



Meeting Agenda

Design Review Committee

Monday, April 17, 2023

4:00 PM

Board Room

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. You may call 615.791.3212 for additional information. 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. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting 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. • Attend in person in the Board Room. The public may also watch the meeting on the TV in the lobby.

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

CALL TO ORDER

APPLICATIONS

2. Discussion Of Alterations At 800 Fair Street (Screened Porch); Amanda McCreary, Applicant.

Sponsors:

Kelly Dannenfelser, Joseph Bryan

3. Discussion Of Alterations At 432-438 Main Street (Masonry); Karen Cochran, Applicant.

Sponsors:

Kelly Dannenfelser, Joseph Bryan

4. Discussion Of Alterations & Additions At 600 Boyd Mill Ave. (Historic Home); Matt Smith, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

5. Discussion Of New Construction At 600 Boyd Mill Ave. (Lots 2-8); Matt Smith, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

ADJOURN

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



File #: 21-04546

DATE: April 11, 2023

TO: Design Review Committee

FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

SUBJECT:

Discussion Of Alterations At 800 Fair Street (Screened Porch); Amanda McCreary, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning alterations at 800 Fair St.

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:

BACKGROUND:

RECOMMENDATION:



PERSPECTIVE // FRONT LEFT



PERSPECTIVE // FRONT ELEVATION



PERSPECTIVE // FRONT RIGHT



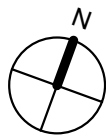
PERSPECTIVE // RIGHT REAR

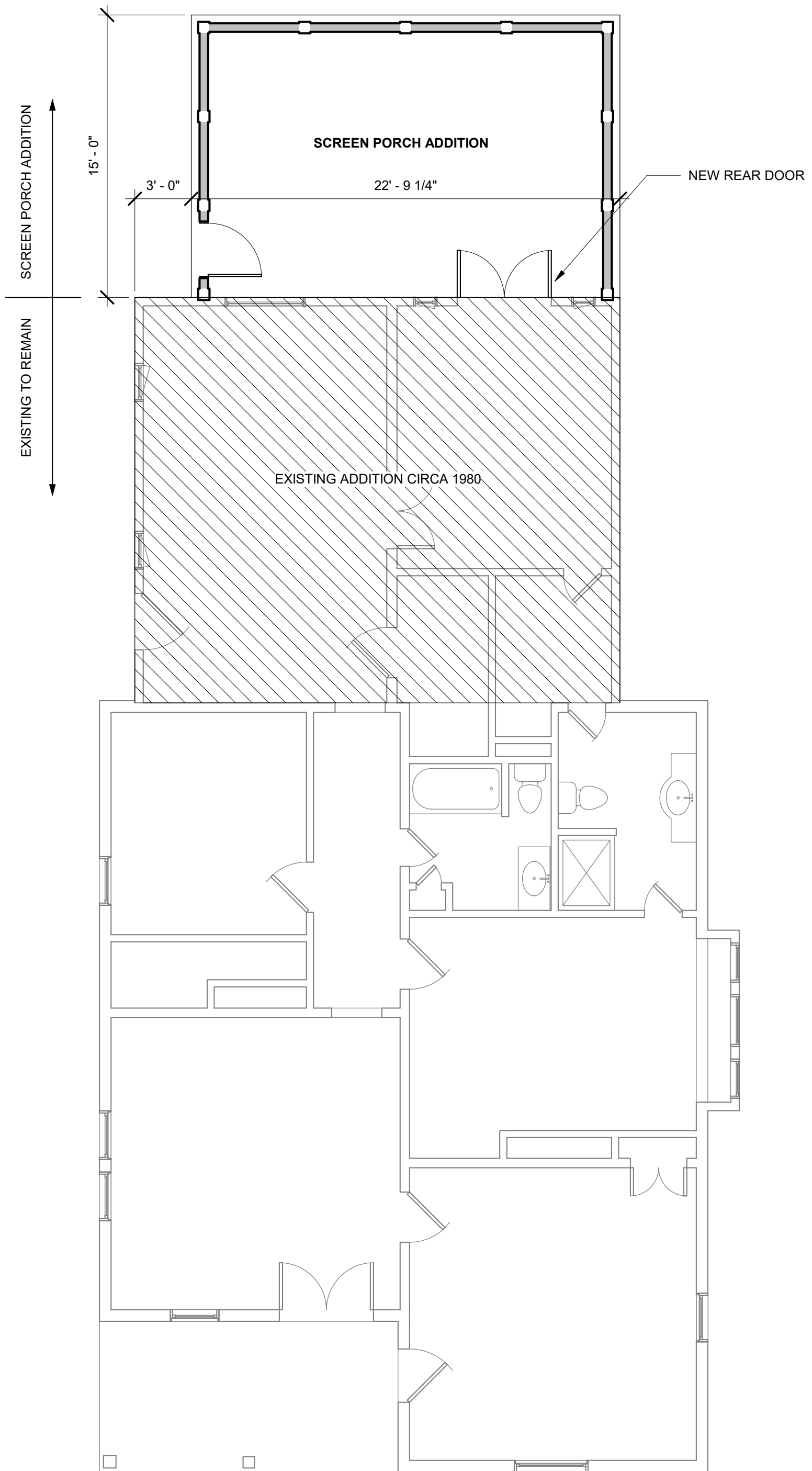


PERSPECTIVE // LEFT REAR

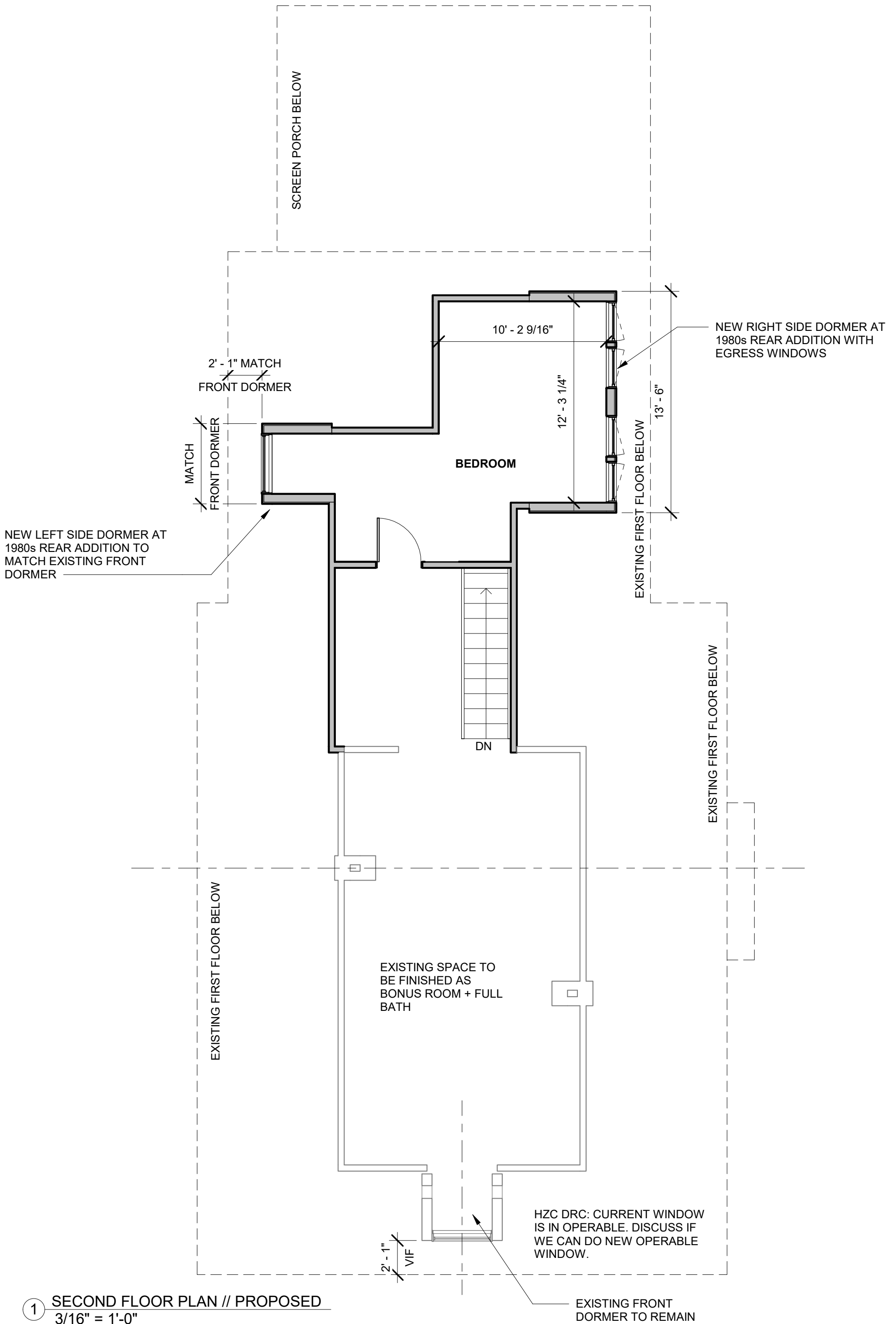


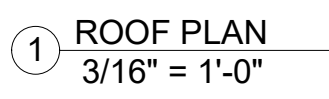
PERSPECTIVE // RIGHT SIDE

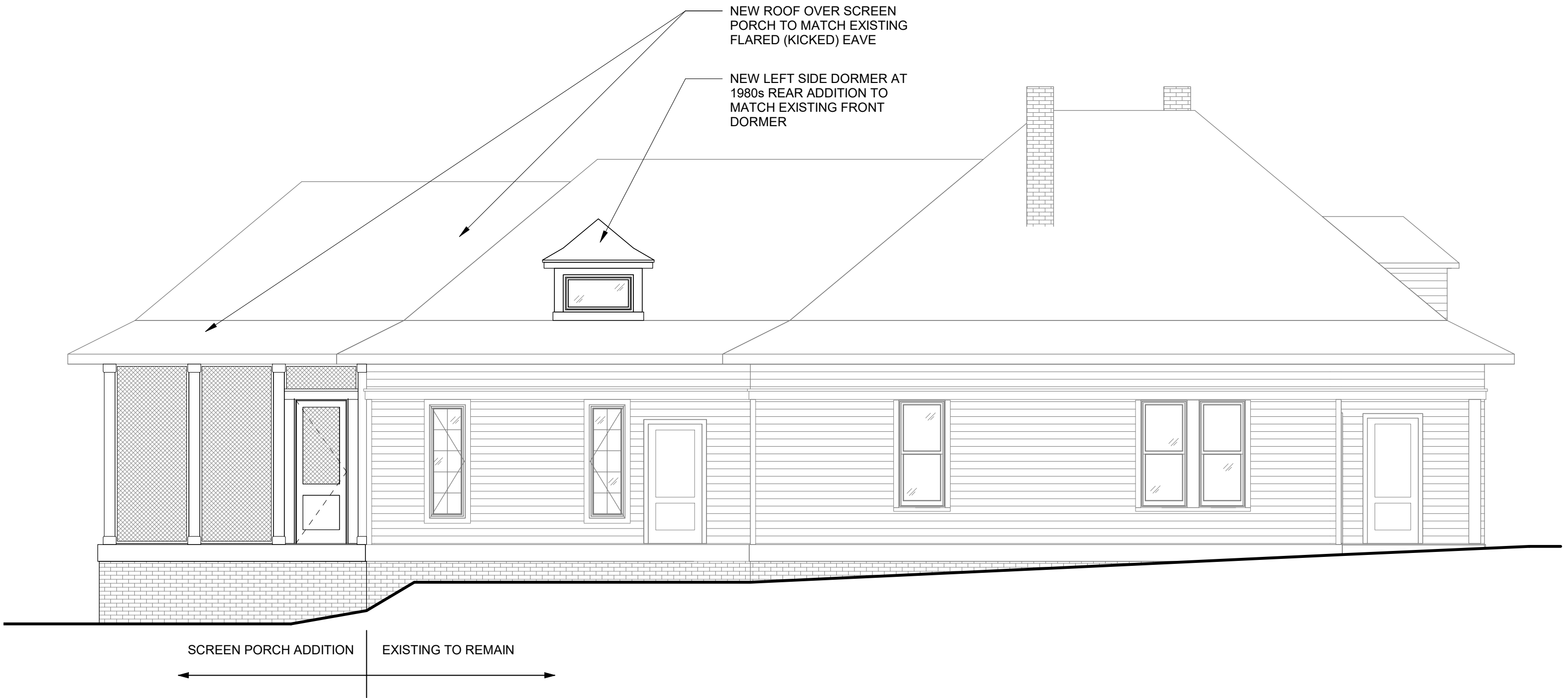




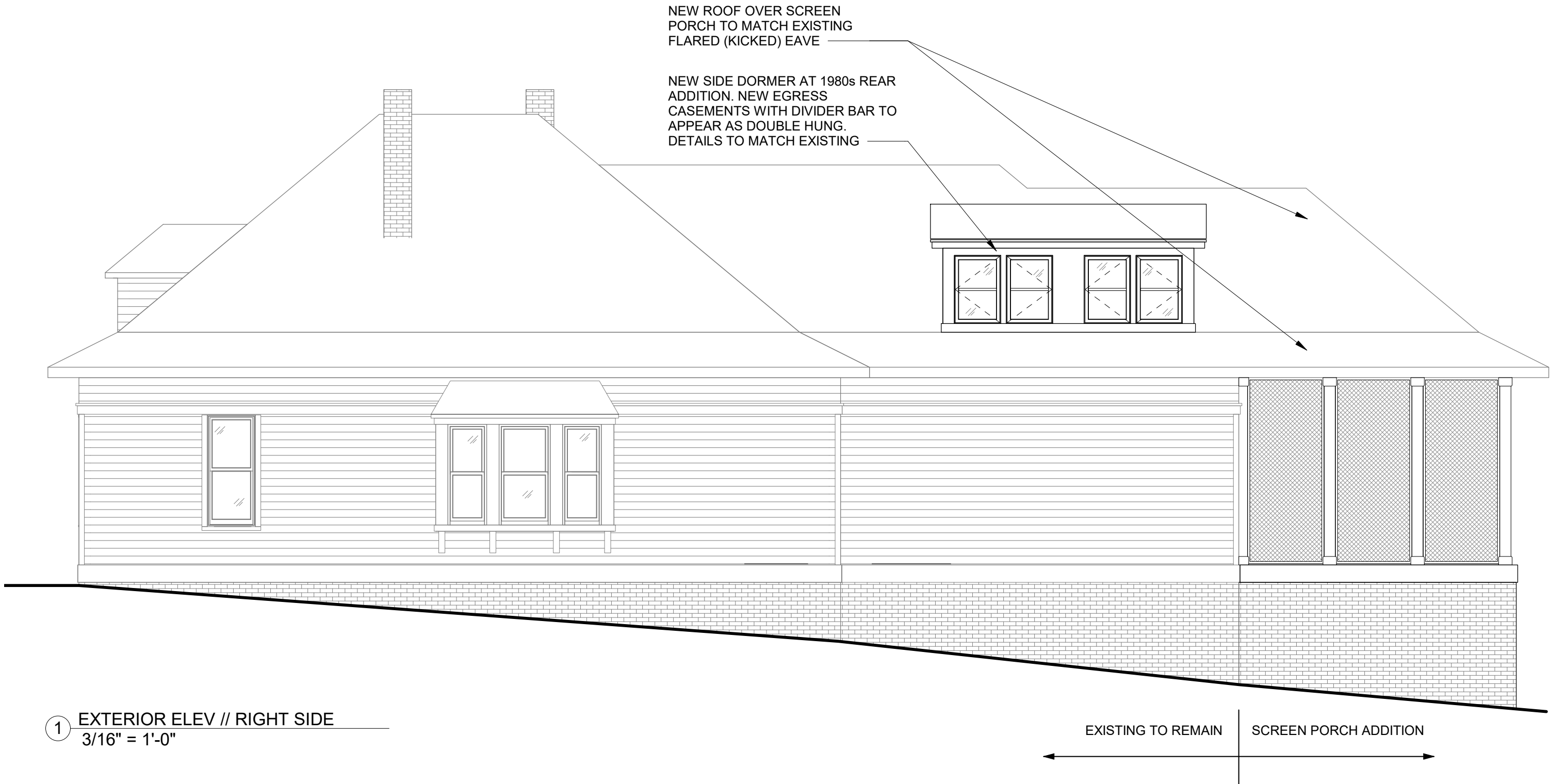
① FIRST FLOOR PLAN // PROPOSED
3/16" = 1'-0"







① EXTERIOR ELEV // LEFT SIDE
3/16" = 1'-0"





File #: 21-04547

DATE: April 11, 2023

TO: Design Review Committee

FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

SUBJECT:
Discussion Of Alterations At 432-438 Main Street (Masonry); Karen Cochran, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Design Review Committee concerning a proposal at 432-438 Main St.

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:

BACKGROUND:

RECOMMENDATION:





Centric Architecture

Highlights of Report and Recommendations:

GENERAL DESCRIPTION:

The Five Points Place commercial building is a two-story, 5-bay building in Franklin, Tennessee. Built in 1923, it is located at the intersection of Fifth Avenue North and Main Street. The building is constructed using solid brick walls and wood floor and roof joists and contains commercial occupancies on the First Floor and offices on the Second Floor.

The roof was replaced approximately nine years ago using a white membrane roofing material that runs up the back of the parapet to the top of the wall where the membrane is covered with pre-finished aluminum metal coping. Skylights and solar panels rest on the roof of each bay.

The front facade utilizes two colors of glazed brick with white being the predominate color along with translucent green glazed brick belt accent courses at the head of the storefronts and second floor windows along with a green belt course sill at the top of the base between the storefronts and at the second-floor windows.

The Fifth Avenue North facade originally transitioned from glazed brick to a red brick wall (now painted white) near the intersection and wrapped around back to the rear wall (now also painted white).

The brick on the front facade is a beige, rough-faced brick with the applied glaze that was then fired. The white glazed brick is opaque, and the green glaze is translucent with at least six or more colors. Numerous areas of the white and green glaze on the front and corner brick have popped off or are blistered on all the bays of the building.

1. Glazed Brick:

- a. **Condition:** Each of the four bays of the building are experiencing glaze loss on random bricks at all levels. In most cases the glaze is missing, while other areas show blisters, or raised cracks, in the glaze indicating failure of the bond between the glaze and the brick face. The deterioration appears most frequently below the parapet cap, the green glazed brick belt course below the Second-Floor windows and the lowest green glazed brick belt course between storefronts. There is no evidence of expansion joints to allow movement in the bricks, nor are there any weeps or through wall flashing in the facades to allow water to drain out of the solid brick walls.
