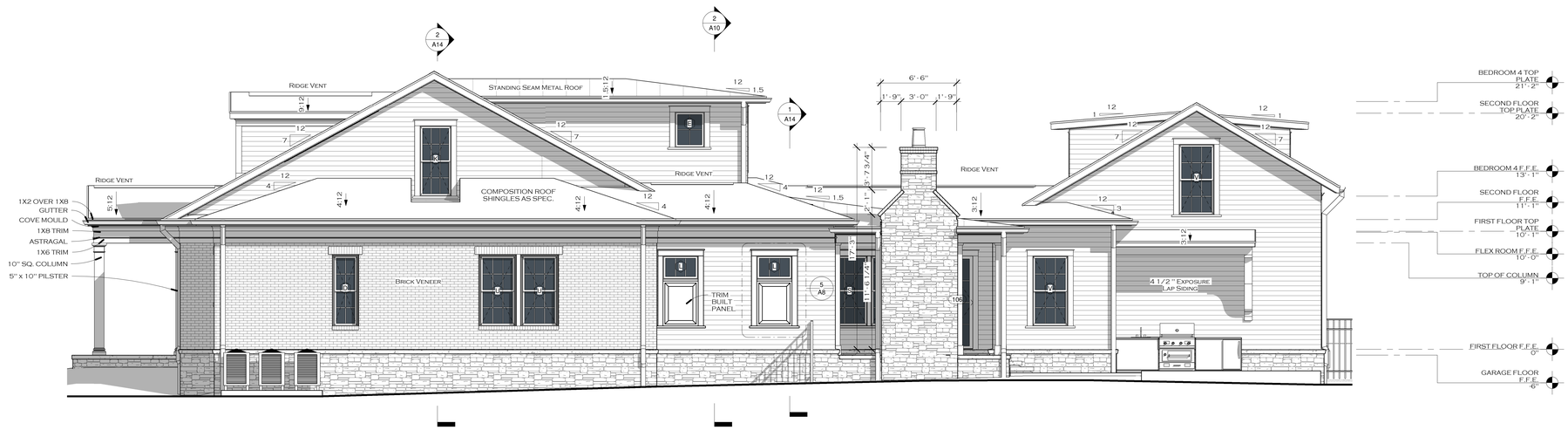
2 LEFT ELEVATION
1/4" = 1'-0"

MK STUDIO
ARCHITECTURAL DESIGNERS

Exterior Elevations



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

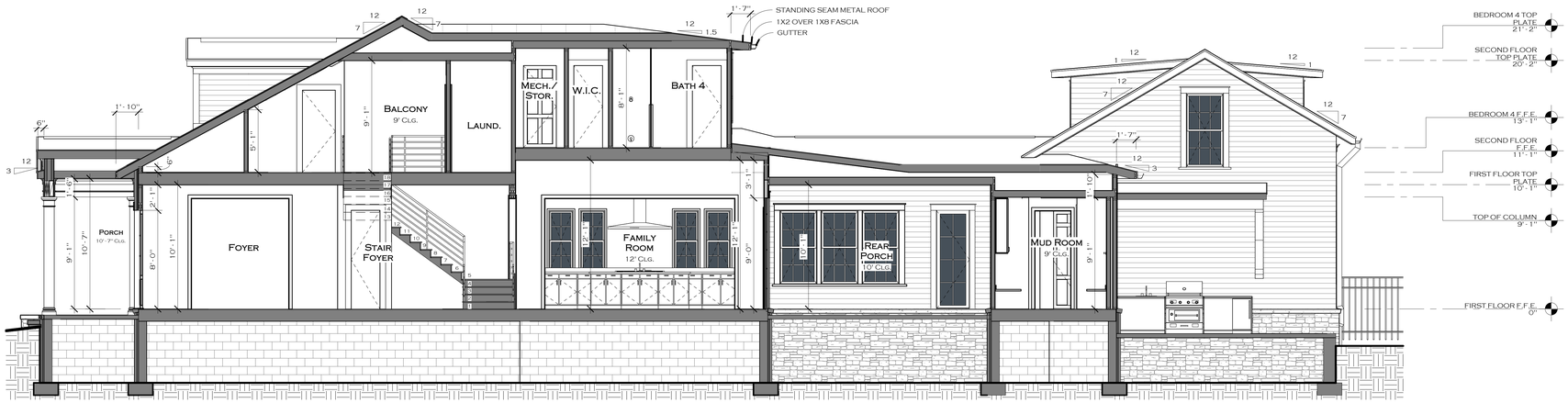


2 RIGHT ELEVATION
1/4" = 1'-0"

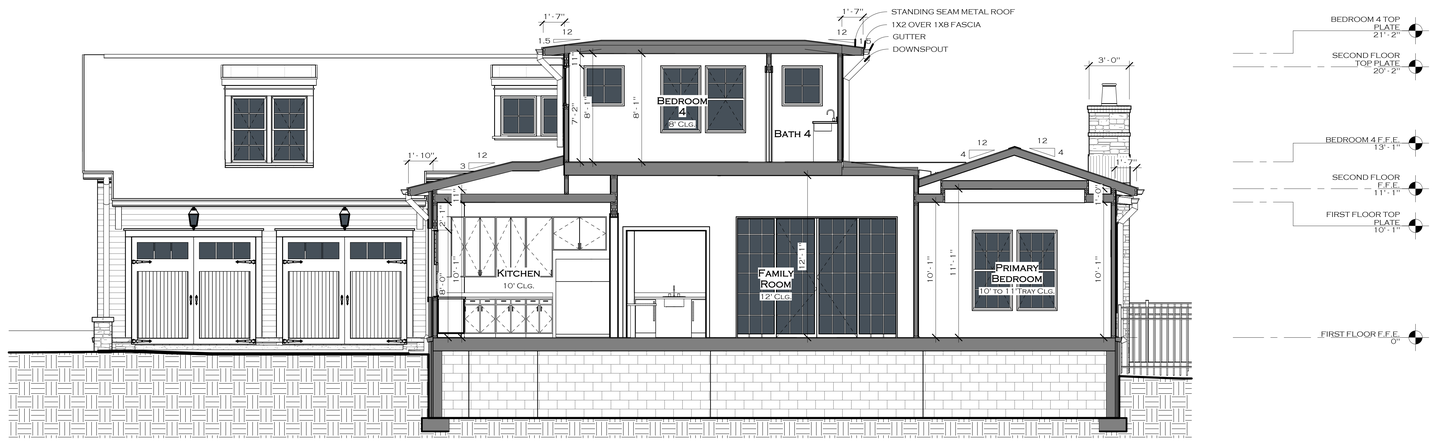
0 2' 4' 8'
0 2'
1/4" = 1'-0"

MK STUDIO
ARCHITECTURAL DESIGNERS

Building Sections



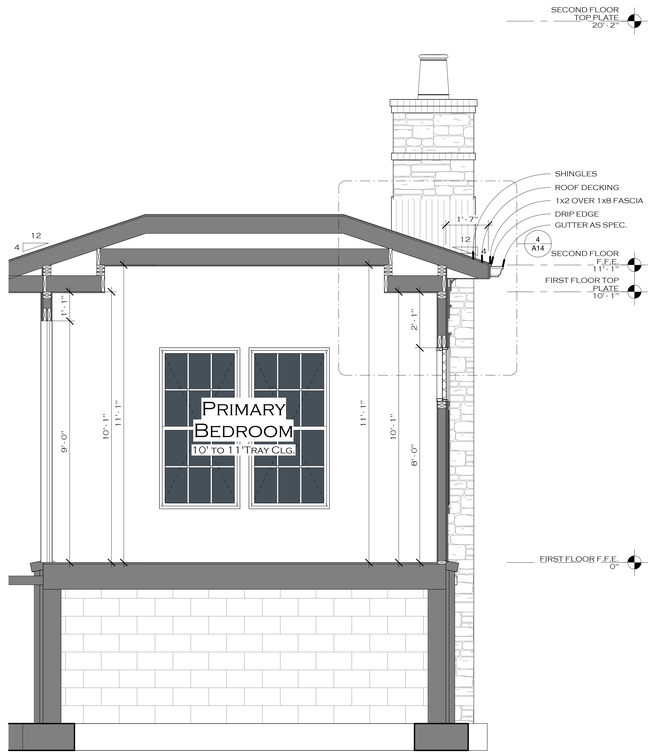
1 Building Section 1
1/4" = 1'-0"



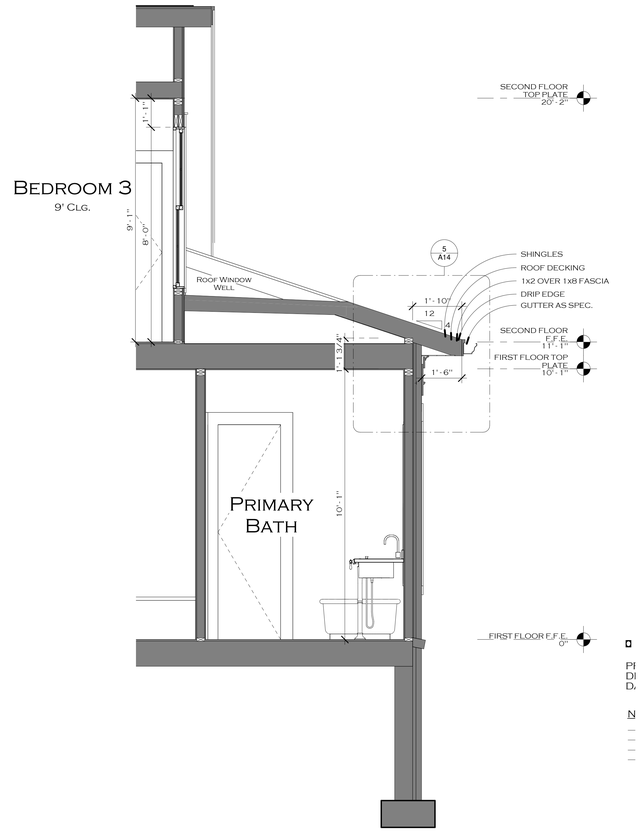
2 Building Section 2
1/4" = 1'-0"

M K STUDIO
ARCHITECTURAL DESIGNERS

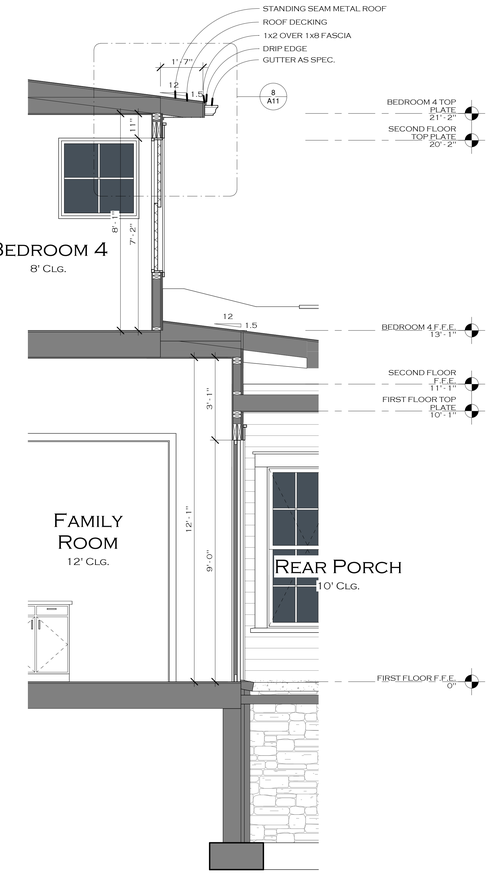
Wall Sections



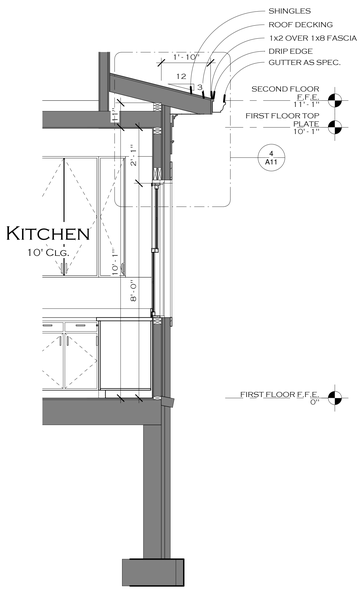
1 Primary Bedroom Section
1/2" = 1'-0"



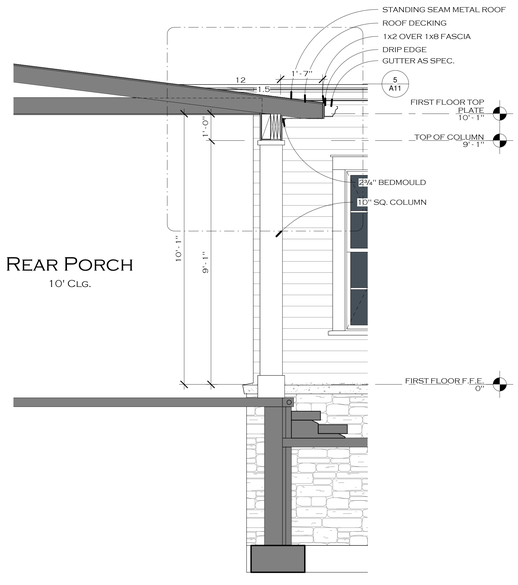
2 Primary Bath Section
1/2" = 1'-0"



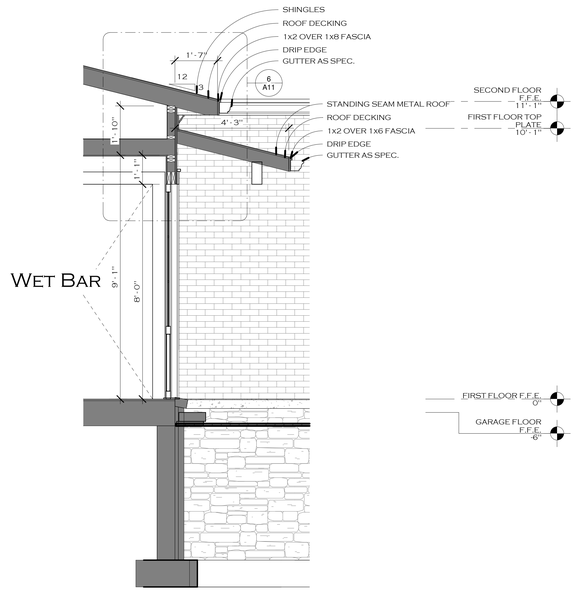
7 Bedroom 4 Section
1/2" = 1'-0"



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

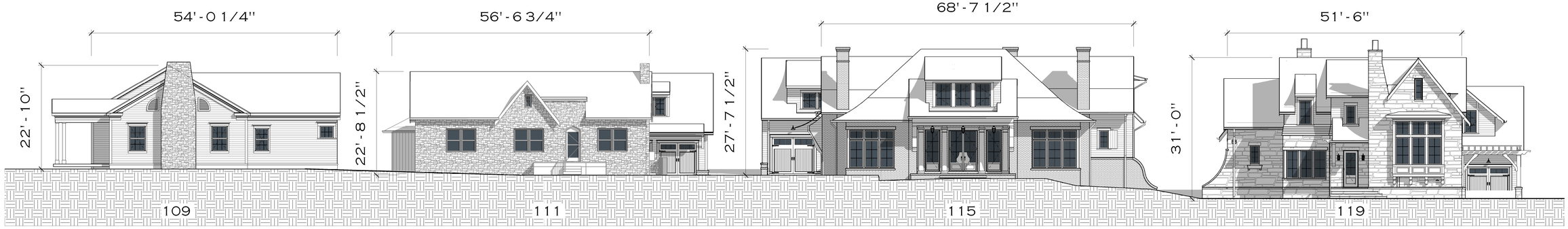


2 Rear Porch Section
1/2" = 1'-0"

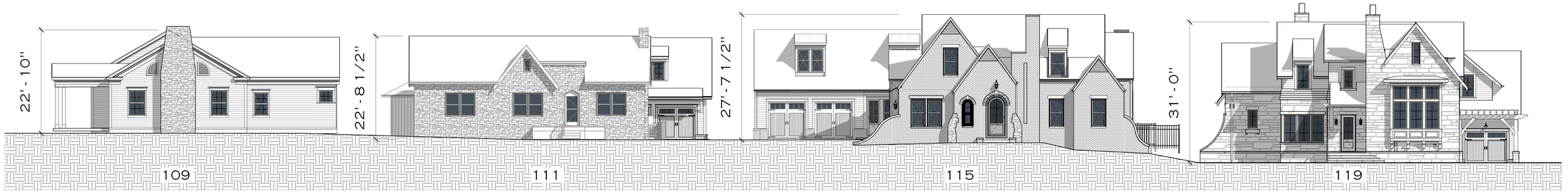


3 Wet Bar Section
1/2" = 1'-0"

MK STUDIO
ARCHITECTURAL DESIGNERS



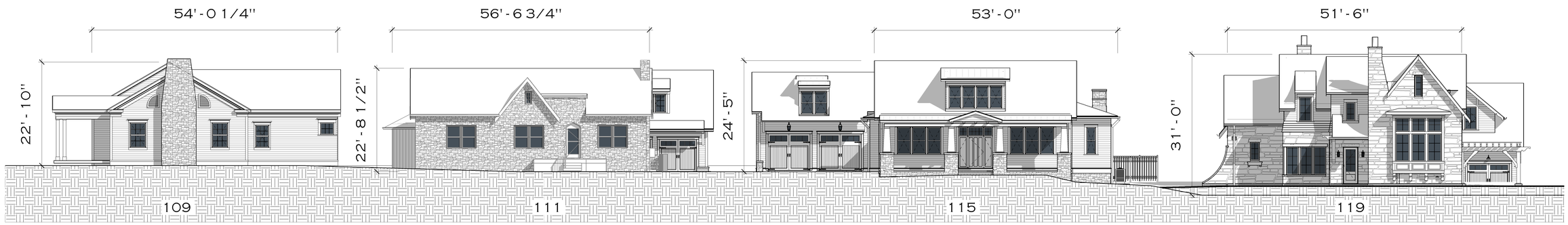
WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 12/09/2024



WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 01/13/2025



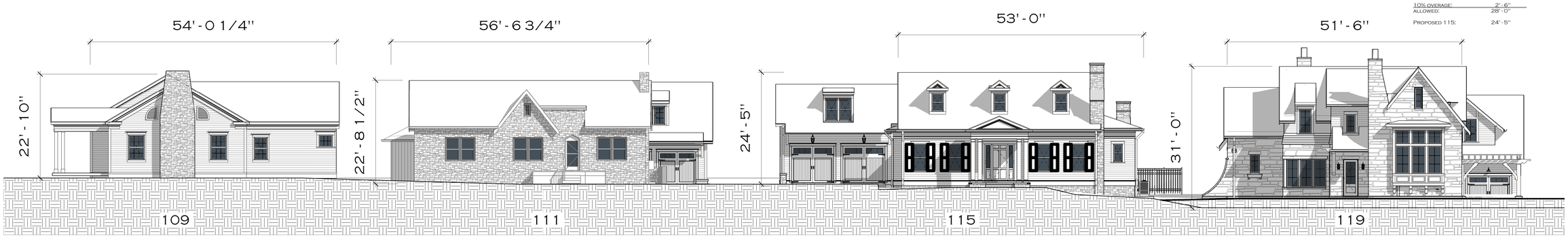
WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 01/21/2025



WINSLOW RD STREETSCAPE HISTORIC ZONING COMMISSION 03/21/2025

BUILDNG HEIGHT CALCULATIONS

109 WINSLOW:	22'-10"
111 WINSLOW:	22'-8.5"
119 WINSLOW:	31'-0"
STREET AVG:	25'-6"
10% OVERAGE:	2'-6"
ALLOWED:	28'-0"
PROPOSED 115:	24'-5"



WINSLOW RD STREETSCAPE HISTORIC ZONING COMMISSION 04/25/25

MK STUDIO
ARCHITECTURAL
DESIGNERS
MICHAEL KATSAITIS@MKARCHITECTSTUDIO.COM
7121 CROCKETT RIDGE - SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024
MK STUDIO

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

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

MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

12/18/2024 11:32:41 AM



TENNESSEE GRAY LIMESTONE



GRAND MANOR SHINGLE ROOF
COLOR WEATHERED WOOD

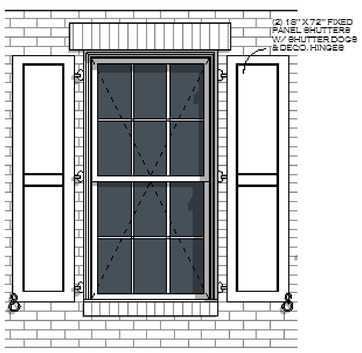


BRONZE STANDING SEAM METAL ROOF
BRONZE GUTTERS & DOWNSPOUTS

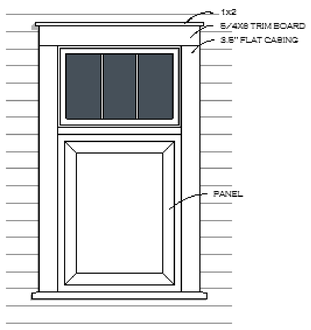
SW 7551
Greek Villa

BRICK





3 WINDOW DETAIL
1/2" = 1'-0"



5 PANEL WINDOW DETAIL
1/2" = 1'-0"

SW 7035
Aesthetic White

SIERRA PACIFIC
ALUMINUM CLAD WINDOW

SW 7035
Aesthetic White

TRIM & COLUMNS

RENDERINGS



M K STUDIO
ARCHITECTURAL
DESIGNERS

RENDERINGS



RENDERINGS



File #: 21-01773

DATE: 12/8/2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (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 principal building entrances and roofing material at 121 Myles Manor Ct.

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 replace the doors at the front and side entrances and a retro-active request for the replacement of the asphalt shingle roof with a cedar shake roof.

Door Replacement:
The proposal includes a request to replace the door on the front porch and side porch with a ½ lite door that features a shelf and paneling. Feedback has been incorporated into the request so as to not alter and expand the entrance openings. The current doors are ¾ lite and feature a 6-lite pattern. While the age of the doors was not included, they do not appear to be historic. The Guidelines recommend the following:

- Use designs appropriate for the style and age of the building.

While the existing ¾ lite doors on the front porch and side porch are not original or historic, the

proposed replacement door style is not appropriate for the Tudor Revival architectural style of the house as it relates more to the Victorian and Queen Anne architectural styles.

Roof:
During the November 2025 COA application review, staff noted that the roofing material and flashing had been changed from asphalt shingle to cedar shake and copper flashing without review or issuance of a Certificate of Appropriateness. The application was deferred during the November Historic Zoning Commission for additional research and information to be submitted for review. The applicants are unable to find historic images of the building to determine what the original roofing material was. Images of the Tudor-revival architectural style with cedar shake roofs and local examples of historic buildings with cedar shake roofs have been included within the application for review. 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 or evidence has not been provided that the original and historic roofing material was cedar shake. Based on the lack of evidence of an alternative roofing material having been present, asphalt shingle is likely the historic material for the roofing. The roofing material alteration is not supported by the Guidelines.

RECOMMENDATION:
Staff recommends denial of the door replacement and the retroactive roofing alteration based on the following Guidelines:

- Use designs appropriate for the style and age of the building.
- Preserve historic roof forms and materials.
- If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.

