City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, July 13, 2026	5:00 PM	Eastern Flank Event Facility

MEETING LOCATION
Eastern Flank Event Facility
1368 Eastern Flank Circle

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

APPLICATIONS

2. Consideration Of Site Alterations (Driveway Materials) At 717 Glass Ln.; Kathleen O'Donnell, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

3. Consideration of Front Yard Fencing At 234 4th Ave. S.; John Gallagher, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

4. Consideration Of Awning And Fence Barrier At 412 Main St.; Cam Goodwin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration Of Site Alterations At 317 Franklin Rd. (Hayes House At Harlinsdale Farm); Brian Walker, Applicant

Sponsors: Kelly Dannenfelser, Emily Huffer

6. Consideration Of Alterations To Approved Plans (Principal Building) At 1309 Adams St.; Ben McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

7. Consideration Of Site Alterations, Principal Building Alterations, And New Construction (Accessory) At 1010 Fair St.; Ben McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

8. Consideration Of Building Alterations And Signage At 335 Main St.; John Brown, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

9. Consideration Of New Construction (Accessory Structures) At 109 Everbright Ave.; Asher Paxton, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

10. Consideration Of Demolition (Accessory Structure) At 234 4th Ave. N.; Greg Gamble, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

11. Consideration Of New Construction Of An Addition (Principal Building) At 234 4th Ave. N.; Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

12. Consideration Of Partial Demolition, Alterations, And Addition At 251 2nd Ave. S. (Old Ice House); Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

13. Administrative COA For Signage At 407 Church St.; Franklin Sign Co., Justin Schwallie, Applicant.

14. Administrative COA For Sandwich Board Sign At 324 Liberty Pike; Essy Khansari, Applicant.

15. Administrative COA For Signage At 140 4th Ave. S.; Franklin Sign Co.,Justin Schwallie, Applicant.

16. Administrative COA For Signage At 236 Public Sq.; Franklin Sign Co., Justin Schwallie, Applicant.

17. Administrative COA For Rear Non-Historic Alteration (Rear Door Revision) At 1010 Fair St.; Amanda McCreary, Applicant.

18. Administrative COA For Signage At 206 S. Margin St.; Lauren O'Neill, 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.

City of Franklin

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

Meeting Minutes

Historic Zoning Commission

Monday, June 8, 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

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

Commissioners Present: Chair Tyler LeMarinel, Madalyn Ingram, Michael Orr, Brian Laster, Angela Calhoun, Mary Pearce.

Commissioners Absent: Kathy Worthington, Bob Barrett, Holly Thompson.

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

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

Chair Tyler LeMarinel asked for citizen comments. There were none.

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**

   Sponsors:

   Commissioner Laster motioned to approve the May 11, 2026, HZC Meeting Minutes, seconded by Commissioner Calhoun. The motion carried by a vote of 6-0.

ANNOUNCEMENTS

Ms. Huffer stated that the next DRC meeting is Monday, June 15, 2026, at 4 pm. The deadline to be added to the agenda is midnight, tonight, June 8, 2026.

Commissioner Pearce announced that Juneteenth will be celebrated June 19, 2026, from 10 am -4pm at Bicentennial Park.

Chair LeMarinel announced that the Declaration of Independence will be read on July 4, 2026, at the Williamson County Archives.

Commissioner Calhoun announced that Williamson Remembers will be held on June 20, 2026.

APPLICATIONS

2. Consideration Of Window Replacement At 108 Cottage Ln.; Patricia Grosland, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer explained that the property at 108 Cottage Lane is located within the Boyd Mill Avenue Historic District. The building was constructed in the 2010s. The proposal is to replace all of the windows on the building. 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.

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

Applicant Speaker: Patricia Grosland. Ms. Grosland was present but did not have any additional information to add.

Citizen Comments: None

MOTION
Commissioner Pearce motioned to approve Consideration Of Window Replacement At 108 Cottage Ln with staff conditions, seconded by Commissioner Calhoun. The motion carried by a vote of 6-0.

3. Consideration of Driveway Alterations At 900 Fair St.; Stephen Scott, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 900 Fair Street is located in the Hincheyville National Register Historic District and is a contributing building within the district. The proposal includes the replacement of the existing asphalt driveways with concrete driveways. The proposed alteration aligns with the Guidelines and is appropriate.

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

Applicant Speaker: Stephen Scott. Mr. Scott stated that the proposal is to replace the asphalt area with standard finished concrete.

Citizen Comments: None

MOTION
Commissioner Orr motioned to approve Driveway Alterations At 900 Fair St. with staff conditions, seconded by Commissioner Laster. The motion carried by a vote of 6-0.

4. Consideration Of Site Alteration (Alteration To Previously Approved Driveway Alteration) At 309 4th Ave. S.; Michael Desmond, Applicant.

Sponsors: Emily Wright, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay explained that the property located at 309 4th Avenue South is located in the Downtown Franklin National Register Historic District. The site features a ca. 1905 two-story, frame residential building.
The proposal includes a request for an alteration to the approved driveway design to utilize a ribbon/Hollywood strip design with plant materials in the cut sections of the driveway. The use of a ribbon/hollywood driveway is seen throughout the district and is appropriate.

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

Applicant Speaker: Michael Desmond. Mr. Desmond stated that he looked for a driveway alternative to a concrete driveway that would allow for more green area. After walking through the historic district and observing other driveways, Mr. Desmond explained that he liked the ribbon/hollywood design driveway.

Citizen Comments: None

MOTION
Commissioner Laster motioned to approve Site Alteration (Alteration To Previously Approved Driveway Alteration) At 309 4th Ave. S with staff conditions, seconded by Commissioner Ingram. The motion carried by a vote of 6-0.

5. WITHDRAWN BY APPLICANT Consideration Of Modern Features (Skylight) At 217 5th Ave. S.; Dave Crouthamel, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Principal Building Alterations And Site Alterations At 908 W. Main St. (Mapledene); Tyler LeMarinel, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Chair LeMarinel recused himself as the applicant for item #6. Vice Chair Laster will handle the "Chair" duties for item #6.

Project Leader: Emily Huffer. Ms. Huffer stated that the property located at 908 W. Main (locally known as Mapledene) is located in the Hincheyville National Register Historic District and is considered a contributing 1881 building. The proposal includes:
• Roof alterations,
• repainting areas that are currently painted,
• repairing/replacing deteriorated wood elements,
• replacement of a square pilaster to the front of the building,
• replacement of ceiling fans and light fixture,
• replacement of k-style gutters, and
• replacement of a fountain.
The Guidelines support maintaining the existing building and its features and would consider most of the proposal to be maintenance and in-kind replacement of the elements.

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

Applicant Speaker: Hunter Connelly. Mr. Connelly stated that he did not have any new information to add other than he is excited have the opportunity to preserve and extend the life of this historic building.

Citizen Comments: None

MOTION

Commissioner Orr motioned to approve Principal Building Alterations And Site Alterations At 908 W. Main St. with staff conditions, seconded by Commissioner Calhoun.

Commissioners Pearce, Calhoun and Laster all agreed that everyone is excited to see the building be restored and preserved for the future.

There being no further discussion. The motion carried by a vote of 5-0.

7. Consideration Of Alterations (Walkway, Driveway, Lighting, And Fencing) At 424 S. Margin St.; Hudson Walker, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer: Ms. Huffer stated that the property located at 424 S. Margin St. is located in the Downtown Franklin Historic District and is considered a contributing circa 1930 Tudor Revival building. The proposal includes the following:
• Replacement of the driveway,
• Replacement of the walkway,
• Installation of a rear patio,
• Installation of rear fencing, and
• Installation of new lighting.

Rear Fencing
Ms. Huffer explained that it is proposed to install picket fencing around the parking pad behind the house and appears to align with the Guidelines for fencing but information on the height and material should be confirmed by the applicant.

Lighting
It is proposed to replace the fixture on the front of the building and install a new fixture on the rear of the building. The front light fixture was previously an electric fixture, and it is proposed to be replaced with a gas fixture. The rear light fixture is proposed to be an electric fixture. The Guidelines recommend the following for light fixtures:

If new lights are needed, use simple fixtures that are appropriate to the scale and period of the house and constructed of historically prevalent materials. New fixtures should be placed in the traditional location.

The proposed fixture styles are simple and appropriate. The front light fixture is 24" in height, which appears to be a large fixture for the location above the door. The fixture size should be minimized to align with the recommendation of the Guidelines. Additionally, the use of gas for the front fixture is not consistent with the period of the house as electricity would have been the available material for lighting.

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

Applicant Speaker: Hudson Walker. Mr. Walker stated that there are at least 5 other homes in the area that have gas lanterns and he does not think the source of fuel is indictive to the age of the home. Regarding the light fixture, Mr. Walker stated that he would be glad to replace the proposed fixture with a smaller fixture that measures 21 inches. Lastly, Mr. Walker explained that the fence height would be 36”-46” tall.

Citizen Comments: None

MOTION
Commissioner Pearce motioned to approve Alterations (Walkway, Driveway, Lighting, And Fencing) At 424 S. Margin St with staff conditions excluding condition number two, seconded by Commissioner Calhoun.

Commissioner Pearce stated that she does not see gas lanterns as a negative and could easily be replaced with electric in the future.

Commissioner Ingram stated her concern about the size of light fixture and would feel more comfortable with a height of 18".

Commissioner Calhoun agreed with Ms. Ingram that 18” would be a better size and would look better.

Chair LeMarinel stated that the light fixture would be approved by staff as written in the staff report.

Ms. Huffer stated that staff would appreciate feedback from the Commission regarding the light fixture.

Commissioner Pearce stated that there are more exciting light fixtures available for the style of the home.

Commissioner Ingram stated that the height of the fixture does not include curl/yoke of the lantern making it clear that a smaller size should be used.

Chair LeMarinel stated that he doesn’t mind the globe and gooseneck as it adds to the height and scale of the building. Mr. LeMarinel stated that the motion could be amended to include what the Commission would like to see for the light fixture and pointed out that the current motion on the floor includes approval of the light fixture being made by staff.

Commissioner Laster stated that the Guidelines recommend using simple fixtures that would have been historically prevalent. The intent of the Guidelines is that materials that would have been available at the time the home was built be used. Franklin did not receive gas until 1957, making gas unavailable at the time when the original home was built, in the 1920’s -1930’s. Mr. Laster further stated that a Tudor design built in this period would never have used gas as electricity was considered more modern. Mr. Laster explained that there are wonderful cast iron fixtures available that are more appropriate and would have been used during this period and would have been electric.

Chair LeMarinel stated that for him the light source does not matter or make a difference to him and stated as Ms. Pearce said, the gas lantern does not detract from the overall design of the house. The Guidelines try to account for most situations, and in this situation, when the house was built gas lanterns were not used but after 1957 the light fixture could have been converted to gas. Lastly, Chair LeMarinel stated that he does not believe that people see a gas lantern and think the house is not historic and, as the applicant pointed out there are several homes in this area that have gas lanterns. However, Chair LeMarinel stated that he does believe people may see a lantern and think it may not match the style of the home or that the material or scale aren’t appropriate or proportional.

Answering Commissioner Calhoun’s question about whether the gas lanterns are appropriate for this house, Commissioner Laster stated that the lanterns are not appropriate and there are better choices that could be made. The HZC was not established until 1989 and had no guidelines until that time, so when people mention the use of gas fixtures in the historical districts, the homes could have made changes prior to 1989 and may not be historically accurate. Commissioner Laster went on to say that he can’t remember ever approving gas fixture and stated the Guidelines need to be more refined to address this issue as the HZC sees many requests for gas fixtures.

Commissioner Ingram stated that to help the applicant, there are ways to modify the lantern by not using a detailed bracket along with the finish selection (iron or zinc) and can be electric or gas.

Commissioner Pearce stated that she shared her thoughts about a more appropriate fixture with staff and then staff can discuss with the applicant.

Chair LeMarinel stated that the main issue is the scale of the proposed lantern relational to the overall building. Something more simple without the gooseneck that measures around 18” would fit the scale better.

Commissioner Ingram stated that it appears to be 36-39” from the top of the key to the peak.

Commissioner Calhoun suggested a darker color.

Commissioner Laster stated that this is the finest Tudor style home in Franklin with the windows refurbished and all the work the applicant has done is wonderful.

Commissioner Calhoun stated that the applicant has painstakingly given attention to detail, which is important.

There being no further discussion, the motion carried by a vote of 5-1 with Commissioner Laster voting against.

8. Consideration Of Building Alterations, Site Alterations, and Front Yard Fencing At 121 Myles Manor Ct.; Scott Cash, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 121 Myles Manor Court is located in the Franklin Road Historic District. The site features a ca. 1930 Tudor revival-influenced building. The proposal includes a series of requests for the following items:
• Building alterations: gutters and downspouts, front and side door replacement, lighting, and porch materials
• Site alterations: walkway and driveway alterations
• Front yard fencing

The proposal includes a request to install new light fixtures on the front, side, and rear of the building. Four different fixtures are proposed that feature a simple lantern design with dark bronze and copper finishes. A combination of gas and electric lanterns are proposed. The Guidelines recommend the following for light fixtures:

If new lights are needed, use simple fixtures that are appropriate to the scale and period of the house and constructed of historically prevalent materials. New fixtures should be placed in traditional locations.

The proposed fixtures are simple and appropriate. However, the use of gas is not consistent with the period of the house as electricity would have been the available material for lighting.

Site Alterations:
The proposal includes a request to replace the existing stamped concrete driveway with a Vanderbilt finished concrete with stone banding. The Guidelines suggest using durable materials that were historically typical for driveways, such as gravel, concrete, bricks, and asphalt. The use of the Vanderbilt finish concrete is appropriate; however, the proposed use of stone banding on the driveway is not appropriate.

RECOMMENDATION:
Staff recommend approval of the application with conditions listed on the staff report.

Applicant Speaker: Scott Cash. Mr. Cash stated that the lantern in the archway and the two lanterns on the rear of the home/addition are proposed to be gas with all other fixtures electric. Mr. Cash explained that he used the method of counting brick, as Chair LeMarinel suggested, to find the appropriate fixture size. The front lantern fixture in the archway measures about 18” as well as the lanterns in the back. On the side porch, Mr. Cash stated that they are proposing to replace the existing electric lantern with an electric lantern. Regarding the driveway, Mr. Cash stated that the banding seems to help with storm water runoff which is significant for his property. The current driveway stamping is faux and, as proposed would like to replace it with real stamping, but Mr. Cash stated that he would be fine with a standard concrete drive. Mr. Cash explained that his basement floods after every large storm, and he is unsure if a standard concrete drive would increase the water runoff or not.

Citizen Comments: None

MOTION (Gutters/Downspouts & Door Replacement)
Commissioner Laster motioned to approve gutters/downspouts & door replacement at 121 Myles Manor Ct. with staff conditions, seconded by Commissioner Ingram. The motion carried by a vote of 6-0.

MOTION (Driveway Alterations)
Commissioner Pearce motioned to approve Driveway Alterations with staff conditions for the property located at 121 Myles Manor Ct. with staff conditions, seconded by Commissioner Orr.

Commissioner Laster asked if the driveway is larger than a standard driveway.

Mr. Cash stated that he believes the driveway width is standard at 12’ and is steeper than it appears.

Chair LeMarinel stated that the current banding is wider than is typically seen and that typical banding is an edging of granite block and much narrower than what exists on this driveway. The HZC has approved cobble edging consisting of a single brick edge and not three or four bricks wide.

Mr. Cash stated that he is open to reducing the driveway band width.

Commissioner Ingram suggested a deferral of the driveway portion.

Chair LeMarinel explained that the applicant might want an approval now.

Commissioner Calhoun reminded the Commission that the applicant said they would be ok with a standard concrete driveway, and it may look better.

Commissioner Ingram suggested an amendment to the motion requiring the applicant to have approval from staff for the widths.

Chair LeMarinel stated that the motion is to approve it as concrete with staff conditions which means removing the banding.

Commissioner Pearce stated she would like to amend the motion to include staff's approval of the narrow banding for the driveway edge.

Amendment
Commissioner Pearce amended the motion to require approval by staff for the narrow edge banding of the driveway including material size and material bandings size and material, seconded by Commissioner Ingram.

Chair LeMarinel explained that this would give the applicant the option to not utilize a narrow band along the driveway edge or get approval from staff if a narrow band is used.

Ms. Bulay confirmed that staff's condition is because the material – stone — is not recommended for driveways. If stone is the material approved, staff would need clarification on that.

Commissioner Ingram stated that if stone is the material used, then it should be approved by staff.

Chair LeMarinel stated that if the HZC gave staff guidance that the material could be stone, staff could approve afterward. What has been approved in the past is a single cobble the size of a brick along the edge lining the driveway. Mr. LeMarinel explained that the HZC has approved this type of cobble edging several times.

Commissioner Calhoun stated that the stone would be a narrow edging along the driveway and not complete driveway made of stone.

Commissioner Orr stated that it is not the part of the driveway that is driven on.

Chair LeMarinel stated that a cobble edging is the most appropriate with the pending amendment as narrow edge banding which could be the narrow cobble edging.

There being no further discussion, the motion to amend the main motion carried by a vote of 6-0.

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

MOTION (Fencing & Walkways)
Commissioner Laster motioned to approve Fencing & Walkways Alterations with staff conditions for the property located at 121 Myles Manor Ct. with staff conditions, seconded by Commissioner Calhoun.

Commissioner Laster noted the shape of the existing sidewalk and suggested the proposed sidewalk be similar because of the distance.

Chair LeMarinel stated that it appears in the renderings that the sidewalk will be like the existing sidewalk.

The motion carried by a vote of 6-0.

Chair LeMarinel explained that the next motion is for the porch alterations, specifically the removal of the geometric flooring and replacement with brick and staff is supportive of the use of brick.

Ms. Bulay noted that there could be historic material underneath the floor but is currently undetermined. The use of brick or concrete is commonly seen throughout the district and is appropriate.

MOTION (Porch Alteration)
Commissioner Ingram motioned to approve Porch Alterations with staff conditions for the property located at 121 Myles Manor Ct with staff conditions, seconded by Commissioner Calhoun.

Commissioner LeMarinel stated that the use of brick is a much better choice for the district and the brick columns provide a contrast.

The motion carried by a vote of 6-0.

Chair LeMarinel stated that staff recommend the light fixtures be electric and not utilize gas fixtures.

MOTION (Lighting)
Commissioner Orr motioned to approve the lighting as submitted by the applicant for the property located at 121 Myles Manor Ct., seconded by Commissioner Calhoun.

Commissioner Orr stated that it is common in this area to see either gas or electric fixtures along with the sizes and shapes chosen will add to the façade.

Commissioner Laster urged the applicant to research other light fixtures that may be more appropriate for the Tudor style home. So much time and research have been spent on this home, it would be nice to see cast iron light fixtures for the porch.

Commissioner Ingram agreed with Commissioner Laster.

Commissioner Pearce agreed with Commissioner Laster and noted that it could be a missed opportunity to further reflect the Tudor style.

Chair LeMarinel also agreed and stated that the Guidelines recommend adding appropriate details that consider the style of the home and the period of time it was built. Using the proposed light fixtures would be considered atypical. Referring to the light fixture at the bottom left in the application documents, Chair LeMarinel noted that the fixture was the closest to the Tudor design but without the hanging chain and possibly as a sconce.

Commissioner Ingram agreed with Chair LeMarinel.

Chair LeMarinel also noted that a cast iron variety is available.

The motion carried by a vote of 4-2 with Commissioners Laster and Pearce voting against.

9. Consideration Of New Construction (Principal) At 1855 William Campbell Ct. (Lot 11, Magnolia Hall Subdivision); Jennifer Ford, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 1855 William Campbell Court is located in the Boyd Mill Avenue Historic District and is part of the Magnolia Hall Subdivision. The site is Lot 11 of the development and will be located at the end of the street with high visibility from Glass Lane and Highway 96 West. The proposal includes a request for the construction of a 1 ½ story building with some Queen Anne-inspired elements. The building features asymmetrical front-facing gables, dormers, a bay window, and a partial wrap-around porch with a pediment and screened porch off the front right corner.

Materials:
The building consists of brick and frame construction and features a stone foundation, scallop shingle siding, 4” lap siding, a shingle roof, and accent standing seam metal roofing. The Guidelines recommend the following for materials:

Use brick, concrete, or stucco or painted concrete blocks for foundations.

The materials of the porch, siding, and windows were not indicated within the application, but should be consistent with the recommendations of the Guidelines. The use of stone foundations is consistent with what has been approved on other buildings in the development. However, it is not recommended in the 2016 Guidelines in which the project is vested.

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

Applicant Speaker: Jennifer Ford. Ms. Ford stated that adjustments were made based on the DRC comments and specifically, the roofline on the left side was adjusted.

Chair LeMarinel stated, as a point of clarification, that all the homes have stone foundations.

Citizen Comments: None

MOTION
Commissioner Laster motioned to approve New Construction (Principal) At 1855 William Campbell Ct. (Lot 11, Magnolia Hall Subdivision) with staff conditions, seconded by Commissioner Orr.

Chair LeMarinel stated that the project has come a long way and asked the applicant about the louver/vent on one of the elevations in the rear. Regarding the stairwell windows, Chair LeMarinel asked if there was a reason the window couldn't be two taller double hung windows and not a transom.

Ms. Ford stated that regarding the louver, the louver will probably end up being windows and agreed that the windows could be two taller double hung windows without the transom.

Chair LeMarinel stated that the window/louver may not be an issue other than a peculiar geometry.

Ms. Bulay clarified that the Guidelines recommend the foundation be made of brick, stucco or concrete and if another material is to be used, an amendment would need to be made to be consistent with the remaining properties.

Amendment
Commissioner Laster amended the motion to include stone as an acceptable material for the foundation, seconded by Commissioner Orr. The motion to amend carried by a vote of 6-0.

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

10. Consideration Of Partial Demolition and Addition (Principal) and New Construction (Accessory Structures) At 109 Everbright Ave.; Asher Paxton, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Item not heard by the commission as there was no applicant present to represent the item.

Chair LeMarinel stated that the item will be automatically deferred to the next meeting and that no other action can take place.

OTHER BUSINESS

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

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

11. Administrative COA For Rear Yard Fencing At 264 Natchez St.; Mary Pearce, Applicant.

Sponsors:

12. Administrative COA For Signage (Window) At 135 2nd Ave. N.; Marla Albert, Applicant.

Sponsors:

13. **Administrative COA For Signage (Reface) At 110 3rd Ave. N.; Ericka Atkinson, Applicant.**
    Sponsors:

14. **Administrative COA For Signage (Reface And Window) At 99 E. Main St.; Shaun Sullivan, Applicant.**
    Sponsors:

15. **Administrative COA For Mechanical Equipment At 1003 Fair St.; David Tachek, Applicant.**
    Sponsors:

16. **Administrative COA For Signage (Small Hanging/Projecting) At 109 3rd Ave. S.; City Of Franklin, Applicant.**
    Sponsors:

17. **Administrative COA For Mechanical Screening At 264 Natchez St.; Mary Pearce, Applicant.**
    Sponsors:

18. **Administrative COA For Mechanical Equipment And Screening At 119 Winslow Rd.; Christopher Huckabee, Applicant.**
    Sponsors:

ADJOURN

Commissioner Orr motioned to adjourn the June 8, 2026, HZC meeting, seconded by Commissioner Ingram. The motion carried by a vote of 6-0 and the meeting adjourned at 6:02 pm.

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

File #: 26-0860

DATE: 7/13/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Site Alterations (Driveway Materials) At 717 Glass Ln.; Kathleen O'Donnell, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the alteration of materials for the driveway at 717 Glass Lane.

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

PROJECT INFORMATION:
COF Project Number: 9183
Applicant: Kathleen O'Donnell
Owner: Robert and Rebecca Kaplan

BACKGROUND:
The property located at 717 Glass Lane is located in the Boyd Mill Avenue Historic District. The site features a ca. 2004 two-story frame residential building. Several Certificates of Appropriateness have been issued for other site alterations, including walkway materials and building alterations. The proposal includes a request to replace the existing exposed-aggregate driveway with a concrete driveway with brick borders, a rumble strip, and an apron. The driveway path is not proposed to be altered. The Guidelines recommend the following for driveways:

- Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.

The proposed use of concrete and brick for the driveway materials is appropriate. The use of different materials for a border is seen throughout the district, and the use of different materials for rumble strips and aprons has previously been approved in the Boyd Mill Avenue Historic District and is seen in other historic districts.

RECOMMENDATION:

Staff recommends approval of the driveway material alterations with the following conditions:

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

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Robert Kaplan - Rebecca Kaplan
(Please print Name/Names in Full)

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

_____
(Property Parcel/Tax ID Number)

and located at:

717 Glass Lane, Franklin, TN
(Street Address)

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

Ed Tessier, Kathleen O'Donnell, BFT Land Design
(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.

X Rebecca Kaplan Robert Kaplan
Signature

1267 Heron Oaks Cv.
Property Owner Mailing Address

Memphis, TN 38120
City, State & Zip

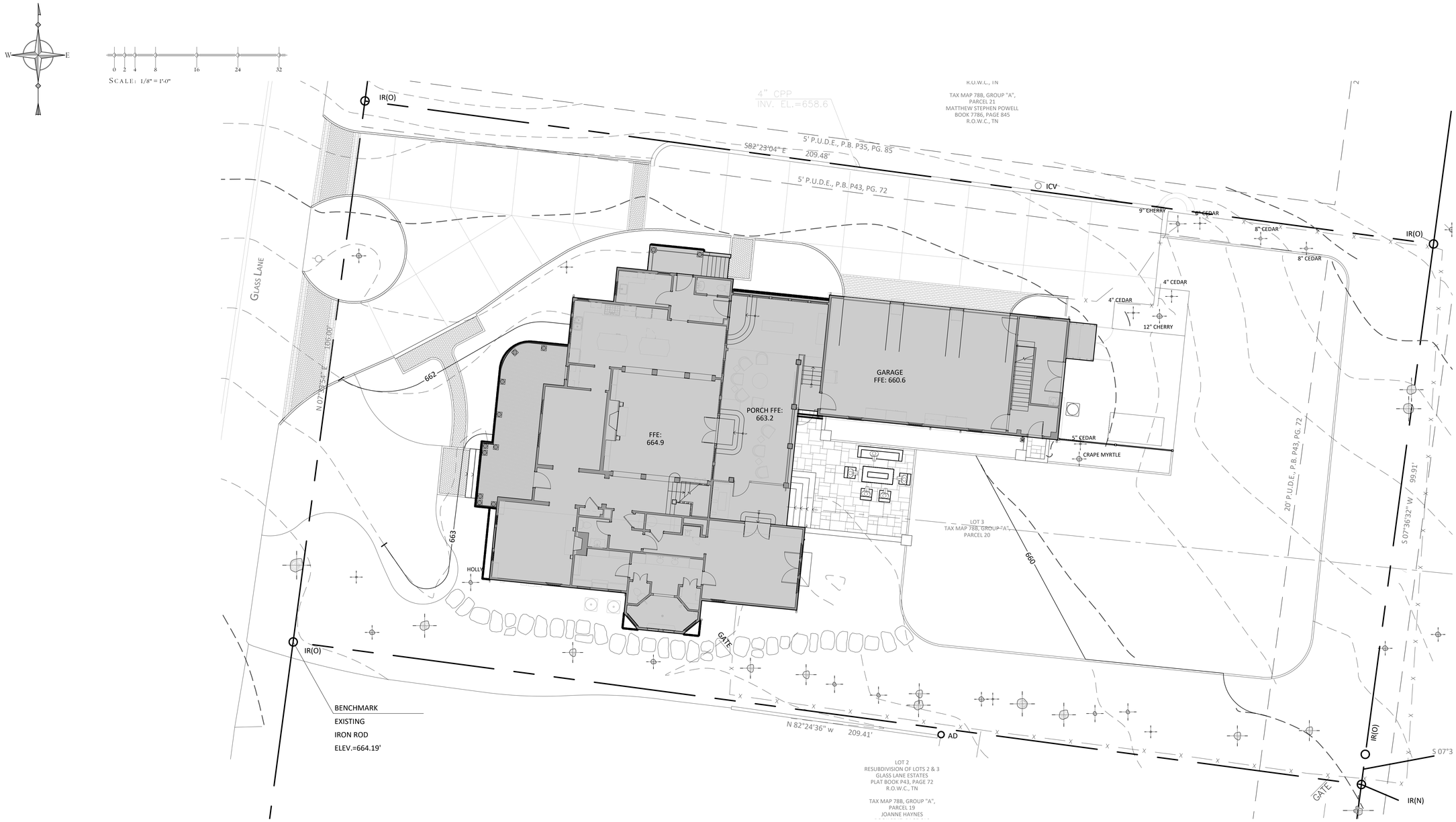
Subscribed and sworn to before me this

24 day of June, 2026.

Notary Public

My Commission Expires: 08-28-27

KIERSTEN GREEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-28-2028
SHELBY COUNTY



PROPOSED SITE PLAN

A Landscape Masterplan for the :

KAPLAN RESIDENCE
707 GLASS LANE
FRANKLIN, TN

PERMIT PLANS;
NOT FOR CONSTRUCTION

Index of Drawings:

L1.00 Pre - 2026 Construction

L1.10 Existing Conditions
L1.11 Existing Conditions

L2.00 Proposed Site Plan

BAKER FINCH TESSIER
LAND DESIGN
LAND DESIGN
BAKER FINCH TESSIER

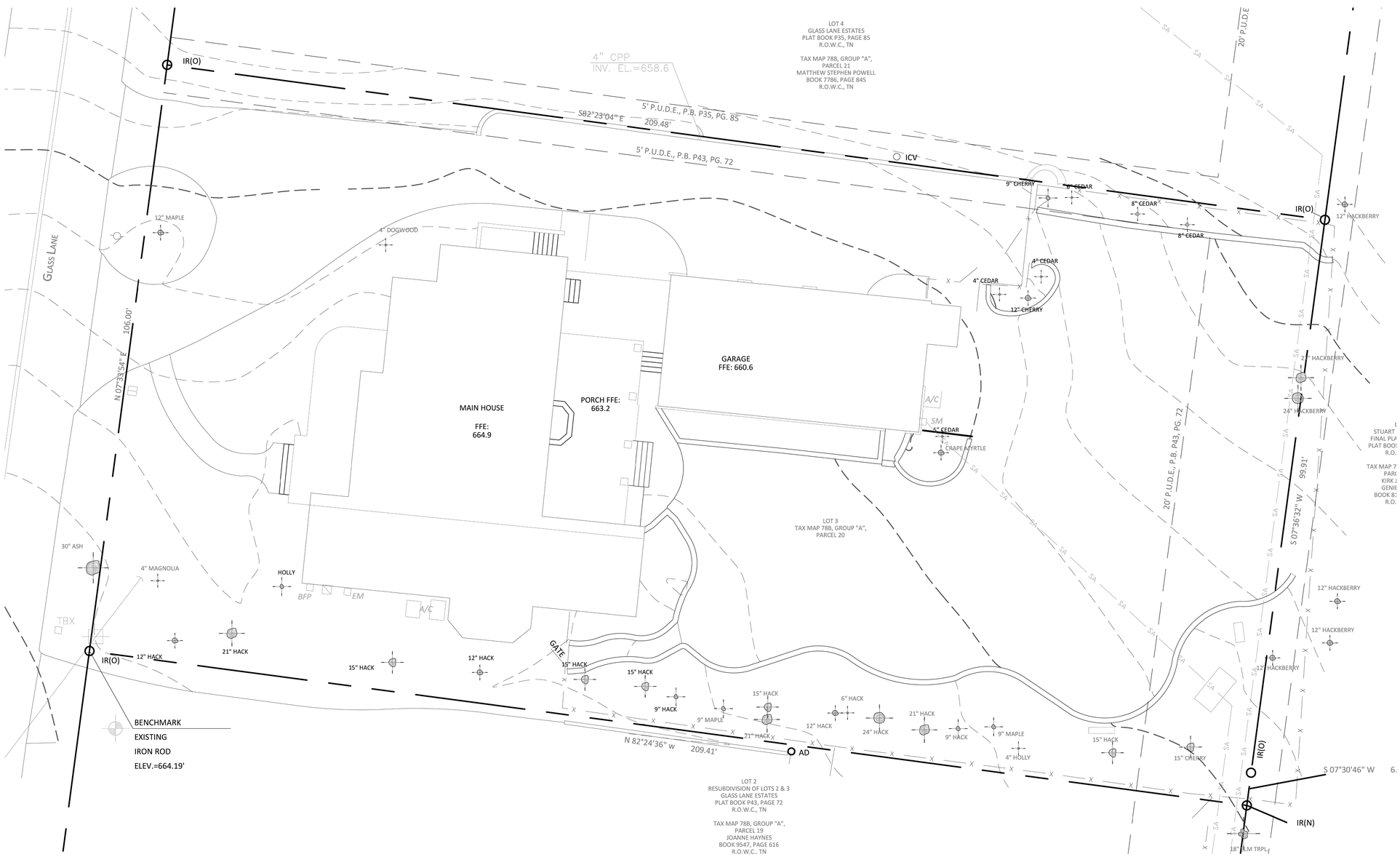
JUNE 22, 2026
KAPLAN RESIDENCE

© 2022 BFT LAND DESIGN LLC

FRONT ENTRY

FRONT DRIVE & ENTRY

SIDE ENTRY STEPS



0 2 4 8 16 24 32

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

BAKER FINCH TESSIER
LAND DESIGN
BAKER FINCH TESSIER

105 WESTPARK DRIVE, SUITE 335
BRENTWOOD, TENNESSEE 37027
615.922.3377
info@bftlanddesign.com

N
W E

A LANDSCAPE PLAN FOR THE:

KAPLAN RESIDENCE

717 GLASS LANE
FRANKLIN, TENNESSEE

PERMIT PLANS:
NOT FOR CONSTRUCTION

SHEET TITLE:
PRE 2026
CONSTRUCTION

DRAWN BY: DET III

DATE: JUNE 22, 2026

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

SHEET NUMBER:
L1.00

© 2024 BFT LAND DESIGN LLC

FRONT ENTRY WALK

SIDE ENTRY STEPS & WALK

0 2 4 8 16 24 32

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

BAKER FINCH TESSIER
LAND DESIGN
BAKER FINCH TESSIER

105 WESTPARK DRIVE, SUITE 335
BRENTWOOD, TENNESSEE 37027
615.922.3377
info@bftlanddesign.com

A LANDSCAPE PLAN FOR THE:

KAPLAN RESIDENCE

717 GLASS LANE
FRANKLIN, TENNESSEE

PERMIT PLANS:
NOT FOR CONSTRUCTION

SHEET TITLE: EXISTING CONDITIONS

DRAWN BY: DET III

DATE: JUNE 22, 2026

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

SHEET NUMBER: L1.10

© 2024 BFT LAND DESIGN LLC

BAKER FINCH TESSIER
LAND DESIGN
BAKER FINCH TESSIER

105 WESTPARK DRIVE, SUITE 335
BRENTWOOD, TENNESSEE 37027
615.922.3377
info@bftlanddesign.com

N
W
E

A LANDSCAPE PLAN FOR THE:

KAPLAN RESIDENCE

717 GLASS LANE
FRANKLIN, TENNESSEE

PERMIT PLANS:
NOT FOR CONSTRUCTION

SHEET TITLE:
EXISTING CONDITIONS

DRAWN BY: DET III

DATE: JUNE 22, 2026

SCALE: N T S

SHEET NUMBER:
L1.11

© 2024 BFT LAND DESIGN LLC

FRONT ENTRY WALK

SIDE ENTRY STEPS & WALK

EXAMPLE IMAGE: PROPOSED BRICK APRON, BORDER, & CONCRETE DRIVE

BAKER FINCH TESSIER
LAND DESIGN
BAKER FINCH TESSIER

105 WESTPARK DRIVE, SUITE 335
BRENTWOOD, TENNESSEE 37027
615.922.3377
info@bftlanddesign.com

A LANDSCAPE PLAN FOR THE:

KAPLAN RESIDENCE

717 GLASS LANE
FRANKLIN, TENNESSEE

PERMIT PLANS:
NOT FOR CONSTRUCTION

SHEET TITLE: PROPOSED SITE PLAN

DRAWN BY: DET III

DATE: JUNE 22, 2026

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

SHEET NUMBER: L2.00

© 2024 BFT LAND DESIGN LLC

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

File #: 26-0854

DATE: 7/13/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of Front Yard Fencing At 234 4th Ave. S.; John Gallagher, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning front yard fencing at 234 4th Avenue South.

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

PROJECT INFORMATION:
COF Project Number: 9178
Applicant: John Gallagher
Owner: John Gallagher

BACKGROUND:
The property located at 234 4th Avenue South is located in the Downtown Franklin National Register Historic District. The building is considered a contributing ca. 1910 brick, pyramid square dwelling. The proposal includes the installation of front yard fencing. The proposed fence will be constructed out of wood, be 3 feet in height, be painted white, have a differentiated gate design, and match the adjacent property at 240 4th Avenue South. The Guidelines recommend the following:

- Design fences and walls to be compatible with the architectural style of the building.
- Use wood picket, open-weave brick designs, or cast iron in front yards and areas visible from the street with at least 25 percent transparency.
- Limit height to 3 feet.
- Differentiate gate design, materials, or detailing from the associated fence or wall design.

The proposed fencing is appropriate, however, the use of a different design of the pickets of the fencing would be supported so as to not match the fence that is next door and provide variation of fencing along the street.

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

1. The fence design shall be different than the next door property and the design shall be submitted to the Preservation Planner for approval.
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.

234 4th Ave. S.

7/13/26

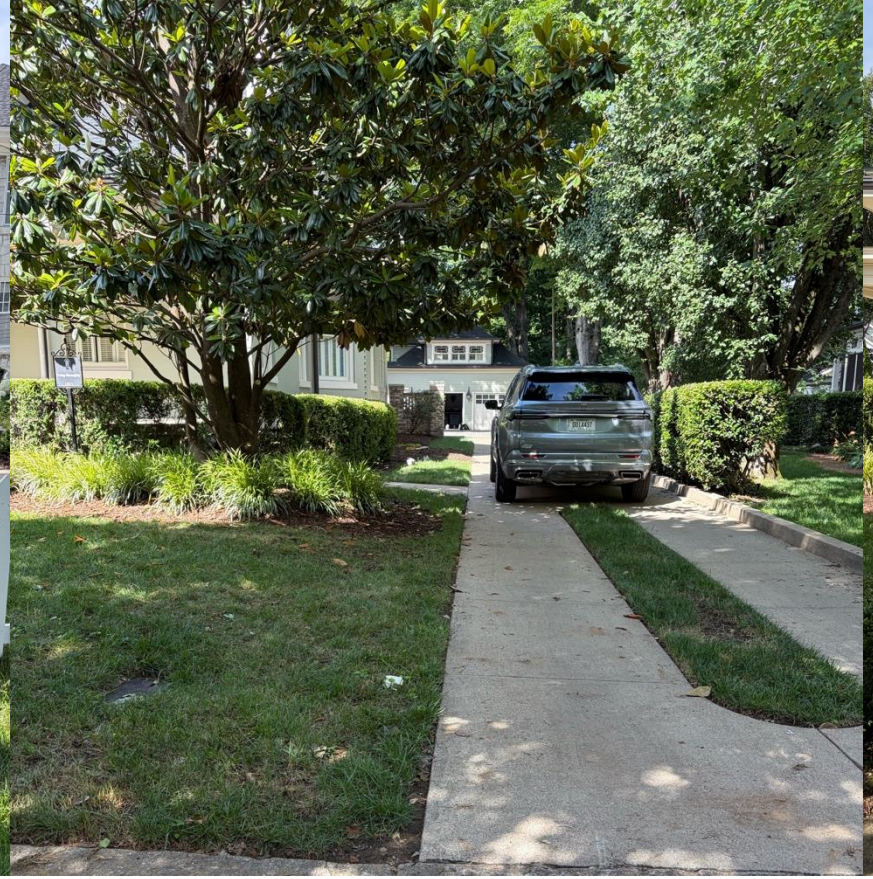
HZC submittal

Existing House

Proposed Alteration: Front yard fencing

- Installation of a 36 inch tall wood picket fence in a pointed picket style in the front yard, 120 feet in total length.
- Each picket will be 2 inches apart. The fence will have 4 x 4 inch post and will have one pedestrian walking gate.
- The intent is to match the adjacent fence at 240 4th Ave. S.
- The fence will be painted white.

Existing front yard fencing at 240 4th Ave. S.



Existing conditions at 234 4th Ave. S.

Aerial of the property showing where the fence will be located.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 26-0861

DATE: 7/13/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Awning And Fence Barrier At 412 Main St.; Cam Goodwin, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of an awning and barrier for an outdoor cafe at 412 Main Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Historic Commercial Buildings
Chapter 6: Site and Setting - Streetscape
Chapter 8: Signage

PROJECT INFORMATION:
COF Project Number: 9119
Applicant: Cam Goodwin
Owner: Cam Goodwin

BACKGROUND:
The property located at 412 Main Street is located in the Downtown Franklin Historic District. The site features a ca. 1920 two-story brick commercial building, which the National Register lists as contributing. The application was reviewed during the June 2026 Design Review Committee meeting, and feedback has been incorporated into the proposal. The proposal includes a request to install an awning and barrier for the outdoor café at 412 Main Street.

Awning
A shed awning is proposed over the storefront windows below the storefront cornice. The awning is proposed to be canvas in a dark color and will feature signage on the valance. The metal frame will be painted black to match the awning fabric and storefront and has a noted clearance of 7’10”. The awning will rise 2’ and extend 6’ from the building. The proposed signage is 27% of the valance and features a dark background with lighter lettering. The Guidelines recommend the following:

- Design awnings to have between a 30- and 50-degree angle, taking into consideration the height of the storefront and snow/wind load requirements.

- Keep a minimum of eight feet between the lowest point of the awning and the sidewalk or ground below, per Building Code.

The proposed placement and shape fit the storefront windows, and the design of the awning appears appropriate and minimizes obscuring the storefront cornice detailing. The minimum clearance height will be verified during building permit reviews as the Building Codes have been updated. The applicant has indicated that the window signage will be removed to align the number of signs with the Guidelines, which limit the total to a maximum of three, including the proposed awning sign. The proposed awning and signage are appropriate.

Barrier

A permanent outdoor café barrier is proposed in front of the tenant space to replace the existing planters that currently serve as a barrier. The proposed barrier is a 3’6” black metal fence that features vertical pickets and rails, horseshoe detailing, and an 8” wide bar for seating. The barrier will span the length of the storefront windows. The Guidelines recommend the following:

- When introducing new streetscape elements, use compatibility with the downtown elements and ensure that they support the traditional character of the area.

The proposed barrier is simple in character and compatible with other barriers seen throughout downtown. The proposed barrier is appropriate.

RECOMMENDATION:

Staff recommends approval of the awning and barrier 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.

