City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, August 10, 2026	5:00 PM	Eastern Flank Event Facility

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

CALL TO ORDER

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

Comments on agenda items may be made in person or by emailing PlanningIntake@FranklinTN.gov before noon 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 New Construction (Accessory Structure) At 109 Everbright Ave.; Asher Paxton, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer

3. Consideration Of Alterations To Previously Approved Plans For New Construction (Parking Structure) At 230 Franklin Rd. (The Factory); Read Talley, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

4. Consideration Of Alterations To Previously Approved Plans For New Construction (Hotel) At 230 Franklin Rd. (The Factory); Read Talley, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

   Sponsors: Kelly Dannenfelser, Emily Huffer

6. Consideration Of Alterations (Principal) And An Addition and Alterations (Accessory) At 3201 Herbert Dr.; Christina James, Applicant.

   Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

7. Administrative COA For Rear Yard Fencing And Gate At 217 5th Ave. S.; Michael Briggs, Applicant.

8. Administrative COA For Minor Alteration Non-Historic Rear Material Alteration At 819 W. Main St.; Candie Westbrook, Applicant.

9. Administrative COA For Signage (Small Hanging/Projecting Sign) At 339 Main St.; Abigail Shirley, Applicant.

10. Administrative COA For Signage (Window) At 339 Main St.; Abigail Shirley, 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, July 13, 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

Vice Chair Brian Laster called the meeting to order at 5:00 PM.

Commissioners Present: Angela Calhoun, Bob Barrett, Madalyn Ingram, Brian Laster, Mary Pearce, Kathy Worthington, Michael Orr

Commissioners Absent: Tyler LeMarinel, Holly Thompson

Staff Present: Elizabeth Bulay, Kelly Dannenfelser, Jared Carter, Ronda Webb

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.)

Vice Chair Brian Laster asked for citizen comments. There were none.

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**

   Sponsors:

   A motion was made by Commissioner Orr, seconded by Commissioner Calhoun to Approve the Minutes from the June 8, 2026 meeting. The motion carried 7-0.

ANNOUNCEMENTS

Vice Chair Brian Laster asked if Staff had any announcements. There were none.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that 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. 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 proposed use of concrete and brick for the driveway materials is appropriate.

Recommendation:
Staff recommends approval of the driveway material alterations with conditions outlined in the staff report.

Applicant Speaker: Ed Tesser. Mr. Tesser stated that he had originally replaced the front sidewalk with a new brick herringbone design. The owner loved the brick work so much she asked if more brick details could be added to the front driveway.

Citizen Comments: None

MOTION
Commissioner Orr motioned to approve Site Alterations (Driveway Materials) At 717 Glass Ln. with conditions, seconded by Commissioner Barrett.

Discussion:
Commissioner Calhoun stated that the brick work looks great and understood why the homeowner would ask for this type of alteration.

With no further discussion, the motion carried by a vote of 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Elizabeth Bulay. Ms. Bulay stated that 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 fencing is appropriate. However, the use of a different design of the pickets of the fencing would be supported so as not to match the fence that is next door and provide variation of fencing along the street.

Recommendation:
Staff recommend approval with conditions listed on the staff report.

Applicant Speaker: John Gallager. Mr. Gallager stated that they were agreeable to the condition to differentiate to the design of the fencing and submit to staff for approval.

Citizen Comments: none

MOTION
Commissioner Ingram motioned to approve Front Yard Fencing At 234 4th Ave. S., with staff conditions, seconded by Commissioner Orr.

Discussion:
Commissioner Calhoun stated that she agreed with using different pickets to provide a variation along the street.

Commissioner Ingram asked how the fence will connect on the left side as the proposal does show a connection.

Mr. Gallager stated that the fence would come off the side of the house and connect to the neighbors' existing fence with no issues.

Commissioner Pearce noted that this home is larger and has a higher style and suggested the fence reflects the higher style of the home. Ms. Pearce also noted that as part of the conditions, the design will be approved by the Preservation Planner.

Commissioner Calhoun also asked if there are any issues connecting to the neighboring fence.

Commissioner Laster stated that because the fence will connect to the adjacent property, it is more important for differentiation.

With no further discussion, the motion carried by a vote of 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that 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 proposal includes a request to install an awning, signage, and barrier for the outdoor café at 412 Main Street. A shed awning is proposed over the storefront windows below the storefront cornice. The minimum clearance height will be verified during building permit reviews as the Building Codes have been updated. The proposed awning and signage are appropriate. 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 simple in character and compatible with other barriers seen throughout downtown. The proposed barrier is appropriate.

Recommendation:
Staff recommend approval of the awning, signage and barrier with conditions outlined in the staff report.

Applicant Speaker: Cam Goodwin, 412 Main Street. Mr. Goodwin was present but did not have any new information to add to the application.

Citizen Comments: None

MOTION
Commissioner Worthington motioned to approve, with conditions, Awning And Fence Barrier At 412 Main St., seconded by Commissioner Ingram.

Discussion:
Commissioner Pearce stated that the applicant was responsive to discussions at the DRC meeting.

Commissioner Barrett stated that he liked the use of the horseshoe on the railings.

Commissioner Laster stated that the horseshoe is a good reflection of the old stable.

With no further discussion, the motion carried by a vote of 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Elizabeth Bulay. Ms. Bulay stated that 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 installation of a walkway from the existing brick walkway in front of the Hayes House and installation of fence panels on either side of the existing brick walkway. 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 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 there are potential conditions outlined in the staff report should the HZC approve the proposal.

Applicant Speaker: Brian Walker, 705 Boyd Mill Avenue. Mr. Walker was present but did not have any new information to add to the application.

Citizen Comments: None

MOTION
Commissioner Orr motioned to approve Site Alterations At 317 Franklin Rd. (Hayes House At Harlinsdale Farm) with conditions, seconded by Commissioner Calhoun.

Discussion:
Commissioner Ingram asked the applicant about the reasoning behind the proposed fence panels.

Mr. Walker stated that historically, there was a fence surrounding the Hayes House. The proposed panels are a reflection and tribute to the panels that were there at one time. Mr. Walker further stated that the panels are not intended to separate the house from the rest of the area and there are no plans to continue the fence beyond the panels.

Commissioner Laster restated that the two panels would be on either side of the sidewalk.

Commissioner Worthington stated that it might be a good idea to extend the fencing in the future and a good use of materials that create a marker directing the flow of foot traffic to the entrance of the Hayes House. Ms. Worthington asked about the width of the sidewalk and if it meets the ADA guidelines.

Mr. Walker stated that the sidewalk would be 5 feet wide and ADA compliant. Mr. Walker explained that the panels will be approximately 8 feet wide (7'6" between posts). Referring to a photo of the existing fence on the backside of the Hayes home, Mr. Walker stated that the proposed fence will be the same type but a newer version.

Commissioner Laster stated that he would describe the type of fence as hog fencing.

Commissioner Pearce asked if the existing brick sidewalk would remain.

Mr. Walker stated that the brick sidewalk leading up to the house would remain and will not be touched other than connecting to the proposed concrete sidewalk.

Commissioner Laster stated that the sidewalk is a good idea as it will direct the public to the entrance of the home and noted the head wall in the sidewalk leading up to the home.

Commissioner Ingram agreed with Commissioner Laster and stated that the sidewalk helps with wayfinding.

Mr. Walker explained that the head wall will allow for drainage at a low point along the sidewalk route and water runoff from the adjacent field. The sidewalk will be slightly elevated to permit space for drainage pipes under the sidewalk.

Commissioner Worthington suggested that 1 panel on each side of the walkway may not be enough to make a statement.

Mr. Walker explained that the area around the Hayes home is heavily used for events and the goal is not to separate the Hayes home from the adjoining fields, and at the same time recognizing the historical significance of the home.

Commissioner Ingram stated that the panels measure 16 feet and with a 5 foot sidewalk, this should be enough

entrance to draw attention to the historical Hayes home without separating the home from neighboring fields.

With no further discussion, the motion carried by a vote of 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay explain that 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. A COA was issued at the May 2026 HZC Meeting for the demolition and reconstruction of the principal building. The proposal includes a request to alter the approved plans to include four window wells and a basement access door. 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. The proposed alterations to the plans are appropriate.

RECOMMENDATION:

Staff recommends approval of the window wells and basement doors with conditions outlined in the staff report.

Applicant Speaker: Ben McCreary. Mr. McCreary was present but did not have any new information to add to the request.

Citizen Comments: None

MOTION
Commissioner Worthington motioned to approve Alterations To Approved Plans (Principal Building) At 1309 Adams St. with conditions, seconded by Commissioner Calhoun.

Discussion:
Commissioner Pearce asked if the detailing would come back to staff for approval.

Ms. Bulay stated that one of the conditions addresses approval of specifications by staff.

Commissioner Pearce stated that the board does not take demolition lightly with much discussion being had regarding this demolition.

Commissioner Calhoun agreed and stated that the applicant has responded well to the discussions about this project.

With no further discussion, the motion carried by a vote of 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property at 1010 Fair Street is located within the Hincheyville National Register Historic District The proposal includes the following:
• Site alterations,
• Principal building alterations, and
• Construction of a new accessory structure.
The proposed site and building alterations align with the design guidelines and are appropriate. 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. At the rear of the accessory structure, a chimney is proposed. 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 recommend approval of the application with conditions listed in the staff report.

Applicant Speaker: Ben McCreary. Chisel Workshop. Mr. McCreary explained that 3D images have been provided to emphasize the unlikely visibility of the chimney, especially the screening the large tree in the front yard provides.

Citizen Comments: None
MOTION
Commissioner Orr motioned to approve Site Alterations, Principal Building Alterations, And New Construction (Accessory) At 1010 Fair St with all 5 conditions, seconded by Commissioner Worthington.

Discussion:
Commissioner Pearce noted that a tree cannot be depended on to block or buffer visibility of the chimney.

Commissioner Calhoun stated that she does not have an issue with the chimney as it would not be clearly visible from the road even without the tree in the front yard.

Commissioner Ingram stated that with the home being setback from the road, the chimney would not be noticeable even from the neighboring perspective.

Amendment
Commissioner Ingram amended the motion to approve the chimney and remove condition #3, seconded by Commissioner Pearce.

Commissioner Pearce explained that she can support the amendment because of the distance the home is setback from the road. Ms. Pearce also noted that she appreciates the staff's awareness that visibility can be an issue in some situations.

Commissioner Ingram asked Mr. McCreary if the height of the chimney could be reduced.

Mr. McCreary explained that the height of the chimney is at code minimum.

The amendment carried by a vote of 7-0.

Commissioner Laster asked if anyone had thoughts on the garage door lights as staff recommended not having any lights.

Ms. Bulay stated that staff recommend approval of the garage window lights with condition number one.

Commissioner Ingram stated that there are two garage profiles listed in the application and Mr. McCreary may have clarified which one but asked if he could clarify which garage profile will be used.

Mr. McCreary explained that the 2D elevations are the actual look/profile that will be used for the garage. The 3D elevation is a placeholder in the model.

With no further discussion, the main motion (as amended), carried by a vote of 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that 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 proposal includes a series of alterations proposed to the historic commercial building:
- Alteration of the left storefront
- Shutters
- Lighting
- Signage

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
• Preserve and maintain storefronts, doors, and doorways
• Restore an altered storefront to its original design using historic photographs when possible
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. The elimination of the entrance on the eastern portion of the building alters how the building is interpreted and is not supported.

Shutters:
Two pairs of shutters are proposed to be installed for the windows on the upper story of the building on the left (East).
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 and are appropriate.

Lighting:
Two new light fixtures are proposed to flank the right storefront entrance. 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 window sign is proposed on the right storefront window. The total sign area proposed is approximately 20% of the window area and must be reduced to meet the Zoning Ordinance requirements and Guidelines. While there are not many other copper finish signs in the historic districts, the material does appear to align with the guidelines as it is a finished metal and a darker background than lettering. The Guidelines recommend the following for sign materials and colors:
• Use finished wood or metal, with matte background finish.
• Maximum of 3 colors, and with a darker background color than the lettering color.
• 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.
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 recommend 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 recommend approval of the shutters, lighting, and signage with conditions outlined in the staff report.

Applicant Speaker: John Brown, Akron, Ohio. Mr. Brown explained that he looked at several options regarding the storefront alterations with Ms. Bulay. Looking at the renderings, there is a concrete curb that runs across the left façade that raises the door pair up making it not viable for the tenant to have a compliant door assembly. Mr. Brown further stated that using the doors as a means of exiting and entering the space is not appropriate without adjustments being made. As a result, the suggestion is for a glass and molding representative of the adjacent window assembly is proposed.

Citizen Comments: None

MOTION (Storefront Alteration To Remove Door And Transom And Infill With Window)
Commissioner Pearce motioned to deny (based on staff recommendation) Storefront Alteration To Remove Door And Transom And Infill With Window at 335 Main Street, seconded by Commissioner Worthington.

Discussion:
Commissioner Orr commented that there is an Option B shown in the plans that does not appear to show

storefront alterations and questioned whether this was an option to consider.

Commissioner Pearce stated that Franklin has an award winning Main Street and when buildings are altered to appear as large buildings, the character is taken away, and the guidelines do not support the proposed alterations. Ms. Pearce explained that historical advocates have fought for years to maintain the historical character of downtown and to have control over decisions such as this one.

Commissioner Ingram asked if color selections are included in the motion and asked for clarity on whether the question is to change a door to a window.

Commissioner Laster stated that the only question for the Commission at this point is whether the door goes away or stays with the appearance of two separate building spaces.

Commissioner Worthington pointed out that changes to the door affect the second level windows and suggested using a pair of doors that are inoperable and would meet the zoning requirements. Ms. Worthington stated that she supports the motion to deny it as changes to the first level alter other elements of the building.

Ms. Bulay noted that the existing doors are not operable.

Commissioner Laster stated that the best thing to do is remove the hardware so that there isn't confusion about where to enter the building. The area around the doors has been used as a display space.

Commissioner Barrett stated that the same color used on both facades ties the space together.

With no further discussion, the motion to deny carried by a vote of 7-0.

MOTION (Shutters)
Commissioner Pearce motioned to deny the use of shutters at 335 Main Street, seconded by Commissioner Worthington.

Discussion:
Commissioner Pearce stated that she could support the use of shutters unless there was historic photographic evidence showing the use of shutters on buildings in downtown Franklin.

Commissioner Laster stated that through his research he could not find any kind of evidence showing use of shutters in downtown. The buildings are late 19th century buildings and generally shutters were not used, especially on arched windows because of the difficulty making shutters that would fit. Although, the early federal style buildings that no longer exist may have had shutters but not late 19th century buildings.

Commissioner Pearce further stated that it's in the best interest of preserving the character of Main Street to not use shutters. Also, there isn't any suggestion in the design guidelines that support installation of shutters on upper stories.

Commissioner Ingram asked if the window boxes are part of the motion.

Ms. Bulay explained that if the window boxes are temporary in nature, they would not be reviewed for that reason.

With no further discussion, the motion to deny carried by a vote of 7-0.

Commissioner Pearce stated that in the past, at a different location, artificial greenery was denied. In this situation, Ms. Pearce asked how the applicant will care for the plants and what the long-term effects are on the building.

Commissioner Laster stated that Ms. Pearce could enter a motion so that the details of the planter boxes can be addressed.

Ms. Webb explained that the best way to address the questions is to have the applicant come forward to address the questions and then enter a motion.

Mr. Brown explained that the plants are intended to be live plants with an automatic watering option and would be taken care of daily. The planter boxes would be considered temporary and would be secured to the joints

(not to the masonry) and easily removable.

Commissioner Orr stated that it sounds like the planter boxes are more permanent in nature.

MOTION (Planter Boxes)
Commissioner Worthington motioned to deny the use of permanent (drilling into the building) planter boxes at 335 Main Street, seconded by Commissioner Barrett. The motion to deny carried by a vote of 7-0.

Ms. Webb suggested two separate motions for lighting and signage.

MOTION (Lighting)
Commissioner Ingram motioned to approve the proposed lighting with conditions at 335 Main Street, seconded by Commissioner Calhoun.

Discussion:
Commissioner Ingram asked if the building numbers would be relocated due to the lighting being proposed in the same location.

Mr. Brown explained that the building numbers would probably be relocated just below where they are currently located.

The motion to approve carried by a vote of 7-0.

MOTION (Signage)
Commissioner Ingram motioned to approve proposed signage with staff conditions at 335 Main Street, seconded by Commissioner Pearce.

Discussion:
Commissioner Worthington asked Mr. Brown if the cooper material would be natural or a finished cooper.

Mr. Brown explained that it would be a finished cooper and would not patina over time.

Commissioner Laster asked if there was a way to change the finish so that it looks like it has a patina finish.

Mr. Brown noted that he could provide a sample of the finish to staff before proceeding with the project.

Ms. Bulay noted that approval by staff is covered in condition #2.

The motion to approve carried by a vote of 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Elizabeth Bulay. Ms. Bulay explained that the property located at 109 Everbright Avenue is located in the Everbright Avenue Historic District. The proposal includes the following:
1. Construction of a minor accessory structure,
2. Construction of a larger accessory structure, and
3. Site Alterations

New Construction- Minor Accessory Structure
It is proposed to construct a small accessory structure in the rear yard behind the principal building. The proposed minor accessory structure generally meets the intent of the Guidelines and is appropriate.

New Construction- Larger Accessory Structure
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.

Site Alterations
The rear driveway to the proposed accessory structure is proposed to be concrete which aligns with the Guidelines. The location of the proposed pool is appropriate as it will not be highly visible from the right-of-way.

Recommendation:
Staff recommend 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 recommend approval of the pool and the minor accessory structure with conditions outlined in the staff report.

Applicant Speaker: Asher Paxton. Tandem Architecture & Design, Nashville. Mr. Paxton explained that the owners have decided against demolition and additions to the primary home, which is the reason for the enlarged square footage of the accessory structure. Mr. Paxton stated that he realized the square footage is more than the zoning ordinance allows but the homeowners would like to stay in their home and comfortably have enough living space. Regarding the site plan, Mr. Paxton pointed out that the building lot coverage is only 17%, which is well below the 30% allowance.

Citizen Comments: None

Commissioner Laster noted that since the footprint of the accessory structure exceeds 50% of the footprint of the primary structure, the applicant would need to present a variance request as the HZC cannot decide or overrule the zoning ordinance in most situations.

Ms. Bulay further explained that the historic guideline recommendations would not supersede the zoning ordinance in this situation, and a variance request would be required.

MOTION (Large Accessory Structure) Defer
Commissioner Ingram motioned to defer the Large Accessory Structure at 109 Everbright Avenue to the next voting meeting and invite the applicant to the next DRC meeting, seconded by Commissioner Pearce.

Discussion:
Commissioner Orr suggested voting on the other items in the application so that the applicant understands what portions of the proposal are approved and which ones are not approved.

Commissioner Ingram asked if the two accessory structures combined is how the 50% of the primary structure footprint is determined.

Ms. Bulay explained that one structure can be 50% of the primary structure footprint with a secondary minor structure allowed but cannot exceed 200 square feet.

The motion to defer carried by a vote of 7-0.

MOTION (Small Accessory Structure)
Commissioner Pearce motioned to approve the Small Accessory Structure with staff conditions at 109 Everbright Avenue, seconded by Commissioner Calhoun. The motion carried by a vote of 7-0.

MOTION (Site Alterations)
Commissioner Worthington motioned to approve Site Alterations with staff conditions at 109 Everbright Avenue, seconded by Commissioner Calhoun. The motion carried by a vote of 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Elizabeth Bulay. Ms. Bulay stated that 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 as determined in 2019. The listing describes the accessory structure as a circa 1970 concrete block sided gable structure. Staff determined that the structure is historic in age following the historic federal age standards. The proposal is to demolish the historic accessory structure. Demolition is highly discouraged unless there are extraordinary circumstances so as to maintain the integrity and sense of place associated with the Franklin Historic Districts. Demolition may only be approved if

the Historic Zoning Commission deems one or more of the following conditions met:
1. If a building has lost its architectural and historical integrity, 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.
2. If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the HZC.
3. 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.
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 recommend denial of the application based on the following grounds:
-The building has not lost its architectural and historical integrity.
If the denial of the demolition will result in an unreasonable economic hardship and if structural instability or deterioration of the property were demonstrated. Should the historic zoning commission approve the proposal for demolition of the accessory structure, there are conditions outlined in the staff report.

Applicant Speaker: Greg Gamble, Kimley-Horn. Mr. Gamble stated that the building qualifies as historical based on the age, and was determined in 2019 by the National Register that the building was non-contributing. Mr. Gamble explained that the team believes the building falls short in architectural and historical significance as there are no distinguishing characteristics or architectural details. Many historical buildings deemed significant directly relate to a historical figure, this building does not. Through documentation and photographs, Mr. Gamble stated that the building is lacking in architectural integrity as the building does not represent the original building constructed years ago. The garage doors have been replaced with French doors along with trim added to the building, all of which change the architectural integrity and loss of architectural character. Additionally, after researching the Sanborn maps, Mr. Gamble explained that the building is not especially prominent along 4th Avenue as there was an adjacent building that had been removed. The building is also in the floodplain, making the building a liability to the owners and the city of Franklin. Lastly, Mr. Gamble stated that the historical guidelines and zoning ordinance prohibit removal of a building specifically for surface parking lot, if the building is considered historical, otherwise non-historical non-contributing buildings can be removed to make way for a surface parking lot. Mr. Gamble noted that Brandon Priddy wrote two letters to the board outlining the rationale for demolition of this building.

Citizen Comments: None

MOTION (Demolition)
Commissioner Worthington motioned to deny Demolition (Accessory Structure) At 234 4th Ave. N. based on staff recommendation, seconded by Commissioner Barrett.

Discussion:
Commissioner Pearce noted that she spoke to Dan Parsons who owned a business in this building and who purchased it from Mr. Cameron who said that the building was used for an ambulance service in Franklin.

Commissioner Ingram stated that demolition is never taken lightly but agreed with the applicant regarding demo and further stated that the building seems to take away from the primary structure.

Commissioner Barrett stated that a building doesn't have to have a historic look to have history behind it and asked staff about the specific timeframe the building was built.

Ms. Bulay stated that the National Register lists the building as a 1970's construction but it can be seen in photos as early as 1949 in Rick Warrick's photo collection. The building is at least 50 years old.
Commissioner Laster noted the beadboard and staircase on page 8 of the proposal and asked Mr. Priddy how these elements go together with a cement block building – they don't go together. "Has something been discovered that is historic about the structure?"

Mr. Priddy explained that there is very little information available about the building but the beadboard appears to have been added at some point with the deterioration of the original structure but it is difficult to tell.

Commissioner Pearce stated that the American Legion building has a similar make up as it appears beadboard was covered with concrete blocks.

Commissioner Calhoun asked where the stairs lead.

Mr. Priddy stated that they led to an attic, but he wasn't sure if the stairs were original or if added later.

Commissioner Pearce stated that Mr. Parsons stored records in the attic.

Commissioner Laster asked Mr. Priddy about the damage because of settling in the block wall and if the settling could be seen in multiple places. There could be some settling due to being in the floodplain.

Mr. Priddy explained it had been while since he had been over to the building but there is settling and cracking in three difference places.

Commissioner Calhoun noted that in previous discussions, the building flooded several times because of its location.

Commissioner Laster stated that it is true the building is a non-contributing historical building and does meet the age requirement.

Commissioner Pearce stated that the building might qualify as contributing if the nomination was updated. Being in the floodplain, Ms. Pearce noted that there's a question of whether the project will work considering the overall district.

Ms. Dannenfelser added a point of clarification by reminding the commission that the vote should be centered on whether the building is considered a historic structure. Regardless of whether it's a historic structure contributing to the National Register district, the HZC is reviewing the building because it's in the local historic district and it may or may not be contributing to the local district. If the vote is for approval for the demolition and the building is considered historic, the applicant could not put a parking lot on the property due to the zoning requirements.

Ms. Webb stated that the motion on the floor is to deny demolition and should be handled first and depending on how the motion plays out, will determine the following motions. Ms. Webb also suggested a vote by roll call to provide a clear picture of how everyone stands on the decision.

With no further discussion, the motion to deny failed by a vote of 2-5 (Commissioner Pearce and Commissioner Worthington voted in favor of the motion).

MOTION (Approval)
Commissioner Ingram motioned to approve demolition (Accessory Structure) At 234 4th Ave. North based on lack of historic significance, change overtime to the building and HZC discussion, seconded by Commissioner Calhoun.

Discussion:
Ms. Webb reiterated that the rationale for approval should be clearly stated whether the building is considered historical or non-historical as the result will impact what can be done on the property in the future.

Commissioner Laster summarized the results (historic vs. non-historic) regarding the accessory building. The National Register of Historic Places did not find that this building as a contributing historical structure. Given the photographs, the presence of beadboard and the steps to the attic that all point to the original structure as seen on the Sanborn maps. Then, it appears that someone came along much later and added the concrete block to the structure and removed everything other than the stairs to the attic.

Commissioner Ingram pointed out the addition of the French doors and the other pedestrian door that look newer.

Commissioner Calhoun mentioned the trim work and the windows and suggested the concrete block may have

been added after flooding occurred and seems to be a significant change.

Commissioner Laster noted that the flood of 1948 rivaled the flood of 2010 so there would have been significant damage.

With no further discussion, the motion to approved carried by a vote of 5-2 (Commissioner Pearce and Worthington voted against the motion).

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Elizabeth Bulay. Ms. Bulay explained that 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 proposal is to construct an addition to the rear of the building. The guidelines recommend that additions should not exceed 50% of the historic building's footprint. 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. 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 is pavers or another material.

Applicant Speaker: Daniel Kedis and Brandon Priddy.
Mr. Kedis stated that at this stage, the project has an approved permit for the primary residence and for the remodel of the primary residence. The focus is on how to best maximize the site by making the most of a large lot with a small primary structure. Also, Mr. Kedis explained that they are contending with four overlays, two design concepts and reinstatement of commercial occupancy but are excited about where the project stands. Because the building lies within the floodplain, there are serious limitations on what can be built from an accessory structure standpoint. Mr. Kedis stated that with the approval of the last item, the hope is to maximize the area, not in the floodplain while being considerate of the primary building as the main structure and keeping the accessory building subordinate. Mr. Kedis thanked the commission for their input during the DRC meetings.

Brandon Priddy, 906 Studio Architects. Mr. Priddy stated that the site is unique as it has very little buildable space due to the floodplain. Mr. Priddy stated that he has worked to limit visibility from the street and noted the building height of the accessory structure as 16" below the primary building height. Regarding the LSA requirements that mandate a minimum of 40% of the property to be uncovered, Mr. Priddy noted that 52% of this property is uncovered and well within the requirements. Also, Mr. Priddy stated that the recommended building percentage of the site is 35% with this project only using 11% of the total site.

Citizen Comments: None

MOTION (Denial)
Commissioner Worthington motioned to deny New Construction Of An Addition (Principal Building) At 234 4th Ave. North based on staff recommendation, seconded by Commissioner Ingram.

Discussion:
Commissioner Orr stated that he would normally agree with staff but looking at the building to the right, the building is massive in comparison to 234 4th Avenue with the addition. Although the addition is 74% of the primary building footprint, Mr. Orr stated that the building is still going to be smaller than the adjacent building and it doesn't look out of place given the circumstances.

Commissioner Laster noted that the current structure is 1227 square feet and the proposed addition is 955 square feet on a half-acre lot resulting in a small percentage of the buildable area being used.

Commissioner Calhoun stated that throughout the process, the applicant responded to the feedback of the commission regarding the appearance and massing of the building. Ms. Calhoun also stated that considering the situation, she would not oppose the project.

The motion to deny failed by a vote of 7-0.

MOTION (Approval)
Commissioner Calhoun motioned to approve New Construction Of An Addition (Principal Building) At 234 4th Ave. North with staff conditions, seconded by Commissioner Orr.

Discussion:
Commissioner Calhoun stated that she has a better understanding of the lot size in comparison to the proposed addition to the primary building and considering the large building next door, the finished building will not look out of place. Given the circumstances and the applicant's willingness to accommodate suggestions from staff and commission, approval of the project allows the applicant to maximize the site effectively.

Commissioner Pearce noted her concerns about the amount of hardscape being proposed for parking.

Ms. Bulay noted that the applicant is proposing to pull parking back to the side of the building so that it would better align with the design guidelines for parking.

Commissioner Ingram stated that she doesn't feel decisions can be made based on the building or property next door. Also, Ms. Ingram noted that without being able to see the floor plan of the addition, it is difficult to approve. Ms. Ingram went on to say the height area connecting the main building to the addition adds square footage but is a necessary component.

Commissioner Laster stated that the way the addition is designed and positioned behind the original building, it has less impact on the historical structure.

Commissioner Calhoun stated that the applicant has worked hard to minimize the impact on the historic building as much as possible.

Commissioner Laster stated that the issue is the addition is more than 50% of the main building footprint but given the lot size and the steps the applicant has taken to work within the design guidelines as much as possible, the request is not unreasonable. Additionally, Mr. Laster noted that the situation is a small house on a large lot with a proposal for a practical addition and square footage that doesn't overwhelming the lot or neighborhood.

Commissioners Ingram and Calhoun agreed with Mr. Laster's summary.

Commissioner Laster stated that there was a question about the stoop cover on the side over the ramp. A more historically accurate way to address this area is to bring the stoop down under the eave rather than having it sit on the roof as there is plenty of headroom above the door.

Commissioner Pearce stated that this was discussed at one of the DRC meetings.

Amendment
Commissioner Pearce amended the motion to include the stoop cover to be below the eave of the roof and appear as a separate element, seconded by Commissioner Orr. The amendment carried by a vote of 7-0.

With no further discussion, the main motion, as amended, carried by a vote of 7-0.

Commissioner Laster suggested taking a 10 minute break.

