

**FRANKLIN HISTORIC ZONING COMMISSION  
MINUTES  
October 13, 2014**

The Franklin Historic Zoning Commission held its regular scheduled meeting on Monday, October 13, 2014, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present:      Chairwoman Susan Besser  
                                 Rusty Womack  
                                 Trisha Nesbitt  
                                 Kate Reynolds (arrived 5:16)  
                                 Jim Roberts  
                                 Mel Thompson  
                                 Lisa Marquardt

Staff Present:            Amanda Hall, Planning & Sustainability Department  
                                 Kristen Corn, Law Department  
                                 Steve Haynes, Building and Neighborhood Services Department  
                                 Randall Tosh, Building and Neighborhood Services Department  
                                 Catherine Powers, Planning & Sustainability Department

Chairwoman Besser called to order the October 13, 2014, Historic Zoning Commission meeting at 5:05 p.m.

**Item 1:  
Minutes: September 8, 2014**

Mr. Roberts moved to approve the minutes of September 8, 2014 as submitted. Mr. Thompson seconded the motion, and the motion passed (6-0).

**Item 2:  
Citizens Comments on Items Not on the Agenda**

**Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Historic Zoning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Historic Zoning Commission consideration at a later date.**

There was no Citizen Comments made.

**Item 3:  
Consideration of Alterations at 708 W. Main St.; Randall Williams, Applicant.**

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of alterations to the residence at 708 W. Main St. The alterations are as follows:

- The removal of vinyl siding from the entire house and the placement of cedar plank wood siding on the rear of the house in any located that does not currently have cedar under the vinyl areas (as there is an addition to the structure at the rear);
- The removal of the secondary entrance door and frame at the front elevation porch and its infill at the exterior door opening with cedar plank wood siding;
- The replacement of the existing rear elevation window underneath the gabled portion of the building;

- The placement of an additional window at the rear elevation on the second-story, within the gabled portion of the building; and
- The use of 5V metal as the roofing material for the previously-approved side dormers and rear dormer.

Ms. Hall stated Staff recommends approval with conditions of the proposed vinyl siding removal/wood siding placement, secondary entrance door removal and wood siding infill, and placement of the second-story rear elevation window with the following:

- As a condition of approval, in accordance with the *Guidelines*, should the historic exterior wood siding, once uncovered, require repair or replacement, the resulting materials, profiles, and designs should match the historic configuration. Repair or replacement must be limited to the damaged section only rather than to an entire board or architectural detail. If the applicant proposes to remove more than 25% of a façade's total square footage of siding, the applicant must contact the Preservation Planner for consultation and to determine if an additional Certificate of Appropriateness request should be placed. Any new siding at the rear area where no wood currently exists under the synthetic siding must match the historic wood siding in material and configuration.
- Since the secondary entrance door is not original to the residence but has been in place for approximately 50 years and may be considered a contributing feature to the building in its own right, staff recommends that the infill of the door be achieved in such a way as to maintain visibility of the framing dimensions from the exterior porch area. This will allow one to read that a door once existing at the location while providing no entrance access at the location. This technique can be achieved while the new wood siding is installed at the location. The new siding at the infill area must match the historic wood siding in material and configuration.
- As a condition of approval, the window at the new window opening must match the previously-approved window specifications.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes and/or proposed changes to the HZC-approved plans must be returned to the HZC for review and approval.

Ms. Hall stated Staff recommends deferral of the proposed first-story rear elevation window replacement and use of 5V metal roofing at dormers with the following:

- The *Guidelines* state that original windows and window openings should be preserved and maintained (p.86). The window proposed for replacement is at the rear elevation on an addition. Staff recommends that the applicant provide information to the HZC about the window's materials and its condition in order to substantiate the replacement request as noted on the plans within the application.
- 5V metal roofing specifications have not been submitted within the application to provide additional information about the appropriateness of the roofing profile. Staff recommends that the applicant provide to the HZC specification information on the proposed 5V metal roofing profile so as to substantiate the use of this material in lieu of standing seam.
- If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes and/or proposed changes to the HZC-approved plans must be returned to the HZC for review and approval.

Mr. Williams commented on the photos presented. Mr. Williams stated they pulled some siding away to reveal what was behind it and that it seems to be some sort of plank material. Mr. Williams stated he would use this same material all the way around the house. Mr. Williams stated as far as the removal of the door, he is open to the idea of showing the door was used as entrance at one point, but since the house was originally built in 1901 as a single family house, he would love to take it back to the original look on the front porch and infill it with cedar. Mr. Williams stated right now there is not a window in the upstairs gable and that he is sorry the architect did not include any specifications on the material and he would be happy to provide that as it would match the rest of the house.