Stable Reserve
412 Main Street

Proposed Alteration(s):

- Adding railing and awning to current outdoor space.
  - Removing existing planters

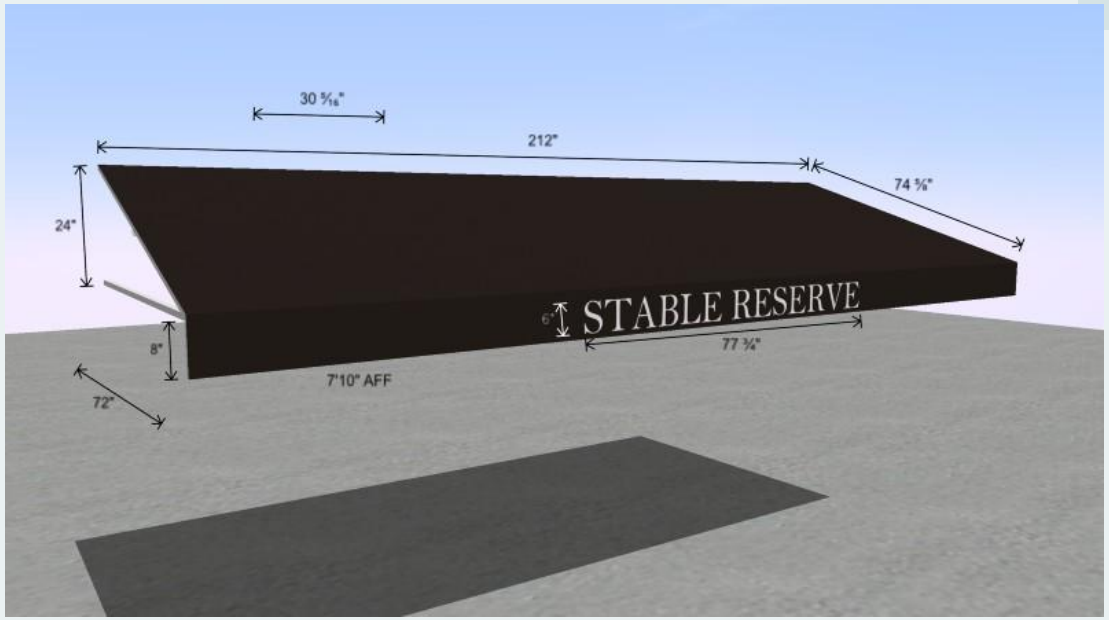
Existing Building/Structure

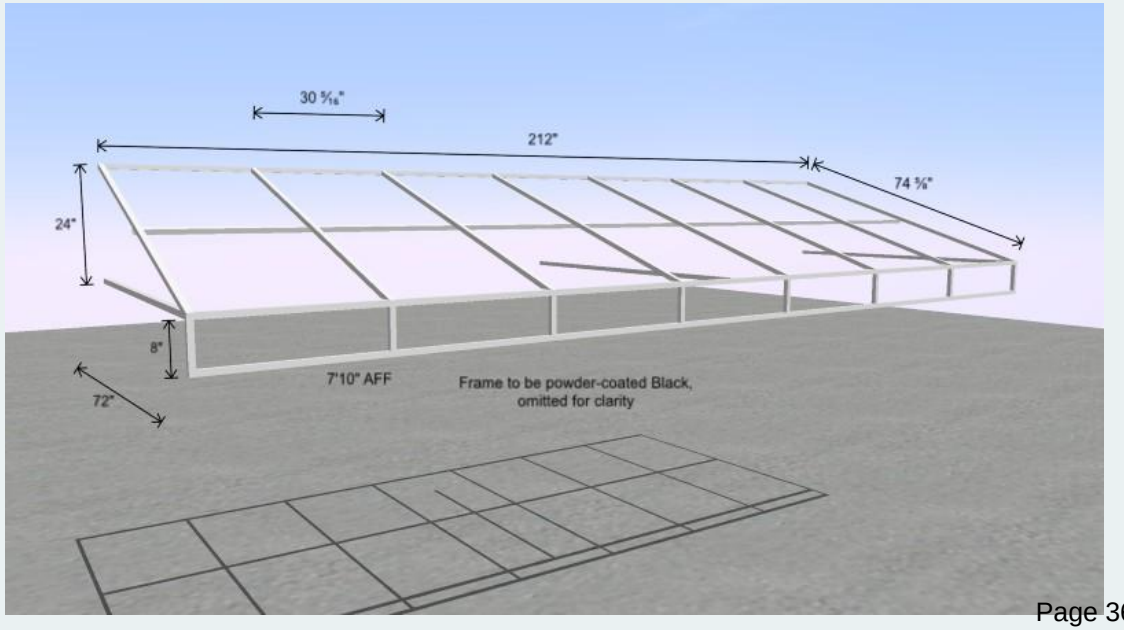
Image/ Rendering/ Inspiration of what is being proposed

We are proposing replacing the existing planters that serve as our current barrier for our patio and replacing with an iron fence similar to the one shown in this picture. We'd also propose covering with an awning similar to the one shown. This is a picture generated from AI so the specs and dimensions aren't exact. In the following slides we have shop drawings of exact measurements.

Proposed Awning

McCreary's awning next door is 7'7" AFF for reference





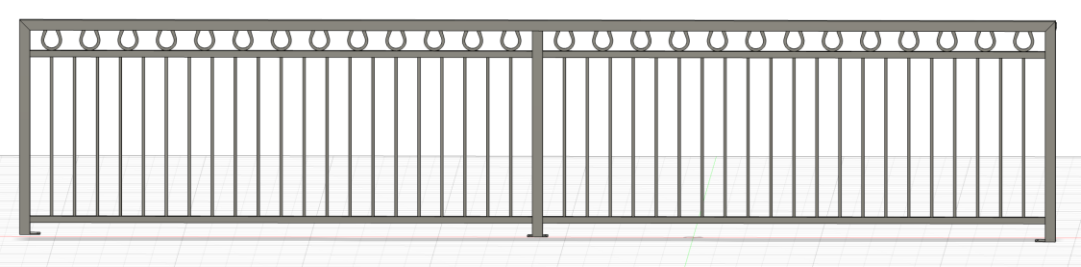
Proposed Fence

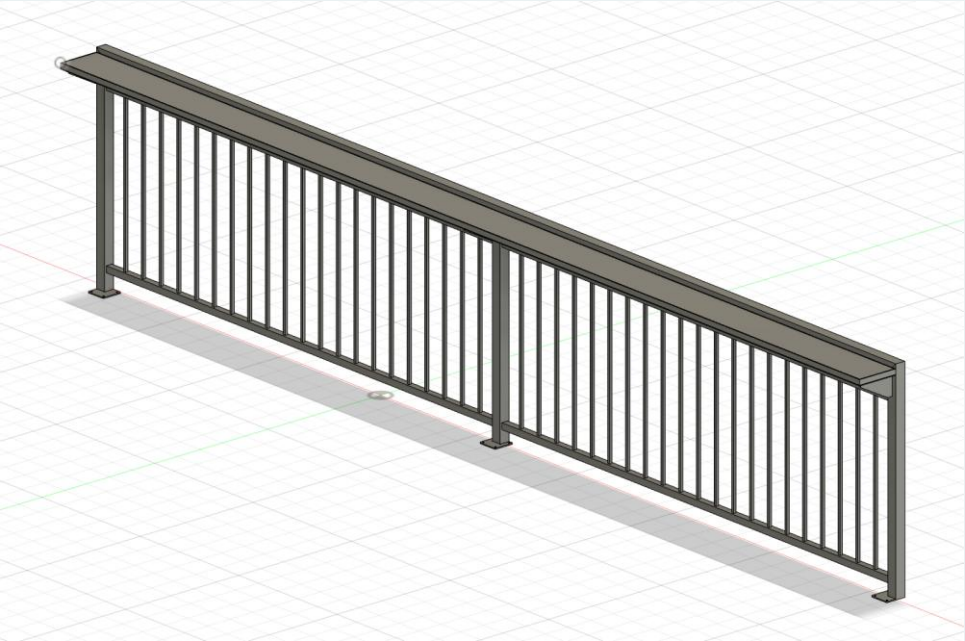
The proposed fence will be 3’6” high and expand across the same width as the existing planters. McCreary's fence is also 3’6” high so they will align. It will also be powder coated and painted black to be consistent with other fence barriers in the downtown district (Examples on following slides).

There will be 48” clearance from the tree out front just as our existing planters are.

The decorative part on the top are horseshoe shaped to honor the original use of our building. (next slide)

Full Renderings of the dimensions uploaded in a separated PDF.





412 Main History

In the 1800s 412 Main Street was Blackburn Stables. This is where our name Stable Reserve came from.

Examples

Cullacino- fence is 4’ high

Examples

Mellow Mushroom- fence is 4’ high

Examples

Harpeth Hotel- fence is 4’ high

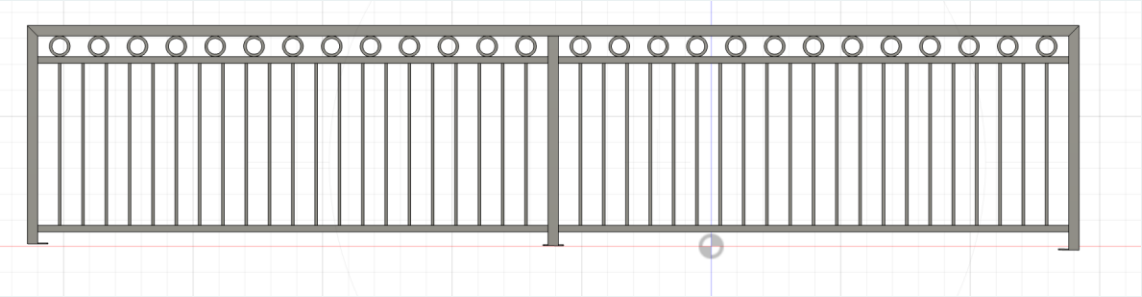
Examples

McCreary's- fence is 3'6" high

We are proposing the same height as McCrearys to the two will align with each other.

Alternative Fence

Rings instead of horseshoes



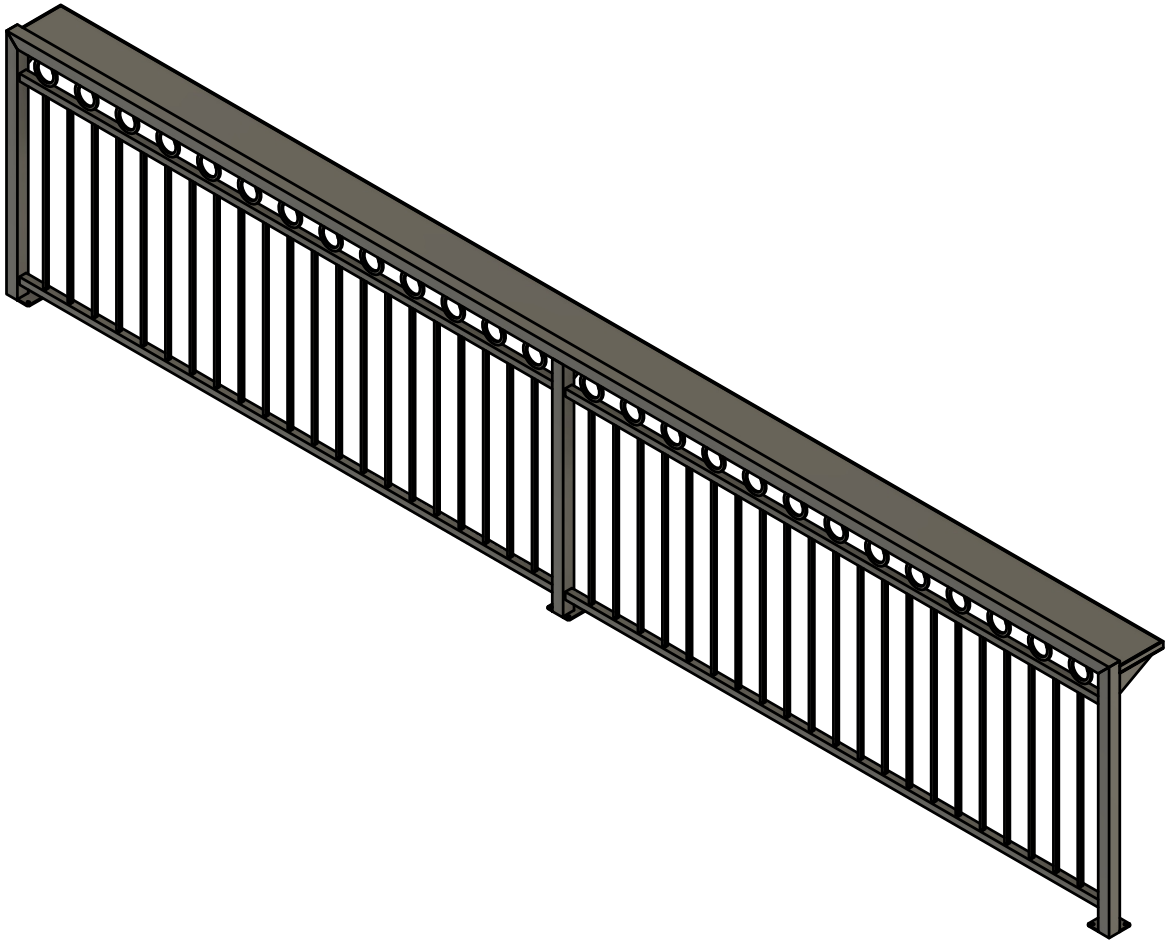
Materials List:

Railing:

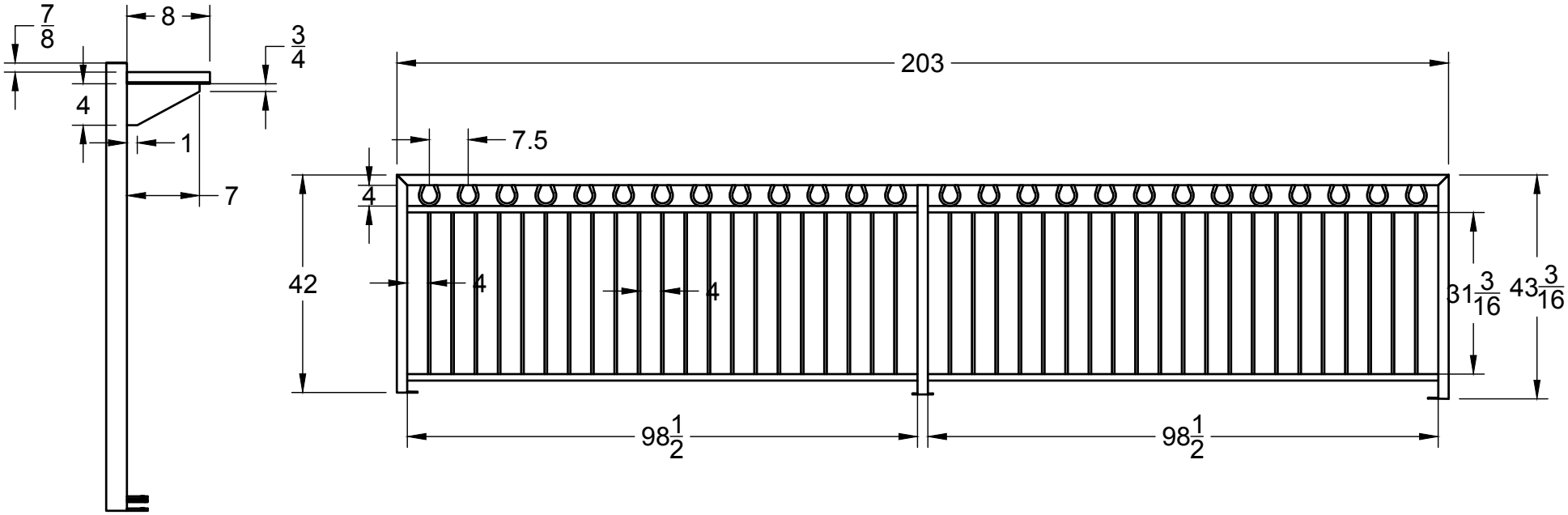
Top cap: 2" x 11Ga SQ Tube
Posts: 2" x 11Ga SQ Tube
Picket top and bottom bar: 1 $\frac{1}{4}$" x 11ga SQ tube
Pickets: $\frac{1}{2}$" x 16ga SQ tube
Rings: 4 $\frac{1}{2}$" x 4 $\frac{1}{2}$" Horseshoes
Base Plates: 4" x 4" x $\frac{3}{16}$ plate

Bar top:

Top: TBD by Client.
Outer frame: 1" x $\frac{1}{8}$" Flat bar
Base plate: 14 ga plate
Gussets: $\frac{1}{4}$" plate steel



	PROJECT Stable Reserve (Horseshoes)			
	TITLE Redemption Metal INC.			
APPROVED	SIZE	CODE	DWG NO	REV
CHECKED	A			
DRAWN Zach Carter 6/21/26	SCALE 1:25	WEIGHT	SHEET 1/2	



	PROJECT Stable Reserve (Horseshoes)			
	TITLE Redemption Metal INC.			
APPROVED	SIZE	CODE	DWG NO	REV
CHECKED	A			
DRAWN Zach Carter 6/21/26	SCALE 1:15	WEIGHT		SHEET 2/2

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

File #: 26-0859

DATE: 7/13/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Site Alterations At 317 Franklin Rd. (Hayes House At Harlinsdale Farm); Brian Walker, Applicant

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning site alterations at 317 Franklin Road (The Hayes House at Harlinsdale Farm).

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 6: Site & Setting
Chapter 7: Fences, Gates, and Walls

PROJECT INFORMATION:
COF Project Number: 9182
Applicant: Brian Walker
Owner: City of Franklin

BACKGROUND:
The Park at Harlinsdale Farm is located within the Franklin Road Historic District and is also on the National Register of Historic Places. The proposal includes the following:

- Installation of a walkway from the existing brick walkway in front of the Hayes House.
- Installation of fence panels on either side of the existing brick walkway.

The proposed installation of a concrete walkway will connect the Hayes House brick pathway to the parking area across the road within the park. The proposed fence panels will be installed on either side of the existing brick sidewalk that will connect to the proposed new concrete walkway. The fence panels will be constructed out of wood and wire to match the fencing that is seen on the property and in the historic images. The fence panels will be 4' in height. The Guidelines recommend:

- Use sidewalk materials that were historically typical, such as concrete, brick, and stone.
- Design new sidewalks and walkways to follow historic patterns of alignment, configuration, width, and materials. The layout of new sidewalks and walkways should take placement of historic trees into consideration.

- Generally, site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.
- Erect fences and walls in typical locations along property lines.
- Preserve and maintain the design of historic fences, walls, retaining walls, and gates.
- Design fences and walls to be compatible with the architectural style of the building.

The proposed concrete walkway will connect the existing brick walkway to the parking area. The concrete material is seen with the adjacent ADA parking on the side of the Hayes House. The use of a walkway in a concrete material aligns with the Guidelines recommendation. The use of the fence panels does not align with the Guidelines recommendation to have fencing in typical locations along property lines, but this site is unique in the fact that Harlinsdale Farm is open.

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 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.

317 Franklin Road

Proposed Alteration(s):

- Install approximately 150 linear feet of a five-foot-wide sidewalk. The purpose is to connect a nearby parking lot to the existing paver pathway located at the front of the Hayes Home.
- Additionally, install a section of fence on either side of the existing paver walk that will represent fencing that once stood in the same location.

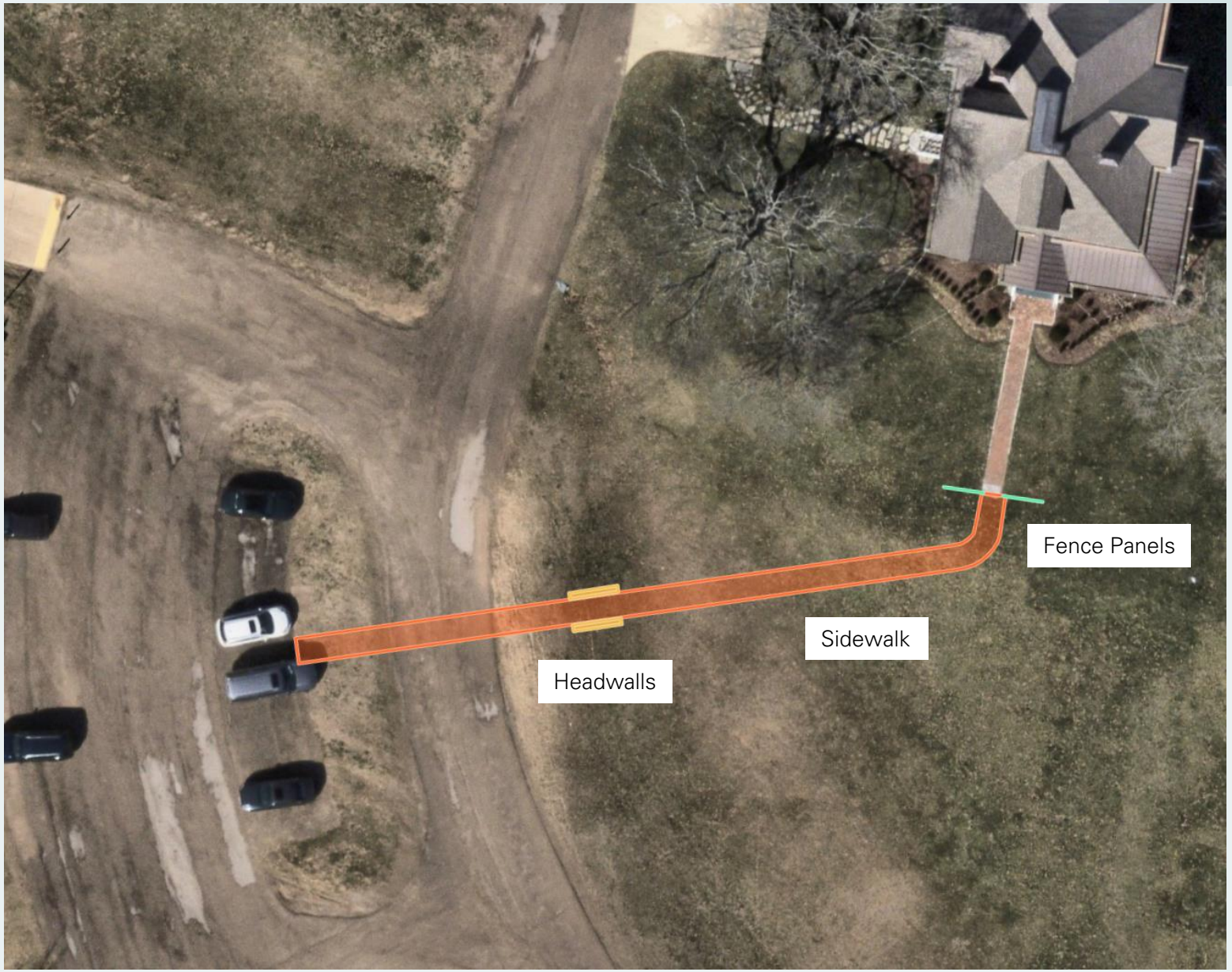
Existing Building/Structure

Aerial photo of property

Existing Conditions

Currently, the existing paver pathway ends in an open field. There are no direct connections to the nearby parking lot.

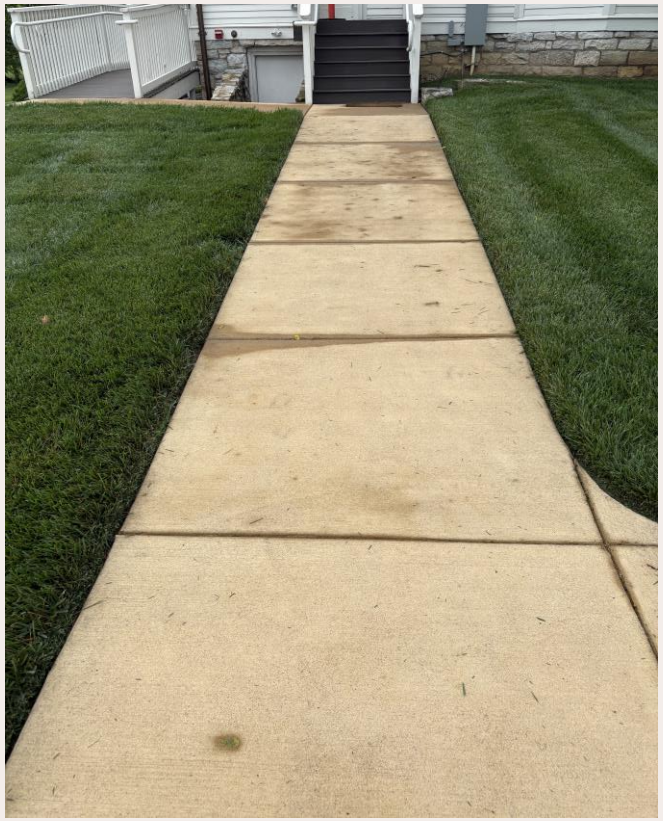
Image/ Rendering/ Inspiration of what is being proposed



Hayes Home front yard with fence in the background.

Hayes Home with fence in foreground.

Colored ADA Parking & Sidewalk at Hayes Home.



Additional slide

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 26-0863

DATE: 7/13/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations To Approved Plans (Principal Building) At 1309 Adams St.; Ben McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to previously approved plans for reconstruction at 1309 Admas Street to incorporate windows wells and a basement entrance.

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

PROJECT INFORMATION:
COF Project Number: 9119
Applicant: Chisel Workshop, Ben McCreary
Owner: Stephen Hendrix

BACKGROUND:
The property located at 1309 Adams Street is located in the Adams Street National Register Historic District. The site features a ca. 1900 1 ½ story gabled-ell frame residential building. The National Register lists the building as contributing to the district. A COA was issued at the May 2026 HZC Meeting for the demolition and reconstruction of the principal building, including alterations and an addition. The current request was reviewed during the June 2026 DRC meeting after feedback was incorporated into the design to remove the proposed dormer. The reconstruction is reviewed under the Historic Residential Building Guidelines to ensure that reconstruction matches the historic building. The proposal includes a request to alter the approved plans to include four window wells and a basement access door. Two wells and the basement access door will be located on the left elevation. Two window wells will be located on the right elevation. The window wells will be incorporated into the foundation. The specifications for the windows were not included in the submittal but should align with the Guidelines that recommend:

- Avoid adding new windows to the front facade or readily visible facades.

- Design new or replacement windows to have historic profiles and dimensions and a double-hung appearance.
- Avoid adding new entrances to front facades or where highly visible from the street.

The proposed windows are set back on the building, and with window wells, they will not be readily visible. The proposed basement access door is set back and inset, and the muted finish options for the doors will help reduce the element's visibility. Additionally, the basement door is located in front of the HVAC equipment, which is required to be screened from public view and may further reduce the visibility of the doors. The proposed alterations to the plans are appropriate.

RECOMMENDATION:
Staff recommends approval of the window wells and basement doors with the following conditions:

1. The window profile and specifications must be submitted and approved by the Preservation Planner prior to building permit issuance.
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.

From: No Reply <noreply@civicplus.com>
Sent: Monday, July 13, 2026 10:31 AM
To: Admin Recorder <recorder@Franklintn.gov>
Subject: Public Comment Submission

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Submitted by: Jeri Cameron
Email Address: jericameron319@gmail.com

Commented on event: https://franklintn.portal.civicclerk.com/event/2446/overview
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: Jeri & Michael Cameron, 1315 Adams Street, Franklin Item #6. We are thrilled that1309 Adams Street will receive a makeover by the Hendrix family; it has been an eyesore for several years. However, we are a little confused why no one is addressing the "existing accessory structure". This "structure" is deteriorating at a rapid pace and is packed with disposed furniture, building materials, office equipment and a used oil drum, in the rear, and houses multiple breeds of wildlife. This "structure" borders our property, so we can't ignore it, as much as we would like. We are interested to know what the commission has in mind to remedy this monstrosity. Thank you.

HENDRIX RESIDENCE

1309 ADAMS STREET
FRANKLIN, TENNESSEE 37064

2026.06.26 // HZC SUBMISSION

ARCHITECTURE SHEET LIST

G001	COVER SHEET
SP100	SITE PLAN
F100	FOUNDATION PLAN
A101	FIRST FLOOR PLAN
A104	ROOF PLAN & ROOF DETAILS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	3D PERSPECTIVES
A301	BUILDING SECTIONS

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

HZC
SUBMISSION

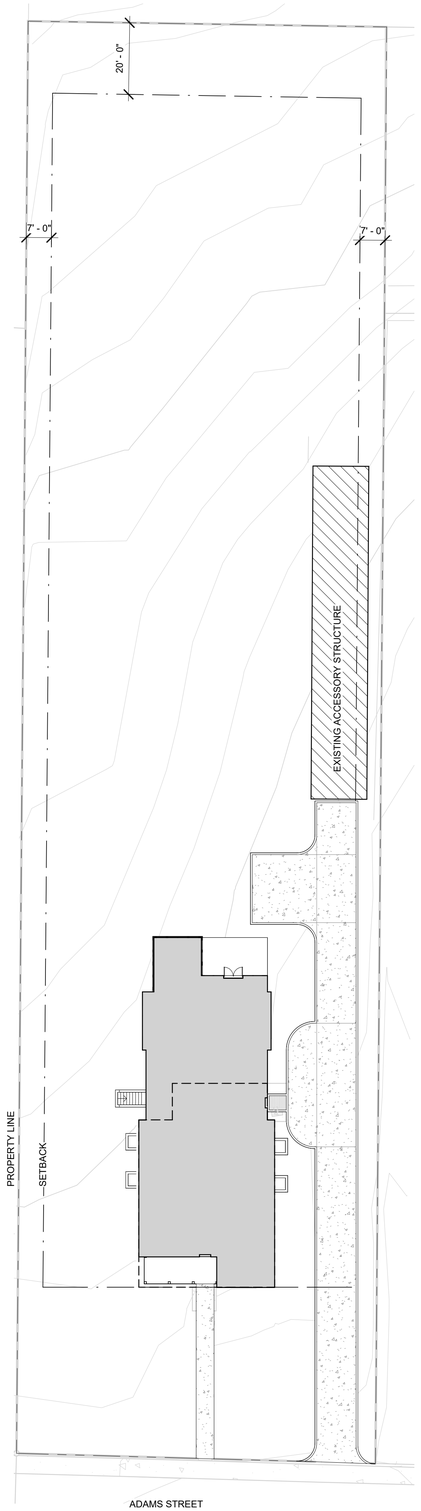
1309 ADAMS STREET
1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

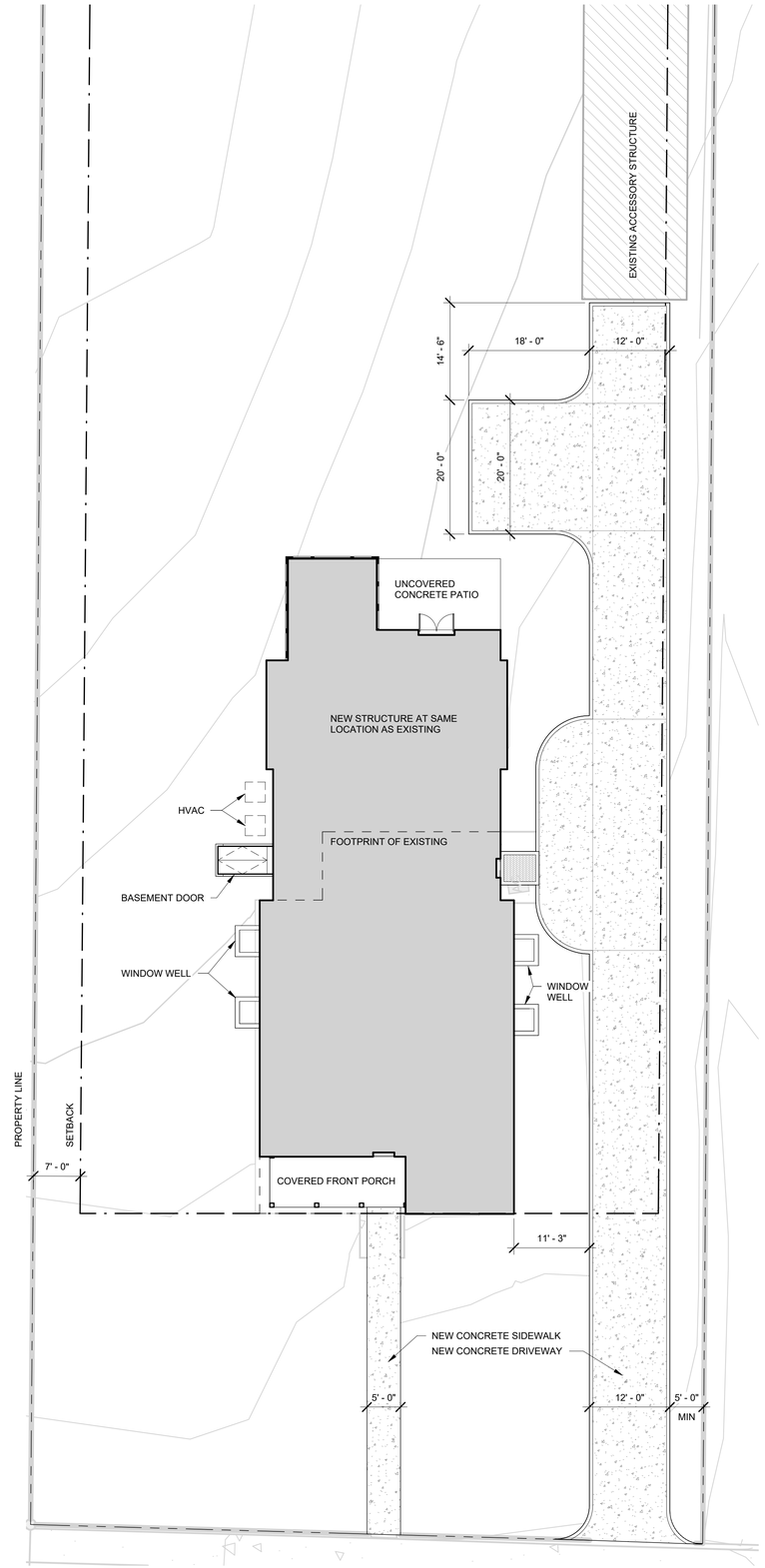
2026.06.26 | 250904

COVER SHEET

G001



2 SITE PLAN - KEY
1" = 20'-0"



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

GENERAL NOTES

1. SEE G002 FOR ZONING AND CODE ANALYSIS
2. EAVES, GUTTERS OR DOWNSPOUTS, SHALL NOT PROJECT INTO OR OVER REQUIRED YARD SETBACK NOT MORE THAN 24" PER METRO ZONING CHAPTER 17.12.040. SEE SITE PLAN FOR EAVE ENCROACHMENT.
3. CHIMNEYS SHALL NOT PROJECT MORE THAN THREE FEET INTO REQUIRED SETBACK PER METRO ZONING CHAPTER 17.12.040.
4. GRADING PLAN SHOWN FOR DESIGN INTENT ONLY. COORDINATE GRADING PLAN, SITE WALLS, DRAINAGE DESIGN, ETC WITH CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

SITE ANALYSIS

ZONING: R4 - RESIDENTIAL

LOT SIZE: 40,135 SF (0.92 ACRES)

LOT COVERAGE

PROPOSED PRIMARY:	3,111 SF
EXISTING ACCESSORY:	1,450 SF
PORCH & PATIO:	350 SF
NEW DRIVE & WALK:	3,130 SF
TOTAL LOT COVERAGE:	8,041 SF

LANDSCAPE SURFACE AREA
8,041 SF/ 40,135 SF = 0.20 (20% IMPERVIOUS)

PROPOSED LANDSCAPE SURFACE AREA: 80%
MINIMUM LSA: 40%

HISTORIC ANALYSIS

HISTORIC BUILDING FOOTPRINT:	2,234 SF
PROPOSED ADDITION:	1,335 SF
TOTAL PROPOSED FOOTPRINT:	**3,569 SF**

NEW ADDITION IS **59.76%** OF EXISTING FOOTPRINT

HISTORIC ZONING NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL EQUIPMENT IS COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS
2. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT ADDITIONAL MEASURES BE TAKE TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS
3. THIS INFORMATION SHALL BE PLACED ON ALL PERTINENT SHEETS, INCLUDING THE MECHANICAL SHEETS AND THE APPLICABLE ARCHITECTURAL SHEETS

GRAPHIC SCALES

3/32" = 1'

0' 8' 16' 32'

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

HZC SUBMISSION

1309 ADAMS STREET

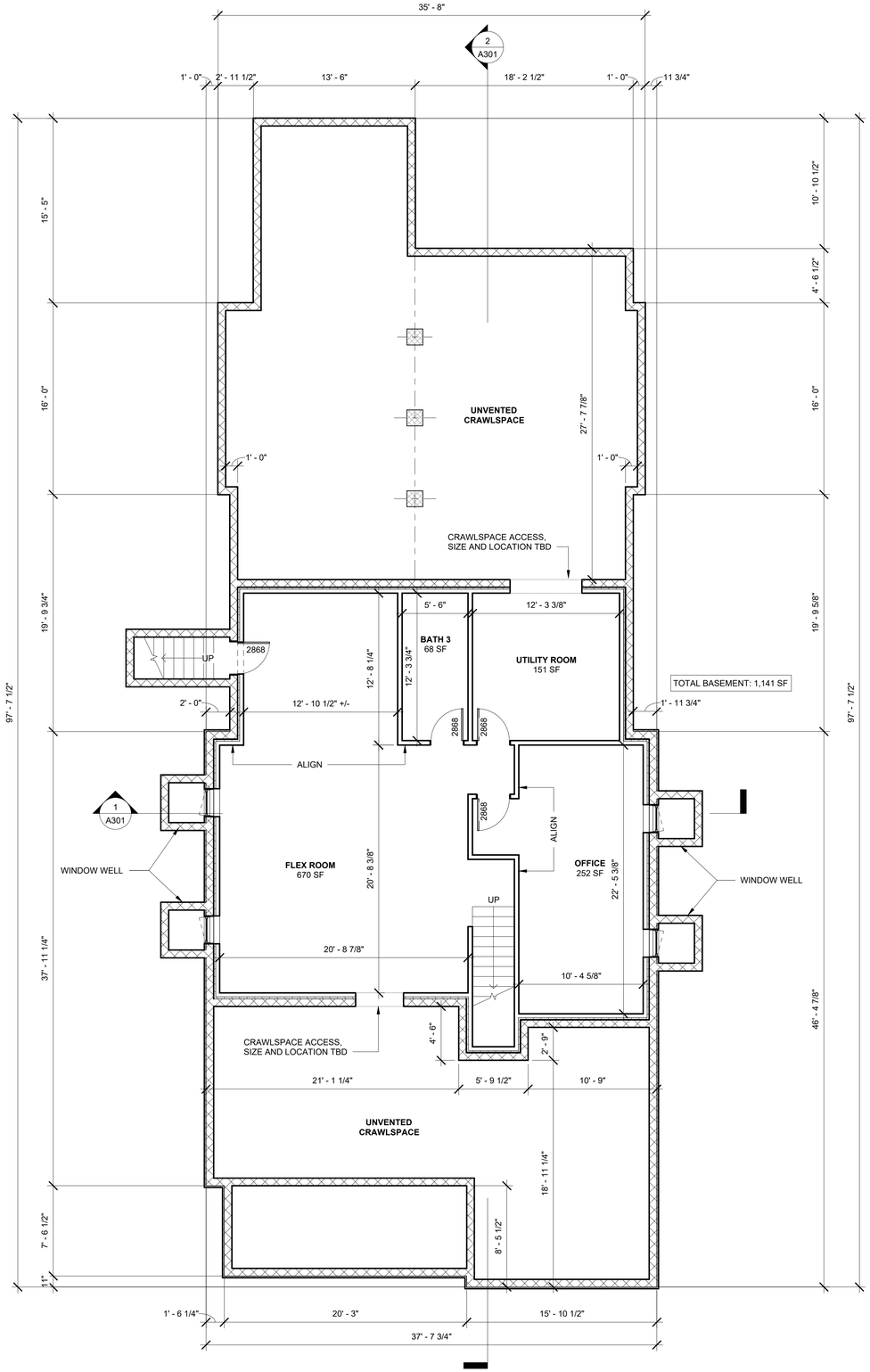
1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

2026.06.26 | 250904

SITE PLAN

SP100



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

FOUNDATION LEGEND

- EXTERIOR FACE OF STUD
- CONCRETE FOUNDATION
- CONCRETE BLOCK FOUNDATION

GENERAL NOTES

1. DIMENSIONS ARE FROM OUTSIDE FACE OF 8" BLOCK AND 2X6 WALL STUD.
2. FOUNDATION SIZE, DEPTH, AND DESIGN TO BE VERIFIED AND DESIGNED BY STRL ENGINEER.
3. FOUNDATION GRAPHICALLY SHOWN. CONCRETE MIXTURE OR CMU DESIGN, DEPTH, REBAR DESIGN, ETC, TO BE DESIGNED BY STRL ENGINEER.
4. GENERAL CONTRACTOR TO PROVIDER ENGINEER SERVICES FOR SIZES OF ALL FRAMING AND BEAMS FOR ALL LEVELS PRIOR TO CONSTRUCTION.
5. INTERNAL BLOCK WALLS MAY BE DESIGNED AS PIERS PER STRL ENGINEER'S RECOMMENDATIONS.
6. ADD CONCRETE PIERS AS DETERMINED BY ENGINEER AND STRUCTURAL FRAMING. ADD CONCRETE PIERS AND FOUNDATION AS REQUIRED FOR EXTERIOR PATIOS, DECKS, ETC.
7. PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". CONDITIONED CRAWL SPACE OR VENTILATE PER M1305.1.4.
8. FOUNDATION FOR SITE WALLS AND PATIOS TO BE DESIGNED BY STRL ENGINEER.

GRAPHIC SCALES

1/4" = 1'

0' 2' 4' 8' 16'

CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

HZC
SUBMISSION

1309 ADAMS STREET

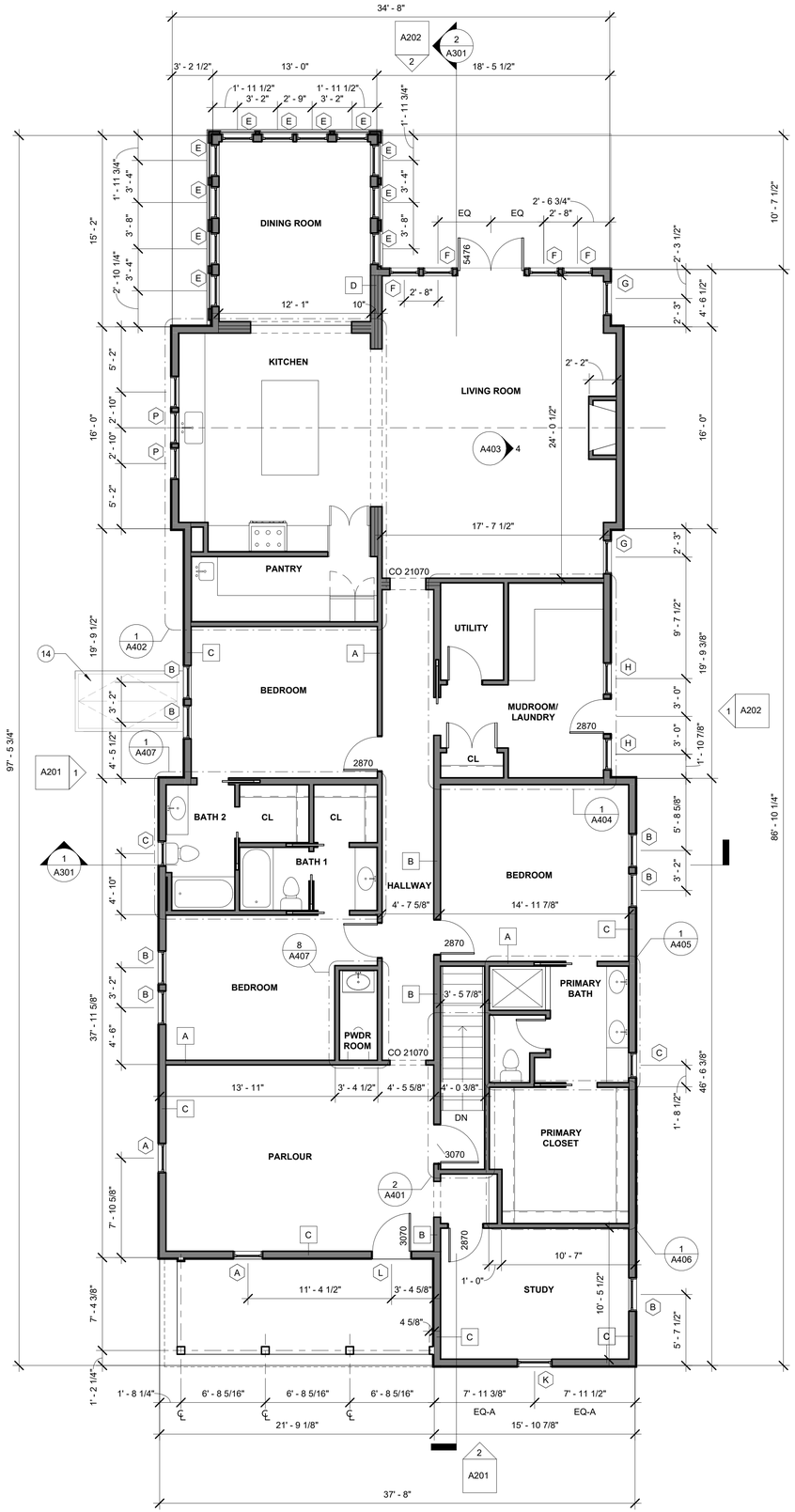
1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

2026.06.26 | 250904

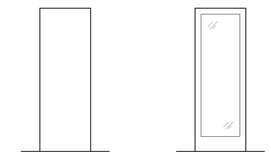
FOUNDATION PLAN

F100



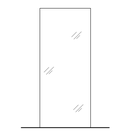
1 FLOOR PLAN // FIRST FLOOR
3/16" = 1'-0"

DOOR TYPES

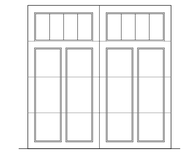


F
SOLID CORE FLUSH DOOR

FG
SOLID CORE FLUSH GLASS

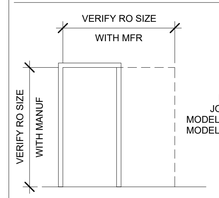


G
GLASS SHOWER DOOR



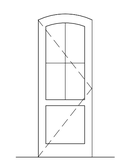
OH
MFR: CLOPAY GRAND HARBOR DESIGN 12 WITH REC14
COLOR: STANDARD WHITE

FRAME TYPES

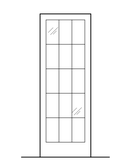


POCKET DOOR BY JOHNSON HARDWARE
MODEL: 1500/2000 AT 2X4 WALLS
MODEL: 1560/2060 AT 2X6 WALLS

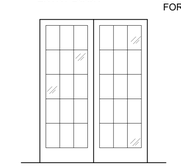
EXTERIOR DOOR TYPES



E1A
SOLID CORE WOOD ENTRY DOOR



E2
GLASS ENTRY DOOR. SEE ELEVATIONS FOR MULLION PATTERN



E3
GLASS ENTRY DOUBLE DOOR. SEE ELEVATIONS FOR MULLION PATTERN

WINDOW NOTES

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 4"	7' - 0"	<varies>	EXISTING
B	2' - 8"	6' - 0"	1' - 6"	
C	2' - 0"	4' - 0"	3' - 6"	
E	2' - 6"	6' - 0"	1' - 6"	
F	2' - 4"	6' - 0"	1' - 6"	
G	2' - 8"	6' - 0"	1' - 6"	
H	2' - 6"	5' - 0"	2' - 1"	
K	2' - 9"	7' - 0"	1' - 4"	EXISTING
L	3' - 2"	1' - 6"	7' - 0"	
N	1' - 6"	2' - 4"	<varies>	
O	2' - 4"	3' - 7"	3' - 8"	
P	2' - 6"	4' - 10"	3' - 2"	

1. MFR BASIS OF DESIGN: MARVIN ULTIMATE WOOD
2. EXTERIOR FINISH: PAINTED WOOD
3. INTERIOR FINISH: PAINTED WOOD
4. HARDWARE FINISH: MATTE BLACK
5. WINDOW MUNTIN PROFILE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDLS). SEE ELEVATIONS FOR PATTERN.
6. SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- A — WALL TYPE - SEE G002
- 1 — FIXTURE KEYNOTE
- BRICK EXTERIOR - SEE ELEV SHEETS
- STONE EXTERIOR - SEE ELEV SHEETS

GENERAL NOTES

1. PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
2. VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
3. PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK
4. ALL DIMENSIONS ARE SHOWN TO THE FACE OF STUD, UNLESS NOTED OTHERWISE
5. MECHANICAL, ELECTRICAL, AND STRUCTURAL DESIGN SERVICES AND ANALYSIS TO BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS.
6. PROVIDE IN WALL WOOD BLOCKING AT TOILET ACCESSORY LOCATIONS.
7. DOORS ARE LOCATED 6" FROM NEAREST WALL CORNER UNO.
8. PROVIDE CRACK SUPPRESSION SYSTEM UNDER TILE FLOOR.
9. PROVIDE CEMENT BOARD IN LIEU OF GWB AT ALL WET LOCATIONS.

