City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, March 9, 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

ANNOUNCEMENTS

APPLICATIONS

2. Consideration Of Alterations (Principal Building Roof Painting and Door Infill) At 717 Glass Ln.; Will Forte, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

3. Consideration Of Window Replacement (Principal) At 103 Cottage Ln.; Steve Dahlen, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer

4. Consideration Of Demolition (Accessory Structure), Alterations And Additions (Principal Building), And Site Alterations At 210 3rd Ave. N.; Aaron Rogers, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer

5. Consideration Of Rear Yard Fencing At 135 4th Ave. S. (County Courthouse); James Denny, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Building Alterations And Site Alterations At 247 Franklin Rd. (Harlinsdale Farm, Worker House 1); Brandon Priddy, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer

7. Consideration Of Building Alterations And Site Alterations At 255 Franklin Rd. (Harlinsdale Farm, Worker House 2); Brandon Priddy, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer

8. Consideration Of New Construction (Accessory Structure) At 121 3rd Ave. N.; Aaron Rogers, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

9. Administrative COA For Sandwich Board Signage At 348 Main St.; Rebecca Davis, Applicant.

10. Administrative COA For Signage (Reface) At 198 E. Main St.; Mike Alexander, Applicant.

11. Administrative COA for Alterations (Roof Repair Non-historic) at 214 Franklin Rd.; Ronald Shuff, Applicant.

12. Administrative COA For Minor Alteration (Non-historic Side Door Replacement) At 127 2nd Ave. N.; Marla Abert, Applicant.

13. Administrative COA For In-Kind Repair and Replacement (Fencing, Rear Deck Posts, Building Elements) At 117 3rd Ave. N.; Blake Robinson, Applicant.

14. Administrative COA For Signage (Reface) At 202 5th Ave. N.; Bishouu Fahim, Applicant.

15. Administrative COA For Rear Yard Fencing At 119 Winslow Rd.; Ben McCreary, Applicant

16. Administrative COA For Rear Yard Fencing at 423 S. Margin St.; Brandon Priddy, 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.

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Meeting Minutes

Historic Zoning Commission

Monday, February 9, 2026 | **5:00 PM** | **Eastern Flank Event Facility**

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CALL TO ORDER

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

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

Commissioners Absent: none

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

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

Chair LeMarinel asked for citizen comments. There were none.

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APPROVAL OF MINUTES

1. **Consideration Of Approval Of Minutes**

   Sponsors:

   A motion was made by Commissioner Laster, seconded by Commissioner Orr to approve the minutes from the January 12, 2026 meeting. The motion carried 9-0.

ANNOUNCEMENTS

Emily Huffer: Regular DRC meeting will be Meeting will be on Tuesday, February 17, 2026. The training with the Law Department has been rescheduled.

APPLICATIONS

2. Consideration Of Signage (Convenience) At 118 4th Ave. N.; Michael Evans, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 118 4th Avenue North features a ca. 1910 frame pyramidal residential building and a rear parking lot accessible by alleyway. Four convenience signs are proposed at the entry and exit points to the commercial parking lot and are proposed to be 18' x 24', or 3 sq. ft in sign size. The signs are proposed to be mounted to post with the top of the signs to be 71" from grade.
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. In consultation with the Law Department, it is determined that new law requires the signs to be installed and requires a higher level of visibility for the signage messaging. The proposed signs meet the new State laws.

Applicant Speaker: Michael Evans. Mr. Evans stated that the application was submitted prior to the final discussion at the last meeting, but the recommended finial has been ordered.

CITIZEN COMMENTS: None

MOTION
Commissioner Pearce motioned to approve Signage (Convenience) At 118 4th Ave. N. with staff conditions including the previously discussed finial, seconded by Commissioner Ingram. The motion carried by a vote of 9-0.

3. Consideration Of Window Alterations At 305 3rd Ave. S.; Kevin Coffey, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 305 3rd Avenue South is located in the Downtown Franklin National Register Historic District. The proposal includes the replacement of two windows on the right elevation. The replacement of the one-over-one window does not appear to have enough information for staff to provide a recommendation. However, the replacement of the existing pair of double-hung eight-over- eight windows with a larger pair of eight-over-eight windows does align with the Guidelines.

RECOMMENDATION:
Staff recommend deferral of the replacement of the one-over-one window due to a lack of information.
Staff recommend approval of the window replacement of the eight-over-eight pair of windows with conditions listed in the staff report.

Applicant Speaker: Kevin Coffee. Mr. Coffee referenced the plan elevations from the application documents and stated that the elevation in the middle shows the desired window modifications. Those modifications include a change from a one over one window in the breakfast area to an eight over eight which is in keeping with the rest of the home. A modification of the kitchen window from a smaller to a larger double hung window that utilizes the original header height is proposed. Mr. Coffee explained that he came across an old appraisal that references photos confirming the use of taller windows originally and stated that he proposes using the original window opening with a slightly smaller window. Mr. Coffee explained that he said the windows have limestone headers and sills but instead they are made of wood and are proposed to be replaced in kind. Lastly, Mr. Coffee stated that he proposes keeping the same window profile and would have a vintage mill work make the windows.

CITIZEN COMMENTS: None

MOTION (Window Replacement 8/8 Light Pattern)
Commissioner Laster motioned to approve window replacement (eight over eight) at 305 3rd Ave. S. with staff

conditions, seconded by Commissioner Ingram.

Commissioner Laster stated that the applicant has done a nice job of presenting the existing conditions of the home/windows to the Commission along with proposing window replacement with what was originally present on the home.

Chair LeMarinel stated that he likes hearing that the applicant proposes to use the original window openings, bringing the home back to how it appeared historically.

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

MOTION (Window Replacement of a 1/1 light pattern with an 8/8 light pattern)
Commissioner Thompson motioned to approve window replacement of a 1/1 light pattern with an 8/8 light pattern at 305 3rd Ave. S. with staff conditions, seconded by Commissioner Ingram.

Chair LeMarinel confirmed that the window in question, on the right elevation, is to the left of the windows from the previously approved motion and the window is about a foot longer.

Commissioner Laster stated that he would like to have more information about the window as part of the 1908 addition. It would be nice for the applicant to answer questions such as "Was the window replaced? Was there a weight pocket or evidence of a weight pocket? Were the weight pulleys present?" This information tells the story of the home and provides evidence of whether the windows were replaced over the years, all of which helps the Commission make decisions.

Commissioner Worthington stated that it would be nice to know the jam thickness.

Commissioner Laster stated that the appraisal shows 3/1 windows showing window replacement over time.

MOTION (Deferral)
Commissioner Pearce motioned to defer the 1/1 window replacement until the March 9, 2026, HZC Meeting, seconded by Commissioner Barrett. The motion carried by a vote of 9-0.

Chair LeMarinel suggested the applicant provide photos of the existing windows so that the Commission can make a better judgement.

4. 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 by the Historic Zoning Commission in June 2025. This proposal is for alterations to the form, size, and location of the structure. The new parking structure is proposed between the existing buildings 3 and 5 on the Factory Campus. The new parking structure will be tucked in behind the existing buildings on the site and is appropriately placed per the Guidelines. Since the December HZC meeting, the applicant has worked with the Building and Neighborhood Services Department to ensure the placement complies with the International Building Code (IBC).

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

Applicant Speaker: Read Talley. Mr. Talley stated that since the last meeting, the code issues have been resolved along with adjustments to the openings in the garage.

CITIZEN COMMENTS: None

MOTION

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

Commissioner Laster commended the leaders of the Factory team for continuing to make their case resulting in an appropriate redevelopment for the historic district.

Commissioner Barrett agreed with Commissioner Laster and stated the plan has come a long way and is more suitable for the Factory District.

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

5. Consideration Of A Preliminary Historic Zoning Commission Recommendation For A Final Plat At 208 E. Main St., 206 E. Main St., and 119 2nd Ave. N.; Daniel Wolterman, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the buildings located at 206 and 208 East Main Street and 119 2nd Avenue North are located in the Downtown Franklin Historic District. A Preliminary Historic Zoning Commission recommendation is required for Preliminary Plats and Final Plats that create new lots. The request is for a recommendation to the Franklin Municipal Planning Commission for the subdivision of the existing two lots into three lots to create a new lot around the existing building located at 119 2nd Avenue North. Lot 68 currently features both of the buildings at 208 East Main Street and 119 2nd Avenue North. Lot 56 currently features the existing building at 206 East Main Street. The proposed subdivision of Lot 68 will create a new lot, 56A, which will encompass the existing building at 119 2nd Avenue North. No new buildable lots are being proposed with this request. The request is appropriate in light of the Guidelines and does not appear to have an impact on the existing historic resources.

RECOMMENDATION:
Staff recommend that the HZC make a positive preliminary recommendation for approval to the Franklin Municipal Planning Commission for the creation of new lots as proposed by Preliminary Plat and or Final Plat. Ms. Bulay noted that at this preliminary stage, the HZC is providing an initial recommendation to FMPC on whether this conceptual proposal, as presented today, meets the intent of the Guidelines. The HZC will further review any future proposals for consideration of a Certificate of Appropriateness.

Chair LeMarinel noted that lots 119 2nd Avenue North and 208 E. Main Street are non-contributing buildings and 206 E. Main Street is considered contributing to the historical district.

Applicant: Daniel Wolterman. Mr. Wolterman stated that the intent is to create a new lot with the 119 building. Staff recommended splitting into two parts for future planning. Additional parking would be added to 206 E. Main Street and create a separate lot with 119 2nd Avenue North.

CITIZEN COMMENTS: None

MOTION
Commissioner Orr motioned to recommend a preliminary approval to FMPC for A Final Plat At 208 E. Main St., 206 E. Main St., and 119 2nd Ave. N., seconded by Commissioner Laster.

Commissioner Orr stated his concerns about the lot line around lot 56, between lot 56 and lot 68. The lot line is closer to lot 56 which is the building that contributes to the historical district needing protection, opposed to the commercial building on the other side. Commissioner Orr stated that he would like to see a ten-foot offset from the building on lot 56 to allow more protection from anything that might happen in the future on lot 68.

Amendment
Commissioner Orr amended the motion to include a 10-foot setback to the property line at 206 E. Main Street between lot 56 and 58, seconded by Commissioner Laster.

Commissioner Ingram asked for clarity regarding lot 56 A and lot 68 and asked what the goal for the property is.

Chair LeMarinel stated that lot 56A and 56 are one parcel.

Ms. Bulay stated that lot 56 A and 68 are all one lot currently and explained that the applicant is proposing to add a lot line around the building at 119 2nd Avenue and revise the boundaries for lot 56 on the corner.

Chair LeMarinel stated that it appears there is a reduction of 10 feet where it says maintenance easement, basically where the amendment stipulations would be.

Commissioner Worthington stated that lot 56, the corner lot, would add the easement into its proposed new lot line.

Chair LeMarinel stated that building could not occur anyway but it's not a bad idea to monumentalize to be sure, as easements change over time.

The motion to amend carried by a vote of 9-0.

With no further discussion, the original motion, as amended, carried by a vote of 9-0.

6. Consideration Of Alterations (Principal Building) and Site Alterations At 234 4th Ave. N.; Daniel Kiedis, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 234 4th Avenue North is located in the Downtown Franklin National Register Historic District and features a ca. 1935 one-story, minimal traditional style building with Tudor-revival influences. The proposal includes a request for a series of alterations to the principal building, alterations to the site, and modern features.

Principal Building Alterations
The alterations proposed to the principal building include the construction of a rear dormer, alterations to the rear entrance, rear stoop alterations, new lighting, and minor alterations to install new mechanical openings on the rear and less visible facades.
Rear Entrance
Two lite patterns were included within the application submittal. The design in the colored renderings with the proposed 9-lite pattern is appropriate for the age and style of the building. It is recommended to save the existing door for future use if possible.
Deck
The proposed material is appropriate for the deck and railing. However, the horizontal railing design is not a traditional or common railing design. The front porches utilize a simple metal railing with vertical balusters. The design of the horizontal railing is not appropriate. The use of metal would also be appropriate for the railing, as it is seen on the site.
Lighting
New light fixtures are proposed in the covered porch and at the rear of the building. A specification has not been included at this time but must be submitted for review to ensure the fixture is compatible with what is existing.
Modern Features and Site Alterations
The proposal includes a series of modern features and site alterations including the installation of a ramp on the rear of the building, an accessible walkway, and mechanical equipment and screening.
Mechanical Equipment
While located within 20’ of the front façade, the intent of the Guidelines and Zoning Ordinance is to fully screen equipment from off-site, and the proposed opacity is appropriate to meet the requirements of screening. The proposed horizontal board design is not appropriate. The use of an opaque fence within the front yard is not recommended by the Guidelines and is not commonly seen within the defined front yards of residential buildings. Alternative screening such as landscaping would meet the requirements for screening and better align with the Guidelines.
Ramp
The proposed location, material, and design of the ramp minimize the impact of this feature on the historic building.

RECOMMENDATION:
Staff recommend approval of the building alterations, site alterations, and modern features with conditions outlined in the

staff report.

Applicant Speaker: Sam Green. Mr. Green stated that originally, he was made aware of the need for a COA because of the potential occupancy change from residential. To meet the need for a rear entry, a subtle re-grading adding a 5% slope is proposed reducing the need for an additional landing. The wood walkway would have a walnut stain. Mr. Green stated that he hoped the Commissioners would consider the horizontal slats for the guardrail, but the design could be changed if necessary. Mr. Green explained that the windows were proposed to be casement windows with the same light pattern and portions as the rest of the building. Based on the last DRC meeting discussion, the lap siding exposure has been reduced. Mr. Green asked the Commission for input if additional parking is necessary. Lastly, Mr. Green stated that he brought examples of proposed lighting fixtures.

CITIZEN COMMENTS: None

(**Withdrawn) MOTION (Dormer, Ramp, Rear Door Modifications)**
Commissioner Pearce motioned to approve dormer, back ramp and rear door modifications with staff conditions at 234 4th Ave. N., seconded by Commissioner Laster.

Commissioner Ingram stated that staff recommended keeping the same grid pattern on the door.

Chair LeMarinel stated that staff noted that the door should be kept.

Ms. Bulay stated that staff recommended the light pattern that you see in the proposed rendering as opposed to the elevation drawings.

Chair LeMarinel stated that the motion could be approval with staff conditions for screening and railing. The applicant would then build a version that adheres to staff recommendations. An amendment to the motion could be made that changes the wording, if someone chooses to do so. Staff's conditions address the rails allowing options for the applicant.

Commissioner Pearce withdrew her motion **(Dormer, Ramp, Rear Door Modifications).**

MOTION
Commissioner Pearce motioned to approve Alterations (Principal Building) and Site Alterations at 234 4th Ave. N. with staff conditions, seconded by Commissioner Ingram.

Commissioner Ingram questioned the durability of a wooden ramp.

Chair LeMarinel stated that the ramp would be at the back of the building and the building is a house and not a commercial building. The wooden ramp meets the guideline recommendations and since the ramp is in the back, it is not as much of a concern.

Commissioner Laster noted that the steps should be preserved and stated that many ramps approved by the HZC have been wood ramps.

Commissioner Worthington stated that the ADA requirements may not be met if the building is zoned as commercial as curbing and handrailing may be required.

Chair LeMarinel stated ADA requirements had been discussed with comments from Mr. Carter.

Mr. Carter stated that most of the details are being worked out by staff.

Commissioner Laster asked what the current zoning is for the property.

Ms. Huffer stated that the property is currently zoned office residential.

Commissioner Laster noted that in the future the property could revert to residential.

With no further discussion, the motion carried 9-0.

7. Consideration of Alterations (Principal Building) At 1010 Fair St.; Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 1010 Fair Street is located in the Hincheyville National Register Historic District. The proposal includes the following:
• Infilling the side porch on the left elevation,
• Constructing a dormer on the left elevation,
• Alterations to the rear of the building, and
• Altering the attached "garden shed" addition on the rear

RECOMMENDATION:
Staff recommend approval of the proposal with conditions outlined on the staff report.

Applicant Speaker: Amanda McCreary. Ms. McCreary stated that changes were made to the light patterns based on DRC feedback.

CITIZEN COMMENTS: None

MOTION
Commissioner Worthington motioned to approve Alterations (Principal Building) At 1010 Fair St. with staff conditions, seconded by Commissioner Calhoun.

Chair LeMarinel asked the applicant if the shed in the back has a foundation as it appears the sides do not meet the floor.

Ms. McCreary stated that the shed is in good shape and the angle of the photo misrepresents the shed making it appear not to have a foundation. Ms. McCreary explained that she would like to add the same detailing to the shed as the principal building and change the roofline so that it is more in keeping with the home.

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

8. Consideration Of Demolition (Accessory Non-Historic), New Construction (Accessory), And Site Alterations At 217 5th Ave. S.; Ben McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Commissioner Thompson recused herself from this item.

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 217 5th Avenue South is located in the Downtown Franklin National Register Historic District. The proposal includes a request for the demolition of the non-historic accessory structure, construction of a new accessory structure, and site alterations.
Accessory Structure Demolition
The proposal includes a request to demolish the ca. 1990 frame shed located behind the principal building. The structure is not historic and is listed as non-contributing to the national register historic district. The structure has been photographed and documented. The removal of the structure is appropriate and will not negatively impact the site or district. The proposal includes a request to construct a new 1 ½ story accessory structure. The proposal includes a request for site alterations to alter the material of the driveway at the accessory structure to create a parking pad and to install a new walkway from the structure to the principal building and is appropriate. A picket fence is proposed in the rear yard with height and placements still needed and may be eligible for administrative review by staff.

RECOMMENDATION
Staff recommend approval of the accessory structure demolition, new construction accessory structure, and site alterations with conditions outlined in the staff report.

Applicant Speaker: Ben McCreary. Mr. McCreary stated that since the last DRC meeting, the dormers have been

removed, and specifications of the garage have been added.

Chair LeMarinel asked the applicant about the height of the existing accessory structure next to where the new accessory structure will be.

Mr. McCreary stated that he did not know for sure, but the eaves should be equal at 13 or 14 feet.

CITIZEN COMMENTS:
Gail Haddock, 213 Lewisburg Avenue. Ms. Haddock explained the complicated and unresolved flooding issues that occur in this area when significant rainfall occurs. A new accessory building footprint along with additional paving will take away ground that would absorb water during substantial rainfall. Ms. Haddock explained that she owns property on the corner of 5th Avenue South & Church Street which receives stormwater run-off from the subject property along with runoff from other properties along the street. The city planned to install a new drainage system in this area which would require residents to sign off on an easement to accommodate the system, and this hasn't been completed. Ms. Haddock stated that one property owner has decided not to sign off on the easement further complicating the process. Lastly, Ms. Haddock stated that she wanted to make the HZC aware of the flooding and drainage issues in the area along with her concern about the impact on her property.

MOTION (Deferral)
Commissioner Pearce motioned to defer the application for Demolition (Accessory Non-Historic), New Construction (Accessory), And Site Alterations At 217 5th Ave. S. to the next HZC meeting, seconded by Commissioner Ingram.

Commissioner Pearce stated that the HZC should understand the significance of the stormwater runoff and the detail of any elevation changes to the topography.

Chair LeMarinel stated that the job of the HZC is to judge the application against the Historic Design Guidelines which includes site alterations. Mr. LeMarinel stated that he does not see any significant changes to the grading of the site but explained that he does not fully understand the requirements relating to stormwater issue beyond the realm of the HZC. There is some form of engineering the application would pass through.

Ms. Bulay explained that engineering details are not included at the time of the COA application but once the building permits are applied for, the stormwater regulations along with other building codes will be reviewed and taken into consideration.

Commissioner Orr stated that William Banks is working on gathering the easements so that the city can install additional drainage. The construction of the accessory structure and the impervious surface is an increase and could affect direct drainage for the subject property but would not directly impact the overall drainage issue significantly.

Chair LeMarinel stated that when considering an application, the HZC does not consider neighboring backyards but if the Commission does not feel like enough information has been supplied to make a judgement with the guidelines in mind, a deferral is the best course of action.

Commissioner Pearce stated that she made the deferral based on the conditions that exist in the area and would like to withdraw the motion.

Commissioner Ingram stated that if the flooding issues do not get reviewed it could cause a domino effect adding to the ongoing flooding issue. Commissioner Ingram agreed with withdrawing the motion as the person who seconded the motion.

MOTION (Approval)
Commissioner Ingram motioned to approve the application for Demolition (Accessory Non-Historic), New Construction (Accessory), And Site Alterations At 217 5th Ave. S. with staff conditions, seconded by Commissioner Laster.

Commissioner Pearce stated that the windows read as separate windows and some of the windows show transoms and some windows don't show transoms looking at the perspective of the garage.

Chair LeMarinel stated that it may be the graphic representation in the application documents.

Mr. McCreary stated that the dormers are proposed to be all trim and do not have any siding. Regarding the transoms, it is proposed to have one quarter and then a three quarter glass in the top.

Commissioner Pearce stated that it would be her recommendation not to use transoms because of the simplicity of the building.

Chair LeMarinel stated that the doors Commissioner Pearce is referring to are the garage doors. This would mean no glass in the garage door and making the door a solid panel. The HZC has reviewed several garage doors with glass.

Commissioner Pearce stated that she didn't realize the transoms were on the garage and stated the transoms appear odd proportionally.

Commissioner Pearce and Chair LeMarinel agreed that the garage door was closer to historic size than several garage doors that had come before the Commission.

Commissioner Laster asked for clarification about the horizontal lines seen on the garage door.

Mr. McCreary stated that the lines show that they are segmented doors and not true carriage style doors.

With no further discussion, the motion carried by a vote of 8-0.

9. Consideration Of New Construction, Signage, And Refuse (Williamson County EMS) At 110 Aldersgate Way, John Gore, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 110 Aldersgate Way is located within the Franklin Road Historic District. The property is on the edge of the Historic Preservation Overlay (HPO) and is considered to front the roundabout coming from Mack Hatcher Memorial Parkway. Shared on the property are the Franklin First United Methodist Church and a collection of other buildings, ranging from agricultural to residential uses. A new civic building, refuse area, and signage are proposed on the site and will serve as the Williamson County Emergency Medical Services (EMS) Station. The applicant attended the December 2025 Design Review Committee meeting, where feedback was incorporated into the proposal. The proposed placement and orientation, building form, height, materials, details and ornamentation, entrances, gutters and downspouts generally meet the Guidelines. While the proposed fiberglass windows do not exactly align with the Guidelines regarding materials; they are similar to those on the adjacent FFUMC building. The proposed lighting aligns with the Guidelines for appearance but shall utilize a warm white light to align with the Guidelines and be altered to only be illuminated downward. It is proposed to construct a refuse enclosure to serve the needs of the new building. The refuse area meets the Guidelines; the applicant shall make sure that the refuse enclosure door meets the requirements of the Zoning Ordinance by utilizing self-closing doors or another way that is listed in the staff report. If a change is proposed, an updated COA may be required if it affects the structure's appearance.

Signage

It is proposed to construct a brick and limestone monument sign in front of the building. It is proposed to be 4'-8" in height and 7'-4" in length. The sign is proposed to utilize black metal pin lettering in an unknown finish. External illumination is proposed, but it appears that the fixture has not been included within the application. Within the Guidelines, monument signs are not specifically noted as an appropriate sign type within the HPO. However, the Guidelines provide these general sign recommendations:

• Design signs to respect and respond to the character of the property on which they are being placed and of the overall district.

• Select locations, sizes, and placement of signs to complement the building and other buildings within the district

While a monument sign is not a sign type that is recommended within the Guidelines, this site and setting has unique characteristics. It is on the edge of the HPO, and its context is along Mack Hatcher and not visible from Franklin Road. The monument sign appears to meet the requirements of the Zoning Ordinance, so the HZC can ultimately decide if a monument sign is appropriate in this context. Should the HZC deem the monument sign appropriate, the sign is recommended to utilize a dark metal in a matte finish for the lettering. External illumination is recommended to be limited to soft landscape uplighting with incandescent and warm-colored lighting when possible. Should the sign be approved by the HZC, a sign permit shall be submitted and meet the requirements of the Zoning Ordinance.

RECOMMENDATION:
Staff recommend denial of the monument sign based on the following grounds:
1. The proposed sign type is considered an inappropriate sign type within the Design Guidelines.

Staff recommend approval of the construction of the building and refuse enclosure with the following conditions outlined in the staff report. If the HZC were to approve the monument sign, the following recommendations are suggested:
1. The sign shall utilize a matte metal finish for the sign lettering.
2. The sign lighting shall align with the Guidelines to utilize soft landscape uplighting with incandescent and warm-colored lighting when possible.
3. A sign permit must be issued prior to installation and meet the requirements of the Zoning Ordinance.

Applicant: Lacey Fuller, TMP Architecture. Ms. Fuller stated that she tried to incorporate as many of the suggestions as possible from staff regarding materials. Ms. Fuller noted that when the Commission considers the approval of the sign to remember the purpose of the facility and the importance of being able to identify where the building is quickly.

Citizen Comments: None

MOTION (Building)
Commissioner Ingram motioned to approve New Construction, Signage, And Refuse (Williamson County EMS) At 110 Aldersgate Way with staff conditions, seconded by Commissioner Barrett.

Commissioner Laster stated that the building will be located about 2000 feet away from the church and explained that he doesn't see the relationship to the church building but does see how the building could relate agriculturally. It would have been nice to see a building that reflects the rural character of the area.

Commissioners Ingram and Pearce agreed with Mr. Laster.

Chair LeMarinel stated that the closest building is the barn but beyond that it is one of the oldest homes in Williamson County. Chair LeMarinel also pointed out that since the church owns the property, there may have been suggestions or requirements regarding the design of the new building, by the church. It would be nice if there was a way to satisfy the requests of the church along with allowing the design to be more rural. As the design stands now, the building looks like a church and not like the rest of the property. Chair LeMarinel stated that when the church purchased the property they knew there were historical buildings on the property and that certain considerations would be necessary in the future.

Commissioner Ingram suggested that if the gothic arches were adjusted, the design may look less like the church.

Commissioner Laster noted that the arches reflect the church and stated that he is hesitant to get into designing as it would be ideal if the applicant came to the DRC meeting so that the application can be discussed.

Chair LeMarinel stated that there are several details of the proposed building that read more like a church or civic building.

Commissioner Calhoun stated that she agrees with Commissioner Laster's assessment of the design of the building and when people drive by this area with the open fields with horses it feels very rural. Ms. Calhoun stated that a more historical design that relates better to the surroundings should be strongly considered.

Chair LeMarinel stated that the design process for the building appears to have begun focusing on the church. The Commission is asking for the building to reflect more agrarian, focusing on the surroundings. The proper approach might be to start with an agrarian approach and then turn the design toward the church.

Commissioner Barrett suggested that considering the height of the proposed building, a building design leaning toward a barn type structure may be more appropriate.

Commissioner Ingram stated that regarding identifying the building, a building that looks notably different than the church may be more desirable.

MOTION (Deferral)
Commissioner Laster motioned to defer the application, New Construction, Signage, And Refuse (Williamson County EMS) At 110 Aldersgate Way, to the next HZC meeting, March 9, 2026, seconded by Commissioner Calhoun.

Commissioner Orr asked how much leverage the HZC does have, considering this is a Williamson Couty project.

Commissioner LeMarinel stated that the project would be evaluated against the historic design guidelines.

*(***Microphone was off*) Commissioner Pearce stated that generally, Williamson County's historic position is that the design guidelines are followed other than a small detail here and there.

Commissioner Worthington stated that it would be a missed opportunity if the building does not reflect the rural farming character of this corridor of Franklin.

Commissioner Ingram stated that she would like to make sure the applicant understands the design that the Commission is looking for.

Chair LeMarinel stated that similar feedback was given to the applicant during the DRC meeting, in which the applicant did consider and implement several recommendations from DRC.

Commissioner Pearce noted that the Farmers Market and The Giving Garden are part of the church mission.

With no further discussion, the motion to defer carried by a vote of 9-0.

Chair LeMarinel invited the applicant to attend the next DRC meeting and noted that staff would need to know if the applicant is planning to attend.

Commissioner Worthington noted that it would be helpful if the applicant provided more information regarding the monument sign, relating to height, massing, and location.

OTHER BUSINESS

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

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

10. **Administrative COA For Signage (Sandwich Board) At 203 3rd Ave. S.; Dan Fielder, Applicant.**
    Sponsors:

11. **Administrative COA For Signage (Reface Convenience) At 103 1st Ave. N.; Michael Evans, Applicant.**
    Sponsors:

12. **Administrative COA For Signage (Canopy, Small Hanging/Projecting, and Convenience) At 320 Main St.; Marianne DeMeyers, Applicant.**
    Sponsors:

ADJOURN

There being no further business, Commissioner Calhoun motioned to adjourn, seconded by Commissioner Barrett. The meeting adjourned at 06:14 p.m.

_____ _____

Chair Date

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

File #: 26-0260

DATE: 3/9/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Principal Building Roof Painting and Door Infill) At 717 Glass Ln.; Will Forte, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the non-historic principal building to paint the accent metal roof and infill an entrance at 717 Glass Lane.

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

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

BACKGROUND:
The property located at 717 Glass Lane is located in the Boyd Mill Avenue Historic District. The site features a 2004 two-story frame building. A portion of this request was deferred during the November 2025 Historic Zoning Commission meeting for a material sample to be considered.

The proposal includes a request to alter the principal building by painting the accent metal roofing and to infill a secondary entrance at the front of the building.

Metal Roof Painting:
The proposal includes a request to paint the existing accent metal roof, which appears to be a red/orange standing-seam metal, gray. The applicant has included a detailed process for preparing and painting the metal. As paint may fade or peel, and is not inherent to the material itself, it is necessary to understand how the paint color and treatment are proposed to be maintained and to meet the Guidelines. The Guidelines recommend the following:

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

The proposed method of preparation and materials to apply the paint appears appropriate and may extend the life of the existing metal roof. The metal roofing on the building is an accent material, and the proposal will have minimal impact on the building's appearance. As this is a non-historic residential building, the proposed painting of the metal roof is appropriate.

Entrance Alteration:
The proposal includes a request to infill a secondary entrance on the front façade, located on a recessed wall under the front porch, with siding to match the existing siding. The existing design of the entrance features a transom window and ½ lite door. The Guidelines recommend the following for alterations:

- Alterations and additions should be designed to complement and blend with the historic residential buildings in the district.
- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.

The proposed infill of the secondary entrance will not detract from the historic residential buildings in the district. While the design of the existing entrance reads as secondary in appearance and detailing and appears appropriate, the infilling of the entrance is also appropriate for a non-historic residential building.

RECOMMENDATION:
Staff recommends approval of the metal roof painting and the entrance alteration 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.

717 Glass Lane
Roof and Entrance Alteration

Proposal

- Paint Existing Standing Seam Metal Roofing
- Remove and Infill Side Door on front facade

Existing Front

Existing Back

Proposed Door Infill

Proposed Removal of
Secondary Door

717 Glass Lane
Concept Study
February 23, 2026

NOT FOR CONSTRUCTION

Sample of painted metal roof material

Proposed painted metal roof color

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

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

File #: 26-0249

DATE: 3/9/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Window Replacement (Principal) At 103 Cottage Ln.; Steve Dahlen, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning window replacement at 103 Cottage Lane.

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

PROJECT INFORMATION:
COF Project Number: 9057
Applicant: Steve Dahlen
Owner: Steven and Marilyn Dahlen

BACKGROUND:
The property at 103 Cottage Lane is located within the Boyd Mill Avenue Historic District. The building was constructed in the 2010s. The proposal is to replace all twenty-five windows on the building. The replacement windows will be double-hung, vinyl-clad windows in an evergreen color. The window-lite pattern appears to match what exists on the building. The Guidelines recommend:

- Design new windows and new window openings to be compatible with surrounding historic buildings.
- Use a material and window type that is similar to those seen historically in the neighborhood.

The use of vinyl-clad windows appears appropriate within this context, as the Vandalia Cottages are a new subdivision within the fringes of the Boyd Mill Avenue Historic District. Additionally, the development is accessed from Highway 96, and the context of the surrounding buildings within its neighborhood is the other buildings within the Vandalia Cottages.

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

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

103 Cottage Lane

103 Cottage Lane

- Proposal is to replace all 25 windowson the building with ProVia vinyl, double-hung windows.

Front Elevation

Right Elevation

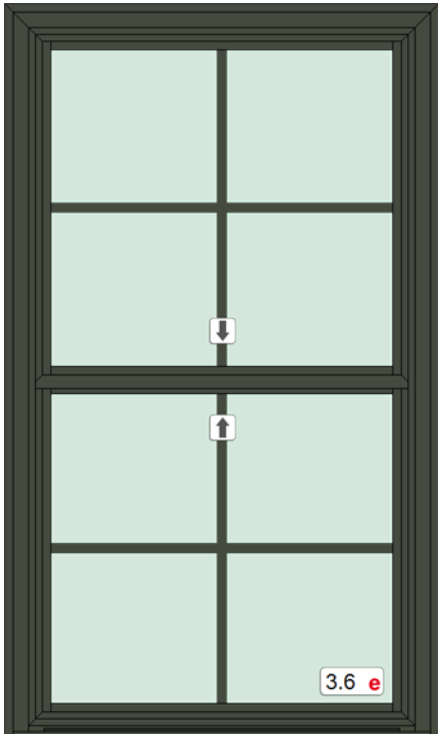
Left Elevation

Rear Elevation

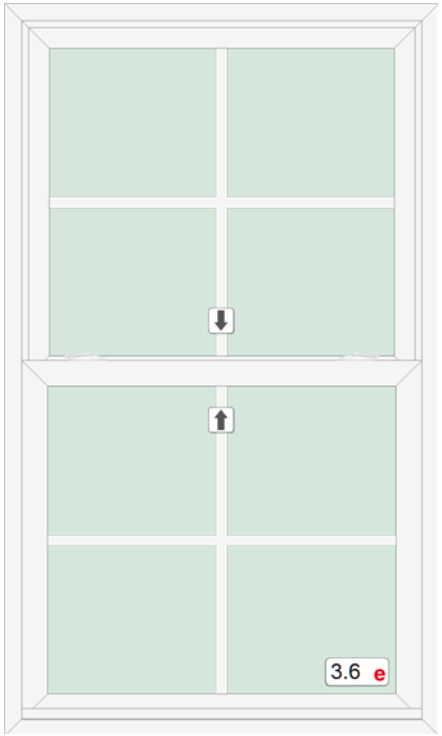
Existing Windows

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Steve Dahlen
Tag: Garage
Order #14651412-1
Qty: 1

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White Inside / Evergreen Outside
White Base Vinyl Color
Black Bulb Seal
FineLine
Compound Tension Balance System
Snap-In Frame Sash Stops
Double Profile DA Locks
White Vent Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Flex Full Screen with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Sill Extender
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
3/4" IG Thickness
Cottage SDL Grid - 1V x 1H
White Inside / Evergreen Outside SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Vinyl Double Hung
Cert #: 462-H-001.01
Class: LC-PG50
Max Test Size: 44" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-11

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.44	61.00

Air Infiltration (cfm/ft2)
<= 0.05

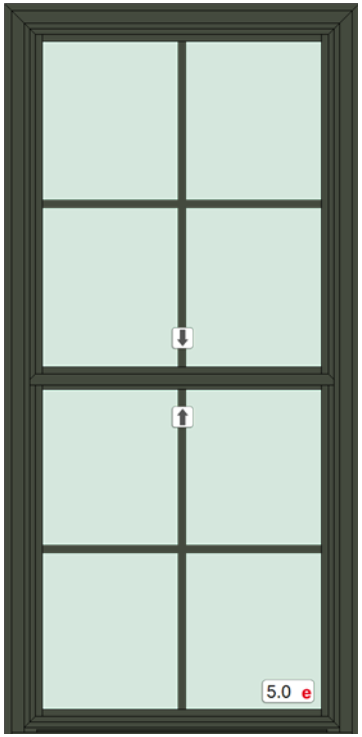
ENERGY STAR
Southern / South-Central
CPD: PRD-N-101-01634-00006
STC: 27; OITC: 24; Acoustic Test Report: f2964.01-113-11

INFORMATION AND WARNINGS

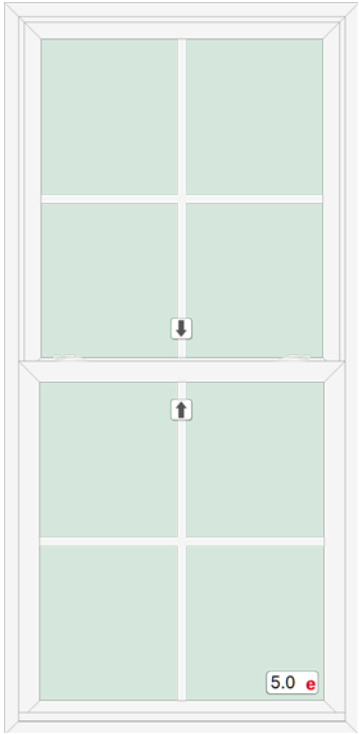
The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
The bulb seal is on the exterior of the window, make sure the bulb seal color is the closest match to the Evergreen exterior.
Painted windows will default to a Flex screen.
Custom color windows with SDL grids require additional lead time.