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

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



Renovations and Additions to:

The Cash Residence

121 Myles Manor Court
Franklin, Tennessee

Revised and Reissued
August 21, 2024

C.S. HARROP
ARCHITECTS
865.363.6830
150 W. Jackson Avenue
Suite 115
Knoxville, Tennessee 37902

121 MYLES MANOR
FRANKLIN, TENN

121 MYLES MANOR

CASH RESIDENCE

LETTER TO HZC FROM MICHELLE & SCOTT CASH

Dear Members of the Historic Zoning Commission,
Thank you for your time in reading this letter. My family and I are deeply grateful for the work you put into preserving our beautiful community, and we are so thankful to have lived in our home in the historic overlay for the last 15 years. We have raised our five daughters here, and God-willing, we hope to one day watch our grandkids create memories in the same home in which their mothers grew up.

First, I want to sincerely apologize again for my mistake last March in not seeking approval before installing a cedar shake roof as part of our current renovation. I now understand how this should have been an obvious step, and I am sorry that my ignorance led to this oversight. I have always loved historic communities - having grown up in a 100-year-old home - but I realize now how little I understood about the formal processes that protect them.

Since 2019, we have poured our hearts, time, and resources into trying to reclaim and expand the historic charm of our home while also adapting it to fit our growing family. My wife, Michelle, and I have dreamed of having a cedar shake roof for more than twenty years. To us, cedar has always felt deeply traditional—a classic American roofing material rich in history. When it came time to choose the roof, we labored over whether or not to invest in that dream. We looked at dozens of standard asphalt shingles as well as architectural shingles, and we just couldn't shake the dream of cedar. In our ignorance, we did not consider that cedar might not be deemed historically appropriate. From our perspective, it was an inherently historic choice that would add warmth, value, and character to our home and hopefully the neighborhood as a whole.

We have been researching since the DRC meeting trying to find evidence of a previous cedar shake roof on our home, and we have not been able to confirm the prior existence of one. We reached out to the families of previous owners, some of the owners themselves, the builder who renovated the home in or around 2007, and various people in the community. Many former owners have since passed away, and none of those we contacted had any photographs. We did speak to a former owner of Jasmine Grove, the adjacent property to our home, and were told that that home had a cedar roof during the 1990s.

After researching over the last couple of weeks and learning more about the commission, I've come to understand that historic appropriateness in the overlay is not just about a palette of historically appropriate materials for the community, but rather it pertains more to the historicity of a particular structure; in this case, our home.

We genuinely love the new roof and were grateful to see a dream realized. We have had many people (both neighbors and passersby) stop us on the street and remark about how much they love it and what it adds to the home. We have had neighbors offer a word of thanks for how they feel like the roof elevates the charm of our home and the neighborhood and increases the surrounding home values. To date, we have not heard a single negative comment.

Again, we are deeply sorry for our oversight, and we humbly request a retroactive certificate of appropriateness for the cedar shake roof, given the circumstances and our sincere intent to honor both the home and the historic district.

Thank you again for your time in reading this letter,

Michelle and Scott Cash

121 MYLES MANOR

01

CASH RESIDENCE

TUDOR REVIVAL WITH CEDAR SHAKE ROOF



121 MYLES MANOR

02

CASH RESIDENCE

TUDOR REVIVAL WITH CEDAR SHAKE ROOF

121 MYLES MANOR

03

CASH RESIDENCE

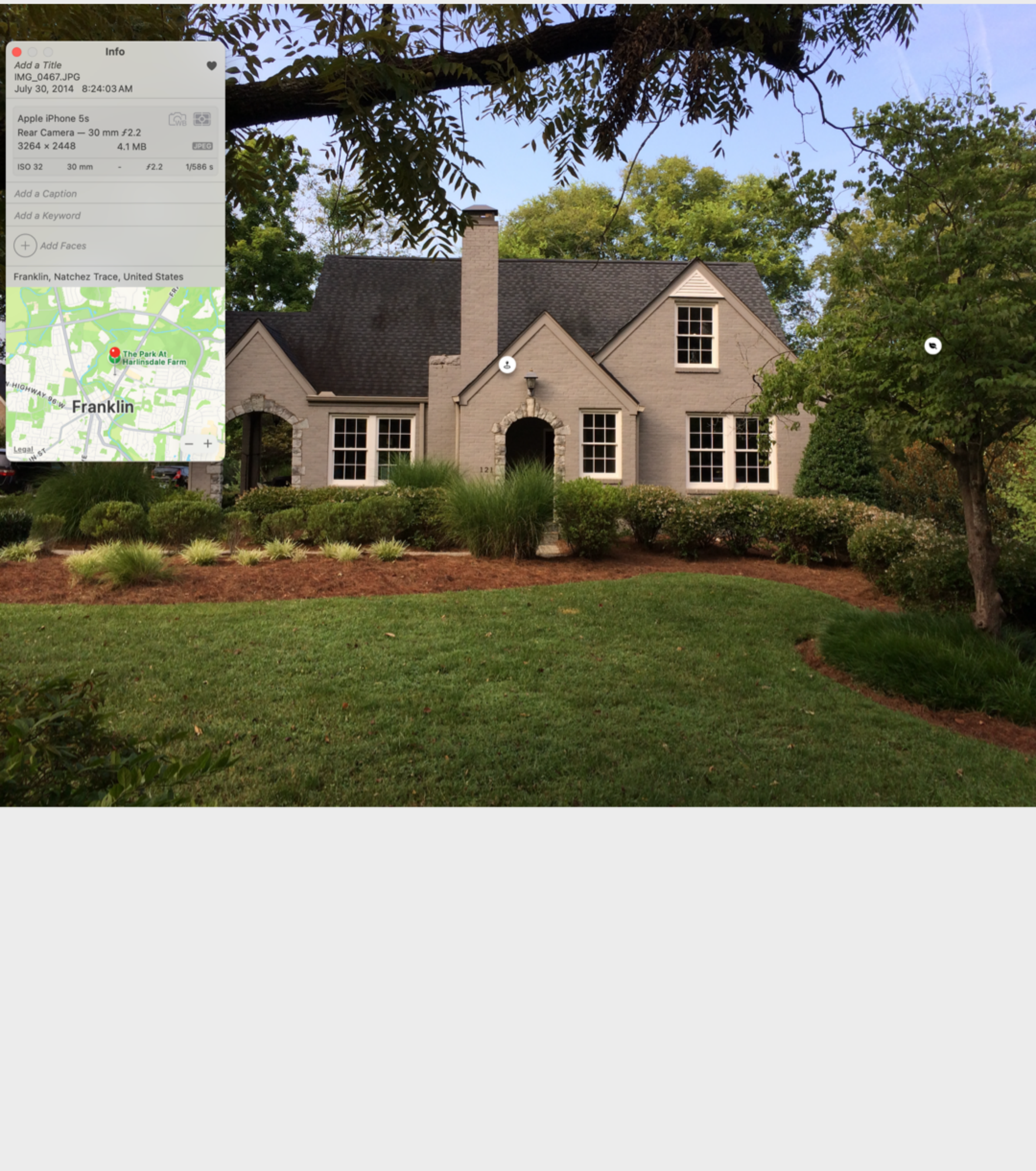
TUDOR REVIVAL WITH CEDAR SHAKE ROOF

121 MYLES MANOR

01

CASH RESIDENCE

2014 TIME STAMPED WINDOW DETAIL



121 MYLES MANOR

02

CASH RESIDENCE

2016 TIME STAMPED WINDOW DETAIL



121 MYLES MANOR

01

CASH RESIDENCE

CURRENT PROGRESS



121 MYLES MANOR

02

CASH RESIDENCE

DOOR OPTION FOR MYLES MANOR AND MAYBERRY FRONT DOORS

121 MYLES MANOR

01

CASH RESIDENCE

PRE-CONSTRUCTION



121 MYLES MANOR

02

CASH RESIDENCE

PRE-CONSTRUCTION

121 MYLES MANOR

03

CASH RESIDENCE

PRE-CONSTRUCTION

121 MYLES MANOR

04

CASH RESIDENCE

PRE-CONSTRUCTION



121 MYLES MANOR

05

CASH RESIDENCE

PRE-CONSTRUCTION



Dear Members of the Historic Zoning Commission,
Thank you for your time in reading this letter. My family and I are deeply grateful for the work you put into preserving our beautiful community, and we are so thankful to have lived in our home in the historic overlay for the last 15 years. We have raised our five daughters here, and God-willing, we hope to one day watch our grandkids create memories in the same home in which their mothers grew up.

First, I want to sincerely apologize again for my mistake last March in not seeking approval before installing a cedar shake roof as part of our current renovation. I now understand how this should have been an obvious step, and I am sorry that my ignorance led to this oversight. I have always loved historic communities - having grown up in a 100-year-old home - but I realize now how little I understood about the formal processes that protect them.

Since 2019, we have poured our hearts, time, and resources into trying to reclaim and expand the historic charm of our home while also adapting it to fit our growing family. My wife, Michelle, and I have dreamed of having a cedar shake roof for more than twenty years. To us, cedar has always felt deeply traditional—a classic American roofing material rich in history. When it came time to choose the roof, we labored over whether or not to invest in that dream. We looked at dozens of standard asphalt shingles as well as architectural shingles, and we just couldn't shake dream of cedar. In our ignorance, we did not consider that cedar might not be deemed historically appropriate. From our perspective, it was an inherently historic choice that would add warmth, value, and character to our home and hopefully the neighborhood as a whole.

We have been researching since the DRC meeting trying to find evidence of a previous cedar shake roof on our home, and we have not been able to confirm the prior existence of one. We reached out to the families of previous owners, some of the owners themselves, the builder who renovated the home in or around 2007, and various people in the community. Many former owners have since passed away, and none of those we contacted had any photographs. We did speak to a former owner of Jasmine Grove, the adjacent property to our home, and were told that that home had a cedar roof during the 1990s.

After researching over the last couple of weeks and learning more about the commission, I've come to understand that historic appropriateness in the overlay is not just about a palette of historically appropriate materials for the community, but rather it pertains more to the historicity of a particular structure; in this case, our home.

We genuinely love the new roof and were grateful to see a dream realized. We have had many people (both neighbors and passersby) stop us on the street and remark about how much they love it and what it adds to the home. We have had neighbors offer a word of thanks for how they feel like the roof elevates the charm of our home and the neighborhood and increases the surrounding home values. To date, we have not heard a single negative comment.

Again, we are deeply sorry for our oversight, and we humbly request a retroactive certificate of appropriateness for the cedar shake roof, given the circumstances and our sincere intent to honor both the home and the historic district.

Thank you again for your time in reading this letter,

Michelle and Scott Cash

File #: 21-01769

DATE: 12/8/2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations to A Previously Approved Building (Parking Structure) At 230 Franklin Rd. (The Factory); Read Talley, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the previously approved parking structure at the Factory, located at 230 Franklin Rd.

APPLICABLE DESIGN GUIDELINES:
2022 Historic District Guidelines:
Chapter 3: New Commercial Buildings
Chapter 6: Site & Setting

PROJECT INFORMATION:
COF Project Number: 8793
Applicant: Read Talley
Owner: Holladay Properties

BACKGROUND:
The property located at 230 Franklin Rd. is home to the Factory at Franklin and is located in the Franklin Road Local Historic District. The Factory is also listed on the National Register of Historic Places (NRHP). The proposal to construct a new parking structure was approved by the Historic Zoning Commission in June 2025. This proposal is for alterations to the form, size, and location of the structure and it came before the Design Review Committee at the November 2025 meeting.

One of the staff comments during the November 2025 DRC meeting was the need for the applicant to meet with the Building and Neighborhood Services Department to confirm the placement could meet the required building codes. A meeting with BNS has not occurred to date as of this staff report, so it is unclear whether the proposed parking structure can be constructed per the proposed placement.

Placement & Orientation
The new parking structure is proposed between the existing buildings 3 and 5 on the Factory Campus. This building will face the Harpeth Industrial Court. The previously approved parking

structure was connected to Buildings 3 and 5. This proposal shows the building building to be set 28' away from building 3 and 5' from building 5. The National Register lists Buildings 3 and 5 as contributing buildings to the Factory site. The Guidelines recommend the following:

- Locate new buildings to be secondary in prominence to the historic structures on the site or in the district. New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence.
- Orient new commercial buildings to the street in a similar pattern to that of nearby historic buildings.
- Space new buildings according to the historic precedent established on the same block face.

The new parking structure will be tucked in behind the existing buildings on the site and is appropriately placed per the Guidelines but may not comply with building codes. If it does not comply with building codes and the location of the parking structure changes, a new COA application must be submitted.

Building Form

The form of the building has changed from what was previously approved. Overall, the DRC provided comments at the DRC meeting that the form read successfully as an industrial building. The Guidelines recommend:

- Design the massing and scale of the building to be consistent with historic buildings on the block face.
- Align the architectural features of the new building with those of nearby historic buildings, including floor-to-ceiling heights, cornice alignment, window and door heights, and foundations.
- Respect the streetscape character by creating compatible patterns and rhythms of architectural features along the street.
- Reinforce the appearance and rhythm of historic horizontal patterns by maintaining a distinction between the street level and upper floor facades on buildings of two or more stories.
- Reinforce the appearance and rhythm of historic vertical divisions to maintain consistent facade widths.
- New commercial construction in this context should be sensitive to rear adjacent historic residential structures.

The Guidelines recommend aligning the architectural features of the new building with the existing buildings. The size of the window openings has not been provided, and therefore it is unknown if they are compatible with other window opening sizes on the Factory Campus.

Building Height

The height of the building varies from 36'-6" on the main parts of the building to 44-8" at the tallest on one of the stair towers. The Guidelines recommend:

- Make the height of new buildings consistent with the height of all historic buildings on the same block face by designing buildings to be within ten percent above or below the average height of the historic buildings on the same block face

The Preliminary HZC Recommendation noted that the average height of the buildings on the Factory

Campus is 39’-1/2" in height; and ten percent above the average height is 42’-11”. The submitted plans are noted to have a maximum height of 44'-2", which is different from the Preliminary Recommendation. Most of the building is underneath the Guidelines recommendation for height except for the stair tower, which will be 44-8".

Materials & Exterior Finishes
The material does not appear to have changed from the previously approved brick in the color "Englishpub" in the traditional brick construction. However, there are differing numbers on the plans for the horizontal and vertical banding. The previously approved COA had the banding to be a width of 16" as it was consistent with surrounding banding on the historic buildings. It aligns with the Guidelines to match this measurement rather than the 24" and 18" banding that are seen on pages 7-10 within the submittal document.

Roofs
The roof of the parking structure will be utilized as a parking floor, which is unchanged from the previously approved plan. The Guidelines recommend:

- Design roofs to be flat and utilize parapets to be similar to similar surrounding historic commercial buildings.

Several of the surrounding buildings do utilize a flat roof. The parapets of the parking structure will mostly screen smaller vehicles from the viewshed of Franklin Road. The parapets at this location on the structure measured from the finished floor will measure 4'-6" in height. The previously approved plan had the elevation facing Franklin Road to have compact car parking spaces for the purpose of having smaller cars park in these spots to minimize the visibility of cars. In previous DRC meetings, the importance of not seeing vehicles on the top of the building was discussed. By regulating that compact cars will park on this elevation alleviated this concern at the May DRC meeting and which is not included in the current application.

Signs
Proposed signs are noted on the entrance to the parking structure, but additional information is needed to review the proposed signs. If the signage meets the Guidelines, then it may qualify for administrative review.

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

1. If the location of the parking structure changes due to building code requirements, a new COA application must be submitted.
2. A window study showing the proposed window size and the existing window size shall be provided to the Preservation Planner for review prior to submitting for a building permit.
3. The horizontal and vertical banding shall measure 16" in width to align with adjacent buildings.
4. All parking spaces on the top floor of the West elevation (facing Franklin Road) shall be compact spaces to ensure limited visibility from Franklin Road.
5. The building shall utilize traditional brick construction to align with the Guidelines.
6. A metal sample of the color of the building shall be provided to the Preservation Planner prior to issuance of a building permit.
7. The proposed lighting shall utilize warm, white illumination. Any additional illumination other than what is noted in the application shall be subject to HZC review and approval.
8. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.

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

November 21, 2025

Randy Tosh
Building Official
City of Franklin Building and Neighborhood Services
120 9th Ave South
Franklin, TN

RE: Covered Mall and Parking Garage Code Analysis
The Factory at Franklin
230 Franklin Road, Franklin, Tennessee

The Factory at Franklin is an adaptive reuse project of an existing industrial plant, Dortch Stove Works, that was built in 1929 and was placed on the National Register of Historic Places in November 1997. Since then, the site has been transformed into a building consisting of shops, restaurants, and event venues. A new open parking structure (Group S-2 occupancy) is proposed to be built adjacent to Structure 5 and Structure 3, as seen in **Figure 1**. This letter outlines the requirements for covered mall buildings and parking garages, as well as the approach to comply with these requirements.

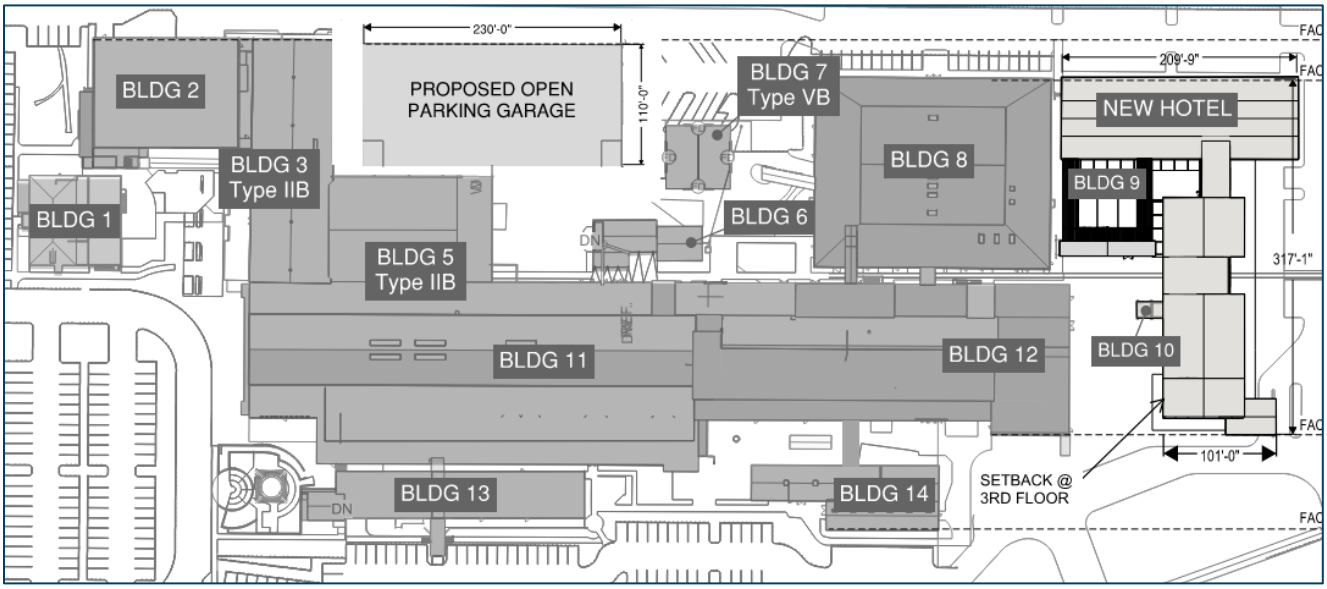


Figure 1: The Factory at Franklin Site Plan

222 Second Avenue South, Suite 1751
Nashville, TN 37201
O: +1-678-940-4353

Copyright ©2025 Jensen Hughes, Inc.
All Rights Reserved. T0123

Applicable Codes

The following codes and standards are referenced in this letter based on the City of Franklin adopted construction codes.

- 2018 International Building Code (IBC) including Appendices D, G, and K
- 2018 International Fire Code (IFC) including Appendices B, C, and D
- 2018 International Existing Building Code (IEBC)
- NFPA 13, Standard for the Installation of Sprinkler Systems, 2016 edition
- NFPA 72, National Fire Alarm and Signaling Code, 2016 edition
- NFPA 101, Life Safety Code, 2018 edition

Discussion

COVERED MALL, ANCHOR BUILDINGS, AND PARKING GARAGES

The Factory at Franklin is classified as a covered mall building with anchor buildings and a new proposed unsprinklered open garage. As defined in Chapter 2 of the 2018 IBC, a covered mall building is a single building enclosing a number of tenants and occupants, such as retail stores, drinking and dining establishments, entertainment and amusement facilities, passenger transportation terminals, offices and other similar uses wherein two or more tenants have a main entrance into one or more malls. Anchor buildings are defined in Chapter 2 of the 2018 IBC, and are not considered part of the covered mall, but rather an exterior perimeter building having direct access to the covered mall and independent means of egress. The buildings identified as a covered mall and anchor buildings do not exceed three floor levels or three stories at any point above grade plane further complying with the 2018 IBC regulations. Anchor buildings were historically large department stores, but IBC Section 402 allows for anchor buildings to be any occupancy with the exception of Group H.

Buildings adjacent to mall buildings, such as parking garages, can be considered separate buildings provided they are separated by exterior walls or fire walls. The IBC permits such structures to be considered separate buildings, where fire barriers and horizontal assemblies having a fire-resistance rating of at least 2 hours are provided or exterior wall protection based on the fire separation distance in accordance with IBC Table 602.

FIRE SEPARATION DISTANCE

In accordance with IBC Section 402.4.2.3, parking garages, which are separated from covered mall buildings or anchor buildings, are required to comply with the provisions of IBC Table 602. Table 602 provides the required fire-resistance rating for exterior walls based on the fire separation distance. The fire separation distance is the distance from the exterior wall of the building to one of the three following locations:

1. The closest interior lot line.
2. To the centerline of a street, an alley, or public way.
3. To an imaginary line between two buildings on the lot.

Copyright ©2025 Jensen Hughes, Inc.
All Rights Reserved.T0123

Table 1: Fire Separation Distance (IBC Table 602) [d]

Fire Separation Distance X (feet)	Type of Construction	Occupancy Group A, B, S-2
5 ≤ X < 10	IA	1
	Others	1
10 ≤ X < 30	IA, IB	1[c]
	IIB, VB	0
	Others	1[c]

c. Open parking garages complying with IBC Section 406 shall not be required to have a fire-resistance rating.
d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.

An imaginary line is proposed to be established between Building 5 and the proposed open parking garage and Building 3 and the proposed open parking garage. The imaginary line between the open parking garage, Building 3, and Building 5 is shown in Figure 2 below.

