



Meeting Agenda

Design Review Committee

Monday, December 18, 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

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPLICATIONS

1. Discussion Of Window Replacement At 300 4th Ave. S. (Forest Manor Apartments); Sean Moule, Applicant.
2. Discussion Of Alterations (Courtyard) At 159 1st Ave. N.; Andy Berry, Applicant.
3. Discussion Of An Addition (Accessory) At 117 3rd Ave. N.; Brandon Priddy, Applicant.

4. Discussion Of New Construction At 1845 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 7); Matt Smith, Applicant.
5. Discussion Of New Construction At 1849 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 9); Matt Smith, Applicant.
6. Discussion Of New Construction At 1851 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 10); Jennifer Lombard, Applicant.
7. Discussion Of New Construction At 1853 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 11); Jennifer Lombard, Applicant.
8. Discussion Of Alterations (Winstead 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.

Forest Manor Window Replacement

Exterior pictures



Window Operational Issues

Water damage on sill, windows that won't open creating egress issues, bathroom windows that do not open and are creating mold/mildew issues





No: Date: Revision:

Client Contact: Steve Bacon

SGS Contact: Andy Berry
SGS Project Number: 21088.00

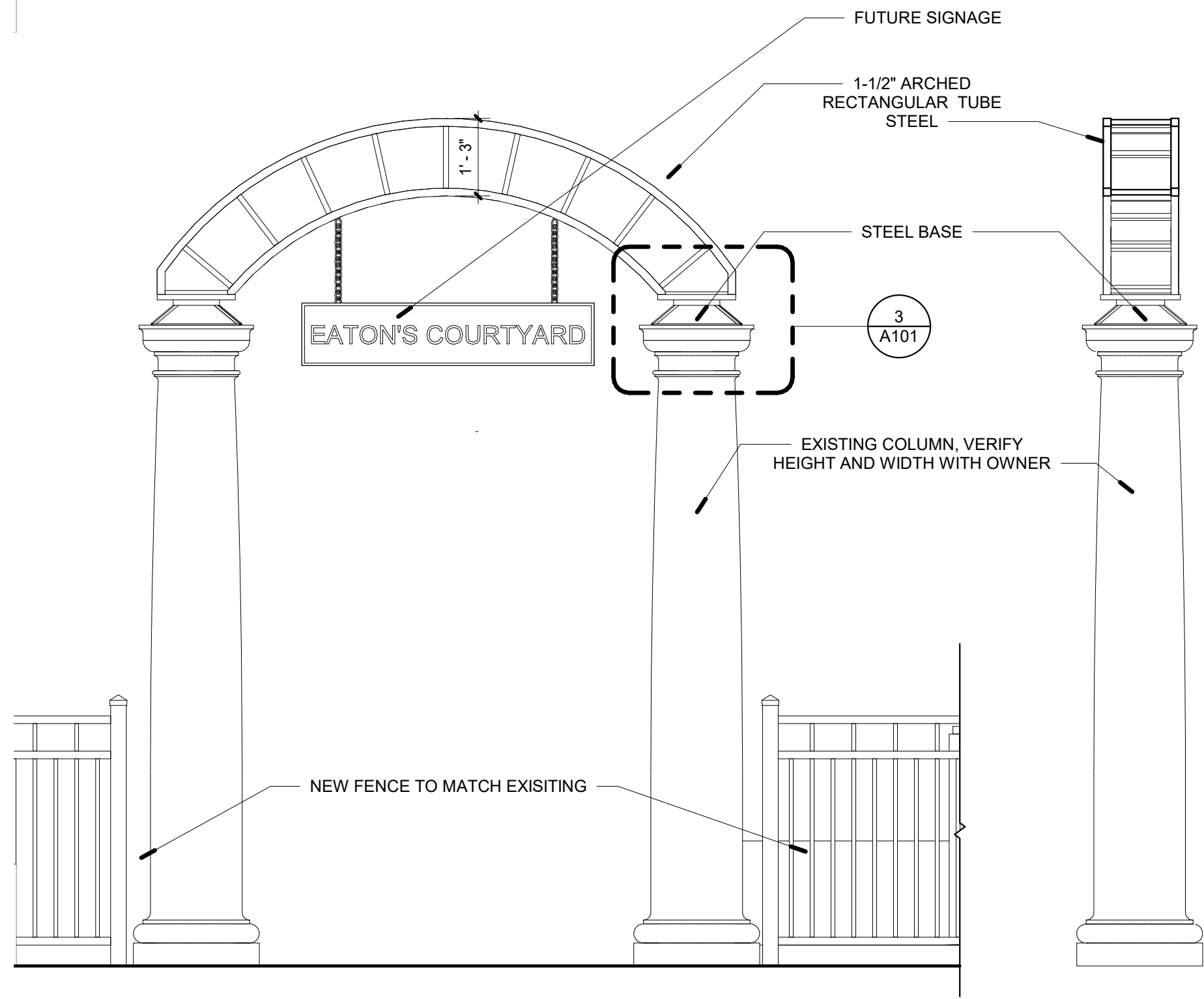
EATON'S COURTYARD
159 1st Ave N
Franklin, TN 37064

Copyright 2023 by Smith Gee Studio, LLC. All drawings and text contained in these drawings are the property of Smith Gee Studio, LLC and cannot be used without express written permission. Do not scale drawings. If dimensions are needed but not shown consult architect.

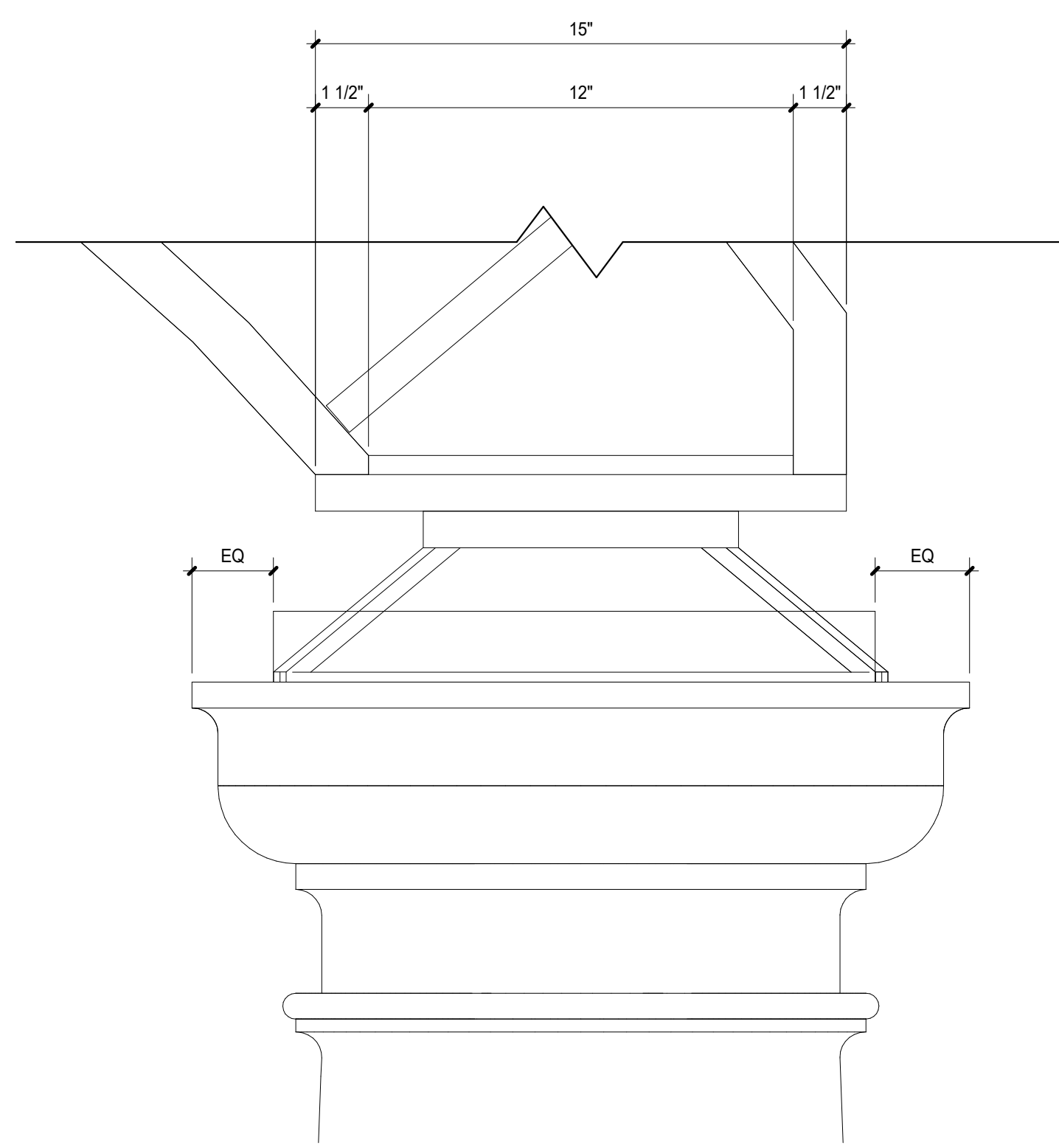
Drawing:
COURTYARD PLAN

12/11/2023
DRC SUBMISSION

A101



1 ARCH ELEVATION
1/2" = 1'-0"

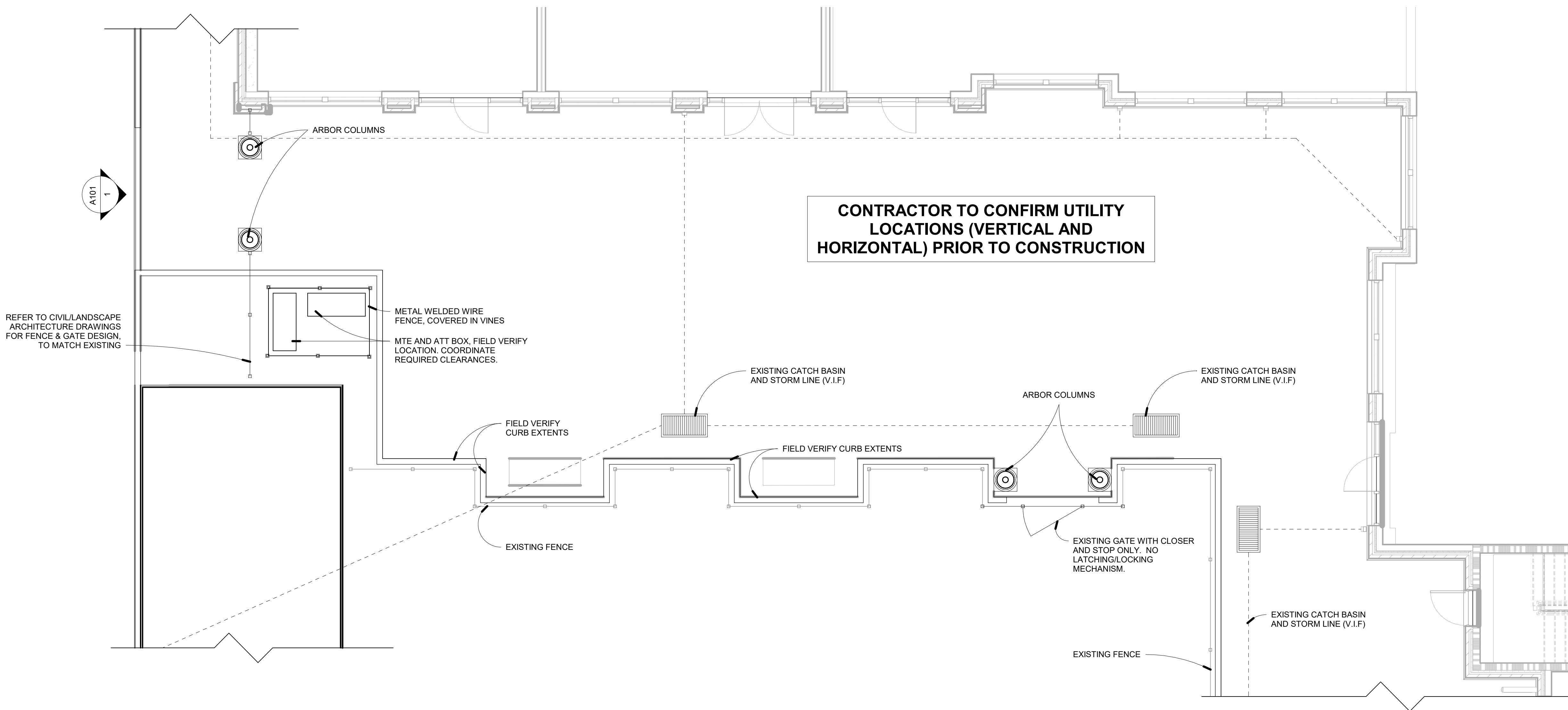


2 ARCH SECTION
1/2" = 1'-0"

3 ARCH DETAIL
3" = 1'-0"



4 ARCH DESIGN CONCEPT
NOT TO SCALE



5 COURTYARD PLAN
3/16" = 1'-0"



6 EXISTING PHOTOS
NOT TO SCALE

12/11/2023 11:56:40 AM

906

Eden Beer Garden Design Modifications Narrative for the Franklin Historic Zoning Commission

Prepared by Brandon Priddy, 906 Studio: December 11, 2023

906 Studio Architects was engaged by Mike Saavedra to assist in the design of the Eden Beer Garden, a renovation and addition to the accessory structure at 117 Third Ave. North Franklin, TN 37064. The accessory structure we are proposing alterations and additions to has been significantly modified over the years with few if any original exterior elements remaining. For reference, here is an excerpt from the National Register listing:

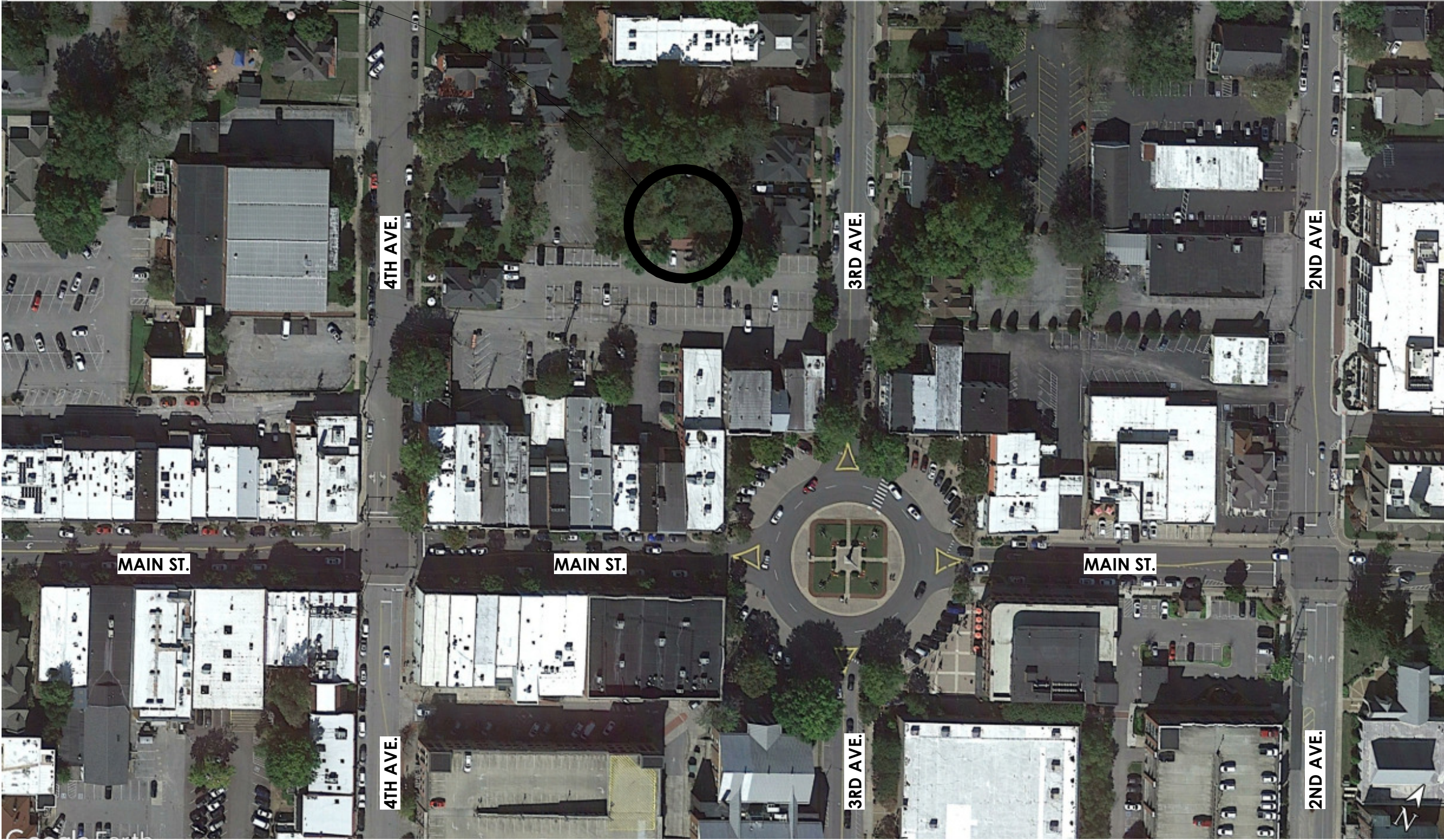
“Behind the dwelling is an early 20th century garage that has been extensively altered as a shop. Its façade has been retro-fitted with ca. 1980 single-light fixed vertical windows and paneled doors. Across the façade is a decorative wood pergola feature. The exterior has vinyl siding.”

Note that this existing accessory structure sets directly behind the primary historic home, and is much smaller and is only slightly visible from 3rd Avenue. The proposed addition would also be only slightly visible from 3rd Avenue.

The exterior renovation includes full replacement of the roof and limited areas of siding (which is not original) to match existing. While the register listing above describes siding as vinyl, it is currently painted Hardie siding. We would propose to match in-kind. On the Northwest “front” façade two sets of single doors with equal-width sidelights will be replaced with two pairs of glass French doors. A single leaf door from the Northwest façade will be relocated to the Southwest façade. The existing pergola structure (a recent addition) will be removed, and a wood framed covered patio added to the front façade. This addition will be below the existing primary roof line with roofing material matching primary volume. The trim and siding on the addition will match the existing structure.

Attached are plans, elevations, and perspectives for what we are proposing. We’ve also provided images of the current conditions for reference. We look forward to the opportunity to discuss these proposed modifications with the Commission and working together to provide a facility that preserves and fits within the unique urban fabric of Franklin.