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Steve Dahlen
Tag: Foyer
Order #14651412-4
Qty: 1

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White Inside / Evergreen Outside
White Base Vinyl Color
Black Bulb Seal
FineLine
Compound Tension Balance System
Snap-In Frame Sash Stops
Double Profile DA Locks
White Vent Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Flex Full Screen with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Sill Extender
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
3/4" IG Thickness
Cottage SDL Grid - 1V x 1H
White Inside / Evergreen Outside SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Vinyl Double Hung
Cert #: 462-H-001.01
Class: LC-PG50
Max Test Size: 44" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-11

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.44	61.00

Air Infiltration (cfm/ft2)
<= 0.05

ENERGY STAR
Southern / South-Central
CPD: PRD-N-101-01634-00006
STC: 27; OITC: 24; Acoustic Test Report: f2964.01-113-11

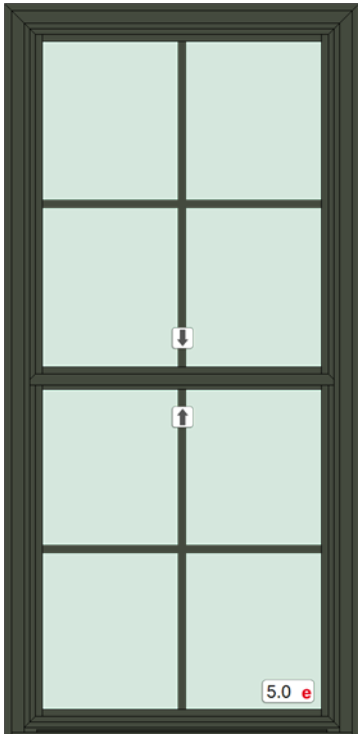
INFORMATION AND WARNINGS

The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
The bulb seal is on the exterior of the window, make sure the bulb seal color is the closest match to the Evergreen exterior.
Painted windows will default to a Flex screen.
Custom color windows with SDL grids require additional lead time.

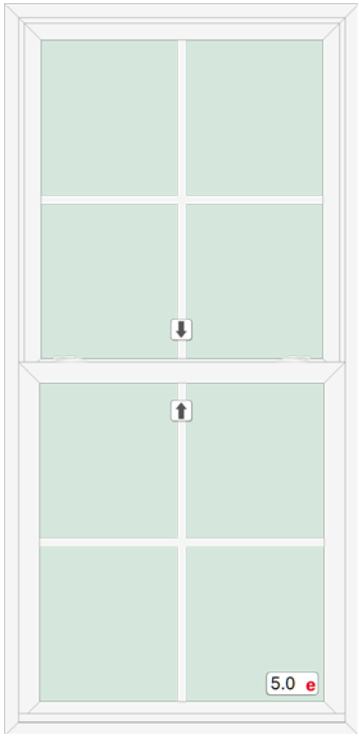
YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung

800.669.4711
2150 State Route 39
Sugarcreek, OH 44681



OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

Job: Steve Dahlen
Tag: Master Bedroom
Order #14651412-5
Qty: 2

DETAILS

Endure Window - EN600 Series

601 - Double Hung
White Inside / Evergreen Outside
White Base Vinyl Color
Black Bulb Seal
FineLine
Compound Tension Balance System
Snap-In Frame Sash Stops
Double Profile DA Locks
White Vent Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Flex Full Screen with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Sill Extender
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
3/4" IG Thickness
Cottage SDL Grid - 1V x 1H
White Inside / Evergreen Outside SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Vinyl Double Hung
Cert #: 462-H-001.01
Class: LC-PG50
Max Test Size: 44" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-11

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.44	61.00

Air Infiltration (cfm/ft2)
<= 0.05

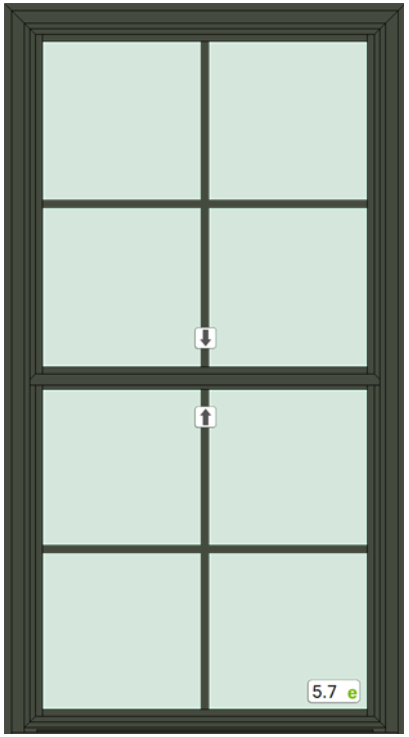
ENERGY STAR
Southern / South-Central
CPD: PRD-N-101-01634-00006
STC: 27; OITC: 24; Acoustic Test Report: f2964.01-113-11

INFORMATION AND WARNINGS

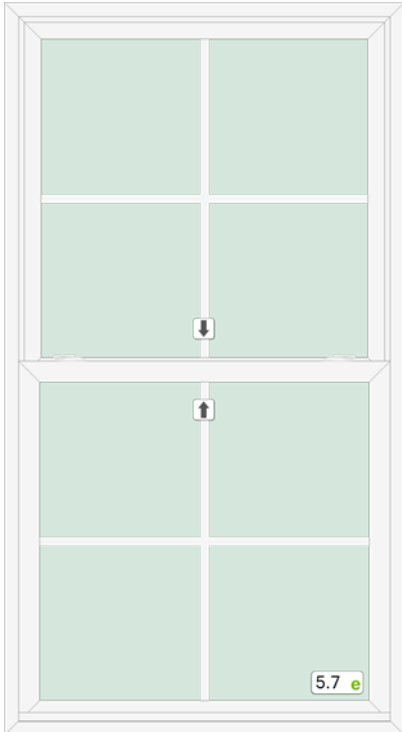
The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
The bulb seal is on the exterior of the window, make sure the bulb seal color is the closest match to the Evergreen exterior.
Painted windows will default to a Flex screen.
Custom color windows with SDL grids require additional lead time.

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Steve Dahlen
Tag: Master Bedroom
Order #14651412-6
Qty: 2

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White Inside / Evergreen Outside
White Base Vinyl Color
Black Bulb Seal
FineLine
Compound Tension Balance System
Snap-In Frame Sash Stops
Double Profile DA Locks
White Vent Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Flex Full Screen with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Sill Extender
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
3/4" IG Thickness
Cottage SDL Grid - 1V x 1H
White Inside / Evergreen Outside SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Vinyl Double Hung
Cert #: 462-H-001.01
Class: LC-PG50
Max Test Size: 44" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-11

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.44	61.00

Air Infiltration (cfm/ft2)
<= 0.05

ENERGY STAR
Southern / South-Central
CPD: PRD-N-101-01634-00006
STC: 27; OITC: 24; Acoustic Test Report: f2964.01-113-11

INFORMATION AND WARNINGS

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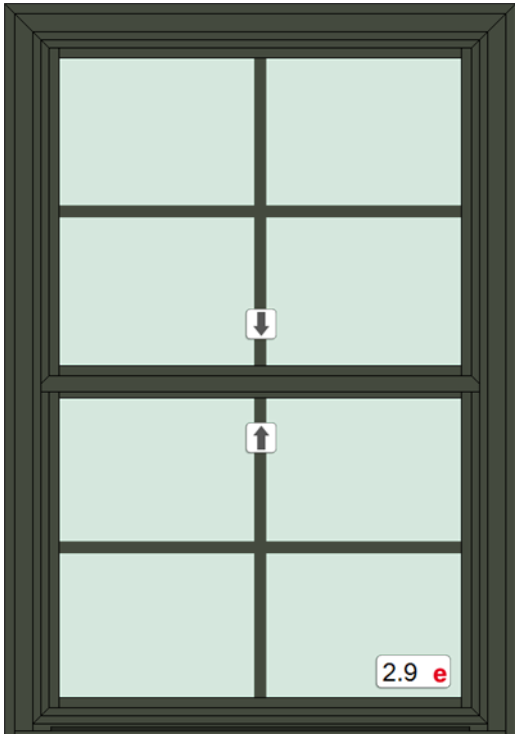
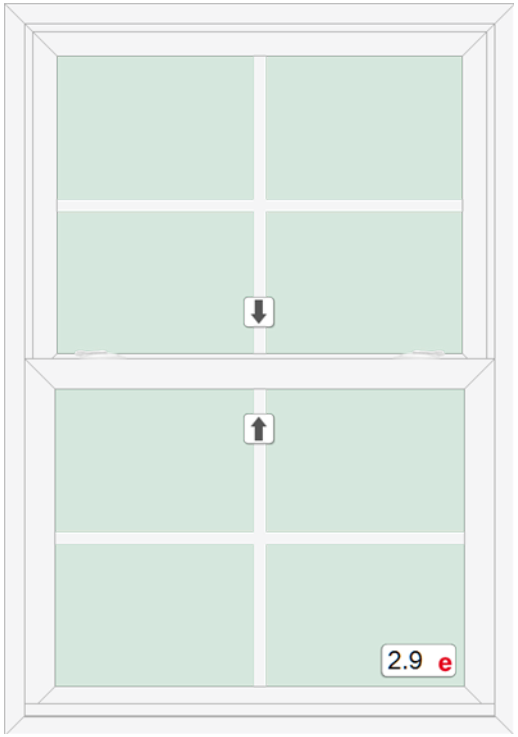
Custom color windows with SDL grids require additional lead time.

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Steve Dahlen
Tag: Kitchen
Order #14651412-7
Qty: 1

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White Inside / Evergreen Outside
White Base Vinyl Color
Black Bulb Seal
FineLine
Compound Tension Balance System
Snap-In Frame Sash Stops
Double Profile DA Locks
White Vent Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Flex Full Screen with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Sill Extender
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
3/4" IG Thickness
Cottage SDL Grid - 1V x 1H
White Inside / Evergreen Outside SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Vinyl Double Hung
Cert #: 462-H-001.01
Class: LC-PG50
Max Test Size: 44" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-11

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.44	61.00

Air Infiltration (cfm/ft2)
<= 0.05

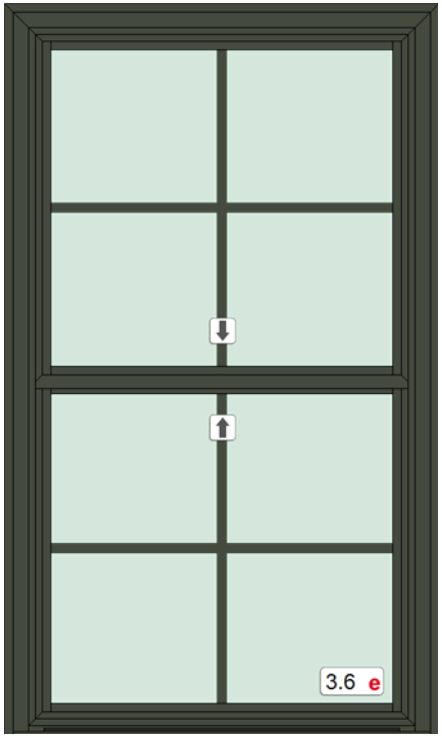
ENERGY STAR
Southern / South-Central
CPD: PRD-N-101-01634-00006
STC: 27; OITC: 24; Acoustic Test Report: f2964.01-113-11

INFORMATION AND WARNINGS

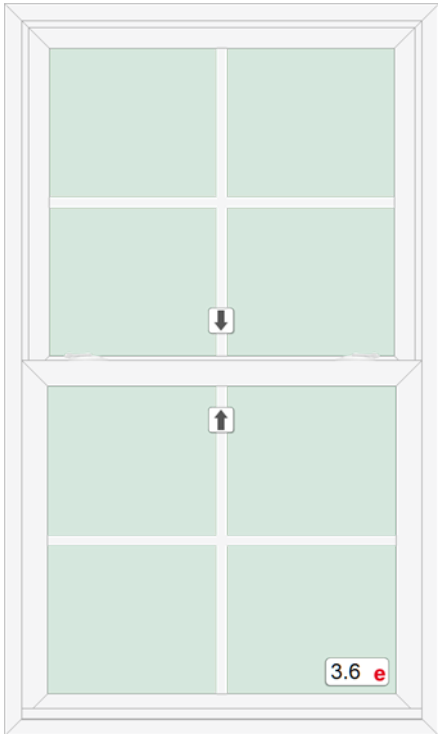
The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
The bulb seal is on the exterior of the window, make sure the bulb seal color is the closest match to the Evergreen exterior.
Painted windows will default to a Flex screen.
Custom color windows with SDL grids require additional lead time.

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Steve Dahlen
Tag: Kitchen Nook
Order #14651412-8
Qty: 7

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White Inside / Evergreen Outside
White Base Vinyl Color
Black Bulb Seal
FineLine
Compound Tension Balance System
Snap-In Frame Sash Stops
Double Profile DA Locks
White Vent Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Flex Full Screen with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Sill Extender
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
3/4" IG Thickness
Cottage SDL Grid - 1V x 1H
White Inside / Evergreen Outside SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Vinyl Double Hung
Cert #: 462-H-001.01
Class: LC-PG50
Max Test Size: 44" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-11

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.44	61.00

Air Infiltration (cfm/ft2)
<= 0.05

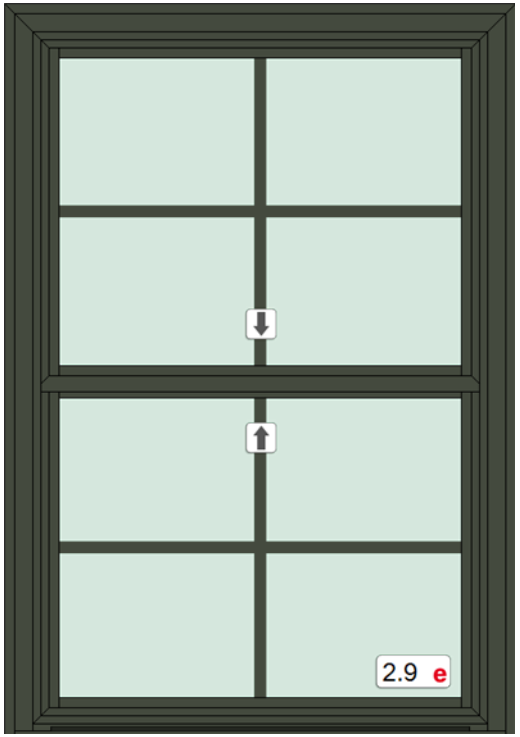
ENERGY STAR
Southern / South-Central
CPD: PRD-N-101-01634-00006
STC: 27; OITC: 24; Acoustic Test Report: f2964.01-113-11

INFORMATION AND WARNINGS

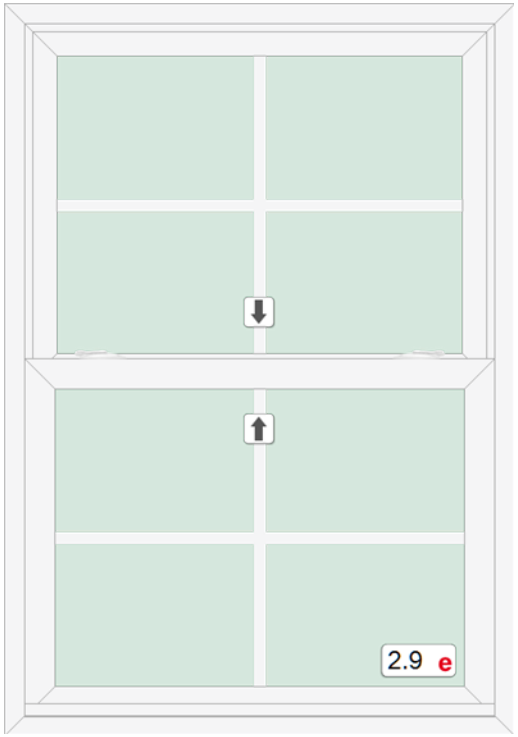
The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
The bulb seal is on the exterior of the window, make sure the bulb seal color is the closest match to the Evergreen exterior.
Painted windows will default to a Flex screen.
Custom color windows with SDL grids require additional lead time.

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Steve Dahlen
Tag: Office
Order #14651412-9
Qty: 1

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White Inside / Evergreen Outside
White Base Vinyl Color
Black Bulb Seal
FineLine
Compound Tension Balance System
Snap-In Frame Sash Stops
Double Profile DA Locks
White Vent Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Flex Full Screen with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Sill Extender
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
3/4" IG Thickness
Cottage SDL Grid - 1V x 1H
White Inside / Evergreen Outside SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Vinyl Double Hung
Cert #: 462-H-001.01
Class: LC-PG50
Max Test Size: 44" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-11

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.44	61.00

Air Infiltration (cfm/ft2)
<= 0.05

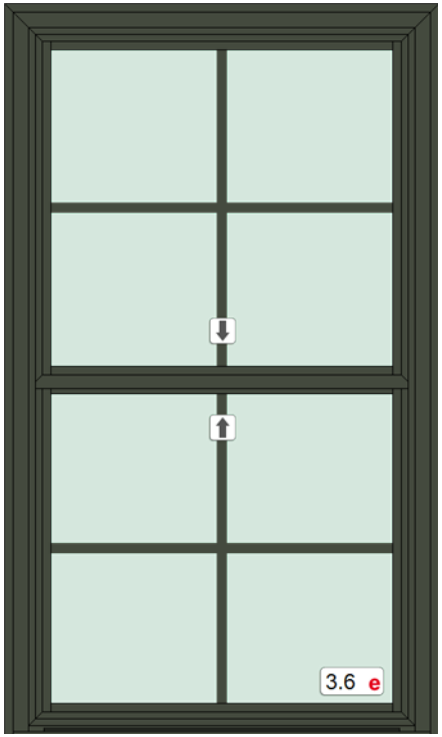
ENERGY STAR
Southern / South-Central
CPD: PRD-N-101-01634-00006
STC: 27; OITC: 24; Acoustic Test Report: f2964.01-113-11

INFORMATION AND WARNINGS

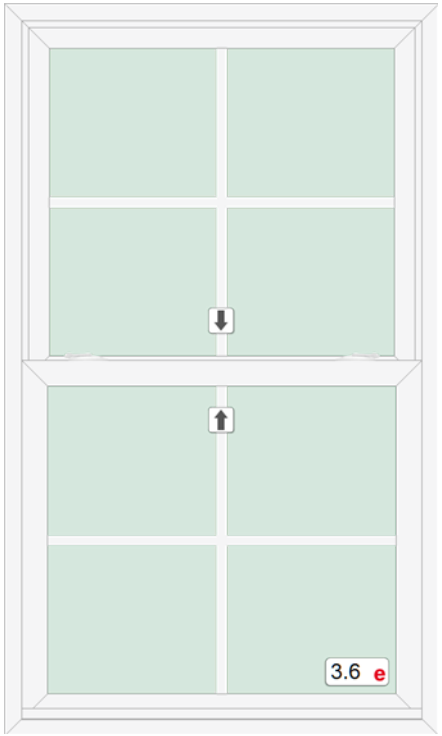
The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
The bulb seal is on the exterior of the window, make sure the bulb seal color is the closest match to the Evergreen exterior.
Painted windows will default to a Flex screen.
Custom color windows with SDL grids require additional lead time.

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Steve Dahlen
Tag: Stairwell Bonus
Order #14651412-10
Qty: 4

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White Inside / Evergreen Outside
White Base Vinyl Color
Black Bulb Seal
FineLine
Compound Tension Balance System
Snap-In Frame Sash Stops
Double Profile DA Locks
White Vent Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Flex Full Screen with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Sill Extender
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
3/4" IG Thickness
Cottage SDL Grid - 1V x 1H
White Inside / Evergreen Outside SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Vinyl Double Hung
Cert #: 462-H-001.01
Class: LC-PG50
Max Test Size: 44" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-11

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.44	61.00

Air Infiltration (cfm/ft2)
<= 0.05

ENERGY STAR
Southern / South-Central
CPD: PRD-N-101-01634-00006
STC: 27; OITC: 24; Acoustic Test Report: f2964.01-113-11

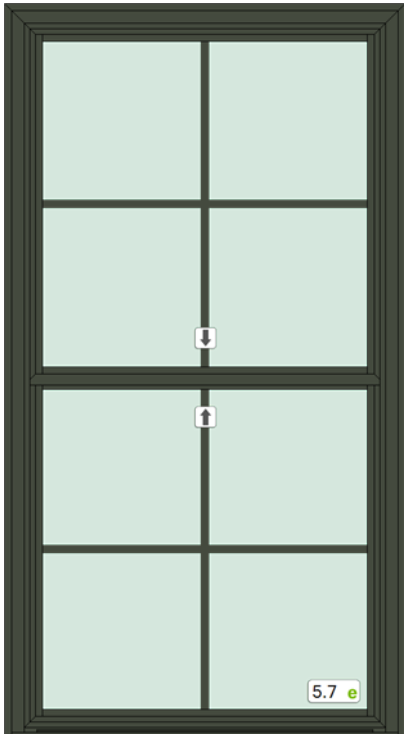
INFORMATION AND WARNINGS

The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
The bulb seal is on the exterior of the window, make sure the bulb seal color is the closest match to the Evergreen exterior.
Painted windows will default to a Flex screen.
Custom color windows with SDL grids require additional lead time.

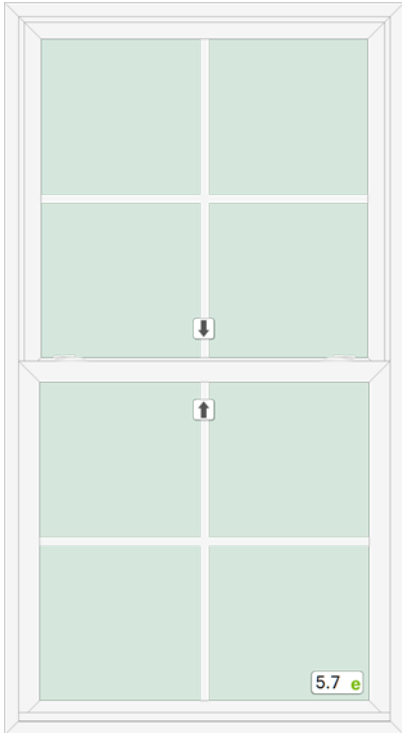
YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung

800.669.4711
2150 State Route 39
Sugarcreek, OH 44681



OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

Job: Steve Dahlen
Tag: Front And Back Bedroom
Order #14651412-11
Qty: 4

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White Inside / Evergreen Outside
White Base Vinyl Color
Black Bulb Seal
FineLine
Compound Tension Balance System
Snap-In Frame Sash Stops
Double Profile DA Locks
White Vent Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Flex Full Screen with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Sill Extender
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
3/4" IG Thickness
Cottage SDL Grid - 1V x 1H
White Inside / Evergreen Outside SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Vinyl Double Hung
Cert #: 462-H-001.01
Class: LC-PG50
Max Test Size: 44" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-11

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.44	61.00

Air Infiltration (cfm/ft2)
<= 0.05

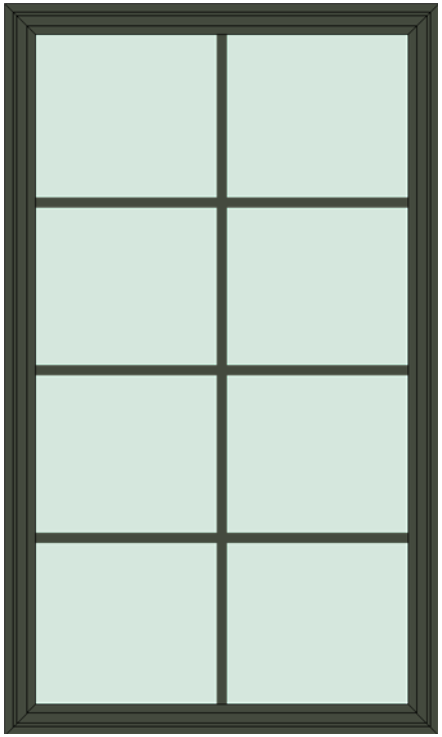
ENERGY STAR
Southern / South-Central
CPD: PRD-N-101-01634-00006
STC: 27; OITC: 24; Acoustic Test Report: f2964.01-113-11

INFORMATION AND WARNINGS

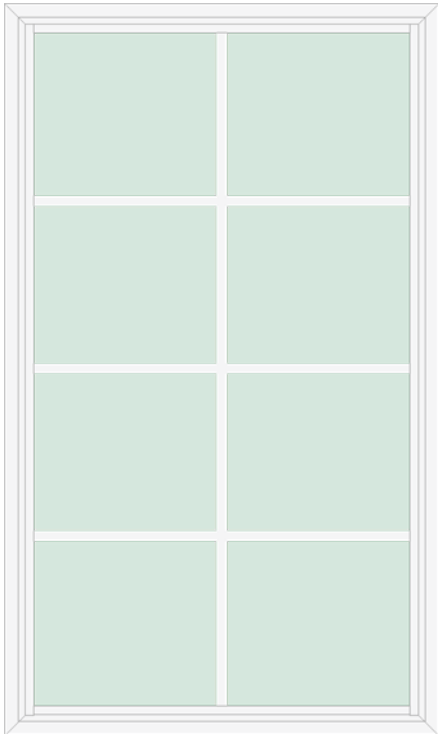
The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
The bulb seal is on the exterior of the window, make sure the bulb seal color is the closest match to the Evergreen exterior.
Painted windows will default to a Flex screen.
Custom color windows with SDL grids require additional lead time.

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 609 - Picture Window



OUTSIDE VIEW



INSIDE VIEW

800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Steve Dahlen
Tag: Dormer
Order #14651412-12
Qty: 2

DETAILS

Endure Window - EN600 Series

609 - Picture Window
White Inside / Evergreen Outside
White Base Vinyl Color
FineLine
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Sill Extender
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
3/4" IG Thickness
Colonial SDL Grid - 1V x 3H
White Inside / Evergreen Outside SDL Grids (External)

INFORMATION AND WARNINGS

Custom color windows with SDL grids require additional lead time.

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Vinyl Picture Window
Cert #: 462-P-007.06
Class: R-PG55
Max Test Size: 50" x 66"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.25	0.20

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.47	59.00

Air Infiltration (cfm/ft2)
<= 0.01

ENERGY STAR
North-Central / South-Central / Southern Regions
CPD: PRD-N-100-00809-00002

MAINTENANCE & CARE FOR YOUR VINYL WINDOW OR PATIO DOOR

KEY POINTS TO REMEMBER

1. Small scratches and nicks in the vinyl can occur. These small imperfections can be buffed out with a fine buffing compound suitable for vinyl surfaces.
2. Water can enter into the sill area of several different styles of windows. These windows are designed to capture this water before it enters your home and drain it to the outside. The presence of water in the sill of the window does not indicate a problem unless it has overflowed the window sill and into your interior sill or wall. If this has happened, check to make sure there is no debris in the window sill preventing water to drain through the drainage holes.
3. Condensation is often a result of high humidity in the home. If you have found condensation on your window or patio door, you must take steps to reduce the humidity level in your home by either adding a dehumidifier or using a kitchen exhaust fan to remove water vapors from cooking.

CARE AND MAINTENANCE

Maintenance of your window or patio door is important to keep it operating at its full potential. Here are some important steps to take throughout the year to keep your windows and doors looking beautiful.

1. Keep sill track clean of dirt and debris so water can flow freely to outside.
2. Keep all weep holes free of obstructions so water can flow freely to outside.
3. Inspect exterior caulking regularly and replace when necessary.
4. Clean and check operation of hardware and weather-stripping regularly and repair if necessary.
5. Keep weatherstrip clean of dirt and grit for proper seal. Wash with mild soap and water, rinse with water and wipe dry. Apply a light coat of wax (Lemon Pledge®) and wipe off excess.
6. Determine the source of any moisture that you see around your windows or doors and stop its entry and accumulation.
7. Immediately dry out any areas around your windows or doors that you observe are wet (immediate action is necessary to mitigate any damage to your home). The use of a dehumidifier, fan, or any warm air source will help dry out affected area.
8. Maintain relative humidity at moderate levels.

Vinyl Finish:

1. To clean, wash with mild soap and water. Heavy dirt and stains may require stronger cleaning compounds such as a vinyl siding cleaner. The surface can be wiped down with solvents such as turpentine, naphtha, nail polish remover (acetone) and alcohol. CAUTION: as some cleaners may mar or scratch vinyl.
2. Abrasive cleaners will scratch the surface and are not recommended.

Hardware:

1. Much like sterling silver even the finest brass will react naturally to the elements surrounding it. To maintain, polish with a nonabrasive automotive or furniture wax. By keeping your hardware cleaned and maintained you will be rewarded with a long-lasting finish.
2. Tighten screws when necessary.
3. Lightly oil as needed. Wipe off excess.

CAUTION: DO NOT USE paint thinners, lacquer thinner, gasoline, kerosene or any other harsh chemical to clean surfaces or hardware.

ProVia®
THE PROFESSIONAL WAY

DOORS | WINDOWS
SIDING | STONE | ROOFING

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S-MK-03055 | 10/24

ProVia®
THE PROFESSIONAL WAY

Aeris™ Endure™ & Aspect™ Windows & Patio Doors

Lifetime Limited Transferable
WARRANTY

AERIS™, ENDURE™ & ASPECT™ WINDOWS & PATIO DOORS

PLEASE REMEMBER TO REGISTER YOUR WARRANTY

For all warranty-related matters, including registering and transferring an existing warranty, scan this QR Code or visit www.provia.com/warranty.

ProVia LLC, hereinafter "ProVia", warrants to the original consumer purchaser, that under normal use, our vinyl windows and patio doors, hereinafter "Product(s)", will be free from defects in material and workmanship for as long as the purchaser owns and lives in the single-family residence, hereinafter "Home", in which the Product was installed. The details of the warranty are as follows:

BASIC WINDOW OR PATIO DOOR UNIT - LIFETIME TRANSFERABLE

The rigid vinyl and factory-applied wood components of the Aeris, Endure or Aspect window or patio door (not including factory installed jamb extensions), are warranted against chipping, cracking, peeling, pitting, blistering, warping or delamination for as long as you own and live in the Home in which the Product was originally installed.

This warranty is transferable to one subsequent purchaser.

PAINT/STAIN FINISH - 15 YEAR / 10 YEAR

ProVia further warrants the factory-applied paint on vinyl window components against cracking, pitting, peeling, blistering or suffering from non-uniform fading discoloration (non-uniform fading discoloration resulting from unequal exposure of surfaces to the sun and elements is not covered by this warranty) and defects in material and workmanship for a period of fifteen (15) years from date of installation.

ProVia further warrants the factory-applied paint or stain finish on interior wood components against flaking, checking, blistering or peeling and defects in material and workmanship for a period of ten (10) years from date of installation. Damage to the paint or stain finish caused by condensation and normal wear are not covered.

HARDWARE - LIFETIME

ProVia further warrants the moving parts, such as balances on double-hung windows and locking mechanisms in all units, for as long as the original purchaser owns and lives in the Home in which the Product was originally installed, if those parts are not free from defects in material and workmanship under conditions of normal use and wear.

PATIO DOOR HANDLES LIFETIME / 1 YEAR

ProVia further warrants all patio door handles with a Bright Brass, Satin Nickel or Aged Bronze finish against tarnishing for as long as you own and live in the Home in which the Product was installed.

Patio door handles with a painted finish, Flat Bronze, Modern Bronze or Antique Brass finish are warranted against flaking, checking, blistering or peeling for a period of (1) year from date of installation.

INSULATED GLASS UTILIZING SUPER SPACER® - LIFETIME

ProVia further warrants the insulated glass units utilizing Super Spacer (most Decorative glass, Art Glass, Privacy Glass, DC, DLA, TLA, and TLK glass) in its vinyl windows or patio doors against defects resulting in material obstruction of vision as the result of film formation between the interior glass surfaces caused by failure of the air-tight seal, for as long as the original purchaser owns and lives in the Home in which the Product was originally installed. Small spots, marks, lint, and scratches not exceeding applicable glass manufacturing specifications imposed by Federal Specification 1036-90 will not constitute defects under this warranty.

INTERNAL BLINDS - 10 YEAR

Internal blind units are warranted against seal failure and defects in material and workmanship for a period of ten (10) years from date of installation.

GLASS BREAKAGE - LIFETIME

ProVia further warrants the insulated glass units utilizing Super Spacer (most Decorative glass, Art Glass, Privacy Glass, DC, DLA, TLA, and TLK glass) in its vinyl windows or patio doors against breakage as follows: (1) If the glass in a properly registered and warranty covered unit breaks as the result of a manufacturing defect; (2) In the event of an accident in the Home that is not covered by insurance or is of an amount that is within the insurance policy deductible, ProVia will replace the glass free of charge, for as long as the original purchaser owns and lives in the Home in which it was originally installed.

Glass breakage is not covered for insulated glass units with internal blinds or insulated glass units in Garden Windows.

SCREENS - LIFETIME

Further, ProVia will replace under normal conditions of use, for as long as the original purchaser owns and lives in the Home in which the Product was originally installed; for manufacturing defects, if the fiberglass, aluminum or stainless steel screening is not free from rotting, staining, or rusting. No warranty herein covers torn screen mesh caused by abnormal use, negligence, or other means not controlled by ProVia.

FLEXSCREENS - LIFETIME

Further, ProVia will replace under normal conditions of use, for as long as the original purchaser owns and lives in the Home in which the Product was originally installed; for manufacturing defects, if the fiberglass screening is not free from rotting, staining, or rusting. No warranty herein covers torn screen mesh caused by abnormal use, negligence, or other means not controlled by ProVia.

BAY, BOW & GARDEN WINDOWS - 10 YEAR

Bay and Bow windows (frames and roof kits) and Garden Windows (frames, sashes, hardware and insulated glass units) are warranted against defects in material and workmanship for a period of ten (10) years from date of installation. Garden windows are not available in the Aeris series.

TRANSFERABLE WARRANTY

The Warranty on the basic window or patio door unit is transferable by the original purchaser to one subsequent purchaser for purchaser's personal residence provided the warranty transfer is completed within thirty (30) days after the date of transfer of ownership. Warranty transfers must be completed online at www.provia.com/warranty.

NON-RESIDENTIAL & MULTI-FAMILY APPLICATIONS

Where the structure in which the Product is installed is not a single-family residence occupied by the purchaser, or is owned by a public or private corporation for profit or non-profit, an unincorporated association or other business entity of any type recognized by law, a church, a school, a governmental or public authority, the time periods stated in this warranty shall be limited as follows: Basic Window or Patio Door Unit – 5 Year (non-transferable); Hardware - 1 Year; Insulated Glass – 10 Year (glass breakage not included); Internal Blinds – 5 Year; Screens – 5 Year; and Finishes – 1 Year.

COASTAL APPLICATIONS

For Products that are installed in a Coastal region the time periods stated in this warranty shall be limited as follows: Non stainless steel hardware mechanisms in Casement Window & Patio Door units - 5 year mechanical warranty; Aged Bronze, Bright Brass or Satin Nickel Patio Door Handles – 10 Year Finish.

Definition of Coastal Regions: For information and maps of Coastal regions please go to www.provia.com/coastalwarranty.

WARRANTY CONDITIONS

No warranty herein covers natural weathering or fading of surfaces, torn screening, non-factory applied finishes (e.g. customer applied tints, films or paint finishes), damages resulting from customer applied tints, films or paint finishes, damages resulting from improper installation, abuse, negligence, abnormal or unreasonable use (including failure to provide reasonable and necessary maintenance), damage resulting from fire or lightning, windstorms, earthquakes, wind-borne objects, strain applied to the unit by movement of the building, inadequate provision for expansion or contraction of framing members, installation in ships or vehicles, installation outside the Continental United States, seal failure, if the seal has been subject to immersion in water, acts of God, or other causes beyond the control of ProVia except as expressly warranted, whether similar or dissimilar to the foregoing.

Condensation on units may occur as the natural result of humidity within the house or building area. This natural result may come from changes in interior or exterior temperatures and does not indicate a defect in the unit. This warranty does not cover condensation, nor frost or freezing from condensation on the unit.

On some installations, caulking is used to seal the frames or trim packages against water or air penetration. Caulking is not considered a part of the window or door, and therefore, is not covered under this Warranty. Caulking is normally considered a maintenance responsibility of the purchaser.

The procedure for obtaining performance of the obligations of this warranty is as follows: if you believe your unit to be defective, contact the contractor for inspection. If the contractor determines the unit or parts thereof to be defective, the manufacturer at its exclusive option will repair, provide a new product or part of a product after having determined that it does not conform to the limited warranties contained herein. The manufacturer reserves the right to discontinue or make changes in any of its products. If the Products covered by this warranty are not available, the manufacturer shall have the right to substitute a product that is of equal quality or value. The manufacturer will ship the replacement product or part to the nearest authorized dealer and the purchaser must pay for any and all labor necessary to install such product or part and for the transportation from the nearest authorized dealer to his/her residence.

Any claim must be accompanied by a copy of the Warranty certificate and a copy of the contract evidencing purchase of the ProVia Products.

PROVIA SHALL NOT BE LIABLE TO PURCHASER FOR CONSEQUENTIAL DAMAGES, SUCH AS, BUT NOT LIMITED TO, DAMAGES OR LOSS TO OTHER PROPERTY OR EQUIPMENT, LOSS OF USE, OR CLAIMS OF SERVICE INTERRUPTION, FOR BREACH OF ANY WRITTEN OR IMPLIED WARRANTIES ON ITS PRODUCT.

PURCHASER'S EXCLUSIVE REMEDY SHALL BE THE REPLACEMENT OF DEFECTIVE FINISH, COMPONENTS, OR PARTS, ALL AS PROVIDED HEREIN. IN ANY EVENT, THE LIABILITY OF PROVIA WITH RESPECT TO ANY CONTRACT, OR ANYTHING DONE IN CONNECTION THEREWITH SUCH AS THE PERFORMANCE OR BREACH THEREOF OR FROM THE MANUFACTURE, SALE, DELIVERY, RESALE, INSTALLATION OR TECHNICAL DIRECTION OF INSTALLATION, REPAIR OR USE OF ANY WINDOW, PATIO DOOR, COMPONENT OR PART COVERED BY OR FURNISHED UNDER THIS CONTRACT WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, OR OTHERWISE, SHALL NOT, EXCEPT AS EXPRESSLY PROVIDED HEREIN, EXCEED THE PRICE OF THE WINDOW, PATIO DOOR, PART OR COMPONENT ON WHICH SUCH LIABILITY IS BASED.

Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to purchaser.

THIS WRITING CONTAINS THE ENTIRE AGREEMENT BETWEEN PROVIA AND PURCHASER. DEALERS, CONTRACTORS, APPLICATORS, OR DISTRIBUTORS OF PROVIA PRODUCTS HAVE NO AUTHORITY TO GIVE WARRANTIES ON PROVIA'S BEHALF, THAT ARE DIFFERENT FROM OR EXCEED THOSE LISTED HEREIN. PURCHASER SHOULD THEREFORE EXAMINE THIS LIMITED WARRANTY CAREFULLY.

ALL WARRANTIES, WHETHER EXPRESSED OR IMPLIED, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE LIMITED TO THE TERMS HEREOF.

Some states do not allow limitations on how long an implied warranty lasts; so the above limitations may not apply to purchaser.

This Lifetime Limited Warranty extends only to the windows and/or patio doors which were originally installed in your Home or other structure as recorded on the warranty registration and shall not be valid or enforceable if you cannot prove that the windows and/or patio doors were so installed. To establish a record of your purchase please register your warranty online at www.provia.com/warranty.

Important Note: Failure to fill out the online warranty registration form will not affect your rights under the warranty if you can show the date of purchase and the location the windows and/or patio doors were installed in a reasonable way. (Your receipt of purchase and the receipt from the contractor who made the installation in your Home showing the address is one such way. Please keep them in a safe place.)

This warranty gives purchaser specific legal rights and he or she may also have other rights which vary from state to state.

03/15/2024 - Ver 1.0

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

File #: 26-0250

DATE: 3/9/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Demolition (Accessory Structure), Alterations And Additions (Principal Building), And Site Alterations At 210 3rd Ave. N.; Aaron Rogers, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning demolition of the accessory structure, alterations and additions to the principal building, and site alterations at 210 3rd Avenue North.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Building
Chapter 6: Site & Setting
Chapter 9: Modern Features
Chapter 10: Demolition

PROJECT INFORMATION:
COF Project Number: 9058
Applicant: Aaron Rogers, Studio 906 Architects, Rep.
Owner: Franklin Legal Holdings, LLC., Sean Aiello, Rep.

BACKGROUND:
The property at 210 3rd Avenue North is located within the Downtown Franklin National Register Historic District. The National Register describes the principal building as a frame gabled-ell dwelling that was constructed circa 1890. The application has come before the Design Review Committee for feedback at the December 2025 and January 2026 meetings. The proposal includes:

- Demolition of the accessory structure
- Alterations to the principal building
- An addition to the principal building
- A new accessory structure
- Site alterations

<u>Accessory Structure Demolition</u>

It is proposed to demolish the accessory structure. The small structure is located behind the principal building and is clad in board-and-batten siding. The document within the application is a Historic Structures Survey from 1970, which does not show the structure on the property. The NRHP listing does not list the structure on the property when the district was established in 1972. Since then, the structure has not been noted on any of the NRHP updates. Therefore, with the provided information, the structure appears to be non-historic, and its removal does not appear to negatively impact the district.

Principal Building Alterations

A series of alterations are proposed to the principal building that include: the removal of the asbestos siding, restoration of the wood lap siding (if possible), replacement of the roof, repair/replacement of the trim detailing, window restoration with window replacement only when necessary, and reverting the porch roof to the previous design. All of the proposed alterations appear to align with the Guidelines; however, the Preservation Planner should be contacted if window restoration is not feasible to make sure that the replacement window(s) match the historic windows, and the reveal of the lap siding should be retained and matched. The color of the front porch roofing is proposed to be changed to standing seam. The Guidelines would support a similar color of a standing seam metal as the proposed dark gray asphalt shingle roof on the house, as it will blend with the house and with other roofs in the district.

Principal Building Addition

On the right elevation, it is proposed to enclose the side porch and construct a small addition. The additions will utilize a similar window pattern as the existing windows on the building, and methods to show the additions are compatible and identifiable. The Guidelines recommend designing 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 window specs will need to be provided to make sure the windows align with the Guidelines.

New Accessory Structure

A new accessory structure is proposed behind the principal building. The structure is small in size and will be connected to the principal building by a covered breezeway with lattice. The placement, size, and materials align with the Guidelines. While the size of a new accessory structure is appropriate according to the Guidelines, the proposed lot coverage is proposed to increase from 38.16% to 44.38%. The Guidelines recommend sizing the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) so that it does not exceed 35% of the lot. The Zoning Ordinance requires a minimum of 40% for the Landscape Surface Area (LSA) of a site. With the proposed additions and new hardscaping, it does appear that this requirement has been met, but numbers confirming this shall be provided. While this does not align with the Guidelines, the DRC did note their flexibility on this proposal.

Site Alterations

At the front of the building, a low slope ramp is proposed. The ramp is proposed to be constructed out of concrete and is a low slope that will not require handrails. The Guidelines recommend:

- For residential buildings, provide a landscaped front yard and minimize paved or hardscape areas. Do not fully remove and replace traditional lawn areas with hardscape.
- Position ramps and lifts on rear or side facades where not readily visible.

A meeting with Building and Neighborhood Services must occur to discuss this ramp and placing it on the side so that it can meet the Guidelines and required codes.

Further, it is noted that there is an existing fence along the property. Due to deterioration, some places are proposed to be replaced with new fencing in the same material and style. This is appropriate within the Guidelines.

RECOMMENDATION:
Staff recommends denial of the ramp installation based on the following Guidelines:

- For residential buildings, provide a landscaped front yard and minimize paved or hardscape areas. Do not fully remove and replace traditional lawn areas with hardscape.
- Position ramps and lifts on rear or side facades where not readily visible.

Staff recommends approval of the portion of the application that includes the demolition of the accessory structure, building alterations, building addition, new accessory structure, and repair of the fence, with the following conditions:

1. Should the windows be unable to be restored, the Preservation Planner must be contacted to ensure that the window replacement matches the existing windows on the building.
2. The reveal of the siding must match the reveal of the siding under the asbestos siding on the new accessory structure, addition, and in any of the areas where the lap siding is too deteriorated to be reused.
3. The windows on the addition must have a historic profile and dimension and consist of wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
4. The metal roofing on the front porch shall blend in color with the asphalt shingle roof.
5. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
6. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:

1. Please be aware this scope of work will require a design stamped plan to be submitted for a nonresidential review for code compliance.
2. The OR district is required to maintain 40% landscape surface area (LSA). Be advised the lot coverage for Historic purposes is not the same as LSA.

906

210 3rd Avenue North: Project Narrative

Prepared for the Franklin Historic Zoning Commission DRC

906 Studio Architects : February 20, 2026

The applicant, Sean R. Aiello, is a lifelong Franklin resident and managing partner of the local law firm Schell & Oglesby, LLC. His family, the Hendersons, have produced a continuing line of practicing lawyers servicing Franklin and the surrounding area since the 1870s. Beginning with prior Tennessee Supreme Court Judge John Hughes Henderson, notable practitioners have included Judge John Henderson, Captain Tom Henderson, and Public Defender John Henderson who have all practiced off the Square. Sean envisions a return of downtown practice in a historic location to preserve both the history of the building and his family's legacy in the greater Franklin legal and civic community.

In consultation with Rick Warwick, this property is believed to be built in 1890 and lived in by the Lunn family including the daughters of City Policeman Joe Lunn (who may have built the house), Louise and Lottie.

We are proposing the full renovation of a significantly deteriorated structure at 210 3rd Ave North which formerly housed a dentist office. The new use will be similar to the previous personal services use – a law office – and is currently approved by the city.

Site: While guidelines recommend a lot coverage of 35%, the existing structures exceed that number with a current coverage of 38.16%. We propose a small addition that will be near entirely obscured from 3rd Ave by an existing fence. While we understand that this proposed addition will increase lot coverage to 43.38%, it will still be below limits established by OR zoning requirements. More importantly it will ultimately create greater cohesion among the entirety of the property by tying together the main structure and accessory structure while also repairing and replacing existing disjointed additions of poor construction, while also adding space to allow the structure to serve its proposed new use.

Overall: We have engaged a structural engineer to study the structure and recommend any necessary fixes to provide long-term stability. We will fully replace the existing roof with in-kind material and overall repair the entirety of the building to bring it up to current code requirements and construction standards.

Exterior work: the original wood siding was covered by asbestos-containing siding at some point in the past. We propose to remove the existing asbestos – containing siding, review the wood siding below and repair it to the extent it is possible or repair/replace in kind. We will also repair all building trim in-kind.

As best we can tell only a few of the existing windows are original. We propose to keep those, repairing as necessary, while installing new windows where original windows are no longer present with a specification to match historic profiles and detailing. We will include a specification with the COA submittal.

At the proposed ‘connector’ breezeway between the existing main house and small addition, we are proposing low CMU to match existing with siding above and lattice with framing above that. These materials will be painted to match existing.

Accessibility: While we understand the preference of the HZC would be for the ramp to not be located at the front entrance to the building, subsequent discussions with City of Franklin BNS have confirmed that in order to meet accessibility code as well as zoning guidelines this is the only feasible location for the ramp. If located to the north side it would impede a shared drive aisles between adjacent properties necessary to access parking in the rear and to the south side there is not enough room between building and setback. To minimize the visible impact of the ramp we are keeping the slope below 5% to eliminate handrails and are providing low stone on the edge with landscaping.

906 STUDIO, PLLC
249 4TH AVENUE N
SUITE 200
FRANKLIN, TN 37064
615.988.9065
906studio.com

FRANKLIN LEGAL, LLC
210 3rd Ave N.

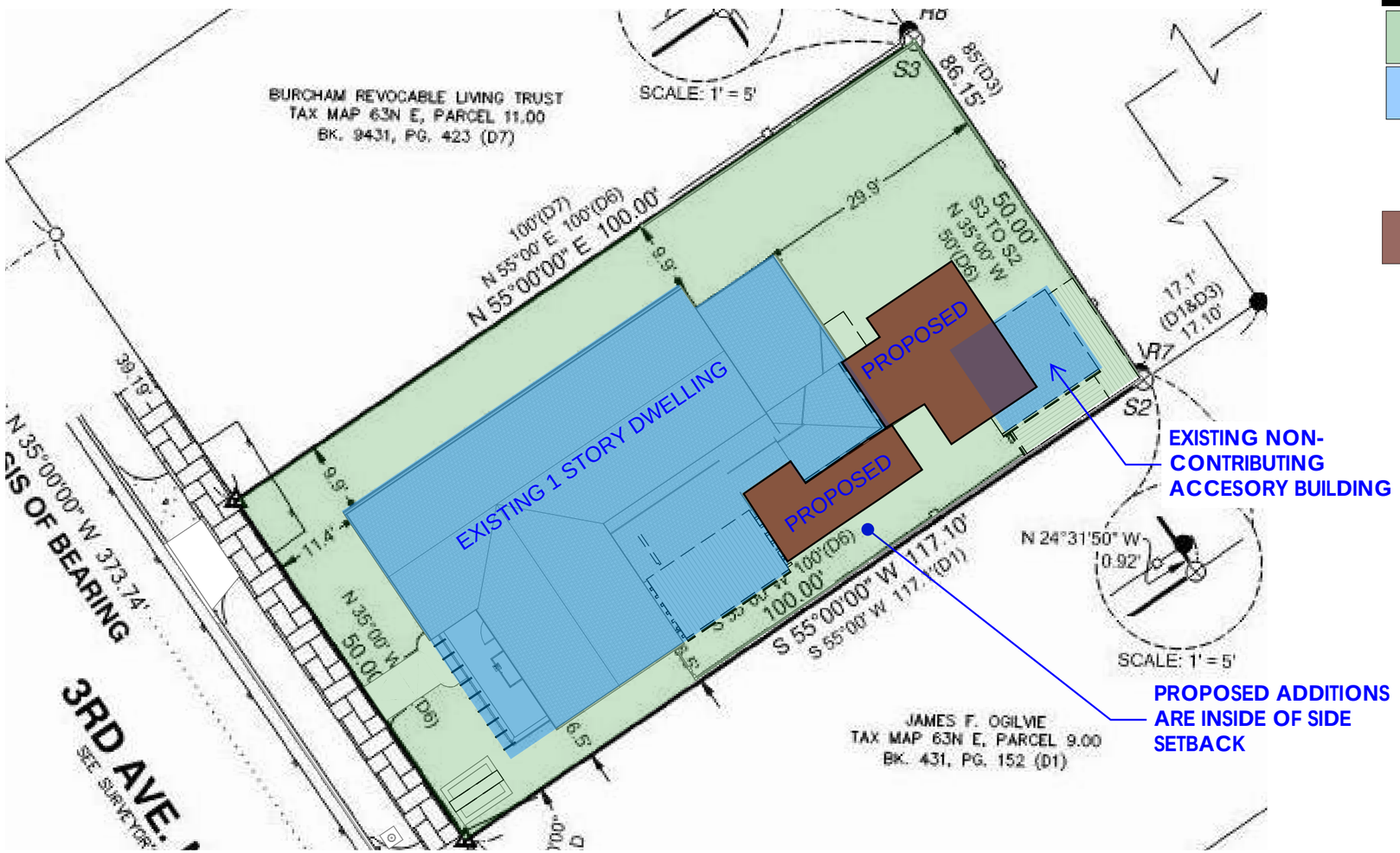
210 3rd Ave N Franklin, TN 37064, USA

02.20.2026

210 3rd Ave N.

SITE PLAN

FRANKLIN LEGAL, LLC



LOT COVERAGE

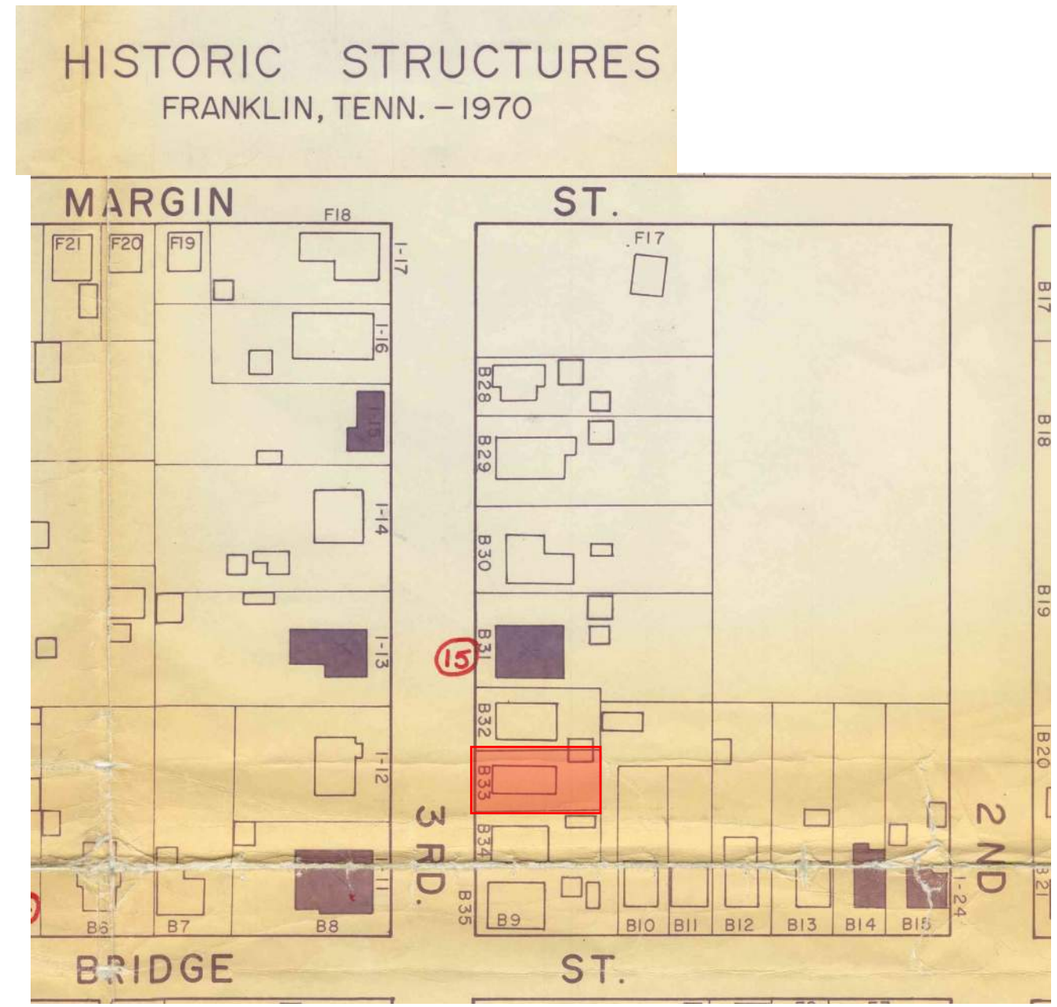
LOT SIZE	5,005 S.F.
EXISTING EXISTING	1,785 S.F. 125 S.F. 1,910 S.F.
EXISTING PERCENT LOT COVERAGE	38.16 %
PROPOSED EXISTING & DEMO	436 S.F. 1,785 S.F 2,221 S.F.
PROPOSED PERCENT LOT COVERAGE	44.38 %

SITE PLAN

1/16" = 1'-0"

0' 8' 16' 32'

906 STUDIO ARCHITECTS + INTERIORS



National Register Listing
December 17, 2019
RS72001254

250. **210 Third Avenue North – Contributing**
This is a ca. 1890 frame gabled-ell dwelling with an asphalt-shingle roof, stone foundation, and exterior of asbestos siding. On the main façade is a partial-width continuous shed-roof porch with a wood floor, plain-square wood columns with brackets, and wood railing. Windows are original one-over-one wood sash. The main entrance has a single-light glass and wood paneled door with single-light transom. At the gable eaves are gable returns and brackets.

Based on the age of the building and it not appearing on the National Register listing, it seems clear this is a non-contributing piece to the overall historic character of the property and primary structure. As such we would like to request approval of a demolition permit to remove it from the rear of the property.

PROPOSED DEMO OF NON-CONTRIBUTING ACCESSORY STRUCTURE

210 3rd Ave N.

EXISTING CONDITIONS

FRANKLIN LEGAL, LLC

EXISTING WEST ELEVATION

EXISTING EAST ELEVATION

EXISTING CONDITIONS

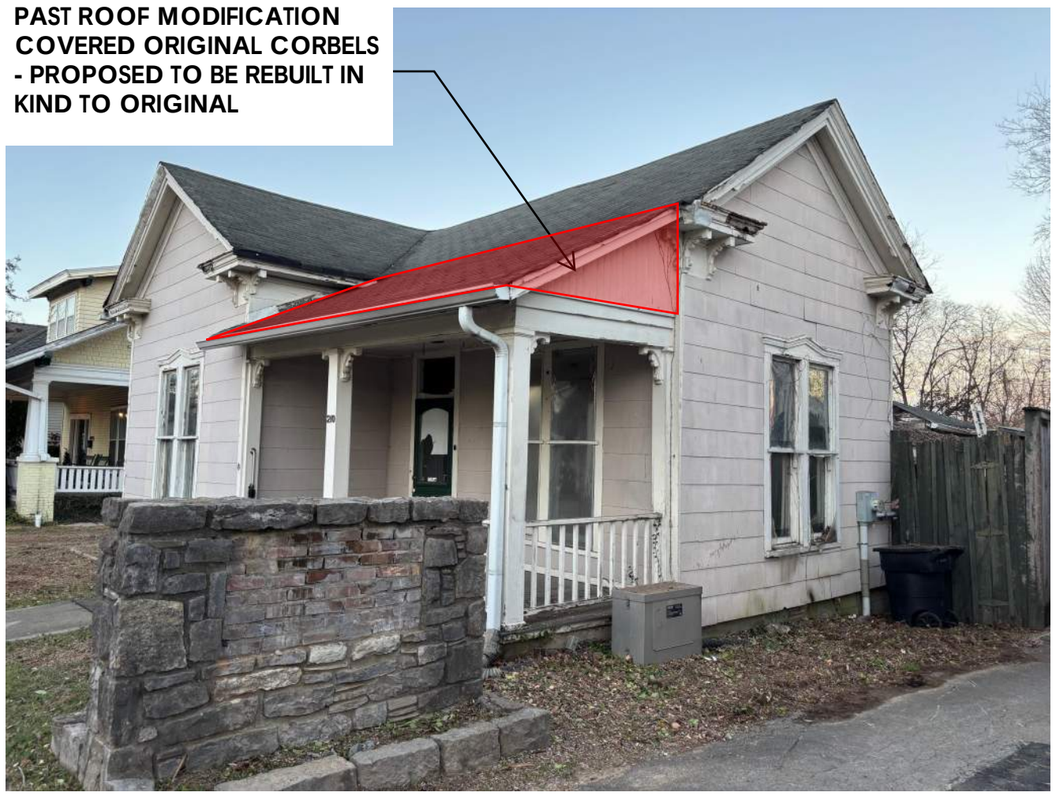
FRANKLIN LEGAL, LLC

EXISTING SOUTH ELEVATION

EXISTING NORTH ELEVATION

EXISTING CONDITIONS

FRANKLIN LEGAL, LLC



EXISTING 3RD STREET VIEW

PORCH PRECEDENT FROM 131 3RD AVE

210 3rd Ave N.

PROPOSED ELEVATIONS

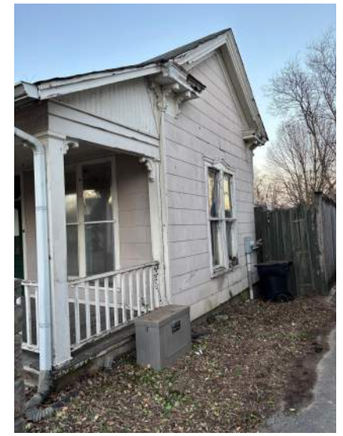
FRANKLIN LEGAL, LLC

EXISTING WEST ELEVATION

0' 4' 8' 16'

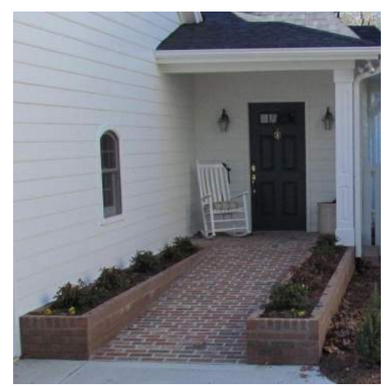
PROPOSED WEST ELEVATION

0' 4' 8' 16'



EXISTING PORCH ROOF CONDITION

RESTORATION MATERIALS

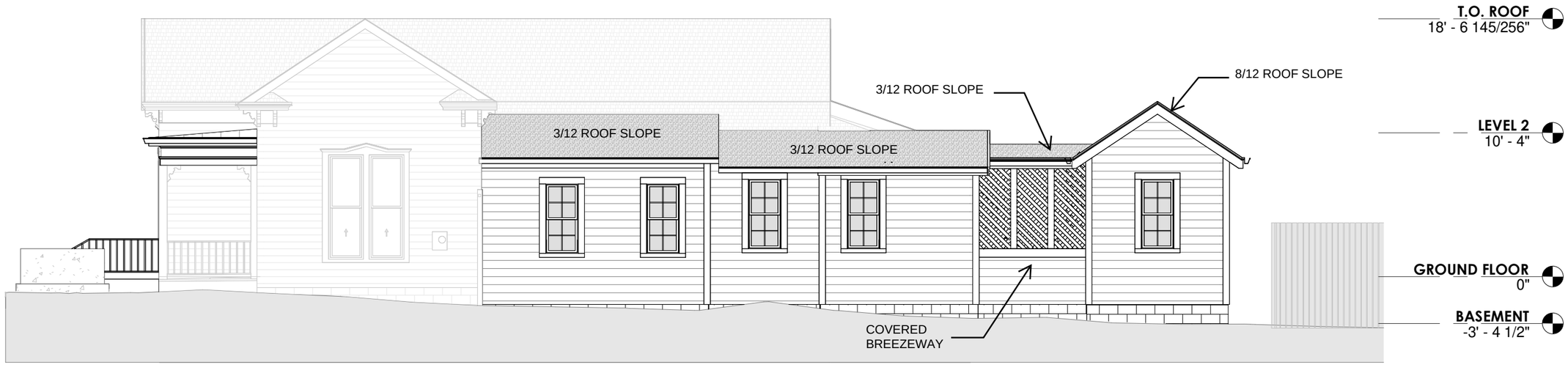


LOW SLOPE RAMP PRECEDENTS

210 3rd Ave N.

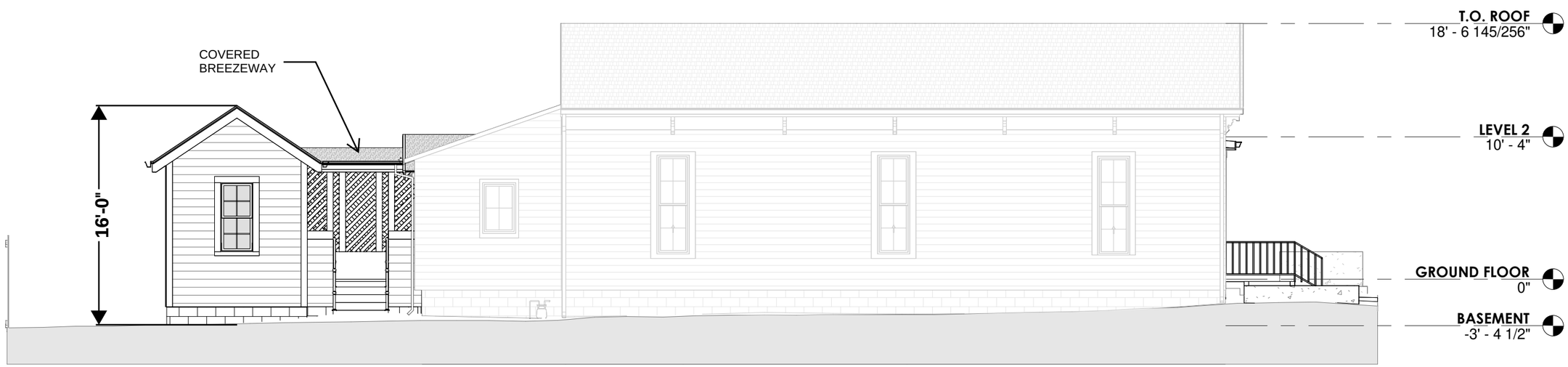
PROPOSED ELEVATIONS

FRANKLIN LEGAL, LLC



PROPOSED SOUTH ELEVATION

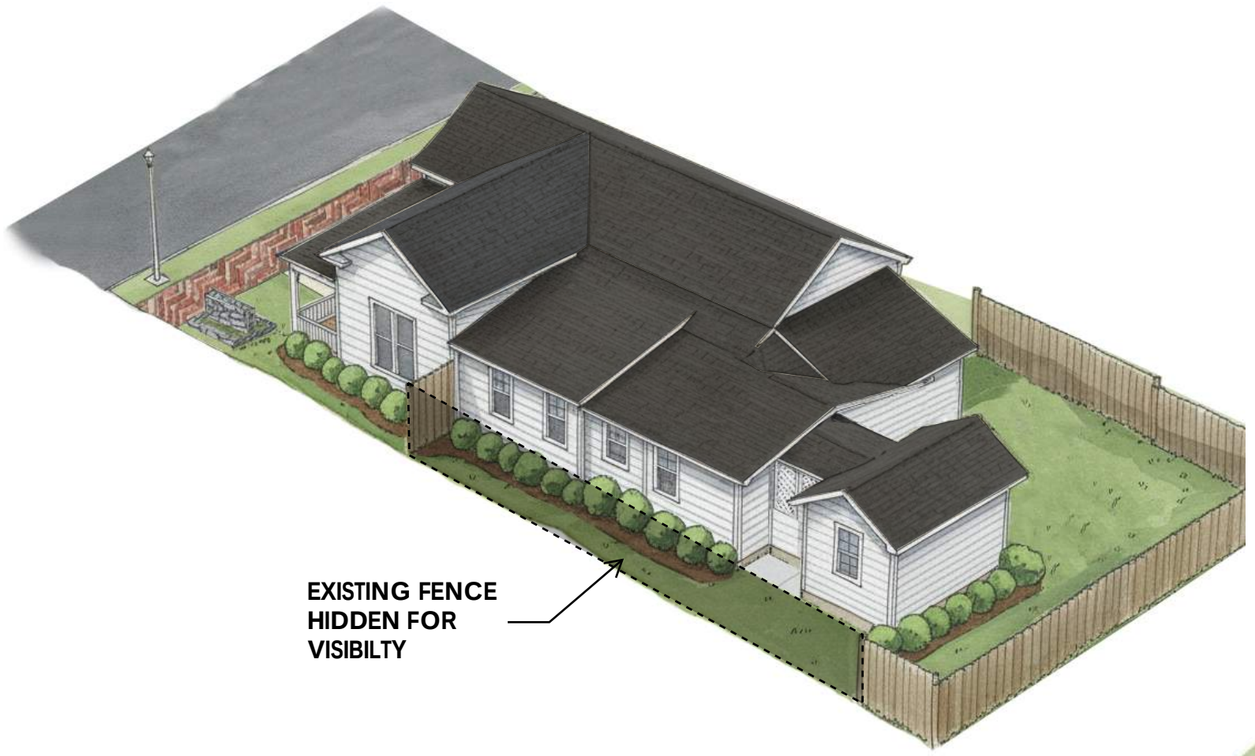
0' 4' 8' 16'

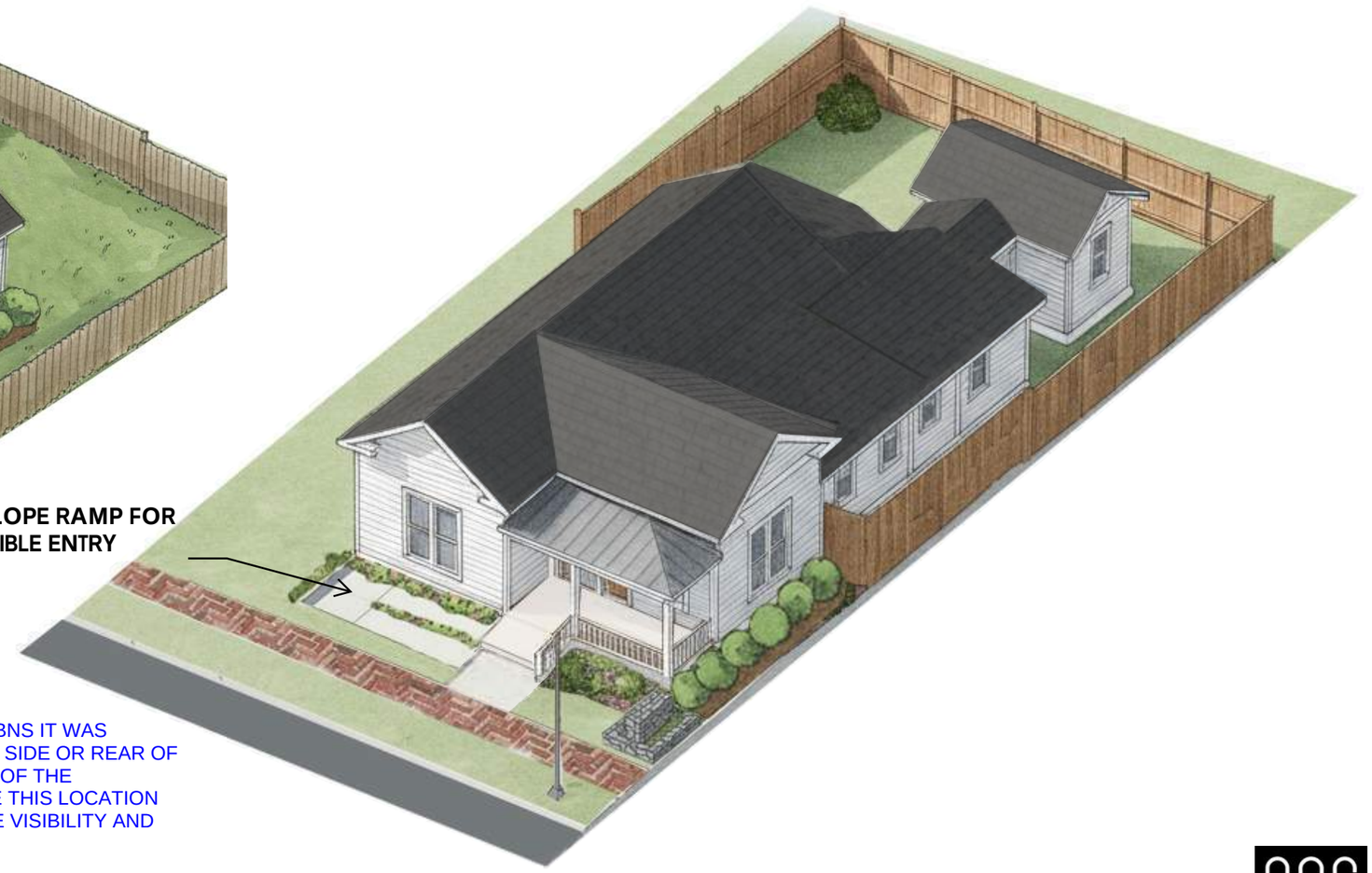


PROPOSED NORTH ELEVATION

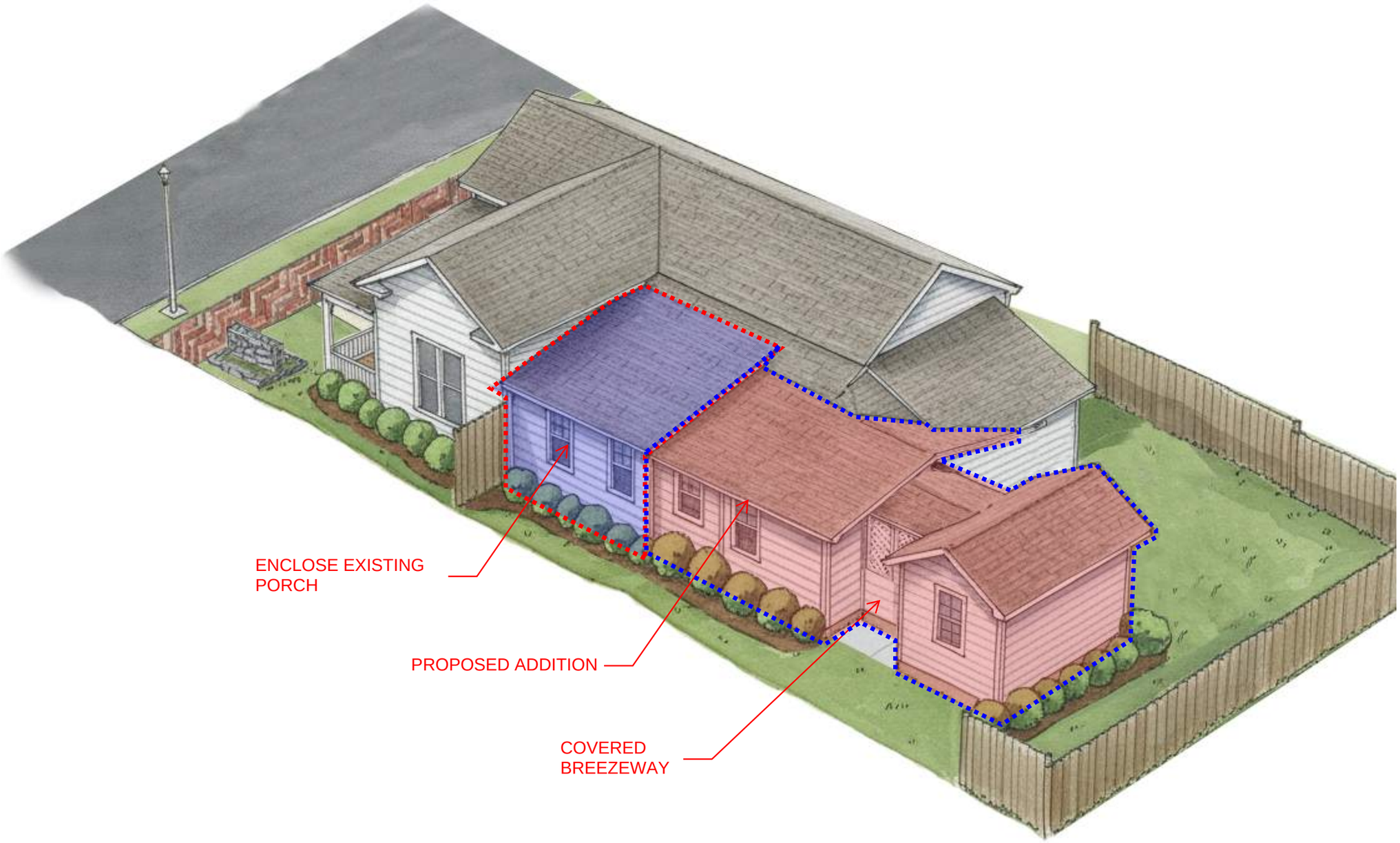
0' 4' 8' 16'

906 STUDIO ARCHITECTS + INTERIORS





NOTE: BASED ON DISCUSSIONS WITH FRANKLIN BNS IT WAS DETERMINED THAT LOCATING THE RAMP TO THE SIDE OR REAR OF THE STRUCTURE WOULD NOT MEET THE INTENT OF THE ACCESSIBILITY CODE, THEREFORE WE PROPOSE THIS LOCATION WHERE ALL EFFORTS WILL BE MADE TO MINIMIZE VISIBILITY AND NO RAILINGS WILL BE NECESSARY.


