

Revisions to the City of Franklin Historic
District Design Guidelines

Entirely new guidelines have “(Proposed)” at the beginning to differentiate them from changes to existing guidelines. Delete the following text noted with a ~~strike through~~ and add the following text noted in **bold**:

1. **Historic architectural features should be preserved and maintained, and new architectural features should not be added.** (Architectural Features, p.46, #1)
2. (Proposed) **Enclosing a porte cochere changes the overall character of a residential building and should be avoided.** (Architectural Features, p.46, #2)
3. (Proposed) **Preserve historic, atypical-style buildings and architectural details. Do not historicize a building by adding inappropriate architectural ornamentation or altering the roofline to make it mimic a different period of significance.** (Architectural Features, p.46, #3)
4. Do not place additions to buildings on primary elevations. **Appropriate locations for additions are on rear or obscured elevations. Rear or side elevations may not always be appropriate for additions, however, as some historic buildings have visual prominence from many vantage points.** (Enclosed Additions: Residential, p.52, #1)
5. (Proposed) **The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition. Avoid approaches that unify the existing structure and new construction into a single architectural whole. Incorporate differentiating methods, such as roof breaks, insets, offsets, and material changes, in the design to separate existing construction from new construction.** (Enclosed Additions: Residential, p.52, #2)
6. (Proposed) If documentation exists for a historic addition, it may be replicated. Otherwise, design additions to be clearly contemporary and compatible with the proportions, form, materials, and details of the building. **New additions should not destroy historic materials that characterize the property.** (Enclosed Additions: Residential, p.52, #3)
7. (Proposed) Limit the square footage of additions to no more than half of the square footage of the footprint of the ~~original building~~ **historic building (all portions of the building that are at least 50 years of age). Porches and all roof-covered surfaces factor into the building’s footprint.** (Enclosed Additions: Residential, p.52, #4)
8. (Proposed) **Lap siding exposure should be consistent with that on the existing structure or that on adjacent historic buildings. (Enclosed Additions: Residential, p.52, #6)**
9. (Proposed) *No longer qualify for administrative review-Remove from Page 7* (Fences and Walls, p.55, Subheading)
10. Build new retaining walls of stone or brick rather than **concrete blocks, poured concrete, exposed concrete masonry units (CMU), wood, stone veneer, or interlocking retaining wall systems. Select retaining wall materials that are similar in scale, texture, color, and form as those historically used in the district and that are compatible with the main structure. (Fences and Walls, p.55, #2)**
11. Erect fences along all property lines of a residence. Wooden picket fences are the most common fencing material for the primary yard. Other appropriate fence materials for the primary yard are open-weave brick design or cast iron. **Fence materials should be compatible with the surface materials of the building. Compatibility is achieved by maintaining the range of materials historically present in the district. Unit size and visual and tactile textures of the materials should correspond to the main structure.** (Fences and Walls, p.55, #3)
12. (Proposed) **Operable gates should be configured to swing inwardly and not onto the public sidewalk. Front yard entrances should not have sliding gates. Sliding gates should be avoided.** (Fences and Walls, p.55, #8)

