City of Franklin

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

Meeting Agenda

Design Review Committee

Monday, March 18, 2024 | **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 Signage At 212 E. Main St.; Ashley Roark, Applicant.

2. Discussion of Fencing at 223 4th Ave. N.; Deborah Bibb, Applicant.

3. Discussion Of Minor Alterations 1833 William Campbell Ct. (Lot 3); Jennifer Lombard, Applicant.

4. Discussion Of Minor Alterations 1839 William Campbell Ct. (Lot 4); Jennifer Lombard, Applicant.

5. Discussion Of Minor Alterations 1841 William Campbell Ct. (Lot 5); Jennifer Lombard, Applicant.

6. Discussion of Site And Setting Alterations At 230 Franklin Rd.; Greg Gamble, Applicant.

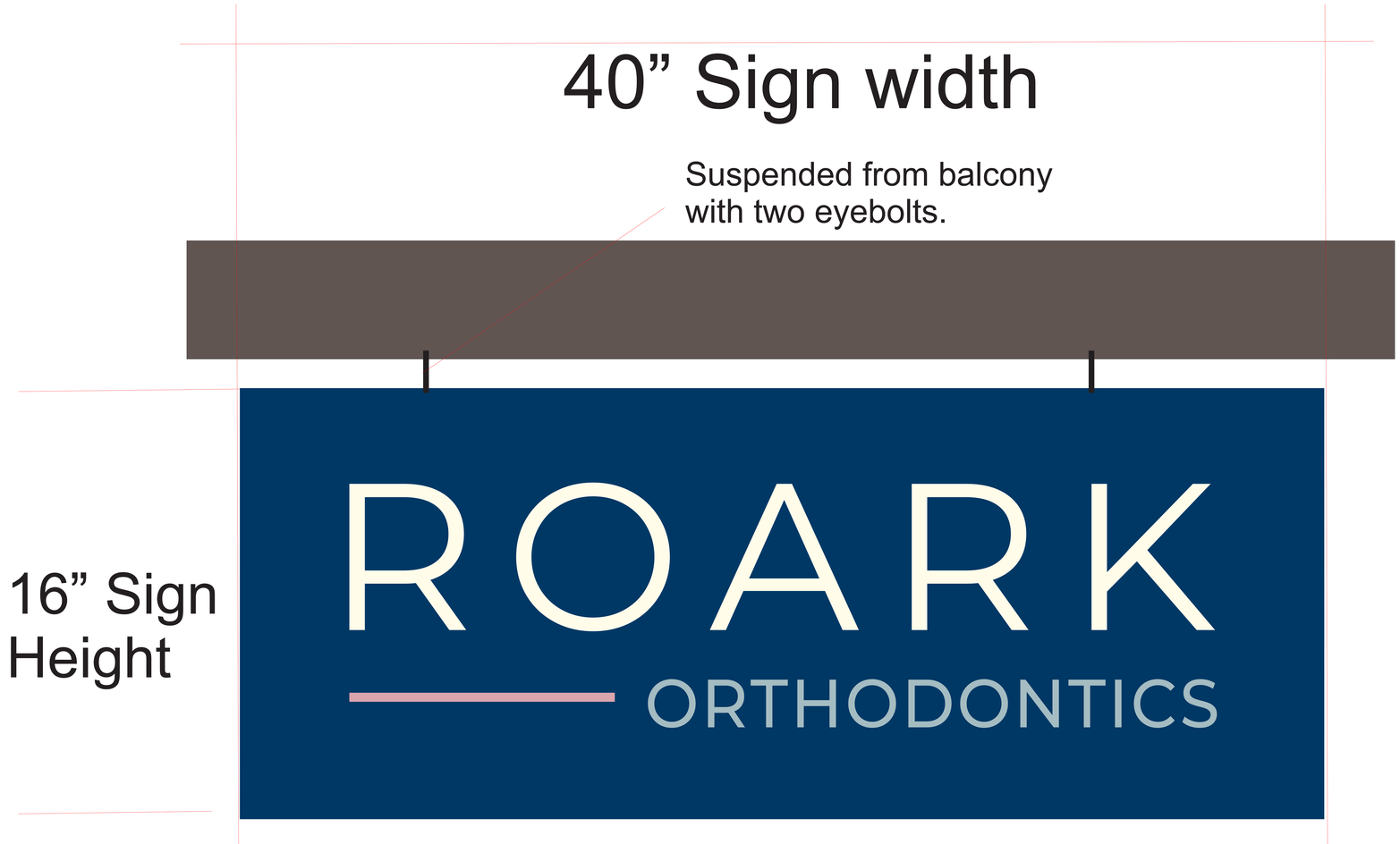
7. Discussion of Roof Alterations At 99 E. Main St.; Shaun Sullivan, Applicant.

8. Discussion Of Site and Setting Alterations At 405 5th Ave. N. (The Hill Property/Bousquet Place); Greg Gamble, Applicant.

9. Discussion Of Alterations At 94-98 E. Main St.; Mark Kozevski, 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.



GRAPHITTI
SIGN & GRAPHICS

www.graphittisigns.com
615-656-8420

Client Name
ROARK Orthodontics

Location
212 E. Main St.
Franklin, TN

Sales Rep
Joe Lorusso

Project Manager
Joe Lorusso

Description

Dk Blue = PMS 540
Lt Blue = TBD
Pink = 501
White = White
16” x 40” (4.44 SF)
Genuine Cedar Board
1.75” thick
Suspends from
balcony with two eyebolts.

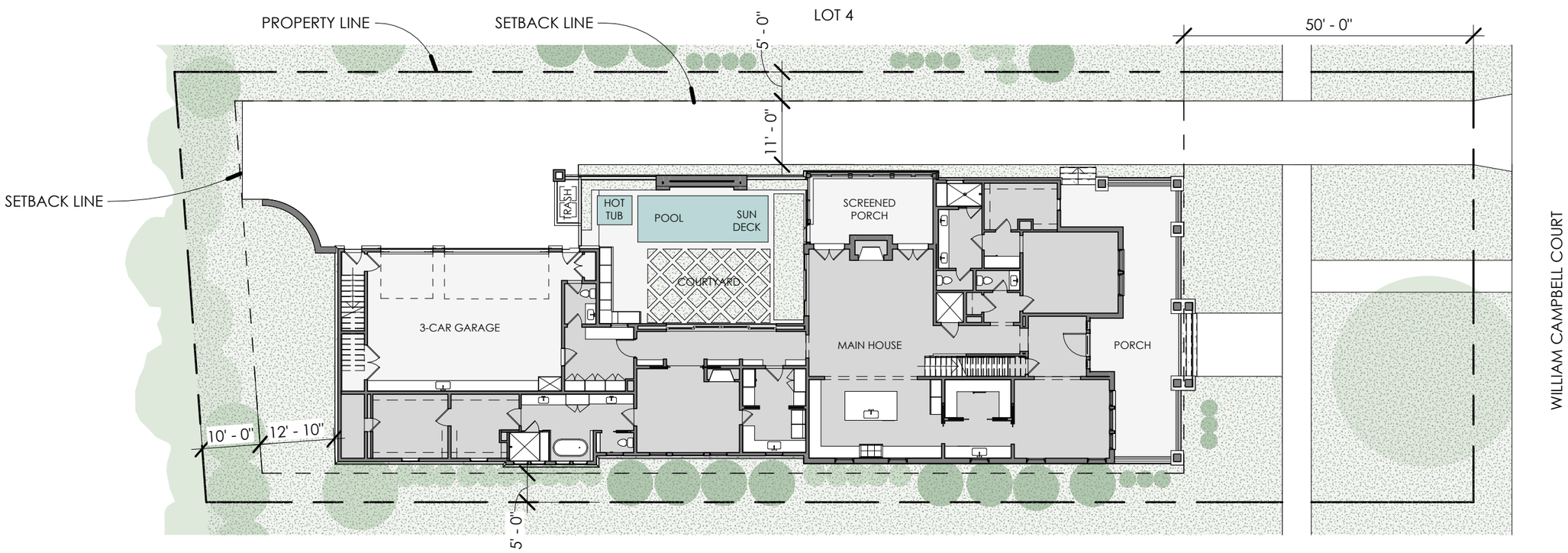
BEL
212
THE METTLE BRANDS
BRANDMETTLE
METTLurgy
METTLE3
ROARK
ORTHODONTICS

4th A

SITE PLAN

MAGNOLIA HALL - LOT 3

1837 WILLIAM CAMPBELL CT
FRANKLIN, TN



PERVIOUS AREA:	6,308 SQ. FT.
LOT AREA:	16,447 SQ. FT.
LOT 3 LSA:	38% (20% MIN.)

SCHEMATIC SITE PLAN

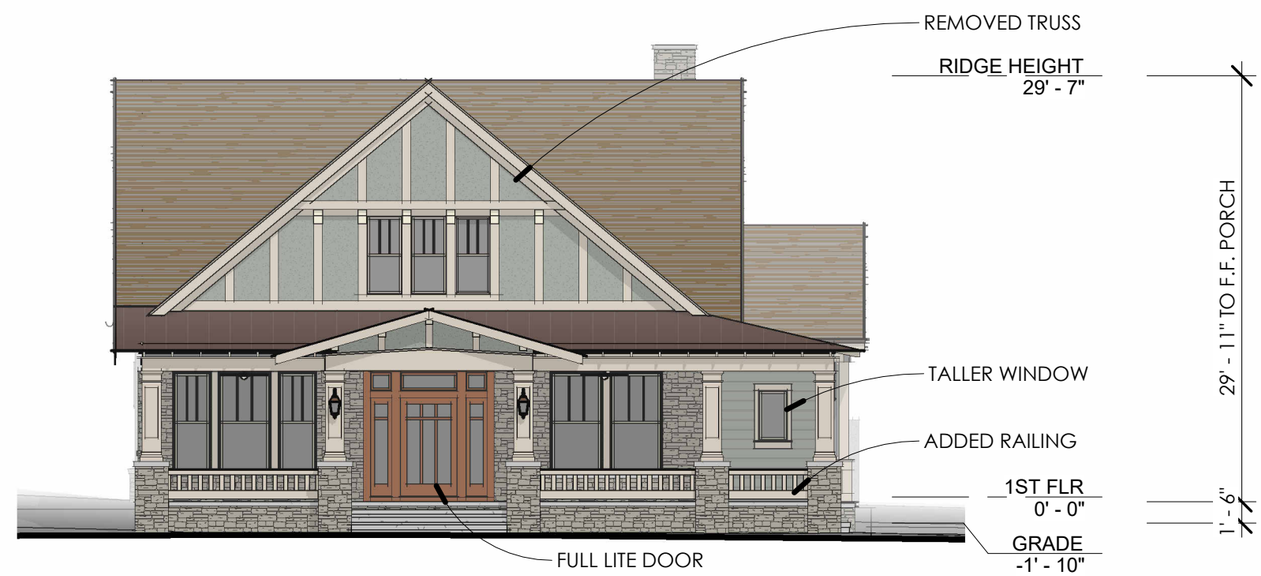
1" = 20'-0"

DRC SUBMITTAL 906 03/11/24

ELEVATIONS

MAGNOLIA HALL - LOT 3

1837 WILLIAM CAMPBELL CT
FRANKLIN, TN



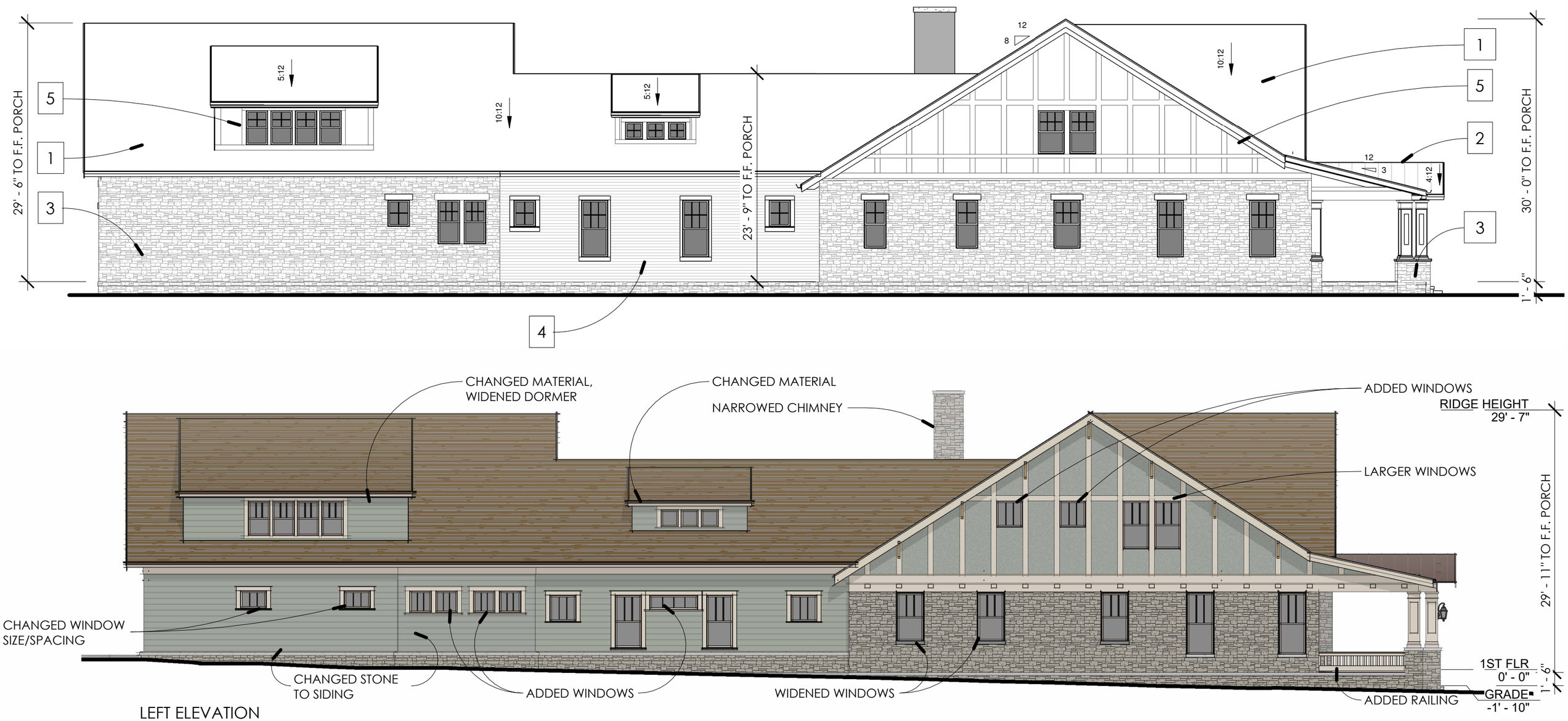
FRONT ELEVATION
3/32" = 1'-0"

