



Meeting Agenda

Design Review Committee

Site Visit

Tuesday, June 4, 2024

3:00 PM

94-98 E. Main Street

Notice is hereby given that a Special Called meeting of the Design Review Committee will be held on the date, time, and location listed above. The purpose of the site visit will be to conduct a design review workshop. The Design Review Committee makes recommendations to the Historic Zoning Commission.

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.

NEW BUSINESS

1. Discussion of Alterations At 94-98 E. Main St.; Steve Maher, 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.



Perenn Franklin

for AUBREY & TYLER O’LASKEY
MAY 28 2024

Introduction

Perenn by the River

The site at 94 E Main, once a veritable battleground, has recently felt the flood tide of development and change near its doors. The building and its surroundings have evolved, speaking to a growing population. Franklin's growth threads a delicate needle, carefully managed between protecting the cities history and artifacts while acknowledging a complicated history of violence.

Through the aforementioned effort, the attitude toward growth and the associated change is optimistic: and Franklin continues in spirit as a city of the southern sophisticate: a place for cultural exchange in music, food and business. The city resonates cross generationally for those interested in travel and multicultural exploration.

Perenn in Franklin seeks to build a cultural institution within the city, a beacon of quality and experience that resonates with people far and wide but comfortable enough to be a weekly stop in for locals. Careful attention to the neoclassical ideology present at Franklins (per its namesake) founding will guide the design and sensibility of Perenn with a simultaneous view forward, aspiring to something enduring.

Concept Imagery

ATMOSPHERE



Perenn Franklin

Perenn moves East

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

ARCHITECTURAL REFERENCE



Concept Imagery

CAFÉ



Concept Imagery

CAFÉ



Concept Imagery

CAFÉ KITCHEN



CONCEPT

Café

MATERIALS



PERENN FRANKLIN



Meadow

Concept Imagery

DINING ROOM



Concept Imagery

DINING ROOM



Dining Room

MATERIALS



Concept Imagery

RIVERSIDE
GARDENS



Concept Imagery

RIVERSIDE
GARDENS



Concept Imagery

COURTYARD &
VERANDA
DINING



1.



Outdoor Areas

MATERIALS

2.



3.



5.