- b. **Opinion:** It appears that the glaze is being affected by water intrusion into the brick walls over the 100 years of the building, the loss of mortar between the bricks, and the end of the glaze's life cycle period. Winter temperatures and the freeze/thaw cycles are contributing to the adhesion loss between the glaze and the brick itself. The lower spalling at the sidewalk level may also be affected by rising damp from below.
- c. **Recommended Approach:** Carefully remove the deteriorated glazed brick and replace with new matching full-size glazed brick. Match the mortar mix, profile, and

color. Install a sample of replacement glazed brick for approval before proceeding with the remainder of the repairs. Ventilate the basements and/or install dehumidifiers. The mortar joints should be carefully cleaned before any masonry repairs are started.

- d. **Alternate Approach:** Obtain a separate price to completely remove all the glazed brick and replace with new glazed brick. Match the mortar mix, profile, and color. Install a sample of replacement glazed brick for approval before proceeding with the remainder of the repairs.

2. **Leaning Brick Sections and Walls:**

- a. **Condition:** The pilasters and half circle parapet over the front door to Starbuck's are leaning and parts of the original stone coping are missing allowing water entry. The embedded date stone is also deteriorated.
- b. **Recommended Approach:** the noted masonry areas should be investigated further by a qualified restoration mason and repaired/replaced. Where the stone coping is missing, form replacement components using Jahn Masonry Repair Mortar. Match the mortar mix, profile, and color for the brick areas. Patch the date stone with Jahn masonry Repair Mortar. Match the stone color.

3. **Bowed Sill Course:**

- a. **Condition:** The green windowsill belt course at the Second Floor is bowing up above the Second-Floor entry door on Main Street and at the window to the left of the Starbuck's sign on the Fifth Avenue North facade.
- b. **Recommended Approach:** Rebuild the bowed sills using recycled original green glazed brick in good condition and supplement with new green glazed brick where needed. Allow for future expansion.

4. **Repoint the Mortar Joints:**

- a. **Condition:** Areas of deteriorated or missing mortar joints were noted on the exterior facades of the glazed brick.
- b. **Recommended Approach:** Inspect all exterior glazed brick to repoint the deteriorated or missing mortar.

5. **Unused Steel/Iron Attachments:**

- a. **Condition:** Unused steel attachments are rusting on the face of the brick and damaging the brick.
- b. **Recommended Approach:** Carefully remove the unused metal attachments and patch the brick or mortar as needed. In the future, use stainless steel attachments if needed and install in the mortar joint.

6. **Windows:**

- a. **Condition:** The existing Second Floor wood windows are covered with fixed storm windows. Interior rot was recently found and repaired in one bay.
- b. **Recommended Approach:** Inspect the exterior exposed wood window frames and sealant condition to make sure that the sealant is intact to prevent water entry into the brick and interior. Verify that the storm window weeps are open and draining.

7. Plants:

- a. **Condition:** Small fern plants are growing in the open mortar joints.
- b. **Recommended Approach:** Do not pull the plants out of the brick as-is. Instead spray the ferns with a plant killer (such as Round Up). After several weeks, carefully remove the plants and patch the walls.

8. Attic Vents:

- a. **Condition:** There are decorative diamond pattern brick openings on the parapets for each bay to ventilate the attic areas.
- b. **Recommended Approach:** These vents should be inspected, and hardware cloth applied to the attic side to prevent birds from entering the attic (if it does not already exist).

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I KAREN D Cochran
(Please print Name/Names in Full)

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

078CM078CD2900/75-3019960
(Property Parcel/Tax ID Number)

and located at:

432-438 Main St. Franklin, Tenn.
(Street Address)

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

Julie Davis
(Please print Name/Names in Full)

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.

Karen D Cochran
Signature

114 Prospect Hill
Property Owner Mailing Address

Nashville, Tennessee 37205
City, State & Zip

Subscribed and sworn to before me this

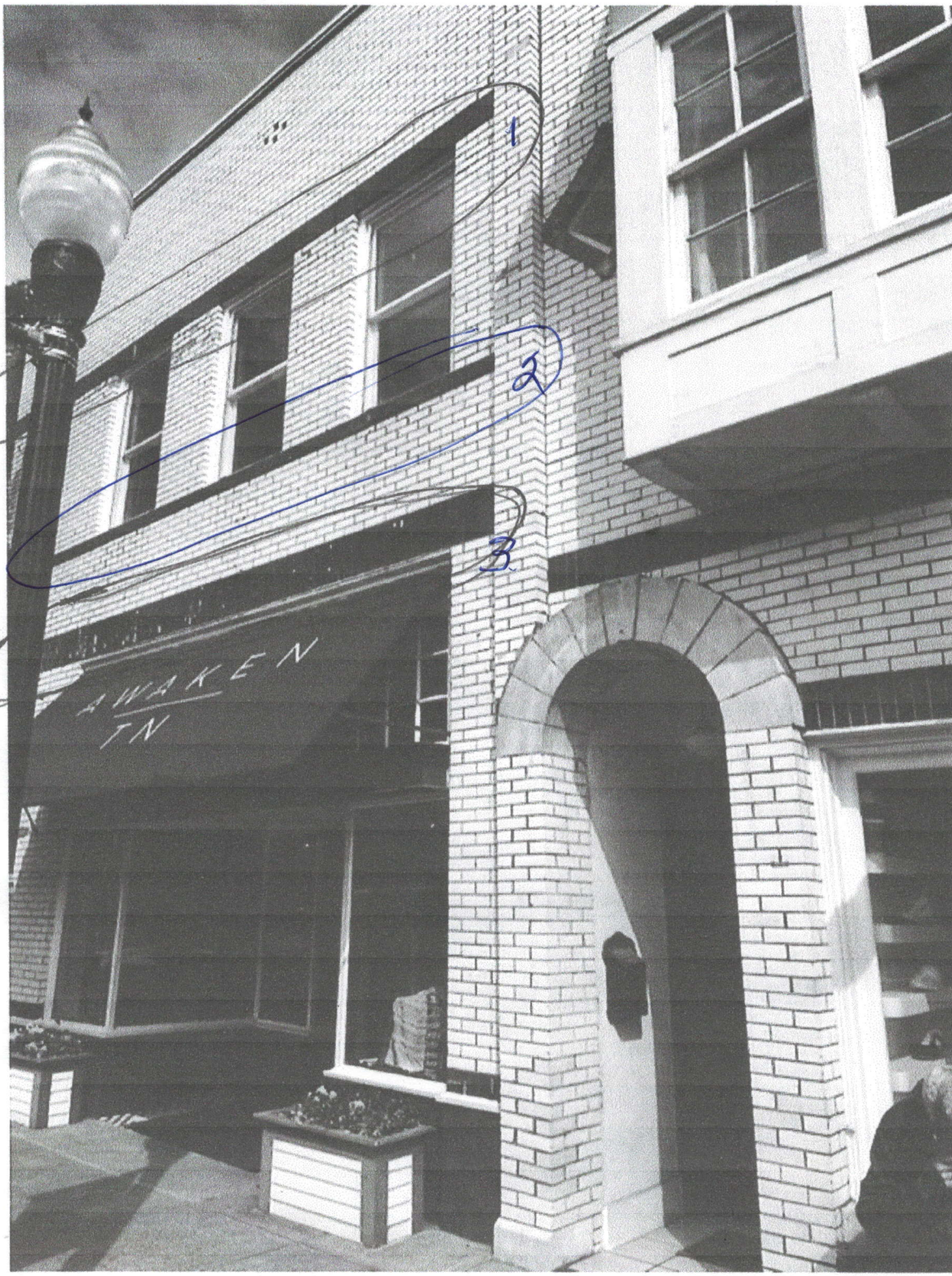
6th day of April, 20 24

[Signature]
Notary Public



My Commission Expires: 9/2/24

new green glazed brick
at these locations Full length of building



Five Points Building Brick Façade Repair & Restoration 2022

by Karen Cochran



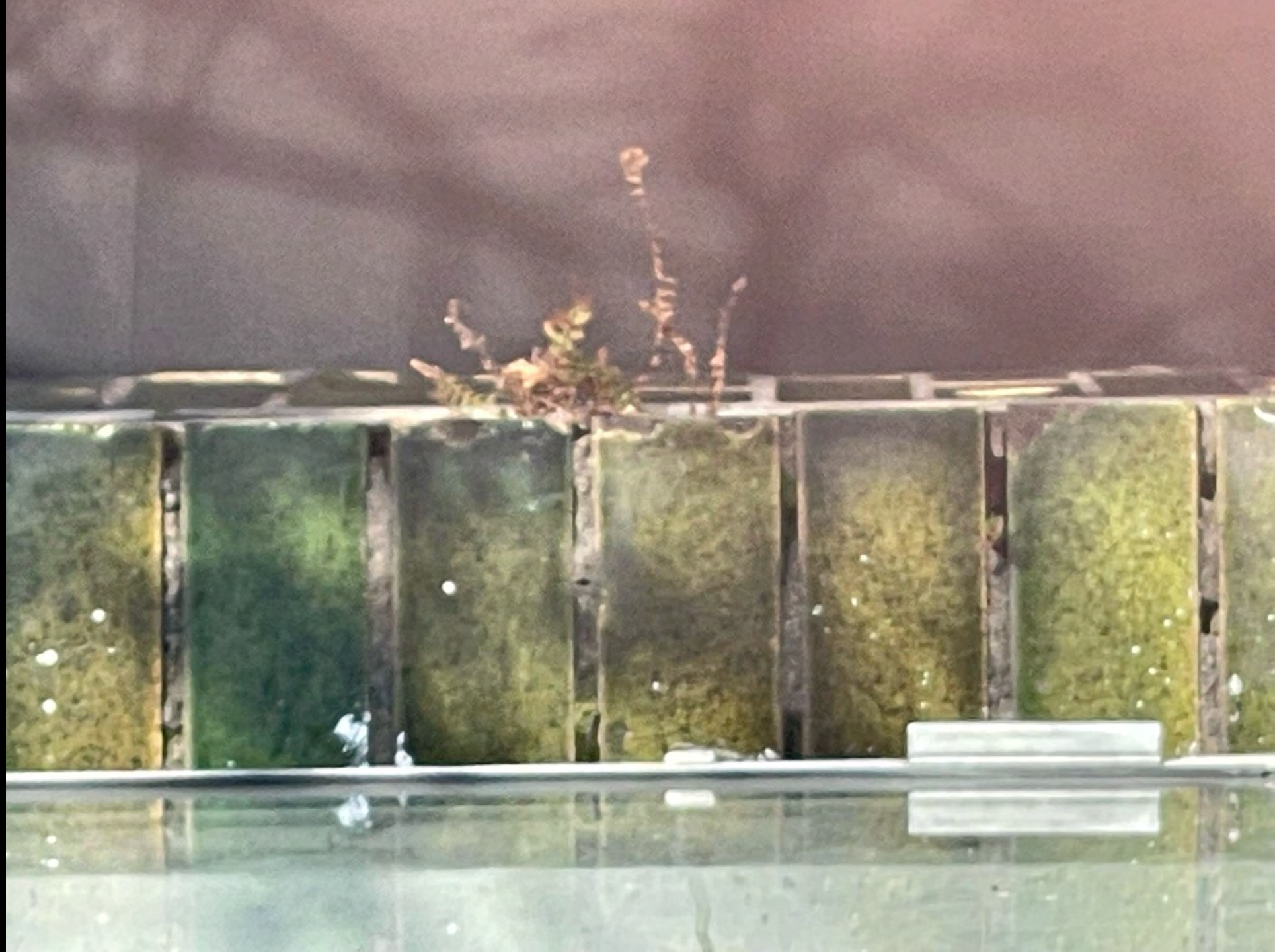














File #: 21-04551

DATE: April 11, 2023

TO: Design Review Committee

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

SUBJECT:

Discussion Of Alterations & Additions At 600 Boyd Mill Ave. (Historic Home); Matt Smith, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning a proposal at the historic home at 600 Boyd Mill Ave.

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:

BACKGROUND:

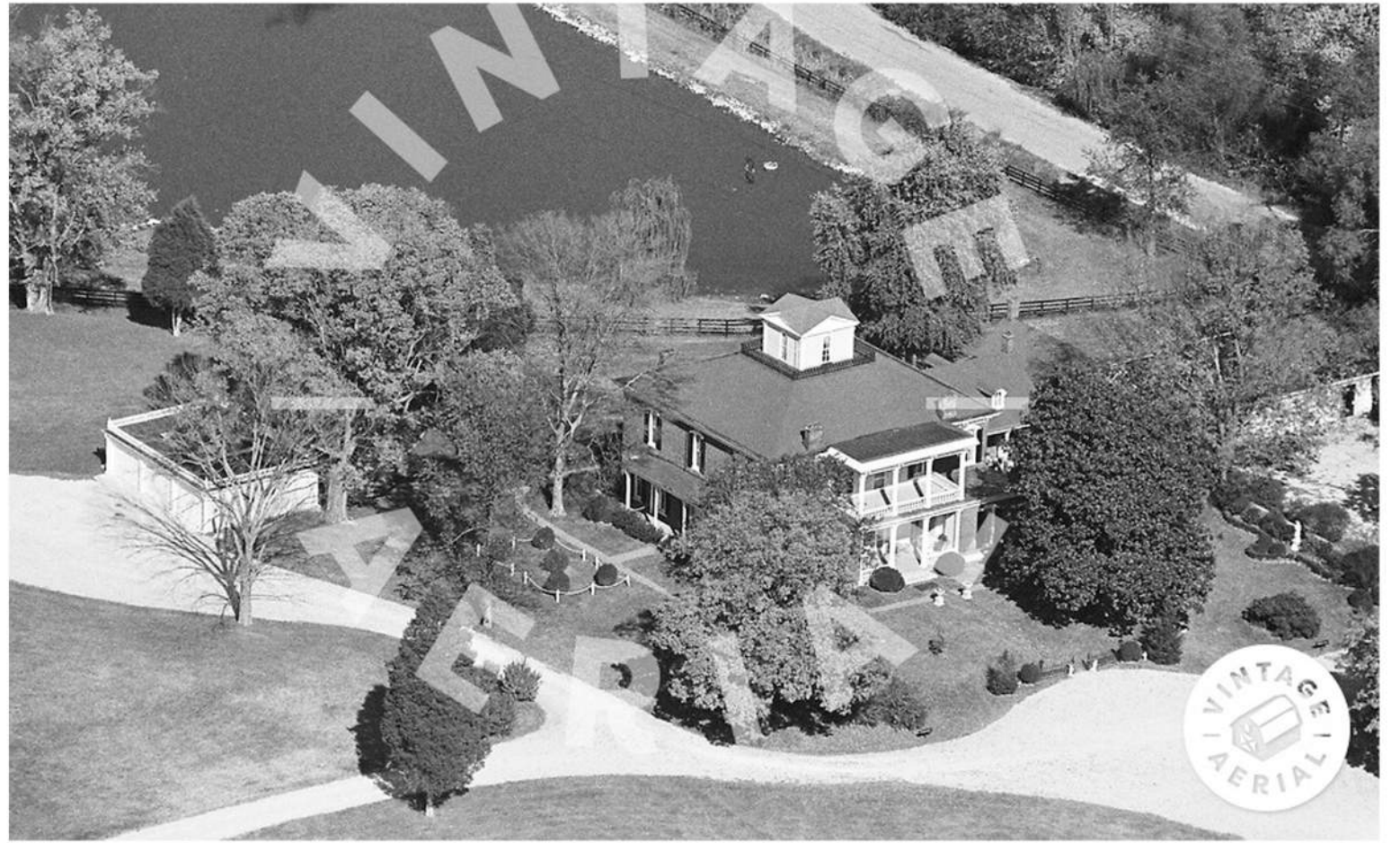
RECOMMENDATION:



- Legend**
- A Lawn
 - B Natural Buffer with Enhancements
 - C Bench
 - D Sculpture
 - E Arrival
 - F 4 Rail Horse Fence w/ Stone Columns
 - G Evergreen Privacy Screening
 - H Pedestrian/ Emergency Access
 - I Mail Kiosk
 - J Spring House
 - K Wild Flowers/ Native Grasses
 - L Overlook
 - M Rain Garden
 - N Grass/ Mulch Trail
 - O Crushed Stone Garden Path
 - P Sidewalk

Magnolia Hall

Enhancement Landscape - Concept Plan









OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Bernice Butler, Magnolia Hall Franklin, LLC
(Please print Name/Names in Full)

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

078 00700 0000 9078

(Property Parcel/Tax ID Number)

and located at:

600 Boyd Mill, Franklin 37064

(Street Address)

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

906 Studio Architects, PLLC

(Please print Name/Names in Full)

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.

A. B. S.
Signature

2300 Foxhaven Drive, Franklin, TN 37069

Property Owner Mailing Address

City, State & Zip

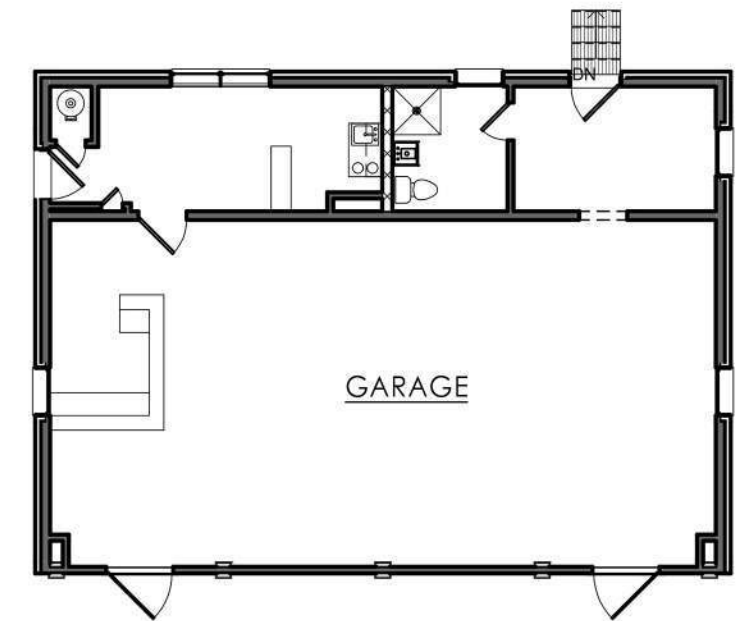
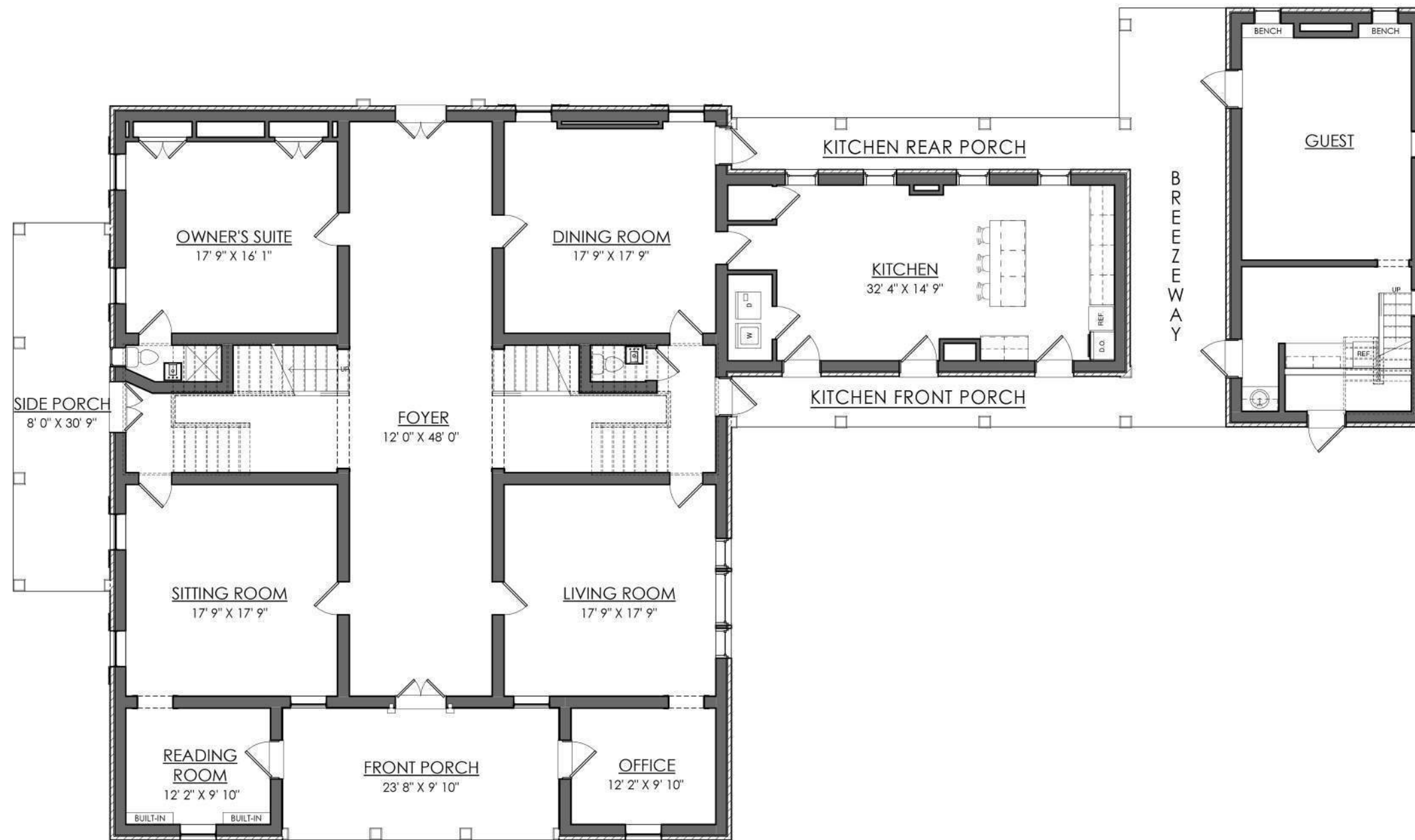
Subscribed and sworn to before me this

8 day of December 20 22.

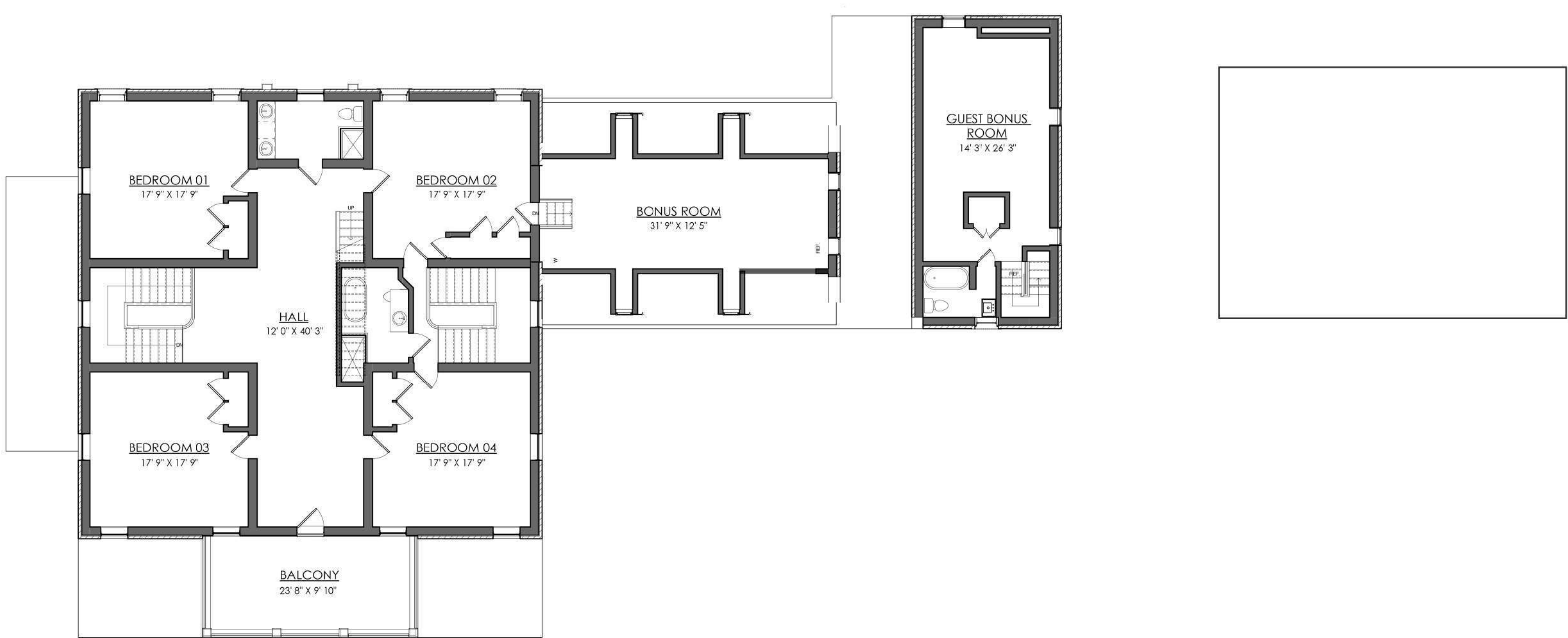
Cynthia Sorrels
Notary Public

My Commission Expires: 2/28/26





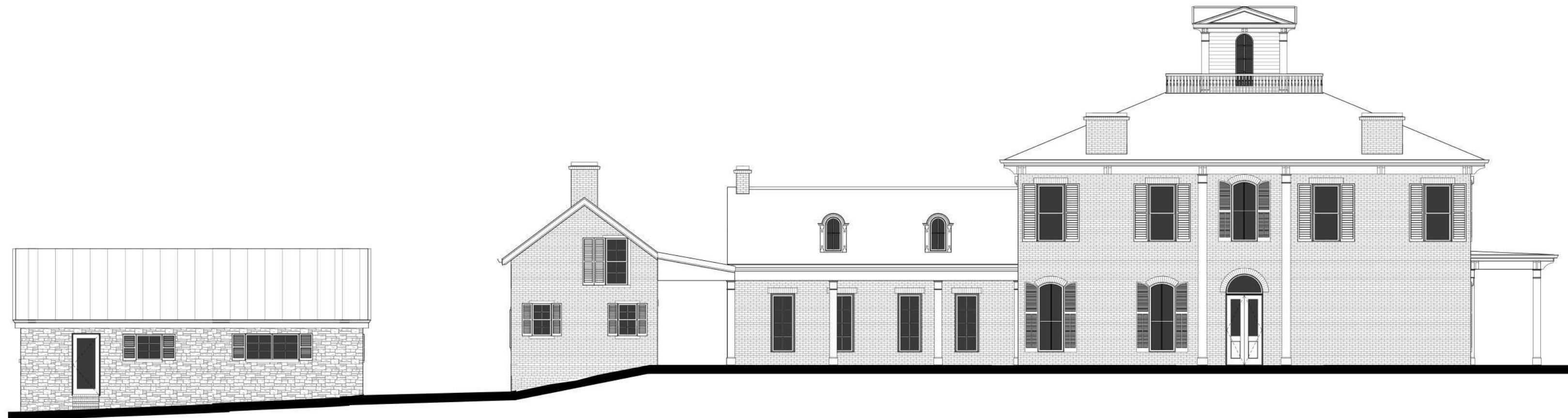
EXISTING - FIRST FLOOR PLAN



EXISTING - 2ND FLOOR PLAN



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION



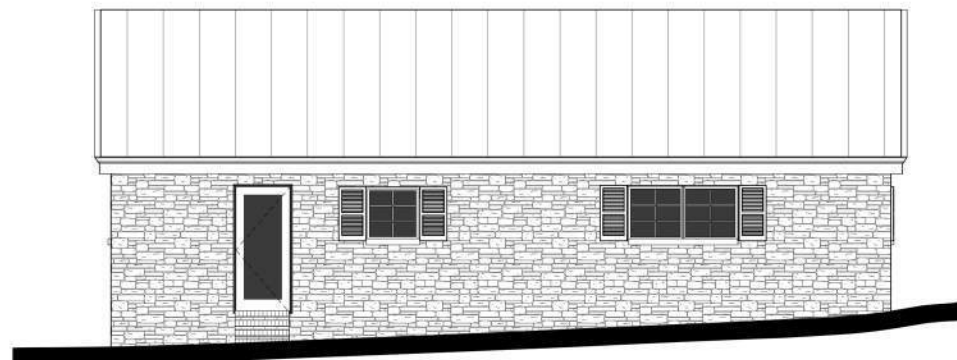
EXISTING RIGHT SIDE ELEVATION



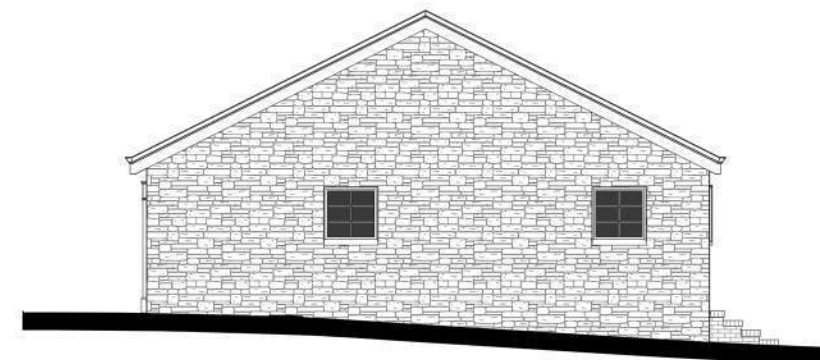
FRONT SIDE ELEVATION



LEFT SIDE ELEVATION

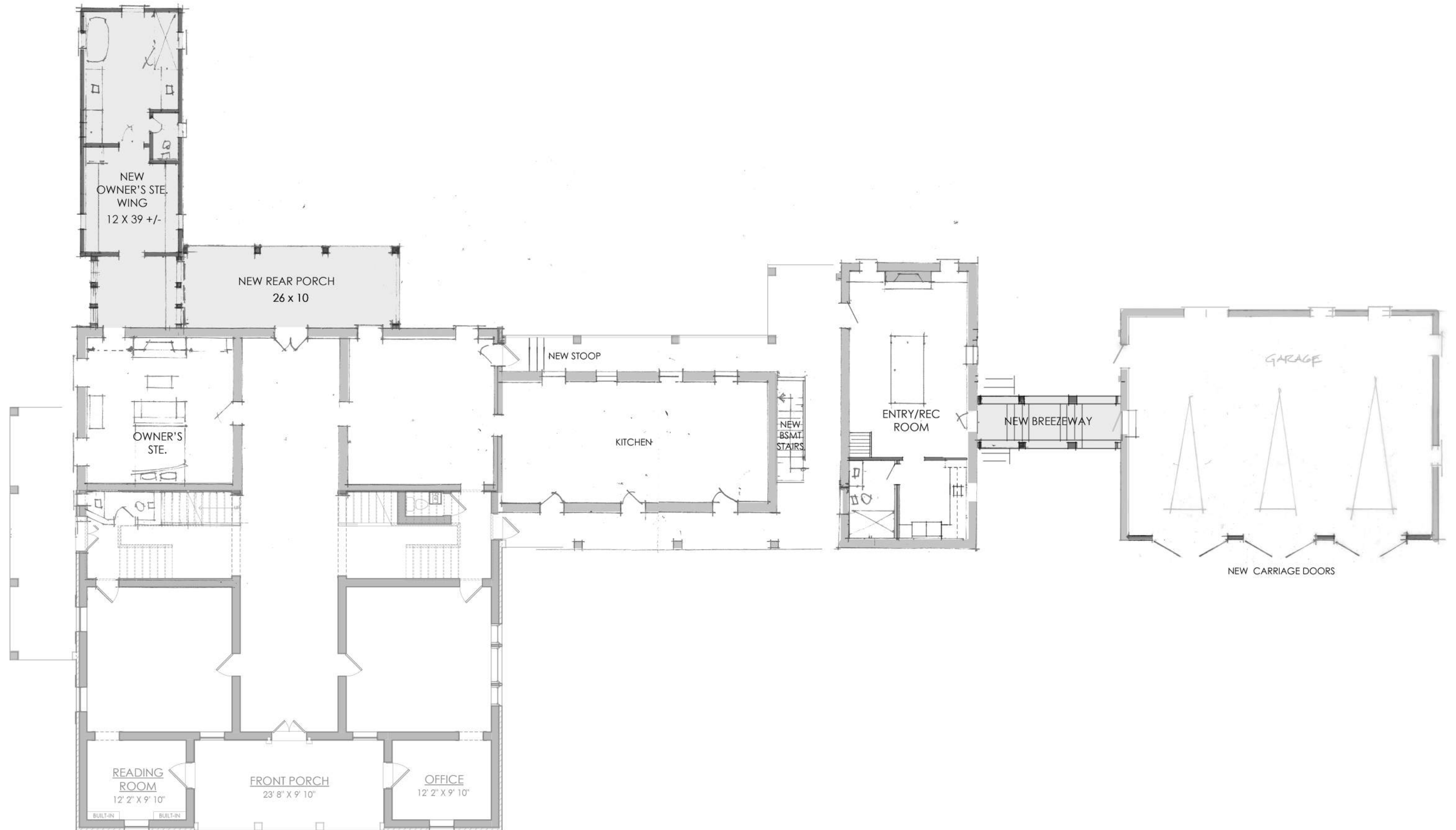


REAR ELEVATION

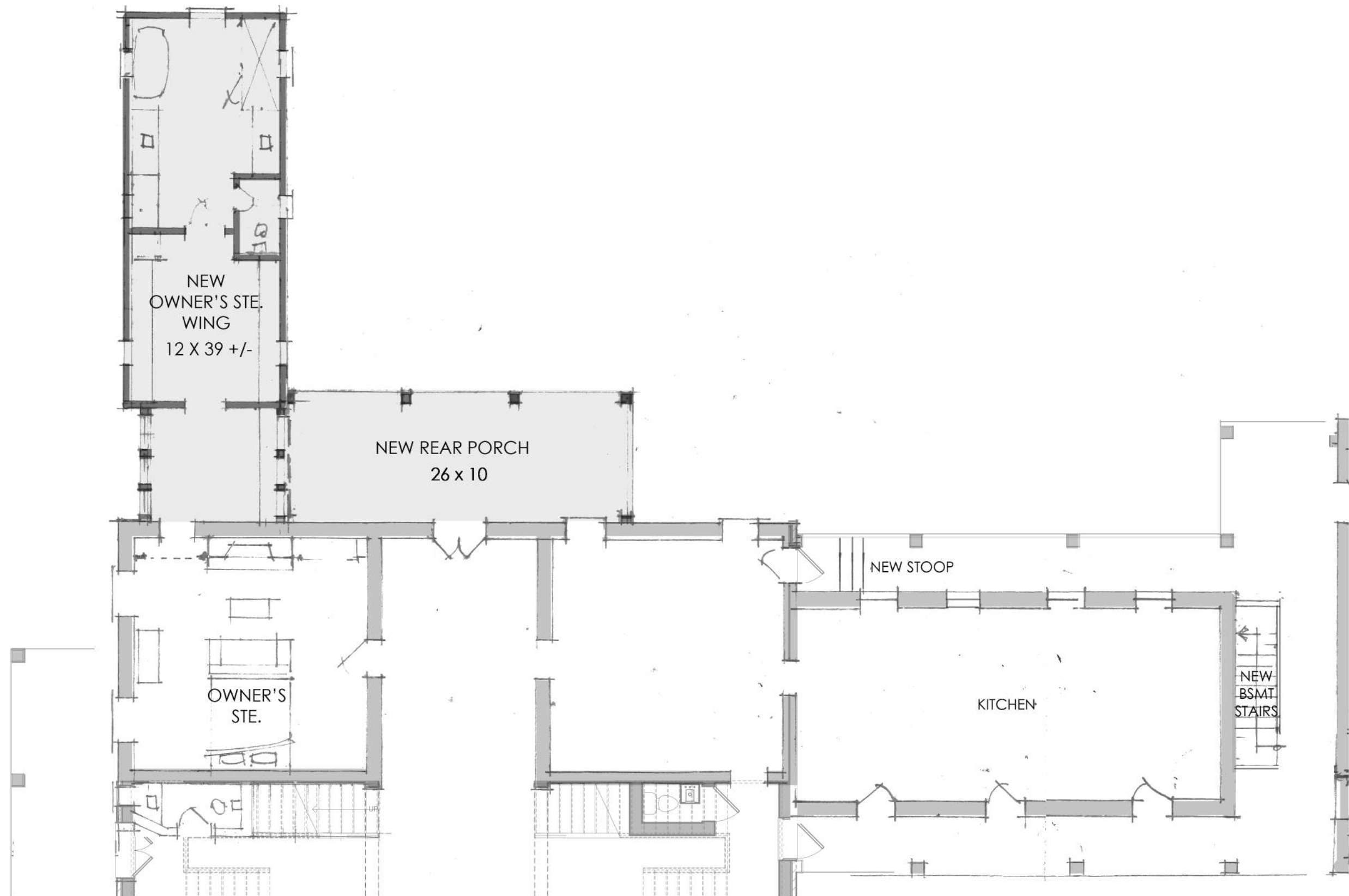


RIGHT SIDE ELEVATION

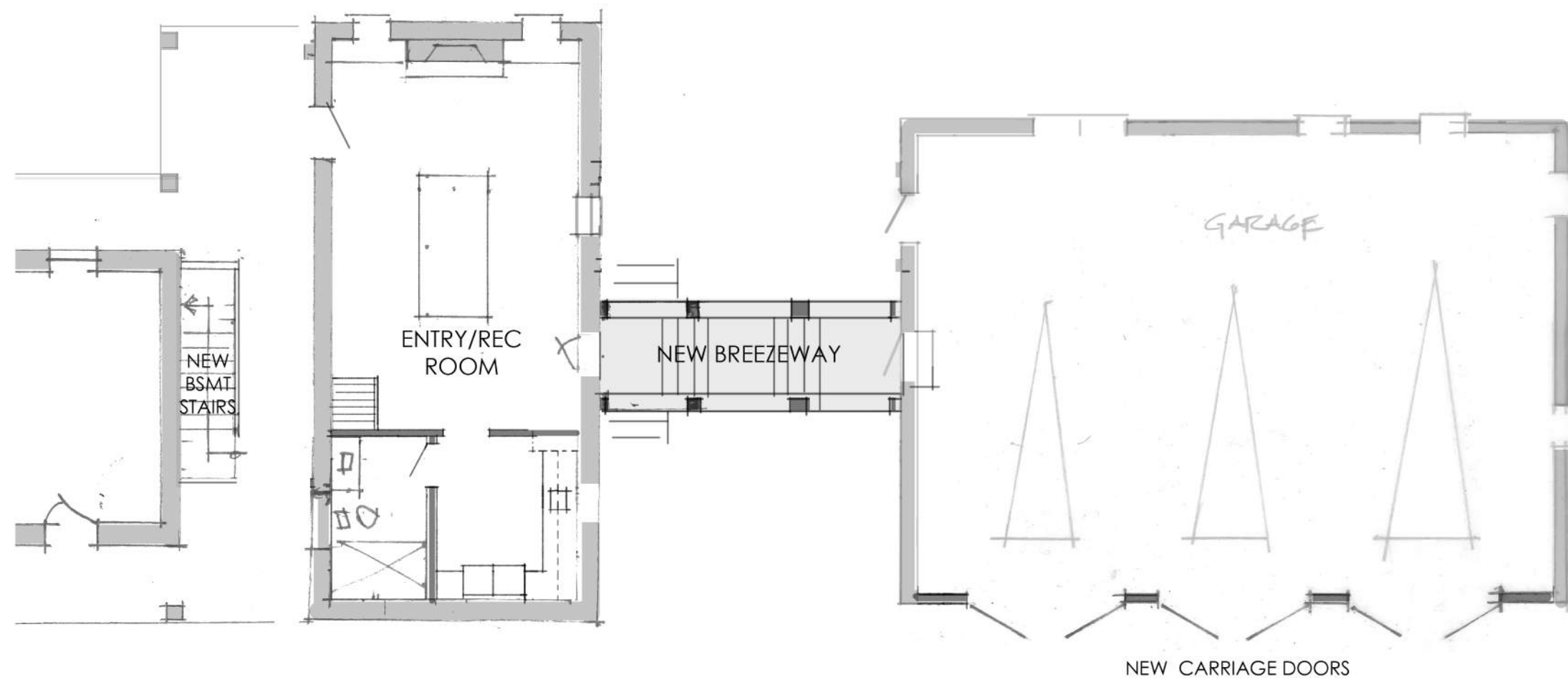
EXISTING - GARAGE - ELEVATIONS



PROPOSED ADDITIONS - OVERALL



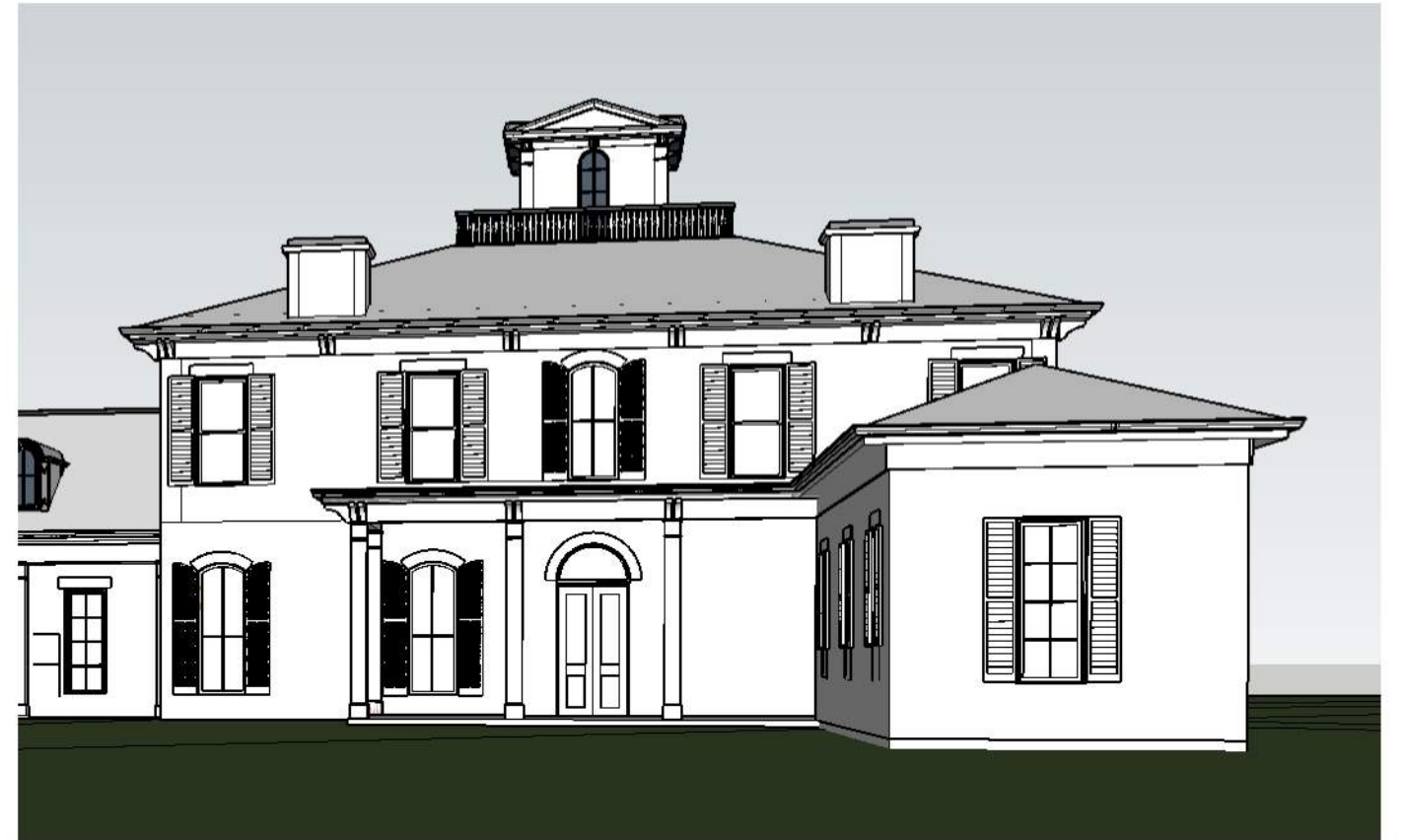
PROPOSED ADDITIONS - M BEDROOM & PORCH



PROPOSED ADDITIONS - GARAGE & OLD KITCHEN



PROPOSED BREEZEWAY



PROPOSED ADDITIONS - M BEDROOM & PORCH



PROPOSED ADDITIONS - M BEDROOM & PORCH



File #: 21-04552

DATE: April 11, 2023

TO: Design Review Committee

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

SUBJECT:

Discussion Of New Construction At 600 Boyd Mill Ave. (Lots 2-8); Matt Smith, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning proposals at 600 Boyd Mill Ave., Lots 2-8.

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:

BACKGROUND:

RECOMMENDATION:



FRONT ELEVATION - LOT 2

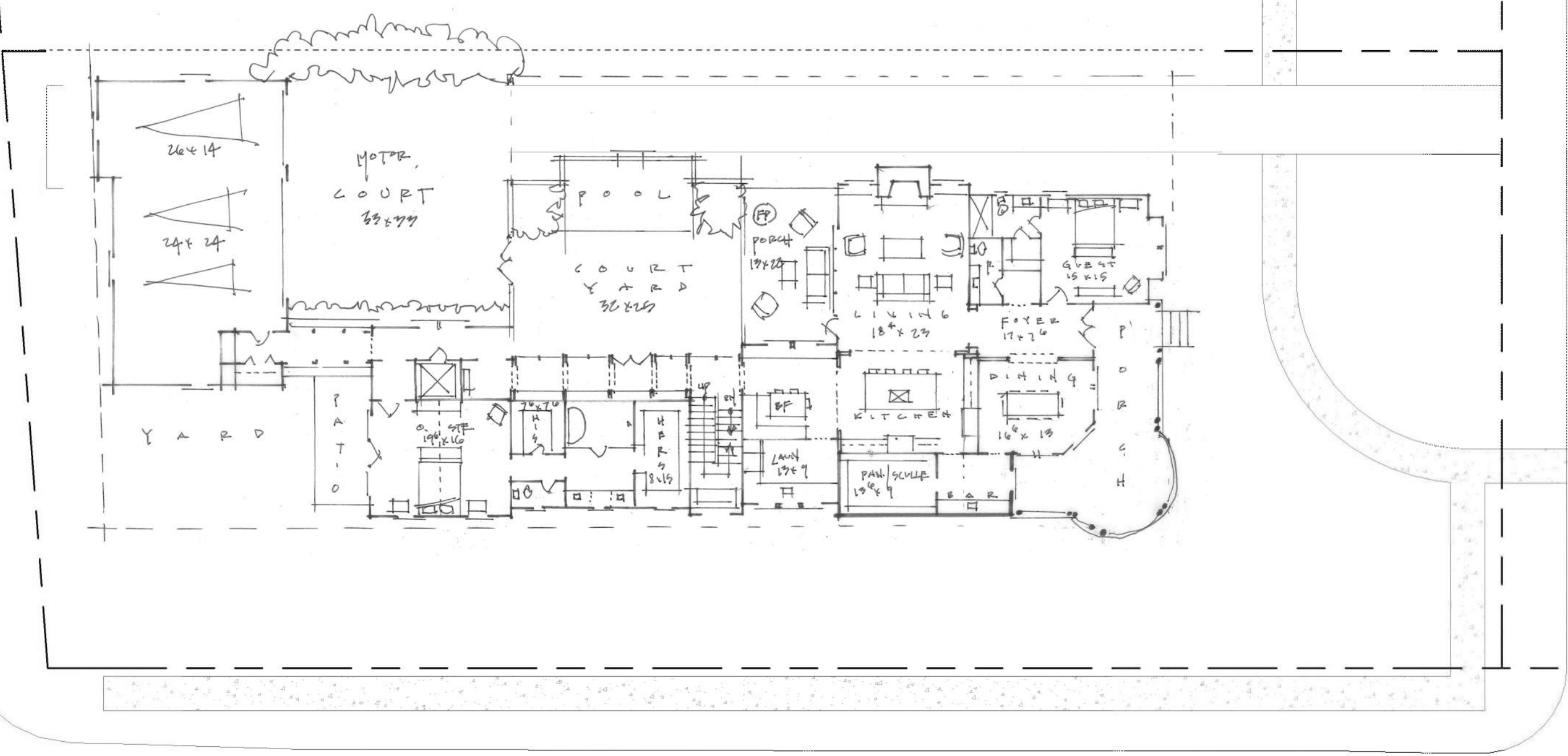
3/16" = 1'-0"



SIDE ELEVATION - LOT 2

0 2 4 6 10

3/32" = 1'-0"

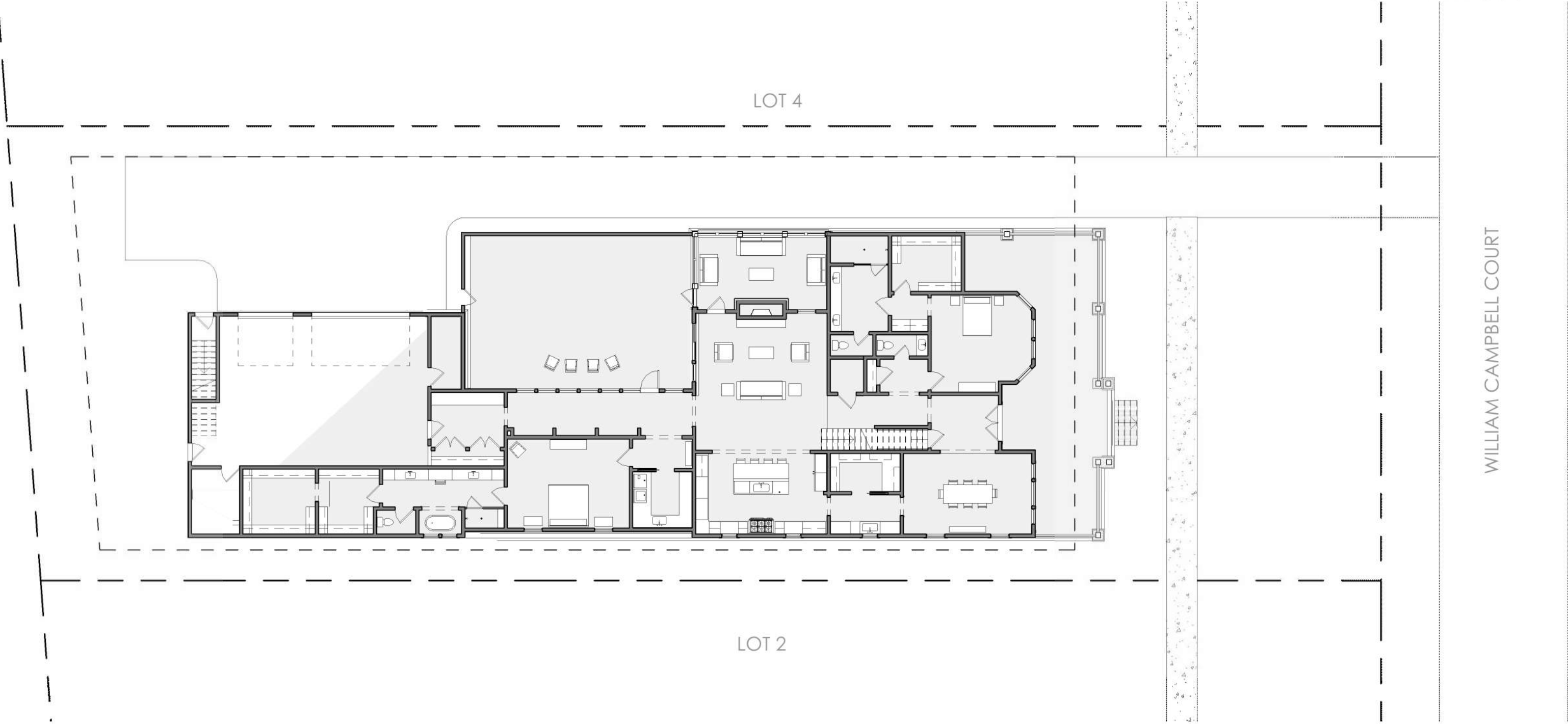


SITE PLAN - LOT 2



FRONT ELEVATION - LOT 3

3/16" = 1'-0"

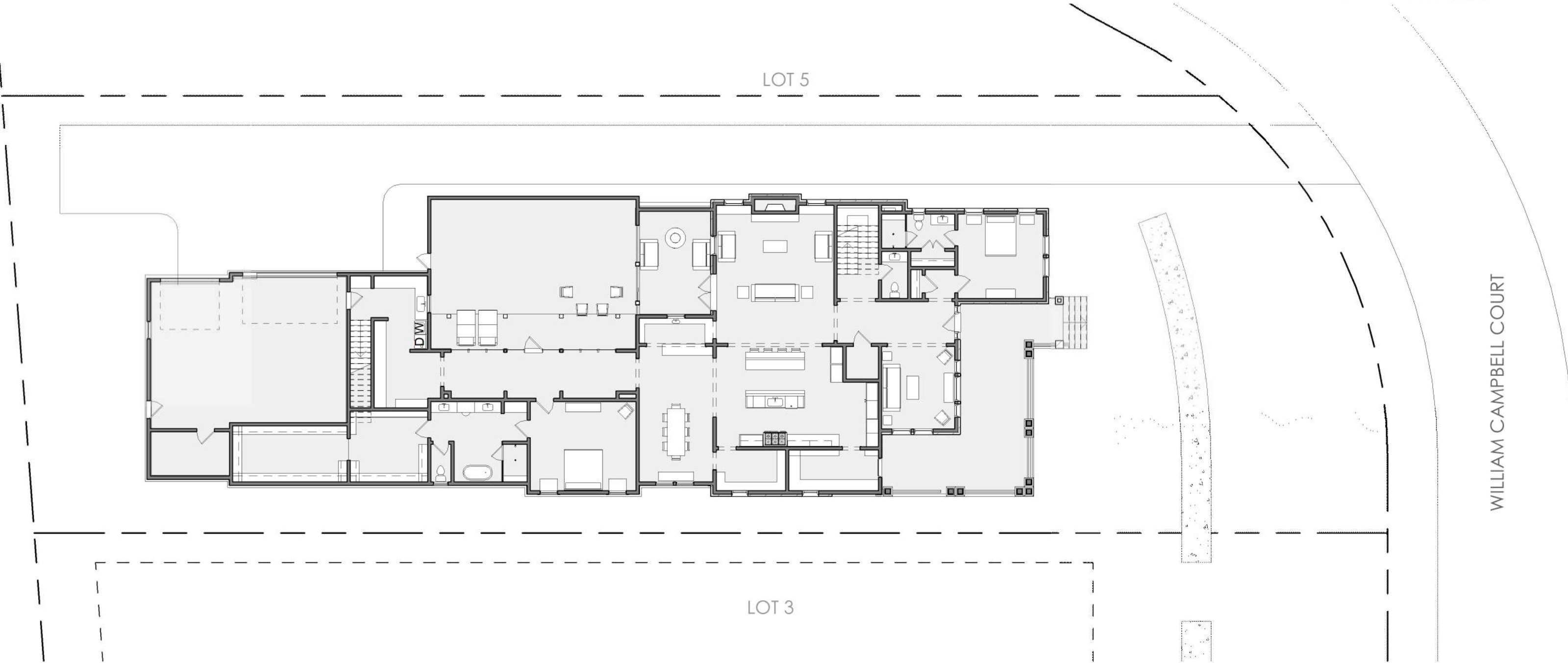


SITE PLAN - LOT 3



FRONT ELEVATION - LOT 4

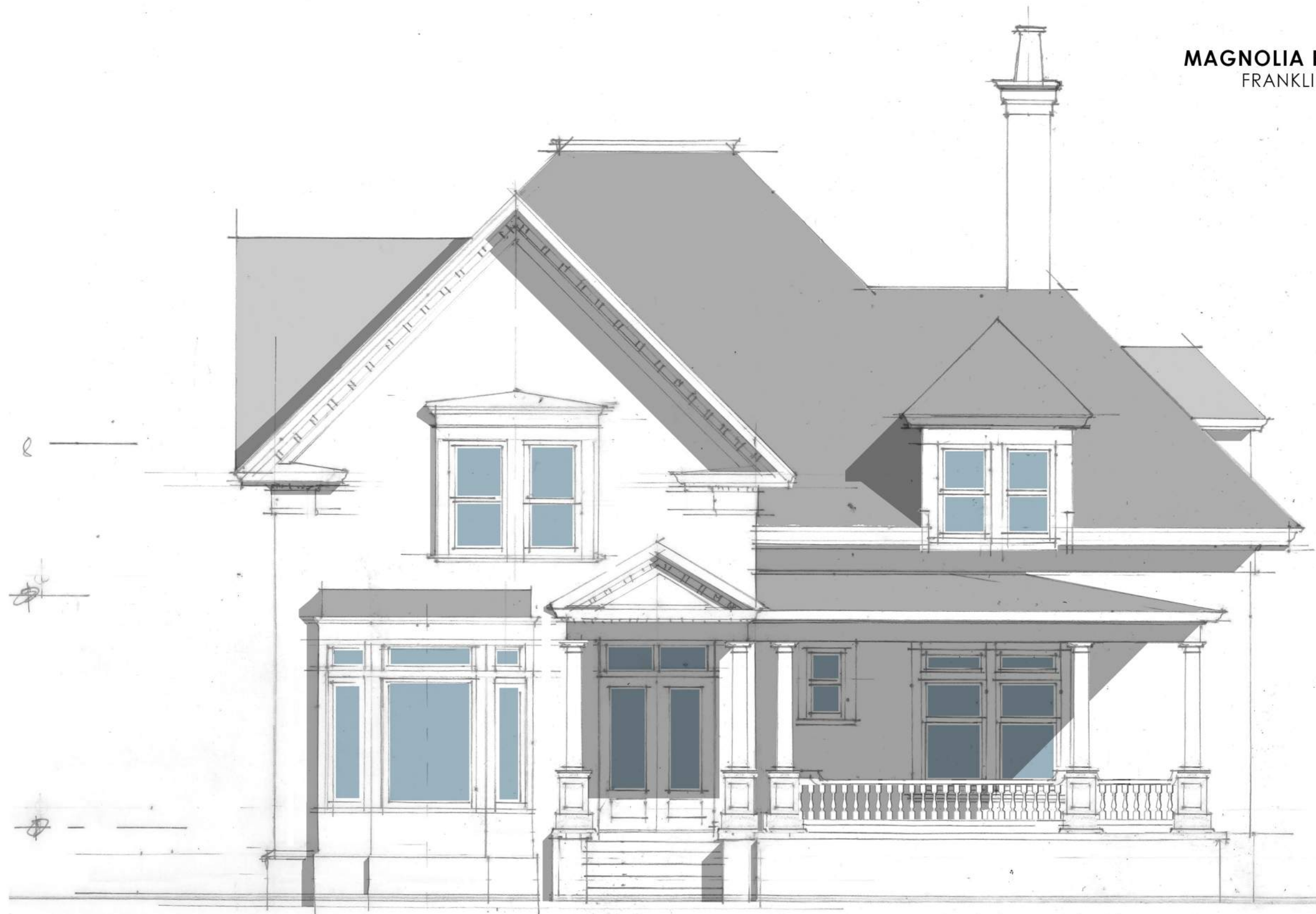
3/16" = 1'-0"



