



City of Franklin

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

Meeting Agenda

Design Review Committee

Tuesday, January 21, 2025

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 Front Porch Alterations At 125 S. Margin St.; Gregg Dvorak, Applicant.
2. Discussion Of Alterations (Courtyard) At 159 1st Ave. N.; Brandon Priddy, Applicant.
3. Discussion Of Site Alterations (Driveway) At 1343 Huffines Ridge Dr. (The Carothers House); Greg Gamble, Applicant.
4. Discussion Of Alterations At 1309 Adams St.; Monica Underwood, Applicant.

5. Discussion Of Alterations At 230 Franklin Rd. (Building 1) At The Factory; David Click, Applicant.
6. Discussion Of New Construction (Accessory Structure) And Site Alterations At 104 Lewisburg Ave.; Daniel Adelseck, Applicant.
7. Discussion Of New Construction (Hotel & Parking Structure) And Partial Demolition At 230 Franklin Rd. (The Factory); Benton Smothers, 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.

J J Ashley Porch renovation

January 12, 2025



Current configuration as of 1/12/25



Proposed extensions –

Orange line represents extensions to the right and left. Note that right extension is merely leveling off an existing ramp that is no longer needed.

Green line represents the extension of a single step to the left, right, and along the sides.

EXISTING CONDITIONS

HARPETH ENTRANCE

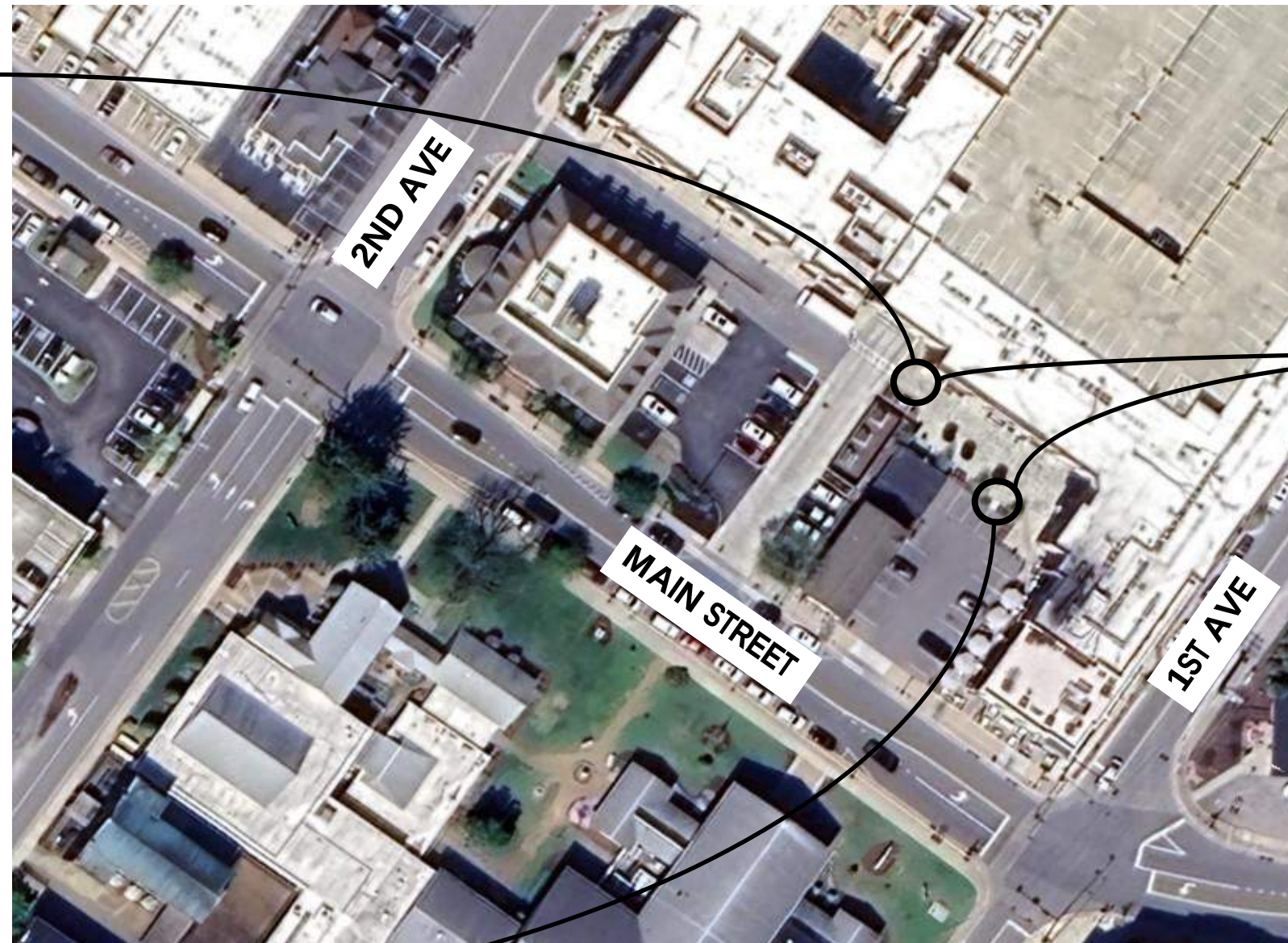
159 1ST AVE N, FRANKLIN TN, 37064



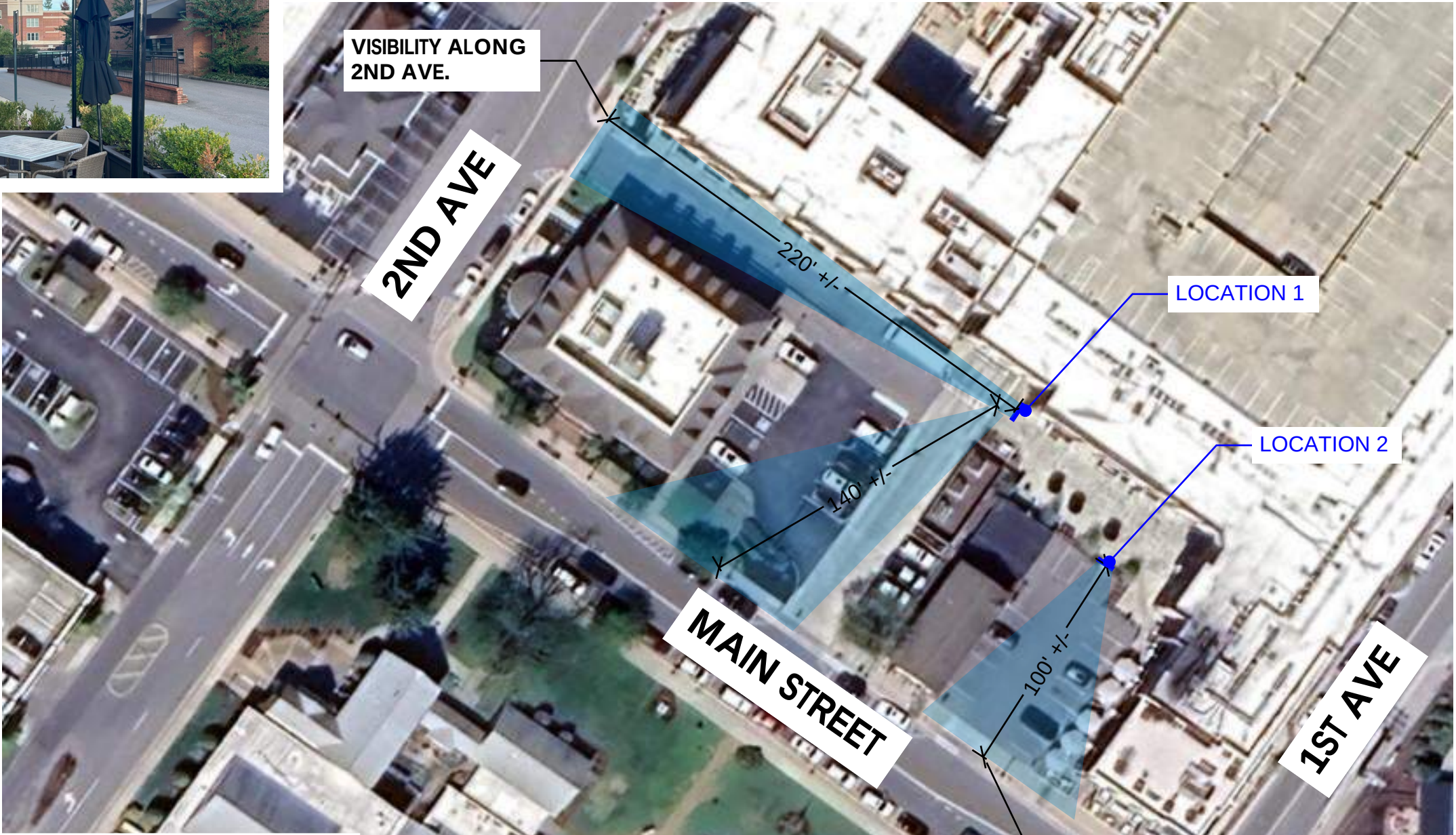
2ND AVE ENTRANCE



MAIN STREET ENTRANCE



LOCATION OF EXISTING PILLARS AND
NEW PROPOSED METAL ARCHWAY





OPTION 1



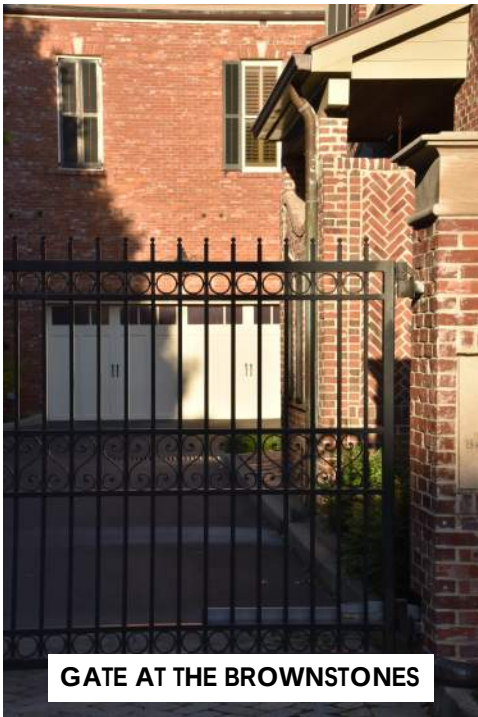
OPTION 2



OPTION 1



OPTION 2





JOHN HENRY CAROTHER'S HOUSE
DEVELOPMENT REVIEW COMMITTEE
JANUARY 13, 2025



SITE PHOTOS | 1989

BUILT IN 1937, THE JOHN HENRY CAROTHERS HOUSE SITS ON A 26 ACRE FARM IN FRANKLIN, TN. THE HOUSE WAS CONSTRUCTED OF LIMESTONE THAT WAS QUARRIED FROM THE LAND BY HIS SON, EZEAL CAROTHERS. SURROUNDING THE HOME IS A SERIES OF OUTBUILDINGS – INCLUDING 4 SMALLER SHEDS AND 2 BARN.



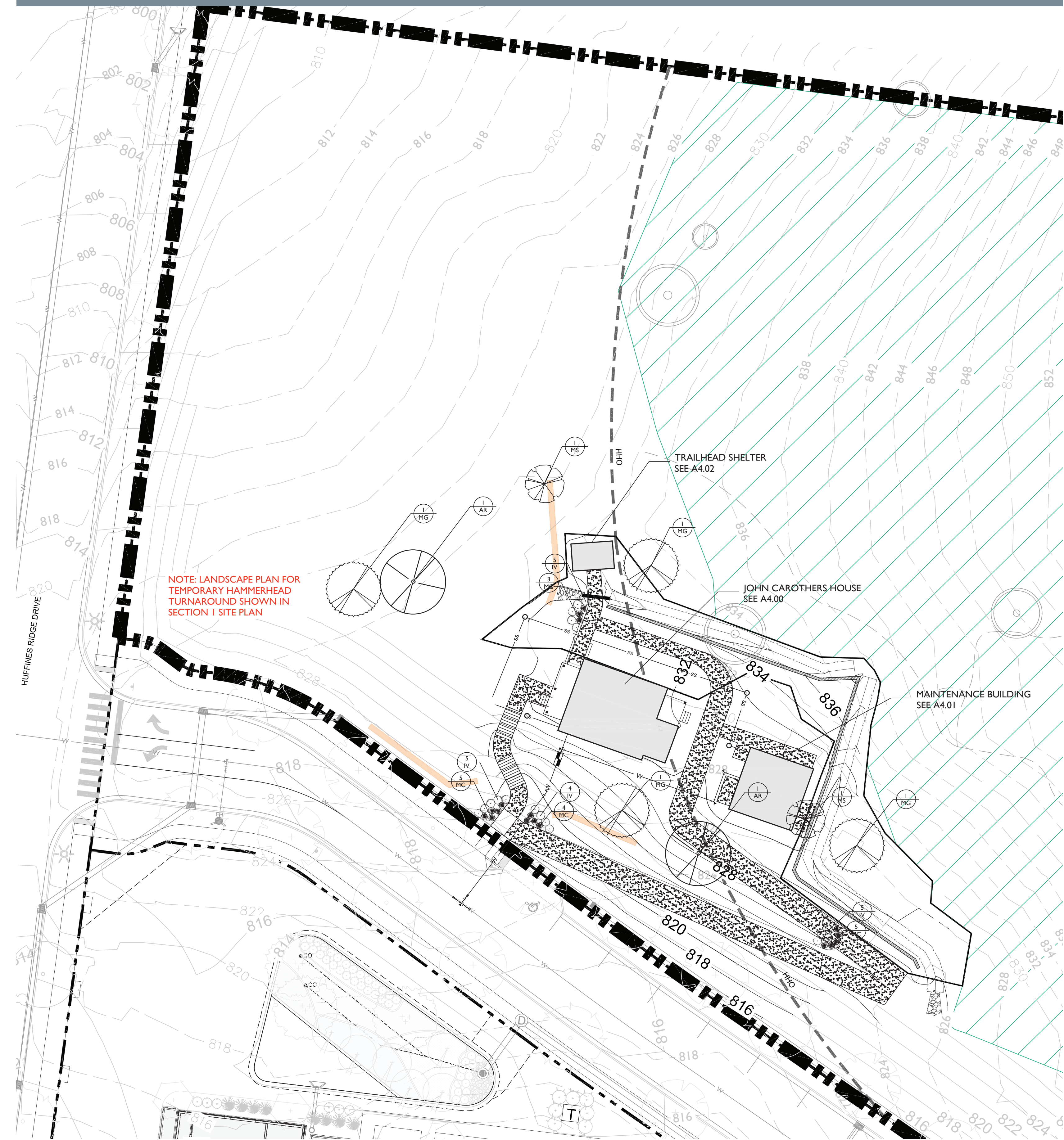




FRONT OF HOUSE | PHOTO FROM 2018

FRONT OF HOUSE | PHOTO FROM 1989

APPROVED SITE PLAN



PROPOSED REVISION









































1.2.2025

Owner:

Holladay Properties
David Click

Project: Building 1 – Alteration of Non-Historic Equipment and Components**Design Narrative:**

The scope includes the removal of non-historic elements at Building 1, along with the installation of a new mechanical screen at the existing HVAC platform, the replacement of the existing metal roof, and the in-kind repair of various building envelope components.

