

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
August 8, 2016**

The Franklin Historic Zoning Commission held its regular scheduled meeting on Monday, August 8, 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
Mary Pearce
Mel Thompson

Staff Present:
Amanda Rose, Planning & Sustainability Department
Joey Bryan, Planning & Sustainability Department
Kristen Corn, Law Department
Emily Hunter, Planning & Sustainability Department

Chairwoman Besser called to order the August 8, 2016, Historic Zoning Commission meeting at 5:02 p.m.

**Item 1:
Minutes: July 11, 2016**

Mr. Hathaway moved to approve the July, 2016 minutes as submitted. Mr. Thompson 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 one requested to speak.

**Item 3:
Consideration of New Construction (Accessory) at 1006 Fair St.; Kevin Coffey, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a 1-1/2-story accessory structure at the rear of the property. Ms. Rose stated the garage is proposed to be constructed in such a manner that it is connected to an existing outbuilding with a 16-foot covered breezeway. Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposal at its June 20, 2016 meeting. Ms. Rose stated I it is recommended that the Historic Zoning Commission approve with conditions the proposed accessory structure construction with the following:

1. For consistency with the *Guidelines*, all new windows must be wood in material and of a historically appropriate profile and dimension. Window specifications must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
2. All shutters must be wood in material, designed to fit their respective openings, and appear operable for consistency with the *Guidelines*.
3. 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.

Mr. Sheridan stated he felt everyone had heard everything and explained it would be hard pressed to see from the street.

Mr. Coffey stated they had miscalculated the height of the house and the zoning regulations stated it cannot be any taller than the original house, so they revised it so that the structure is at the same height as the house and with the grade change it will drop even further. Mr. Coffey stated this will not be seen from the street.

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

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6209 for the construction of the accessory structure and covered connector in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated August 8, 2016. Ms. Nesbitt seconded the motion.

Mr. Roberts requested to know the 65-ft. dimension is that to the existing shed or the new garage.

Mr. Coffey stated the 65-ft. is to the new garage.

Chairwoman Besser requested to know about the stone foundation thinking.

Mr. Coffey stated there is a new swimming pool that has stone on it, so we carried over to the garage.

With no more questions the motion was voted on and passed 7-0.

Item 4:

Consideration of New Construction at 123 Harlinsdale Ct.; Kevin Coffey, Applicant.

Ms. Pearce arrived at 5:16pm making the voting count 8.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a two-story single-family residence with attached two-bay garage at 123 Harlinsdale Ct. (Lot 11). Ms. Rose stated the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its August 15, 2015 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed new construction with the following:

1. For consistency with the *Guidelines*, porch materials must be wood.
2. 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 in light of the *Guidelines* prior to issuance of a building permit.
3. For consistency with the *Guidelines*, all shutters must be wood in material, appear operable, and be sized to fit their respective openings.

4. Any deviation from the overall height, foundation height, or siting of the structure as presented within this application, due to grading or otherwise, must be submitted to the Historic Zoning Commission for review and approval prior to construction.
5. All proposed fencing indicated on the plans 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.
6. 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 Historic Zoning Commission for review and approval.
7. 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. Coffey stated this house will appear less to Harlinsdale Farms than any of the other houses in there.

Chairwoman Besser requested to know if there were any citizens who wished to speak 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 #6210 for the proposed new construction with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated August 8, 2016. Ms. Marquardt seconded the motion.

Ms. Pearce requested to know if the design of the doors has been submitted.

Ms. Rose stated no not with this submittal, but one of the conditions is to have those submitted to me for approval.

Ms. Pearce requested to know about the reveal of the wood on the exterior.

Ms. Rose stated it is board on board with the majority of painted brick.

Mr. Coffey stated the main part is painted brick and the rest is board on board with a seven and a quarter exposure.

With the motion having been made and discussed the motion passed 8-0.

Item 5:

Consideration of Demolition (Accessory), Addition (Rear Porch), & Alterations (Carport Enclosure, Roofline, Windows, Doors, Siding) at 903 W. Main St.; Howard Switzer, Applicant.

