



Meeting Agenda

Design Review Committee

Monday, May 20, 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 New Construction (Accessory Structure) At 316 Bridge St.; Eric Smith, Applicant.
2. Discussion of Alterations (Accessory Structure) At 1003 Fair St.; Ben McCreary, Applicant.
3. Discussion of Rooftop Alterations At 99 E. Main St.; Shaun Sullivan, Applicant.
4. Discussion of Driveway Alterations At 419 Boyd Mill Ave.; Mike Smith, Applicant.

5. Discussion of Alterations and Addition (Principal) At 112 Lewisburg Ave.; Maria Ortiz, Applicant.
6. Discussion of Fencing At 239 Franklin Rd. (Harlinsdale Farm); Lisa Clayton, Applicant.
7. Discussion of An Addition (Accessory Structure) And Alterations to Windows And Doors (Principal Building) At 1303 Adams St.; David Swift.
8. Discussion of Alterations At 94-98 E. Main St.; Mark Kozevski, Applicant.
9. Discussion of Partial Demolition and Addition (Accessory Structure) At 231 Myles Manor Ct.; Amanda McCreary, Applicant.
10. Discussion of Demolition and Addition At 251 2nd Ave. S.; 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.

Existing Street View



Layout Page Table			
Label	Title	Description	Comments
SV	Existing Street View		
PS	Proposed Structure		
SP	Site Plan		
P-1	Floor Plan		
E-0	Building Height Study		
E-1	Front Elevation		
E-2	Right Elevation		
E-3	Left Elevation		
E-4	Rear Elevation		
PV-1	Perspectives		
PV-2	Perspectives		
PV-3	Perspectives Street		
PV-4	Perspectives Rear		
O-1	Other Doc		



REVISION TABLE	
NUMBER	DATE / REVISION BY / DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
5/12/24

SCALE:

SHEET:
SV

Proposed Structure



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PS

Site Plan



EXTENDED THE DRIVEWAY

Plot Plan View



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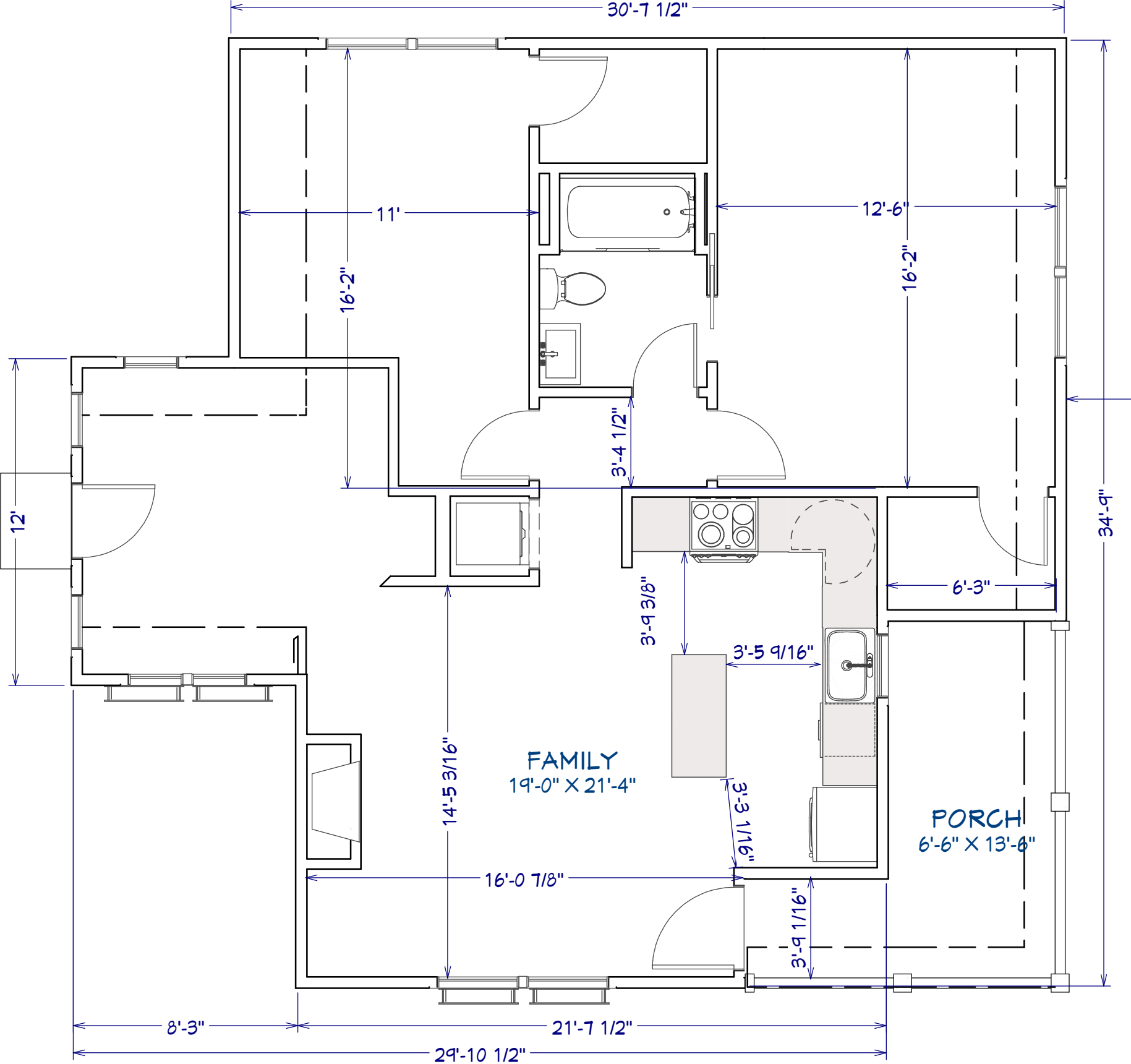
5/12/24

SCALE:

SHEET:

SP

Floor Plan



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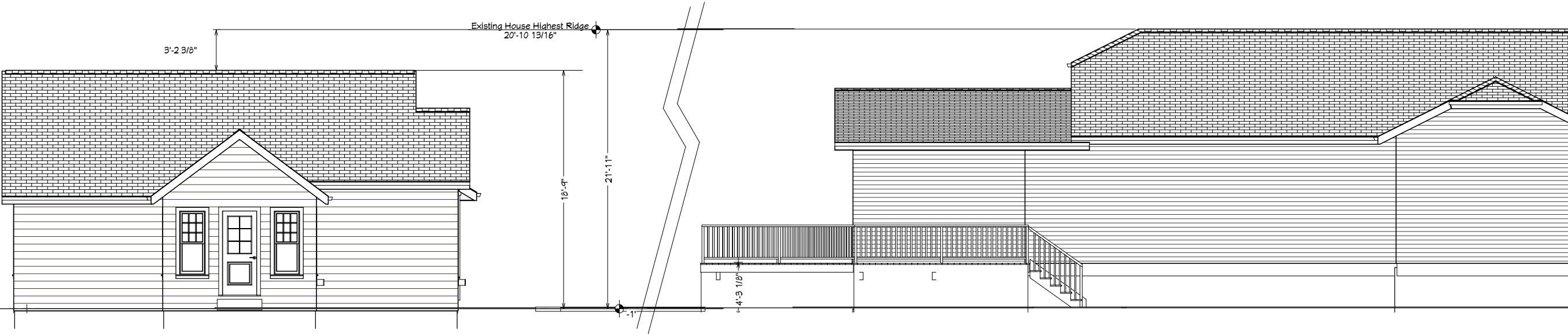
SCALE:

1/2" = 1'

SHEET:

P-1

Building Height Study



EXISTING	1ST FLOOR SQ. FT. 2553
EXISTING	2ND FLOOR SQ. FT. 954
PROPOSED	1ST FLOOR SQ. FT. 1010



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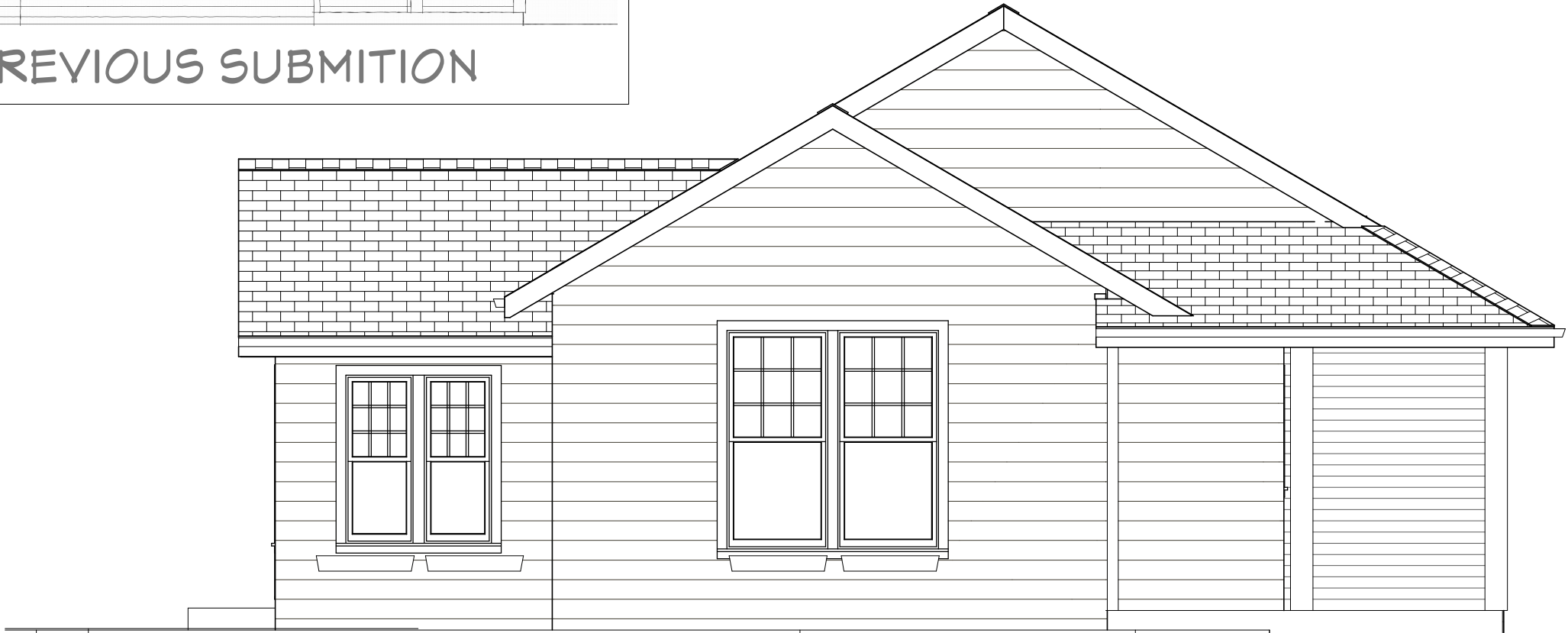
SCALE:
1/4" = 1'

SHEET:
E-0

Front Elevation



REMOVED GABLE
LOWERED ROOF PITCH
REMOVED UPPER WINDOWS
RESIZED WINDOWS TO BE
TALLER IN PERPORTION



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SCALE:

1/2" = 1'

SHEET:

E-1

RIGHT ELEVATION



REMOVED GABLE
LOWERED ROOF PITCH
RESIZED WINDOWS TO BE
TALLER IN PERPORTION
ADJUSTED WINDOW UNDER
THE PORCH TO THE LEFT
PREFERANCE WOULD BE TO
KEEP THE REMOVED GABLE



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SCALE:

SHEET:

E-2

LEFT ELEVATION



PREVIOUS SUBMITION

LOWERED ROOF PITCH
RESIZED WINDOWS TO BE
TALLER IN PERPORTION



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SCALE:

SHEET:

E-3

REAR ELEVATION



REMOVED GABLE
LOWERED ROOF PITCH
RESIZED WINDOWS TO BE
TALLER IN PERPORTION
PREFERANCE WOULD BE TO
KEEP THE REMOVED GABLE



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SCALE:

SHEET:

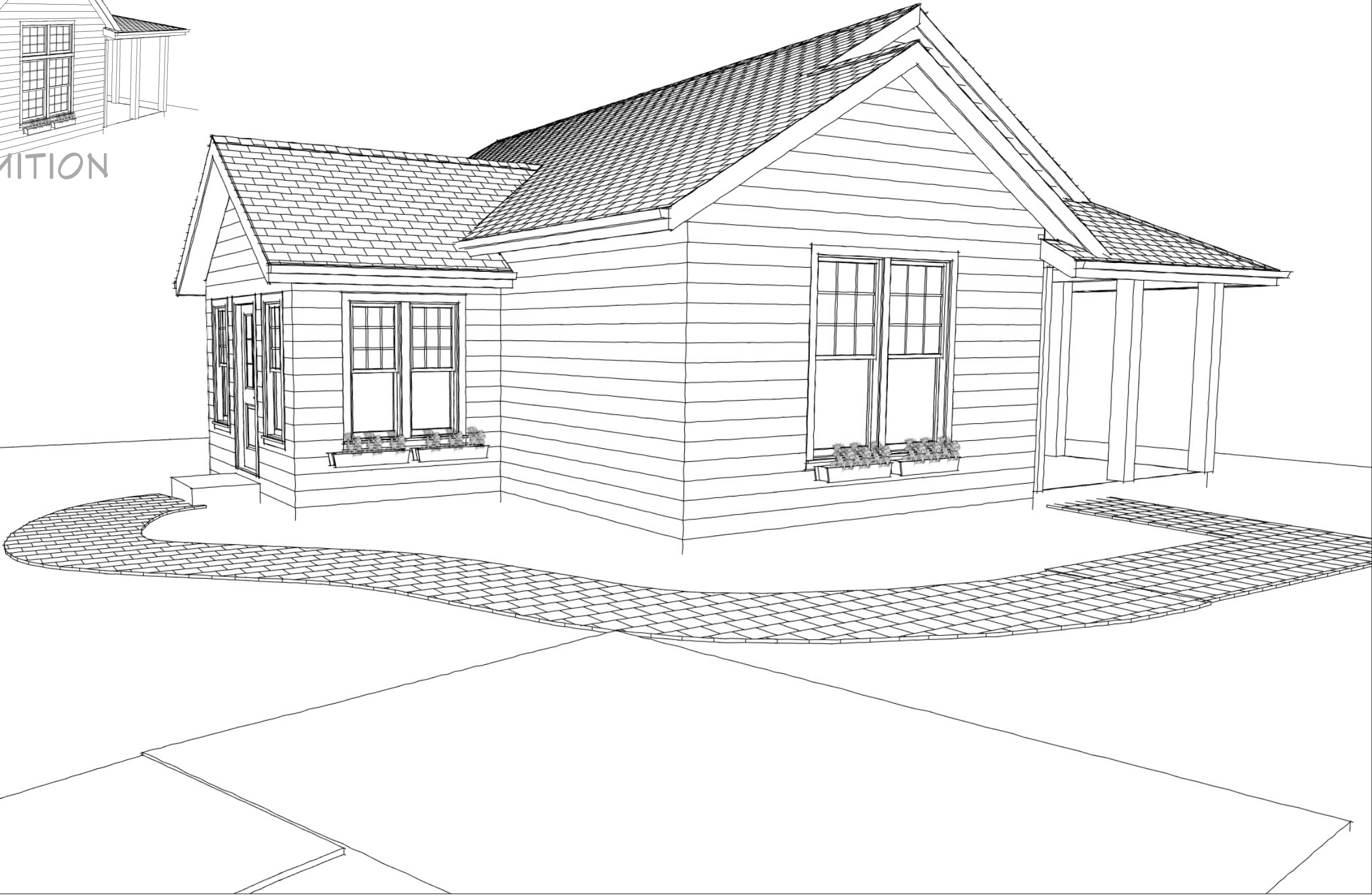
E-4

Perspectives

Over View



PREVIOUS SUBMITION



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SCALE:

1/4" = 1'

SHEET:

PV-1

Perspectives

Over View



REVIOUS SUBMITION



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1/4" = 1'

SHEET:

PV-2

Perspectives

Existing Street Views



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1/4" = 1'

SHEET:

PV-3

Perspectives

909 WEST MAIN ST.



ACCESSORY STRUCTURE
BEHIND THE HOME AND
NOT AT THE DRIVEWAY
ENTRY SIDE



A FEW EXAMPLES WITH
SAME CONDITIONS
1009 WEST MAIN
1011 WEST MAIN
1013 WEST MAIN
1107 WEST MAIN



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SCALE:
1/4" = 1'

SHEET:
PV-4

Existing Neighboring Accessory Structure



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SCALE:

SHEET:

0-1

GARAGE RELOCATION

1003 FAIR STREET
FRANKLIN, TENNESSEE 37064

2023.01.08 // DRC PACKAGE

ARCHITECTURE SHEET LIST

G001	COVER SHEET
SP100	SITE PLAN
A101	FLOOR PLAN
A111	ROOF PLAN & REFLECTED CEILING PLAN
A201	EXTERIOR ELEVATIONS & SECTION

CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DRC
PACKAGE

GARAGE RELOCATION

AND ADDITION

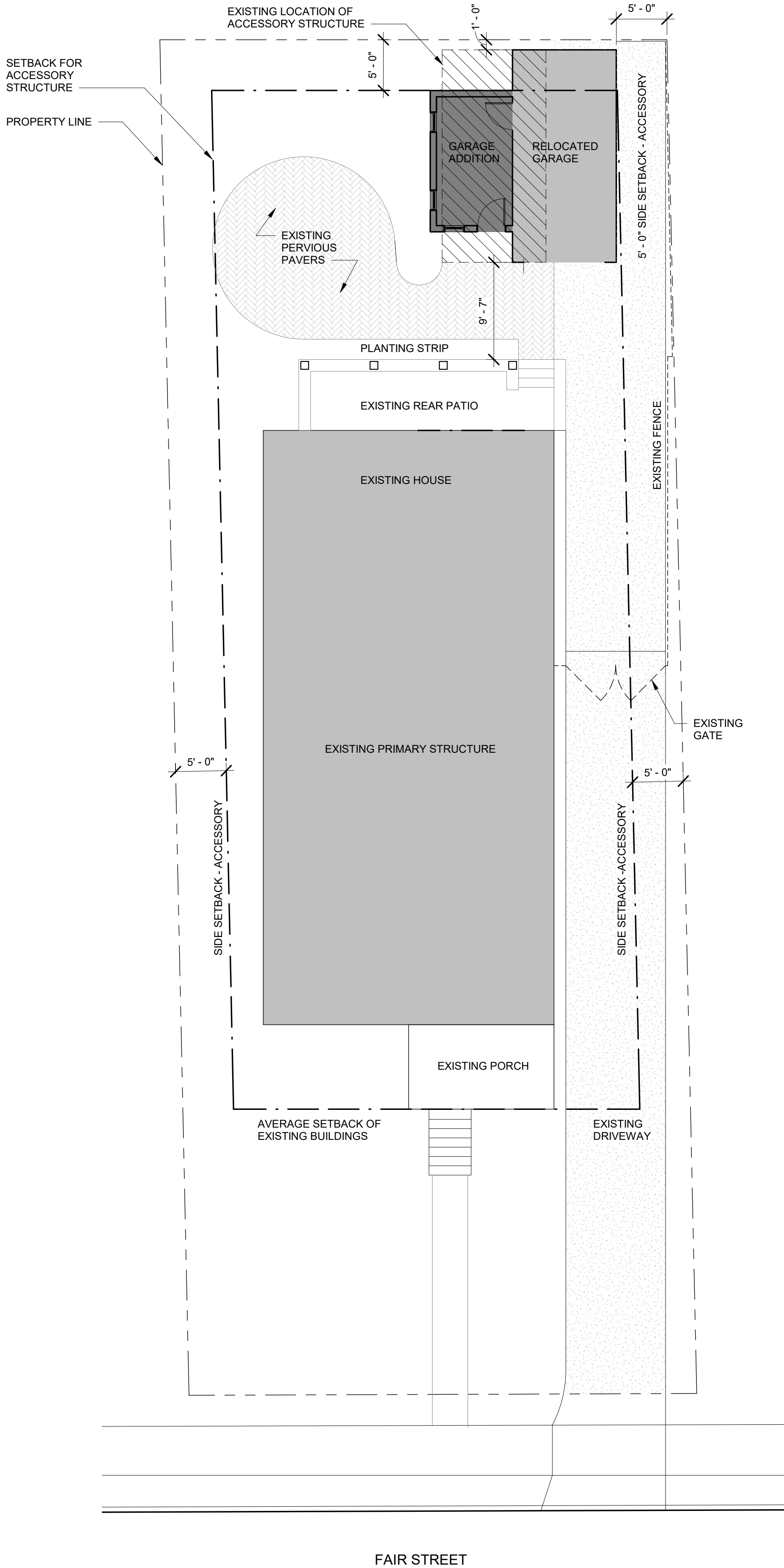
1003 FAIR STREET, FRANKLIN TN 37064

2024.05.13

230501

COVER SHEET

G001



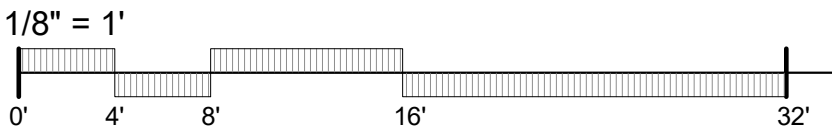
1 SITE PLAN
1/8" = 1'-0"

GENERAL NOTES

1. SEE G002 FOR ZONING AND CODE ANALYSIS
2. EAVES, GUTTERS OR DOWNSPOUTS, SHALL NOT PROJECT INTO OR OVER REQUIRED YARD SETBACK NOT MORE THAN 24" PER METRO ZONING CHAPTER 17.12.040. SEE SITE PLAN FOR EAVE ENCROACHMENT.
3. CHIMNEYS SHALL NOT PROJECT MORE THAN THREE FEET INTO REQUIRED SETBACK PER METRO ZONING CHAPTER 17.12.040.
4. GRADING PLAN SHOWN FOR DESIGN INTENT ONLY. COORDINATE GRADING PLAN, SITE WALLS, DRAINAGE DESIGN, ETC WITH CIVIL ENGINEER OR LANDSCAPE ARCHITECT.



