

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
October 12, 2015**

The Franklin Historic Zoning Commission held its regular scheduled meeting on Monday, October 12, 2015, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Chairwoman Susan Besser
 Mel Thompson
 Jim Roberts
 Mary Pearce
 Kate Reynolds
 Mike Hathaway
 Trisha Nesbitt
 Rusty Womack

Staff Present: Amanda Hall, Planning & Sustainability Department
 Susan Coleman, Planning & Sustainability Department
 Steve Haynes, BNS Department
 Randall Tosh, BNS Department
 Kristen Corn, Law Department

Chairwoman Besser called to order the October 12, 2015, Historic Zoning Commission meeting at 5:00 p.m.

**Item 1:
Minutes: September 14, 2015**

Mr. Hathaway moved to approve the September minutes as submitted. Ms. Pearce seconded the motion, and the motion passed (7-0).

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.

No comments for non-agenda items.

**Item 3:
Consideration of New Construction (Principal, Accessory) at 107 Harlinsdale Ct.; Kent Eshleman, Applicant.**

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a 2-story single-family residence with attached two-bay garage and detached one-bay garage at 107 Harlinsdale Ct. (Lot 2 Harlinsdale Manor). Ms. Hall stated the item appeared before the Historic Zoning Commission (HZC) at its September 14, 2015 meeting and was deferred for more discussion about foundation height. Ms. Hall stated it is recommended that the Historic Zoning Commission approve with conditions the proposed new construction of the principal and accessory structures with the following:

- Any deviation from the overall height, foundation height, finished floor elevation (651.1'), or siting of the structure as presented within this application, due to grading or otherwise, must be submitted to the Preservation Planner or Planning Director for review and approval prior to construction.
- The application must meet all the requirements of the Building & Neighborhood Services Department 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 Certificate of Appropriateness. Any additional or proposed changes to the approved plans must be returned to the HZC for review and approval.
- A scaled set of elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
 - Foundation height with proposed/conceptual grading from front property line to foundation of house, and proposed/conceptual grading along the front façade of the house (if such information cannot be provided, foundation height details should be given for the largest and smallest foundation heights envisioned for the site); and
 - All approved building materials, including porch steps.

Mr. Eshleman explained they came down from six feet to four on the grade and they were able to achieve seven steps.

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

Mr. Hathaway moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #5935 for the proposed new construction of the principal and accessory structures with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated October 12, 2015. Ms. Pearce seconded the motion.

Ms. Pearce questioned if a rail was to be added to the steps and what would it look like.

Mr. Eshleman stated yes and that it would look like what is at the front porch area.

Ms. Pearce moved to amend the main motion to include the railing coming back to staff for approval. Ms. Reynolds seconded the amendment, and the amendment motion passed 8-0.

With the main motion having been made and amended, the motion passed 8-0.

**Item 4:
Consideration of Demolition at 111 Bridge St. (Principal); Greg Gamble, Applicant.**

Mr. Hathaway recused himself from items 4 and 5.

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for the demolition of the principal structure located at 111 Bridge St. Ms. Hall stated the building is a two-story structure with a gable roof, one-over-one windows, a ¾-length front porch that wraps to the right side elevation, and lap siding (see Exhibit 1). Ms. Hall stated that it is recommended that the Historic Zoning Commission approve with conditions the proposed principal structure demolition with the following:

1. The building must be satisfactorily documented inside and out with photographs and submitted to staff for the Commission records.

2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit for demolition.

Mr. Gamble stated he was in agreement with staff comments and would answer questions the commission may have.

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

Ms. Pearce moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #5951 for the principal structure demolition with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated October 12, 2015. Mr. Womack seconded the motion.

Chairwoman Besser requested to know if someone could possibly move the building instead of tearing it down.

Mr. Gamble stated they had not checked into that option but would look into it.

With the main motion having been made and seconded, it passed 8-0.

Item 5:

Consideration of Demolition (Site Feature) at 198 E. Main St.; Greg Gamble, Applicant.