ENCLOSE EXISTING PORCH
PROPOSED ADDITION
COVERED BREEZEWAY

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

File #: 26-0261

DATE: 3/9/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Rear Yard Fencing At 135 4th Ave. S. (County Courthouse); James Denny, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of a new rear yard fence at 135 4th Avenue South at the County Courthouse.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 7: Fences, Walls, and Gates

PROJECT INFORMATION:
COF Project Number: 9061
Applicant: James Denny, JPD Consulting, LLC.
Owner: Williamson County, Rogers Anderson, Rep.

BACKGROUND:
The property located at 135 4th Avenue South is located in the Downtown Franklin National Register Historic District. The site includes the non-historic Williamson County Judicial Center, parking lot, and the historic Dan German building. The property is a corner lot that fronts 4th Avenue South and Church Street. The applicant attended the January 2026 Design Review Committee meeting, and feedback has been incorporated into the design of the pedestrian gate.

The proposal includes a request to construct a new rear-yard fence and gates around the perimeter of the parking lot to the right of the County Courthouse building and behind the Dan German building, paralleling Church Street. The proposed fencing will start 21' behind the front façade of the Courthouse.

The design of the fencing features a 2-foot-tall brick wall and a 4-foot-tall vertical board wood privacy fence. The fence is segmented by 8-foot-tall posts with cast stone cap detailing. A pedestrian gate is proposed along 4th Avenue South and features a solid metal design and an adjacent panel. A

vehicular gate is proposed along Church Street, which features vertical metal panel detailing. The brick will match the brick of the Courthouse building, and the wood will have a natural wood stain. The Guidelines recommend the following:

- Design fences and walls to be compatible with the architectural style of the building. Cast-iron fencing and brick columns are more appropriate for more ornate, high-style architecture.
- Design fences and walls to support the historic character of the district. Based on the chosen material, use proportions, heights, elements, and levels of opacity similar to those seen in the district.
- 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.
- Where desired, use fences and walls to fully screen rear yards for privacy.
- Differentiate gate design, materials, or detailing from the associated fence or wall design
- Conceal electrical and mechanical equipment, if used.

The use of wood, brick, and metal are supported materials for rear yard fences. While the combination of a brick wall and wood privacy fence is not historically seen in the Downtown Franklin Historic District, the design is seen at the non-historic Brownstones in the district and has been approved for new residential buildings in other historic districts. It is more common, historically, to keep the materials consistent: either a brick wall or a wood privacy fence. The use of brick columns elevates the design of the fencing, further relating it to the higher-style architecture of the Courthouse. The proposed materials are compatible with the architecture and materials of the Courthouse and the nearby Dan German building.

RECOMMENDATION:
Staff recommends approval of the rear yard fencing with the following conditions:

1. The mechanical equipment and or electrical equipment for the gates must be concealed.
2. The gates must be configured to swing inwardly and not open onto the public sidewalk.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

WILLIAMSON COUNTY COURTHOUSE - SECURITY ENCLOSURE

135 FOURTH AVENUE SOUTH, FRANKLIN, TN 37064

PROJECT NUMBER: 25010

GENERAL NOTES

1. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH APPLICABLE CODES.
2. INFORMATION SHOWN PERTAINING TO EXISTING CONDITIONS IS BASED ON VISUAL INSPECTION. ANY DISCREPANCIES DISCOVERED BY OTHERS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING WORK.
3. PERFORM WORK AS REQUIRED FOR PROPER COMPLETION OF THE WORK. THE DRAWINGS MAY NOT SHOW ALL EXISTING ITEMS OR CONDITIONS. THE CONTRACTOR SHALL NOT RECEIVE EXTRA PAYMENT FOR REQUIREMENTS THAT CAN BE INFERRED THROUGH OBSERVATION OF EXISTING CONDITIONS AT THE SITE. IN THE EVENT CONCEALED CONDITIONS ARE ENCOUNTERED, WHICH MAY VARY SIGNIFICANTLY FROM THOSE INDICATED ON THE DRAWINGS, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. DO NOT SCALE DRAWINGS.
5. THE CONTRACTOR SHALL FIELD VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE.
6. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ENLARGED PLANS SHALL HAVE PRECEDENCE OVER SMALL-SCALE PLANS.
7. THE CONTRACTOR TO COORDINATE ADDITIONAL NOTES AND DIMENSIONS BETWEEN SMALL-SCALE AND ENLARGED PLANS.
8. WHERE WORK IS PERFORMED IN EXISTING AREAS, THE EXISTING FINISHED CONDITIONS ARE TO BE REPAIRED OR REPLACED. THESE FINISHED CONDITIONS ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED. WHERE NEW FINISHED CONDITIONS ARE TO BE INSTALLED, EXISTING FINISHED CONDITIONS ARE TO BE REMOVED BY THE CONTRACTOR AND APPROPRIATE PREPARATION OF SUBSTRATE SHALL BE COMPLETED FOR SPECIFIED FINISH.
9. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING DEMOLITION. THE CONTRACTOR SHALL BE REQ'D TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. IF THE ARCHITECT IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
10. THIS WORK CONSISTS OF CLEARING, REMOVING, AND DISPOSING OF ALL BUILDING. DEMOLITION DEBRIS AND UTILITIES ARE NOT REMOVED BY OTHERS THAT ARE WITHIN DESIGNATED PROJECT AREAS EXCEPT FOR SUCH OBJECTS THAT THE ARCHITECT DESIGNATES TO REMAIN. THE WORK SHALL ALSO INCLUDE PRESERVING AND PROTECTING FROM INJURY OR DEFACEMENT OF ALL VEGETATION, STRUCTURE & OBJECTS DESIGNATED TO REMAIN.
11. THE CONTRACTOR IS TO COORDINATE ANY UTILITY REMOVAL WITH THE PROPER AGENCIES.
12. THE CONTRACTOR IS TO COORDINATE WITH THE RESPECTIVE UTILITIES TO HAVE ALL UTILITY SERVICES REMOVED OR DISCONNECTED PRIOR TO THE COMMENCEMENT OF ANY DISCONNECTED, CAPPED-OFF, PLUGGED, OR OTHERWISE SECURED UTILITIES. CARE SHALL BE EXERCISED SO AS NOT TO DAMAGE ANY MAIN UTILITY LINES DUE TO DEMOLITION ACTIVITIES AND ANY SUCH DAMAGES WILL BE REPAIRED TO THE REQUIREMENTS OF THE RESPECTIVE UTILITY ARE THE CONTRACTOR'S EXPENSE. ASSURE PROPER FUNCTION OF REMAINING UTILITIES UPON COMPLETION & REWORK..
13. THE CONTRACTOR SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE THE LIMITS OF WORK UNLESS OTHERWISE NOTED. ANY DAMAGES INCURRED WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR TO INSTALL BLOCKING AS REQUIRED FOR INSTALLATION OF ANY ITEMS THAT REQUIRE SECURE ATTACHMENT TO WALLS AND/OR CEILINGS

WORKMANSHIP AND MATERIALS

ALL WORKMANSHIP SHALL BE OF GOOD QUALITY AND IN ACCORDANCE WITH THE BEST CUSTOM AND PRACTICE CURRENTLY PREVAILING IN THE TRADE.

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS, SUPPLIES, PARTS, EQUIPMENT, AND ARTICLES INCORPORATED IN THE WORK SHALL BE NEW, FREE FROM DEFECTS AND IMPERFECTIONS, AND THE BEST GRADE OF THE RESPECTIVE KIND FOR THE PURPOSE SPECIFIED. WHENEVER PRACTICABLE, THE STANDARD PRODUCT OF A RECOGNIZED, REPUTABLE MANUFACTURER SHALL BE USED.

THE CONTRACTOR SHALL, AT HIS EXPENSE, MAKE ANY CHANGES REQUIRED IN DETAILS, DIMENSIONS, ARRANGEMENT, EQUIPMENT, OR ANY OTHER ADDITIONS OR ALTERATION TO THE WORK RESULTING FROM ANY APPROVED SUBSTITUTION. SUCH CHANGES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. THE ENTIRE SYSTEM TO WHICH THE SUBSTITUTION APPLIES AND ALL WORK INSTALLED IN CONNECTION THEREWITH OR RELATED THERETO MUST FUNCTION AS A UNIT AS ORIGINALLY INTENDED.

WHEN "APPROVED EQUAL" OR "EQUAL TO" ARE USED, IT SHALL BE BASED ON THE REVIEW AND APPROVAL OF THE ARCHITECT/OWNER'S REPRESENTATIVE. WITH PRIOR WRITTEN APPROVAL, THE CONTRACTOR MAY USE MATERIALS AND ARTICLES OF QUALITY AND MERIT EQUAL TO THOSE SPECIFIED ONLY AFTER RECEIVING WRITTEN APPROVAL FROM THE ARCHITECT. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT/OWNER'S REPRESENTATIVE AND MUST BE ACCOMPANIED BY ALL TECHNICAL INFORMATION AND DATA RELATIVE TO QUALITY AND PERFORMANCE, TO PROVIDE A PROPER COMPARISON. IF REQUESTED, THE CONTRACTOR SHALL SUBMIT SAMPLES OF ANY PROPOSED SUBSTITUTION. ANY SUBSTITUTION USED WITHOUT APPROVAL SHALL BE SUBJECT TO REJECTION AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

SHOP DRAWINGS AND SAMPLES

THE CONTRACTOR SHALL PROMPTLY SUBMIT ELECTRONICALLY OR FOUR (4) COPIES OF ACCURATE SHOP DRAWINGS, SUBMITTALS, OR SAMPLES DEPICTING DETAILS OF HIS WORK, AND THE CONNECTIONS AND COORDINATION WITH THE WORK OF OTHER TRADES. THESE DRAWINGS SHALL CLEARLY INDICATE ALL ELEVATIONS, SECTIONS, DIMENSIONS, METHODS OF CONSTRUCTION, TYPES OF FINISHES, DATES OF PRELIMINARY SUBMITTAL, REVISIONS, NAME AND LOCATION OF THE WORK, AND THE OWNER AND ARCHITECT'S NAME.

AFTER THE CONTRACTOR'S REVIEW OF THE SUBMITTAL FOR COMPLETENESS AND COMPLIANCE WITH THE SCOPE OF WORK, THE ARCHITECT/OWNER'S REPRESENTATIVE SHALL REVIEW THE CONTRACTOR'S SHOP DRAWINGS WITH REASONABLE PROMPTNESS, MAKING COMMENTS FOR CORRECTIONS.

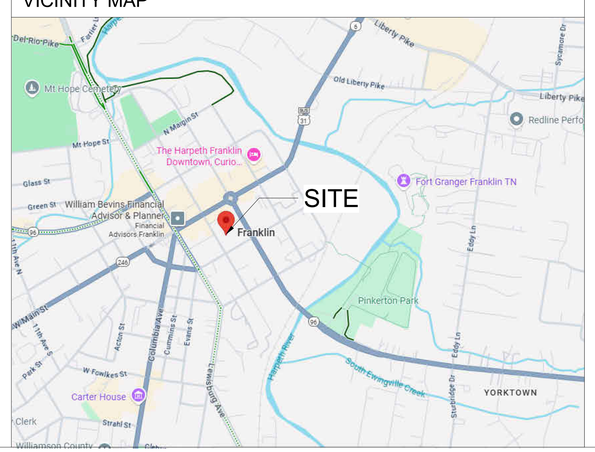
CODE SUMMARY

SCOPE OF WORK
INSTALL NEW PERMANENT SECURITY ENCLOSURE AROUND EXISTING PARKING AREA. INSTALL A PEDESTRIAN DOOR FACING FOURTH AVENUE SOUTH AND A NEW ENCLOSED GATE ENTRANCE FACING CHURCH STREET.

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE

VICINITY MAP

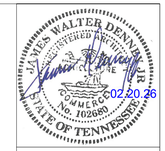


DRAWING INDEX

SHEET	SHEET NAME
ARCHITECTURAL	
G1.0	COVER SHEET
AS1.0	ARCHITECTURAL SITE PLAN
AS1.1	REFERENCE PHOTOS
A5.0	DETAILS
A5.1	DETAILS

ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	JT.	JOINT
ADJ.	ADJUSTABLE	LBR.	LUMBER
A.F.F.	ABOVE FINISH FLOOR	LMST.	LIMESTONE
ALT.	ALTERNATE	LVR.	LOUVER
ALUM.	ALUMINUM	MAT.	MATERIAL
ARCH.	ARCHITECT	MAX.	MAXIMUM
BLKG.	BLOCKING	MIN.	MINIMUM
BLDG.	BUILDING	M.O.	MASONRY OPENING
CEM.	CEMENT	MTL.	METAL
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
CL	CENTER LINE	NOM.	NOMINAL
CMU	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
C.O.	CASED OPENING	OPNG.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
DET.	DETAIL	PSI	POUNDS PER SQUARE INCH
DIAG.	DIAGONAL	P.T.	PRESSURE TREATED
DIM.	DIMENSION	REINF.	REINFORCE
D.S.	DOWNSPOUT	REQD.	REQUIRED
DWG.	DRAWING	RM.	ROOM
EL.	ELEVATION	R.O.	ROUGH OPENING
EQ.	EQUAL	R.V.	ROOF VENT
EXST.	EXISTING	SCHED.	SCHEDULE
EXP.	EXPANSION	SECT.	SECTION
EXT.	EXTERIOR	SIM.	SIMILAR
FIN.	FINISH	SPEC.	SPECIFICATIONS
FLR.	FLOOR	STD.	STANDARD
FT.	FOOT	STL.	STEEL
GA.	GAUGE	STRUCT.	STRUCTURAL
GYP. BD.	GYPSUM BOARD	SF.	SQUARE FEET
HAZ.	HAZARDOUS	TYP.	TYPICAL
HDW.	HARDWARE	U.N.O.	UNLESS NOTED OTHERWISE
HNDRL.	HANDRAIL	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	W.P.	WATERPROOF
IN.	INCH	W/	WITH



JPD
615.400.6576
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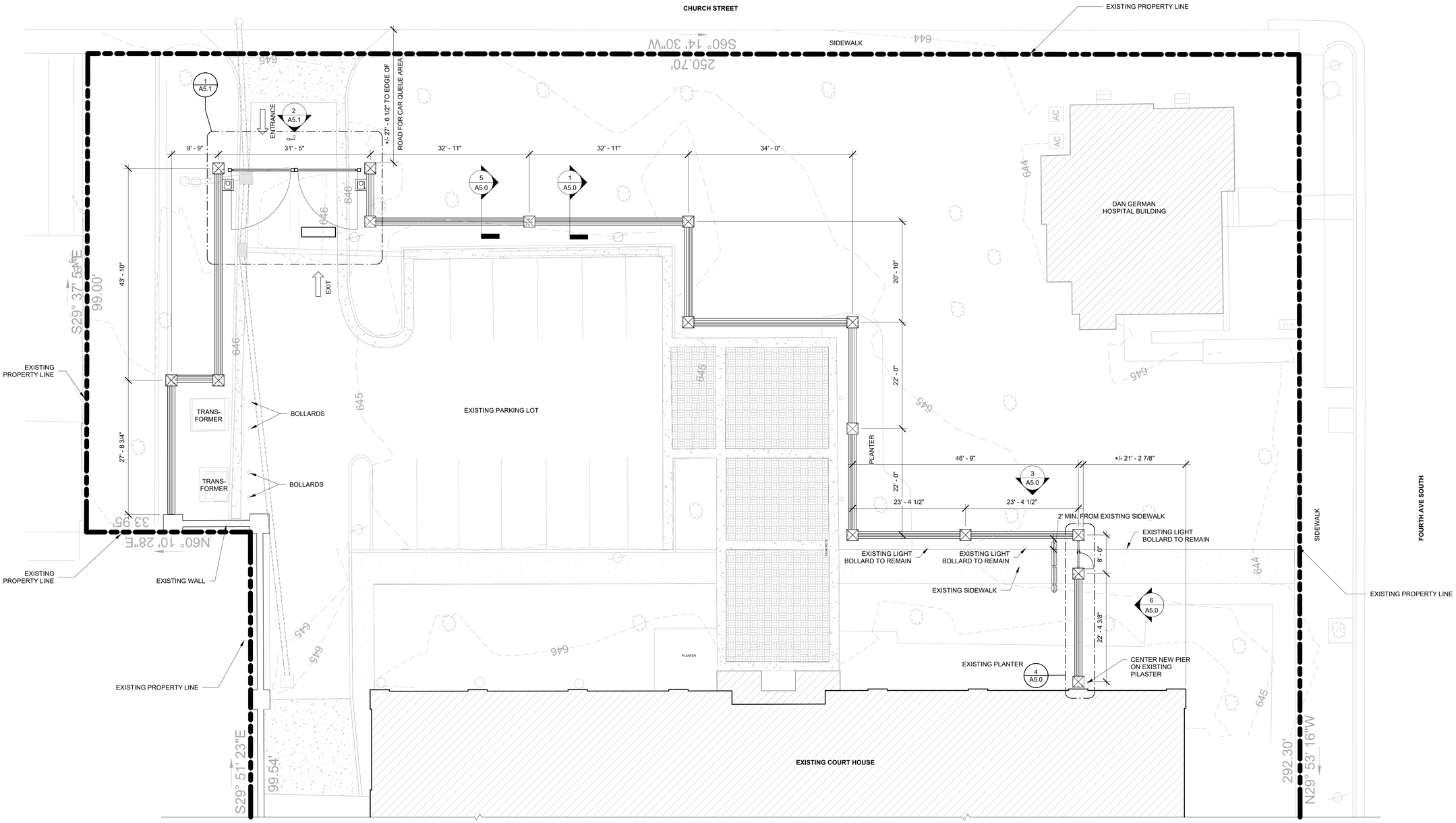
PROJECT NUMBER	25010
DATE	01.05.26

WILLIAMSON COUNTY COURTHOUSE - SECURITY ENCLOSURE
135 FOURTH AVENUE SOUTH
FRANKLIN, TN 37064

COVER PAGE

G1.0



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

N

LEGEND

- STREET LIGHT
- SANITARY MANHOLE
- TREE
- NEW WALL
- EXISTING TO REMAIN
- SIDEWALK
- CONCRETE
- PAVERS

JAMES WALTER DENNIS III REGISTERED ENGINEER NO. 102680 STATE OF TENNESSEE
02.20.26

JPD
615.400.6576
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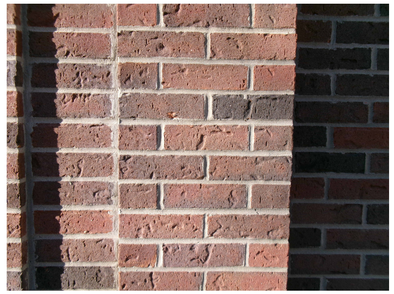
PROJECT NUMBER	25010
DATE	01.05.26

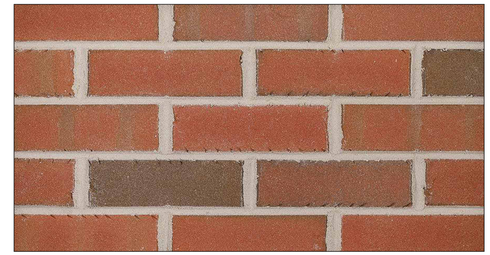
WILLIAMSON COUNTY COURTHOUSE - SECURITY ENCLOSURE
135 FOURTH AVENUE SOUTH
FRANKLIN, TN 37064

ARCHITECTURAL SITE PLAN

AS1.0



EXISTING BRICK



PROPOSED BRICK: GLEN-GERY - OLDE DETRIOT

C VIEW FROM 4TH AVE S

EXISTING CAST STONE

PROPOSED CAST STONE

B VIEW FROM CHURCH ST

A VIEW FROM CORNER OF 4TH AVE S AND CHURCH ST

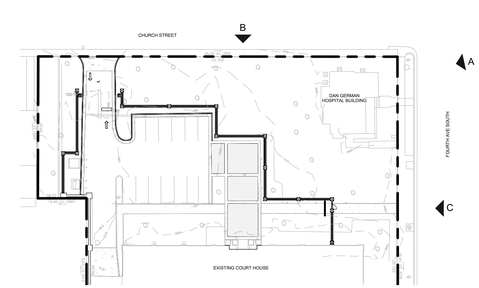


PHOTO KEY

JAMES WALTER DENNIS III
REGISTERED ENGINEER
NO. 102680
STATE OF TENNESSEE
02.20.26

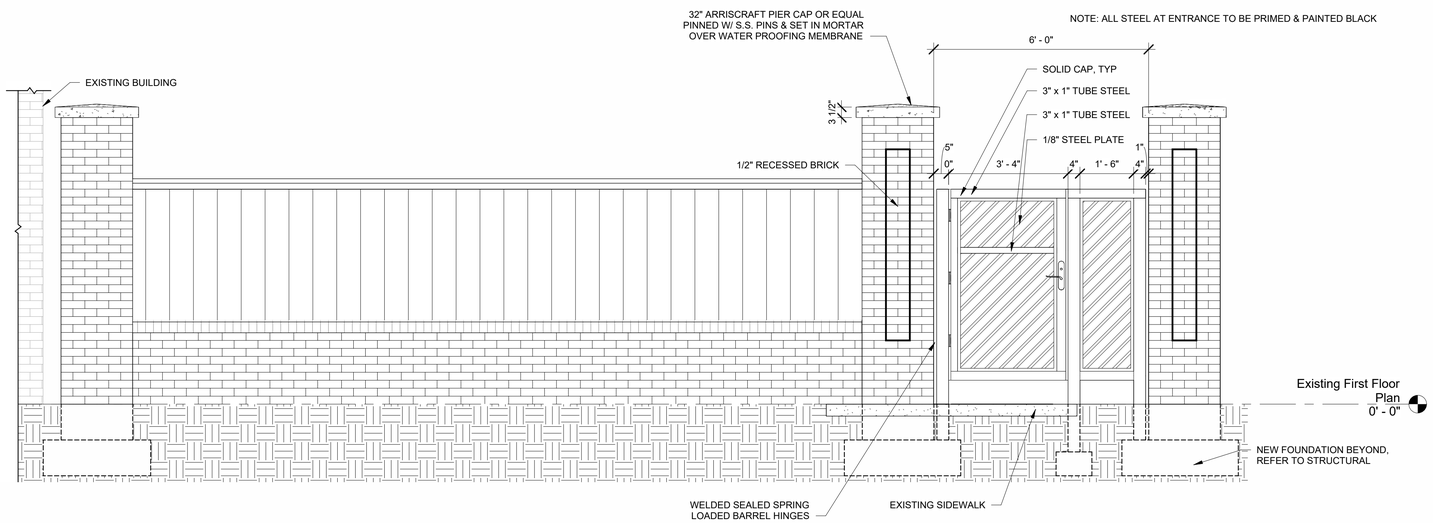
JPD
615.400.6576
WWW.JPD1.COM

PROJECT NUMBER 25010
DATE 01.05.26

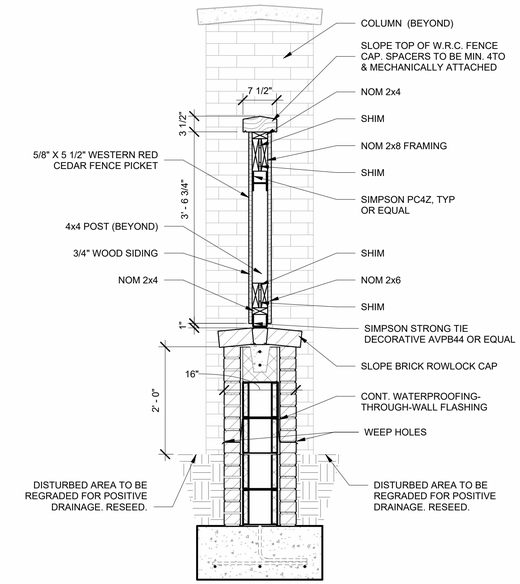
WILLIAMSON COUNTY COURTHOUSE - SECURITY ENCLOSURE
135 FOURTH AVENUE SOUTH
FRANKLIN, TN 37064

REFERENCE PHOTOS

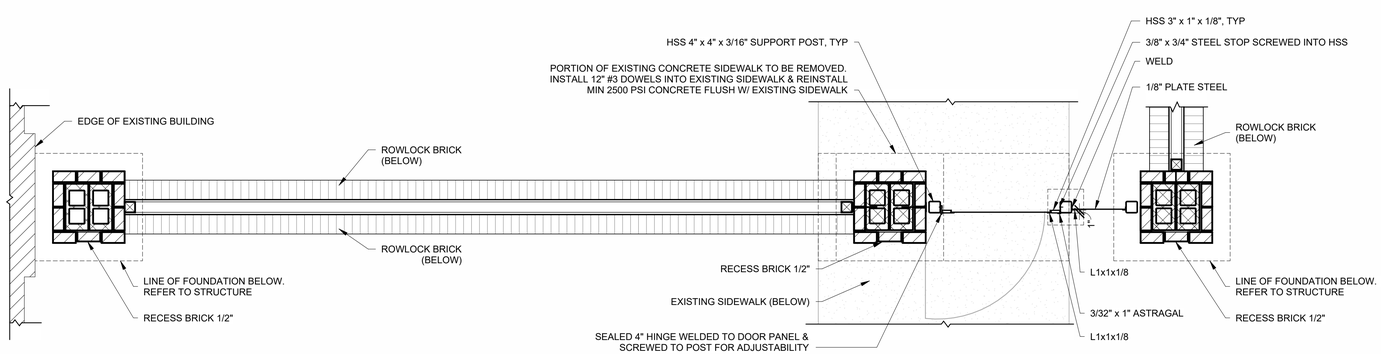
AS1.1



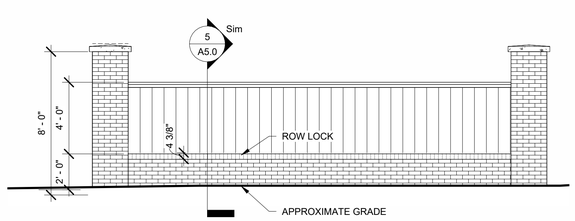
6 DOOR AND FENCE AT BUILDING ELEVATION
1/2" = 1'-0"



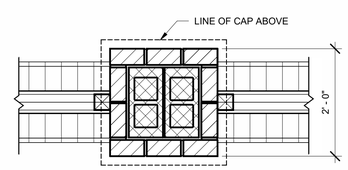
5 SCREEN WALL SECTION DETAIL, TYPICAL
3/4" = 1'-0"



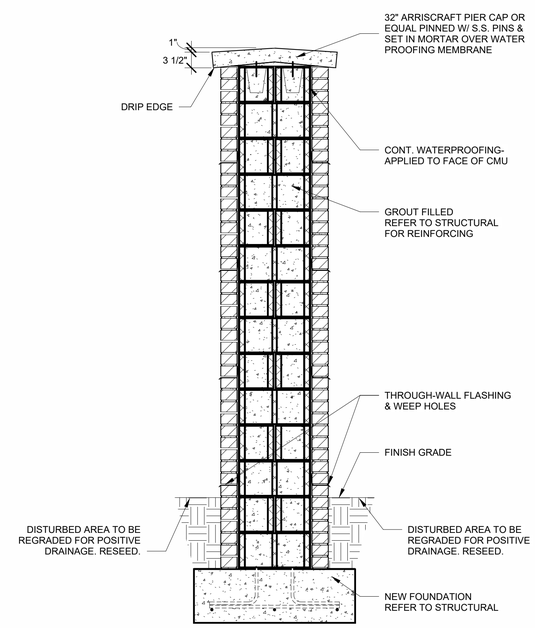
4 DOOR AND FENCE AT BUILDING DETAIL
3/4" = 1'-0"



3 FENCE ELEVATION, TYPICAL
1/4" = 1'-0"



2 COLUMN DETAIL, TYPICAL
3/4" = 1'-0"



1 COLUMN DETAIL, TYPICAL
3/4" = 1'-0"

JAMES WALTER DENTON III
REGISTERED ENGINEER
No. 102685
STATE OF TENNESSEE
02.20.26

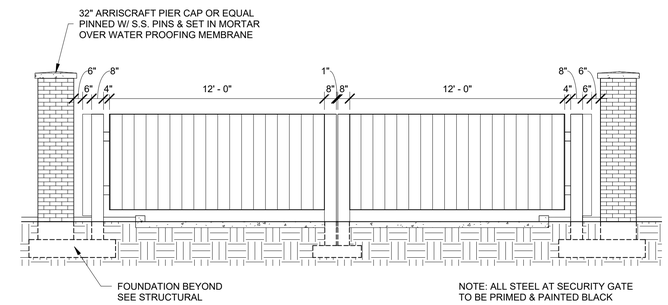
JPD
615.400.6576
WWW.JPD1.COM

PROJECT NUMBER 25010
DATE 01.05.26

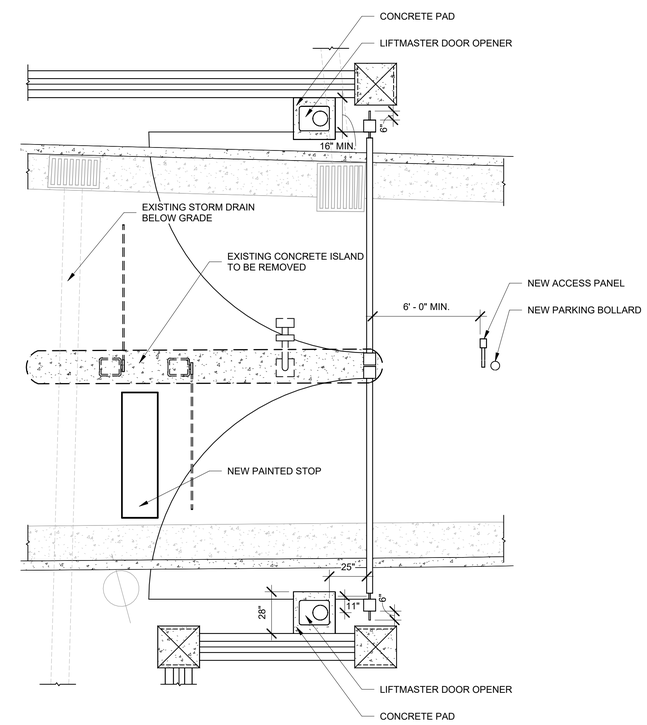
WILLIAMSON COUNTY COURTHOUSE - SECURITY ENCLOSURE
135 FOURTH AVENUE SOUTH
FRANKLIN, TN 37064

DETAILS

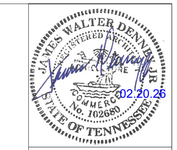
A5.0



2 SECURITY GATE ELEVATION
1/4" = 1'-0"



1 SECURITY GATE DETAIL
1/4" = 1'-0"



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PROJECT NUMBER	25010
DATE	01.05.26

WILLIAMSON COUNTY COURTHOUSE - SECURITY ENCLOSURE

135 FOURTH AVENUE SOUTH
FRANKLIN, TN 37064

DETAILS

A5.1

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

File #: 26-0251

DATE: 3/9/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Building Alterations And Site Alterations At 247 Franklin Rd. (Harlinsdale Farm, Worker House 1); Brandon Priddy, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning building alterations and site alterations at 247 Franklin Road (worker house 1).

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Building
Chapter 6: Site & Setting

PROJECT INFORMATION:
COF Project Number: 9059
Applicant: Brandon Priddy, 906 Studio Architects, LLC., Rep.
Owner: Ken Moore, City of Franklin, Rep.

BACKGROUND:
The property at 247 Franklin Road is located within the Franklin Road Historic District and is listed on the National Register of Historic Places as a part of the Harlinsdale Farm property. The National Register describes the principal building as a contributing one-story weatherboard dwelling that was constructed circa 1930. The proposal includes the restoration of the building and site alterations to the worker house 1.

Building Alterations
The restoration of worker house 1 includes cleaning and repointing the chimney, repairing the siding and replacing it when needed, replacing the asphalt shingle roof, repairing the windows, installing a new window that matches the existing windows, installing new doors, constructing new wooden decks with black metal handrails, and installing lighting. All the proposed work appears to align with the Guidelines; however, the existing windows shall be restored with as much of the existing materials as possible, and the new window shall match in material and profile to align with the Guidelines. While the door material was not called out, it should align with the Guidelines. Additionally, the lighting should utilize warm white lighting.

Site Alterations

It is proposed to construct an accessible entrance to the building from the existing parking lot. The alterations include a concrete ramp that will be screened with plantings and a concrete walkway. The materials and location of the walkway and ramp align with the Guidelines recommendation.

RECOMMENDATION:

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

1. The window and doors must have a historic profile and dimension and consist of wood. The window and door specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
2. The lighting shall utilize a warm white light.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Consideration:

1. Please be aware this scope of work will require a design stamped plan to be submitted for a nonresidential review for code compliance.