Chairwoman Besser requested to know if there were any citizen comments.

Ms. Harriett Harms stated the door was not there originally and it should not be added.

Mr. Womack requested to know from Mr. Williams when the siding was removed, if the corner boards or trim were inspected.

Mr. Williams stated no.

Mr. Womack stated the same thickness should be used. Mr. Womack stated it is hard to comment on the window without more information of the size of the other windows.

Mr. Williams stated he could bring all that to Ms. Hall for approval.

After some discussion, Mr. Womack moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #4672 for the vinyl siding removal and wood siding placement and the secondary entrance door removal and complete wood siding infill back to original, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated October 13, 2014. Ms. Reynolds seconded the motion, and the motion passed (7-0).

Mr. Womack moved to defer the second-story rear elevation window to the next DRC. Mr. Roberts seconded the motion, and the motion passed (7-0).

Mr. Womack moved to defer the rear window elevation to the next DRC meeting. Ms. Nesbitt seconded the motion, and the motion passed (7-0).

Mr. Womack moved to approve a Certificate of Appropriateness for Project PL #4672 for the use of 5V metal roofing at dormers, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated October 13, 2014. Mr. Thompson seconded the motion, and the motion passed (7-0).

**Item 4:**

**Consideration of Relocation & Alterations (Accessory) at 216 & 220 Bridge St.; Jason Allen & Nick Shelton, Applicants.**

Chairwoman Besser recused herself from this item.

Ms. Nesbitt moved to nominate Mr. Womack to act as Chair for this item. Ms. Reynolds seconded the motion, and the motion passed (6-0).

Ms. Hall stated the applicants are requesting a Certificate of Appropriateness (COA) for the relocation of the accessory structure that is situated on the side property line between 216 & 220 Bridge Street. Ms. Hall stated the Historic Zoning Commission previously approved relocation in concept at its July 14, 2014 meeting with the condition that the applicants submit a site plan to the commission on a later date for approval. Ms. Hall explained the applicants have submitted two options for relocation as demonstrated on the plans as Exhibit B (applicant's preferred option) and Exhibit C and the applicants understand that flood vents are required to be installed on the garage to accommodate Floodplain Fringe Overlay (FFO) standards for relocation at either site Exhibit B or site Exhibit C. Ms. Hall stated as such, the applicants request that approval to alter the structure through the installation of required flood vents be considered as well. Ms. Hall noted the applicants have submitted a formal site plan application to the

City of Franklin for the parking proposal demonstrated within the packet COA application materials. Ms. Hall stated the applicants have expressed to use 220 Bridge Street (the left property if viewed from the street) as an office and 216 Bridge Street (the right property if viewed from the street) as a residence and the formal site plan is currently under review by City staff. Ms. Hall stated Staff recommends approval with conditions of the relocation and alteration of the garage accessory structure, with the following:

1. The placement of flood vents along the bottom of at least two elevations (placed no more than 12" above the grade) will be required for compliance with the Franklin Zoning Ordinance. The *Guidelines* recommend that utilities/mechanical equipment be located on rear elevations.
  - As a condition of approval, revised elevations demonstrating flood vent placement and specifications must be submitted to the Preservation Planner or the Historic Zoning Commission for review and approval prior to issuance of a building permit.
  - Further, staff recommends the use of landscaping to screen the ground-situated flood vents from view as much as possible, as consistent with the recommendations of the *Guidelines*.
2. Staff recommends either Exhibit B or Exhibit C locations as appropriate for the garage relocation.
3. The application must meet all of the requirements of the City of Franklin Departmental Review Team and the Building and Neighborhood Services Department prior to issuance of a building permit, and any proposed changes to the HZC-approved plans must return to the HZC for review and approval.

Mr. Allen stated part of the garage is on both parts of two properties and that they would like to get this off the property line to the rear of the property.

Mr. Shelton stated the neighboring business stated they would prefer it be moved to the back of the property.

A letter from the neighboring property owner was submitted to the commission for consideration, as requested by the author of the letter (see attachment).

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #4674 for the relocation of the accessory structure and its alteration through the placement of required flood vents as shown in option B with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated October 13, 2014. Mr. Womack seconded the motion, and the motion passed (6-0).