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

Project Leader: Elizabeth Bulay. Ms. Bulay stated that 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 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's 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.
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.
• If the denial of the demolition will result in an unreasonable economic hardship on the applicant.
• If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect.
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 building 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 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:
Several alterations are proposed 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. 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 CMU block walls are proposed to be painted. Sections of the walls appear to have been previously painted. 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 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.

West Elevation (2nd Avenue South):
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. 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.

North Elevation (Side Façade/ Interior of Site)
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 and reconstruct the canopy. 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 existing doors appear to be of a Victorian style and does not appear to be historic or original to the building. The proposed entrance alterations are recessed and located along a side façade and relate to a more industrial architectural style and is appropriate.

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 addition is proposed on the eastern end of the building and to the rear of the historic ice house from 2nd Avenue South and to the rear of the CMU block and metal panel industrial building from South Margin Street. The proposed addition is subordinate to the ridge height of the historic chicken processing plant. The massing of the addition is broken into smaller sections using different materials and roofing styles. 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 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. 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. Chimneys are seen throughout the historic district on some commercial buildings and were historically present on industrial buildings. 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. A rooftop patio is proposed in 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 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. The Guidelines are intended to work in partnership with the Zoning Ordinance. 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 recommend approval of the partial demolition with conditions outlined in the staff report.
Staff recommend approval of the alterations to the historic buildings with conditions outlined in the staff report.
Staff recommend approval of the addition with conditions listed in the staff report.

Applicant Speaker: Brandon Priddy, 906 Studio Architects. Mr. Priddy first extended his thanks and appreciation to staff and the commission for the two years of work on this significant project. Mr. Priddy highlighted three areas for the commission to consider for approval. First, Mr. Priddy explained that the opening request for the ice house addresses a life safety issue as the building will be a hotel. The team has worked to minimize additional openings and asks the commission to consider approval. Secondly, Mr. Priddy asked the commission to reconsider painting the CMU as there is concern about maintenance, wear overtime and how moisture will escape. Additionally, Mr. Priddy explained that color can be a point of discussion with staff or the commission. Lastly, Mr. Priddy stated that the intention of the guardrail is to be as minimally intrusive as possible and request consideration for use of a cable railing. Mr. Priddy noted that he would be happy to provide the details once a product is chosen.

Citizen Comments: None

MOTION (Partial Demolition)
Commissioner Ingram motioned to approve partial demolition At 251 2nd Ave. South with staff conditions, seconded by Commissioner Calhoun.

Discussion:
Commissioner Laster noted that at one time the building was a receiving shed and over the years the wooden shed with a dirt floor was converted into a modern building that housed a restaurant and finally a church. Mr. Laster stated that he doesn't see any historic significance in the building at all.

The motion carried by a vote of 7-0.

Commissioner Laster summarized what alterations (Alterations to Historic Buildings) are included in the next motion. This motion addresses replacement of non-historic windows/other types of windows, new openings in the building façade and painting of materials.

MOTION (Alterations to Historic Buildings)
Commissioner Ingram motioned to approve Alterations to Historic Buildings At 251 2nd Ave. South with staff conditions, seconded by Commissioner Worthington.

Discussion:
Commissioner Ingram asked how the brick removed from the proposed opening would be preserved and how the brick around the opening would be maintained. Ms. Ingram asked what would be on the other side of the opening.

Mr. Priddy explained that the general contractor considered for this alteration has experience with historical buildings with the focus on doing everything possible to preserve and reuse the brick around the site. The other side of the opening would be a hotel room.

Commissioner Worthington asked Mr. Priddy if the window opening would be operable for egress and ingress.

Mr. Priddy answered that the opening is for life safety requirements and would be an operable window.

Commissioner Ingram asked if there is a condition that addresses preservation of historic materials removed from the building.

Ms. Bulay stated that the application conditions note that materials will be evaluated and preserved and reused if possible. If historic materials are not reusable and must be replaced, staff ask that this be documented and for the in-kind replacement be approved by staff.

Commissioner Laster stated that one of the conditions states that brick may not be removed for a new opening.

Ms. Bulay reminded the board that there is also a condition that says the CMU masonry must be cleaned and not painted.

Commissioner Ingram asked if the CMU is currently painted as it is difficult to tell in the photos.

Mr. Priddy explained that parts of the CMU have been painted over and some level of paint exists on most of the building that has faded overtime.

Amendment (Removal of Condition #2)
Commissioner Orr amended the motion to include the removal of condition #2, seconded by Commissioner Ingram. The amendment carried by a vote of 7-0.

Amendment (Removal of Condition #3 & allow painting of the CMU masonry wall/color to be approved by staff)
Commissioner Ingram amended the motion to include Removal of Condition #3 & allow painting of the CMU masonry wall/color to be approved by staff At 251 2nd Ave. South, seconded by Commissioner Orr.

Discussion:
Commissioner Laster stated that the guidelines recommend to not paint masonry and added that the reason the building appears painted was to cover graffiti.

Commissioner Ingram stated that is why she made the motion since the masonry has been painted before.

Commissioner Worthington pointed out that there is a difference between painted brick and painted CMU. The CMU is not attractive as it appears beaten up and abused. Commissioner Worthington suggested that painting

would remedy the issues with the use of a sealant on top for longevity and weathering.

Commissioner Ingram asked if the alternative would be to sandblast the building or to leave the surface as it is.

Commissioner Pearce stated that sandblasting is not something recommended as sandblasting causes the material to be porous and take on water.

Commissioner Laster stated that staff could recommend a chemical solution for paint removal.

Commissioner Pearce stated that leaving the CMU unpainted would help tell the story of what was there in the past. The roof on this section does not represent the building mass of what was there in the past and takes it from industrial use to a federal style feeling.

Ms. Pearce noted that if the roof is going to remain as it exists today, it is important how the building is treated in telling the history of the building.

Commissioner Ingram stated that it looks like wood siding will be removed and replaced with new CMU.

Mr. Priddy stated that he hasn't pulled any siding back but anticipates CMU to be behind the siding. If CMU is present, it will be preserved and if CMU is not present, other appropriate material will need to be discussed. If replacement is required, it will be in-kind replacement.

Commissioner Pearce asked if there was a way to modify the roof of this building.

Mr. Priddy explained that he would like to peel back what exists, then decide on how to develop the roof on the roof terrace pieces. Mr. Priddy stated that it is very important to Troy that the story of the building is evident and the history preserved.

The motion to amend fail by a vote of 3-4 (Commissioners Laster, Ingram, Pearce & Barrett voting against)

Commissioner Laster stated that it was time to vote on the main motion (Alterations to Historic Buildings) as amended.

Discussion:
Commissioner Laster stated that the windows being proposed do not have a double hung appearance, but the final details will be approved by staff as part of the conditions.

Commissioner Worthington mentioned discussing the proposed railing as staff are recommending a parapet rather than a railing.

Ms. Bulay stated that condition 7 recommends the rooftop guardrail appear like a parapet wall and return to the commission for approval.

The motion (Alterations to Historic Buildings) as amended carried by a vote of 7-0.

MOTION (Addition to Historic Building)
Commissioner Ingram motioned to approve the Addition to Historic Building with conditions, seconded by Commissioner Barrett.

Discussion:
Commissioner Laster stated that this motion covers chimney details and stone coping.

Commissioner Worthington stated that she agrees with staff's recommendation to simplify the detailing of the chimney as a stronger statement can be made with less detailing.

Commissioner Ingram asked where the mechanical equipment will be housed.

Mr. Priddy stated that he's not sure where the mechanical equipment will be and explained that the goal is to avoid having anything on the historical metal roof piece. It is anticipated that a screened rooftop area on the flat roof of the newer section will be the location. If something changes or it is determined something else should happen, Mr. Priddy stated that he'll come back to the commission for discussion.

Commissioner Laster noted that on South Margin there's a little brick fence area with a little door that screens electrical meters.

Mr. Priddy stated that a brick wall will screen the meters and clean up the streetscape.

Commissioner Laster confirmed that the dumpster enclosure, lighting and signage will return to the commission for a different COA.

Mr. Priddy said that was correct.

The motion carried by a vote of 7-0.

Commissioner Pearce commented that the alterations and changes must meet the requirements of the zoning ordinance.

OTHER BUSINESS

Vice Chair Brian Laster asked if there was any further business. There was none.

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.**
    Sponsors:

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

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

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

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

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

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Ingram, to Adjourn the Meeting. The motion carried 7-0. The meeting adjourned at 07:15 PM.

_____ _____

Chair Date

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

File #: 26-0971

DATE: 8/10/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of New Construction (Accessory Structure) 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 an accessory structure 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 over the past several months. The proposal includes the construction of a large accessory structure.

<u>New Construction- 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 1,301 sq. ft. in size. 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 and the recently approved minor accessory structure. 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. On the elevation that will face the interior of the lot, an uncovered trellis is proposed. The trellis is unique in the fact that it will follow the gable on the left side of the elevation and then be a flat trellis on the right side of the elevation. 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 accessory structure generally meets the intent of the Guidelines. The use of the 4-panel wood sliding glass doors is unique but is seen currently on the site and on the previously approved 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 closed roof would add to the building footprint calculation, which would then exceed the Guidelines recommendations. The proposed accessory structure, the previously approved accessory structure, and the existing footprint of the principal building equate to covering 16.22% of the lot, which aligns with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. The horizontal lap siding must have a 10" reveal and overlap on both accessory structures.
2. The larger accessory structure's garage door shall not use a lite pattern.
3. The windows must have a historic profile and dimensions and consist of either wood or a composite material with the appearance of wood. The window and garage door specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
4. The trellis/pergola shall not have a closed roof nor have a mechanism so that the open roof design becomes a closed roof.
5. No changes to the principal building have been approved by this application

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

Project Considerations:

- PLEASE NOTE: Any deviation from these approved plans will require a resubmittal of revised plans for approval. All changes shall be shown and clouded. A revision letter shall be included with the resubmittal outlining all plan revisions. Any constructed field change may result in the contractor/applicant being required to remove this unapproved construction.
- A $10,000 Contractor Security Agreement is required for this project. Please contact our office for additional information.
- Be advised that a foundation survey is required at foundation inspection. The foundation survey must be completed by a licensed State of TN surveyor and be stamped/sealed/signed.

August 10th, 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.

TANDEM

architecture + design

109 EVERBRIGHT AVE

HISTORIC DISTRICT - FRANKLIN, TN

08.10.2026

SLIDING DOOR

Pella Reserve Traditional Series
Wood Sliding

4 panel sliding door

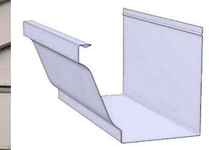
Color - White

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

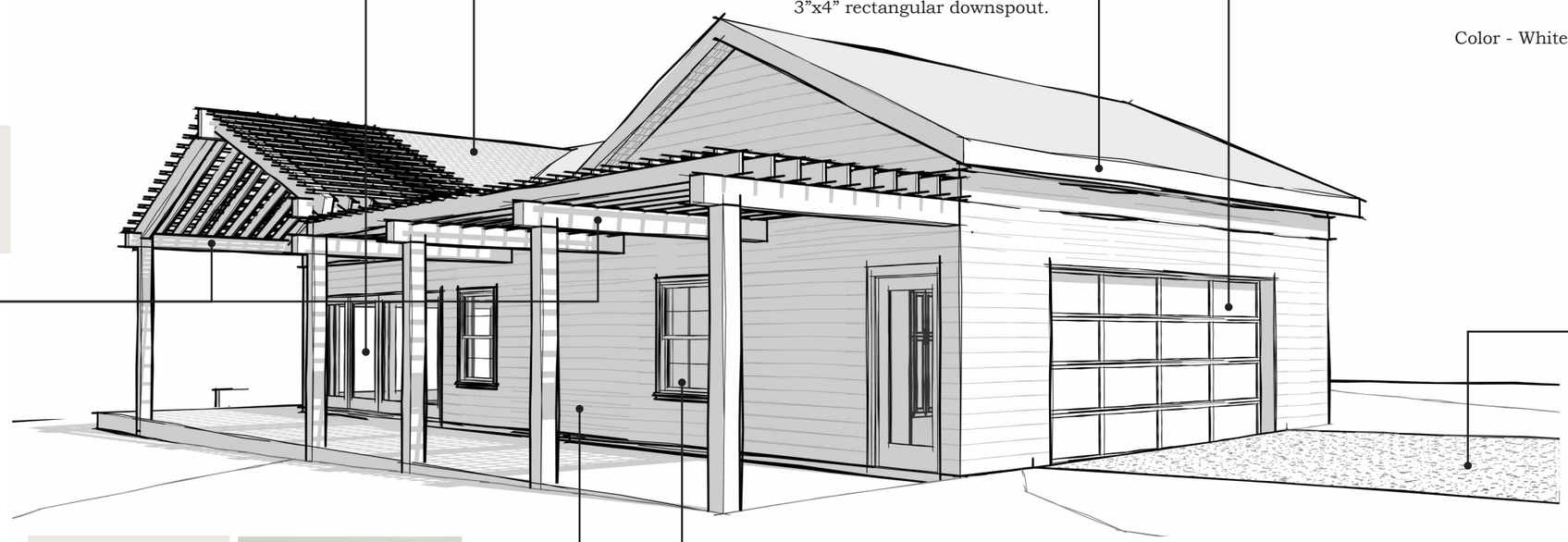
Color - White

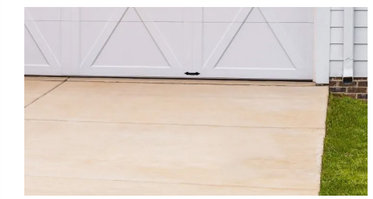
SW 7004
Snowbound

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

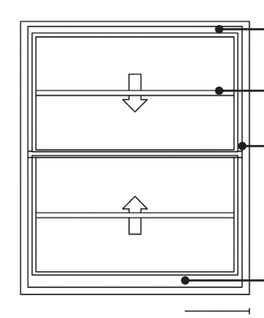
WINDOWS

Single-Hung / Fixed

Pella Reserve Traditional Series - Aluminum Clad

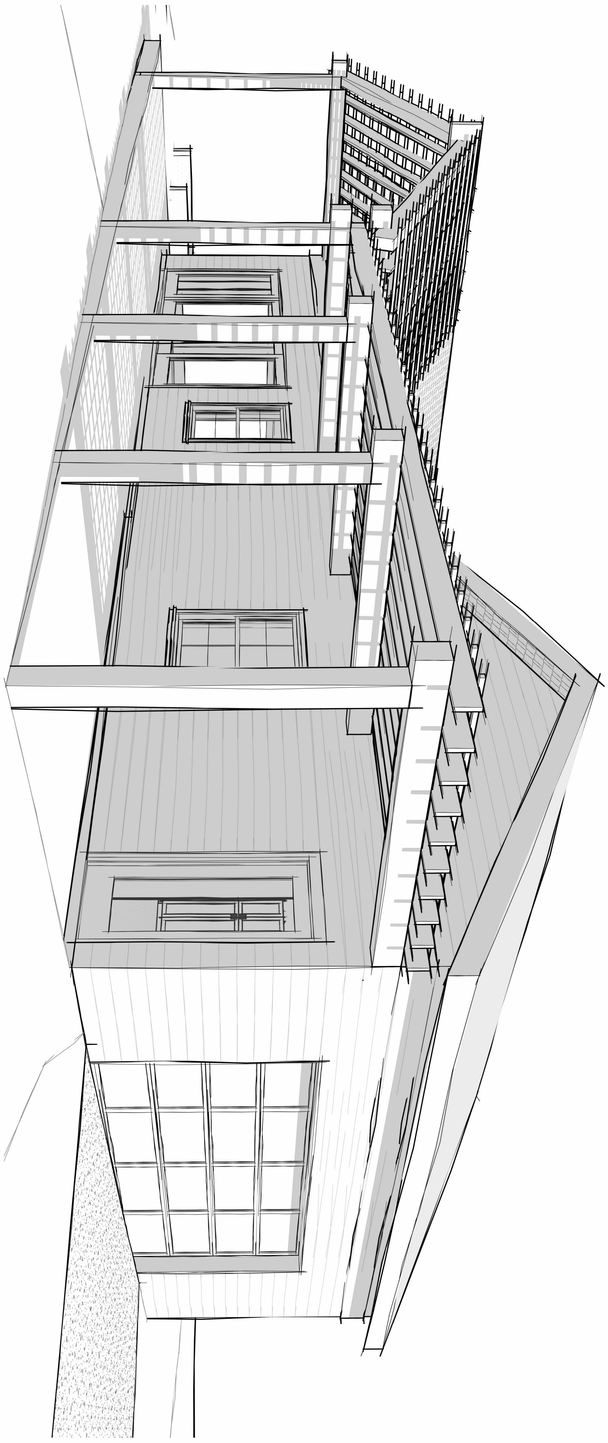
Custom Grill Pattern - Single Horizontal Grille per window pane (match existing historic)

Frame: “Classic White” color



TANDEM
architecture + design

109 EVERBRIGHT AVE - FRANKLIN, TN
HISTORIC DISTRICT
08.10.2026



TANDEM
architecture + design

08.10.2026
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

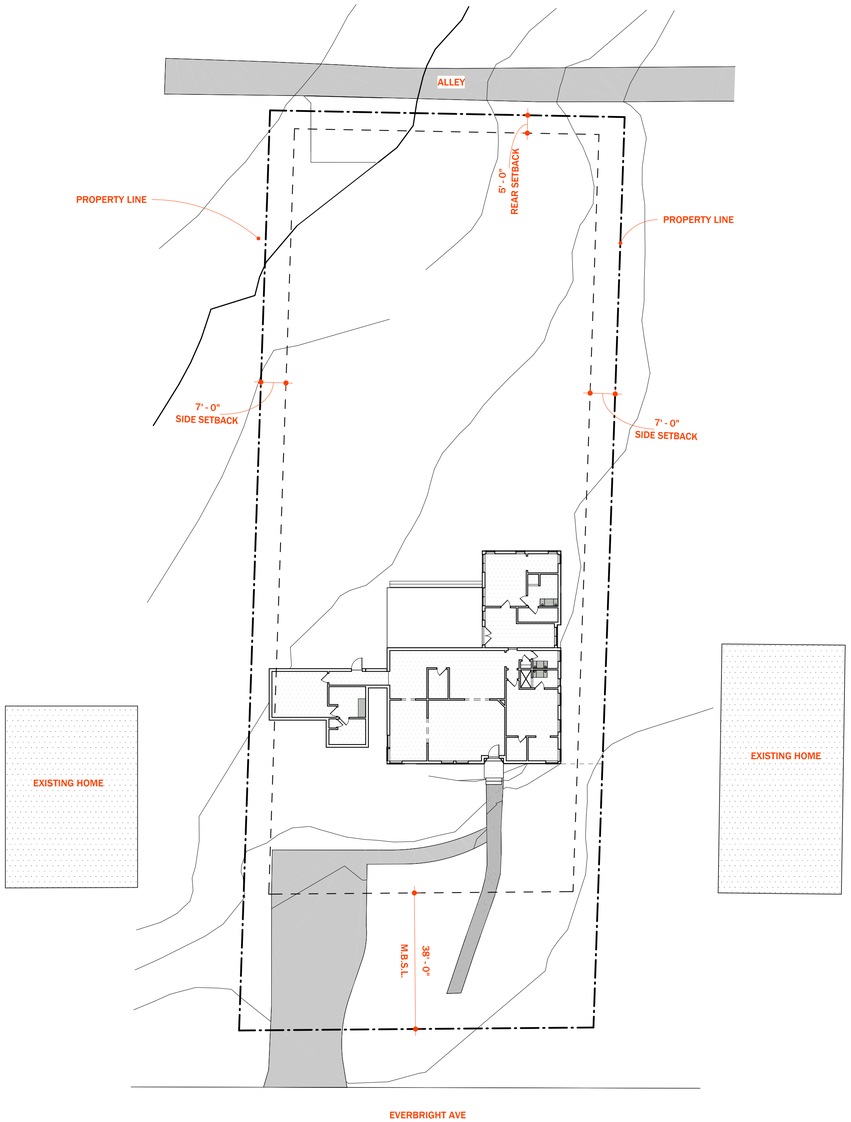
CONSULTANT X
NAME
ADDRESS A
ADDRESS B
PHONE

CONSULTANT X
NAME
ADDRESS A
ADDRESS B
PHONE

CONSULTANT X
NAME
ADDRESS A
ADDRESS B
PHONE

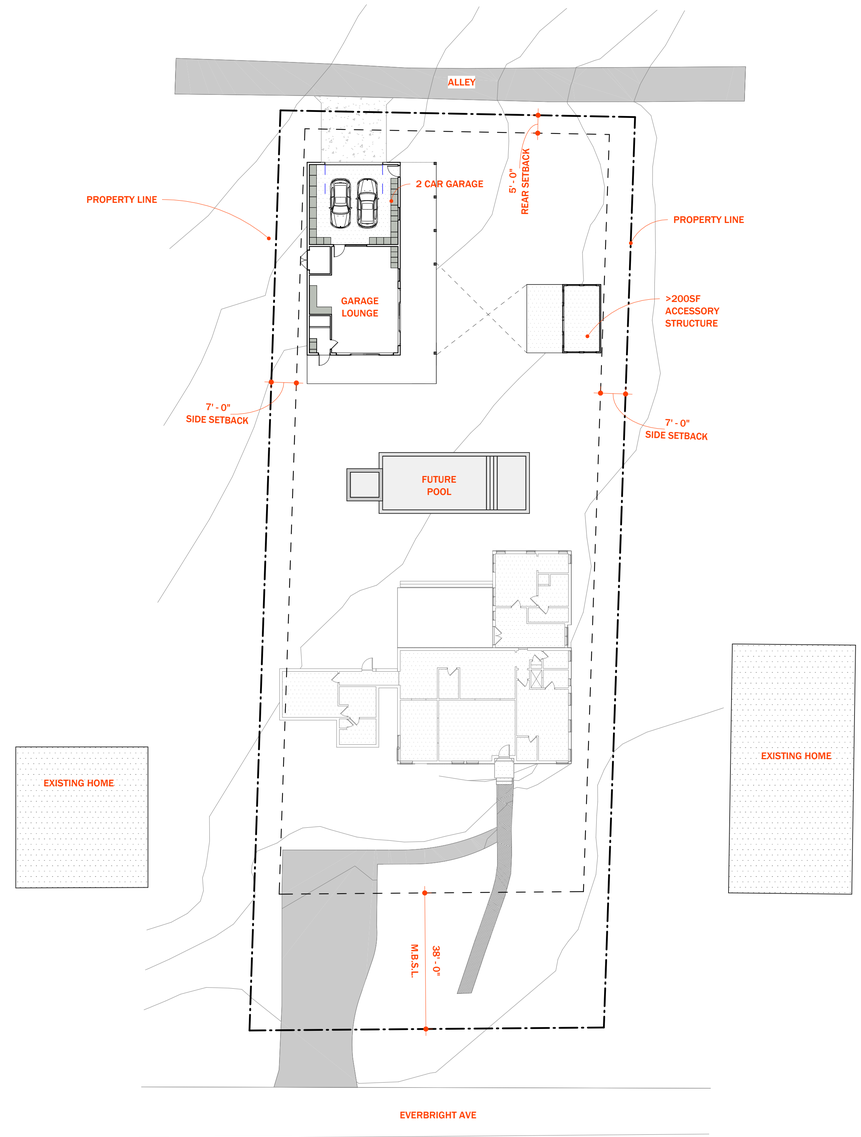
the DANIEL RESIDENCE

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	1,502 SF
GRAND TOTAL	4,106 SF (16.23%)

TANDEM
architecture + design

the DANIEL RESIDENCE

1,306 EVERBRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

Revisions

Notes

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

08.10.2026

Project North

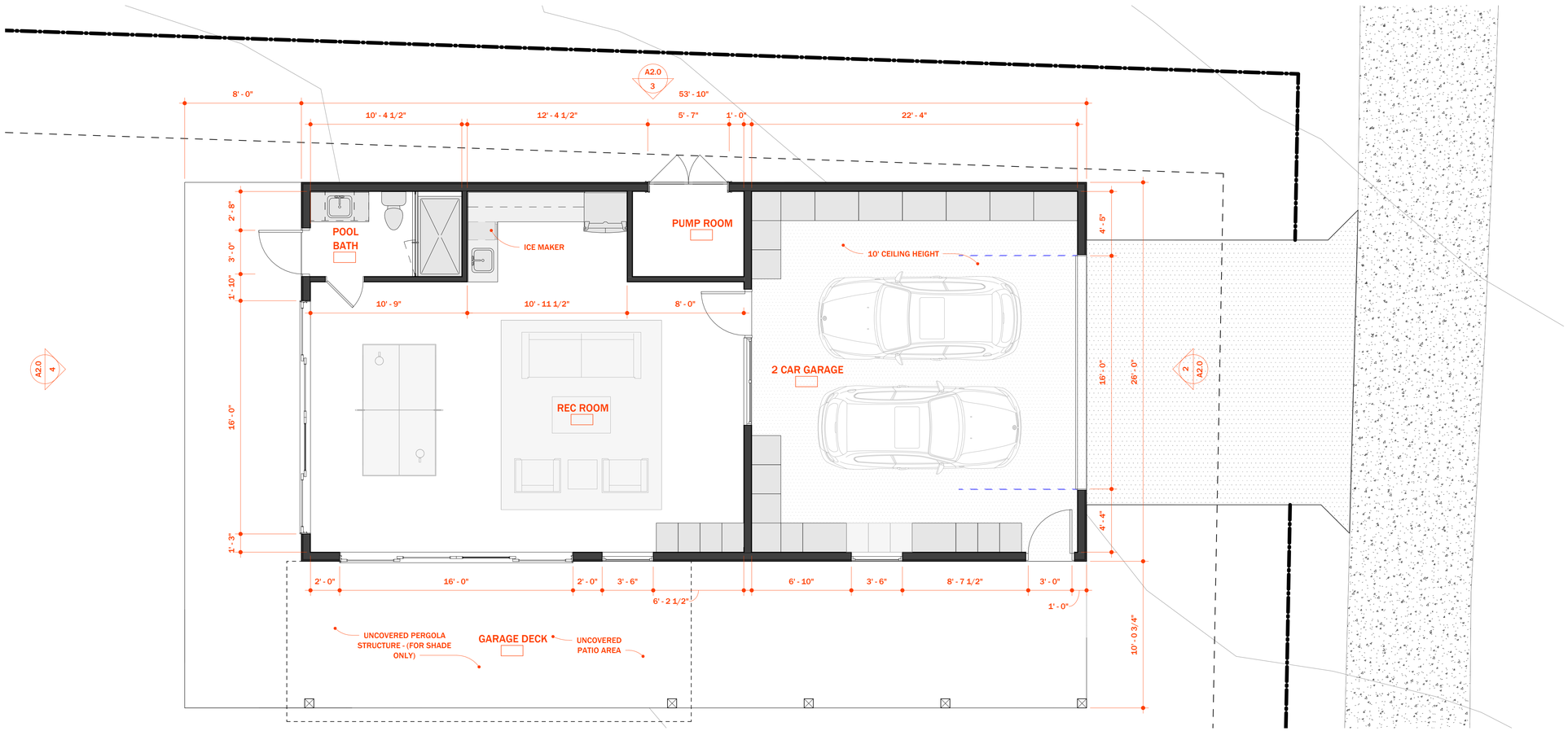
Scale 1" = 20'-0"

SITE PLAN

A1.0

Sheet No.

©2025



1

FLOOR PLAN - GARAGE & REC

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

TANDEM
architecture + design

the DANIEL RESIDENCE

1204 DOWNRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

Revisions

Notes

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

08.10.2026

Project North

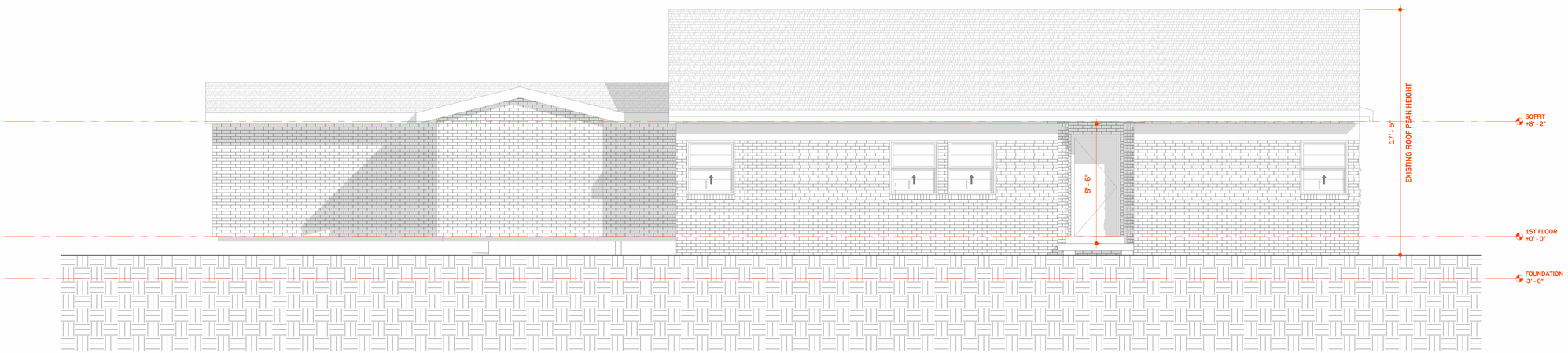
Scale 1/4" = 1'-0"

1ST FLOOR - PROPOSED

A1.1

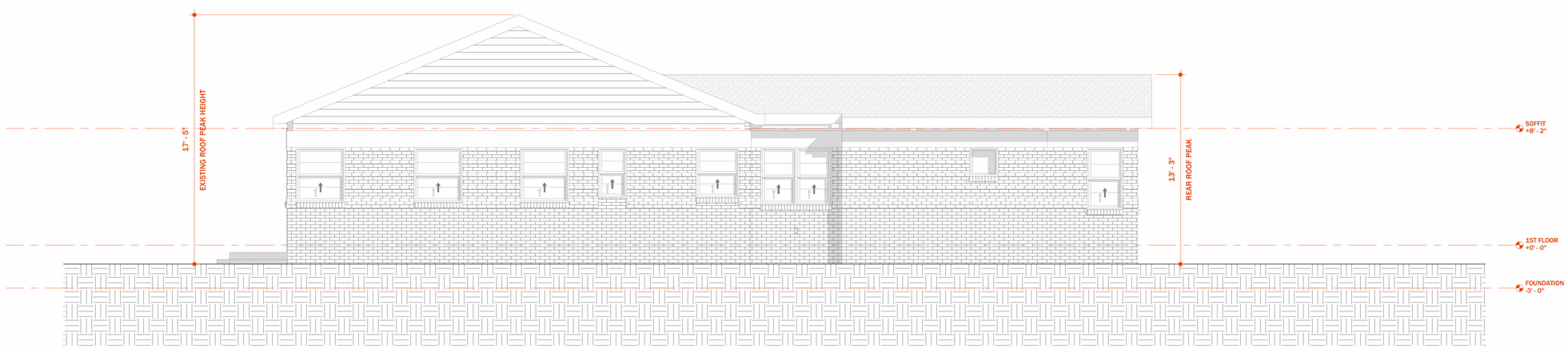
Sheet No.

