



City of Franklin

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

Meeting Agenda

Design Review Committee

Monday, February 17, 2025

4:00 PM

Eastern Flank Event Facility

MEETING LOCATION

Eastern Flank Event Facility
1368 Eastern Flank Circle

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above at 1368 Eastern Flank Cir., 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 at the Eastern Flank Event Facility.

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 Alterations and An Addition (Accessory Structure) At 240 4th Ave. S.; Ben McCreary, Applicant.
2. Discussion Of Alterations At 116 Lewisburg Ave.; Amy Adkins, Applicant.

3. Discussion Of New Construction at 1751 Players Mill Rd. (Franklin Seventh Day Adventist Church);
Brandon Priddy, Applicant.
4. Discussion Of New Construction (Hotel & Parking Structure) And Partial Demolition At 230 Franklin Rd.;
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.





GARAGE INTERIOR



GARAGE INTERIOR



GARAGE INTERIOR



GARAGE CEILING CONSTRUCTION



DETERIORATED SIDING



DETERIORATED SIDING



DETERIORATED SIDING



DETERIORATED SIDING

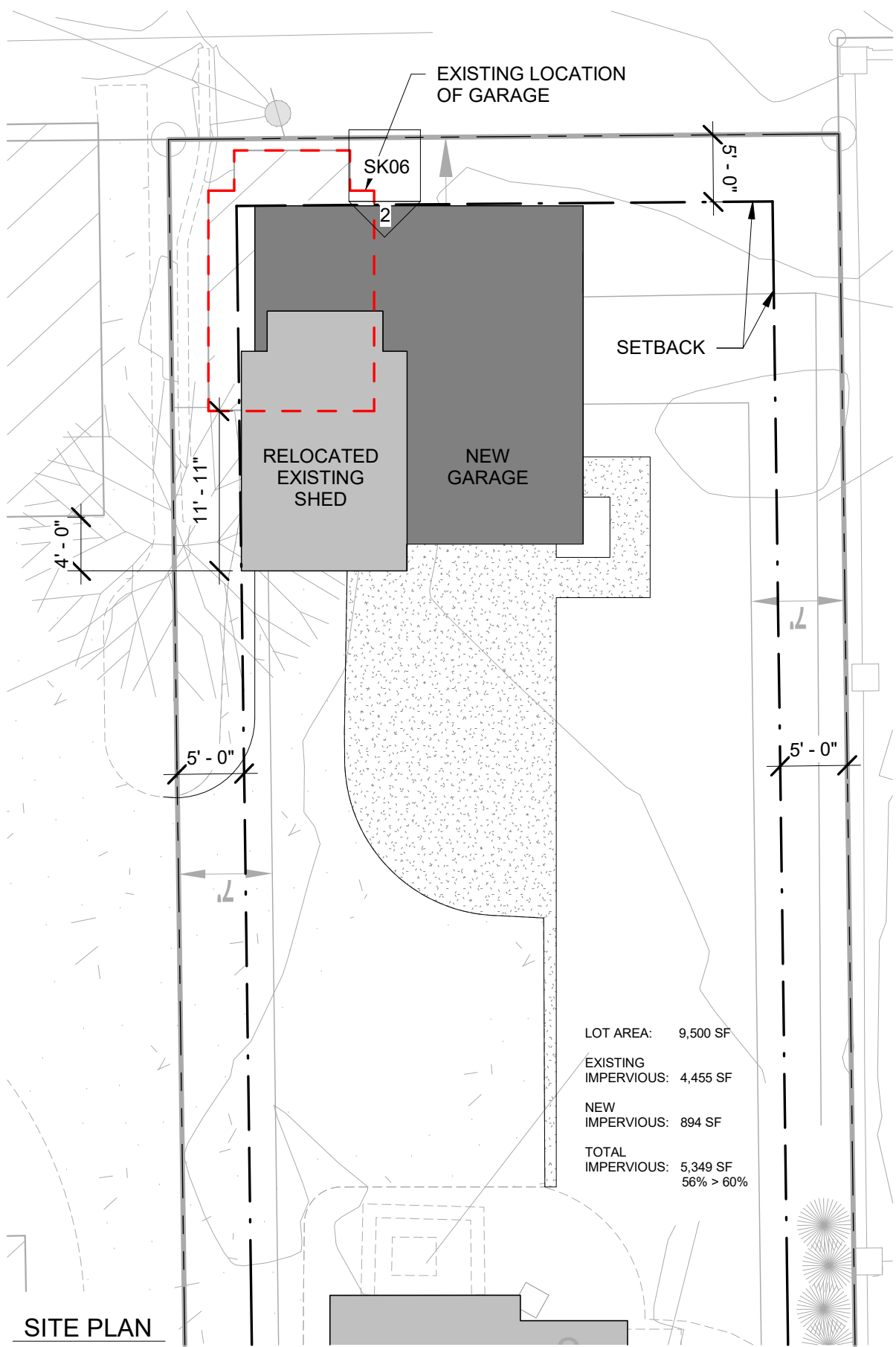


DETERIORATED SIDING



ADDITION @ REAR



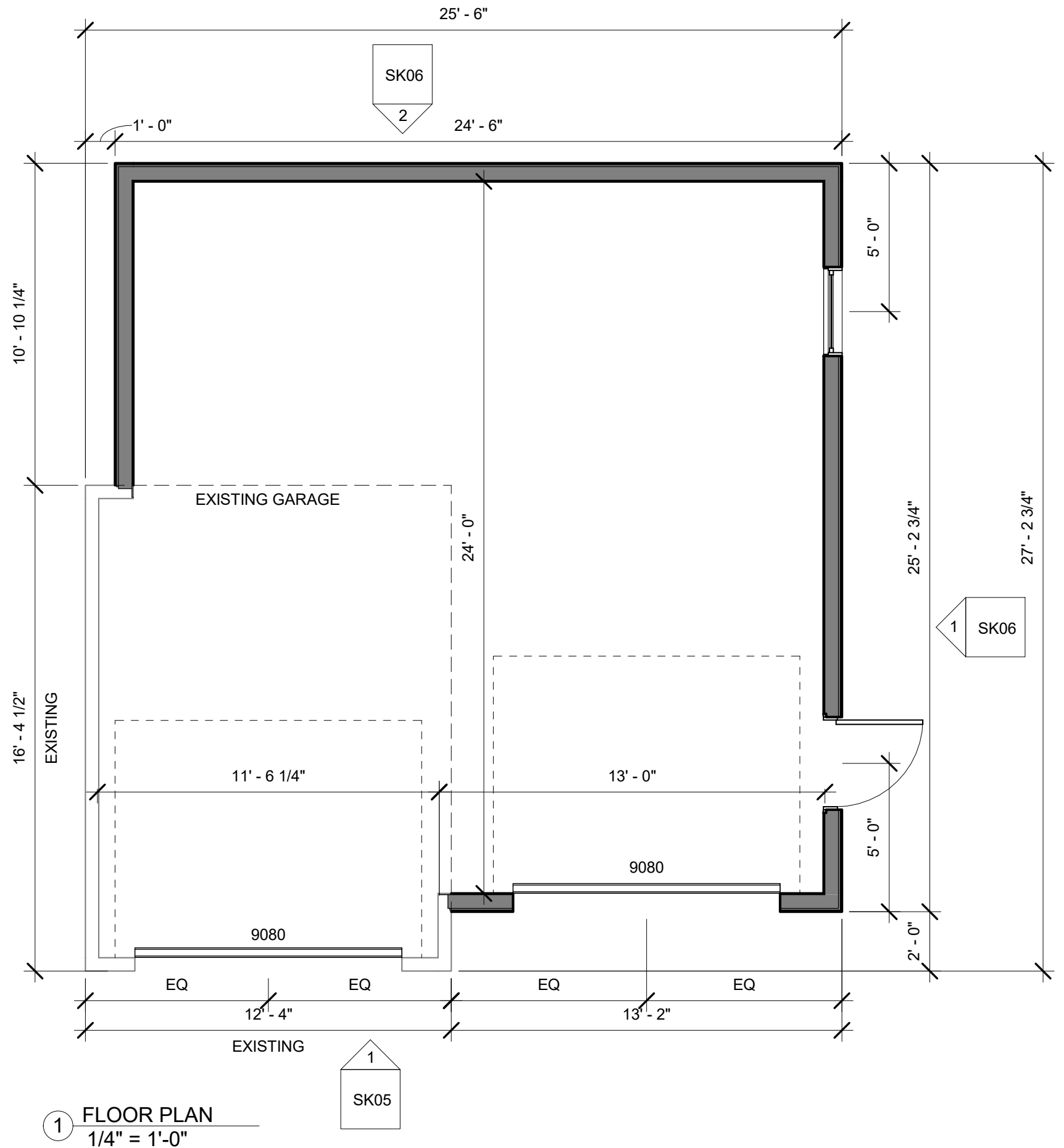


SITE PLAN

CHISEL
workshop

240 4TH AVE S

FLOOR PLAN
SCALE: As indicated



SK04



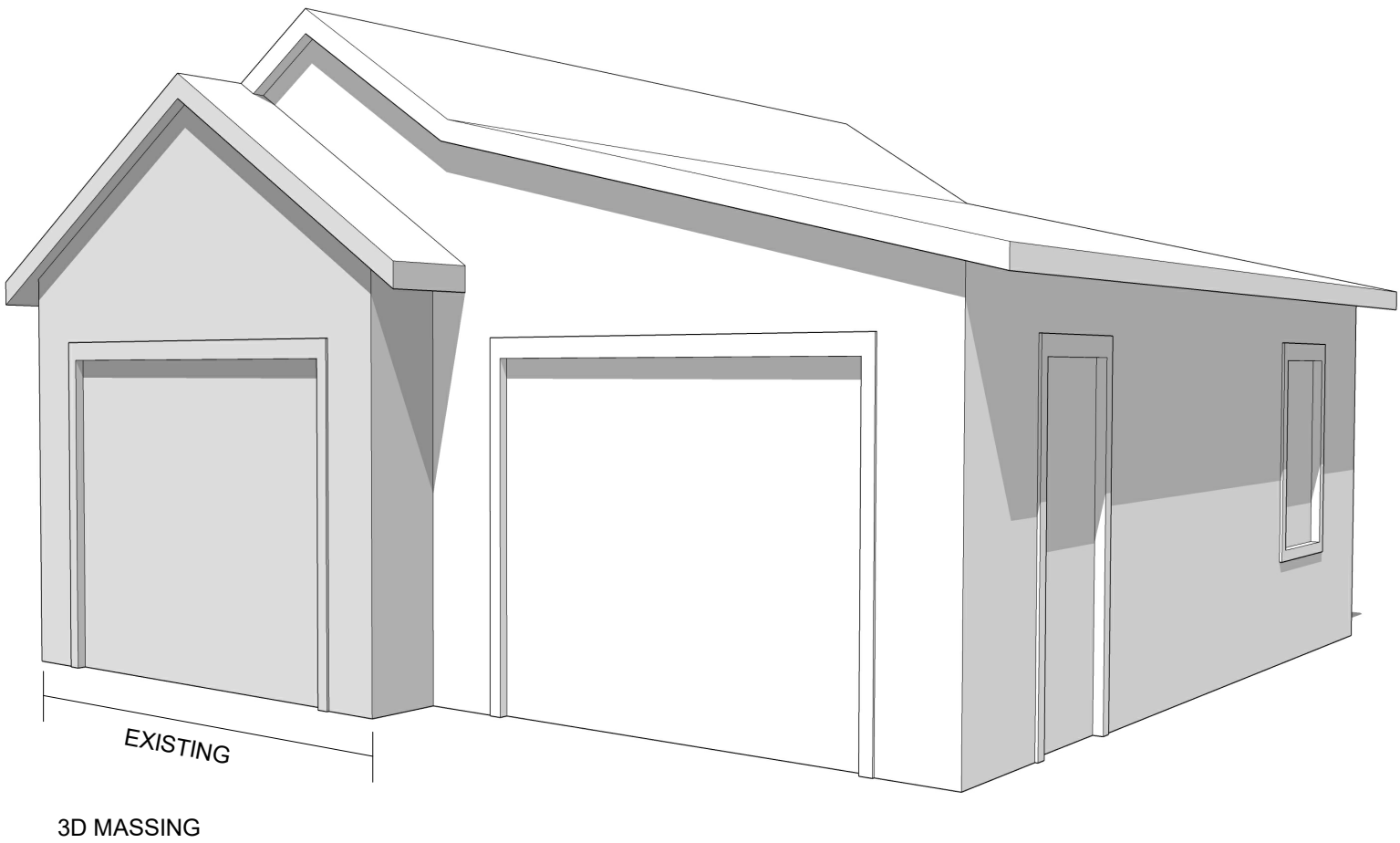
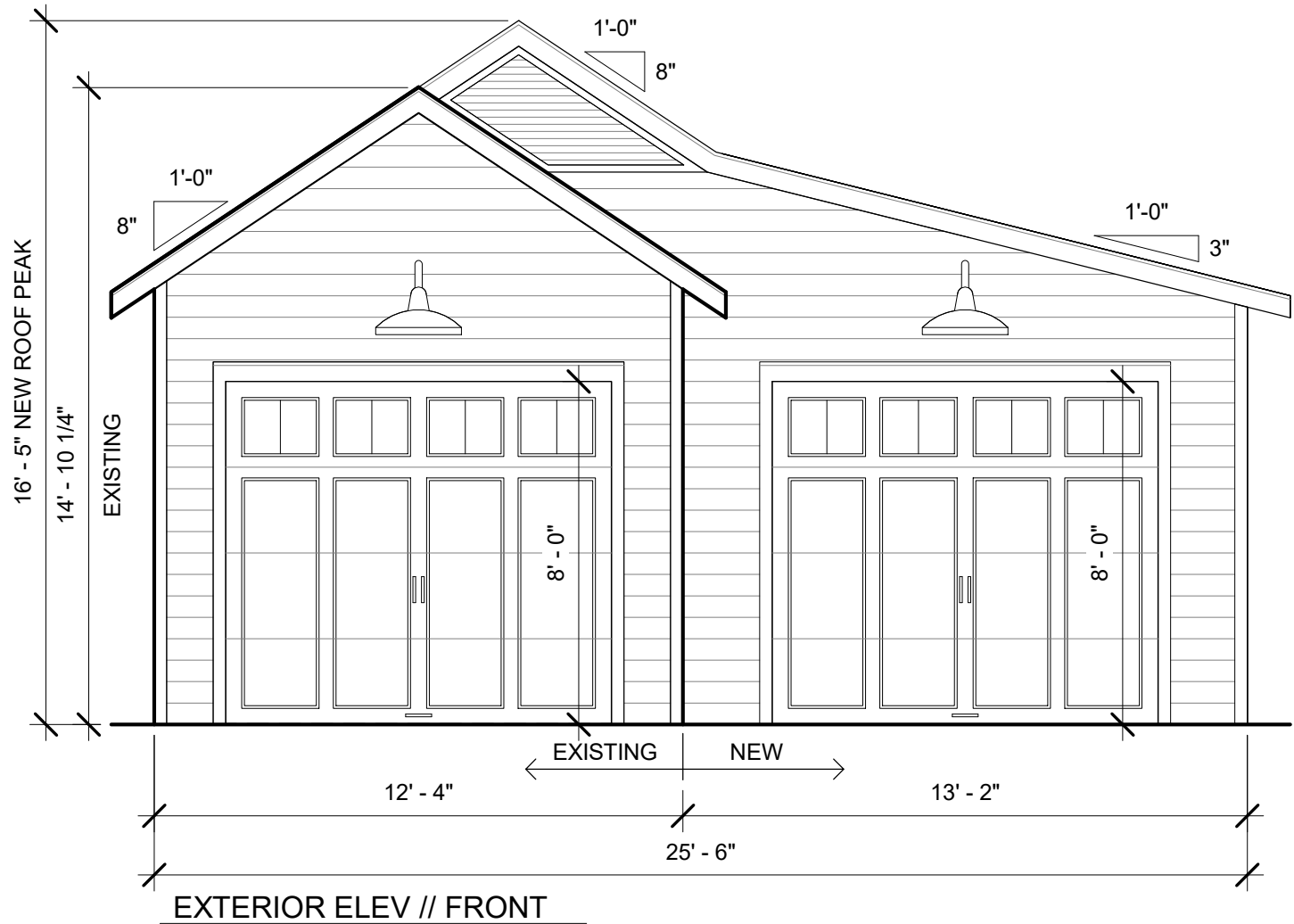
PROPOSED CONTEXT

