



Meeting Agenda

Design Review Committee

Monday, August 21, 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 (Roof, Chimney Repointing, Refinishing of Doors, Fence, And Driveway) At 245 3rd Ave. N.; Matt Burnett, Applicant.

Sponsors:

3. Discussion of Alterations (Front Door) At 302 Public Sq.; Andrew Pulliam, Applicant.

Sponsors:

4. Discussion of Additions (Porch And Dormer) At 435 Boyd Mill Ave.; Pamela Stoll, Applicant.

Sponsors:

5. Discussion of New Construction At 1841 William Campbell Ct. (Lot 5); Matt Smith, Applicant.

Sponsors:

6. Discussion of New Construction At 1847 William Campbell Ct. (Lot 8); Matt Smith, Applicant.

Sponsors:

7. Discussion of New Construction At 1849 William Campbell Ct. (Lot 9); 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.

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, 20 23.

Cornelia Dean

Notary Public

My Commission Expires: 1-11-26



My Commission Expires
January 11, 2026

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I David Swift

(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

(Street Address)

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

David 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.

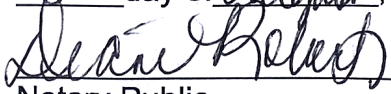

Signature 4015 Aspen Grove Dr.
Unit 3051
Franklin, TN 37067

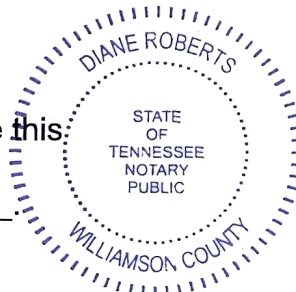
Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this

8 day of August, 2023


Notary Public



My Commission Expires

My Commission Expires: December 8, 2024

1303 ADAMS STREET

HISTORIC SUBMISSION

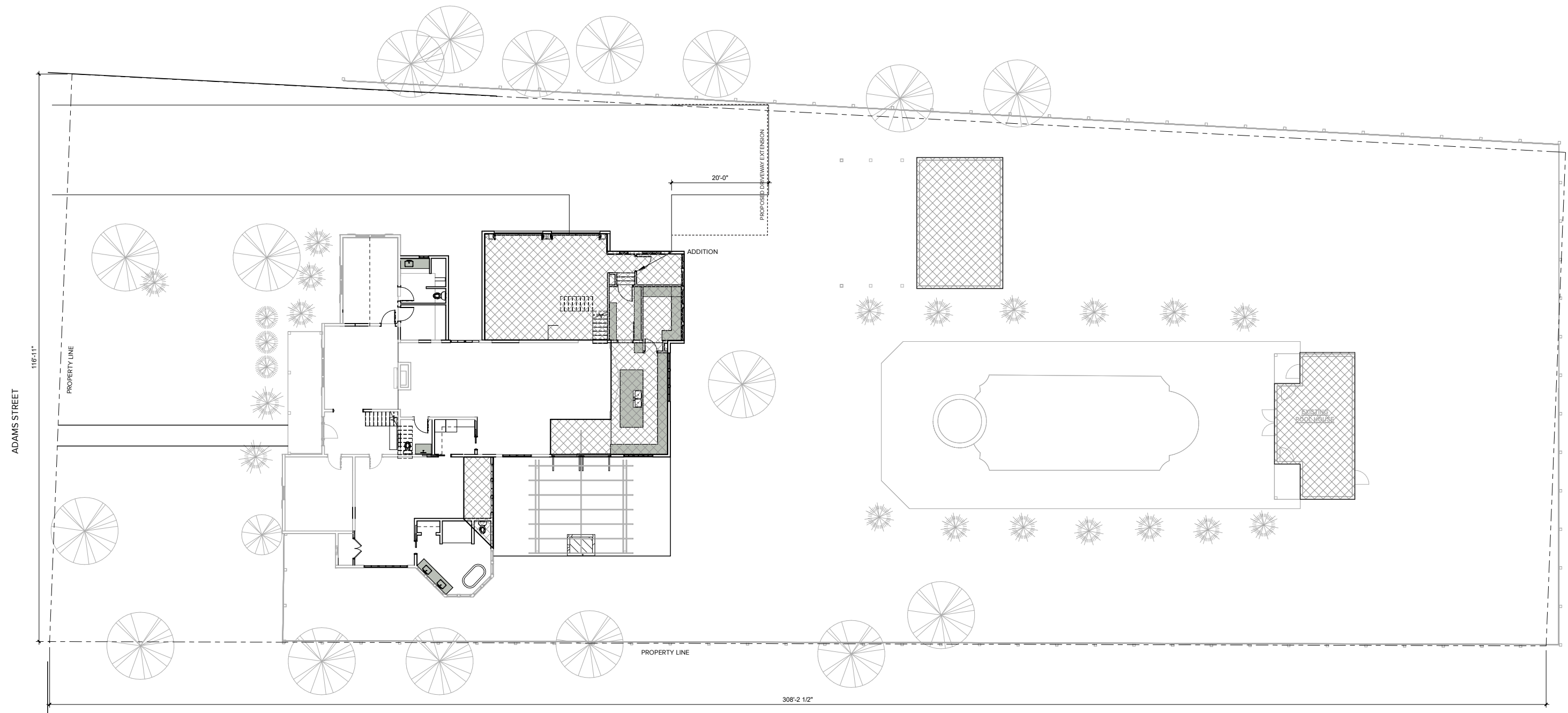






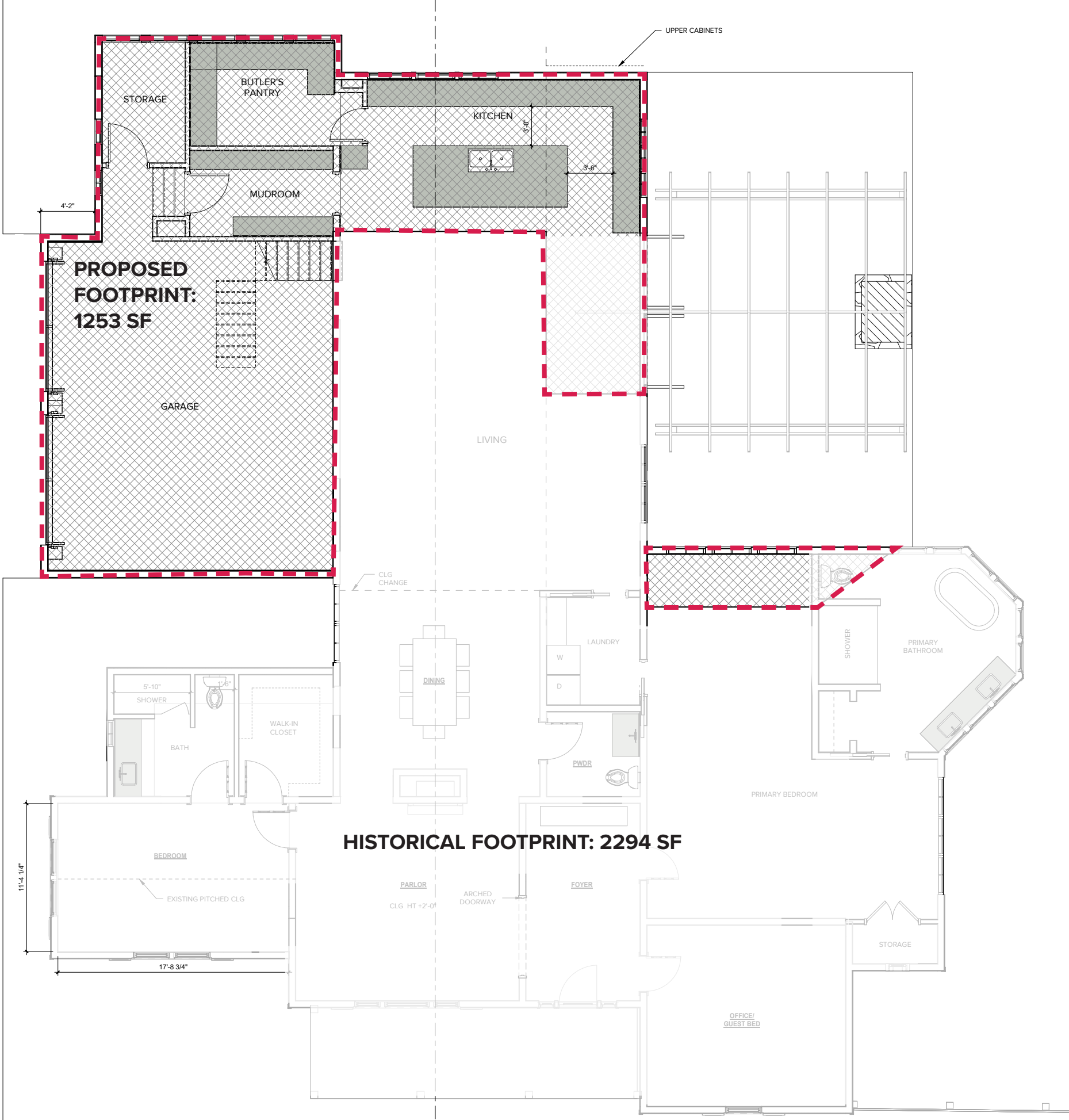
PROPERTY ACREAGE: .874
OVERALL BLDG FOOTPRINT: 4209 SF (.09 ACRES)