Table 2: Maximum Area of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection (IBC Table 705.8)

Fire Separation Distance (feet)	Degree of Opening Protection	Allowable Area
5 to less than 10	Unprotected, Nonsprinklered (UP, NS)	10%
	Unprotected, Sprinklered (UP, S)	25%

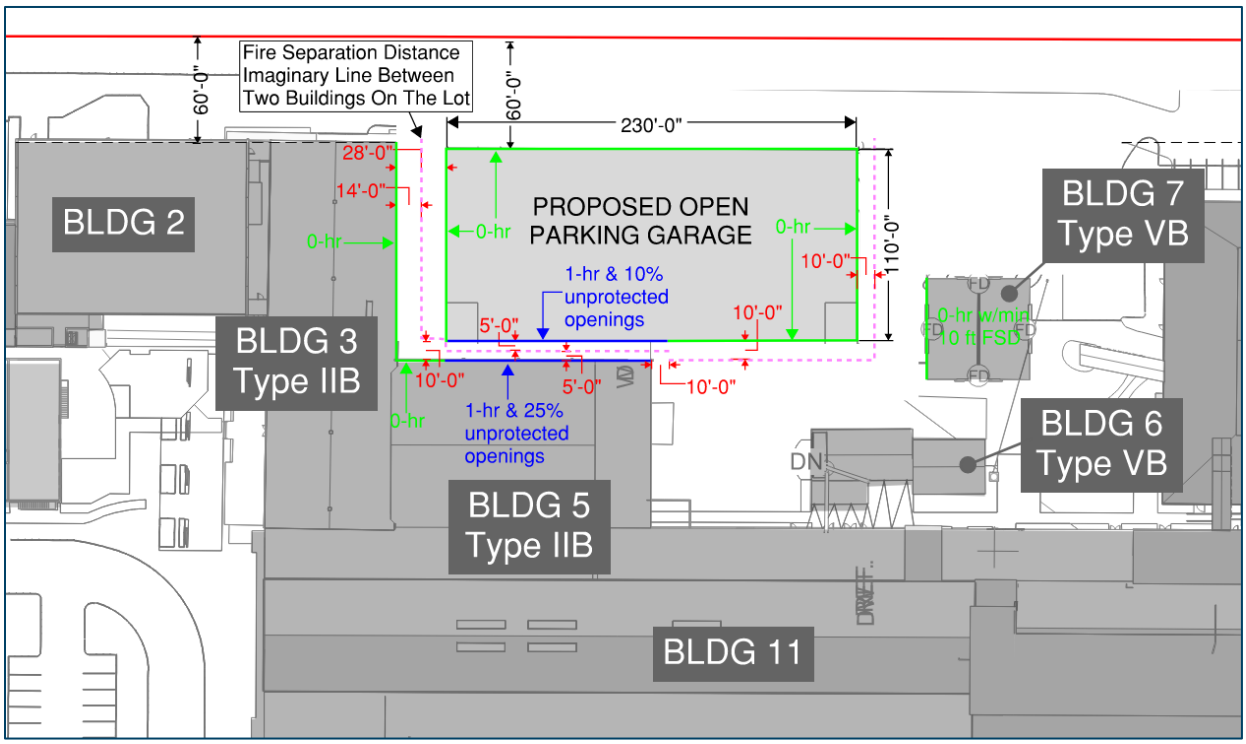


Figure 2: Imaginary Line – Fire Separation Distance

Exterior walls shall be fire-resistance rated in accordance with IBC Tables 601 and 602 and Section 705. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated

Copyright ©2025 Jensen Hughes, Inc.
All Rights Reserved.T0123

for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet shall be rated for exposure to fire from both sides.

Buildings whose exterior bearing walls, exterior nonbearing walls and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings, this applies to buildings with Type IIB construction. Additionally, open parking garages complying with IBC Section 406 are not required to have a fire-resistance rating when provided with a minimum 10 feet fire separation distance.

OPEN SPACE

Covered mall buildings and attached anchor buildings and parking garages are required to be surrounded on all sides by a permanent open space or not less than 60 feet. The open space provides separation from buildings not on the same lot and space for fire-fighting operations. Open space can occur either within public ways surrounding the site, or by yards provided on the lot between the covered mall building and the lot line, or a combination of yards and public ways.

The concept is to provide separation from the covered mall buildings and anchor buildings and parking garages from other buildings on adjacent lots.

Conclusion

Parking garages are required to be separated from the covered mall buildings with either a 2-hour fire-resistance rated fire barrier and horizontal assemblies or provided with fire-resistance rated exterior walls in accordance with the fire separation distance. The separation from the covered malls and anchor buildings is provided in order to allow for covered malls and anchor buildings to be unlimited area where constructed of Type IIB, IIIB, or IV construction. If no fire-resistance separation is provided from the parking garage, then the parking garage would be considered part of the covered mall building and be limited.

Therefore, based on the provided building code analysis for The Factory at Franklin, an adaptive reuse project of a historical industrial plant, the proposed parking garage is considered a separate building provided with exterior wall protection based on the fire separation distance and the minimum open space will be provided around the covered mall building, anchor buildings, and parking garage.

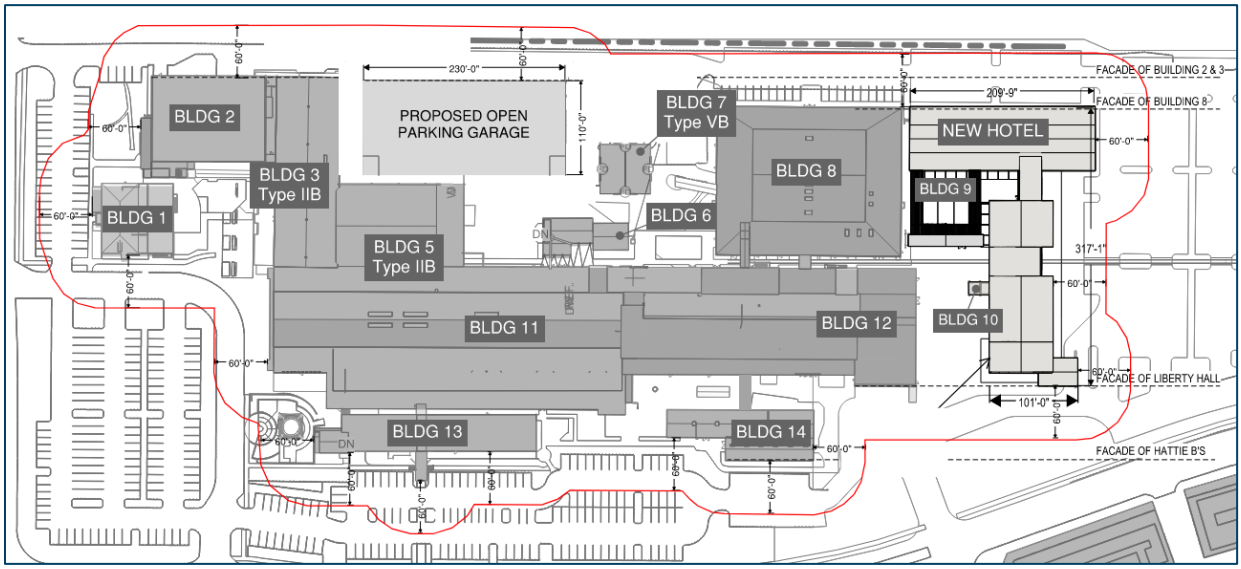


Figure 3: The Factory at Franklin Site Plan

Copyright ©2025 Jensen Hughes, Inc.
All Rights Reserved.T0123

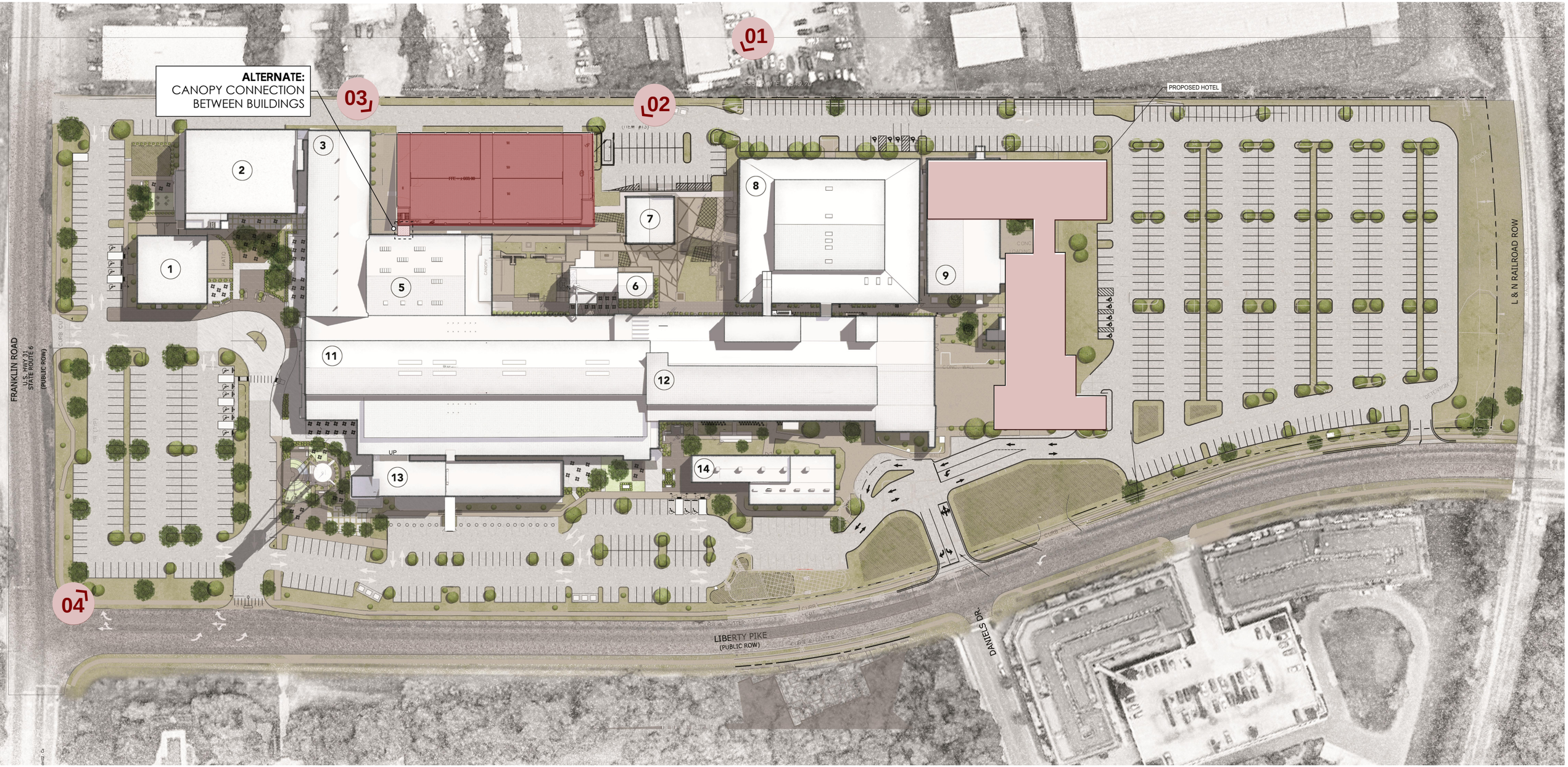


PARKING GARAGE | HZC SUBMISSION

12.08.2025

CENTRIC
ARCHITECTURE

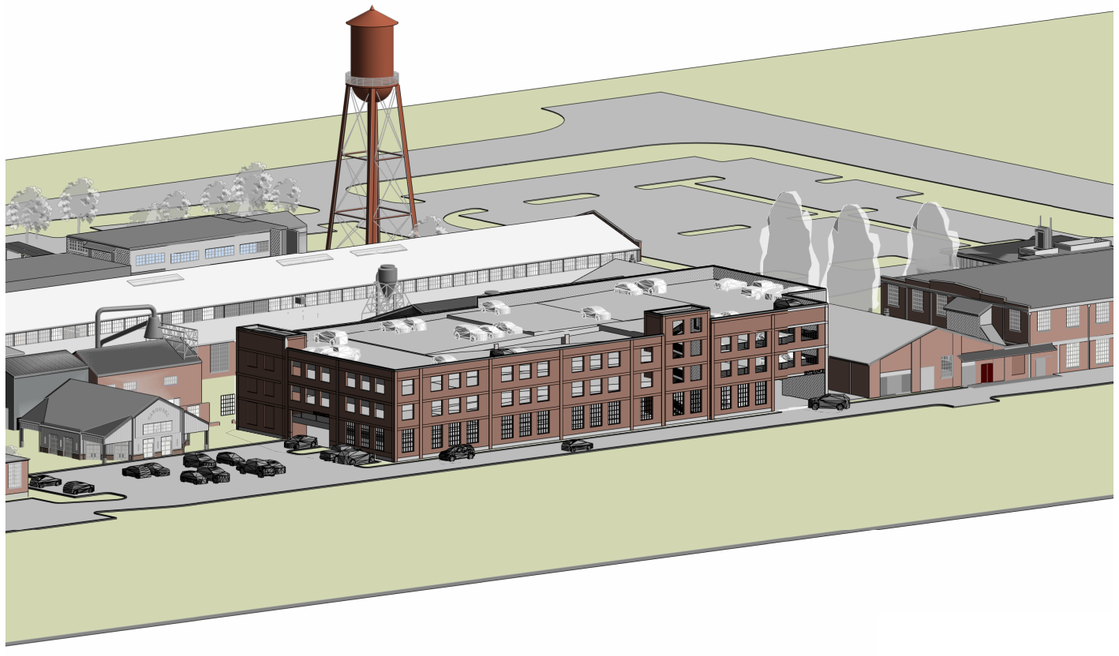
SITE PLAN



FACTORY AT FRANKLIN
PARKING GARAGE
12/08/2025

CENTRIC
ARCHITECTURE

AERIAL VIEW 01



PREVIOUSLY APPROVED



PROPOSED DESIGN

FACTORY AT FRANKLIN
PARKING GARAGE
12/08/2025

CENTRIC
ARCHITECTURE

GROUND VIEW 02



PREVIOUSLY APPROVED



PROPOSED DESIGN

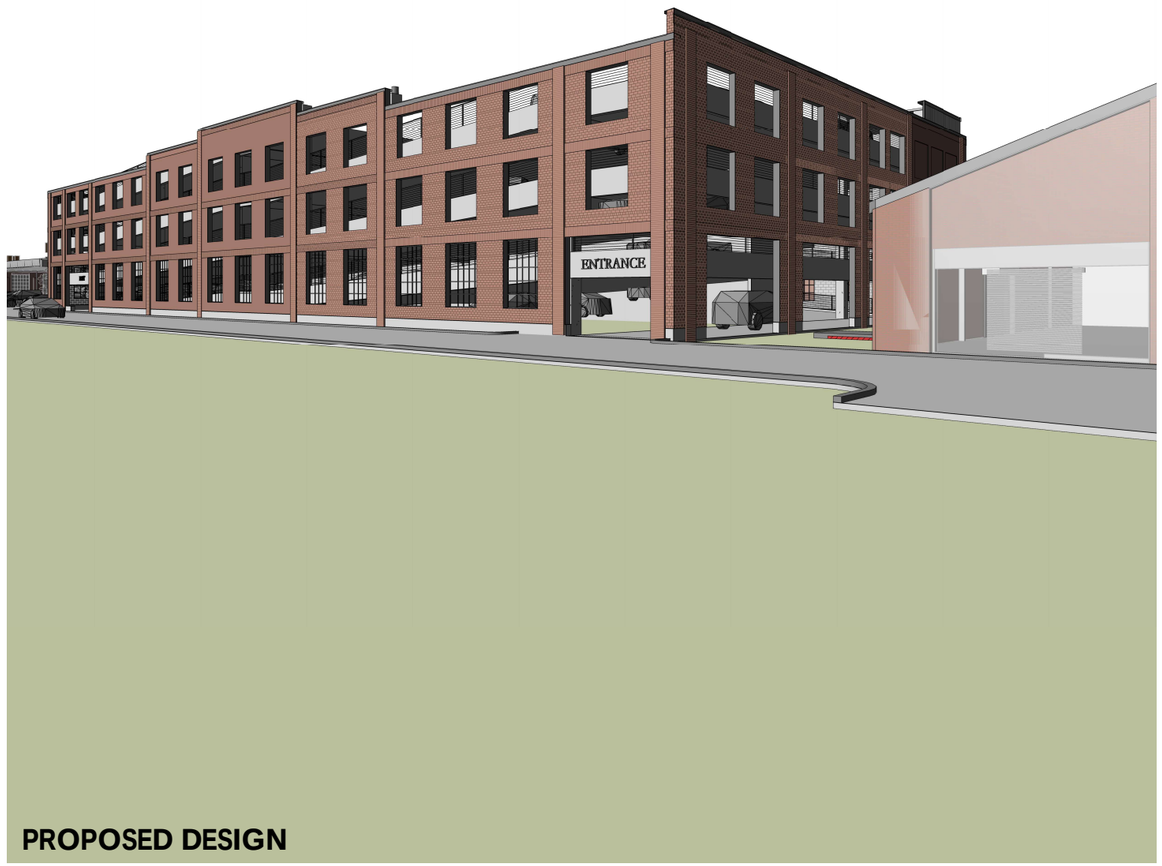
FACTORY AT FRANKLIN
PARKING GARAGE
12/08/2025

CENTRIC
ARCHITECTURE

GROUND VIEW 03



PREVIOUSLY APPROVED



PROPOSED DESIGN

FACTORY AT FRANKLIN
PARKING GARAGE
12/08/2025

CENTRIC
ARCHITECTURE

GROUND VIEW 04



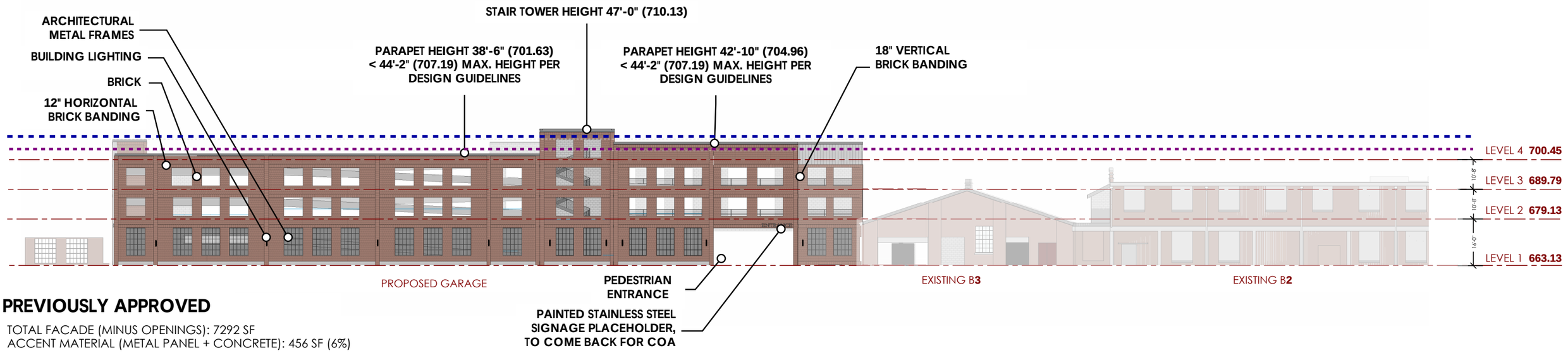
PREVIOUSLY APPROVED



PROPOSED DESIGN
PARAPET AT GARAGE TO CONCEAL CARS AT THE
TOP LEVEL AS WAS PREVIOUSLY APPROVED

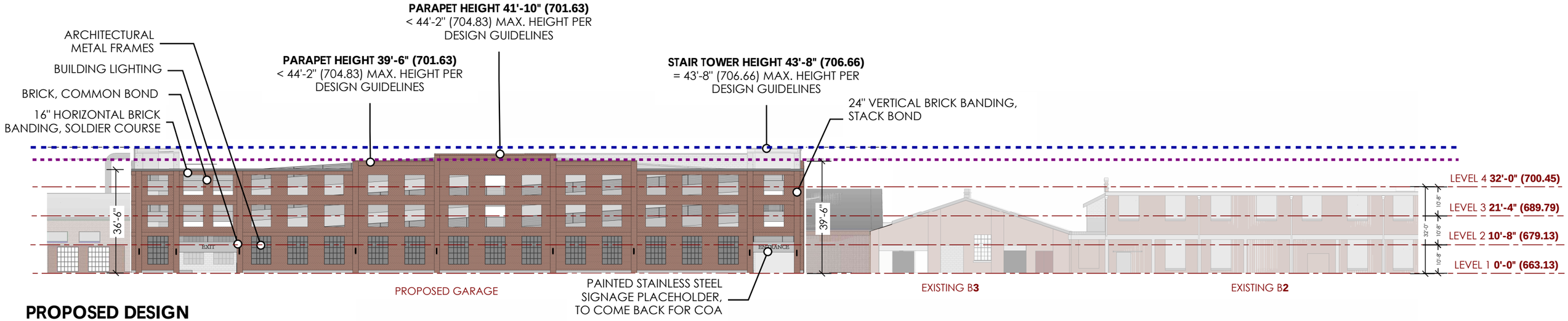
ELEVATIONS | NORTH

707.19 10% ABOVE AVERAGE BUILDING HEIGHT
703.17 AVERAGE BUILDING HEIGHT



PREVIOUSLY APPROVED

TOTAL FACADE (MINUS OPENINGS): 7292 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 456 SF (6%)



PROPOSED DESIGN

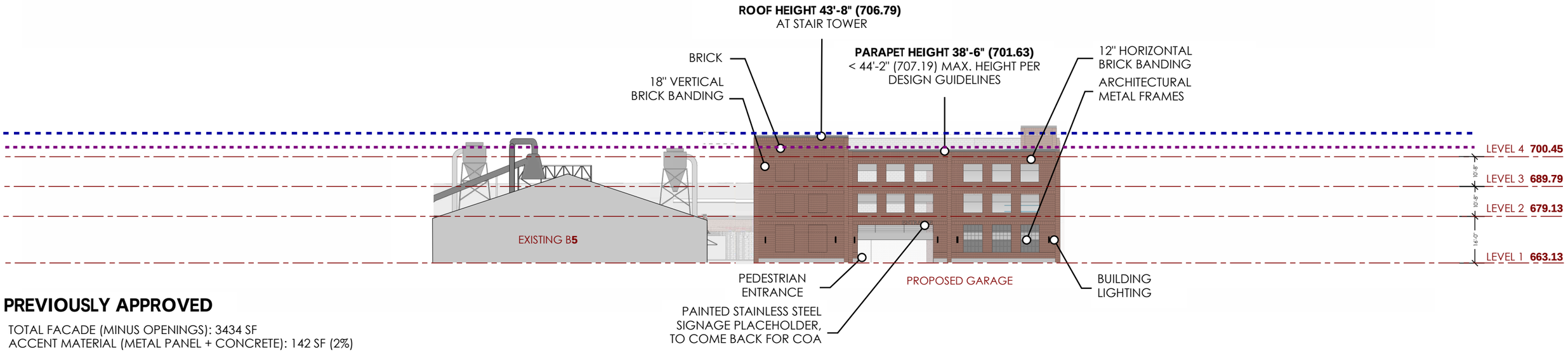
TOTAL FACADE (MINUS OPENINGS): 5,793 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 272 SF (6%)

FACTORY AT FRANKLIN
PARKING GARAGE
12/08/2025

CENTRIC ARCHITECTURE

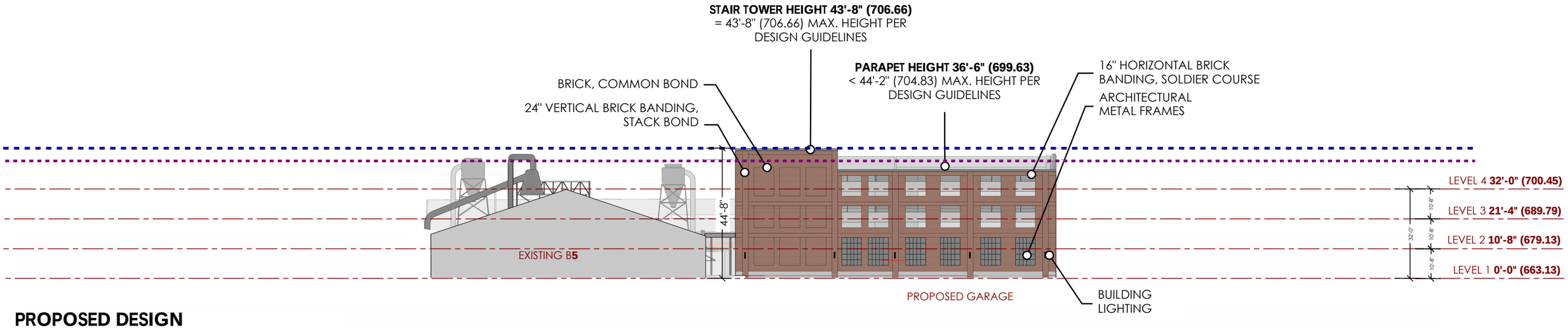
ELEVATIONS | EAST

707.19 10% ABOVE AVERAGE BUILDING HEIGHT
703.17 AVERAGE BUILDING HEIGHT



PREVIOUSLY APPROVED

TOTAL FACADE (MINUS OPENINGS): 3434 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 142 SF (2%)