Approval to remove a section of the front canopy was issued in *COA 8649*, this submission proposes the removal of the remaining vinyl canopies.

The proposed mechanical screen will match the material and finish of multiple mechanical screens currently installed throughout the campus.

Additional information and photographs can be found within this submittal.

Thank you,



David Click
813.579.0588
dclick@holladayproperties.com
Holladay Properties Services Midwest, Inc.

THE FACTORY AT FRANKLIN - SITE PLAN
BUILDING 1 EXTERIOR ALTERATIONS



THE FACTORY AT FRANKLIN
BUILDING 1 - HISTORICAL REFERENCE



MAGIC CHEF 1955-1960

BUILDING 1 1998



THE FACTORY AT FRANKLIN
BUILDING 1 - AERIAL SCOPE OVERVIEW



1. APPROVED CANOPY AND PARKING ISLAND REMOVAL - COA 8649.
2. REMOVE VINYL CANOPIES.
3. REMOVE HVAC AND FOOD SERVICE EQUIPMENT.
4. REMOVE AND REPLACE EXISTING HVAC EQUIPMENT AND EXISTING MECHANICAL SCREEN.
5. NEW MECHANICAL SCREEN TO MATCH CORRUGATED METAL AT BUILDING 2.
6. REPLACE EXISTING STANDING SEAM ROOF - COLOR TBD (LIKELY BLACK OR DARK GRAY).
7. REPAIR OR REPLACE IN-KIND VARIOUS EXTERIOR COMPONENTS THAT ARE DAMAGED OR HAVE DEGRADED.

THE FACTORY AT FRANKLIN
BUILDING 1 WEST ELEVATION



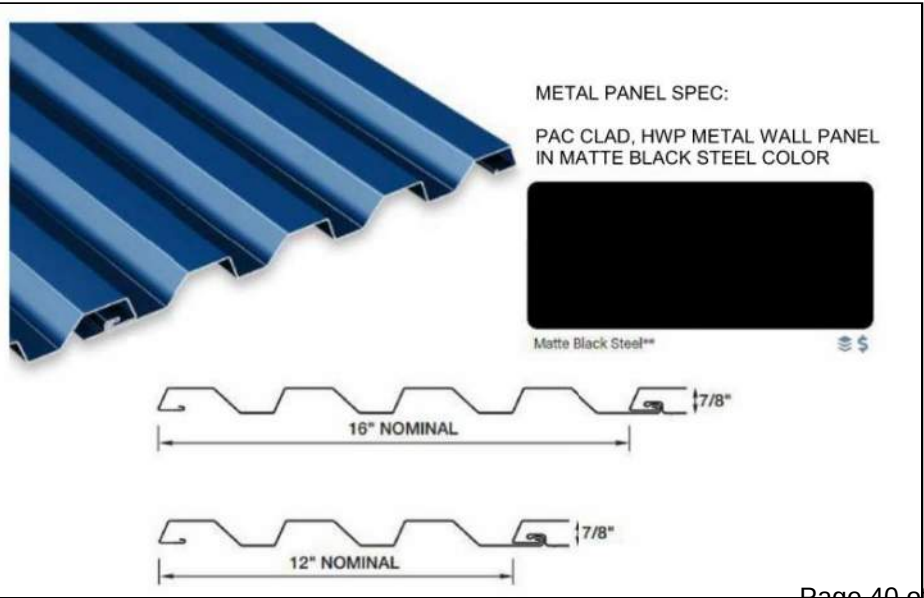
THE FACTORY AT FRANKLIN
BUILDING 1 SOUTH ELEVATION



EXISTING -
WOODEN
MECHANICAL SCREEN



PROPOSED -
CORRUGATED
METAL
MECHANICAL
SCREEN



THE FACTORY AT FRANKLIN

BUILDING 1 EAST ELEVATION



EXISTING

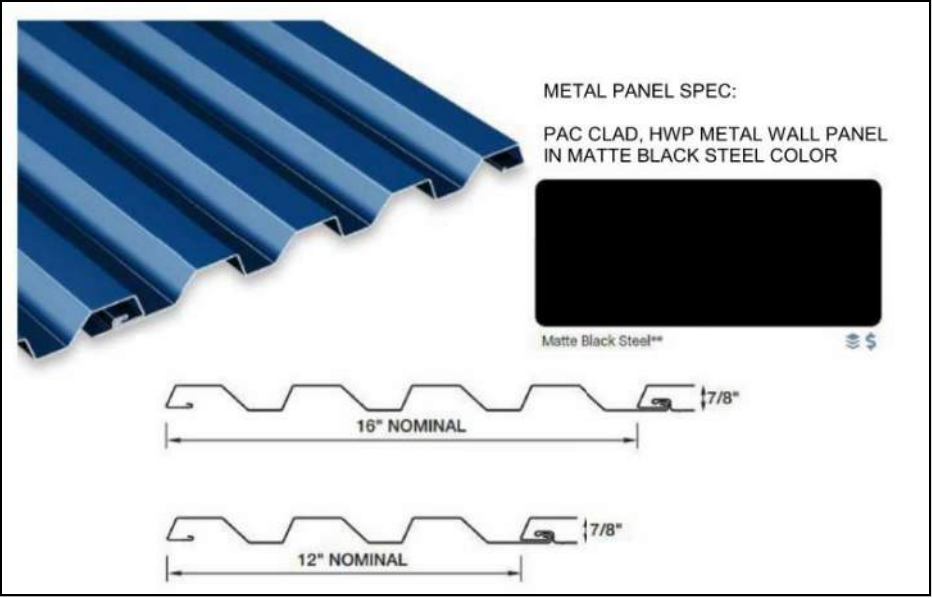


PROPOSED

EXISTING HVAC EQUIPMENT TO BE REMOVED



EXISTING EQUIPMENT TO BE REMOVED & SCREENING TO BE REPLACED



THE FACTORY AT FRANKLIN
BUILDING 1 NORTH ELEVATION



THE SCOPE ALONG THE NORTH ELEVATION INCLUDES THE REMOVAL OF A WALK-IN COOLER, HVAC CONDENSERS, GREASE HOOD EQUIPMENT, AND WOODEN ENCLOSURES THAT ARE IN VARIOUS STATES OF DISREPAIR.

PROPOSED REMOVAL
OF WALK-IN COOLER

PROPOSED REMOVAL
OF HVAC EQUIPMENT
AND SCREENING

EXISTING WALK-IN COOLER TO BE REMOVED



EXISTING HVAC EQUIPMENT TO BE REMOVED



EXISTING HVAC EQUIPMENT TO BE REMOVED



THE FACTORY AT FRANKLIN
BUILDING 1 AREAS TO BE REPAIRED / REPLACED



AT MULTIPLE LOCATIONS, THE BUILDING'S ENVELOPE HAS BEEN COMPROMISED AND IN SOME INSTANCES HAS DEGRADED BEYOND REPAIR. ADDITIONALLY, EXTERIOR ARCHITECTURAL ELEMENTS HAVE SUFFERED WATER DAMAGE AND DEGRADATION. THE INTENT IS TO REPAIR AND/OR REPLACE, IN-KIND, THESE COMPONENTS TO PROTECT AGAINST THE ELEMENTS AND RESTORE TO THEIR PROPER FUNCTION.

THESE IMAGES ARE INTENDED TO SUMMARIZE THE LOCATIONS AND CONDITIONS WHERE IN-KIND REPAIRS / REPLACEMENT ARE PROPOSED BUT ARE NOT INCLUSIVE OF ALL SUCH LOCATIONS AND CONDITIONS.





REVISION
01 ISSUED 00.00.00

ARCHITECT'S SIGNATURE

ENGINEER'S SIGNATURE

CLIENT'S SIGNATURE

NOTES

COPYRIGHTS
D.M.LANKA RASADI GUNATHILAKA
134/A, PRAGATHI MAWATHA,
PANNIPITIYA
+94 71 95 48 101
EMAIL: info@lankarasadi.com

CLIENT

PROJECT

DRAWN	CHECK	DATE
VIK	RS	06.12.24

JOB NO.	SCALE
18006	1: 500 @ A4



DRAWING TITLE
EXISTING HOUSE IMAGE

PURPOSE
FOR INFORMATION

DRAWING NO. REVISION NO.

A0-01 00
Page 44 of 75

SQUARE FOOTAGES

EXISTING LOT AREA :16,117 SQ. FT.
EXISTING HOUSE COVERAGE :2,360 SQ. FT.

PROPOSED GARAGE ADU :1133 SQ. FT.

PERCENTAGE ADDED OVER EXISTING COVERAGE :21.6%
PERCENTAGE ADDED OVER EXISTING MINUS NEWER ADDITION :77.4%

REVISION
01 ISSUED 00.00.00

ARCHITECT'S SIGNATURE

ENGINEER'S SIGNATURE

CLIENT'S SIGNATURE

NOTES

COPYRIGHTS

D.M.LANKA RASADI GUNATHILAKA

134/A, PRAGATHI MAWATHA,
PANNIPITIYA
+94 71 95 48 101
EMAIL: info@lankarasadi.com

CLIENT

PROJECT

DRAWN CHECK DATE
VIK RS 06.12.24

JOB NO. SCALE
18006 1: 500 @ A4



DRAWING TITLE

SITE PLAN

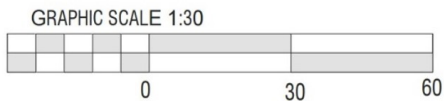
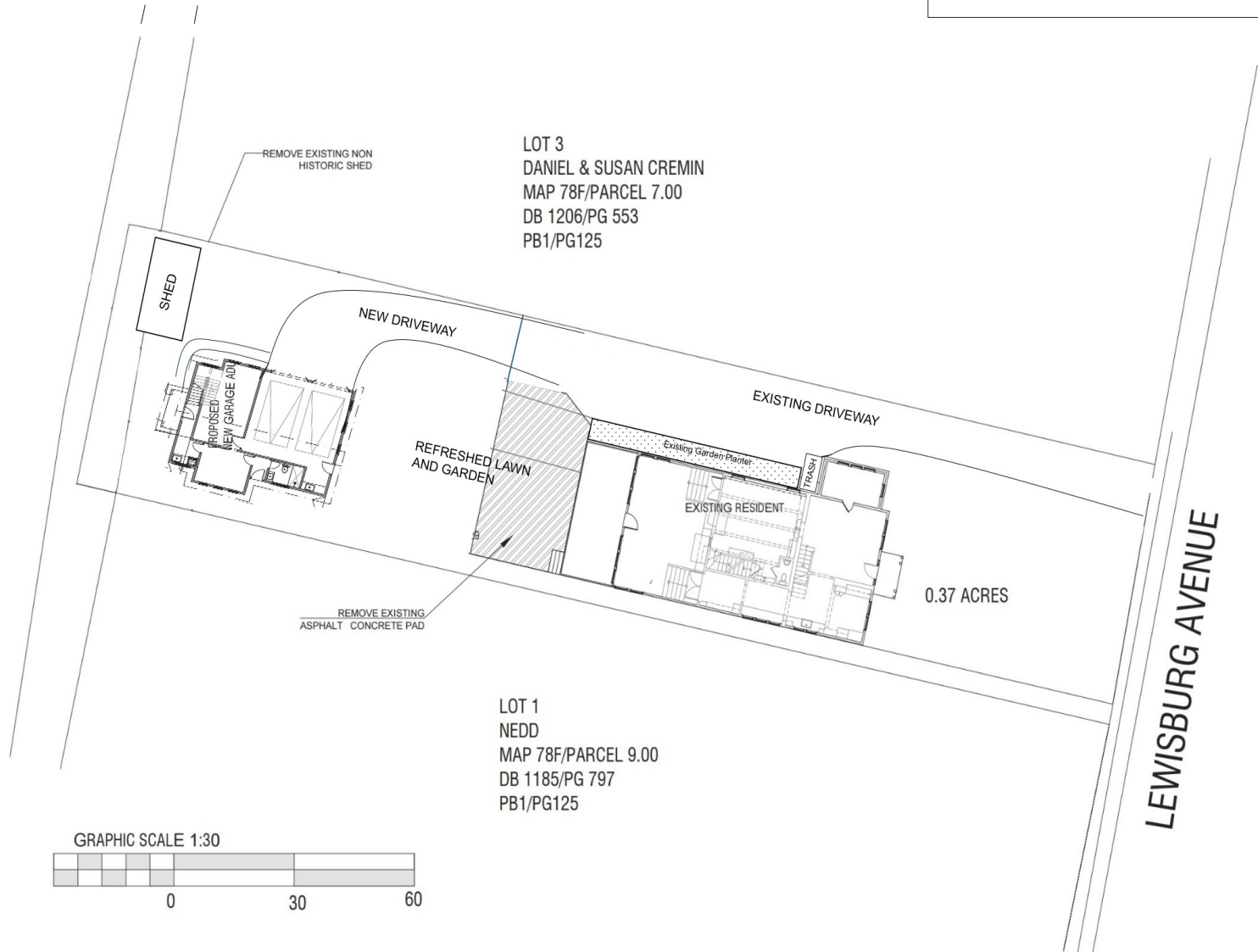
PURPOSE
FOR INFORMATION

