

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
June 13, 2016**

The Franklin Historic Zoning Commission held its regular scheduled meeting on Monday, June 13, 2016, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser
Jeff Carson
Mike Hathaway
Lisa Marquardt
Jim Roberts
Trisha Nesbitt

Staff Present:
Amanda Rose, Planning & Sustainability Department
Joey Bryan, Planning & Sustainability Department
Kristen Corn, Law Department
Steve Haynes, BNS Department
Randall Tosh, BNS Department

Chairwoman Besser called to order the May 9, 2016, Historic Zoning Commission meeting at 5:02 p.m.

**Item 1:
Minutes: May 9, 2016**

Mr. Hathaway moved to approve the May meeting minutes as submitted. Mr. Roberts seconded the motion, and the motion passed unanimously 5-0.

**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 one requested to speak.

Jeff Carson arrived at 5:11 p.m.

**Item 3:
Consideration of Alterations (Window Replacement, Awnings) at 300 Public Sq.; Jack Yacoubian, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 300 Public Sq., as follows:

- The replacement of the lower-story front elevation window with a one-over-over fixed window;
- The replacement of the plywood covering the transom area above the front elevation entrance with a pane-less, fixed window; and
- The installation of six (6) canvas shed awnings with open sides to the building:
 - four (4) of which measure 5' wide and are proposed on the right side elevation,

- one (1) of which measures 5' wide and is proposed over a single door on the front elevation, and
- one (1) of which measures 10'-6" wide and is proposed to be placed over a single door and a separated window on the front façade; and

Ms. Rose stated the applicant appeared before the Historic Zoning Commission at its May 9, 2016 meeting and the project was deferred for additional discussion at the May 16, 2016 Design Review Committee meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions of the proposed window and transom window replacement with the following:

1. As a condition of approval, the replacement window and transom window must be clear and untinted for consistency with the *Guidelines* (p.120, #7).
2. The application must meet all the requirements of the Building & Neighborhood Services Department.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed 5' single-opening awnings with the following:

1. For consistency with the *Guidelines*, the awnings must be sized to fit their respective window or door openings only (p.96, #4).
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to installation.

Ms. Rose stated it is recommended that the Historic Zoning Commission deny issuance of the all proposed 10'-6" front elevation awning with the following:

1. The applicant is requesting placement of the 10'-6" awning in a manner that is not consistent with the *Guidelines*. The *Guidelines* recommend that awning "should cover only the storefront display windows or transoms and fit their openings" (p.96, #4). The proposed awning has not been designed to fit appropriately, as it is a singular awning designed to span continuously over two separated openings (storefront window and the entrance).
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to installation.

Ms. Rose noted if the 10'-6" front elevation awning is modified to meet the *Guidelines* OR the Historic Zoning Commission approves the 10'-6" front elevation awning as submitted, the applicant may submit an application to the Preservation Planner for consideration of administrative approval of the all proposed signage. The application must consist of a rendering of exactly how all awnings and signage are proposed to look and where they are proposed to be located. The proposal must meet all the applicable awning and signage *Guidelines* in order to qualify for administrative approval.

Mr. Wilson stated they are pretty much in agreement with the recommendations on the window and awnings with the exception of the front awning. Mr. Wilson stated they feel it is appropriate for this building and explained. Mr. Wilson stated the awning is in line with a precedence that has already been set with approval of other awnings like this.

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

Ms. Marquardt moved to approve a Certificate of Appropriateness for all the awnings as well as the alterations to the windows for Project PL #6129 with staff's comments, in accordance with the Franklin Historic District Design Guidelines and based on the Staff Report & Recommendation dated June 13, 2016. Mr. Hathaway seconded the motion.

Mr. Roberts questioned staff on an email received concerning this item.

Ms. Rose stated the owner, Mr. Magli, has requested the awning shape be less feet than what was discussed at DRC.

Mr. Yacoubian stated there was a previous approval of the same distance from the wall at his jewelry store.