DRC SUBMITTAL 906 03/11/24

ELEVATIONS

MAGNOLIA HALL - LOT 3

1837 WILLIAM CAMPBELL CT
FRANKLIN, TN



LEFT ELEVATION

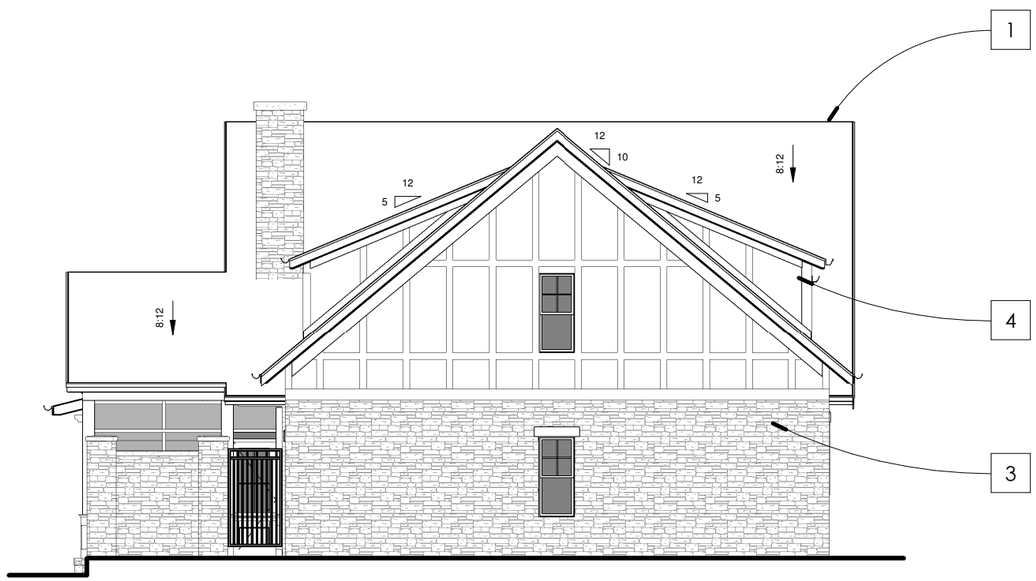
3/32" = 1'-0"

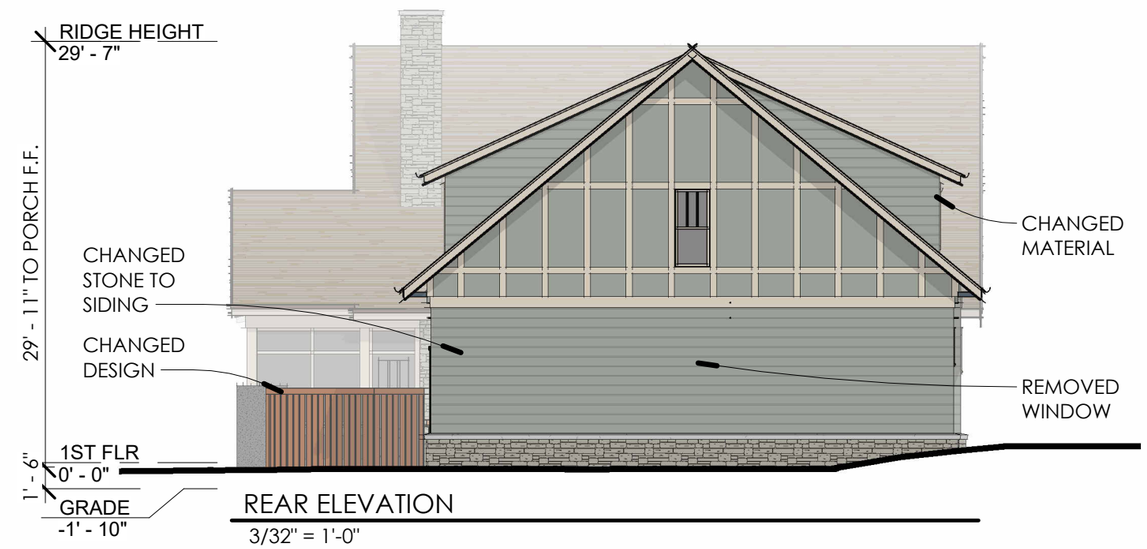
DRC SUBMITTAL 906 03/11/24

ELEVATIONS

MAGNOLIA HALL - LOT 3

1837 WILLIAM CAMPBELL CT
FRANKLIN, TN





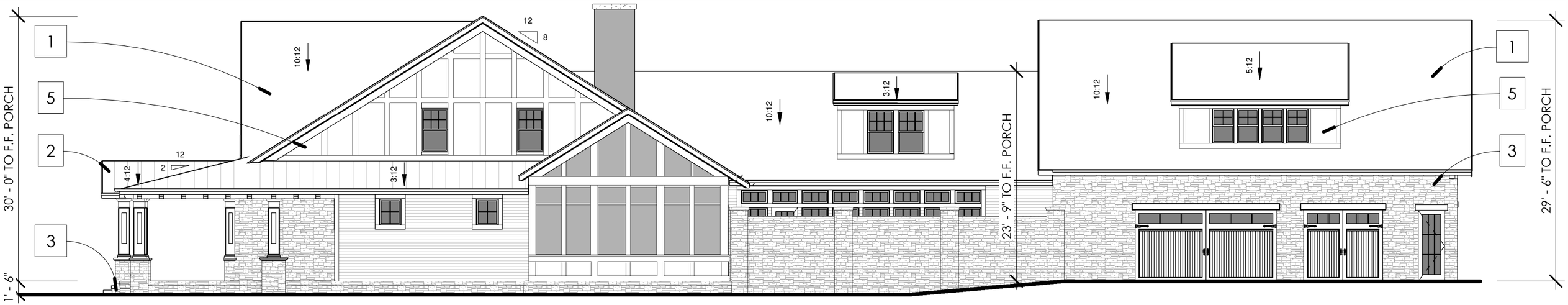
REAR ELEVATION
3/32" = 1'-0"

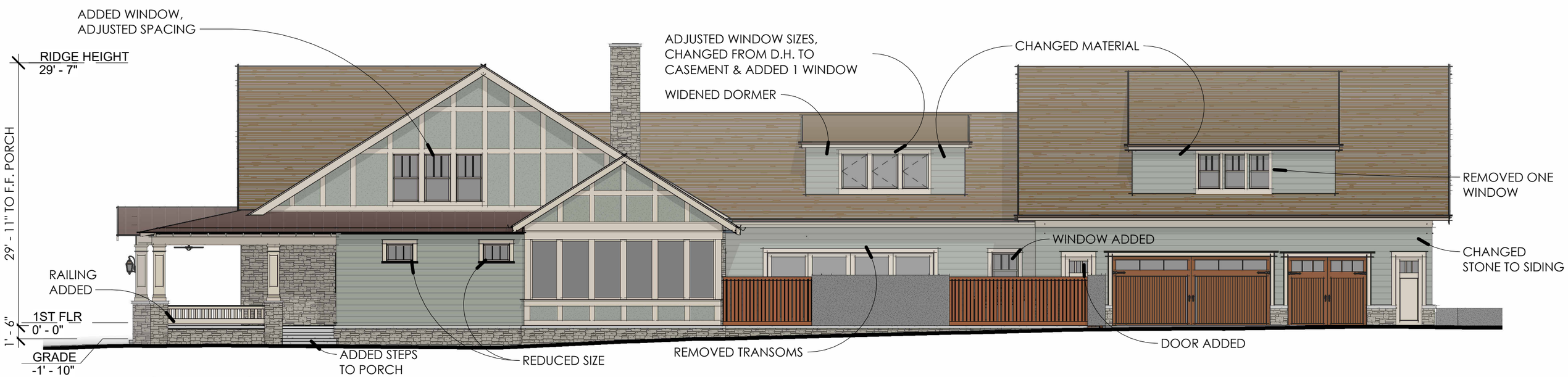
DRC SUBMITTAL 906 03/11/24

ELEVATIONS

MAGNOLIA HALL - LOT 3

1837 WILLIAM CAMPBELL CT
FRANKLIN, TN





RIGHT ELEVATION

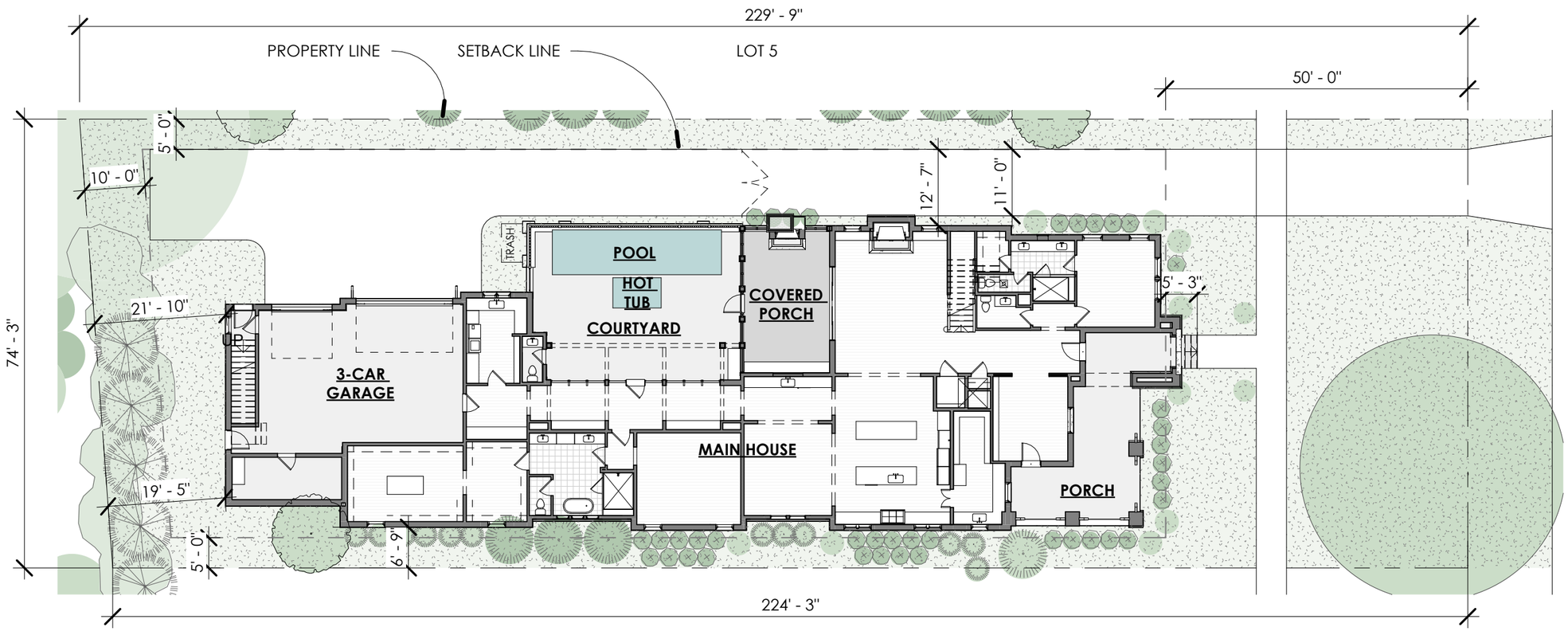
3/32" = 1'-0"

DRC SUBMITTAL 906 03/11/24

SITE PLAN

MAGNOLIA HALL - LOT 4

1839 WILLIAM CAMPBELL CT
FRANKLIN, TN



PERVIOUS AREA:	6,196 SQ. FT.
LOT AREA:	16,854 SQ. FT.
LOT 4 LSA:	37% (20% MIN)

SCHEMATIC SITE PLAN

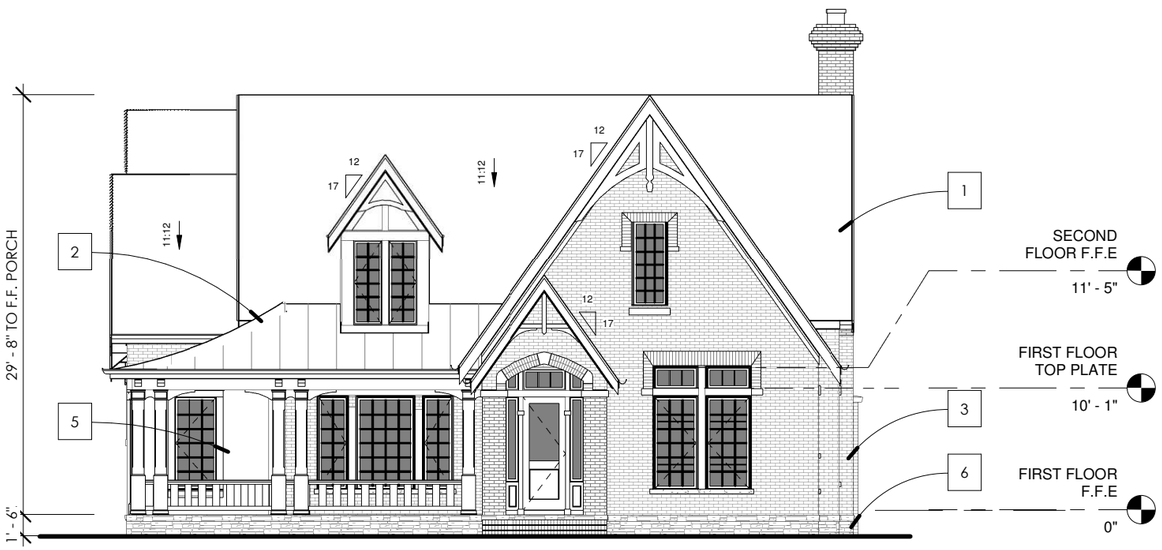
1" = 20'-0"

