



Meeting Agenda

Design Review Committee

Monday, July 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.

CALL TO ORDER

APPLICATIONS

1. Discussion Of An Addition (Principal) At 1303 Adams St.; Hannah Terry, Applicant

Sponsors:

2. Discussion of Alterations (Signage) At 99 E. Main St.; Shaun Sullivan, Applicant.

Sponsors:

3. Discussion of Alterations (Canopy And Fence Barrier) At 230 Franklin Rd. (Bldg. 3); Scott Wenz, Applicant.

Sponsors:

4. Discussion Of Alterations (Canopy And Signage) At 230 Franklin Rd. (Bldg. 14); James Carroll, Applicant.

Sponsors:

5. Discussion Of Demolition And New Construction At 425 Boyd Mill Ave.; Stephanie Bach, Applicant.

Sponsors:

6. Discussion of Addition (Rear) At 236 Public Square, Robin Hood, Applicant.

Sponsors:

7. Discussion Of Alterations At 435 Boyd Mill Ave.; Pamela Stoll, Applicant.

Sponsors:

8. Discussion of New Construction At 405 5th Ave. N.; Greg Gamble, Applicant.

Sponsors:

9. Discussion Of Demolition At 119 Church St.; John Ligon, Applicant.

Sponsors:

10. Discussion of New Construction At 1843 William Campbell Ct. (Lot 6); Matt Smith, Applicant.

Sponsors:

11. Discussion of New Construction At 1849 William Campbell Ct. (Lot 9); Matt Smith, Applicant.

Sponsors:

12. Discussion of New Construction At 1853 William Campbell Ct. (Lot 11); Matt Smith, Applicant.

Sponsors:**ADJOURN**

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

1303 ADAMS STREET

HISTORIC SUBMISSION

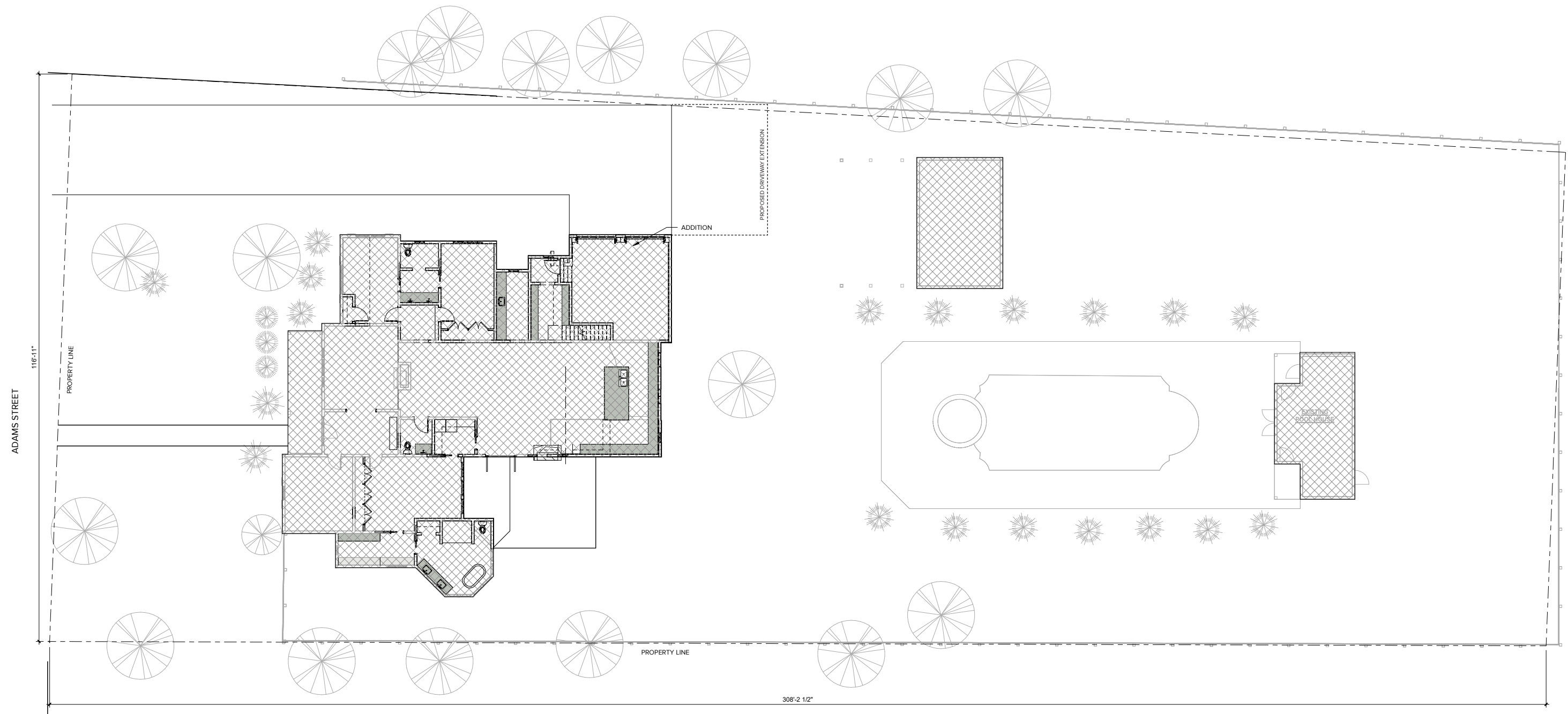






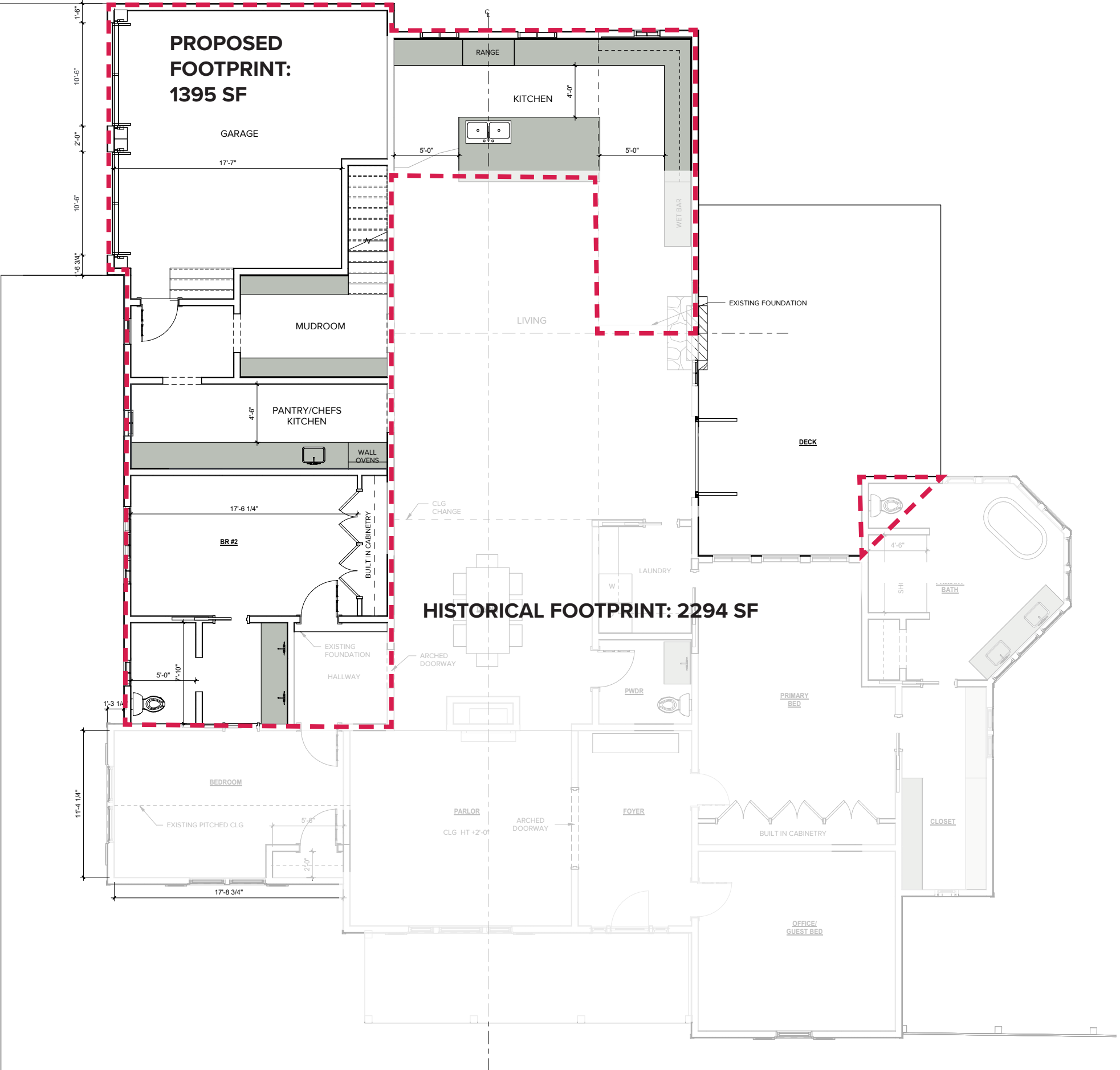
PROPERTY ACREAGE: .874
OVERALL BLDG FOOTPRINT: 4209 SF (.09 ACRES)

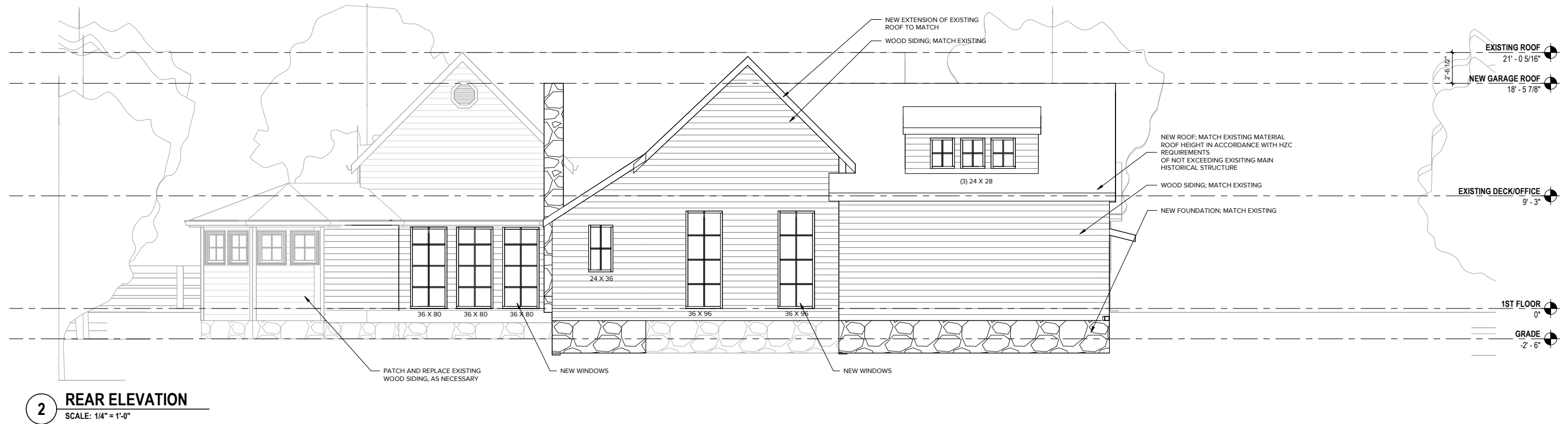
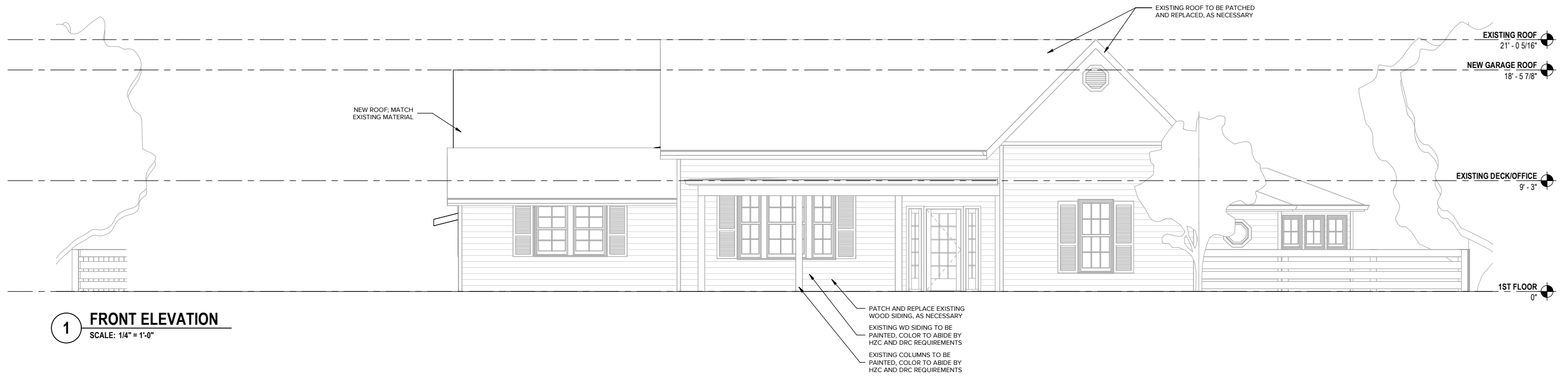
10% OF OVERALL LOT

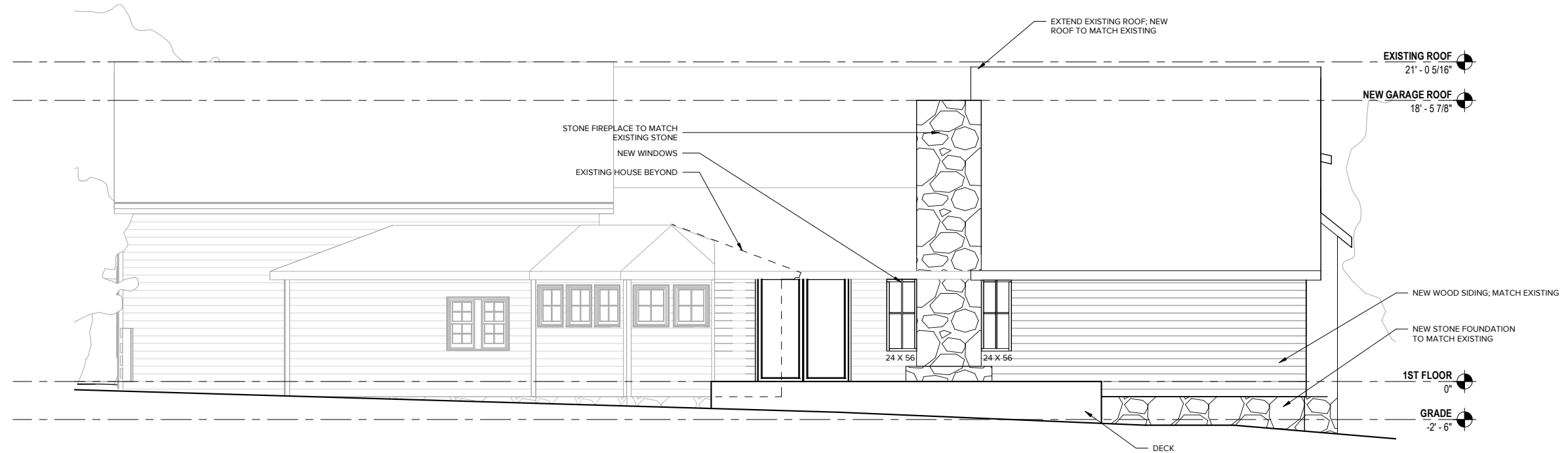


1 OVERALL SITE
SCALE: 1" = 10'-0"

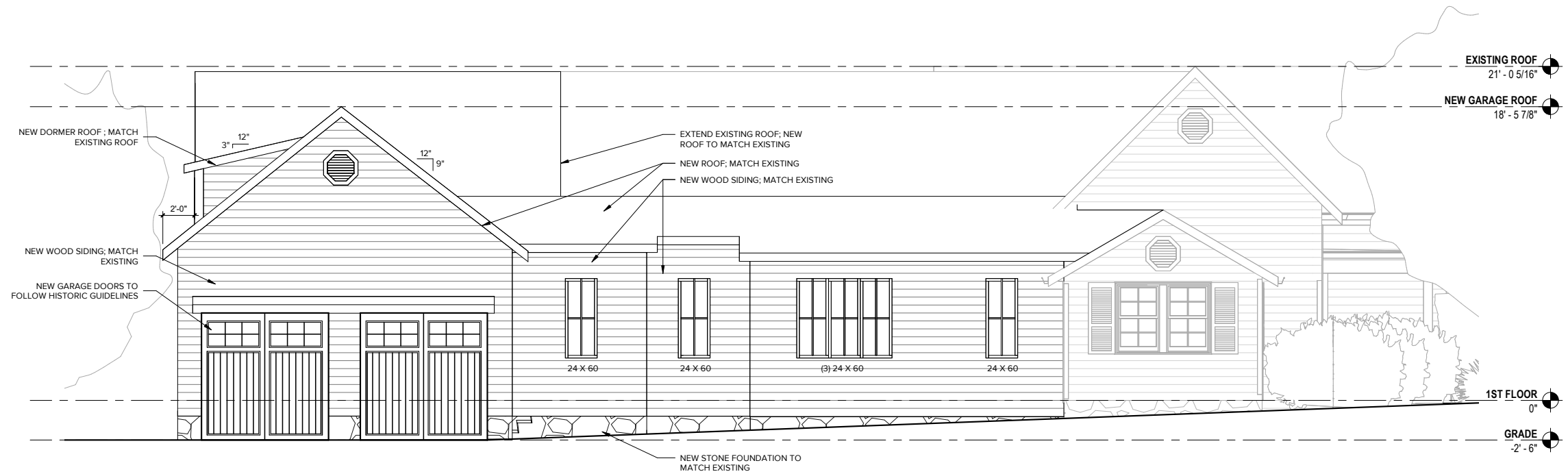
TOTAL ADDED FOUNDATION: **1395 SF**
ORIGINAL: 2294 SF (50% = 1147 SF)
1395 SF (NEW ADD) / 2294 SF TOTAL (**60%**)







1 RIGHT SIDE
SCALE: 1/4" = 1'-0"

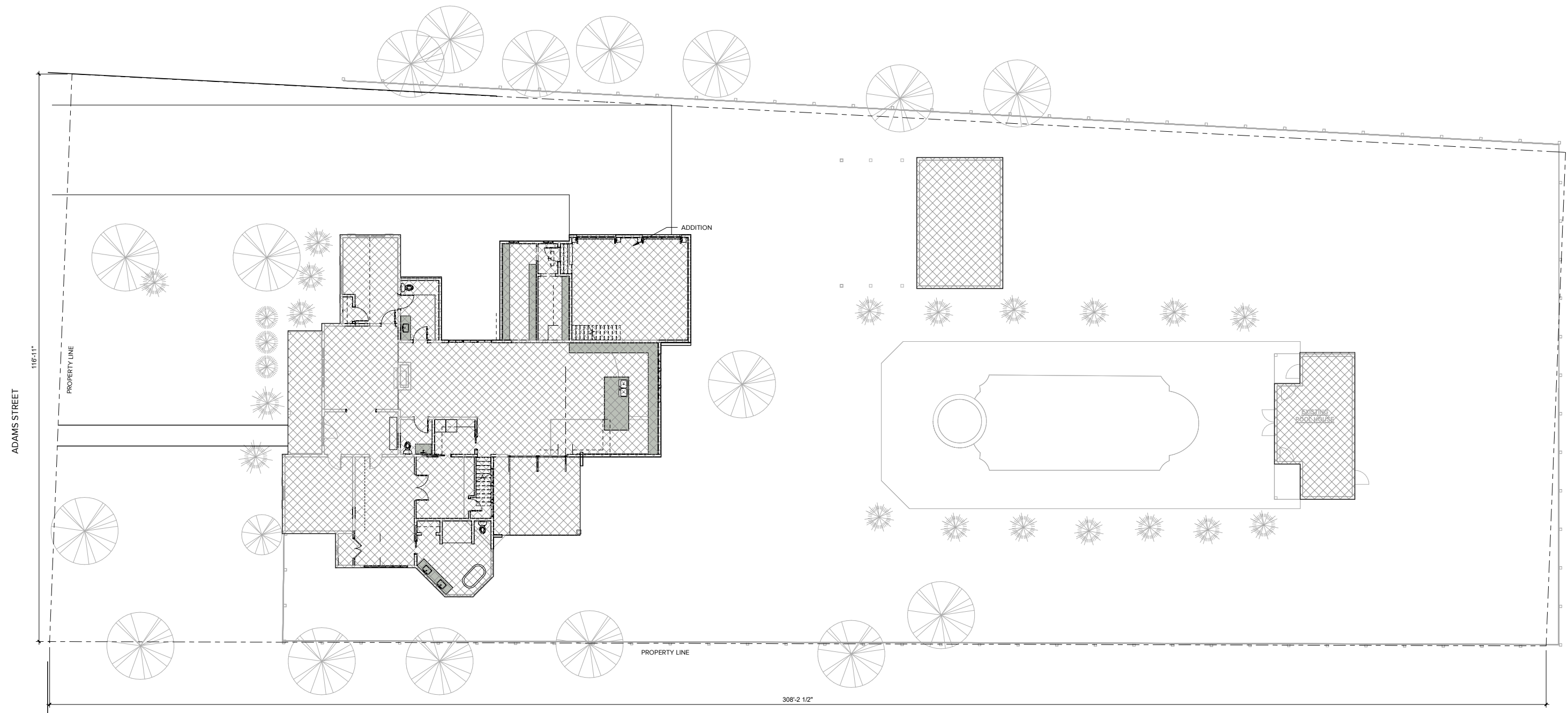


2 SIDE ELEV
SCALE: 1/4" = 1'-0"

OPTION 2

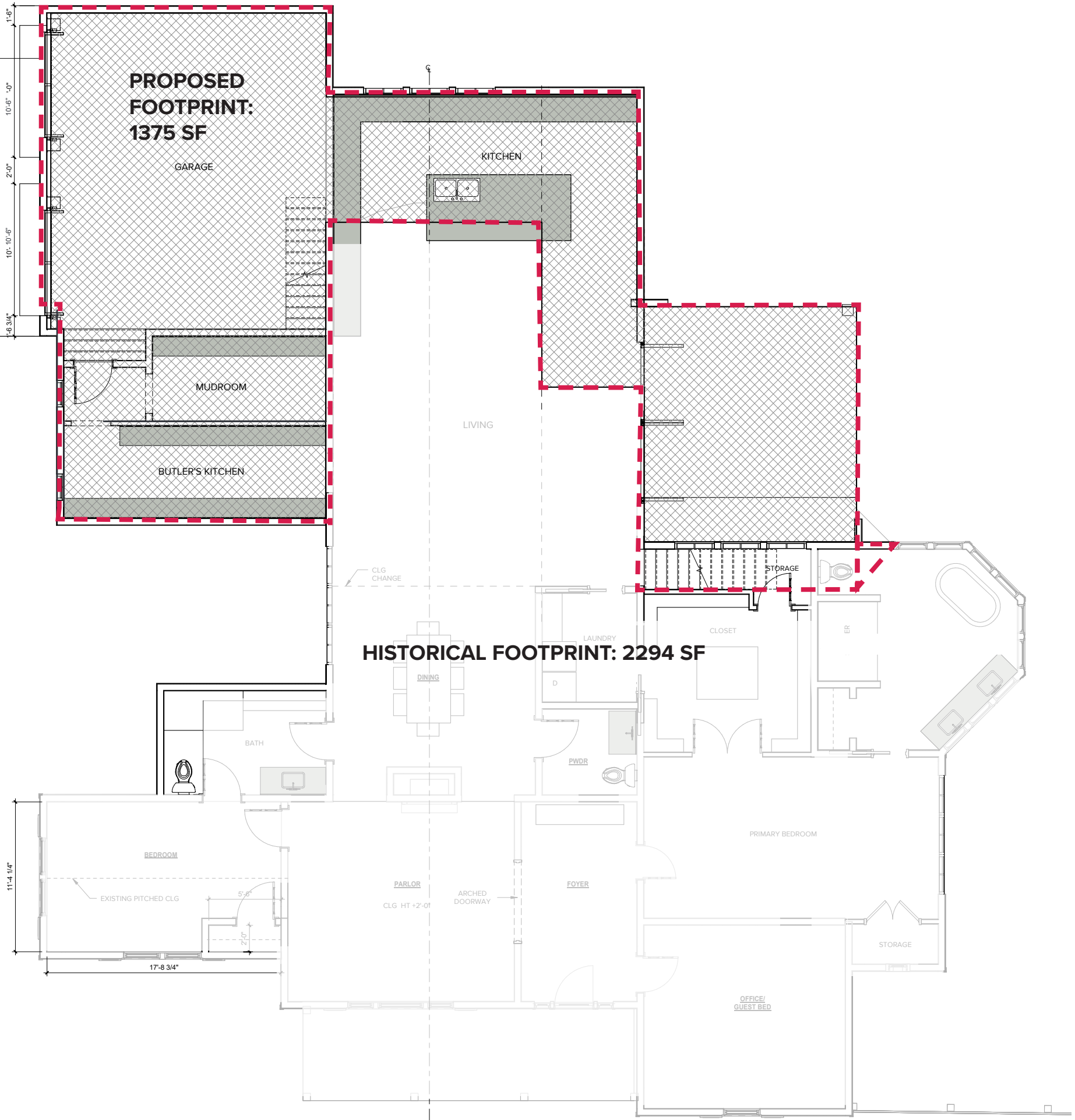
PROPERTY ACREAGE: .874
OVERALL BLDG FOOTPRINT: 4209 SF (.09 ACRES)

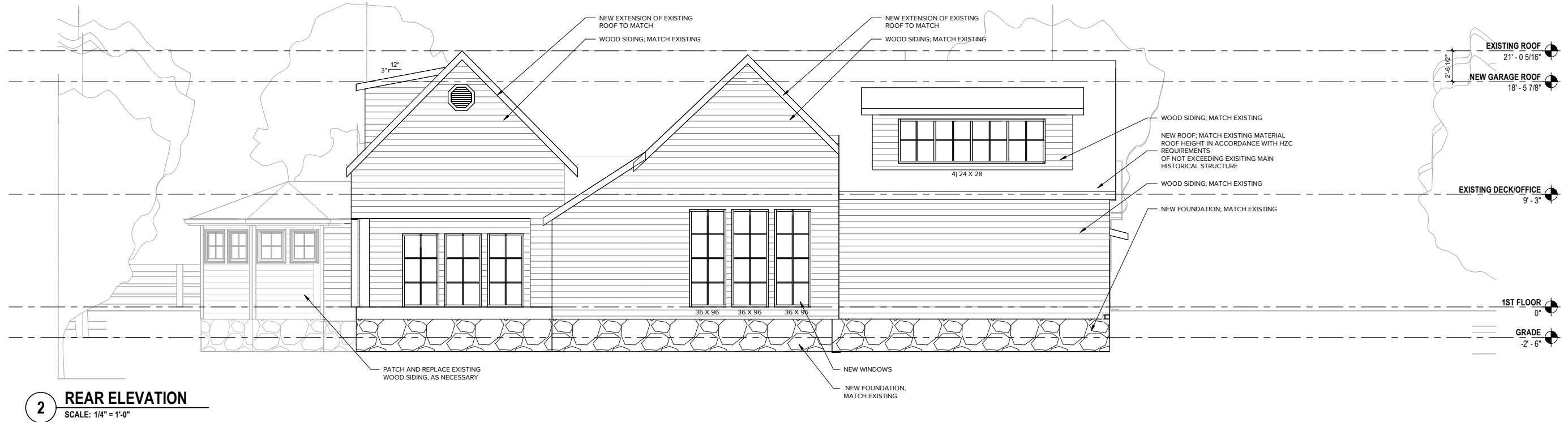
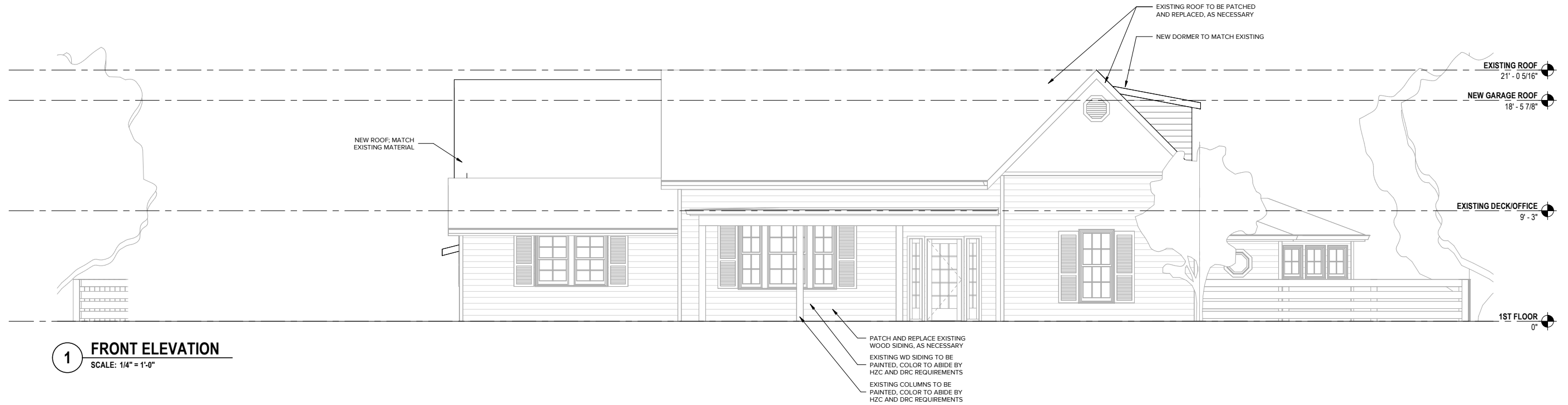
10% OF OVERALL LOT

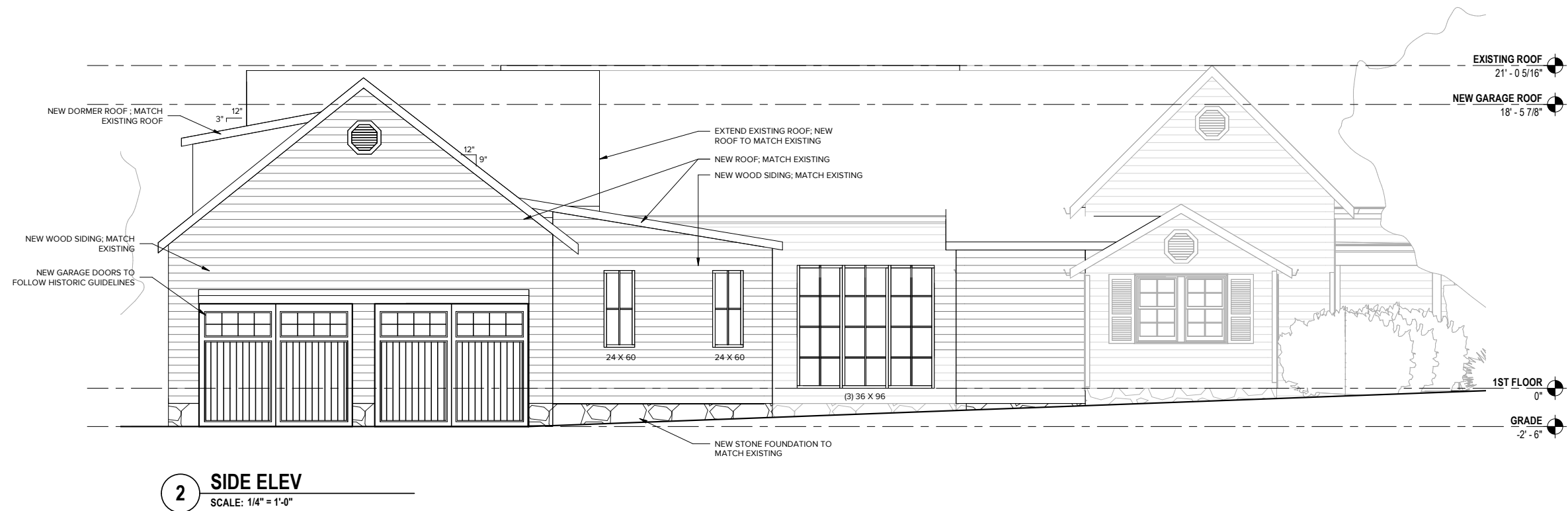
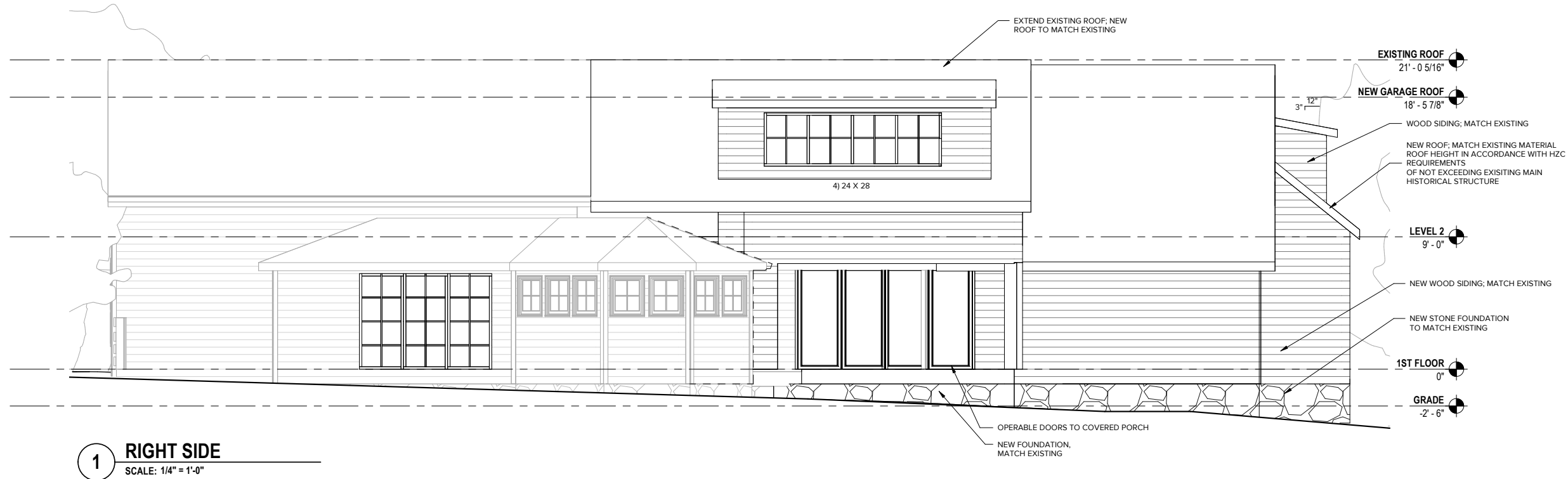