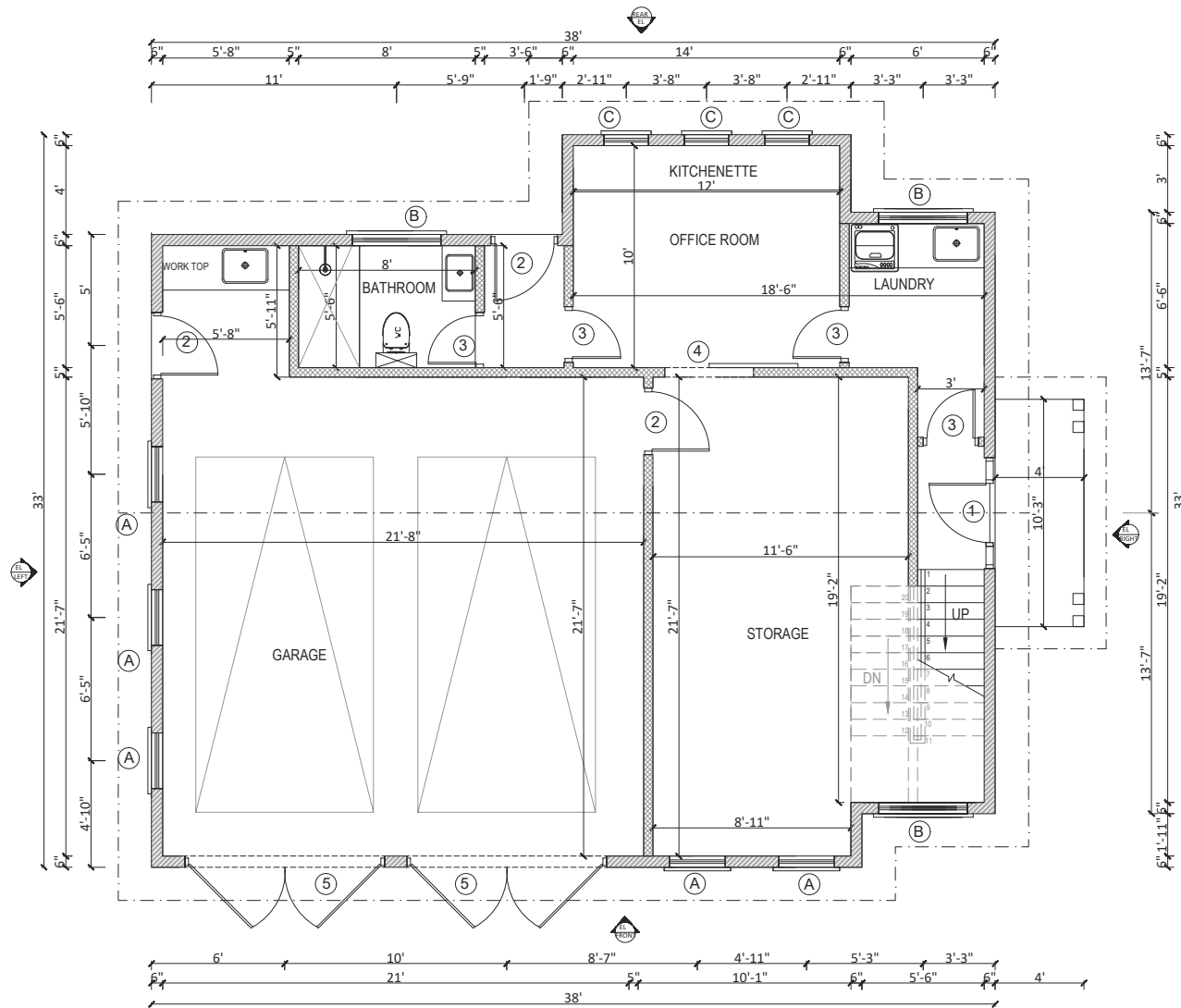
DRAWING NO. REVISION NO.

A1-01 00
Page 45 of 75

LOT 3
DANIEL & SUSAN CREMIN
MAP 78F/PARCEL 7.00
DB 1206/PG 553
PB1/PG125

LOT 1
NEDD
MAP 78F/PARCEL 9.00
DB 1185/PG 797
PB1/PG125





01
A2-01

GROUND FLOOR LEVEL
SCALE 1/8" = 1'-0" @ A4
FLOOR AREA - 1133 SQFT

REVISION
01 ISSUED 00.00.00

ARCHITECT'S SIGNATURE

ENGINEER'S SIGNATURE

CLIENT'S SIGNATURE

NOTES

COPYRIGHTS

D.M.LANKA RASADI GUNATHILAKA

134/A, PRAGATHI MAWATHA,
PANNIPITIYA
+94 71 95 48 101
EMAIL: info@lankarasadi.com

CLIENT

PROJECT

DRAWN	CHECK	DATE
VIK	RS	06.12.24

JOB NO. 18006 SCALE 1/8" = 1'-0" @ A4

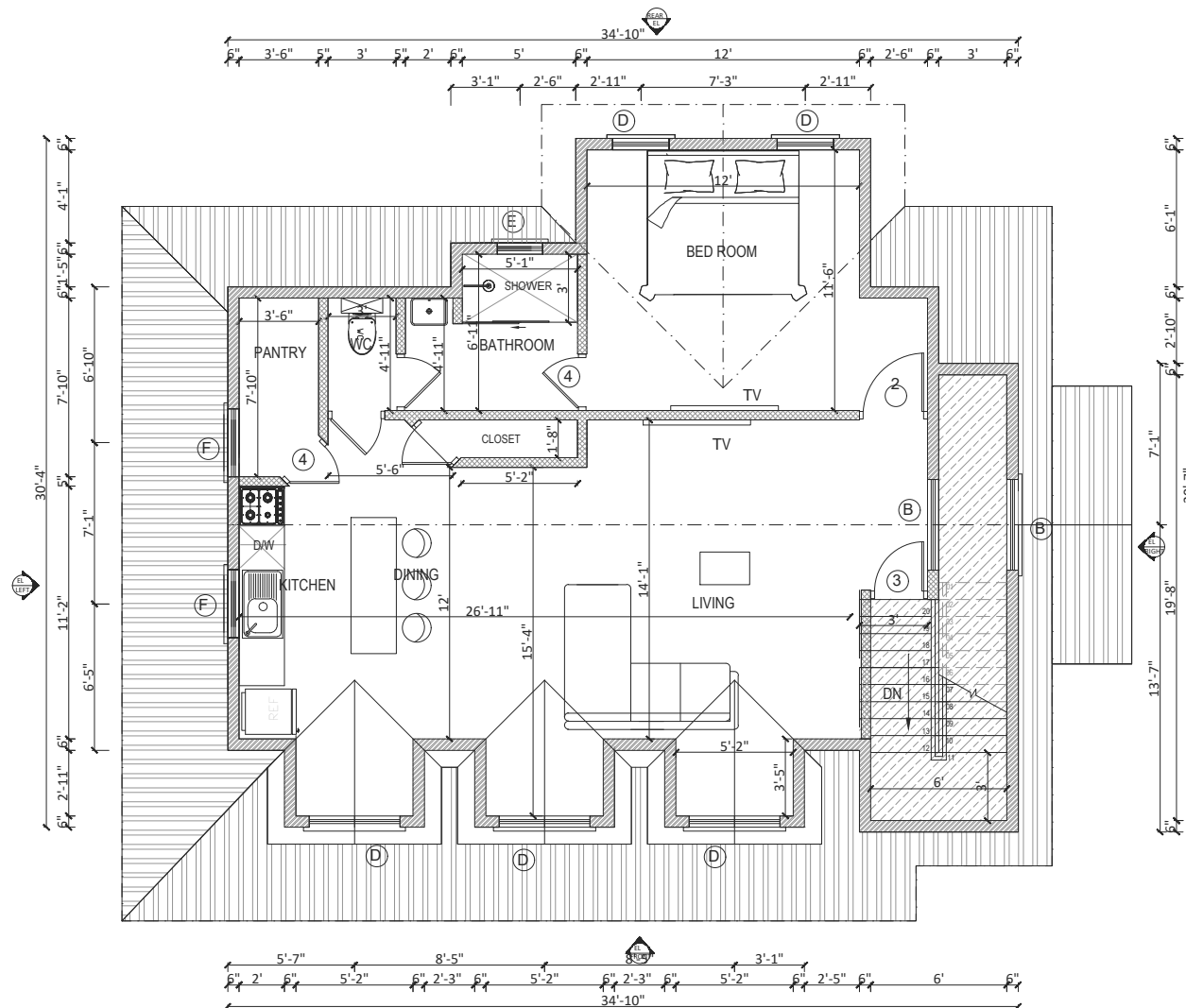


DRAWING TITLE

GROUND FLOOR PLAN

PURPOSE
FOR INFORMATION

DRAWING NO. REVISION NO.



02 UPPER FLOOR LEVEL
 A2-02 SCALE 1/8" = 1'-0" @ A4
 FLOOR AREA - 775 SQFT

REVISION
 01 ISSUED 00.00.00

ARCHITECT'S SIGNATURE

ENGINEER'S SIGNATURE

CLIENT'S SIGNATURE

NOTES

COPYRIGHTS
 D.M.LANKA RASADI GUNATHILAKA
 134/A, PRAGATHI MAWATHA,
 PANNIPITIYA
 +94 71 95 48 101
 EMAIL: info@lankarasadi.com

CLIENT

PROJECT

DRAWN	CHECK	DATE
VIK	RS	06.12.24

JOB NO.	SCALE
18006	1/8" = 1'-0" @ A4



DRAWING TITLE
 UPPER FLOOR PLAN

PURPOSE
 FOR INFORMATION

DRAWING NO.	REVISION NO.
A2-02	00



REVISION
01 ISSUED 00.00.00

ARCHITECT'S SIGNATURE

ENGINEER'S SIGNATURE

CLIENT'S SIGNATURE

NOTES

COPYRIGHTS
D.M.LANKA RASADI GUNATHILAKA
134/A, PRAGATHI MAWATHA,
PANNIPITIYA
+94 71 95 48 101
EMAIL: info@lankarasadi.com