906 STUDIO
ARCHITECTS + INTERIORS

906 STUDIO, PLLC
249 4TH AVENUE N
SUITE 200
FRANKLIN, TN 37064
615.988.9065
906studio.com

HISTORIC RENOVATION OF WORKER HOUSE 1

THE PARK AT HARLINSDALE FARM

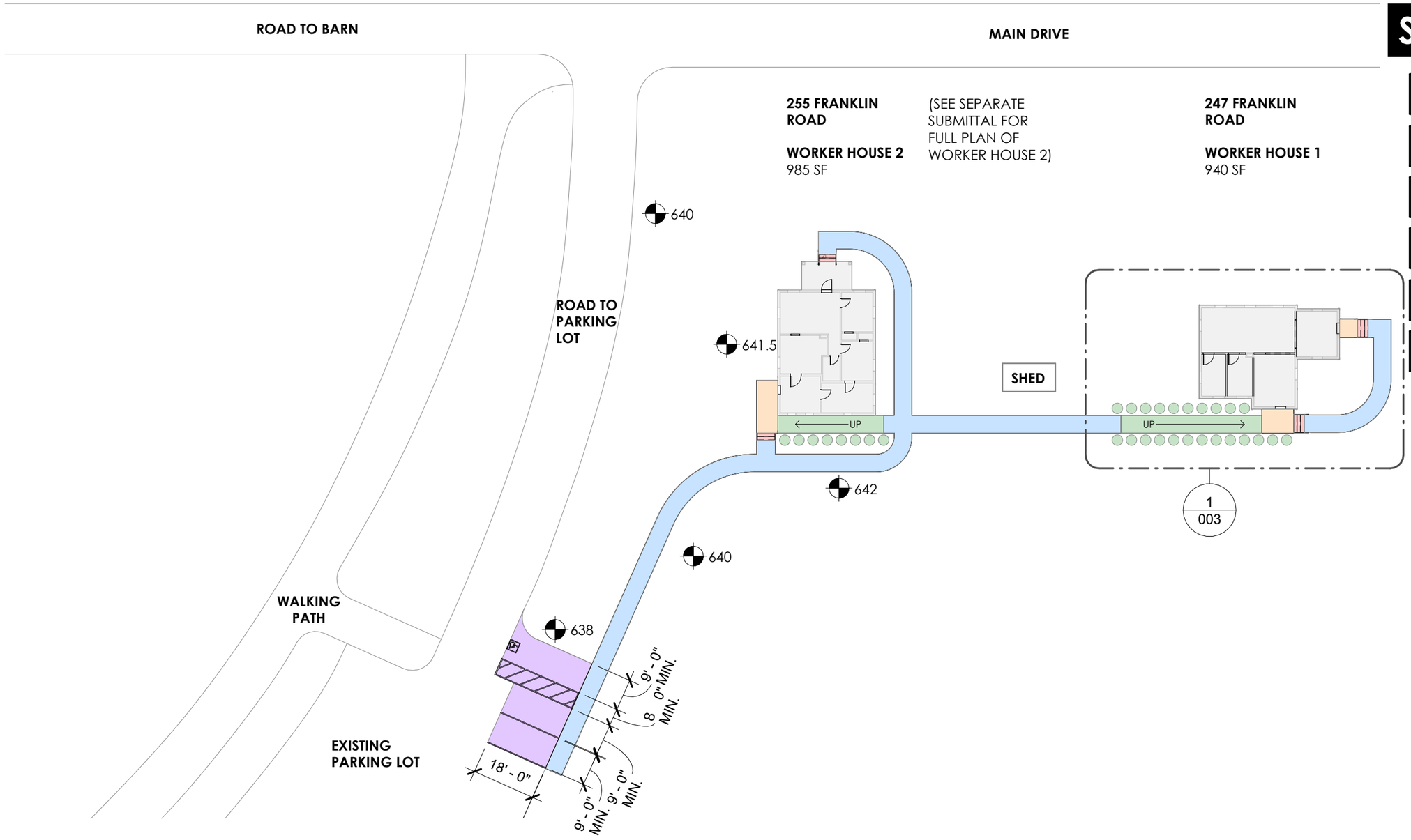
247 FRANKLIN ROAD
FRANKLIN, TN 37064

02.20.2026

HARLINSDALE FARM
WORKER HOUSE 1

OVERALL SITE PLAN

THE PARK AT HARLINSDALE FARM



SITE PLAN LEGEND

- WORKER HOUSES
- WOOD PORCH
- STAIRS
- RAMP
- SIDEWALK
- ADDED PARKING

1 SITE PLAN
1" = 30'-0"

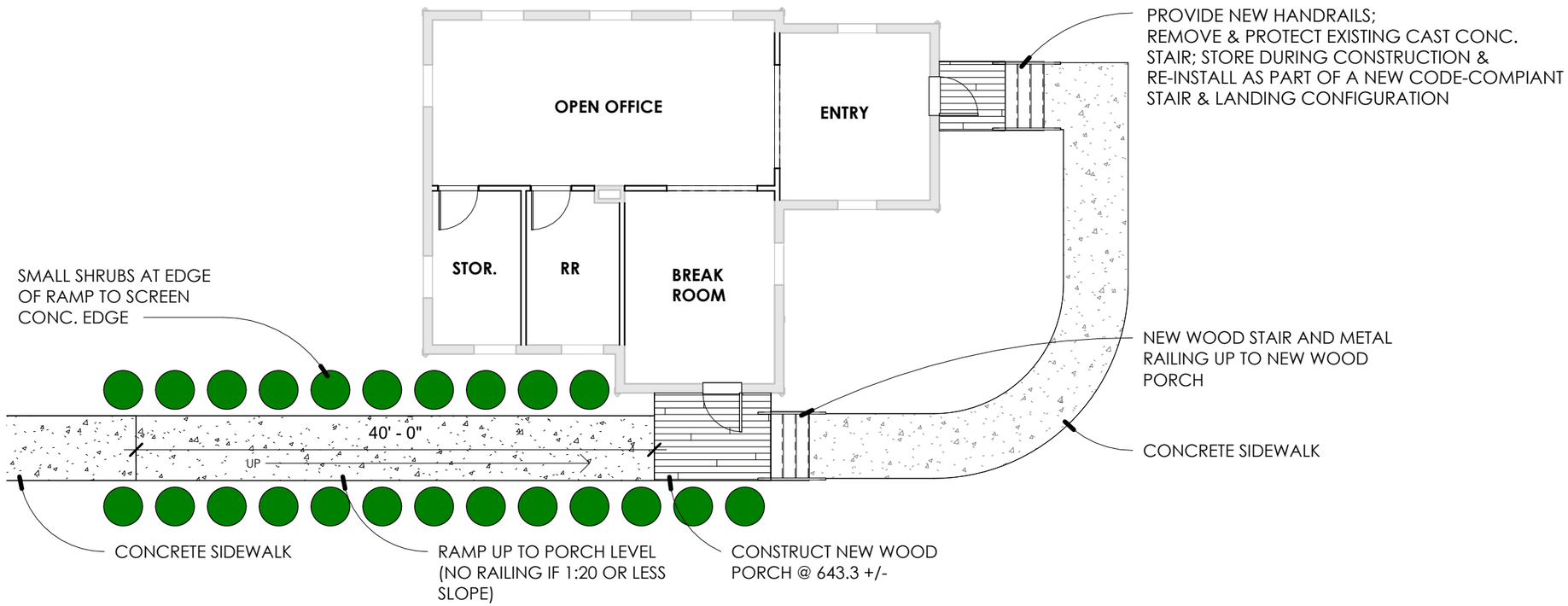
0' 15' 30' 60'

906 STUDIO ARCHITECTS + INTERIORS

HARLINSDALE FARM
WORKER HOUSE 1

ENLARGED SITE PLAN

THE PARK AT HARLINSDALE FARM



1 ENLARGED SITE PLAN
1" = 10'-0"

0' 5' 10' 20'

906 STUDIO ARCHITECTS + INTERIORS

HARLINSDALE FARM
WORKER HOUSE 1

EXISTING PHOTOS & DESCRIPTION OF NEW WORK

THE PARK AT HARLINSDALE FARM

SEE FOLLOWING PAGE FOR DETAILED WINDOW SPECS

CLEAN & RE-POINT CHIMNEY BRICK

REPLACE SHINGLE ROOF IN-KIND

REPAIR & RE-PAINT WOOD SIDING; ALL REPAIRS TO BE WITH IN-KIND MATERIAL TO MATCH SIZE & PROFILE OF EXISTING

NEW WHITE GUTTERS & DOWNSPOUTS

NORTH PHOTO ELEVATION

PROVIDE NEW HISTORICAL-STYLE LIGHT:

REPAIR DOOR & GLAZING

PROVIDE NEW HANDRAILS; REMOVE & PROTECT EXISTING CAST CONC. STAIR; STORE DURING CONSTRUCTION & RE-INSTALL AS PART OF A NEW CODE-COMPLIANT STAIR & LANDING CONFIGURATION

EAST PHOTO ELEVATION

PROVIDE NEW CUSTOM WINDOW WITH LITE PATTERN, WOOD PROFILES & FRAME TO MATCH EXISTING

CLEAN & RE-POINT CHIMNEY BRICK

REPAIR WINDOW

REPLACE SHINGLE ROOF IN-KIND

NEW WHITE GUTTERS & DOWNSPOUTS

PROVIDE NEW DOOR IN STYLE TO MATCH ORIGINAL DOORS:

SIGNIFICANT STRUCTURAL REPAIRS WILL BE NECESSARY; UTMOST EFFORT WILL BE MADE TO PRESERVE EXISTING BUILDING SKIN & ANY AREA NEEDING TO BE RE-BUILT WILL BE DONE TO MATCH EXISTING

SOUTH PHOTO ELEVATION

PROVIDE SITE LIGHTING (TYP. AT ALL CORNERS) OF STYLE TO MATCH HAYES HOUSE:

WEST PHOTO ELEVATION

906 STUDIO ARCHITECTS + INTERIORS

HARLINSDALE FARM WORKER HOUSE 1

WINDOW SCOPE OF WORK

THE PARK AT HARLINSDALE FARM

WINDOW GENERAL NOTES

1. REMOVE ALL EXISTING STORM WINDOWS & REPAIR SURROUNDING FRAME.

2. WOOD FILLER & PUTTY SHALL BE USED TO REPAIR EXISTING WOOD WINDOWS TO GREATEST EXTENT POSSIBLE; WHERE REPAIR IS NOT POSSIBLE DUT TO DETERIORATION, NEW COMPONENTS SHALL BE FABRICATED OF SIZE AND PROFILE TO MATCH EXISTING AND BE RE-INSTALLED. ALL REPAIR WORK WILL BE PERFORMED SO AS TO MATCH ORIGINAL SIZE AND PROFILES OF FRAMES & MUNTINS.

3. ALL WINDOWS WILL BE RE-GLAZED WITH ORIGINAL GLASS PANES PROTECTED AND PRESERVED.

WINDOW SCOPE OF WORK KEY

FAIR: ALL PANES INTACT; REQUIRES REGLAZING, SCRAPING PAINT OFF GLASS, WOOD REPAIR & RE-PAINTING

POOR: 1 OR MORE PANES REQUIRING REPLACEMENT; REQUIRES FULL RE-GLAZING, WOOD REPAIR AND REPLACEMENT OF SOME COMPONENTS & RE-PAINTING

PROVIDE NEW CUSTOM WINDOW WITH LITE PATTERN, WOOD PROFILES & FRAME TO MATCH EXISTING

NORTH PHOTO ELEVATION

REPLACE ONE PANE IN DOOR; REPLACE THRESHOLD & REMOVE HEAD BLOCKING; REPAIR MIDDLE DOOR RAIL

EAST PHOTO ELEVATION

PROVIDE NEW CUSTOM WINDOW WITH LITE PATTERN, WOOD PROFILES & FRAME TO MATCH EXISTING

WINDOW IN EXTREMELY POOR CONDITION AND WILL NEED TO BE LARGELY RE-BUILT, REQUIRING SOME NEW PANES AND REPLACEMENT OF MULTIPLE MUNTINS - GLASS TO BE REMOVED PRIOR TO ANY STRUCGTURAL WORK TO PREVENT ADDITIONAL BREAKAGE

REPLACE NON-ORIGINAL DOOR WITH NEW DOOR TO MATCH EXISTING PATTERN & WINDOWS

PROVIDE NEW CUSTOM WINDOW TO MATCH ORIGINAL PATTERN & WOOD PROFILES

SOUTH PHOTO ELEVATION

WINDOW IN VERY POOR CONDITION; WILL REQUIRE 3 NEW PANES AND REPLACEMENT OF MULTIPLE MUNTINS

WEST PHOTO ELEVATION

EXISTING PHOTOS

THE PARK AT HARLINSDALE FARM

NORTHEAST PHOTO

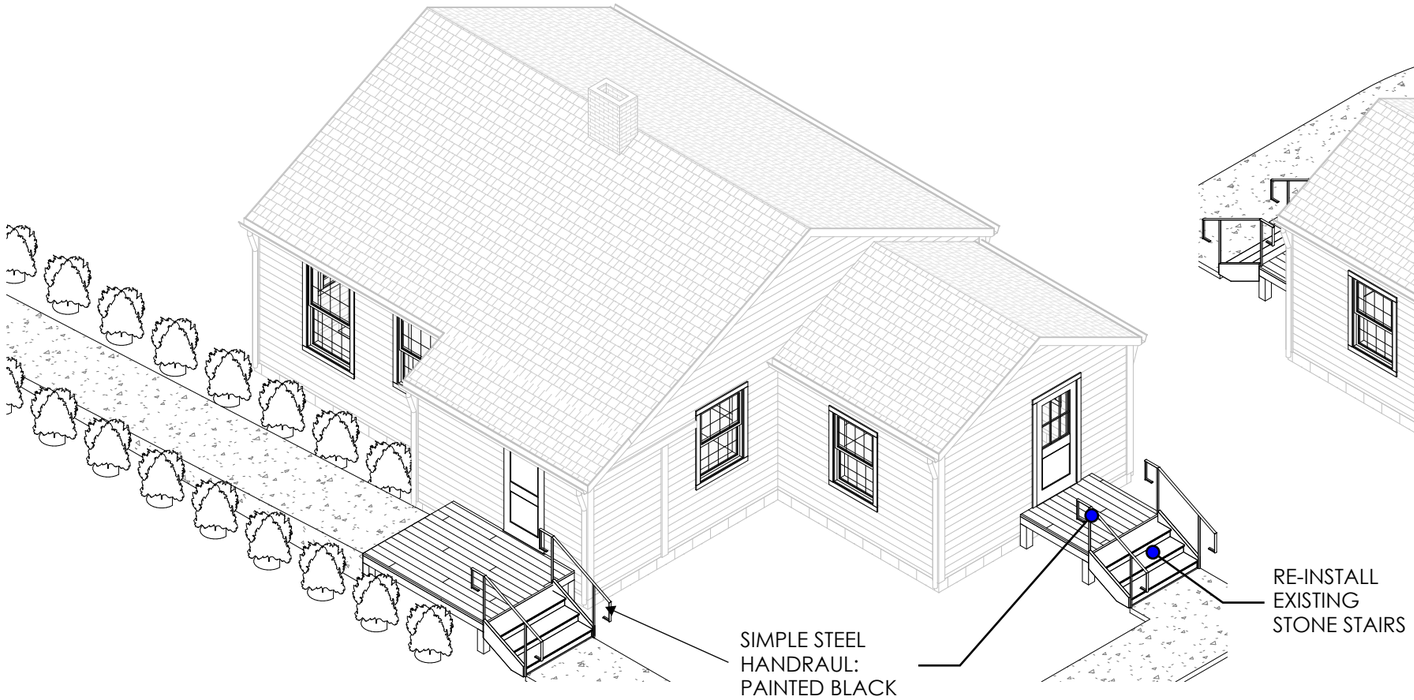
WEST PHOTO

SOUTH PHOTO

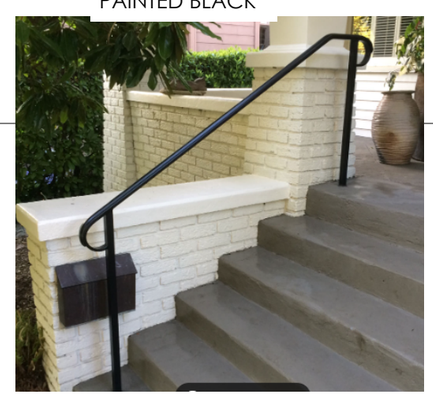
SOUTHEAST PHOTO

PROPOSED 3D VIEWS

THE PARK AT HARLINSDALE FARM



1 PROPOSED SOUTHEAST 3D VIEW



HANDRAIL CHARACTER IMAGE

2 PROPOSED NORTHWEST 3D VIEW

906

Harlinsdale Worker House #1

247 Franklin Road

February 20, 2026

The proposed project is the restoration and renovation of the Worker House #1 at the historic Park at Harlinsdale Farm. The house was built as part of the Allendale subdivision prior to 1937 and was purchased as a part of collection of houses in the mid to late 1930s. For over 30 years the house served as the home to farm equipment manager Al Irwin. It was purchased by the city of Franklin in 2004 as part of the overall farm purchase.

While the focus of the design team will be to preserve the home to the greatest extent possible, there is significant deterioration to the structure, especially to the rear. The structure will serve as a visitors center to the park where the story of the farm will be told. In order to serve this function and enhance its status as an asset to the community the building will be made fully accessible. This will include re-building the back deck and stairs as well as the main entry and stairs. Also a sidewalk / ramp tying to new parking spaces (including one handicap space) will provide an accessible entry. Low shrubs will line the ramp / walk to ease the edges of the pavement and due to the low slope no rails will be necessary.

Here is our approach to the exterior building elements:

Siding: there is damage on varying levels throughout the building to the siding. We are proposing repair where able and replacement in kind where deterioration is too great for salvage.

Roof: due to severe deterioration, the roof (currently covered in plastic) will be entirely replaced (including any necessary sheathing).

Doors and Windows: many of the existing windows seem to be original due to the lite pattern. Windows that are clearly not of that pattern (notably at north and south elevations) will be replaced with windows to match historic detailing. Front door will be repaired and non-original rear door will be replaced with a door to match the window pattern of the front door.

A detailed survey of windows has been provided within the submittal – see individual assessments where anticipated scope of work is described. All windows will be re-glazed and a vast majority of original glass is intact and will be preserved.

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

File #: 26-0252

DATE: 3/9/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Building Alterations And Site Alterations At 255 Franklin Rd. (Harlinsdale Farm, Worker House 2); Brandon Priddy, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning building alterations and site alterations at 247 Franklin Road (worker house 2).

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Building
Chapter 6: Site & Setting

PROJECT INFORMATION:
COF Project Number: 9060
Applicant: Brandon Priddy, 906 Studio Architects, LLC., Rep.
Owner: Ken Moore, City of Franklin, Rep.

BACKGROUND:
The property at 255 Franklin Road is located within the Franklin Road Historic District and is listed on the National Register of Historic Places as a part of the Harlinsdale Farm property. The National Register describes the principal building as a contributing one-story weatherboard dwelling in a restrained Colonial Revival style, which was constructed circa 1930. The proposal includes the restoration of the building and site alterations to the worker house 2.

Building Alterations
The restoration of worker house 2 includes cleaning and repointing the chimney, installing new white shutters, installing new gutters, repairing the siding and replacing it when needed, replacing the asphalt shingle roof, repairing the windows, installing a new window that matches the existing windows, repairing the existing doors, constructing a new wooden deck with black metal handrails, repairing the concrete on the front porch and installing simple black handrails, and installing lighting. All the proposed work appears to align with the Guidelines; however, the existing windows shall be restored with as much of the existing materials as possible, and the new window shall match in material and profile to align with the Guidelines. Additionally, the lighting should utilize warm white lighting.

Site Alterations

It is proposed to construct an accessible entrance to the building from the existing parking lot. The alterations include a concrete ramp that will be screened with plantings, a concrete walkway, and expanding the accessible parking in the existing parking lot. The materials and location of the walkway, ramp, and new parking area align with the Guidelines recommendation.

RECOMMENDATION:

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

1. The window must have a historic profile and dimension and consist of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
2. The lighting shall utilize a warm white light.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Consideration:

1. Please be aware this scope of work will require a design stamped plan to be submitted for a nonresidential review for code compliance.

906

Harlinsdale Worker House #2

255 Franklin Road

February 20, 2026

The proposed project is the restoration and renovation of the Worker House #2 at the historic Park at Harlinsdale Farm. The house was built as part of the Allendale subdivision prior to 1937 and was purchased as a part of collection of houses in the mid to late 1930s. The house served as the home to stallion manager Rocky Jones. It was purchased by the city of Franklin in 2004 as part of the overall farm purchase.

While the focus of the design team will be to preserve the home to the greatest extent possible, there has been moderate deterioration to the building skin. The structure will serve as a learning center for the park and possibly a small office for Parks staff. In order to serve this function and enhance its status as an asset to the community the building will be made fully accessible. This will include re-building the back deck and stairs as well as the main entry and stairs. Also a sidewalk / ramp tying to new parking spaces (including one handicap space) will provide an accessible entry. Low shrubs will line the ramp / walk to ease the edges of the pavement and due to the low slope no rails will be necessary.

Here is our approach to the exterior building elements:

Siding: there is damage on varying levels throughout the building to the siding. We are proposing repair where able and replacement in kind where deterioration is too great for salvage.

Roof: due to severe deterioration, the roof will be entirely replaced (including any necessary sheathing).

Doors and Windows: many of the existing windows seem to be original due to the lite pattern. Windows that are clearly not of that pattern will be replaced with windows to match historic detailing. Front door will be repaired and non-original rear door will be replaced with a door to match the window pattern of the front door.

A detailed survey of windows has been provided within the submittal – see individual assessments where anticipated scope of work is described. All windows will be re-glazed and a vast majority of original glass is intact and will be preserved.

906 STUDIO
ARCHITECTS + INTERIORS

906 STUDIO, PLLC
249 4TH AVENUE N
SUITE 200
FRANKLIN, TN 37064
615.988.9065
906studio.com

HISTORIC RENOVATION OF WORKER HOUSE 2

THE PARK AT HARLINSDALE FARM

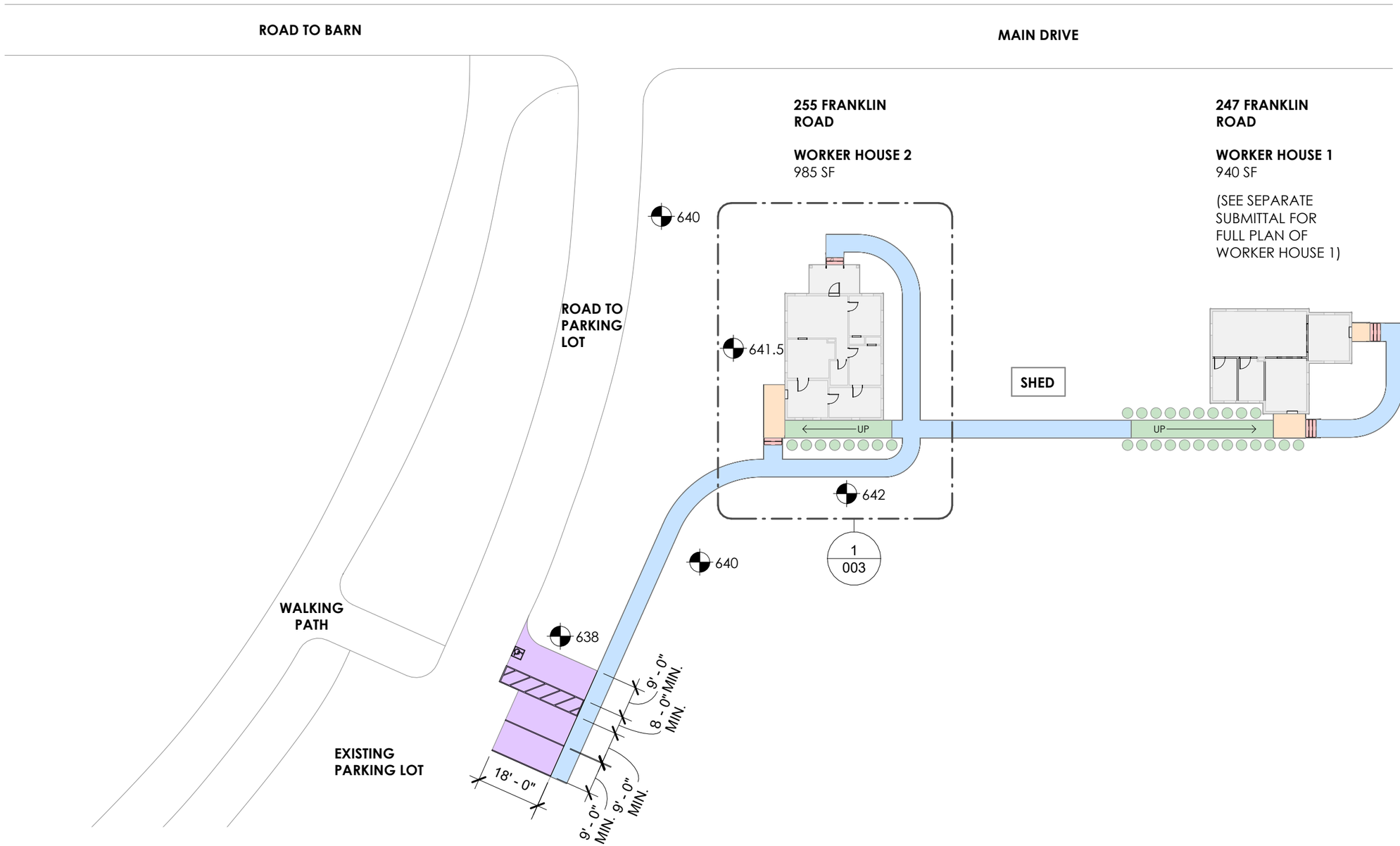
255 FRANKLIN ROAD
FRANKLIN, TN 37064

02.20.2026

HARLINSDALE FARM
WORKER HOUSE 2

OVERALL SITE PLAN

THE PARK AT HARLINSDALE FARM



SITE PLAN LEGEND

- WORKER HOUSES
- WOOD PORCH
- STAIRS
- RAMP
- SIDEWALK
- ADDED PARKING

1 SITE PLAN
1" = 30'-0"

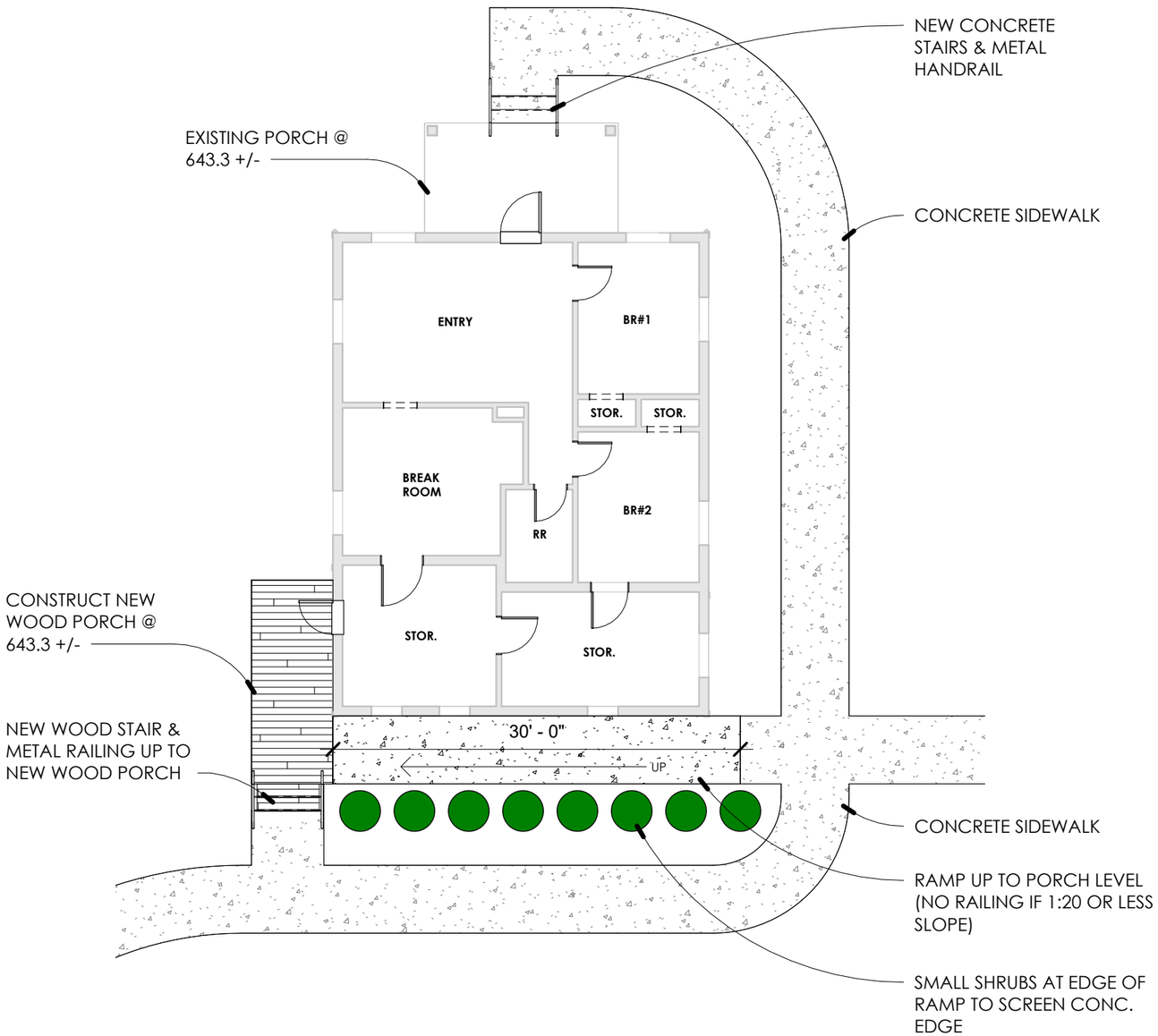
0' 15' 30' 60'

906 STUDIO ARCHITECTS + INTERIORS

HARLINSDALE FARM
WORKER HOUSE 2

ENLARGED SITE PLAN

THE PARK AT HARLINSDALE FARM



1 ENLARGED SITE PLAN
1" = 10'-0"

0' 5' 10' 20'

906 STUDIO ARCHITECTS + INTERIORS

HARLINSDALE FARM
WORKER HOUSE 2

EXISTING PHOTOS & DESCRIPTION OF WORK

THE PARK AT HARLINSDALE FARM

CLEAN & RE-POINT CHIMNEY BRICK

REPLACE SHINGLE ROOF IN-KIND

NEW WHITE GUTTERS & DOWNSPOUTS

REPAIR & RE-PAINT WOOD SIDING; ALL REPAIRS TO BE WITH IN-KIND MATERIAL TO MATCH SIZE & PROFILE OF EXISTING

REPAIR WINDOW WITH MULTI-LITE WINDOW TO MATCH ORIGINAL

REPAIR COLUMN BASE (TYP.)

PROVIDE NEW CODE-COMPLIANT AGGREGATE CONCRETE STAIR & WOOD HANDRAIL TO MATCH EXISTING

NORTH PHOTO ELEVATION

REPAIR & RE-PAINT WOOD SIDING; ALL REPAIRS TO BE WITH IN-KIND MATERIAL TO MATCH SIZE & PROFILE OF EXISTING

ALL WINDOWS TO BE REPAIRED & RE-PAINTED AS NECESSARY TO PROVIDE REQUIRED BUILDING ENVELOPE

EAST PHOTO ELEVATION

REPLACE SHINGLE ROOF IN-KIND

PATCH & REPAIR SIDING IN-KIND

REMOVE EXISTING DECK & RE-BUILD NEW WITH WOOD FRAME & COMPOSITE DECKING

PROVIDE NEW OPERABLE & LOCKABLE ACCESS TO CRAWL SPACE

SOUTH PHOTO ELEVATION

REPAIR & RE-PAINT WOOD SIDING; ALL REPAIRS TO BE WITH IN-KIND MATERIAL TO MATCH SIZE & PROFILE OF EXISTING

REPAIR EXISTING DOOR TO PROVIDE NEW GLASS TO MATCH FRONT DOOR

REMOVE EXISTING DECK & RE-BUILD NEW WITH WOOD FRAME & COMPOSITE DECKING

PROVIDE NEW OPERABLE & LOCKABLE ACCESS TO CRAWL SPACE

WEST PHOTO ELEVATION

HARLINSDALE FARM
WORKER HOUSE 2

WINDOW SCOPE OF WORK

THE PARK AT HARLINSDALE FARM

WINDOW GENERAL NOTES

1. REMOVE ALL EXISTING STORM WINDOWS & REPAIR SURROUNDING FRAME.

2. WOOD FILLER & PUTTY SHALL BE USED TO REPAIR EXISTING WOOD WINDOWS TO GREATEST EXTENT POSSIBLE; WHERE REPAIR IS NOT POSSIBLE DUT TO DETERIORATION, NEW COMPONENTS SHALL BE FABRICATED OF SIZE AND PROFILE TO MATCH EXISTING AND BE RE-INSTALLED. ALL REPAIR WORK WILL BE PERFORMED SO AS TO MATCH ORIGINAL SIZE AND PROFILES OF FRAMES & MUNTINS.

3. ALL WINDOWS WILL BE RE-GLAZED WITH ORIGINAL GLASS PANES PROTECTED AND PRESERVED.

WINDOW SCOPE OF WORK KEY

FAIR: ALL PANES INTACT; REQUIRES REGLAZING, SCRAPING PAINT OFF GLASS, WOOD REPAIR & RE-PAINTING

POOR: 1 OR MORE PANES REQUIRING REPLACEMENT; REQUIRES FULL RE-GLAZING, WOOD REPAIR AND REPLACEMENT OF SOME COMPONENTS & RE-PAINTING

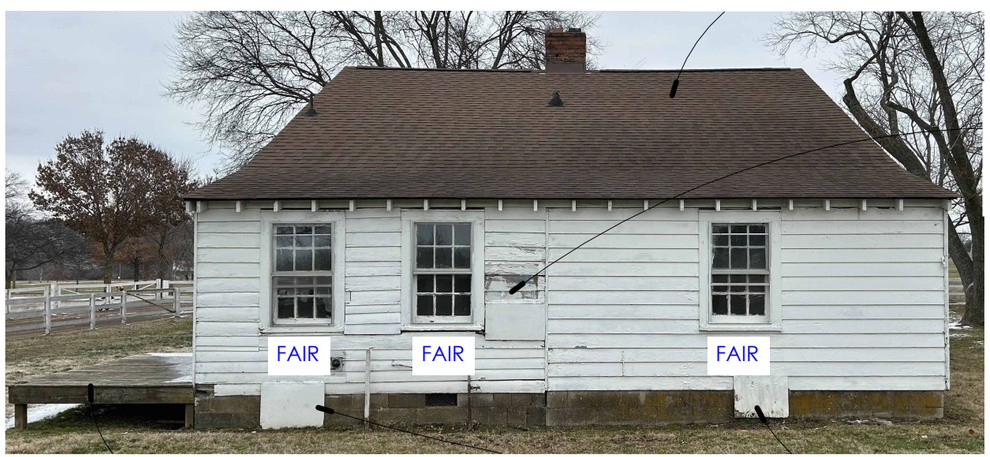
WINDOW IS ENTIRELY GONE: PROVIDE NEW CUSTOM WINDOW WITH LITE PATTERN, WOOD PROFILES & FRAME TO MATCH EXISTING

DOOR IN FAIR CONDITION: SCRAPE GLASS TO CLEAN & RE-GLAZE; REPLACE (NON-ORIGINAL) DOOR HARDWARE

NORTH PHOTO ELEVATION

REPAIR & RE-PAINT WOOD SIDING; ALL REPAIRS TO BE WITH IN-KIND MATERIAL TO MATCH SIZE & PROFILE OF EXISTING

EAST PHOTO ELEVATION



SOUTH PHOTO ELEVATION

REPAIR EXISTING DOOR TO PROVIDE NEW GLASS TO MATCH FRONT DOOR

WEST PHOTO ELEVATION

906 STUDIO ARCHITECTS + INTERIORS

HARLINSDALE FARM
WORKER HOUSE 2

EXISTING PHOTOS

THE PARK AT HARLINSDALE FARM

NORTHWEST PHOTO

NORTHWEST PHOTO

EAST PHOTO

SOUTH PHOTO

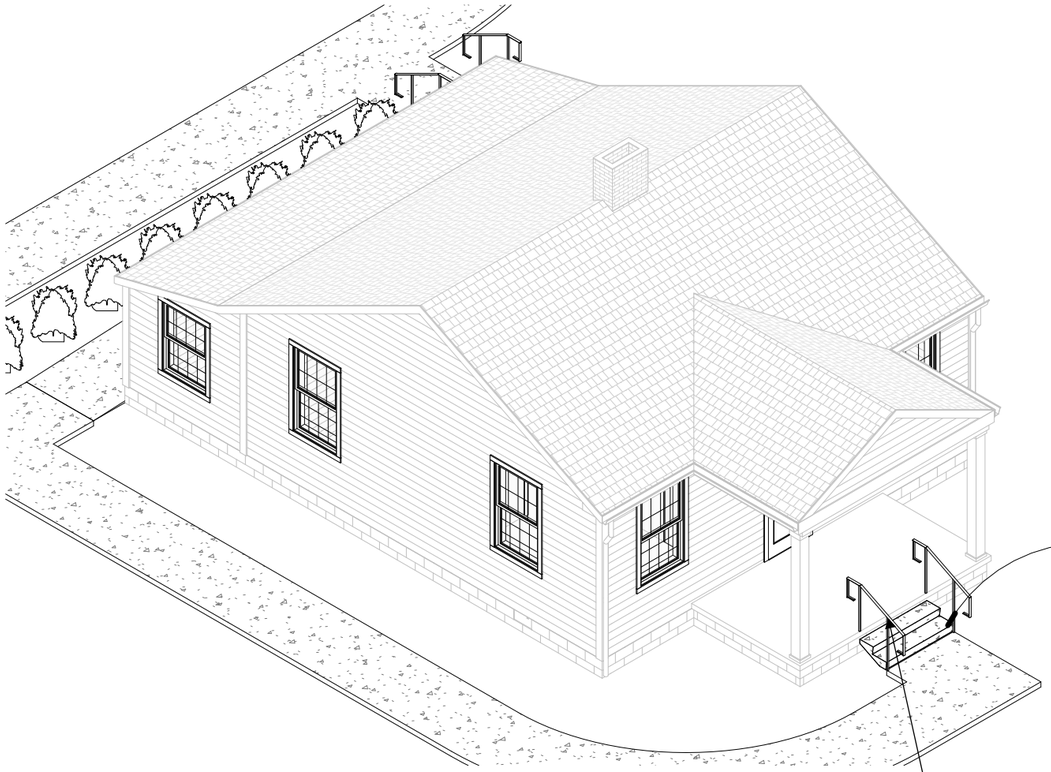
SOUTHWEST PHOTO

WEST PHOTO

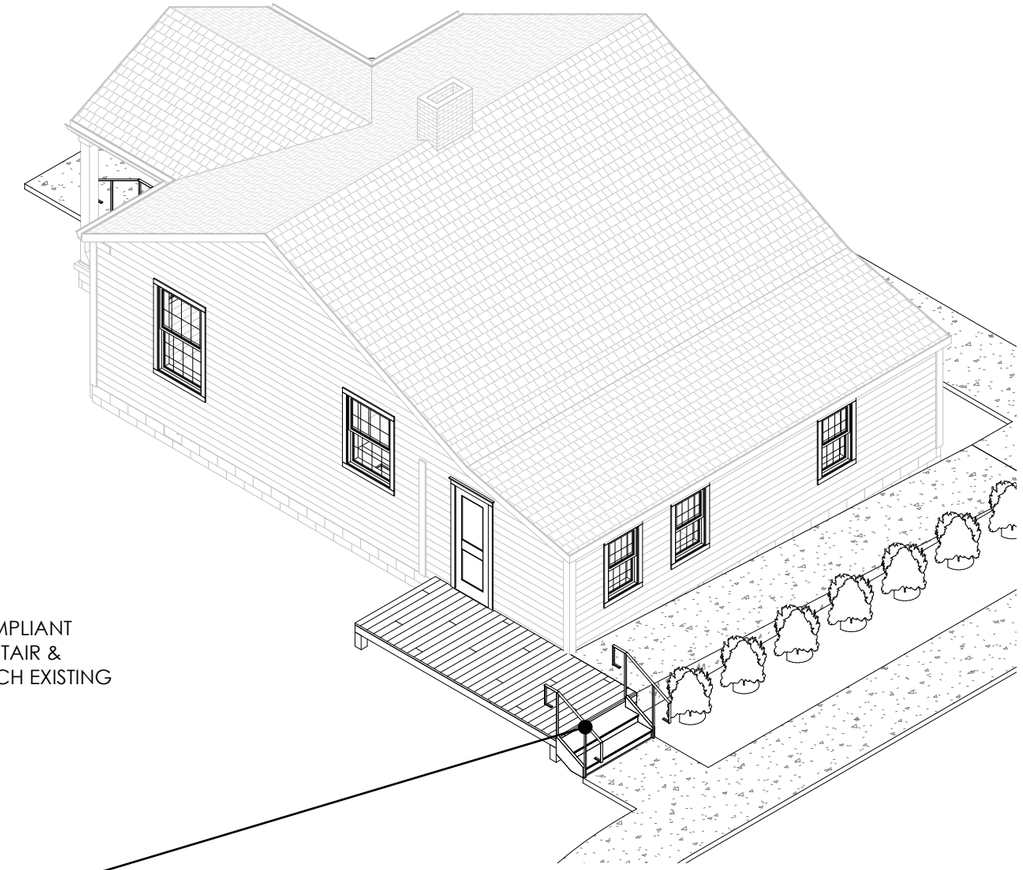
HARLINSDALE FARM
WORKER HOUSE 2

PROPOSED 3D VIEWS

THE PARK AT HARLINSDALE FARM



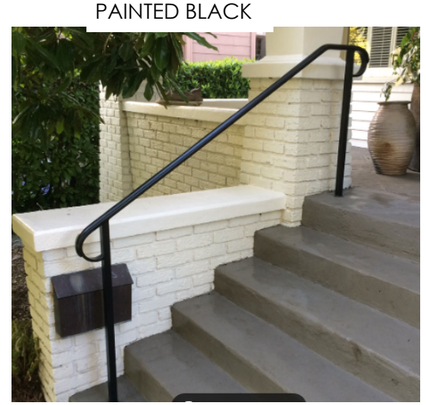
1 PROPOSED NORTHEAST 3D VIEW



2 PROPOSED SOUTHWEST 3D VIEW

PROVIDE NEW CODE-COMPLIANT AGGREGATE CONCRETE STAIR & METAL HANDRAIL TO MATCH EXISTING

SIMPLE STEEL HANDRAUL: PAINTED BLACK



HANDRAIL CHARACTER IMAGE

906 STUDIO ARCHITECTS + INTERIORS

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

File #: 26-0262

DATE: 3/9/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of New Construction (Accessory Structure) At 121 3rd Ave. N.; Aaron Rogers, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction of an accessory structure at 121 3rd Ave. N.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 5: New Accessory Structure
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 9062
Applicant: Aaron Rogers, Studio 906
Owner: Ulises Reyes, UR Holdings, LLC.