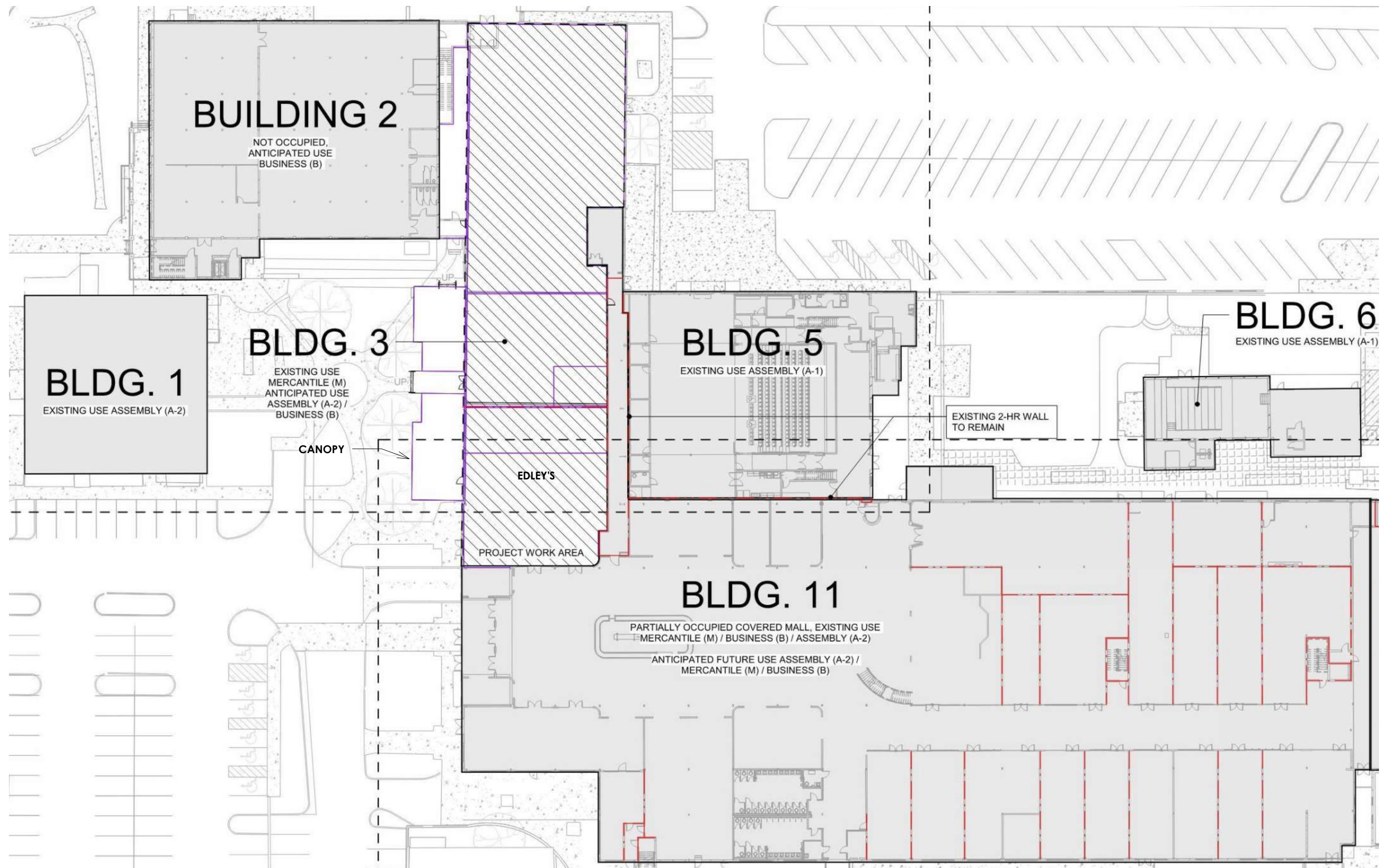
1 OVERALL SITE
SCALE: 1" = 10'-0"

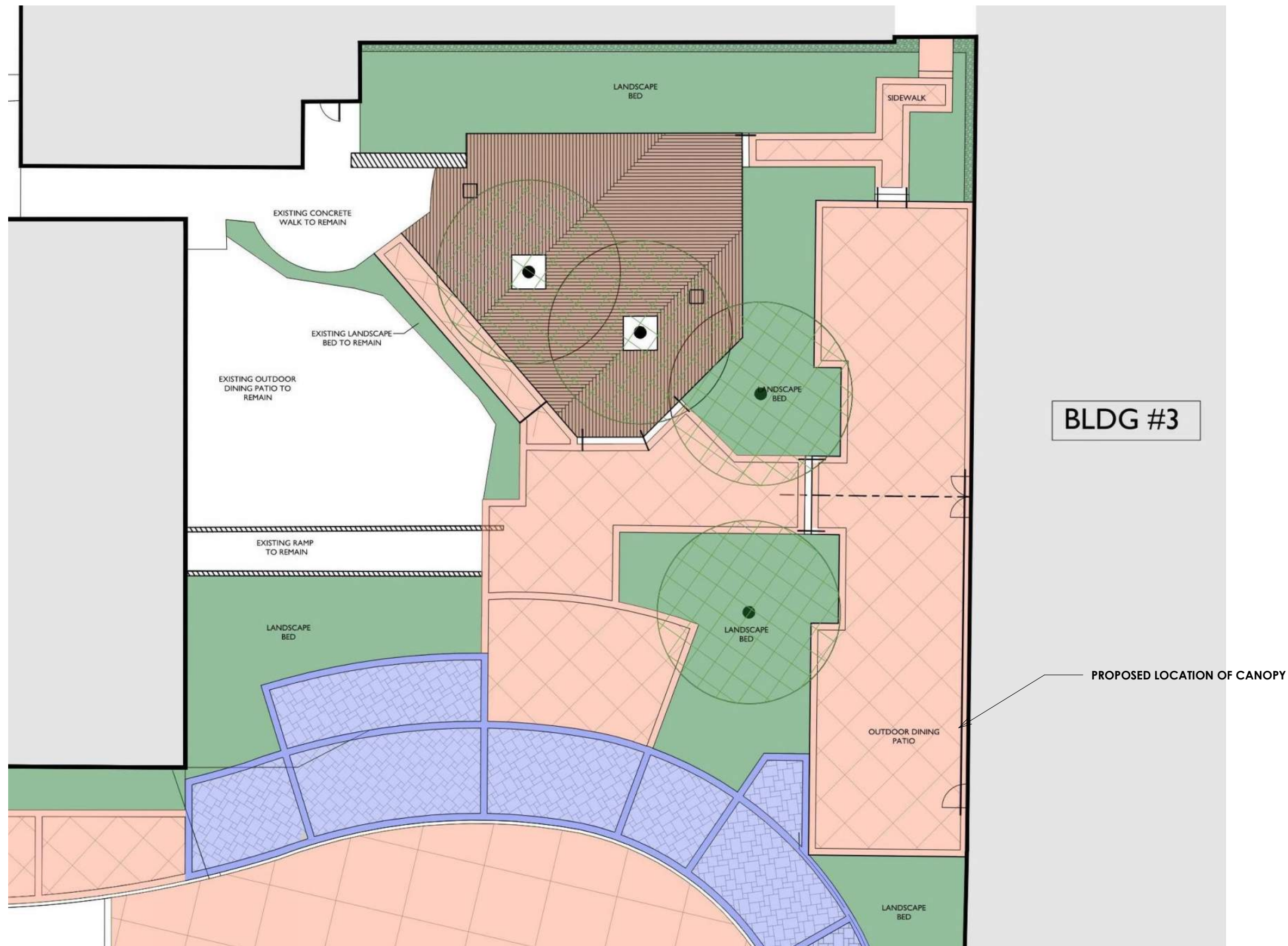
TOTAL ADDED FOUNDATION: **1375 SF**
ORIGINAL: 2294 SF (50% = 1147 SF)
1375 SF (NEW ADD) / 2294 SF TOTAL (**59%**)

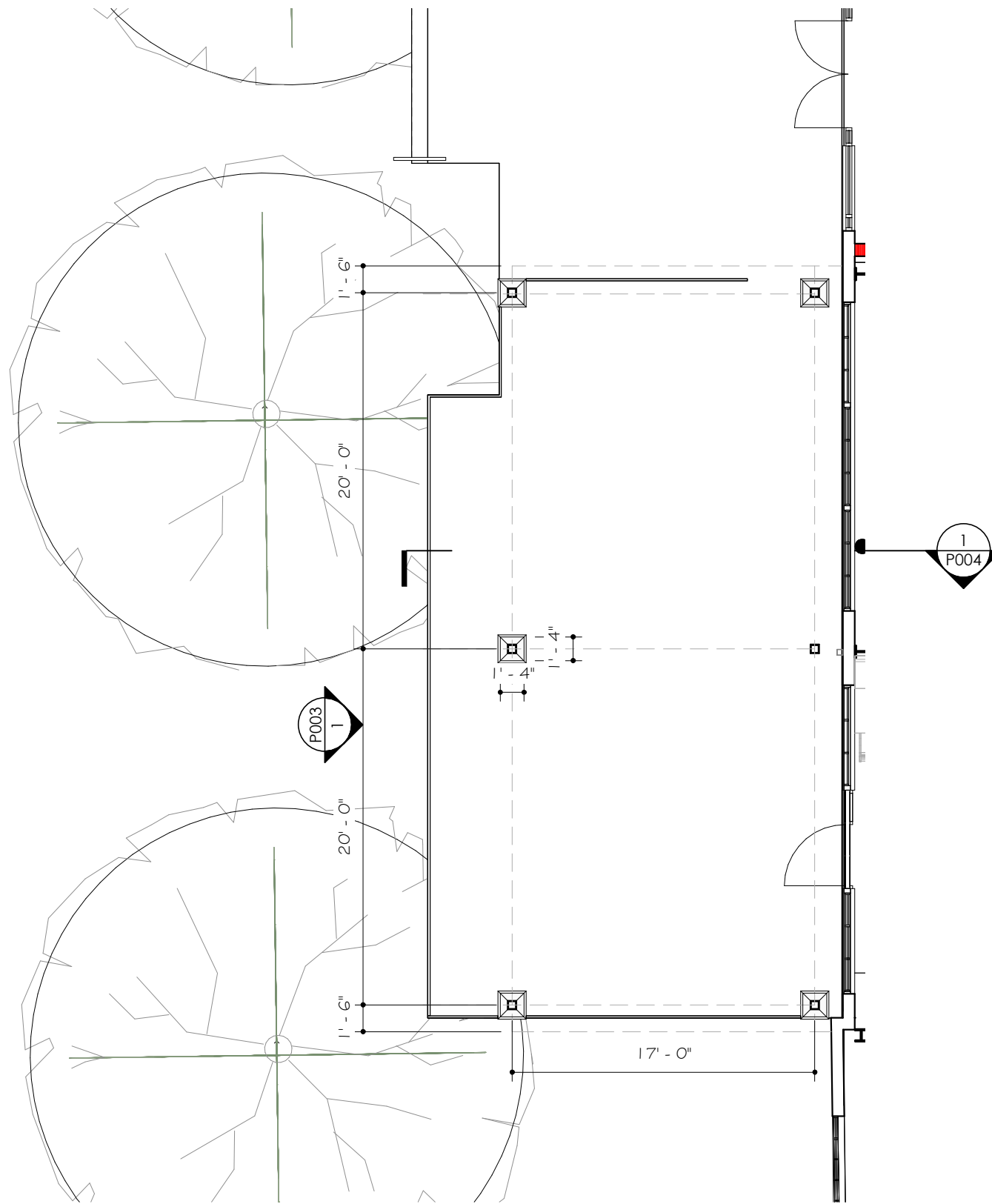












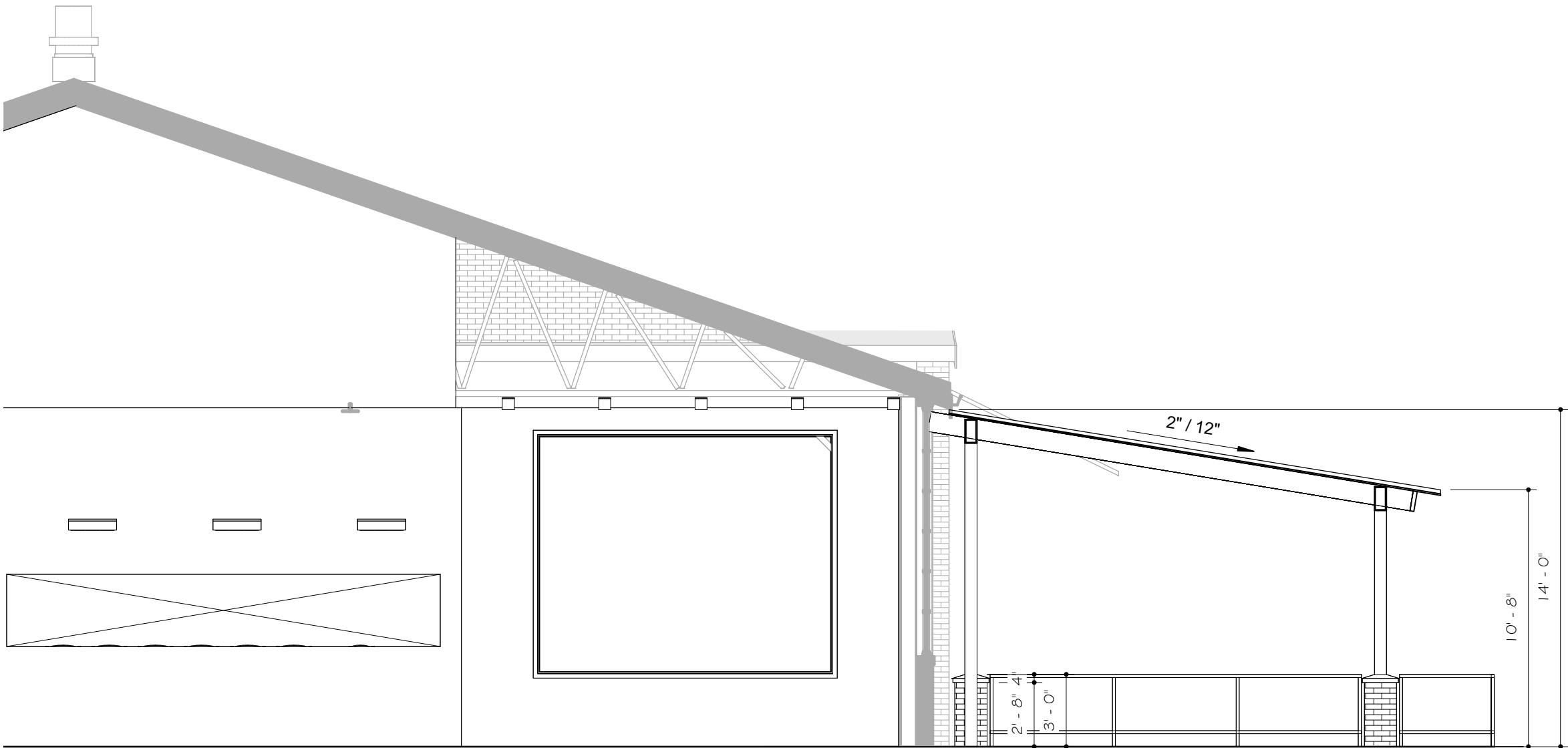


EDLEY'S BBQ IN THE FACTORY
anecdote...

ELEVATION

22028
06/23/23

EXISTING CONDITIONS FOR CONTEXT:



8' 6' 4' 2' 0 8'

EDLEY'S BBQ IN THE FACTORY
anecdote...

SECTION
22028
06/23/23



EDLEY'S BBQ IN THE FACTORY
anecdote...

EXTERIOR PERSPECTIVE

22028
06/23/23



EDLEY'S BBQ IN THE FACTORY
anecdote...

EXTERIOR PERSPECTIVE

22028
06/23/23



EDLEY'S BBQ IN THE FACTORY
anecdote...

SITE CONDITIONS

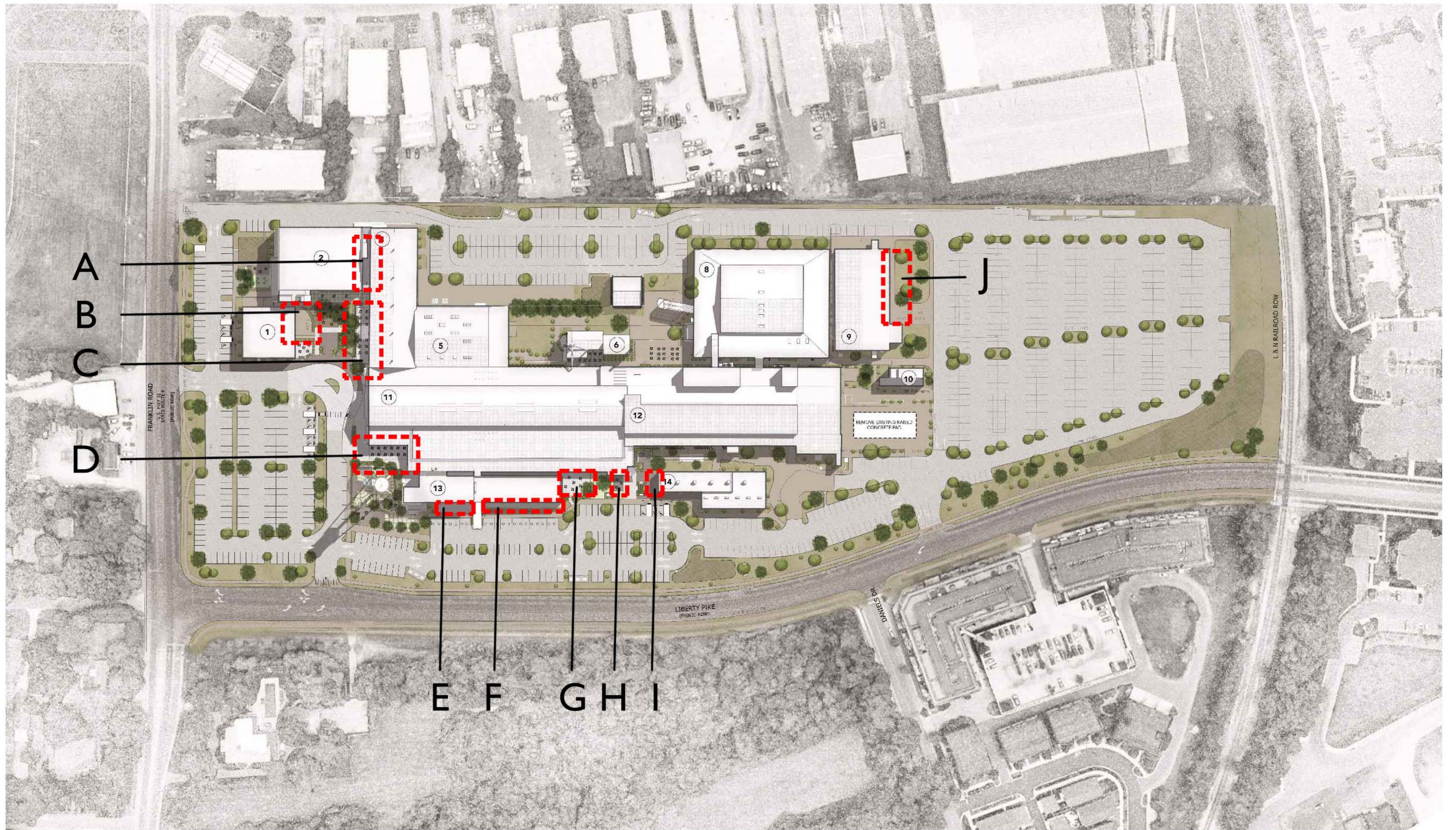
22028
06/23/23



EDLEY'S BBQ IN THE FACTORY
anecdote...

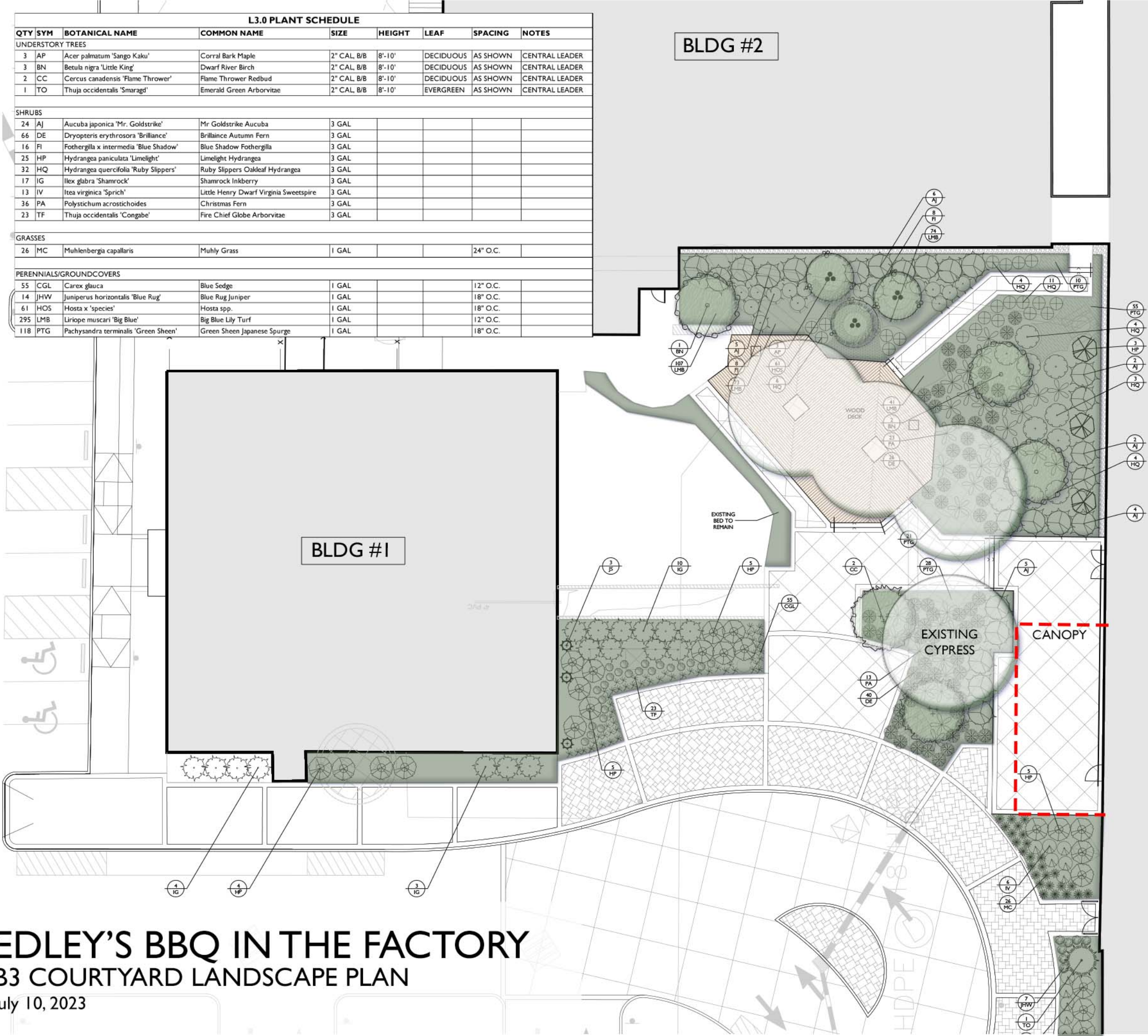
SITE CONDITIONS

22028
 06/23/23



CONCEPTUAL OUTDOOR DINING LAYOUT

L3.0 PLANT SCHEDULE							
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	NOTES
UNDERSTORY TREES							
3	AP	Acer palmatum 'Sango Kaku'	Corral Bark Maple	2" CAL. B/B	8'-10'	DECIDUOUS	AS SHOWN CENTRAL LEADER
3	BN	Betula nigra 'Little King'	Dwarf River Birch	2" CAL. B/B	8'-10'	DECIDUOUS	AS SHOWN CENTRAL LEADER
2	CC	Cercus canadensis 'Flame Thrower'	Flame Thrower Redbud	2" CAL. B/B	8'-10'	DECIDUOUS	AS SHOWN CENTRAL LEADER
1	TO	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	2" CAL. B/B	8'-10'	EVERGREEN	AS SHOWN CENTRAL LEADER
SHRUBS							
24	AJ	Aucuba japonica 'Mr. Goldstrike'	Mr Goldstrike Aucuba	3 GAL			
66	DE	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	3 GAL			
16	FI	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	3 GAL			
25	HP	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 GAL			
32	HQ	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	3 GAL			
17	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	3 GAL			
13	IV	Itea virginica 'Sprich'	Little Henry Dwarf Virginia Sweetspire	3 GAL			
36	PA	Polystichum acrostichoides	Christmas Fern	3 GAL			
23	TF	Thuja occidentalis 'Congabe'	Fire Chief Globe Arborvitae	3 GAL			
GRASSES							
26	MC	Muhlenbergia capallaris	Muhly Grass	1 GAL			24" O.C.
PERENNIALS/GROUNDCOVERS							
55	CGL	Carex glauca	Blue Sedge	1 GAL			12" O.C.
14	JHW	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	1 GAL			18" O.C.
61	HOS	Hosta x 'species'	Hosta spp.	1 GAL			18" O.C.
295	LMB	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1 GAL			12" O.C.
118	PTG	Pachysandra terminalis 'Green Sheen'	Green Sheen Japanese Spurge	1 GAL			18" O.C.



BLDG 14 ELEVATIONS

Sign Location	Message	Sign Type	Maximum Size	MoS
0055.1	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.2	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.3	(Retail/Tenant ID)	Canopy	14.5 sq ft	Located Above
0055.4	(Retail/Tenant ID)	Canopy	21 sq ft	Located Above
0055.5	(Retail/Tenant ID)	Wall	21 sq ft	N/A

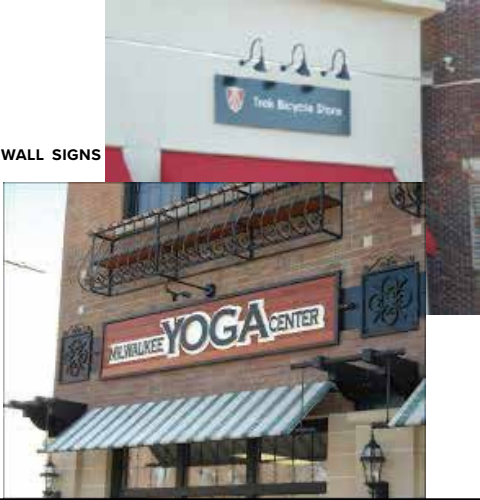
REPRESENTATIVE SIGN TYPE IMAGES



CANOPY SIGNS



PROJECTING SIGNS



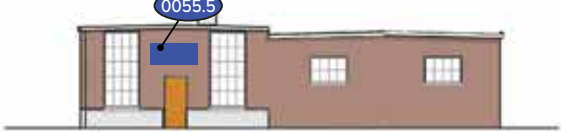
WALL SIGNS



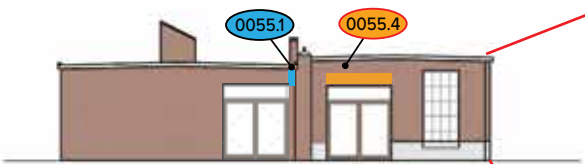
REF. #3 - BUILDING 14 - SOUTH ELEVATION



3 BUILDING 14 - SOUTH ELEVATION



2 BUILDING 14 - EAST ELEVATION

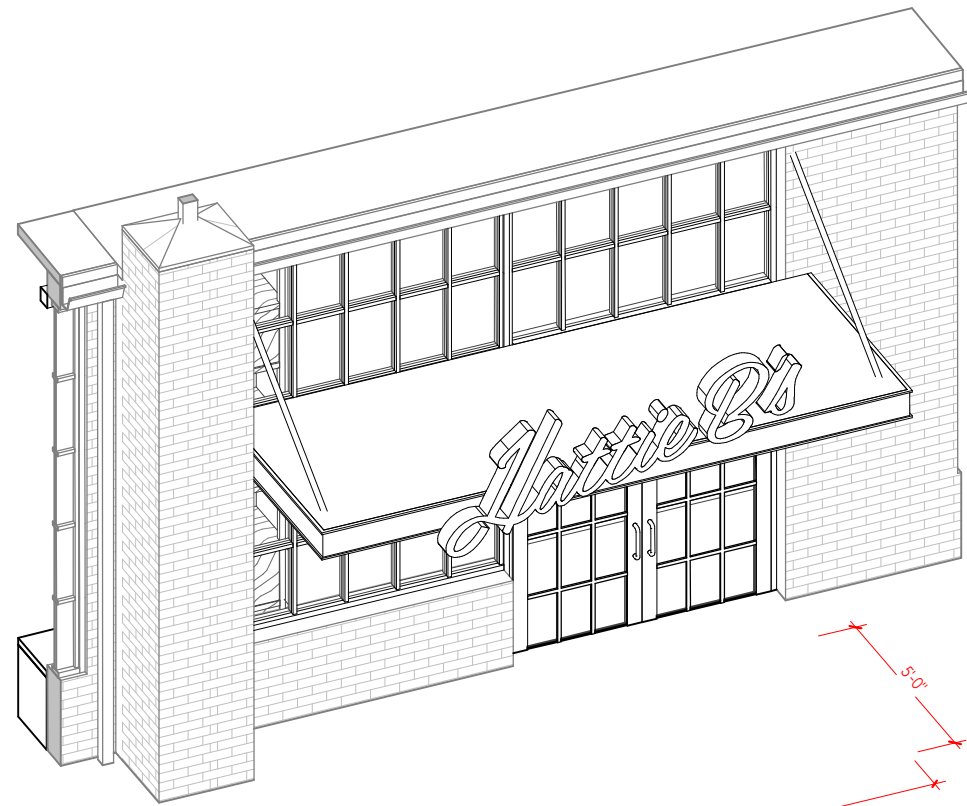


1 BUILDING 14 - WEST ELEVATION



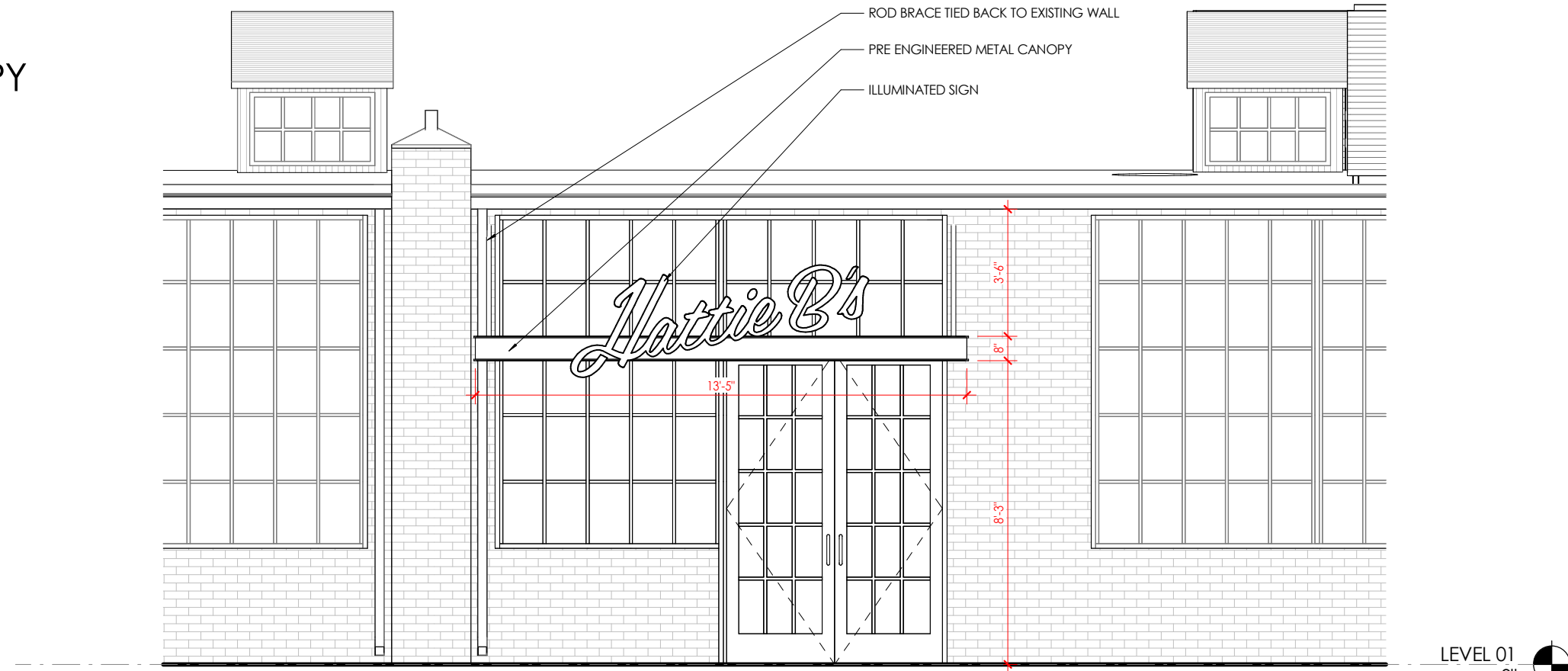
REF. #1 - BUILDING 14 - WEST ELEVATION

NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED



2 EXTERIOR - CANOPY

3 AXON - CANOPY



1 ENLARGED ELEV - ENTRY CANOPY
1/4" = 1'-0"



EXISTING PHOTO - ENTRY CANOPY



EXISTING PHOTO - BLADE SIGN LOCATION

HATTIE BS - FACTORY AT FRANKLIN
 230 FRANKLIN RD SUITE 14B
 FRANKLIN, TN 37064

EXTERIOR SIGNAGE

S1

HBS Reverse Channel Letters
on Front Canopy
Installed on South Elevation

S2

HBS Hex Logo
Blade Sign
Installed on West Elevation

A1

Red LED Tetra® Contour
Canopy Detail Lighting



Sign Location	Message	Sign Type	Maximum Size	MoS
0055.1	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.2	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.3	(Retail/Tenant ID)	Canopy	14.5 sq ft	Located Above