13. ~~Build outbuildings only in rear yards and set back at least 60 feet from the front lot line.~~ **Build accessory buildings behind the rear plane of the principal structure only. Place accessory buildings in traditional locations behind or to the side of the principal structure.** (Infill Buildings: Accessory, p.61, #1)
14. ~~Place accessory buildings in traditional locations such as behind and to the side of houses for garages.~~(Infill Buildings: Accessory, p.61, #2)
15. (Proposed) **New accessory structures should be visually subordinate in placement, size, mass, and intricacy to the principal structures they support.** (Infill Buildings: Accessory, p.61, #2)
16. ~~Make outbuildings smaller than principal buildings.~~ **New accessory structures should be shorter in overall height than the principal structure.** (Infill Buildings: Accessory, p.61, #3)
17. ~~Design outbuildings~~ **accessory structures** simply, and use forms reflective of the adjacent principal building. Infill accessory structures should be consistent with the context of their principal structures. **Architectural details should complement, but not visually compete with, the character of the historic principal structure.** (Infill Buildings: Accessory, p.61, #4)
18. (Proposed) **Dormers shall relate to the style and proportion of windows on the principal dwelling and shall be set back a minimum of two feet from the exterior wall.** (Infill Buildings: Accessory, p.61, #5)
19. (Proposed) Use components typically used in historic equivalents. ~~Such as wooden paneled doors for garages.~~ **Garage doors should have similar proportions and materials as those traditionally found within the historic district.** (Infill Buildings: Accessory, p.61, #6)
20. (Proposed) **Lap siding exposure should be consistent with that on the principal structure and adjacent historic buildings.** (Infill Buildings: Accessory, p.61, #8)
21. Design new construction to be compatible with the massing, **height, proportions**, scale, size, and architectural features of adjacent buildings. **New construction should complement rather than detract from the character of the historic district.** (Infill Buildings: Principal, p.62, #2)
22. ~~Make new construction compatible in height, scale, and proportions with adjacent structures. New construction should be consistent with the context of the surrounding neighborhood.~~ Building height should be measured from grade (ground) and not from finished floor. (Infill Buildings: Principal, p.62, #5)
23. (Proposed) **The height of new construction should not exceed 10 percent more than the average height of the buildings on the same block face on the same side of the street. The height of infill buildings on newly-created streets should be limited to no more than 10 percent of the average building height on the nearest block face within the established historic district.** (Infill Buildings: Principal, p.63, #7)
24. (Proposed) **In areas where historic garages are generally detached, new garages should appear to be detached. Attached garages should be designed in such a way that they are located at traditional locations behind the rear plane of the main form of the house or otherwise not be visible from the street.** (Infill Buildings: Principal, p.64, #19)
25. (Proposed) **New chimneys should be compatible in size, height, and massing to existing chimneys on neighboring houses. Chimneys should be made out of stone, brick, or brick veneer.** (Infill Buildings: Principal, p.64, #20)
26. (Proposed) **Architectural details should complement, but not visually compete with, the character of nearby historic structures.** (Infill Buildings: Principal, p.64, #23)
27. Use weatherboard, clapboard, or shiplap siding. **Lap siding exposure should be consistent with that on adjacent historic buildings.** (Infill Buildings: Principal, p.64, #26)