PROPOSED DESIGN

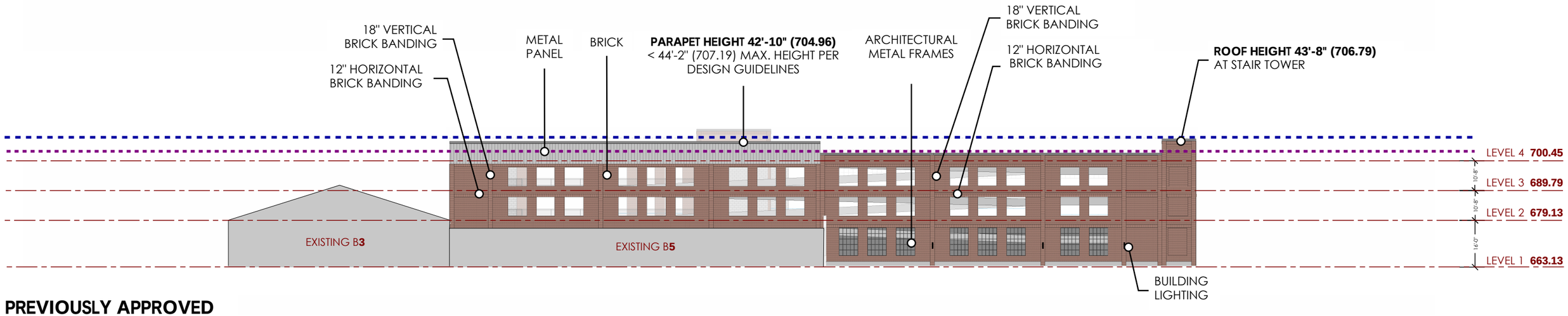
TOTAL FACADE (MINUS OPENINGS): 3,412 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 278 SF (8%)

FACTORY AT FRANKLIN
PARKING GARAGE
12/08/2025

CENTRIC
ARCHITECTURE

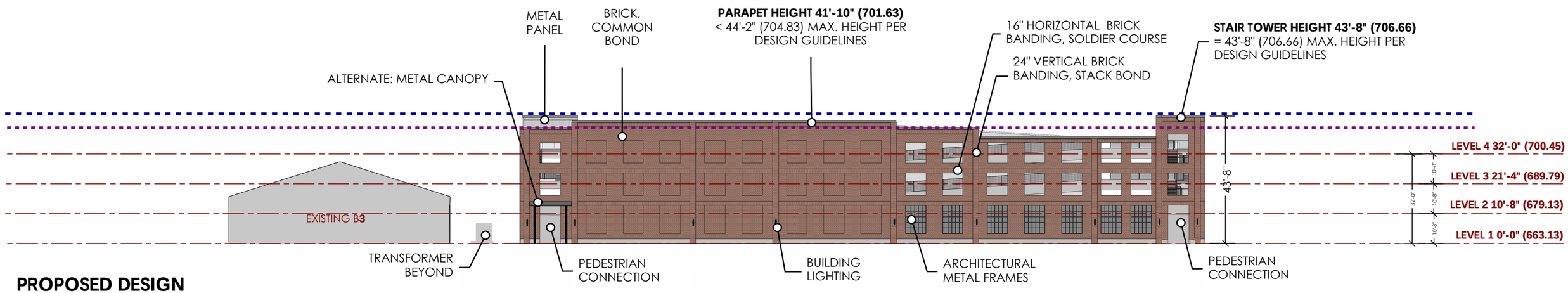
ELEVATIONS | SOUTH

707.19 10% ABOVE AVERAGE BUILDING HEIGHT
703.17 AVERAGE BUILDING HEIGHT



PREVIOUSLY APPROVED

TOTAL FACADE (MINUS OPENINGS): 6947 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 177 SF (2%)



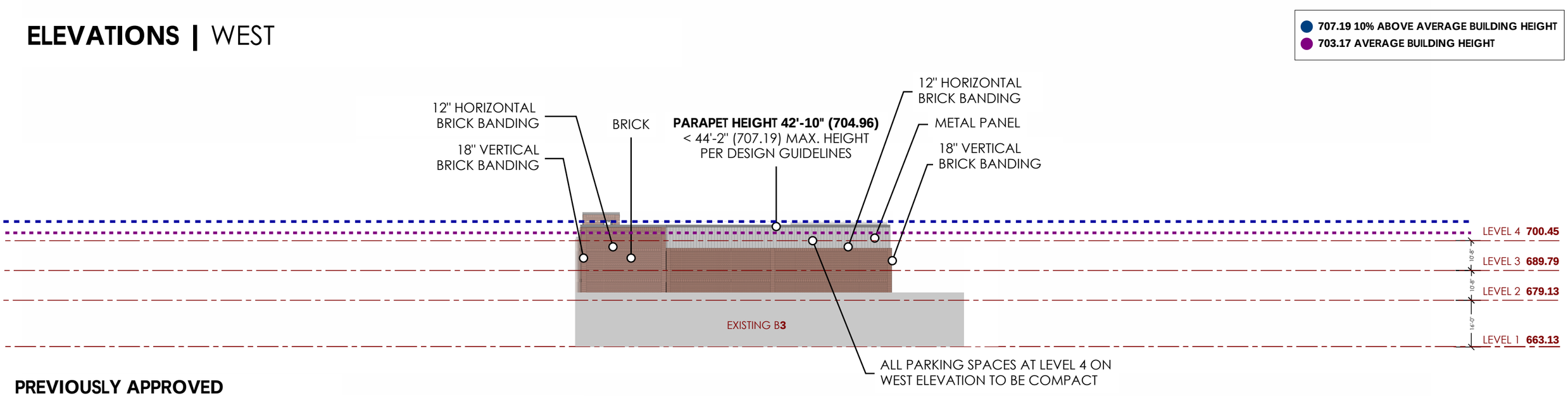
PROPOSED DESIGN

TOTAL FACADE (MINUS OPENINGS): 6,406 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 491 SF (8%)

FACTORY AT FRANKLIN
PARKING GARAGE
12/08/2025

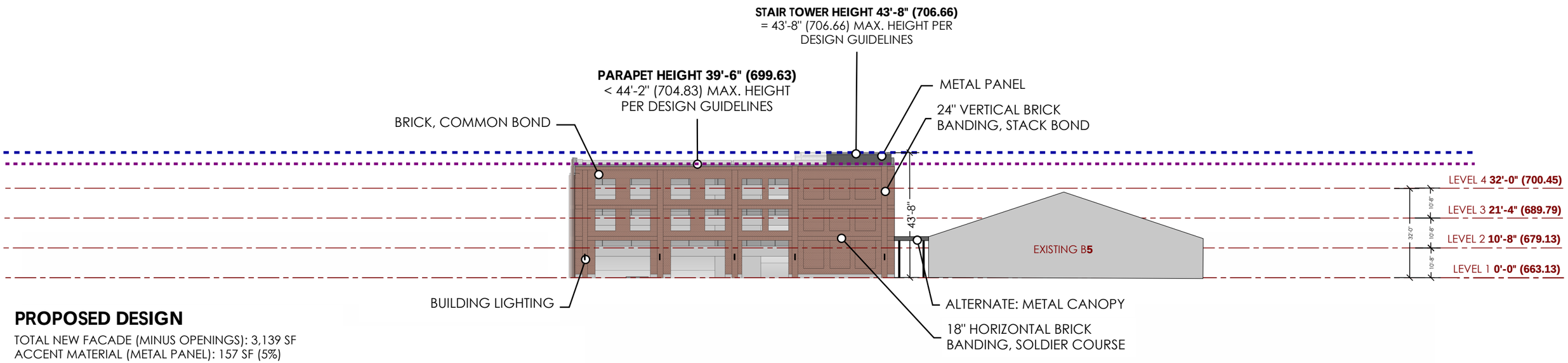
CENTRIC ARCHITECTURE

ELEVATIONS | WEST



PREVIOUSLY APPROVED

TOTAL NEW FACADE (MINUS OPENINGS): 3137 SF
ACCENT MATERIAL (METAL PANEL): 586 SF (13% NEW + EXISTING FACADE, 18% NEW FACADE)



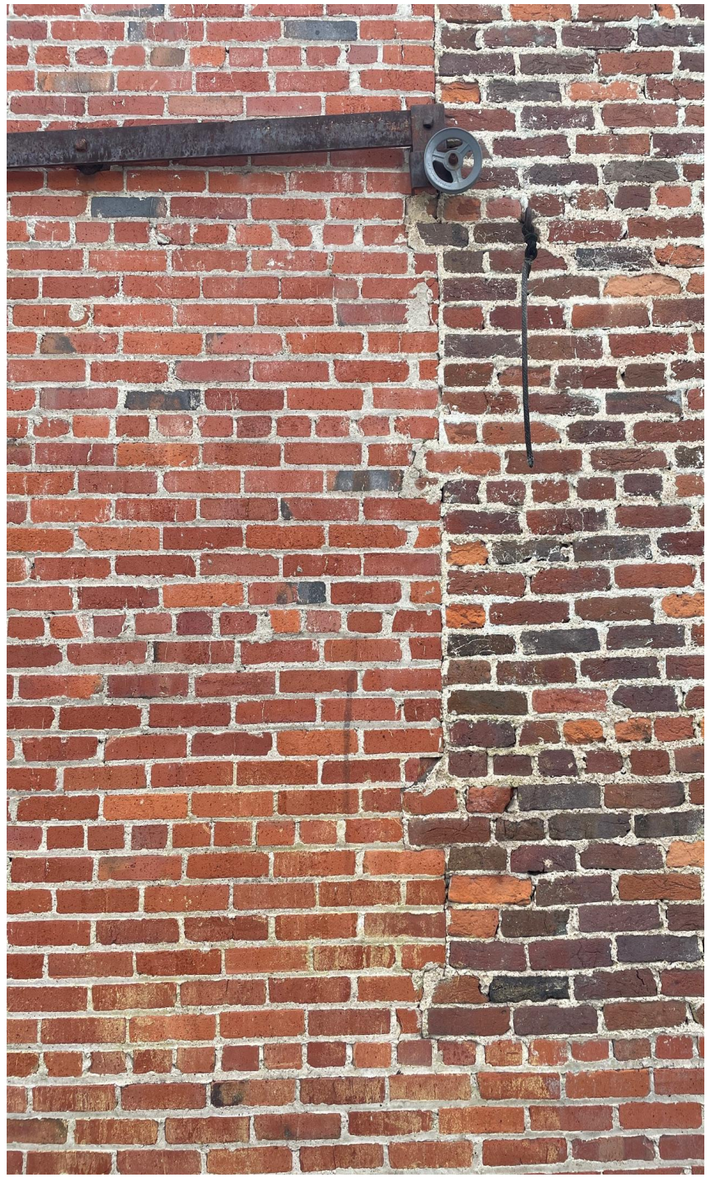
PROPOSED DESIGN

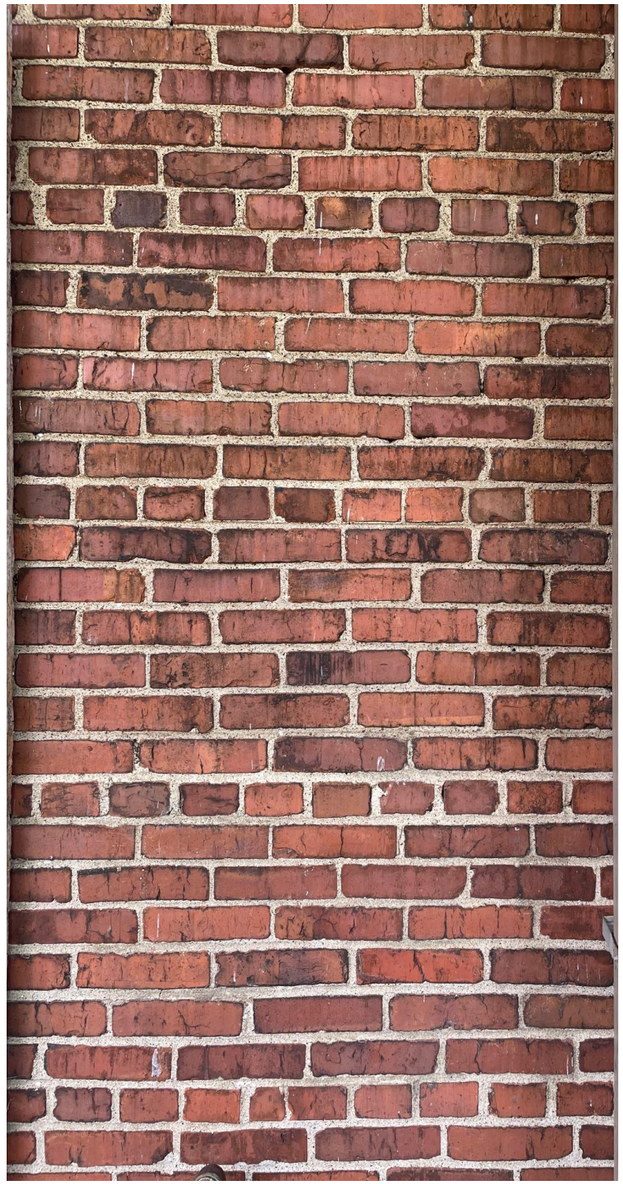
TOTAL NEW FACADE (MINUS OPENINGS): 3,139 SF
ACCENT MATERIAL (METAL PANEL): 157 SF (5%)

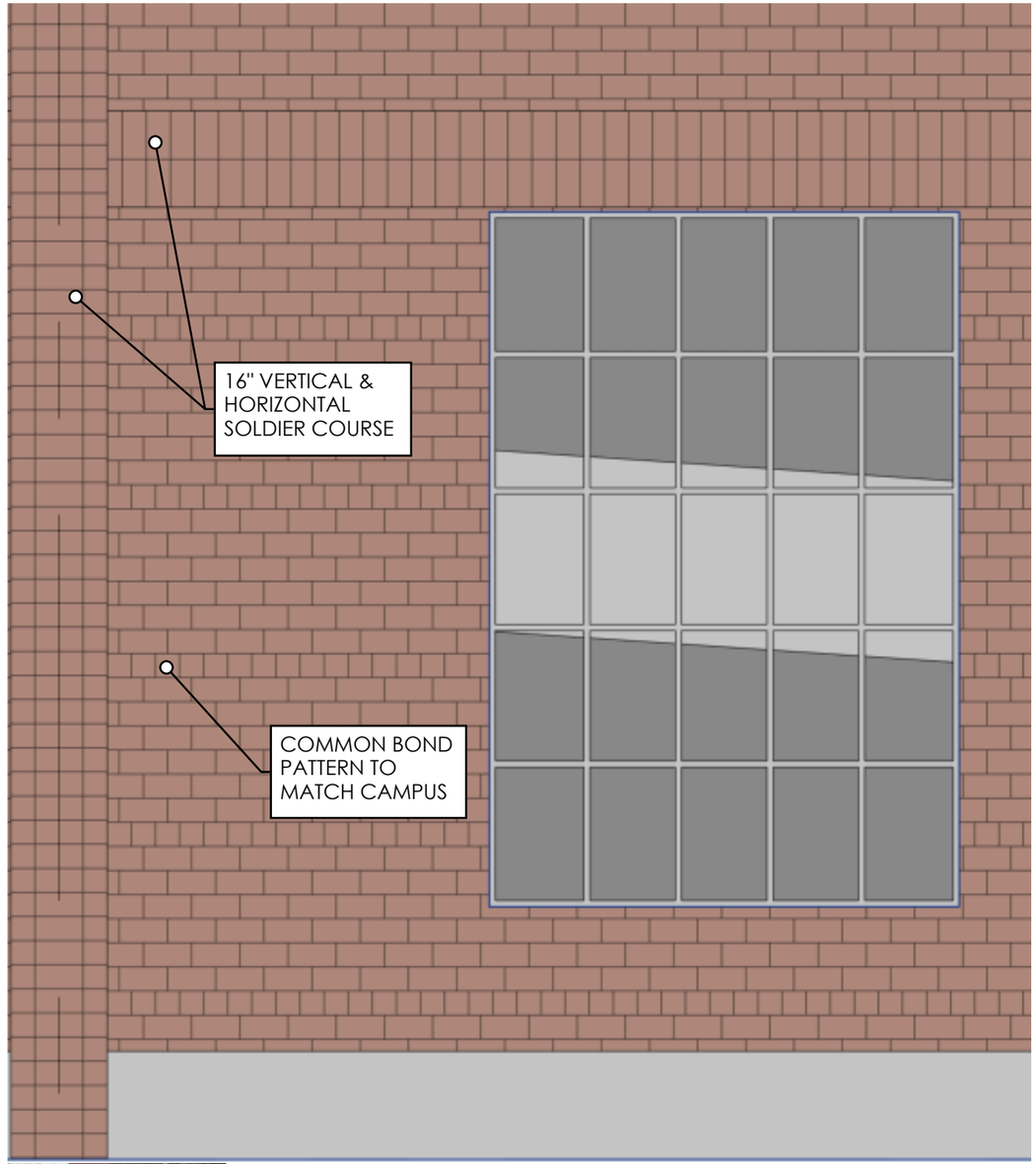
FACTORY AT FRANKLIN
PARKING GARAGE
12/08/2025