FLOOR PLAN KEYNOTES

1. PROVIDE FLOOR TO CEILING SHELVES
2. ARCH CASED OPENING. SEE ELEVATIONS FOR TYPICAL DETAILS.
3. PROVIDE CLOSET ROD WITH SHELF ABOVE
4. PROVIDE DOUBLE HANG CLOSET RODS
5. INSTALL DOUBLE STUD TYPE A WALL
6. SHOWER SEAT. SEE ELEVATION.
7. SHOWER NICHE. SEE ELEVATION.
8. BUILT-IN SHELVING. SEE ELEVATION.
9. HVAC RETURN
10. WOOD AND METAL RAILINGS. SEE ELEVATION.
11. PROVIDE DOUBLE STUD TYPE A WALLS TO ALLOW FOR TWO OPERATING POCKET DOORS
12. GAS BURNING FIREPLACE
13. WOOD BURNING EXTERIOR FIREPLACE
14. BASEMENT DOOR
BOD: BILCO CLASSIC SERIES STEEL SIDED BASEMENT DOOR

HISTORIC ZONING NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL EQUIPMENT IS COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS
2. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT ADDITIONAL MEASURES BE TAKE TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS
3. THIS INFORMATION SHALL BE PLACED ON ALL PERTINENT SHEETS, INCLUDING THE MECHANICAL SHEETS AND THE APPLICABLE ARCHITECTURAL SHEETS

N

GRAPHIC SCALES

3/16" = 1'

0' 4' 8' 16'

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

HZC SUBMISSION

1309 ADAMS STREET

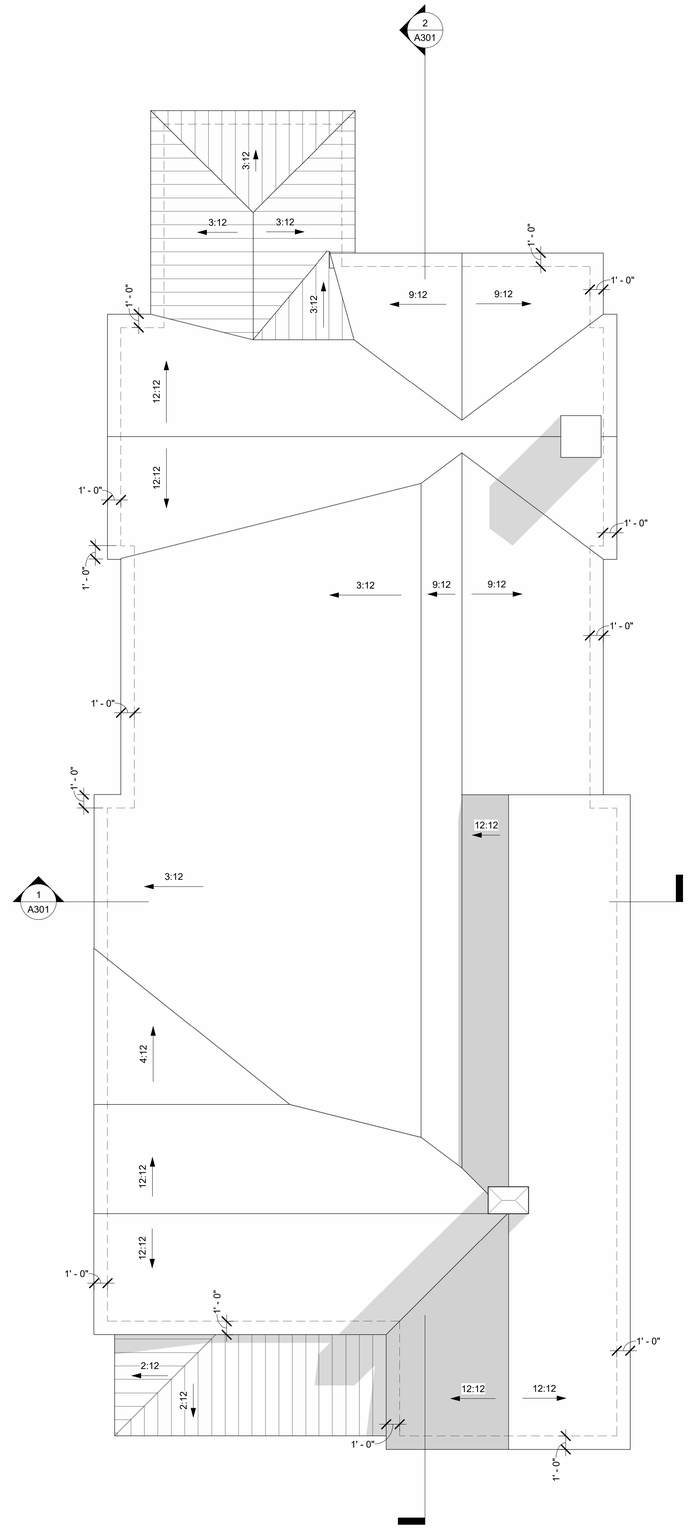
1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

2026.06.26 | 250904

FIRST FLOOR PLAN

A101



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

ROOF PLAN LEGEND

ASPHALT SHINGLE ROOF

METAL ROOF

ROOF PLAN NOTES

1. PROVIDE RIDGE VENTS
2. PROVIDE METAL FLASHING
3. ASPHALT SHINGLE ROOF:
   MFR: CERTAINTEED LANDMARK
   COLOR: COLONIAL STATE
4. METAL ROOF:
   MFR: FABRAL
   COLOR: TBD

GRAPHIC SCALES

3/16" = 1'

0' 4' 8' 16'

CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

HZC SUBMISSION

1309 ADAMS STREET

1309 ADAMS ST., FRANKLIN, TN 37064

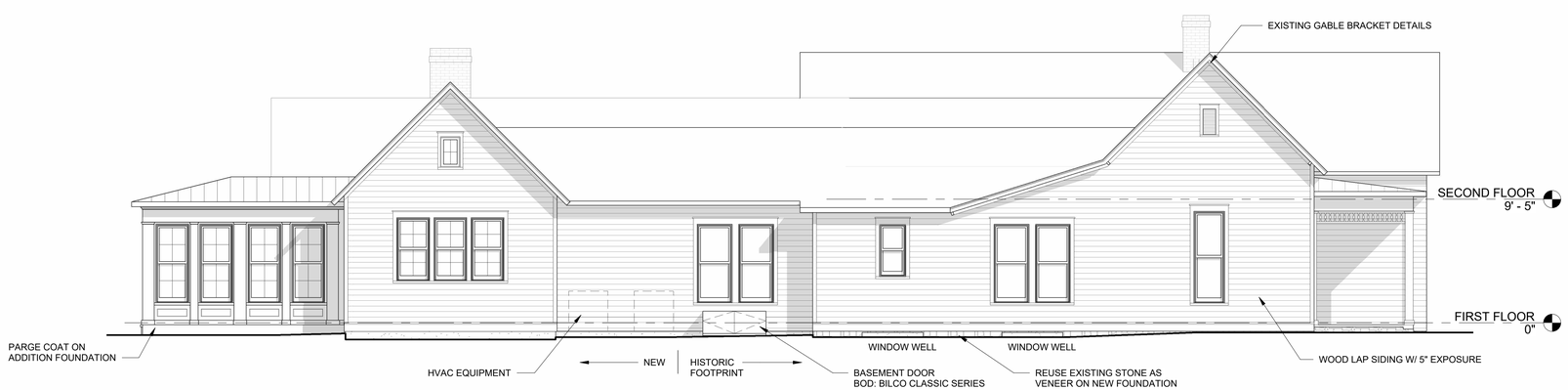
MAIN RESIDENCE

2026.06.26 | 250904

ROOF PLAN & ROOF DETAILS

A104

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



1 EXTERIOR ELEV // LEFT SIDE
3/16" = 1'-0"

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- A — WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

1. PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
3. CONTRACTOR TO PROVIDE FULL SIZE MOCKUP OF TYPICAL CONSTRUCTION METHODS PRIOR TO PROCUREMENT OF MATERIAL. MOCK UP SHALL INCLUDE BRICK WATER TABLE, PAINTED BRICK, FASCIA, DENTIL MOULDING, EAVE, AND ROOF SHINGLES.
4. EXTERIOR FINISHES:
   BRICK: PAINT GRADE
   BRICK COLOR: TBD
   ASPHALT SHINGLE: CERTAINTEED
   ASPHALT SHINGLE MODEL: LANDMARK
   ASPHALT COLOR: COLONIAL SLATE
   METAL ROOF COLOR: TBD
   TRIM COLOR: WHITE
   WINDOW CLAD COLOR: MARVIN STONE WHITE
5. PROVIDE WEEPS IN STONE WALL AS REQUIRED
6. SEE TYPICAL EXTERIOR DETAILS, SHEET A301.
7. PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". VENTILATE PER M1305.1.4.

HISTORIC ZONING NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL EQUIPMENT IS COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS
2. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT ADDITIONAL MEASURES BE TAKE TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS
3. THIS INFORMATION SHALL BE PLACED ON ALL PERTINENT SHEETS, INCLUDING THE MECHANICAL SHEETS AND THE APPLICABLE ARCHITECTURAL SHEETS

GRAPHIC SCALES

3/16" = 1'

0' 4' 8' 16'

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

HZC SUBMISSION

1309 ADAMS STREET

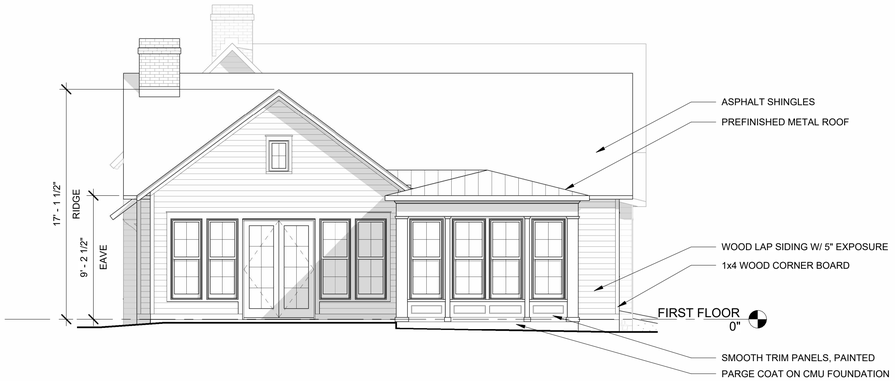
1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

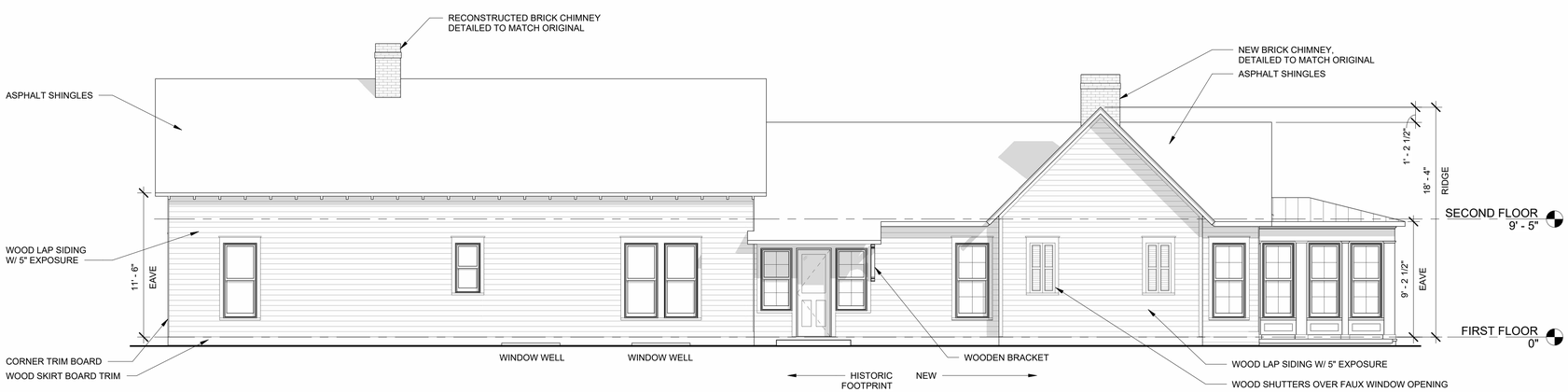
2026.06.26 | 250904

EXTERIOR ELEVATIONS

A201



2 EXTERIOR ELEV // REAR
3/16" = 1'-0"



1 EXTERIOR ELEV // RIGHT SIDE
3/16" = 1'-0"

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- (A) WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

1. PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
3. CONTRACTOR TO PROVIDE FULL SIZE MOCKUP OF TYPICAL CONSTRUCTION METHODS PRIOR TO PROCUREMENT OF MATERIAL. MOCK UP SHALL INCLUDE BRICK WATER TABLE, PAINTED BRICK, FASCIA, DENTIL MOULDING, EAVE, AND ROOF SHINGLES.
4. EXTERIOR FINISHES:
   BRICK: PAINT GRADE
   BRICK COLOR: TBD
   ASPHALT SHINGLE: CERTAINTEED
   ASPHALT SHINGLE MODEL: LANDMARK
   ASPHALT COLOR: COLONIAL SLATE
   METAL ROOF COLOR: TBD
   TRIM COLOR: WHITE
   WINDOW CLAD COLOR: MARVIN STONE WHITE
5. PROVIDE WEEPS IN STONE WALL AS REQUIRED
6. SEE TYPICAL EXTERIOR DETAILS, SHEET A301.
7. PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". VENTILATE PER M1305.1.4.

HISTORIC ZONING NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL EQUIPMENT IS COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS
2. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT ADDITIONAL MEASURES BE TAKE TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS
3. THIS INFORMATION SHALL BE PLACED ON ALL PERTINENT SHEETS, INCLUDING THE MECHANICAL SHEETS AND THE APPLICABLE ARCHITECTURAL SHEETS

GRAPHIC SCALES

3/16" = 1'

0' 4' 8' 16'

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

HZC SUBMISSION

1309 ADAMS STREET

1309 ADAMS ST., FRANKLIN, TN 37064

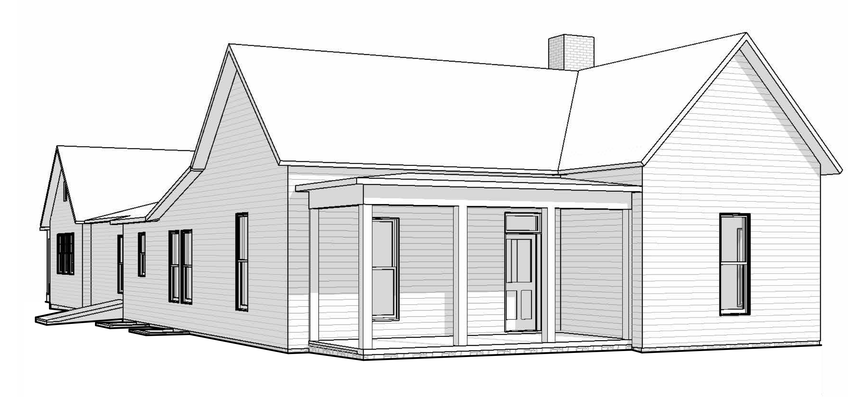
MAIN RESIDENCE

2026.06.26 | 250904

EXTERIOR ELEVATIONS

A202

5 3D VIEW // SW CORNER - BASEMENT



3 3D VIEW // NW CORNER - BASEMENT

6 3D VIEW - SE CORNER - BASEMENT
12" = 1'-0"

2 3D VIEW // NE CORNER - BASEMENT

1 3D VIEW - SIDE APPROACH - BASEMENT

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- A — WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

1. PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
3. CONTRACTOR TO PROVIDE FULL SIZE MOCKUP OF TYPICAL CONSTRUCTION METHODS PRIOR TO PROCUREMENT OF MATERIAL. MOCK UP SHALL INCLUDE BRICK WATER TABLE, PAINTED BRICK, FASCIA, DENTIL MOULDING, EAVE, AND ROOF SHINGLES.
4. EXTERIOR FINISHES:
   BRICK: PAINT GRADE
   BRICK COLOR: TBD
   ASPHALT SHINGLE: CERTAINTEED
   ASPHALT SHINGLE MODEL: LANDMARK
   ASPHALT COLOR: COLONIAL SLATE
   METAL ROOF COLOR: TBD
   TRIM COLOR: WHITE
   WINDOW CLAD COLOR: MARVIN STONE WHITE
5. PROVIDE WEEPS IN STONE WALL AS REQUIRED
6. SEE TYPICAL EXTERIOR DETAILS, SHEET A301.
7. PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". VENTILATE PER M1305.1.4.

HISTORIC ZONING NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL EQUIPMENT IS COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS
2. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT ADDITIONAL MEASURES BE TAKE TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS
3. THIS INFORMATION SHALL BE PLACED ON ALL PERTINENT SHEETS, INCLUDING THE MECHANICAL SHEETS AND THE APPLICABLE ARCHITECTURAL SHEETS

GRAPHIC SCALES

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

HZC SUBMISSION

1309 ADAMS STREET

1309 ADAMS ST., FRANKLIN, TN 37064

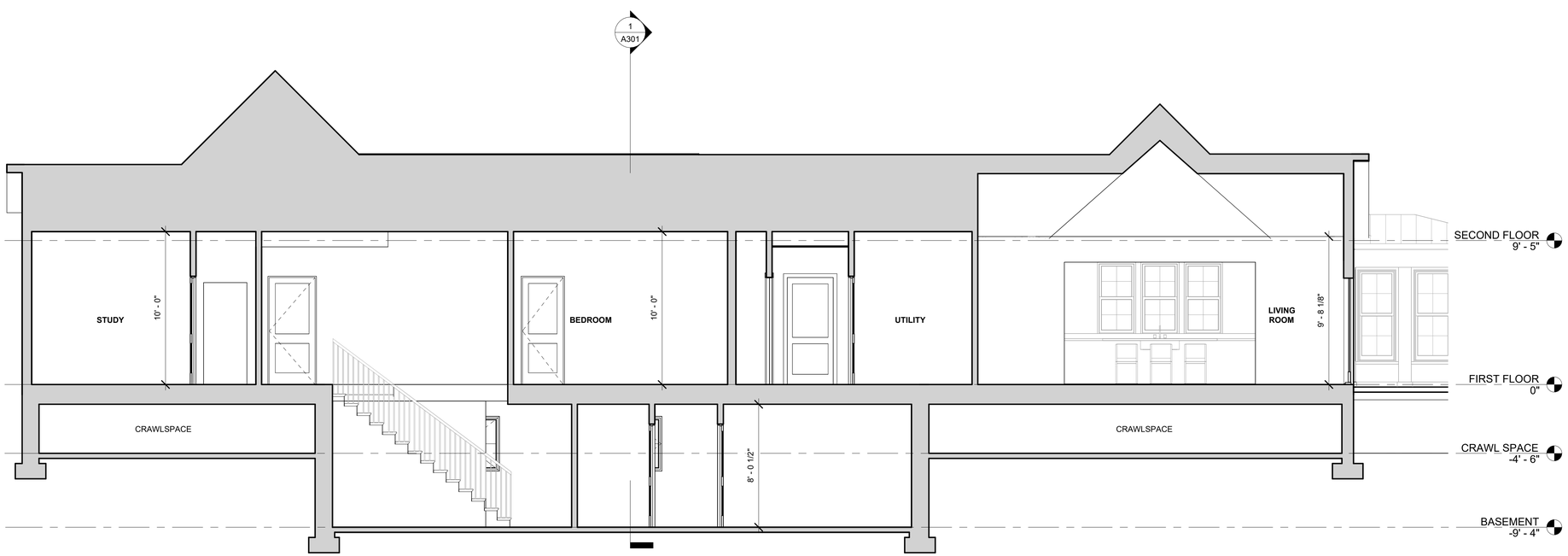
MAIN RESIDENCE

2026.06.26 | 250904

3D PERSPECTIVES

A203

1 SECTION // LEFT-TO-RIGHT
1/4" = 1'-0"



2 SECTION // FRONT-TO-BACK
1/4" = 1'-0"

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- A — WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

1. PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
3. CONTRACTOR TO PROVIDE FULL SIZE MOCKUP OF TYPICAL CONSTRUCTION METHODS PRIOR TO PROCUREMENT OF MATERIAL. MOCK UP SHALL INCLUDE BRICK WATER TABLE, PAINTED BRICK, FASCIA, DENTIL MOULDING, EAVE, AND ROOF SHINGLES.
4. EXTERIOR FINISHES:
   BRICK: PAINT GRADE
   BRICK COLOR: TBD
   ASPHALT SHINGLE: CERTAINTEED
   ASPHALT SHINGLE MODEL: LANDMARK
   ASPHALT COLOR: COLONIAL SLATE
   METAL ROOF COLOR: TBD
   TRIM COLOR: WHITE
   WINDOW CLAD COLOR: MARVIN STONE WHITE
5. PROVIDE WEEPS IN STONE WALL AS REQUIRED
6. SEE TYPICAL EXTERIOR DETAILS, SHEET A301.
7. PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". VENTILATE PER M1305.1.4.

GRAPHIC SCALES

1/4" = 1'

0' 2' 4' 8' 16'

CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

HZC
SUBMISSION

1309 ADAMS STREET

1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

2026.06.26 | 250904

BUILDING SECTIONS

A301

Basement doors are ideal for access to basement storage areas and for moving large items into finished basement areas. The wide opening allows storage items such as deck and patio furniture, and large items such as pool tables and furniture, to be easily moved in and out of a basement. Doors meet IRC 2023 building code requirements for emergency egress in finished basement living areas and feature weather resistant construction.

Classic Series

Steel Sided

Features:

- Patented gas spring lift assistance for improved operation
- Baked-on Sherwin Williams primer provides durable base for finish paint
- Slide bolt locking mechanism (optional keyed lock kit available)
- Flanged construction and J-channel header shed water and prevent binding due to ice and snow, permitting all-season use
- BILCO also offers a basement door weatherstrip kit and keyed lock kit.

(See page 11 for all basement door accessories)

SKIP THE PAINT!

Order your door prefinished to match your home. The factory-applied polyester resin finish provides a durable, weather-resistant coating and eliminates the need to paint your door after installation.

(See page 4 for more information)

Powder Coat Finish

BILCO Classic Series steel basement doors and Classic Series Type BR Sloped Wall Doors are offered with a factory-applied polyester powder coat finish. The polyester resin provides a durable, weather-resistant coating. Cured at higher temperatures than most wet coatings, the result is a tougher and chip-resistant coating, providing both a decorative and protective finish.

- Eliminates the need to paint the door after installation
- Offers a superior finish to conventional paint
- Makes the BILCO door durable, attractive and extremely scratch-resistant
- Retains exterior color longer
- Finish process is environmentally friendly and virtually pollution-free
- Powder coated extension panels and foundation plates are also available

Classic Series Steel Sided

Black

Type BR Sloped Wall Door

Black

White
R-223 G-222 B-214

Sandstone
R-154 G-179 B-161

Gray
R-122 G-123 B-122

Brick
R-119 G-87 B-82

Black
R-47 G-47 B-48

Green
R-50 G-64 B-56

Disclaimer: BILCO has selected neutral colors to complement the exterior of any home. The color chart is for reference only and is not to be used for exact color matching. Shades may vary due to the color and resolution of a computer screen and/or the output of a color printer. BILCO is not responsible or liable for color matches made with this color chart. Please refer to the RGB values under each swatch for exact colors.

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

File #: 26-0858

DATE: 7/13/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Site Alterations, Principal Building Alterations, And New Construction (Accessory) At 1010 Fair St.; Ben McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning site alterations, principal building alterations, and construction of a new accessory structure at 1010 Fair Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Building
Chapter 5: New Accessory Structure
Chapter 6: Site & Setting
Chapter 7: Fences, Walls, & Gates

PROJECT INFORMATION:
COF Project Number: 9181
Applicant: Ben McCreary, Chisel Workshop
Owner: Roseanne Simpson Living Trust, Roseanne Simpson, Rep.

BACKGROUND:
The property at 1010 Fair Street is located within the Hincheyville National Register Historic District. The principal building was constructed in circa 1920 and is considered contributing to the district. The proposal includes the following:

- Site alterations,
- Principal building alterations, and
- Construction of a new accessory structure.

Site Alterations
The site alterations include adding more hardscaping in front of the proposed accessory structure and behind the principal building, and constructing a rear fence. All of these alterations appear to align with the Guidelines, as the fencing matches the fencing that is seen on the site and the

additional hardscaping will not be highly visible from street view.

Principal Building Alterations
In the rear of the principal building, the installation of a rear wood deck is proposed. The proposed deck aligns with the Guidelines for placement and materials.

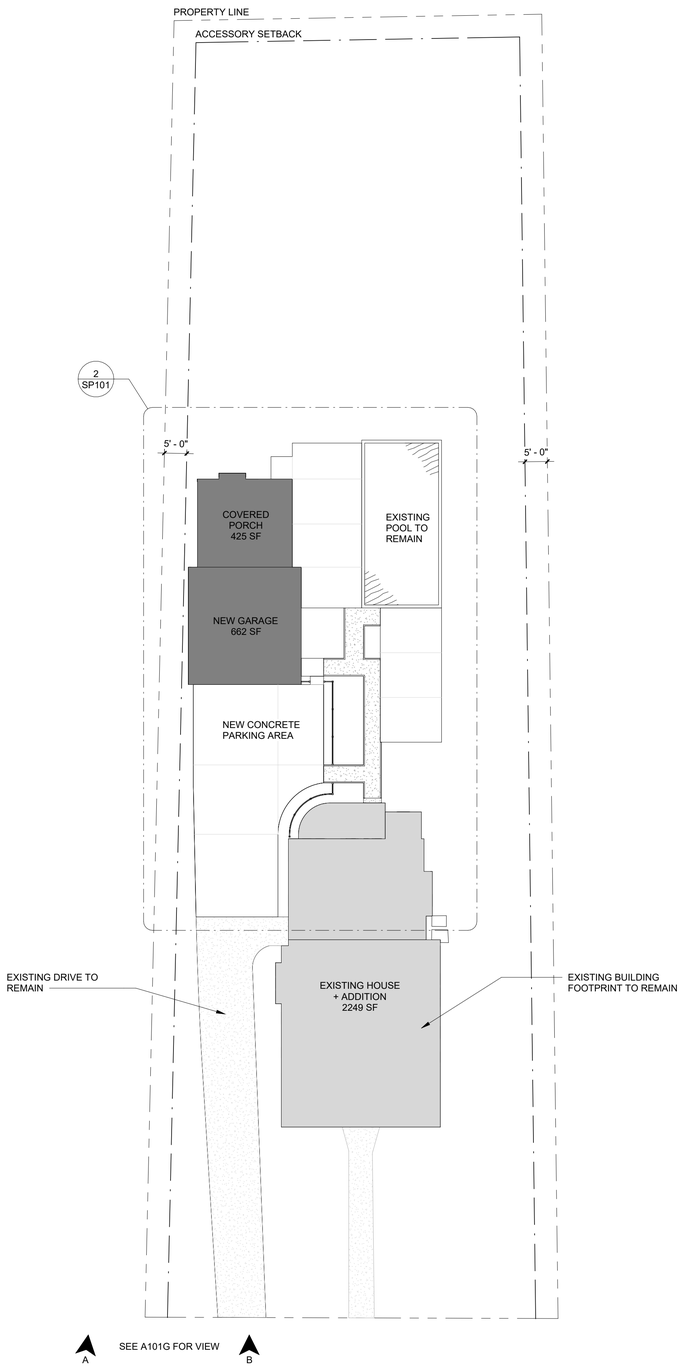
New Accessory Structure
The new accessory structure is appropriately placed, subordinate in height, has an appropriate footprint size per the Zoning Ordinance, and is complementary to the architectural style of the principal building per the Guidelines recommendations. The form reads as an accessory structure with a smaller addition to the rear. The garage door will face the street, with the window-lite pattern at the top of the door. This detailing of the garage doors appears appropriate for the house's architectural style and is recommended over the other carriage-style door without windows in this application. At the rear of the accessory structure, a chimney is proposed. Window and door specifications were not included within the application but should align with the Guidelines. The siding of the building will be a horizontal siding to match the reveal of the principal buildings, but in either a wood or cementitious material. The color for the new structure's siding was not indicated but should blend with the principal building's. Gutters and downspouts were not shown on the application but should align with the Guidelines recommendation. The Guidelines recommend:

- Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building.
- Use true divided-light (TDL) or simulated divided-light (SDL) windows. Windows should have a double-hung (or “double-sash”) appearance.
- Avoid the use of chimneys on accessory structures. Freestanding outdoor chimneys may be appropriate if sited so that they are not readily visible from the street.
- Use half-round gutters if the building architectural style is reflective of dates before 1940.

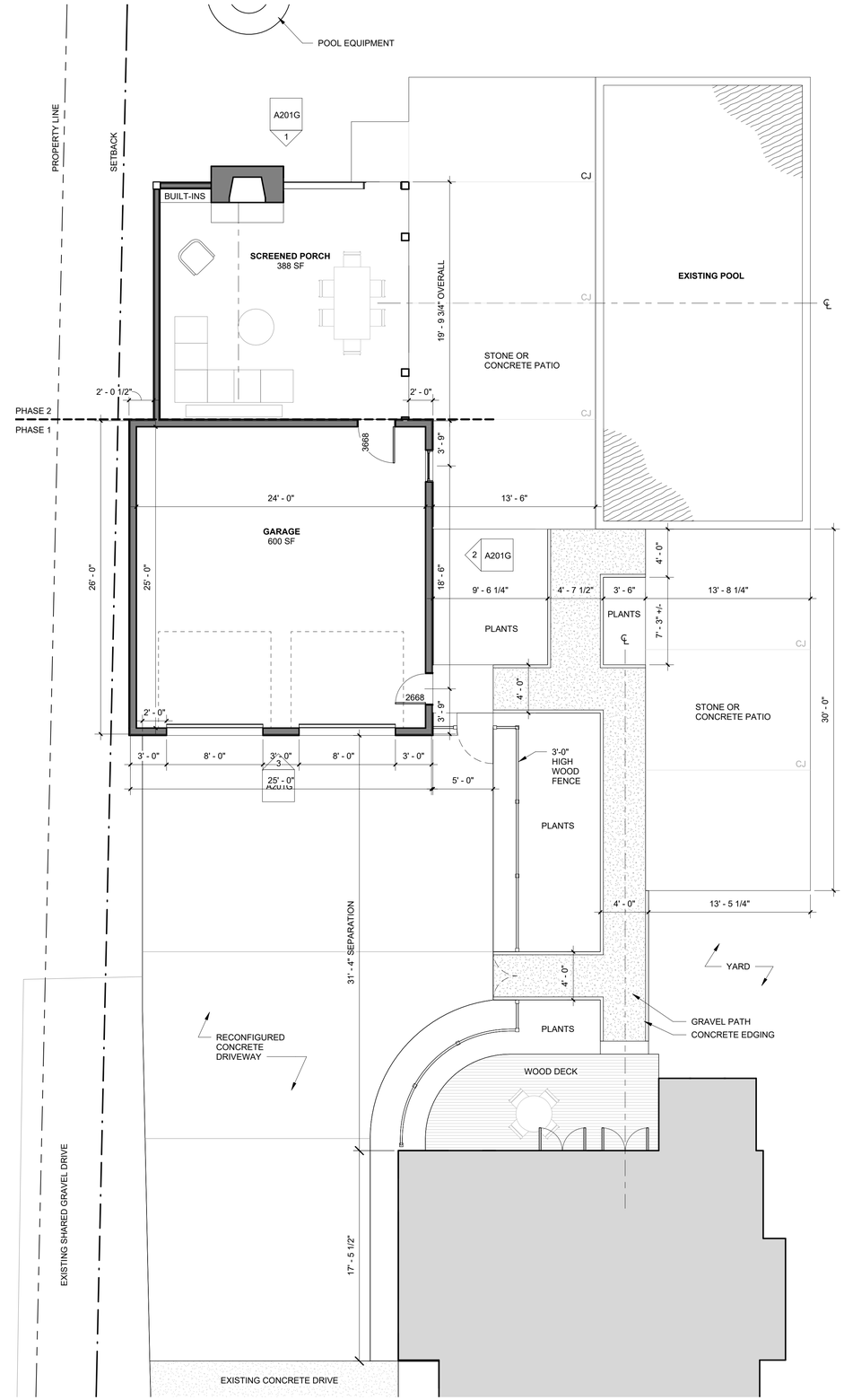
The proposed chimney does not align with the Guidelines; however, the chimney is placed so that it would not be highly visible from the street.

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

1. The garage door with the window lites are approved as part of this application.
2. The windows, doors, and garage doors must have a historic profile and dimensions and consist of either wood or a composite material with the appearance of wood. The window and door specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
3. The chimney shall be removed from the accessory structure.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



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



2 ENLARGED SITE PLAN // GARAGE
3/16" = 1'-0"

GENERAL NOTES

1. SITE PLAN SHOWN FOR DESIGN INTENT ONLY. COORDINATE GRADING PLAN, SITE WALLS, DRAINAGE DESIGN, ETC WITH CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

SITE ANALYSIS

ZONING: R4 - RESIDENTIAL

LOT SIZE: 25,332 SF (0.58 ACRES)

LOT COVERAGE:

PRIMARY BUILDING FOOTPRINT + ADDITION:	2,249 SF
ACCESSORY STRUCTURE (1,087 SF)	
GARAGE (PHASE 1):	662 SF
COVERED PORCH (PHASE 2):	425 SF
TOTAL PROPOSED BUILDING FOOTPRINT:	**3,336 SF**
TOTAL LOT COVERAGE:	**13%**
MAX ALLOWED LOT COVERAGE:	35%

LANDSCAPE SURFACE AREA:

PRIMARY BUILDING FOOTPRINT:	2,249 SF
PROPOSED ACCESSORY:	1,087 SF
EXISTING POOL:	668 SF
NEW WOOD DECK:	145 SF
NEW CONCRETE DRIVE:	1,230 SF
NEW CONC PATIOS:	1,061 SF
WALKWAYS:	220 SF
TOTAL IMPERVIOUS:	6,660 SF
PROPOSED LANDSCAPE SURFACE AREA:	73%

GRAPHIC SCALES

1/16" = 1'

0' 8' 16' 32' 64'

3/16" = 1'

0' 4' 8' 16'

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

HZC

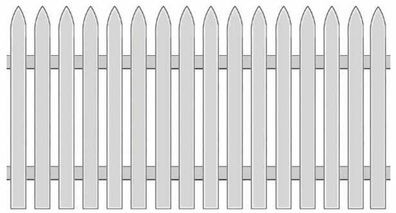
1010 FAIR STREET
1010 FAIR STREET, FRANKLIN TN 37064

ACCESSORY STRUCTURE

2026.06.26 | 251201

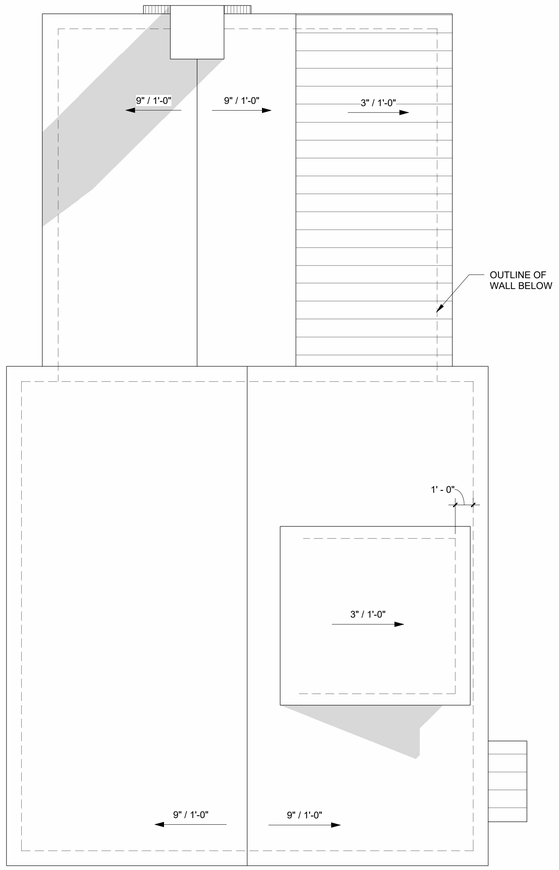
SITE PLAN // GARAGE

SP101

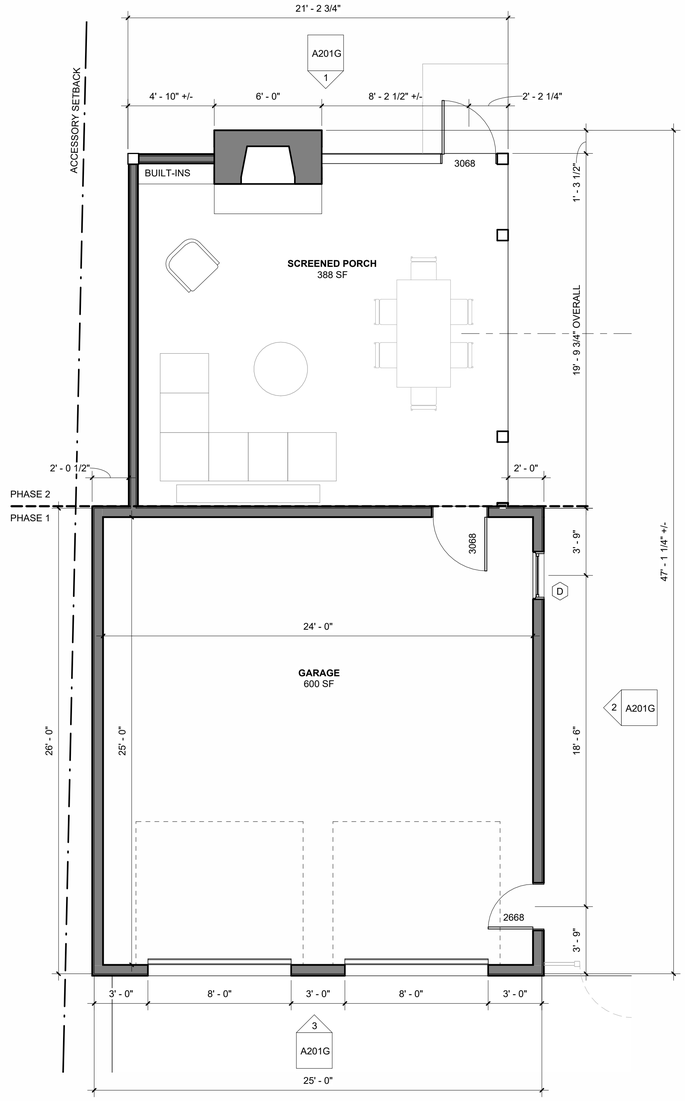


GOTHIC POINT FENCE DESIGN

EXISTING REAR YARD FENCING



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



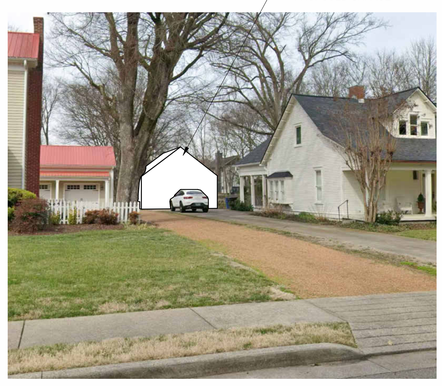
1 FIRST FLOOR PLAN
1/4" = 1'-0"

3D PERSPECTIVE //STREET VIEW - A

3D VIEW FOR OVERALL MASSING - SEE ELEVATION FOR DETAILS

3D PRESPECTIVE // STREET VIEW - B

3D VIEW FOR OVERALL MASSING - SEE ELEVATION FOR DETAILS



STREET VIEW

GENERAL NOTES

1. SITE PLAN SHOWN FOR DESIGN INTENT ONLY. COORDINATE GRADING PLAN, SITE WALLS, DRAINAGE DESIGN, ETC WITH CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

SITE ANALYSIS

ZONING: R4 - RESIDENTIAL

LOT SIZE: 25,332 SF (0.58 ACRES)

LOT COVERAGE:

PRIMARY BUILDING FOOTPRINT + ADDITION:	2,249 SF
ACCESSORY STRUCTURE (1,087 SF)	
GARAGE (PHASE 1):	662 SF
COVERED PORCH (PHASE 2):	425 SF
TOTAL PROPOSED BUILDING FOOTPRINT:	**3,336 SF**
TOTAL LOT COVERAGE:	**13%**
MAX ALLOWED LOT COVERAGE:	35%

LANDSCAPE SURFACE AREA:

PRIMARY BUILDING FOOTPRINT:	2,249 SF
PROPOSED ACCESSORY:	1,087 SF
EXISTING POOL:	668 SF
NEW WOOD DECK:	145 SF
NEW CONCRETE DRIVE:	1,230 SF
NEW CONC PATIOS:	1,061 SF
WALKWAYS:	220 SF
TOTAL IMPERVIOUS:	6,660 SF
PROPOSED LANDSCAPE SURFACE AREA:	73%

GRAPHIC SCALES

1/4" = 1'

0' 2' 4' 8' 16'

CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

HZC

1010 FAIR STREET

1010 FAIR STREET, FRANKLIN TN 37064

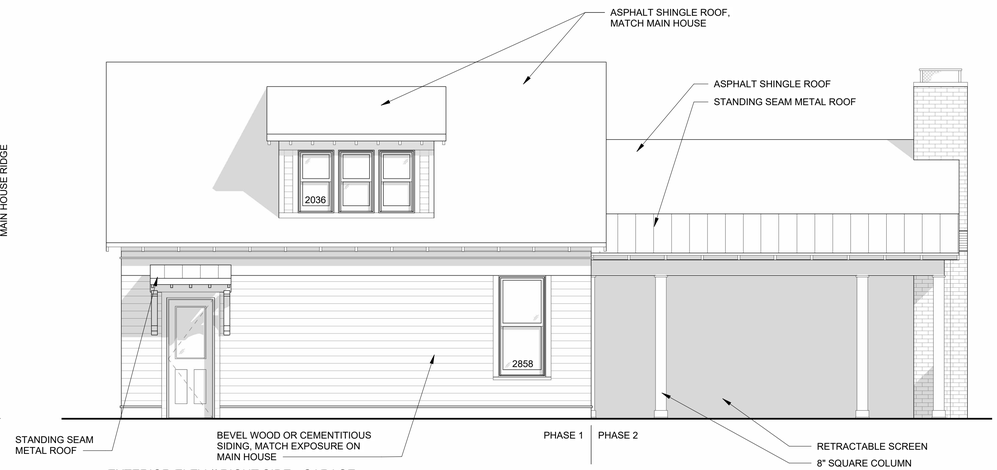
ACCESSORY STRUCTURE

2026.06.26 | 251201

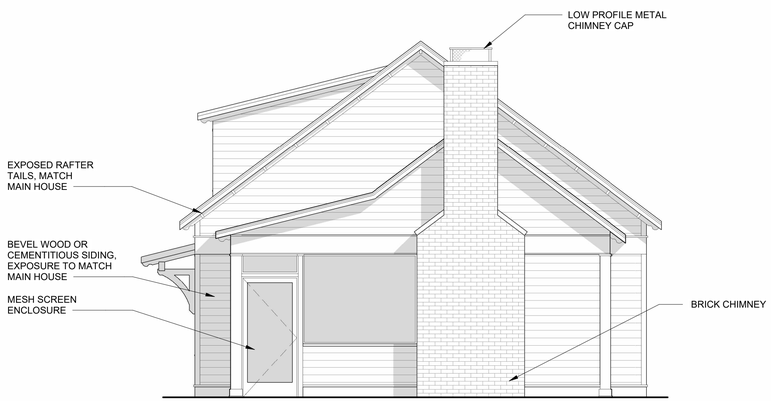
GARAGE FLOOR PLAN

A101G

3 EXTERIOR ELEV // FRONT - GARAGE
1/4" = 1'-0"



2 EXTERIOR ELEV // RIGHT SIDE - GARAGE
1/4" = 1'-0"



1 EXTERIOR ELEV // REAR - GARAGE
1/4" = 1'-0"

3D PERSPECTIVE // VIEW FROM SIDE 250/150
3D VIEW FOR OVERALL MASSING - SEE ELEVATION FOR DETAILS

3D PERSPECTIVE // FRONT 150/150
3D VIEW FOR OVERALL MASSING - SEE ELEVATION FOR DETAILS

3D PRESPECTIVE // REAR YARD 300/150
3D VIEW FOR OVERALL MASSING - SEE ELEVATION FOR DETAILS

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- (A) WINDOW TYPE - SEE A601
- WOOD SIDING EXTERIOR

GENERAL NOTES

1. PROVIDE METAL GUTTERS AND DOWNSPOUTS TO MATCH EXISTING PRIMARY STRUCTURE.
2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
3. ALL DETAILS ON NEW CONSTRUCTION TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, CORNER TRIM, SKIRT BOARD, WINDOW CASINGS, ROOF DETAILING, RAFTER TAILS, SIDING REVEAL, FOUNDATION MATERIAL ETC.
4. EXTERIOR FINISHES:
   ASPHALT SHINGLE: MATCH PRIMARY STRUCTURE
   METAL ROOF COLOR: TBD
   TRIM COLOR: MATCH PRIMARY STRUCTURE
   WINDOW COLOR: MATCH PRIMARY STRUCTURE

WINDOW NOTES

1. MFR BASIS OF DESIGN: MARVIN WOOD WINDOWS
2. EXTERIOR FINISH: PAINTED WOOD
3. INTERIOR FINISH: PAINTED WOOD
4. HARDWARE FINISH: MATCH EXISTING
5. SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.
6. ALL PROFILES AND DETAILS TO MATCH EXISTING INCLUDING BUT NOT LIMITED TO SILL, SUBSILL, STICKING, EDGING, SASH WIDTHS, ETC.