28. (Proposed) **Original landscape features and configurations should be maintained. Avoid significantly altering the topography of a property (i.e., extensive grading).** (Landscaping, p.66, #1)
29. (Proposed) **Preserve and maintain historic sidewalks and walkways.** (Landscaping, p.66, #2)
30. (Proposed) **New sidewalks and walkways should follow historic patterns of alignment, configuration, width, and materials. The layout of new sidewalks and walkways should take placement of historic trees into consideration.** (Landscaping, p.66, #3)
31. (Proposed) **Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.** (Landscaping, p.66, #4)
32. (Proposed) **Match the historic topography of adjacent lots prevalent along the block face for new construction.** (Landscaping, p.66, #5)
33. (Proposed) **Do not fully remove and replace traditional lawn areas with hardscape.** (Landscaping, p.66, #6)
34. (Proposed) **Do not introduce large pavers or boulders, asphalt, or other impervious surfaces where they were not historically located.** (Landscaping, p.66, #7)
35. (Proposed) **Driveways should follow historic patterns and should be located along rear or side elevations and should be landscaped to mitigate its impact on the district's historic character. "Track" or "Hollywood" style driveways are appropriate for historic districts.** (Parking and Driveways, p.73, #1)
36. (Proposed) **Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.** (Parking and Driveways, p.73, #2)
37. Add porches or decks to rear or secondary elevations where they are not readily visible from the street. **New porch building materials should be compatible with those found on the principal structure or match existing porches found within the district.** (Porches, p.74, #7)
38. (Proposed) **Maximum building coverage should not exceed 35 percent as measured by the building footprint. Building footprint refers to the sum of the square footage areas of the largest floors of buildings or structures. Building footprint includes all structures on a lot and any roof-covered structures.** (Porches, p.74, #8)
39. (Proposed) **Architectural features that are not original to historic porches should not be added. These features include limestone caps to steps, pilasters, and decorative molding.** (Porches, p.74, #15)
40. (Proposed) **Roof shape and materials contribute to building style and historic character, and roofing sections on main and other visible elevations should remain unaltered.** (Roofs, p.78, #1)
41. If dormers, decks, or other modern rooftop features are desired, add them only to rear or side elevations with minimal visibility and use designs, materials, and scale in keeping with building character. **Roof dormers are recommended over wall dormers.** (Roofs, p.78, #6)
42. The use of **smooth cement board siding** (shown below) may be appropriate for replacement of deteriorated wood siding on rear elevation or for new construction. (Siding, p.79, #4)
43. (Proposed) **Lap siding exposure should be consistent with that on the principal structure and adjacent historic buildings.** (Siding, p.79, #5)
44. (Proposed) Design signs to respect and respond to the character of the property on which it is being placed. (Signage: Residential, p.81, #1)
45. Size and place signs according to the following stipulations:
 - a. **Post-and-arm:** 9 square feet for total sign surface and 8 feet for total post height

- b. **Post-and-panel:** 12 square feet total sign face; maximum height of six feet for sign face; posts cannot exceed 8 feet.
 - ~~c. **Monument:** 12 square feet for total sign surface and 6 feet for total height.~~
 - d. **Wall signs:** 4.5 square feet for total sign surface and 12 feet for total height. Signs must also be below the second story.
 - e. **Projecting arm:** 4.5 square feet for total sign surface and 12 feet for total height.
 - f. ~~**Monument:** 12 square feet for total sign surfaces and 6 feet for total height.~~ Monument-style signs are not historically accurate to residential districts therefore they are not appropriate. (Signage: Residential, p.81, #2)
46. (Proposed) **Sign colors should complement the colors of the building. Strong primary colors should be only used as accents.** (Signage: Residential, p.81, #3)
 47. ~~Use signs based on styles from the mid 19th and early 20th centuries.~~ (Signage: Residential, p.81, #8)
 48. (Proposed) Do not use materials such as plastic, plywood, or unfinished wood for signage materials or plastic for trim, post, or hanging bracket materials. Composite product materials **that have the appearance of historic sign materials** are acceptable. (Signage: Residential, p.81, #4)
 49. Preserve and maintain **historic windows and** historic window openings. (Windows, p.86, #1)
 50. **New windows should have historic profiles and dimensions.** Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. **Windows should have a double-hung (or “double-sash”) appearance.** (Windows, p.86, #4)
 51. ~~New and replacement windows should be wood in material.~~ **Replacement window materials should match the historic materials found on the building. New window materials for existing structures should match the historic materials found on the building. Infill windows should match those found on neighboring buildings.** (Windows, p.86, #5)
 52. (Proposed) **Composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.** (Windows, p.86, #6)
 53. (Proposed) **Storm windows should be full view design to allow the viewing of the original window from the street.** (Windows, p.86, #9)
 54. ~~Commercial:~~ Nonresidential: (p.91-123)
 55. (Proposed) **Decorative transoms should not be obscured.** (Architectural Features, p.95, #2)
 56. (Proposed) **Do not add or remove details to divide up a single historic building into slices based on tenant occupation.** (Architectural Features, p.95, #4)
 57. (Proposed) **Preserve historic, atypical-style buildings and architectural details. Do not historicize a building by adding inappropriate architectural ornamentation or altering the roofline to make it fit in with a different period of significance.** (Architectural Features, p.95, #5)
 58. Reconstruct buildings, if desired, only ~~if on their original site and if a direct copy to their original historic state on their original location.~~ (Infill Buildings, p.104, #4)
 59. **Reinforce the appearance and rhythm of historic horizontal patterns.** Respect and maintain the existing configuration of storefront and upper façade arrangements. (Infill Buildings, p.104, #8)
 60. ~~Do not exceed the average height of buildings on a block or neighboring blocks, by more than 40 percent.~~ **The height of new construction should not exceed 10% of the average height of the buildings on the same block face.** (Infill Buildings, p.105, #16)
 61. ~~In Special Area 1, the maximum height is three stories or 42 feet. PUD may be up to four stories or 56 feet with transitional features.~~ (Infill Buildings, p.105, #20)
 62. ~~Using the Central Franklin Area Plan for guidance, the building heights should be consistent with the height and scale of the neighboring buildings and surrounding area but shall not~~