Ms. Rose stated the applicants are requesting a Certificate of Appropriateness (COA) for a series of alterations at 903 W. Main St., as follows:

1. The demolition of the accessory structure;
2. The replacement of three secondary entrance doors with new wood and glass doors;
3. The installation of two windows at the right elevation of the addition and the installation of one window at the rear elevation of the “clinic” addition;
4. The enclosure of the existing carport to serve as a garage and the replacement of the ceiling joists within the same addition;
5. The alteration of the lower-level bathroom area roofline to adjust the ceiling height from a 5’-6” plate to an 8’ plate, and the alteration to the rear elevation upper level roofline (above the lower-level bathroom area) to accommodate the construction of an upper-level porch;
6. The installation of new wood siding, where required, to match the existing siding; and
7. The installation of a new standing seam roof onto the entire structure.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed accessory structure demolition, new window openings, carport enclosure, roofline alterations, rear porch construction, and siding alterations with the following:

1. The accessory structure must be satisfactorily documented inside and out with photographs and submitted to staff for the Commission records.
2. For consistency with the *Guidelines*, all new windows must be wood in material and of a historically appropriate profile and dimension. Window specifications must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
3. For consistency with the *Guidelines*, porch materials must be wood.
4. The garage doors must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
5. For consistency with the *Guidelines*, the applicant must minimize wood siding replacement to elements that are so severely damaged that replacement is the only option. If only a small area of siding is deteriorated, the applicant should repair or replace only the damaged section rather than the entire board. In no case should the applicant replace more than 25 percent of a façade’s total square footage of wood siding unless significant deterioration can be demonstrated (p.90, #5). The resulting materials, profiles, and designs must match the historic configuration (p.90, #4).
6. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes to 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/ceiling joist replacement 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.

Ms. Rose stated it is recommended that the Historic Zoning Commission defer review of the proposed door replacements with the following:

1. The *Guidelines* recommend the preservation and maintenance of original doors, transom, sidelights, and surrounds and recommend against the replacement of original doors unless significant deterioration is demonstrated (p.53, #3-4). Replacement doors are recommended to consist of designs appropriate for the building’s style and age (p.53, #6). The application does not indicate which doors are proposed for replacement and does not provide sufficient specification information for the replacement doors to determine if the designs are appropriate for the building’s style and age.

Mr. Switzer stated the siding issue has been taken care of and the railing is going to match the railing on the front of the house. Mr. Switzer stated there are some windows that are vinyl and they will be replaced

with wood windows as well as the current aluminum doors will be replaced with wood doors. Mr. Switzer stated the roof would be replaced with a standing seam.

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

Mr. Thompson moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6019 for the accessory structure demolition, new window openings, carport enclosure, roofline alterations, rear porch construction, and siding alterations with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated August 8, 2016. Mr. Roberts seconded the motion.

Ms. Pearce requested to know if on the side the first door toward the front, are the two windows being removed.

Mr. Switzer stated no they would stay, but would like to put in muntins if that is okay.

Ms. Marquardt requested to know if that was visible from the street.

Mr. Switzer stated no.

Mr. Roberts questioned the roof.

Mr. Switzer stated right now it has an agricultural standard metal roof and on the back of the house it leaked. Mr. Switzer stated the owners wanted to put a standing seam and explained.

Mr. Carson questioned the shutters.

Mr. Switzer stated they are existing and the one window that doesn't have one is how it was done back in the day.

Chairwoman Besser stated there seems to be two different kinds of windows.

Mr. Switzer stated they wanted an egress one.

Chairwoman Besser stated it seems it would be better to replace with something similar.

Mr. Switzer stated maybe doing four by four would make more sense on the muntins for the other windows getting the panes closer.

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

Ms. Marquardt moved that the Franklin Historic Zoning Commission defer to the August 15 DRC meeting the review of a Certificate of Appropriateness for Project PL #6019 for the proposed door replacement with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated August 8, 2016. Ms. Pearce seconded the motion and the motion passed 8-0.