CENTRIC ARCHITECTURE

SITE CONTEXT | COMMON BOND



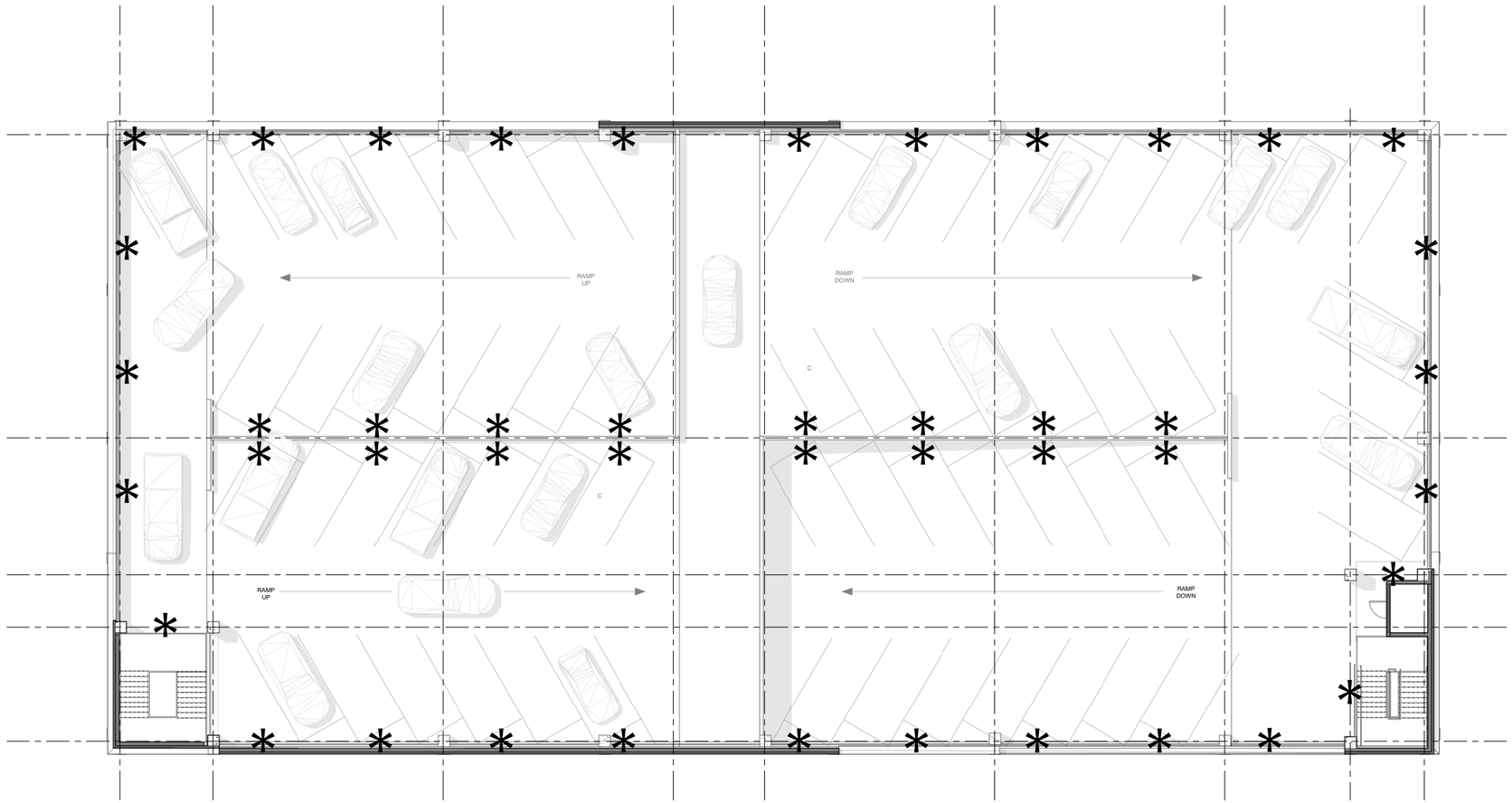




FLOOR PLAN | LEVEL 4

* DENOTES LOCATION OF PARAPET WALL SCONCE. BOD: RBW LEDGE SQUARE

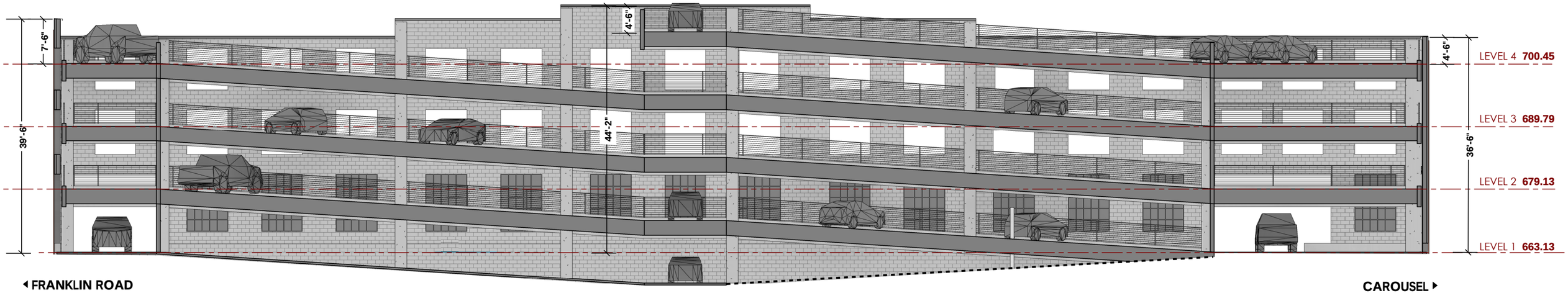


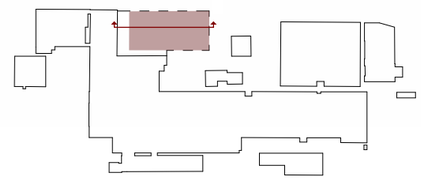


FACTORY AT FRANKLIN
PARKING GARAGE
12/08/2025

CENTRIC ARCHITECTURE

SECTION | PARAPET HEIGHTS

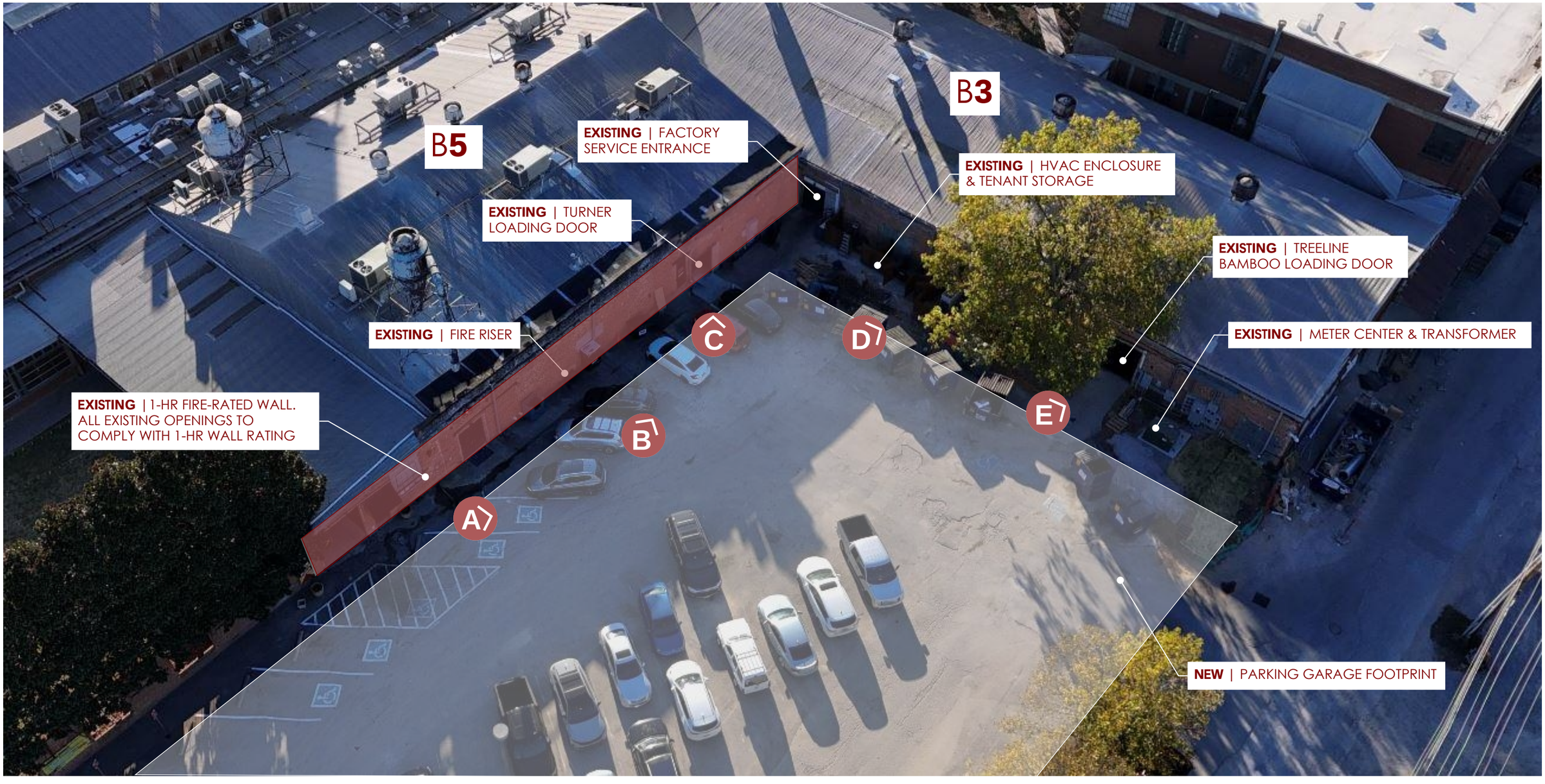




FACTORY AT FRANKLIN
PARKING GARAGE
12/08/2025

CENTRIC
ARCHITECTURE

EXISTING CONDITIONS | ADJACENT BUILDINGS



EXISTING CONDITIONS | ADJACENT BUILDINGS





EXISTING BRICK WALLS AT BUILDING 5 HAVE A 1-HR RATING

ALL EXISTING DOORS AT THE BACK OF BUILDING 5 (ADJACENT TO NEW PARKING GARAGE) TO BE UPDATED TO COMPLY WITH A 1-HR WALL RATING. REPLACED DOORS WILL BE SIMILAR IN APPEARANCE TO EXISTING.







File #: 21-01768

DATE: 12/8/2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations to A Previously Approved Building (Hotel) At 230 Franklin Rd. (The Factory); Read Talley, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the previously approved alterations to the Hotel, Building 9, and Building 10 at the Factory, located at 230 Franklin Rd.

APPLICABLE DESIGN GUIDELINES:
2022 Historic District Guidelines:
Chapter 3: New Commercial Buildings
Chapter 6: Site & Setting
Chapter 9: Modern Features
Chapter 10: Demolition and Relocation

PROJECT INFORMATION:
COF Project Number: 8792
Applicant: Read Talley
Owner: Holladay Properties

BACKGROUND:
The property located at 230 Franklin Rd. is home to the Factory at Franklin and is located in the Franklin Road Local Historic District. The Factory is also listed on the National Register of Historic Places (NRHP). The proposal to construct a new hotel was approved by the Historic Zoning Commission in June 2025. The proposal is for alterations to the building and the adjacent buildings it will touch. The proposal came before the Design Review Committee at the November 2025 meeting to discuss the proposed alterations.

Building 10 Inclusion into New Construction
Part of the previously approved plan involved partially enclosing Building 10 within the proposed new hotel building. The new part of the proposal includes installing double glass doors by partially demolishing a pony wall, installing new windows in existing openings, installing a skylight, clerestory windows, and a new roof. The Guidelines recommend the following:

- Preserve and maintain historic architectural features, both structural and decorative, that contribute to the historic character of the building.
- Preserve historic commercial roof forms and materials.
- Preserve and maintain original exterior masonry walls and details.
- Repair and, if needed, replace damaged masonry with new masonry which matches historic masonry as closely as possible in color, texture, and profile.
- Preserve and maintain historic windows and historic window openings.
- Maintain the original space patterns and location of windows.
- Avoid enclosing, reducing, expanding, concealing, or otherwise obscuring historic windows and transoms.
- Position skylights so they are not visible from the street.

Most of the proposed alterations appear to align with the Guidelines. More information is needed to understand the clerestory windows and if the existing openings on the building will be utilized or if the space needs to be widened to accommodate the windows.

Placement & Orientation
The proposed placement and orientation has not changed from what was previously approved.

Building Form
Generally, the building form of the proposed hotel is unchanged from what was previously approved. A revision modifying the East elevation by shortening the length of the building and moving the mechanical equipment from the roof to the ground. The equipment will be screened by a brick wall with dark metal gates to match with what was previously approved. There are two options for the doors: a metal sliding door or swinging doors. It was discussed that the sliding doors will be easier to keep closed, as it is a requirement to have dumpster gates remain closed as often as possible, per the Zoning Ordinance. The Guidelines recommend:

- Place ground-mounted mechanical equipment behind buildings and screen it from street view with landscaping, fencing, or walls.
- Design fences and walls to be compatible with the architectural style of the building.
- Design fences and walls to support the historic character of the district. Based on the chosen material, use proportions, heights, elements, and levels of opacity similar to those seen in the district.

Having the brick color and mortar color blend or match the previously built refuse locations, and the use of metal sliding doors or swinging doors is appropriate. It is recommended to utilize a metal in a matte finish for compatibility on the site.

Height, Materials, Exterior Finishes, Details & Ornamentation, Signs, and Entrances/Windows
The height, materials, exterior finishes, details & ornamentation, and signage portions of the proposal did not change other than minor revisions to the windows. All of the changes appear to align with the Guidelines.

Awnings and Canopies
There is one change to the West elevation: two metal awnings are proposed over the entryway into the building. There are two options that are proposed for the awning: the first being an aluminum

standing seam roof and the other being a corrugated metal roof. A precedent image showing a historic awning at the Factory was included within the application. The Guidelines recommend:

- Size and place new awnings in locations that respect the design of the building and do not obscure architectural features or detailing. Awnings should be proportional with and complimentary to nearby buildings and awnings.
- Use shed awnings with open ends to allow less obstructed views of storefronts.
- Size and place awnings to cover only the storefront display windows or transoms and fit within their openings.
- Use an awning shape that matches the opening shape, i.e. rectangular awnings in rectangular openings and arched awnings in arched openings.
- Use steel or aluminum frames finished to match the storefront color or the awning fabric color.
- The use of canvas storefront awnings is appropriate. Install retractable or fixed canvas, vinyl-coated, or acrylic awnings on storefronts or upper windows. Awning fabric must cover the front of the awning frame.
- Select colors to enhance and complement the building and adjacent awnings, rather than overwhelm the building scheme or call more attention to the awning than the building. Use a solid color in a matte finish.
- Design awnings to have between a 30- and 50-degree angle, taking into consideration the height of the storefront and snow/wind load requirements.

While the use of metal awnings is not recommended by the Guidelines, the use of metal awnings are seen around the Factory Campus with a corrugated roofing material. The angle of the awnings were not provided but should align with the Guidelines.

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

1. The refuse locations must utilize the sliding door configuration and be a matte finish.
2. The refuse locations shall utilize a brick and mortar color that is compatible to the brick and mortar color on the site.
3. Signage must receive a COA and a sign permit prior to installation. If the proposed signage meets the Design Guidelines, they may qualify for administrative review.
4. The final window and door selection material and color shall blend with the existing buildings on the site. The final selections shall be submitted to the Preservation Planner for review and approval prior to submitting for a building permit
5. The awnings shall utilize a corrugated roofing material. The color of the roofing shall return to the Preservation Planner for approval.
6. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
7. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



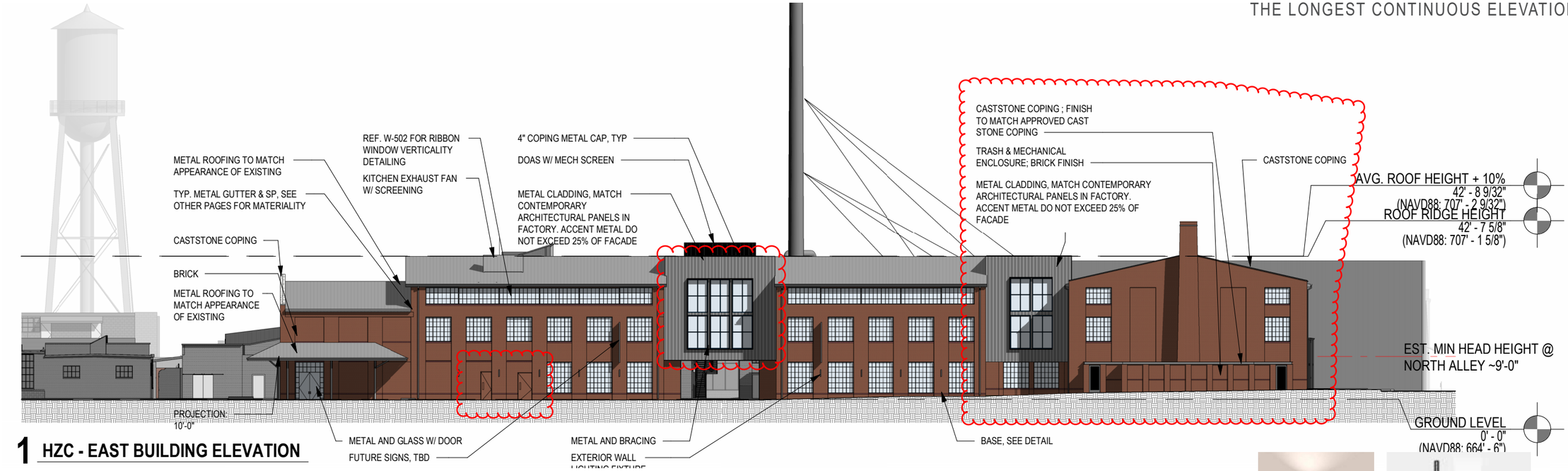
FACTORY AT FRANKLIN HOTEL

HZC REVIEW

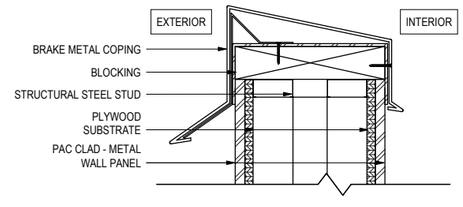
2025.11.21

HOLLADAY PROPERTIES

STONEHILL TAYLOR

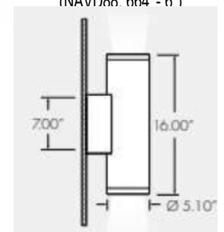


1 HZC - EAST BUILDING ELEVATION

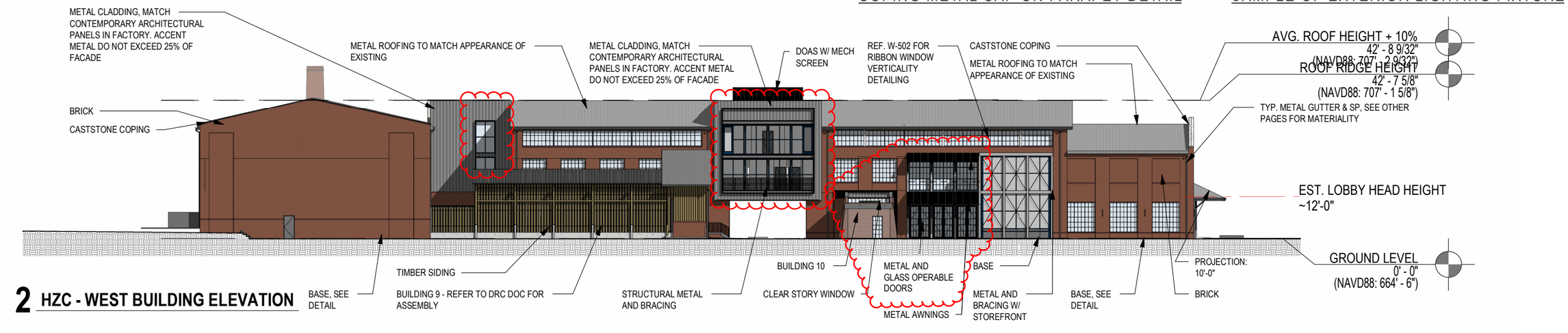


COPING METAL CAP ON PARAPET DETAIL

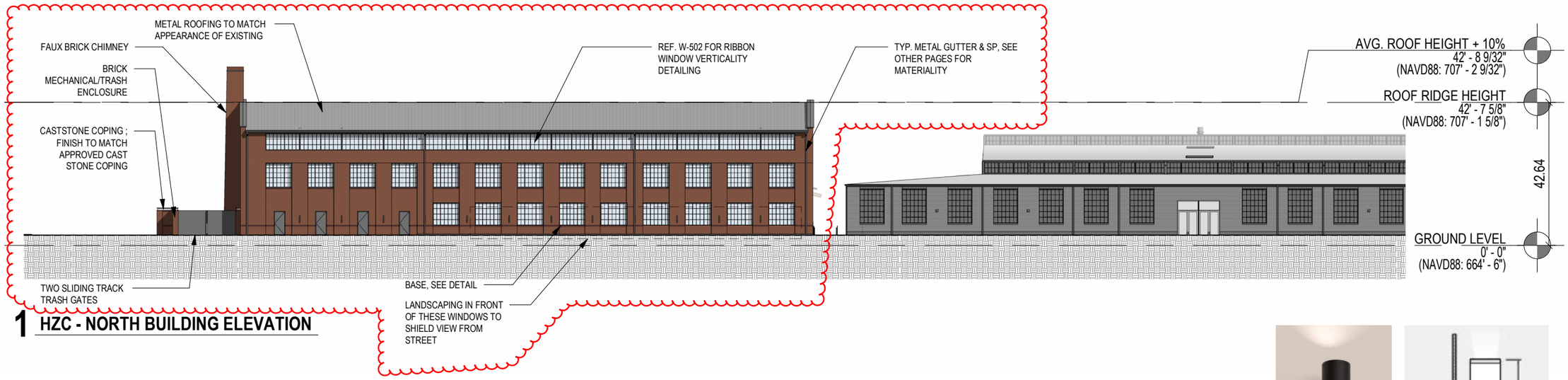




SAMPLE OF EXTERIOR LIGHTING FIXTURE



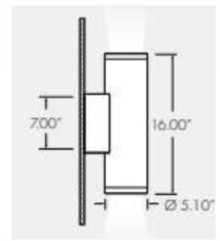
2 HZC - WEST BUILDING ELEVATION

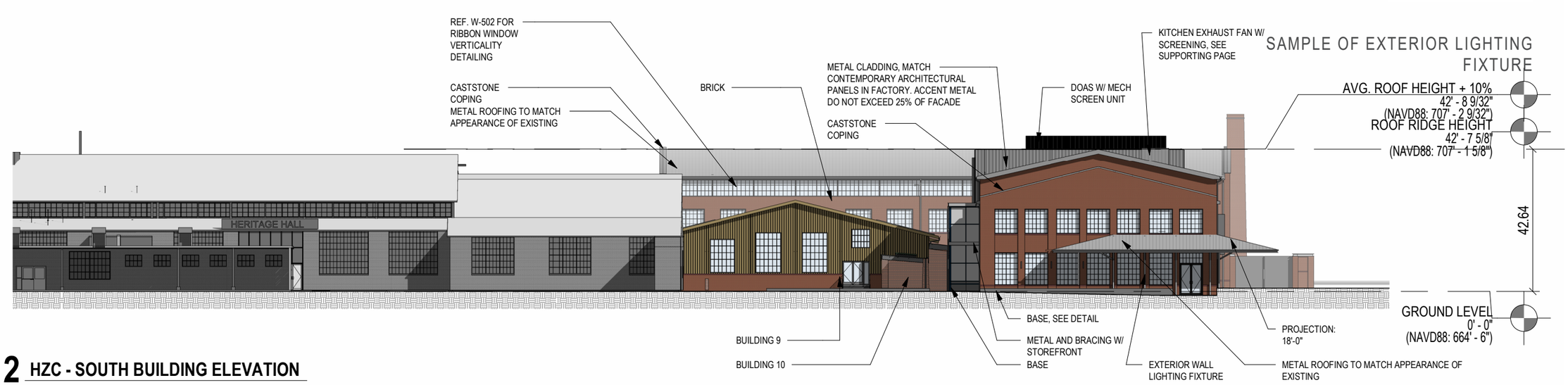


1 HZC - NORTH BUILDING ELEVATION

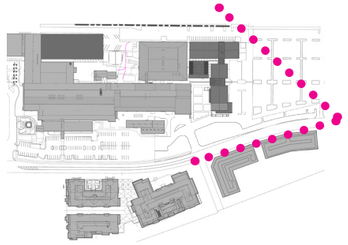


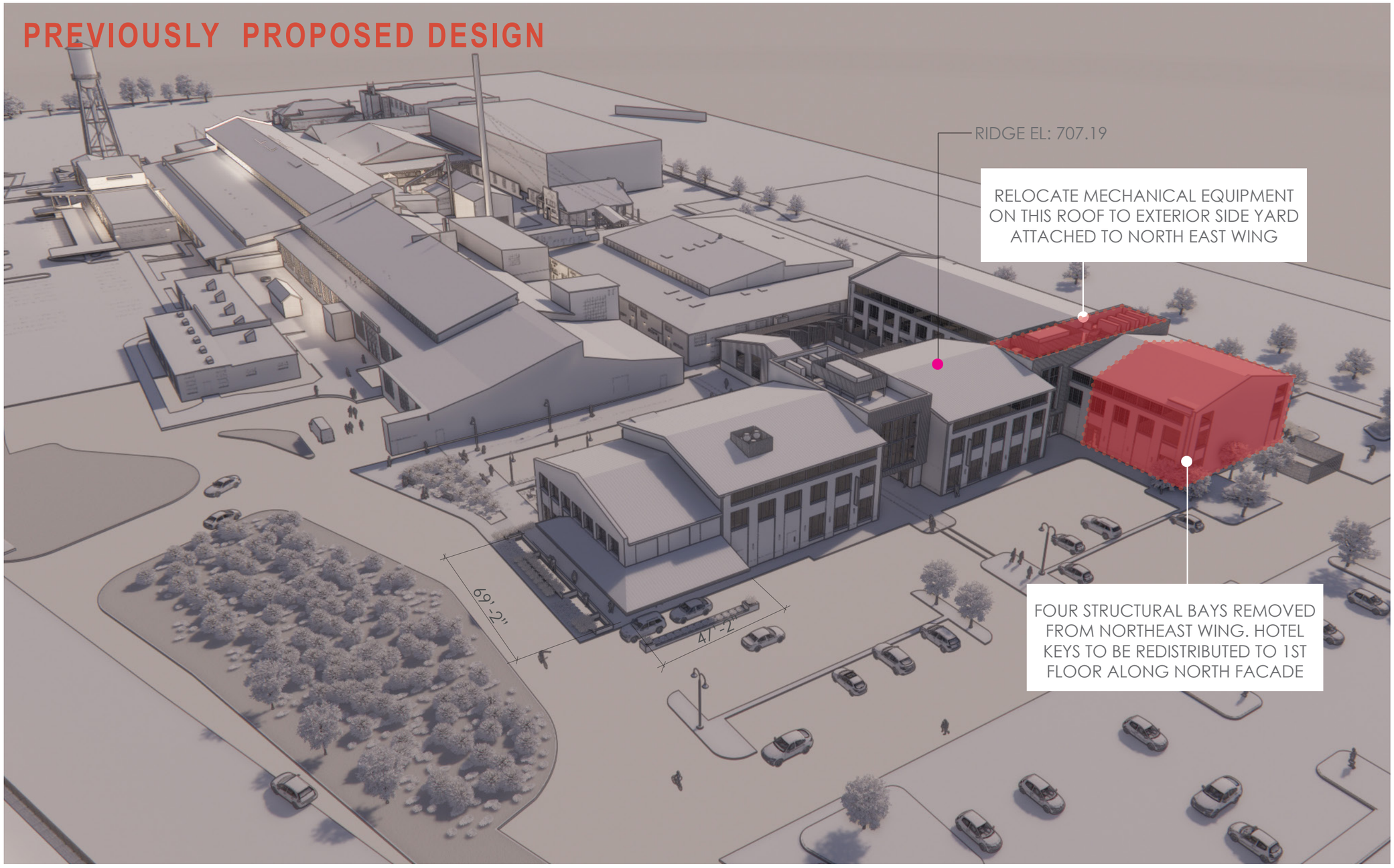
SAMPLE OF EXTERIOR LIGHTING FIXTURE

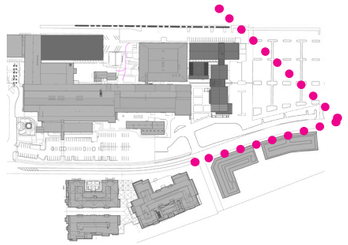




2 HZC - SOUTH BUILDING ELEVATION




PREVIOUSLY PROPOSED DESIGN
RIDGE EL: 707.19
RELOCATE MECHANICAL EQUIPMENT ON THIS ROOF TO EXTERIOR SIDE YARD ATTACHED TO NORTH EAST WING
FOUR STRUCTURAL BAYS REMOVED FROM NORTHEAST WING. HOTEL KEYS TO BE REDISTRIBUTED TO 1ST FLOOR ALONG NORTH FACADE
69'-2"
47'-2"