DOOR NOTES

1. MFR BASIS OF DESIGN: MARVIN WOOD DOOR
2. EXTERIOR FINISH: PAINTED WOOD
3. INTERIOR FINISH: PAINTED WOOD
4. HARDWARE FINISH: MATCH EXISTING
5. SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.
6. ALL PROFILES AND DETAILS TO MATCH EXISTING INCLUDING BUT NOT LIMITED TO SILL, SUBSILL, STICKING, EDGING, SASH WIDTHS, ETC.

GARAGE DOOR NOTES

1. MFR BASIS OF DESIGN: CLOPAY CANYON RIDGE ELEMENTS, SERIES 1, DESIGN 12, WINDOW REC14, CLEAR GLASS, SPEAR HARDWARE

GRAPHIC SCALES

1/4" = 1'

0' 2' 4' 8' 16'

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

HZC

1010 FAIR STREET
1010 FAIR STREET, FRANKLIN TN 37064
ACCESSORY STRUCTURE

2026.06.26 | 251201

GARAGE ELEVATIONS

A201G

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

File #: 26-0862

DATE: 7/13/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Building Alterations And Signage At 335 Main St.; John Brown, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations and installation of new signage to the historic commercial building at 335 Main Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Historic Commercial Buildings
Chapter 6: Site and Setting
Chapter 8: Signs

PROJECT INFORMATION:
COF Project Number: 9185
Applicant: David Levy & Associates, John Brown Applicant.
Owner: Love in Tennessee, LLC. Jane Rankin, Rep.

BACKGROUND:
The property located at 335 Main Street is located in the Downtown Franklin Historic District. The site features a ca. 1890 and 1900 two-story brick commercial building with two storefronts. The National Register lists the building as contributing. The proposal includes a series of alterations proposed to the historic commercial building:

- Alteration of the left storefront
- Shutters
- Lighting
- Signage

Additional work which will be completed but does not require review for a Certificate of Appropriateness includes repainting the previously painted brick and wood storefront system and the installation of temporarily affixed planter boxes.

Storefront:
It is proposed to alter the left storefront system to remove the doors and transom and to replace the system with a window and base to match the surrounding storefront windows on the left side of the building. The Guidelines recommend the following:

- Retain original storefront character and elements, such as bulkheads, the cornice line, and original transom shape.
- Preserve and maintain storefronts, doors, and doorways on historic commercial buildings in their original location and configuration.
- Restore an altered storefront to its original design using historic photographs when possible. Where evidence does not exist, use traditional designs and arrangements.

The proposed storefront alteration is not appropriate as it does not preserve and maintain the location and configuration of the separate storefront and door system. While both storefront systems are not historic and were constructed ca. 1990, they maintain a traditional appearance, configuration, and location of the historic entrances to the building. As the building reads as two separate buildings on the exterior, the elimination of the entrance on the eastern portion of the building alters how the building is interpreted. The proposed renderings do not detail the existing storefront cornice and transom wood detailing. However, it is not proposed to remove, replace, or alter the existing detailing.

Shutters:
Two pairs of shutters are proposed to be installed for the windows on the upper story of the building on the left (East). The shutters will be wood and appear to fit the reveal of the window. The Guidelines recommend the following:

- Add shutters only when compatible with the architectural style of the building.
- Design new and replacement wood shutters that appear operable and fit the reveal of the window precisely.

While there are no shutters currently on the building, there are a few shutters seen on a few buildings on Main Street and appear to be compatible with the architectural style of the building.

Lighting:
Two new light fixtures are proposed to flank the right storefront entrance (West). The existing gooseneck fixtures are proposed to be removed. The new light fixtures are 18” black metal lanterns with decorative detailing. The Guidelines recommend the following:

- Design light fixtures and their placement to be compatible with and subordinate to historic buildings and the surrounding historic context.
- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings. Do not use an imitation historic fixture that may convey a false sense of history.

The proposed fixtures appear to align with the placement of fixtures seen on Main Street and are simple but compatible with the lighting seen on adjacent historic buildings.

Signage:
Three signs are proposed for the one retail tenant space, including a band sign, hanging/projecting

sign, and a window sign. A band sign is proposed to be placed above the main entrance and is approximately 3.33 sq. ft. The signage will be individual pin-mounted letters which will be a copper-colored metal on a lighter colored building background and will project approximately 1” from the façade. A small hanging/projecting sign is proposed by the left storefront (East) and will align with the storefront transoms. The proposed sign is approximately 4.47 sq. ft. and will project from the building at a 90-degree angle. The sign is proposed to be a finished metal with a matte copper-colored finish and lighter lettering and details. A window sign is proposed on the right storefront window. The signage is shown as being 2’9” x 3’ or approximately 8.25 sq. ft. in total. However, the distance between the two sections of signage was not indicated. The signage is all one tone of color. The total sign area proposed is approximately 20% of the window area and must be reduced to meet the Zoning Ordinance requirements and Guidelines. The proposed band sign and small hanging/projecting sign are appropriate and the window sign must be reduced to meet the requirements of the Zoning Ordinance and to align with the Guidelines. While there are not any other copper finish signs in the historic district, the material does appear to align with the Guidelines as it is a finished metal and is a darker background than the lettering. The Guidelines recommend the following for sign materials and colors:

- Finished wood or metal, with matte background finishes rather than reflective or shiny background finishes.
- Maximum of 3 colors, and with a darker background color than the lettering color. Use muted colors that complement the facade, although vibrant colors may be considered as an accent.
- Use sign materials that are compatible with the facade and the district. High-quality materials that achieve the appearance of historic sign materials may be considered on a case-by-case basis.

While copper has an inherently shiny finish initially, it naturally patinas over time. However, as this material is not real copper, the material will not patina. To align with the Guideline recommendations for traditional materials, colors, and finishes for signs, the material and finish should appear more tarnished or patined, rather than shiny copper.

RECOMMENDATION:

Staff recommends denial of the storefront alterations based on the following Guidelines:

- Retain original storefront character and elements, such as bulkheads, the cornice line, and original transom shape.
- Preserve and maintain storefronts, doors, and doorways on historic commercial buildings in their original location and configuration.
- Restore an altered storefront to its original design using historic photographs when possible. Where evidence does not exist, use traditional designs and arrangements.

Staff recommends approval of the shutters, lighting, and signage with the following conditions:

1. The shutters must be installed to appear operable.

2. The copper-colored material for the signage must have a tarnished or patina finish and return to the Preservation Planner or the HZC prior to sign permit approval.

3. The window signage must be reduced to a maximum of 15% of the window area and applied to the interior of the window.

4. Any penetrations to the historic brick or materials must be minimized and be installed through the mortar joints for signage, shutters, lighting, and/or planters.

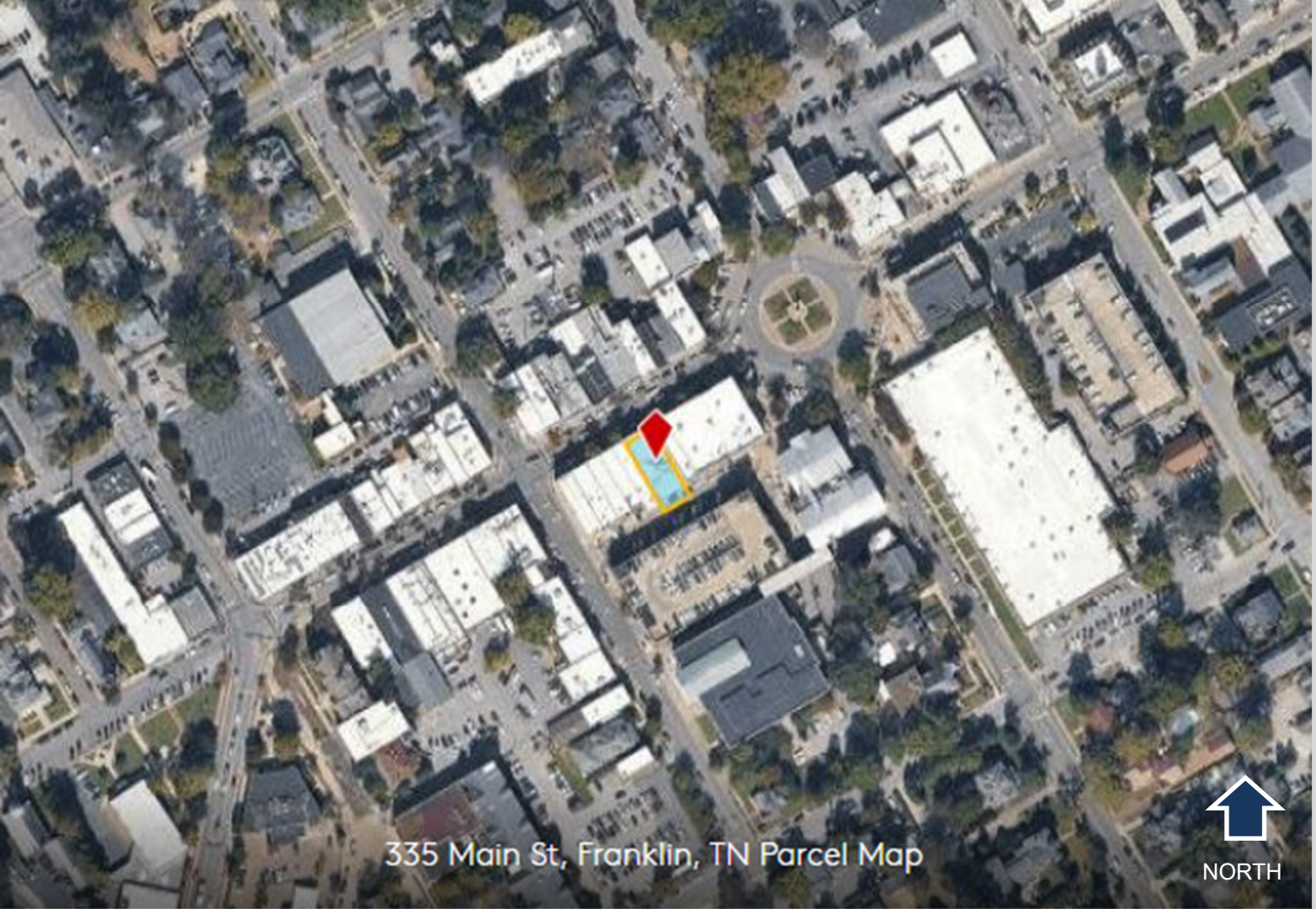
5. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
6. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

BUILDING 18

BY ANTHROPOLOGIE

Building 18
by Anthropologie

335 Main St.
Franklin, TN 37064



EXISTING BUILDING FACADE

Existing Facade

- Painted brick – white
- Painted wood trim, door and window casings, and doors - black

PROPOSED BUILDING FACADE ALTERATIONS
Option A

Proposed Facade Alterations

- Paint Facade - brick, wood trim, door and window casings, door assemblies to be painted.
- Add planter boxes at all second story windows (5 total)
- Add shutters to second story windows – two east windows only
- Add wall sconce lighting adjacent to entry doors.
- Remove existing east door / transom assembly and replace with a new window and base molding to match adjacent assembly.
- New “BUILDING 18” signage.

PROPOSED BUILDING FACADE ALTERATIONS
Option A

Proposed Facade Alterations

- Paint Facade - brick, wood trim, door and window casings, door assemblies to be painted.
- Add planter boxes at all second story windows (5 total)
- Add shutters to second story windows – two east windows only
- Add wall sconce lighting adjacent to entry doors.
- Remove existing east door / transom assembly and replace with a new window and base molding to match adjacent assembly.
- New “BUILDING 18” signage.

PROPOSED BUILDING FACADE ALTERATIONS
Option A

Proposed Facade Alterations

- Paint Facade - brick, wood trim, door and window casings, door assemblies to be painted.
- Add planter boxes at all second story windows (5 total)
- Add shutters to second story windows – two east windows only
- Add wall sconce lighting adjacent to entry doors.
- Remove existing east door / transom assembly and replace with a new window and base molding to match adjacent assembly.
- New “BUILDING 18” signage.

EXISTING

PROPOSED

PROPOSED BUILDING FACADE ALTERATIONS

Option B – East Entry Doors to Remain

Proposed Facade Alterations

- Paint Facade - brick, wood trim, door and window casings, door assemblies to be painted.
- Add planter boxes at all second story windows (5 total)
- Add shutters to second story windows – two east windows only
- Add wall sconce lighting adjacent to entry doors.
- New “BUILDING 18” signage.

PROPOSED BUILDING FACADE ALTERATIONS

Option B – East Entry Doors to Remain

Proposed Facade Alterations

- Paint Facade - brick, wood trim, door and window casings, door assemblies to be painted.
- Add planter boxes at all second story windows (5 total)
- Add shutters to second story windows – two east windows only
- Add wall sconce lighting adjacent to entry doors.
- New “BUILDING 18” signage.

PROPOSED BUILDING FACADE ALTERATIONS

Option B – East Entry Doors to Remain

Proposed Facade Alterations

- Paint Facade - brick, wood trim, door and window casings, door assemblies to be painted.
- Add planter boxes at all second story windows (5 total)
- Add shutters to second story windows – two east windows only
- Add wall sconce lighting adjacent to entry doors.
- New “BUILDING 18” signage.

EXISTING

PROPOSED

BUILDING FACADE PAINT COLORS

BRICK COLOR

STOREFRONT TRIM AND SHUTTER COLOR

ENTRY DOOR COLOR

SHUTTER WITH RADIUS TOP

TO BE PAINTED SHERWOOD GREEN

EXTERIOR SCONCE

ON EACH SIDE OF ENTRY DOORS

WOOD WINDOW FLOWER BOXES

TEMPORARILY SECURED TO BUILDING. ANCHORED INTO BRICK MORTAR JOINTS.

WINDOW SIGN

WINDOW SIGN REQUIREMENTS: SHOULD BE LOCATED WITHIN 12" OF THE GLAZING OR AFFIXED TO GLAZING. MAX OF 15 % OF AN INDIVIDUAL WINDOW AREA.
NO ILLUMINATION ALLOWED

4 ELEVATION: PAINTED WINDOW SIGN
A330 SCALE: N.T.S.

FRONT BAND SIGN SQFT

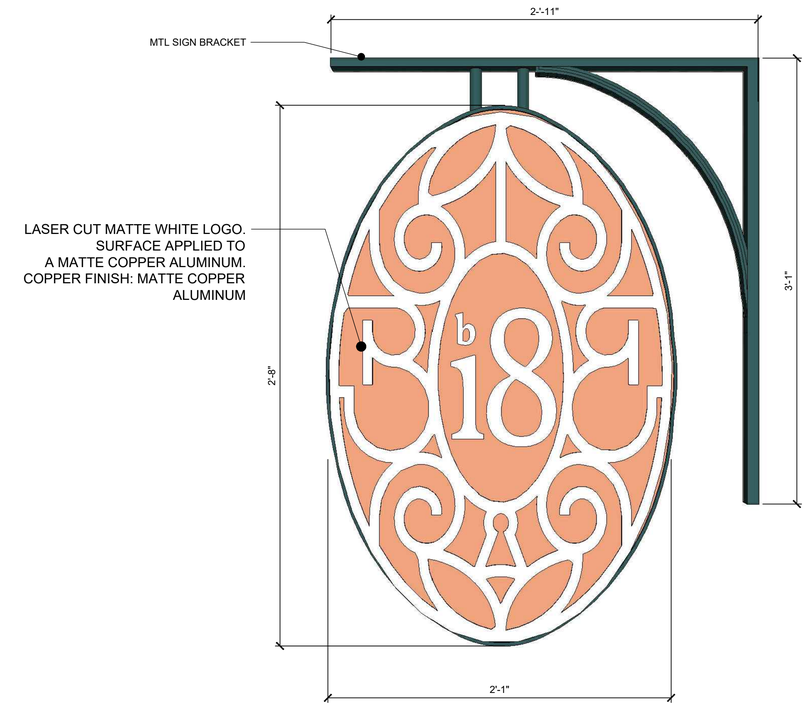
PIN MOUTNED SIGN : (1) 3.08 SQFT

BAND SIGN REQUIRMENTS: 1 SQFT PER LINEAR FOOT OF STOREFRONT.
RIGHT STOREFRONT LINEAR FOOTAGE: 20'-2 1/2"

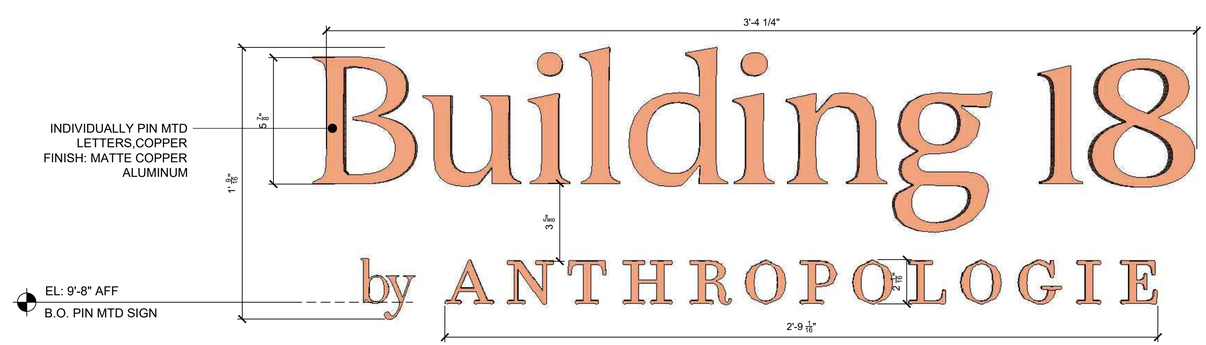
HANGING PROJECTING SIGN

HANGING SIGN : 4.47 SQFT PER SIDE

HANGING SIGN REQUIRMENTS: MAX 1 PER MAIN ENTRANCE TO A RETAIL STOREFRONT. MAY HAVE UP TO TWO SIDES WITH A MAX 4.5 SQFT PER SIDE. TOP OF SIGN SHOULD BE NO HIGHER THAN GROUND FLOOR WINDOW/TRANSOM HEADERS. SHALL COMPLY WITH 8-FOOT MIN. GROUND CLEARANCE



2 ELEVATION: BLADE SIGN
A330 SCALE: N.T.S.



1 ELEVATION: PRIMARY SIGN
A330 SCALE: N.T.S.

ANTHROPOLOGIE

B18 HOME
335 MAIN ST
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

DRAWN BY :
LG,SC,JG

ISSUE/DATE :

CONCEPT	06.04.2026
DDT	06.25.2026

REVISION :

SHEET TITLE :
SIGN DETAIL

SHEET NO. :
A330

VISUAL COMFORT & CO.

OL11101DWZ: Medium Lantern

Collection: Pediment

Featured in the decorative Pediment collection

2 Torpedo Candelabra 60 watt light bulbs

The preferred brand choice of builders and electricians

cETL listed for wet locations

A great choice for your do-it-yourself project

UPC #:014817540314

Finish: Dark Weathered Zinc (DWZ)

Dimensions:

Width: 7.0"
Height: 18.12"
Weight: 6.0 lbs.

Extends: 6'
Wire: 8" (color;Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:

2 - Candelabra B Torpedo 60.0w Max. 120v Not included

Features:

- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.
-

Material List:

1 Body - Stainless Steel - Dark Weathered Zinc

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French)
(OL11100_OL11101_OL11102_OL11104)
Trilingual (English, Spanish, and French) (ol11100 ol11101 ol11102 ol11104)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	12.88	6.25	0.62		9.12	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	OL11101DWZ	1	014817540314	23.0	12.25	11.75	1.92	8.0	0	Yes
Master Pack	OL11101DWZ	0	10014817540311							No
NJ Pallet		36		48.0	40.0	75.25	83.61	288.0		No
NV Pallet		36		48.0	40.0	75.25	83.61	288.0		No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co.. In compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

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

June 26, 2026

Project: Tenant Build-Out – Building 18 by Anthropologie
Alteration of Exterior Facade
335 Main St, Franklin, TN

Design Narrative:
The scope includes the following proposed alterations to the Main St. facade:

- Paint Façade - brick, wood trim, door and window casings, door assemblies to be painted.
- Add planter boxes at all second story windows (5 total)
- Add shutters to second story windows – two east windows only
- Add wall sconce lighting adjacent to the entry doors.
- Remove existing east door / transom assembly and replace with a new window and base molding to match adjacent assembly.
- New "BUILDING 18" signage

Sincerely,

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

VISUAL COMFORT & CO.

OL11101DWZ: Medium Lantern

Collection: Pediment

Featured in the decorative Pediment collection

2 Torpedo Candelabra 60 watt light bulbs

The preferred brand choice of builders and electricians

cETL listed for wet locations

A great choice for your do-it-yourself project

UPC #:014817540314

Finish: Dark Weathered Zinc (DWZ)

Dimensions:

Width: 7.0"
Height: 18.12"
Weight: 6.0 lbs.

Extends: 6'
Wire: 8" (color;Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:

2 - Candelabra B Torpedo 60.0w Max. 120v Not included

Features:

- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.
-

Material List:

1 Body - Stainless Steel - Dark Weathered Zinc

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French)
(OL11100_OL11101_OL11102_OL11104)
Trilingual (English, Spanish, and French) (ol11100 ol11101 ol11102 ol11104)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	12.88	6.25	0.62		9.12	

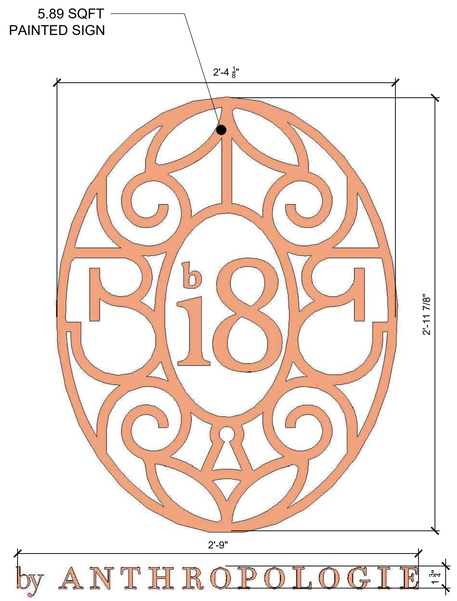
Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	OL11101DWZ	1	014817540314	23.0	12.25	11.75	1.92	8.0	0	Yes
Master Pack	OL11101DWZ	0	10014817540311							No
NJ Pallet		36		48.0	40.0	75.25	83.61	288.0		No
NV Pallet		36		48.0	40.0	75.25	83.61	288.0		No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co.. In compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

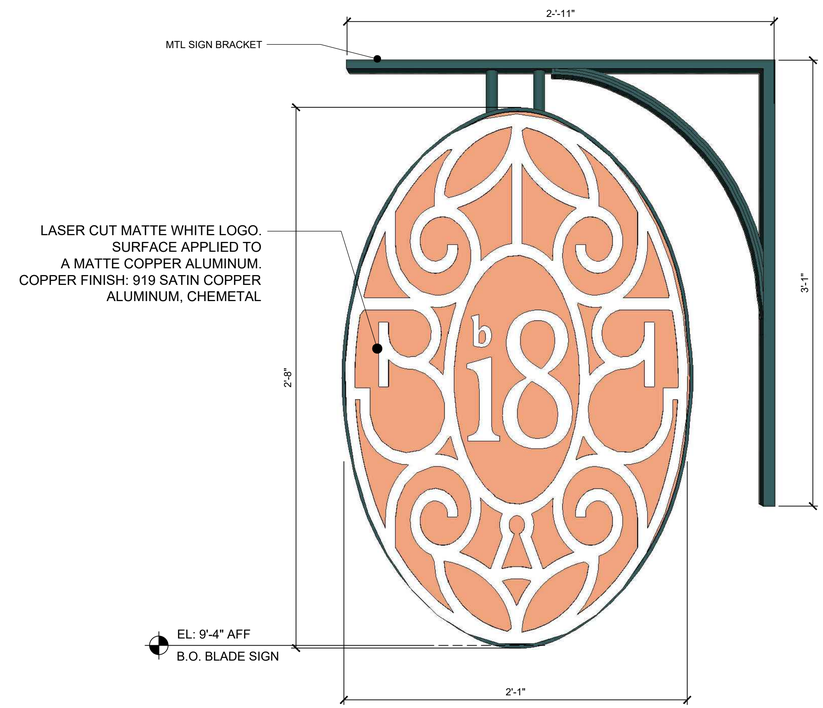
WINDOW SIGN

WINDOW SIGN REQUIREMENTS: SHOULD BE LOCATED WITHIN 12" OF THE GLAZING OR AFFIXED TO GLAZING. MAX OF 15 % OF AN INDIVIDUAL WINDOW AREA.
WINDOW GLAZING= 40 SQFT 15% = 6SQFT
PROPOSED PAINTED SIGN= 5.89SQFT
NO ILLUMINATION ALLOWED



5 ELEVATION: PAINTED WINDOW SIGN
A330 SCALE: N.T.S.

CHEMETAL: 919 SATIN
COPPER ALUMINUM FINISH



3 ELEVATION: BLADE SIGN
A330 SCALE: N.T.S.

FRONT BAND SIGN SQFT

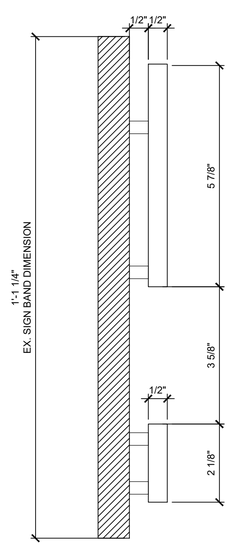
PIN MOUTNED SIGN : (1) 3.08 SQFT

BAND SIGN REQUIRMENTS: 1 SQFT PER LINEAR FOOT OF STOREFRONT.
RIGHT STOREFRONT LINEAR FOOTAGE: 20'-2 1/2"

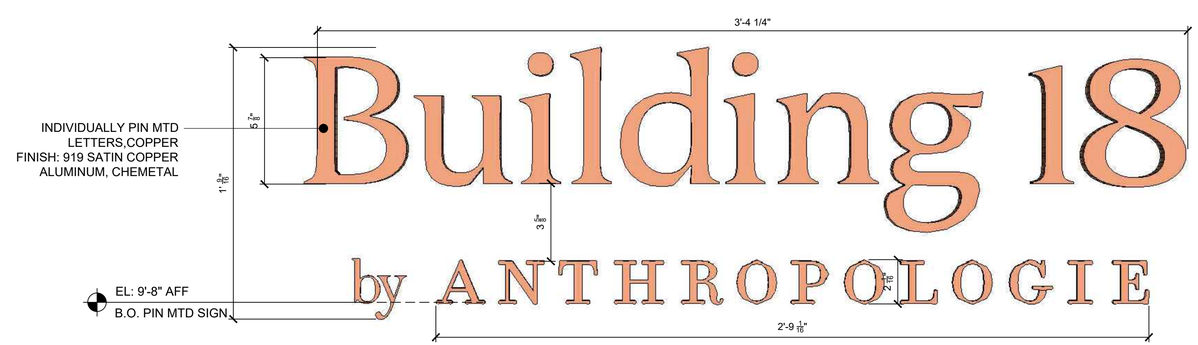
HANGING PROJECTING SIGN

HANGING SIGN : 4.47 SQFT PER SIDE

HANGING SIGN REQUIRMENTS: MAX 1 PER MAIN ENTRANCE TO A RETAIL STOREFRONT. MAY HAVE UP TO TWO SIDES WITH A MAX 4.5 SQFT PER SIDE. TOP OF SIGN SHOULD BE NO HIGHER THAN GROUND FLOOR WINDOW/TRANSOM HEADERS. SHALL COMPLY WITH 8-FOOT MIN. GROUND CLEARANCE



2 PRIMARY SIGN DETAIL
A330 SCALE:6" = 1'-0"



1 ELEVATION: PRIMARY SIGN
A330 SCALE: N.T.S.

ANTHROPOLOGIE

B18 HOME
335 MAIN ST
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

DRAWN BY :
LG,SC,JG

ISSUE/DATE :

CONCEPT	06.04.2026
DDT	06.25.2026

REVISION :

SHEET TITLE :
SIGN DETAIL

SHEET NO. :
A330

Sign

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

File #: 26-0855

DATE: 7/13/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of New Construction (Accessory Structures) At 109 Everbright Ave.; Asher Paxton, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of two accessory structures at 109 Everbright Avenue.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 5: New Accessory Structures
Chapter 6: Site and Setting

PROJECT INFORMATION:
COF Project Number: 9153
Applicant: Asher Paxton
Owner: Thomas Hunter Daniel

BACKGROUND:
The property located at 109 Everbright Avenue is located in the Everbright Avenue Historic District. The principal building, constructed ca. 1955 according to Williamson County Property Assessor data, is approximately 71 years in age and may be considered historic in age by federal standards. The Design Review Committee (DRC) and Historic Zoning Commission (HZC) previously reviewed several alterations, additions, and partial demolition in 2016, which were partially completed. The proposal was recently reviewed by the DRC in May and June. The proposal includes the following:

- Construction of a minor accessory structure,
- Construction of a larger accessory structure, and
- Site Alterations.

<u>New Construction- Minor Accessory Structure</u>
It is proposed to construct a small accessory structure in the rear yard behind the principal building. The structure meets the Zoning Ordinance requirements. The structure is proposed to use a smooth cementitious lap siding in a 10" reveal to match the reveal of the principal building's gable ends. It is

shown on two documents within the submittal that lap siding and shiplap will be used. It appears that the existing siding on the principal building does have a reveal and overlap; therefore, the lap siding detail would be appropriate to use on the minor accessory structure. The structure will use k-style gutters and an architectural shingle for the roofing. The elevations of the structure will include two aluminum-clad double-hung Pella Reserve windows with a horizontal 2/2 lite pattern on the sides of the building. The rear elevation will face the property line, while the front of the structure will use a 4-panel sliding door and 4 clerestory windows. In front of the sliding glass doors, a small uncovered deck is proposed. The Guidelines recommend:

- Locate accessory structures behind the rear plane of the principal building.
- Design accessory structures with simple forms that are reflective of the principal building.
- Where lap siding is used, lap exposure should be consistent with that on the principal building and adjacent historic buildings.
- Design pedestrian doors simply and use similar designs and materials to those on accessory structures traditionally found in the district.
- Design windows to relate to the architectural style of the structure or those found on nearby historic buildings.

The proposed minor accessory structure generally meets the intent of the Guidelines. The use of the 4-panel sliding glass doors is unique; the elevation will not be seen from the street, and the rear of the principal building utilizes a similar sliding glass door system. Additionally, the Guidelines would support the use of a lap siding in a 10" reveal to match the detailing that is seen on the principal building.

<u>New Construction- Larger Accessory Structure</u>
It is proposed to construct a larger accessory structure so that it fronts the alley that runs parallel to Everbright Avenue. It is proposed to be 1,560 sq. ft. in size. The structure does not meet the Zoning Ordinance requirements for the size of an accessory dwelling, as it exceeds 50% of the existing footprint of the principal building. The structure is proposed to use a smooth cementitious lap siding in a 10" reveal to match the reveal of the principal building's gable ends. It is shown on two documents within the submittal that lap siding and shiplap will be used. It does appear that the existing siding on the principal building does have a reveal and overlap; therefore, the lap siding detail would be appropriate to use on the larger accessory structure. The structure will use k-style gutters and an architectural shingle for the roofing. The elevations of the structure include aluminum-clad double-hung Pella Reserve windows with a horizontal 2/2 lite pattern, two sets of 4-panel sliding doors, several man doors, a pair of French doors, and a garage door. In front of the elevation that will face the rear of the principal building, an uncovered trellis is proposed. The Guidelines recommend:

- Locate accessory structures behind the rear plane of the principal building.
- Design accessory structures with simple forms that are reflective of the principal building.
- Where lap siding is used, lap exposure should be consistent with that on the principal building and adjacent historic buildings.
- Design pedestrian doors simply and use similar designs and materials to those on accessory structures traditionally found in the district.
- Design garage doors with similar proportions and materials to those traditionally found within the district.
- Design windows to relate to the architectural style of the structure or those found on nearby historic buildings.

- Site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.
- Size the accessory structure building footprint so that the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) do not exceed 35 percent of the lot.

The design of the proposed larger accessory structure generally meets the intent of the Guidelines but does not meet the size requirements of the Zoning Ordinance. Like the proposed minor accessory structure, the use of the 4-panel wood sliding glass doors is unique but is seen currently on the site and on the proposed minor accessory structure. The garage doors are proposed to utilize a Coachman style with upper window lites. The use of a garage door with a lite pattern is a similar lite pattern as the adjacent accessory structure that fronts the alley, but a door without a window lite pattern may be more appropriate for the architectural style of the principal building. It is unknown what material the garage doors and man doors will be or their lite patterns. They should be consistent with the Guidelines. The material of the uncovered trellis structure was provided to be wood, which aligns with the Guidelines. The trellis/pergola shall not have a mechanism so that the open roof design becomes a closed roof. The proposed pergola must remain open-roofed because a roof would add to the building footprint of the building, which would then add to the footprint of the accessory structure. The proposed accessory structures and the existing footprint of the principal building equate to covering 17.24% of the lot, which aligns with the Guidelines.

<u>Site Alterations</u>
The rear driveway to the proposed accessory structure is proposed to be concrete which aligns with the Guidelines. The Guidelines recommend utilizing gravel, concrete, bricks, and asphalt. The location of the proposed pool is appropriate as it will not be highly visible from the right-of-way.

RECOMMENDATION:
Staff recommends denial of the construction of the larger accessory structure based on the following grounds:

- The building footprint shall not exceed 50 percent of the building footprint of the principal building.

Staff recommends approval of the pool and the minor accessory structure with the following conditions:

1. The horizontal lap siding must have a 10" reveal and overlap on the minor accessory structure.
2. The windows and doors must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window and door specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
3. No changes to the principal building have been approved by this application.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:

- The accessory structure footprint shall not exceed 50 percent of the building footprint of the principal building. The principal dwelling footprint is shown to be 2604sf, which would allow for a maximum of 1302sf accessory structure.

TANDEM
architecture + design

July 13th, 2026

Architectural Narrative
City of Franklin Historic Preservation
Franklin, Tennessee

Re:
109 Everbright Ave, Franklin, TN
Historic Overlay District
Hunter and Carma Daniel, Property Owners

This project encompasses the comprehensive design, technical documentation, and municipal approval of a cohesive property enhancement within the Franklin Historic Overlay District. Situated in one of Franklin's most storied neighborhoods, the work has been carefully conceived to honor the historic character of the area while thoughtfully introducing detached accessory structures designed to meet the needs of contemporary living.

The scope features a primary detached accessory structure that provides a functional garage and versatile footprint. Conceived as a highly considered outbuilding, it intentionally references the traditional material palette and formal vocabulary appropriate to the historic context. Set back appropriately from the street, its massing remains strictly subordinate to the existing primary residence in keeping with historic overlay guidelines, ensuring the neighborhood's historic integrity is preserved.

A second accessory structure rounds out the property's program, operating as a discreet gym and shed amenity tucked within the site. This structure introduces a highly functional, modern lifestyle space while maintaining a quiet, complementary presence on the lot. Every architectural detail—from the roof pitch to the exterior cladding—is tailored to ensure it reads as a natural extension of the property rather than an afterthought, creating a harmonious relationship between the new structures and the established landscape.

Together, these accessory elements form a unified residential composition that respects Franklin's architectural heritage. By balancing modern utility with strict adherence to historic overlay guidelines, the project delivers a refined, contemporary update that honors the timeless character of the neighborhood.

2704 Eugenia Ave, Suite 102 | Nashville, TN 37211 | 615.878.3871

AERIAL VIEWS OF EVERBRIGHT. OWNER'S HOME IS 109 (4TH FROM COLUMBIA).

113 EVERBRIGHT (6TH FROM COLUMBIA) SHOWN WITH LARGE ADDITION WITH ~30 FOOT ROOF. 113 WAS NOT INCLUDED IN THE HISTORICAL OVERLAY.

THE PROPOSED ALTERATIONS TO THE OWNER'S HOME ARE MINIMAL COMPARED TO THE RECENT CONSTRUCTION JUST TWO DOORS DOWN ON THE SAME STREET BOTH IN SCALE OF AREA AND OVERALL HEIGHT.