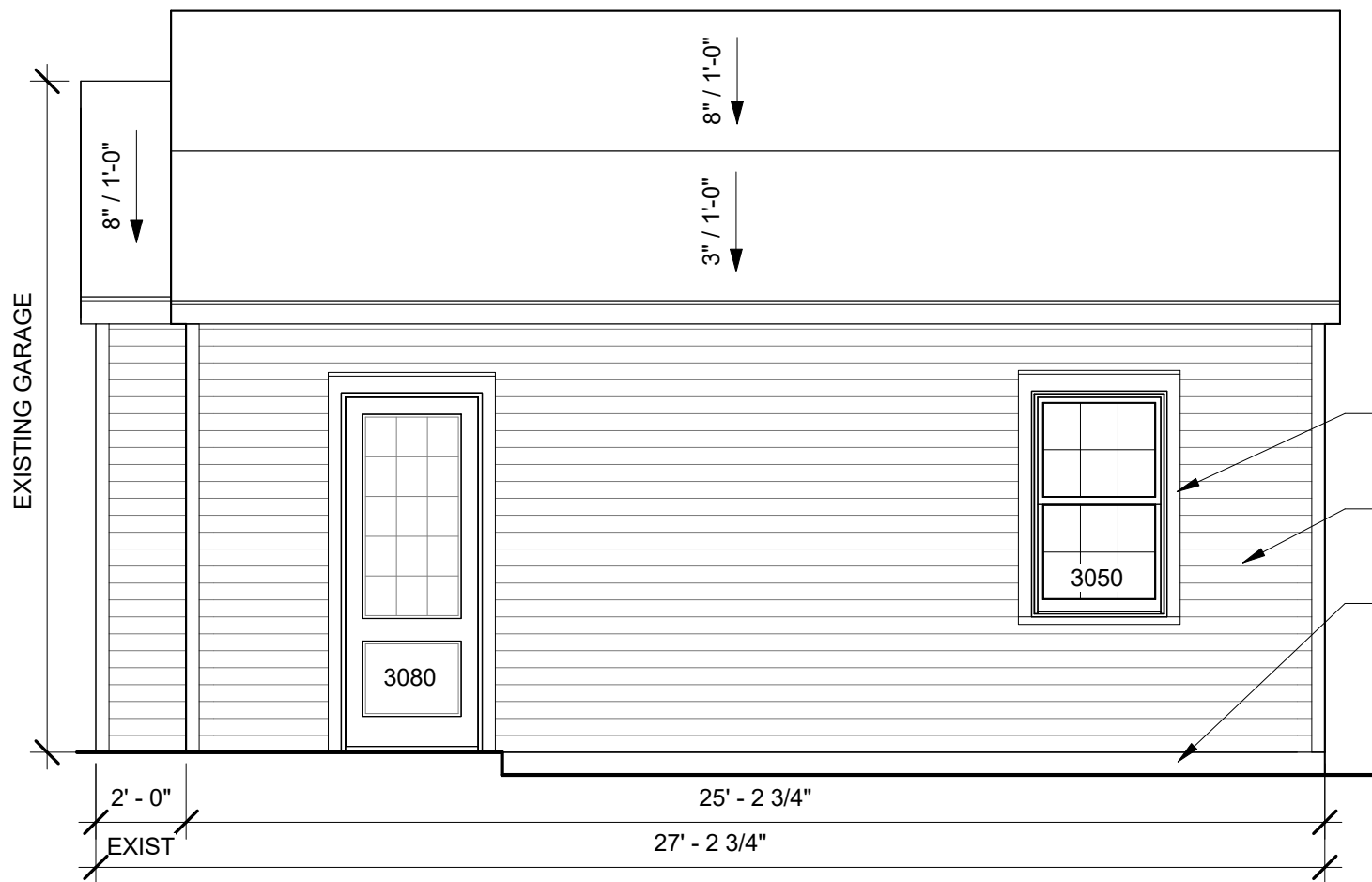


EXISTING CONTEXT



REAR OF EXISTING HOUSE



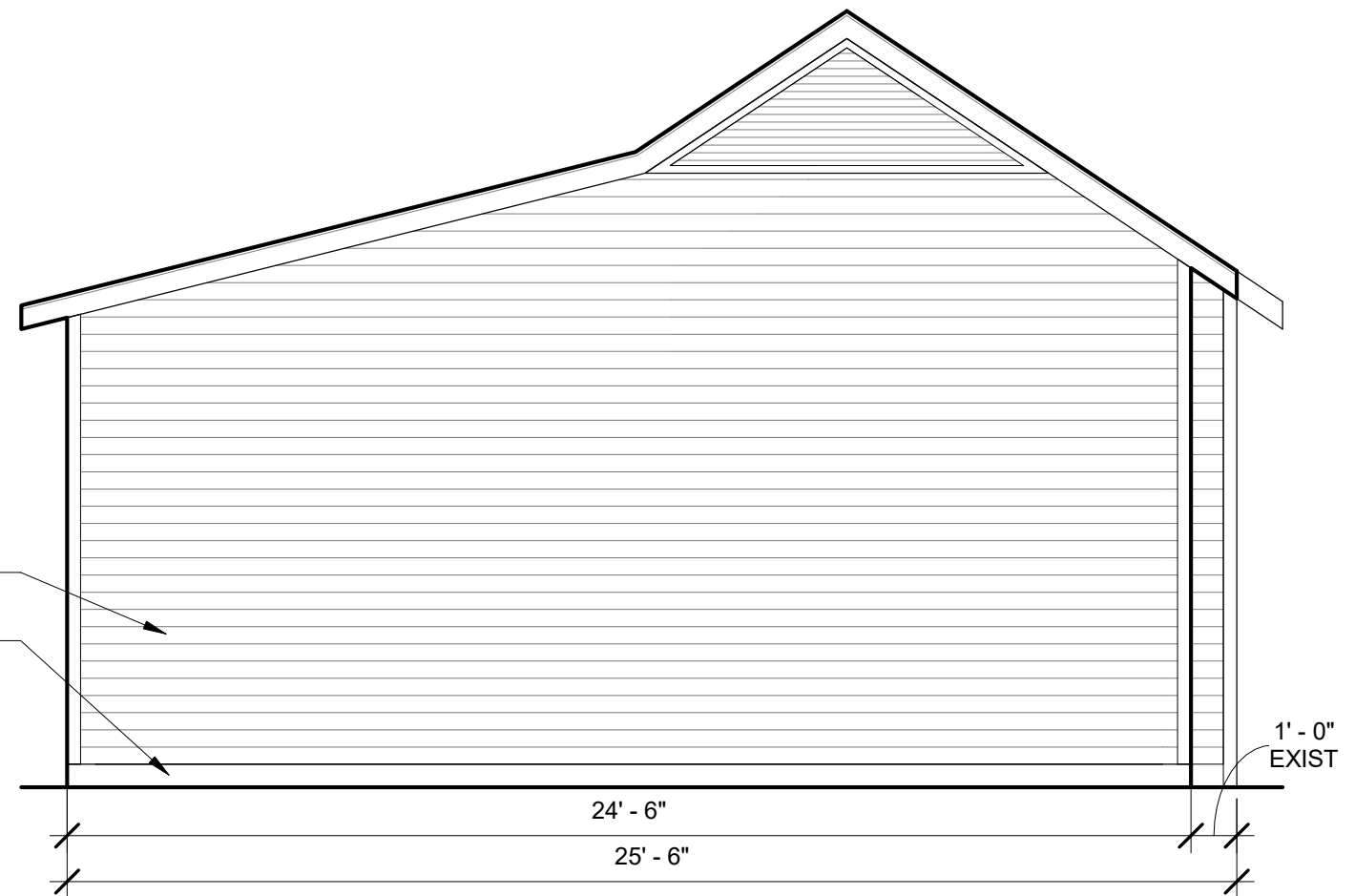


WINDOW TRIM TO
MATCH EXISTING
HOUSE

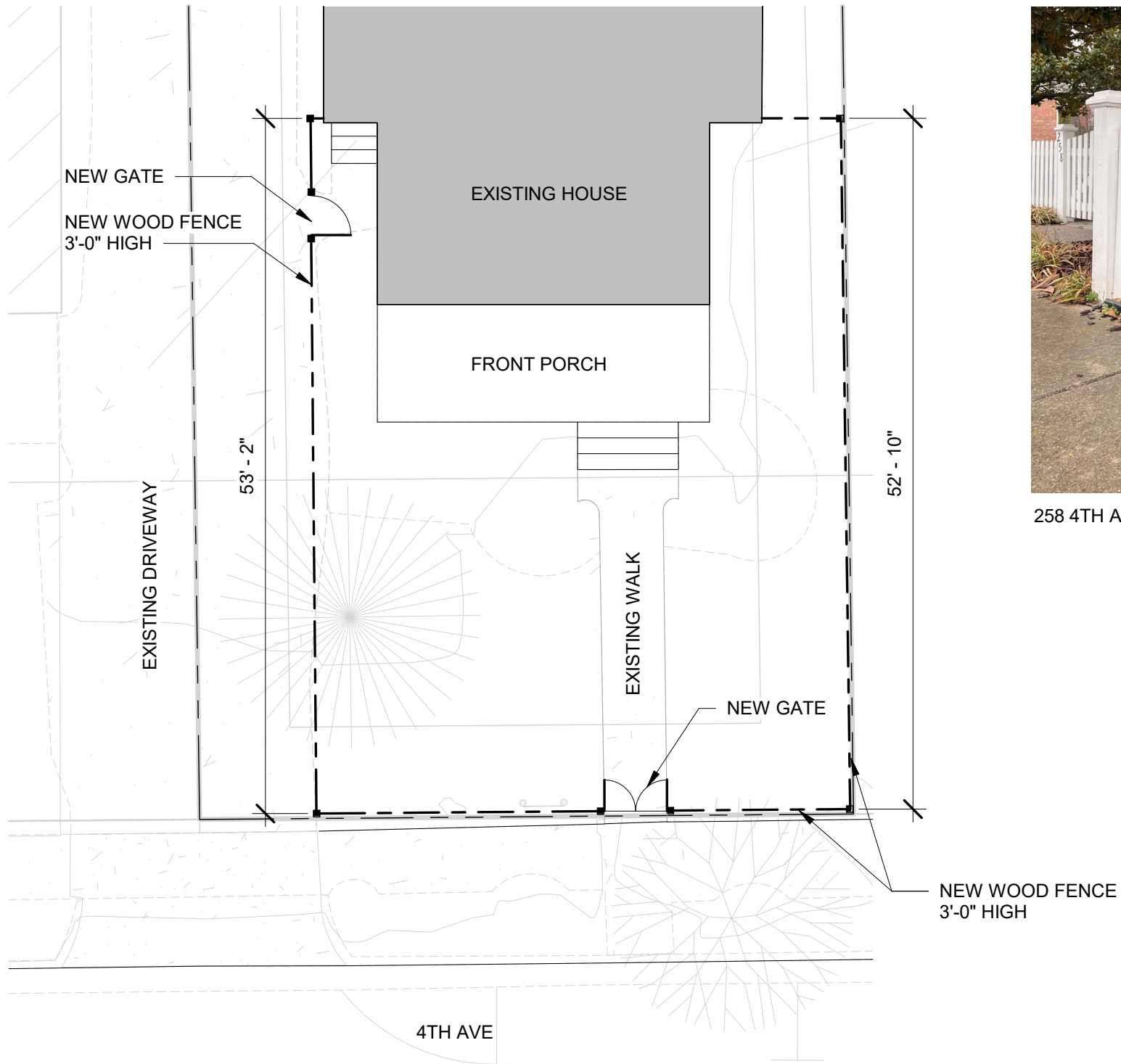
4 1/2" EXPOSURE
TO MATCH
EXISTING

CONCRETE
FOUNDATION

ELEVATION // RIGHT SIDE



ELEVATION // REAR



SITE PLAN // FRONT YARD



258 4TH AVE



245 4TH AVE

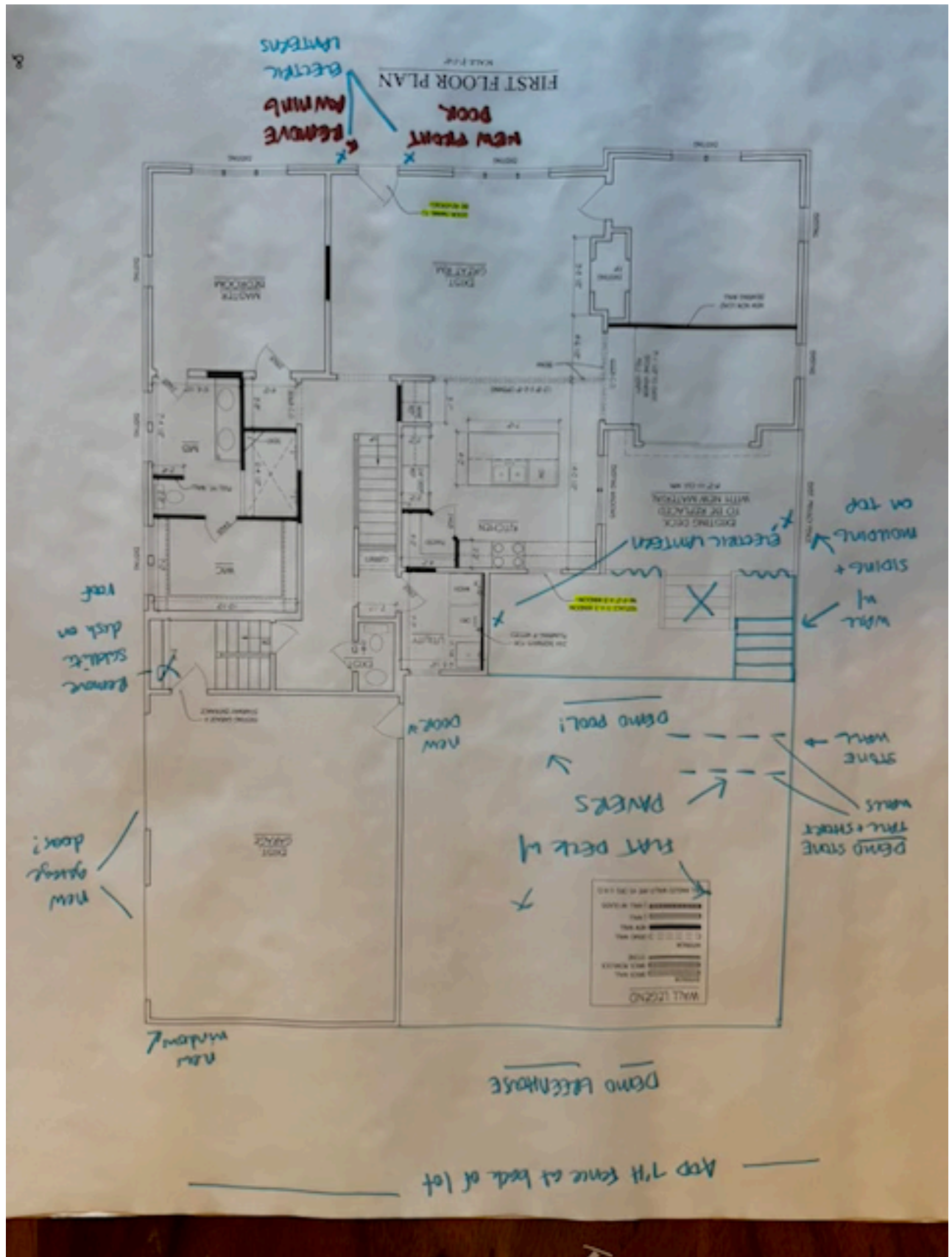


246 4TH AVE

PROJECT PROPOSES A NEW 3'-0" WOOD FENCE AROUND THE FRONT YARD. STYLE WILL BE COMPLIMENTARY TO THE HOUSE AND OTHER FENCES ALONG THE SAME BLOCK

HISTORIC/EXTERIOR

- Replace 1 window in the new kitchen at back of the house to accommodate counter height (change from 5'H x 3'W to 4'2"H x 3'W). Will replace with a wooden/paintable window and match trim with other windows
- Replace warped garage window and warped interior garage door used as an exterior door leading to pool
- Potentially replace garage doors (something neutral)
- Demolish the greenhouse and level/grass the backyard
- Demolish/fill swimming pool and cover with pavers
- Cover lower deck with attractive slate or stone pavers to match historic vibe of house (keep the same size)
- Replace and increase size of rotting deck attached to house with natural wood decking and iron railings
- Due to larger size of deck, extend siding wall higher and replace lattice on top of deck side wall with custom millwork in natural wood finish
- Demolish the stone walls that extend into the middle of the lower deck (leave the side one for privacy from the neighbor)
- Add 7'H wood fence along the back end of the yard - to be stained natural wood finish
- Remove satellite dish from roof
- Replace and/or paint gutters & fascia (roof is in good condition and staying)
- Add 2 electric lanterns on either side of the front door
- Add 2 electric lanterns for back deck lighting
- Paint exterior trim, siding and stucco (NOT paint stone, stucco has been previously painted)
- Potentially replace front door and swap door swing to open the other direction but still an in-swing)



January 10, 2025

Matthew Cognata
1441 New Hwy 96 W
Suite #2-106
Franklin, TN #7054

To Whom It May Concern at The City of Franklin:

I am the previous owner of 116 Lewisburg Avenue, Franklin, TN 37064. My family owned the house from December 1984 till December 17, 2024. It was around 1986 that my parents initially built the greenhouse that sits in the middle of the backyard. Please feel free to call me at 832-736-5278 with any questions.