With the motion having been made and seconded the motion passed 6-0.

Item 4:

Consideration of Signage at 239 Franklin Rd. (Harlinsdale Farm); Lisa Clayton, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for modification of the sign panels on the existing post-and-panel sign at the entrance of The Park at Harlinsdale Farm. Ms. Rose stated the applicant has presented four options, as follows:

1. The sign face dimensional design on all options appear to be consistent with the intent of the Secretary of the Interior's Standards for Rehabilitation.
 - The use of Option 1 or Option 2 is more in keeping with the existing sign style and the previous/historic sign for the active farm site, which featured a painted version of the Midnight Sun photograph.
 - All options of the proposal allow the existing sign frame to be reused and maintained in place.
2. The material of the new panels is not specified. The *Historic District Design Guidelines* are only specific to signage within residential and commercial areas. The *Guidelines* addressing signage in the residential and commercial areas recommend the use of wood, metal, or composite materials emulating wood or metal. The previous/historic sign for the active farm site featured a painted metal panel.
3. The *Guidelines* are only specific to signage within residential and commercial areas. The *Guidelines* addressing color scheme in the residential and commercial areas recommend use of a darker background color than the lettering color. The upper panel on all options, and specifically Option 1 and Option 2, are using the existing and previous/historic sign as inspiration.
4. If approved for issuance of a COA, the application must meet all the requirements of the Building & Neighborhood Services Department for issuance of a sign permit, and any additional changes and/or proposed changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Mr. Lindsey stated he was available to answer any questions.

Mr. Hathaway moved to approve option 1 as submitted. Ms. Nesbitt seconded the motion.

Mr. Roberts requested to know if the Parks department has an option they preferred based on citizen comments.

Mr. Lindsey stated they have had complaints of the current sign not being able to be seen from the road.

After some discussion the motion passed 6-0.

Item 5:

Consideration of Alterations (Masonry, Roofing) at 126 Harlinsdale Ct.; Chris Goldbeck, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the use of the stone sample provided for the construction of the previously-approved new construction at 126 Harlinsdale Ct.

Ms. Rose stated on March 14, 2016, the Historic Zoning Commission (HZC) approved with conditions a COA for the new construction, one condition being that the exterior stone material be submitted to the commission for consideration and approval at a later meeting. Ms. Rose stated the applicant is also requesting approval to alter the previously-approved new construction by using a standing seam metal on the central gable roof form rather than composition shingles. Ms. Rose stated the applicant states that the Harlinsdale Manor Homeowners Association requires the main house form feature a metal roof. Ms. Rose stated staff recommends that the Historic Zoning Commission approve the proposed masonry and roofing alterations with the following:

1. 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 approved plans must be returned to the HZC for review and approval.

Mr. Shea stated they agree with Ms. Rose's recommendations.

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

Mr. Hathaway moved for approval as submitted. Mr. Roberts seconded the motion and the motion passed 6-0.

Item 6:

Consideration of Signage at 120 Aldersgate Way; Steve Johnson, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the placement of two signs, as follows:

- **Sign 1 (Monument)**—The applicant is proposing the placement of a monument-style sign, positioned to front Mack Hatcher Pkwy. The monument sign is proposed to have three brick piers with metal sign panels between them, forming a “V” shape. The sign is proposed to feature a dark brown background with white vinyl lettering and external lighting. Since Section 5.12.11 (7) of the Zoning Ordinance limits one freestanding sign per street frontage, the applicant requested a variance from the Board of Zoning Appeals at its May 7, 2016 meeting. The BZA granted a variance for an additional sign on Mack Hatcher Pkwy. based on how the “topography and atypical size of the property create an extraordinary or exceptional situation.” The previously-approved monument sign is shown in Exhibit 1.
- **Sign 2 (Post-and-Panel)**—The second proposed sign is a post-and-panel sign that will be positioned to front Franklin Rd. The sign is proposed to be located at the southwest corner of the Franklin Rd. and Daniel McMahan Ln. intersection.