THE PROPOSED ALTERATIONS TO 109 EVERBRIGHT WILL IMPROVE THE STREETSCAPE AND WILL NOT ALTER THE STREET VIEWS IN ANY NEGATIVE FASHION. THIS IS ESPECIALLY TRUE WHEN COMPARED TO 113'S RECENT OVERSIZED ADDITION

DANIEL RESIDENCE

109 EVERBRIGHT AVE

TANDEM
architecture + design

DIAGRAMS

Scale: 1" = 40'-0"

H.2

DANIEL RESIDENCE

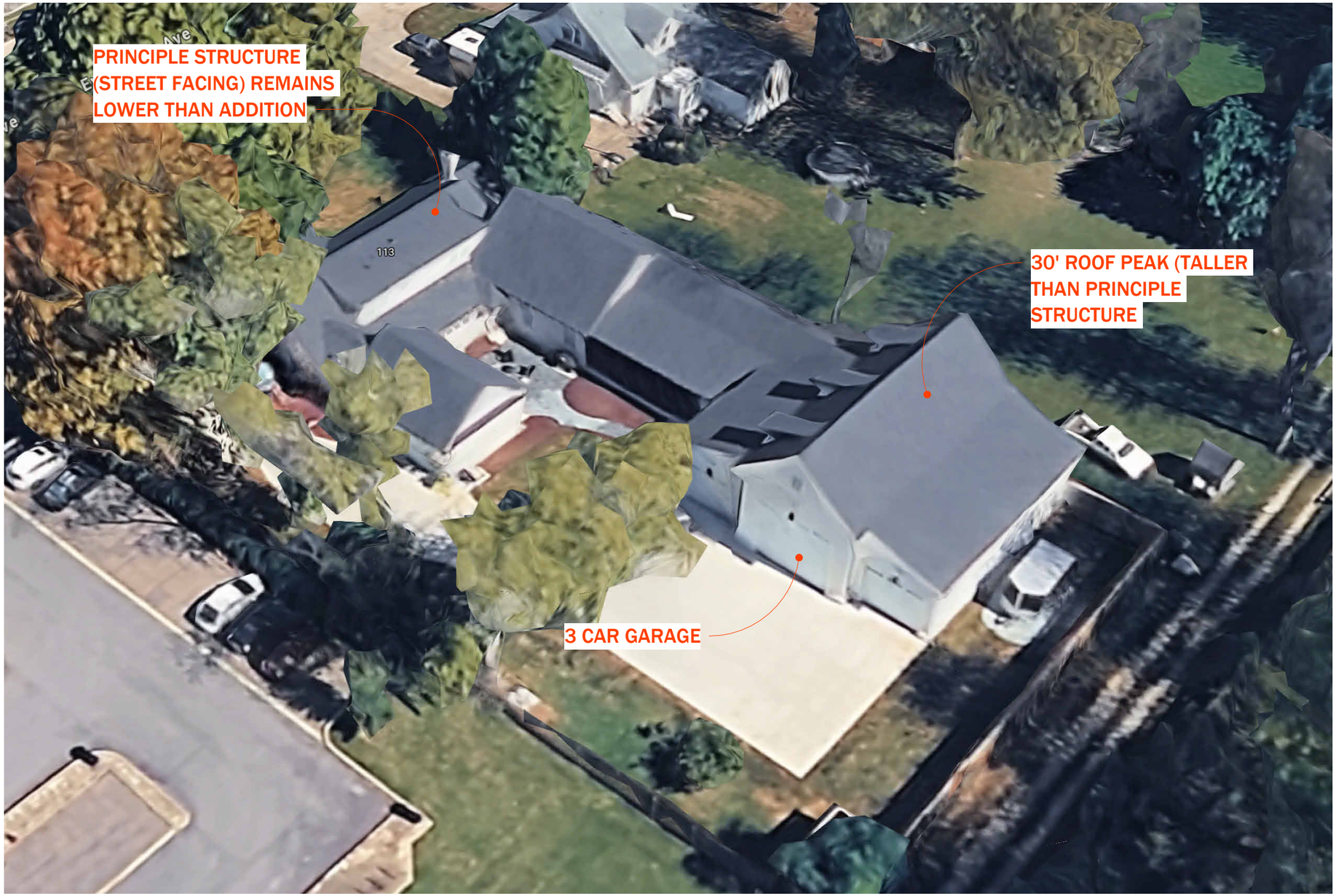
109 EVERBRIGHT AVE

TANDEM
architecture + design

DIAGRAMS

Scale: 1" = 60'-0"

H.3



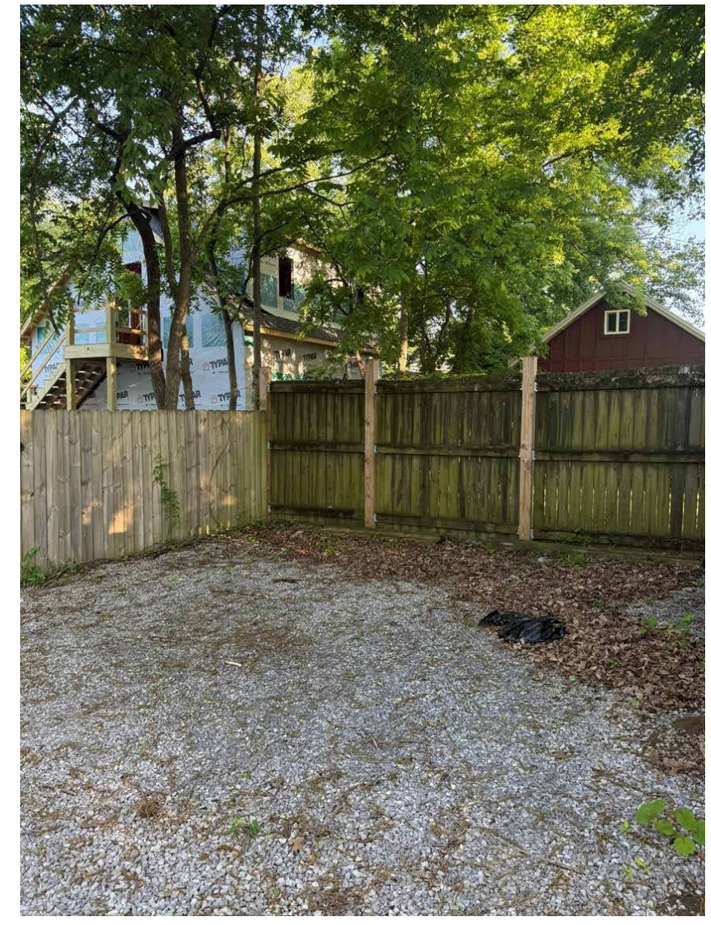
DANIEL RESIDENCE
109 EVERBRIGHT AVE

TANDEM
architecture + design

DIAGRAMS
Scale: 1" = 60'-0"

H.4

ALLEY FACING DADU WITH GARAGE



NEW 2-STORY BUILD TO LEFT

ALLEY VIEWS BETWEEN EVERBRIGHT AND BATLLE AVE

DANIEL RESIDENCE

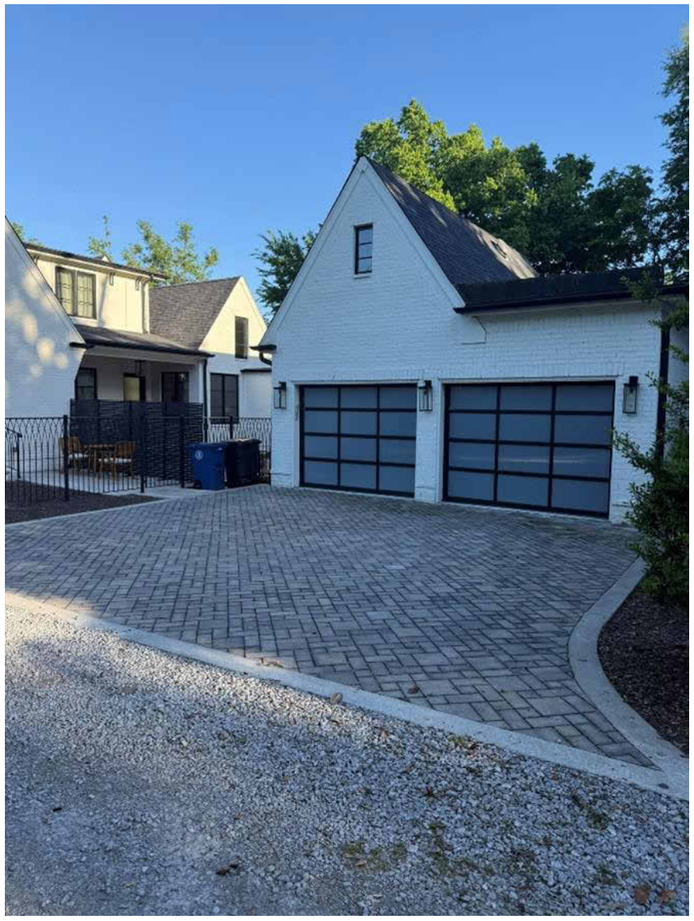
109 EVERBRIGHT AVE

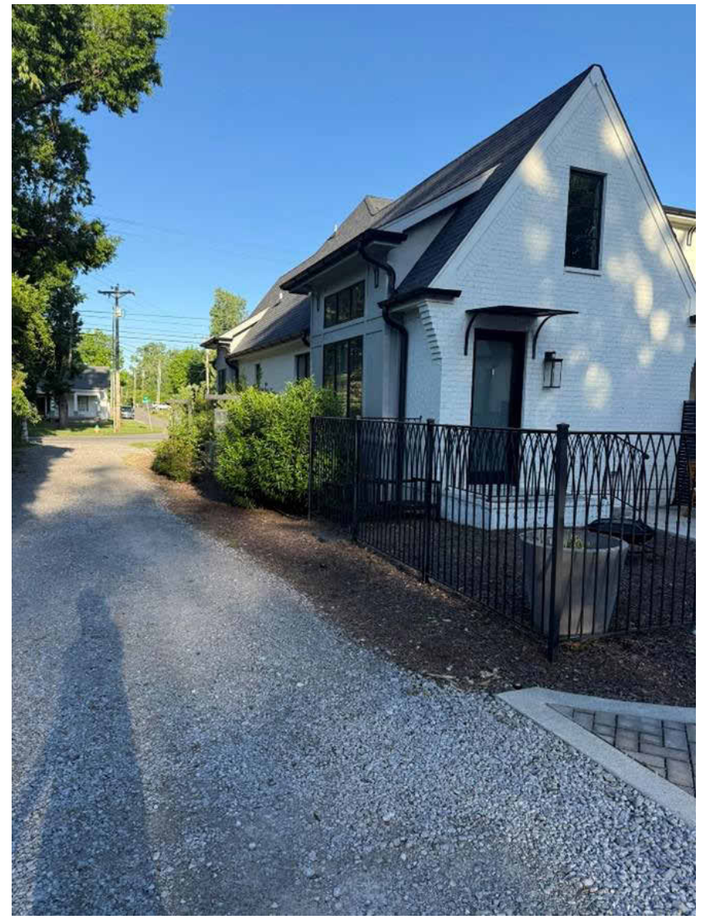
TANDEM
architecture + design

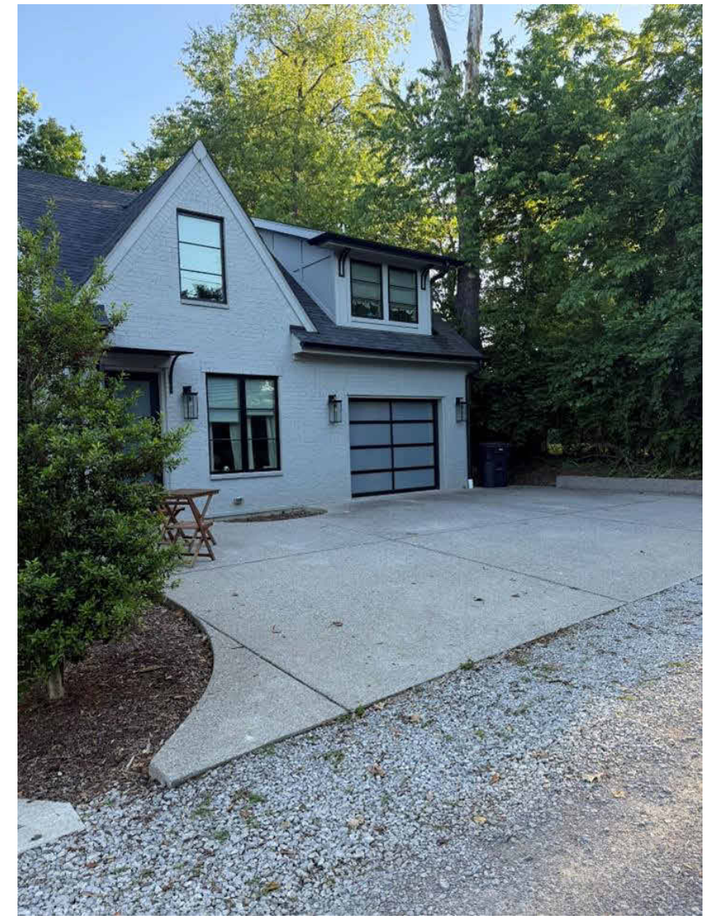
ALLEY PHOTOS

Scale:

H.5







NEW CONSTRUCTION AT CORNER OF COLUMBIA AND ALLEY. ALL VIEWS ARE FROM THE ALLEY.

103 EVERBRIGHT AVE

105 EVERBRIGHT AVE

107 EVERBRIGHT AVE

109 EVERBRIGHT AVE

DANIEL RESIDENCE

109 EVERBRIGHT AVE

TANDEM
architecture + design

STREET CHARACTER

Scale: 12" = 1'-0"

H.7

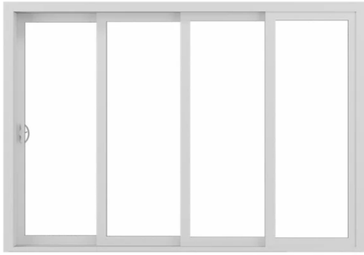
TANDEM

architecture + design

109 EVERBRIGHT AVE

HISTORIC DISTRICT - FRANKLIN, TN

07.13.2026



SLIDING DOOR

Pella Reserve Traditional Series
Wood Sliding

4 panel sliding door

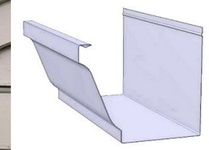
Color - White

Pewter Gray

ROOFING

Architectural Shingle Roof

Color - Pewter Gray



GUTTERS

Aluminum K-style gutter

Painted — white to match trim

5” K-style aluminum gutter;
3”x4” rectangular downspout.

GARAGE DOOR

Double Garage door

Style - Coachman with upper lites

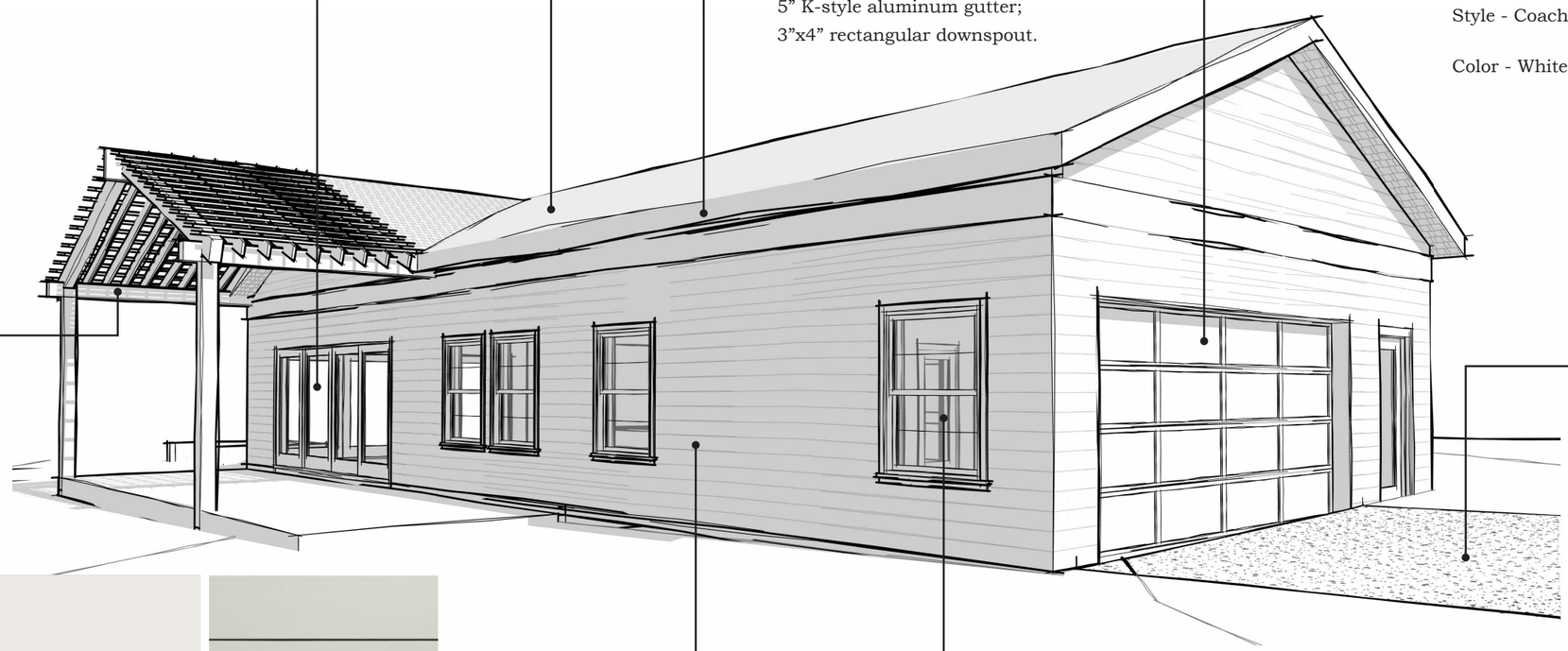
Color - White

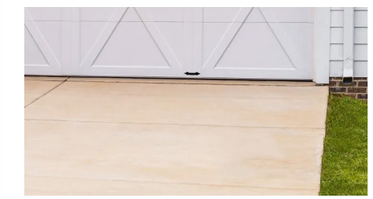
SW 7004
Snowbound

UNCOVERED PERGOLA

Wood - Southern Yellow Pine

Painted - Sherwin Williams
“Snowbound” (SW 7004);





DRIVEWAY

Typ Concrete Drive with alley access

EXISTING EXTERIOR PHOTO (FOR REFERENCE)

SW 7004
Snowbound

LAP SIDING

Hardie Board plank lap siding

10” to match existing

Smooth Texture

Painted — Sherwin Williams “Snowbound” (SW 7004); semi-gloss sheen

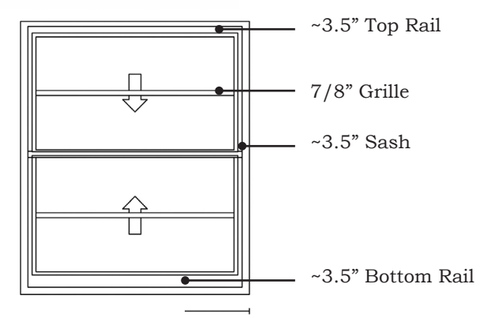
WINDOWS

Single-Hung / Fixed

Pella Reserve Traditional Series - Aluminum Clad

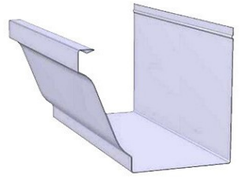
Custom Grill Pattern - Single Horizontal Grille per window pane (match existing historic)

Frame: “Classic White” color



TANDEM
architecture + design

109 EVERBRIGHT AVE - FRANKLIN, TN
HISTORIC DISTRICT
07.13.2026



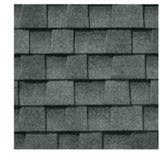
GUTTERS

Aluminum K-style gutter

Painted — white to match trim

5” K-style aluminum gutter;

3”x4” rectangular downspout.

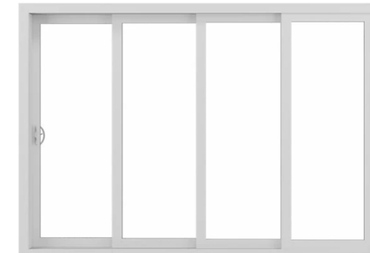


Pewter Gray

ROOFING

Architectural Shingle Roof

Color - Pewter Gray

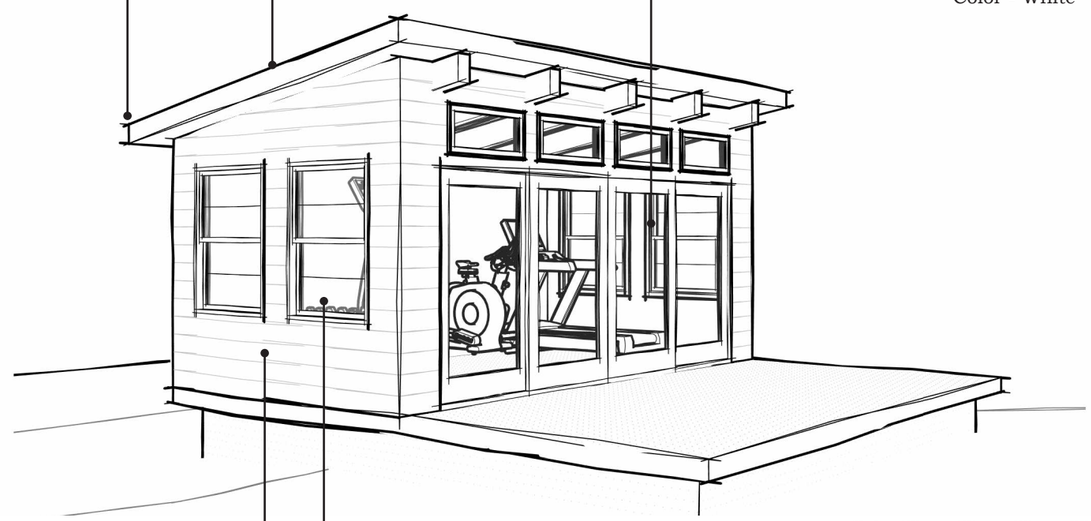


SLIDING DOOR

Pella Reserve Traditional Series
Wood Sliding

4 panel sliding door

Color - White



SW 7004
Snowbound

LAP SIDING

Hardie Board plank lap siding

10” to match existing

Smooth Texture

Painted — Sherwin Williams “Snowbound” (SW 7004); semi-gloss sheen

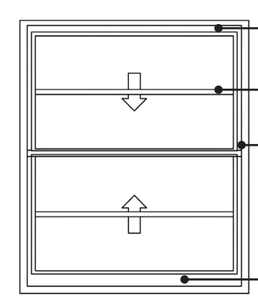
WINDOWS

Single-Hung / Fixed

Pella Reserve Traditional Series - Aluminum Clad

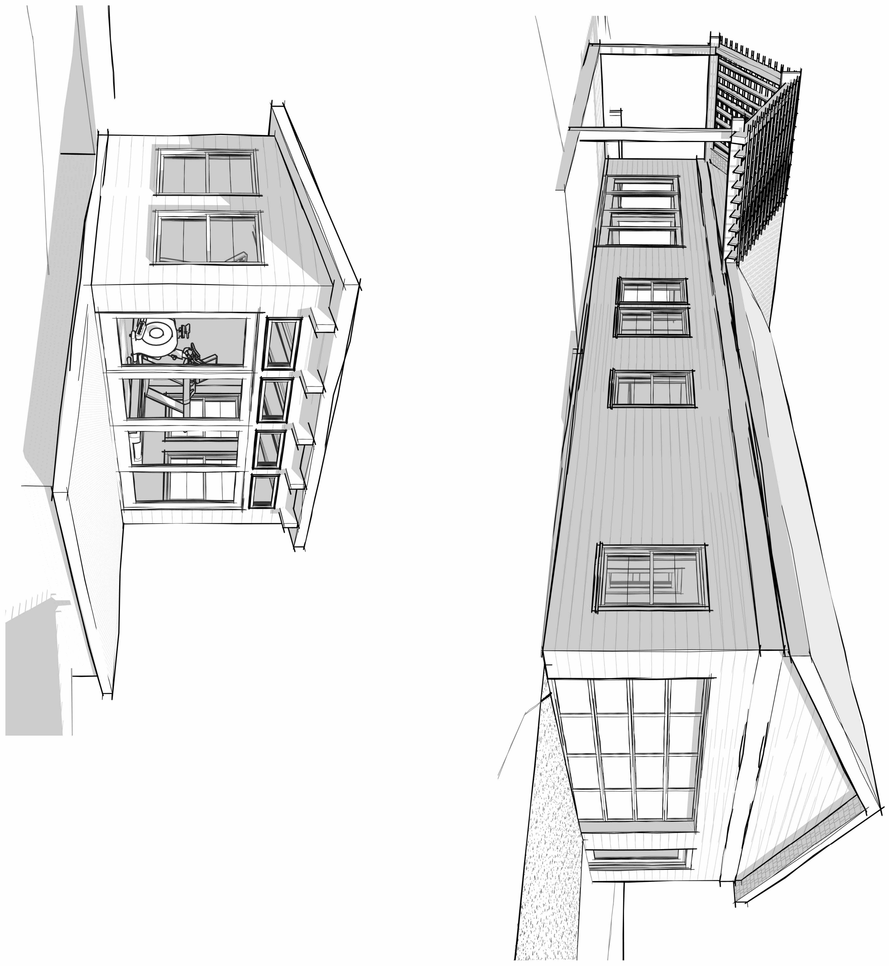
Custom Grill Pattern - Single Horizontal Grille per window pane (match existing historic)

Frame: “Classic White” color



TANDEM
architecture + design

109 EVERBRIGHT AVE - FRANKLIN, TN
HISTORIC DISTRICT
07.13.2026



TANDEM
architecture + design

07.13.2026
ISSUED FOR REVIEW (NOT FOR CONSTRUCTION)

ARCHITECT

TANDEM ARCHITECTURE + DESIGN
ASHER PAXTON
214 OVERLOOK CIRCLE - SUITE 200
BRENTWOOD, TN - 37207
615.878.3871

CONTRACTOR

SYNDICATE DESIGN & CONSTRUCTION
CALEB SPEARING
214 OVERLOOK CIRCLE - SUITE 200
BRENTWOOD, TN - 37207
256.508.7612

CONSULTANT X

NAME
ADDRESS A
ADDRESS B
PHONE

CONSULTANT X

NAME
ADDRESS A
ADDRESS B
PHONE

CONSULTANT X

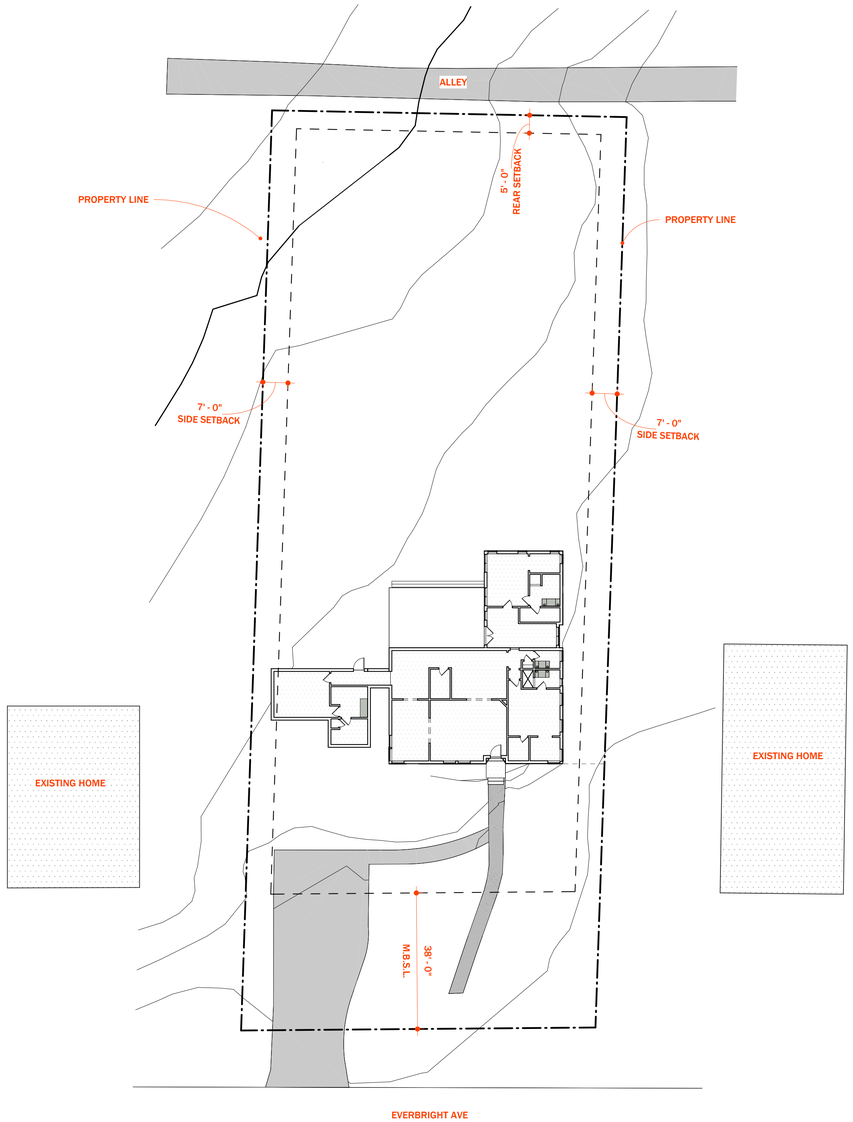
NAME
ADDRESS A
ADDRESS B
PHONE

CONSULTANT X

NAME
ADDRESS A
ADDRESS B
PHONE

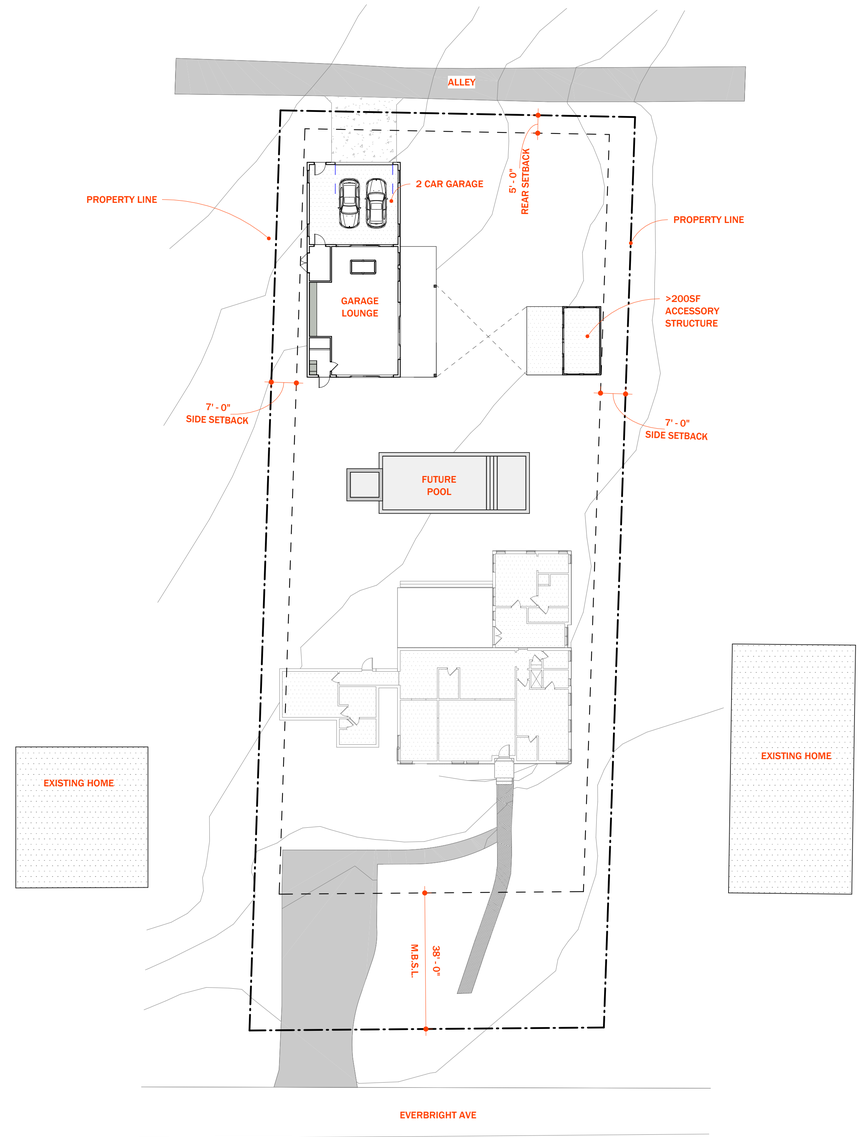
the DANIEL RESIDENCE

ALL RIGHTS RESERVED. © 2025



3 SITE PLAN - EXISTING

SCALE: 1" = 20'-0"



4 SITE PLAN - PROPOSED

SCALE: 1" = 20'-0"

ZONING:	R4
TOTAL ACREAGE:	0.58 ACR.
TOTAL LOT AREA:	25,306 SF
FRONT SETBACKS:	38'-0" SETBACK AVERAGE
SIDE SETBACKS:	7'-0"
REAR SETBACK:	5'-0" AT REAR ALLEY
LANDSCAPE SURFACE AREA MIN	40% (10,122 SF)
MAX IMPERVIOUS COVERAGE	60% (15,183 SF)

BUILDING COVERAGE "UNDER ROOF" CALCULATION

PROPOSED TOTAL MAIN HOUSE	2,604 SF
PROPOSED ACCESSORY STRUCTURES	1,760 SF
GRAND TOTAL	4,364 SF (17.25%)

TANDEM
architecture + design

the DANIEL RESIDENCE

1.01 EVERBRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

Revisions

Notes

1. Your note number one.
2. Your note number two.
3.

07.13.2026

Project North

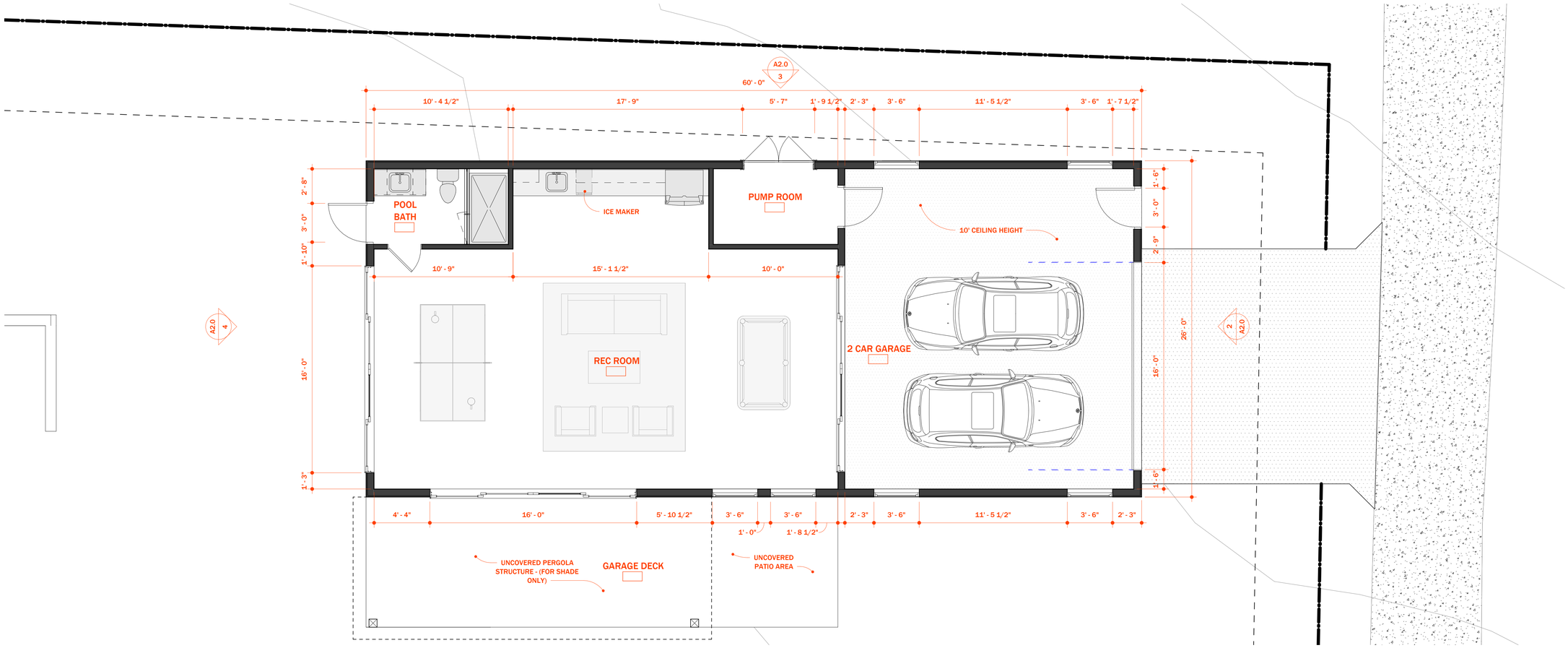
Scale 1" = 20'-0"

SITE PLAN

A1.0

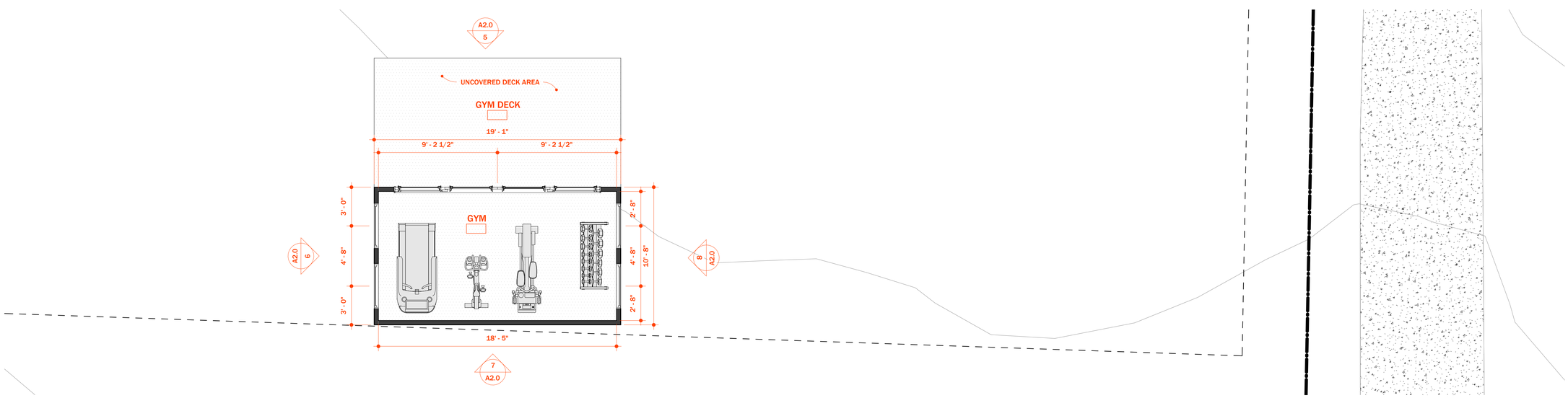
Sheet No.

©2025



1 FLOOR PLAN - GARAGE & REC

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



2 FLOOR PLAN - GYM SHED

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

TANDEM
architecture + design

the DANIEL RESIDENCE

1014 BOWDRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

Revisions

Notes

1. Your note number one.
2. Your note number two.
3.

07.13.2026

Project North

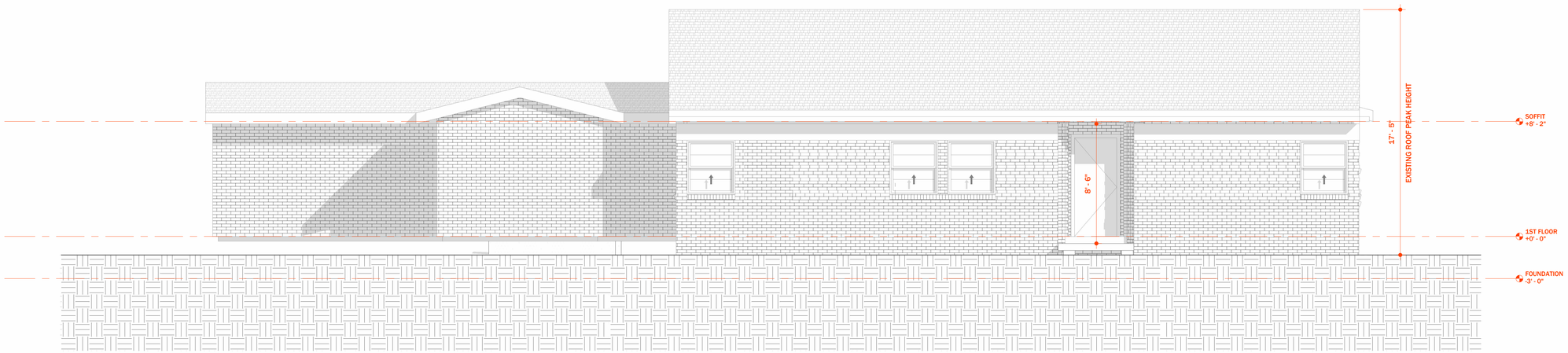
Scale 1/4" = 1'-0"

1ST FLOOR - PROPOSED

A1.1

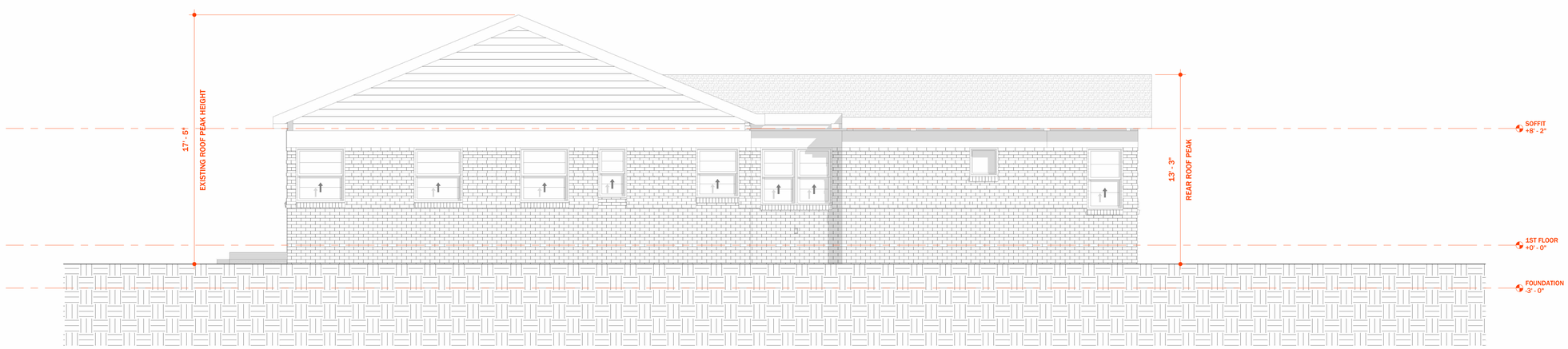
Sheet No.

©2025



1 EXISTING FRONT ELEVATION

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



2 EXISTING SIDE ELEVATION A

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

TANDEM
architecture + design

the DANIEL RESIDENCE

1 OLD WRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

Revisions

Notes

1. Your note number one.
2. Your note number two.
3.

07.13.2026

Project North

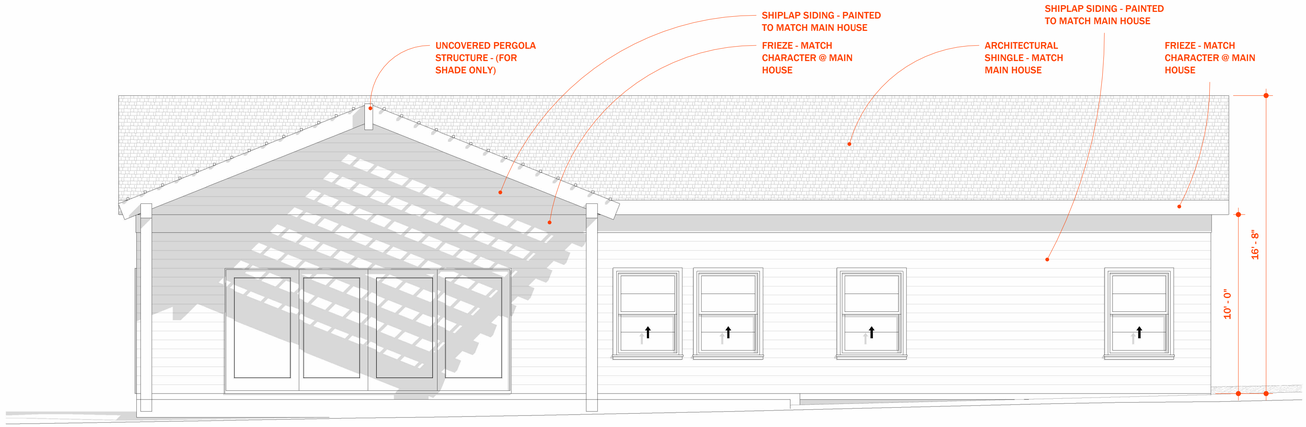
Scale 1/4" = 1'-0"

ELEVATIONS

A2.1

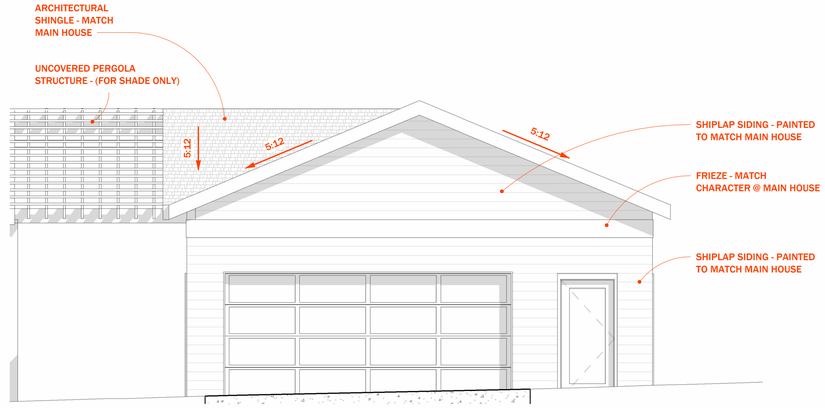
Sheet No.

©2025



1 ELEVATION - GARAGE SIDE A

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

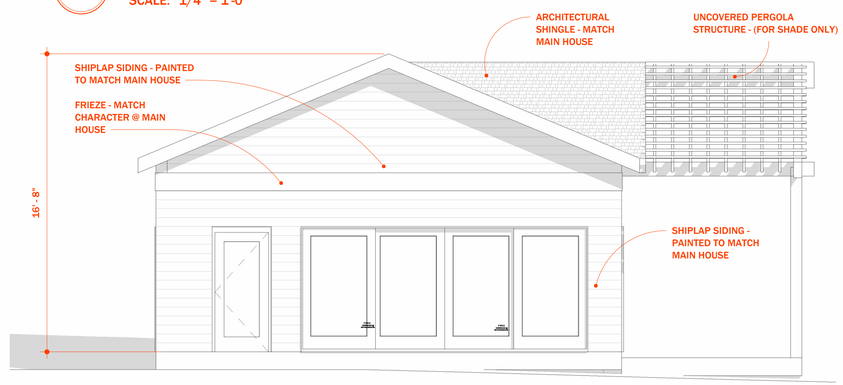


2 ELEVATION - GARAGE @ ALLEY

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

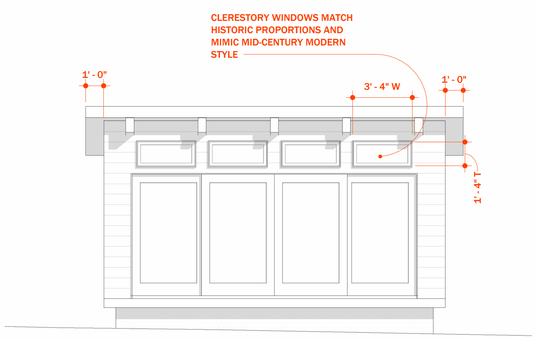
3 ELEVATION - GARAGE SIDE B

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



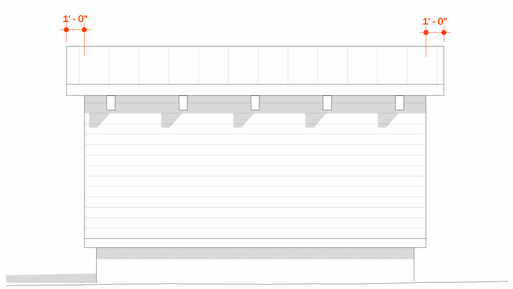
4 ELEVATION - GARAGE @ YARD

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



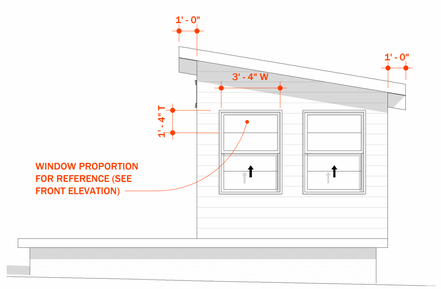
5 ELEVATION - SHED FRONT

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



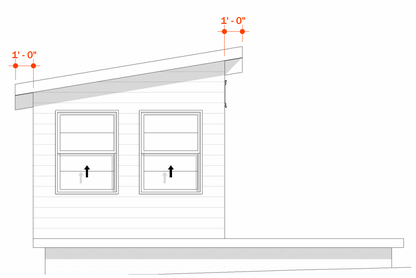
7 ELEVATION - SHED REAR

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



6 ELEVATION - SHED SIDE A

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



8 ELEVATION - SHED SIDE B

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

TANDEM
architecture + design

the DANIEL RESIDENCE
1 DANIEL WRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

Revisions

Notes

1. Your note number one.
2. Your note number two.
3.

07.13.2026

Project North

Scale 1/4" = 1'-0"

ELEVATIONS

A2.0

Sheet No.