#### **Item 5:**

#### **Consideration of Alterations to Previously-Approved Construction at 307 Ledgelawn Ct.; Chris Rudd & Kirsten Hobday, Applicants.**

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for alterations to the previously-approved plans (July 8, 2013, with administrative COA extension until January 8, 2015) for the residence yet to be constructed at 307 Ledgelawn Ct. (Lot 3). Ms. Hall stated the applicants appeared before the Design Review Committee to discuss the proposed alterations at its September 15, 2014 meeting.

Ms. Hall stated the following:

- Screened Porch - The proposed enclosure of the approved terrace into a screened porch is mostly consistent with the *Guidelines*.
  - The screened porch is at a rear elevation and will not be visible from the street. It appears to utilize minimal vertical and horizontal framing members to support the screening and has been designed with square columns in keeping with that of the approved residence's front

- porch. The applicant has not clarified the type of metal roofing proposed. Standing seam metal is a recommended roofing material by the *Guidelines*.
- The conversion of the rear terrace into a screened porch increases the building coverage on the lot. The total proposed building coverage is approximately 34.8%, which is consistent with the *Guidelines*. The *Guidelines* recommend that maximum building coverage not exceed 35% in specified residential zoning districts (including R-3, the zoning of this particular lot), as measured by building footprint.
  - Chimney Relocation – The proposed chimney relocation is consistent with the *Guidelines*. The chimney is will have similar exposure from the front elevation view, but it has been diminished in width significantly from the right side elevation view. The proposed width is in keeping with the scale of non-Craftsman style historic chimneys.
  - Window Reconfiguration - The proposed second-story gable window reconfiguration is consistent with the *Guidelines*, as the new window opening rhythm and spacing is consistent with that of the rest of the structure and adjacent structures.

Ms. Hall stated Staff recommends approval with conditions of the proposed alterations to the previously-approved construction (the conversion of the terrace into a screened porch, the chimney relocation, and the second-story rear gable window reconfiguration) with the following:

- Staff recommends the Historic Zoning Commission direct the applicant to submit material for staff review that meets the *Guidelines* related to the metal roofing material prior to issuance of a COA.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes and/or proposed changes to the HZC-approved plans must be returned to the HZC for review and approval.

Mr. Rudd stated it was originally approved with a courtyard in the back, but it is going to be a porch now with screen and standing seam roof.

Chairwoman Besser requested to know if there were any citizen comments, and no one wished to speak.

Ms. Reynolds moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #4669 for the alterations to the previously-approved construction, specifically the conversion of the terrace into a screened porch, the chimney relocation, the second-story rear gable window reconfiguration, and standing seam roof with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated October 13, 2014. Mr. Roberts seconded the motion, and the motion passed 7-0.

**Item 6:  
Consideration of Alterations to Previously-Approved Construction at 311 Ledgelawn Ct.; Chris Rudd & Kirsten Hobday, Applicants.**

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for alterations to the previously-approved plans (August 12, 2013) for the residence currently under construction at 311 Ledgelawn Ct. (Lot 4). Ms. Hall stated the proposed alteration to the approved plan is the conversion of the approved rear terrace area into a screened porch with round columns and metal roof and that the porch is proposed to be the same depth but reduced in width so as not to extend to the plane of the attached garage. Ms. Hall stated the proposed enclosure of the approved rear terrace area into a screened porch is mostly consistent with the *Guidelines*.

- The screened porch is at a rear elevation and will not be visible from the street. It appears to utilize minimal vertical and horizontal framing members to support the screening and has been

designed with round columns in keeping with that of the approved residence's front porch. The applicant has not clarified the type of metal roofing proposed. Standing seam metal is a recommended roofing material by the *Guidelines*.

- The conversion of the rear terrace into a screened porch increases the building coverage on the lot. The total proposed building coverage is approximately 33.8%, which is consistent with the *Guidelines*. The *Guidelines* recommend that maximum building coverage not exceed 35% in specified residential zoning districts (including R-3, the zoning of this particular lot), as measured by building footprint.

Ms. Hall stated Staff recommends approval with conditions of the proposed alterations to the previously-approved construction (the conversion of the rear terrace into a screened porch) with the following:

- Staff recommends the Historic Zoning Commission direct the applicant to submit material for staff review that meets the *Guidelines* related to the metal roofing material prior to issuance of a COA.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes and/or proposed changes to the HZC-approved plans must be returned to the HZC for review and approval.