DRC SUBMITTAL 906 03/11/24

ELEVATIONS

MAGNOLIA HALL - LOT 4

1839 WILLIAM CAMPBELL CT
FRANKLIN, TN



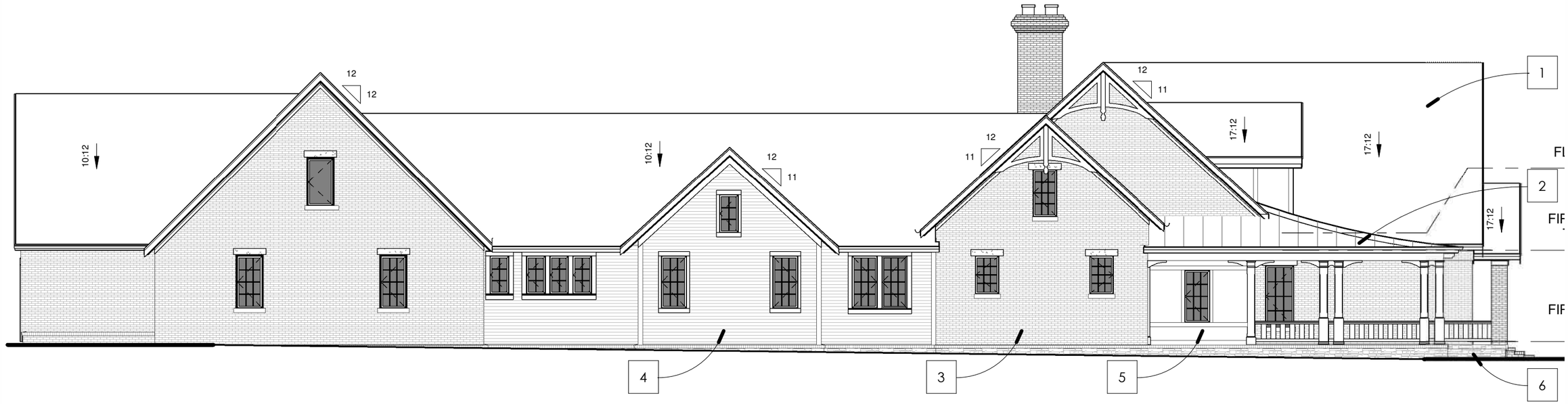
FRONT ELEVATION
3/32" = 1'-0"

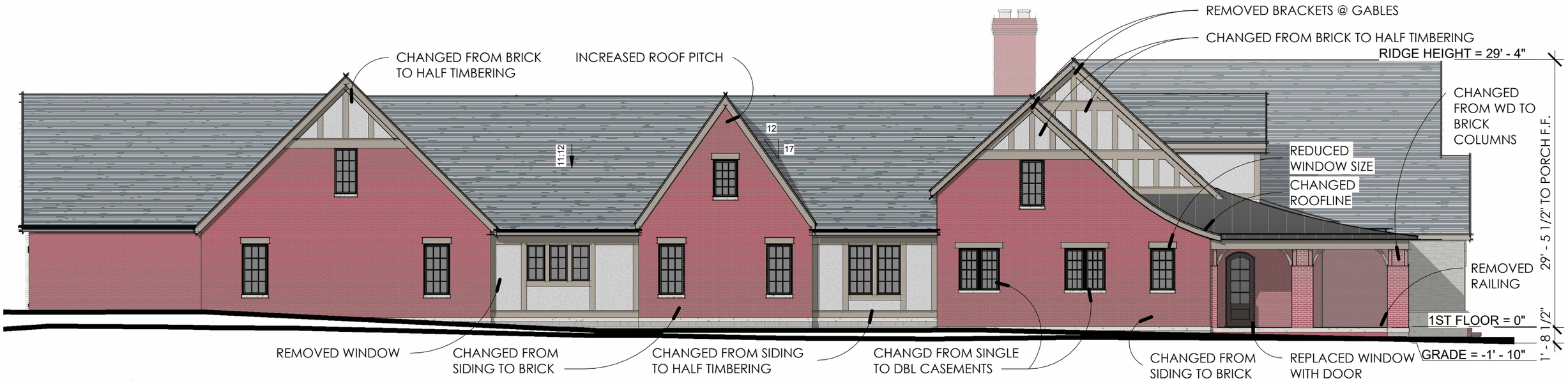
DRC SUBMITTAL 906 03/11/24

ELEVATIONS

MAGNOLIA HALL - LOT 4

1839 WILLIAM CAMPBELL CT
FRANKLIN, TN





LEFT ELEVATION

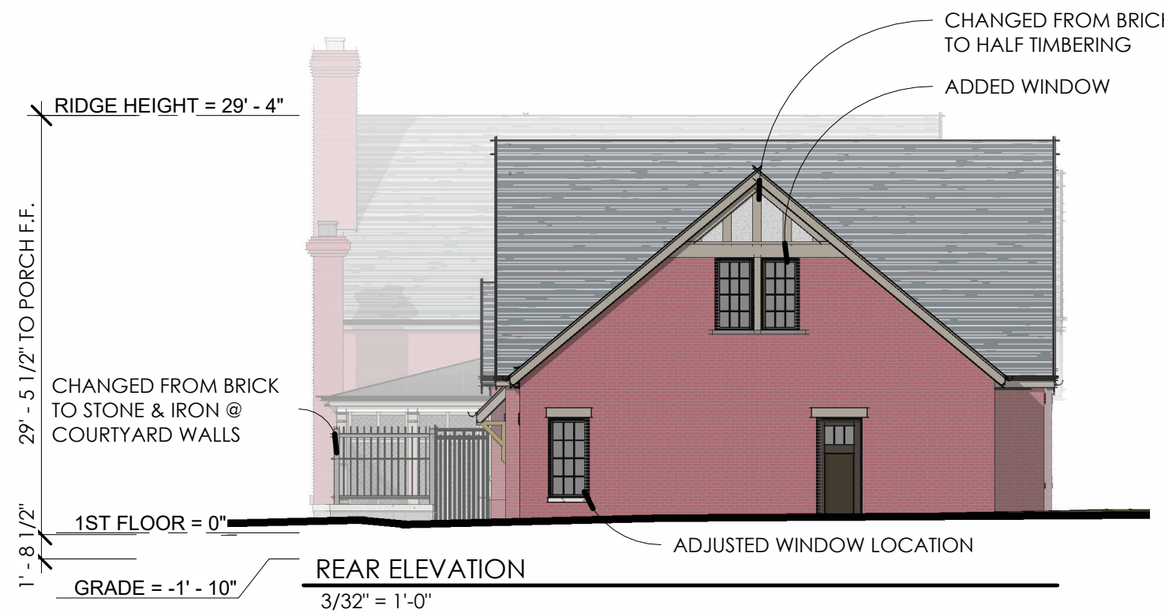
3/32" = 1'-0"

DRC SUBMITTAL 906 03/11/24

ELEVATIONS

MAGNOLIA HALL - LOT 4

1839 WILLIAM CAMPBELL CT
FRANKLIN, TN



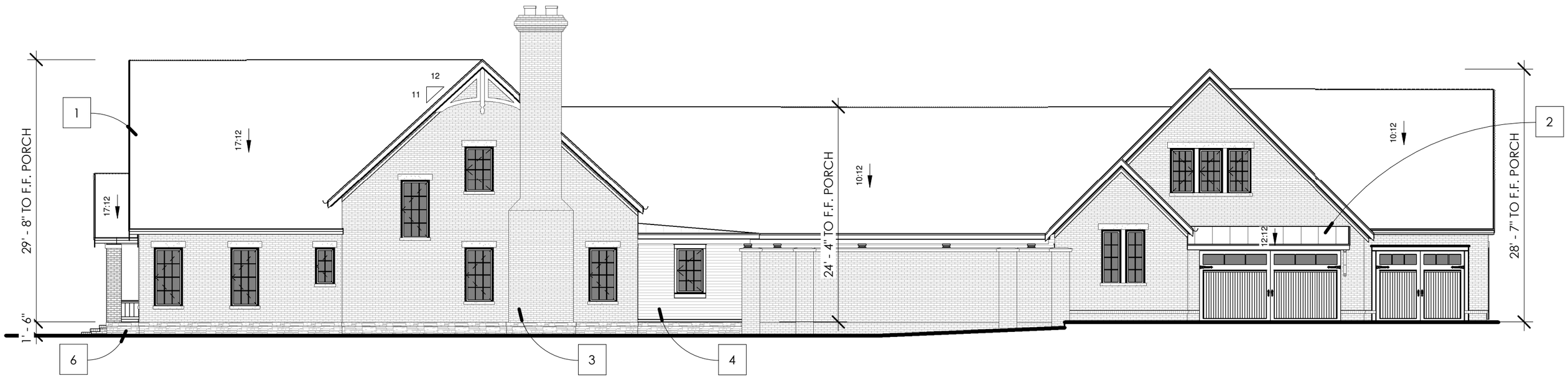
REAR ELEVATION
3/32" = 1'-0"

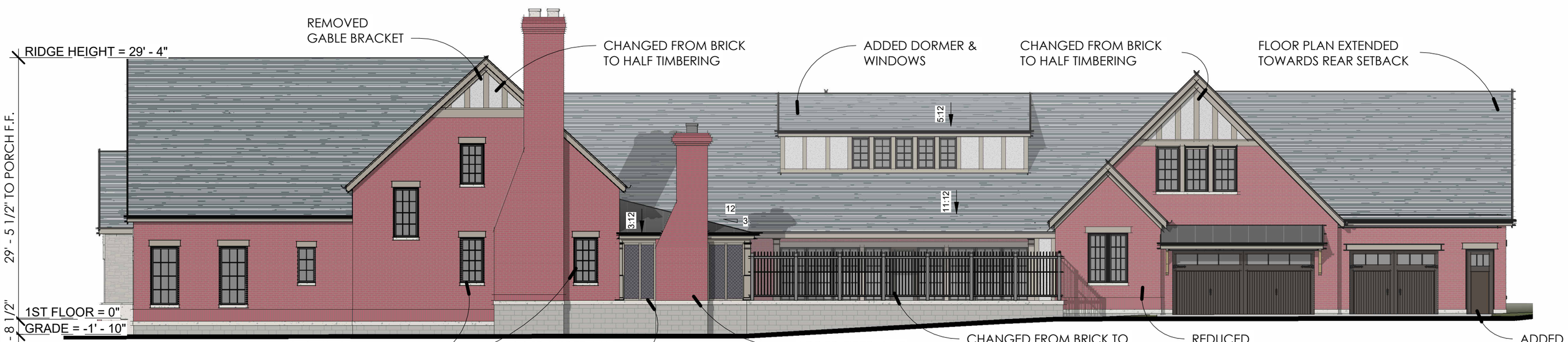
DRC SUBMITTAL 906 03/11/24

ELEVATIONS

MAGNOLIA HALL - LOT 4

1839 WILLIAM CAMPBELL CT
FRANKLIN, TN





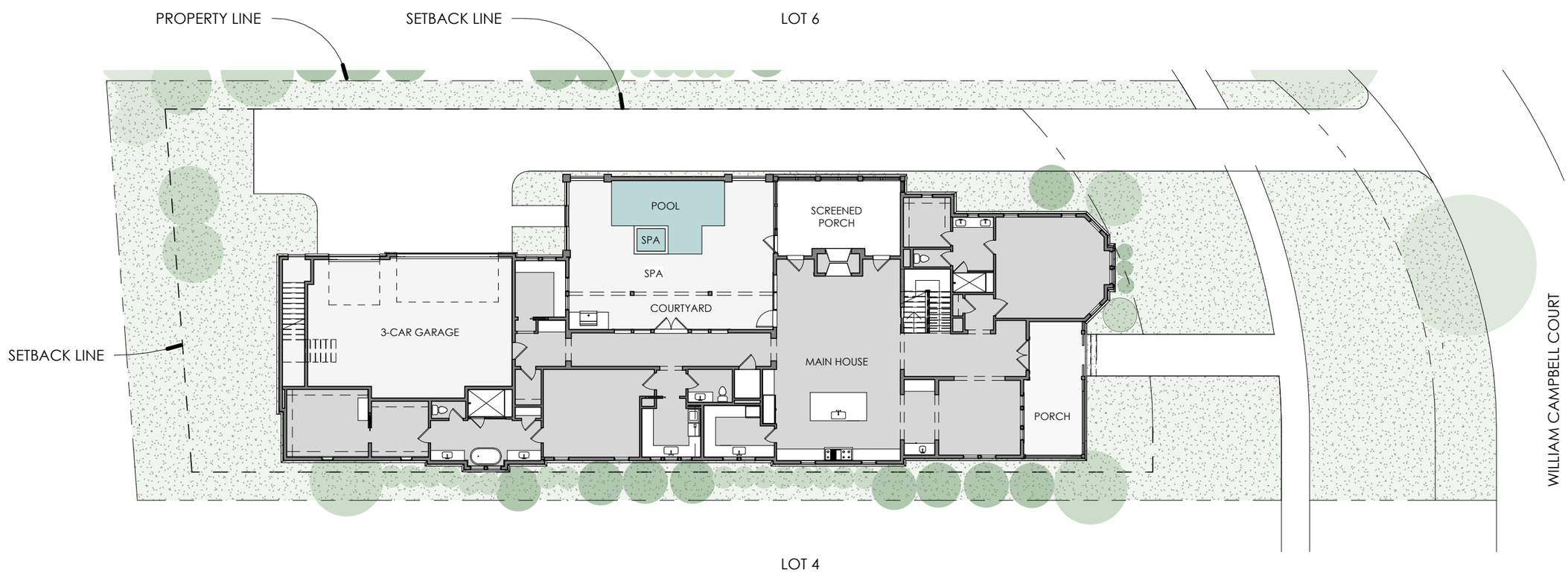
RIGHT ELEVATION
3/32" = 1'-0"

DRC SUBMITTAL 906 03/11/24

SITE PLAN

MAGNOLIA HALL LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN



PERVIOUS AREA: 7,184 SQ. FT.
LOT AREA: 16,726 SQ. FT.
LOT 5 LSA: 43% (20% MIN.)