Ms. Rose stated the *Historic District Design Guidelines* are only specific to signage within residential and commercial areas and as such, the Secretary of Interior's Standards for Rehabilitation are the most appropriate standards by which to review signage proposed within civic/institutional areas. Ms. Rose stated these standards are the same as those utilized by the Tennessee Historical Commission in its assessments. Ms. Rose stated additionally, in accordance with Section 5.12.3 of the Zoning Ordinance, where the *Guidelines* and Zoning Ordinance conflict as they relate to signage, the *Guidelines* shall take precedence within the Historic Preservation Overlay. Ms. Rose stated where the *Guidelines* are silent, the Zoning Ordinance shall govern and because the *Guidelines* are silent on proposed signage on civic/institutional-zoned properties, the Zoning Ordinance shall be applied.

Mr. Johnson stated they understand the comments, but would request you approve with the condition we encapsulate the sign with masonry. Mr. Johnson passed out a new drawing as an example and explained.

Mr. Haynes stated it complies with the Zoning Ordinance in size, height and material.

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

Mr. Hathaway stated he moves to approve the post sign along Franklin Avenue as submitted, the V-shaped sign along Mack Hatcher with the revised documents submitted tonight. Mr. Roberts seconded the motion.

Mr. Roberts noted the reason to approve the V-shape sign is due to needing the identification and the size of the property.

With the motion having been made and seconded the motion passed 6-0.

Item 7:

Consideration of Alterations (Wall, Foundation, Door) at 250 3rd Ave. S.; Nancy Whittemore, Applicant.

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) to replace the existing wooden privacy fence along the rear and right elevation property lines with a brick wall. Mr. Bryan stated the brick wall is proposed to match the height and design of the existing brick wall on the left elevation property line that runs along S. Margin St. Mr. Bryan stated the applicant is also requesting to alter the previously-approved rear addition by removing the entrance at the right elevation and adding a brick foundation. Mr. Bryan stated the addition was approved with lap siding that extends all the way to the ground and the rear addition was approved by the Historic Zoning Commission at its February 8, 2016 meeting. Mr. Bryan stated staff recommends that the Historic Zoning Commission approve with conditions the proposed brick wall alterations with the following:

1. As a condition of approval, the proposed side yard wall must be recessed at least 20 feet from the residence's front façade for consistency with the *Guidelines*.

Mr. Bryan stated staff recommends that the Historic Zoning Commission approve with conditions the proposed foundation and door alterations with the following:

1. As a condition of approval, for consistency with the *Guidelines*, the applicant must lower the height of the proposed foundation to be more compatible with the surrounding buildings.
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any changes to the approved plans must be returned to the HZC for review and approval.

Ms. Whittemore stated it is really just replacing existing fencing with the wall. Ms. Whittemore stated she has spoken with Mr. & Ms. Martin about her request. Ms. Whittemore stated the elevation on the side for the door was to allow a little more room for an electrical panel inside and she feels her contractor can meet the guidelines for the brick foundation.

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

Mr. Tosh explained why the height is higher is due to an open slab with a block foundation so the distance you would normally have for a crawl space has lost 10 to 12 inches making the siding lower.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6157 for the brick wall, foundation and door alterations in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated June 13, 2016. Mr. Carson seconded the motion.

Discussion ensued on the sample provided of the height.
Mr. Tosh stated the 32 inches makes more sense to use.

Mr. Roberts moved to amend the motion to include foundation be 32 inches on the right and rear elevation of the addition. Mr. Hathaway seconded the motion and the amendment passed 6-0.

With the main motion having been made and amended it passed 6-0.

Item 8:

Consideration of Demolition (Accessory) at 1006 Fair St.; Jay Sheridan, Applicant.

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for the demolition of a detached garage located at 1006 Fair St. Mr. Bryan stated the subject building is a two-bay front-facing garage constructed of cinderblocks. Mr. Bryan stated Staff recommends that the Historic Zoning Commission approve with conditions the proposed non-historic accessory structure demolition with the following:

1. The building shall be satisfactorily documented 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.

Mr. Sheridan stated they have a large lot and the idea is to remove this building and ultimately build a better screened garage.