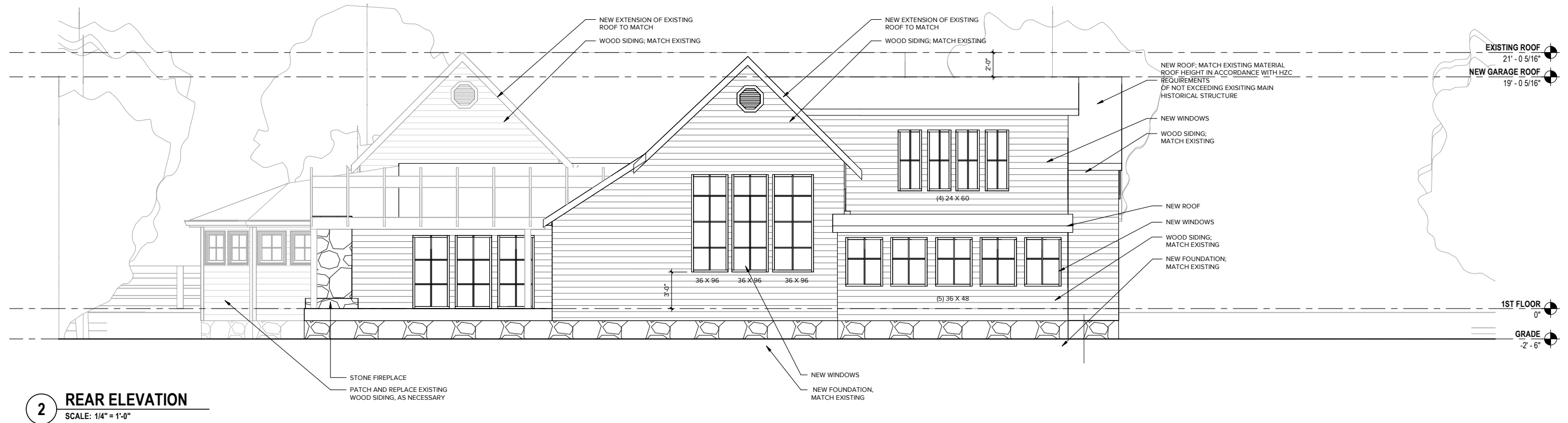
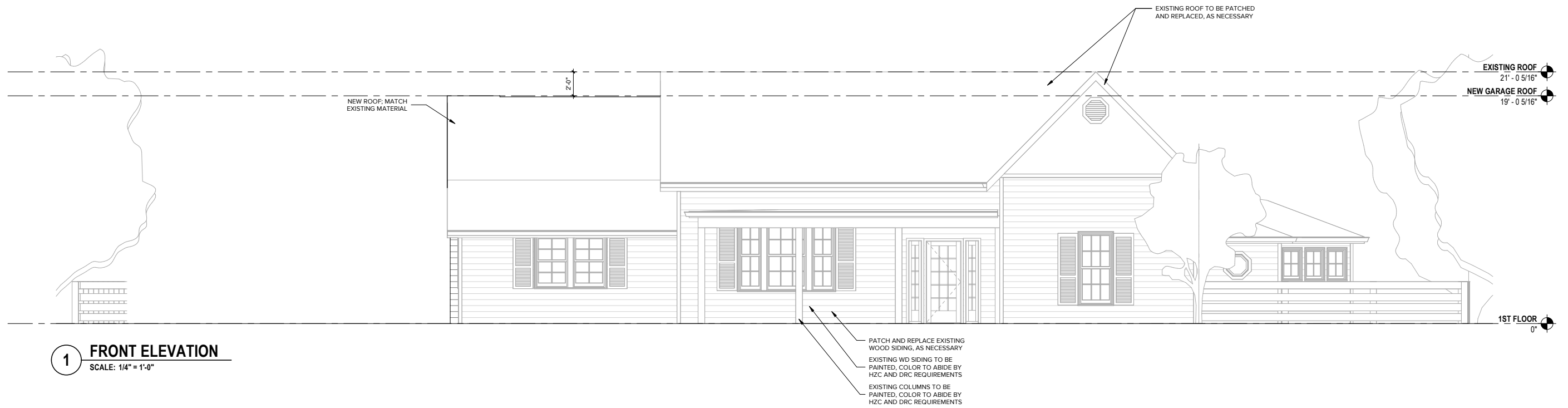
10% OF OVERALL LOT

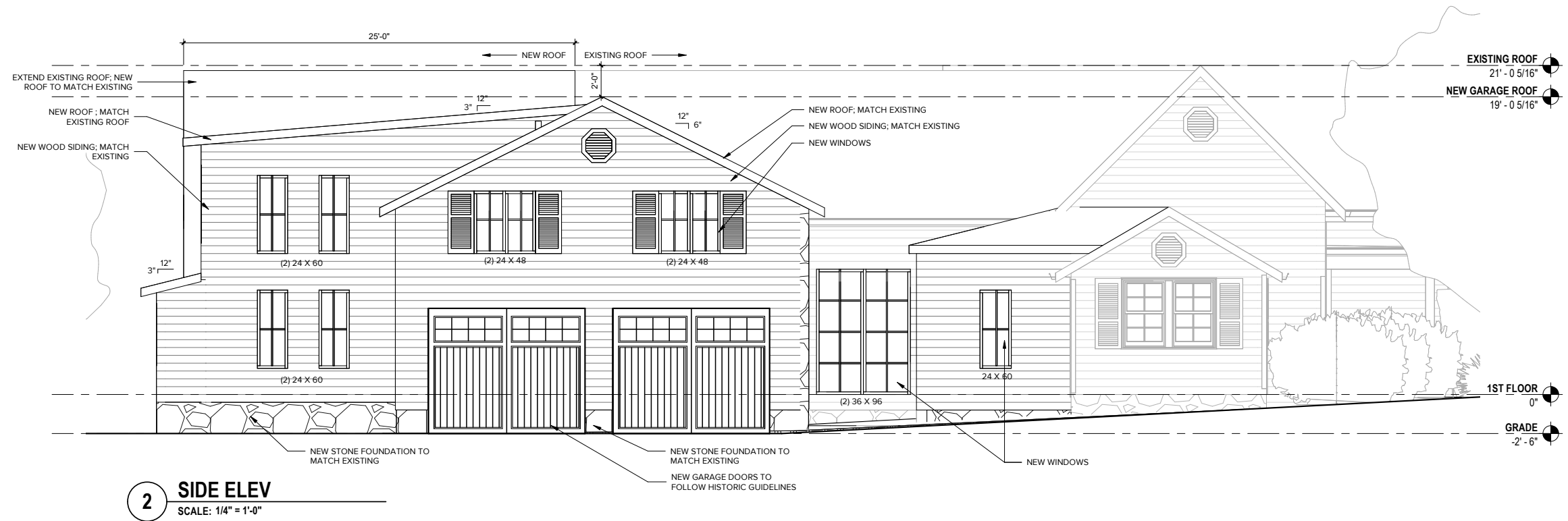
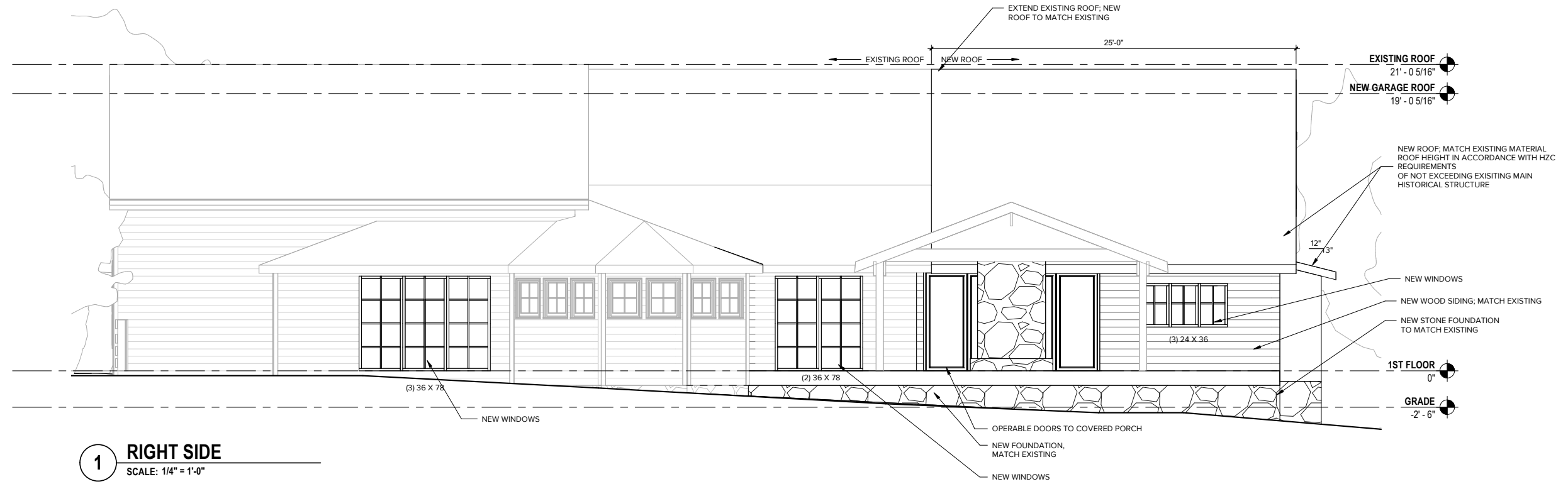


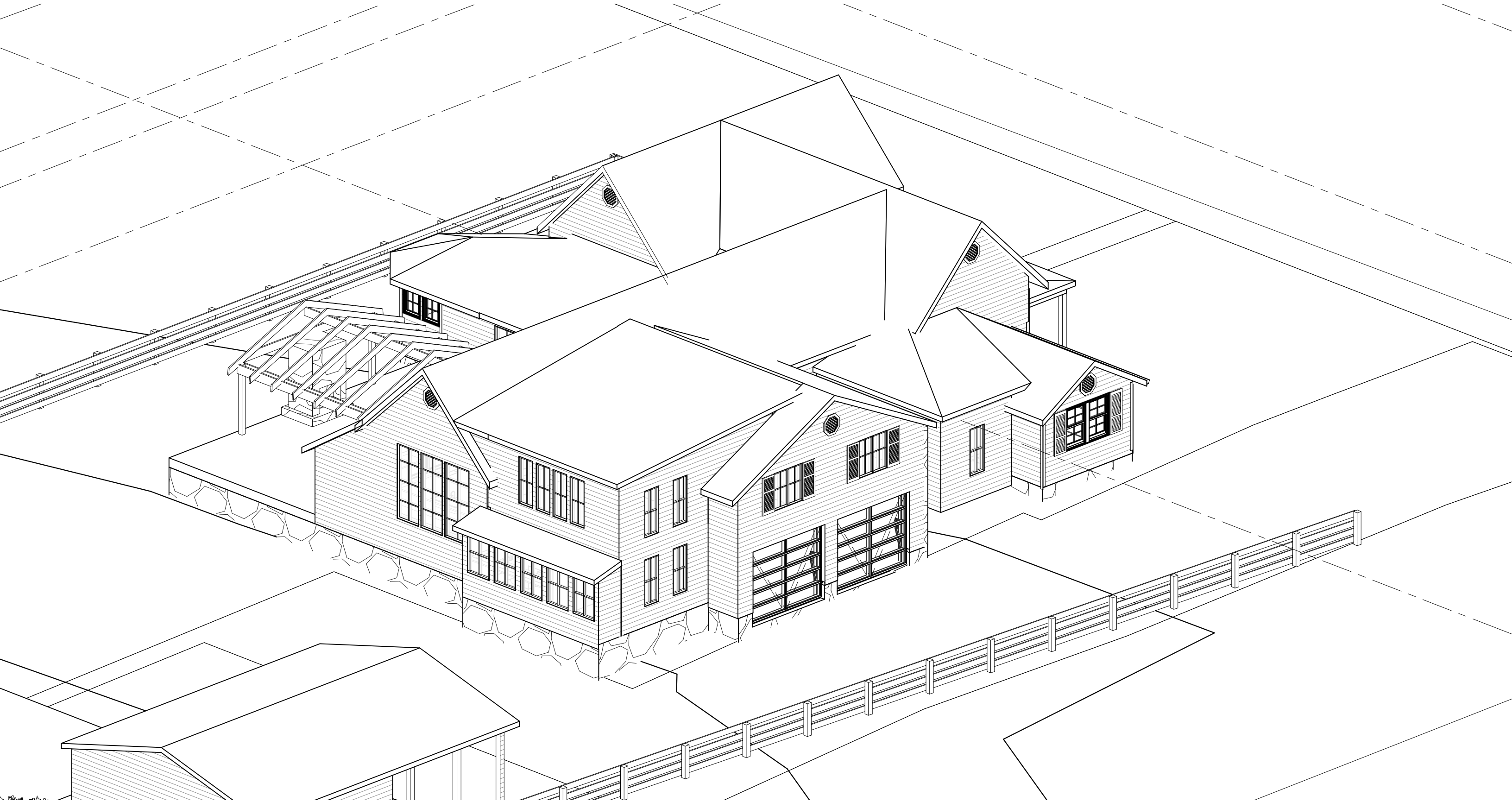
1 OVERALL SITE
SCALE: 1" = 10'-0"

TOTAL ADDED FOUNDATION: 1253 SF
ORIGINAL: 2294 SF (50% = 1147 SF)
1253 SF (NEW ADD) / 2294 SF TOTAL (54.6%)









August 10, 2023

DESIGN REVIEW COMMITTEE
109 3rd Avenue South
Franklin, TN 37064

Re: Design Review Submittal
 245 3rd Avenue North
 Franklin, TN 30764

Dear Design Review Committee:

I recently purchased the above referenced property and am seeking input and approval from your department regarding the various repairs and updates needed to make the property ready for occupancy. In addition to interior updates which I understand to be handled by separate permit/department, I am submitting the below changes to you for review:

1. **Roof Replacement** – Current asphalt shingle roof is well past its useful life and there are noticeable points of water intrusion into the building. I am proposing to replace the primary structure roof with similar asphalt shingle roofing, and the porch roofing with standing seam metal roofing as seen on similar period buildings in the area.
2. **Chimney repointing** – Current chimney condition is deteriorating and in need of immediate repair.
3. **Re-finishing of front door entry and side door replacement**
4. **New side fence (along margin st)**
5. **New driveway access along Margin if acceptable.**

Following are some supporting photos/illustrations of the property and proposed changes. I look forward to your feedback.