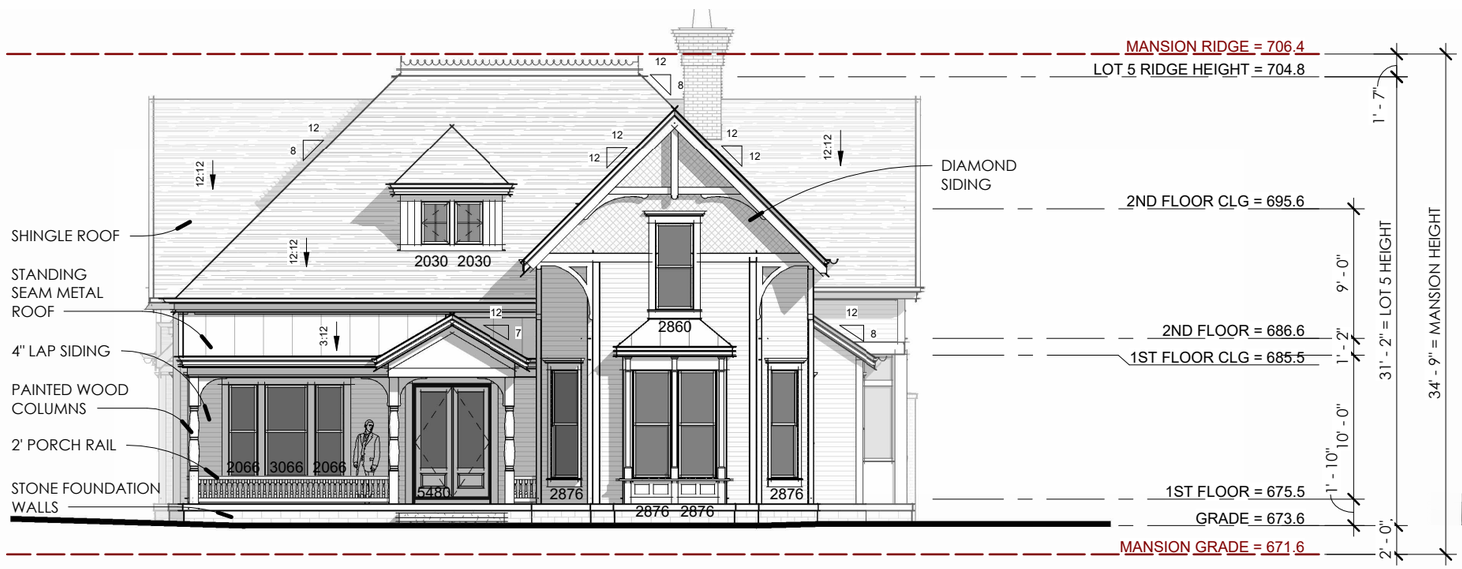
SCHEMATIC SITE PLAN
1" = 20'-0"

DRC SUBMITTAL 906 03/11/24

ELEVATIONS

MAGNOLIA HALL LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN



FRONT ELEVATION
1/8" = 1'-0"

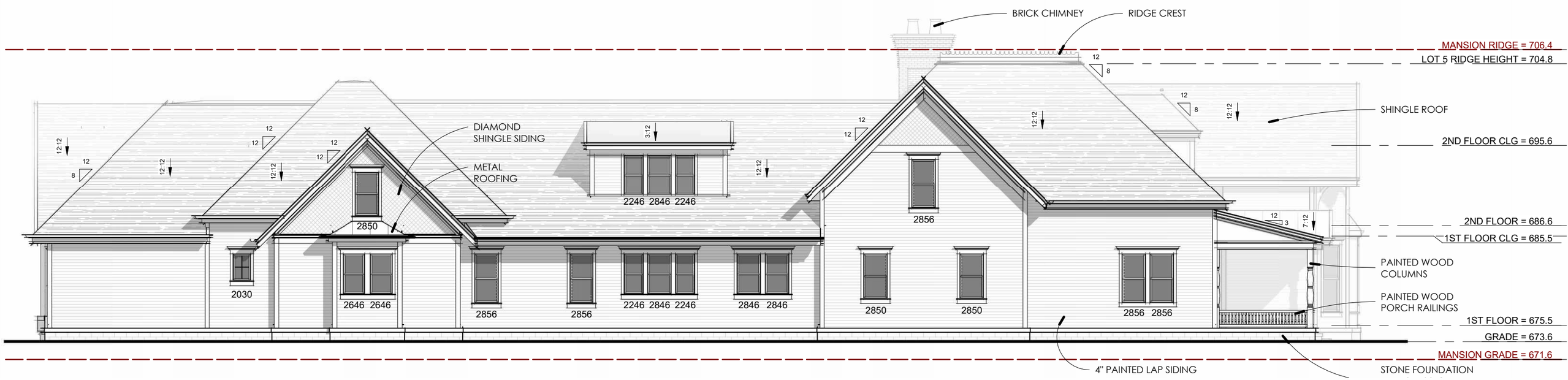
FRONT ELEVATION
3/32" = 1'-0"

DRC SUBMITTAL 906 03/11/24

ELEVATIONS

MAGNOLIA HALL LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN



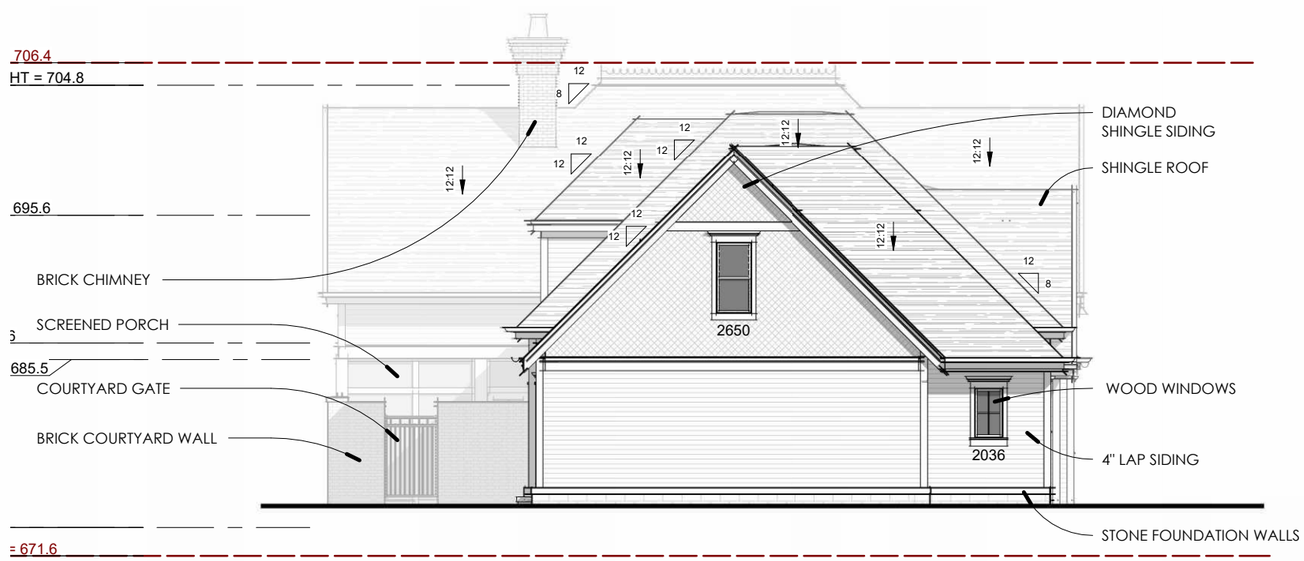
LEFT ELEVATION
3/32" = 1'-0"

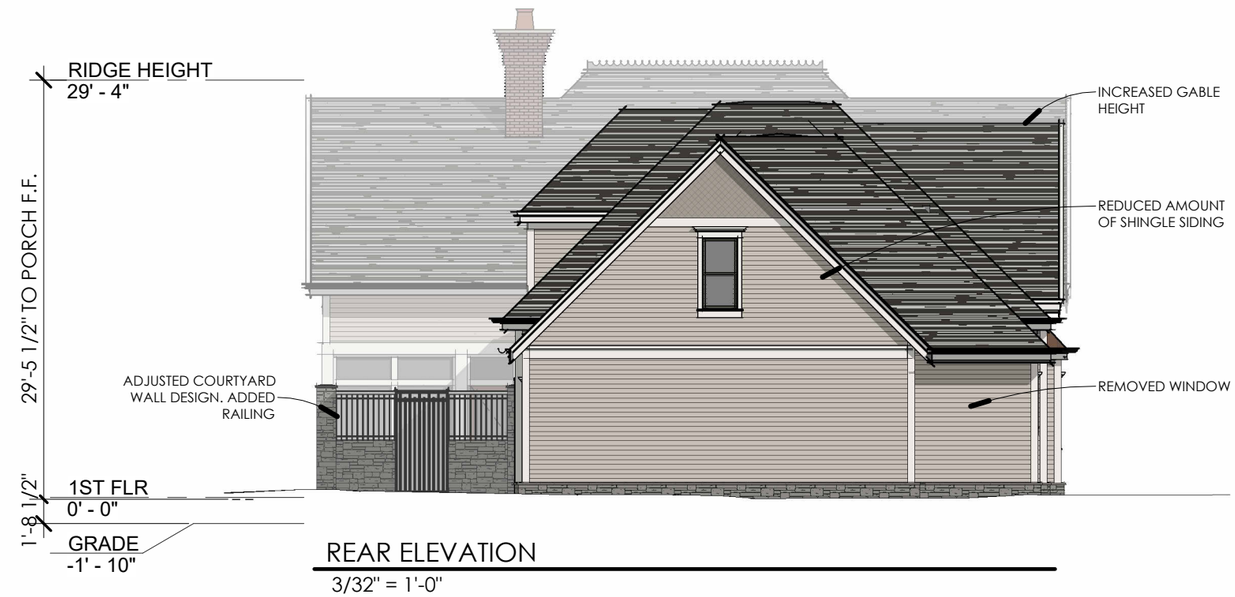
DRC SUBMITTAL 906 03/11/24

ELEVATIONS

MAGNOLIA HALL LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN





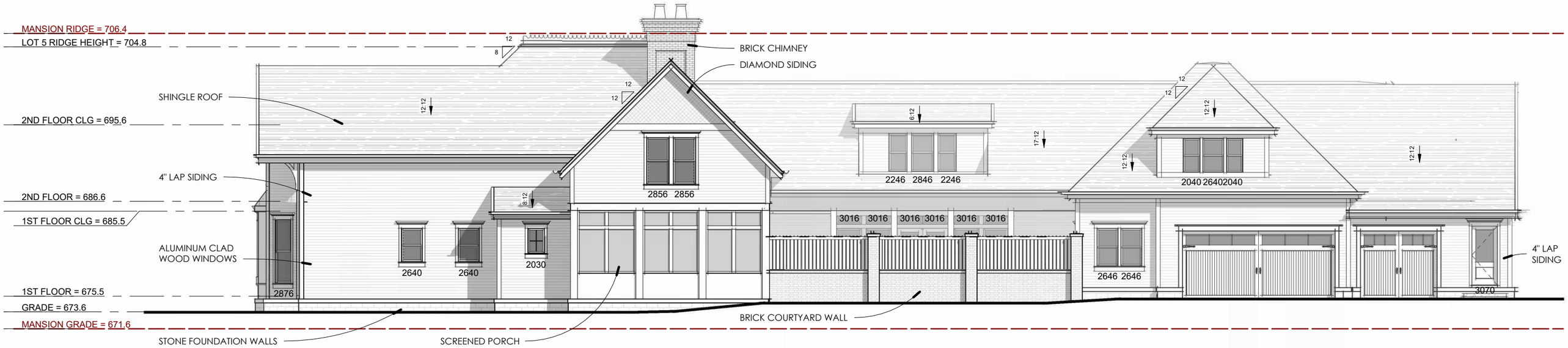
REAR ELEVATION
3/32" = 1'-0"

