



City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, January 12, 2026

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

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 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

OFFICERS

2. Consideration Of 2026 Commission Chair & Vice-Chair

ANNOUNCEMENTS

APPLICATIONS

3. Consideration Of Signage (Convenience) At 108 4th Ave. S.; Michael Evans, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

4. Consideration Of Signage (Convenience) At 435 Main St.; Michael Evans, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

Sponsors: Kelly Dannenfelser, Emily Huffer

6. Consideration Of Alterations (Retroactive Principal Building Window Replacement) At 223 Franklin Rd.; Hank Gardner, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

Sponsors: Kelly Dannenfelser, Emily Huffer

8. Consideration Of A Preliminary Historic Zoning Commission Recommendation To Amend The Hillside Hillcrest Overlay (HHO) At 354 Franklin Rd.; Greg Gamble, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

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

9. Admin COA For Wall Sign (Lighting) At 230 Franklin Rd.; John Brown, Applicant.
10. Admin COA For Rear Yard Fencing At 230 Franklin Rd.; John Brown, Applicant.
11. Admin COA For Signage At 315 Bridge St.; Kimberly Swartz, Applicant.
12. Admin COA For Rear Yard Fencing At 717 Glass Ln.; Will Forte, Applicant.

ADJOURN

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



Meeting Minutes

Historic Zoning Commission

Monday, December 8, 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, Mary Pearce, Michael Orr, Madalyn Ingram

Commissioners Absent: Kathy Worthington, Holly Thompson, Lisa Marquardt

Staff Present: Emily Huffer, Elizabeth Bulay, Kelly Dannenfelser, Shauna Billingsly, Randall Tosh

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 Tyler LeMarinel asked for citizen comments. There were none.

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

Sponsors:

Commissioner Pearce motioned to approve the November 10, 2025, HZC Meeting Minutes, seconded by Commissioner Laster. The motion carried by a vote of 6-0.

BYLAWS UPDATE

2. Consideration Of The Bylaws Update.

Sponsors:

Project Leader: Ms. Huffer stated that the update includes corrections to clerical errors along with a change in the HZC meeting start time to 4 pm to be consistent with the Design Review meeting start time.

MOTION

Commissioner Laster motioned to approve the Bylaws update, seconded by Commissioner Barrett.

Amendment

Commissioner Laster amended the motion to keep the HZC Meeting time at 5 pm in the Bylaws section 8.1.1., Meeting Time, seconded by Commissioner Pearce.

Commissioner Laster explained that the success of a good public meeting is consistent meeting time along with a convenient time for the working public. Most people work until 5 pm and although one may need to arrange his or her work schedule for the 5 pm meeting, a 4 pm meeting would require an earlier leave from work. Also, Commissioner Laster stated that feedback from residents who live in the Historic Districts would prefer the meeting time to remain at 5 pm.

The amendment carried by a vote of 6-0.

The main motion, as amended carried by a vote of 6-0.

2026 MEETING CALENDAR**3. Consideration Of The 2026 HZC & DRC Meeting Calendar.****Sponsors:**

Project Leader: Ms. Huffer explained that 2026 meeting dates and deadlines include a 4 pm start time for the HZC meetings. The meeting dates can be voted on with the stipulation the HZC meeting will continue to start at 5 pm.

MOTION

Commissioner Pearce motioned to approve the 2026 Meeting Dates and Deadlines including the HZC Meeting start time at 5 pm, seconded by Commissioner Ingram.

Citizen Comments: None

The motion carried by a vote of 6-0

ANNOUNCEMENTS

Ms. Huffer stated that the next DRC Meeting will be held at the Eastern Flank Event Facility, December 15, 2025, at 4 pm. Applicants who plan or are invited to attend, as a result actions taken tonight, should email staff by midnight tonight.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

RECOMMENDATION:

Staff recommend approval of the replacement of the porch flooring, front steps, and walkway with conditions listed in the staff report.

Applicant Speaker: Ernie Reynolds. (microphone was not on). Mr. Reynolds provided a stone sample for the

Commissioners to view.

Citizen Comments: None

MOTION

Commissioner Orr motioned to approve site and building alterations at 713 Glass Lane with staff conditions, seconded by Commissioner Pearce.

Commissioner Pearce stated that alterations will be a nice upgrade from the aggregate concrete and the upgrade will enhance the closely located Boyd Mill Historic District.

The motion carried by a vote of 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Withdrawn by the applicant prior to the meeting.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 720 West Main Street is located in the Hincheyville National Register Historic District. The proposal includes a request to replace the garage doors and light fixture on the accessory structure.

RECOMMENDATION:

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

Applicant Speaker: Brett and Mary Gardner. Mr. Gardner stated that a third hinge would be added to the garage door as previously discussed.

Citizen Comments: None

MOTION

Commissioner Laster motioned to approve Alterations (Accessory) At 720 W. Main St. with staff conditions, seconded by Commissioner Orr.

Chair LeMarinel asked the Commissioner if the third hinge on the garage door should be discussed.

Amendment

Commissioner Laster amended the motion to include the third hinge on the garage door, seconded by Commissioner Ingram. The motion to amend carried by a vote of 6-0.

The main motion, as amended carried by a vote of 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay stated that the property located at 1008 Fair Street is located in the Hincheyville National Register Historic District. 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 proposed alterations to the approved plans for alterations and an addition to the structure are appropriate as the alterations create a more subordinate form and read as additions over time.

RECOMMENDATION:

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

Applicant Speaker: Jacob Layne. Mr. Layne stated that after meeting with staff, he redesigned the addition by decreasing the front facade by four feet to avoid disrupting the tree's root system that could potentially create onsite engineering concerns. The total square footage will be reduced by 70 feet. Because there were onsite engineering concerns, Mr. Layne explained that he further simplified the design by making it cleaner without changing the character of the structure.

Citizen Comments: None

MOTION

Commissioner Ingram motioned to approve Alterations to A Previously Approved COA (Accessory) At 1008 Fair St. with staff conditions, seconded by Commissioner Orr.

Chair LeMarinel noted that he liked the smaller footprint of the addition but also noted that the side facing gable made the addition appear as a 2 car addition rather than a large 3 car garage.

Commissioner Pearce asked about the measurements of roof ridge line of the addition, once completed.

Mr. Layne stated that the addition roof ridge line would be 18" lower than the principal building.

The motion carried by a vote of 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that The property located at 230 Franklin Road features Building 1 on the Factory campus and is located in the Franklin Road Historic District. The proposal includes a request for the installation of a new accessory structure and installation of lighting. The applicant has incorporated suggestions from past DRC meetings and discussions with staff.

RECOMMENDATION:

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

Applicant Speaker: John Brown. Mr. Brown stated that the final pieces of the application for building 1 include an accessory structure that will have the same finish as the building and two light fixtures, a post light and string light. Details about each of the items are detailed in the staff application documents.

Citizen Comments: None

MOTION

Commissioner Orr motioned to approve New Construction (Accessory) And Lighting At 230 Franklin Rd. Bldg. 1 with staff conditions, seconded by Commissioner Barrett.

Commissioner Pearce asked staff if the city had changed its position on permanent string lighting.

Ms. Bulay explained that as discussed in the DRC meeting, string lighting is permitted at the Factory, in this situation.

The motion carried by a vote of 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

This item was withdrawn by the applicant prior to the meeting.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that 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. 434 Main Street is single 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. The applicant is proposing 8 different signs. The dimensions of the signs, the windows, the awnings, the materials, how the signs have been applied, and other information has not all been provided in the application to provide a recommendation.

RECOMMENDATION

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

Applicant Speaker: Ian Bristo. Mr. Bristo stated that he is Holly Hayes husband and apologized for not providing the information required for the sign application. Mr. Bristo explained that there are two businesses in the building that operate independently of each other, Sanctuary (jewelry and clothing store) and Awaken (Apothecary and Sleep store). The sign application was submitted under 432 Main Street and 434 Main Street and somehow the application was merged into 434 Main Street. In the application, Mr. Bristo explained that they propose two awnings, one for each store. Mr. Bristo went on to say he and his wife would be happy to provide whatever information is needed as well as be educated on the application process and the proper procedures to get the sign approved.

Citizen Comments: None

MOTION

Commissioner Ingram motioned to defer the application to the January 12, 2026, HZC Meeting to allow time for the applicant to provide additional information, seconded by Commissioner Laster.

Chair LeMarinel explained that discussion about a deferral is limited to the reasons for the deferral.

Commissioner Orr noted that the application was not clearly outlined with details about proposed locations for each sign.

Chair LeMarinel stated that he would like to see the applicant and staff get together so that everyone is on the same page. Also, Chair LeMarinel suggested the applicant attend the next DRC meeting where the discussion is less formal with time allotted for questions with staff and commissioners.

Commissioner Ingram stated that she would not be comfortable voting on the application with the limited amount of information provided by the applicant.

The motion to defer carried by a vote of 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that 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 applicant is proposing to change the siding of the principal building to painted brick from all lap siding.

RECOMMENDATION:

Staff recommend approval of the exterior siding change with conditions outlined in the staff report.

Applicant Speaker: Michael Katsaitis. Mr. Katsaitis explained that after the last DRC meeting it was decided to

keep the lap siding on the garage/carriage house and painted brick for the principal building.

Citizen Comments: None

MOTION

Commissioner Laster motioned to deny Exterior Alterations (Painted Brick) At 115 Winslow Rd., seconded by Commissioner Pearce.

Commissioner Laster stated that the Historic Design Guidelines clearly state that masonry or brick should not be painted unless previously painted. Regarding new construction materials, the guidelines recommend use of materials that would have been historically used and in this situation, natural brick would be recommended. Seven of the eight homes on Winslow Road are constructed with natural brick with one home painted masonry/brick. Commissioner Laster stated that to his knowledge the HZC has not approved painting masonry or brick and if this application is approved a precedent would be set for the future. To approve painted brick along Winslow Road would not be in keeping with the guidelines.

Commissioner Ingram asked if something else changed in the application because the garage was proposed to be lap siding.

Chair LeMarinel stated that originally the entire building was proposed to be lap siding. At the DRC meeting, the applicant proposed that the entire structure be all brick. Comments and suggestions were made about whether the garage section of the home should maintain use of lap siding to have the appearance of a detached structure and to illustrate the garage is subservient to the main house.

Commissioner Ingram stated that it appears the lower part of the home is stone and asked how the Commission feels about the applicant using stone.

Chair LeMarinel stated that the guidelines mention use of stone and brick and explained that Commissioner Laster is calling into question the applicant's proposal to paint the brick. Natural brick would be acceptable. Chair LeMarinel noted that the application is approved for use of lap siding on the house and the garage.

Commissioner Laster reiterated that painted brick would not be in keeping with the guidelines and would set a precedent for future requests in Franklin's Historic Districts.

Commissioner Pearce stated that it is confusing or sends an inconsistent message to allow infill brick homes in the historic district to be painted and in another situation, recommend paint be removed from a painted masonry/brick church. Also, Commissioner Pearce noted that she does not see a compelling reason to paint the brick of the subject building and added that stone could be approved but new stone construction can be complicated. However, Ms. Pearce noted that the homes on either side of the subject property are stone homes which leave little room for variation.

Chair LeMarinel explained that considering the form of this house, in Franklin, stone would not have been used. One would be more likely to see this style of home constructed using brick or siding.

The motion to deny carried by a vote of 6-0.

Mr. Katsaitis asked about changing the proposal to the use of a light colored brick.

Chair LeMarinel stated that the motion had been voted on and he should submit a new application for use of the new material.

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

Sponsors: Kelly Dannenfels, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 121 Myles Manor Court is located in the Franklin Road Historic District. 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. While the existing $\frac{3}{4}$ 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 were 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. 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, there are conditions recommended in the staff report.

Owner: Scott Cash. Mr. Cash explained his misunderstanding of the meaning of a home being a historical compliant structure. Mr. Cash stated that he did not realize that the time period in which the home was built and style of the home should be considered when determining historically correct materials. Mr. Cash further explained that he would not have purposefully installed a shake style roof if he would have known the material would be inappropriate for the home and apologized for the mistake. Much research was completed to determine if the home ever had a cedar shake roof, but Mr. Cash stated it was unsuccessful.

Applicant Speaker: Noel Jones. Mr. Jones noted that other than seeing the use of 1 by 6 purlins at the top of the rafters, which is indicative of a shake roof, no other evidence was found that would indicate there could have been a shake roof on the house in the past.

Citizen Comments: None

MOTION (Door Replacement)

Commissioner Laster motioned to deny the proposed door replacement for 121 Myles Manor Court, seconded by Commissioner Barrett.

Commissioner Laster stated that the reason for his motion to deny the door replacement is based on staff's comments.

Chair LeMarinel stated that he understood that staff did not have any issue with replacement of the doors, but the doors should match the style of the home which is Tudor Revival.

The motion to deny carried by a vote of 6-0.

Chair LeMarinel asked staff a general question regarding approval of door replacement and if staff can approve without input from the Board.

Ms. Bulay stated that staff does not approve door replacements for the front of a structure but has approved door replacements for the rear of buildings.

MOTION (Roof)

Commissioner Pearce motioned to deny the cedar shake roofing material for 121 Myles Manor Court, seconded by Commissioner Ingram.

Commissioner Pearce expressed her concern about the unfortunate situation the HZC is put in by needing to

retroactively approve or deny the roofing material. It's very difficult.

Commissioner Laster stated that wood is not a prohibited material for roofing as stated in the Historic Guidelines. The home was built in 1936-1938 and at that time, according to newspaper articles, redwood California shake roofs were used as roofing material in Franklin. Mr. Laster stated that we do not know if redwood shake roofing was used for this house. Given this information, Mr. Laster stated that it causes him to pause and consider that a wood shake may have been used as roofing material, but it cannot be confirmed. If a terra cotta roof was installed, the retroactive request for approval would be a definite denial and had the applicant proposed a cedar shake roof prior to installation there is a chance the Commission would have approved the request.

Chair LeMarinel also noted that the design guidelines also recommend maintaining the elements of the home as they exist currently. If starting from scratch, a wood shake roof could be approved.

Commissioner Pearce noted that she has not seen a house of this age that utilized a cedar shake roof other than an odd outlier. One would typically see a shake roof on homes built during the generation prior to this home built in the 1930's.

Commissioner Barrett noted that his neighbors had hail damage to the roof of their historic home and ended up removing five roofs that had been added over the years and the last roof removed was cedar shake roof.

Commissioner Pearce noted that after talking to people who are well acquainted with this home, no one can remember a cedar shake roof on the house. Although the roof, as it is now with cedar shake material, does not stand out or cause the eyes to immediately see the roof. Commissioner Pearce explained that the Board is put in an uncomfortable position of having to retroactively approve or deny.

Commissioner Laster noted that wood shake roofs are a maintenance headache and most people, if given the choice, would not replace the cedar shake roof with cedar shake roofing material because of the upkeep required.

Commissioner Orr noted the precedent that will be set if the HZC approves the shake roof and asked the Board if the applicant had requested an asphalt roof that more closely mimics a cedar shake roof, would the HZC be faced with retroactive approval.

Chair LeMarinel stated that the whole idea of asphalt roofing material is that it is designed to mimic a shake roof by appearing thicker and providing depth. Every asphalt shingle, for the most part, is designed to imitate slate, shake, or flat tile by adding shadow lines to the profile of the shingle. Chair LeMarinel stated that this situation is tough because we do not want people to replace their roof without getting approval and then use the rationale that other people have done the same thing in the past.

Commissioner Orr stated that if the Commission approves this application, a precedent will be set for all future applications regarding roofing material.

The motion to deny carried by a vote of 4-2 with Commissioner LeMarinel and Commissioner Laster voting against.

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

Project Leader: Emily Huffer. Ms. Huffer stated that 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 proposal to construct a new parking structure was approved at the June 2025, HZC Meeting. This proposal is for alterations to the form, size, and location of the parking structure. The applicant attended the November DRC meeting. Staff commented, at the meeting, that the applicant should meet with the Building and Neighborhood Services (BNS) Department to confirm placement of the structure will meet building codes. Ms. Huffer noted that the applicant had not consulted with BNS yet. It is unclear if the proposed parking structure can be constructed per the proposed placement. Mr. Randall Tosh is present to answer questions.

RECOMMENDATION:

Ms. Huffer stated that other than the meeting with BNS, staff recommend approval of the application for Alterations to A Previously Approved Building (Parking Structure) At 230 Franklin Rd. (The Factory) with conditions outlined on the staff report.

Applicant Speaker: Read Talley. Mr. Talley stated that he met with BNS prior to this meeting to discuss building code requirements. Mr. Talley stated that as part of the process the team is consulting a third party reviewer to work through the details and nuances to meet all the requirements. The north and east façade of the parking structure would remain the same other than how much space (setback) would be between the buildings. Mr. Talley explained that questions such as defining what constitutes a detached versus not detached building will determine changes to the structure. The team is asking for approval with a condition that all codes will be met as required and if physical changes to the structure occur, the proposal would come back to HZC for approval.

Citizen Comments: James Blair, 533 Plantation Court, Nashville, TN. Mr. Blair thanked the Commission, staff, and Holladay Properties for the work on the Factory Project over the last two years. Overall, the design looks great, but Mr. Blair suggested bricking the west elevation wall of the parking garage like in the previous version of the garage. From the historical standpoint, the new version of the parking garage, levels 3 and below, allows parked cars to be seen. The parapet on the top level blocks the view of cars. Mr. Blair finished by stating that all the hard work is paying off as the Factory is a beautifully designed project.

MOTION

Commissioner Laster motioned to approve Alterations to A Previously Approved Building (Parking Structure) At 230 Franklin Rd. (The Factory) with staff conditions, seconded by Commissioner Barrett.

Commissioner Pearce asked the Board to comment on the openings on the north elevation, making the cars more visible.

Chair LeMarinel noted that in the new design, headlights may be visible at night. Given everything going on around the building along with the nuances of the structure design, the cars may not be visible.

Mr. Talley explained that the ridge line on level three comes up higher with the goal of allowing as much airflow as possible to filter out exhaust.

Commissioner Pearce noted her main concern is the openings on north elevation on levels 2 and 3 and how much car visibility there will be.

Chair LeMarinel and Commissioner Pearce agreed that the south elevation is not as concerning because of the business entrances and the activity on that side of the Factory.

Mr. Talley stated he would be glad to look at reducing the visibility on the north elevation.

Chair LeMarinel stated that specifically Ms. Pearce is referring to the first two horizontal bays on the north elevation and what alternatives could be proposed to reduce visibility whether it is bricking in the openings or installing louvers, although louvers may or may not be a typical feature seen in a Franklin Historic district.

Commissioner Orr suggested that visibility of the garage from the north elevation, from Franklin Road, may be minimal or not visible at all.

Commissioner Pearce stated that if the headlights cannot be seen, she is not as concerned about the openings.

Chair LeMarinel stated that who knows what may happen in the future to the property north of the Factory, not in the historic district. One must consider future development further blocking the visibility of the parking garage.

Commissioner Ingram noted that to Ms. Pearce's point looking at page six of the application documents, coming from downtown Franklin, car activity in the garage will be visible for the 2nd and 3rd levels.

Chair LeMarinel stated that he was not convinced this would be an issue and stated regardless of what the final determination is regarding the openings, the recessed areas keep the building from being plain and flat.

Mr. Talley explained that attention was given to window placement on the parking structure so that it does not align exactly with adjacent buildings.

Chair LeMarinel noted that flashes of headlights will be visible as cars circles through the garage looking for a parking slot but visibility from the south, driving north from downtown is a larger viewshed considering the other activities going on at the Factory and will be a wider wash.

Mr. Talley stated that he liked the louver possibility as a covering over the openings of the garage as it would appear intentional and would address visibility issues.

Commissioner Ingram noted that on page 5 of the application documents, the elevation shows how that the ramp is visible through the openings of the garage.

Commissioner Pearce stated that if the applicant works with Building and Neighborhood Services to address the code requirements and the applicant can provide examples of alternative ways to address the structure openings and garage visibility, then she is fine with the motion.

Mr. LeMarinel noted that there will be plenty of discussion regarding the codes for this building.

Mr. Tosh stated that the applicant provided a code report for the parking garage to be considered as a separate building. The code book identifies the space as a covered mall and covered malls are required to have 60 feet of open space between the parking structure and the mall. An attachment to the code report was added because the applicant would like the parking structure to be part of the covered mall. Mr. Tosh explained that extensive research was done as well as ICC contacted to address the situation. It was concluded that the parking structure would be considered as a separate building and 60 feet between the covered mall and the parking garage would be necessary to meet the code requirements. Mr. Talley was notified this afternoon that the structure cannot be approved.

Chair LeMarinel asked if the age of the Factory buildings make it difficult to accommodate fire codes requirements.

Mr. Tosh stated that before the fire codes can be addressed the placement/spacing requirement must be approved first. The covered mall requirements for distance to the parking structure must be met first.

Chair LeMarinel restated that the covered mall requirements is the reason the garage project is being held up not the garage. Mr. LeMarinel commented that he's not sure why the HZC is considering the parking garage if the basic codes have not been met.

MOTION (To Defer)

Commissioner Laster motioned to defer the application to the January 12, 2026, HZC meeting, seconded by Commissioner Orr.

Commissioner Pearce noted that a deferral is the best course of action so that the applicant can address the concerns stated by Mr. Tosh.

Chair LeMarinel noted that sometimes the Commission will review a project even though there are minor conditions or codes that still need to be met. It is an understanding that the minor issues will be met by the applicant but the situation with the Factory parking garage placement is not the same type of situation and is on a much larger scale. Until the placement of the garage is approved, the HZC should wait to approve the final details of the parking structure.

The motion to defer passed by a vote of 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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 proposal is for alterations to the building and the adjacent buildings it will touch.

RECOMMENDATION:

Staff recommend approval of the proposal with conditions outlined in the staff report.

Applicant Speaker: Mr. Talley stated that there are only a few issues outside of what was discussed at the DRC meeting to address. Mr. Talley also noted that the feedback from the DRC meeting was incorporated into the final designs for this application. Regarding the clear story at building 10, the intent is to fill in the historic opening. When the contemporary roofing is removed, the opening will be filled in. Mr. Talley stated that Mr. LeMarinel's recommendation regarding the door design worked out well as the doors will have the same mullion pattern as the windows. The preferred choice for the awnings is the corrugated metal to blend in with the other awnings on the Factory campus.

Chair LeMarinel asked Mr. Talley for more details about mounting materials that will be used for the awning.

Mr. Talley explained that the intent is to keep the mounting material simple and as understated as possible.

Commissioner Laster asked Mr. Talley if the brackets for the corrugated metal awning will be like brackets shown with the standing seam metal awning in the application documents.

Mr. Talley stated that the photo of the brackets Mr. Laster is referring to seem to be thicker and heavier, but the intent is to select mounting brackets that are not overbearing but simple and that match and are appropriate for the feel of the Factory.

Citizen Comments: None

MOTION

Commissioner Orr motioned to approve Alterations to A Previously Approved Building (Hotel) At 230 Franklin Rd. (The Factory) with staff conditions, seconded by Commissioner Laster.

Commissioner Pearce stated that the proposed work is successful.

Chair LeMarinel stated that he prefers the corrugated metal awning instead of introducing a new awning to the campus as the corrugated metal awning will blend with existing awnings. Also, Chair LeMarinel noted that he likes historic windows more than aluminum windows.

Commissioner Barrett asked if the change to the corrugated metal awning creates a "fixed" or stationary awning.

Chair LeMarinel stated that corrugated metal awning would be fixed and not moveable. Mr. LeMarinel asked to Board if anyone had comments on the mechanical bull pen.

Commissioner Laster stated that it is a huge improvement and a better solution than trying to hide the mechanicals behind a parapet on the roof.

The motion carried by a vote of 6-0.

OTHER BUSINESS

Ms. Huffer asked if anyone would like a copy of the Bylaws to please let her know. Also, as a thank you to the Commissioners hard work and commitment to the HZC there will be Merridee's cookies and tea after the meeting.

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.

Sponsors:

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

Sponsors:

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

Sponsors:

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

Sponsors:

ADJOURN

There being no further business, Commissioner Orr motioned to adjourn the December 8, 2025, HZC Meeting, seconded by Commissioner Barrett. The motion carried by a vote of 6-0 and the meeting adjourned at 06:20p.m.

Chair

Date



File #: 21-01912

DATE: 1/12/2026
TO: Historic Zoning Commission
FROM: Kelly Dannenfels, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:
Consideration Of Signage (Convenience) At 108 4th Ave. S.; Michael Evans, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning new convenience signage at 108 4th Ave. S.

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

PROJECT INFORMATION:
COF Project Number: 9014
Applicant: Michael Evans, Park Happy
Owner: Thomas Shell

BACKGROUND:
The property located at 108 4th Avenue South is a ca. 1980 metal and glass addition which connects the tenants stretching from 401 Main Street to 118 4th Avenue South and features a rear parking lot accessible by alleyway. This rear parking lot is one of three separate but adjacent parking lots that are behind the buildings along Main Street between 4th and 5th Avenue South block. An Administrative COA was issued for rear parking lot convenience signage in 2022.

The request is for new convenience signage in the rear parking lot. The sign is proposed to be 18' x 24', or 3 sq. ft in sign size. The sign is proposed to be mounted to the fence near the entrance of the parking lot at a height of 72" from grade. The sign is proposed to be a metal material and utilize a dark background with lighter lettering and minimal accent colors. The Guidelines recommend the following for convenience signage:

- Maximum size of 4.5 sq. ft. per side
- Maximum height of 4 feet
- Where not visible from the right-of-way, convenience signs used for parking spaces may be up to 1.5 square feet and up to 6.5 feet tall

While the proposed sign height and size do not meet the Guidelines, State laws were recently passed that regulate commercial signage for parking lots. We consulted with the Law Department and TCA 55-31-203 requires the signs be installed and requires a higher level of visibility for the signage messaging. The proposed signs meet the new State laws. The signage will be minimally visible from off-site because it is accessible by alleyway and is obscured from street view by buildings and refuse screening in the alley.

One existing parking spot convenience sign is proposed to be refaced. The existing sign is post-mounted and is 72" from grade. The location and size of the signage are not changing from what exists. The height, material, and color of the proposed reface are appropriate per the Guidelines.

RECOMMENDATION:

Staff recommends approval of the convenience signage with the following conditions:

1. The convenience signs must be post mounted and may not be mounted to the fence.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a sign permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



Signs Details

All signs will use aluminum blank as the substrate and will be faced with a matte vinyl sticker.

Sign 1 is **new work**, requesting an 18"x24" Parking Contract sign. Tennessee state law (T.C.A. § 55-31-203) requires commercial parking operators to maintain signage at the designated entries and exits of parking lots when late fees will be applied to parking invoices. This sign will be affixed directly to a privacy fence on the property. The top of the sign will be 72" from the ground

Signs 2 and 3 will reface previously approved signs. These signs are on a 2" square metal post painted a matte black.; the post height is 72" and the top of the sign will be 71". The post is set in a concrete bollard to protect it from parking vehicles.

PARKING CONTRACT

Read these Terms and Conditions Prior to Parking

Important! By parking here you agree to be bound by this contract, whether you read these Terms or not.

This facility provides parking only and is only for parking customers. It does not provide security to persons or property. You are solely responsible for your safety. We do not take custody of your vehicle. Park at your own risk. We accept no responsibility for loss, theft or damage to vehicles or contents. 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.

By this sign, we offer space for public parking, and you accept this offer by parking on this lot. We waive all requirements of notice of acceptance. This contract requires binding arbitration on an individual basis to resolve disputes, specifically waives the right to a jury trial, class actions and class arbitrations, and also limits the remedies available to you in the event of a dispute.

No Trespassing or Loitering. Parking compliance is monitored 24/7. Vehicles out of compliance are subject to towing, booting, and parking invoice charges at the owner's sole expense. You must pay the correct rate, in advance, for the total number of stalls used. Neither payment to unauthorized persons or to different facilities will be honored. Your payment is valid for one use only; exiting and reentering is not allowed. Validated or free parking privileges, if provided, are limited to a single use per day, per vehicle. Vehicles parked outside designated stalls, blocking the drive aisles, or in violation of posted signs, such as "Reserved", "Compact", "EV Charging", or "Handicap" stalls, are improperly parked.

To park on this facility, you are required to register, submit identifying information, and make timely payment if required. Failure to identify yourself during registration is the same as submitting false or blank information. If you fail to register, submit accurate information, or make timely payment if required, the facility owner and its agents may obtain the registered owner information, including name and address for the vehicle you are driving, from the applicable state authority, for the purpose of preventing fraud by you, pursuing legal remedies against you, or recovering on a debt owed by you. We may also use this information in connection with any legal or arbitral proceeding, including the service of process, investigation in anticipation of litigation, and the execution or enforcement of judgments and orders, or pursuant to an order of a Federal, State, or local court.

If a parking invoice is issued for violating these terms, the amount due is calculated by subtracting the amount you paid from the 24-hour parking rate. When the amount you paid is unknown, that amount is assumed to be zero.

LATE FEES APPLY AFTER 72 HOURS

A late fee of up to \$50 will be assessed if the invoice remains unpaid after 72 hours.

An additional late fee of up to \$25 will be assessed if the invoice remains unpaid after 30 days.

Automated License Plate Recognition Cameras may be in operation. By parking here, you consent to receive SMS text messages, emails, and other forms of written communication for compliance purposes. If you receive an invoice and wish to dispute it, please follow the directions on your invoice.

If you do not agree to these Terms you may leave within 5 minutes—without parking—at no charge.

*Don't forget, as soon as
you park you must*

*text 186 to
615-777-9797*



then follow the prompts.



www.parkhappy.com

PARKING CONTRACT

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Important! By parking here you agree to be bound by this contract, whether you read these Terms or not.

This facility provides parking only and is only for parking customers. It does not provide security to persons or property. You are solely responsible for your safety. We do not take custody of your vehicle. Park at your own risk. We accept no responsibility for loss, theft or damage to vehicles or contents. 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.

By this sign, we offer space for public parking, and you accept this offer by parking on this lot. We waive all requirements of notice of acceptance. This contract requires binding arbitration on an individual basis to resolve disputes, specifically waives the right to a jury trial, class actions and class arbitrations, and also limits the remedies available to you in the event of a dispute.

No Trespassing or Loitering. Parking compliance is monitored 24/7. Vehicles out of compliance are subject to towing, booting, and parking invoice charges at the owner's sole expense. You must pay the correct rate, in advance, for the total number of stalls used. Neither payment to unauthorized persons or to different facilities will be honored. Your payment is valid for one use only; exiting and reentering is not allowed. Validated or free parking privileges, if provided, are limited to a single use per day, per vehicle. Vehicles parked outside designated stalls, blocking the drive aisles, or in violation of posted signs, such as "Reserved", "Compact", "EV Charging", or "Handicap" stalls, are improperly parked.

To park on this facility, you are required to register, submit identifying information, and make timely payment if required. Failure to identify yourself during registration is the same as submitting false or blank information. If you fail to register, submit accurate information, or make timely payment if required, the facility owner and its agents may obtain the registered owner information, including name and address for the vehicle you are driving, from the applicable state authority, for the purpose of preventing fraud by you, pursuing legal remedies against you, or recovering on a debt owed by you. We may also use this information in connection with any legal or arbitral proceeding, including the service of process, investigation in anticipation of litigation, and the execution or enforcement of judgments and orders, or pursuant to an order of a Federal, State, or local court.

If a parking invoice is issued for violating these terms, the amount due is calculated by subtracting the amount you paid from the 24-hour parking rate. When the amount you paid is unknown, that amount is assumed to be zero.

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then follow the prompts.

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File #: 21-01913

DATE: 1/12/2026
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:
Consideration Of Signage (Convenience) At 435 Main St.; Michael Evans, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning convenience signage at 435 Main Street.

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

PROJECT INFORMATION:
COF Project Number: 9015
Applicant: Michael Evans, Park Happy
Owner: Historic Franklin Presbyterian, Mike Ensich

BACKGROUND:
The property located at 435 Main Street features the historic Presbyterian Church, a residential building in form, and a rear parking lot accessible through the alleyway. This rear parking lot is one of three separate but adjacent parking lots that are behind the buildings along Main Street between 4th and 5th Avenue South block.

The request is for new convenience signage in the rear parking lot. Two new convenience signs are proposed at the entrance and exit points of the commercial parking lot. The signs are proposed to be 18' x 24', or 3 sq. ft. each. The signs are proposed to be post-mounted at a height of 72" from grade to the top of the sign. The signs are proposed to be a metal material and utilize a dark background with lighter lettering and minimal accent colors. The Guidelines recommend the following for convenience signs:

- Maximum size of 4.5 sq. ft. per side
- Maximum height of 4 feet
- Where not visible from the right-of-way, convenience signs used for parking spaces may be up to 1.5 square feet and up to 6.5 feet tall

While the proposed sign height and size do not meet the Guidelines, State laws were recently passed that regulate commercial signage for parking lots. We consulted with the Law Department and TCA 55-31-203 requires the signs be installed and requires a higher level of visibility for the signage messaging. The proposed signs meet the new State laws. The signage will be minimally visible from off-site because it is accessible by alleyway and is obscured from street view by buildings and refuse screening in the alley.

RECOMMENDATION:

Staff recommends approval of the convenience signage with the following conditions:

1. The application must meet all the requirements of the City of Franklin prior to issuance of a sign 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.



Signs Details

Both signs will use an 18” x 24” aluminum blank as the substrate and will be faced with a matte vinyl sticker. All posts are 2” square steel painted a matte black. The top of the posts will be at 72”, and the top of the signs will be at 71”.

Sign placements are intended to comply with T.C.A. § 55-31-203: ...[late fee sign] is located at each designated entrance and exit of the commercial parking lot.

Please note: the aerial imagery available from Google Maps is outdated. The yellow box (in file “Lot Layout 12.23.25.pdf”) indicates the parking area. There is no longer direct access to the lot off the public alley. The aerial imagery available via the Williamson County ArcGIS website shows how the entry has been reconfigured.

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This facility provides parking only and is only for parking customers. It does not provide security to persons or property. You are solely responsible for your safety. We do not take custody of your vehicle. Park at your own risk. We accept no responsibility for loss, theft or damage to vehicles or contents. 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.

By this sign, we offer space for public parking, and you accept this offer by parking on this lot. We waive all requirements of notice of acceptance. This contract requires binding arbitration on an individual basis to resolve disputes, specifically waives the right to a jury trial, class actions and class arbitrations, and also limits the remedies available to you in the event of a dispute.

No Trespassing or Loitering. Parking compliance is monitored 24/7. Vehicles out of compliance are subject to towing, booting, and parking invoice charges at the owner's sole expense. You must pay the correct rate, in advance, for the total number of stalls used. Neither payment to unauthorized persons or to different facilities will be honored. Your payment is valid for one use only; exiting and reentering is not allowed. Validated or free parking privileges, if provided, are limited to a single use per day, per vehicle. Vehicles parked outside designated stalls, blocking the drive aisles, or in violation of posted signs, such as "Reserved", "Compact", "EV Charging", or "Handicap" stalls, are improperly parked.

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then follow the prompts.

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File #: 21-01905

DATE: 1/12/2026
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. The proposal also came before the December HZC meeting, where it was deferred.

One of the staff comments during both the November 2025 DRC and the December HZC meeting was the need for the applicant to meet with the Building and Neighborhood Services Department to confirm that the placement could meet the required building codes. BNS has confirmed that the building must meet the required codes for placement for new buildings.

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 to be set 20' away from building 3 and partially connected to 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. The design has incorporated the feedback from the December HZC meeting to alter the West elevation to have the window openings read as bricked in windows to eliminate the openings on the facade in hopes of relieving concerns of seeing headlights from Franklin Road from the floors of the garage.

Building Height

The height of the building varies from 36'-6" on the main parts of the building 43'-8" with the elevator overrun at 47' 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 43'-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.

Project Considerations:

1. IBC Chapter 2 - Definitions.

Addition. An extension or increase in floor area, number of stories or height of a building or structure.

Roof awning connections between two buildings does not meet the definition of an addition. The proposed awning/roof structure connections between two buildings will not relieve the requirement of the 60 open space per IBC Section 402.2.

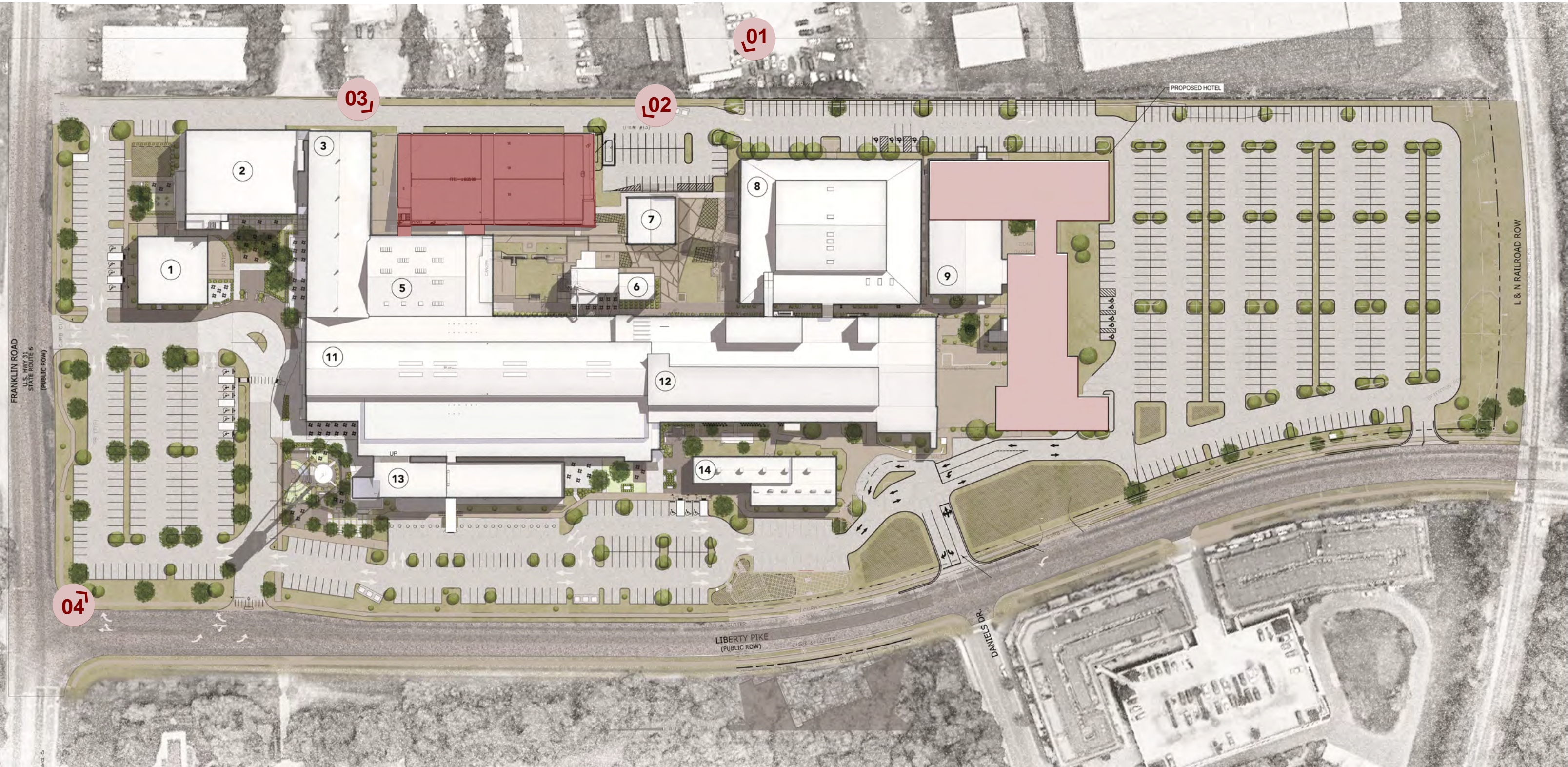
2. IBC 402.2 Open space. A covered mall building and attached anchor buildings and parking garages shall be surrounded on all sides by a permanent open space or not less than 60 feet.



PARKING GARAGE | HZC SUBMISSION

01.12.2026

SITE PLAN



FACTORY AT FRANKLIN
PARKING GARAGE
01/12/2026

AERIAL VIEW 01



PREVIOUSLY APPROVED



PROPOSED DESIGN

GROUND VIEW 02



PREVIOUSLY APPROVED



PROPOSED DESIGN

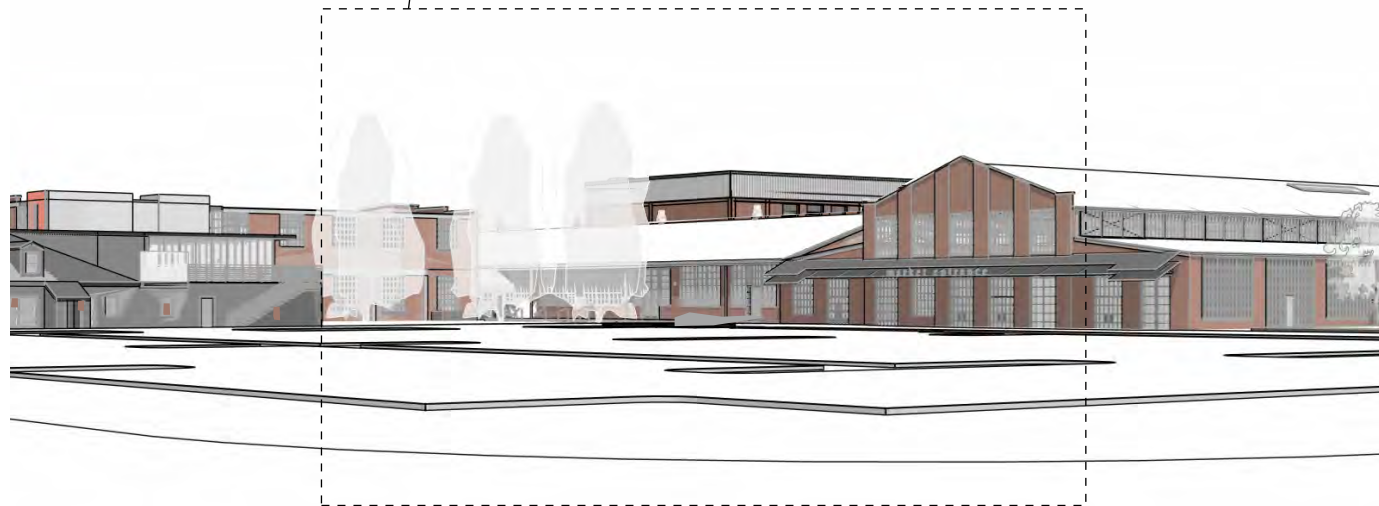
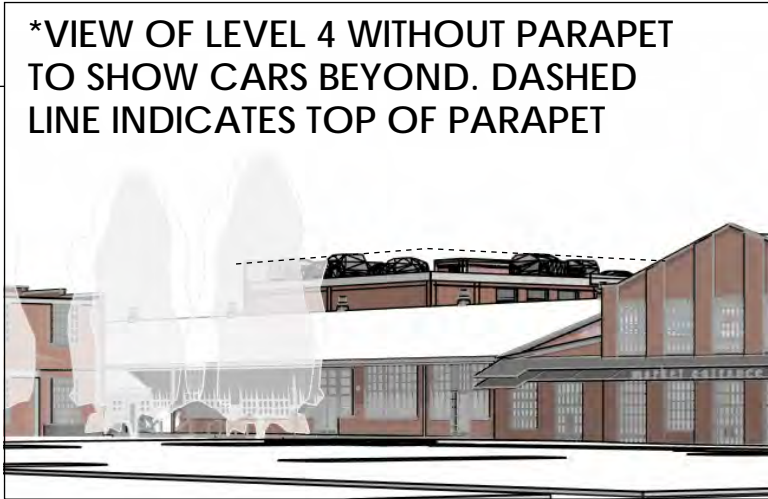
FACTORY AT FRANKLIN
PARKING GARAGE
01/12/2026

GROUND VIEW 03

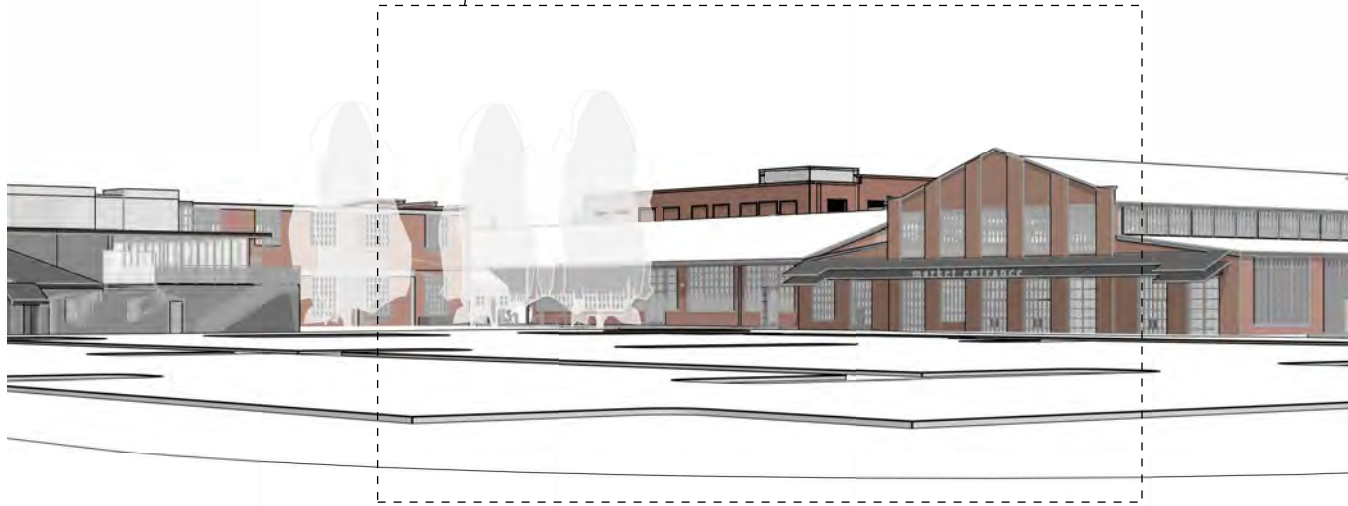
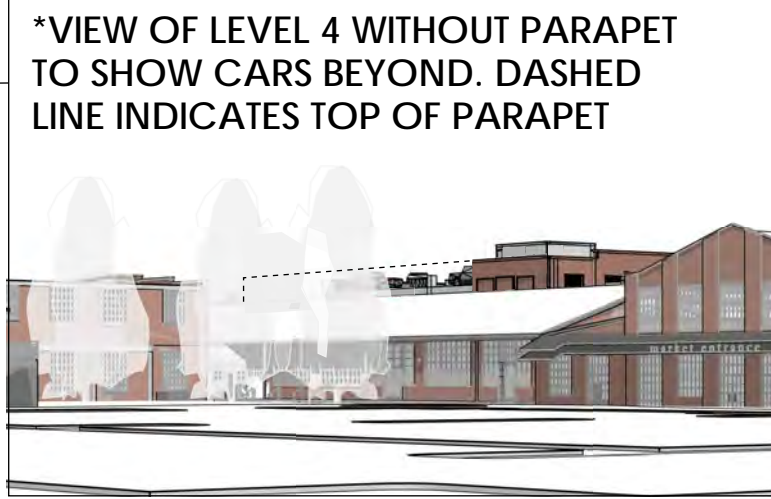


FACTORY AT FRANKLIN
PARKING GARAGE
01/12/2026

GROUND VIEW 04



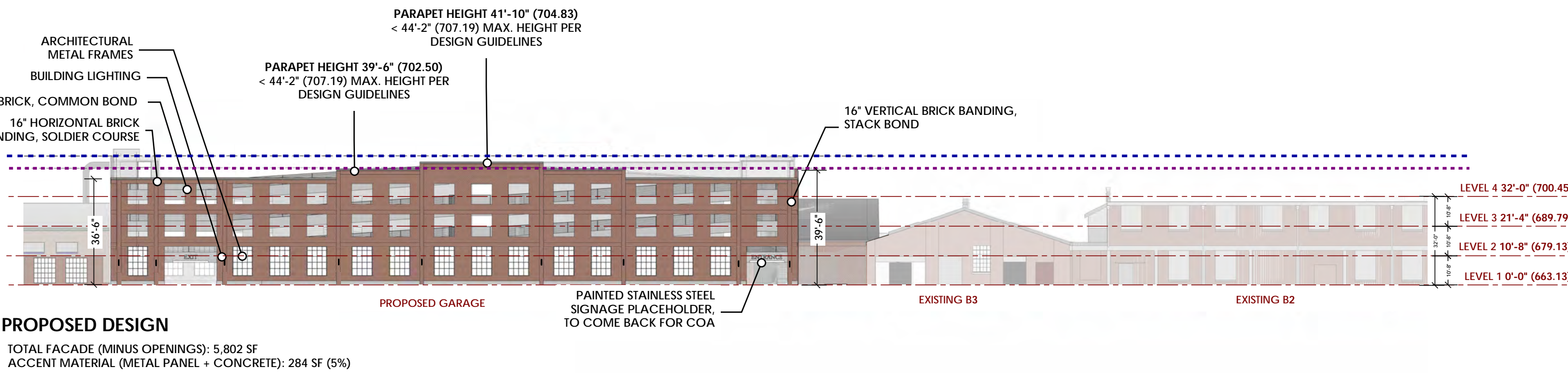
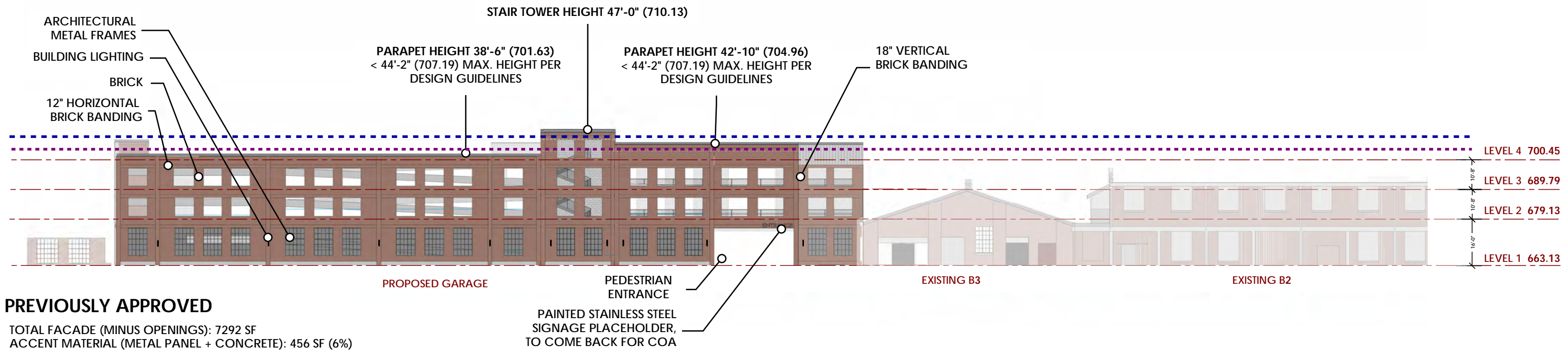
PREVIOUSLY APPROVED



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

ELEVATIONS | NORTH

● 44'-2" (707.19) 10% ABOVE AVERAGE BUILDING HEIGHT
● 40'-2" (703.17) AVERAGE BUILDING HEIGHT

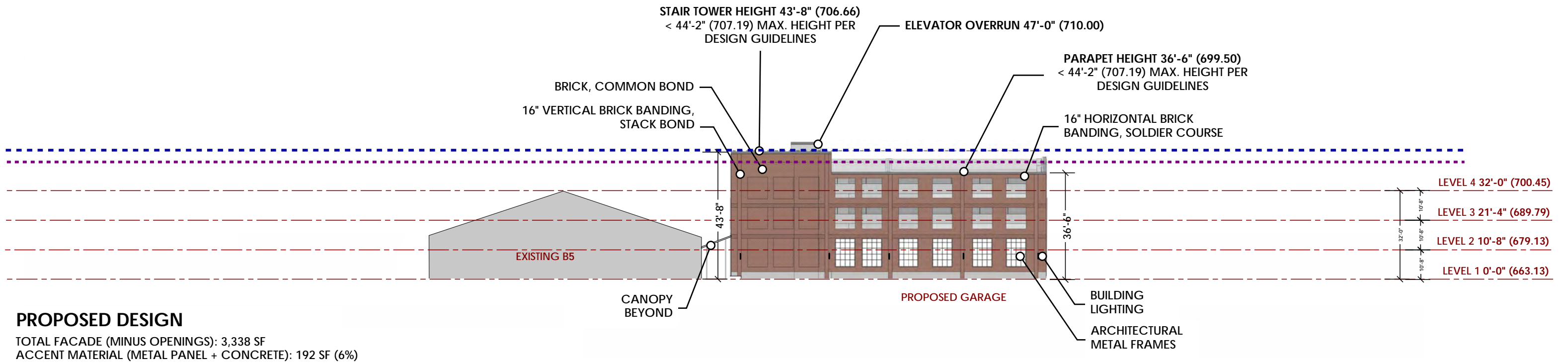
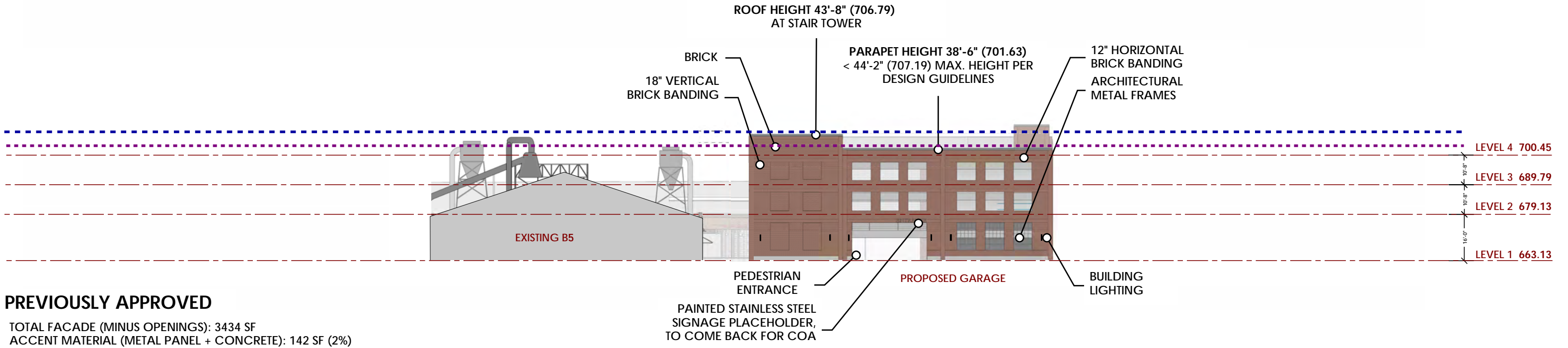


FACTORY AT FRANKLIN
 PARKING GARAGE
 01/12/2026



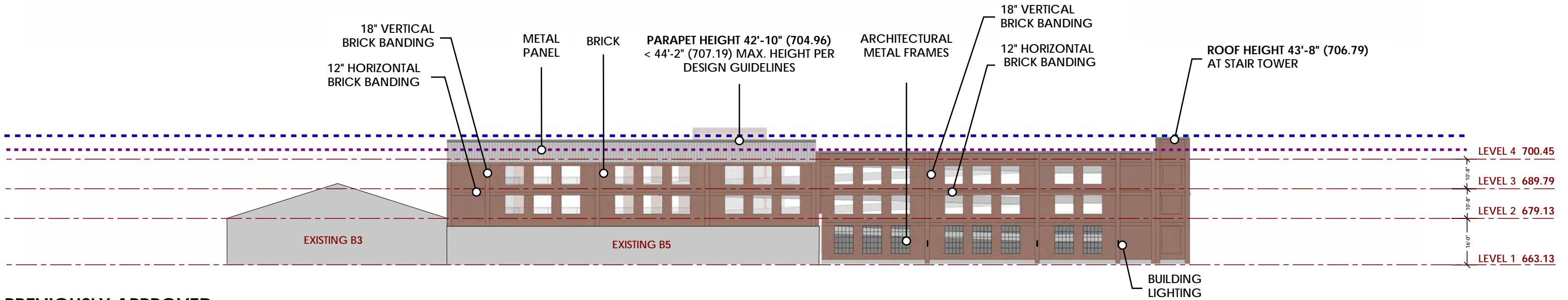
ELEVATIONS | EAST

● 44'-2" (707.19) 10% ABOVE AVERAGE BUILDING HEIGHT
● 40'-2" (703.17) AVERAGE BUILDING HEIGHT



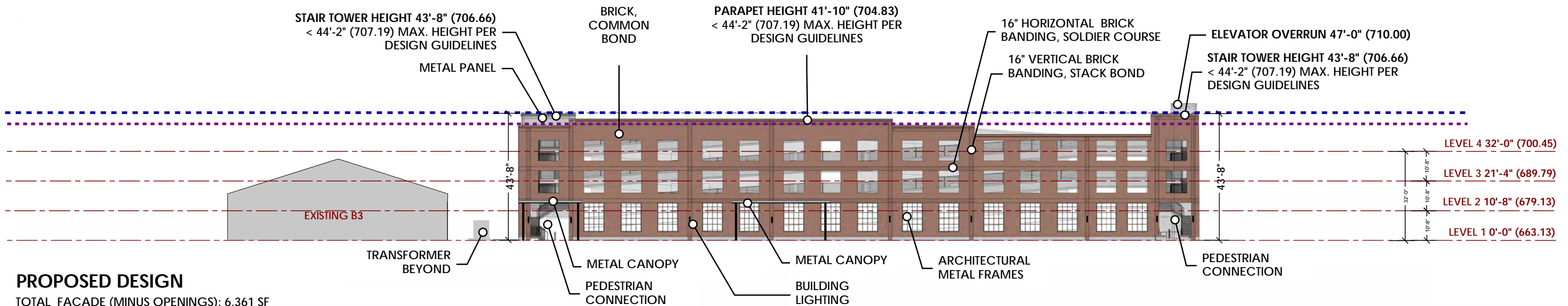
ELEVATIONS | SOUTH

● 44'-2" (707.19) 10% ABOVE AVERAGE BUILDING HEIGHT
 ● 40'-2" (703.17) AVERAGE BUILDING HEIGHT



PREVIOUSLY APPROVED

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

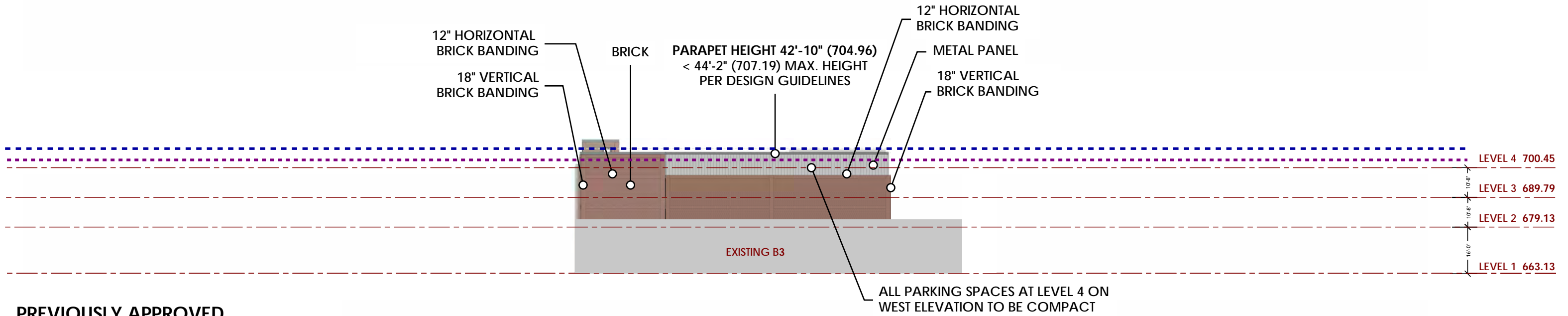


PROPOSED DESIGN

TOTAL FACADE (MINUS OPENINGS): 6,361 SF
 ACCENT MATERIAL (METAL PANEL + CONCRETE): 398 SF (6%)