CLIENT

PROJECT

DRAWN	CHECK	DATE
VIK	RS	06.12.24

JOB NO.	SCALE
18006	1/8" = 1'-0" @ A4



DRAWING TITLE

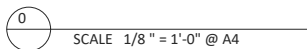
FRONT ELEVATION

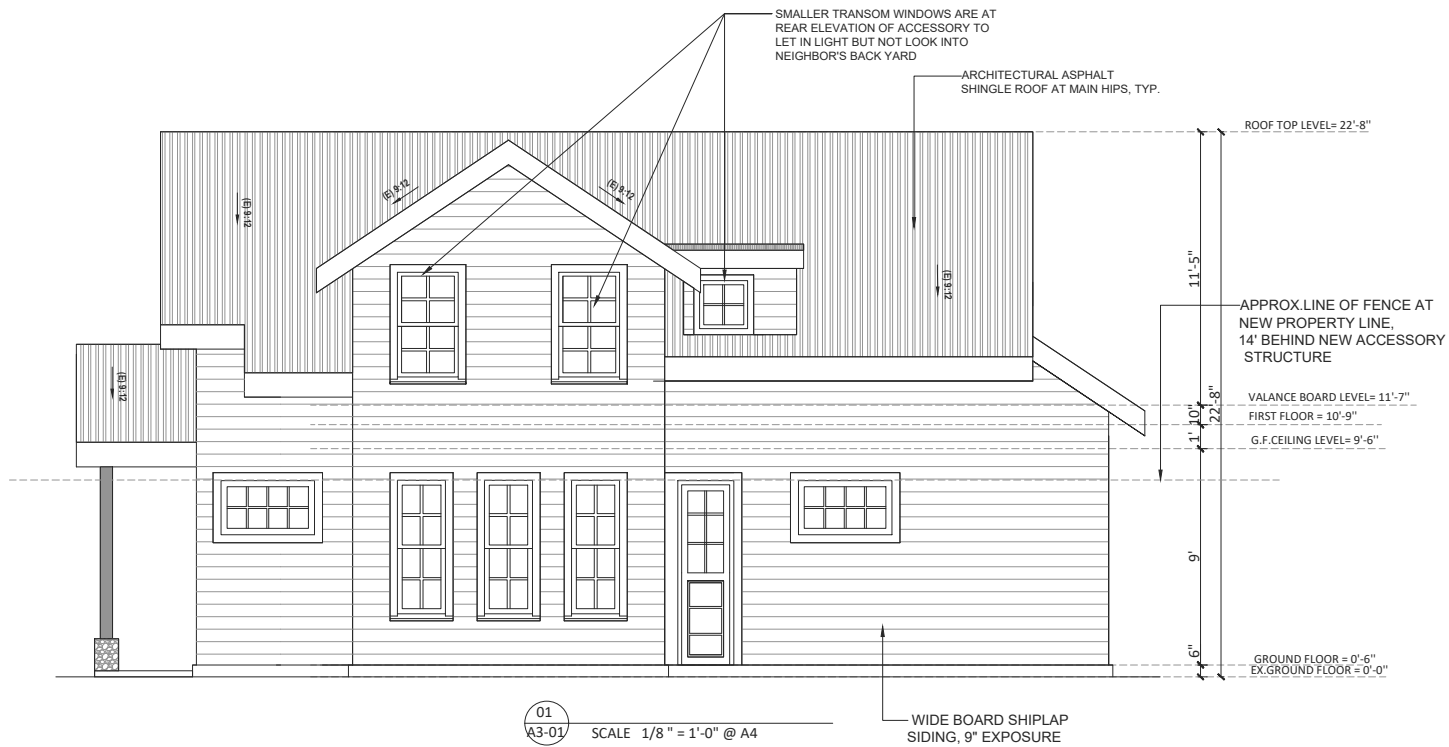
PURPOSE

FOR INFORMATION

DRAWING NO.	REVISION NO.
-------------	--------------

A3-01 00
Page 48 of 75





REVISION
01 ISSUED 00.00.00

ARCHITECT'S SIGNATURE

ENGINEER'S SIGNATURE

CLIENT'S SIGNATURE

NOTES

COPYRIGHTS

LEFT ELEVATION . RASADI GUNATHILAKA

134/A, PRAGATHI MAWATHA,
PANNIPITIYA
+94 71 95 48 101
EMAIL: info@lankarasadi.com

CLIENT

PROJECT

DRAWN	CHECK	DATE
VIK	RS	06.12.24

JOB NO.	SCALE
18006	1/8" = 1'-0" @ A4



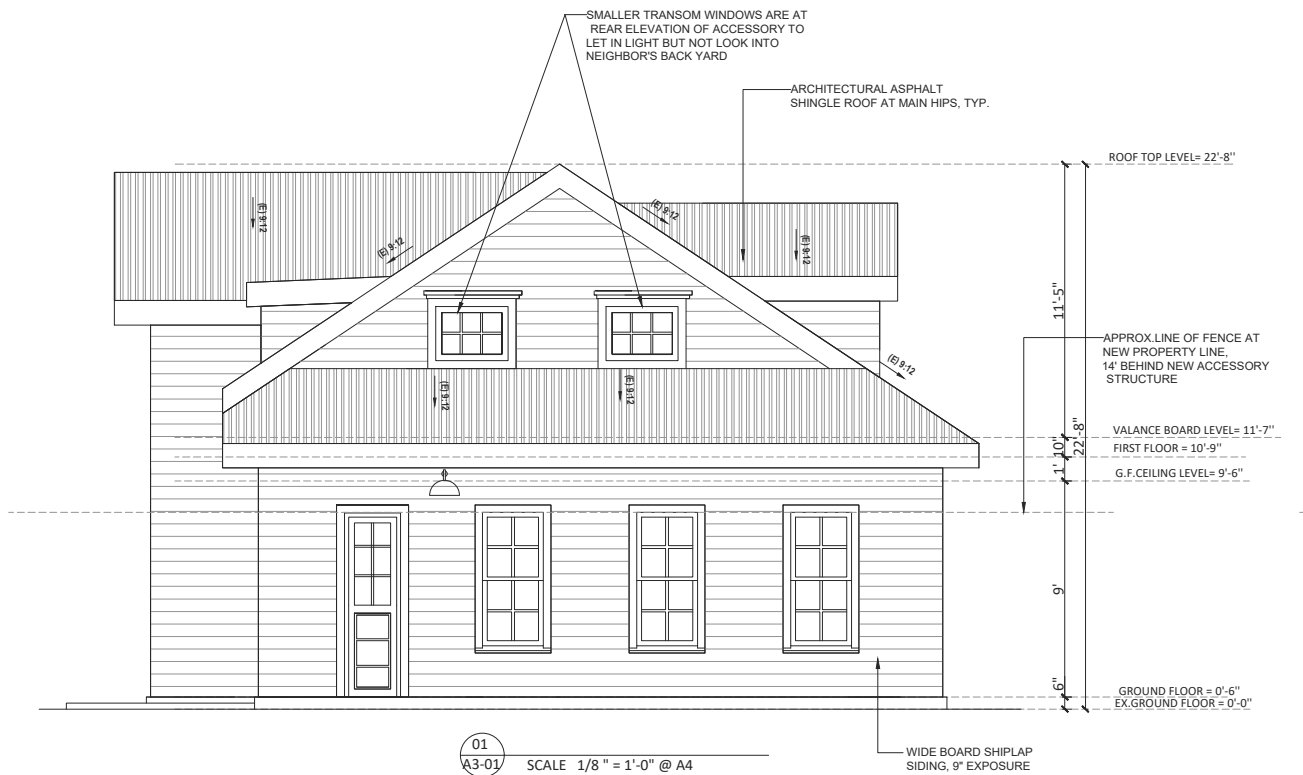
DRAWING TITLE

REAR ELEVATION

PURPOSE

FOR INFORMATION

DRAWING NO.	REVISION NO.
A3-03	00



REVISION
01 ISSUED 00.00.00

ARCHITECT'S SIGNATURE

ENGINEER'S SIGNATURE

CLIENT'S SIGNATURE

NOTES

COPYRIGHTS

D.M.LANKA RASADI GUNATHILAKA

134/A, PRAGATHI MAWATHA,
PANNIPITIYA
+94 71 95 48 101
EMAIL FRONT ELEVATION

CLIENT

PROJECT

DRAWN	CHECK	DATE
VIK	RS	06.12.24

JOB NO.	SCALE
18006	1/8" = 1'-0" @ A4



DRAWING TITLE

LEFT SIDE ELEVATION

PURPOSE

FOR INFORMATION

DRAWING NO.	REVISION NO.
-------------	--------------

A3-04 00
Page 51 of 75

ARCHITECT'S SIGNATURE

ENGINEER'S SIGNATURE

CLIENT'S SIGNATURE

NOTES

COPYRIGHTS

D.M.LANKA RASADI GUNATHILAKA
134/A, PRAGATHI MAWATHA,
PANNIPITIYA
+94 71 95 48 101
EMAIL: info@lankarasadi.com

CLIENT

PROJECT

DRAWN	CHECK	DATE
VIK	RS	06.12.24

JOB NO.	SCALE
18006	1/8" = 1'-0" @ A4



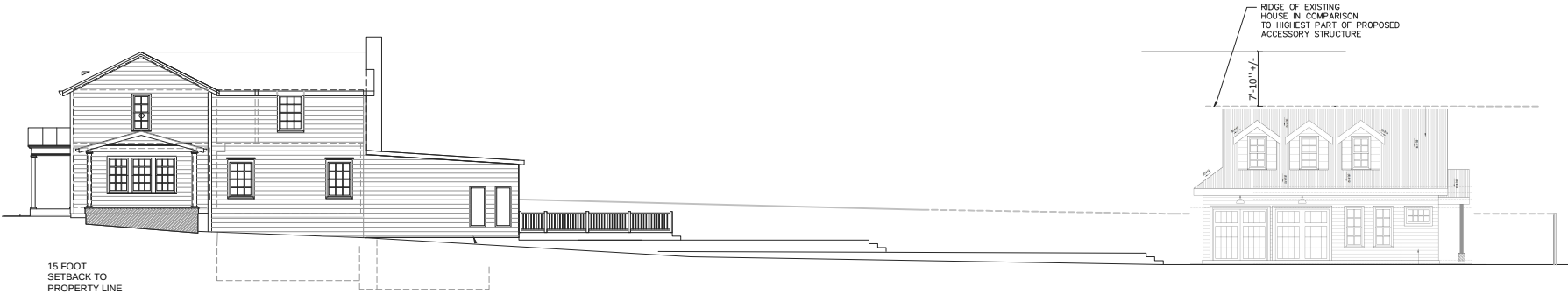
DRAWING TITLE

LEFT SIDE ELEVATION

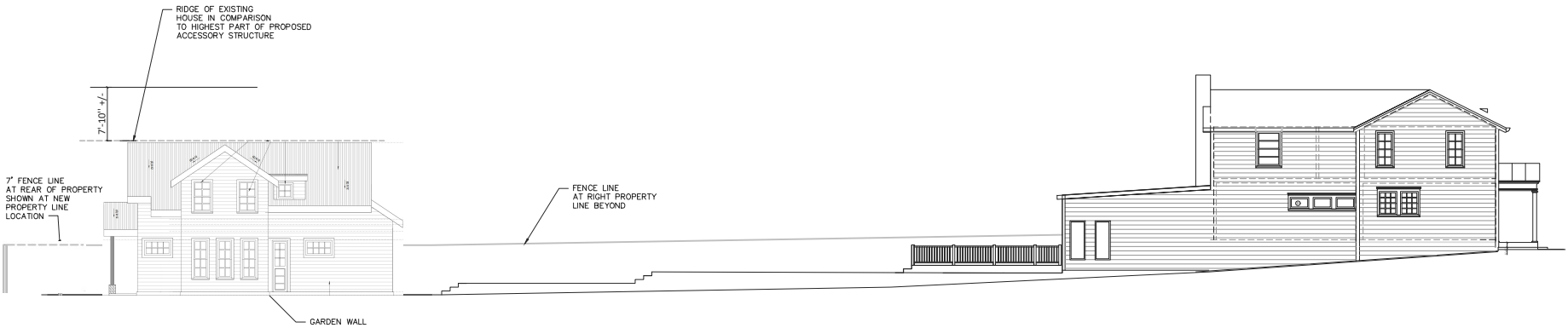
PURPOSE

FOR INFORMATION

DRAWING NO.	REVISION NO.
-------------	--------------



RIGHT SIDE SITE PROFILE WITH PROPOSED ELEVATIONS



LEFT SIDE SITE PROFILE WITH PROPOSED ELEVATIONS

Summary of Certificate of Appropriateness (COA) for 112 Lewisburg Avenue, Franklin, TN:

Details:

- **Address:** 104 Lewisburg Ave., Franklin, TN (Lewisburg Avenue Historic District)
- **Applicant:** Daniel Adelseck - Owner
- **Owner:** Daniel Adelseck & Amy Adelseck
- **Project #:** As Assigned
- **Type of Work:** New construction of garage accessory structure.
- **Status:** Design Review Committee
- **Approval Date:** N/A
- **Expiration Date:** N/A

Background:

- The project involves an addition to the principal building, construction of a new garage accessory structure, removal of existing shed, removal of a large asphalt and concrete pad area, and a new driveway to the Garage/ADU.

Applicable Design Guidelines:

- 2022 Franklin Historic District Design Guidelines, particularly Chapters 2, 5, and 6.

Approved Work Specifications:

1. **Driveway:** Adding to portion to dadu using concrete as per layout.
2. **Siding:** The reveal of siding on the garage accessory structure will match the principal building.
3. **Windows:** New windows to be wood or composite wood, subject to approval by the Preservation Planner.
4. **General Compliance:** Must meet all city requirements before building permit issuance.
5. **Changes:** Any further changes to approved plans require re-evaluation by the Preservation Planner or Historic Zoning Commission.