BACKGROUND:
The property located at 121 3rd Avenue North is located in the Downtown Franklin Historic District. The site features a ca. 1910 1 ½ story frame dwelling. The National Register lists the building as contributing to the district. The applicant has incorporated feedback into the design of the structure after attending the February 2026 Design Review Committee Meeting.

The proposal includes a request to construct an accessory structure to create a covering over the existing rear deck.

Accessory Structure:
The proposal includes a request for an accessory structure over the rear deck of the building. The structure utilizes a one-story, open-air design with a simple side gable form. The accessory structure is approximately 924 sq. ft., and the principal building footprint is 1,934, which amounts to 47% of the building footprint. The total proposed lot coverage is approximately 24%. The structure will be shorter in height, length, and width compared to the principal building.

The proposed materials include stained wood framing members and stained fiber-cement siding for the gable enclosure. The siding reveal was not included in the application, but it appears to be consistent with the principal building's reveal. A simple asphalt shingle roof with a 4:12 pitch is proposed. Three 30” x 42” skylights are proposed on the north and south elevations of the structure. A 6” pre-finished gutter is proposed and appears to match the existing gutters on the principal building.
The Guidelines recommend the following:

- Where lap siding is used, lap exposure should be consistent with that on the principal building and adjacent historic buildings.
- Position skylights so they are not visible from the street

The location, placement, form, size, materials, and design of the proposed accessory structure are appropriate**.** The proposed skylights will have extremely limited visibility from street view. The simple design of the proposed structure is subordinate to and compatible with the historic principal building.

RECOMMENDATION:
Staff recommends approval of the accessory structure with the following conditions:

1. The reveal of the siding must be consistent with the reveal of the siding of the principal building and must be submitted to the Preservation Planner for review and approval.
2. The design and finish of the gutters and downspouts must be submitted to the Preservation Planner for review and approval to verify that the profiles match the principal building.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

906 STUDIO

ARCHITECTS +INTERIORS

906 STUDIO, PLLC
249 4TH AVENUE N
SUITE 200
FRANKLIN, TN 37064
615.988.9065
906studio.com

MISSION CIGAR
MISSION CIGAR - PATIO

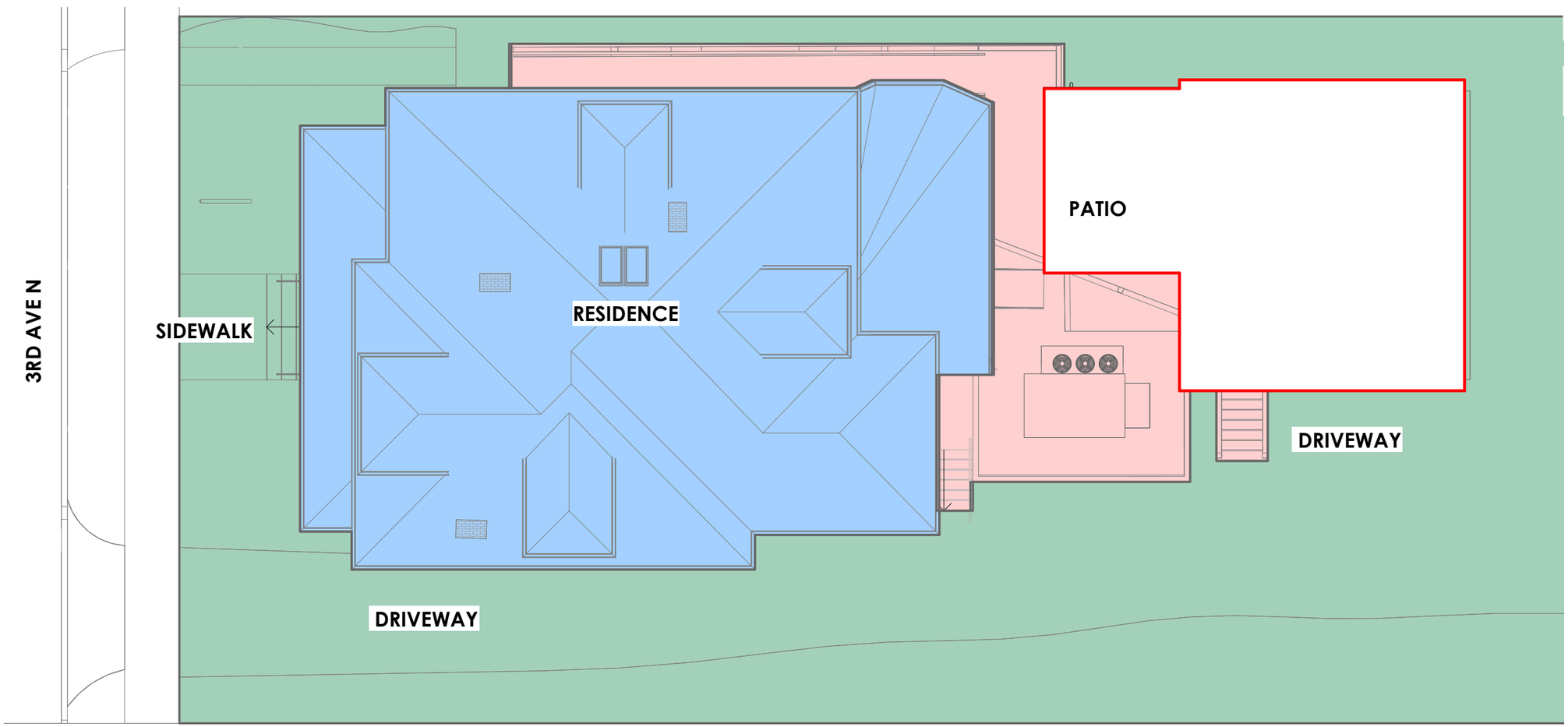
121 3RD AVE N, FRANKLIN TN, 37064

02/20/2026

MISSION CIGAR - PATIO | SITE PLAN
MISSION CIGAR

SITE COVERAGE

EXISTING PATIO ONLY	874 S.F.
PROPOSED COVERED PATIO	924 S.F.
GROUND FLOOR BUILDING FOOTPRINT	1,934 S.F.
% PATIO COVERS GROUND FLOOR BUILDING FOOTPRINT	47.78%
LOT SIZE PER ASSESSOR PAGE: 60' x 198'	11,880 S.F.

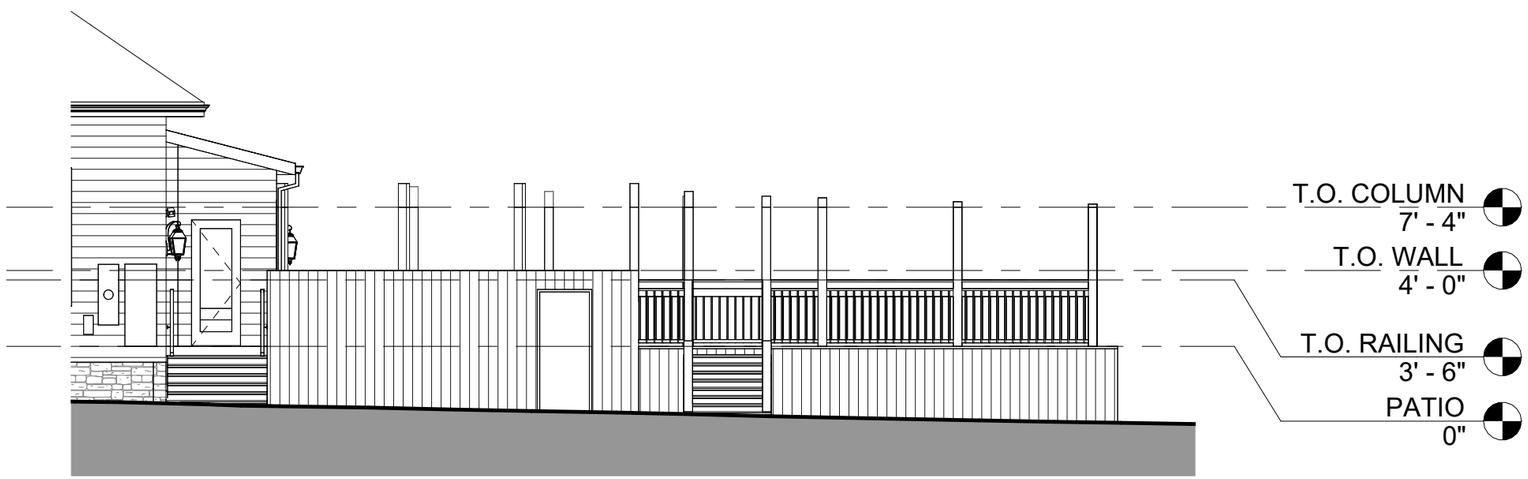


1 SITE PLAN
3/32" = 1'-0"

0' 2' 4' 8' 16'

906 STUDIO ARCHITECTS + INTERIORS

MISSION CIGAR - PATIO | EXISTING ELEVATIONS
MISSION CIGAR



1 EXISTING NORTH ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'

EXISTING NORTH PHOTO ELEVATION

MISSION CIGAR - PATIO | EXISTING ELEVATIONS
MISSION CIGAR

1 EXISTING SOUTH ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'

EXISTING SOUTH PHOTO ELEVATION

906 STUDIO ARCHITECTS + INTERIORS

1 EXISTING WEST ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'

EXISTING WEST PHOTO ELEVATION

NORTHEAST EXISTING PHOTO

NORTHWEST EXISTING PHOTO

SOUTHWEST EXISTING PHOTO

SOUTHEAST EXISTING PHOTO

CJ'S OFF THE SQUARE:

ADDRESS:
218 3RD AVE NORTH
FRANKLIN, TN 37064

INSPIRATION:
COVERED PAVILION

PRECEDENT - CJ'S OFF THE SQUARE

STOREHOUSE NO.9:

ADDRESS:
320 4TH AVE NORTH
FRANKLIN, TN 37064

INSPIRATION:
SKYLIGHT

PRECEDENT - STOREHOUSE NO.9

240 2ND AVE STRUCTURE:

ADDRESS:
240 2ND AVE NORTH
FRANKLIN, TN 37064

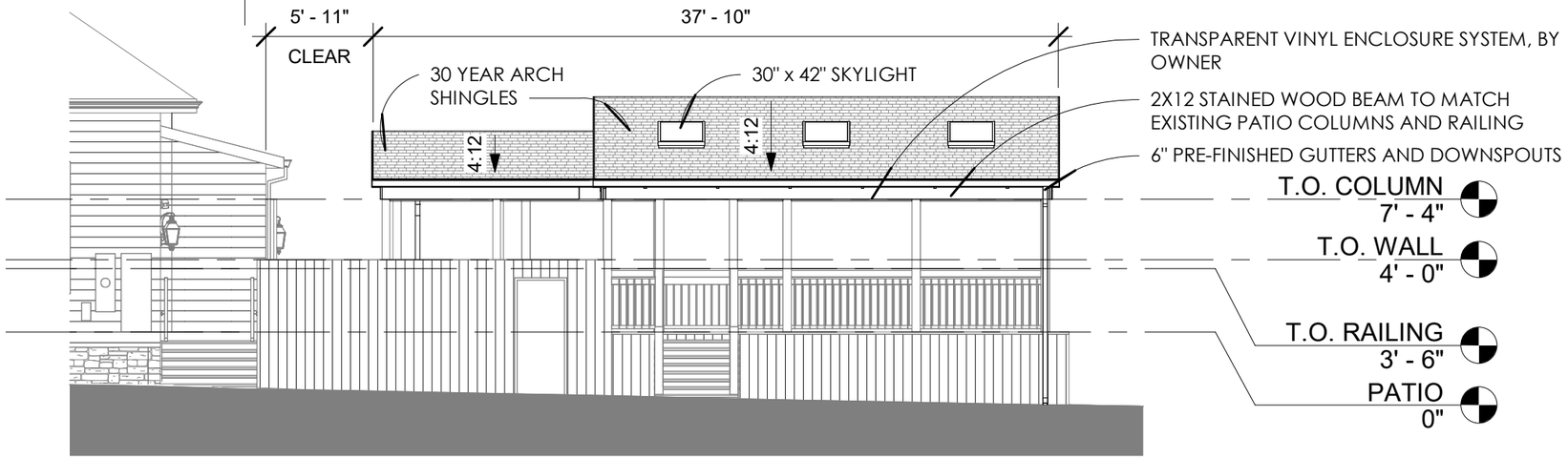
INSPIRATION:
GABLE STRUCTURE WITH SHINGLE ROOF

PRECEDENT - 240 2ND AVENUE STRUCTURE

MISSION CIGAR - PATIO

PROPOSED ELEVATIONS

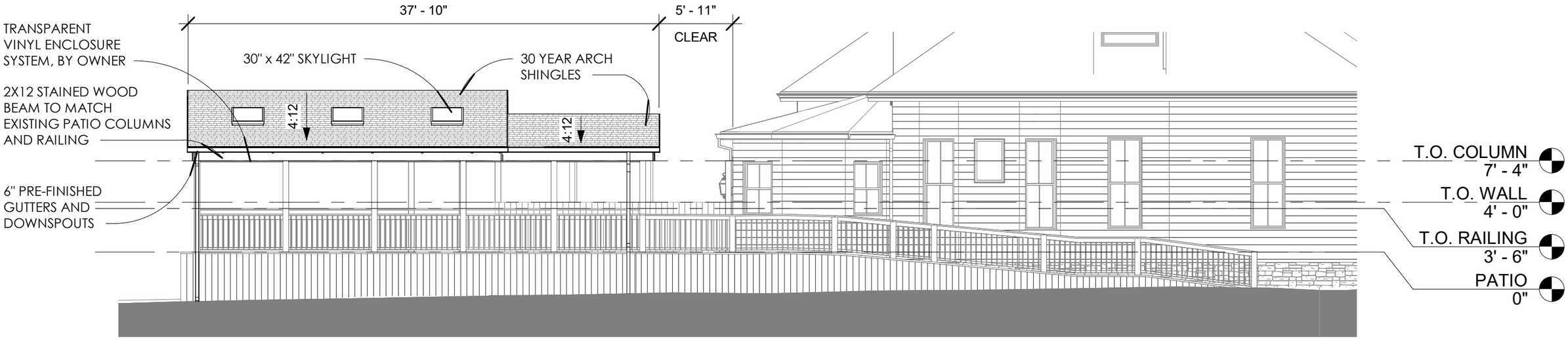
MISSION CIGAR



1 PROPOSED NORTH ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'



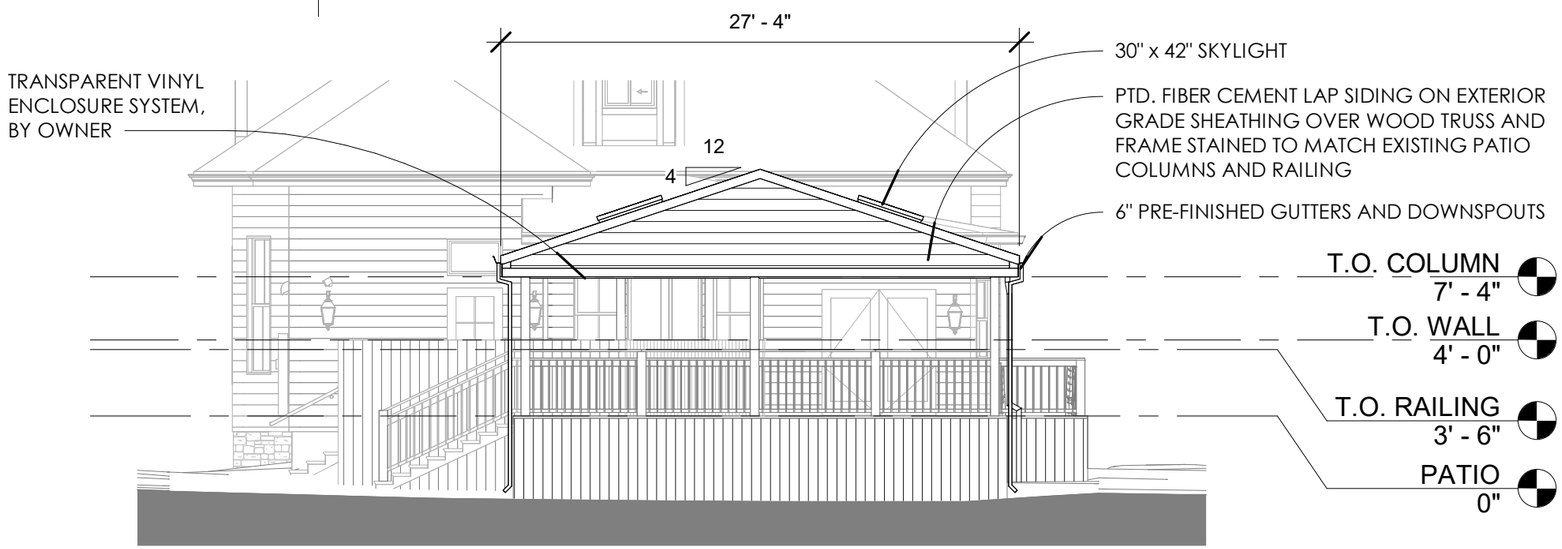
2 PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'

906 STUDIO ARCHITECTS + INTERIORS

MISSION CIGAR - PATIO | PROPOSED ELEVATIONS
MISSION CIGAR

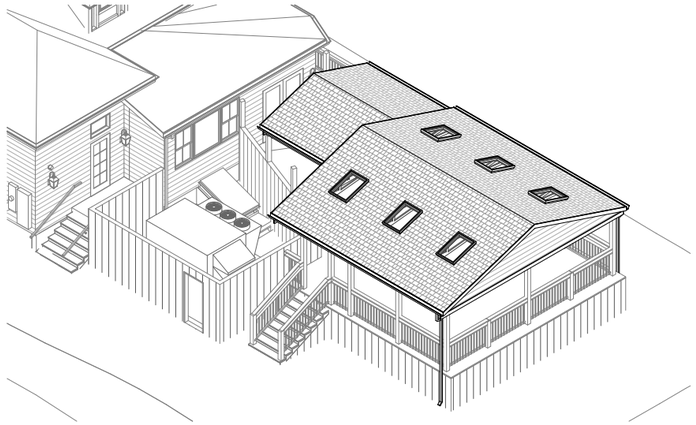


1 PROPOSED WEST ELEVATION

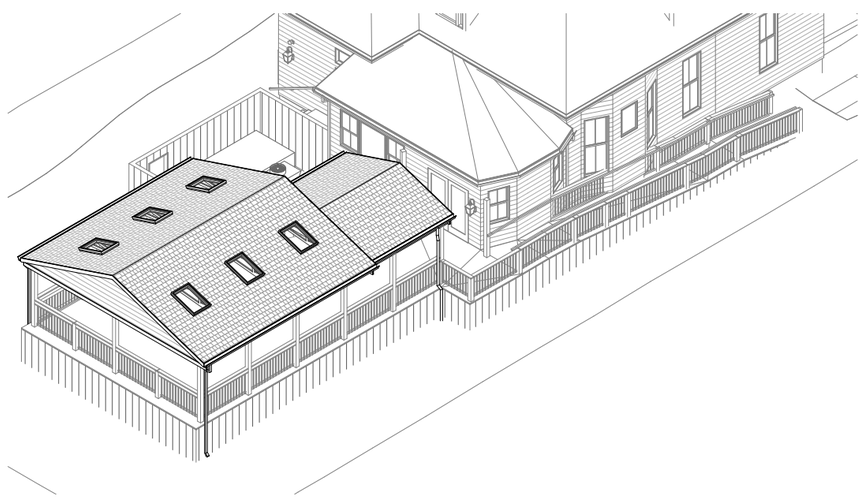
1/8" = 1'-0"

0' 4' 8' 16'

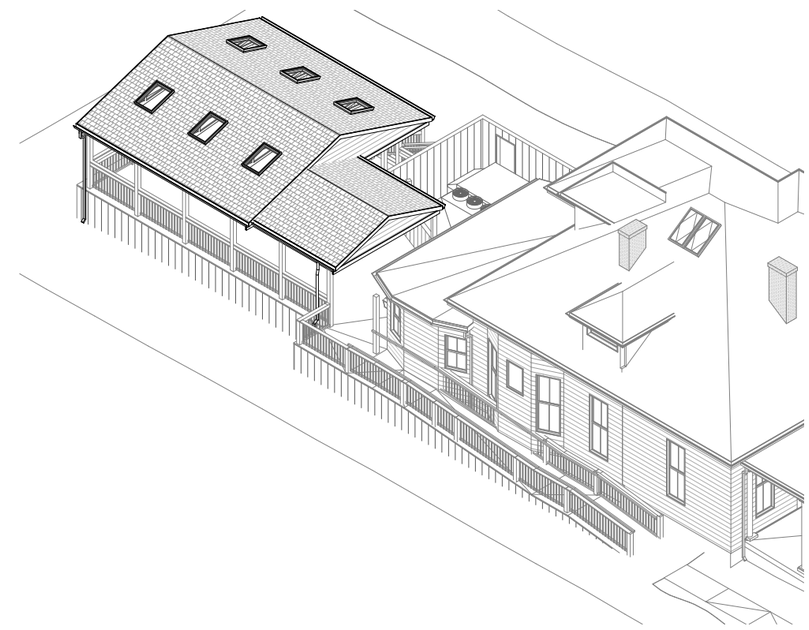
MISSION CIGAR - PATIO | PROPOSED PERSPECTIVES
MISSION CIGAR



1 NORTHWEST 3D VIEW



2 SOUTHWEST 3D VIEW



3 SOUTHEAST 3D VIEW

MISSION CIGAR - PATIO

PROPOSED PERSPECTIVES

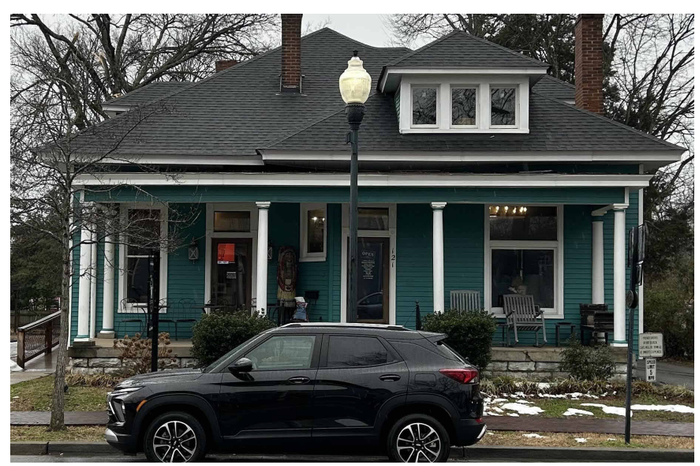
MISSION CIGAR

1 SOUTHEAST PERSPECTIVE

2 EAST PERSPECTIVE

3 NORTHEAST PERSPECTIVE

SOUTHEAST SITE PHOTO



EAST SITE PHOTO

NORTHEAST SITE PHOTO

906 STUDIO ARCHITECTS + INTERIORS

MISSION CIGAR - PATIO | PROPOSED PERSPECTIVES
MISSION CIGAR

1 SOUTH PERSPECTIVE

2 SOUTHWEST PERSPECTIVE

3 WEST PERSPECTIVE

SOUTH SITE PHOTO

SOUTHWEST SITE PHOTO

WEST SITE PHOTO

906

Design Modifications Narrative: 121 3rd Ave. North

for the
Franklin Historic Zoning Commission

Prepared by Aaron Rogers, 906 Studio: February 20, 2026

906 Studio Architects has been engaged by the Owner of Mission Cigar to assist in designing a roof structure to cover the existing patio at 121 Third Ave. N - Franklin, TN 37064. Proposed exterior work is restricted to the rear of the building where it is not readily visible from the street. The owner would like to provide cover at the existing patio for patrons, which will be below the existing primary roof line and separated from the existing rear exit of the business.

This structure will sit directly over the footprint of the existing wood framed patio and will not in any way expand the existing footprint of the building or patio. Note that this existing patio is set directly behind the primary historic residence and the proposed roof would be only slightly visible from 3rd Avenue.

The roof structure would include a stained wood truss and frame to match existing patio columns and railing. Gable ends to be infilled w/ fiber cement lap siding. Roofing to be asphalt shingles to match the existing home w/ (3) fixed skylights (sized approx. 30” x 42”) at ea. side of the gable roof to provide natural daylight. The owner will provide a transparent vinyl enclosure system to be used in inclement weather. We have included nearby precedents showing pavilion roof examples as well as a skylight example for reference.

Attached are plans, elevations, and perspectives for what we are proposing. We have also provided images of the current conditions for reference. We look forward to the opportunity to discuss these proposed modifications with the Commission and working together to provide a patio roof structure that preserves and fits within the unique urban fabric of Franklin.

249 Fourth Avenue North Franklin, Tennessee 37064 615-289-8737

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN TENNESSEE

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

Address:	**348 Main Street (Downtown Franklin Historic District)**
Applicant:	**Rebecca Davis, Mimi and Dottie**
Owner:	**Main Street Partners, Marty Osburn**
Project #:	**9036**
Type of Work:	**Consideration of Signage (Sandwich Board Sign)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**February 2, 2026**
Expiration Date:	**February 2, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a sandwich board sign for the storefront at 348 Main Street.

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

- **Location:** The Guidelines state that sandwich board signs shall be placed on the sidewalk in front of the retail storefront/tenant space and shall maintain 48 inches of sidewalk clearance for pedestrian circulation. The sandwich board sign is proposed to be placed on the sidewalk within the public right of way. The clearance provided around the proposed sign was not included within the application.

- **Quantity:** The Guidelines state that a maximum of one per retail store front/tenant space is recommended. The sandwich board sign is the first sign of the recommended three sign maximum for a commercial building. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 6 sq. ft. per side. The proposed sign area is 18" by 24", or 3 sq. ft. The proposed sign area is appropriate.

- **Height:** The Guidelines state that the maximum height shall be 4 feet at the top of the sign area. The proposed sign height is 40". The height is appropriate.

- **Material:** The Guidelines state that the material should be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The

proposed sign consists of a finished wood frame and a chalkboard sign panel. The materials are appropriate.

- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed sign utilizes a black chalkboard background and a black frame. The colors are appropriate.

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

APPLICABLE GUIDELINES
Chapter 8 – Signs

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

- The sandwich board sign must utilize a matte finish.

- The sandwich board sign must maintain 48 inches of sidewalk clearance for pedestrian circulation.

- 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/

STURDY
CONSTRUCTION
THAT'S
BUILT TO LAST

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

Project Overview #1998515

Project Title: 348 Main Street
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

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

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

New Construction, Additions, and/or Porch/Deck Projects

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

Exterior Alterations

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

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

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

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

Fencing:

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

Awnings:

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

HVAC & Mechanical Equipment, Related Screening, and Modern Features

- Completed Certificate of Appropriateness Application.
- Description of project and scope of work.
- Manufacturer's specifications that illustrate how proposed HVAC equipment and/or screening will look, including screening dimensions and materials.
- Site plan demonstrating proposed location of equipment and/or screening.
- Photographs of the existing project site location from street view and close proximity.
- Signed & notarized Owner Affidavit (if the property owner is authorizing someone else to represent them).

Relocation

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

Demolition

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

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

Note: The applicant shall provide any additional information as determined by the Planning & Sustainability Department that will be necessary to obtain a review by staff and/or by the Historic Zoning Commission.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Rebecca Davis
Mimi and Dottie
1043 Cabell Drive
Franklin, TN 37064
P:6154172765
rebecca@jondie.com

Property Owner

Property Owner
Marty Osburn
Main Street Partners
PO Box 563
Franklin, TN 37065
P:6159437007
rebecca@jondie.com

Address

Project Address or Parcel: 348 MAIN ST (078C-M01500)

Calculated Acreage: Parcel

- 348 MAIN ST: 0.15938967

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 348 MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay

- 348 MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation

Overlay

- 348 MAIN ST: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay:

Project information

Review Type: Nonresidential

Type of Work Proposed: Signage

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

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

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

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed: 1

Sign 1

Type of Signage Proposed: Sandwich Board Signage

Height of Overall Sign: 3.4

Height of Sign Face or Sign Area: 2.42

Sign 2

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?:

Type of Signage Proposed:

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

Height of Overall Sign:

Lot Square Footage:

Height of Sign Face or Sign Area:

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

Footprint Square Footage of Existing Structures on Lot:

Footprint Square Footage of Proposed Additions/Structures:

HVAC Type:

Narrative

Project Description:

Sandwich board sign to sit outside Mimi and Dottie's new location at 348 Main Street.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**198 E. Main St. (Downtown Historic District)**
Applicant:	**Signs First, Mike Alexander**
Owner:	**Harpeth Associates, Steve Bacon**
Project #:	**9037**
Type of Work:	**Consideration of Signage (Reface Post-and-Panel and Window Signage)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**February 3, 2026**
Expiration Date:	**February 3, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the reface of a panel on an existing post-and-panel sign and for new window signage at 198 East Main Street, Suite 101.

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

Post-and-Panel Sign: Panel Reface

- **Location:** The existing post-and-panel sign is located to the right of the building and is perpendicular to the public sidewalk. The sign location will not be altered, as one of the panels is being refaced.

- **Sign Area:** The existing sign area is not proposed to be changed. One panel within the sign is proposed to be replaced and is approximately 4.7" x 22.6", or .73 sq. ft. The sign panel will not increase or decrease the existing sign area. The sign area is appropriate.

- **Height:** The height of the sign will not be changed.

- **Material:** The Guidelines recommend that the material be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panel will be vinyl applied to the finished metal material of the existing sign, which is appropriate.

- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The sign will utilize a black background, and the lettering will be in a lighter, white color. The proposed colors are appropriate.

- **Illumination:** No illumination is proposed to be changed with this request.

Window Sign:

- **Sign Area**: The Guidelines recommend that the sign area be a maximum of 15% of an individual window or window grouping area. The window sign is 6.03" by 24.68", or 1 sq. ft. The window area is 28" by 81", or 15.75 sq. ft. The sign area is 6.5%, which is appropriate.

- **Placement:** The Guidelines recommend placing the sign fully within the interior of the building. The sign placement is proposed to be on the interior of the building. The placement is appropriate.

- **Materials:** The Guidelines state that when using decals, to use individual letters and graphics with a transparent background. The materials proposed consist of vinyl lettering with transparent backgrounds. The materials are appropriate.

- **Colors:** Maximum of 2 colors, using only light tones or only dark tones, but not a combination of the two. Use muted colors that complement the facade, although vibrant colors may be considered as an accent. The sign utilizes white lettering. The color is appropriate.

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

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The post-and-panel sign panel and window sign are **approved** with the following conditions:

- The signs must utilize matte background finishes.

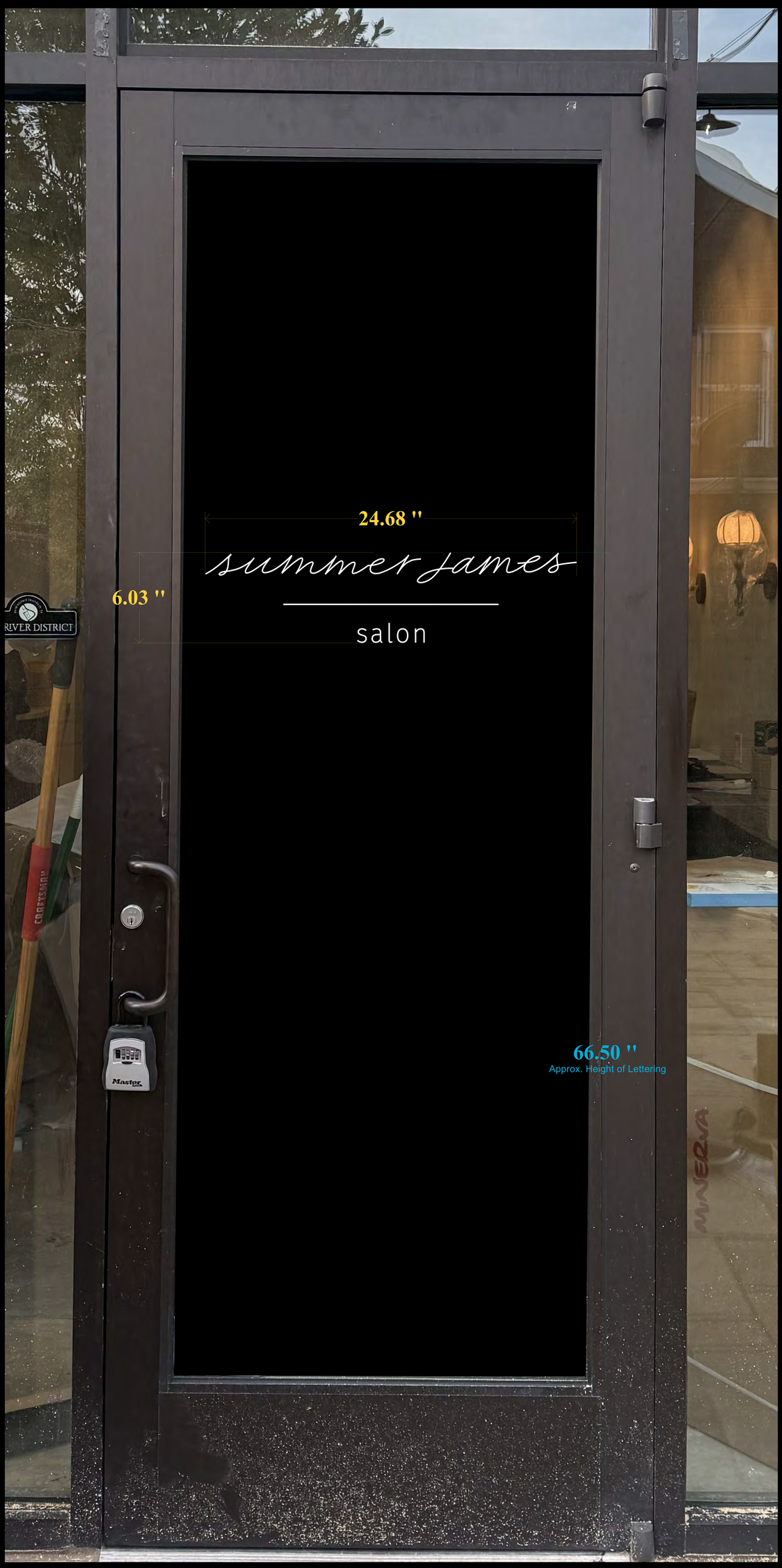
- The window sign must be applied fully within the interior of the building.

- 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/

Door Lettering



- White Vinyl adhesive back lettering
- Old lettering removed, with new lettering applied in it's place
- 22.68in x 6.03in in dimension

SIGNS FIRST®
— FRANKLIN, TENNESSEE —

Monument Lettering

- White Vinyl adhesive back lettering
- Old lettering removed, with new lettering applied in it's place
- 22.64in x 4.69in in dimension

SIGNS FIRST®
— FRANKLIN, TENNESSEE —

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 Harpeth Office Associates LLC, Steve Bacon Chief Operating Officer
(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:

78C-D-15
(Property Parcel/Tax ID Number)
and located at:

198 E Main Street, Franklin, TN 37064
(Street Address)

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

Mike Alexander
(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.

Steve Bacon
Owner Signature

Additional Owner Signature, if applicable

198 E Main Street, Suite 101
Property Owner Mailing Address

Franklin, Tn 37064
City, State & Zip

Subscribed and sworn to before me this

22 day of December, 2025.

Notary Public

My Commission Expires: 3/26/29

ADAM NICHOLAS BRIDGES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. MARCH 26, 2029

Law Dept approved (2) 05.13.24

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

Project Overview #2002253

Project Title: 198 E Main Street
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

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

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

New Construction, Additions, and/or Porch/Deck Projects

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

Exterior Alterations

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

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

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

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

Fencing:

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

Awnings:

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

HVAC & Mechanical Equipment, Related Screening, and Modern Features

- Completed Certificate of Appropriateness Application.
- Description of project and scope of work.
- Manufacturer's specifications that illustrate how proposed HVAC equipment and/or screening will look, including screening dimensions and materials.
- Site plan demonstrating proposed location of equipment and/or screening.
- Photographs of the existing project site location from street view and close proximity.
- Signed & notarized Owner Affidavit (if the property owner is authorizing someone else to represent them).