GRAPHIC SCALES



CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DRC
PACKAGE

GARAGE RELOCATION

AND ADDITION

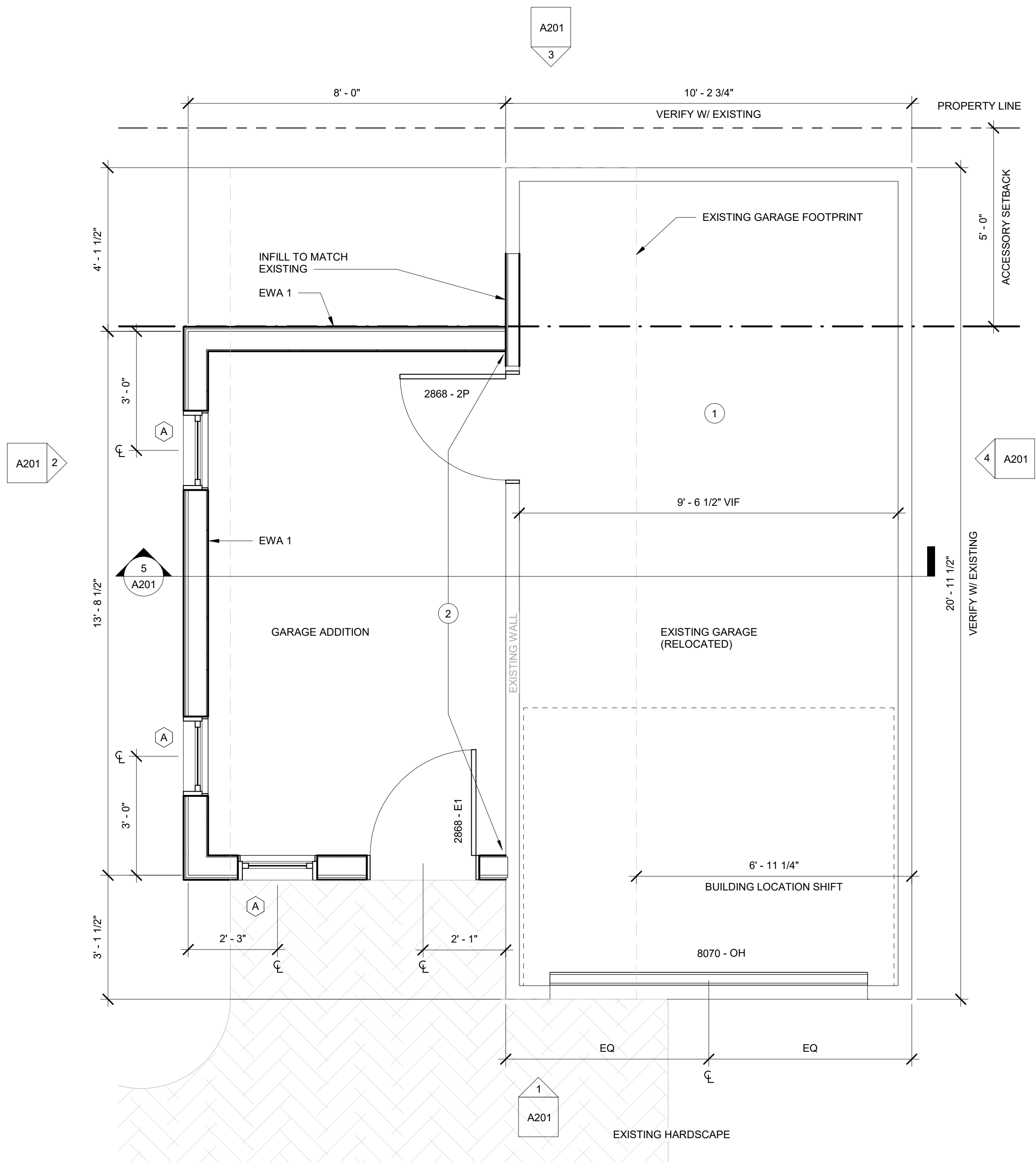
1003 FAIR STREET, FRANKLIN TN 37064

2024.05.13

230501

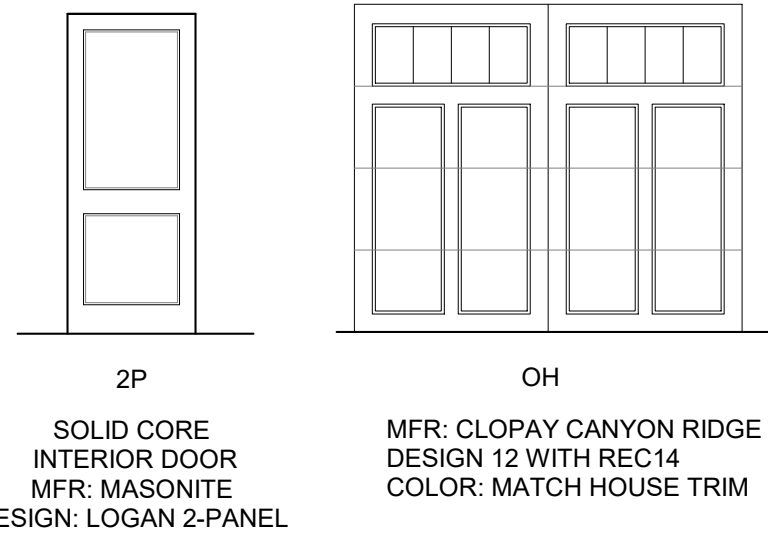
SITE PLAN

SP100

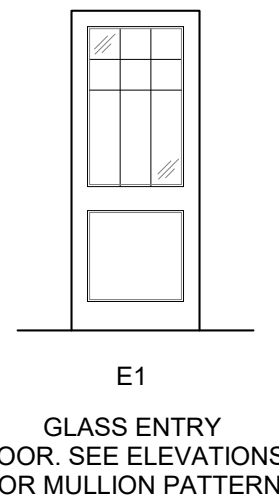


2 FLOOR PLAN
1/2" = 1'-0"

DOOR TYPES



EXTERIOR DOOR TYPES



WINDOW NOTES

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 0"	4' - 0"	2' - 8 3/4"	WOOD WINDOW
1. MFR BASIS OF DESIGN: MARVIN ULTIMATE DOUBLE HUNG WINDOW SELECTION TO BE APPROVED BY HISTORIC STAFF				
2. EXTERIOR FINISH: BLACK				
3. INTERIOR FINISH: PAINTED WOOD				
4. HARDWARE FINISH: BLACK				
5. WINDOW MUNTIN PROFILE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDLs). SEE ELEVATIONS FOR PATTERN.				
6. SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.				

FLOOR PLAN LEGEND

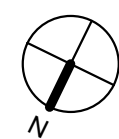
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- A WALL TYPE - SEE G002
- 1 FIXTURE KEYNOTE
- BRICK EXTERIOR - SEE ELEV SHEETS
- STONE EXTERIOR - SEE ELEV SHEETS

GENERAL NOTES

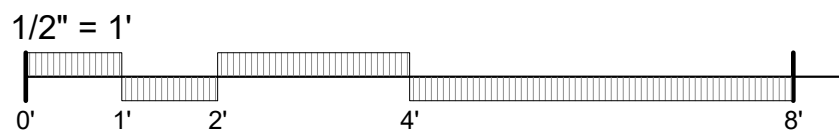
- PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
- VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
- PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK
- ALL DIMENSIONS FOR NEW CONSTRUCTION ARE SHOWN TO THE FACE OF STUD, UNLESS NOTED OTHERWISE
- ALL DIMENSIONS FOR EXISTING CONSTRUCTION ARE SHOWN TO FINISH FACE, UNLESS NOTED OTHERWISE
- MECHANICAL, ELECTRICAL, AND STRUCTURAL DESIGN SERVICES AND ANALYSIS TO BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS.
- DOORS ARE LOCATED 6" FROM NEAREST WALL CORNER UNO.

FLOOR PLAN KEYNOTES

- INSTALL R19 INSULATION AND GYPSUM BOARD INTERIOR FINISH AT EXISTING GARAGE
- GYPSUM BOARD FINISH, BOTH SIDES - REMOVE EXISTING WOOD SIDING FROM EXTERIOR



GRAPHIC SCALES



CHISEL

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DRC
PACKAGE

GARAGE RELOCATION

AND ADDITION

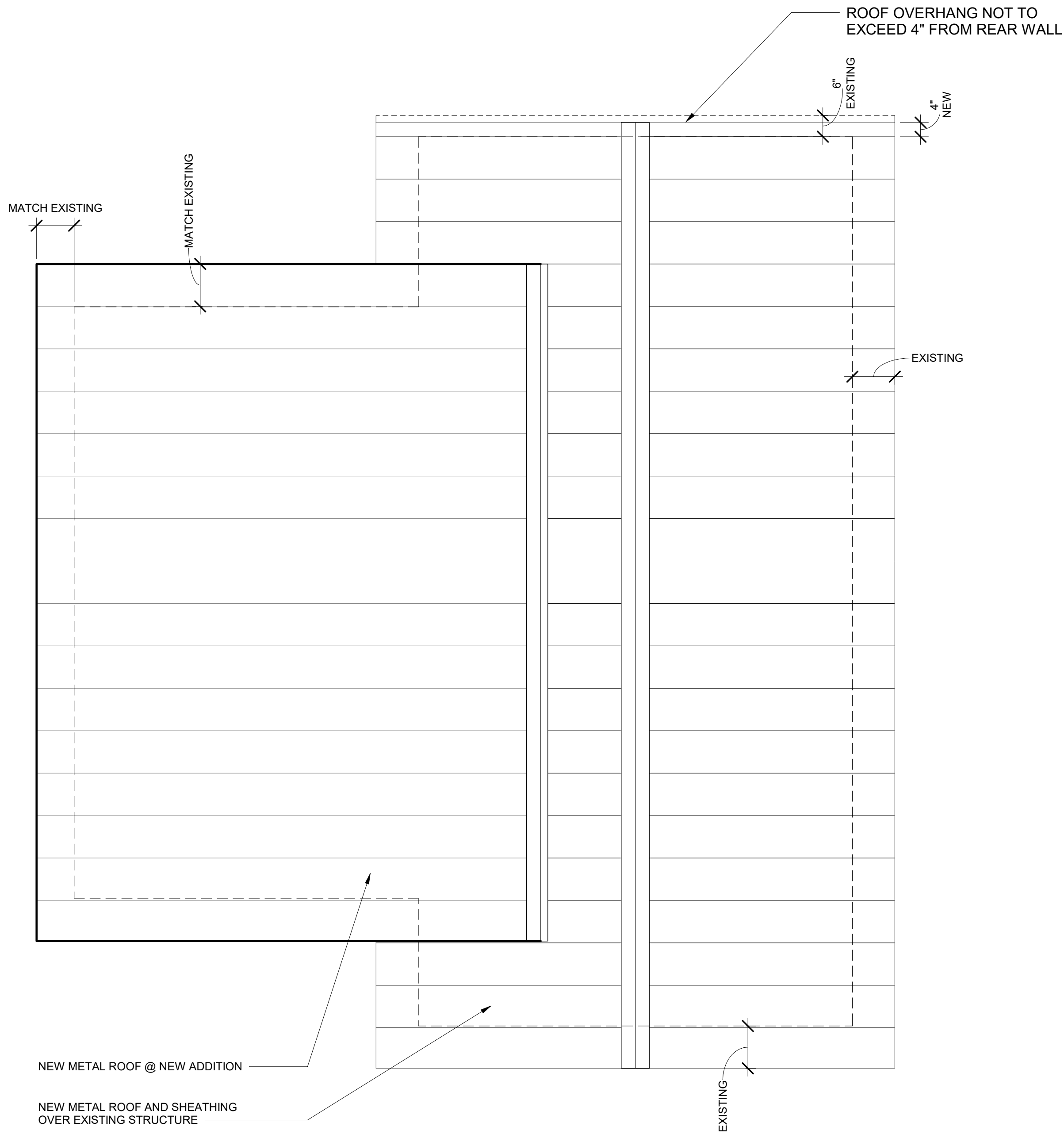
1003 FAIR STREET, FRANKLIN TN 37064

2024.05.13

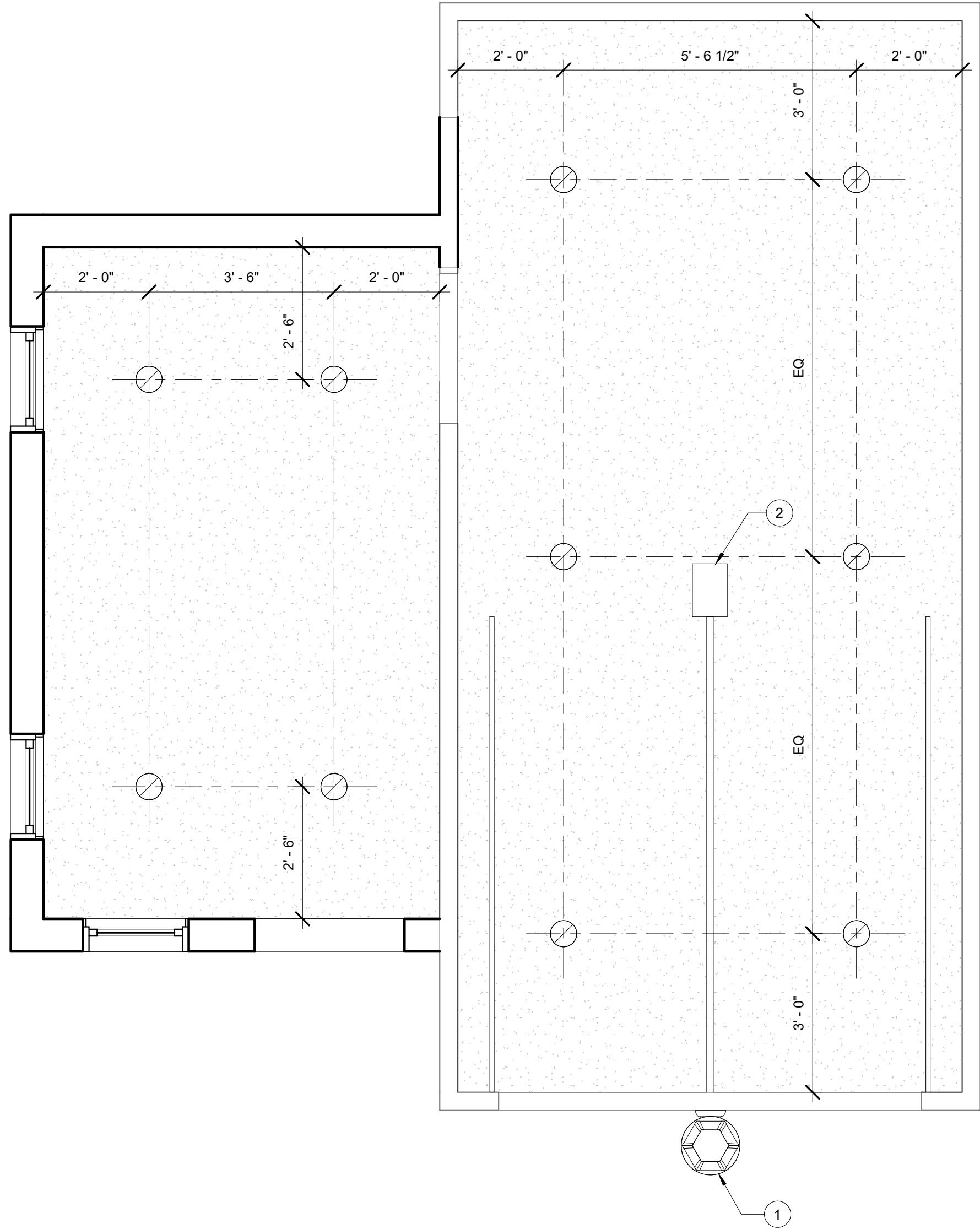
230501

FLOOR PLAN

A101



2 ROOF PLAN
1/2" = 1'-0"



1 REFLECTED CEILING PLAN
1/2" = 1'-0"



3 EXISTING ROOF OVERHANG @ REAR



VIEW OF GARAGE FROM DRIVE

RCP LEGEND

- RECESSED CAN LIGHT
- CEILING MOUNT LIGHT
- CHANDELIER FIXTURE
- PENDANT OR SEMI-FLUSH FIXTURE
- BATHROOM SCONCE LIGHT
- UNDER CABINET LIGHT
- EXTERIOR SCONCE LIGHT
- EXHAUST FAN - PANASONIC WHISPER SENSE OR SIMILAR
- RECESSED CAN LIGHT AND EXHAUST FAN COMBO - BROAN 744 OR SIMILAR
- SWITCH
- THREE-WAY SWITCH
- DIMMER SWITCH

RCP TYPES

- A GWB CEILING
- B EXTERIOR PAINT GRADE WOOD CEILING
- C INTERIOR PAINT GRADE WOOD CEILING

ELECTRICAL NOTES

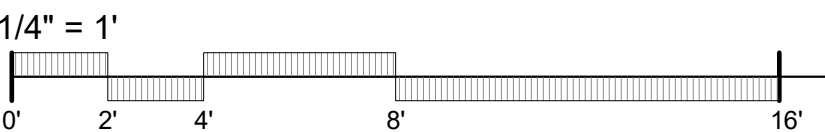
- ALL NEW LIGHTING TO INCLUDE LED LAMPS, CRI OF 90 OR ABOVE AND 2700K COLOR TEMPERATURE UNO
- RECEPTACLES TO BE LOCATED HORIZONTALLY ALONG BASE UNO
- PROVIDE RECESSED CAN LIGHT SLOPED CEILING HOUSING AT ALL LOCATIONS WITH SLOPED OR VAULTED CEILINGS
- AT LOCATIONS WHERE MULTIPLE SWITCHES ARE TIGHT (SUCH AS AT POCKET DOORS, SHORT WALLS, ETC.) USE DUAL SWITCHES SUCH AS LUTRON MAESTRO OR EQUAL.
- ALL SWITCHES TO BE ARCHITECTURAL DECOR "ROCKER" SWITCHES.
- COORDINATE OUTLET LOCATIONS AND HEIGHTS WITH OWNER BASED ON OWNER PREFERENCES

ELECTRICAL KEYNOTES

- 1 EXTERIOR SCONCE
- 2 BELT DRIVE GARAGE DOOR OPENER
BOD: LIFTMASTER LIF-87504-267



GRAPHIC SCALES



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DRC
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GARAGE RELOCATION AND ADDITION

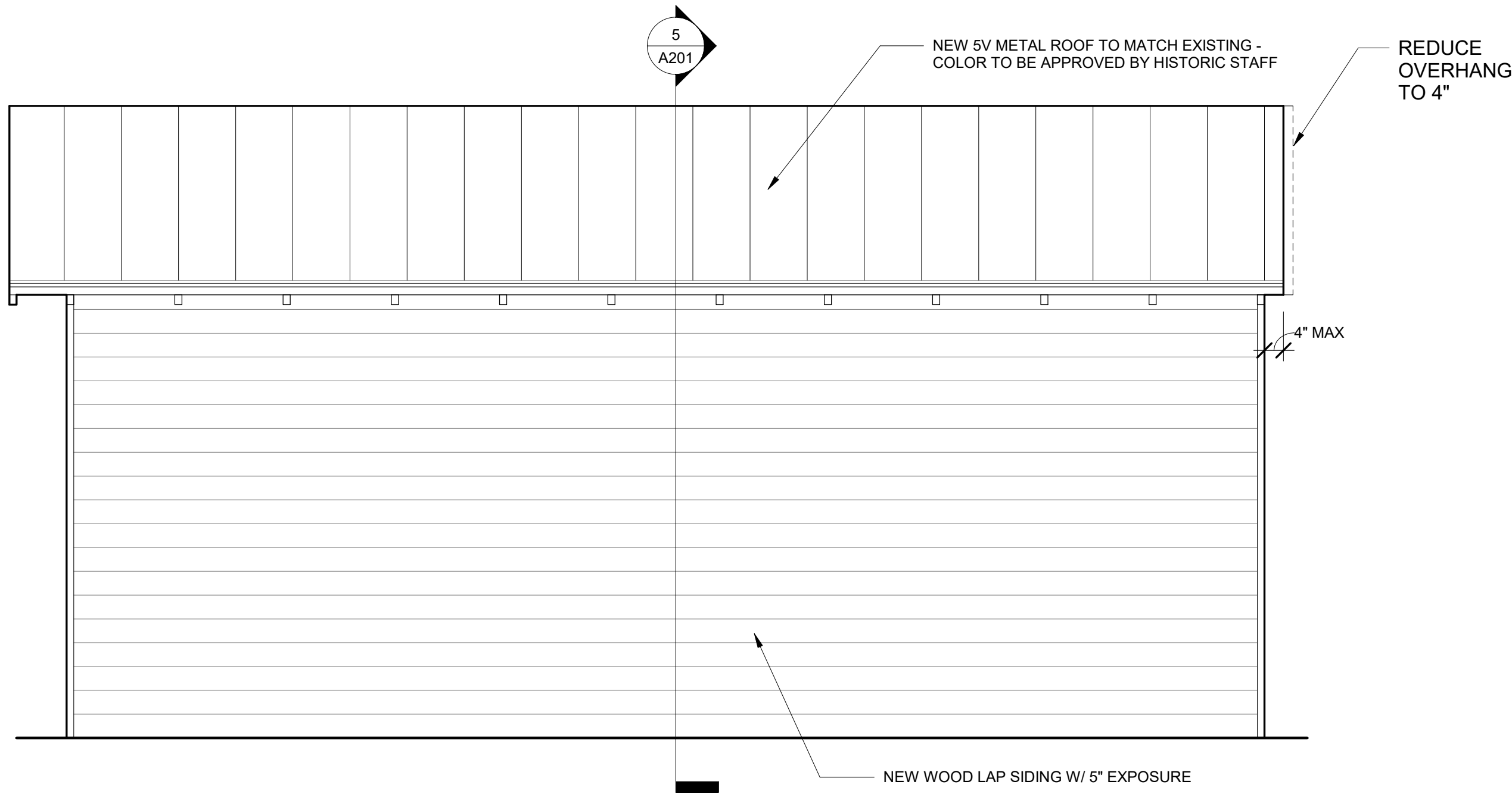
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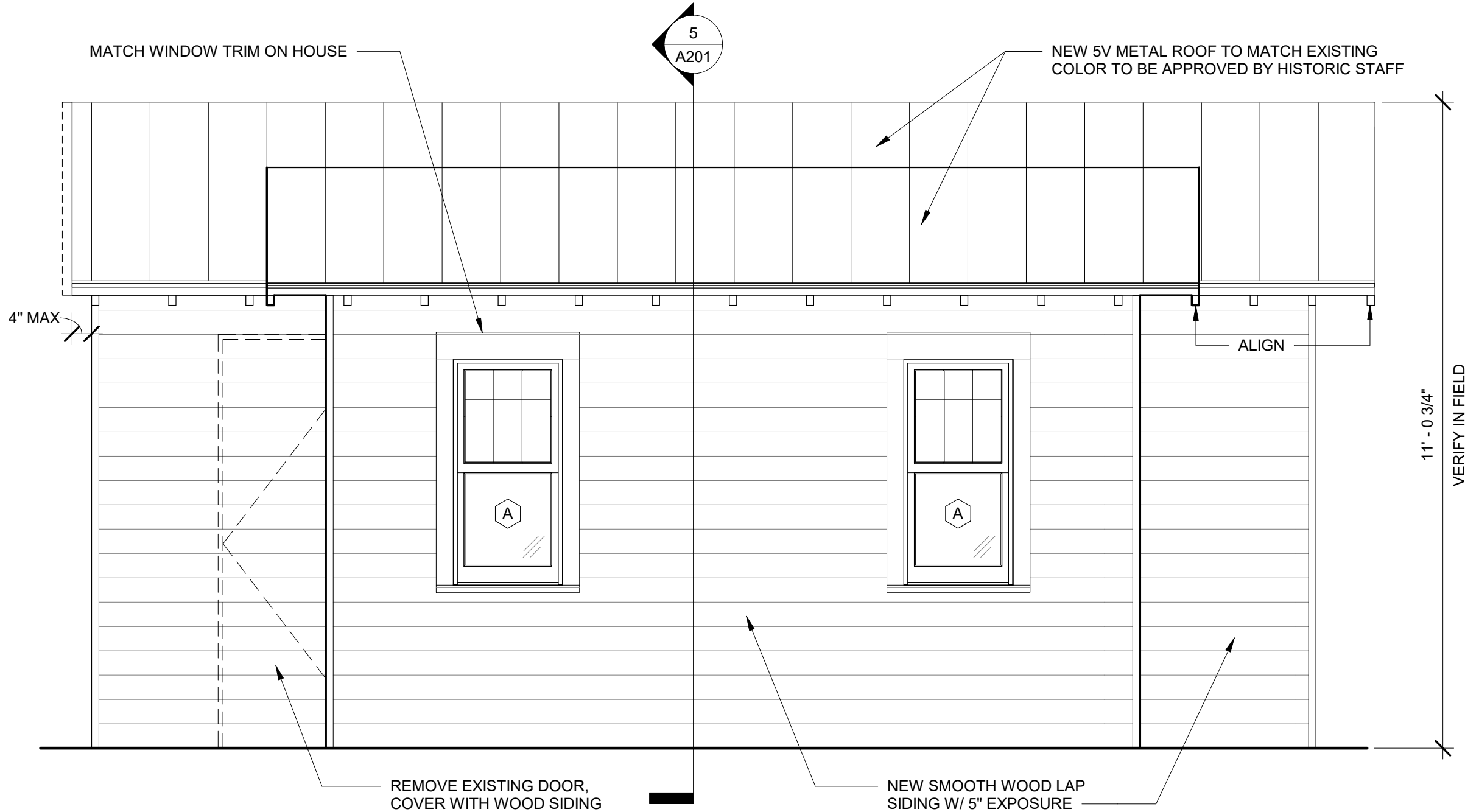
230501