PROJECT LOCATION

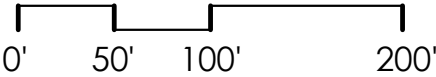


SITE PLAN
1" = 100'-0"

ARCHITECTURE

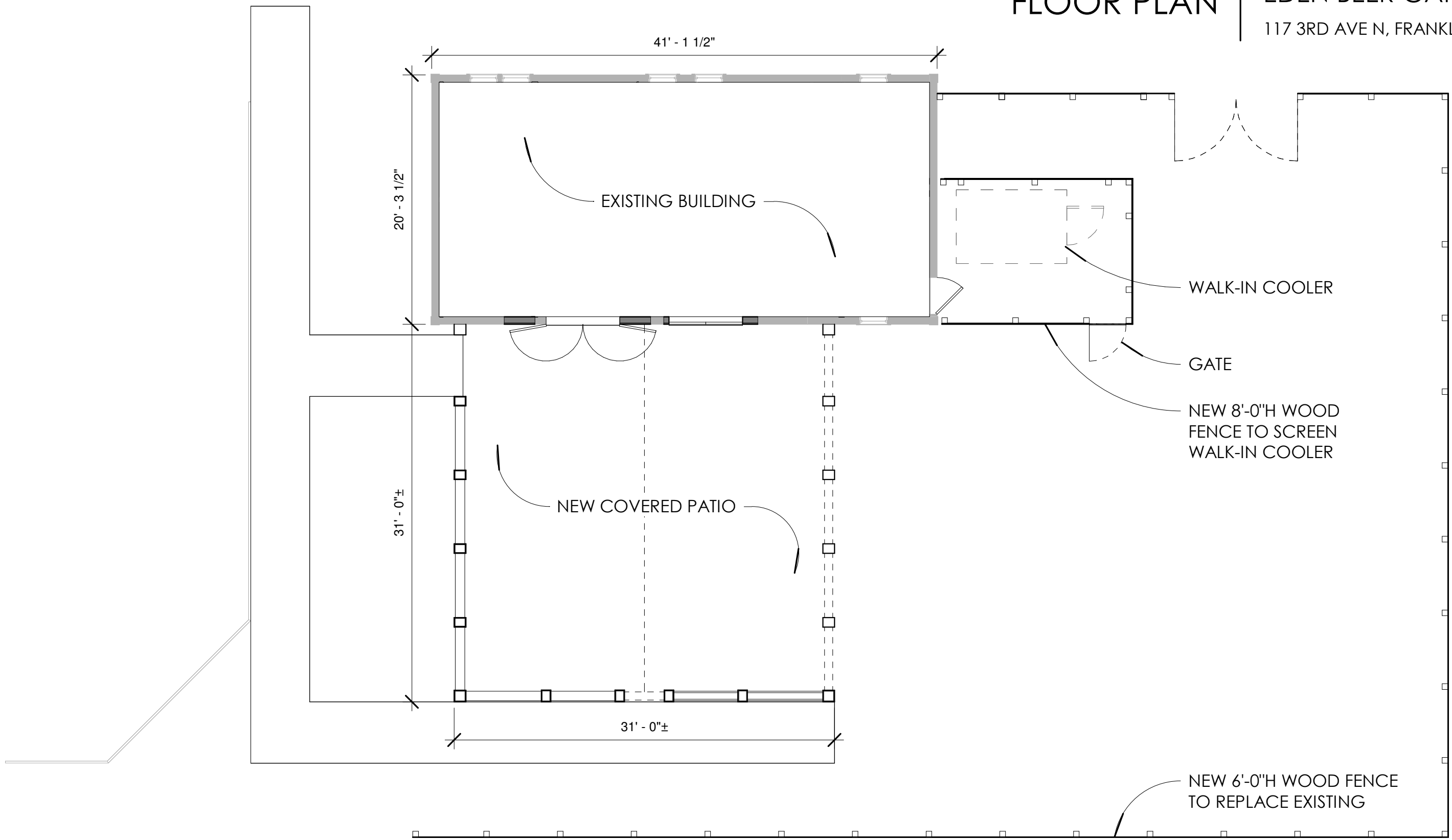
906

12/11/2023



FLOOR PLAN

EDEN BEER GARDEN
117 3RD AVE N, FRANKLIN, TN



FLOOR PLAN

1/8" = 1'-0"

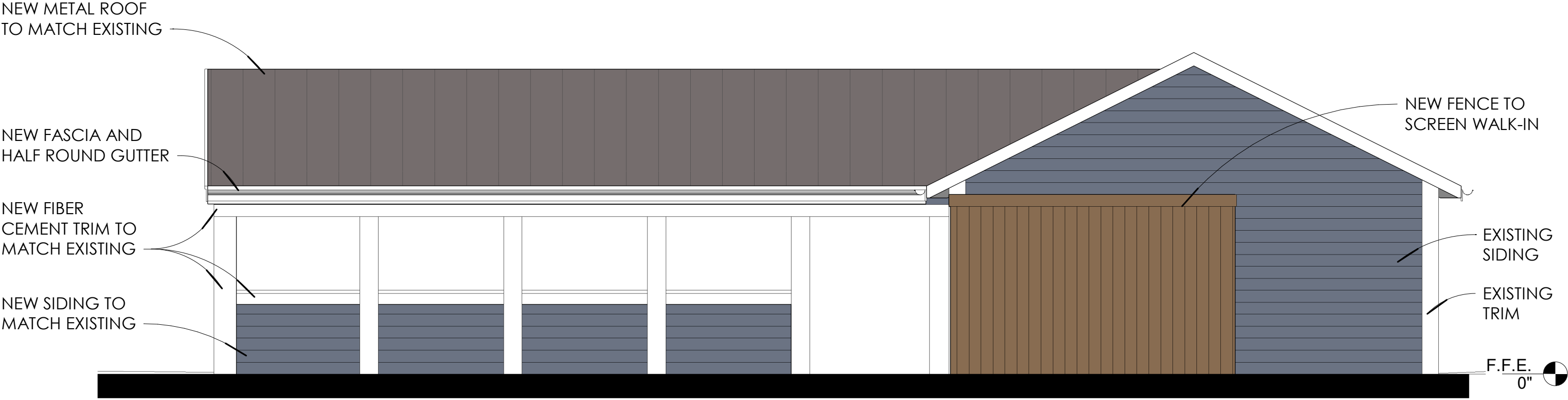
ARCHITECTURE

906

12/11/2023

0' 4' 8' 16'





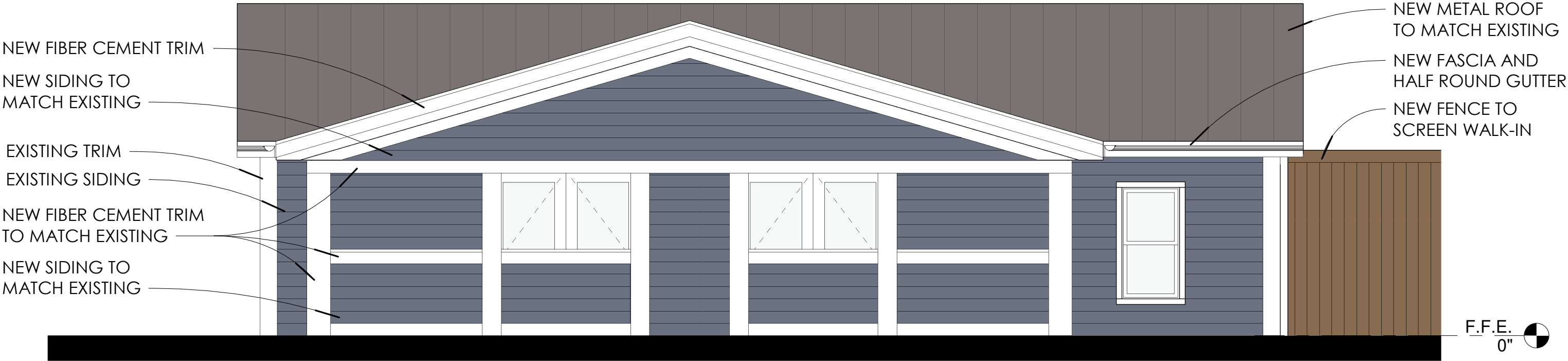
SOUTHWEST



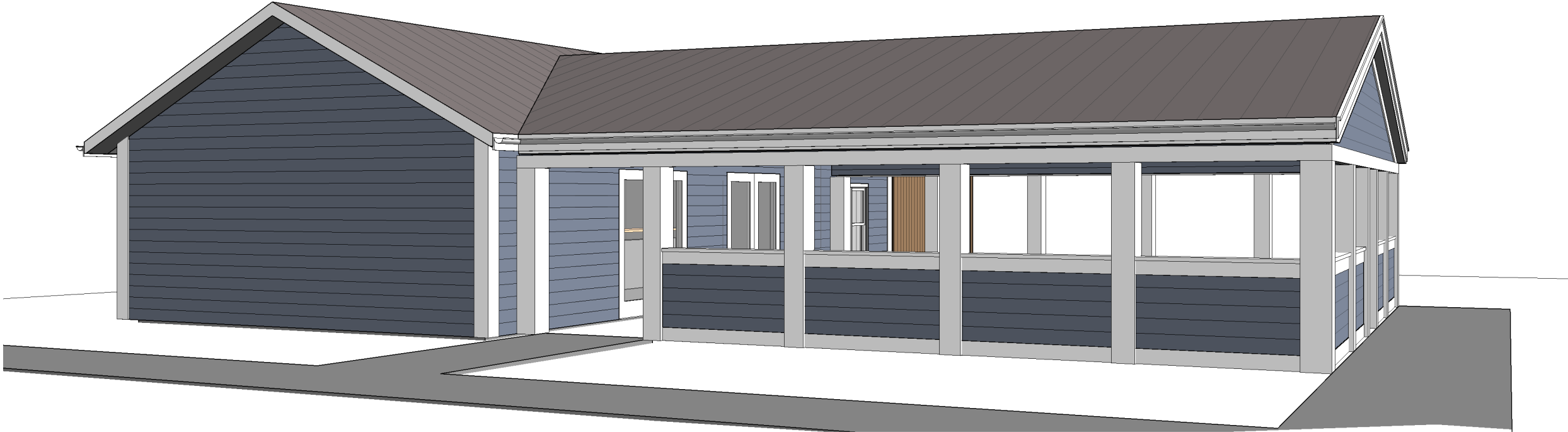
SOUTHEAST



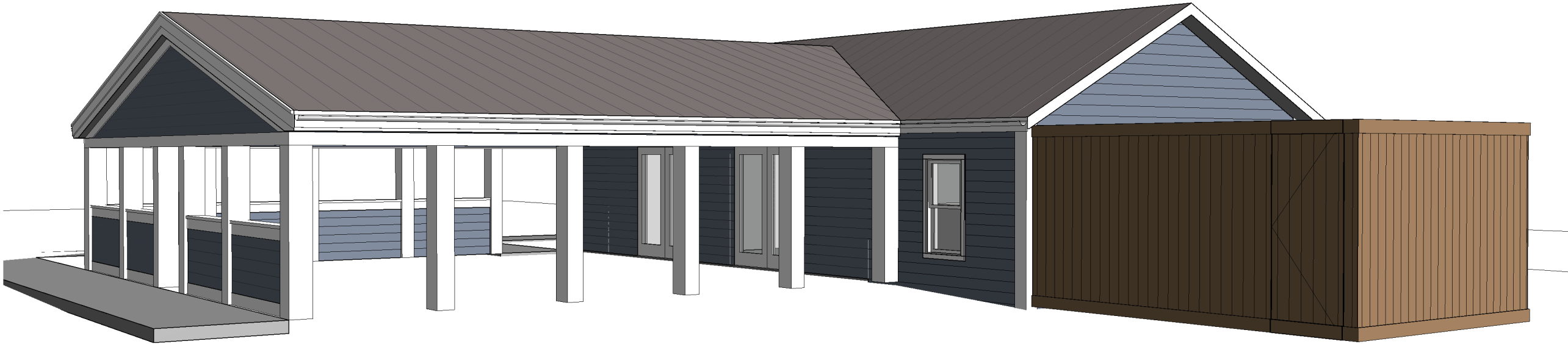
NORTHEAST



NORTHWEST



NORTH PERSPECTIVE



WEST PERSPECTIVE



NORTH



NORTHWEST



WEST



SOUTHWEST



SOUTH



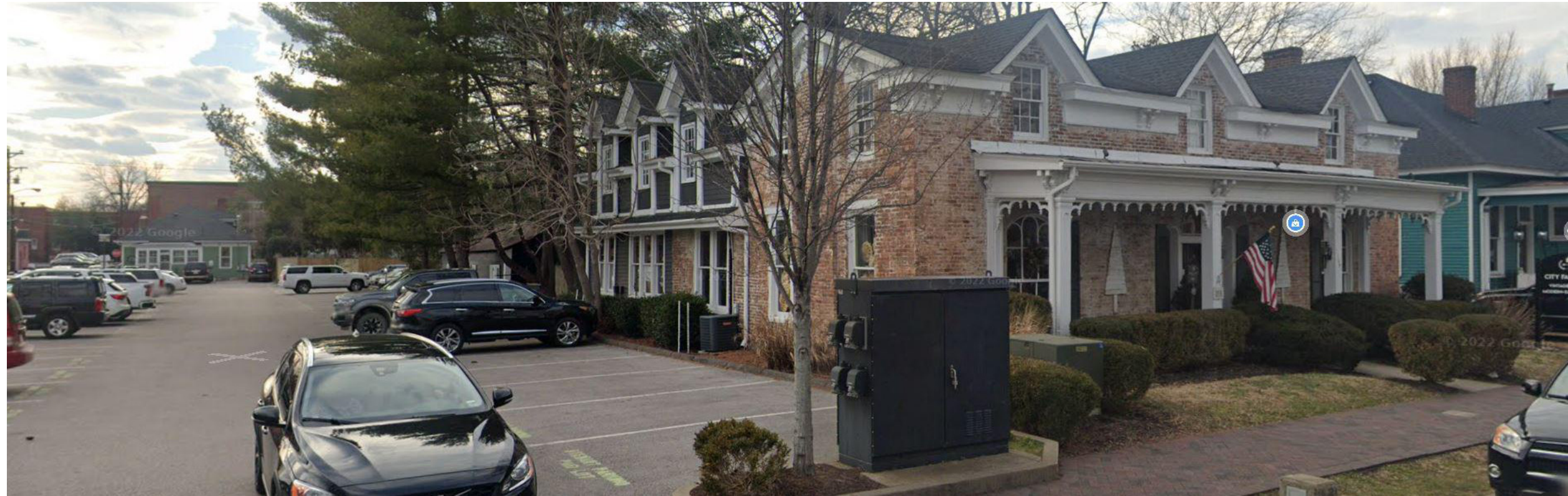
EAST (SOUTHEAST FACADE)



EAST



EAST (NORTHEAST FACADE)



3RD AVE. PERSPECTIVE



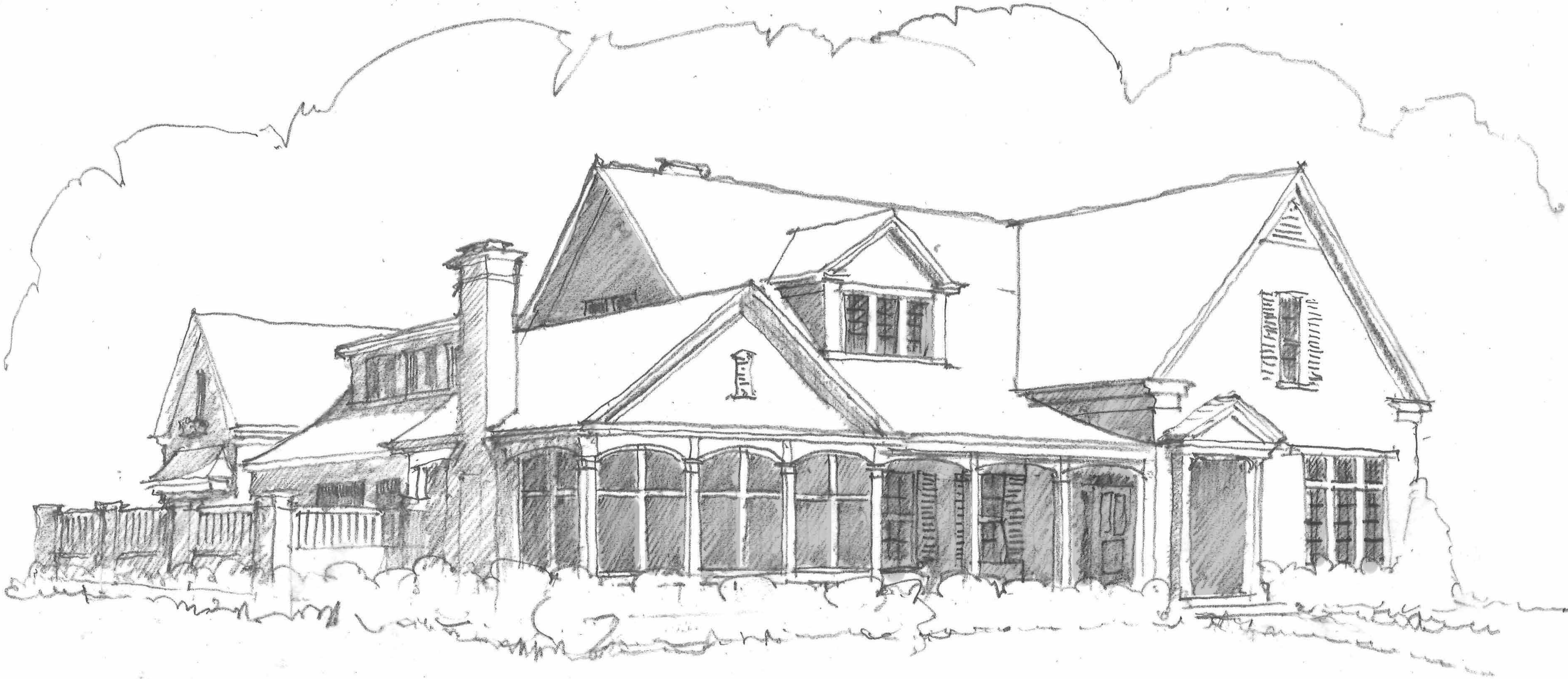
PARKING LOT ENTRY PERSPECTIVE



FRONT ELEVATION
PREVIOUS SUBMITTAL



09/11/23



MAGNOLIA HALL - LOT 7
DRC SUBMITTAL
12-11-2023

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+INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

MAGNOLIA
HALL - LOT 7

KICK DRUM /
LEGEND HOMES

1845 WILLIAM CAMPBELL CT
FRANKLIN, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

2023, 906 STUDIO PLLC, DRAWINGS
AND DESIGN CONCEPTS SHALL NOT
BE USED OR REPRODUCED IN WHOLE
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NO.	DESCRIPTION	DATE

Project Number
21.1098.002

COVER

HZC.00



235 3RD AVENUE SOUTH, FRANKLIN



207 3RD AVENUE NORTH, FRANKLIN



108 LEWISBURG AVENUE, FRANKLIN



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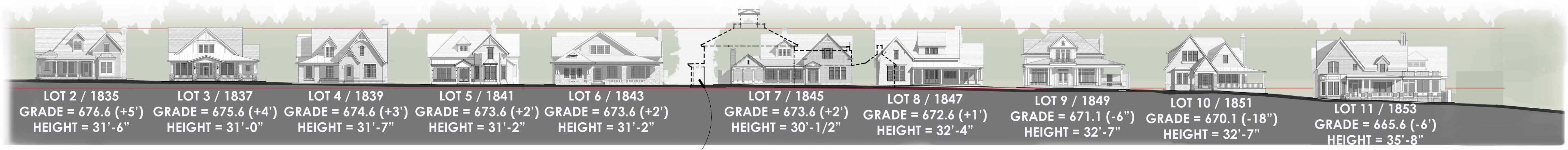
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PRECEDENT IMAGES

HZC.01



STREETSCAPE ELEVATION (NTS)

MANSION
GRADE = 671.6
HEIGHT = 34'-9"



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KICK DRUM /
LEGEND HOMES
1845 WILLIAM CAMPBELL CT
FRANKLIN, TN

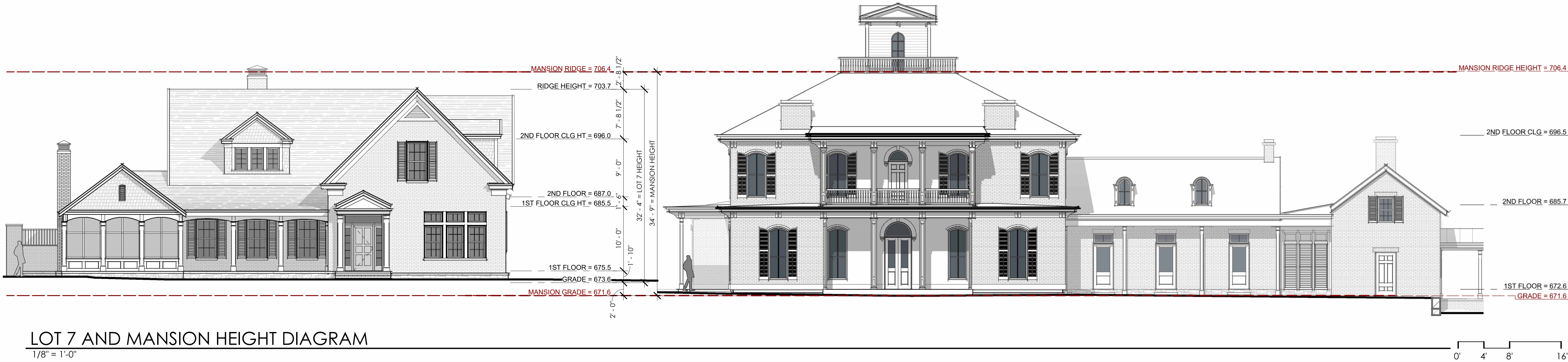
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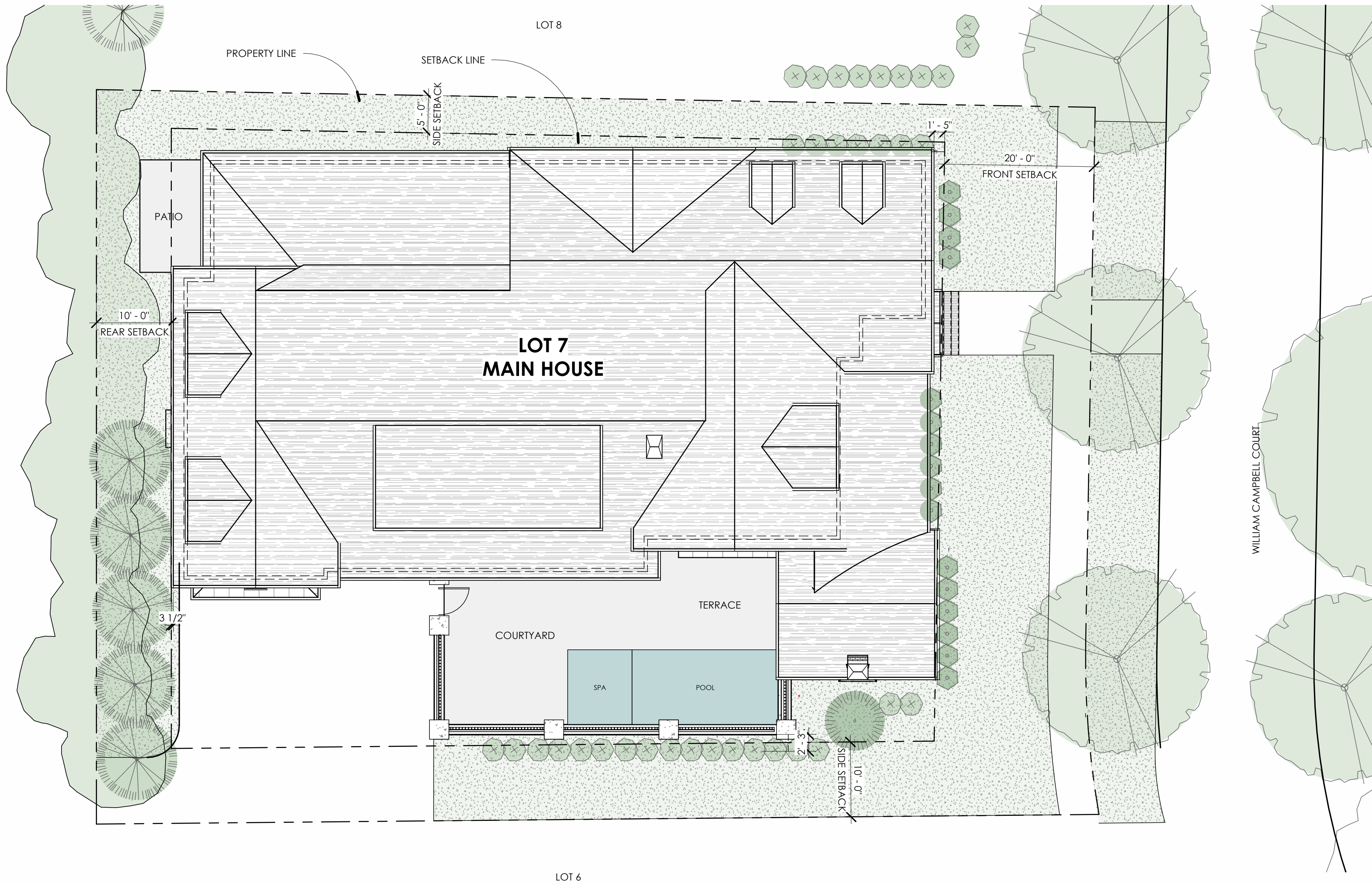
NO.	DESCRIPTION	DATE