Mr. Rudd stated this roofing would be standing seam also.

Ms. Reynolds moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #4670 for the alterations to the previously-approved construction, specifically the conversion of the terrace into a screened porch with standing seam roof and with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated October 13, 2014. Ms. Nesbitt seconded the motion, and the motion passed 7-0.

#### **Item 7:**

#### **Consideration of Alterations at 315 Ledgelawn Ct.; Chris Rudd & Kirsten Hobday, Applicants.**

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for alterations to the residence recently constructed at 315 Ledgelawn Ct. (Lot 5) and the proposed alteration is the conversion of the existing rear porch into a screened porch with tapered columns and metal roof. Ms. Hall stated the porch is not currently covered by a roof and that the proposal will not alter the footprint of the existing porch. Ms. Hall stated Staff recommends approval with conditions of the proposed alterations (the conversion of the rear terrace into a screened porch) with the following:

- Staff recommends the Historic Zoning Commission direct the applicant to submit material for staff review that meets the *Guidelines* related to the metal roofing material prior to issuance of a COA.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes and/or proposed changes to the HZC-approved plans must be returned to the HZC for review and approval.

Mr. Rudd stated he would not be opposed to square columns and requests to amend his application to include square columns.

Chairwoman Besser requested to know if there were any citizen comments, and no one wished to speak.

Ms. Reynolds moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #4671 for the alterations, specifically the conversion of the terrace into

a screened porch, with staff's comments, but approving standing seam metal roof and square columns on the porch, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated October 13, 2014. Mr. Womack seconded the motion, and the motion passed 7-0.

**Item 8:**

**Consideration of Fencing at 315 Ledgelawn Ct.; Chris Rudd, Applicant.**

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for the placement of primary yard fencing at 315 Ledgelawn Ct. (Lot 5). Ms. Hall stated the applicant is proposing to place wood picket fencing at the right corner of the front elevation porch, extending across the front yard toward the street, then following the front property line to the corner of the lot. Ms. Hall stated the configuration creates side yard fencing for the adjacent lot (Lot 6). Ms. Hall stated Staff determined that this proposal did not qualify for Administrative Review and has therefore forwarded the proposal to the Historic Zoning Commission for consideration. Mrs. Hall stated the following:

- The proposed fencing style, height, and material (3' painted wood picket fencing) are consistent with the *Guidelines*.
- The *Guidelines* state that new fences and walls should support the historic character of the district and recommend that one "erect fences as desired along all property lines of a residence" (p. 55). The proposed placement of the primary yard fencing—specifically as it crosses the front yard perpendicular to the street and ties into the corner of the front porch—is atypical of the general character of the Hincheyville Historic District, as fencing typically follows property perimeter and/or ties into the building plane at side elevations or building corners to create enclosed areas.

Mr. Rudd stated this proposal is the most logical way to get yard space. Mr. Rudd stated trying to capture yard space with this lot is very challenging. Mr. Rudd stated on the corner they could add a circular curve rather than a point. Mr. Rudd stated shifting the fence over will not allow them to capture yard space.

Chairwoman Besser requested to know if there were any citizen comments, and no one wished to speak.

After discussion Ms. Reynolds moved to defer this item to November DRC meeting. Mr. Womack seconded the motion, and the motion passed 7-0.

**Item 9:**

**Consideration of Alterations, Addition, Deck (Principal) & Wall at 428 Boyd Mill Ave.; Michael Hathaway, Applicant.**

Ms. Hall stated the applicants are requesting a Certificate of Appropriateness (COA) for a series of exterior alterations at 428 Boyd Mill Ave. The alterations are as follows:

- The placement of an enclosed rear addition with screened rear porch;
- The construction of a deck at the rear of the structure, behind the existing sunroom and over the below-grade garage area;
- The modification of the rear sunroom elevation to include an access door;
- The removal of an existing door opening and its infill with a window and matching brick on the west elevation;
- The placement of operable shutters on an existing window opening on the west elevation; and
- The replacement of the existing front entry light fixtures with gas lamp fixtures.

Ms. Hall stated the applicant appeared before the Design Review Committee to discuss a similar proposal at its September 15, 2014 meeting and the applicant has requested that the stone wall proposed for

placement at the front property line be removed from consideration at this time. Ms. Hall stated the applicant has also requested consideration for a slight modification to the west elevation alteration as presented within the application; this modification is detailed in Exhibit 1. Ms. Hall stated she would take each item one by one.