ROOF PLAN &
REFLECTED
CEILING PLAN

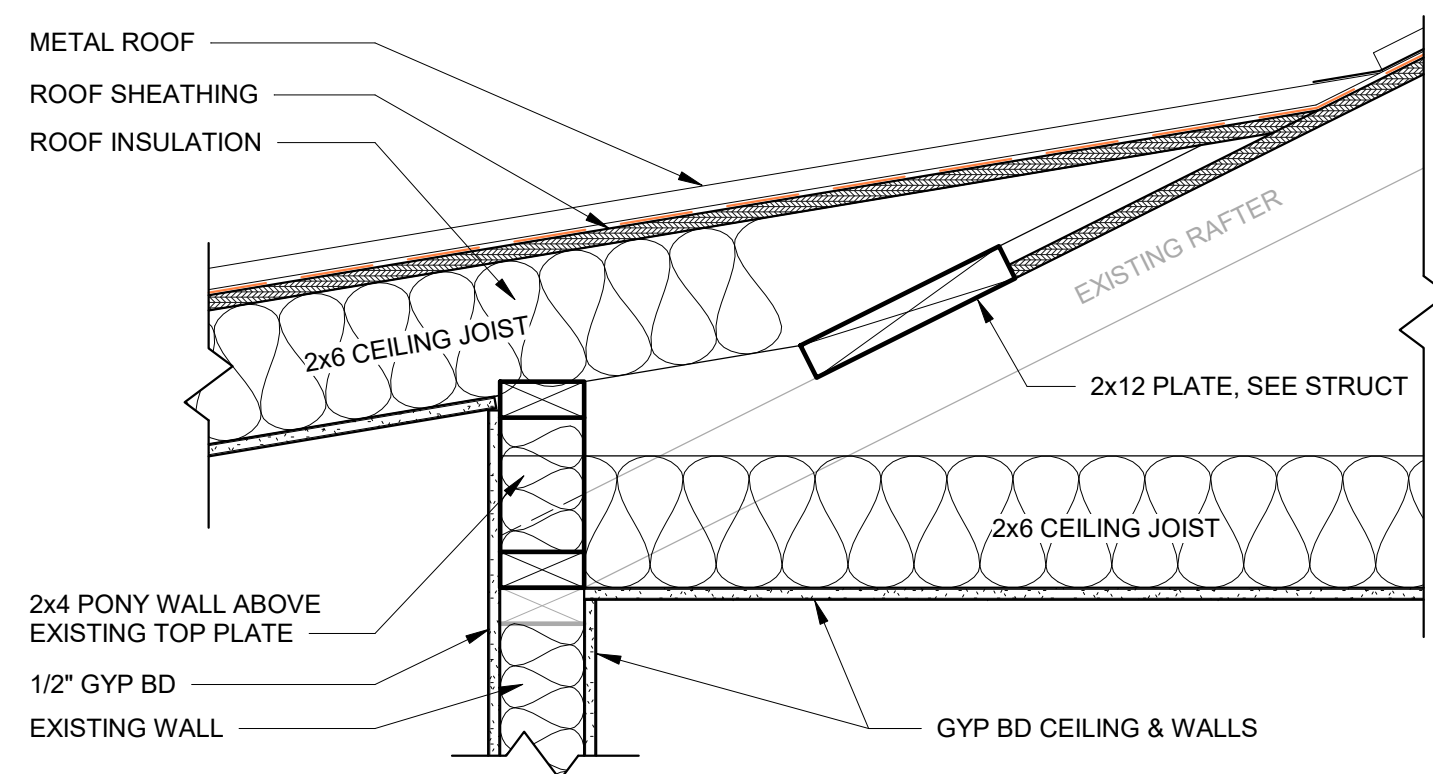
A111



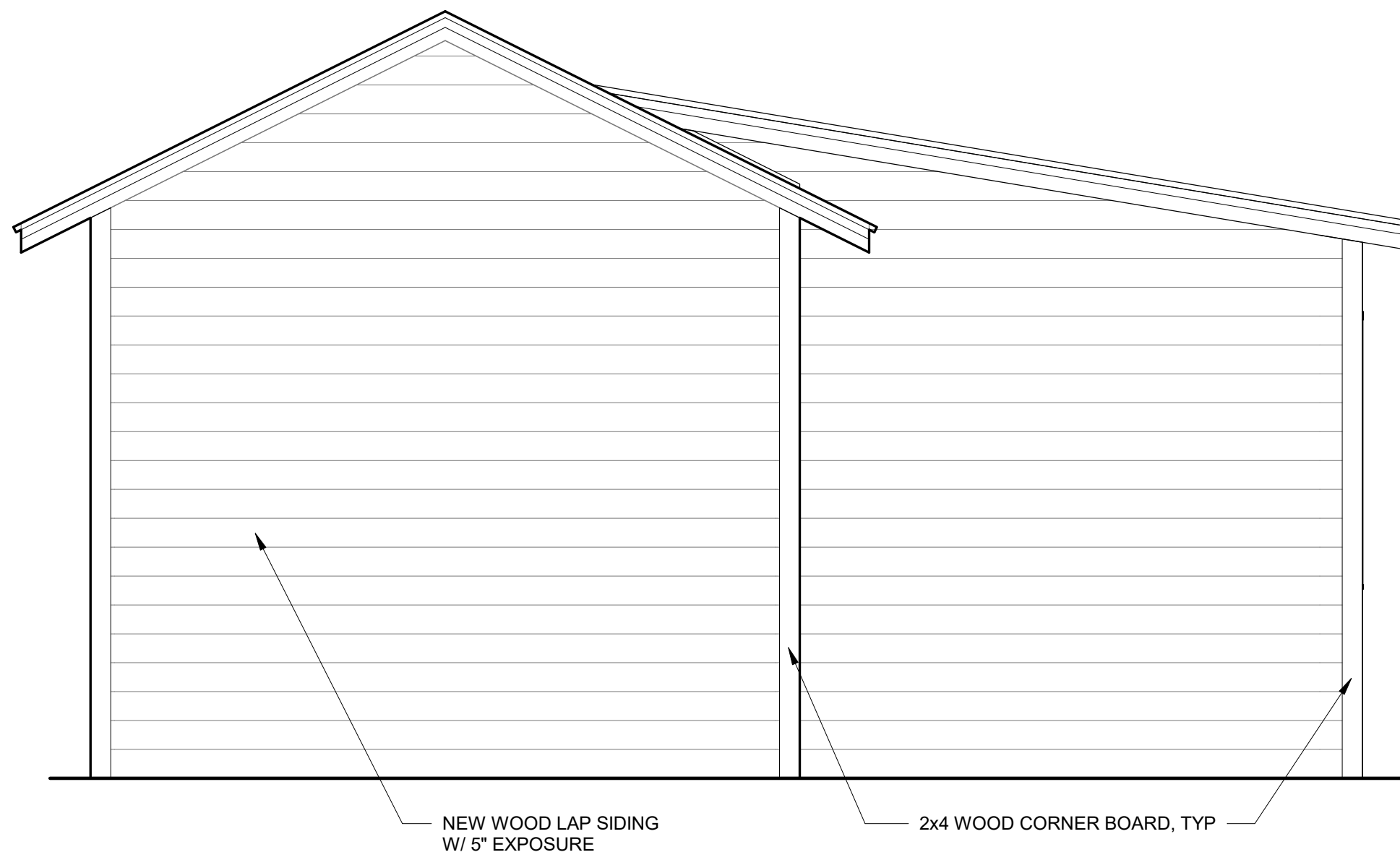
④ EXTERIOR ELEV // RIGHT SIDE
1/2" = 1'-0"



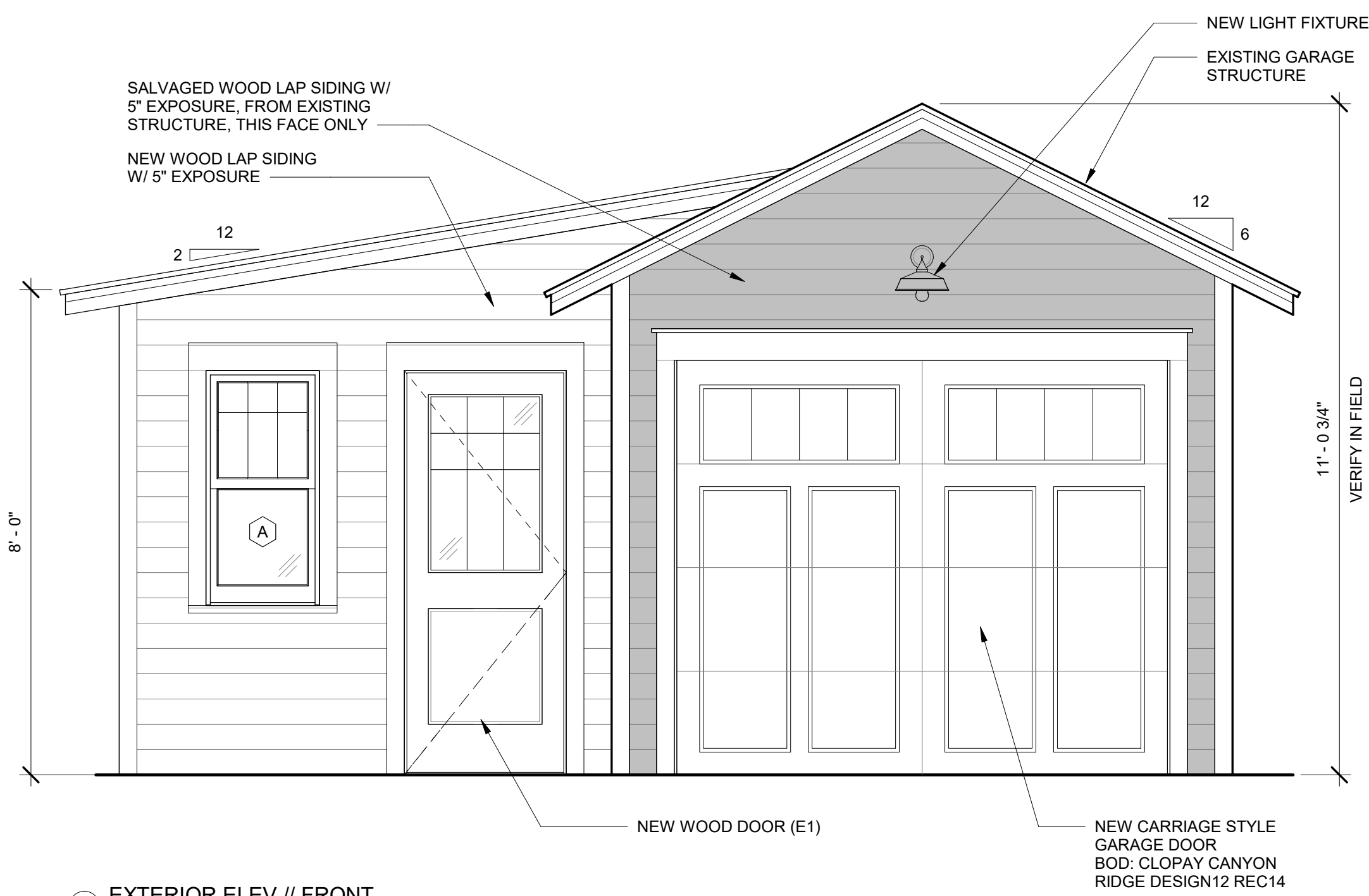
② EXTERIOR ELEV // LEFT SIDE
1/2" = 1'-0"



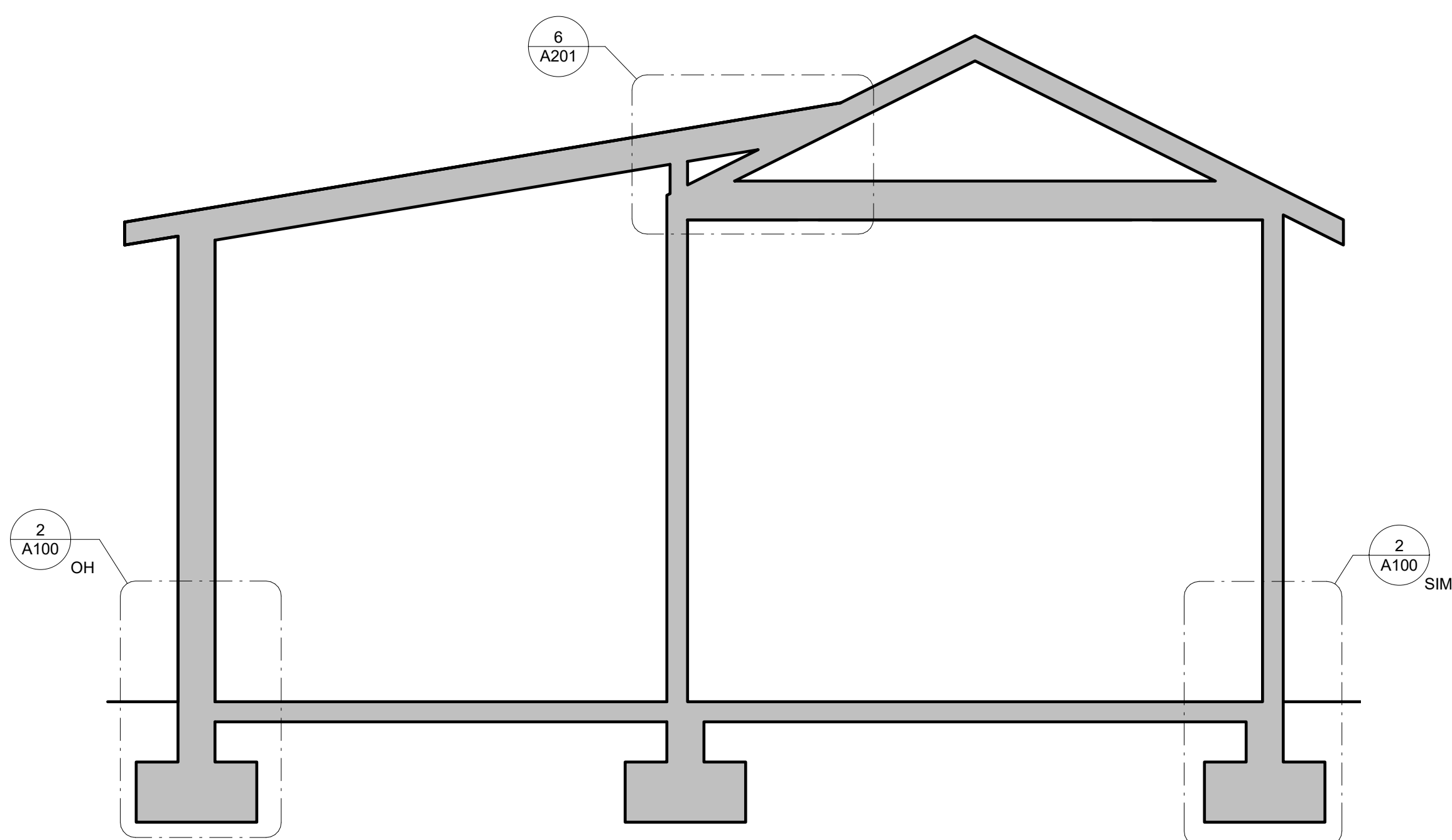
⑥ ROOF DETAIL
1 1/2" = 1'-0"



③ EXTERIOR ELEV // REAR
1/2" = 1'-0"



① EXTERIOR ELEV // FRONT
1/2" = 1'-0"



⑤ BUILDING SECTION
1/2" = 1'-0"

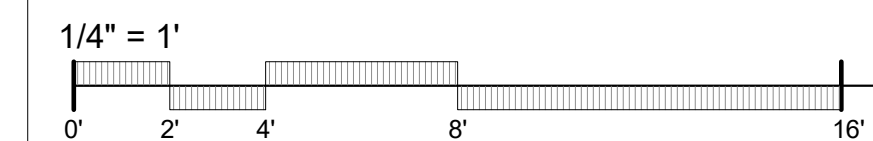
ELEVATION LEGEND

	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	WINDOW TYPE - SEE A601
	BRICK EXTERIOR
	STONE EXTERIOR
	WOOD SIDING EXTERIOR
	METAL ROOF EXTERIOR

GENERAL NOTES

- SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
- EXTERIOR FINISHES:
WOOD SIDING COLOR: MATCH HOUSE
METAL ROOF COLOR: TBD
TRIM COLOR: MATCH EXISTING HOUSE
WINDOW PAINT COLOR: MATCH HOUSE
- SEE TYPICAL EXTERIOR DETAILS, SHEET A301.

GRAPHIC SCALES



CHISEL

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DRC
PACKAGE

GARAGE RELOCATION AND ADDITION

1003 FAIR STREET, FRANKLIN TN 37064

2024.05.13

230501

EXTERIOR
ELEVATIONS
& SECTION

A201













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

SHEET TITLE

THIRD FLOOR DEMOLITION PLAN

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

04.15.2024

SHEET

D2.3

DEMOLITION NOTES:

GENERAL:

WHEREVER AN EXISTING ITEM IS SCHEDULED OR NOTED FOR REMOVAL, ALL ADJACENT AREAS DISTURBED BY THE DEMOLITION SHALL BE PATCHED AND PREPARED AS REQUIRED FOR THE INSTALLATION OF ALL NEW WORK.

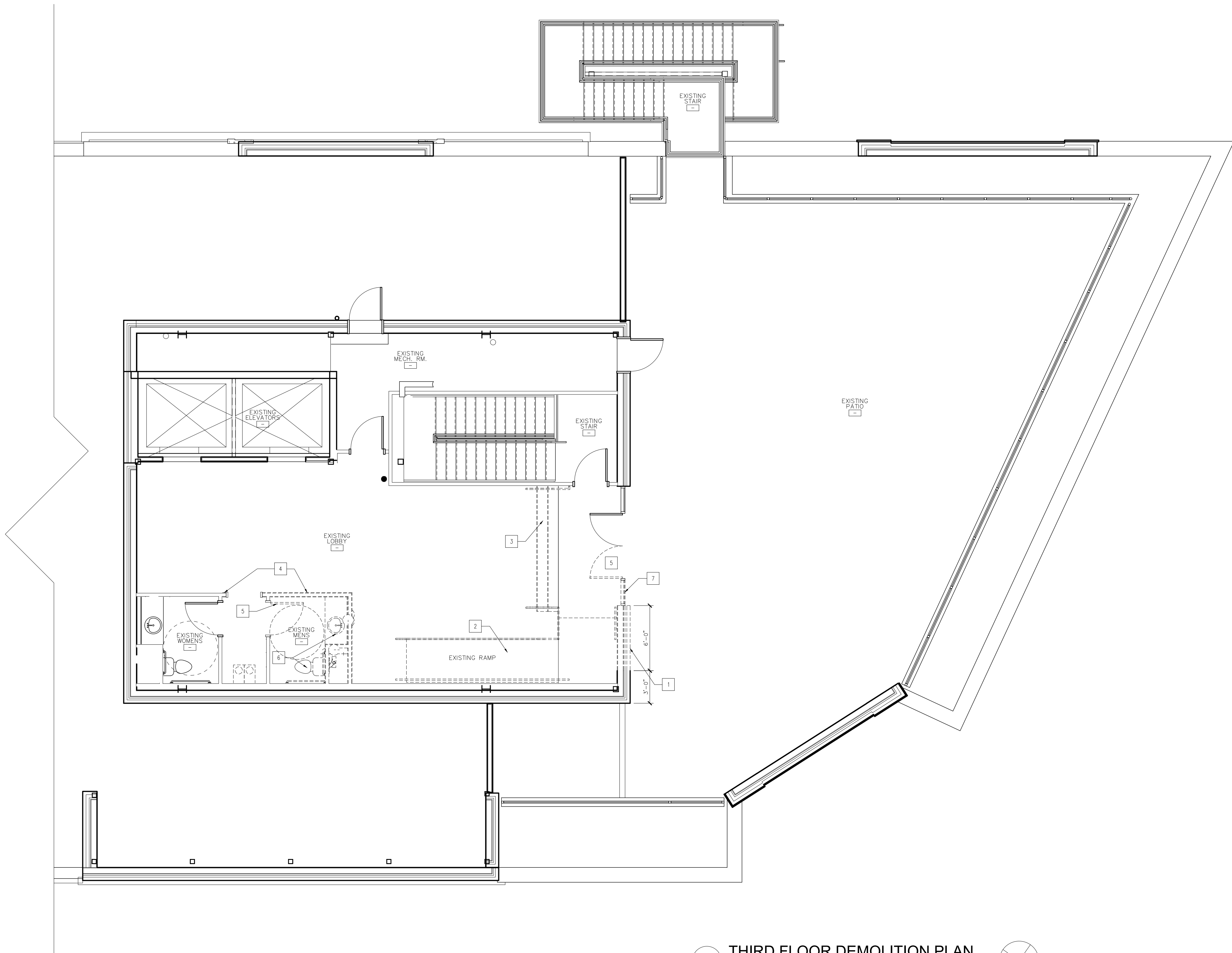
ITEMS OF OBVIOUS VALUE, REMOVED BY THE DEMOLITION WORK BUT NOT SCHEDULED FOR REUSE, SHALL BE RETURNED TO THE BUILDING OWNER FOR HIS USE. WHERE THE VALUE IS UNCLEAR, CONTACT THE BUILDING OWNER FOR A DETERMINATION. IF AN ITEM HAS BEEN REQUESTED FOR SALVAGE BY THE BUILDING OWNER, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MAINTAIN THE ITEM IN SERVICEABLE CONDITION.

