



City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, September 14, 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@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at the meeting location. Speakers may sit in the meeting location.

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

APPLICATIONS

2. Consideration Of Alterations (Principal Building Roof Materials) At 717 Glass Ln.; Will Forte, Applicant.

Sponsors: Emily Huffer, Elizabeth Bulay

3. Consideration Of Site Alteration (Walkway Material Change) At 918 Fair St.; Julian Bibb, Applicant.

Sponsors: Emily Huffer, Elizabeth Bulay

4. Consideration Of Principal Building Alterations (Front Door Replacement) At 100 Cottage Ln.; Laura Kersey, Applicant.

Sponsors: Emily Huffer

5. Consideration Of Alterations (Accessory) And Site Alterations At 109 Everbright Ave.; Asher Paxton, Applicant.

Sponsors: Emily Huffer

6. Consideration Of Addition And Alteration (Principal) At 109 7th Ave. N.; Jacob Layne, Applicant.

Sponsors: Emily Huffer, Elizabeth Bulay

7. Consideration Of Alterations and Addition (Principal), Site Alterations, and New Construction (Accessory) At 344 Franklin Rd.; Mark Holliday, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

8. Consideration Of Site Alterations, Building Alterations, Partial Demolition (Additions), And New Construction (Addition) At 132 3rd Ave. S.; Michael Hathaway, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

9. Administrative COA For Minor Alteration To Non-Historic Accessory Structure (Garage Door Replacement) At 918 Fair St.; Julian Bibb, Applicant.
10. Administrative COA For Signage (Post And Arm Reface) At 604 W. Main St.; Luke Warf, Applicant.
11. Administrative COA For Signage (Post And Panel) At 264 Natchez St.; Mary Pearce, Applicant.
12. Administrative COA For Signage (Reface Monument And Wall Signs) At 120 5th Ave. N.; Luke Warf, Applicant.
13. Administrative COA For Awnings (Reface and Signage) At 140 4th Ave. S.; Micah Zuercher, Applicant.

ADJOURN

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



Meeting Minutes

Historic Zoning Commission

Monday, 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

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

Commissioners Present: Tyler LeMarinel, Bob Barrett, Angela Calhoun, Brian Laster, Michael Orr, Mary Pearce

Commissioners Absent: Madalyn Ingram, Holly Thompson, Kathy Worthington

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

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

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

Comments on agenda items may be made in person or by emailing PlanningIntake@FranklinTN.gov before noon 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 Laster to the approve the Minutes from the July 13 2026, HZC meeting. The motion carried 6-0.

ANNOUNCEMENTS

Ms. Huffer announced that the regular DRC meeting will be held August 17, 2026, and the deadline to apply is midnight, August 10, 2026.

On September 21, 2026, at 1:30 pm the HZC will meet with BOMA for a walkthrough of the new City Hall.

A special DRC meeting will be held on September 23, 2026, to discuss the Preservation Plan Update and an outlook invitation will be sent to everyone soon.

APPLICATIONS

2. **Consideration Of New Construction (Accessory Structure) At 109 Everbright Ave.; Asher Paxton, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Ms. Huffer stated that the property located at 109 Everbright Avenue is located in the Everbright Avenue Historic District. The proposal was recently reviewed by the DRC over the past several months. The proposal includes the construction of a large accessory structure. The design of the proposed accessory structure generally meets the intent of the Guidelines.

Recommendation: Staff recommends approval of the application with conditions outlined in the staff report.

Applicant Presentation: Asher Paxton. Mr. Paxton was present but did not have any new information to add.

Citizen Comments: None

MOTION

Commissioner Orr motioned to approve New Construction (Accessory Structure) At 109 Everbright Avenue with all staff conditions and considerations, seconded by Commissioner Calhoun.

Discussion:

Commissioner Pearce stated that after all the discussions, the applicant has been responsive to the suggestions.

Commissioner Laster stated that the square footage had been the holdup but has been resolved.

With no further discussion, the motion carried by a vote of 6-0.

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

Project Leader: Elizabeth Bulay. Ms. Bulay stated that 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 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. 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 not be 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.

Recommendation: Staff recommends approval of the alteration on the West elevation with conditions outlined in the staff report.

Applicant: Read Talley. Mr. Talley stated that there is an existing transformer in this area (referring to application documents) and will be used as a loading path to free up space between the transformer and the garage column.

Citizen Comments: None

MOTION

Commissioner Laster motioned to approve Alterations To Previously Approved Plans For New Construction (Parking Structure) At 230 Franklin Rd. (The Factory) with staff conditions, seconded by Commissioner Barrett.

Discussion:

Chair LeMarinel stated that the alterations do not seem to make any more significant changes than were seen before. The changes don't seem to make anything worse.

With no further discussion, the motion carried by a vote of 6-0.

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

Project Leader: Elizabeth Bulay. Ms. Bulay explained that 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 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

The alterations proposed to the approved East elevation include two new elevator overruns and to relocate two windows closer to the front façade.

West

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

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 proposed alterations generally meet the intent of the Guidelines. However, the alterations to remove the masonry base from the glass cube enclosure and replacing it with windows is 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.

Recommendation: Staff recommends approval of the proposal with conditions listed on the staff report.

Applicant: Read Talley. Mr. Talley stated that the base of the cubed glass will not be changed as it was a graphical oversight.

Chair LeMarinel clarified that the masonry base will not be changing as originally thought. The graphics in the application documents are incorrect.

MOTION

Commissioner Orr motioned to approve Alterations To Previously Approved Plans For New Construction (Hotel) At 230 Franklin Rd. (The Factory) with staff conditions, seconded by Commissioner Laster.

Discussion:

Commissioner Laster stated that the alterations seem to be minor and practical in nature.

Commissioner Calhoun agreed with Commissioner Laster.

Chair LeMarinel noted that he thought the cross-bracing was a throwback to other things on the Factory campus and helped tie together the buildings.

With no further discussion, the motion carried by a vote of 6-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Chair LeMarinel recused himself from item number five. Vice Chair, Commissioner Laster handled the Chair duties.

Project Leader: Emily Huffer. Ms. Huffer stated that the property located at 908 W. Main Street (locally known as Mapledene) is located in the Hincheyville National Register Historic District. The proposal includes a series of rear alterations that will not be seen from the right-of-way and the alterations generally meet the intent of the Guidelines.

Recommendation: Staff recommends approval of the application with conditions outlined on the staff report.

Applicant: Hunter Conley, Allard Ward Architects, Nashville. Mr. Conley stated that, for the gang of 3 double-hung windows on the rear elevation, currently 6/5 will need to be shortened and will look more similar in scale to the double-hung windows to the right of the rear entry. Mr. Conley noted that by shortening the windows, a more continuous window head horizontally is established and will have the same details matching the context of the house better. Mr. Conley asked if this change could be made through a condition of approval but, if necessary, he could resubmit the application. Mr. Conley said he is happy to proceed either way.

MOTION

Commissioner Barrett motioned to approve Alterations (Principal Building) At 908 W. Main St. (Mapledene) with staff conditions, seconded by Commissioner Calhoun.

Discussion:

Commissioner Laster asked Mr. Conley what the new size windows would be.

Mr. Conley explained that the size would be 4'10" and the width would stay the same making the widow head continuous with the existing windows on the rear elevation.

Commissioner Pearce stated that she liked the larger windows paired with the changes made over the years but is fine with the window reduction.

Commissioners Barrett and Calhoun agreed.

Commissioner Calhoun amended the motion to allow for the triple window size to be reduced to 4'10" and to return to staff for review, seconded by Commissioner Barrett. The amendment carried by a vote of 5-0.

With no further discussion, the main motion (As Amended) carried by a vote of 5-0.

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

Project Leader: Elizabeth Bulay. Ms. Bulay stated that 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 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. The proposal for the principal building includes a request for alterations to the principal building to install ½ round white gutters and round white downspouts. The request aligns with the recommendations of the Guidelines for new gutters on a historic residential building. An addition and alterations are proposed for the non-historic accessory structure. 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. 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. The proposed addition is appropriately located in 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 conditions outlined on the staff report.

Applicant: Jeremiah Pack and Christina James. Mr. Pack stated that he had a question about flexibility in door type for the left side of the accessory structure.

Chair LeMarinel stated that generally, at this type of meeting, what is presented in the application documents is what the HZC expects to see built. Although there may be opinions expressed during the discussion portion of this item that may give you an idea of what would be expected. Also, Chair LeMarinel stated that the Design Review Meeting is another meeting where more informal discussions about door design can take place.

Citizen Comments: None

MOTION

Commissioner Laster motioned to approve Alterations (Principal) And An Addition and Alterations (Accessory) At 3201 Herbert Drive with staff conditions, seconded by Commissioner Orr.

Discussion:

Commissioner Orr asked if there was a specific door in the submittal documents the applicant is asking for approval.

Chair LeMarinel stated that he did not see a door design for the accessory building but some conversation of trying to match the door to the principal building.

Commissioner Orr stated that it appears that whatever door is chosen would come back to staff for approval as the application stands today. If staff were not comfortable approving the door design, then it would come back to the HZC for approval.

Commissioner Laster stated that basically it would come down to how visible from either street the doors would be.

Chair LeMarinel explained that the property is on a corner with the doors facing interior to the property which doesn't mean the doors would not be visible. Chair LeMarinel also mentioned that this is a large property and he wasn't sure where setback boundaries are located.

Chair LeMarinel and Commissioner Laster agreed that an amendment to the motion regarding the double door would be a good idea.

Amendment

Commissioner Orr amended the motion to require the side double doors on the accessory building to be reviewed by staff for approval, seconded by Commissioner Laster. The amendment carried by a vote of 5-0.

With no further discussion, the main motion (As Amended) carried by a vote of 5-0.

OTHER BUSINESS

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

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.

Sponsors:

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

Sponsors:

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

Sponsors:

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

Sponsors:

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Calhoun to adjourn. The motion carried 5-0. The meeting adjourned at 05:25 PM.

Chair

Date



File #: 26-01111

DATE: 9/14/2026
TO: Historic Zoning Commission
FROM: Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

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

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

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

PROJECT INFORMATION:
COF Project Number: 9227
Applicant: Forte Building Group, Will Forte, Rep.
Owner: Becky Kaplan

BACKGROUND:
The property located at 717 Glass Lane is located in the Boyd Mill Avenue Historic District. The site features a ca. 2004 two-story frame residential building. Several Certificates of Appropriateness have been issued for site alterations and building alterations including painting the metal roofing.

The proposal includes a request for the replacement of the roofing materials and is not in-kind. The existing three-tab asphalt shingle roof is proposed to be replaced with a dimensional architectural shingle, GAF Timberline HDZ. The existing red standing seam metal roof, which was approved to be painted gray, is now proposed to be replaced with a standing seam metal roof with the same gray color as the finish. The Guidelines recommend the following for roofing material on non-historic residential buildings:

- Use roof materials compatible with the district, such as asphalt, wood, stone, slate, fiberglass shingles, or standing-seam metal

The proposed use of the GAF Timberline HDZ dimensional architectural shingle is seen in the district and is appropriate.

RECOMMENDATION:

Staff recommends approval of the principal building roof alterations with the following conditions:

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





Engineered to be first. Built to last.

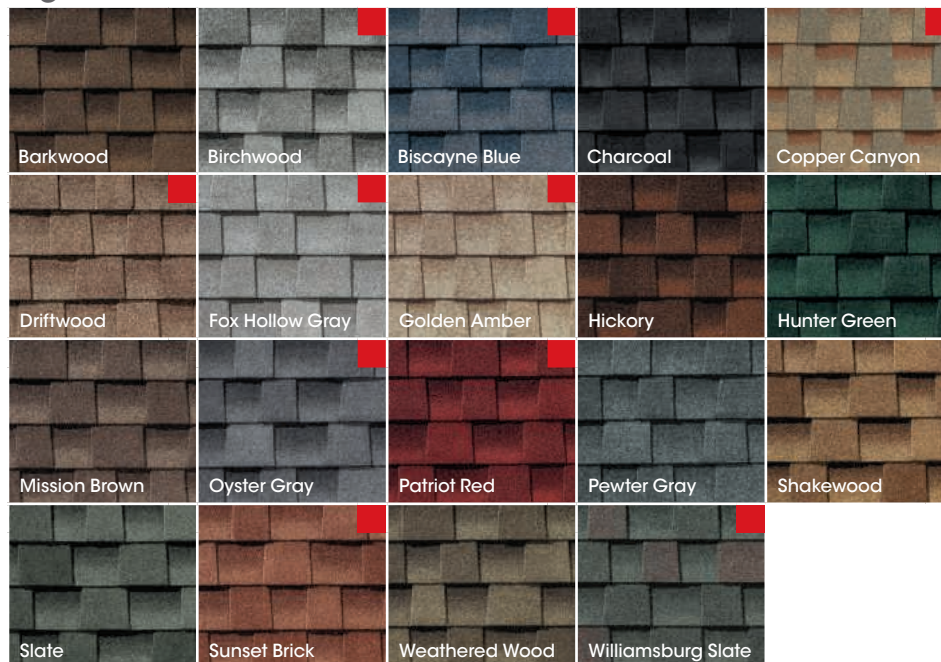
Our #1-selling shingle represents
a legacy of relentless innovation —
delivering the peak performance and
dependability customers trust most.



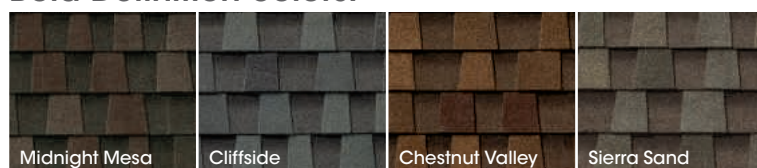
Benefits:

- **Industry-leading innovation:** Layerlock® Technology powers StrikeZone®, the industry's largest nailing zone. Paired with our legendary Dura Grip™ sealant, these features ensure that the shingles stay in place, even under high wind conditions.
- **The industry's strongest wind warranty:** Timberline HDZ® Shingles are eligible for the WindProven™ Limited Wind Warranty,¹ the industry's first wind warranty with no maximum wind speed limitation, when installed with the required combination of GAF accessories
- **GAF-exclusive algae-fighting technology:** 25-Year StainGuard Plus™ Algae Protection Limited Warranty² powered by proprietary time-release algae-fighting technology
- **Peace of mind:** Timberline HDZ® Shingles come with Lifetime[†] coverage against manufacturing defects
- **Impact rating:** Timberline HDZ® passes the UL 2218 Impact-Resistance Test with a Class 3 rating and may be eligible for insurance discounts³
- **For the best look:** Use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

High Definition® colors:



Bold Definition colors:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **Hip/Ridge:** TimberTex®; TimberCrest®
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462⁴
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

[†] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

¹ 15-year WindProven™ Limited Wind Warranty covers GAF shingles with LayerLock® Technology only and requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

² 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

³ Only products sold in packages bearing the UL2218 Class 3 PRI Validation Program statement are rated for Class 3 impact resistance. Testing performed under controlled laboratory conditions by Certerra Analytical - PRI. GAF makes no express or implied warranty about the impact performance of these products against hail. Hail damage is not covered under the limited warranty. See *GAF Shingle & Accessory Limited Warranty* available at gaf.com/warranties for complete coverage and restrictions.

⁴ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁵ Eligibility criteria, terms, and restrictions apply. Visit fortifiedhome.org for details. U.S. only.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Regional availability



File #: 26-01112

DATE: 9/14/2026
TO: Historic Zoning Commission
FROM: Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:
Consideration Of Site Alteration (Walkway Material Change) At 918 Fair St.; Julian Bibb, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a walkway material change at 918 Fair Street.

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

PROJECT INFORMATION:
COF Project Number: 9228
Applicant: Julian Bibb
Owner: Jayne Bibb

BACKGROUND:
The property located at 918 Fair Street is located in the Hincheyville National Register Historic District. The site features a ca. 1884 two-story frame building. The National Register lists the building as contributing to the district.

The proposal includes a request for a change in material to the existing walkway from stone to brick. The walkway extends from the driveway, crosses the front walkway, and extends to the rear yard. The walkway proposes an edging treatment and herringbone pattern in a traditional red brick. The path of the existing walkway is not proposed to be altered or expanded. The Guidelines recommend the following for walkways:

- Use sidewalk materials that were historically typical, such as concrete, brick, and stone.

The use of brick walkways is seen throughout the district. The change in walkway materials from stone to brick is appropriate.

RECOMMENDATION:

Staff recommends approval of the walkway alteration with the following conditions:

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



918 FAIR STREET

HZC SUBMITTAL

PROPOSED SITE ALTERATION:

REPLACE WALKWAY MATERIAL

Replace existing stone walkway with brick walkway. Stone walkway path is from driveway to rear yard. The center walkway is not proposed to be removed. Replace existing (non-historic) uneven stone sidewalk across the front of the house from the driveway to the back patio. Install brick pavers similar in style and color to current sidewalks on Fair Street level with the ground following the similar or same route at 4' wide for approximately 160'. This sidewalk update maintains the location of the existing sidewalk, matches other sidewalks in the HZC, connects the main entrance with the driveway and back patio, is historically typical, and adheres to the patterns and configurations currently approved in this historic district.



Existing
Stone
Walkway at
Driveway



Existing
Stone
Walkway
from
Driveway to
Rear Yard



Proposed Brick Color & Size



Proposed Brick Edging Pattern



File #: 26-01121

DATE: 9/14/2026

TO: Historic Zoning Commission

FROM: Emily Huffer, Preservation Planner

SUBJECT:

Consideration Of Principal Building Alterations (Front Door Replacement) At 100 Cottage Ln.; Laura Kersey, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning front door replacement at 100 Cottage Lane.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines
Chapter 2: Non-Historic Residential Buildings

PROJECT INFORMATION:

COF Project Number: 9224

Applicant: Laura Kersey

Owner: Laura Kersey

BACKGROUND:

The property at 100 Cottage Lane was constructed circa 2014 and is part of the Boyd Mill Avenue Historic District. The proposal includes replacing the front door of the principal building. The building is considered a non-historic residential building within the Design Guidelines.

The existing front door has 9 lites in the upper portion of the door and paneling in the lower portion. The application notes that the door has been damaged and needs to be replaced. The proposed door is a reclaimed wood door with paneling. The Guidelines recommend:

- Design doors and doorways to be compatible with the historic district.

The proposed door is complementary to other doors that are seen within the historic district and is appropriate to utilize in light of the Guidelines.

RECOMMENDATION:

Staff recommends approval of the front door replacement with the following conditions:

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



100 COTTAGE LN.

HZC SUBMITTAL

PROPOSED ALTERATION:

REPLACE FRONT DOOR.

Replace existing damaged front door on non-historic building.



Existing Door



Damaged Door



Damaged Door



Proposed
Door



File #: 26-01120

DATE: 9/14/2026

TO: Historic Zoning Commission

FROM: Emily Huffer, Preservation Planner

SUBJECT:

Consideration Of Alterations (Accessory) And Site Alterations At 109 Everbright Ave.; Asher Paxton, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the previously approved accessory structure and site alterations 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 proposal has been reviewed by the DRC throughout the past several months and was approved by the HZC in August 2026. This proposal includes alterations to the previously approved plans for the construction of an accessory structure and site.

For the accessory structure, the proposal includes further extending the gabled pergola and constructing a brick fireplace and chimney. The fireplace and chimney will be positioned behind the main plane of the principal building. Outside of the accessory structure, an outdoor kitchen with a counter and grill is proposed. Patio pavers are proposed surrounding the grill and around the accessory structure. The Guidelines recommend:

- Avoid the use of chimneys on accessory structures. Freestanding outdoor chimneys may be appropriate if sited so that they are not readily visible from the street.

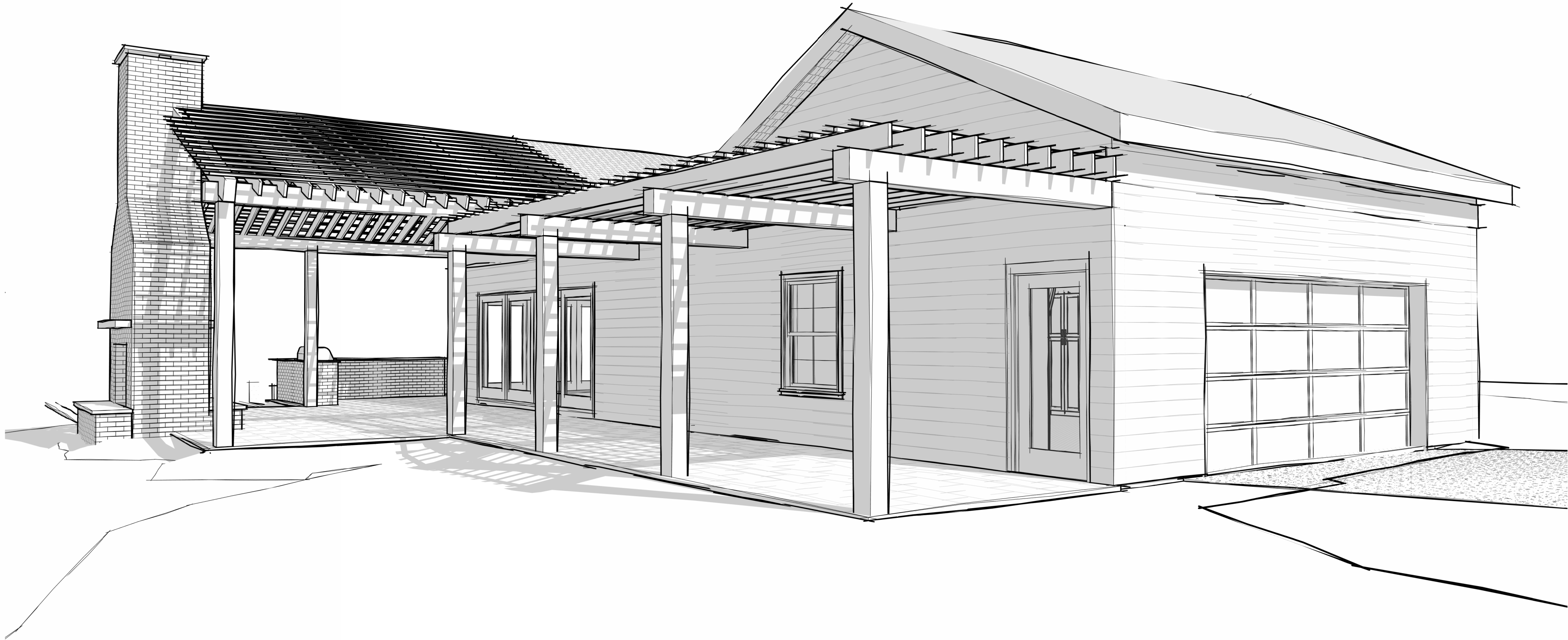
- Site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

The pergola's placement, with the chimney and fireplace at the end, does not appear to be highly visible from the street. The application notes that the trellis/pergola will remain open and uncovered. The trellis/pergola shall not have a mechanism so that the open roof design becomes a closed roof. The pergola must remain open-roofed because a closed roof would increase the building footprint calculation and exceed the Guidelines recommendations and Zoning requirements. The outdoor kitchen location does not appear to be highly visible from the street. The pavers in the rear yard are appropriate. Information on the size, color, and appearance has not been provided, but they will not be visible from the street in the proposed location. Further, no alterations to the accessory structure's footprint or the principal building's footprint are proposed to be altered with this application. As proposed, the application meets the intent of the Guidelines.

RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. The trellis/pergola shall not have a closed roof, nor have a mechanism that allows the open roof design to be closed.
2. No changes to the principal building have been approved by this application.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



08.26.26

ISSUED FOR REVIEW (NOT FOR CONSTRUCTION)

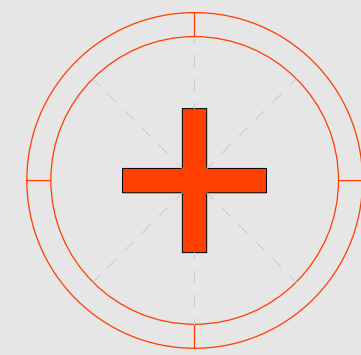
TANDEM

architecture + design

ARCHITECT	CONSULTANT X	CONSULTANT X
TANDEM ARCHITECTURE + DESIGN ASHER PAXTON 214 OVERLOOK CIRCLE - SUITE 200 BRENTWOOD, TN - 37207 615.878.3871	NAME ADDRESS A ADDRESS B PHONE	NAME ADDRESS A ADDRESS B PHONE
CONTRACTOR	CONSULTANT X	CONSULTANT X
SYNDICATE DESIGN & CONSTRUCTION ALLEN SPREADING 214 OVERLOOK CIRCLE - SUITE 200 BRENTWOOD, TN - 37207 256.508.7612	NAME ADDRESS A ADDRESS B PHONE	NAME ADDRESS A ADDRESS B PHONE

the DANIEL RESIDENCE

Project No. 260310



Revisions

Notes

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

08.26.26

Project North

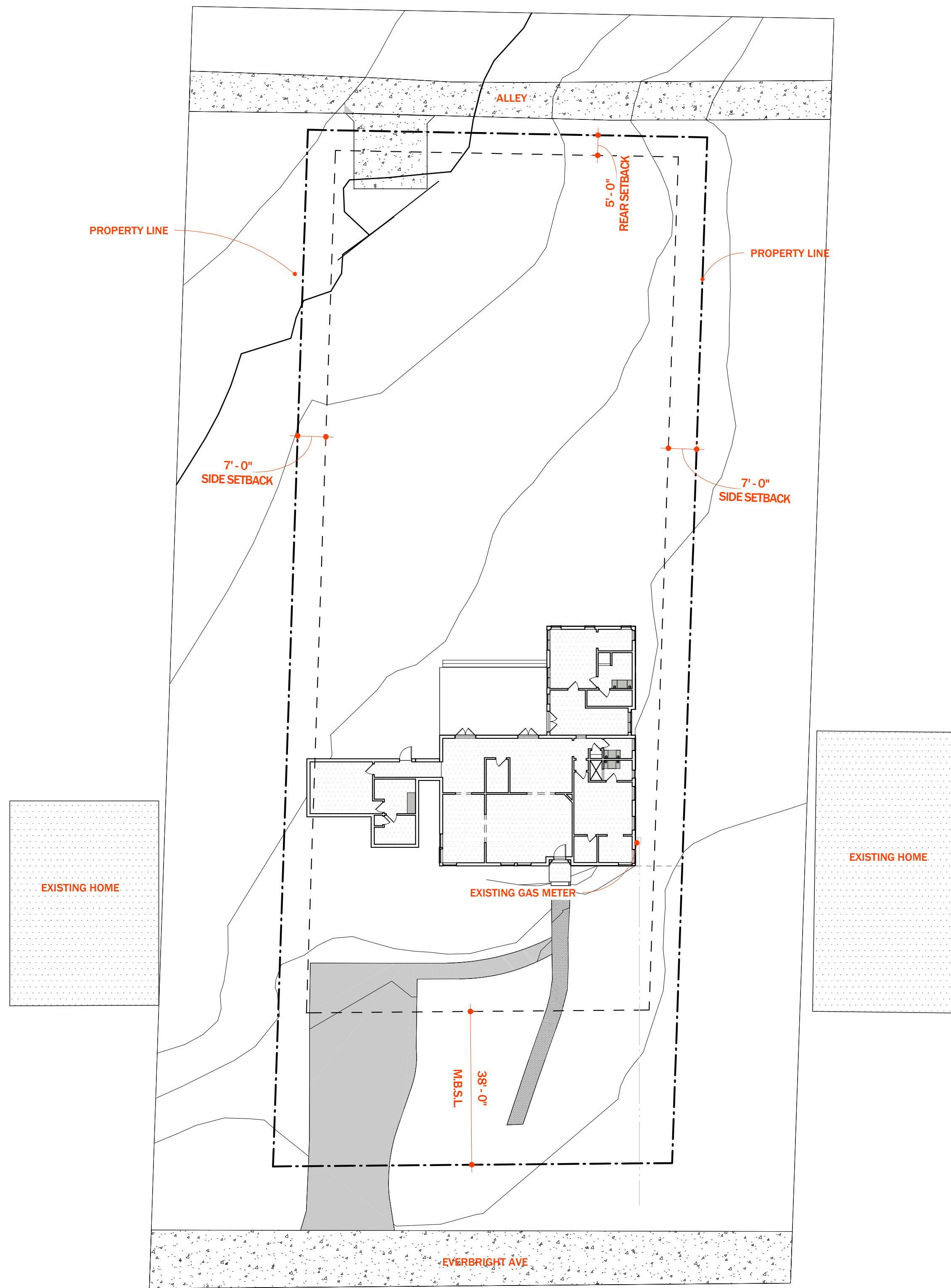


Scale 1" = 20'-0"

SITE PLAN

A1.0

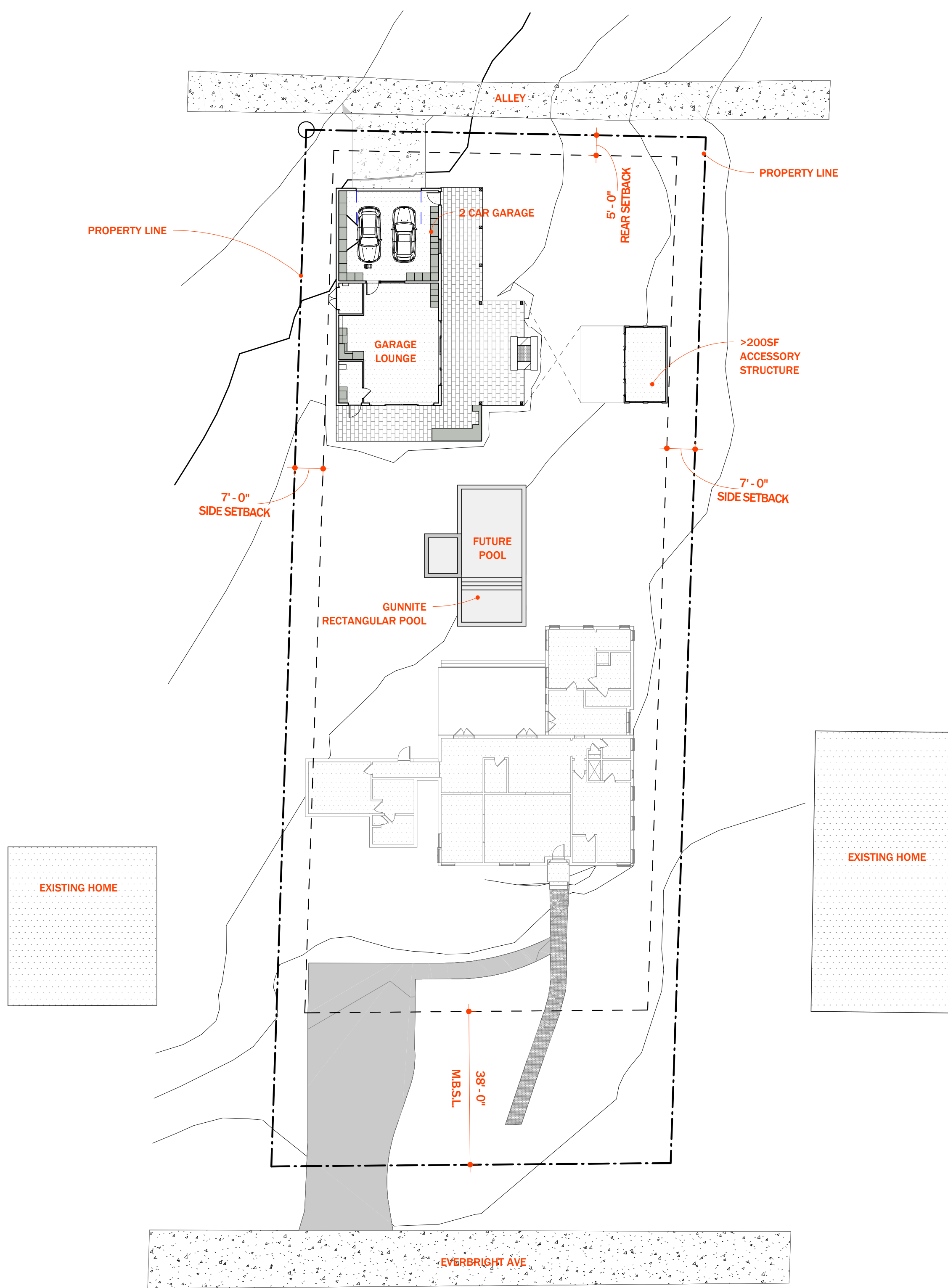
Sheet No. ©2025 Page 34 of 140



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%)

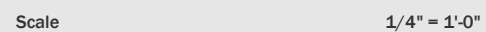
- Project No. 26010



Notes

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

Project North



A1.10

Sheet No.