Project Description:

- **Removal of Existing Shed:**
- **New Construction:** A new 1,133 sq ft detached Garage DADU at the rear of the property.
- **Removal of existing asphalt and concrete pad**



January 21, 2025

FACTORY AT FRANKLIN HOTEL & PARKING GARAGE

Historic Zoning Commission - DRC Presentation

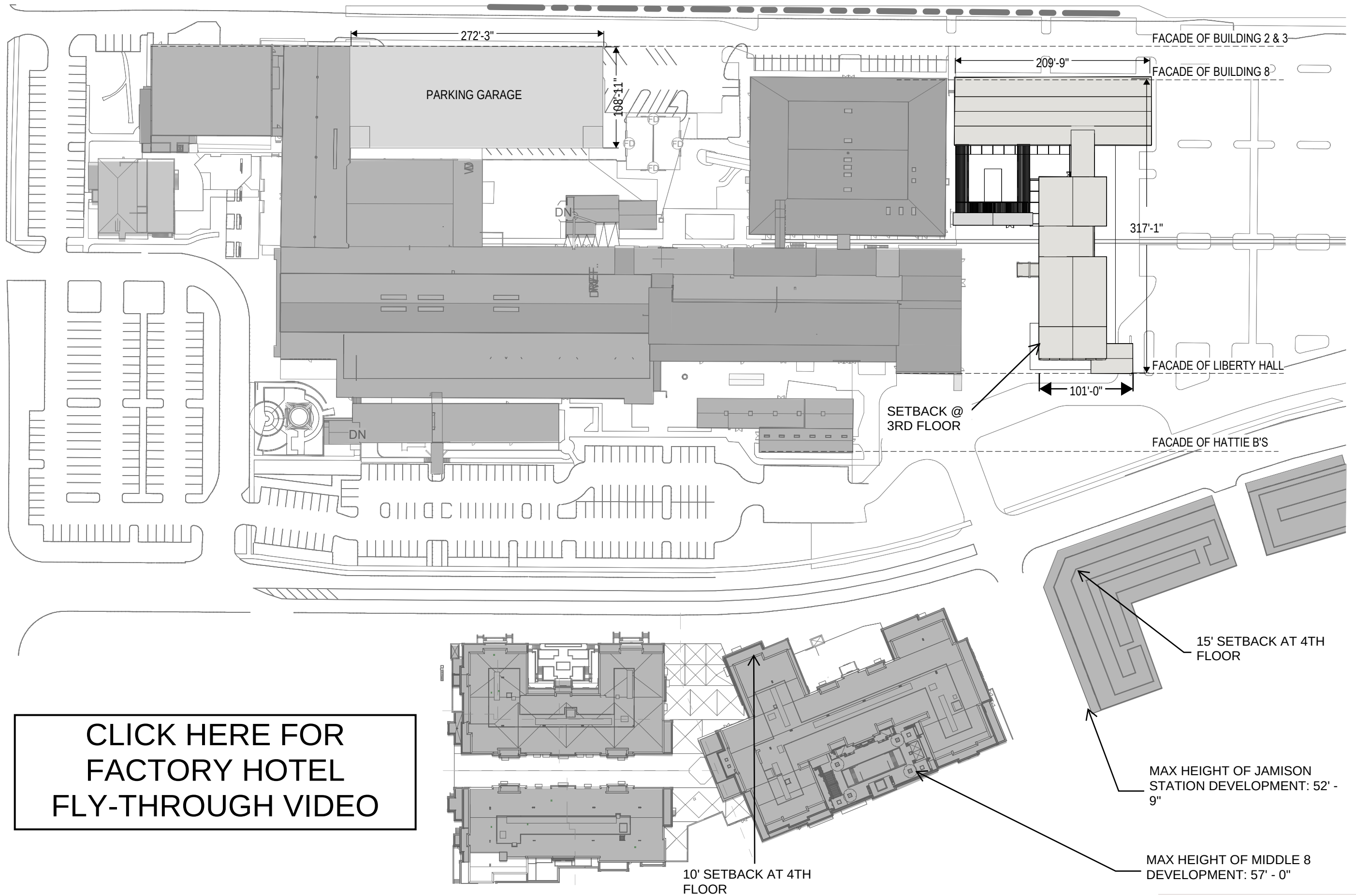
Items to Discuss

Hotel

- Roof Profile
- Windows
- Porte Cochere
- Facade Materials: generally and at facade transitions

Garage

- Parapet v. Guardrail (ref elevations from Franklin Road and from rear parking lot)
- Stair location and roof profile
- Facade materials



CLICK HERE FOR
FACTORY HOTEL
FLY-THROUGH VIDEO

Hotel



Hotel



Hotel





EXISTING BUILDING RIDGE: 39' - 1/2"
+ 10% HEIGHT INCREASE = 42' - 11"

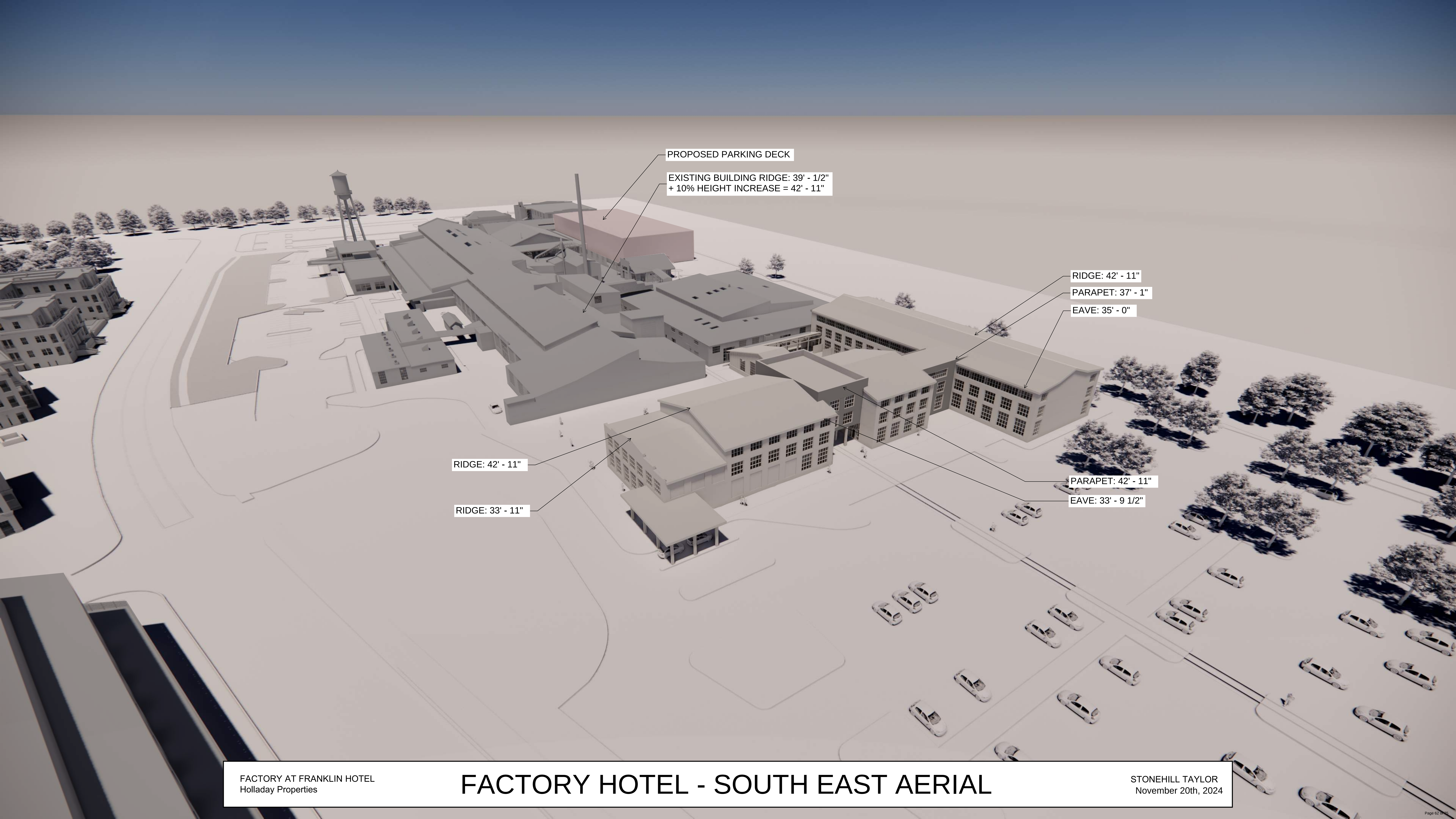
RIDGE: 42' - 11"

EAVE: 35' - 0"

RIDGE: 42' - 11"

EAVE: 33' - 9 1/2"

RIDGE: 33' - 11"



PROPOSED PARKING DECK

EXISTING BUILDING RIDGE: 39' - 1/2"
+ 10% HEIGHT INCREASE = 42' - 11"

RIDGE: 42' - 11"

PARAPET: 37' - 1"

EAVE: 35' - 0"

RIDGE: 42' - 11"

RIDGE: 33' - 11"

PARAPET: 42' - 11"

EAVE: 33' - 9 1/2"



VIEW OF PARKING GARAGE



B12 EXISTING BUILDING RIDGE: 39' - 0 1/2"
+ 10% HEIGHT INCREASE: 42' - 11"

EGRESS STAIR ROOF: 43' - 8"

THESE STAIRWELLS, NEEDED FOR LIFE SAFETY
EGRESS, ARE 5.95% OF FRONT/BACK FACADE
AND THE ONLY PORTION OF THE GARAGE
THAT IS OVER THE 10% HEIGHT INCREASE

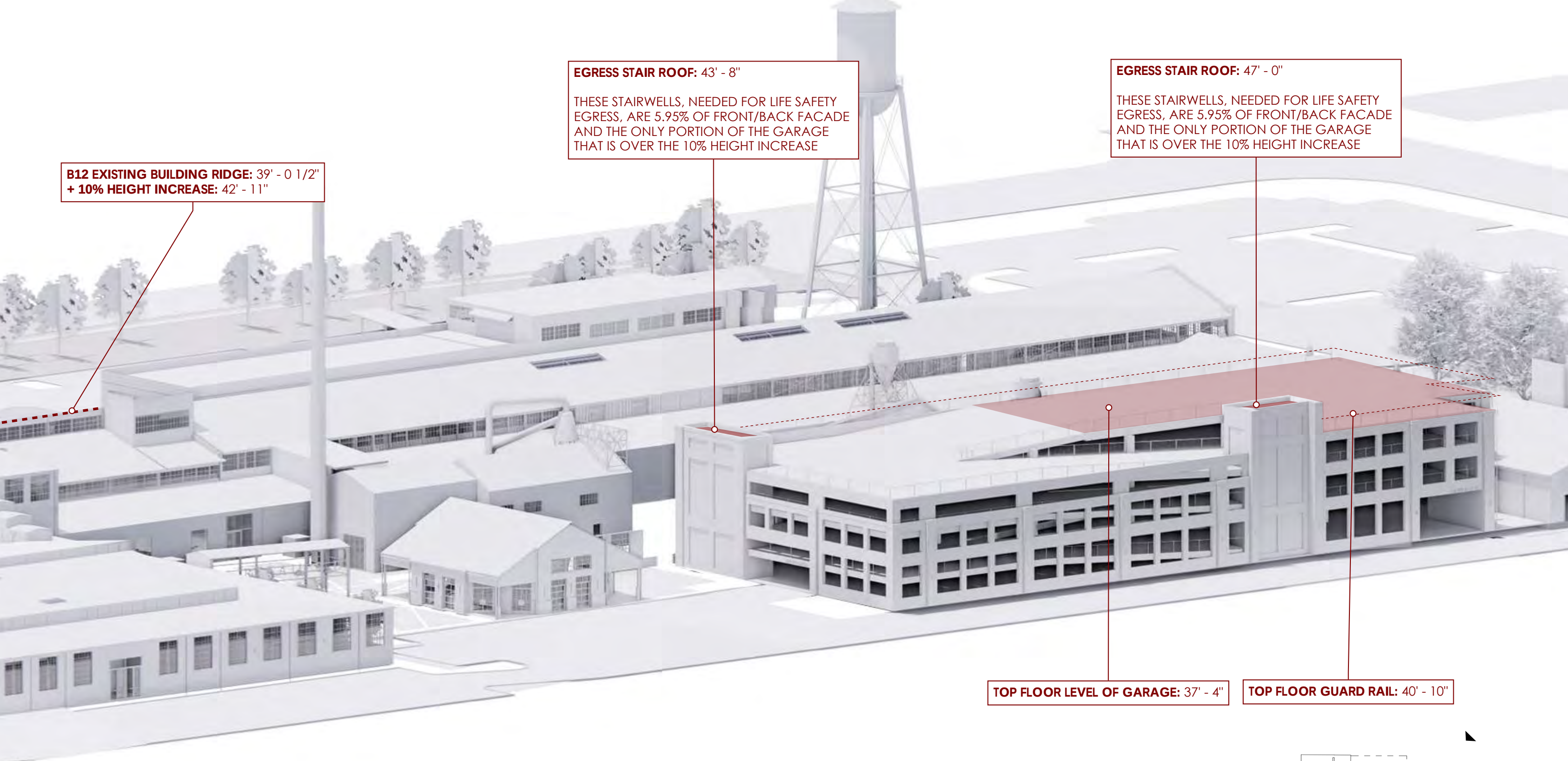
EGRESS STAIR ROOF: 47' - 0"

THESE STAIRWELLS, NEEDED FOR LIFE SAFETY
EGRESS, ARE 5.95% OF FRONT/BACK FACADE
AND THE ONLY PORTION OF THE GARAGE
THAT IS OVER THE 10% HEIGHT INCREASE

TOP FLOOR LEVEL OF GARAGE: 39' - 4"

TOP FLOOR GUARD RAIL: 42' - 10"





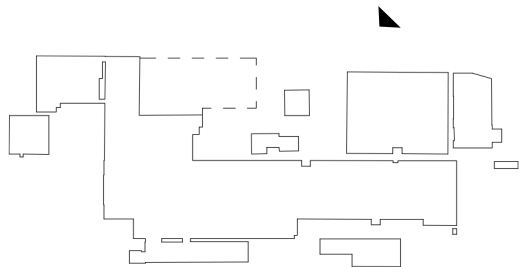
B12 EXISTING BUILDING RIDGE: 39' - 0 1/2"
+ 10% HEIGHT INCREASE: 42' - 11"