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

Ms. Nesbitt moved the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6158 for the accessory structure demolition, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated June 13, 2016. Mr. Hathaway seconded the motion and the motion passed 6-0.

Item 9:

Consideration of New Construction (Principal) at 122 2nd Ave. N.; Brandon Priddy, Applicant.

Mr. Hathaway recused himself from this item.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for design and materials of the elevations associated with the approved hotel component of the Harpeth Square PUD Development Plan. Ms. Rose stated previously, the Historic Zoning Commission reviewed and approved issuance of a COA for elements of the hotel proposal related to the development plan—specifically the building’s height, scale, massing, and setbacks—at its November 9, 2015 meeting. Ms. Rose stated the remaining portions of the proposal are specific to the building’s design and materials. Ms. Rose stated the proposed site plan is currently under review by the City of Franklin, and the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its May 16, 2016 meeting. Ms. Rose stated Staff recommends that the Historic Zoning Commission **approve with conditions** the proposed **construction of the hotel component of the development** with the following:

1. The previously-issued COA conditions of approval (dated May 11, 2015) remain valid.
2. All signage, building-mounted lighting (if proposed), and barricade fencing proposed for the Outdoor Dining and Optional Outdoor Seating areas require additional specification information

for determination of eligibility for Certificates of Appropriateness. This information must be submitted in the form of COA application(s) at a later date.

3. Outdoor seating areas within the public right-of-way are subject to issuance of Outdoor Café permits from the Building & Neighborhood Services Department.
4. The site plan must be approved by the City of Franklin, and the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any changes to the approved plans must be returned to the HZC for review and approval.

Mr. Priddy stated they agree with staff's recommendations and stated they have samples for viewing with them tonight.

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

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6159 for the new construction, specifically, the hotel component of the development, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated June 13, 2016. Mr. Roberts seconded the motion.

Mr. Priddy passed out the material samples for reviewing and went over the products.

Mr. Bryan stated he walked around the block reviewing the brick on other structures and this brick is similar and compatible.

After discussion on the brick and mortar the main motion passed 5-0.

Item 10:

Consideration of Demolition (Principal) & New Construction (Principal & Accessory) at 204 9th Ave. S.; Andy Watson, Douglas Durr, & Cary Stringer, Applicants.

Mr. Hathaway rejoined the meeting.

Ms. Rose stated the applicants are requesting a Certificate of Appropriateness (COA) for the demolition of the principal structure located at 204 9th Ave. S. and construction of a two-story triplex designed to appear as a single dwelling. Ms. Rose stated the proposed building features two breezeways, both which are proposed to connect the building to a two-car garage and a one-car garage. Ms. Rose stated the proposal requires a site plan approval from the City, and the process is underway and the applicants appeared before the Design Review Committee to discuss the proposal at its April 18, 2016 and May 16, 2016. Ms. Rose stated it is recommended that the Historic Zoning Commission **approve with conditions** the proposed **demolition** of the principal structure with the following:

- a. The existing principal structure is not determined to add to the historic or architectural value for the period of significance defined for the Hincheyville Historic District, and because of this, its removal will not adversely affect the district's historic character.
- b. **The building shall be satisfactorily documented with photographs and submitted to staff for the Commission records.**
- c. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit.

Ms. Rose stated it is recommended that the Historic Zoning Commission **approve with conditions** the proposed **new construction** with the following:

- a. The front and rear elevations of the accessory structures have not been provided. As a condition of approval, these elevations must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
- b. All windows must be wood and consist of a historic profile and dimension, and all shutters must be wood, fit the openings they serve, and appear operable. Window and shutter specifications must be submitted to the Preservation Planner for review and approval in light of the *Guidelines* prior to issuance of a building permit.
- c. For consistency with the architectural features of adjacent structures and the context of the surrounding neighborhood, the lap siding exposure must be between 4 inches and 5 inches.
- d. All proposed fencing requires additional specification information for determination of eligibility for Certificates of Appropriateness. This information must be submitted separately in the form of an Administrative COA application to the Preservation Planner for consideration.
- e. The site plan must be approved, and the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any changes to the approved plans must be returned to the HZC for review and approval.