Relocation

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

Demolition

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

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

Note: The applicant shall provide any additional information as determined by the Planning & Sustainability Department that will be necessary to obtain a review by staff and/or by the Historic Zoning Commission.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Ashley Manter

198 E Main St, Suite 101
Franklin, TN 37064
P:6156740375
summerjamessalon@gmail.com

Property Owner

Property Owner
Steve Bacon
Harpeth Associates
198 E. Main St.
Franklin, TN 37064
P:6154904680
steve@harpethassociates.com

Address

Project Address or Parcel: 198 E MAIN ST (078C-D01500)

Calculated Acreage: Parcel

- 198 E MAIN ST: 4.48181039

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 198 E MAIN ST: PD

Central Franklin Overlay: Central Franklin Overlay

- 198 E MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation

Overlay

- 198 E MAIN ST: Historic Preservation Overlay

Flood Fringe Overlay: Flood Fringe Overlay

- 198 E MAIN ST: Floodway Fringe Overlay District

Floodway Overlay: Floodway Overlay

- 198 E MAIN ST: Floodway Overlay District

500ft Buffer of Hillside Overlay:

Project information

Review Type: Nonresidential

Type of Work Proposed: Signage

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

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

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

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed: 2

Sign 1

Type of Signage Proposed: White Vinyl Lettering on Approved Monument Sign

Height of Overall Sign: 2

Height of Sign Face or Sign Area: 2

Sign 2

Type of Signage Proposed: White Vinyl Lettering on Entry Door of Retail Suit

Height of Overall Sign: 6

Height of Sign Face or Sign Area: 6

Sign 3

Does the existing structure have any recent additions?:

Type of Signage Proposed:

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

Height of Overall Sign:

Lot Square Footage:

Height of Sign Face or Sign Area:

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

Footprint Square Footage of Existing Structures on Lot:

Footprint Square Footage of Proposed Additions/Structures:

HVAC Type:

Narrative

Project Description:

This project is updating the glass door of a Retail Suite in the Harpeth Associates Retail Space and updating the monument sign previously approved for the Harpeth Associates Retail Space

There is no additional signage only replacement due to a new tenant. It will be the business name/logo in white vinyl lettering placed inside the entry door and white vinyl lettering placed on the monument sign with the same name/logo.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**214 Franklin Rd. (Franklin Road Historic District)**
Applicant:	**Ronald Shuff**
Owner:	**Ronald Shuff**
Project #:	**9038**
Type of Work:	**Minor Alteration on Rear (Non-Historic Roof Repair and Replacement)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**February 6, 2026**
Expiration Date:	**February 6, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking a retroactive Administrative Certificate of Appropriateness (COA) for a minor alteration on the rear of an addition to the building located at 214 Franklin Road. The proposal is to replace the rubber membrane roofing material with soldered copper. The color selected was the closest color available to match the existing color of the roof. The repair and replacement are to prevent further leaking.

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

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

The nature of the location of the alterations, being on the rear façade of an addition to the building and not readily visible by the public, is appropriate for an administrative review. The repair and replacement work to the section of roofing did not alter the roofline or footprint. The Guidelines recommend:

- If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.

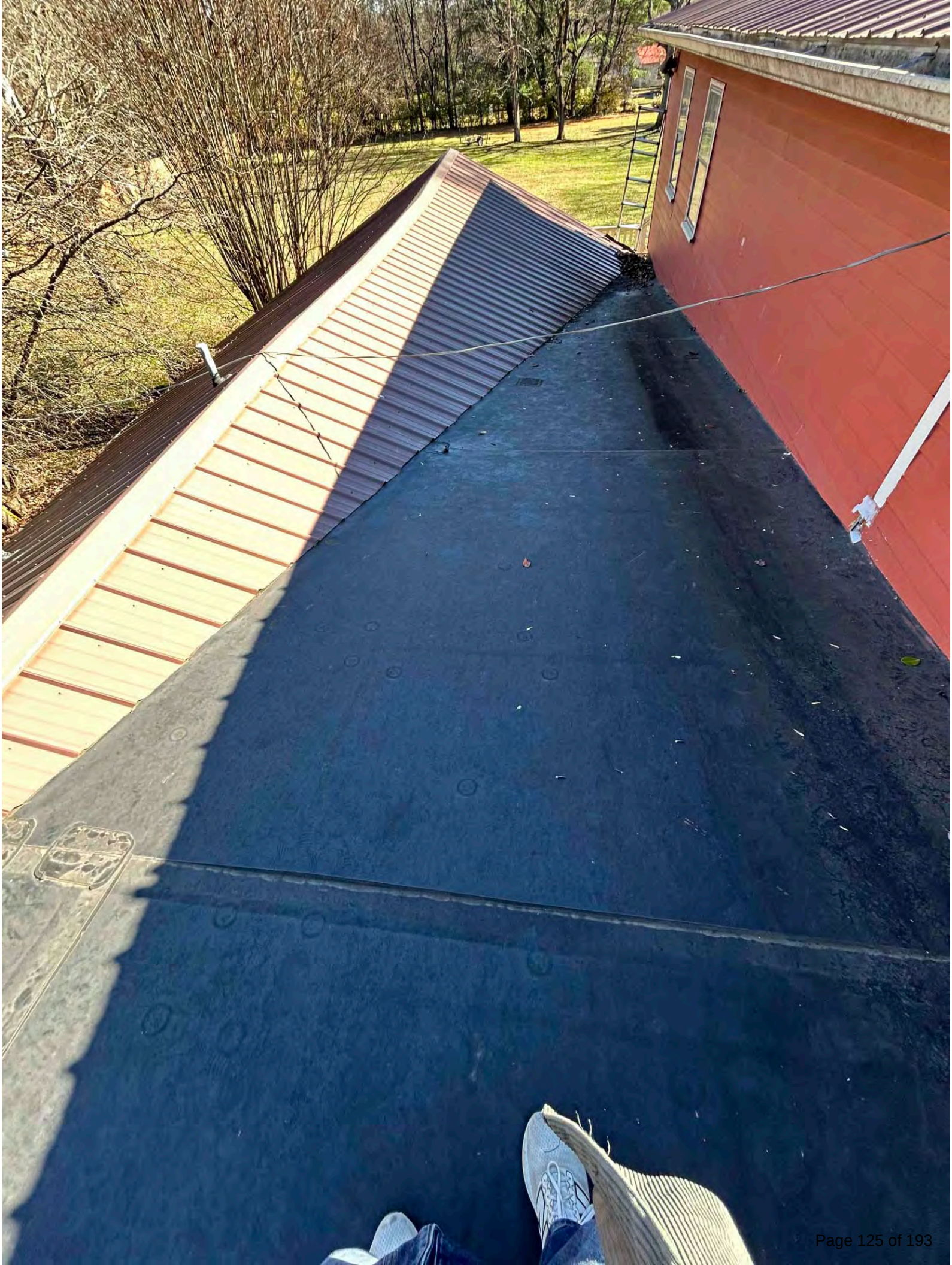
The proposal replaces a 250 sq. ft. section of rubber membrane roofing with a soldered copper roof to prevent further leaking. The replacement is appropriate to preserve the building and prevent further deterioration.

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

APPROVED WORK SPECIFICATIONS
The roof repair/replacement in the rear location 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/



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

Project Overview #2003478

Project Title: 214 Franklin Rd.

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
Ronald Shuff

214 Franklin Rd
Franklin, TN 37064
P:6152438049
ronshuffsr@gmail.com

Property Owner

Property Owner
Ronald Shuff

214 Franklin Rd
Franklin, TN 37064
P:6152438049
ronshuffsr@gmail.com

Address

Project Address or Parcel: 214 FRANKLIN RD (063M-A01700)

Calculated Acreage: Parcel
- 214 FRANKLIN RD: 1.76313692

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
- 214 FRANKLIN RD: R4

Central Franklin Overlay: Central Franklin Overlay
- 214 FRANKLIN RD: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 214 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:

Repair leaking roof.

The deadpan (approx. 250sqft) on the northern rear section of the single level roofing has leaked repeatedly since it was first installed. This time, it was a softball sized hole in the rubber membrane on the deadpan. We have been told that simply repairing the rubber membrane or even replacing it will not stop this from happening and the only way to fix it properly is to used soldered copper. This section of roofing is low, on the rear of the house and not even visible standing at the rear of the house. The material change on this section is from rubber membrane to soldered copper.

During this repair, it was necessary to remove a few of the classic ribbed panels on the adjacent slope (still rear of house) and the old panels, which were already damaged, were not able to be reused. The roofers tried to use the closest matching color but due to the fading and weathering of the old panels, it is not an exact match. The material used is of the same type as what was removed.

The entire roof has issues and due to it being installed on top of old shingles and without repairing the previous issues, it has not lasted. We intend to replace the whole roof, but that will require a review as we intend to repair all issues and install a better material. For now, we only wanted repair the leaking part and repair it permanently so we don't have to replace it again when we replace the rest of the roof.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**127 2nd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Marla Albert**
Owner:	**Ron Shuff Family Partnership, Marla Albert**
Project #:	**9040**
Type of Work:	**Minor Alteration on Obscured Facade (Non-Historic Door Replacement)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Non-Approved Work Specifications" and "Approved Work Specifications" Below)**
Approval Date:	**February 9, 2026**
Expiration Date:	**February 9, 2026 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration to the side door of the non-historic accessory building located at 127 2nd Avenue North. The proposal is to replace the existing non-historic 15-lite door with an aluminum storefront door.

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

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

The nature of the location of the alteration, being on the side façade of a non-historic building that is not readily visible by the public, is appropriate for an administrative review. The Guidelines recommend:

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

The request is to replace a non-historic door on an obscured façade. The proposed replacement door is simple in appearance and relates to doors on other commercial buildings that are not historic, such as those installed on the adjacent building on the same lot. The design of the door is secondary in appearance to historic buildings.

APPLICABLE GUIDELINES
2022 Historic District Design Guidelines
Chapter 3: Non-Historic Commercial Buildings

NON-APPROVED WORK SPECIFICATIONS

The replacement of the front doors is not reviewed or approved for an Administrative COA. Due to its visibility, it is outside of the purview of an Administrative Review by Staff based on the following approved scopes of work for an Administrative COA:

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

APPROVED WORK SPECIFICATIONS
The side door replacement 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/

COA Application Cover Sheet

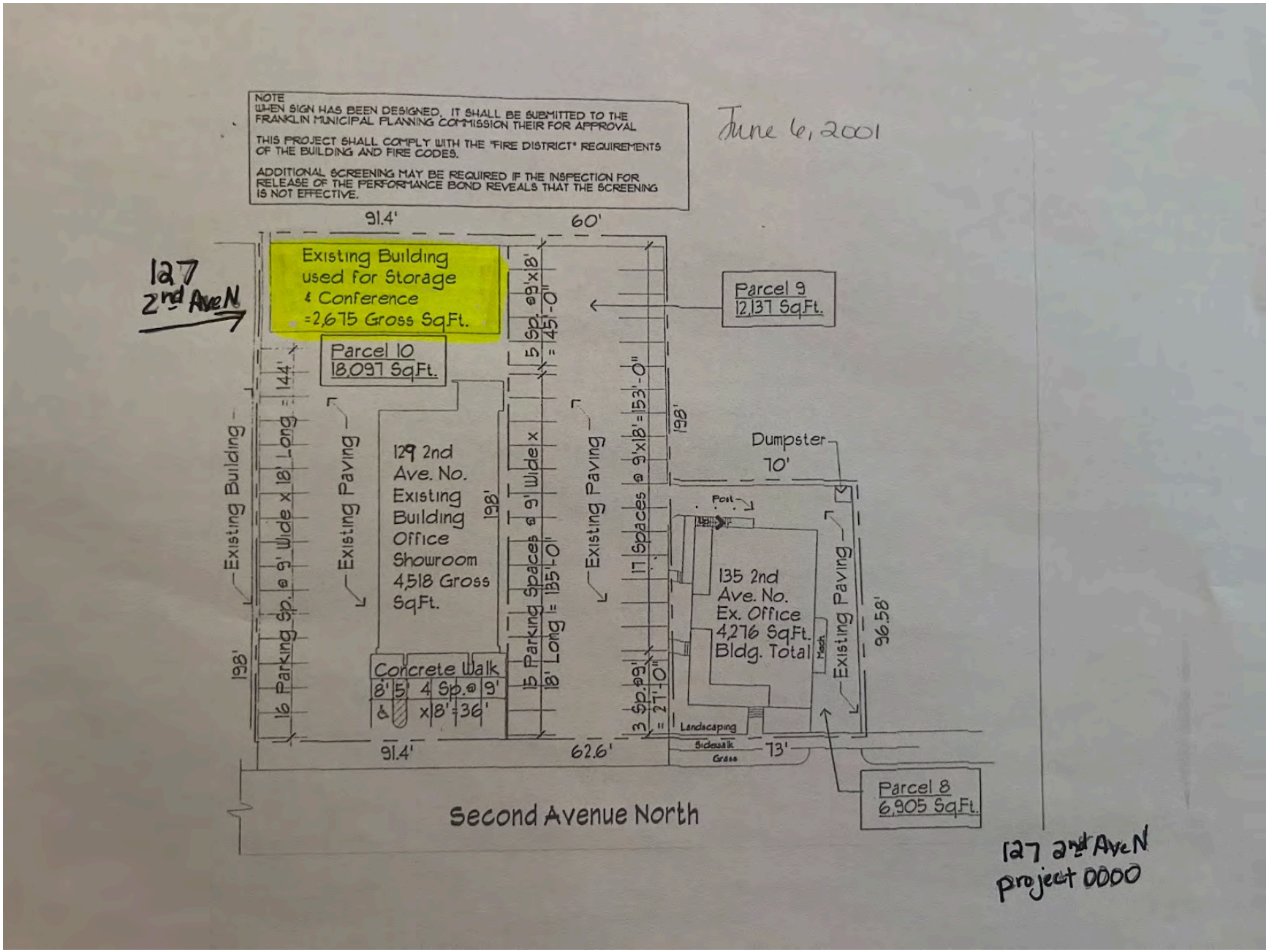
Ron Shuff Family Partnership

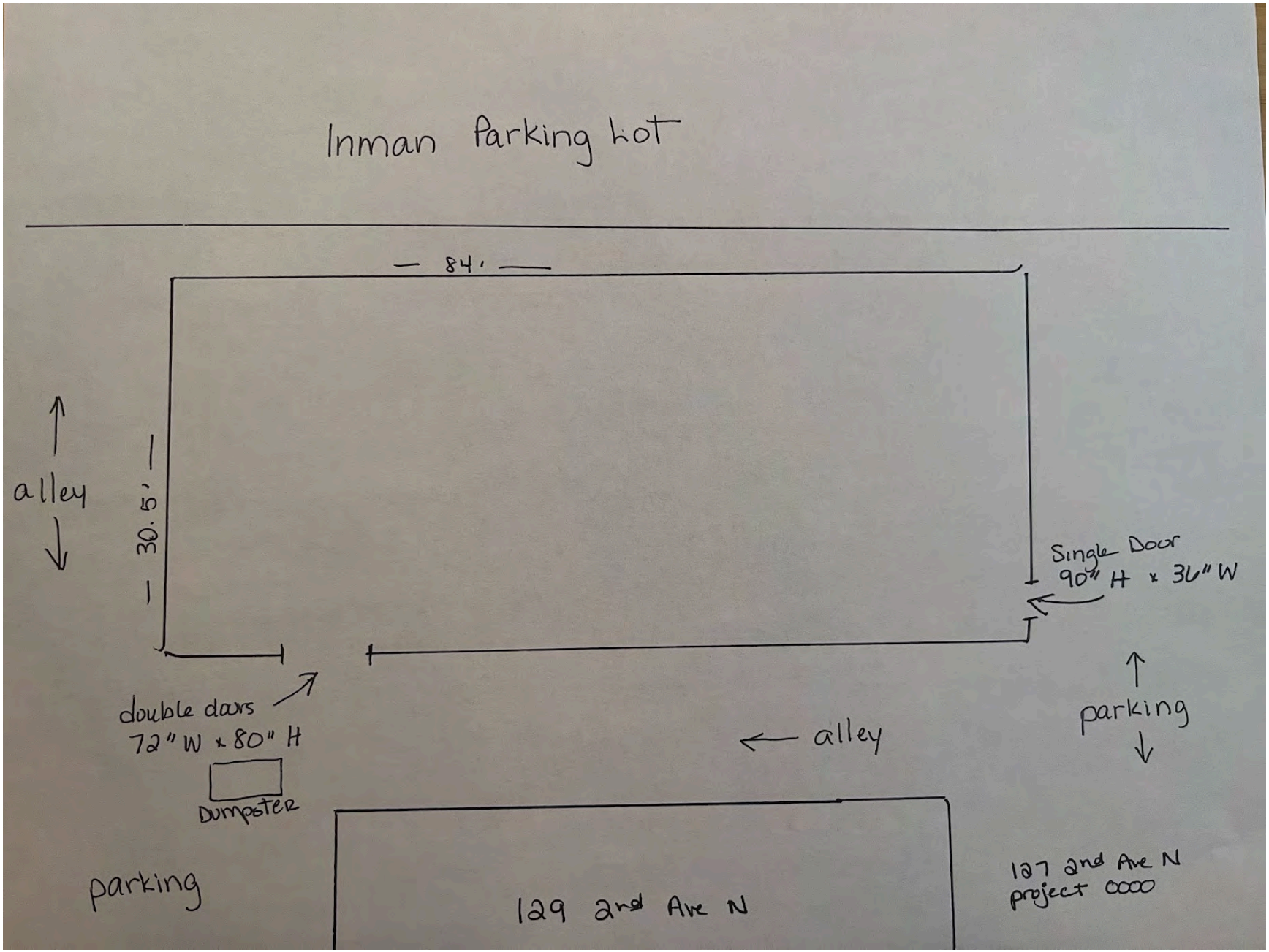
127 2nd Ave N. (the rear building)

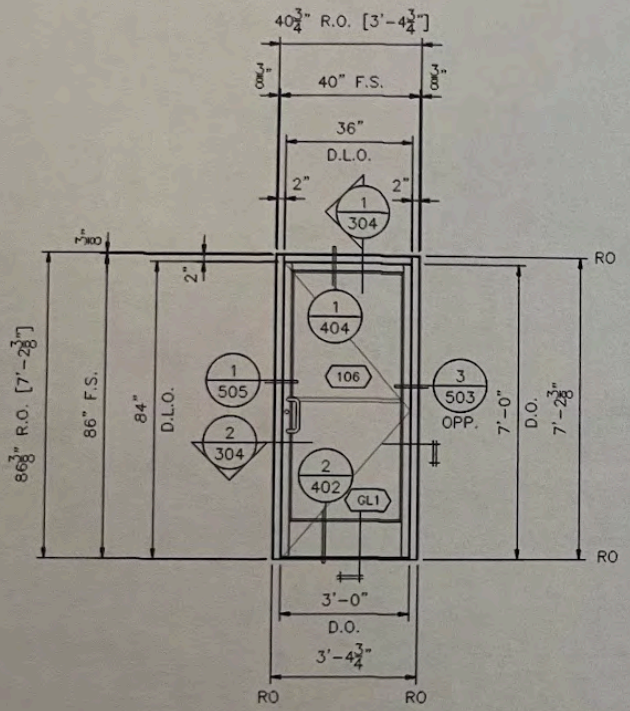
Contact:
Marla Shuff Albert
615-544-5343
marla@shuffproperties.com

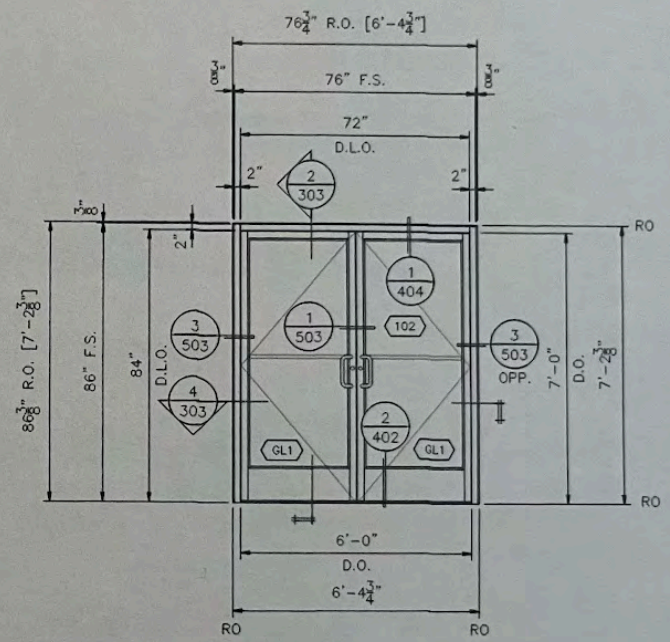
Index of pages:

1. Cover Sheet
2. Diagram of buildings and parking, 127 2nd Ave N is highlighted.
3. Diagram of 127 2nd Ave N indicating size and location of exterior doors.
4. Spec Sheet for both the single and double doors.
5. Photo of existing double doors.
6. Photo of existing single door.
7. Photo of proposed single door as installed on the adjacent building, 129 2nd Ave N
8. Photo of proposed double doors as installed on the adjacent building, 129 2nd Ave N
9. Photo of single door from the 2nd ave sidewalk
10. Photo of the double doors from the 2nd ave sidewalk


NOTE
WHEN SIGN HAS BEEN DESIGNED, IT SHALL BE SUBMITTED TO THE FRANKLIN MUNICIPAL PLANNING COMMISSION THEIR FOR APPROVAL
THIS PROJECT SHALL COMPLY WITH THE "FIRE DISTRICT" REQUIREMENTS OF THE BUILDING AND FIRE CODES.
ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR RELEASE OF THE PERFORMANCE BOND REVEALS THAT THE SCREENING IS NOT EFFECTIVE.
June 6, 2001
127 2nd Ave N
91.4'
60'
Existing Building used for Storage & Conference =2,675 Gross Sq.Ft.
Parcel 9 12,137 Sq.Ft.
Parcel 10 18,097 Sq.Ft.
5 Sp. @ 9' x 18' = 45'-0"
Existing Building
16 Parking Sp. @ 9' Wide x 18' Long = 144'
Existing Paving
129 2nd Ave. No. Existing Building Office Showroom 4,518 Gross Sq.Ft.
198'
15 Parking Spaces @ 9' Wide x 18' Long = 135'-0"
Existing Paving
17 Spaces @ 9' x 18' = 153'-0"
198'
Dumpster
70'
Post
135 2nd Ave. No. Ex. Office 4,276 Sq.Ft. Bldg. Total
Mech.
Existing Paving
96.58'
Concrete Walk
8' 5' 4 Sp. @ 9' x 8' = 36'
3 Sp. @ 9' = 27'-0"
Landscaping
Sidewalk
Grass
91.4'
62.6'
73'
Parcel 8 6,905 Sq.Ft.
Second Avenue North
127 2nd Ave N project 0000


Inman Parking Lot
84'
30.5'
alley
Single Door
90" H x 36" W
double doors
72" W x 80" H
Dumpster
alley
parking
parking
129 2nd Ave N
127 2nd Ave N
project 0000





DR2	SF ELEVATION
304	ARCH REF: NA (1) SOUTH WEST ELEVATION [1] REQ'D THUS TOTAL KAWNEER TRIFABVG 451T (2" X 4 1/2") KAWNEER WIDE STILE DOOR 1" INSULATED GLASS

Single Store Front Door
Kawaneer Trifab VG 451 T
Storefront - Wide Stile Doors

DR1	SF ELEVATION
303	ARCH REF: NA (1) SOUTH EAST ELEVATION [1] REQ'D THUS TOTAL KAWNEER TRIFABVG 451T (2" X 4 1/2") KAWNEER WIDE STILE DOOR 1" INSULATED GLASS

Double Store Front Door

127 2nd Ave N
project 0000

127

127

USG
CGC
FIRE-RATED DXL 424 CROSS TEE

CAT
289D

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

Project Overview #1774662

Project Title: 127 2nd Ave N

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

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height 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
Marla Albert
Ron Shuff Family Partnership
127 2nd Ave North
Franklin, TN 37064
P:615-261-8220
marla@shuffproperties.com

Property Owner

Property Owner
Marla Albert
Ron Shuff Family Partnership
127 2nd Ave North
Franklin, TN 37064
P:615-261-8220
marla@shuffproperties.com

Address

Project Address or Parcel: 127 2ND AVE N (078C-D01000)

Calculated Acreage: Parcel
- 127 2ND AVE N: 0.41125634

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed: Minor Alteration

Height of Overall Sign:

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 127 2ND AVE N: DD

Central Franklin Overlay: Central Franklin Overlay
- 127 2ND AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 127 2ND AVE N: Historic Preservation Overlay

Floodway Overlay:

Type of Signage Proposed:

Height of Sign Face or Sign Area:

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

Fence Material:

HVAC Type:

Narrative

Project Description:

Replacement of exit doors. The current single door cannot accommodate a panic bar as required by the life safetly codes. The owner proposed the replacement of that door as well as the double doors on with Kawaneer Trifab VG 451T Storefront Wide Stile doors as are installed on the adjacent building, 129 2nd Ave N. The two buildings were built together and are on the same parcel.

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

Address:	**117 3rd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Blake Robinson**
Owner:	**Marla Albert**
Project #:	**9050**
Type of Work:	**Minor Alteration (In-Kind Repair and Replacement of Rear Deck, Fencing, and Foundation Work)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with Conditions (See "Approved Work Specifications" Below)**
Approval Date:	**February 17, 2026**
Expiration Date:	**February 17, 2028 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the in-kind repair and replacement of elements of the rear deck, fencing, and foundation associated with internal foundation work being conducted at 117 3rd Avenue North.

The foundation below grade on the rear of the building is being replaced and will require the temporary removal of surrounding materials of the deck, gutters and downspouts, mechanical equipment, siding, and brick foundation materials. The rear deck posts, which will be removed for excavation work, will be replaced in kind. A section of the rear yard fencing will be removed for the excavation and will be reinstalled or replaced in kind based on the condition when reinstalled. The gutters and downspouts will be removed and reinstalled once construction is completed. The existing mechanical equipment will be removed and reinstalled in the current locations. The first few runs of siding will be removed for the work to be performed and will be reinstalled or replaced in-kind with wood lap siding. On the left elevation near the rear of the building, rows of the brick foundation are visible above ground, and will be removed and replaced with CMU for the foundation material. Re-grading is proposed in the location to minimize the visibility of the exposed CMU.

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

- Minor alterations to non-historic components on rear or obscured facades of historic or non-historic structures that enhance the compatibility with the context of the individual

historic district (examples include rear doors, non-historic window replacement, or similar, but do not include any footprint or roofline alterations).

The Guidelines recommend the following for foundations on additions to historic buildings:

- Design foundations and piers to be compatible with those on the historic building. If the historic building is masonry and concrete blocks are used for the foundation, paint the addition foundation a color to match the exposed mortar joints in the historic building. If a masonry veneer is used, it must replicate a genuine stone or brick

The nature of the location of the alterations, being on the rear and side façade near the rear of the building and re-installing materials or replacing materials in-kind, is appropriate for an administrative review.

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

APPROVED WORK SPECIFICATIONS
The in-kind repair and replacement is **approved** with the following conditions:

- The existing exposed brick material on the left rear elevation must be preserved and applied as a veneer on the exterior of the CMU foundation which will be installed in this location. If the brick cannot be split and applied to the exposed foundation, the CMU must be painted to match the exposed mortar joints on the historic building.
- 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/

screening of existing
foundation from 3rd Ave.

The first couple runs of siding
will have to be removed for
the foundation replacement it
will be replaced with an in
kind wood siding

Construction
ends at brick

Previous attachment

Pressure treated post that will be used to replace existing deck post once construction is done.

Hover Image to Zoom

Deck post that
will be removed
during
construction and
will be replaced.

Fencing that will be used to replace old fence where needed.

Previous attachment
This portion of the fence will be temporarily removed for excavation and will be replaced once construction is done

This portion of fence will
also be removed during
excavation and will be
replaced once construction
is over

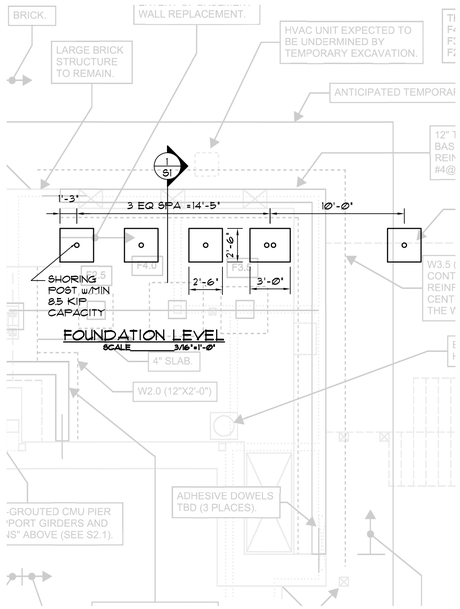
Previous attachment
The gutters and down spouts will be removed before construction and replaced with the exact same gutters and down spouts once construction is over

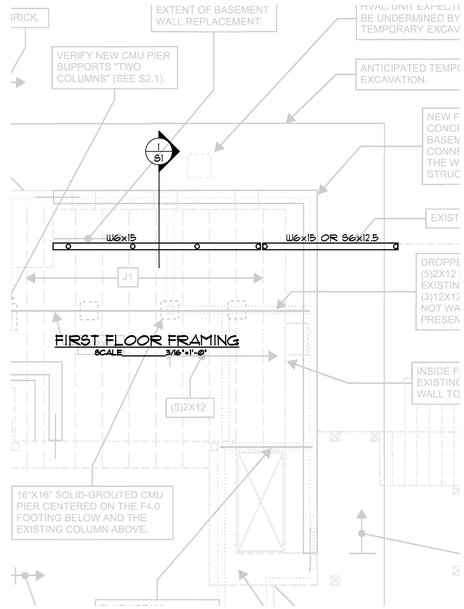
HVAC unit

other two deck
posts to be
removed during
construction.

In-kind wood siding to replace existing if needed.

CEDAR DIRECT L.L.C





GENERAL NOTES

DESIGN CRITERIA INFORMATION

1. ALL SHALL CONFORM TO THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
2. DESIGN IF FOR THE TEMPORARY SHORING OF THE EXISTING BUILDING.
3. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT OF ANY CONDITIONS WHICH DO NOT COMPLY WITH PLANS AND SPECIFICATIONS.
4. SERVICE DESIGN LIVE LOADS ARE AS FOLLOWS:

CONSTRUCTION LIVE LOAD:	20 PSF
ROOF:	20 PSF
FLOOR DEAD LOAD:	15 PSF

FOUNDATION NOTES

1. FOOTINGS WERE DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 1500 PSF.
2. TEMPORARY PADS SHALL BEAR ON LEVEL GROUND SURFACE THAT IS COVERED WITH MINIMUM OF 2" IN GRANULAR FILL.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AISC 360-16
2. STRUCTURAL STEEL SHALL MEET THE FOLLOWING ASTM SPECIFICATIONS:
   - STRUCTURAL PIPE: A53 TYPE E OR S, GRADE B, WITH SULPHUR CONTENT NOT TO EXCEED .06%.
   - STRUCTURAL TUBE: A500 GRADE B.
   - W-SHAPES: A992, UNLESS NOTED OTHERWISE ON CONTRACT DOCUMENTS.
   - ALL OTHER FRAMING: A36 UNLESS NOTED OTHERWISE ON CONTRACT DOCUMENTS.

WOOD

1. WOOD MEMBERS SHALL MEET THE FOLLOWING SPECIFICATIONS IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION" (2018 EDITION).

   ROOF DECK: APA RATED EXPOSURE 1

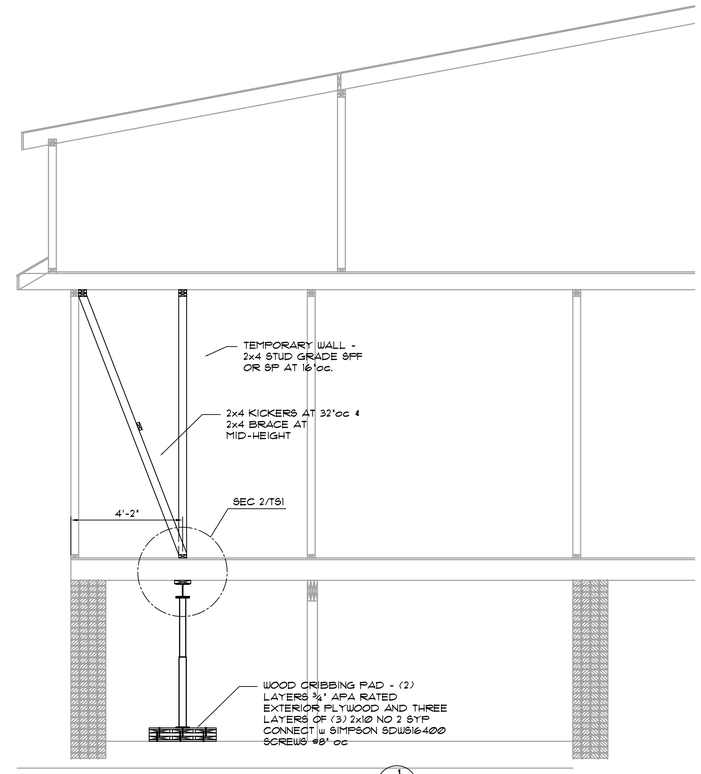
   FLOOR DECK: APA RATED EXPOSURE 1

   ROOF FRAMING: SEE PLAN

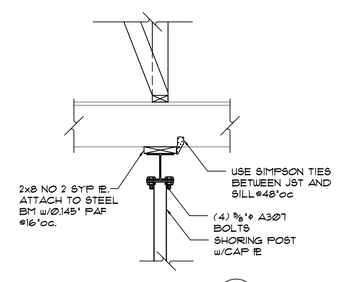
   FLOOR FRAMING: SEE PLAN

   LOAD-BEARING WALL STUDS: 2x SP NO 2. GRADE

   OTHER:
2. FRAMING LUMBER GRADE: NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE
3. PROVIDE 2 X LATERAL BRIDGING TO INTERIOR LOAD-BEARING WALLS AT 48" C.C. MAXIMUM SPACING.



SECTION 1/TS1
SCALE ⅜" = 1'-0"



SECTION 2/TS1
SCALE ¾" = 1'-0"

SEAL

PHILLIP E. WHITE
REGISTERED ENGINEER
TENNESSEE
NO. 27027
11/12/2025

SCALE	NOTED
DATE	1/16/2026
JOB NO.	26003
DRAWN BY	PEW
CHECKED BY	PEW
APPROVED BY	PEW

JOB TITLE TEMPORARY SHORING FOR NEW FOUNDATION
SCHUFF PROPERTY
117 3RD AVE N, FRANKLIN, TN

SHEET TITLE
PLANS AND DETAILS

PHILLIP WHITE ENGINEER
912 HIDDEN OAK PL, Lagoon Forks, TN 37027
PHONE: (615) 969-3505

PWE

NO.	DATE	REVISION

SHEET NO.
TS-1

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 Marla S. Albert
(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:

9 078C C 078C 018.00
(Property Parcel/Tax ID Number)
and located at:

117 3rd Ave N, Unit A
(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

Blake Robinson, Ancient Oak Property
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

Owner Signature

Additional Owner Signature, if applicable

127 2nd Ave N
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

15 day of Jan, 20 26.

Notary Public

CATHY S. ASKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Oct. 20, 2021

My Commission Expires: 10/20/21

Law Dept approved (2) 05.13.24

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

Project Overview #1999539

Project Title: 117 3rd Avenue North

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
Blake Robinson
Ancient Oaks Properties
4239 Peytonsville Trinity Rd
Franklin, TN 37064
P:6157884437
blake@ancientoaksproperties.com

Property Owner

Property Owner
Marla Albert
Ron Shuff Family Partnership
127 2nd Ave. N
Franklin, TN 37064
P:615-544-5343
marla@shuffproperties.com

Address

Project Address or Parcel: 117 3RD AVE N (078C-C01800)

Calculated Acreage: Parcel
- 117 3RD AVE N: 0.29765945

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed: HVAC or Mechanical Equipment or Screening,Rear Yard Fencing,Minor Alteration

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 117 3RD AVE N: DD

Central Franklin Overlay: Central Franklin Overlay
- 117 3RD AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 117 3RD AVE N: Historic Preservation Overlay

Floodway Overlay:

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

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

Fence Material: wood privacy fence

HVAC Type: Equipment Installation

Narrative

Project Description:

The scope of work for 117 3rd Avenue North will go as follows. The brick foundation under the back corner of the structure is failing and will be replaced with a new concrete foundation wall to preserve the structure. The section of foundation to be replaced is roughly 45 feet. About 25 feet along the back of the structure and about 20 feet along the back side adjacent to a parking lot. All of the existing foundation is underground except for the 20 feet adjacent to the parking lot. The portion of the existing foundation that is above grade is brick. On average there is a about one foot of brick above grade on the existing foundation. Which is screened by landscaping and the parking lot and is not visible from 3rd Avenue. Due to current IBC building codes brick is not allowed to be used as a foundation material or to have any structural support. In this case it would not be possible to restore the brick as they were per IBC building codes. The new foundation wall will be a solid rebar reinforced concrete wall. Once the new concrete wall is in place and backfilled and graded to final grade per IBC code there will be approximately 8"-10" inches of foundation that will be above grade. The landscaping will be put back in place once construction is over to screen the foundation just as the landscaping screens the existing foundation now. Attached is pictures showing current failing brick foundation above grade and the view from 3rd avenue showing the screening of the current brick foundation. In order to replace this portion of foundation temporary shoring and bracing will have to be in place. All temporary shoring and bracing will be done on the interior of the structure to minimize construction exposure to the exterior finishes. Temporary shoring drawing will be included with this submittal. Below are the exterior materials that will be affected during the construction process. The siding, deck posts, privacy fence, gutters and downspouts, existing HVAC unit. The intent is to preserve as much of the existing material as possible in the event this is not achievable it will be replaced with an in-kind material. All pictures I have of existing materials and in-kind replacement materials will be sent to Elizabeth Bulay. There will not be a replacement material for the gutters and downspouts as it is fully intened to reuse the existing.