Project Number
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OVERALL SITE

HZC.02



LOT 7 AND MANSION HEIGHT DIAGRAM



LOT 7 SITE PLAN

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MAGNOLIA
HALL - LOT 7

KICK DRUM /
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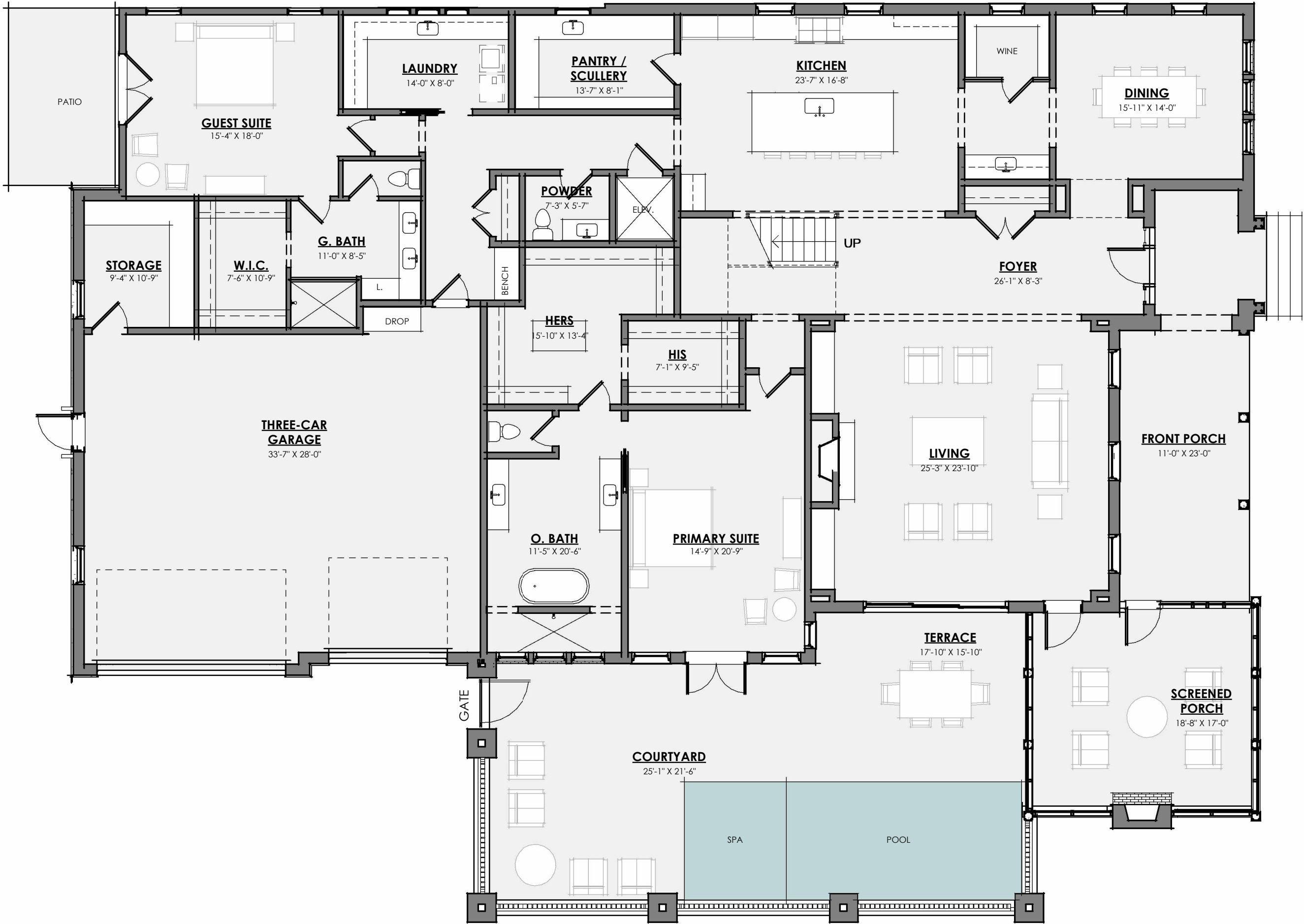
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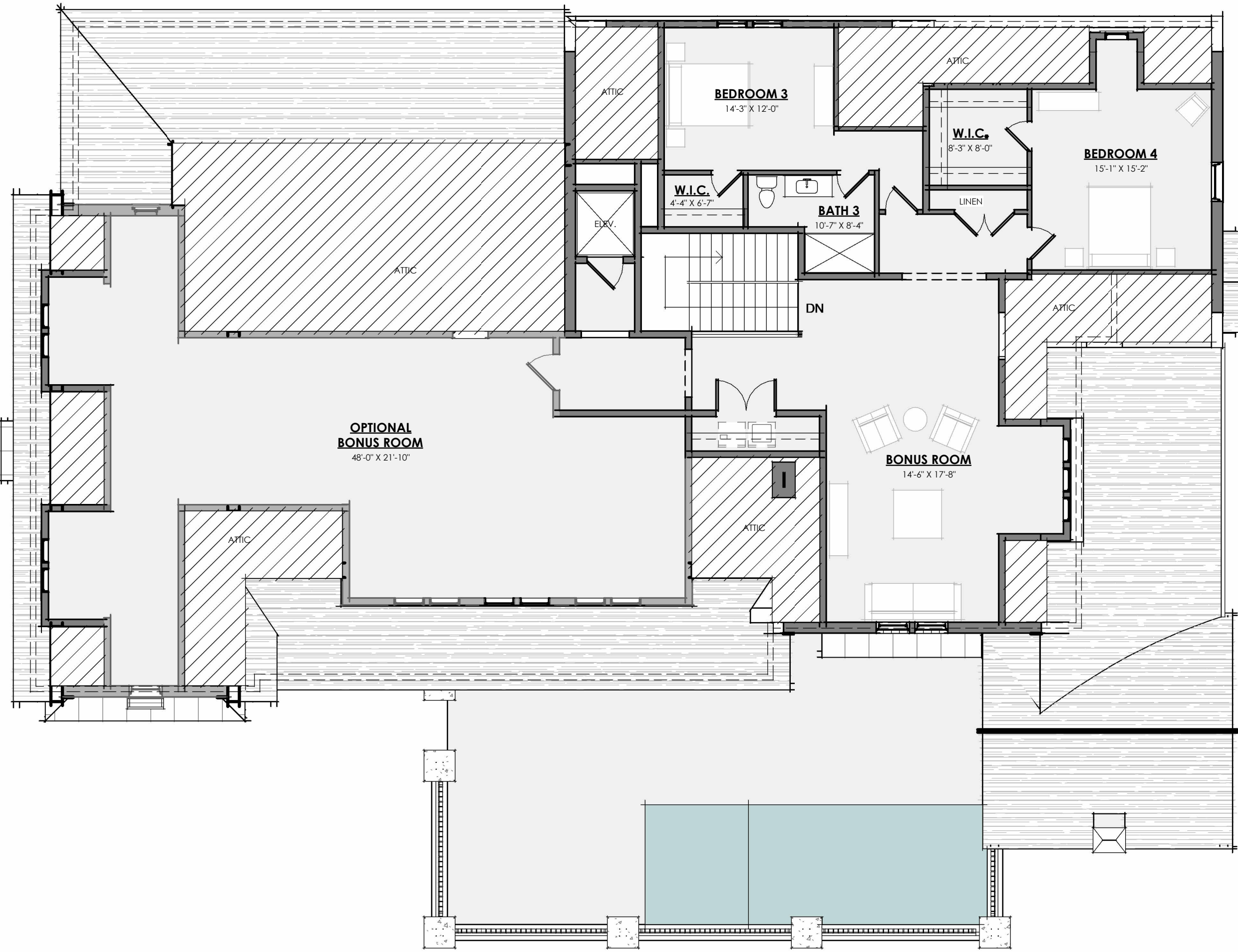
SITE INFORMATION

HZC.03

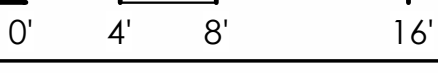


NOTES:
1. PLAN VIEWS ARE CUT AT 4'-0" FROM THE FLOOR LEVEL.
2. ATTIC SPACE IS SHOWN HATCHED.
3. ALL ATTIC SPACE HAS SLOPED CEILING HEIGHTS OF LESS THAN 9'-0".

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



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



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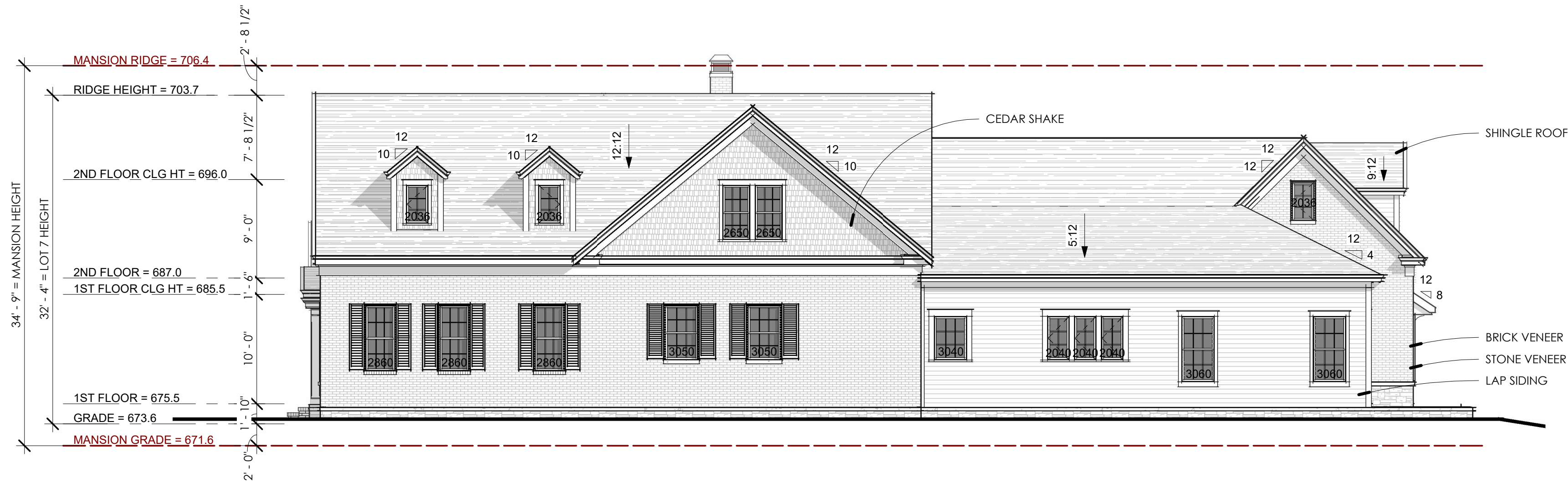
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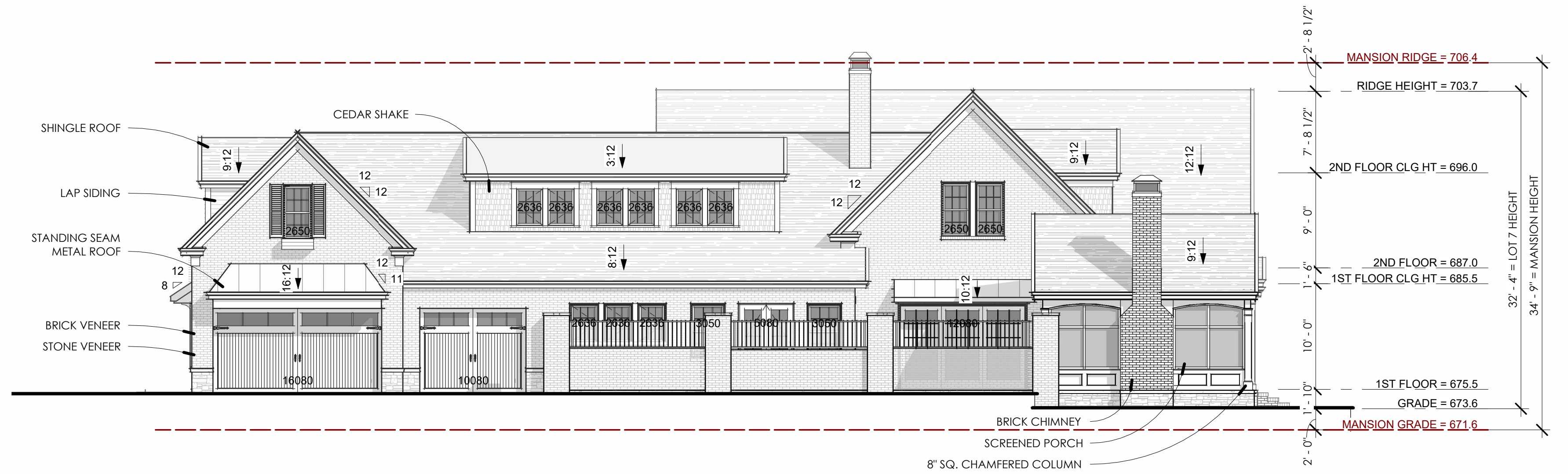
Project Number
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FLOOR PLANS

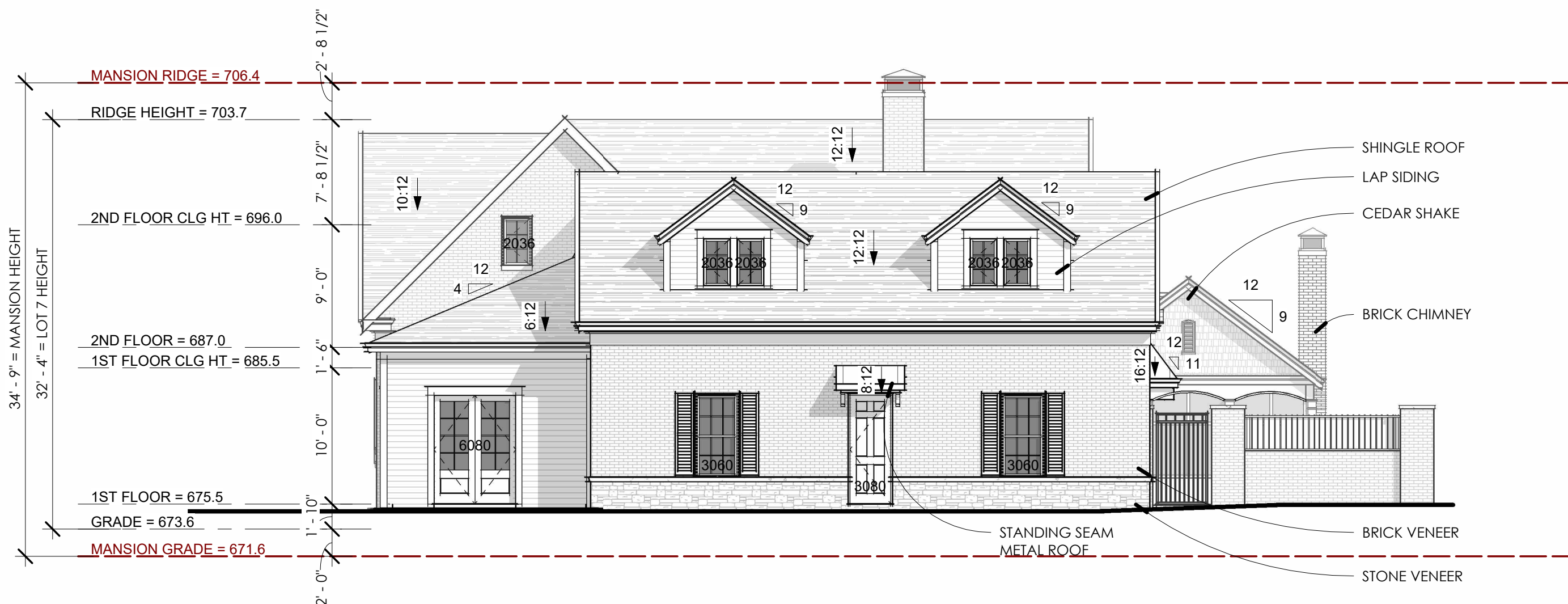
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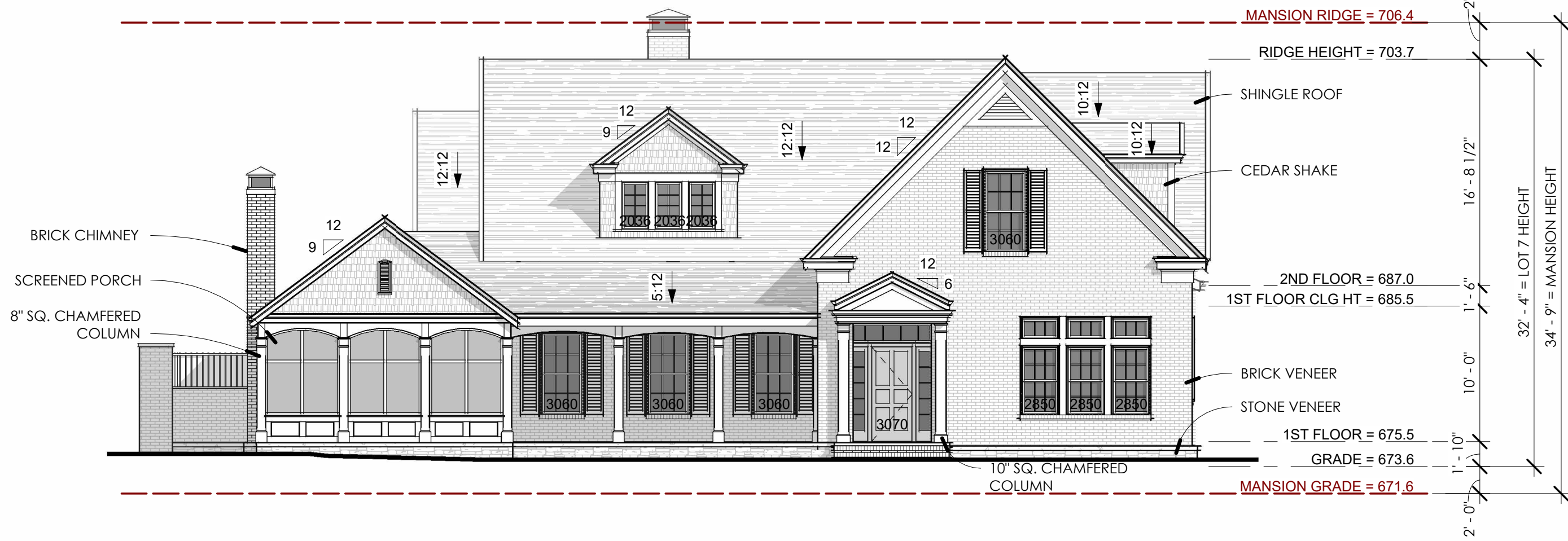
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

NOTES:
1. FOUNDATION HEIGH IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
2. FIRST FLOOR CEILING HEIGHT IS 11'-0".
3. SECOND FLOOR CEILING HEIGHT IS 9'-0".
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.