Hattie B's



A1

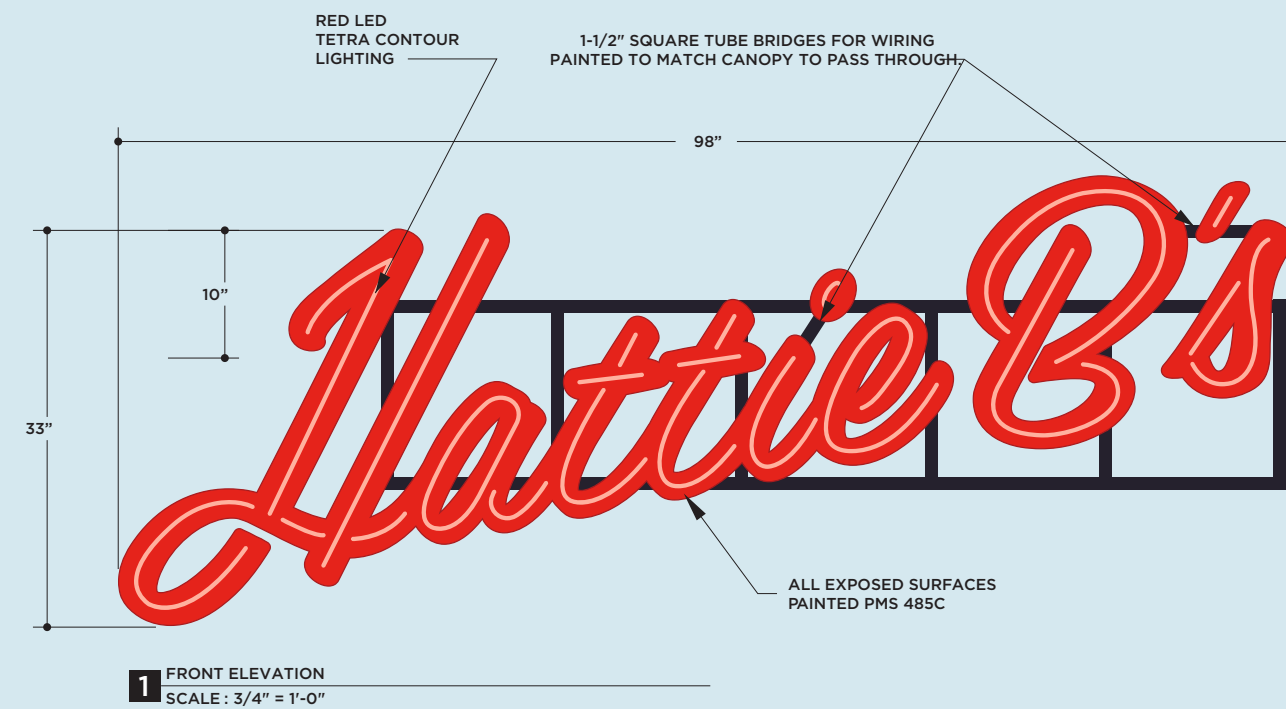
Red LED Tetra® Contour
Canopy Detail Lighting
Surface Mount on face
and return of canopy
See P.4 for finished example

36" 33" 28" 29" 21" 15"
7 SF + 3.4 SF + 4 SF = 14.4 TOTAL SF

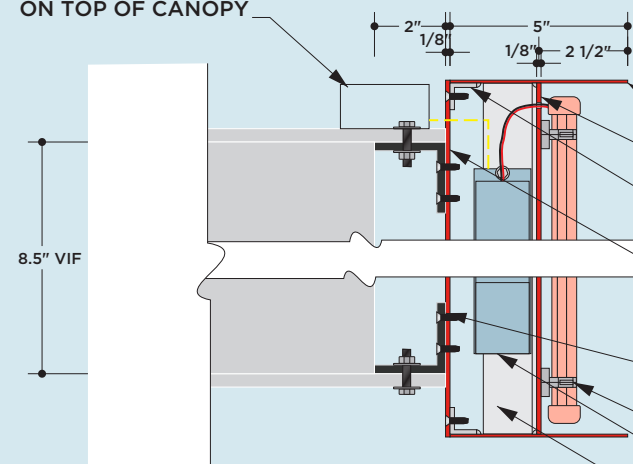
34.5" 27.5" 6.5 TOTAL SF

1

SOUTH ELEVATION 1/4" = 1'-0"



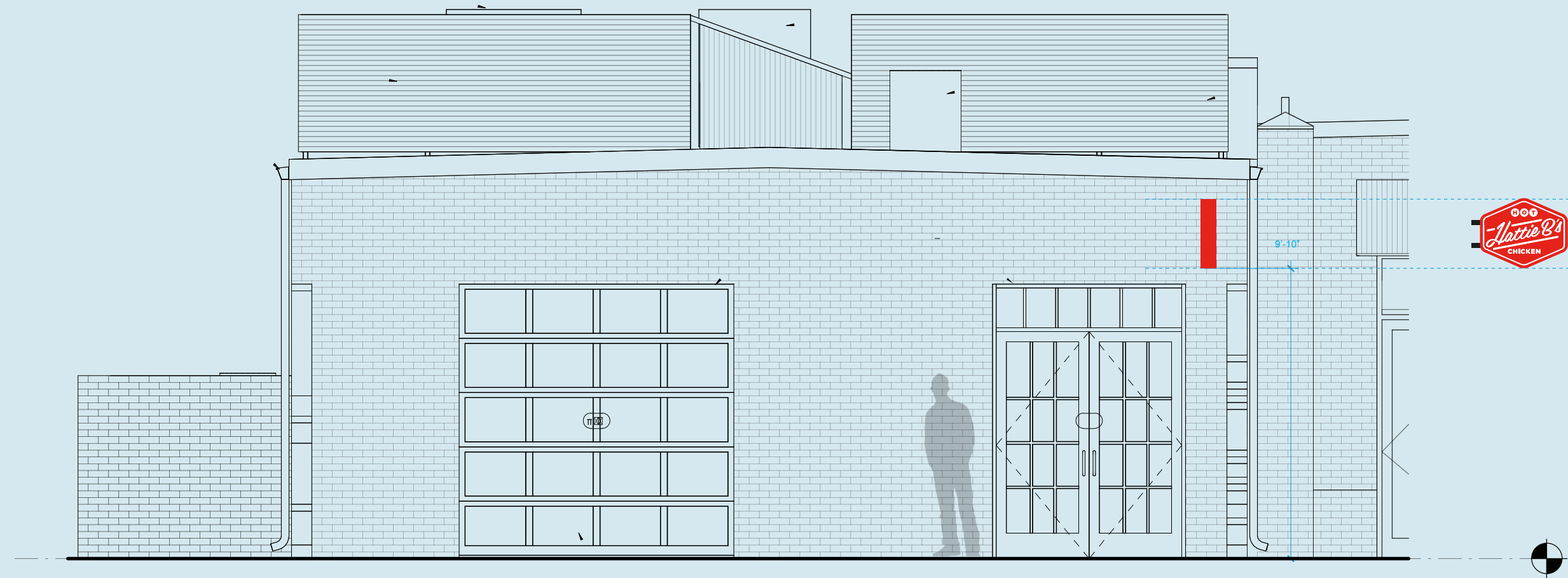
GC PROVIDED ELECTRICAL
CIRCUIT WITH J-BOX
DIRECTLY BEHIND SIGN
ON TOP OF CANOPY



S1

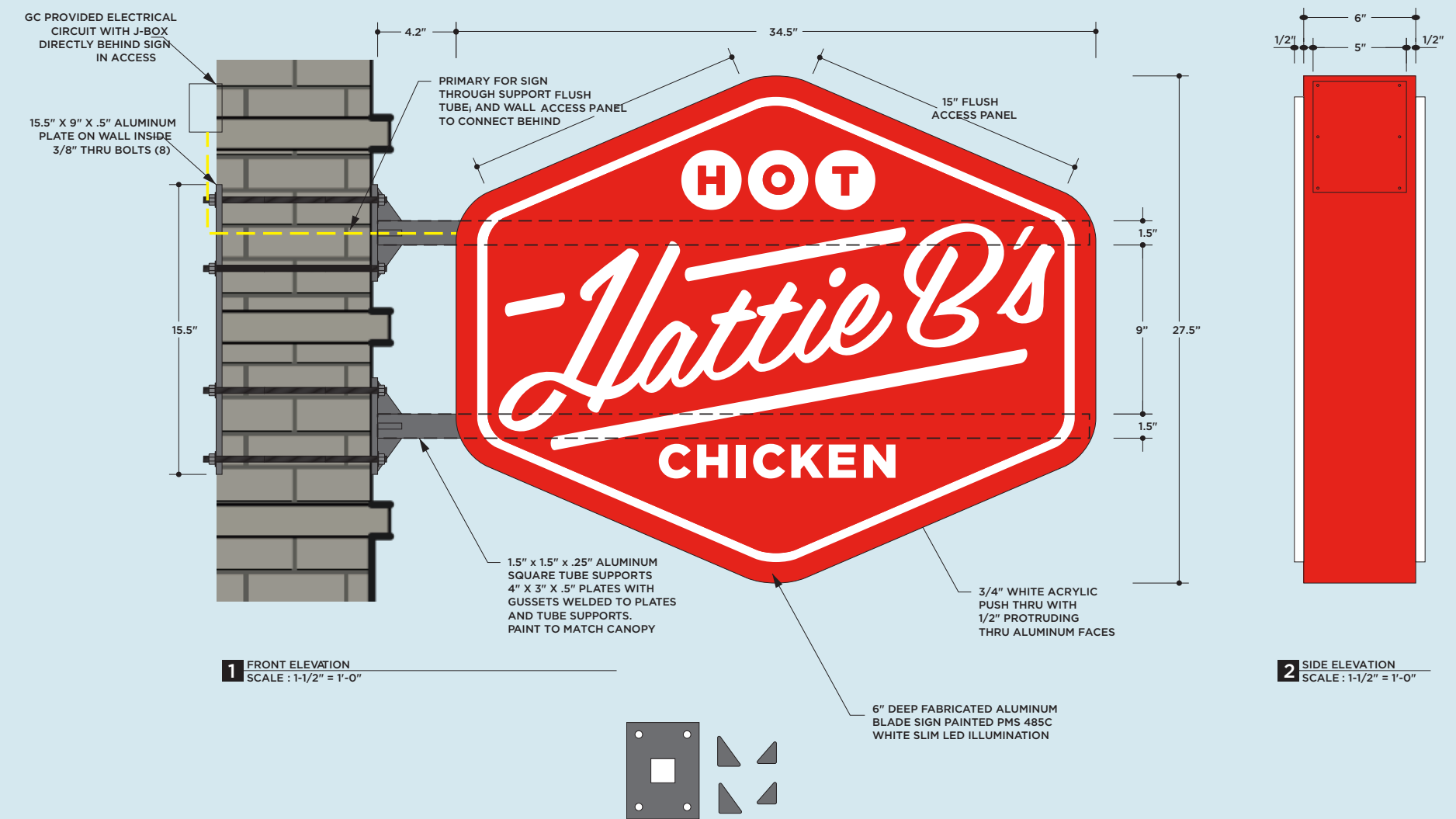
HBS Reverse Channel Letters
on Front Canopy
Installed on South Elevation

- .080" ALUMINUM RETURNS
- .125" ALUMINUM BACKS.
ALL WELDS ON BACK.
- 3/4" X 3/4" X .125" ALUMINUM
ANGLE CLIPS TO ATTACH FALSE BACK TO.
- .125" ALUMINUM FALSE BACK.
COUNTERSUNK SCREWS TO
TO ATTACH TO CLIPS.
- 2" X 2" X .25" ALUMINUM ANGLE
FOR MOUNTING TO CANOPY
PAINT TO MATCH CANOPY
- TETRA CONTOUR LIGHTING
- ALL WIRING AND ELECTRICAL HOUSED
BETWEEN BACK AND FALSE BACK
- 1-1/2" ANGLE FOR STIFFENER
AND MOUNTING POWER SUPPLIES AS NEEDED



2 WEST ELEVATION 1/4" = 1'-0"

S2 HBS Hex Logo
Blade Sign
Installed on West Elevation





OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Factory Partners, 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:

Tax Map 63M, Group A, Parcel 21.00

(Property Parcel/Tax ID Number)

and located at:

230 Franklin Rd, Franklin, TN 37064

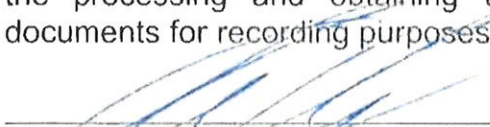
(Street Address)

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

Powell (James Carroll) representing Hattie B's facade improvements

(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.

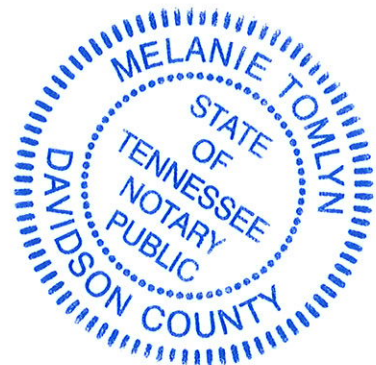

Signature

2710 Old Lebanon Rd, Ste 5

Property Owner Mailing Address

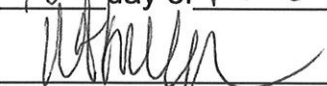
Nashville TN 37214

City, State & Zip



Subscribed and sworn to before me this

10 day of March, 2023.


Notary Public

My Commission Expires: 11/2025

EXTERIOR SIGNAGE

S1

HBS Reverse Channel Letters
on Front Canopy
Installed on South Elevation

S2

HBS Hex Logo
Blade Sign
Installed on West Elevation

A1

Red LED Tetra® Contour
Canopy Detail Lighting



Sign Location	Message	Sign Type	Maximum Size	MoS
0055.1	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.2	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.3	(Retail/Tenant ID)	Canopy	14.5 sq ft	Located Above

Hattie B's



A1

Red LED Tetra® Contour
Canopy Detail Lighting
Surface Mount on face
and return of canopy
See P.4 for finished example

36"
29" 33" 28" 21"
15"
7 SF + 3.4 SF + 4 SF = 14.4 TOTAL SF

6.5 TOTAL SF

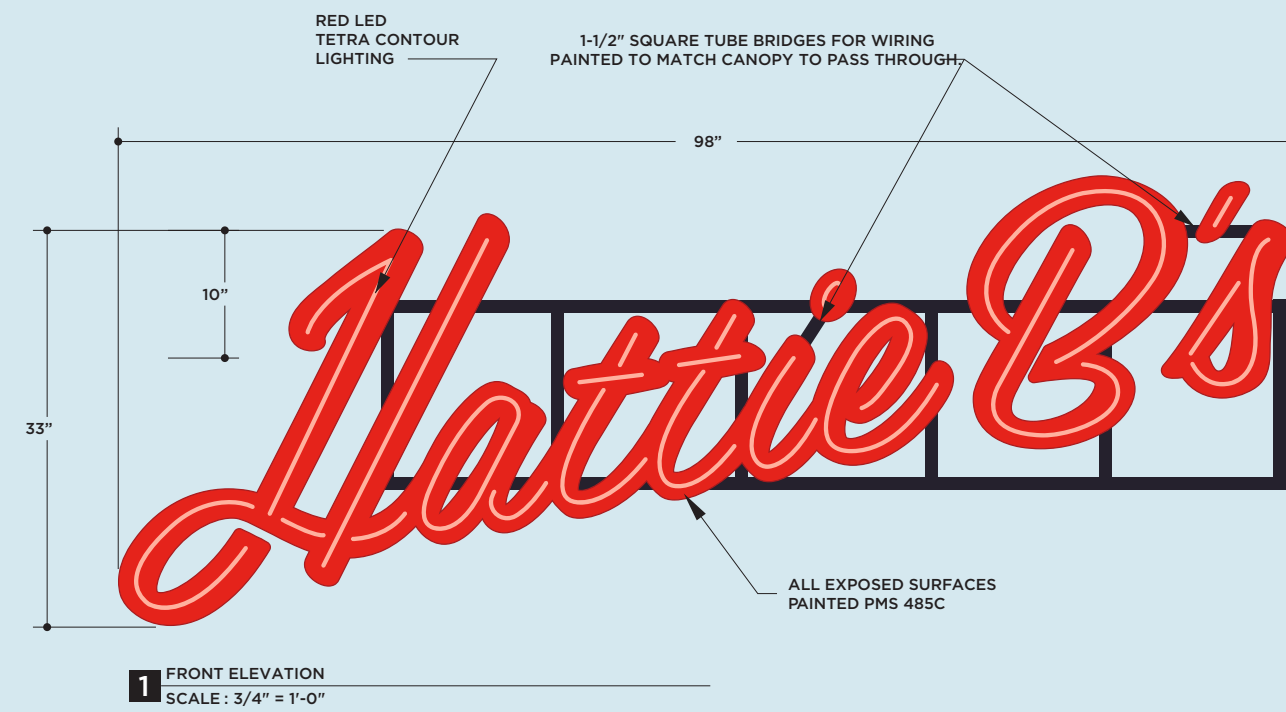
34.5"
27.5"
Hattie B's
CHICKEN

9'-0"

98"

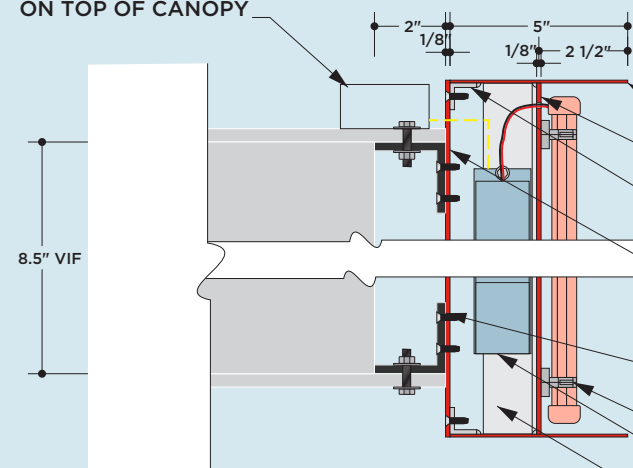
1

SOUTH ELEVATION 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/4" = 1'-0"

GC PROVIDED ELECTRICAL
CIRCUIT WITH J-BOX
DIRECTLY BEHIND SIGN
ON TOP OF CANOPY

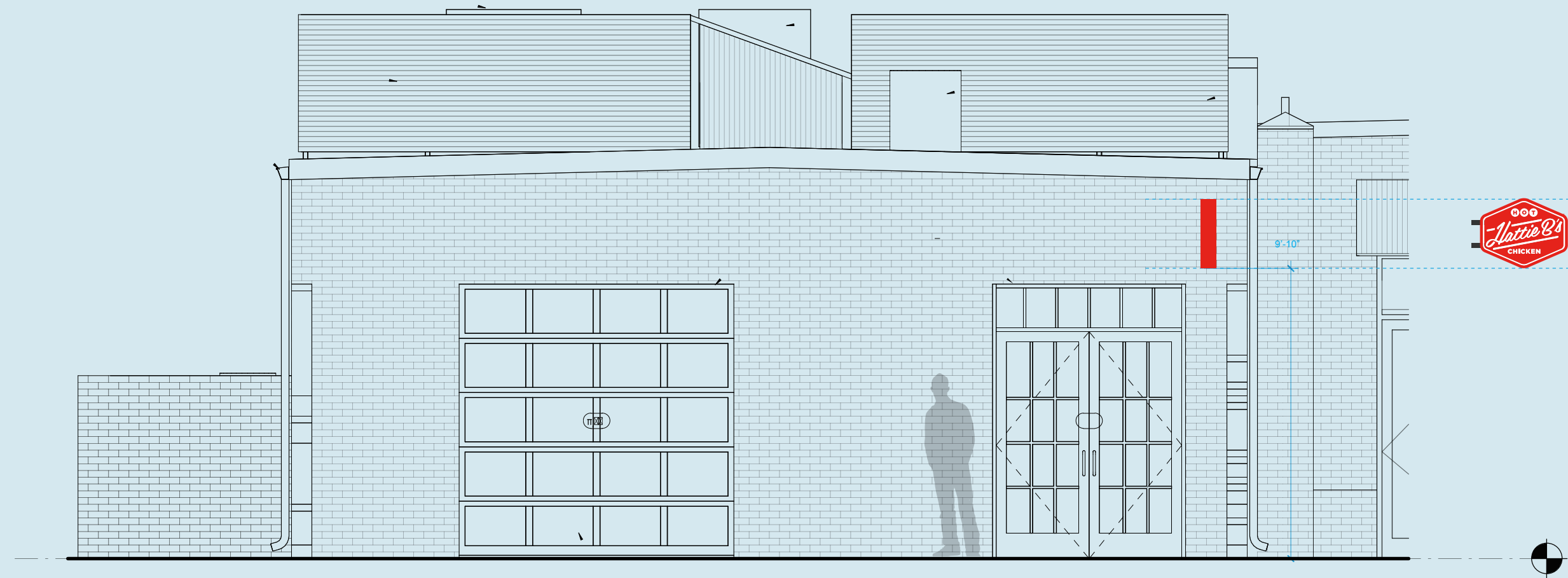


2 SECTION DETAIL
SCALE: 1:4

S1

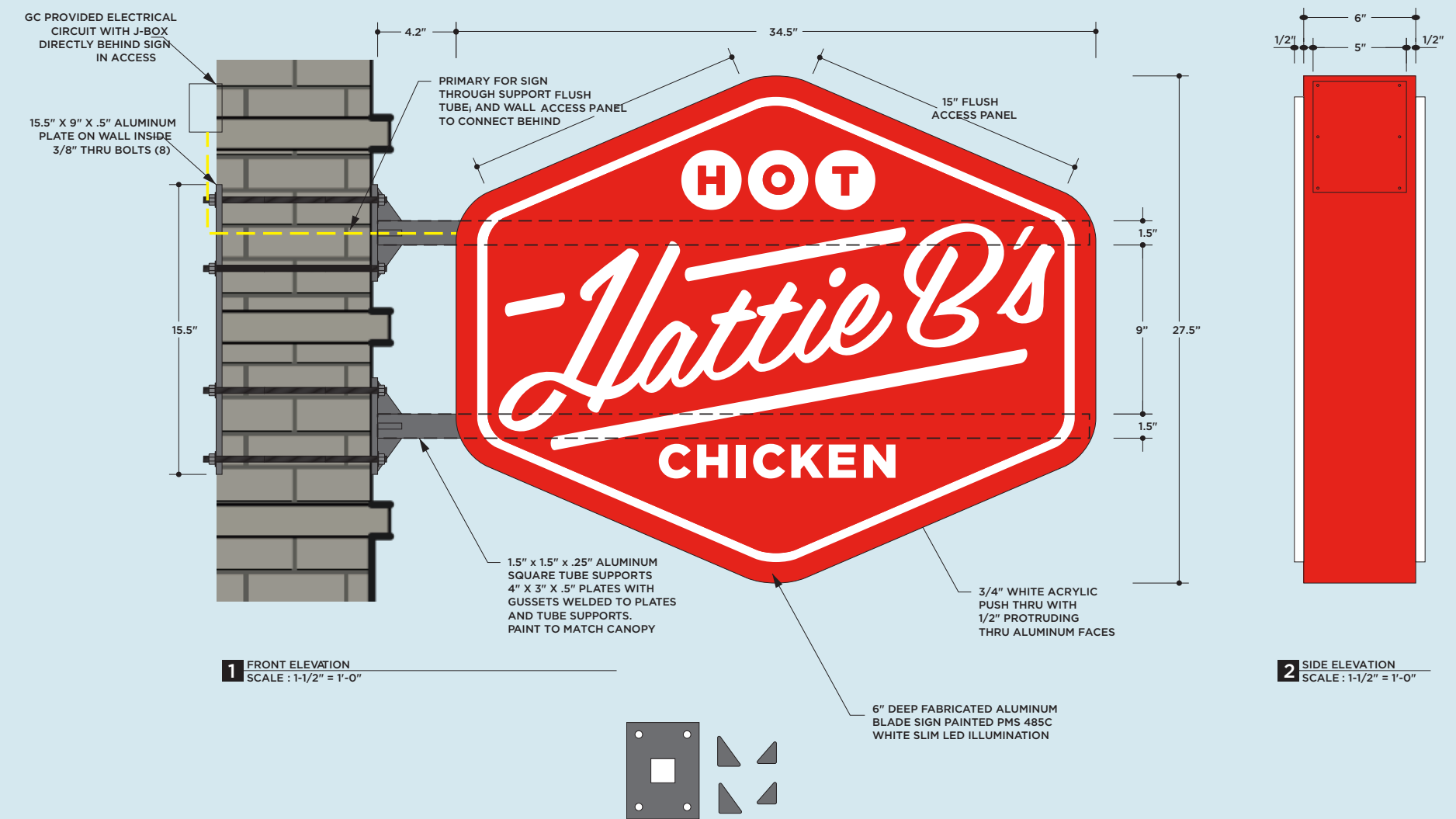
HBS Reverse Channel Letters
on Front Canopy
Installed on South Elevation

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TO ATTACH TO CLIPS.
2" X 2" X .25" ALUMINUM ANGLE
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ALL WIRING AND ELECTRICAL HOUSED
BETWEEN BACK AND FALSE BACK
1-1/2" ANGLE FOR STIFFENER
AND MOUNTING POWER SUPPLIES AS NEEDED



2 WEST ELEVATION 1/4" = 1'-0"

S2 HBS Hex Logo
Blade Sign
Installed on West Elevation







425 Boyd Mill Avenue
"Dr Gaines House"



View of shed at the end of the driveway

Dimensions 16'2"w x 15'10"d

Building was constructed in the 1950's and modified in the rear to accommodate the easement between 425 Boyd Mill property line and the property line for the Benelli Park Court development



View of interior of shed showing new 'back wall'. This wall was reframed to shorten the original depth of the building in order to accommodate easement requirements between 425 Boyd Mill property line and Benelli Park development – Plot 1



View of back side of the shed building showing new siding (2" w) juxtaposed against original siding (1" w)



Carriage house at 935 Fair Street showing similar desired construction. Primary house on this property is built in Federal style.



Garage cottage at rear of 802 W. Main Street showing similar desired construction with dormer windows

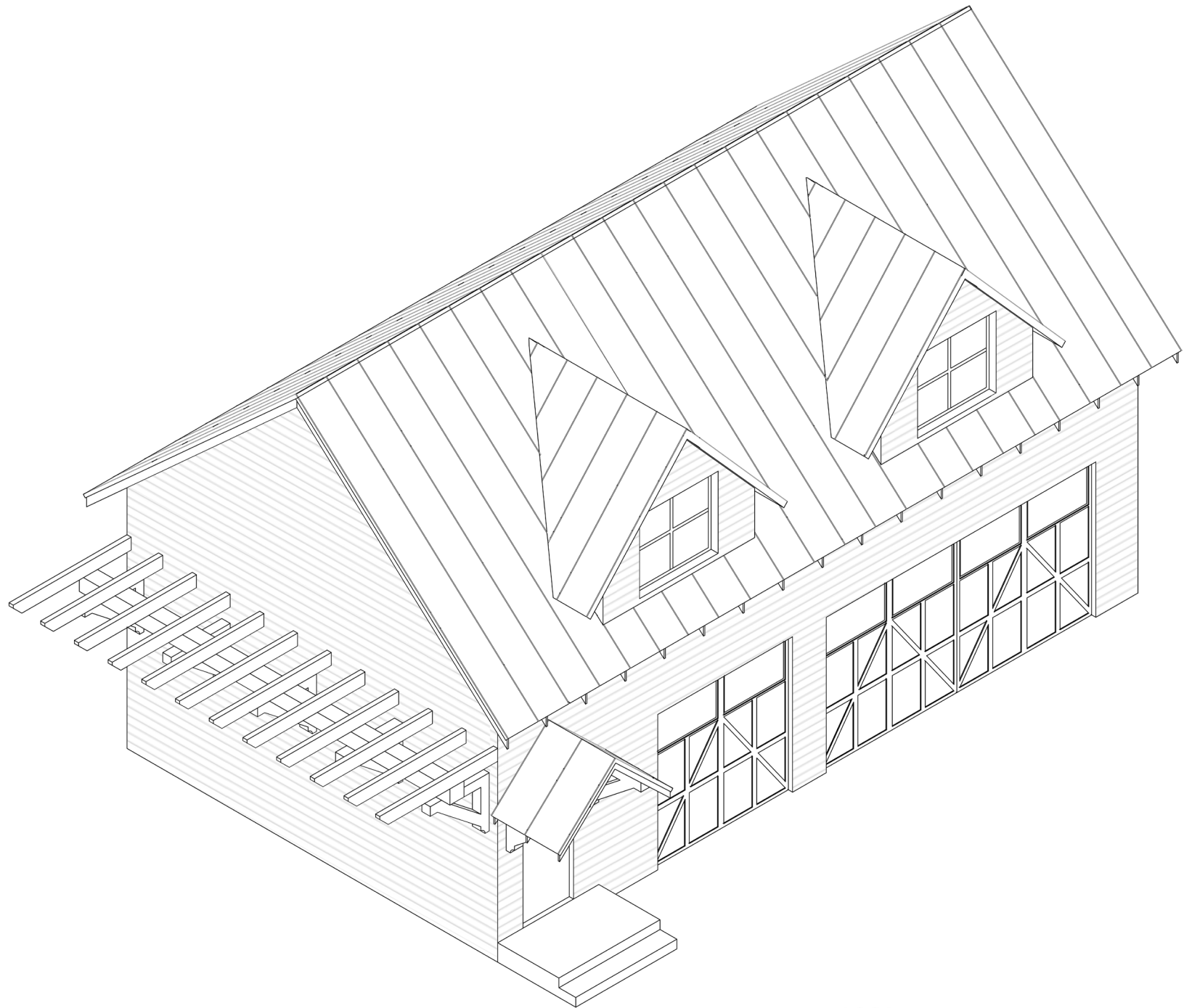
Bach Garage Renovation



Existing



Proposal



Axon



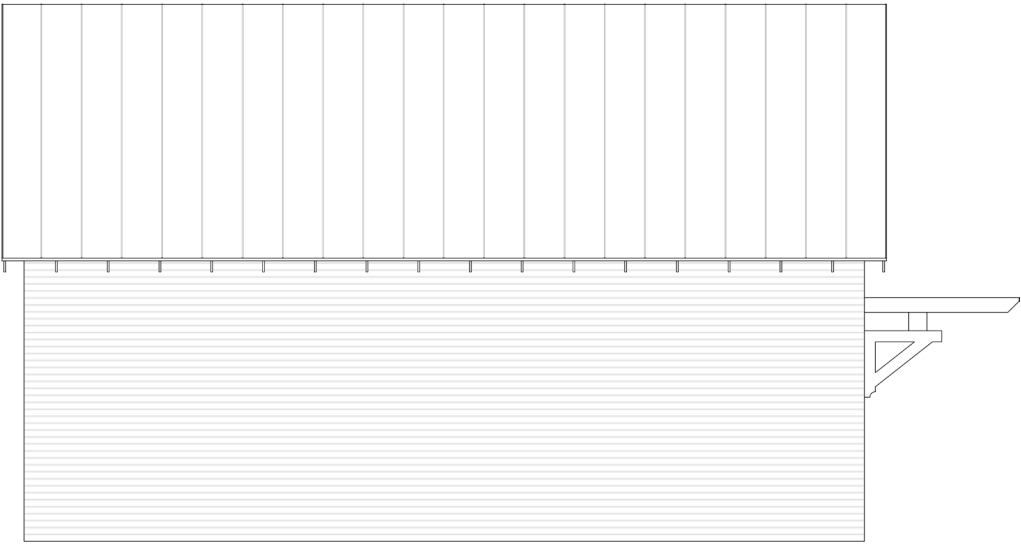
Front Elevation



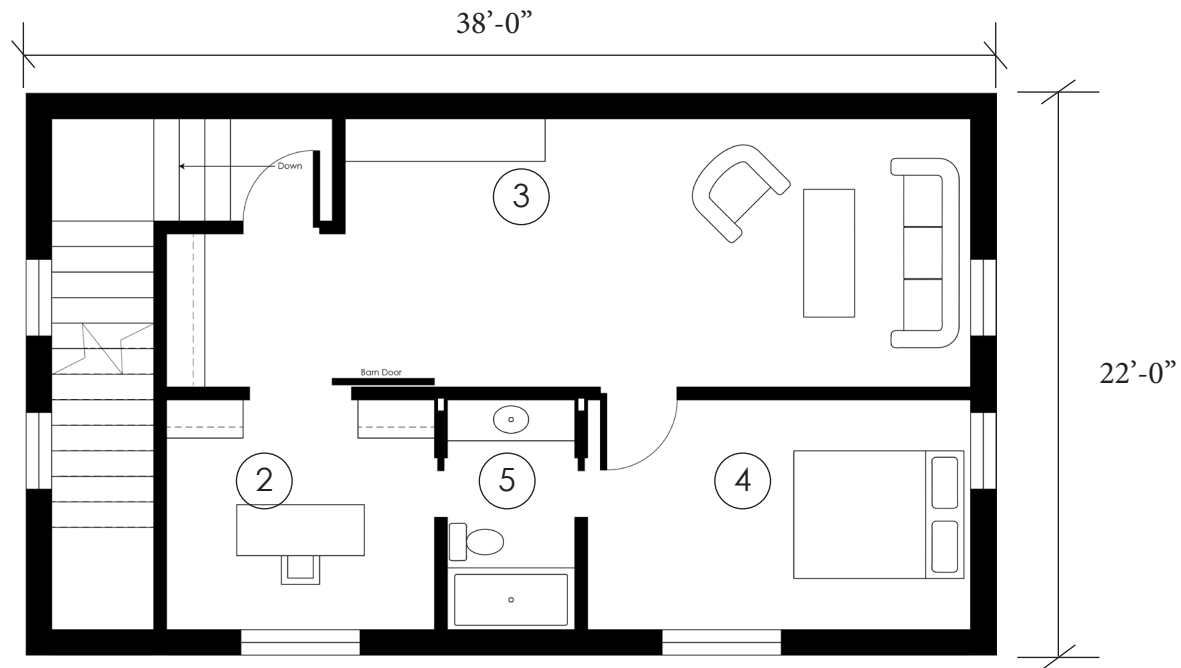
Right Elevation



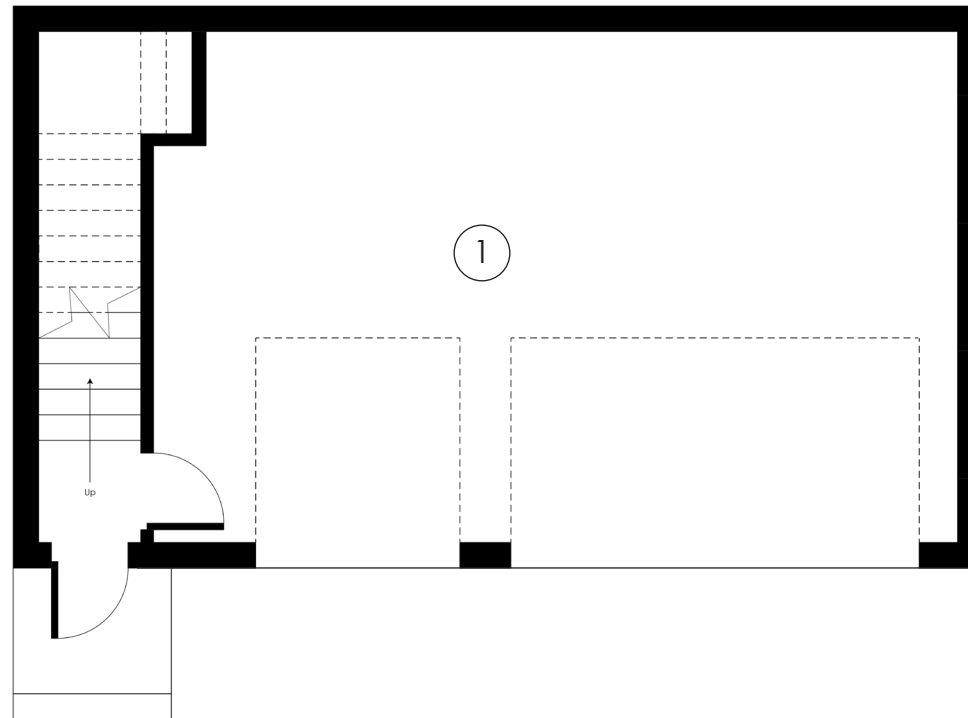
Left Elevation



Back Elevation



Floor 2 - 836 sqft



Floor 1 - 836 sqft

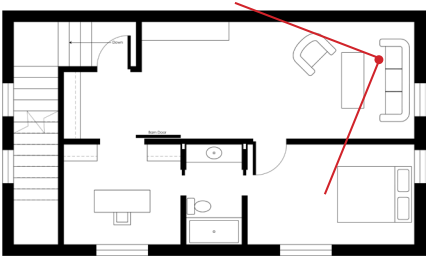
Key:

- 1. Garage - 31'-6" x 20'
- 2. Office - 10' x 9'
- 3. Lounge - 24'-6" x 10'-6"
- 4. Bedroom - 15' x 9'
- 5. Bathroom - 5' x 9'

Total: 1,672 sqft



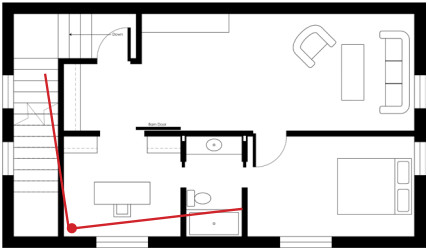
Lounge



Key Plan



Office

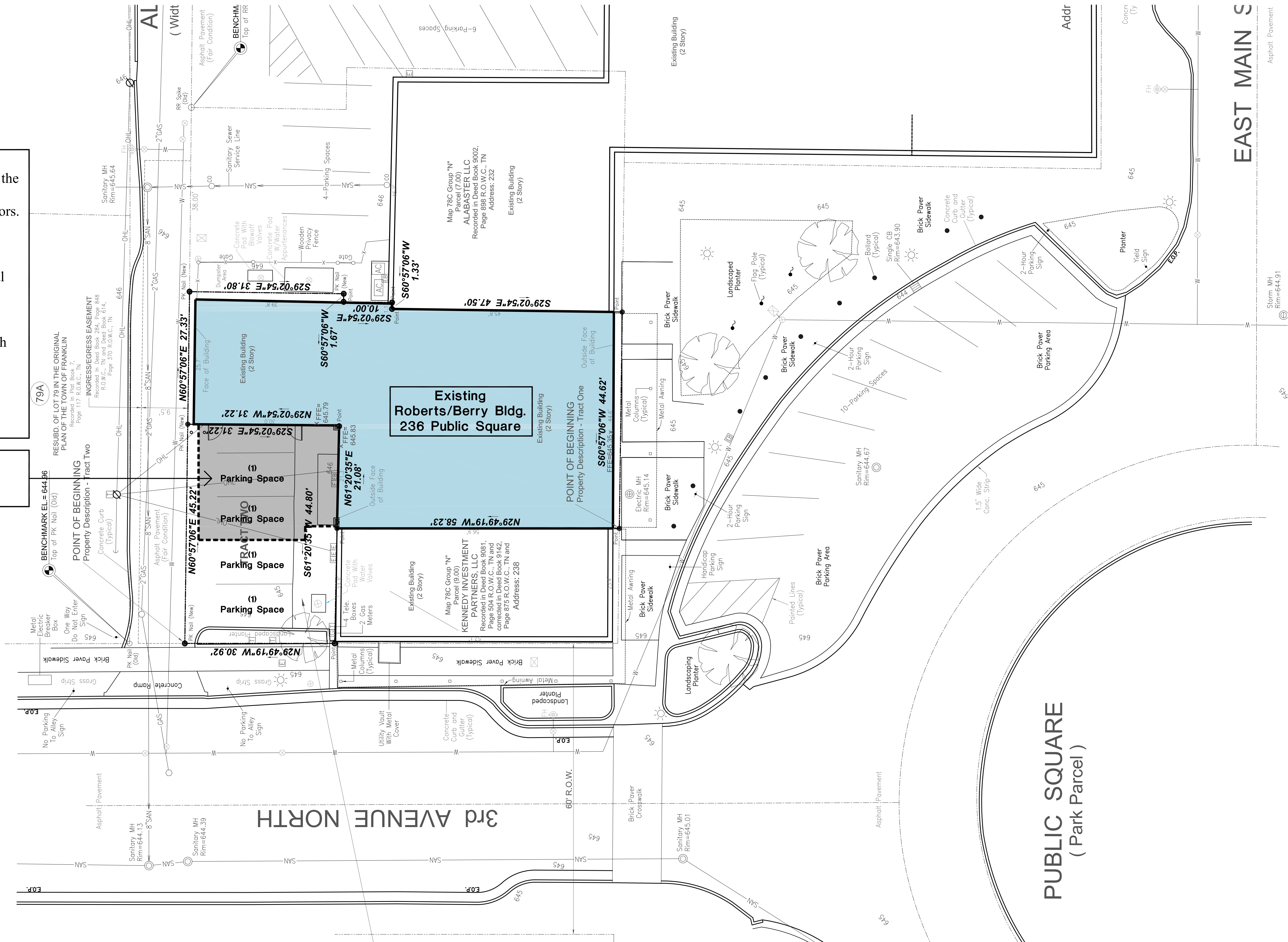


Key Plan

Bach Garage Renovation

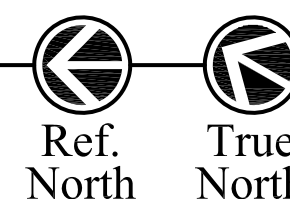
- Handicap Accessibility to both floors.
- Bldg. to be Fully Sprinklered.
- Interior changed to 'Open Plan' for future Mercantile Tenant.
- Upgrade Mechanical and Electrical Systems.
- Provide a 674 s.f addition to 2nd. Floor.
 - Addition to be in keeping with existing architectural vocabulary.
- Four Existing Parking Spaces to remain.
- Consolidation Plat to be provided

Proposed New 2nd. Floor Addition:
674 s.f. Added
(4) Parking Spaces Remain



Site Orientation Plan

Scale: 1" = 10'-0"

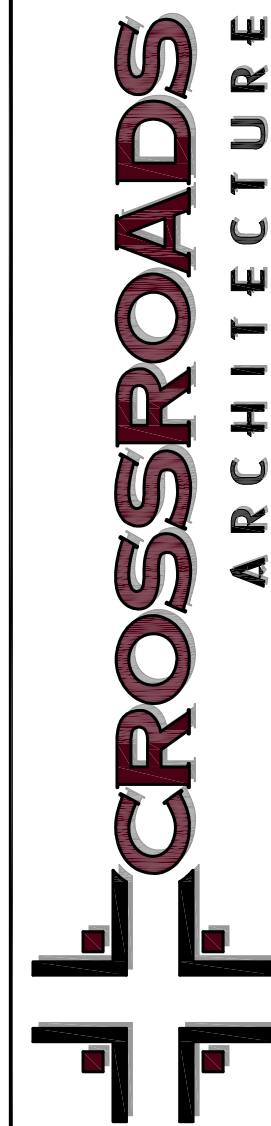


An Addition and Interior Renovation for:
The Roberts / Berry Bldg.
236 Public Square, Franklin, TN
Job Number: 23-004

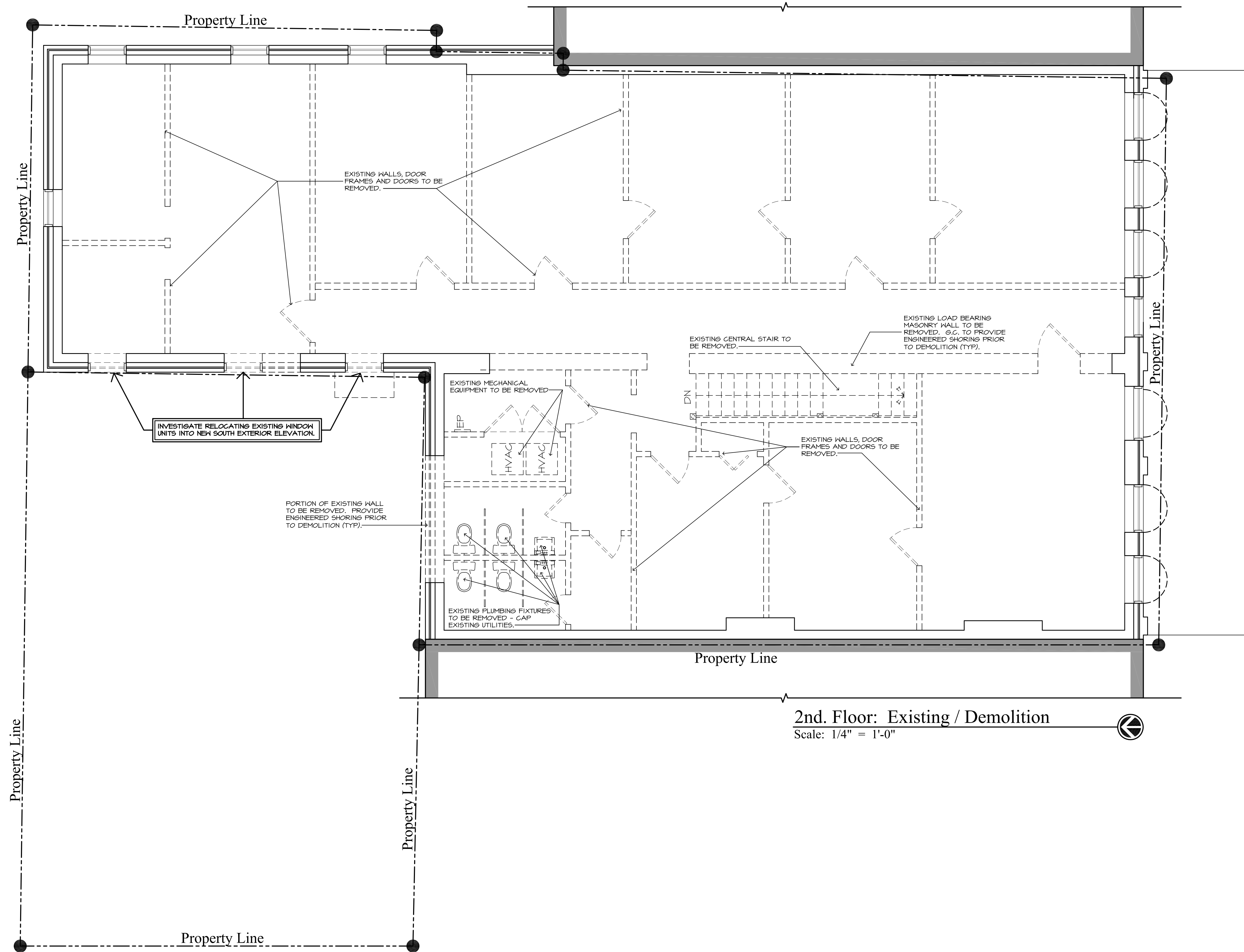
OP1.0

Site Orientation Plan

Released:

115 W. Franklin St. • Suite 103
Gallatin • Tennessee • 37066

PRELIMINARY
NOT FOR CONSTRUCTION
July 6, 2023



PRELIMINARY
NOT FOR CONSTRUCTION
July 9, 2023

CROSSROADS
ARCHITECTURE

115 W. Franklin St. • Suite 103
Gallatin • Tennessee • 37066

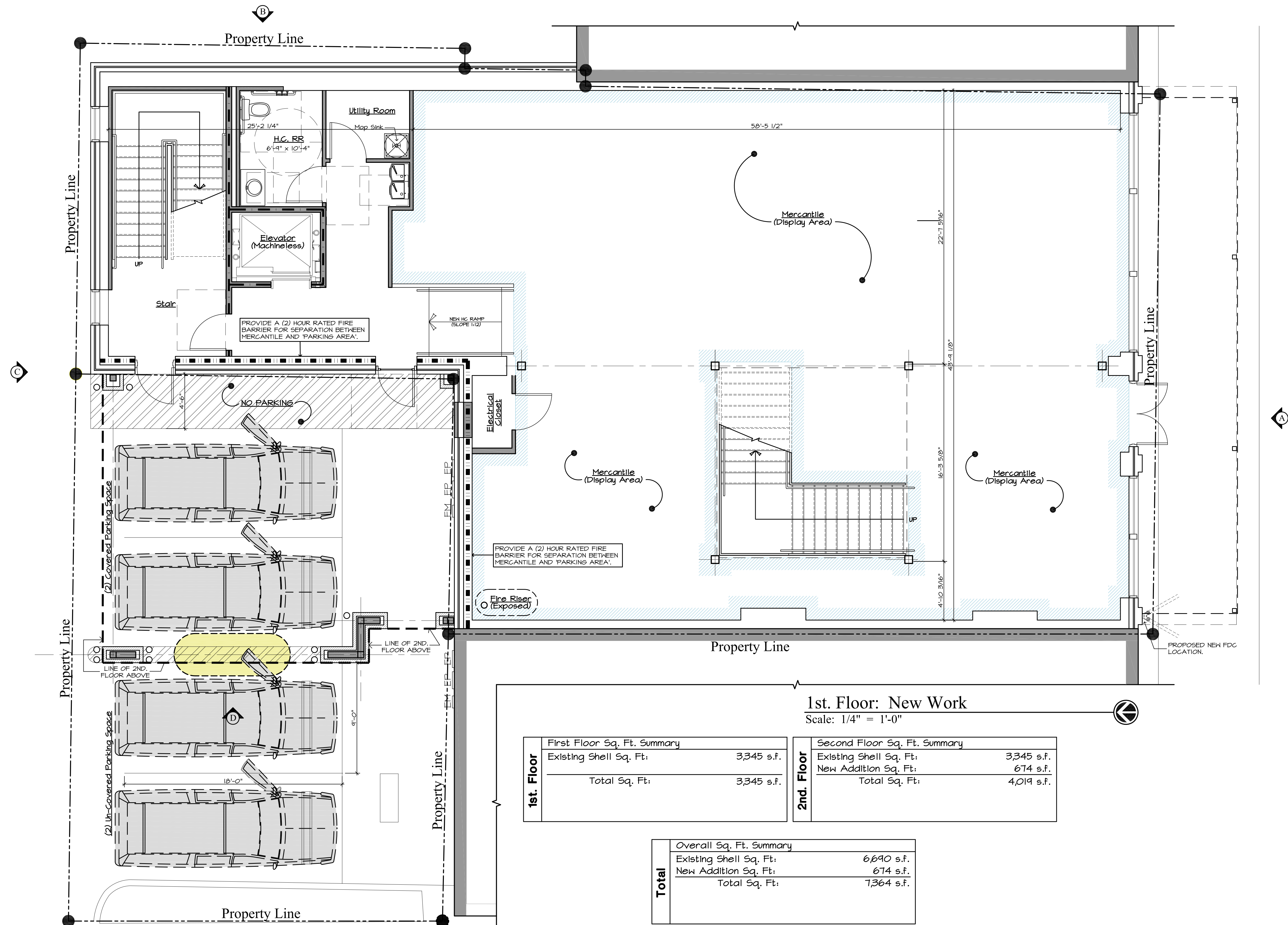
(615) 265-7796

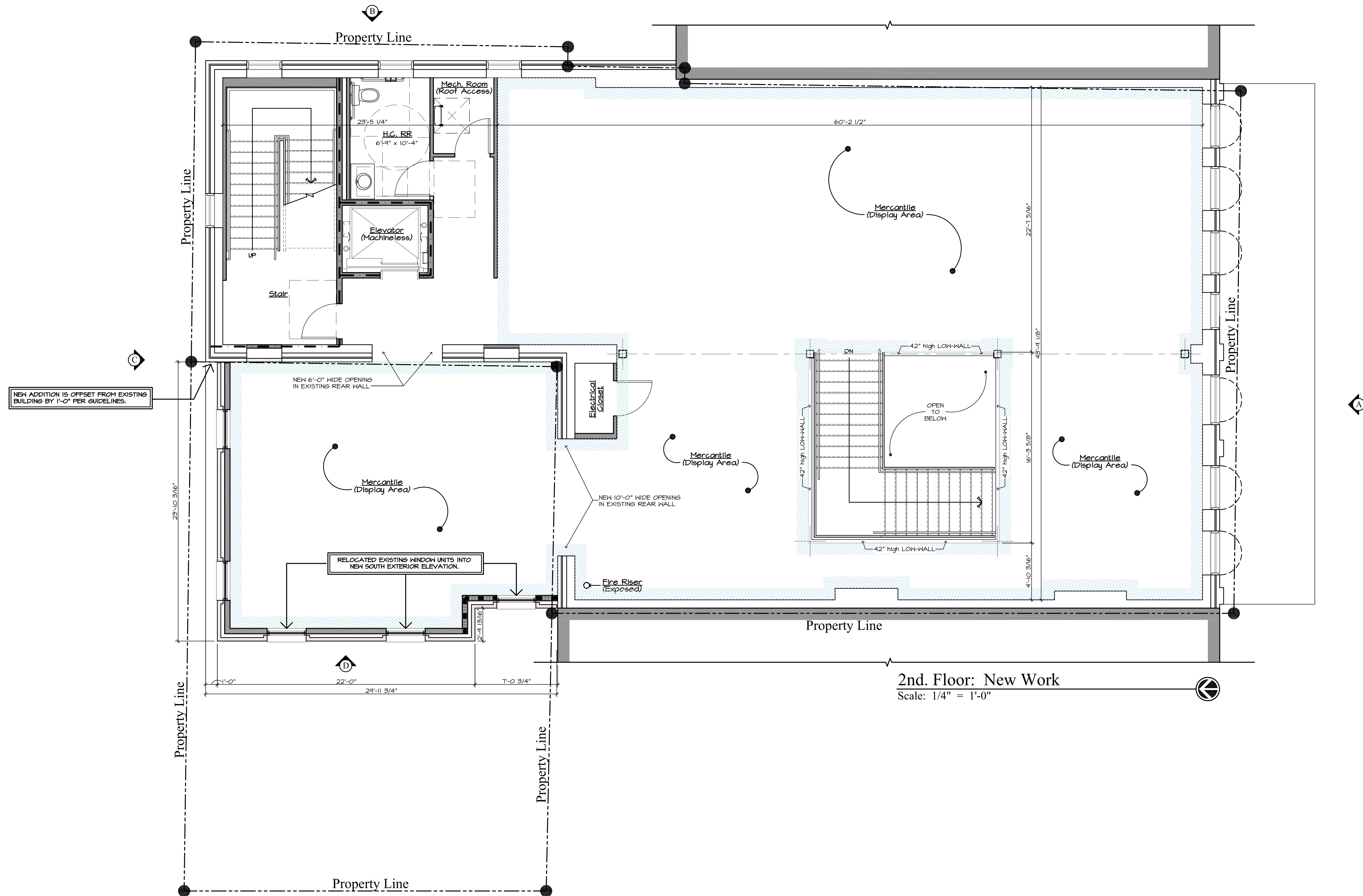
An Addition and Interior Renovation for:
The Roberts / Berry Bldg.
236 Public Square, Franklin, TN
Job Number: 23-004

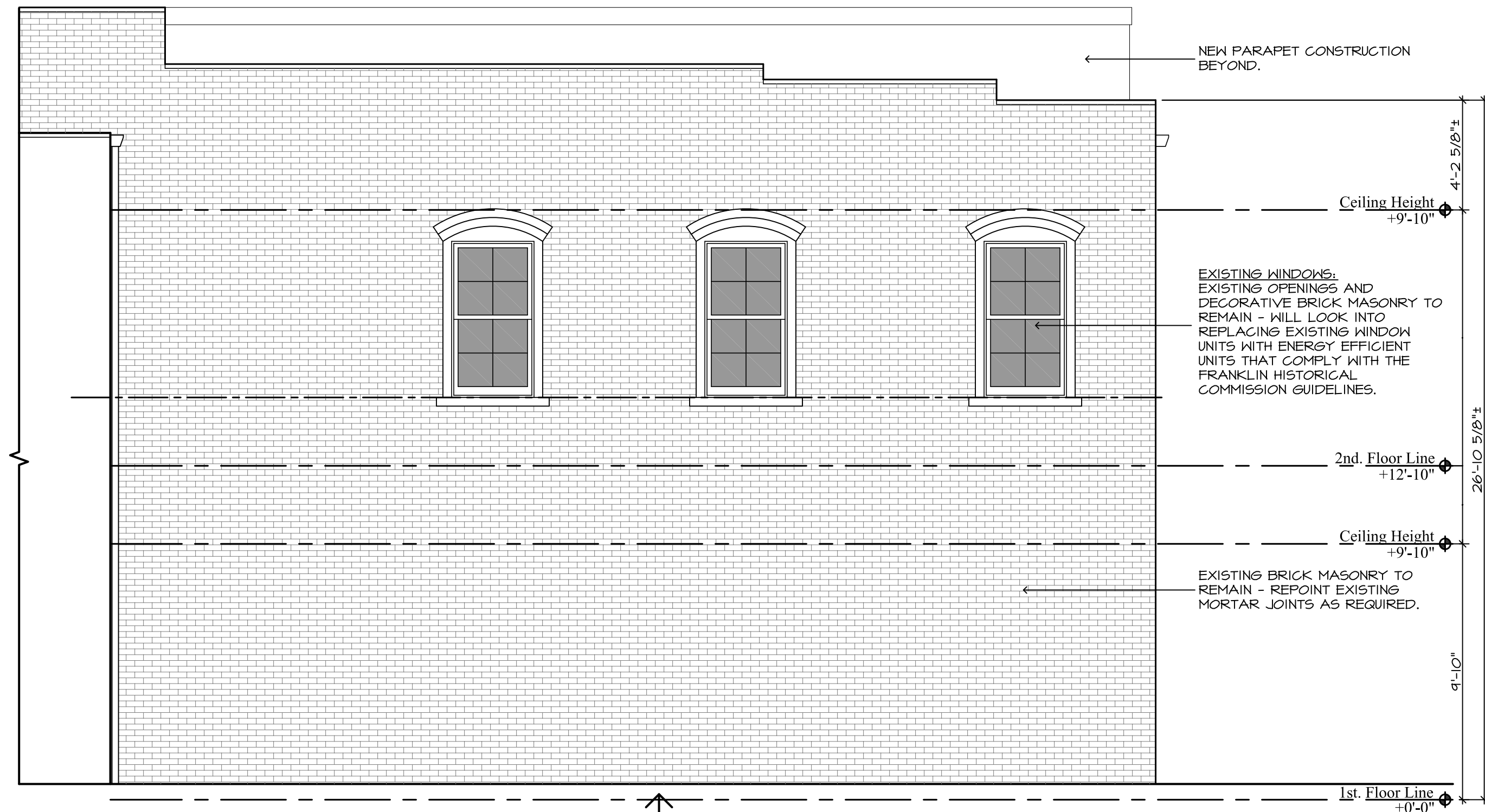
A0.2

2nd. Floor Plan

Released: -







B East Elevation
Scale: 1/4" = 1'-0"



NEW MASONRY TO MATCH EXISTING COLOR AND TEXTURES - PROVIDE 'COMMON BOND' WITH 7TH ROW HEADER COURSE (TYP).



NEW PREFINISHED METAL COPING. SELECTED COLOR TO BE IN KEEPING WITH HISTORICAL COMMISSION GUIDELINES (TYP).



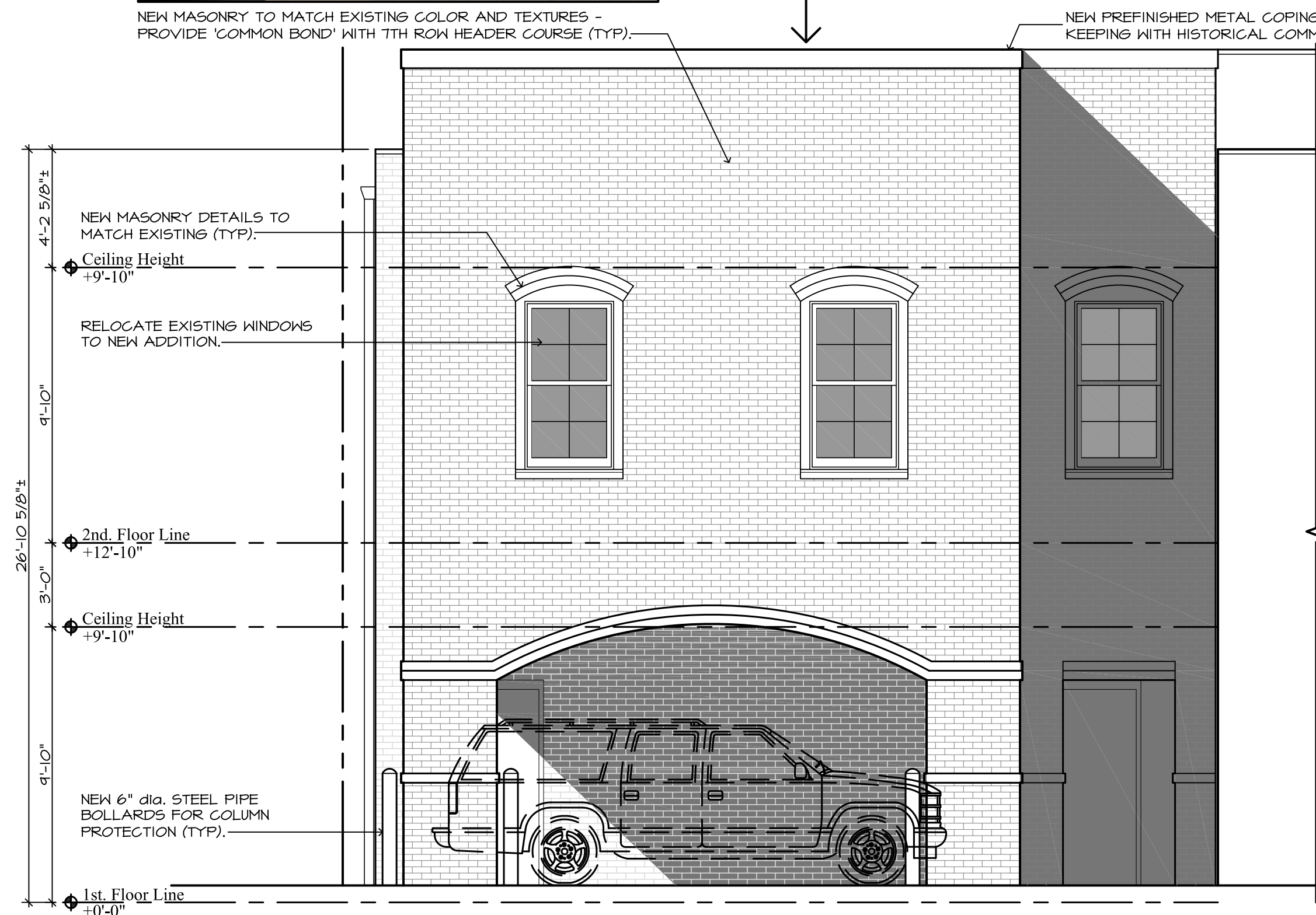
Property Line (to be verified)



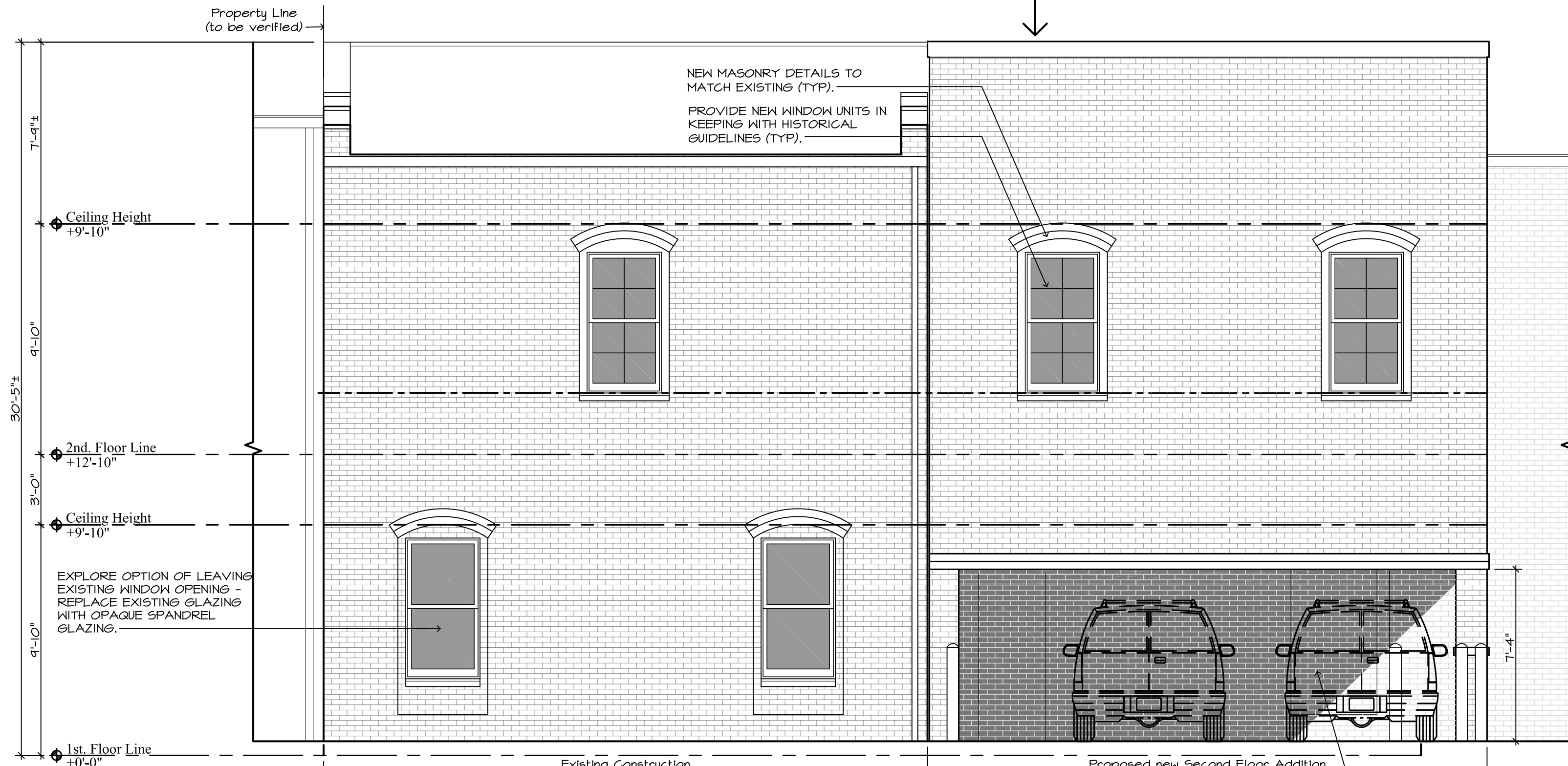
A South Elevation (Public Square)
Scale: 1/4" = 1'-0"



EXISTING ENTRY DOORS TO BE REPLACED WITH NEW ENERGY EFFICIENT UNITS IN KEEPING WITH THE FRANKLIN HISTORICAL COMMISSION GUIDELINES.



D West Elevation (Visible from 3rd. Ave.) (OPTION - 'A')
Scale: 1/4" = 1'-0"

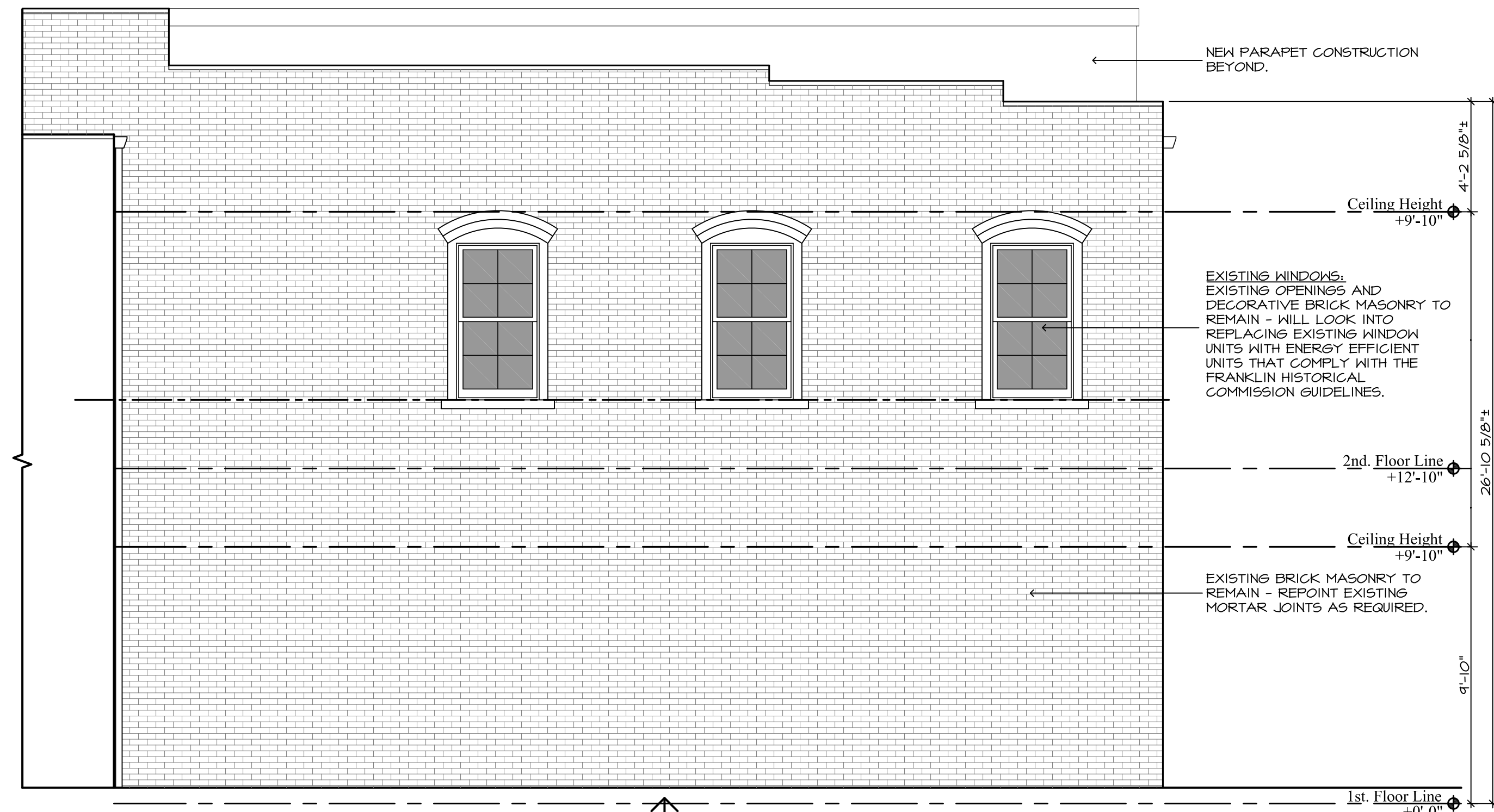


C North Elevation (Alley) (OPTION - 'A')
Scale: 1/4" = 1'-0"

An Addition and Interior Renovation for:
The Roberts / Berry Bldg.
236 Public Square, Franklin, TN
Job Number: 23-004

A2.0A
Exterior Elevations

Released: -



B East Elevation
Scale: 1/4" = 1'-0"



A South Elevation (Public Square)
Scale: 1/4" = 1'-0"



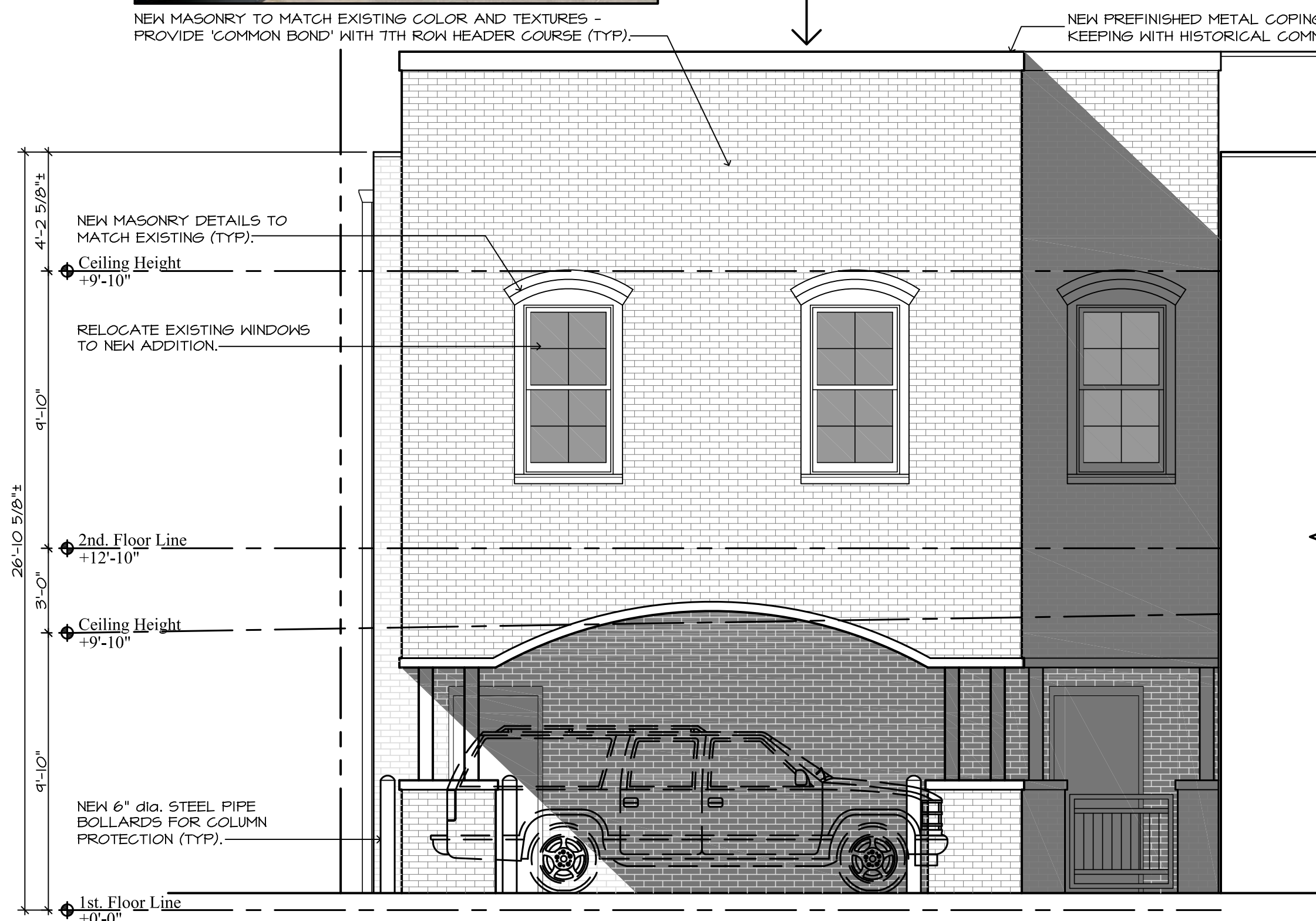
NEW MASONRY TO MATCH EXISTING COLOR AND TEXTURES - PROVIDE 'COMMON BOND' WITH 1TH ROW HEADER COURSE (TYP).