All the best,

A handwritten signature in dark ink, appearing to read 'Matthew Cognata', with a stylized, flowing script.

Matthew Cognata









































































CHAT WITH A
SPECIALIST



visualcomfort.com





Traditional Tudor Materials



JOHN BESSLER

Tudor Color Schemes



SE O'BRIEN





22

of 25

Exposed Wood Details



Ad



Shop Johnson's, Aveeno & Desitin,
available on registry



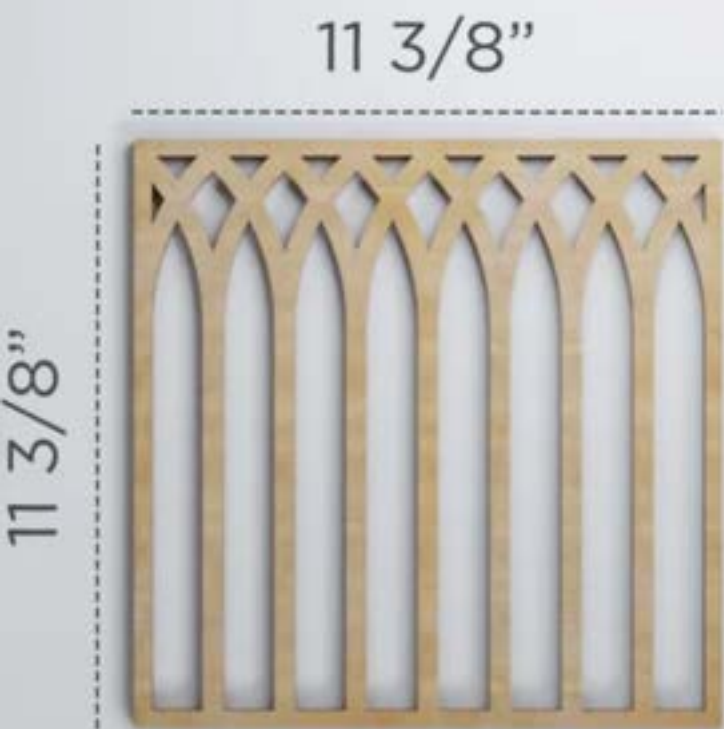
bhg.com





ONY MASTERSON

Cedar Park Decorative Fretw...



wayfair.com



ADD 7th frame at back of lot

Ромо АЛЕКСАНДРЕ



front deck w/

POWER-S

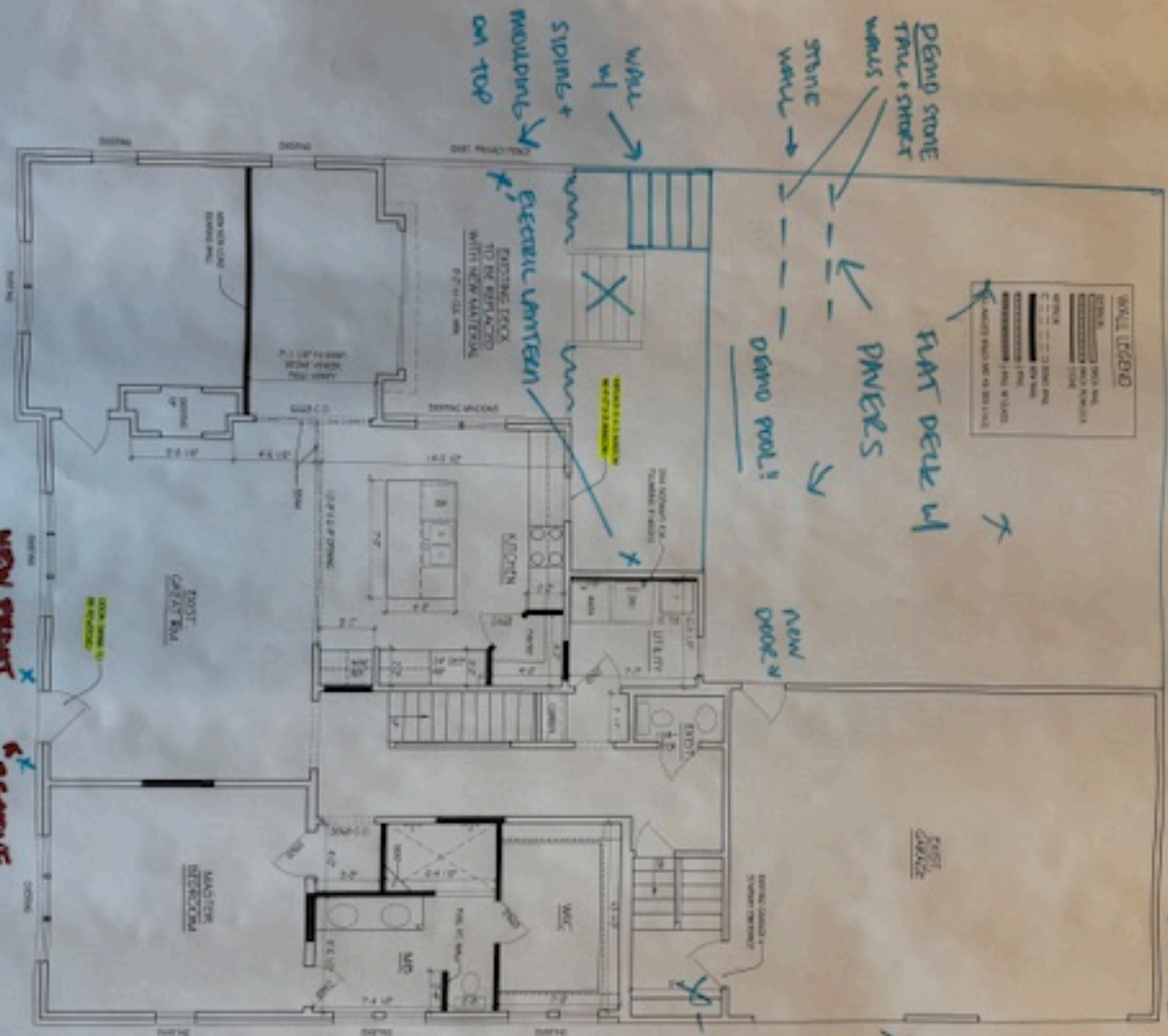
ocean pool:

New
page

Nov
7

new
space
door?

Remove
satellite
dish on
roof

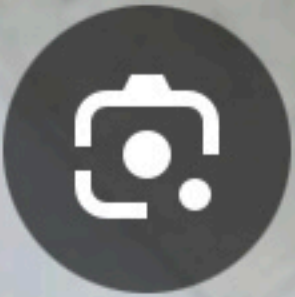
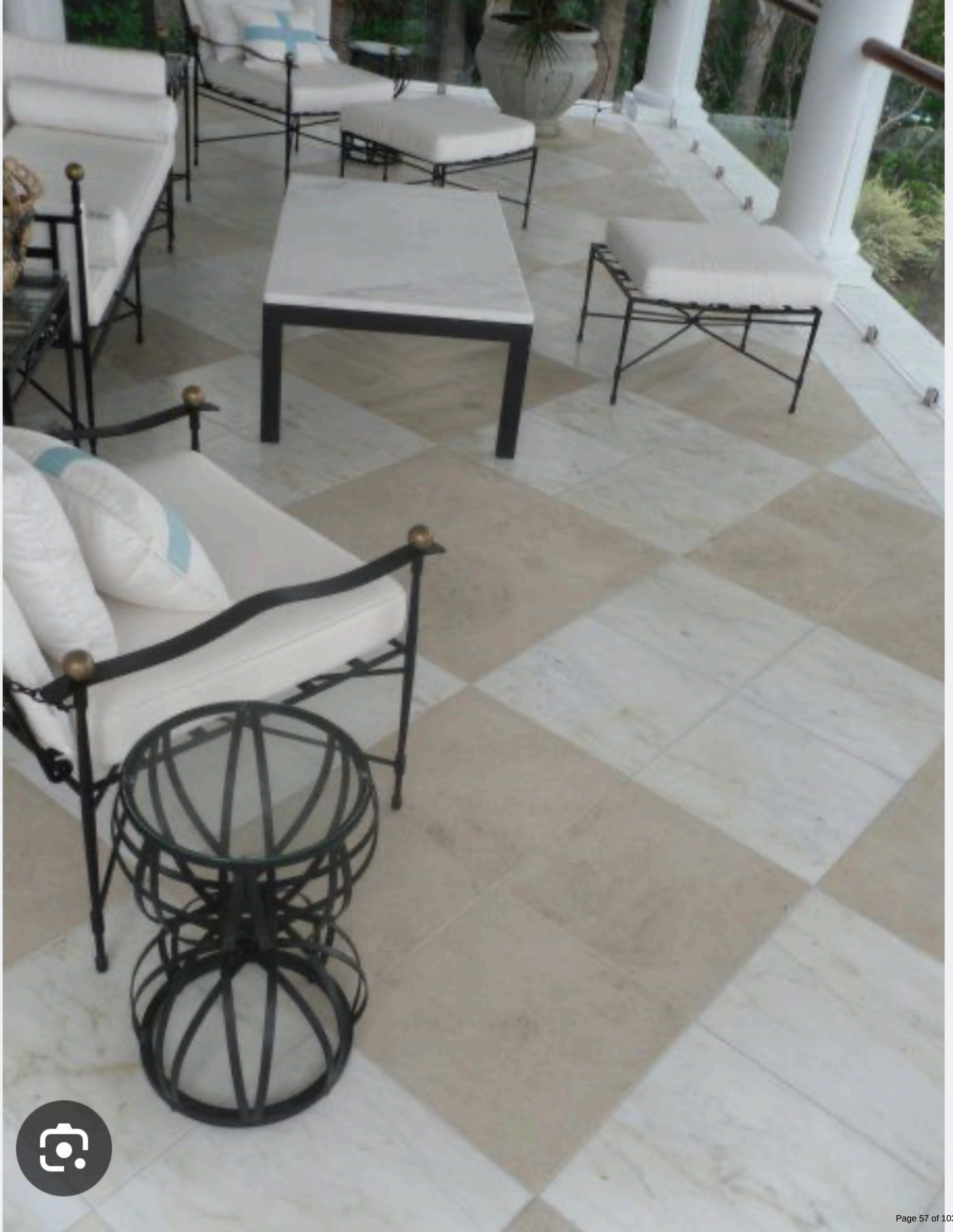


FIRST FLOOR PLAN

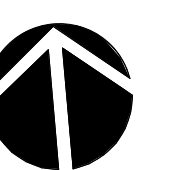
WILLIAM H. PETERSON

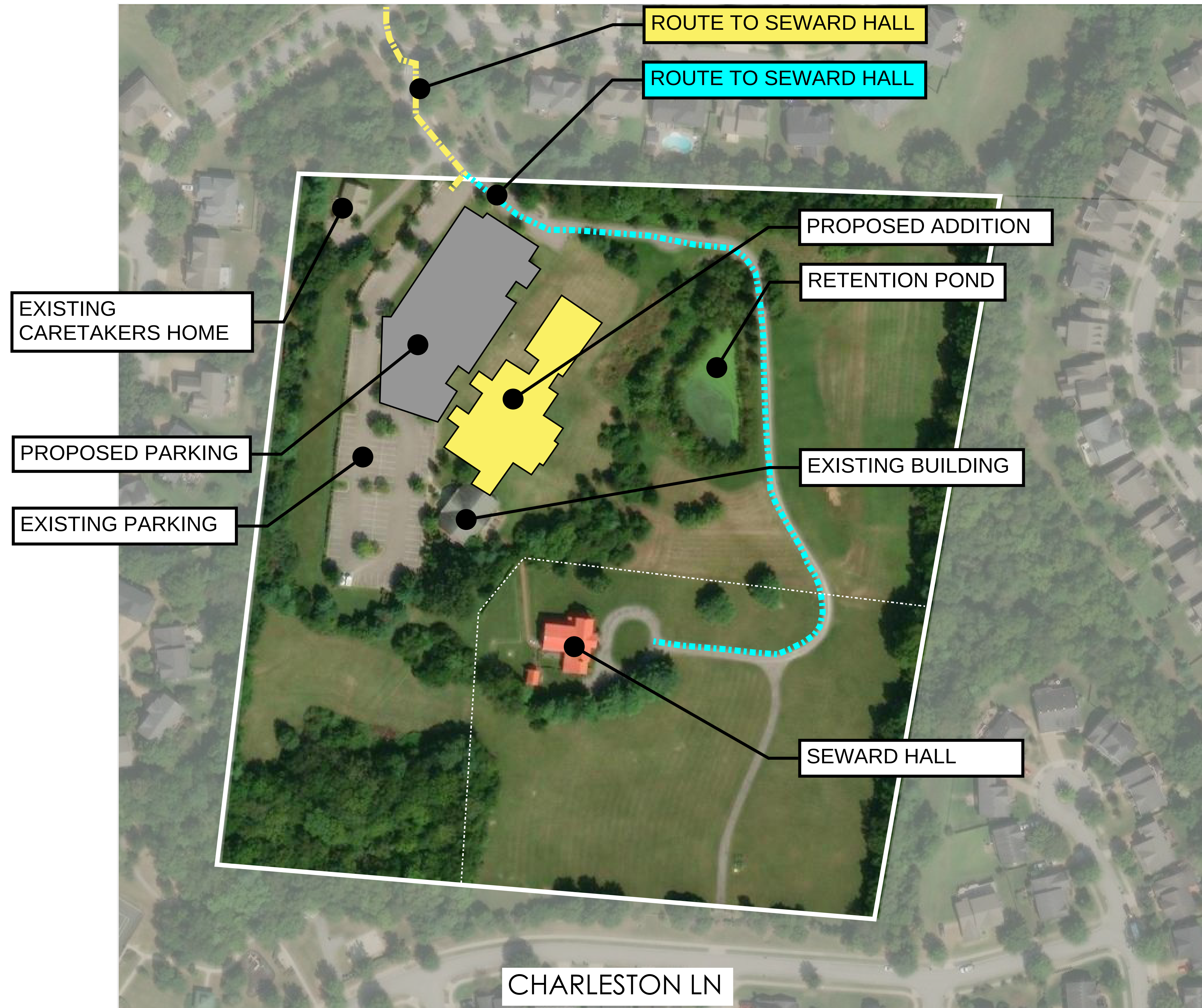
WEN REPORT
POOR

Relative
Powering
Electrical
Lampstands

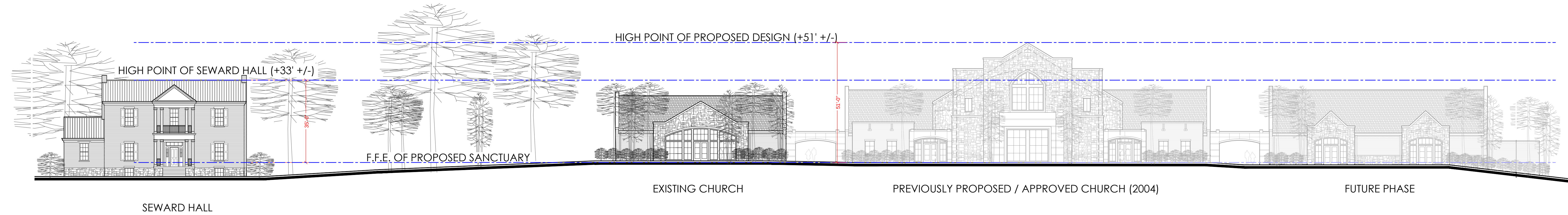






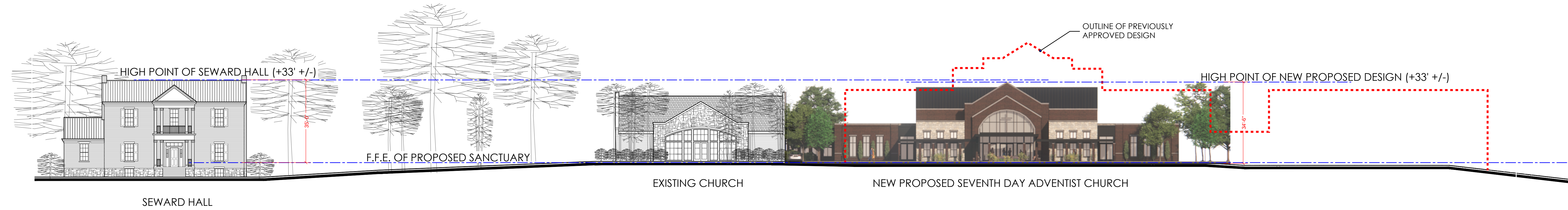






PREVIOUSLY APPROVED DESIGN (PARTIALLY BUILT)

1" = 20'