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MAGNOLIA
HALL - LOT 7

KICK DRUM /
LEGEND HOMES

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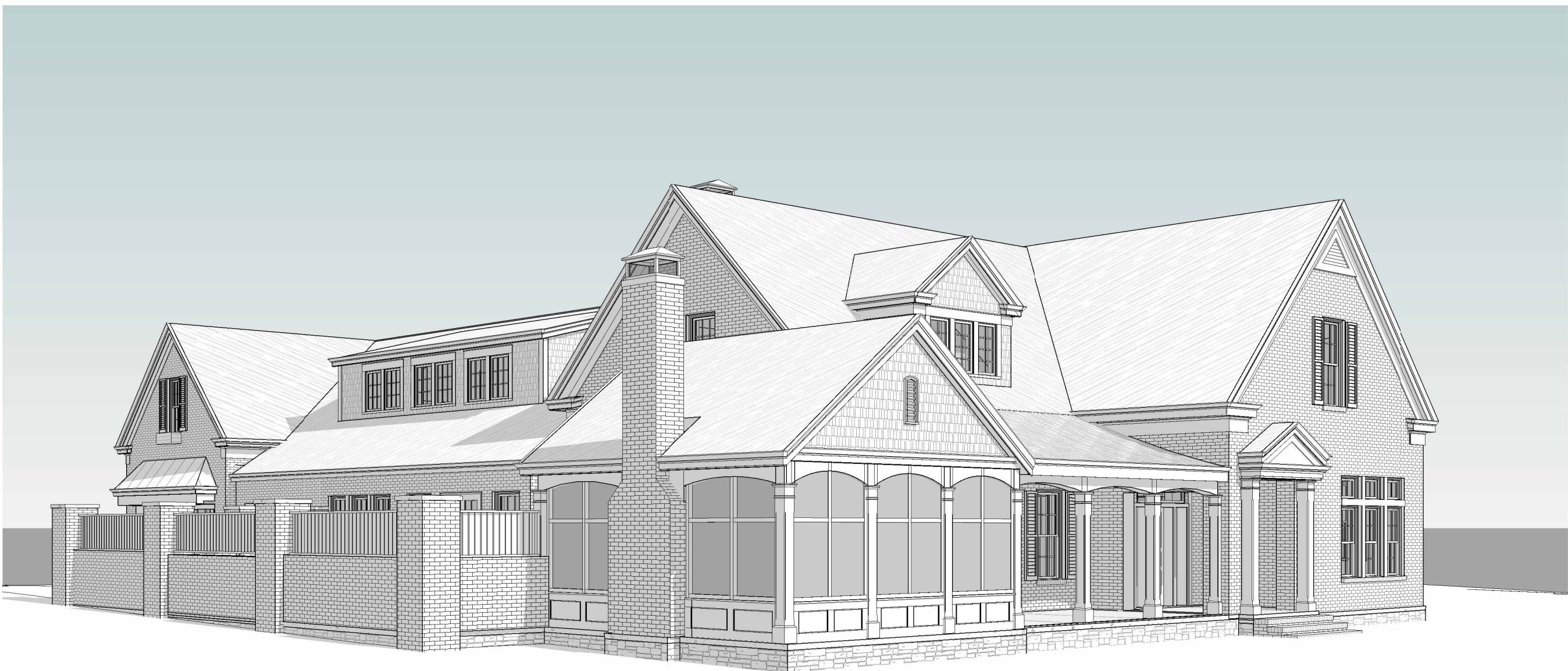
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EXTERIOR
ELEVATIONS

HZC.05



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3D VIEWS

HZC.06



MAGNOLIA HALL - LOT 9
DRC SUBMITTAL
12-11-2023

LOT 9
D9 DEVELOPMENT

1849 WILLIAM CAMPBELL
COURT
FRANKLIN, TN

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NO.	DESCRIPTION	DATE

Project Number
21.1098.008

COVER

HZC.00



1009 W MAIN STREET



1009 W MAIN STREET



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ARCHITECTS + INTERIORS

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Suite 200
Franklin, TN 37064
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906studio.com

LOT 9 D9 DEVELOPMENT

1849 WILLIAM CAMPBELL
COURT
FRANKLIN, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

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NO.	DESCRIPTION	DATE

Project Number
21.1098.008

PRECEDENT IMAGES

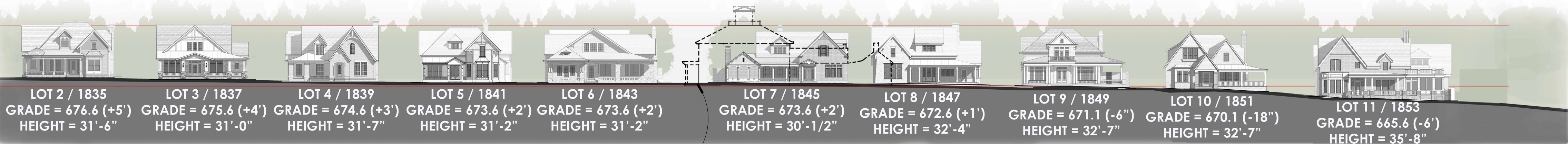
HZC.01

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21.1098.008

OVERALL SITE

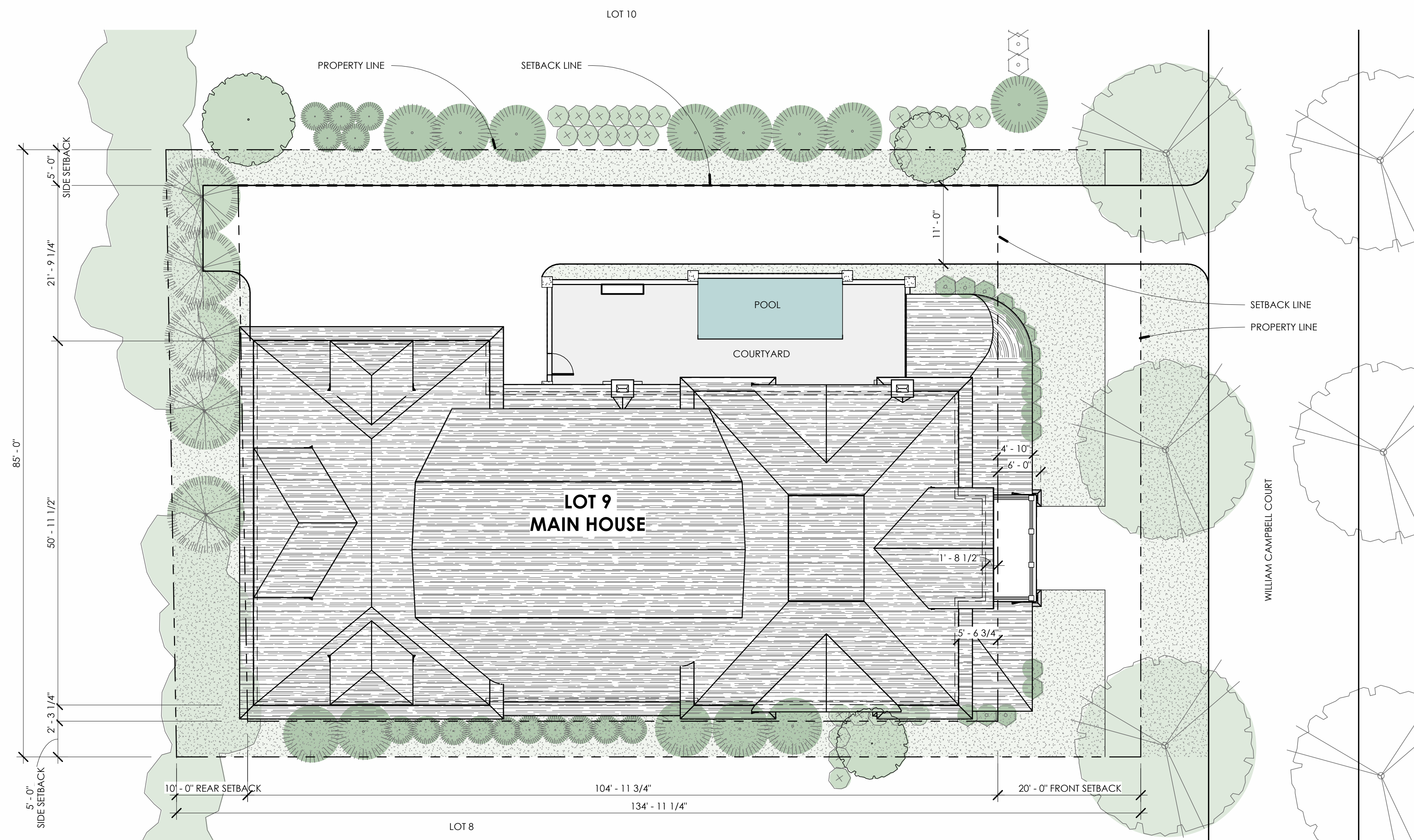
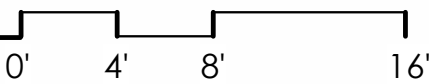
HZC.02





LOT 9 AND MANSION HEIGHT DIAGRAM

1/8" = 1'-0"

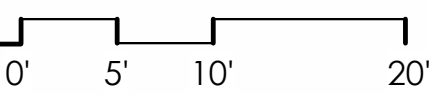


PERVIOUS AREA = 2,973 SQ. FT.
LOT AREA = 11,533 SQ. FT.
LSA MIN. REQUIREMENT = 20%

LOT 9 LSA = 26%

LOT 9 SITE PLAN

1" = 10'-0"

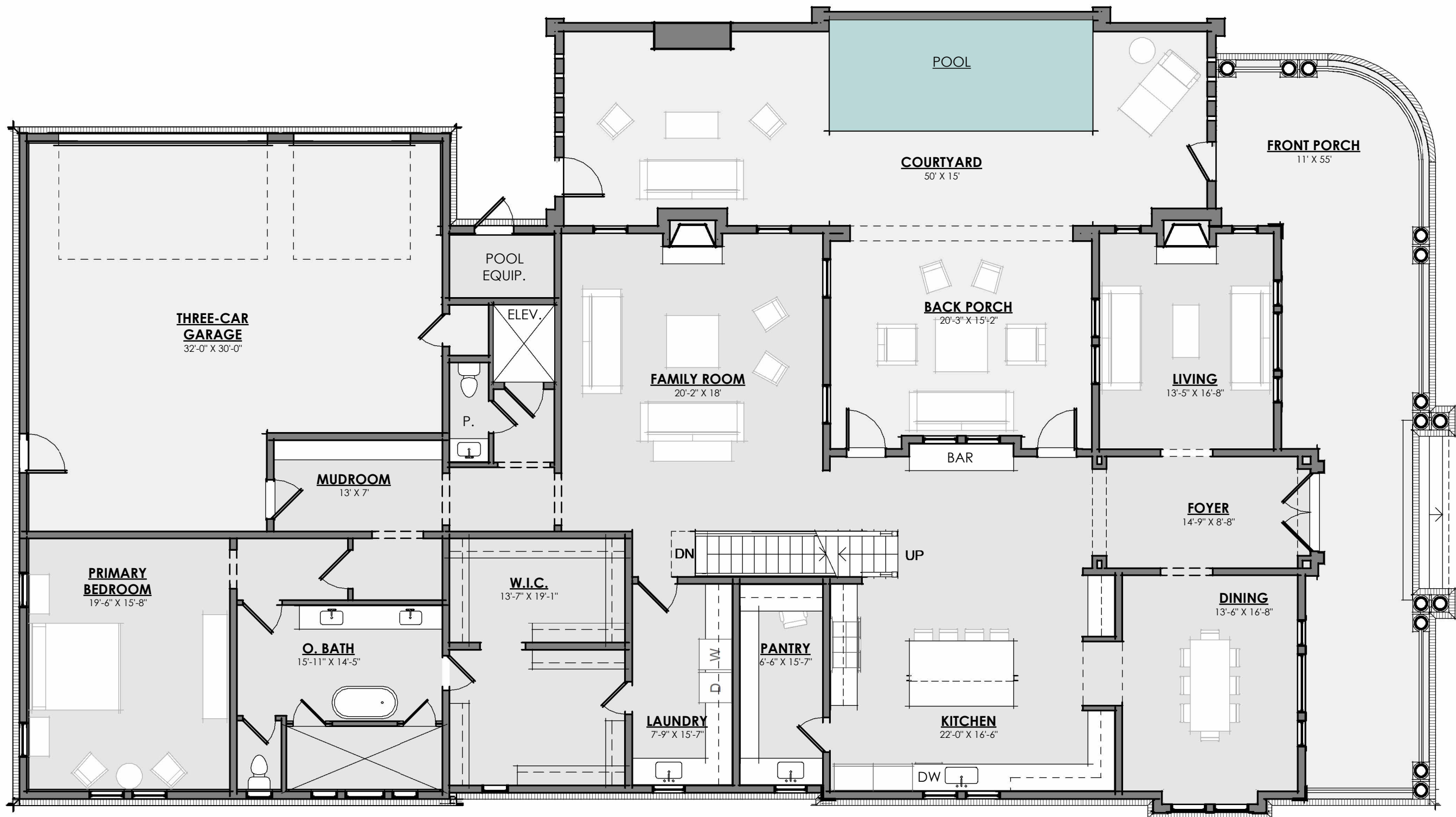


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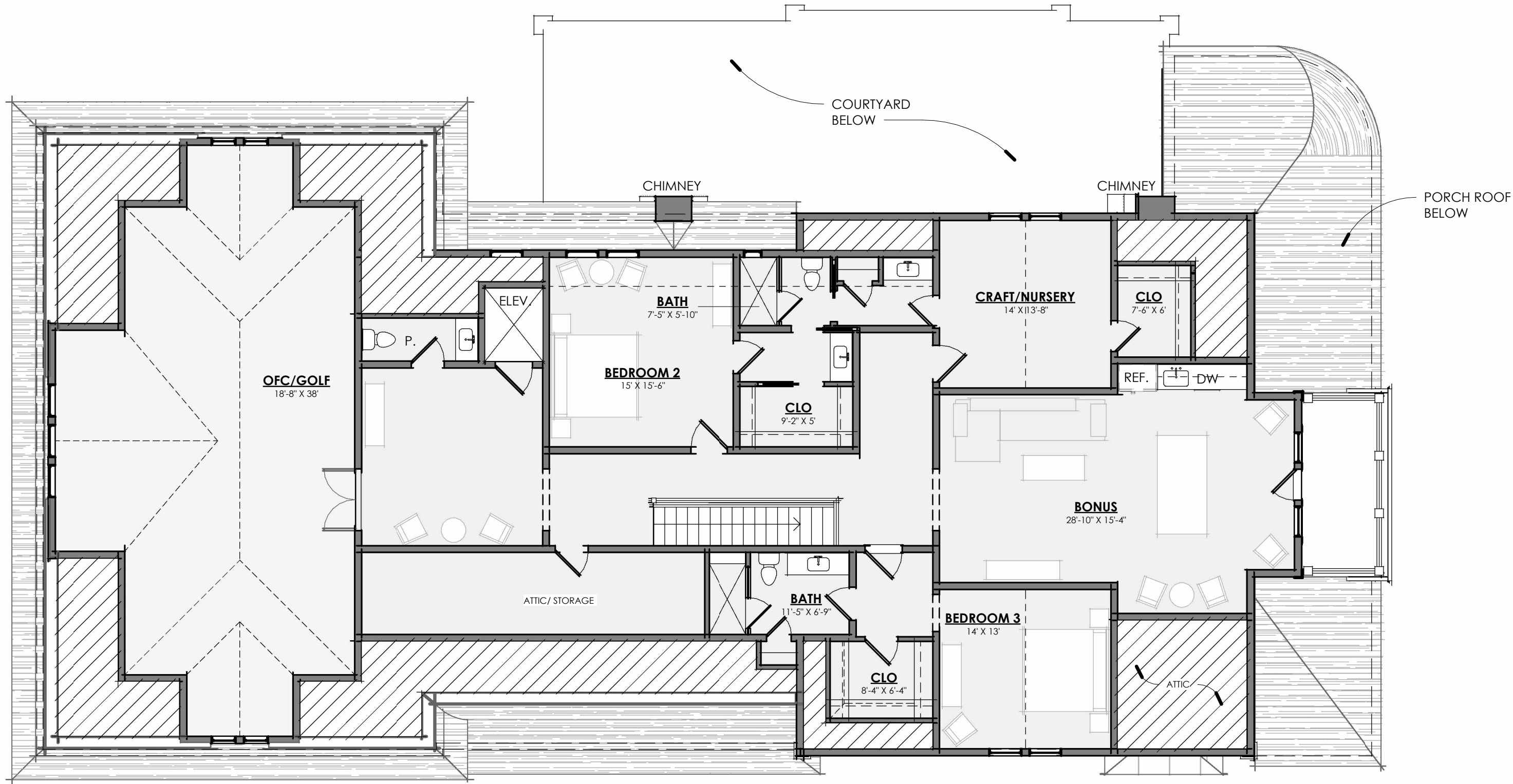
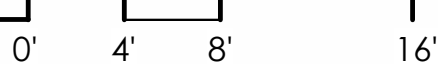
SITE INFORMATION

NOTES:
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2. ATTIC SPACE IS SHOWN HATCHED.
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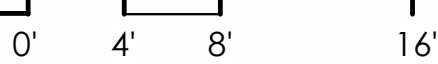
PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"



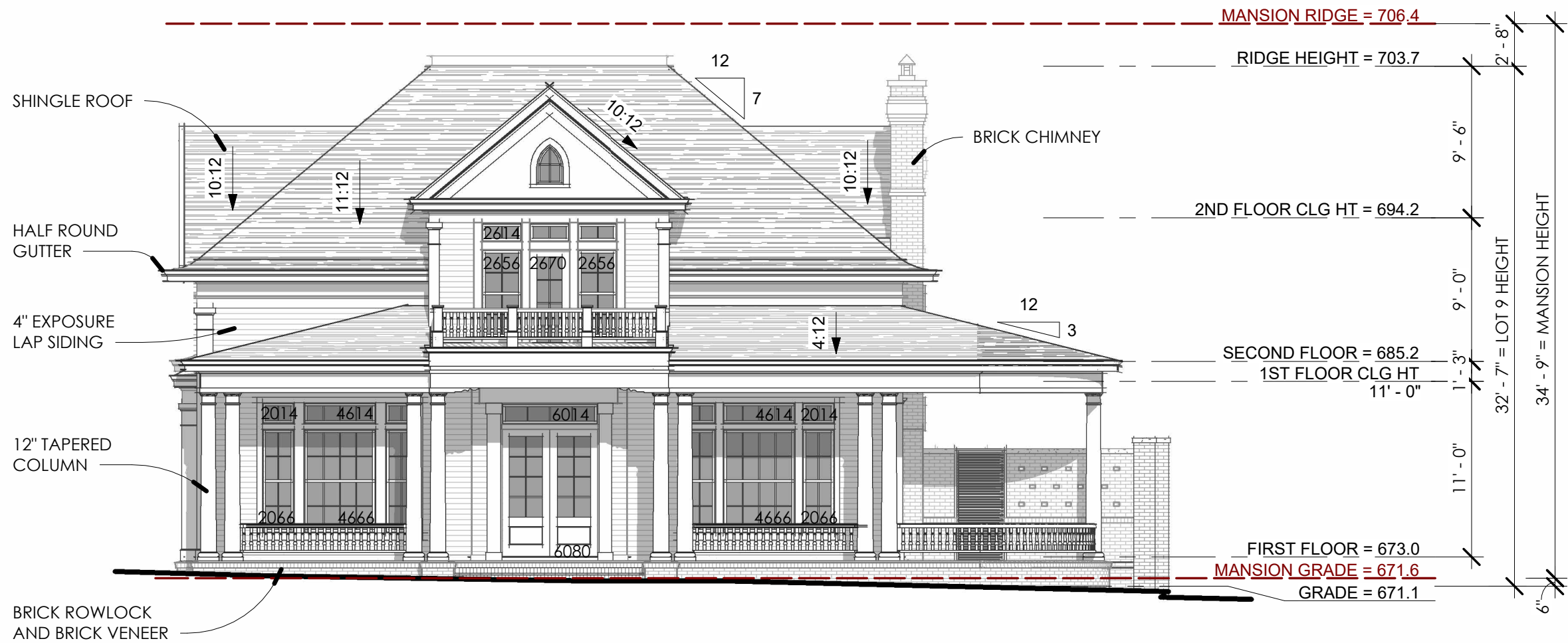
PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"