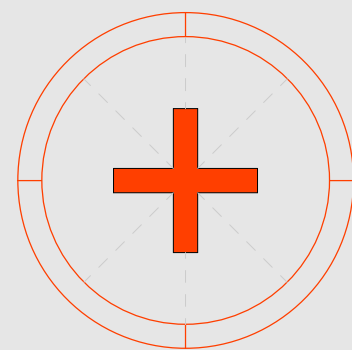
©202

Page 35 of 140



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

Project No. 26010



Revisions

Notes

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

08.26.26

Project North

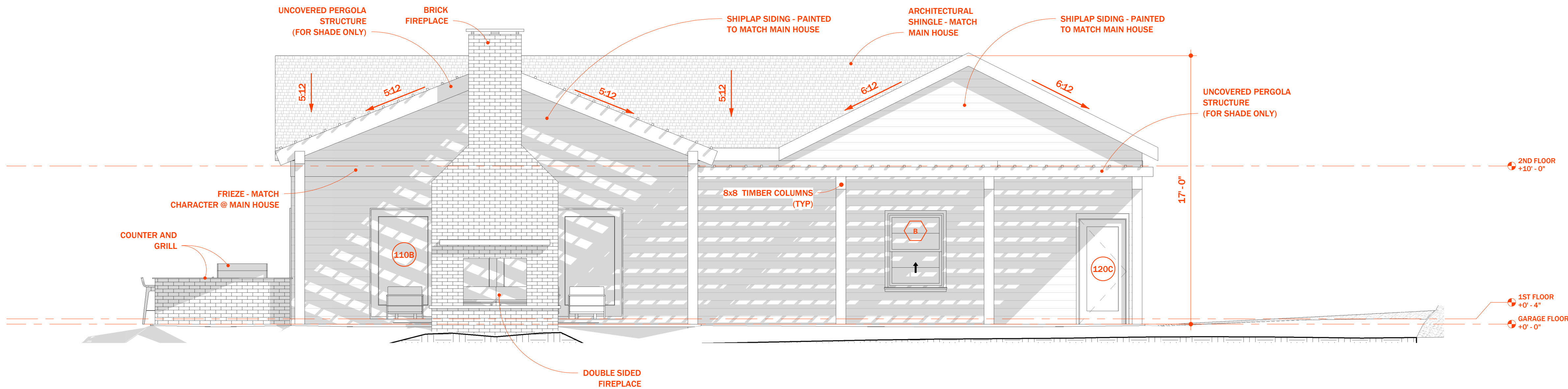


Scale 1/4" = 1'-0"

ELEVATIONS

A2.0

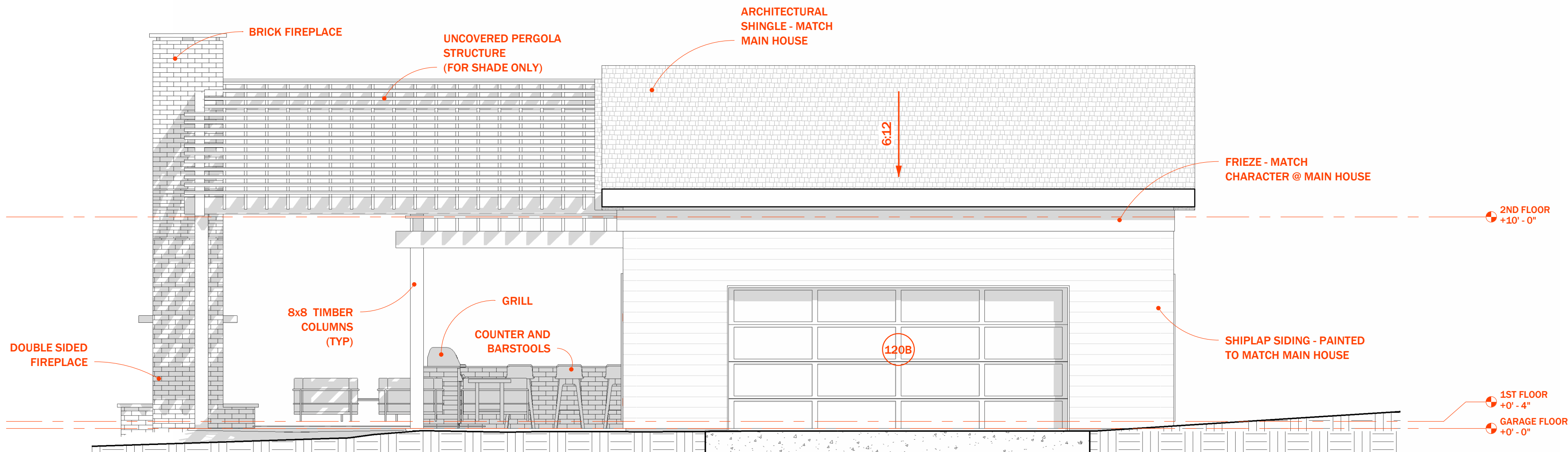
Sheet No. ©2025 Page 36 of 140



1

ELEVATION - GARAGE SIDE A

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

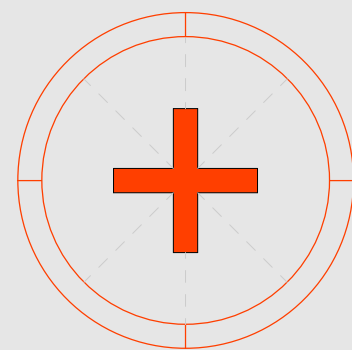


2

ELEVATION - GARAGE @ ALLEY

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

Project No. 26010



Revisions

Notes

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

08.26.26

Project North

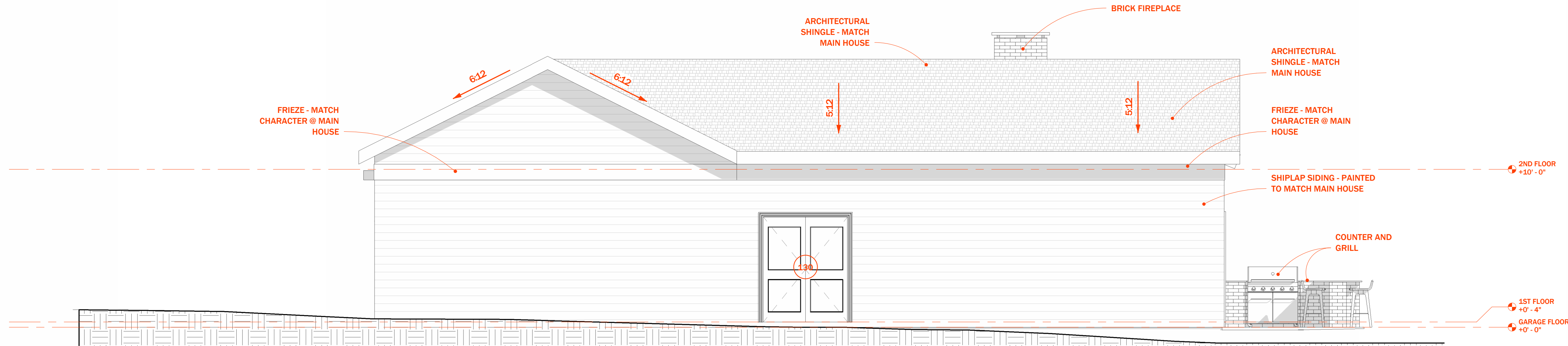


Scale 1/4" = 1'-0"

ELEVATIONS

A2.1

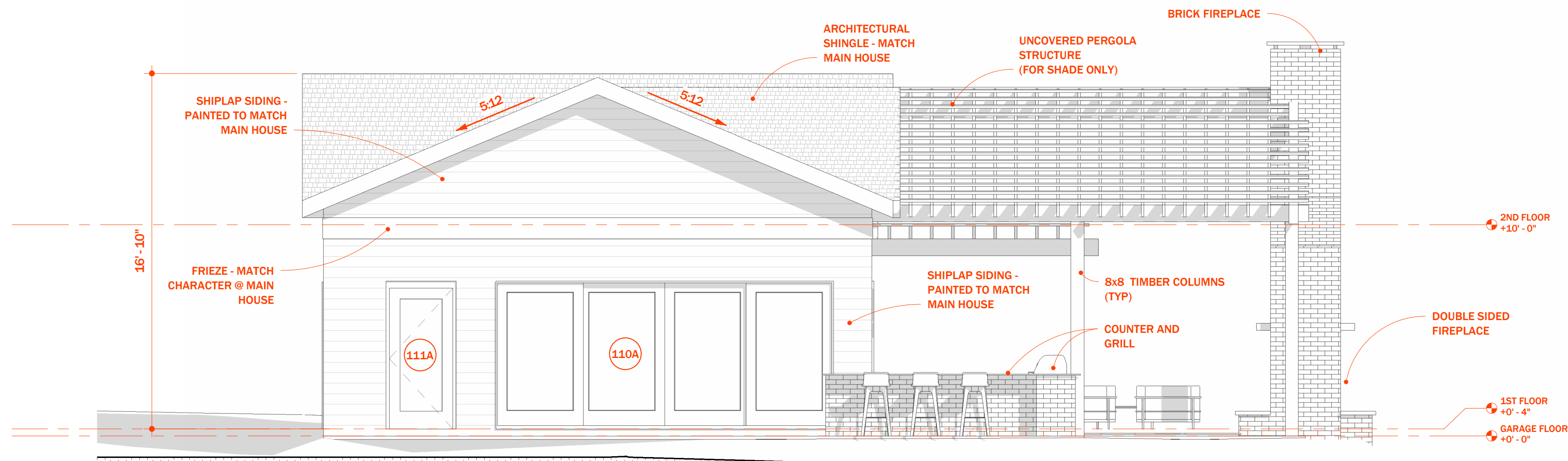
Sheet No. ©2025 Page 37 of 140



3

ELEVATION - GARAGE SIDE B

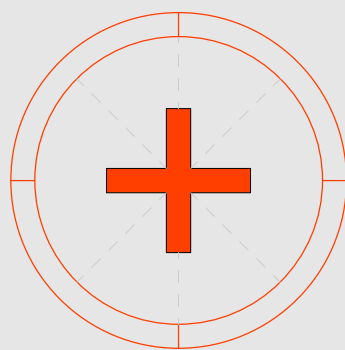
SCALE: 1/4" = 1'-0"



4

ELEVATION - GARAGE @ YARD

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

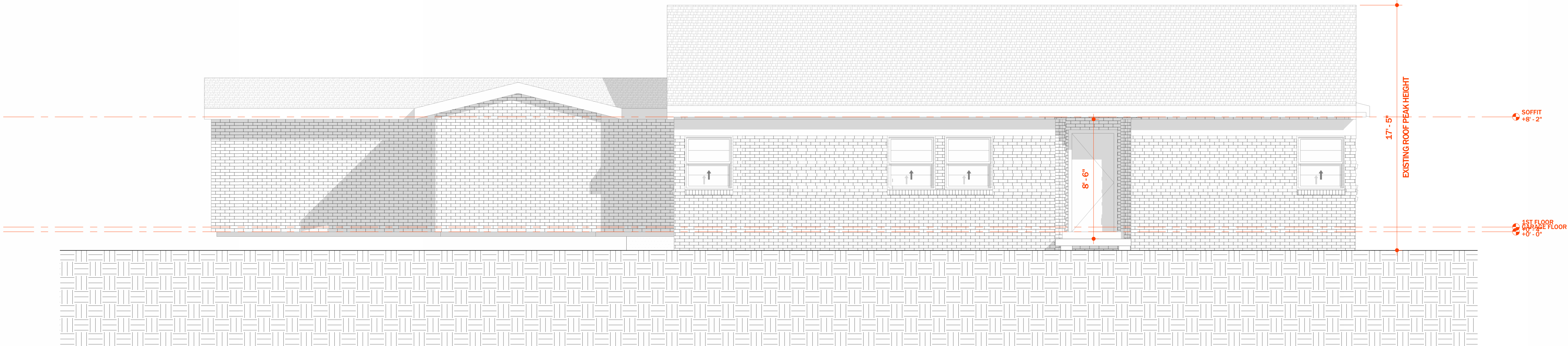


08.26.26



ELEVATIONS

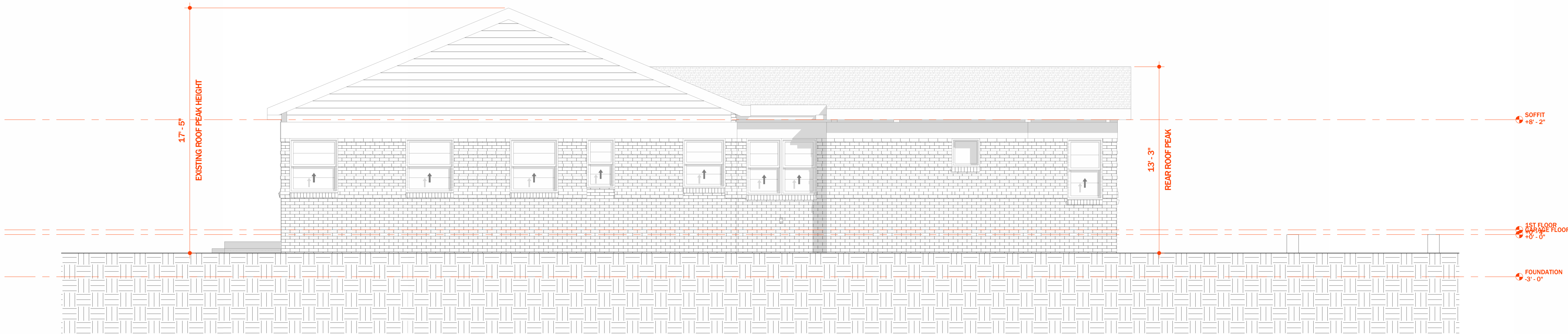
A2.4



1

EXISTING FRONT ELEVATION

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

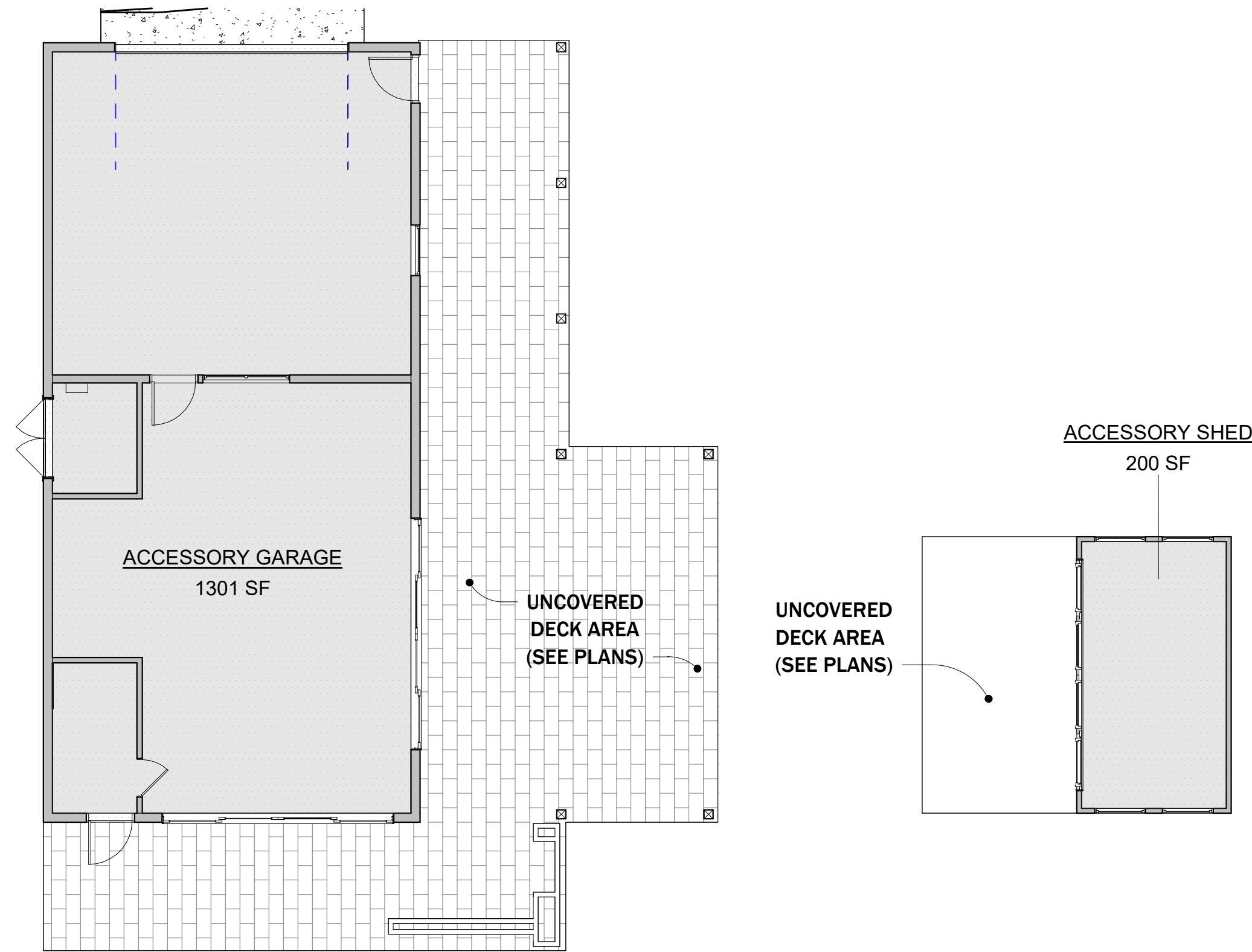


2

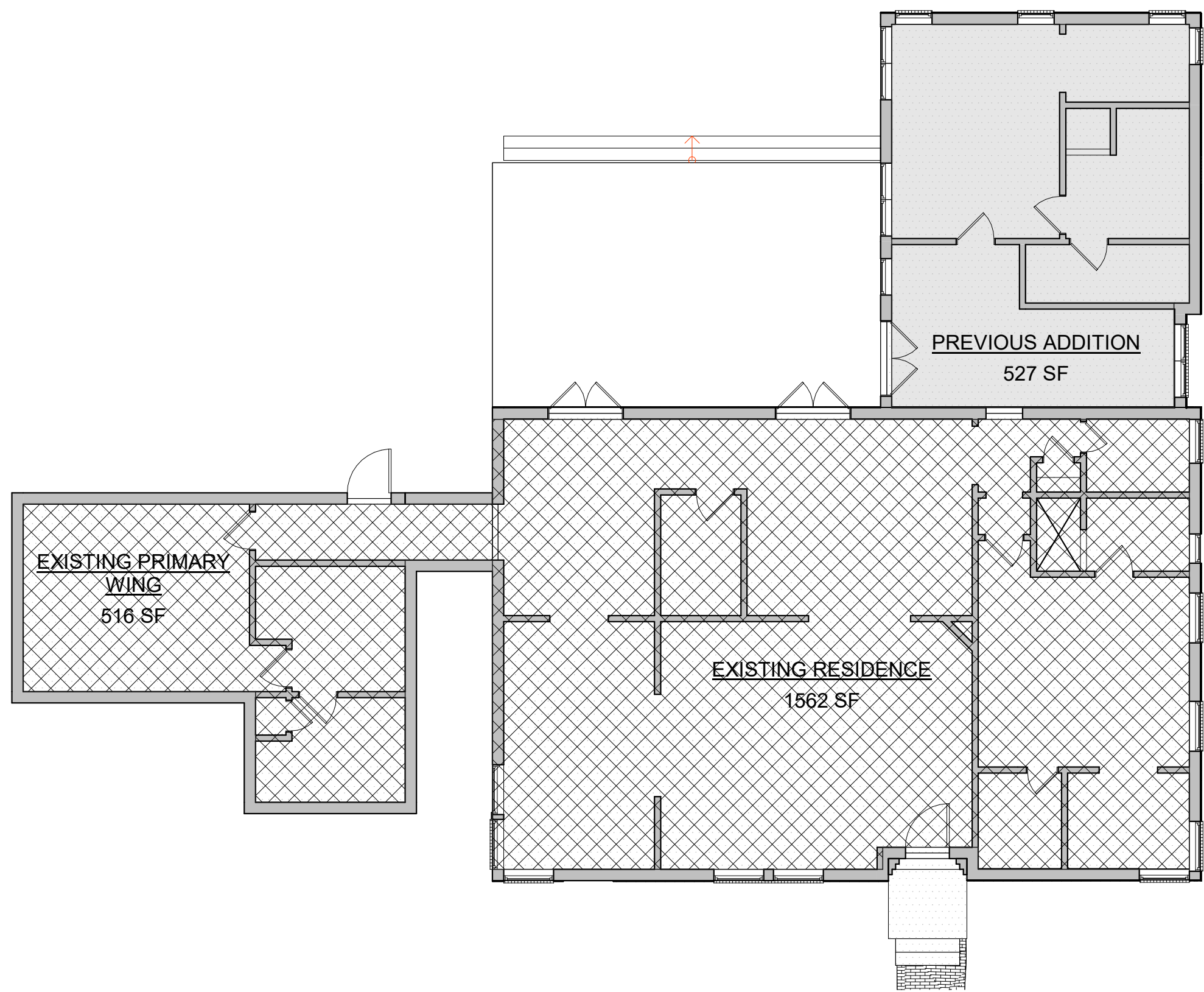
EXISTING SIDE ELEVATION A

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

AREA - TOTAL EXISTING		
Area	Level	Name
1562 SF	GARAGE FLOOR	EXISTING RESIDENCE
516 SF	GARAGE FLOOR	EXISTING PRIMARY WING
527 SF	GARAGE FLOOR	PREVIOUS ADDITION
2604 SF		
<u>1302 SF</u> = 50% EXISTING FOOTPRINT		



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



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

September 14th, 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, living space, and outdoor uncovered pergola living area with a brick fireplace. 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.



103 EVERBRIGHT AVE



105 EVERBRIGHT AVE



107 EVERBRIGHT AVE

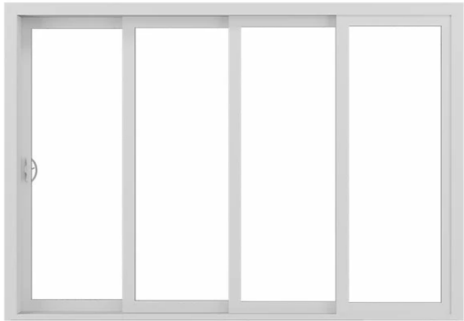


109 EVERBRIGHT AVE

TANDEM

architecture + design

109 EVERBRIGHT AVE
HISTORIC DISTRICT - FRANKLIN, TN
09.14.2026



SLIDING DOOR

Pella Reserve Traditional Series
Wood Sliding

4 panel sliding door

Color - White



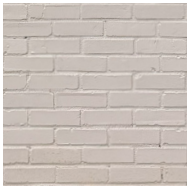
UNCOVERED PERGOLA

Wood - Southern Yellow Pine

Stained - Sherwin Williams
“Moutain Ash” - (SW 3540)



**EXISTING EXTERIOR PHOTO
(FOR REFERENCE)**

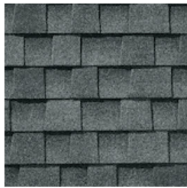


FIREPLACE

Brick - Match Existing House

Double Sided, fire box to be
masonry construction

Painted - Sherwin Williams
“Snowbound” (SW 7004)

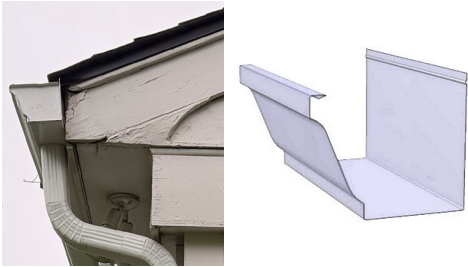


Pewter Gray

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.

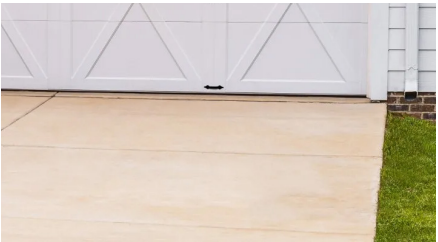


GARAGE DOOR

Double Garage door

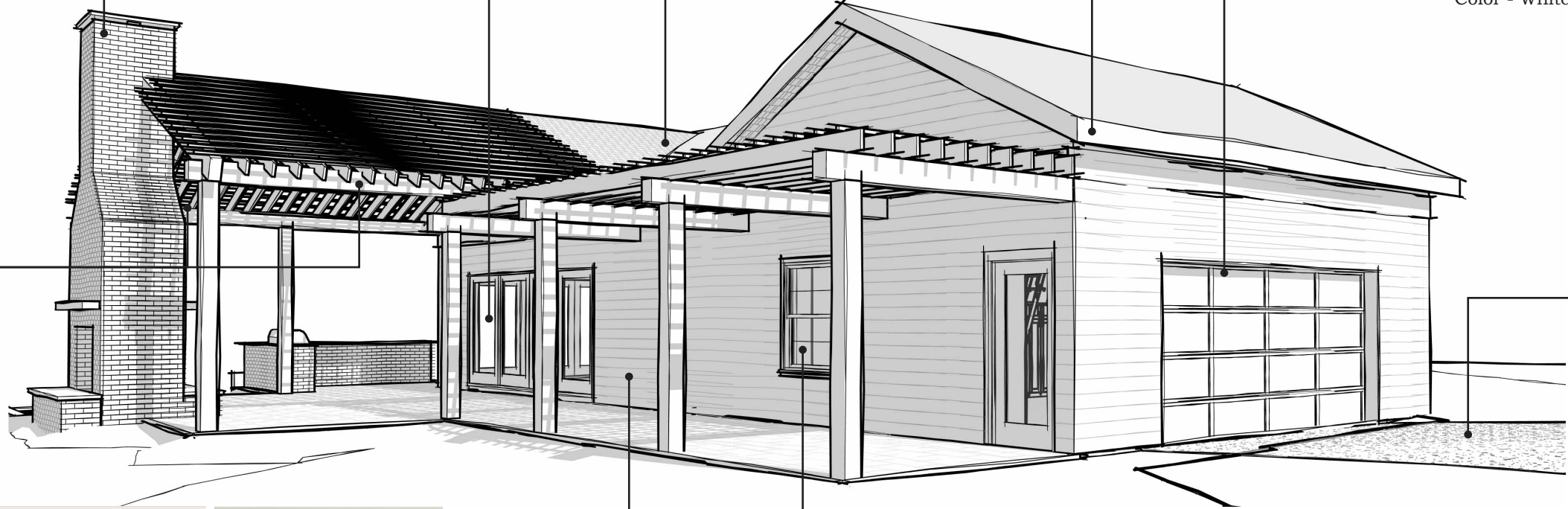
Style - Coachman with upper lites

Color - White



DRIVEWAY

Typ Concrete Drive with alley access



**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

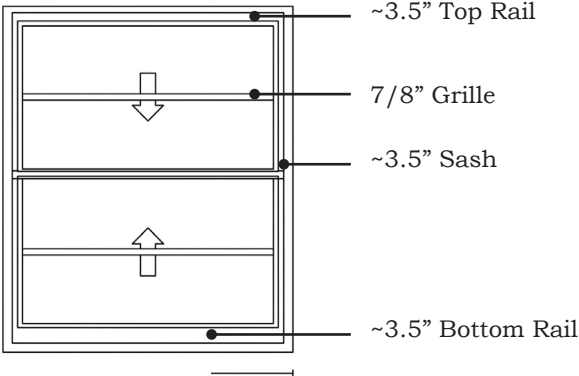
WINDOWS

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





File #: 26-01109

DATE: 9/14/2026
TO: Historic Zoning Commission
FROM: Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:
Consideration Of An Addition And Alteration (Principal) At 109 7th Ave. N.; Jacob Layne, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an addition and alteration to the historic building at 109 7th Avenue North.

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

PROJECT INFORMATION:
COF Project Number: 9225
Applicant: 906 Studio Architects, LLC, Jacob Layne, Rep.
Owner: Cliff and Linda Whitmore

BACKGROUND:
The property located at 109 7th Avenue North is located in the Hincheyville National Register Historic District. The site features a ca. 1892 gabled-ell frame building. The National Register lists the building as contributing to the district. The proposal has been discussed at DRC three times, and feedback has been incorporated into the application. The proposal includes a request for an addition and alterations to the principal building.

Addition:
A 176 sq. ft. addition is proposed at the rear of the principal building. The existing enclosed porch with a hipped roof is proposed to be altered and extended to feature a gabled roof form. The addition will be inset from the side of the existing building and will not be seen from street view. The addition will be lower in height than the historic building.

The materials are proposed to match the existing building, inclusive of the siding, roofing, gutters, and the foundation. The proposed windows are double-hung wood windows with a four-over-four lite pattern to match what is seen at the rear of the building. The window trim details have been simplified to match the trim seen on the sides and rear of the existing building, based on DRC feedback. Two new multi-lite wood doors are proposed on the addition and appear secondary to the main entrance

to the historic building. Two new metal roof canopies supported by brackets are proposed over the rear entrances.

The existing wood deck will be replaced with a new and larger wood deck. The deck is positioned so that it will not be visible from the street. A simple wood railing with square balusters is proposed. The Guidelines recommend the following for additions to historic buildings:

- Design the massing, scale, and proportions to be subordinate to the historic building.
- Design additions to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines.
- Design the addition so that it has a lower scale and height than the historic building.
- The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building.
- Size the overall building footprints so that it does not exceed 35 percent of the lot.
- Place new decks on rear or obscured facades with minimal visibility from the street.
- Use wood materials and simple wood rail designs with square balusters.
- Design foundations and piers to be compatible with those on the historic building.
- Use lap, weatherboard, or clapboard siding for frame additions. Lap siding exposure should be consistent with that on adjacent historic buildings.
- Use roofing materials that complement the architectural style of the historic building, such as asphalt, wood, stone, slate, or fiber-glass shingles, 5V metal, or standing-seam metal.
- Use details and ornamentation that are similar in character and proportions, but less elaborate than those on the historic building.
- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.
- Use traditional materials with appearances similar to the doors on the historic building.
- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use windows with historic profiles and dimensions with a double-hung appearance.
- Match the gutter style to the historic building or use a complementary gutter style.

The addition is appropriately sized at approximately 10% of the historic building footprint and is appropriately located at the rear of the building. The footprint of all the buildings on the lot will be approximately 31% with the proposed addition and is appropriate. The proposed addition is subordinate to and compatible with the historic building. It is unclear if the siding is intended to match in both appearance and composition as the historic building; however, the use of cementitious siding or wood siding would be appropriate in the same exposure as the building. The proposed windows and doors are appropriate in material and design. The proposed ornamentation and details are similar in character to the historic building but simpler than the detailing on the historic building, and they are appropriate. The proposed addition is appropriate.

Alteration:

A window on the right elevation of the existing building is proposed to be shifted six inches up and be replaced with a decorative window that has the appearance of being double hung. The window is located on a historic 1908 addition to the building but has limited visibility from the street. The Guidelines recommend the following for windows:

- Design new or replacement windows to have historic profiles and dimensions and a double-hung appearance.

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

While the alteration and replacement window have limited visibility from the street and received mixed feedback at the DRC meeting, the replacement and alteration of a historic window opening is not supported by the Guidelines and is therefore not appropriate.

RECOMMENDATION:

Staff recommends denial of a window alteration on the right elevation based on the following Guidelines:

- Preserve and maintain historic windows and historic window openings.

Staff recommends approval of the addition with the following conditions:

1. The material composition of the lap siding must be clarified with the Preservation Planner prior to Building Permit issuance and must be either cementitious or wood in composition.
2. The addition reveal must be consistent with the reveal of the principal building.
3. The light fixtures must be submitted to and approved by the Preservation Planner prior to purchase and installation.
4. The window and door specifications must be submitted to and approved by the Preservation Planner prior to Building Permit issuance.
5. Any changes to the rear hardscaping to meet LSA requirements must be documented with the Preservation Planner and may require a COA prior to Building Permit issuance.
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.



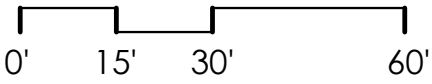
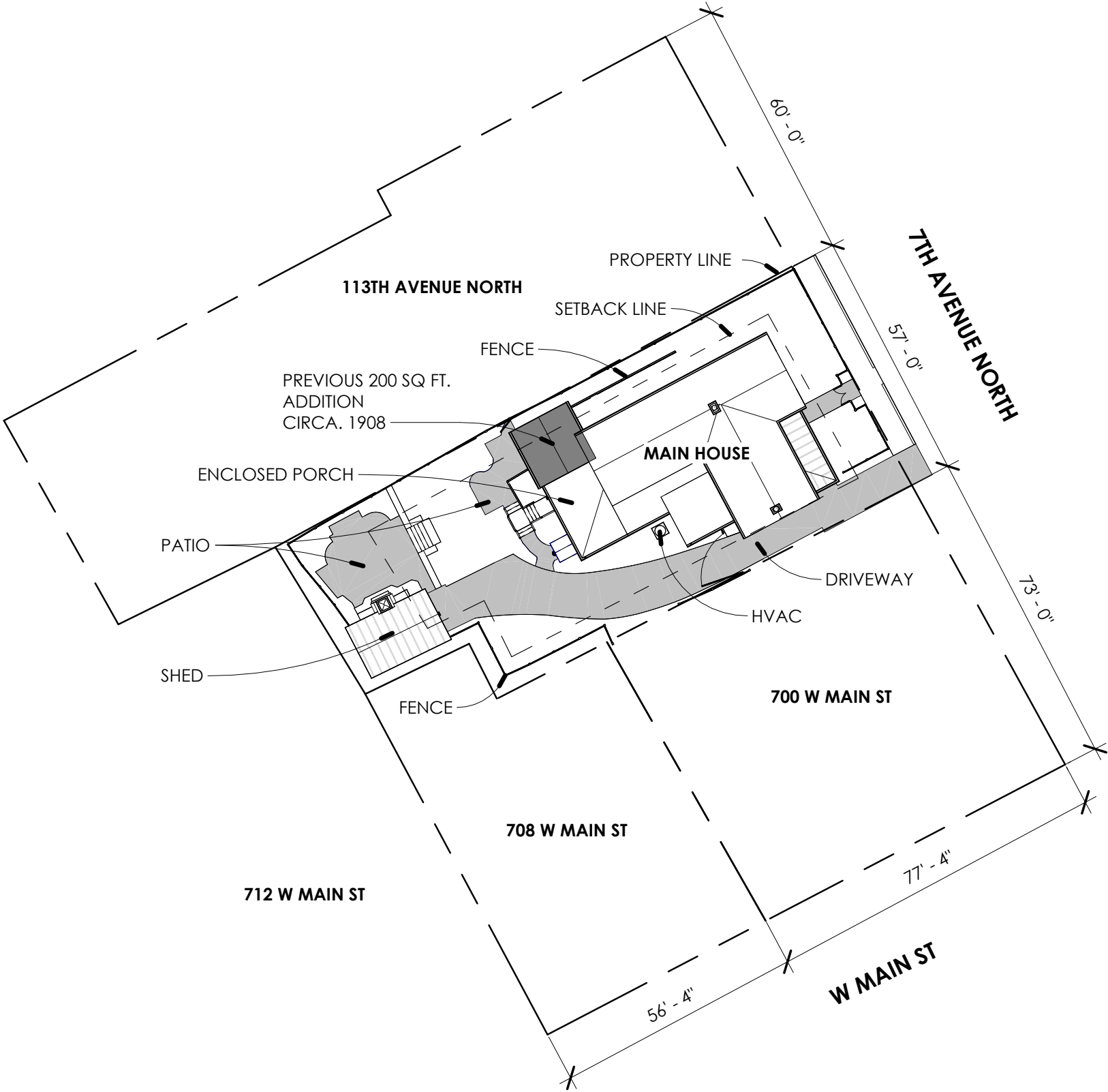
906 STUDIO, PLLC
249 4TH AVENUE N
SUITE 200
FRANKLIN, TN 37064
615.988.9065
906studio.com

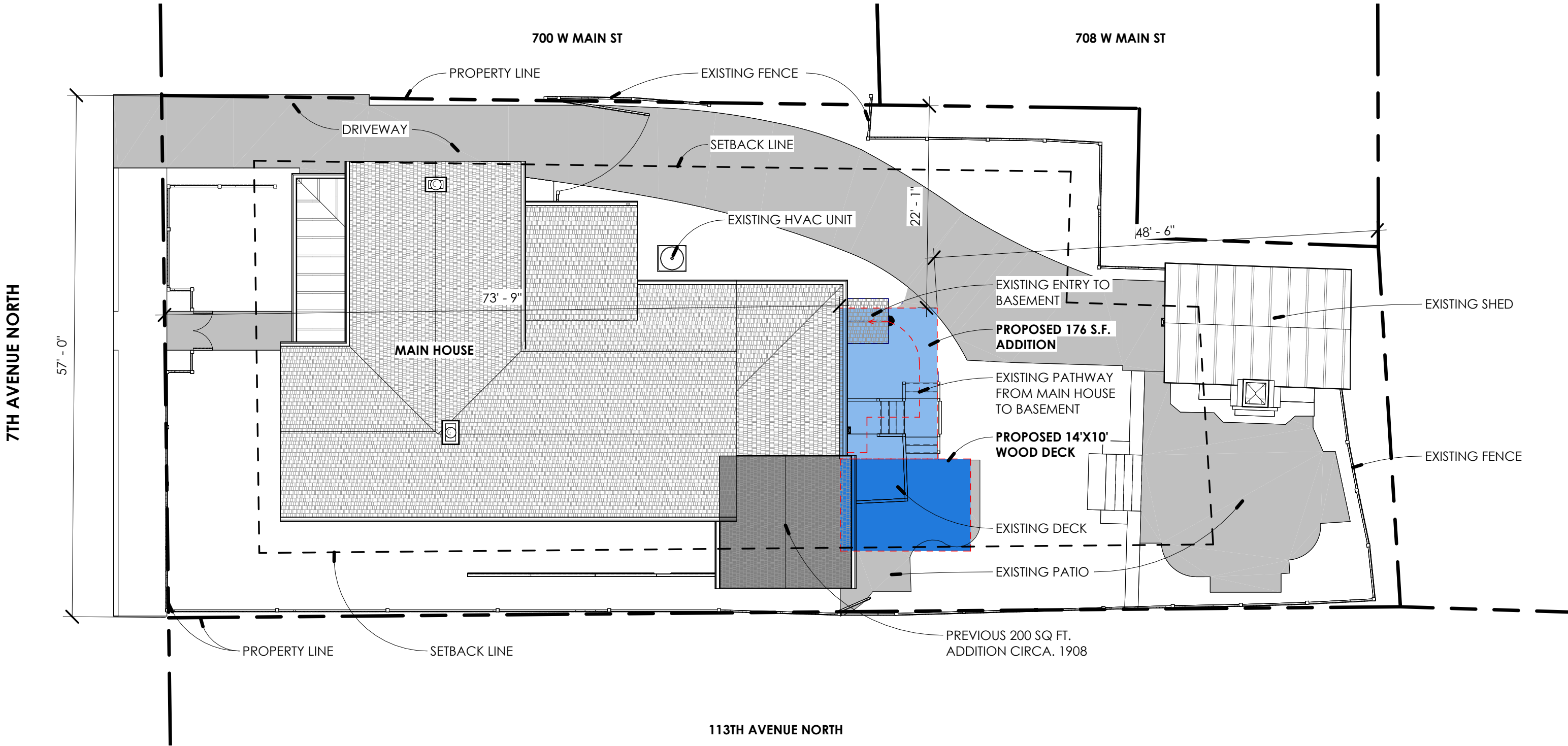
CLIFF AND LINDA WHITMORE WHITMORE RESIDENCE ADDITION

109 7th Ave N, Franklin, TN 37064

09/14/26

- PROPERTY INFORMATION:**
- BUILT IN 1892
 - R-4 ZONING, CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY
 - 7,029 S.F. LOT
 - EXISTING IMPERVIOUS: 4,492 S.F. (63.91%)
 - PROPOSAL TO REPLACE PATIO AND/OR DRIVEWAY WITH PERMEABLE PAVERS TO REDUCE IMPERVIOUS S.F.
- APPROX. 200 SQ FT ADDITION ADDED TO REAR OF HOME PRIOR TO 1908





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



PREVIOUS 200 SQ FT.
ADDITION CIRCA. 1908

EXISTING DECK

EXISTING ENTRY TO
BASEMENT

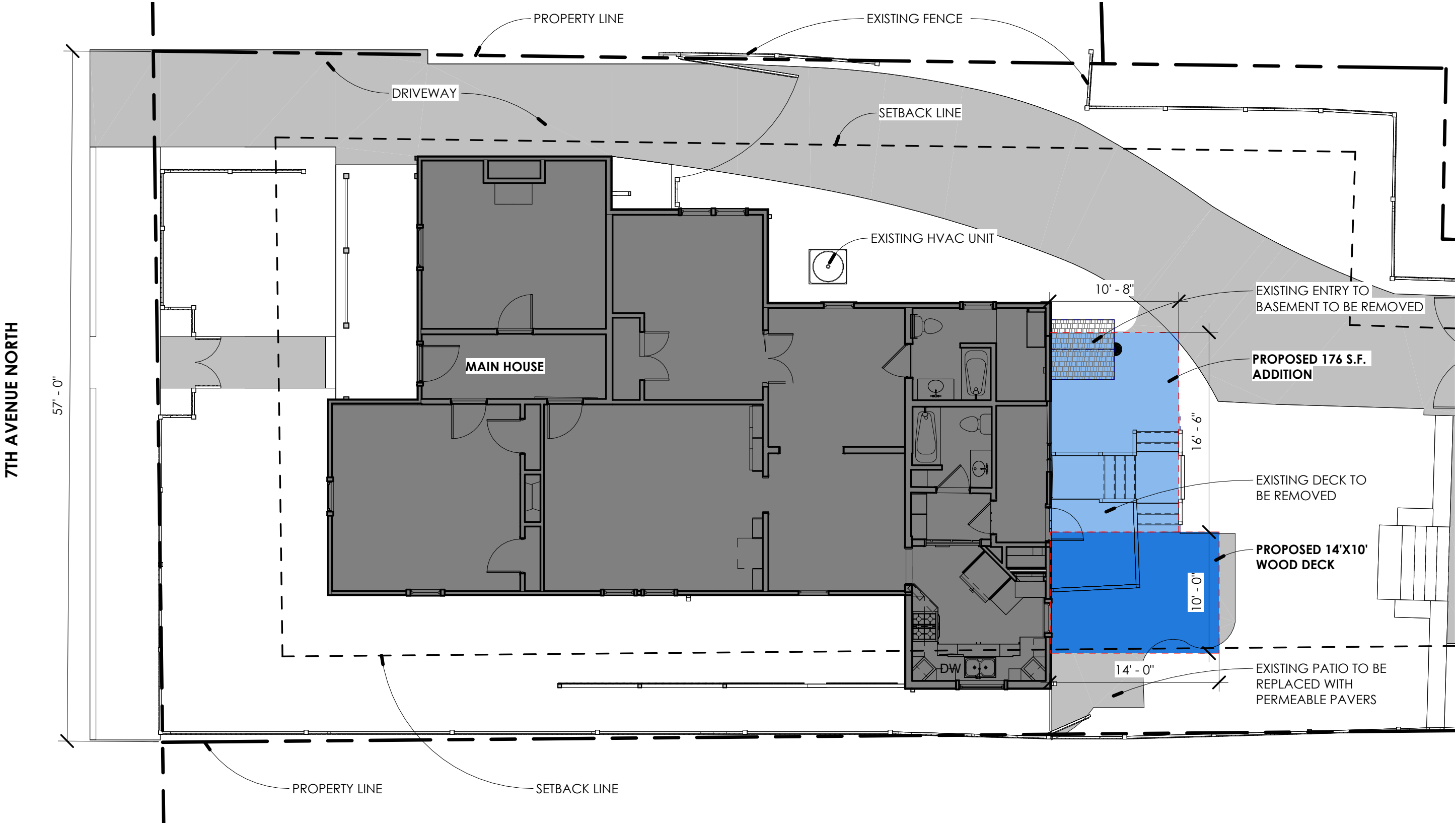
WHITMORE RESIDENCE
ADDITION

PROPOSED FLOOR PLANS
CLIFF AND LINDA WHITMORE
OPTION C: 168 S.F. ADDITION

EXISTING MAIN HOUSE FOOTPRINT: 1,774 S.F.
PROPOSED ADDITION: 176 S.F. (887 MAX. ALLOWED)

LOT SIZE: 7,029 S.F.
IMPERVIOUS: 4,034 S.F. (57%)

*PROPOSAL TO REPLACE PATIO AND/OR DRIVEWAY WITH PERMEABLE PAVERS TO REDUCE IMPERVIOUS S.F.