Item 6:

Consideration of New Construction at 1035 Benelli Park Ct.; Michael Hathaway, Applicant.

Mr. Hathaway recused himself from this item due to being the applicant of this item.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a two-story single family residence with attached two-bay garage at 1035 Benelli Park Ct. (Lot 11). Ms. Rose stated the COA application form lists an incorrect lot square footage and the actual square footage of Lot 11 is approximately 6697 sq. ft. The applicant has provided staff with a revised COA application to reflect this number. Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed new construction of the principal structure with attached garage with the following:

1. The total building coverage on the lot is approximately 43.4 percent, which is not 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.
2. If issued a COA:
 - A. The window proposed within the left elevation chimney stack must be relocated to be situated on a flush part of the wall.
 - B. All windows must be wood and consist of a historic profile and dimension and shutters must be wood and appear operable, in accordance with the *Guidelines*. Window and garage door specifications must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
 - C. For consistency with the *Guidelines*, porch materials must be wood.
 - D. Any deviation from the overall height proposed (33'), 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.
 - E. 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. 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.
 - F. 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. Hathaway stated they are in agreement with staff's comments relative to the window and chimney. Mr. Hathaway stated they would like to do aluminum clad windows. Mr. Hathaway stated there is a large open space adjacent to this house and pointed out the area and make this house look like a small house on a large lot. Mr. Hathaway stated he would ask to make a small revision to the front elevation and showed the commission what he was changing.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve an issuance of a Certificate of Appropriateness for Project PL #6213 for the proposed new construction based on the revised plan submitted at this meeting in accordance with the *Franklin Historic District Design Guidelines*. Ms. Marquardt stated she went to look at this lot and the visual stand the applicant discussed does make it an exception in this case. Mr. Carson seconded the motion.

Ms. Pearce stated she thinks the drainage in this area is really challenged and doesn't know if a little more lot coverage matters or not.

Ms. Rose stated there is a required landscape ratio that has to be met and it is generally larger than the building coverage guideline and explained.

Mr. Roberts stated he has a hard time supporting this and explained a similar situation that occurred on lot 6 and had to come back to revise their plan. Mr. Roberts stated he understands the logic.

Mr. Thompson stated the other one was trying to use the drainage area behind the lot as a green space buffer and this one has the green space buffer to the side of the lot.

Ms. Rose stated she thinks that is correct, but would have to look up to make sure.

Mr. Roberts stated he gets nervous when going over 25 percent.

Mr. Thompson stated he looked at as being okay due to the green open space with road frontage to the side.

Further discussion ensued on the lot coverage.

Ms. Marquardt questioned the garage doors on the front and requested to know if staff's comment of going behind to make the garage workable is there an alternative.

Ms. Rose explained she misspoke and showed the lot survey and where a driveway would have to go.

Chairwoman Besser questioned the square footage of the other homes.

Ms. Rose stated it is comparable to the others.

Mr. Hathaway stated that was correct.

Chairwoman Besser stated she is concerned the boundaries are being stretched a little bit, but can support due to the whole situation of the adjoining property.

With motion having been made and discussed the motion carries 7-1 with Mr. Roberts voting no.

**Item 7:
Other Business.**

Ms. Rose introduced Ms. Emily Hunter, the new Planning & Sustainability Director.

Ms. Hunter stated she appreciated all that the commission does for the City.

Chairwoman Besser stated she just got back from the National Preservation Commissions in Mobile, AL and feels we are doing all the right things and she would share more at a later date.

Ms. Pearce noted that the City is in a conversations to take 55 feet of a National Register property on Lewisburg and explained how hard she worked to keep that yard frontage when Berry Farms came in and encouraged everyone to look at the work sessions coming up concerning this issue.

Ms. Rose stated her tentative date to get the Design Guidelines to the Board is September 13, but depends on several things getting done and explained.

**Item 8:
Adjourn.**

With no further business, the meeting was adjourned at 6:20 p.m.

Acting Secretary