



Meeting Agenda

Design Review Committee

Monday, November 20, 2023

3:00 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

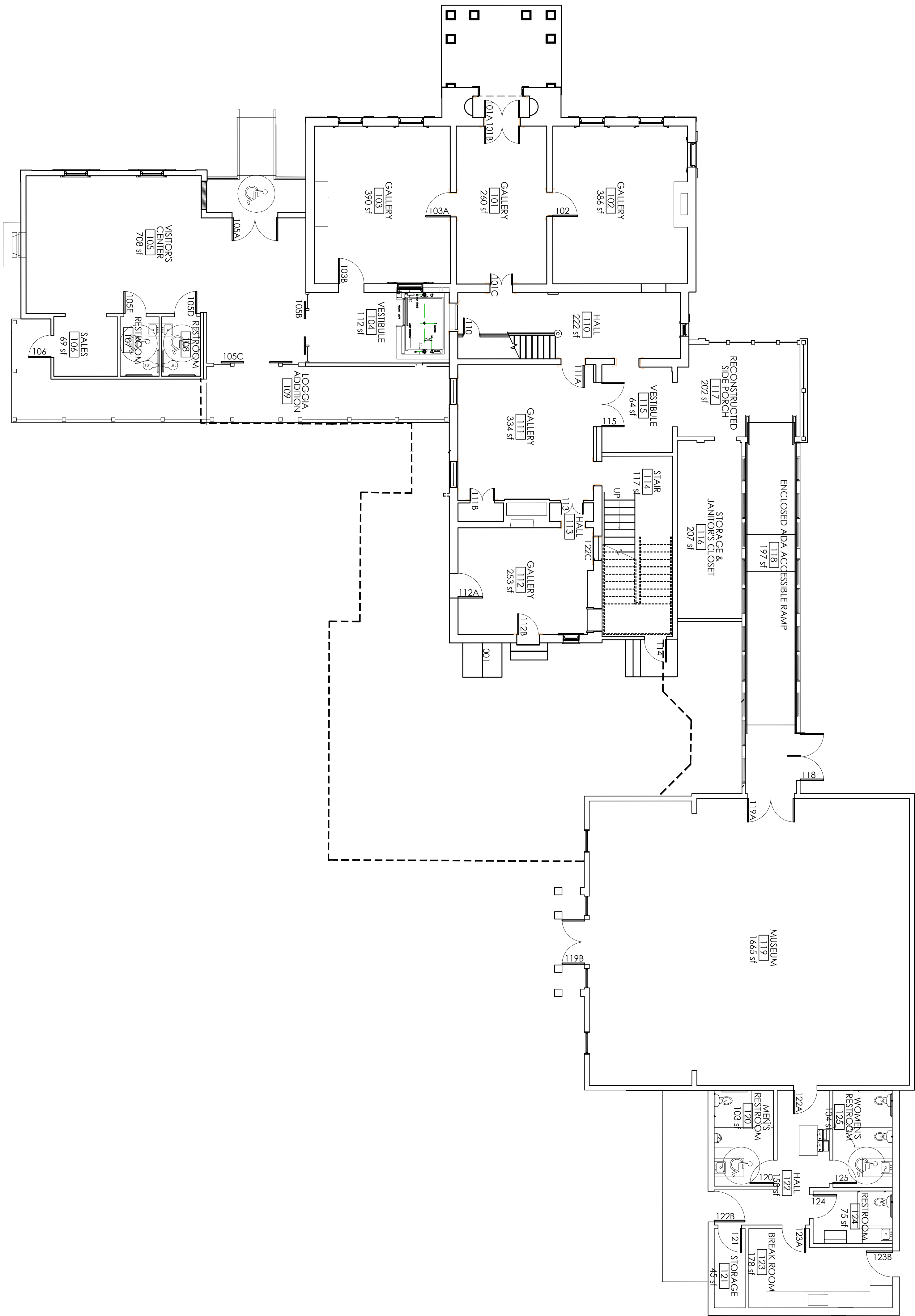
1. Discussion of Alterations (Winstead House And Carriage House) At 423 South Margin St. (Franklin Grove); Brandon Priddy, Applicant.

ADJOURN

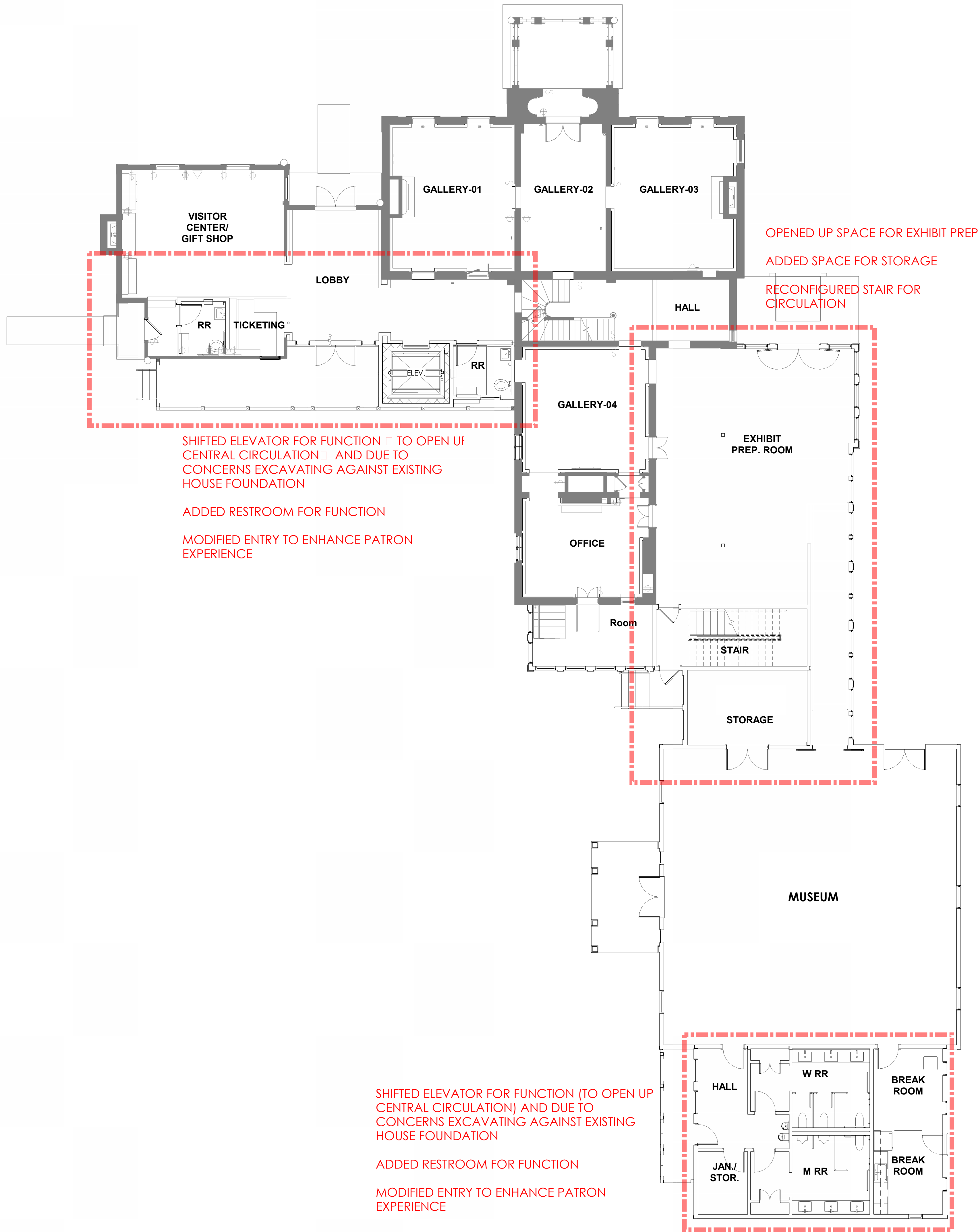
Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

11/13/2023 4:07:01 PM

1 PREVIOUSLY APPROVED FIRST FLOOR PLAN
1/8" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

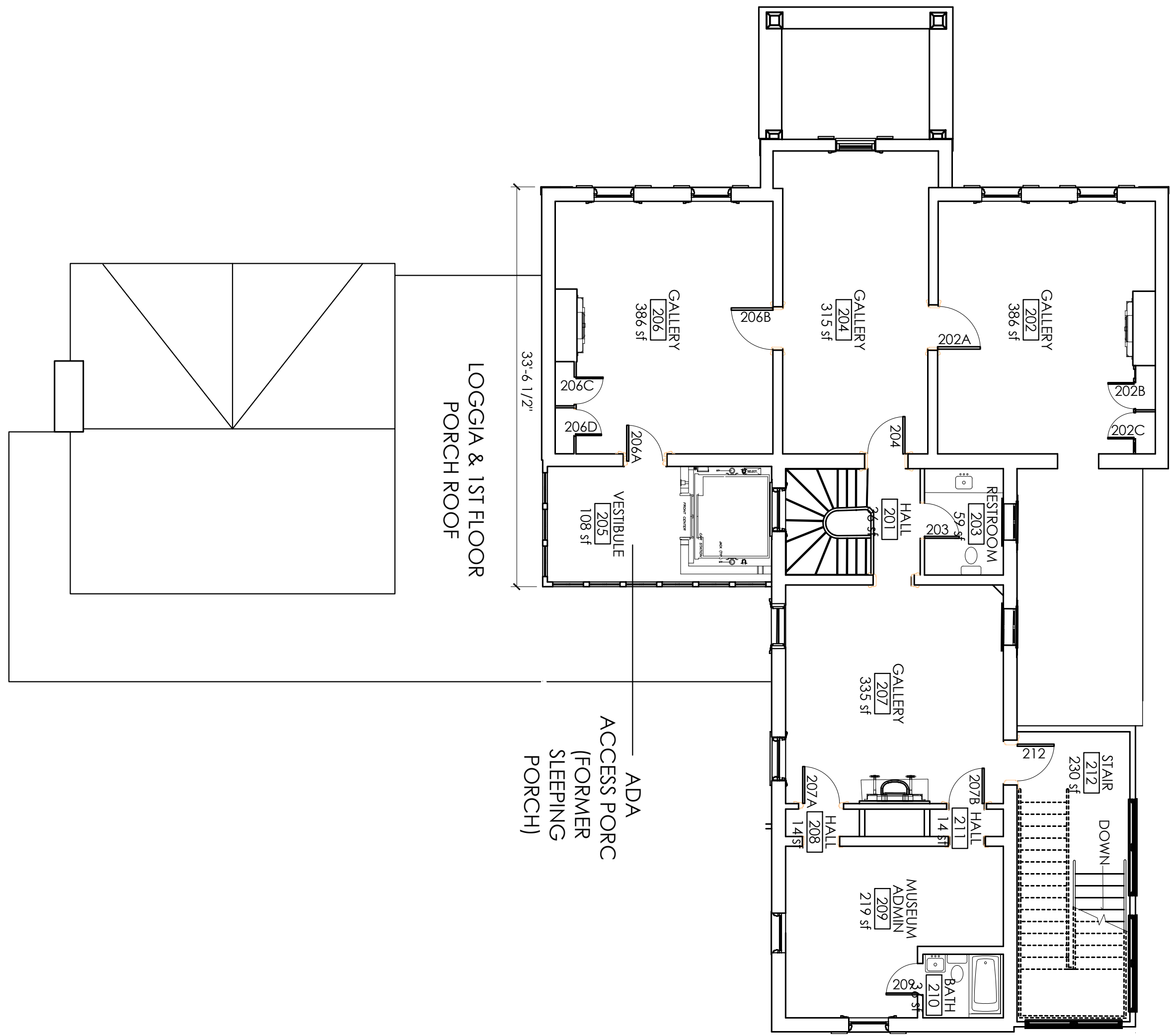


DENOTES AREA OF CHANGE

NO.	DESCRIPTION	DATE
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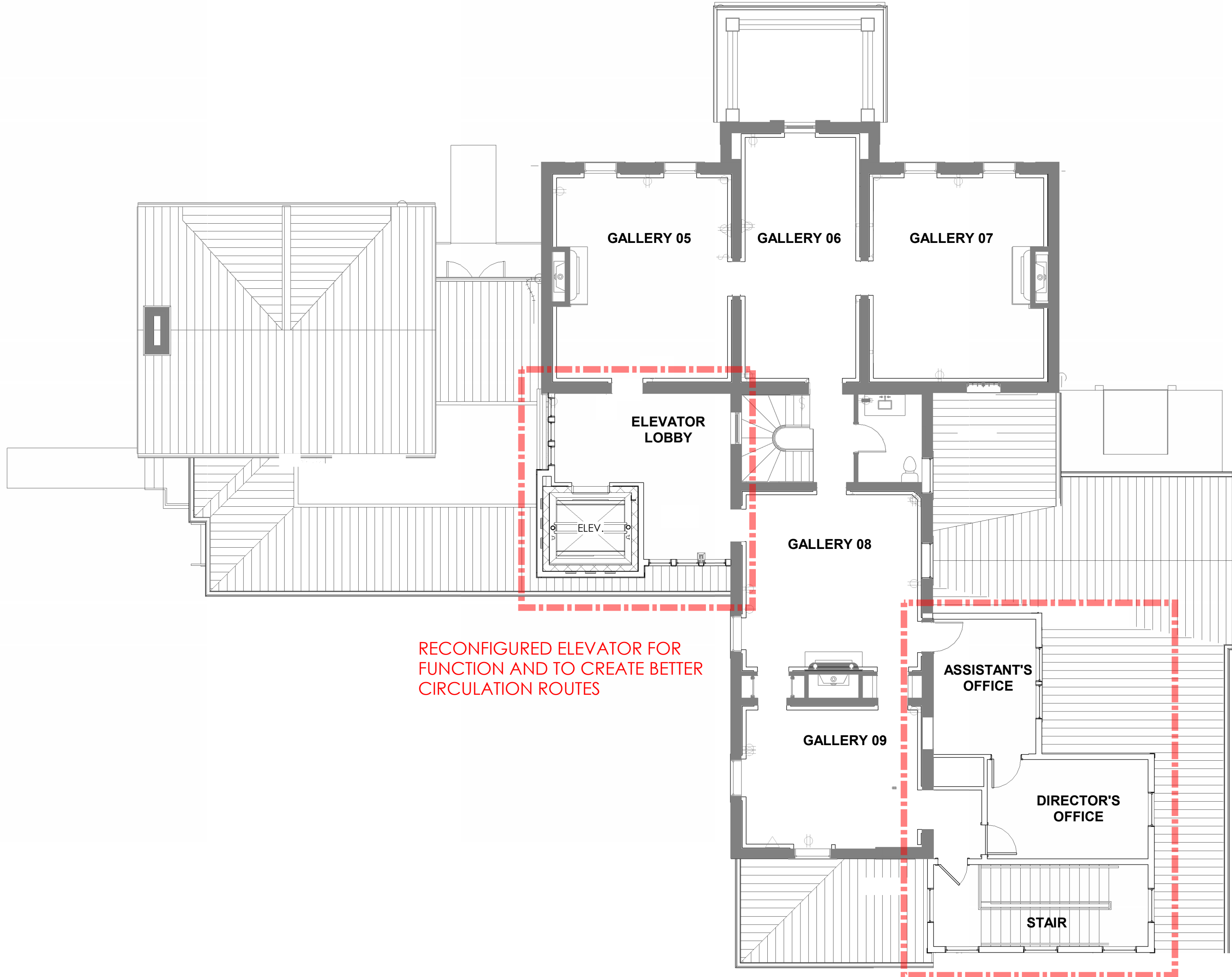
1 PREVIOUSLY APPROVED FIRST FLOOR PLAN
1/8" = 1'-0"



0' 4' 8' 16'



1 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"



0' 4' 8' 16'



DENOTES AREA OF CHANGE

NO.	DESCRIPTION	DATE
SD SET		11/07/23

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1 PREVIOUSLY APPROVED NORTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'



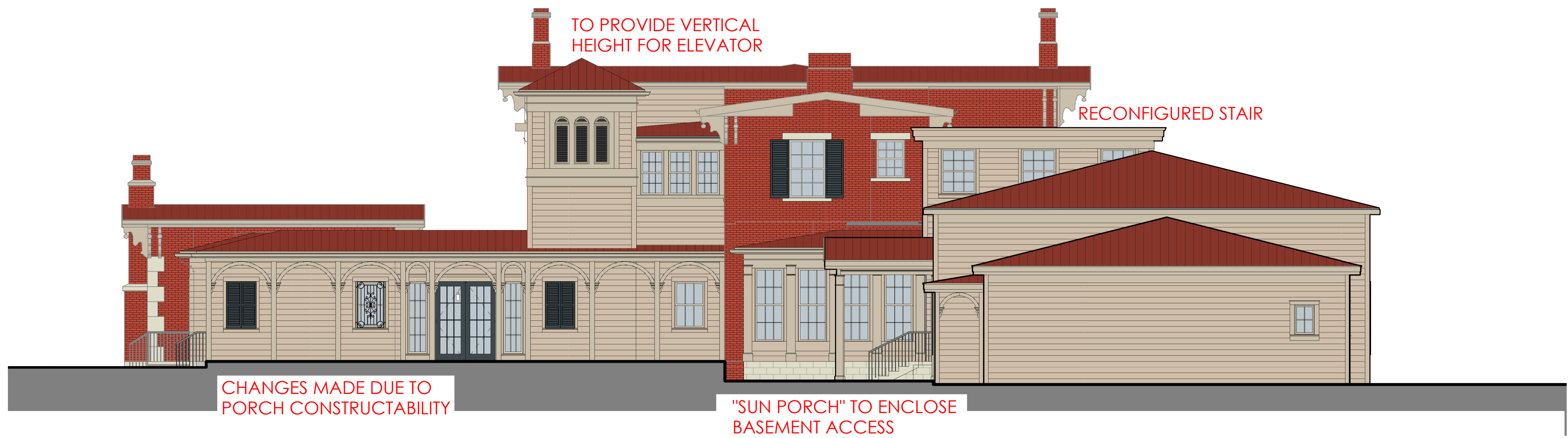
2 PROPOSED WINSTEAD MANSION - NORTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'



3 PREVIOUSLY APPROVED SOUTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'



4 PROPOSED WINSTEAD MANSION - SOUTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'



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+ INTERIORS

249 Fourth Avenue North
Suite 200
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615.988.9065
906studio.com



FRANKLIN GROVE
ESTATE & GARDENS

WINSTEAD
MANSION

423 SOUTH MARGIN ST.
FRANKLIN, TN 37064

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CONSTRUCTION

2023, 906 STUDIO, PLLC. DRAWINGS
AND DESIGN CONCEPTS SHALL NOT
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Project Number
23.1078

NORTH & SOUTH
ELEVATION

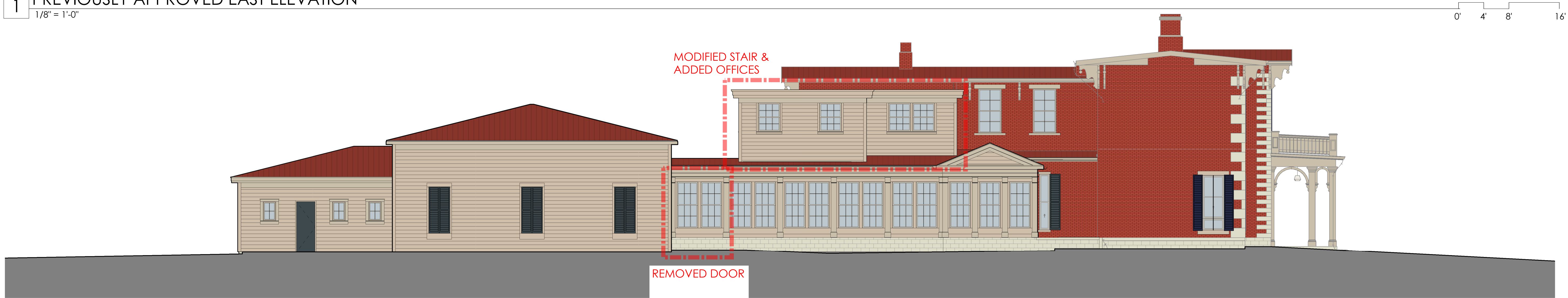
A3.0

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DENOTES AREA OF CHANGE



1 PREVIOUSLY APPROVED EAST ELEVATION
1/8" = 1'-0"



2 PROPOSED WINSTEAD MANSION - EAST ELEVATION
1/8" = 1'-0"

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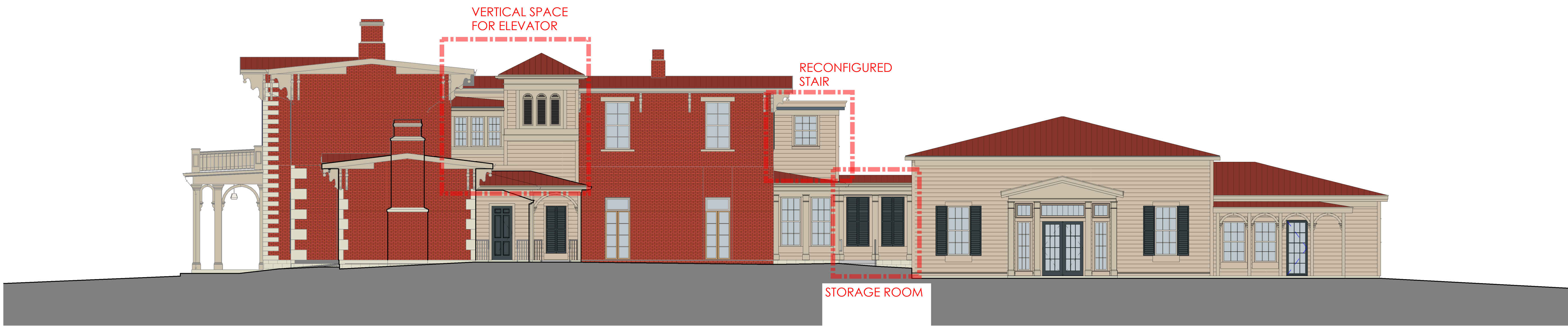
NO.	DESCRIPTION	DATE
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Project Number
23.1078
EAST ELEVATION

A4.0



1 PREVIOUSLY APPROVED WEST ELEVATION
1/8" = 1'-0"



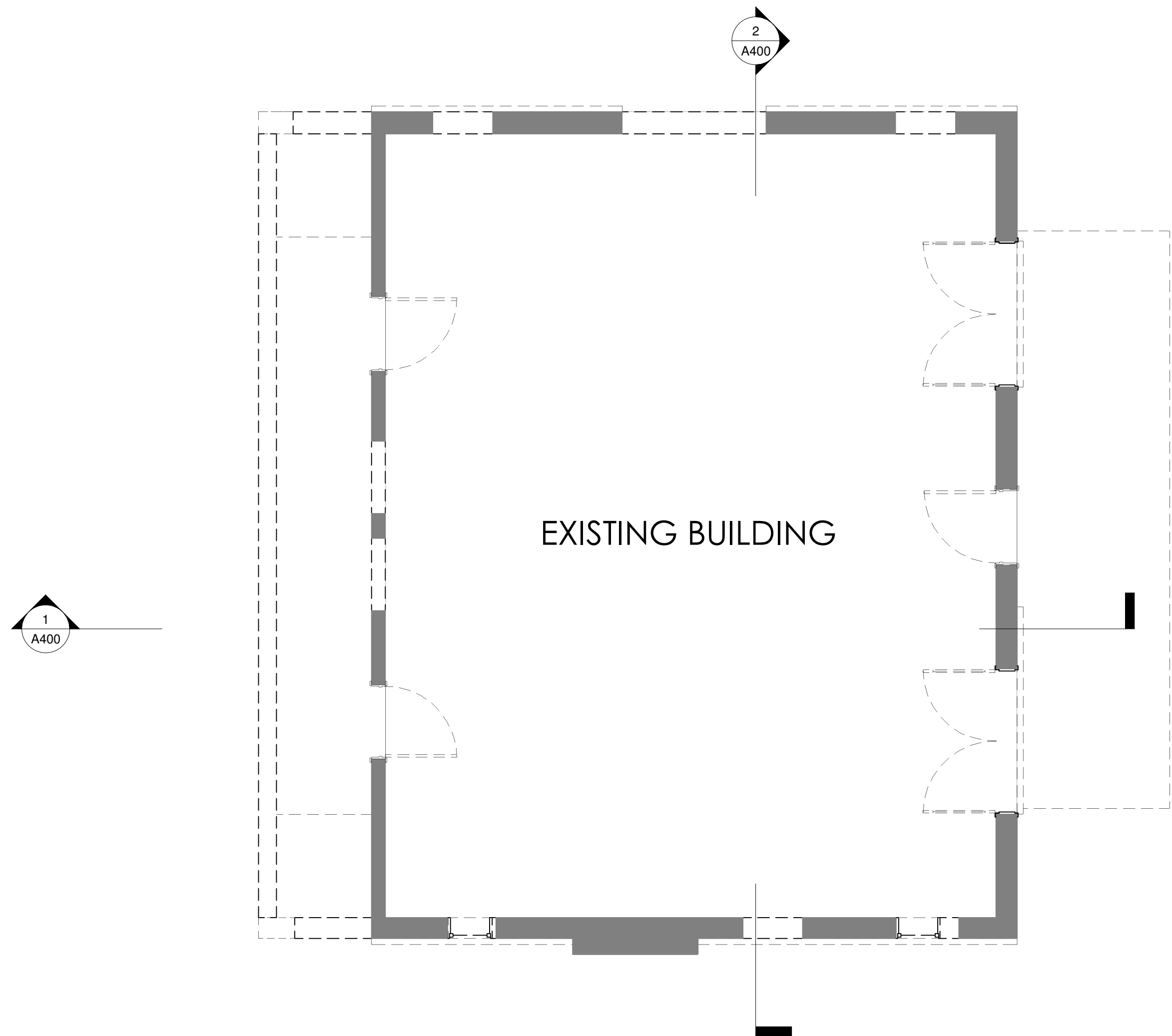
2 PROPOSED WINSTEAD MANSION - WEST ELEVATION
1/8" = 1'-0"



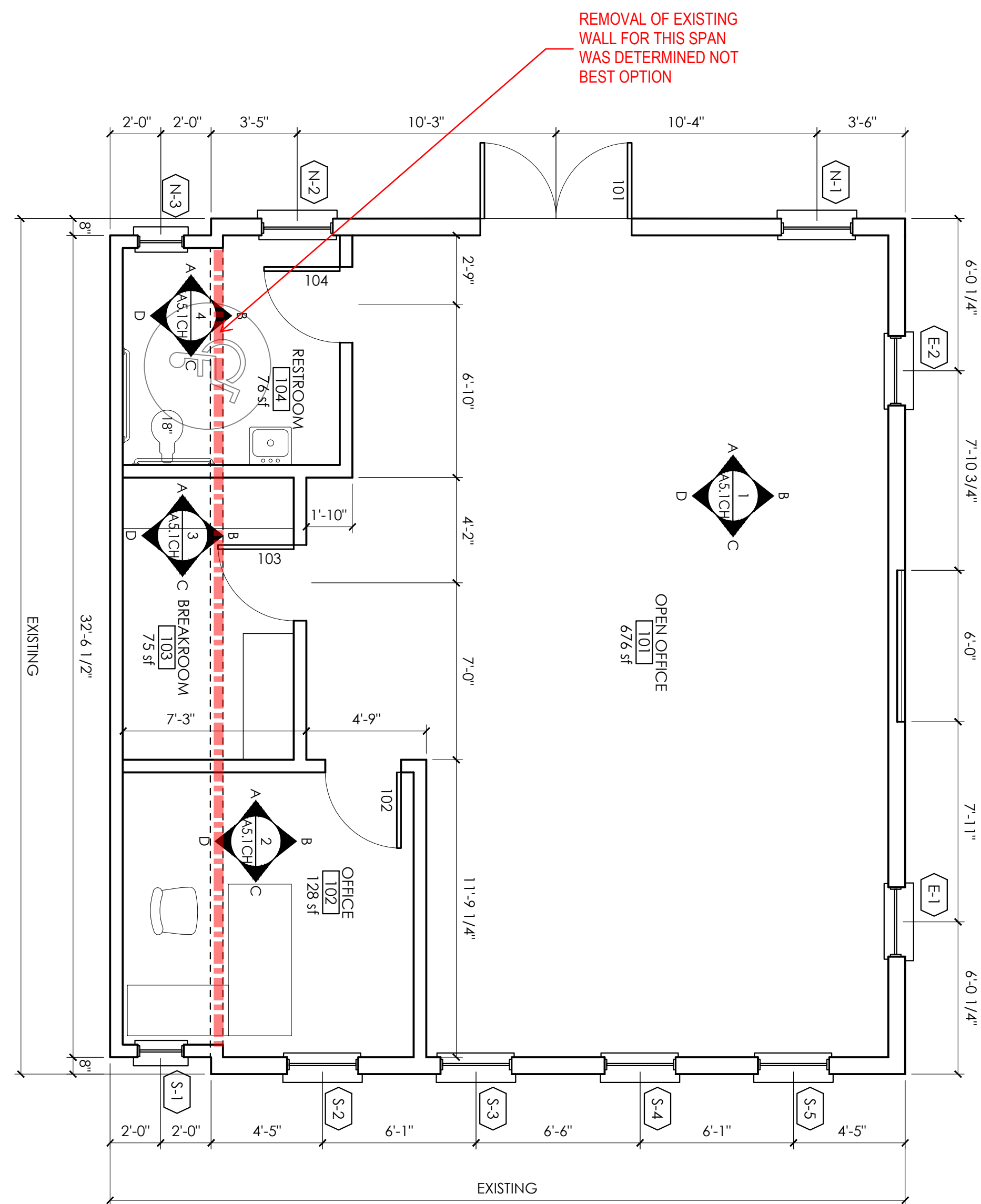
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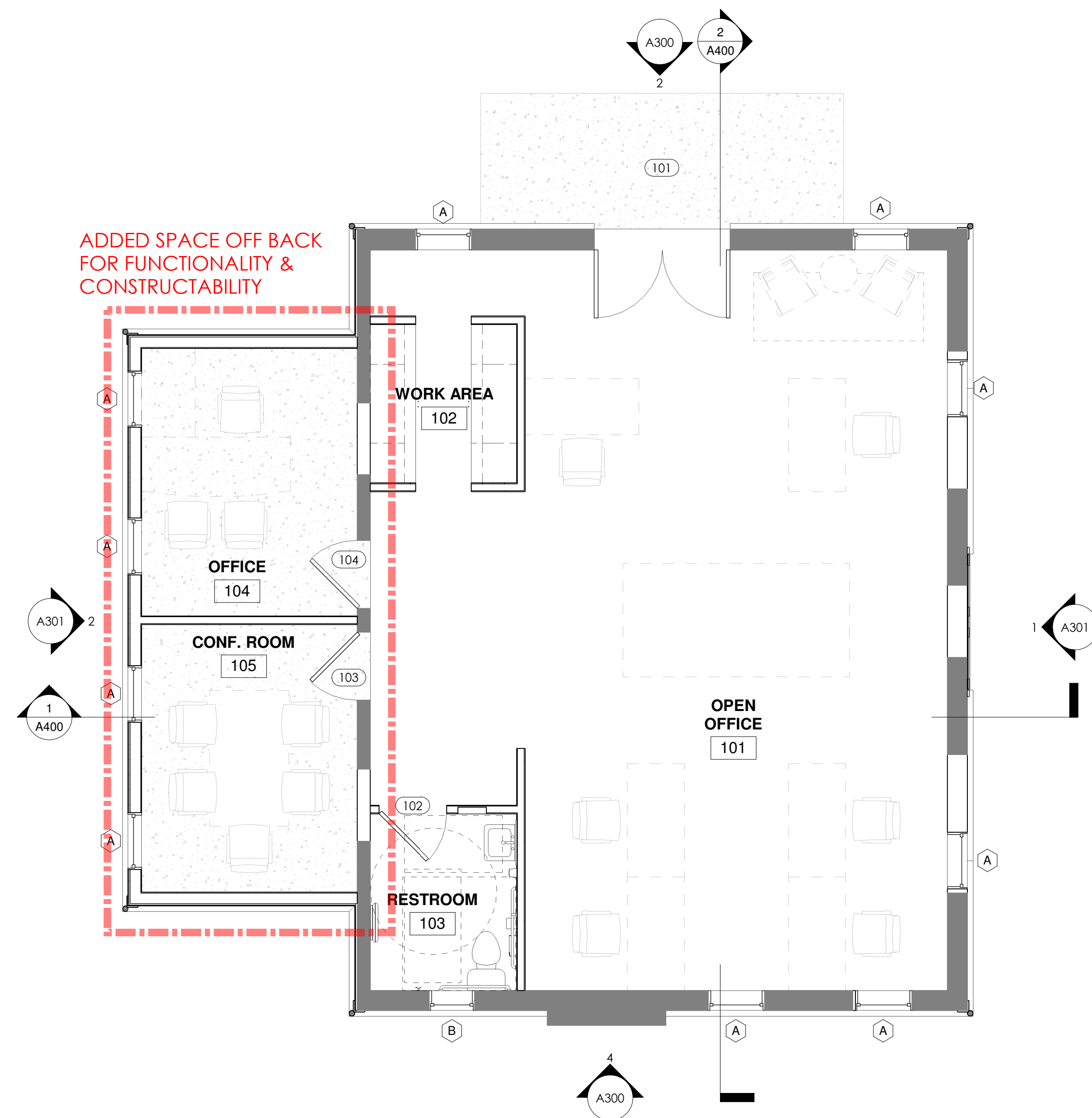
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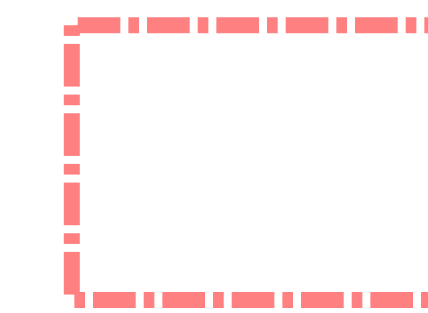
1 DEMOLITION PLAN
1/4" = 1'-0"



2 PREVIOUS FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED FLOOR PLAN
1/4" = 1'-0"



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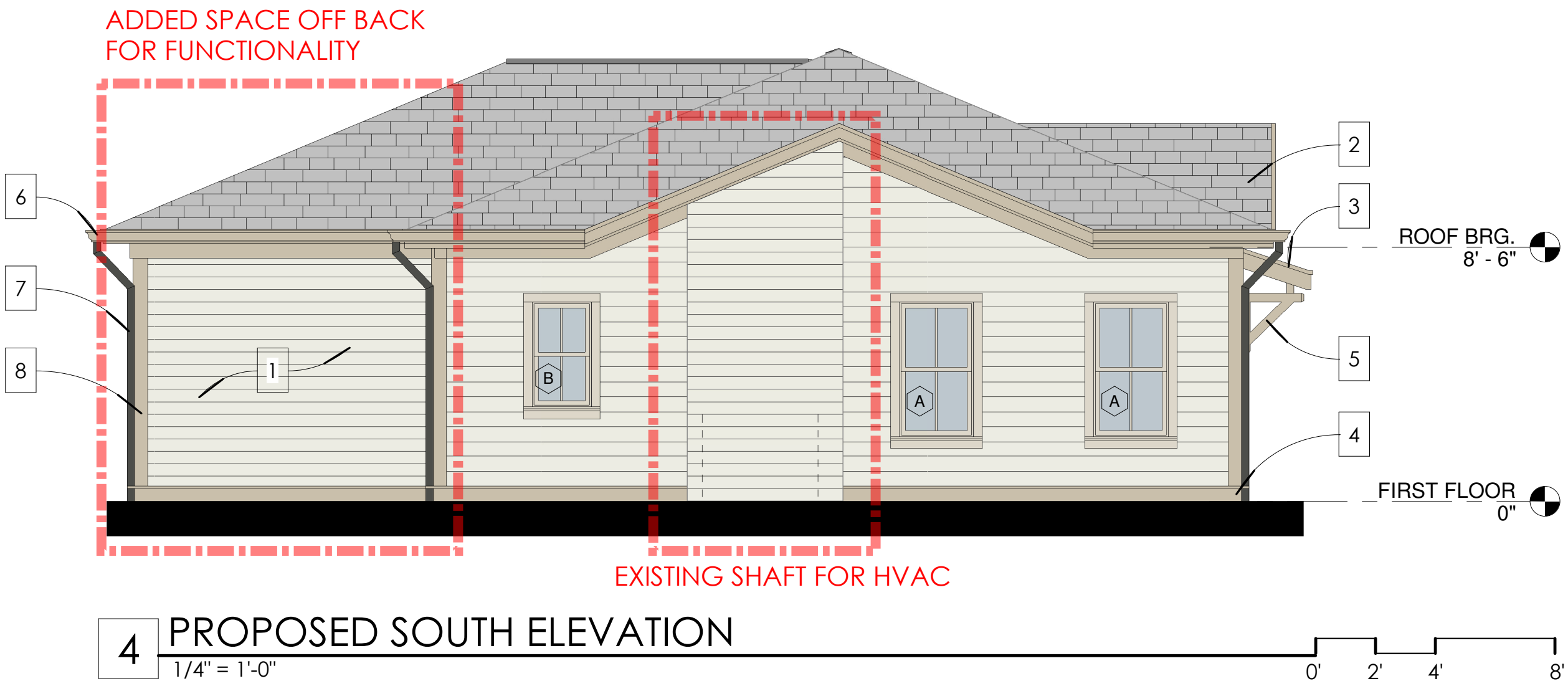
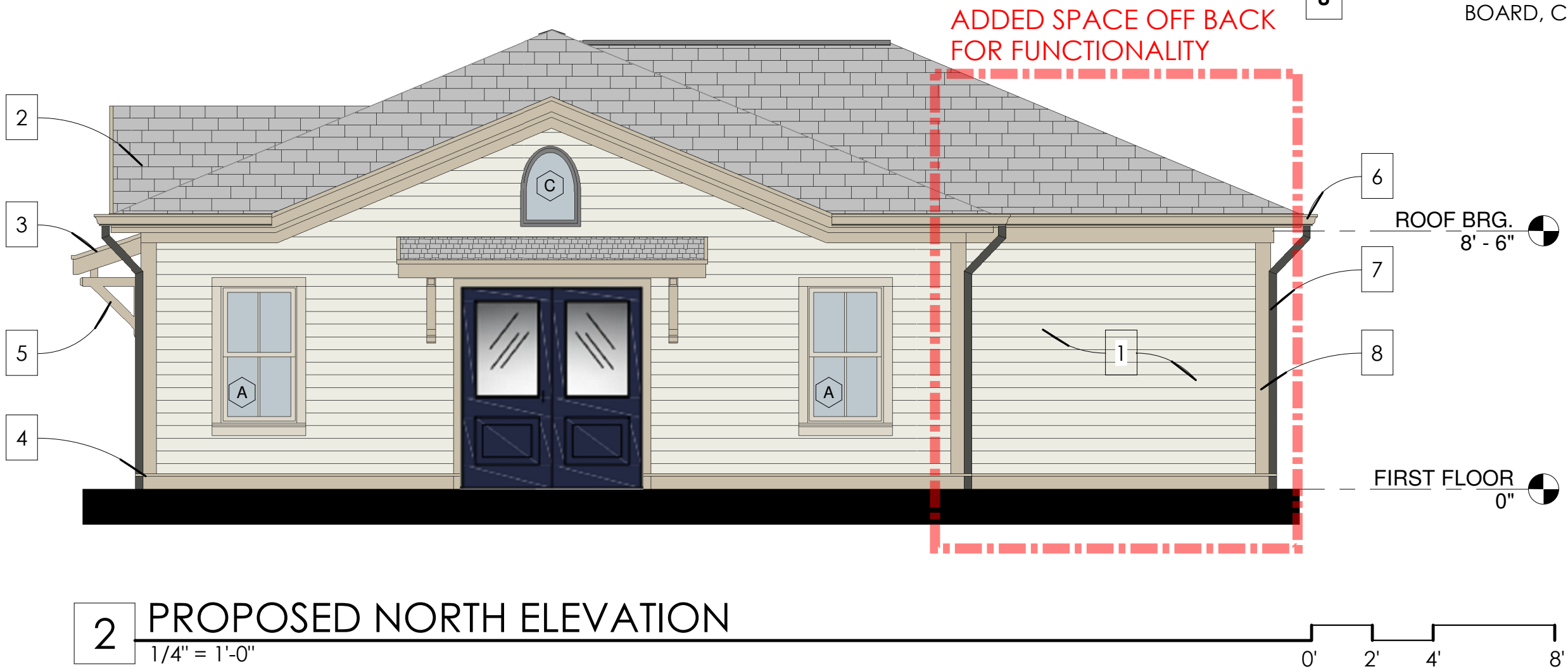
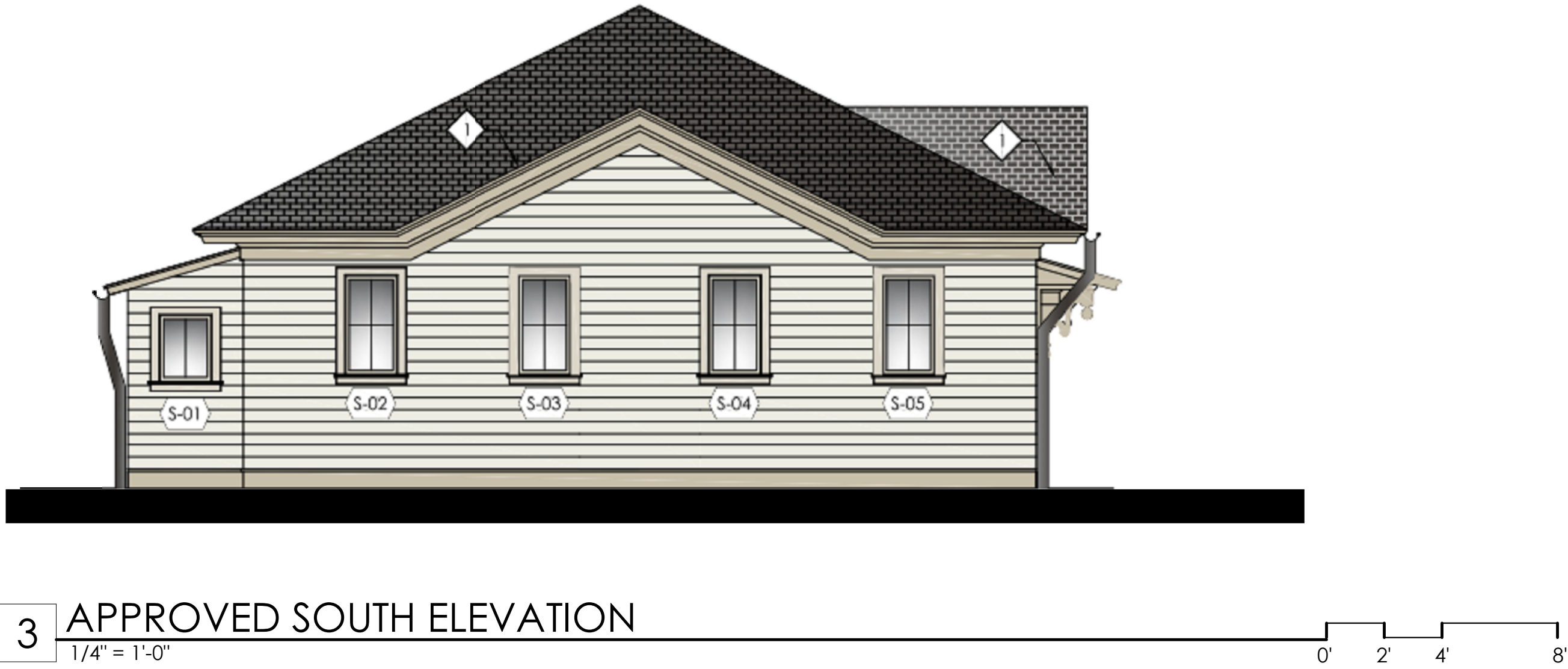
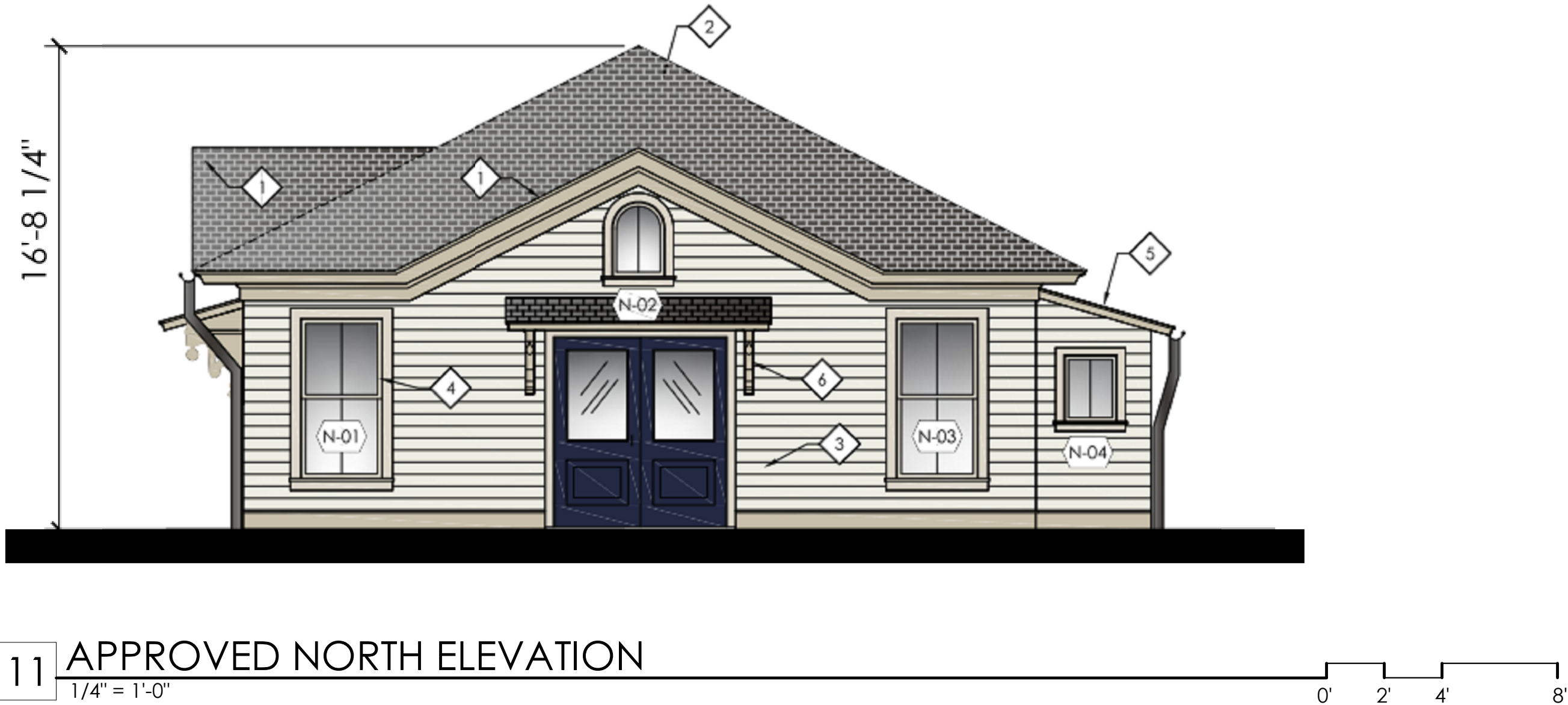
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FIRST FLOOR PLAN

A6.0



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EXTERIOR MATERIAL LEGEND

- 1 HORIZONTAL SIDING - 5/4 HARDIE LAP SIDING - SMOOTH FINISH WITH 5" REVEAL, COORDINATE SELECTION W/OWNER.
- 2 ARCHITECTURAL SHINGLE ROOF - 30 YEAR ARCHITECTURAL SHINGLE - COORDINATE SELECTION W/OWNER.
- 3 STANDING SEAM METAL ROOF - GALVANIZED - 30 YEAR WARRANTY, COORDINATE SELECTION W/OWNER.
- 4 PTD. FIBER CEMENT BASE TRIM - COORDINATE FINISH SELECTION W/OWNER.
- 5 BRACKET - 4X4 PAINTED OR EQ.
- 6 GUTTER - 5" O.G. GUTTER, COORDINATE FINISH SELECTION W/OWNER.
- 7 DOWNSPOUT - COORDINATE FINISH SELECTION W/OWNER.
- 8 CORNER TRIM BOARD - 1X6 FIBER CEMENT CORNER BOARD, COORDINATE SELECTION WITH OWNER.

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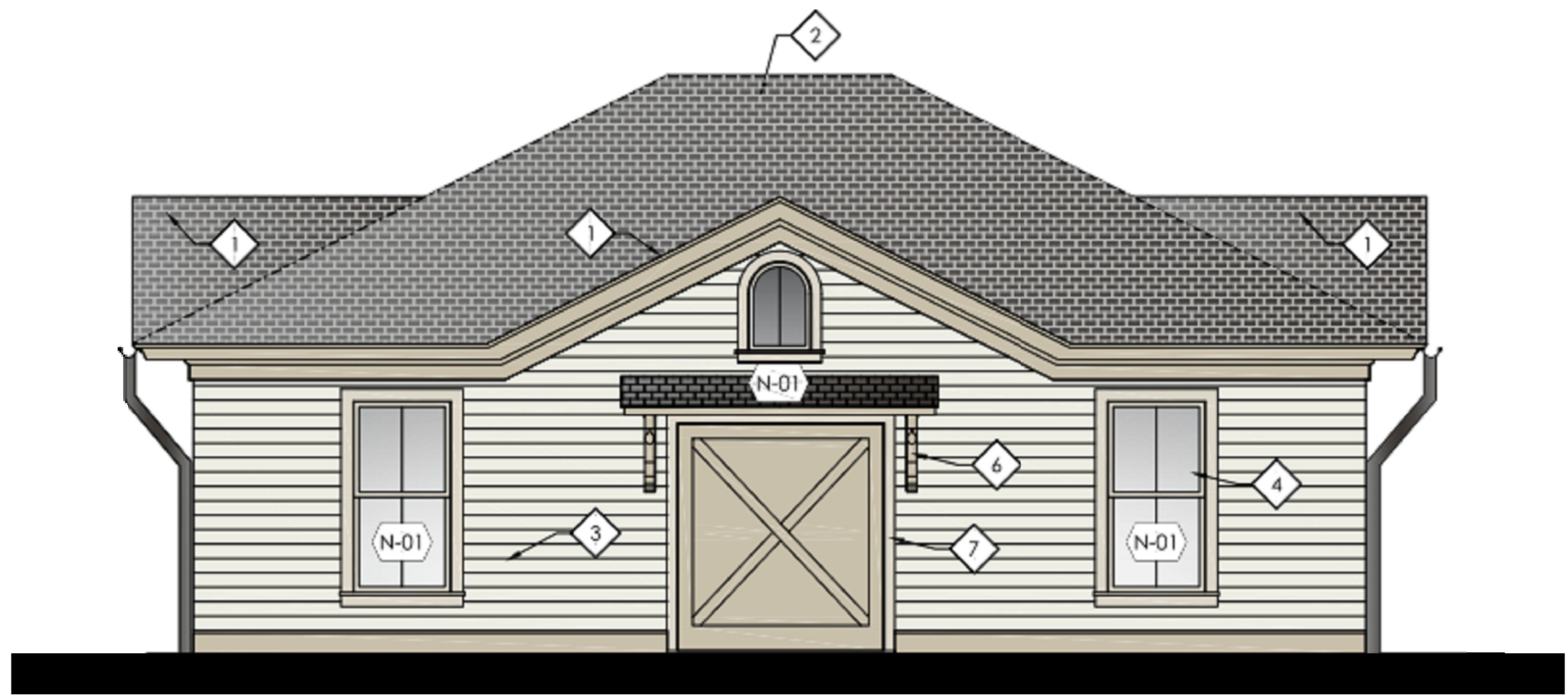
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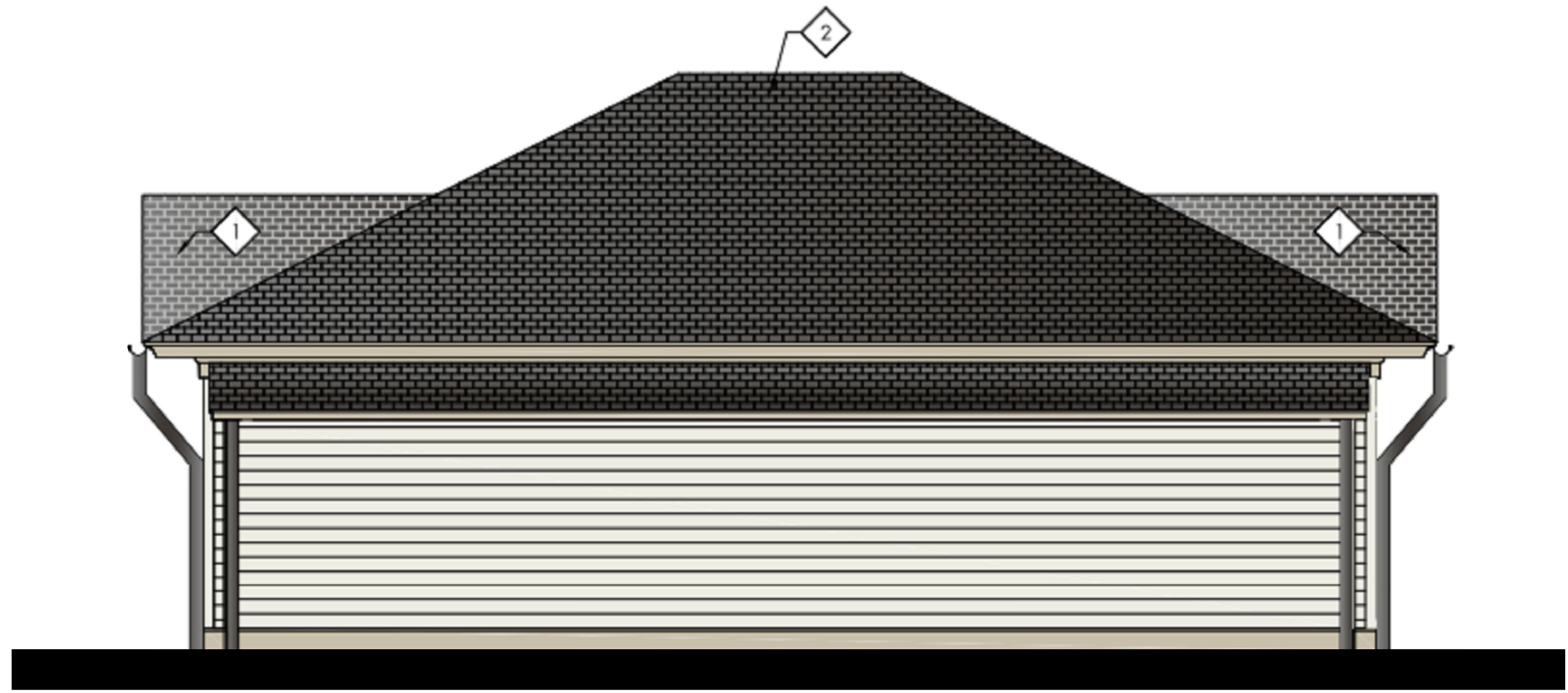
NO.	DESCRIPTION SD SET	DATE 10/11/23

Project Number
23.1078
ELEVATIONS

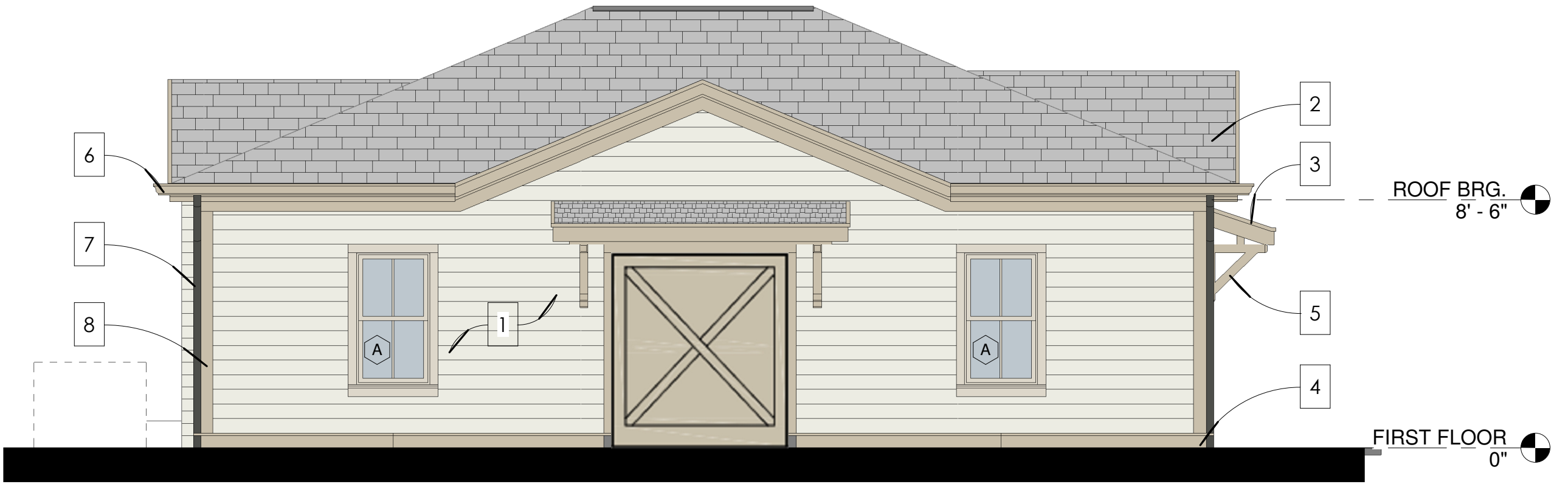
A7.0



3 APPROVED EAST ELEVATION
1/4" = 1'-0"



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



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



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



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ELEVATIONS

A8.0



Franklin Grove Design Modifications Narrative

for the
Franklin Historic Zoning Commission

Prepared by Brandon Priddy, 906 Studio Architects : November 13, 2023

Several weeks ago 906 Studio Architects was engaged by the Heritage Foundation of Williamson County to assist in the design of the Franklin Grove Museum & Gardens, a renovation of the historic Winstead Mansion and surrounding buildings.

As we became familiar with the project we learned that elevations for all buildings had been reviewed and approved by the Franklin Historic Zoning Commission. Based on that approval we set as a goal keeping any modifications to the design as minimal as possible. Unfortunately as we progressed through design and began to coordinate with different building systems (such as elevators and foundations) and to look at both the function of the layout and construction feasibility in detail, we found several areas where we decided to recommend modification for the overall good of the project. In particular we leaned on the recommendations of James Volkert with The Museum Group, a museum specialist who has worked on a variety of projects including the National Museum of the American Indian and the Smithsonian. He provided guidance for optimal function and flow through the space for patrons as well as staff, and his recommendations included some modifications to key elements of the floorplan.

Attached are a set of elevations where we have documented both what was approved, what we are proposing and reasons for these potential changes. We've also provided first and second floor plans for reference. We look forward to the opportunity to discuss these potential modifications with the Commission and working together to provide the very best facility for both the Heritage Foundation and the City of Franklin.

PERSPECTIVES

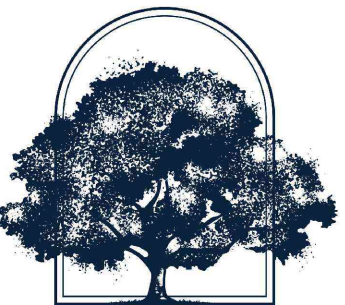
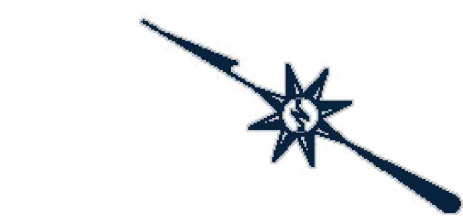
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SOUTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



FRANKLIN
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LEGEND

- 1 MUSEUM OF ART address: 201 Ed Silva Way.
- 2 WELCOME GARDEN & LOGGIA
- 3 PARTERRE GARDEN
- 4 SMOKEHOUSE address: 109 Ed Silva Way.
- 5 OAK GARDEN
- 6 SECRET GARDEN
- 7 DISPLAY GARDEN
- 8 LEE-BUCKNER ROSENWALD SCHOOL address: 101 Ed Silva Way.
- 9 HISTORY WALK
- 10 LOWER LAWN
- 11 INNOVATION CENTER address: 100 Ed Silva Way. note A.
- 12 CARRIAGE HOUSE address: 106 Ed Silva Way.
- 13 LOWER HILLSIDE GARDEN
- 14 PARKING
- 15 TRAFFIC CONTROL ARM

BUILDING USES

- **Passive Park**
 - The Gardens
- **Museums**
 - The Museum of Art & Education Center-Perkins-Winstead House
 - Lee-Buckner Schoolhouse
- **Entrepreneurship/Innovation Center**
 - Innovation Center—Haynes Berry House
- **Charitable/Fraternal/Social Organization**
 - The Carriage House-- the offices would be for primarily used by administrative personnel, members, and guests, not leased to individual private businesses.
- **Place of Public Assembly**
 - The Museum of Art & Education Center-symposiums, lectures, speaker series, exhibits, etc.
- **The Smokehouse** is an accessory structure used for storage.

■ HVAC WITH LANDSCAPE SCREENING

Note A: the Innovation Center will keep the current address until this project is completed. Fence will not be installed until the new road is constructed and address changed.