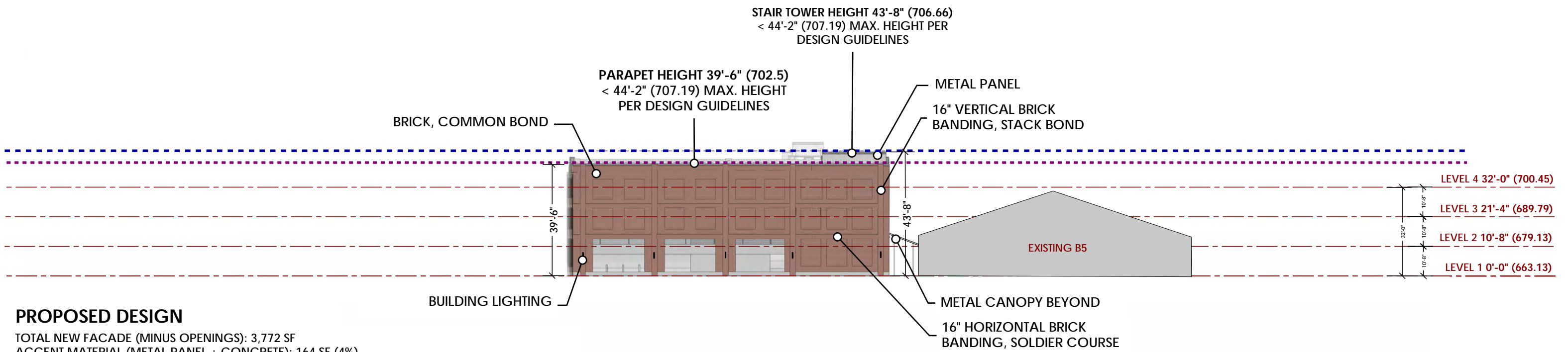
ELEVATIONS | WEST

● 44'-2" (707.19) 10% ABOVE AVERAGE BUILDING HEIGHT
 ● 40'-2" (703.17) AVERAGE BUILDING HEIGHT



PREVIOUSLY APPROVED

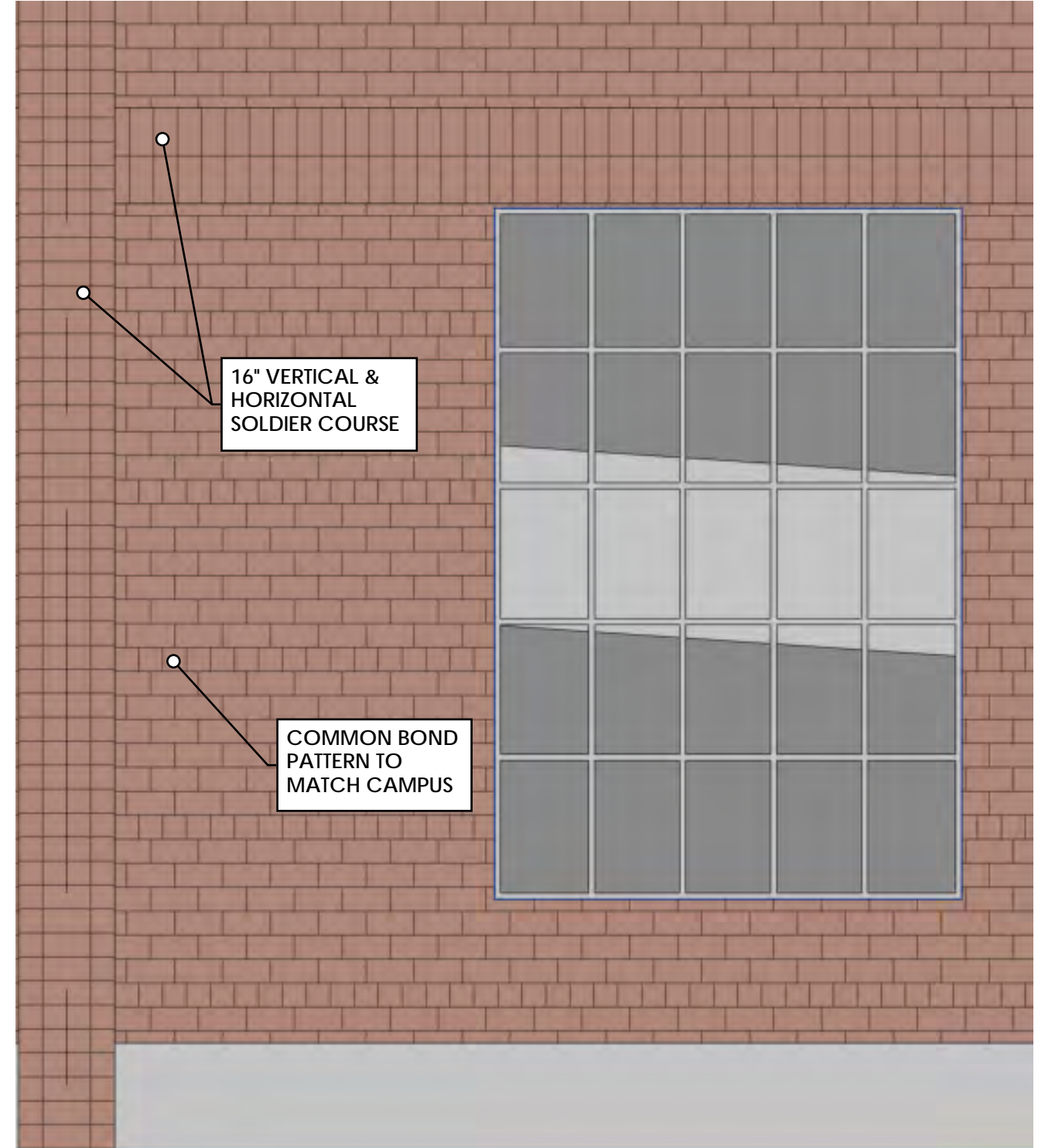
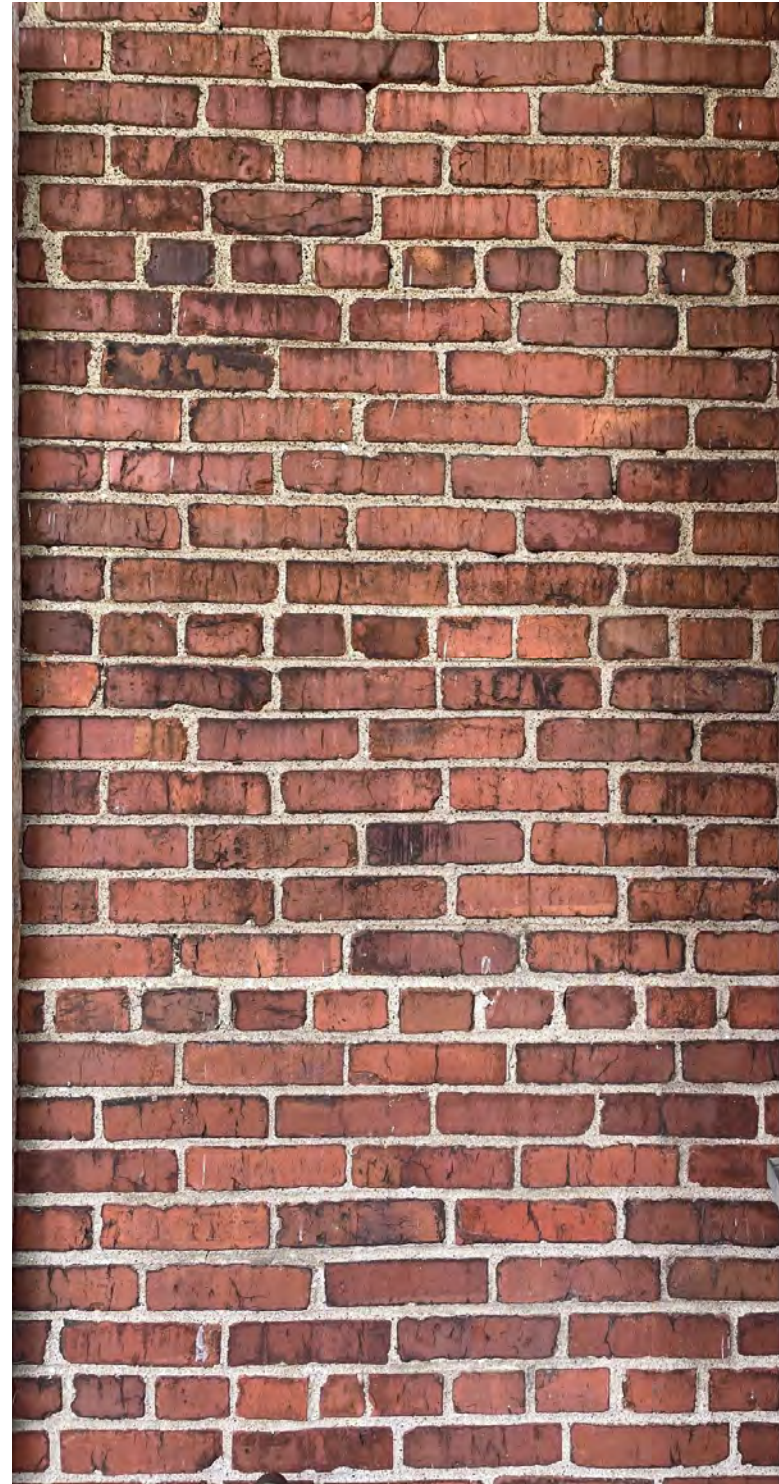
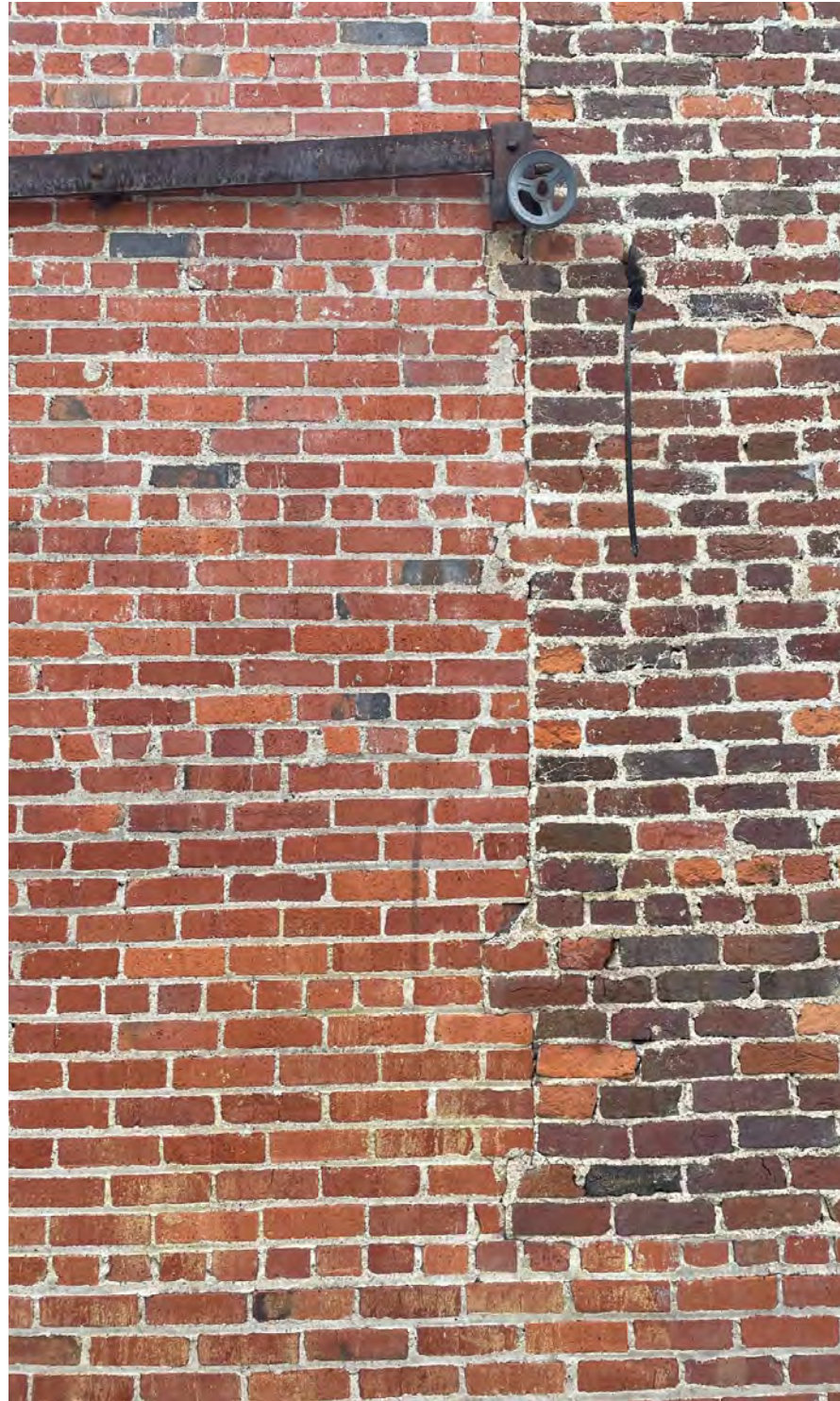
TOTAL NEW FACADE (MINUS OPENINGS): 3137 SF
 ACCENT MATERIAL (METAL PANEL): 586 SF (13% NEW + EXISTING FACADE, 18% NEW FACADE)



PROPOSED DESIGN

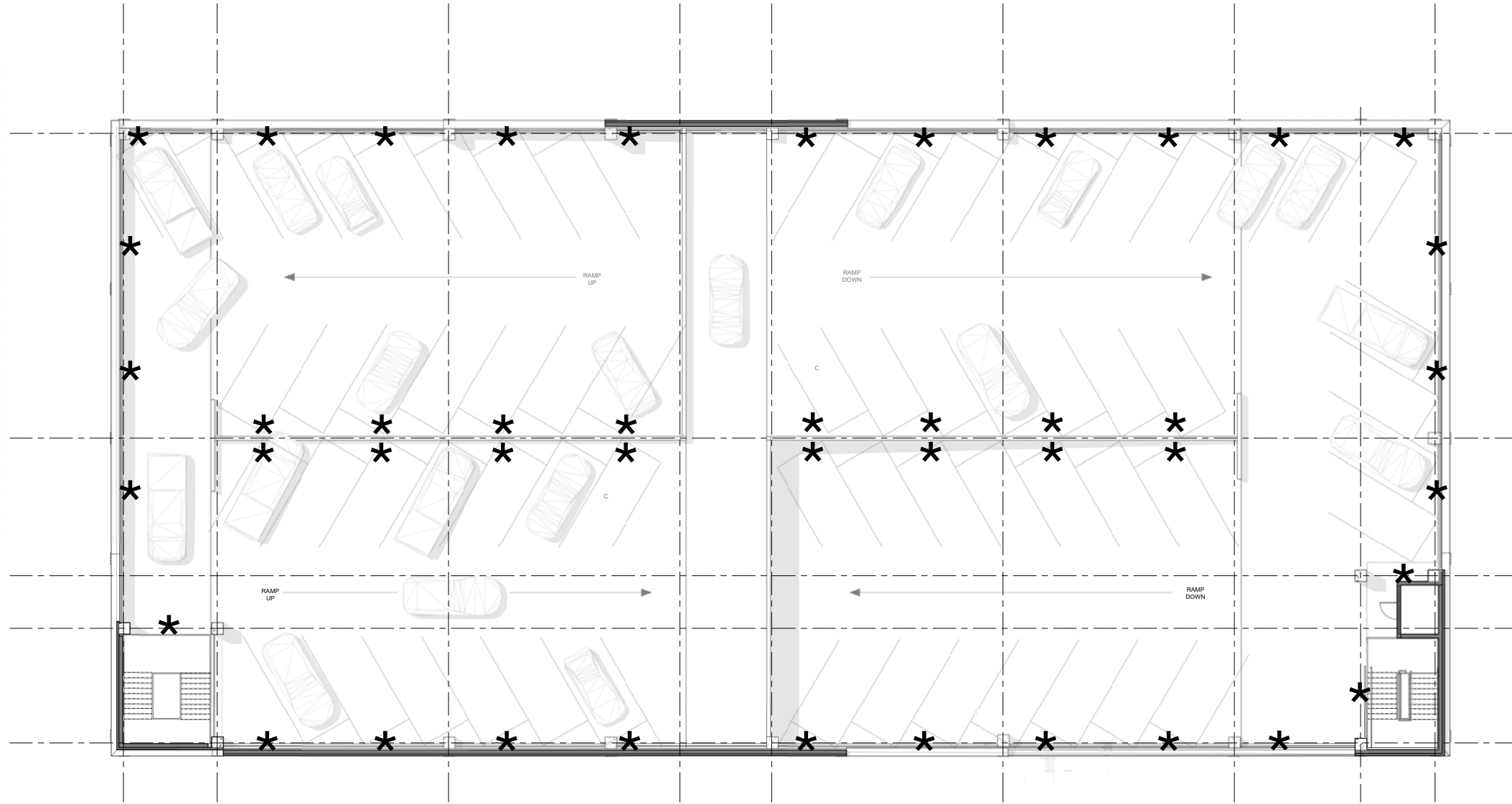
TOTAL NEW FACADE (MINUS OPENINGS): 3,772 SF
 ACCENT MATERIAL (METAL PANEL + CONCRETE): 164 SF (4%)

SITE CONTEXT | COMMON BOND

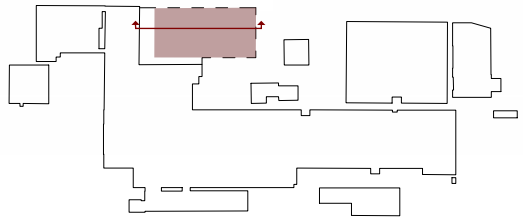
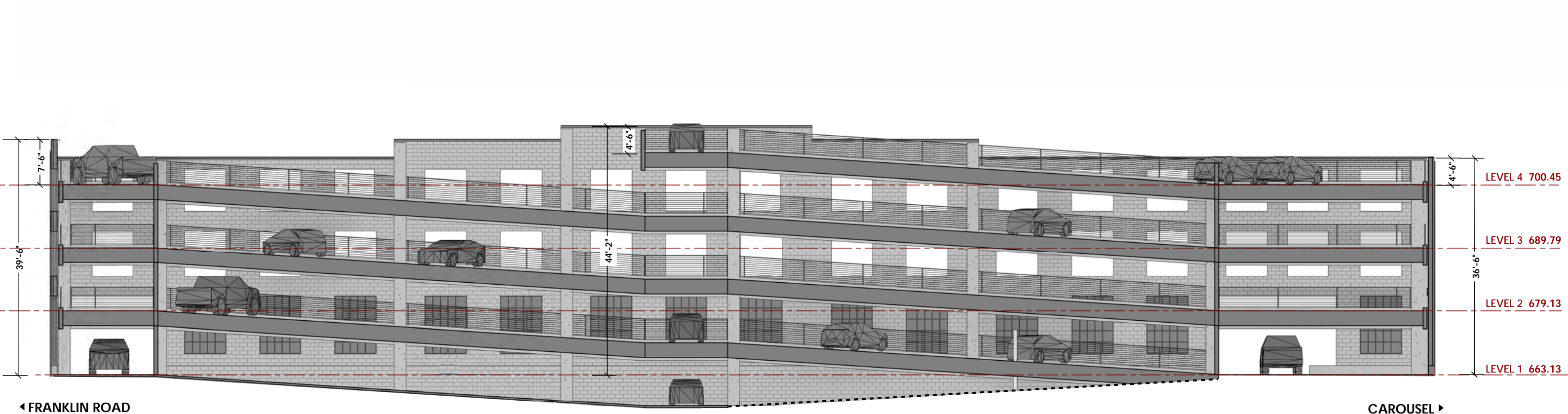


FLOOR PLAN | LEVEL 4

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



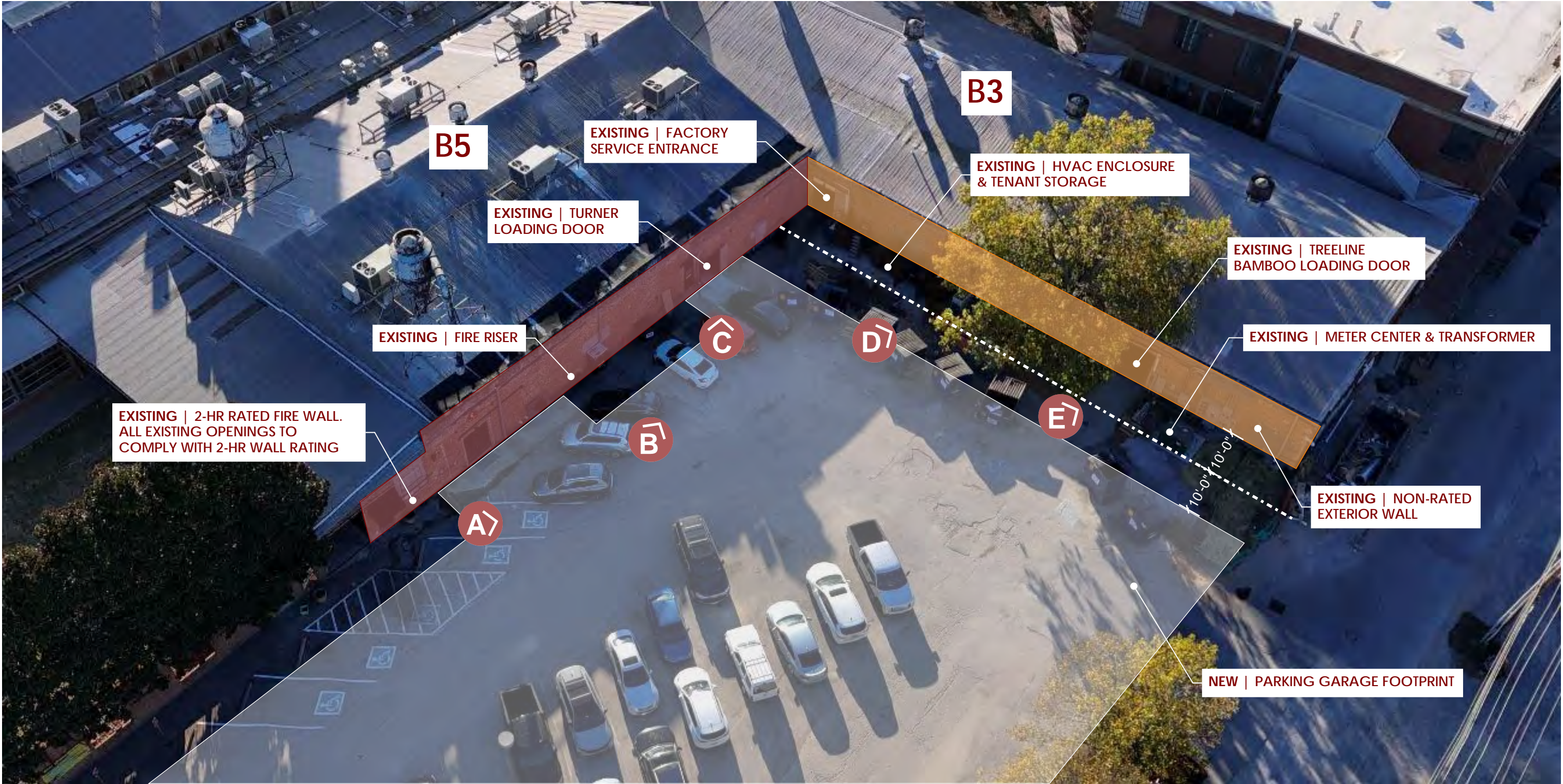
SECTION | PARAPET HEIGHTS



FACTORY AT FRANKLIN
 PARKING GARAGE
 01/12/2026

CENTRIC
 ARCHITECTURE

EXISTING CONDITIONS | ADJACENT BUILDINGS



EXISTING CONDITIONS | ADJACENT BUILDINGS



EXISTING BRICK WALLS AT BUILDING 3 ARE NOT REQUIRED TO BE RATED.
EXISTING BRICK WALLS AT BUILDING 5 TO HAVE A 2-HR RATING.

ALL EXISTING DOORS AT THE BACK OF BUILDING 5 (ADJACENT TO NEW PARKING GARAGE) TO BE UPDATED TO COMPLY WITH A 2-HR WALL RATING. REPLACED DOORS WILL BE SIMILAR IN APPEARANCE TO EXISTING.





File #: 21-01911

DATE: 1/12/2026
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:

Consideration Of Alterations (Retroactive Principal Building Window Replacement) At 223 Franklin Rd.; Hank Gardner, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of windows on the principal building at 223 Franklin Road.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Buildings
Chapter 2: Additions to Historic Buildings

PROJECT INFORMATION:

COF Project Number: 9013
Applicant: Hank Gardner
Owner: Hank Gardner

BACKGROUND:

The property located at 223 Franklin Road is located in the Franklin Road Historic District and is a ca. 1939 bungalow, which features a 2016 addition on the rear of the building. The building is on a corner lot at Franklin Road and Winslow Road.

The request is for a retroactive Certificate of Appropriateness for the replacement of 8 windows on the historic building and 7 windows on the non-historic addition. The applicant notes that all of the windows which were replaced were not original or historic windows and had deteriorated due to improper flashing. One image has been provided of damage to a window surround.

The windows on the front of the building were double-hung windows and featured a 2-over-2 lite pattern. The windows on the right elevation were double-hung windows that feature a 6-over-6 lite pattern. The windows on the left elevation were double-hung windows that featured a 4-over-4 lite pattern and 2-lite transom windows. The replacement windows are double-hung windows that feature the same window pattern and profile as what was previously existing. The windows material is a wood window clad in a composite material.

The Guidelines recommend the following for windows on historic buildings:

- Preserve and maintain historic windows and historic window openings
- Design new or replacement windows to have historic profiles and dimensions and a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows.
- Design new or replacement windows to match the historic materials found on the building.

The Guidelines recommend the following for windows on an addition to the historic building:

- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use windows with historic profiles and dimensions with a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows.
- Design windows to match the historic materials found on the building, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.

The replacement windows on the 2016 addition are appropriate, as the Guidelines recommend composite materials that have the appearance of wood as being an appropriate material for non-historic additions.

The replacement window material for the windows located on the historic building are not appropriate, as other remaining windows on the historic building appear to be wood windows. While the profile and design of the windows are appropriate, the material is not, as a composite clad window is not recommended for historic buildings.

RECOMMENDATION:

Staff recommends denial of the replacement windows on the historic building based on the following Guidelines:

- Design new or replacement windows to match the historic materials found on the building.

Staff recommends approval of the replacement windows on the 2016 addition 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.



These 5 Windows are being replaced due to improper flashing. Replacing with exact same windows.

All other window are remaining.

William Muncher

QUOTE BY : William Muncher

SOLD TO :

PO# :

Ship Via : Ground

U-Factor Weighted Average: 0.3

Volume: 86.76

QUOTE # : JW250800M3Z - Version 0

SHIP TO :

PROJECT NAME:

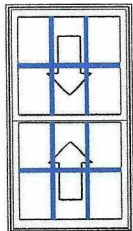
REFERENCE :

SHGC Weighted Average: 0.18

Weight: 478.59

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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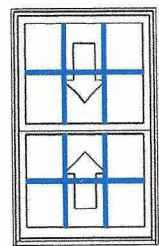
Line 1		Frame Size : 34 X 63			
	Rough Opening : 34 3/4 X 63 3/4	Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width*, *Custom- Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:30.2w, 27.9h, 5.8 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, Energy Rating: 12.00, CPD: JEL-N- 880-06749-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW			



Viewed from Exterior. Scale: 1/2" = 1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 2
Rough Opening : 34 3/4 X 55 1/4

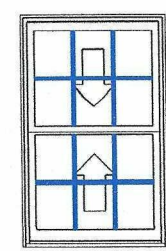


Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 34 X 54 1/2
 Sitrine Clad Double Hung, Auralast Pine,
 Brilliant White Exterior,
 Natural Interior,
 Nail Fin (Standard), Color Match Metal DripCap,
 4 9/16 Jamb,
 Standard Double Hung, Tan Jambliner, Concealed Jambliner
 Chestnut Bronze Hardware, ,Recessed Sash Lock,
 US National-WDMA/ASTM, PG 35,
 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
 Filled, Traditional Glz Bd,
 Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light
 Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High
 Btm,
 BetterVue Mesh Brilliant White Screen,
 Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-
 WEN warranty for additional information, *Custom-Width*, *Custom-
 Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:30.2w, 23.6h, 4.9
 sf,*Does not meet typical state code egress requirements but local codes may
 vary*, .
 U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, Energy Rating: 12.00, CPD: JEL-N-
 880-06749-00001
 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW

2

Line 3
Rough Opening : 34 3/4 X 55 1/4



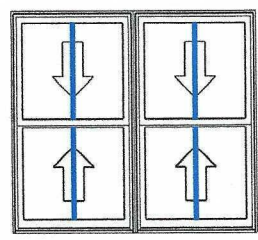
Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 34 X 54 1/2
 Sitrine Clad Double Hung, Auralast Pine,
 Brilliant White Exterior,
 Natural Interior,
 Nail Fin (Standard), Color Match Metal DripCap,
 4 9/16 Jamb,
 Standard Double Hung, Tan Jambliner, Concealed Jambliner
 Chestnut Bronze Hardware, ,Recessed Sash Lock,
 US National-WDMA/ASTM, PG 35,
 Insulated SunResist Tempered Glass, Protective Film, Black Spacer, Argon
 Filled, Traditional Glz Bd,
 Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light
 Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High
 Btm,
 BetterVue Mesh Brilliant White Screen,
 Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-
 WEN warranty for additional information, *Custom-Width*, *Custom-
 Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:30.2w, 23.6h, 4.9
 sf,*Does not meet typical state code egress requirements but local codes may
 vary*, .
 U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, Energy Rating: 12.00, CPD: JEL-N-
 880-06749-00001
 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW

1

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 4
Rough Opening : 72 1/4 X 63 3/4



Viewed from Exterior. Scale: 1/2" = 1"

Frame Size : 71 1/2 X 63
 Sitrine Clad Double Hung, Auralast Pine, 2 Wide
 Brilliant White Exterior,
 Natural Interior,
 Nail Fin (Standard), Color Match Metal DripCap,
 4 9/16 Jamb,
 Tan Jambliner, Concealed Jambliner
 Chestnut Bronze Hardware, ,Recessed Sash Lock,
 US National-WDMA/ASTM, DP 35,
 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
 Filled, Traditional Glz Bd,
 Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light
 Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High
 Btm
 BetterVue Mesh Brilliant White Screen,
 This mull configuration complies with AAMA 450 standards and is
 professional engineer-approved.
 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW

2


Line 4-1(A1)
Rough Opening : 36 1/2 X 63 3/4

Frame Size : 35 3/4 X 63
 Sitrine Clad Double Hung, Auralast Pine,
 Brilliant White Exterior,
 Natural Interior,
 Nail Fin (Standard),
 4 9/16 Jamb,
 Standard Double Hung, Tan Jambliner, Concealed Jambliner
 Chestnut Bronze Hardware, ,Recessed Sash Lock,
 US National-WDMA/ASTM, PG 35,
 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
 Filled, Traditional Glz Bd,
 Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light
 Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High
 Btm,
 BetterVue Mesh Brilliant White Screen,
 Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-
 WEN warranty for additional information, *Custom-Width*, *Custom-
 Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:32w, 27.9h, 6.2 sf,*Meets
 5.7 sqft Egress (All Floors)*, .
 U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, Energy Rating: 12.00, CPD: JEL-N-
 880-06749-00001
 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW

Line 4-2(A2)
Rough Opening : 36 1/2 X 63 3/4

Frame Size : 35 3/4 X 63
 Sitrine Clad Double Hung, Auralast Pine,
 Brilliant White Exterior,
 Natural Interior,
 Nail Fin (Standard),
 4 9/16 Jamb,
 Standard Double Hung, Tan Jambliner, Concealed Jambliner
 Chestnut Bronze Hardware, ,Recessed Sash Lock,
 US National-WDMA/ASTM, PG 35,
 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
 Filled, Traditional Glz Bd,

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:32w, 27.9h, 6.2 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, Energy Rating: 12.00, CPD: JEL-N-880-06749-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW			

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

William Muncher

QUOTE BY : William Muncher

QUOTE # : JW2512003H7 - Version 0

SOLD TO :

SHIP TO :

PO# :

PROJECT NAME:

Ship Via : Ground

REFERENCE :

U-Factor Weighted Average: 0.3

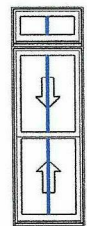
SHGC Weighted Average: 0.18

Volume: 44.28

Weight: 354.65

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 1		Frame Size : 25 3/8 X 78			
	Rough Opening : 26 1/8 X 78 3/4	Siteline Clad Mull Auralast Pine, Double Hung Product, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 1 Wide 2 High, 4 9/16 Jamb, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			



Viewed from Exterior. Scale: 1/2" = 1'

5

Line 1-1(B1)		SCD2564			
	Rough Opening : 26 1/8 X 64 3/4	Frame Size : 25 3/8 X 64 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, IGThick=0.726(1/8 / 1/8), Clear Opening:21.6w, 28.4h, 4.2 sf,*Does not meet typical state code egress requirements but local codes may vary*, U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, Energy Rating: 12.00, CPD: JEL-N-880-06749-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			

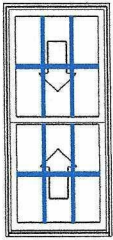
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 1-2(A1)
Rough Opening : 26 1/8 X 14 3/4


Frame Size : 25 3/8 X 14
Siteline Double Hung Product, Sash Back (Picture) Clad Fixed Auralast Pine,
Brilliant White Exterior,
Natural Interior,
Nail Fin (Standard),
4 9/16 Jamb,
US National-WDMA/ASTM, PG 35,
Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
Filled, Traditional Glz Bd,
Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light
Bronze Shadow Bar, Colonial 2 Wide 1 High
Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-
WEN warranty for additional information, *Custom-Height*,
IGThick=0.726(1/8 / 1/8),
U-Factor: 0.27, SHGC: 0.19, VLT: 0.43, Energy Rating: 17.00, CPD: JEL-N-
883-10623-00001
PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW

Line 2
Rough Opening : 29 1/2 X 63 1/2

Frame Size : 28 3/4 X 62 3/4
Siteline Clad Double Hung, Auralast Pine,
Brilliant White Exterior,
Natural Interior,
Nail Fin (Standard), Color Match Metal DripCap,
4 9/16 Jamb,
Standard Double Hung, Tan Jambliner, Concealed Jambliner
Chestnut Bronze Hardware, ,Recessed Sash Lock,
US National-WDMA/ASTM, PG 35,
Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
Filled, Traditional Glz Bd,
Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light
Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High
Btm,
BetterVue Mesh Brilliant White Screen,
Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-
WEN warranty for additional information, *Custom-Width*, *Custom-
Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:25w, 27.7h, 4.8 sf,*Does
not meet typical state code egress requirements but local codes may vary*, .
U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, Energy Rating: 12.00, CPD: JEL-N-
880-06749-00001
PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW



Viewed from Exterior. Scale: 1/2" =1'

 Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.



New Windows replaced 12/10/25
The one blank window was not correct and had to be sent back.

These Windows in top and back were done when
addition was constructed in 2016. Approved by
HRZ.



New windows from inside



New Windows Installed 12/10/2025
These are the new Windows and specs are in packet.
Same sizes, profiles and grids as windows that were removed.



Window opening rot from windows that were installed along front of house. 2 side window on north side same due to not installing correctly 20yrs prior. The other windows on the northside were also single pane that would have condensation on interior and pane grids rotting grids.







File #: 21-01906

DATE: 1/12/2026
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:

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

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a proposed development plan. The Historic Zoning Commission (HZC) provides preliminary recommendations to other City review bodies on development applications in the Historic Preservation Overlay (HPO), where certain contextually sensitive design features become entitled prior to Certificate of Appropriateness (COA) review. The Historic District Design Guidelines (Guidelines) are used by the HZC to consider exterior alterations that may affect the historic integrity and context of properties within the HPO.

APPLICABLE DESIGN GUIDELINES:

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

PROJECT INFORMATION:

COF Project Number: 8830
Applicant: Gamble Design Collaborative, Greg Gamble, Rep.
Owner: Franklin 240 LLC, Greg Betterton, Rep.

BACKGROUND:

The HZC provides a preliminary recommendation at an early stage in the review process for development plans. These recommendations are then provided to the FMPC and BOMA. The HZC reviews the proposals in light of the Guidelines for consistency with the historic district and potential impact to historic resources within the district. Considerations include building locations, the rhythm of buildings along streetscapes, setbacks, building types, and their height, massing, and scale. Locations of proposed parking, drive aisles, and landscape and hardscape features are also reviewed. The development is proposed at 318 Franklin Road.

The property at 318 Franklin Road has been extensively researched and a Cultural Resources Report has previously been included in past submittals. The report identified that the only Civil War-

era feature that remains within the project site is the hilltop lunette, which was recommended to be conserved. The project site encompasses approximately 10 acres in the central and eastern portions of the 16.19-acre parcel. The project site consists of undeveloped agricultural fields and forested areas in the eastern portion of the parcel. The project site is on the east side of Franklin Road which is adjacent to industrial and small-scale residential principal buildings located on Morningside Drive on the south, a railroad corridor on the east, and a church on the north.

Harlinsdale Farm is across the street from the proposed development; it is listed on the National Register for Historic Places for state-level significance in the areas of agriculture and architecture. Harlinsdale Farm and the proposed development are part of the Franklin Road Historic District of the Historic Preservation Overlay.

Multiple Design Review Committee meetings were attended and several special-called DRC meetings, along with a site visit, were held. Several HZC meetings were also attended seeking a Preliminary HZC Recommendation, where the application was denied.

The Design Guidelines describe the Franklin Road Historic District's key characteristics as:

- Residential and/or agricultural buildings from the 19th and 20th centuries
- Variety of architectural styles
- Mix of single-family residential, rural, and industrial character at various locations throughout the corridor
- Mix of one- and two-story buildings

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

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

Proposed Development

Five commercial-mixed-use buildings are proposed on the site at 318 Franklin Road. Three of the buildings are proposed to wrap around a parking structure. Development located behind the hill on the site is supported by Envision Franklin and could include single-family residential, duplexes, townhouses, multiplexes, small-scale multifamily, and accessory dwellings.

Placement & Orientation

The proposed buildings will mostly be situated behind the hill and only a small portion of the new development could be seen from Franklin Road when viewing a previous video flyer, when it is moving from Mack Hatcher headed towards the intersection of Franklin Road and Liberty Pike.

However, an updated flyover was not included within the application to determine if the proposed buildings can be seen from the ROW. The Historic District Design Guidelines recommend locating new buildings to be secondary in prominence to the historic structures on the site or in the district. Placing the buildings behind the hill helps preserve the rural viewshed and open space along the historic roadway within the Franklin Road Historic District.

Height & Building Form

The height of the proposed buildings range in height from 22' to 42'-6" at the highest parapet elements. Since the initial submittal, the heights of each of the buildings have significantly decreased.

- Building One: (the northern building): The height of building one ranges from 39'-2" to 40'-7" at the peak of the gable. The width and length of the building were not provided.
- Building Two: The height of building two ranges from 38' at the top of the parapet to 42'-6" to the top of the highest parapet elements. The width of the building that will wrap the parking garage (and will face building one) will be 183' and the length was not provided.
- Building Three: The height of building three ranges from 36' at the top of the parapet to 42' at the top of the highest parapet elements. The length of the building is 197' and the width was not provided.
- Building Four: The height of building four ranges from 38'-8" at the top of the parapet to 40' at the top of the highest parapet elements. The width of the building that will wrap the parking garage (and will be the closest to Harpeth Industrial Court) will be 183' and the length was not provided.
- Building Five: The height of building five ranges from 22' to the top of the parapet and 32'-6" at the top of the second story. The width and length of the building were not provided.

The Guidelines recommend the following for height:

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

The proposed building heights appear to be consistent with the historic commercial building heights provided in the Guidelines. Portions of buildings two, three, and four utilize a recessed floor, that helps with the massing of the building. While the recess is only 6' it does help the building's massing. An additional increase of this recess may continue to help the building's massing. Additionally, building five, which is closest to the end building on Morningside Drive and within the HPO will be 22' in height, which is 1' less than the house on Morningside Drive. The height will then transition to 32'-6" on the same building. This appears to be a successful transition in height moving from Morningside drive to the new buildings. Building five will also be 121' away from the end building on Morningside Drive. While additional information is needed for several of the building's lengths and widths, the heights appear appropriate per the Guidelines.

The Guidelines recommend the following for building form:

- 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.
- Maintain traditional rhythm and spacing patterns created by the massing of historic buildings along the street.
- New commercial construction in this context should be sensitive to rear adjacent historic residential structures.

The proposed ceiling height for buildings two, three, and four are proposed to be 12' in height. Staff reviewed the previously submitted floor-to-ceiling heights of the historic commercial buildings in the district, from what was submitted from the adjacent Factory, and the 12' in ceiling height was calculated as a median ceiling height. For consistency, this information shall be included when the application comes for a COA. The varying roof forms on the building reflect the DRC comments, as this helps each building to reflect historic commercial buildings on Main Street, but also transitions the form to the adjacent residential forms seen in the Franklin Road District. The historic commercial buildings on Main Street and throughout the historic districts have significant variation of heights, roof forms, fenestration patterns, and design of materials, all of which are supported by the Guidelines. This allows each building to read differently in character, massing, and scale. This is also seen on the historic buildings on the Factory Campus.

Building one's form has received consistent feedback that it is successful within the site as it relates to the form of the historic buildings at the Factory and it also transitions the pitched roof form to the residential uses to the north. More information is needed to provide comments on the form of building five, which should be included in the COA application.

Architectural Features

Architectural detailing will be further reviewed as part of the COA application, and below are advisory comments that should be addressed prior to the COA and Site Plan approval:

- 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.
- Maintain traditional rhythm and spacing patterns created by the massing of historic buildings along the street.

- New commercial construction in this context should be sensitive to rear adjacent historic residential structures.
- Use decorative details in a manner that is compatible to those on nearby historic buildings while avoiding direct replication.
- Avoid using decorative details that overpower or negatively impact nearby historic buildings.
- Use forms for new construction that relate to the forms of the majority of surrounding buildings.
- Design all facades to be compatible with the surrounding historic buildings.

The proposed architecture has evolved and now appears to relate to some of the features of the historic Factory at Franklin's site and the residential buildings along Franklin Road. Comments to incorporate elements that are seen in the district and on the historic commercial buildings on Main Street are seen within the proposal. While many of the features such as the window, door, and awning specifications shall come at a later review to ensure that the proposal aligns with the Guidelines recommendation.

Site Alterations

While it is the intent that the development entrance drive will skirt around the base of the hill, a retaining wall may be required. It is noted within the application that two retaining walls at the north of the property are proposed. One is proposed to be 6' and the other 7' in height. It is unknown what the length or material of the walls will be. Depending on the location of the retaining wall, it could impact the viewshed of the Franklin Road corridor. Additionally, there were questions at the site visit if a retaining wall would be needed between the existing buildings on Morningside Drive and the new development due to the existing topography.

The Guidelines recommend that site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts. Additional information is needed on the impact of the proposed entrance drive on the hill and how it may impact the existing topography, significant grading is needed, or whether retaining walls will be required to hold the earth back around the base of the hill and any impact on the adjacent historic buildings. Some of the parking along the base of the hill is shown in green is proposed to be removed. In past DRC meetings, the removal of these parking spaces was supported, as it helped to preserve the historic vista of the hill from Franklin Road.

Signage

Several Modifications of Standards for signage are proposed to be utilized within the development. If they are approved by the Board of Mayor and Aldermen, the MOS changes the zoning standard to be the proposed language and opens the door to allow HZC to consider certain signage not in their guidelines, but all signage that doesn't meet the Guidelines would still require a COA issued by the HZC. Approval of MOSs doesn't guarantee approval of a COA.

1. Sign proportion and Shape- The request to have the sign shape, such as a small hanging projecting sign, be irregularly shaped could be supported by the Guidelines, if the color, size, number of signs, and placement, and other recommendations are met by the proposed sign. However, it is suggested that the signage type for an irregular shape be limited to small hanging/projecting signs, as this has been approved at the Factory.
2. Canopy Sign- This request is to have one canopy sign per tenant. It isn't clear how many canopy signs this MOS could create per building, which currently allows one per building façade. It is also requested to have the signage for the canopy project above or below the canopy. These requests would not align with the other signs within the HPO.

3. Vertical Blade Signs- The MOS is requesting to increase the number of vertical blade signs to a maximum of one per commercial/mixed-use building where residential is on upper floors over commercial, and to allow it if other hanging signage is present. It is unknown how many of these signs are proposed, or where they will be located. Not enough information is known to be able to support this request.

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

RECOMMENDATION:

It is recommended that the HZC make a preliminary recommendation for approval of the proposal to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen for the elements of the proposal related to the Historic District Design Guidelines, provided that there is minimal impact to the topography, the hillside, and the viewshed from Franklin Road.

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



HARPETH VILLAGE

(PREVIOUSLY FACTORY DISTRICT NORTH)

HISTORIC ZONING COMMISSION | 01/12/2026

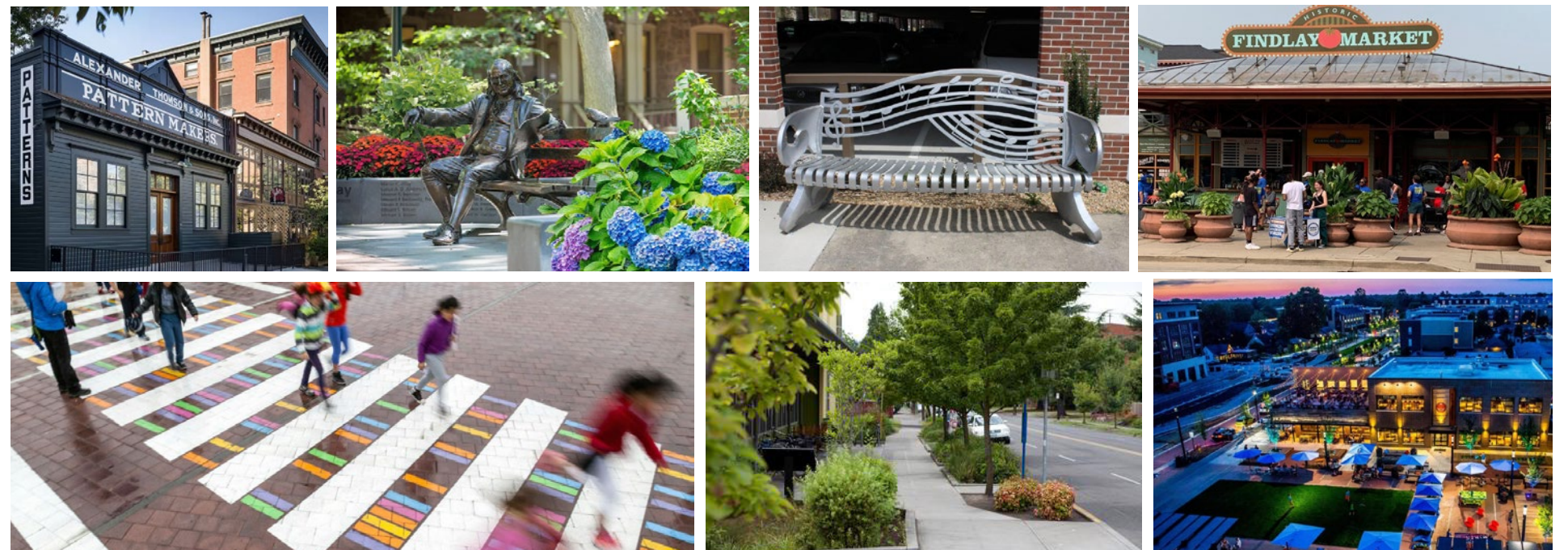
ENVISION FRANKLIN

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

FACTORY DISTRICT

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

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



METAL DETECTOR SURVEY RESULTS

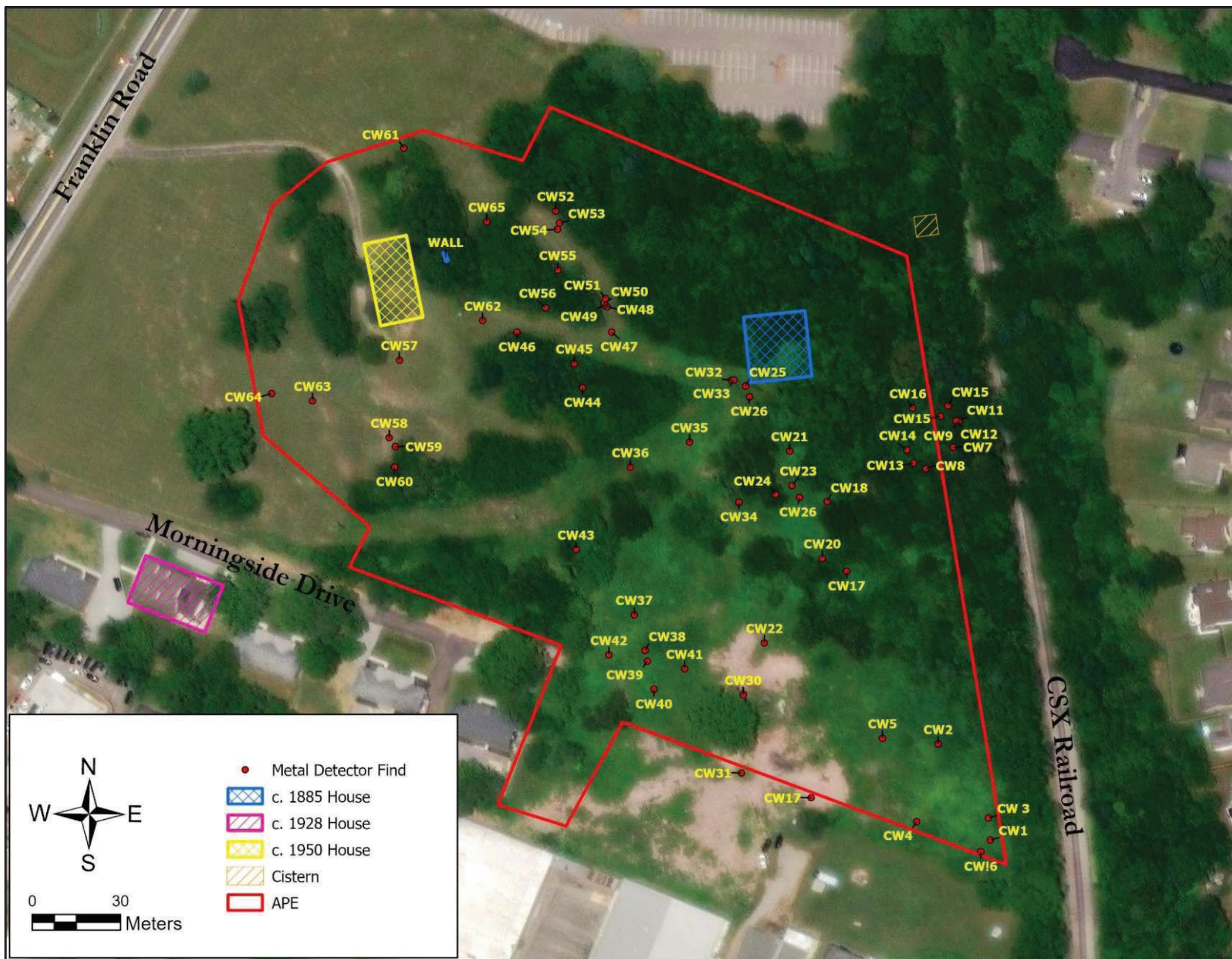


Figure 22. Results of the metal detector survey (Source: Esri 2022).



Figure 23. Photograph of selected Type B square cut nails recovered from the site.



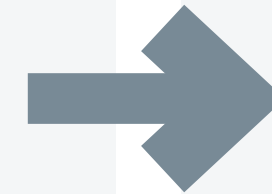
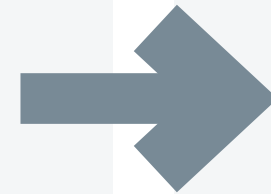
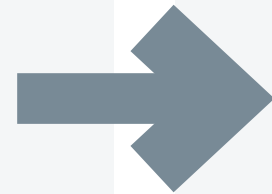
Figure 24. Photograph of the horseshoes recovered from the site.