Ms. Hall stated on the Addition—Staff recommends denial of the addition with the following:

1. The footprint of the proposed enclosed addition with screened porch is 1081 sq. ft., which is approximately 70.4% of the existing structure, which is not consistent with the *Guidelines*. The *Guidelines* recommend that the square footage of additions be limited to no more than half of the square footage of the original footprint. The proposed addition with screened porch exceeds the *Guidelines* recommendation by 20.4%. Staff recommends that the applicant modify the size of the proposed addition then return to the Historic Zoning Commission for consideration of a Certificate of Appropriateness at a later date.
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, and any additional changes and/or proposed changes to HZC-approved plans must be returned to the HZC for review and approval.
  - a. If issued a COA, a scaled set of elevations notating the height of the existing building eave and ridge lines, the height of the addition ridge line, and all approved building materials must be submitted to the Preservation Planner prior to issuance of a building permit. Foundation height surveys may be required at the time of building permit review to ensure compatibility with the height and massing conditions set forth within the project's corresponding COA.
  - If issued a COA, staff recommends the Historic Zoning Commission direct the applicant to submit material for staff review that meets the *Guidelines* related to the proposed lattice and porch cheek wall material.
  - If issued a COA, all windows must be wood in material and of a historically appropriate profile and dimension for consistency with the *Guidelines*. Window specifications must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.

Ms. Holloway stated she brought specifications for lattice and a picture of rock material and took a picture of the rock material sitting against the stone foundation.

Chairwoman Besser requested to know if there were any citizen comments, and no one wished to speak.

Mr. Womack requested to know if the main issue is the size.

Ms. Hall stated yes.

Mr. Womack stated at DRC they discussed the lot size, context of location, and visibility, and due to this, the guidelines can be ease up on somewhat.

Ms. Reynolds stated she agrees with Mr. Womack statement.

After some discussion Mr. Roberts moved that the Franklin Historic Zoning Commission approve issuance of a Certificate of Appropriateness for Project PL #4675 for the placement of the rear addition and screened porch, with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated October 13, 2014. Mr. Thompson seconded the motion and the motion passed 7-0.



Ms. Hall stated the Alterations (Rear Deck and Door Placement, Door Removal/Window Placement, Shutter Placement): The following proposed alterations are mostly consistent with the *Guidelines*.

- The proposed deck over the below-grade garage entry is recessed behind main form of the house and will have very limited, if any, visibility from the street, which is in keeping with the *Guidelines* (p.75, #7). The alteration of the sunroom rear elevation to include an access door to the deck is also in keeping with the *Guidelines*, as the proposed opening is not being placed on a primary or readily visible secondary elevation (p.53, #2).
- The proposed conversion of the existing door opening on the west/left elevation of the existing structure into a window opening is mostly consistent with the *Guidelines*, as the location proposed to be altered is not highly visible from the street (p.53, #1) and would not be creating a new opening in the wall to add a window, but rather, it would utilize the existing opening and infill underneath with masonry with a gap remaining between the two windows to help demonstrate change in time (see Exhibit 1).
- The placement of shutters of the west elevation window (as shown) is appropriate (see Exhibit 1), as the residence currently features shutters on the front elevation.

Chairwoman Besser requested to know if there were any citizen comments, and no one wished to speak.

Mr. Womack moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #4675 for the rear deck and door placement, the west elevation door removal and window placement, and the shutter placement, with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated October 13, 2014. Mr. Roberts seconded the motion, and the motion passed 7-0.

Ms. Hall stated the Alterations (Light Fixtures)—Staff recommends deferral of the replacement of the front entry light fixtures with the following:

1. The applicant has not submitted specification information about the gas lamps proposed for placement. Staff recommends that the applicant return to the Historic Zoning Commission for consideration of a Certificate of Appropriateness at a later date with light fixture imagery and specifications.

Ms. Reynolds moved to defer to the next DRC on October 20, 2014. Mr. Womack seconded the motion, and the motion passed 7-0.

**Item 10:**

**Consideration of Addition and Deck at 1302 Adams St.; Kevin Coffey, Applicant.**

Mr. Roberts moved to defer this item to November HZC due to applicant not attending this meeting. Mr. Thompson seconded the motion, and the motion passed 7-0.