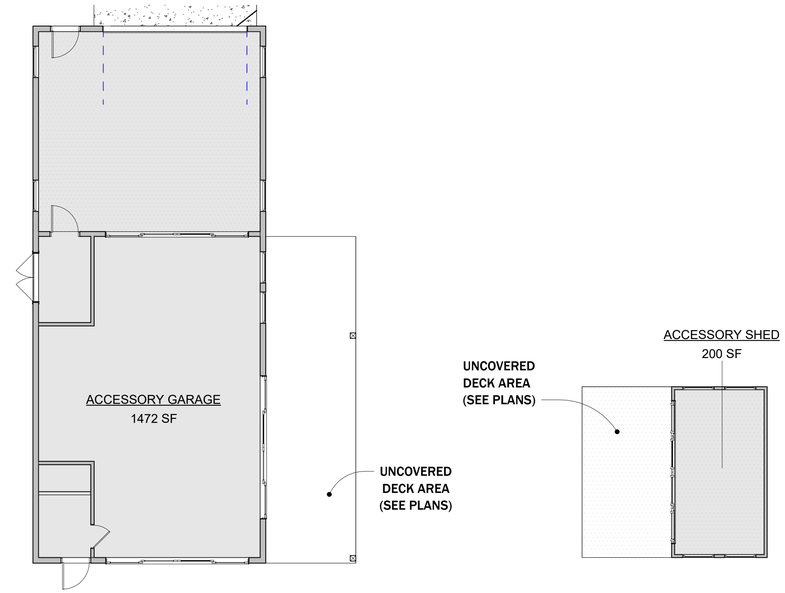
©2025

AREA - HISTORIC		
Area	Level	Name
1562 SF	1ST FLOOR	EXISTING RESIDENCE
516 SF	1ST FLOOR	EXISTING PRIMARY WING
2078 SF		

AREA - TOTAL EXISTING		
Area	Level	Name
1562 SF	1ST FLOOR	EXISTING RESIDENCE
516 SF	1ST FLOOR	EXISTING PRIMARY WING
527 SF	1ST FLOOR	PREVIOUS ADDITION
2604 SF		

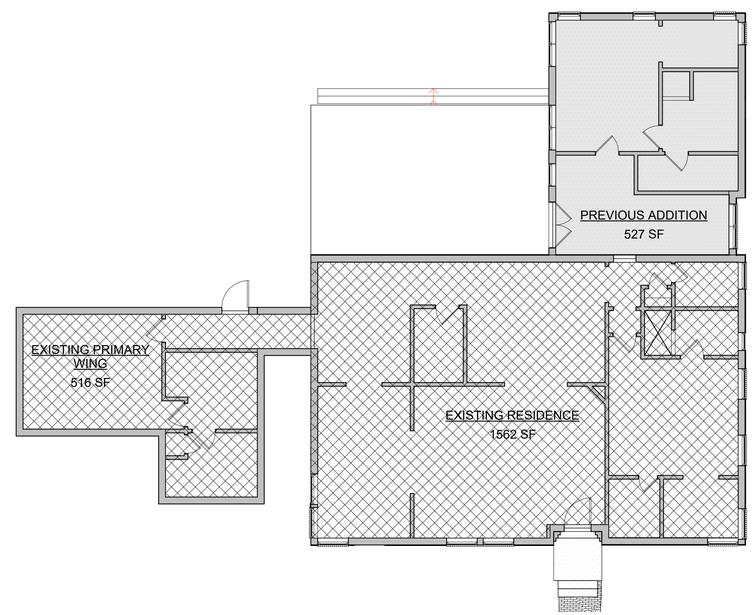
1302 SF = 50% EXISTING FOOTPRINT

AREA - PROPOSED ACCESSORY		
Area	Level	Name
200 SF	1ST FLOOR	ACCESSORY SHED
1472 SF	1ST FLOOR	ACCESSORY GARAGE
1673 SF		



3 ACCESSORY STRUCTURES

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



1 1ST FLOOR - EXISTING AREA

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

TANDEM
architecture + design

the DANIEL RESIDENCE
1.01 DOWNRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

Revisions

Notes

1. Your note number one.
2. Your note number two.
3.

07.13.2026

Project North

Scale 1/8" = 1'-0"

AREA PLANS

A9.1

Sheet No.

©2025

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 26-0856

DATE: 7/13/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Demolition (Accessory Structure) At 234 4th Ave. N.; Greg Gamble, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the demolition of an accessory structure at 234 4th Avenue North.

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

PROJECT INFORMATION:
COF Project Number: 9179
Applicant: Kimley-Horn, Greg Gamble, Rep.
Owner: Trinity Act Holdings LLC, Daniel Kiedis, Rep.

BACKGROUND:
The property located at 234 4th Avenue North is located in the Downtown Franklin Historic District. The National Register considered the existing principal building contributing and the accessory structure non-contributing to the district in 2019. The listing described the accessory structure as a ca. 1970 concrete-block side gabled structure. However, a 1948 photo shows the structure at its current location and appears to be the same form. Staff would determine that the structure is historic in age, as it would be considered historic by Federal age standards. The proposal is to demolish this historic accessory structure.

Demolition is highly discouraged unless there are extraordinary circumstances, so as to maintain the integrity and sense of place associated with Franklin's historic districts. Demolition may only be approved if the Historic Zoning Commission deems one or more of the following conditions met:

- If a building has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the HZC.

- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

As part of the application to meet criteria 1, a report from an architect has been included. The report states that the structure must be raised because it is located within the floodplain. The structure is located within the floodplain, but it is not required to be raised, but installing flood vents is required. Further, the application included a few photos showing cracking in the mortar between the CMU blocks of the structure. The structure has been modified over the years, and the front elevation now features French doors where the garage doors were. The intent of the application is to remove the structure and have parking in its place. The Guidelines provide that one should consider that no historic structure shall be demolished for the purpose of providing a surface parking lot, per Zoning Ordinance. The proposal does not appear to fully meet the criteria for demolition.

RECOMMENDATION:
Staff recommends denial of the application based on the following grounds:

- If a building has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the HZC.
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

Should the HZC approve the proposal for demolition of the accessory structure, then the following conditions are recommended:

1. Prior to demolition, the applicant shall provide photographic documentation of the accessory structure to the Preservation Planner.
2. Any new proposed development on the lot shall obtain a COA from the Historic Zoning Commission.
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 Considerations:

1. The feasibility letter indicates that the structure would have to be elevated 1' above BFE if substantial improvement is triggered. This is incorrect. Accessory structures do not have to be elevated. They are required to have appropriate venting but do not have to be elevated.
2. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.
3. Please be aware that a plan review and subsequent demo permit will be required if the HZC allows this building to be demoed.

906

June 26, 2026

Daniel Kiedis
Evolve Studios
234 4th Ave. North
Franklin, TN 37064

Re: Architectural Opinion – Structural Soundness & Feasibility of Rehabilitation/Reuse
234 Fourth Avenue North
Franklin, TN

Dear Daniel:

As requested, please find our observations for the small existing structure located at 234 Fourth Avenue North in downtown Franklin, Tennessee. We have visited the building to assess its structural soundness and the feasibility of rehabilitation and/or reuse. I have walked the entire building and associated site to offer the following observations from an architectural perspective. We reviewed this building for health, safety and welfare issues as we would seek compliance with the local building codes addressing the necessary protection of future inhabitants and users.

The following were our observations related to the two criteria established for considering future viability of the use of these existing structures as is:

Structural Soundness:

- Our firm has been a part of multiple historic and non-historic projects in downtown Franklin. These various projects have included restoration of existing buildings as well as appropriate demolition of part or all of an existing structure along with the design of contextually appropriate additions to better support the adjacent context.

- **234 Fourth Avenue North - Structural Soundness:**

    - A review of the interior of the existing building (a load bearing CMU structure with wood framing) found areas where the concrete masonry unit (CMU) walls have substantial cracking which could indicate foundational issues or load bearing wall concerns that will need to be addressed to create safe conditions for any future renovations.
    - The roof and associated wood framing have deteriorated over time and will need to be repaired or replaced to provide a weather tight condition. Additionally, the roof enclosure will need to be insulated to meet current energy code. There also appeared to be some repairs that have taken place over time without a full evaluation of the entire roof structure.

- We did not review the plumbness of the exterior bearing walls but in some cases, it appeared that there could have been some sections of wall have shifted over time, and if so, it would need to be addressed during a renovation process to ensure its long-term success. As part of any proposed renovation, a full foundation and structural evaluation will need to be provided by a structural engineer to verify load bearing walls are stabilized against and further shifting or settling.

Feasibility of Rehabilitation or Reuse:

- 234 Fourth Avenue North:
  - The feasibility of rehabilitation and reuse of this building is affected by the following:
    - The excessive cost of any proposed renovations to accomplish a safe and secure building would most likely exceed the 50% cost requirement therefore requiring the building to be raised a minimum of 1 foot above 100-year base flood contour, an approximate increase in finish floor elevation of 1 foot 6 inches minimum. We anticipate that these efforts would include foundation upgrades, structural bearing wall modifications, roof structure repairs and reroofing to create a secure/weatherproof shell condition.
    - Raising the buildings above the 100-year flood plain would effectively require a full demolition of the building and rebuilding at the elevated height. This may be an understandable option if the building was of more architectural relevance or walls were more substantial than single-wythe CMU (buildings are currently list as "Non-Contributing" on the National and State Register). However, because the current structures don't seem to contribute significantly to the historic character of the district and would be cost prohibitive to recapture, it would not be appropriate to elevate and rebuild the building by its current design.
    - It is also clear that a rebuild would make any redevelopment of the site impossible to adhere to current zoning requirements (parking behind buildings, no work in floodplain, etc.).

Therefore, based on our experience with structures such as these, knowledge of life safety codes and accessibility requirements and understanding of the overall desires of the city as a whole for this corridor we believe it is appropriate that the historic zoning commission consider the demolition of this structure to be the most appropriate solution to maintaining the overall integrity of the district. This solution provides a better site layout that adheres to current regulations and prevents the need to invest substantially in new work in the flood plain.

Sincerely,

Brandon Priddy, AIA
Commercial Studio Lead
906 Studio, PLLC

906

June 26, 2026

Greg Gamble
Kimley-Horn
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067

Re: Proposed Demolition
234 Fourth Avenue North
Franklin, TN

Dear Greg:

As requested, we have included below a breakdown of our assessment of the "Architectural Significance" of the existing accessory structure at 234 Fourth Avenue North in downtown Franklin, Tennessee. We have based our assessment on standard Historic Building evaluation methodology. Noted below is our evaluation for inclusion in the submittal for this proposed Demolition application:

A. Period/Style:

234 Fourth Avenue North: The existing building has had some modification over the years, most notably the removal of a garage door facing the main road and installation of a pair of residential-grade doors with and infill surround of siding. These modifications have adversely affected the architectural character of the building and therefore it no longer maintains any recognizable adherence to a period or style.

B. Historical Context/Associations:

The accessory structure at 234 Fourth Avenue North has no connection which has been found to Historical Context such as significant events, cultural moments or notable individuals. The only contextual information we've been able to find are images showing the building during a flood in 1948. It's also worth nothing that this same image shows a building originally between this building and the street, so it was very likely not visible from the street, which would only lessen its historic significance in the community.

C. Craftsmanship:

The structure at 234 Fourth Avenue North has no discernable unique details but seems to have simply been built of CMU block and wood framing. while also exhibiting a simple commercial architectural style common in the 1940's. There is nothing distinguishing that would be characteristic of any one style or would speak to a higher level of craftsmanship. This contributes to

why we agree with the Non-Contributing structure assessment given by the National and State registers (documented in the most recent National Register listing from 2019).

D. Architectural Integrity:

Based on our review, there doesn't seem to be any meaningful architectural integrity with this building, for instance the double French doors on the front are atypical of a build of this type and were clearly added on after the original garage was removed. Taken together the available building information leads us to believe its demolition would not be a negative impact the neighborhood.

Based on our overall review of this structure and its architectural significance, we would recommend demolition of this structure be approved allowing for a re-development of the site to allow for a layout which will adhere to current zoning guidelines. This is an opportunity to both improve the overall site configuration while also providing relief from a structure in the flood plain for the future users.

Sincerely,

Brandon Priddy
Commercial Studio Lead
906 Studio, PLLC

234 4th Avenue

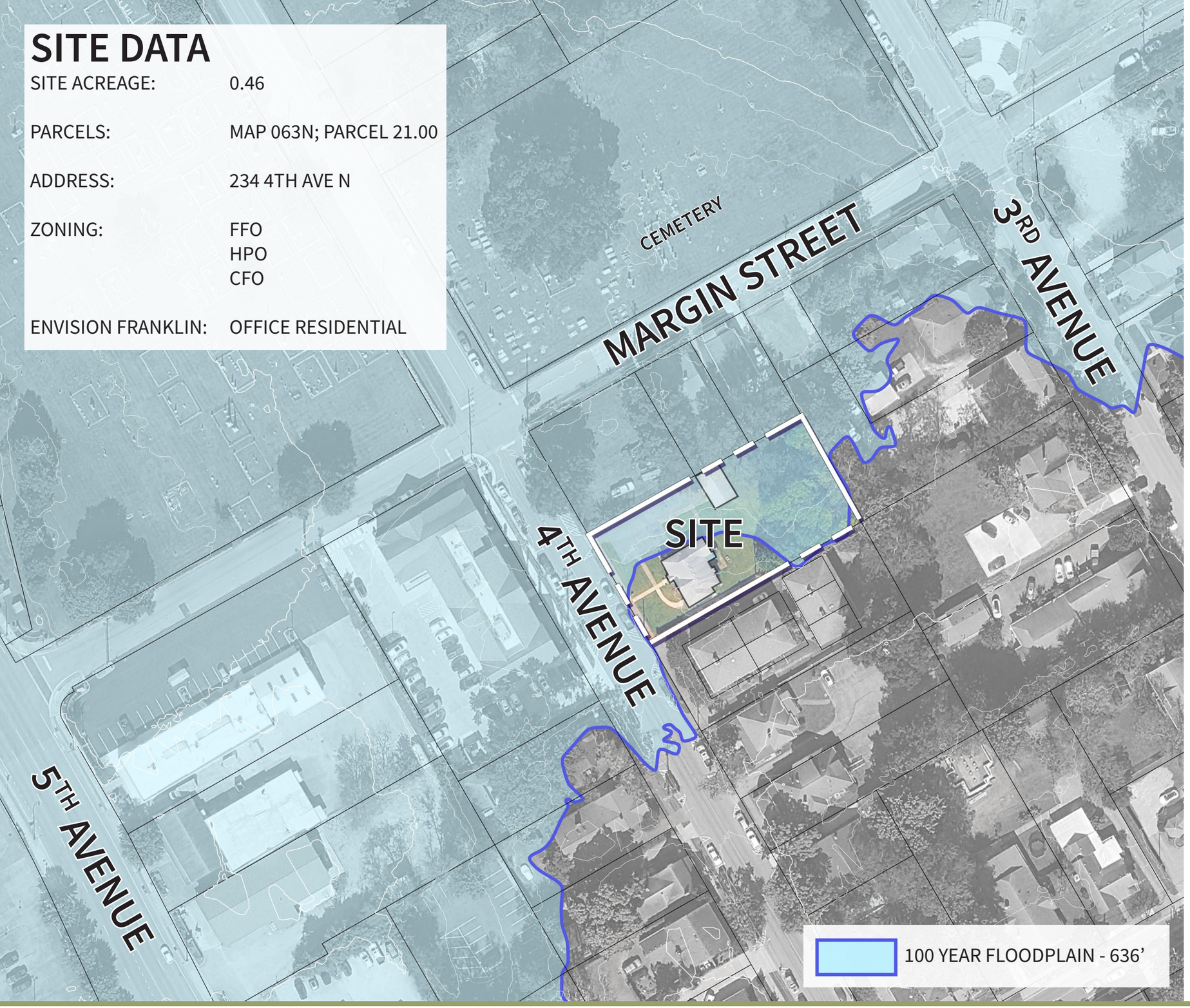
HISTORIC ZONING COMMISSION | 07/13/2026

Kimley»Horn

906 STUDIO ARCHITECTS INTERIORS

SITE DATA

SITE ACREAGE:	0.46
PARCELS:	MAP 063N; PARCEL 21.00
ADDRESS:	234 4TH AVE N
ZONING:	FFO HPO CFO
ENVISION FRANKLIN:	OFFICE RESIDENTIAL



DEMOLITION REQUEST

The non-contributing accessory structure has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.

234 4TH AVENUE | BUILDING MAP

4. National Park Service Certification

I hereby certify that this property is:

___entered in the National Register

___determined eligible for the National Register

___determined not eligible for the National Register

___removed from the National Register

___other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Private	X
Public – Local	
Public – State	
Public – Federal	

Category of Property
(Check only **one** box.)

Building(s)	
District	X
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
14	110	buildings
	0	sites
1	0	structures
1	0	objects
16	110	Total

Number of contributing resources previously listed in the National Register 240

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

National Register Listed
December 17, 2019
RS72001254

Franklin Historic District-
Additional Documentation
Name of Property

Williamson, TN
County and State

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC: Single Dwelling	DOMESTIC: Single Dwelling
DOMESTIC: Multiple Dwelling	DOMESTIC: Multiple Dwelling
DOMESTIC: Secondary Structure	DOMESTIC: Secondary Structure
COMMERCE: Business	COMMERCE: Business
RELIGION: Religious Facility	RELIGION: Religious Facility
GOVERNMENT: City Hall, Courthouse, Post Office	GOVERNMENT: City Hall, Courthouse, Post Office
SOCIAL: Meeting Hall	SOCIAL: Meeting Hall
RECREATION & CULTURE: Theater	RECREATION & CULTURE: Theater
RECREATION & CULTURE: Monument/Marker	RECREATION & CULTURE: Monument/Marker

7. Description

Architectural Classification
(Enter categories from instructions.)

EARLY REPUBLIC: Federal
MID-19TH CENTURY: Greek Revival, Gothic Revival
LATE VICTORIAN: Italianate, Queen Anne, Second Empire
LATE 19TH & EARLY 20TH CENTURY REVIVALS: Tudor Revival, Colonial Revival, Dutch Colonial Revival
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Concrete, brick, stone, Wood, brick, vinyl, aluminum, stucco, brick veneer, stone veneer, asbestos

Narrative Description

Listed in the National Register in 1972, the Franklin Historic District covers the original town plat of Franklin and contains the city's oldest residential and commercial buildings (NR Listed 01/05/1972). Founded in 1799, Franklin was platted by Abram Maury in a typical grid pattern with sixteen square blocks centered around a public square. Each block contained twelve lots, which sold rapidly as the young town quickly grew. A bustling commercial area developed along Main Street and numerous homes were built along First through Fifth avenues on either side of the commercial district. Franklin became the focus of the county's commercial and political activities as the county seat, and, surrounded by rich farm land, it became one of the fastest growing and most affluent areas in the state. Franklin was incorporated in 1815 and by 1835 it had a population of 1,500 residents.

234 4TH AVENUE - HISTORIC HOME TO REMAIN

103. **234 Fourth Avenue North – Contributing**
This is a one-story stone-veneer dwelling built ca. 1935, with Tudor Revival influences. The dwelling has a hipped roof of asphalt shingles, exterior-wall stone chimney, and exterior of random-course limestone. The main entrance is located within a projecting gabled bay and has an original multi-light glass-and-wood door. Windows are original eight-over-eight and six-over-six wood sashes. The side porch has a Tudor arch and stone corner pier. Secondary entrances have multi-light glass-and-wood doors.

234 4TH AVENUE - GARAGE TO BE REMOVED - NON CONTRIBUTING

To the rear of the dwelling is a ca. 1970 concrete-block secondary dwelling with a side gable roof, a six-over-six sash window, a multi-light door, and multi-light double doors that appears to have been retrofitted into an original garage bay on the façade. (NC)

LOSS OF ARCHITECTURAL INTEGRITY

906

June 26, 2026

Greg Gamble
Kimley-Horn
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067

Re: Proposed Demolition
234 Fourth Avenue North
Franklin, TN

Dear Greg:

As requested, we have included below a breakdown of our assessment of the "Architectural Significance" of the existing accessory structure at 234 Fourth Avenue North in downtown Franklin, Tennessee. We have based our assessment on standard Historic Building evaluation methodology. Noted below is our evaluation for inclusion in the submittal for this proposed Demolition application:

A. Period/Style:

234 Fourth Avenue North: The existing building has had some modification over the years, most notably the removal of a garage door facing the main road and installation of a pair of residential-grade doors with and infill surround of siding. These modifications have adversely affected the architectural character of the building and therefore it no longer maintains any recognizable adherence to a period or style.

B. Historical Context/Associations:

The accessory structure at 234 Fourth Avenue North has no connection which has been found to Historical Context such as significant events, cultural moments or notable individuals. The only contextual information we've been able to find are images showing the building during a flood in 1948. It's also worth nothing that this same image shows a building originally between this building and the street, so it was very likely not visible from the street, which would only lessen its historic significance in the community.

C. Craftsmanship:

The structure at 234 Fourth Avenue North has no discernable unique details but seems to have simply been built of CMU block and wood framing. while also exhibiting a simple commercial architectural style common in the 1940's. There is nothing distinguishing that would be characteristic of any one style or would speak to a higher level of craftsmanship. This contributes to why we agree with the Non-Contributing structure assessment given by the National and State registers (documented in the most recent National Register listing from 2019).

D. Architectural Integrity:

Based on our review, there doesn't seem to be any meaningful architectural integrity with this building, for instance the double French doors on the front are atypical of a build of this type and were clearly added on after the original garage was removed. Taken together the available building information leads us to believe its demolition would not be a negative impact the neighborhood.

Based on our overall review of this structure and its architectural significance, we would recommend demolition of this structure be approved allowing for a re-development of the site to allow for a layout which will adhere to current zoning guidelines. This is an opportunity to both improve the overall site configuration while also providing relief from a structure in the flood plain for the future users.

Sincerely,

Brandon Priddy
Commercial Studio Lead
906 Studio, PLLC

906 Studio | 249 Fourth Ave. North Suite 200 | Franklin, Tennessee 37064 | 615-988-9065
Single Family Multifamily Commercial Interiors

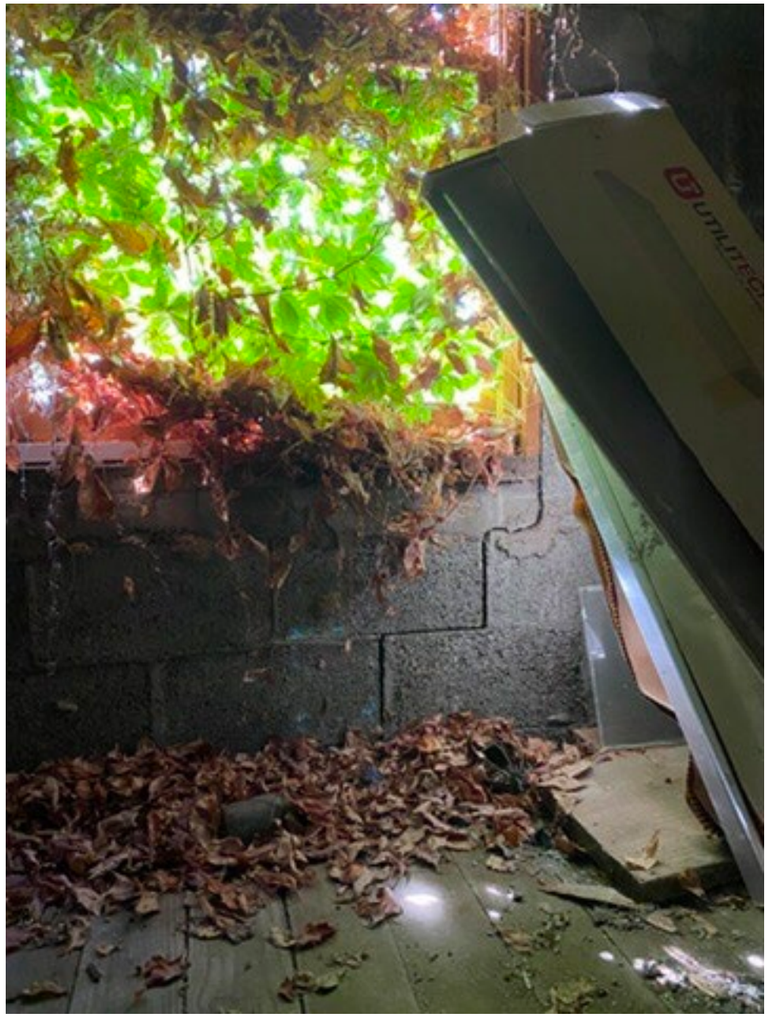
A. Period/Style:

234 Fourth Avenue North: The existing building has had some modification over the years, most notably the removal of a garage door facing the main road and installation of a pair of residential-grade doors with and infill surround of siding. These modifications have adversely affected the architectural character of the building and therefore it no longer maintains any recognizable adherence to a period or style.

D. Architectural Integrity:

Based on our review, there doesn't seem to be any meaningful architectural integrity with this building, for instance the double French doors on the front are atypical of a build of this type and were clearly added on after the original garage was removed. Taken together the available building information leads us to believe its demolition would not be a negative impact the neighborhood.

FEASIBILITY OF REHABILITATION



FEASIBILITY OF REHABILITATION

906

June 26, 2026

Daniel Kiedis
Evolve Studios
234 4th Ave. North
Franklin, TN 37064

Re: Architectural Opinion – Structural Soundness & Feasibility of Rehabilitation/Reuse
234 Fourth Avenue North
Franklin, TN

Dear Daniel:

As requested, please find our observations for the small existing structure located at 234 Fourth Avenue North in downtown Franklin, Tennessee. We have visited the building to assess its structural soundness and the feasibility of rehabilitation and/or reuse. I have walked the entire building and associated site to offer the following observations from an architectural perspective. We reviewed this building for health, safety and welfare issues as we would seek compliance with the local building codes addressing the necessary protection of future inhabitants and users.

The following were our observations related to the two criteria established for considering future viability of the use of these existing structures as is:

Structural Soundness:

- Our firm has been a part of multiple historic and non-historic projects in downtown Franklin. These various projects have included restoration of existing buildings as well as appropriate demolition of part or all of an existing structure along with the design of contextually appropriate additions to better support the adjacent context.
- **234 Fourth Avenue North - Structural Soundness:**
  - A review of the interior of the existing building (a load bearing CMU structure with wood framing) found areas where the concrete masonry unit (CMU) walls have substantial cracking which could indicate foundational issues or load bearing wall concerns that will need to be addressed to create safe conditions for any future renovations.
  - The roof and associated wood framing have deteriorated over time and will need to be repaired or replaced to provide a weather tight condition. Additionally, the roof enclosure will need to be insulated to meet current energy code. There also appeared to be some repairs that have taken place over time without a full evaluation of the entire roof structure.
  - We did not review the plumbness of the exterior bearing walls but in some cases, it appeared that there could have been some sections of wall have shifted over time, and if so, it would need to be addressed during a renovation process to ensure its long-term success. As part of any proposed renovation, a full foundation and structural evaluation will need to be provided by a structural engineer to verify load bearing walls are stabilized against and further shifting or settling.

Feasibility of Rehabilitation or Reuse:

- 234 Fourth Avenue North:
  - The feasibility of rehabilitation and reuse of this building is affected by the following:
    - The excessive cost of any proposed renovations to accomplish a safe and secure building would most likely exceed the 50% cost requirement therefore requiring the building to be raised a minimum of 1 foot above 100-year base flood contour, an approximate increase in finish floor elevation of 1 foot 6 inches minimum. We anticipate that these efforts would include foundation upgrades, structural bearing wall modifications, roof structure repairs and reroofing to create a secure/weatherproof shell condition.
    - Raising the buildings above the 100-year flood plain would effectively require a full demolition of the building and rebuilding at the elevated height. This may be an understandable option if the building was of more architectural relevance or walls were more substantial than single-wythe CMU (buildings are currently list as "Non-Contributing" on the National and State Register). However, because the current structures don't seem to contribute significantly to the historic character of the district and would be cost prohibitive to recapture, it would not be appropriate to elevate and rebuild the building by its current design.
    - It is also clear that a rebuild would make any redevelopment of the site impossible to adhere to current zoning requirements (parking behind buildings, no work in floodplain, etc.).

Therefore, based on our experience with structures such as these, knowledge of life safety codes and accessibility requirements and understanding of the overall desires of the city as a whole for this corridor we believe it is appropriate that the historic zoning commission consider the demolition of this structure to be the most appropriate solution to maintaining the overall integrity of the district. This solution provides a better site layout that adheres to current regulations and prevents the need to invest substantially in new work in the flood plain.

Sincerely,

Brandon Priddy, AIA
Commercial Studio Lead
906 Studio, PLLC

906 Studio | 249 Fourth Ave. North Suite 200 | Franklin, Tennessee 37064 | 615-988-9065
Single Family Multifamily Commercial Interiors

- A review of the interior of the existing building (a load bearing CMU structure with wood framing) found areas where the concrete masonry unit (CMU) walls have substantial cracking which could indicate foundational issues or load bearing wall concerns that will need to be addressed to create safe conditions for any future renovations.

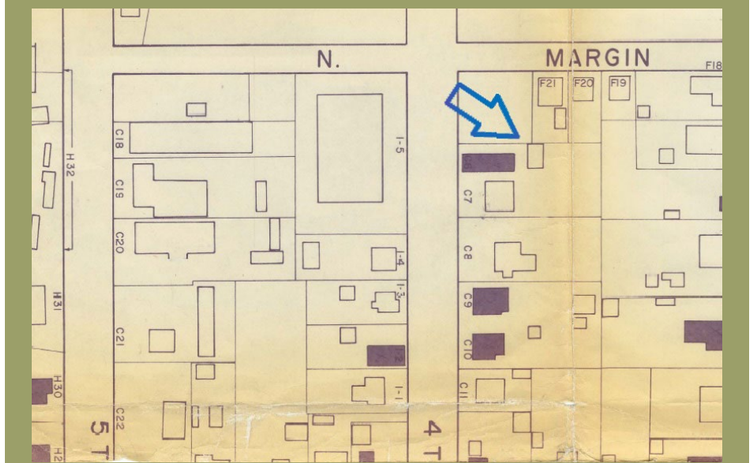
- Raising the buildings above the 100-year flood plain would effectively require a full demolition of the building and rebuilding at the elevated height. This may be an understandable option if the building was of more architectural relevance or walls were more substantial than single-wythe CMU (buildings are currently list as "Non-Contributing" on the National and State Register). However, because the current structures don't seem to contribute significantly to the historic character of the district and would be cost prohibitive to recapture, it would not be appropriate to elevate and rebuild the building by its current design.

ENVISION FRANKLIN

BUILDING CHARACTER

Buildings should **engage and define the street edge** with building entrances, pedestrian walkways, landscaping, and street furnishings.

Buildings should provide a variety of front facade elevations to achieve distinctive architectural detailing to contribute to community character and placemaking. Building facades should employ massing variation, modulation, horizontal and vertical articulation, and architectural detailing to break down the overall scale of a building. Each wall should include high-quality and long-lasting materials and design characteristics consistent with those on the front.



234 4TH AVENUE | SITE PLAN

ARCHITECTURAL CHARACTER

ARCHITECTURAL CHARACTER

ARCHITECTURAL CHARACTER

VIEWSHED STUDY

NOTE MINIMAL VISIBILITY FROM 4TH AVE.

NORTHWEST STREET VIEW

WEST STREET VIEW

SOUTHWEST STREET VIEW

NORTHWEST STREET PHOTO

WEST STREET PHOTO

SOUTHWEST STREET PHOTO

234 4TH AVENUE | SITE PLAN

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 26-0857

DATE: 7/13/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of New Construction Of An Addition (Principal Building) At 234 4th Ave. N.; Brandon Priddy, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an addition to the principal building at 234 4th Avenue North.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Additions to Historic Residential Buildings
Chapter 6: Site and Setting
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 9180
Applicant: 906 Studio, PLLC.; Brandon Priddy, Rep.
Owner: Trinity Act Holdings LLC.; Daniel Kiedis, Rep.

BACKGROUND:
The property located at 234 4th Avenue North is located in the Downtown Franklin Historic District. The National Register considers the existing principal building contributing and the accessory structure non-contributing. The listing notes that the building was constructed ca. 1935, with Tudor Revival influences. The proposal is to construct an addition to the rear of the building.

The Guidelines state that additions are to be designed to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials. The proposed addition is placed at the rear of the building, simple in form, subordinate in height, but it is not subordinate in size. The Guidelines recommend that additions be sized to be subordinate to that of the historic building. The building footprint of an addition should not exceed 50% of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age). The existing building footprint is 1,337 sq. ft., and it is proposed to construct an addition that is 955 sq. ft. This would be an addition that would equate to 74.42% of the historic footprint and does not align with the Guidelines.

The addition utilizes insets, roof breaks, and double-hung windows, materials and exterior finishes that are similar to the principal building, that align with the Guidelines. However, on the rear of the building, a large roll-up door will be installed. The Guidelines recommend designing doors and doorways to an addition to read as secondary in appearance and detailing to the historic building. The entrance facing the driveway aligns with this guideline, but the large door on the rear of the addition does not. Additional information is needed to confirm if the window and door materials align with the Guidelines recommendation. Also, whether the siding of the addition will be wood or cementitious, as the Guidelines would support wood siding, as that is what is existing on the principal building.

Further, there appears to be additional hardscaping and the installation of a ramp around the new addition. The proposed ramp will be positioned on the side of the building, which aligns with the Guidelines recommendation. The Guidelines would support additional landscaping to screen the ramp and the parking from the street. More information is needed to understand the design of the ramp's handrail and its materiality. It is unclear if the additional hardscaping behind the addition are pavers or another material.

RECOMMENDATION:
Staff recommends denial of the addition to the principal building based on the following Guidelines:

- Design the size of an addition to be subordinate to that of the historic building. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age).

Should the HZC approve the application, the following conditions are recommended:

1. The windows, doors, and garage doors must have a historic profile and dimensions and consist of either wood or a composite material with the appearance 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 ramp handrail shall return to the Preservation Planner for review and approval
3. The ramp and parking shall be screened.
4. The rear hardscaping shall be returned to the HZC with additional information on the materiality.
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. This project meets the requirements for a site plan submittal. Please contact the Department of Planning and Sustainability to begin this process.
2. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO. I have attached this in your submittal folder. Please submit the completed application with your building plan submittals.
3. Revision of on-street parking shown is understood to be conceptual in nature and will require site plan approval to implement. On-street parking stalls may be shifted to accommodate the

wider driveway opening proposed, but shall remain at the standard 22 ft stall length. It appears there is sufficient room to maintain the 3 on-street spaces by shifting the spaces and reducing the hashed areas rather than eliminating an existing space.

4. Advisory Note:
   For every six or fraction of six accessible parking spaces, at least one shall be a van accessible parking space to comply with the 2024 IBC section 1106.6.
   Car parking spaces shall be 96" minimum in width. Van parking spaces shall be 132" minimum in width. Exception: Where the adjacent access aisle is 96" minimum in width, van parking spaces shall be 96" minimum in width to comply with the 2017 accessibility code section 502.2
   Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance to comply with the 2024 IBC section 1106.7.

SHEET SIZE: ARCH E1 (30" X 42")

TRINITY ACT - PROPOSED ADDITION

EVOLVE STUDIOS

234 FOURTH AVENUE NORTH
FRANKLIN, TN 37064

HISTORIC ZONING SUBMITTAL
7/13/2026

Kimley»Horn
Expect More. Experience Better.

906 STUDIO ARCHITECTS +INTERIORS

906 STUDIO
ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

TRINITY ACT - PROPOSED ADDITION
EVOLVE STUDIOS

234 FOURTH AVENUE NORTH
FRANKLIN, TN 37064

PRELIMINARY
NOT FOR CONSTRUCTION

COPYRIGHT 2026, 906 STUDIO, PLLC.
DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	HISTORIC ZONING SUBMITTAL	7/13/2026

Project Number
26.1021

6/26/2026 1:38:05 PM

SHEET SIZE: ARCH E1 (30" X 42")

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

0' 8' 16' 32'

6/26/2026 1:38:12 PM

906 STUDIO
ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

TRINITY ACT - PROPOSED ADDITION
EVOLVE STUDIOS

234 FOURTH AVENUE NORTH
FRANKLIN, TN 37064

PRELIMINARY
NOT FOR CONSTRUCTION

COPYRIGHT 2024, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	HISTORIC ZONING SUBMITTAL	7/13/2026

Project Number
26.1021

EXISTING CONDITIONS

A001

SHEET SIZE: ARCH E1 (30" X 42")

SITE DATA

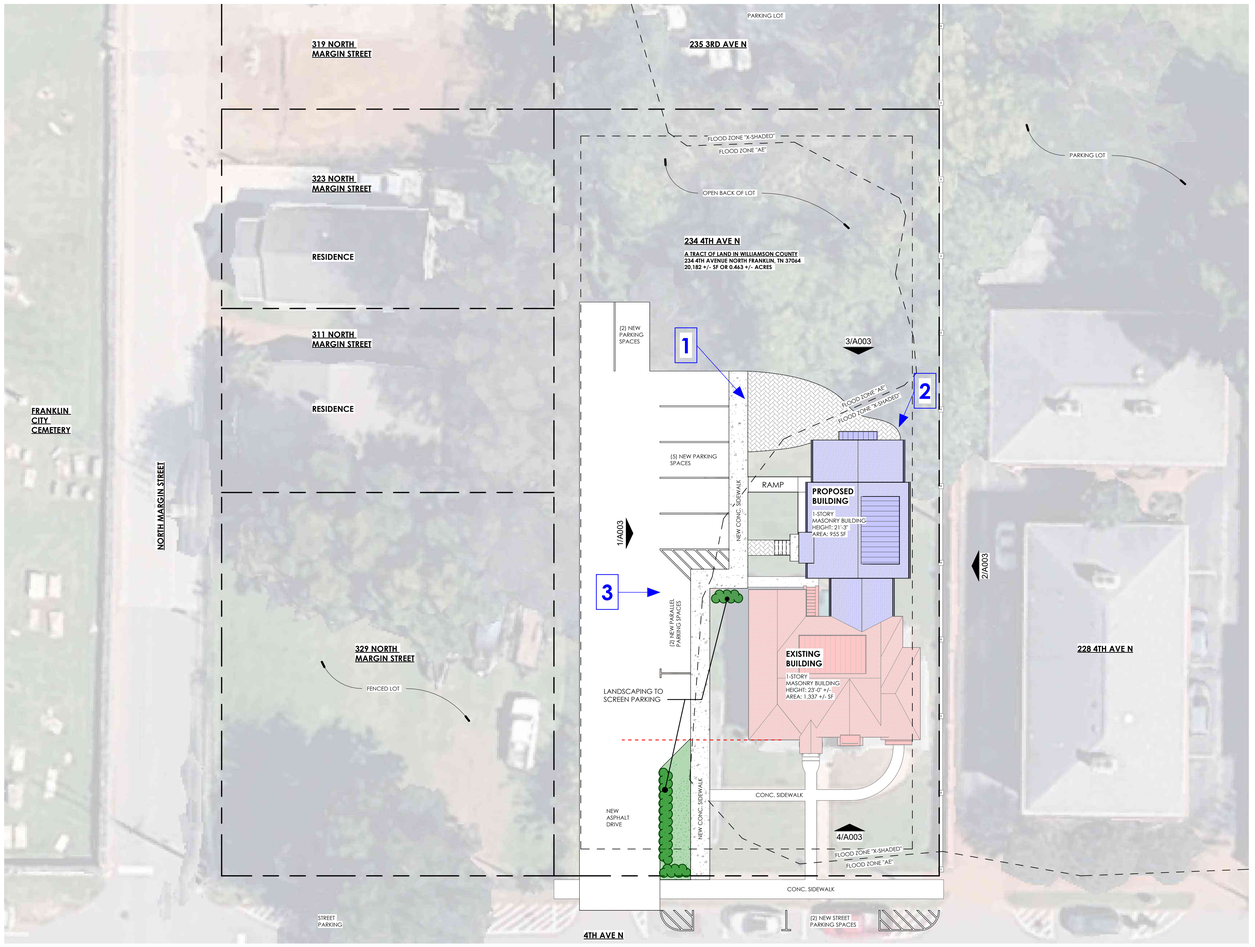
ZONING:	**OFFICE RESIDENTIAL**
AREA:	**0.463 AC (20,182 SF)**
OFFICE SPACE:	**3,650 SF**
PARKING:	
REQUIRED:	11
PROVIDED:	11
TREE CANOPY:	
EXISTING:	7,883 SF (39% OF SITE)
REQUIRED RETENTION:	3,784 SF (48% OF EXISTING)
PROVIDED RETENTION:	6,283 SF (80% OF EXISTING)

HISTORIC BUILDING	1,337.00 SF
PROPOSED ADDITION	**955.12 SF**
ADDITION PERCENTAGE =	**71%**

Proposed Addition Footprint is more than 50% of historic Building Footprint

LANDSCAPE SURFACE AREA:

SITE	20,182.00 SF
TOTAL PROPOSED IMPERVIOUS AREA	**9,619.67 SF**
LANDSCAPE SURFACE AREA =	52.3%
OR ZONING REQUIREMENT =	40%



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

0' 8' 16' 32'

PROPOSED RENDERINGS

6/26/2026 1:38:14 PM

906 STUDIO
ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

TRINITY ACT - PROPOSED ADDITION

EVOLVE STUDIOS

234 FOURTH AVENUE NORTH
FRANKLIN, TN 37064

PRELIMINARY

NOT FOR CONSTRUCTION

COPYRIGHT 2026, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

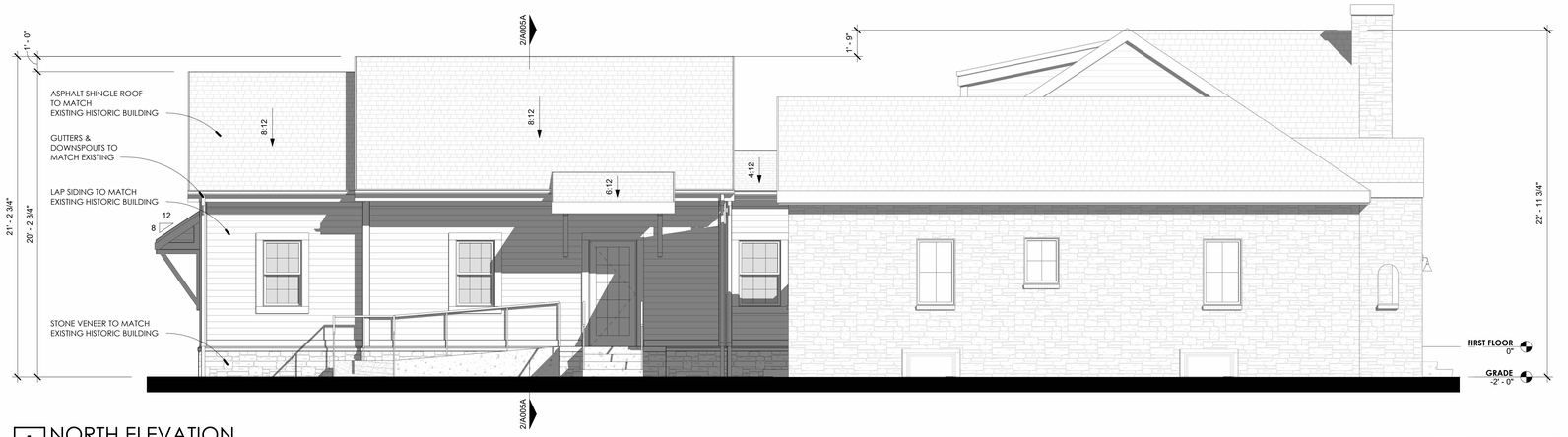
NO.	DESCRIPTION	DATE
	HISTORIC ZONING SUBMITTAL	7/13/2026

Project Number
26.1021

PROPOSED SITE PLAN & RENDERINGS

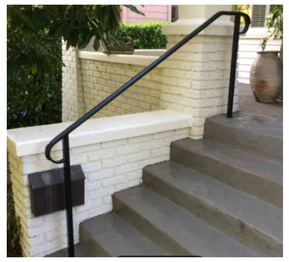
A002

SHEET SIZE: ARCH E1 (30" X 42")

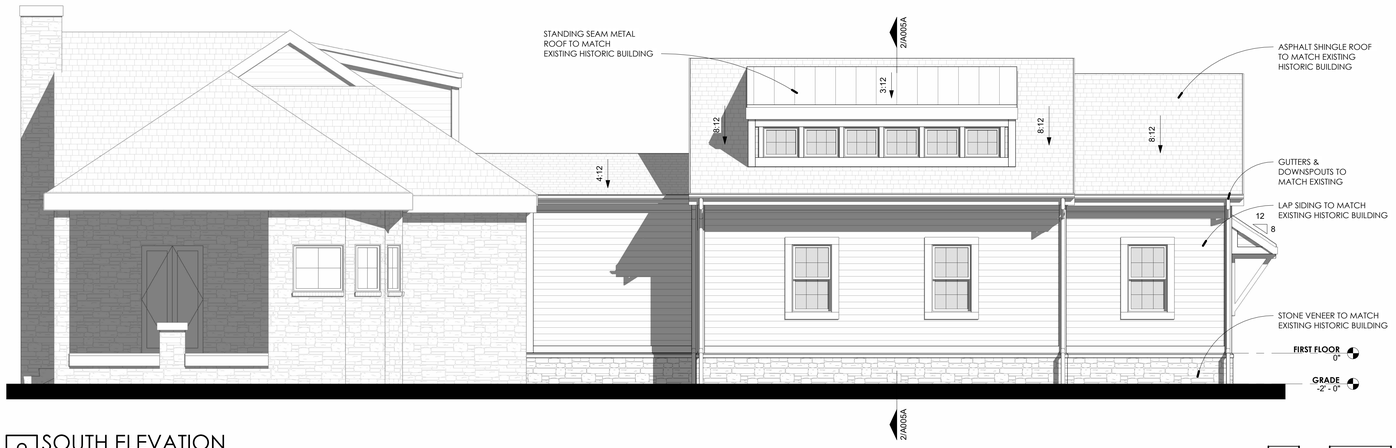


1 NORTH ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'

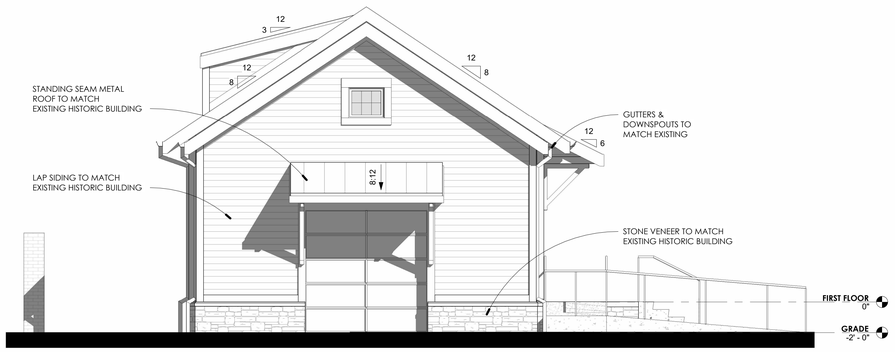


HANDRAIL CHARACTER IMAGE



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

0' 2' 4' 8'



3 EAST ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'

4 4TH AVE ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'

906 STUDIO
ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

TRINITY ACT - PROPOSED ADDITION

EVOLVE STUDIOS

234 FOURTH AVENUE NORTH
FRANKLIN, TN 37064

PRELIMINARY

NOT FOR CONSTRUCTION

COPYRIGHT 2026, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	HISTORIC ZONING SUBMITTAL	7/13/2026

Project Number
26.1021

PROPOSED ELEVATIONS

A003

6/26/2026 1:38:19 PM

SHEET SIZE: ARCH E1 (30" X 42")

NORTHWEST STREET VIEW

NORTHWEST STREET PHOTO

WEST STREET VIEW

WEST STREET PHOTO

SOUTHWEST STREET VIEW

SOUTHWEST STREET PHOTO

906 STUDIO

ARCHITECTS +INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

TRINITY ACT - PROPOSED ADDITION

EVOLVE STUDIOS

234 FOURTH AVENUE NORTH
FRANKLIN, TN 37064

PRELIMINARY

NOT FOR CONSTRUCTION

COPYRIGHT 2026, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	HISTORIC ZONING SUBMITTAL	7/13/2026

Project Number
26.1021

PROPOSED PERSPECTIVES

A004

6/26/2026 1:38:27 PM

906

234 4th Ave. Proposed Addition Narrative

Prepared by Brandon Priddy : 6/26/2026

The Owner has purchased the property at 234 4th Ave. North in historic downtown Franklin, TN and is attempting to develop in the best, most responsible way possible. The major constraints on site development are the 100 year flood plain and the tree canopy requirements, which render much of the rear half of the site nearly undevelopable. Any addition at that area would be limited in use only to what is allowed in the flood plain (garage, storage). As such any functional addition can only happen in a very limited area immediately adjacent to the historic home.