©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.

08.10.2026

Project North

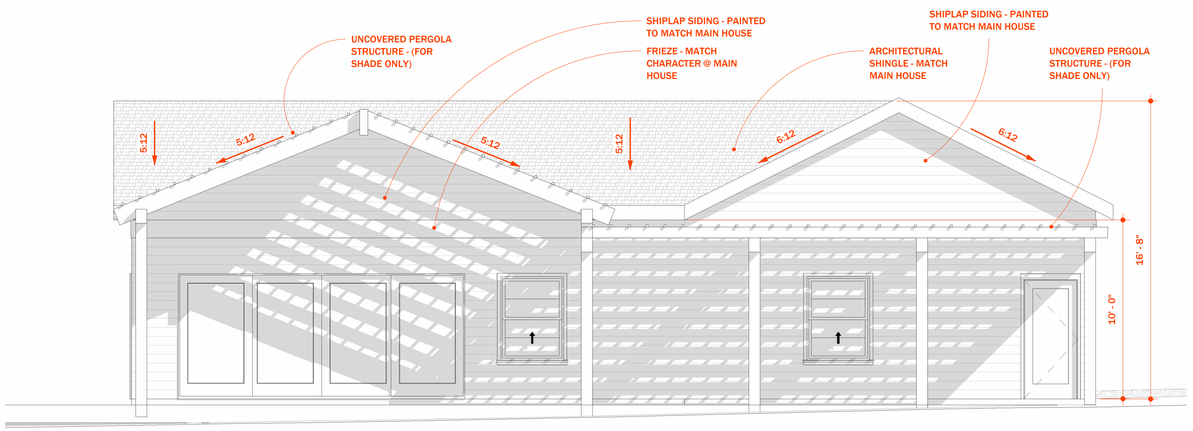
Scale 1/4" = 1'-0"

ELEVATIONS

A2.1

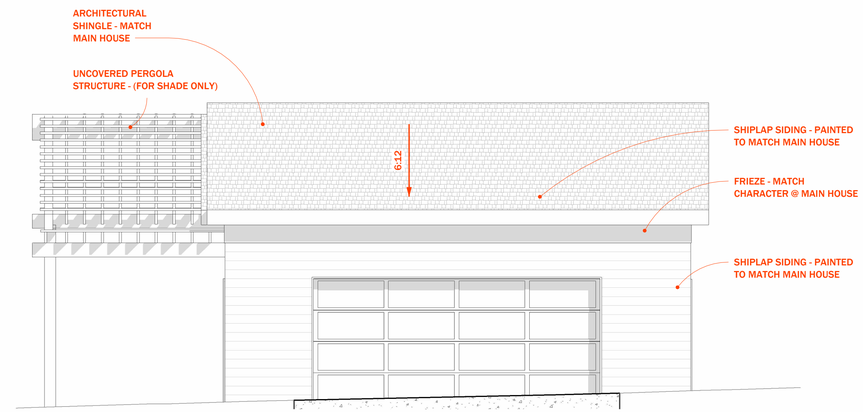
Sheet No.

©2025



1 ELEVATION - GARAGE SIDE A

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

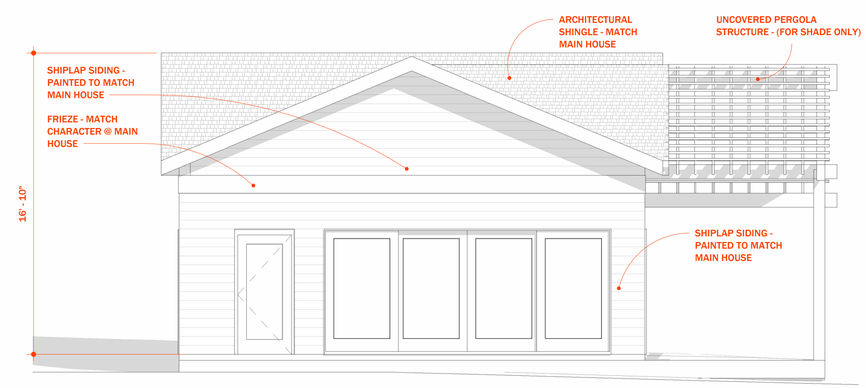


2 ELEVATION - GARAGE @ ALLEY

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

3 ELEVATION - GARAGE SIDE B

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



4 ELEVATION - GARAGE @ YARD

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

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.

08.10.2026

Project North

Scale 1/4" = 1'-0"

ELEVATIONS

A2.0

Sheet No.

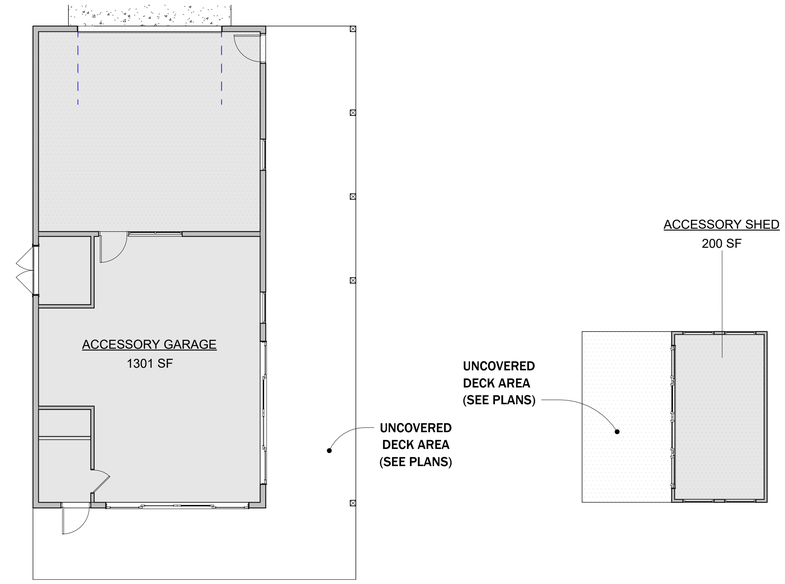
©2025

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		

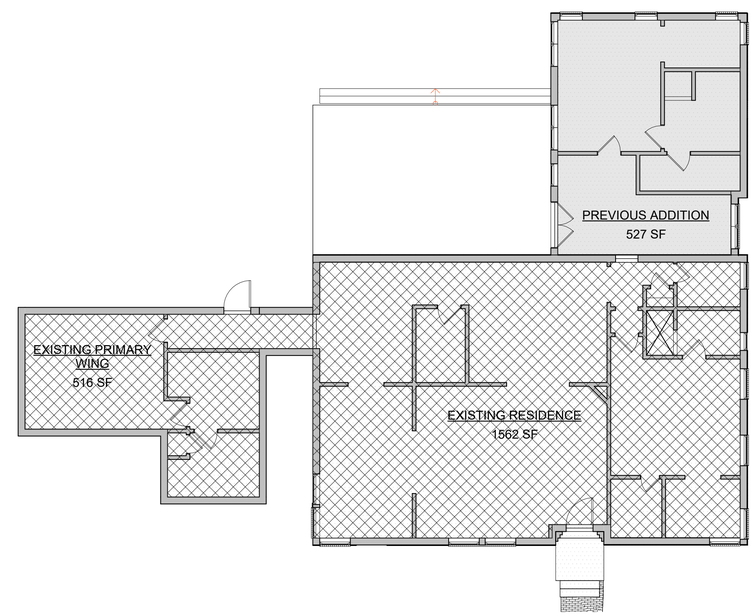
1302 SF = 50% EXISTING FOOTPRINT

AREA - PROPOSED ACCESSORY		
Area	Level	Name
200 SF	1ST FLOOR	ACCESSORY SHED
1301 SF	1ST FLOOR	ACCESSORY GARAGE
1502 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 DOUBRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

Revisions

Notes

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

08.10.2026

Project North

Scale 1/8" = 1'-0"

AREA PLANS

A9.1

Sheet No.

©2025

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

File #: 26-0973

DATE: 8/10/2026

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 Previously Approved Plans For New Construction (Parking Structure) At 230 Franklin Rd. (The Factory); Read Talley, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the approved plans on the West Elevation of the new parking structure at the Factory at 230 Franklin Road.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:

Chapter 3: New Commercial Buildings

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

BACKGROUND:
The property located at 230 Franklin Road is home to the Factory at Franklin and is located in the Franklin Road Local Historic District. The Factory is listed on the National Register of Historic Places (NRHP). The proposal to construct a new parking structure was approved by the Historic Zoning Commission in June 2025. Minor alterations have been approved following the initial approval of the building. This proposal is for alterations to the West elevation.

Building Alterations:

The proposal includes a request to alter the ground-floor openings from three to two openings and to alter the vertical banding pattern to align with the changed openings on the West elevation that will face Franklin Road and Building 3. The two larger openings will not be visible from street view as they will be located behind Building 3. The number of infilled openings on the upper stories will is not

altered with the change in alignment and the rhythm and spacing of openings does not appear to be significantly impacted by the change in banding location. The construction materials do not appear to be proposed to be altered.

RECOMMENDATION:

Staff recommends approval of the alteration on the west elevation with the following conditions:

1. All parking spaces on the top floor of the West elevation (facing Franklin Road) shall be compact spaces to ensure limited visibility from Franklin Road.
2. The building shall utilize traditional brick construction to align with the Guidelines.
3. A metal sample of the color of the building shall be provided to the Preservation Planner prior to issuance of a building permit.
4. The proposed lighting shall utilize warm, white illumination. Any additional illumination other than what is noted in the application shall be subject to HZC review and approval.
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.

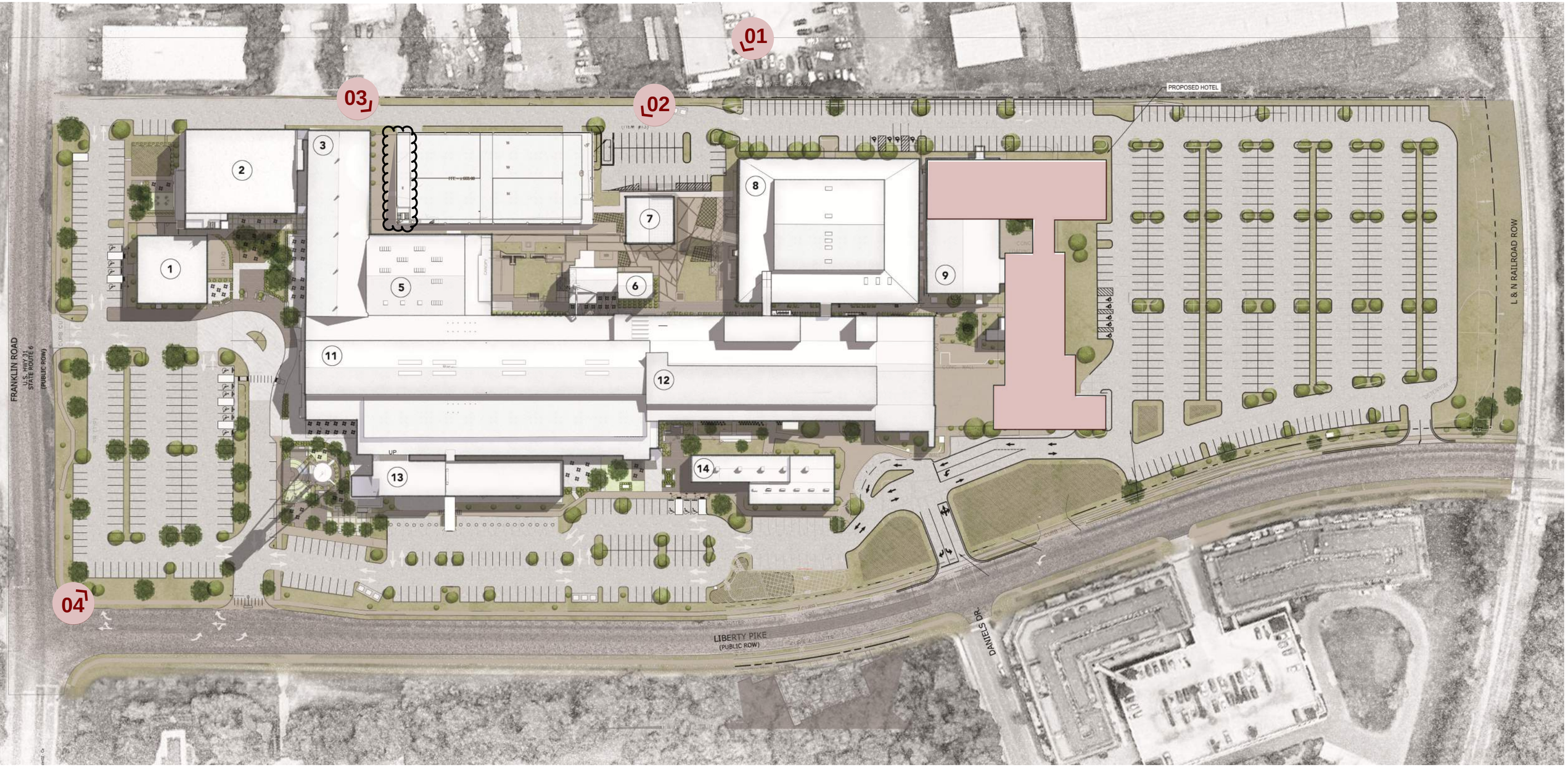
THE FACTORY AT FRANKLIN

PARKING GARAGE | HZC SUBMISSION

08.10.2026

CENTRIC
ARCHITECTURE

SITE PLAN

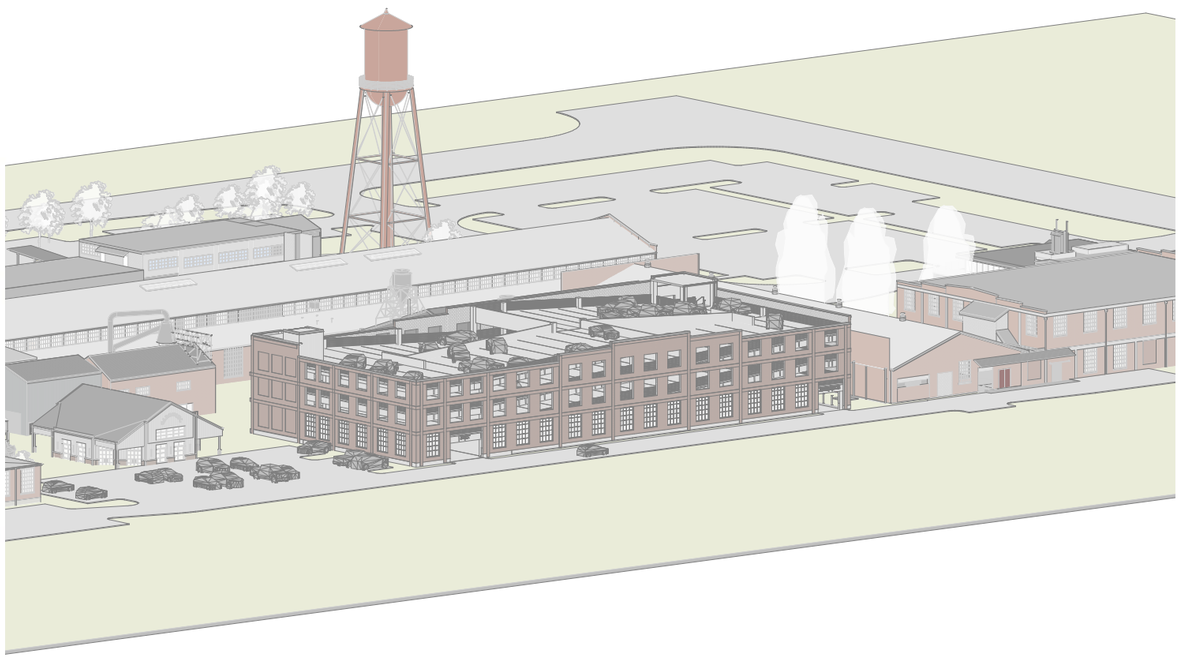


FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

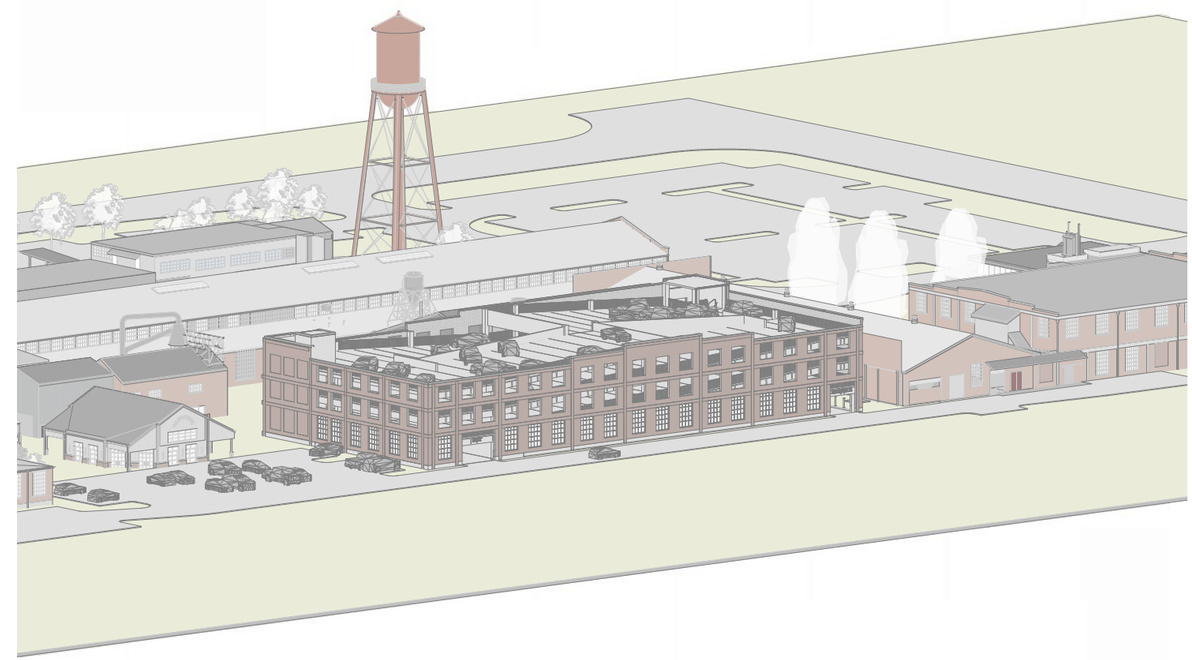
CENTRIC
ARCHITECTURE

AERIAL VIEW 01

NO CHANGES



PREVIOUSLY APPROVED



PROPOSED DESIGN

FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

CENTRIC
ARCHITECTURE

GROUND VIEW 02

NO CHANGES

PREVIOUSLY APPROVED

PROPOSED DESIGN

FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

CENTRIC
ARCHITECTURE

GROUND VIEW 03

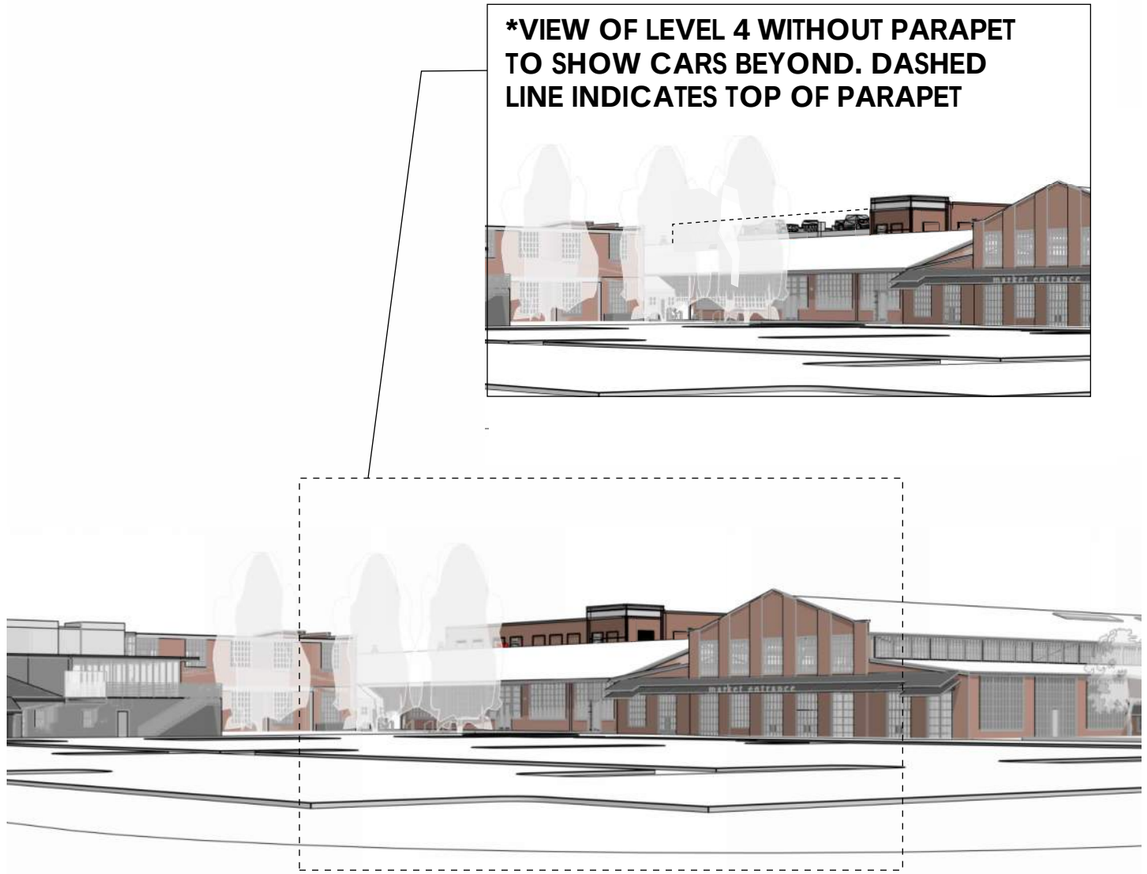
PREVIOUSLY APPROVED

PROPOSED DESIGN

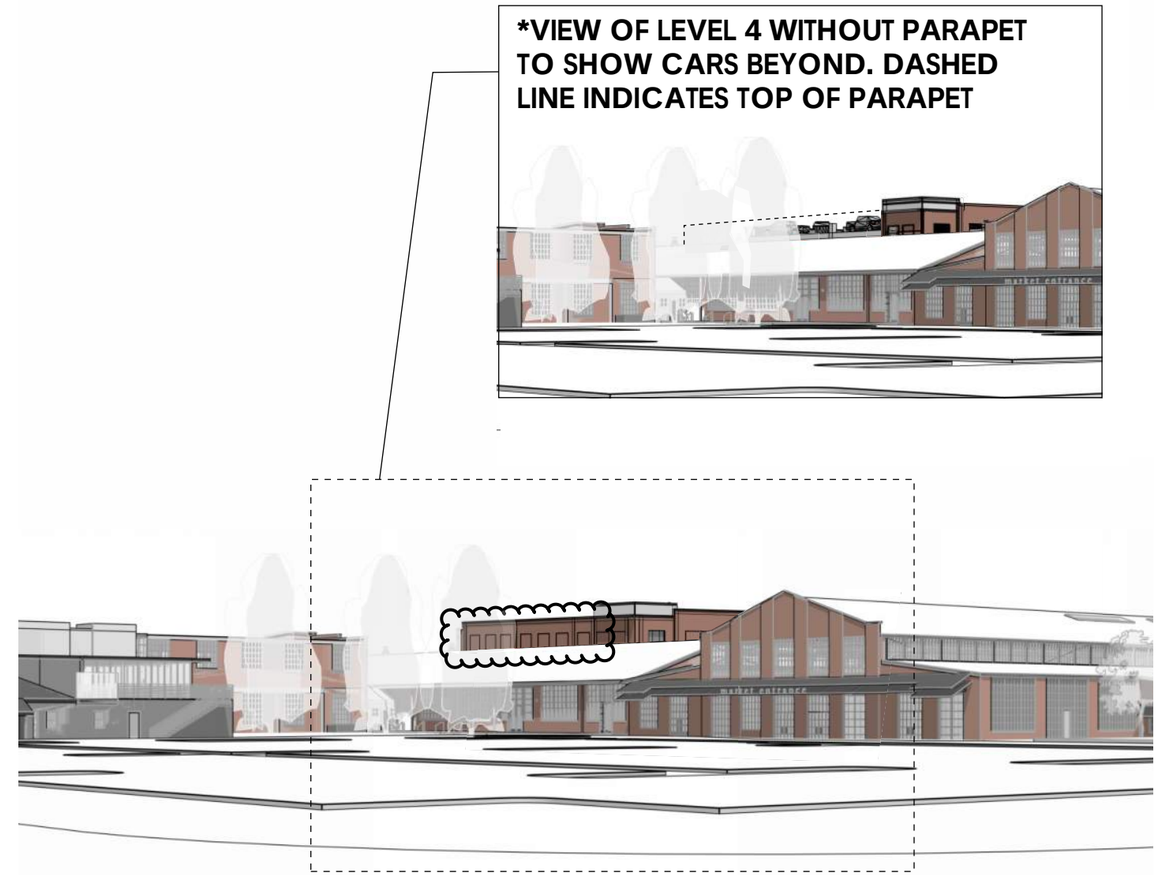
FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

CENTRIC
ARCHITECTURE

GROUND VIEW 04



PREVIOUSLY APPROVED



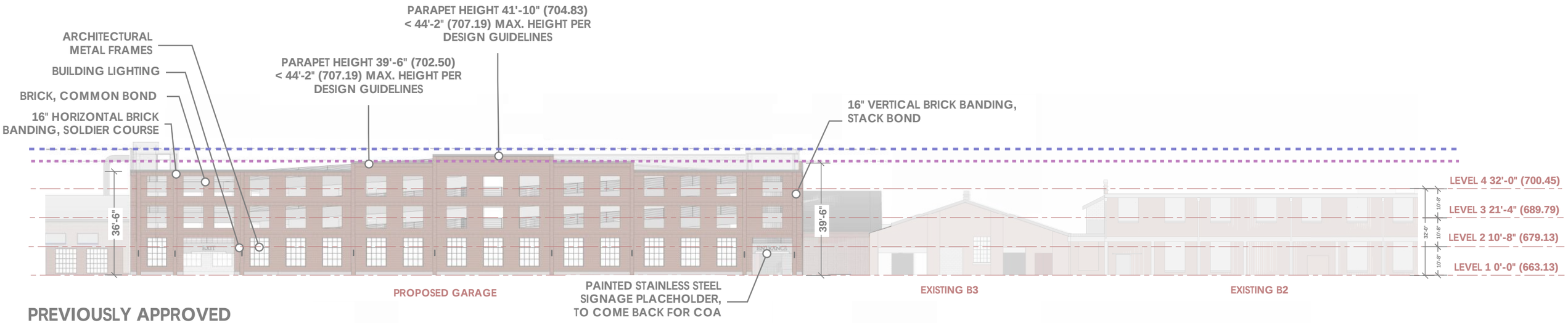
PROPOSED DESIGN

FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

CENTRIC
ARCHITECTURE

ELEVATIONS | NORTH

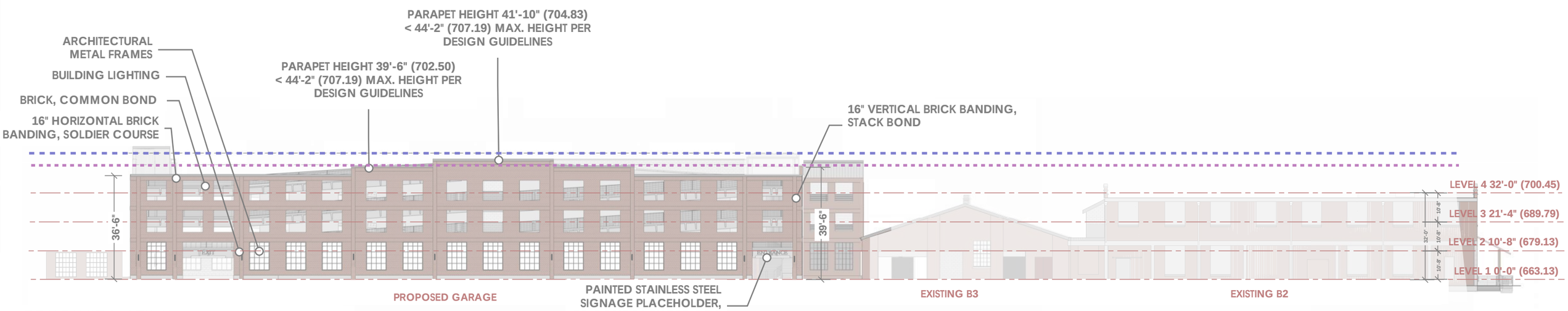
44'-2" (707.19) 10% ABOVE AVERAGE BUILDING HEIGHT
40'-2" (703.17) AVERAGE BUILDING HEIGHT