DRC SUBMITTAL 906 03/11/24

ELEVATIONS

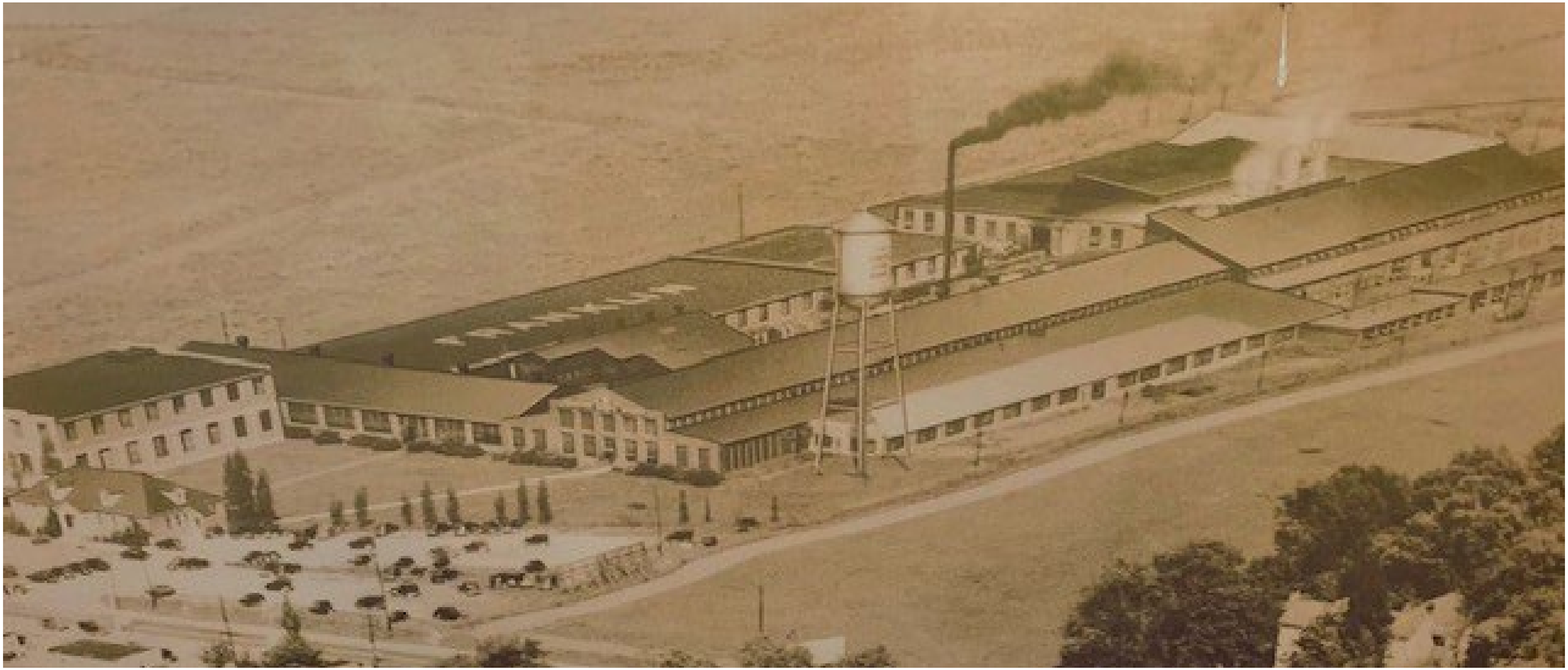
MAGNOLIA HALL LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN



RIGHT ELEVATION
3/32" = 1'-0"

DRC SUBMITTAL 906 03/11/24



THE FACTORY

FRANKLIN, TN

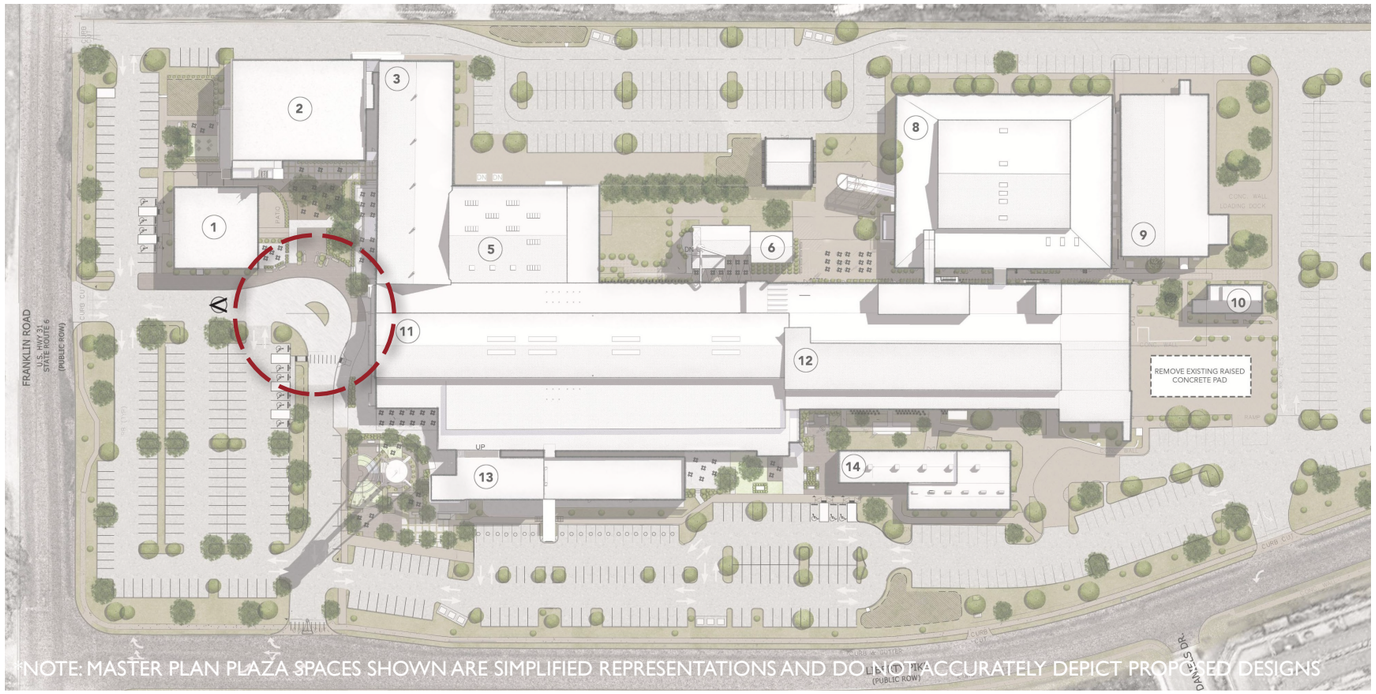
DRC SUBMITTAL
03/11/2024

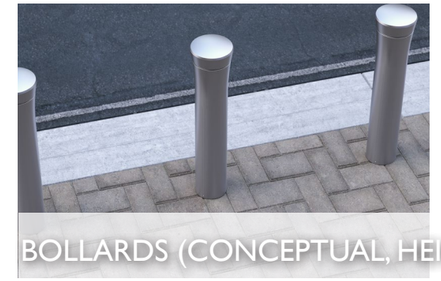
HOLLADAY PROPERTIES

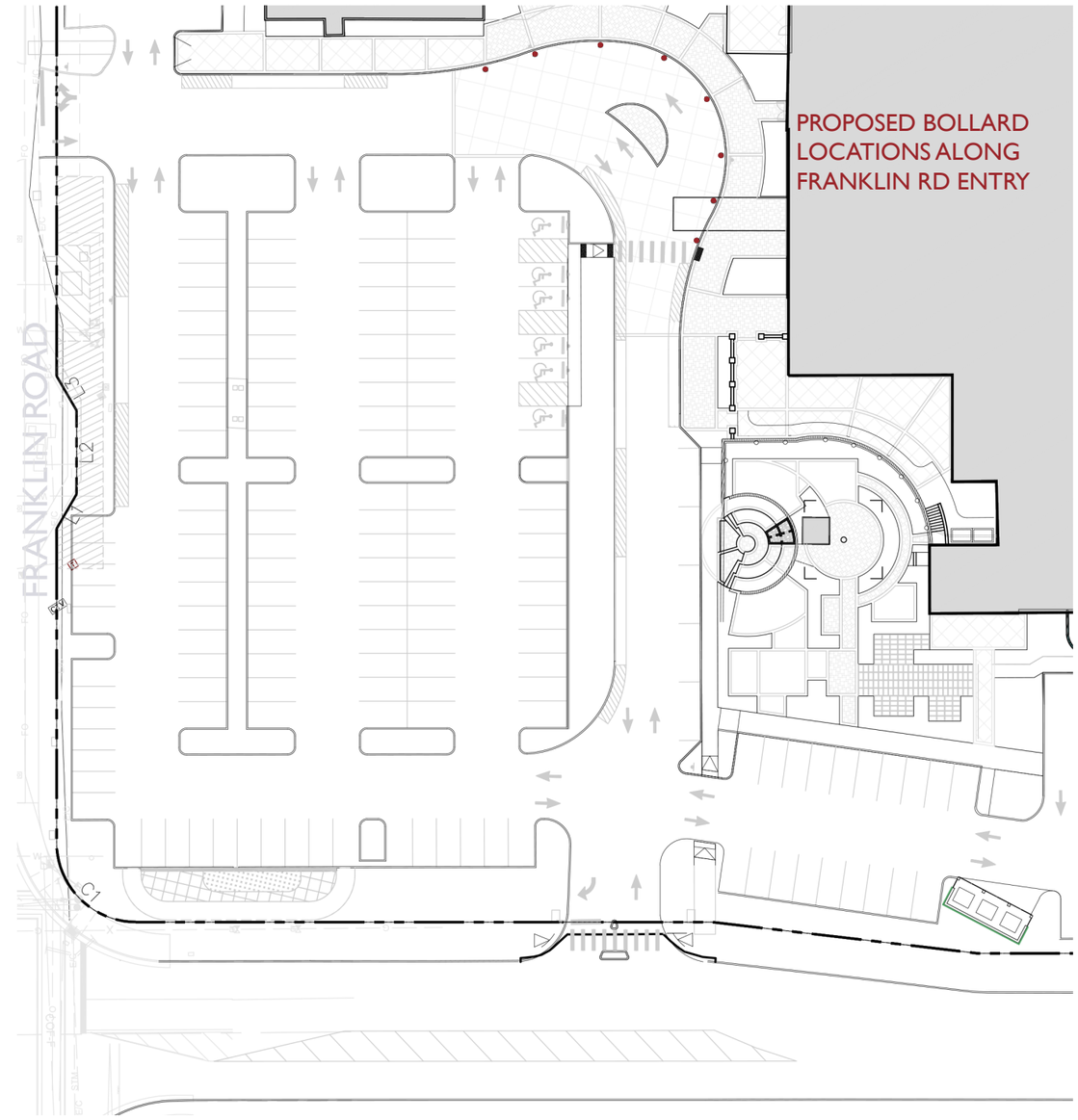
GAMBLE DESIGN COLLABORATIVE

CENTRIC ARCHITECTURE

Kimley»Horn





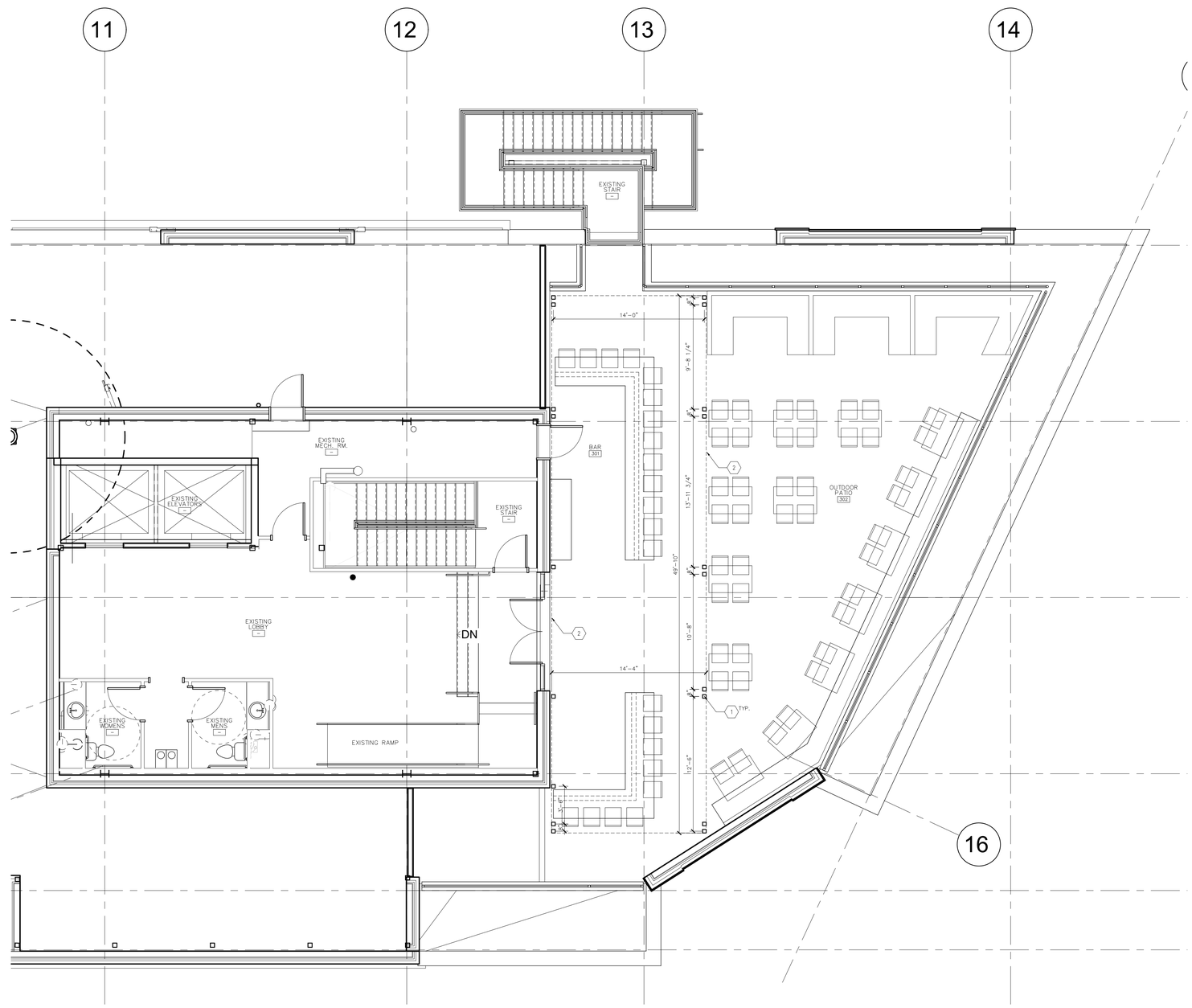


PROPOSED BOLLARDS - FRANKLIN ROAD ENTRANCE

HOLLADAY PROPERTIES
GAMBLE DESIGN COLLABORATIVE
Kimley»Horn
CENTRIC ARCHITECTURE

CONSTRUCTION NOTES:

1. 4"x4" PREFINISHED ALUMINUM POST BY SHADE FX SYSTEM.
2. DASHED LINE INDICATES ROOF PERIMETER OF SHADE FX RETRACTABLE ROOF SYSTEM.