WHITMORE RESIDENCE
ADDITION

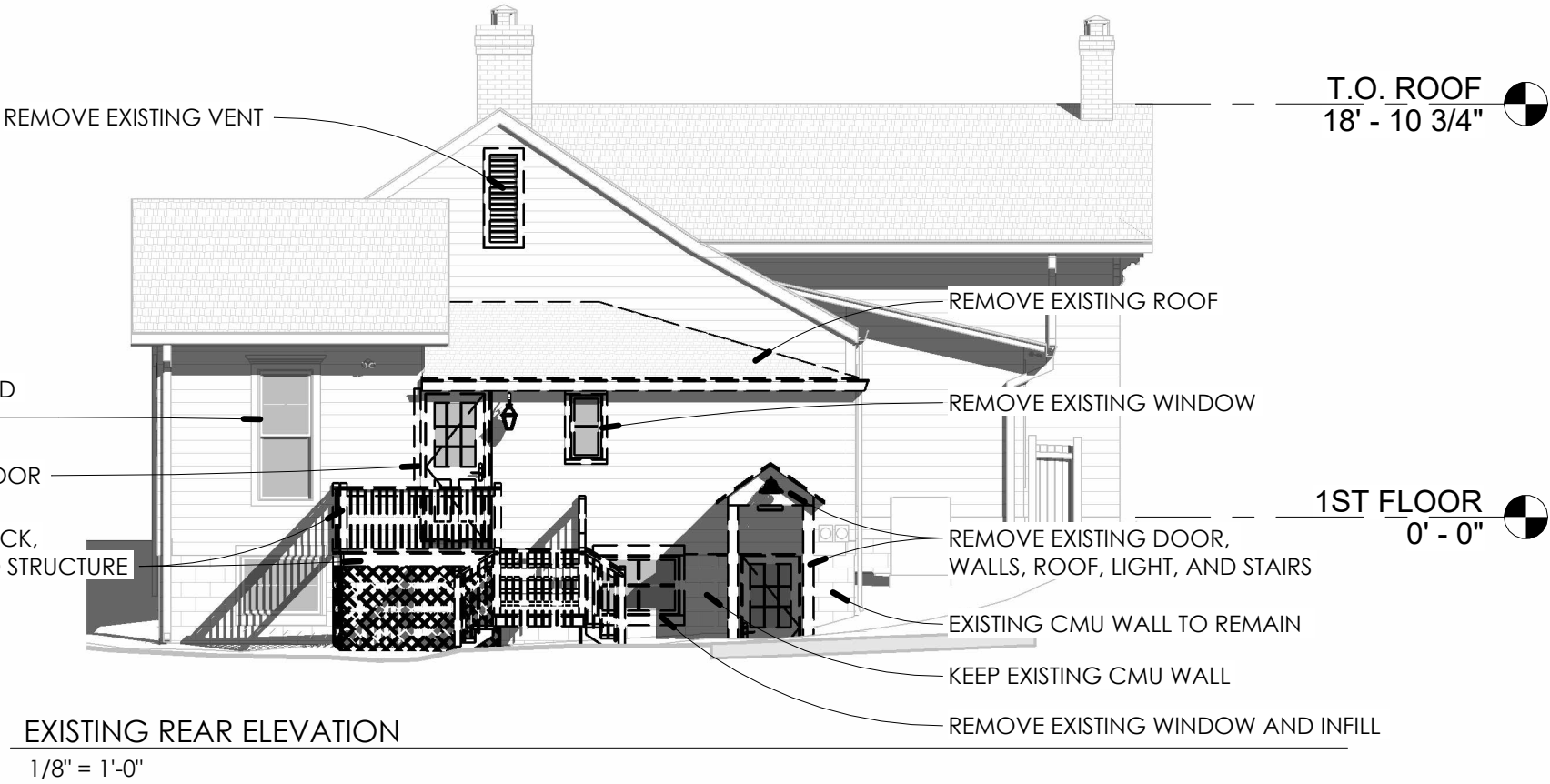
PROPOSED ELEVATIONS
CLIFF AND LINDA WHITMORE



EXISTING 2'-6" X 5'-6"
DOUBLE-HUNG WOOD
WINDOW

REMOVE EXISTING DOOR

REMOVE EXISTING DECK,
STAIRS, RAILING, AND STRUCTURE

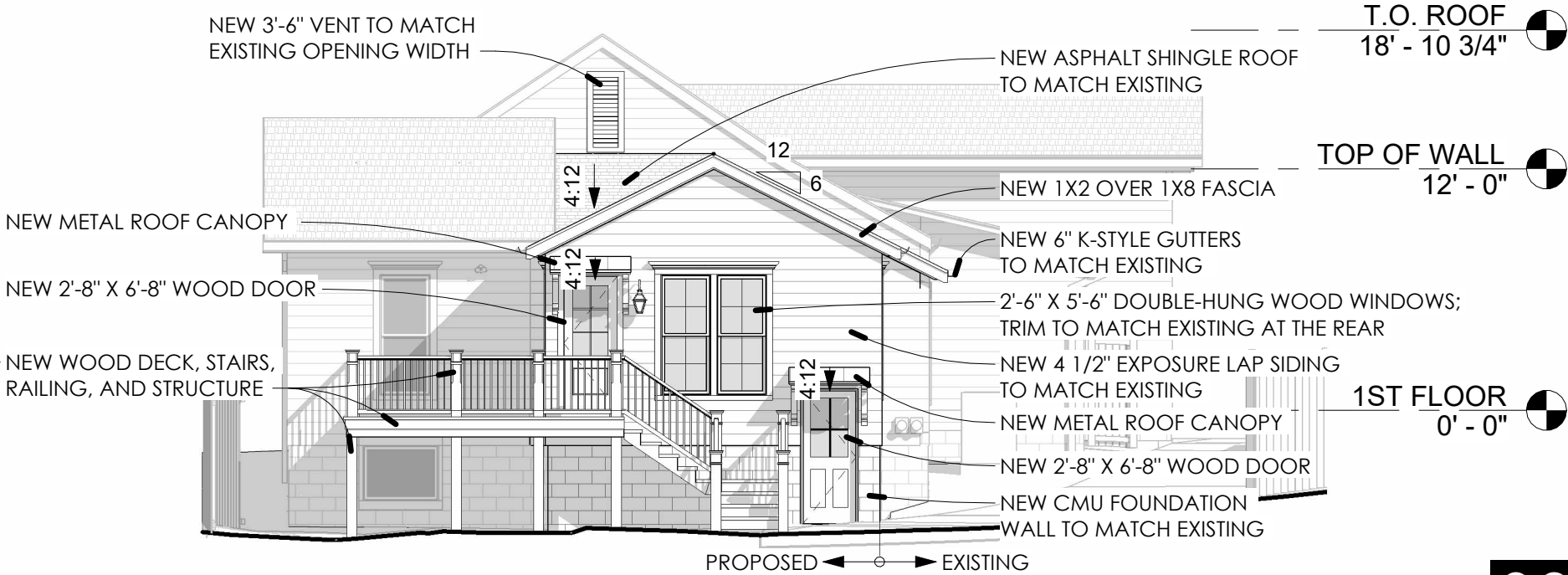


EXISTING REAR ELEVATION

1/8" = 1'-0"



PRECEDENT IMAGE



PROPOSED REAR ELEVATION

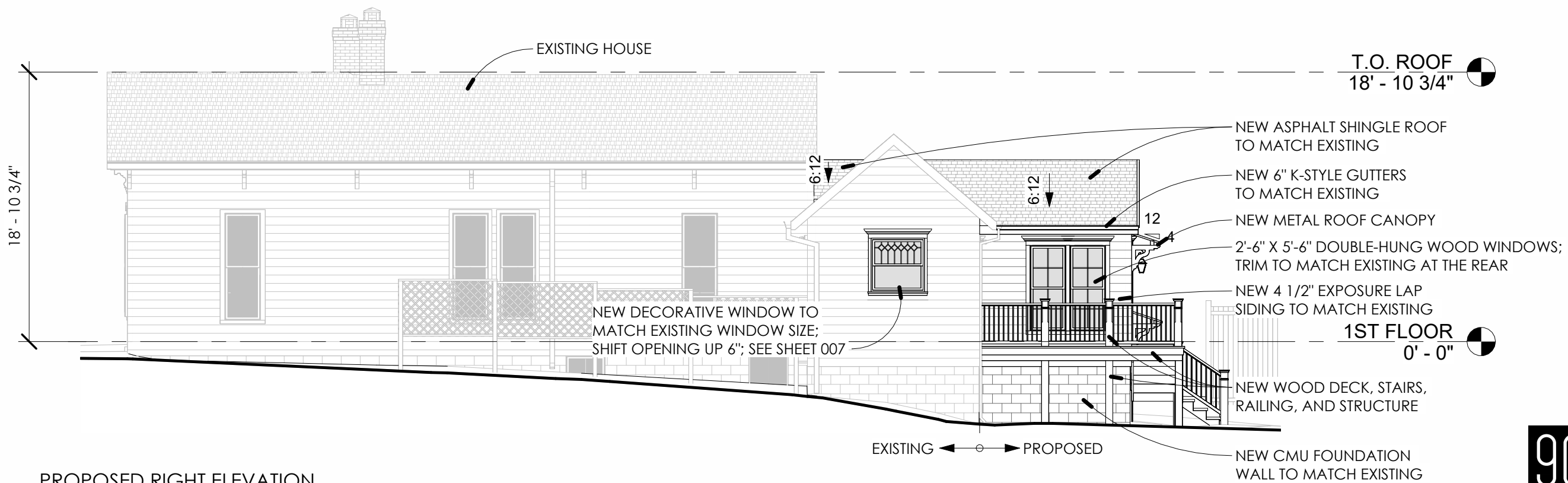
1/8" = 1'-0"

WHITMORE RESIDENCE
ADDITION

PROPOSED ELEVATION
CLIFF AND LINDA WHITMORE



PROPOSED LEFT ELEVATION
1/8" = 1'-0"



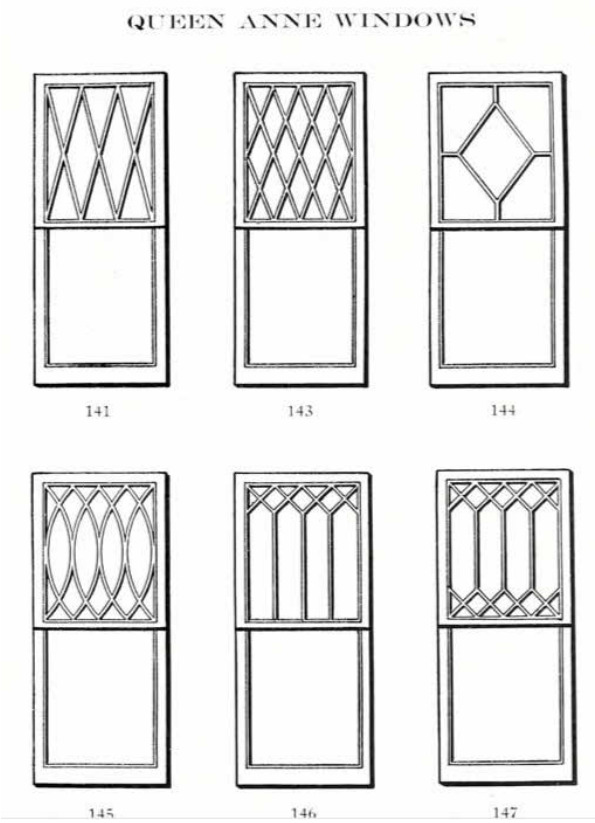
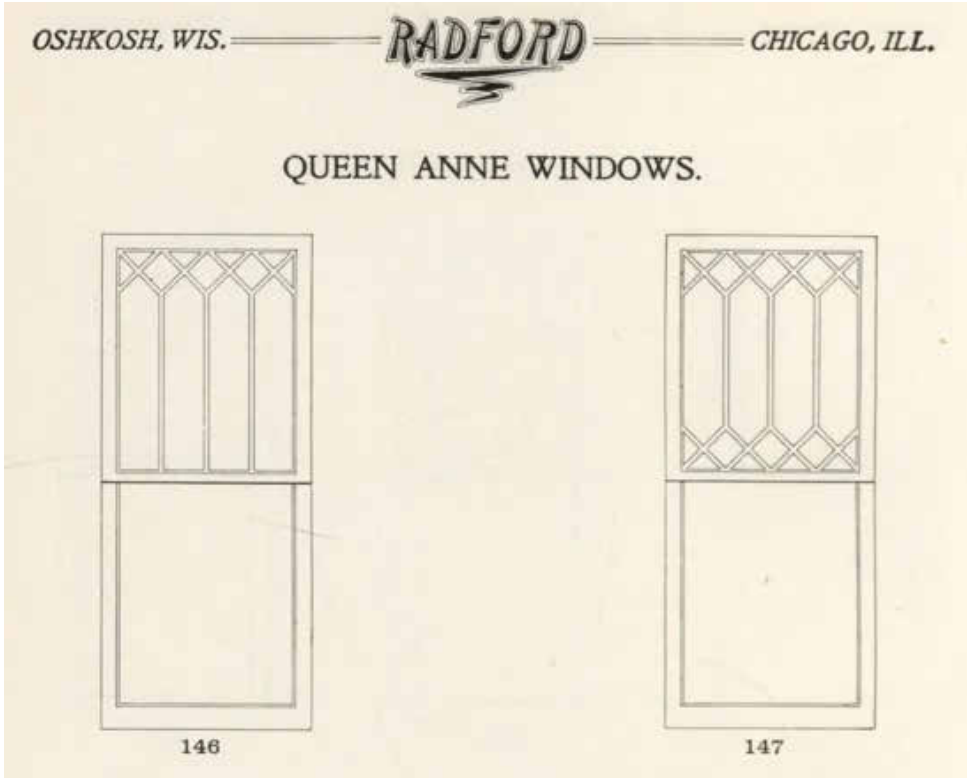
PROPOSED RIGHT ELEVATION
1/8" = 1'-0"

WOOD-CLAD DOUBLE-HUNG WINDOW WITH DECORATIVE SDL
MUNTIN PATTERN

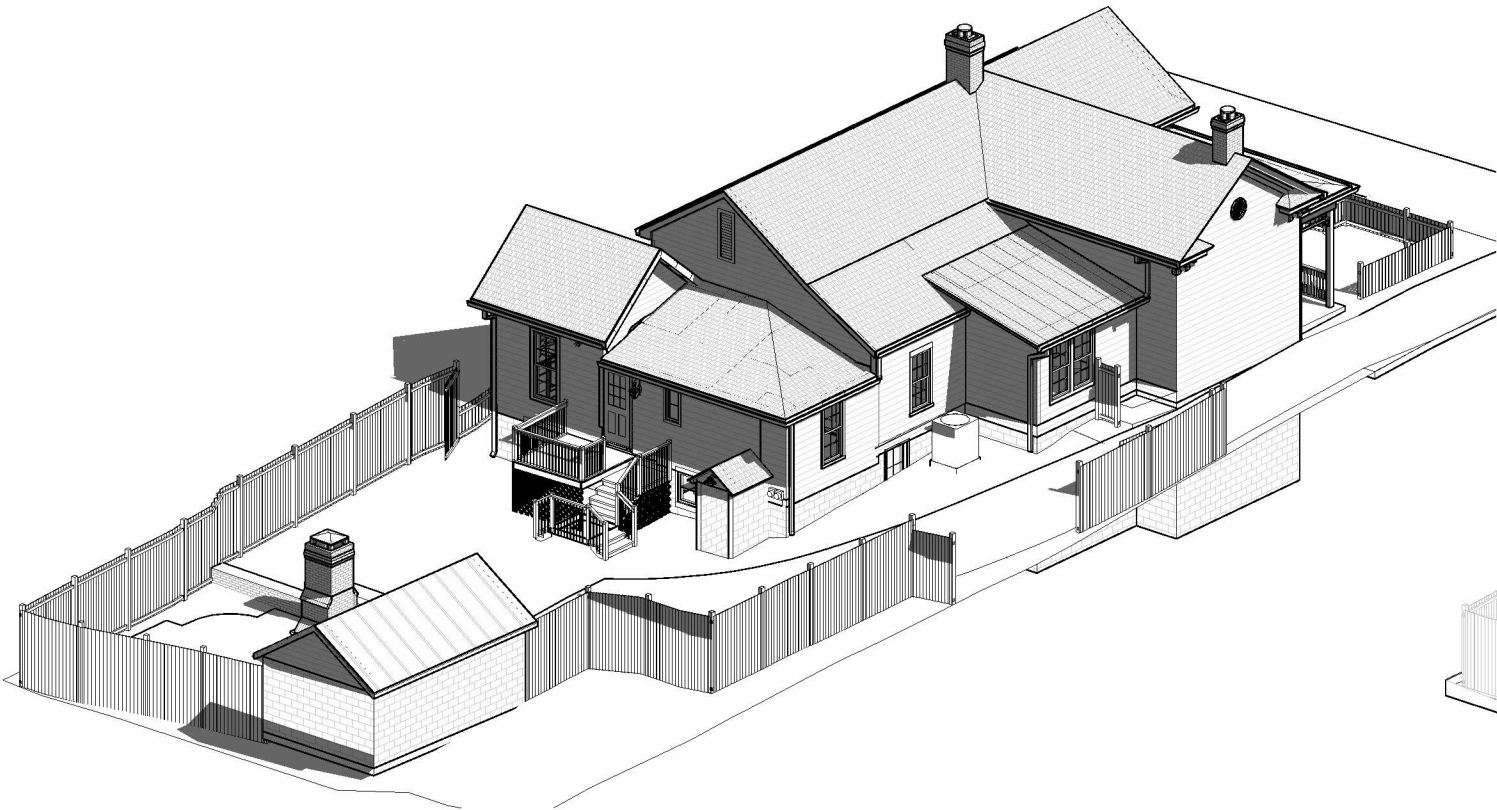


PRECEDENT IMAGE

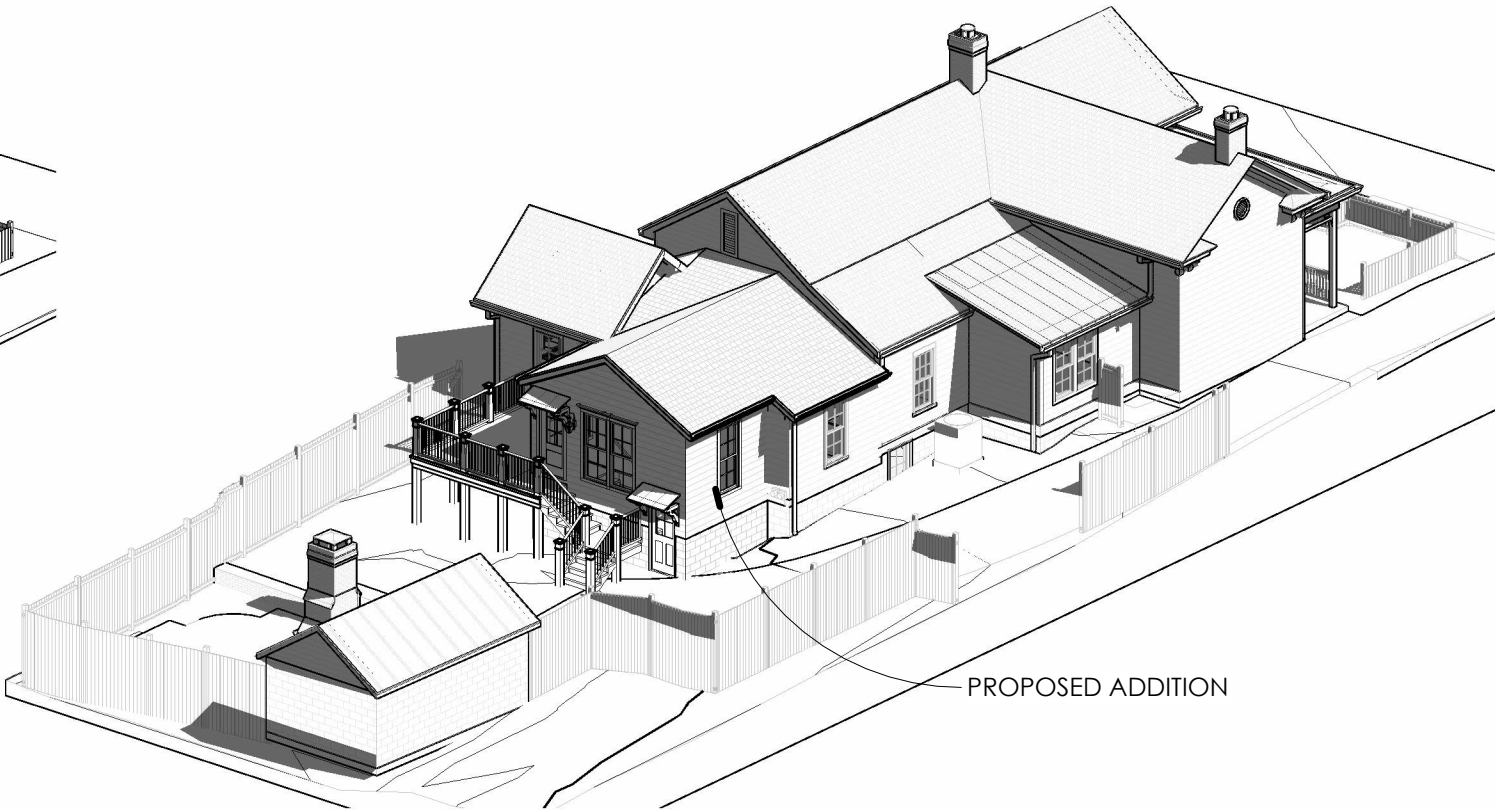
1904 RADFORD MILLWORK CATALOG



1901 CREAM CITY SASH AND DOOR



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE



File #: 26-01110

DATE: 9/14/2026
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:

Consideration Of Alterations and Addition (Principal), Site Alterations, and New Construction (Accessory) At 344 Franklin Rd.; Mark Holliday, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning principal building alterations and addition, site alterations, and the construction of a new accessory structure at 344 Franklin Road.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines:
Chapter 2: Non-historic Residential Buildings
Chapter 5: New Accessory Structures
Chapter 6: Site and Setting
Chapter 9: Modern Features

PROJECT INFORMATION:

COF Project Number: 9226
Applicant: Mark Holliday
Owner: Elliot and Denise Franklin

BACKGROUND:

The property located at 344 Franklin Road is located in the Franklin Road Historic District. The site features a ca. 1988 cross gable contemporary style building. In 2024, alterations were approved to the building, including the installation of board-and-batten siding, windows, and site alterations. The proposal includes a series of requests to the building and site, including the following items:

- Principal Building Alterations: Rear Covered Porch Addition, Roof Material Replacement
- Site Alterations: Walkway material change to concrete, Rear Concrete patios, and HVAC relocation
- New Construction of Accessory Structure

Principal Building:

The proposal includes a request for the addition of a covered porch at the rear of the building and a change to the roofing material. The proposed covered porch is 16' by 21', or approximately 336 sq. ft., and consists of standing seam metal roofing, wood porch elements, and horizontal metal cable railing. The covered porch will be centered within the rear gable. The existing roof features asphalt shingles and is proposed to be replaced with black standing seam metal roofing. The Guidelines recommend the following for alterations on non-historic residential buildings:

- Size the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) so that it does not exceed 35 percent of the lot
- Design decks to rear or side facades with minimal visibility and use designs, materials, and scale in keeping with building character.
- Use roof materials compatible with the district, such as asphalt, wood, stone, slate, fiber-glass shingles, or standing-seam metal.

The rear covered porch addition is appropriately located and uses materials that align with the Guidelines. However, the use of horizontal cable railing is not typical. The proposed roofing material is seen in the district and is appropriate for the principal building.

Site Alterations:

The proposal includes a request to alter the material of the walkway and extend the driveway to the proposed accessory structure. The existing walkway is gravel and is proposed to be replaced with a concrete walkway. A new concrete patio is proposed behind the building. The existing HVAC equipment is proposed to be relocated from behind the building to the side of the building and be screened with landscaping. The Guidelines recommend the following site materials:

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

The proposed site alterations, materials, and landscape screening are appropriate.

New Construction Accessory Structure:

The proposal includes a request for the construction of a 1 ½ story accessory structure located behind the rear plane of the principal building. The structure features a side gable form, shed dormer, and three garage bays. The structure is proposed to have a footprint of 1,140 sq. ft. The upper story has a footprint that is approximately 60% of the lower footprint. The proposed total height is 25'7". The principal building has a total height of 27'5" and is approximately four feet lower in grade, so the accessory structure will be positioned at a higher grade behind the principal building.

The materials proposed for the structure consist of standing seam metal roofing and vertical board and batten siding to match the principal building. The proposed windows are single-hung, one-over-one lite windows. The dormer features five windows, and the sides and rear of the structure propose various quantities, sizes, and groupings of windows. The three single-bay garage doors with eight-lite windows and panel detailing are proposed. The shed dormer features a 3:12 pitch, is setback one

foot from the exterior wall below, and more than 30" from the sidewalls. The Guidelines recommend the following for new accessory structures:

- Design accessory structures to be compatible with and visually subordinate in size, mass, and height to the principal building they support
- Make new accessory structures compatible in proportions with adjacent structures. If larger-than-historically-typical accessory structures are desired, break up the mass into small portions that reflect more traditional sizing and form.
- Use materials and exterior finishes typically used in historic equivalents.
- Where lap siding is used, lap exposure should be consistent with that on the principal building and adjacent historic buildings
- Use asphalt shingles, fiber-glass shingles, 5V metal, or standing-seam metal roof materials.
- Design foundation heights to be compatible with those of neighboring historic accessory structures.
- Use materials that are similar in character to nearby historic buildings, such as brick, stone, concrete, or painted or parged concrete blocks.
- Design garage doors with similar proportions and materials to those traditionally found within the district.
- Design pedestrian doors simple and use similar designs and materials to those on accessory structures traditionally found in the district.
- Design windows to relate to the architectural style of the structure or those found on nearby historic buildings.
- Place and size windows to create similar solid-to-void ratios. Avoid blank walls.
- Use traditional rhythm and spacing
- Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings.
- Appropriately size and locate dormers to fit with the architectural style and roof shape of the principal building.

The proposed structure is appropriately located, oriented, and sized and is subordinate to the principal building in length, depth, and total height. Vertical board-and-batten siding is not typical for accessory structures, as horizontal lap or clapboard siding is more traditional and common throughout the district. While the commission has provided mixed feedback on the siding design, lap or clapboard siding would be more compatible as the material for the accessory structure, as it is seen in the district.

The window groupings on the principal building vary in grouping, placement, and rhythm. The proposed window location and size on the accessory structure on the sides and rear will have more limited visibility and are appropriate. The windows have the appearance of being double-hung (double-sash). The material specifications of the windows were not included but should align with the Guidelines recommendations.

The gutter specifications were not included. However, if gutters are proposed, K-style or Ogee gutters would be appropriate for the age of the building. The lighting specifications and design were not included in the plans and should align with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the building alterations and addition, site alterations, and new construction of an accessory structure with the following conditions:

1. The rear-covered porch railing must be oriented to be more traditional and in keeping with the style of the principal building and must match the railing seen on the front of the building. The specifications must be submitted to the Preservation Planner prior to issuance of a building permit.
2. The accessory structure must utilize horizontal lap or clapboard siding with a reveal consistent with adjacent historic buildings to align with the Guidelines.
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, door, and garage door specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
4. The lighting specifications must return to the Preservation Planner prior to purchase and installation for review and approval.
5. The light fixtures must use illumination with a warm white light which does not distort the color of building materials or finishes and avoid using colored bulbs or gels, or lighting with changing colors.
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.