**Item 11:**

**Discussion of Alterations (Entry Porch Addition) at 1000 Buckworth Ave.; Jake & Luke Herring, Applicants.**

Ms. Hall stated the applicants are requesting a Certificate of Appropriateness (COA) for the placement of an entry porch onto the front elevation of the residence at 1000 Buckworth Ave. and that the residence dates to 1968 (according to Williamson County Property Assessor Data) and is therefore not contributing in age to the Boyd Mill Avenue Historic District. Ms. Hall stated Staff recommends approval with conditions of the alterations (porch addition) with the following:

1. In the case of proposed alterations to noncontributing buildings, the alterations are reviewed in light of the *Guidelines* specifically in relation to how the proposed alterations would impact the character of the district and the surrounding contributing buildings. The district possesses many later Colonial Revival style examples, one with a similar, architecturally appropriate entry porch.
2. As a condition of approval, the paired columns on either side of the entry porch must be simplified to single columns on either side so as to simplify the design and provide more consistency with similar styled and aged homes in the district. Revised drawings must be submitted to the Preservation Planner reflecting the change prior to issuance of a building permit.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, and any additional changes and/or proposed changes to HZC-approved plans must be returned to the HZC for review and approval.

Mr. Herring stated it has been simplified to one column and that he would like to keep square as the owner requested and it would be two columns.

Mr. Womack requested to know if they would stay the same size.

Mr. Herring stated they could stay the same size or make a little larger.

Chairwoman Besser requested to know if there were any citizen comments, and no one wished to speak.

After some discussion Mr. Thompson moved to defer this item to the October 20, 2014 DRC meeting. Ms. Reynolds seconded the motion, and the motion passed 7-0.

**Item 12:**

**Items Approved by the Preservation Planner on Behalf of the Historic Zoning Commission, pursuant to the *Historic District Design Guidelines***

- Signage at 123 S. Margin St.; Marianne DeMeyers, Applicant.
- Signage at 217 2<sup>nd</sup> Ave. S.; Bonnie Denton, Applicant.
- Utilities Placement & Screening at 221 Lewisburg Ave.; Jan Watson, Applicant.
- Sandwich Board Signage at 324 Main St.; Hollie Rollins, Applicant.

**Item 13:**

**Other Business.**

Ms. Hall stated there will be HZC retreat on October 22 and that she will send out an email reminder.

**Item 14:**

**Adjourn**

With no further business, the meeting was adjourned at 6:41 p.m.

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Acting Secretary

Alcott Routon Properties II  
341 Cool Springs Blvd., Suite 100  
Franklin, TN 37067  
October 6, 2014

Amanda Hall  
Preservation Planner  
Planning & Sustainability Department  
City of Franklin, Tennessee

Re: 216 Bridge Street – Garage Relocation

Dear Amanda,

Thanks so much for meeting with us at 216 Bridge Street this morning to walk the property, take photos, and discuss options being considered related to moving the garage currently located on this property.

My partner, Jim Alcott, and I (operating as Alcott Routon Properties II) own the property located at 214 Bridge Street (occupied by Taylor Made Smiles), which is next door (on the east side) to the 216 property. We understand that the options for this matter will be reviewed in a meeting with the Historic Zoning Commission next Monday, October 13<sup>th</sup>. Neither Mr. Alcott nor I will be able to attend that meeting, so I wanted to respectfully submit our thoughts and preferences in this letter for the HZC's review.

Among the options being discussed, it would be our hope (from the perspective of our property, as a next door neighbor) to see the garage relocated to the back right corner of the property, as shown in Exhibit B in the HZC application submitted by Messrs. Allen and Shelton. We believe this to be the better option for the reasons below (compared with the Exhibit C option in which the garage would be relocated between two large trees next to our building):

- Aesthetically, we believe it will look better and have a more open feel to have the garage relocated to the back corner. Locating the garage close to the house between the trees would have the appearance of several buildings being too close, clustered together.
- It appears very likely that the option to relocate the garage between the large maple and oak trees would endanger those trees when located well within their drip lines (over their root systems). There are also several young crepe myrtle trees along the side of our property that would be crowded for space and fighting for sunlight in the narrow strip between the two buildings.
- Lastly, locating the garage between the trees will block the open view from the windows on the west side of our building. Instead of looking out into a more open area next door, the view would consist of the side and roof of a closely situated garage building.

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Thank you again for your help this morning and for allowing us to express our thoughts and preferences on this matter to the HZC.

Please don't hesitate to contact me if you have any questions, at 615-812-0520, or [erouton@bellsouth.net](mailto:erouton@bellsouth.net).

Sincerely,

Ed Routon

Cc: Jim Alcott