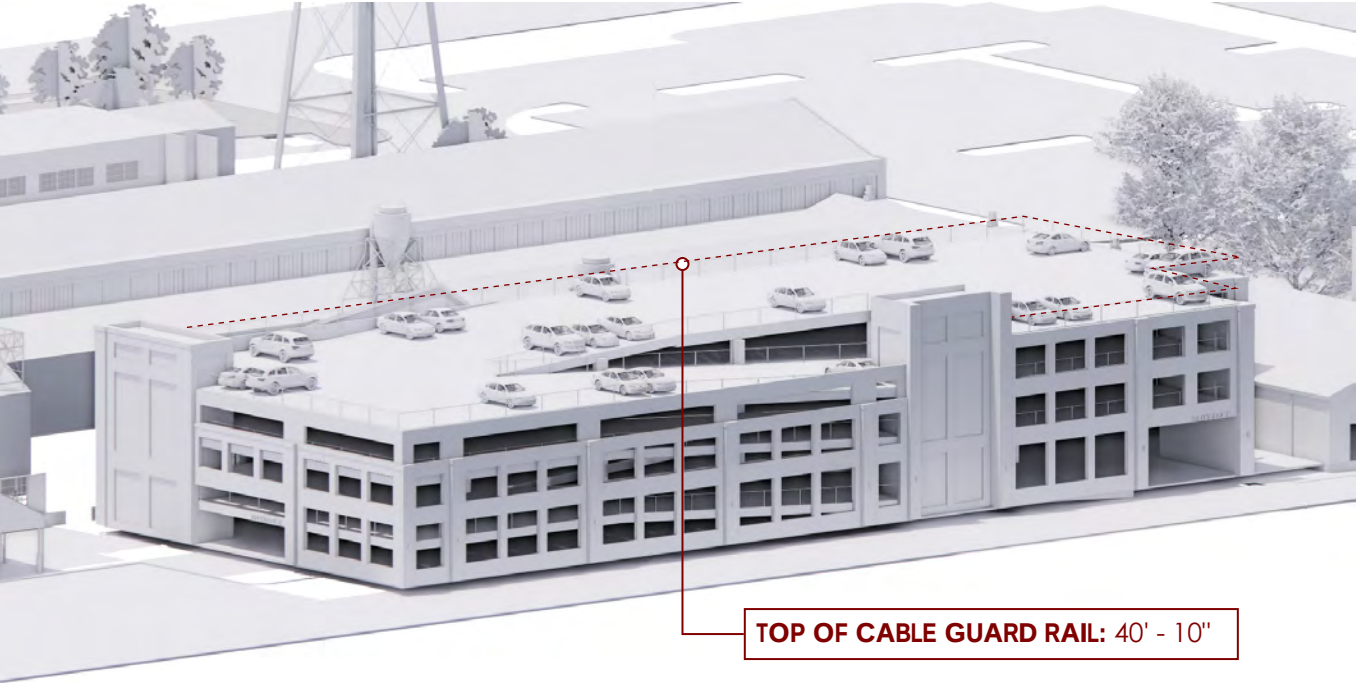
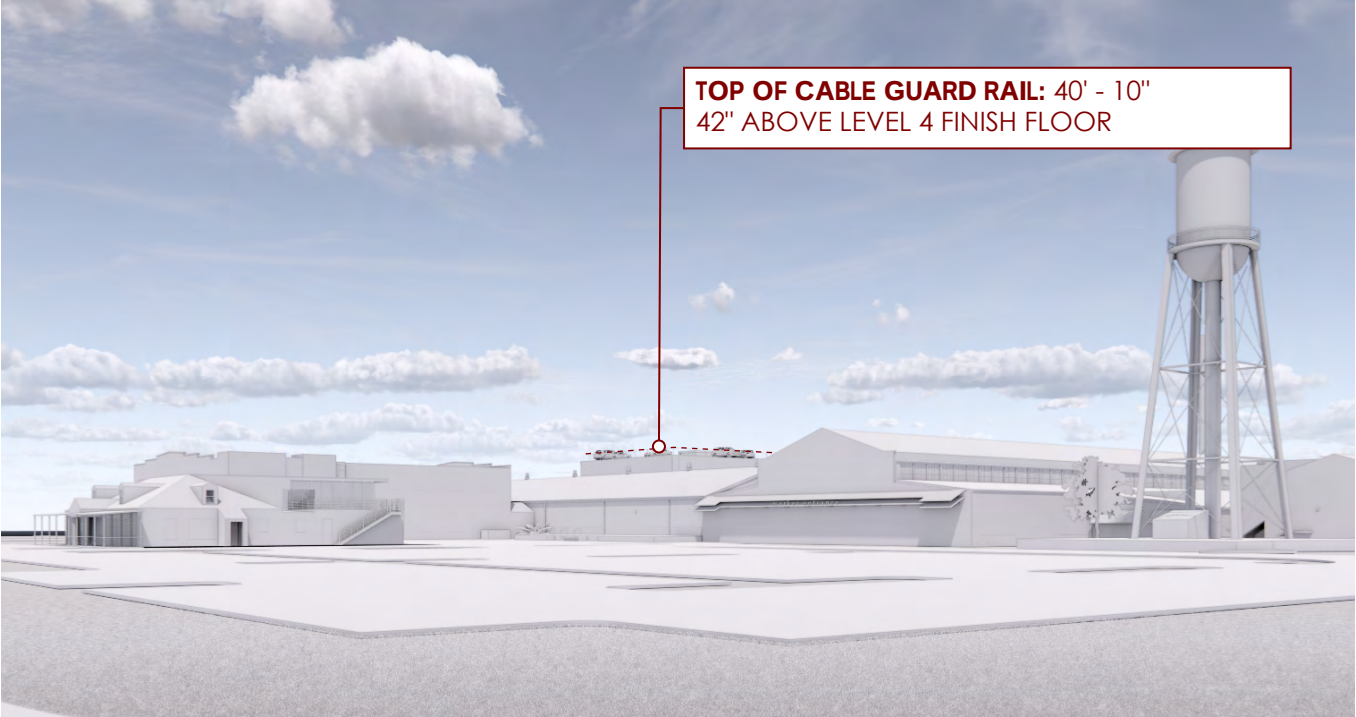
EGRESS STAIR ROOF: 43' - 8"
THESE STAIRWELLS, NEEDED FOR LIFE SAFETY
EGRESS, ARE 5.95% OF FRONT/BACK FACADE
AND THE ONLY PORTION OF THE GARAGE
THAT IS OVER THE 10% HEIGHT INCREASE

EGRESS STAIR ROOF: 47' - 0"
THESE STAIRWELLS, NEEDED FOR LIFE SAFETY
EGRESS, ARE 5.95% OF FRONT/BACK FACADE
AND THE ONLY PORTION OF THE GARAGE
THAT IS OVER THE 10% HEIGHT INCREASE

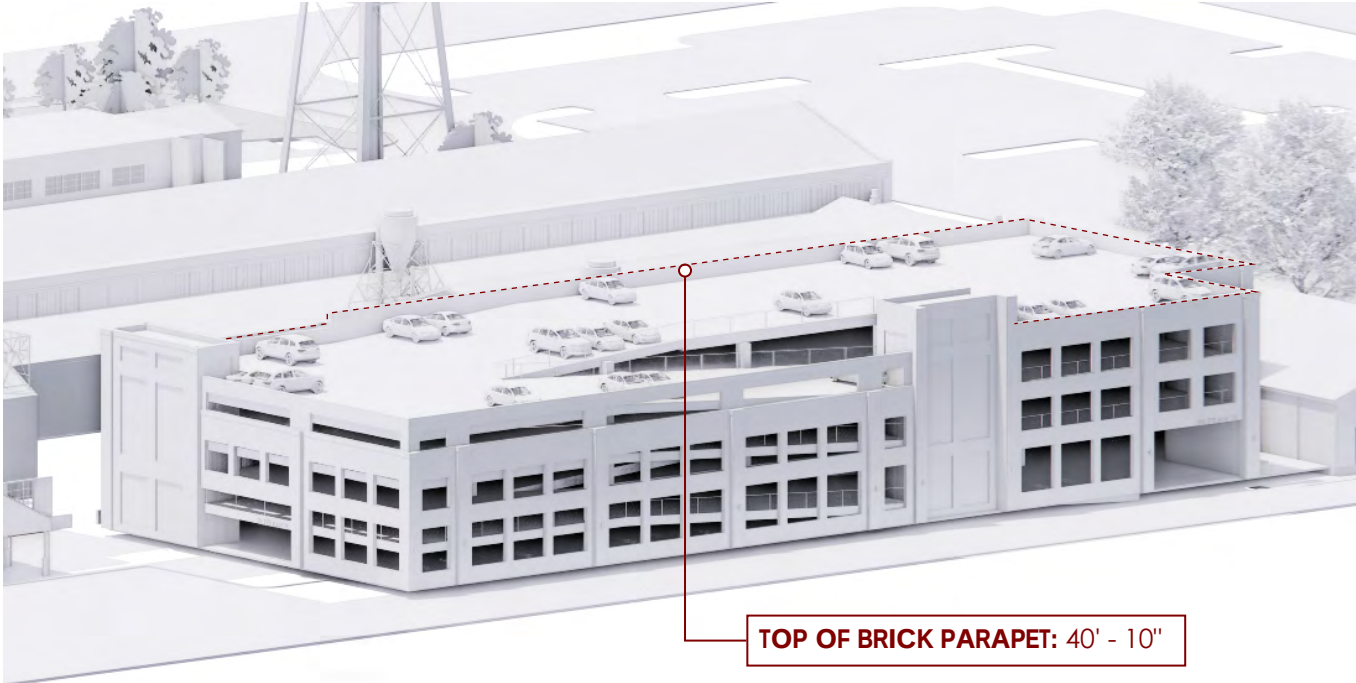
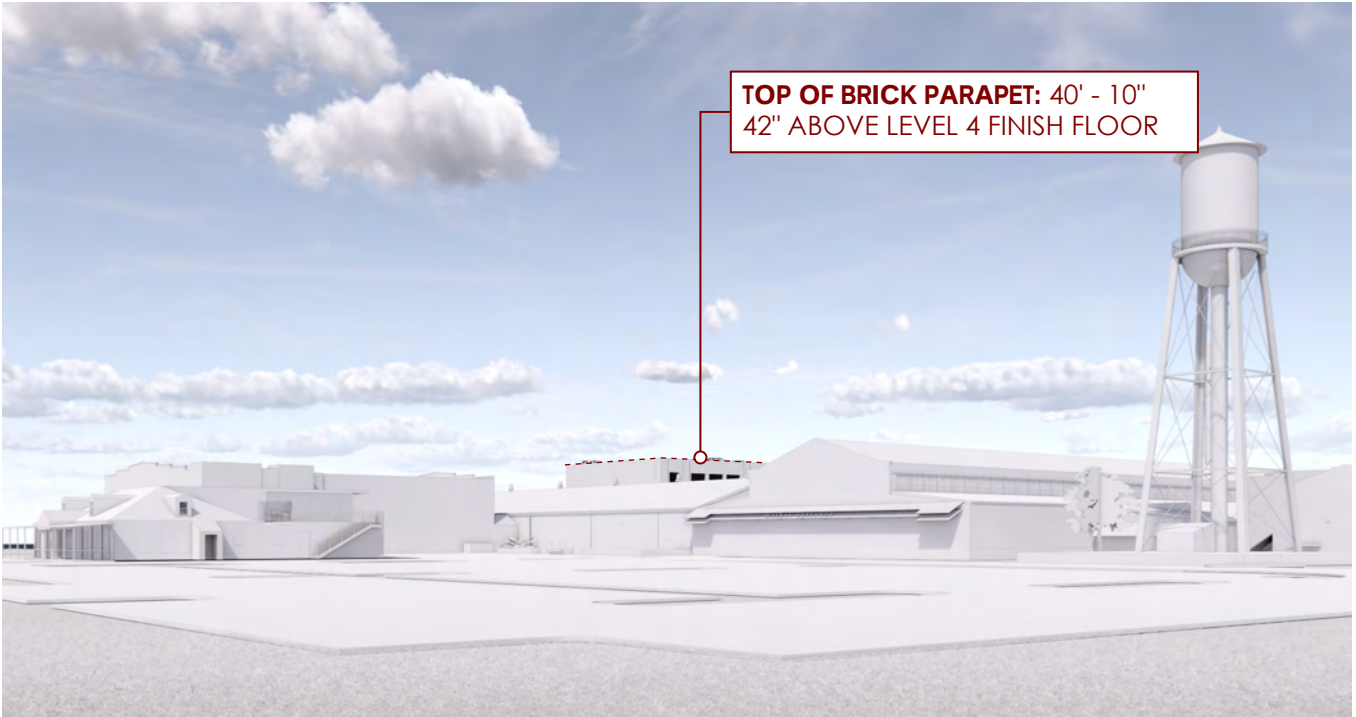
TOP FLOOR LEVEL OF GARAGE: 37' - 4"

TOP FLOOR GUARD RAIL: 40' - 10"