PROPOSED DESIGN

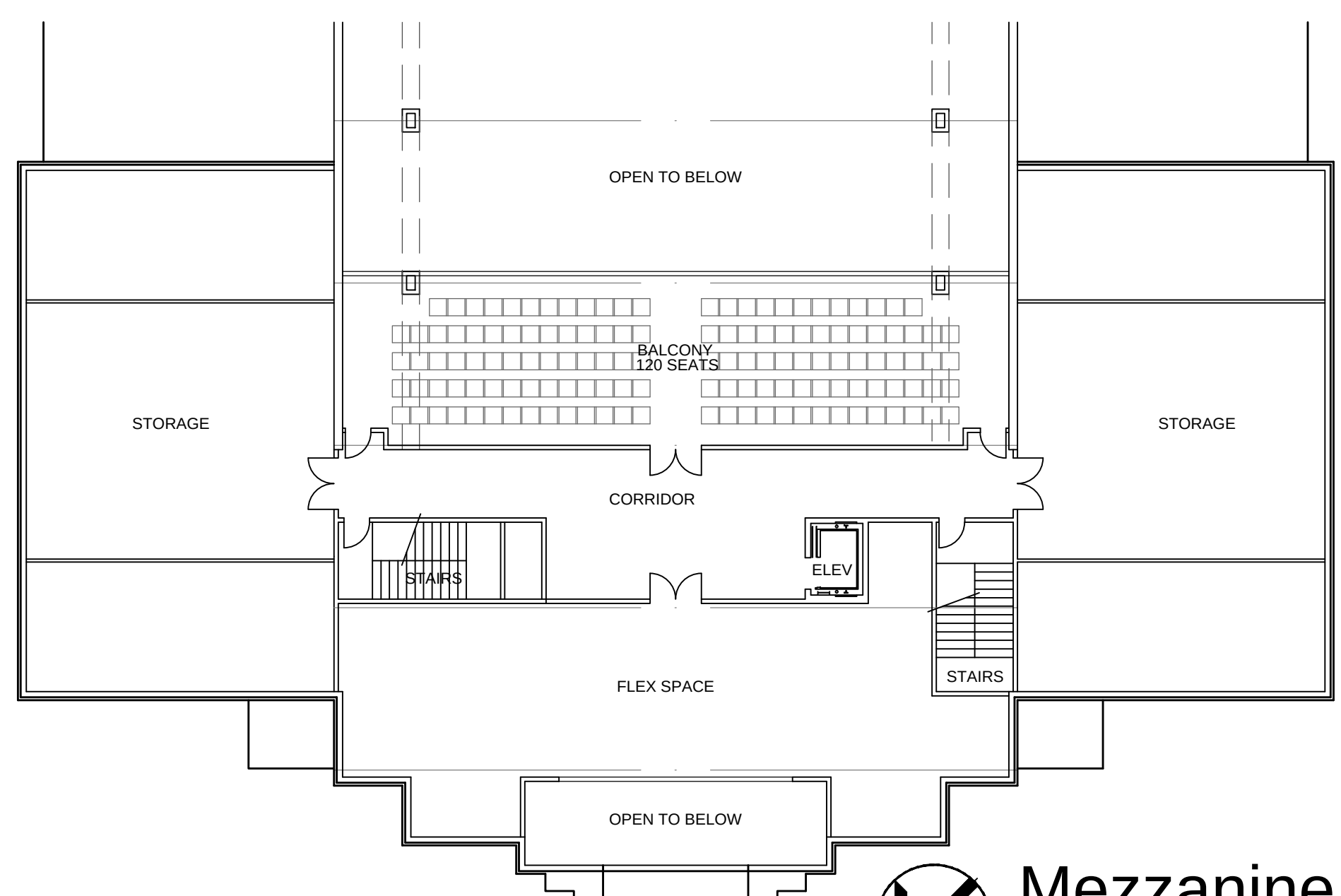
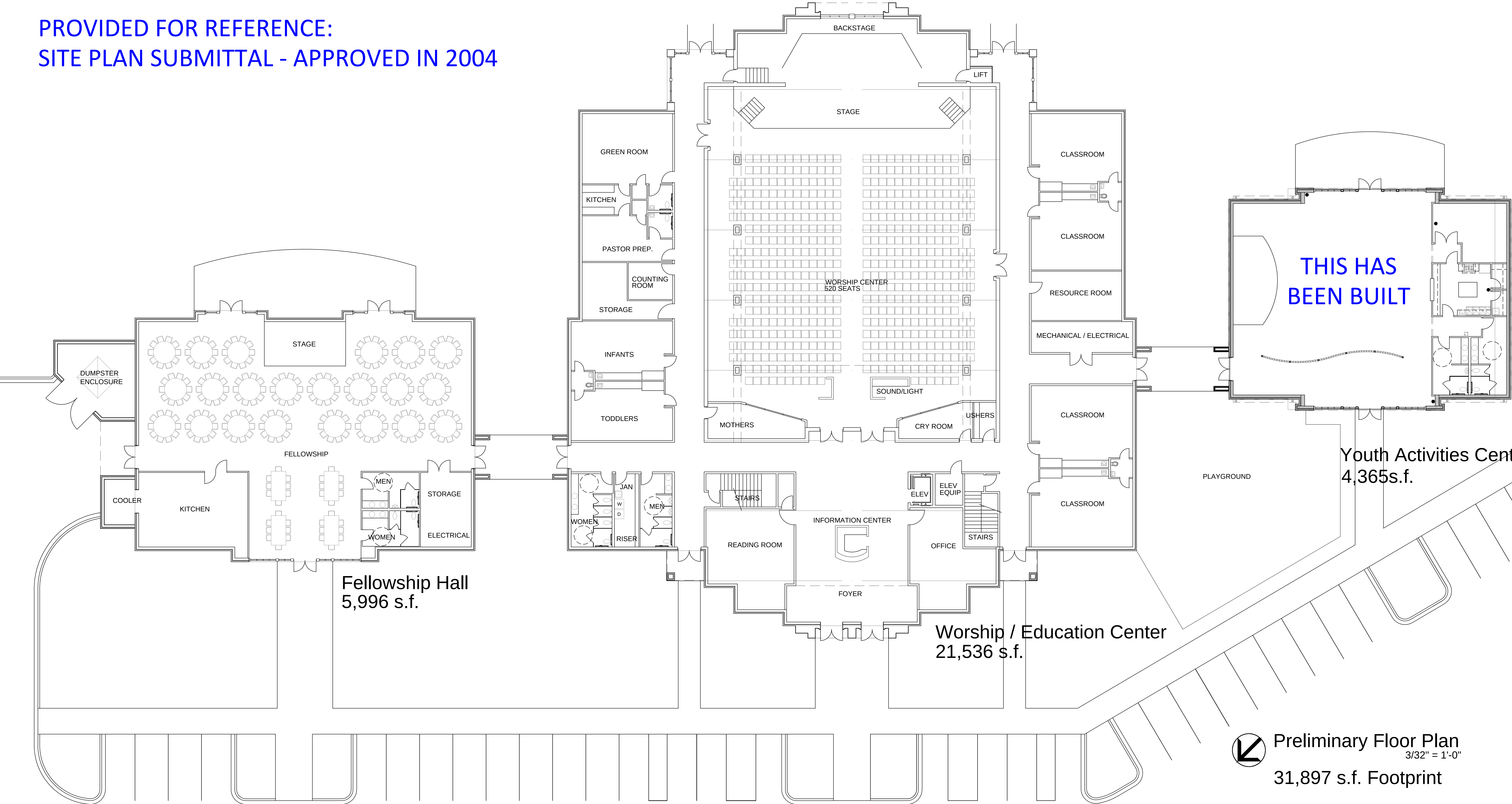
1" = 20'

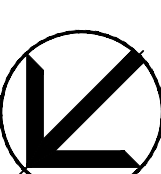


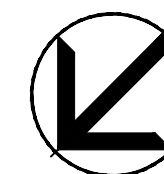




PROVIDED FOR REFERENCE:
SITE PLAN SUBMITTAL - APPROVED IN 2004



 Preliminary Floor Plan
3/32" = 1'-0"
31,897 s.f. Footprint

 Mezzanine Floor Plan
1/16" = 1'-0"
7,546 s.f.

39,443 s.f. including Mezzanine

Bethel Community Church
Franklin, Tennessee

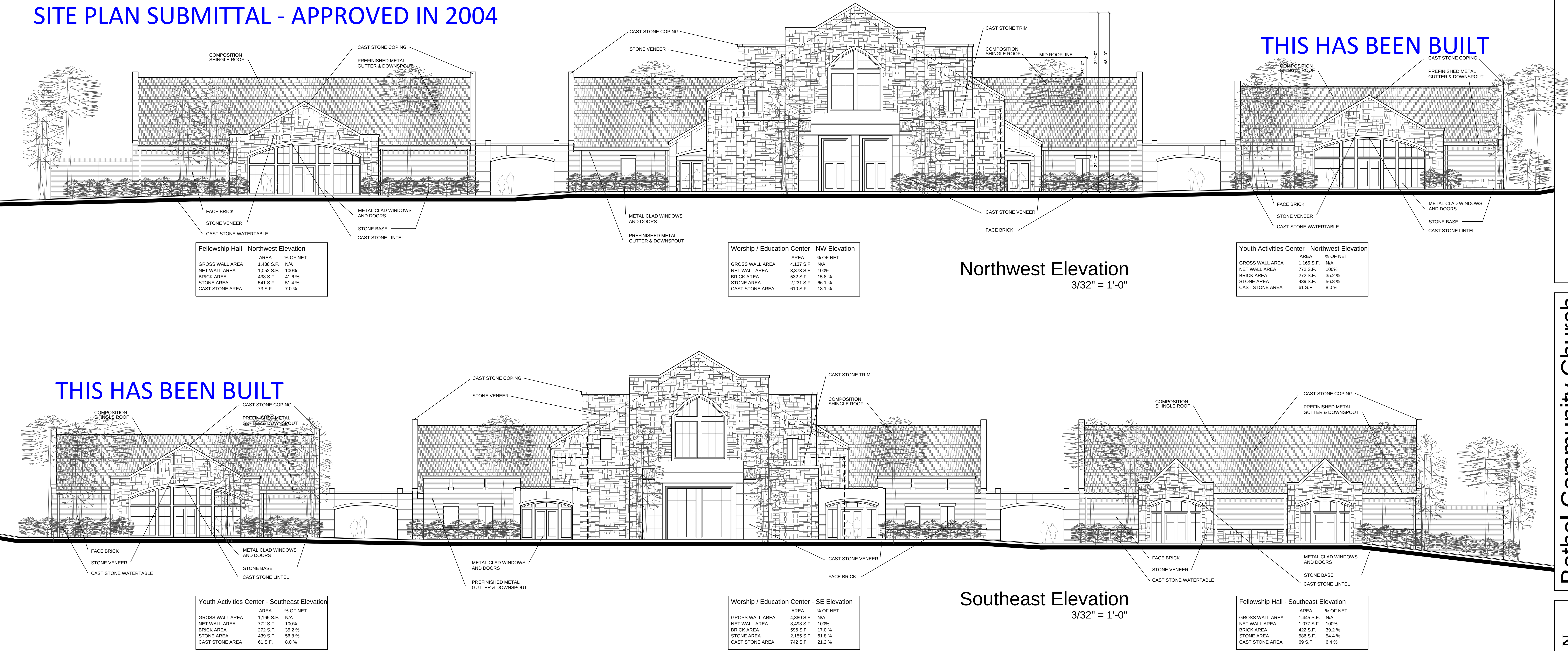
H. MICHAEL HINDMAN
ARCHITECTS, P.C.
1607 WESTGATE CIRCLE, SUITE 100, BRENTWOOD, TENNESSEE 37027
PHONE 615.970.3252 • EMAIL hnh@hnharchitects.com • FAX 615.973.1450

REVISIONS
9-14-04
FPC RESUBMITTAL

JOB NUMBER
03062
DRAWN BY
HMH
DATE
8-10-04
DRAWING

A1
OF

PROVIDED FOR REFERENCE:
SITE PLAN SUBMITTAL - APPROVED IN 2004



Notes

- LOCATION AND NUMBERS OF DOORS SUBJECT TO CHANGE PER OWNER REQUIREMENTS.
- SPECIFIED MATERIALS MAY CHANGE SUBJECT TO AVAILABILITY AT TIME OF CONSTRUCTION AND SUBJECT TO APPROVAL OF THE CODES DIRECTOR OR PLANNING COMMISSION.
- THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
FRANKLIN CODES DEPT. (615) 794-7012
FRANKLIN PLANNING DEPT. (615) 791-3212
- MOST HVAC UNITS ARE LOCATED ON THE ROOFS OF THE BUILDINGS AND ARE SCREENED FROM PUBLIC VIEW BY PARAPET WALLS. SOME EQUIPMENT MAY BE GROUND MOUNTED AND WILL BE SCREENED BY WALLS OR LANDSCAPING
- GROSS ELEVATION AREA EXCLUDES ROOF AREA
- NET ELEVATION AREA IS GROSS AREA EXCLUDING WINDOWS, DOORS, AND MISCELLANEOUS TRIM.

Finish Legend Church Buildings

MATERIAL	MANUFACTURER	COLOR
BRICK		
FACE BRICK	BORAL	MT. VERNON
STONE		
STONE	MOUNTAIN STONE	GRAY LEDGE
CAST STONE		
CAST STONE	ARRISCRAFT	ANTIQUE WHITE
PREFINISHED METAL		
COPING	KYNAR	DARK BROWN
DOWNSPOUT	KYNAR	DARK BROWN
WINDOWS		
ALUMINUM CLAD WOOD	PEACHTREE OR EQUAL	DARK BROWN
COMPOSITION SHINGLES		
STOREFRONT	CERTAINTEED GRAND MANOR	COLONIAL SLATE

THIS HAS BEEN BUILT

Key Plan
no scale

Bethel Community Church
Franklin, Tennessee

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PHONE 615/270-3262
EMAIL hmh@hindhmanarchitects.com

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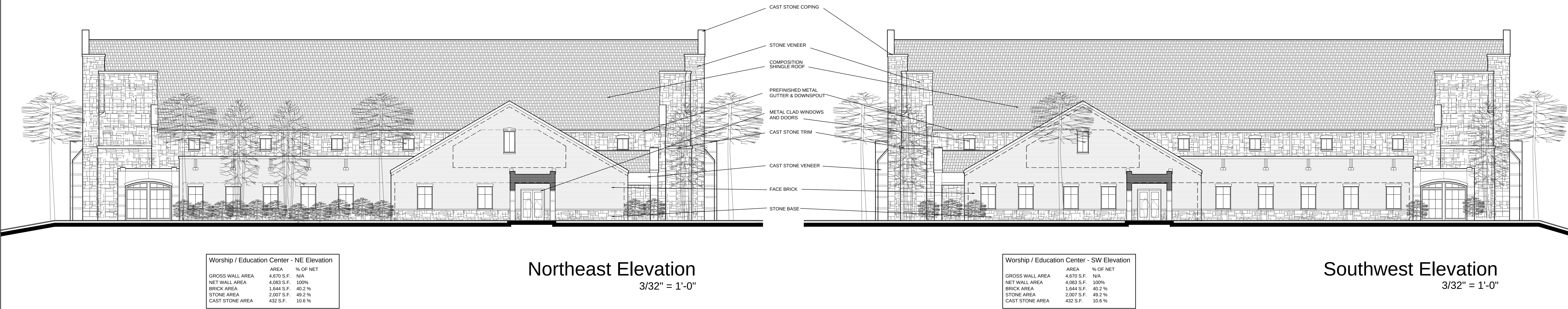
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HMH