**PRELIMINARY
RECOMMENDATION
TO BOMA & PC**
(DEVELOPMENT PLAN)

BOMA & PC VOTE
(DEVELOPMENT PLAN)

SUBMIT FOR COA
(SITE PLAN)

FINAL VOTE ON COA



THE HZC PROVIDES A
PRELIMINARY RECOMMENDATION
AT AN EARLY STAGE IN
THE REVIEW PROCESS FOR
DEVELOPMENT PLANS,
PRELIMINARY PLATS, AND FINAL
PLATS THAT CREATE NEW LOTS

REVIEW OF MASSING & SCALE

RHYTHM OF BUILDINGS ALONG
STREETSCAPE

MODIFICATIONS OF STANDARDS

APPROVES OR DENIES THE
DEVELOPMENT PLAN AND
REZONING

SETS ENTITLEMENTS AND
ARCHITECTURAL CHARACTER

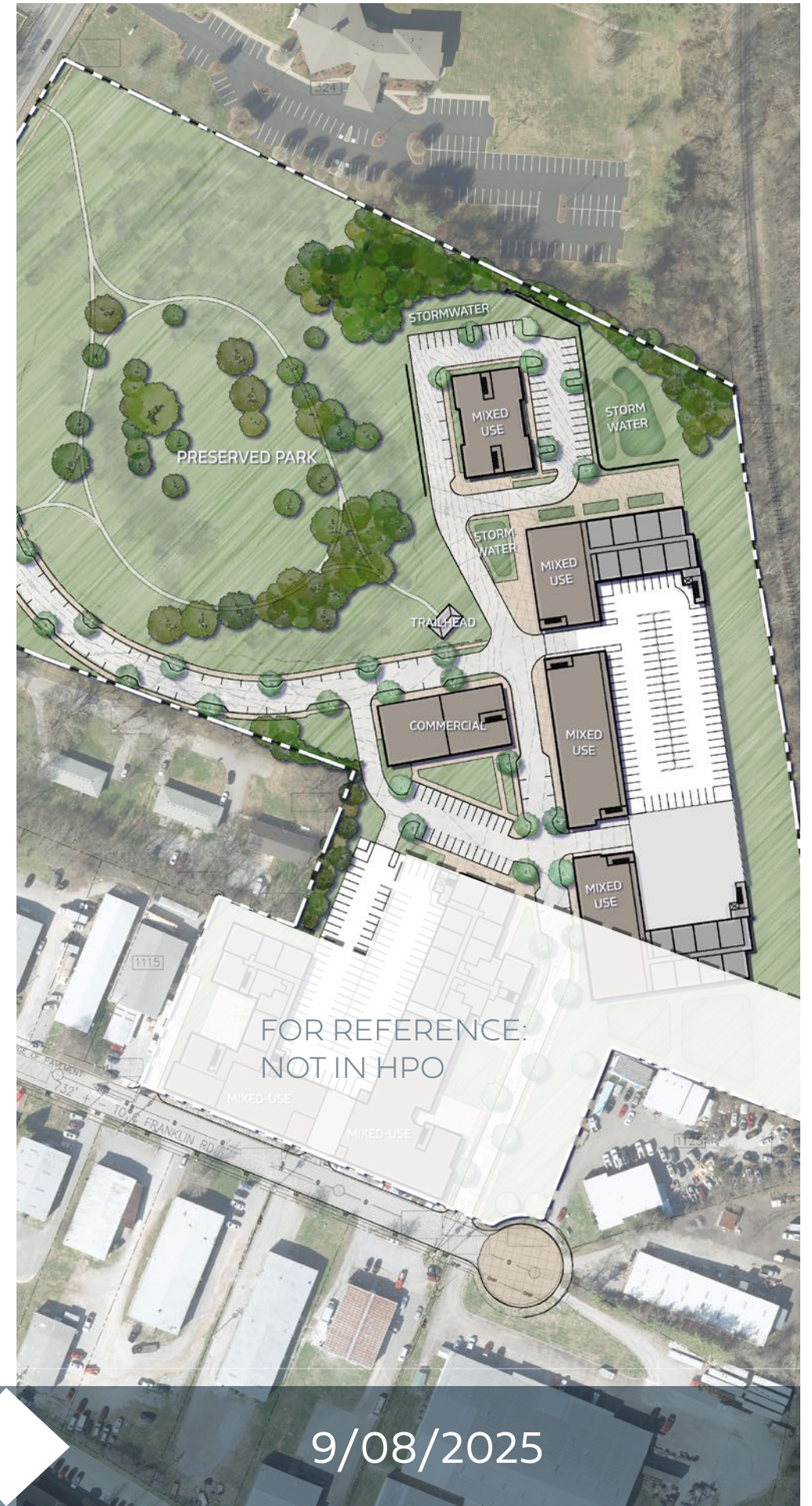
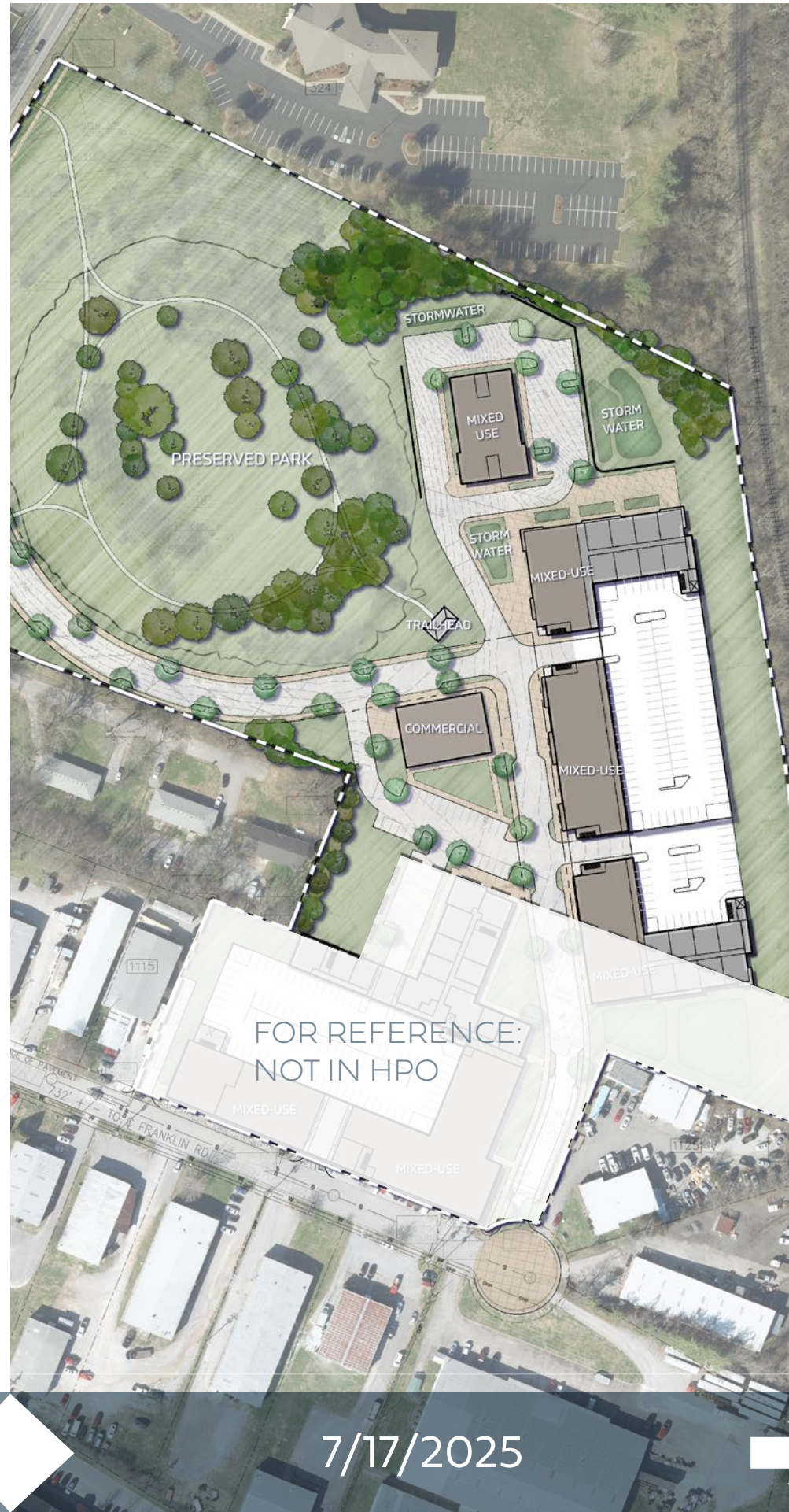
APPROVES OR DENIES
MODIFICATIONS OF STANDARDS

SUBMIT MORE DETAILED
ELEVATIONS FOR REVIEW BY HZC

SIGNAGE PACKET DEVELOPED
FOR REVIEW BY HZC

BEFORE A PROJECT CAN MOVE
FORWARD IN SITE PLAN, MUST
HAVE A COA BY HZC

PLAN CHANGES



PLAN REVISIONS

[PER FEEDBACK FROM COMMISSION]

Realigned road based on engineering feedback from City of Franklin

Break up Buildings

- Previous center building: 277'
- New building length: 200'
- (Jameson Station Building: 250')

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


Reduced building height.

Changed facade and massing of buildings.



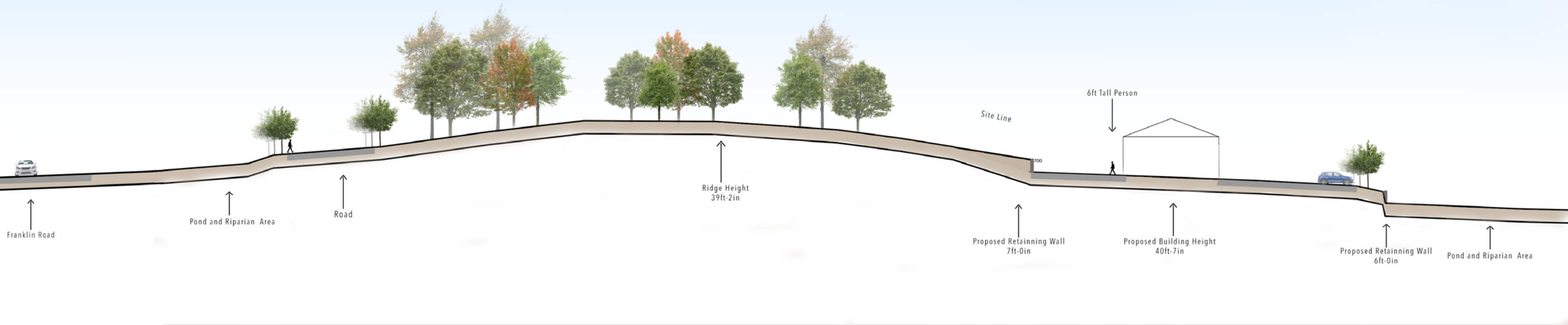
SITE BREAKDOWN



-  PLAZA
-  PARALLEL PARKING
-  PARALLEL PARKING (TO BE REMOVED)
-  RETAINING WALL

SITE BREAKDOWN

Proposed



HEIGHT ANALYSIS

CHANGES IN HEIGHTS:

5/23/2025: 48'-10" TALLEST HEIGHT

7/14/2025: 46' - 10" TALLEST HEIGHT

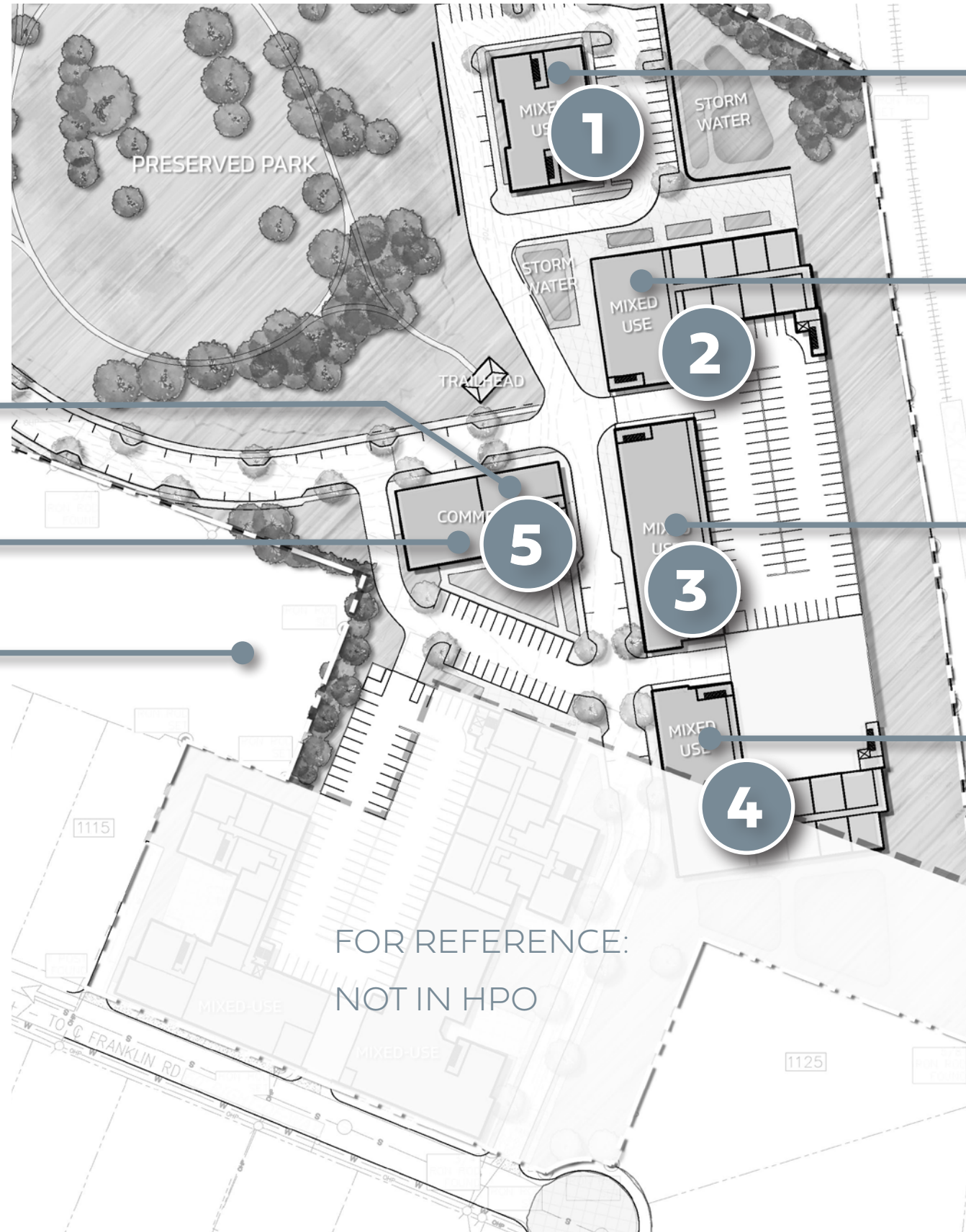
9/15/2025: 42'-6" TALLEST HEIGHT

(42'-11" FACTORY HOTEL HEIGHT)

HEIGHT: 32'-6" TO TOP OF SECOND STORY

HEIGHT: 22' TO TOP OF PARAPET

HEIGHT: 23' HEIGHT AT ADJACENT HOME ON MORNINGSIDE



HEIGHT: 39' - 2" RIDGE HEIGHT
40'-7" PEAK OF GABLE

HEIGHT: 38' - 0" TOP OF PARAPET
42' - 6" TOP OF HIGHEST PARAPET ELEMENTS

HEIGHT: 36' - 0" TOP OF PARAPET
42' TOP OF HIGHEST PARAPET ELEMENTS

HEIGHT: 38' - 8" TOP OF PARAPET
40' - 0" TOP OF HIGHEST PARAPET ELEMENTS

BUILDING TWO HEIGHT ANALYSIS



Building 2 Elevation
Scale 1/16" = 1'-0"

BUILDING THREE HEIGHT ANALYSIS



Building 3 Elevation
Scale 1/16" = 1'-0"

BUILDING FOUR HEIGHT ANALYSIS



Building 4 Elevation
Scale 1/16" = 1'-0"

BUILDING TWO THRU FOUR HEIGHT ANALYSIS



Building 2 Elevation

Building 3 Elevation

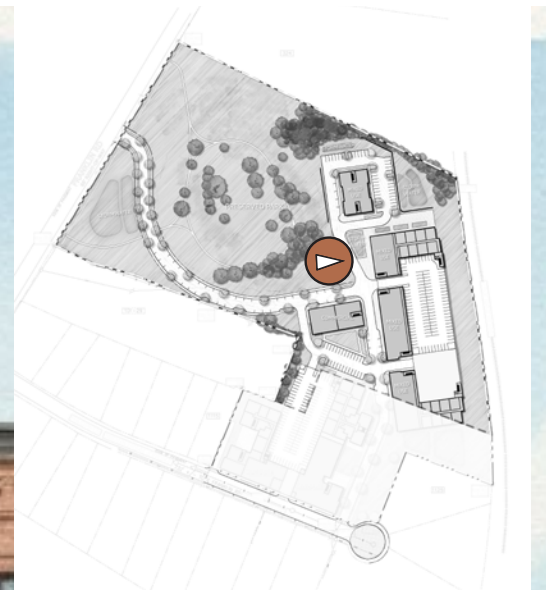
Building 4 Elevation

Scale: 1" = 40'-0"

ARCHITECTURAL CHARACTER



ARCHITECTURAL CHARACTER



ARCHITECTURAL CHARACTER



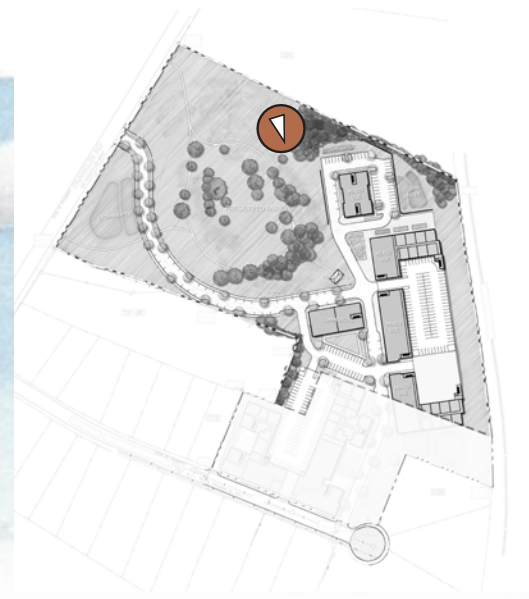
ARCHITECTURAL CHARACTER



ARCHITECTURAL CHARACTER



ARCHITECTURAL CHARACTER



ARCHITECTURAL CHARACTER



ARCHITECTURAL CHARACTER



ARCHITECTURAL CHARACTER

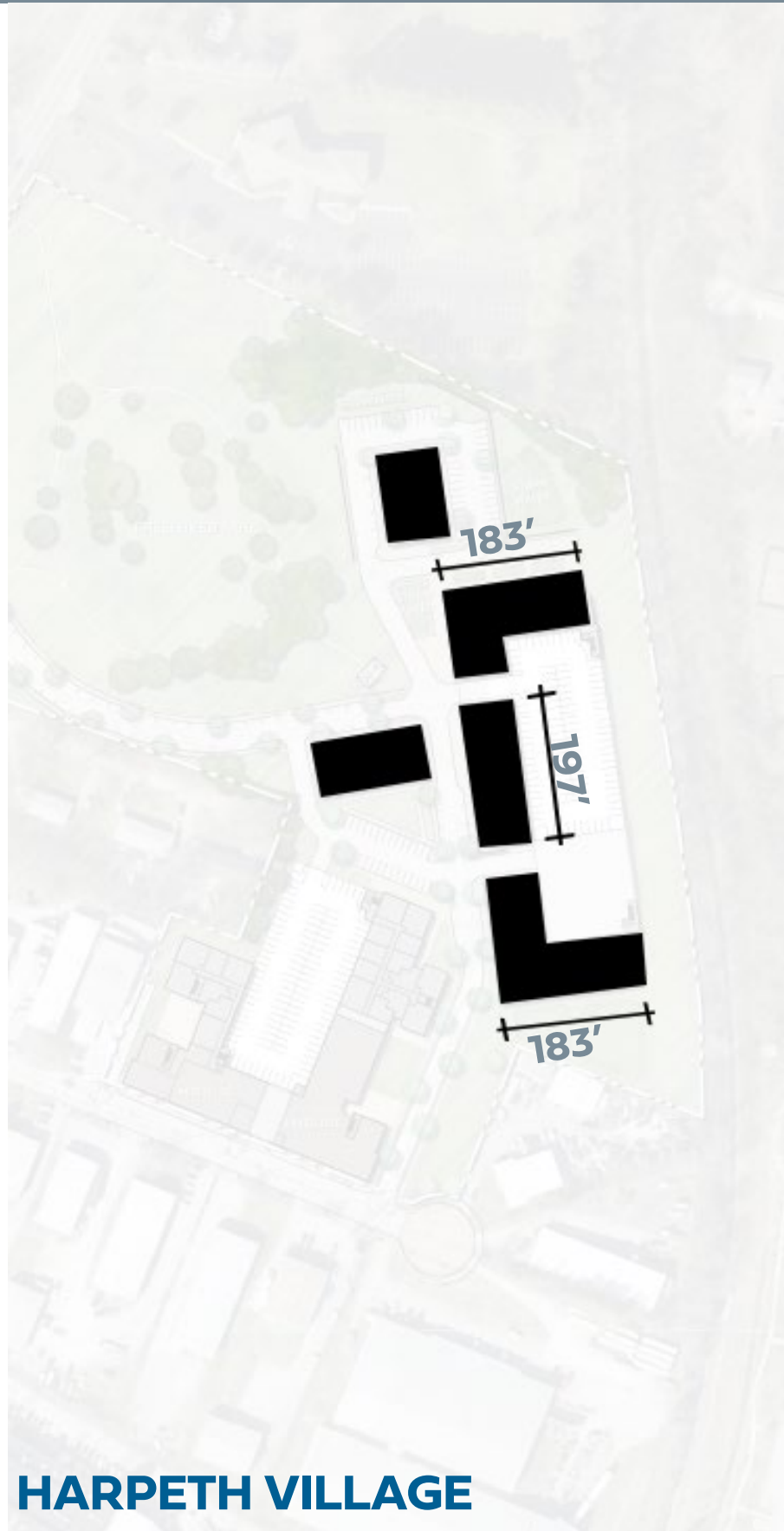


MORNINGSIDE DRIVE VIEW (WITH TREES)

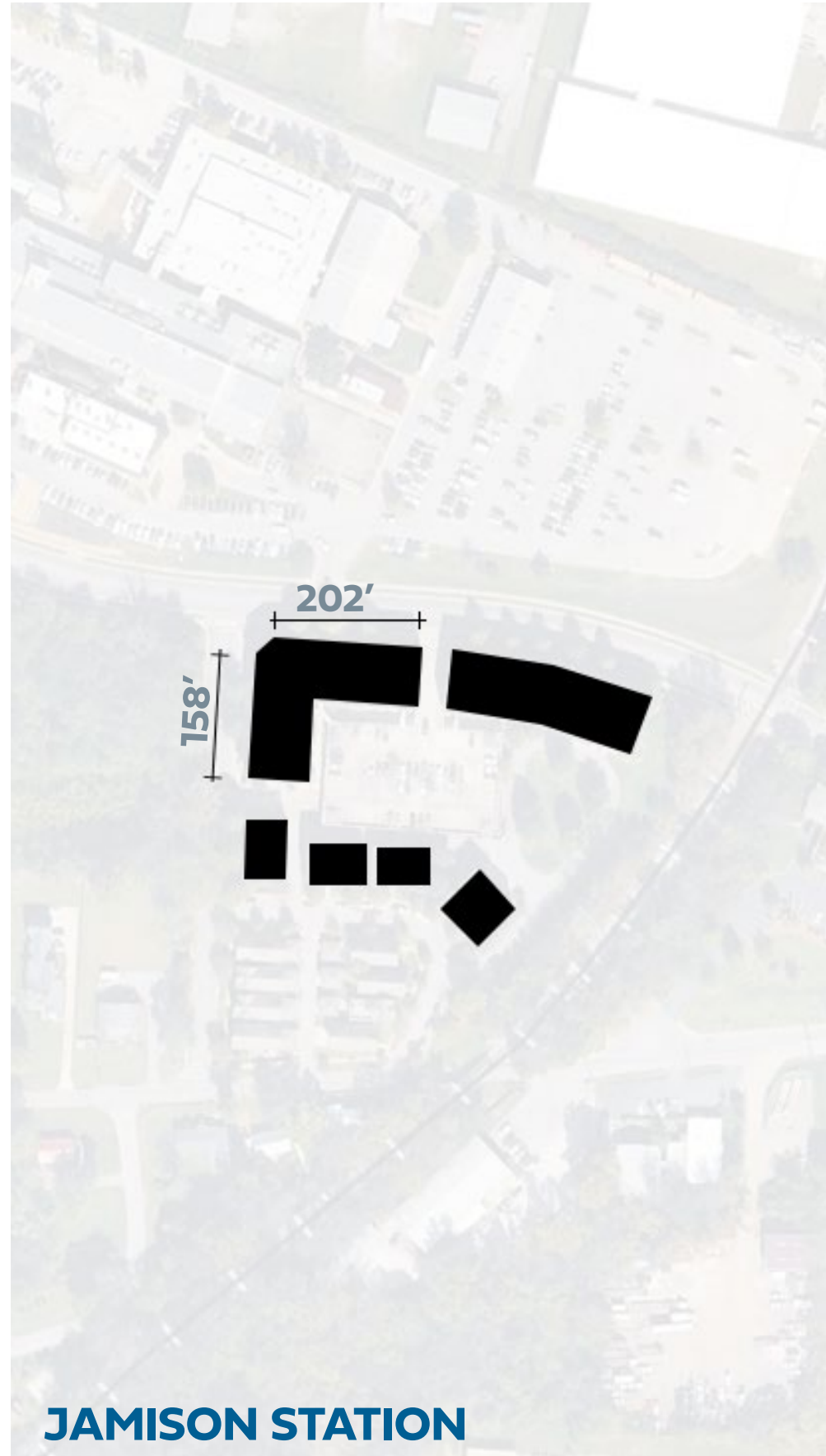


MORNINGSIDE DRIVE VIEW (WITHOUT TREES)

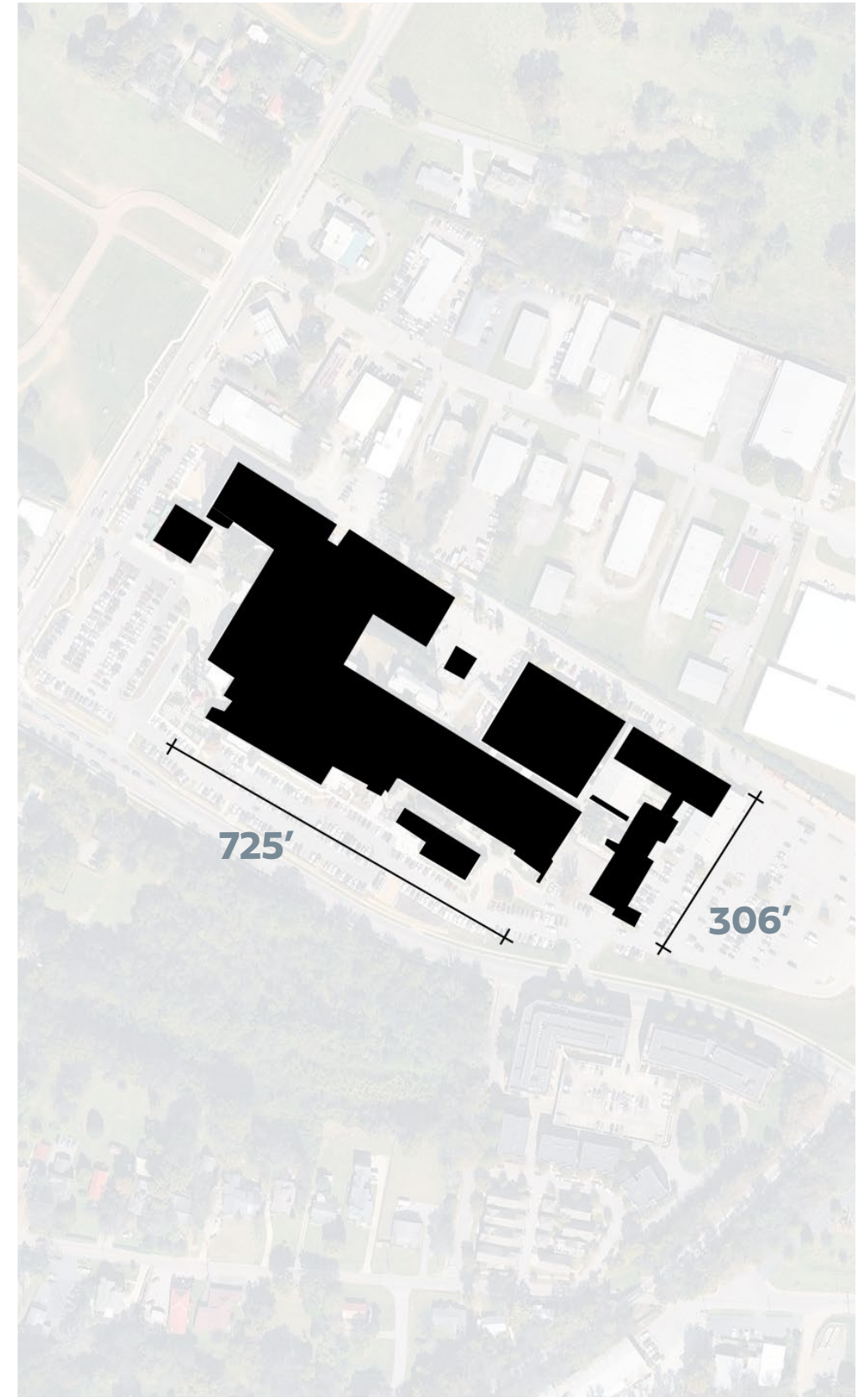
FIGURE GROUND DIAGRAMS



HARPETH VILLAGE



JAMISON STATION



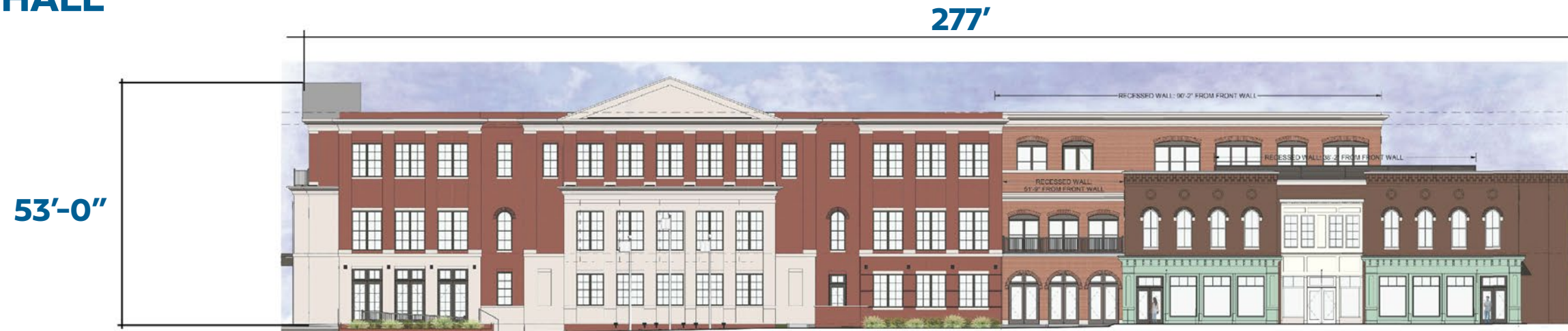
THE FACTORY

HEIGHT ANALYSIS

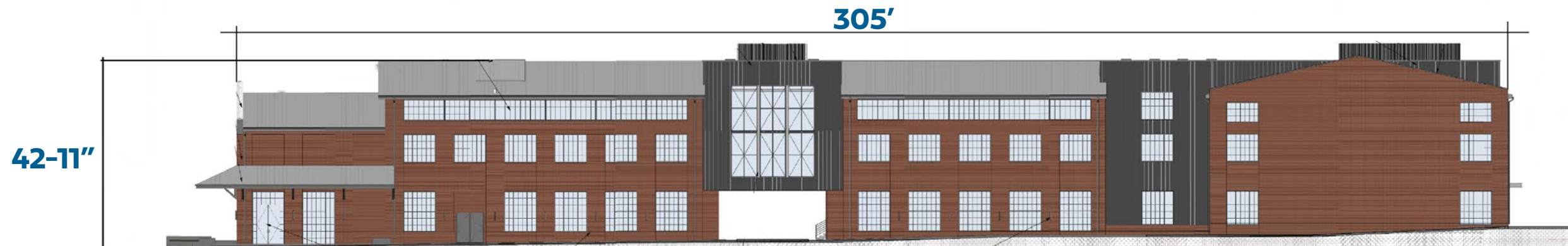
HARPETH VILLAGE



CITY HALL

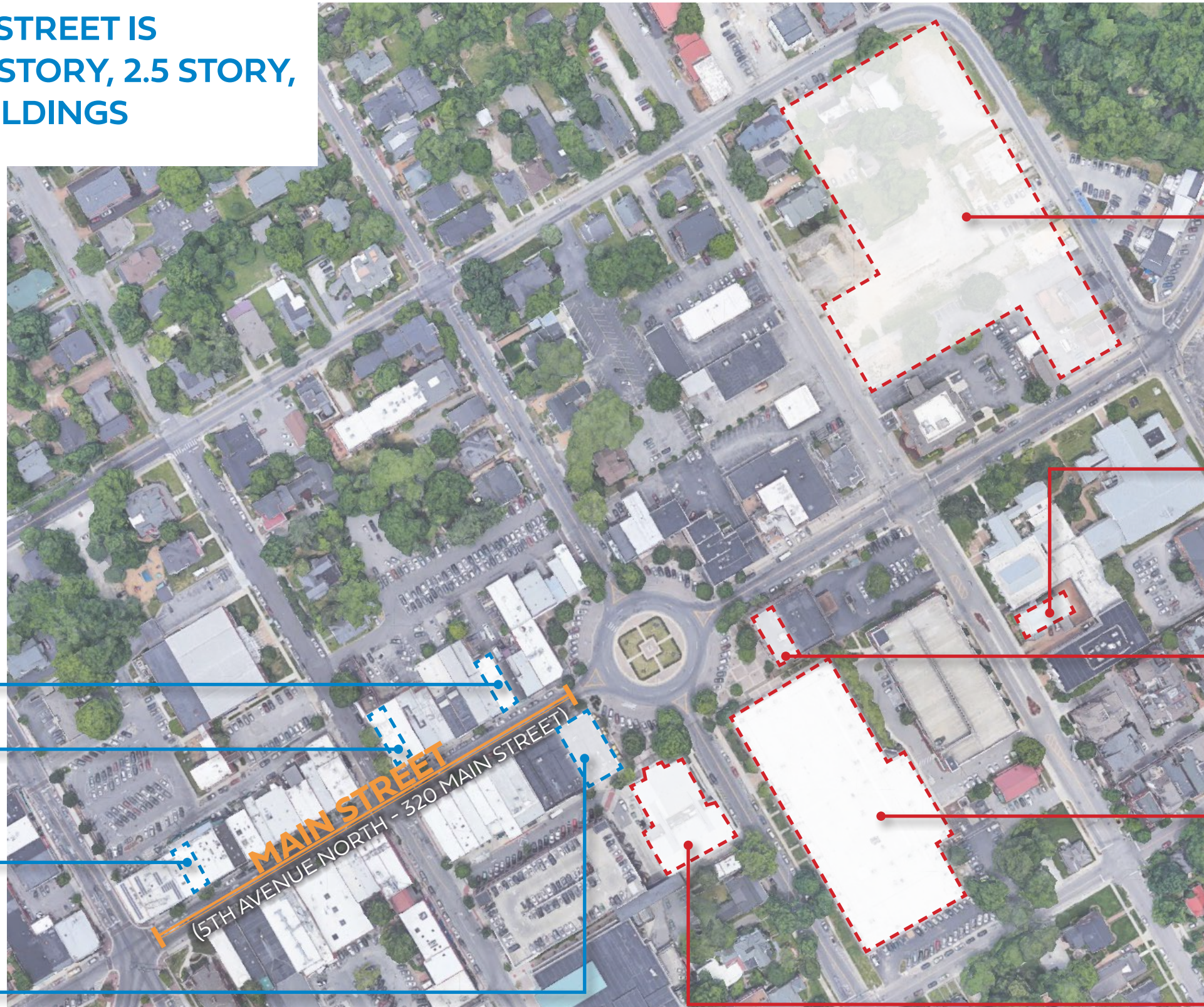


THE FACTORY HOTEL



HEIGHT ANALYSIS | MAIN STREET

FRANKLIN MAIN STREET IS COMPOSED OF 2 STORY, 2.5 STORY, AND 3 STORY BUILDINGS



GRAYS: 40'

CHICO'S: 43'

TAZIKI'S: 42'

MELLOW MUSHROOM: 40'

HARPETH SQUARE: 52'-6"

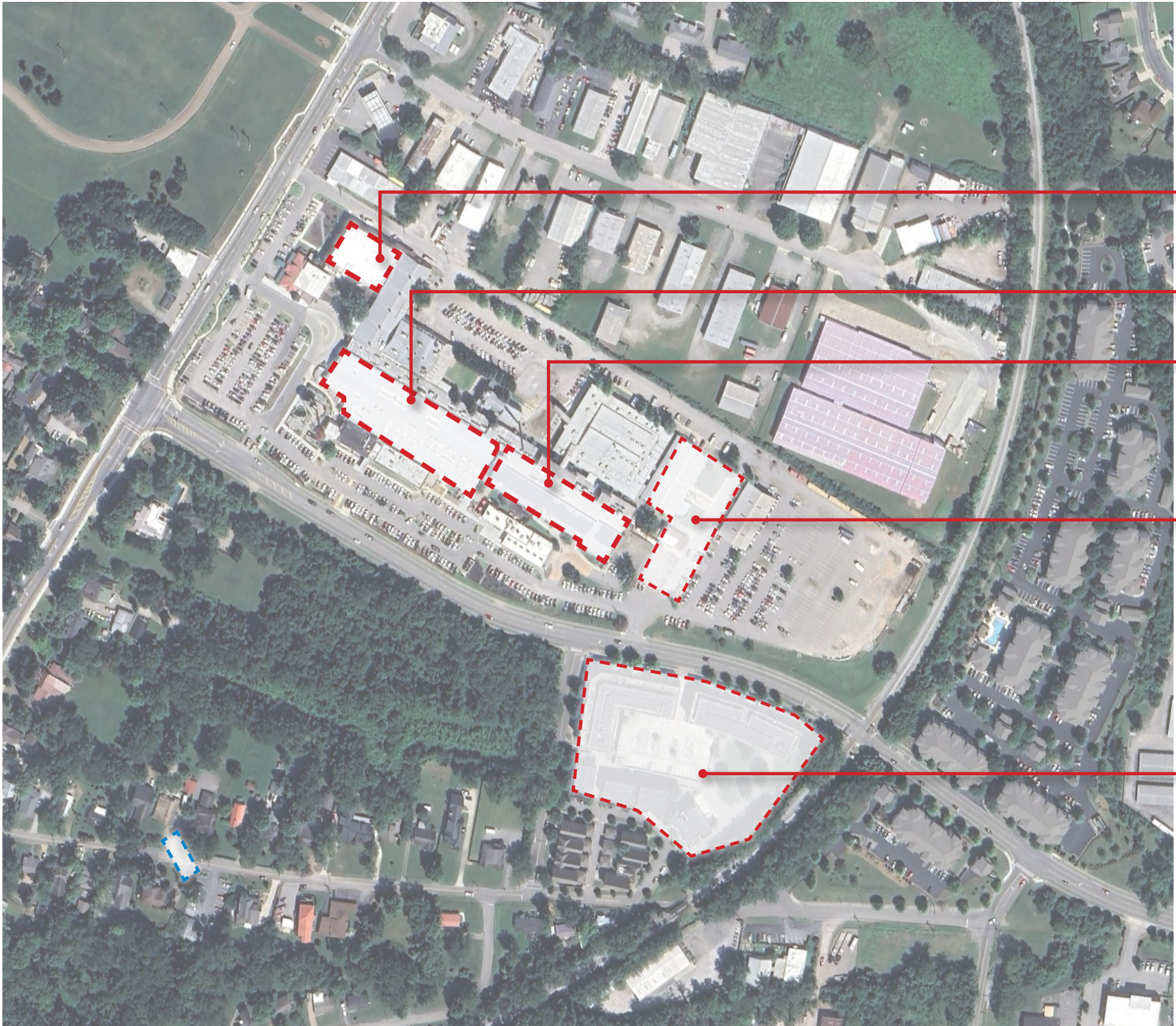
HISTORIC MASONIC LODGE: 48'

RUBY SUNSHINE: 45'

NEW CITY HALL: 53'

SHERIFF'S DEPARTMENT: 50'

HEIGHT ANALYSIS | FACTORY DISTRICT



THE FACTORY: 36'

THE FACTORY: 38'-3"

THE FACTORY: 43'-3"

FACTORY HOTEL: 42'-11"

JAMISON STATION: 52'

HEIGHT ANALYSIS | FACTORY DISTRICT



JAMISON STATION HEIGHT



SIGNAGE MOS

Modification 1: Signs - Proportion and Shape

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

Modification Request: Permit Irregular shaped signage

Justification: Varied sign forms create a vibrant streetscape and support a more artistic district. Introducing a diversity of signage design supports these ideas and reflects the visual variety found in Historic Downtown Franklin.



Modification 2: Signs - Internal Illumination **[Removed Per HZC Comments]**

Section 15.1.6 Internal Illumination-

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

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

Modification Request: Permit Halo Lighting and LED Lighting.

Justification: Halo lighting and carefully integrated LED lighting will provide opportunities for subtle and refined illumination. When thoughtfully applied, these lighting techniques can highlight architectural features, improve the nighttime pedestrian experience, and reflect the best practices of the historic downtown commercial areas.



[Removed Per HZC Comments]



SIGNAGE MOS

Modification 3: Signs – Canopy Sign

Section 15.5 Signs – Canopy Sign

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

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

Lighting: External illumination only, subject to Subsection 15.1.5, External illumination.

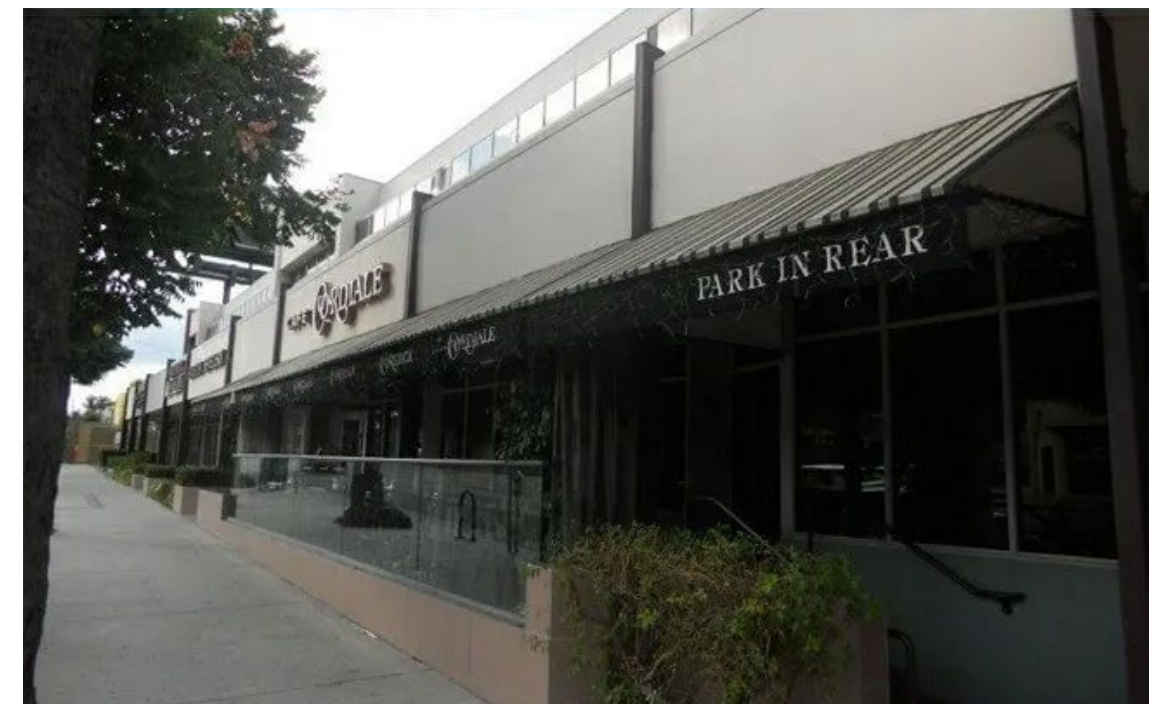
Placement: Shall not project above or below the canopy or be located above the building roof line.

Modification Request: Permit 1 per tenant

Modification Request: Allow to extend above or below the canopy

Modification Request: External illumination is permitted. Internal illumination is permitted when not visible from Franklin Road and the canopy is located for the ground floor entrance. [Removed per HZC Comments]

Justification: Allowing each tenant one sign on the building canopy improves visibility and helps with business identification. The changes to the sign location above or below a canopy helps in creating unique facade and aids in place-making. This directly supports the mission of creating walkable, attractive streets with “exceptional design”. These signage elements will also not be visible from Franklin Road and are hidden behind the hill.



SIGNAGE MOS

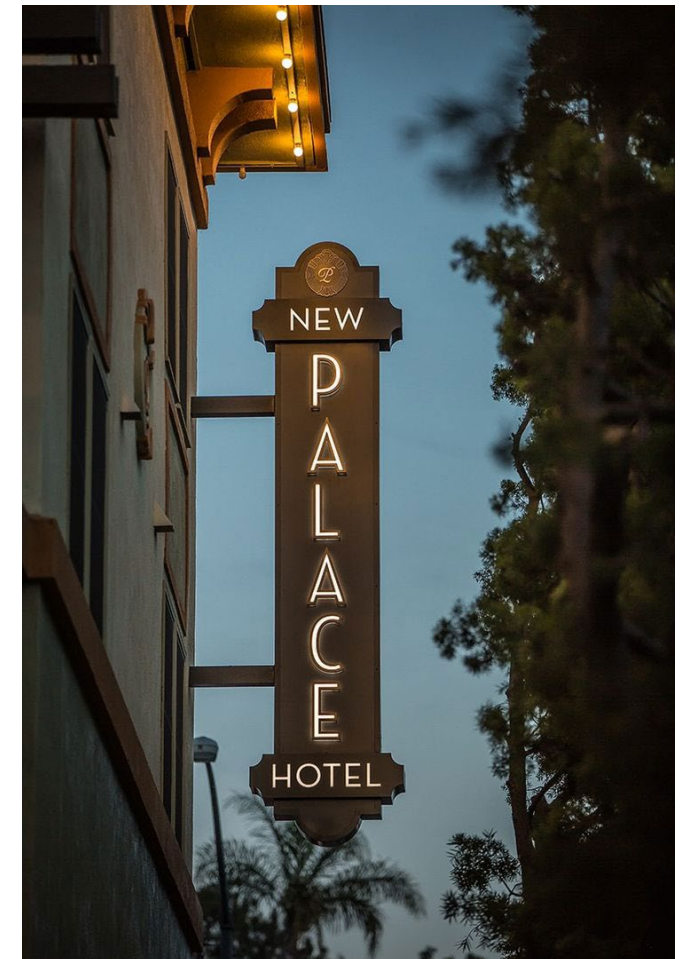
Modification 4: Sign – Vertical Blade Sign

Section 15.14 Signs – Vertical Blade Sign

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

Modification Request: A maximum of one per commercial / mixed use building where residential is on upper floors over commercial and allowed if other hanging signage is present.

Justification: Vertical blade signs will provide visual balance from the ground. Permitting these signs while other hanging signs are present supports effective wayfinding and a vibrant streetscape. Upholding the "exceptional design" principle within Envision Franklin, while enhancing character and functionality of mixed use buildings.





[ADDITIONAL INFORMATION]

HISTORIC PRESERVATION OVERLAY

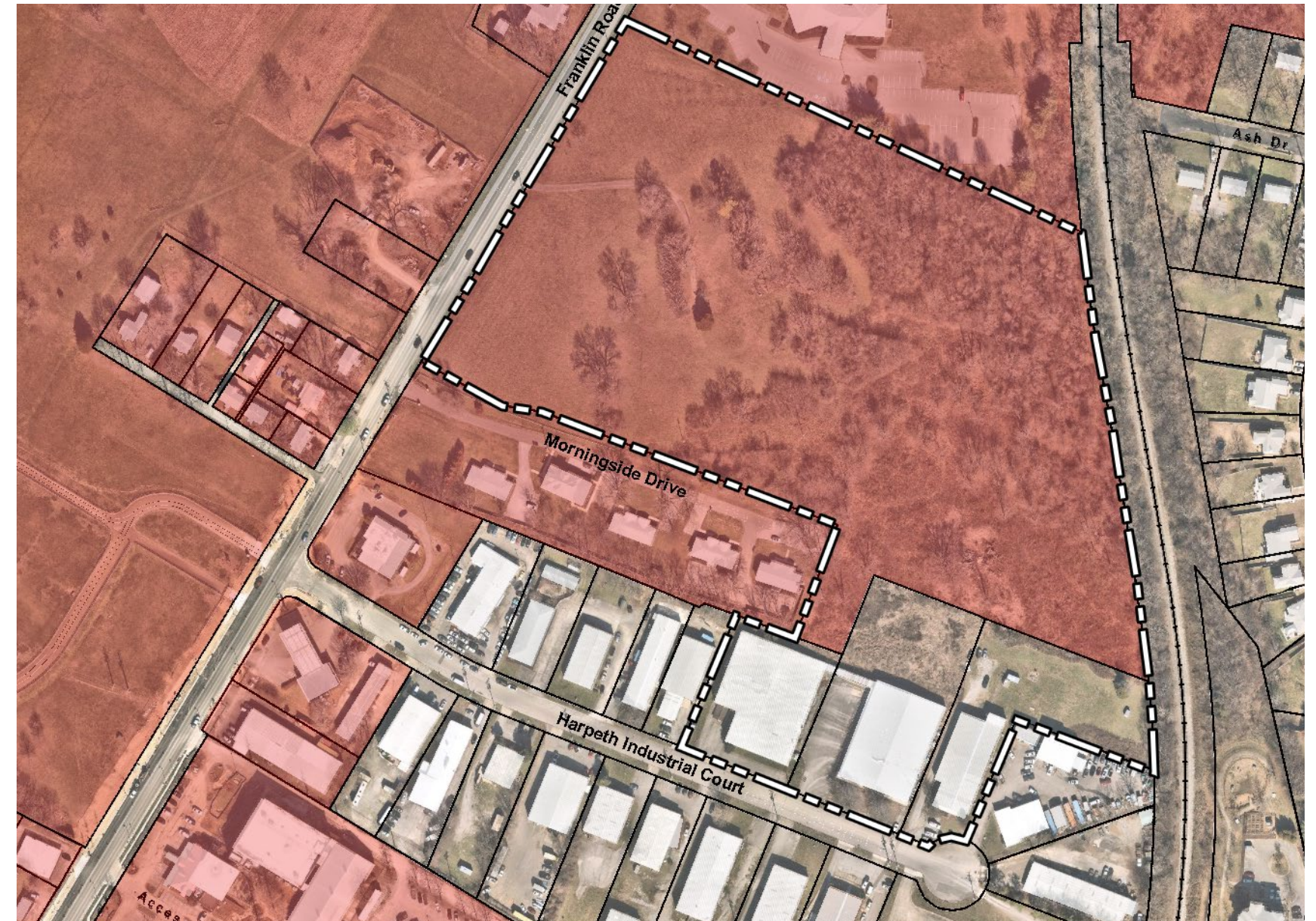
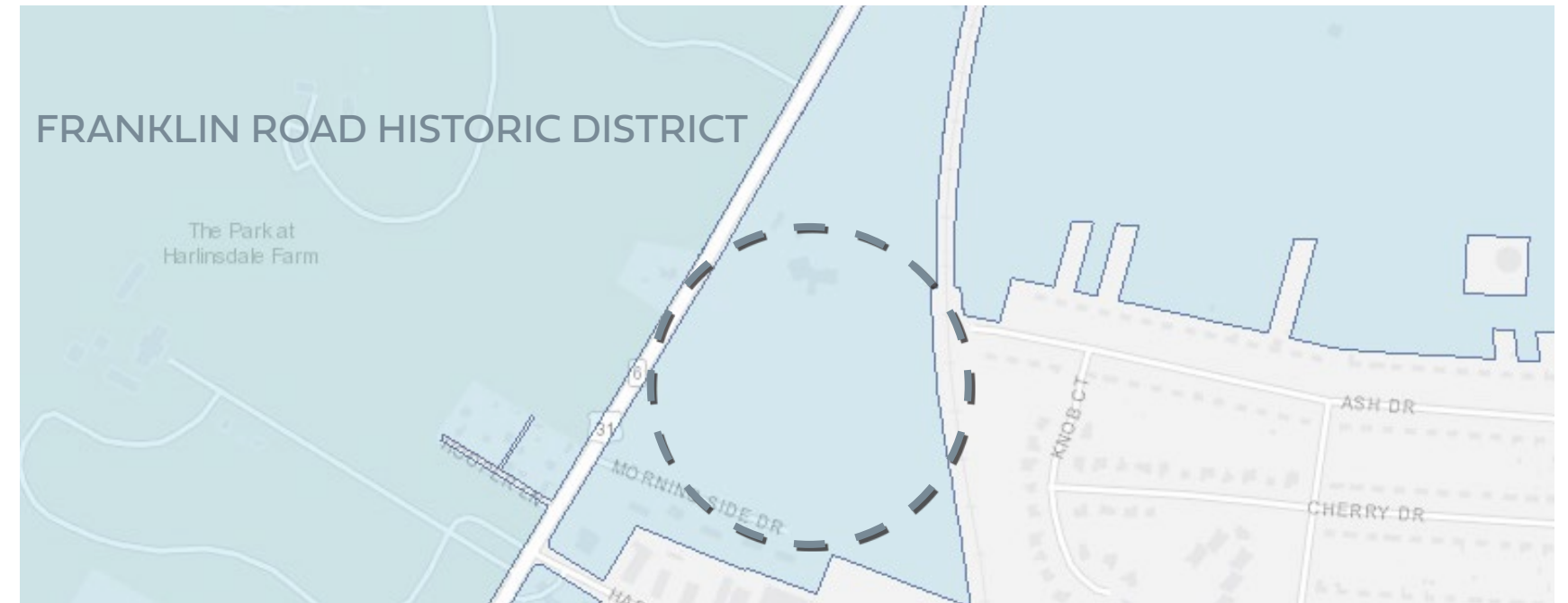
An important component of historic district integrity is ensuring that new development is compatible with the historic resources within it.

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

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

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

(page 18 of Franklin Historic District Design Guidelines)



HEIGHT ANALYSIS | MAIN STREET



HARPETH SQUARE THREE AND FOUR STORY HEIGHTS



NEW CITY HALL HEIGHT



RUBY SUNSHINE / FIRST HORIZON BANK HEIGHT

MORNINGSIDE DRIVE EXISTING HOMES

PRE 2020



CURRENT



DISTANCE ANALYSIS



COMMERCIAL BUILDING

EXISTING HOME

CULTURAL RESOURCES DOCUMENTATION



318 FRANKLIN ROAD

Franklin, Williamson County, Tennessee

PREPARED FOR:

Franklin 240, LLC
PO Box 1507
Mount Juliet, Tennessee 37121

Draft Report

February 2025

RGA Technical Report No. 2024-379TN



RICHARD
GRUBB &
ASSOCIATES

CULTURAL RESORUCES DOCUMENTATION

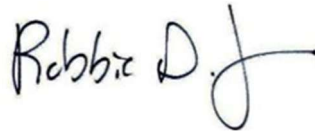
318 FRANKLIN ROAD

Franklin, Williamson County, Tennessee



Principal Investigator:

Kate McKinney, MA, RPA



Project Manager:

Robbie D. Jones, MA

Author:

Kate McKinney

Co-author:

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Prepared For:

Franklin 240, LLC
PO Box 1507
Mount Juliet, Tennessee 37121

Draft Report

February 26, 2025

RGA Technical Report No. 2024-379TN

MANAGEMENT SUMMARY

Richard Grubb & Associates, Inc. (RGA) prepared this Cultural Resources Documentation report for Franklin 240, LLC, which proposes to redevelop a 16.19-acre parcel of land at 318 Franklin Road in Franklin, Williamson County, Tennessee. The proposed mixed-use commercial development will encompass approximately 10 acres of the parcel. Nick Fielder, former Tennessee State Archaeologist, provided coordination on behalf of Franklin 204, LLC for the project.

The project site encompasses approximately 10 acres in the central and eastern portions of the 16.19-acre parcel. The project site consists of undeveloped agricultural fields and forested areas in the eastern portion of the parcel. The project site is on the east side of Franklin Road (SR 6/US 31) adjacent to industrial and residential facilities on the south, a railroad corridor on the east, and a church on the north.

As part of the rezoning process, the Franklin Municipal Planning Commission required a metal detector survey of the 10-acre portion of the parcel as well as conservation of the site of a hilltop military fortification constructed during the Civil War and any additional significant Civil War-era resources that were discovered as part of the survey.

Background research identified one previously recorded archaeological site—40WM104—within the project site. Located approximately in the center of the 16.19-acre parcel, site 40WM104 is a hilltop Civil War-era earthwork, known as a lunette. The Tennessee Division of Archaeology (TDOA) recorded the site in 1989 as a heavily disturbed earthen mound that represents a portion of the hilltop lunette. No artifacts were recovered from the site during the 1989 survey, although informants indicated Civil War-era metal objects had been previously removed from the surrounding area on the 16.19-acre parcel, which also featured Civil War-era military encampments (Nance and Prouty 1989).

The fieldwork undertaken for this project consisted of a metal detector and pedestrian survey throughout the 10-acre Area of Potential Effects (APE). During the survey, archaeologists uncovered 85 artifacts, none of which could be directly related to the Civil War-era hilltop lunette or encampments. The earthwork that the TDOA previously identified in 1989 as a portion of the Civil War-era lunette was reidentified during this survey. RGA recommends that this earthwork be conserved through avoidance or that additional archaeological testing be undertaken if avoidance is not possible.

The artifacts recovered during the metal detector survey are commonly found in association with historic farmsteads and house sites and represent the continued occupation of the site by the Johnson, Cannon, and Hill families between 1840 and 1986. RGA does not recommend any additional archaeological testing within the 10-acre project site, except for the hilltop lunette, to identify possible Civil War-era features or artifacts. It is likely that any artifacts directly associated with the Civil War have already been found and removed from the site by previous landowners and others. Therefore, it is opinion of RGA that the only Civil War-era feature that remains within the project site is the hilltop lunette, which should be conserved. Fieldwork conducted by RGA indicates that the remainder of the 10-acre APE does not contain resources associated with the Civil War.

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1. INTRODUCTION

Under contract with Franklin 240, LLC, Richard Grubb & Associates, Inc. (RGA) prepared this Cultural Resources Documentation report for the proposed redevelopment project at 318 Franklin Road in Franklin, Williamson County, Tennessee (Figure 1). As part of the rezoning process, the Franklin Municipal Planning Commission required a metal detector survey of the 10-acre portion of the parcel (Figure 2) and conservation of the site of a hilltop military fortification constructed during the Civil War and any additional significant Civil War-era resources that were discovered as part of the survey. In coordination with Nick Fielder, former Tennessee State Archaeologist, RGA determined the 10-acre project site was the Area of Potential Effects (APE).

As part of this survey, RGA also completed archival research and a comprehensive property history to better understand the evolution of the property over time and its association with the Civil War. The property history documented previous owners of the farm that owned and/or occupied the property between circa 1840 and 1986. These property owners included the Johnson, Cannon, and Hill families. The property history included a reconnaissance survey of above-ground resources within the 16.19-acre property and on adjacent parcels that were once part of the Johnson-Cannon-Hill Farm. The reconnaissance survey of above-ground resources consisted of digital photography, fieldnotes, and measured drawings.

Kate McKinney, MA, RPA, served as the Principal Investigator for archaeology and report author. Ms. McKinney exceeds the requirements of 36 CFR 61 for Archaeology. Mary Cate Mosher, MA, and McKenna Snyder, MA, served as field technicians. A resume for Ms. McKinney is in Appendix A. Robbie D. Jones, MA, Principal Senior Architectural Historian and Tennessee Branch Office Manager, completed the archival research and property history for the report. Mr. Jones also completed the reconnaissance survey of above ground resources. Sean McHugh, MA, RPA, and Mr. Jones reviewed the report. Olivier Vansassenbrouck, MA, created the graphics. Emma Durham, PhD, RPA, served as the copyeditor and assembled the report.