In addition the owner is redeveloping the parking to adhere to current zoning and site requirements including locating all parking behind buildings. The Owner is also adding landscape to screen this new parking, which was a concern voiced by the DRC. This will necessitate removal of the existing non-contributing (per the National Register Listing) accessory structure, which is part of a separate HZC submittal.

We appreciated the input of the DRC and incorporated the following recommendations:

- Incorporation of landscaping to screen parking
- Replaced striped paving with landscaped area
- Lowering of eave height to match existing historic structure
- Lowering of addition ridge height to appear more subordinate to historic structure
- Selection of entry awning option of shed-style, which was seen as being less formal than the gable option

The proposed addition size does exceed design guideline recommendations, but we feel this is a unique situation where the size of the addition won't have a detrimental impact to the historic neighborhood. These factors are:

- A large site – even with the new development and parking, landscape coverage of the site is 52% (only required to be 40% per zoning)
- Addition is entirely behind the primary structure at the front and has very little visibility from the street
- There will be very limited ability to add an accessory structure in the future based on the remainder of the site being almost entirely in floodplain and tree canopy requirements necessitating preservation of existing trees to rear of site.
- The Owner has renovated the existing home to maximize efficiency

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

File #: 26-0864

DATE: 7/13/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Partial Demolition, Alterations, And Addition At 251 2nd Ave. S. (Old Ice House); Brandon Priddy, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the partial demolition of sections of the building, alterations to the historic buildings, and a two-story addition to the building at 251 2nd Avenue South.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Historic Commercial Buildings
Chapter 3: Additions to Historic Commercial Buildings
Chapter 9: Modern Features
Chapter 10: Demolition

PROJECT INFORMATION:
COF Project Number: 9186
Applicant: Studio 906, Brandon Priddy, Rep.
Owner: Troy VanLiere

BACKGROUND:
The property located at 251 2nd Avenue South is located in the Downtown Franklin Historic District. The site features a ca. 1890 one-story brick commercial building, known as the Old Ice House, which is attached to a ca. 1940 concrete block industrial commercial building, the former chicken processing factory. The National Register lists the building as contributing to the historic district. The proposal had a special called DRC Meeting in November 2024 and has since been reviewed multiple times during DRC Meetings and feedback has been incorporated into the application over the past two years.

The proposal includes a request for partial demolition, alterations, and an addition to the historic commercial buildings on the site in order to adaptively reuse the historic industrial buildings.

This COA application was not reviewed for signage, the design of the refuse enclosure, site

materials, and lighting and will return to the HZC for review of these elements for a COA prior to building permit review and approval.

Partial Demolition:

It is proposed to demolish two areas of the existing building footprint as well as a section of roofing. The first section of the building proposed to be demolished is the easternmost section of the building (that faces a portion of the lot internally and S. Margin St.) that was extensively altered in the 1990s, which now features a Greek revival porch and is clad in brick. A second section of the building proposed to be demolished is located at the rear of the building (which will face the lot internally) and appears to have infilled a section of the old Ice House with vertical siding and a canopy. Approximately 4,500 sq. ft. of footprint is proposed to be demolished.

Demolition is highly discouraged unless there are extraordinary circumstances, so as to maintain the integrity and sense of place associated with Franklin's historic districts. Demolition may only be approved if the Historic Zoning Commission deems one or more of the following conditions met:

- If a building has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the HZC.
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

The applicant has described the buildings and site within the narrative to provide information for the demolition request based on the loss of architectural and historical integrity. The section of building is historic in age by federal standards as it appears in Sanborn Maps as a frame receiving shed, however a large addition to the buildings was completed in the 1970s, noted in the Multiple Property Listing completed in 1972, and was further altered during the 1990s to feature brick cladding and a Greek revival porch, elements that do not relate to this historic commercial or industrial use of the site. The sections of roof overbuild were added over time during the 1980s. The National Register Listing does not call out the section of building proposed to be demolished, indicating that it may not contribute to the history, integrity, or significance of the site and its removal may not adversely impact the site or district. The removal of the roofing 'overbuild' is supported by the Guidelines to restore the buildings back to a more historic configuration and separation of the buildings. The request for partial demolition of sections of the building and roof overbuild appear to meet the Guidelines recommendations for demolition based on the loss of historic or architectural significance as the sections of the building do not relate to the architecture and significance of the buildings.

Alterations to Historic Commercial Building:

A number of alterations are proposed in order to restore historic details and profiles and to adaptively reuse the buildings. The alterations are organized by elevation.

South Elevation (South Margin Street):

Several alterations are proposed on the South Elevation fronting South Margin Street including window alterations, material changes, and in-kind repair and replacement of elements.

Four new window openings are proposed along the South elevation fronting South Margin Street, one on the lower story and three on the upper story. The new upper story windows are proposed to match the existing 16-lite steel windows and feature a vent detail below the windows. New four-lite windows are proposed in the openings that are currently boarded up. A new opening penetrating through the brick on the ground level along South Margin Street on the historic Icehouse is proposed to install a 12-lite window. The existing windows, which feature a combination of wood and steel windows, will be preserved, repaired, and repainted.

A section of vertical wood siding is proposed to be removed to reveal the CMU block wall which exists behind the siding. The vertical wood siding is noted as being non-historic and deteriorated. The CMU block walls are proposed to be painted. Sections of the walls appear to have been previously painted. It is proposed to preserve the existing metal panels to the extent possible and replace them with an in-kind material where necessary. The profile and specifications of the replacement material have been included. The Guidelines recommend the following:

- Preserve and maintain historic windows and historic window openings.
- Maintain the original space patterns and location of windows.
- Avoid adding new windows to the front facade or readily visible facades.
- If existing windows are determined to be irreparable by the HZC, design new replacement windows using historic profiles and dimensions compatible with the historic building. For early 19th century structures, six-over-six or four-over four sashes are appropriate. For late 19th century buildings, four-over-four, two-over-two, or one-over-one sash windows are recommended.
- Avoid painting masonry walls that have not been previously painted unless walls have had extensive patching or repointing, resulting in a patchwork of masonry surfaces.
- Preserve and maintain historic cast-iron and sheet metal features, such as pilasters, columns, cornices, and hood moldings.

While new window openings on highly visible facades are not supported by the Guidelines, the site is unique in its history and building configuration compared to typical historic commercial buildings. The proposed upper story windows appear to mirror the rhythm and space patterns of the existing windows on the front façade of South Margin Street and are less intrusive to the building and the existing metal paneling. The new opening on the ground floor in the historic Icehouse brick is more intrusive as it is proposed to penetrate through the historic brick and is highly visible at eye level. The new openings on the upper story through metal are more appropriate than the opening proposed in the historic brick on the ground floor.

The proposed removal of non-historic and deteriorated materials is appropriate. The repair and reuse of historic siding materials is supported. However, if the materials are found to be beyond repair, the materials must be documented and approved by the Preservation Planner for in-kind replacement. Sections of the CMU block walls appear to have been painted previously. However, instead of painting the majority of the CMU Blocks that appear unpainted, the masonry wall must be carefully cleaned and remain unpainted. The existing metal panels should be carefully evaluated and replaced only where the material has deteriorated beyond repair. The specifications for in-kind replacement must be submitted to the Preservation Planner for documentation.

<u>West Elevation (2nd Avenue South):</u>
It is proposed to replace the existing non-historic fixed windows on the West elevation of the building. The proposed replacement windows are 8-lite Pella Reserve Traditional direct fixed windows. New round downspouts are proposed to replace the existing square downspouts. Setback on the West

elevation are alterations proposed on the second story of the building where the roof overbuild is proposed to be removed. Doors, windows, and small suspended canopies are proposed. The Guidelines recommend the following:

- If existing windows are determined to be irreparable by the HZC, design new replacement windows using historic profiles and dimensions compatible with the historic building. For early 19th century structures, six-over-six or four-over four sashes are appropriate. For late 19th century buildings, four-over-four, two-over-two, or one-over-one sash windows are recommended.
- Use half-round gutters if the building dates from before the 1930s.

The proposed lite pattern appears more appropriate than the fixed aluminum windows that exist. However, the windows do not have the appearance of being operable and are therefore not appropriate in light of the Guidelines. Additional information and details are needed to review the profile of the windows and muntins. The proposed alterations on the second floor appear appropriate as they are in an area of non-historic roofing that is being removed and is setback approximately 80' from the front of the building and will have limited visibility. The proposed gutters are appropriate. The repair and repointing of the masonry is supported.

<u>North Elevation (Side Façade/ Interior of Site)</u>
A new entrance and window assembly are proposed in a section that is proposed to be demolished in order to provide a recessed entrance into the Old Icehouse. The window system and entrance are proposed to match the lite pattern proposed for the windows and is similar to what is seen on other historic industrial buildings in the historic districts. The existing entrance is recessed and features a set of double doors and transoms that appear historic, but it is unknown if the doors are original or historic to the building as they appear Victorian in style.

It is proposed to replace the existing metal doors that appear to have been retrofitted into the opening of an overhead door. The replacement door features a four-lite window pattern and paneling details.

Two canopies are proposed on the North elevation. One canopy proposed on the North elevation is proposed to replace an existing canopy over the main entrance and an extension of the canopy is proposed to provide covering in a recessed section that is proposed to be demolished. The canopy appears to utilize a simple design similar to the existing with new vertical supports. The second canopy is a suspended canopy proposed on the North elevation further along the side façade. The Guidelines recommend the following for the proposed alterations:

- Preserve and maintain storefronts, doors, and doorways on historic commercial buildings in their original location and configuration.
- Keep a minimum of eight feet between the lowest point of the canopy and the sidewalk or ground below, per Building Code.

The proposed new window openings along the North elevation are appropriate as they are less visible, located along a side façade, and relate to the existing windows and openings seen along the façade. The proposed entrance alteration maintains the location of the existing entrance and configuration of a set of double doors and transom above. The proposed entrance alterations are recessed and located along a side façade and relate to a more industrial architectural style and is appropriate. The proposed canopies are simple in appearance and clearance requirements will be verified at time of building permit review.

Addition to a Historic Commercial Building:
A two-story brick addition is proposed to be constructed in the same footprint of the historic footprint that is proposed to be demolished. The addition is positioned on the eastern end of the building and to the rear of the historic Icehouse from 2nd Avenue South and the two-story CMU Block and metal panel industrial building from South Margin Street. The proposed addition is primarily a maximum height of 26'-9" with one section of gabled roofing peaking at 31'-3", which is subordinate to the ridge height of the historic chicken processing plant, which is 36'-8".

The massing of the addition is broken into smaller sections through the use of different materials and roofing styles such as brick, architectural metal panels, flat roofs, and peaked roofs. Insets and offsets are proposed to further differentiate the different building sections within the proposed new construction and from the existing historic buildings. A standing seam metal roof is proposed for sections that are pitched. The material of the flat roof sections was not indicated. The proposed gutters appear to be half round gutters with round downspouts in a dark bronze finish.

The addition features brick work in the cornice, corbeling, arched window heads, raised brick work, and stone coping as detailing. Minimal detailing is seen on the historic brick Icehouse building, such as arched window headers and corbeling details. A chimney is proposed near the Northeastern corner of the building. The chimney features raised brick detailing and a stone cap. The windows on the addition are proposed to match the replacement windows proposed for the historic brick Icehouse building on the site. The design of the windows is a fixed 8-lite pattern from the Pella Reserve Traditional line. A suspended canopy is proposed on the East elevation of the addition over an entrance. The Guidelines recommend the following for additions:

- Design additions with flat roof forms to match the historic building.
- Use materials and exterior finishes that complement the historic building, such as frame or brick. Simple glass and metal designs that minimize the number of framing members may be considered on rear facades.
- Use roofing materials that complement the architectural style of the historic building, such as asphalt, wood, stone, slate, or fiber-glass shingles, 5V metal, or standing-seam metal. Rubber membrane roofing material is appropriate for flat roofs with parapet walls.
- Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.
- Use details and ornamentation that are similar in character and proportions, but less elaborate than those on the historic building.
- Incorporate components such as soffits, cornices, fascias, frieze boards, moldings, or other elements into an addition that are generally similar to those of the historic building.
- Use windows with historic profiles and dimensions that match the lite pattern of windows on the historic building. Windows should have distinct meeting rails and have the appearance of being operable. Do not install windows with snap-on mullions.
- Where considered appropriate, design chimneys to be compatible in materials and detailing, but simpler and subordinate in massing and height to historic chimneys in the district.

The proposed addition appears subordinate to the historic buildings in height and is positioned to retain the visual prominence of the historic Icehouse and two-story industrial building. While the Guidelines recommend using flat roof forms to match historic commercial buildings, the site is unique as the form of the existing historic building features gable roofs and other roof forms. The proposed use of a combination of flat roofs and a gable roof are appropriate to relate to the style of buildings seen in this area of the historic district and on the site. The proposed use of brick and architectural

metal paneling for the addition is appropriate and relates to the historic materials on the site.

The proposed detailing is compatible with and does not appear to detract from the historic building on the site. The use of stone coping is not seen on the site and an alternative material must be considered for this element.

The proposed window rhythm and lite pattern size appear appropriate. However, the windows do not have the appearance of being operable and are therefore not appropriate in light of the Guidelines. Additional information and details are needed to review the profile of the windows and muntins. Chimneys are seen throughout the historic district on some commercial buildings and were historically present on industrial buildings. Chimneys are seen across the street from the site at the historic train depot which shared similar characteristics to the site. While a chimney may be appropriate, the proposed detailing is more ornate than nearby chimneys and should be simplified.

Modern Features:

Modern features proposed for the addition and the historic building include a proposed elevator shaft, mechanical equipment, rooftop features, and a refuse enclosure. The location and specifications of mechanical equipment have not been indicated on the plans at this time and will require review and issuance of a COA prior to building permit approval. An elevator shaft is proposed on the addition to the historic buildings on the North elevation that faces the interior of the lot. The elevator shaft is clad in architectural metal paneling. A rooftop patio is proposed in the area of the proposed demolition of the roof overbuild area. A guardrail can be seen along South Margin Street, and some structural elements can be seen along 2nd Avenue South. The Guidelines recommend the following for modern features:

- Place ground-mounted mechanical equipment behind buildings and screen it from street view with landscaping, fencing, or walls.
- Place roof-mounted systems such that distance or architectural elements like parapets keep them from view.
- Locate meters, conduits, and other equipment on rear facades.
- Screen ramps and lifts through plantings to minimize their visual impact.
- If possible, position ramps and lifts on rear or side facades where not readily visible.
- Consider placing a patio, terrace or deck on the rooftop only if it presents no visual impacts on the main and secondary streetscapes
- Avoid the use of shade structures, windscreens, or similar items, as these modern features draw attention to the rooftop.
- Avoid installing a green roof or other roof landscaping, railings, or furnishings that would be visible from the any street view.

The proposed elevator shaft is appropriately located with limited visibility from street view on an addition and has been designed to appear similar to mechanical equipment screening. The Zoning Ordinance requires and the Guidelines recommend that all new mechanical equipment must be screened from public view. The proposed rooftop elements appear to present a minimal visual impact as only the railing is visible from street view. However, to better screen the rooftop features and reduce the visual draw of the element from South Margin Street, the guardrail design should be altered to read more like a parapet wall. This element would need to come back to the HZC for approval. The elements seen from Second Avenue are setback and clad with the same material as the siding, reducing the visual impact. Additional measures such as those outlined in the Guidelines should be taken to reduce attention to the rooftop.

The Guidelines are intended to work in partnership with the Zoning Ordinance, which covers development standards such as the placement of refuse areas. The Guidelines are more general, recommending that site and setting alterations should not be undertaken in locations that are visible from the public view and distract from or overwhelm the context of historic districts. The Guidelines also note that fences and walls should meet the requirements for fencing height set by the Zoning Ordinance. With these Guidelines in consideration, the refuse location appears appropriately located within the site behind the building. The design of the refuse enclosure must be returned to the Preservation Planner or the HZC for final review. This element may qualify for an administrative COA as rear yard fencing.

RECOMMENDATION:
Staff recommends approval of the partial demolition with the following conditions:

1. The demolition must not commence until the plans for an addition and/or alterations are approved.
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.

Staff recommends approval of the alterations to the historic buildings with the following conditions:

1. The window profile must return to the HZC for review and approval.
2. The proposed new window on the South elevation (South Margin Street) in the historic Icehouse brick building must be removed from the plans.
3. The CMU Masonry wall along the South Elevation (South Margin Street) must be carefully cleaned and not be painted.
4. Historic materials removed for new openings shall be preserved for reuse.
5. The design of the rooftop guardrail must be altered to appear like a parapet wall and return to the HZC for approval.
6. Avoid the use of shade structures, windscreens, or similar items, as these modern features draw attention to the rooftop.
7. Avoid installing a green roof or other roof landscaping, railings, or furnishings that would be visible from street view.
8. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
9. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Staff recommends approval of the addition with the following conditions:

1. The window profile must return to the HZC for review and approval.
2. The design of the brickwork on the chimney must be simplified and must be reviewed and approved by the Preservation Planner or the HZC.
3. Stone coping must not be used on the addition. An alternative and simpler material must be reviewed and approved by the Preservation Planner or the HZC.
4. If historic materials are beyond repair, the in-kind replacement of materials must be documented and be approved by the Preservation Planner or the HZC prior to removal.

5. All mechanical equipment must be screened from public view and receive a COA prior to building permit issuance.
6. The design of the refuse enclosure, mechanical equipment screening, pavers, lighting, fencing, or other site features must return to the Preservation Planner or the HZC for a COA.
7. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
8. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

906

251 2nd Avenue South: Narrative

Prepared for the Franklin Historic Zoning Commission

906 Studio Architects : June 26, 2026

I. Project Description

Since the early part of the 20th century, the site at the southwest corner of 2nd Avenue and South Margin Street has been a key component of the Franklin community serving at different times as a warehouse, chicken processing plant and flour mill. This vital node in the city was the center of the "industrial" section of town and the remaining buildings are a reminder of that history; a unique chapter of Franklin's history unlike anywhere else in downtown historic core.

Based on multiple discussions (including a site visit) with the DRC stretching back over two years, we are proposing this renovation / adaptive reuse approach aimed at preserving the most visible and significant components of this site to tell its story through an update and restoration/renovation. Our owner would like to renovate and re-vitalize the property to serve as a boutique hotel as well as a location for personal service uses (all of which are allowable within existing CC zoning) which would sit both within the historic building and also within new construction which would replace the non-contributing section to the northeast. Note we have developed a preliminary site plan and are currently coordinating with city planning staff to fully meet all site and parking requirements.

This proposal:

- Fully restores and preserves the early 1900s brick "Ice House"
- Preserves all elements along South Margin and only adds openings at the second floor where necessary to for hotel rooms
- Restores the primary volumes of the factory through removal of the 1980s "overbuilt" shed addition which was not constructed to high standards; this will allow for a full re-roof that will provide a long-term viability for the brick Ice House
- At areas of new construction, utilizes window sizes and styles as inspired by the adjacent Lily Mills factory
- Utilizes materials such as metal panel which reference the historic structure while also separating massing of new structure to clearly differentiate new and original construction

II. Request for Demolition

Two areas are being requested for demolition. We are proposing this based on approval criteria #1 as described on page 178 of the Historic District Design Guidelines: *loss of architectural character and removal will not adversely impact district's historic character*. In the early 1990s the north-most segment of the building was entirely renovated including a new roof and brick skin as well as a non-historically detailed Greek revival portico which in no way relates to the existing architecture. Also the windows and materials of the adjacent single story space currently housing a print shop office suggest a similar timeframe of renovation. The detailing, scale and windows (two bay windows) are in no way related to the industrial architectural character of the primary historic building and do not contribute to its character. Unfortunately no historical photography has been found to formally document the time and process but we do have first hand information on installation of the brick "Greek portico" from people who remember the work being done in the early 1990s.

It should be noted that while this area of building does show up on ariel photography from the 1940s and 1950s, there is clear evidence that nothing visible from that period remains and the structure at this portion has been completely re-skinned in a style that is distinctly non-contributing to the historic fabric of the neighborhood.

Additionally an area of roof "overbuild" on the original brick Ice House is proposed to be removed and the original roof over the brick building re-built. This element is not a contributing factor to this structure's National Register listing and in fact seems to detract from the original brick Ice House In addition please see page 4 for evidence that this is not a historic component and was added in the mid 1980s.

Please refer to Sheet 03 of the submittal for additional information on the area of proposed demolition

III. Proposed New Work

Please refer to the drawings submitted for a more full description of proposed work, but here are some considerations for the proposed new work design:

- **Proposed new window/door openings:** While we understand the guidelines recommend against adding openings to a historic structure, we feel that this is a unique condition.

a) The current lack of windows are due to the building's original factory use
b) Factory use is NOT currently approved within this zoning
c) Any use as approved within this CC zoning district (office, hotel, etc.) will require additional windows

The new openings we are proposing maintain the existing elevation rhythm and will match the type and size of the existing openings.

- **Window Repair:** windows will be repaired & restored to greatest extent possible; where new windows are necessary they shall be of specification and product shown on elevations.

- **Exterior Finish Materials**: while the goal is to preserve all existing materials to the greatest extent possible, the condition of materials, especially the metal siding along South Margin, may necessitate repair or replacement of pieces. We will worth with preservation planning staff on any areas of replacement to verify approval before proceeding.

  We are proposing replacement of existing paint T-111 wood siding along rear of building (facing parking lot) with painted cementitious siding to maintain the existing character while also providing a long-term building envelope solution.

- **Lighting:** it is the design intent of the architect and owner that all lighting be indirect and not create glare that is visible from the street. Lighting specifications and products have not yet been selected, but we will work with preservation planner to approve lighting as it is selected to verify it meets the necessary design criteria both in aesthetic appearance and performance.

SHEET SIZE: ARCH E1 (30" X 42")

251 2ND AVENUE REDEVELOPMENT

THE OLD ICE HOUSE, LLC

251 2ND AVE.
FRANKLIN, TN

THE
ICE HOUSE
HOTEL
COOL SINCE
1898

CITY OF FRANKLIN HISTORIC ZONING COMMISSION SUBMITTAL

JUNE 26, 2026

906 STUDIO
ARCHITECTS +INTERIORS

906 STUDIO
ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE ICE HOUSE HOTEL
COOL SINCE 1898

251 2ND AVENUE REDEVOLPMENT
THE OLD ICE HOUSE, LLC
251 2ND AVE.
FRANKLIN, TN

PRELIMINARY
NOT FOR CONSTRUCTION

COPYRIGHT 2026, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	HZC SUBMITTAL	06/26/26

Project Number
25.1015

6/26/2026 3:28:17 PM

SHEET SIZE: ARCH E1 (30" X 42")

EXISTING SITE PLAN
1" = 20'-0"

0' 10' 20' 40'

906 STUDIO
ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE ICE HOUSE HOTEL
COOL SINCE 1898

251 2ND AVENUE REDEVOLPMENT

THE OLD ICE HOUSE, LLC

251 2ND AVE.
FRANKLIN, TN

PRELIMINARY
NOT FOR CONSTRUCTION

COPYRIGHT 2026, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	HZC SUBMITTAL	06/26/26

Project Number
25.1015

EXISTING SITE PLAN

02

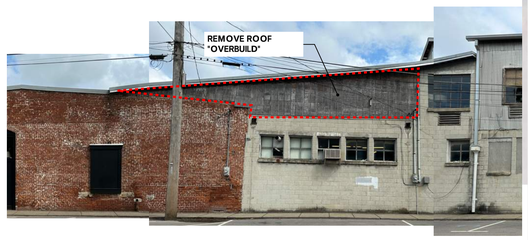
6/26/2026 3:26:21 PM

SHEET SIZE: ARCH E1 (30" X 42")

EXISTING NON-CONTRIBUTING SINGLE-STORY SECTION OF BUILDING

GREEK-REVIVAL STYLE NON-CONTRIBUTING PORCH

VIEW OF NON-CONTRIBUTING COMPONENT FROM THE NORTH



PROPOSED DEMO

1" = 20'-0"

0' 10' 20' 40'

6/26/2026 3:27:58 PM

906 STUDIO
ARCHITECTS +INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE ICE HOUSE HOTEL
COOL SINCE 1928

251 2ND AVENUE REDEVOLPMENT

THE OLD ICE HOUSE, LLC

251 2ND AVE.
FRANKLIN, TN

PRELIMINARY

NOT FOR CONSTRUCTION

COPYRIGHT 2026, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

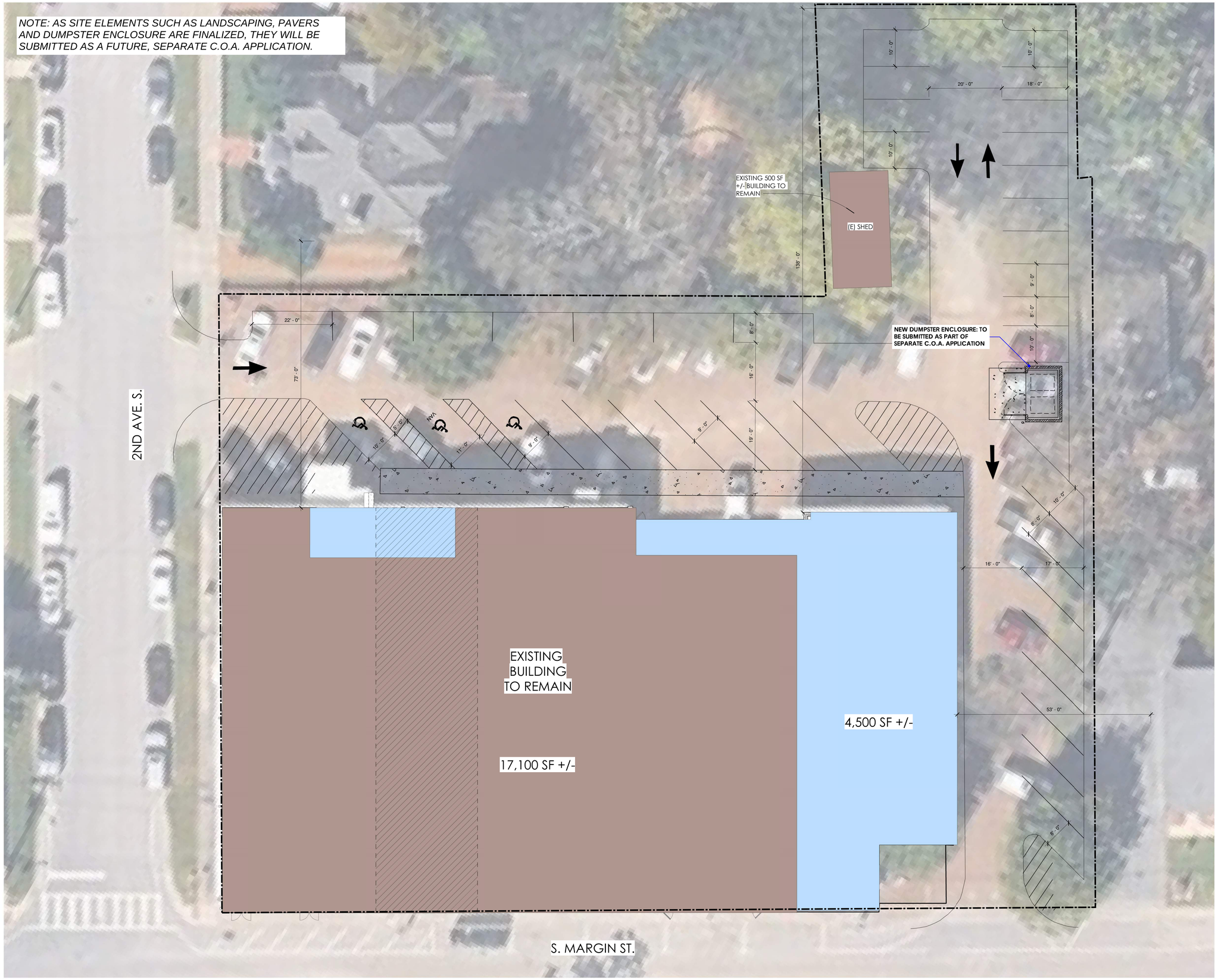
NO.	DESCRIPTION	DATE
	HZC SUBMITTAL	06/26/26

Project Number
25.1015

PROPOSED DEMO

03

SHEET SIZE: ARCH E1 (30" X 42")



PROPOSED SITE PLAN
1" = 10'-0"

0' 5' 10' 20'

6/26/2026 3:49:27 PM

906 STUDIO
ARCHITECTS +INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE ICE HOUSE HOTEL
COOL SINCE 1928

251 2ND AVENUE REDEVOLPMENT

THE OLD ICE HOUSE, LLC

251 2ND AVE.
FRANKLIN, TN

PRELIMINARY
NOT FOR CONSTRUCTION

COPYRIGHT 2026, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	HZC SUBMITTAL	06/26/26

Project Number
25.1015

PROPOSED SITE PLAN

04

SHEET SIZE: ARCH E1 (30" X 42")

NORTH WEST CORNER AERIAL PERSPECTIVE

SOUTH WEST CORNER PERSPECTIVE

906 STUDIO
ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE ICE HOUSE HOTEL
COOL SINCE 1898

251 2ND AVENUE REDEVOLPMENT

THE OLD ICE HOUSE, LLC

251 2ND AVE.
FRANKLIN, TN

PRELIMINARY

NOT FOR CONSTRUCTION

COPYRIGHT 2026, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	HZC SUBMITTAL	06/26/26

Project Number
25.1015

RENDERINGS

05

6/26/2026 3:30:51 PM

SHEET SIZE: ARCH E1 (30" X 42")

NORTH WEST CORNER AERIAL PERSPECTIVE

NORTH EAST CORNER PERSPECTIVE

906 STUDIO
ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE ICE HOUSE HOTEL
COOL SINCE 1898

251 2ND AVENUE REDEVOLPMENT

THE OLD ICE HOUSE, LLC

251 2ND AVE.
FRANKLIN, TN

PRELIMINARY

NOT FOR CONSTRUCTION

COPYRIGHT 2026, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	HZC SUBMITTAL	06/26/26

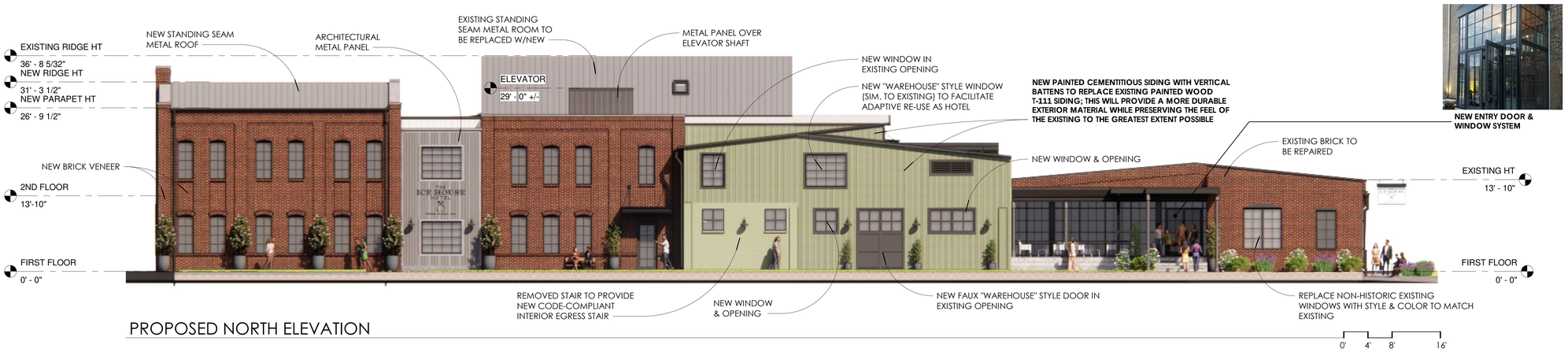
Project Number
25.1015

RENDERINGS

06

6/26/2026 3:30:51 PM

SHEET SIZE: ARCH E1 (30" X 42")



PROPOSED NORTH ELEVATION

EXISTING REAR (NORTH) ELEVATION
(FACING PARKING LOT)

NEW WINDOW & DOOR SPECS:

TO PROVIDE A LOOK THAT WILL MATCH THE HISTORIC CHARACTER OF THE PROPERTY AND DISTRICT, WE ARE PROPOSING:

AT ENTRIES: PELLA RESERVE CONTEMPORARY DIRECT FIXED WINDOWS WITH RESERVE TRADITIONAL COMMERCIAL ENTRY DOOR

AT WINDOWS BOTH AT HOTEL AND TO REPLACE EXISTING NON-HISTORIC ICE HOUSE WINDOWS: PELLA RESERVE TRADITIONAL DIRECT FIXED WINDOWS

PROPOSED SIDE (EAST) ELEVATION

EXISTING SIDE (EAST) ELEVATION
(FACING ACCESS DRIVE)

NOTE:

1) SIGNAGE SHOWN IS CONCEPUTAL ONLY AND WILL NOT BE INCLUDED IN FINAL PACKAGE FOR APPROVAL; ALL SIGNAGE WILL BE SUBMITTED WITHIN A SEPARATE FUTURE PACKAGE (PENDING FINAL BRANDING)

2) LIGHT FIXTURES ARE SHOWN FOR REFERENCE AND CHARACTER, BUT FINAL EXTERIOR LIGHTING FIXTURE SELECTIONS WILL BE COORDINATED WITH HZC PRESERVATION STAFF.

6/26/2026 3:30:59 PM

906 STUDIO
ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE ICE HOUSE HOTEL
COOL SINCE 1938

251 2ND AVENUE REDEVOLPMENT

THE OLD ICE HOUSE, LLC

251 2ND AVE.
FRANKLIN, TN

PRELIMINARY
NOT FOR CONSTRUCTION

COPYRIGHT 2026, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

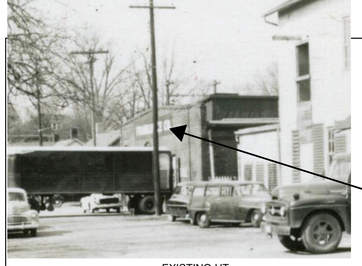
NO.	DESCRIPTION	DATE
	HZC SUBMITTAL	06/26/26

Project Number
25.1015

OVERALL ELEVATIONS

07

SHEET SIZE: ARCH E1 (30" X 42")



South Elevation - S. Margin St.

0' 4' 8' 16'

EXISTING SOUTH ELEVATION
ALONG SOUTH MARGIN STREET

NEW WINDOW & DOOR SPECS:

TO PROVIDE A LOOK THAT WILL MATCH THE HISTORIC CHARACTER OF THE PROPERTY AND DISTRICT, WE ARE PROPOSING:

AT ENTRIES: PELLA RESERVE CONTEMPORARY DIRECT FIXED WINDOWS WITH RESERVE TRADITIONAL COMMERCIAL ENTRY DOOR

AT WINDOWS BOTH AT HOTEL AND TO REPLACE EXISTING NON-HISTORIC ICE HOUSE WINDOWS: PELLA RESERVE TRADITIONAL DIRECT FIXED WINDOWS

West Elevation - 2nd Ave. South

0' 4' 8' 16'

NOTE:

1) SIGNAGE SHOWN IS CONCEPUTAL ONLY AND WILL NOT BE INCLUDED IN FINAL PACKAGE FOR APPROVAL; ALL SIGNAGE WILL BE SUBMITTED WITHIN A SEPARATE FUTURE PACKAGE (PENDING FINAL BRANDING)

2) LIGHT FIXTURES ARE SHOWN FOR REFERENCE AND CHARACTER, BUT FINAL EXTERIOR LIGHTING FIXTURE SELECTIONS WILL BE COORDINATED WITH HZC PRESERVATION STAFF

6/26/2026 3:31:11 PM

906 STUDIO
ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE ICE HOUSE HOTEL
COOL SINCE 1928

251 2ND AVENUE REDEVOLPMENT

THE OLD ICE HOUSE, LLC

251 2ND AVE.
FRANKLIN, TN

PRELIMINARY
NOT FOR CONSTRUCTION

COPYRIGHT 2026, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	HZC SUBMITTAL	06/26/26

Project Number
25.1015

OVERALL ELEVATIONS

08

SHEET SIZE: ARCH E1 (30" X 42")

South Elevation - S. Margin St.

0' 4' 8' 16'

PROPOSED PRODUCT FOR NEW WINDOWS: PELLA RESERVE CONTEMPORARY DIRECT FIXED

EXISTING WINDOWS & LOUVERS TO BE RE-PAINTED & RE-GLAZED AS NECESSARY

EXISTING SOUTH ELEVATION ALONG SOUTH MARGIN STREET

ENLARGED VIEW OF EXISTING WINDOW: PENETRATIONS & WINDOW-MOUNTED AIR CONDITINING UNITS TO BE REMOVED & WINDOWS REPAIRED

ENTIRETY OF BLOCK WALL (INCLUDING HEADERS) TO BE REPAINTED OF LIGHT COLOR TO MATCH PREVIOUS

ENLARGED VIEW OF EXISTING WINDOW: AT THIS AREA OF WINDOWS, WOOD FRAME TO BE REPAIRED & REPAINTED, STEEL FRAME TO BE RE-PAINTED. ALL PAINT WILL BE TO MATCH PREVIOUS

906 STUDIO
ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE ICE HOUSE HOTEL
COOL SINCE 1928

251 2ND AVENUE REDEVOLPMENT

THE OLD ICE HOUSE, LLC

251 2ND AVE.
FRANKLIN, TN

PRELIMINARY

NOT FOR CONSTRUCTION

COPYRIGHT 2026, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	HZC SUBMITTAL	06/26/26

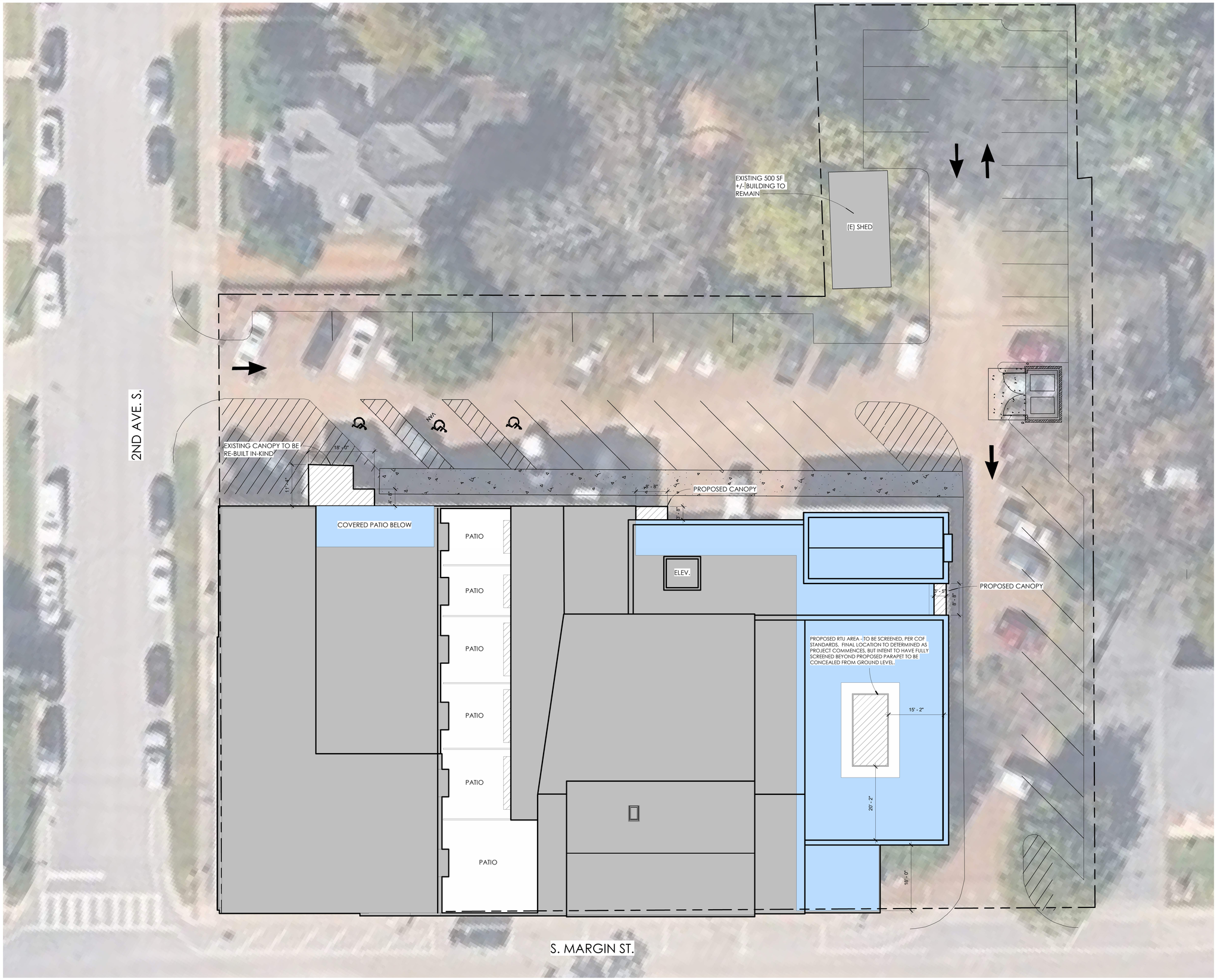
Project Number
25.1015

WINDOWS

09

6/26/2026 3:31:11 PM

SHEET SIZE: ARCH E1 (30" X 42")



ROOF PLAN
1" = 10'-0"

0' 5' 10' 20'

7/8/2026 11:23:43 AM

906 STUDIO
ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE ICE HOUSE HOTEL
COOL SINCE 1938

251 2ND AVENUE REDEVELOPMENT

THE OLD ICE HOUSE, LLC

251 2ND AVE.
FRANKLIN, TN

PRELIMINARY
NOT FOR CONSTRUCTION

COPYRIGHT 2026. 906 STUDIO. PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO. PLLC.