WHERE OUTLETS OR FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE WIRING AND BOX WHENEVER POSSIBLE, AND PATCH TO MATCH ADJACENT WALL SURFACE. WHERE IT IS NOT PRACTICAL TO REMOVE THE BOX, CAP WITH FLUSH PLASTIC COVER PLATE. COLOR OF PLATE TO MATCH COLOR OF NEW ADJACENT WALL FINISH.

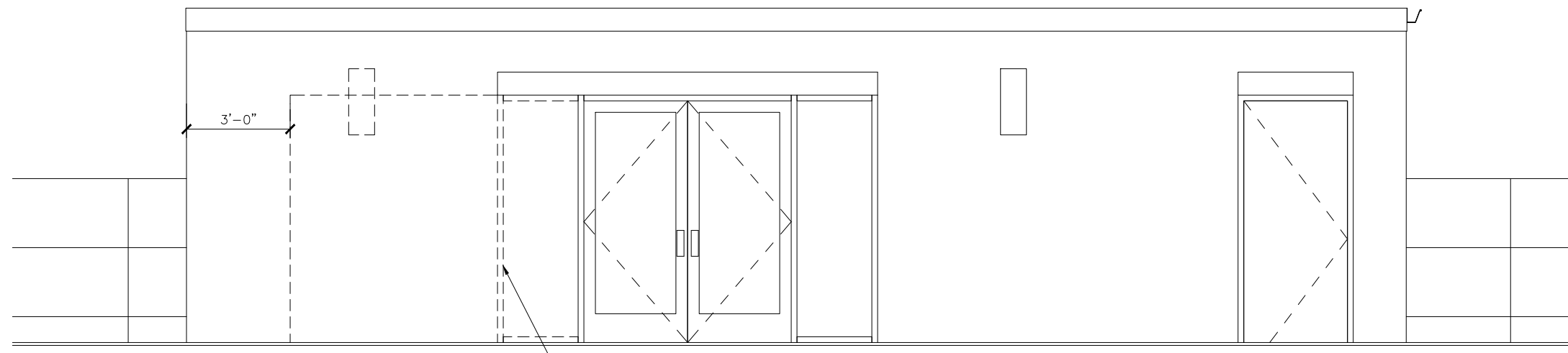
WHERE PLUMBING FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE AND CAP SUPPLY AND DRAIN PIPING TO INSIDE OF WALL CAVITY. PATCH TO MATCH ADJACENT WALL FINISH.

WHEREVER AN EXTERIOR WALL IS SCHEDULED FOR REMOVAL THE CONTRACTOR RESPONSIBLE FOR THE SCHEDULED WORK SHALL PROVIDE A WEATHER TIGHT, SECURE TEMPORARY ENCLOSURE AT THE END OF EACH WORK DAY.

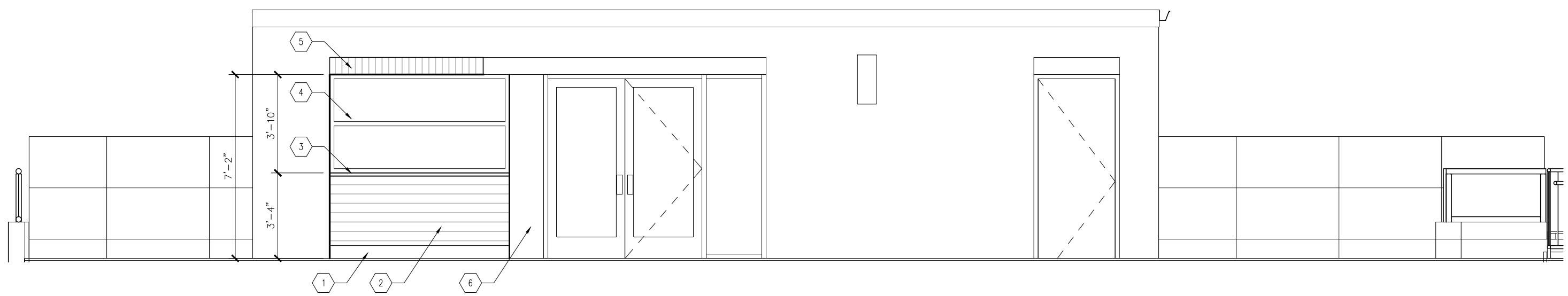
- 1 REMOVE EXISTING EXTERIOR WALL AS INDICATED. CONTRACTOR TO SHORE EXISTING STRUCTURE AS REQUIRED.
- 2 REMOVE EXISTING RAMP AND HANDRAILS AS INDICATED.
- 3 REMOVE EXISTING STAIR AND HANDRAIL AS INDICATED.
- 4 REMOVE EXISTING INTERIOR WALL AS INDICATED.
- 5 REMOVE EXISTING DOOR AND FRAME.
- 6 REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED CASEWORK. CAP ALL EXISTING PLUMBING LINES.
- 7 REMOVE EXISTING STOREFRONT WINDOW SYSTEM AS INDICATED AND PREP FOR NEW WALL AND OPENING.



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

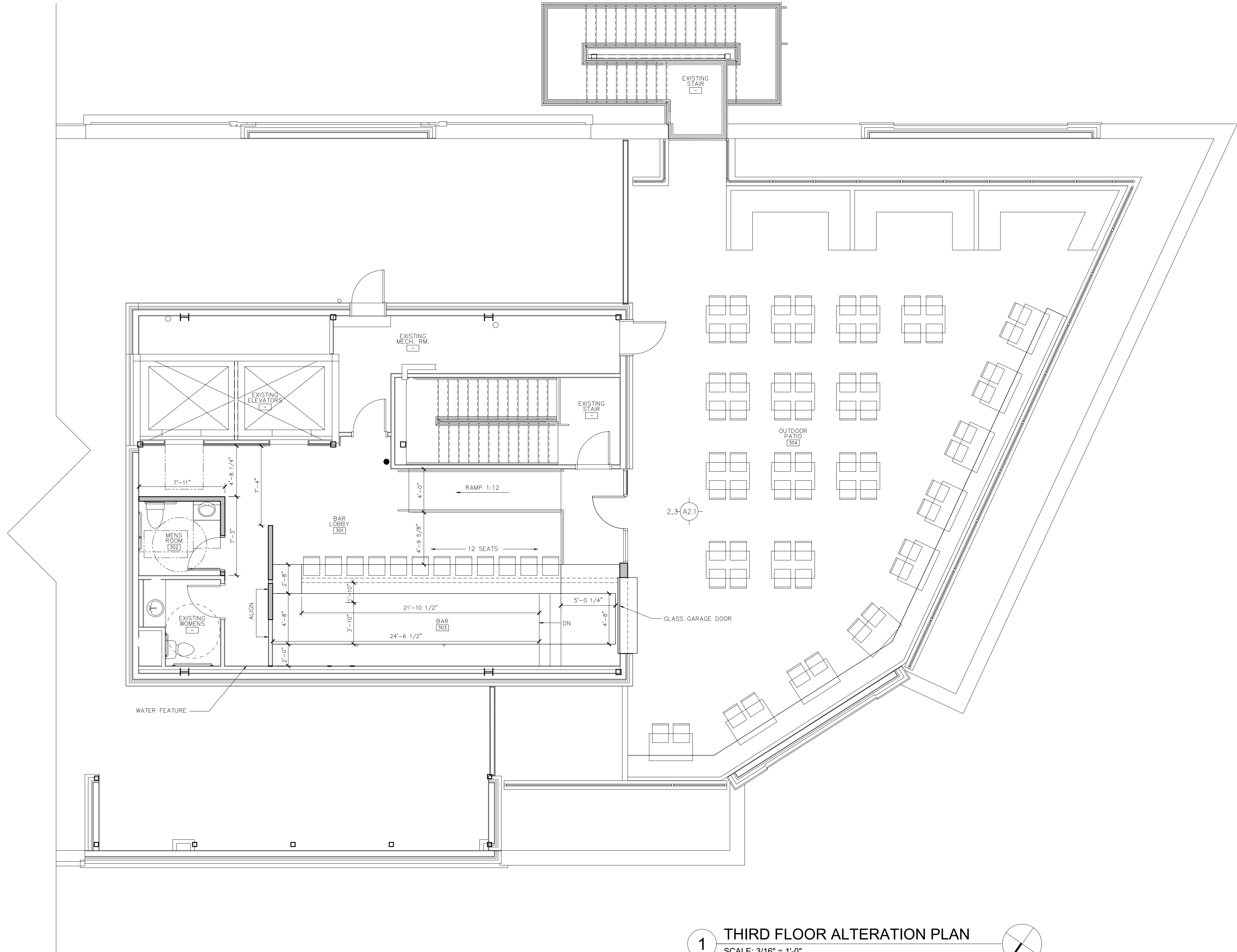


3 EXISTING ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED ALTERATION ELEVATION
SCALE: 3/16" = 1'-0"

- EXTERIOR MATERIAL FINISHES:
- 1 PREFINISHED METAL BASE KICK PLATE
 - 2 CERAMIC TILE SIDING - WOOD STAIN COLOR TO MATCH BENCH SEATING
 - 3 QUARTZ OR SOLID SURFACE EQUAL - WHITE
 - 4 FULLY GLAZED GARAGE DOOR
 - 5 SOLDIER COURSE BRICK CONTINUATION TO MATCH EXISTING
 - 6 ALUMINUM COIL STOCK WRAP TO MATCH EXISTING ALUMINUM STOREFRONT



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

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

SHEET TITLE
THIRD FLOOR ALTERATION PLAN

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	05.09.2024
SHEET	

A2.3



← N 1st Ave S →

mandu

salon by j

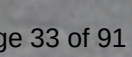
Lamar

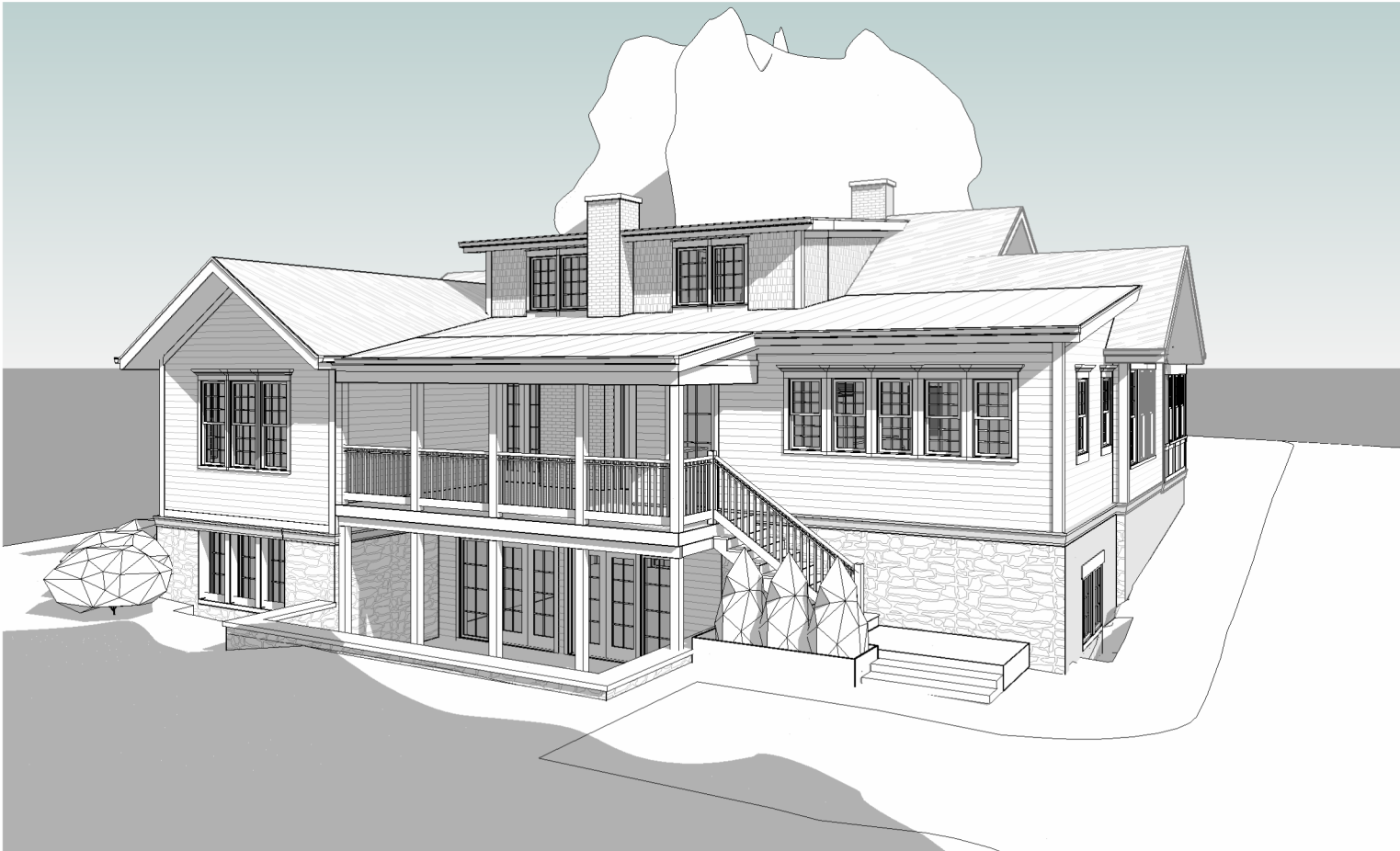
Saint
CAT

Jesus
Resurrected









SHEET LIST

0	COVER
1	HISTORIC IMAGES
2	SITE PLAN
3	PROPOSED MAIN HOUSE ELEVATIONS
4	PROPOSED MAIN HOUSE ELEVATIONS
5	PROPOSED MAIN HOUSE ELEVATIONS
6	PROPOSED MAIN HOUSE ELEVATIONS
7	EXISTING CONDITION
8	3D VIEWS
9	3D VIEWS



112 LEWISBURG AVENUE
Bungalow built in 1920. Picture taken in 1987.



112 LEWISBURG AVENUE (2008)



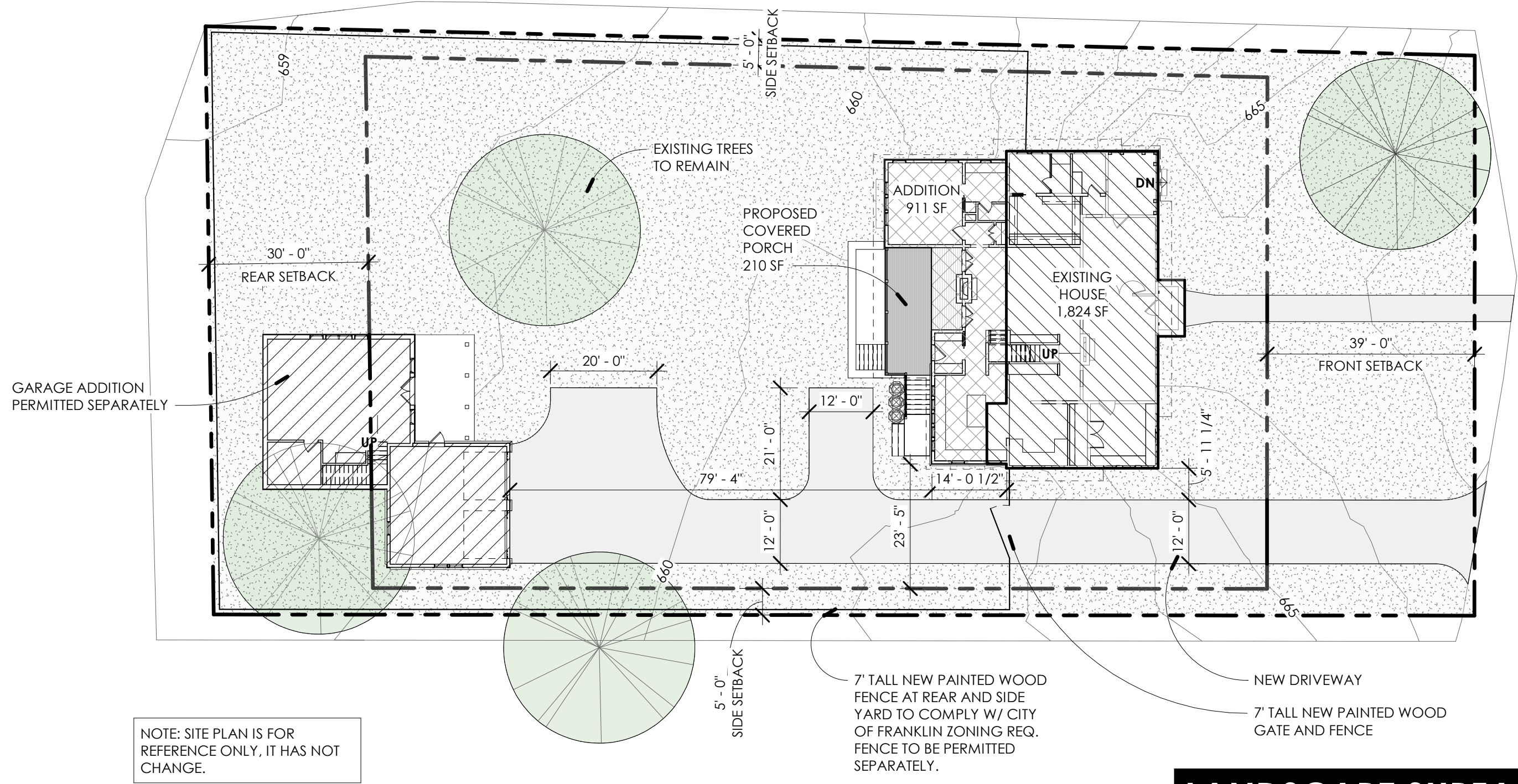
112 LEWISBURG AVENUE (2023)

COA APPROVED ADDITION SF:
EXISTING HOUSE AREA: 1,824 SF
ADDITION: 911 SF
COA APPROVED NEW SF PERCENTAGE: 49.94%

PROPOSED ADDITION SF:
EXISTING HOUSE AREA: 1,824 SF
ADDITION: 911 SF
PROPOSED COVERED PORCH: 210 SF
PROPOSED SF PERCENTAGE: 61.46%

SITE PLAN

FOWLER RESIDENCE
RENO./ADDITION
112 LEWISBURG AVENUE, FRANKLIN, TN



LANDSCAPE SURFACE AREA

LOT SIZE	25,666 S.F.
IMPERVIOUS SURFACES	8,633 S.F.
PERVIOUS SURFACES	17,033 S.F.
PROPOSED LSA	66% (40% MIN)

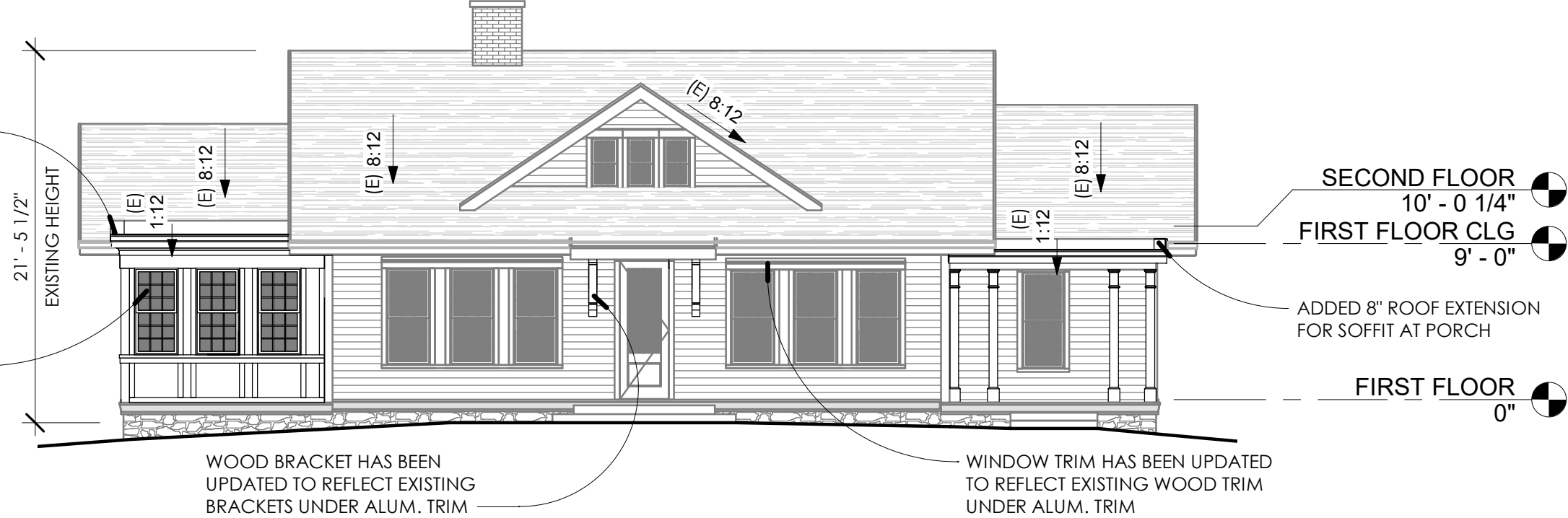
ELEVATIONS

FOWLER RESIDENCE
RENO./ADDITION
112 LEWISBURG AVENUE, FRANKLIN, TN



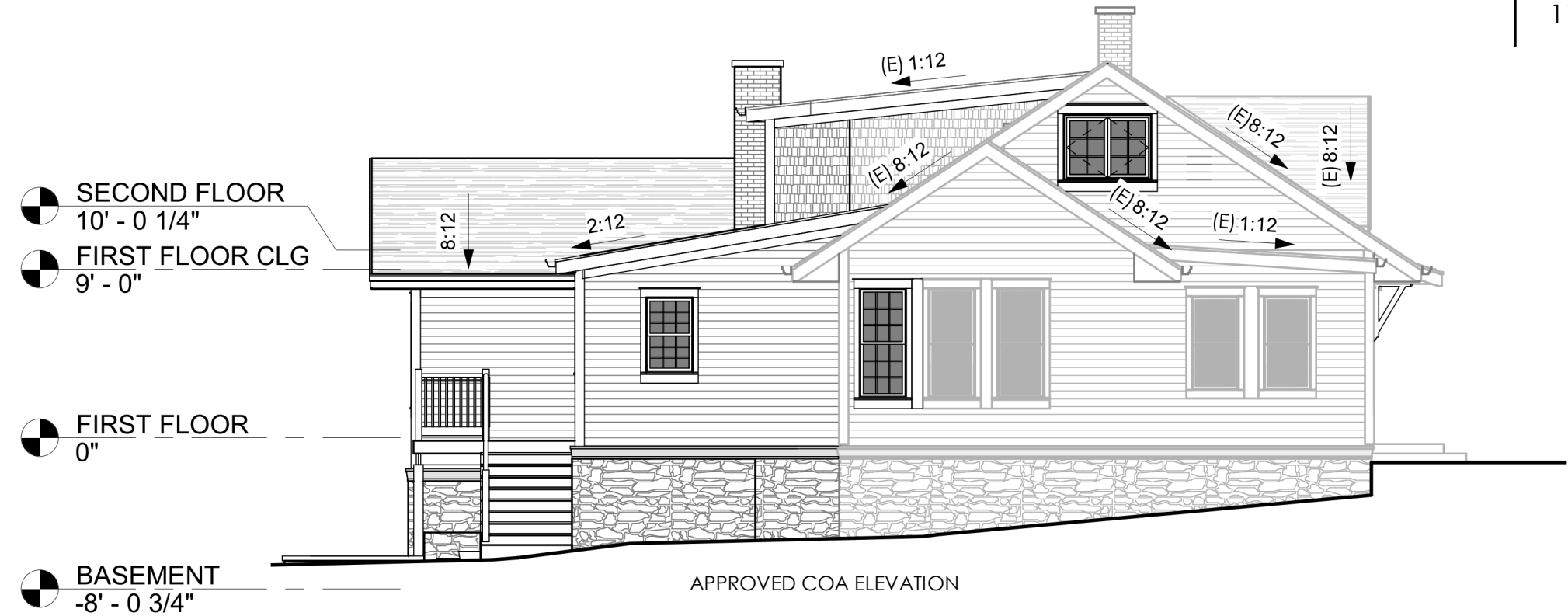
ADDED 8" ROOF EXTENSION
FOR SOFFIT AT PORCH

WOOD PANELING AND TRIM
AT EXISTING ENCLOSED
PORCH. NEW WINDOWS TO
MATCH EXISTING.