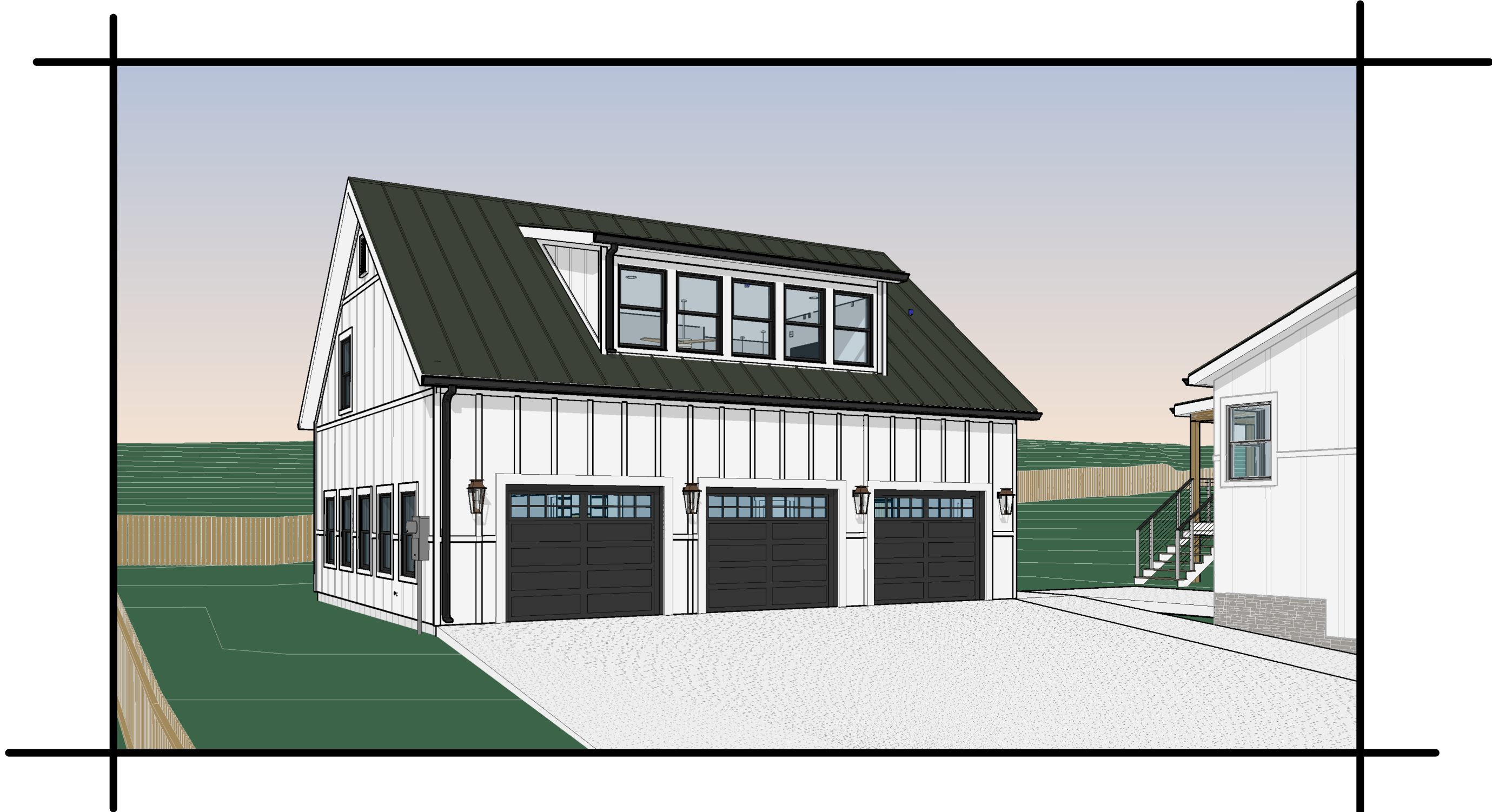
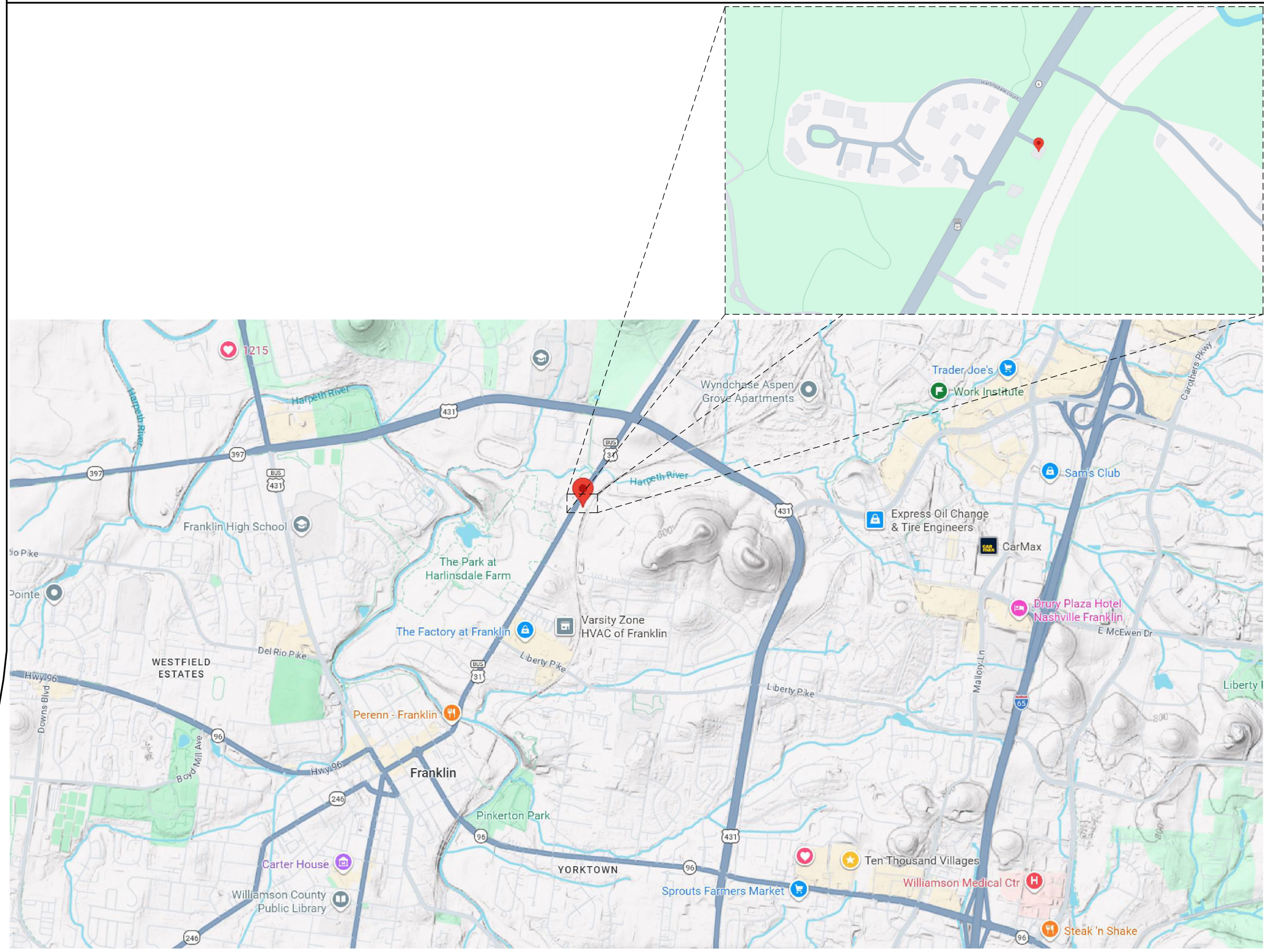
Project Considerations from Building and Neighborhood Services:

- Note: The proposed office does not meet the minimum area or dimension requirements for habitable space per the 2024 IRC. Habitable rooms shall have a floor area of not less than 70 square feet and shall be not less than 7' in any horizontal dimension.
- 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.
- Accessory Dwellings
 1. A maximum of one accessory dwelling is permitted on a lot.
 2. On a single-family residential lot, the owner of the lot is a permanent occupant of the premises, as defined under 'single-family residential' in Chapter 23, Definitions and Interpretations.
 3. The building footprint shall not exceed 50 percent of the building footprint of the principal building.

GENERAL NOTES

1. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE RULES, REGULATIONS AND CODES, OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK PRIOR TO BEGINNING THE WORK.
2. THE LOCATION AND SIZE OF EXISTING UTILITIES SHOWN ON THESE CONSTRUCTION PLANS IS APPROXIMATE ONLY. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN, OR MAY VARY FROM LOCATIONS SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO VERIFY LOCATION AND SIZE OF ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES. NO GUARANTEES ARE EXPRESSED OR IMPLIED WITH RESPECT TO UTILITY LOCATIONS AND SIZES SHOWN HEREIN.
3. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE CONSTRUCTION PLANS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY DESIGNER BEFORE PROCEEDING WITH THE WORK. IF DESIGNER IS NOT NOTIFIED, THE CONTRACTOR SHALL ASSUME AND TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION AND ANY OTHER DAMAGES OR COSTS STEMMING THEREFROM.
4. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VERIFY THAT ACTUAL SITE CONDITIONS (INCLUDING, BUT NOT LIMITED TO, ELEVATIONS, GRADES AND DIMENSIONS) ARE CONSISTENT WITH THE EXISTING CONDITIONS DEPICTED ON THESE CONSTRUCTION PLANS. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS ARE FOUND IN THE CONSTRUCTION PLANS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL TO NOTIFY THE DESIGNER AND OWNER BEFORE PROCEEDING WITH THE WORK. COMMENCEMENT OF CONSTRUCTION BY THE CONTRACTOR SHALL INDICATE THAT THE CONTRACTOR ACCEPTS THE ACTUAL SITE CONDITIONS AS MATCHING EXISTING CONDITIONS DEPICTED ON THE CONSTRUCTION PLANS.
5. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VERIFY ANY AND ALL DIMENSIONS, WIDTHS, HEIGHTS, SQUARE FOOTAGES, AND ANY OTHER CALCULATIONS DEPICTED ON THESE CONSTRUCTION PLANS. NO GUARANTEES ARE EXPRESSED OR IMPLIED WITH RESPECT TO SQUARE FOOTAGES REPRESENTED ON THESE CONSTRUCTION PLANS.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THE PREPARATION OF THESE CONSTRUCTION PLANS AND NO REPRESENTATION IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, FACILITIES, WELLS, SINK HOLES, GRAVE SITES, DEBRIS OR ANY OTHER SUBSURFACE CONDITION THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROJECT.
7. THE DESIGNER DOES NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUBCONTRACTOR, SHALL HAVE NO AUTHORITY TO STOP WORK, SHALL HAVE NO AUTHORITY TO DIRECT WORK, SHALL NOT BE RESPONSIBLE FOR JOB SITE SAFETY, OR HAVE ANY CONTROL OVER JOB SITE SAFETY.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE CONSTRUCTION PLANS.
9. THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UNDERGROUND OR OVERHEAD UTILITY LINES OR EASEMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TENNESSEE UNDERGROUND UTILITY DAMAGE PREVENTION ACT (ONE-CALL) AND FOR ESTABLISHING THE EXACT VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT WILL NOT CAUSE DAMAGE TO EXISTING UTILITIES THAT ARE TO REMAIN TO THE EXTENT ANY EXISTING UTILITIES ARE DAMAGED. CONTRACTOR SHALL REPAIR ALL DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DAMAGES AS A RESULT OF CONTRACTOR'S FAILURE TO COORDINATE UTILITY WORK.
11. NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
12. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL APPLICABLE RULES, REGULATIONS, AND CODES WITH RESPECT TO STORM WATER DISCHARGES, OR SEDIMENT OR EROSION CONTROL THROUGHOUT CONSTRUCTION. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SILTATION ORDINANCES.

VICINITY MAP



WINDOW SCHEDULE				
WINDOW HEAD TO BE 6'-8" AFF UNLESS OTHERWISE NOTED				
TYPE MARK	WIDTH	HEIGHT	STYLE	COUNT
2035DH	2'-4"	3'-0"		1
3030SH	3'-0"	3'-0"	SINGLE HUNG	2
3046SH	3'-0"	4'-6"	SINGLE HUNG	14
Grand total: 17				

DOOR SCHEDULE FIRST FLOOR			
DOOR NUMBER	DOOR SIZE	HINGE	STYLE
207	2'-0" x 6'-8"	RIGHT OUTSWING	SGL PANEL
202	2'-4" x 6'-8"	RIGHT OUTSWING	SGL PANEL
208	2'-8" x 6'-8"		SGL POCKET
206	2'-8" x 6'-8"	LEFT	SGL METAL INSULATED
205	2'-8" x 6'-8"	RIGHT	SGL PANEL
204	2'-8" x 6'-8"	RIGHT	SGL PANEL
203	2'-8" x 6'-8"	RIGHT	SGL PANEL
101	3'-0" x 6'-8"	LEFT	SGL METAL
105	3'-0" x 6'-8"	LEFT	SGL PANEL
102	3'-0" x 6'-8"	RIGHT	SGL METAL INSULATED
103	3'-0" x 6'-8"	RIGHT	SGL MTL INSULATED
201	3'-0" x 6'-8"	RIGHT	SGL METAL INSULATED
215	4'-0" x 6'-8"		
22	6'-0" x 6'-8"		LOWERED DBL BIFOLD
G2	9'-0" x 7'-0"		OVR HEAD GARAGE
G1	9'-0" x 7'-0"		OVR HEAD GARAGE
G3	9'-0" x 7'-0"		OVR HEAD GARAGE
Grand total: 17			

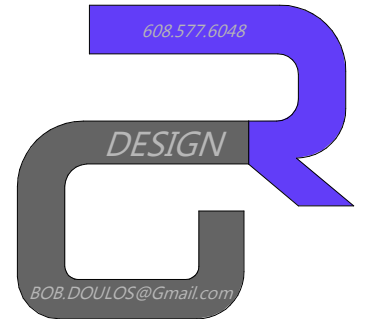
SHEET INDEX	
SHEET NUMBER	SHEET NAME

A-0	PROJECT INFORMATION & GENERAL NOTES
A-11	SITE PLAN & FOUNDATION PLAN
A-21	FIRST FLOOR PLAN
A-22	ADU SECOND FLOOR & INTERIOR ELEVATIONS
A-31	ADU ELEVATIONS & ROOF PLAN
E-1	LIGHTING PLAN - FIRST FLOOR

PROJECT INFORMATION

KEY	STYLE	LIVING	FOOTAGE		DETAILS
APR. ABOVE FINISH FLOOR CL. CENTERLINE CLG. CEILING DW. DISHWASHER WH. WATER HEATER MW. MICROWAVE REF. REFRIGERATOR HGT. HEIGHT PT. PRESSURE TREATED UON. UNLESS OTHERWISE NOTED F.O.S. FACE OF STUD CO. CASSED OPENING DO. DR/WALL OPENING AO. ARCHED DR/WALL OPENING	HOUSE STYLE: ADU STORES: 2 MASTER LOCATION: N/A GARAGE: 2 CAR	BEDROOMS: 1 BATH: 1 HALF BATH: 0 FEATURES: POTTERY STUDIO	FIRST FLOOR: SECOND FLOOR: TOTAL (STORES):	Heated & Cooled: Gross: ADDITIONAL FOOTAGES: GARAGE: REAR DECK: SECOND FLOOR ATTIC:	OVERALL WIDTH: OVERALL HEIGHT: OVERALL LENGTH: CEILING HEIGHT (GARAGE): CEILING HEIGHT (FIRST): CEILING HEIGHT (SECOND): DOOR HEIGHT (FIRST): DOOR HEIGHT (SECOND):

BUILDER:	PHONE NUMBER:	PROJECT MANAGER: PIVOT CONSTRUCTION	PHONE NUMBER:
----------	---------------	--	---------------



CONTRACTOR IS TO VERIFY ALL CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER. CONTRACTOR IS TO VERIFY ALL DIMENSIONS OF EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS NOT REPORTED.

pivot
CONSTRUCTION

30 DILLINGSLY COURT SUITE 22
FRANKLIN, TN 37067
615-946-5555

THIS DRAWING AND DESIGN SHOWN ARE THE PROPERTY OF PIVOT CONSTRUCTION. CONTRACTOR THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED, AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION BY THE CONTRACTOR.

344 Franklin Road
Franklin, TN

Drawn by: B. GRAVILLE
Date: 8/27/2025 1:00:51 AM
Revision Dates:

PROJECT INFORMATION & GENERAL NOTES

A-0



CONTRACTOR IS TO VERIFY ALL CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER. CONTRACTOR IS TO VERIFY ALL DIMENSIONS OF EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

FINISHED SQUARE FOOTAGE
CALCULATIONS FOR THIS HOUSE
WERE MADE BASED ON PLAN
DIMENSIONS ONLY AND MAY VARY FROM
FINISHED SQUARE FOOTAGE OF THE
HOUSE AS BUILT.

CONTRACTOR SHALL ASSUME
RESPONSIBILITY FOR ERRORS NOT
REPORTED.



pivot
CONSTRUCTION

321 BILLINGSLEY COURT SUITE 22
FRANKLIN, TN 37067
615-946-5535

THIS DRAWING AND DESIGN SHOWN ARE THE PROPERTY OF PIVOT CONSTRUCTION, CONTRACTOR. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION BY THE CONTRACTOR.

344 Franklin Road
Franklin, TN

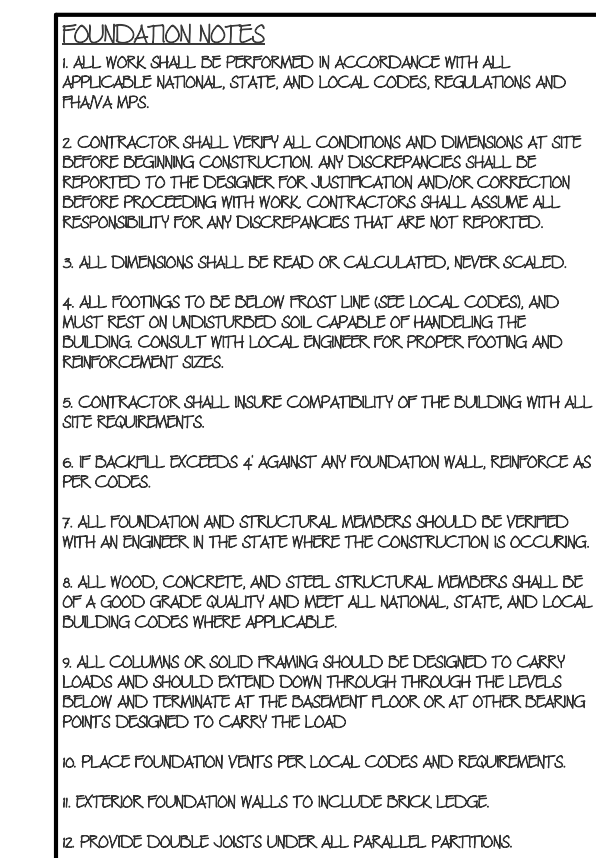
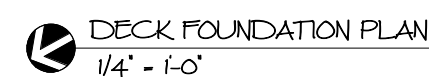
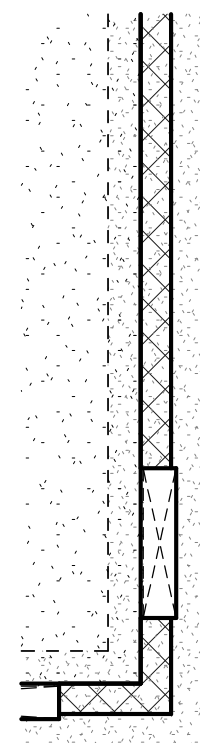
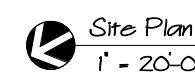
Drawn by

Date: 8/27/2026 11:30:59 AM

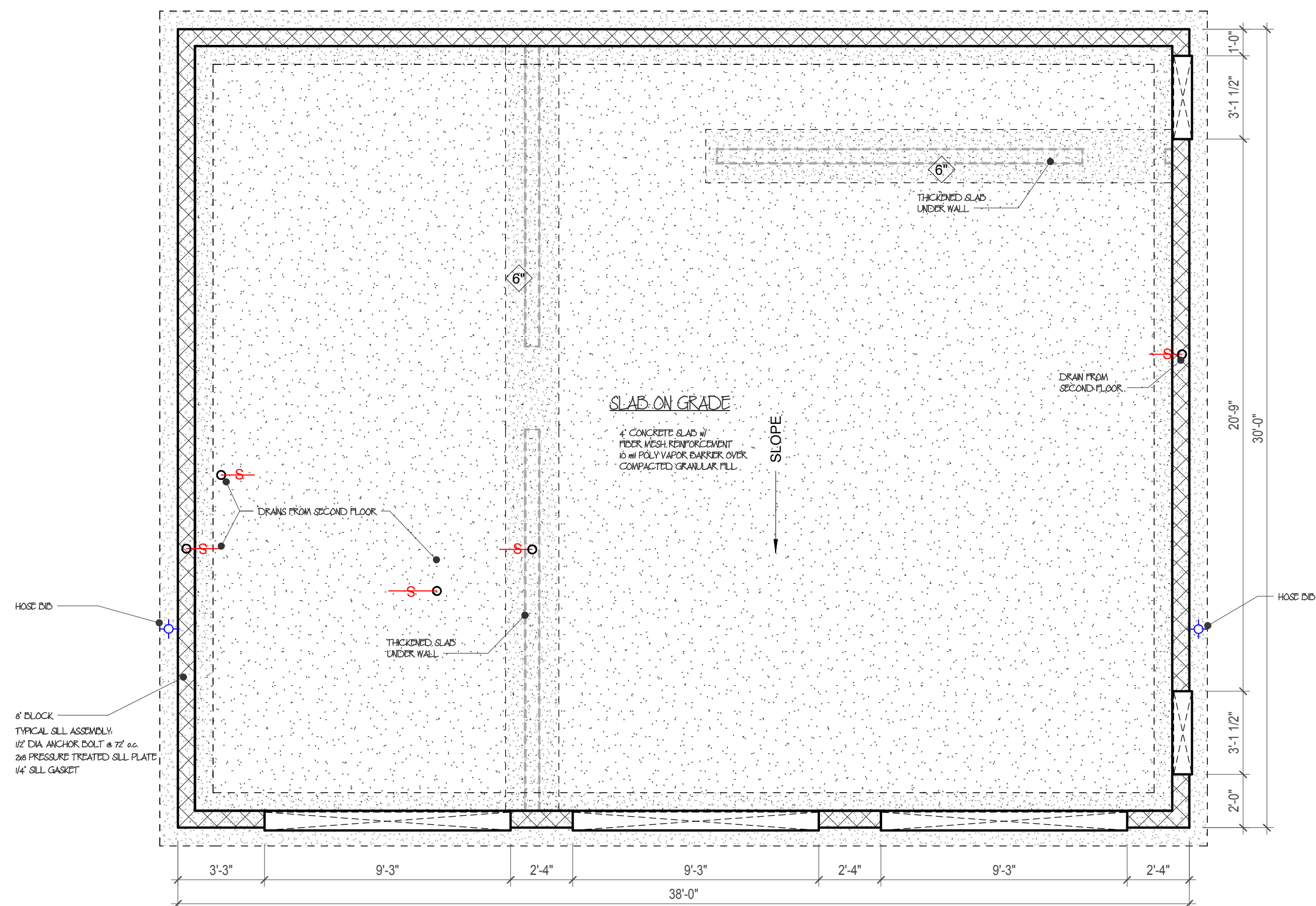
Revision Dates:

SITE PLAN & FOUNDATION PLAN

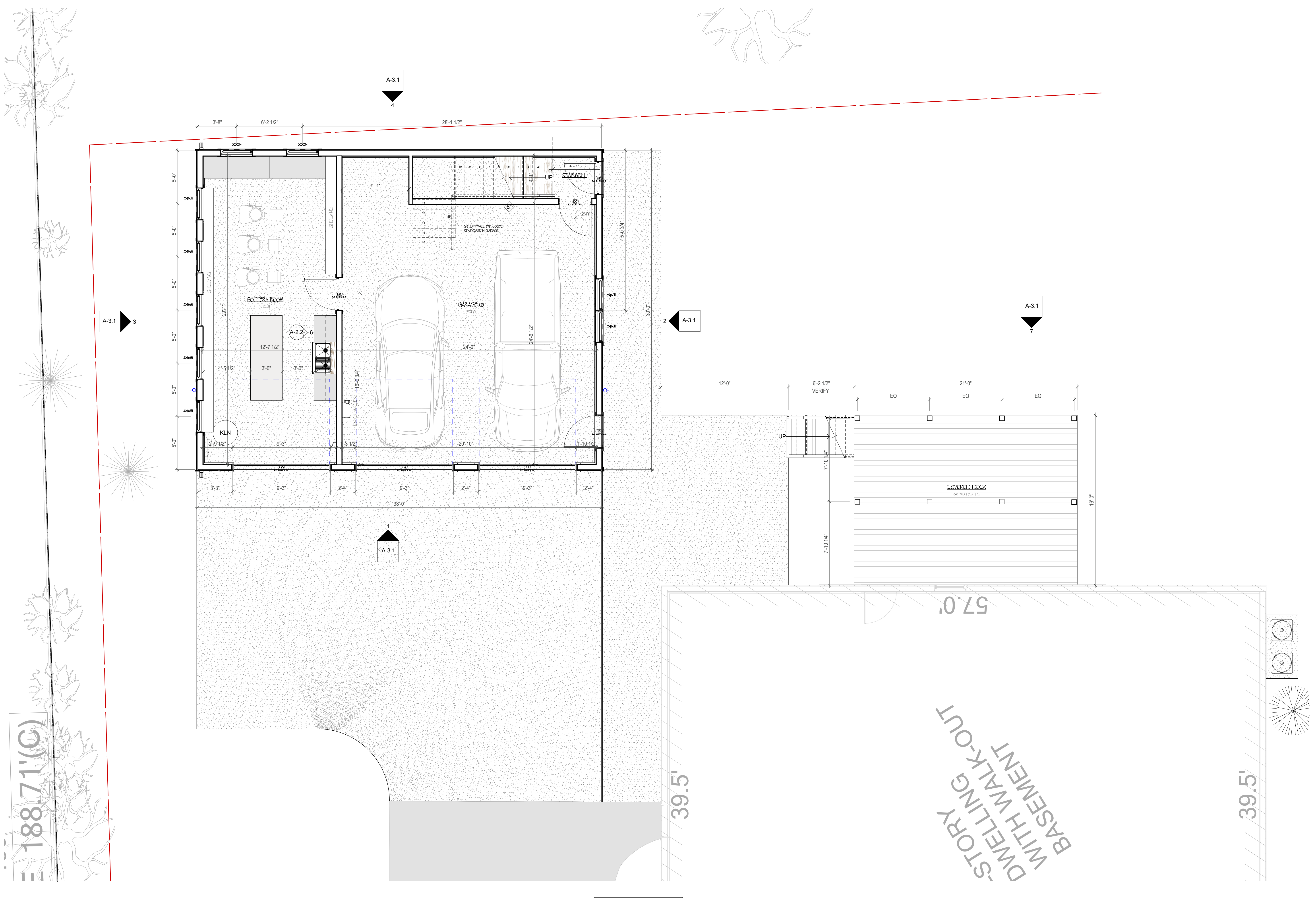
A-1.1



202 JOIST - ATTIC FLOOR



 ADU FOUNDATION
1/4" = 1'-0"



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

ALL DIMENSIONS TO FACE OF FRAMING
EXTERIOR WALLS TO BE 2x6 (5-1/2" DIM)
INTERIOR WALLS TO BE 2x4 (3-1/2" DIM)

CONTRACTOR IS TO VERIFY ALL CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER. CONTRACTOR IS TO VERIFY ALL DIMENSIONS OF EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

FINISHED SQUARE FOOTAGE: CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS NOT REPORTED.

30 DILLINGSLY COURT SUITE 22
FRANKLIN, TN 37067
615-946-5555

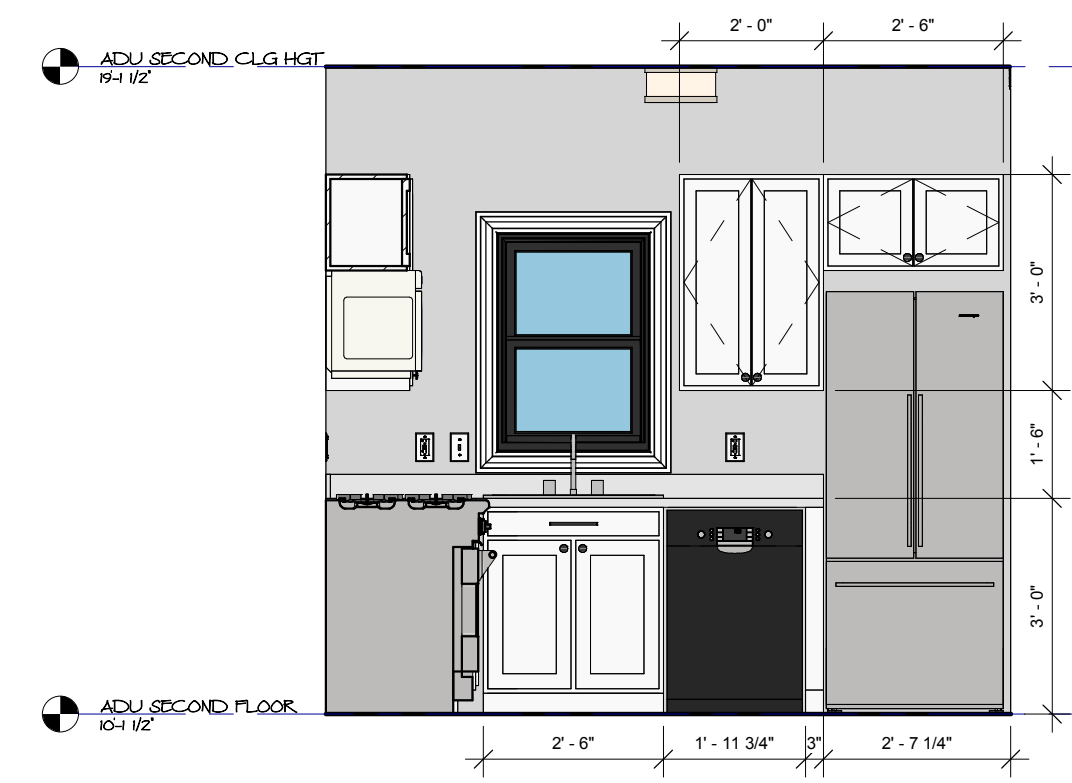
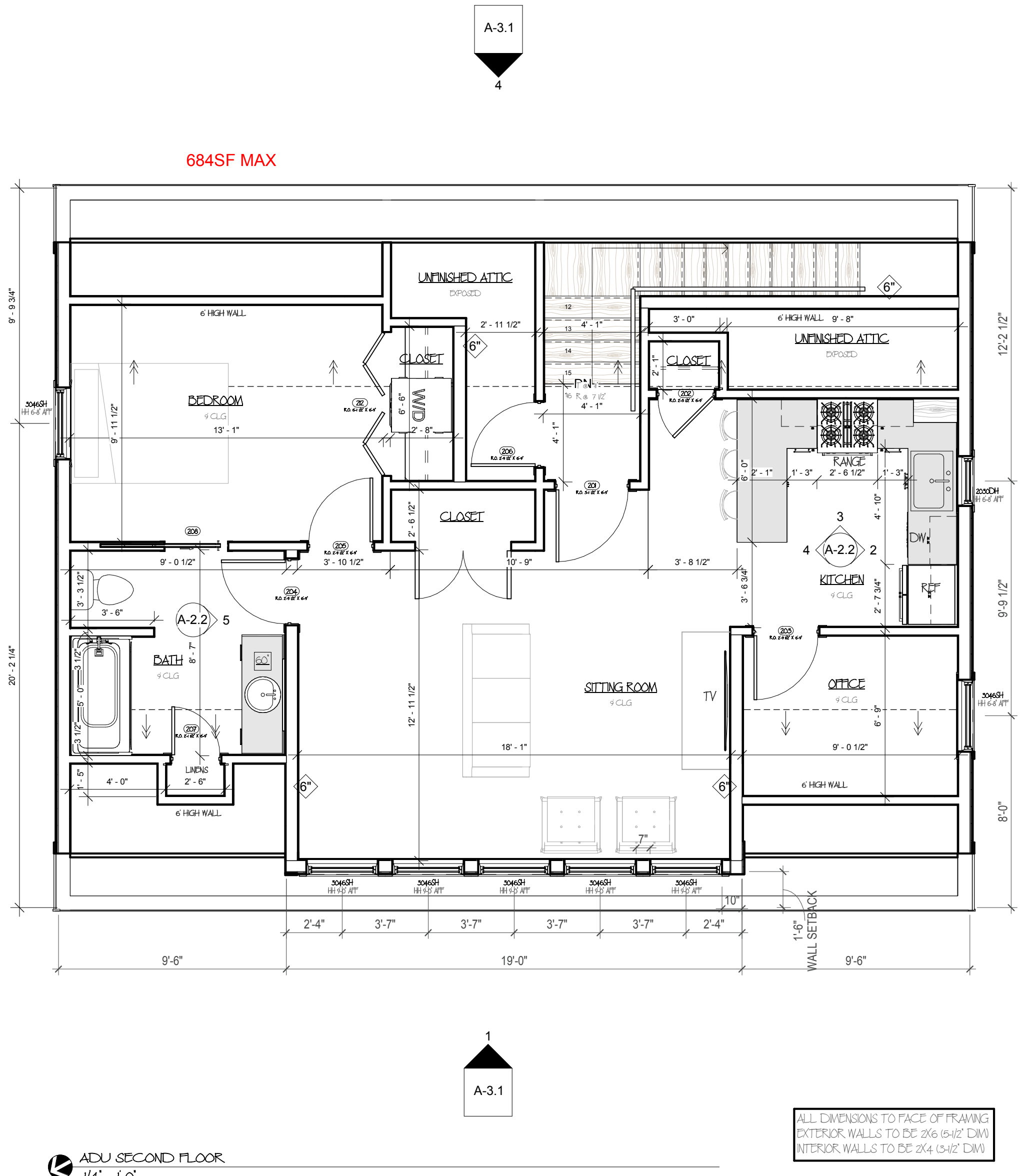
THIS DRAWING AND DESIGN SHOWN ARE THE PROPERTY OF PIVOT CONSTRUCTION. CONTRACTOR THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED. AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION BY THE CONTRACTOR.

344 Franklin Road
Franklin, TN

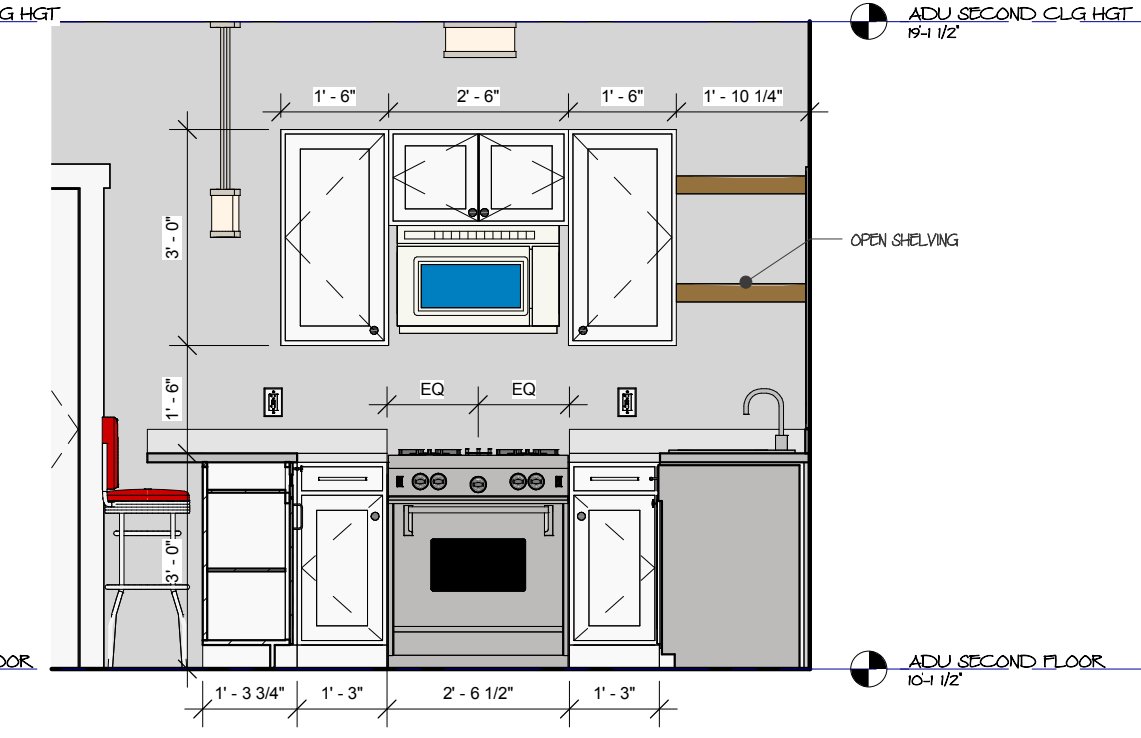
Drawn by: B. GRAYVILLE
Date: 8/22/2025 1:51:01 AM
Revision Dates:

FIRST FLOOR PLAN

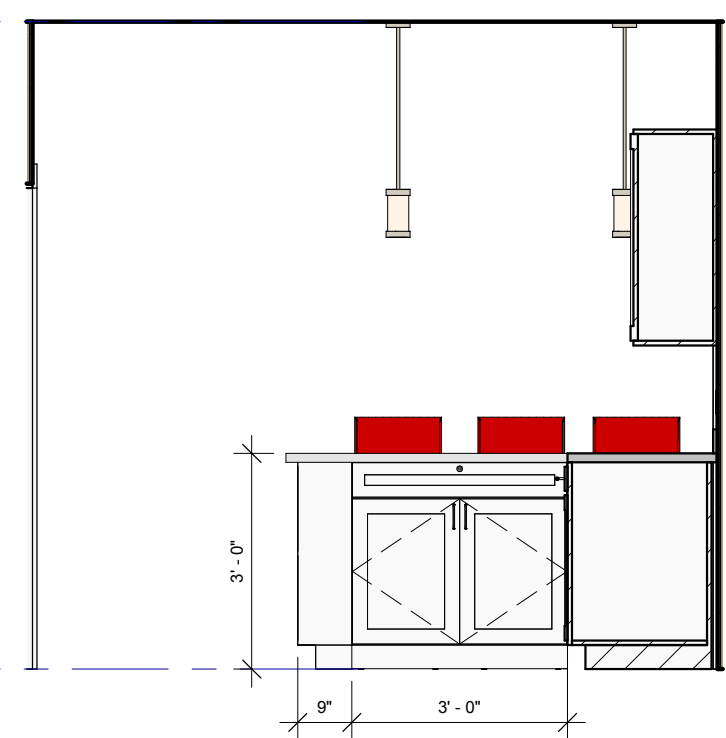
A-2.1



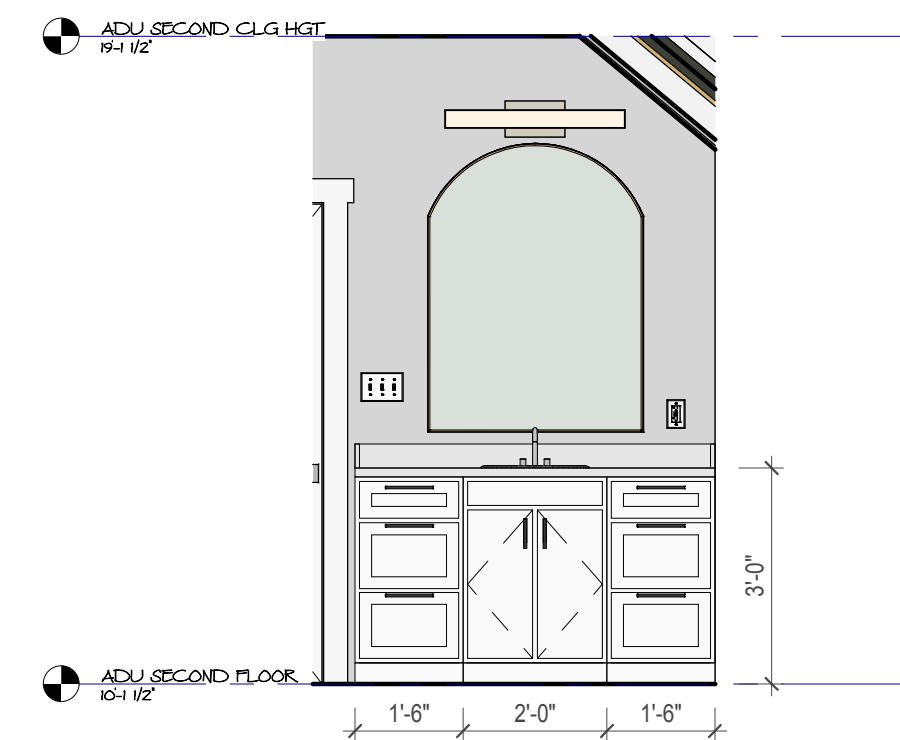
2 KITCHEN A
3/8" - 1'-0"