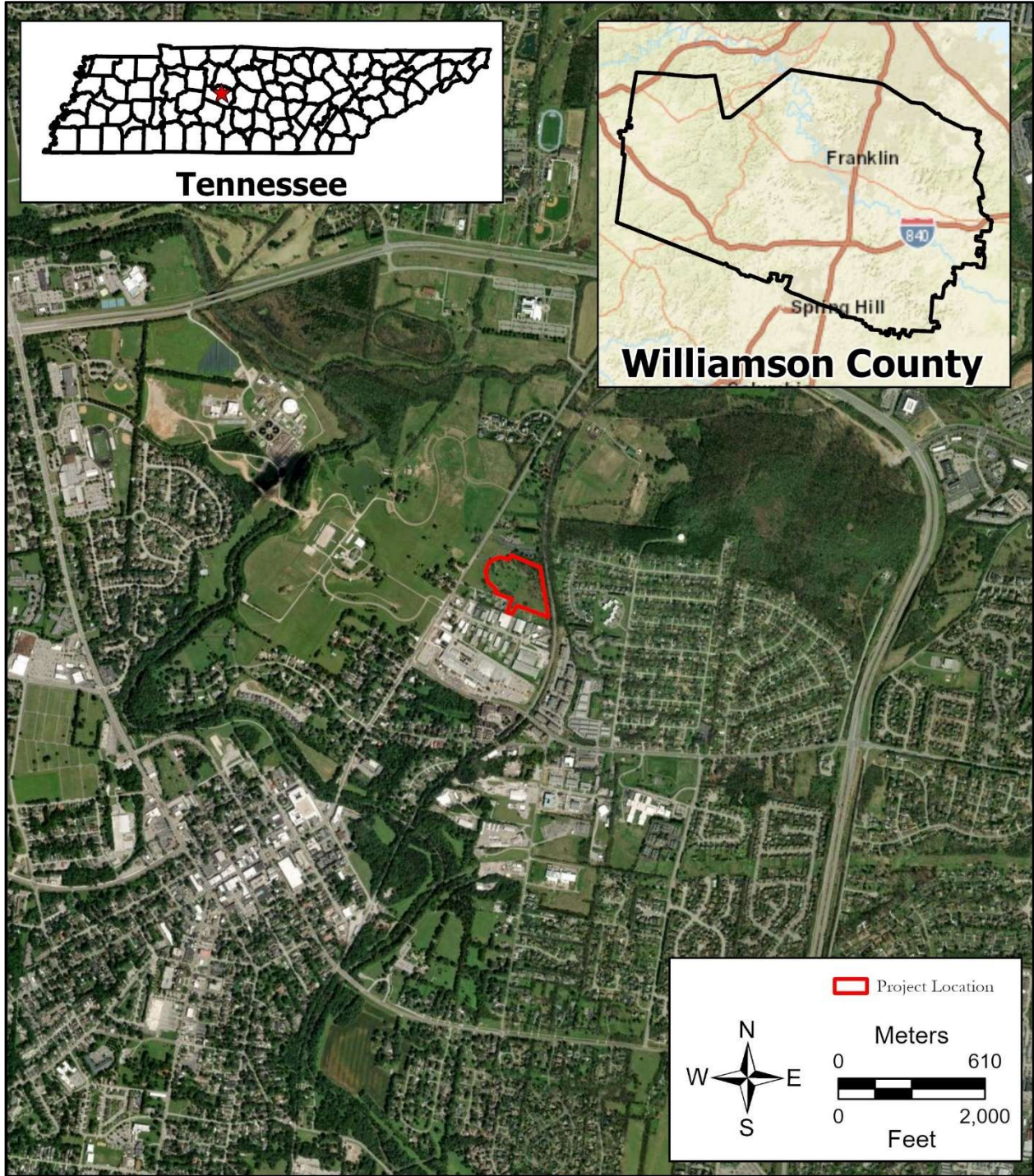


Figure 1. Map showing project location
(Source: Esri 2022).

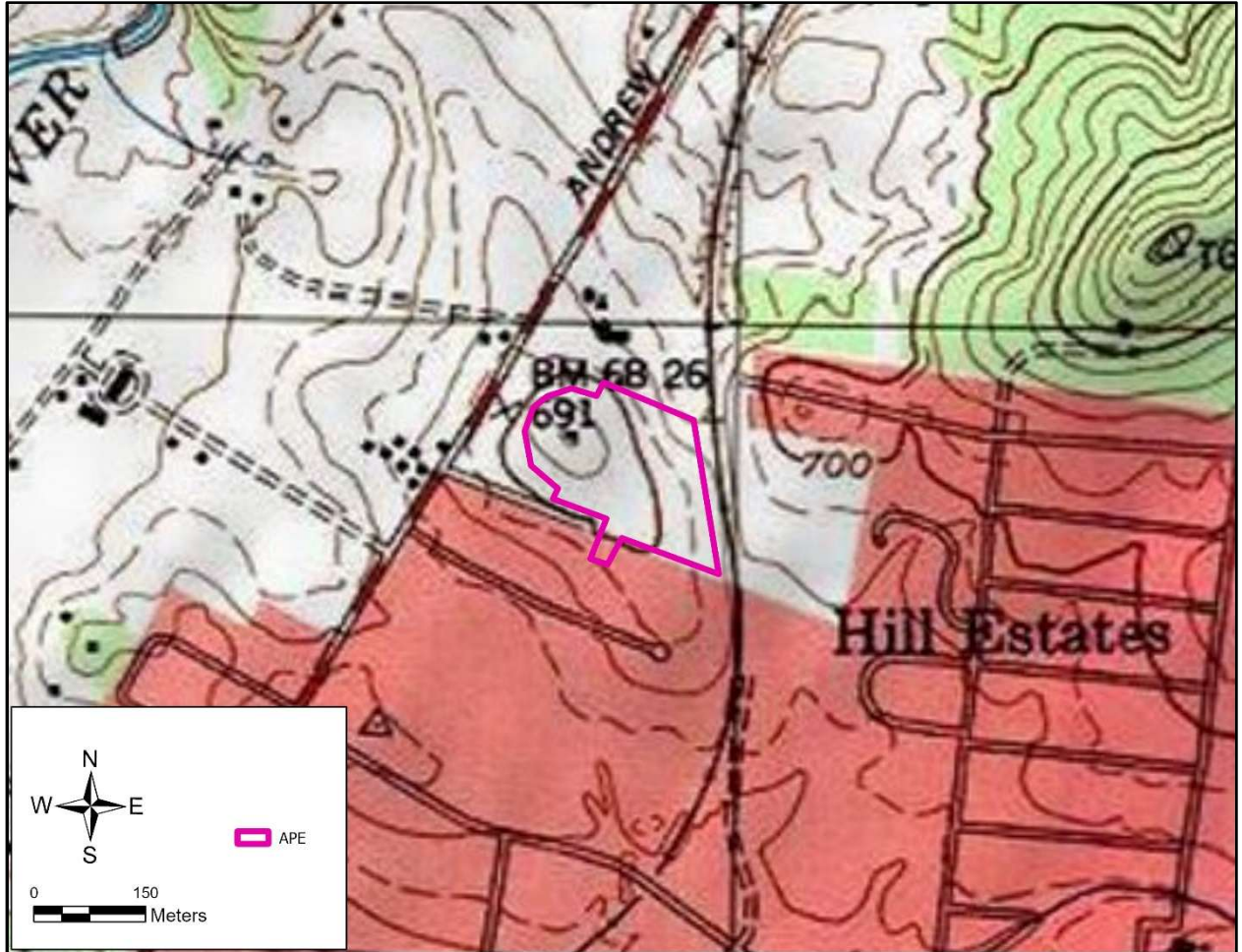


Figure 2: Map showing the 10-acre APE
(Source: USGS Topo Map, Franklin, Tenn. [63 NE], 1997).

2. ENVIRONMENTAL SETTING

Location

The approximately 10-acre project site, which doubles as the APE, at 318 Franklin Road is on a partially wooded lot along the east side of Franklin Road (SR 6/US 31) in Franklin, the county seat of Williamson County, Tennessee. The APE is north of Morningside Drive and south of the Franklin Church of Christ at 324 Franklin Road. The CSX Railroad corridor is approximately 70 feet east of the eastern boundary of the APE.

Geology and Topography

The APE is situated in the Interior Plateau region of Tennessee. Within the Interior Plateau the APE is situated in the Outer Nashville Basin which contains rolling and hilly topography with non-cherty limestone bedrock (TSLA n.d.). Higher hills and knobs contain more cherty formations and some shale (TSLA n.d.). Within the APE the topography ranges from 679 to 730 feet above mean sea level.

Hydrology

The APE is drained by the Harpeth River, located approximately 0.7 miles to the south. The Harpeth River drains into the Cumberland River. The Cumberland River flows into the Ohio River, which is part of the Mississippi River watershed. The Mississippi River watershed ultimately drains into the Golfo de México, also known as the Gulf of Mexico and, more recently, the Gulf of America.

Climate and Vegetation

The climate of Williamson County is characterized as a moderate, mixed humid climate with four seasonal changes. The mean annual high temperature is 84 degrees Fahrenheit, and the mean low temperature is 34 degrees Fahrenheit (National Weather Service [NWS] 2024). Average annual rainfall is 54 inches, and average seasonal snowfall is 1.5 inches (NWS 2024). Vegetation within the APE consists of a manicured lawn and a forested area. Native vegetation includes deciduous forests.

Soils

The APE consists of Maury silt loam and Ashwood-Mimosa-Rock outcrop complex soils. These are well-drained soils that are formed on uplands from phosphatic limestone (NRCS 2021).

3. BACKGROUND RESEARCH

RGA conducted background research to determine if previously identified archaeological resources or historic properties are within the vicinity of the APE and to develop appropriate pre-contact and historic contexts. Research was conducted using the TDOA Site File HUB on December 20, 2024. Previous historic sites surveys and regulatory survey reports on file at the TDOA were reviewed. Additional background research consisted of a review of pertinent primary and secondary sources, including aerial photographs, historic maps, atlases, photographs, and local and county histories.

Pre-contact Context

Paleoindian Period (circa 15,000–10,000 BP)

With the end of the last ice age around 15,000 years ago, people began moving into North America and subsequently, the southeastern United States. The first inhabitants of North America are known as Paleoindians. Paleoindians were mobile hunter-gatherer groups who utilized major waterways as a route into the Southeast (Anderson 1990). The Paleoindian period is subdivided into three subperiods: Early, Middle, and Late Paleoindian.

The Early Paleoindian period in the Southeast is often referred to as “pre-Clovis” and dates to before 13,250 cal BP. Early Paleoindian sites are sparse in the Southeast, with sites such as Page-Ladson (Florida), Topper (South Carolina), and Cactus Hill (Virginia) making up a large portion of the literature. Early Paleoindian diagnostic artifacts include Cumberland and Folsom points, which could have been used to hunt larger mammals such as mammoth, bison, and horse (FAUNMAP 1994). To date, no pre-Clovis sites have been positively identified in Tennessee.

The Middle Paleoindian period dates from around 13,250 to 12,850 BP and is referred to as the Clovis period, named after its type-site in Clovis, New Mexico. Clovis projectile point assemblages are widespread throughout North America; however, Clovis caches are generally rare in the Southeast (Anderson et al. 2015).

The Late Paleoindian period, also called “post-Clovis,” dates from around 12,850 to 10,000 BP. This period relates to the Younger Dryas climate episode, which was a slight cooling of the earth. Late Pleistocene fauna was mostly extinct at the onset of the Younger Dryas; thus, a shift to modern fauna for subsistence is seen. Later Paleoindian point types include Beaver Lake, Dalton, Quad, and Cumberland (Anderson and Sassaman 2012).

Archaic Period (circa 10,000–3000 BP)

The Archaic period in the southeastern United States is marked by a sharp increase in temperatures (Anderson and Sassaman 2012). The Southeast was covered in deciduous forests abundant with mammals such as deer and rabbit, and numerous varieties of nuts, including hickory (Steponaitis 1986). Throughout the Southeast, shell-bearing sites are prevalent along major waterways such as the Tennessee, Cumberland, and Duck rivers. The shell middens, which span the entire Archaic period, are interpreted as accumulations of refuse over the course of centuries by mobile hunter-gatherers (Deter-Wolf and Peres 2019). In addition to shellfish, shell middens often contained faunal remains,

pottery, lithics, and human burials. The Archaic period is subdivided into three subperiods: Early, Middle, and Late Archaic.

The Early Archaic, which dates from around 10,000 to 8000 BP, saw distinct environmental changes compared to the Paleoindian period, with the earth becoming warmer and the hardwood, deciduous forests moving further north from the coastline. Increases in human population size were complemented by generalist foraging strategies over smaller regions (Anderson and Sassaman 2012). Technological changes include a shift towards side- and corner-notched hafted bifaces better suited to killing smaller game (Anderson and Sassaman 2012). In the Southeast, these point types include Big Sandy, Kirk Corner-Notched, and bifurcate points. Among the Early Archaic sites in Tennessee are Icehouse Bottom (40MR23), the Johnson Site (40DV400), and the Puckett Site (40SW228).

The Middle Archaic, which dates from around 8000 to 5000 BP, saw the climate move towards even hotter and drier conditions in the Southeast (Anderson and Sassaman 2012). Perhaps a result of larger shoals caused by climate change, freshwater shellfish were collected and utilized at a faster rate than previously seen. Larger, seasonal sites were repeatedly utilized as evidenced through decades of refuse accumulation. It is during this period that evidence of long-distance trade networks was established, and warfare becomes evident through the archaeological record (Anderson and Sassaman 2012). Large bifaces, termed Benton points, are found in caches along major waterways such as the Tennessee and Cumberland rivers, often in association with burials. Middle Archaic sites in Tennessee include the Ervin Site (40MU174), the Anderson Site (40WM9), and the USN Site (40DV7).

The Late Archaic period ranges from around 5000 to 3000 BP in the Southeast. According to Steponaitis (1986), four major trends characterize the Late Archaic: the emergence of plant cultivation; the appearance of middens associated with structures; the emergence of pottery; and the intensification of long-distance trade. Early plant cultigens in the Southeast include sunflower and maygrass, although the extent to which they were cultivated is unknown (Chapman and Crites 1987). Similar to the trends of the Middle Archaic, Late Archaic sites are often associated with shell middens along waterways. Late Archaic pottery types, which are among the earliest in the Southeast, include the Wheeler and Stallings variety. Stone tool technology comprises mostly stemmed projectile points such as Savannah River, Coosa, Pickwick, and Ledbetter (Schroder 2015). Late Archaic sites in Tennessee include the USN Site (40DV7), the Barnes Site (40DV307), and the Robinson Site (40SM4).

Woodland Period (circa 3000–1000 BP)

The Woodland period in the southeastern United States is marked by the widespread emergence of pottery, an increase in sedentism and organizational complexity, and an increased reliance on cultivated foods. Building on subsistence patterns from the Archaic Period, shellfish exploitation reached its peak in the Cumberland, Tennessee, and Tombigbee river valleys during the Woodland period (Peacock 2002). This shellfish exploitation, along with cultivated foods, allowed for population increases and semi-permanent occupations. The Woodland period is subdivided into three subperiods: Early, Middle, and Late Woodland.

The Early Woodland period dates from around 3000 to 2150 BP in the Southeast. The Early Woodland period was built on patterns seen in the Late Archaic with the widespread appearance of

pottery and distinct ceramic traditions based on geography (Anderson and Mainfort 2002). Early pottery types in Tennessee include the quartz-tempered Watts Bar series and the limestone-tempered Mulberry Creek series (Faulkner 2002; Schroder 2015). In Kentucky, Adena burial mounds appear around 2400 BP containing stratified sequences of primary and secondary burials, which lead to conical burial mounds being characteristic of this subperiod (Anderson and Mainfort 2002). The Early Woodland period also saw the continuation of agriculture practices that began in the Archaic period, although the extent to which agriculture was utilized varies greatly by region. Squash, sumpweed, sunflower, and maygrass are common cultigens found at Early Woodland sites (Wetmore 2002). Early Woodland sites in Tennessee include the Spring Creek site (40PY207), Nowlin II (40CF35), and Duncan Tract (40TR27).

The Middle Woodland period dates from around 2150 BP to 1300 BP and is characterized by increased interaction between societies. One of the major trading spheres was the Hopewell culture in the Ohio Valley. In the Southeast, the Hopewellian trading sphere appears to be limited to a few hundred years, mainly from 2050 BP to 1750 BP (Mainfort 1996). Pinson Mounds, located in West Tennessee, is a large Middle Woodland mound complex consisting of burial and ceremonial mounds. Although few Hopewellian artifacts have been recovered from Pinson Mounds, the site is one of the largest Middle Woodland sites in the Southeast, eclipsing most Hopewellian sites in size. Common Middle Woodland pottery types in Tennessee include Pickwick Stamped, Long Branch, Mulberry Creek, and Bluff Creek. Typical Middle Woodland phases are the McFarland Phase, characterized by medium-sized triangular projectile points and limestone-tempered ceramics, and the Owl Hollow Phase, characterized by large permanent villages with middens (Faulkner 1988). Other Middle Woodland sites in Tennessee include Glass Mounds (40WM3)—located in Franklin—and Old Stone Fort (40CF1).

The Late Woodland period dates from around 1300 BP to 950 BP and is characterized by the appearance of the bow and arrow (Anderson and Mainfort 2002). As a result of the bow and arrow development, projectile points became smaller, as seen in Madison and Hamilton types. Mound building continued through the Late Woodland period as evidenced by multiple mounds in East Tennessee (Schroedl 1978). Many Late Woodland mound complexes became permanent settlements rather than intermittent locales for congregation (Anderson and Mainfort 2002). Intensive maize cultivation is seen across the South, along with the increased cultivation and collection of other plants. Late Woodland pottery types include Elk River, Napier Complicated, and Swift Creek.

Mississippian Period (circa 950–350 BP)

The Mississippian period has been the subject of much research across the Southeast and the Middle Cumberland region. The Mississippian period is characterized by more centralized communities, abundant shell-tempered pottery, and intensive agriculture (Anderson and Sassaman 2012). Mississippians across the Southeast developed similar ideologies and innovations around the same time, likely because of both population increases and subsistence adaptations (Anderson and Sassaman 2012). With these similar ideologies and innovations came increased warfare between Native societies, largely seen in weapons trauma on skeletal remains and fortifications. Mississippian sites often contain conical and flattop mounds and structures surrounding a plaza, all of which was often surrounded by

some type of fortification (Anderson and Sassaman 2012). During the Mississippian period, trade was so abundant and far reaching that archaeologists named it the Mississippian Ideological Interaction Sphere (Lankford et al. 2011). Pottery, gorgets, and statues were among the many artifact types adorned with iconography.

Protohistoric Period

The first known written records of the southeastern United States come from the Spanish de Soto expeditions, which took place from 1539 to 1543. De Soto and some 600 men landed on the gulf side of Florida near present day Tampa in search of gold and silver (National Park Service 1990). Over the next four years de Soto and his men, with the help of Native American guides, traversed the Southeast, including Tennessee. Throughout his expedition de Soto raided many Native American villages, stealing food and supplies, killing inhabitants, and likely leaving behind disease and destruction. It is generally accepted that the destruction left behind by the de Soto expedition greatly impacted the already stressed and unstable Mississippian society, leading to its eventual downfall.

After the failed attempts of de Soto, Tennessee was investigated by two other Spanish explorers: Tristan de Luna in 1559 and Juan Pardo in 1566. De Luna entered Tennessee near present-day Chattanooga, whereas Pardo likely visited Chiaha, near present-day Dandridge. Neither expedition stayed long in Tennessee but nevertheless resulted in the deaths of many Native Americans.

In the late 1700s white settlers began moving into Tennessee and the Southeast region in general. The United States government desired the lands east of the Mississippi River for white settlers and began enacting policies in the 1790s aimed at obtaining those lands from Native American tribes (Nance 2001). These policies led to the Indian Removal Act of 1830, championed by President Andrew Jackson, a resident of Tennessee. Some Native American tribes, particularly the smaller tribes, did not resist the removal and agreed to move west of the Mississippi River; however, five of the larger tribes (the Cherokee, Chickasaw, Creek, Choctaw, and Seminole) resisted the removal. The Cherokee broke into two factions, one that signed the treaty and one that resisted it. In 1837, the United States Army began to round up the remaining Cherokee resisters and placed them in stockades in preparation for a forced removal westward (Nance 2001). Starting in 1838, an estimated 16,000 Cherokee traveled westward in 17 detachments using three main land routes (Nance 2001). It is estimated that some 4,000 Native Americans died along the routes, which has been commemorated as the Trail of Tears.

Property History

The 16.19-acre parcel at 318 Franklin Road was once part of a 450-acre farm established in the midnineteenth century. The farm was originally laid out on the east side of the Franklin to Nashville Turnpike, a private toll road constructed in the mid-1830s, currently known as Franklin Road. Between 1853 and 1855, the Tennessee & Alabama (T&A) Railroad constructed a railroad corridor across the farm (Gertner 2019a). The railroad connected Nashville, Tennessee, with Decatur, Alabama, and was known as the Nashville & Decatur Railroad after 1866. In 1900, the Louisville & Nashville Railroad leased the corridor. In the 1980s, the corridor was purchased by the CSX Railroad. During the

American Civil War, the U.S Army utilized the farm as a military fortification and campgrounds serving nearby Fort Granger.

The farm was owned and occupied by the Johnson family from circa 1840 to 1882, the Cannon family from 1882 to 1947, and the Hill family from 1947 to 1986. During this nearly 150-year time span, the farm featured eight dwellings, including four dwellings for enslaved Black persons, a circa-1885 tenant house, a 1928 dwelling, and a circa-1955 dwelling. The farm also featured barns, a stable, a spring-fed cistern, and other agricultural and domestic outbuildings as well as fences, farm roads, and other types of agricultural infrastructure.

In 1909, an interurban streetcar railway connecting Franklin with Nashville was constructed along the turnpike corridor. The route went around the west side of Harlinsdale Farm—on the west side of the Franklin Road—bypassing the Johnson farm. The Franklin Interurban operated until 1942. In the late 1920s, the Franklin Turnpike evolved into the Andrew Jackson Highway, which carried State Route 6 and U.S. 31, a major north–south highway connecting southern Alabama to northern Michigan.

In 1929, a member of the Cannon family sold a 27-acre section at the south end of the farm for the development of a massive stove works factory. Another member of the Cannon family constructed a farmhouse on the south side of the farm. Located at 105 Morningside Drive, this farmhouse served as the childhood home of Henry Rolffs Cannon who, in 1947, married Sarah Colley, best known under her stage name of Minnie Pearl. For a short period in the mid-1940s, the Cannon family utilized the farm as an equestrian stud for Tennessee Walking Horses.

The Cannon family sold the farm in 1947 to Howard and Lillie Hill, who improved the property with a hilltop dwelling in the mid-1950s and several outbuildings. In the 1960s, the Hill family sold off property at the southern edge of the farm containing the 1928 farmhouse. From 1968 to 1970, three duplexes were built adjacent to the 1928 farmhouse along Morningside Drive. The Hill family lived on the farm until 1986. The barns and circa-1885 tenant house were demolished in the 1970s and 1980s. The circa-1955 dwelling was demolished in 2017. Over time, the 450-acre farm was sold off so that only the 16.19-acre core remains today. The 1928 dwelling and remnants of a mid-nineteenth-century limestone spring-fed cistern are the only remaining historic structures and are located on adjacent parcels.

The following is a comprehensive historic overview of the property.

William Johnson, circa 1840–1882

Archival records indicate that William Johnson owned the property in the mid-nineteenth century. A native of Virginia, William Johnson (circa 1796–1882) married Louisa Crockett (1797–1833) on January 25, 1821. They raised three sons: Samuel C. Johnson (1823–1845), John B. Johnson (1827–1856), and Robert C. Johnson (1832–1834). Johnson’s wife Louisa died in August 1833, and his youngest son Robert died in January 1834. Louisa Johnson was buried in the Franklin City Cemetery (NRHP 2012) on North Margin Street (Ancestry.com 2008; Malone 2024).

On May 4, 1837, William Johnson married Sarah Elizabeth King (1814–1872) at Franklin (Ancestry.com 2008). A native of Virginia, Sarah grew up in the Triune community in Williamson

County. William and Sarah raised five children: Sebastian King “S. K.” Johnson (1840–1897), Lavinia Johnson (1842–1873), Laura Johnson (1846–1882), Samuella “Sammie” Johnson (b.1849), and James B. Johnson (1851–1926). Two children died in infancy (Malone 2024).

William Johnson was a mechanic and farmer. In 1850, the 230-acre farm along with farming implements, livestock, and his personal estate was valued at \$13,600. By 1860, the value of his farm had increased to \$20,000 and his personal estate had increased to \$10,000. In 1850, Johnson owned 80 swine, 15 horses, 13 cattle, 12 sheep, and 2 oxen. His farm produced wheat, Indian corn, oats, cotton, wool, Irish potatoes, sweet potatoes, and butter. He also manufactured leather boots and shoes (U.S. Census 1850a, 1850b, 1850c, 1860a, 1860b).

In 1830, Johnson enslaved two Black people; the number of people he enslaved had increased to four by 1836. By 1840, he enslaved 15 Black people—6 males and 9 females—who worked in farming and manufacturing. In 1850, Johnson enslaved 10 Black people—six males aged 2–28 and four females aged 2–7—and in 1860, he enslaved 10 Black people—four males aged 12–55 and six females aged 14–45. The enslaved lived in four dwellings on the farm (Ancestry.com 2013; U.S. Census 1830, 1840, 1850d, 1860c).

In 1860, William Johnson’s household consisted of his wife Sarah, three daughters, and his youngest son James B. Johnson. By 1860, his son Sebastian K. Johnson had moved to Nashville (Malone 2024; U.S. Census 1860a).

Johnson’s neighbors along the east side of the turnpike included Rev. Joshua Soule (1781–1867), who owned a circa-1805 Federal style dwelling to the north, currently known as Wyatt Hall (WM-68; NRHP 1980), and William Alpheus Truett Sr. (1823–1898), who owned a circa-1846 Greek Revival style dwelling (WM-65; NRHP 1988) to the south. Other prominent neighbors included William Maney (1799–1862), who lived in a circa-1850 dwelling (WM-66; NRHP 1988) on the west side of the turnpike to the south, and Thomas Shute, who lived in a circa-1845 Greek Revival style dwelling known as Creekside (WM-69; NRHP 1988) on the east side of the turnpike to the north. Directly across the turnpike on the west was Mr. Wagner, who owned a circa-1850 Greek Revival style dwelling (WM-67; NRHP 2023), which as later incorporated into the Harlinsdale Farm.

Civil War Fortification

The town of Franklin played a significant role in the American Civil War. Under the command of Major General Gordon Granger (1821–1876), the U.S. Army liberated Franklin in early 1862. A year later, the U.S. Army constructed military fortifications and signal stations surrounding the town to defend against attacks by the Confederate Army. The fortifications constructed by the U.S. Army formed an approximate semicircle around Franklin from northwest to southeast. The Harpeth River, running along the north side of Franklin, formed the other half of the circle (Figure 3). The Federal fortifications were constructed between February 12 and May 29, 1863 (Thomason 1999:2).



Figure 3. Map showing the military fortifications surrounding Franklin and the fortification at Johnson's farm, 1864 (Source: Willett and Remington, 1874).

On the north side of town, under the direction of Colonel Samuel Emerson Opdycke (1830–1884), the U.S. Army constructed Fort Granger (40WM100; NRHP 1973) over a 10-week period along Figuers Bluff at the T&A Railroad Bridge spanning the Harpeth River and a hilltop fortification and signal station at Roper’s Knob (40WM101; NRHP 2000) along Liberty Pike. Fort Granger was situated to protect the railroad and control transportation in and out of Franklin. Between these two large fortifications, in 1863, the U.S. Army constructed a series of smaller hilltop fortifications, including a lunette on the crest of the 100foot-tall hill at William Johnson’s farm. These fortifications and signal stations were surrounded by military encampments for soldiers from various regiments (Figures 4–7). Self-emancipated Black freedmen, known as contraband, assisted Federal forces with the construction of these fortifications. At Fort Granger, the U.S. Army created a Contraband Camp near the south side of Johnson’s Farm (Banks 2022; Flagel 2016:20, 30–31, 36–38, 48–49; Gertner 2019b, 2019c; Smith et al. 1990:14–15).

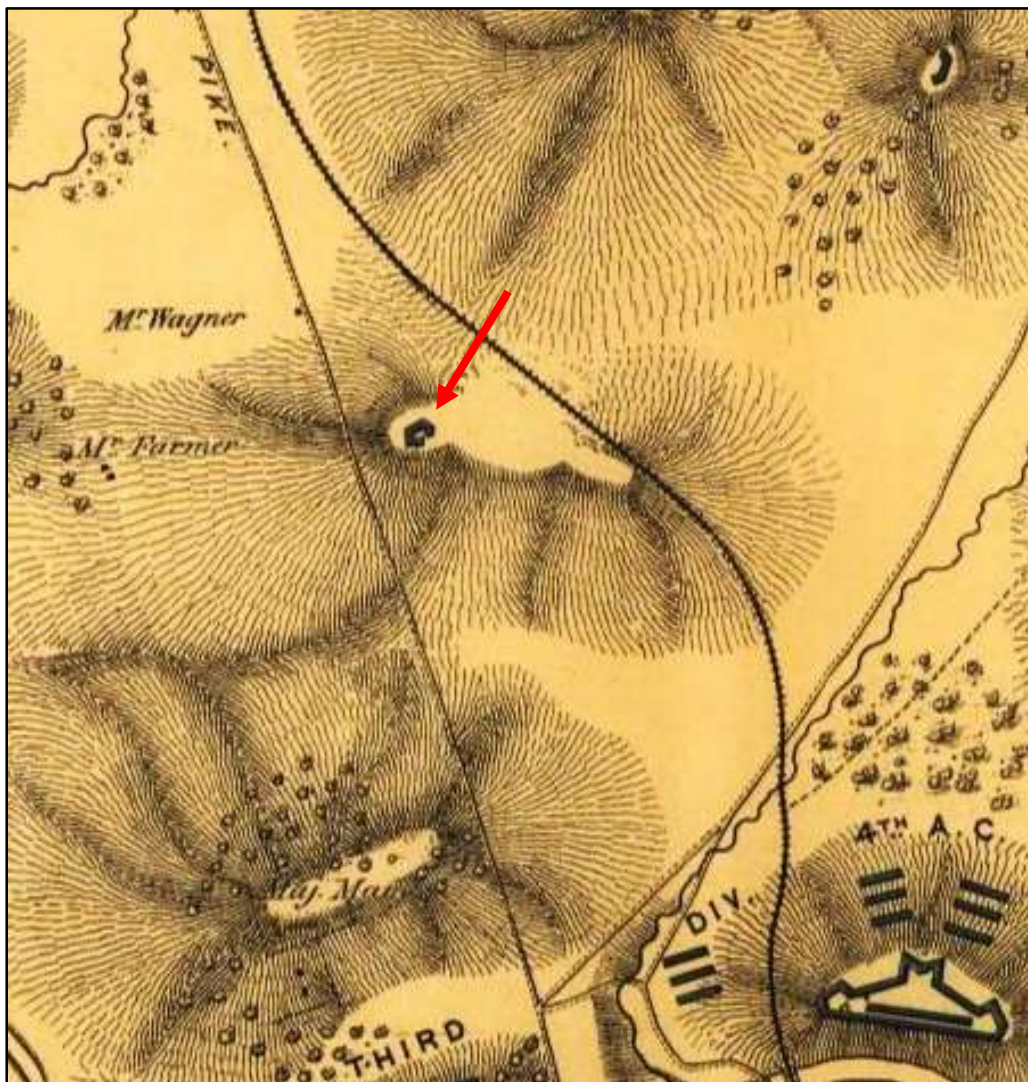


Figure 4. Map showing the military fortification on William Johnson’s farm with the Franklin Turnpike to the west and the T&A Railroad to the east (Source: Willett and Remington 1874).

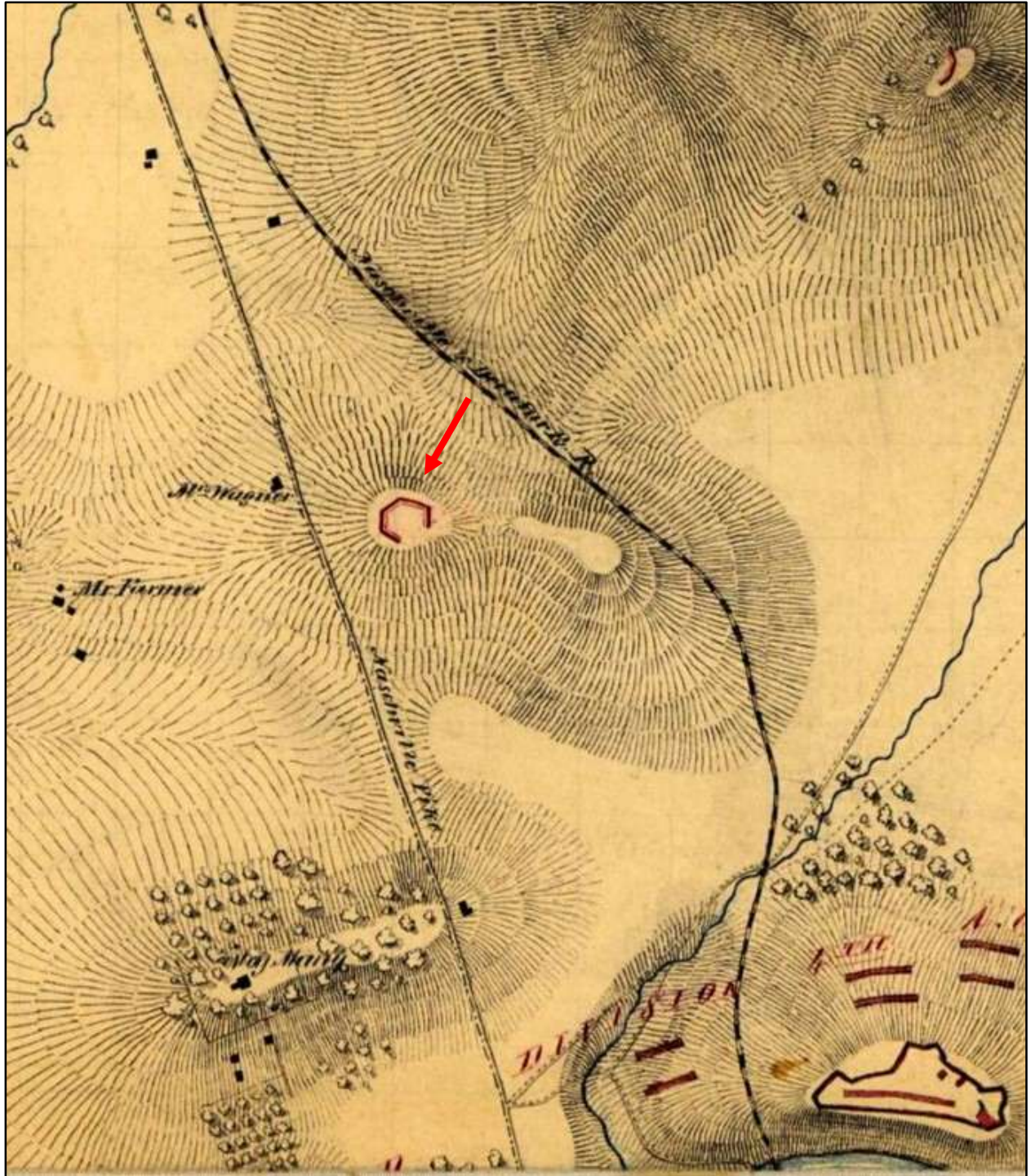


Figure 5. Map showing the military fortification on William Johnson’s farm with Roper’s Knob to the northeast and Fort Granger to the southeast (Source: Merrill 1864).

During the construction of one of the hilltop fortifications—perhaps the one at Johnson’s farm—a soldier from Ohio noted that Lieutenant John Raidaie “sallied forth in the direction of Roper’s Knob, and he was rewarded by finding large numbers of the aforesaid ‘contraband,’ as the slave owners of

Kentucky had sent their slaves to Tennessee, to keep them as far away as possible from the Union lines...These slaves we kept in camp until the fort was completed” (Flagel 2016:37–38). During the war, dozens of self-emancipated Black freedmen were mustered into the U.S. Colored Troops at Franklin (Flagel 2016:37–38; Gertner 2019b).

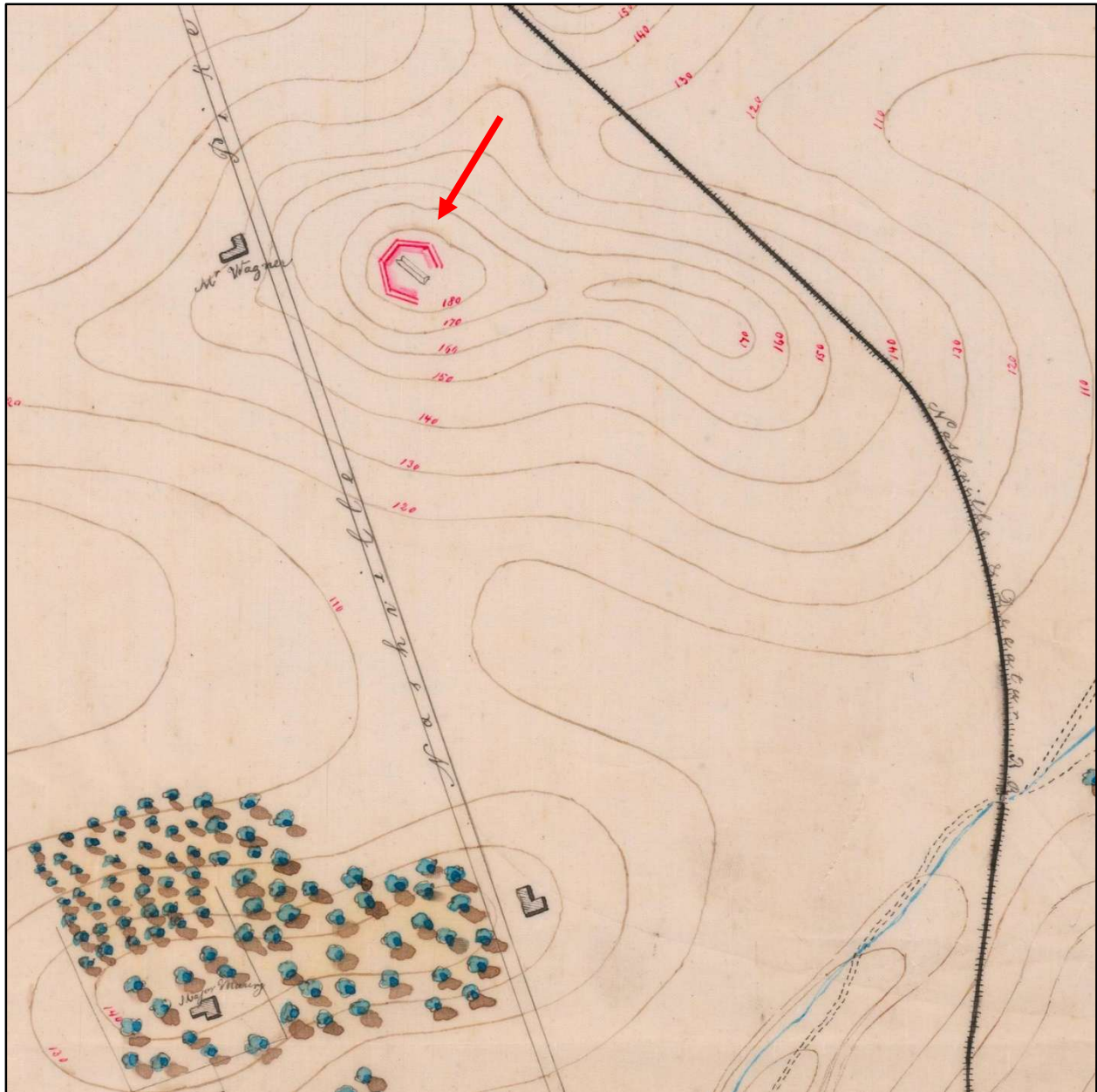


Figure 6. Map showing a detailed configuration of the military fortification on William Johnson's farm (Source: Willett 1865).

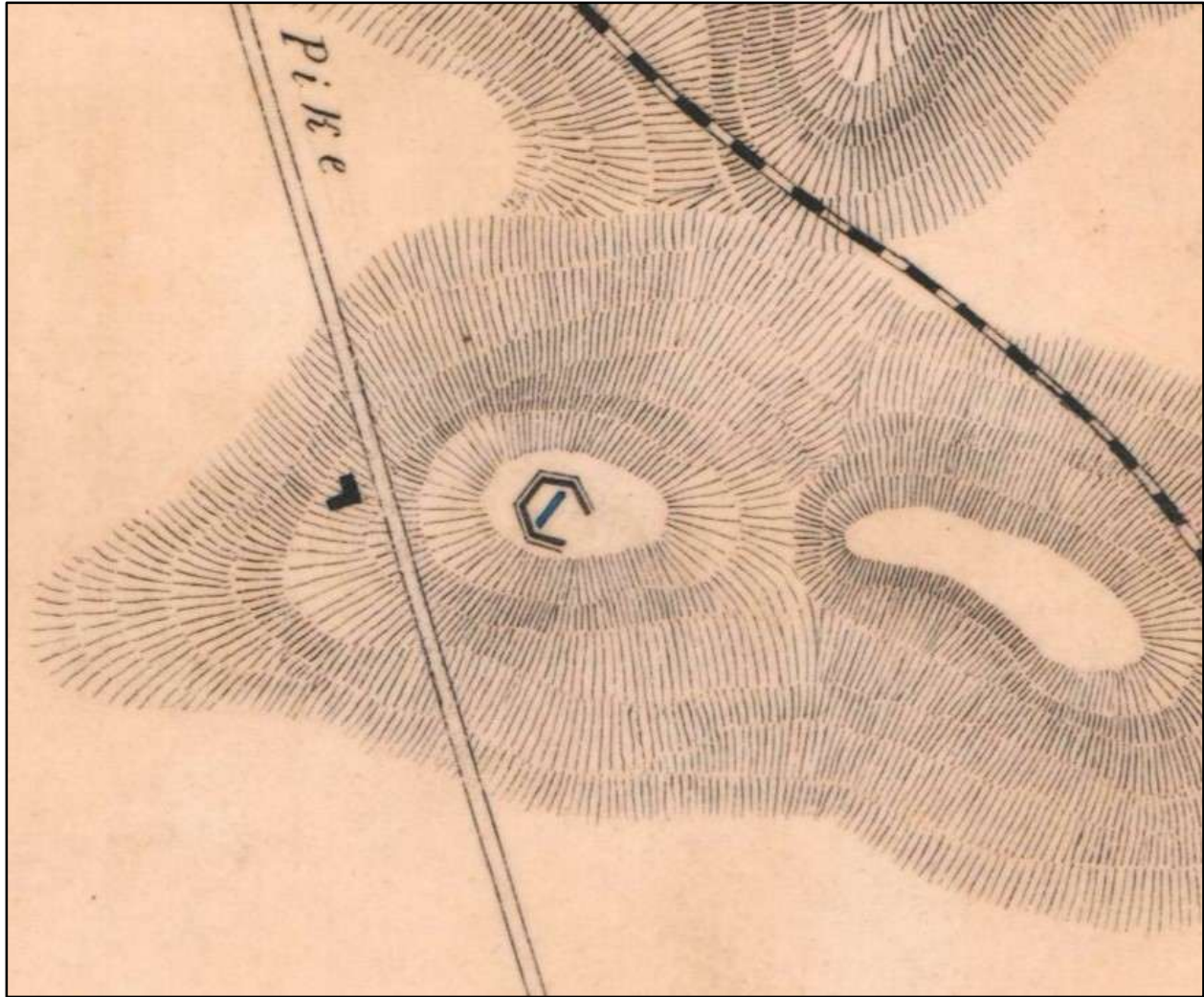


Figure 7. Map showing a detailed configuration of military fortification on William Johnson's farm (Source: Ruger 1865).

The fortification on William Johnson's farm was built at the site of Johnson's circa-1840 farmhouse, which U.S. Army soldiers burned down on April 20, 1863. The soldiers also burned Johnson's outbuildings. The hexagonal fortification faced northwest towards the Franklin Turnpike with an opening at the southeast side. A detailed map created on April 10, 1863, by Dr. Samuel Scott Boyd (1820–1888), a Federal regimental surgeon from Indiana, claimed: "House burned here—to make room for fort" (Flagel 2016:44, 84). During their occupation of Franklin, U.S. Army soldiers destroyed dwellings, barns, and outbuildings—all owned by Confederate resisters—for construction of Federal fortifications (Flagel 2016:82–83).

Dr. Boyd's map also described the fortification on William Johnson's farm as a redan atop a 100-foot-high hill with long-term encampments and a parade ground for several regiments from the Army of Illinois. (Redans are small V-shaped structures; lunettes are larger hexagonal-shaped structures.) The parade ground also featured a field hospital flanked by the encampment headquarters and Dr. Boyd's tent. The field hospital and encampment headquarters were undoubtedly housed in temporary canvas

tents. The map also shows a spring with “cool water” on the east side of the T&A Railroad and a fruit nursery on the neighboring William A. Truett Sr. farm as well as several farmhouses along the turnpike (Figure 8; Flagel 2016:44, 84; Smith et al 2003:110–116).

In a letter dated May 29, 1863, Captain William E. Merrill (1837–1891), a military engineer with the U.S. Army, provided a description of fortifications on four hilltops—including Johnson’s farm—between Fort Granger and Roper’s Knob as “irregularly shaped batteries for Artillery solely.” Merrill explained that these fortifications were “first barbette batteries, but have since been turned into embrasure batteries and surrounded by carefully constructed abattis” (Merrill 1863).

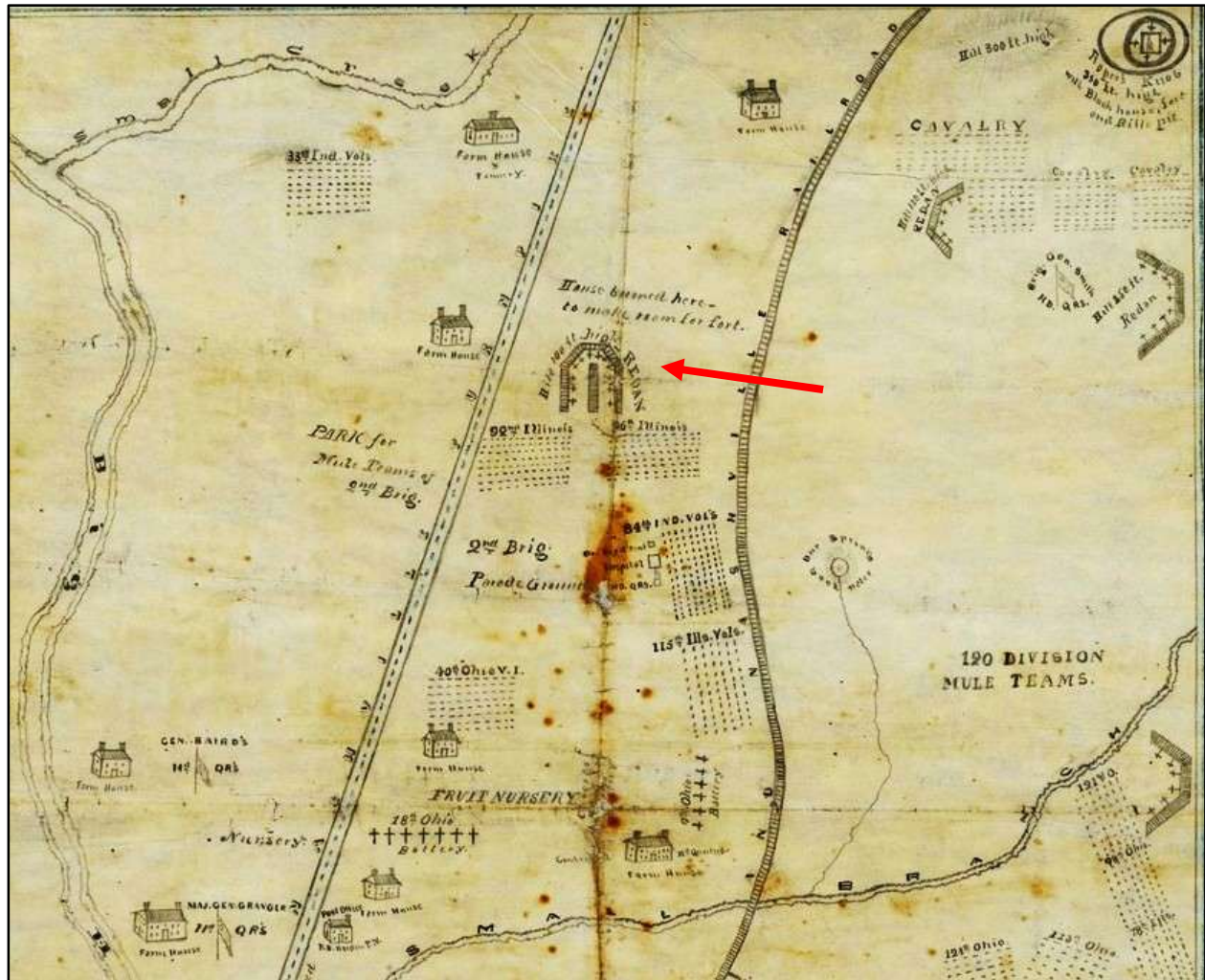


Figure 8. Map showing the military fortification on William Johnson’s farm, 1863 (Source: Flagel 2016:44).

William E. Merrill—Mapmaker

During the war, Captain William E. Merrill served as head of the Topographical Department of the Army of the Cumberland. Merrill graduated from West Point Academy in 1859 and served as an assistant professor of engineering there from 1860 to 1861. Under his direction, the Topographical

Department developed advanced mapmaking technology such as lithographic presses and a mobile photoprinting device, which allowed the cartographers to produce updated maps in real time. Merrill's team produced meticulous and detailed maps, which proved essential for tactical planning and operational maneuvering (Bigelow 2022).

Fortification Description

A series of military maps created under the direction of Captain William E. Merrill and U.S. Army regimental surgeon Dr. Samuel S. Boyd (see Figures 4–8) suggest that the fortification on the crown of the hill on Johnson's farm was a hexagonal lunette with V-shaped salient points facing north, east, and west towards the Franklin Turnpike and the T&A Railroad. The gap in the rear southeast side—facing Fort Granger—was left open for easier access by Federal troops. Lunettes were constructed from earthworks or other material such as wood or stone. A lunette fortification contained short flanks, approximately 10-feet in length, for firing into advancing troops (American Battlefield Trust 2023, 2024; Smith et al 1990:14–15, 30–31; Smith et al 2003:106, 113–116).

William E. Merrill's 1863 description suggests that the hilltop lunette on Johnson's farm was initially constructed with a barbette battery before being enhanced with an embrasure battery and external abattis. A barbette was a protective circular armor support or ground parapet for a heavy gun turret or cannon. A barbette provided better angles of fire but less protection from hostile fire. An embrasure was an opening in a battlement such as a port or merlon hollowed out of a solid wall. Featuring an opening that was flared inward, an embrasure provided more protection and mobility for Union soldiers taking aim at Confederate soldiers (American Battlefield Trust 2023, 2024). Dr. Boyd's 1863 map indicates that the lunette on Johnson's farm contained 12 cannons, making it the largest fortification north of Franklin besides Fort Granger, which had 30 cannons, including 6 large siege guns and 24 smaller field cannons (Flagel 2016:44; Gertner 2019c; Smith et al 1990:62).

Merrill's military maps also suggest that the interior of the fortification had a raised magazine or traverse for storing artillery ammunition, powder, and weapons (see Figures 6–8). The traverse could have been constructed with heavy timber and soil, making it bombproof. The traverse ran perpendicular to the parapet to protect against flanking fire and limit Confederate attackers from expanding any breach (American Battlefield Trust 2023, 2024; Smith et al 1990:30–31, 65).

Merrill's letter also suggests that the fortification featured an abattis (Merrill 1863). An abattis was a field fortification consisting of an obstacle formed of felled trees and/or branches laid in a row, with the sharpened tops directed outwards, towards the enemy. The trees were usually interlaced or tied with wire. The abattis kept the approaching enemy under fire for as long as possible (American Battlefield Trust 2023, 2024; Smith et al 1990:27, 62).

Based on Merrill's 1863 description of Fort Granger, it is possible that the fortification on Johnson's farm also exhibited a system of rifle pits, large trees with cleats and platforms used as lookouts, field ditches, and a sundial prepared on a stump. The sundial allowed regulation of time. The fields surrounding the fortification would have been cleared of all trees and shelters that could be used by Confederate forces (Merrill 1863).

Spring-fed Cistern

Merrill's 1863 description of Fort Granger and its surrounding fortifications mentions two cisterns capable of holding 4,500 gallons of water at Roper's Knob and a third cistern capable of holding 9,000 gallons of water at Fort Granger. The water was necessary to sustain the 10,600 infantrymen stationed at Fort Granger and the surrounding fortifications. Fresh water was especially necessary to ward off typhoid, scurvy, diarrhea, dysentery, tuberculosis, smallpox, pneumonia, and other communicable diseases, which resulted in the deaths of hundreds of U.S. Army soldiers during their occupation of Franklin during the war. A spring-fed cistern would also prevent contamination by human or animal excrement or blood from dead horses, mules, or cattle. Water was also needed to cool cannons that heated up during battle, sometime resulting in explosions (Chandonnet n.d.; Flagel 2016:39–68; Gertner 2019c; Merrill 1863).

Considering the construction techniques and characteristics of the spring-fed stone cistern on Johnson's farm, it is possible that it was constructed by members of the U.S. Army. The cistern was built on a nearly perfect 5-foot grid with a 10-foot by 21-foot, 9-inch pit served by a 5-foot by 10-foot staircase within a 15-foot-long sallyport-type opening. The stone steps are 12 inches wide and 6 inches tall. The pit is 6 feet deep. The pit has a 20-foot-long underground square-shaped stone box culvert with a 2-foot-wide and 5-foot-long stone discharge. Located north of the pit, the L-shaped discharge had an 8-foot-long diversion stone. The discharge fed a small watering hole alongside the T&A Railroad (Figure 9). A review of TDOA's surveys of Civil War military sites did not contain any references to cisterns; however, the survey reports are not all-inclusive.

Parade Grounds and Encampments

During the U.S. Army's occupation of William Johnson's farm, the Federal soldiers used the farmland for a variety of purposes, including long-term encampments with rows of tents and camp sites. Long-term encampments for thousands of soldiers involved making camp sites, tending to field equipment, and cooking meals. Each day, soldiers likely marched into town as a show of force. At night, troops likely implemented calls to arms and exchanged gunfire to test the strength of defensive lines. At all hours of the day, sentries demanded that townspeople stop and give countersigns at checkpoints. Infantrymen were roused from sleep with blaring bugles and rattling drums before sunrise. Drills occurred during the morning hours and afterwards work commenced on fortifications. Dress parades with battle flags and music were assembled on the parade grounds. Union infantrymen practiced their shooting skills, easily expending 2,000 rounds per day. Booming artillery could be heard for over 12 miles or more. As part of practice routines, gunnery within the fortifications was fired with live rounds at distant targets. At night, drunken revelry, brawls, and late-night howls were not uncommon. Additionally, the long-term encampments included a field hospital, regimental field headquarters, and a contraband camp for self-emancipated enslaved people. Records indicate the contraband camp was on the William Alpheus Truett farm along the south side of Johnson's farm (Flagel 2016:89–93; Gertner 2019c, 2019d; Smith et al. 1990:41–45; Smith et al. 2003:166–179).

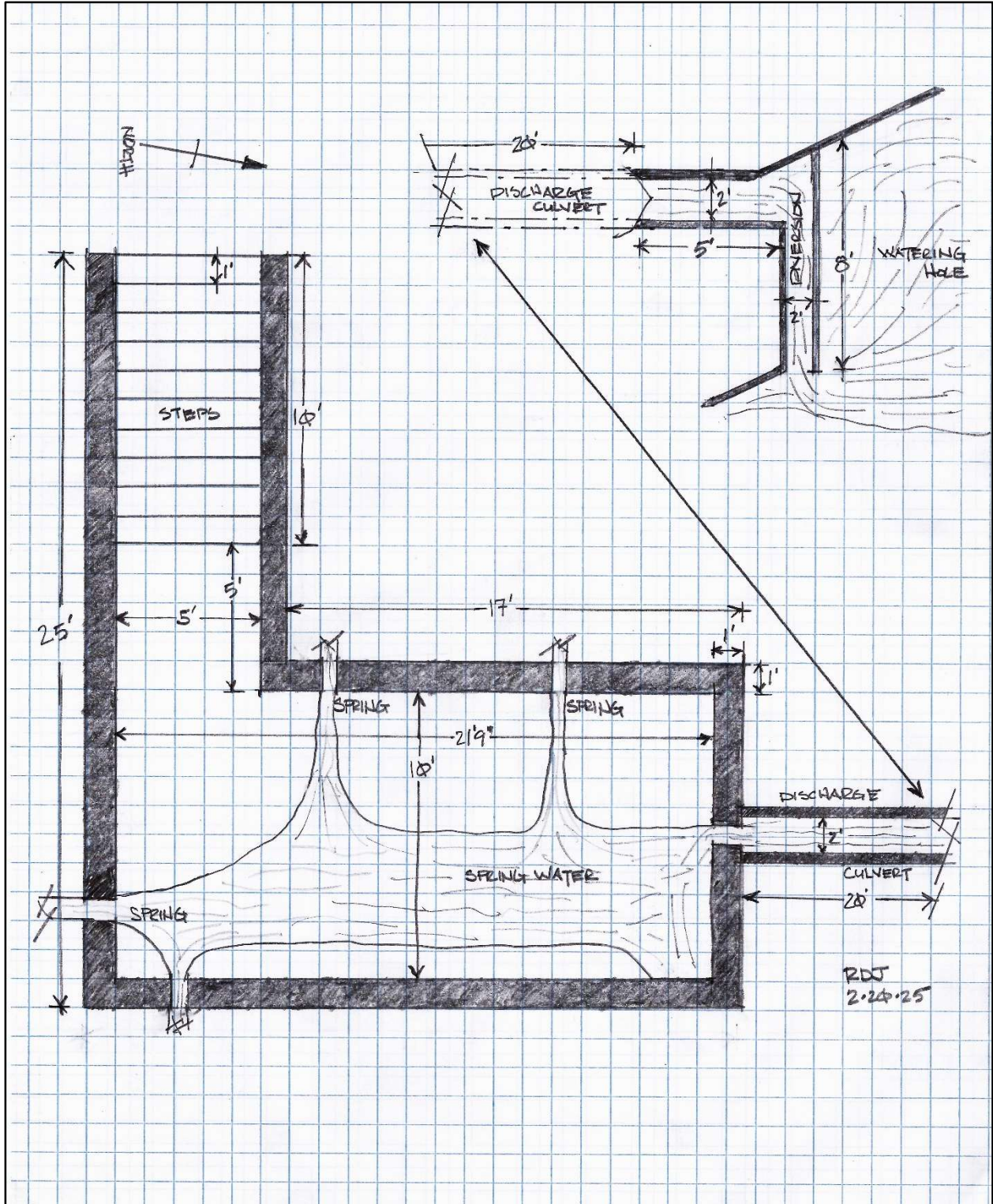


Figure 9. Drawing of the spring-fed stone cistern at Johnson's Farm.