NEW PROPOSED DESIGN - REDUCED NORTH EAST WING

RIDGE EL: 707.19

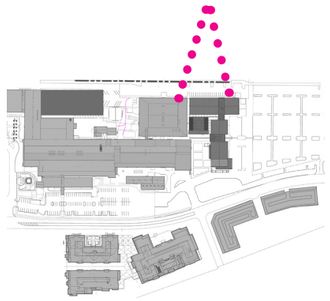
MODIFIED ROOF & PARAPET

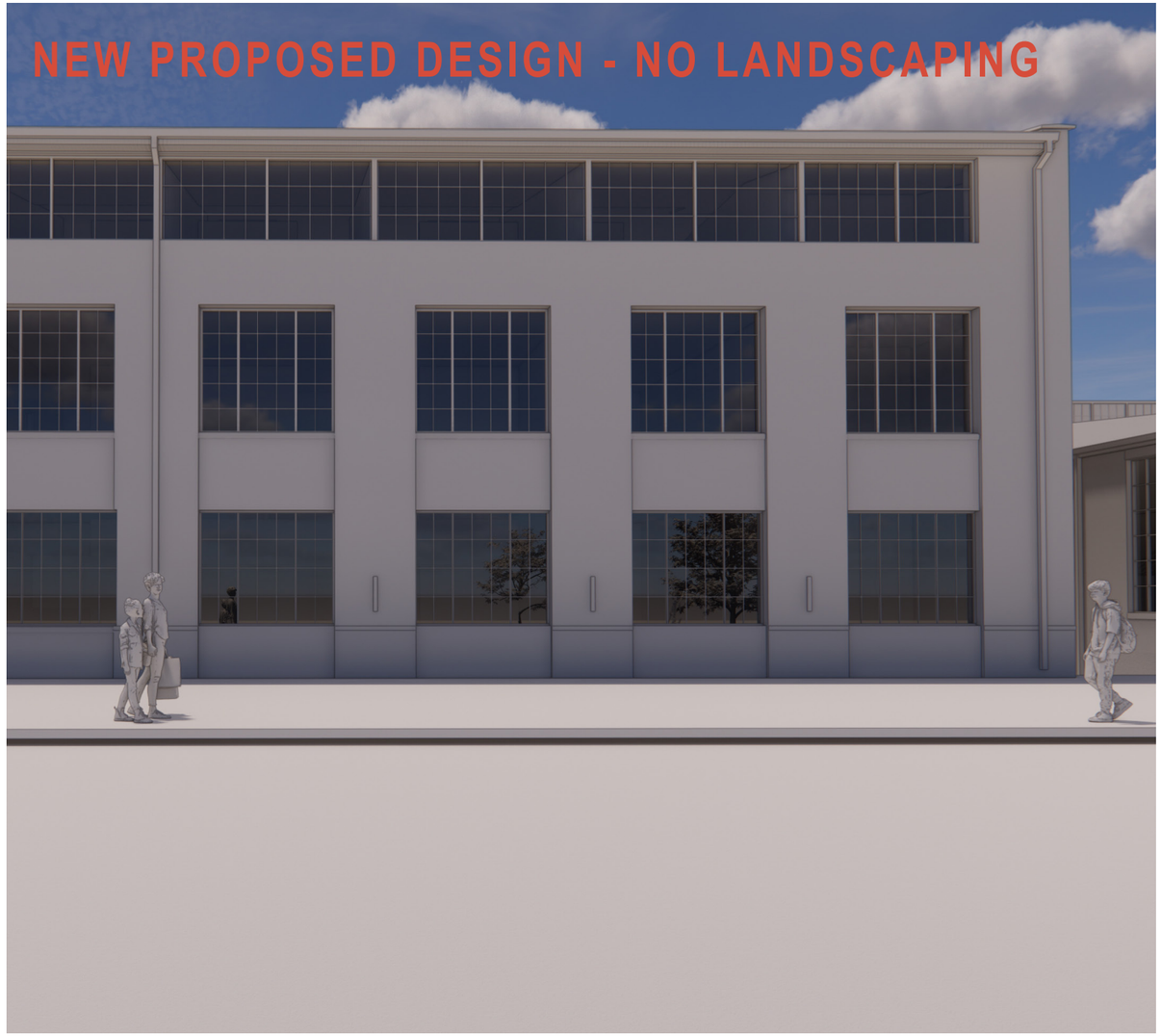
CHIMNEY EL: 717.69

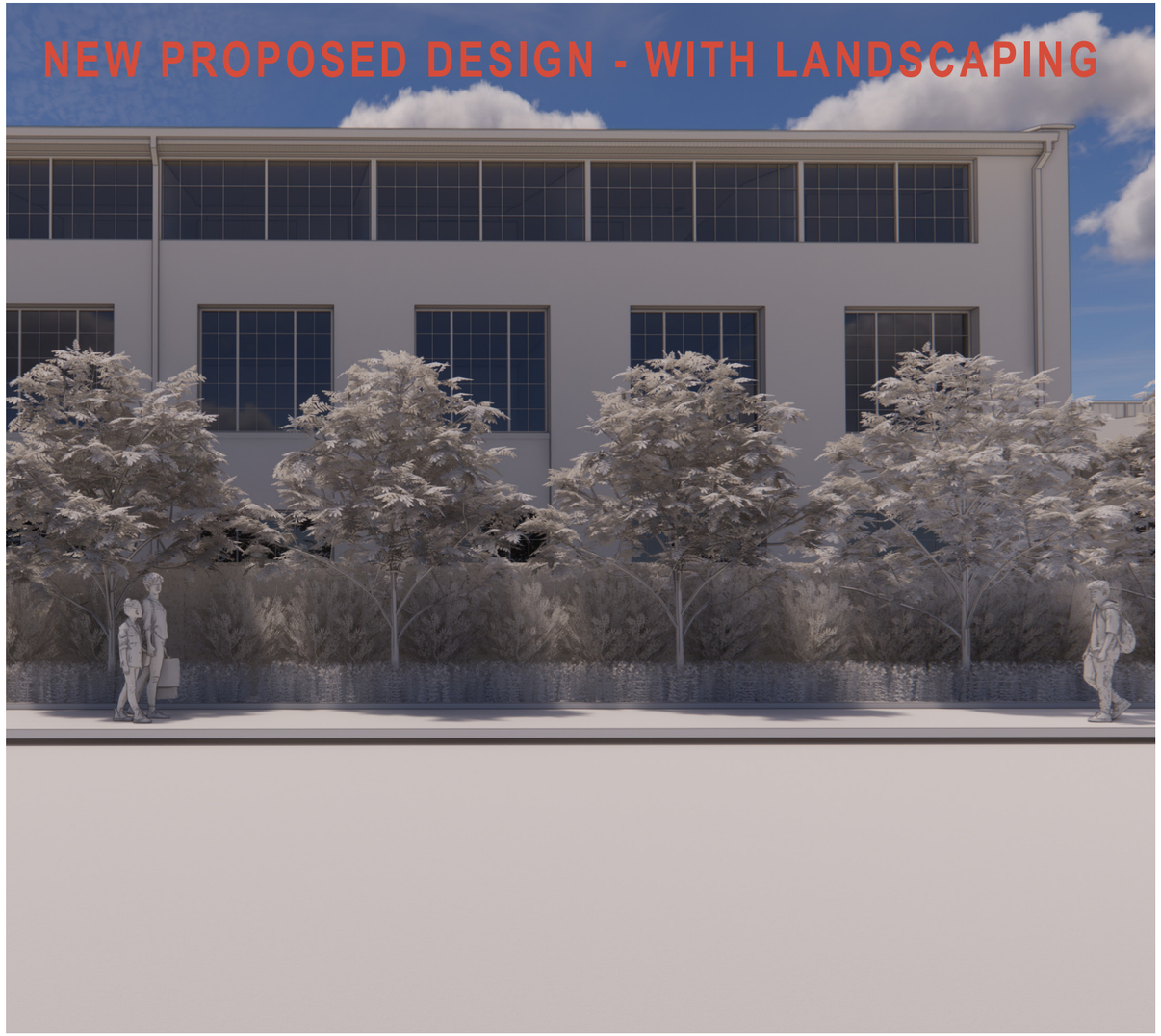
NEW MECHANICAL YARD & FAUX CHIMNEY TO CONCEAL MECHANICAL RISERS INTO BUILDING

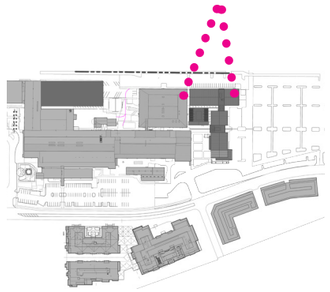
APROX: 10 -11% OF GROSS BUILDING SQFT REMOVED IN PROPOSED DESIGN

NORTH FACADE - GROUND FLOOR KEYS

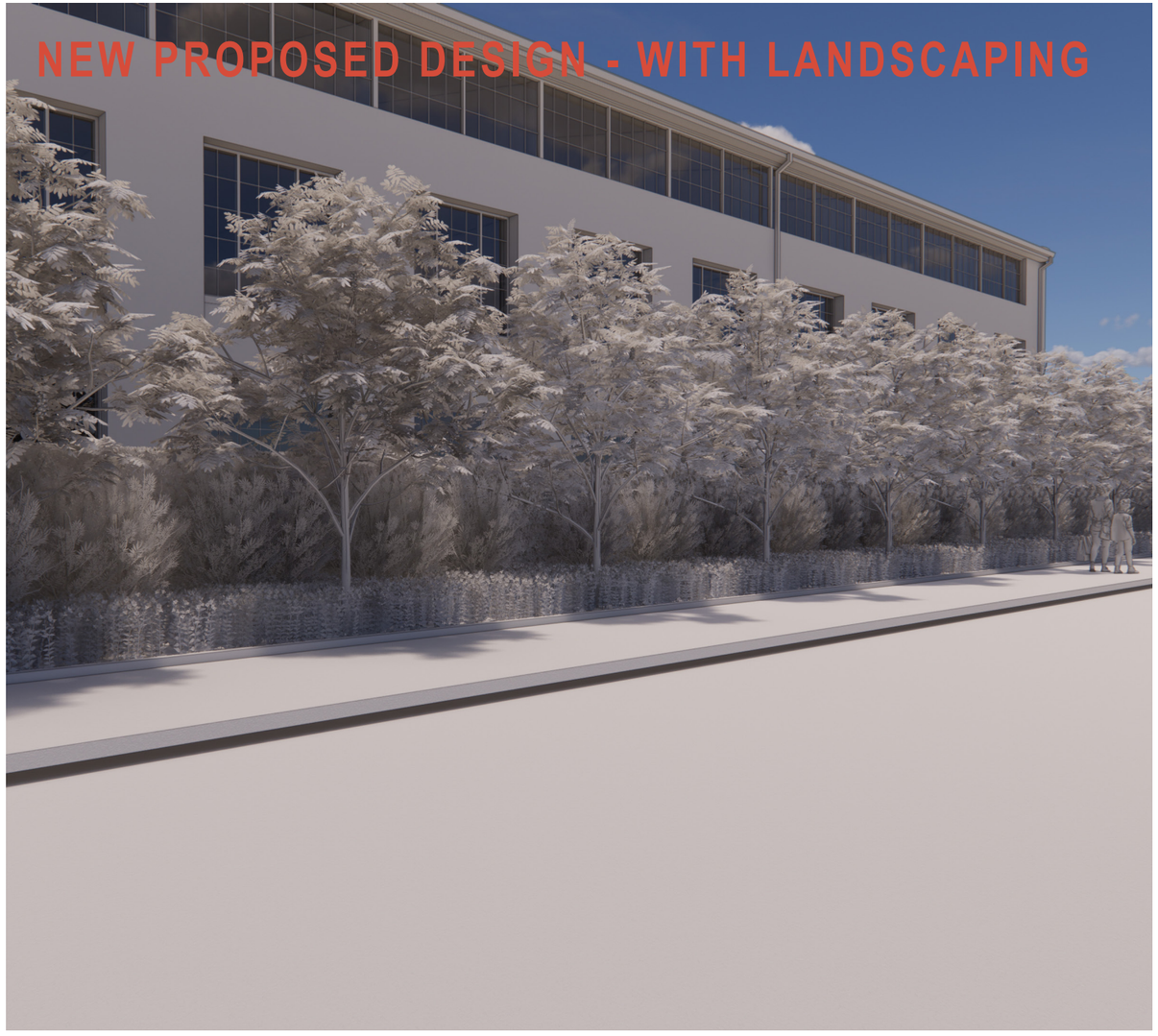



NEW PROPOSED DESIGN - NO LANDSCAPING


NEW PROPOSED DESIGN - WITH LANDSCAPING




NEW PROPOSED DESIGN - NO LANDSCAPING

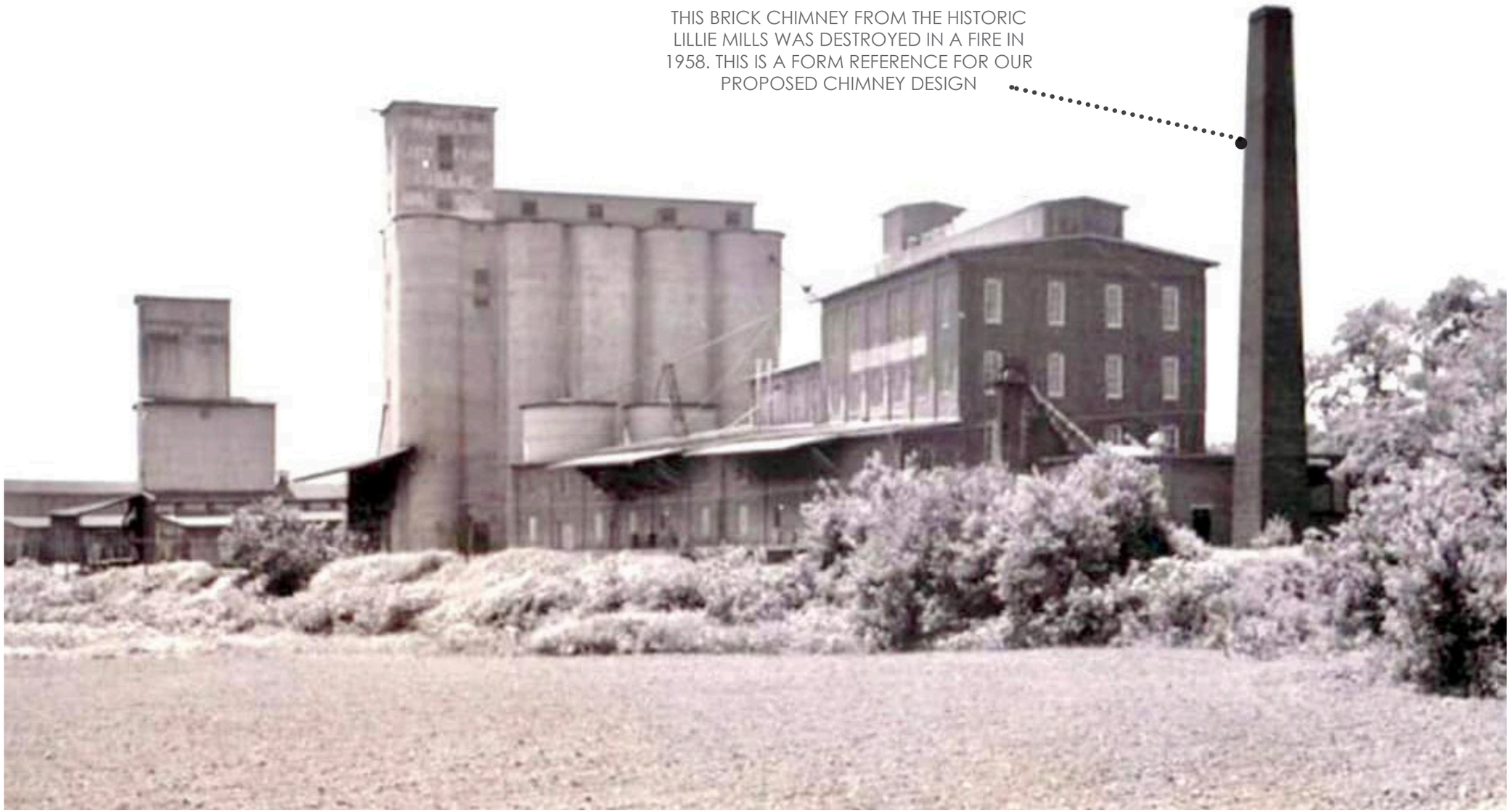

NEW PROPOSED DESIGN - WITH LANDSCAPING

NORTH/EAST FACADE

-

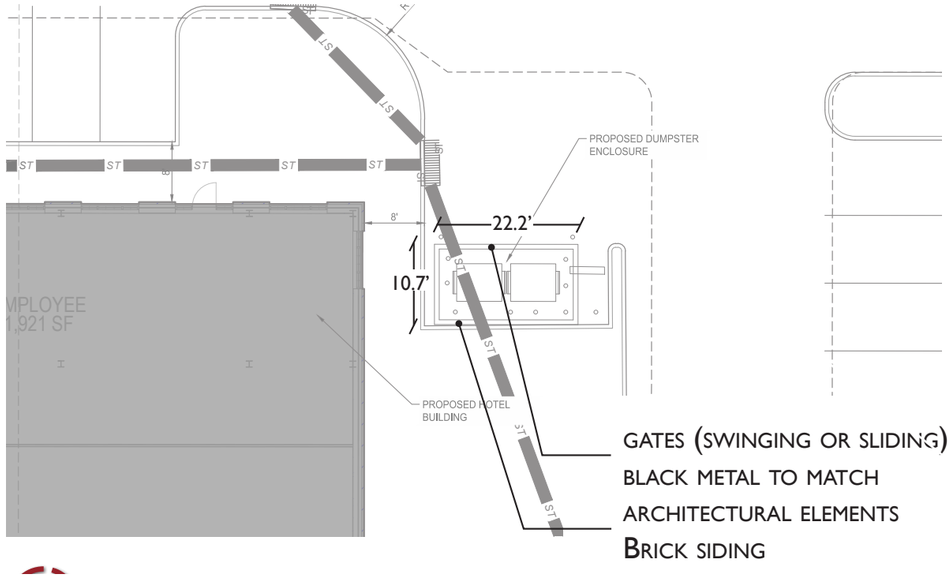
MECHANICAL YARD AND CHIMNEY

LILLIE MILLS - HISTORIC FOURING MILL



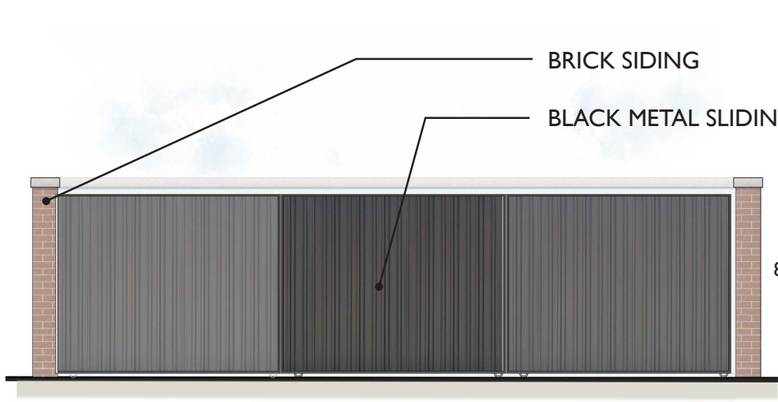
PREVIOUSLY PROPOSED TRASH ENCLOSURE LAYOUT & DOOR DESIGN OPTIONS

)

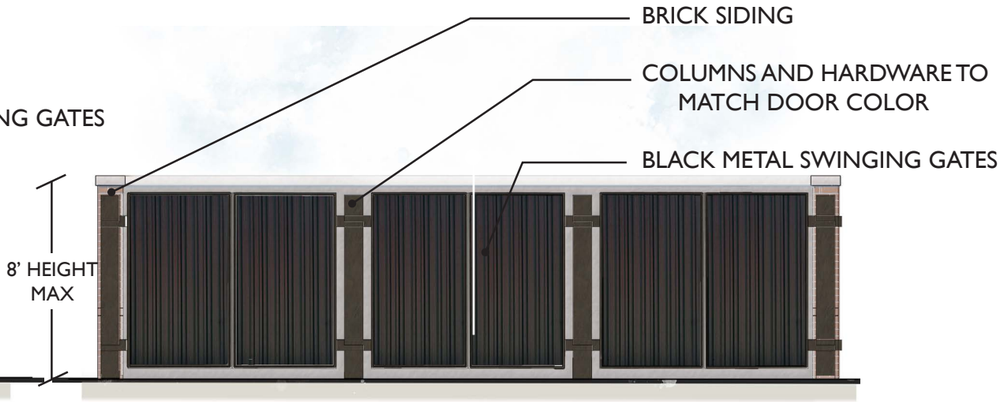


FRONT ELEVATION - DUMPSTER ENCLOSURE

(TYPICAL MATERIALS FOR BOTH ENCLOSURES)



OPTION 1: BLACK METAL SLIDING GATES
(MANUAL ON V-TRACK SYSTEM)

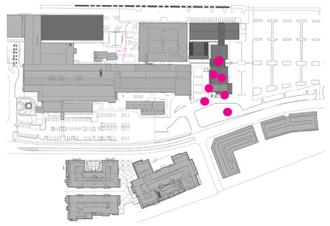


OPTION 2: BLACK METAL SWINGING GATES
(POSTS TO MATCH COLOR OF DOORS)



PICTURE OF SLIDING DOORS FOR DESIGN INTENT ONLY.
OUR PROPOSAL IS FOR BLACK METAL DOORS AND NOT WOOD

BUILDING 10 ENTRY

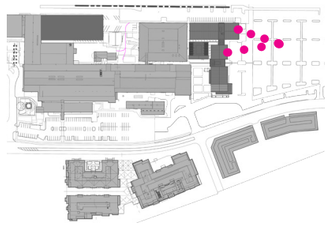


NEW PROPOSED DESIGN - Modifcations to Historic Building 10

BRICK

APPROVED BLACK STEEL PAC-CLAD WALL PANEL

NEW DOUBLE GLASS DOORS @ EXISTING OPENING



NEW PROPOSED DESIGN - Modifcations to Historic Building 10

NEW GLAZING @ EXISTING OPENINGS;

HZC REVIEW
DESIGN REVIEW PRESENTATION

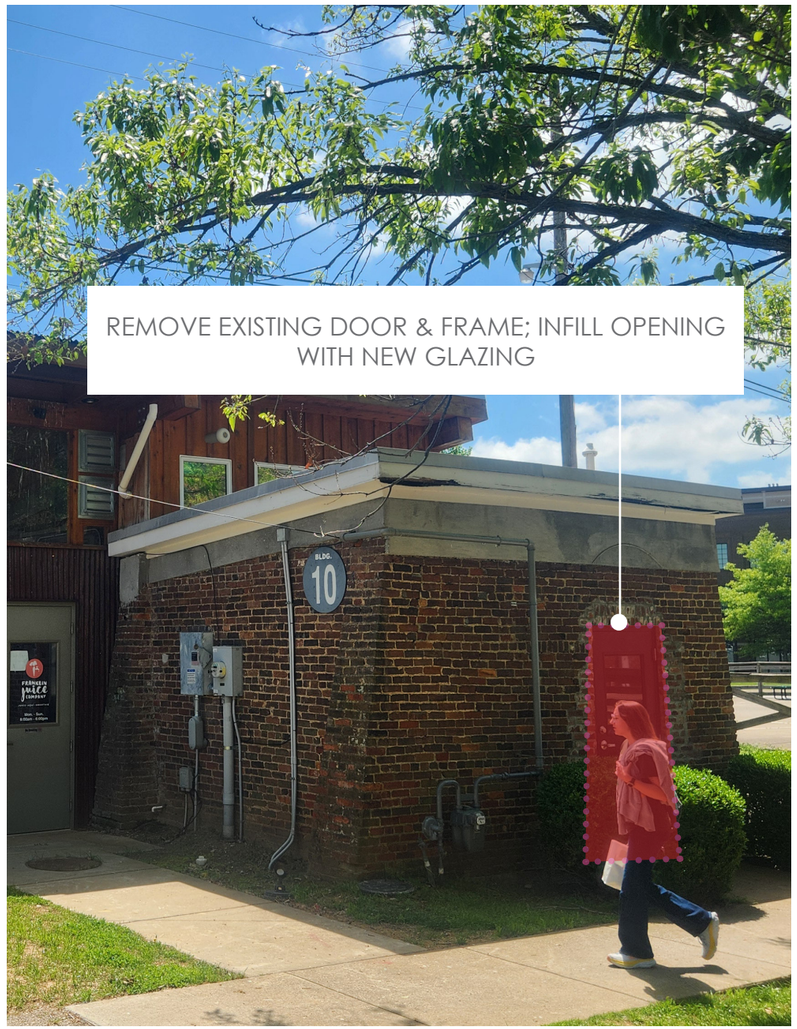
North/East Facade View
FACTORY AT FRANKLIN HOTEL