1 THIRD FLOOR PATIO PLAN
SCALE: 3/16" = 1'-0"

envision design
ARCHITECTURE

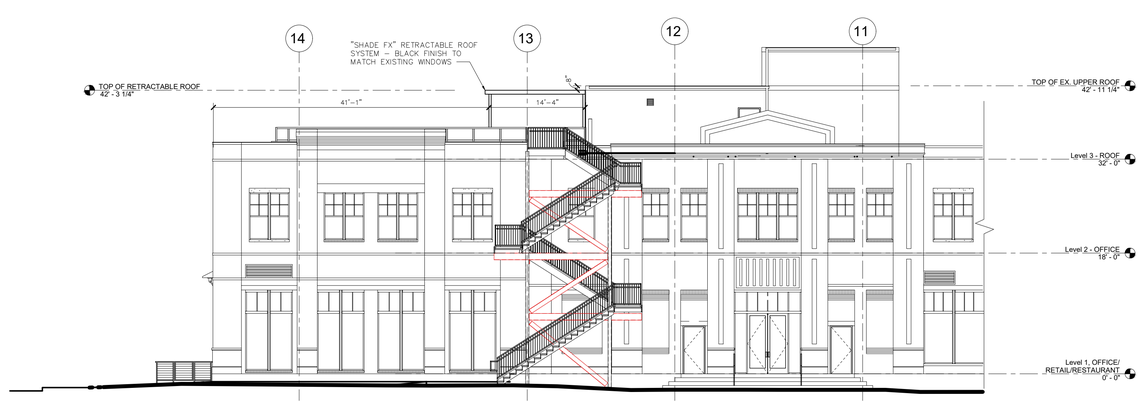
BESTIA MARE - ROOFTOP COVER
99 EAST MAIN STREET SUITE 190
FRANKLIN, TN

SHEET TITLE
THIRD FLOOR PATIO

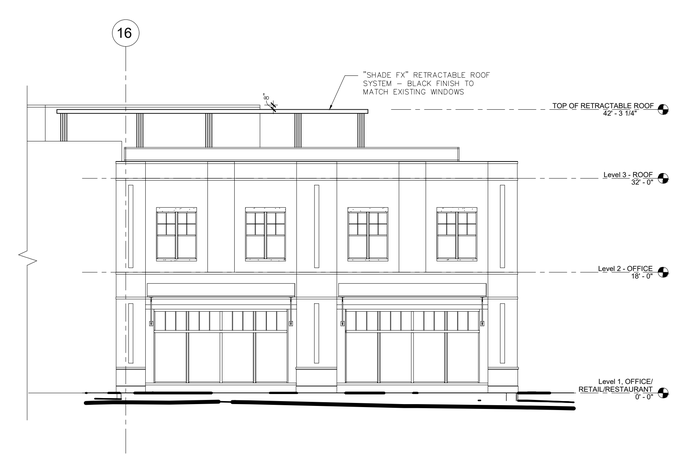
REVISIONS	
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER	...
SET USE	DRC MEETING
DATE	03.06.2024
SHEET	A2.3

3 NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



1 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

envision design
ARCHITECTURE

BESTIA MARE - ROOFTOP COVER
99 EAST MAIN STREET SUITE 190
FRANKLIN, TN

SHEET TITLE
ROOFTOP EXTERIOR ELEVATIONS

REVISIONS	
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER	•••
SET USE	DRC MEETING
DATE	03.06.2024
SHEET	A4.0

March 7th, 2024

City of Franklin
109 3rd Avenue South
Franklin, TN 37064
Attn: Design Review Commission

Project Description for Proposed Bestia Mare Rooftop Retractable Roof Cover:

Frank Pullara and Culaccino LLC, hereby known as the owner, are proposing to build a retractable rooftop structure to protect their permanent bar equipment and employees located on the existing rooftop patio of their Bestia Mare restaurant. The rooftop is currently under construction and we are seeking feedback from the Design Review Committee before we submit to the Historic Review Committee meeting in April.

The retractable roof is a system provided by the company Shade FX (please see attached cut sheets for specific information on their system). This is the slenderest retractable roof option on the market with columns being only 4x4 inches and the perimeter roof ends being 7 inches. On top of this slender profile, the top of the roof is designed to be fully retracted or extended with a push of a button. The intent is that the roof will be fully retracted most of the time and only extended during inclement weather to protect the bar equipment below.

To be as least visible as possible from the street, the roof only covers the bar and equipment below it. This is as small as we can make the roof in order to accommodate the clearance between the roof structure and egress pathways enforced by the building code. The rooftop structure is made of aluminum and will be prefinished to match the black aluminum of the existing windows of the building. The top of this structure will sit 8 inches below the adjacent existing roof line.

In conclusion, we feel this is the least imposing solution to provide the needed roof protection for the bar equipment located on the rooftop patio. The narrow profile Shade FX roof system is made to fully retract, making it minimally noticeable from surrounding views. Should you have any other questions or concerns regarding the information above, please contact the Architect whose information is below, thank you.

Sincerely,

Shaun Sullivan
Architect/Owner – Envision Design Architects
Email: envision3design@gmail.com
Phone: 262-327-4338

BOUSQUET PLACE

405 5TH AVENUE NORTH
FRANKLIN, TN

DRC SUBMITTAL 03/11/2024

906 STUDIO ARCHITECTS

GAMBLE DESIGN COLLABORATIVE

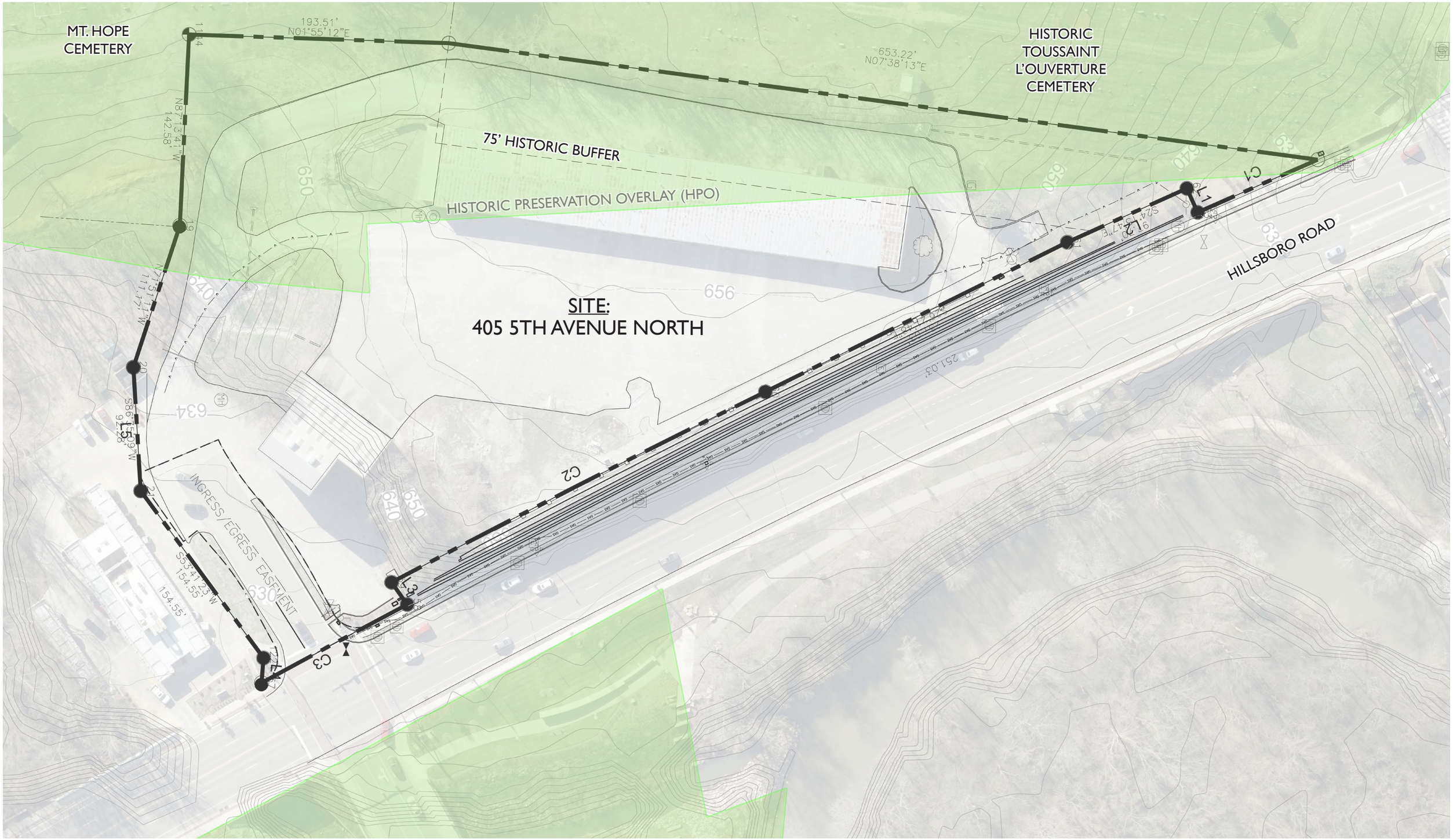
HARD BARGAIN ASSOCIATION

Habitat for Humanity® Williamson-Maury

T-SQUARE

FRANKLIN HOUSING
Lighting Your Path to Affordable Housing

BUILD. UPLIFT. RESTORE.


MT. HOPE CEMETERY
193.51'
N01°55'12"E
653.22'
N07°38'13"E
HISTORIC TOUSSAINT L'OUVERTURE CEMETERY
75' HISTORIC BUFFER
HISTORIC PRESERVATION OVERLAY (HPO)
SITE:
405 5TH AVENUE NORTH
HILLSBORO ROAD
INGRESS/EGRESS EASEMENT
C1
C2
C3
L1
L2
L3
L4
L5
L6
L7
L8
L9
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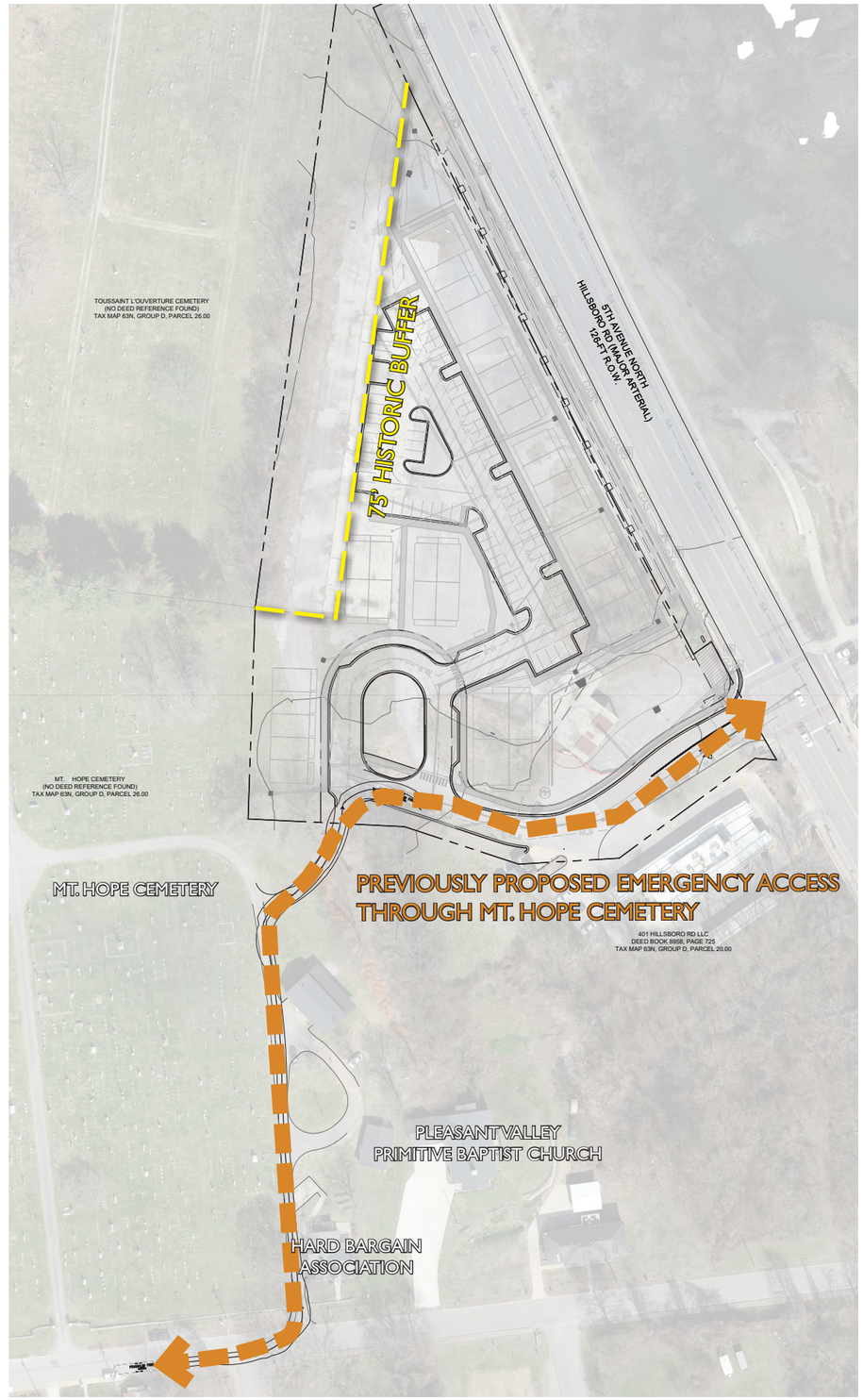
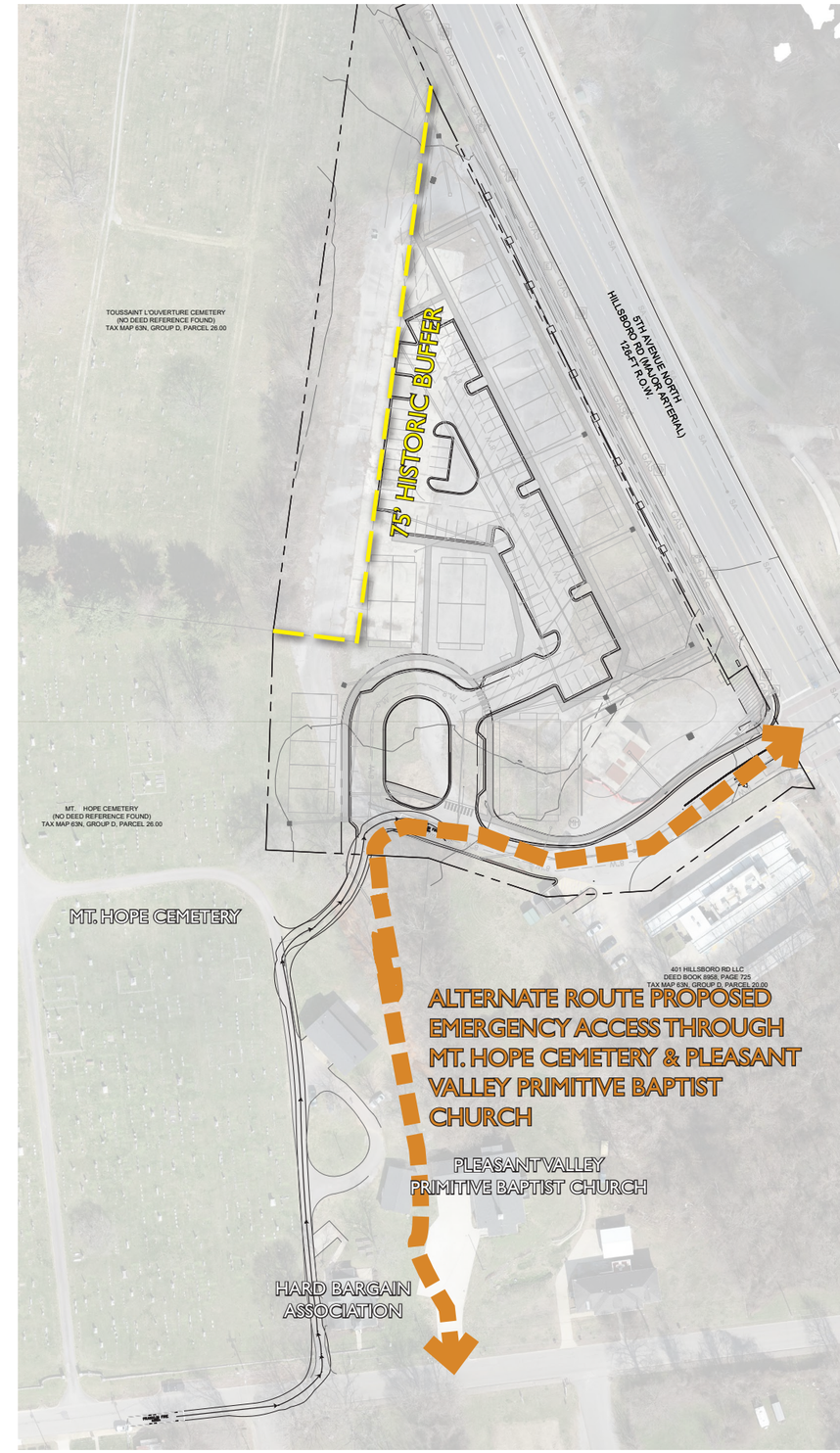
L40