Battle of Franklin

On November 30, 1864, the Battle of Franklin was fought during the Franklin–Nashville Campaign, a series of battles in the Western Theater that took place from September to December 1864 in Alabama, Tennessee, and northwest Georgia. During the Battle of Franklin, Confederate Lieutenant General John Bell Hood (1831–1879) led the Army of Tennessee with some 30,000 soldiers against Major General John M. Schofield (1831–1906) and the Army of Ohio with some 27,000 soldiers.

Hood attacked from the south, and the battle resulted in the deaths of nearly 2,000 men, including 1,750 Confederate soldiers and 189 Federal soldiers. Of the over 4,800 men injured, 3,800 were Confederate soldiers and 1,033 Federal soldiers. And over 1,800 men were captured or missing in action, comprising 702 Confederate soldiers and 1,104 Federal soldiers. Among the casualties during the battle were 14 Confederate generals and 55 regimental commanders. “This signal defeat deeply depressed the enemy,” claimed Captain William E. Merrill, and “Gen. Schofield withdrew his troops to Nashville during the night without further molestation” (Merrill 1865). During the battle, Gen. Schofield observed the fighting from Fort Granger (Gertner 2019c). The subsequent Battle of Nashville resulted in a second defeat of the Confederate Army, effectively destroying the Army of Tennessee as a fighting force for the remainder of the war.

The Franklin Battlefield (NHL 1960; NRHP 1966) was centered on the Carnton plantation (NRHP 1973) and the Carter House (NHL 1960) on the south side of Franklin. During the battle, the fortification on William Johnson’s farm was left vacant (Figure 10), and U.S. Captain Giles J. Cockerill commanded four cannons at Fort Granger. Cockerill’s guns fired 163 rounds and inflicted serious losses to the Confederates as it marched towards the U.S. Army defenses (Dover 2011). After a long night of fighting, the Union troops withdrew from Franklin along the Franklin Turnpike and headed north to Nashville. Along with Fort Granger, the fortifications on the northern outskirts of Franklin—including the fortification on William Johnson’s farm—were soon abandoned. Following the Union victory during the Battle of Nashville in mid-December, the U.S. Army reoccupied some of the fortifications at Franklin until the end of the war (Thomason 1999:4). It is unknown if Union troops reoccupied the fortification on William Johnson’s farm; however, the fortification continued to be shown on military maps (see Figures 4–6).

Post-Civil War

Upon the end of the Civil War in 1865, the Federal soldiers garrisoned at Fort Granger for several months. They may have disassembled the hilltop fortification on Johnson’s farm, as they did with other fortifications throughout the South; however, the soldiers most likely abandoned it, like they did the nearby Fort Granger. In 1909, an aging U.S. Army soldier from Illinois returned to Fort Granger where he found the “old fort stands neglected, a labyrinth of brush vines and timber growing on the parapet and from the sides of the trenches” (Flagel 2016: 167–168) The main embankments, some 30 embrasures, and the magazine were still visible. Records indicate that the Union army eventually returned Johnson’s farm to his ownership although it was undoubtedly decimated with trees having been cut down, the farmhouse and outbuildings destroyed, and farm animals stolen. Johnson’s enslaved farm workers had been emancipated, and their dwellings were likely destroyed. The

encampments and parade grounds were littered with beds, tents, chairs, stools, boxes, and lumber (Flagel 2016:146, 160, 167–168).

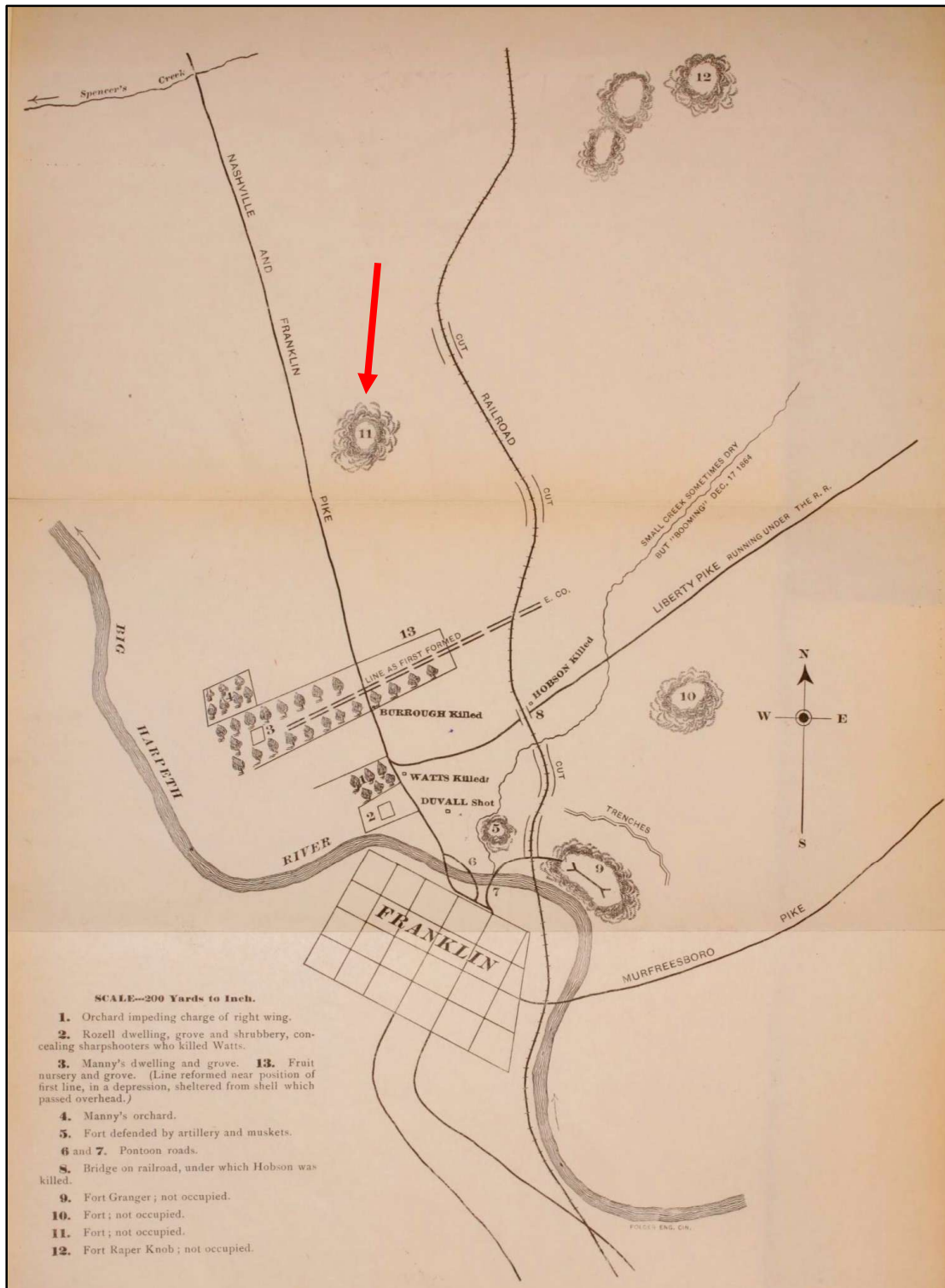


Figure 10. Map showing the unoccupied military fortification on William Johnson's farm (Source: Comstock 1890:50).

After the Union soldiers burned their farmhouse down on April 20, 1863, the Johnson family moved to Franklin. The 1870 census listed the family as living in a house at the intersection of South Margin Street and 3rd Avenue in Franklin. Johnson's neighbors included John Spry Park (1819–1907), a prominent physician, and Francis Ann Crockett Marshall (1821–1893), the widow of Judge John Marshall (1803–1863), a wealthy attorney who died during the Civil War. In 1870, Johnson's household included his wife Sarah E. Johnson; their youngest daughter Samuella "Sammie" Johnson; Anna McGrew (b.1853), a 17-year-old female from Texas; and Petry Dempsey (b.1816), a Black domestic servant. That year, Johnson's property was valued at \$15,000 and the value of Johnson's personal estate was \$3,000 (U.S. Census 1870b).

The 1870 census lists a 480-acre farm in this vicinity owned or managed by "Johnson & Son." Containing 250 improved acres and 230 wooded acres, this farm was valued at \$19,000 with farming implements valued at \$2,000. On the farm there were 6 cattle, 6 oxen, 4 milk cows, 80 sheep, and 40 swine. The farm produced 600 bushels of wheat, 1,000 bushels of Indian corn, 3 bales of cotton, 50 bushels of Irish potatoes, \$300 worth of orchard products, 250 lbs. of butter, and 6 tons of hay. That year, the value of the farm products sold was \$2,630. Records indicate that both of Johnson's sons had moved to Richmond, Georgia, by 1870, where they worked for the railroad, so it is unknown who the "son" referred to in the census (U.S. Census 1870a, 1870b).

Between 1865 and 1867, two of Johnson's daughters married and left home. On October 19, 1865, Laura Johnson married Theodore Lockett Lanier (b.1846), an attorney, and moved to Waverly in Humphreys County, Tennessee. Two years later, on October 16, 1867, Lavinia Johnson married James Robert Hodge (1843–1907), a farmer in Franklin. She died on May 20, 1873, two weeks after the birth of their third child, and was buried at Rest Haven Cemetery (NRHP 2012) in Franklin (Malone 2024; U.S. Census 1880).

Johnson's wife Sarah E. Johnson died on April 15, 1872. She was buried at Rest Haven Cemetery in Franklin (Find a Grave 2004). After his wife died, William Johnson and his daughter Sammie Johnson moved to Waverly to live with his daughter Laura Lanier and her family. At Waverly, Sammie Johnson was employed as a music teacher. In January 1881, she married J. C. Young (Ancestry.com 2008; U.S. Census 1880).

The farm is shown on an 1878 map of Williamson County as owned by "W. Johnson" with "Mrs. M. Reynolds" to the north, "A. Truett" to the south," and "J. Hodge" to the east. To the west, the map shows "D. Youngman," "W. Farmer" and "E. Winston." The map does not identify an associated dwelling with Johnson's farm, indicating that Johnson continued to live in Franklin and did not return to the farm after the Civil War (Figure 11; Beers 1878).

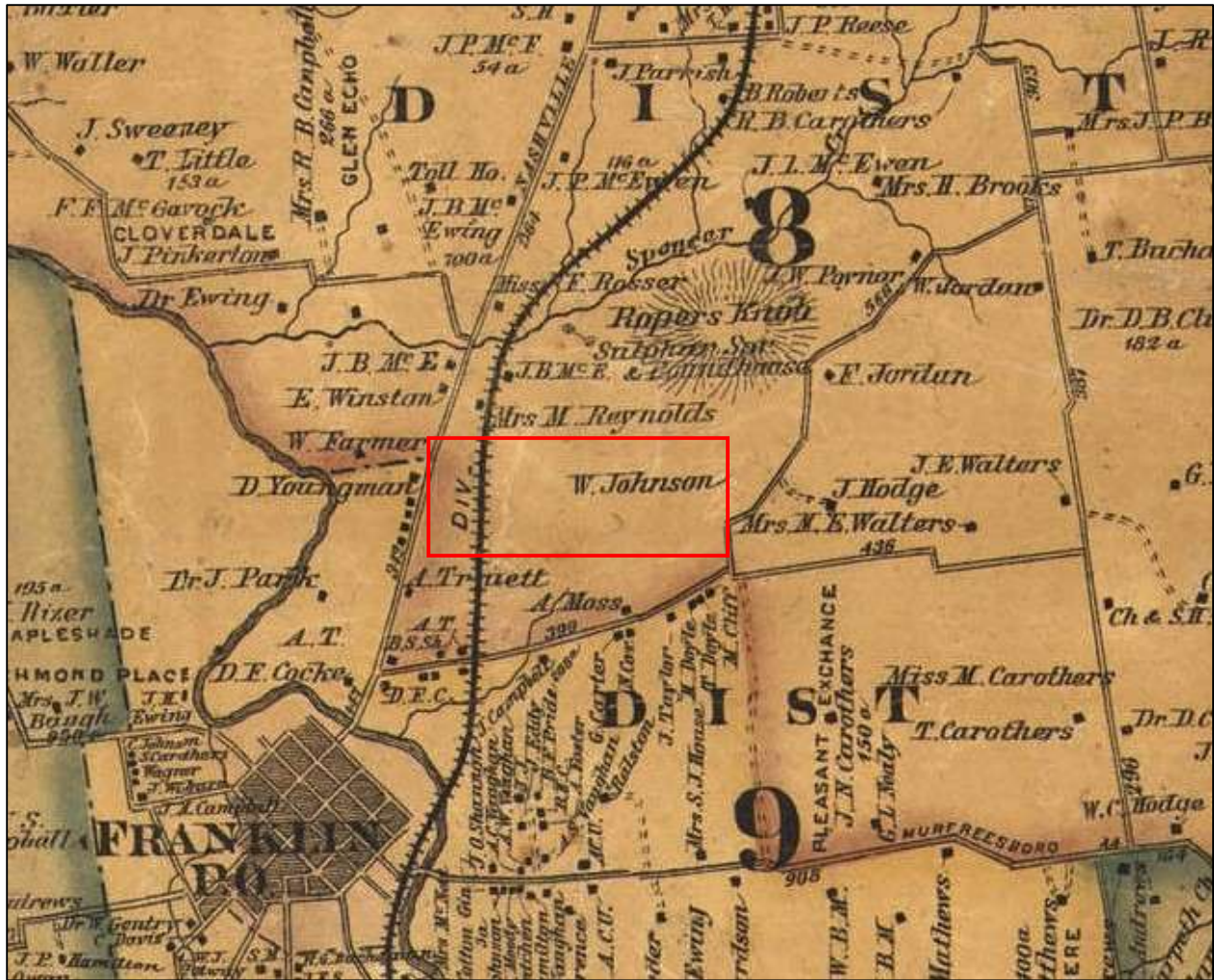


Figure 11. Map of Williamson County showing Johnson’s farm, 1878
(Source: Beers 1878)

James R. Hodge, 1882–1882

After William Johnson and his daughter Sammie Johnson moved to Waverly, he most likely leased the farm to tenants. On August 4, 1882, four of his children and their spouses sold the 256-acre farm to James Robert Hodge, the widower of Lavina *Johnson* Hodge, their sibling who had died in 1873. Hodge paid the group of eight people \$3,600 for the farm (WCDB 1882a:233–235). The sellers comprised:

- T. L. Lanier and his wife Laura Lanier of Humphreys County, Tennessee
- J. C. Young and his wife Samuella Young of Humphreys County, Tennessee
- S. K. Johnson and his wife Sophie L. Johnson of New York City
- James B. Johnson and his wife Mary Johnson of Fulton County, Georgia

The deed was filed as “S. K. Johnson Et Al,” since Sebastian King Johnson, the oldest son, filed the paperwork with the Williamson County register of deeds in Franklin. Laura *Johnson* Lanier and her

husband Theodore L. Lanier and Samuella *Johnson* Young and her husband J. C. Young signed affidavits at the county clerk's office in Humphreys County, Tennessee. James B. and Mary Johnson signed affidavits at the county clerk's office in Fulton County, Georgia (WCDB 1882a:233–235).

James R. Hodge was the former son-in-law of William Johnson and a Confederate veteran. Hodge grew up at a nearby farm known as Rebel's Rest (WM-138) and had married Lavinia Johnson on October 16, 1867. Lavinia gave birth to three daughters: Sarah Jane Hodge (1868–1897), Irene Johnson Hodge (1870–1923), and Lavinia May Hodge (1873–1958). Lavinia Johnson died two weeks after giving birth to Lavinia May on May 13, 1873. On January 21, 1875, James R. Hodge married Mary Frances “Fannie” McEwen (1851–1928). They raised three children—James Dalton Hodge (1876–1926), John Wesley Hodge (1878–1897), and Ethel Hodge (1881–1965) (Bright 2024; Find a Grave 2012a).

A wealthy landowner, James R. Hodge sold the property about a month after purchasing it (WCDB 1882b:238-240).

Cannon Family, 1882–1947

The Cannon family owned the property from 1882 to 1947. The following is an overview of their ownership.

Jennie B. Cannon, 1882–1931

On September 9, 1882, James R. Hodge sold the 258-acre farm to Virginia “Jennie” Brown *McEwen* Cannon (1853–1935) for \$5,000. Jennie Cannon was the wife of Newton C. Cannon Sr. (1847–1925), a grocery merchant in Franklin and a grandson of Newton Cannon (1781–1841), a famous politician who served in the U.S. House of Representatives from 1814 to 1817 and 1819 to 1823 and as the governor of Tennessee from 1835 to 1893. (Cannon County is named in his honor.) James R. Hodge and Jeannie Cannon were neighbors on Liberty Pike just east of the property (U.S. Census 1880, 1900; WCDB 1882b:238–240).

To obtain a clear title to the property, Hodge was required to file a lawsuit against his three young daughters—Sarah Jane, Irene, and Lavinia May—with the Williamson County Chancery Court on November 28, 1882. Legally, his daughters retained ownership of the 109-acre life estate granted by William Johnson to his wife Sarah E. Johnson, who died in 1872. The life estate then passed to Sarah E. Johnson's daughter Lavinia Johnson, who died in 1873, and then to Lavinia Johnson's three daughters. In effect, the three young girls—Sarah Jane, Irene, and Lavinia May Johnson—owned a 109-acre section of the farm that their father sold to Jennie Cannon. Jennie Cannon and her husband Newton Cannon joined Hodge in the complaint. On December 9, 1882, James R. Hodge, then 89 years of age, filed a deposition regarding the land sale. Hodge stated that the farm had “no improvements on it” and that the \$5,000 sale price was fair (Ancestry.com 2007:1882, Roll B-88).

On December 16, 1882, William Alpheus Truett, a longtime neighbor to the south, filed a deposition, which provided a description of the farm. Truett described the farm as featuring “not much fences on

it” and “one Spring that runs through” and “a cistern of the tract, that furnishes water the year around.” Truett also stated that that farm did not have “a house on the place, but one little old spring.” Truett described the farm as “in very good repair having been leased out for several years.” In conclusion, Truett agreed that the \$5,000 sale price was a “good & fair price” for the farm and that a 109-acre section could not be naturally partitioned out (Ancestry.com 2007:1882, Roll B-88).

On December 23, 1882, Abner William Moss (1820–1908), a 62-year-old neighbor to the southeast, filed a deposition regarding the sale of the farm. Moss indicated that renters of the farm were productive on an annual basis. He stated that “most of the fences inclosing said lands are either inferior stone fences, or decayed post & plank fences” and that there were “no cross fences or timbered land on the place.” Moss also described the farm as being incumbered with the railroad that ran through it and “there is but one lasting Spring on the place, and it is situated in the back or N. E. corner of the farm.” He claimed that “several winter springs on the place cannot be relied upon for water supply, the whole year for man or beast.” In conclusion, Moss supported James R. Hodge’s desire to sell the property as a whole, without carving out a 109-acre section (Ancestry.com 2007:1882, Roll B-88).

On January 8, 1883, the judge decided in favor of James R. Hodge and Jennie Cannon that the 109-acre life estate could not be naturally partitioned out and the entire 258-acre farm should be sold to Jennie Cannon with Newton Cannon paying all legal costs incurred (Ancestry.com 2007:1882, Roll B-88).

In 1880, Jeannie Cannon lived on a farm adjacent to James R. Hodge on Liberty Pike. That year, her household included her husband and four children—John Brown Cannon (1874–1917), Leah America Cannon (1875–1915), Cynthia Graham Cannon (1877–1969), and Newton C. Cannon Jr. (1879–1942). Her household also included an African American family consisting of Mart DeGraffenried (b.1850), Bill DeGraffenried (b.1875), and an infant Foster DeGraffenried (b.1878). Likely a formerly enslaved person, Mart DeGraffenried was the family a cook and Bill DeGraffenried was a farm laborer (U.S. Census 1880).

By 1900, Jeannie Cannon and her family had moved to Maple Street in Franklin. Her family had grown to include three more children—Saul P. Cannon (1882), William Perkins Cannon (1885–1940), and Newton Brashear Cannon (1891–1947). By 1910, Jeannie and Newton Cannon lived in a large brick Italianate-style house at 612 Fair Street in the Hincheyville Historic District (NRHP 1982; Pierson 2024; U.S. Census 1880, 1900, 1910, 1920).

Records indicate that Jennie B. Cannon used the land as a tenant farm. The occupants of the farm during her ownership from 1882 to 1931 are unknown. Historic maps and aerial imagery indicate Cannon improved the farm with a dwelling and support outbuildings (Figure 12).

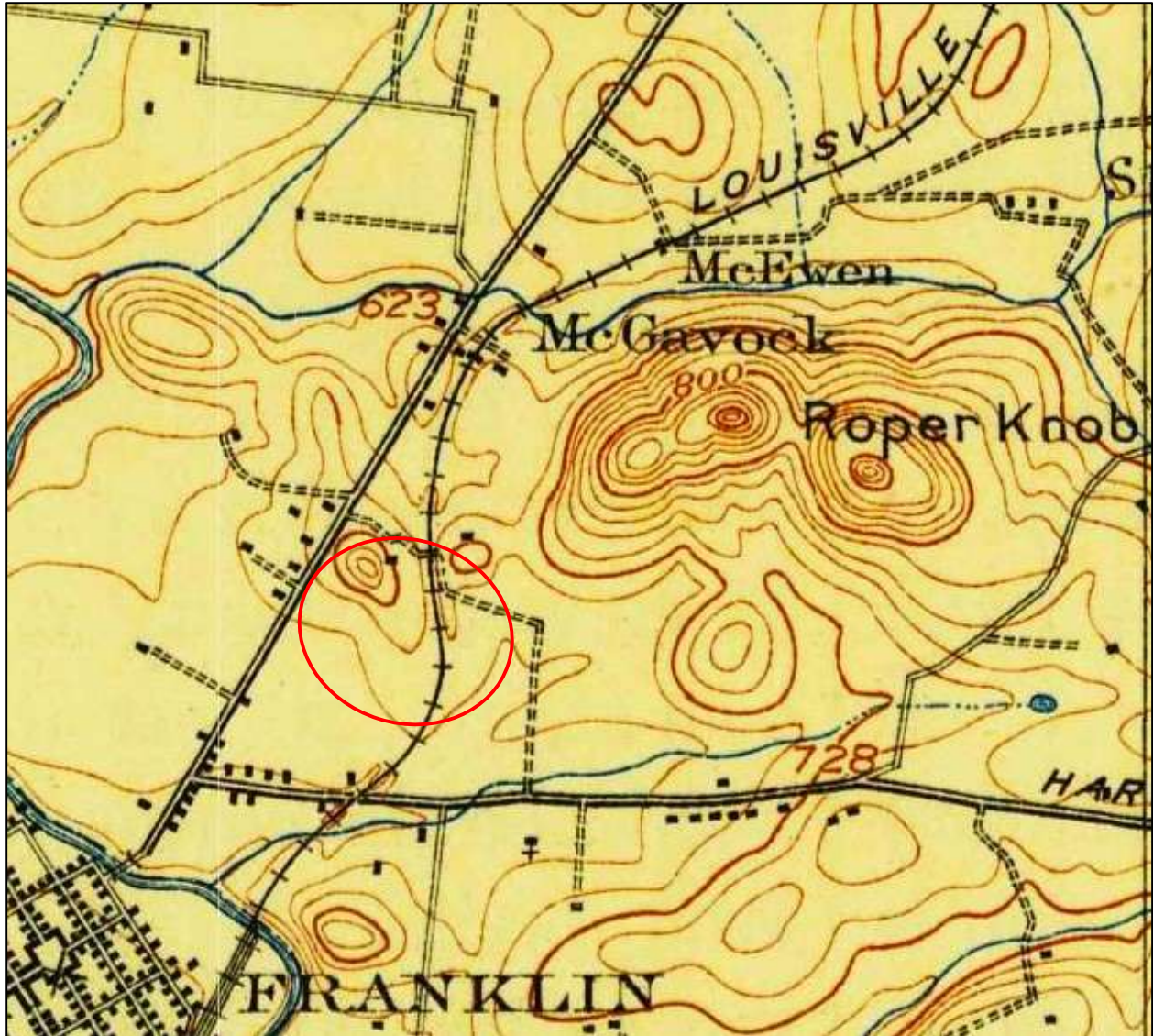


Figure 12. Map of Williamson County showing the farm, 1909
 (Source: USGS Quad Franklin, TN, 1909).

In 1925, Jeannie Cannon’s husband Newton C. Cannon Sr. died. Around that time, Jeannie Cannon’s son William Perkins Cannon, a graduate of Battle Ground Academy and wholesale grocer, moved to the farm in 1928, after marrying his second wife in 1925. His first wife Katie Elizabeth *Rolffs* Cannon (1887–1922) had died in 1922. William Perkins Cannon lived in a farmhouse facing Franklin Pike at the southern side of the farm (Figure 13) with his second wife Susie McDonald *Beavans* Cannon (1872–1959)—a widow from Clarksville, Tennessee—and three children: Henry Rolffs Cannon (1917–1997), Alice McEwen *Cannon* Patterson (1917–2002), and Virginia “Jennie” M. *Cannon* West (1918–1977). In 1930, the farmhouse’s address was 1001 Nashville Pike (Ancestry.com 2008; Find a Grave 2012b, 2013; Nashville Banner, 23 February 1940:4; U.S. Census 1920, 1930).



Figure 13. Photograph of the 1928 farmhouse constructed by William Perkins Cannon, looking northeast with the hilltop fortification to the left, February 2025.

In January 1926, Jennie Cannon hired the J. M. Burke Company to prepare a survey of the farm. On February 25, 1927, Jennie Cannon temporarily transferred ownership of the 258-acre farm to her son Newton C. Cannon Jr. (1879–1942), two years after the death of her husband Newton C. Cannon Sr. (WCDB 1927a:269). Newton C. Cannon Jr. lived at the Cannon family home at 612 Fair Street in Franklin with his wife Nancy Jane Cannon (1890–1966) and son Newton C. “Newt” Cannon III (1921–1981). Newton C. Cannon Jr. was a banker with the Harpeth National Bank in Franklin and a community leader (Tennessean, 3 December 1942; U.S. Census 1920, 1930). For unknown reasons, three days later, on February 28, 1927, Newton C. Cannon Jr., along with his wife Jane Henderson Cannon, transferred the property back to his mother. The land transfer was most likely associated with the transfer of a portion of the farm to her son William Perkins Cannon for construction of a farmhouse in 1928 at the southern end of the farm (Griffith 2024; WCDB 1927b:270).

In 1929, Jennie B. Cannon sold a 27-acre portion of the farm along the south side, adjoining the Truett farm, to the Nashville-based Allen Manufacturing Company for construction of a stove works manufacturing factory. The factory was served by the L&N Railroad. The large factory opened in September 1929. Three years later, in December 1932, O. L. Dortch purchased the factory, where he operated the Dortch Stove Works Company. Employing some 300 residents, the stove factory operated until 1962 when it was converted into a bedding factory (Johnson et al, 1997:7–10).

Newton C. Cannon Jr., 1931–1935

On April 11, 1931, Jennie B. Cannon once again transferred ownership of the farm back to her son Newton C. Cannon Jr. and his wife Jane Henderson Cannon. At the time, the farm contained

231.72 acres since she had sold the southern 27 acres in 1929 for construction of the Allen Manufacturing Company's stove works factory (WCDB 1931:474–475).

Records indicate that Newton C. Cannon Jr. used the land as a tenant farm. The 1930 census indicates that the occupant of the tenant house on the farm was James Edward “Ed” Fentress (1873–1943), a general farmer originally from Cheatham County. He lived here with his second wife Mary Etta Fentress (1894–1984), whom he married in 1921, and three daughters: Thelma Fentress (b.1918), Rose Virginia Fentress (1923–2012), and Sarah Leona Fentress (1929–2000). By 1940, he had moved to a farm on Johnson Hollow Road in Williamson County (Lane 2024; U.S. Census 1930, 1940).

William P. Cannon, 1935–1940

On February 13, 1935, Newton C. Cannon Jr. and his wife Jane Henderson Cannon sold the 231.72-acre farm to William Perkins Cannon for \$12,240.34, the amount owed on the farm's mortgage. The land transfer was made a few months before their mother Jennie B. Cannon died on May 13, 1935, and was buried in the family plot at the Mount Hope Cemetery in Franklin. William Perkins Cannon lived in the 1928 farmhouse at the south side of the farm (Griffith 2024; U.S. Census 1930, 1940; WCDB 1935:332–333).

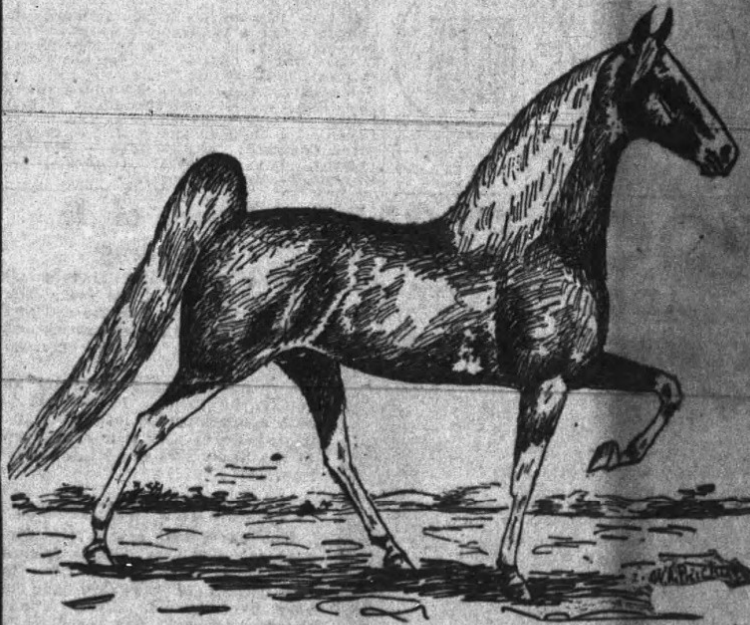
Henry R. Cannon, 1940–1947

William Perkins Cannon died on February 20, 1940, and was buried in the family plot at Mount Hope Cemetery in Franklin. Upon his death, the farm was legally inherited by his children: Henry Rolffs Cannon, Alice McEwen Cannon, and Jennie Cannon. After Cannon's death, his widow Susie M. Cannon continued to live in the 1928 farmhouse with her three stepchildren. In 1940, the farm was valued at \$6,000 (Find a Grave 2012b; Nashville Banner, 23 February 1940:4; U.S. Census 1940).

Susie M. Cannon leased the farm out. In 1946, the leased farm was managed by James Terrell Tanner (1897–1958), who used the farm as an equestrian stud for Tennessee Walking Horses. Tanner was a notable Tennessee Walking Horse equestrian leader in Franklin. During the 1946 stud season, the farm featured Red Silver Allen (Figure 14), a four-year-old roan stallion sired by stallion Merry Boy (1925–1958) and a grandsire of stallion Roan Allen (1904–1930), one of the founding sires of the Tennessee Walking Horse industry. The stud fee for Red Silver Allen was \$25. The use of the Cannon Farm as an equestrian stud was undoubtedly due to its proximity to the Harlinsdale Farm (WM-67, NRHP 2006, 2023), one of the region's premier Tennessee Walking Horse studs in the 1930s and 1940s. Harlin Hayes (1911–1980), a neighbor of the Cannon family in the 1930s and 1940s, was the lead horse trainer and stable manager at the Harlinsdale Farm, which was home to stallion Midnight Sun (1940–1965), a grandsire of Roan Allen and a two-time World Grand Champion from 1945 to 1946 (Hudgins 1946:6; Jones 1997:10–12; Tennessean, 12 May 1946:46; West and Lynch 2005:12–15; U.S. Census 1930, 1940).

AT STUD

RED SILVER ALLEN 421739



This 4-year-old red roan stallion, a son of the famous sire, Merry Boy, is a horse of splendid conformation, with true type flat foot and running walk and perfect canter.

SIRE: Merry Boy, No. 350189, by Roan Allen F-38.

DAM: Jacob's Maud Allen, No. 410140, by Brantley's Roan Allen, Jr., No. 350066, by Roan Allen F-38.

This young stallion will make the 1946 season at the Cannon farm one-half mile North of Franklin on the Nashville Highway and will serve a limited number of selected mares. All care taken in handling but not responsible for accidents. Make your bookings now. Fee \$25.00.

J. T. TANNER

Phone 407 or 357-M

Franklin, Tennessee

Figure 14. Advertisement for Cannon Farm stud, 1946
(Source: Tennessean, 12 May 1946:46)

Henry R. Cannon was an office clerk who attended Battleground Military Academy and Vanderbilt University. During World War II, he served as a pilot in the U.S. Army Air Corps. After the war, he worked as a commercial pilot at Capitol Airways, Inc. On February 23, 1947, he married Sarah Ophelia Colley (1912–1996), a graduate of Ward-Belmont College in Nashville and a musical theater comedian better known by her stage name: Minnie Pearl. Henry R. Cannon served as her business manager. Minnie Pearl was best known for her performances on the Grand Ole Opry and the television show *Hee Haw*. After marriage, they lived in Nashville at 2308 West End Avenue (Colladay 2018; Find a Grave 2012b; Griffith 2024; Nashville Banner, 24 February 1947:3; Tennessean, 16 February 1947:27, 24 February 1947:3).

In 1957, Alice McEwen Cannon married Ray Coolidge Patterson (1923–2000) and raised a daughter, Katherine Elizabeth Stutts (1957–2019), in Franklin. Alice *Cannon* Patterson was employed by the Williamson County Health Department and later as a statistician for the State of Tennessee (Ancestry.com 2008; Tennessean, 18 September 2002:82).

In 1950, Jennie McEwen Cannon married Thomas Cardwell West (1906–1986). She attended George Peabody College for Teachers in Nashville (Ancestry.com 2008; Tennessean, 19 May 1977:66).

Presumably, Susie M. Cannon and her daughters—Alice and Jennie—continued to live in the 1928 farmhouse until the siblings sold the property in 1947.

Howard and Lillie Hill, 1947–1986

On May 30, 1947, Henry R. Cannon and his two sisters—Alice Cannon and Jennie Cannon—sold the 231.72-acre farm for \$40,000 to Howard Hill and his wife Lillie E. Hill. Their stepmother, Susie M. Cannon, moved to the Harris Nursing Home on Columbia Avenue in Franklin, where she died on February 2, 1959. Susie M. Cannon was buried at the Cave Hill Cemetery (NRHP 1979) in Louisville, Kentucky (Ancestry.com 2011a; Find a Grave 2013; Nashville Banner, 3 February 1959:21; WCDB 1947:174–175).

A farmer originally from Maury County, Tennessee, Howard Homer Hill (1899–1972) married Lillie Ester Anglin (1901–1995) in January 1922. They raised five children: Hazel Beatrice *Hill* Groom (1922–2012), Dorothy Hester *Hill* Gardner (1924–1977), Helen Irene *Hill* Powers (1926–2015), Homer Roger Hill Sr. (1928–2020), and Hubert Marion Hill (1930–1995). Howard Hill served in the military during World War II and had previously owned a farm along Hillsboro Road in Williamson County (Ancestry.com 2008, 2011b; Find a Grave 2011; U.S. Census 1940).

In the late 1940s, the farm featured two dwellings—the 1928 farmhouse and circa-1885 tenant house—connected by a curvilinear driveway at the south side (Figure 15). Presumably, the Hill family initially lived in the 1928 farmhouse and continued to rent out the circa-1885 tenant house. In the 1950s, Hill constructed a one-story Ranch-style dwelling atop the hill where the fortification had been built during the Civil War. The red brick dwelling featured a front porch with columns, hipped roof, and a side wing on the south side. Facing west towards Franklin Road, the dwelling was accessed by a curvilinear paved driveway with a curvilinear concrete block retaining wall. Hill constructed

agricultural barns and outbuildings along a farm service road along the south and eastern edges of the farm. Howard and Lillie Hill sold a 3.43-acre section of the farm along the south edge, including the 1928 farmhouse, where three Ranch-style duplexes were built from 1968 to 1970 along Morningside Drive (Figures 16–18). In 2021, the 1928 farmhouse at 105 Morningside Drive and adjacent duplexes were renovated into vacation rental houses.

In 1950, Hill’s household included his wife Lillie E. Hill and his youngest son Hubert M. Hill. Howard H. Hill farmed the property until his death in 1972. After Hill died, his family demolished the barns, agricultural outbuildings, and the circa-1885 tenant house. His widow Lillie E. Hill continued to reside on the farm until 1986. She died in 1995. Both Howard and Lillie were buried at Williamson Memorial Gardens in Franklin (Tennessean, 7 October 1972:27, 15 August 1995:15; U.S. Census 1950).

The 1950 census indicates that the circa-1885 tenant house may have been occupied Riley J. Harper (1903–1976), a house carpenter. His household included his wife Mandy Elizabeth “Lizzie” *Barners* Harper (1902–1985), and two sons: Thomas R. Harper (b.1940) and Roger D. Harper (1942–1975). Harper had previously lived at 206 Margin Street in Franklin (Ancestry.com 2011a; Find a Grave 2015; U.S. Census 1940, 1950).

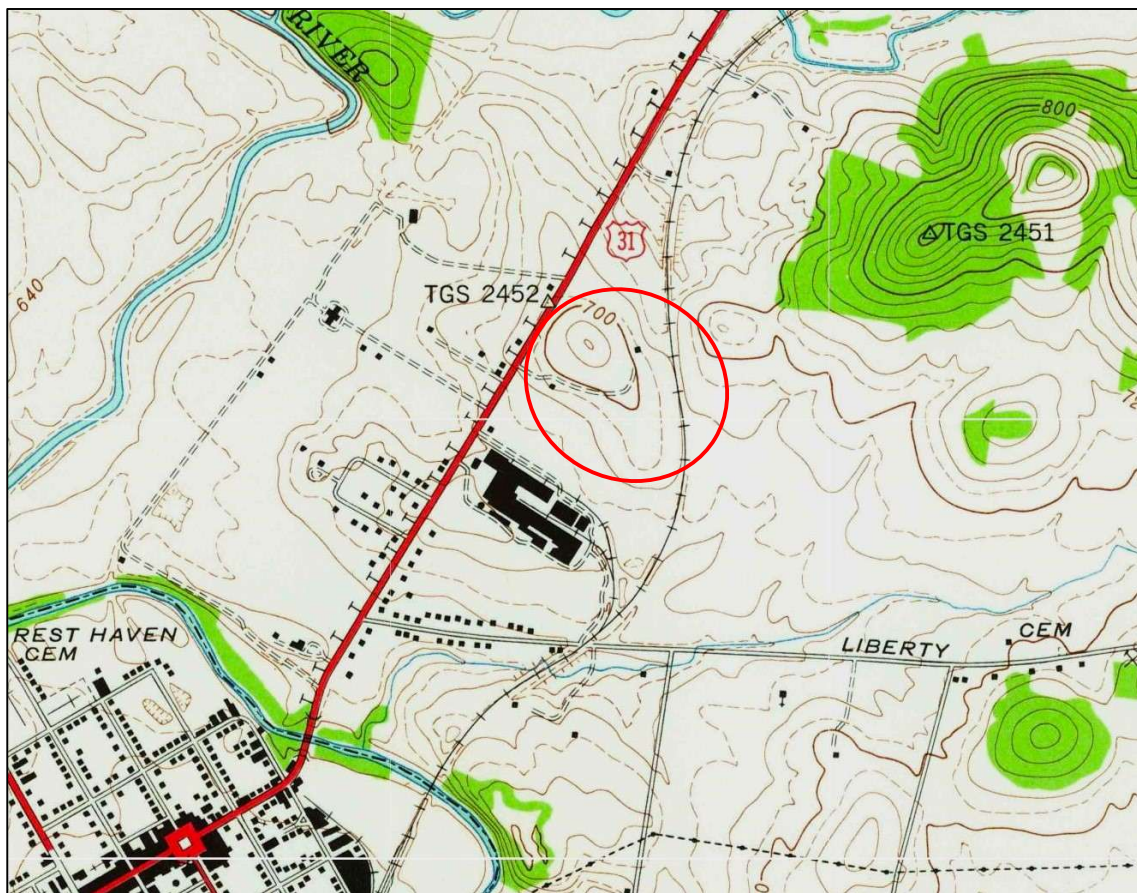


Figure 15. Map of Williamson County showing the farm, 1949 with the 1928 farmhouse to the southwest and the circa-1885 tenant house to the northeast (Source: USGS Quad Franklin, Tenn. [63-NE], 1949).

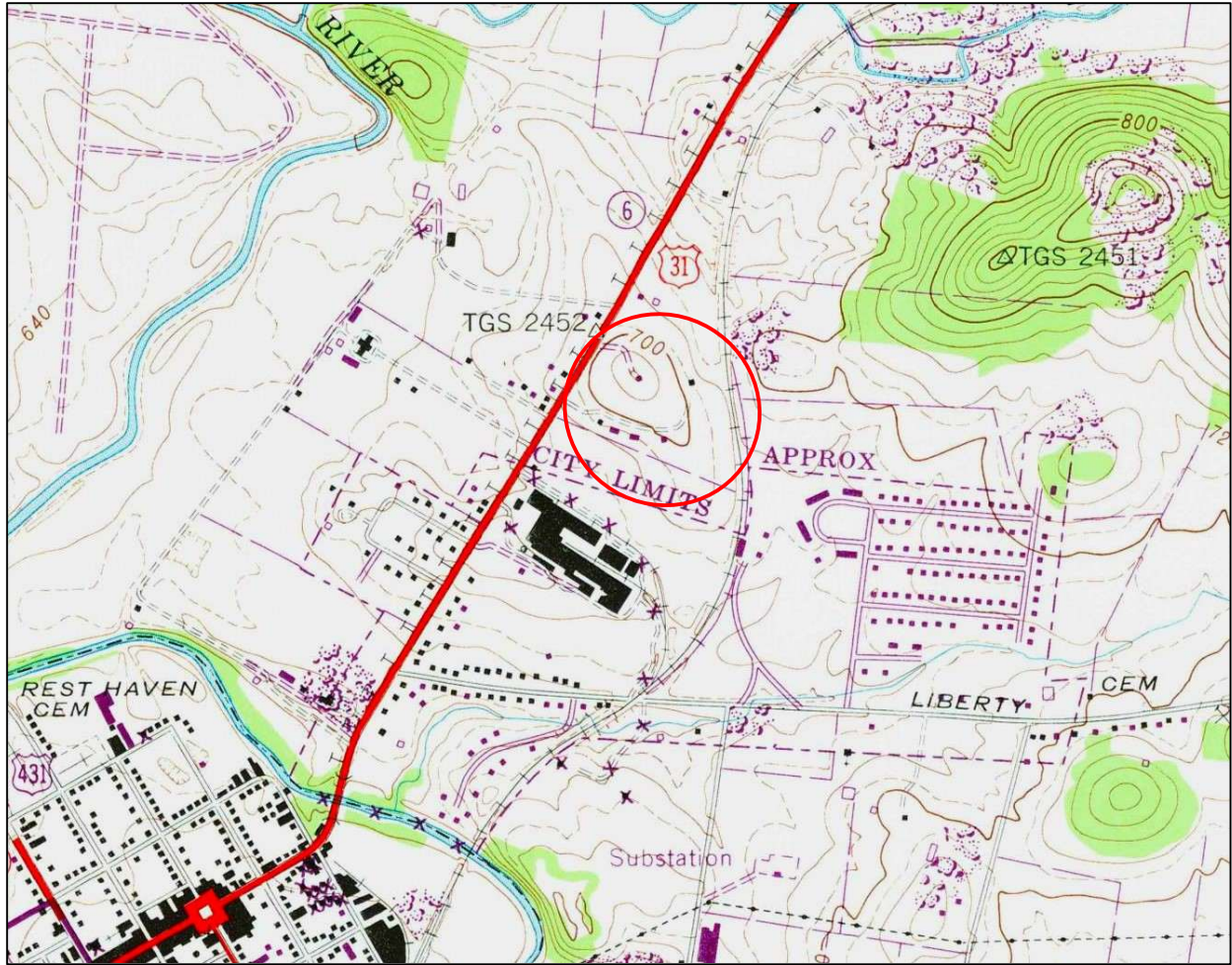


Figure 16. Map of Williamson County showing the farm, 1974
(Source: USGS Quad Franklin, Tenn. [63-NE], 1974).

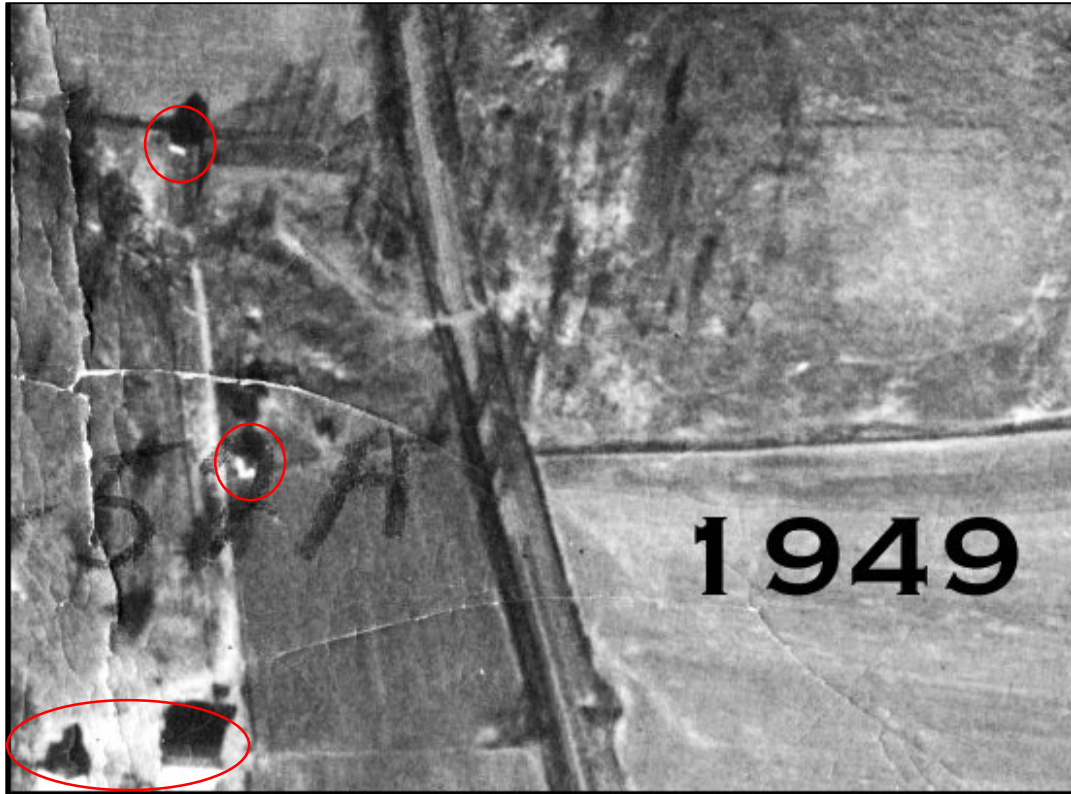


Figure 17. Aerial photograph showing the circa-1885 tenant house (center) and barns, 1949 (Source: Tennessee Department of Agriculture 1949).



Figure 18. Photograph of the circa-1955 dwelling from Franklin Pike, 2016 (Source: Google Street View 2016).

Gordon E. Inman, 1986–1994

On December 15, 1986, Lillie E. Hill sold the remaining 21.16-acre portion of the farm for \$423,200 to Gordon E. Inman of Inman Realtors of Franklin, Tennessee (WCDB 1986:707–709). Aerial imagery indicates that the barns, agricultural outbuildings, and the circa-1885 tenant house had been demolished in the 1970s and 1980s, leaving only the circa-1955 hilltop dwelling (Nationwide Environmental Title Research [NETR] 1958, 1980, 1981, 1987). Records indicate that Ronnie Deason leased the farm during this period. During the TDOA survey in 1989, archaeologists interviewed Deason, who was inadvertently listed as the property owner on the TDOA survey site form (Nance and Prouty 1989:3).

Elias H. Attea Jr., 1994–1995

On November 29, 1994, Gordon E. Inman divided the property and sold the 16.19-acre section on the south side to Elias H. Attea Jr. of Franklin, Tennessee (WCDB 1994:498–500). Inman sold a 5-acre section on the north side to the congregation of the Franklin Church of Christ, founded in 1983 as the Chestnut Lane Church of Christ. In 1996, the congregation filed a permit for the construction of a Contemporary-style sanctuary building costing nearly \$900,000. The church had an address of 324 Franklin Road. The 5-acre parcel contained the mid-nineteenth-century stone spring-fed cistern constructed during the ownership of William Johnson as well as the former site of a barn constructed during the Cannon family ownership (Spanjian 1998:84–85; Tennessean, 1 May 1996:98).

Heritage Covenant Church, 1995–1997

On August 25, 1995, Elias H. Attea sold the 16.19-acre parcel to the congregation of the Heritage Covenant Church of Franklin, Tennessee, for the construction of a “Christian School and facility.” The deed contained a covenant that a Christian school must be in operation by December 31, 1997, or the property would revert to Attea (WCDB 1995a:761–763; 1995b:764–767).

Elias H. Attea Jr., 1997–1997

On February 25, 1997, the congregation of the Heritage Covenant Church defaulted on the mortgage and transferred ownership of the 16.19-acre parcel back to Elias H. Attea Jr. of Franklin, Tennessee (WCDB 1997:615–618).

Dale G. and Linda B. Van Gorden, 1997–2003

On April 1, 1997, Elias H. Attea Jr. sold the 16.19-acre property to Dale G. and Linda B. Van Gorden of Franklin, Tennessee. The covenant requiring a Christian school to operate on the property was revoked (WCDB 1997b:768–770).

Trace Development LLC, 2003–2012

On September 2, 2003, Dale G. and Linda B. Van Gorden sold the 16.19-acre property to Trace Development, LLC of Franklin, Tennessee (WCDB 2003:652–654).

R. Harvey Johnston III, 2012–2015

On October 24, 2012, Trace Development LLC sold the 16.19-acre property to R. Harvey Johnston III of Bowling Green, Kentucky (WCDB 2012:756–759). Johnston demolished the house and barns in 2017.

Franklin 240 LLC, 2015–2025

On December 1, 2015, R. Harvey Johnston III sold the 16.19-acre property to Franklin 240, LLC of Bowling Green, Kentucky (WCDB 2015:304–307).

Expected Archeological Potential

Previously Recorded Sites

A review of the TDOA Site File Hub indicates that there is one previously recorded archaeological site located within the project site: 40WM104. In addition to the site located within the project area, there are also 23 previously recorded archaeological sites located within 1 mile of the project area. Those sites are summarized in Table 1. These sites include several Civil War-era military fortifications and encampments, such as Fort Granger (40WM100), which was initially documented in the 1970s and listed on the NRHP in 1973 (Smith et al 1990:50–51).

40WM104

Site 40WM104 is a Civil War-era military fortification that the TDOA surveyed in 1989. When it was recorded, the approximately 2-acre site consisted of a remnant earthwork on top of the hill behind the circa-1955 dwelling. TDOA noted that the site type consisted of military, earthwork, encampment, and lunette. The site was recorded as heavily disturbed, and no subsurface testing was completed. At the time of the survey, Ronnie Deason indicated that “relic hunters” had previously removed Civil War-era artifacts such as bullets and belt buckles from the site (Nance and Prouty 1989:3). In 1990, the site was included in the TDOA’s survey report on 143 Civil War period military sites in Middle Tennessee within a group of archaeological sites determined “Probably Not eligible for Listing on the National Register” (Smith et al 1990:25, 49–50). In 2003, the site was also included in the TDOA’s survey report on 443 Civil War period military sites throughout Tennessee (Smith et al 2003:89, 116).

Table 1. Previously recorded archaeological sites within 1-mile of the project site.

Site Number	Cultural Affiliation	Temporal Period	Site Type
40WM6	Prehistoric; Historic	Mississippian; 1901–1932	Prehistoric; cemetery
40WM17	Prehistoric	Archaic	Open habitation
40WM18	Undetermined	Undetermined	Open habitation
40WM19	Prehistoric	Archaic	Open habitation
40WM20	Undetermined; Historic	Undetermined; 1820–1860	Open habitation; Stone quarry
40WM44	Prehistoric	Archaic	Open habitation
40WM96	Prehistoric	Undetermined	Open habitation

Site Number	Cultural Affiliation	Temporal Period	Site Type
40WM99	Prehistoric	Archaic and Woodland	Open habitation
40WM100	Historic	1861–1865	Military fort
40WM101	Historic	1861–1865	Military
40WM102	Historic	1861–1865	Military earthwork
40WM103	Historic	1861–1865	Military earthwork
40WM104	Historic	1861–1865	Military earthwork
40WM120	Historic	1820–present	Military short-term hospital
40WM121	Historic	1820–present	Military short-term hospital
40WM237	Prehistoric	Woodland	Open habitation
40WM325	Prehistoric; Historic	Archaic and Woodland; 1861–1865	Open habitation; Military
40WM326	Historic	1866–1900	Cemetery
40WM411	Prehistoric; Historic	Undetermined; 1820–present	Open habitation; Rural domestic farmstead
40WM412	Prehistoric	Undetermined	Open habitation
40WM415	Historic	1760–present	Site
40WM451	Historic	1866–present	Rural domestic farmstead
40WM452	Historic	1866–present	Rural domestic farmstead
40WM509	Historic	1901–present	Rural domestic scatter

Historic Resources

Based on a review of historic maps and archival research, the APE has been intermittently occupied between circa 1840 and 1986 by the Johnson, Cannon, and Hill families. During this nearly 150-year time span, the farm featured eight dwellings, including four dwellings for enslaved Black persons and a circa-1885 tenant house. Two additional houses were built in association with the property in 1928 and circa 1955. Only the 1928 house remains; however, it is located outside the APE. The APE is also the location of a Civil War-era military fortification and encampment, recorded as TDOA archaeological site 40WM104. Very little above-ground evidence of the Civil War-era military site remains; however, no systematic subsurface testing has been undertaken to explore any possible remnants of the fortification. Based on the known historic use of the project site, there is a high probability for subsurface historic archaeological resources to be identified.

Precontact Resources

There are multiple previously recorded pre-contact archaeological sites within a 1-mile radius of the project site. The proximity of the APE to the Harpeth River, approximately 0.7 miles to the south, and known resources indicate that the area could have been inhabited prior to European contact; however, as this survey is focused on identifying historic metal artifacts using a metal detector, the likelihood of identifying pre-contact materials is low.

4. RESEARCH GOALS AND METHODS

The cultural resources documentation was completed to satisfy rezoning requirements of the Franklin Municipal Planning Commission. The goals of the survey were to identify resources associated with the Civil War within the approximately 10-acre APE. As part of this effort, RGA archaeologists performed background research, a pedestrian survey, and a metal detecting survey to fulfill these goals. RGA architectural historians also conducted archival research, a comprehensive property history, and a reconnaissance survey of above-ground resources on the 16.19-acre parcel and adjacent parcels.

The metal detecting survey consisted of detecting along transects spaced at 5-meter intervals throughout the project site. In areas where dense vegetation impeded formal transects, the area was surveyed based on accessibility. All metal detector finds that were determined to predate 1950 were collected and the location was recorded with a Trimble Geo7x GPS unit with sub-meter accuracy. Metal detector finds that dated to 1950 or later were disposed of in the field. Barbed fence wire, which was abundant throughout the project site, was also disposed of in the field.

The reconnaissance survey of above-ground resources included digital photography and field notes of remnants of the hilltop military fortification and infrastructure associated with the circa 1955 dwelling. The survey included digital photography, field notes, and measured drawings of the spring-fed stone cistern on an adjacent parcel to the north. Digital photographs were also taken of the 1928 dwelling on an adjacent parcel to the south.

Laboratory Methods

The project artifacts, documents, field notes, and photographs were processed at RGA's Tennessee Branch Office in Nashville. Artifacts were cleaned with water and soft brushes, dried overnight, and placed in 4-mil plastic bags with project information on the outside of the bag, as well as on a bag tag. At the close of the project, all project materials will be returned to the client.