DATE
8-10-04

DRAWING
A2

OF

PROVIDED FOR REFERENCE:
SITE PLAN SUBMITTAL - APPROVED IN 2004

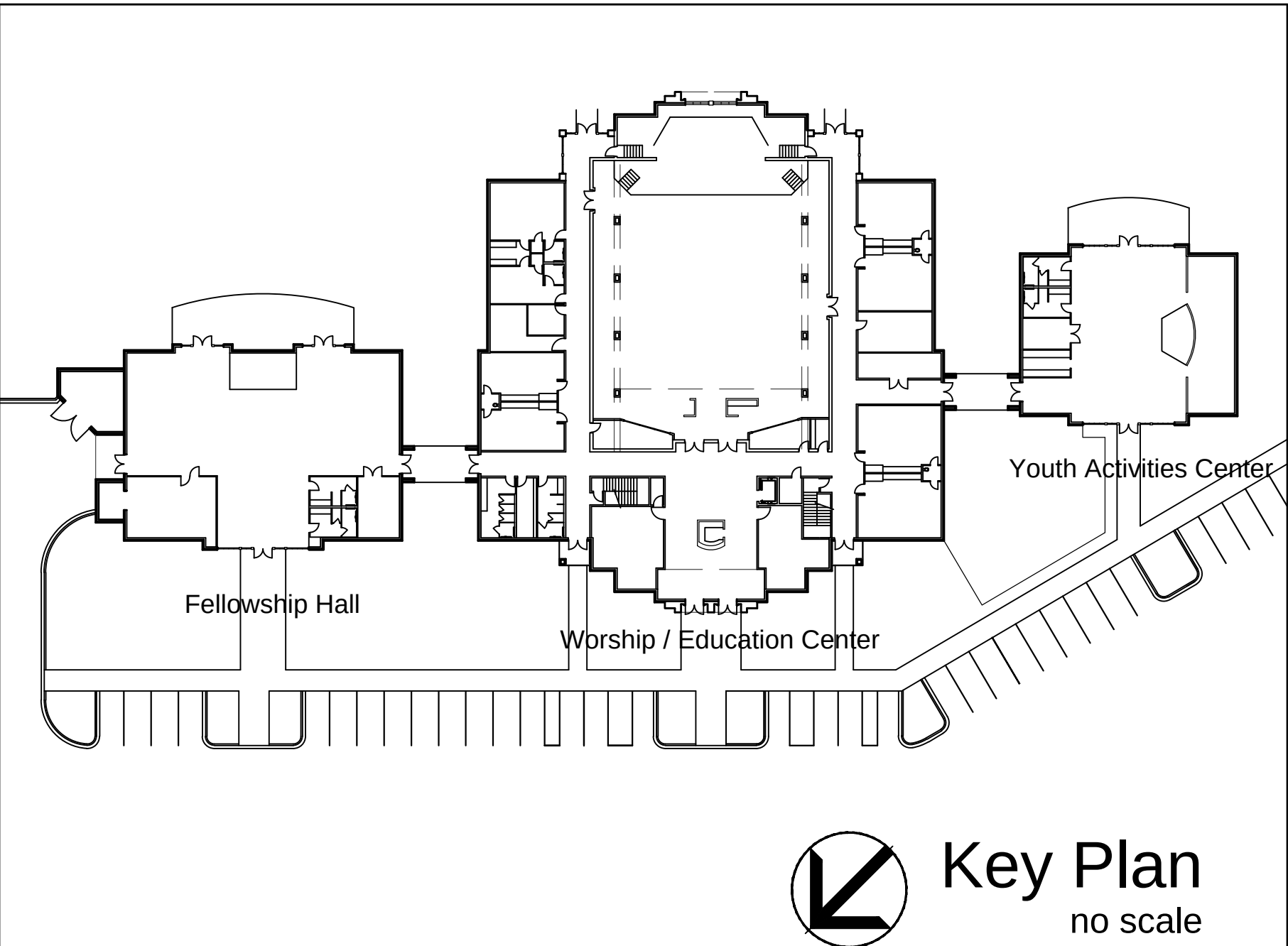


THIS HAS NOT BEEN BUILT



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WINDOWS		
ALUMINUM CLAD WOOD	PEACHTREE OR EQUAL	DARK BROWN
COMPOSITION SHINGLES		
STOREFRONT	CERTANTEED GRAND MANOR	COLONIAL SLATE



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REVISIONS

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DATE

8-10-04

DRAWING

A3

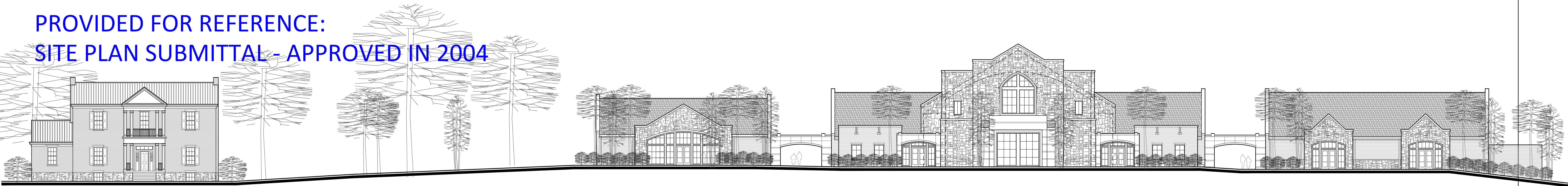
OF

Bethel Community Church

Franklin, Tennessee

Page 69 of 103

PROVIDED FOR REFERENCE:
SITE PLAN SUBMITTAL - APPROVED IN 2004



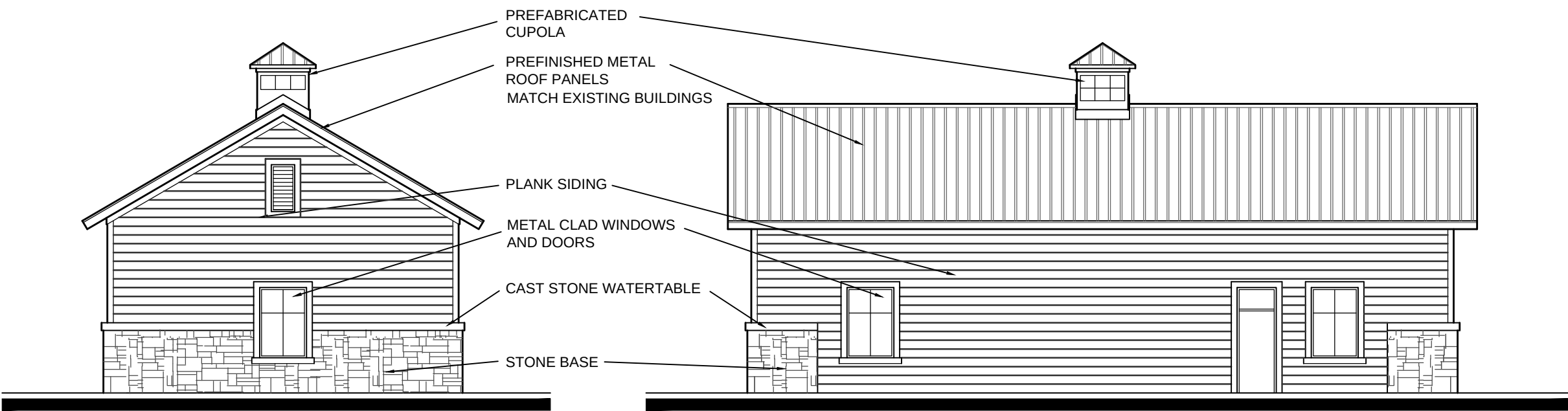
Combined Elevation
Seward Hall / Bethel Church
1/16" = 1'-0"



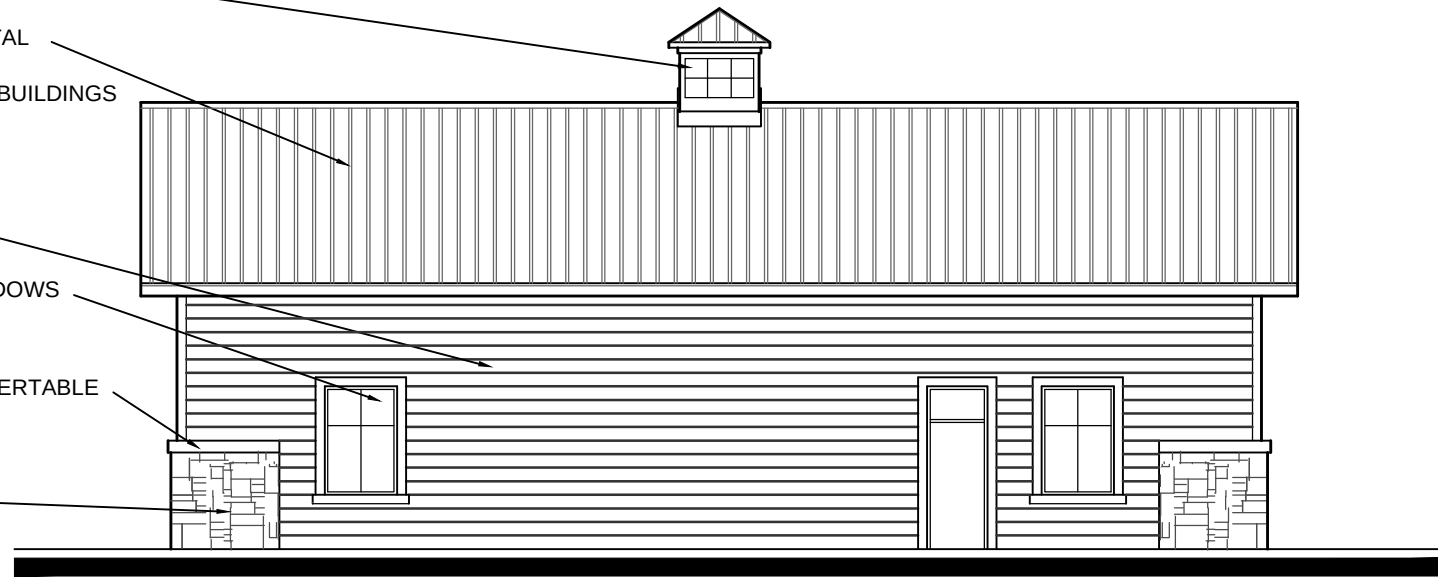
Existing
Seward Hall
3/32" = 1'-0"
(No Work proposed)



Existing
Caretaker's Cottage
3/32" = 1'-0"
(No Work proposed)



East / West Elevation



North Elevation



South Elevation

Maintenance Building - All Elevations		
	AREA	% OF NET
GROSS WALL AREA	2,860 S.F.	N/A
NET WALL AREA	2,278 S.F.	100%
PLANK SIDING AREA	1,797 S.F.	78.9 %
STONE AREA	426 S.F.	18.7 %
CAST STONE AREA	55 S.F.	2.4 %

Maintenance Building
3/32" = 1'-0"

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Maintenance Building

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STONE	MOUNTAIN STONE	GRAY LEDGE
CAST STONE		
CAST STONE	ARRISCRAFT	ANTIQUE WHITE
PLANK SIDING		
CEMENTITIOUS PLANK SIDING	HARDPLANK	GREY
PREFINISHED METAL		
COPING	KYNAR	GREY
DOWNSPOUT	KYNAR	GREY
ROOF PANELS	BERRIDGE	COLONIAL RED MATCH EXISTING
PAINT		
METAL DOOR	SHERWIN WILLIAMS OR EQUAL	MATCH PLANK SIDING
TRIM	SHERWIN WILLIAMS OR EQUAL	WHITE
WINDOWS		
ALUMINUM CLAD WOOD	PEACHTREE OR EQUAL	WHITE

H. MICHAEL HINDMAN

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PHONE 615/791-3212
FAX 615/791-3212
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Bethel Community Church

Franklin, Tennessee

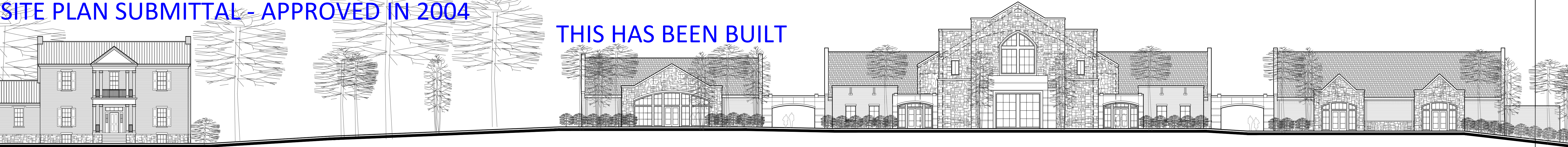
REVISIONS
9-14-04
R/C RESUBMITTAL
10-5-04

JOB NUMBER
03062
DRAWN BY
HMH
DATE
8-10-04
DRAWING

A4
OF

PROVIDED FOR REFERENCE:
SITE PLAN SUBMITTAL - APPROVED IN 2004

THIS HAS BEEN BUILT



Combined Elevation
Seward Hall / Bethel Church
1/16" = 1'-0"

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CEMENTITIOUS PLANK SIDING	HARDPLANK	GREY
PREFINISHED METAL		
COPING	KYNAR	GREY
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PAINT		
METAL DOOR	SHERWIN WILLIAMS OR EQUAL	MATCH PLANK SIDING
TRIM	SHERWIN WILLIAMS OR EQUAL	WHITE
WINDOWS		
ALUMINUM CLAD WOOD	PEACHTREE OR EQUAL	WHITE

Bethel Community Church

Tennessee

Franklin,

H. MICHAEL HINDMAN

ARCHITECT

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EMAIL hindh@mharchitect.com

REVISIONS
9-14-04
RJC RESUBMITTAL
10-5-04

JOB NUMBER
03062

DRAWN BY
HMH

DATE
8-10-04

DRAWING

A4
OF



February 17, 2025

FACTORY AT FRANKLIN HOTEL & PARKING GARAGE

Historic Zoning Commission - DRC Presentation

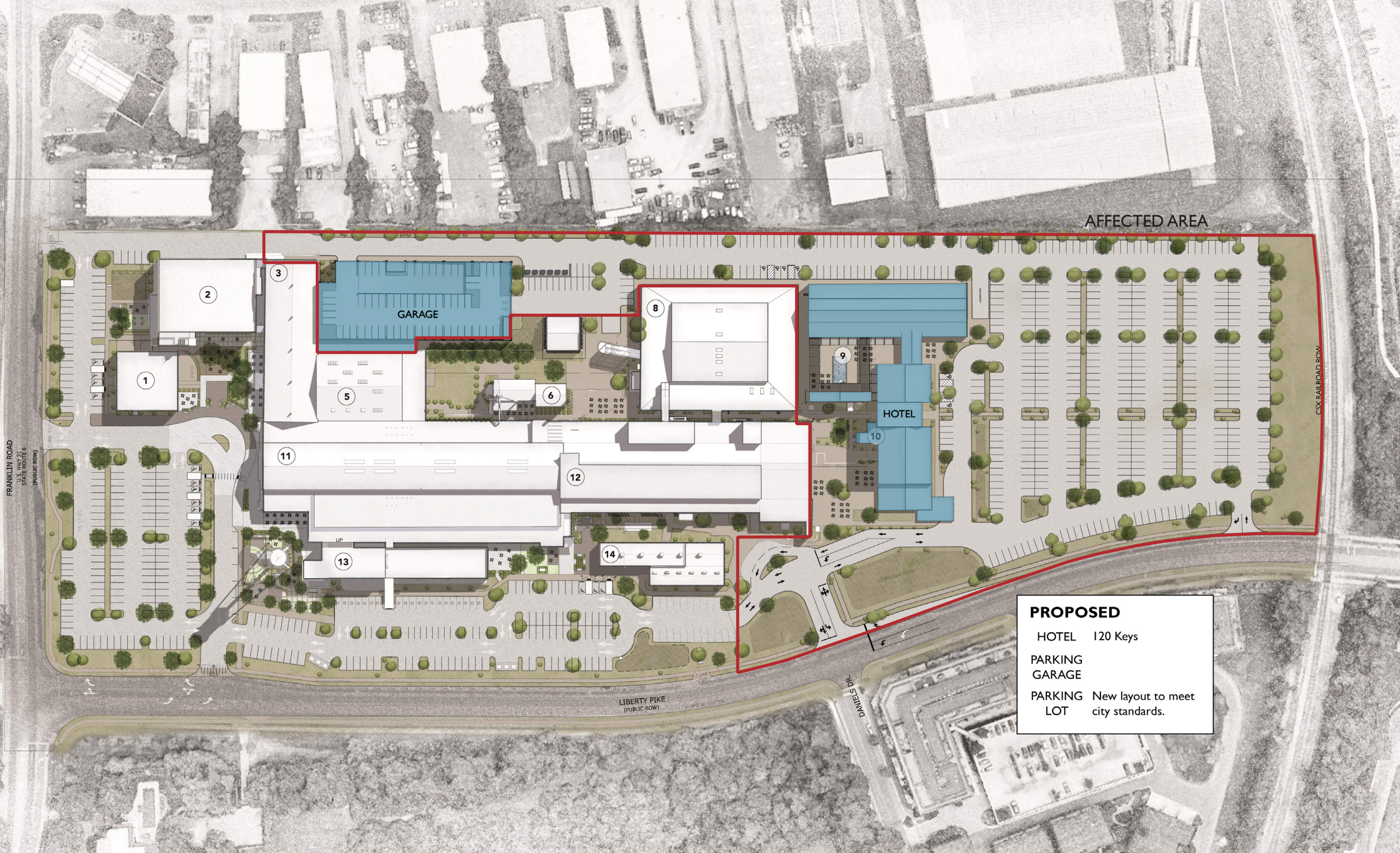
Items to Discuss

Hotel

- Enclosed Staircase at Courtyard
- Porte Cochere Options
- Window Sizes and Comparison to Existing Factory Buildings
- Pedestrian Alley Passageway Massing