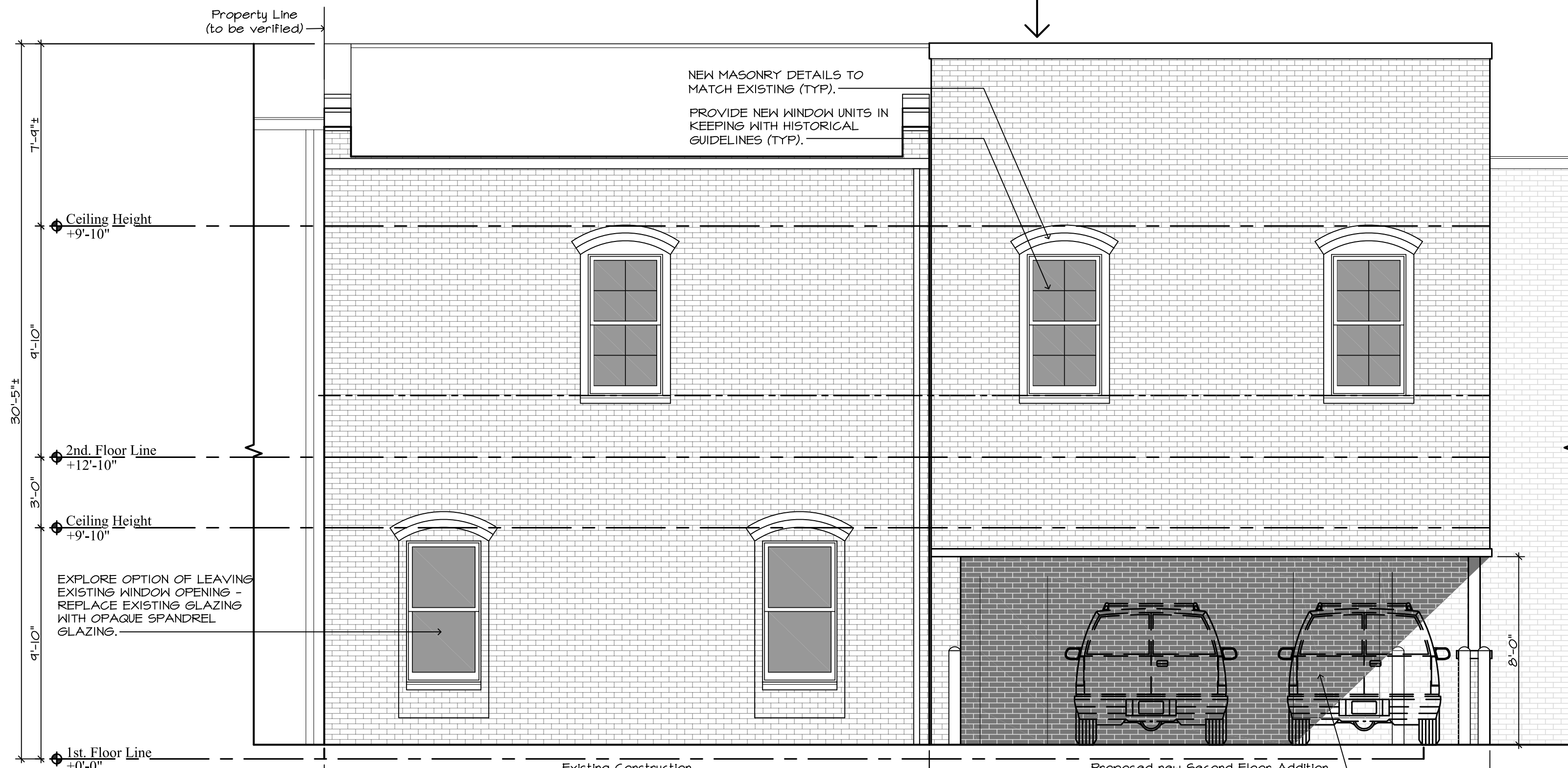
NEW PREFINISHED METAL COPING. SELECTED COLOR TO BE IN KEEPING WITH HISTORICAL COMMISSION GUIDELINES (TYP).



Property Line (to be verified)



D West Elevation (Visible from 3rd Ave.) (OPTION - 'B')
Scale: 1/4" = 1'-0"



C North Elevation (Alley) (OPTION - 'B')
Scale: 1/4" = 1'-0"

An Addition and Interior Renovation for:
The Roberts / Berry Bldg.
236 Public Square, Franklin, TN
Job Number: 23-004

A2.0B

Exterior Elevations

Released: -

OWNER AFFIDAVIT

City of Franklin, Tennessee

Berry Roberts Reams Fleming Holdings, LLC

We/I **Avalyn Berry Swain and Timothy W. Swain 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:

078C N 008 00 000

(Property Parcel/Tax ID Number)

and located at:

236 Public Square Building Roberts Berry, Franklin Tennessee 37064

(Street Address)

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

Kristan M. Swain

(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.

Avalyn Berry Swain

Signature

Timothy W. Swain II

815 Murfreesboro Road

Franklin Tennessee 37064

City, State & Zip

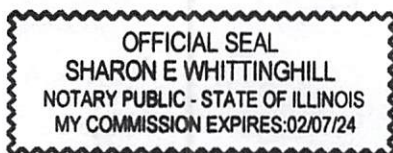
Subscribed and sworn to before me this

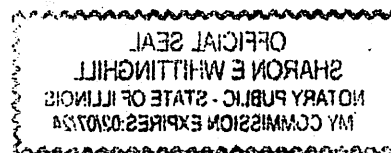
6th day of JUNE, 2023.

Sharon E. Whittinghill

Notary Public

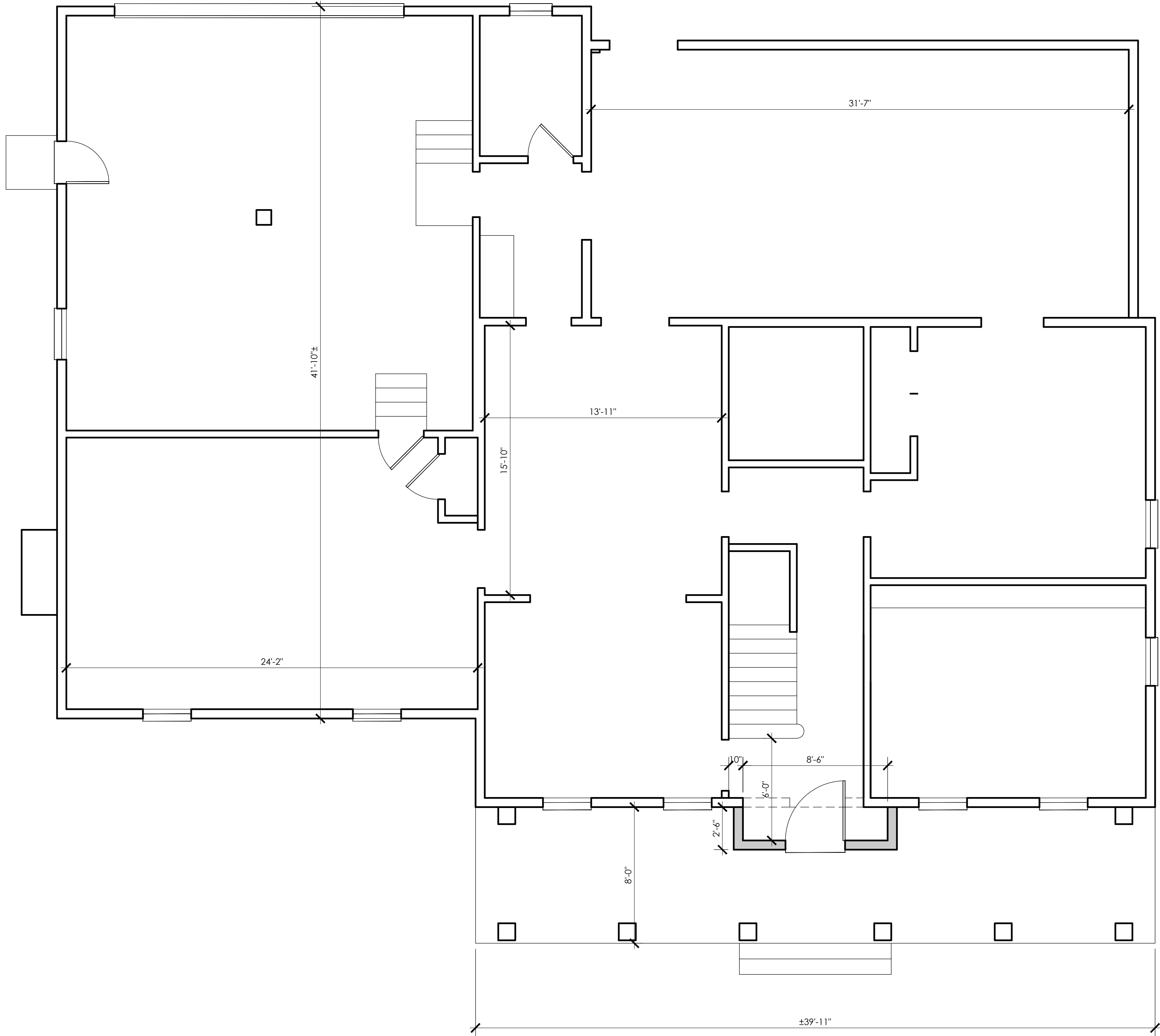
My Commission Expires: 02-07-24





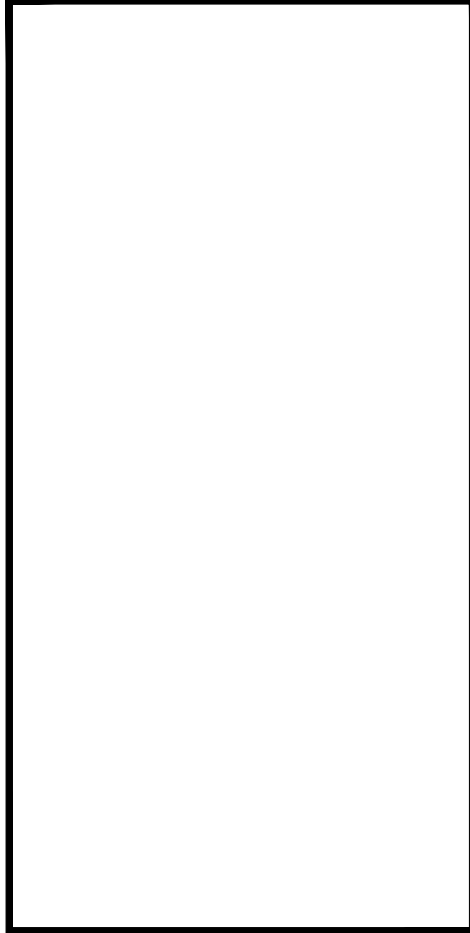






FIRST FLOOR PLAN

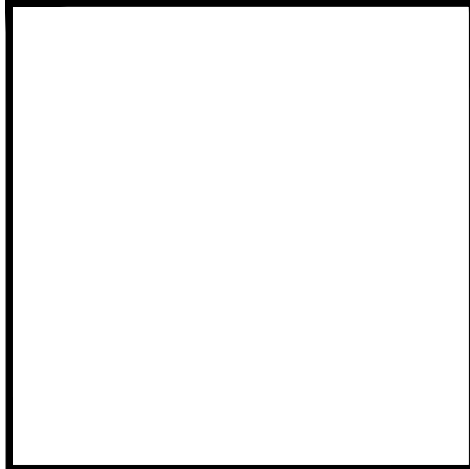
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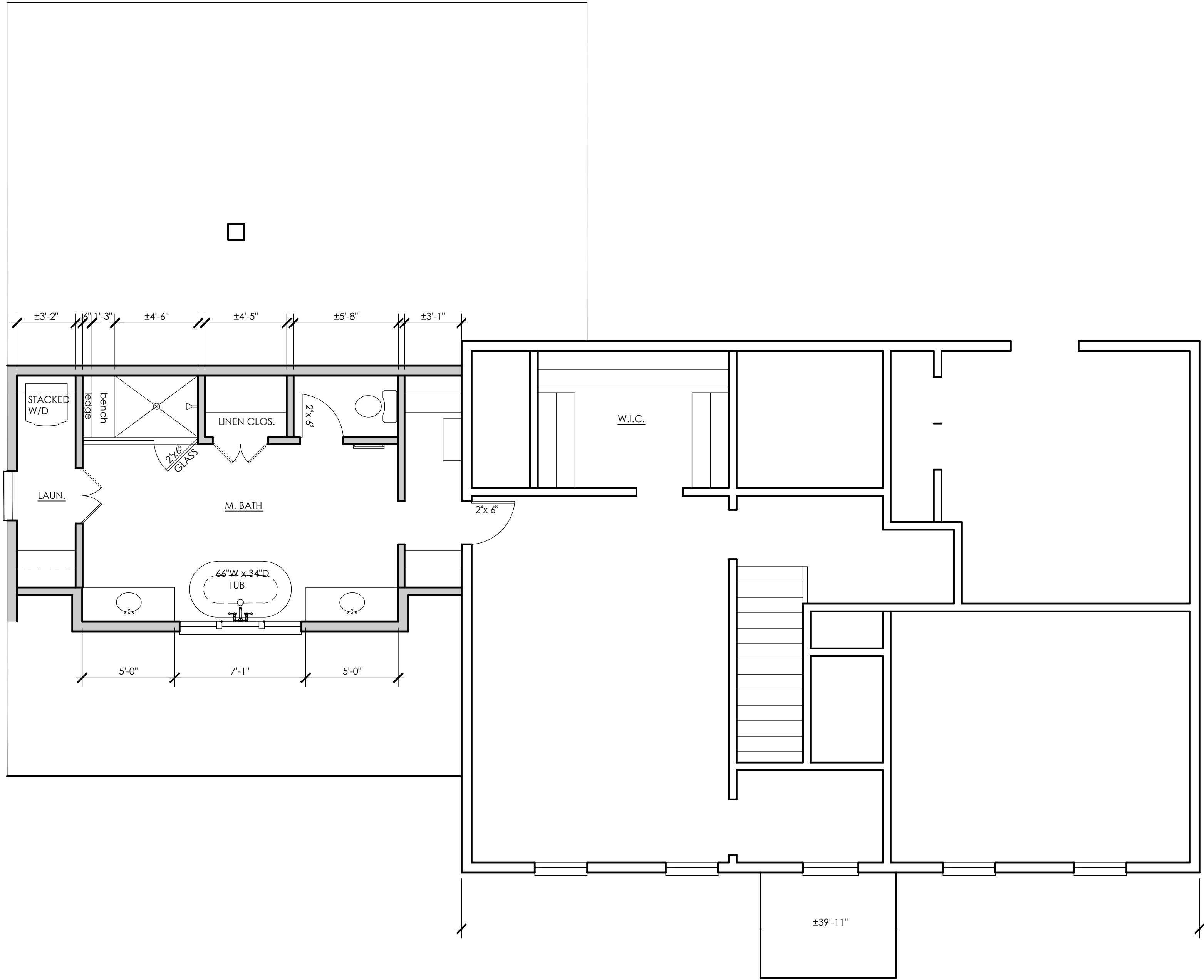
STUDER RESIDENCE

435 BOYD MILL AVE.
FRANKLIN, TENNESSEE

NO	REVISIONS	DATE



DATE: 07.07.2023



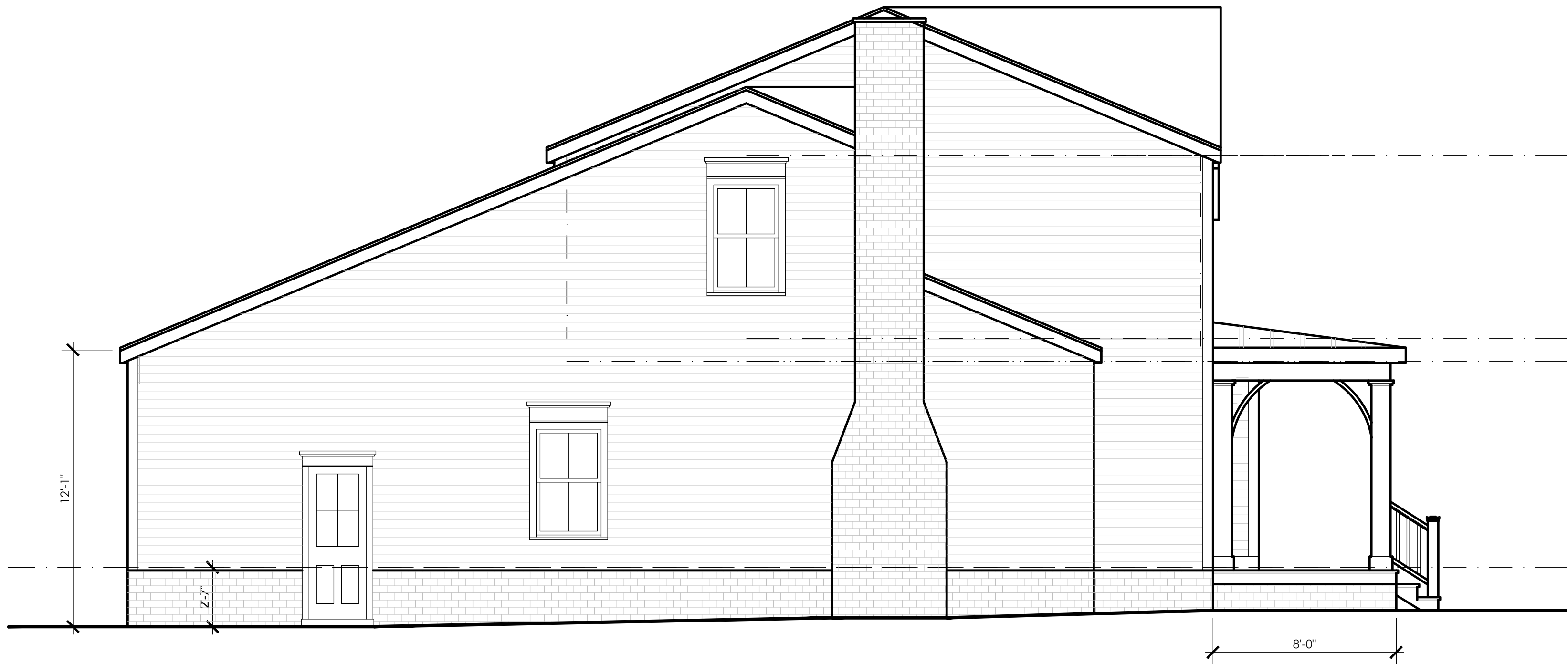
SECOND FLOOR PLAN - OPTION 1
SCALE: 1/4" = 1'-0"

STUDER RESIDENCE

435 BOYD MILL AVE.
FRANKLIN, TENNESSEE

NO	REVISIONS	DATE

DATE: 07.07.2023



LEFT ELEVATION - OPTION 1
SCALE: 1/4" = 1'-0"

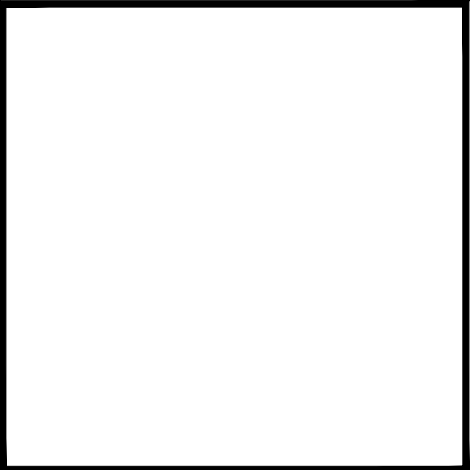


FRONT ELEVATION - OPTION 1
SCALE: 1/4" = 1'-0"

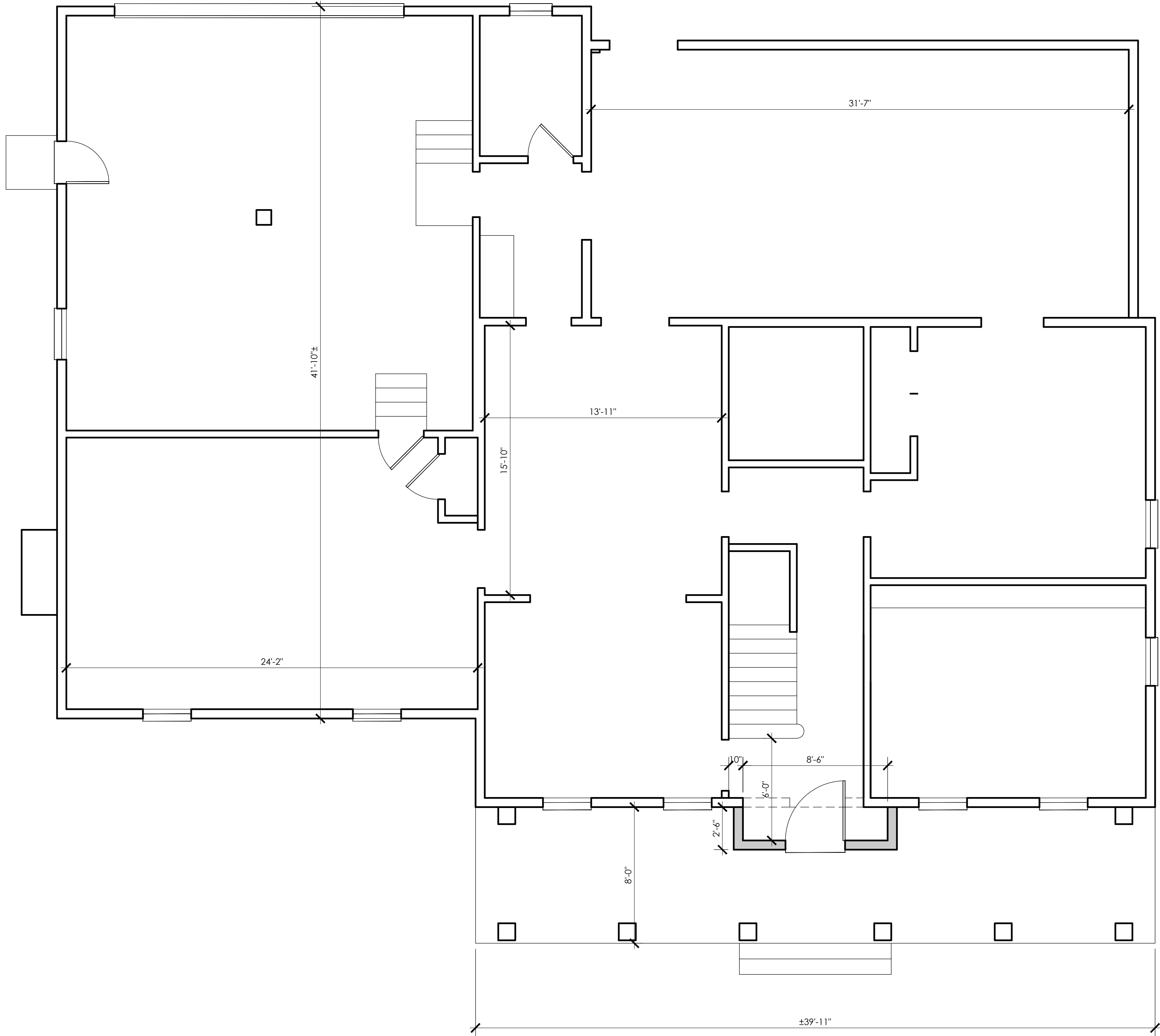
STUDER RESIDENCE

435 BOYD MILL AVE.
FRANKLIN, TENNESSEE

NO	REVISIONS	DATE			

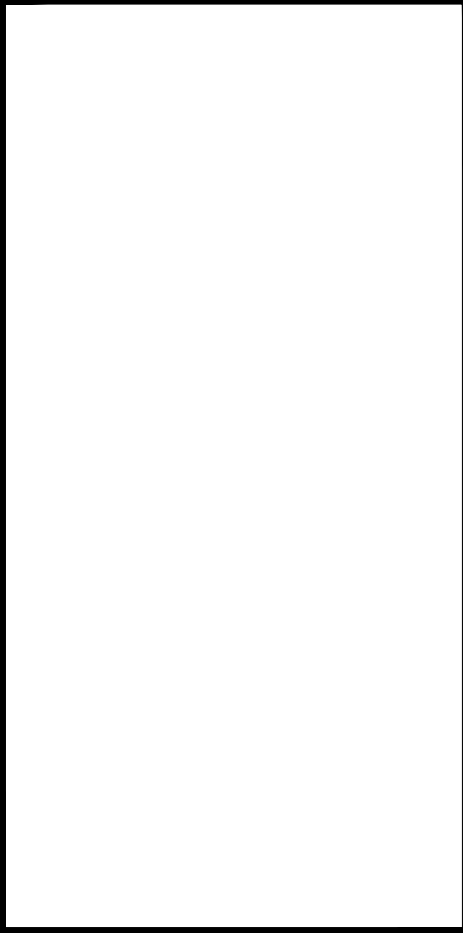


DATE: 07.07.2023



FIRST FLOOR PLAN

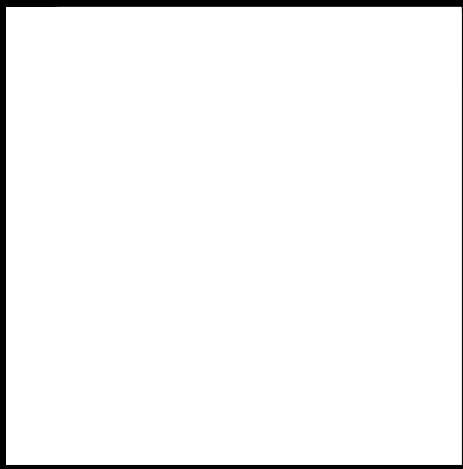
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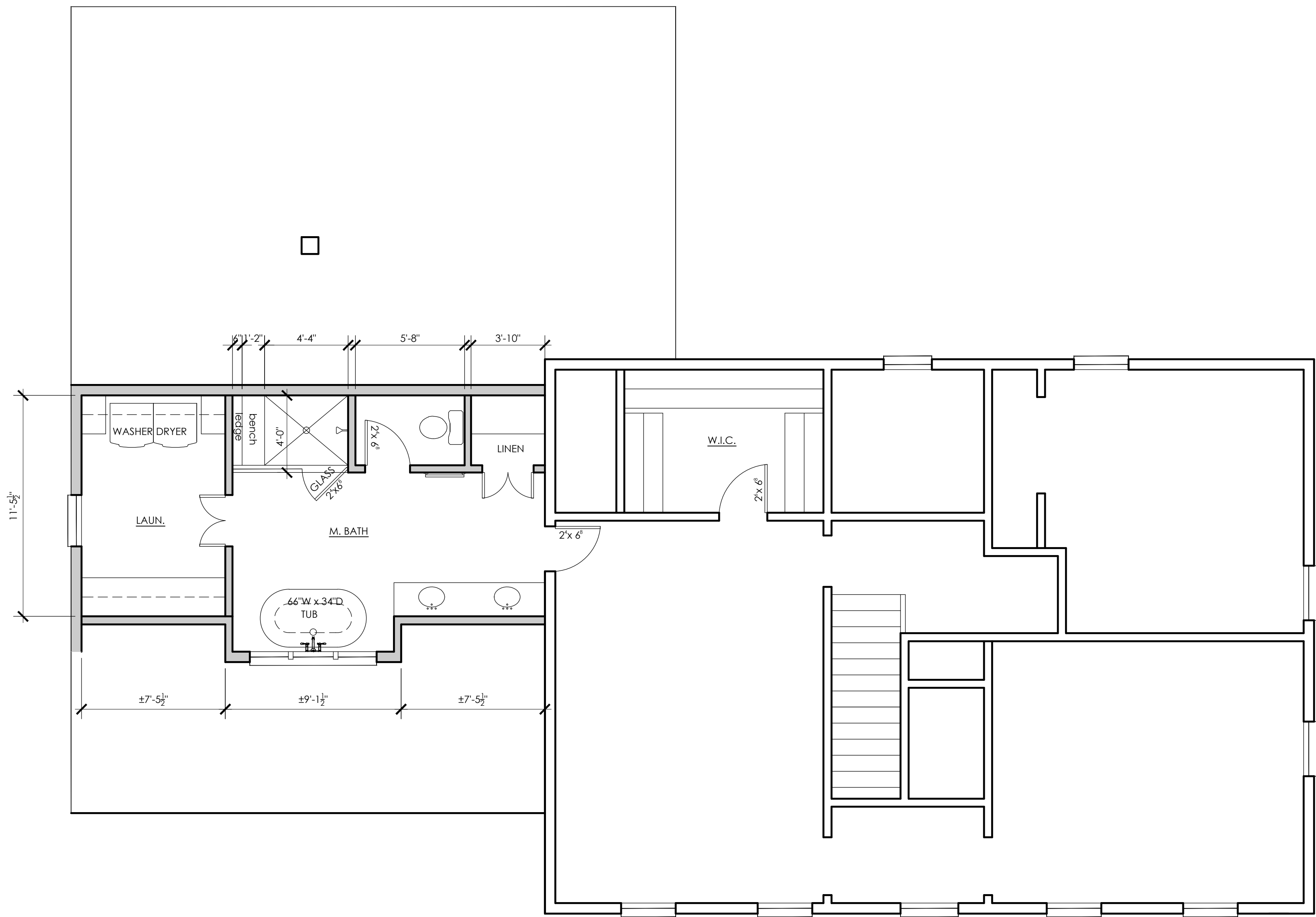
STUDER RESIDENCE

435 BOYD MILL AVE.
FRANKLIN, TENNESSEE

NO	REVISIONS	DATE



DATE: 07.07.2023



SECOND FLOOR PLAN - OPTION 2
SCALE: 1/4" = 1'-0"