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

ELEVATIONS



WINDOW TRIM HAS BEEN UPDATED
TO REFLECT EXISTING WOOD TRIM
UNDER ALUM. TRIM

ROOF OVER KITCHEN AND LIVING
TO EXTEND TO COVER REAR PORCH



LEFT ELEVATION

1/8" = 1'-0"

DRC SUBMITTAL

906

05/13/24

ELEVATIONS

FOWLER RESIDENCE
RENO./ADDITION
112 LEWISBURG AVENUE, FRANKLIN, TN

SECOND FLOOR
10' - 0 1/4"
FIRST FLOOR CLG
9' - 0"

FIRST FLOOR
0"

BASEMENT
-8' - 0 3/4"

APPROVED COA ELEVATION

SECOND FLOOR
10' - 0 1/4"
FIRST FLOOR CLG
9' - 0"

WINDOW TRIM HAS BEEN UPDATED
TO REFLECT EXISTING WOOD TRIM
UNDER ALUM. TRIM

FIRST FLOOR
0"

CONTINUOUS CAST STONE
WATERTABLE
WINDOW WELL AS NEEDED
FOR EGRESS WINDOWS

BASEMENT
-9' - 8 3/4"

ROOF OVER KITCHEN AND LIVING
TO EXTEND TO COVER REAR PORCH

PAINTED WOOD BEAMS
AND COLUMNS

METAL PLANTER
BOX BY OWNER

REAR ELEVATION

1/8" = 1'-0"

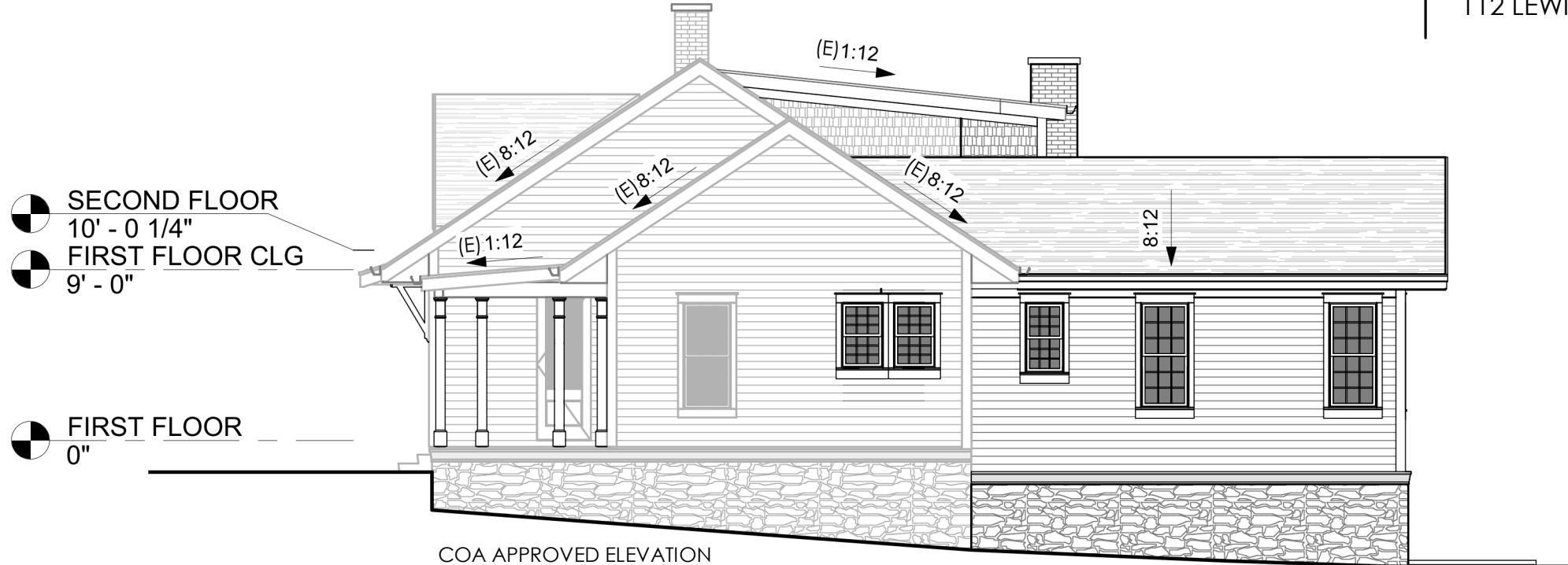
DRC SUBMITTAL

906

05/13/24

ELEVATIONS

FOWLER RESIDENCE
RENO./ADDITION
112 LEWISBURG AVENUE, FRANKLIN, TN



RIGHT ELEVATION

1/8" = 1'-0"

EXIST. CONDITION

FOWLER RESIDENCE
RENO./ADDITION
112 LEWISBURG AVENUE, FRANKLIN, TN



INTERIOR OF EXISTING ENCLOSED FRONT PORCH

3D VIEWS

FOWLER RESIDENCE RENO./ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



3D VIEWS

FOWLER RESIDENCE RENO./ADDITION

112 LEWISBURG AVENUE, FRANKLIN, TN



The Park at Harlinsdale Farm

239 Franklin Road

South Entrance

Main Entrance—Request to Match the North Entrance to the South which is shown below.



Owner: City of Franklin—Parks Department

Location: The Park at Harlinsdale Farm

Request: Add 3-Plank White Fencing along the internal portion of the “North” property road. Parks Department will construct a 3-plank fence with post plank liner. (Color—White) (Pressure Treated) Match existing fence on property.





**The Park at
Harlinsdale Farm
239 Franklin Road
South Entrance
Main Entrance**



**The Park at
Harlinsdale Farm
331 Franklin Road
North Entrance**

Owner: City of Franklin—Parks Department

Location: The Park at Harlinsdale Farm

Request: Add 3-Plank White Fencing to Section Along the Interurban Rail System (Gap)



Owner: City of Franklin—Parks Department

Location: The Park at Harlinsdale Farm

Request: Add 3-Plank White Fencing to Section Along the Interurban Rail System Trail (Gap)

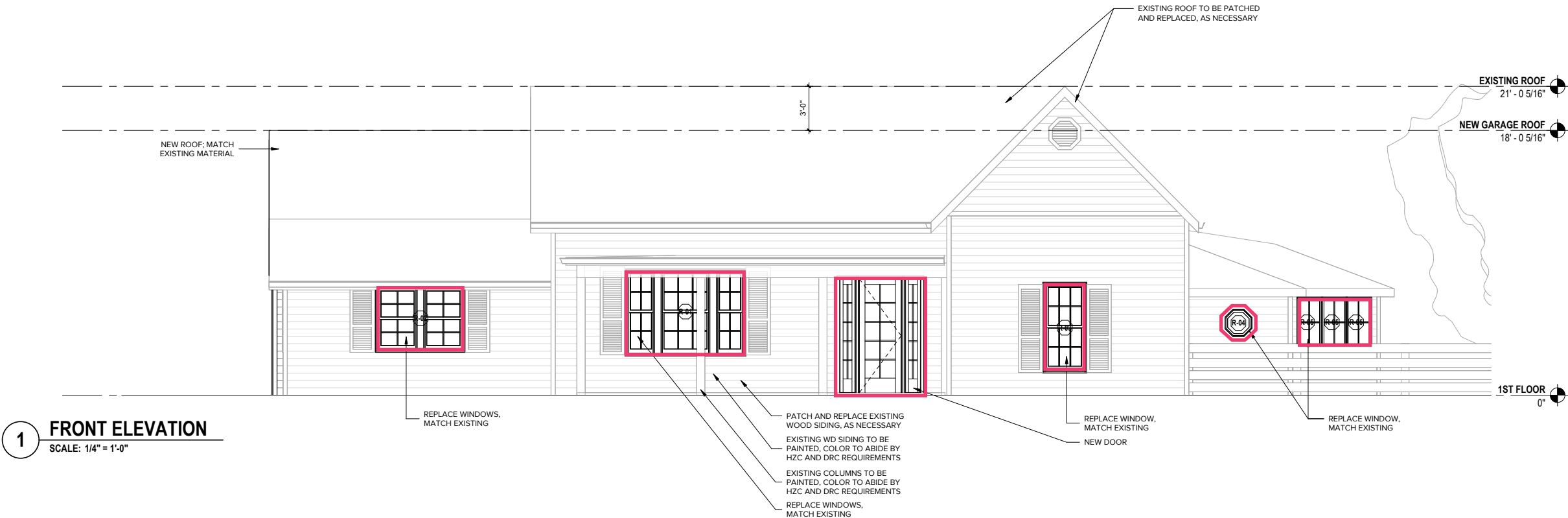
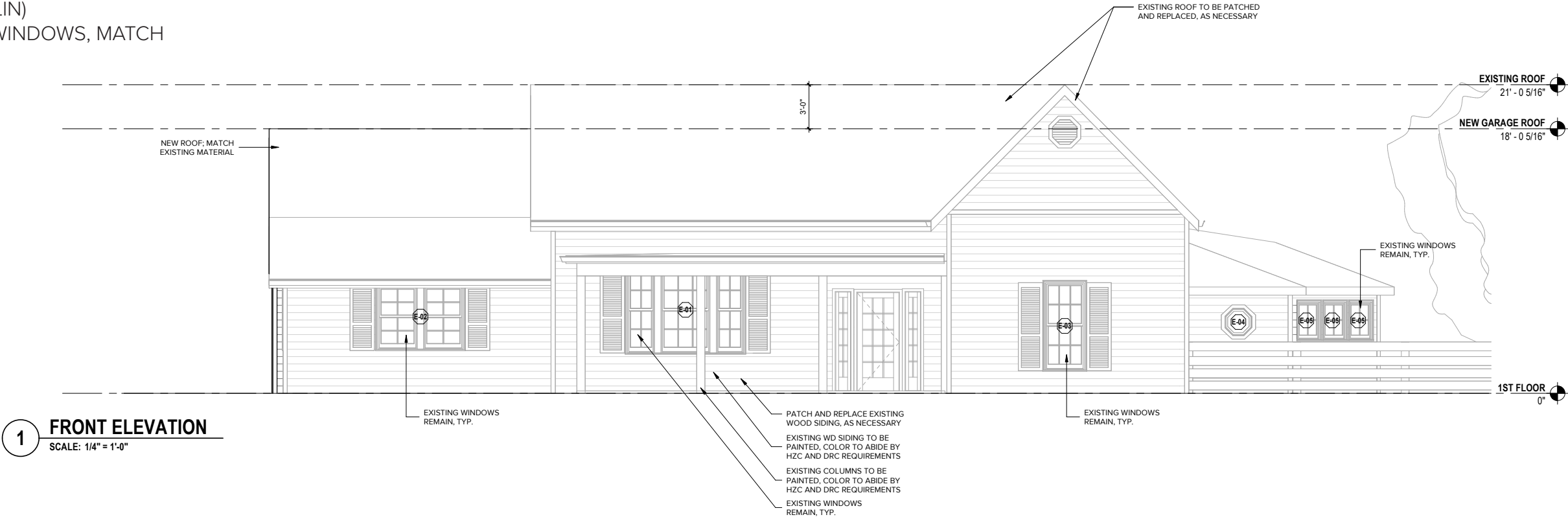


1303 ADAMS STREET

HISTORIC SUBMISSION

ITEM #1: NEW ENTRY DOORS

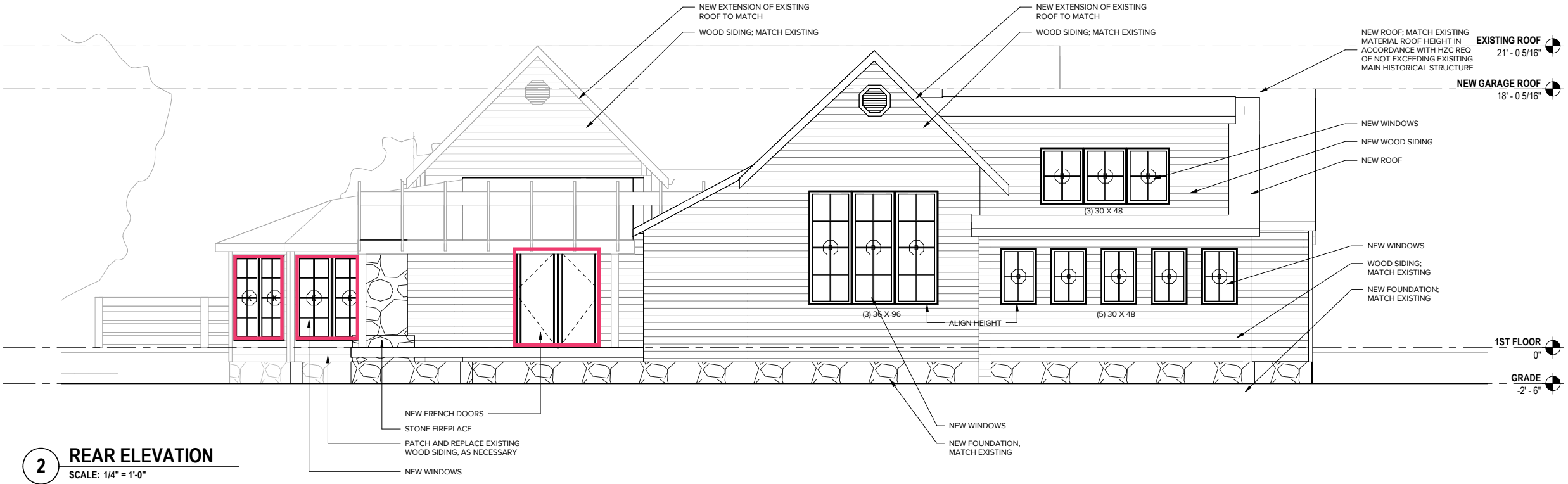
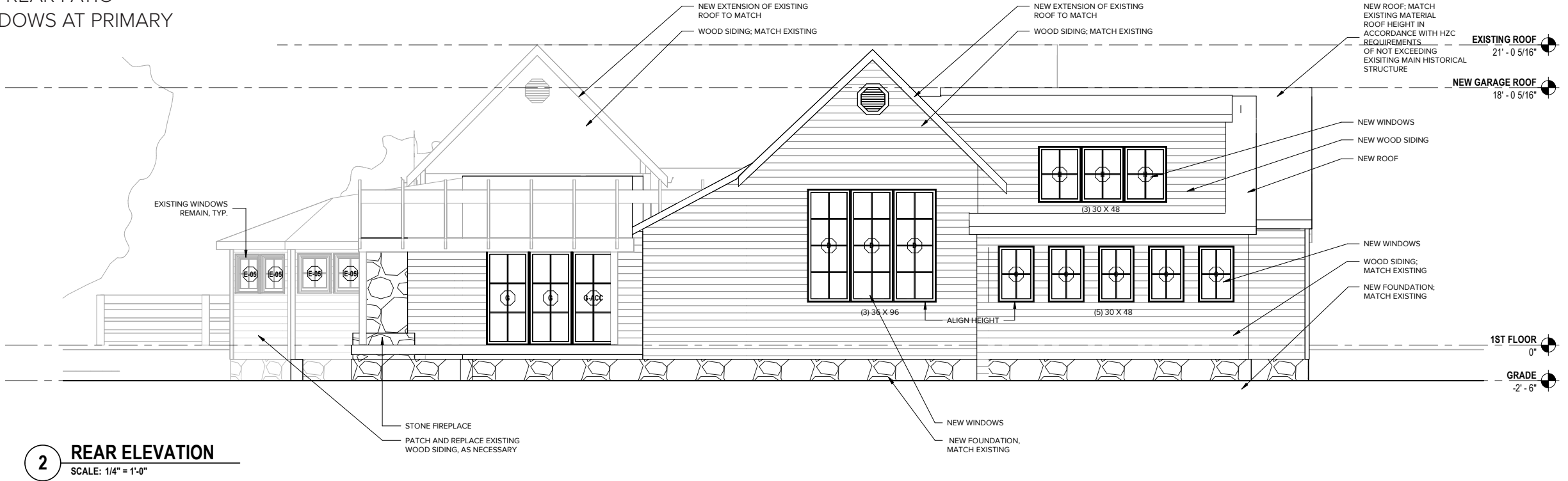
- RAISE DOOR TO MATCH EXISTING WINDOWS LINE ON FRONT FACADE (SIMILAR TO OTHER HOUSES WITHIN HISTORIC FRANKLIN)
- REPLACE ALL EXISTING WINDOWS, MATCH PREVIOUS DESIGN





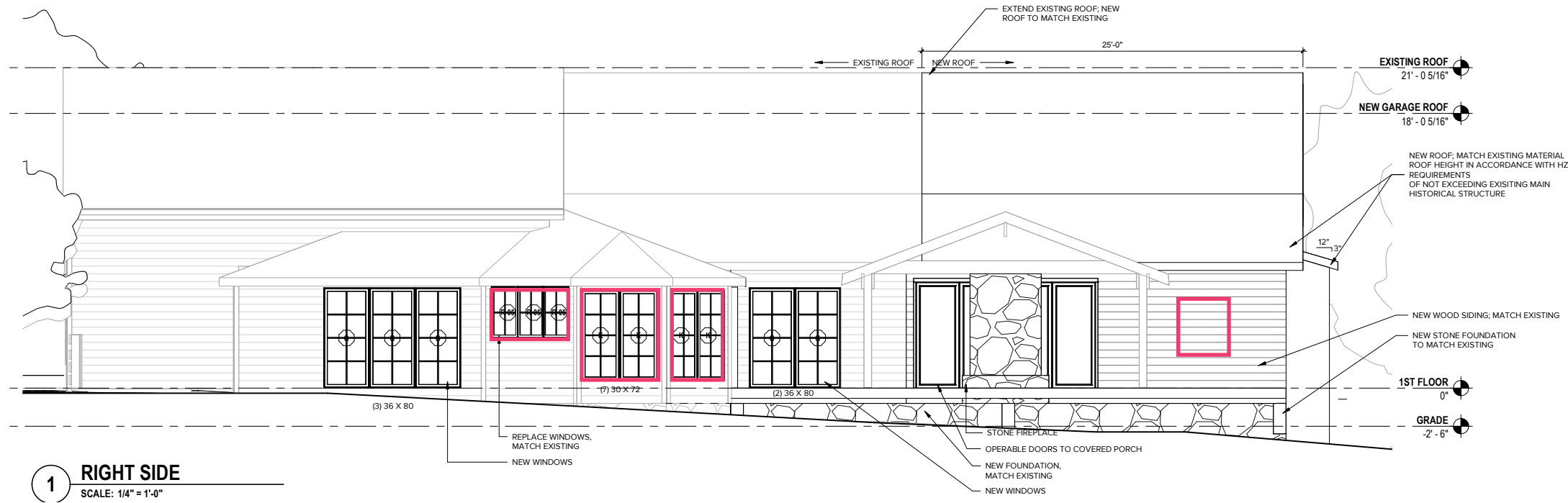
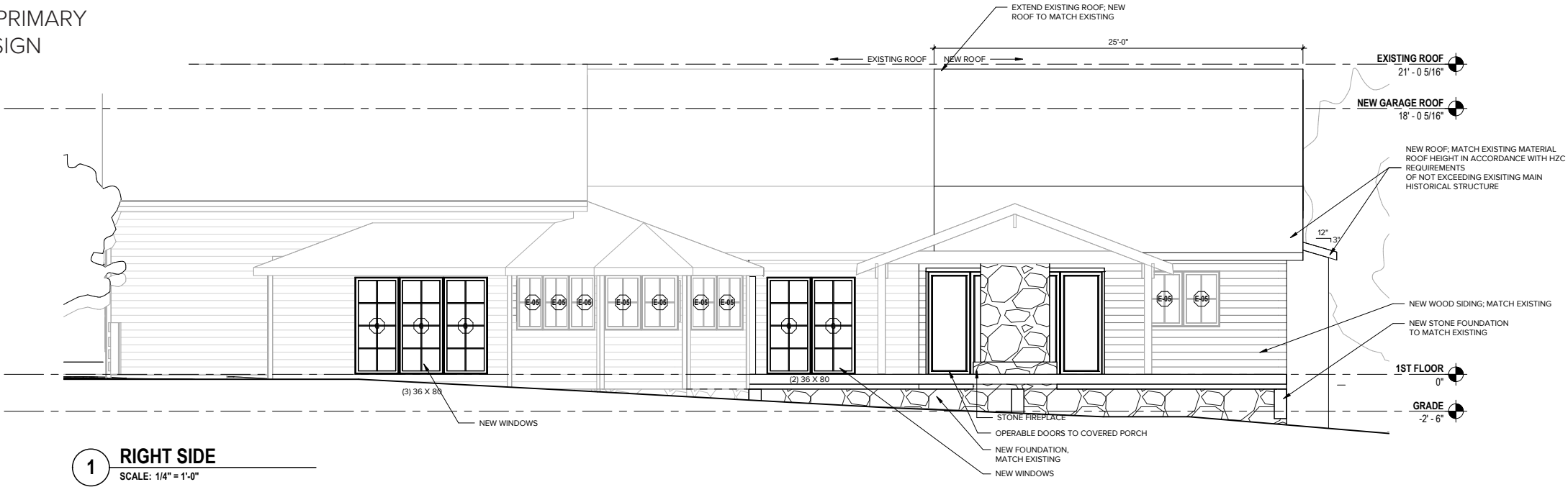
ITEM #2: WINDOW ADJUSTMENTS

- NEW DOOR STYLE AT REAR PATIO
- EXTEND SIZE OF WINDOWS AT PRIMARY BATHROOM



ITEM #3: WINDOW ADJUSTMENTS

- EXTEND SIZE OF WINDOWS AT BATHROOM
- REMOVE EXISTING KITCHEN WINDOWS
- REPLACE EXISTING WINDOWS AT PRIMARY BATHROOM, MATCH PREVIOUS DESIGN