Concept Imagery

BATHROOMS



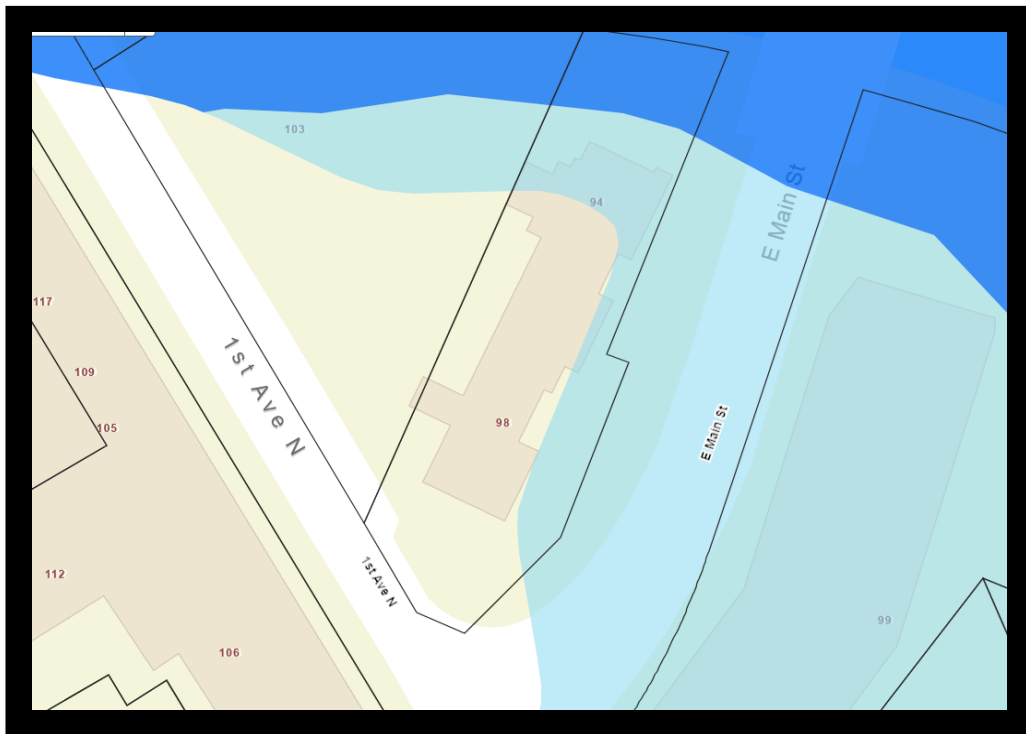
Floor Plan
CONCEPT
PLAN



THANK YOU

Perenn Franklin

for AUBREY & TYLER O’LASKEY
MAY 28 2024

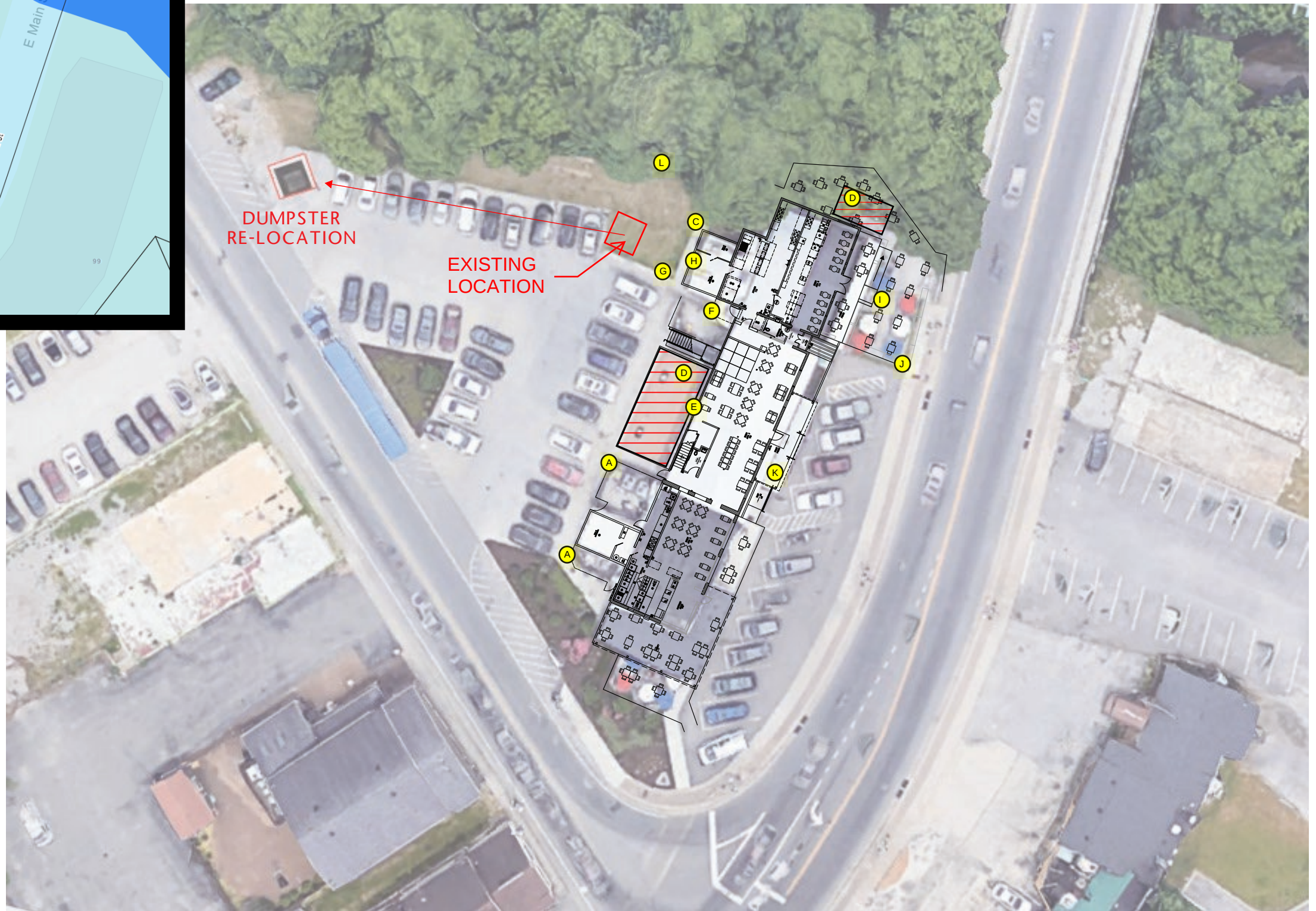


FLOODPLAIN

PROPOSED MODIFICATIONS:

- A. NEW 7'-0" A.F.G. GROUND MOUNTED SCREENING; WHITE BOARD & BATTEN SIDING FENCE ENCLOSURE
- B. EXISTING BOARD & BATTEN CLADDING AT EXISTING WALK-IN COOLER TO REMAIN; PATCH & REPAIR, NEW PAINT AS REQ'D.
- C. NEW LANDSCAPING; FINAL DESIGN T.B.D. CLIENT INTENDS TO RELOCATE THE EXISTING METAL PLANTERS TO REAR FACADE & REPAINT.
- D. NEW WOOD (OR SIM.) PEGOLA AT TENANT PATIO WITH CAFE LIGHTS.
- E. NEW GLAZED FRENCH DOORS OUT TO TENANT PATIO.
- F. NEW DARK FINISHED LOUVERED SCREENING OR PARAPET EXTENSION AT PER ZONING GUIDELINES.
- G. WALK-UNDER TRELLIS WITH CLIMBING VINES. PORTION OF EXISTING SIDEWALK TO BE REMOVED & REPOURED TO PROVIDE A PLANTER BED BETWEEN COOLER & NEW SIDEWALK TO TENANT RIVERFRONT PATIO.
- H. NEW BOARD & BATTEN SIDING ON EXISTING WALK-OUT COOLER TO MATCH ADJACENT TENANT EXISTING FINISHES.
- I. NEW ACCESSIBLE RAMP & STAIR TO TENANT PORCH
- J. NEW FENCED ENCLOSURE AT EXISTING PATIO TO MATCH EXISTING DECORATIVE FENCE ALONG RIVERFRONT.
- K. NEW FENCED ENCLOSURE AT EXISTING CENTER ENTRY PORCH FOR ADDITIONAL PATIO SETAING & TO DISCOURAGE USE AS PRIMARY ENTRANCE. EXISTING RAMP TO REMAIN WITH GATE FOR EGRESS.
- L. EXISTING CHAIN LINK FENCE ALONG RIVERFRONT TO BE REPLACED TO MATCH EXISTING DECORATIVE PICKET FENCING

PROPOSED



1ST & MAIN - SITE PLAN

MJM ARCHITECTS, INC

BEFORE



PROPOSED MODIFICATIONS:

(NUMBERING CONTINUED FROM KEYNOTES ON SUBSEQUENT PAGES)

- I. NEW ACCESSIBLE RAMP & STAIR TO TENANT PORCH
- J. NEW FENCED ENCLOSURE AT EXISTING PATIO TO MATCH EXISTING DECORATIVE FENCE ALONG RIVERFRONT.
- K. NEW FENCED ENCLOSURE AT EXISTING CENTER ENTRY PORCH FOR ADDITIONAL PATIO SETTING & TO DISCOURAGE USE AS PRIMARY ENTRANCE. EXISTING RAMP TO REMAIN WITH GATE FOR EGRESS.

AFTER



1ST & MAIN - FRONT ELEVATION STUDY

MJM ARCHITECTS, INC

BEFORE



AFTER



PROPOSED MODIFICATIONS:

- A. NEW ACCESSIBLE RAMP & STAIRS TO TENANT ENTRY.
- B. NEW PATIO FENCED ENCLOSURE TO MATCH EXISTING IRON FENCE ALONG RIVER. TO BE PROVIDED AT PERIMETER OF PATIO, AND ALONG PORCHES & STAIRS/ RAMPS.
- C. NEW PENDANT LIGHTING BELOW AWNING. FINAL SELECTION T.B.D.; POTENTIALLY TO MATCH THE BUILDING FIXTURES OR AS NOTED PER SUPPLEMENTAL TENANT EXHIBITS.
- D. NEW WALL SCONCES. FINAL SELECTION T.B.D.; POTENTIALLY TO MATCH THE BUILDING FIXTURES OR AS NOTED PER SUPPLEMENTAL TENANT EXHIBITS.
- E. NEW LANDSCAPING; FINAL DESIGN T.B.D. CLIENT INTENDS TO REPAINT THE EXISTING METAL PLANTERS & OR REPLACE THEM.



1ST & MAIN - FRONT ELEVATION STUDY

MJM ARCHITECTS, INC

BEFORE



AFTER



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 - B. EXISTING BOARD & BATTEN CLADDING AT EXISTING WALK-IN COOLER TO REMAIN; PATCH & REPAIR, NEW PAINT AS REQ'D.
 - C. NEW LANDSCAPING; FINAL DESIGN T.B.D. CLIENT INTENDS TO RELOCATE THE EXISTING METAL PLANTERS TO REAR FACADE & REPAINT.
 - D. NEW WOOD (OR SIM.) PEGOLA AT TENANT PATIO WITH CAFE LIGHTS.
 - E. NEW GLAZED FRENCH DOORS OUT TO TENANT PATIO.
 - F. NEW PARAPET EXTENSION FOR SCREENING ROOF TOP EQUIPMENT WITH SIGN FIELD & DECORATIVE LIGHTING.
 - G. WALK-UNDER TRELLIS WITH CLIMBING VINES. PORTION OF EXISTING SIDEWALK TO BE REMOVED & REPOURED TO PROVIDE A PLANTER BED BETWEEN COOLER & NEW SIDEWALK TO TENANT RIVERFRONT PATIO.
 - H. NEW BOARD & BATTEN SIDING ON EXISTING WALK-OUT COOLER TO MATCH ADJACENT TENANT EXISTING FINISHES.



1ST & MAIN - REAR ELEVATION STUDY

MJM ARCHITECTS, INC

BEFORE



AFTER



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