



HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission Certificate of Appropriateness (COA)

Address: 99 E. Main St. (Downtown Franklin Historic District)
Applicant: Will Schaedle
Owner: Preston Ingram
Project #: PL #6625

Type of Work: Demolition & New Construction

Status: Approval with conditions
(See "Approved Work Specifications" and "Non-Approved Items" below)

Approval Date: February 12, 2018
Expiration Date: February 12, 2019 (if work has not commenced)

PROJECT INFORMATION

The applicant is requesting a Certificate of Appropriateness (COA) for the demolition of a one-story building and the new construction of a two-story mixed-use development with rooftop deck feature at 99 E. Main St.

APPLICABLE DESIGN GUIDELINES

- Secretary of Interior's Standards for Rehabilitation (p.2-3)
- Demolition (p.102)
- Infill Buildings (p.108)
- Parking (p.115)
- Roofs (p.119)
- Storefronts (p.126)
- Utilities (p.128)
- Windows (p.129)

APPROVED WORK SPECIFICATIONS

The demolition portion of the application is approved with conditions with the following:

1. The structure must be satisfactorily documented inside and out with photographs and submitted to staff for the Commission records.



2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a demolition permit.

The **new construction portion of the application** is **approved with conditions** with the following:

1. The footprint, massing, scale, and height are approved as proposed; all architectural design elements and materials, however, must be submitted to the Design Review Committee for additional discussion and must be submitted for consideration and approval by the Historic Zoning Commission prior to final Site Plan approval. Architectural detailing and materials include, but are not limited to, the following:
 - Masonry and storefront materials and configurations;
 - Front elevation vertical divisions;
 - Cornices and parapets;
 - Entrances and their respective configurations;
 - Windows;
 - Rooftop deck and parking screening; and
 - Utilities screening.
2. The application must meet the requirements of the City for **site plan approval** and **building permitting**.
3. Any **exterior alterations** to the plan set **must be returned to the Historic Zoning Commission for consideration and approval in light of the Guidelines**.
4. If the **Floodway Fringe Overlay** is being revised by a LOMR, then the Board of Zoning Appeals must consider the interpretation of the boundary for approval.
5. All signage, awnings, building-mounted lighting, and individual storefront configurations require additional information and more detailed specifications be submitted to the Preservation Planner for determination of eligibility for COAs. This information must be submitted in the form of COA applications at later dates.

NON-APPROVED ITEMS

Architectural design elements and building materials are subject to additional consideration and approval by the Historic Zoning Commission.

Amanda Rose, AICP | Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

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