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for the demolition of the drive-thru site feature connected to the principal structure located at 198 E. Main St. Ms. Hall stated the principal structure was constructed in 1978 and the partial demolition proposal is limited to the drive-thru, which consists of two drive lines covered by a hipped roof canopy. Ms. Hall stated it is recommended that the Historic Zoning Commission approve with conditions the proposed partial demolition with the following:

1. The building must be satisfactorily documented inside and out with photographs and submitted to staff for the Commission records.
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit for demolition.
 - All approved exterior demolition is limited to what is indicated on the application plan set. Any demolition that may compromise the exterior materials, details, or forms of the existing residence must be reviewed and approved by the HZC prior to work proceeding.

Mr. Gamble stated he agrees with staff's comments.

Chairwoman Besser requested to know if there were any citizens who wished to speak, and no one did.

Ms. Nesbitt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #5952 for the partial demolition, specifically the drive-thru canopy, with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated October 12, 2015. Mr. Thompson seconded the motion.

Ms. Reynolds requested to know if the commission could see the new design proposed for the canopy piece before this is demolished.

Mr. Gamble stated that would be their next step.

Ms. Pearce questioned what the brick would look like if the canopy is removed.

Mr. Gamble stated they would still have a gabled end on the roof and the brick would be kept intake with a shorter overhang.

Mr. Brandon Piddy passed around a drawing of what is going to be proposed to be put at the location.

Ms. Hall noted that any additional alteration would be subject to review by the commission.

With the main motion having been made for the demolition and seconded, it passed 7-0.

Item 6:

Consideration of New Construction at 1022 Benelli Park Ct. (Lot 8); Preston Shea, Applicant.

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a 2-story single family residence with attached garage (via breezeway) at 1022 Benelli Park Ct. Ms. Hall stated it is recommended that the Historic Zoning Commission approve with conditions the proposed new construction of the principal structure with attached garage with the following:

1. Any deviation from the overall height proposed (35'-2"), foundation height, or finished floor elevation as presented within this application, due to grading or otherwise, must be submitted to the Preservation Planner for review and approval prior to construction. 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 Certificate of Appropriateness.
2. Louvered shutters must be wood and appear operable for consistency with the *Guidelines*.
3. All windows must be wood and consist of a historic profile and dimension. Window and garage door specifications must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
4. 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.
5. A scaled set of elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
 - Finished floor elevation;
 - Overall building height for the principal structure and attached garage;
 - Foundation height with proposed/conceptual grading along the front property line to the foundation of the house, and proposed/conceptual grading along the front façade of the house and as well as the right side elevation of the house (if such information cannot be provided, foundation height details should be given for the largest and smallest foundation heights envisioned for the site); and
 - All approved building materials, including porch steps.

Mr. Shea stated that he agrees with staff's comments and stated the triple window at the roof line has been simplified to be a louvered vent. Mr. Shea stated they have followed the rectangular louvered theme at either end of the gable. Mr. Shea stated that the second issue discussed was the mix of lap and shake siding and that having the different textures breaks it up and defines forms.

Chairwoman Besser requested to know if there were any citizens who wished to speak, and no one did.

Ms. Pearce moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #5953 for the proposed principal structure and attached garage construction with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated October 12, 2015. Mr. Hathaway seconded the motion.

Ms. Pearce stated she was unable to attend DRC and has some comments. Ms. Pearce stated she feels like it is not a historic feature of a home to have a dormer with a vent on front. Ms. Pearce also questioned if the right elevation of the principal structure can be broken up with some windows.

Mr. Shea stated they could do a closed shutter on the lower level and then get a real window upstairs for balance.

Ms. Pearce stated that would be great and amended the motion to include that on the right side elevation at the upper rear front section at the hardi side portion, a window be added upstairs to match the front portion, and that downstairs, a shuttered opening be added. Mr. Womack seconded the amendment, and the amendment passed 8-0.

Discussion ensued on the vent in the roof.

Ms. Pearce moved to have a window in the roof instead of a vent. Mr. Thompson seconded the amendment, and the amendment passed 8-0.

With the main motion having been and amended twice, the motion passed 8-0.

Item 7:

Consideration of Alterations (Porch, Awning, Siding, Windows, Gutters, Utilities) and Window Replacement at 318 3rd Ave. S.; Amanda McCreary, Applicant.