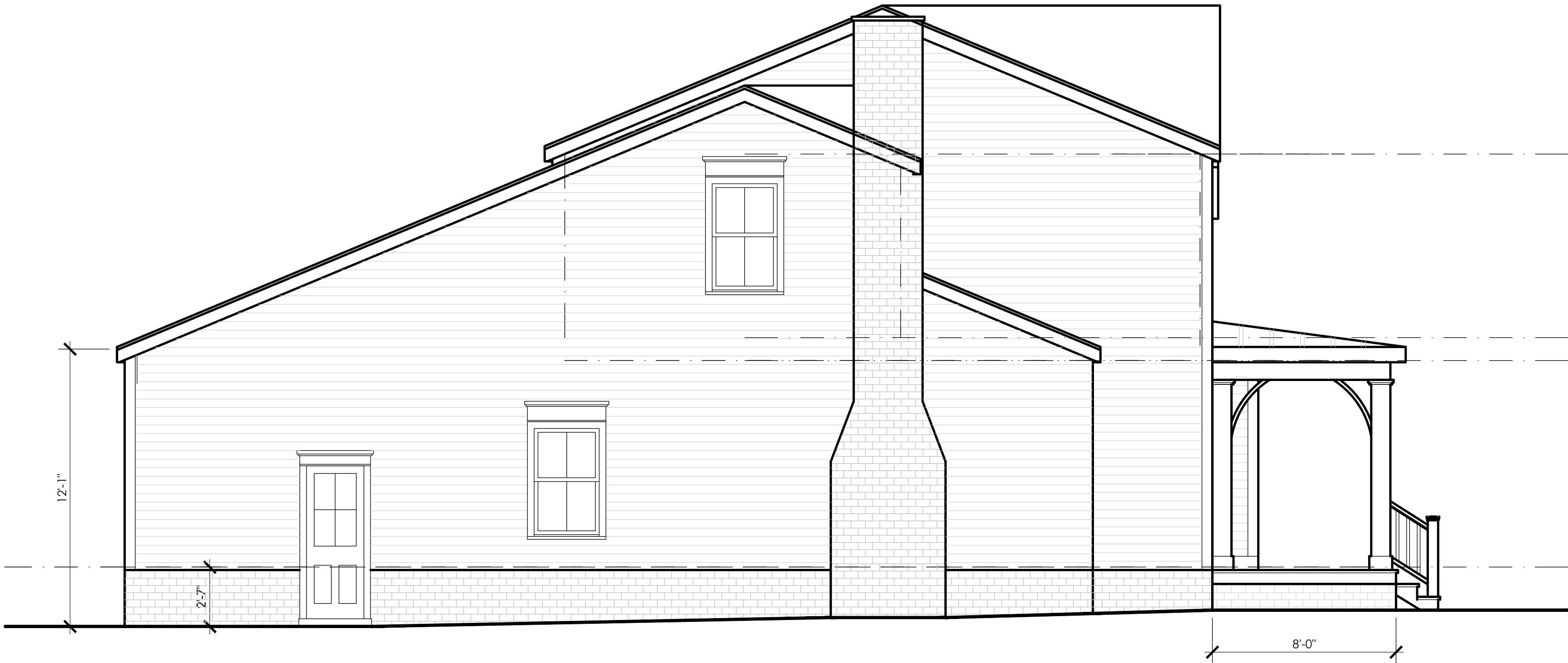
STUDER RESIDENCE

435 BOYD MILL AVE.
FRANKLIN, TENNESSEE

NO	REVISIONS	DATE

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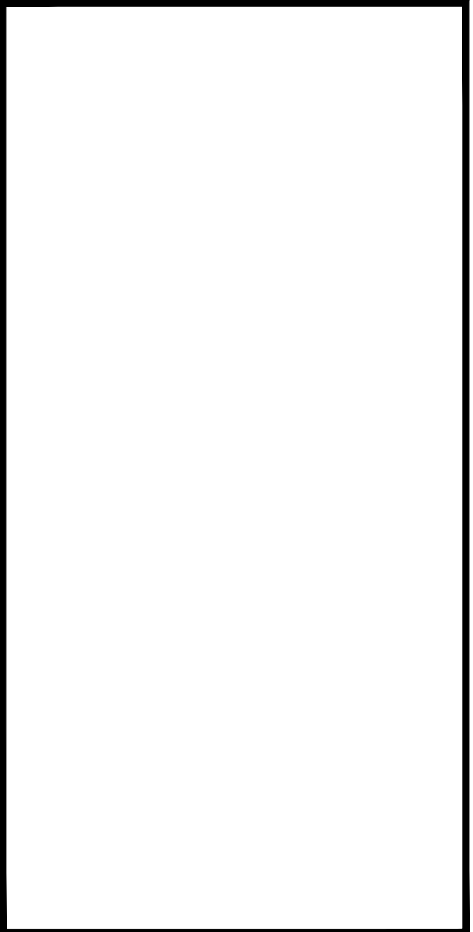
DATE: 07.07.2023



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



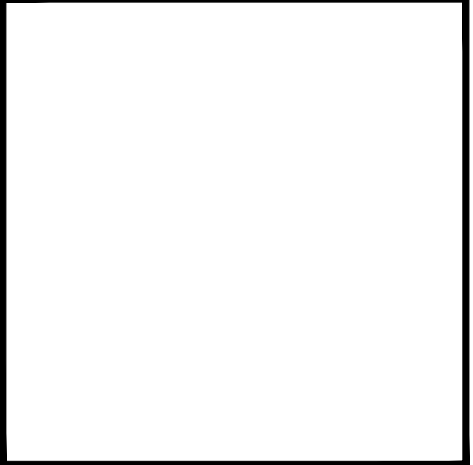
FRONT ELEVATION - OPTION 2
SCALE: 1/4" = 1'-0"



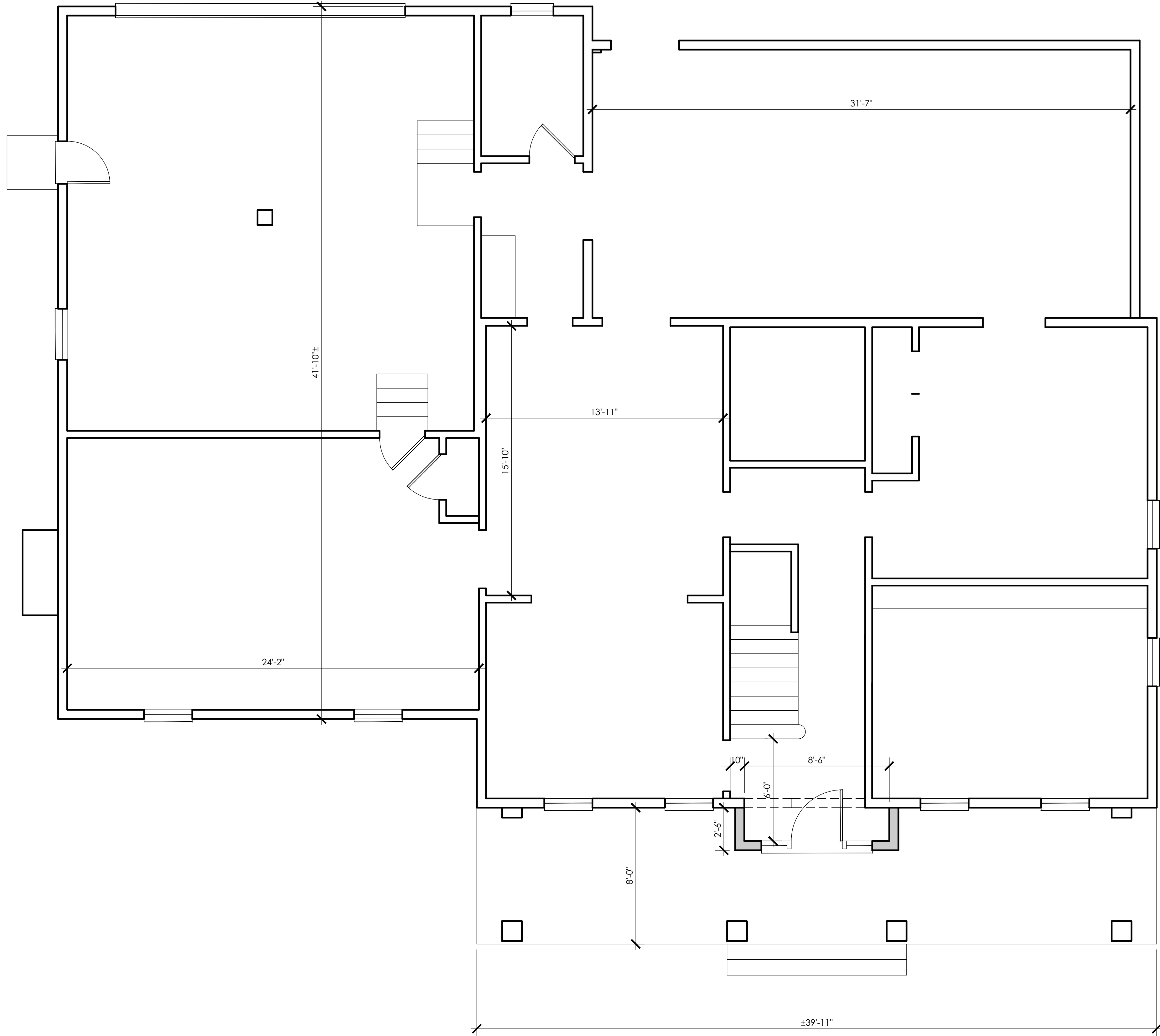
STUDER RESIDENCE

435 BOYD MILL AVE.
FRANKLIN, TENNESSEE

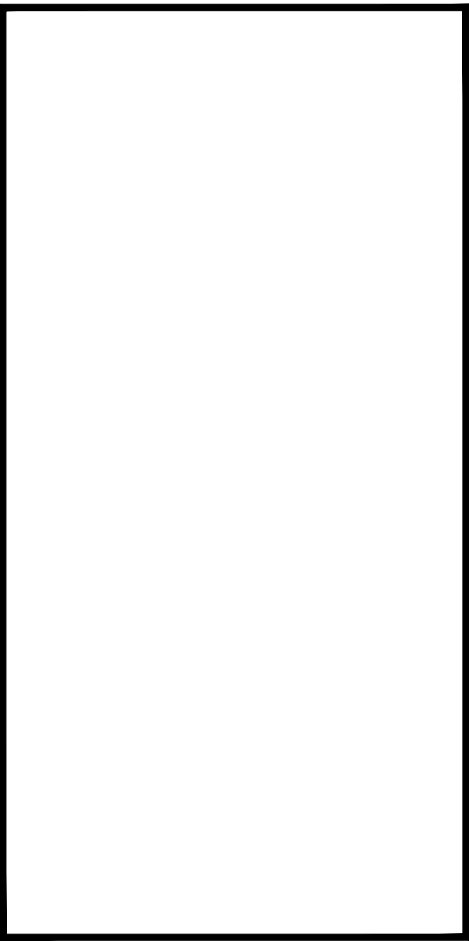
NO	REVISIONS	DATE	



DATE: 07.07.2023

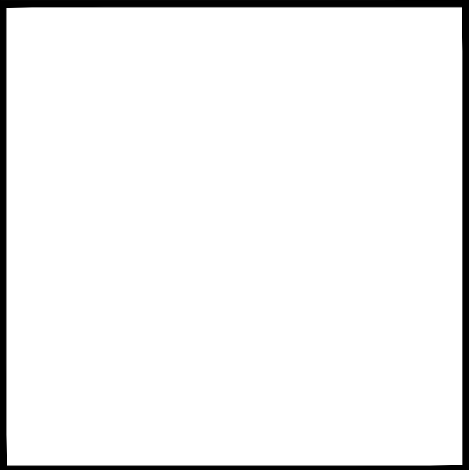


FIRST FLOOR PLAN - OPTION 3
SCALE: 1/4" = 1'-0"

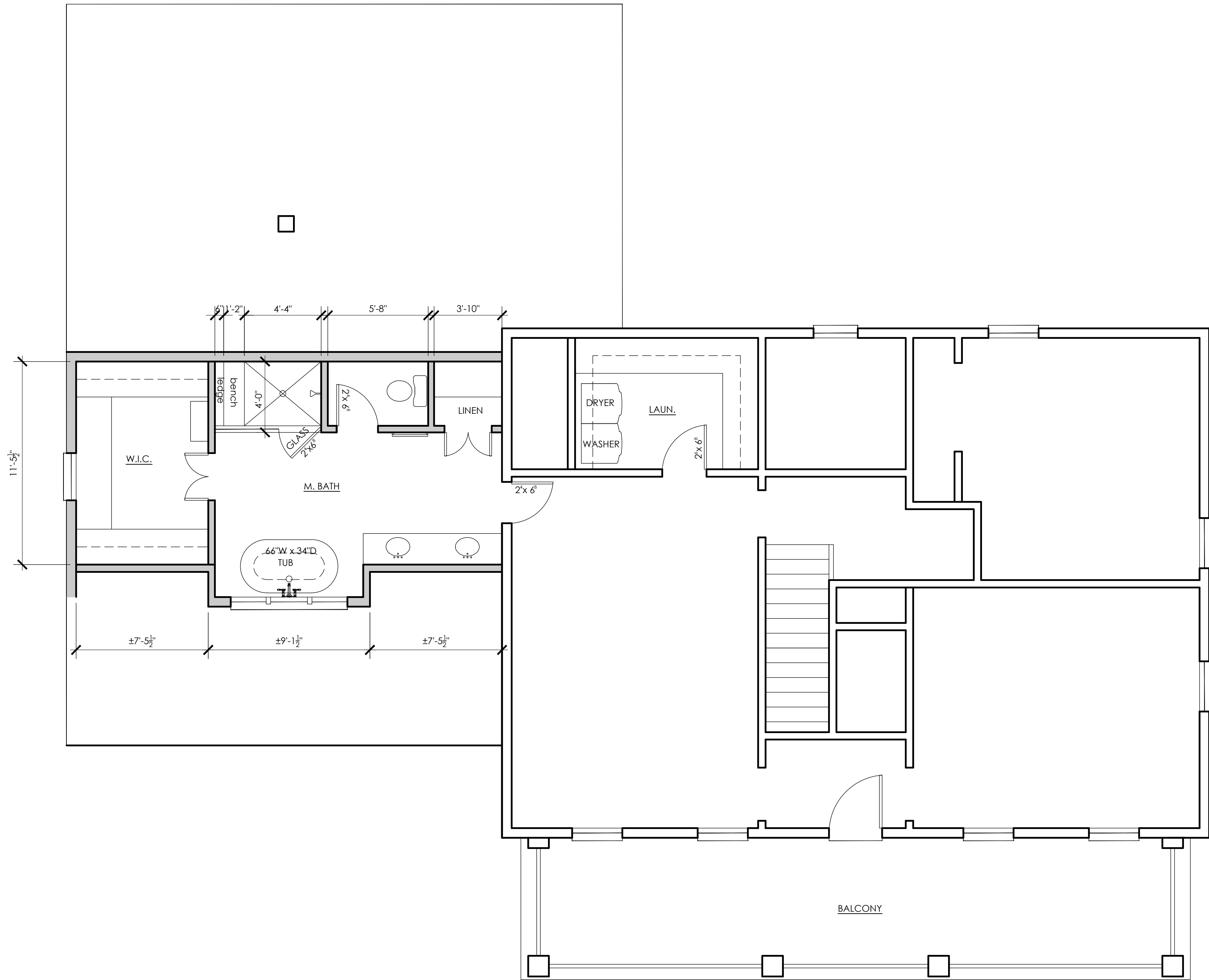


STUDER RESIDENCE
435 BOYD MILL AVE.
FRANKLIN, TENNESSEE

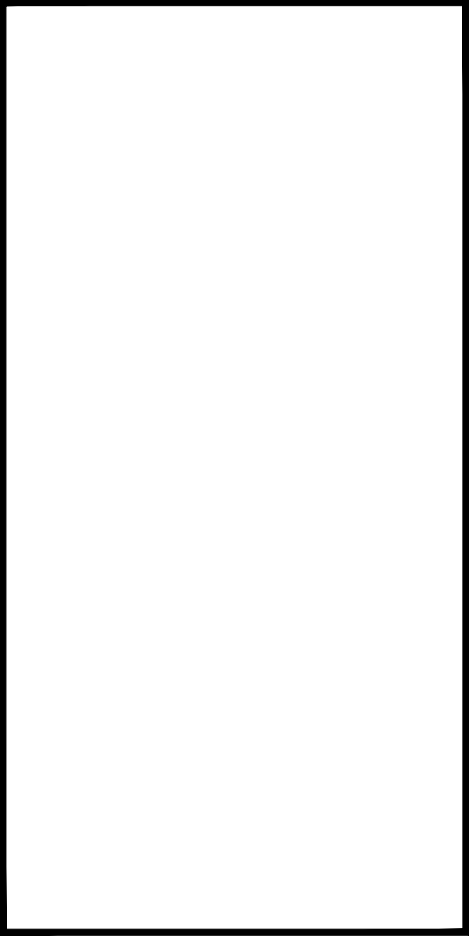
NO	REVISIONS	DATE



DATE: 07.07.2023



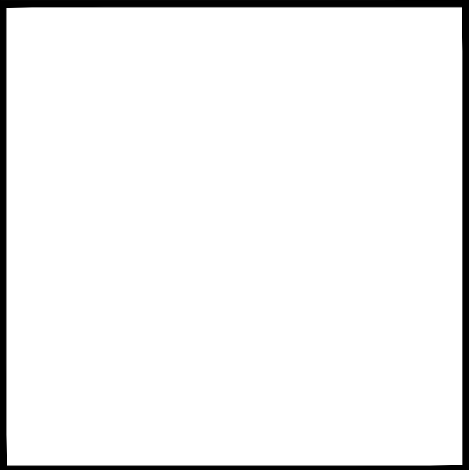
SECOND FLOOR PLAN - OPTION 3
SCALE: 1/4" = 1'-0"



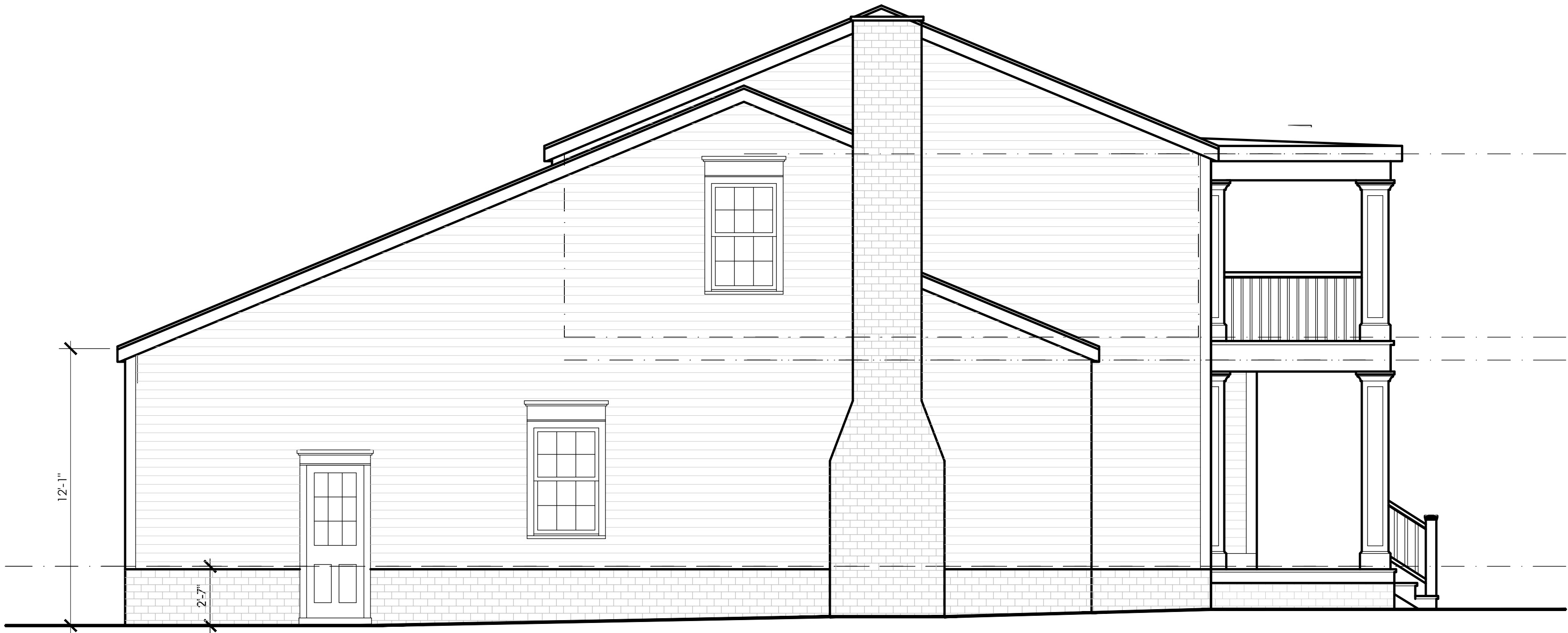
STUDER RESIDENCE

435 BOYD MILL AVE.
FRANKLIN, TENNESSEE

NO	REVISIONS	DATE



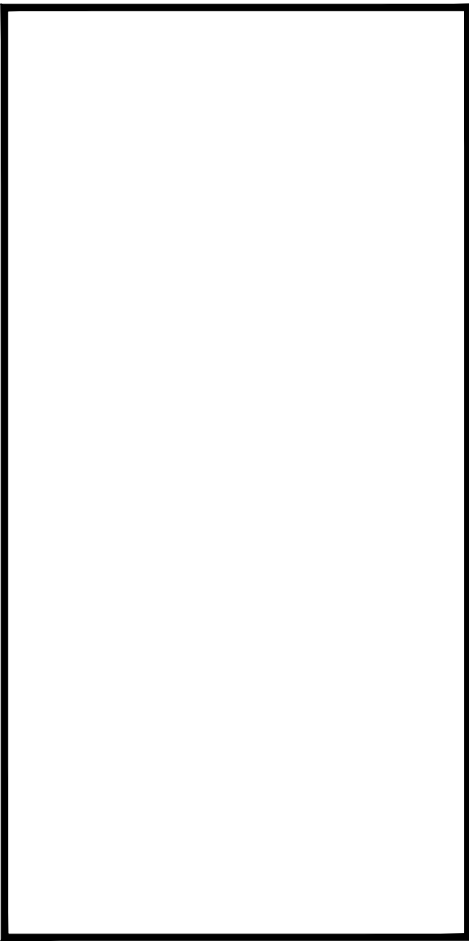
DATE: 07.07.2023



LEFT ELEVATION - OPTION 3
SCALE: 1/4" = 1'-0"



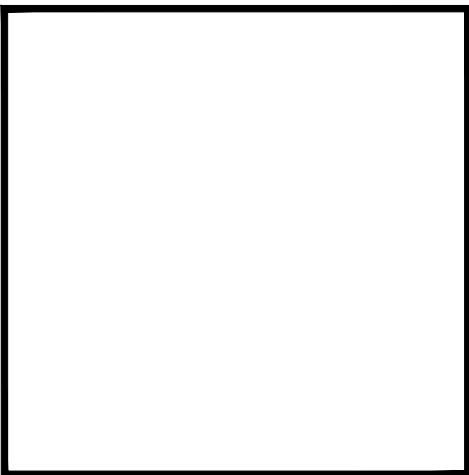
FRONT ELEVATION - OPTION 3
SCALE: 1/4" = 1'-0"



STUDER RESIDENCE

435 BOYD MILL AVE.
FRANKLIN, TENNESSEE

NO	REVISIONS	DATE	



DATE: 07.07.2023

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Laurie & Rick Studer
(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 B G 00904
(Property Parcel/Tax ID Number)

and located at:

435 BOYD MILL AVE. FRANKLIN, TN.
(Street Address)

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

Pamela Stoll
(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.

Pamela Stoll Rick Studer Laurie Studer
Signature

441 Santa Fe Trail
Property Owner Mailing Address

Metamora, Illinois 61548
City, State & Zip

Subscribed and sworn to before me this

7th day of July, 2023.

Kim Natalie Parsons
Notary Public

My Commission Expires: 7/6/2026



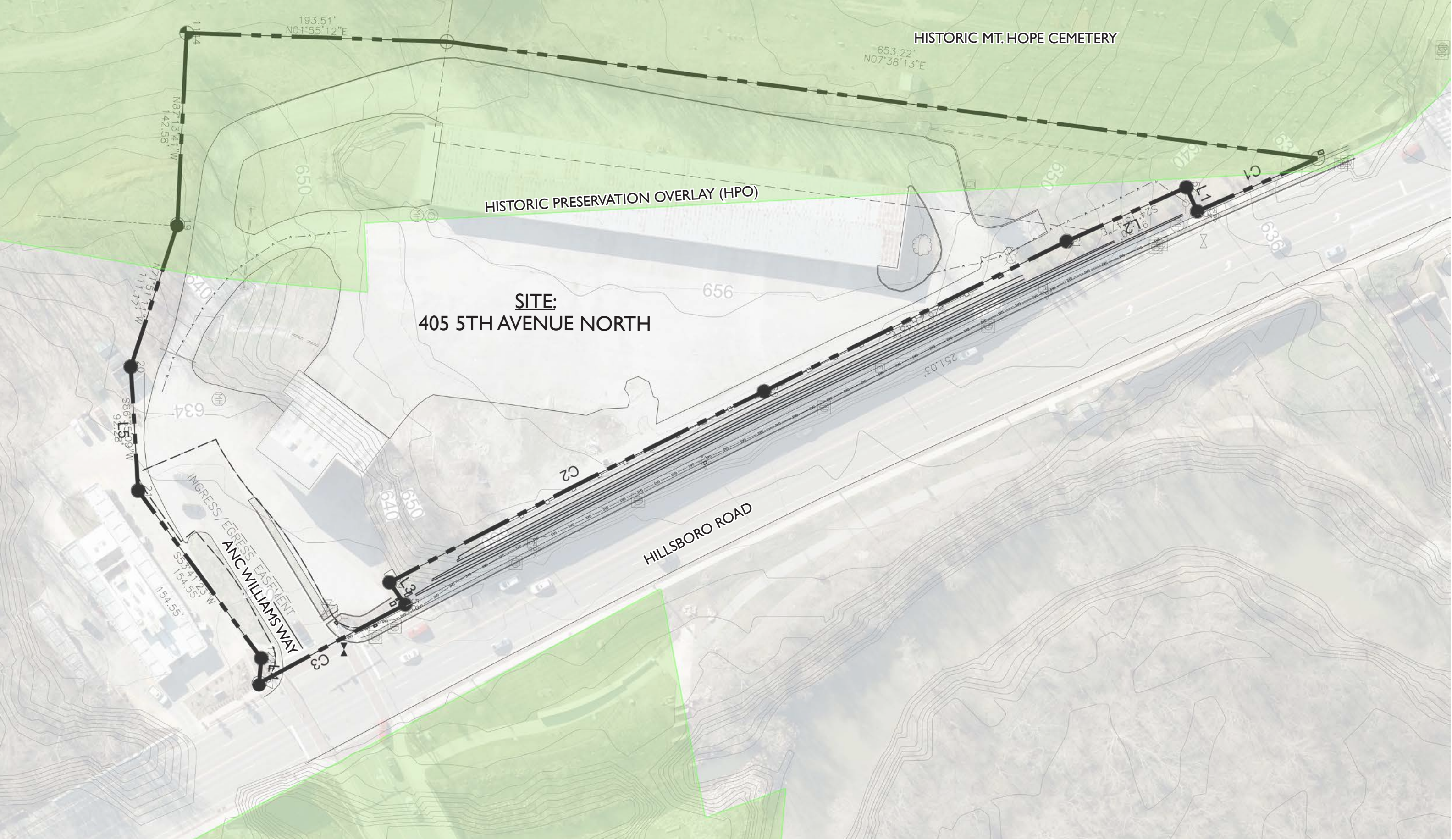


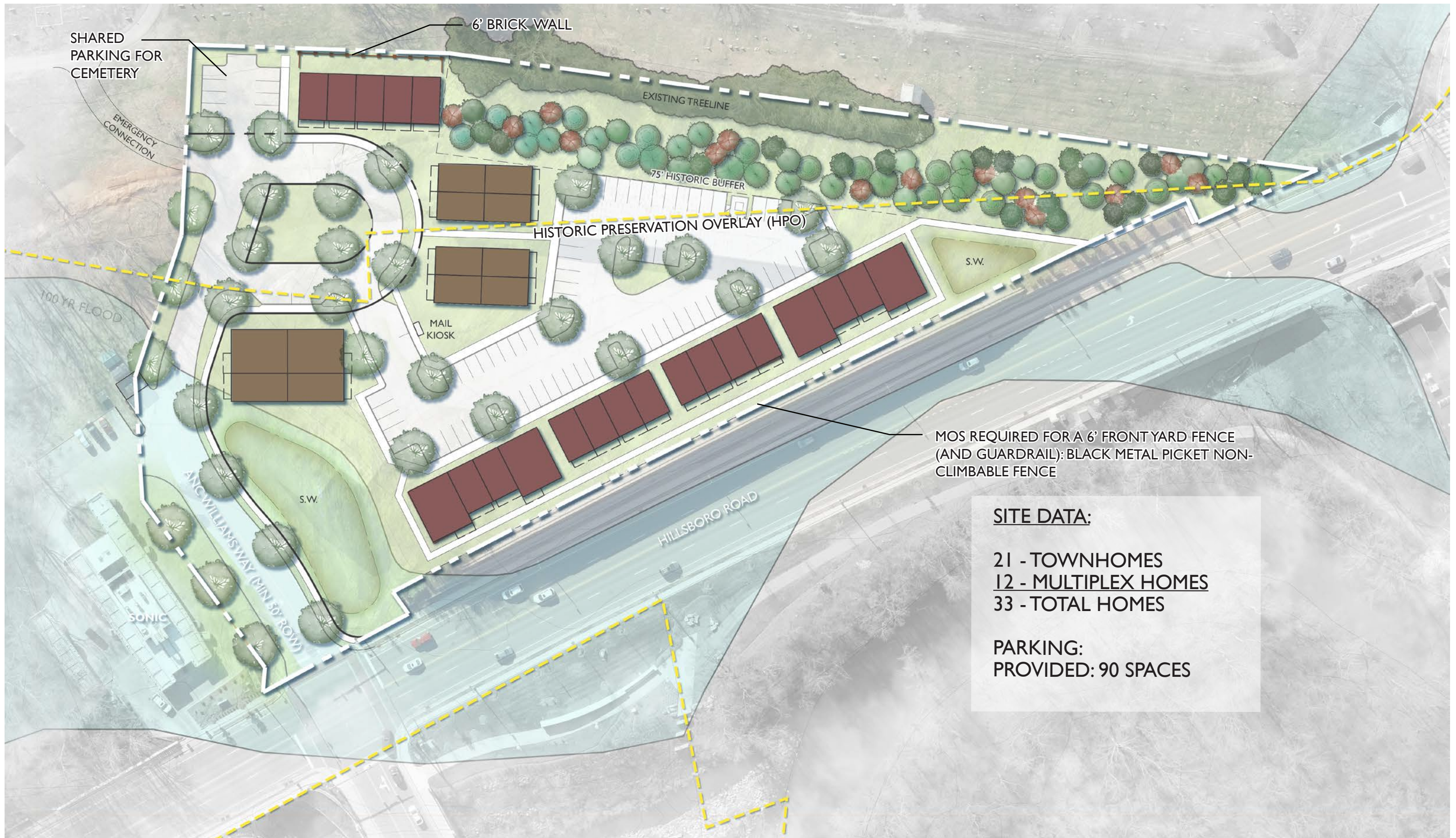
THE HILL PROPERTY

405 5TH AVENUE NORTH
FRANKLIN, TN

DRC SUBMITTAL 07/07/2023



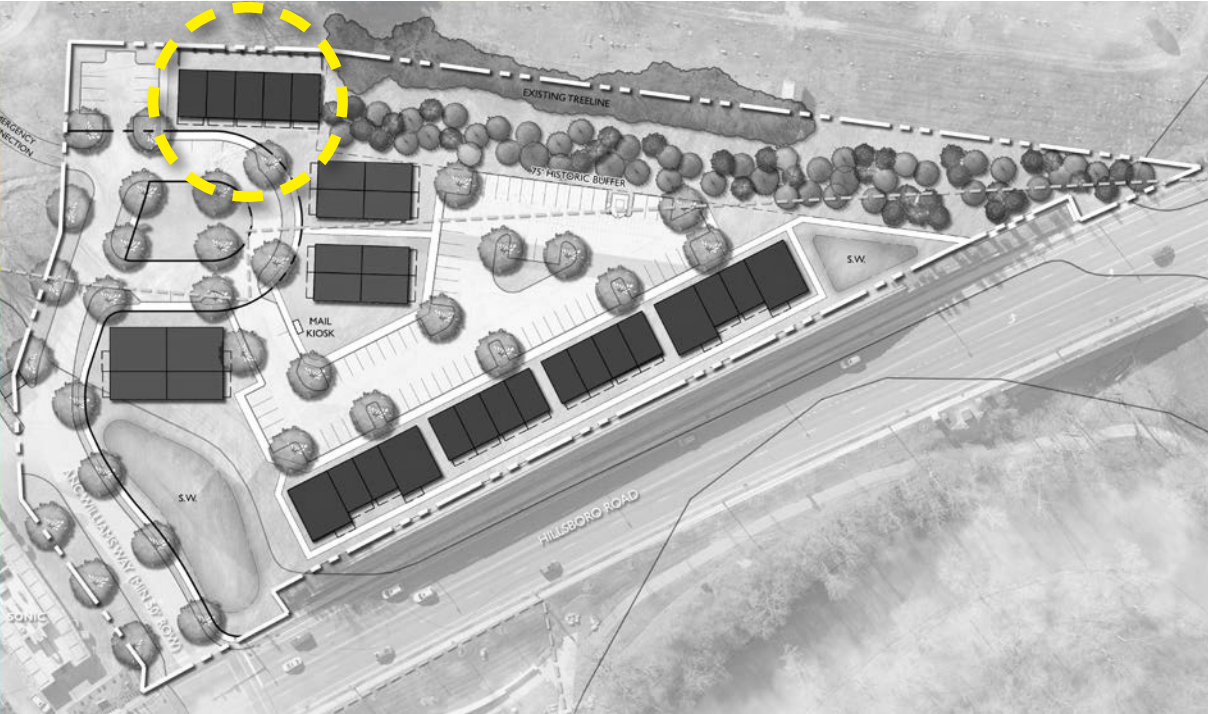






THE HILL PROPERTY
HISTORIC BUFFER EXHIBIT - NORTHWEST VIEW





FRONT ELEVATION



REAR ELEVATION



FRONT & REAR ELEVATION



SIDE ELEVATION

MODIFICATIONS OF STANDARDS

#1 PARKING:
(33) 3 BEDROOM HOMES PROPOSED

COF PARKING REQUIREMENTS ARE 3 SPACES PER 3 BEDROOM UNIT OR 99 SPACES

OUR MOS REQUEST WOULD BE TO ALLOW 90 SPACES WHICH WOULD BE A REDUCTION OF 3 SPACES PER 3 BEDROOM HOME TO 2.73 SPACES PER 3 BEDROOM HOME.

#2 FENCE
MOS TO ALLOW A 6’ BLACK METAL PICKET FENCE (NON-CLIMBABLE) MIN THE FRONT YARD.

THIS WOULD ALSO SERVE AS THE GUARD RAIL FOR RESIDENT SAFETY.



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Ronald S. Ligon
(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:

078C F 022.00 000
(Property Parcel/Tax ID Number)

and located at:

119 Church St., 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

Matt C. Ligon
(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.

Ronald S. Ligon
Signature

109 Church Street
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

10th day of JULY, 2023.

Mary Catherine McAnulty
Notary Public

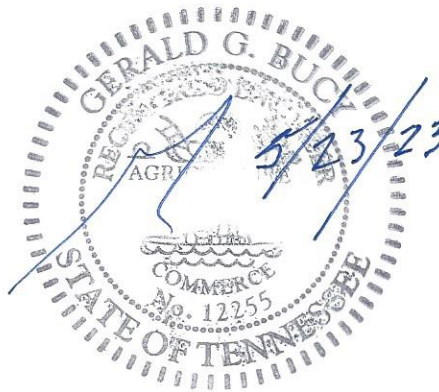
My Commission Expires: 12-12-23



STRUCTURAL INSPECTION REPORT

FOR

119 CHURCH STREET
FRANKLIN, TENNESSEE 37064



PREPARED FOR:
MR. JOHN LIGON

PREPARED BY:
GERALD G. BUCY
CONSULTING ENGINEER
897 CHERRY GROVE RD.
FRANKLIN, TENNESSEE 37069

MAY 23, 2023

GERALD G. BUCY, P.E.

CONSULTING ENGINEER

P.O. Box 1521
FRANKLIN, TN 37065-1521

615/794-0323
FAX 615/791-6090

Mr. John Ligon
Sent via Email

May 23, 2023

Re: Structural Inspection and Assessment
119 Church St.
Franklin, Tn.