PREVIOUSLY APPROVED

TOTAL FACADE (MINUS OPENINGS): 5,802 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 284 SF (5%)

NO CHANGES



PROPOSED DESIGN

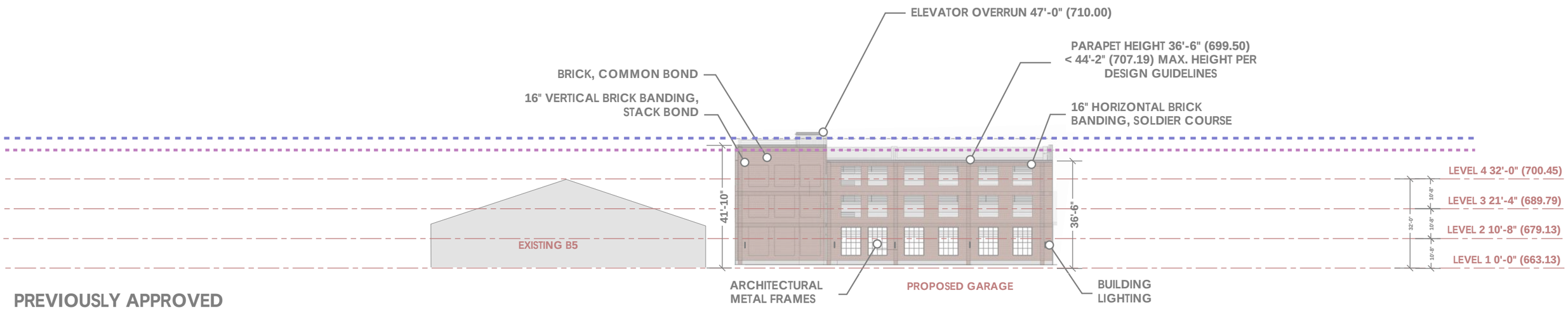
TOTAL FACADE (MINUS OPENINGS): 5,802 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 284 SF (5%)

FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

CENTRIC
ARCHITECTURE

ELEVATIONS | EAST

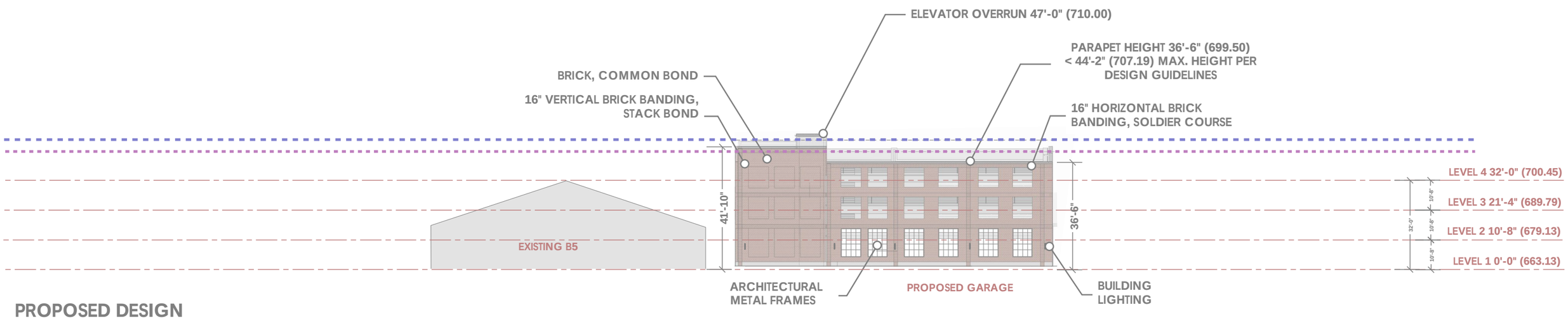
44'-2" (707.19) 10% ABOVE AVERAGE BUILDING HEIGHT
40'-2" (703.17) AVERAGE BUILDING HEIGHT



PREVIOUSLY APPROVED

TOTAL FACADE (MINUS OPENINGS): 3,264 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 202 SF (6%)

NO CHANGES



PROPOSED DESIGN

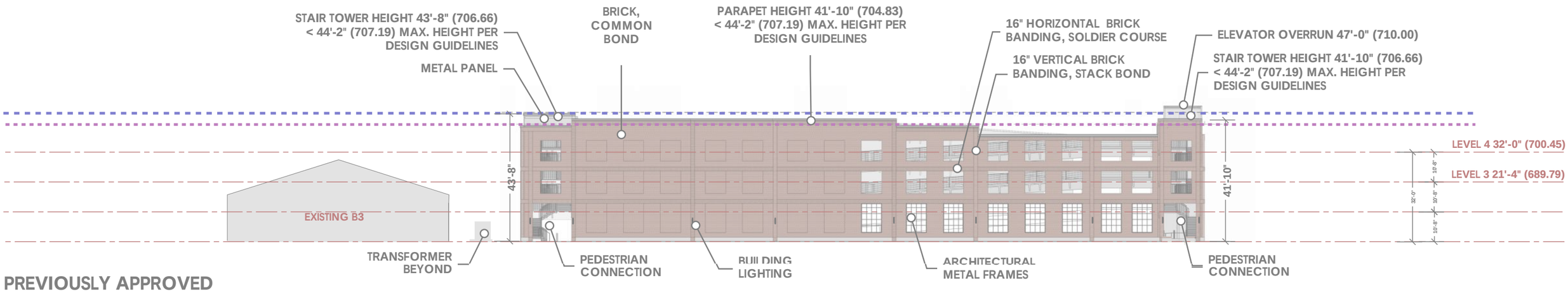
TOTAL FACADE (MINUS OPENINGS): 3,264 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 202 SF (6%)

FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

CENTRIC
ARCHITECTURE

ELEVATIONS | SOUTH

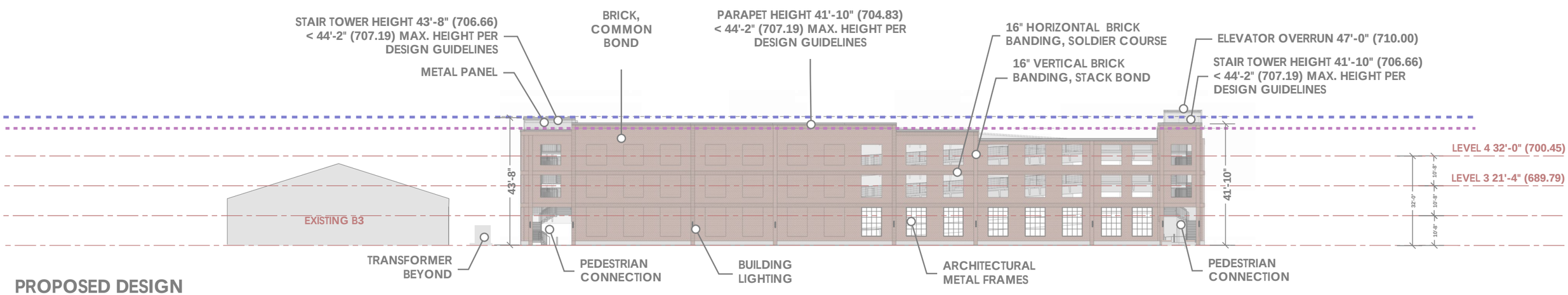
44'-2" (707.19) 10% ABOVE AVERAGE BUILDING HEIGHT
40'-2" (703.17) AVERAGE BUILDING HEIGHT



PREVIOUSLY APPROVED

TOTAL FACADE (MINUS OPENINGS): 7,557 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 423 SF (6%)

NO CHANGES



PROPOSED DESIGN

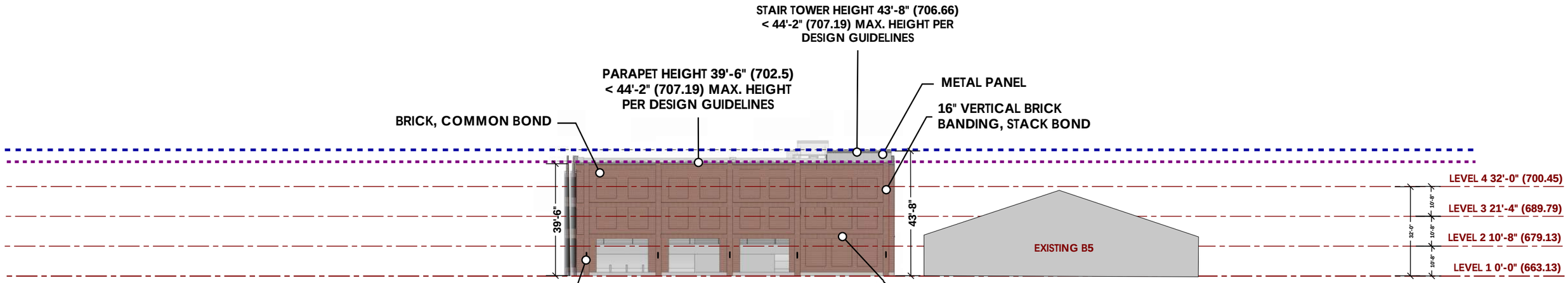
TOTAL FACADE (MINUS OPENINGS): 7,557 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 423 SF (6%)

FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

CENTRIC
ARCHITECTURE

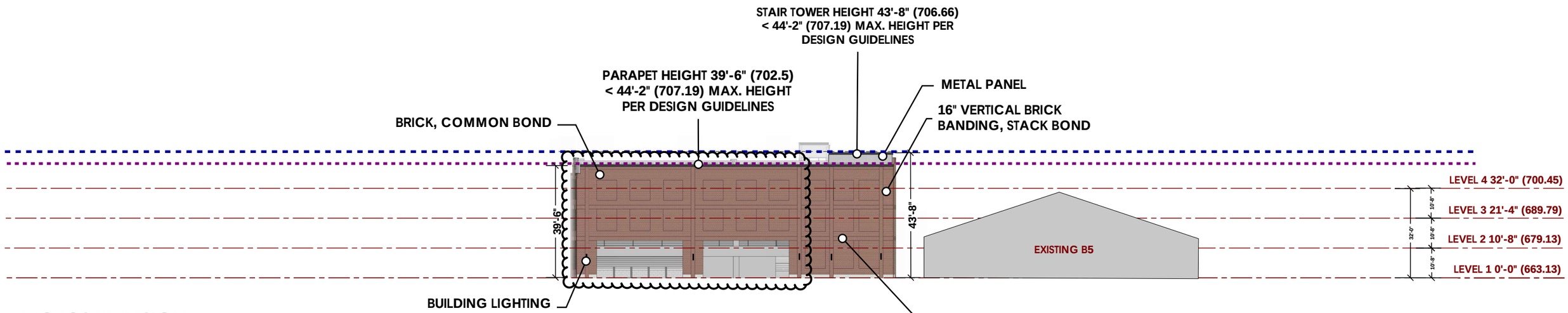
ELEVATIONS | WEST

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



PREVIOUSLY APPROVED

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



PROPOSED DESIGN

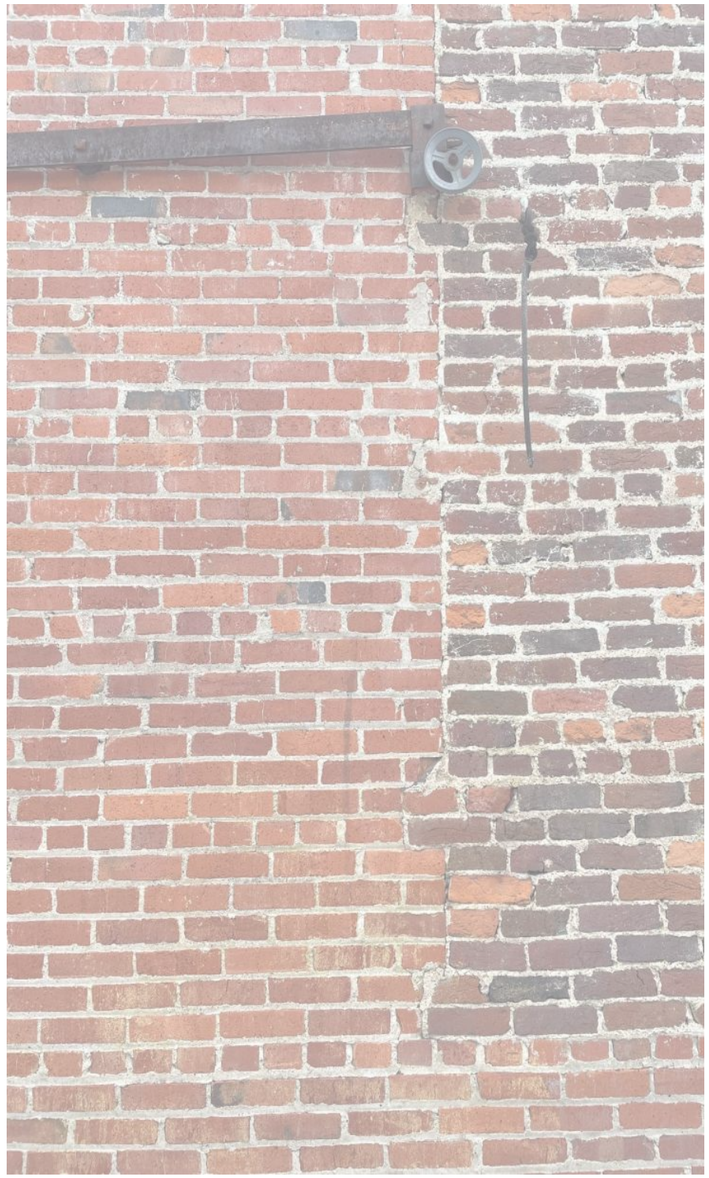
TOTAL FACADE (MINUS OPENINGS): 3,686 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 160 SF (4%)

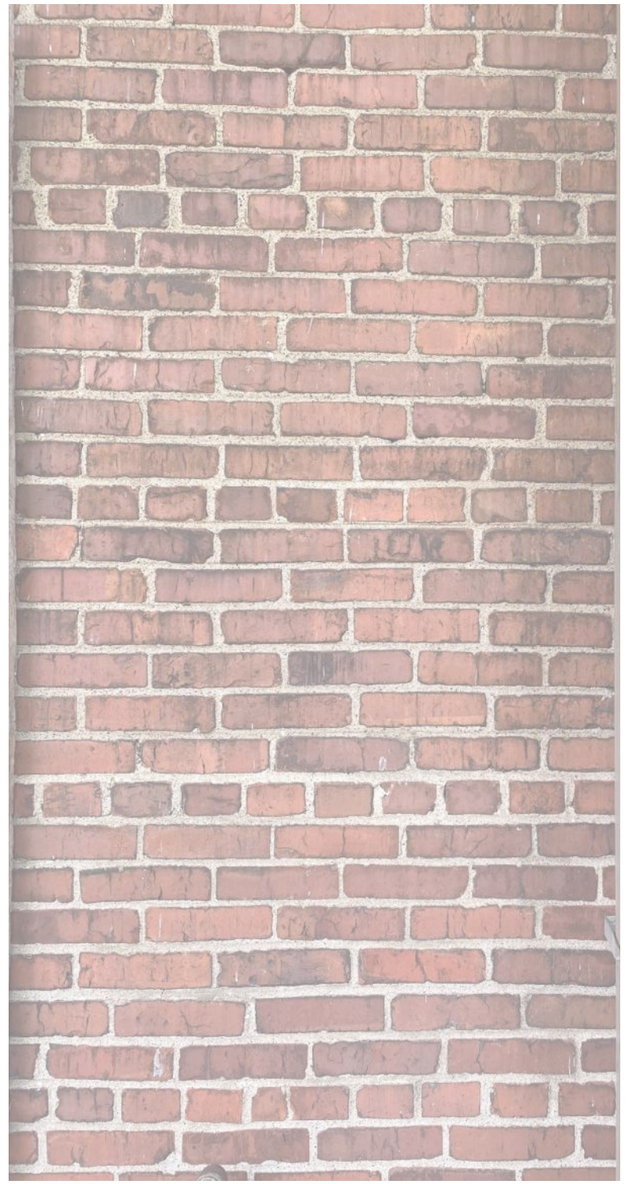
FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

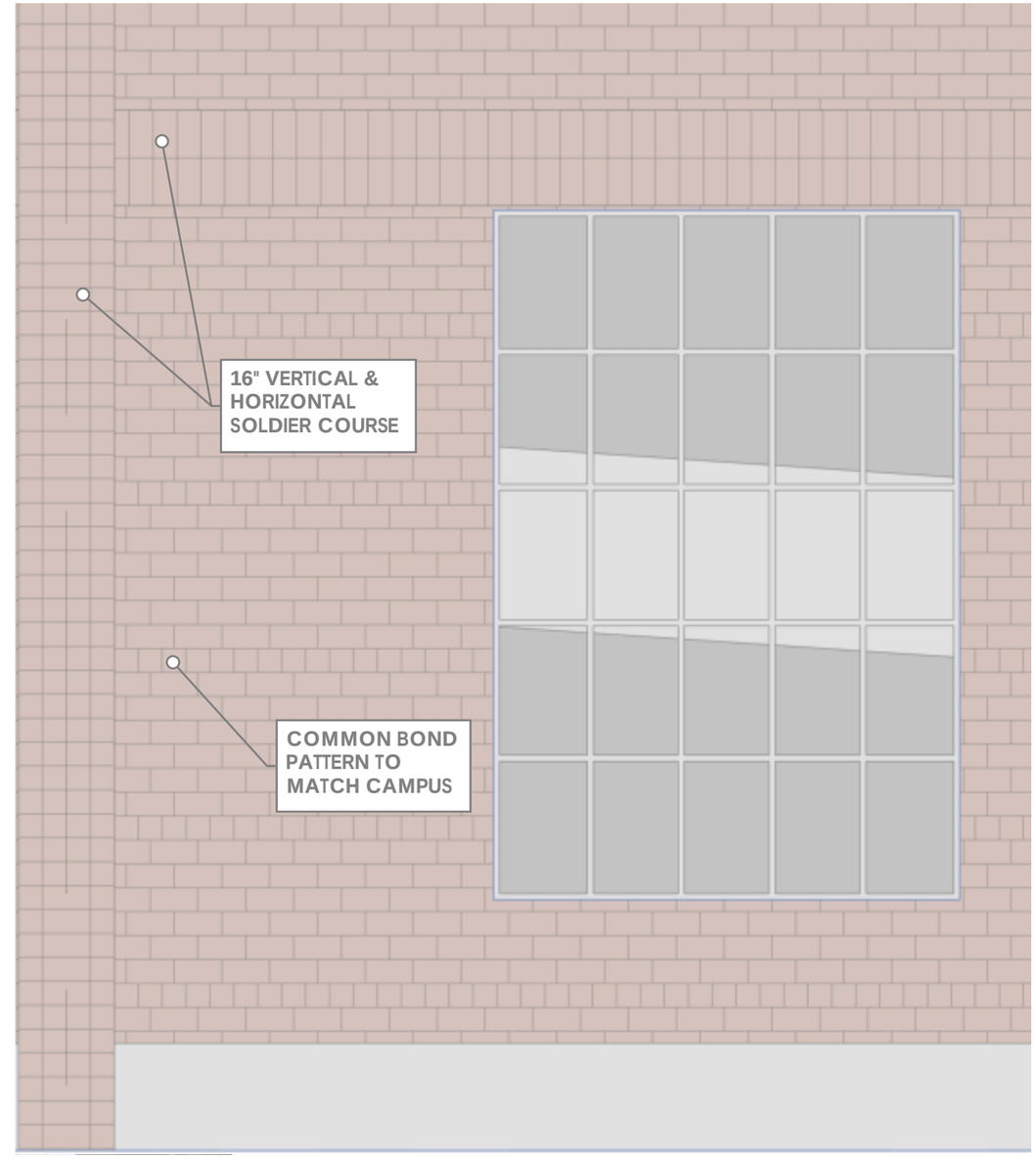
CENTRIC
ARCHITECTURE

SITE CONTEXT | COMMON BOND

NO CHANGES







PROPOSED BRICK | SITE CONTEXT

NO CHANGES

PREVIOUSLY APPROVED
GENERAL SHALE | ENGLISHPUB
*NOT AVAILABLE IN TRADITIONAL BRICK DIMENSION

Englishpub

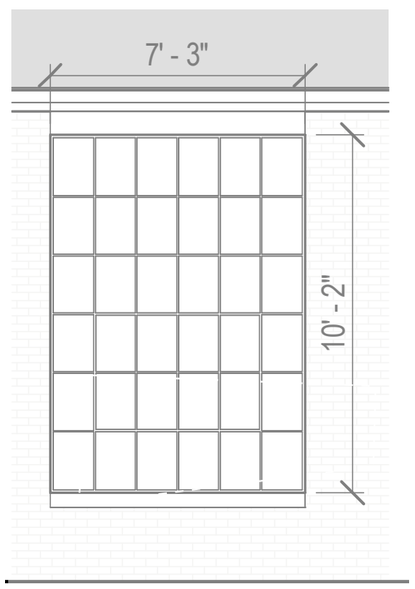
CURRENT SELECTION
RAGLAND CLAY PRODUCTS | QUEEN COTTON ROW
*APPROVED BY HZC STAFF FOR ADJACENT CAROUSEL BUILDING

SITE CONTEXT | LEVEL 1 OPENING SIZES

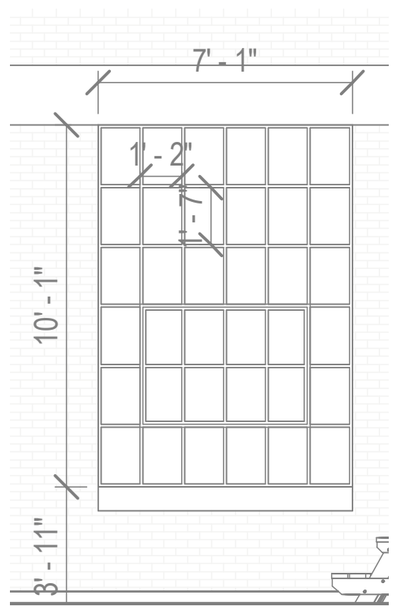
WINDOW MULLIONS FAIRLY CONSISTENT

WINDOW OPENINGS VARY ACROSS CAMPUS

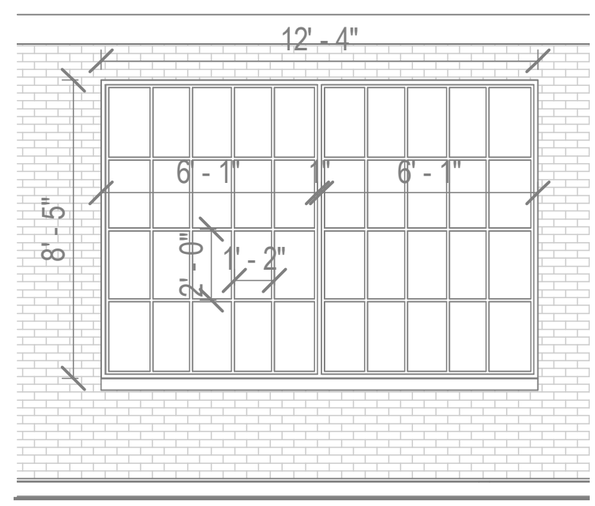
NO CHANGES



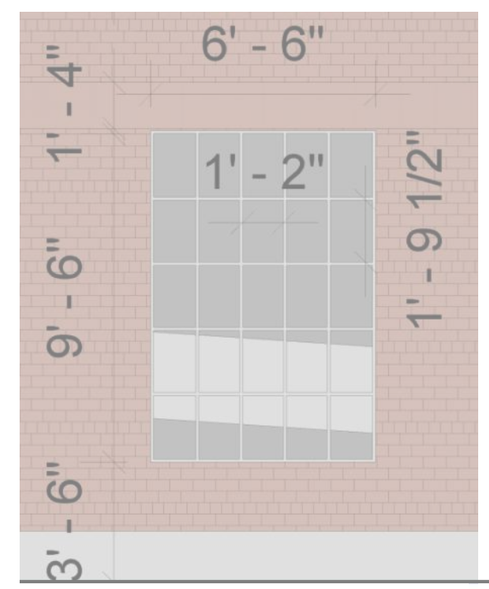
EXISTING FACTORY BUILDING 8



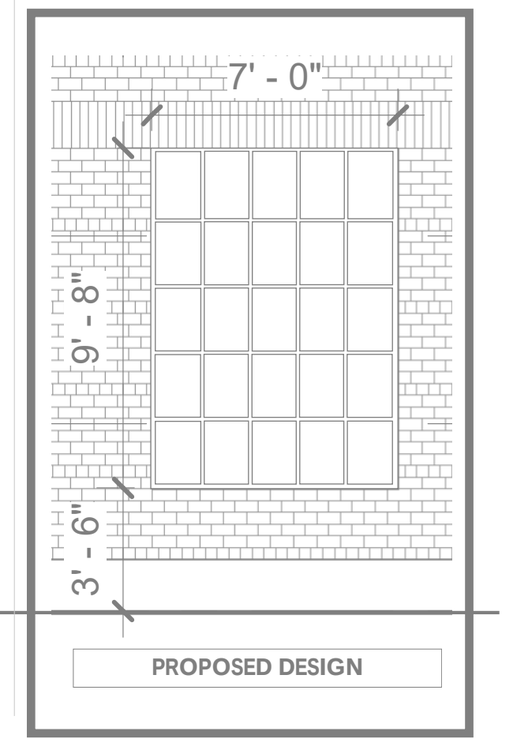
EXISTING FACTORY BUILDING 2



EXISTING FACTORY BUILDING 12



PREVIOUSLY APPROVED



PROPOSED DESIGN

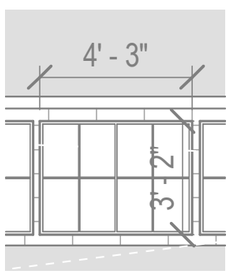
FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