NEW PROPOSED DESIGN - Modifcations to Historic Building 10

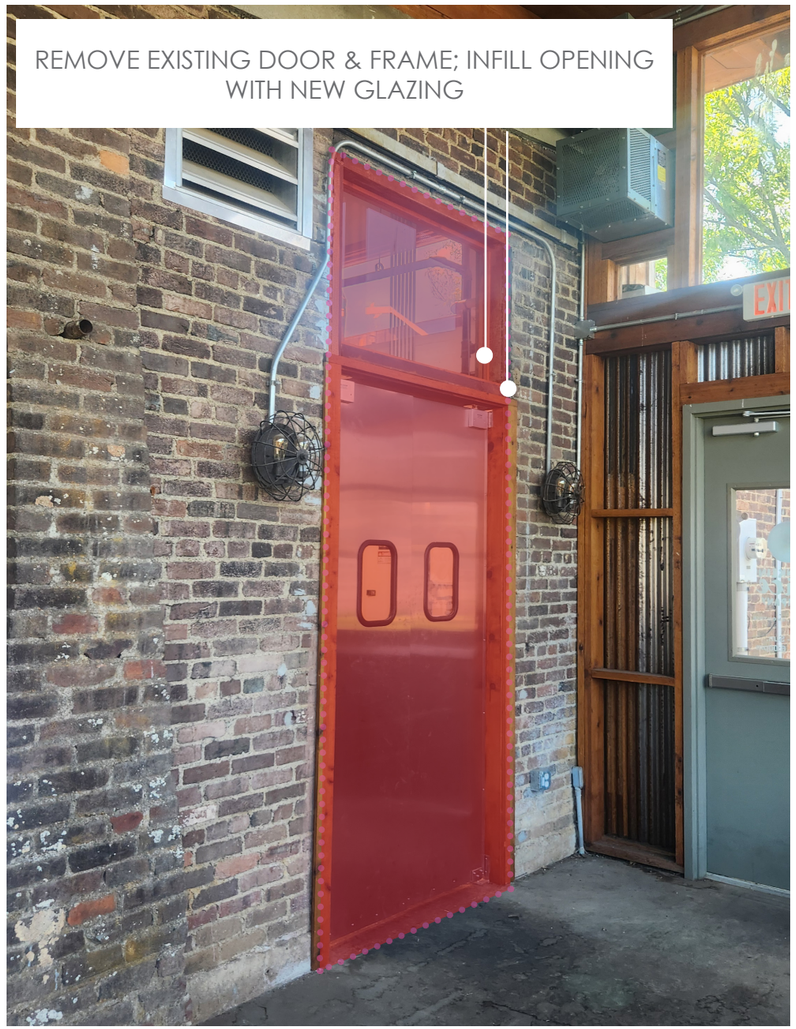


DEMOLISH COUNTER AND BRICK BELOW; EXISTING STEEL LINTEL AND STEEL FRAME TO REMAIN; INSTALL NEW GLASS DOUBLE DOORS AT OPENING

NEW PROPOSED DESIGN - Modifcations to Historic Building 10







WEST FACADE MODIFICATIONS



NEW PROPOSED DESIGN

NEW ROOF, SKYLIGHT, & CLEAR STORY WINDOW @ BUILDING 10

METAL AWNING WITH ALUMINUM STANDING SEAM ROOF



AWNING REFERENCE FROM HISTORIC BUILDING 14



NEW PROPOSED DESIGN

METAL AWNING WITH RIBBED METAL PANEL

NEW ROOF, SKYLIGHT, & CLEAR STORY WINDOW @ BUILDING 10



AWNING REFERENCE FROM HISTORIC BUILDING 14

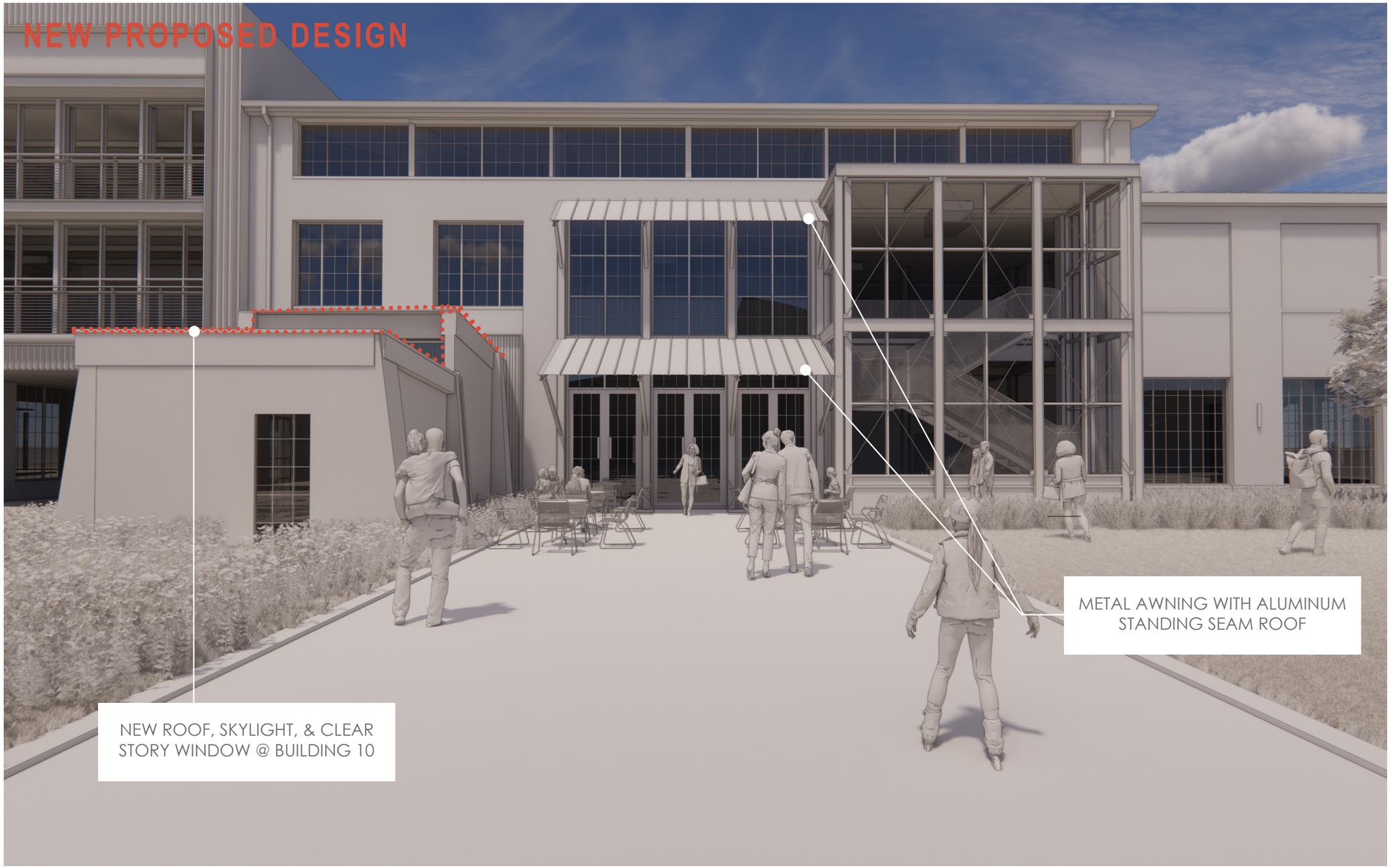
HZC REVIEW

DESIGN REVIEW PRESENTATION

West Facade View

FACTORY AT FRANKLIN HOTEL




NEW PROPOSED DESIGN
NEW ROOF, SKYLIGHT, & CLEAR STORY WINDOW @ BUILDING 10
METAL AWNING WITH ALUMINUM STANDING SEAM ROOF



NEW PROPOSED DESIGN

NEW ROOF, SKYLIGHT, & CLEAR STORY WINDOW @ BUILDING 10

METAL AWNING WITH RIBBED METAL PANEL

HZC REVIEW

DESIGN REVIEW PRESENTATION

West Facade View

FACTORY AT FRANKLIN HOTEL

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

Address:	**206 E. Main St. (Downtown Franklin Historic District)**
Applicant:	**Jill Pittman**
Owner:	**Gordon Inman**
Project #:	**8982**
Type of Work:	**Consideration of Rear Yard Fencing/Screening**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**November 3, 2025**
Expiration Date:	**November 3, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of rear yard fencing for screening at 206 East Main Street.

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 of the building to screen mechanical equipment.

- **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 7'.

- **Material:** The Guidelines state that fences and walls are to be designed so that they support the historic character of the district. The use of wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate, based on the site and setting for rear yards. The proposed vertical wood plank fence is appropriate.

- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is 7' vertical wood plank fence. The proposed wood fence design is appropriate for fully screening the equipment.

APPLICABLE GUIDELINES
Chapter 7 – Fences, Gates, and Walls

APPROVED WORK SPECIFICATIONS
The rear yard wood fencing/screening is **approved** with the following conditions:

- 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/




WARNING
494612
220000464

3:46

OWNER AFFIDAVIT_Ma... Done

OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

I/We GORDON INMAN
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

206 EAST MAIN ST
(Property Parcel/Tax ID Number)
and located at:
206 EAST MAIN ST
(Street Address)

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

JILL PITTMAN
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

Gordon Inman
Owner Signature

Additional Owner Signature, if applicable

2467 HIDDEN RIVER LANE
Property Owner Mailing Address

FRANKLIN, TN 37065
City, State & Zip

Subscribed and sworn to before me this

6 day of OCT, 2025.

Notary Public

My Commission Expires: 9.7.2026

MANDY THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 7, 2026
COUNTY OF DAVIDSON

Law Dept approved (2) 05.13.24

Open in Chrome

CITY OF FRANKLIN, TN

206 E Main Street, Franklin, TN 37064

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

Project Overview #1905547

Project Title: 206 E Main Street, Franklin, TN 37064

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height 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
Jill Pittman
JJs Wine Bar
206 E Main Street
Franklin, TN 37064
P:6159425033
jill@jjswinebar.com

Property Owner

Property Owner
Gordon Inman

2467 Hidden River Lane
Franklin, TN 37069
P:6153517400
gordoninman@comcast.net

Address

Project Address or Parcel: 206 E MAIN ST (078C-D01201)

Calculated Acreage: Parcel
- 206 E MAIN ST: 0.14749459

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed: Rear Yard Fencing

Height of Overall Sign:

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 206 E MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay
- 206 E MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 206 E MAIN ST: 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: Wood

HVAC Type:

Narrative

Project Description:

Replace rear wood fencing that was damaged by a driver running into it. Fence will be the same exact location and dimensions as the one that was knocked down. It will be painted the same color as the building once the wood cures.

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

Address:	**234 4th Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Kiley Darden**
Owner:	**Trinity Act Holdings, LLC.**
Project #:	**8984**
Type of Work:	**Minor Alteration on Rear (Door Alteration)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**November 10, 2025**
Expiration Date:	**November 10, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration on the rear façade of the historic principal building located at 234 4th Avenue North. The proposal is to alter the rear entrance in order to raise the rear door 7" and reconstruct the rear stairs to accommodate an additional riser. The existing door will be reused within the raised entrance.

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 historic building that does not alter the character of the building, is appropriate for an Administrative COA. The Guidelines recommend:

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

As the entrance is located on the rear façade, raising the door will not affect its compatibility with the historic district and is appropriate. The existing opening shape and location are being maintained. The reuse of the existing door is supported by the Guidelines. Reconstruction of the

stairs to accommodate an additional riser to match what is existing is appropriate and will not be visible from public view.

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

APPROVED WORK SPECIFICATIONS
The door alteration is **approved** with the following conditions:

- It appears that the interior of the structure has been completed gutted without permits. No additional work shall take place until permits have been issued.

- 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.

PROJECT CONSIDERATIONS:
The following comments are left as considerations for the project by Building and Neighborhood Services plan reviewers:

- Please be aware that the existing building code may require accessible exterior alterations as the use and occupancy is changing. Full building code compliance is not reviewed under historic/DRC reviews.

- Be advised that parking calculations must be provided at building plan submittal. Parking is required at 2.85 spaces per 1,000sf. Based on the information available, the total square footage is 3,044 sf so 9 spaces would be required, including ADA space

- Advisory Note: The accessory structure is located within the floodplain and can only be used for parking and storage.

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

Project Description – Administrative COA Submittal

Property Address: 234 4th Avenue North, Franklin, TN 37064

Project Name: Trinity Act Holdings LLC Office Remodel

This project involves the interior renovation of the existing historic structure located at 234 4th Avenue North for conversion to an office use. All proposed work is confined to the building's interior, with no alterations to the exterior façade, windows, roof, or architectural detailing.

The only exterior modification proposed is to raise the rear door 7" to align with the interior finished floor height and flip the door swing so it swings against the proposed interior wall. The same existing door panel will be used. A reconstruction of the steps/landing would also be performed with an additional riser as needed. No other changes to the exterior elevation, materials, or site features are proposed.

Aerial View:



Exterior Photos:





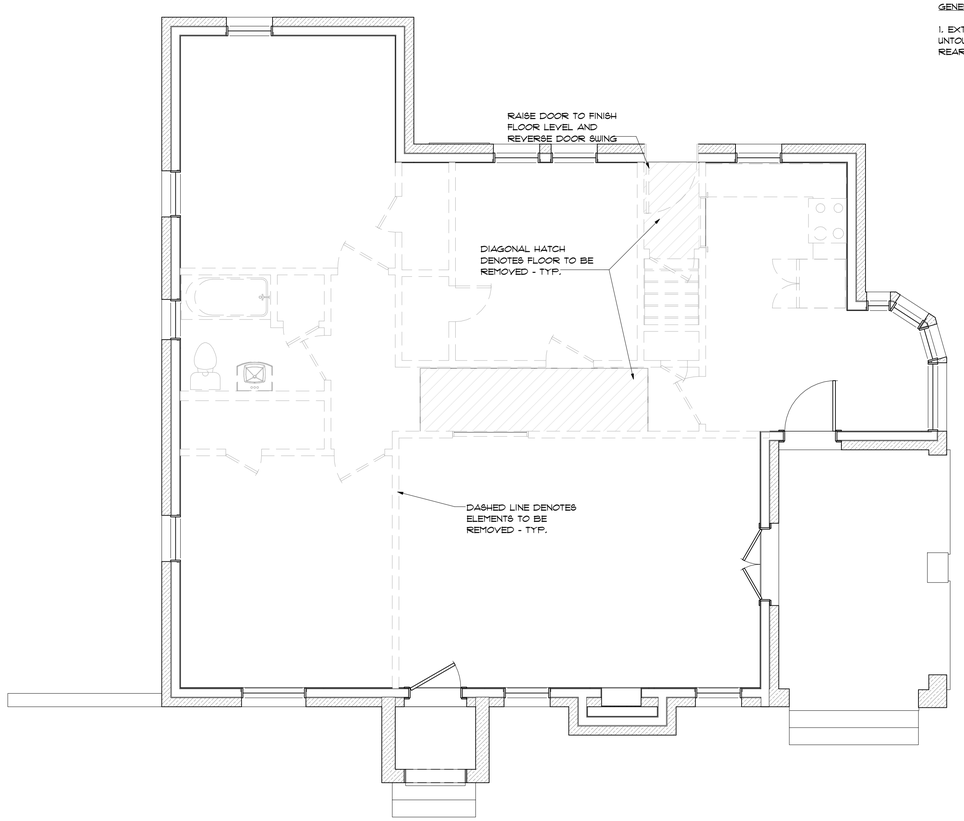






GENERAL NOTES

1. EXTERIOR TO REMAIN UNTOUCHED EXCEPT FOR REAR DOOR



First Floor Demolition Plan

1/4" = 1'-0"

HARPETH ARCHITECTS
1229 LAKEVIEW DRIVE
FRANKLIN, TN 37067
615.942.0404
HARPETHARCHITECTS.COM

THESE ARCHITECTURAL DRAWINGS WERE PREPARED BY, AND ARE THE SOLE PROPERTY OF HARPETH ARCHITECTS. UNAUTHORIZED USE OR DUPLICATION OF THESE DRAWINGS IS PROHIBITED BY LAW AND WILL SUBJECT THE VIOLATOR TO DAMAGES UNDER TITLE 17 UNITED STATES CODE AND OTHER APPLICABLE LAW. COPYRIGHT BY HARPETH ARCHITECTS ©

NOT FOR CONSTRUCTION

OFFICE REMODEL FOR:

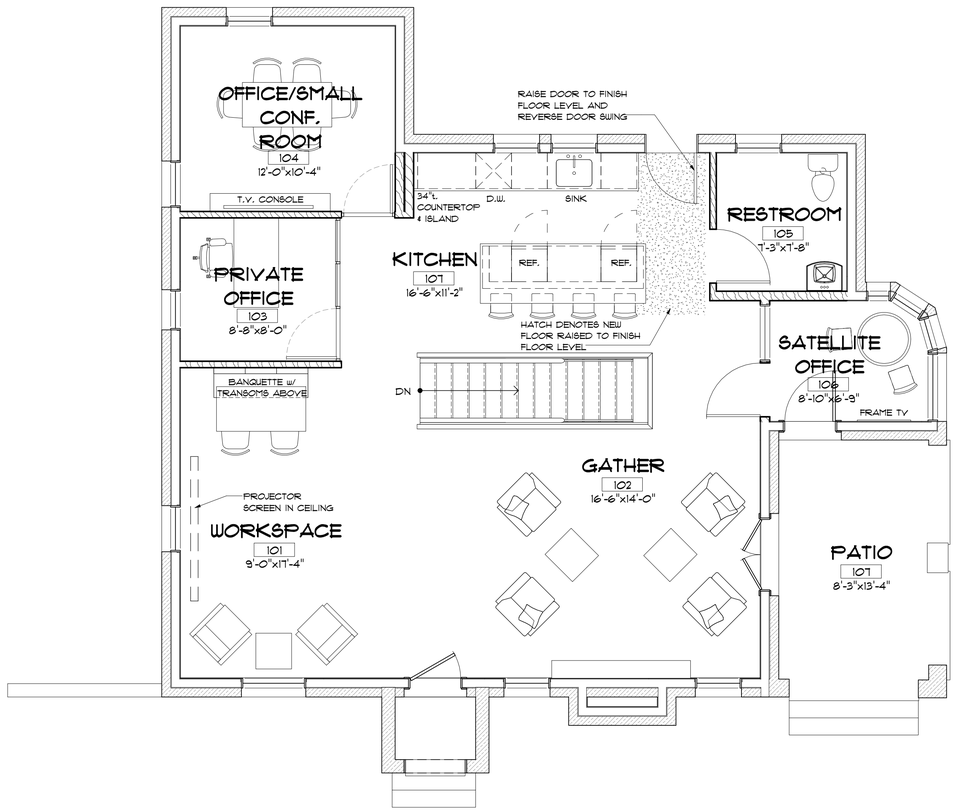
TRINITY ACT HOLDINGS, LLC

234 4TH AVE. N.
FRANKLIN, TN 37064

DRAWING RELEASE LOG

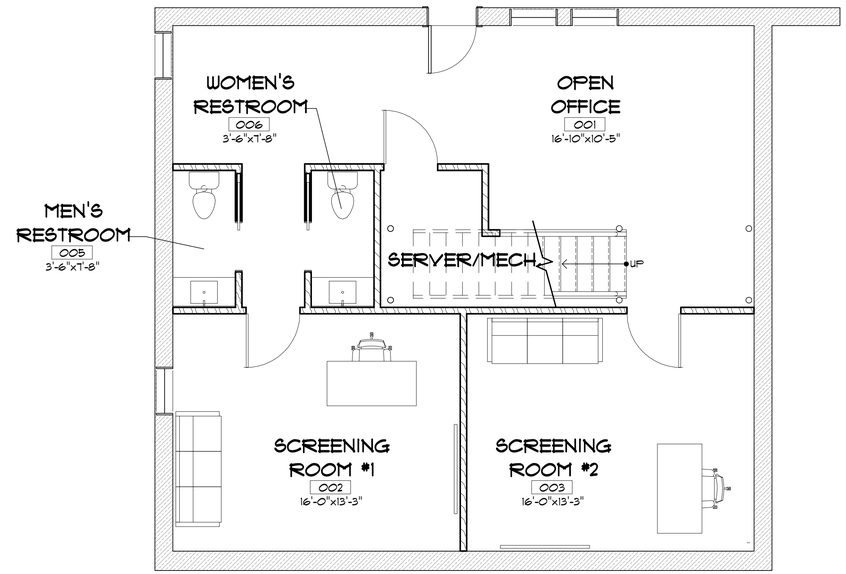
REVISIONS:

DATE:
October 24, 2025
JOB NO.
008025
DRAWN BY:
KSD / SG
SHEET NO.
A1.0



First Floor Plan

1/4" = 1'-0"



Lower Level Plan

1/4" = 1'-0"

HARPETH ARCHITECTS
1229 LAKEVIEW DRIVE
FRANKLIN, TN 37067
615.942.0404
HARPETHARCHITECTS.COM

THESE ARCHITECTURAL DRAWINGS WERE PREPARED BY, AND ARE THE SOLE PROPERTY OF HARPETH ARCHITECTS. UNAUTHORIZED USE OR DUPLICATION OF THESE DRAWINGS IS PROHIBITED BY LAW AND WILL SUBJECT THE VIOLATOR TO DAMAGES UNDER TITLE 17 UNITED STATES CODE AND OTHER APPLICABLE LAW. © COPYRIGHT BY HARPETH ARCHITECTS ©

NOT FOR CONSTRUCTION

OFFICE REMODEL FOR:

TRINITY ACT HOLDINGS, LLC

234 4TH AVE. N.
FRANKLIN, TN 37064

DRAWING RELEASE LOG

REVISIONS:

DATE:
October 24, 2025
JOB NO.
008025
DRAWN BY:
KSD / SG
SHEET NO.
A2.0

OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

I/We **TRINITY ACT HOLDINGS LLC , MANAGER JOEL EDWARDS**

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

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

02100

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

234 4th Ave N Franklin TN 37064

(Street Address)

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

Kiley Darden, Harpeth Architects

(Please print name(s) in Full - This should be the applicant listed in IDT)

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

Owner Signature

Additional Owner Signature, if applicable

277 Mallory Station RD STE 106 Franklin, TN 37067

Property Owner Mailing Address

FRANKLIN, TN 37067

City, State & Zip

Subscribed and sworn to before me this

23 day of OCTOBER, 2025.