John:

Per your request, I visited the above referenced residence on day last. The purpose of this visit was to conduct a walk-through visual inspection and to make a general assessment of the overall structural condition.

It should be stated again that this inspection was visual only. No destructive testing was attempted. All statements, opinions and conclusions are based solely upon visual observation.

Further, although we have considerable experience in these areas, and while we have put forth our best efforts to inspect and to assess the structure, it should be understood that no warranties are offered, and none should be assumed.

EXTERIOR

An exterior walk-around revealed that the original siding material was covered with loosely fitted aluminum lap siding. (See the attached photographs.)

Cont.
Page Two

Page Two

There were gaps in the siding and in the cornice that revealed rotted wood. Therefore, one could logically assume that the aluminum covers quite a lot of deteriorated material.

The house apparently has no foundation, and the floor system basically sets on the ground or, at best, on loose corner stones. Un-mortared masonry, rocks and concrete test cylinders form somewhat of a cover skirt around the perimeter, but they provide virtually no support for the structure. (See Photos 2-7.)

There was major damage noted in the rear of the house. A large tree that fell on the right rear section of the house. (See Photos 8-11.)

A fairly large section of roof has opened up exposing the interior to the elements.

INTERIOR

An interior inspection revealed floors that are wavy and weak to the point that they will likely not support the weight of a person or the weight of normal furniture in several places.

There are many places that would likely have collapsed already were it not for the several layers of vinyl flooring that are present throughout the house.

Photos 11-14 show the ceiling and roof structure that is exposed to the elements where the tree fell.

It is obvious that there was rotted lumber long before the tree fell on the building and the framing became moisture laden.

Cont.

Page Three

Page Three

Photos 15-23 emphasize the waviness and poor condition of the interior floors. Because there is no foundation below and no room to install a foundation, there is no point in attempting to repair them.

Further, there is basically not any feasible way to repair the floors to where they would be viable at all.

The ceiling and attic framing are in a similar state of disrepair. There are multiple examples of water damage and weakened framing members. Again, there is no point in trying to make repairs to a framing structure that is in such poor condition.

CONCLUSION

I totally understand and agree with the desire and the need to preserve the history of the City of Franklin. I also agree that, in certain instances, it makes sense to renovate even when it does not make sense from a financial standpoint.

However, speaking from a structural point of view, I have no doubt that this structure is currently unsafe for habitation, or even for casual entrance.

Further, I know, without a doubt, even with large expenditures for repairs, this structure will never be viable for even short-term use.

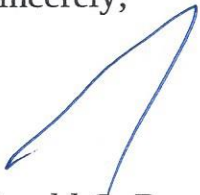
That said, speaking in terms of structure and safety, it is my opinion that the building should be demolished immediately to mitigate the possibility of personal injury.

Cont.
Page Four

Page Four

Hopefully, this will adequately inform you and the City regarding these matters. However, should you require further assistance, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized, elongated 'G' followed by a vertical line.

Gerald G. Bucy, P.E.

attach





























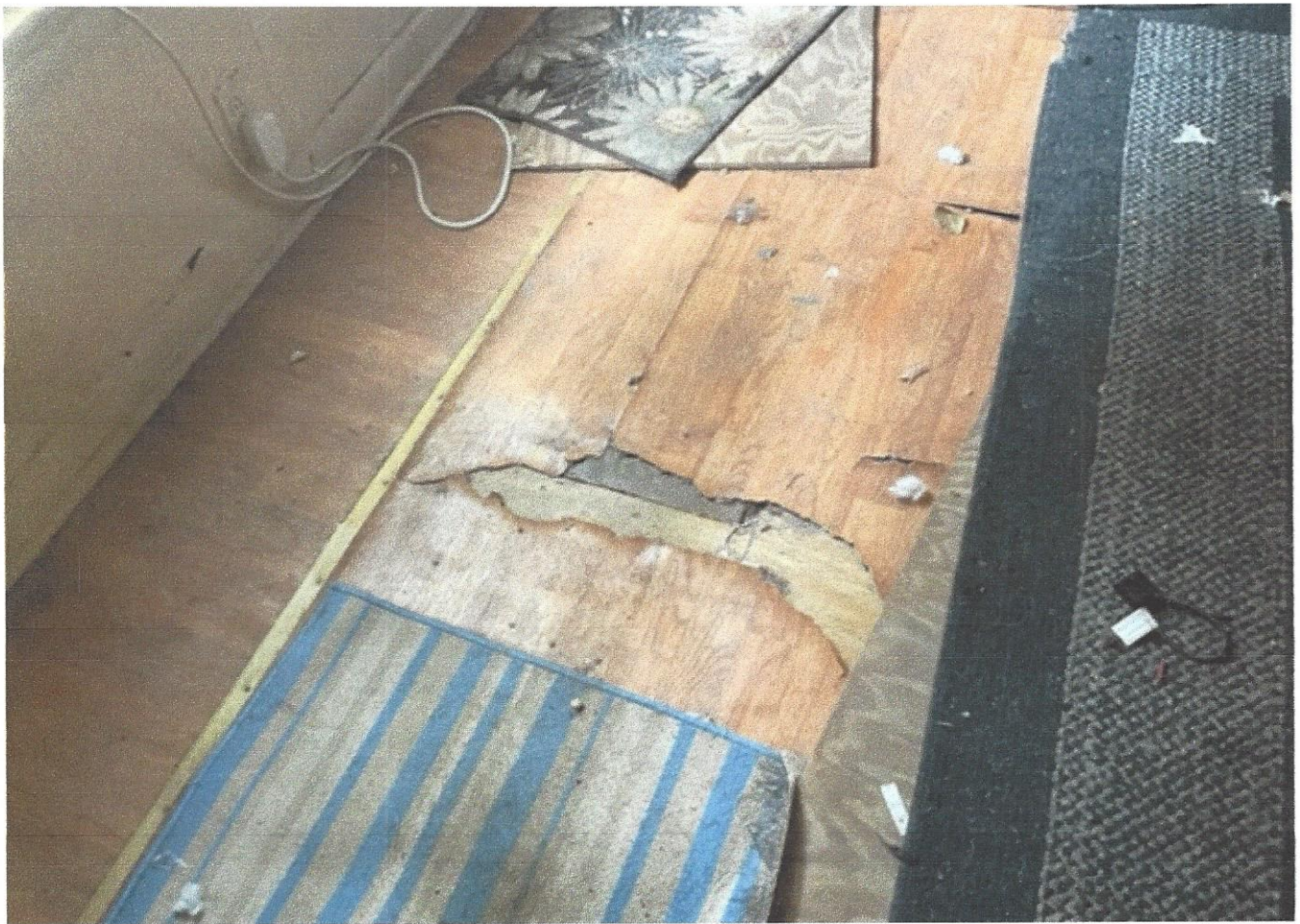




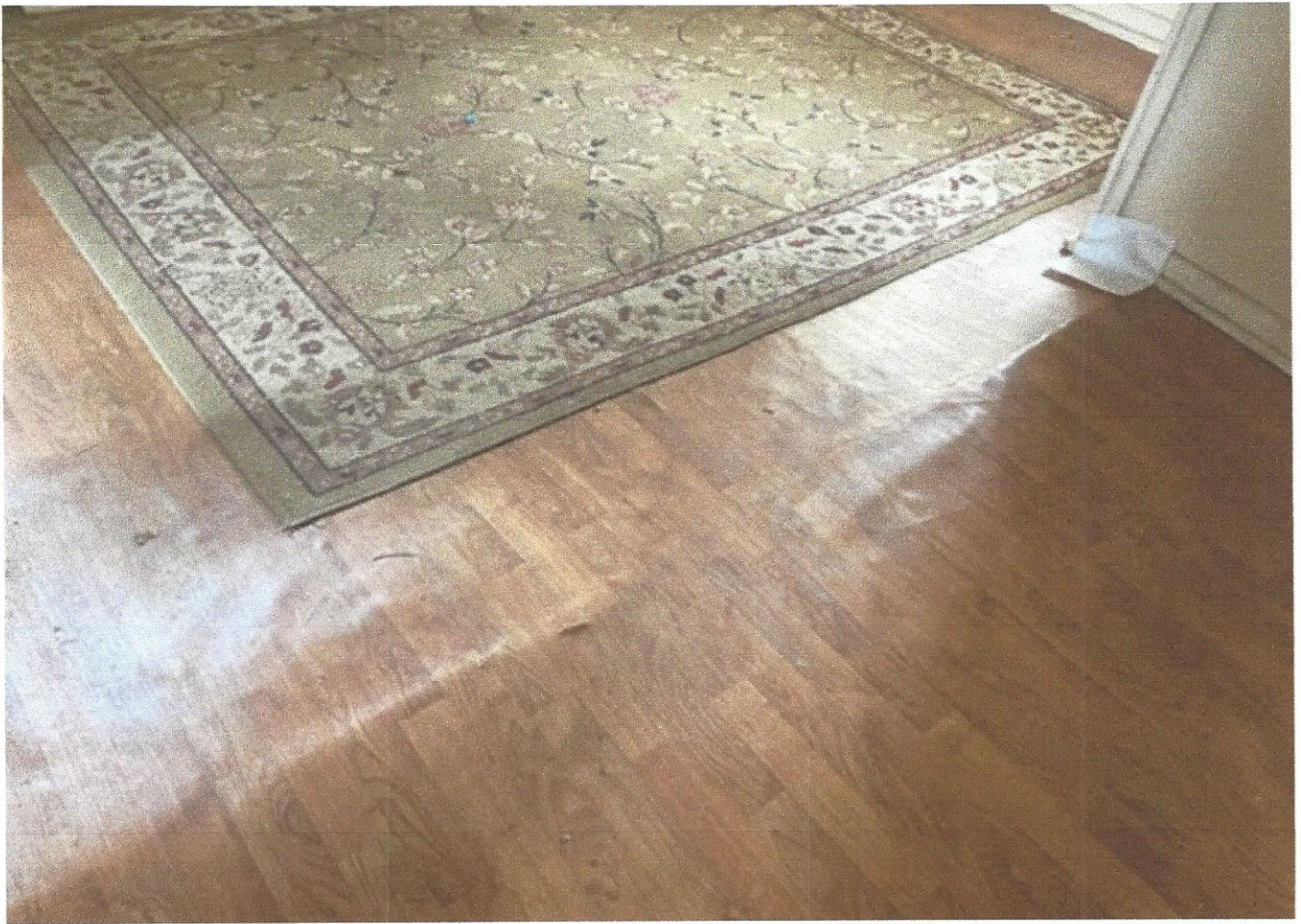












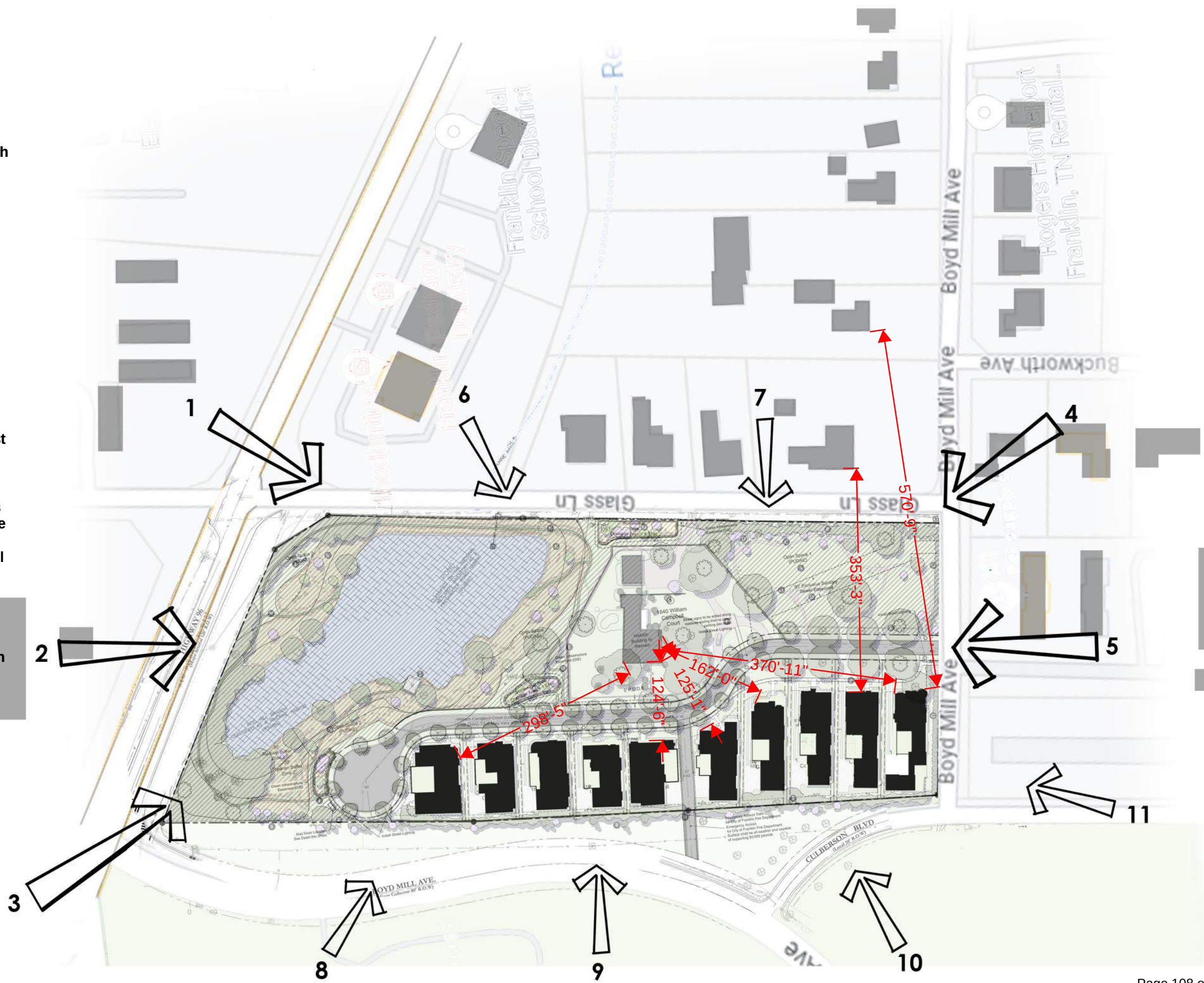
The land plan was developed in a way which preserves a substantial portion of the land associated with the mansion, particularly in terms of percentage of open land, adjacency and views.

A view shed analysis shows that views of the mansion are largely unaffected by the new homes which line the western edge of the property.

Major views 1-4 are unaffected by the new homes. View 5 is actually enhanced due to the thinning of the trees which line William Campbell Ct.
Minor views 6 and 7 are unaffected while minor views 8-11 are the most affected. However the existing row of trees on the west side of the property currently impede views of the mansion from 8, 9, and 10.

In addition to the aggregate area of the lots occupying only 39% of the total property, the aggregate footprint of the homes is roughly 77,000 s.f. This represents just 15% of the total land area (12 ac. or 522,720 s.f.)

The nearest of the new homes to the mansion are at a distance of at least 120' and at most, 371'. The new homes are also at a substantial distance from other homes in the historic district - the closest one being more than 350' away.





BUILDING AREA COVERAGE EXHIBIT

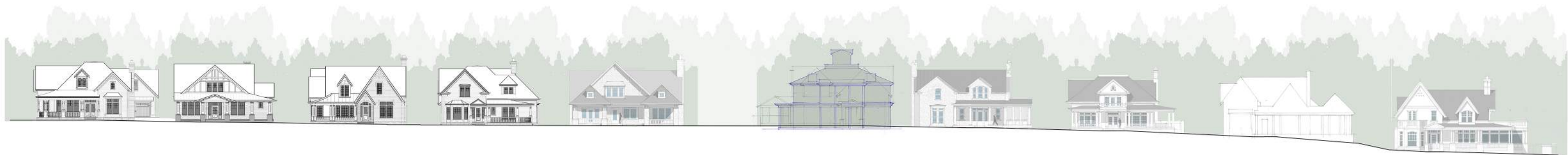
906STUDIO.COM

906

FEBRUARY 20, 2023

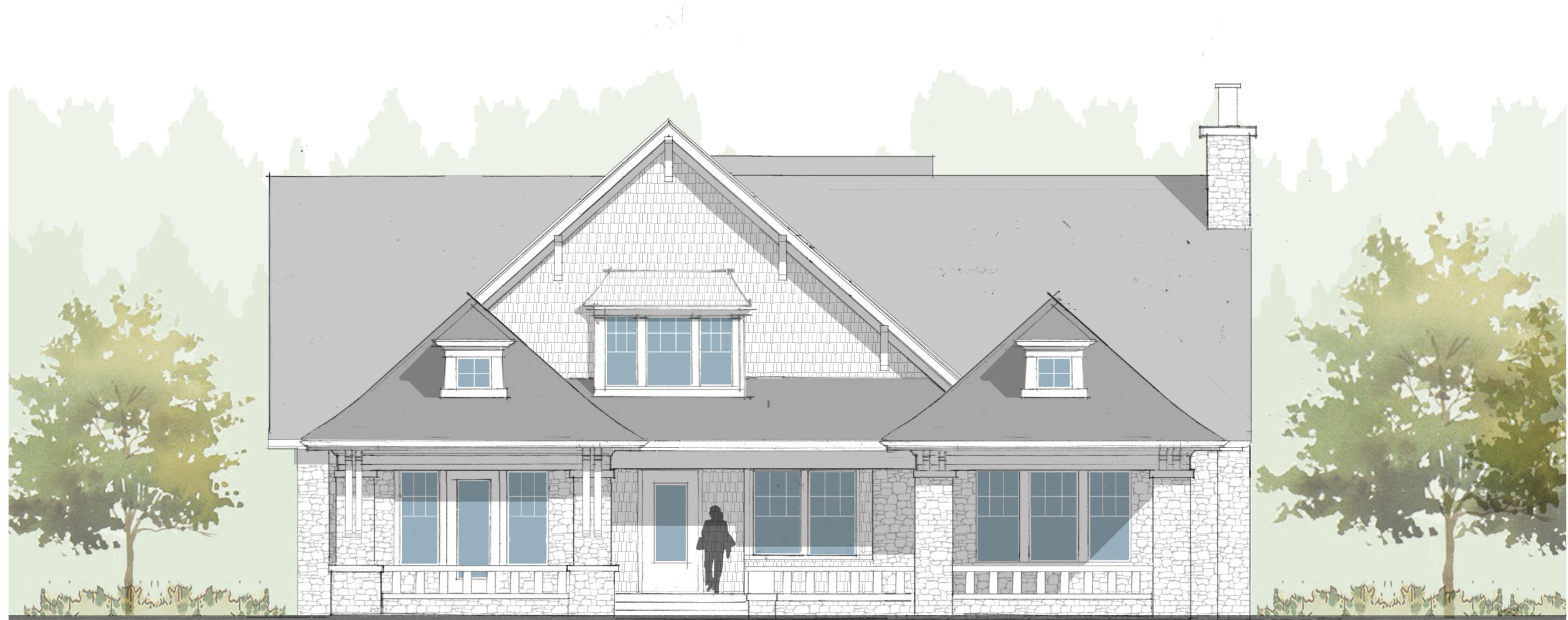
AVERAGE BUILDING AREA COVERAGE NOT INCLUDING OPEN AREA	41.2%
AVERAGE BUILDING AREA COVERAGE INCLUDING OPEN AREA	20.7%

MAGNOLIA HALL

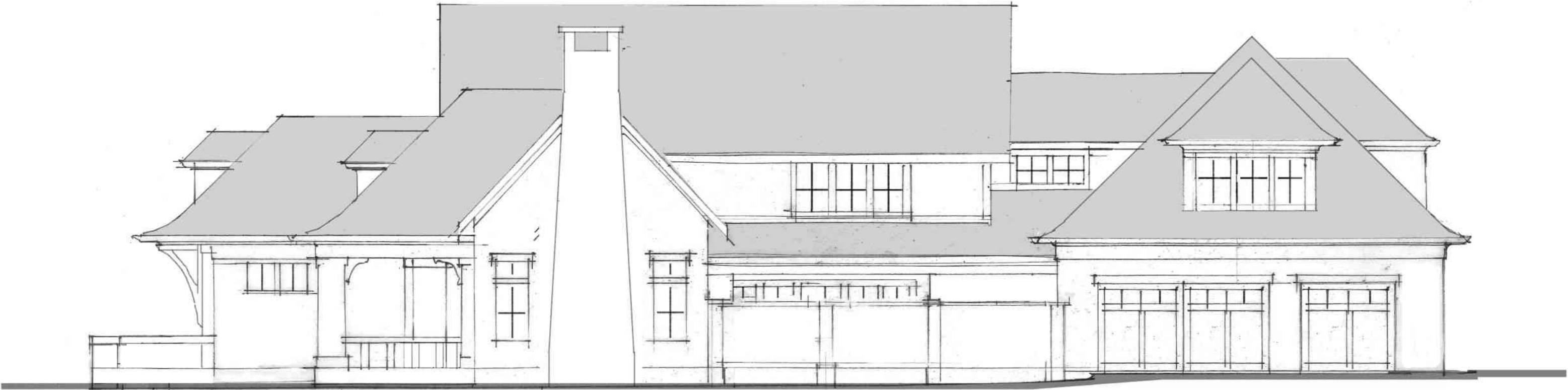


	1835	1837	1839	1841	1843	1845	1847	1849	1851	1853
HT FROM GRADE	31' - 8"	31' - 6"	31'-2"	31'-11"	32'-2"	32'-0" MAX	32'-0" MAX	32'-9"	32' +/-	37'-3"
ELEV	+5'-0"	+4'-0"	+3'-0"	+2'-0"	+2'-0"	+2'0"	+1'-0"	-6"	-1'-6"	-6'-0"
						MANSION 33' 0				

- NOTES:
- 1. HOUSES ARE MEASURED FROM HIGHEST PART OF RIDGE TO GRADE AT FRONT PORCH. F.F. PORCH IS APPROX. 1'-6" ABV. GRADE.
 - 2. MANSION IS MEASURED FROM TOP OF MAIN ROOF TO GRADE AT FRONT PORCH. F.F. PORCH IS APPROX. 1'-0" ABV. GRADE. TOP OF CUPOLA AT MANSION IS APPROX. 43'-6 ABV GRADE.
 - 3. THE GRADE LINE IS TAKEN AT FRONT OF HOUSES. SPOT ELEVATIONS AT THE FRONT PORCHES ARE ESTIMATED RELATIVE TO THAT OF THE MANSION.
 - 4. TO MAINTAIN SCALE, THE HEIGHTS OF THE HOUSES WILL BE 32' MAX. FROM GRADE AT LOTS 1-5

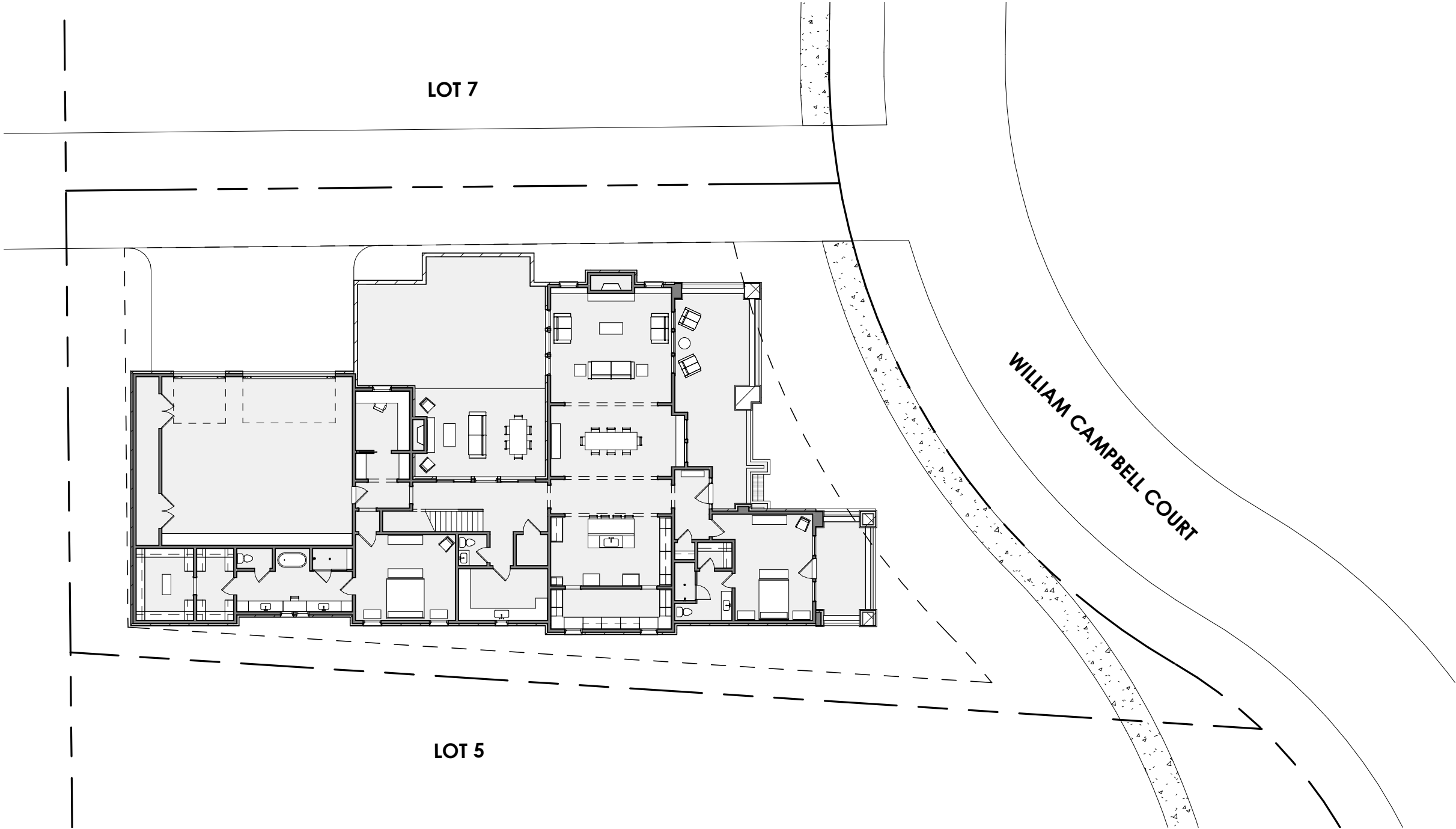


FRONT ELEVATION



RIGHT SIDE ELEVATION





SITE PLAN

DD SET 7-3-23

906

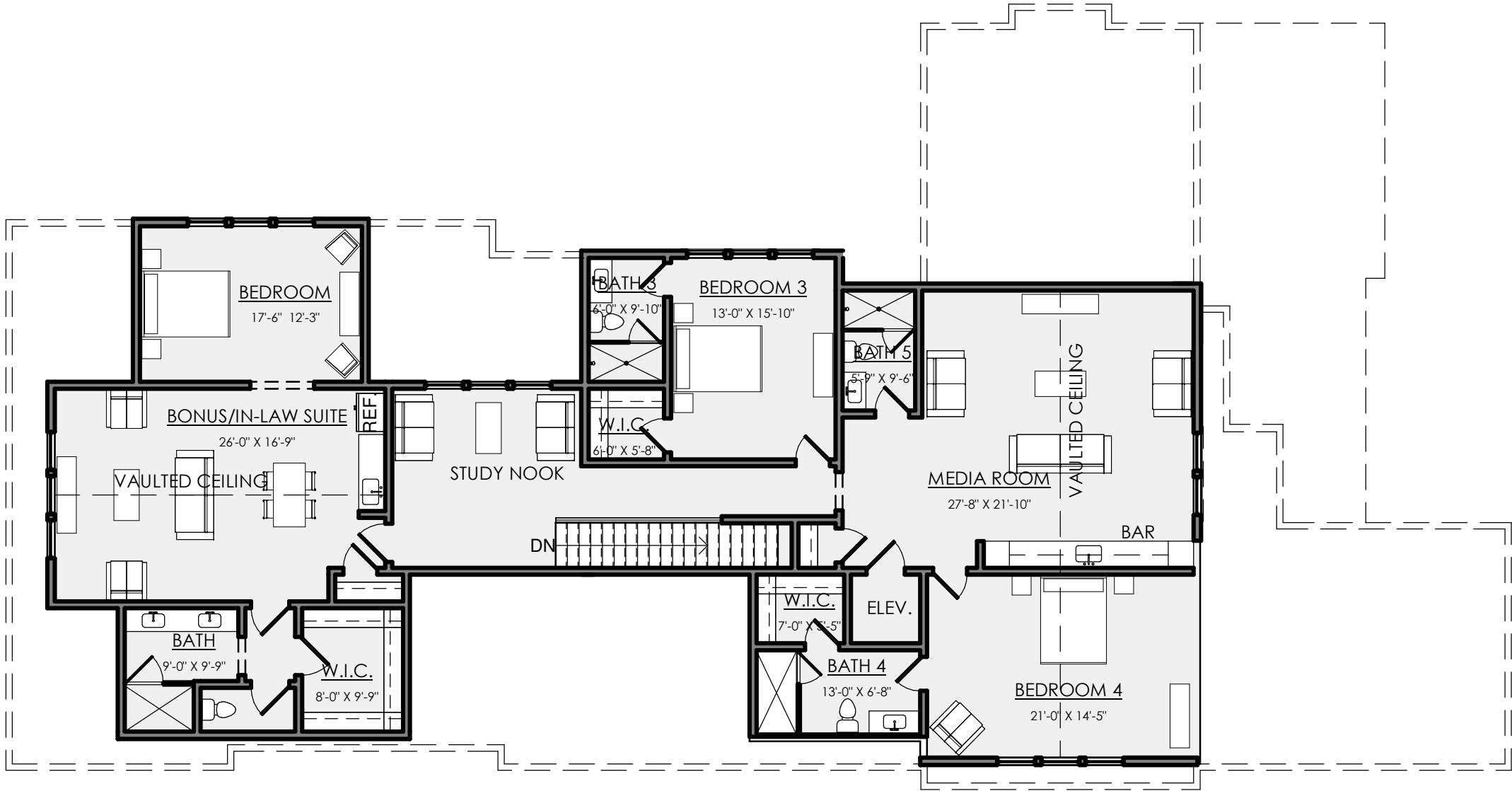


MAIN FLOOR PLAN

DD SET 7-3-23

906

CONDITIONED		UNCONDITIONED	
BASEMENT	462 SF	GARAGE	1130 SF
FIRST FLOOR	3363 SF	PORCHES	1038 SF
SECOND FLOOR	1805 SF	BASEMENT	271 SF
	5630 SF		3474 SF
OPTIONAL BUILD-OUT +/- 950 SF			



SECOND FLOOR PLAN

DD SET 7-3-23

906

CONDITIONED		UNCONDITIONED	
BASEMENT	462 SF	GARAGE	1 130 SF
FIRST FLOOR	3363 SF	PORCHES	1038 SF
SECOND FLOOR	1805 SF	BASEMENT	271 SF
	5630 SF		3474 SF
OPTIONAL BUILD-OUT +/- 950 SF			



MAGNOLIA HALL
FRANKLIN, TN
LOT 6

PRECEDENT
IMAGES



ARTS AND CRAFTS/SHINGLE

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



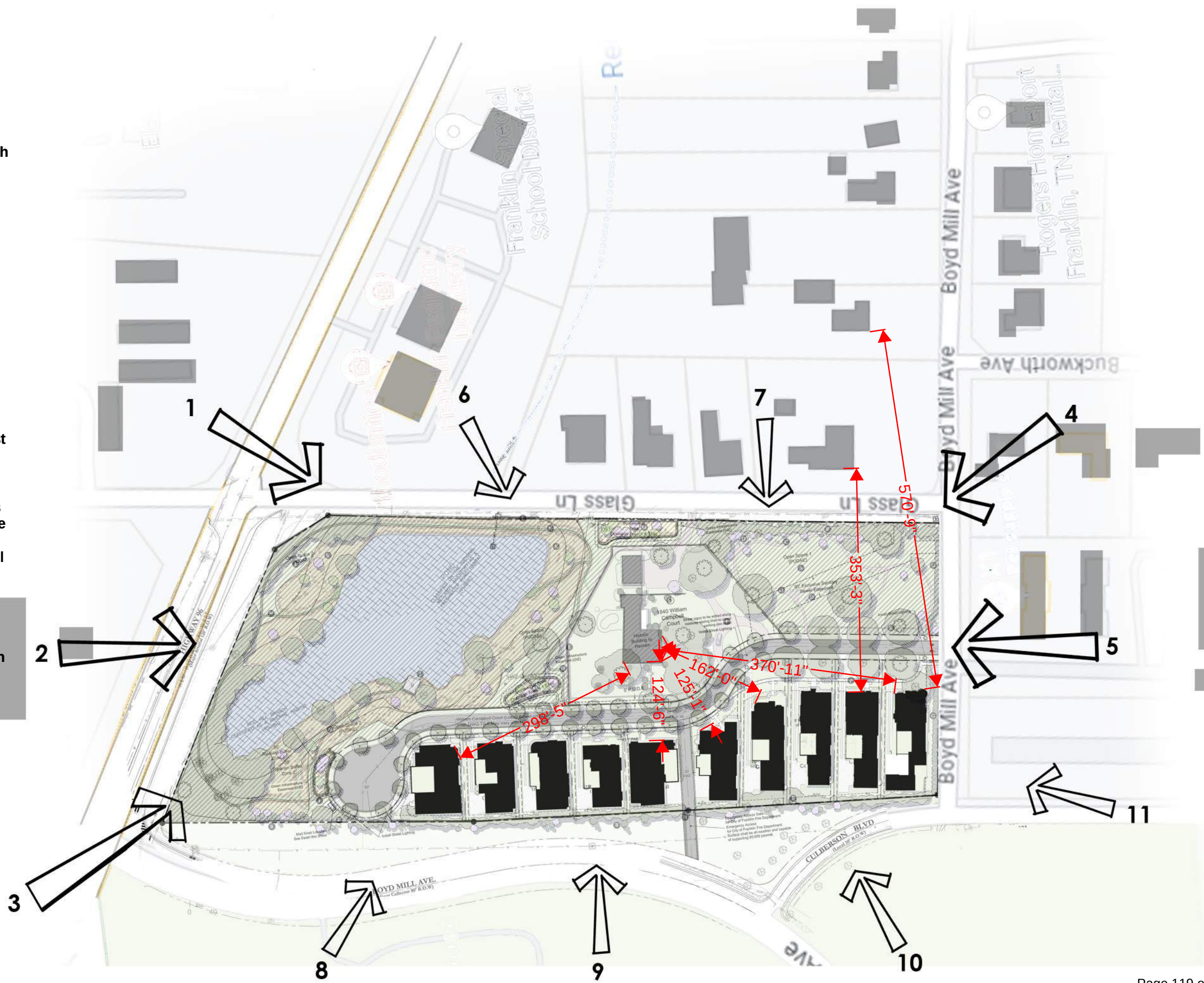
The land plan was developed in a way which preserves a substantial portion of the land associated with the mansion, particularly in terms of percentage of open land, adjacency and views.

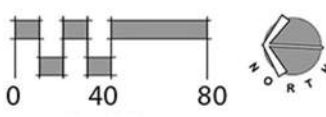
A view shed analysis shows that views of the mansion are largely unaffected by the new homes which line the western edge of the property.