NO.	DESCRIPTION	DATE
	HZC SUBMITTAL	06/26/26

Project Number
25.1015

ROOF PLAN

08

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:	**407 Church St. (Downtown Franklin Historic District)**
Applicant:	**Franklin Sign Co., Justin Schwallie**
Owner:	**Anita R. Tiley**
Project #:	**9158**
Type of Work:	**Consideration of Signage (Wall)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**June 1, 2026**
Expiration Date:	**June 1, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a new wall sign located at 407 Church Street.

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

- **Location:** The Guidelines state that wall signs must be placed in traditional locations. Wall signs shall be applied flat against the building facade and mounted or applied directly to the building. Additional guidance from the Guidelines includes mounting signs to minimize damage to historic materials. The proposed wall sign is located on the front façade between the two bay windows, where the sign of the same design and size was located. If possible, using the same holes to mount the sign is recommended.

- **Quantity:** The Guidelines state that a maximum of one per building is recommended only if a band sign exists on the building. One wall sign is proposed, and no band sign exists on the building. The quantity proposed is appropriate.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 9 square feet and proportionate to the building facade and other signage. The sign panel is proposed to replace an existing wall sign panel on the building, which is 21.93 sq. ft. There is no increase or change in the sign area, and it is appropriate to remain, as it is not increasing the size, and it is positioned in the same location.

- **Height:** The Guidelines state that the maximum height from grade is 12'. The wall sign is proposed to be located 9' from grade. The proposed height is appropriate.

- **Projection/Sign Thickness:** The Guidelines state that the sign may have a maximum thickness of 2" and project from the wall a maximum of 6". The proposed sign is 2" thick and will be attached directly to the building. The sign thickness and projection proposed are appropriate.

- **Material:** The Guidelines state to use finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign will use an HDU sign panel, but the finish has not been specified. The proposed material meets the intent of the Guidelines, but the finish should align with the Guidelines.

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

- **Illumination:** No changes are proposed to the existing gooseneck light fixtures.

APPLICABLE GUIDELINES
Chapter 8 – Signs

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

- The sign must be attached to the building carefully to prevent damage to the historic fabric.
- The signage must utilize 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/

FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

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

SW Tricorn Black

One Shot Metallic Brass

40.5"x78"

Lange Accounting & FINANCIAL SERVICES

Job Number:

Order Date: 4/20/2026

Estimate: $ 4883.88

Salesperson: Travis Braud

Customer: Susan Lange

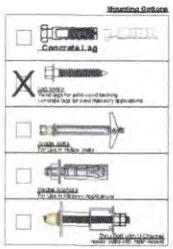
Company: Lange Accounting & Finacial

Address: 407 Church St Suite 2

City: Franklin

Zip Code: 37064

Phone Number: 615-716-9551



Linear ft =30.5' 40.5" h x 78"w = 21.93 sqft.

UL # TBD

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

Production Time: 4 to 6 weeks

Comments:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

Remove existing sign and replace with same shape sign. Sign is constructed from HDU and is 2" thick with black background being routed in. Gold color will be dimensional. Sign to be attached directly to wall. Will attempt to utilize existing holes to limit penatrations into building. (*)

Customer Signature: Susan Lange

Landlord Name (Printed): Anita R. Tiley

Landlord Signature: Anita R Tiley

(*) Existing sign, installed by Franklin Sign, is seperating from building (left side). You may need longer bolts

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 James A. Tiley Anita R. Tiley
(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:

048.00 / 078C Group G
(Property Parcel/Tax ID Number)
and located at:

407 Church St; Franklin TN
(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

Susan Range, Range Accounting & Financial
(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.

x [signature]
Owner Signature

x [signature]
Additional Owner Signature, if applicable

7103 Bolton St
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

TERRY GENE WEST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 6, 2026

Subscribed and sworn to before me this

14 day of May, 2024.

[signature]
Notary Public

My Commission Expires: 7/6/26

Law Dept approved (2) 05.13.24

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:	**324 Liberty Pike Ste. 135 (Franklin Road Historic District)**
Applicant:	**Essy Khansari**
Owner:	**Franklin 240, LLC.**
Project #:	**9159**
Type of Work:	**Consideration of Signage (Sandwich Board Sign)**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**June 2, 2026**
Expiration Date:	**June 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 business located at 324 Liberty Pike, Suite 135.

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

- **Sandwich Board Signs:** A pair of advertisement boards connected at the top by straps or hinges, designed to be placed on the sidewalk in front of the ground-floor retail storefront/ tenant space. The proposed sign is consistent with the design of a sandwich board sign as listed in the Guidelines or Zoning Ordinance. The proposed sign frame is appropriate.

- **Location:** The Guidelines state that sandwich board sign 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 proposed sandwich board sign will be placed on the sidewalk located in front of the retail space. The clearance around the 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 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 24" by 36", or 6 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 41.5" or 3 feet 5 inches. The height is appropriate.

- **Material:** The Guidelines state that the material should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign consists of a metal frame and an aluminum sign face with a high gloss powder-coated finish. The materials are appropriate, but they must use a matte finish.

- **Color:** The Guidelines state that a maximum of 3 colors, and with a darker background color than the lettering color is recommended for the colorway. The Guidelines recommend to use muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed sign utilizes a black background with white lettering. 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 signage must utilize a matte finish.

- The placement of the sandwich board sign shall 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/

Signarama of Franklin

Project: Essy's Rug

Customer / Project #	Approved by:	Date:	Drawings may not in scale. Colors on finished products may vary slightly from electronic proof. Check the spelling carefully. PLEASE REVIEW THIS PROOF CAREFULLY!	Signarama 1113 Murfreesboro Rd, Franklin TN 37064 (615) 628-7878 / signarama-franklin.com
Essy's Rug/ 2640				

Metal A Frame

Images are for illustrative purposes only and may not represent the final product

Visit our Branded Apparel and Promotional items sister company www.shop.fullypromoted.com FULLY PROMOTED Branded Apparel & Promotional Products

Customer / Project #	Approved by:	Date:	Drawings may not in scale. Colors on finished products may vary slightly from electronic proof. Check the spelling carefully. PLEASE REVIEW THIS PROOF CAREFULLY!	Signarama 1113 Murfreesboro Rd, Franklin TN 37064 (615) 628-7878 / signarama-franklin.com
Essy's Rug/ 2640				

Metal A Frame:

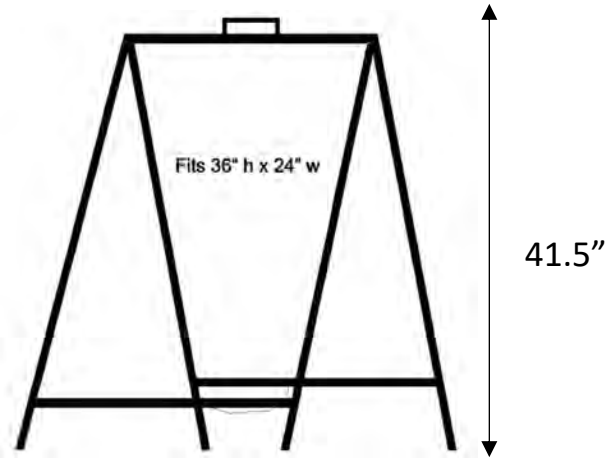
Overall Height - 41.5” height by 36” wide.
Protective High Gloss Powder Coated Finish.
Black color.
3/4" Angle Iron Construction.

Sign faces:

3mm aluminum composite.
24” wide by 36” high.
Digital printed.
2 sign face by frame, each one one-sided printed.

Colors:

White CMYK (0/0/0/0)
Black CMYK (0/0/0/100)



Images are for illustrative purposes only and may not represent the final product

Visit our Branded Apparel and Promotional items sister company www.shop.fullypromoted.com FULLY PROMOTED Branded Apparel & Promotional Products

TERMS & CONDITIONS – SIGNARAMA OF FRANKLIN

GENERAL TERMS

- A 50% non-refundable production deposit is required unless a valid Purchase Order (PO) is submitted prior to approval. A 50% non-refundable production deposit is required for all projects. If a Purchase Order (PO) is provided and accepted by Signarama of Franklin, production may begin without the immediate deposit; however, the customer remains fully obligated to pay the 50% deposit no later than the payment terms stated on the PO (e.g., Net 30). This deposit is mandatory and must be paid regardless of any later disputes, revisions, quality claims, or project delays. A PO only defers the timing of the deposit—it does not waive, replace, or reduce the deposit requirement.
- Pricing reflects payment by cash, check, or ACH. Payments made via credit or debit card will incur a 3% processing fee.
- Estimates are valid for 30 days and rely on accurate information provided by the customer.
- Proof images are conceptual renderings; final products may vary in color, scale, or appearance.
- Each estimate includes one proof and up to two revisions; additional revisions or redesigns will be billed.
- All designs, layouts, vectors, and production files created or modified by Signarama remain its intellectual property unless a written transfer agreement and design fee are executed.

1. INSTALLATION TERMS

- The installation site must be accessible, safe, and prepared at the scheduled time. Additional trip, labor, or equipment charges may apply if the site is not ready.
- Any undisclosed structural conditions—including conduits, reinforcements, plumbing, insulation, or obstructions—may result in added labor or hardware charges.
- The customer is responsible for obtaining all landlord, HOA, or property management approvals. Undisclosed restrictions will result in additional charges.
- Any permitting, inspections, re-inspections, variances, engineering, or code-mandated requirements not listed in the estimate will be billed separately.
- Construction, trenching, core drilling, concrete work, steel fabrication, electrical services, or specialty hardware not listed will incur additional costs.
- Completed signs not installed within 14 days due to customer delay are subject to a 1% monthly storage fee.
- If installation is postponed or delayed by the customer or their representatives, the full remaining balance becomes due within 5 days, regardless of installation date.
- The customer is responsible for contacting 811 ("Call Before You Dig") and ensuring all underground utilities are properly marked before any installation requiring ground penetration, including post & panel signs, monument signs, footings, or ground-mounted structures.
- If the customer marks, selects, or instructs Signarama of Franklin to install a sign in a specific location—whether by stake, paint, spray, flag, drawing, verbal instruction, or any other method—the customer assumes full responsibility for that installation point.
- Signarama of Franklin shall not be held liable for any damage, delay, utility strike, or cost arising from conditions present at a customer-selected installation point, whether 811 was contacted or not.

Customer Responsibility For Marked Areas

- Regardless of whether the area is marked by 811, the customer confirms that:
- They have independently verified the safety of the chosen installation area.
- They have either contacted 811 or otherwise obtained the necessary information about underground utilities or buried infrastructure.
- Their marked installation point is accurate, safe, and approved for digging or penetration.
- They assume full liability for any consequences arising from installing in the marked location.
- The customer responsibility applies even if 811 markings are incomplete, inaccurate, absent, or contradictory.

2. ELECTRICAL REQUIREMENTS

Customer must provide a code-compliant 120V / 20A dedicated circuit within 5 feet of the sign installation point.
Power must be visible, labeled, and accessible at the time of installation.
Failure to meet electrical requirements will incur additional trip or installation charges.

3. PROOFING & APPROVAL

- A proof will be provided after receipt of the deposit (or design deposit, if applicable).
- Production will not begin without written or digital proof approval.
- Approval releases Signarama from responsibility for spelling, layout, dimensional, or content errors.
- The 50% deposit becomes non-refundable once proof is approved.
- The remaining balance is due on the installation day unless delayed by the customer.

4. POST-INSTALLATION LIABILITY

- Signarama of Franklin is not responsible for damages occurring after installation due to:
- Natural events (storms, wind, lightning, flooding, etc.)
- Vandalism, theft, or third-party actions
- Misuse, neglect, or improper maintenance
- Structural movement, substrate failure, or building shifts
- Normal wear and tear

5. MATERIAL SELECTION DISCLAIMER

- Unless the customer explicitly requests a specific brand or material in writing, Signarama will use professional-grade materials based on performance and availability.

6. NO WARRANTY UNLESS ISSUED

- No warranty—express or implied—is provided unless a written warranty document is issued for the specific project and signed by both parties.
- No verbal statements constitute a warranty.

8. VEHICLE DROP-OFF LIABILITY & MOVEMENT AUTHORIZATION

- Vehicles left on Signarama premises are stored strictly at the customer's own risk.
- Signarama is not responsible for theft, vandalism, weather damage, third-party actions, or pre-existing paint or mechanical issues.
- Customer authorizes Signarama to move or reposition the vehicle as needed to perform the contracted work.

9.ARTWORK, LOGO RECREATION & VECTORIZATION RIGHTS

- Any artwork recreated, cleaned up, traced, or modified by Signarama remains its intellectual property unless purchased separately.
- Editable files, vector files, production files, or design assets will only be released upon payment of the applicable design or release fee.

By signing below or approving electronically through our system, the customer acknowledges and agrees to all terms and conditions outlined above.

Customer Name: _____

Signature: _____

Date: _____

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 Essy Khansari (Essy's Rha Gallery
(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:

106042542
(Property Parcel/Tax ID Number)
and located at:

324 Liberty pike Ste 135 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

Essy Khansari
(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

324 Liberty pike Ste 135
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

12th day of May, 2026.

Vicki A Burge
Notary Public

My Commission Expires: 3-6-2030

VICKI A. BURGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Law Dept approved (2) 05.13.24

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

Address:	**140 4th Ave. S. (Downtown Franklin Historic District)**
Applicant:	**Franklin Sign Company, Justin Schwallie**
Owner:	**The 140 4th Ave. S. Trust**
Project #:	**9176**
Type of Work:	**Consideration of Signage (Awning, Convenience & Post-and Arm)**
Status:	**Approval with Conditions** **(See "Approved Work Specifications" Below)** **Not Approved Work** **(See "Not-Approved Work Specifications" Below)**
Approval Date:	**June 25, 2026**
Expiration Date:	**June 25, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a new awning sign, post-and-arm sign, and additional convenience signs at 140 4th Avenue South.

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

Awning:

- **Quantity:** The Guidelines state that a maximum of one per main entrance per retail storefront/tenant space on the ground floor is recommended. There is an existing sign above the ground-floor windows that will be refaced. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state that the sign area can be either a maximum of 60 percent of the awning valance or 25 percent of the awning face, in addition to the allowable wall signage. The calculations included do not group the signage into the smallest geometric shape to encompass all signage in one shape. The signage may not exceed 25 percent of the awning face. **The proposed sign area does not appear appropriate.**

- **Placement:** The Guidelines state to place signage either on the awning valance or on the awning face, but not both. The signage is proposed to be placed on the awning face. The proposed placement is appropriate.

- **Height:** The Guidelines state the maximum height is 16 feet. The proposed awning is existing and is not being altered. The height will remain the same. The proposed height is appropriate.

- **Materials:** The Guidelines state to use opaque canvas, cotton duck, or similar natural materials with lettering painted, screen printed, or appliqued. The material proposed is acrylic fabric. The proposed material is appropriate.

- **Colors:** The Guidelines state that a maximum of three colors, with a darker background color than the lettering color, is recommended for the colorway. The proposed signage features a dark-background awning with lighter lettering. The proposed colors are appropriate.

Convenience Signs:

- **Location:** The Guidelines state that the placement location is at minimum the setback at the property line. The signs are located behind the building in the rear parking lot. The sign location is appropriate.

- **Quantity:** The Guidelines state that a maximum of one per entrance and one per exit is recommended, and limited additional signs may be approved when they are not visible from the right-of-way. The proposed signs are replacing 5 existing additional convenience signs. The proposed quantity is appropriate, as they are not visible from the public right of way

- **Sign Area:** The Guidelines state that the recommended sign area maximum is 4.5 square feet, and where not visible from the right-of-way, convenience signs used for parking spaces may be up to 1.5 square feet. The signs are proposed to be 1.5 sq. ft. The proposed sign area is appropriate.

- **Height:** The Guidelines state that where not visible from the right-of-way, convenience signs used for parking spaces may be up to 6.5 feet tall. The signs are proposed to be mounted on metal posts with the top of the signs at 5 feet from grade. The proposed height is appropriate.

- **Material:** The Guidelines state that signs should consist of a finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed signs will be made of finished metal material. The finish was noted to be a matte laminate. The proposed materials are appropriate.

- **Color:** The Guidelines state that a maximum of three 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 signs utilize a dark background and light lettering. The colors are appropriate.

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

Post-and-Arm

- **Location:** The Guidelines state to place the sign in a traditional front yard location and to be perpendicular to the public sidewalk. The proposed sign is located in the front landscaped area, perpendicular to the public sidewalk. The proposed location is appropriate.

- **Quantity:** The Guidelines state that a maximum of one per building is recommended only if no post-and-panel signs exist. A maximum of three signs is recommended for a building. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state that the maximum sign area is 9 sq. ft. The proposed sign panels will be 9 sq. ft. The proposed sign area size is appropriate.

- **Height:** The Guidelines state that the maximum post height is 7 feet in height. The proposed post will be 6 feet in height from grade. The proposed height is appropriate.

- **Material:** The Guidelines state that signs should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panel will be a metal panel, a metal chain, and a metal post. The proposed materials are appropriate. The finish was noted to be a matte laminate, 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 is proposed to be a black background and white lettering. The proposed colors are appropriate.

- **Illumination:** No illumination is proposed for the signage within the application.

APPLICABLE GUIDELINES
Chapter 8 – Signs

NON-APPROVED WORK SPECIFICATIONS
The awning sign is **not approved** and must be resubmitted for a Certificate of Appropriateness. The awning sign's measurements must be adjusted to align with the Design Guidelines' recommendations.

APPROVED WORK SPECIFICATIONS
The convenience signs and post-and-arm sign are **approved** with the following conditions:

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

2. 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/

FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

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

Job Number: 15365

Order Date: 6/3/26

Estimate: $ 3,472.97

Salesperson: Justin Schwallie

Customer: Nikki Zuercher

Company: Zurich Homes

Address: 140 4th Ave S

City: Franklin

Zip Code: 37064

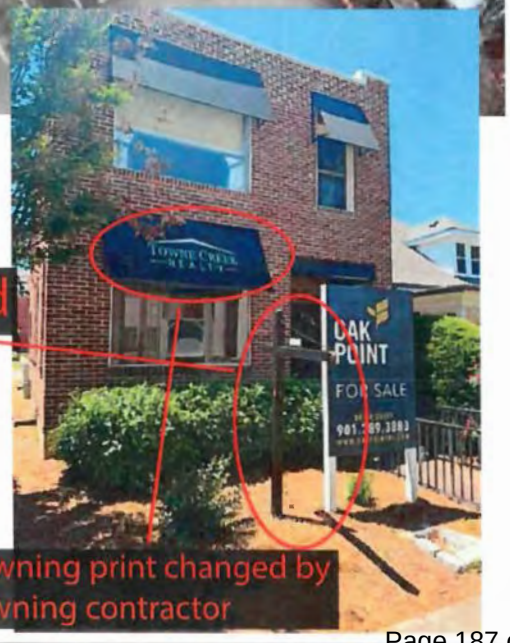
Phone Number: 937-760-4195

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

Production Time: 4 to 6 weeks

Site plan

Existing conditions



FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

Phone (615) 503-9972 320 PREMIER CT #222 FRANKLIN TN 37067 Fax (615) 503-9840

Awning change

Job Number: 15365

Order Date: 6/3/26

Estimate: $ 3,472.97

Salesperson: Justin Schwallie

Customer: Nikki Zuercher

Company: Zurich Homes

Address: 140 4th Ave S

City: Franklin

Zip Code: 37064

Phone Number: 937-760-4195

Comments:

Awning installed and changed by others

Awning cost not included in estimate pricing

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

Production Time: 4 to 6 weeks

Customer Signature: Nikki Zuercher

Landlord Name (Printed): Micah Zuercher (owner)

Landlord Signature: Nikki Zuercher

FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

phone (615) 503 9972 320 PREMIER CT #222 FRANKLIN TN 37067 fax (615) 503 9840

Job Number: 15365

Order Date: 6/3/26

Estimate: $ 3,472.97

Salesperson: Justin Schwallie

Customer: Nikki Zuercher

Company: Zurich Homes

Address: 140 4th Ave S

City: Franklin

Zip Code: 37064

Phone Number: 937-760-4195

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

Production Time: 4 to 6 weeks

New post and arm sign

Panel details on next page

Comments:

6mm ACM panel hung from new matte black post and arm

3" round post with ball caps

Installed in location of existing sign

Panel attached to arm with closed chain and s hooks

Customer Signature: Nikki Zuercher

Landlord Name (Printed): Micah Zuercher (Owner)

Landlord Signature: Nikki Zuercher

FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

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

Job Number: 15365

Order Date: 6/3/26

Estimate: $ 3,472.97

Salesperson: Justin Schwallie

Customer: Nikki Zuercher

Company: Zurich Homes

Address: 140 4th Ave S

City: Franklin

Zip Code: 37064

Phone Number: 937-760-4195

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

Production Time: 4 to 6 weeks

9 SQFT panel

Comments:

6mm ACM panel with printed vinyl laminated with matte laminate

New hanging panel details

Customer Signature: [signature]

Landlord Name (Printed): Micah Zuercher (owner)

Landlord Signature: [signature]

FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

(615) 503 9972 320 PREMIER CT #222 FRANKLIN TN 37067 fax (615) 503 9840

New post and arm sign

Job Number: 15365

Order Date: 6/3/26

Estimate: $ 3,472.97

Salesperson: Justin Schwallie

Customer: Nikki Zuercher

Company: Zurich Homes

Address: 140 4th Ave S

City: Franklin

Zip Code: 37064

Phone Number: 937-760-4195

Comments:

Bottom of sign roughly 15" above grade

Remove existing frame and replace with new

Scale is approximate

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

Production Time: 4 to 6 weeks

Customer Signature: Micah Zuercher

Landlord Name (Printed): Micah Zuercher (owner)

Landlord Signature: Micah Zuercher

FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

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

Job Number: 15365

Order Date: 6/3/26

Estimate: $ 3,472.97

Salesperson: Justin Schwallie

Customer: Nikki Zuercher

Company: Zurich Homes

Address: 140 4th Ave S

City: Franklin

Zip Code: 37064

Phone Number: 937-760-4195

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

Production Time: 4 to 6 weeks

1.5 SQFT Panel

Comments:

5' from grade to top of sign

Sign mounted to 2"x2" aluminum post and buried 18"-24" in the ground with concrete

3mm ACM with a printed graphic with matte laminate

Installed in location of existing signs

New parking signs

Customer Signature: Micah Zuercher

Landlord Name (Printed): Micah Zuercher (owner)

Landlord Signature: Micah Zuercher

FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

phone (615) 503 9972 320 PREMIER CT #222 FRANKLIN TN 37067 fax (615) 503-9840

Job Number: 15365

Order Date: 6/3/26

Estimate: $ 3,472.97

Salesperson: Justin Schwallie

Customer: Nikki Zuercher

Company: Zurich Homes

Address: 140 4th Ave S

City: Franklin

Zip Code: 37064

Phone Number: 937-760-4195

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

Production Time: 4 to 6 weeks

Comments:

Top of sign to be roughly 60"

Scale is approximate

New proposed parking signs

Customer Signature: Micah Zuercher

Landlord Name (Printed): Micah Zuercher (owner)

Landlord Signature: Micah Zuercher

Awning Size: 53.25." Tall by 108' Wide = 5,751 Square Inches
ZH Logo Size: 16" Tall by 20" Wide = 320 Square Inches
Zurich Homes Lettering Size: 7" Tall by 76" Wide = 532 Square Inches
Total Sign Area: 320 + 532 = 852
Sign Coverage: 852/5751 X 100 = 14.8% of the awning area (approximately 15%)

FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

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

Door sign

Job Number: 15365

Order Date: 6/3/26

Estimate: $ 3,472.97

Salesperson: Justin Schwallie

Customer: Nikki Zuercher

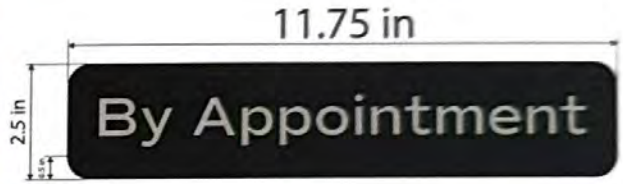
Company: Zurich Homes

Address: 140 4th Ave S

City: Franklin

Zip Code: 37064

Phone Number: 937-760-4195



.2 SQFT

Comments:

3mm panel with printed decal applied matte laminate. Attached to door over existing "NO Soliciting" Sign.

Attached with double-sided tape

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

Production Time: 4 to 6 weeks

Customer Signature: Nikki Zuercher

Landlord Name (Printed): Micah Zuercher (owner)

Landlord Signature: Nikki Zuercher

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 The 140 4th Ave S Trust (Micah & Christine Zuercher

(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:

078C G 008.00 000

(Property Parcel/Tax ID Number)

and located at:

140 4th Ave. S.

(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

Franklin Sign Company

(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

140 4th Ave. S.

Property Owner Mailing Address

Franklin, TN 37064

City, State & Zip

Subscribed and sworn to before me this

10 day of June, 2026.

Notary Public

My Commission Expires: 7/2/29

YONATAN M TADESSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Law Dept approved (2) 05.13.24

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:	**236 Public Square (Downtown Franklin Historic District)**
Applicant:	**Franklin Sign Co., Justin Schwallie**
Owner:	**Kristain H. Swain**
Project #:	**9175**
Type of Work:	**Consideration of Signage (Small Hanging/Projecting & Window)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**June 26, 2026**
Expiration Date:	**June 26, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a small hanging/projecting sign and window sign located at 236 Public Square.

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

Small Hanging/Projecting Arm Sign:

- **Quantity:** The Guidelines state that a maximum of one sign is allowed per main entrance to a retail storefront/tenant space on the ground floor. One small hanging/projecting sign is proposed near the main entrance. One hanging projecting sign and one window sign are proposed, and one window sign exists. The proposed maximum quantity is three and aligns with the Guidelines recommendations for a maximum of three signs. The proposed quantity is appropriate.

- **Placement:** The Guidelines recommend that small hanging/projecting signs be placed near the main entrance. The hanging/projecting sign is proposed to be placed near the main entrance into the building. The proposed placement is appropriate.

- **Sign Area:** The Guidelines state that the sign may have up to 2 sides and a sign area of 4.5 sq. ft. per side. The sign proposed is a 26" circle, or 3.68 square feet. The proposed sign area is appropriate.

- **Height:** The Guidelines state that the top of the sign area should be no higher than the ground floor window/transom headers, but shall be hung to maintain an 8-foot minimum clearance from the grade surface (generally defined as the sidewalk or porch floor). The proposed sign is in line with the top of the transom and header above the entrance. The sign height is appropriate.

- **Projection:** The Guidelines state the sign should project from the building façade at a 90-degree angle and project a maximum of 48" from the building, inclusive of the bracket depth. The signs will project from the building at a 90-degree angle. The sign and bracket will project approximately 36". The proposed projection of the sign is appropriate.

- **Material:** The Guidelines state that the material should consist of finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign will be made of a finished HDU material. The material meets the intent of the Guidelines and is appropriate. The finish was not indicated but should align with the Guidelines.

- **Color:** The Guidelines state that a maximum of three 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 features a black background, white lettering, and gold accents. The proposed colors are appropriate.

- **Illumination:** No illumination is proposed within this application.

Window Sign:

- **Quantity:** The Guidelines recommend that a commercial building should have no more than three signs. The quantity is appropriate as one sign is proposed.

- **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 29" by 32", or 6.4 sq. ft. The window area is 87" by 75", or 45.3 sq. ft. The sign area is 7% of the window. The proposed sign area is appropriate.

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

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

- **Colors:** The Guidelines recommend that a maximum of two 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 projecting sign and window sign are **approved** with the following conditions:

1. The signage must utilize matte background finishes. Please indicate on the sign permit the proposed finish.

2. The sign must be attached to the building carefully to prevent damage to the historic fabric. Install any mounting bolts through mortar joints rather than the face of the masonry.

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

4. 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/

FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

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

Job Number:

Order Date: 6/5/2026

Estimate: $ 3711.48

Salesperson: Travis Braud

Customer: Brad and Kim Browning

Company: Grit & Grace

Address: 236 Public Square #103

City: Franklin

Zip Code: 37064

Phone Number: 336-686-0551

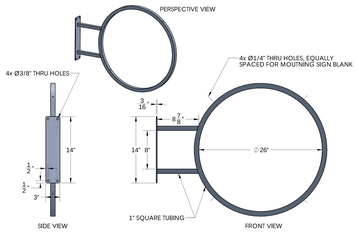
Once the signature sheet is returned and signed, and a 50% down payment is placed the paperwork will be submitted to the code department(s). Code departments operate on their own timeframe. Once we have received approval from the code department(s) we will begin production.

Production Time: 4 to 6 weeks

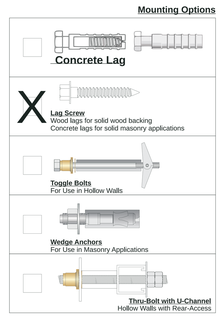
SW Tricorn Black

SW High Hide White

One Shot Metallic Brass



Interior door to suite



26" circle - 3.68sqft

UL # TBD

Comments:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

Sign is constructed from HDU and is 2" thick with black background being routed in leaving Logo and border 3/8" thick. Logo on exterior window is 2nd surface (applied on inside)

Customer Signature: _____

Landlord Name (Printed): _____

Landlord Signature: _____

FRANKLIN SIGN CO.

NNERS • VEHICLES • DECALS • STORE FRONTS

2 320 PREMIER CT #222 FRANKLIN, TN 37067 FAX (615) 503-9840

mber:

Date: 6/5/2026

e: $ 3711.48

erson: Travis Braud

ner: Brad and Kim Browning

ny: Grit & Grace

s: 236 Public Square #103

anklin

de: 37064

Number: 336-686-0551

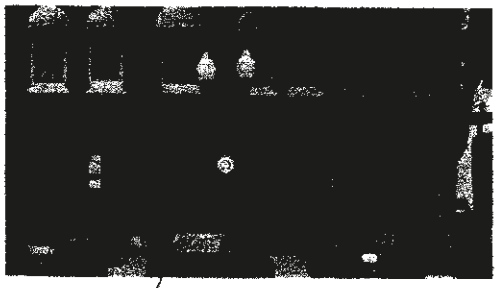
e signature sheet is returned and and a 50% down payment is the paperwork will be submitted ode department(s). Code nents operate on their own me. Once we have received l from the code department(s) we in production.

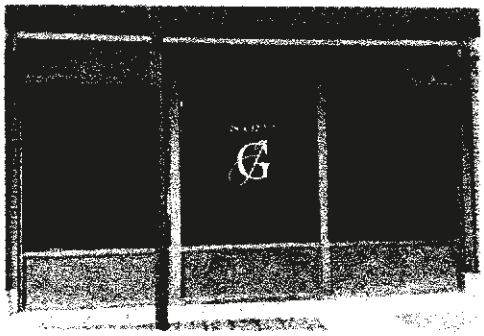
on Time: 4 to 6 weeks

SW Tricorn Black

SW High Hide White

One Shot Metallic Brass





UL # TBD

Comments:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

Sign is constructed from HDU and is 2" thick with black being routed in leaving Logo and border 3/8" thick. Log exterior window is 2nd surface (applied on inside)

Customer Signature: Kim Browning

Landlord Name (Printed): 236 Public Square Building Ren By: 236 Public Square GP, LLC gen

Landlord Signature: Kristen M. Swann

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 236 Public Square Building Roberts Berry LP By 236 Public Square GP, LLC Its general partner By Kristen M. Swain, sole member
(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:

078C N 008.00
(Property Parcel/Tax ID Number)
and located at:

236 Public Square, 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

Brad and Kim Browning
(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.

236 Public Square Building Roberts Berry LP By 236 Public Square GP, LLC
Kristen M. Swain, sole member
Owner Signature

Additional Owner Signature, if applicable

PO Box 682182
Property Owner Mailing Address

Franklin TN. 37068
City, State & Zip

Subscribed and sworn to before me this

11th day of June, 2026.

Wesley Bayles
Notary Public

WESLEY BAYLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: June 29th, 2027

Law Dept approved (2) 05.13.24

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:	**1010 Fair St. (Hincheyville National Register Historic District)**
Applicant:	**Amanda McCreary**
Owner:	**Simpson Roseanne Living Trust**
Project #:	**9174**
Type of Work:	**Minor Alteration on Rear Facade (Non-Historic Door Alteration)**
Status:	**Approval with conditions** **See "Approved Work Specifications" Below)**
Approval Date:	**June 26, 2026**
Expiration Date:	**June 26, 2028 (if work has not commenced)**
Reviewer:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration to the rear façade on a non-historic addition at 1010 Fair Street. The proposal is to revise previously approved plans and install two sets of French doors.

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 of a non-historic addition, that is not readily visible by the public, is appropriate for an administrative review. The Guidelines recommend the following for doors and windows on an addition to a historic residential building:

- Design doors and doorways to read as secondary in appearance and detailing to the historic building.
- Use traditional materials with appearances similar to the doors on the historic building.

The proposed doors are secondary in appearance to the doors on the historic building and are scaled down from what was previously approved. The proposed replacement doors are appropriate. The specifications for the doors have not been included at this time but will need to

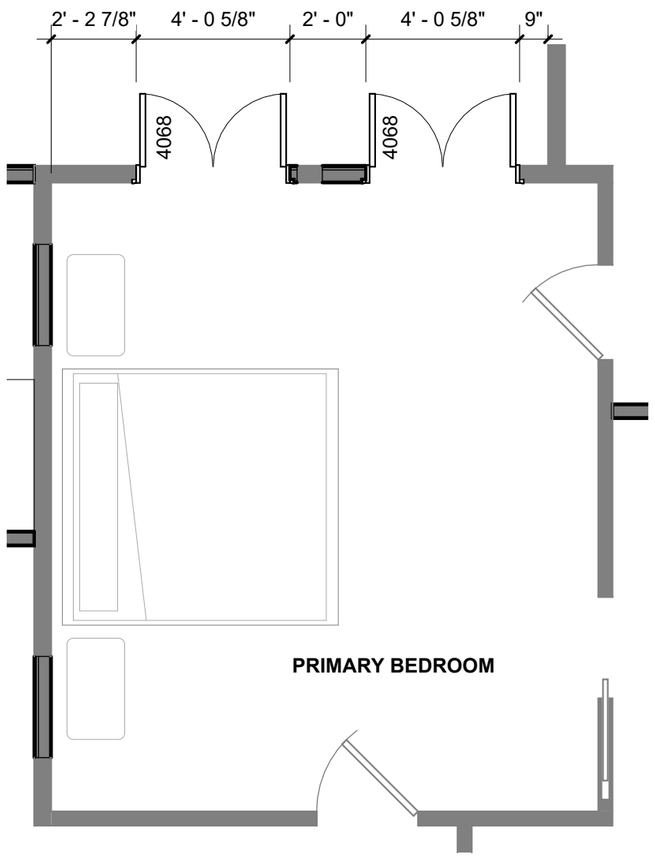
be verified at the time of building permit submittal to ensure the materials are appropriate and are either SDL or TDL doors, similar to doors on historic buildings.

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

APPROVED WORK SPECIFICATIONS
The door alterations are **approved** with the following conditions:

1. The door specifications must be submitted to the Preservation Planner prior to Building Permit issuance to ensure the use of a traditional material and appearance.
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
3. 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



1 FLOOR PLAN // PRIMARY BEDROOM
1/4" = 1'-0"

2 EXTERIOR ELEV // REAR
3/16" = 1'-0"

CHISEL workshop

1010 FAIR STREET

SK02

PRIMARY BEDROOM // DESIGN OPTION 2

SCALE: As indicated

2026.05.14

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078B F 01300 00009078B
(Property Parcel/Tax ID Number)

and located at:

1010 Fair 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

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.

Roseanne Simpson
Signature

10040 E Happy Valley Rd #272
Property Owner Mailing Address

Scottsdale, Az 85255
City, State & Zip

Subscribed and sworn to before me this
6th day of January, 2026.

Notary Public

DEBRA DAWN TENNEY
Notary Public - Arizona
Maricopa County
Commission # 656581
My Comm. Expires Nov 15, 2027

My Commission Expires: November 15, 2027

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:	**206 S. Margin St. (Downtown Franklin Historic District)**
Applicant:	**Lauren O'Neill**
Owner:	**PBN Management, Bharin Patel**
Project #:	**9177**
Type of Work:	**Consideration of Signage (Post-and-Arm Reface)**
Status:	**Approval with Conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**June 26, 2026**
Expiration Date:	**June 26, 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 post-and-arm sign at 206 South Margin Street.

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

Post-and-Arm Sign

- **Location:** The Guidelines state to place the sign in a traditional front yard location and to be perpendicular to the public sidewalk. The proposed sign is located in the front landscaped area, perpendicular to the public sidewalk. The proposed sign location is appropriate.

- **Quantity:** The Guidelines state that a maximum of one per building is recommended only if no post-and-panel signs exist. A maximum of three signs is recommended for a building. One post-and-arm sign is proposed. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state that the maximum sign area is 9 sq. ft. The proposed sign panels will be 36" x 18", for a total area of 4.5 sq. ft. The proposed sign area size is appropriate.

- **Height:** The Guidelines state that the maximum post height is 7 feet in height. The post exists and is not proposed to be altered. The height is appropriate.

- **Material:** The Guidelines state that wall signs should be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panel will be made of metal. The proposed materials are appropriate. The finish is not indicated. The materials proposed are appropriate, but the finish should align with the Guidelines.

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

- **Illumination:** No illumination is proposed for the signage within the application.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The post-and-arm sign is **approved** with the following conditions:

1. The signage must utilize a matte background finish.

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

3. 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/

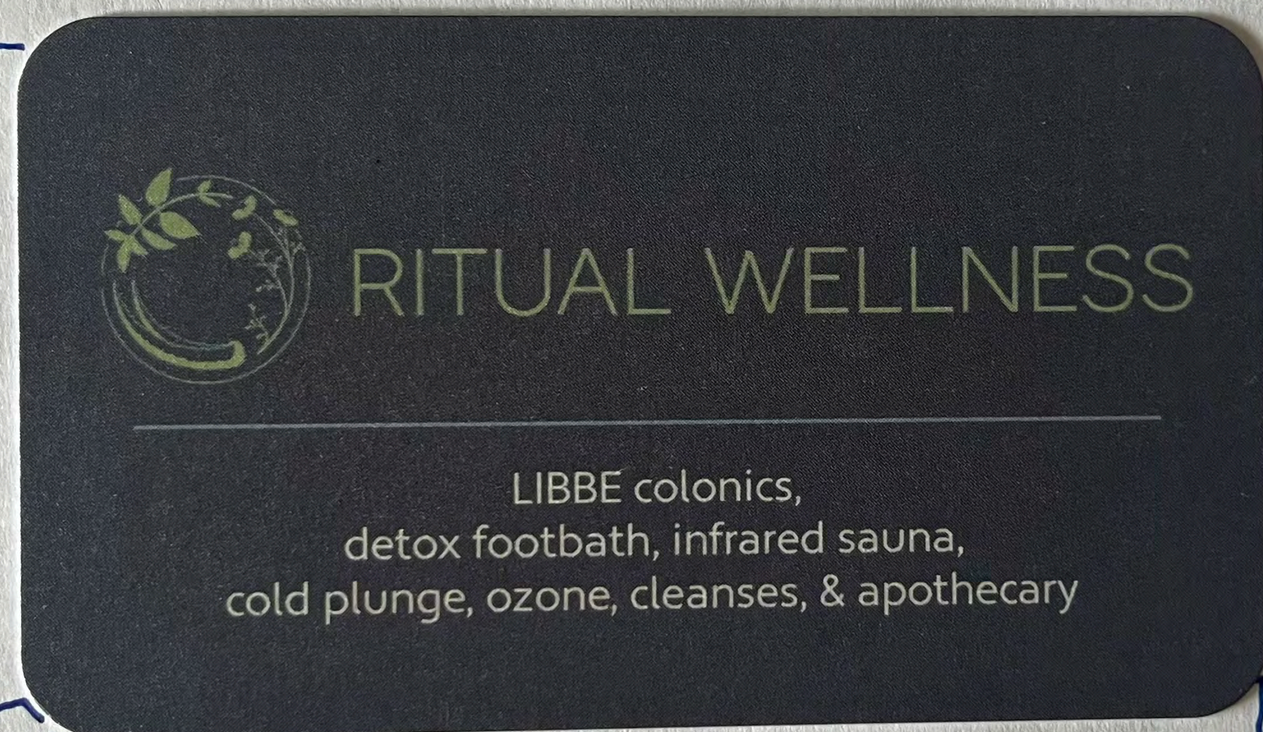
RITUAL WELLNESS

Detox Spa, Organic Juice, Wellness Apothecary

PROOF

Logo + wording
17"

18"



Logo + wording
height 35"

36"

Elizabeth Bulay

From: Lauren O'Neill <lauren.elizabeth.oneill@gmail.com>
Sent: Wednesday, June 17, 2026 10:43 AM
To: Elizabeth Bulay
Cc: Juan Padilla
Subject: Re: 206 S. Margin Street COA Application: Additional Information Needed

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi Elizabeth,

I can confirm the dimensions based on the diagram. The overall sign will be 36"x18" and the logo/lettering area will be 35"x17". This should be under the 9 sq ft maximum.

For material, I am proposing a metal material, a double thickness aluminum, which is my understanding is what all my neighbors have and they used Franklin Sign Co, who is the company I plan to use, too.

Please let me know if this works for the review.

Lauren

On Tue, Jun 16, 2026 at 3:43 PM Elizabeth Bulay <elizabeth.bulay@franklintn.gov> wrote:

Good afternoon Lauren,

Thank you for submitting a COA application for the proposed signage at 206 South Margin Street. There are a few additional pieces of information that need to be confirmed to be included in the application review. Please see below for the requested information. Once confirmed, the application can be accepted for review.

- Sign size: Please confirm if the attached diagram is the proposed sign size you wish to install and include in the application. Once confirmed, we can upload this to the application for you. The maximum sign size for a post and arm sign is 9 square feet.
- Sign material: Please confirm the material of the new sign panel. The Guidelines recommend finished wood or metal.

If you have any questions or concerns, please let me know.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Bhavin Patel / PBN Management
(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:

078 C F 045 00 000
(Property Parcel/Tax ID Number)
and located at:

202-218 S. Margin, Franklin TN 37064 / 206 S. Margin
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Lauren Elizabeth O'Neill
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

1418 New Haven Dr.
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this

3 day of June, 2026.

Kelly E Ormes
Notary Public

My Commission Expires: 04/22/2030

KELLY E. ORMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY