



Meeting Agenda

Design Review Committee

Monday, May 15, 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.

CALL TO ORDER

APPLICATIONS

1. Discussion of Signage At 96 E. Main St. (Burger Dandy); Amy Whidby, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

2. Discussion Of New Construction At 600 Boyd Mill Ave. (Lots 6, 7,8); Matt Smith, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

3. Discussion of Additions (Principal And Accessory) At 1303 Adams St.; Hannah Terry, Applicant.

Sponsors:

Kelly Dannenfelser, Joseph Bryan

4. Discussion Of Alterations At 151 Franklin Rd. (Gates); Greg Gamble, Applicant.

Sponsors:

Kelly Dannenfelser, Joseph Bryan

5. Discussion of Additions (Principal and Accessory) At 345 4th Ave. S.; Kevin Coffey, Applicant.

Sponsors:

Emily Wright, Joseph Bryan

6. Comment on the St. Paul Episcopal Church Historic Resource (Addition and Alterations) At 510 W. Main St.; James Sloan, 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.



City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04670

DATE: May 9, 2023
TO: Design Review Committee
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Discussion of Signage At 96 E. Main St. (Burger Dandy); Amy Whidby, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning a proposal at 96 E. Main St.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attached.

First Ave. Side
Red Words & Blue Stars with black borders



First Ave. Side
Red Words & Blue Stars with white borders



First Ave. Side
White Words & White Stars



Black Background
Aqua & Red Accents
White Letters



New matte metal signage on the front

Aqua Background
Red Accent
White Letters



New matte metal signage on the front



BURGER *Dandy*



BURGER *Dandy*

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I First & Main LLC - J.N. Fraukes, II
(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:

45-5252341
(Property Parcel/Tax ID Number)

and located at:

94-98 East main Street
(Street Address)

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

andrew marshall / amy whidby
(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.

for signage changes. *JA*

[Signature] a.m.
Signature

211 3rd Ave South
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

615-300-0001

Subscribed and sworn to before me this

17th day of March, 20 23.

[Signature]
Notary Public

My Commission Expires: 5/14/25





City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04673

DATE: May 9, 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 6, 7,8); Matt Smith, Applicant.

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

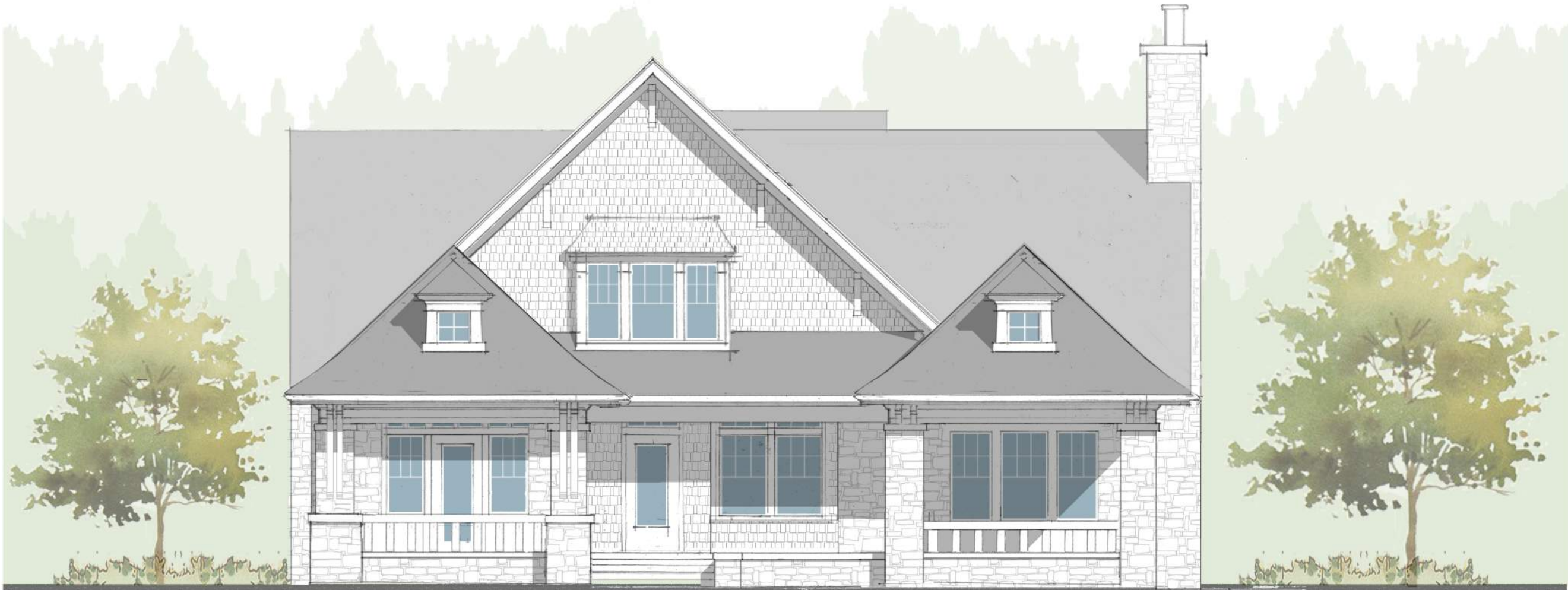
N/A, see attached.



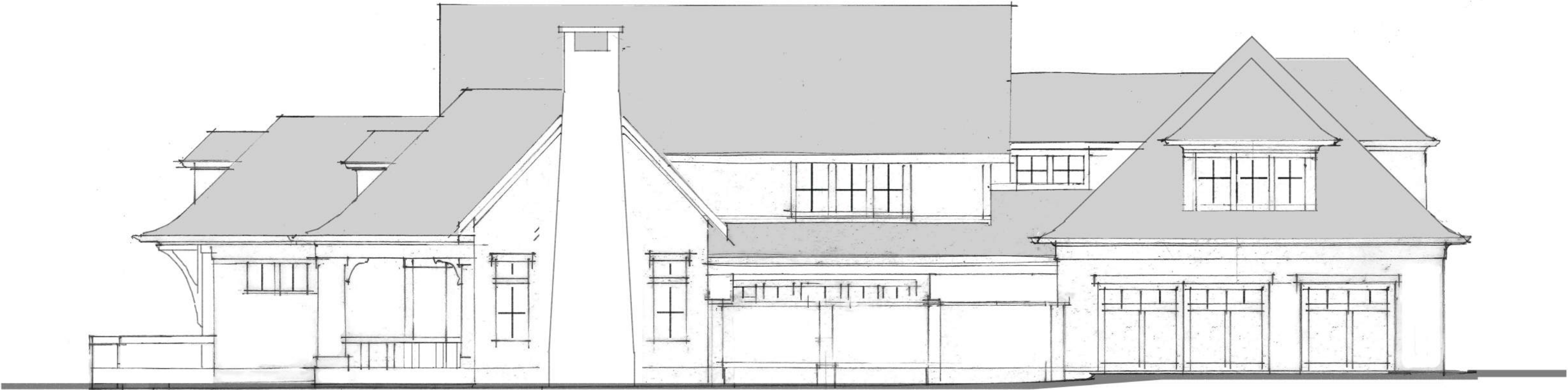
- Legend**
- A** Lawn
 - B** Natural Buffer with Enhancements
 - C** Bench
 - D** Sculpture
 - E** Arrival
 - F** 4 Rail Horse Fence w/ Stone Columns
 - G** Evergreen Privacy Screening
 - H** Pedestrian/ Emergency Access
 - I** Mail Kiosk
 - J** Spring House
 - K** Wild Flowers/ Native Grasses
 - L**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

Magnolia Hall

Enhancement Landscape - Concept Plan



FRONT ELEVATION



RIGHT SIDE ELEVATION



MAGNOLIA HALL
FRANKLIN, TN
LOT 6

PRECEDENT
IMAGES



ARTS AND CRAFTS/SHINGLE



FRONT ELEVATION



MAGNOLIA HALL
FRANKLIN, TN
LOT 8

PRECEDENT
IMAGES

FEDERAL FARMHOUSE



FRONT ELEVATION



MAGNOLIA HALL
FRANKLIN, TN
LOT 9

PRECEDENT
IMAGES



SOUTHERN COLONIAL REVIVAL

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. S. 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





City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04672

DATE: May 9, 2023
TO: Design Review Committee
FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

SUBJECT:

Discussion of Additions (Principal And Accessory) At 1303 Adams St.; Hannah Terry, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning a proposal at 1303 Adams St.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

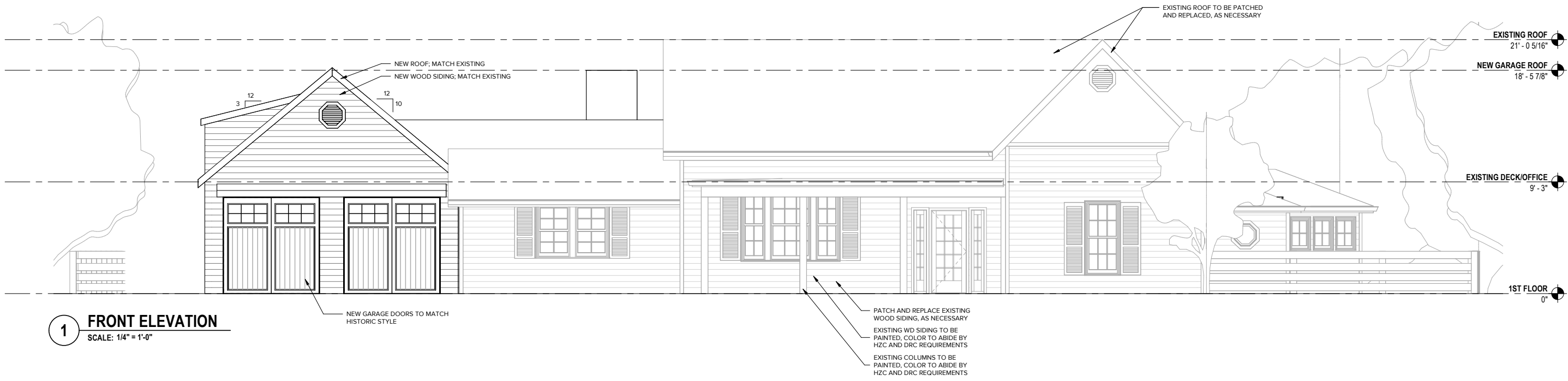
RECOMMENDATION:

N/A, see attached.

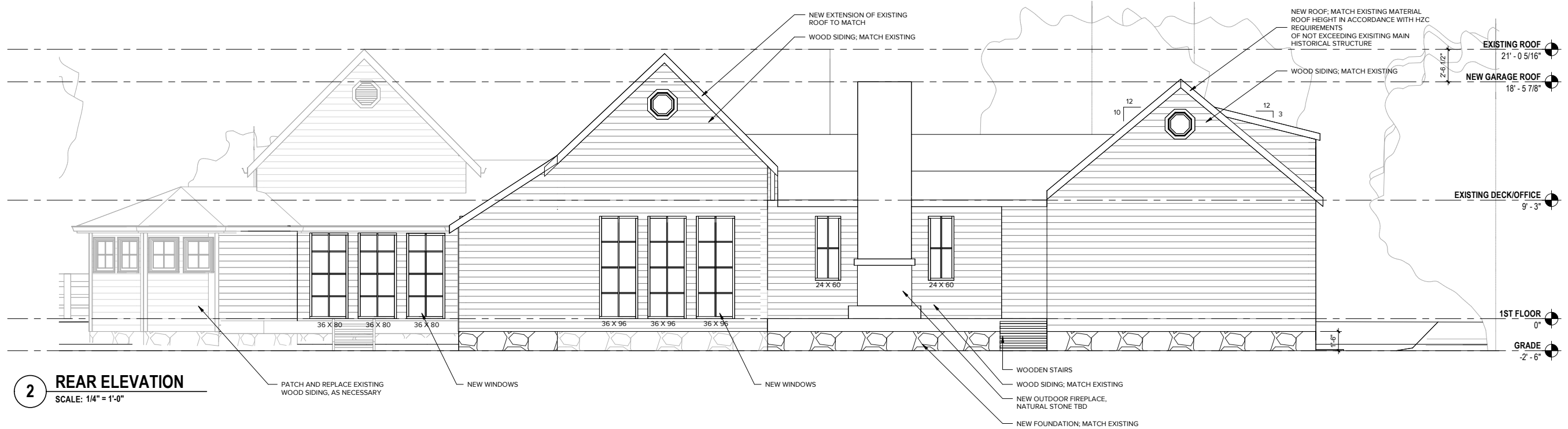
1303 ADAMS STREET
DRC SUBMISSION



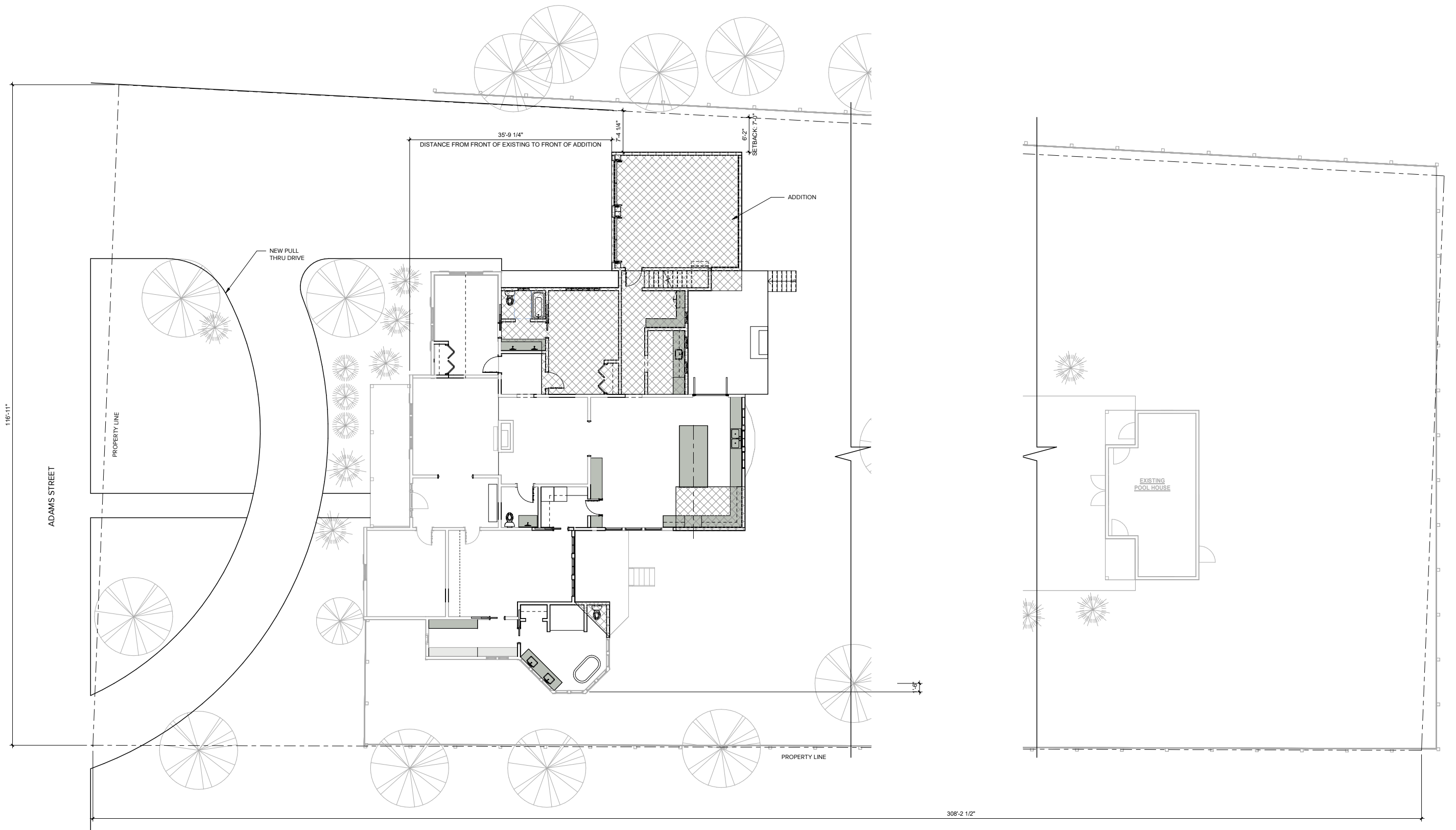


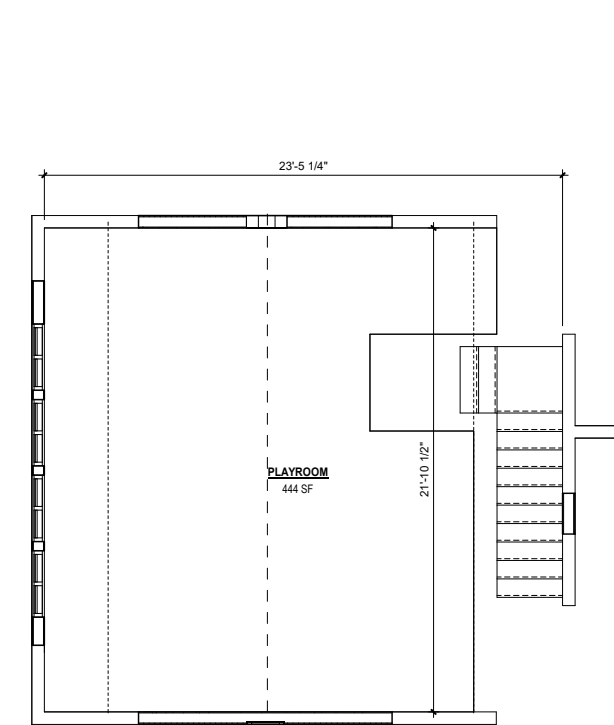


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

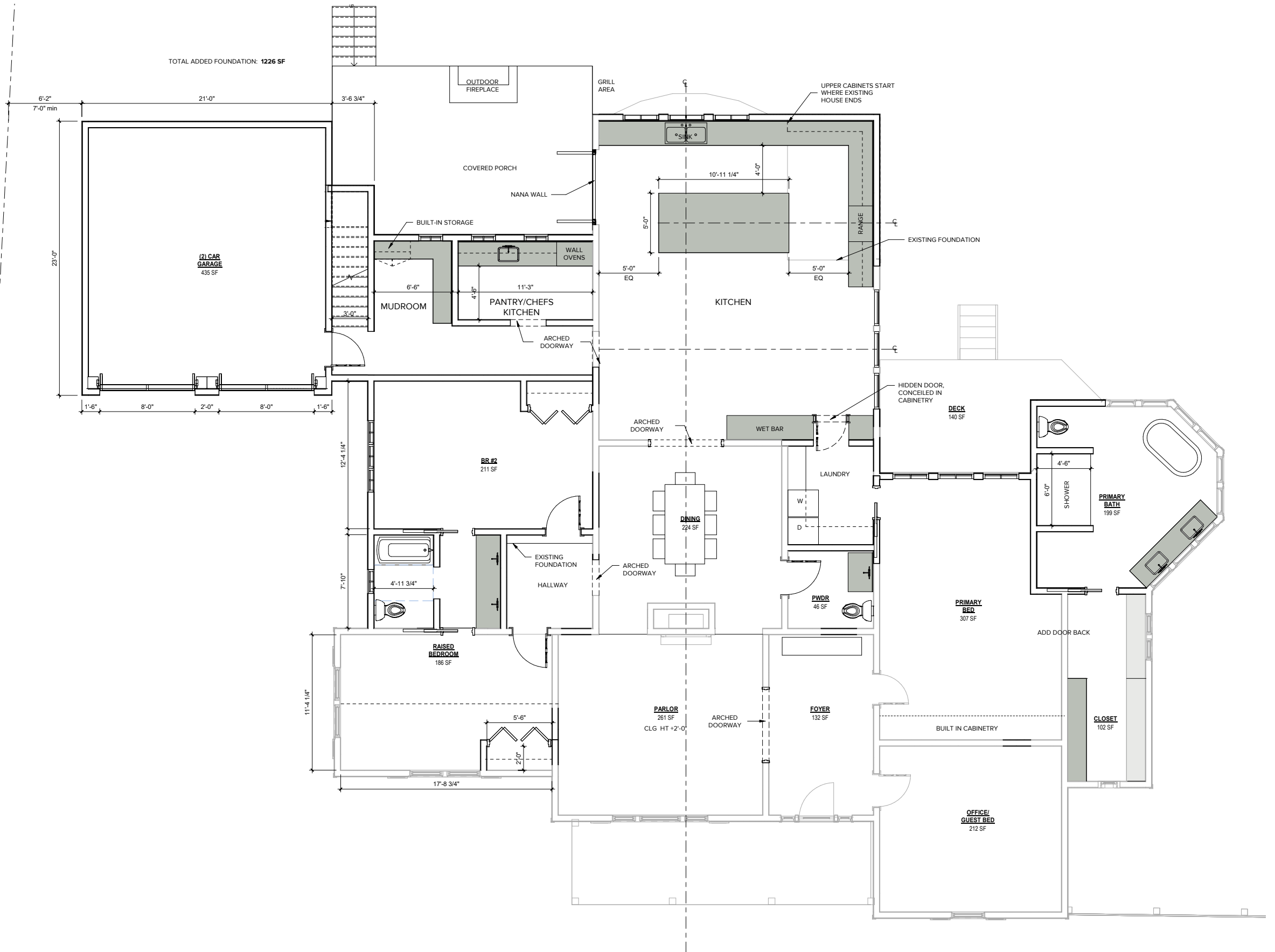


2 REAR ELEVATION
SCALE: 1/4" = 1'-0"





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



1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING HISTORIC STRUCTURE::
215 FRANKLIN RD, FRANKLIN, TN
+ Front facing Garage
+ Circular pull thru



EXISTING HISTORIC STRUCTURE::
1250 ADAMS STREET, FRANKLIN, TN
+ Front facing Garage

CHAPTER2

Placement & Orientation

- Maintain the alignment of existing front yard setbacks on the block face while adhering to the Zoning Ordinance setback requirements.
- Maintain the rhythm of buildings along the street. Space new buildings according to the historic precedent established on the same block face. If a side yard setback is not established by historic buildings on the same block face, the opposite block face should be considered.
- Locate new buildings to be secondary in prominence to the historic structures on the site or in the district. New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence.

Building Form

- Design the massing, size, scale, and proportions of new residential buildings to be compatible with nearby historic buildings.
- Design new residential buildings to complement rather than detract from the character of the historic district.
- Make new buildings compatible with adjacent building floor-to-ceiling heights. Appropriate heights for new construction range from eight feet to ten feet.
- Use similar cornice alignment, foundation heights, and window and door heights as adjacent buildings.
- Use roof and facade breaks to achieve similar forms to those of historic residential buildings in the district.
- In areas where historic garages are generally detached, new garages should appear to be detached. Place garages in traditional locations behind the rear plane of the main form of the house or as otherwise not be visible from the street.



EFFECTIVE MAY 30, 2022 | 53

HISTORIC MODIFICATION:
In areas where historic garages are generally detached, new garages should appear to be detached. Place garages in traditional locations behind the rear plane of the main form of the house or as otherwise not be visible from the street.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I EDD TATE PARKER & LUCY W. PARKER

(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:

078K E 01500 00009078K

(Property Parcel/Tax ID Number)

and located at:

1303 ADAMS ST. FRANKLIN 37064

(Street Address)

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

DAVID SWIFT, CHELSEA SWIFT

(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.

Edd Tate Parker

Signature

1303 ADAMS ST.

Property Owner Mailing Address

FRANKLIN, TN 37064

City, State & Zip

Subscribed and sworn to before me this

5 day of May, 2023.

Cornelia Dean

Notary Public

My Commission Expires: 1-11-26



My Commission Expires
January 11, 2026



City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04675

DATE: May 9, 2023
TO: Design Review Committee
FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

SUBJECT:

Discussion Of Alterations At 151 Franklin Rd. (Gates); Greg Gamble, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning a proposal at 151 Franklin Road.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A, see attached.

151 Franklin Road

Entrance Gates

Design Review Committee
May 8, 2023





Design Review Committee Request

- Replace Entry Gates

Historic District Design Guidelines

- Differentiate gate design, materials, or detailing from the associated fence or wall design.
- Configure operable gates to swing inwardly. They should not open onto the public sidewalk
- Avoid the use of sliding gates.
- Conceal electrical and mechanical equipment, if used.
- Select gate locations that meeting all Zoning Ordinance requirements.

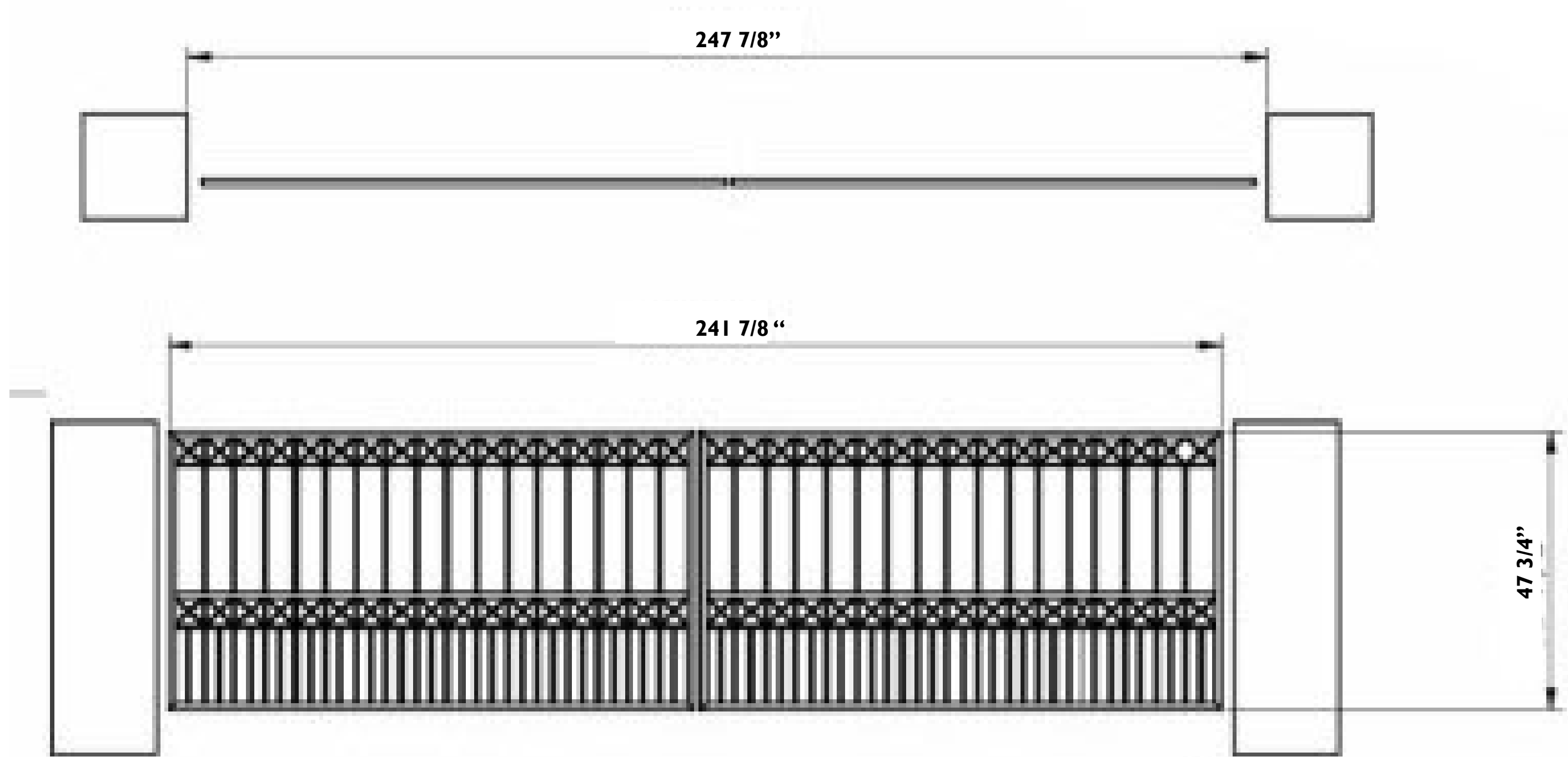
Design Intent:
Create a cohesive design for the two
driveway entrances.

151 Franklin Road Franklin, TN



151 Franklin Road - Main Entrance

Existing/Previous
Conditions

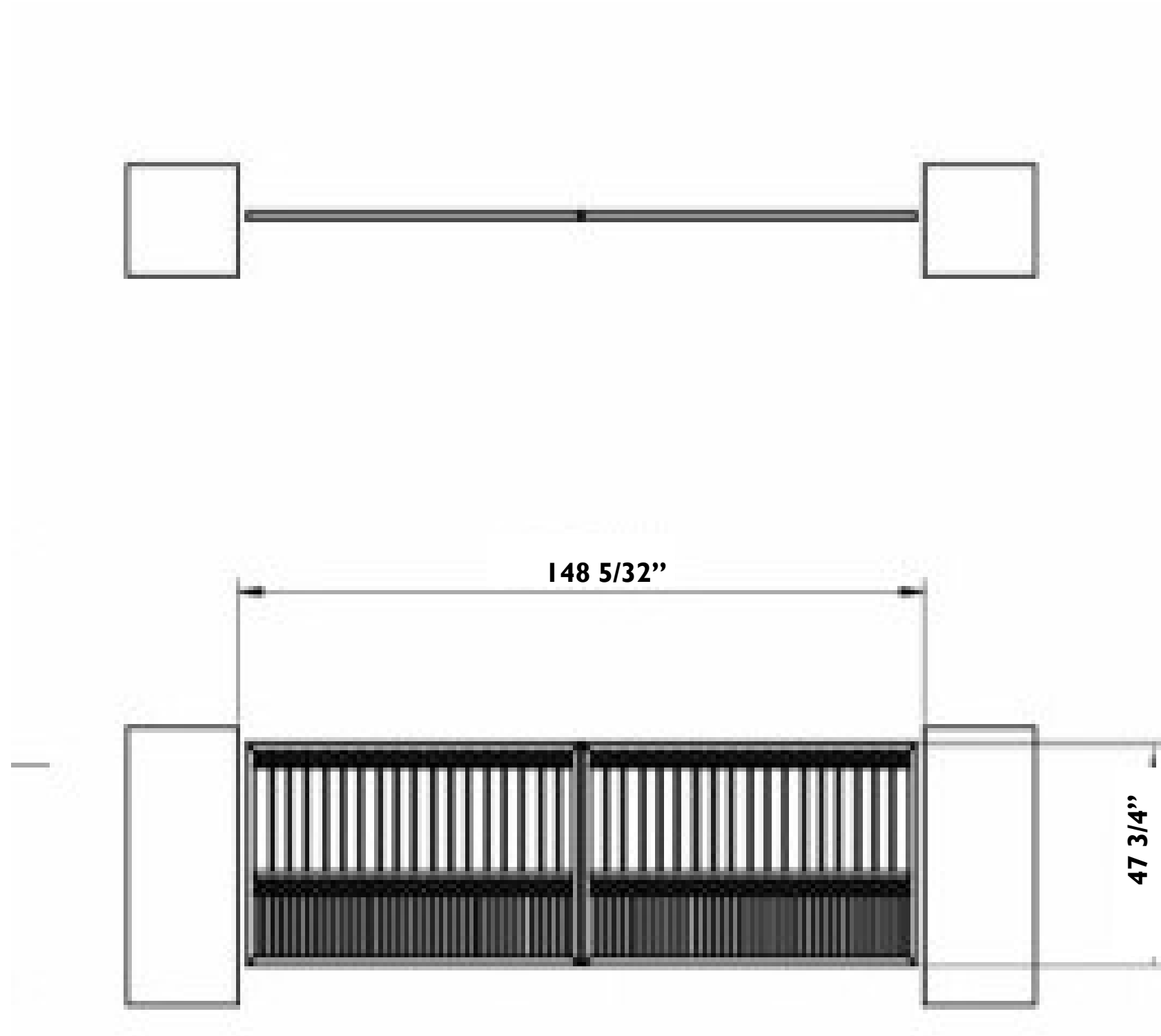


151 Franklin Road Franklin, TN



151 Franklin Road - Lower Driveway

**Existing/Previous
Conditions**



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Dr. Jefferson Bethurum
(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:

063 N B 05700

(Property Parcel/Tax ID Number)

and located at:

151 Franklin Road, Franklin, TN

(Street Address)

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

Gamble Design Collaborative / Greg Gamble

(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.

CJ Bethurum
Signature

151 FRANKLIN ROAD
Property Owner Mailing Address

FRANKLIN, TN 37064
City, State & Zip

Subscribed and sworn to before me this

8 day of May, 20 23.

Lindsay Rackley
Notary Public

My Commission Expires: 01/21/2026





File #: 21-04676

DATE: May 9, 2023
TO: Design Review Committee
FROM: Emily Wright, Director of Planning and Sustainability
Joseph Bryan, Principal Planner

SUBJECT:

Discussion of Additions (Principal and Accessory) At 345 4th Ave. S.; Kevin Coffey, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning a proposal at 345 4th Ave. S.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A, see attached.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Robert D. Ravenor

(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:

Parcel # 078F-F01700

(Property Parcel/Tax ID Number)

and located at:

345 4th Ave S Franklin, TN 37064

(Street Address)

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

Kevin Coffey

(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.

Robert D. Ravenor

Signature

345 4th Ave S

Property Owner Mailing Address

Franklin, TN 37064

City, State & Zip

Subscribed and sworn to before me this

_____ day of _____, 20_____.

Notary Public

My Commission Expires: Oct 22, 2026

See attached Notary

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on

this 4 day of May, 2023, by
Date Month Year(1) Robert D. Ravener(and (2) _____),
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

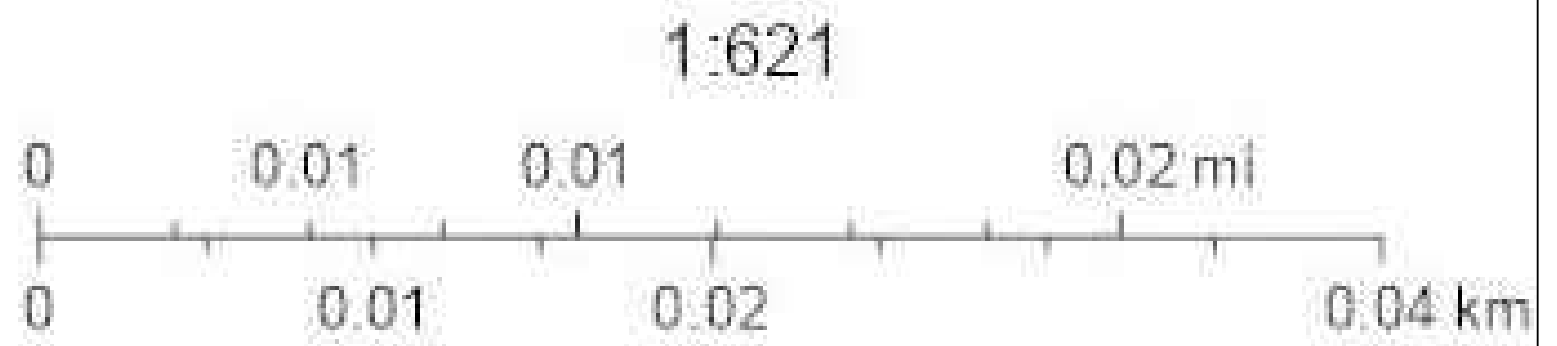
Description of Attached DocumentTitle or Type of Document: AffidavitDocument Date: 5/4/23Number of Pages: 2

Signer(s) Other Than Named Above: _____



5/8/2023, 12:46:21 PM

Parcels









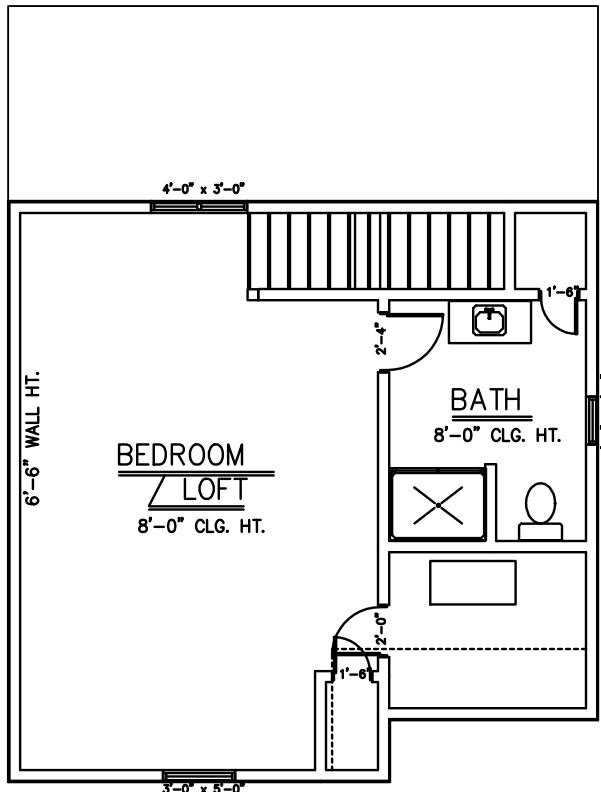




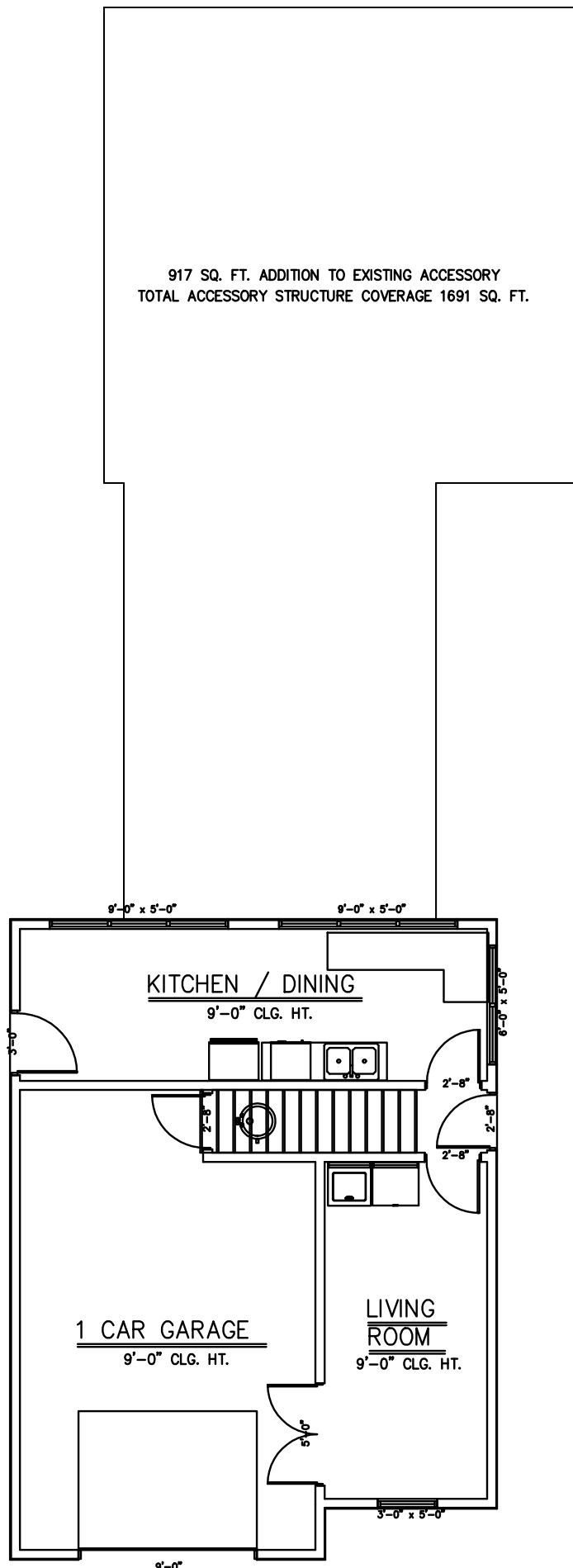




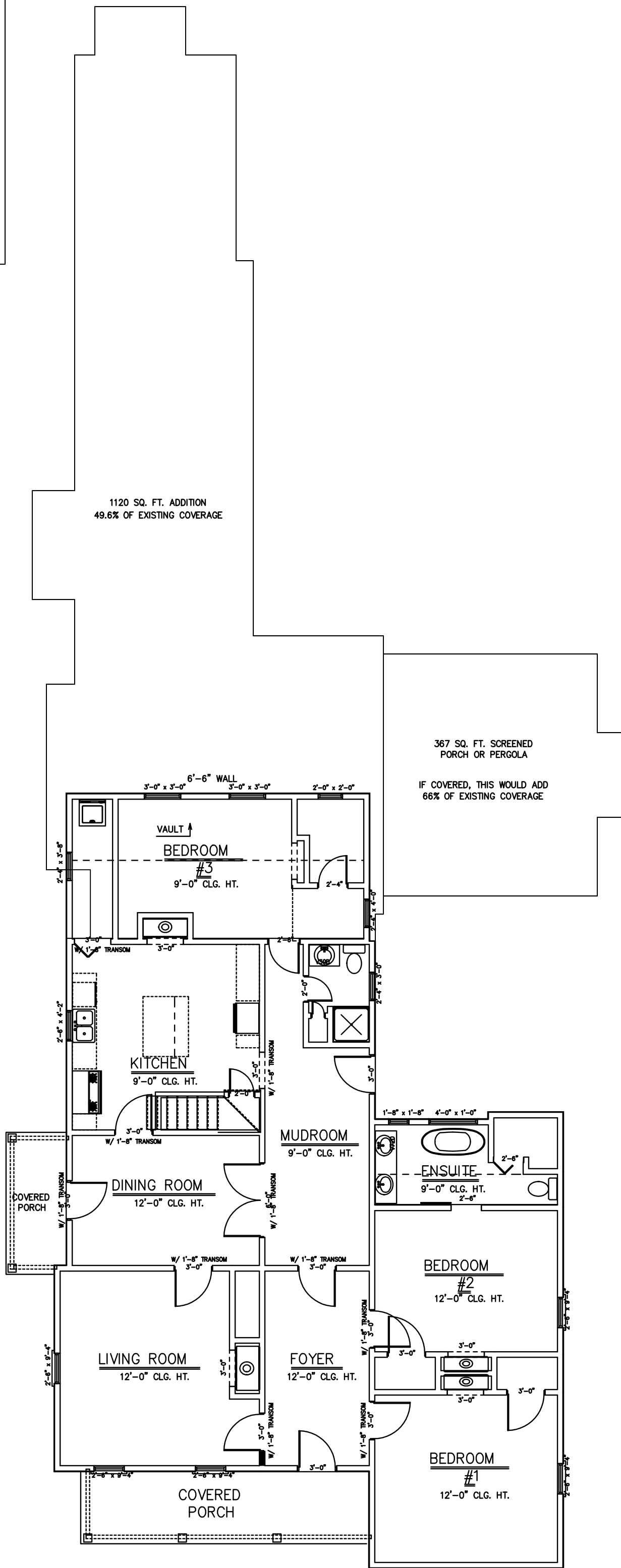




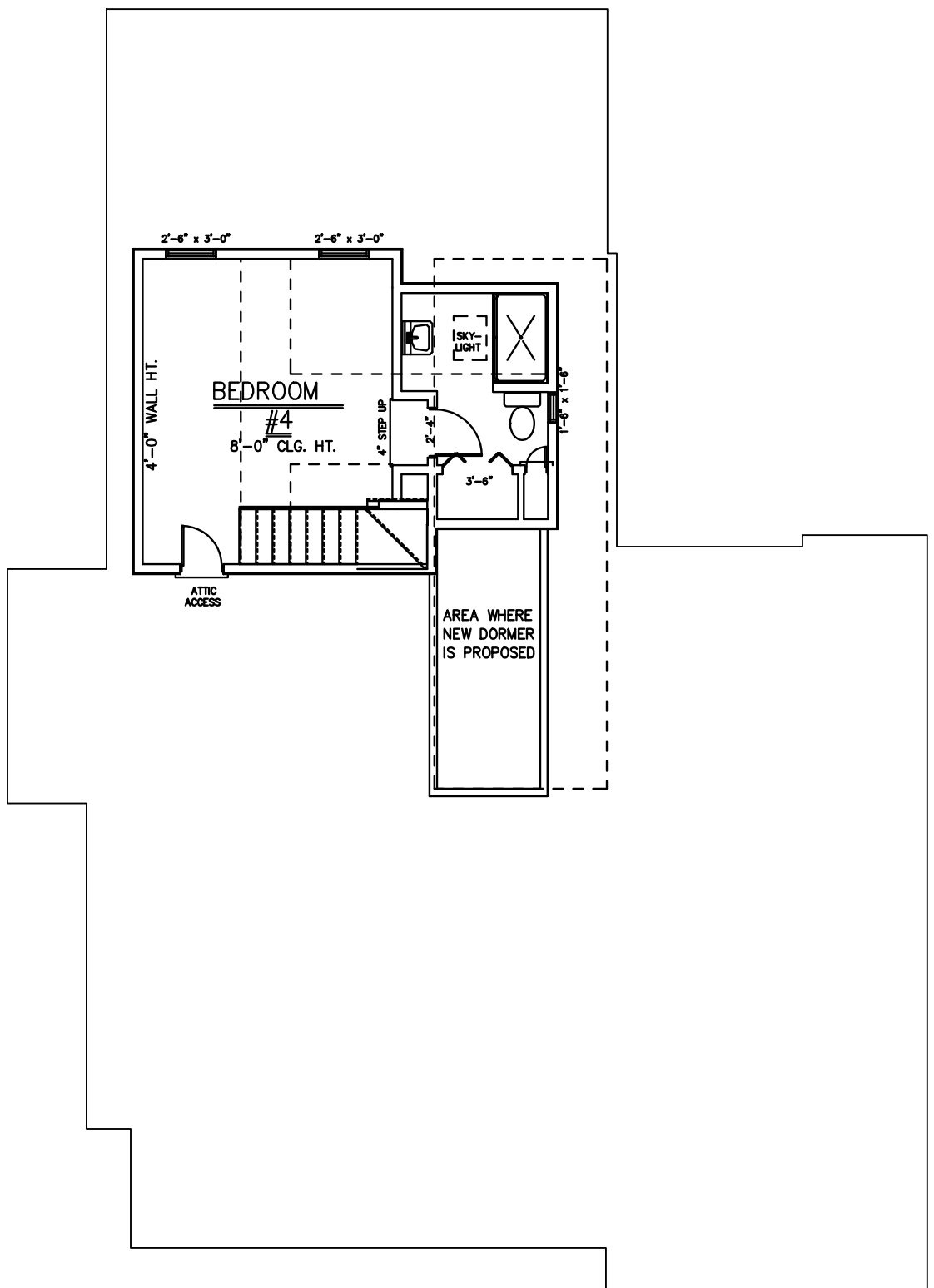
EXISTING CARRIAGE HOUSE UPPER LEVEL



EXISTING CARRIAGE HOUSE MAIN LEVEL



EXISTING HOUSE MAIN LEVEL



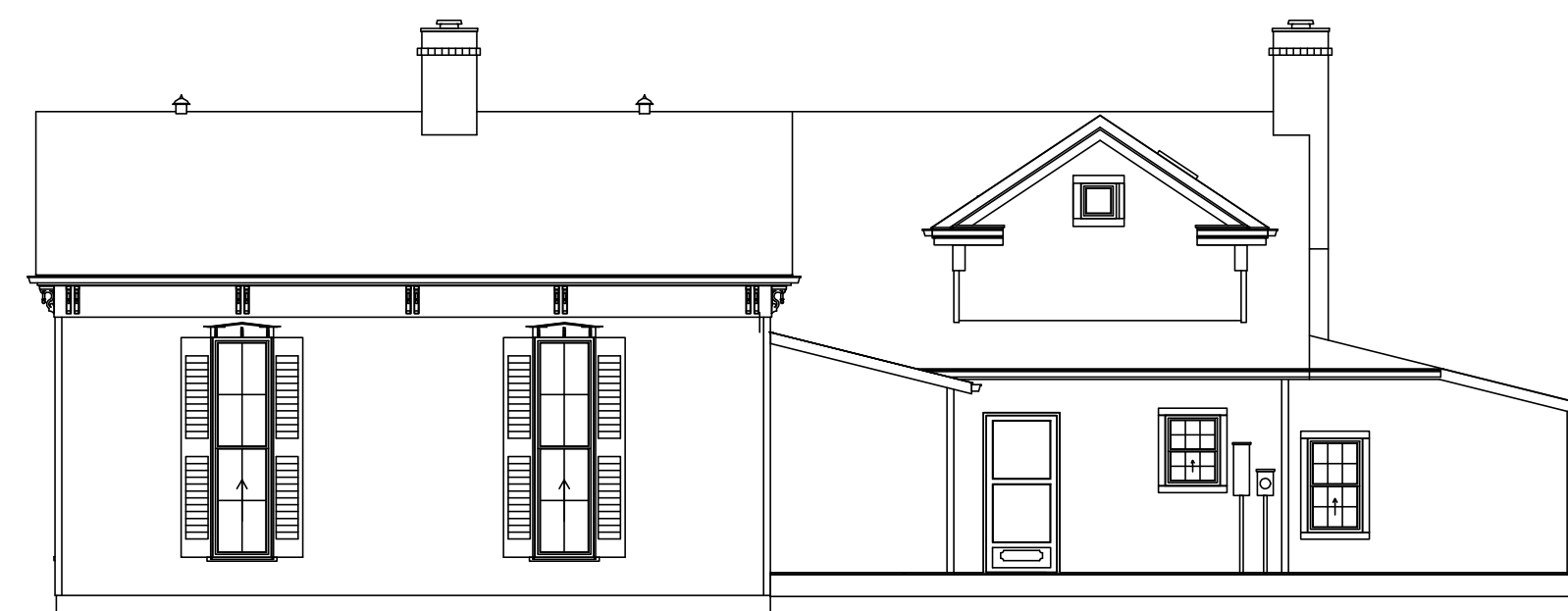
EXISTING HOUSE UPPER LEVEL



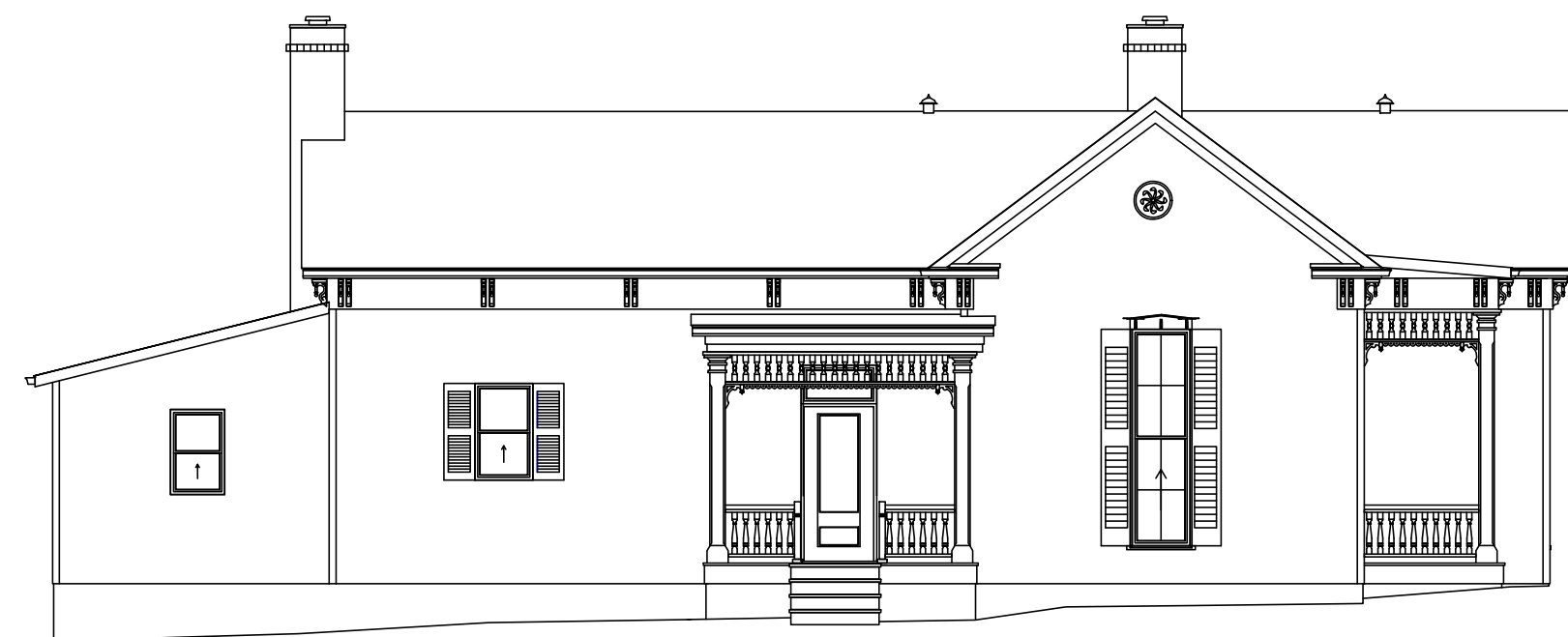
FRONT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

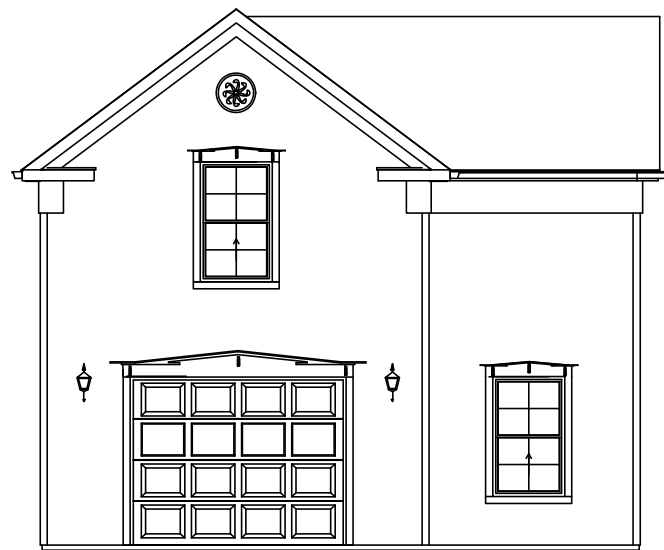


LEFT ELEVATION



REAR ELEVATION

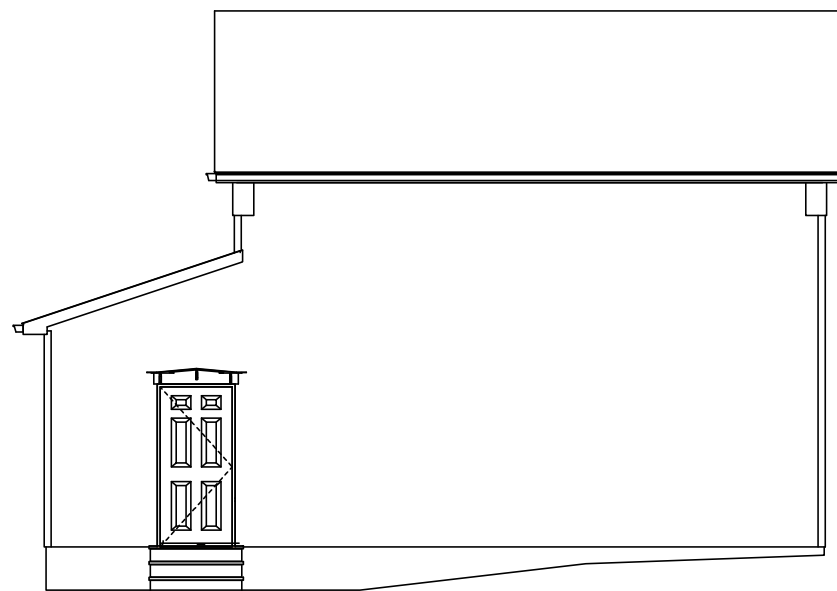
EXISTING MAIN HOUSE ELEVATIONS



FRONT ELEVATION



RIGHT ELEVATION

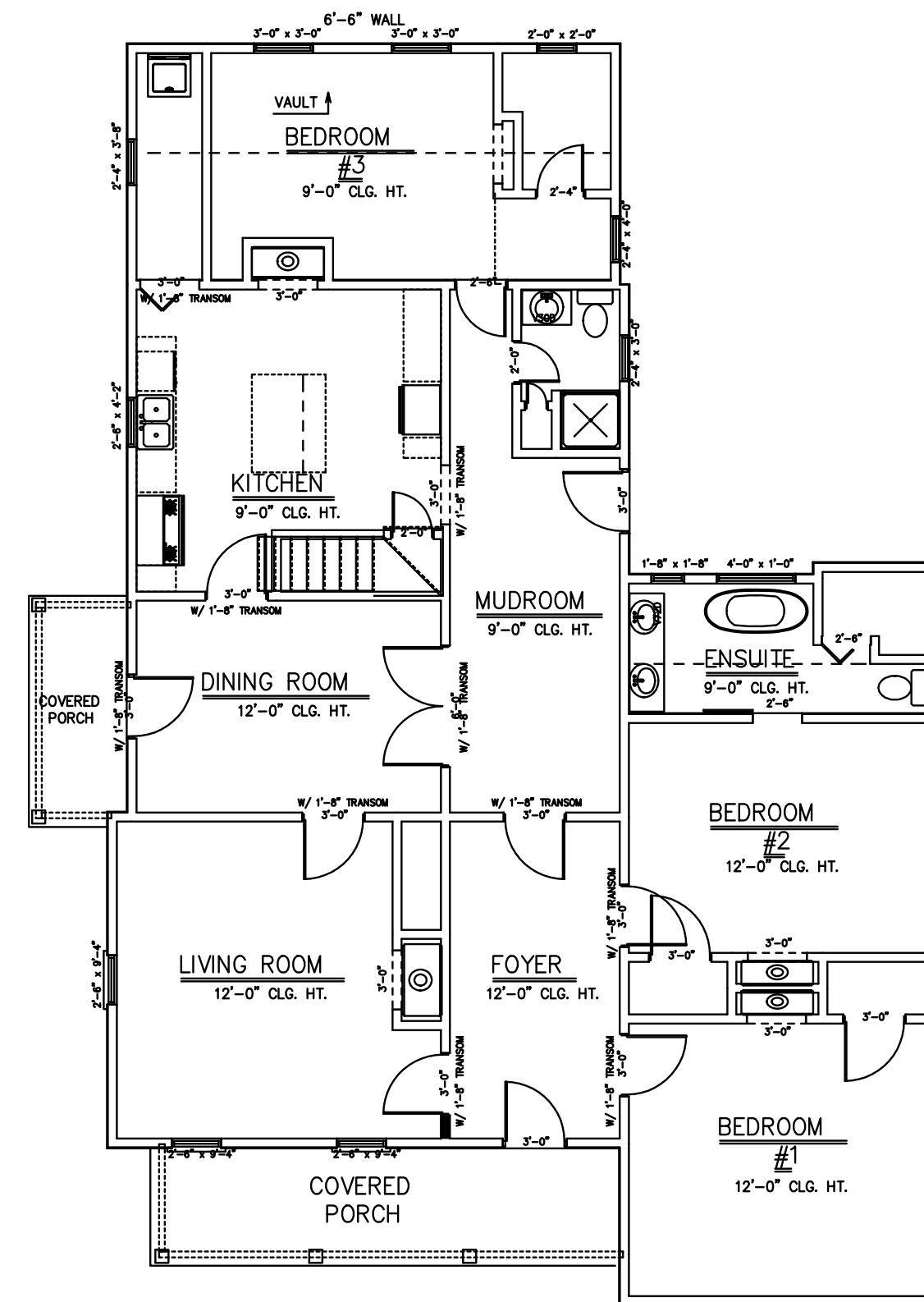
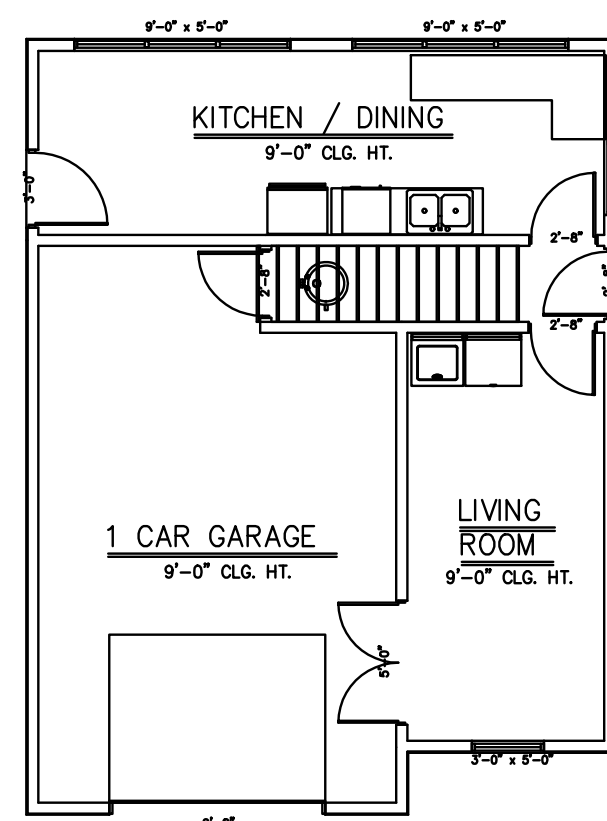


LEFT ELEVATION



REAR ELEVATION

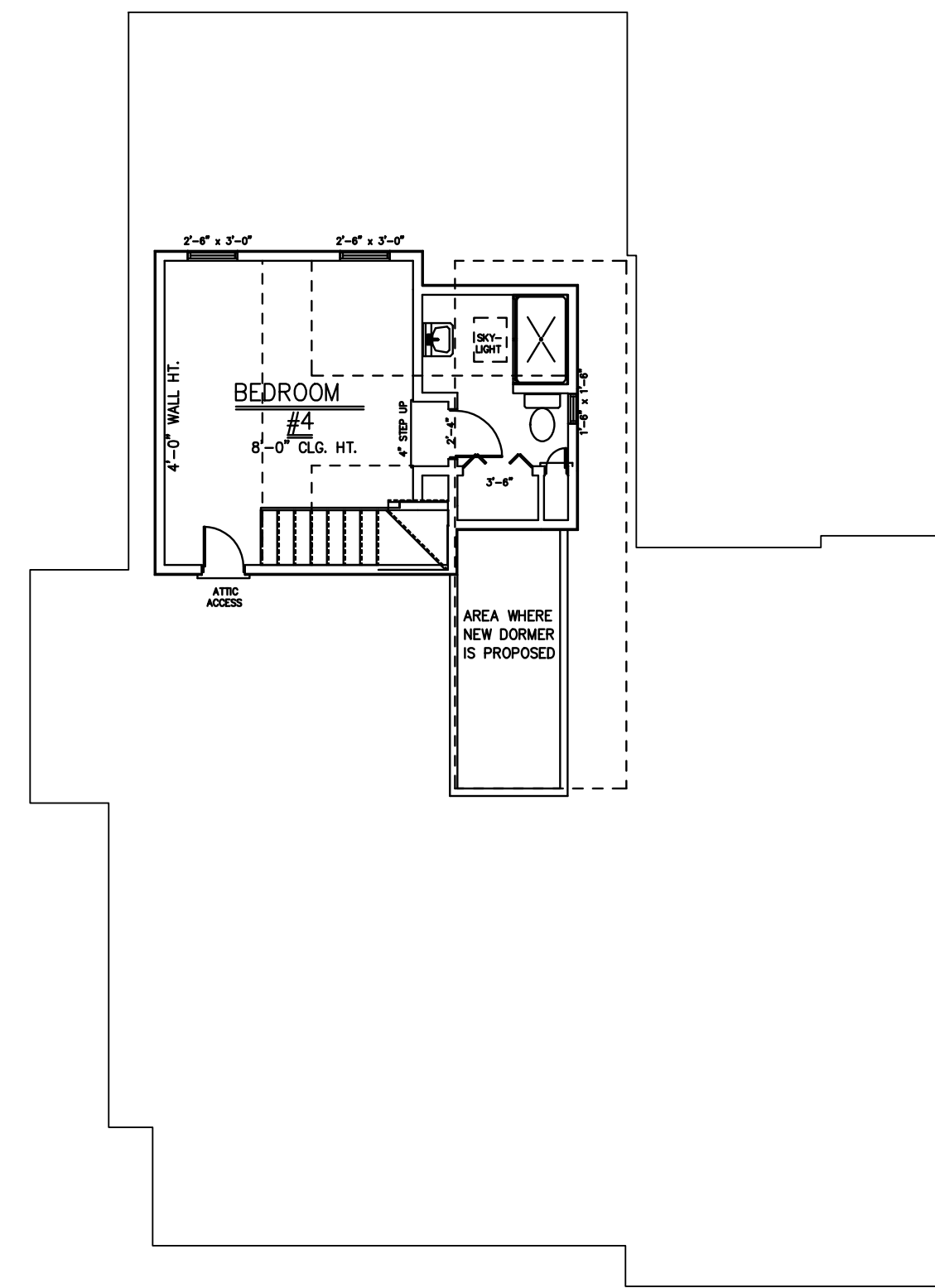
EXISTING ACCESSORY ELEVATIONS



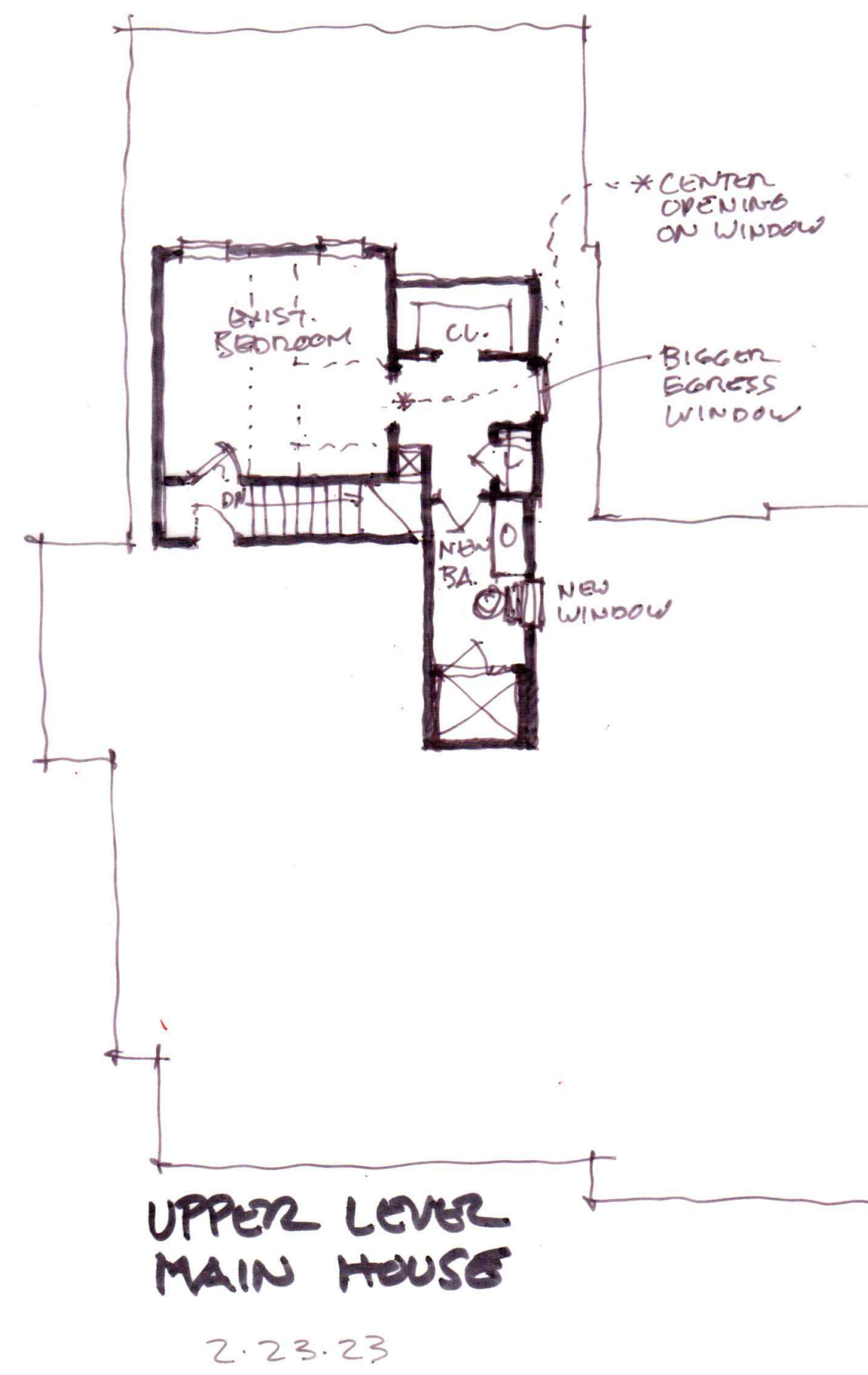
EXISTING HOUSE MAIN LEVEL



PROPOSED MAIN LEVEL



EXISTING HOUSE UPPER LEVEL





PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION



RIGHT ELEVATION

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Robert D. Ravenor
(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:

Parcel # 078F-F01700
(Property Parcel/Tax ID Number)

and located at:

345 4th Ave S Franklin, TN 37064
(Street Address)

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

Kevin Coffey
(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.

Robert D. Ravenor
Signature

345 4th Ave S
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

_____ day of _____, 20_____.

Notary Public

My Commission Expires: Oct 22, 2026

See attached Notary

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on

this 4 day of May, 2023, by
Date Month Year(1) Robert D. Ravener(and (2) _____),
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: AffidavitDocument Date: 5/4/23Number of Pages: 2

Signer(s) Other Than Named Above: _____



City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04674

DATE: May 9, 2023
TO: Design Review Committee
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Comment on the St. Paul Episcopal Church Historic Resource (Addition and Alterations) At 510 W. Main St.; James Sloan, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning a proposal at 510 W. Main Street.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A, see attached.



ST PAUL EPISCOPAL CHURCH RENOVATION ADDITION

DESIGN REVIEW COMMITTEE SUBMITTAL

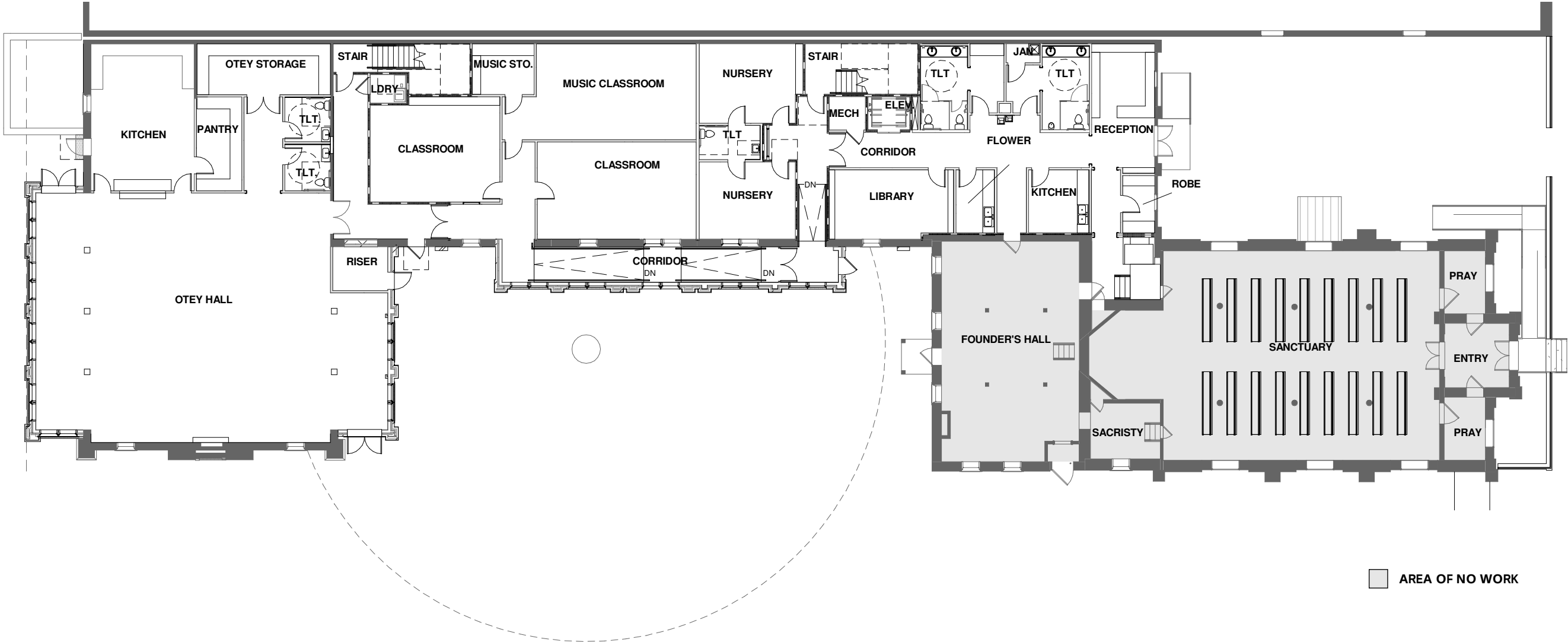
EXISTING PICTURES

RENOVATION / ADDITION

510 W Main St, Franklin, TN 37064

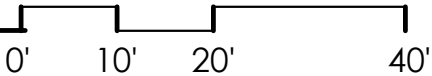


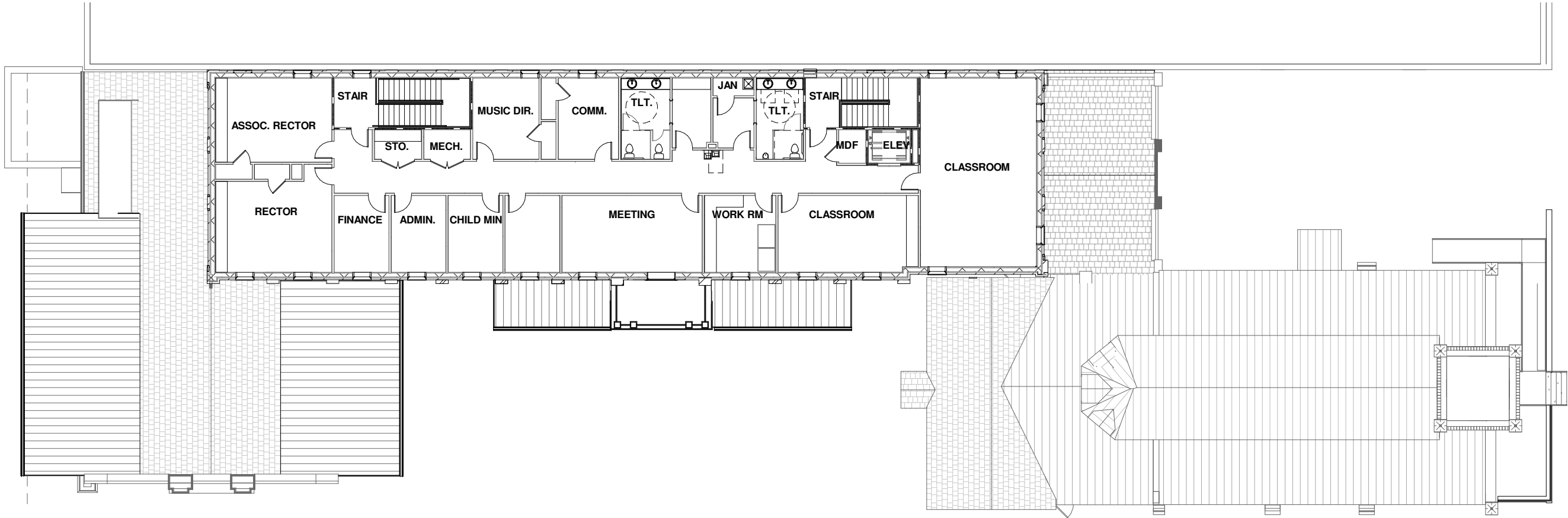




FIRST FLOOR PLAN

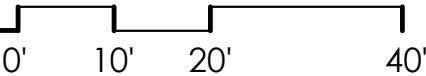
1" = 20'-0"





SECOND FLOOR PLAN

1" = 20'-0"





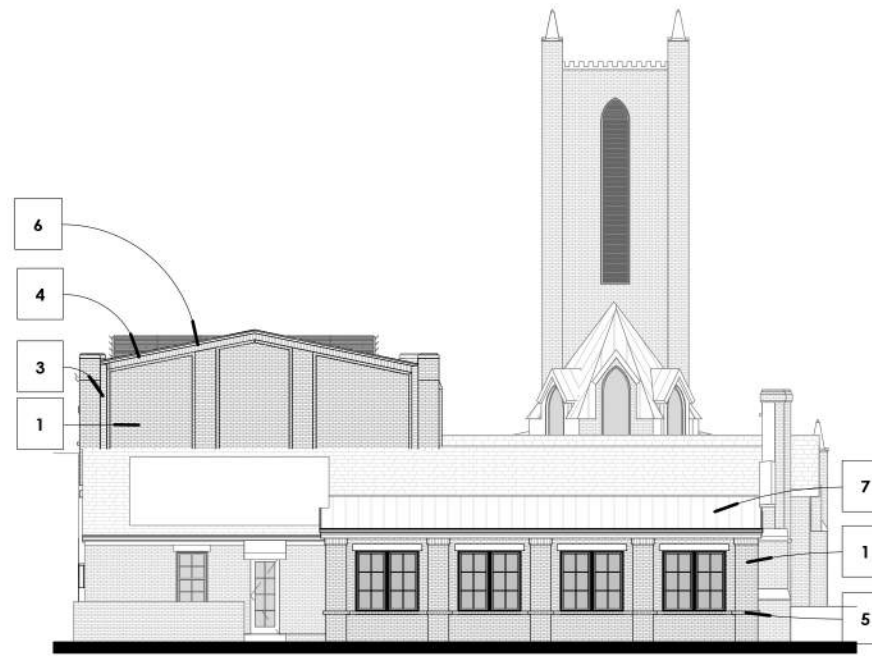
6TH AVE ELEVATION

1" = 20'-0"



MAIN ST ELEVATION

1" = 20'-0"

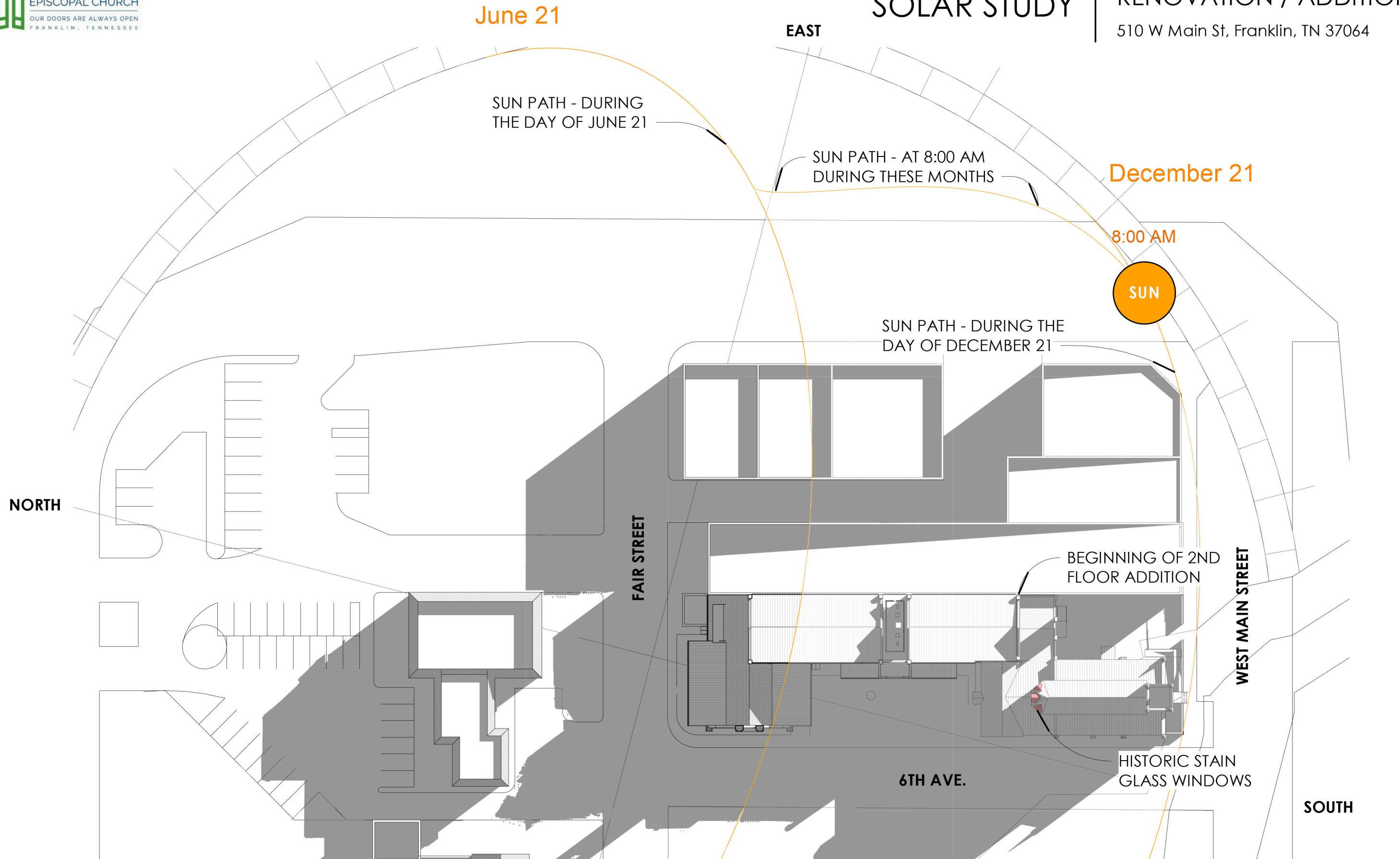


FAIR ST ELEVATION

1" = 20'-0"

ELEVATION MATERIALS

- 1 BRICK VENEER - FINISH TO MATCH EXISTING
- 2 HERRINGBONE BRICK INSERT - WITH SOLDIER COURSE HEADER AND ROWLOCK SILL
- 3 BRICK VENEER - STACK BOND - COLOR TO MATCH EXISTING
- 4 BRICK VENEER - SOLDIER COURSE - COLOR TO MATCH EXISTING
- 5 BRICK VENEER - ROWLOCK - COLOR TO MATCH EXISTING
- 6 STONE COPING TO MATCH EXISTING
- 7 METAL ROOF - FINISH TO MATCH EXISTING
- 8 TPO ROOFING SYSTEM - GRAY, FULLY ADHERED TPO ROOF SYSTEM.
- 9 GUTTERS AND DOWNSPOUTS - COLOR AND PROFILE TO MATCH EXISTING



SITE PLAN

1" = 50'-0"

906STUDIO.COM

906

MAY 08, 2023

DRC-7

0' 10' 20' 40'





MAIN STREET VIEW



MAIN STREET AERIAL



FAIR STREET VIEW



6TH AVENUE



906

RENDERINGS

RENOVATION / ADDITION

510 W Main St, Franklin, TN 37064





OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I REVEREND W.R. MCCOWN
(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 C B03100 00009078C

ST. PAUL'S EPISCOPAL CHURCH
(Property Parcel/Tax ID Number)

and located at:

510 WEST MAIN, FRANKLIN, TN 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, PLLC - CONTACT MIKE HATHAWAY
(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.

W.R. McCown
Signature

510 W. Main St.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

8 day of May, 2023.

Sh. Br.
Notary Public

My Commission Expires: 6/21/23