Regards,

Matt Burnett
Arbella Investments
matt@arbellainvestments.com

Subject Property



Roof Improvements



Proposed Driveway



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Matt Burnett

(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 A 026 00 000

(Property Parcel/Tax ID Number)

and located at:

245 3rd Ave. North - Franklin, TN

(Street Address)

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

(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.

Matt Burnett
Signature

245 3rd Ave. North

Property Owner Mailing Address

Franklin, TN 30764

City, State & Zip

Subscribed and sworn to before me this

8th day of August, 2023.

[Signature]
Notary Public

My Commission Expires: 07/13/2024



From: [Matt Burnett](#)
To: [Emily Huffer](#)
Subject: Re: 245 3rd Ave. N (COF no:) (Permit no:)
Date: Thursday, August 17, 2023 10:32:36 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi Emily -

Here you go. Regarding the front door i don't know if "Re-finishing" is the correct work...my goal would be to restore the door by removing all the paint and make it more of a showpiece in it's natural wood with the details brought back to life - the attached photo title "restored front door" is a good example. The side door would be replaced with an identical door....the exiting one has a crack running clean through in one of the panels. There happens to be an identical spare door in one of the closets so we're just swapping it out. The fencing would be simple picket fencing in the style that was previously there...attached is a picture of what's left.

Thanks Emily.

Matt Burnett

ARBELLA Investments

245 3rd Avenue North

Franklin, Tennessee 37064

O | 615.236.9972

www.arbellainvestments.com

From: Emily Huffer <emily.huffer@franklin.tn.gov>
Sent: Wednesday, August 16, 2023 3:38 PM
To: Matt Burnett <matt@arbellainvestments.com>
Subject: 245 3rd Ave. N (COF no:) (Permit no:)

Hi Matt-

Thank you for submitting for Monday's Design Review Committee meeting. After reviewing your application, we need a few more photos to strengthen your application. I would be happy to upload the photos to your application! Would you mind sending a photo of the front door, the side door that is proposed to be replaced, what you are wanting to replace that door with, and a photo of a fence you would like the commission to see?

Please let me know if you have any questions!

Thanks,

Emily Huffer

Assistant Preservation Planner

City of Franklin Planning & Sustainability Department

615.550.6795 | www.franklinton.gov/planning

This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Messages that are received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This message may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this message, you are hereby notified that any unauthorized use, dissemination or copying of this email or any information it contains is strictly prohibited. If you have received this message in error, please delete it and immediately notify the sender by reply email. Unless expressly stated, this email does not constitute an agreement to conduct transactions by electronic means and does not create a binding contract or enforceable obligation.



Existing Fence



Front Door Detail



Front Door





Side Door



PULLIAM DESIGN

ARCHITECTURE • INTERIOR DESIGN • PLANNING • GRAPHICS

August 14, 2023

Attn: Mrs. Emily Huffer
Assistant Preservation Planner
City of Franklin
Building and Neighborhood Services
109 Third Avenue South
Franklin, Tennessee 37064

**RE: Fourth Capital – Franklin Square
Front Door Replacement**

Dear Mrs. Huffer,

This letter is to serve as notice of the submittal for Design Review Committee on Monday, August 21st, 2023 for the above mentioned project. The project for our Client, Fourth Capital, located at 302 Public Square is currently under construction.

When we initially designed this project, we had hoped to reuse the existing Entrance doors on the front of the building. We knew they would require some structural reinforcement as they were already very deteriorated at that time.

Throughout the course of construction, the condition of these doors has not improved. In fact they have become even more unstable to the point they are no longer feasible without replacement. We have attached some photos of the pre-construction and during construction condition of the doors as well as a cut sheet elevation of the doors we would like to propose as replacements.

We would like to request a Certificate of Appropriateness to replace both leaves of the front door.

Should you have any questions or comments, please do not hesitate to contact me directly. Thank you for your time and consideration.

Sincerely,

Pulliam Design Studios

Andrew M. Pulliam, A.I.A., NCARB
Principal

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Gray Rose Partners, - Cooper Magli

(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 M 00200 00009078C

(Property Parcel/Tax ID Number)

and located at:

302 Public Square

(Street Address)

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

Pulliam Design Studios, Andrew Pulliam, A.I.A.

(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.

Cooper Magli
Signature

10 Lea Ave., Suite 900

Property Owner Mailing Address

Nashville, TN 37210

City, State & Zip

Subscribed and sworn to before me this

14 day of August, 20 23.

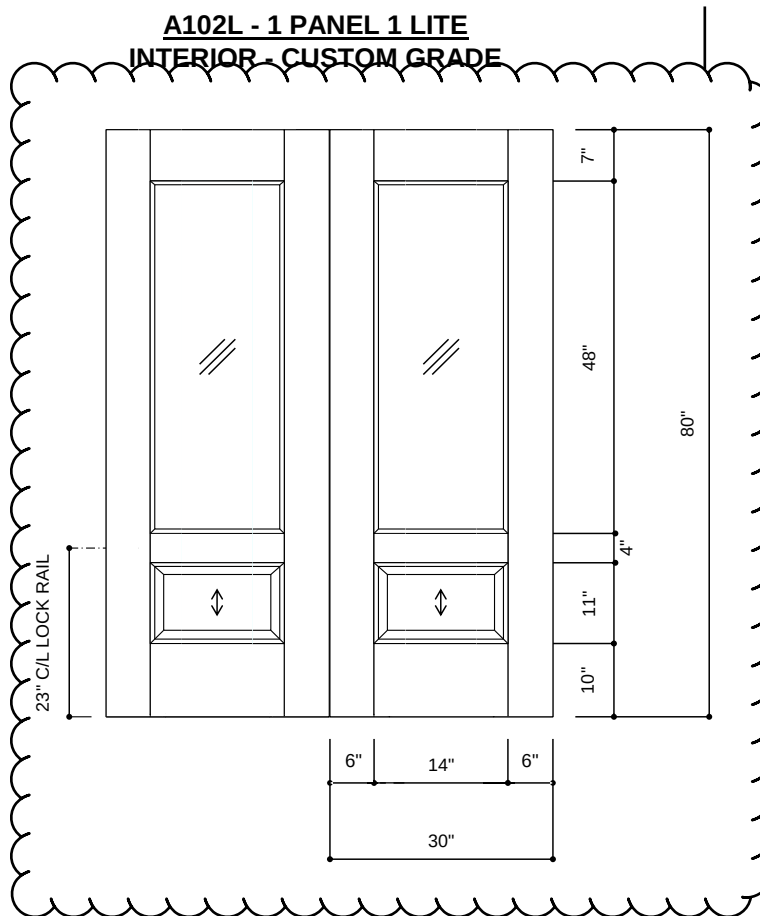
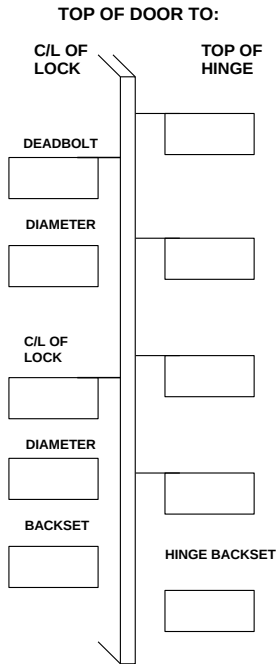
Natalie N. Cantrell

Notary Public

My Commission Expires: 10/17/23

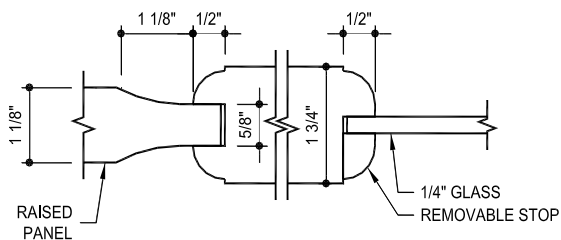


**A102L - 1 PANEL 1 LITE
INTERIOR - CUSTOM GRADE**



PROPOSED NEW DOOR

PROFILE DETAILS



(Bevel Info)	Hinge	Lock
ACTIVE LEAF:	Yes	Yes
INACTIVE LEAF:	Yes	Yes

QUANTITY
2 (1 PAIRS)

THICKNESS
1 3/4 "

STILES/RAILS

AFR. MAHOGANY, PLAIN SLICE, ENGINEERED CONSTRUCTION

PANEL

1 1/8 " THICK RAISED PANEL, AFR. MAHOGANY, PLAIN SLICE, FORMED VENEER CONSTRUCTION

GLASS

1/4" CLEAR TEMPERED - LOGO ON EACH LITE

PREFINISH

INT-TO MATCH SAMPLE

WARRANTY

LIMITED LIFETIME

MACHINING SPECIFICATIONS

DESC. MANUF. TEMP#. PROD/FUNCT

ACTIVE LEAF:

HINGES

MORTISE LOCK

ELECTRIC RACEWAY

INACTIVE LEAF:

HINGES

FL.BOLT

STRIKE

DOOR NUMBERS:

SWING

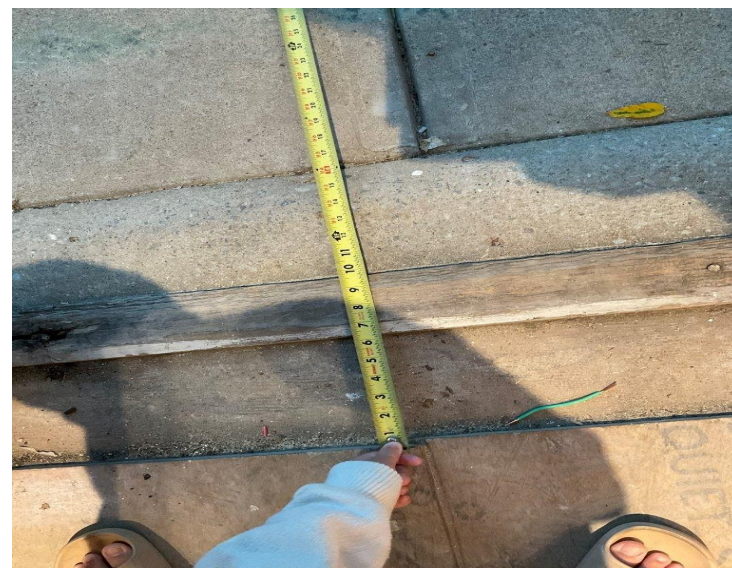
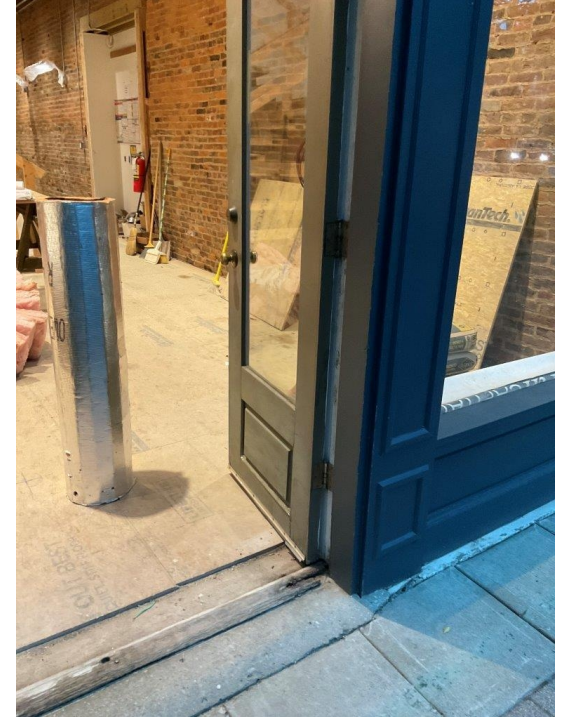
APPROVED BY:

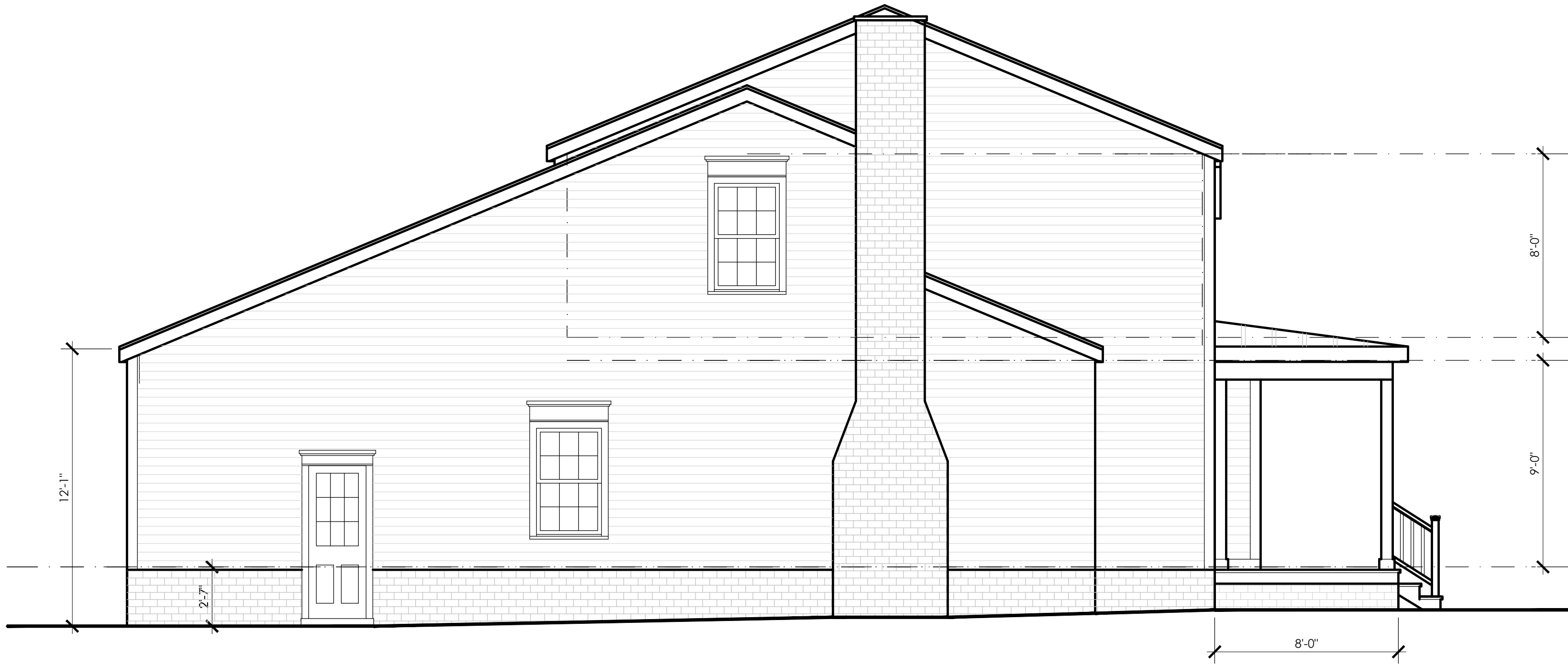
DATE:

EXISTING DOOR: PRE-CONSTRUCTION



EXISTING DOOR: DURING CONSTRUCTION

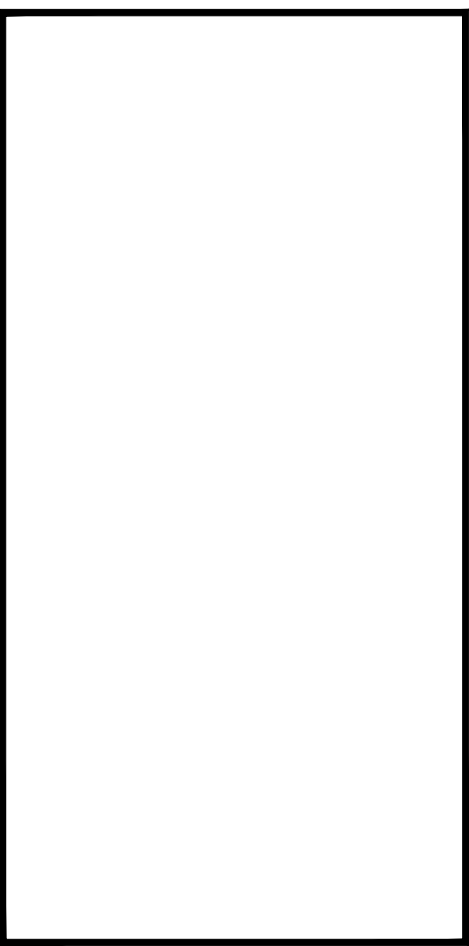




LEFT ELEVATION - OPTION 1
SCALE: 1/4" = 1'-0"



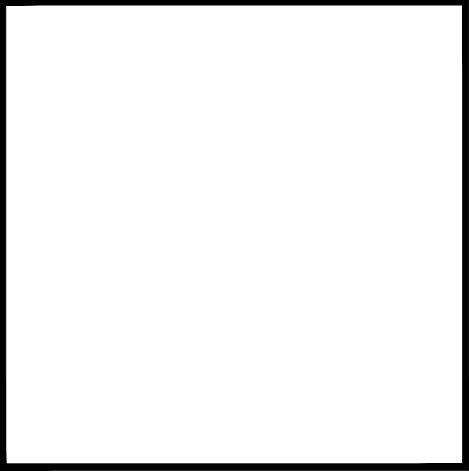
FRONT ELEVATION - OPTION 1
SCALE: 1/4" = 1'-0"



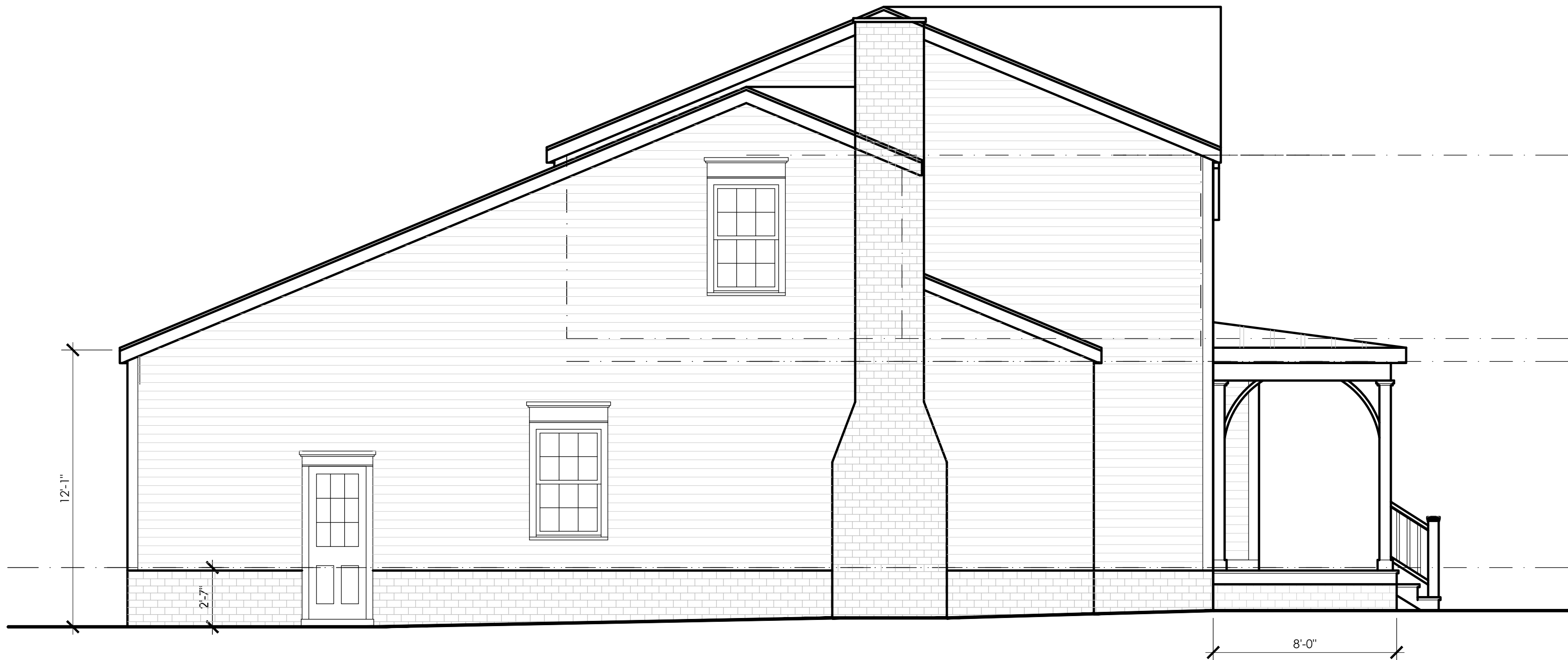
STUDER RESIDENCE

435 BOYD MILL AVE.
FRANKLIN, TENNESSEE

NO	REVISIONS	DATE	



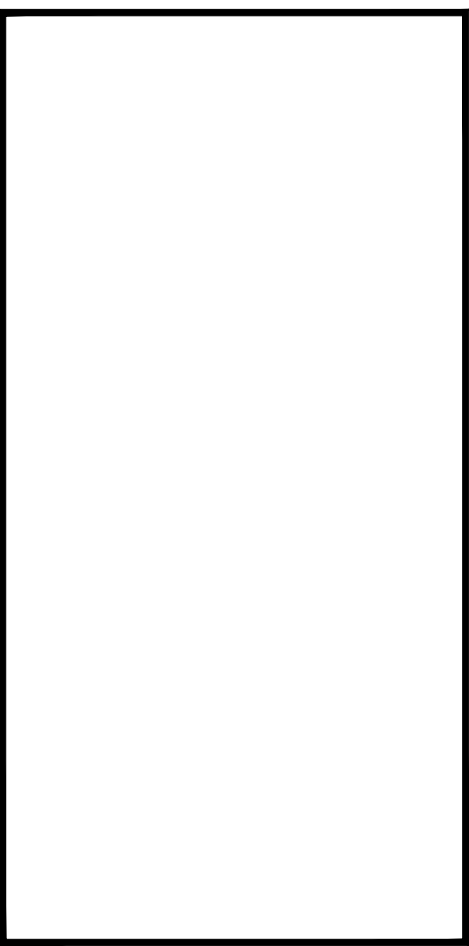
DATE: 07.07.2023



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



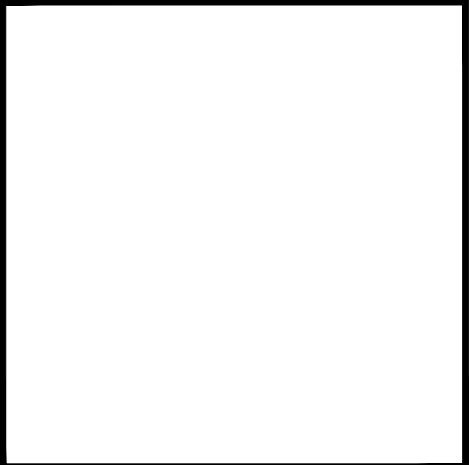
FRONT ELEVATION - OPTION 2
SCALE: 1/4" = 1'-0"



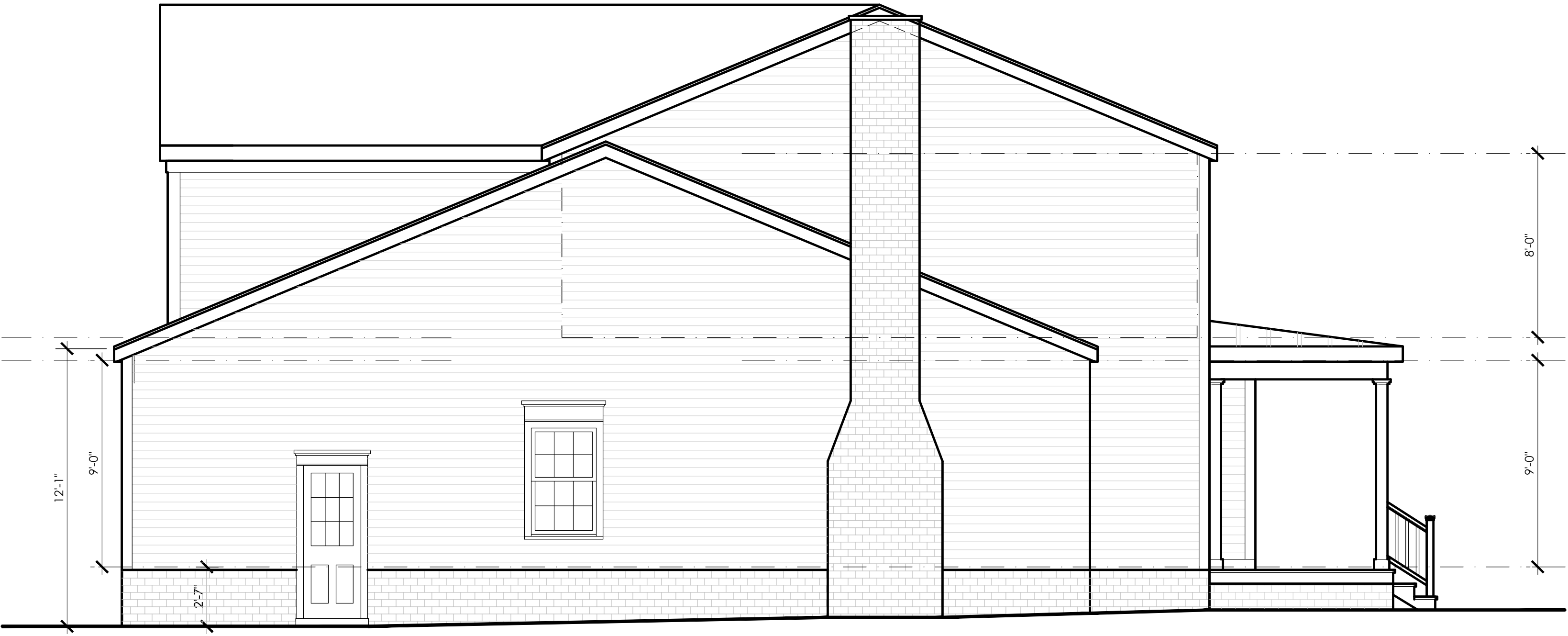
STUDER RESIDENCE

435 BOYD MILL AVE.
FRANKLIN, TENNESSEE

NO	REVISIONS	DATE	



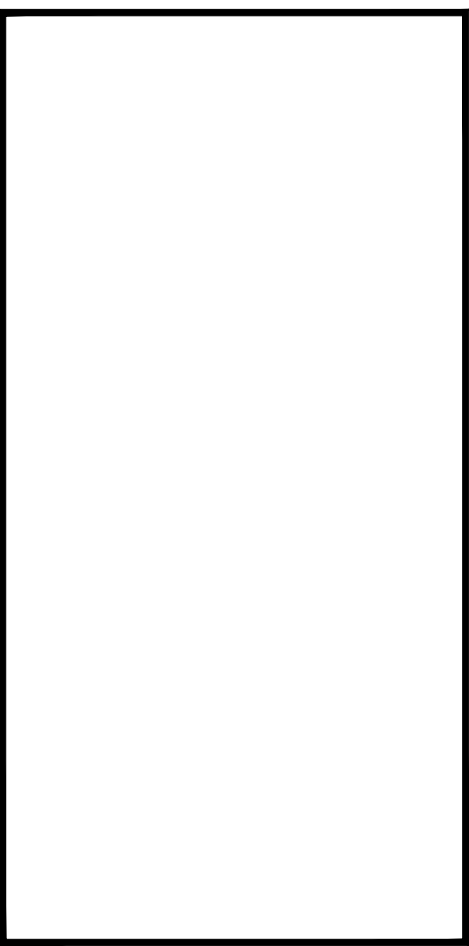
DATE: 07.07.2023



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



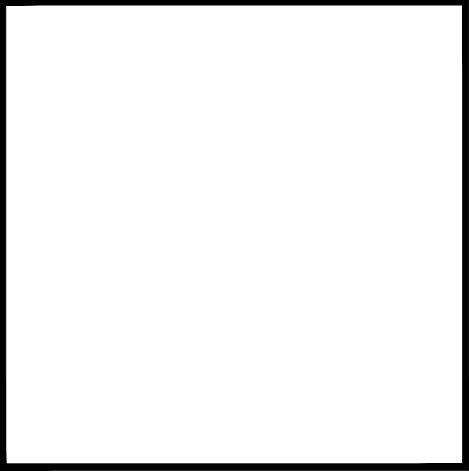
REAR ELEVATION - OPTION 3
SCALE: 1/4" = 1'-0"



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











**Zillow App**

6.6M Ratings



-- bd | 3.5 ba | 720 sqft



Sign in with Google

Use your Google Account

AA

zillow.com









OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I 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, 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 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.

[Signature]
Signature

213 OVERLOOK CIRCLE, SUITE B-2
Property Owner Mailing Address

BRENTWOOD, TN 37027
City, State & Zip

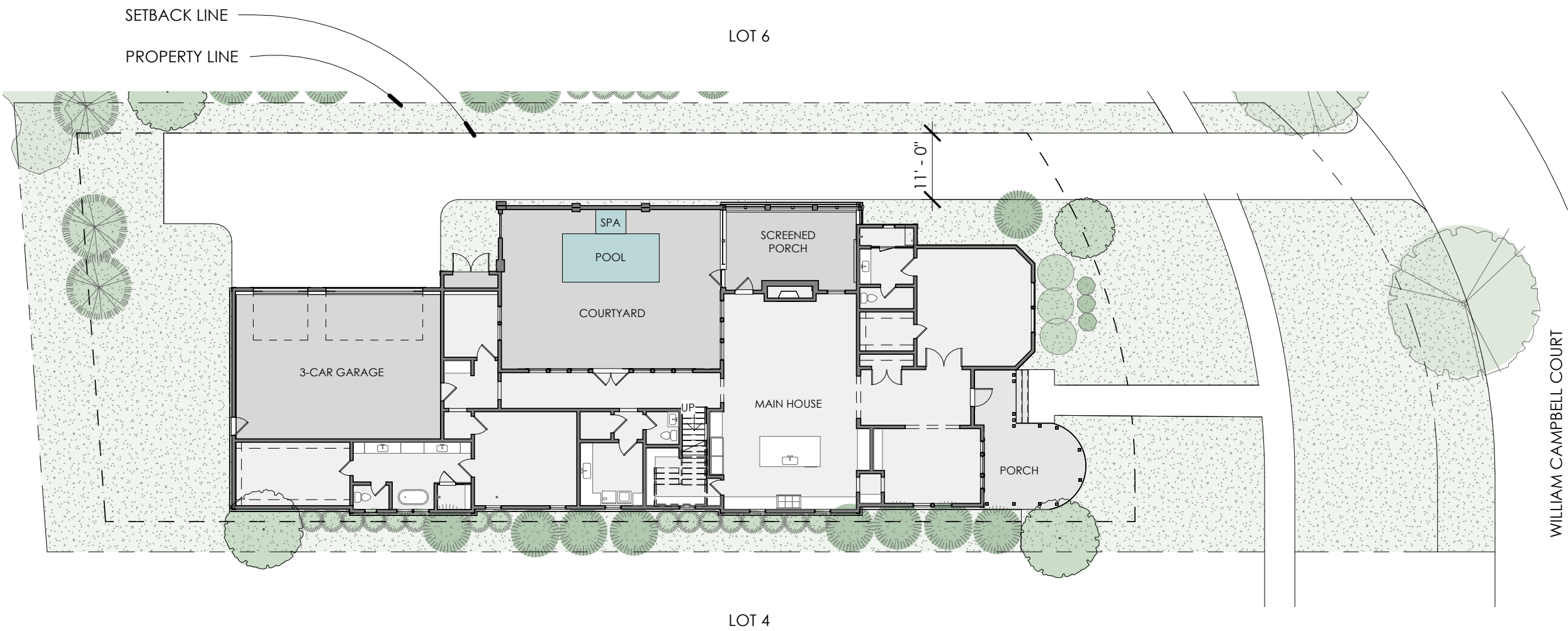
Subscribed and sworn to before me this

24 day of July, 2023

[Signature]
Notary Public

My Commission Expires: 5/23/27





SCHEMATIC SITE PLAN
1" = 20'-0"



08/14/2023
DRC SUBMITTAL



1004 FAIR STREET



305 4TH AVENUE SOUTH



202 LEWISBURG PIKE



210 LEWISBURG PIKE

PRECEDENT IMAGES



08/14/2023
DRC SUBMITTAL



FRONT ELEVATION

1/8" = 1'-0"



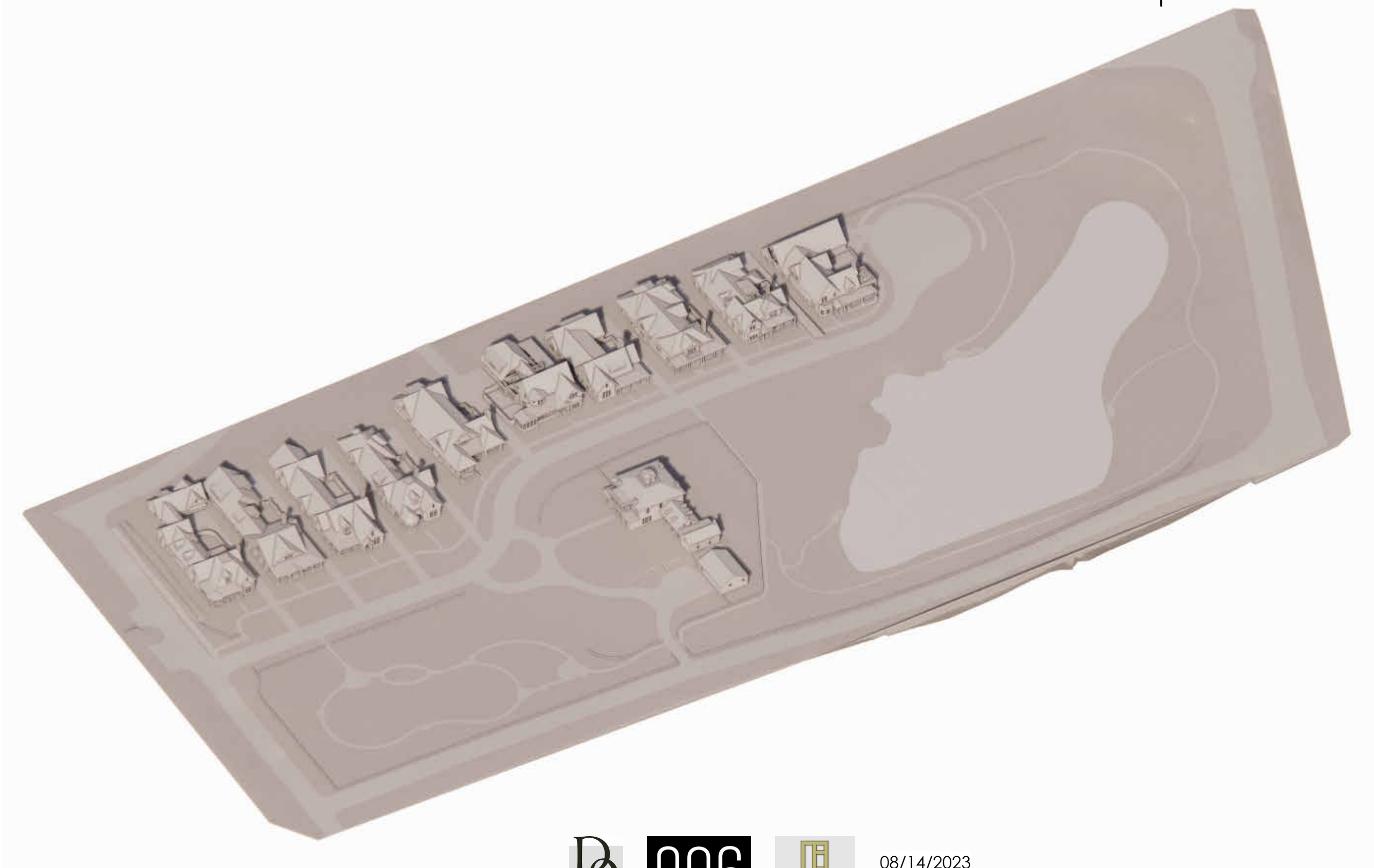
- Legend**
- A** Lawn
 - B** Natural Buffer with Enhancements
 - C** Bench
 - D** Sculpture
 - E** Arrival
 - F** 4 Rail Horse Fence w/ Stone Columns
 - G** Evergreen Privacy Screening
 - H** Pedestrian/ Emergency Access
 - I** Mail Kiosk
 - J** Spring House
 - K** Wild Flowers/ Native Grasses
 - L**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

Magnolia Hall

Enhancement Landscape - Concept Plan



08/14/2023
DRC REVIEW



08/14/2023
DRC REVIEW

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I 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)

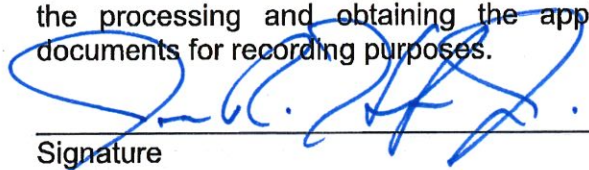
and located at:

600 BOYD MILL, FRANKLIN, 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 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.

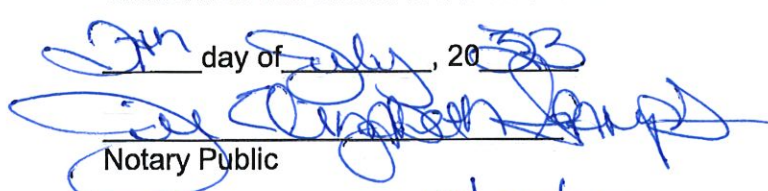

Signature

213 OVERLOOK CIRCLE, SUITE B-2
Property Owner Mailing Address

BRENTWOOD, TN 37027
City, State & Zip

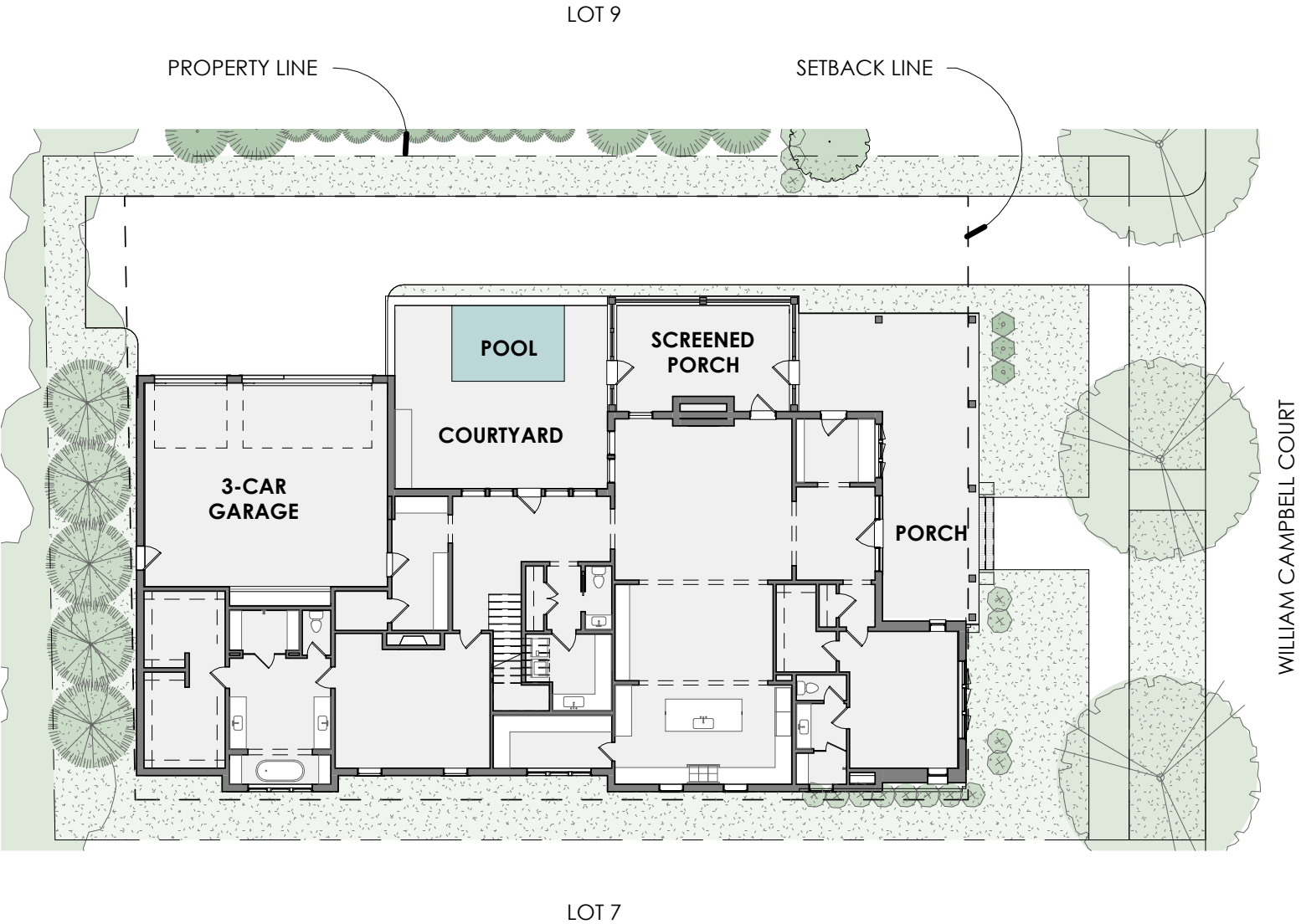
Subscribed and sworn to before me this

24 day of July, 2023


Notary Public

My Commission Expires: 5/23/27





SCHEMATIC SITE PLAN
1" = 20'-0"



08/14/2023
DRC SUBMITTAL



203 CLEBURNE AVENUE



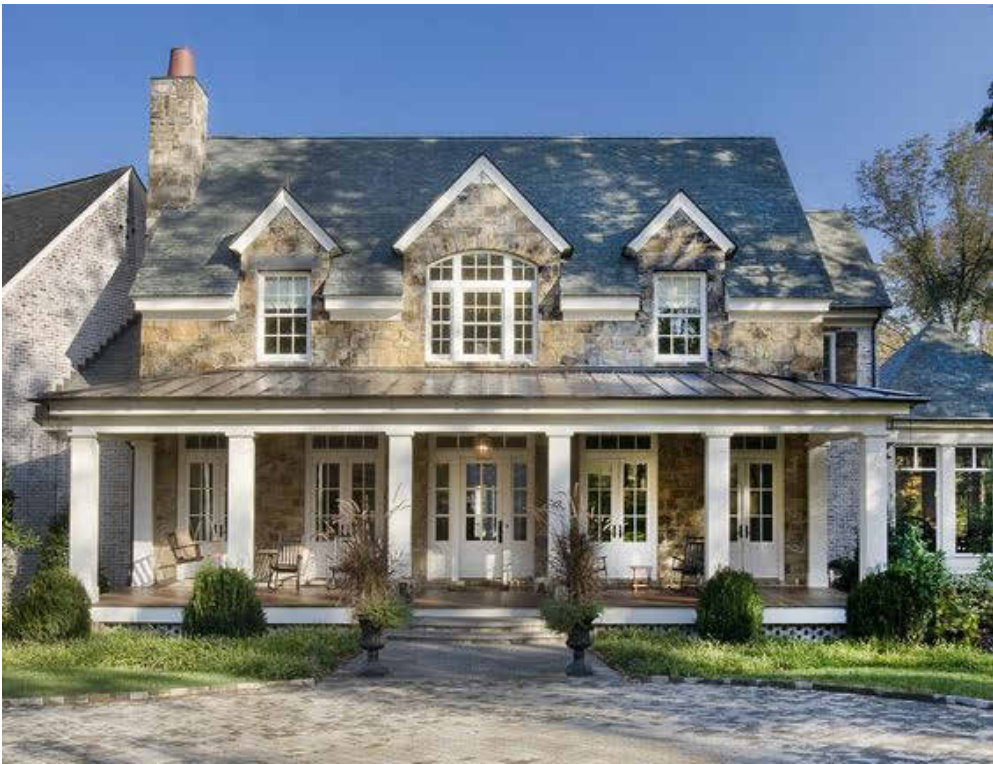
THIRD AVENUE



FOURTH AVENUE N



116 LEWISBURG PIKE



PRECEDENT IMAGES



08/14/2023
DRC SUBMITTAL



FRONT ELEVATION
3/16" = 1'-0"