Garage

- Facade material Options



THE FACTORY AT FRANKLIN MASTER PLAN



HOLLADAY
PROPERTIES



HOTEL

STAIR TOWER & PORCH - DESIGN OPTIONS



FACTORY AT FRANKLIN HOTEL
Holladay Properties

COURTYARD VIEW - STAIR/PORCH OPTION 1

STONEHILL TAYLOR
February 17th, 2025



FACTORY AT FRANKLIN HOTEL
Holladay Properties

COURTYARD VIEW - STAIR/PORCH OPTION 2

STONEHILL TAYLOR
February 17th, 2025

WINDOW: 9' - 0" X 10' - 0" OVERALL
WINDOW REFERENCE: W-102 #2 1ST FLOOR

RIBBON WINDOW: 5' - 8" X 11' - 6" OVERALL
WINDOW REFERENCE: W-101 #3

WINDOW: 9' - 6" X 8' - 6" OVERALL
WINDOW REFERENCE: W-102 #2 1ST FLOOR

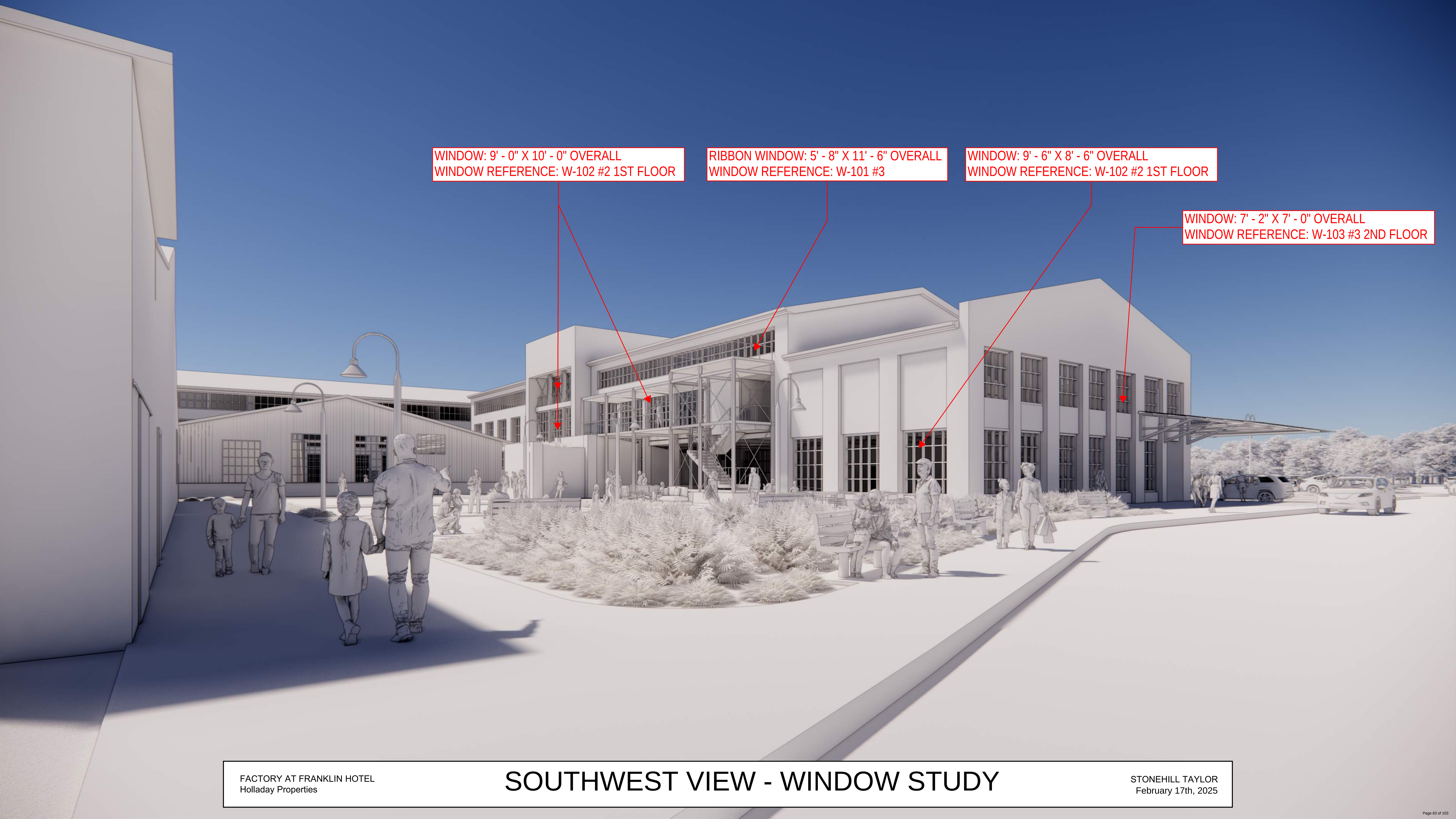












WINDOW: 9' - 0" X 10' - 0" OVERALL
WINDOW REFERENCE: W-102 #2 1ST FLOOR

RIBBON WINDOW: 5' - 8" X 11' - 6" OVERALL
WINDOW REFERENCE: W-101 #3

WINDOW: 9' - 6" X 8' - 6" OVERALL
WINDOW REFERENCE: W-102 #2 1ST FLOOR

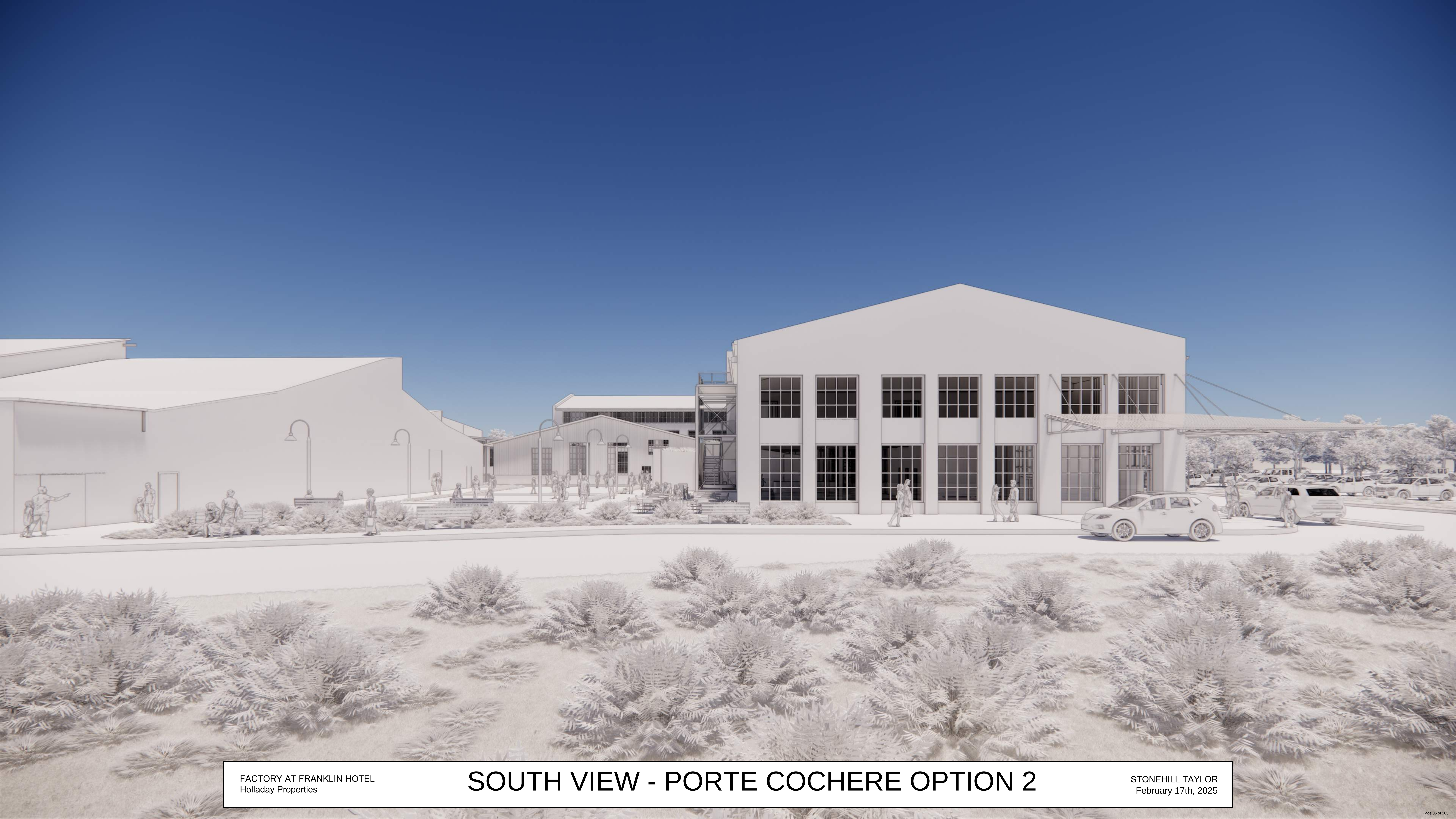
WINDOW: 7' - 2" X 7' - 0" OVERALL
WINDOW REFERENCE: W-103 #3 2ND FLOOR