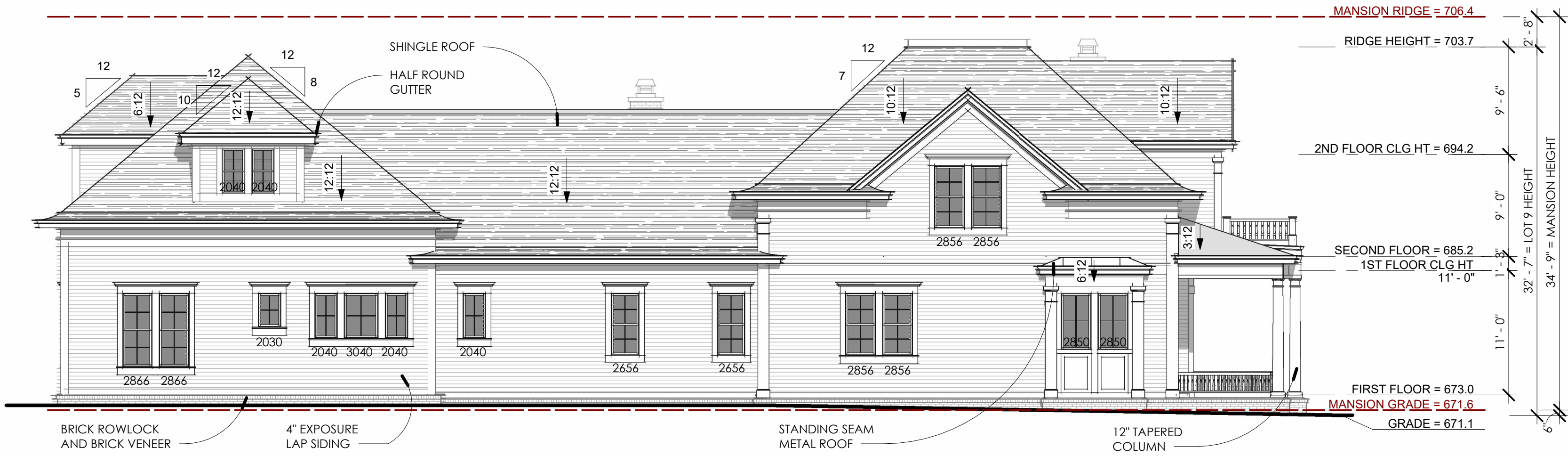
NO.	DESCRIPTION	DATE

- NOTES:
1. FOUNDATION HEIGHT IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
 2. FIRST FLOOR CEILING HEIGHT IS 11'-0".
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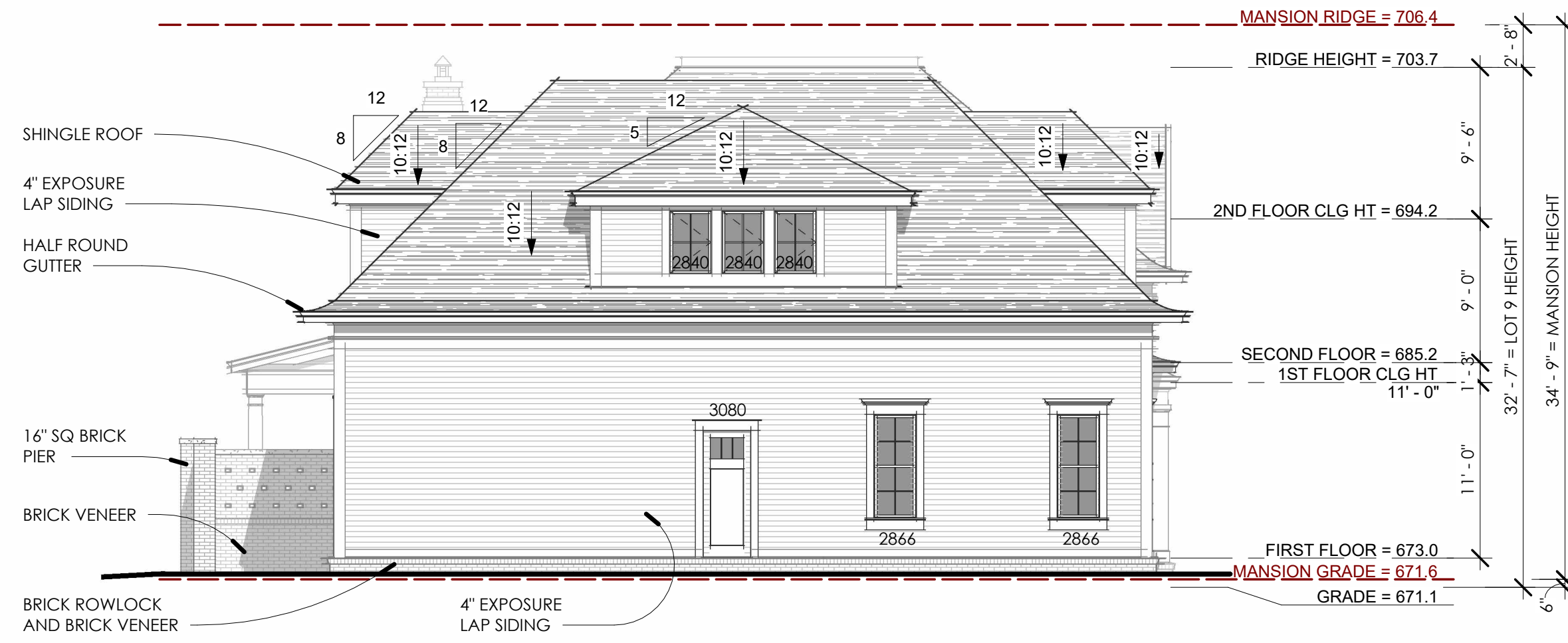
FRONT ELEVATION

1/8" = 1'-0"



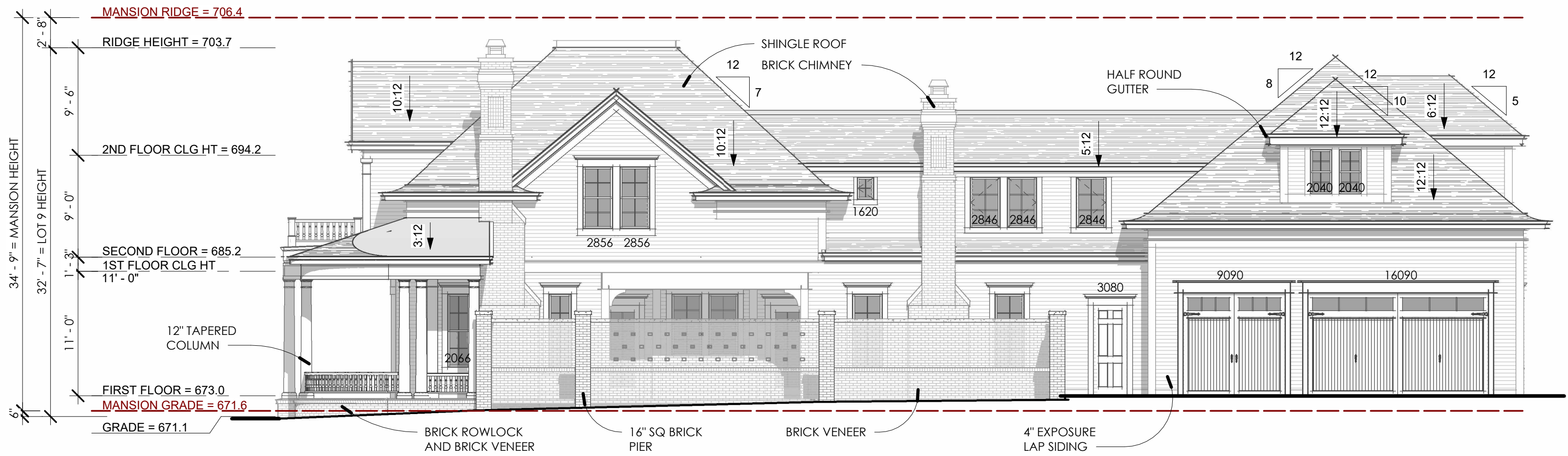
LEFT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

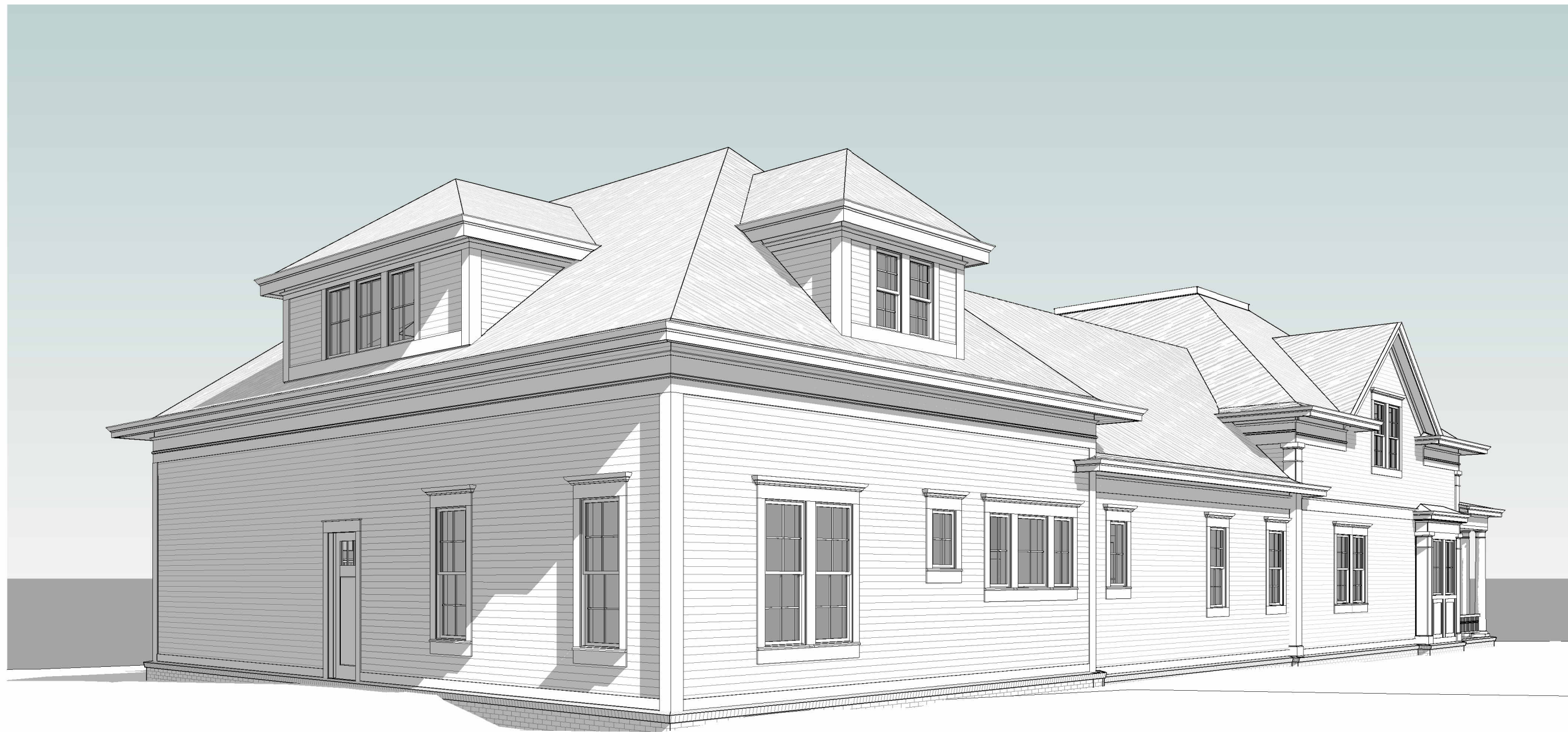
1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

NO.	DESCRIPTION	DATE



LOT 9
D9 DEVELOPMENT

1849 WILLIAM CAMPBELL
COURT
FRANKLIN, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

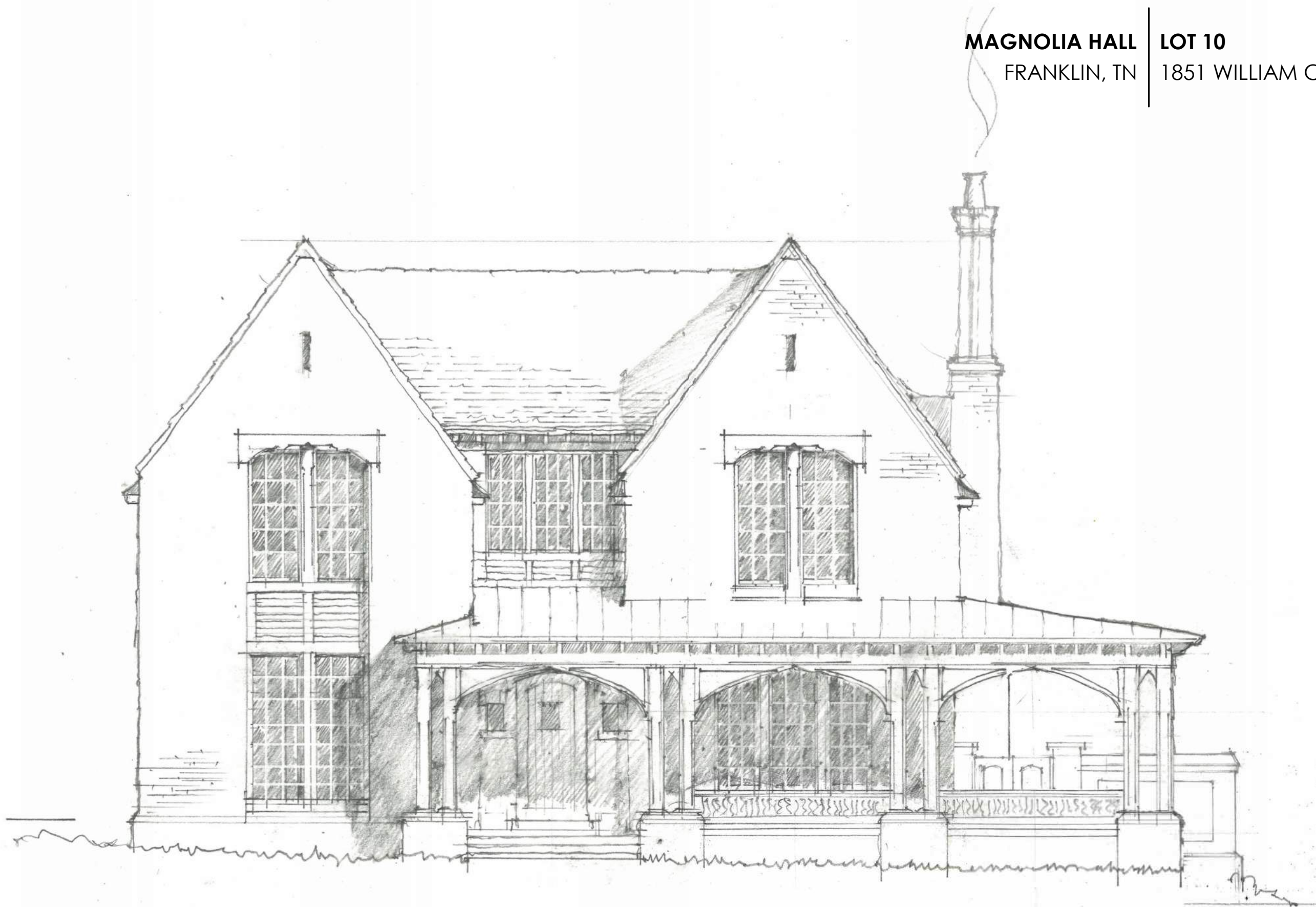
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3D VIEWS

HZC.06



FRONT ELEVATION



09/11/23



MAGNOLIA HALL - LOT 10
DRC SUBMITTAL
12-11-2023

MAGNOLIA
HALL - LOT 10
D9 DEVELOPMENT

1851 WILLIAM CAMPBELL CT
FRANKLIN, TN

PRELIMINARY
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COVER

HZC.00



MAGNOLIA
HALL - LOT 10
D9 DEVELOPMENT

1851 WILLIAM CAMPBELL CT
FRANKLIN, TN

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PRECEDENT IMAGES

HZC.01

MAGNOLIA
HALL - LOT 10
D9 DEVELOPMENT

1851 WILLIAM CAMPBELL CT
FRANKLIN, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

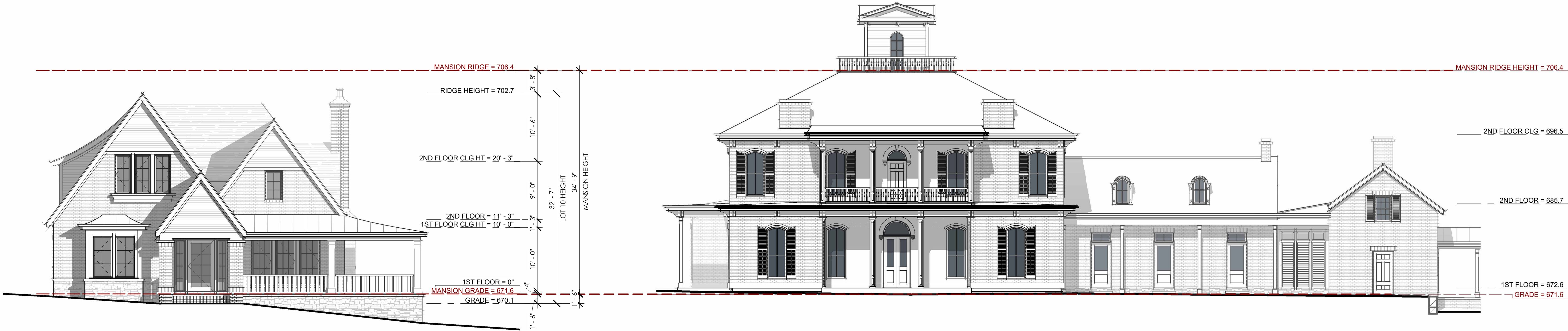
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STUDIO PLLC.

NO.	DESCRIPTION	DATE

Project Number
21.1098.008
OVERALL SITE

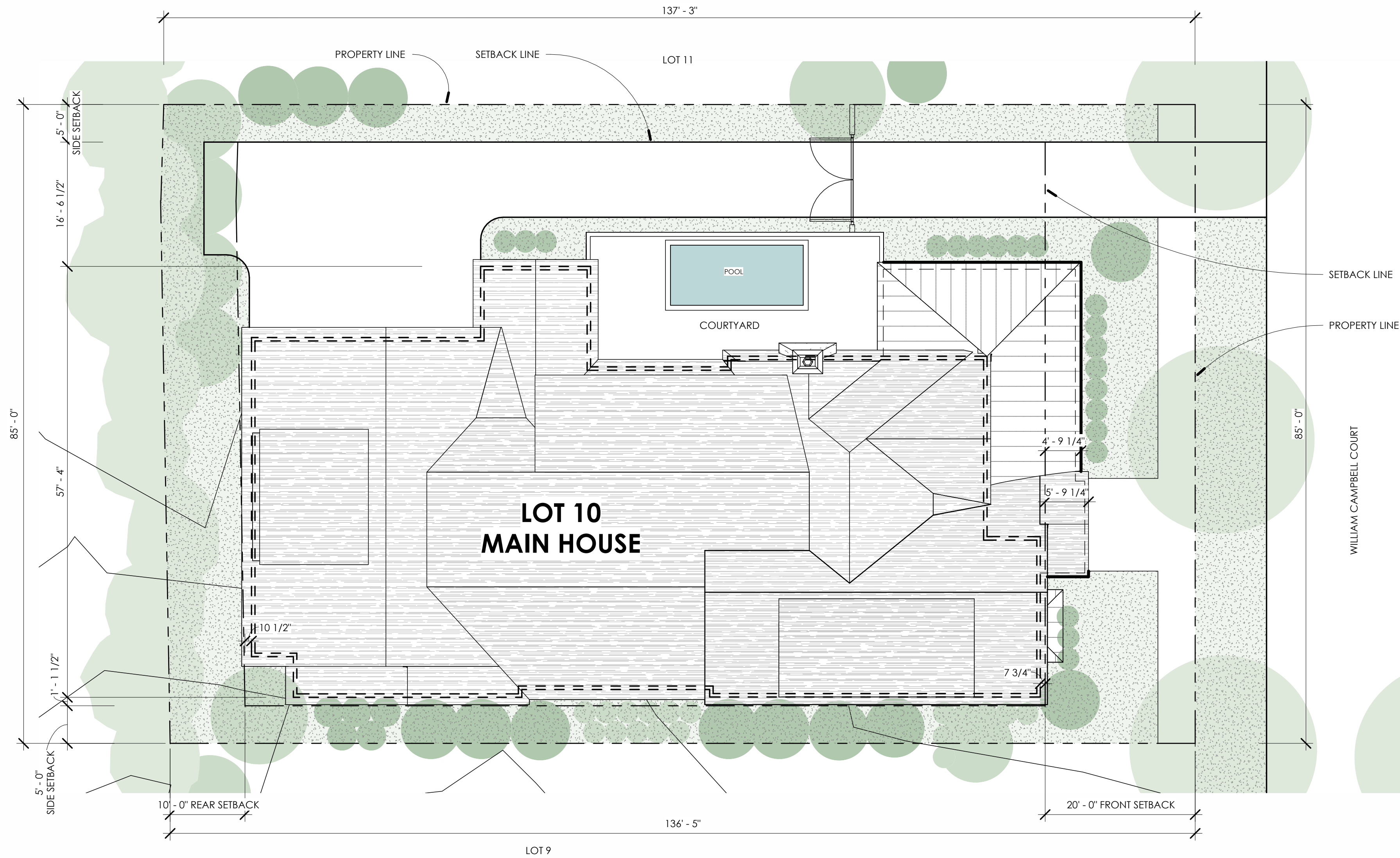
HZC.02





LOT 10 AND MANSION HEIGHT DIAGRAM

1/8" = 1'-0"

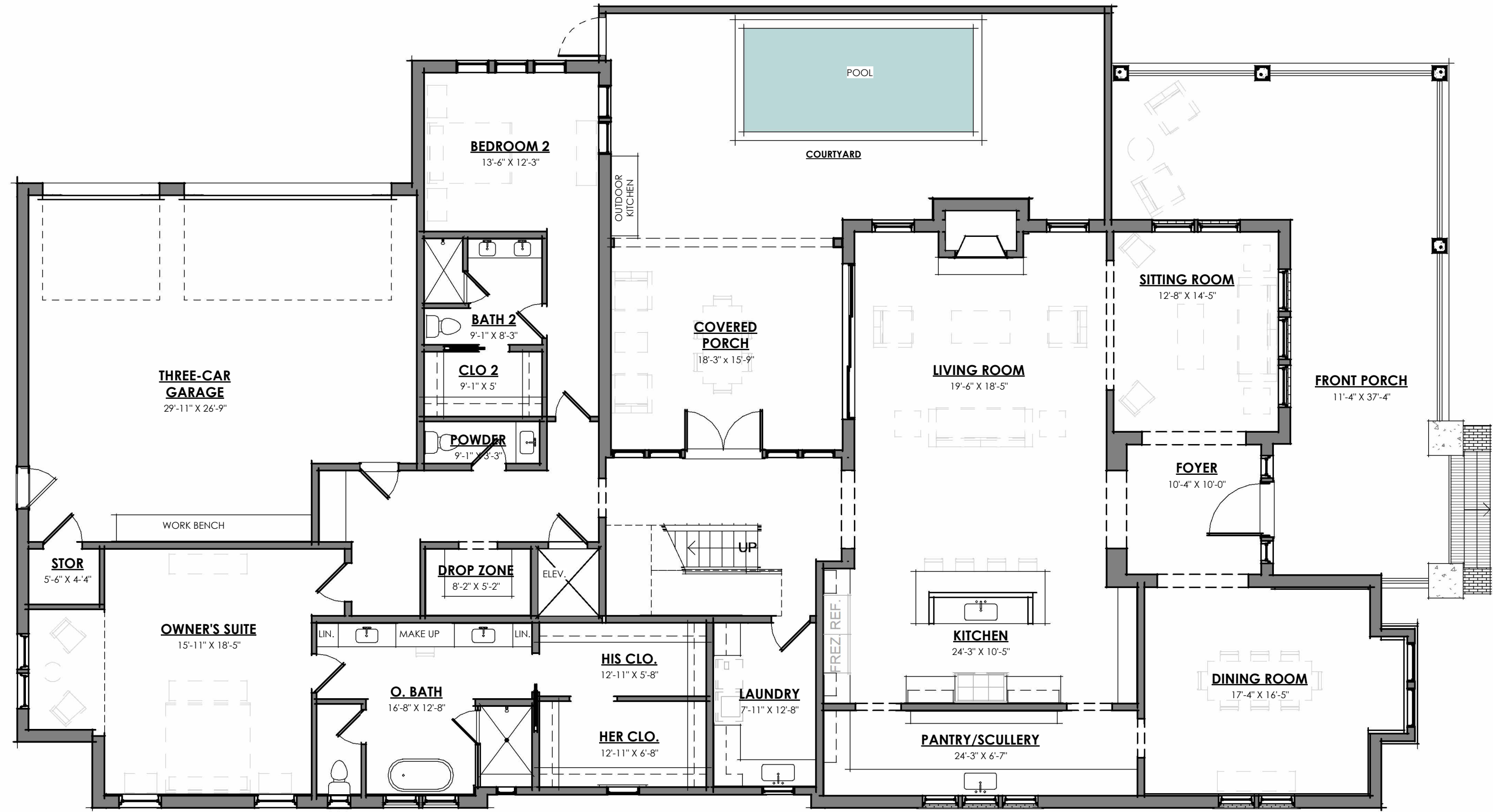


PERVIOUS AREA = 3,197 SQ. FT
LOT AREA = 11,655 SQ. FT
LSA MIN. REQUIREMENT = 20%

LOT 10 LSA = 27.4%

LOT 10 SITE PLAN

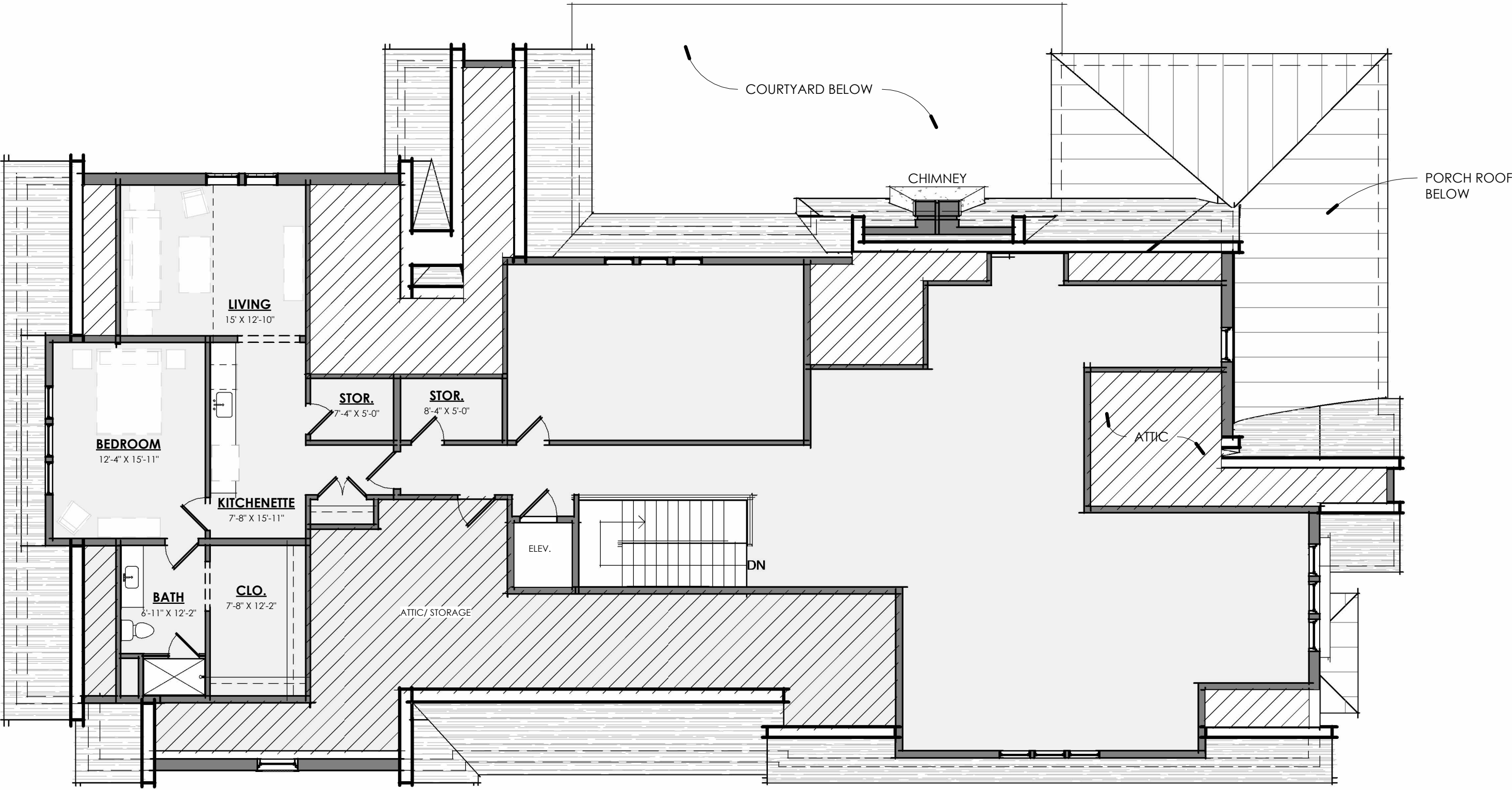
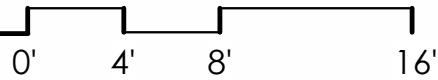
1" = 10'-0"



NOTES:
1. PLAN VIEWS ARE CUT AT 4'-0" FROM THE FLOOR LEVEL.
2. ATTC SPACE IS SHOWN HATCHED.
3. ALL ATTC SPACE HAS SLOPED CEILING HEIGHTS OF LESS THAN 9'-0".

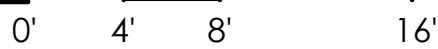
PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"



906 STUDIO

ARCHITECTS
+ INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

MAGNOLIA HALL - LOT 10

D9 DEVELOPMENT

1851 WILLIAM CAMPBELL CT
FRANKLIN, TN

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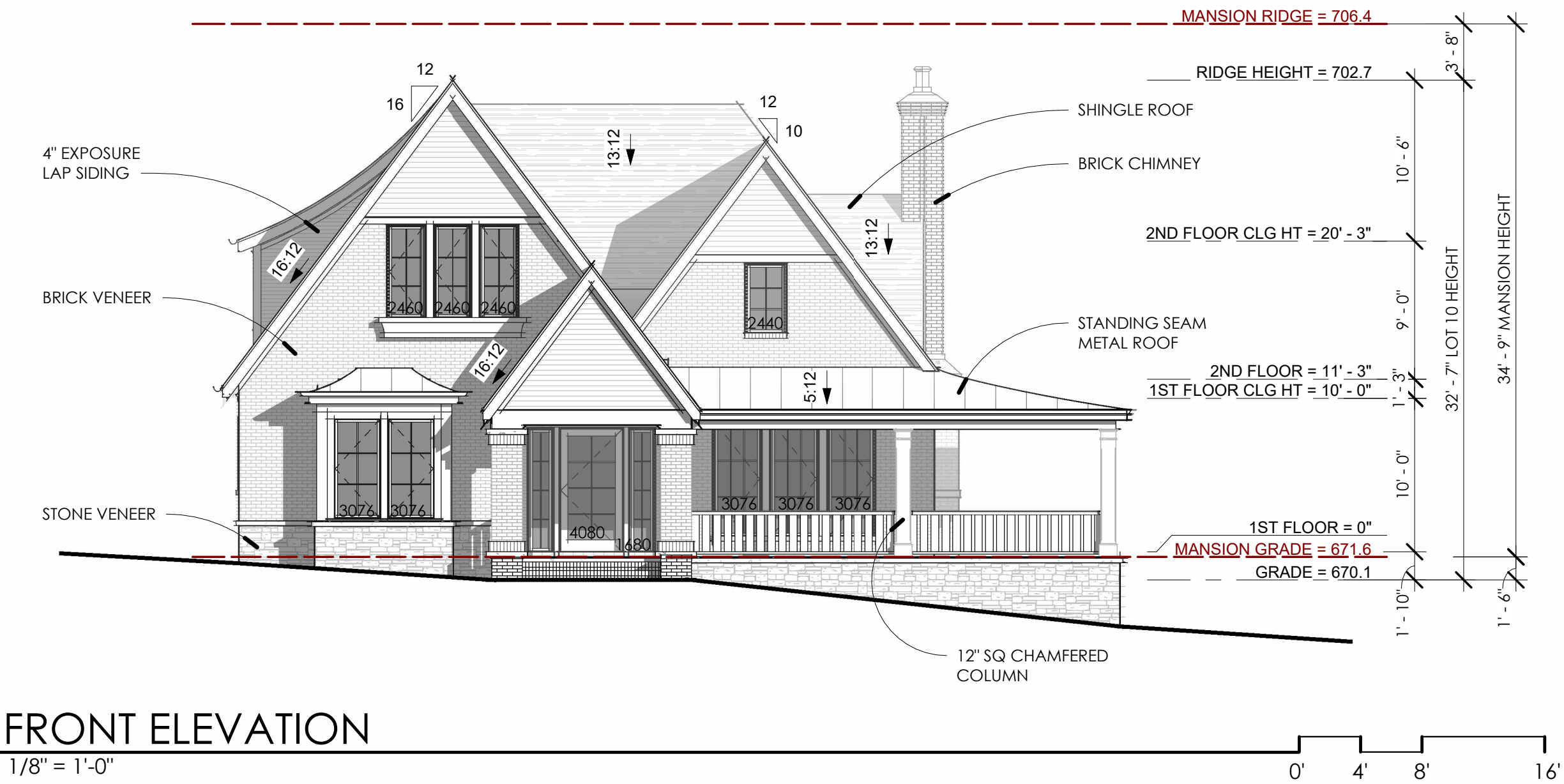
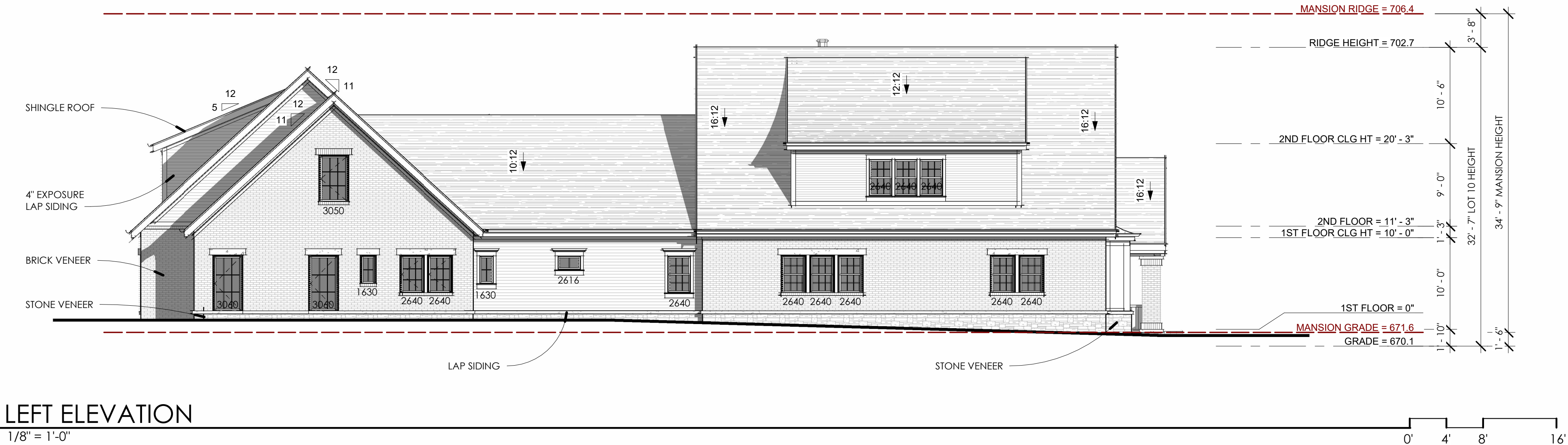
Project Number
21.1098.008

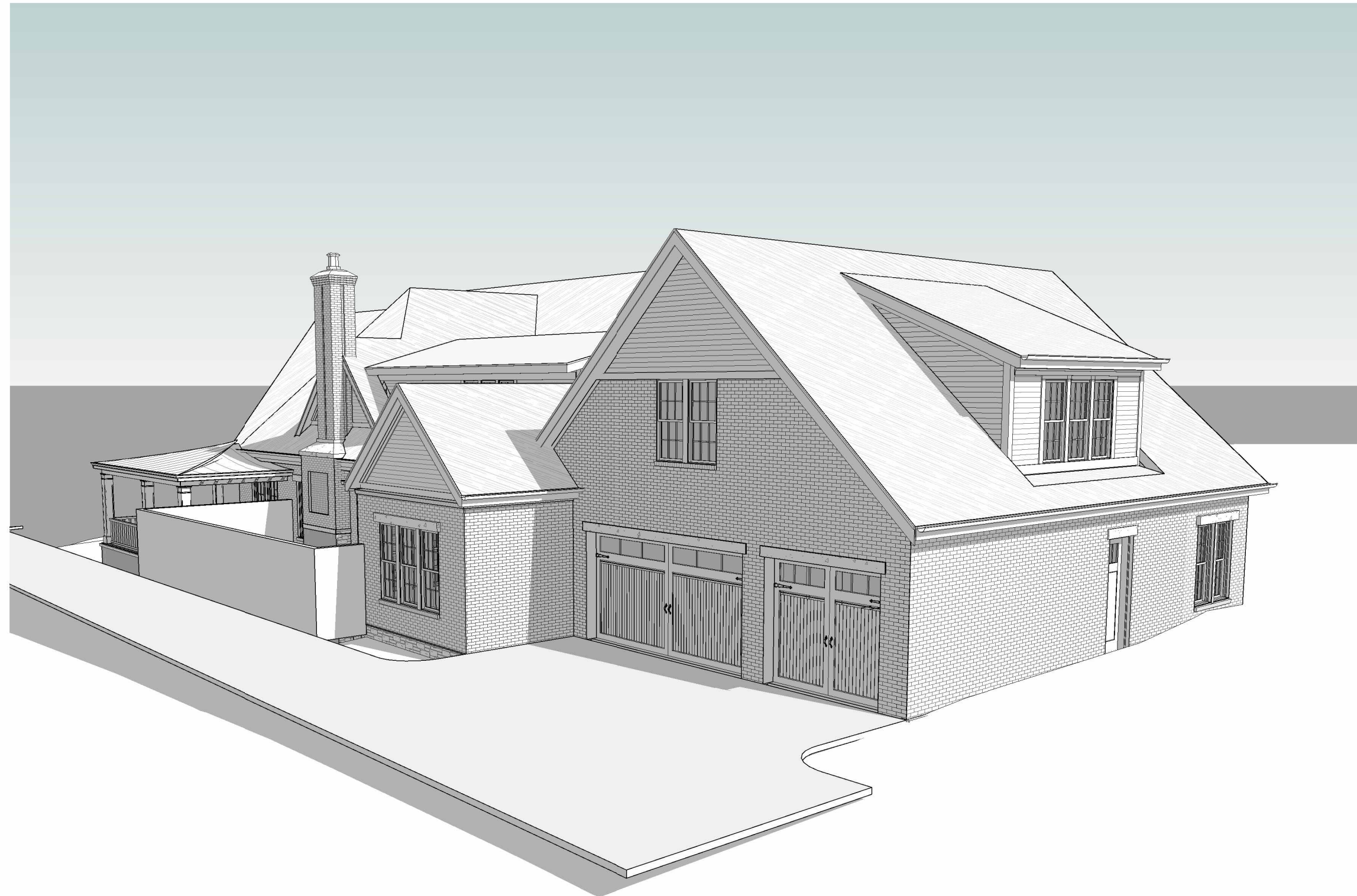
FLOOR PLANS

HZC.04

NOTES:

1. FOUNDATION HEIGHT IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
2. FIRST FLOOR CEILING HEIGHT IS 10'-0".
3. SECOND FLOOR CEILING HEIGHT IS 9'-0".
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.





MAGNOLIA
HALL - LOT 10
D9 DEVELOPMENT

1851 WILLIAM CAMPBELL CT
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NO.	DESCRIPTION	DATE

Project Number
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3D VIEWS



MAGNOLIA HALL - LOT 11
DRC SUBMITTAL
12-11-2023

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MAGNOLIA
HALL LOT 11
D9 DEVELOPMENT

1853 WILLIAM CAMPBELL
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NO.	DESCRIPTION	DATE

Project Number
21.1098.010

COVER

HZC.00



LEWISBURG PIKE



532 W MAIN STREET

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MAGNOLIA HALL LOT 11

D9 DEVELOPMENT

1853 WILLIAM CAMPBELL
COURT
FRANKLIN, TN

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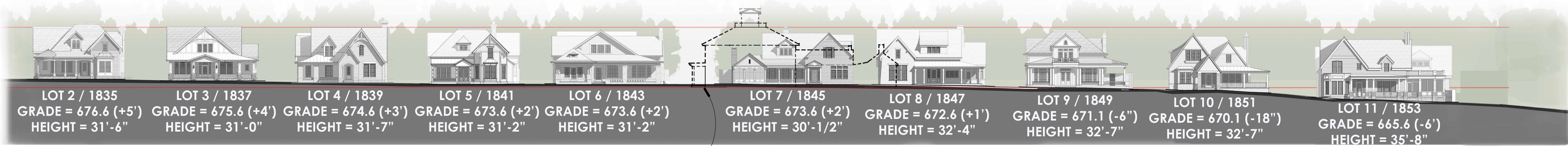
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PRECEDENT IMAGES

HZC.01



STREETSCAPE ELEVATION (NTS)



OVERALL SITE PLAN (NTS) ➡

MAGNOLIA
HALL LOT 11
D9 DEVELOPMENT

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NO.	DESCRIPTION	DATE

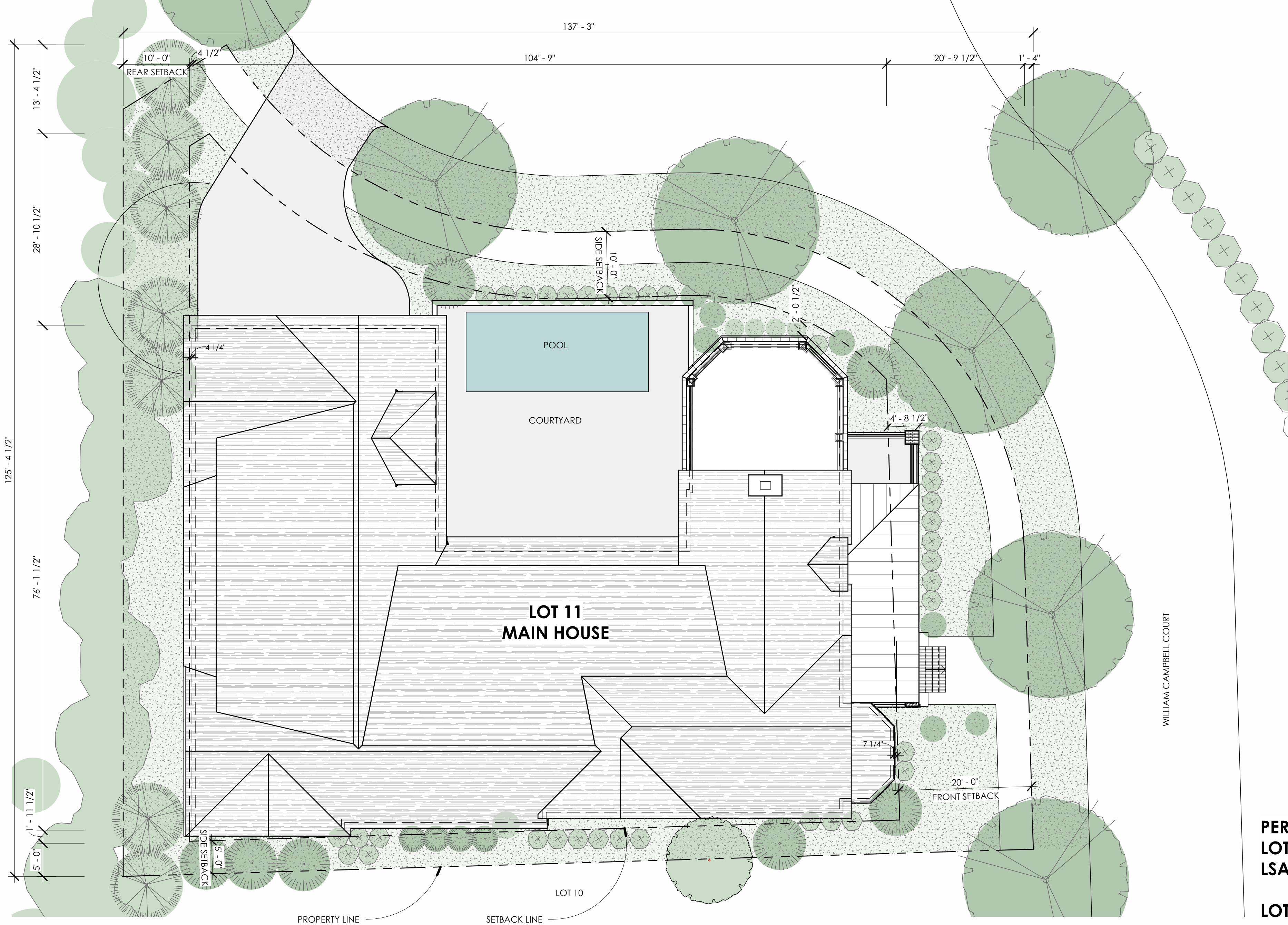
Project Number
21.1098.010
OVERALL SITE

LOT 11 & MANSION HEIGHT DIAGRAM

1/8" = 1'-0"

LOT 11 SITE PLAN

1" = 10'-0"



PERVIOUS AREA = 3,473 SQ. FT
LOT AREA = 13,230 SQ. FT
LSA MIN. REQUIREMENT = 20%

LOT 11 LSA = 26%

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MAGNOLIA
HALL LOT 11
D9 DEVELOPMENT

1853 WILLIAM CAMPBELL
COURT
FRANKLIN, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

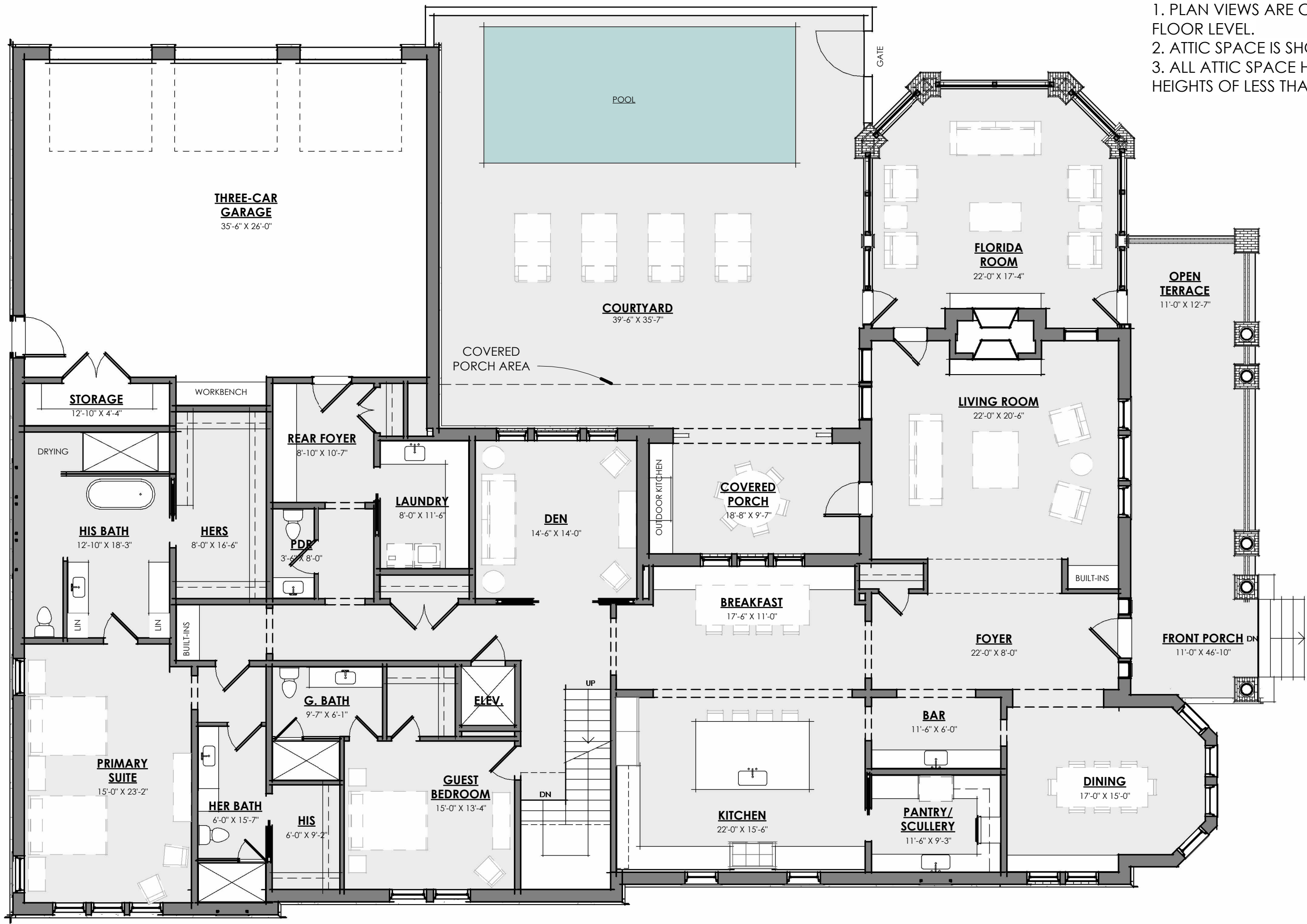
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NO.	DESCRIPTION	DATE

Project Number
21.1098.010

SITE INFORMATION

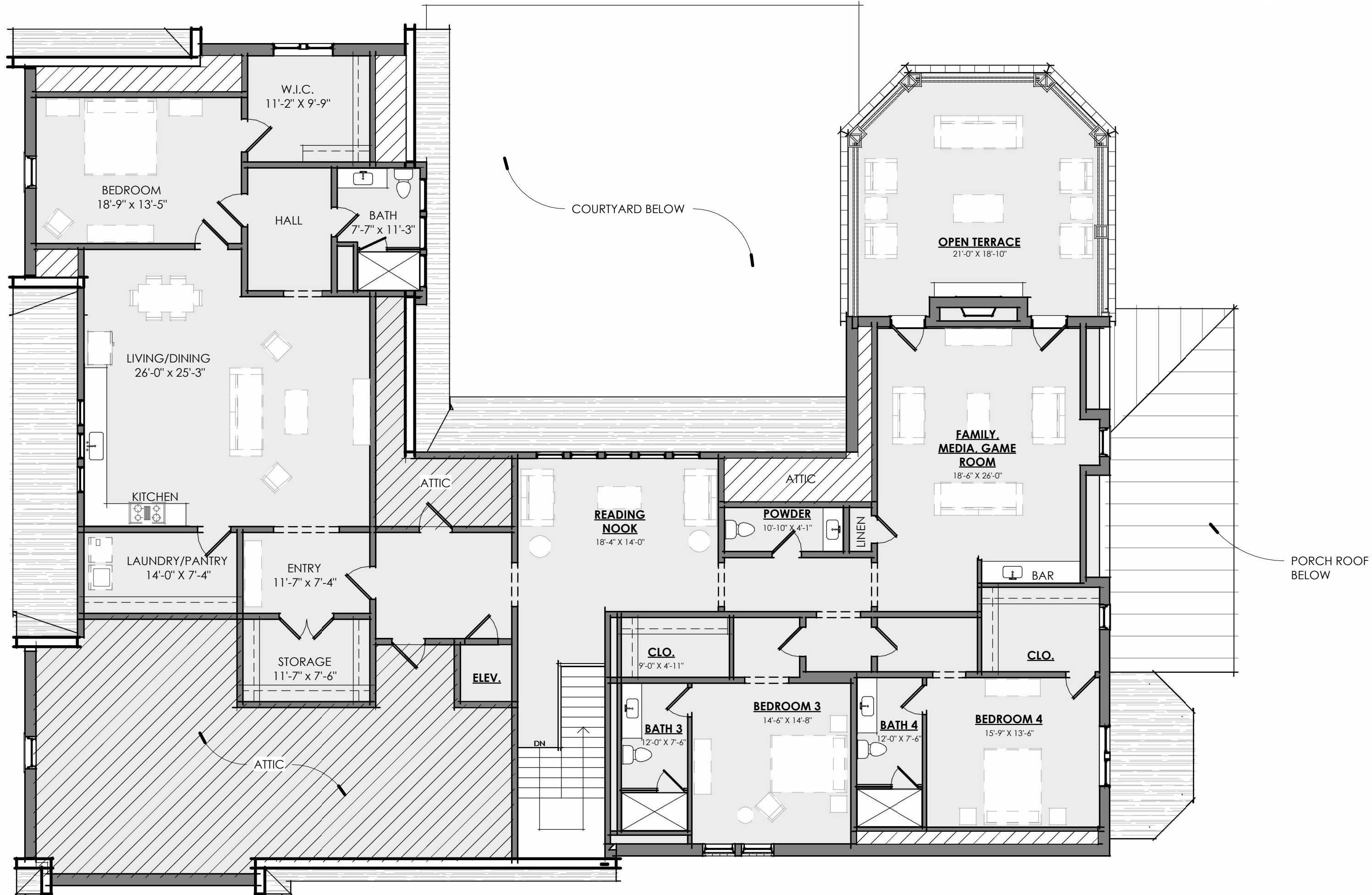
HZC.03



NOTES:
1. PLAN VIEWS ARE CUT AT 4'-0" FROM THE FLOOR LEVEL.
2. ATTIC SPACE IS SHOWN HATCHED.
3. ALL ATTIC SPACE HAS SLOPED CEILING HEIGHTS OF LESS THAN 9'-0".

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

0' 4' 8' 16'



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

0' 4' 8' 16'

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MAGNOLIA
HALL LOT 11
D9 DEVELOPMENT

1853 WILLIAM CAMPBELL
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FRANKLIN, TN

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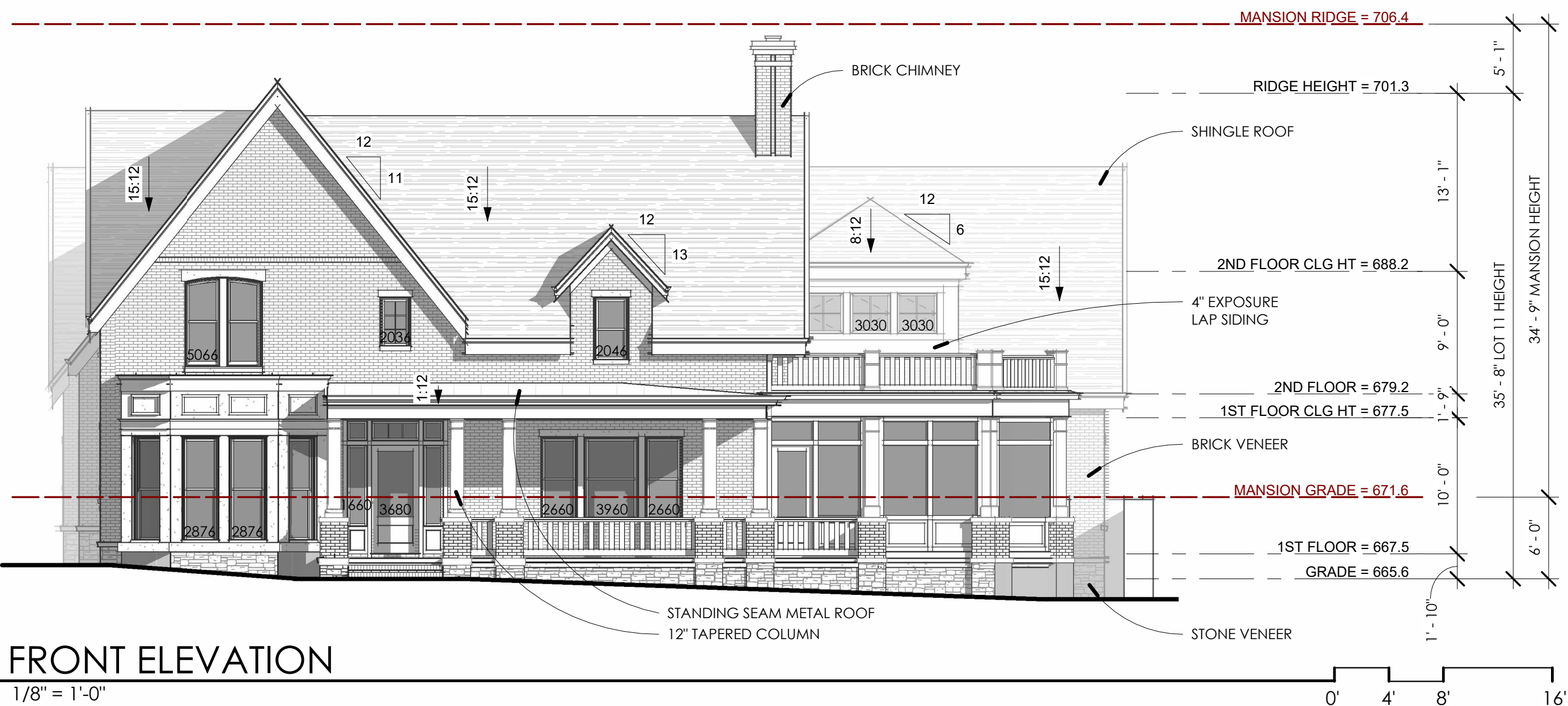
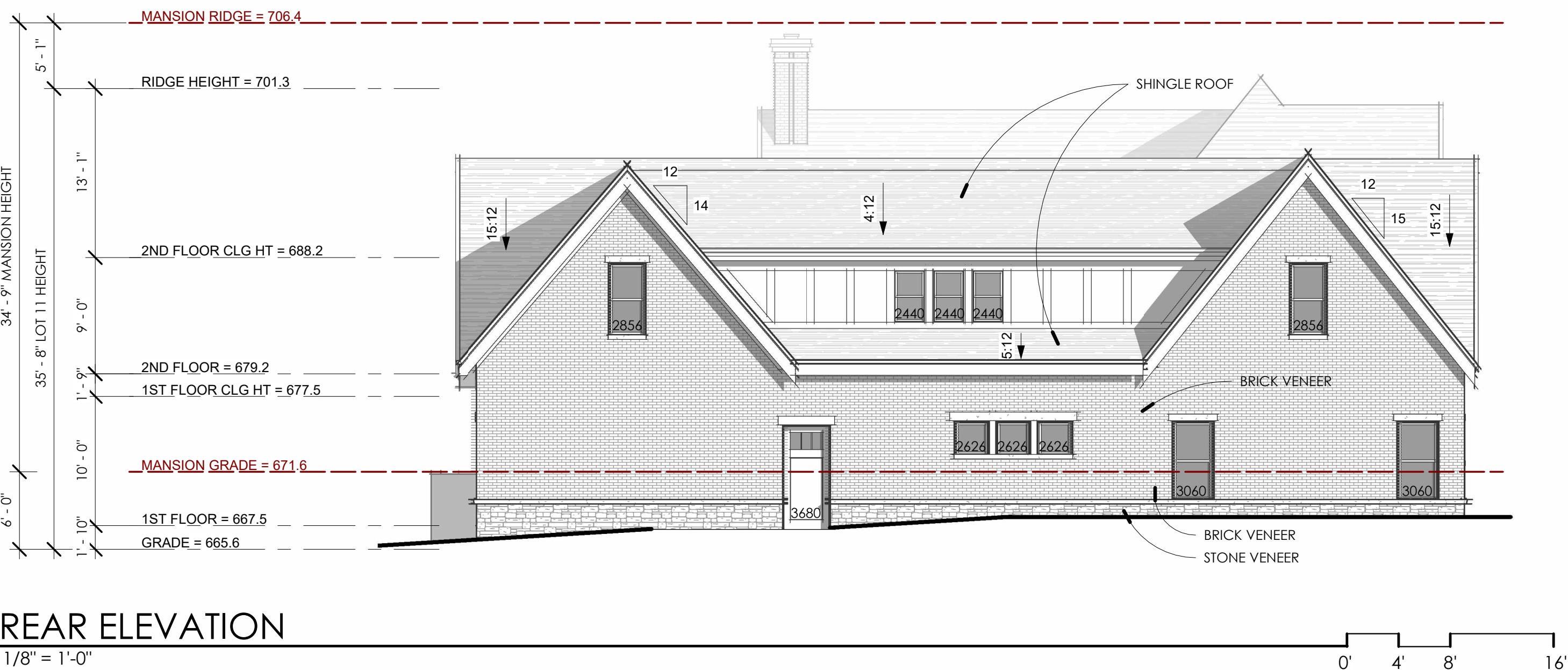
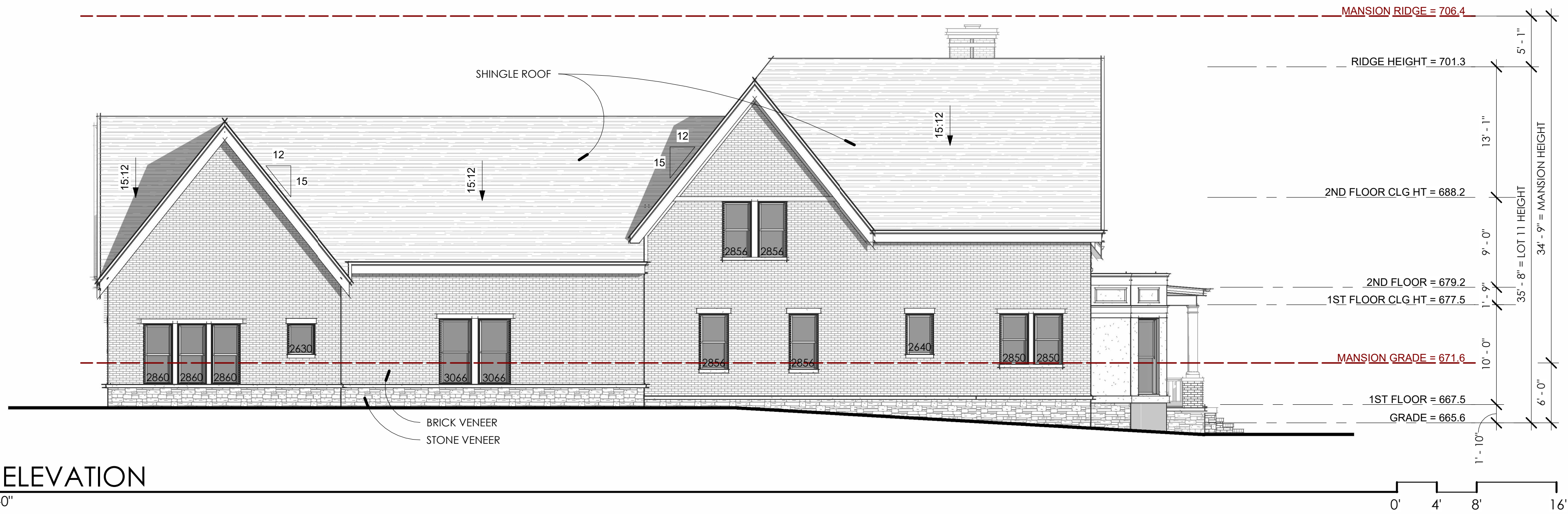
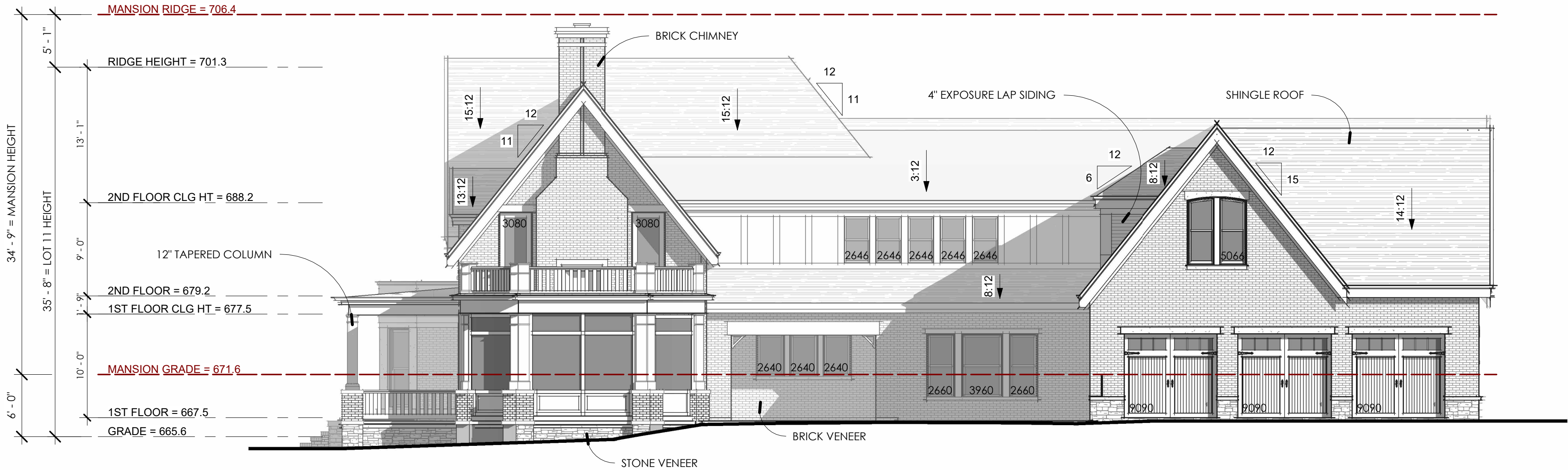
NO.	DESCRIPTION	DATE