- ~~exceed the building height permitted in the Franklin Zoning Ordinance.~~ (Infill Buildings, p.105, #21)
63. (Proposed) **Original landscape features and configurations should be maintained. Avoid significantly altering the topography of a property (i.e., extensive grading).** (Landscaping, p.X, #1)
 64. (Proposed) **Preserve and maintain historic sidewalks and walkways.** (Landscaping, p.X, #2)
 65. (Proposed) **New sidewalks and walkways should follow historic patterns of alignment, configuration, width, and materials. The layout of new sidewalks and walkways should take placement of historic trees into consideration.** (Landscaping, p.X, #3)
 66. (Proposed) **Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.** (Landscaping, p.X, #4)
 67. (Proposed) **Historic signs should be preserved and maintained. Signs should follow the city's ordinance.** (Signage: Nonresidential, p. 115, #1)
 68. (Proposed) **Size signs according to the following:**
 - a. **Projecting-arm: 4.5 square feet for total sign surface and hung a minimum of 8 feet from the grade surface (generally defined as the sidewalk).**
 - b. **Post-and-arm: 9 square feet for total sign surface and 8 feet for total post height.**
 - c. **Post-and-panel: 12 square feet for total sign surface; maximum height of 6 feet for sign surface.**
 - d. **Wall Sign: 1 linear foot of width of the building façade or storefront (example: 30 feet of width—30 square feet of total wall signage). This will pertain to the total amount of wall signage for the first-floor façade, first-floor storefront, or the first-floor tenant space. Wall signs above the first floor should be a maximum of 9 square feet and proportionate to the building façade and other signage.**
 - e. **Sandwich-board: 6 square feet or less per side.**
 - f. **Monument: 12 square feet for total sign surface and 6 feet for total sign height.** (Signage: Nonresidential, p. 115, #2)
 69. (Proposed) **Monument-style signs should only be used along a suburban corridor setting as defined by the Franklin Land Use Plan. Monument signs are not appropriate in the downtown, rural, or residential districts.** (Signage: Nonresidential, p. 116, #11)
 70. (Proposed) Do not use materials such as plastic, plywood, or unfinished wood for signage materials or plastic for trim, post, or hanging bracket materials are acceptable for use in signage materials. Composite product materials **that have the appearance of historic sign materials** are acceptable. (Signage: Nonresidential, p. 116, #12)
 71. (Proposed) **Sign colors should complement the colors of the building. Strong primary colors should only be used as accents.** (Signage: Nonresidential, p. 116, #19)
 72. ~~Use sign designs based on styles from the mid-19th and early 20th century.~~ (Signage: Nonresidential, p. 116, #21)
 73. ~~New or replacement windows should be wood in material.~~ **Replacement window materials should match the historic materials found on the building. New window materials for existing structures should match the historic materials found on the building. Infill windows should match those found on neighboring buildings.** (Windows, p.123, #4)

74. (Proposed) **Composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.** (Windows, p.123, #7)