CENTRIC
ARCHITECTURE

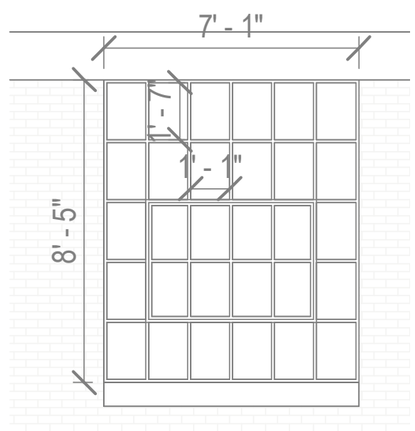
SITE CONTEXT | UPPER LEVEL OPENING SIZES

WINDOW MULLIONS FAIRLY CONSISTENT,
WINDOW OPENINGS VARY ACROSS CAMPUS

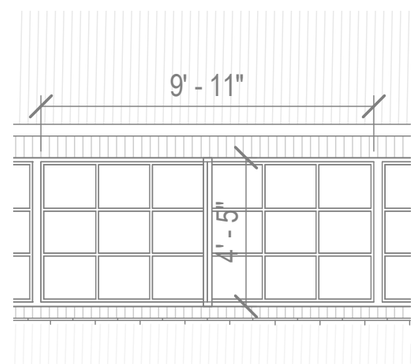
NO CHANGES



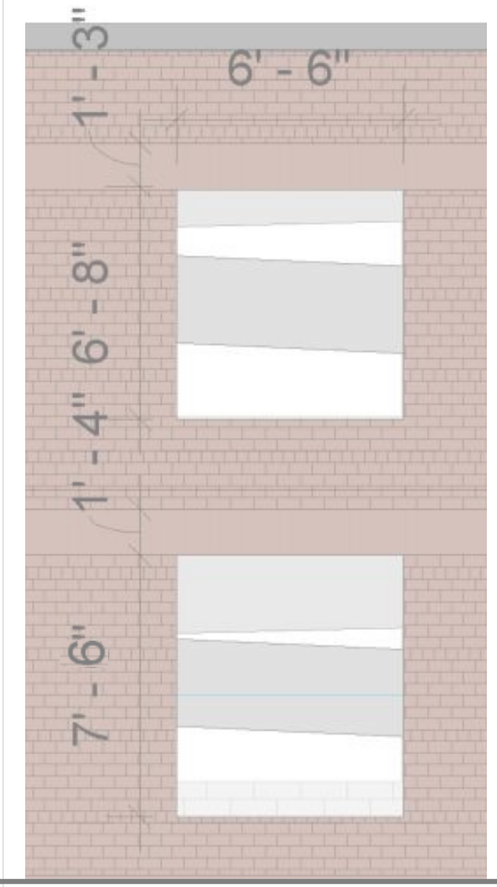
EXISTING FACTORY BUILDING 8



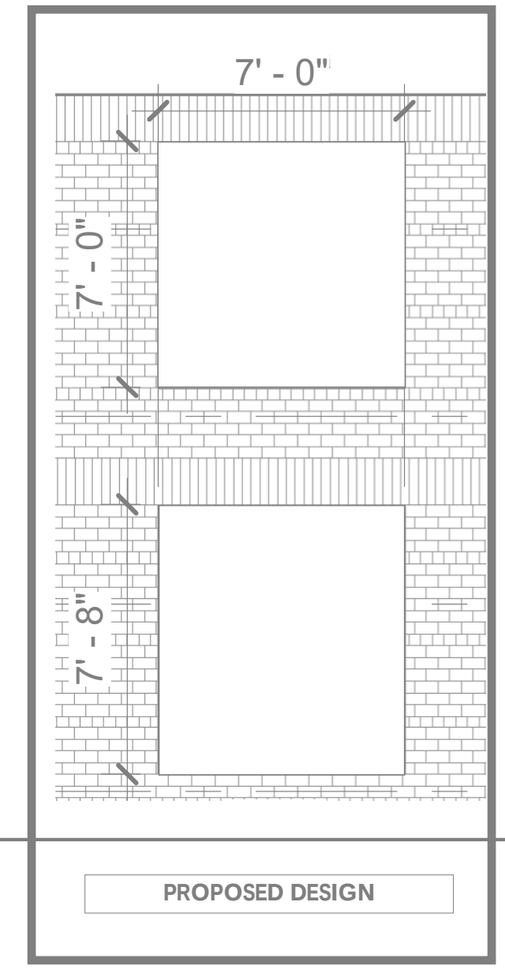
EXISTING FACTORY BUILDING 2



EXISTING FACTORY BUILDING 11



PREVIOUSLY APPROVED



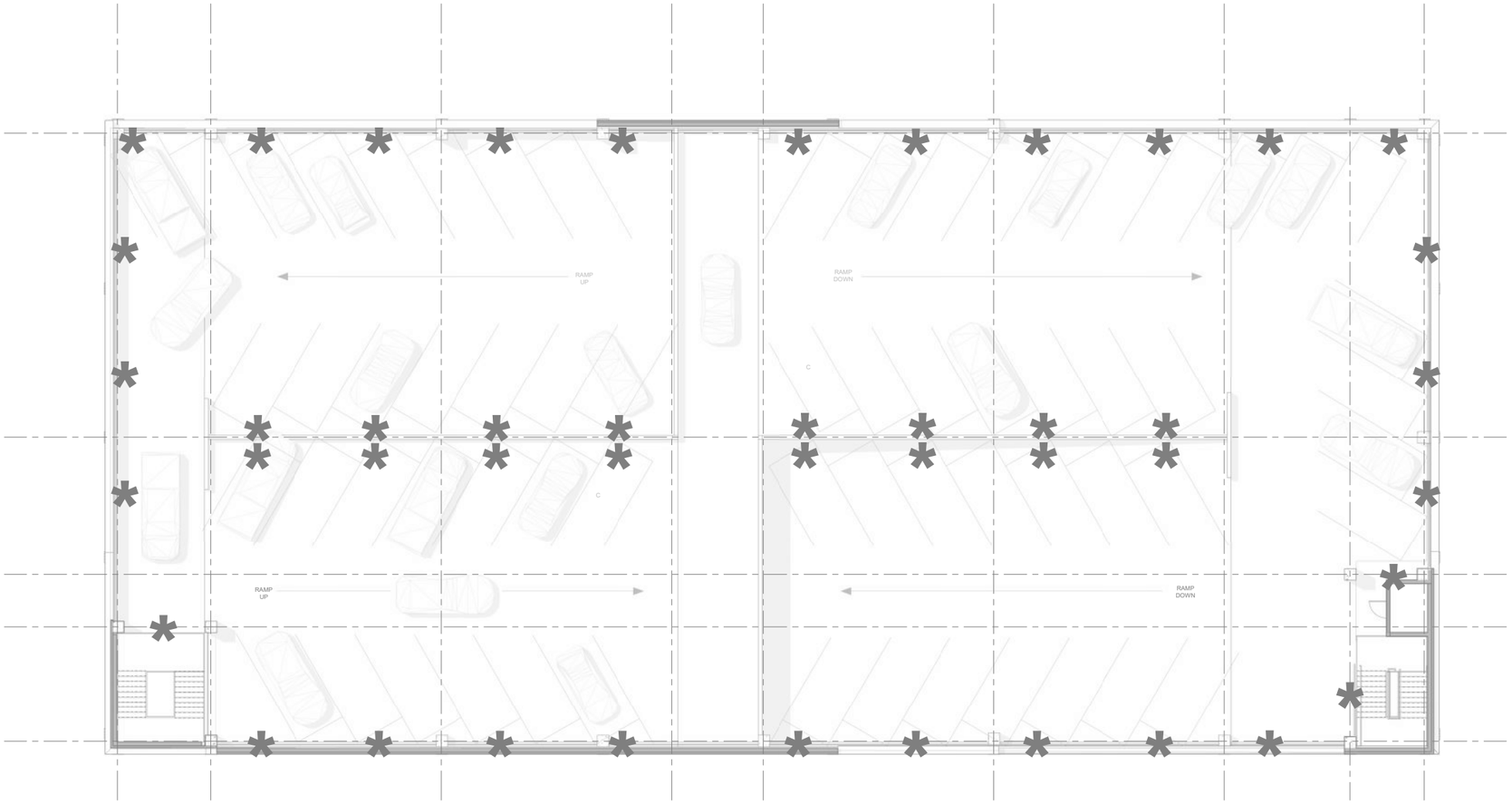
PROPOSED DESIGN

FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

FLOOR PLAN | LEVEL 4

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

NO CHANGES

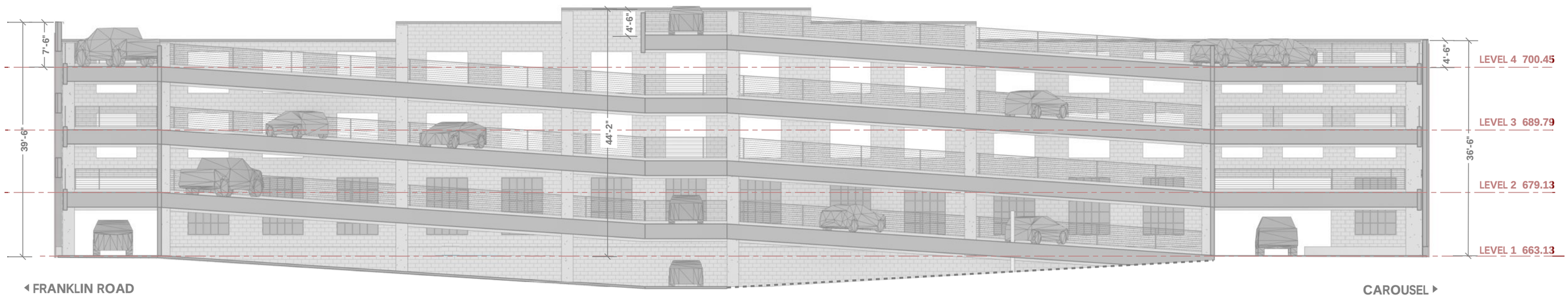


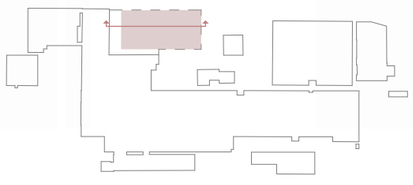
FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

CENTRIC
ARCHITECTURE

SECTION | PARAPET HEIGHTS

NO CHANGES



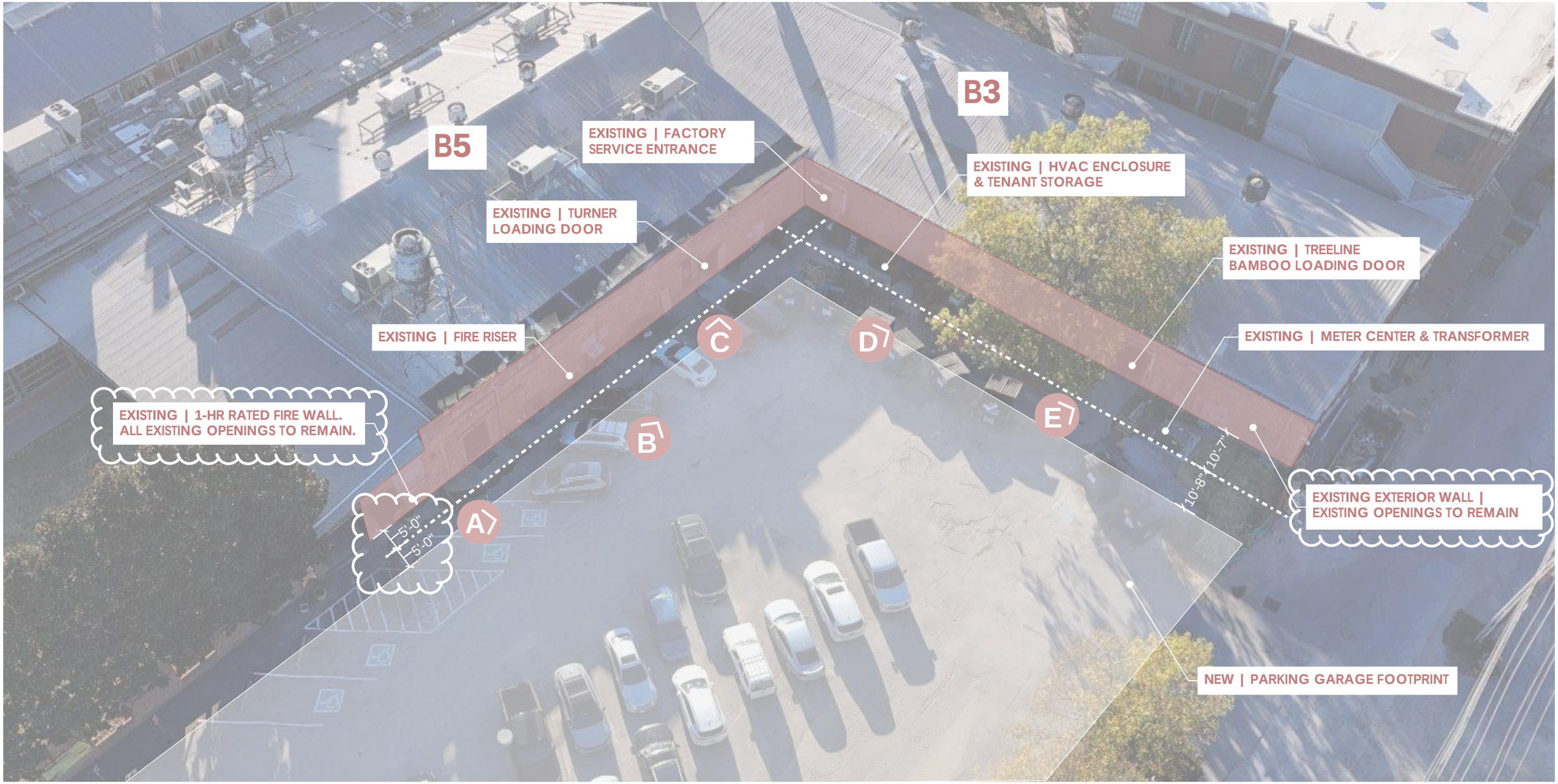


FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

CENTRIC
ARCHITECTURE

EXISTING CONDITIONS | ADJACENT BUILDINGS

NO CHANGES



FACTORY AT FRANKLIN
PARKING GARAGE
08/10/2026

CENTRIC
ARCHITECTURE

EXISTING CONDITIONS | ADJACENT BUILDINGS

NO CHANGES

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

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

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

File #: 26-0975

DATE: 8/10/2026

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 Previously Approved Plans For New Construction (Hotel) At 230 Franklin Rd. (The Factory); Read Talley, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the previously approved plans for the new construction of a hotel at the Factory at 230 Franklin Road.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: New Commercial Buildings

Chapter 9: Modern Features

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

BACKGROUND:
The property located at 230 Franklin Road is home to the Factory at Franklin and is located in the Franklin Road Local Historic District. The Factory is also listed on the National Register of Historic Places (NRHP). The proposal to construct a new hotel was approved by the Historic Zoning Commission in June 2025. Minor alterations have been approved following the initial approval of the building. This proposal is for alterations to the North, South, East, and West elevations.

East Elevation:

The alterations proposed to the approved East elevation include two new elevator overruns and to relocate two windows closer to the front façade. One elevator overrun is proposed near the front of the building near previously approved mechanical equipment screening. The second elevator overrun

is proposed near the back of the building. The materiality of the overruns was not included but appears to blend with the roofing and other screening materials.

West Elevation:

The alterations to the approved West elevation include two new windows near the front of the building and alterations to the glass cube enclosure to change the base material to glass and to remove the x cabling detail.

North Elevation (Rear)

The alterations to the approved North elevation include replacing one single door with a window and replacing one single door with a double door.

The Guidelines recommend the following for the proposed alterations:

- If possible, position ramps and lifts on rear or side facades where not readily visible.
- Design new windows to be compatible with the size, placement, rhythm, and relationship of solids to voids of those on nearby historic buildings.
- Maintain the traditional placement of window headers and sills relative to cornices and belt courses.
- Use windows with historic profiles and dimensions, including traditional casement and trim

The proposed elevator overrun at the front of the building appears to present a minimal change to the appearance of the building as it appears to blend with the mechanical equipment screenings that have been previously approved. The elevator overrun at the rear of the building, while more visible from the East, is more appropriately located at the rear of the building.

The new windows are proposed to be located in areas that had been previously designed to appear as infilled windows and maintain the rhythm and spacing of the windows that have been previously approved. The removal of the X cabling detail from the glass cube enclosure is appropriate as it is not a historic window detail seen at the Factory. The alterations to the removal of the masonry base from the glass cube enclosure and replacing it with windows are not appropriate, as this is not a traditional placement or configuration of windows seen on the historic Factory buildings. The rear window and door alterations are appropriate, as they will have minimal visibility and do not alter the rhythm and spacing of the windows on the rear of the building.

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

1. The base material of the glass cube material must remain the previously approved material and not be windows/glass.
2. The material specifications of the elevator overrun must blend with the roofing and mechanical equipment screening.
3. Signage must receive a COA and a sign permit prior to installation. If the proposed signage meets the Design Guidelines, they may qualify for administrative review.

4. The final window and door selection material and color shall blend with the existing buildings on the site. The final selections shall be submitted to the Preservation Planner for review and approval prior to submitting for a building permit

5. The 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.

TABLE OF CONTENTS

1. PROPOSED EAST AND WEST ELEVATIONS
2. PROPOSED NORTH AND SOUTH ELEVATIONS
3. PREVIOUSLY APPROVED COA EAST AND WEST ELEVATIONS FROM 12 8 2025
4. PREVIOUSLY APPROVED COA NORTH AND SOUTH ELEVATIONS FROM 12 8 2025
5. COMPARISON OF PROPOSED EAST ELEVATION TO PREVIOUSLY APPROVED EAST ELEVATION
6. COMPARISON OF PROPOSED WEST ELEVATION TO PREVIOUSLY APPROVED WEST ELEVATION
7. COMPARISON OF PROPOSED NORTH ELEVATION TO PREVIOUSLY APPROVED NORTH ELEVATION
8. COMPARISON OF PROPOSED SOUTH ELEVATION TO PREVIOUSLY APPROVED SOUTH ELEVATION

STONEHILL TAYLOR

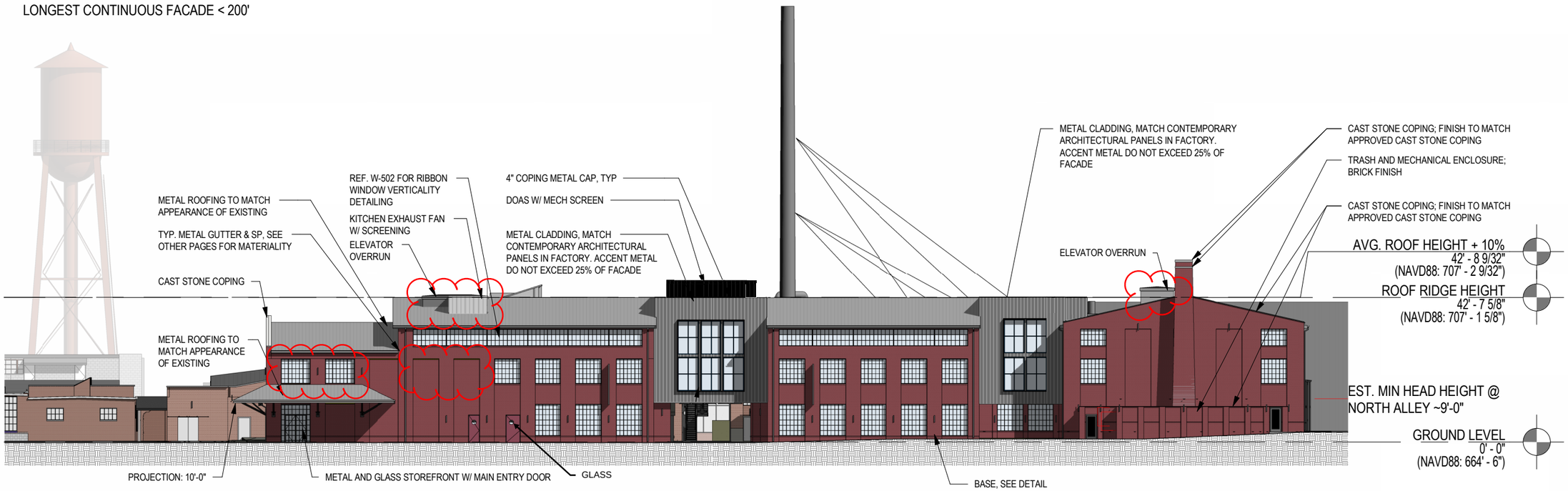
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

DATE : 07/22/26

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

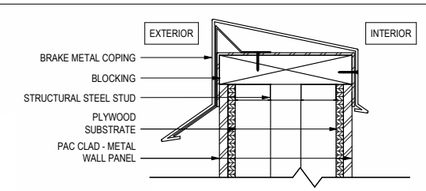
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

LONGEST CONTINUOUS FACADE < 200'

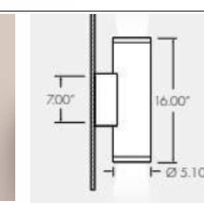


1 HZC - EAST BUILDING ELEVATION

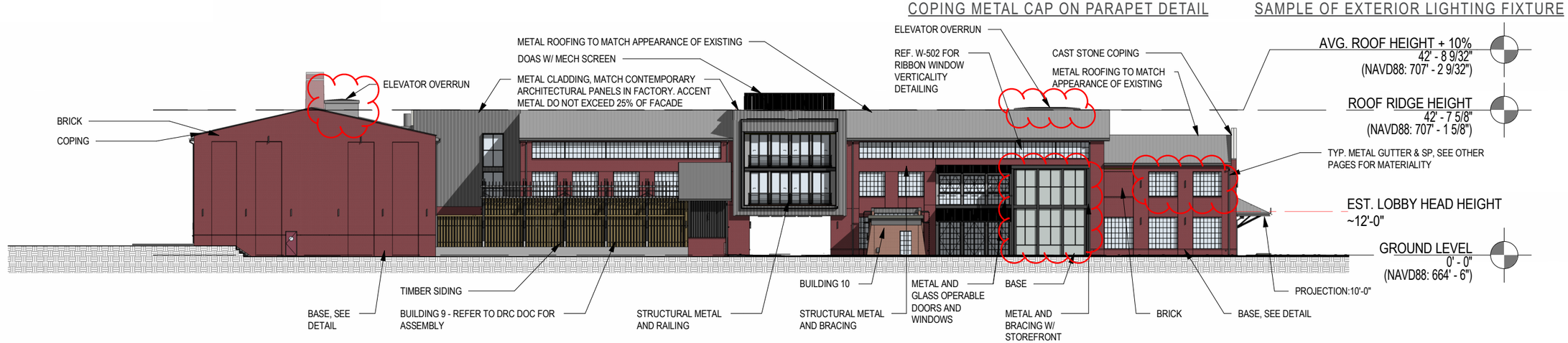
LONGEST CONTINUOUS FACADE < 200'



COPING METAL CAP ON PARAPET DETAIL



SAMPLE OF EXTERIOR LIGHTING FIXTURE



2 HZC - WEST BUILDING ELEVATION

STONEHILL TAYLOR

HZC-111

PROJ : 00000
SCALE : 1/32" = 1'-0"
DATE : 07/22/26

STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

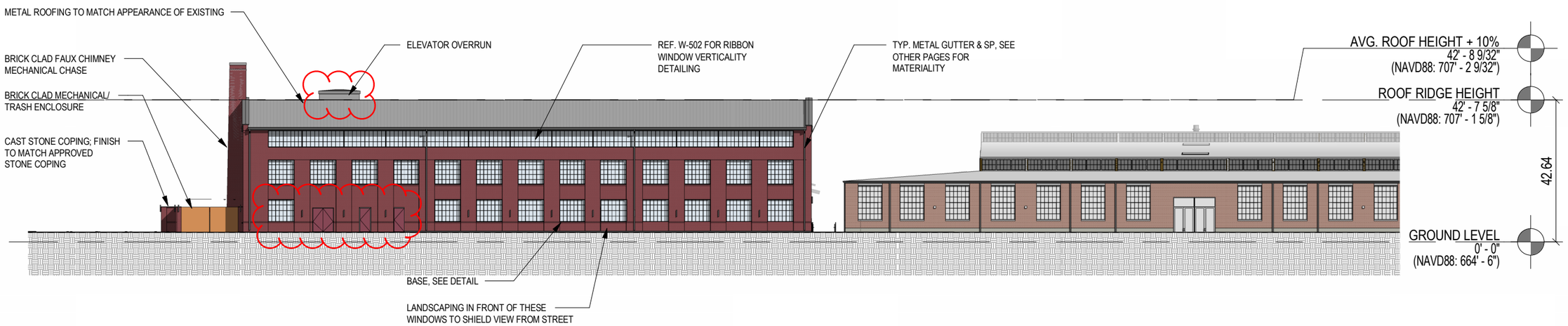
EAST AND WEST BUILDING ELEVATIONS

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

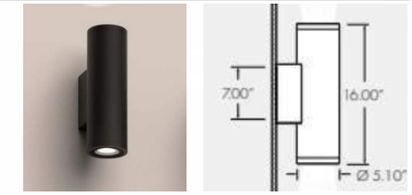
© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

7/22/2026 4:31:55 PM C:\Users\dcera\Documents\22411-Factory at Franklin_ARCH_R24_DCera.rvt

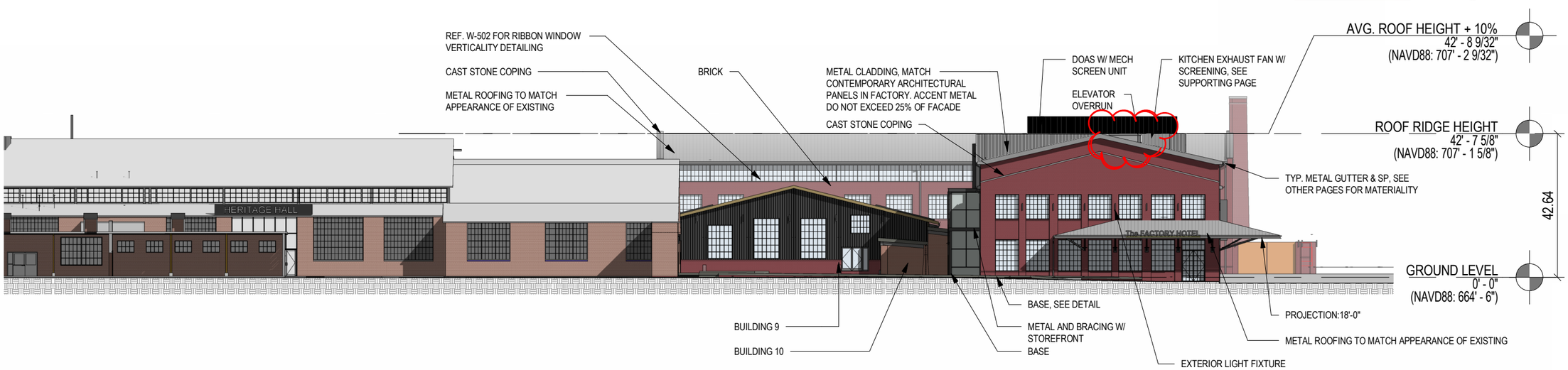
LONGEST CONTINUOUS FACADE < 200'



1 HZC - NORTH BUILDING ELEVATION



LONGEST CONTINUOUS FACADE < 200'



2 HZC - SOUTH BUILDING ELEVATION

STONEHILL TAYLOR

HZC-112

PROJ : 00000
SCALE : 1/32" = 1'-0"
DATE : 07/22/26

STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

NORTH AND SOUTH BUILDING ELEVATIONS

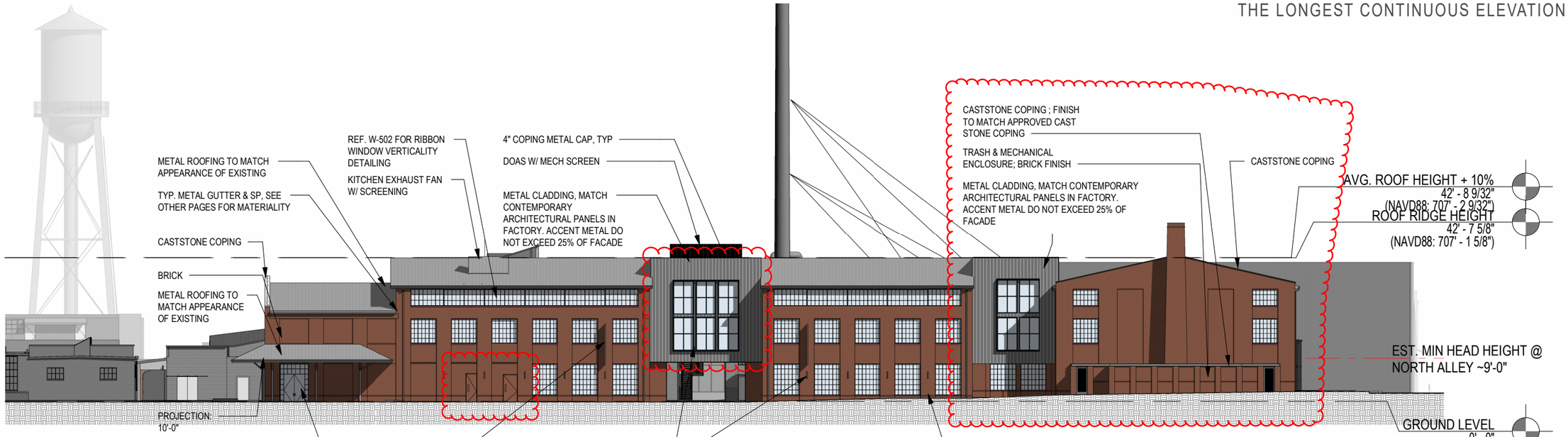
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

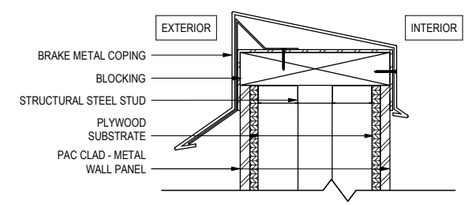
7/22/2026 4:32:30 PM C:\Users\dcera\Documents\22411-Factory at Franklin_ARCH_R24_DCera.rvt

THIS PAGE IS FOR REFERENCE. THIS IS THE PREVIOUSLY APPROVED ELEVATIONS FROM THE COA DATED DEC 8 2025

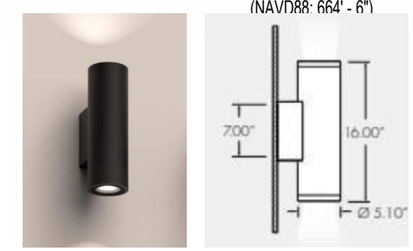
THE LONGEST CONTINUOUS ELEVATION < 200'



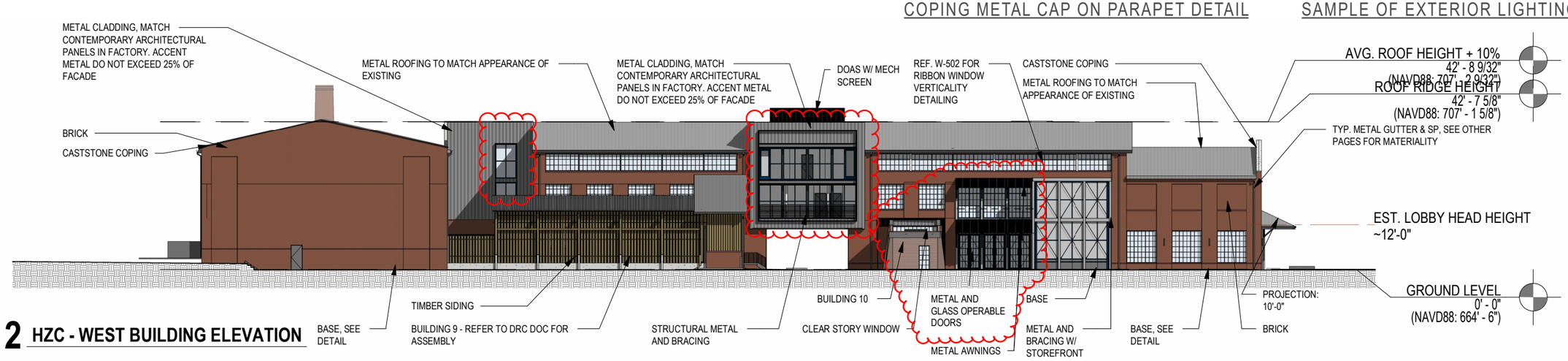
1 HZC - EAST BUILDING ELEVATION



COPING METAL CAP ON PARAPET DETAIL



SAMPLE OF EXTERIOR LIGHTING FIXTURE



2 HZC - WEST BUILDING ELEVATION

HZC REVIEW

DESIGN REVIEW PRESENTATION

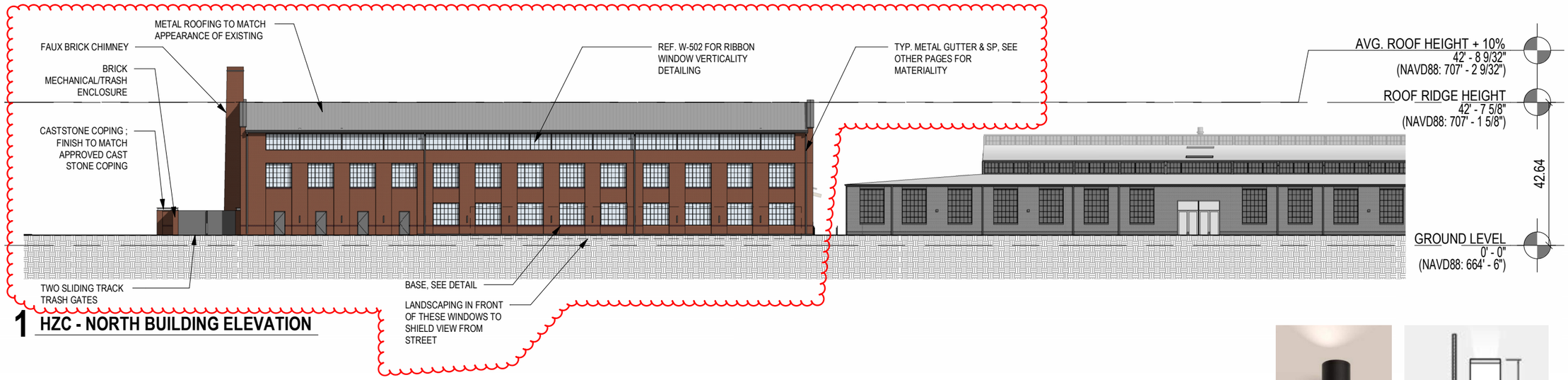
Elevations | Scale: 1/32"