Project Number
21.1098.010

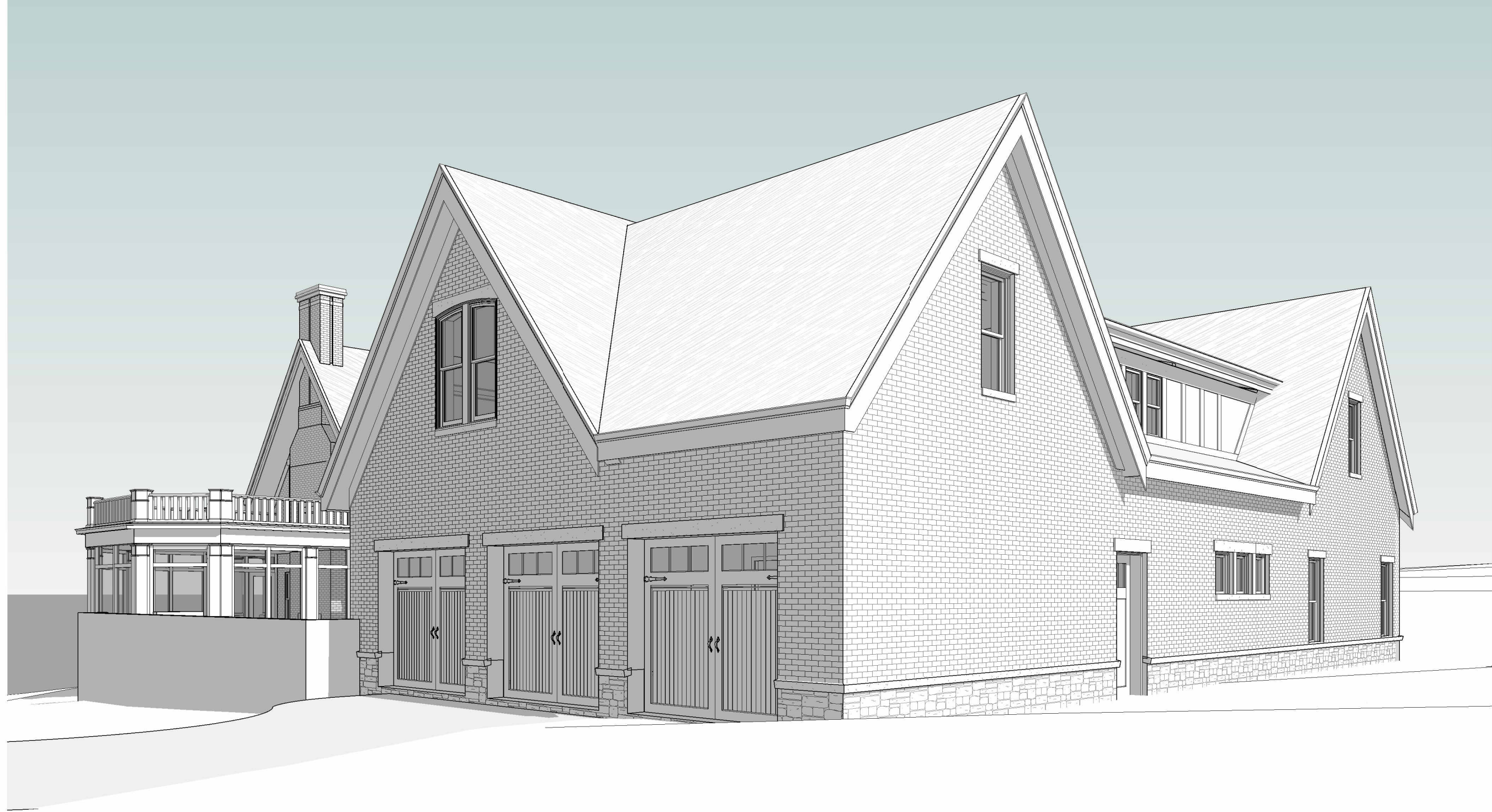
FLOOR PLANS

HZC.04

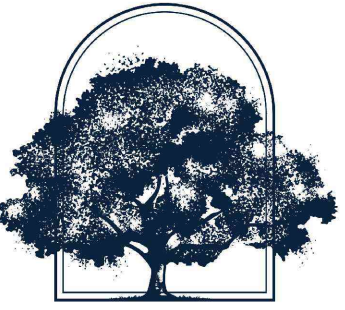
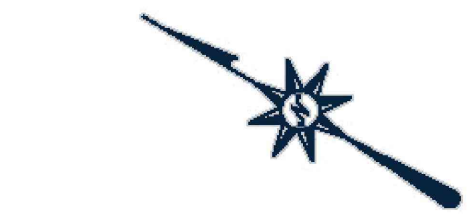
NOTES:
1. FOUNDATION HEIGHT IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
2. FIRST FLOOR CEILING HEIGHT IS 10'-0".
3. SECOND FLOOR CEILING HEIGHT IS 9'-0".
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.



NO.	DESCRIPTION	DATE



NO.	DESCRIPTION	DATE



FRANKLIN
Grove
ESTATE & GARDENS

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

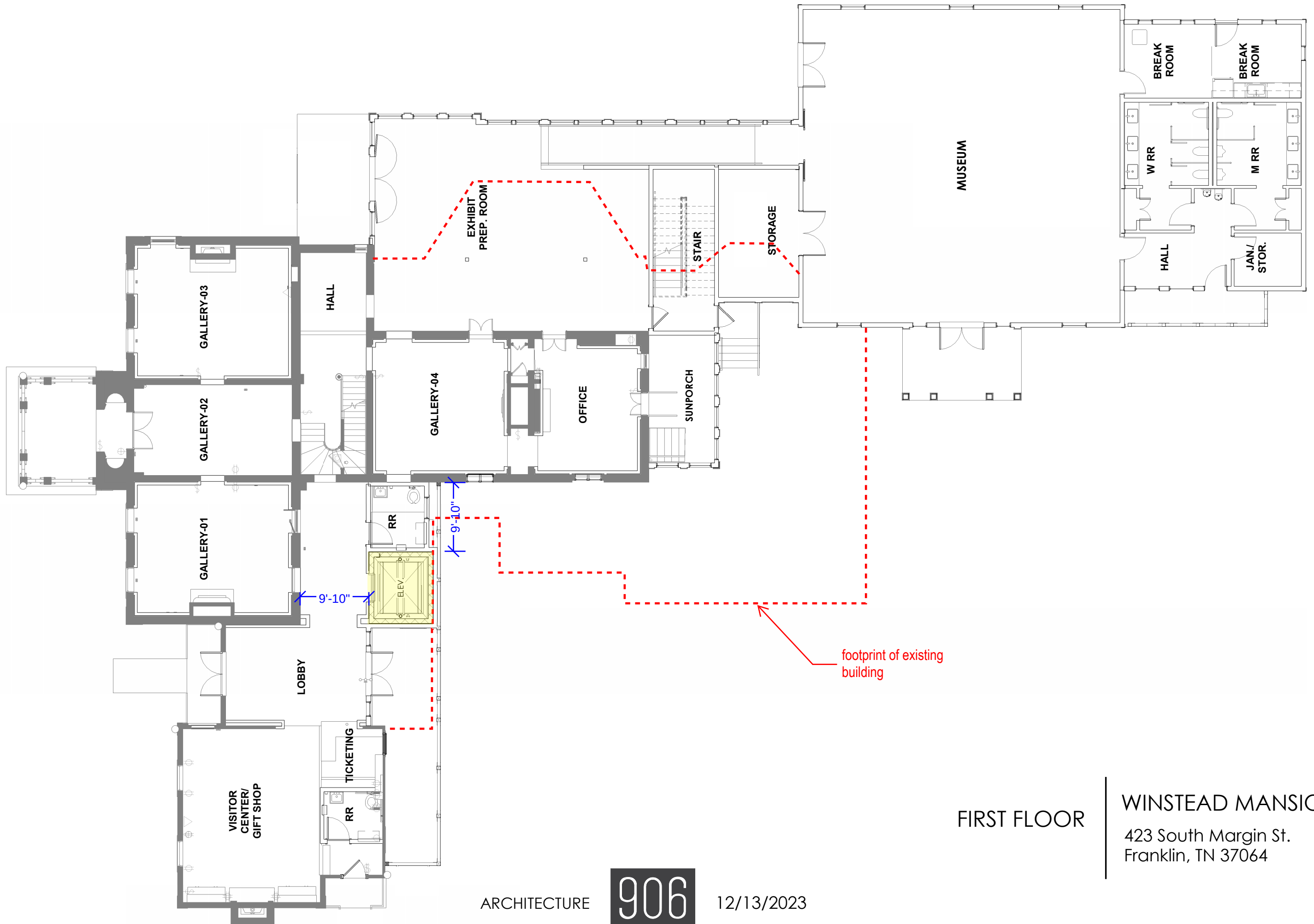
BUILDING USES

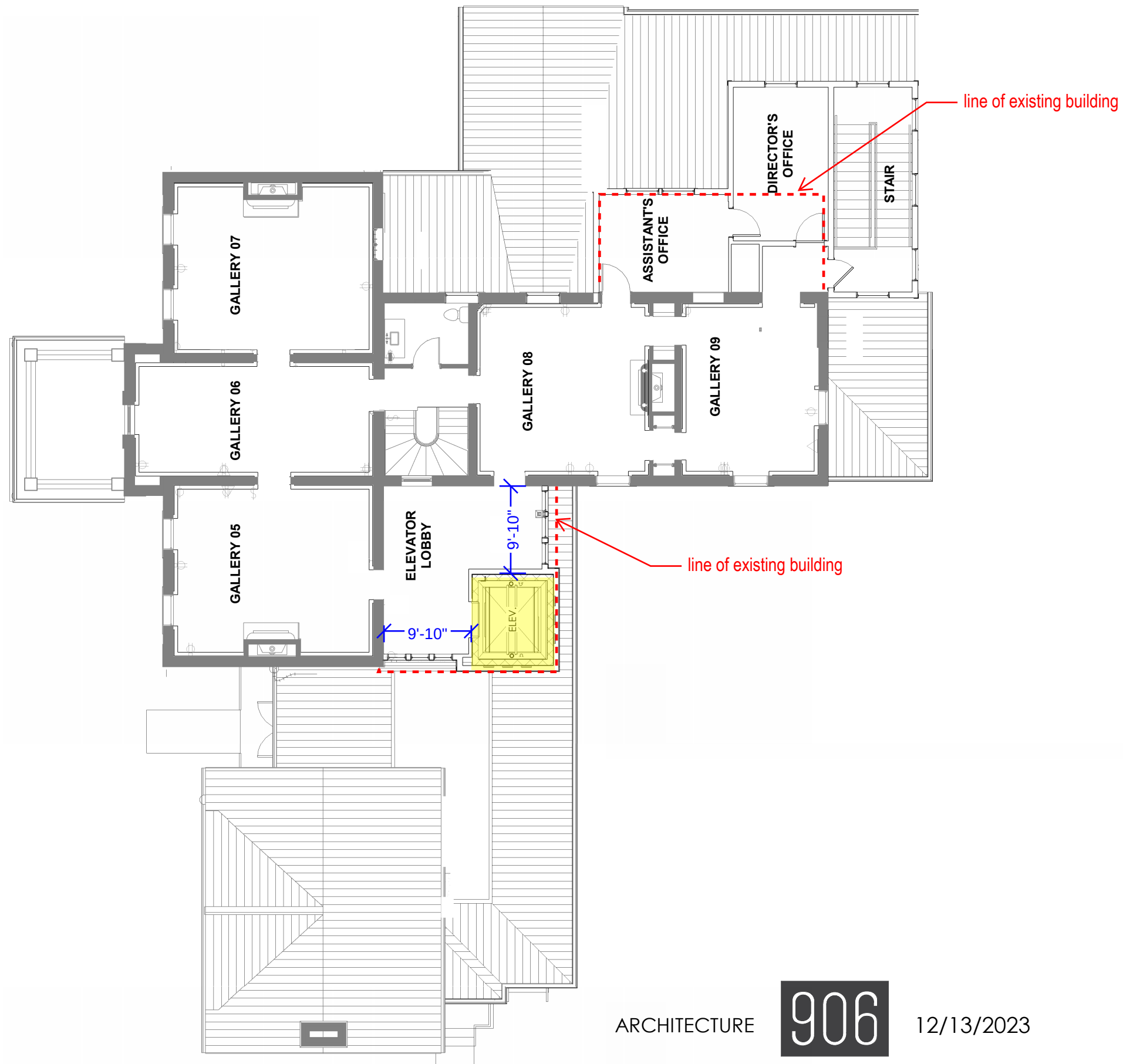
- **Passive Park**
 - The Gardens
- **Museums**
 - The Museum of Art & Education Center-Perkins-Winstead House
 - Lee-Buckner Schoolhouse
- **Entrepreneurship/Innovation Center**
 - Innovation Center—Haynes Berry House
- **Charitable/Fraternal/Social Organization**
 - The Carriage House-- the offices 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.





SECOND FLOOR

WINSTEAD MANSION

423 South Margin St.
Franklin, TN 37064

ARCHITECTURE

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12/13/2023

WEST
ELEVATION

WINSTEAD MANSION

423 South Margin St.
Franklin, TN 37064



OPTION 1



OPTION 2



WEST ELEVATION

ARCHITECTURE

906

12/13/2023



SOUTH ELEVATION

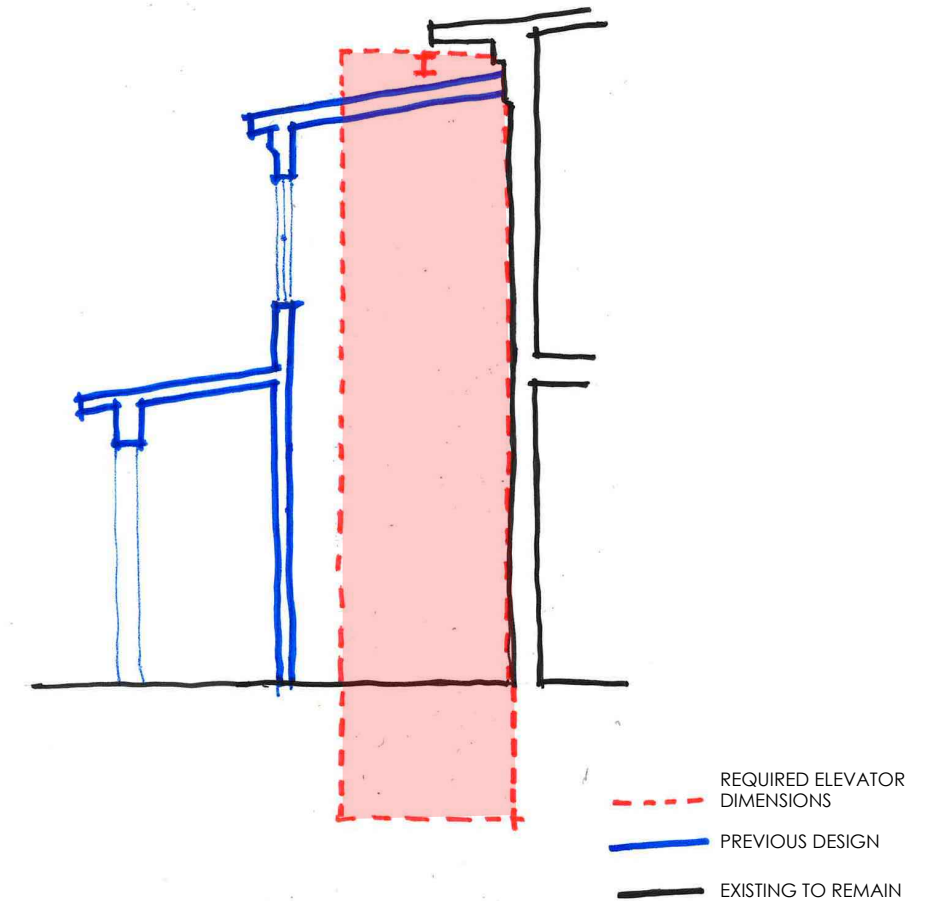
WINSTEAD MANSION

423 South Margin St.
Franklin, TN 37064

SOUTH ELEVATION



PROPOSED DESIGN



ELEVATOR SECTION





ELEVATOR

WINSTEAD MANSION

423 South Margin St.
Franklin, TN 37064



OPTION 1



OPTION 2



OPTION 1 : VIEW FROM REAR (SOUTH)



OPTION 2 : : VIEW FROM REAR (SOUTH)

ARCHITECTURE

906

12/13/2023

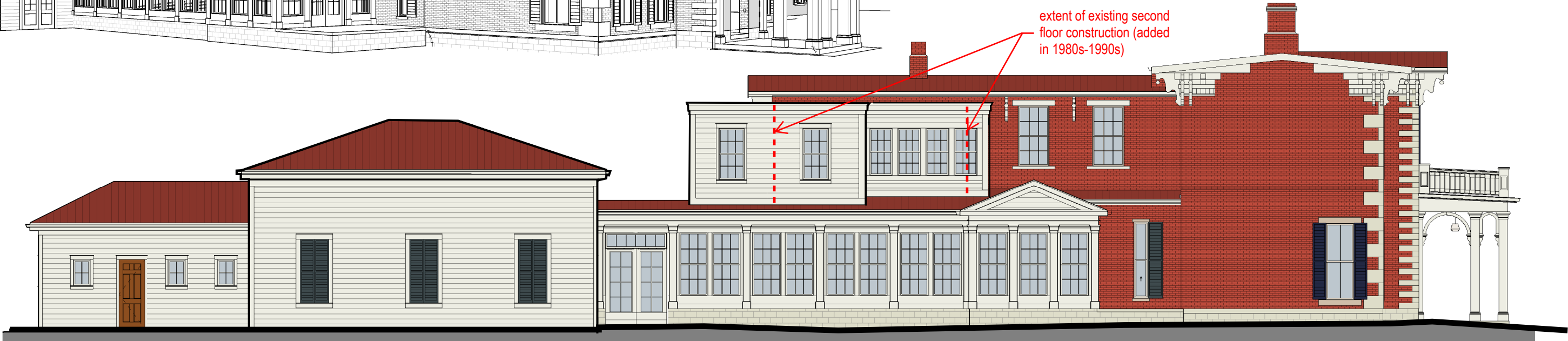
EAST ELEVATION

WINSTEAD MANSION

423 South Margin St.
Franklin, TN 37064



extent of existing second
floor construction (added
in 1980s-1990s)



EAST ELEVATION



VIEW OF FRONT



906

Franklin Grove Design Modifications Narrative

for the
Franklin Historic Zoning Commission

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

Below is a description of proposed changes in three (3) separate areas of the Franklin Grove Winstead Mansion building. I have provided a brief description of each condition and our proposed design approach and in the attached set of drawings we have documented the proposed modifications. We look forward to the opportunity to discuss these potential modifications with the Commission and working together to provide the very best facility for the City of Franklin.

Front “Sunporch”: Upon further review we have elected to shift from a door and landing at the front and will instead provide an entry point along the east elevation back towards the renovated education area. This double door was included within the previously approved elevations and has also been added to our updated east elevation. In addition we are removing the drive that was part of the previously approved site plan design (see noted site plan)

Elevator: As a reminder, the shift in elevator location is proposed for two reasons:

- **Preservation of the Mansion:** construction of elevator pit against existing mansion would likely undermine foundations
- **Life safety:** the previous location blocked the general egress path along the first floor of the building which would have resulted in egress through individual gallery spaces. This has been discussed with City of Franklin Fire Marshal and would not be allowed. Our proposed location will provide a better circulation and egress route as reviewed by Fire Marshal.

The previous design also had a conflict with the vertical clearance requirements of this hydraulic elevator. A diagram has been provided on page 6 to clarify why the additional height is required. Based on feedback from the commission at both a previous DRC meeting and previous HZC meeting, we have worked to minimize the visual impact of this element with very simple architectural detailing and a flat roof which will be **below** the historic mansion roof line.

Question: would like to verify that the commission is comfortable with rebuilding and inseting the “sleeping porch” windows facing west so that they will set inside of the face of the historic home (as current guidelines would require).

Rear Stair Addition: To provide a more functional layout and at the recommendation of our museum consultant we have re-oriented the code-mandated rear egress stair. This improved the functionality of the layout for both the first and second floors. As the east elevation against the property line is the least-visible on the site, we felt it a desirable place to add a small amount of area to give us a much greater level of functionality as well as a better “flow” for guests.