HOTEL

PORTE COCHERE - DESIGN OPTIONS



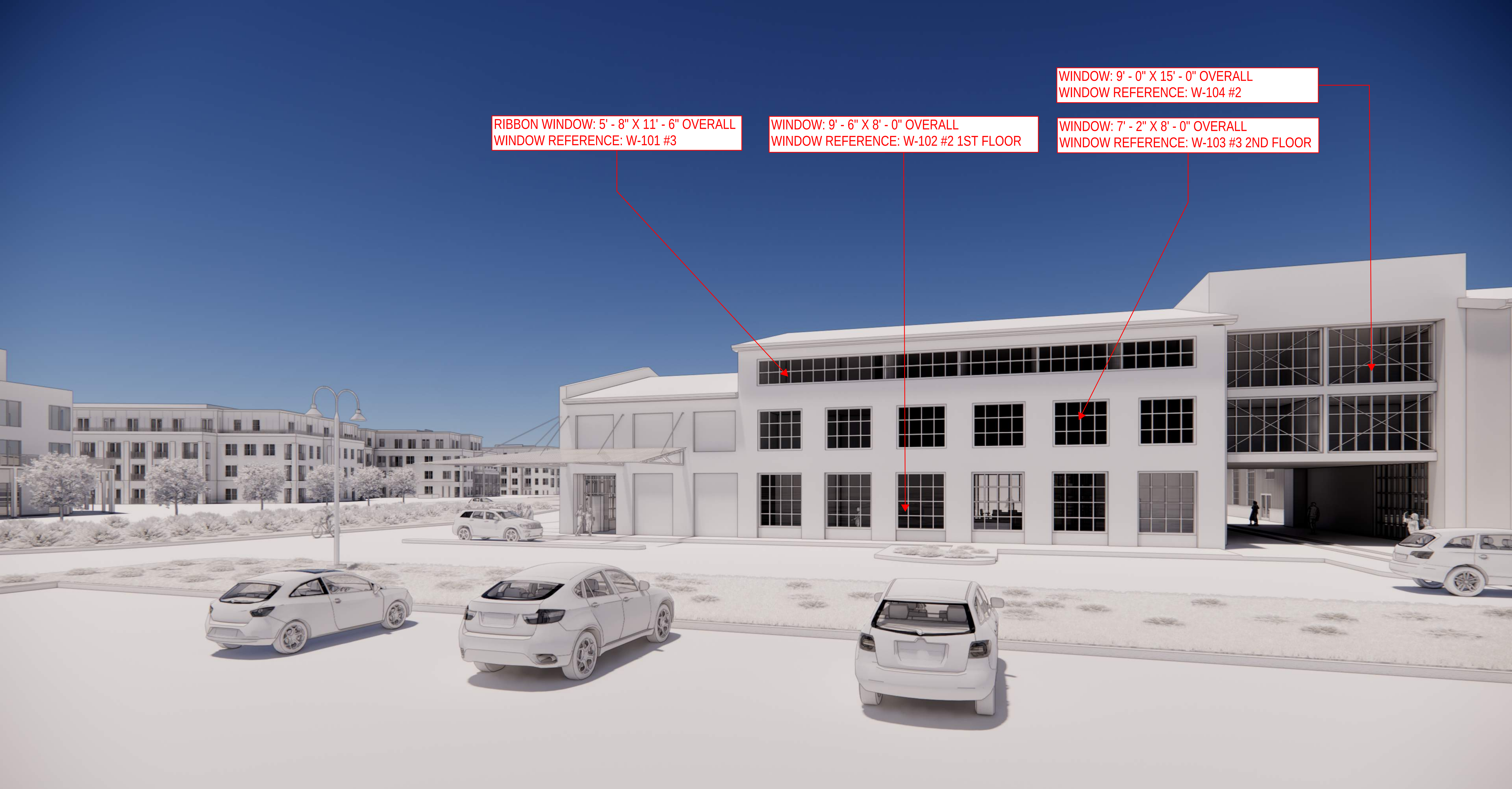












RIBBON WINDOW: 5' - 8" X 11' - 6" OVERALL
WINDOW REFERENCE: W-101 #3

WINDOW: 9' - 6" X 8' - 0" OVERALL
WINDOW REFERENCE: W-102 #2 1ST FLOOR

WINDOW: 9' - 0" X 15' - 0" OVERALL
WINDOW REFERENCE: W-104 #2

WINDOW: 7' - 2" X 8' - 0" OVERALL
WINDOW REFERENCE: W-103 #3 2ND FLOOR

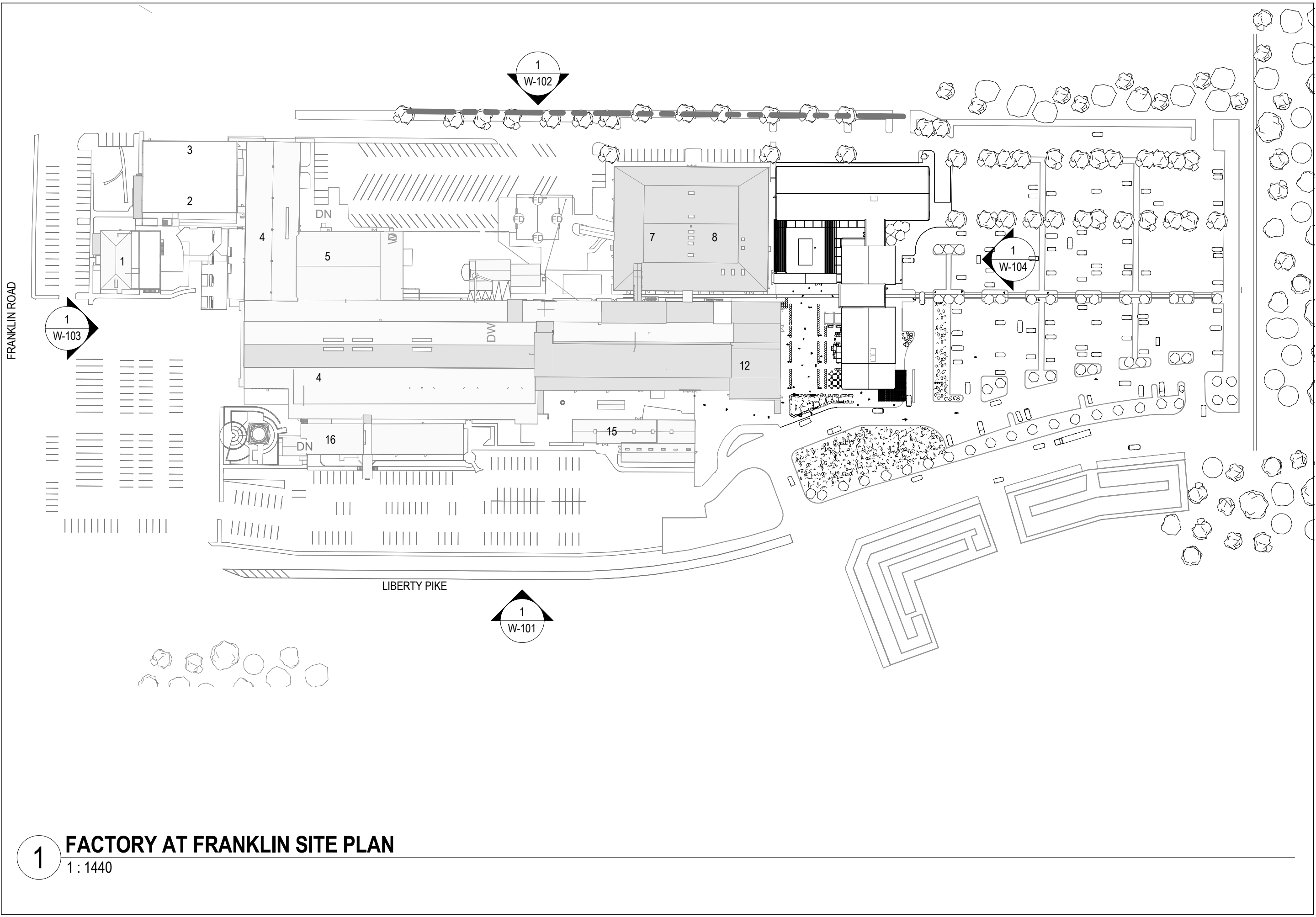


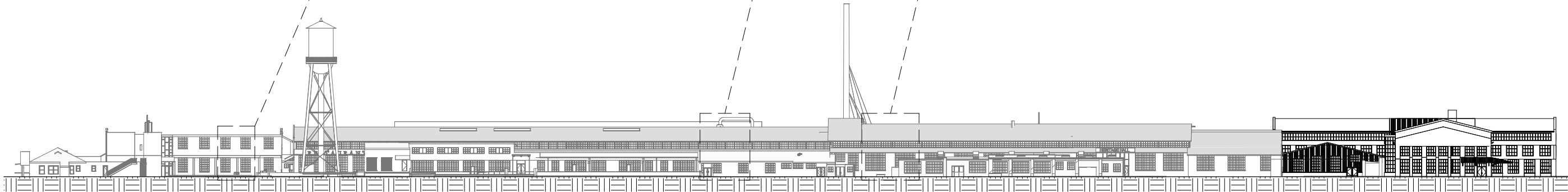
HOTEL

SUPPLEMENTARY DOCUMENT -
FACTORY: EXISTING WINDOW STUDY

1

FACTORY AT FRANKLIN SITE PLAN
1 : 1440



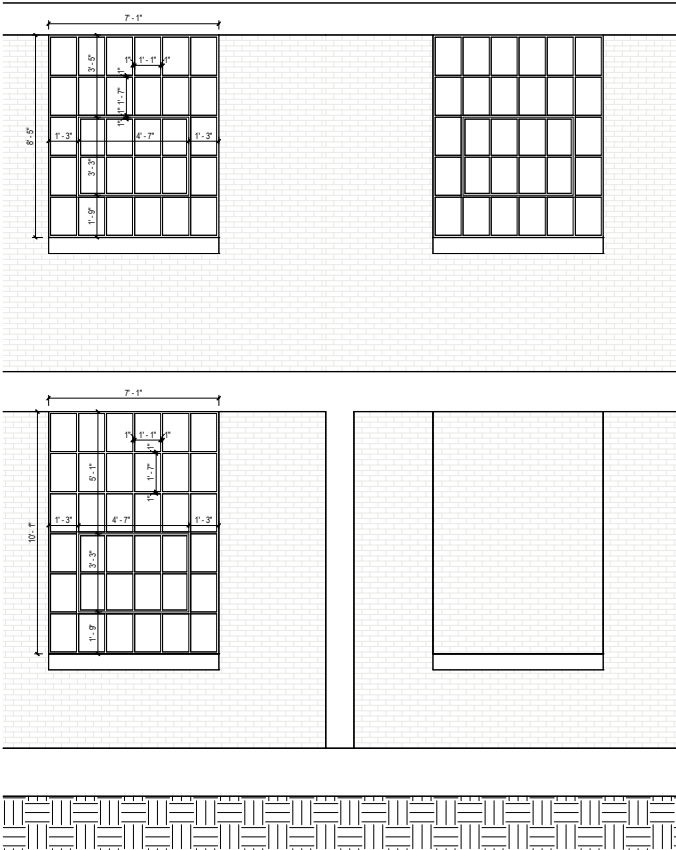
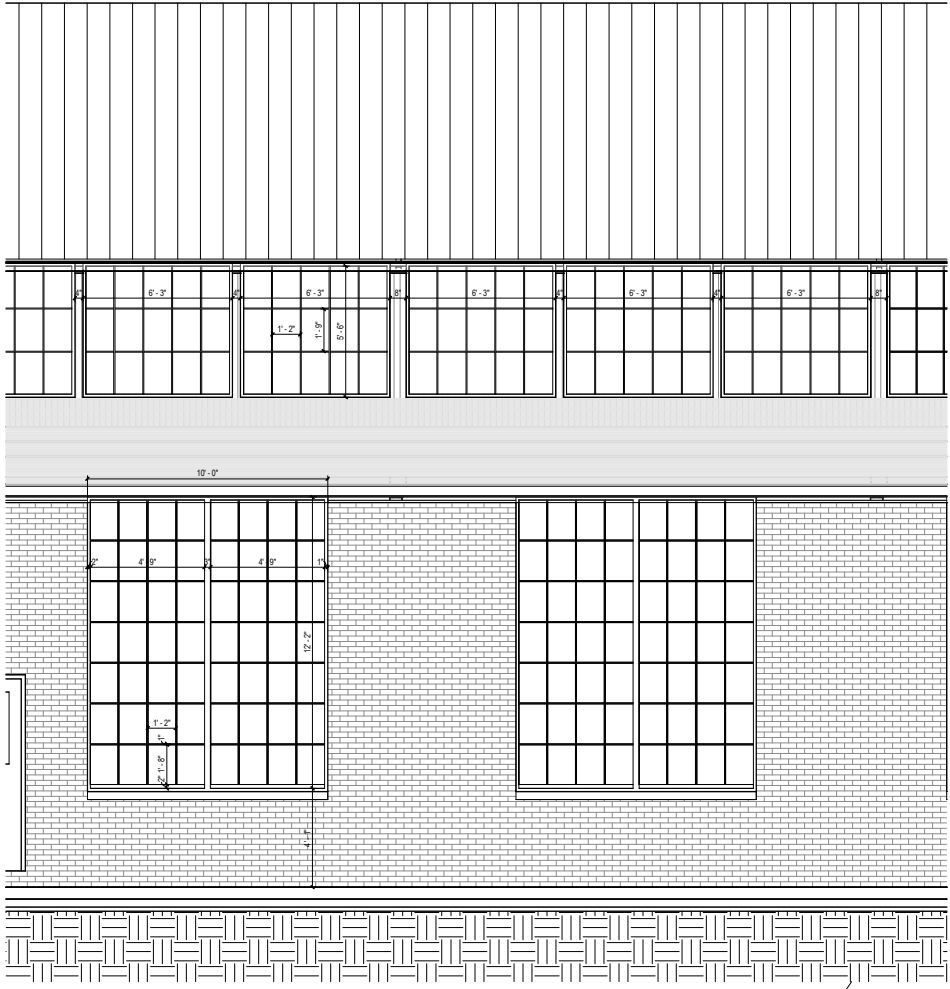
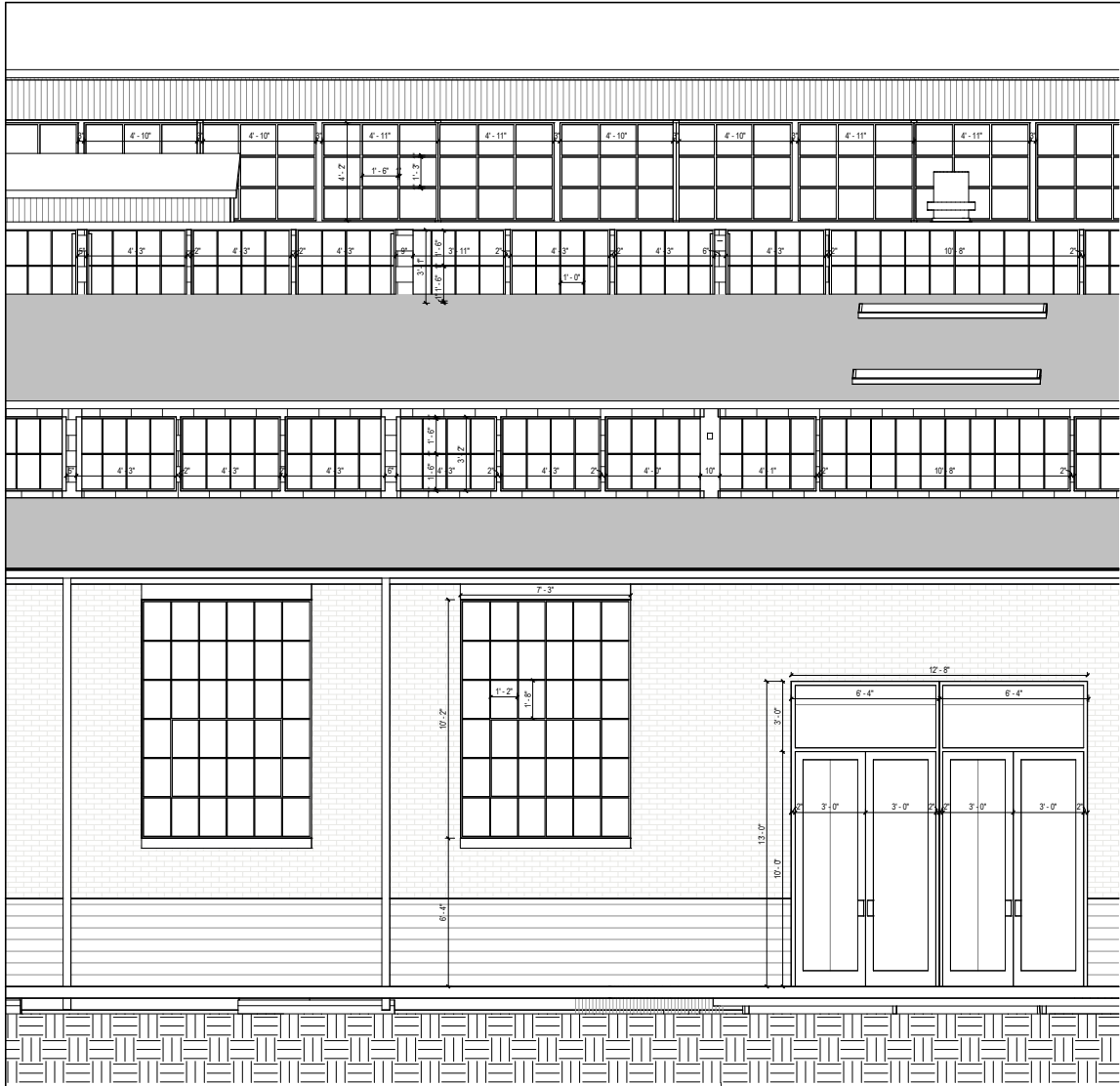
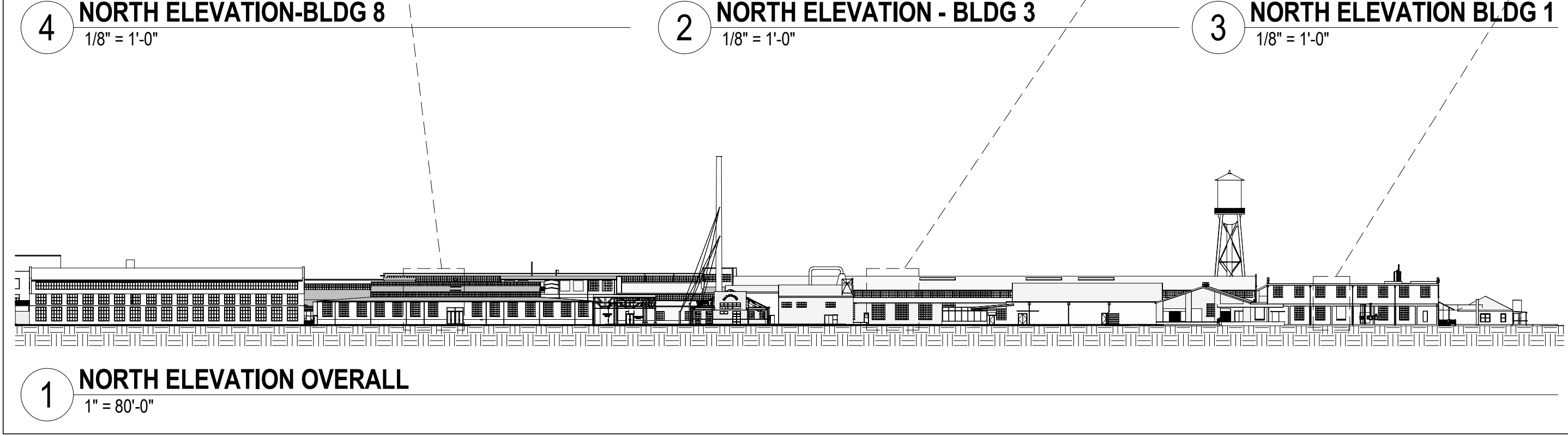


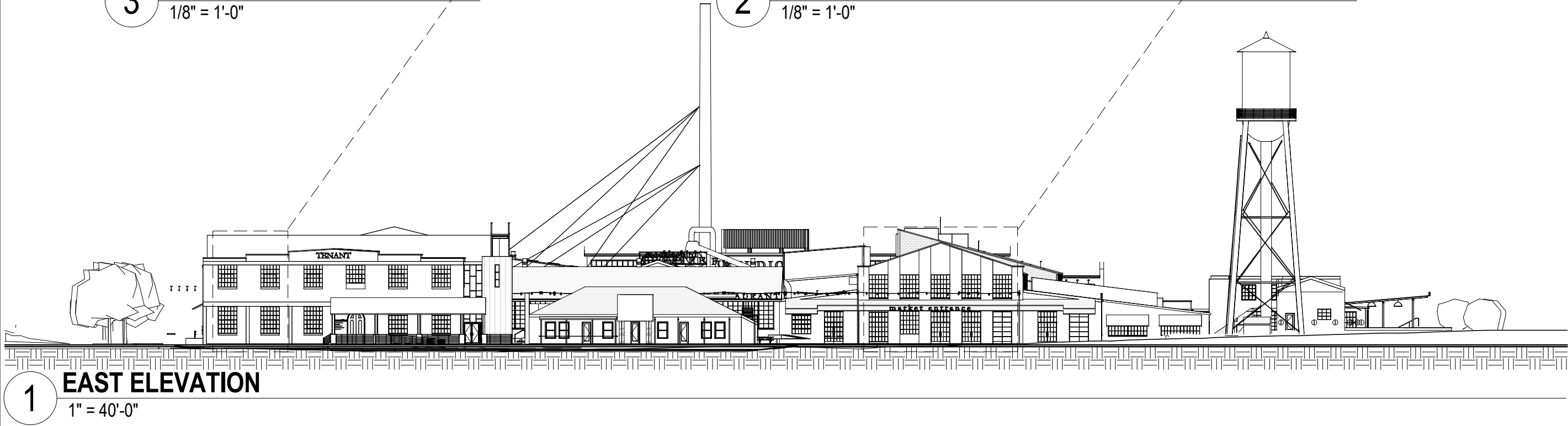
1 SOUTH ELEVATION - LIBERTY PIKE
1" = 80'-0"

2 SOUTH WINDOWS-BLDG 2
1/8" = 1'-0"

3 SOUTH WINDOWS-BLDG 4
1/8" = 1'-0"

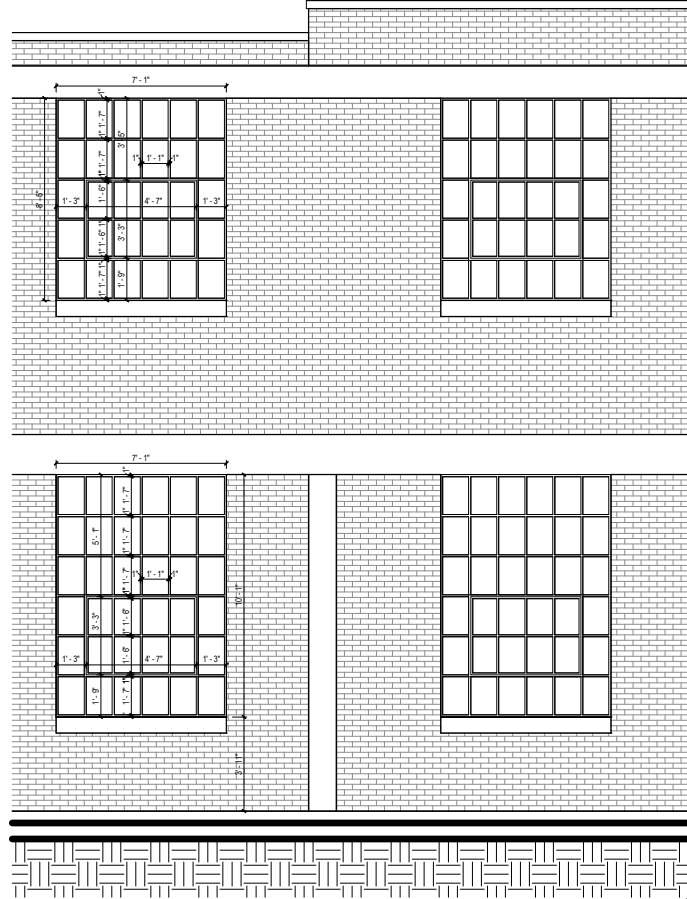
4 SOUTH WIDOWS -BLDG 12
1/8" = 1'-0"