EMERGENCY ACCESS EXPLORATIONS:

Previous access would require removing existing historic columns at entrance to Mt. Hope Cemetery to allow clearance for emergency vehicles.

Alternative route requires purchasing property from Mt. Hope Cemetery, removing an existing shed, and disturbing existing parking at Pleasant Valley Primitive Baptist Church.





PROPOSED EMERGENCY ACCESS:

New proposed route uses historical precedent of how COF used access to Hillsboro Road.

Would not require the removal of historic columns at Mt. Hope Cemetery.

Remove the additional cost of land purchase and development cost of roadway through Mt. Hope Cemetery.

Uses the 12' path as emergency access and pedestrian access through the 75' Historic Buffer.

Approx. 3,742 sf of emergency access.

BOUSQUET PLACE

PREVIOUS ACCESS CONDITION: 2011 AERIAL IMAGE:

BOUSQUET PLACE

HISTORIC BUFFER EXHIBIT - NORTHWEST VIEW

CONCEPTUAL LANDSCAPE PLAN: 75' HISTORIC BUFFER

HISTORIC RESOURCE TREATMENT TYPE: NATURALISTIC SCREENING

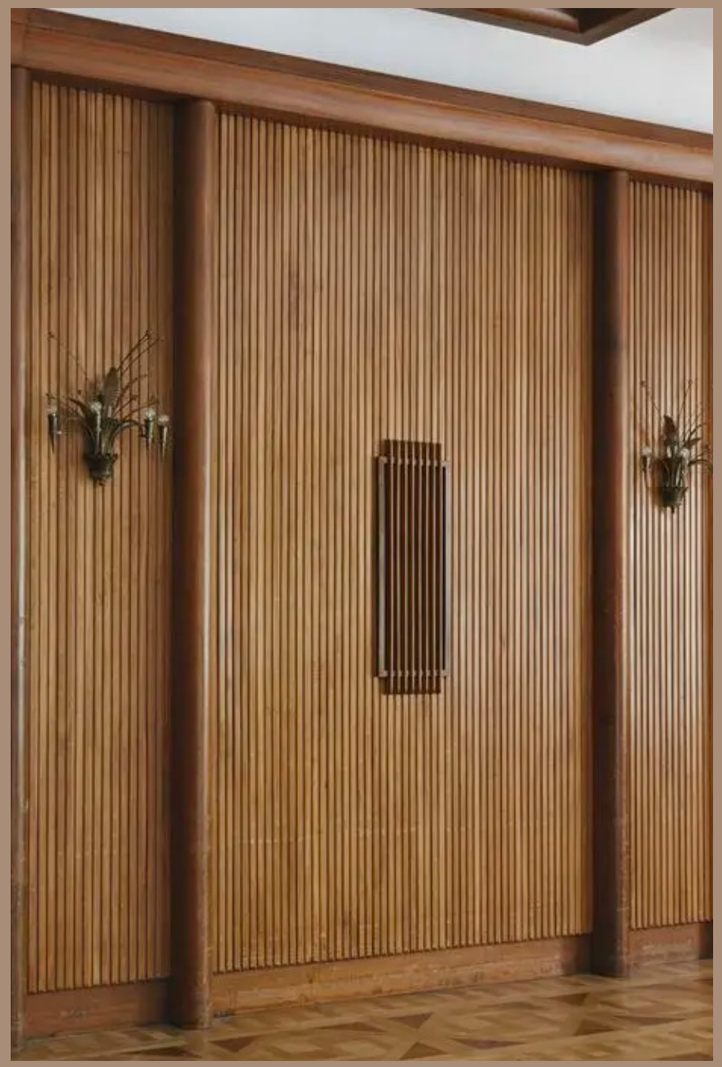
BUFFER PLANTING REQUIREMENTS: 1 TREE/400 SQ FT OF BUFFER

REQUIRED TREES: 108 TREES (PRIMARILY EVERGREEN)
PROVIDED TREES: 108 TREES

BOUSQUET PLACE

PROPOSED MASTER PLAN

Pre Concept Presentation



Perenn Franklin

for AUBREY & TYLER O'LASKEY
FEB 27 2024

Introduction

Legacy by the River

94 E Main has grown with Franklin: the site, once a veritable battleground has more recently felt the flood tide of development near its doors. The building has evolved, speaking to a population and city with its own storied past: a city of the southern sophisticate. An influx of new ambitions and traditions, a density of fine hospitality experiences have all come together to create a city resonating cross generationally for those interested in travel and multicultural exploration.

Perenn builds foremost upon the traditions set forth by the grand Cafes of France to bring a new, resonant experience to the people of Franklin. While the space will be filled with myriad offerings, never will excellence be compromised. Exceptional quality in daily ritual (be it a quick coffee and pastry, or stopping in for dinner) is the keystone of the Perenn experience. The interior is designed to highlight the sense of history imbued in in the buildings shell. Contemporary styling of details that pay deep homage to classical references keeps the space outside of time, aspiring to be as enduring and timeless as the land around it.

The overall effect is one of romantic essentialism, embedding itself into the heart of the city and aspiring to become an institution for good and delicious things.

Concept Imagery

SENSE OF PLACE

Concept Imagery

SENSE OF PLACE

Concept Imagery

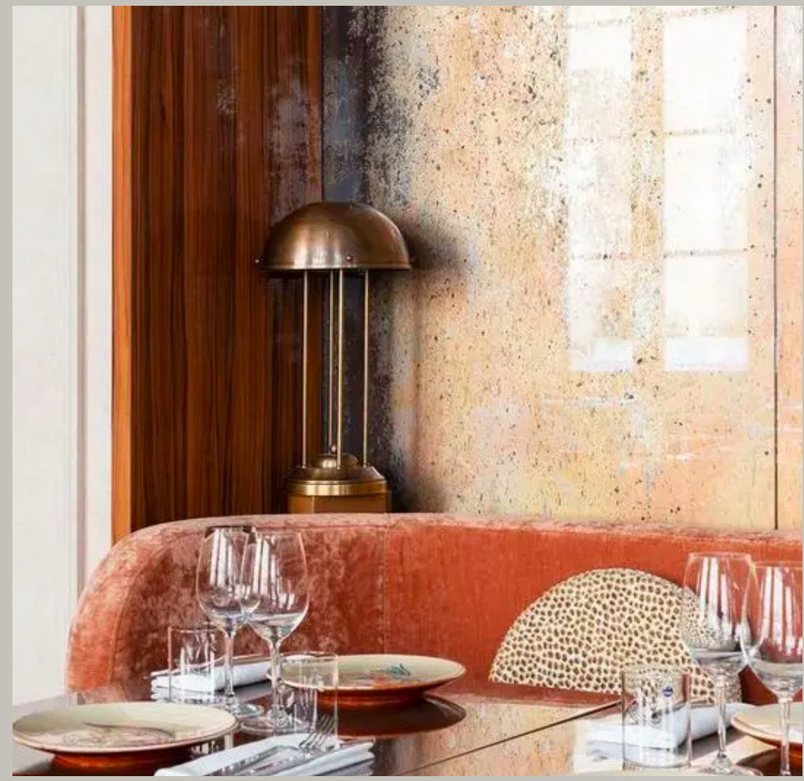
REFERENCE
& INSPIRATION

Concept Imagery

REFERENCE &
INSPIRATION

Concept Imagery

REFERENCE &
INSPIRATION



Concept Imagery

REFERENCE & INSPIRATION

Meadow

Concept Imagery

RIVERSIDE
GARDENS

Floor Plan

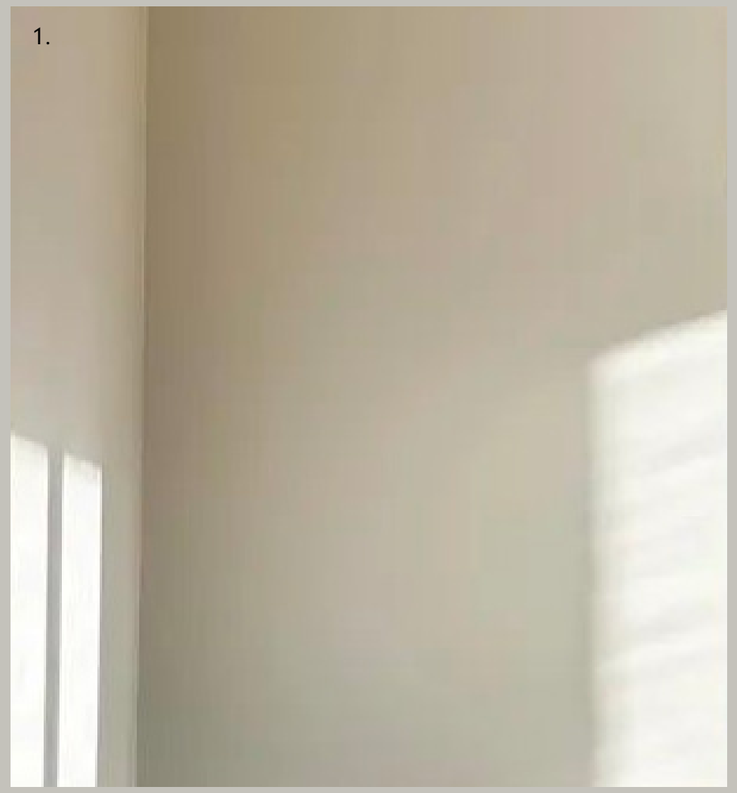
CONCEPT SKETCH

Kitchen

MATERIALS

1. MATTE, WARM WHITE PAINT
2. PAINTED PANELING
3. WOOD TRIM AND MILLWORK
4. GRAPHIC STONE COUNTERS
5. WOOD FRAMED GLAZING
6. PLAIN SAWN WOOD FLOORING

1.



2.

3.

4.

5.