FACTORY AT FRANKLIN HOTEL

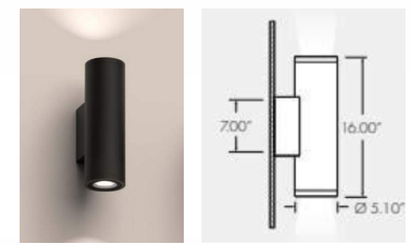
STONEHILL TAYLOR

THIS PAGE IS FOR REFERENCE. THIS IS THE PREVIOUSLY APPROVED ELEVATIONS FROM THE COA DATED DEC 8 2025

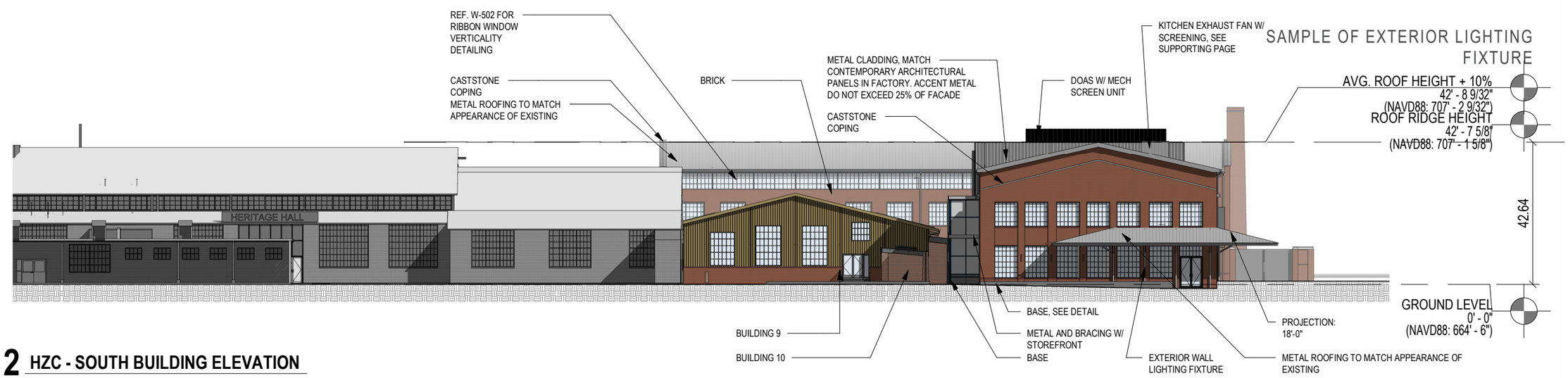
THE LONGEST CONTINUOUS ELEVATION < 200'



1 HZC - NORTH BUILDING ELEVATION



SAMPLE OF EXTERIOR LIGHTING FIXTURE



2 HZC - SOUTH BUILDING ELEVATION

HZC REVIEW

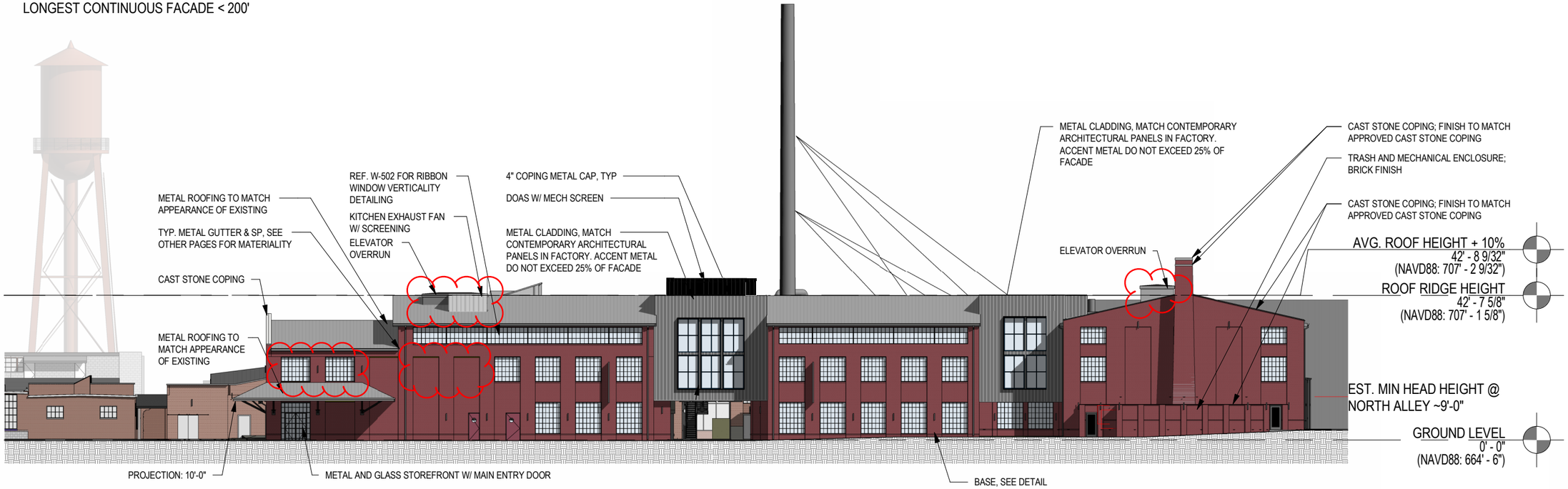
DESIGN REVIEW PRESENTATION

Elevations | Scale: 1/32"

FACTORY AT FRANKLIN HOTEL

THIS PAGE IS A COMPARISON OF THE PROPOSED ELEVATIONS TO THE PREVIOUSLY APPROVED COA ELEVATIONS FROM 12 8 2025

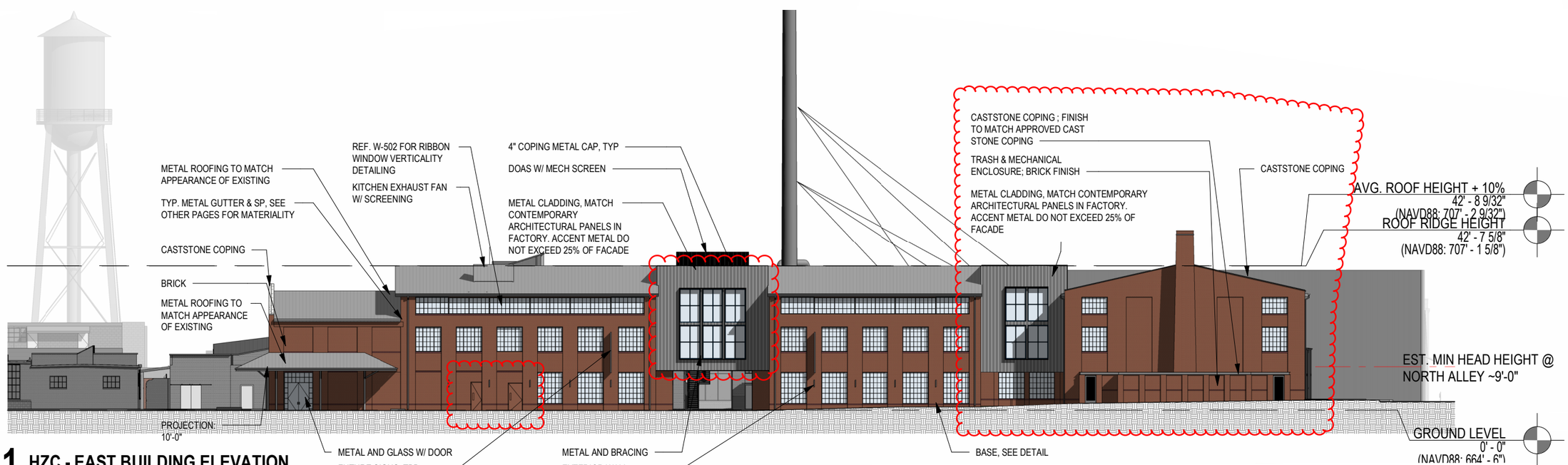
LONGEST CONTINUOUS FACADE < 200'



1 HZC - EAST BUILDING ELEVATION

PROPOSED ELEVATION

LONGEST CONTINUOUS FACADE < 200'



1 HZC - EAST BUILDING ELEVATION

PREVIOUSLY APPROVED COA ELEVATION FROM 12 8 2025

STONEHILL TAYLOR

PROJ : 00000
SCALE : 1/32" = 1'-0"
DATE : 07/22/26

STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

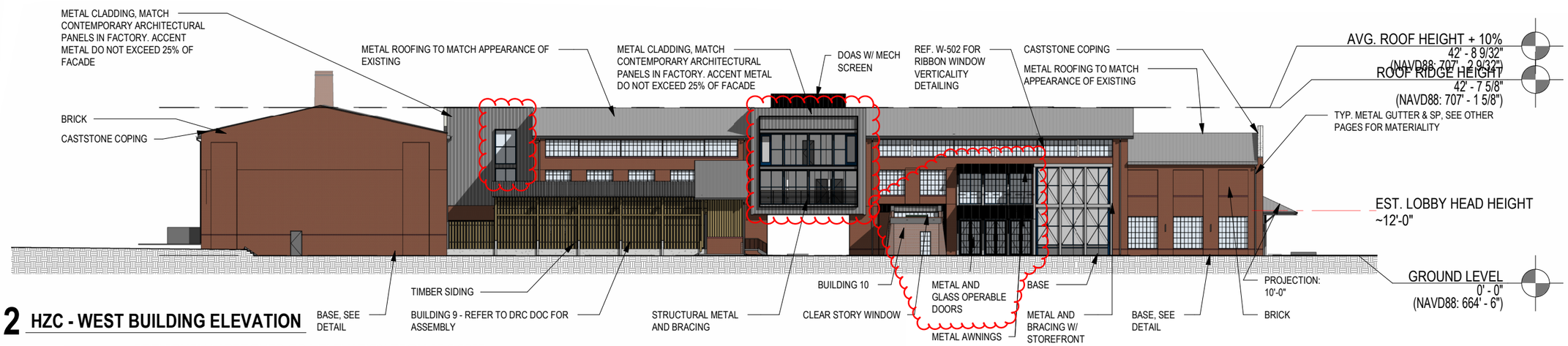
THIS PAGE IS A COMPARISON OF THE PROPOSED ELEVATIONS TO THE PREVIOUSLY APPROVED COA ELEVATIONS FROM 12 8 2025

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

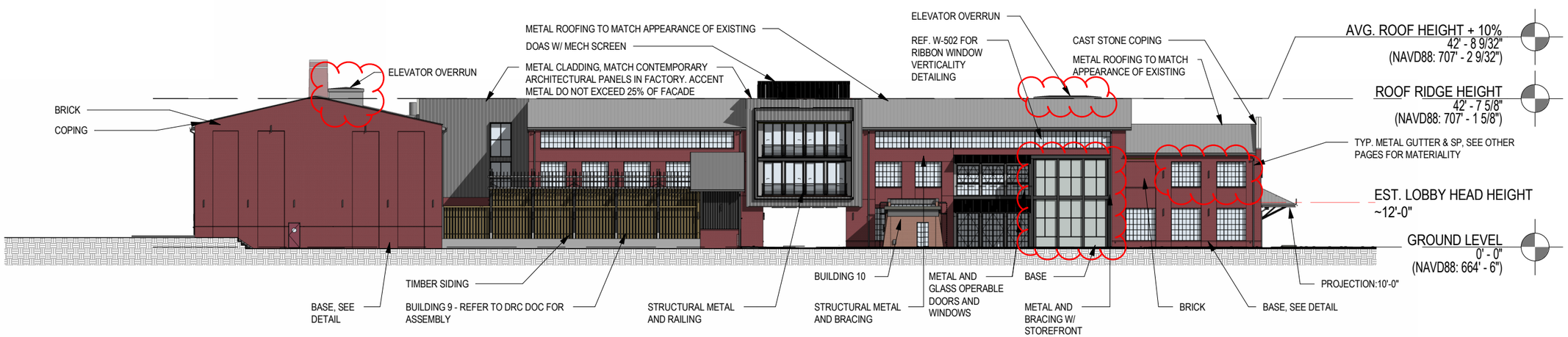
7/22/2026 4:31:55 PM C:\Users\dcera\Documents\22411-Factory at Franklin_ARCH_R24_DCera.rvt

THIS PAGE IS A COMPARISON OF THE PROPOSED ELEVATIONS TO THE PREVIOUSLY APPROVED COA ELEVATIONS FROM 12 8 2025



2 HZC - WEST BUILDING ELEVATION

PREVIOUSLY APPROVED COA ELEVATION FROM 12 8 2025



2 HZC - WEST BUILDING ELEVATION

PROPOSED ELEVATION

STONEHILL TAYLOR

PROJ : 00000
SCALE : 1/32" = 1'-0"
DATE : 07/22/26

STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

THIS PAGE IS A COMPARISON OF THE PROPOSED ELEVATIONS TO THE PREVIOUSLY APPROVED COA ELEVATIONS FROM 12 8 2025

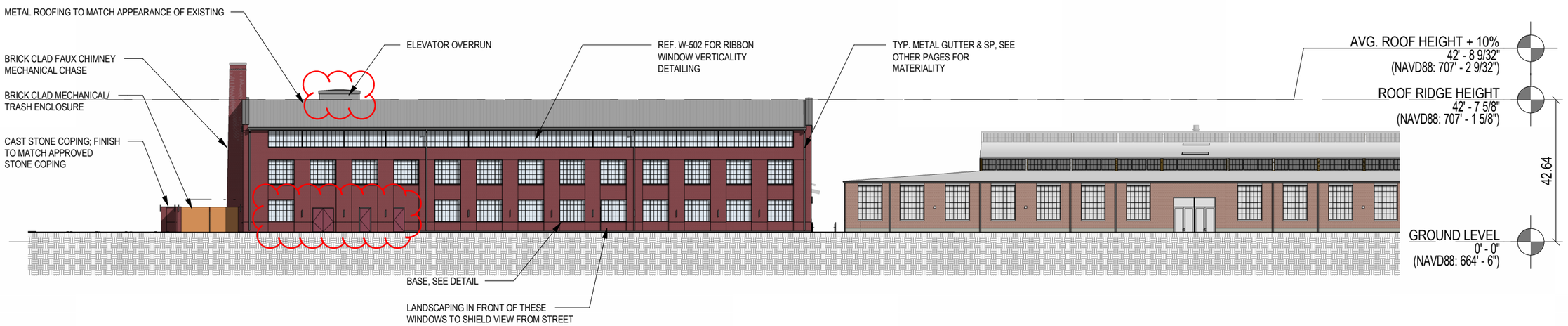
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

©COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

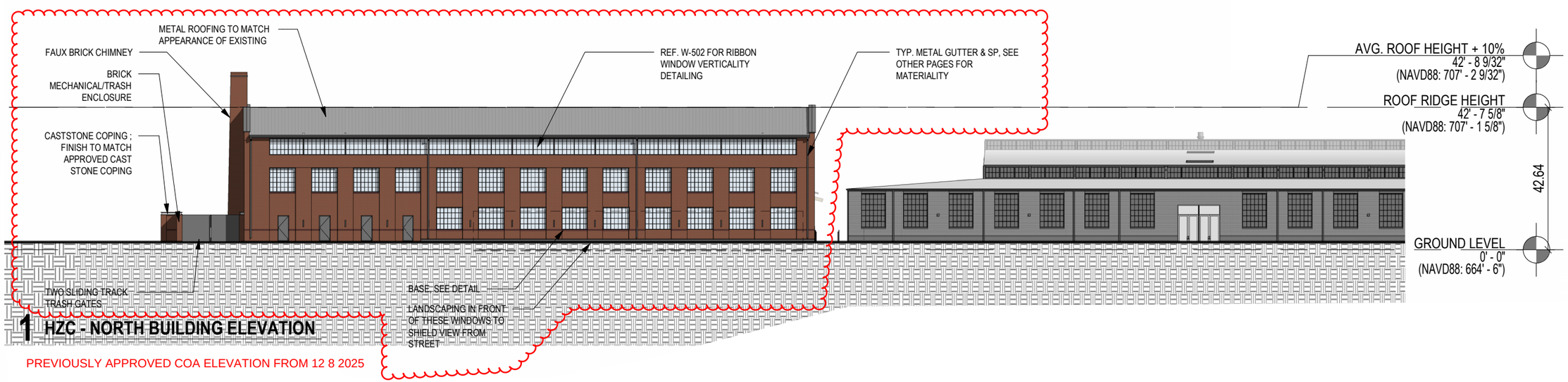
7/22/2026 4:31:55 PM C:\Users\dcera\Documents\22411-Factory at Franklin_ARCH_R24_DCera.rvt

THIS PAGE IS A COMPARISON OF THE PROPOSED ELEVATIONS TO THE PREVIOUSLY APPROVED COA ELEVATIONS FROM 12 8 2025

LONGEST CONTINUOUS FACADE < 200'



1 HZC - NORTH BUILDING ELEVATION PROPOSED ELEVATION



1 HZC - NORTH BUILDING ELEVATION

PREVIOUSLY APPROVED COA ELEVATION FROM 12 8 2025

STONEHILL TAYLOR

PROJ : 00000
SCALE : 1/32" = 1'-0"
DATE : 07/22/26

STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

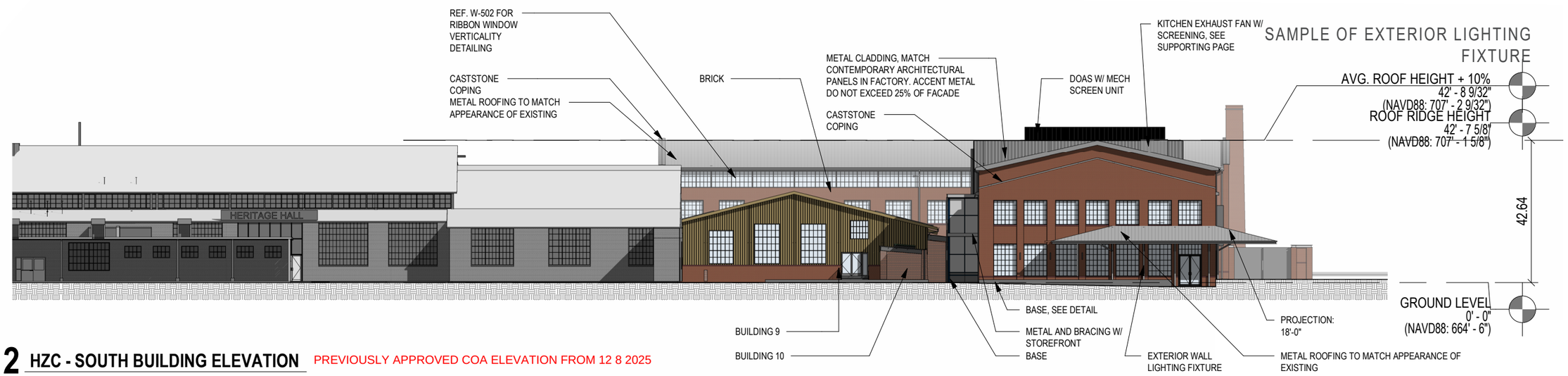
THIS PAGE IS A COMPARISON OF THE PROPOSED ELEVATIONS TO THE PREVIOUSLY APPROVED COA ELEVATIONS FROM 12 8 2025

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

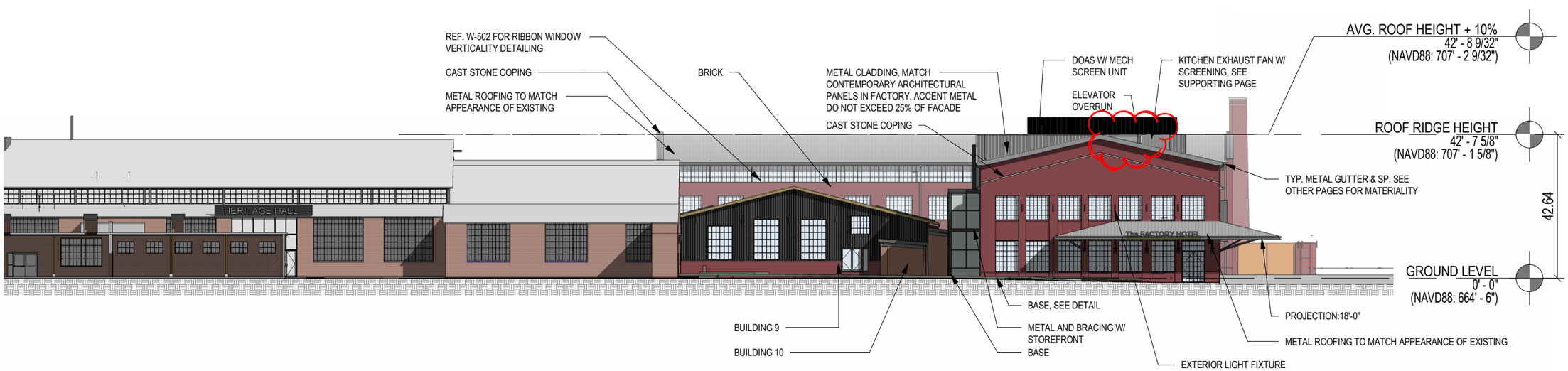
7/22/2026 4:32:30 PM C:\Users\dcera\Documents\22411-Factory at Franklin_ARCH_R24_DCera.rvt

THIS PAGE IS A COMPARISON OF THE PROPOSED ELEVATIONS TO THE PREVIOUSLY APPROVED COA ELEVATIONS FROM 12 8 2025



2 HZC - SOUTH BUILDING ELEVATION PREVIOUSLY APPROVED COA ELEVATION FROM 12 8 2025

LONGEST CONTINUOUS FACADE < 200'



2 HZC - SOUTH BUILDING ELEVATION PROPOSED ELEVATION

7/22/2026 4:32:30 PM C:\Users\dcera\Documents\22411-Factory at Franklin_ARCH_R24_DCera.rvt

STONEHILL TAYLOR

PROJ : 00000
SCALE : 1/32" = 1'-0"
DATE : 07/22/26

STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

THIS PAGE IS A COMPARISON OF THE PROPOSED ELEVATIONS TO THE PREVIOUSLY APPROVED COA ELEVATIONS FROM 12 8 2025

©COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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

File #: 26-0970

DATE: 8/10/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Principal Building) At 908 W. Main St. (Mapledene); Tyler LeMarinel, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the rear of the principal building at 908 W. Main Street.

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

PROJECT INFORMATION:
COF Project Number: 9201
Applicant: Tyler LeMarinel, Allard Ward Architects
Owner: Timothy Robert Lloyd and Melissa Binkley Lloyd

BACKGROUND:
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 came before the July Design Review Committee, where feedback was incorporated into the application. The proposal includes a series of rear alterations.

The rear alterations include swapping locations of windows, replacing windows, removing windows and installing doors, altering the rear door and reconfiguring the stairs/stoop with a new awning, infilling the basement stairs, and lighting. The Guidelines recommend:

- Preserve and maintain original concrete, brick, or wooden stairs. If needed, repair or replace original wooden, brick, or concrete stairs with matching materials.
- Repair and replace damaged masonry with new masonry that matches as closely as possible the historic color, texture, and profile of the original.
- When repointing is needed, use mortar to match the original in composition and appearance.
- Rake mortar joints to match the original profile.

- Preserve and maintain original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds. Leave unpainted doors unpainted.
- Avoid replacing original doors unless significant deterioration is demonstrated. If removed, save original doors in case replacement is desired by later owners.
- Use designs appropriate for the style and age of the building for replacement doors and avoid modern solid-core wooden doors, doors with similar variations, and doors with ornate designs of wrought-iron or similar metals.
- Preserve and maintain historic windows and historic window openings.
- Design new or replacement windows to have historic profiles and dimensions and a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.
- Design new or replacement windows to match the historic materials found on the building.
- Determine whether awnings are compatible with the architectural style of the building and design them in traditional locations.
- Fit the awning proportionately over window or door openings with an appropriate overlap at the sides.
- Use a color that is compatible with the overall color scheme of the building.
- Use duck canvas or cotton and polyester blends with or without acrylic treatment. Avoid vinyl awnings.
- Avoid covering architectural details or damaging the building or its architectural features during installation.

The Guidelines further expand to state that a higher degree of change on the rear facade may be more appropriate without causing negative effects to the historic building and setting. None of the alterations will be seen from the right-of-way, and the alterations generally meet the intent of the Guidelines. The application notes that original doors will be removed and stored for future use, double-hung windows are proposed in place of other windows, bricks will be reused on the building, reconfiguring the back steps with railing, and a new awning will be installed covering the rear entrance. The use of a metal roofing material is not recommended by the Guidelines, but the current awning utilizes asphalt shingles for the roofing material. The dark bronze roofing material will blend with the roofing color that was previously approved by the HZC. The installation of a new light fixture on the rear by the rear entrance is appropriate, as it is gas and it utilizes the same design as the fixture on the front of the building. The application does note that the rear door will be replaced with a new door. The door shall come back to the Preservation Planner for review and approval before installation, as well as the window specifications.

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

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

Project Considerations:

- Note: Awning roofs fastened to the side of a wall and supported by angle braces or brackets (such as proposed over the new landing) are not within the scope of the 2024 IRC, and require a stamped, signed, and dated letter/design from a TN licensed structural engineer. The engineered design for the awning roof will be required as part of the building permit application submittal (not required as part of DRC or COA submittals).
- PLEASE NOTE: Any deviation from these approved plans will require a resubmittal of revised plans for approval. All changes shall be shown and clouded. A revision letter shall be included with the resubmittal outlining all plan revisions. Any constructed field change may result in the contractor/applicant being required to remove this unapproved construction.

ALLARD WARD ARCHITECTS LLC

May 20, 2026

City of Franklin Historic Zoning Commission
109 Third Ave. S.
Franklin, Tennessee 37064
Re: Application for Certificate of Appropriateness via The Historic Zoning Commission (HZC)

Dear Commissioners,

Please accept this letter as an introduction to the additional work being considered at 908 West Main Street, a property within the Hincheyville Historic District.

908 West Main Street is a two-story brick home built in 1881 and is known as "Mapledene." This home has undergone several renovations and additions since that time and is scheduled for additional renovation work in 2026. In addition to several previously approved exterior improvements, the new proposed work includes:

1. Swapping locations of windows on the rear, second floor.
2. Removing three windows from the rear façade and replacing with three new double hung windows.
3. Replacing one window on the rear façade recess sidewall (not visible from street) with shorter double hung.
4. Replacing pair of windows in recess with double doors.
5. Removal of door and sidelights from rear façade (modern addition), insert new double hung window o match existing size. Remove associated steps.
6. New Rear Door at center of main mass.(TBD on design)
7. New rear stoop and steps w/ iron railing.
8. New Rear Stoop Canopy (to replace existing)
9. Infill Exterior Basement Stairwell
10. New Exterior Lighting on Rear (Selection Similar to Previously Approved)

The intent of this work is to expand the livability of the interior space which were constructed at a time when the home was sub-divided into four apartments. The original house was designed with important axial relationships (symmetry and the window changes will help re-establish some of those relationships while improving the space efficiency of that interior layout. All of these changes are located at the rear of the house and have no visibility from any public vantage point.

Thank you for your consideration of this project. Please let us know if any additional information or documentation is needed.

Sincerely,

Tyler LeMarinel, AIA, NCARB
Allard Ward Architects
Partner

1618 Sixteenth Avenue South • Nashville Tennessee 37212 • phone: 615.345.1010 • fax: 615.345.1011 • allardward.com

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 TIMOTHY ROBERT LLOYD AND MELISSA BINKLEY LLOYD
(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:

0786-J015 00
(Property Parcel/Tax ID Number)
and located at:

908 W. MAIN STREET FRANKLIN TN 37064
(Street Address)

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

TYLER LeMARINEZ
(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

Melissa Binkley Lloyd
Additional Owner Signature, if applicable

908 W. MAIN ST FRANKLIN TN 37064
Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this

4 day of May, 2026.