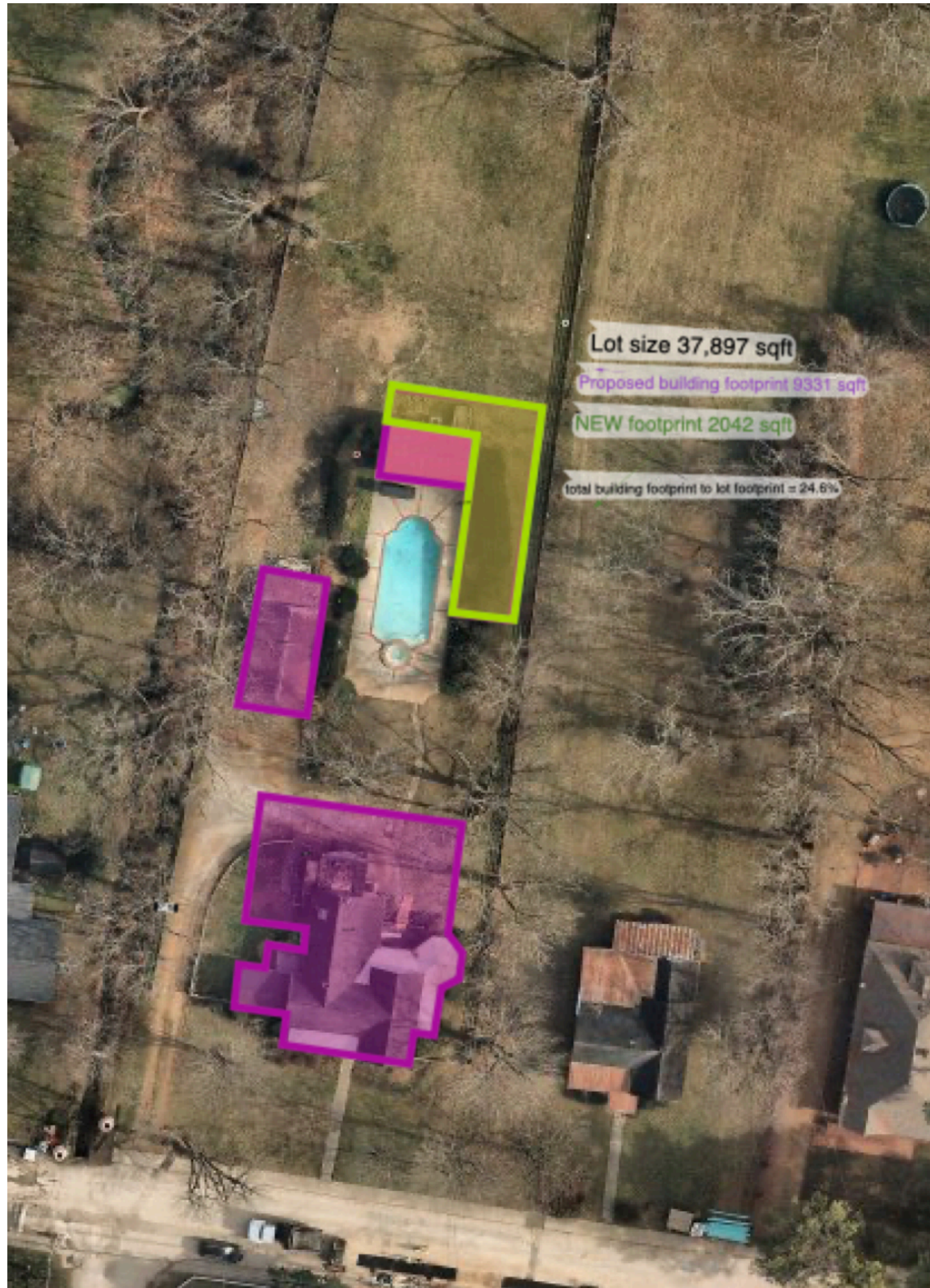


Studio Apartment Renovation

1303 Adams Street

- Proposing:
 - Renovating and adding footprint to existing pool house

- Lot size: 37,897 sqft (.87 acre)
- Proposed footprint:
9,331 sqft





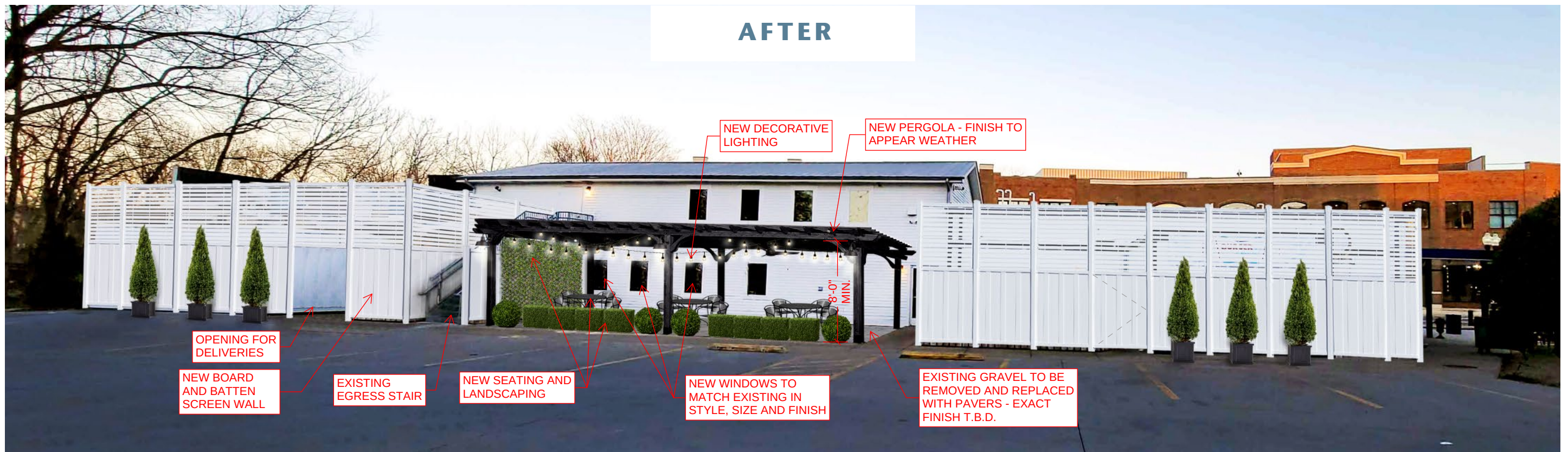




BEFORE

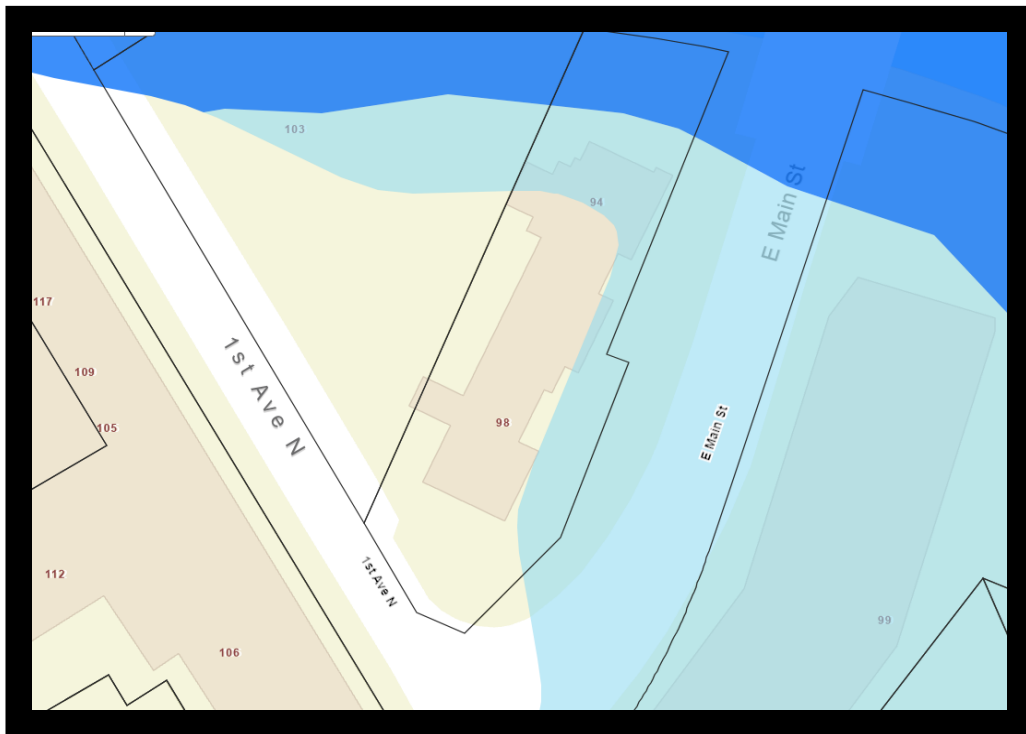


AFTER

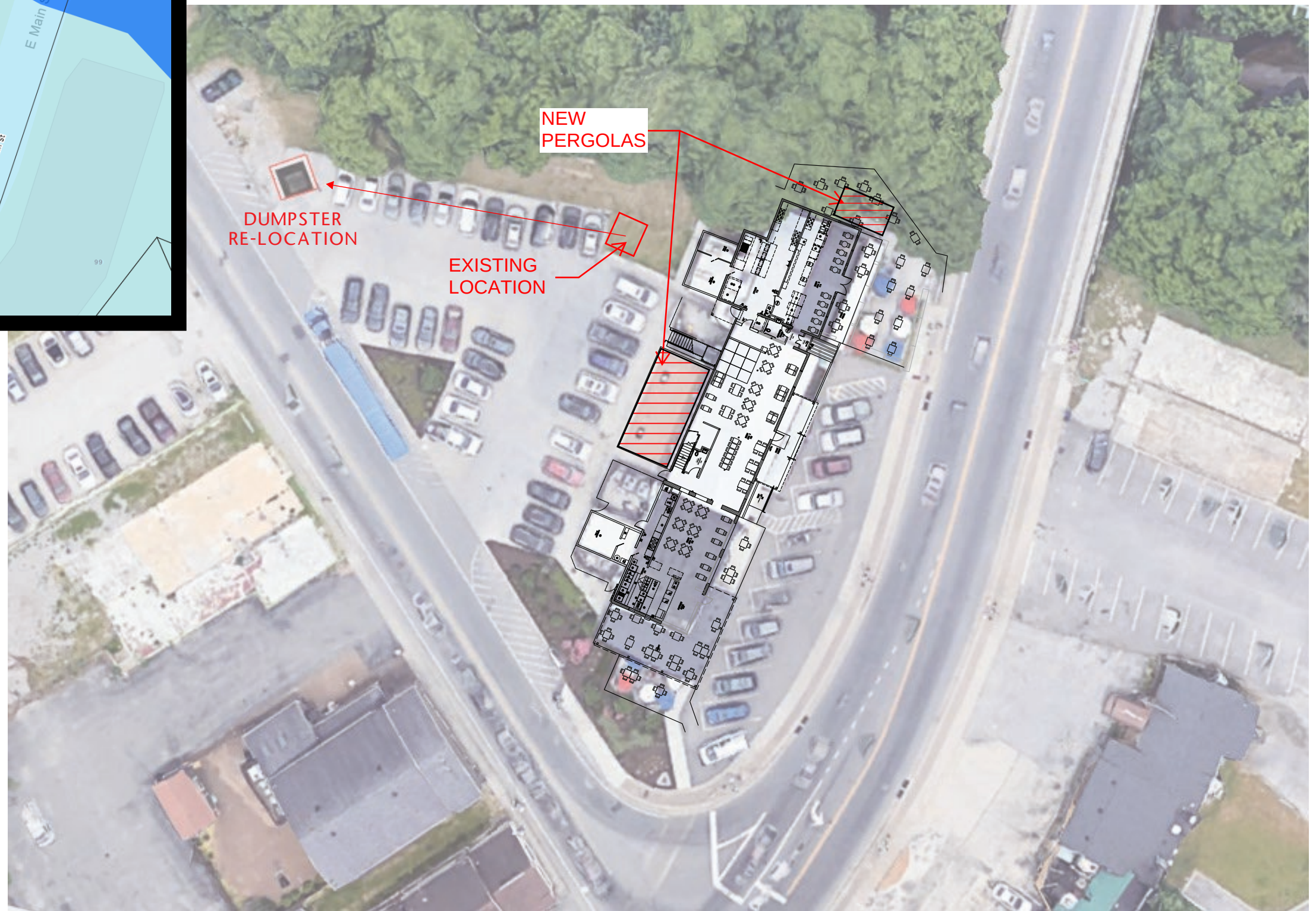


1ST & MAIN - ELEVATION STUDY

MJM ARCHITECTS, INC



FLOODPLAIN

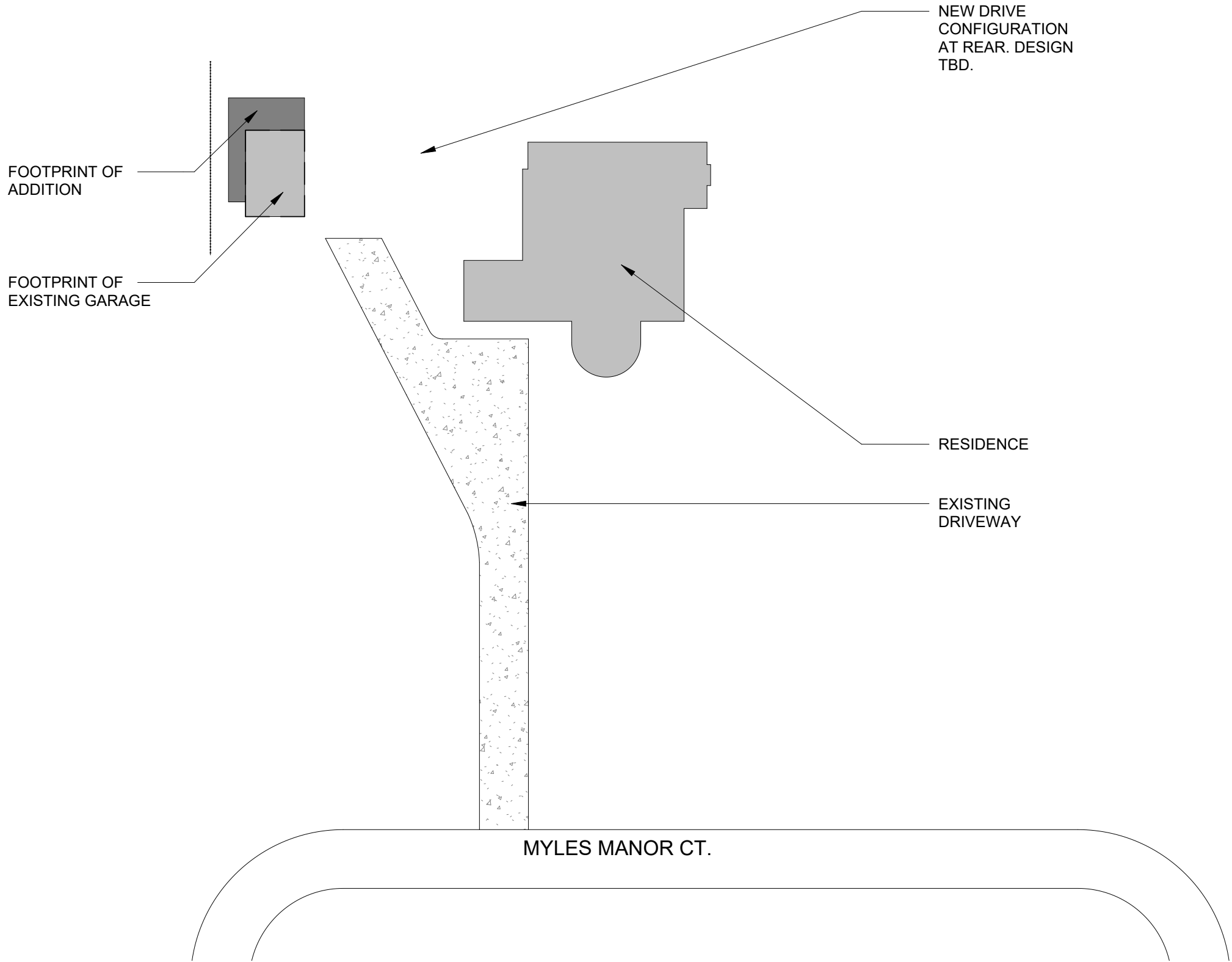


PROPOSED



1ST & MAIN - SITE PLAN

MJM ARCHITECTS, INC



AREA TAKEOFFS

LOT SIZE:	436,501 SF
FOOTPRINT OF EXISTING GARAGE	590 SF
<u>ADDITIONAL SIZE OF ENLARGED GARAGE</u>	<u>428 SF</u>
GARAGE FOOTPRINT	1,018 SF
GARAGE SIZE TO LOT AREA	0.2%

1 SITE PLAN
1" = 40'-0"



GARAGE FRONT



GARAGE FRONT



GARAGE LEFT SIDE



SUPPORT POSTS
(OUT OF SQUARE)



GARAGE RIGHT SIDE AND REAR



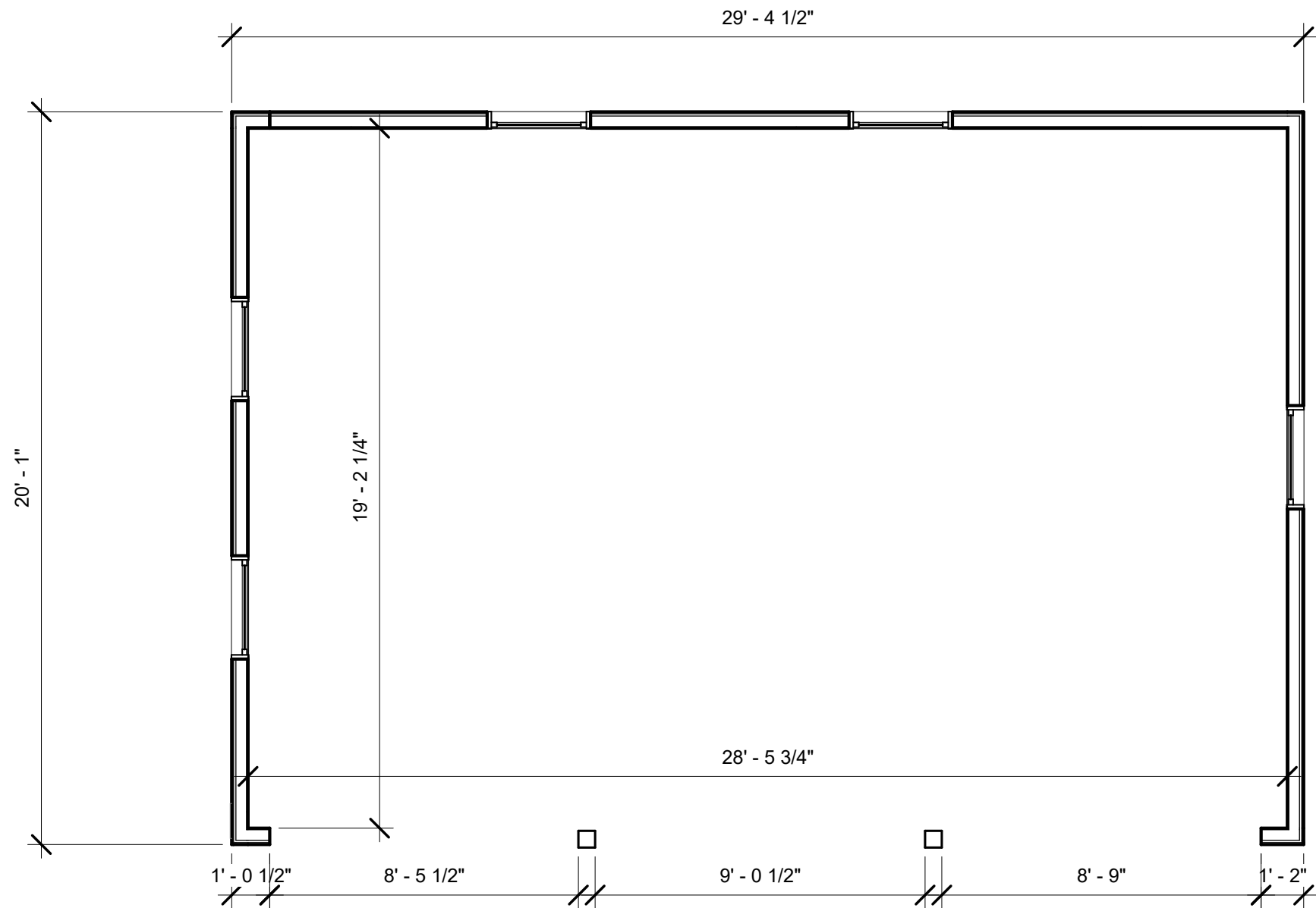
GARAGE SIDE REAR
(OUT OF SQUARE)



GARAGE RIGHT SIDE



GARAGE INTERIOR WINDOW
(OUT OF SQUARE)