5. SURVEY RESULTS

Archaeological Fieldwork

The archaeological fieldwork consisted of a metal detector survey which spanned four days on January 16–17, 2025, and January 28–29, 2025. The site conditions allowed metal detecting along a 5-meter grid throughout most of the site; however, the northeastern portion of the site is wooded and was surveyed only where vegetation density allowed (Figure 19). The ground cover in the open fields consisted of grass and various weeds and thistle, therefore surface visibility was low (Figures 20–21). In addition to the metal detector survey, the entirety of the project site was walked over by the project archaeologist to document any above ground resources.

Metal Detector Survey Results

The metal detector survey resulted in the recovery of 85 artifacts from 65 metal detector locations (Figure 22; Appendices B and C). Of the 85 recovered artifacts, 67 are metal, 11 are glass, and 7 are ceramic. The non-metal artifacts were all recovered in association with metal artifacts. The artifacts were recovered throughout the site with light concentrations in the vicinity of previous structures. The presence of artifacts further away from the location of buildings and structures that are no longer extant is likely the result of erosion, plowing, and other human activities over a long span of time.

One probable refuse pile was identified at metal detector locations 52–54, where most of the broken glass and ceramics were recovered. The date range for these artifacts varied from 1820 to present and they were fragmented and some exhibited evidence of burning. Due to the presence of recent materials, such as a 1960's Pyrex bowl shard, this collection of artifacts is interpreted as a refuse pile rather than an encampment. Further archaeological testing within this area could help confirm if it does indeed represent a refuse pile.

The most common artifact type from the project site is a Type B square cut nail, which dates from approximately 1820 to 1900 (Figure 23). The square cut nails were found throughout the project site and do not appear to be concentrated around any previous structures. Square cut nails are the earliest machine-made nails and evolved from earlier wrought iron nails. Type A square cut nails, which were patented in the 1790s, were sheared from iron bars by a machine and then the nail head was attached by hand (Nelson 1968). Advancements in machinery allowed for Type B nails, which were entirely machine made and allowed for the mass production of nails. Type B nails were used throughout most of the nineteenth century and were replaced by wire cut nails by the early twentieth century.

Other artifacts that were found in multiples and have specific date ranges include horseshoes (n=4; date range late nineteenth century–present; Figure 24), metal water pumps (n=2; date range 1900–present), milk glass shards (n=2; date range 1890–1960); and whiteware sherds (n=4; date range 1820–present).

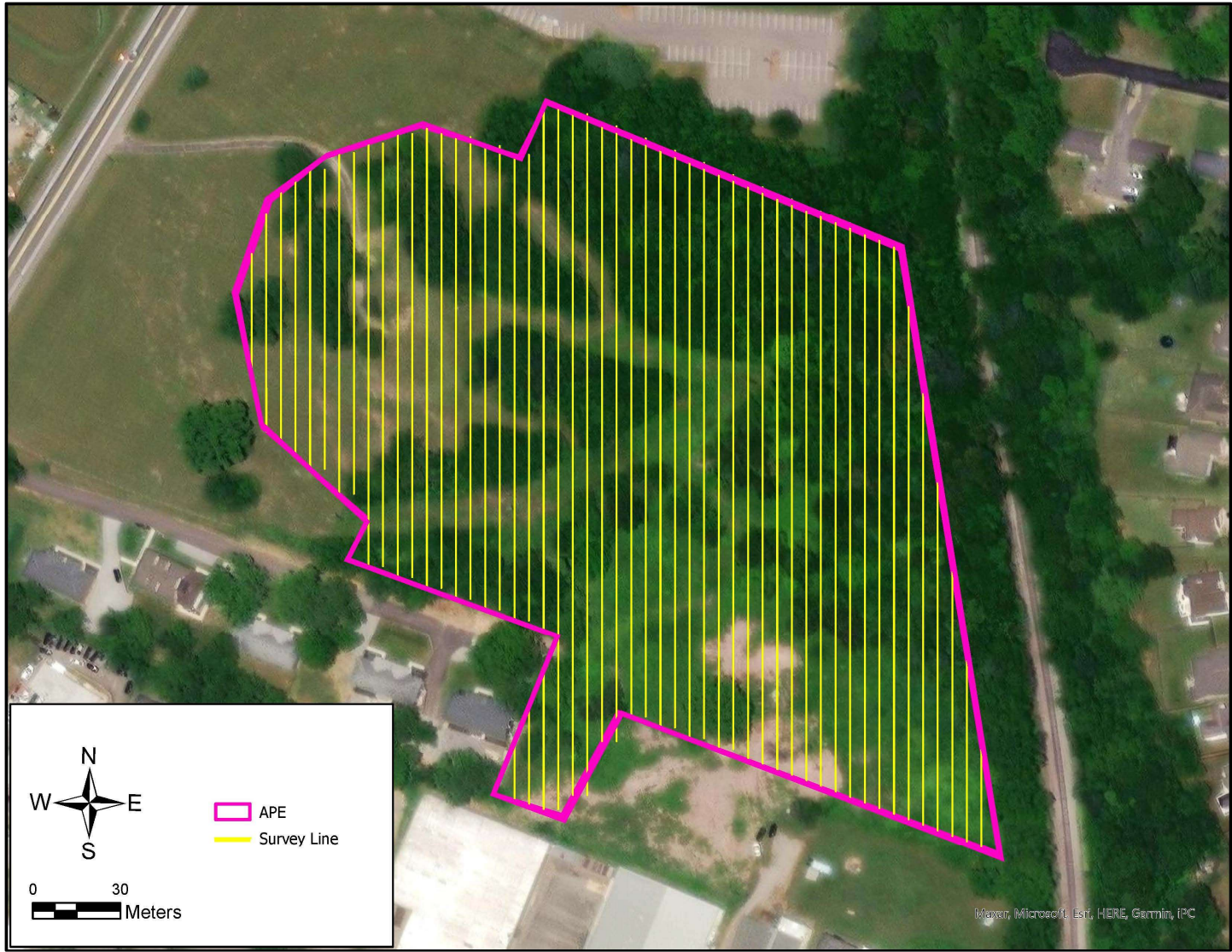


Figure 19. Metal detecting transect map
(Source: Esri 2022).



Figure 20. View of the project site, looking northwest towards the hilltop from the center of the site.



Figure 21. View of the project site, looking north from the southern edge.

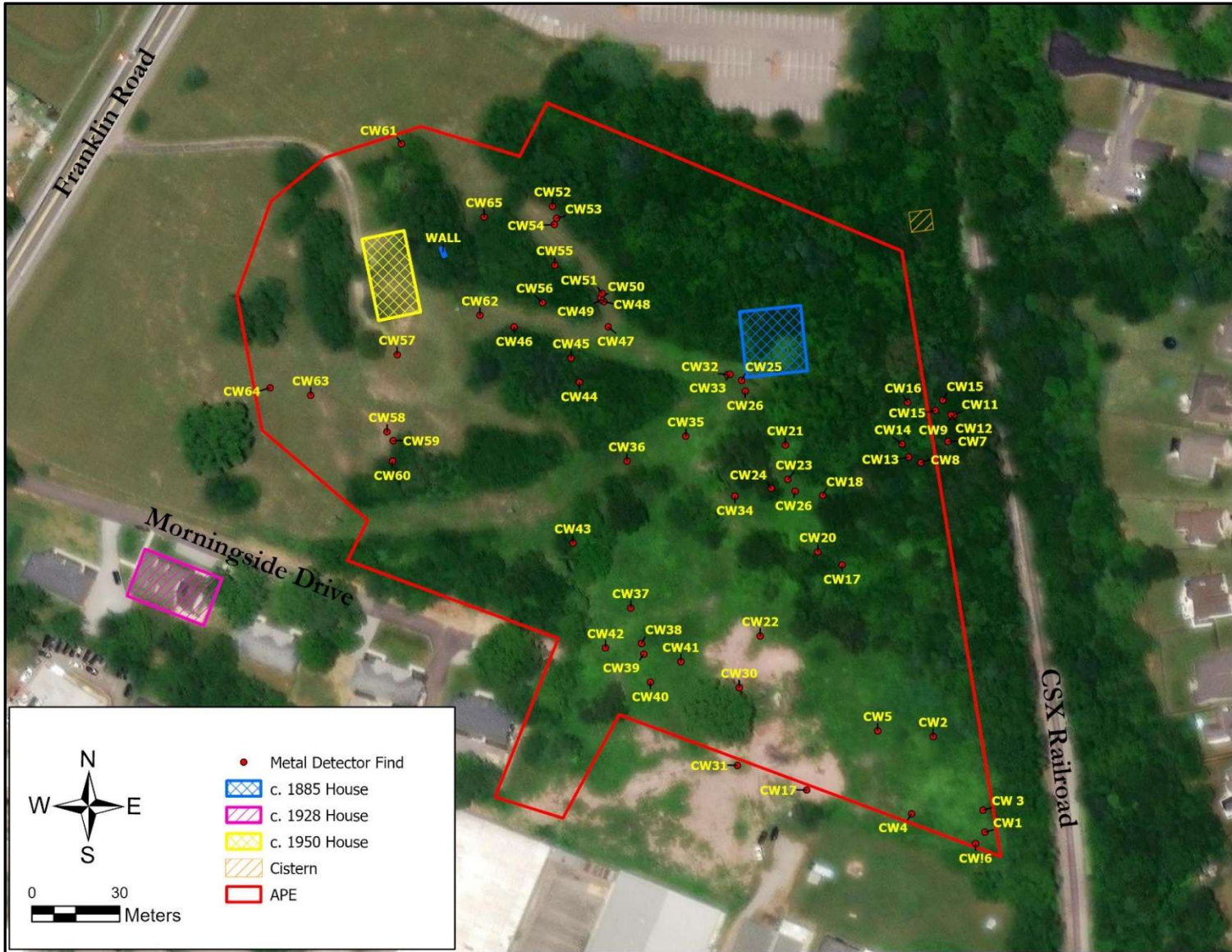


Figure 22. Results of the metal detector survey (Source: Esri 2022).



Figure 23. Photograph of selected Type B square cut nails recovered from the site.



Figure 24. Photograph of the horseshoes recovered from the site.

Pedestrian Survey Results

Four above-ground structures were identified during the pedestrian survey including a spring-fed stone cistern, concrete block retaining walls, a concrete drainage feature, and remnants of a dry stacked stone structure. The mid-nineteenth century cistern is located outside the APE, but within the original farm boundary and was documented to help understand the timeline of the property (Figures 25–27). The remaining three structures are located within the APE on top of the hill. The curvilinear concrete block retaining wall and concrete drainage feature are attributed to the circa-1955 dwelling, which was demolished in 2017. The dry stacked stone structure is attributed to the Civil War-era lunette and is described in greater detail in Chapter 3 (Figures 28–29).



Figure 25. Photograph of the stone cistern looking northwest, February 2025.



Figure 26. Photograph of the stone cistern looking northeast, February 2025.



Figure 27. Photograph of the stone cistern discharge looking northwest, February 2025.



Figure 28. Photograph of the hilltop lunette looking west, February 2025.



Figure 29. Photograph of the hilltop lunette looking southwest, February 2025.

Site Interpretation

The artifacts and above-ground structures identified during the survey represent a continued occupation by the Johnson, Cannon, and Hill families since at least 1840. None of the artifacts can be definitively attributed to the Civil War fortification or encampments that took place within the 10-acre APE and surrounding project area. While some artifacts date to the period of the Civil War, these are primarily architectural artifacts mostly found in association with farmsteads and domestic spaces.

The fact that metal artifacts were recovered from the entirety of the project site while definitive Civil War era artifacts were not recovered suggests that the area has been heavily looted over the years and any artifacts that may be perceived as valuable have already been collected. This is further underscored by the findings in the 1989 TDOA survey for site 40WM104, which noted that Civil War-era bullets and belt buckles had previously been taken from the site (Nance and Prouty 1989:3).

The conclusion that most Civil War-era military sites have been looted over the years by a “veritable army of specialized relic collectors” using metal detectors is further elaborated on in the 1990 TDOA survey report on Civil War military sites in Middle Tennessee (Smith et al 1990:50). This report concluded that all 143 military sites that TDOA surveyed in Middle Tennessee from 1988–1989 had experienced “at least some relic collecting activity” (Smith et al 1990:50). The 2003 TDOA survey report on Civil War military sites throughout Tennessee concluded that sites had been “torn to shreds by random holes dug for the sole purpose of obtaining collectible artifacts” (Smith et al 2003:212).

The 1990 TDOA survey report also determined that the reliance of metal detectors by relic hunters resulted in non-metal military artifacts, such as broken glass and ceramic containers, being left behind (Smith et al 1990:51). In 1994, Smith interpreted the findings of the survey report in *Look to the Earth: Historical Archaeology and the American Civil War* (Smith 1994:60–75). Smith focused on the distribution of 786 Civil War artifacts excavated at the Carter House, a centerpiece of the Battle of Franklin.

Currently, site 40WM104 is recorded only as a Civil War military site that contained a lunette and various encampments. Based on the results of the current survey, the Civil War elements represent less than 5 years of over 185 years of continuous occupation. Of the 85 recovered artifacts, 56 can be dated to one or more of the occupations. The square cut nails recovered from the site date from approximately 1820 to 1900, which aligns with both the Johnson and Cannon occupations, although the Johnson family lived on the property during the period of highest production of square cut nails.

Archival research presented in Chapter 3 indicates that the Johnson family built a farmhouse, outbuildings, and four dwellings for enslaved persons on the property prior to the Civil War. In early 1862, the U.S. Army destroyed the farmhouse and some outbuildings prior to construction of the hilltop fortification. Court documents prepared as part of the 1882 land sale indicate that the property featured stone and rail fences and a stone cistern, but no dwellings or outbuildings. Records indicated that the Cannon family constructed a tenant house and outbuildings between 1882 and 1909 and a dwelling in 1928. These buildings were most likely constructed with readily available wire nails.

The horseshoes and agricultural artifacts recovered from the site date from the late nineteenth century to the present and represent the occupation of the farm by tenants and members of the Cannon family. The use of the farm as a stud farm in the mid-twentieth century aligns with the dates of the recovered horseshoes and fence wire.

6. CONCLUSIONS AND RECOMMENDATIONS

Under contract with Franklin 240, LLC, RGA prepared this Cultural Resources Documentation report for a proposed redevelopment project at 318 Franklin Road in Franklin, Williamson County, Tennessee. As part of the rezoning process, the Franklin Municipal Planning Commission required a metal detector survey of the 10-acre portion of the parcel as well as conservation of the site of a hilltop military fortification constructed during the Civil War and any additional significant Civil War-era resources that were discovered as part of the survey.

Background research identified one previously recorded archaeological site—40WM104—within the APE. Archaeological site 40WM104 is a hilltop fortification constructed by the U.S. Army in the spring of 1863. Federal troops manned the lunette until the Battle of Franklin in November 1864. The U.S. Army also occupied long-term encampments on or adjacent to the APE from the spring of 1863 through the winter of 1864. The TDOA recorded the site in 1989 as a heavily disturbed fortification that contains remnants of a hilltop lunette. At the time of the 1989 survey, no artifacts were recovered from the site, although informants indicated Civil War-era metal artifacts had been removed from the surrounding area.

The current fieldwork consisted of a metal detector and pedestrian survey throughout the APE. The metal detector survey resulted in the recovery of 85 artifacts, none of which are thought to be directly associated with the lunette or encampments during the Civil War. The fortification identified by the TDOA in 1989 as a portion of the Civil War lunette was reidentified during this survey. RGA recommends that this fortification be conserved through avoidance or that additional archaeological testing be undertaken if avoidance is not possible.

The artifacts recovered during the metal detector survey are commonly found in association with historic farmsteads and dwelling sites and represent the continued occupation of the site by the Johnson, Cannon, and Hill families from circa 1840 to 1986. RGA does not recommend any additional archaeological testing within the 10-acre project site, except for the lunette, to identify possible Civil War-era features or artifacts. It is likely that any artifacts directly associated with the Civil War have already been found and removed from the site by previous landowners and others. Therefore, it is RGA's opinion that the only Civil War-era feature that remains within the project site is the hilltop lunette, which should be conserved. The remainder of the project site does not appear to retain archaeological resources related to the Civil War based on the metal detector survey.

Based on the artifacts recovered from the project site, RGA recommends preparation of an update of the TDOA site file for 40WM104 to reflect what is known about the site both prior to and after the Civil War (Figure 30). Doing so will not impede the project as it is currently designed but will allow for the full 185-year history of the site to be recorded.



Figure 30. Existing and proposed site boundaries for 40WM104 (Source: Esri 2022).

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- 1870b Population Census, Williamson County, Tennessee.
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2015 R. Harvey Johnson III to Franklin 240 LLC. 12 November. Vol 6621:304–307.

Appendix A: Qualifications of Report Authors



YEARS OF EXPERIENCE

With this firm: since January 2022

With other firms/agencies: 2017-2021

EDUCATION

Master of Arts, 2017
Mississippi State University

Bachelor of Science, 2014
Middle Tennessee State University

PROFESSIONAL TRAINING

Section 106 Essentials (ACHP)

Section 106 Advanced (ACHP)

Archaeological Collections
Management (NPI)

Caring for Museum Collections
(AASLH)

OSHA 30-Hour Safety Training

40-Hour HAZWOPER Training

PROFESSIONAL SOCIETIES

Register of Professional
Archaeologists (#5154)

Tennessee Council for Professional
Archaeologists-Board Member



KATE MCKINNEY
ARCHAEOLOGIST/PRINCIPAL INVESTIGATOR (36 CFR 61)

Based at the Tennessee Branch Office in Nashville, Kate McKinney conducts and manages Phase I-III archaeological investigations throughout the U.S., with a specialty in prehistoric archaeology. She has prepared and directed cultural resources surveys in accordance with Section 106 of the National Historic Preservation Act, NEPA, and various local and state cultural resource regulations. In addition to archaeological investigations, Ms. McKinney has experience in Native American Coordination as well as artifact analysis and collections management. From 2017-2021, she managed the Archaeology Laboratory and Curation Facility in Nashville for TDOT, in addition to her duties as a staff archaeologist. In 2015, Ms. McKinney completed a curation internship at the Smithsonian National Museum of National History. Ms. McKinney exceeds the qualifications set forth in the *Secretary of Interior's Standards* as an Archaeologist.

REPRESENTATIVE PROJECT EXPERIENCE:

Phase I Archaeological Survey, Town Center Trail Phase 3, Mt. Juliet, Wilson County, Tennessee. Served as principal investigator for a Phase I archaeological survey for a TDOT Local Programs greenway project. Sub-contractor for Kimley-Horn. Completed in 2022.

Phase I Archaeological Survey, Ventosa at Catawba Springs, Denver, North Carolina. Served as principal investigator for Phase I archaeological survey of a private development resulting in five new sites. Completed for Ventosa LLC in 2022. Reviewed by North Carolina OSA.

Phase I Archaeological Survey, East Bank Arterial Connector from Woodland Street to Jefferson Street, Nashville, Davidson County, Tennessee. Served as principal investigator for a Phase I archaeological survey for an NDOT and TDOT Local Programs project. Sub-contractor to RaganSmith. Initiated in 2022.

Phase I Archaeological Survey for the Proposed State Industrial Access Road, Jostens-Allensworth Road, Clarksville, Montgomery County, Tennessee. Served as principal investigator for a Phase I archaeological survey for TDOT Local Programs project. Sub-contractor for TTL. Completed in 2022.

Cultural Resources Documentation: 318 Franklin Road, Franklin, Williamson County, Tennessee. Served as principal investigator for a metal detecting survey at a Civil War site. Completed in 2025.

Phase I Archaeological Survey, Harvest Industrial Facility, Clarksville, Montgomery County, Tennessee. Served as principal investigator for a Phase I archaeological survey for a USACE permitted project. Sub-contractor for TTL. Completed in 2025.



YEARS OF EXPERIENCE

With this firm: 2021-present

With other firms: 29

EDUCATION

Master of Arts in Public History and
Historic Preservation, 2002
Middle Tennessee State University

Bachelor of Architecture, 1992
University of Tennessee- Knoxville

PROFESSIONAL TRAINING

Section 106 Essentials (ACHP)

Section 106 Advanced (ACHP)

Section 106 Agreement Documents
(ACHP)

Working Effectively with Tribal
Governments (ACHP)

PROFESSIONAL MEMBERSHIPS AND REGISTRATIONS

Southeast Chapter of the Society of
Architectural Historians (SESAH);
Treasurer and former President

Historic Nashville, Inc; former President

AME60 Committee of TRB

FEMA Federal Emergency Response
Official (2022–2028)



ROBBIE D. JONES

PRINCIPAL SENIOR ARCHITECTURAL HISTORIAN (36 CFR 61)

Robbie Jones has over 32 years of experience working as an architectural historian, historic preservation planner, and project manager with extensive experience with preservation laws such as Section 106 and Section 4(f). He is highly experienced in conducting cultural resource survey, effects assessments, Memoranda of Agreements, minimization and mitigation plans, and public involvement requirements. He has experience working with NHL and historic site museum properties, including serving as Director of Preservation at Andrew Jackson's Hermitage (2000-2008). Mr. Jones has authored or coauthored over 265 technical reports, resulting in the NRHP-eligibility evaluations of 7,500 resources through the U.S., primarily in the Southeast. He has published articles, encyclopedia entries, book reviews, book chapters, and a book about historic architecture and has presented at professional conferences across the U.S. He has received 10 professional awards from local, state, and federal agencies. Mr. Jones exceeds the qualifications set forth in the *Secretary of Interior's Standards* as an Architectural Historian and Historian. Based in Nashville since 1994, he serves as RGA's Tennessee Branch Manager.

REPRESENTATIVE PROJECT EXPERIENCE

African American Historic Context and Reconnaissance Survey, Frankfort, Kentucky. Served as the principal senior architectural historian in the preparation of an African American historic context and reconnaissance survey of African American and Civil Rights Movement resources in the City of Frankfort, Kentucky, along with NRHP-eligibility recommendations for over 100 resources. Sub-contractor for Cultural Heritage Resources to the City of Frankfort. Completed in 2022. Coauthor of report, available online at www.frankfort.ky.gov/aahistoriccontext.

Historic Architecture Survey and Section 106 Assessment of Effects Report for the East Bank Connector, Woodland Street to Jefferson Street, Nashville, Davidson County, Tennessee. Served as the project manager and principal senior architectural historian for an architectural survey and assessment of effects report. Evaluated 35 resources, including industrial facilities, commercial buildings, and transportation facilities. Project included assessment of effects to NRHP-eligible CSX Railroad Swing Bridge. Sub-contractor to RaganSmith. Initiated 2022; ongoing.

Historic Architecture Survey and Section 106 Assessment of Effects Report for the Livingston Courthouse Plaza Renovation, Overton County, Tennessee. Served as the project manager and principal senior architectural historian for an architectural survey and assessment of effects report. Evaluated a nineteenth-century courthouse square district and twentieth-century commercial development. TDOT Local Programs project prepared for Lose Design. Completed in 2022.

Nashville Civil Rights Movement Documentation Project. Served as the project manager, principal senior architectural historian, and coauthor for an NRHP Multiple Property Documentation Form for 110 resources associated with the Civil Rights Movement in Nashville and an NRHP nomination for the Clark Memorial Methodist Church Complex. Project included public engagement, public meetings, and interviews with veterans of the Nashville Student Movement. Federally funded, NPS grant project completed for Metro Historical Commission in 2023. Undergoing review by NPS.

Appendix B: Artifact Catalog

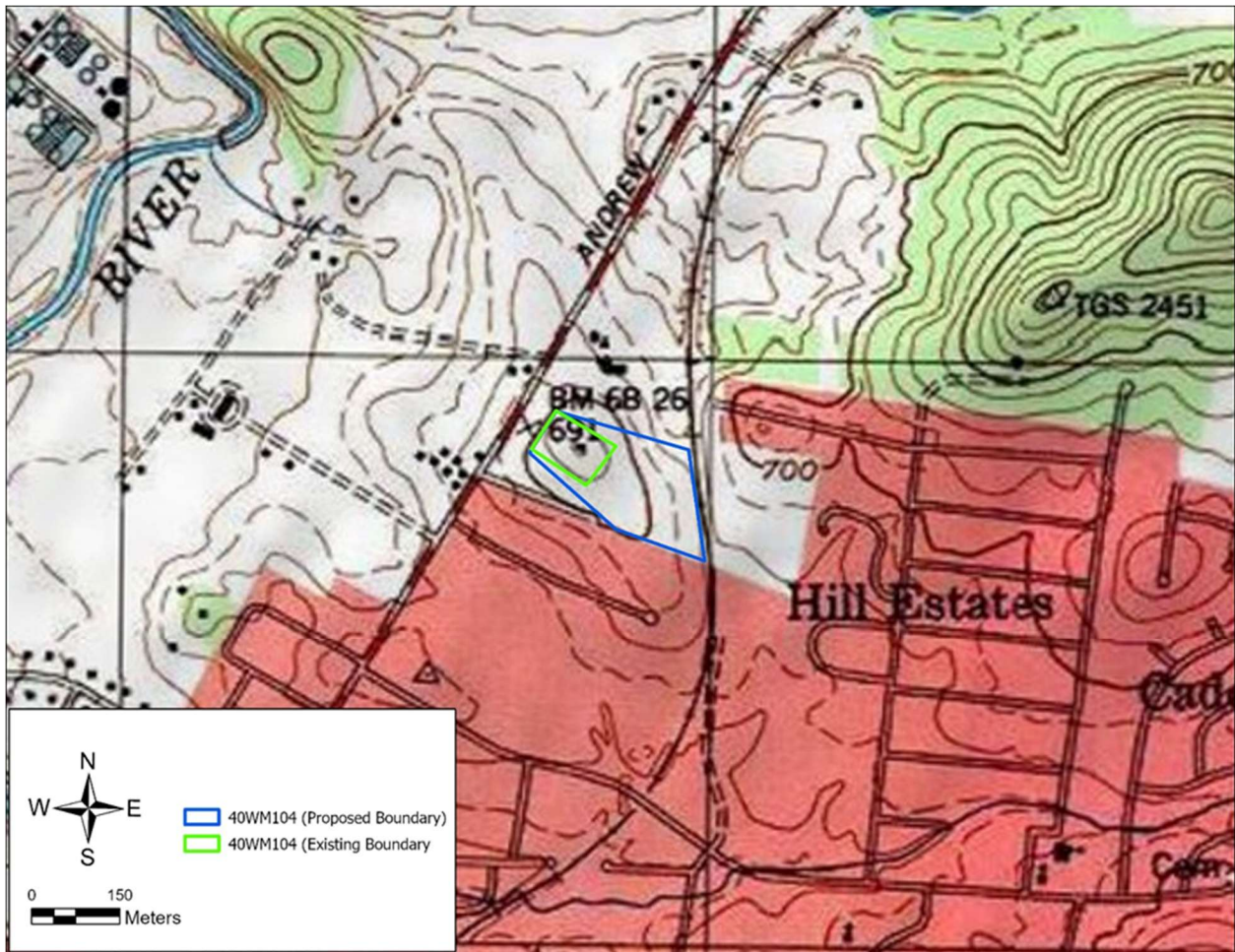
Context	Ct.	Group	Artifact Material	Artifact Type	Description	Measurements	Date Range
CW1	1	HRDW	Metal	Nail	Type B Square cut nail; head missing	H: 4.0cm	1820-1900
CW2	2	HRDW	Metal	Wire	Fence Wire		1867-Present
CW3	1	HRDW	Metal	Weight	Tire weight		Late 20th c.-Present
CW4	1	MISC	Metal	Misc.	Flat metal fragment		Late 20th c.-Present
CW5	1	AUTO	Metal	Wheel	Pulley Wheel		20th c.-Present
CW6	1	HRDW	Metal	Nail	Type B Square cut nail; fragmant	H: 2.5cm	1820-1900
CW7	1	MISC	Metal	Misc.	Flat metal fragment w/ two nails		Indet.
CW8	1	HRDW	Metal	Nail	Type B Square cut nail	H: 8.0cm	1820-1900
CW9	1	ACT	Metal	Animal Hardware	Horseshoe with nails		Late 19th c.-Present
CW10	0	HRDW	Metal	Wire	Fence Wire; discarded		1867-Present
CW11	1	HRDW	Metal	Wire	Fence Wire		1867-Present
CW12	1	HRDW	Metal	Wire	Twisted Wire-poss. Bale tie		Indet.
CW13	1	HRDW	Metal	Wire	Poss. Fence Wire		1867-Present
CW14	1	HRDW	Metal	Nail	Wire nail; No head	H: 4.8cm	1900- Present
CW15	1	HRDW	Metal	Nut	Hexagonal Nut	W: 5cm	Indet.
CW16	1	MISC	Metal	Misc.	Indeterminate metal piece		Indet.
CW17	1	HRDW	Metal	Nail	Type B Square cut nail	H: 4.4cm	1820-1900
CW18	1	ACT	Metal	Animal Hardware	Horseshoe with nails; partial		Late 19th c.-Present
CW19	0	HRDW	Metal	Wire	Fence Wire; discarded		1867-Present
CW20	1	HRDW	Metal	Nail	Type B Square cut nail	H: 3.5cm	1820-1900
CW21	1	MISC	Metal	Misc.	Flat metal fragment		Indet.
CW22	1	MISC	Metal	Misc.	Flat metal fragment w/ hole		Indet.
CW23	1	HRDW	Metal	Nail	Type B Square cut nail	H: 7.5cm	1820-1900
CW24	1	ARCH	Metal	Lock	Lock Plate	H: 9cm W: 8cm	Indet.
CW25	1	ARCH	Metal	Lock	Lock Plate	H: 9cm W: 6cm	Indet.
CW26	1	HRDW	Metal	Nail	Type B Square cut nail	H: 1.8cm	1820-1900
CW27	0	HRDW	Metal	Wire	Fence Wire; discarded		1867-Present
CW28	1	HRDW	Metal	Bracket	Bracket		Indet.
CW28	1	ACC	Glass	Flat	Clear oval flat glass; poss. Accessory glass		Indet.
CW28	1	KITC	Glass	Jar	Clear jar base with "A-108 GAC" mark		20th c.
CW29	1	KITC	Metal	Faucet	Metal water pump/faucet		1900-Present
CW30	1	HRDW	Metal	Hook	"J" Hook; cast iron		Indet.
CW31	1	FURN	Metal	Pull	Brass Drawer Handle		20th c.
CW32	1	MISC	Metal	Misc.	Misc. hollow metal pipe		Late 20th c.-Present
CW33	1	MISC	Metal	Misc.	Indet. metal fragment		Indet.
CW34	1	MISC	Metal	Misc.	Indet. Flat metal fragment		Indet.
CW35	1	MISC	Metal	Misc.	Possible stake fragment	H: 13cm	Indet.
CW36	1	ACT	Metal	Animal Hardware	Horseshoe with nails		Late 19th c.-Present
CW37	1	MISC	Metal	Misc.	Cast Iron object; poss. Decorative piece	H: 6cm W:10cm	Indet.
CW38	1	HRDW	Metal	Bolt	Bolt with threading		Modern
CW39	1	MISC	Metal	Misc.	Indet. metal fragment		Indet.
CW40	1	HRDW	Metal	Nail	Type B Square cut nail	H: 8.0cm	1820-1900

Context	Ct.	Group	Artifact Material	Artifact Type	Description	Measurements	Date Range
CW41	1	MISC	Metal	Misc.	Indeterminate metal fragment		Indet.
CW42	1	HRDW	Metal	Nut	Hexagonal Nut	W: 10cm	Indet.
CW43	1	KITC	Metal	Door	Cast Iron Oven door fragment		Indet.
CW44	1	HRDW	Metal	Hinge	Door Hinge		Indet.
CW45	1	MISC	Metal	Misc.	Indeterminate lead metal fragment		Indet.
CW45	2	KITC	Ceramic	Misc.	Whiteware shards; poss. Platter		1820-Present
CW46	1	HRDW	Metal	Nail	Type B Square cut nail	H: 7.0cm	1820-1900
CW46	1	ARCH	Metal	Tile	Cast Iron Tile	4x4 in	Indet.
CW47	1	HRDW	Metal	Nail	Type B Square cut nail	H: 3.5cm	1820-1900
CW48	1	HRDW	Metal	Nail	Type B Square cut nail	H: 7.3cm	1820-1900
CW49	1	HRDW	Metal	Nail	Type B Square cut nail; missing head	H: 4.8cm	1820-1900
CW50	1	HRDW	Metal	Spike	Metal spike with threading at head	H: 20cm	Late 20th c.-Present
CW51	1	HRDW	Metal	Nail	Type B Square cut nail	H: 7.5cm	1820-1900
CW51	1	HRDW	Metal	Nail	Type B Square cut nail	H: 3.5cm	1820-1900
CW52	1	KITC	Ceramic	Vessel	Porcelain Jar Seal shard		1870-1930
CW52	1	KITC	Ceramic	Vessel	Prob. Pyrex sherd w/ clear fruit etching		Late 20th c.-Present
CW52	1	KITC	Glass	Vessel	Milk glass shard		1890-1960
CW52	1	KITC	Glass	Vessel	Shard		Indet.
CW52	1	HRDW	Metal	Nail	Indet. Nail Fragment	H: 2cm	Indet.
CW53	4	KITC	Glass	Jar	Clear glass shards		20th c.-Present
CW53	1	ARCH	Ceramic	Vessel	Stoneware sherd		19th c.
CW53	2	KITC	Ceramic	Vessel	Whiteware sherds; burned		1820-Present
CW54	2	KITC	Glass	Vessel	Clear Jar sherds		20th c.-Present
CW54	1	KITC	Glass	Vessel	Milk glass shard		1890-1960
CW54	1	MISC	Metal	Misc.	Indet. Fragment		Indet.
CW55	1	HRDW	Metal	Nail	Type B Square cut nail	H: 2.5cm	1820-1900
CW56	1	MISC	Metal	Misc.	Indeterminate metal fragment		Indet.
CW57	1	MISC	Metal	Misc.	Indeterminate metal fragment; poss. large stake head	H: 4.5cm W: 2.5cm	Indet.
CW58	1	HRDW	Metal	Nail	Type B Square cut nail	H: 8.5cm	1820-1900
CW58	1	HRDW	Metal	Nail	Type B Square cut nail	H: 2.5cm	1820-1900
CW58	1	HRDW	Metal	Nail	Type B Square cut nail	H: 3.7cm	1820-1900
CW59	1	HRDW	Metal	Nail	Type B Square cut nail	H: 9.0cm	1820-1900
CW60	1	HRDW	Metal	Nail	Type B Square cut nail	H: 5.5cm	1820-1900
CW61	1	HRDW	Metal	Nail	Type B Square cut nail	H: 6.5cm	1820-1900
CW62	1	HRDW	Metal	Nail	Type B Square cut nail	H: 4.5cm	1820-1900
CW63	1	HRDW	Metal	Hook	Spring Hook		Late 20th c.-Present
CW64	1	ACT	Metal	Animal Hardware	Horseshoe with nails		Late 19th c.-Present
CW65	1	HRDW	Metal	Wire	Twisted Wire; poss. Bale tie		Indet.

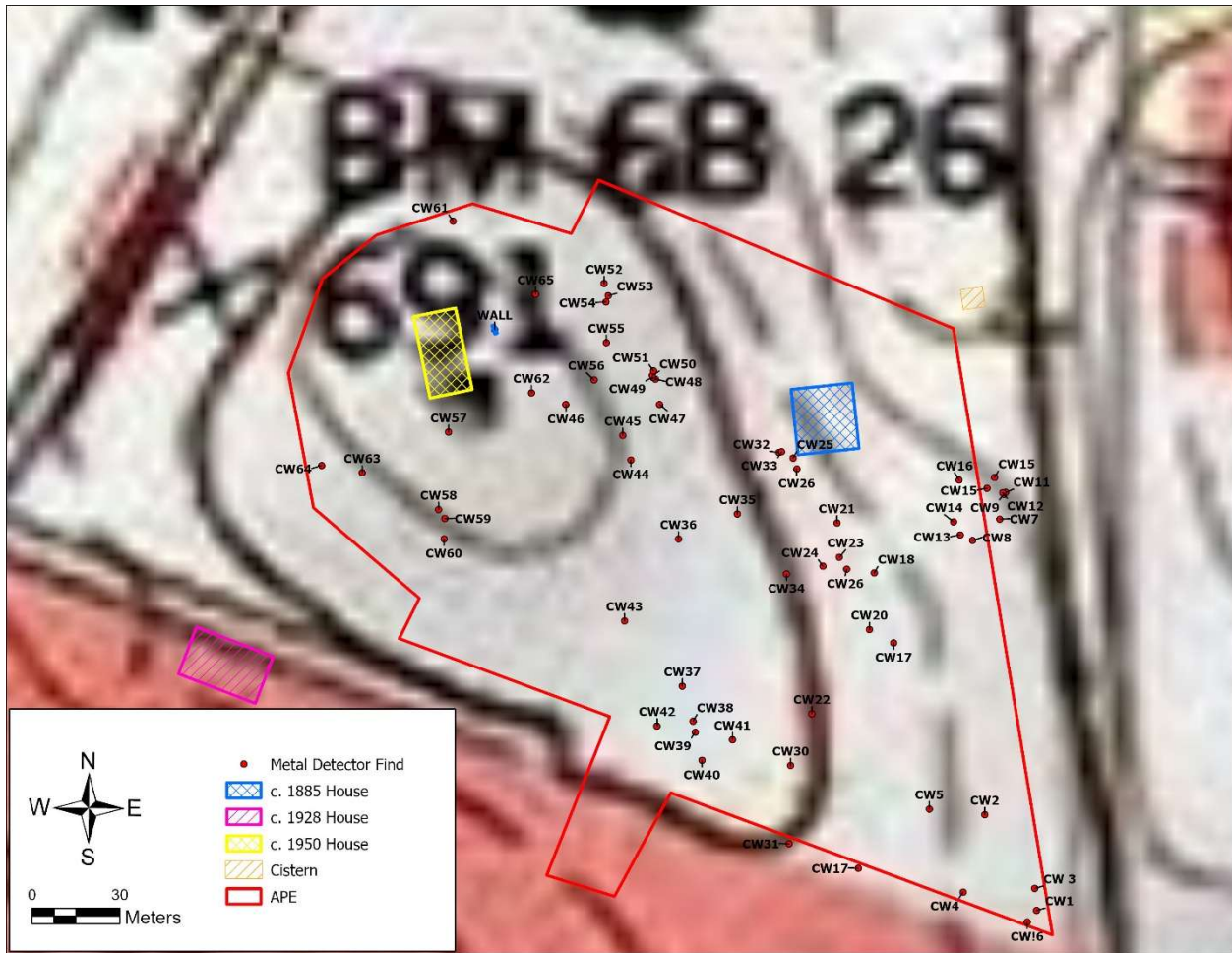
Total Artifa 82

Context	Ct.	Group	Artifact Material	Artifact Type	Description	Measurements	Date Range
Key:							
			HRDW=Hardware		Indet.=Indeterminate		
			MISC=Miscellaneous		H=Height		
			AUTO=Automotive		W=Width		
			KITC=Kitchen				
			ACT=Activities				
			ARCH=Architecture				
			FURN=Furniture				

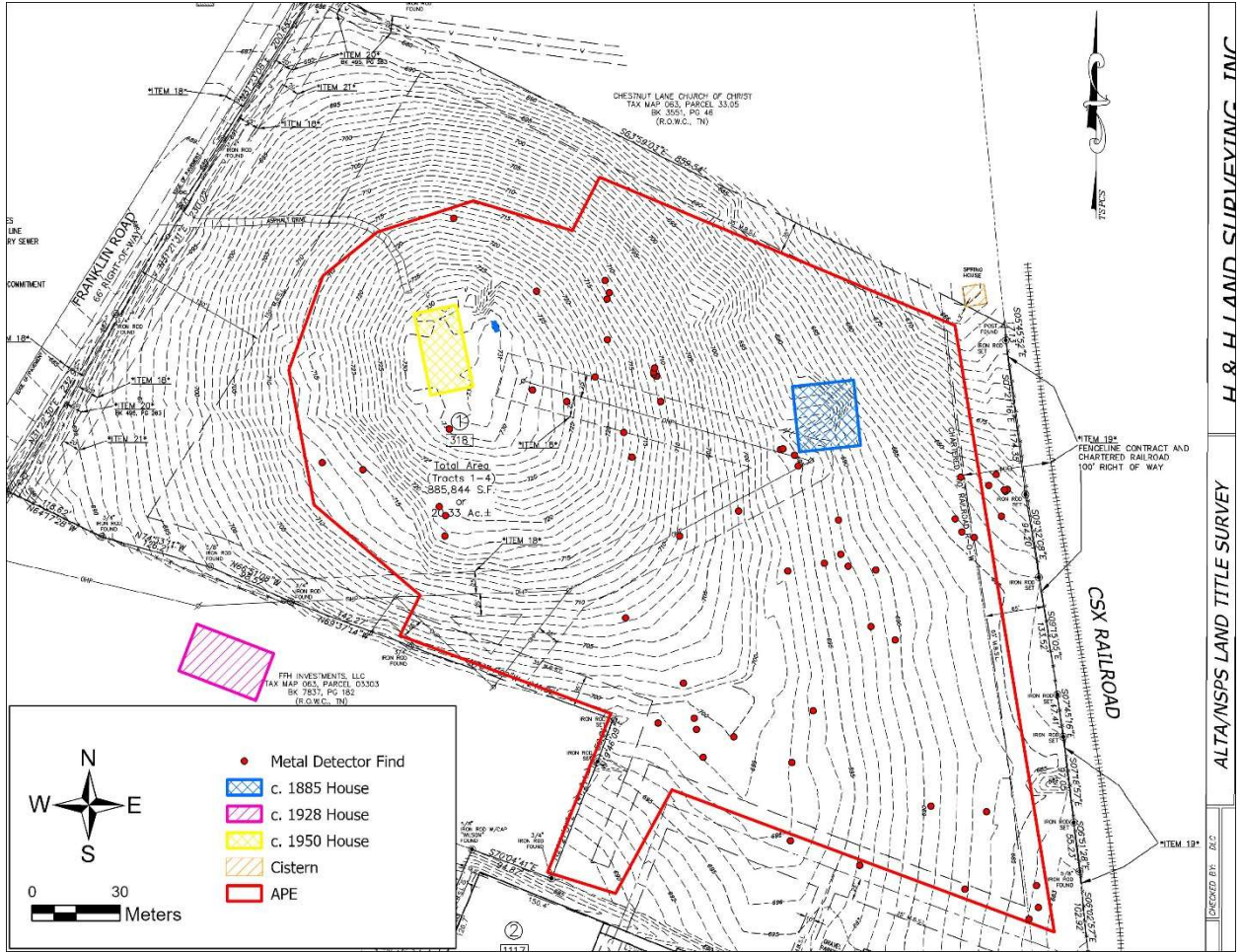
Appendix C: Additional Project Maps



Map showing the existing and proposed boundaries of site 40WM104
(Source: USGS Topo Map, Franklin, Tenn. [63 NE], 1997).



Map showing the APE and the location of the identified structures and metal detector finds (Source: USGS Topo Map, Franklin, Tenn. [63 NE], 1997).



Map showing the APE and the location of the identified structures and metal detector finds (Source: Franklin 240, LLC 2024).

Appendix D: Annotated Project Information

Principal Investigator: Kate McKinney, MA, RPA
Primary Authors: Kate McKinney, MA, RPA, and Robbie D. Jones, MA
Project Manager: Robbie D. Jones, MA
Title: Cultural Resources Documentation, 318 Franklin Road, Franklin, Williamson
County, Tennessee
Date: February 2025
RGA Database Title: 318 Franklin Road
RGA Project No.: 2024-379TN
State: Tennessee
County: Williamson
USGS Quad: Franklin, Tennessee [63 NE]
Drainage Basin: Harpeth River, Cumberland River
Regulation: Local
Project Type: Private
Project Sponsor: Franklin 240, LLC.
Coordinating Agency: None
Client: Franklin 240, LLC.
Level of Survey: Metal Detecting and Archival Research
Cultural Resources: 40WM104; Civil War military fortification; stone cistern; farmstead



File #: 21-01907

DATE: 1/12/2026
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of A Preliminary Historic Zoning Commission Recommendation To Amend The Hillside Hillcrest Overlay (HHO) At 354 Franklin Rd.; Greg Gamble, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an amendment to the Hillside Hillcrest Overlay (HHO). The Historic Zoning Commission (HZC) provides preliminary recommendations to other City review bodies on development applications in the Historic Preservation Overlay (HPO), where certain contextually sensitive design features become entitled prior to Certificate of Appropriateness (COA) review. The Historic District Design Guidelines (Guidelines) are used by the HZC to consider exterior alterations that may affect the historic integrity and context of properties within the HPO.

APPLICABLE DESIGN GUIDELINES:
2022 Historic District Guidelines:
Chapter 6: Site & Setting
Chapter 11: Franklin's Historic Resources

PROJECT INFORMATION:
COF Project Number: 9011
Applicant: Gamble Design Collaborative, Greg Gamble, Rep.
Owner: Cumerland & Western Resources, LLC., Evans Wellborn, Rep.

BACKGROUND:
The HZC provides a preliminary recommendation at an early stage in the review process for rezoning applications that amend the Hillside Hillcrest Overlay (HHO) on, adjacent to, or across the street from lands or sites that are listed on the National Register of Historic Places (NRHP) or are eligible for designation on the NRHP by the Tennessee Historical Commission or the Franklin Historic Zoning Commission. These recommendations are then provided to the FMPC and BOMA. The HZC reviews the proposals in light of the Guidelines for consistency with the historic district and potential impact to historic resources within the district. The development is proposed at 354 Franklin Road.

The property located at 354 Franklin Road is approximately 200 acres that is adjacent to Harlinsdale Farm, Wyatt Hall, Creekside, and Roper's Knob; all of these properties are listed on the NRHP and are in the Historic Preservation Overlay. The project site consists mostly of undeveloped agricultural

fields and forested areas in the areas closest to Roper's Knob. Roper's Knob and the adjacent Shute's Knob played significant roles during the Civil War due to the topography of the land.

An applicant-requested Envision Franklin Plan Amendment was recently approved by the Franklin Municipal Planning Commission to adjust the Conservation Design Concept boundaries around Shute's Knob and Roper's Knob. See the attached diagram for the amendments within the HPO.

It is now proposed to amend the existing HHO line, which is an overlay zoning district boundary on the property, to reflect the recently amended Conservation Design Concept boundaries in Envision Franklin. The HHO overlay is intended to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed. The HHO boundaries are determined by a combination of GIS data, including elevation contours of hillsides and hillcrests, steep slopes, and a viewshed analysis from major thoroughfares.

It is proposed to amend the HHO line that is in the general area behind Wyatt Hall. The amendment would allow for a 7.05-acre portion of the proposed development to follow an existing tree line instead of the in-place HHO line. Areas in this portion of the property have areas that are 14-20% and greater than 20% of slope. The area would no longer be in the conservation area, but it would instead be a developable area where structures could be located.

The Guidelines recommend that site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts. Additionally, The Franklin Road Historic District should provide for an uncongested gateway into downtown Franklin that emphasizes the historic character of the community.

The zoning district is currently Estate Residential, which allows two-acre lots with single-family homes up to 2.5 stories in height. A viewshed study has been included in the submittal showing that this building height would not be visible from Franklin Road. Any future development under the current zoning should align with this viewshed study and any future rezoning request that would change the permitted maximum building heights, scale, massing, or setbacks of buildings should be carefully considered regarding potential visibility from Franklin Road and nearby historic resources, including Roper's Knob, Wyatt Hall, Creekside, etc.

RECOMMENDATION:

It is recommended that the HZC make a preliminary recommendation for approval to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen provided that any future development does not increase the visibility from Franklin Road and nearby historic resources, including Roper's Knob, Wyatt Hall, Creekside, etc. and that any future rezoning request that would change the permitted maximum building heights, scale, massing, or setbacks does not increase the visibility from those resources beyond what is shown in the viewshed study associated with this HHO rezoning request. If the HHO Rezoning is approved by the Board of Mayor and Aldermen, the HZC will further review a future development proposal for these characteristics at a later date.



MACK HATCHER PARKWAY

FRANKLIN ROAD

ROPER'S KNOB
STATE OF TENNESSEE

354 FRANKLIN ROAD
HISTORIC ZONING COMMISSION



3. Be constructed and placed on the site to achieve the minimum resistance to the flow of floodwaters;
4. Be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures; and
5. Have utilities and service facilities, such as electrical and heating equipment, elevated or otherwise protected from intrusion of flood waters.

4.3.7 Prohibited Development

- A. For residential uses, other than multifamily residential, any portion of land within the FFO shall be placed in an open space lot and shall be noted on the final plat as non-buildable.
- B. Any portion of land within the FFO on a nonresidential, mixed-use, or multifamily development site shall:
 1. Be placed in an open space lot and noted on the final plat as non-buildable; or
 2. Be placed in an easement where the permitted uses and encroachments are limited to the uses and encroachments in Subsection 4.3.4, Permitted Uses, and Subsection 4.3.5, Permitted Encroachments.

4.4 HHO—Hillside Hillcrest Overlay District

4.4.1 Purpose

The HHO district is intended to protect the City’s hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed.

4.4.2 District Boundaries

The HHO boundaries shall be determined by a combination of GIS data, including elevation contours of hillsides and hillcrests, steep slopes, and a viewshed analysis from major thoroughfares.

4.4.3 Permitted Uses

The following uses are the only uses permitted in the HHO:

- A. Passive parks and natural areas; and
- B. Telecommunication towers and antennas.

4.4.4 Permitted Encroachments

The following encroachments are the only encroachments permitted in the HHO:

- A. Public infrastructure and associated retaining walls.

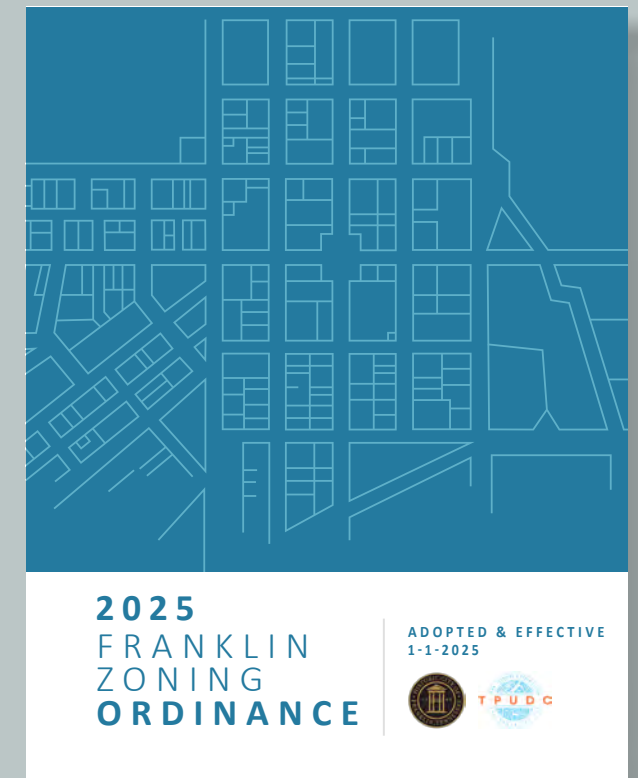
4.4.5 Prohibited Development

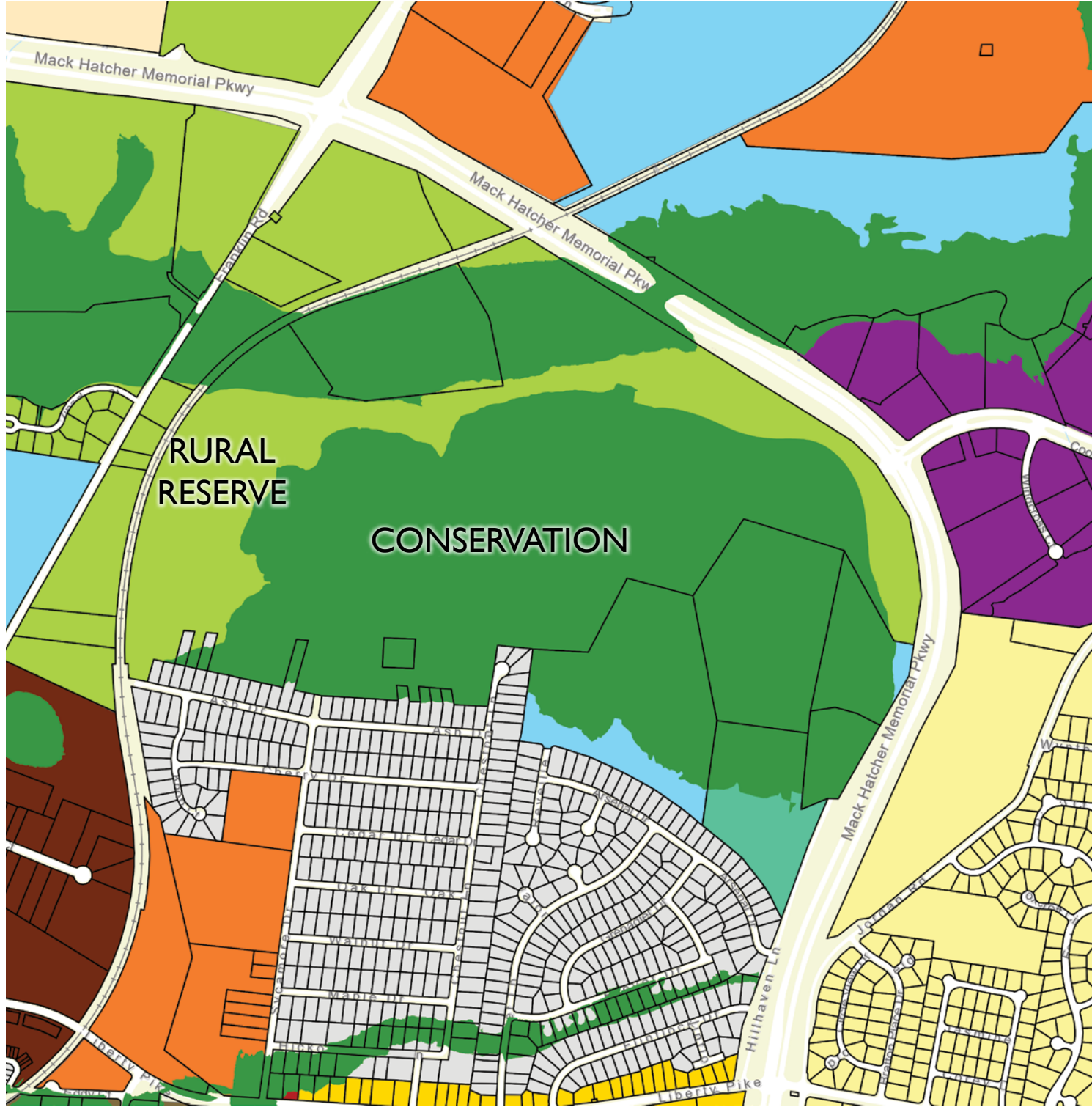
- A. Any portion of land within the HHO shall:
 1. Be placed in an open space lot and noted on the final plat as non-buildable; or
 2. Be placed in a conservation easement within a lot where the buildable portion is outside of the HHO.
- B. Tree removal shall be prohibited, unless

HILLSIDE HILLCREST OVERLAY (HHO):

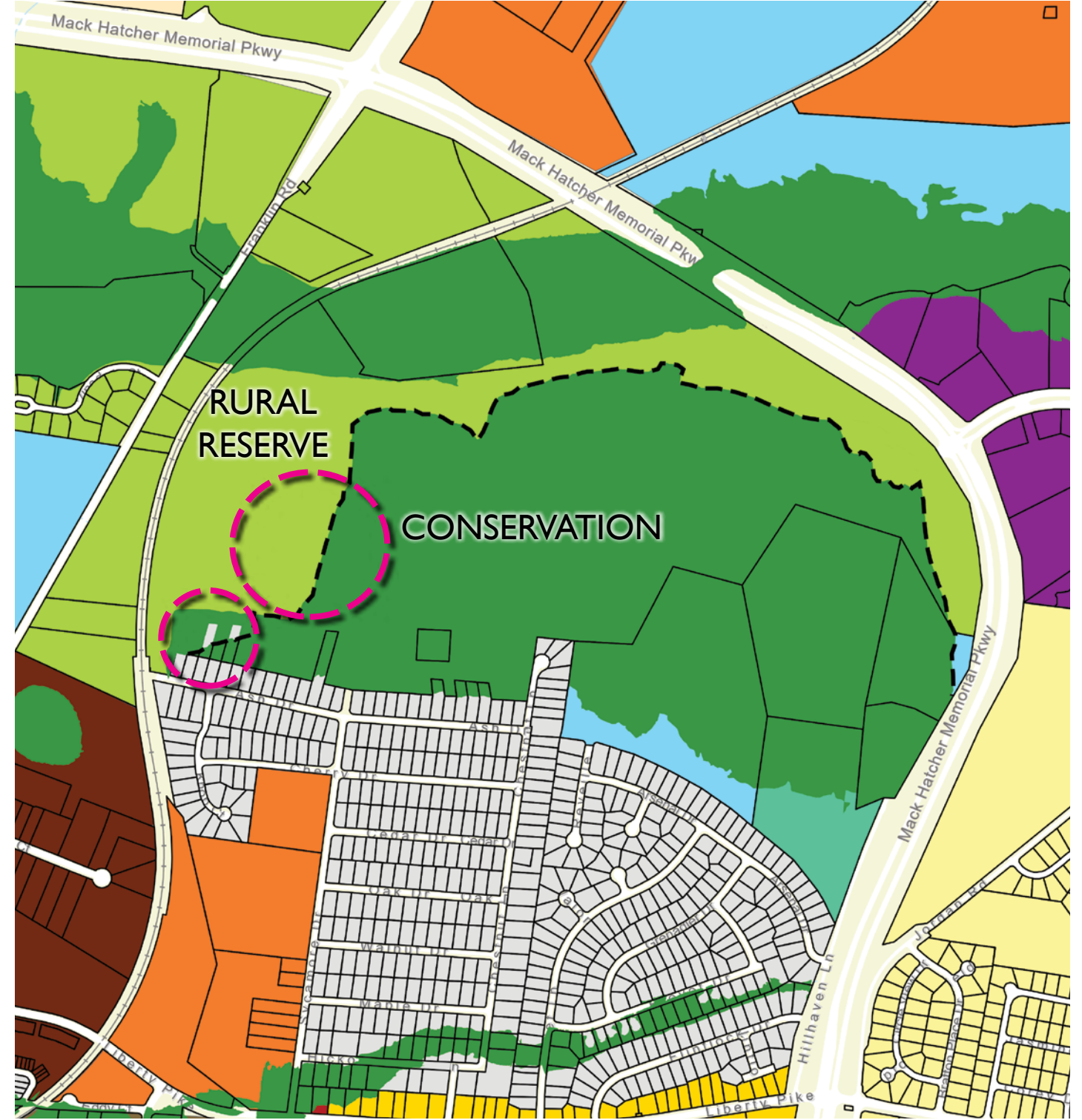
Criteria for establishment of line:

1. Elevation contours of hillsides and hillcrests
2. Steep Slopes
3. Viewshed Analysis for major thoroughfares





PREVIOUS ENVISION FRANKLIN



APPROVED ENVISION FRANKLIN AMENDMENT

**ENVISION FRANKLIN
AMENDMENT**
(AMEND CONSERVATION POLICY)

REZONING
(AMEND HHO LINE LOCATION)

IF APPROVED...
(HHO LINE IS APPROVED)

**ANY FURTHER
ACTION WOULD
REQUIRE HZC
REVIEW WHEN A
PLAN IS BROUGHT
FORWARD**

PC APPROVED 9/25/25

DOES NOT CHANGE ZONING
ON SITE

ONLY MOVES THE HHO LINE TO
ALIGN WITH THE CONSERVATION
POLICY THAT WAS APPROVED ON
9/25/2025

ANY ADDITIONAL CHANGES OF
ZONING TYPE / DEVELOPMENT
PLAN / SITE PLAN WOULD COME
BERFORE HZC FOR VOTE

ZONING IS ESTATE RESIDENTIAL

ENVISION FRANKLIN POLICY
IS RURAL RESERVE AND
CONSERVATION

RURAL RESERVE

The Rural Reserve Design Concept is intended to help preserve the natural beauty of Franklin through innovative design that helps celebrate nature while transitioning from the more densely populated City to the rural County. Preliminary design considerations for new development should focus on identifying the natural features that should be preserved within a required 50 percent open space in a meaningful way, followed after by new residential lots of one-half acre minimum.

Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails.



Design Concepts | ENVISION FRANKLIN



103

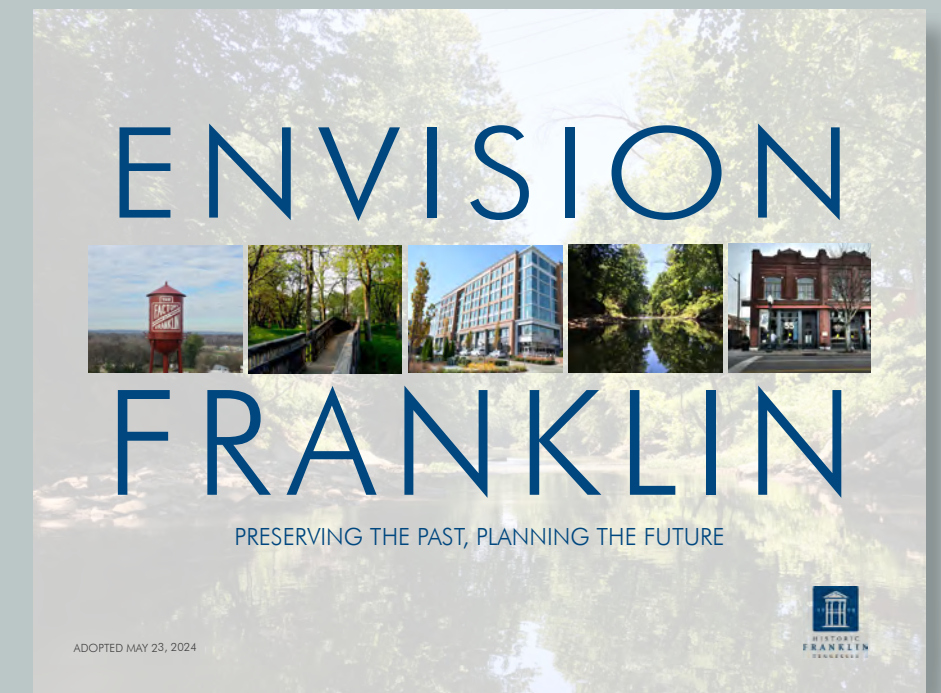
"...DESIGN THAT HELPS CELEBRATE NATURE WHILE TRANSITIONING FROM THE MORE DENSELY POPULATED CITY TO THE RURAL COUNTY."

RURAL RESERVE | DESIGN POLICY:

Uses: Single-Family Residential, Accessory Dwellings

Bulk Standards:

- 50% Natural Open Space,
- Grading techniques that dramatically alter site vegetation and topography should be prohibited.
- Maximum of two and one-half stories
- Lots should be one-half acre minimum



3.3 ER—Estate Residential District

3.3.1 Purpose

The ER district is intended to provide for single-family residential on estate-sized lots and for preservation of rural character.

3.3.2 Use Regulations

- A. Principal uses shall comply with Section 5.1, Principal Uses.
- B. Accessory uses and structures, other than agricultural structures, shall comply with Section 5.2, Accessory Uses and Structures.
- C. Temporary uses and structures shall comply with Section 5.3, Temporary Uses and Structures.

3.3.3 Building Types

The following principal building type is permitted:

- A. House

3.3.4 Frontage Types

The following frontage type is permitted:

- A. Yard Frontage

3.3.5 Dimensional Standards

The following dimensional standards are required:

Lot Standards	Minimum
Lot Size	2 acres
Lot Width	150 feet
Front Lot Line	120 feet

Number of Buildings	Maximum
Principal Building	1 per lot
Accessory Structure	1 per lot
Minor Accessory Structure	1 per lot

Principal Building Setbacks	Minimum
Front Yard	150 feet
Side Yard	35 feet
Rear Yard	65 feet

Appurtenance Encroachments into Setbacks

Front Yard	6 feet max
Side Yard	5 feet max, but no closer than 5 feet from lot line
Rear Yard	15 feet max, but no closer than 20 feet from lot line

Steps may encroach up to the front lot line, but no closer than 5 feet from a side or rear lot line

Accessory Structure Setbacks

Location	At least 5 feet behind the principal building
	At least 5 feet from any lot line

Building Height	Maximum
Principal Building	2 ½ stories

Accessory Structure Shall not exceed the height of the principal building, except for agricultural structures

Minor Accessory Structure	1 story
---------------------------	---------

Landscape	Minimum
Landscape Surface Area	60%

Alternate Standards

For lots in recorded subdivisions, if there are different dimensional standards on the final plat, then those standards on the final plat shall govern

3.3.6 Additional Standards

Chapter References

Building Types	Chapter 6
Frontage Types	Chapter 7
Transitional Features	Chapter 8
Streetscape and Circulation	Chapter 9
Parking and Transit	Chapter 10
Open Space	Chapter 11
Landscape	Chapter 12
Fences, Walls, and Screening	Chapter 13
Lighting	Chapter 14
Signs	Chapter 15
Utilities	Chapter 16
Natural Resources	Chapter 17
Historic Resources	Chapter 18

ESTATE RESIDENTIAL | CURRENT ZONING DISTRICT:

The ER district is intended to provide for single family residential on estate-sized lots and for preservation of rural character.

Bulk Standards:

- 2 acre lot minimum
- 2.5 stories max
- 150' lot width
- 150' front yard setback



2025
FRANKLIN
ZONING
ORDINANCE

ADOPTED & EFFECTIVE
1-1-2025





CITY OF FRANKLIN

NOT IN HPO

CREEK SIDE

CSX RAILROAD

SPENCER CREEK

CITY OF FRANKLIN

NOT IN HPO

WYATT HALL

1.54 AC

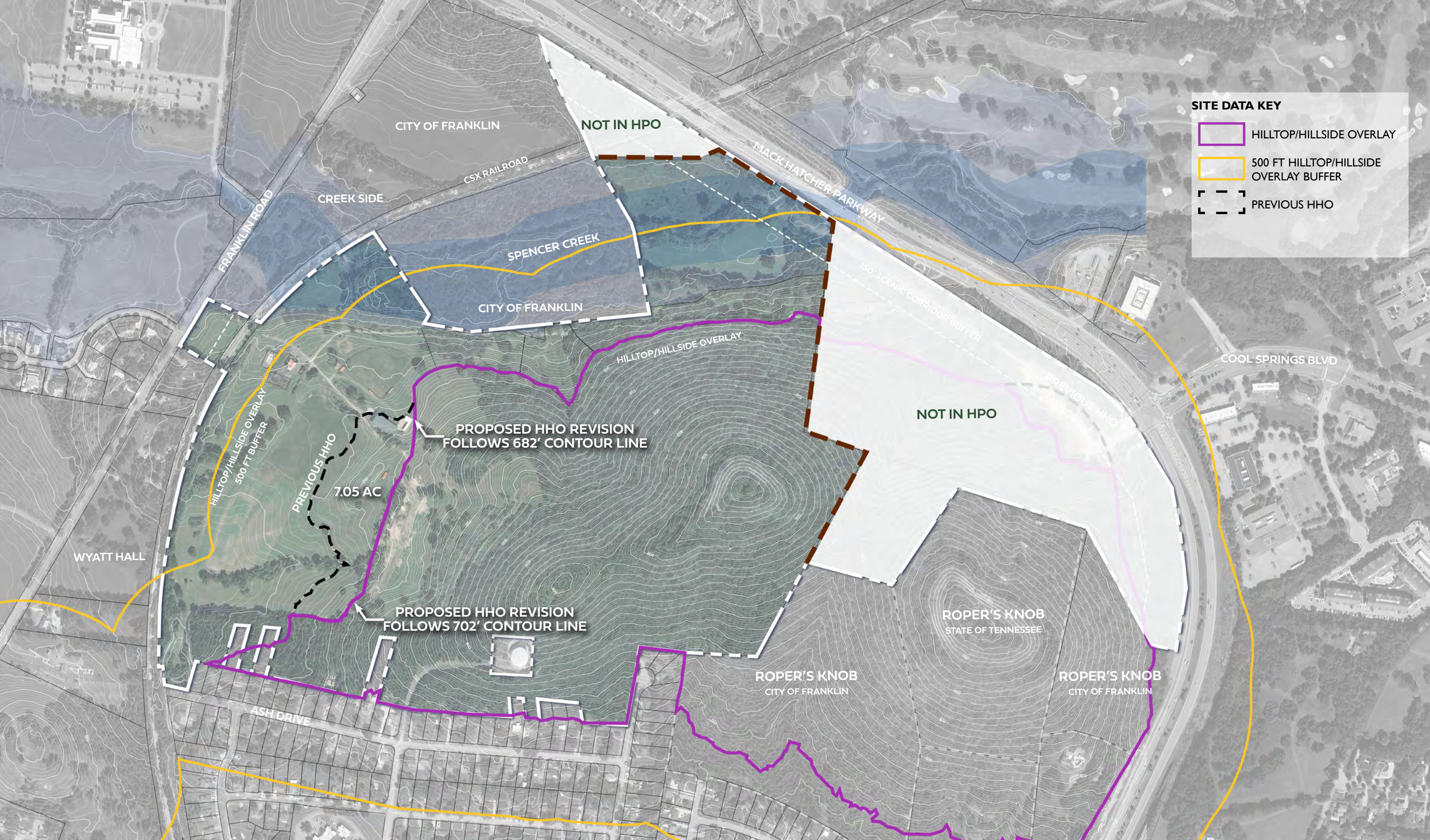
ROPER'S KNOB
STATE OF TENNESSEE

ROPER'S KNOB
CITY OF FRANKLIN

ROPER'S KNOB
CITY OF FRANKLIN

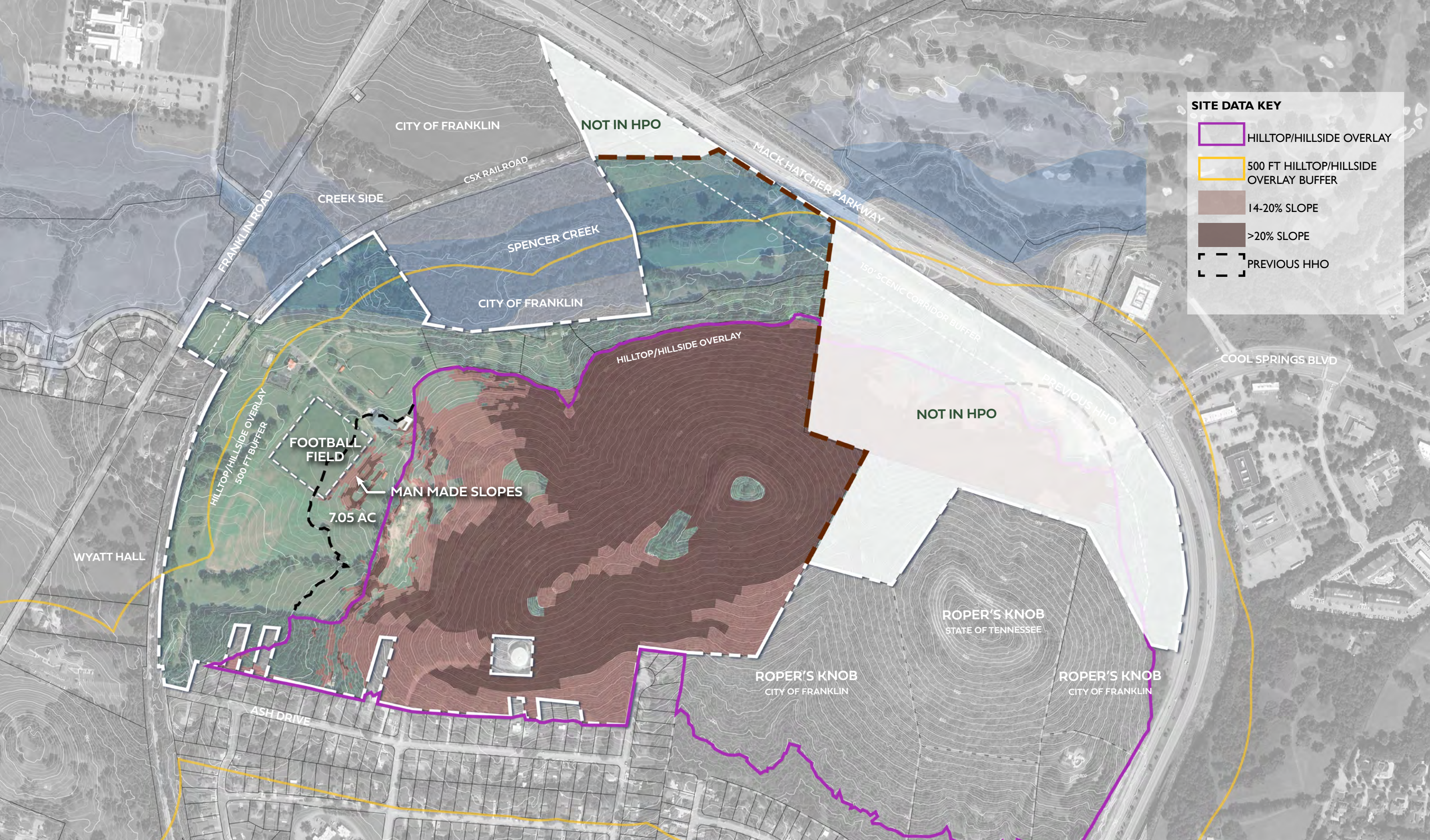
354 FRANKLIN ROAD

HZC PRESENTATION



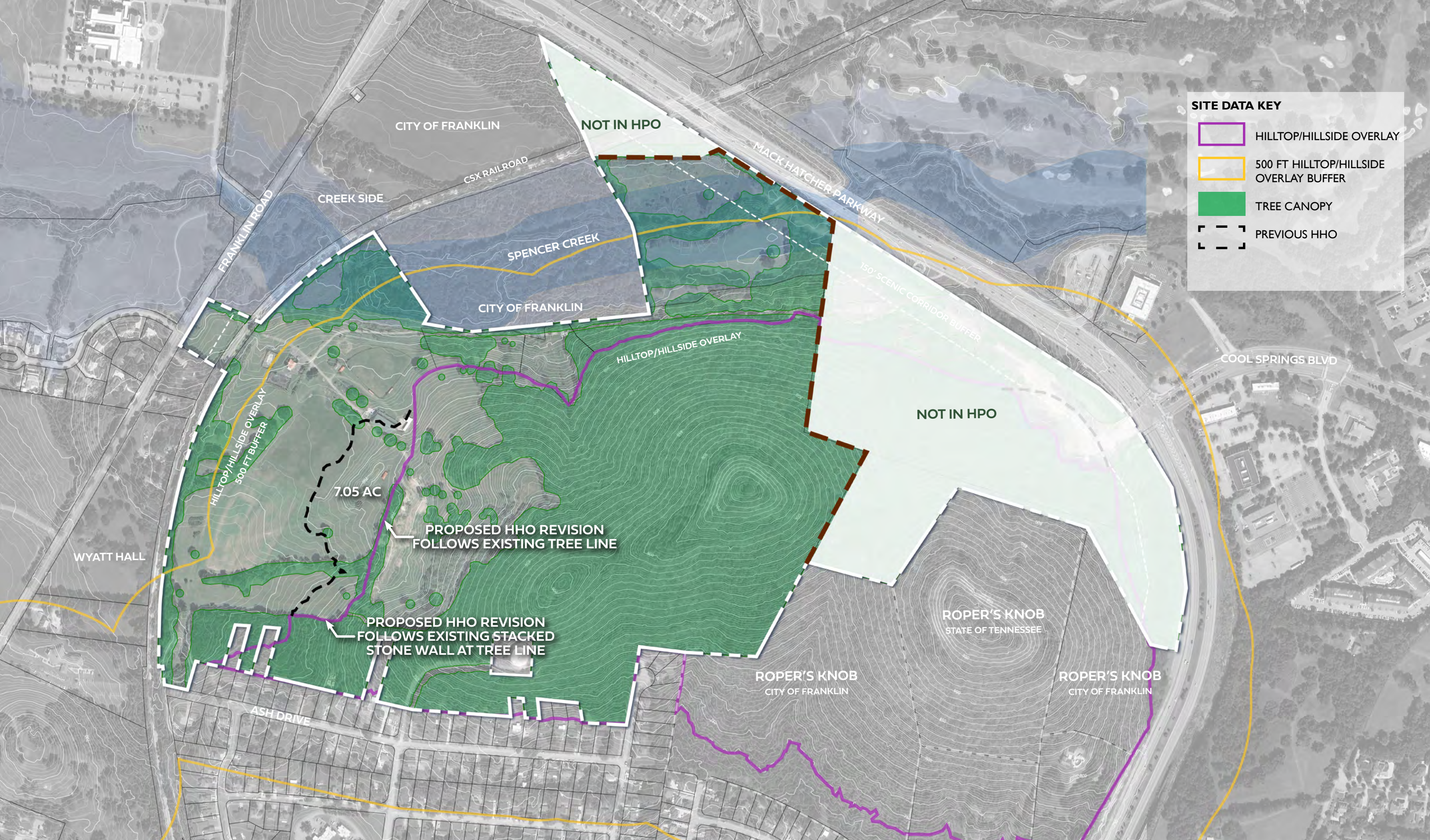
354 FRANKLIN ROAD
 CONTOUR EXHIBIT

HZC PRESENTATION



SITE DATA KEY

- HILLTOP/HILLSIDE OVERLAY
- 500 FT HILLTOP/HILLSIDE OVERLAY BUFFER
- 14-20% SLOPE
- >20% SLOPE
- PREVIOUS HHO



SITE DATA KEY

- HILLTOP/HILLSIDE OVERLAY
- 500 FT HILLTOP/HILLSIDE OVERLAY BUFFER
- TREE CANOPY
- PREVIOUS HHO

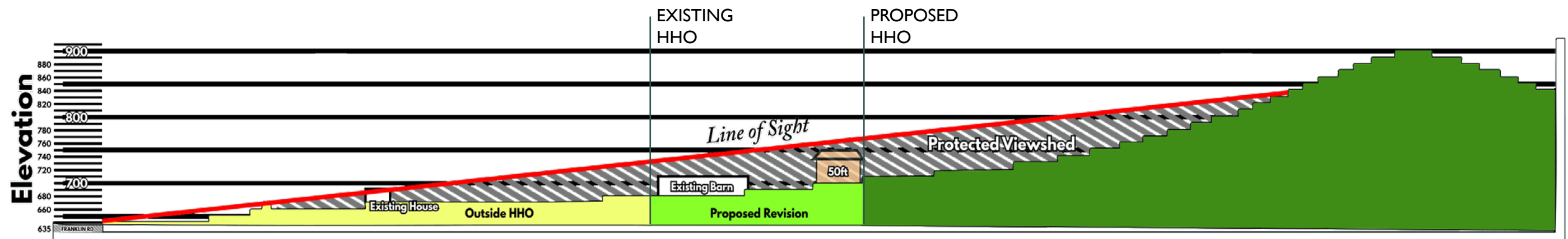
354 FRANKLIN ROAD
TREE CANOPY EXHIBIT

HZC PRESENTATION

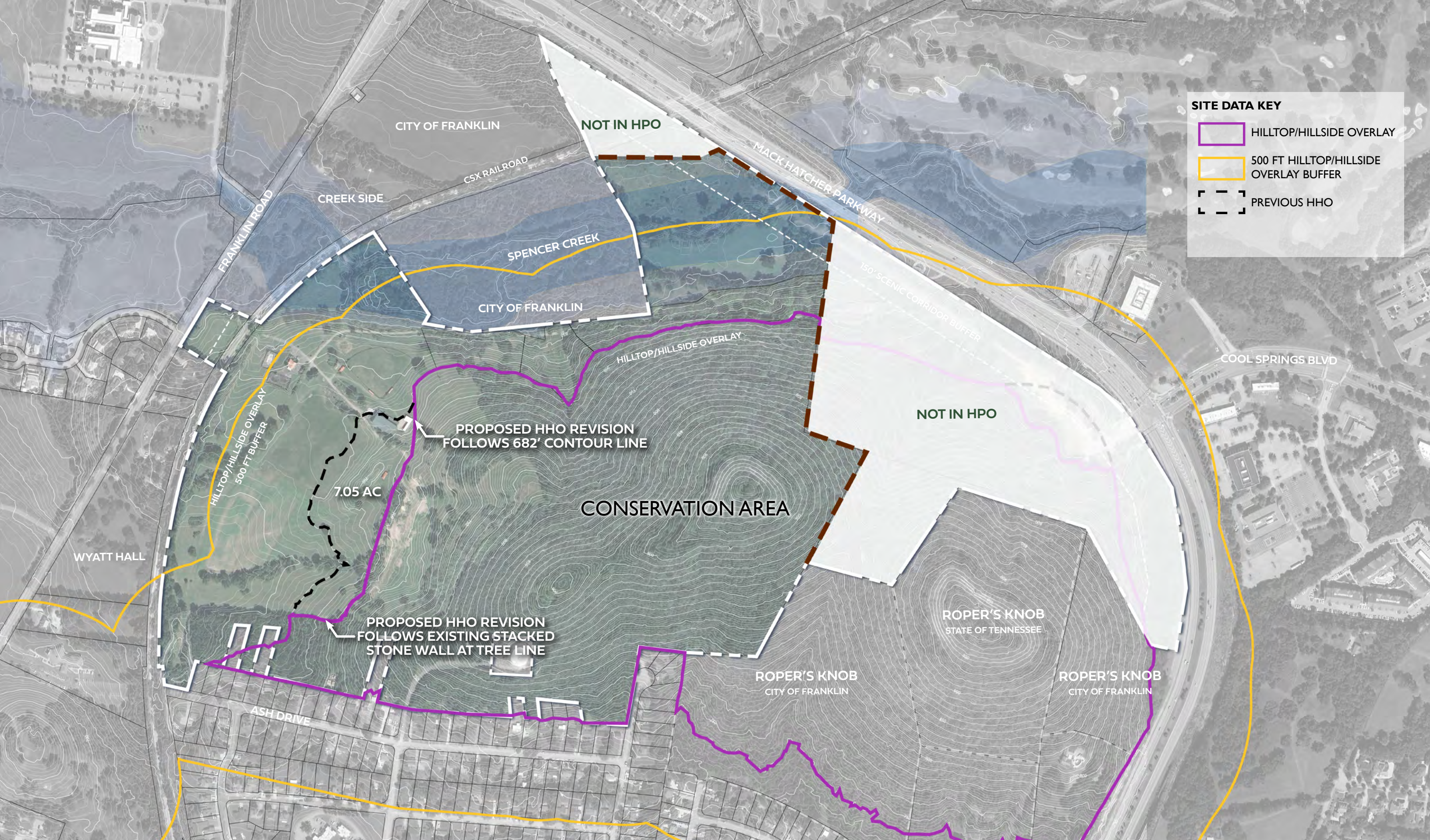


FRANKLIN ROAD AREA:

This area was previously disturbed.
 Currently Line goes through a barn and football field
 Proposed line follows existing tree line.







SITE DATA KEY

- HILLTOP/HILLSIDE OVERLAY
- 500 FT HILLTOP/HILLSIDE OVERLAY BUFFER
- PREVIOUS HHO



File #: 21-01914

DATE: 1/12/2026

TO: Historic Zoning Commission

FROM:

SUBJECT:

Admin COA For Wall Sign (Lighting) At 230 Franklin Rd.; John Brown, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:

COF Project Number:

Applicant:

Owner:

BACKGROUND:

RECOMMENDATION:

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.



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 230 Franklin Rd. Bldg. 1 (Franklin Road Historic District)
Applicant: John Brown, David A. Levey & Associates
Owner: Factory Partners, LLC.
Project #: 8990
Type of Work: Consideration of Wall Signage Lighting

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

Approval Date: December 1, 2025
Expiration Date: December 1, 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 lighting for an approved wall sign at 230 Franklin Road.

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

- **Illumination:** The Guidelines state to use only external illumination and downlights, no spotlights. To use concealed lighting or limited visible light fixtures, such as gooseneck fixtures, in a dark bronze or black color or a color that matches the facade color, and to use incandescent and warm-colored lighting when possible. The proposed light fixture will be a concealed fixture underneath the eave and will match the building façade color.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The wall sign lighting is **approved** with the following conditions:

- The illumination must utilize a warm white light. The lighting must not use colored bulbs or gels, or lighting with changing colors.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

**DAVID A. LEVY
& ASSOCIATES**

345 SPRINGSIDE DRIVE
AKRON, OHIO 44333-2434

> Retail Design & Development

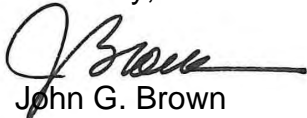
November 13, 2025

Project: 230 Franklin Rd. Bldg 1
The Factory at Franklin
Anthropologie – Sign Light at Entrance

Project Narrative:

The project scope includes installation of a new linear sign light at the entrance to the Anthropologie store.

Sincerely,



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

Anthropologie & Terrain at The Factory at Franklin

Anthropologie / Terrain to be located
in Building 1

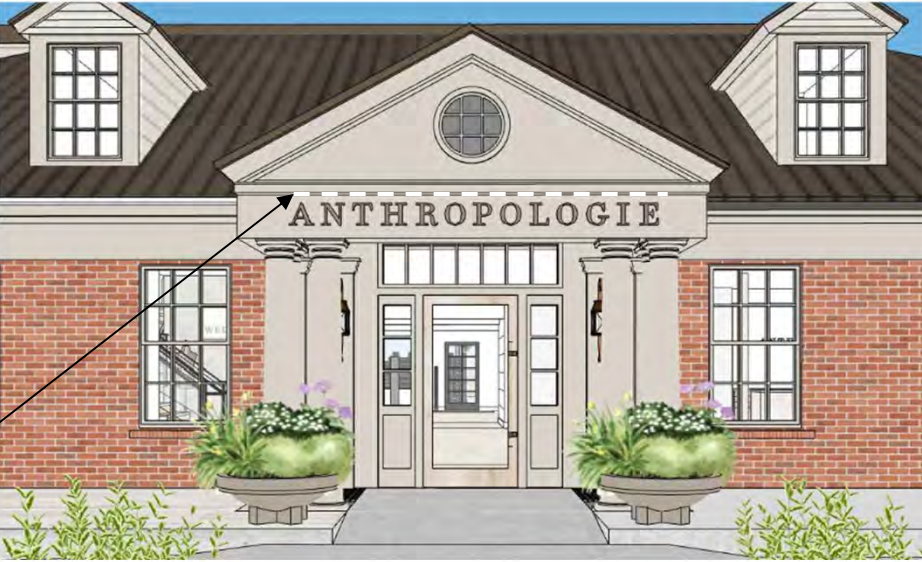
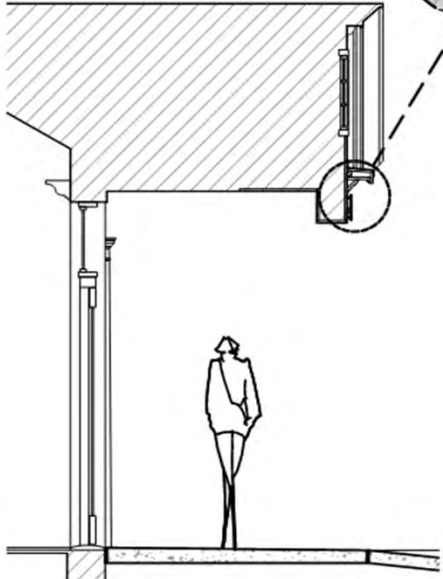
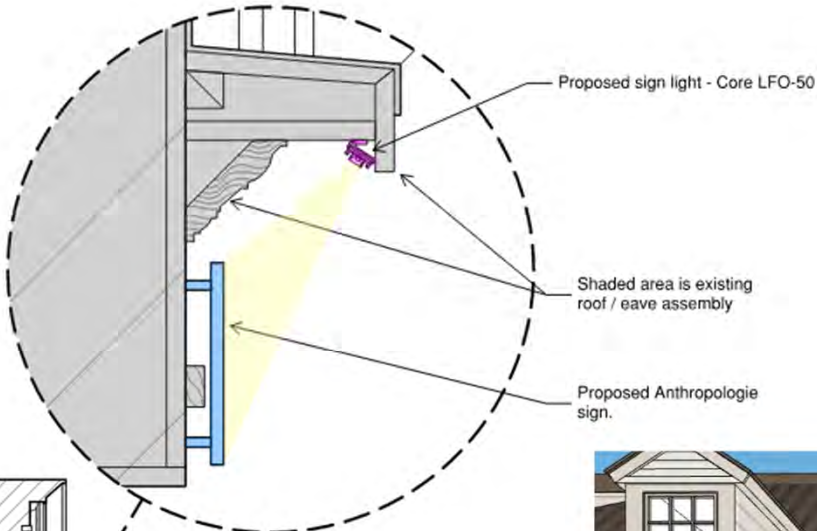
The Factory at Franklin
230 Franklin Road
Franklin, TN 37064



NORTH

Factory at Franklin Building 1 West Façade Sign Light

230 Franklin Road
Franklin, TN 37064





Factory at Franklin Building 1 West Façade Sign Light

230 Franklin Road
Franklin, TN 37064



LFO-50

SYMMETRIC/ ASYMMETRIC FLEXIBLE WALL WASHER LIGHT

LFO-50 Series is a surface mounted, architectural-grade flexible LED luminaire system designed for wall washing, grazing, cove and other accent applications. It can easily be mounted to nearly any surface, with customizable lengths in 6 inch increments. It is silicone encapsulated for durability & reliability making it suitable for indoor and outdoor applications.

K6: LINEAR SIGNAGE LIGHT

LFO-50-27K-30-11FT-24-1P67SFR-HW25
DRIVER: PSRX-96W-24V
EXTRUSION: LFO-AC96
MOUNTING BRACKET: LFO-ASB



SPECIFICATIONS

INPUT VOLTAGE	24V DC
POWER CONSUMPTION	6W per Ft.
LUMEN OUTPUT	622 Lm (Symmetric) 513 Lm (Asymmetric)
NO. OF LEDs	14 LEDs per Ft. (Symmetric) 10 LEDs per Ft. (Asymmetric)
BEAM ANGLE	20°/ 30°/ 50°/ 25°x40°(Symmetric) 110°x70° (Asymmetric)
CRI	90+
COLOR TEMPERATURE	27K/ 30K/ 35K/ 40K/ 50K
DIMMING	MLV, ELV, 0-10 and TRIAC
MAXIMUM RUN LENGTH	16 Ft.
FIELD CUTTABLE	Every 6.56 in (166.6mm)
IP RATING	IP67 Wet Location (Outdoor)
LUMEN MAINTENANCE	50,000 Hrs.
CERTIFICATIONS	UL Listed, TITLE 24 JA8, ETL, RoHS
OPERATING TEMPERATURE	-40°F (-40°C) to +113°F (+45°C)

FEATURES

- 6W per Ft
- 100 Lumens per Watt
- Maximum Run Length 16Ft.
- 90+ CRI
- High efficacy level
- Multiple CCT Options available
- Superior COLOR RENDERING INDEX (CRI)
- Dimmable with CORE Lighting dimmable drivers
- California TITLE 24 JA8 Compliant
- UL Listed (US and Canada)

**Field Cuttable only indoors*



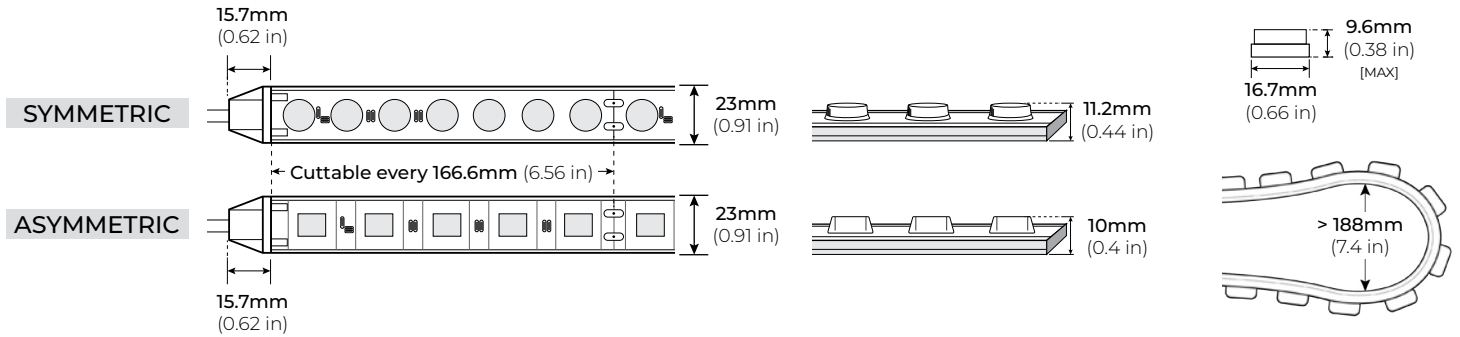
MODEL	COLOR TEMP	OPTIC	LENGTH	VOLTAGE	POWER FEED	FEED LENGTH
LFO-50	27K 2700K	20 20°	10 10 Ft.	24 24V DC	IP67EF End Feed	HW3 3 Ft. Power Feed
	30K 3000K	30 30°	1'XX per Ft.		IP67SFL Side Feed Left	HW10 10 Ft. Power Feed
	35K 3500K	50 50°	11ft continuous length		IP67SFR Side Feed Right	HW15 15 Ft. Power Feed
	40K 4000K	2540 25° x 40°			HW25 25 Ft. Power Feed	
	50K 5000K	11070 110° x 70° (Asymmetric)				

*1 = Custom length per FT. (cuttable every 6.56")

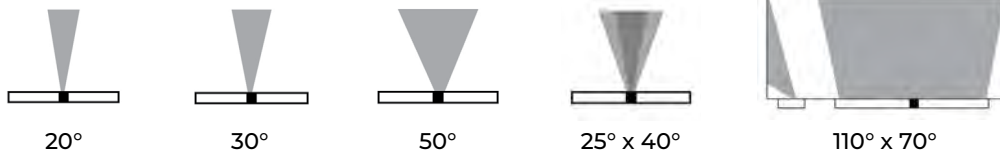
LFO-50

SYMMETRIC/ ASYMMETRIC FLEXIBLE WALL WASHER LED STRIP

DIMENSIONS



OPTICS

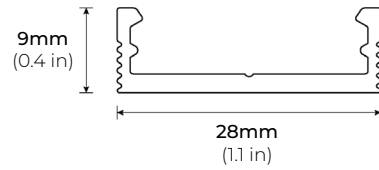


ACCESSORIES

LFO-AC48

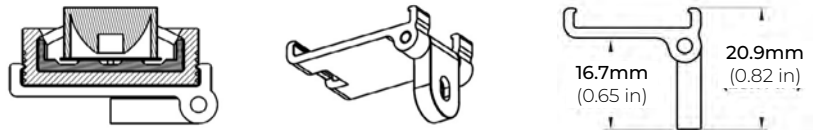
LFO-AC96

ALUMINUM PROFILE



LFO-ASB

ADJUSTABLE BRACKET

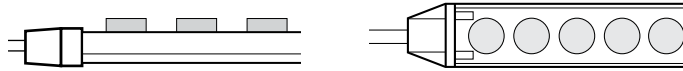


LFO-50

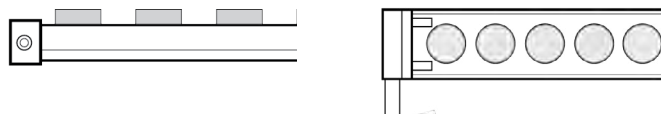
SYMMETRIC/ ASYMMETRIC FLEXIBLE WALL WASHER LED STRIP

IP67 POWER FEED

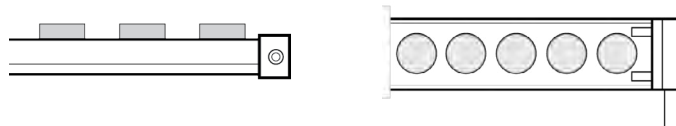
IP67EF
END FEED



IP67SFL
SIDE LEFT FEED



IP67SFR
SIDE RIGHT FEED



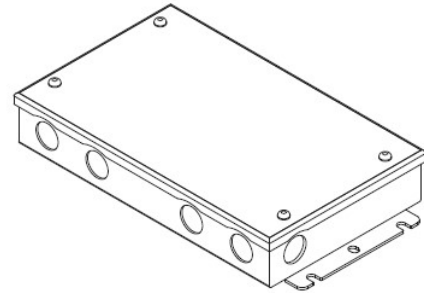
LFO-50

SYMMETRIC/ASYMMETRIC FLEXIBLE WALL WASHER LED STRIP

COMPATIBLE TRANSFORMERS

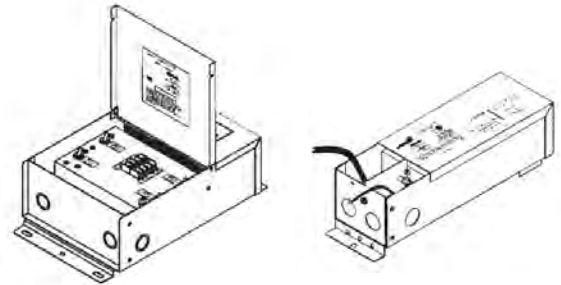
PSDL SERIES TRIAC DIMMABLE

PSDL-30W-24V	CLASS 2	6.5" X 3.63" X 1.03"
PSDL-60W-24V	CLASS 2	7.4" X 3.63" X 1.03"
PSDL-96W-24V	CLASS 2	8.67" X 3.67 X 1.62"
PSDL-150W-24V		8.67" X 3.67" X 1.62"
PSDL-192W-24V	CLASS 2	10.25" X 4.06" X 1.82"
PSDL-200W-24V		10.25" X 4.06" X 1.82"
PSDL-288W-24V	CLASS 2	10.25" X 4.06" X 1.82"
PSDL-300W-24V		10.25" X 4.06" X 1.82"



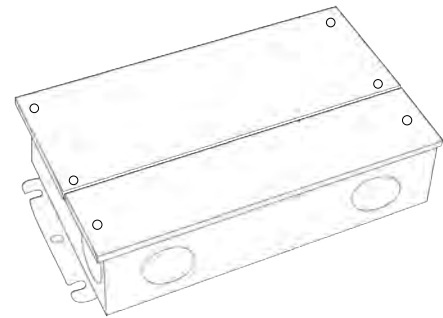
PSDH SERIES HIGH PERFORMANCE MAGNETIC LOW VOLTAGE (MLV)

PSDH-48W-24V	CLASS 2	11.25" X 3.37" X 3.25"
PSDH-96W-24V	CLASS 2	11.25" X 3.37" X 3.25"
PSDH-288W-24V	CLASS 2	14.25" X 8.43" X 4.43"



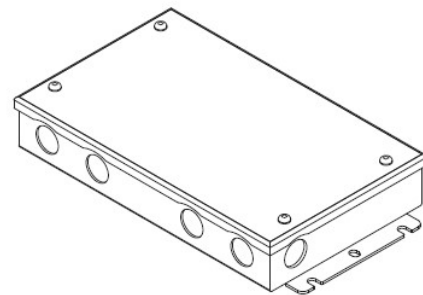
PSRX SERIES 4-IN-1 DIMMING DRIVER

PSRX-30W-24V	CLASS 2	6.5" X 3.72" X 1.57"
PSRX-60W-24V	CLASS 2	7.4" X 3.72" X 1.57"
PSRX-96W-24V	CLASS 2	8.66" X 3.72" X 1.57"
PSRX-150W-24V		10.24" X 4.13" X 1.77"
PSRX-192W-24V	CLASS 2	11" X 4" X 1.82"
PSRX-200W-24V		10.24" X 4.13" X 1.77"
PSRX-288W-24V	CLASS 2	11.85" X 4.25" X 1.82"
PSRX-300W-24V		10.94" X 4.33" X 1.77"



PSVT SERIES 0-10V DIMMING DRIVER

PSVT-60W-24V	CLASS 2	7.4" X 3.72" X 1.57"
PSVT-96W-24V	CLASS 2	8.66" X 3.72" X 1.57"
PSVT-200W-24V		10.24" X 4.13" X 1.77"
PSVT-288W-24V	CLASS 2	11.85" X 4.25" X 1.81"
PSVT-300W-24V		10.94" X 4.33" X 1.77"



LFO-50

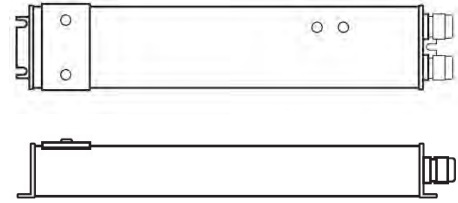
SYMMETRIC/ ASYMMETRIC FLEXIBLE WALL WASHER LED STRIP

COMPATIBLE TRANSFORMERS

PSDE SERIES

0-10V DIMMING W/ JUNCTION BOX

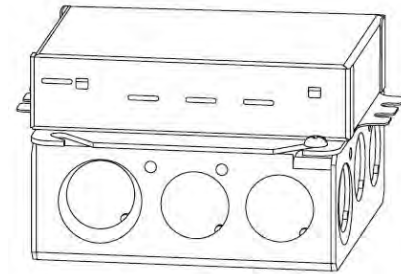
PSDE-60W-24V-010-JB CLASS 2 12.1" X 2.36" X 1.4"



LUTRON 1%

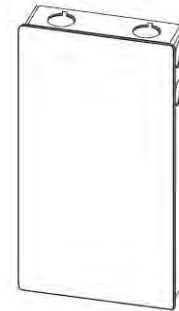
3-WIRE DIMMING

L3DA4U1UKL-CV240 CLASS 2 4.0" X 1.5" X 4.0"



LUTRON 1%

PSDE-96W-24V-ECO CLASS 2 10.5" X 3.0" X 2.0"

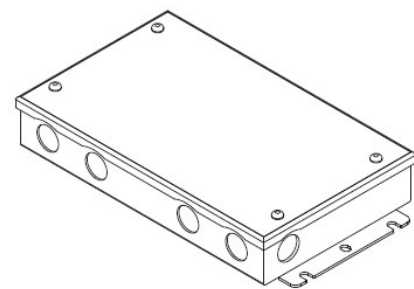


COMPATIBLE NON-DIMMING DRIVERS

PSHK SERIES

NON-DIMMING CONSTANT VOLTAGE WITH JUNCTION BOX

PSHK-30W-24V	CLASS 2	6.5" X 3.6" X 1.02"
PSHK-60W-24V	CLASS 2	7.4" X 3.62" X 1.02"
PSHK-96W-24V	CLASS 2	8.66" X 3.66" X 1.61"
PSHK-150W-24V		10.24" X 4.06" X 1.81"
PSHK-200W-24V		10.24" X 4.06" X 1.81"
PSHK-288W-24V	CLASS 2	11.85" X 4.25" X 1.82"
PSHK-300W-24V		10.24" X 4.25" X 1.81"



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

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

TAX MAP 63M, GROUP A, PARCEL 21.00
(Property Parcel/Tax ID Number)
and located at:

230 FRANKLIN RD. 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

David A. Levy & Associates (David Levy, John Brown, Sara O'Daniel)
(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.

David Click
Owner Signature

Additional Owner Signature, if applicable

1009 3rd AVENUE N. SUITE 200
Property Owner Mailing Address

NASHVILLE, TN 37201
City, State & Zip

Subscribed and sworn to before me this

29 day of Sept, 2025.

Angela McMahan
Notary Public



My Commission Expires: 3.26.2029



Project Overview **#1934365**

Project Title: 230 Franklin Road **Jurisdiction:** Franklin
Application Type: 08b) Administrative Certificate of Appropriateness (COA) **State:** TN
Workflow: COA Administrative Default **County:** Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

Awnings:

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

HVAC Equipment and/or Related Screening:

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

Minor Alterations:

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

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

Note: The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

John Brown
 David A. Levy & Associates
 345 Spingside Drive
 Akron, OH 44333
 P:3306666767
jbrown@dalevy.com

Property Owner

Property Owner

David Click
 Factory Partners, LLC
 1009 3rd Ave. N, Ste 200
 Nashville, TN 37201
 P:8135790588
dclick@holladayproperties.com

Address

Project Address or Parcel: 230 FRANKLIN RD (063M-A02100)

Calculated Acreage: Parcel

- 230 FRANKLIN RD: 20.04685028

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed: Minor Alteration

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 230 FRANKLIN RD: PD

Central Franklin Overlay: Central Franklin Overlay

- 230 FRANKLIN RD: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 230 FRANKLIN RD: 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:

The project scope includes installation of a new linear sign light at the entrance to the Anthropologie store.



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 230 Franklin Rd. Bldg. 1 (Franklin Road Historic District)
Applicant: John Brown, David A. Levy & Associates
Owner: Factory Partners, LLC.
Project #: 8991
Type of Work: Consideration of Rear Yard Fencing
Reviewed By: Elizabeth Bulay

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

Approval Date: December 1, 2025
Expiration Date: December 1, 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 at 230 Franklin Road behind Building 1 at the Factory.

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

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed fence appears to meet the Guidelines for location, as it is being proposed in the rear yard around a courtyard.
- **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 4’.
- **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. A vertical wood picket fence is proposed. The proposed fencing relates to the residential form of the supporting building.
- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is 4’ wood picket fence. The gate design utilizes a wood diagonal member and mesh backing. The proposed design of the wood fence is

appropriate. The proposed gate design is not typical and should utilize an “x” or crossbuck design to be consistent with what is seen in the district.

APPLICABLE GUIDELINES

Chapter 7 – Fences, Gates, and Walls

APPROVED WORK SPECIFICATIONS

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

- The gate design must utilize a “x” or crossbuck design to be consistent with the design of fencing in the district.
- 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/>

**DAVID A. LEVY
& ASSOCIATES**

345 SPRINGSIDE DRIVE
AKRON, OHIO 44333-2434

> Retail Design & Development

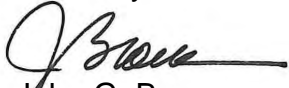
November 13, 2025

Project: 230 Franklin Rd. Bldg 1
The Factory at Franklin
Terrain Patio - Rear Yard Fencing

Project Narrative:

The project scope includes installation of a new 4-foot-high post and rail wood fence with ebony stain. Fence will have two wood rail / metal mesh access gates with ebony stain.

Sincerely,



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

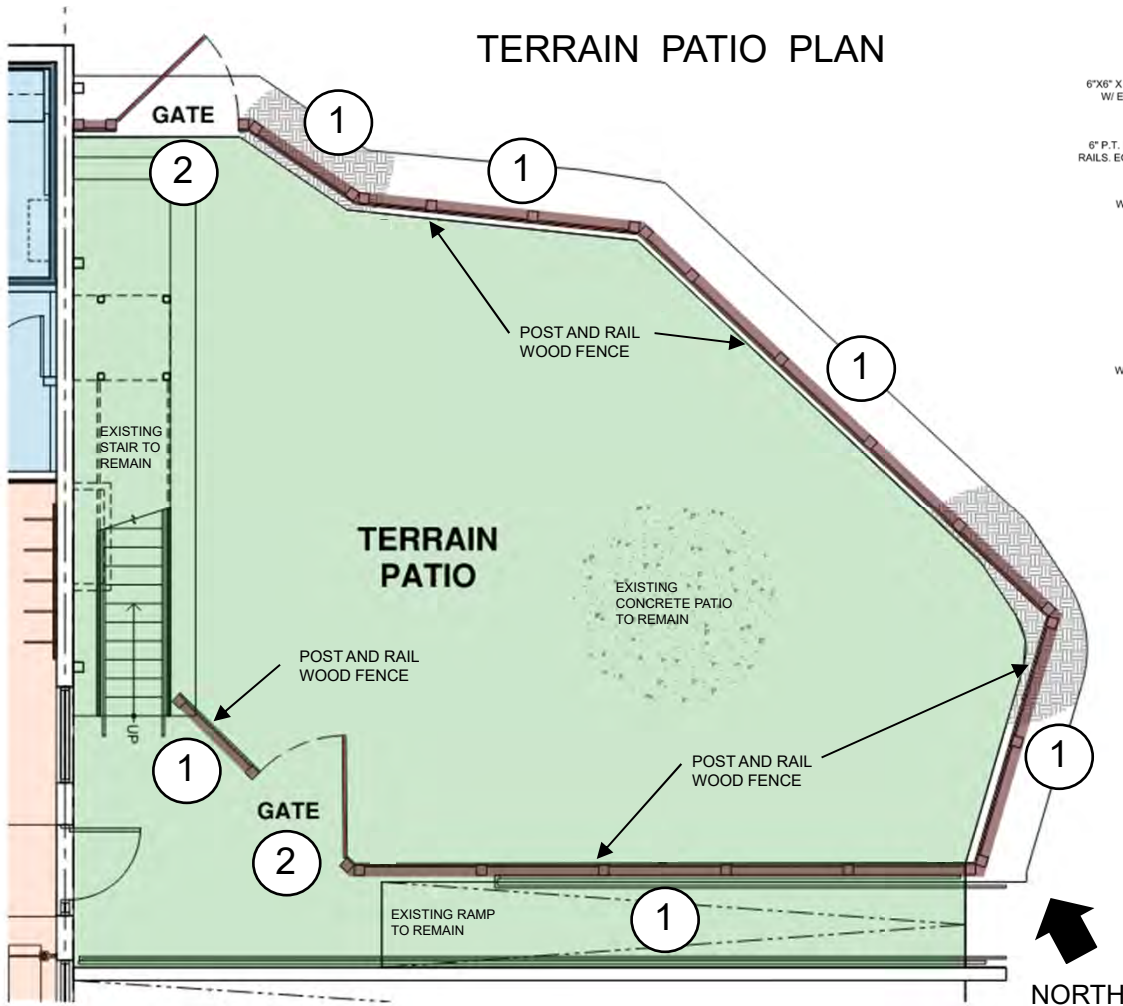
Terrain Patio
at
The Factory at Franklin

Terrain Patio located directly behind
Building 1

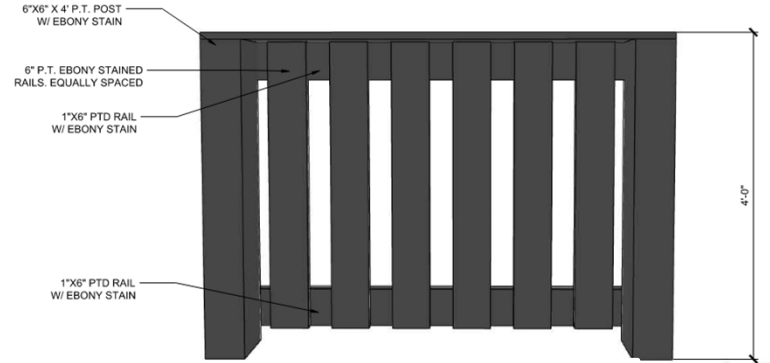
The Factory at Franklin
230 Franklin Road
Franklin, TN 37064



TERRAIN PATIO PLAN

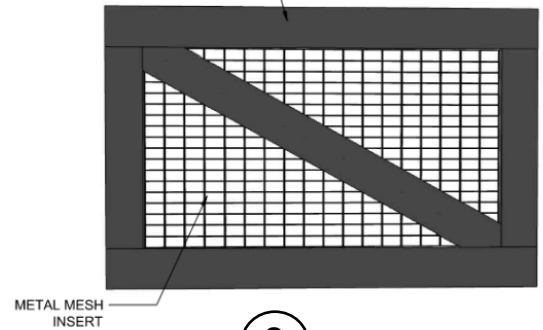


New Wood Fence - 4'-0" high post and rail wood fence with gates. Wood to be pressure treated (pine), finished with ebony stain.



1 POST AND RAIL FENCE

1"x6" PTD RAIL W/ EBONY STAIN



2 GATE

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).



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

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

TAX MAP 63M, GROUP A, PARCEL 21.00
(Property Parcel/Tax ID Number)
and located at:

230 FRANKLIN RD. 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

David A. Levy & Associates (David Levy, John Brown, Sara O'Daniel)
(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.

David Click
Owner Signature

Additional Owner Signature, if applicable

1009 3rd AVENUE N. SUITE 200
Property Owner Mailing Address

NASHVILLE, TN 37201
City, State & Zip

Subscribed and sworn to before me this

29 day of Sept, 2025.

Angela McMahan
Notary Public



My Commission Expires: 3.26.2029



Project Overview #1935494

Project Title: 230 Franklin Road
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

John Brown
 David A. Levy & Associates
 345 Spingside Drive
 Akron, OH 44333
 P:3306666767
jbrown@dalevy.com

Property Owner

Property Owner

David Click
 Factory Partners, LLC
 1009 3rd Ave. N, Ste 200
 Nashville, TN 37201
 P:8135790588
dclick@holladayproperties.com

Address

Project Address or Parcel: 230 FRANKLIN RD (063M-A02100)

Calculated Acreage: Parcel

- 230 FRANKLIN RD: 20.04685028

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed: Rear Yard Fencing

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 230 FRANKLIN RD: PD

Central Franklin Overlay: Central Franklin Overlay

- 230 FRANKLIN RD: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 230 FRANKLIN RD: 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: Pressure treated wood (pine) to be stained

HVAC Type:

Narrative

Project Description:

The project scope includes installation of a new 4-foot-high post and rail wood fence with ebony stain. Fence will have two wood rail / metal mesh access gates with ebony stain.



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 315 Bridge St. (Downtown Franklin Historic District)
Applicant: Kimberly Swartz
Owner: Majority Blu, LLC., Tucker Herndon, Rep.
Project #: 8992
Type of Work: Consideration of Signage (Post-and-Arm & Wall)

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

Approval Date: December 4, 2025
Expiration Date: December 4, 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 a new post-and-arm sign and wall sign for the new tenant, Exotica Airbrush Tanning, located at 315 Bridge Street.

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

Post-and-Arm

- **Location:** The Guidelines state to place the sign in a traditional front yard location and to be perpendicular to the public sidewalk. The location of the proposed sign is in the front landscaped area and perpendicular to where a public sidewalk would be. The proposed location is appropriate.
- **Quantity:** The Guidelines state that a maximum of one per building is recommended only if no post-and-panel signs exist. A maximum of 3 signs is recommended for a building. One post-and-arm sign is proposed for the accessory building at 315 Bridge St. There is an existing post-and-arm sign for the principal building. This is 1 of 2 signs proposed for the building. The proposed quantity is appropriate.
- **Sign Area:** The Guidelines state that the maximum sign area is 9 square feet. The proposed sign panel will be 24 inches in diameter, or 4 square feet in size. The proposed sign area size is appropriate.

- **Height:** The Guidelines state that the maximum post height is 7 feet in height. The proposed post will be 5 feet in height from grade. The proposed height is appropriate.
- **Material:** The Guidelines state that wall signs should be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panel will be a metal panel, a metal chain, a scroll bracket, and a wood post. The proposed materials are appropriate. The finish was not indicated on the application.
- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The sign is proposed to be a black background, white lettering, and gold accents. The proposed colors are appropriate.
- **Illumination:** No illumination is proposed for the signage within the application.