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Pre Concept Presentation

THANK YOU

Perenn Franklin

for AUBREY & TYLER O'LASKEY
FEB 27 2024

1ST & MAIN - ELEVATION STUDY-REAR

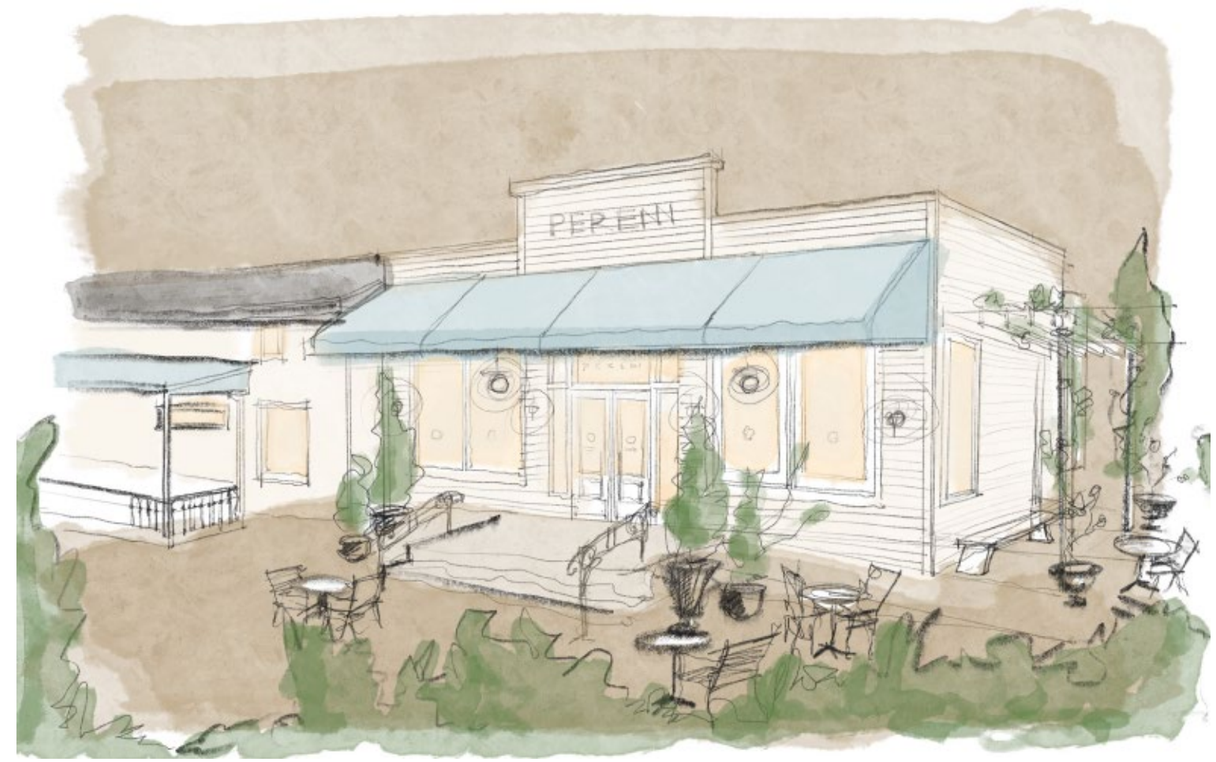
MJM ARCHITECTS, INC

1ST & MAIN - ELEVATION STUDY-FRONT

MJM ARCHITECTS, INC

FACADE CHANGES

- Paint Building Off White / Ivory White
- Updated Paint at Doors
- Gold Leaf and Hand Painted signage on storefront windows
- Replace Awning over entry's in-kind with new fabric awning
- New Branded Signage on signband above awning
- Replace pendant fixtures under awning in kind
- New Ramp to Main Entry from riverwalk and rear parking
- Close patio dining from central section off with iron baluster as outdoordining area
- New Crushed and compacted gravel terrace at front patio and riverwalk patio
- New Wooden Trellis structures at front patio and riverwalk patio with crawling potted plants
- Replace Handrail at Main Entry with new wrought iron handrail



1ST & MAIN - ELEVATION STUDY-FRONT

MJM ARCHITECTS, INC

2007

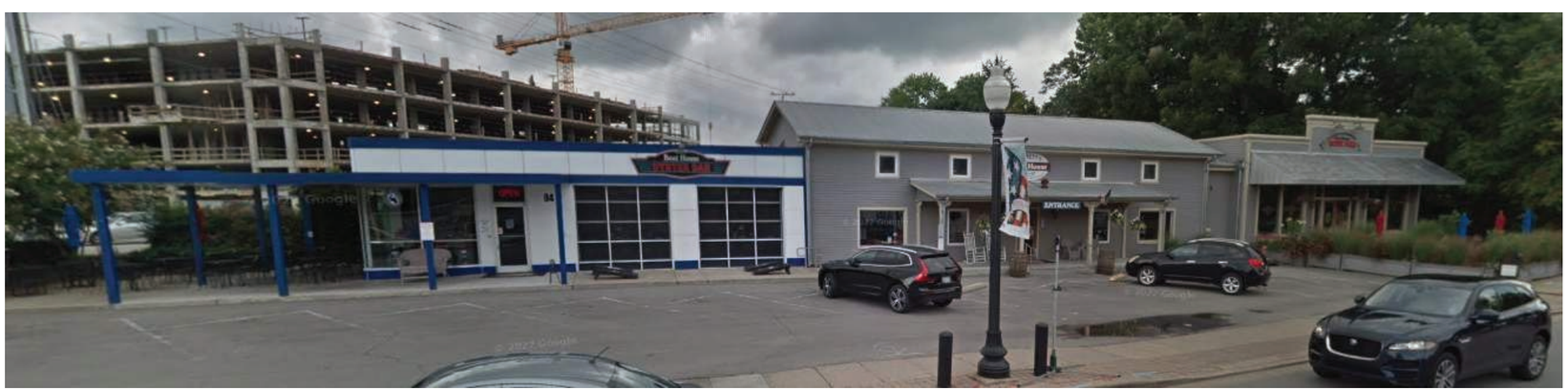
2011-2013

1: The gas station exterior was restored sometime after 2007.

2. Buildings were joined as part of the renovation sometime before 2010.

3. The boat garage building has undergone many various aesthetic updates to the coloration and awning type.

2015-2018



BUILDING FORM

- Maintain the historic building shape, mass, scale, proportion, rhythm, and roof shapes.
- Preserve historic building elements that contribute to building style and historic character.
- Honor the period of significance of the building by keeping any alterations true to its architectural period of significance as well as those which have gained significance over time. Avoid alterations that make a building appear older or younger than it is.

1

NOTE: The scale of the addition is appropriate to existing and minimizes impact by seperating volumes.

PLACEMENT & ORIENTATION

- Locate additions to the rear of the building so they are not visible from the street to ensure the visual prominence of the historic building.

PRELIMINARY DESIGN CONSIDERATIONS

- Design additions to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials.
- Design additions so there is the least possible loss of historic fabric and so the character-defining features of the historic building are not removed, damaged, or obscured.
- Wherever possible, construct additions in such a manner that, if an addition were to be removed, the essential form and integrity of the historic building would be unimpaired.

2

NOTE: All added building elements could be removed including the addition and screening elements. Minimal if any works occurs on the front elevation.

- Avoid placing enclosed building additions on the rooftop.
- Orient additions so that the overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) are retained.

MATERIALS & EXTERIOR FINISHES

- Use materials and exterior finishes that complement the historic building, such as frame or brick. Simple glass and metal designs that minimize the number of framing members may be considered on rear facades.
- Use lap, weatherboard, or clapboard siding for additions to frame buildings. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding. Avoid board-and-batten and other exterior finishes that accentuate the verticality of an addition.

3

NOTE: Lap siding is proposed as the primary exterior wall material.

Metal roofing matching the exisiting boat house is proposed for the addition.

- Use roofing materials that complement the architectural style of the historic building, such as asphalt, wood, stone, slate, or fiber-glass shingles, 5V metal, or standing-seam metal. Rubber membrane roofing material is appropriate for flat roofs with parapet walls.

CANOPIES

- Design new canopies simply to match historic equivalents and paint them muted colors that are complementary to the building and surrounding historic district.
- Keep a minimum of eight feet between the lowest point of the canopy and the sidewalk or ground below, per Building Code.

4

NOTE: Canopies are used to provide protection from the elements and direct the patron to entrance and river path.
The existing stair to be modified to accommodate the addition.

MODERN FEATURES

- Locate fire escapes and staircases on rear facades or at a location where they are not visible from the front facade or the street.
- Avoid removing or damaging architectural features for the installation of fire escapes and staircases.
- Construct fire escapes using metal in accordance with the Building Code.

DETAILS & ORNAMENTATION

- Avoid adding architectural features if they did not exist historically.
- New cornices, if appropriate, should have similar dimensions as the original or as commonly found on buildings of similar age and size and scale.

5

NOTE: Rooftop equipment to be screened from view with semi-permanent elements.

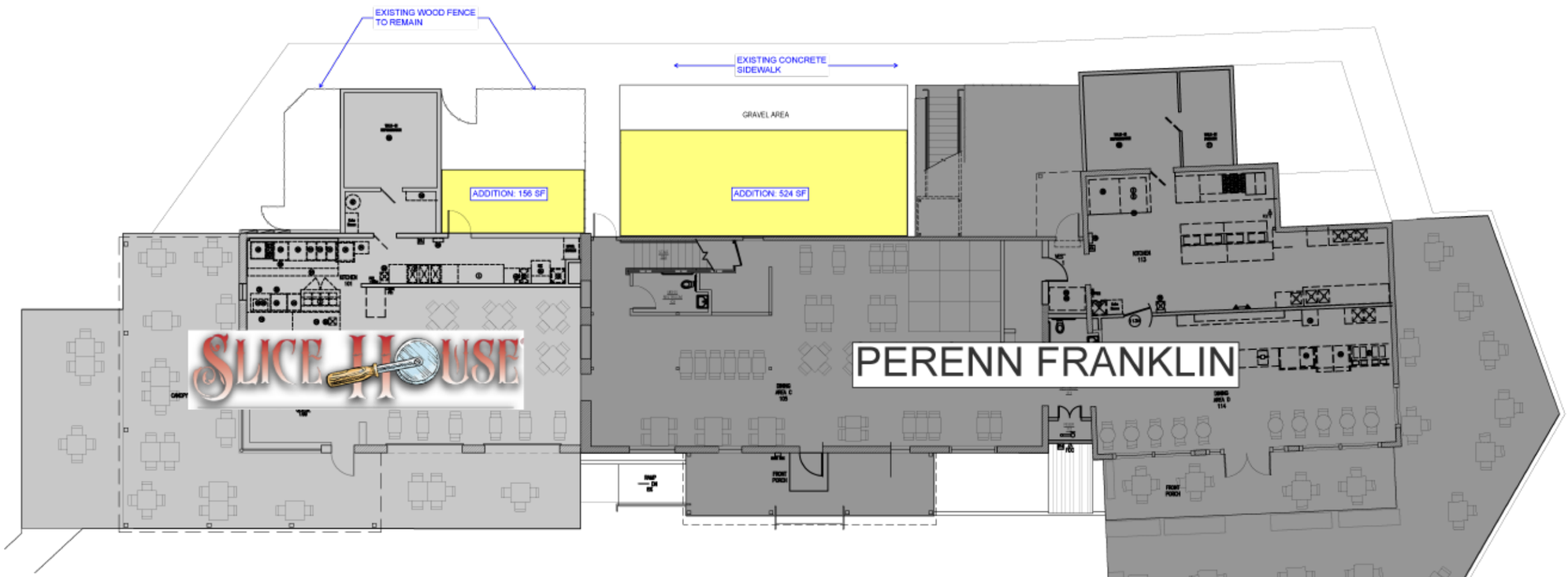
Dumpster to be relocated to the rear of the property and enclosed.

13.3.4 Refuse Areas

A. Refuse areas, such as dumpsters, trash compaction, garbage or recycling collection, and other similar service areas shall be located away from frontages and to the side or rear of the building, and at least five feet from any lot line.

13.3.2 Rooftop Mechanical Equipment

A. Rooftop mechanical equipment shall not be visible from any adjacent street or internal drive and shall be fully screened by either a parapet or a dark-toned screening element. A color other than dark-toned may be approved by the DRT if it is deemed a contextual color.

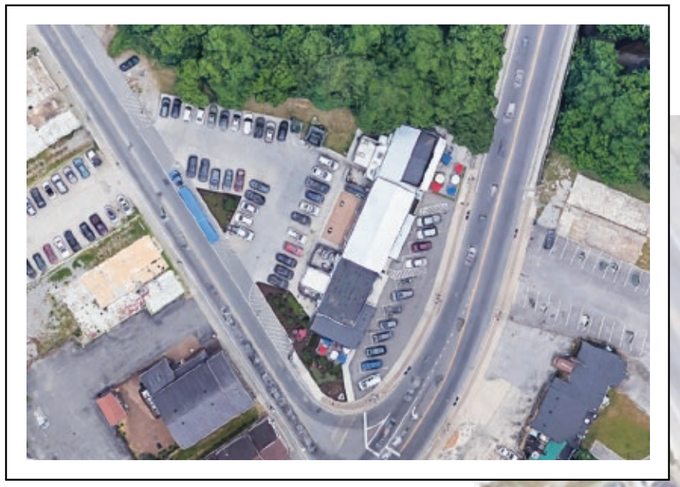


SQUARE FOOTAGE BREAKDOWN			
LOCATION	EXISTING SF	ADDITION SF	TOTAL
SLICE HOUSE			
INTERIOR	1,558 SF	156 SF	1,714 SF
COVERED PATIO	774 SF	-	774 SF
OPEN PATIO	639 SF	-	639 SF
PERENN FRANKLIN			
1ST FLOOR INTERIOR	3,530 SF	524 SF	4,054 SF
2ND FLOOR INTERIOR	1,707 SF	-	1,707 SF
COVERED PATIO	305 SF	-	774 SF
OPEN PATIO	1,580 SF	-	639 SF

1 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

1ST & MAIN - FLOOR PLAN

MJM ARCHITECTS, INC



EXISTING

PROPOSED

1ST & MAIN - SITE PLAN

MJM ARCHITECTS, INC