Major views 1-4 are unaffected by the new homes. View 5 is actually enhanced due to the thinning of the trees which line William Campbell Ct.
Minor views 6 and 7 are unaffected while minor views 8-11 are the most affected. However the existing row of trees on the west side of the property currently impede views of the mansion from 8, 9, and 10.

In addition to the aggregate area of the lots occupying only 39% of the total property, the aggregate footprint of the homes is roughly 77,000 s.f. This represents just 15% of the total land area (12 ac. or 522,720 s.f.)

The nearest of the new homes to the mansion are at a distance of at least 120' and at most, 371'. The new homes are also at a substantial distance from other homes in the historic district - the closest one being more than 350' away.





BUILDING AREA COVERAGE EXHIBIT

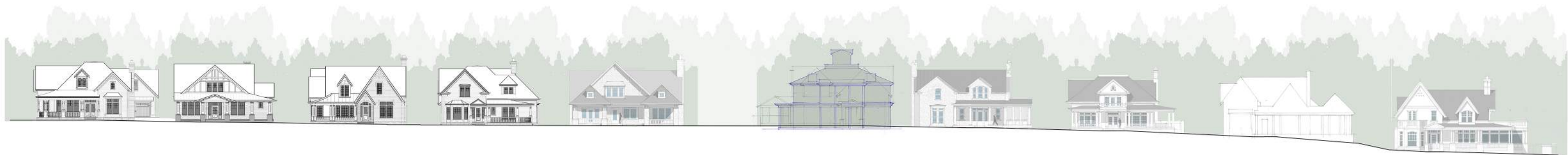
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FEBRUARY 20, 2023

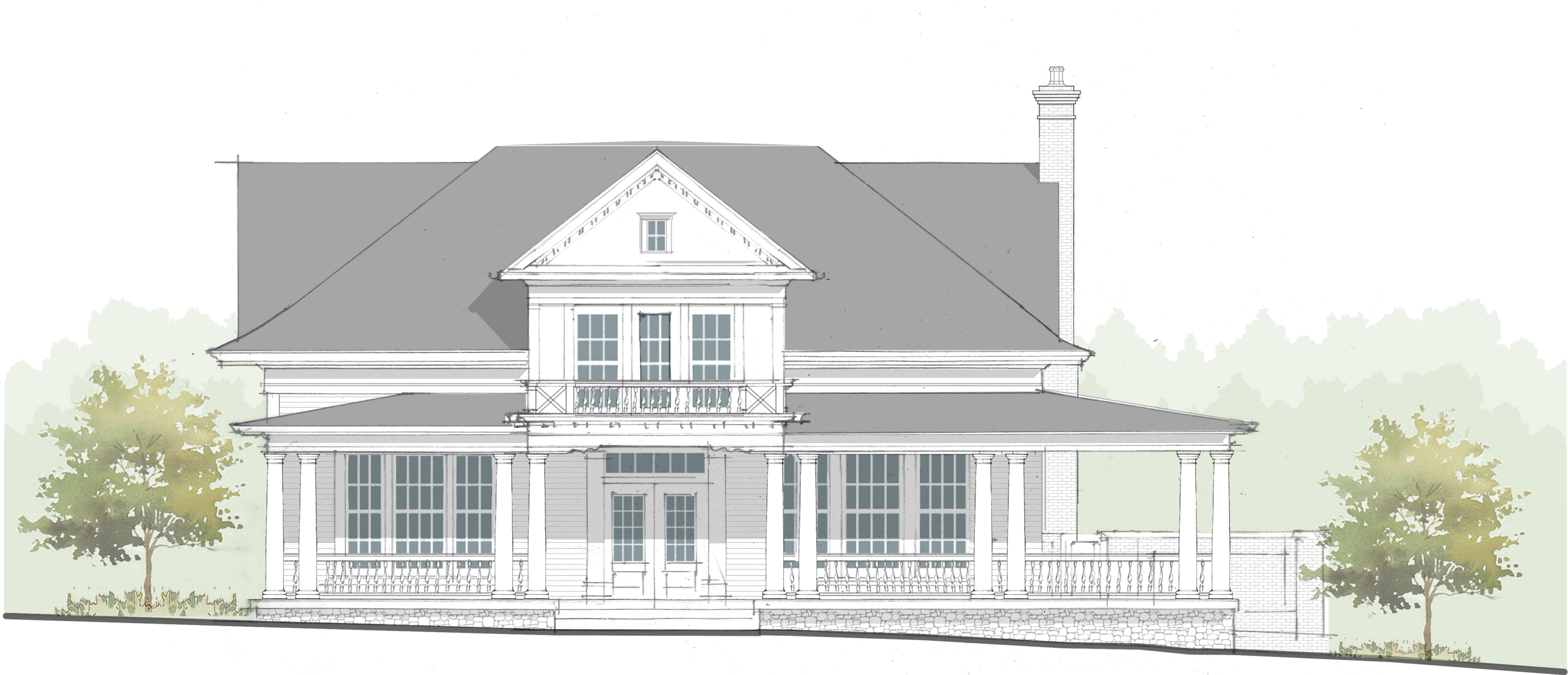
AVERAGE BUILDING AREA COVERAGE NOT INCLUDING OPEN AREA	41.2%
AVERAGE BUILDING AREA COVERAGE INCLUDING OPEN AREA	20.7%

MAGNOLIA HALL



	1835	1837	1839	1841	1843	1845	1847	1849	1851	1853
HT FROM GRADE	31' - 8"	31' - 6"	31'-2"	31'-11"	32'-2"	32'-0" MAX	32'-0" MAX	32'-9"	32' +/-	37'-3"
ELEV	+5'-0"	+4'-0"	+3'-0"	+2'-0"	+2'-0"	+2'0"	+1'-0"	-6"	-1'-6"	-6'-0"
						MANSION 33' 0				

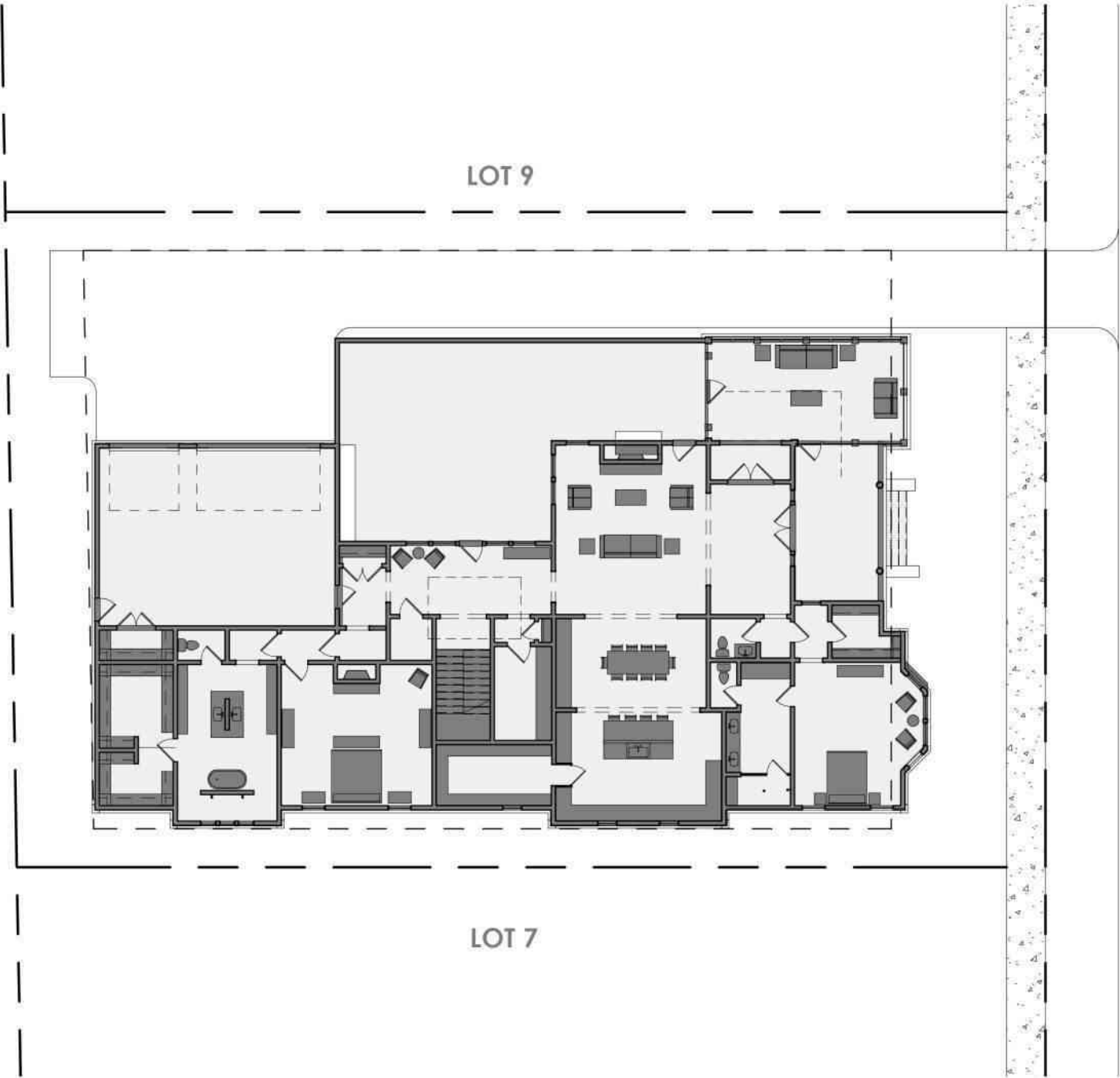
- NOTES:
- 1. HOUSES ARE MEASURED FROM HIGHEST PART OF RIDGE TO GRADE AT FRONT PORCH. F.F. PORCH IS APPROX. 1'-6" ABV. GRADE.
 - 2. MANSION IS MEASURED FROM TOP OF MAIN ROOF TO GRADE AT FRONT PORCH. F.F. PORCH IS APPROX. 1'-0" ABV. GRADE. TOP OF CUPOLA AT MANSION IS APPROX. 43'-6" ABV GRADE.
 - 3. THE GRADE LINE IS TAKEN AT FRONT OF HOUSES. SPOT ELEVATIONS AT THE FRONT PORCHES ARE ESTIMATED RELATIVE TO THAT OF THE MANSION.
 - 4. TO MAINTAIN SCALE, THE HEIGHTS OF THE HOUSES WILL BE 32' MAX. FROM GRADE AT LOTS 1-5



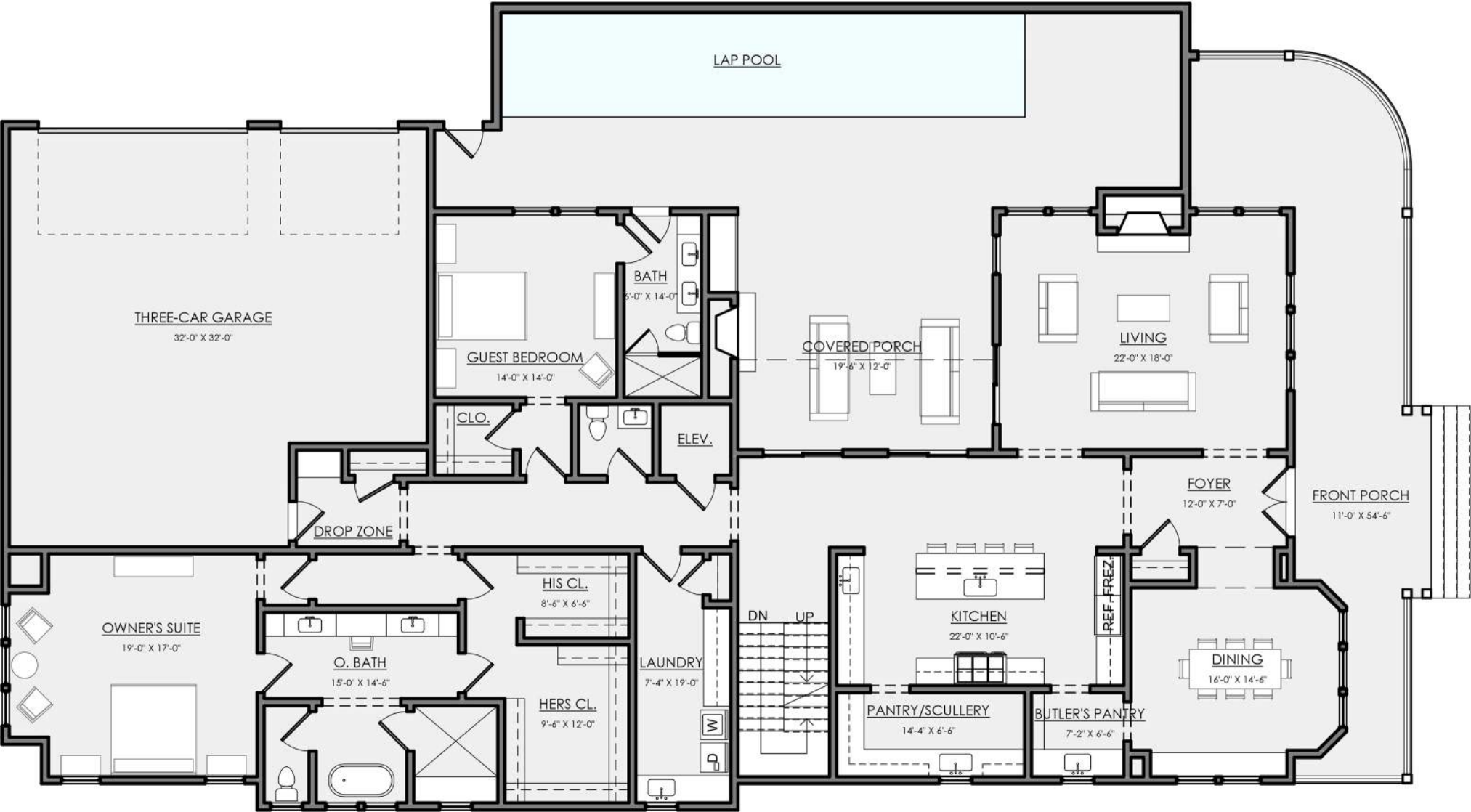
FRONT ELEVATION



RIGHT SIDE ELEVATION

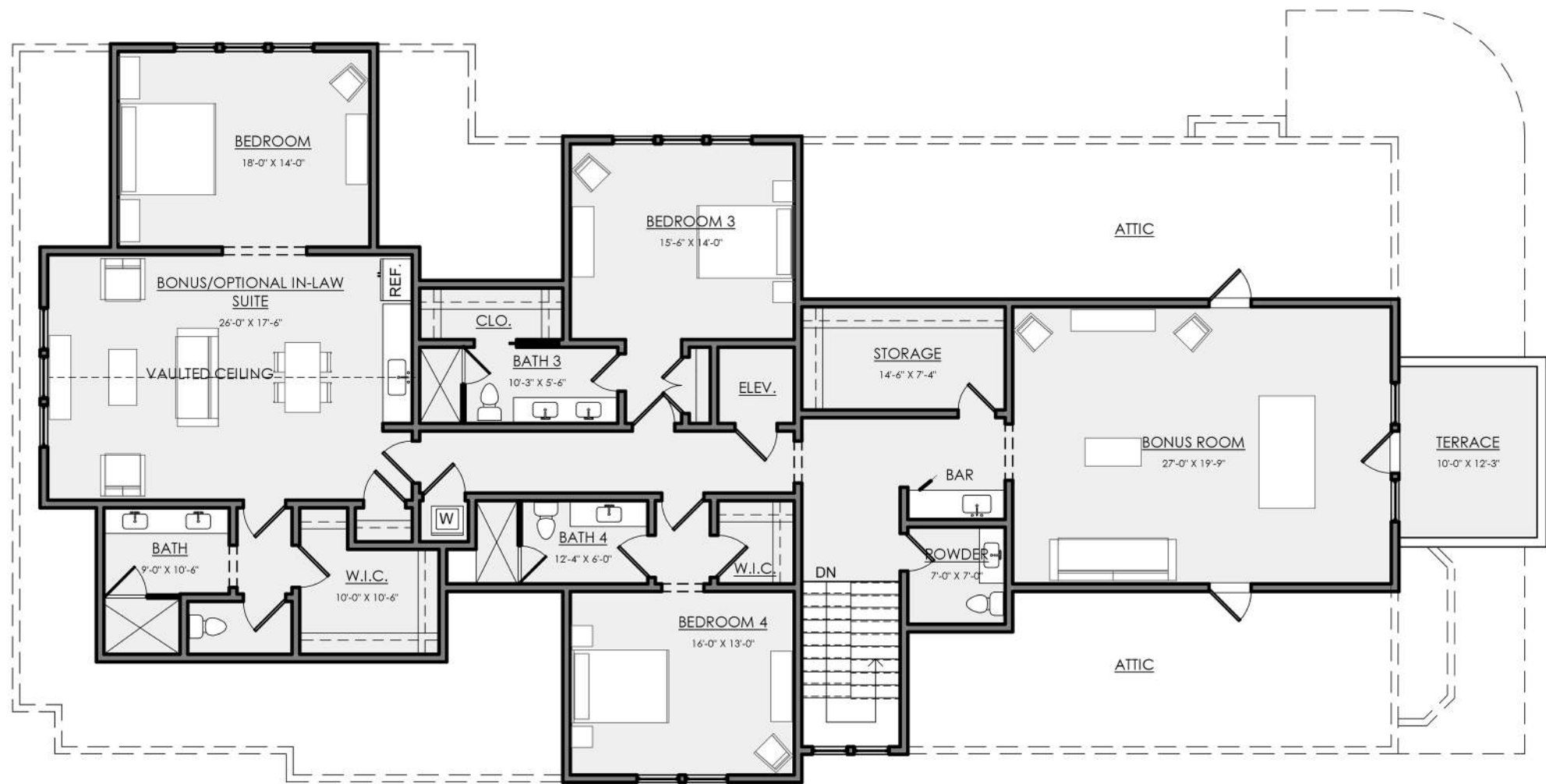


SITE PLAN - LOT 8



FIRST FLOOR PLAN

3/32" = 1'-0"



SECOND FLOOR PLAN

3/32" = 1'-0"



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:

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[Signature]
Signature

2300 Foxhaven Drive, Franklin, TN 37069

Property Owner Mailing Address

City, State & Zip

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8 day of December 20 22.

Cynthia Sorrels
Notary Public

My Commission Expires: 2/28/26



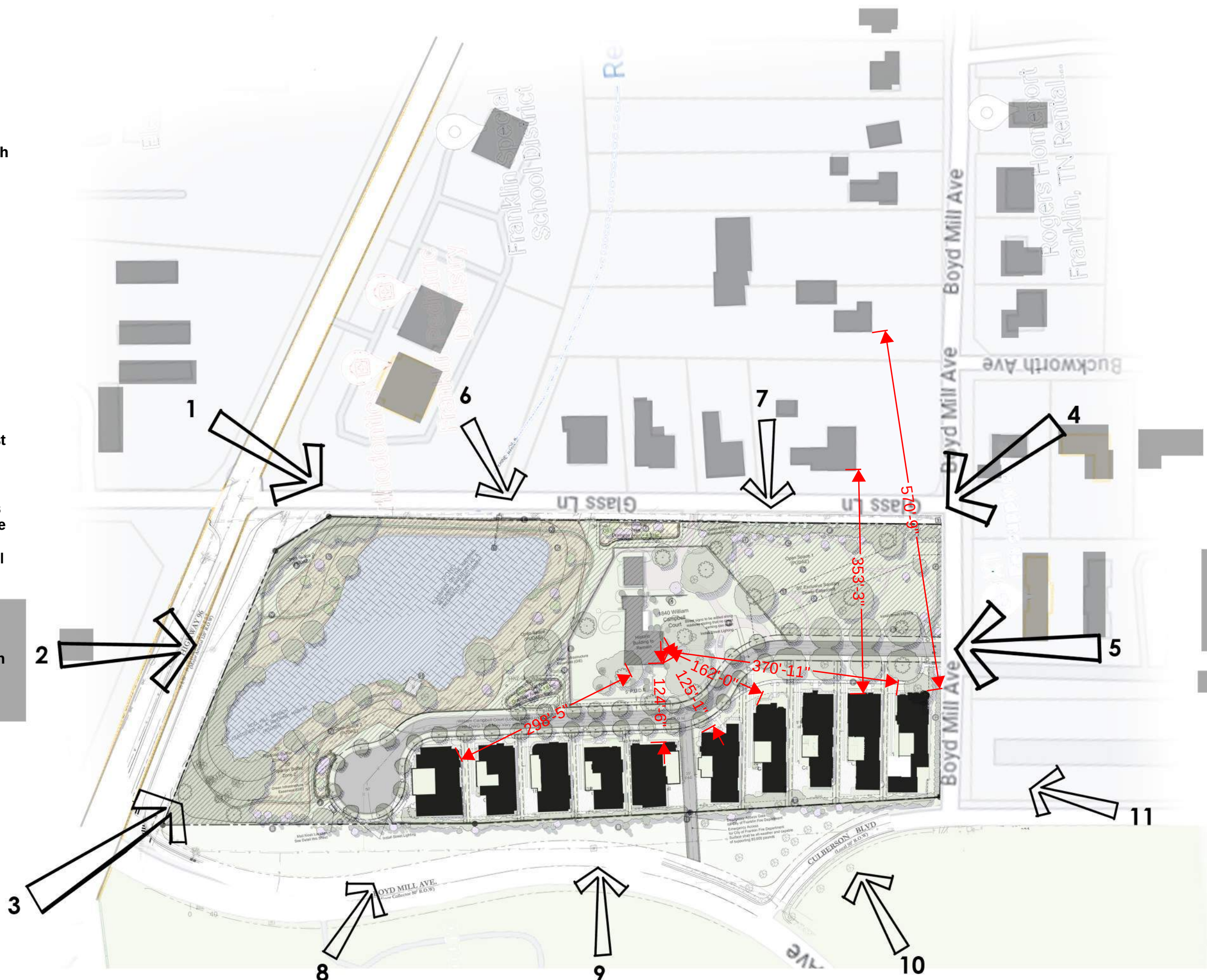
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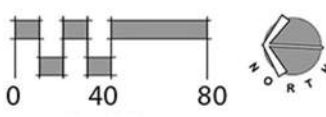
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BUILDING AREA COVERAGE EXHIBIT

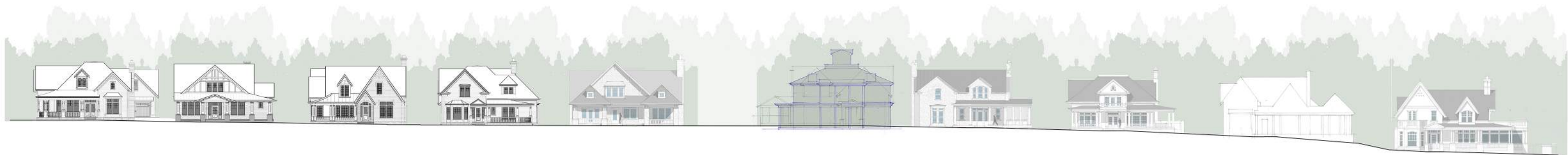
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FEBRUARY 20, 2023

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MAGNOLIA HALL



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MAGNOLIA HALL
FRANKLIN, TENNESSEE
LOT 11



FRONT ELEVATION

1/8" = 1'-0"

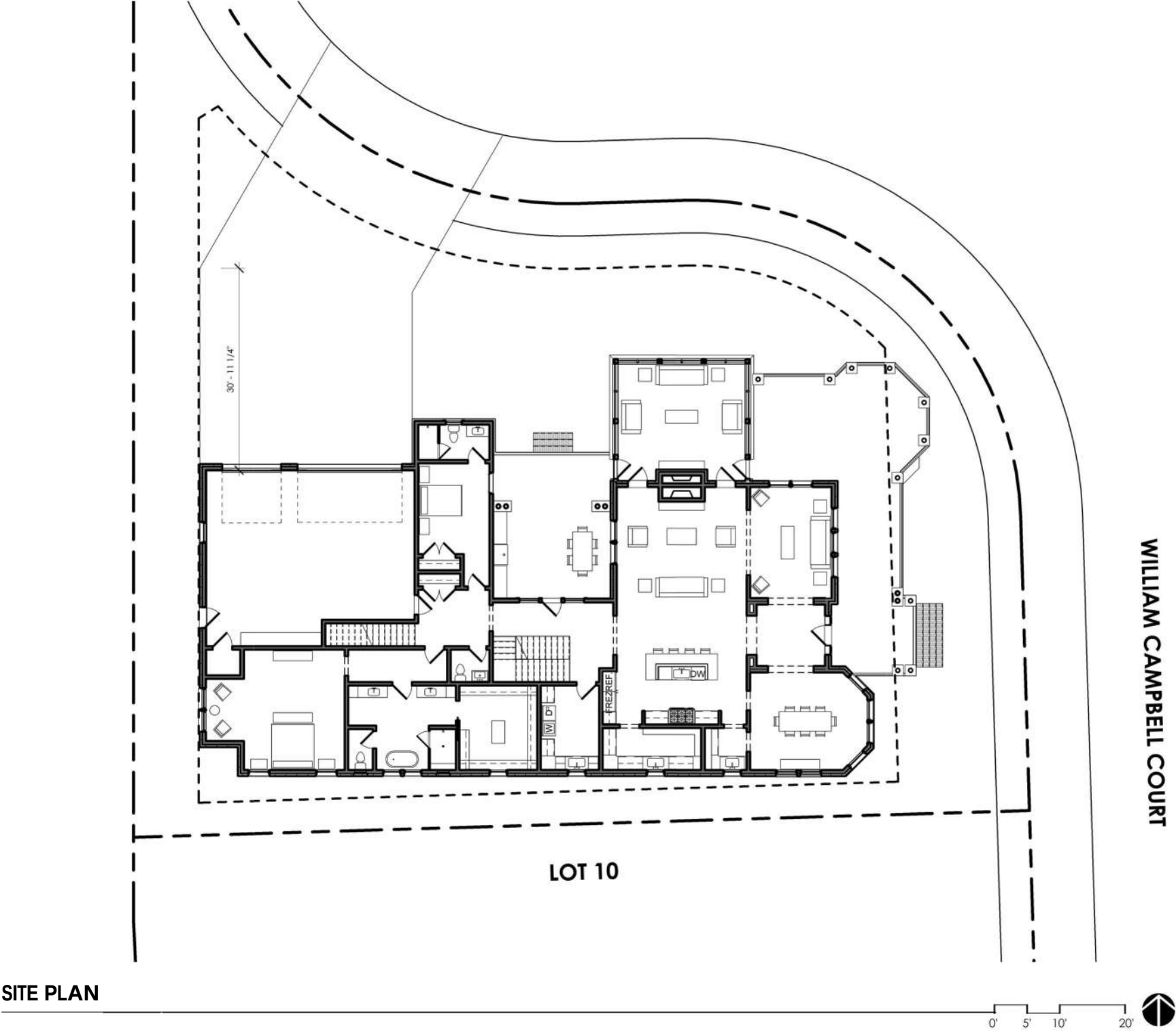
MAGNOLIA HALL
FRANKLIN, TENNESSEE
LOT 11



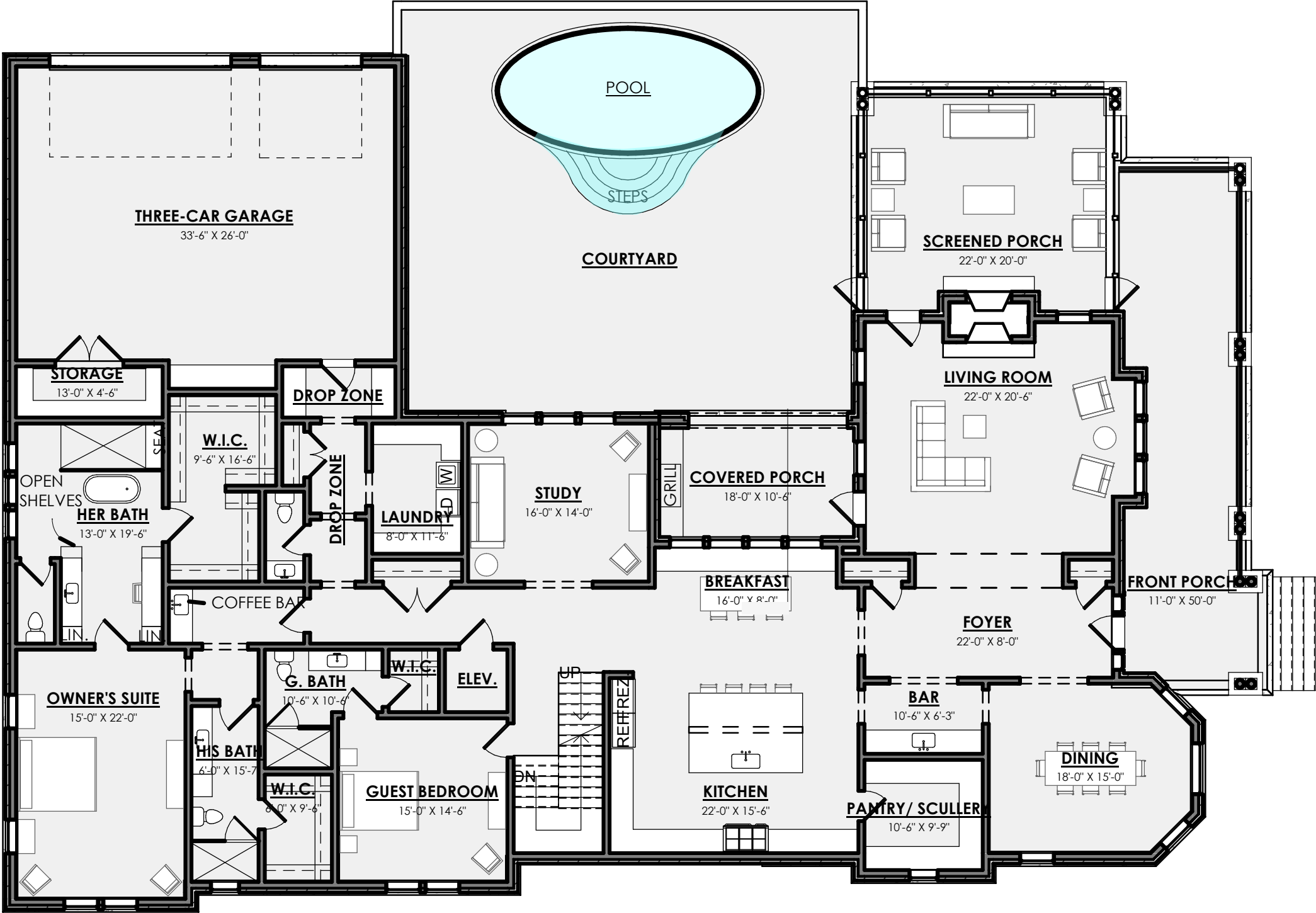
RIGHT SIDE ELEVATION

1/8" = 1'-0"

MAGNOLIA HALL
FRANKLIN, TENNESSEE
LOT 11



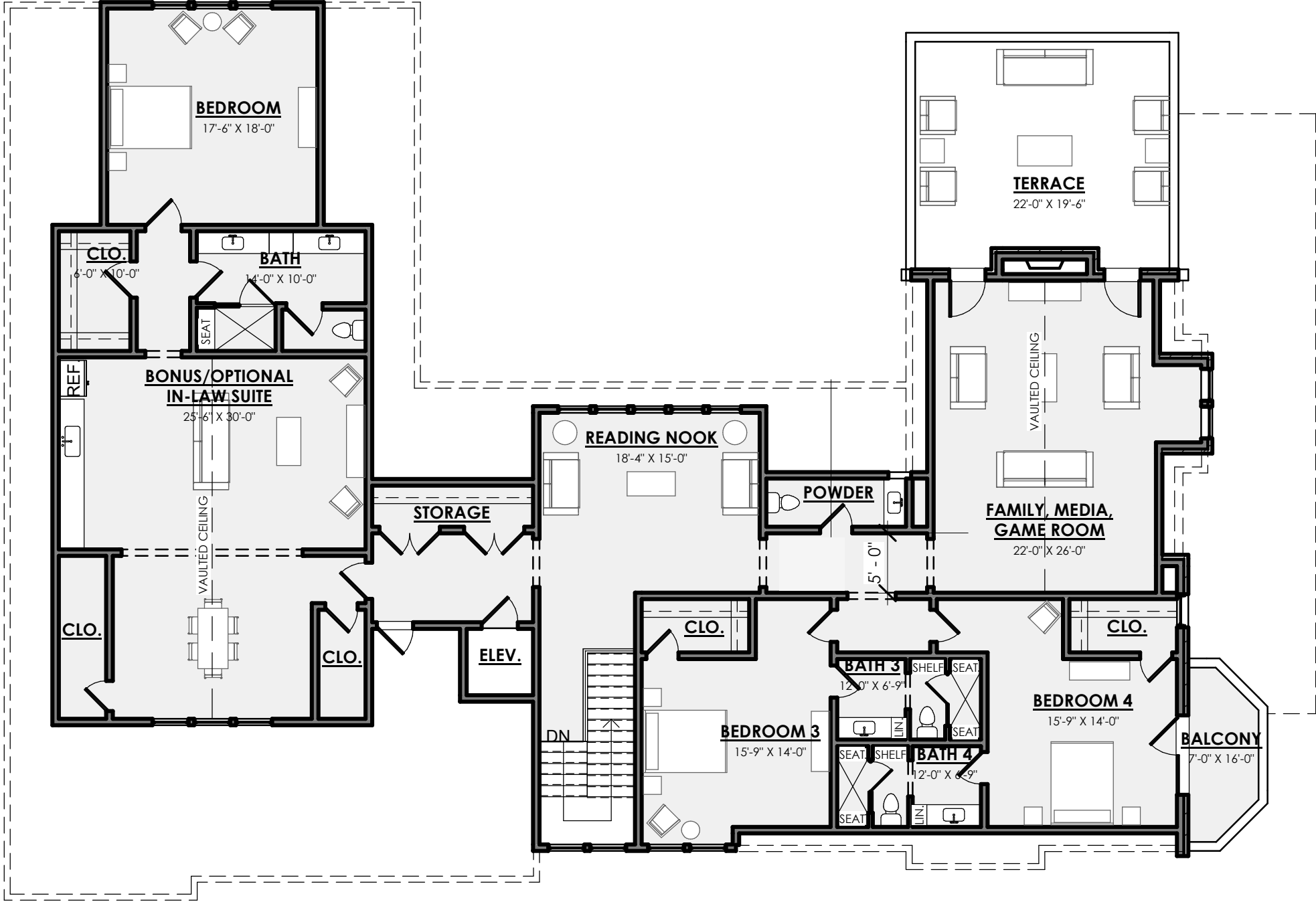
MAGNOLIA HALL
FRANKLIN, TENNESSEE
LOT 11



FIRST FLOOR PLAN

3/32" = 1'-0"

MAGNOLIA HALL
FRANKLIN, TENNESSEE
LOT 11



SECOND FLOOR PLAN

3/32" = 1'-0"

OWNER AFFIDAVIT

City of Franklin, Tennessee

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

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