



HISTORIC  
FRANKLIN  
TENNESSEE

## Franklin Historic Zoning Commission Certificate of Appropriateness (COA)

**Address:** 231 Public Sq. (Downtown Franklin Historic District)  
**Applicant:** Studio Eight Design (Matthew K. Taylor, Principal)  
**Owner:** Jodi Wolfe  
**Project #:** PL #5913

**Type of Work:** Development Plan PUD Concept Approval

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

**Approval Date:** August 10, 2015  
**Expiration Date:** August 10, 2016 (if work has not commenced)

### PROJECT INFORMATION

The applicant is requesting a partial Certificate of Appropriateness (COA) for a Development Plan Planned Unit Development (PUD) Concept Plan for 231 Public Square. **The review pertains to the following design elements ONLY: building height, massing, scale, and setbacks.**

The development plan has not yet been reviewed or approved by the Franklin Municipal Planning Commission or the Franklin Board of Mayor and Aldermen.

### APPLICABLE DESIGN GUIDELINES

- Secretary of Interior’s Standards for Rehabilitation (p.3)
- Infill Buildings (p.104)
- Roofs (p.114)
- Utilities (p.122)

### **APPROVED WORK SPECIFICATIONS**

The Development Plan PUD Concept Plan is approved with conditions with the following:

#### 3. As conditions of approval:

- The elevator tower facing toward 3<sup>rd</sup> Avenue South must be recessed 20’ from the plane of the façade. Note: The attached renderings dated August 19, 2015 incorporates this decision into the design, and the revised design will be carried forward throughout the remainder of the City review process.



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- The **rooftop deck** should not be visible from the street per *Guidelines*, which state that “modern roof elements such as...decks” be installed so they are not visible from the street (p.114, #3). The parapet wall should be utilized to screen it from view.
  - Any **utilities** proposed for placement on the top of the building should be placed such that distance or elements like parapets keep them from view, per *Guidelines* (p.122, #4).
4. **Please note that the Development Plan PUD Concept Approval by the Franklin Historic Zoning Commission dated August 10, 2015, is a COA based on building height, massing, scale, and setbacks only. Building materials and façade design elements (including, but not limited to, proportion and rhythm of openings, storefront configurations, signage, building-mounted lighting, and building architectural features) were not considered during this Development Plan PUD Concept Review and are therefore not approved for issuance of a COA at this time. Those elements are subject to review and issuance of a Certificate of Appropriateness by the Franklin Historic Zoning Commission prior to or concurrently with the City of Franklin Site Plan review.**

**Amanda Hall, AICP | Preservation Planner**

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6737

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





View of Building Entry from the Square  
50% Design Development

19 August 2015

231 PUBLIC SQUARE  
RENOVATION AND ADDITION

STUDIOEIGHTDESIGN  
MATT TAYLOR • ARCHITECT

714 EIGHTH AVENUE SOUTH • NASHVILLE, TENNESSEE 37203 • 615.250.8150 • s8-designs.com

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View from East Main Street Approach  
50% Design Development

19 August 2015

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View of the Building Corner from the Square  
50% Design Development

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