SITE PLAN - LOT 4

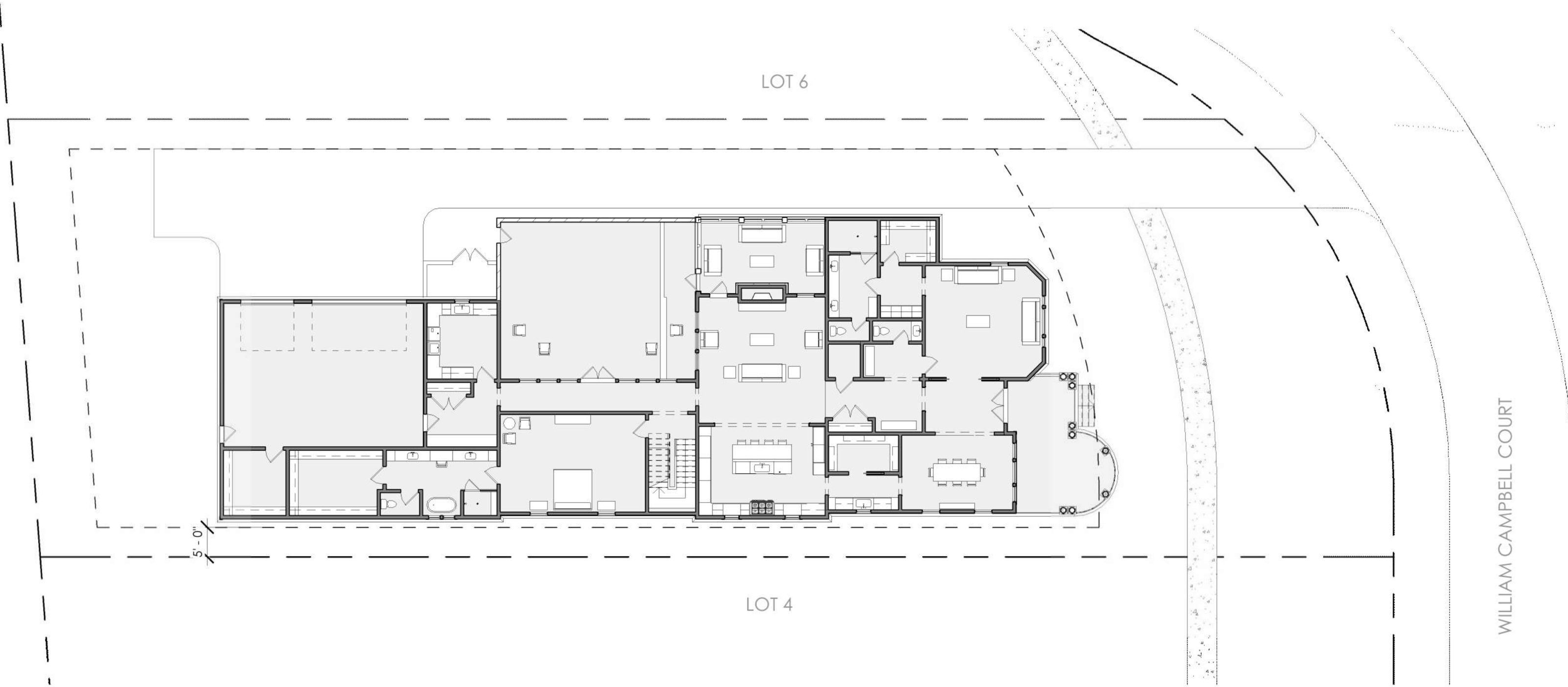
MAGNOLIA HALL
FRANKLIN, TN

LOT 5
1841 WILLIAM
CAMPBELL COURT

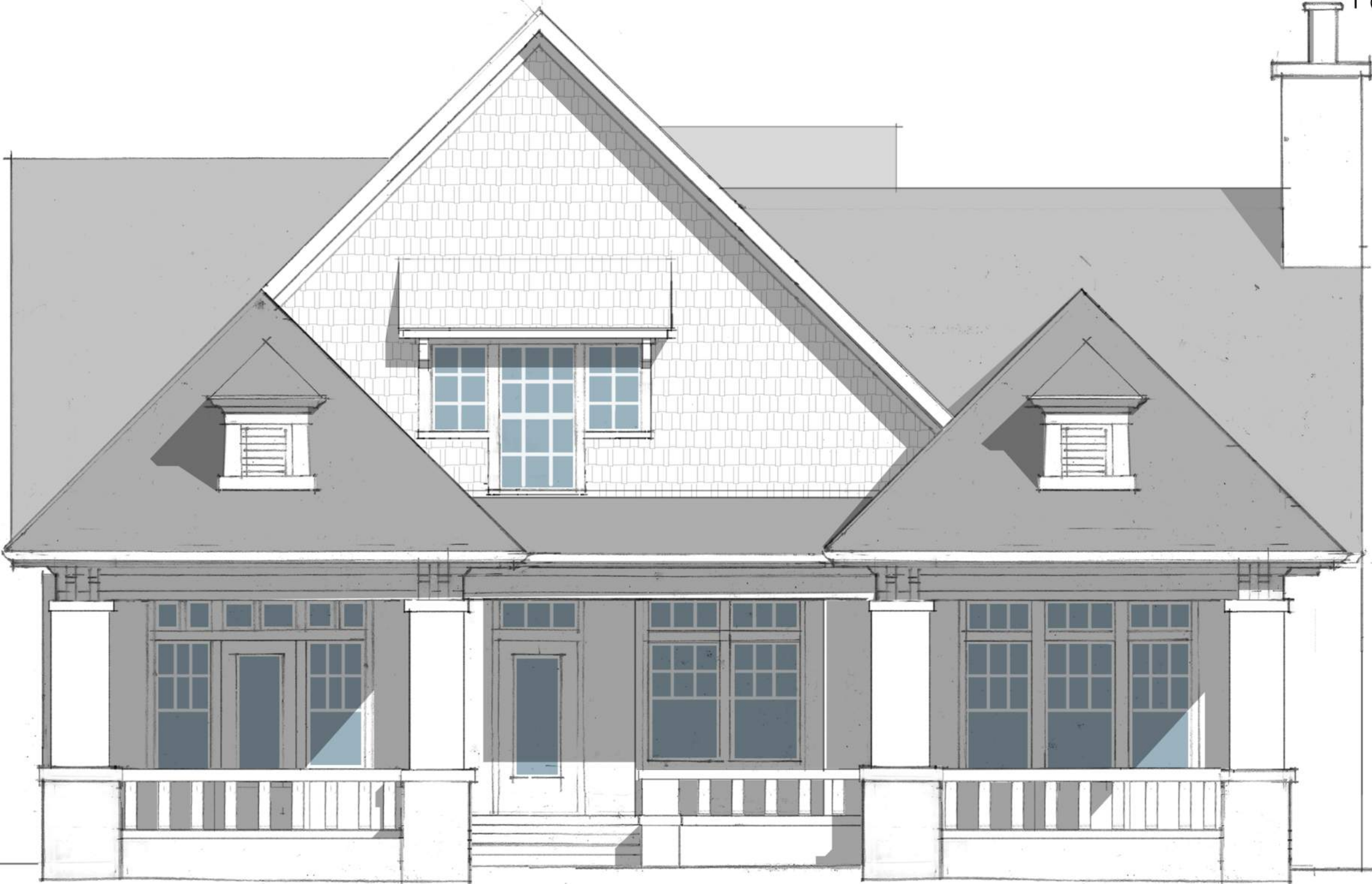


FRONT ELEVATION - LOT 5

3/16" = 1'-0"

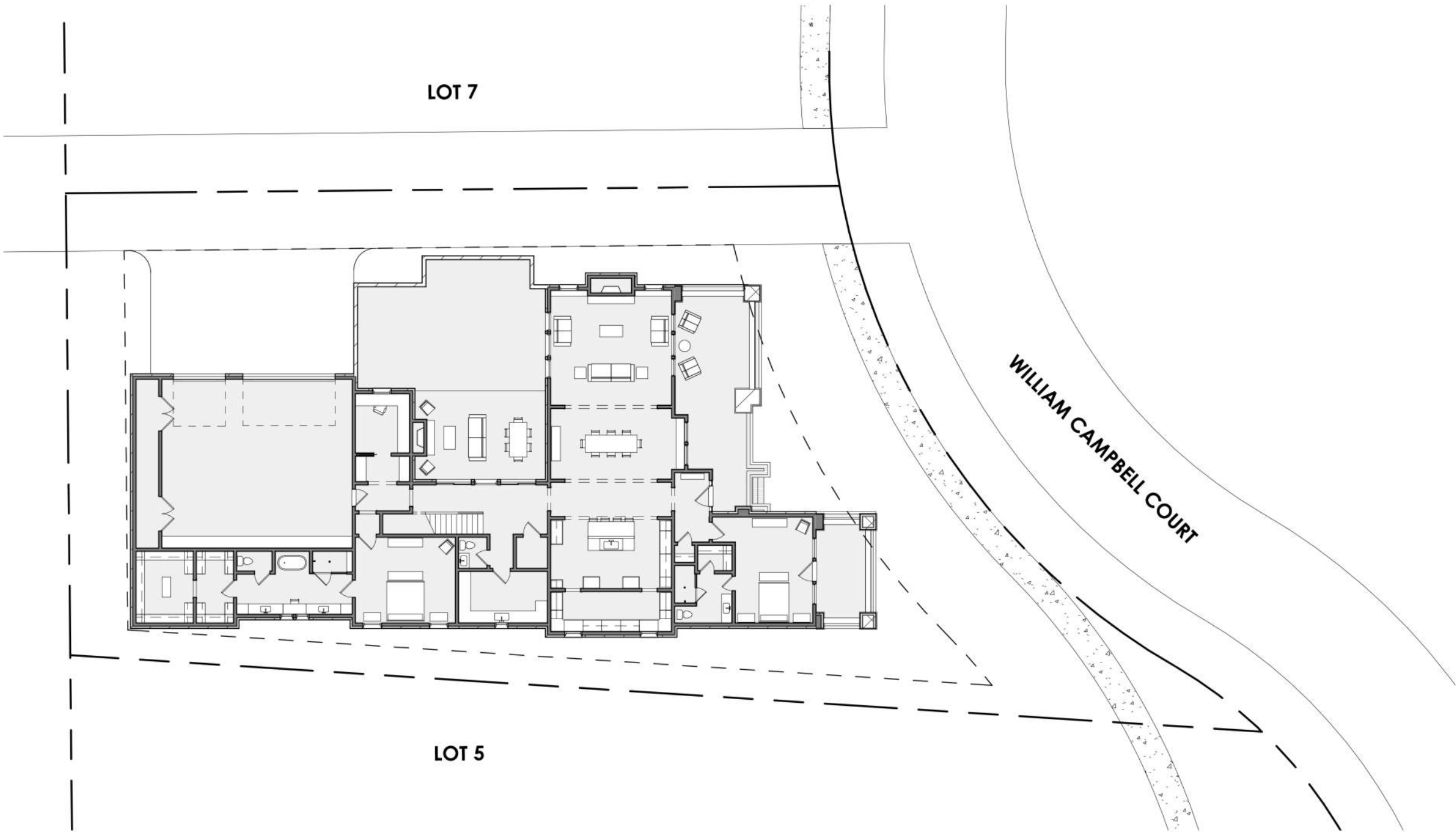


SITE PLAN - LOT 5

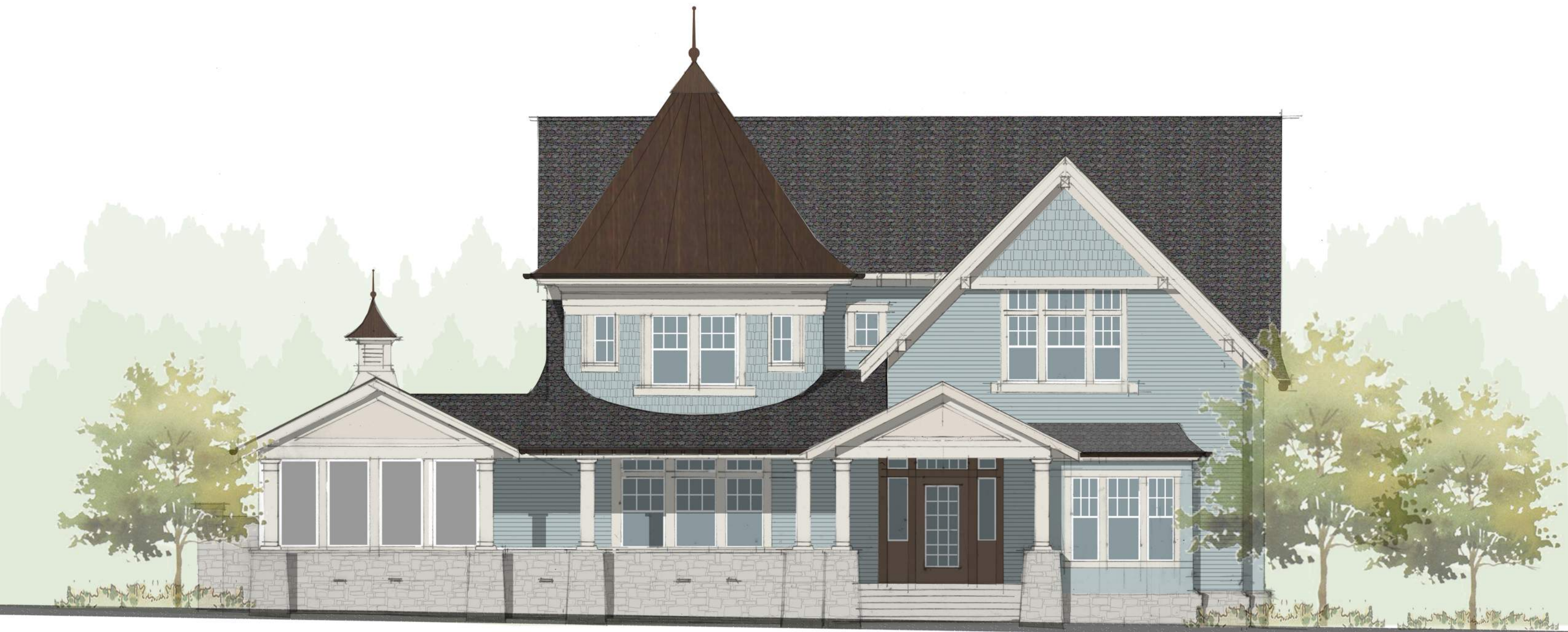


FRONT ELEVATION - LOT 6

3/16"=1'-0"

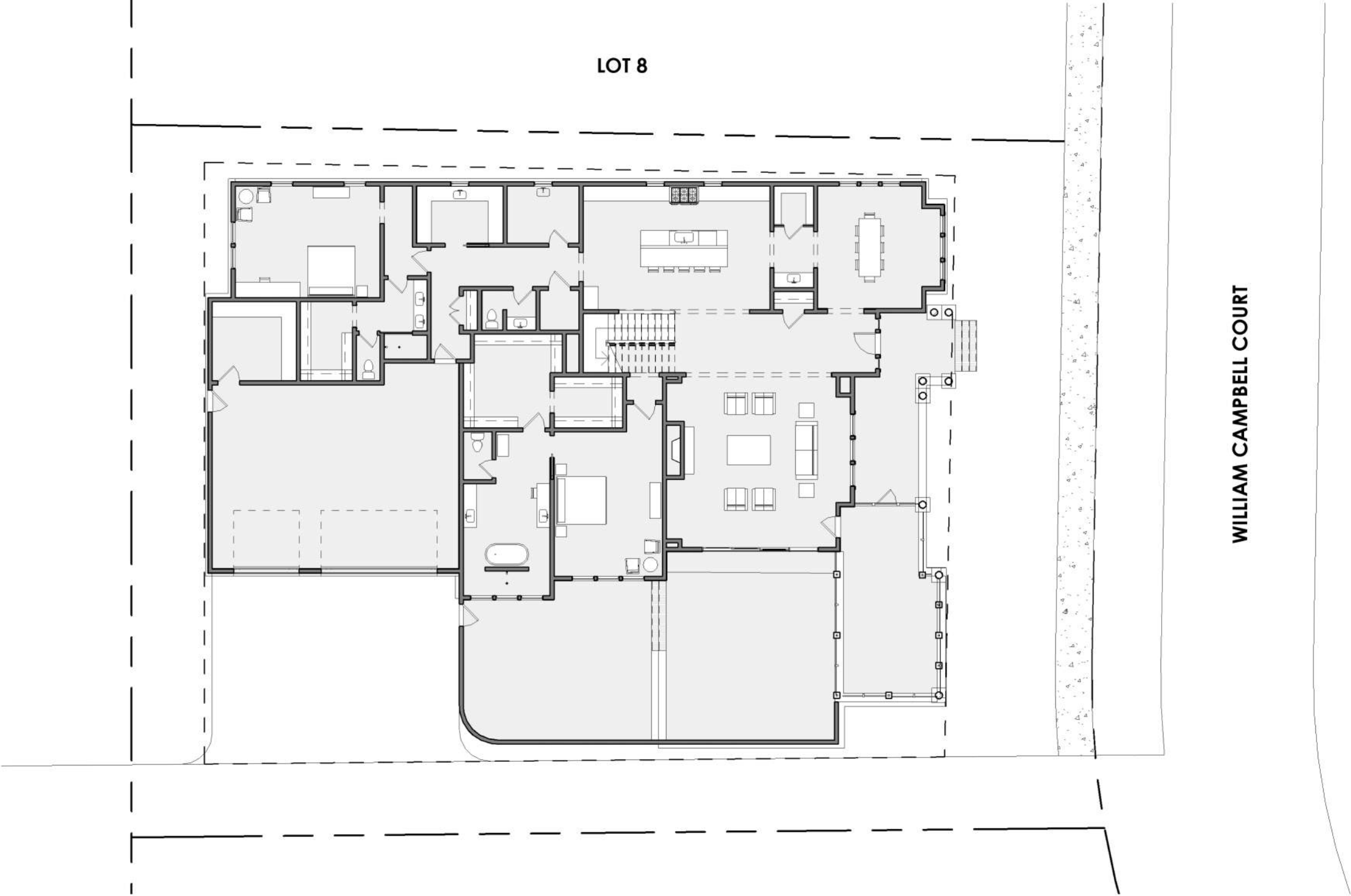


SITE PLAN - LOT 6

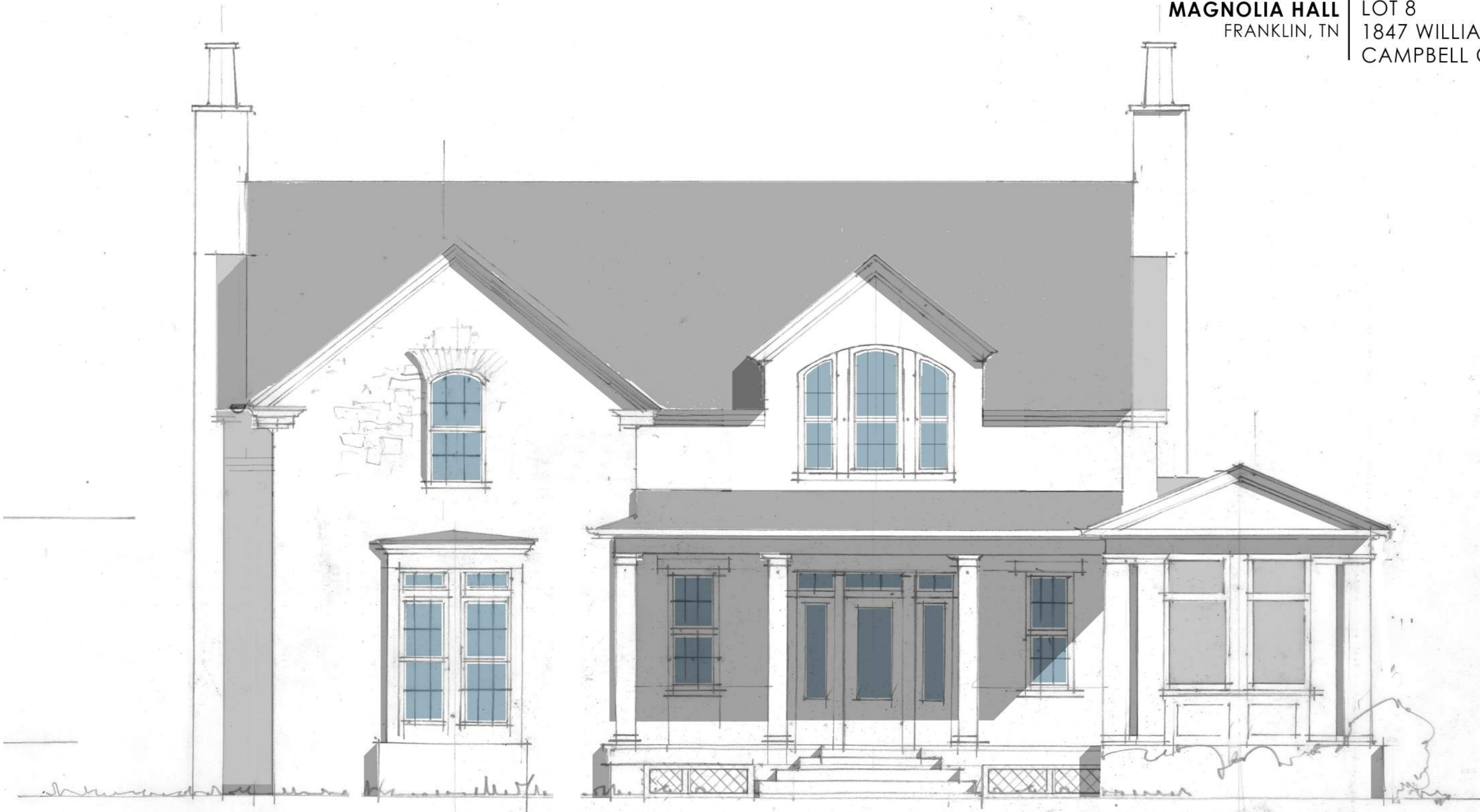


FRONT ELEVATION - LOT 7

3/16" = 1'-0"

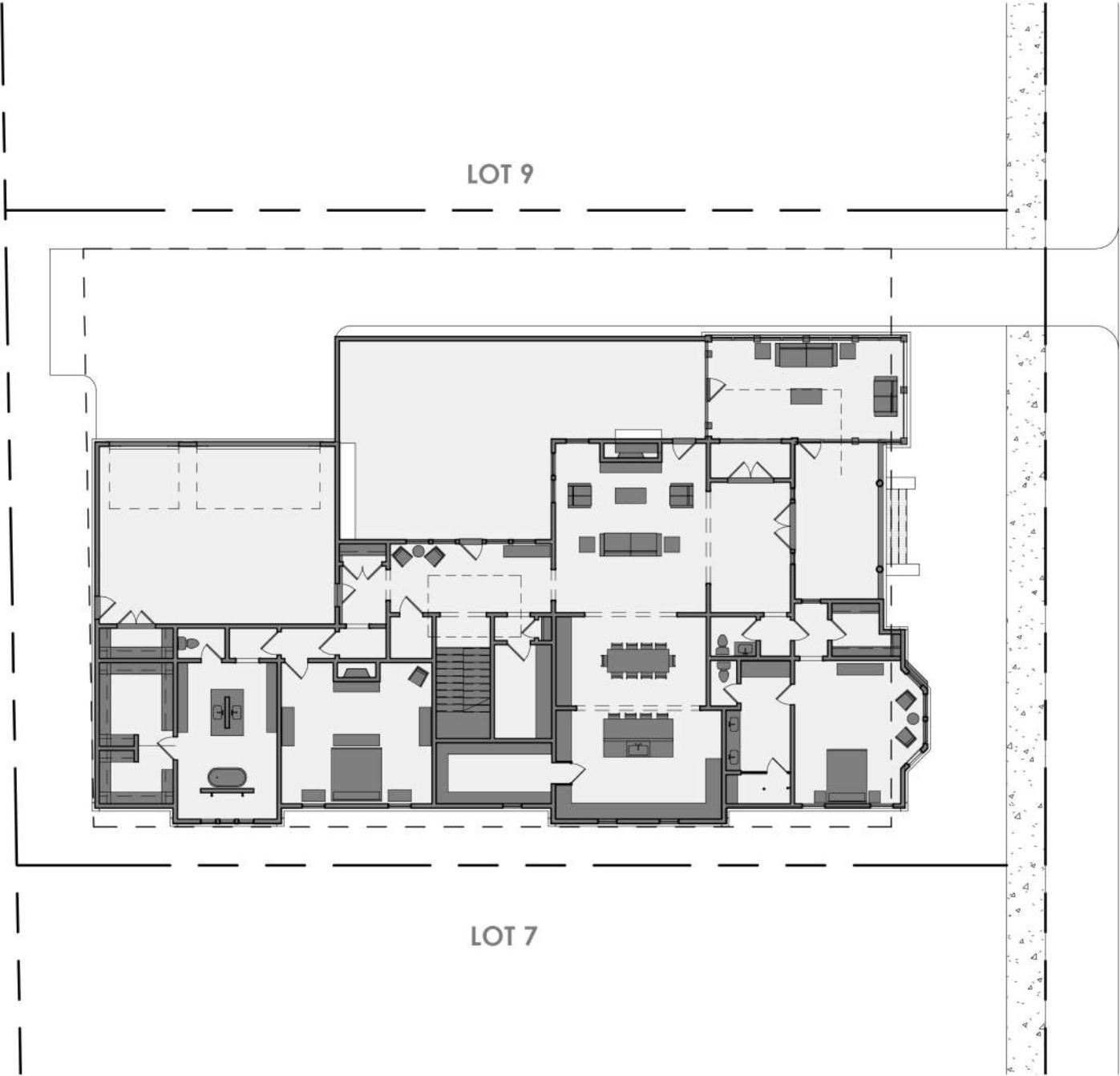


SITE PLAN - LOT 7



FRONT ELEVATION - LOT 8

3/16" = 1'-0"



SITE PLAN - LOT 8

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Bernice Butler, Magnolia Hall Franklin, LLC
(Please print Name/Names in Full)

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

078 00700 0000 9078

(Property Parcel/Tax ID Number)

and located at:

600 Boyd Mill, Franklin 37064

(Street Address)

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

906 Studio Architects, PLLC

(Please print Name/Names in Full)

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.

A. B. S.
Signature

2300 Foxhaven Drive, Franklin, TN 37069

Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this

8 day of December 20 22.

Cynthia Sorrels
Notary Public

My Commission Expires: 2/28/26





- Legend**
- A** Lawn
 - B** Natural Buffer with Enhancements
 - C** Bench
 - D** Sculpture
 - E** Arrival
 - F** 4 Rail Horse Fence w/ Stone Columns
 - G** Evergreen Privacy Screening
 - H** Pedestrian/ Emergency Access
 - I** Mail Kiosk
 - J** Spring House
 - K** Wild Flowers/ Native Grasses
 - L** Overlook
 - M** Rain Garden
 - N** Grass/ Mulch Trail
 - O** Crushed Stone Garden Path
 - P** Sidewalk

Magnolia Hall

Enhancement Landscape - Concept Plan