Wall Sign:

- **Quantity:** The Guidelines state that a maximum of 1 per building façade, only if no band sign exists on the building. The proposed wall sign is the only proposed wall sign, and no band sign exists on the building. The quantity proposed is appropriate.
- **Sign Area:** The Guidelines state that the wall sign is 4.5 square feet. The proposed sign has a 48” diameter, or is 16 square feet in area. The proposed sign area is not appropriate.
- **Sign Thickness:** The Guidelines state that wall signs should be a maximum of 2 inches thick. The currently proposed sign is 3 inches thick. The sign thickness is not appropriate.
- **Projection:** Wall signs should project no more than 6 inches from the wall. The proposed wall sign projects 2 inches from the wall. The proposed projection is appropriate.
- **Height From Grade:** The Guidelines state the maximum height from grade is 12 feet. The sign is proposed to be 9 feet from the grade. The proposed sign height is appropriate.
- **Material:** The Guidelines state that wall signs should be a finished wood or metal, with matte finishes rather than reflective or shiny background finish. The proposed sign utilizes a metal panel. The proposed sign material is appropriate. The finish was not indicated within the application, but should align with the Guidelines.
- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The sign is proposed to be a black background, white lettering, and gold accents. The proposed colors are appropriate.
- **Illumination:** No illumination is proposed within the application.

APPLICABLE GUIDELINES

Chapter 8 – Signs

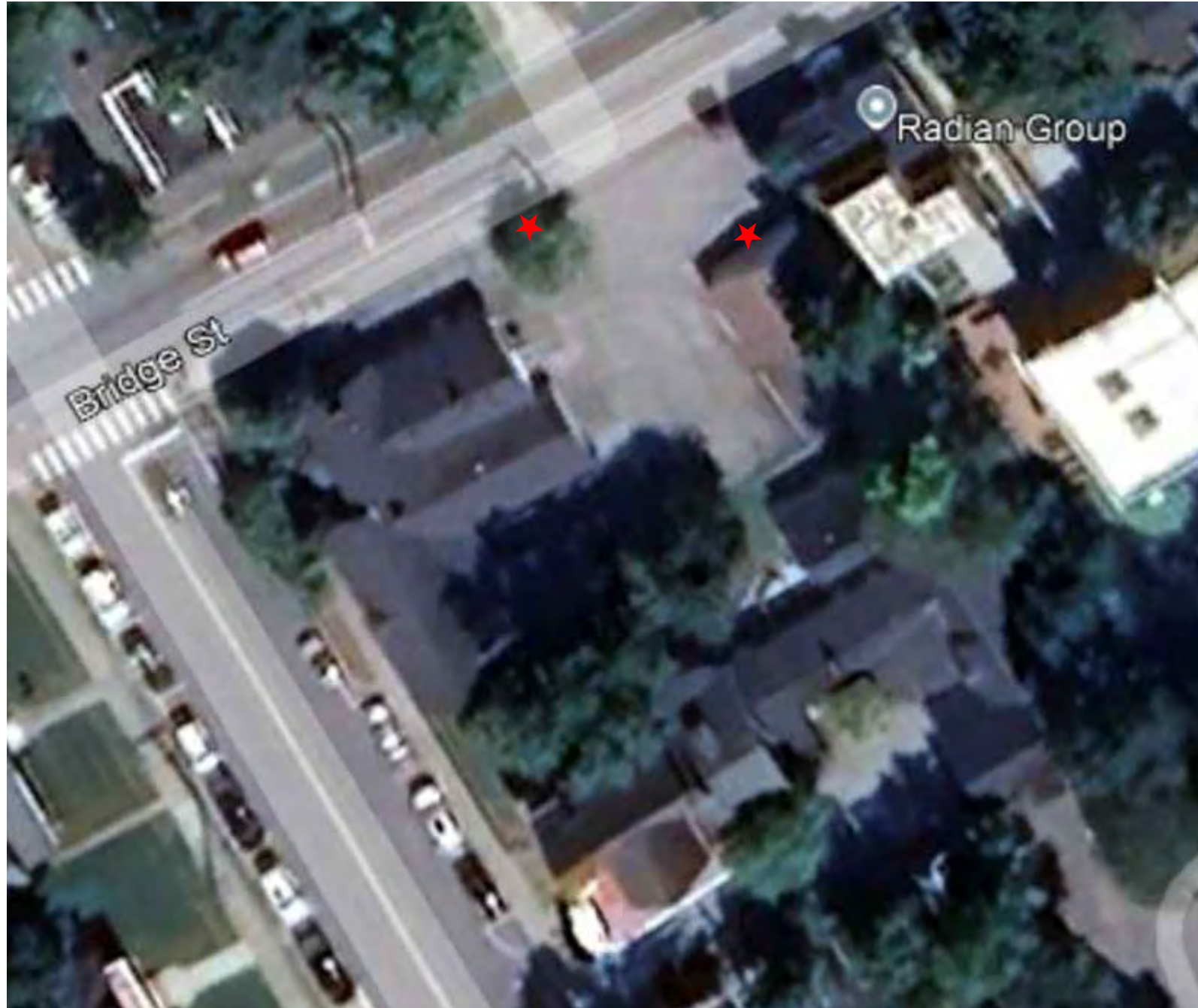
APPROVED WORK SPECIFICATIONS

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

- The wall sign must be reduced to a maximum sign area of 4.5 square feet.
- The wall sign thickness must be reduced to a maximum thickness of 2 inches.
- The signs must utilize matte background finishes.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

Site plan



Signage plans for:
315 Bridge Street
Franklin TN 37064

Landlord:
Tucker Herndon
305 Watercress Drive
Franklin, TN 37064
615-612-9495

Tenant:
Exotica Airbrush Tanning
Kim Hiatt Swartz
615-920-9400

Manufacture and Installation
TBD

This page contains:
Elevation for main wall sign

Notes:
2 signs - 1 on main building and one
at front of lot

★ Location of new signs

Elevation Main Wall Sign



Signage plans for:
315 Bridge Street
Franklin TN 37064

Landlord:
Tucker Herndon
305 Watercress Drive
Franklin, TN 37064
615-612-9495

Tenant:
Exotica Airbrush Tanning
Kim Hiatt Swartz
615-920-9400

Manufacture and Installation
TBD

This page contains:
Elevation for main wall sign

Notes:
Linear Frontage = 50ft
per city requirements of 1 ft .1 sq. ft.
sign is 16 sq ft.
sign is centered at pitch
bottom of sign is level with roofline

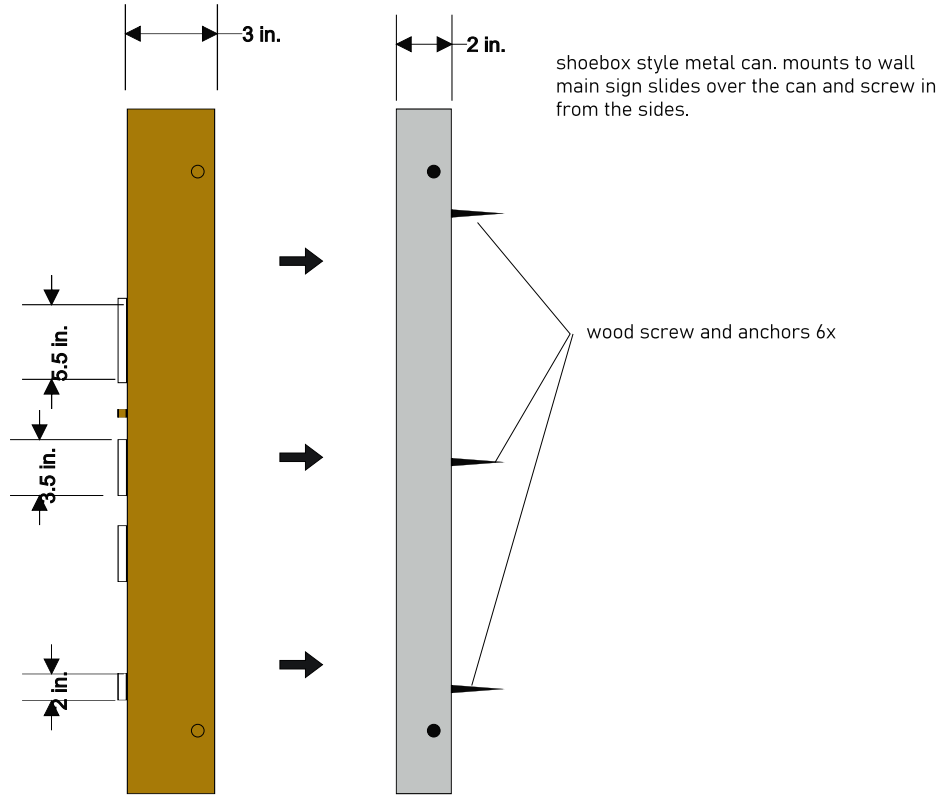


3270 Sellman Loop
Castle Rock CO 80109
Jerry Schell 408-348-5909

Specs main sign



4' dia metal can 3" deep
 outer ring is metallic gold / inner circle is black
 lettering is 1/4" thick flat cut acrylic in white
 separator bar is matched to outer ring.

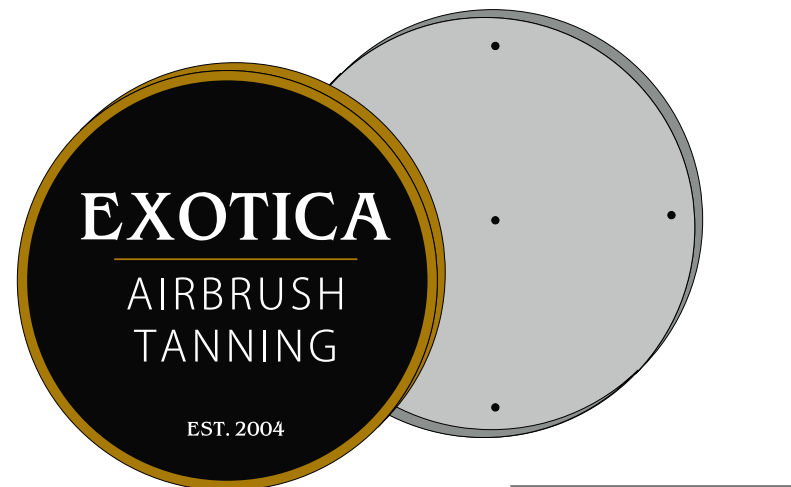


shoebox style metal can. mounts to wall
 main sign slides over the can and screw in
 from the sides.

wood screw and anchors 6x

finish screws to hold sign to backer

shoebox style metal can. mounts to wall
 main sign slides over the can and screw in
 from the sides.



Signage plans for:
 315 Bridge Street
 Franklin TN 37064

Landlord:
 Tucker Herndon
 305 Watercress Drive
 Franklin, TN 37064
 615-612-9495

Tenant:
 Exotica Airbrush Tanning
 Kim Hiatt Swartz
 615-920-9400

Manufacture and Installation
 TBD

This page contains:
 Specs for frontage sign

Notes:
 Linear Frontage = 50ft
 per city requirements of 1 ft .1 sq. ft.
 sign is 16 sq ft.

total square footage for both signs
 is 24 square feet

Elevation frontage sign



Signage plans for:
315 Bridge Street
Franklin TN 37064

Landlord:
Tucker Herndon
305 Watercress Drive
Franklin, TN 37064
615-612-9495

Tenant:
Exotica Airbrush Tanning
Kim Hiatt Swartz
615-920-9400

Manufacture and Installation
TBD

This page contains:
Elevation for frontage sign

Notes:
Linear Frontage = 50ft
per city requirements of 1 ft .1 sq. ft.
sign is 8 sq ft.
sign is mounted to wood post with
ornate bracket
sign is double sided

total square footage for both signs
is 24 square feet

Specs frontage sign

4" x 4" wood post painted black
 post is 5' tall from ground level
 Post is 18" deep and secured in concrete

33" long ornate scroll bracket painted black

1/4" metal chain painted black
 secured by eyebolts to metal frame of sign

EXOTICA
 AIRBRUSH
 TANNING

EST. 2004

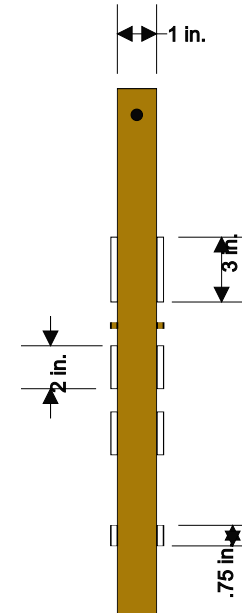
2 ft.

EXOTICA
 AIRBRUSH
 TANNING

EST. 2004

2" dia metal can 1" deep
 outer ring is metallic gold / inner circle is black
 lettering is 1/4" thick flat cut acrylic in white
 separator bar is matched to outer ring.

concrete



Signage plans for:
 315 Bridge Street
 Franklin TN 37064

Landlord:
 Tucker Herndon
 305 Watercress Drive
 Franklin, TN 37064
 615-612-9495

Tenant:
 Exotica Airbrush Tanning
 Kim Hiatt Swartz
 615-920-9400

Manufacture and Installation
 TBD

This page contains:
 Specs for frontage sign

Notes:
 Linear Frontage = 50ft
 per city requirements of 1 ft .1 sq. ft.
 sign is 8 sq ft.
 sign is mounted to wood post with
 ornate bracket
 sign is double sided
 total square footage for both signs
 is 24 square feet



3270 Sellman Loop
 Castle Rock CO 80109
 Jerry Schell 408-348-5909



Project Overview

#1937616

Project Title: 315 Bridge Street	Jurisdiction: Franklin
Application Type: 08b) Administrative Certificate of Appropriateness (COA)	State: TN
Workflow: COA Administrative Default	County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

Awnings:

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

HVAC Equipment and/or Related Screening:

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

Minor Alterations:

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

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

Note: The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Kimberly Swartz
 Exotica Airbrush Tanning
 315 Bridge Street
 Franklin, TN 37064
 P:615-920-9400
exoticaairbrushtanning@gmail.com

Property Owner

Property Owner

Tucker Herndon
 Majority Blu, LLC
 305 Watercrest drive
 Franklin, TN 37064
 P:615-612-9495
THerndon@burr.com

Address

Project Address or Parcel: 315 BRIDGE ST (078C-C01200)

Calculated Acreage: Parcel

- 315 BRIDGE ST: 0.35012369

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed: Signage

Height of Overall Sign: 4

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 315 BRIDGE ST: DD

Central Franklin Overlay: Central Franklin Overlay

- 315 BRIDGE ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 315 BRIDGE ST: Historic Preservation Overlay

Floodway Overlay:

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 4

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

HVAC Type:

Narrative

Project Description:

See Attached



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 717 Glass Ln. (Boyd Mill Avenue Historic District)
Applicant: Will Forte, Forte Building Group
Owner: Robert & Becky Kaplan
Project #: 8993
Type of Work: Mechanical Screening
Reviewer: Elizabeth Bulay

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

Approval Date: December 8, 2025
Expiration Date: December 8, 2027 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to replace and expand upon an existing wooden screening at the rear of the building at 717 Glass Lane. The proposed fence will be 6’ tall and be made of treated wood. Proposed gates will be utilized for access to the equipment behind the screening.

- **Location:** The Guidelines recommend placing ground-mounted mechanical equipment behind buildings and screening it from street view with landscaping, fencing, or walls. The location of the proposed fence meets the Guidelines as it is located at the rear of the building more than 20 feet from the front facade.
- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7’ in height as permitted by the Zoning Ordinance. The height of the proposed fence is 6’. The height is appropriate.
- **Design:** The Guidelines state to use wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting. The proposed fence design will consist of a vertical wood plank. The proposed fence is appropriate.

APPLICABLE GUIDELINES

Chapter 7 – Fences, Gates, and Walls
Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

The mechanical screening/rear yard fencing 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.

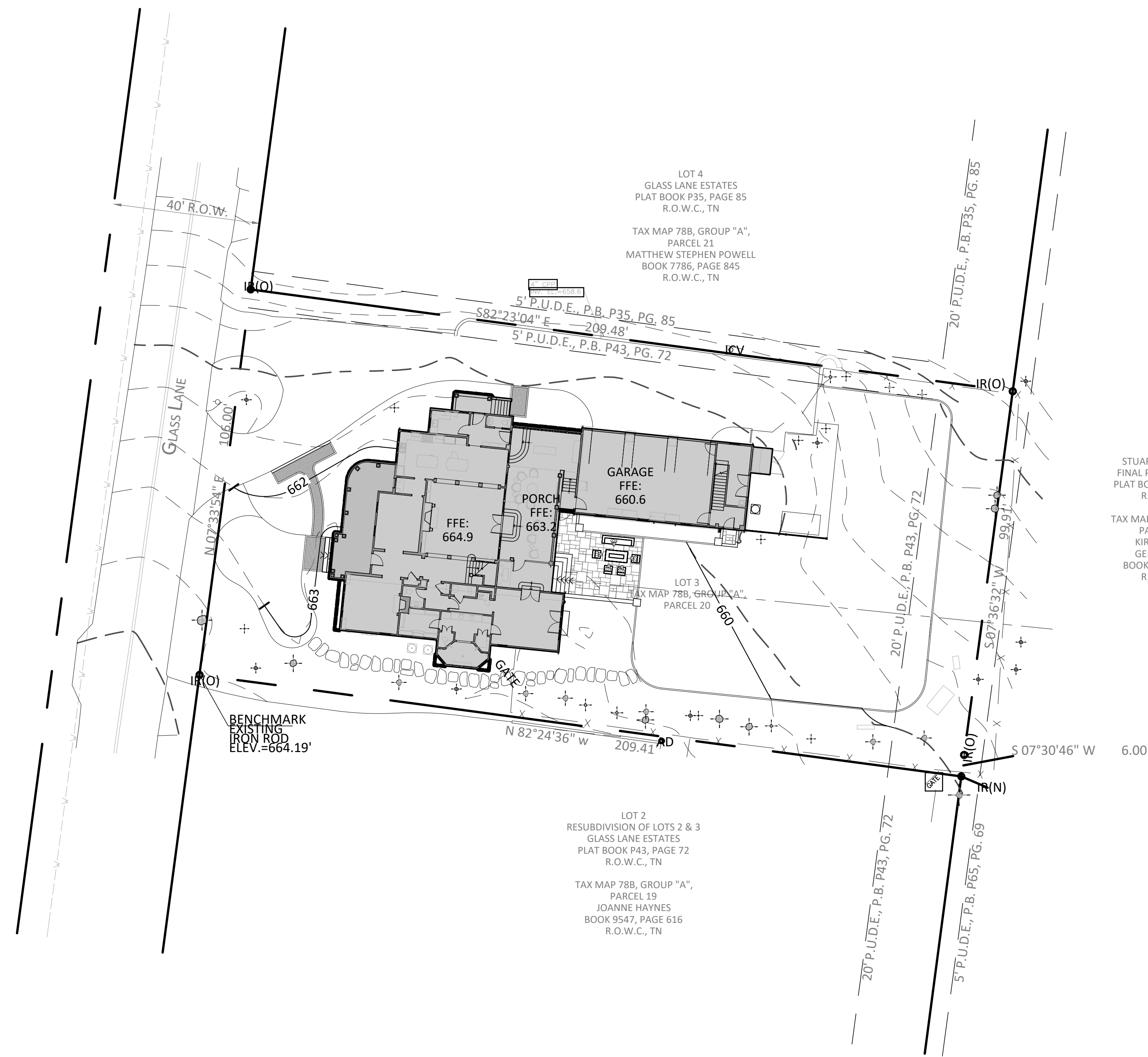
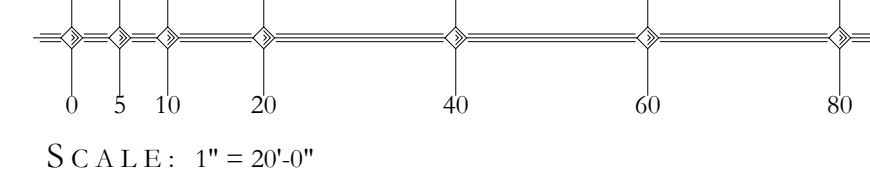
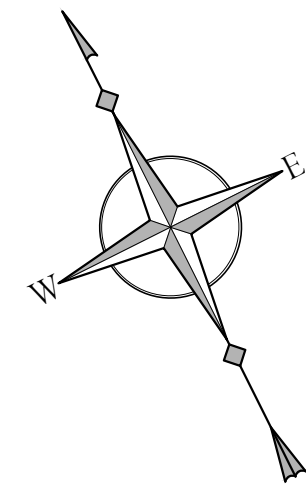
Emily Huffer | Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795

<http://www.franklintn.gov/>



PROPOSED SITE PLAN

A Landscape Masterplan for:
KAPLAN RESIDENCE
707 GLASS LANE
FRANKLIN, TN

Index of Drawings:

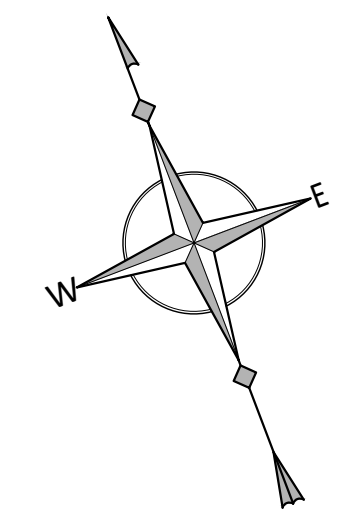
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- L1.10 Demolition Plan
- L2.00 Layout Plan - Overall
- L2.10 Layout Plan - Enlarged
- L2.11 Layout Plan - Enlarged
- L3.00 Grading & Drainage Plan
- L3.10 Drainage Schedule & Details
- L4.00 Index of Details & Sleeving Plan

- L5.00 Elevations
- L5.10 Construction Details
- L5.11 Construction Details
- L6.00 Landscape Planting Plan
- L6.01 Landscape Planting Details
- L7.00 Landscape Lighting Plan

**PRICING PLANS;
NOT FOR CONSTRUCTION**



NOVEMBER 14, 2025
KAPLAN RESIDENCE



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

PRICING PLANS;
 NOT FOR CONSTRUCTION

NOVEMBER 17, 2025

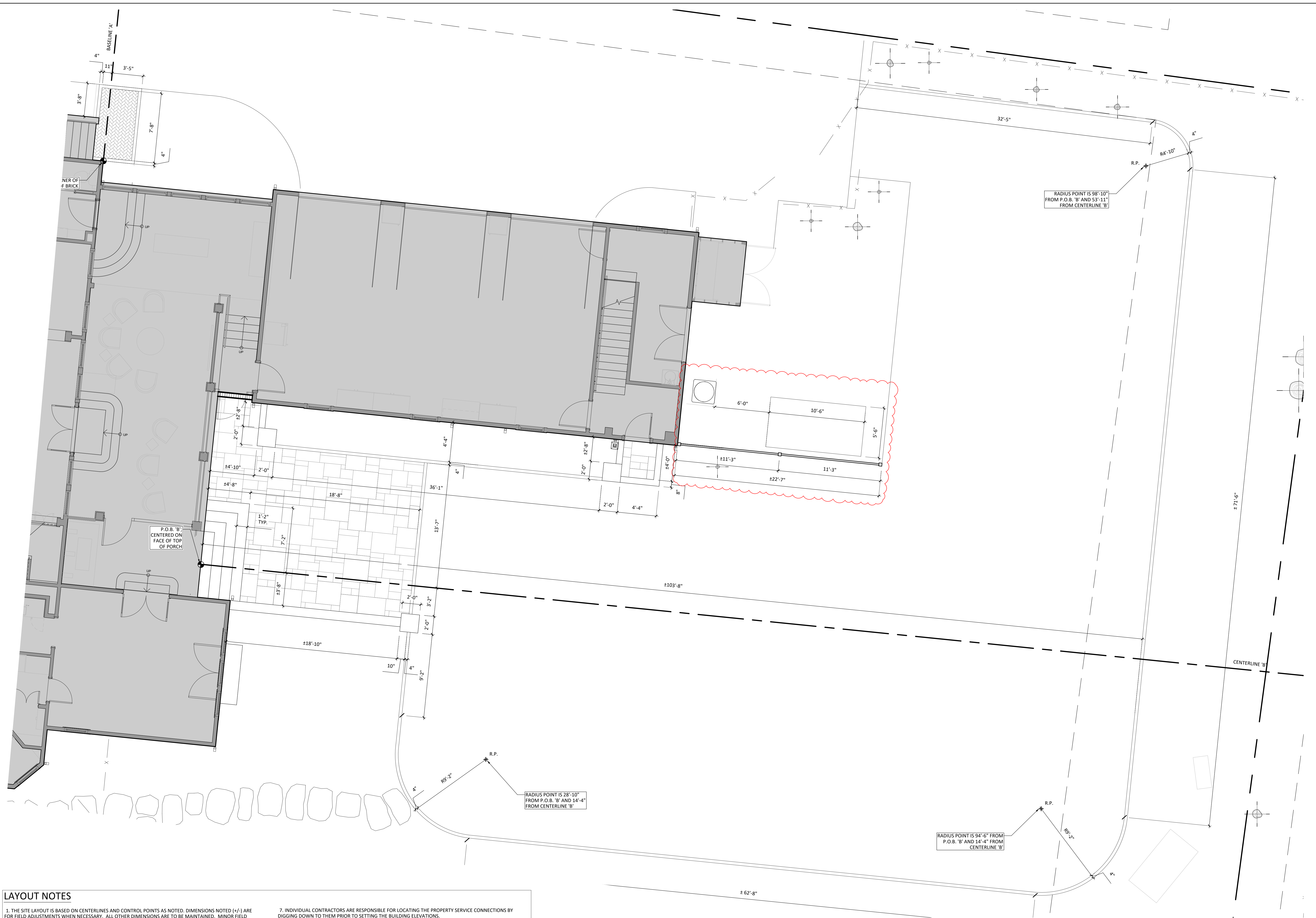
SHEET TITLE:
LAYOUT PLAN - OVERALL

DRAWN BY:
 DET III

DATE:
 OCTOBER 31, 2025

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

SHEET NUMBER:
L2.11



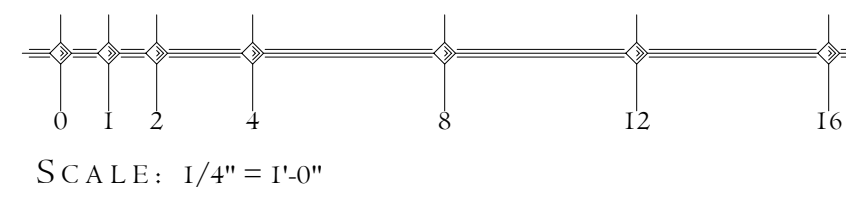
LAYOUT NOTES

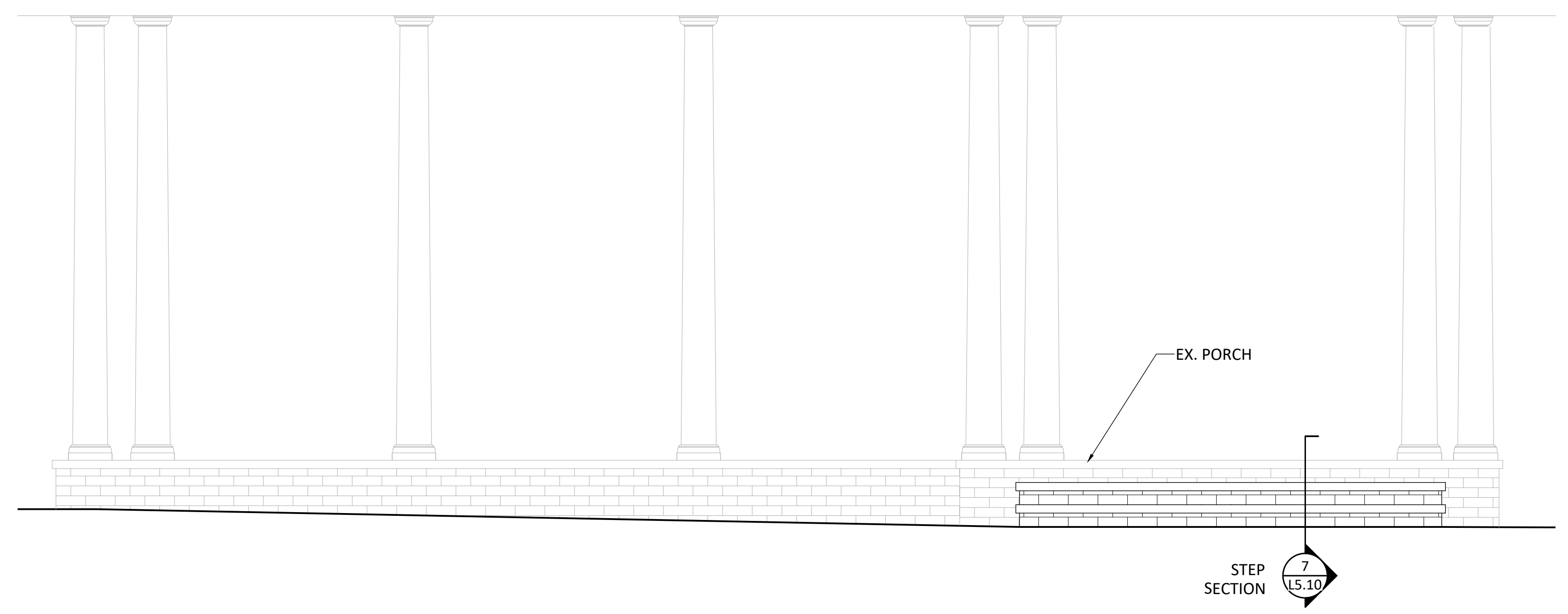
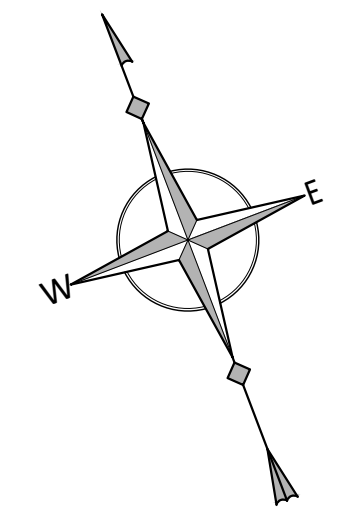
1. THE SITE LAYOUT IS BASED ON CENTERLINES AND CONTROL POINTS AS NOTED. DIMENSIONS NOTED (+/-) ARE FOR FIELD ADJUSTMENTS WHEN NECESSARY. ALL OTHER DIMENSIONS ARE TO BE MAINTAINED. MINOR FIELD ADJUSTMENT MAY BE NECESSARY TO MAINTAIN PROPER LAYOUT OF BUILDING FOOTPRINT.
2. THE CONTRACTOR IS TO CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
3. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. THE CONTRACTOR IS TO CONFORM TO ALL CODES AND REGULATIONS AND RECEIVE APPROVAL AND/OR OBTAIN PERMITS FOR ANY CONSTRUCTION AS REQUIRED BY THE GOVERNING JURISDICTIONS OF THE PROJECT.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE UTILITIES PROTECTION CENTER AT 811 AND HAVE ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED ON THIS PROJECT FIELD LOCATED BOTH HORIZONTALLY AND VERTICALLY PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR, WHEN SIGNING THE CONTRACT DOCUMENTS, RELIEVES THE OWNER AND LANDSCAPE ARCHITECT FROM ANY AND ALL LIABILITY CLAIMS RESULTING FROM THE DAMAGE TO AND/OR INJURY DERIVED FROM AN ENCOUNTER WITH ANY AND ALL EXISTING UTILITIES.

7. INDIVIDUAL CONTRACTORS ARE RESPONSIBLE FOR LOCATING THE PROPERTY SERVICE CONNECTIONS BY DIGGING DOWN TO THEM PRIOR TO SETTING THE BUILDING ELEVATIONS.
8. BEFORE THE LANDSCAPE PROJECT IS STARTED, THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR WILL MEET ON THE SITE FOR A DETAILED EXPLANATION OF THE SITE LAYOUT PLAN.
9. SEE CONSTRUCTION DETAILS FOR DIMS. OF SITE ELEMENTS.
10. DO NOT SCALE FROM DRAWING.
11. ALL DIMS. 90 DEGREES UNLESS OTHERWISE INDICATED.
12. TYP.S. - TYPICAL DIMS. ARE TO BE USED UNLESS OTHERWISE INDICATED.
13. ALL TREES LOCATED ARE TO REMAIN. VERIFY TREE LOCATIONS IN FIELD.
14. ALL CONSTRUCTION LAYOUT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
15. CONTRACTOR TO HAVE LICENSED SURVEYOR OR ENGINEER TO SET LAYOUT STAKES TO ENSURE PROPOSED LAYOUT DOES NOT ENCRDACH ANY SETBACKS OR PROPERTY LINES PRIOR TO CONSTRUCTION.

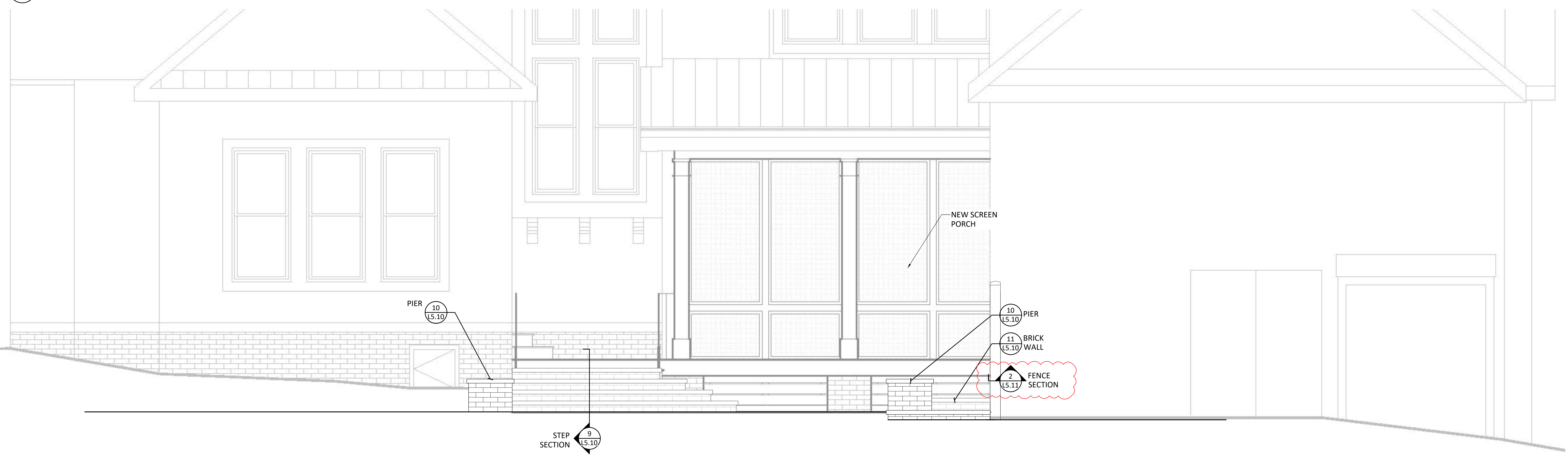
LEGEND

	POB (point of beginning)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	BASELINE
	RADIUS POINT

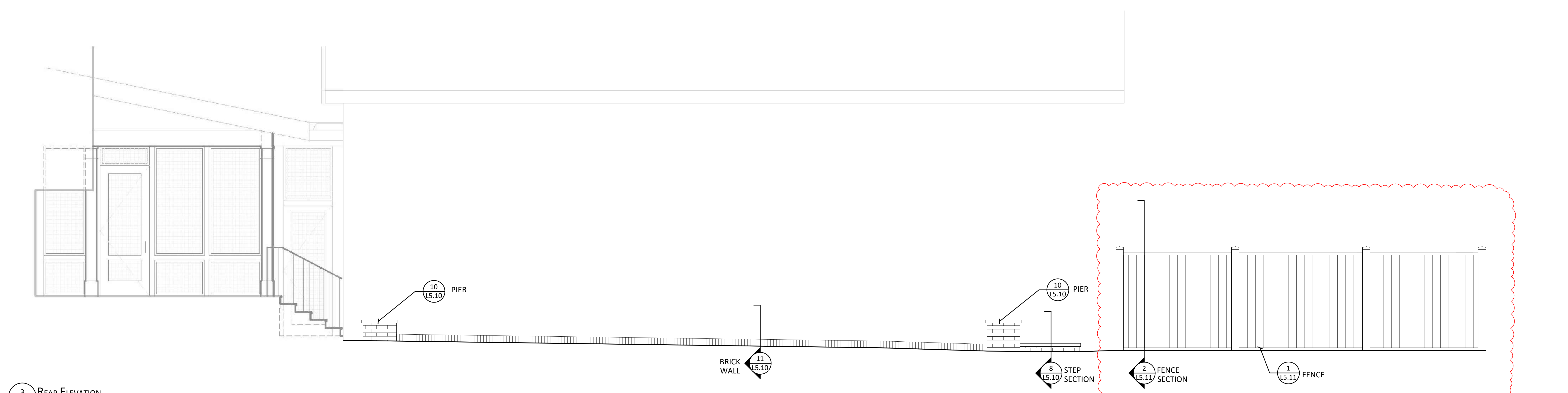




1 FRONT ELEVATION
 SCALE: 1/2"=1'-0"



2 REAR ELEVATION
 SCALE: 1/2"=1'-0"



3 REAR ELEVATION
 SCALE: 3/8"=1'-0"

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

PRICING PLANS;
 NOT FOR CONSTRUCTION

NOVEMBER 17, 2025

SHEET TITLE:
ELEVATIONS

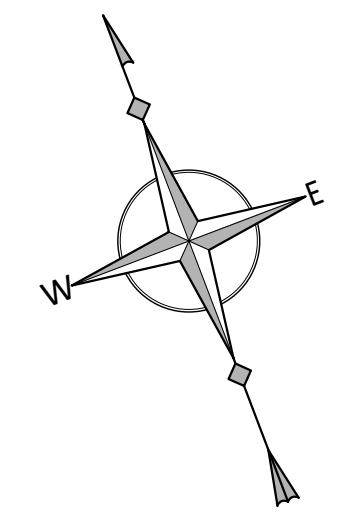
DRAWN BY:
 DET III

DATE:
 OCTOBER 31, 2025

SCALE:
 AS NOTED

SHEET NUMBER:

L5.00



PRICING PLANS;
NOT FOR CONSTRUCTION

NOVEMBER 17, 2025

SHEET TITLE:
CONSTRUCTION DETAILS

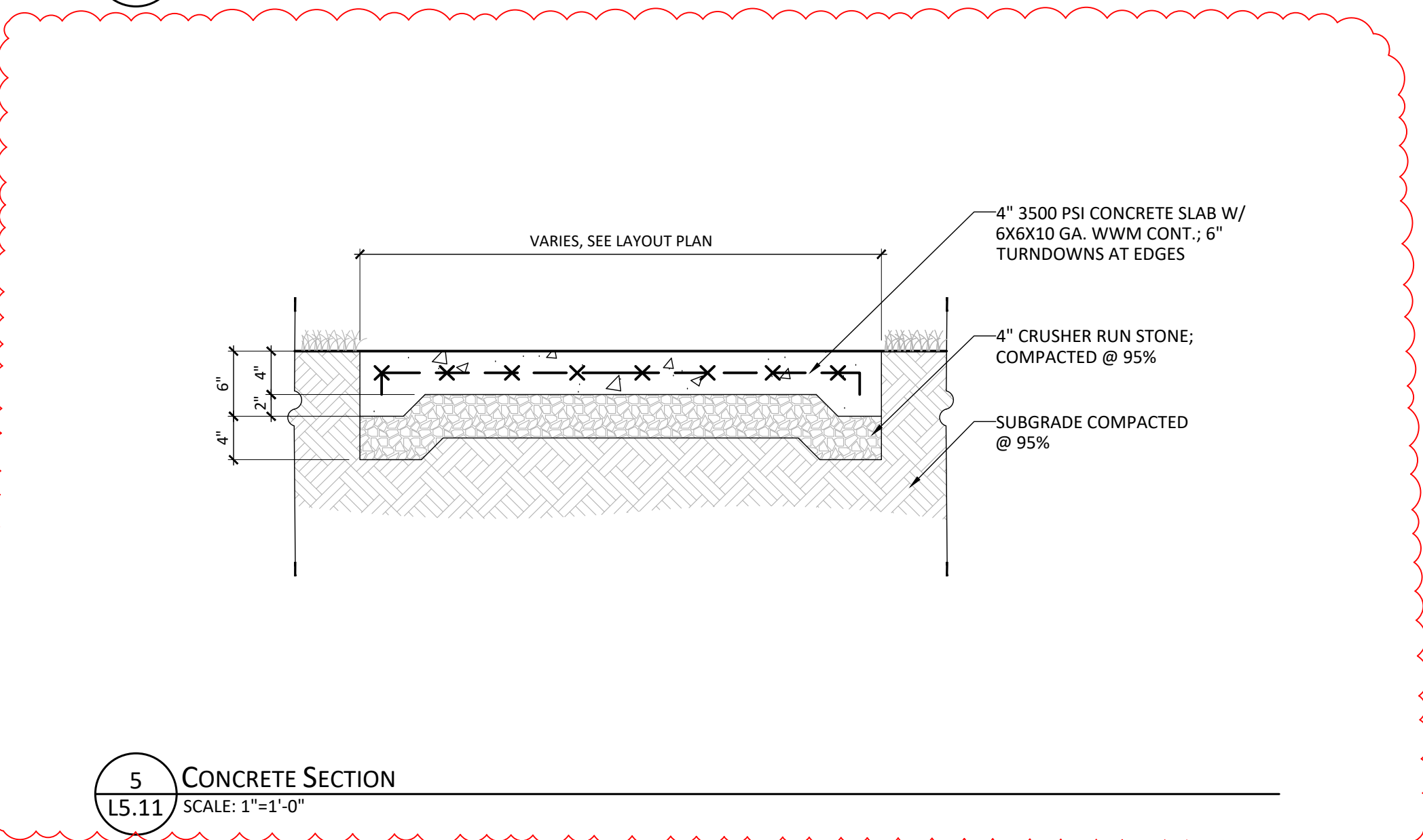
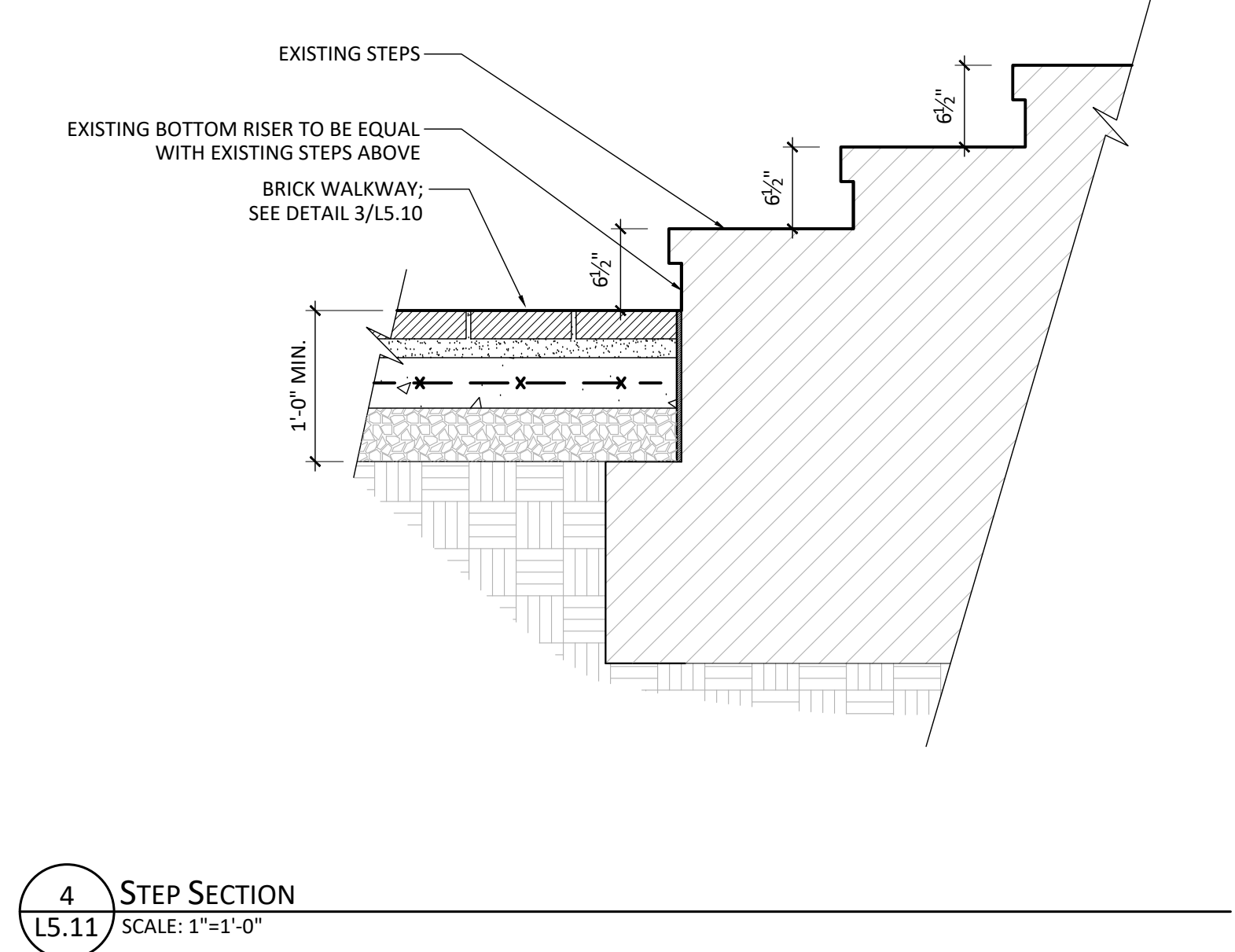
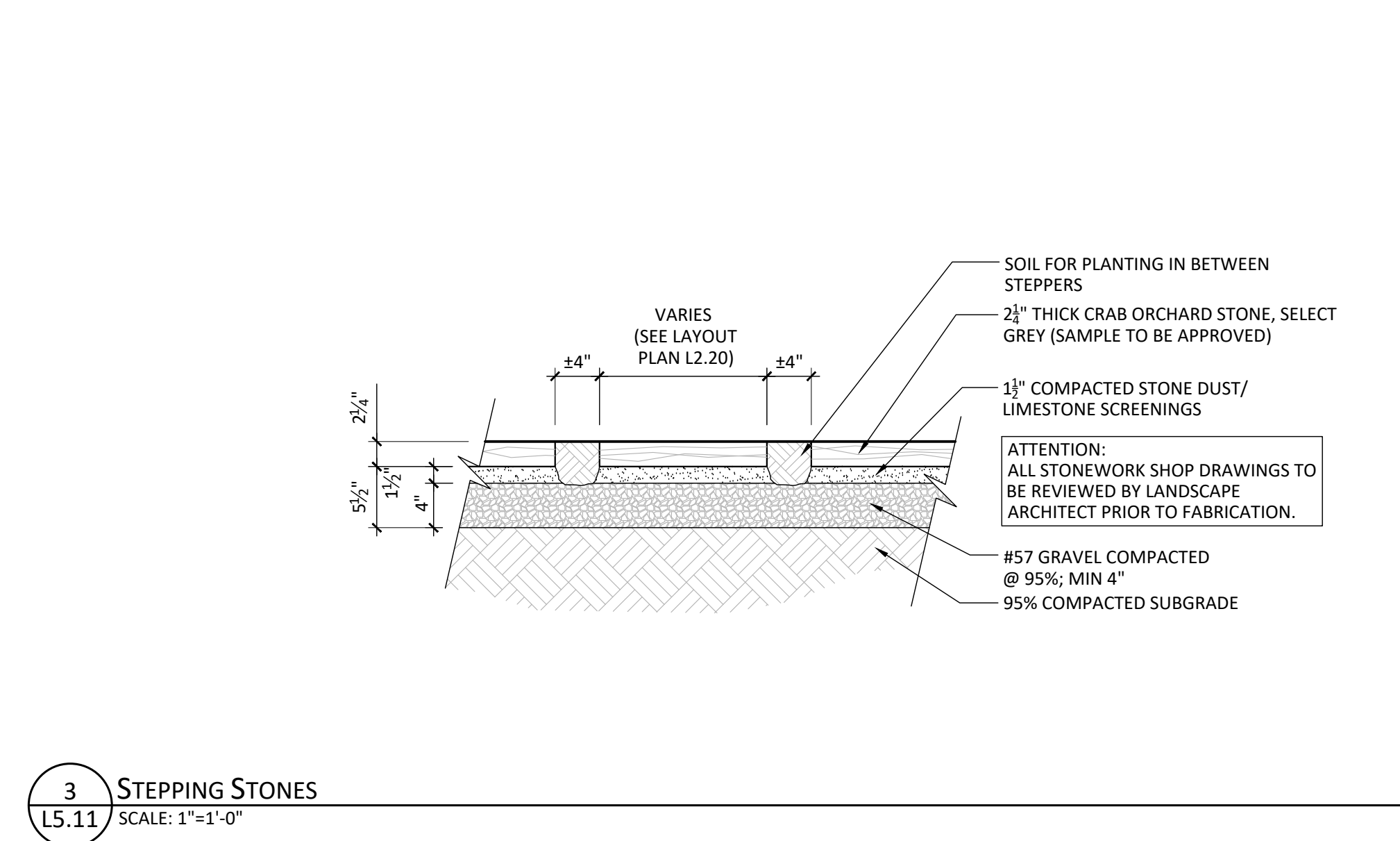
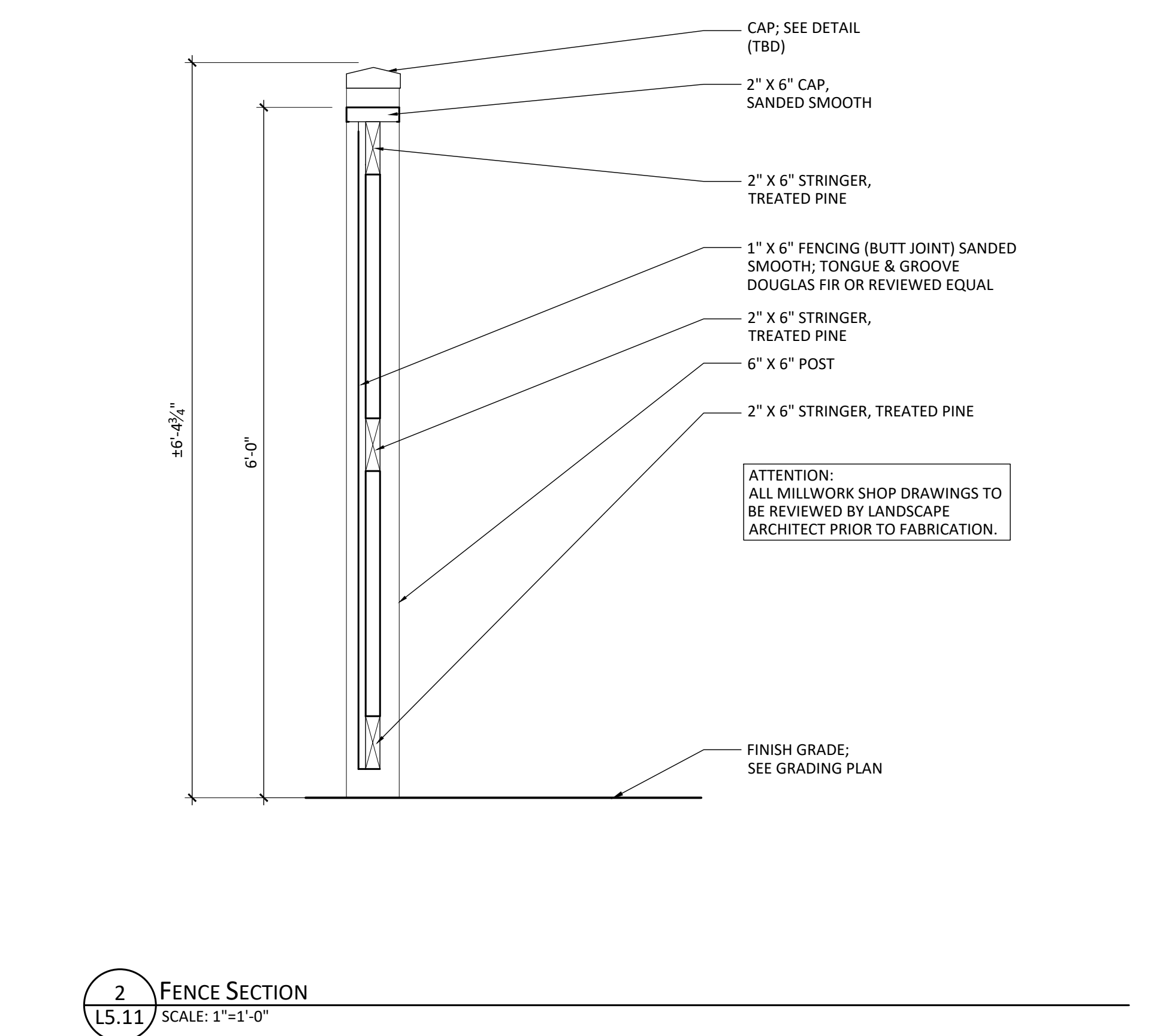
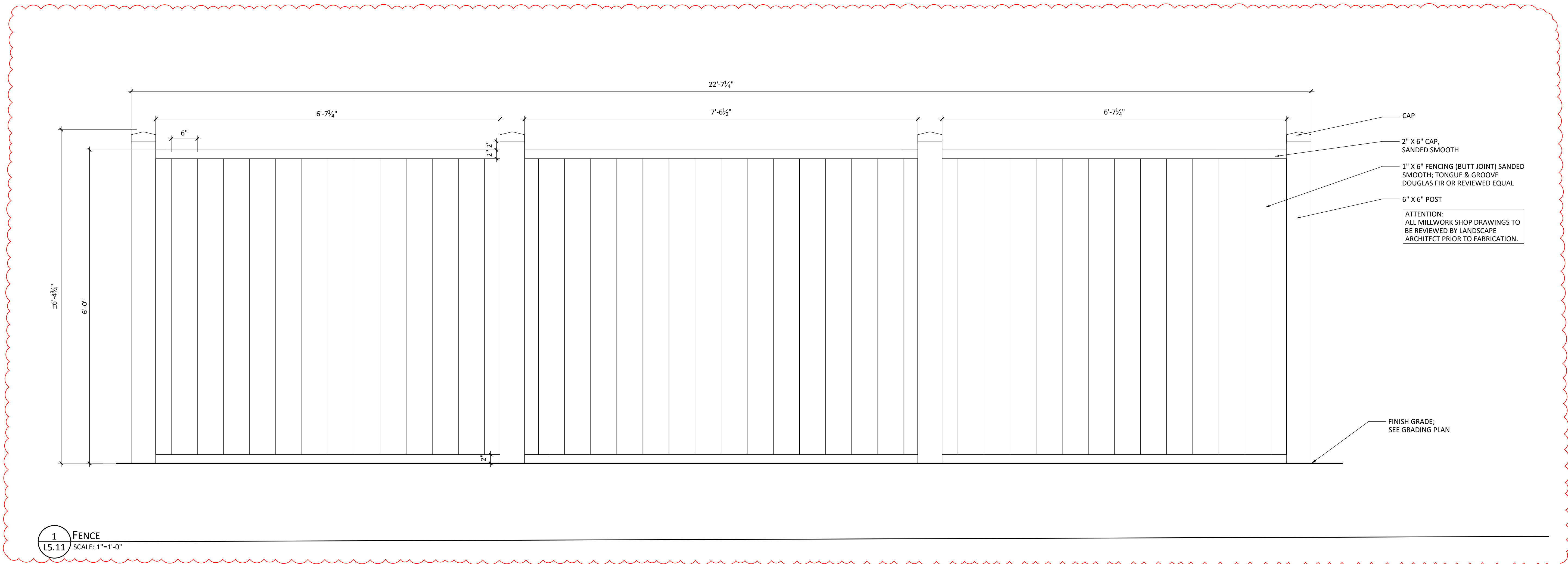
DRAWN BY:
DET III

DATE:
OCTOBER 31, 2025

SCALE:
AS NOTED

SHEET NUMBER:

L5.11





OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Robert & Becky Kaplan
(Please print Name/Names in Full)

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

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

and located at:

717 Glass Lane
(Street Address)

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

Forte Building Group (Will Forte & Adan Forte)
(Please print Name/Names in Full)

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

Becky Kaplan Robert Kaplan
Signature

1267 Heron Oaks Cove
Property Owner Mailing Address

Memphis TN 38120
City, State & Zip

Subscribed and sworn to before me this

14th day of October, 2025.

Stephanie Taylor
Notary Public

My Commission Expires: 2/7/2027





Project Overview **#1940902**

Project Title: 717 Glass Lane - Backyard	Jurisdiction: Franklin
Application Type: 08b) Administrative Certificate of Appropriateness (COA)	State: TN
Workflow: COA Administrative Default	County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

Awnings:

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

HVAC Equipment and/or Related Screening:

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

Minor Alterations:

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

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

Note: The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

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

Property Owner

Property Owner

Becky Kaplan

 717 Glass Lane
 Franklin, TN 37064
 P:9014380464
beckymaino@gmail.com

Address

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

Calculated Acreage: Parcel

- 717 GLASS LN: 0.51414475

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed: Rear Yard Fencing

Height of Overall Sign:

Columbia Avenue Overlay:

Zoning District:

Central Franklin Overlay: Central Franklin Overlay

- 717 GLASS LN: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 717 GLASS LN: Historic Preservation Overlay

Floodway Overlay:

Type of Signage Proposed:

Height of Sign Face or Sign Area:

Indicate shape/dimensions of window or door over which proposed awning will be affixed.: Fence Material: 1x6 Smooth Douglas Fir

HVAC Type: Mechanical Screening

Narrative

Project Description:

Description:

Replacing existing mechanical screen with new mechanical/generator screen.

Back Yard

Existing Photo: Existing mechanical screen

Rear Fence Plans: New proposed smooth 1x6 T&G Douglas Fir screen