Mr. Watson stated they were great with Staff's comments.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6160 for the proposed demolition, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated June 13, 2016. Mr. Carson seconded the motion.

Ms. Marquardt stated the stairs in the front look like they do not lead to a door.

Mr. Watson stated this is a three unit building and there are doors on the left and sides.

Ms. Marquardt stated this looks unbalanced to her. Ms. Marquardt requested to know if the commission gets to view the proposed material for the pillars.

Ms. Rose stated there is a stone sample photo in the packets and explained.

Chairwoman Besser stated this motion was for demolition and this should be addressed first.

With the main motion having been made it passed 6-0.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6160 for the proposed new construction, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated June 13, 2016. Mr. Roberts seconded the motion.

With discussion having taken place with this portion in previous conversation with the demolition motion, this motion passed as well 6-0.

Mr. Watson commented that Ms. Rose and her staff were great to work with.

Item 11:

Consideration of Partial Demolition (Principal) & Additions (Principal) at 109 Everbright Ave.; Preston Quirk, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 109 Everbright Ave., as follows:

- The **demolition of 101 sq. ft.** from the front left corner of the structure (at the existing master bedroom location, notated as **Area 5** on the floor plan);
- The construction of **68 sq. ft. addition** at the front of the house, between the existing master bath area and main portion of the structure (**Area 1**);
- The construction of a **47 sq. ft. addition** at the front left corner of the house, in front of the existing master bedroom (**Area 2**);
- The construction of a **667 sq. ft. addition** at the rear left corner of the structure (**Area 3**);
- The construction of a **512 sq. ft. addition** at the rear right corner of the structure (**Area 4**); and
- The construction of an approx. 60 sq. ft. covered porch at the front entrance.

Ms. Rose stated the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its May 16, 2016 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission **defer review** of the proposed **partial demolition of the principal structure** with the following:

1. The *Guidelines* recommend against the removal of historic buildings from historic districts if they retain architectural and historical integrity and state that demolition may be approved by the Franklin Historic Zoning Commission if one or more of the demolition criteria are met (p.50, #1). The applicant has not indicated a criteria/criterion by which demolition is proposed to be considered and has not submitted any information to substantiate the proposed demolition, as recommended by the *Guidelines* (p.50, #1). No photographs of the area proposed to be demolished have been included for consideration.
2. 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 changes to the approved plans must be returned to the HZC for review and approval.

Ms. Rose stated it is recommended that the Historic Zoning Commission **deny** the proposed **additions to the principal structure** with the following:

1. Two of the proposed additions (Area 1 and Area 2) are proposed to be located onto the primary elevation of the principal structure. The *Guidelines* recommend the placement of additions onto non-primary elevations (p.52, #1). Because of this, the proposal for the Area 1 and Area 2 additions is not consistent with the *Guidelines*.
2. The *Guidelines* recommend against the addition of porches to primary or secondary elevations that are visible from the street (p.75, #6). The porch is proposed to be added to the front elevation entrance.
3. The cumulative footprint of the **all proposed additions** (Areas 1-4, plus the front porch) measures approximately **65.5 percent** of the existing structure, which is not consistent with the *Guidelines*. The *Guidelines* recommend limiting the square footage of additions to no more than half of the footprint of the original building (p.52, #3). This calculation includes the square footage of the structure proposed for demolition.
4. The **proposed Area 3 and Area 4 additions**, both of which are proposed onto non-primary elevations, total to 1179 sq. ft. This represents **57 percent** of the existing structure, which is not consistent with the *Guidelines*. The *Guidelines* recommend limiting the square footage of additions to no more than half of the footprint of the original building (p.52, #3). This calculation includes the square footage of the structure proposed for demolition. It is recommended that the applicant revise the additions to measure no more than half of the original building for consistency with the *Guidelines* (p.52, #3).