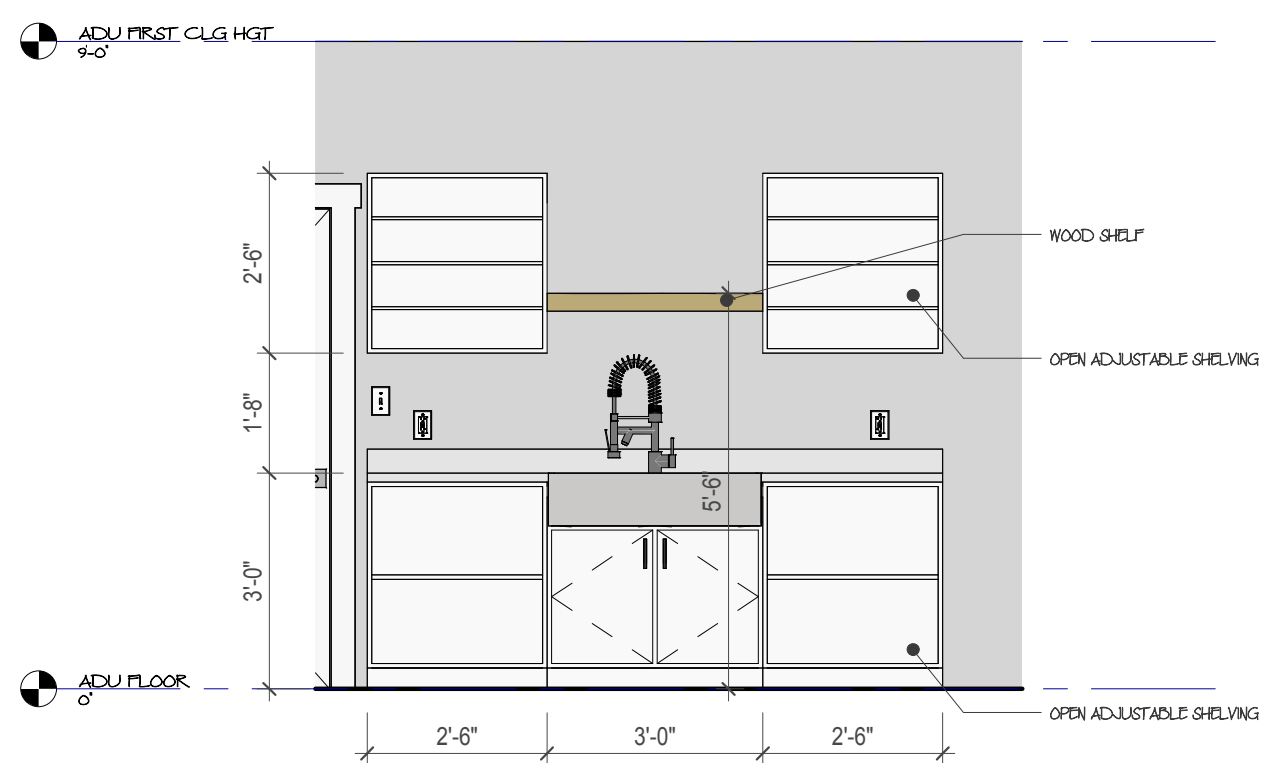
3 KITCHEN B
3/8" - 1'-0"



4 KITCHEN C
3/8" - 1'-0"



5 BATHROOM ELEVATION
3/8" - 1'-0"



6 POTTERY SINK WALL
3/8" - 1'-0"

CONTRACTOR IS TO VERIFY ALL CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER. CONTRACTOR IS TO VERIFY ALL DIMENSIONS OF EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

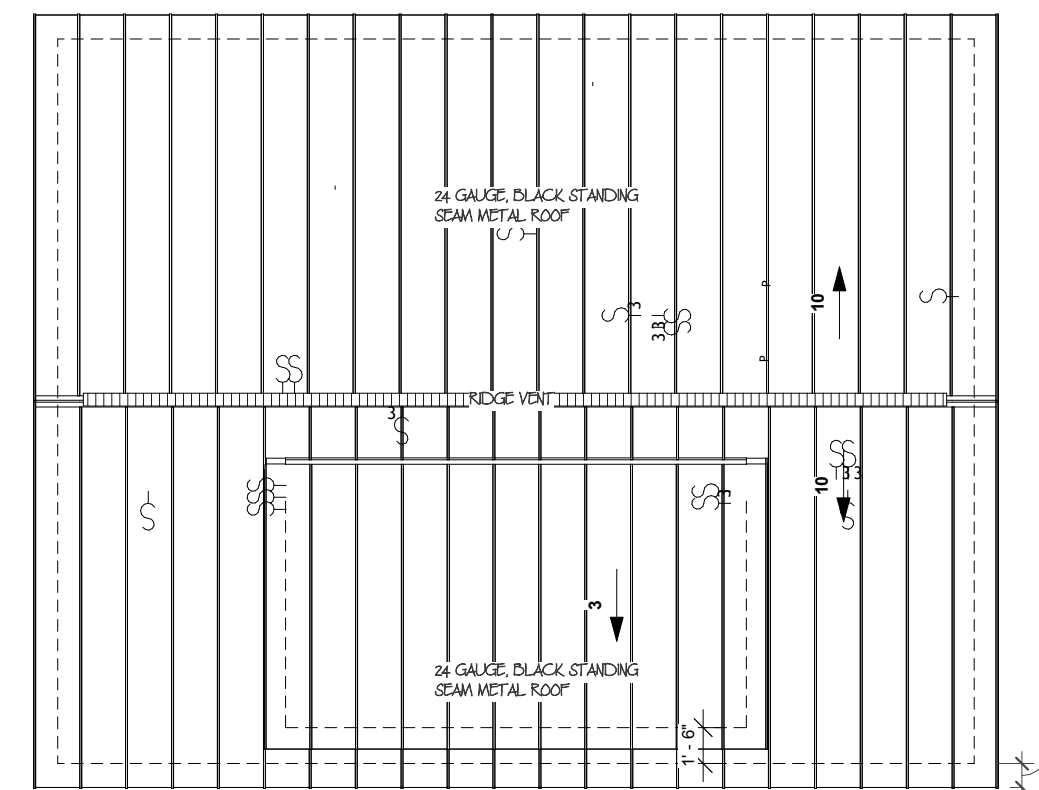
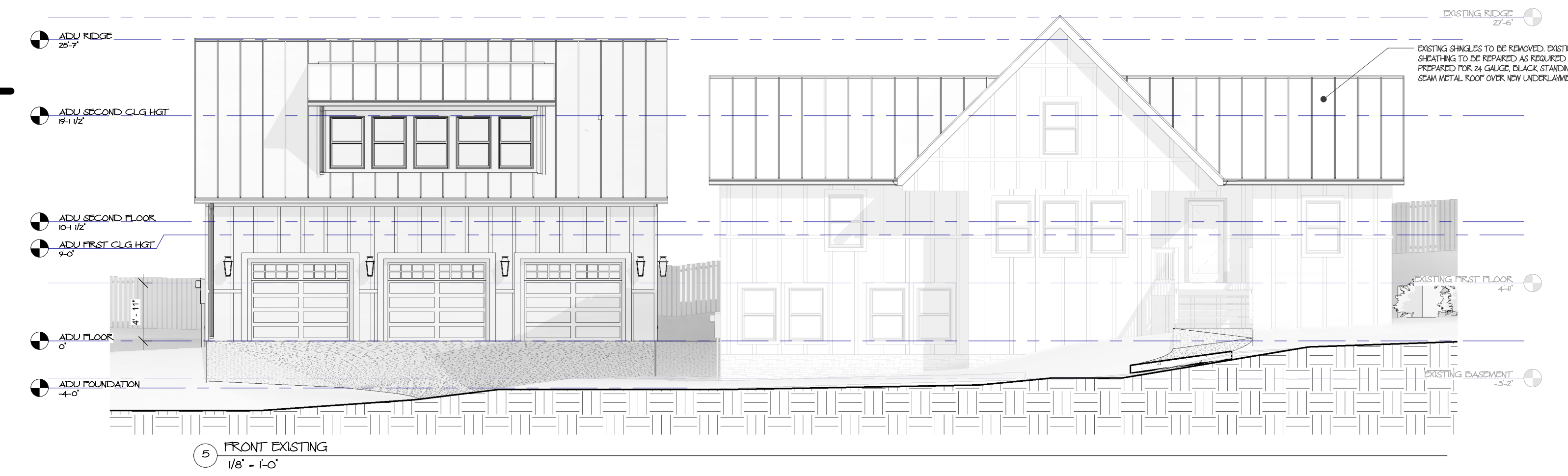
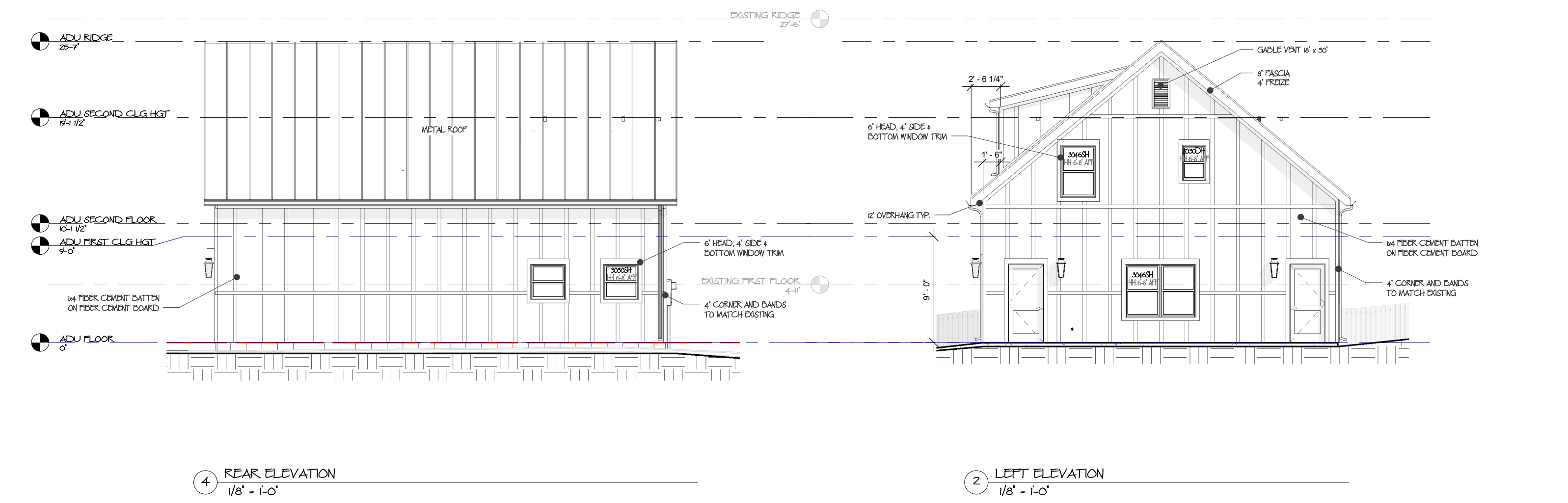
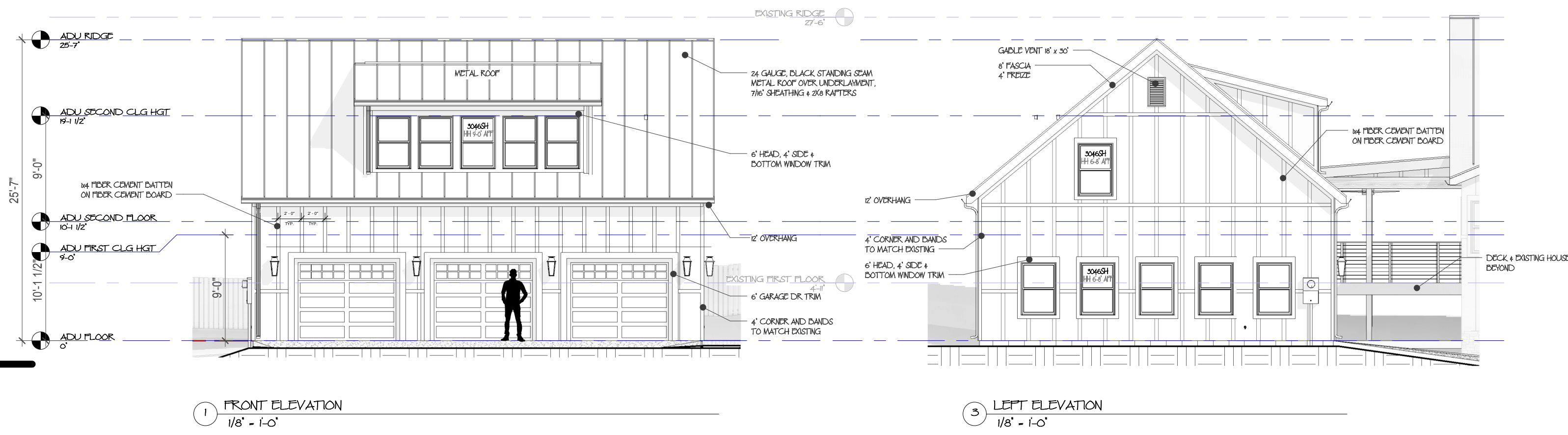
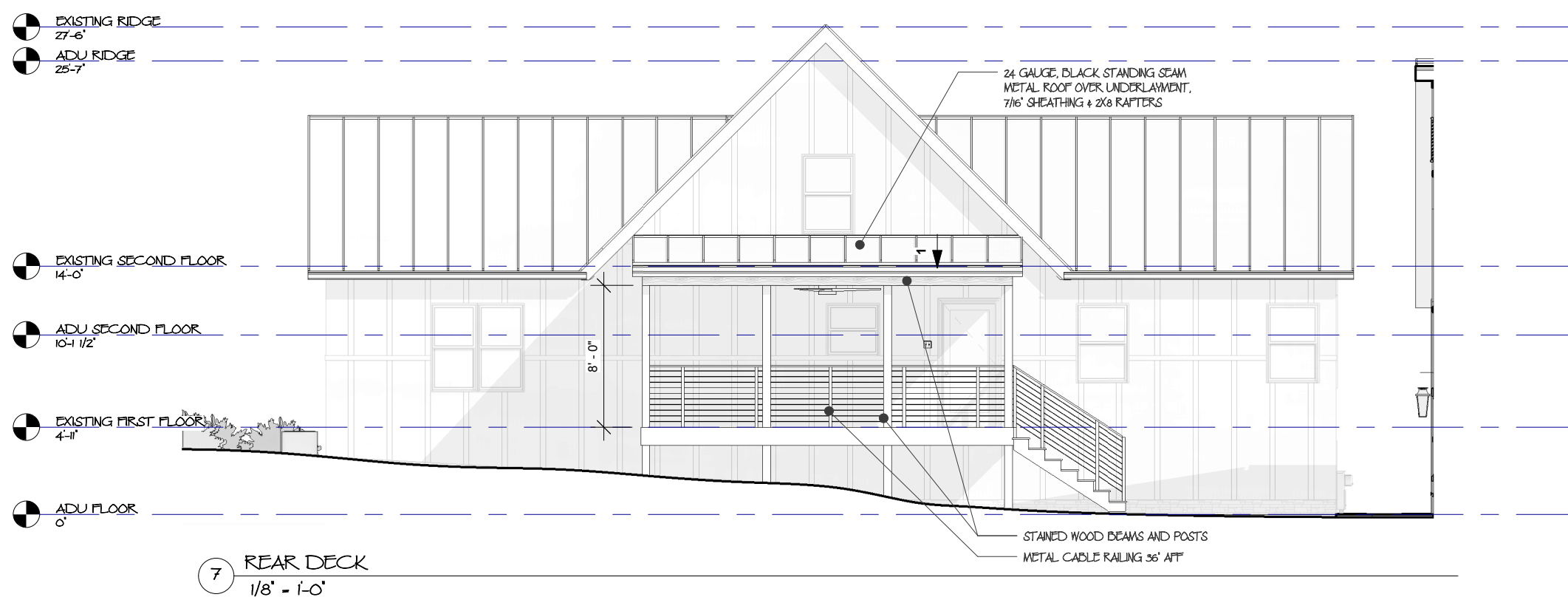
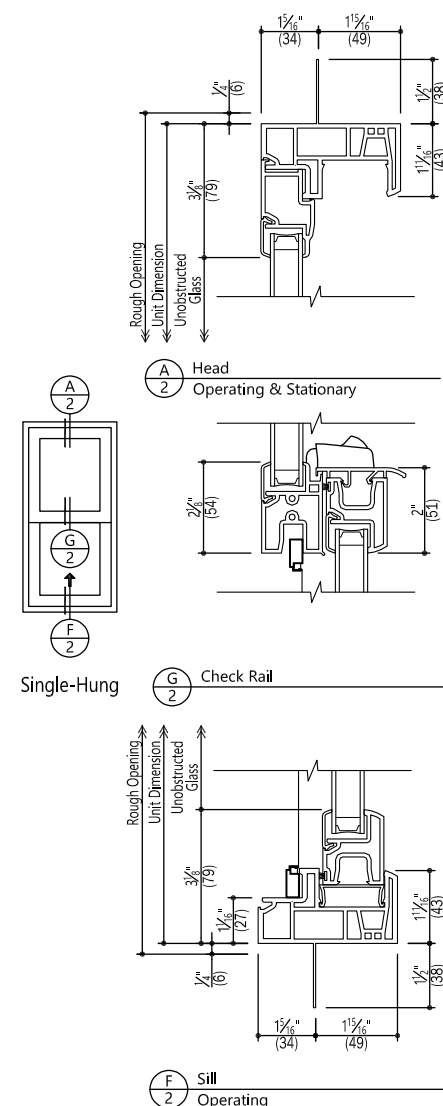
FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

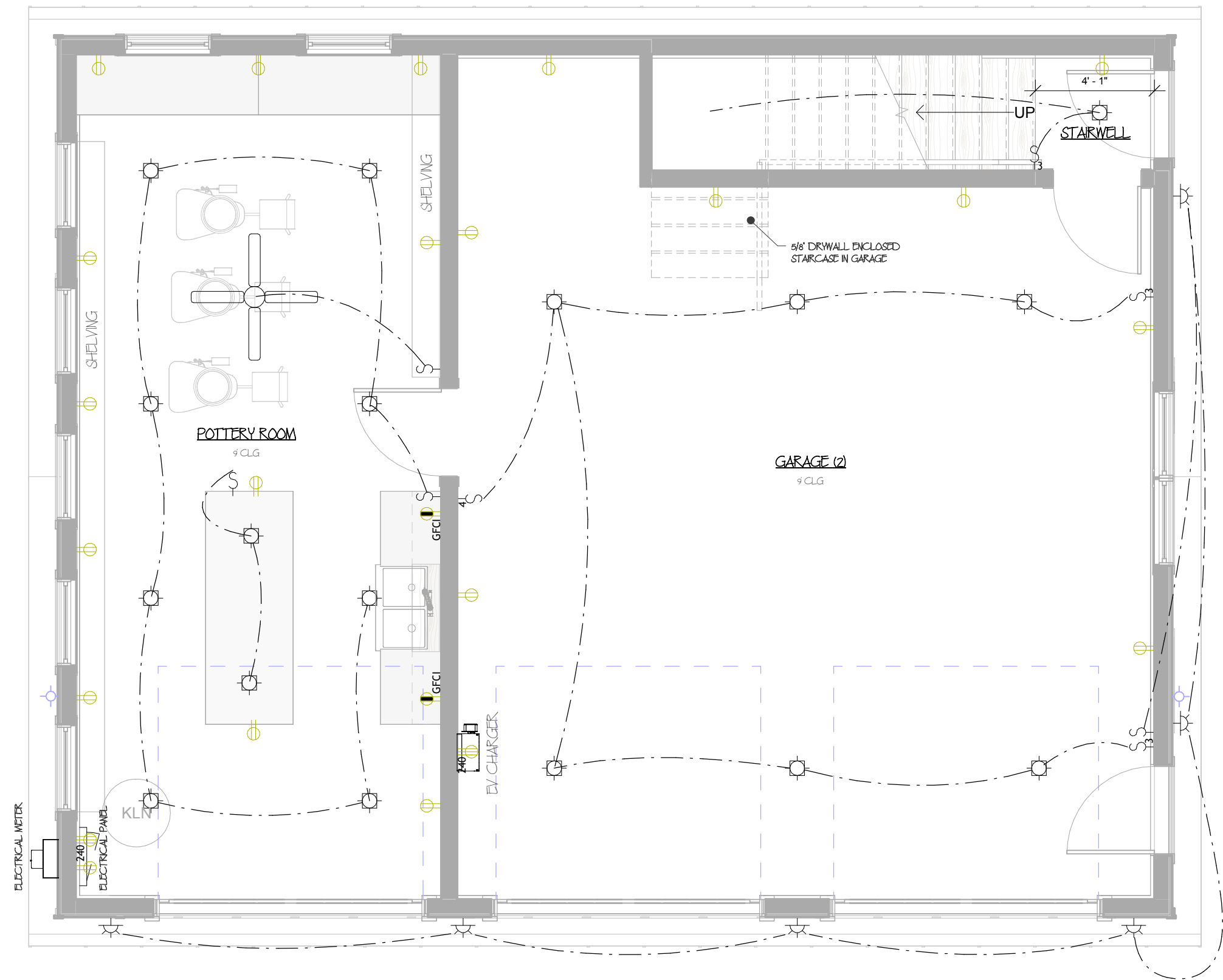
CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS NOT REPORTED.

344 Franklin Road
Franklin, TN

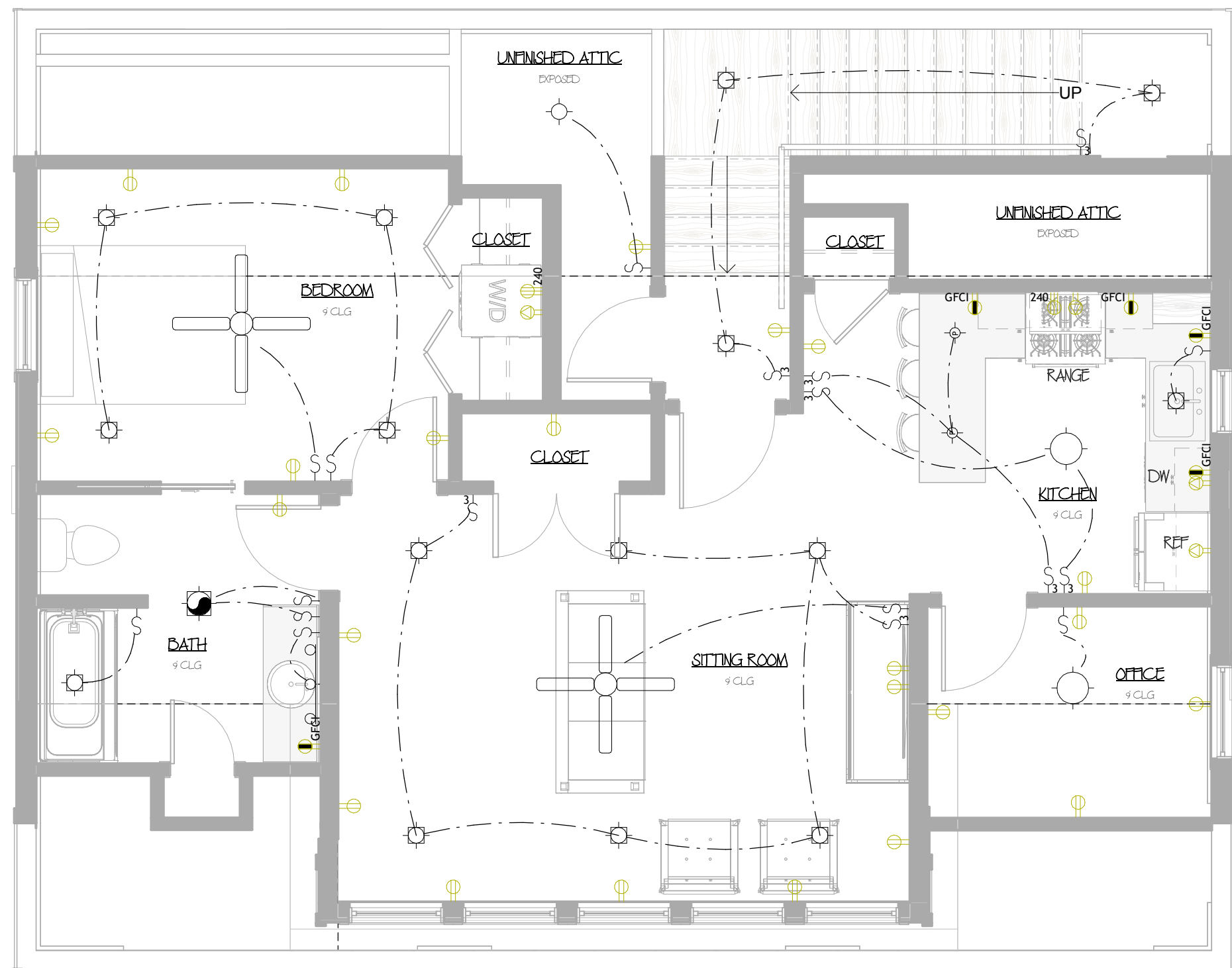
Drawn by	B. GRAVILLE
Date	8/22/2025 8:50:05 AM
Revision Dates	
ADU SECOND FLOOR & INTERIOR ELEVATIONS	

A-2.2

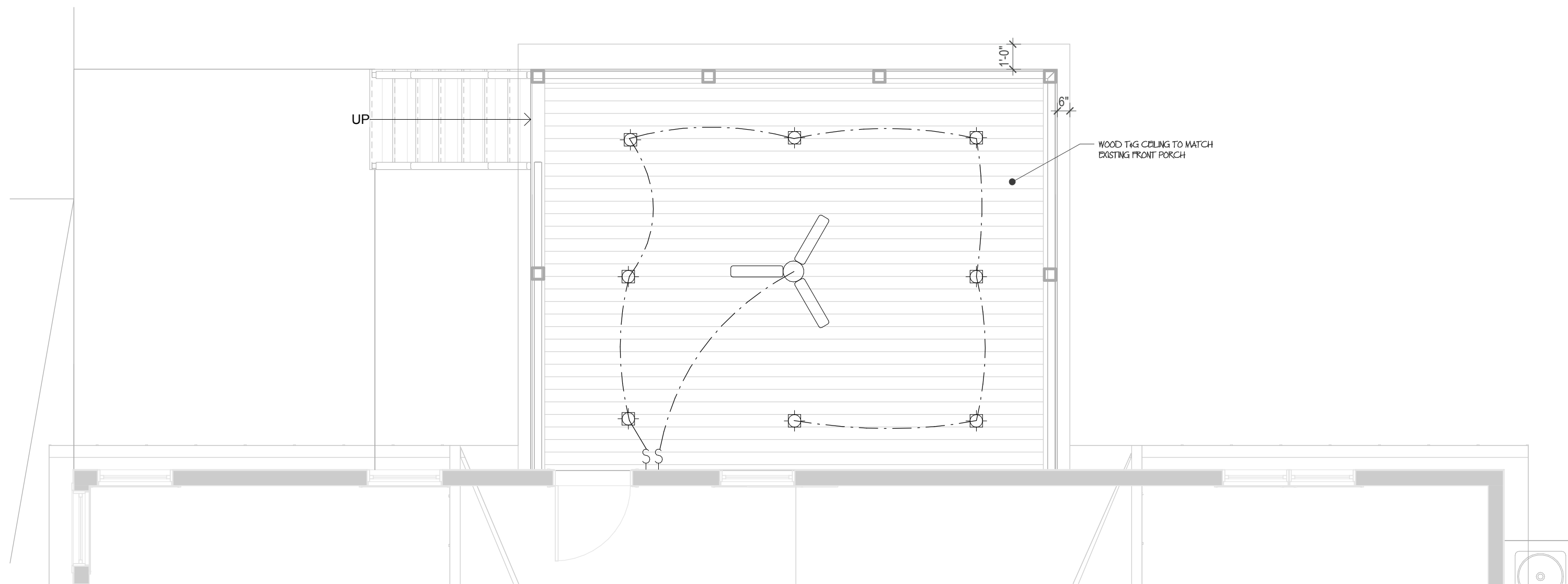




ADU FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



ADU SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



DECK ELECTRICAL PLAN
1/4" = 1'-0"

GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRICAL CODE (NEC/NFPA 70), LOCAL AMENDMENTS, AND AUTHORITIES HAVING JURISDICTION. REVIEW ALL APPLICABLE CODES PRIOR TO INSTALLATION.
- THESE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC. VERIFY ALL DEVICE LOCATIONS, CIRCUITS, AND ROUTING IN THE FIELD AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, LIGHTING, AND CEILING ELEMENTS PRIOR TO ROUGH-IN.
- ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, AND FEES. SCHEDULE INSPECTIONS AS REQUIRED BY LOCAL CODES.
- PROVIDE NEW MATERIALS AND EQUIPMENT. ALL ITEMS SHALL BE UL/ETL LISTED OR EQUIVALENT, SUITABLE FOR APPLICATION, AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS. SUBSTITUTIONS REQUIRE APPROVAL PRIOR TO PROCUREMENT.
- CONFIRM EXACT MOUNTING HEIGHTS AND LOCATIONS OF OUTLETS, SWITCHES, FIXTURES, ETC., WITH ARCHITECTURAL PLANS (FLOOR AND REFLECTED CEILING PLANS) BEFORE ROUGH-IN. ADJUST FOR WALL FINISHES AND FIELD CONDITIONS.
- COORDINATE ELECTRICAL WORK WITH ALL TRADES TO AVOID CONFLICTS — CONFIRM CEILING SYSTEMS, HVAC DIFFUSERS, AND STRUCTURAL CONDITIONS WHERE DEVICES ARE LOCATED.
- CONDUIT AND WIRING ARE SHOWN DIAGRAMMATICALLY. PROVIDE PROPER HOME RUNS, BRANCH CIRCUITS, WIRE SIZES, CONNECTORS, AND BENDS AS REQUIRED; DO NOT SCALE DRAWINGS FOR ROUTING.
- BALANCE PANEL LOADS AND CIRCUITS PER CODE AND PANEL SCHEDULE. LABEL CIRCUITS CLEARLY ON PANELS WITH LOADS AND DESTINATIONS.
- PROVIDE COMPLETE GROUNDING AND BONDING IN ACCORDANCE WITH NEC. ALL GROUNDING CONDUCTORS, BONDING JUMPERS, AND EQUIPMENT GROUNDING MUST BE PROPERLY SIZED AND CONNECTED.
- TEST AND VERIFY OPERATION OF ALL LIGHTING, RECEPTACLES, SWITCHES, CIRCUITS, BREAKERS, AND PROTECTIVE DEVICES PRIOR TO ENERGIZING AND FINAL INSPECTION.
- PROVIDE FIRESTOPPING AT ALL PENETRATIONS THROUGH RATED WALLS OR CEILINGS. WORK SHALL MAINTAIN SAFETY MEASURES TO PROTECT PERSONNEL AND OCCUPANTS.
- PROVIDE ACCURATE PANEL SCHEDULES. UPDATE DIRECTORIES IN EXISTING PANELS AND LABEL ALL BREAKERS WITH CIRCUIT DESCRIPTIONS.

Light - Strip	Duplex
Pendant	Duplex
Sconce	GFCI
Regular Can	Duplex
Flush	Weatherproof
Fan w Light	Duplex
Fan	Dedicated
60" Ceiling Fan	240 Volt
52" Ceiling Fan	4-Way
	3-Way
	Single

Electrical Fixture Schedule		
Family and Type		Count
2D Electrical Outlet - Wall: 240 Volt		1
2D Electrical Outlet - Wall: Duplex		1
2D Electrical Outlet - Wall: Duplex - Dedicated		1
2D Electrical Outlet - Wall: Duplex - GFCI		1
2D Electrical Outlet - Wall: Duplex - Weatherproof		2
Electrical Outlets - Wall: 240V 30A		2
Electrical Outlets - Wall: 240V 50A		2
Electrical Outlets - Wall: Duplex		44
Electrical Outlets - Wall: Duplex - Dedicated		4
Electrical Outlets - Wall: Duplex - GFCI		7
Electrical_Service_Entrance_w_Meter_22520:		2
Electric-Meter_SM		
Lighting Fixtures		
Family and Type		Count
Light - Generic - Bathroom Exhaust Fan: 9" Exhaust Fan with Light		1
Light - Generic - Ceiling Fan: 52" Ceiling Fan		3
Light - Generic - Ceiling Fan: 60" Ceiling Fan		1
Light - Generic - Flush Round: 6" □		1
Light - Generic - Flush Round: 12" □		2
Light - Generic - Pendant: Pendant		2
Light - Generic - Recessed Can: 6" - Round		39
Light - Generic - Sconce Flush: Exterior		6
Light - Generic - Sconce Vanity: 30"		1

bob.doulos@gmail.com
608.577.6048

CONTRACTOR IS TO VERIFY ALL CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER. CONTRACTOR IS TO VERIFY ALL DIMENSIONS OF EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS NOT REPORTED.

30 DILLINGSLY COURT SUITE 22
FRANKLIN, TN 37067
615-946-5555

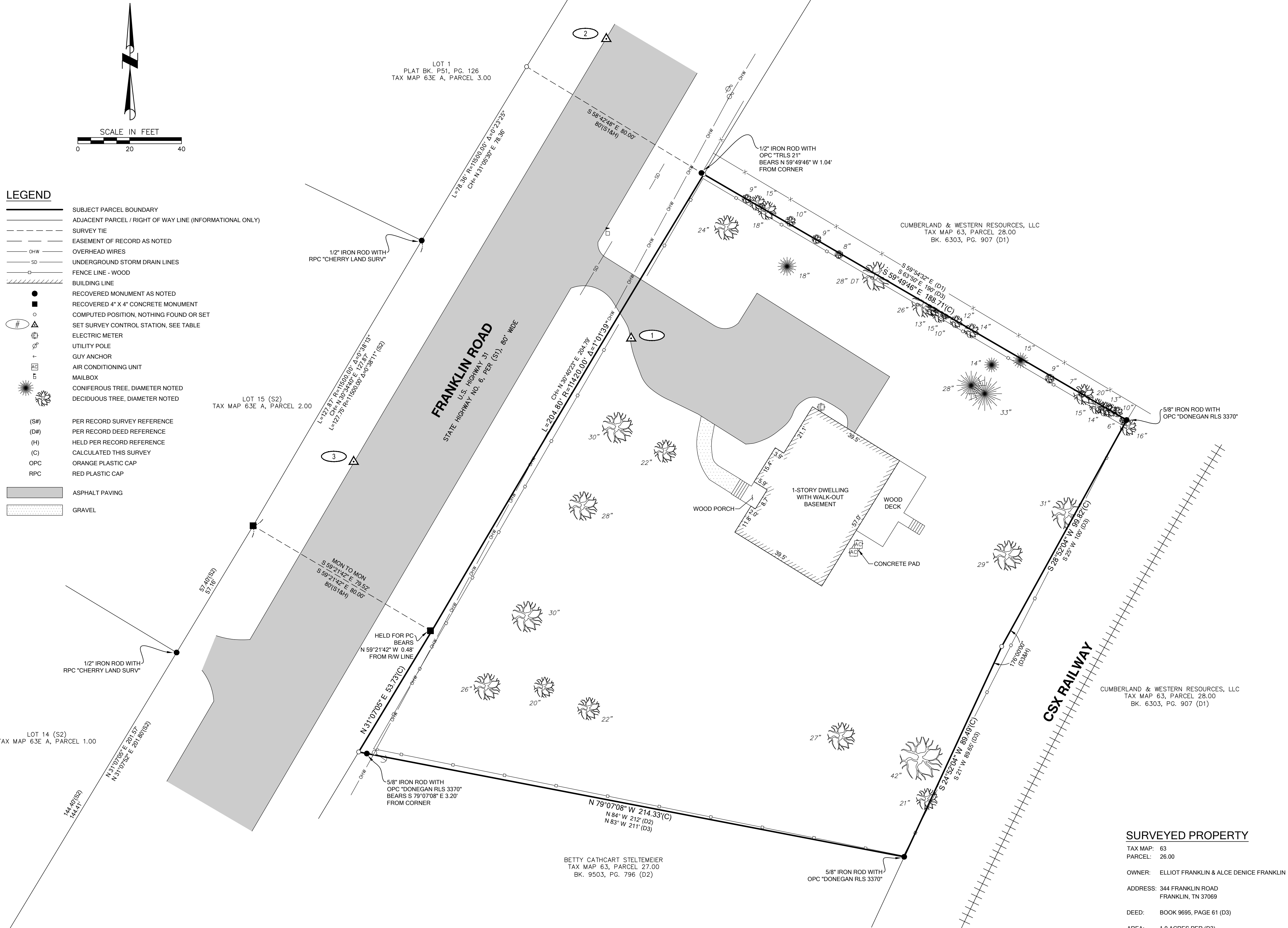
THIS DRAWING AND DESIGN SHOWN ARE THE PROPERTY OF PIVOT CONSTRUCTION. CONTRACTOR THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION BY THE CONTRACTOR.