Notary Public

My Commission Expires: JUNE 03, 2028

PRATIK CHAUHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires June 03, 2028

Law Dept approved (2) 05.13.24

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

Project Overview #1914840

Project Title: 234 4th Ave N, Franklin, TN

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height 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
Kiley Darden
Harpeth Architects
1229 Lakeview Dr
Franklin, TN 37067
P:8177344945
kdarden@harpetharchitects.com

Property Owner

Property Owner
Joel Edwards
Trinity Act Holdings, LLC
277 Malory Station Rd, Suite 106
Franklin, TN 37067
P:517-712-2132
joel@evolve.studio

Address

Project Address or Parcel: 234 4TH AVE N (078C-A02100)

Calculated Acreage: Parcel
- 234 4TH AVE N: 0.46091413

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay
- 234 4TH AVE N: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay:

Type of Work Proposed: Minor Alteration

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 234 4TH AVE N: OR

Central Franklin Overlay: Central Franklin Overlay
- 234 4TH AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 234 4TH AVE N: Historic Preservation Overlay

Floodway Overlay:

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

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

Fence Material:

HVAC Type:

Narrative

Project Description:

This project involves the interior renovation of the existing historic structure located at 234 4th Avenue North for conversion to an office use. All proposed work is confined to the buildings interior, with no alterations to the exterior faade, windows, roof, or architectural detailing. The only exterior modification proposed is to raise the rear door 7 to align with the interior finished floor height and flip the door swing so it swings against the proposed interior wall. The same existing door panel will be used. A reconstruction of the steps/landing would also be performed with an additional riser as needed. No other changes to the exterior elevation, materials, or site features are proposed.

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

Address:	**342 Main Street (Downtown Franklin Historic District)**
Applicant:	**Matt Christensen**
Owner:	**Berry Roberts Fleming Holdings**
Project #:	**8985**
Type of Work:	**Consideration of Signage (Window)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**November 13, 2025**
Expiration Date:	**November 13, 2027 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of new window signage at 342 Main Street.

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

- **Location:** The Guidelines state that window signs shall be placed fully within the interior of the building and attached directly to or mounted within 12 inches of the inside of the business. The application states the sign will be applied to the exterior of the window. The proposed exterior placement does not align with the Guidelines.

- **Quantity:** The Guidelines state that a maximum of three signs per building is recommended. The proposed window sign is the third sign for the building.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 15 percent of an individual window area or window grouping area. The sign is 22" by 60", or 9.16 sq. ft. The window area is 90"x60", or 37.5 sq. ft. The sign area is 24% of the window area and is not appropriate.

- **Material:** The Guidelines state that when using decals, one should use individual letters and graphics with a transparent background. The sign utilizes individual lettering and graphics with a transparent background. The sign material is appropriate.

- **Color:** The Guidelines state that a maximum of 2 colors, using only light tones or only dark tones, but not a combination of the two. The sign utilizes light tones with white lettering and graphics. The colors are appropriate.

- **Illumination:** No illumination is permitted. No illumination is proposed.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The window sign is **approved** with the following conditions:

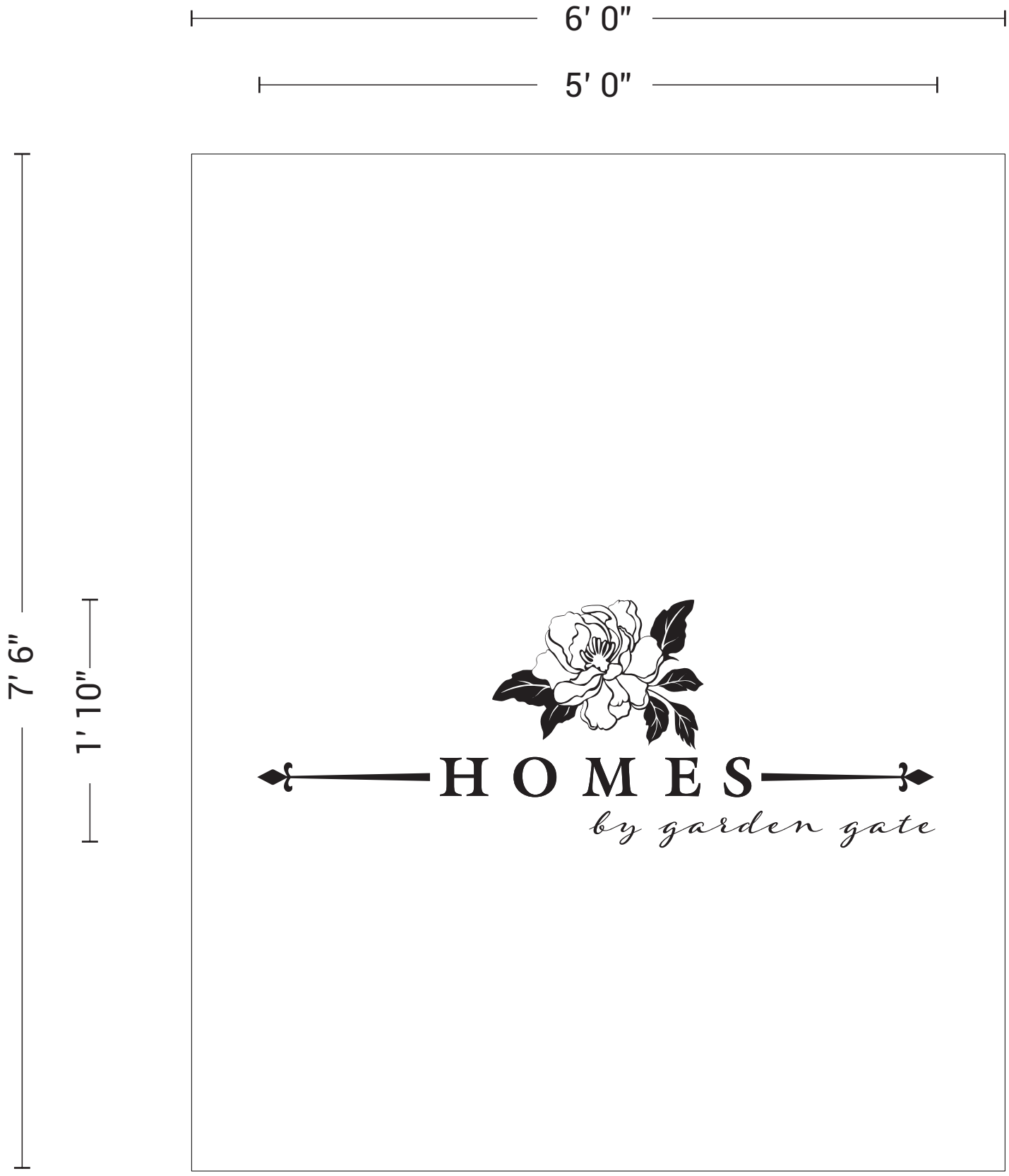
- The sign must be mounted/applied to the interior of the window.

- The sign must be reduced not to exceed 15% of the window area.

- 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/



Window signage is manufactured from adhesive vinyl applied to the outside of glass in ivory color.

OWNER ACKNOWLEDGMENT
City of Franklin, Tennessee

I/We Berry Roberts Fleming Holdings
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

078C Map 013.00 000
(Property Parcel/Tax ID Number)

and located at:

342 Main Street, Franklin, TN 37064
(Street Address)

I am/We are aware that my/our tenant, Kara Christensen / Garden Gate Designs, is submitting an application to the City of Franklin, Tennessee, for signage on the above-described property. I/We hereby grant permission for the tenant to make this application.

This acknowledgment does **not** appoint the tenant or any other party as my/our authorized agent, nor does it convey any authority beyond permission to apply for signage review and approval.

Timothy W. Fleming
Owner Signature

Additional Owner Signature, if applicable

4200 Knoxville Ave.
Property Owner Mailing Address

Peoria, IL 61614
City, State & Zip

Subscribed and sworn to before me this 8 day of October, 2025.

Natalie N. Cantrell
Notary Public

My Commission Expires: 10/17/2027

NATALIE N. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Project Overview #1899088

Project Title: 342 Main Street
Application Type: 08b) Administrative Certificate of Appropriateness (COA)
Workflow: COA Administrative Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height 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
Kara Christensen
Homes by Garden Gate
427 Murfreesboro Rd
Franklin, TN 37064
P:6158071019
kara@gardengatehomesinc.com

Property Owner

Property Owner
Berry Holding
Berry Roberts Fleming Holding
342 Main St
Franklin, TN 37064
P:6158071019
kara@gardengatehomesinc.com

Address

Project Address or Parcel: 342 MAIN ST (078C-M01300)

Calculated Acreage: Parcel
- 342 MAIN ST: 0.22187984

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed: Signage

Height of Overall Sign: 2

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 342 MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay
- 342 MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 342 MAIN ST: Historic Preservation Overlay

Floodway Overlay:

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 2

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

Fence Material:

HVAC Type: Mechanical Screening

Narrative

Project Description:

Standard white vinyl graphic 22" high by 59" wide installed on display window

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

Address:	**197 Splendor Ridge Dr. (Franklin Road Historic District)**
Applicant:	**Aquilla Cartwright, Generator Supercenter of Middle TN**
Owner:	**Greg Kling**
Project #:	**8986**
Type of Work:	**Mechanical Equipment Installation**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**November 26, 2025**
Expiration Date:	**November 26, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to install a generator at 197 Splendor Ridge Drive. The generator is proposed to be installed behind the principal building near existing mechanical equipment. The generator will not be seen from street view.

- **Location**: The Guidelines recommend placing ground-mounted mechanical equipment behind buildings and screening it from street view with landscaping, fencing, or a wall.

The proposed installation of the equipment is appropriate as it is behind the principal building and not visible from street view.

APPLICABLE GUIDELINES

Chapter 9 – Modern Features

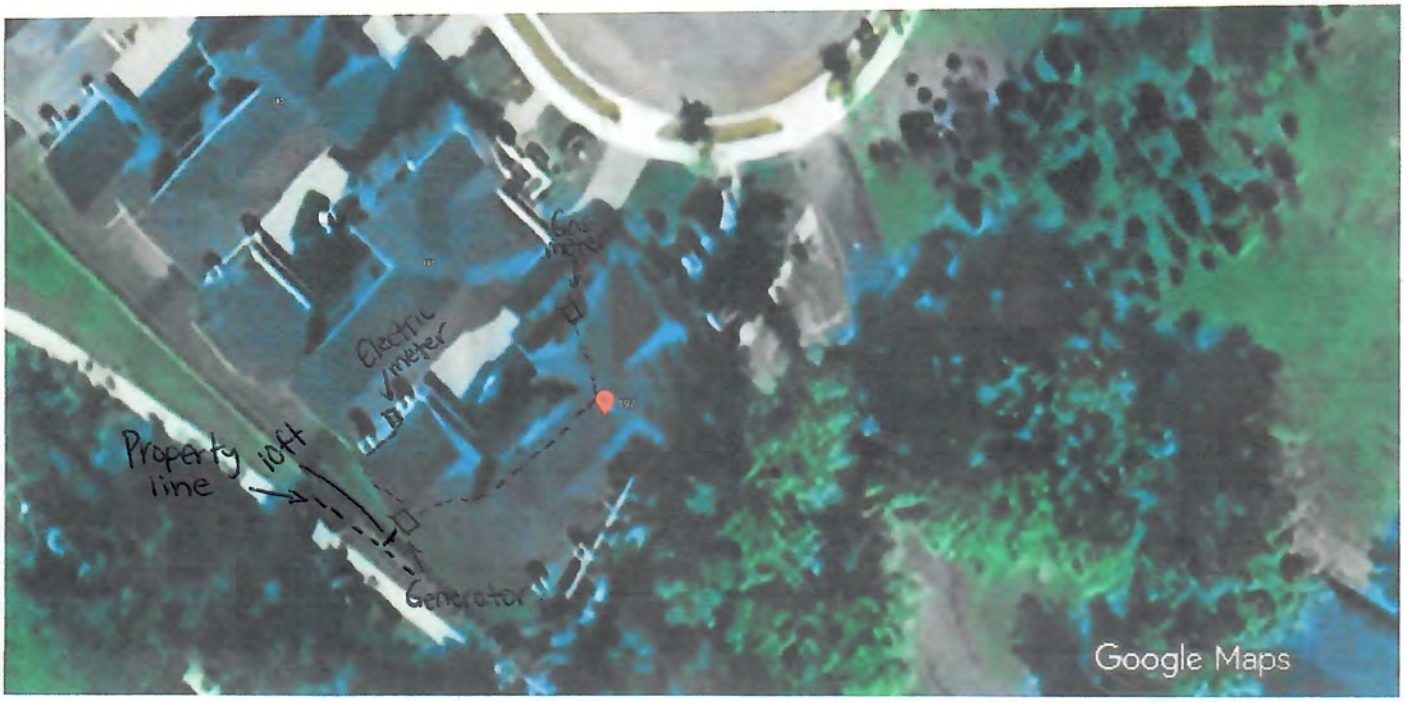
APPROVED WORK SPECIFICATIONS

The mechanical equipment installation is **approved** with the following conditions:

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

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

Google Maps 197 Splendor Rdg Dr



Imagery ©2025 Airbus, Map data ©2025 Google 20 ft



197 Splendor Rdg Dr

Building

Directions Save Nearby Send to phone Share

197 Splendor Rdg Dr, Franklin, TN 37064

Live traffic Fast Slow

[redacted]

20/22/24 kW

[redacted]

GENERAC®

GUARDIAN® SERIES

Residential Standby Generators

Air-Cooled Gas Engine

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
  **Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

Standby Power Rating

G007036-1, G007039-1, G007036-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz
G007042-10, G007042-11, G007043-10, G007043-11(Aluminum - Bisque) - 22 kW 60 Hz
G007209-10, G007210-10 (Aluminum - Bisque) - 24 kW 60 Hz



Product shown with optional fascia kit

c ETL us or c UL us LISTED QUIET TEST. Mobile Link

Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ PROTOTYPE TESTED
  - ✓ SYSTEM TORSIONAL TESTED
  - ✓ NEMA MG1-22 EVALUATION
  - ✓ MOTOR STARTING ABILITY
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC PROMISE USA 5 Mobile Link ISO 9001:2008

GENERAC

20/22/24 kW

Features and Benefits

Engine

Generac G-Force design	Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.
"Spiny-lok" cast iron cylinder walls	Rigid construction and added durability provide long engine life.
Electronic ignition/spark advance	These features combine to assure smooth, quick starting every time.
Full pressure lubrication system	Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.
Low oil pressure shutdown system	Shutdown protection prevents catastrophic engine damage due to low oil.
High temperature shutdown	Prevents damage due to overheating.

Generator

Revolving field	Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.
Skewed stator	Produces a smooth output waveform for compatibility with electronic equipment.
Displaced phase excitation	Maximizes motor starting capability.
Automatic voltage regulation	Regulating output voltage to ±1% prevents damaging voltage spikes.
EPA Certified for non-emergency applications	Allows unit to be used for demand response applications (excluding 20 kW units).
UL 2200 listed	For your safety.

Transfer Switch (if applicable)

Fully automatic	Transfers vital electrical loads to the energized source of power.
NEMA 3R	Can be installed inside or outside for maximum flexibility.
Integrated load management technology	Capability to manage additional loads for efficient power management.
Remote mounting	Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

AUTO/MANUAL/OFF illuminated buttons	Selects the operating mode and provides easy, at-a-glance status indication in any condition.
Two-line multilingual LCD	Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.
Sealed, raised buttons	Smooth, weather-resistant user interface for programming and operations.
Utility voltage sensing	Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.
Generator voltage sensing	Constantly monitors generator voltage to verify the cleanest power delivered to the home.
Utility interrupt delay	Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.
Engine warm-up	Verifies engine is ready to assume the load, setpoint approximately 5 seconds.
Engine cool-down	Allows engine to cool prior to shutdown, setpoint approximately 1 minute.
Programmable exercise	Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.
Smart battery charger	Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.
Main line circuit breaker	Protects generator from overload.
Electronic governor	Maintains constant 60 Hz frequency.

Unit

SAE weather protective enclosure	Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
Small, compact, attractive	Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

GENERAC

20/22/24 kW

Features and Benefits

Installation System

● 14 in (35.6 cm) flexible fuel line connector	Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.
● Integral sediment trap	Meets IFGC and NFPA 54 installation requirements.

Connectivity (Wi-Fi equipped models only)

● Ability to view generator status	Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.
● Ability to view generator Exercise/Run and Total Hours	Review the generator's complete protection profile for exercise hours and total hours.
● Ability to view generator maintenance information	Provides maintenance information for the specific model generator when scheduled maintenance is due.
● Monthly report with previous month's activity	Detailed monthly reports provide historical generator information.
● Ability to view generator battery information	Built in battery diagnostics displaying current state of the battery.
● Weather information	Provides detailed local ambient weather conditions for generator location.

GENERAC

20/22/24 kW

Specifications

Generator

Model	G007038-1 G007039-1 (20 kW)	G007042-10 G007043-10 (22 kW)	G007038-3 G007039-3 (20 kW)	G007042-11 G007043-11 (22 kW)	G007209-10 G007210-10 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Watts*	21,000 Watts*
Rated voltage	240				
Rated maximum continuous load current – 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3	100 / 87.5
Total Harmonic Distortion	Less than 5%				
Main line circuit breaker	90 amp	100 amp	90 amp	100 amp	100 amp
Phase	1				
Number of rotor poles	2				
Rated AC frequency	60 Hz				
Power factor	1.0				
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum				
Unit weight (lb / kg)	448 / 203	466 / 211	436 / 198	445 / 202	455 / 206
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7				
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration	5 min				

Engine

Engine type	GENERAC G-Force 1000 Series				
Number of cylinders	2				
Displacement	999 cc				
Cylinder block	Aluminum w/ cast iron sleeve				
Valve arrangement	Overhead valve				
Ignition system	Solid-state w/ magneto				
Governor system	Electronic				
Compression ratio	9.5:1				
Starter	12 VDC				
Oil capacity including filter	Approx. 1.9 qt / 1.8 L				
Operating rpm	3,600				
Fuel consumption					
Natural gas ft³/hr (m³/hr)					
1/2 Load	204 (5.78)	228 (6.46)	164 (4.64)	203 (5.75)	
Full Load	301 (8.52)	327 (9.26)	287 (8.13)	306 (8.66)	
Liquid propane ft³/hr (gal/hr) [L/hr]					
1/2 Load	87 (2.37) [8.99]	92 (2.53) [9.57]	86 (2.36) [8.95]	92 (2.53) [9.57]	
Full Load	130 (3.55) [13.48]	142 (3.90) [14.77]	136 (3.74) [14.15]	142 (3.90) [14.77]	

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140-171 V / 190-216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

Rating definitions - Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, ULC2200, and DIN6271).

* Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level, and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

Service Rated Automatic Transfer Switch Features

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Main breakers are rated for 80% continuous load.
- 2-pole, 260 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

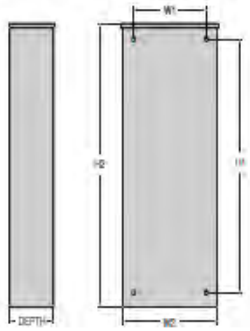
Model	G007039-1, G007039-3 (20 kW) G007043-10, G007043-11 (22 kW) G007210-10 (24 kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-*Pick-up*	80%
-*Dropout*	65%
Return to Utility*	Approx. 13 sec
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

*Function of Evolution controller
Exercise can be set to weekly, bi-weekly, or monthly

Dimensions

	200 Amps 120/240, 1ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14



GENERAC

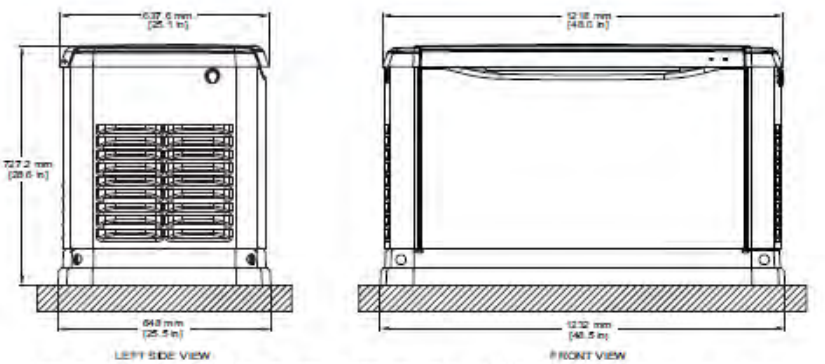
20/22/24 kW

Available Accessories

Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Tank Fuel Level Monitor	The Wi-Fi enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.

Dimensions & UPCs

Model	UPC
G007038	696471074186
G007039	696471074192
G007042	696471074208
G007043	696471074216
G007209	696471071611
G007210	696471084801



Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

©2022 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice. Part No. A0000937814 Rev. E 03/15/2022

[redacted]

Automatic
Transfer Switches

[redacted]

GENERAC®

Service and Non-Service Rated Automatic Transfer Switches





Models: RXSC100A3
RXSW100A3
RXSW150A3
RXSC200A3
RXSW200A3

Description

This series of Generac Automatic Transfer Switches is designed for use with single phase generators that utilize an Evolution™ or Nexus™ Controller. The 100 and 200 Amp open transition switches are available in single phase in both service equipment rated and non-service equipment rated configurations. The 150 Amp open transition switch is only available in a service rated equipment configuration.

Standard Features

Service rated (RXSW) Generac Automatic Transfer Switches are housed in an aluminum NEMA Type 3R enclosure*, with electrostatically applied and baked powder paint. The Heavy Duty Generac Contactor is an ETL recognized device, designed for years of service. The controller at the generator handles all the timing, sensing, exercising functions, and transfer commands. All switches are covered by a five year limited warranty.

* Non-service rated (RXSC) switches are housed in a steel enclosure.

Load Management Technology

Through the use of the integrated Smart A/C Module (SACM), these switches have the capability to manage up to four individual HVAC (24 VAC controlled) loads with no additional hardware. When used in tandem with external Smart Management Modules, a total of eight more loads can be managed, providing the most installation efficient power management options available.

GENERAC®

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Greg Kling
(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:

063N-F01900
(Property Parcel/Tax ID Number)
and located at:

197 Splendor Ridge Dr., 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

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

Signature

197 Splendor Ridge Dr.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

17th day of November, 2025.

Notary Public

My Commission Expires: 05/16/2026

KEVIN EBERLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CITY OF FRANKLIN, TN

197 Splendor Ridge Dr., Franklin, TN 37064

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

Project Overview #1938469

Project Title: 197 Splendor Ridge Dr., Franklin, TN 37064
Application Type: 08b) Administrative Certificate of Appropriateness (COA)
Workflow: COA Administrative Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height 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
Aquilla Cartwright
Generator Supercenter of Middle TN
2655 8th Ave S.
Nashville, TN 37204
P:615-879-1952
acartwright@generatorsupercenter.com

Property Owner

Property Owner
Greg Kling

197 Splenda Ridge Dr.
Franklin, TN 37064
P:6303026933
gkling911@aol.com

Address

Project Address or Parcel: 197 SPLENDOR RIDGE DR (063N-F01900)

Calculated Acreage: Parcel
- 197 SPLENDOR RIDGE DR: 0.23285444

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay
- 197 SPLENDOR RIDGE DR: Floodway Fringe Overlay District

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 197 SPLENDOR RIDGE DR: R1

Central Franklin Overlay: Central Franklin Overlay
- 197 SPLENDOR RIDGE DR: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 197 SPLENDOR RIDGE DR: Historic Preservation Overlay

Floodway Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed: HVAC or Mechanical Equipment or Screening

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

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

Fence Material:

HVAC Type: Equipment Installation

Narrative

Project Description:
Installation of 24kW generator at the rear of the home. Gas and electrical tie into existing meters