- Siding: The first few runs of siding up from the ground will have to be removed to allow room for construction of the new foundation wall. The existing siding is wood and will try to be preserved as it is removed. If this is not possible it will be replaced with the same in- kind material.
- Deck posts: There are three deck posts that will have to be removed for excavation. The existing deck posts are basic pressure treated lumber one 6x6 and two 8x8 posts. These will be replaced with the same in kind material as the existing.
- Privacy fence: The existing fence is a 6' tall privacy fence. A partial section of the privacy fence will have to be removed for excavation. The section that is removed will try to be preserved and re used if this is not possible it will be replaced with the same in- kind material.
- Gutters and down spouts: The gutters and down spouts will be taken down before construction starts and re installed with exact same gutters and downspouts once construction is done.
- HVAC Unit: the existing HVAC unit will have to be moved for excavation but will be reinstalled in the same place once construction is done.

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

Address:	**202 5th Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Bishoui Fahim**
Owner:	**CHHM Properties, LLC., Arthur Constantine, Rep.**
Project #:	**9049**
Type of Work:	**Consideration of Signage (Reface Wall Sign)**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**February 17, 2026**
Expiration Date:	**February 17, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to reface an existing wall sign for the tenant at 202 5th Avenue North, Suite D. The sign structure is not proposed to be altered. New vinyl lettering is proposed to be placed on the existing sign face.

The Guidelines allow for administrative approval of refacing a wall sign if all recommendations are met.

- **Quantity:** The Guidelines state that a maximum of one per building façade only is no band sign exists on the building. The existing building features a wall sign for each tenant space. No new additional signs are proposed. The existing signage is appropriate to remain.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 9 sq. ft. The existing sign is 64" x 24", or 10.67 sq. ft. The sign is not being changed or enlarged from what exists and is appropriate to remain the same size.

- **Height:** The Guidelines state that wall signs should be a maximum of 12' from grade. The height of the existing sign is not proposed to change; it is appropriate to remain at its current height.

- **Material:** The Guidelines state to use finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The material of the sign is not proposed to change from the existing metal material. Vinyl lettering is proposed to be installed on the sign face. The sign material is appropriate, but the vinyl should be a matte finish to 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. A black background with white lettering is proposed. The proposed colors are appropriate.

- **Illumination:** No new illumination is proposed within the application, but there appears to be existing lighting on the sign.

APPLICABLE GUIDELINES
Chapter 8 – Signs

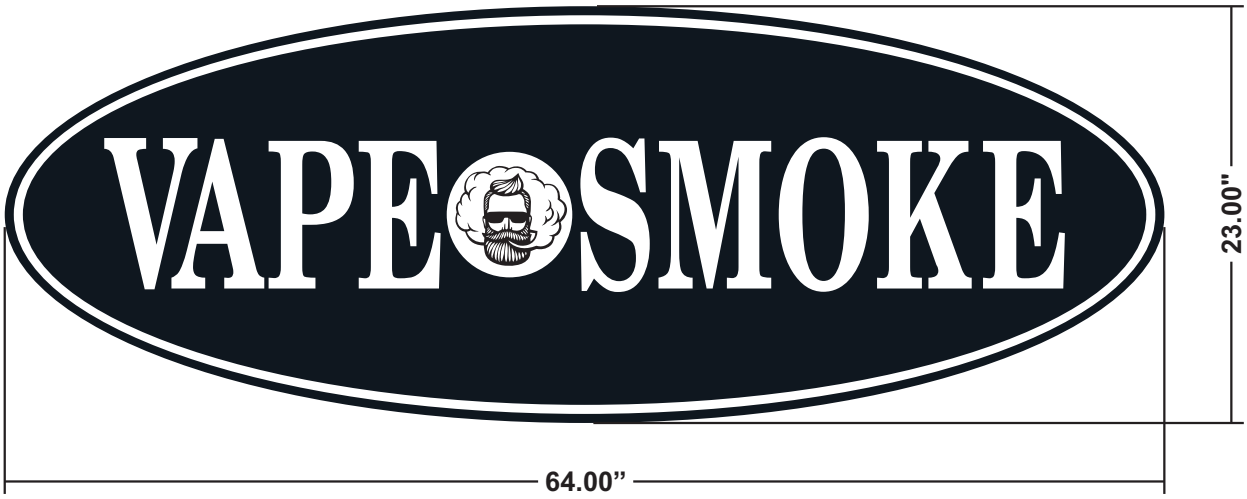
APPROVED WORK SPECIFICATIONS
The sign reface is **approved** with the following conditions:

- The white vinyl on the sign shall be a matte finish.

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

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

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



Remove existing vinyl lettering and apply new white vinyl

ADAMS SIGNS INCORPORATED
2143 Hwy 70 East Kingston Springs, TN 37082
615-256-2777 Fax 615-256-2780
adamssignsinc.com

Vape O Smoke
202 5th Avenue N. Franklin, TN

Drawing NO VOS-F-1
Date 12-2-25

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 Arthur E Constantine
(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:

26-0900350
(Property Parcel/Tax ID Number)

and located at:
202 5th Ave N Franklin, TN 37064
(Street Address)

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

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

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

Owner Signature

Additional Owner Signature, if applicable

900 Brinwood Crest
Property Owner Mailing Address

Nt, TN 37221
City, State & Zip

LISA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Subscribed and sworn to before me this

3 day of February 20 26.

Notary Public

My Commission Expires: June 16, 2029

Law Dept approved (2) 05.13.24

Scanned with CamScanner

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

202 5th Ave N suite D Franklin Tennessee 37064

Project Overview #2001004

Project Title: 202 5th Ave N suite D Franklin Tennessee 37064
Application Type: 08b) Administrative Certificate of Appropriateness (COA)
Workflow: COA Administrative Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

Minor Alterations:

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

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Bishoui Fahim
Vape O Smoke 4 LLC
202 5th ave N , Suite D
Franklin, TN 37064
P:6156385706
vapeosmoke4@gmail.com

Property Owner

Property Owner
Arthur Constantine
CHHM Properties LLc
900 Briarwood crest
Nashville, TN 37221
P:6154294196
aconstantine2000@yahoo.com

Address

Project Address or Parcel: 202 5TH AVE N (078C-A00500)

Calculated Acreage: Parcel
- 202 5TH AVE N: 0.44658761

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay
- 202 5TH AVE N: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay:

Type of Work Proposed: Signage

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 202 5TH AVE N: 5TH

Central Franklin Overlay: Central Franklin Overlay
- 202 5TH AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 202 5TH AVE N: Historic Preservation Overlay

Floodway Overlay:

Type of Signage Proposed: Wall-Mounted

Height of Overall Sign: 1.92

Height of Sign Face or Sign Area: 1.9

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

Fence Material:

HVAC Type:

Narrative

Project Description:

Remove existing vinyl lettering

and apply new white vinyl lettering..

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

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

Address:	**119 Winslow Road (Franklin Road Historic District)**
Applicant:	**Ben McCreary**
Owner:	**Teresa and Danny Anderson**
Project #:	**9051**
Type of Work:	**Consideration of Rear Yard Fencing**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**February 18, 2026**
Expiration Date:	**February 18, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to replace the rear-yard fencing with new privacy fencing at 119 Winslow Road.

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 to provide privacy fencing around a pool. The fencing is located more than 20' from the front façade. The location is appropriate.

- **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 7'. The height is appropriate.

- **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 board wood fence is proposed with edge details and post caps. A wood or metal material is proposed for the cap detail. The materials are appropriate but should align with the Guidelines.

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

APPLICABLE GUIDELINES
Chapter 7 – Fences, Gates, and Walls

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

- As a condition of approval for the proposed fence to be placed within the lot line drainage easement, a minimum 2-inch open gap shall be maintained between the bottom of the fence panels and the finished grade to allow for the continued movement of stormwater runoff within the easement area.

- A pool permit and final inspection shall be required to inspect the new pool barrier for code compliance. The proposed wood fence to serve as the pool barrier shall comply with the 2024 ISPSC, Section 305, including gates and latches. Pedestrian gates shall open outward, away from the pool, shall be self-closing, and shall have a self-latching device.

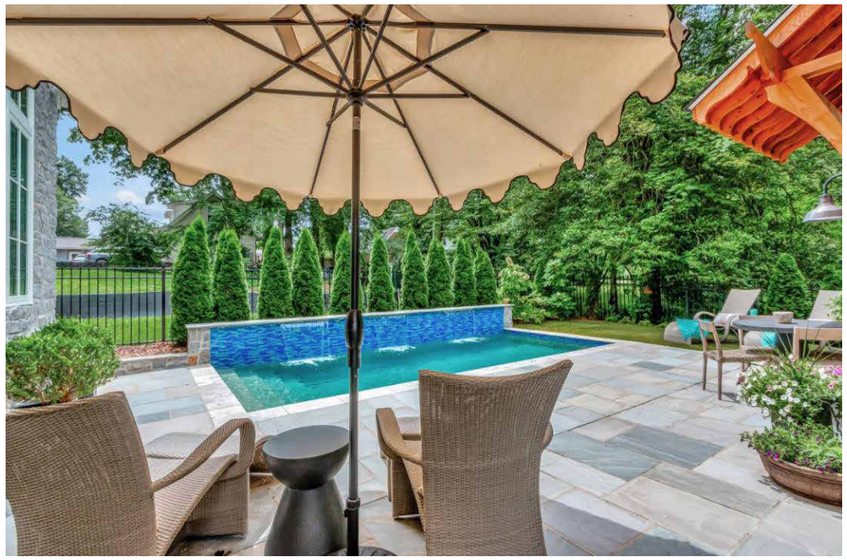
- The fencing may be installed as shown in light of the Historic District Design Guidelines.

- The cap detail must be a wood material.

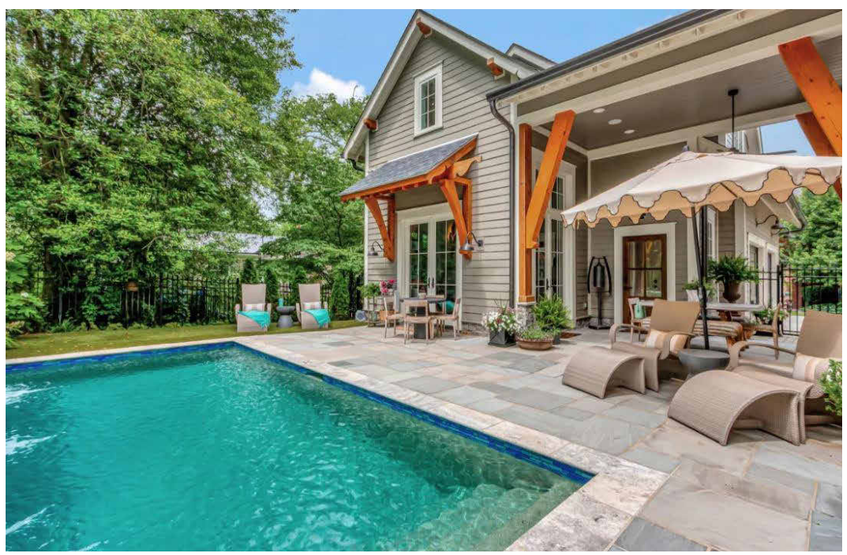
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

- 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/

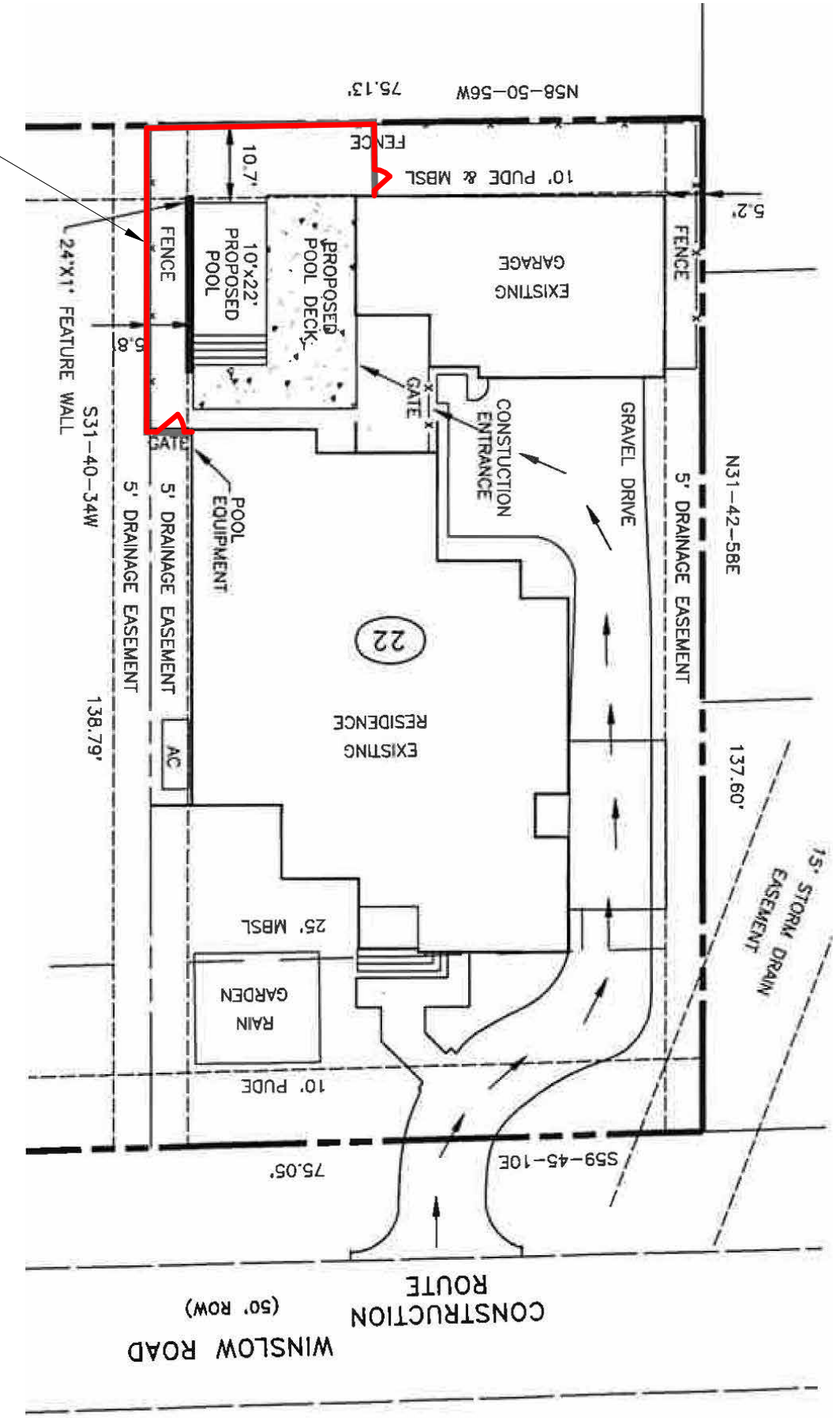


EXISTING REAR YARD FENCING



EXISTING REAR YARD FENCING

NEW 7'-0" HIGH WOOD FENCE TO
REPLACE EXISTING 48" METAL FENCE



CHISEL workshop

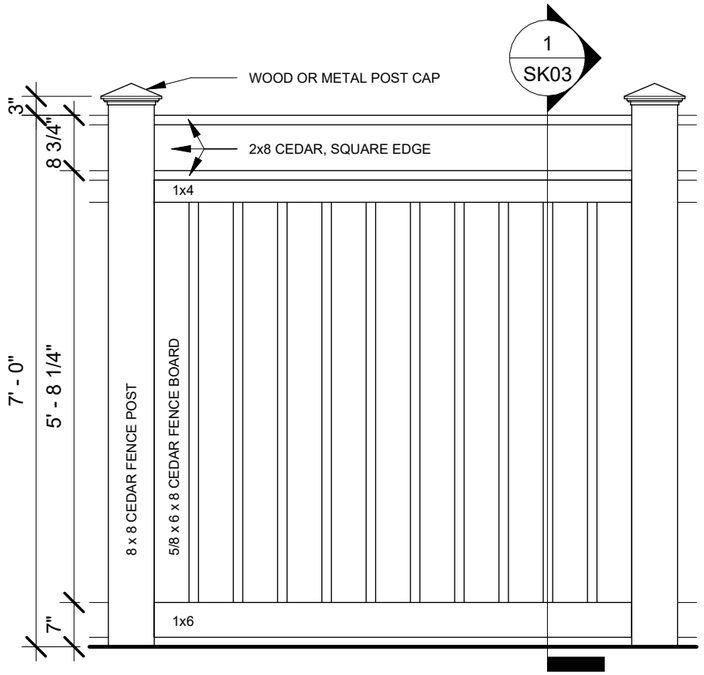
119 WINSLOW RD

SK01

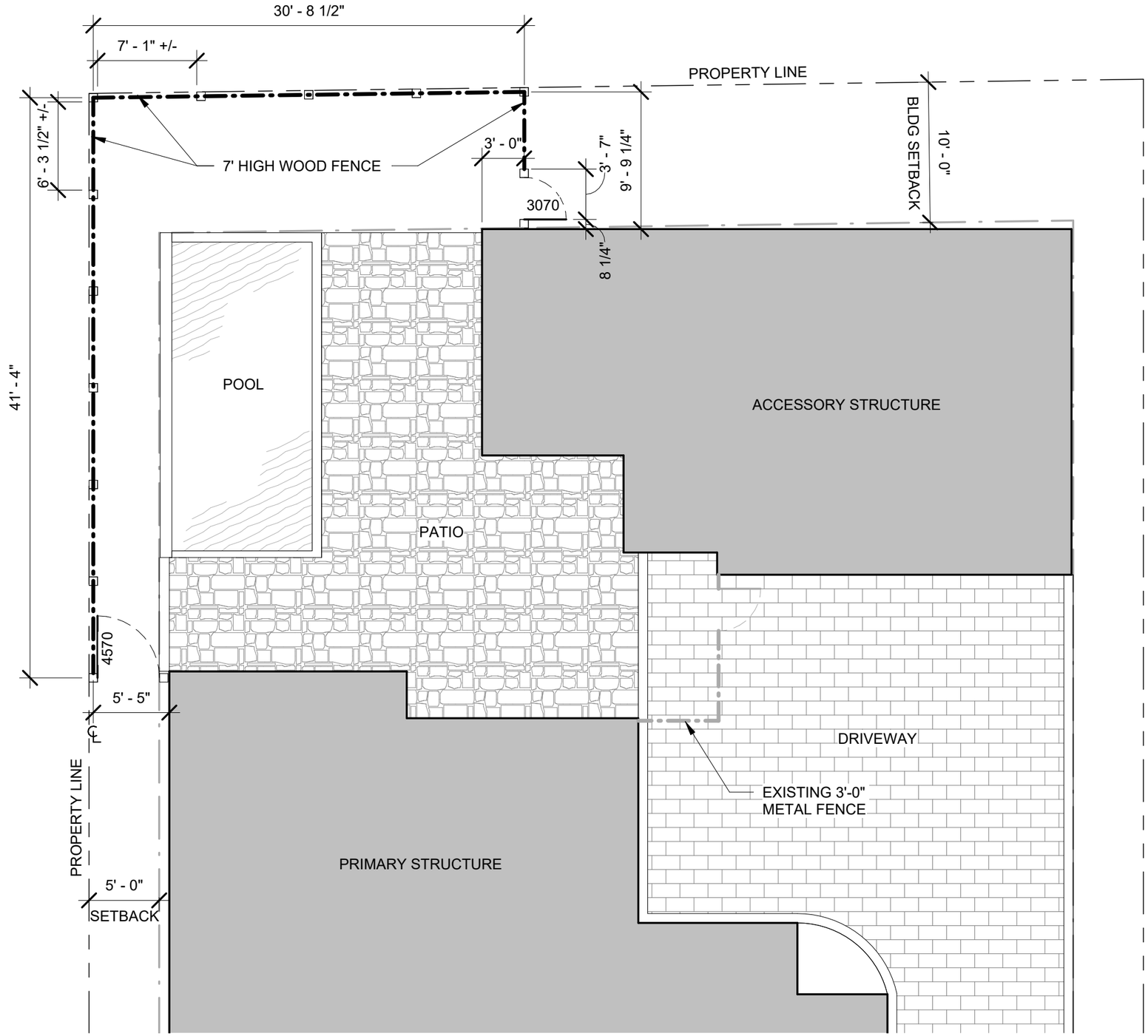
EXISTING CONDITION AND PLAN

SCALE: NO SCALE

2026.02.03



ELEVATION // PROPOSED FENCE



SITE PLAN

CHISEL workshop

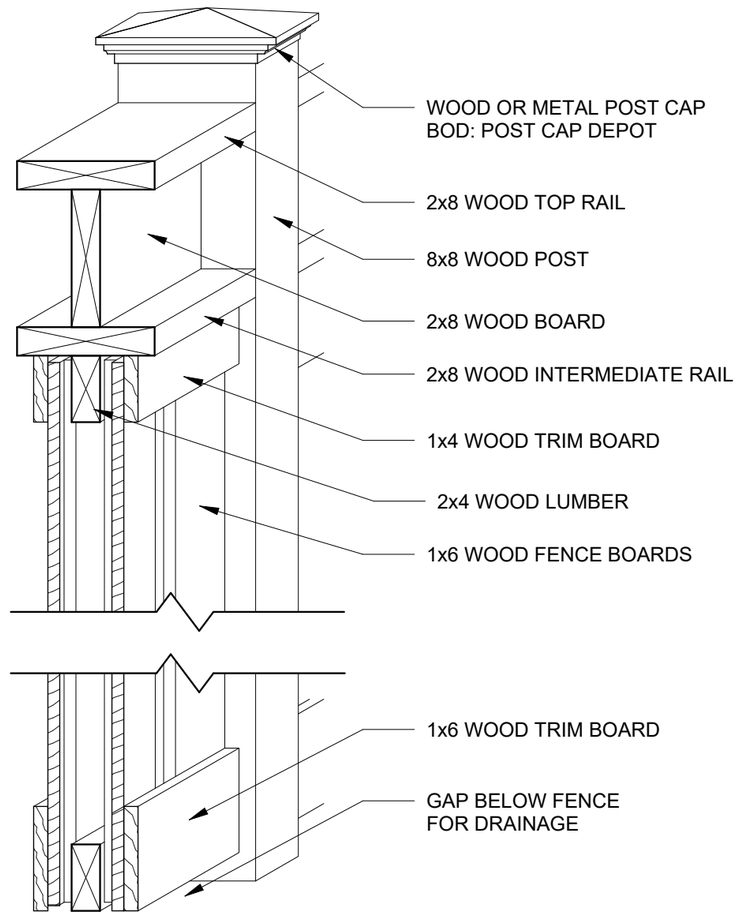
119 WINSLOW RD

SK02

NEW FENCE PLAN

SCALE: As indicated

2026.02.03



DOUBLE-SIDED BOARD-ON-BOARD FENCE

GENERAL CONCEPTUAL IMAGE

1 SECTION // PROPOSED FENCE
1 1/2" = 1'-0"

CHISEL workshop

119 WINSLOW RD

SK03

FENCE DETAILS

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

2026.02.03

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

063N A 00601 00009063N
(Property Parcel/Tax ID Number)
and located at:

119 WINSLOW ROAD, FRANKLIN, TN 37067
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Amanda and Ben McCreary, Chisel Workshop PLC
(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.

Danny Anderson
Signature

119 Winslow Road
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

Subscribed and sworn to before me this
10th day of December 2025.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 11-20-2027

MARY CATHERINE MCANULTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
November 20, 2027

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

Project Overview #2022096

Project Title: 119 Winslow 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
Benjamin McCreary

413 Logan's Circle
Franklin, TN 37064
P:5407613684
bfmccreary@gmail.com

Property Owner

Property Owner
Christopher Huckabee

119 Winslow Road
Franklin, TN 37064
P:6155406636
chuckabee5@gmail.com

Address

Project Address or Parcel: 119 WINSLOW RD (063N-A00601)

Calculated Acreage: Parcel
- 119 WINSLOW RD: 0.22686604

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed: Rear Yard Fencing

Height of Overall Sign:

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 119 WINSLOW RD: R4

Central Franklin Overlay: Central Franklin Overlay
- 119 WINSLOW RD: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 119 WINSLOW RD: Historic Preservation Overlay

Floodway Overlay:

Type of Signage Proposed:

Height of Sign Face or Sign Area:

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

Fence Material: Wood

HVAC Type:

Narrative

Project Description:

The project consists of a new, 7'-0" high, wood fence to replace the existing 4'-0" high metal fence around portions of the rear yard. The proposed fence conforms to the Zoning Code and Histroric District Design Guidelines.

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

Address:	**423 S. Margin St. (Downtown Franklin Historic District)**
Applicant:	**Brandon Priddy, Studio 906**
Owner:	**Heritage Foundation of Williamson County, Bari Beasley**
Project #:	**9052**
Type of Work:	**Consideration of Rear Yard Fencing**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**February 24, 2026**
Expiration Date:	**February 24, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to replace the rear-yard fencing at 423 South Margin Street at the Franklin Grove Site. The existing fencing was previously approved for repair and replacement in kind, but it will now be replaced with a new design in the same location.

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. A section of fencing in front of the building is proposed for replacement. It is appropriate to remain in its existing location, which serves as rear yard fencing for the adjacent property owners.

- **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 along the rear perimeter of the property and will replace the existing fencing. The location is appropriate.

- **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 7'. The height is appropriate.

- **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 shadow box-style wood fence is proposed. The materials are appropriate.

- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is a 7' shadow box wood privacy fence. The proposed design of the wood fence is appropriate

APPLICABLE GUIDELINES
Chapter 7 – Fences, Gates, and Walls

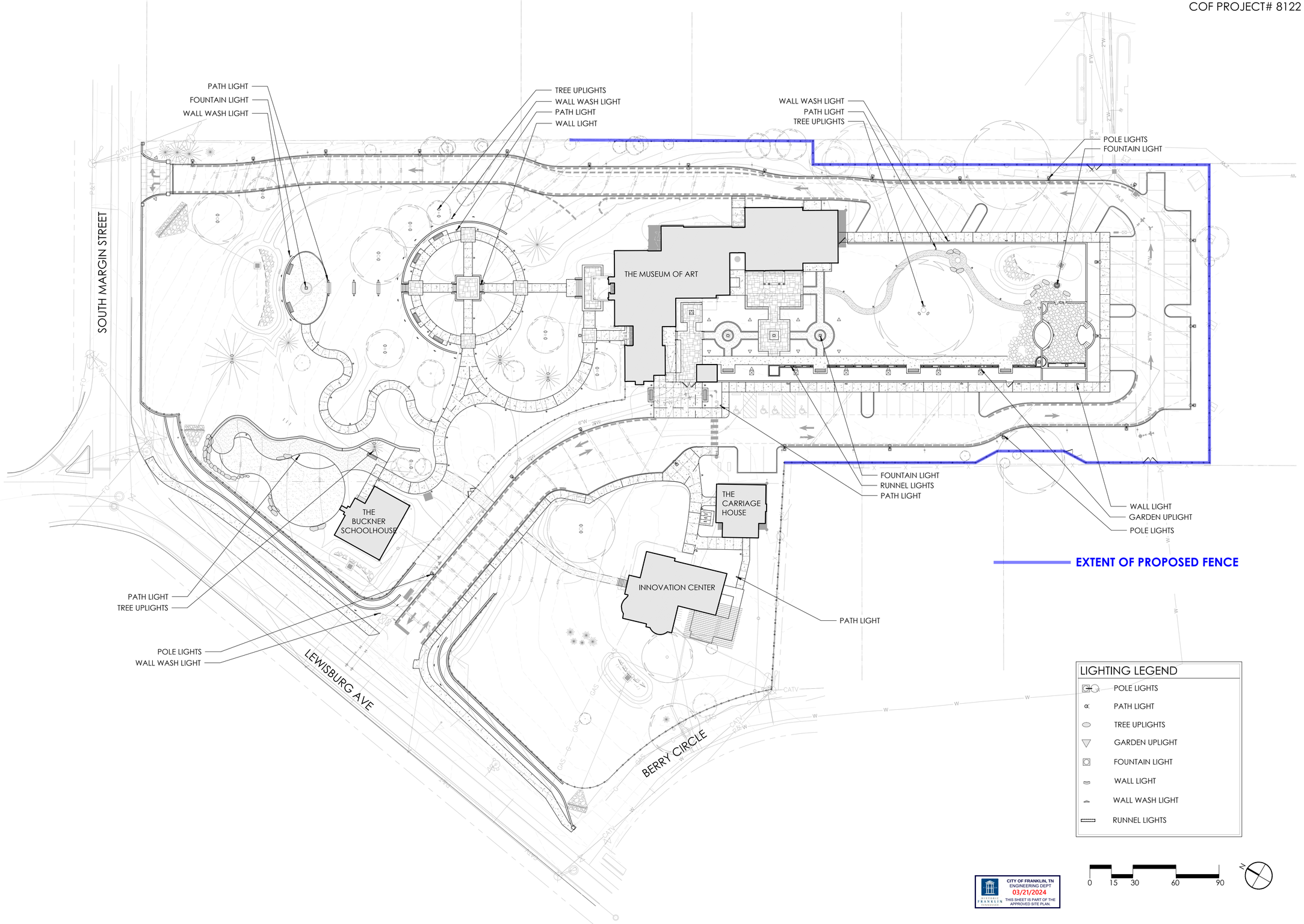
APPROVED WORK SPECIFICATIONS
The rear yard wood fencing is **approved** with the following conditions:

- The fencing may be installed as shown in light of the Historic District Design Guidelines.
- 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

CITY OF FRANKLIN
COF PROJECT# 8122



CITY OF FRANKLIN, TN
ENGINEERING DEPT
03/21/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

HDLA
LANDSCAPE ARCHITECTS
507 Main St, Nashville, TN 37206
t. 615.327.4447
www.hodgsondouglas.com

NO.	Date	Issues/Revisions
1	02/19/24	Site Plan Resubmittal

STAMP

PROJECT NAME

FRANKLIN GROVE

FRANKLIN, TENNESSEE

SITE PLAN SUBMITTAL

PROJECT NO.: 2004
DRAWN BY: MA
CHECKED BY: RW, CB

DRAWING TITLE

OVERALL LIGHTING PLAN

DATE: MARCH 13, 2023
SCALE: PER PLANS

DRAWING NUMBER

L6.0

PHOTOS OF EXISTING FENCE

EXISTING DAMAGED FENCE

EXISTING DAMAGED FENCE

EXISTING DAMAGED FENCE

EXISTING DAMAGED FENCE

HDLA
LANDSCAPE ARCHITECTS
507 Main St, Nashville, TN 37206
t. 615.327.4447
www.hodgsondouglas.com

NO.	Date	Issues/Revisions
1	02/19/24	Site Plan Resubmittal

STAMP

PROJECT NAME

FRANKLIN GROVE

FRANKLIN, TENNESSEE

SITE PLAN SUBMITTAL

PROJECT NO.: 2004
DRAWN BY: MA
CHECKED BY: RW, CB

DRAWING TITLE

OVERALL LIGHTING PLAN

DATE: MARCH 13, 2023
SCALE: PER PLANS

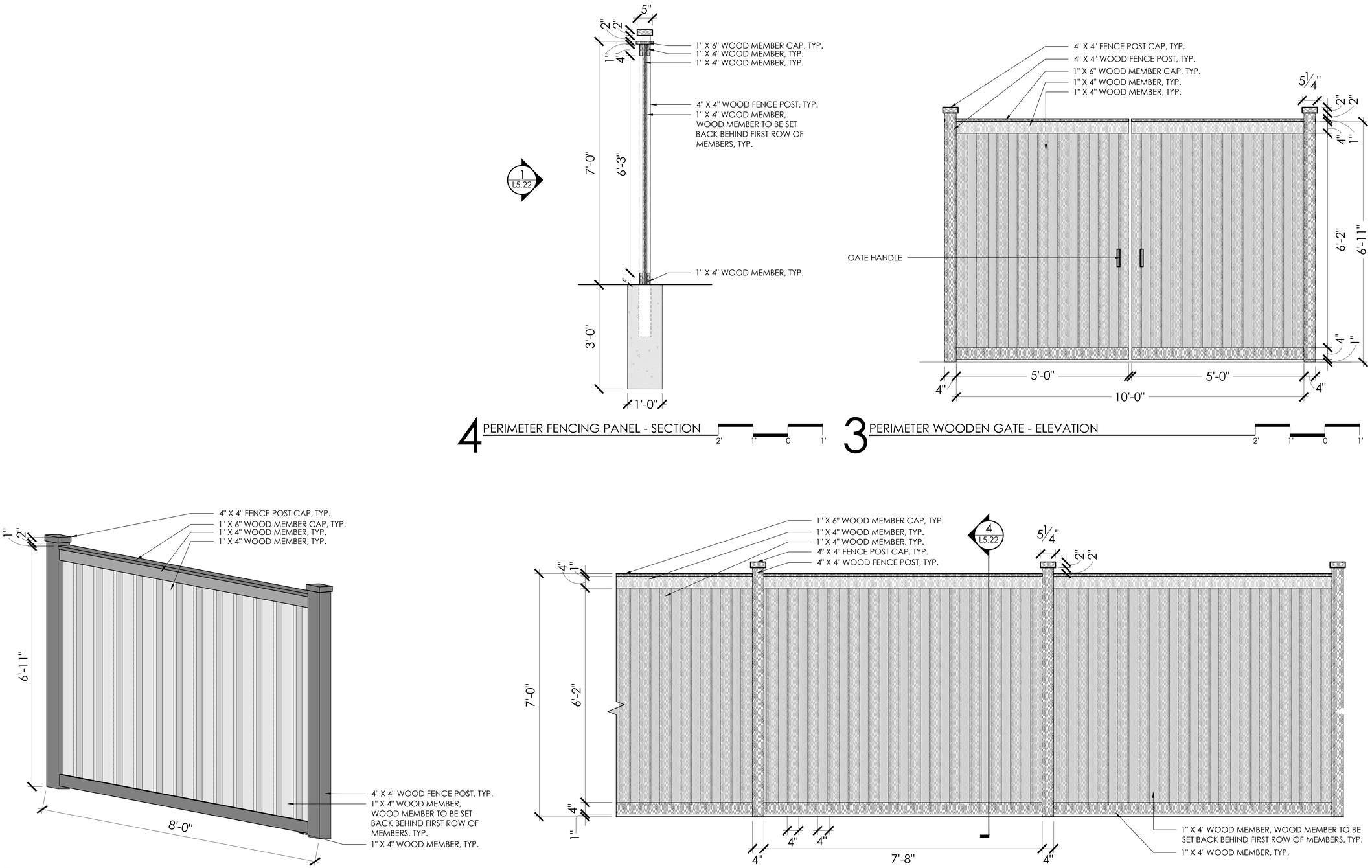
DRAWING NUMBER

L6.0

DETAILS OF PROPOSED NEW WOOD FENCE

CITY OF FRANKLIN
COF PROJECT# 8122

CITY OF FRANKLIN, TN
ENGINEERING DEPT
03/21/2024
THIS SHEET IS PART OF THE APPROVED SITE PLAN.



4 PERIMETER FENCING PANEL - SECTION

3 PERIMETER WOODEN GATE - ELEVATION

2 PERIMETER WOODEN FENCE PANELING - ELEVATION

1 PERIMETER WOODEN FENCE - ELEVATION

HDLA
LANDSCAPE ARCHITECTS
507 Main St, Nashville, TN 37206
t. 615.327.4447
www.hodgsondouglas.com

NO.	Date	Issues/Revisions
1	02/19/24	Site Plan Resubmittal

STAMP

PROJECT NAME

FRANKLIN GROVE

FRANKLIN, TENNESSEE

SITE PLAN SUBMITTAL

PROJECT NO.: 2004
DRAWN BY: MA
CHECKED BY: RW, CB

DRAWING TITLE

FENCING & GATE DETAILS

DATE: MARCH 13, 2023
SCALE: PER PLANS

DRAWING NUMBER

L5.22

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I The Heritage Foundation of Williamson County, TN
(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:

Franklin Grove Estate & Gardens
(Property Parcel/Tax ID Number)
and located at:

423 South Margin Street, Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

906 Studio Architects, PLLC
(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.

Bari H. Beasley Nov. 13, 2023
Signature

112 Bridge Street
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

13th day of Nov., 20 23.

Jenny M. Cross
Notary Public

My Commission Expires: 1/26/2025

JENNY M. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

Project Overview #2031942

Project Title: 423 South Margin St.

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
Brandon Priddy
906 Studio PLLC
249 4th Ave North
Franklin, TN 37064
P:615-988-9065
brandon.priddy@906studio.com

Property Owner

Property Owner
Bari Beasley
Heritage Foundation of Williamson County
112 Bridge St.
Franklin, TN 37064
P:6155918500
bbeasley@williamsonheritage.org

Address

Project Address or Parcel: 423 S MARGIN ST (078F-F02500)

Calculated Acreage: Parcel
- 423 S MARGIN ST: 5.18194885

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed: Rear Yard Fencing

Height of Overall Sign:

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 423 S MARGIN ST: CI

Central Franklin Overlay: Central Franklin Overlay
- 423 S MARGIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 423 S MARGIN ST: Historic Preservation Overlay

Floodway Overlay:

Type of Signage Proposed:

Height of Sign Face or Sign Area:

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

Fence Material: wood

HVAC Type:

Narrative

Project Description:

Installation of new fence to replace severely damaged / deteriorated fence at side and rear of property.