344 Franklin Road
Franklin, TN

Drawn by	B. GRAYVILLE
Date	8/27/2025 8:32:25 AM
Revision Dates	
LIGHTING PLAN - FIRST FLOOR	

E-1

E:\Projects\26-031 - Franklin Rd. Franklin TN\Draw\26031-V01-SURVEY.dwg Mar 02, 2026 - 11:50am



- LEGEND**
- SUBJECT PARCEL BOUNDARY
 - ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL ONLY)
 - SURVEY TIE
 - EASEMENT OF RECORD AS NOTED
 - OVERHEAD WIRES
 - UNDERGROUND STORM DRAIN LINES
 - FENCE LINE - WOOD
 - BUILDING LINE
 - RECOVERED MONUMENT AS NOTED
 - RECOVERED 4" X 4" CONCRETE MONUMENT
 - COMPUTED POSITION, NOTHING FOUND OR SET
 - SET SURVEY CONTROL STATION, SEE TABLE
 - ELECTRIC METER
 - UTILITY POLE
 - GUY ANCHOR
 - AIR CONDITIONING UNIT
 - MAILBOX
 - CONIFEROUS TREE, DIAMETER NOTED
 - DECIDUOUS TREE, DIAMETER NOTED
 - PER RECORD SURVEY REFERENCE
 - PER RECORD DEED REFERENCE
 - HELD PER RECORD REFERENCE
 - CALCULATED THIS SURVEY
 - ORANGE PLASTIC CAP
 - RED PLASTIC CAP
 - ASPHALT PAVING
 - GRAVEL

SURVEY CONTROL STATEMENT

THIS SURVEY WAS CONDUCTED WITH TRIMBLE INSTRUMENTATION USING A COMBINATION OF STATIC & RTK GPS METHODS ALONG WITH A ROBOTIC TOTAL STATION.

COORDINATE SYSTEM:
TENNESSEE STATE PLANE NAD83(2011) (EPOCH 2010.0)

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88), GEOID18

BASIS OF COORDINATES:
CONTROL STATION 1 (SEE SURVEY CONTROL STATION TABLE)
WHICH BEARS S 23°52'17" W 69.25' FROM THE COMPUTED NW CORNER OF LOT 26.00

- (A) TYPE OF GPS SURVEY: STATIC GPS, PROCESSED WITH O.P.U.S. (ONLINE POSITION USER SERVICE)
(B) POSITIONAL ACCURACY: 0.05 FEET
(C) DATE OF STATIC OBSERVATION: FEBRUARY 17, 2026
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL USED: NGS PID'S DK3318, DG5771 & DL6193
(F) GEOID MODEL: GEOID18
(G) POINT SCALE AT CONTROL STATION 1: 0.99995014

SET SURVEY CONTROL STATIONS

ID#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	586395.261	1715128.299	648.26	DURA NAIL WITH WASHER "SKYLINE PLS 3384"
2	586610.870	1715118.710		DURA NAIL WITH WASHER "SKYLINE PLS 3384"
3	586347.661	1715021.237		DURA NAIL WITH WASHER "SKYLINE PLS 3384"

SURVEYED PROPERTY

TAX MAP: 63
PARCEL: 26.00
OWNER: ELLIOT FRANKLIN & ALCE DENICE FRANKLIN
ADDRESS: 344 FRANKLIN ROAD
FRANKLIN, TN 37069
DEED: BOOK 9695, PAGE 61 (D3)
AREA: 1.0 ACRES PER (D3)
1.00 ACRES PER THIS SURVEY

AREA

PARCEL 26.00 BOUNDARY:
1.0 ACRES, MORE OR LESS, PER (D3)
±43,703 SQUARE FEET OR ±1.00 ACRES PER THIS SURVEY

NON-PERVIOUS SURFACES WITHIN PARCEL 26.00:
±5,848 SQUARE FEET OR ±0.13 ACRES
±13.38%

PERVIOUS SURFACES WITHIN PARCEL 26.00:
±37,855 SQUARE FEET OR ±0.87 ACRES
±86.62%

SURVEYOR'S NARRATIVE

WE WERE RETAINED BY ELLIOT FRANKLIN TO CONDUCT A BOUNDARY RETRACEMENT AND LIMITED AS-BUILT IN SUPPORT OF A PROPOSED DETACHED GARAGE. THE SURVEYED PROPERTY IS CURRENTLY IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR'S OFFICE ON TAX MAP 63, AS PARCEL 26.00. PARCEL 26.00 IS CURRENTLY VESTED IN ELLIOT FRANKLIN AND ALCE FRANKLIN, HUSBAND AND WIFE, AS EVIDENCED BY THAT WARRANTY DEED, RECORDED APRIL 1, 2025 IN BOOK 9695, PAGE 61, HEREON REFERENCED AS RECORD DEED REFERENCE (D3).

THE BOUNDARY OF PARCEL 26.00 WAS SURVEYED PRIOR AS EVIDENCED BY THE RECOVERED CORNER MONUMENTS STAMPED "DONEGAN RLS". THIS PRIOR SURVEY IS NOT IN THE PUBLIC RECORDS. MR. DONEGAN WAS CONTACTED AND TOLD SKYLINE THAT HE THOUGHT THE SURVEY WAS CONDUCTED WHILE WORKING FOR ANOTHER FIRM, AND HE HAS NO RECORDS.

EASTERLY LINE

THE EASTERLY LINE CONTAINS TWO COURSES, AND IS CONTIGUOUS WITH A PORTION OF THE WESTERLY BOUNDARY OF PARCEL 28.00. THE NORTHERLY AND SOUTHERLY TERMINUS OF THE EASTERLY BOUNDARY WAS FOUND TO BE MONUMENTED. THE TWO COURSES WERE COMPUTED THIS SURVEY BY A MEANS OF A GRANT BOUNDARY ADJUSTMENT BY HOLDING THE RECORD INTERIOR ANGLE OF 176°00'00", PER (D3), THEN ROTATING AND SCALING BETWEEN THE TWO OUTSIDE MONUMENTED CORNERS.

SOUTHERLY LINE

THE SOUTHERLY LINE IS CONTIGUOUS WITH THE NORTHERLY LINE OF PARCEL 27.00. THE RECOVERED MONUMENT WAS HELD FOR THE EASTERLY TERMINUS AND THE EASTERLY RIGHT OF WAY LINE OF FRANKLIN ROAD (DESCRIBED BELOW) WAS HELD FOR THE WESTERLY TERMINUS.

WESTERLY LINE

THE WESTERLY LINE IS CONTIGUOUS WITH THE EASTERLY RIGHT OF WAY LINE OF FRANKLIN ROAD. THIS RIGHT OF WAY WAS COMPUTED THIS SURVEY WITH A COMBINATION OF RECOVERED MONUMENTS AND THE RECORD SURVEY AND DEED REFERENCES REPORTED HEREON.

NORTHERLY LINE

THE NORTHERLY LINE IS CONTIGUOUS WITH A PORTION OF THE SOUTHERLY LINE OF PARCEL 28.00. THE RECOVERED MONUMENT WAS HELD FOR THE EASTERLY TERMINUS AND THE EASTERLY RIGHT OF WAY LINE OF FRANKLIN ROAD (DESCRIBED ABOVE) WAS HELD FOR THE WESTERLY TERMINUS.

NOTES:

- RESOLVED BOUNDARY / RIGHT OF WAY LINES REPORTED. HEREON REPRESENT THE LAND SURVEYOR'S OPINION ON THE GROUND LOCATION OF EXISTING BOUNDARY / RIGHT OF WAY LINES BASED ON THE EVIDENCE AVAILABLE AND UTILIZED AT THE TIME THIS SURVEY WAS CONDUCTED. A COMBINATION OF EVIDENCE WAS UTILIZED SUCH AS RECOVERED BOUNDARY EVIDENCE REPORTED HEREON AND PUBLICLY AVAILABLE RECORDED PLATS AND DEEDS IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, REPORTED HEREON.
- THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- EASEMENTS MAY EXIST FOR UTILITIES SHOWN OR NOT SHOWN HEREON WHICH WERE NOT REFERENCED BY THE SUBJECT PROPERTY DEED OF RECORD.
- ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE. UTILITY MARKINGS PROVIDED BY OTHERS, PUBLIC RECORDS, AND/OR MAPS PROVIDED BY OTHERS, THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE, TYPE, AND LOCATION SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. IT IS RECOMMENDED THAT TENNESSEE ONE-CALL SYSTEM, INC. BE NOTIFIED BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811
- THE PROPERTY SHOWN HEREON IS LOCATED IN "NO SCREEN, AREA OF MINIMAL FLOOD HAZARD, ZONE X", ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE (AND INCORPORATED AREAS)" PANEL 033 OF 485, MAP NUMBER 47187C0203H, REVISED DATE DECEMBER 20, 2024. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
- NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTY. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

RECORD SURVEY REFERENCES

- (S1) STATE OF TENNESSEE DEPARTMENT OF HIGHWAYS AND PUBLIC WORKS, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, STATE HIGHWAY NO. 6, REVISED MAY 19, 1928.
(S2) RESUBDIVISION OF LOTS 14 AND 15 HARLINSDALE MANOR, REVISION 2: BY R. SCOTT CHERRY; RECORDED 03-02-2012 IN PLAT BOOK P55, PAGE 64.

RECORD DEED REFERENCES

- (D1) QUITCLAIM DEED: RECORDED 10-23-2014 IN BOOK 6303, PAGE 907. (PARCEL 28.00)
(D2) WARRANTY DEED: RECORDED 06-20-2024 IN BOOK 9503, PAGE 796. (PARCEL 27.00)
(D3) WARRANTY DEED: RECORDED 04-01-2025 IN BOOK 9695, PAGE 61. (PARCEL 26.00)

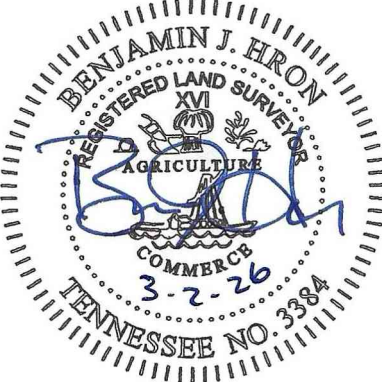
ENCUMBRANCES PER CURRENT VESTING DEED

- (E1) TERMS AND CONDITIONS OF INGRESS AND EGRESS EASEMENT AND RIGHTS TO SPRING AS STATED IN DEED OF RECORD IN BOOK 109, PAGE 436, OF THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TENNESSEE.
THIS DEED DOES NOT REPORT A SPECIFIC DESCRIPTION OF THE LOCATION OF THE EASEMENT, UN-PLOTTABLE.

- (E2) RIGHT OF WAY EASEMENT IN BOOK 781, PAGE 816, OF THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TENNESSEE.
THIS DOCUMENT APPEARS TO GRANT AN EASEMENT TO MIDDLE TENNESSEE ELECTRIC, BUT DOES NOT REPORT A SPECIFIC DESCRIPTION OF THE LOCATION OF THE EASEMENT, UN-PLOTTABLE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY IV SURVEY AND WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE ACTUAL CLOSURE OF THE RESOLVED BOUNDARY REPORTED HEREON IS 1:146,787.



RECORD OF SURVEY

MAP 63, PARCEL 26.00
CITY OF FRANKLIN, WILLIAMSON CO., TN

PREPARED BY:
SKYLINE LAND SURVEYING, LLC
188 FRONT STREET, SUITE 116-92
FRANKLIN, TN 37064
PH: (615)-730-3349
BEN@SKYLINELANDSURVEYING.COM
SKYLINELANDSURVEYING.COM



FIELD SURVEY COMPLETION:	02-17-2026	SCALE:	1" = 20'
DATE PREPARED:	03-02-2026	DRAWN BY:	BLH
PROJECT NO.:	26-031	FIELD BOOK:	3-10
		CHECKED BY:	REH

SHEET 1 OF 1

FRONT ELEVATION
EXIST



REAR ELEVATION, EXIST



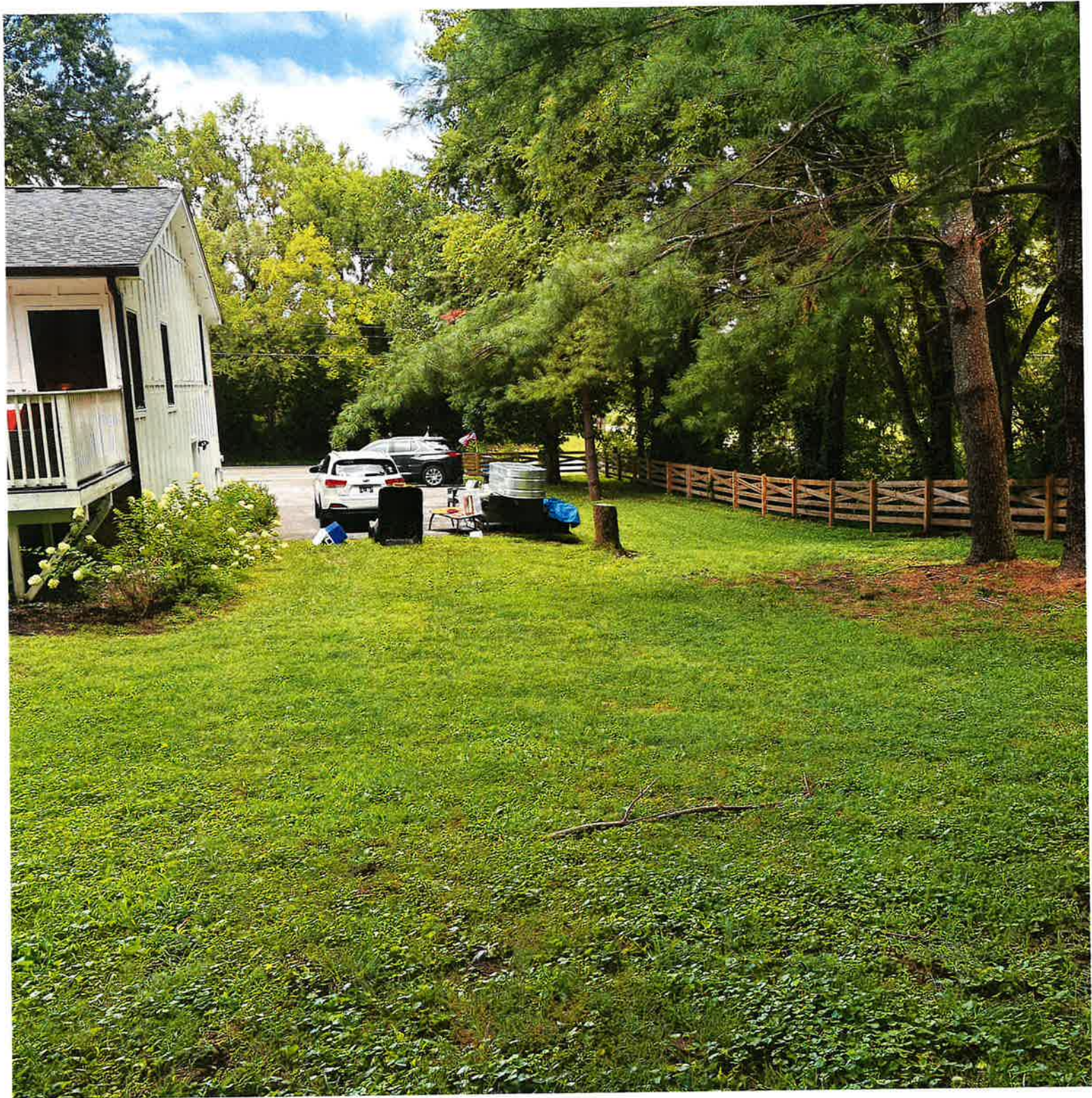
SIDE EL. LOOKING TO THE REAR



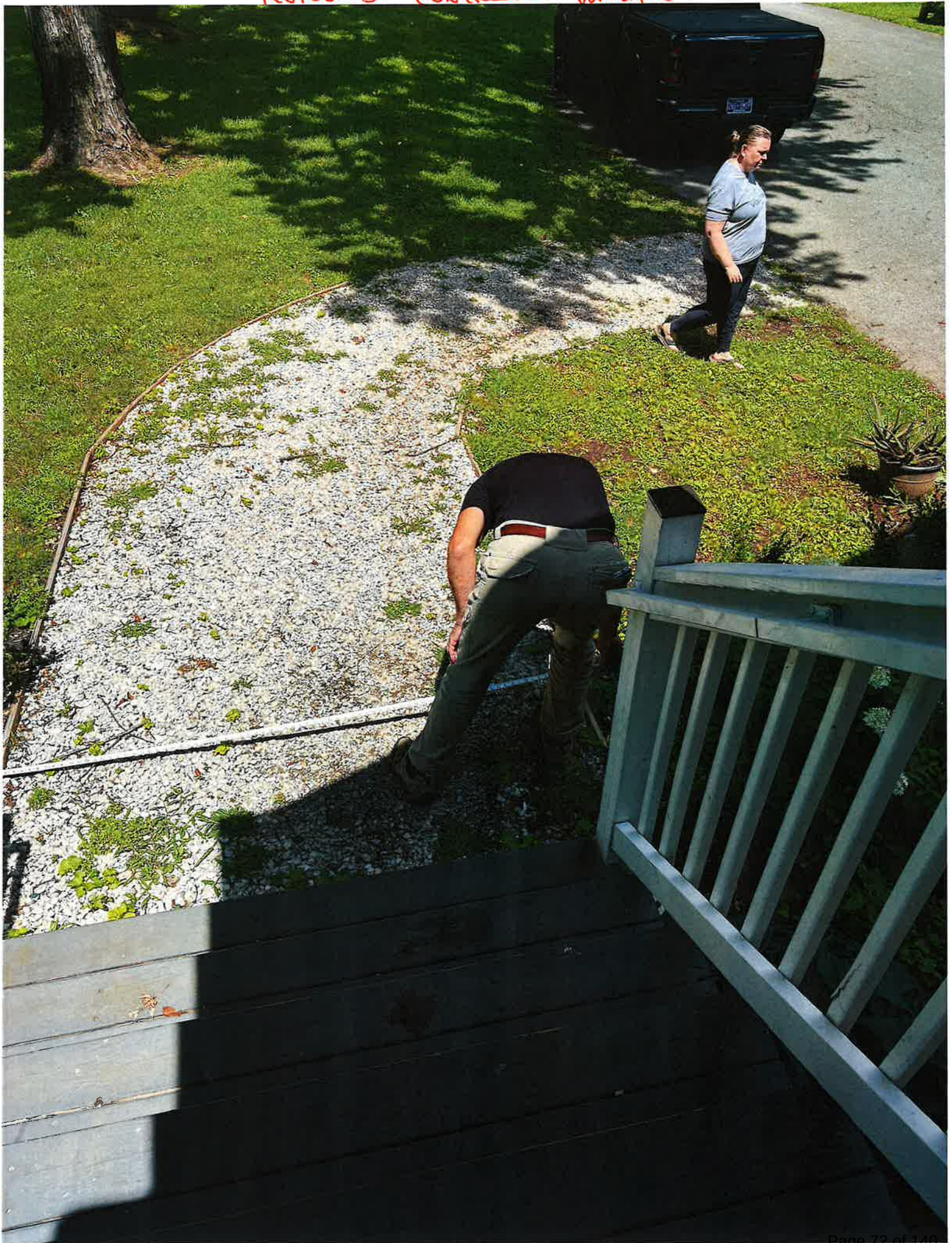
SIDE ELEVATION LOOKING
TO THE REAR



REAR YARD LOOKING
TO FRONT



PROPOSED CONCRETE WALK



HZC COA - Exterior Alterations

Exterior Alterations

- ☐ Description of project and proposed materials.

Comments

Mark Holliday
Pivot Construction LLC
8/28/26 10:55 AM

1. Remove existing rear deck; install new covered porch featuring 24-gauge, standing seam, black metal roofing with stained beadboard ceiling and cable rails
2. Install steps from the deck leading down to a new concrete patio and walks as seen on the drawings dated 08.27.26
3. Form and pour new concrete walk in the front of the existing home where the walk is currently gravel [it will follow the same footprint...only now be concrete].
4. Remove the asphalt shingles from the existing home and replace with new 24-gauge, standing seam, black metal roofing [existing gutters to remain in place].

- ☐ Photographs of project site location.

Comments

Mark Holliday
Pivot Construction LLC
8/28/26 10:57 AM

- See photos associated with the project in the 'new construction' section.
- Also see photo associated with the new concrete walk

- ☐ Architectural elevations or drawings.

Comments

Mark Holliday
Pivot Construction LLC
8/28/26 10:57 AM

See attached

- ☐ Specification information for any proposed materials/architectural features.

Comments

Mark Holliday
Pivot Construction LLC
8/28/26 11:06 AM

- Pressure treated decking with 6"x6" treated posts; 2"x12" rim and floor joists; 1"x6" treated deck boards, and metal cable railing secured to both 6"x6" and 4"x4" posts
- Porch ceiling: 1x6 stained T&G
- Metal Roofing: 24-gauge, standing seam metal roofing, center rib to center rib 15" with 1.5" high ribs

- ☐ 3D window diagram with the historic profile detailed, sill, trim, insets from the exterior wall.

Comments

Mark Holliday See attached
Pivot Construction LLC
8/28/26 11:06 AM

- ☐ Documentation of earlier historic appearance (for restoration only).
- ☐ Signed & notarized Owner Affidavit (if the property owner is authorizing someone else to represent them).

Comments

Mark Holliday See attached
Pivot Construction LLC
8/28/26 11:07 AM

NORTH BOUND VIEW AS SEEN FROM THE
WEST SIDE OF FRANKLIN ROAD (I.E. ACROSS THE STREET)

< 344 Franklin Rd

379 Franklin Rd
Franklin, Tennessee
[View on Google Maps](#)



Street view

NEIGHBOR TO THE SOUTH

< 344 Franklin Rd



379 Franklin Rd
Franklin, Tennessee
[View on Google Maps](#)



Street view

WEST VIEW AS SEEN FROM
344 FRANKLIN (LOOKING ACROSS THE STREET)

< 344 Franklin Rd

379 Franklin Rd
Franklin, Tennessee
View on Google Maps





LEGEND

- SUBJECT PARCEL BOUNDARY
- ADJACENT PARCELS, RIGHT OF WAY LINE (INFORMATIONAL ONLY)
- SURVEY TIE
- EASEMENT OF RECORD AS NOTED
- OVERHEAD WIRES
- UNDERGROUND STORM DRAIN LINES
- FENCE LINE - WOOD
- BUILDING LINE
- RECOVERED MONUMENT AS NOTED
- RECOVERED 4" X 4" CONCRETE MONUMENT
- COMPUTED POSITION NOTHING FOUND OR SET
- SET SURVEY CONTROL STATION - SEE TABLE
- ELECTRIC METER
- UTILITY POLE
- QUY ANCHOR
- AIR CONDITIONING UNIT
- MAIL BOX
- CONIFEROUS TREE - DIAMETER NOTED
- DECIDUOUS TREE - DIAMETER NOTED
- PER RECORD SURVEY REFERENCE
- PER RECORD DEED REFERENCE
- WELD PER RECORD REFERENCE
- CALCULATED THIS SURVEY
- ORANGE PLASTIC CAP
- RED PLASTIC CAP
- ASPHALT PAVING
- GRAVEL

LOT 15 (S2)
TAX MAP 63E A, PARCEL 2.00

LOT 14 (S2)
TAX MAP 63E A, PARCEL 1.00

LOT 16 (S2)
TAX MAP 63E A, PARCEL 3.00

SURVEY CONTROL STATEMENT

"THIS SURVEY WAS CONDUCTED WITH TRIMBLE INSTRUMENTATION USING A COMBINATION OF STATIC & RTK GPS MEASUREMENTS ALONG WITH A ROBUST TOTAL STATION."

COORDINATE SYSTEM
"TENNESSEE STATE PLANE NAD83(2011) (EPOCH 2010.0)"

VERTICAL DATUM
"NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83); GEOID 18"

BASE OF COORDINATES
"CONTROL STATION 1 - SEE SURVEY CONTROL STATION TABLE"

- A. TYPE OF GPS SURVEY: "RTK GPS PROCESSED WITH 0.1" 3-D ONLINE POSITION USER SERVICE"
- B. POSITIONAL ACCURACY: "1 CM + 1 PPMM"
- C. DATE OF STATIC OBSERVATION: "JANUARY 17, 2024"
- D. DATE/EPOCH: "NAD83(2011) (EPOCH 2010.0)"
- E. PUBLICLY FIXED CONTROL: "STATION 2531.18 (2013) & 2541.18"
- F. GEOID MODEL: "GEOID 18"
- G. POINT SCALE "A" CONTROL STATION: "2.98995011"

SET SURVEY CONTROL STATIONS

ID#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	586395.261	1719126.299	648.26	DURA NAIL WITH WASHER "SKYLINE PLS 3364"
2	586510.870	1719118.710		DURA NAIL WITH WASHER "SKYLINE PLS 3364"
3	586347.661	1719091.237		DURA NAIL WITH WASHER "SKYLINE PLS 3364"

- ELEVATIONS IN RED
- ADU, NEW DECK IN YELLOW
- ALL CONCRETE (NEW) IN BLACK
- ELECTRIC / UNDERGROUND: YELLOW
- GAS TO EXIST HOME: YELLOW

SURVEYOR'S NARRATIVE

"WE WERE RETAINED BY ELLIOT FRANKLIN TO CONDUCT A BOUNDARY REDEMPTION AND LIMITED AS-BUILT IN SUPPORT OF A PROPOSED DETACHED GARAGE. THE SURVEYED PROPERTY IS CURRENTLY DEEDED BY THE WILLIAMSON COUNTY TAX ASSESSOR'S OFFICE ON TAX MAP 63 AS PARCEL 26.00. PARCEL 26.00 IS CURRENTLY DEEDED IN ELLIOT FRANKLIN AND ALICE FRANKLIN HUSBAND AND WIFE AS EVIDENCED BY THAT WARRANTY DEED RECORDED APRIL 1, 2023 IN BOOK 9895, PAGE 61. HEREON REFERENCED AS RECORD DEED REFERENCE (DR)."

"THE BOUNDARY OF PARCEL 26.00 WAS SURVEYED PRIOR AS EVIDENCED BY THE RECOVERED CORNER MONUMENTS STAMPED 'DODGEMAN RLS'. THIS PRIOR SURVEY IS NOT IN THE PUBLIC RECORDS. MR. DODGEMAN WAS CONTACTED AND TOLD SKYLINE THAT HE THOUGHT THE SURVEY WAS CONDUCTED WHILE WORKING FOR ANOTHER FIRM AND HE HAS NO RECORDS."

"EASTERN LINE: THE EASTERN LINE CONTAINS TWO COURSES AND IS CONTIGUOUS WITH A PORTION OF THE WESTERN BOUNDARY OF PARCEL 26.00. THE NORTHERLY AND SOUTHERLY TERMINUS OF THE EASTERN BOUNDARY WAS FOUND TO BE MONUMENTED. THE TWO COURSES WERE COMPUTED THIS SURVEY BY A MEANS OF A GRANT BOUNDARY ADJUSTMENT BY HOLDING THE RECORD IN THE INTERIOR ANGLE OF 115.0000° PER (D1). THEN MONUMENTING AND SCALING BETWEEN THE TWO OUTSIDE MONUMENTED CORNERS."

"SOUTHERLY LINE: THE SOUTHERLY LINE IS CONTIGUOUS WITH THE NORTHERLY LINE OF PARCEL 27.00. THE RECOVERED MONUMENT WAS HELD FOR THE EASTERN TERMINUS AND THE EASTERN RIGHT OF WAY LINE OF FRANKLIN ROAD (DESCRIBED BELOW) WAS HELD FOR THE WESTERN TERMINUS."

"WESTERN LINE: THE WESTERN LINE IS CONTIGUOUS WITH THE EASTERN RIGHT OF WAY LINE OF FRANKLIN ROAD. THIS RIGHT OF WAY WAS COMPUTED THIS SURVEY WITH A COMBINATION OF RECOVERED MONUMENTS AND THE RECORD SURVEY AND DEED REFERENCES REPORTED HEREON."

"NORTHERLY LINE: THE NORTHERLY LINE IS CONTIGUOUS WITH A PORTION OF THE SOUTHERLY LINE OF PARCEL 28.00. THE RECOVERED MONUMENT WAS HELD FOR THE EASTERN TERMINUS AND THE EASTERN RIGHT OF WAY LINE OF FRANKLIN ROAD (DESCRIBED ABOVE) WAS HELD FOR THE WESTERN TERMINUS."

NOTES

"RESOLVED BOUNDARY RIGHT OF WAY LINES REPORTED HEREON REPRESENT THE LAND SURVEYOR'S OPINION ON THE GROUND LOCATION OF EXISTING BOUNDARY RIGHT OF WAY LINES BASED ON THE EVIDENCE AVAILABLE AND UTILIZED AT THE TIME THIS SURVEY WAS CONDUCTED. A COMBINATION OF EVIDENCE WAS UTILIZED SUCH AS RECOVERED BOUNDARY EVIDENCE REPORTED HEREON AND PUBLICLY AVAILABLE RECORDED PLATS AND DEEDS IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. REPORTED HEREON."

"THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE."

"EASEMENTS MAY EXIST FOR UTILITIES SHOWN OR NOT SHOWN HEREON WHICH WERE NOT REFERENCED BY THE SUBJECT PROPERTY DEED OF RECORD. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS."

"THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS PROVIDED BY OTHERS, PUBLIC RECORDS, AND/OR MAPS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPREHEND ALL THE UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE RELIANCE UPON SIZE, TYPE, AND LOCATION SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. IT IS RECOMMENDED THAT TENNESSEE ONE-CALL SYSTEM INC. BE NOTIFIED BEFORE ANY EXCAVATION IS CONDUCTED. 248.8."

"THE PROPERTY SHOWN HEREON IS LOCATED IN 'NO SCREEN AREA' OF MINIMAL 1,000' HAZARD ZONE 'A' ACCORDING TO FIRM MAP 'WILLIAMSON COUNTY' TENNESSEE (AND INCORPORATED AREAS) NAME: 703 OF 145 AMP NUMBER 17197C200B - REVISED DATE DECEMBER 20, 2024. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD."

"NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE."

"THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON."

RECORD SURVEY REFERENCES

- (S1): STATE OF TENNESSEE DEPARTMENT OF HIGHWAYS AND PUBLIC WORKS, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY STATE HIGHWAY 6, REVISED MAY 19, 1928
- (S2): RESUBDIVISION OF LOTS 14 AND 15 PARLINSDALE MANOR REVISION 2 BY SCOTT CHERRY, RECORDED 03-02-2012 IN PLAT BOOK 355, PAGE 54

RECORD DEED REFERENCES

- (D1): GUARANTEE DEED, RECORDED 10-23-2014 IN BOOK 6303, PAGE 907 (PARCEL 26.00)
- (D2): WARRANTY DEED, RECORDED 05-20-2024 IN BOOK 9503, PAGE 156 (PARCEL 27.00)
- (D3): WARRANTY DEED, RECORDED 04-01-2023 IN BOOK 9895, PAGE 61 (PARCEL 26.00)

ENCUMBRANCES - PER CURRENT VESTING DEED

- (E1): TERMS AND CONDITIONS OF INGRESS AND EGRESS EASEMENT AND RIGHTS TO SPRING AS STATED IN DEED OF RECORD IN BOOK 09, PAGE 436 OF THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TENNESSEE

"THIS DEED DOES NOT REPORT A SPECIFIC DESCRIPTION OF THE LOCATION OF THE EASEMENT, UNPLOTTABLE."

- (E2): RIGHT OF WAY EASEMENT IN BOOK 18, PAGE 8/6 OF THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TENNESSEE

"THIS DOCUMENT APPEARS TO GRANT AN EASEMENT TO MIDDLE TENNESSEE ELECTRIC, BUT DOES NOT REPORT A SPECIFIC DESCRIPTION OF THE LOCATION OF THE EASEMENT, UNPLOTTABLE."

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY V SURVEY AND WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, THE ACTUAL CLOSURE OF THE RESOLVED BOUNDARY REPORTED HEREON IS 1/46.781."



RECORD OF SURVEY

MAP 63, PARCEL 26.00
CITY OF FRANKLIN, WILLIAMSON CO., TN

PREPARED BY
SKYLINE LAND SURVEYING, LLC
148 FRONT STREET, SUITE 100
FRANKLIN, TN 37064
PH: (615) 330-1349
BEN@SKYLINELANDSURVEYING.COM
SKYLINELANDSURVEYING.COM



FIELD SURVEY COMPLETION	02-17-2026	SCALE	1" = 20'
DATE PREPARED	03-07-2026	DRAWN BY	B.J.I.
PROJECT NO.	26-031	FIELD BOOK	3-10
CHECKED BY	REH		
SHEET 1 OF 1			



File #: 26-01122

DATE: 9/14/2026
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:

Consideration Of Site Alterations, Building Alterations, Partial Demolition (Additions), And New Construction (Addition) At 132 3rd Ave. S.; Michael Hathaway, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning site alterations, building alterations, partial demolition, and new construction of an addition at 132 3rd Avenue South.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines:
Chapter 2: Additions to Historic Residential Buildings
Chapter 6: Site and Setting
Chapter 7: Fences, Walls, & Gates
Chapter 10: Demolition

PROJECT INFORMATION:

COF Project Number: 9229
Applicant: 906 Studio Architects, Michael Hathaway, Rep.
Owner: James Jason McConnell

BACKGROUND:

The property located at 132 3rd Avenue South is located in the Downtown Franklin National Register Historic District. The contributing building was constructed in 1897 and is known as The Corn House. The Design Review Committee has reviewed the proposal several times over the past several months and feedback has been incorporated into the application. The application includes the following items:

- Site alterations
- Building alterations
- Partial demolition of additions
- New construction of an addition

Site Alterations

The application includes several site alterations.

Hardscaping

The first is the addition of hardscaping around the building. The hardscaping visible from 3rd Avenue South appears to consist of a dark red paver, and to the rear of the site, concrete will be used. Both of these materials are supported by the Guidelines. However, their placement is unique, as the Guidelines recommend that, for residential buildings, a landscaped front yard be provided and paved or hardscape areas be minimized. Traditional lawn areas should not be replaced with hardscaping. The left side of the building has added hardscaping that measures 20' in width. The amount of hardscaping in the front yard should be minimized to align with the Guidelines.