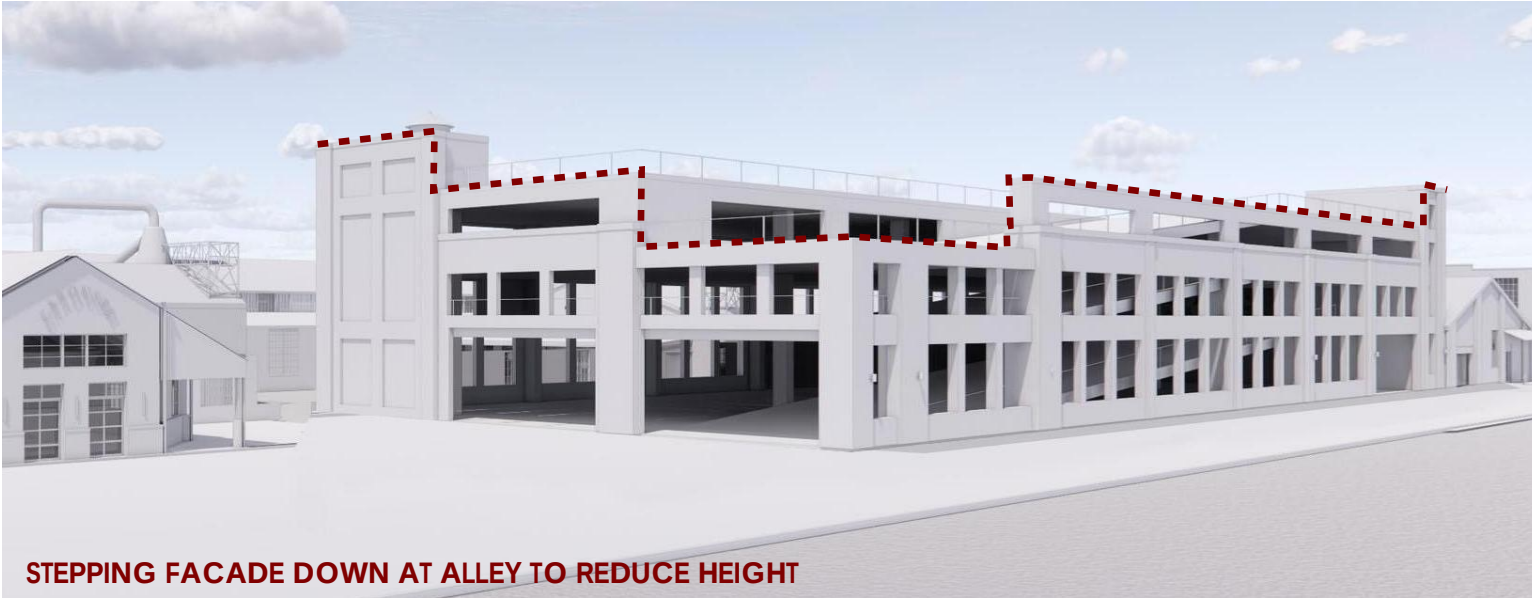




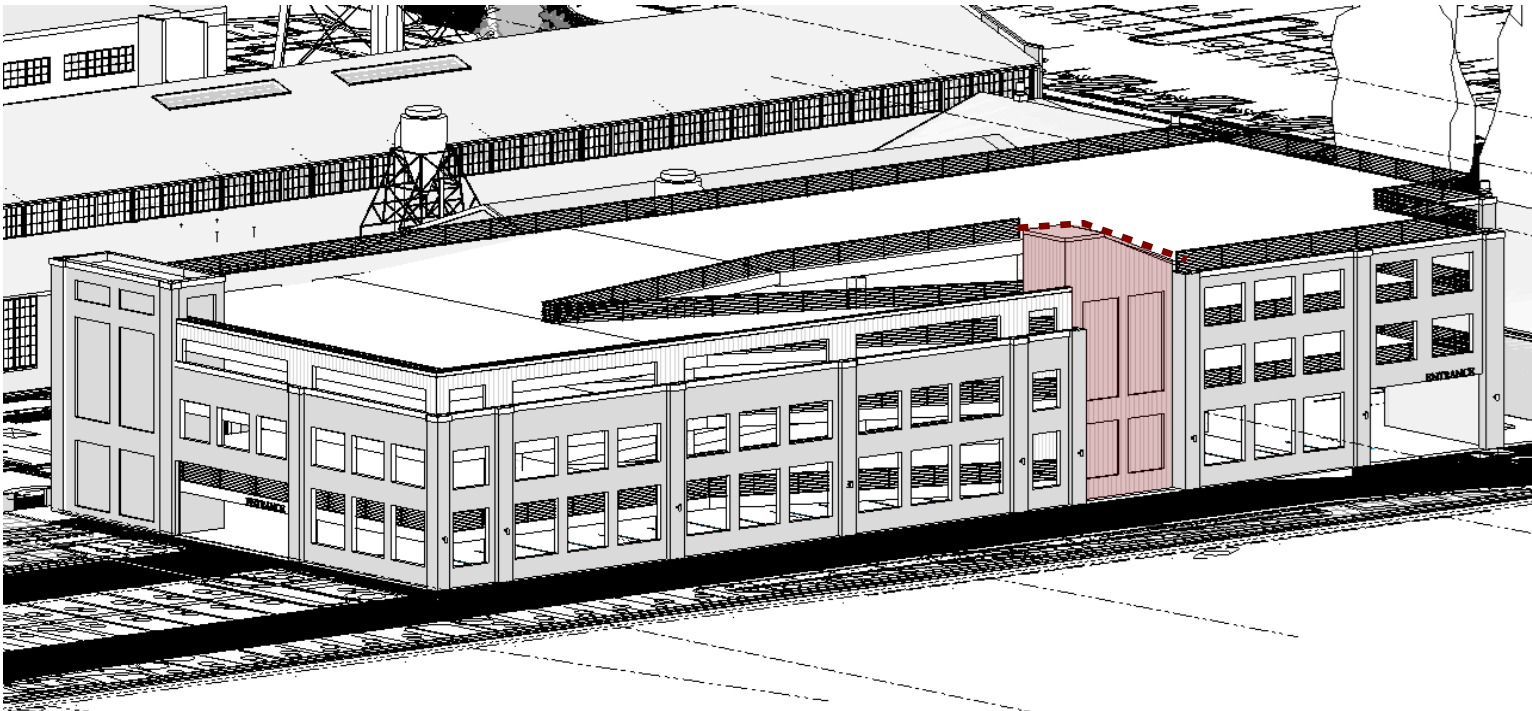
CURRENT DESIGN: CABLE VEHICLE BARRIER



ALTERNATE: BRICK PARAPET



STEPPING FACADE DOWN AT ALLEY TO REDUCE HEIGHT



SLOPING STAIR ROOF



LOCATING BOTH STAIRWELLS ON SOUTH SIDE
(CENTER STAIR VISIBLE FROM FRANKLIN ROAD)

FACTORY AT FRANKLIN
PARKING GARAGE | **ADDITIONAL ITEMS EXPLORED**

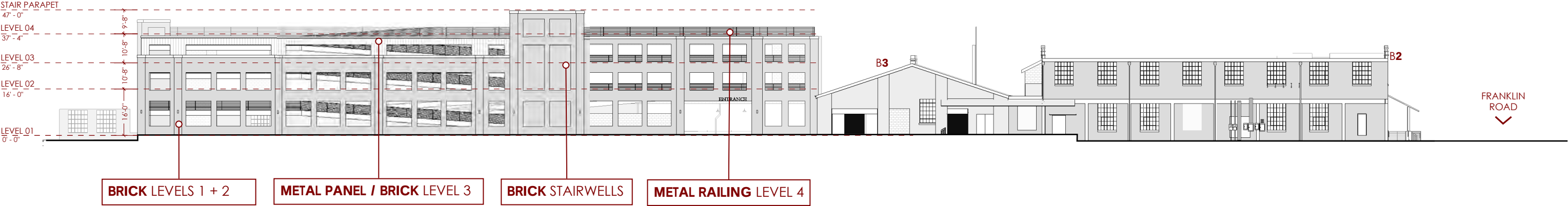
MATERIALITY
BRICK BASE + METAL PANEL TOP



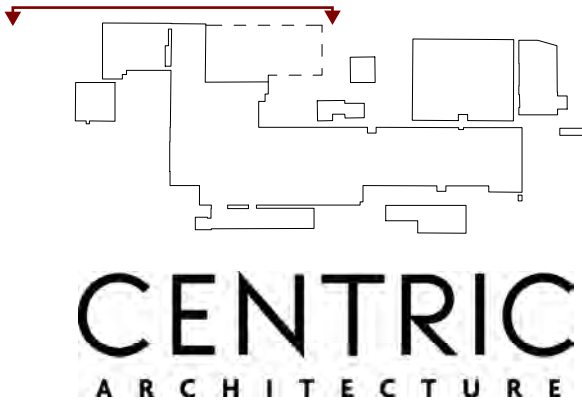
OPENING RHYTHM
STACKED / LARGE ON LOWER LEVEL + SMALL ON UPPER LEVEL



OPENING RHYTHM
RIBBON WINDOWS

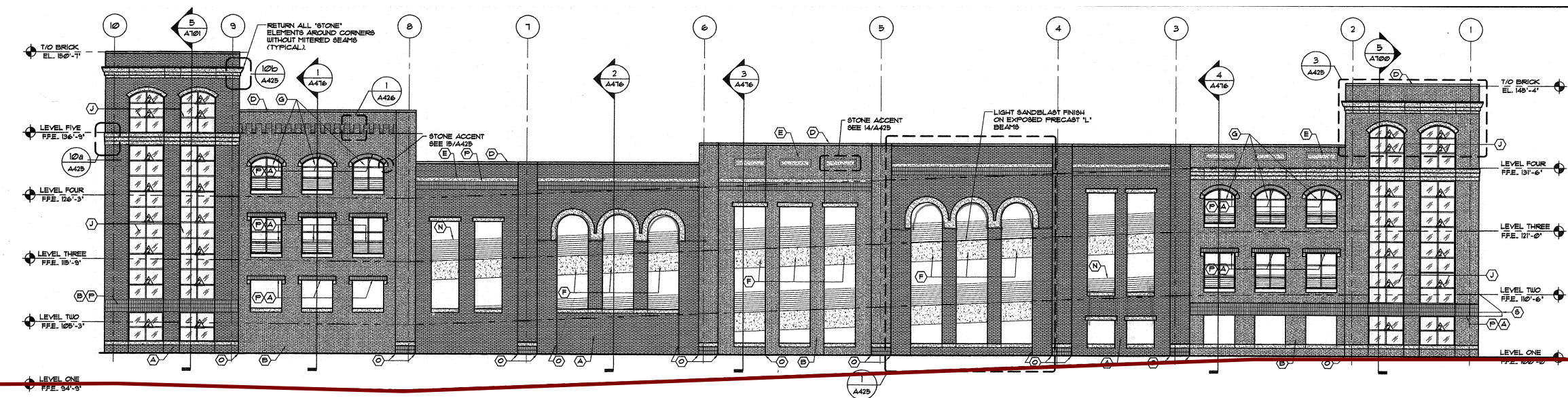


FACTORY AT FRANKLIN
PARKING GARAGE | **FRONT ELEVATION**





2ND AVE GARAGE
4 STORIES
~47'-0"



4TH AVE GARAGE
5 STORIES
55'-10"



FACTORY GARAGE
4 STORIES
47'-0"

Image below taken from Main Street showing the 2nd Avenue parking garage



Image below taken from Franklin Public Square with view of the 2nd Avenue Parking garage