Notary Public

Tammy R Wisdom
TENNESSEE NOTARY PUBLIC
My Comm. Expires November 2, 2026
Davidson

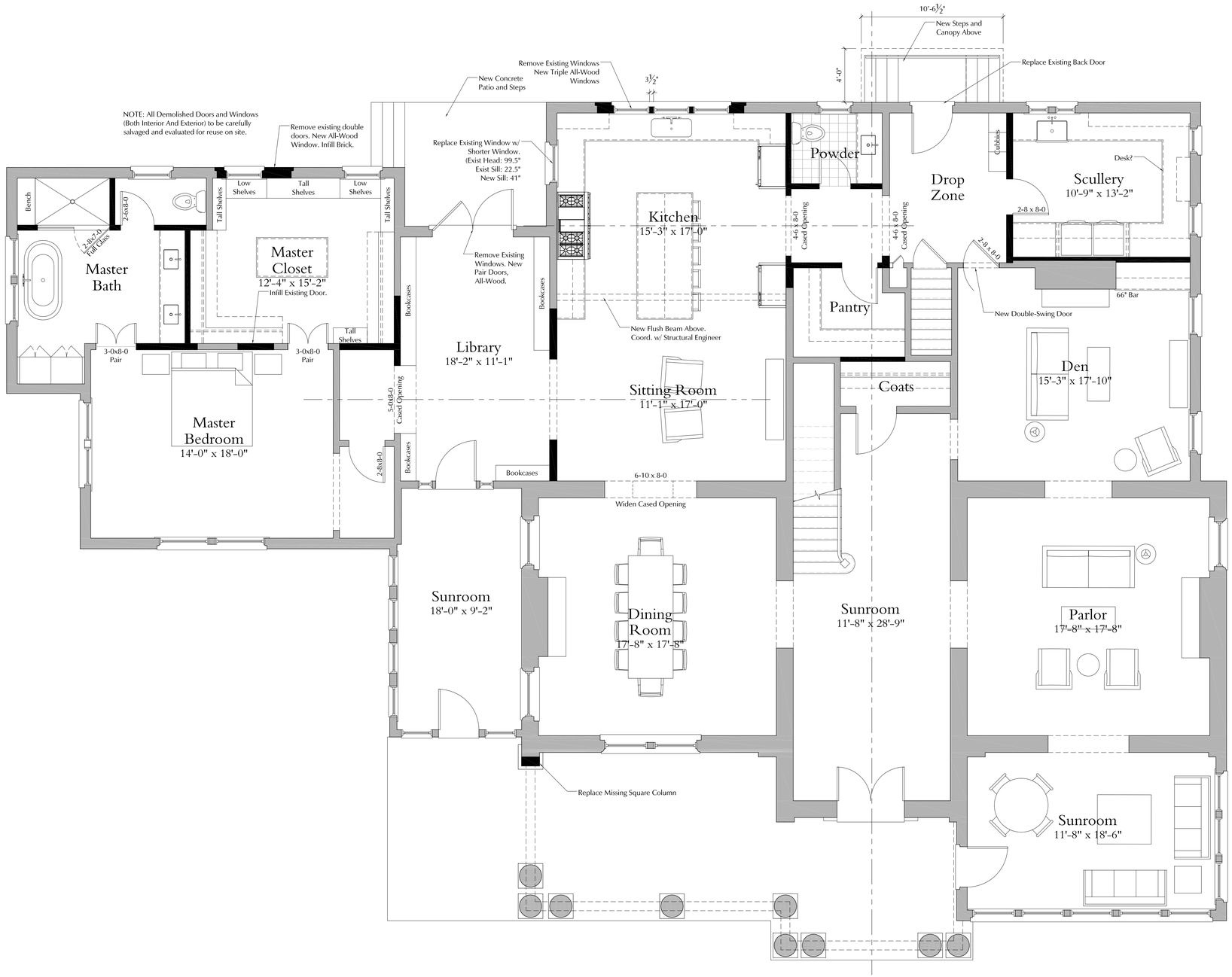
My Commission Expires: 11/2/2026

Law Dept approved (2) 05.13.24

ALLARD WARD
ARCHITECTS

THE LLOYD RESIDENCE

908 West Main Street
Franklin, Tennessee 37064



1 First Floor Plan

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

SCHEMATIC - NOT FOR CONSTRUCTION

An As-Built for the:

Lloyd Residence

908 W Main Street
Franklin, TN 37064

ALLARD WARD ARCHITECTS
P.O. Box 1111 Franklin 37064
Nashville Exchange 277-4
Franklin 794-0014
Fax: 794-0015
Cell: 519-1519

Plot Date:	10 July, 2026
Description...	

No.	Date	Description

Drawings:

First Floor Plan

A1.1

1 Second Floor Plan

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

SCHEMATIC - NOT FOR CONSTRUCTION

An As-Built for the:

Lloyd Residence

908 W Main Street
Franklin, TN 37064

ALLARD WARD ARCHITECTS
1515 Sawyer Brown Rd.
Nashville, Tennessee 37221
allardwardarch.com
615.915.1444 ph
615.915.1445 fax

Plot Date:	10 July, 2026
Description...	

No.	Date	Description

Drawings:

Second Floor Plan

A1.2

1 Front Elevation (East Side)

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

2 Left Elevation (South Side)

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

SCHEMATIC - NOT FOR CONSTRUCTION

An As-Built for the:

Lloyd Residence

908 W Main Street
Franklin, TN 37064

ALLARD WARD ARCHITECTS
115 Second Avenue North
Franklin, Tennessee 37064
allardwardarch.com
615.794.5555

Plot Date:	10 July, 2026
Description...	

No.	Date	Description

Drawings:

Exterior Elevations

A2.1

1 West Elevation (Rear)

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

2 North Elevation (Right Side)

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

SCHEMATIC - NOT FOR CONSTRUCTION

An As-Built for the:

Lloyd Residence

908 W Main Street
Franklin, TN 37064

ALLARD WARD ARCHITECTS

Plot Date:	10 July, 2026
Description...	

No.	Date	Description

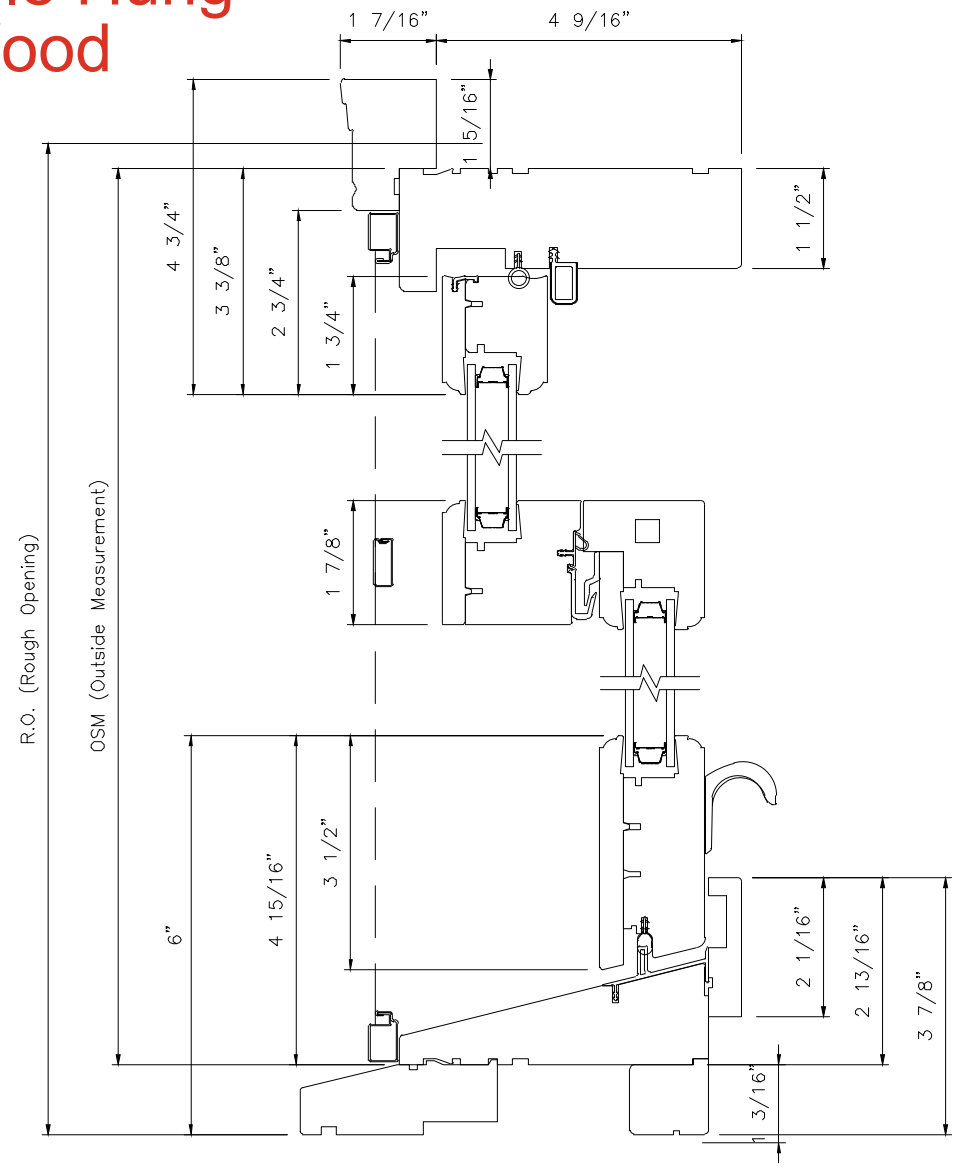
Drawings:

Elevations

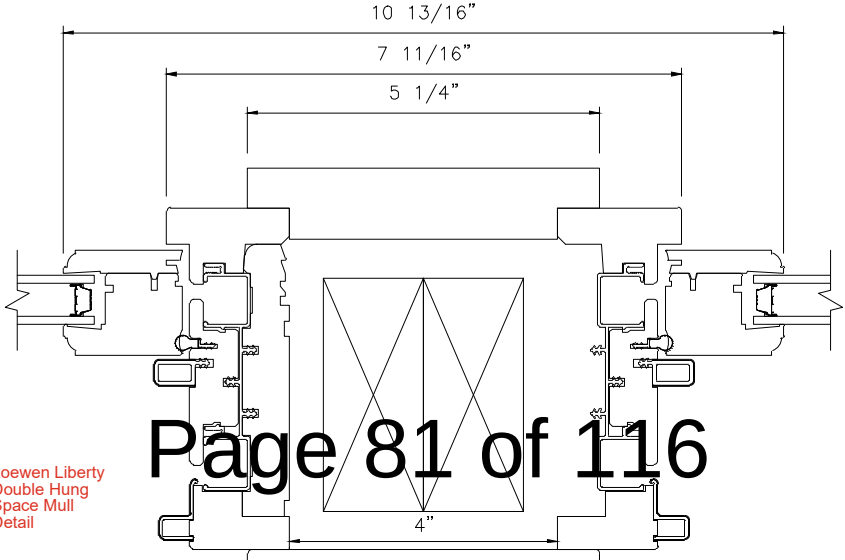
A2.2

HEAD AND SILL DETAILS

Loewen Liberty Double Hung - All Wood



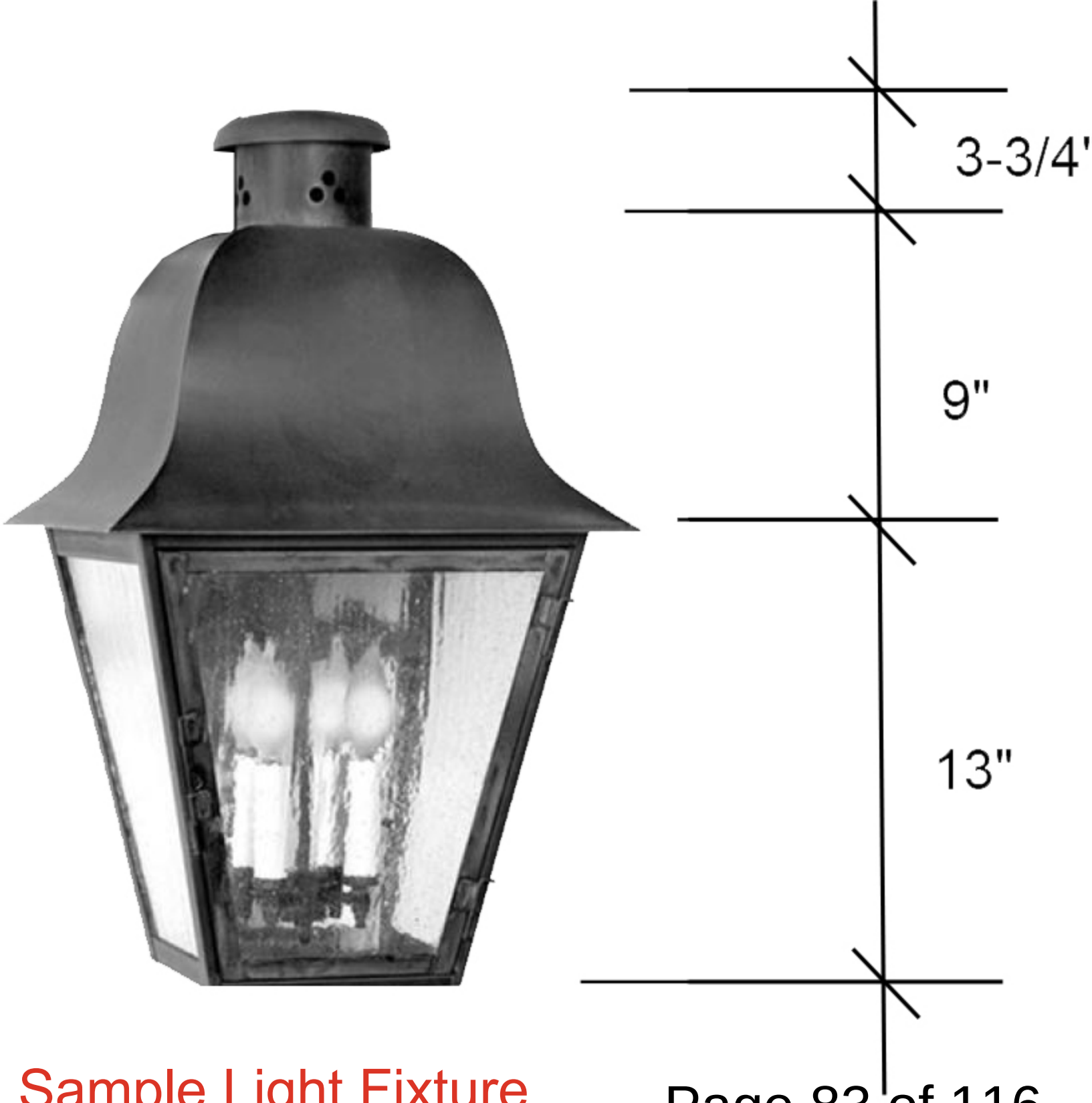
NON CLAD 25 SERIES DOUBLE HUNG (NON-TILTING)
with Standard 2" Brickmould
116 (4 $\frac{9}{16}$") JAMB



Page 81 of 116

Loewen Liberty
Double Hung
Space Mull
Detail

Wrought Iron
Railing Detail



Sample Light Fixture
(Match Previously Approved)

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

File #: 26-0976

DATE: 8/10/2026

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Principal) And An Addition and Alterations (Accessory) At 3201 Herbert Dr.; Christina James, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the principal building to install gutters and alterations and an addition to the accessory structure at 3201 Herbert Drive.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines
Chapter 2: Historic Residential Buildings
Chapter 5: Non-historic Accessory Structures

PROJECT INFORMATION:
COF Project Number: 9200
Applicant: Christina James
Owner: Melanie Colletti

BACKGROUND:
The property located at 3201 Herbert Drive is a local landmark known as the John Herbert House or Breezeway House. The site features a ca. 1830 log dogtrot building. The National Register lists the principal building as contributing. The site features two historic accessory structures that are listed as contributing and one non-historic accessory carport, which was constructed ca. 2017. The applicant attended the July 2026 DRC meeting and has incorporated feedback into the request.

The proposal includes a request for alterations to the principal building to install gutters and a request for alterations and an addition to the non-historic accessory structure to enclose the carport.

Principal Building:

The proposal includes a request for alterations to the principal building to install ½ round white gutters and round white downspouts. The building does not currently have gutters or downspouts. The Guidelines recommend the following:

- Use gutters, downspouts, and splash blocks in a design appropriate to the age of the building they support. Use half-round gutters if the building dates from before the 1930s.
- Locate downspouts away from architectural features and in less visible locations.

The request aligns with the recommendations of the Guidelines for new gutters on a historic residential building, as the building dates from before the 1930s. The placement of the downspouts is appropriate.

Accessory Structure:

The proposal includes a request for an addition and alterations to the non-historic carport. A 10' addition is proposed on the rear of the accessory structure and will extend the gable form and design of the enclosed structure. The structure is proposed to be 32' by 24', or 768 sq. ft., which is approximately 48.4% of the principal building footprint.

Alterations include enclosing the carport with cementitious lap siding, new doors, windows, and ½ round gutters and downspouts, all intended to match what is seen on the principal building. The proposed windows appear double-hung and feature a 9-over-9 lite pattern. The proposed door features paneling and 6-lites at the top of the door. On the right side, a set of double doors is proposed. On the rear of the building, a singular door is proposed. Two new carriage-style garage doors are proposed on the front of the structure, and feedback has been incorporated into the design of the doors to appear more appropriate for the period of construction of the principal building. No changes are proposed to the existing eaves that match the design seen on the non-historic addition to the principal building, and no new details or ornamentation are proposed on the structure. The height of the structure is not proposed to be altered.

The Guidelines recommend the following for the non-historic accessory structure:

- Design alterations and additions so that the entirety of the accessory structure is compatible and visually subordinate in size, mass, and height to the principal building they support, but in no case should they exceed 1 ½ stories.

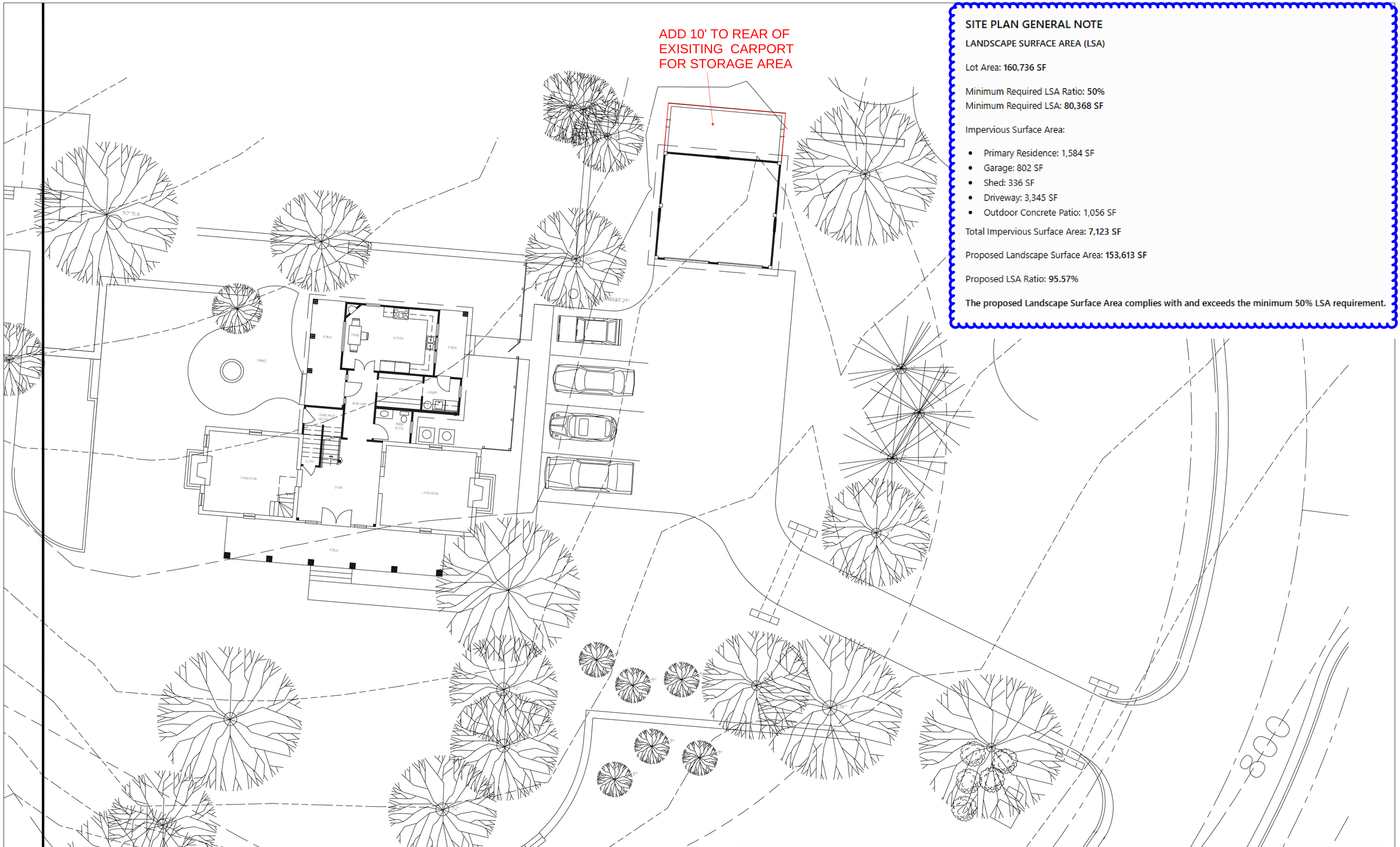
- Size the accessory structure building footprint so that the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) do not exceed 35 percent of the lot.

The proposed addition is appropriately located on the rear, and the size of the accessory structure remains appropriate. The alterations to the accessory structure are compatible with the historic principal building and align with the recommendations of the Guidelines for materials, windows, doors, and gutters.

RECOMMENDATION:

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

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



SITE PLAN GENERAL NOTE

LANDSCAPE SURFACE AREA (LSA)

Lot Area: **160,736 SF**

Minimum Required LSA Ratio: **50%**
Minimum Required LSA: **80,368 SF**

Impervious Surface Area:

- Primary Residence: 1,584 SF
- Garage: 802 SF
- Shed: 336 SF
- Driveway: 3,345 SF
- Outdoor Concrete Patio: 1,056 SF

Total Impervious Surface Area: **7,123 SF**

Proposed Landscape Surface Area: **153,613 SF**

Proposed LSA Ratio: **95.57%**

The proposed Landscape Surface Area complies with and exceeds the minimum 50% LSA requirement.

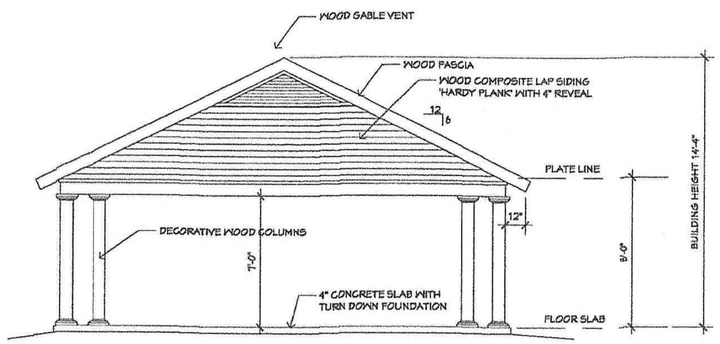
NEW GARAGE FOR

3201 HERBERT DRIVE, FRANKLIN, TENNESSEE 37067

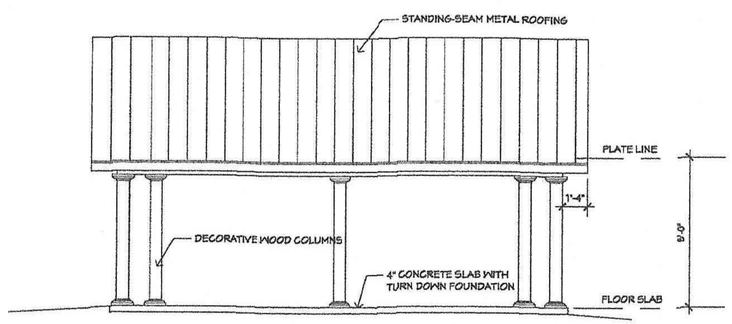
SITE PLAN				SCALE 1/4" = 1'-0"	SHT. NO.
DESIGNED	REV. none	DATE			A-1
DRAWN	REV. none	REL. FOR CONST.	N/A		

HOWARD M. SWITZER, ARCHITECT

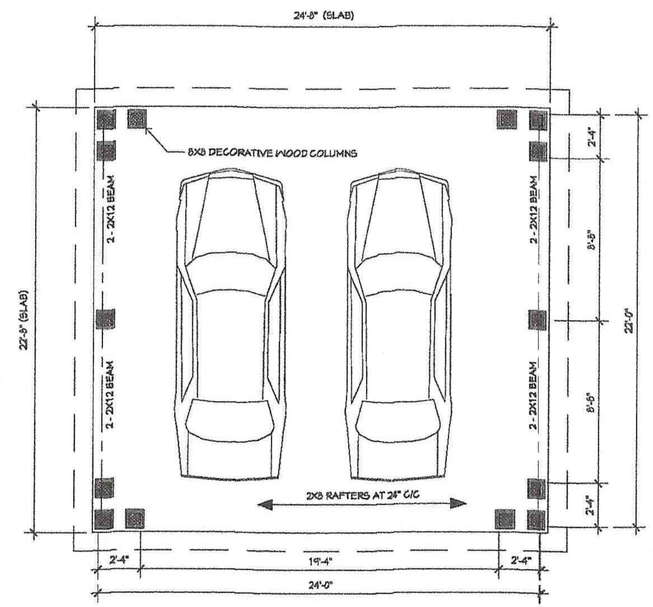
CURRENT CARPORT DESIGN



FRONT



SIDE

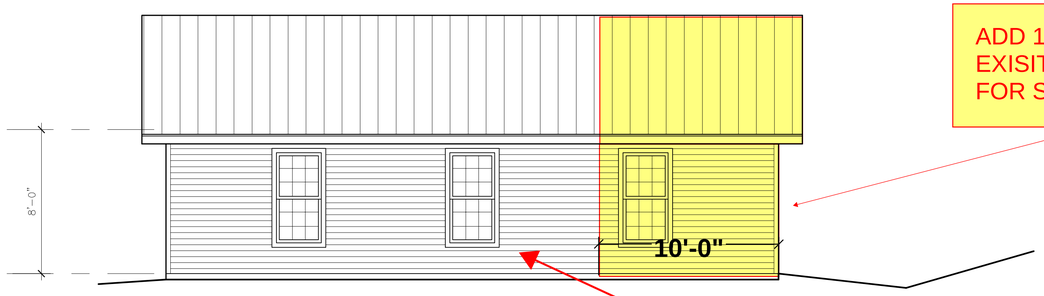


MAIN FLOOR PLAN

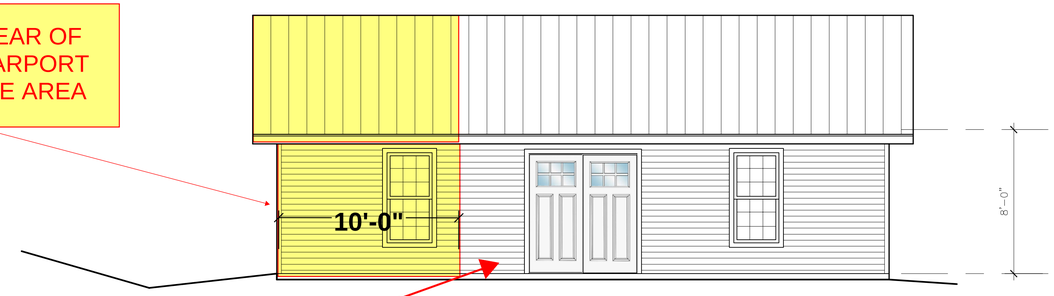
NEW GARAGE FOR MELANIE COLLETTI 3201 HERBERT DRIVE, FRANKLIN, TENNESSEE 37067	GARAGE			SCALE 1/4" = 1'-0"	SHT. NO.
	DESIGNED HMS	REV. none	DATE ---	JOB NO. 1734	A-1
	DRAWN HMS	REV. none	REL. FOR CONST. N/A		

PROPOSED CONVERSION OF CARPORT TO ENCLOSED GARAGE WITH ADDED STORAGE AREA

ADD 10' TO REAR OF EXISITING CARPORT FOR STORAGE AREA



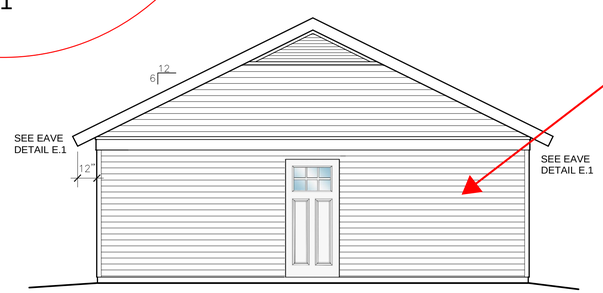
SIDE



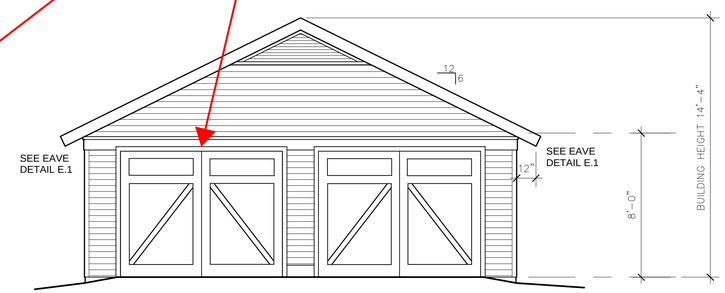
SIDE

EXISTING EAVE DETAIL
E.1

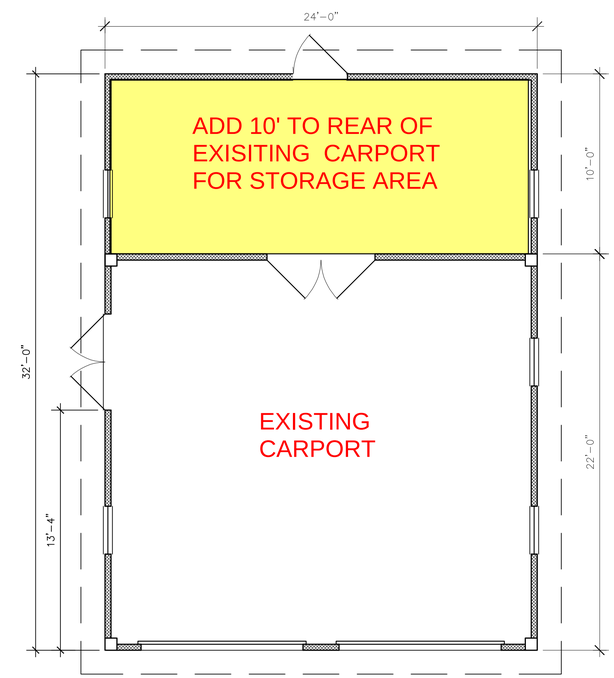
ENCLOSE CARPORT BY ADDING SIDING, WINDOWS AND 2 GARAGE DOORS



FRONT



FRONT



MAIN FLOOR PLAN

Earth & Straw Design
668 Hurricane Creek Road ▪ Linden, TN 37096 ▪ 931 589 6913

NEW GARAGE FOR
MELANIE COLLETTI
3201 HERBERT DRIVE, FRANKLIN, TENNESSEE 37067

GARAGE						SCALE 1/4" = 1'-0"	SHT. NO.
DESIGNED	HMS	REV.	none	DATE	---	JOB NO. 1734	A-2
DRAWN	HMS	REV.	none	REL. FOR CONST.	N/A		

© HOWARD M. SWITZER, ARCHITECT

CITY OF FRANKLIN, TENNESSEE

Historic Zoning Commission

CERTIFICATE OF APPROPRIATENESS

Application Submittal Package

GARAGE ENCLOSURE AND 10' ADDITION

3201 Herbert Drive, Franklin, Tennessee 37067

Property Address:	3201 Herbert Drive, Franklin, TN 37067
Project Description:	Enclosure of existing carport into a garage, with a 10' addition to the garage
Owner:	Melanie Colletti
Contractor:	Resurrect Construction, LLC
Date of Submittal:	July 24, 2026

Prepared in support of the application for a Certificate of Appropriateness under the City of Franklin Historic Zoning Overlay design guidelines.