Wall & Gate

At the rear of the property is an existing 7' tall brick wall. It is proposed to match the design of the wall and include a wrought iron gate on the right side of the property, where the driveway is located now. The wall and gate align with the Guidelines recommendations. However, the design of the gate was not included and should be returned to the Preservation Planner for review to ensure it has traditional characteristics.

Building Alterations

It is proposed to restore the historic building and remove the existing aluminum siding with an 8" exposure and replace the siding with painted wood siding. The new siding is proposed to be 6" in exposure. The exposure should be consistent with what was historically on the building, if any siding remains. The siding should be restored if intact. If the siding is not there, new lap siding with an exposure of 4" is recommended as that is consistent with the architectural style of the building. The Guidelines support the removal of synthetic siding, restoring the original siding materials, and installing new siding.

Partial Demolition Additions

It is proposed to remove the rear addition on the building and the tent structure at the rear of the building. The addition is believed to have been constructed circa 1990 and the age of the tent structure is circa 2000. The Guidelines support removing both.

New Construction (Addition)

The addition is proposed to be situated at the rear of the principal building, in a similar location as the 1990s addition. The design has gone through several renditions, by incorporating feedback from DRC meetings, to have an addition that is subordinate in height, mass, and detailing. The addition is proposed to have exterior materials that include cementitious siding with a 5" exposure, asphalt shingles, scallop detailing in the gable ends of the addition, and similar gutters and downspouts to the historic building. The addition will mostly be tucked behind the existing building but will be visible on the right side; the proposed brick wall, as previously mentioned in this submittal, helps minimize the view of the addition from 3rd Avenue South. Material specifications and windows specifications were not included within the application but should be sent to the Preservation Planner for review.

The proposed addition generally meets the intent of the Guidelines, except for the building footprint. The Guidelines recommend that the building footprint of an addition should not exceed 50% of the building footprint of the historic portions of the building. The proposed footprint of the addition is 79% of the principal building footprint. This does not align with the Guidelines.

RECOMMENDATION:

Staff recommends denial of the new construction of the addition based on the following Guideline:

- The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building.

Staff recommends approval of the site alterations, building alterations, and partial demolition with the following conditions:

1. The hardscaping in the front yard should be minimized to align with the Guidelines. The hardscaping and landscaping plan shall return to the Preservation Planner for review and approval.
2. The wrought iron gate design shall return to the Preservation Planner for review and approval.
3. The exposure of the lap siding shall be consistent with what was historically there, if it cannot be repaired. If it cannot be restored and new siding should be installed, it must have an exposure of 4".
4. 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.
5. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
6. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:

- Please be aware that this review was not checked for code compliance at this time. Nonresidential building plan review will still be required for this aspect.
- Parking must be provided for the addition.
- Per the Z.O., side yard setbacks in the Downtown District is 10' except for commercial or mixed use buildings. This is a Civic building so the 10' side yard setback would apply.
- A site plan will be required as the addition exceeds 50% of the original building square footage.

906

August 28, 2026

Emily Huffer
City of Franklin, Tennessee
Historic Zoning Commission
Franklin, TN 37064

Re: Cornerstone Presbyterian Church
Proposed Demolition and New Construction at Corn House
132 Third Avenue North
Franklin, TN

Dear Emily:

We are pleased to submit the following proposed Demolition and New Construction for the existing Corn House at 132 Third Avenue North. We request your review and approval of our proposed work based on the submitted drawing package.

As we've discussed in our DRC meetings, the church is working hard to keep their congregation in the downtown historic district and have studied multiple ways to make that happen. The consideration of this location with the unique option of burying a large portion of their future sanctuary represents their great desire to stay in the downtown as a part of the historic fabric of Franklin. To do this represents some unique requests which we are presenting to you in this submittal.

A brief description of the project includes the following:

- The Owner intends, as part of this project, to fully renovate the exterior and interior of the Corn house including removing the existing aluminum siding that is currently shown at a 8" exposure and replace with painted wood siding consistent with what would have been installed when the house was originally constructed.
- They are also proposing the demolition of the rear wing of the home that is not part of the original home footprint. They are also proposing to remove the existing vinyl canopy that takes up a large majority of the backyard area. It is underdetermined the age of the wing addition, but it appears to be mostly of 1990's or younger vintage. That section of the house is proposed to be removed to allow for the proposed new addition. The justification for the demolition includes the fact that this addition has compromised the historic integrity of the original Corn House and the removal will allow us to highlight the beauty of the original home. In addition, the removal of the vinyl outdoor open canopy will remove a "functional" eyesore on the site and open that area for sunlight and more functional side and rear yard.
- The Owner proposes to remove the existing dumpster enclosure, wood fence and gravel driveway on the northwest side of the house and replace with hardscape and landscaping that is

consistent with the existing home including extending the boxwood shrub row down 3rd Avenue to the northwest property line and grow the front lawn areas.

- In the place of this existing dumpster enclosure at the end of that view, we are proposing the addition of a 7'-0" tall brick wall (consistent with the existing wall at the rear property line) and wrought iron gate that will provide a visual separation between the front and rear yards.
- The main portion of the new construction includes providing a sensitive tie into the existing home's first floor footprint to make a successful connection between the proposed new sanctuary and the home. It is anticipated that the existing home will provide restrooms, offices and classrooms for the church respecting the existing home layout (that which has not already been affected by the two restaurants that occupied this structure). This tie in will include a courtyard facing entrance that provides access to an elevator, egress stair and hallway for access into the sanctuary.
- The proposed sanctuary is planned to be both underground and above ground. The main floor of the sanctuary will be located before ground and extending under the outdoor hardscape areas to provide approximately 350 total seats.
- The second level (or at grade level) of the church sanctuary will be a balcony area to provide additional seating.
- We anticipate a total of approximately 350 seats

Thank you for your consideration of our request and we would appreciate your support to allow the church to clean up this historic home and provide a sensitive and respectful addition that allows the church to accommodate their current congregation with some growth and maintain a home presence in downtown Franklin.

Thank you and please let me know if there are any questions we can resolve on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Hathaway', followed by a long horizontal line.

Michael Hathaway, AIA
Principal
906 Studio, PLLC



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

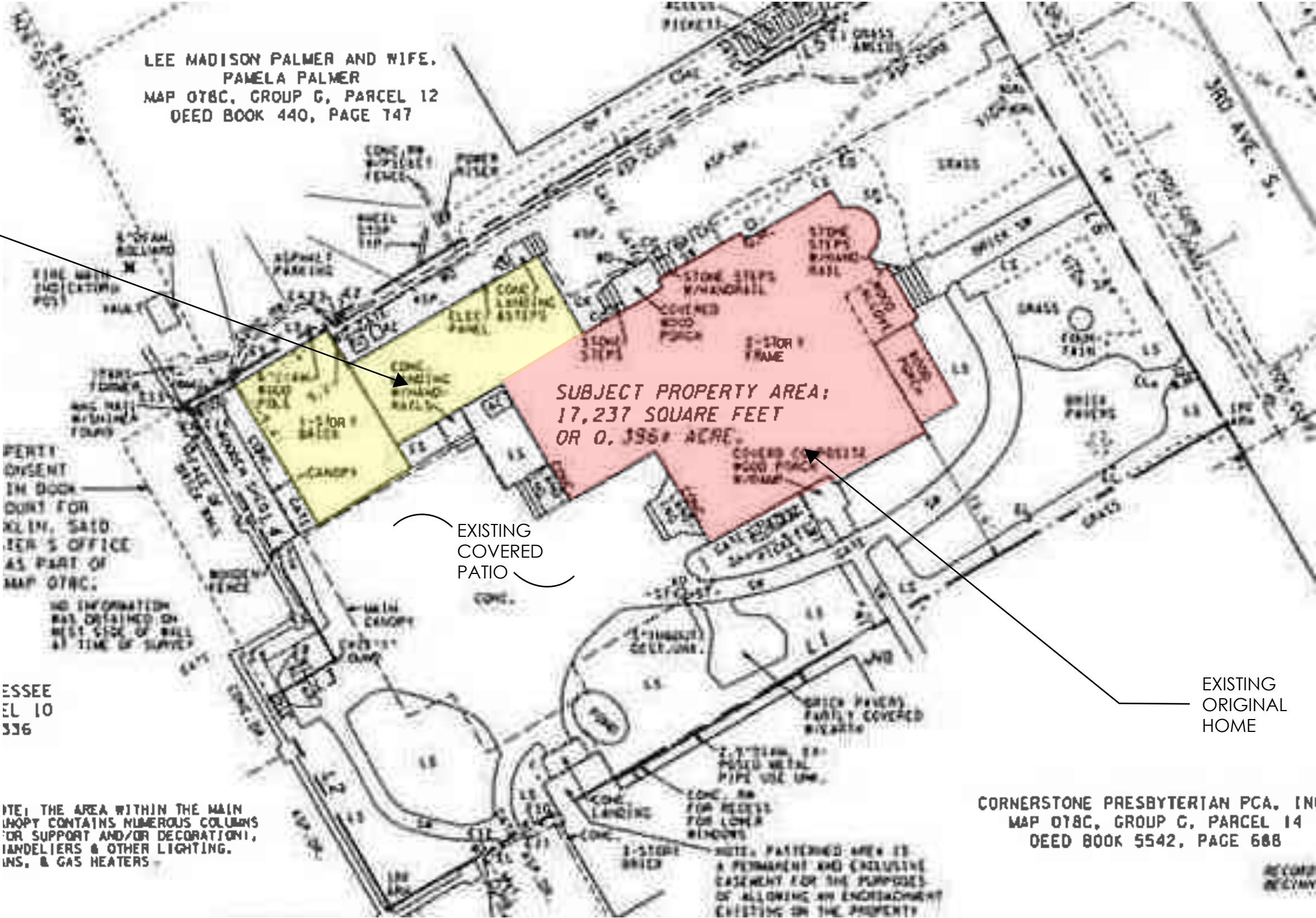
CORNERSTONE PRESBYTERIAN CHURCH HISTORIC ZONING COMMISSION - SUBMITTAL

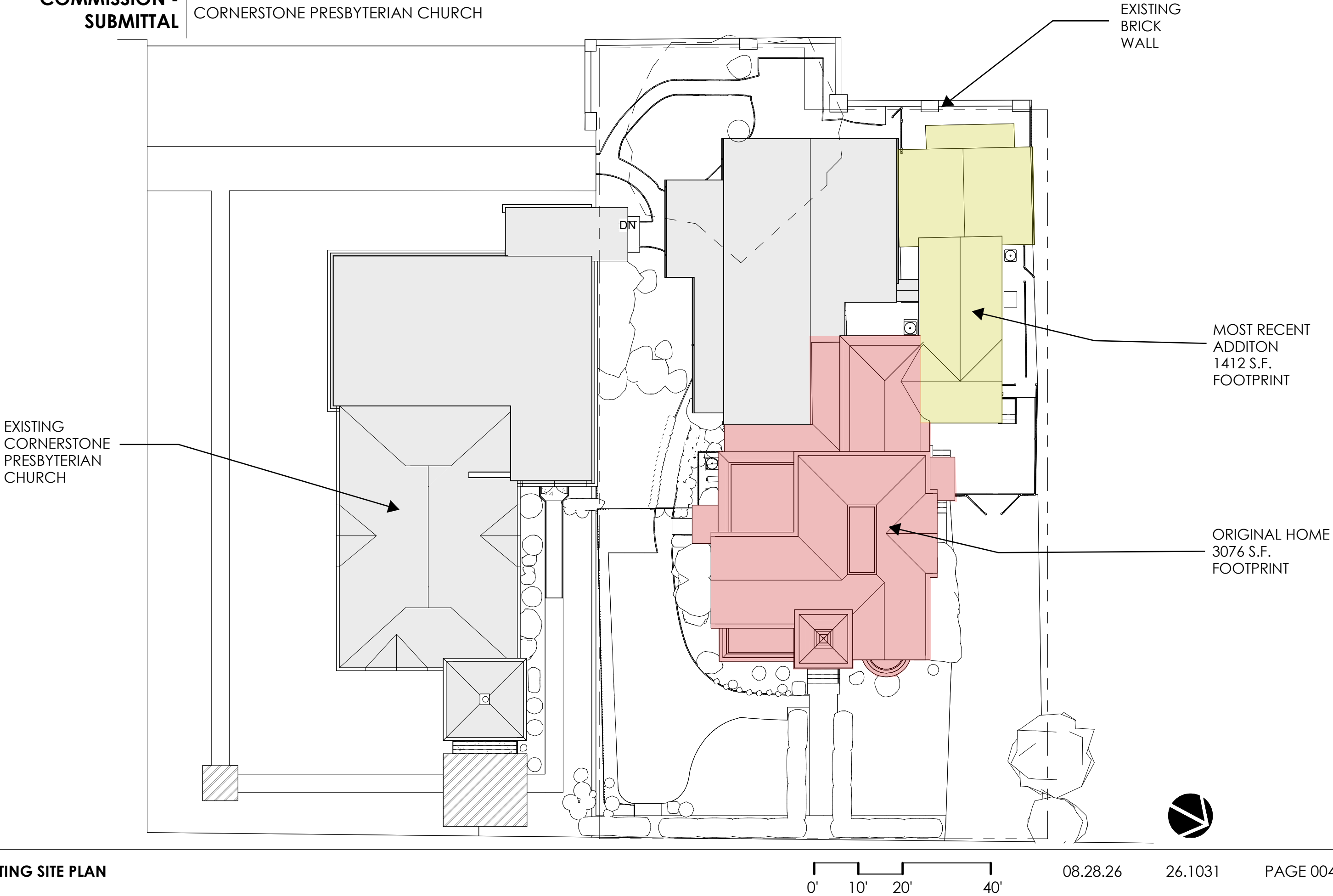
132 3rd Avenue N,
Franklin, TN 37064

August 28, 2026



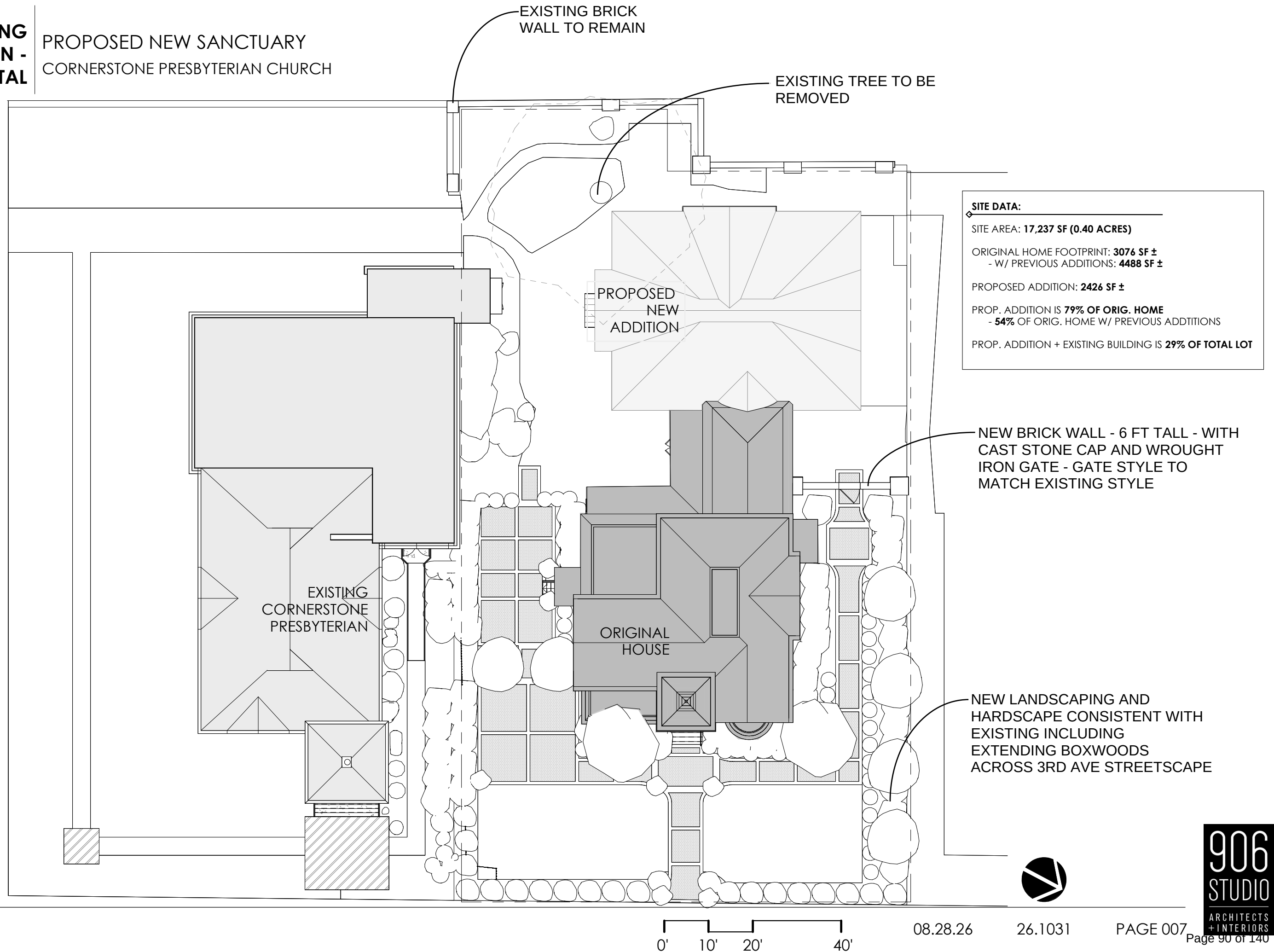
MOST
RECENT
ADDITION













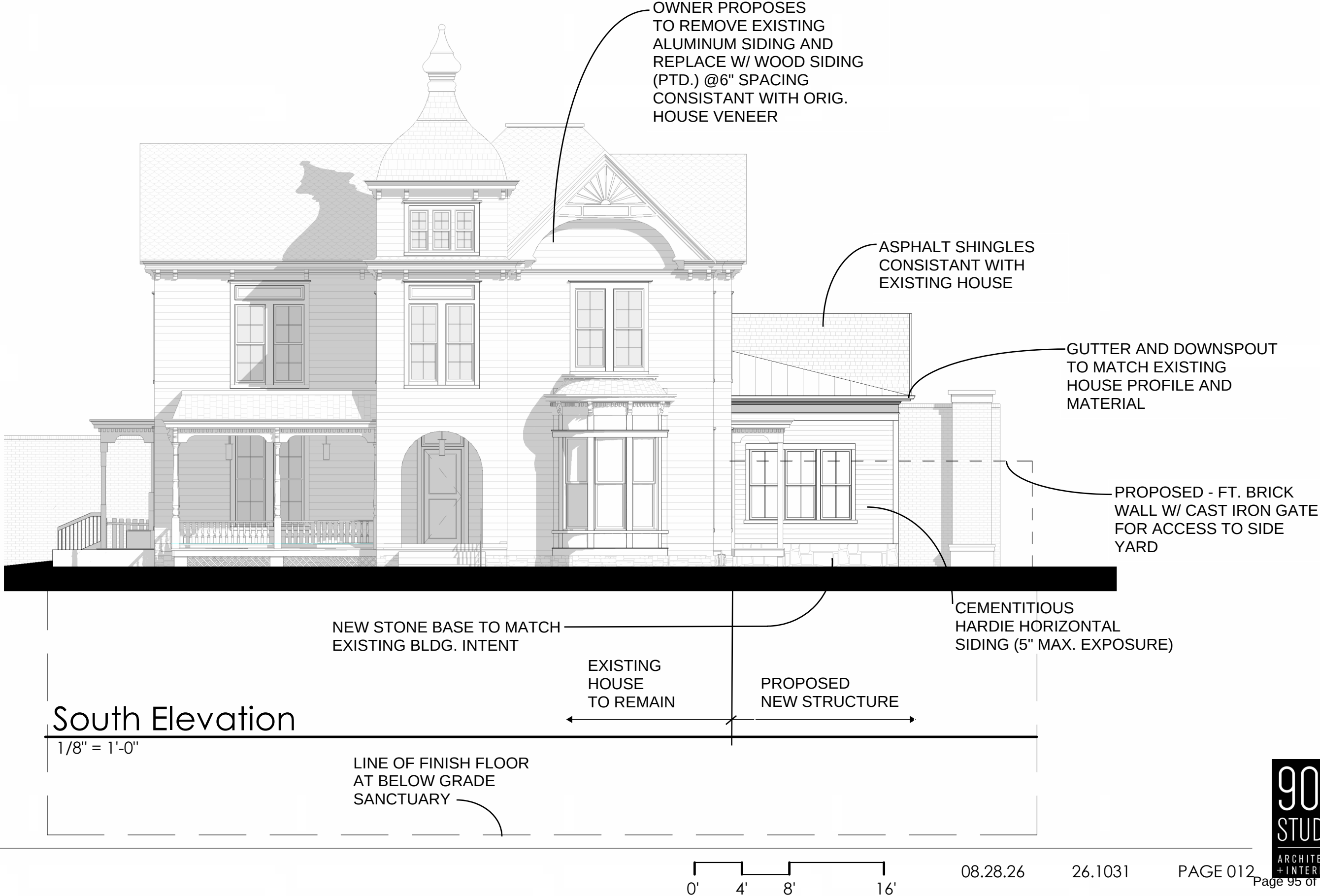






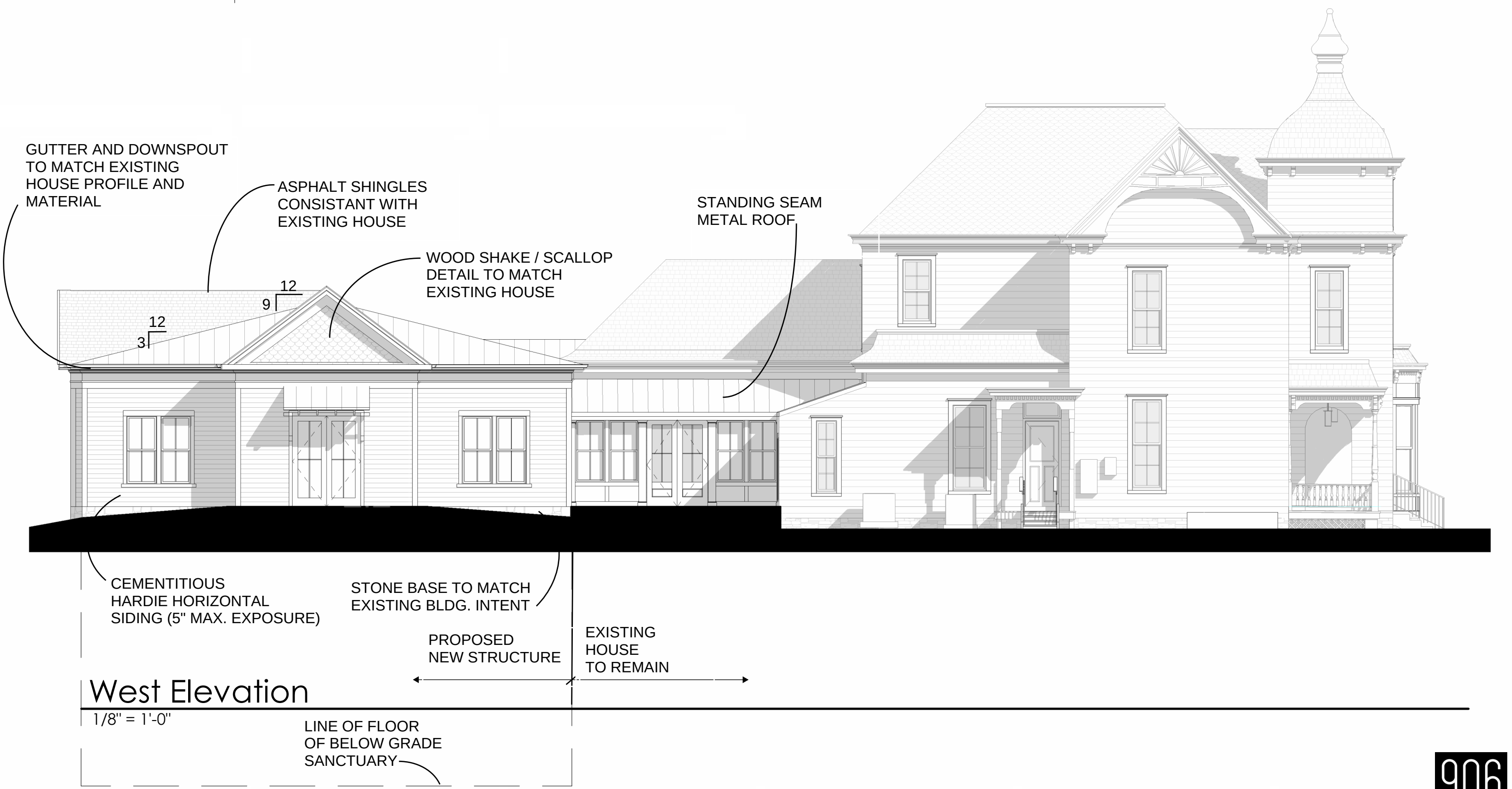
EXISTING
CORNERSTONE
PRESBYTERIAN CHURCH

EXISTING CORN HOUSE

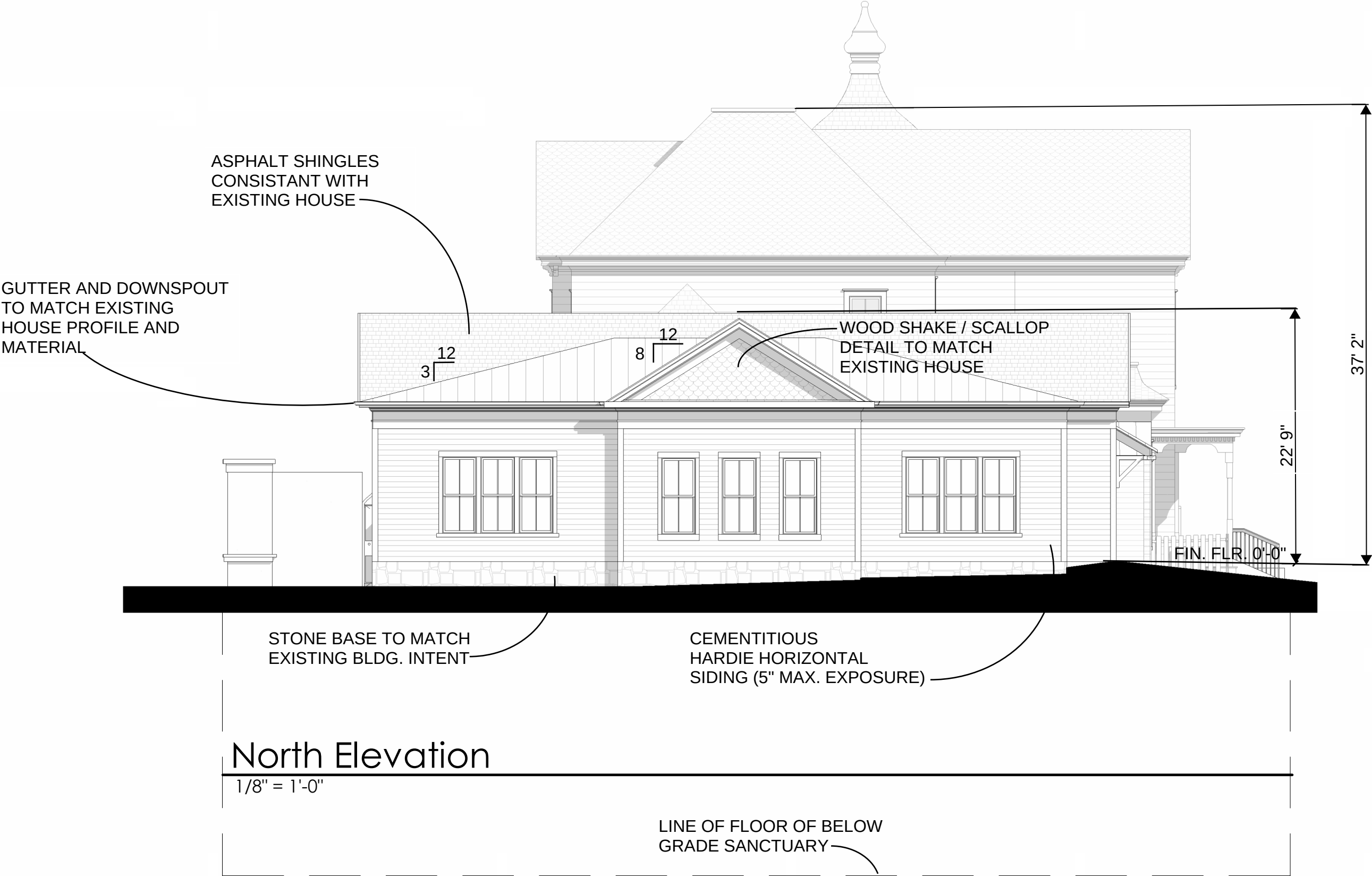






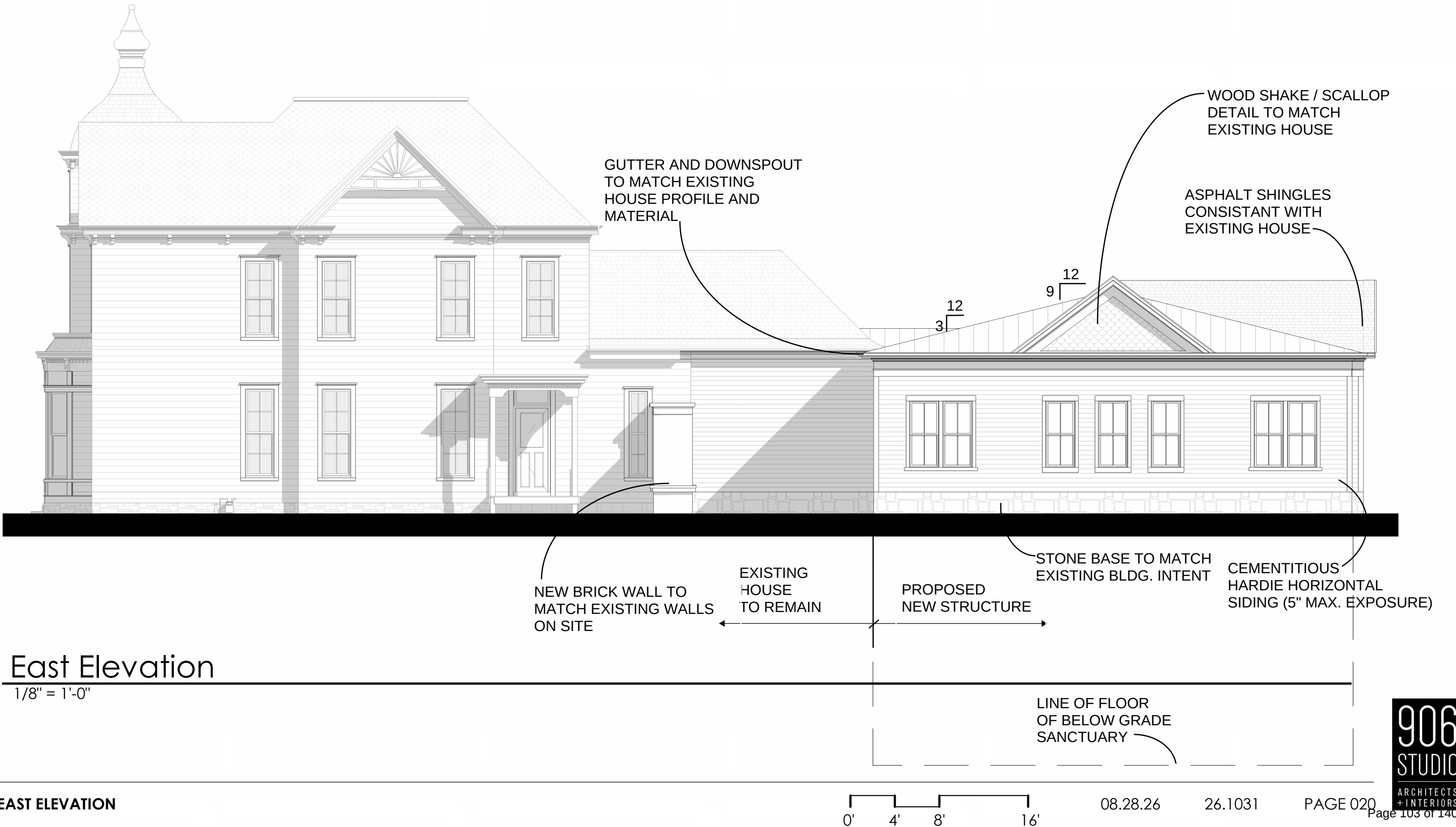
















Franklin Historic Zoning Commission Administrative Review Certificate of Appropriateness (COA)

Address: 918 Fair St. (Hincheyville National Register Historic District)
Applicant: Julian Bibb, III
Owner: Jane Bibb
Project #: 9220
Type of Work: Minor Alteration (Non-Historic Garage Door Replacement)

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

Approval Date: August 13 , 2026
Expiration Date: August 13, 2028 (if work has not commenced)
Reviewer: Elizabeth Bulay

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to replace a garage door on a non-historic accessory structure at 918 Fair Street. The replacement door is nearly an in-kind replacement; however, divided lites are proposed instead of whole lites at the top of the door.

The Guidelines allow for administrative approval of the following minor alterations 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 a non-historic accessory structure that is set back from the principal building and only has minor differences from being an in-kind replacement, is appropriate for an administrative review. The Guidelines recommend the following for entrances to non-historic accessory structures:

- Design garage doors with similar proportions and materials to those traditionally found within the district.

The request is to replace the existing raised-panel garage door with a custom wood raised-panel door with a 3 lite window pattern. The door will not change in width or height. The material change is appropriate, as it proposes a material that aligns with the Guidelines for garage doors. The lite pattern proposed has a more appearance than the existing lite pattern and is appropriate in light of the Guidelines.