Ms. Hall stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of alterations to the residence located at 318 3rd Ave. S. The proposed scope of work is as follows:

Siding

- The replacement of all existing exterior Masonite material with cementitious product, including siding, trim boards, skirt boards, corner boards, fascia, window trim, and front porch column wraps;
- The replacement of gable trim and fascia boards with cementitious trim to match existing size and thickness;
- The installation of cementitious trim moulding at gable ends; and
- The placement of cementitious soffit to the rear and right side of the house to match the existing soffits on the front and left side of the house.

Gutters and Utilities

- The installation of new gutters at the sides and rear of the house; and
- The relocation of the utility meters to the rear of the house.

Porch and Awning

- The removal of the exterior fabric awning and stairs at the rear entry and the installation of a new framed awning with metal roof;
- The installation of a new brick stair and railing at the rear entry.

Window Alteration/Window Replacement

- The replacement of non-original, non-historic windows at seven locations on the house with new windows of a historic profile and dimension (see window survey in applicant packet);
- The alteration of an existing window opening at the rear of the house and its replacement with a new window; and
- The replacement of three original, historic windows with new windows of a historic profile and dimension (see window survey in applicant packet).

Ms. Hall stated that it is recommended that the Historic Zoning Commission approve with conditions the following alterations (siding replacement, placement of half-round gutters only, utilities relocation, rear entry porch stoop reconstruction, awning replacement, replacement of seven non-historic windows only, alteration of the non-original rear elevation window opening) with the following:

- The removal of the existing synthetic siding materials is consistent with the *Guidelines*. If the original siding materials (specifically, the lap siding material) is still present underneath the synthetic siding, the original siding material must be maintained as recommended by the *Guidelines* unless determined to be significantly deteriorated by staff.
- In accordance with the *Guidelines*, the downspouts for the half-round gutters must be located away from architectural features and on the least public elevations.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional or proposed changes to the approved plans must be returned to the HZC for review and approval.

Ms. Hall stated that it is recommended that the Historic Zoning Commission deny issuance of a Certificate of Appropriateness for the following alterations (placement of k-style/ogee gutters only, replacement of three historic windows) with the following:

- The *Guidelines* recommend the use of half-round gutters for buildings dating prior to the 1930s and ogee gutters for post-1930s buildings. As a pre-1930s structure, the use of half-round gutters is recommended by the *Guidelines*.
- The *Guidelines* recommend the preservation and maintenance of original windows and window openings (p.86).

Ms. McCreary stated the owner has opted to repair the windows instead of replacing them. Ms. McCreary stated the front of the house currently has black half-round gutters, but the rest of the house does not. Ms. McCreary stated they proposed to put half-round gutters on the left elevation, as it is visible from the road, and that they proposed to place ogee-style gutters on the right side style gutter to help with cost.

Chairwoman Besser requested to know if there were any citizens who wished to speak, and no one did.

Ms. Reynolds moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #5930 for the proposed alterations (specifically, the siding replacement, the placement of half-round gutters only, the utility meter relocation, the rear entry porch stoop reconstruction, the awning replacement, the replacement of the seven non-historic windows only, and the alteration of the non-original rear elevation window opening) with staff's comments. Ms. Nesbitt seconded the motion, and the motion passed 8-0.

Mr. Thompson moved the Franklin Historic Zoning Commission deny issuance of a Certificate of Appropriateness for Project PL #5930 for the proposed alterations (specifically, the placement of k-

style/ogee gutters and the replacement of three historic windows) with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated October 12, 2015. Mr. Womack seconded the motion.

After some discussion Mr. Womack moved to add an amendment to the main motion stating the right rear section can use the k-style ogee gutter with a round downspout and requested a dark bronze color be used. Ms. Pearce seconded the motion, and the motion passed 8-0.

With the main motion having been made and amended, the motion passed 8-0.

Item 8:

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

- Signage at 515 Church St.; Diane Green, Applicant.

Item 9:

Other Business.

Ms. Hall stated there will be an October 19th workshop with DRC following. Ms. Hall introduced Joey Bryan as a new senior planner with the Planning Department who will be working with her.

Item 10:

Adjourn.

With no further business, the meeting was adjourned at 6:10 p.m.

Acting Secretary