1. Project Description

The subject property includes a detached, non-historic, single-story carport located behind the rear of the principal residence, oriented parallel to the primary structure's front facade. The carport features a symmetrical gable roof and white horizontal siding. All four sides are currently open, supported by square 6x6 wood posts.

Proposed Scope of Work

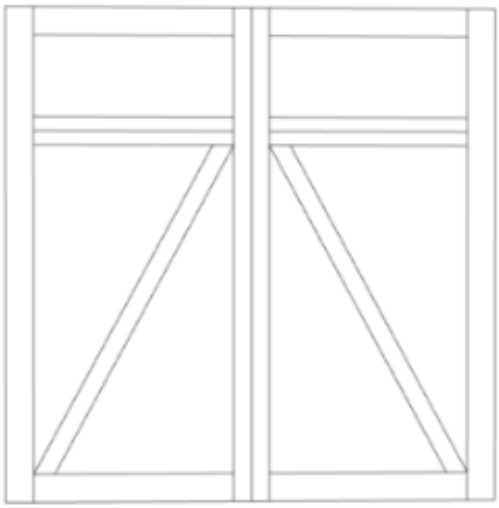
- Enclosure of the existing open bays with siding matched in material to the existing primary structure.
- Rear extension of approximately 10 feet, maintaining existing width, roof pitch, and eave lines. The extension will remain single-story and will not increase the structure's visual prominence relative to the principal house.
- Two double-hung windows (six-over-six, matching the main house) on the left side of structure
- Three double-hung windows (six-over-six, matching the main house) on the right side of structure
- Double door entry on the left elevation, styled with traditional hardware consistent with the home's Federal/Colonial character.
- Two individual carriage-style garage doors on front of structure

2. Garage Door

Proposed Specification

Door Type:	9' x 7' carriage-style solid door no glazing
Design Intent:	Carriage-house panel design with cross-brace detailing to complement the traditional character of the primary residence

Reference elevation drawing:



Proposed 9'x7' carriage insulated garage door — elevation

3. Windows and Doors

All proposed windows and doors are designed to match the existing style, design, and appearance of those currently installed on the primary residence, as shown below.

Proposed Specifications

Exterior Door:	Wood door with 7/8" simulated divided lite (SDL) bars
Windows:	White windows with six over six 5/8" SDL grid bars
Trim:	1x4 trim surround
Sill Nosing:	1-5/16" x 1-3/8" sill nosing

Existing Conditions — Primary Residence

Photo of window on primary residence

Photo of door on primary residence

4. Gutters

Proposed Specification

Gutter Type:	Half-round gutters, to be installed on both the primary residence and the enclosed garage
Color:	White

Photo of proposed gutters and downspouts

Existing Condition — Reference

No gutters are currently installed on primary residence

5. Eave Detail and Siding

Proposed Specification

Siding:	Smooth cementitious siding on enclosed garage, to match the existing siding that is currently installed on both the carport and the 2011 addition to primary residence
Eave Detail:	Eaves on the existing carport currently match the eaves on the primary residence; proposed eave detailing on the enclosure and addition will maintain this consistency

Existing Conditions — Reference

Carport eave detail

Primary Residence eave detail

6. Summary of Materials

The table below summarizes the proposed materials for the Commission's convenience.

Element	Proposed Specification
Garage Door	9'x7' carriage-style no glazing
Exterior Door	Wood door, 7/8" SDL bars
Windows	White, six over six 5/8" SDL grid bars
Trim	1x4 trim; 1-5/16" x 1-3/8" sill nosing
Gutters	Half-round with round downspouts, white
Siding	Smooth cementitious, matching existing
Eaves	To match existing carport/primary residence eave profile

7. Conclusion

The applicant respectfully requests approval of this Certificate of Appropriateness. Every proposed material and design element has been selected to replicate the existing conditions of the primary residence, ensuring the garage enclosure and addition are visually and materially consistent with the historic character of the property and the surrounding district.

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

Address:	**217 5th Ave. S. (Downtown Franklin Historic District)**
Applicant:	**Michael Briggs**
Owner:	**Michael Briggs**
Project #:	**9187**
Type of Work:	**Consideration of Rear Yard Fencing/Gate**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**July 7, 2026**
Expiration Date:	**July 7, 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 gate and rear yard fencing at 217 5th Avenue South.

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

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed gate and fence meet the Guidelines for location, as it is being proposed approximately 30' behind the front façade. The location is appropriate.

- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7' in height. The height of the proposed gate will arch from a height of 4'-5". The side fence panels will be 4' tall. The proposed heights are appropriate.

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

- **Design:** The Guidelines state that fences and walls should be compatible with the principal building and that gate design, materials, or detailing should be differentiated from the

associated fence or wall design. The design of the proposed fence is 4' tall aluminum vertical picket and rail fence. The 12' gate panel will be differentiated with an arch detail. The proposed design of the fence and gate is appropriate. The guidelines also recommend that if electrical or mechanical equipment is used, it should be concealed. Should the gate use either equipment, it should be concealed to align with the Guidelines.

APPLICABLE GUIDELINES
Chapter 7 – Fences, Gates, and Walls

APPROVED WORK SPECIFICATIONS
The rear yard fencing and gate are **approved** with the following conditions:

- The electrical and mechanical equipment must be concealed.
- The fencing may be installed as shown in light of the Historic District Design Guidelines.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

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

Michael D. Briggs
217 5th Ave S
Franklin, TN 37064
(858) 232-8591

June 21, 2026

City of Franklin Historic Zoning Commission
109 3rd Ave S
Franklin, TN 37064

Re: Certificate of Appropriateness - Project #9030

To Whom It May Concern:

My wife and I are co-trustees of the Briggs Family Trust, which owns the house at the above-referenced address. We applied for and received the above-referenced COA #9030. One of the conditions placed upon our COA is that rear yard fencing be submitted for an administrative COA, which we are soliciting with this letter.

Instead of building fences adjacent to both sides of our new garage in the rear yard shown in our architectural drawings we have decided to place an electric gate across our driveway near the rear of our house. Our house is 44' deep with a front porch almost 9' deep. The fence and gate across the driveway will be placed approximately 8' from the back of the house.

The gate would be constructed of aluminum and painted black and open inwardly into our backyard. The gate will be 12' wide with a curved arch ranging from 4' on the ends to 5' in the center (as shown in the attachment). Additionally, there will be 4' high side fencing of the same materials approximately 24" in length connecting on both sides of the gate to the fence and the house for security. The new side fencing will replace the existing white column fencing adjacent to the driveway. The side fencing will be flat across the top to differentiate it from the gate. The electrical and mechanical equipment will be concealed. Also included is a photo of our driveway and a diagram/plat showing the location of the gate.

We have chosen American Fence & Gate from Brentwood, TN as our contractor. They have built similar gates in Franklin before. Our general contractor on our garage project remains Lee Restoration.

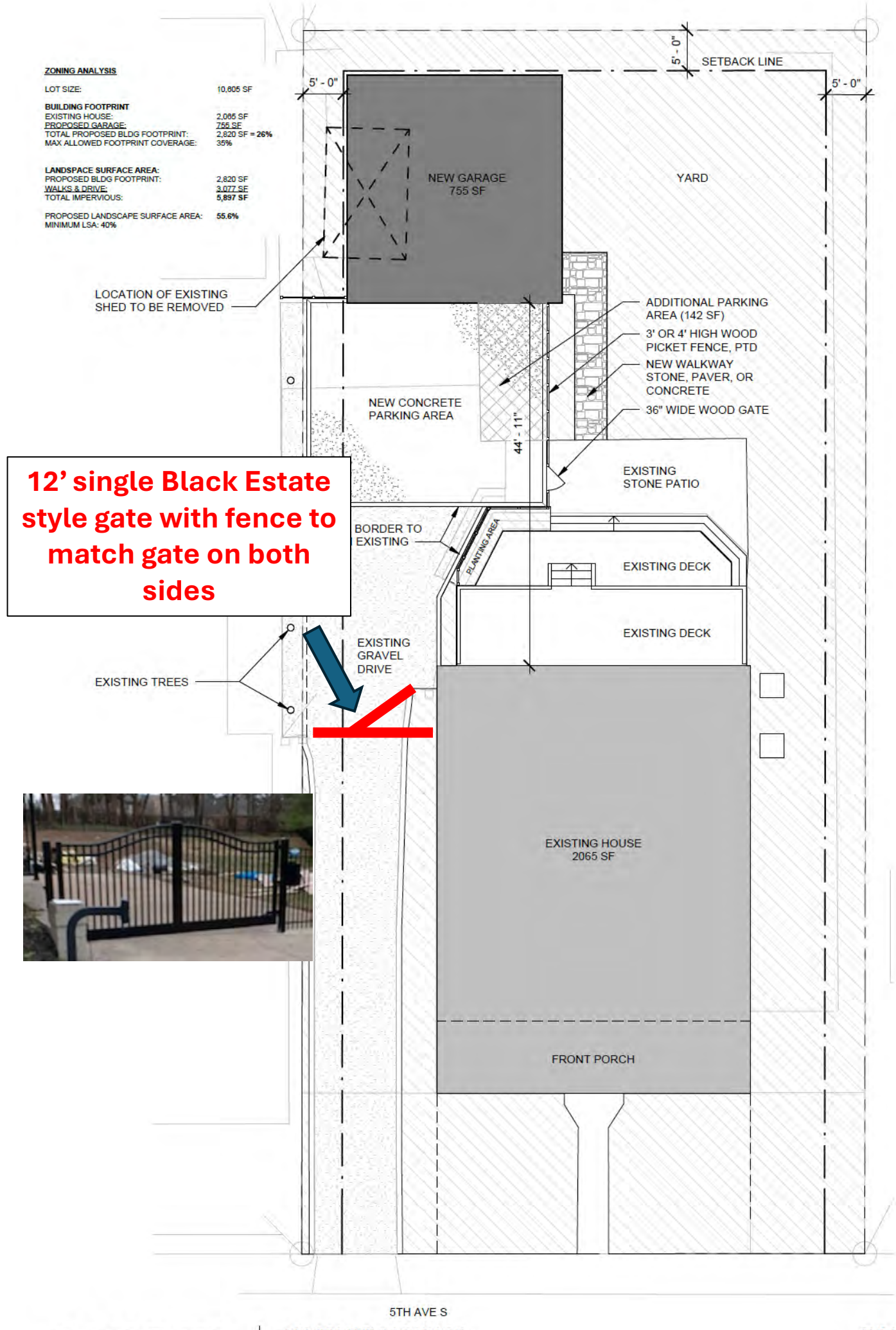
Please contact me with any questions.

Very truly yours,

Michael D Briggs

ZONING ANALYSIS

LOT SIZE:	10,605 SF
BUILDING FOOTPRINT	
EXISTING HOUSE:	2,065 SF
PROPOSED GARAGE:	755 SF
TOTAL PROPOSED BLDG FOOTPRINT:	2,820 SF = **26%**
MAX ALLOWED FOOTPRINT COVERAGE:	35%
LANDSPACE SURFACE AREA:	
PROPOSED BLDG FOOTPRINT:	2,820 SF
WALKS & DRIVE:	3,077 SF
TOTAL IMPERVIOUS:	**5,897 SF**
PROPOSED LANDSCAPE SURFACE AREA:	**55.6%**
MINIMUM LSA: 40%	



12' single Black Estate style gate with fence to match gate on both sides

CHISEL workshop

217 5TH AVE S | GARAGE

SK04

SITE PLAN

SCALE: 3/32" = 1'-0"

2026.01.21

CONCEPTUAL 3D | VIEW FROM STREET

CHISEL workshop

217 5TH AVE S | GARAGE

SK11

CONCEPTUAL 3D VIEW

SCALE:

2026.01.21

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:	**819 W. Main St. (Hincheyville National Register Historic District)**
Applicant:	**Candie Westbrook**
Owner:	**Candie Westbrook**
Project #:	**9102**
Type of Work:	**Minor Alteration on Rear Facade (Non-Historic Enclosed Carport)**
Status:	**Approval with conditions** **See "Approved Work Specifications" Below)**
Approval Date:	**July 14, 2026**
Expiration Date:	**July 14, 2028 (if work has not commenced)**
Reviewer:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for revisions to previously approved plans for alterations to the rear façade and side façade on the enclosed non-historic carport located at 819 West Main Street. The revision proposed is to remove the painted plywood siding and replace it with wood or cementitious lap siding to match the material on the historic building.

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 and side façade of a non-historic building that is not readily visible by the public, is appropriate for an administrative review. The Guidelines recommend the following for materials on an addition to a historic residential building:

- Use lap, weatherboard, or clapboard siding for frame additions. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding.

The request is to replace the existing exterior plywood materials with lap siding on a section of the building that was enclosed and is considered a non-historic addition due to its enclosure.

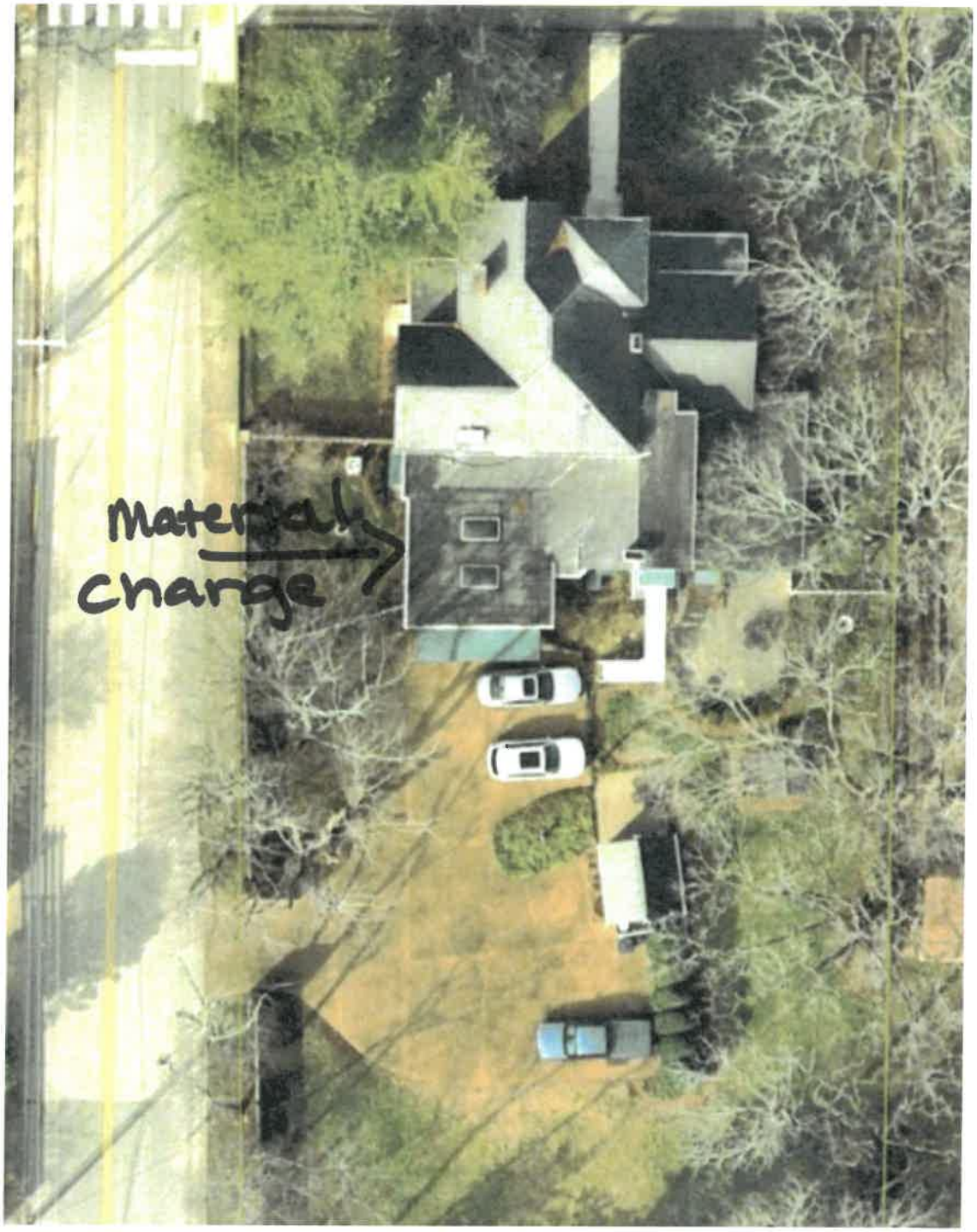
The material change is appropriate as it proposes a material that aligns with the Guidelines for a non-historic addition.

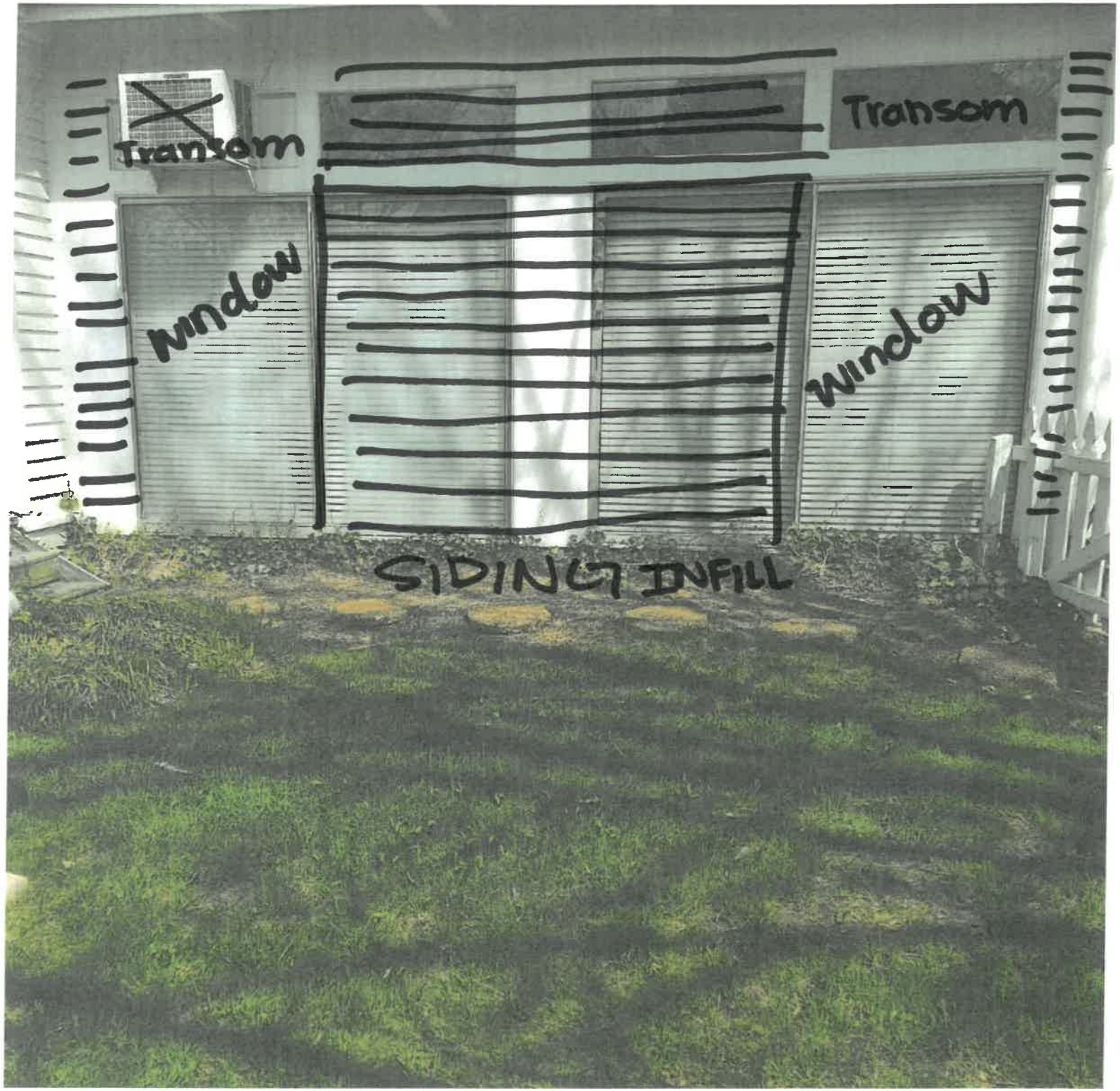
APPLICABLE GUIDELINES
2022 Historic District Design Guidelines
Chapter 2: Additions to Historic Residential Buildings

APPROVED WORK SPECIFICATIONS
The material alterations 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


Material
change


Transom
Transom
window
window
SIDING INFILL

SIDING change

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

Address:	**339 Main St. (Downtown Franklin Historic District)**
Applicant:	**Abigail Shirley**
Owner:	**Caylasm, LLC., Dan Crookshanks, Rep.**
Project #:	**9199**
Type of Work:	**Consideration of Signage (Small Hanging/Projecting)**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**July 22, 2026**
Expiration Date:	**July 22, 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 small hanging/projecting sign on an existing bracket at 339 Main Street.

The Guidelines allow for administrative approval of signs 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 to be refaced at 339 Main Street. The small hanging/projecting sign is the only sign proposed for the retail tenant space at this time. The quantity proposed is appropriate.

- **Placement:** The Guidelines recommend that small hanging/projecting signs be placed near the main entrance. The sign panel is proposed to be installed on an existing bracket that is located near the main entrance. The 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 is proposed to be 3 sq. ft. (24"' x 18"). The sign area for the small hanging/projecting sign 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 storefront windows, below the transoms. The

clearance was not included at this time, but the sign must have a clearance of 8 feet from the grade surface. 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 4' from the building, inclusive of the bracket depth. The sign will project from the building at a 90-degree angle on an existing bracket. 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 wood sign panel. The material is 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. Four options are shown on the sign proofs, two with cream backgrounds and darker lettering and two with dark backgrounds and lighter lettering. The colors proposed include white, blue, and black. Options C and D are appropriate as they feature a dark background, lighter lettering, and an accent color of blue. Options A and B are not appropriate.

- **Illumination:** No illumination is proposed within this application.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The small hanging projecting sign in Option C or D is **approved** with the following conditions:

- Option C or D is approved. Option A and B are not approved.

- The sign must utilize a matte background 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/

Reflect Wellness + Aesthetics — Sign Layout Comparison

All four options at 24 in × 18 in — choose your preferred layout and background

HORIZONTAL LAYOUT

Option A — Cream, horizontal

STACKED LAYOUT

Option B — Cream, stacked

■ Cream background — matches original Reflect brand identity

Option C — Dark, horizontal

Option D — Dark, stacked

■ Dark background — high contrast, EON-era bracket heritage

My take: Stacked layout (B or D) fills the rectangular sign better and reads more boldly from the street. Cream stacked (B) aligns with your established brand. Dark stacked (D) has the most street presence.

ANTHROPOLOGIE
ANTHROPOLOGIE
eon
smarter body contouring
55

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

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

078 C 0 012 00 000
(Property Parcel/Tax ID Number)
and located at:

339 Main 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

Dan Crookshanks agent for Caylasm LLC
(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.

Dan Crookshanks
Owner Signature

Additional Owner Signature, if applicable

117 N Main St. Ste. 200
Property Owner Mailing Address

Dickson Tn 37055
City, State & Zip

MARGARET FIELD
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 3, 2028
COUNTY OF DAVIDSON

Subscribed and sworn to before me this

1ST day of July, 2026.

Notary Public

My Commission Expires: July 3, 2028

Law Dept approved (2) 05.13.24

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 26-0989

DATE: 8/10/2026

TO: Historic Zoning Commission

FROM:

SUBJECT:
Administrative COA For Signage (Window) At 339 Main St.; Abigail Shirley, Applicant.

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

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number:
Applicant:
Owner:

BACKGROUND:

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

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:	**339 Main St. (Downtown Franklin Historic District)**
Applicant:	**Abigail Shirley**
Owner:	**Caylasm, LLC., Dan Crookshanks, Rep.**
Project #:	**9202**
Type of Work:	**Consideration of Signage (Window)**
Status:	**Approval with conditions** **(See "Approved Work Specifications" Below)**
Approval Date:	**July 31, 2026**
Expiration Date:	**July 31, 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 window sign at 339 Main Street.

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

Window Sign:

- **Quantity:** The Guidelines recommend that a commercial building should have no more than three signs. One small hanging/projecting sign has been approved for the space, and one window sign is proposed with this application. The number of proposed signs is less than the recommended maximum quantity of signs. The quantity is appropriate.

- **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 22.6" by 13.5", or 2.19 sq. ft. The window area is 60" by 28.5", or 11.87 sq. ft. The sign area is 17.84%, which is not appropriate and needs to be reduced to meet the Guidelines recommendation.

- **Placement:** The Guidelines recommend placing the sign fully within the interior of the building. The sign placement was not indicated within the application. The signage must be installed on the interior of the building.

- **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 window sign is **approved** with the following conditions:

- The sign area must be reduced to a maximum of 15% of the window area.

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

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

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

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

4:08

Reflect Wellness Franklin 071726 M...

approved. Appropriate use of copyright marks and payment of licensed property royalties are the responsibility of the customer.

615.893.7665 626 W COLLEGE ST MURFREESBORO THEVERYIDEAONLINE.COM

THE Very Idea Since 1990 SIGNS SHIRTS AWNINGS PROMOS

PROOF

REFLECT
WELLNESS

22.6"w x 13.5"h

PLEASE NOTE: This proof serves as a representation of the final product but CANNOT be used to match colors or precise imprint location. Actual printed colors may vary slightly from the colors on your screen. Screen printing orders are subject to over/underruns. The customer is responsible for proofreading thoroughly to check spelling and content before approving the final proof. The Very Idea is not responsible once approved. Appropriate use of copyright marks and payment of licensed property royalties are the responsibility of the customer.

615.893.7665 626 W COLLEGE ST MURFREESBORO THEVERYIDEAONLINE.COM

THE Very Idea Since 1990 SIGNS SHIRTS AWNINGS PROMOS

PROOF

Drive

Share

Elizabeth Bulay

From: Abigail S <ashirley1395@gmail.com>
Sent: Tuesday, July 28, 2026 9:26 AM
To: Elizabeth Bulay
Subject: 339 Main St. Window Sign (COF no:) (Permit Number:)

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Good morning!

The window height is 5ft (60 inches) and 2.375ft (28.5 inches) wide. Please let me know if you need anything else.

Best,
Abigail Shirley

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

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

078 C 0 012 00 000
(Property Parcel/Tax ID Number)
and located at:

339 Main 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

Dan Crookshanks agent for Caylasm LLC
(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.

Dan Crookshanks
Owner Signature

Additional Owner Signature, if applicable

117 N Main St. Ste. 200
Property Owner Mailing Address

Dickson Tn 37055
City, State & Zip

MARGARET FIELD
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 3, 2028
COUNTY OF DAVIDSON

Subscribed and sworn to before me this

1ST day of July, 2026.

Notary Public

My Commission Expires: July 3, 2028

Law Dept approved (2) 05.13.24