5. If issued a COA, all windows must be wood and consist of a historic profile and dimension. Window and door specifications must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
6. 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 to HZC-approved plans must be returned to the HZC for review and approval.
 - 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.
 - 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.
7. If issued a COA, a scaled set of all elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
 - all approved building materials, including foundation material and lap reveal; and
 - the overall height of the addition areas in relation to its existing residence's overall height and eave heights.

Mr. Quirk passed out photos and requested Ms. Rose project them as well. Mr. Quirk stated they did remove part of the addition on the front from DRC comments. Mr. Quirk stated he did not do research on the history of the proposed demolition portion and did not know where to start. Mr. Quirk stated from comments at DRC they came up with a very minimal front porch. Mr. Quirk stated the floor area is currently 2,065 sq. ft. and they are looking to add an additional 1,294 sq. ft. if they were to limit themselves to the 50% guidelines they could only get 1,032 sq. ft. which means they are only over 160 sq. ft. Mr. Quirk stated this a large lot and the addition is mostly in the back. Mr. Quirk stated all the rooflines are lower. Mr. Quirk stated this is a unique house.

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

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve a Certificate of Appropriateness for Project PL #6133 for the proposed partial demolition of the principal structure.

Ms. Marquardt stated her motion is based on the applicant providing more photos and his explanation the new proposed plan would be an improvement and create more consistency as a whole for the neighborhood.

Mr. Hathaway seconded the motion and the motion passed 6-0.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve issuance of a Certificate of Appropriateness for Project PL #6133 for the proposed additions to the principal structure limited to a total of 50% addition to the property in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated June 13, 2016. Ms. Marquardt seconded the motion.

Ms. Nesbitt stated she had an issue with the skylights in the front and also the porch dimensions did not look right, but looked small.

Chairwoman Besser explained the motion must be clarified with the 50% condition.

Mr. Roberts stated it did not matter as long as it met the 50% guideline condition.

Mr. Hathaway stated he understands the motion, but does not agree with it. Mr. Hathaway stated he feels this is a large lot and can handle the addition without overpowering the house.

Ms. Nesbitt agreed with Mr. Hathaway and stated this a large lot.

Mr. Hathaway amended the main motion to strike the 50% condition and approve the proposed addition as presented.

Ms. Rose requested clarification on the motion as to whether the front porch was included in his motion.

Mr. Hathaway stated yes.

Mr. Carson seconded the amendment and the amendment passed 4-2 with Mr. Roberts and Ms. Marquardt voting no.

Ms. Nesbitt stated she would like to amend motion to have the two skylights in the back, but not in the front. Ms. Nesbitt stated she has an issue with the posts on the porch and would like them to be done differently and staff can work with applicant.

Ms. Rose stated according to guidelines it states to not add porches and she sticks with the recommendation to disapprove the porch, but on a ranch style home you would have this angle very commonly seen and the ranch style would be a more appropriate style if one is added.

Ms. Nesbitt amended the motion to eliminate the two skylights in the front, but allow the four in the rear of the house. Mr. Hathaway seconded the amendment and the amendment passed 6-0.

With the main motion having been made and amended twice the motion passed 6-0.

Item 12:

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

- 1st COA Extension at 104 Lewisburg Ave.; Scott Robinson, Applicant.
- Wall Signage at 112 Bridge St.; Signs Inc., Applicant.
- Post-and-Arm Signage at 325 Bridge St.; Lee Ann Hansen, Applicant.
- Fencing at 224 4th Ave. S.; Ernest Bacon, Applicant.

Item 13:

Other Business.

Ms. Rose stated there is a lunch meeting on Wednesday and hopes everyone can attend.

Item 14:

Adjourn.

With no further business, the meeting was adjourned at 7:10 p.m.

Acting Secretary