APPLICABLE GUIDELINES

2022 Historic District Design Guidelines
Chapter 5: Non-Historic Accessory Structure

APPROVED WORK SPECIFICATIONS

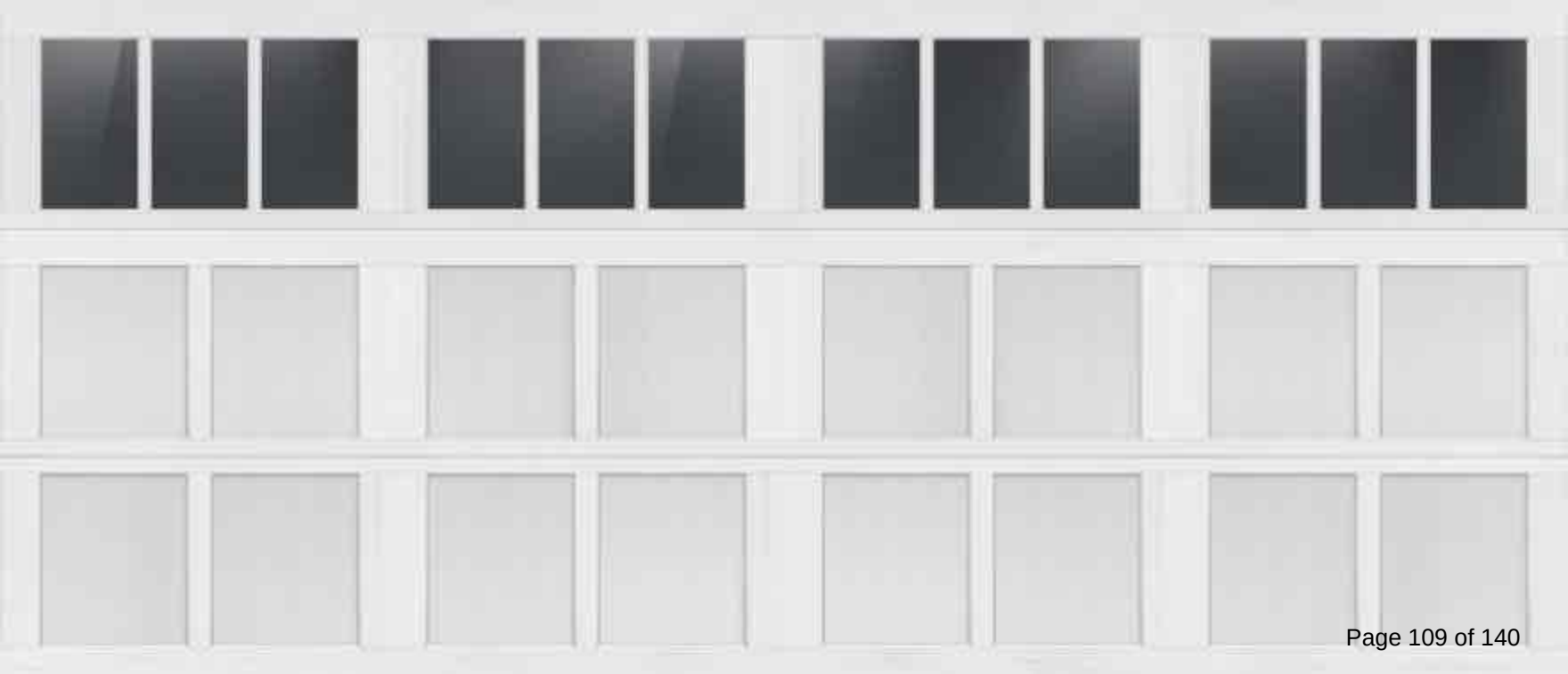
The garage door replacement is **approved** with the following conditions:

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









**ALL FOUR
SEASONS™**
GARAGE & ENTRY
DOORS • WINDOWS

All Four Seasons.
2197 Canton Rd
Suites 109 and 110
Marietta Ga 30066
770-517-7078

BILL TO

Bibb, Julian
918 Fair Street
Franklin, TN 37064 USA

ESTIMATE
261241572

ESTIMATE DATE
Jul 31, 2026

JOB ADDRESS

Bibb, Julian
918 Fair Street
Franklin, TN 37064 USA

Job: 260828985

Technician: Garrett Wulff

ESTIMATE DETAILS

New Door Overlay Wood reserve (Quote): Estimate valid 30 days

Paint/Finish Warranty - Lifetime
Spring Warranty - 3 Years
Hardware Warranty - 3 Years
Labor Warranty - 1 Year
Insulation - Overlay Wood Reserve
R-Value - 6.3
Door Thickness - 2"
Disposal included unless otherwise stated

190" x 84"
Opener 3 remotes in total

SERVICE	DESCRIPTION	QTY
NDO 15" Radius 2" Trak	[c] NDO 15" Radius 2" Track: 15" Radius 2" Track Offers a 15" radius for improved door tracking and smoother operation in standard installations	1.00
NDO Inst Back Hangs Garage Door	NDO Install New Back Hangs on Garage Door: Install New Back Hangs on Garage Door Installs durable back hangs to provide stable support for the garage door's operation	1.00
Rmvl DW Garage Door	[b] Removal of Double Wide Garage Door: Removal of an existing double wide garage door for replacement or disposal	1.00

NDO DW ML Hardware Pkg	[e] NDO Double Wide Mid Level Hardware Package: Double Wide Mid Level Hardware Package Offers enhanced hardware for improved performance and durability for your double wide garage door Minimum High Cycle Parts Opener Reinforcement Bracket Sealed Bearing Rollers	1.00
NDO DW Vinyl Trim	[b] NDO Double Wide Vinyl Weather Trim: Double Wide Vinyl Weather Trim Adds a durable vinyl trim to protect your double wide garage door from drafts and the elements Color:_____	1.00
16'x7' CD WD	16' Wide Custom Design Wood MFG: _____ Sectional Garage Door Construction: Wood R-Value: n/a True Width:_____16 True Height:_____7 Series:_____Wood reserve Style:_____TBD Color:_____Primed white Species:_____Hemlock Includes Complete Door Assembly with Standard Track and Basic 10k Minimum Cycle Torsion System ***Optional Upgrades Available on All Door Models*** *Optional Upgrades Sold Separately: *Mid Level Hardware / *Premium Hardware / *Glass Options Long Clear / *Perimeter Seal / *Decorative Hardware) *Operator Sold Separately (Wood, Custom Design, Reliable Durability) [16x7 CDW Double Wide]	1.00
Liftmaster 7' 6690L	Liftmaster 7' 6690L Premium Belt Drive Operator Premium Series Opener With Built-in Wifi MyQ® Technology, 1-1/4 HP Equivalent DC Motor, 1-Piece Rail -Built in LED lighting system (2000 Lumens) -Built In 1080P Swivel Camera -2 Way Audio -Live Streaming and Video Storage -HD-Quality Video Menu Functions Including: -Displayed Time and Temperature -Timer To Close -Motion Detection Lighting, and More (1) Set of Photo Eye Sensors (2) Remotes (1) Full System Battery Backup (1) Smart Control Panel W/LCD Screen ** 5 Year Parts and Labor** ** 1 Year on Electronics** **No warranty on Eye Sensor Alignment**	1.00

(Installed Length 126")

Optional Upgrades Available on All Operator Models

*Optional Upgrades Sold Separately: *Additional Remotes / *Outdoor Keypad / *Opener
Reinforcement Bracket / *Wireless Wall Control / *Surge Protector

Liftmaster 7' 6690L

Materials

MATERIAL	DESCRIPTION	QUANTITY
DOOR_Generic Door Order	Generic Door Order	1.00
LMRL_7' Belt Rl G2777	Liftmaster 7' Belt Rail G2777	1.00
LMPH_6690L Power Head	Liftmaster 6690L Power Head	1.00
LMEP_L993M 3 Btn Rmte	Liftmaster L993M 3 Button Remote	1.00

SUB-TOTAL	\$9,755.00
MATERIAL TAX	\$198.88
TOTAL	\$9,953.88
EST. FINANCING	\$1,658.83

Thank you for choosing All Four Seasons Garage Doors. Please keep in mind that we we can also replace your front and entry doors.

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary [above] is furnished by [the contractor] as a good faith estimate of work to be performed at [LOCATION][the location described above] and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree to the estimate and authorize [the contractor] to perform the work as summarized and on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date

OWNER AFFIDAVIT

City of Franklin, Tennessee

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

I/We JAYNE D. BIBB
(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:

Map 078B Parcel 006.00

(Property Parcel/Tax ID Number)

and located at:

918 Fair 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

Julian L. Bibb III

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

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

Jayne D. Bibb

Owner Signature

Additional Owner Signature, if applicable

918 Fair Street

Property Owner Mailing Address

Franklin, TN 37064

City, State & Zip

Subscribed and sworn to before me this

6 day of August, 2026
[Signature]

Notary Public

My Commission Expires: Sept. 26, 2027





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

Address: 604 W. Main St. (Hincheyville Historic District)
Applicant: Luke Warf, Columbia Neon Co.
Owner: Legan Rev. Liv. Trust,
Project #: 9204
Type of Work: Consideration of Signage (Reface Post-and-Arm)

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

Approval Date: August 13, 2025
Expiration Date: August 13, 2027 (if work has not commenced)
Reviewed By: Elizabeth Bulay

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the reface of an existing post-and-arm sign located at 604 West Main Street.

The Guidelines allow for administrative approval of post-and-arm signs if all recommendations are met.

Post-and-Arm

- **Location:** The Guidelines state to place the sign in a traditional front yard location and to be perpendicular to the public sidewalk. The existing sign is located in the front landscaped area, perpendicular to the public sidewalk. The location is not proposed to change and is appropriate.
- **Quantity:** The Guidelines state that a maximum of one per building is recommended only if no post-and-panel signs exist. A maximum of three signs is recommended for a building. One post-and-arm sign exists, and no other changes to the quantity of signs are proposed. The proposed quantity is appropriate.
- **Sign Area:** The Guidelines state that the maximum sign area is 9 sq. ft. The proposed sign panels will be 24” x 36”, or a total area of 6 sq. ft. The proposed sign area size is appropriate.
- **Height:** The Guidelines state that the maximum post height is 7 feet in height. The post is existing and is not proposed to be changed. The height is appropriate.

- **Material:** The Guidelines state that wall signs should be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The request is to reface the existing painted wood sign by repainting and applying the new design. The finish was not specified in the application, but it should align with the Guidelines and be matte. The materials are appropriate.
- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The sign is proposed to be a blue background, white lettering, and minimal accents of gold/beige. The proposed colors are appropriate.
- **Illumination:** No illumination is proposed for the signage within the application.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The post-and-arm sign reface is **approved** with the following conditions:

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

Emily Huffer | Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795 | <http://www.franklintn.gov/>

CUSTOMER: HARPETH BANK

LOCATION ADDRESS: 604 W MAIN ST FRANKLIN, TN 37064



Manufacture and install TWO 36" x 24" digitally printed graphics on existing (DF) sign
Drawing #C07292026

REFACE EXISTING 6.00 SQ FT SIGN

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 Legan Rev Liv Trust
(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:

09 078C B 078C 032.00 000
(Property Parcel/Tax ID Number)
and located at:
604 W. Main Street
(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

(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.

Robertanne T. Legan
Owner Signature

Additional Owner Signature, if applicable

3193 Southall Rd.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

30 day of July, 2020.

Ashley B McNeil
Notary Public

My Commission Expires: 03-01-2028



Elizabeth Bulay

From: Luke Warf <luke@columbianeon.net>
Sent: Monday, August 10, 2026 1:52 PM
To: Elizabeth Bulay
Subject: Re: 120 5th Ave N & 604 W Main St. COA Sign Question

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.



Hello,

- 604 W. Main St. – What is the material of the sign face? We will be refacing the existing panel. We believe it is currently painted wood. We will be painting and applying the new design to the painted background.
- 120 5th Ave. N. – What is the material of the monument sign panel and the wall signs? The monument sign panels will be 1/8" painted aluminum and the wall signs will be 3/8" painted aluminum (laser cut).

Thank You,

*Luke H. Warf, Sales/Service
Columbia Neon Co., Inc.
102 Nashville Hwy.
Columbia, TN 38401
Phone: (931) 388-2455
E-mail: luke@columbianeon.net*



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

Address:	264 Natchez Street (Local Landmark)
Applicant:	Mary Pearce
Owner:	African American Heritage Society, Alma McLemore
Project #:	9206
Type of Work:	Consideration of Signage (Post-and-Panel)
Status:	Approval with conditions (See “ Approved Work Specifications ” Below)
Approval Date:	August 13, 2025
Expiration Date:	August 13, 2027 (if work has not commenced)
Reviewed By:	Elizabeth Bulay

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a new post-and-panel sign located at 264 Natchez Street.

The Guidelines allow for administrative approval of post-and-panel signs if all recommendations are met.

- **Location:** The Guidelines state that the sign should be in a traditional front yard location and be perpendicular or parallel to the public sidewalk. The proposed sign is in a traditional front yard location and will be perpendicular with the public sidewalk at the corner of the lot and curve of the sidewalk. The proposed location is appropriate.
- **Quantity:** The Guidelines state that a maximum of one per building is recommended only if no post-and-arm sign exists. One post-and-panel sign is proposed for the site, and no other signs are proposed at this time. The quantity is appropriate.
- **Sign Area:** The Guidelines state the recommended sign area maximum is 12 sq. ft. The proposed sign area is 36” x 48”, or 12 sq. ft. The proposed sign area is appropriate.
- **Height:** The Guidelines state that the maximum post height is 7 feet. The posts are proposed to be a maximum height of 6’. The proposed post height is appropriate. The Guidelines recommend that the proposed sign height from grade be a maximum of 6 feet. The proposed sign height is 6 feet. The height is appropriate.

- **Material:** The Guidelines state that the sign material should consist of a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign panel material is a composite metal material, and the proposed signposts will be wood. The background finish proposed for the sign was not indicated within the application. The proposed materials are appropriate on the condition that the sign utilizes matte finishes.
- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed sign utilizes a black background and white lettering. The proposed colors are appropriate.
- **Illumination:** No illumination is proposed.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The post-and-panel sign is **approved** with the following conditions:

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

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



Historic
Franklin

MAXIMUM
HEIGHT
6 FT.

TENNESSEE
[African American
Heritage Society]
of Williamson County
A Story to Tell

MERRILL WILLIAMS

HERITAGE AND CULTURE CENTER

264

NATCHEZ STREET

• FRANKLIN, TENNESSEE •

3 FT.
TALL

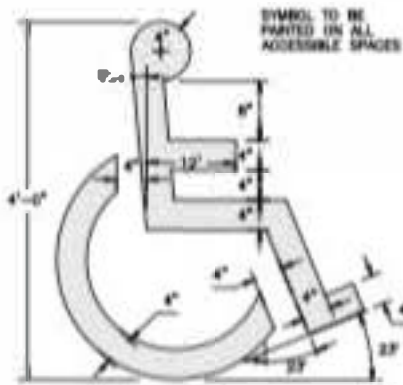
4 FT.
WIDE

ADDITIONAL NOTES

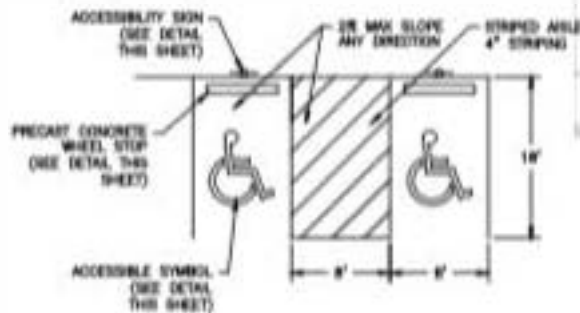
1. The contractor shall verify the location of all existing utilities in the project area prior to construction. A record of all utilities shall be maintained on the project site.
2. The contractor shall maintain the existing utilities in the project area at all times during construction.
3. The contractor shall maintain the existing utilities in the project area at all times during construction.
4. The contractor shall maintain the existing utilities in the project area at all times during construction.
5. The contractor shall maintain the existing utilities in the project area at all times during construction.
6. The contractor shall maintain the existing utilities in the project area at all times during construction.
7. The contractor shall maintain the existing utilities in the project area at all times during construction.
8. The contractor shall maintain the existing utilities in the project area at all times during construction.
9. The contractor shall maintain the existing utilities in the project area at all times during construction.
10. The contractor shall maintain the existing utilities in the project area at all times during construction.

Federal Compliance Note

All development within the boundaries of this plan must be in accordance with the standards and specifications of the Americans with Disabilities Act (ADA) and the Department of Transportation (DOT) standards.



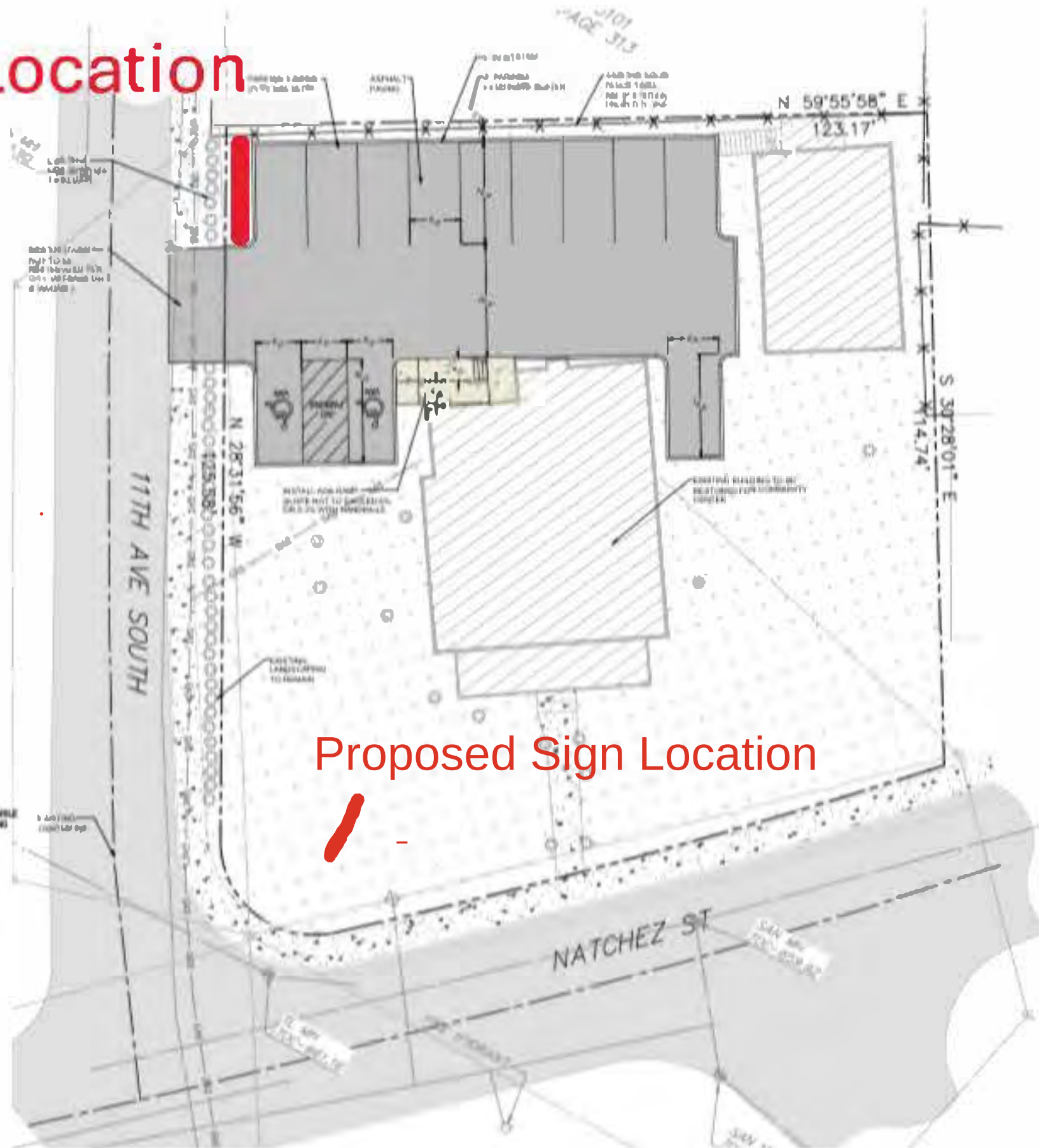
PAINTER ACCESSIBLE SYMBOL
NOT TO SCALE



ACCESSIBLE SPACES
NOT TO SCALE

Fence Location

Proposed Sign Location



LEGEND	
	EXISTING UTILITY LINE
	PROPOSED UTILITY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING SIGN
	PROPOSED SIGN
	EXISTING TREE
	PROPOSED TREE
	EXISTING LANDSCAPE
	PROPOSED LANDSCAPE
	EXISTING PARKING
	PROPOSED PARKING
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING DRIVEWAY
	PROPOSED DRIVEWAY
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING CURB
	PROPOSED CURB
	EXISTING STREET
	PROPOSED STREET

DEVELOPMENT / SITE DATA TABLE	
PROJECT NAME	NATCHEZ COMMUNITY CENTER
OWNER	SEBASTIAN WILLIAMS
DESIGNER	SEBASTIAN WILLIAMS
DATE	11/11/2023
SCALE	1\"/>

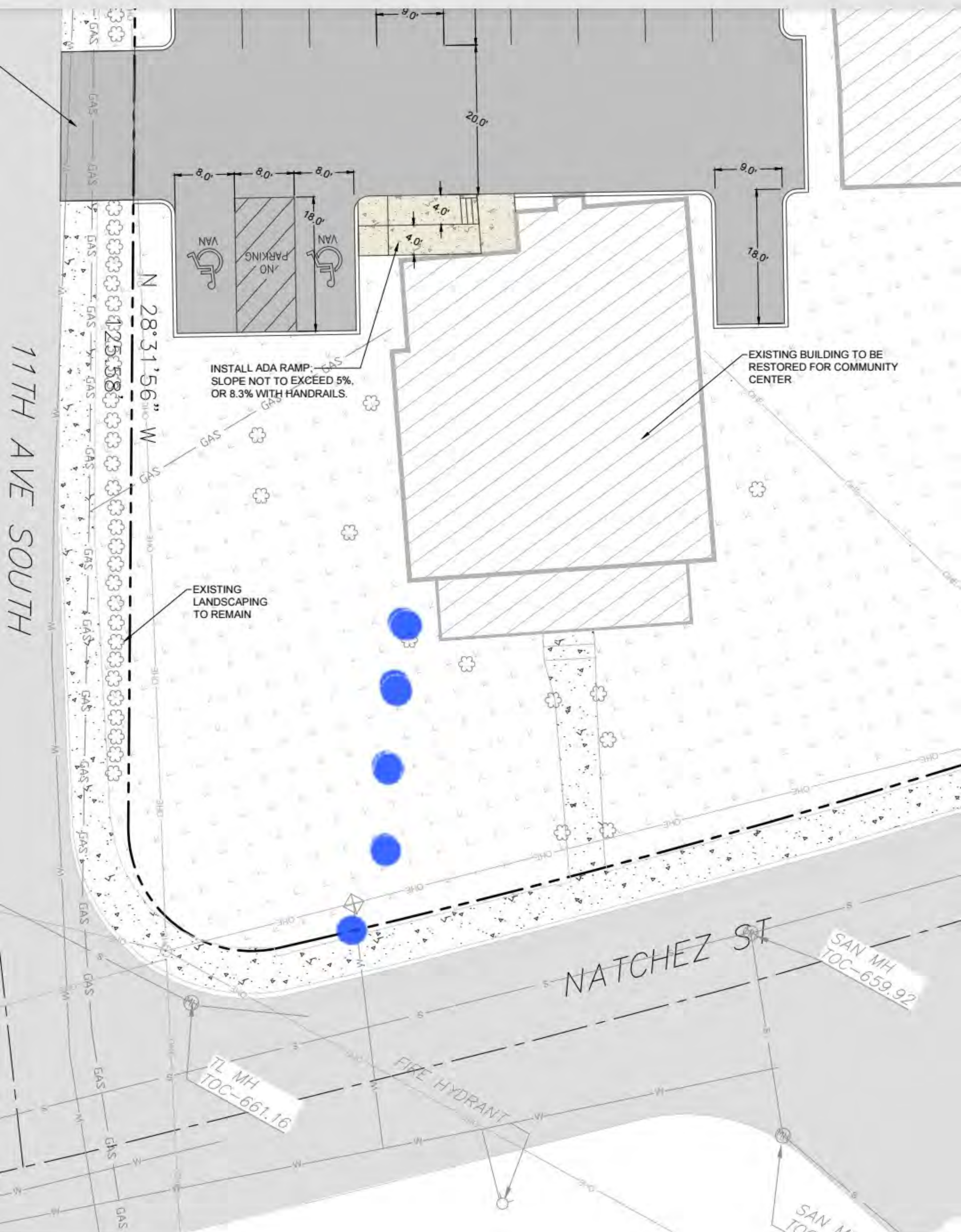


NATCHEZ COMMUNITY CENTER
FOR
SEBASTIAN WILLIAMS HOMES

NO.	DATE
1	11/11/2023
2	11/11/2023
3	11/11/2023
4	11/11/2023
5	11/11/2023
6	11/11/2023
7	11/11/2023
8	11/11/2023
9	11/11/2023
10	11/11/2023

DESIGNED BY: SEBASTIAN WILLIAMS
DATE: 11/11/2023
SCALE: 1\"/>

SITE PLAN



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 African American Heritage Society of Williamson Co.
(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:

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

264 Natchez Street
(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

Mary Pearce
(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

African American Heritage Society by Alma McHenry

Additional Owner Signature, if applicable

P.O. Box 1053

Property Owner Mailing Address

Franklin, TN. 37065
City, State & Zip

Subscribed and sworn to before me this

29th day of April, 2026.

Sarah Vor
Notary Public

My Commission Expires: 7/23/28





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

Address: 120 5th Ave. N. (Downtown Franklin Historic District)
Applicant: Luke Warf, Columbia Neon Co.
Owner: BNA, LLC, George Hetzel
Project #: 9205
Type of Work: Consideration of Signage (Monument Reface and Wall Signs)

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

Approval Date: August 13, 2025
Expiration Date: August 13, 2027 (if work has not commenced)
Reviewed By: Elizabeth Bulay

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the reface of the monument sign and installation of two new wall signs located at 120 5th Avenue North.

- Reface One Monument Sign
- Two New Wall Signs

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

Monument Sign: The sign structure is not being altered with this request, and the size of the signage will remain unchanged. Monument signs are no longer a recommended sign type in the Guidelines; however, refacing the existing sign is appropriate.

- **Location:** The location of the signage will be unchanged. Signage will remain on both sides of the monument sign.
- **Sign Area:** The sign panel will be 39” x 52” or 14 sq. ft, within the overall larger sign area structure. The sign area is not increasing or decreasing from what previously existed in this location and is appropriate.
- **Material:** The Guidelines recommend that the material be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panels will be made of metal and are appropriate. The finish was not specified and should align with the Guidelines' recommendation.

- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The background will be dark blue, the lettering will be lighter white, and there will be an accent of muted gold. The proposed colors are appropriate.
- **Illumination:** No illumination is proposed to be changed with this request.

Wall Signs: The Guidelines allow for administrative approval of signs if all recommendations are met. Two wall signs are proposed in the same locations and similar sizes as the existing wall signs. While the building has some characteristics of a residential form, it also has commercial form features.

- **Quantity:** The Guidelines state that a maximum of 1 wall sign is recommended per building façade only if no band sign exists on the building. One wall sign is proposed on the front façade of the building. The second wall sign is proposed on the right façade near the rear of the building. The proposed signs are the 2nd and 3rd signs proposed within the application. The quantity of wall signs and the total quantity of signs proposed (3) are appropriate.
- **Placement:** The Guidelines recommend mounting signs to minimize damage to historic materials. While existing signs are placed in the same locations, the installation of the new signs should be placed in existing holes or through the mortar to meet the intent of the Guidelines.
- **Sign Area:** The Guidelines state that the sign area should be 9 sq. ft. and proportionate to the building facade and other signage. The proposed signs will both be 21" x 59", or 8.6 sq. ft. The proposed sign area is appropriate.
- **Projection/Thickness:** The Guidelines recommend the sign be at maximum 2" thick and project a maximum of 6" from the wall. The proposed sign is 1/2" thick and will be flush with the building.
- **Height:** The Guidelines state that the maximum height of the signs is 12' from grade. The proposed signs appear to be less than 12' high from grade but should be confirmed during sign permit submittal.
- **Material:** The Guidelines recommend that the material be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign will be an aluminum metal material. The finish was not specified but should align with the Guidelines.
- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The sign proposes dark lettering on the lighter brick background. The proposed colorway is appropriate, as the building serves as the background and is lighter in color.

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

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The monument sign reface and new wall signs are **approved** with the following conditions:

- The sign must utilize a matte background finish. Material information and finish must be specified at the time of sign permitting.
- The signage must be carefully attached to the building to prevent damage to the building and bricks. Install mounting bolts through mortar joints rather than the face of the masonry.
- 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

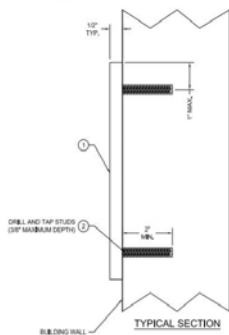
615.550.6795 | <http://www.franklintn.gov/>

CUSTOMER: HARPETH BANK
LOCATION ADDRESS: 120 5TH AVE NORTH FRANKLIN, TN 37064



90' FRONT ELEVATION LENGTH 40' SIDE ELEVATION LENGTH

8.68 SQ FT PER SIGN



REFACE EXISTING 14.08 SQ FT MONUMENT SIGN.



SINCE 1934

Designers & Manufacturers
Neon Signs
Plastic Signs • Highway Bulletins

Landlord Authorization

Date: 7/27/26

To whom it may concern:

I George Hetzel,

Owner of the property located at 120 5th Ave North Franklin, TN

Do hereby consent to allow Columbia Neon Co. to act on my behalf pertaining to permitting and installation of signs and/or awnings for the property named above.

Sincerely,

George Hetzel

Address: 73 White Bridge Rd Ste 103 Box 354 Nashville, TN 37205

Telephone: 615-686-3453

Email: george@hetzelpartners.com

Deeded name of property:

120.5THAVE.N.HFP/BNA.LLC

Tel: 931-388-2455
Fax: 931-388-2456

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 120.5THAVE.N.HFP/BNALLC . George Hetzel

(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:

Map/Parcel 078C.00100 and Tax ID # 26-3625303

(Property Parcel/Tax ID Number)

and located at:

120 5th Ave North 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

Jackson Mangrum

(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.

[Signature]
Owner Signature

Additional Owner Signature, if applicable

73 White Bridge Rd Ste 103 Box 354

Property Owner Mailing Address

Nashville, TN 37205

City, State & Zip

Subscribed and sworn to before me this

29th day of July, 20 26.

[Signature]
Notary Public

My Commission Expires: 5/8/29



Elizabeth Bulay

From: Luke Warf <luke@columbianeon.net>
Sent: Monday, August 10, 2026 1:52 PM
To: Elizabeth Bulay
Subject: Re: 120 5th Ave N & 604 W Main St. COA Sign Question

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.



Hello,

- 604 W. Main St. – What is the material of the sign face? We will be refacing the existing panel. We believe it is currently painted wood. We will be painting and applying the new design to the painted background.
- 120 5th Ave. N. – What is the material of the monument sign panel and the wall signs? The monument sign panels will be 1/8" painted aluminum and the wall signs will be 3/8" painted aluminum (laser cut).

Thank You,

*Luke H. Warf, Sales/Service
Columbia Neon Co., Inc.
102 Nashville Hwy.
Columbia, TN 38401
Phone: (931) 388-2455
E-mail: luke@columbianeon.net*



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

Address: 140 4th Ave. S. (Downtown Franklin Historic District)
Applicant: Micah Zuercher, Zurich Homes Group, LLC.
Owner: Micah Zuercher, Zurich Homes Group, LLC.
Project #: 9221
Type of Work: Consideration of Signage (Awning) & Awning Reface

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

Approval Date: August 25, 2025
Expiration Date: August 25, 2027 (if work has not commenced)
Reviewed By: Elizabeth Bulay

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the reface of existing awnings located at 140 4th Avenue South. All awnings will be refaced, but only one will feature signage. The reface of the awnings will utilize the existing awning structures and new acrylic fabric in a black color. The reface of the awnings is appropriate.

The Guidelines allow for administrative approval of awning reface and awning signage if all recommendations are met.

- **Quantity:** The Guidelines state that a maximum of one per main entrance per retail storefront/tenant space on the ground floor is recommended. One sign is proposed for the retail tenant space. Two other signs have been previously approved, including a Post-and-Arm sign and Convenience signs. The proposed quantity of signs is appropriate.
- **Sign Area:** The Guidelines state the recommended sign area maximum is either a maximum of 60 percent of the awning valance or 25 percent of the awning face, in addition to the allowable wall signage. The proposed signage is 15” x 95”, or 9.89 sq. ft. The awning face is 39.9 sq. ft. The sign area is approximately 24.8% of the awning face. The proposed sign area is appropriate.
- **Placement:** The Guidelines state that the placement should either be on the awning valance or on the awning face, but not both. Awnings should fit over only the opening that they cover and should not extend across the entire façade. The proposed signage is only on the

awning face, and the awning fits over the existing window. The proposed placement is appropriate.

- **Height:** The Guidelines state that the maximum height is 16'. The proposed awnings are not changing location or height and are appropriate to remain at the existing height.
- **Material:** The Guidelines state that opaque canvas, cotton duck, or similar natural materials with lettering painted, screen printed, or appliqued. The Guidelines for awnings for commercial buildings recommend using canvas storefront awnings and installing retractable or fixed canvas, vinyl-coated, or acrylic awnings on storefronts or upper windows. The proposed material is an acrylic fabric material with painted lettering. The proposed material appears to align with the Guidelines.
- **Color:** The Guidelines state that a maximum of 3 colors, and with a darker background color than the lettering color is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The awnings will use a black background with lighter beige lettering. The proposed colors are appropriate.
- **Illumination:** No illumination is proposed within the application.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The awning reface and awning signage are **approved** with the following conditions:

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

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



SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS
Phone (601) 503-9972 320 PINEBENT CT #222 FRANKLIN, TN 37067 FAX (601) 503-9840

Job Number: 15365
Order Date: 6/3/26
Estimate: \$ 3,472.97
Salesperson: Justin Schwallie

Customer: Nikki Zuercher
Company: Zurich Homes
Address: 140 4th Ave S
City: Franklin
Zip Code: 37064
Phone Number: 937-760-4195

Once the signature sheet is returned and signed, and a 50% down payment is placed the paperwork will be submitted to the code department(s). Code departments operate on their own timeframe. Once we have received approval from the code department(s) we will begin production.
Production Time: 4 to 6 weeks

Awning change



Comments:

Awning installed and changed by others

Awning cost not included in estimate pricing

Customer Signature: Nikki Zuercher

Landlord Name (Printed): Michael Zuercher Owner

Landlord Signature: Michael Zuercher



Sign Overall Area: 39.9375 Square Feet

Logo Overall Area: 9.8958 Square Feet

Percentage of Logo: 24.77%



ESTIMATE EST-4120

Estimate Date: 05/04/26



1727 Elm Hill Pike
Nashville, TN 37210
(615) 329-3701

Follow Up Date : 06/03/26

Payment Terms: Net 30

Description: Awning Recovers and New Back Door Awning

Bill To: Zurich Homes Nashville
140 4th Avenue South
Franklin TN 37064
US

Ordered By: Nikki Zuercher
nikki@zurichhomesnashville.com
(937) 760-4195

Salesperson: Matt Prowse
Entered By: Matt Prowse

ITEMS	QTY	UNIT PRICE	LINE TOTAL
1 Fabric Awning Recovers 9' Width 47.5" Drop 24" Projection Recover Existing Awning Frames With New Acrylic Fabric Color - Ivy or Black Powder Coat Frames - Matte Black Estimated Lead Time 6 - 8 Weeks	2	\$608.17	\$1,216.34

Commercial/Residential: Commercial

Awning Type: Traditional

Dimensions

Width: 108in **Drop:** 47.5in **Projection:** 24in

Fabric Type: 60" Recacril Black

Fabric Thread: BLACK

Valence

Valence Height:

Valence Canvas Type: 60" Recacril Black

Valence Canvas Thread: BLACK

Awning Type: Traditional

Dimensions

Width:

Drop:

Projection:

Generated on: 05/04/26

Page 1 of 3

ITEMS		QTY	UNIT PRICE	LINE TOTAL
Additional Dimensions Top Length: Sides: 2		Extension From Base:		
Add Custom Trim Quantity: Add Additional Custom Trim Quantity:				
2	Fabric Awning Recover 45" Width 47.5" Drop 24" Projection Recover Existing Awning Frames With New Acrylic Fabric Color - Ivy or Black Powder Coat Frames - Matte Black Estimated Lead Time 6 - 8 Weeks	1	\$329.85	\$329.85
Commercial/Residential: Commercial Awning Type: Traditional Dimensions Width: 45in Drop: 47.5in Projection: 24in Fabric Type: 60" Recacril Black Fabric Thread: BLACK Valence Valence Height: Valence Canvas Type: 60" Recacril Black Valence Canvas Thread: BLACK				
4	Takedown & Install Awning Takedown and Installation	1	\$1,585.86	\$1,585.86
Awning Type: Traditional				

ITEMS			QTY	UNIT PRICE	LINE TOTAL
Dimensions Width: Drop: Projection:					
Valence Valence Height:					
5	Signage		1	\$532.40	\$532.40
Custom Painted Logo On Lower Front Window Awning Customer To Provide Art File and Confirm Logo Color (Beige)					
Minutes to Paint/Print Sign: 240min					

Subtotal	\$4,365.59
Pre-Tax Total	\$4,365.59
Tax	\$141.87
Total	\$4,507.46
Deposit Required	\$0.00

All material is guaranteed to be as specified. All work is to be completed in a professional like manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

NOTE: This proposal may be withdrawn by us if not accepted within 60 days.

Signature: _____ Date: _____

OWNER AFFIDAVIT

City of Franklin, Tennessee

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

I/We The 140 4th Ave. S Trust (Mica & Christine Zurcher)
(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:

0780 GA 008.00000
(Property Parcel/Tax ID Number)
and located at:

140 4th Ave. S.
(Street Address)

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

Zurcher Homes Group, 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.

[Signature]
Owner Signature

Christine Zurcher
Additional Owner Signature, if applicable

140 4th Ave. S.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

10 day of August, 2026.

[Signature]
Notary Public

My Commission Expires: 1-22-29