906



08/14/2023
DRC SUBMITTAL



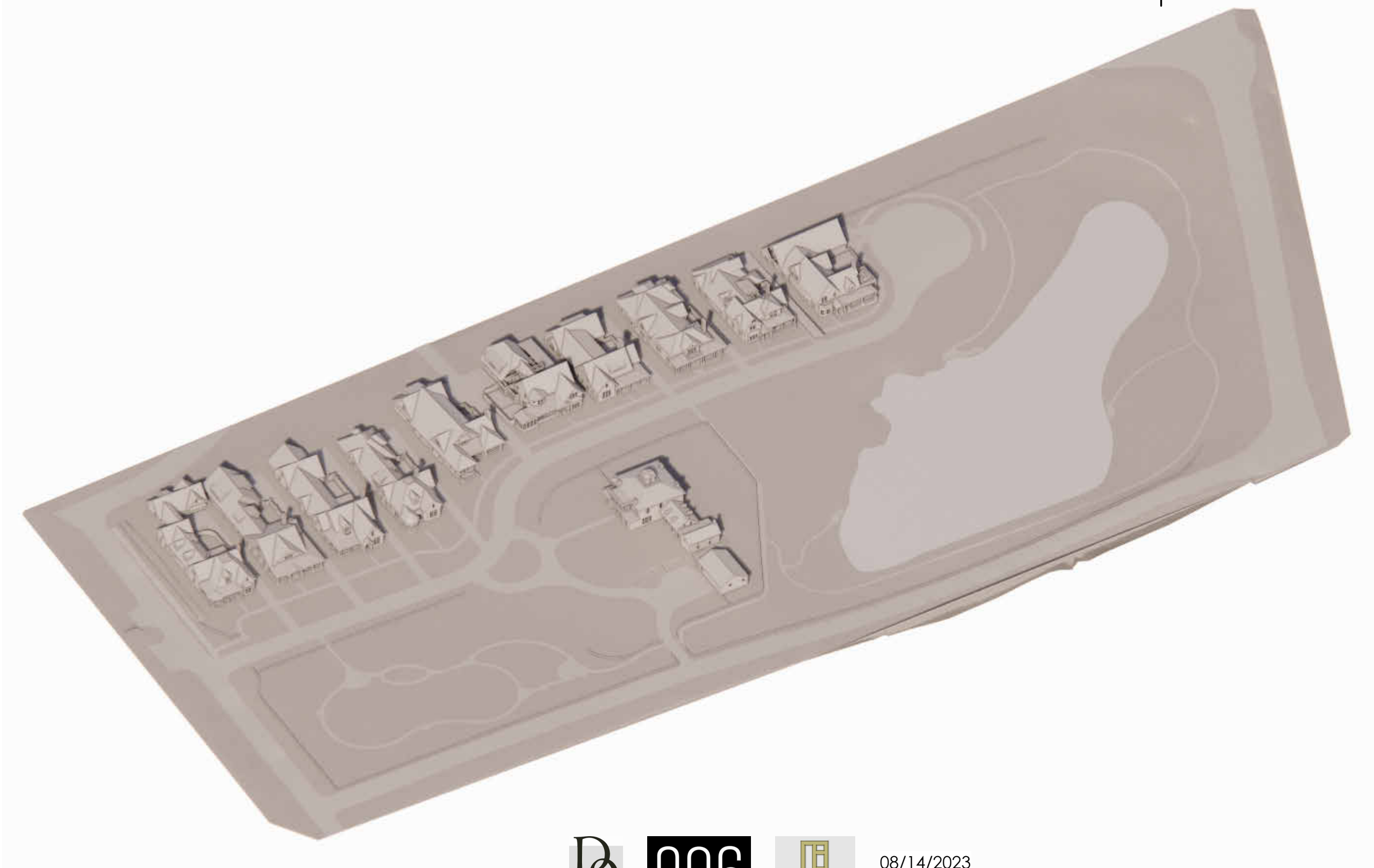
- Legend**
- A** Lawn
 - B** Natural Buffer with Enhancements
 - C** Bench
 - D** Sculpture
 - E** Arrival
 - F** 4 Rail Horse Fence w/ Stone Columns
 - G** Evergreen Privacy Screening
 - H** Pedestrian/ Emergency Access
 - I** Mail Kiosk
 - J** Spring House
 - K** Wild Flowers/ Native Grasses
 - L**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

Magnolia Hall

Enhancement Landscape - Concept Plan



08/14/2023
DRC REVIEW



08/14/2023
DRC REVIEW

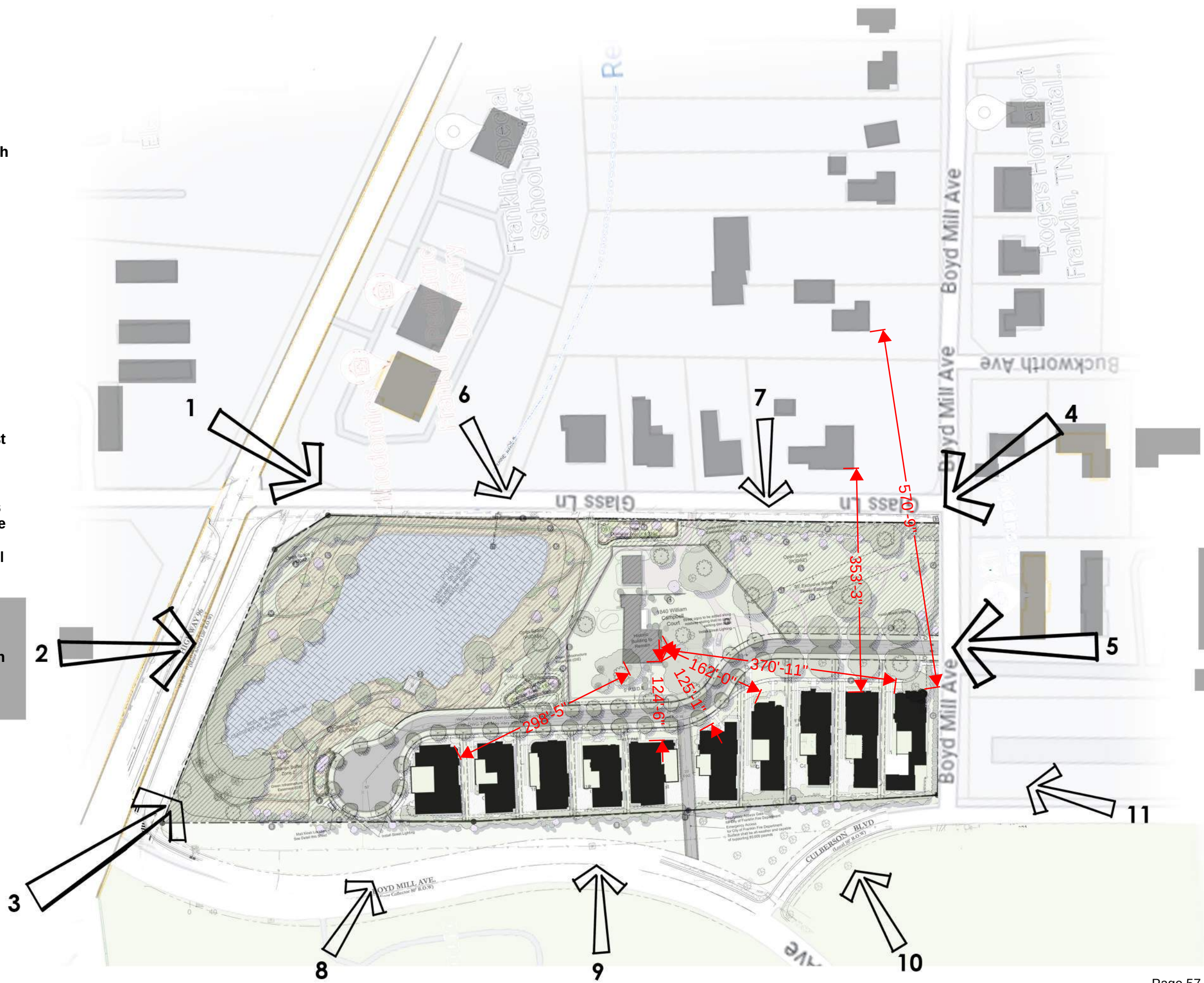
The land plan was developed in a way which preserves a substantial portion of the land associated with the mansion, particularly in terms of percentage of open land, adjacency and views.

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.



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I 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)

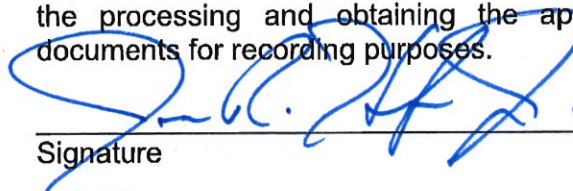
and located at:

600 BOYD MILL, FRANKLIN, 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 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.