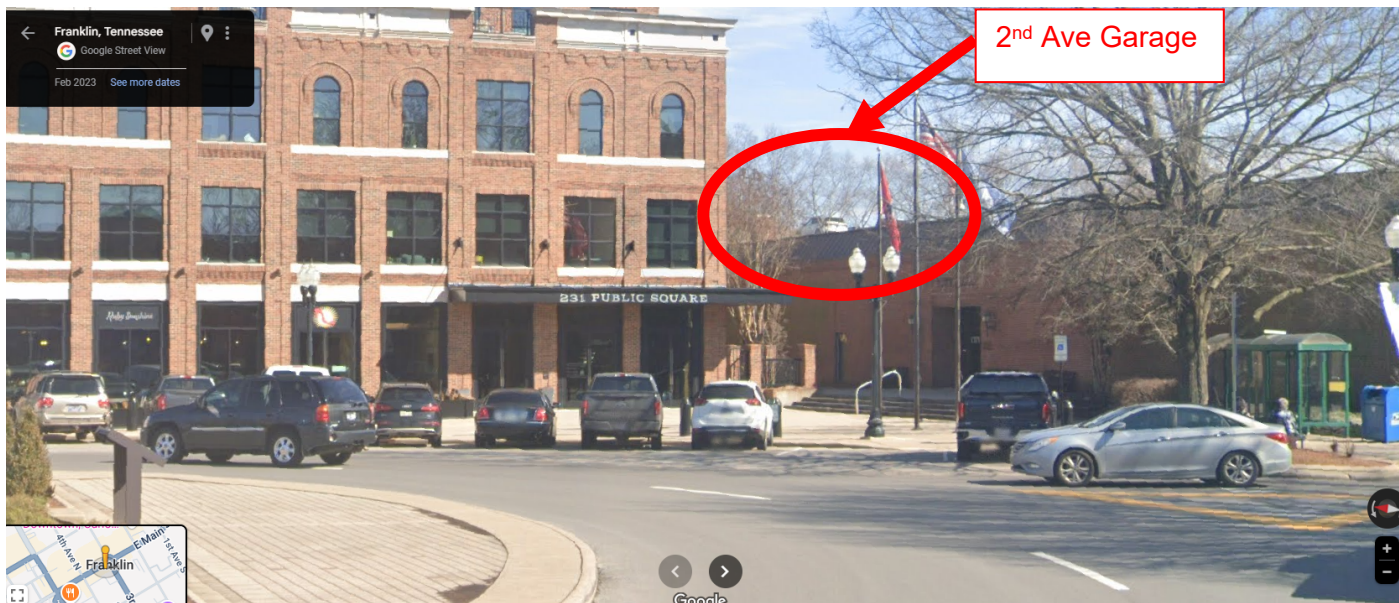
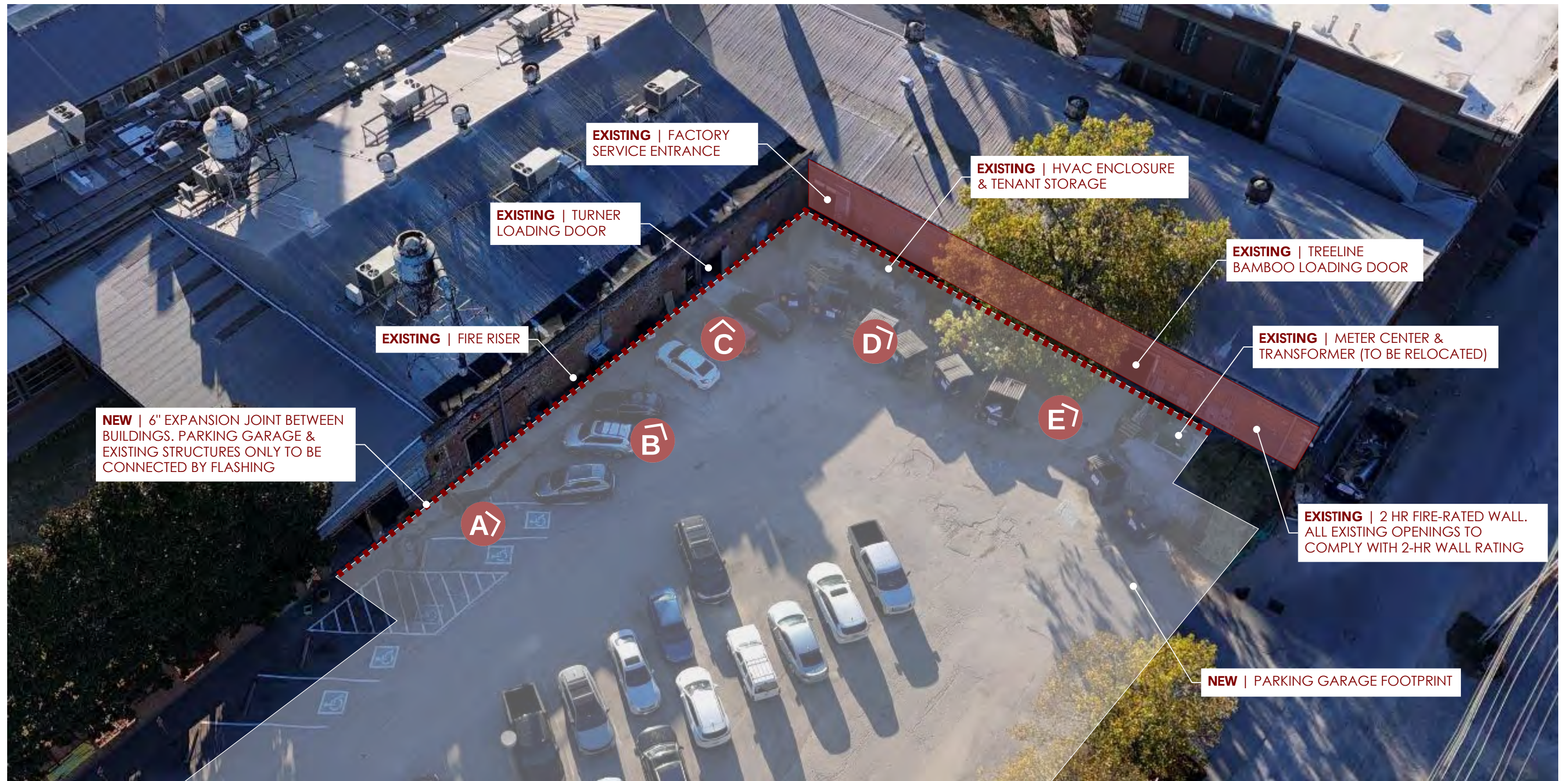


Image below taken from Franklin Public Square with view of the 4th Avenue Parking garage with stair tower visible

The height to the top of the 4th Avenue parking garage stair tower is 55'-10" which significantly exceeds the Guidelines



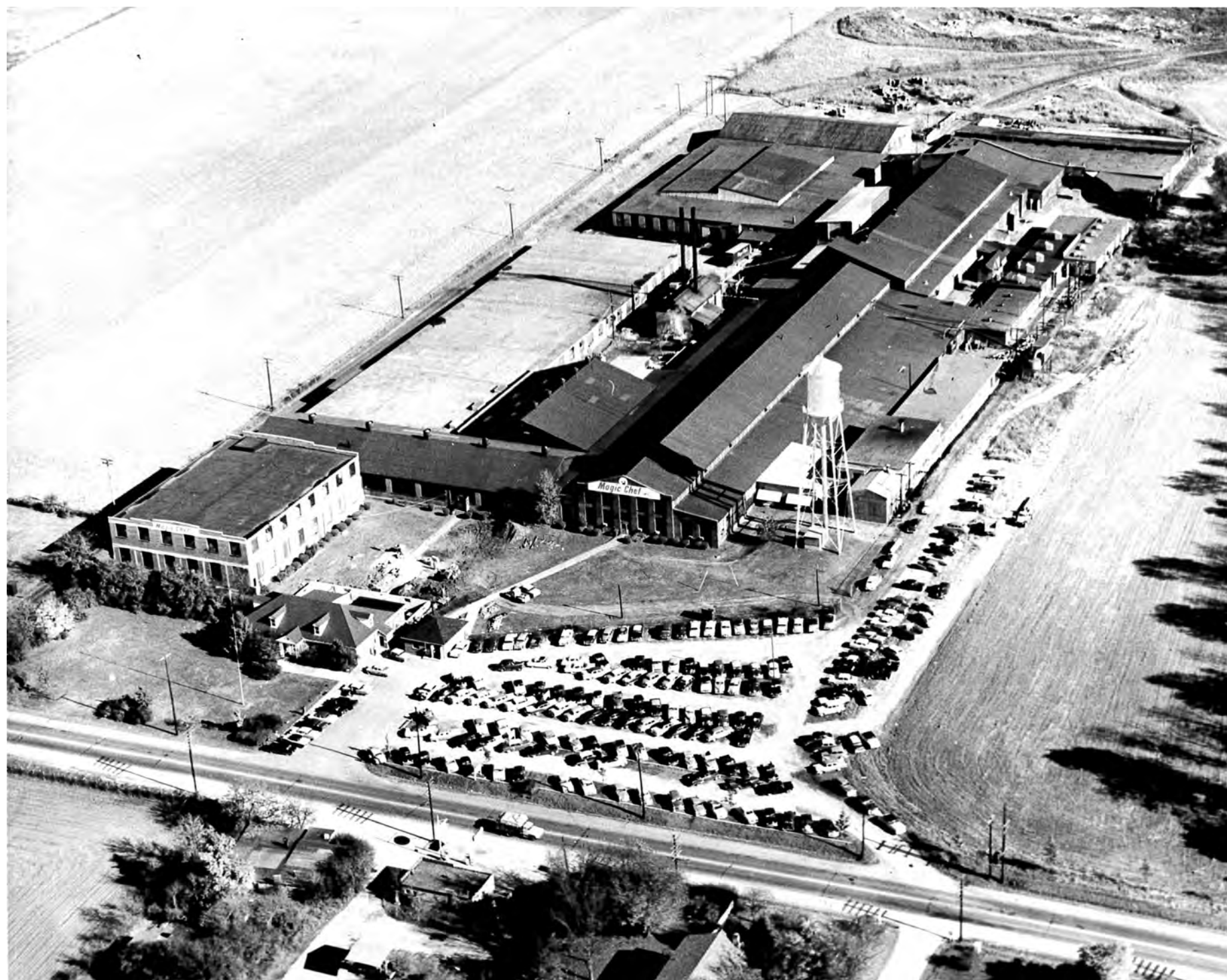
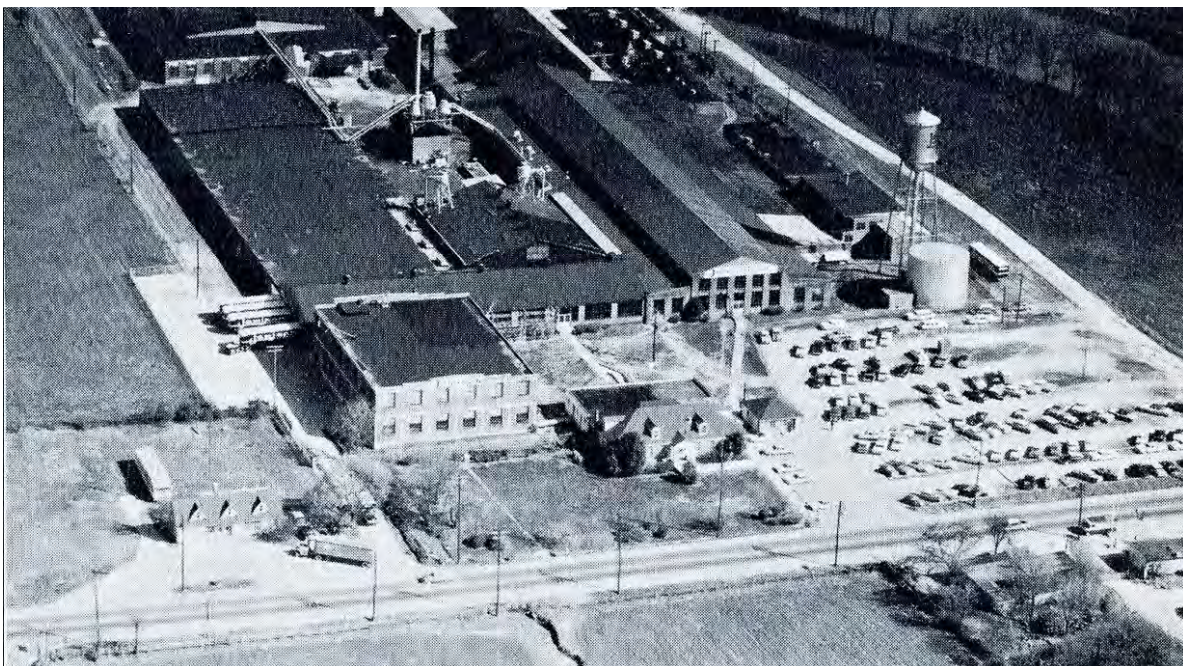
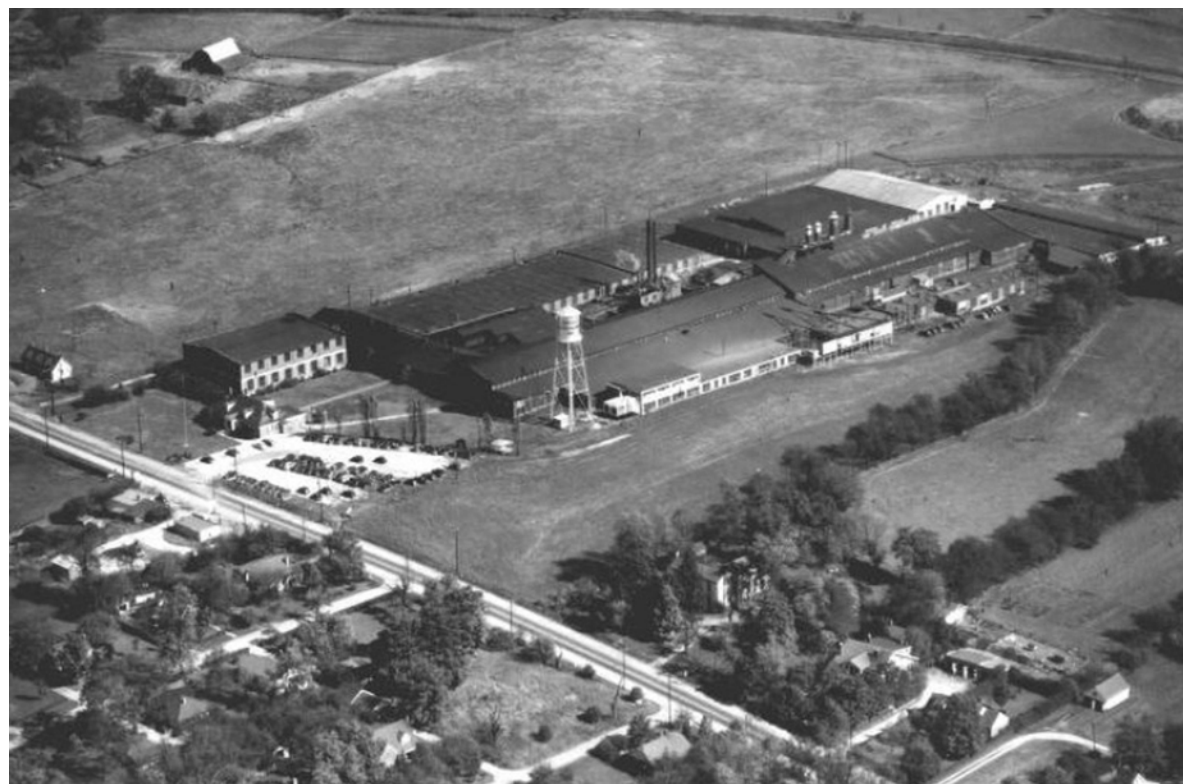




EXISTING BRICK WALLS AT BUILDINGS 3 & 5 HAVE A 2-HR RATING

ALL EXISTING DOORS AT THE BACKS OF BUILDINGS 3 & 5 (ADJACENT TO NEW PARKING GARAGE) TO BE UPDATED TO COMPLY WITH A 2-HR WALL RATING. REPLACED DOORS WILL BE SIMILAR IN APPEARANCE TO EXISTING.





FACTORY AT FRANKLIN
PARKING GARAGE | **HISTORIC IMAGERY**