1 EAST ELEVATION
1" = 40'-0"

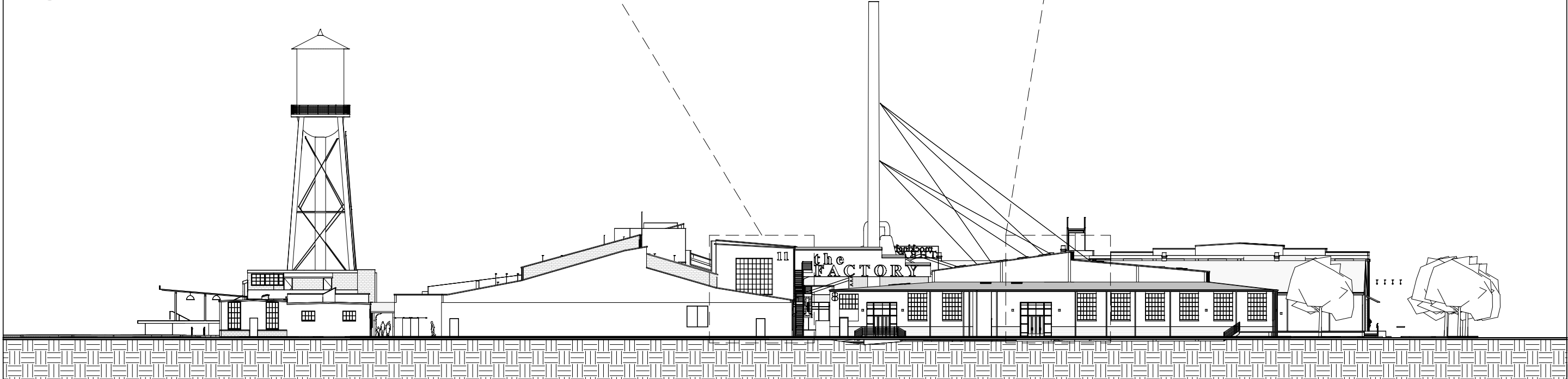
3 EAST WINDOWS - BLDG 2
1/8" = 1'-0"



2 EAST WINDOWS - BLDG 1
1/8" = 1'-0"

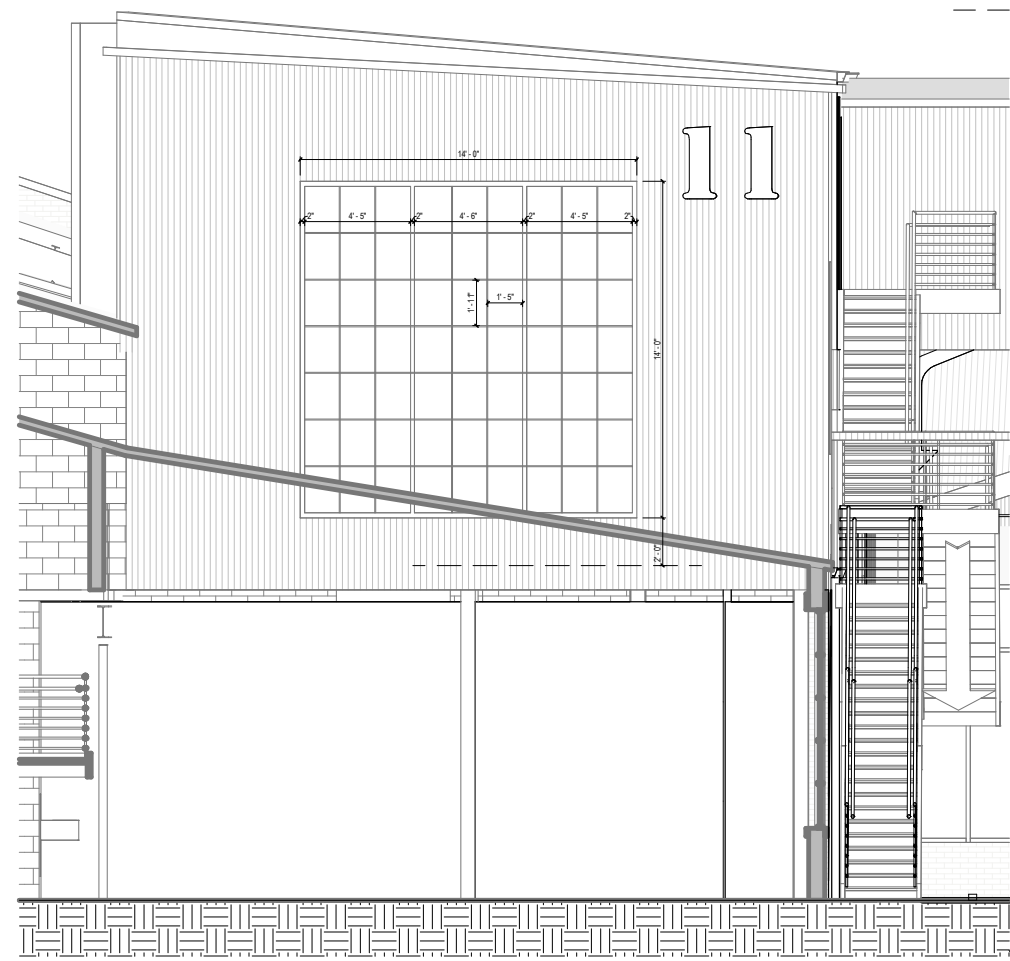


2/10/2025 2:48:21 PM C:\Users\dcera\Documents\22411-Factory at Franklin_Window Study_DCera.rvt



1 WEST ELEVATION
1" = 40'-0"

2 LIBERTY HALL CONFERENCE RM WINDOW
1/8" = 1'-0"



3 BLDG 8 WEST WINDOW DETAILS
1/8" = 1'-0"





PARKING GARAGE STUDIES



BRICK + METAL PANEL
PREVIOUSLY SHOWN



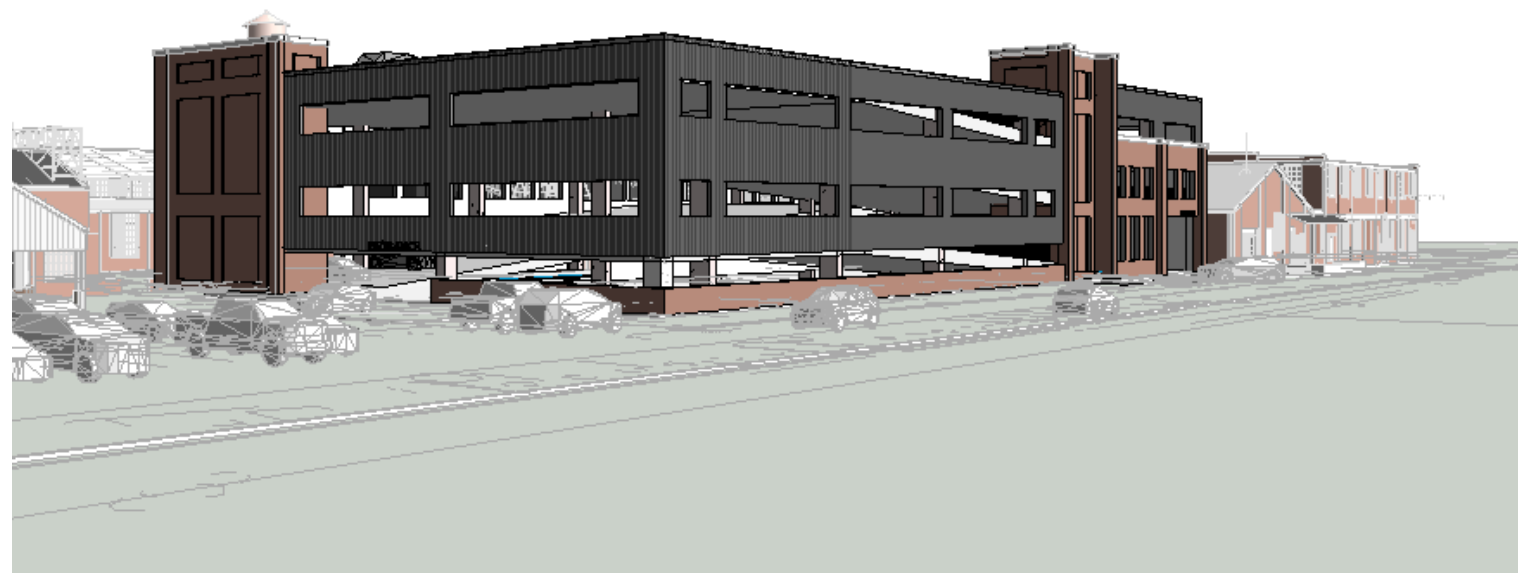
BRICK + METAL PANEL
METAL PANEL ONLY AT UPPER LEVEL



BRICK + METAL PANEL
 'WINDOW' OPENINGS



BRICK + METAL PANEL
 VERTICAL OPENINGS



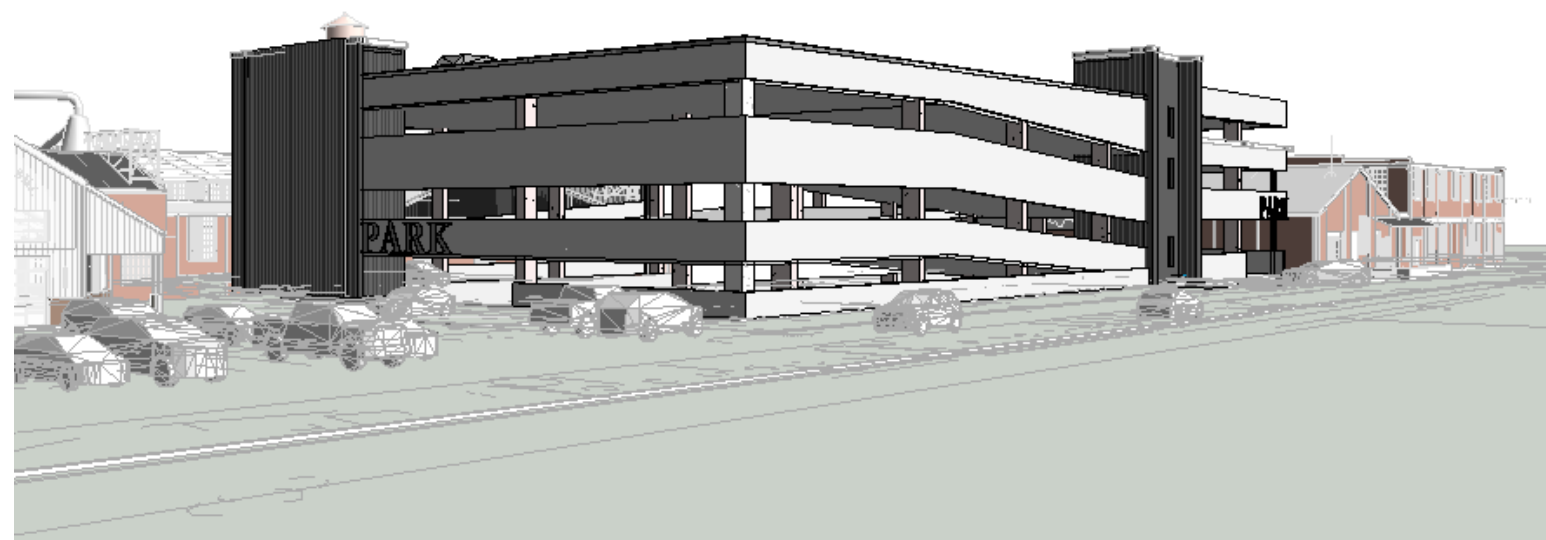
BRICK + METAL PANEL
 HORIZONTAL OPENINGS



CONCRETE + METAL PANEL
'WINDOW' OPENINGS



CONCRETE + METAL PANEL
VERTICAL OPENINGS



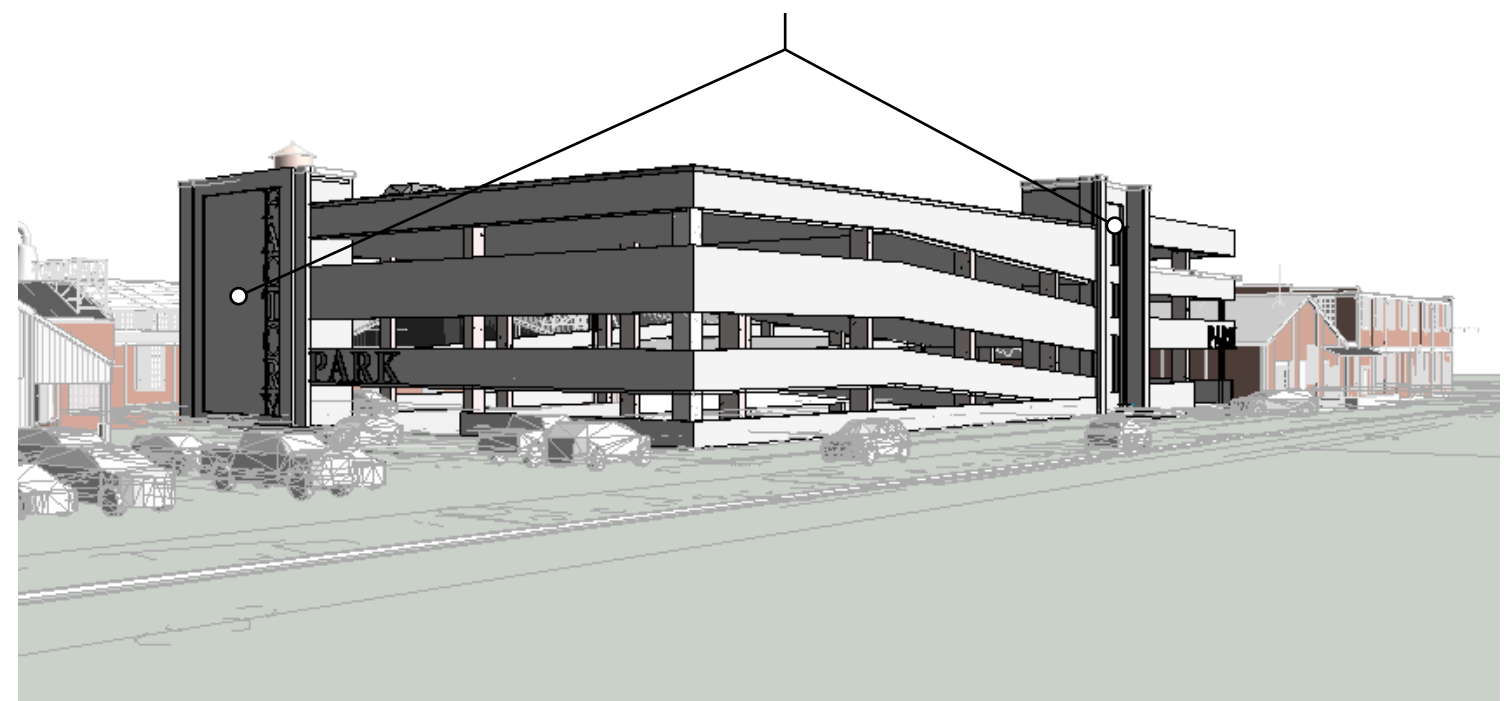
CONCRETE + METAL PANEL
HORIZONTAL OPENINGS

OPPORTUNITY FOR MURALS
ON STAIRWELLS

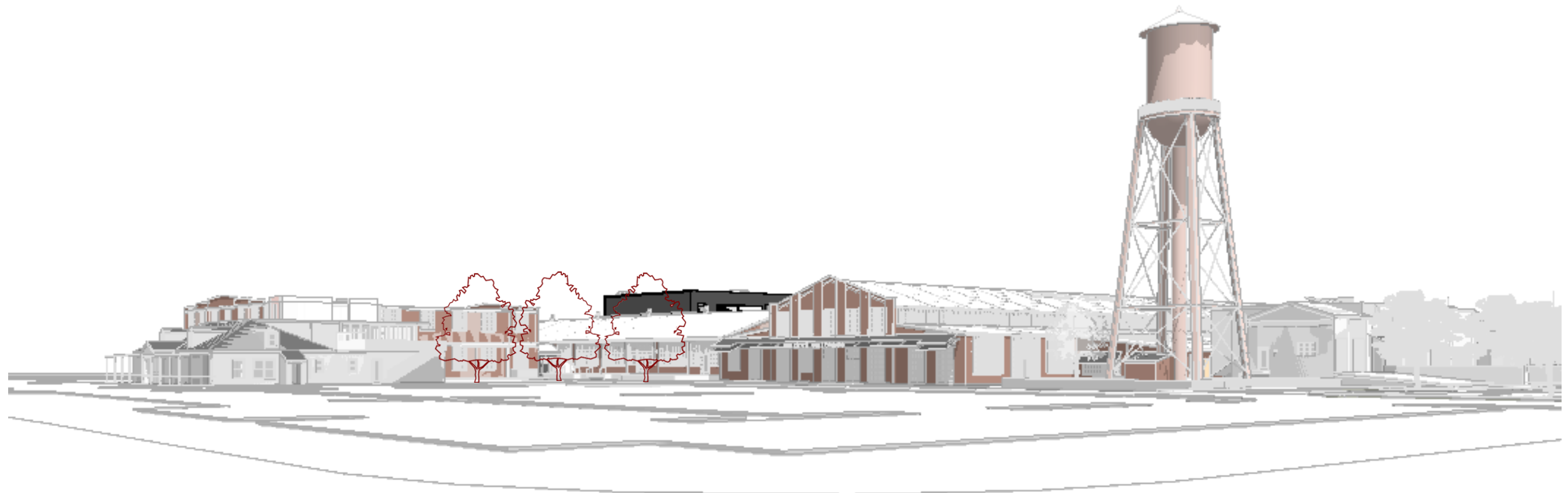


CONCRETE
'WINDOW' OPENINGS

OPPORTUNITY FOR MURALS
ON STAIRWELLS



CONCRETE
HORIZONTAL OPENINGS



METAL PANEL PARAPET
AT UPPER LEVEL PARKING