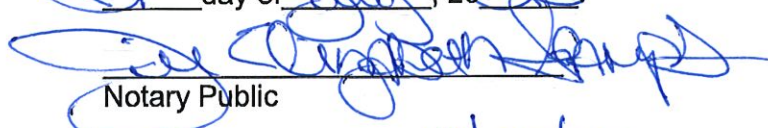

Signature

213 OVERLOOK CIRCLE, SUITE B-2
Property Owner Mailing Address

BRENTWOOD, TN 37027
City, State & Zip

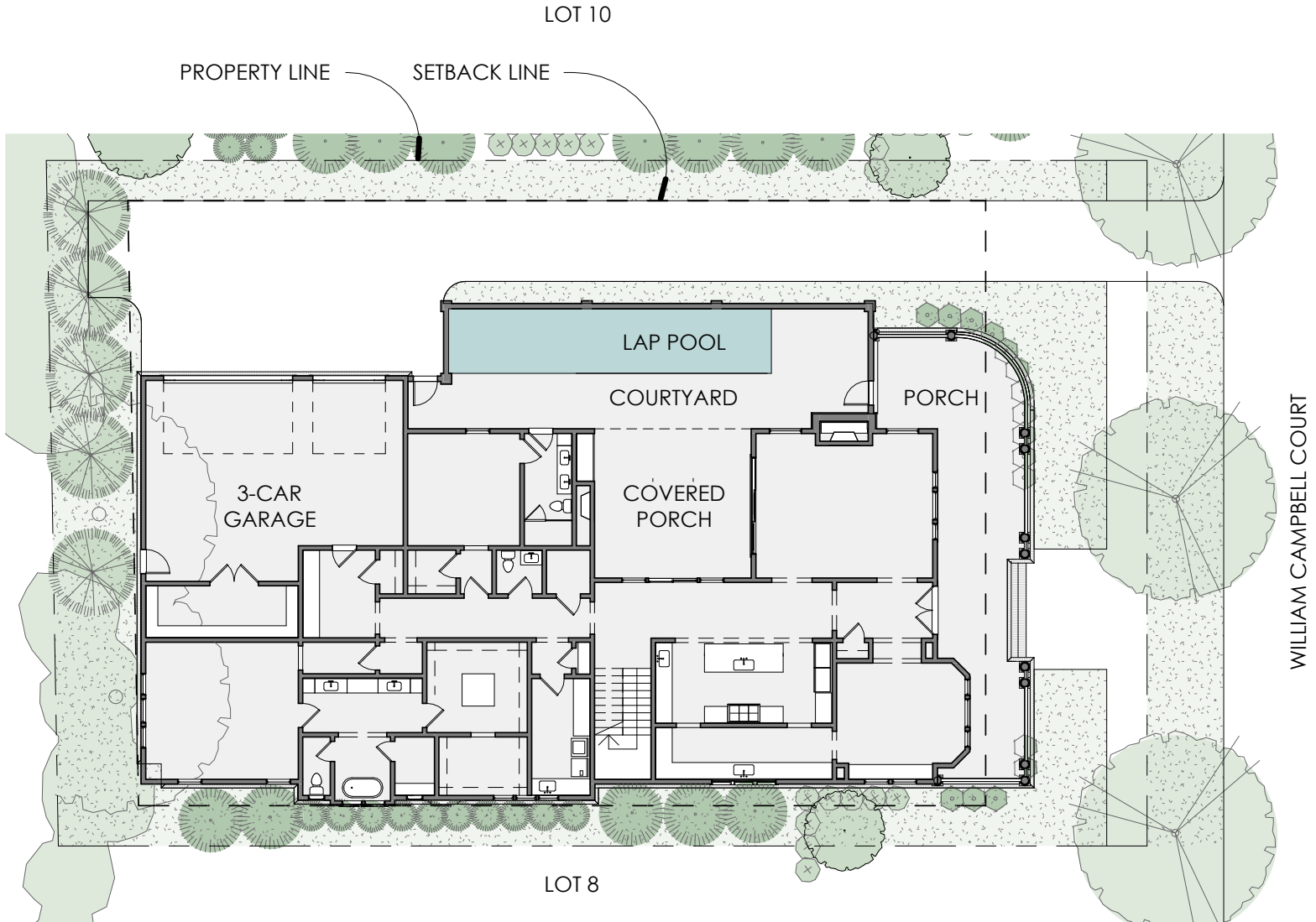
Subscribed and sworn to before me this

24 day of July, 2023

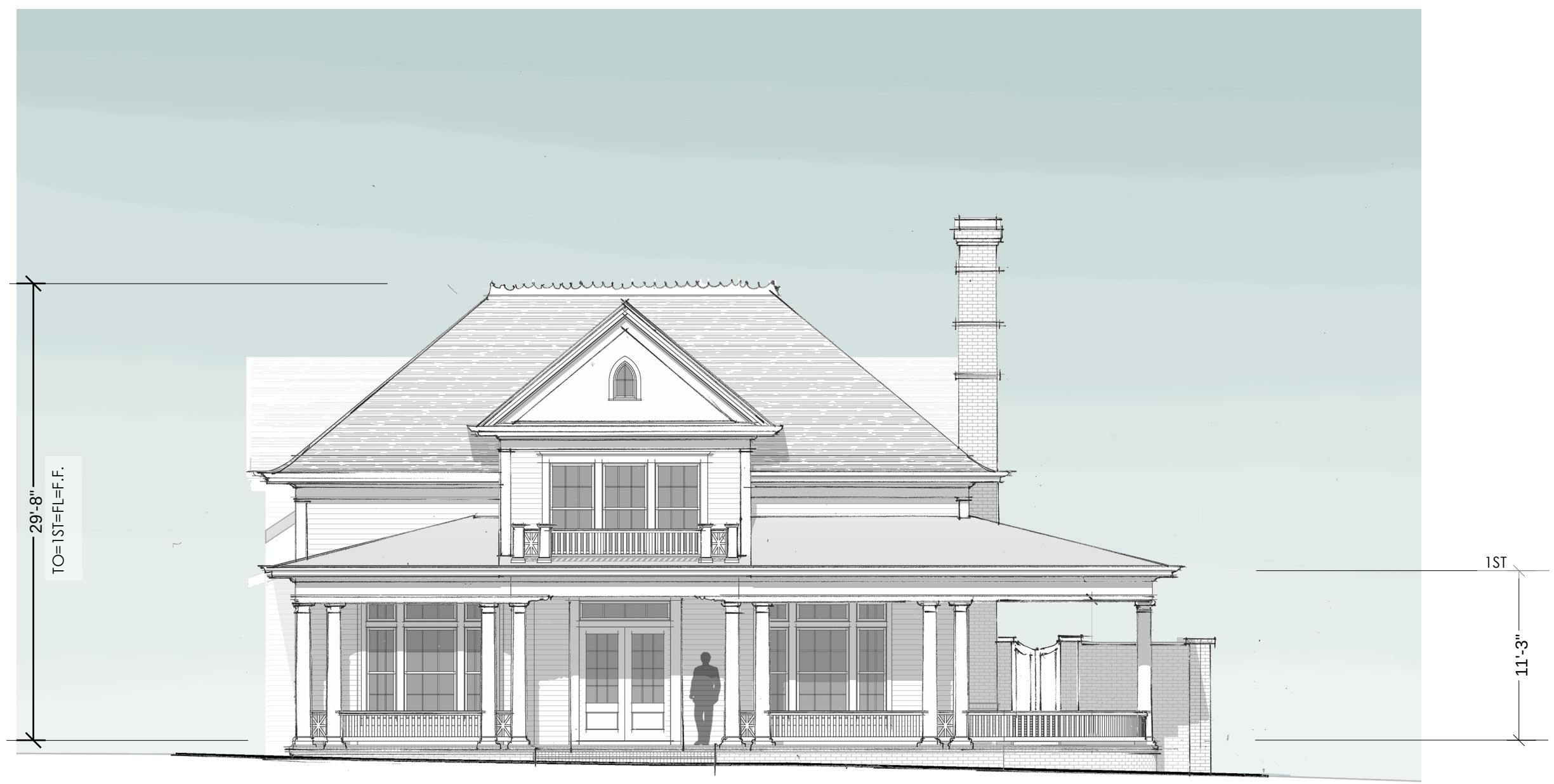

Notary Public

My Commission Expires: 5/23/27





SCHEMATIC SITE PLAN
1" = 20'-0"



FRONT ELEVATION
3/16" = 1'-0"



08/14/2023
DRC SUBMITTAL



1009 W MAIN STREET



1009 W MAIN STREET



PRECEDENT IMAGES



08/14/2023
DRC SUBMITTAL



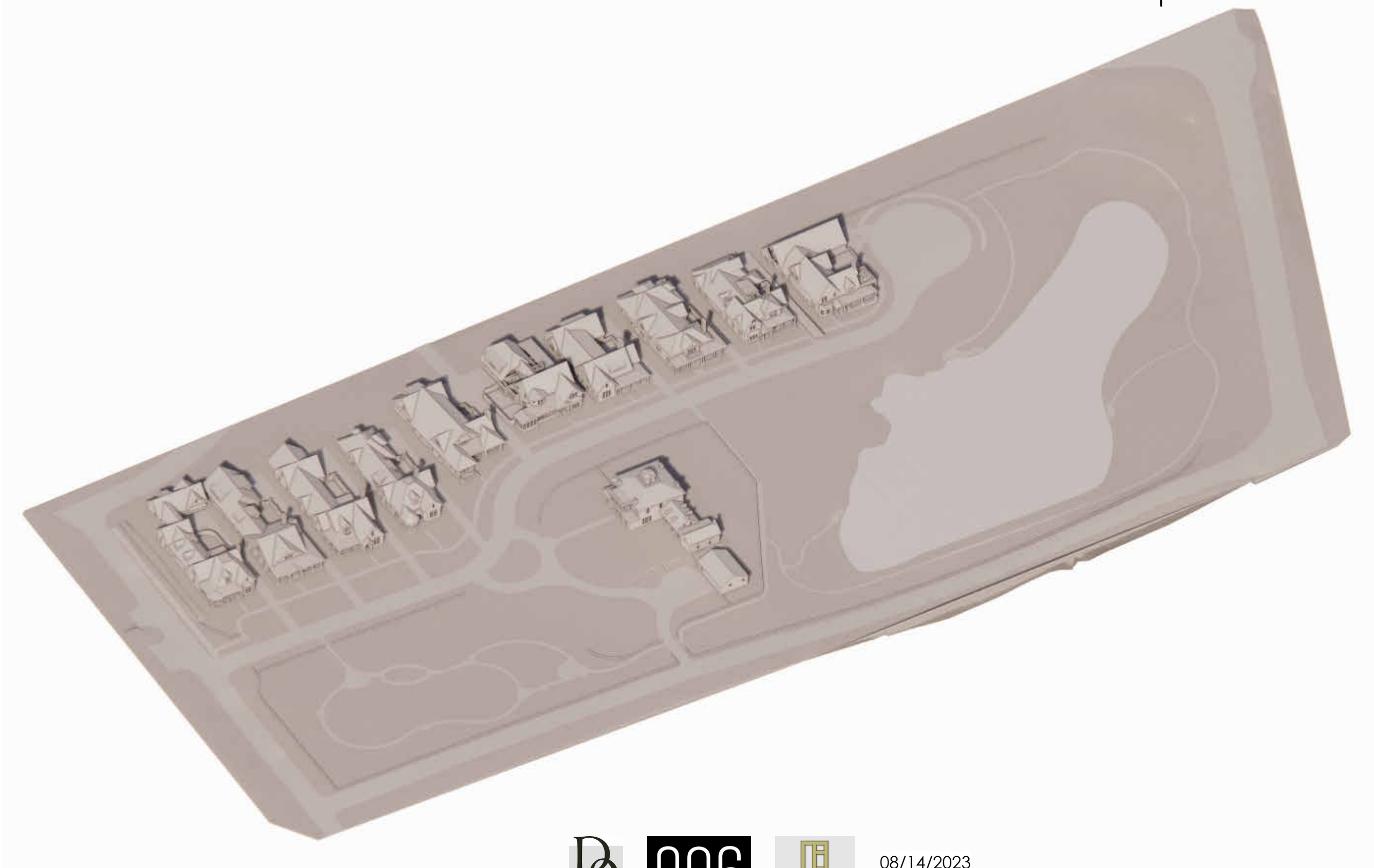
Magnolia Hall

Enhancement Landscape - Concept Plan

- 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



08/14/2023
DRC REVIEW



08/14/2023
DRC REVIEW

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.