1 FIRST FLOOR EXISTING PLAN
1/4" = 1'-0"

1 FLOOR PLAN // ARCHITECTURAL
1/4" = 1'-0"

LOCATION OF REAR
WALL OF EXISTING
GARAGE

EXISTING
EXTERIOR WALL
TO REMAIN

EXISTING
TO REMAIN

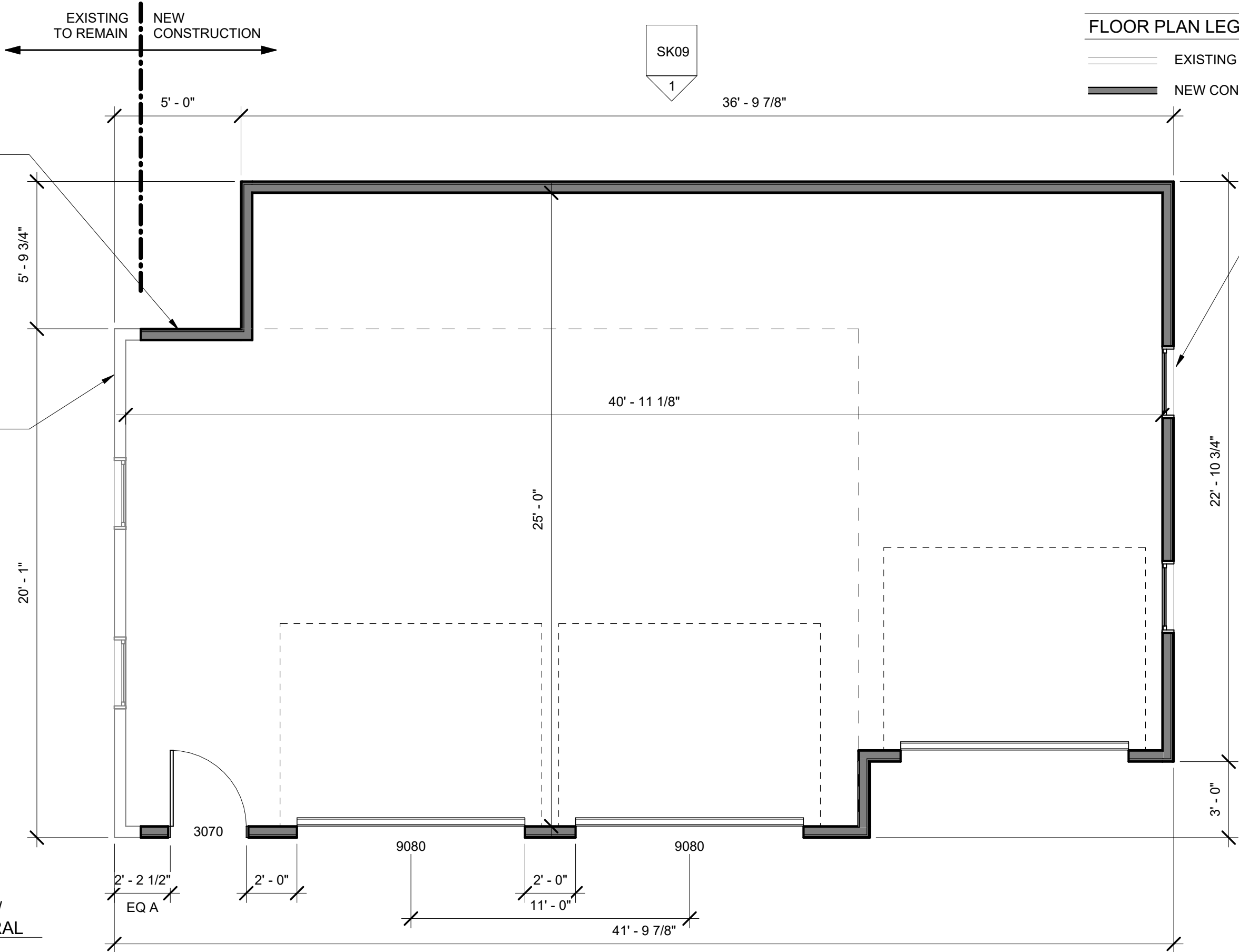
NEW
CONSTRUCTION

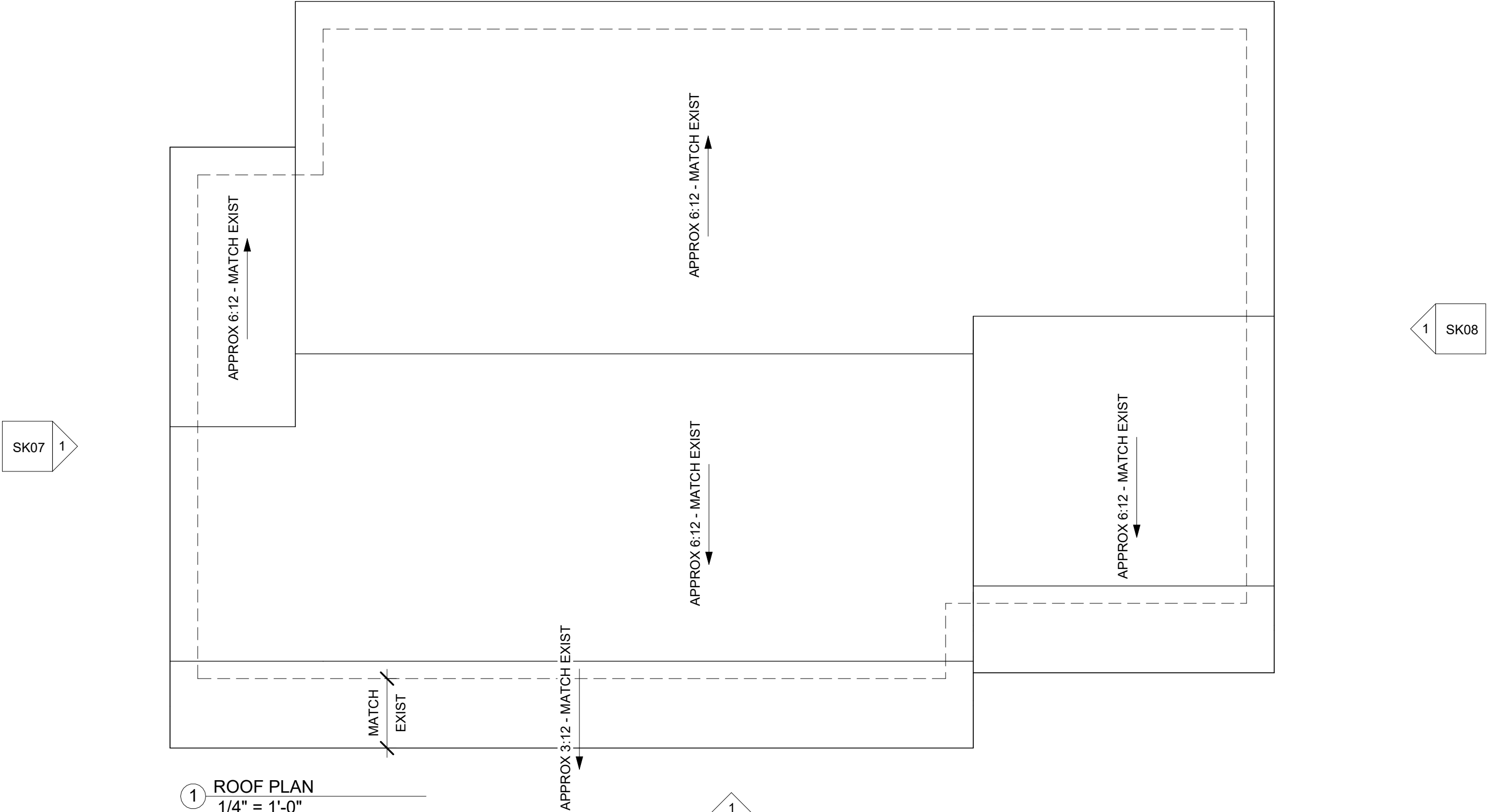
FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

NEW WINDOWS TO
MATCH EXISTING





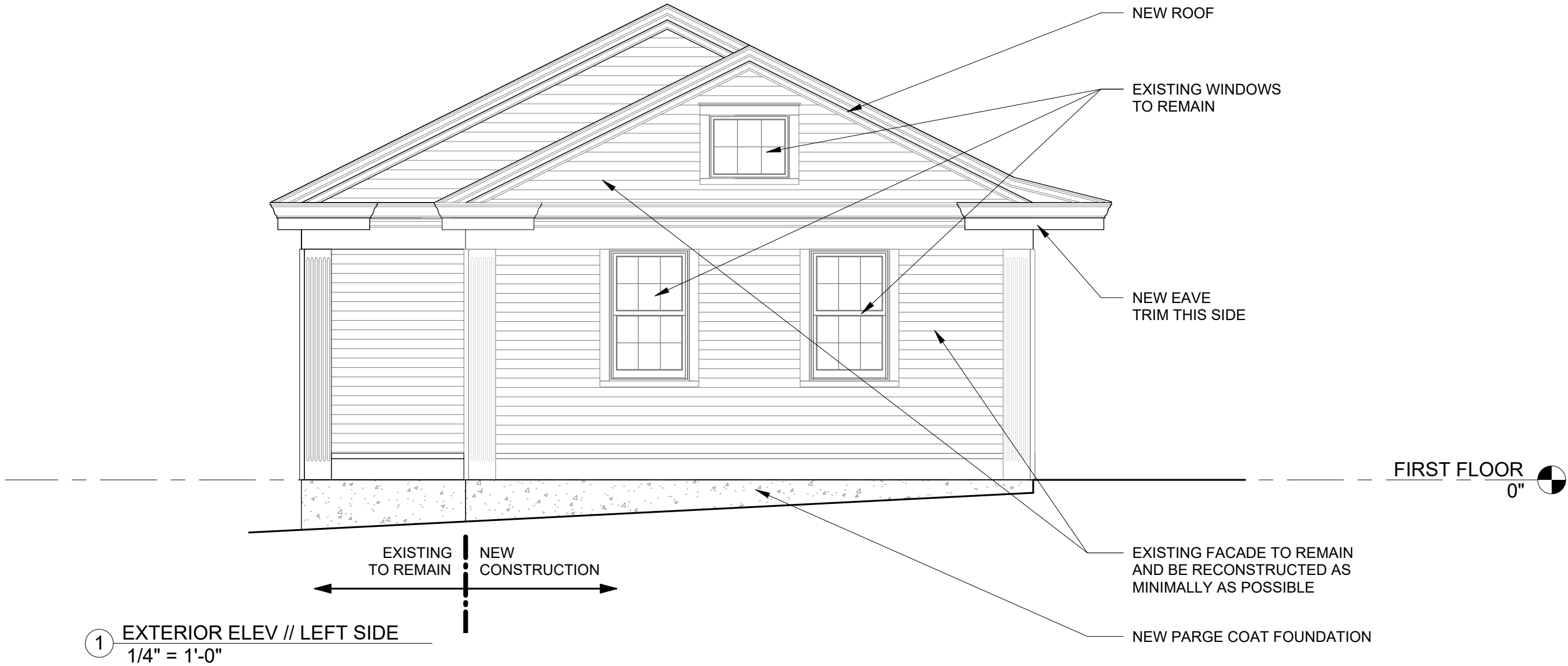
GARAGE NOTES

- 1. ALL NEW TRIM, INCLUDING BUT NOT LIMITED TO, CORNER BOARDS, SKIRT BOARDS, WINDOW CASING, SILL, AND HEADER, SOFFITS, EAVES, FASCIA, RAKE BOARDS, ETC TO MATCH EXISTING.
- 2. NEW WOOD SIDING TO HAVE 4" EXPOSURE TO MATCH EXISTING.
- 3. EVERY EFFORT TO BE MADE TO SAVE LEFT SIDE FACADE, INCLUDING BUT NOT LIMITED TO, FLUTED CORNER BOARDS, WINDOWS, TRIM, CASINGS, ETC.
- 4. NEW ROOF THROUGHOUT. ROOF DETAILS, INCLUDING BUT NOT LIMITED TO, OVERHANG, PITCH, ETC TO MATCH EXISTING.



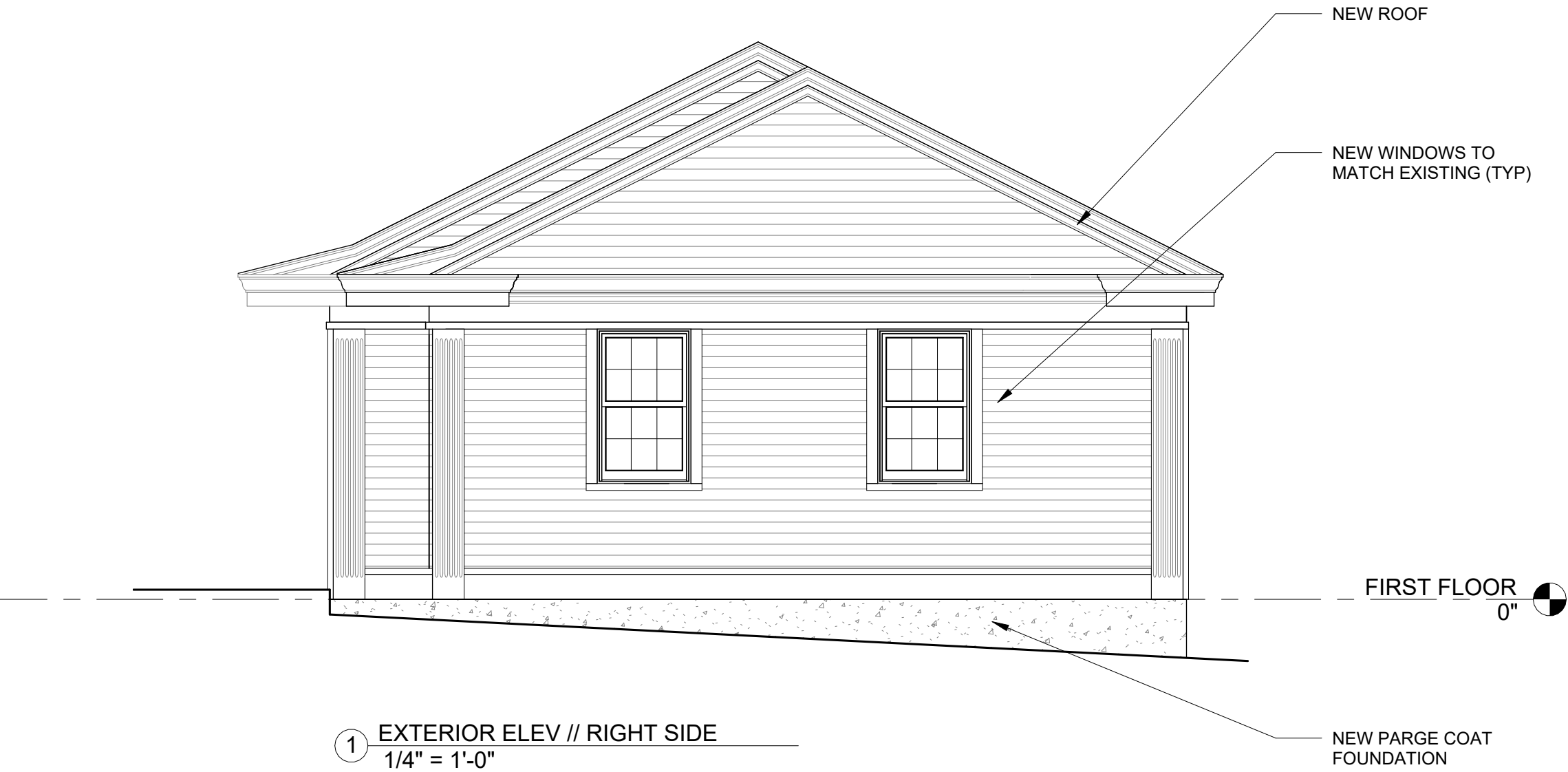


- GARAGE NOTES**
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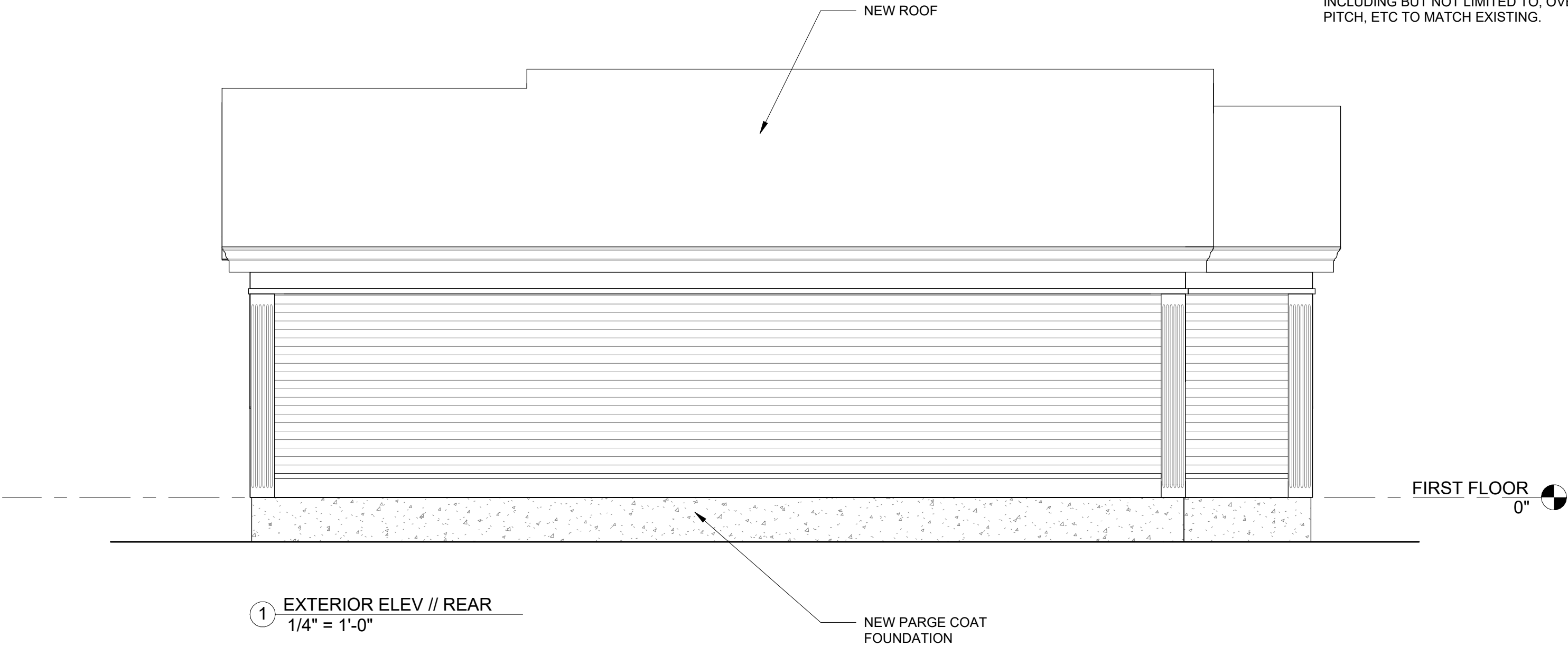
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PROJECT MEMO

DATE: APRIL 26, 2024
TO: MICHEAL LEE – LEE RESTORATION
FROM: PHILLIP E. WHITE, P.E.
RE: UNATTACHED GARAGE – MYLES MANOR, FRANKLIN, TN

I made a site visit to the above referenced site on April 15, 2024, to make a structural assessment of the unattached garage located at Myles Manor. The garage is a wood framed structure clad with wood siding.



As can be seen in the photographs above of the exterior and the below from the interior the structure is leaning due to decay in the wood framing. The left side wall was measured 2¼ inches out of plumb. As seen in the photograph above, approximately a third of the wall studs are no longer attached to the foundation wall. The front post do not have a mechanical attachment to the foundation. As seen in the photograph below, the left side foundation wall exhibits large cracks. Based on the extent of cracking and

PROJECT MEMO: MYLES MANOR

movement in the foundation wall, it is my professional opinion that the foundation wall will need to be replaced.



Based on the large amount of distortion of the framing and the observed decay in the wood framing, it is my professional opinion that the structure is close to collapsing and past the state at which it could be remediated. The garage should be temporarily shored to prevent collapse or it should be demolished.



906

251 2nd Avenue South: Project Approach

906 Studio Architects : May 13, 2024

Overall: We would like to discuss a “Preliminary HZC Recommendation” as described in the city of Franklin HZC Design Guidelines.

Since the early part of the 20th century, the site at the southwest corner of 2nd Avenue and South Margin Street has been a key component of the Franklin community serving at different times as a warehouse, chicken processing plant and flour mill. This vital node in the city served as the “industrial” part of town and the remaining buildings are a reminder of that history, a style and architecture unique in the downtown Franklin historic core. We want to celebrate that history and tell the story of the past as we write the next chapter for this site.

We propose that this site and building be allowed to evolve. It’s a collection of structures that have grown organically over time, almost certainly without a great deal of planning or thought to overall cohesion. This has created a unique space in Franklin but also created a scenario where simply maintaining the current configuration and arrangement is **unsustainable**. As such we’ve re-imagined the site based on 3 guiding principals:

1. **Preserve & highlight** the elements of the site which form the unique streetscape along 2nd Avenue and South Margin St.
2. **Renovate & re-imagine** the existing buildings towards the interior of the site to meet the quality and safety standards of the City of Franklin and current building code while also providing for a mix of uses to activate the block.
3. **Tell the overall story** of this site and the surrounding former “industrial core” of Old Franklin

Note as we’ve described the different aspects of our proposed approach we referenced the graphics package which has been provided to the DRC with *italicized notes pointing to specific pages*.

1. Preserve & Highlight

- A full renovation of both the brick “Icehouse” and metal clad “warehouse” – *see rendering along South Margin on Page 1*
- Icehouse – remove the “add on” roof that overwhelms the current original building form and provide an entire new roof for long-term sustainability and protection/preservation – *see page 6*
- Warehouse – update the building envelope and provide new siding & openings (consistent with current) to maintain the existing rhythm and character – *see page 4*
- An adaptive re-use of the building portions more interior to the site
- Provide a **50-60 foot setback** (over double the 20 feet required by the zoning ordinance) from 2nd Ave and South Margin for any new construction so that any new work is **subordinate** to the historical structures – *see page 13*

2. Renovate & Re-Imagine

- **Selective Removal:** Utilizing a historical image as inspiration (*see page 2*), we are proposing selective removal of a portion of the building along South Margin as well as some of the interior construction to highlight the primary historical features of the site (the brick Icehouse) – *see page 8 for graphic description of this area & see page 4 for notes over historic photo.*
- **Activate the Streetscape:** this selective removal allows us to both restore the site closer to its **original condition** as well as create a new outdoor space to activate South Margin Street – *see rendering on page 5*
- **Envision Franklin:** this removal also allows the site to meet the guidelines of Envision Franklin:
 - Currently the Envision Franklin (EF) Guidelines identify this area as “Neighborhood Mixed Use” and calls for “a diverse mix of high-activity uses with a connected and walkable block layout.” Proposed uses would include: hotel, retail/personal service, restaurant, coffee shop, donut shop, office
 - Creating a new penetration into the site off South Margin would help to “**create an active street environment**” (page 73 of EF).
 - The guidelines state that “buildings, where feasible, should be sited or designed to create public spaces, such as a **formal open space, pedestrian plaza, courtyard, outdoor seating area, etc.** that are easily accessible from adjacent streets or sidewalks.” (EF pg. 73)
- An adaptive re-use and additional construction in areas to the interior to the site, providing a **50-60 foot setback** (over double the 20 feet required by the zoning ordinance) of a third floor from 2nd Ave and South Margin so that all new work is **subordinate** to the historical structures – *see site plan on page 13*
- Proposed layout would have increased impervious / green space from current layout – *see notes on page 14*
- While height of the proposed rear addition does exceed the height of the warehouse along Margin by 4 feet (+/-) - *see pages 11 & 12* – the views that we’ve provided on *Page 1, Page 7, Page 8 and Page 9* show that the proposed new construction is well separated and allows it to remain subordinate to the original structures. Note that this area is zoned to allow for a 3rd story



View from corner of 2nd & Margin – addition is just visible over the top of the Icehouse

3. Telling the Story

We want to use this project as an opportunity to tell the story of this site and the also the story of the surrounding “industrial area” which is not widely known to Franklin residents. Current ideas we’re planning to incorporate include:

- Keeping the troughs in the floor of the old chicken plant in our new outdoor patio space
- Maintaining the stone tile walkways as outdoor eating areas
- Re-purposing steel from the areas of limited removal between the Icehouse and the Warehouse
- Incorporating city/site history into names of establishments, such as “The Benjamin” hotel (for city namesake Ben Franklin) and “Lillie Mills Donut Shop”



Original Stone Tile Walkways



Chicken Plant Troughs





S. MARGIN ST. - CONCEPTUAL VIEW





SE PERSPECTIVE - HISTORIC VIEW (c. 1950)



906

05/13/24



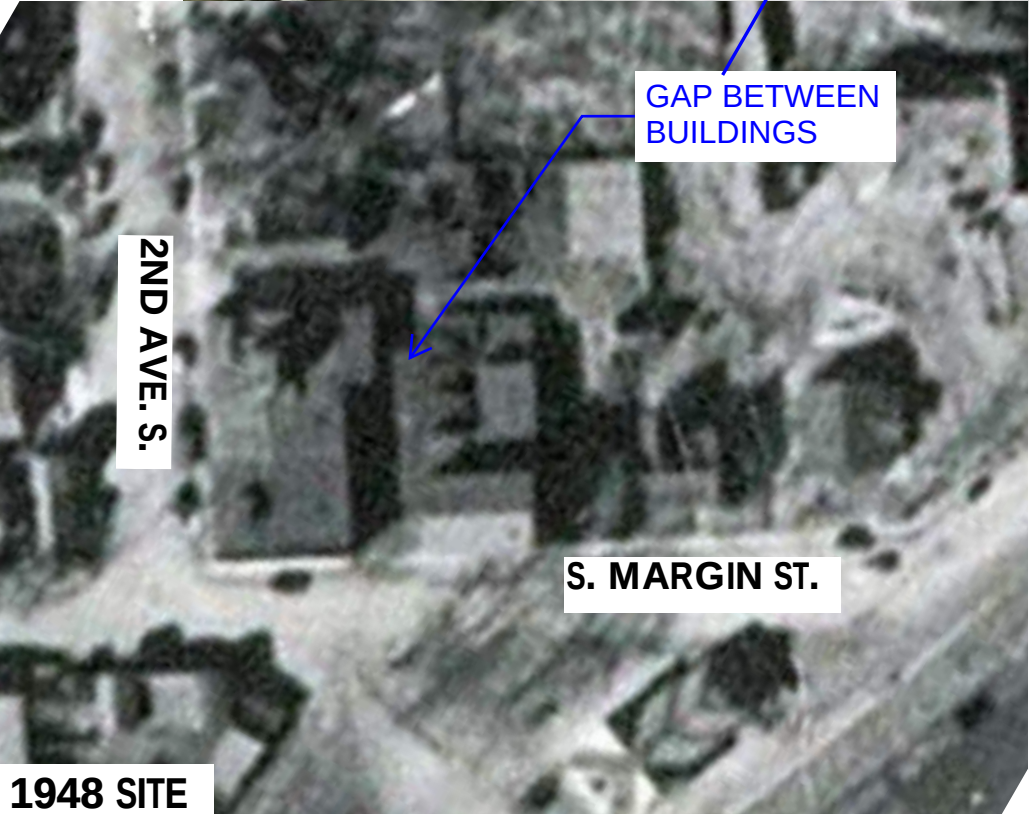
SE VIEW - PRESENT DAY



SE VIEW OF MARGIN - c1950s



PRESENT DAY SITE



1948 SITE



SE PERSPECTIVE - CONCEPTUAL VIEW



SE PERSPECTIVE - CURRENT VIEW





S. MARGIN ST. - CURRENT VIEW



S. MARGIN ST. - CONCEPTUAL VIEW



KEY PLAN



VIEW ALONG S. MARGIN ST.

- EXISTING BUILDING MASSING
- NON-CONTRIBUTING PORTION TO BE REMOVED

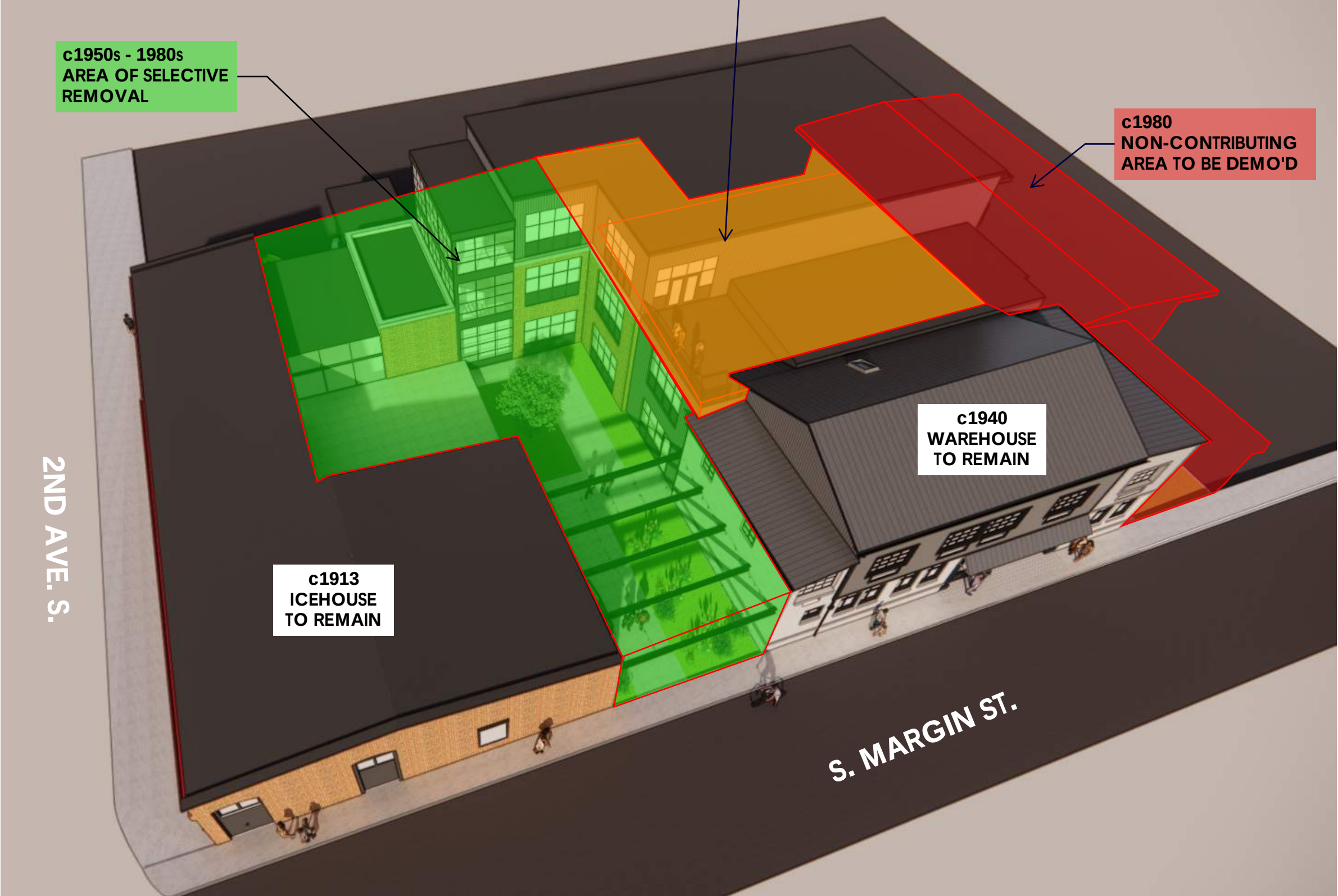


CORNER OF 2ND AVE. S. AND S. MARGIN ST. CURRENT VIEW



CORNER OF 2ND AVE. S. AND S. MARGIN ST. CONCEPTUAL VIEW





AERIAL VIEW - 2ND AVE. S. AND S. MARGIN ST.



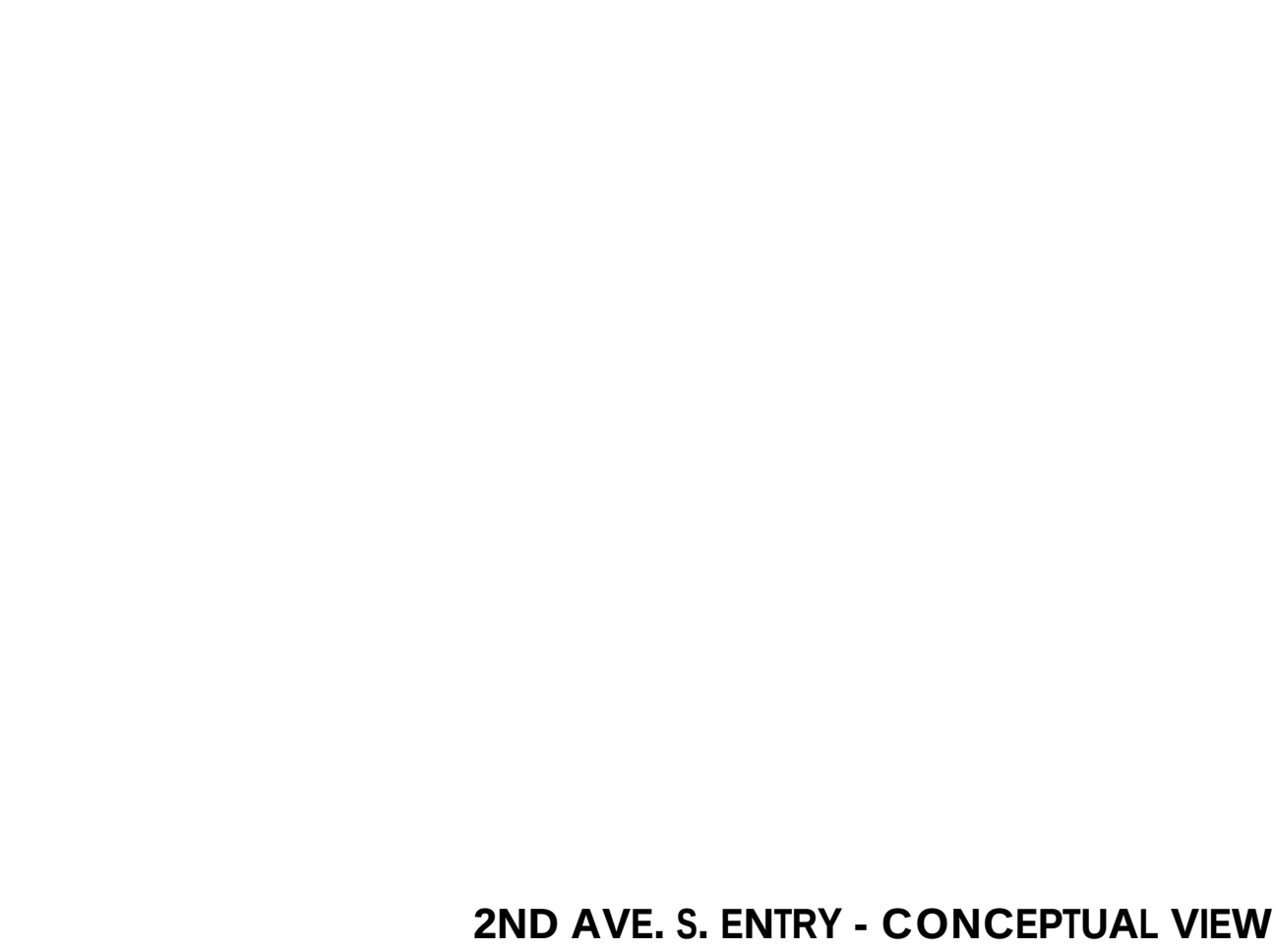
2ND AVE. S. ENTRY - CONCEPTUAL VIEW

2ND AVE. S. ENTRY - CURRENT VIEW



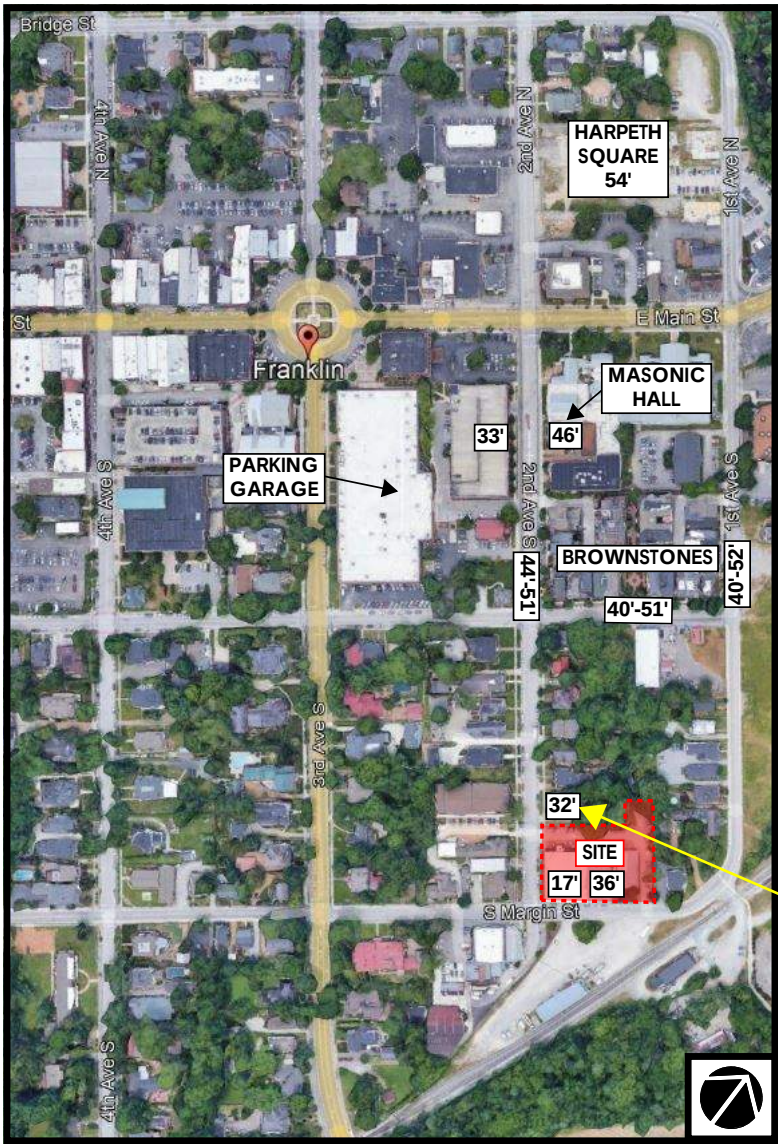


2ND AVE. S. ENTRY - CURRENT VIEW

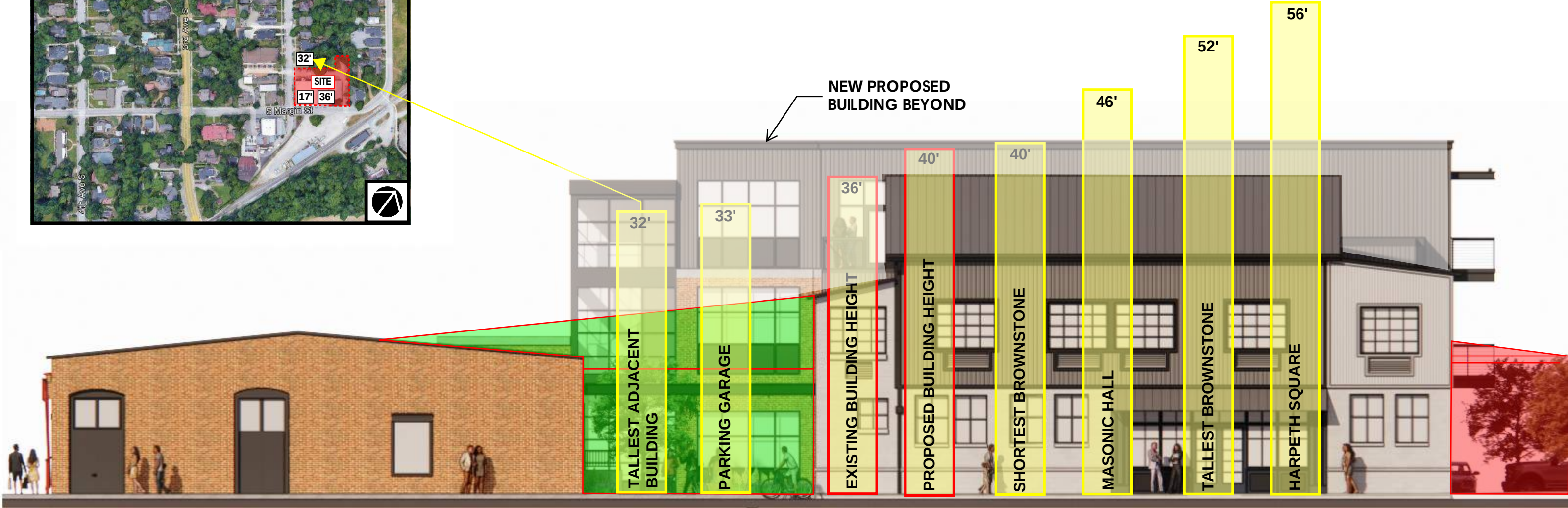


2ND AVE. S. ENTRY - CONCEPTUAL VIEW

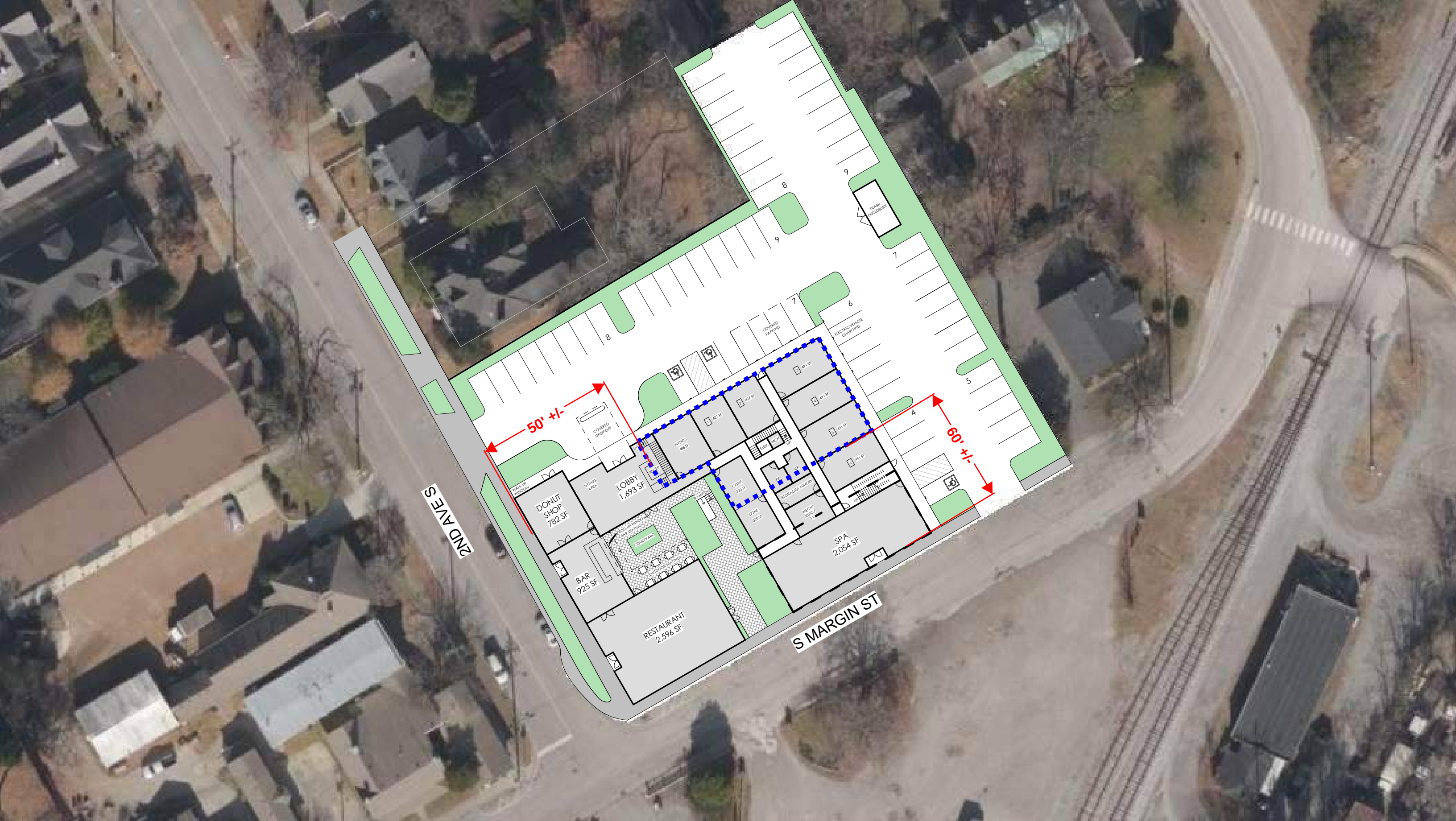




BUILDING HEIGHT COMPARISON
GREEN OVERLAY = EXISTING STRUCTURE



S. MARGIN ST. - ELEVATION



2ND AVE S

S MARGIN ST

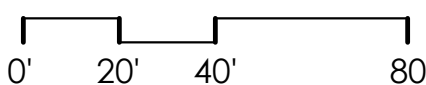
A011

BOUTIQUE HOTEL CONCEPT - SITE PLAN

..... LINE OF 3RD FLOOR

251 2nd Ave. S. Franklin, TN

DRAWING REF:
AR



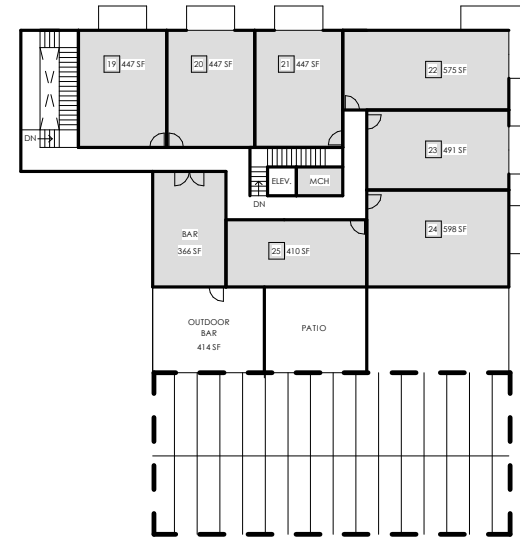
05/13/24

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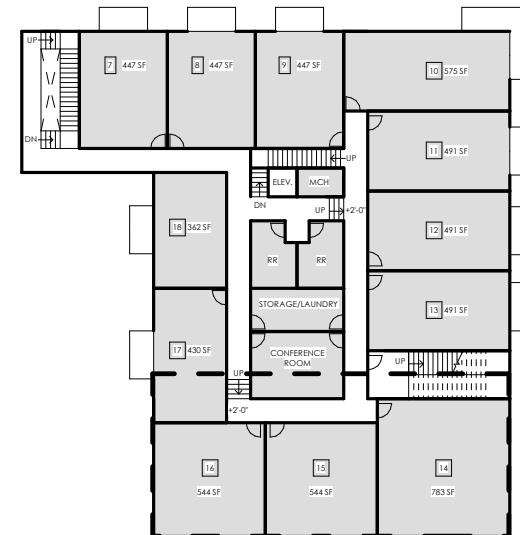
Site Plan

1" = 40'-0"



3rd Floor

1" = 40'-0"



2nd Floor

1" = 40'-0"

PARKING AND LANDSCAPING SUMMARY

HOTEL:

(1) SPACE PER ROOM	25 ROOMS	= 25
.75 SPACE PER EMPLOYEE	3 EMPLOYEES	= 3

RESTAURANT: 4,292 SF	7.5/1,000 SF	= 33
OUTDOOR SEATING: 540 SF		= 5

EMPLOYEES - LARGEST SHIFT:		
.75/EMPLOYEE	14 EMPLOYEES	= 11

PERSONAL SERVICES:		
2,054 SF	2.5/1,000 SF	= 6

PARKING REQ'D: 83

PARKING PROVIDED:
63 + 9 (ON-STREET): **72**

**REQUIRED LANDSCAPE AREA RATIO
THAT WILL BE PROVIDED: 15%**

**CURRENT LANDSCAPE AREA RATIO
(ESTIMATED): 8-10%**

A011

BOUTIQUE HOTEL CONCEPT - FLOOR PLAN

DRAWING REF:
AR

0' 20' 40' 80'



251 2nd Ave. S. Franklin, TN

05/13/24

906