

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
September 12, 2016**

The Franklin Historic Zoning Commission held its regular scheduled meeting on Monday, September 12, 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
Rusty Womack
Mary Pearce (arrived at 5:03)
Mel Thompson

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

Chairwoman Besser called to order the September 12, 2016, Historic Zoning Commission meeting at 5:00 p.m.

**Item 1:
Minutes: August 8, 2016**

Chairwoman Besser requested the word “muntins” be correctly spelled in several locations and on page 7 correct the spelling of the word “misspoke” to one word.

Mr. Hathaway moved to approve the August 8, 2016 minutes as amended. Mr. Roberts 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 Alterations (Siding) at 1002 W. Main St.; Roger & Tina Jones, Applicants.**

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for alterations to the siding at 1002 West Main St. Mr. Bryan stated the applicant is proposing to remove the synthetic siding currently on the house and repair the existing cedar weatherboard siding that is underneath and proposing to replace damaged boards with new cedar counterparts. Mr. Bryan stated the applicant states that in the

event that the majority of the original siding is damaged beyond repair, it will be replaced with cedar boards to replicate the original appearance.

Mr. Bryan stated it is recommended that the Historic Zoning Commission approve with conditions the proposed siding alterations with the following:

1. 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 only the damaged section rather than replace 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). Additionally, any existing wood siding in good repair discovered underneath the synthetic siding must be preserved and maintained. Siding areas proposed to for replacement require review and approval by the Preservation Planner prior to issuance of a building permit.
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 HZC-approved plans must be returned to the HZC for review and approval.

Ms. Jones explained they currently have asbestos shingle that was put on in the 40's that are not historically appropriate for this house. Ms. Jones stated they have removed a few of the asbestos sections and it appears the original cedar siding is in good shape and hope in removing the rest of the asbestos the majority of siding is just as good condition. Ms. Jones stated if not we will replace the bad portions with new matching cedar siding.

Chairwoman Besser requested to know if any citizen requested to speak and no one did.

Mr. Thompson moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6236 for the proposed siding alterations with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated September 12, 2016. Mr. Hathaway seconded the motion and the motion passed.

Mr. Hathaway requested to know if staff wasn't set up for approving this administratively.

Ms. Rose stated staff isn't set up to approve this type of request administratively, but in hindsight she would have put it on the Consent Agenda, but due to this house turning 100 years old in 2018 she felt it should come before the commission.

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

Item 4:

Consideration of Alterations & Addition (Rear) at 122 Winslow Rd.; Scott Wilson, Applicant.

Mr. Thompson recused himself from this item.

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for alterations to non-original rear windows and the addition of a rear screened-in porch and pergola. Mr. Bryan stated the alterations and rear addition are proposed to be made to the existing sunroom, a non-original portion of the home and the addition of the sunroom was approved by the Historic Zoning Commission at its May 2008 meeting. Mr. Bryan stated the applicant is proposing to replace all of the windows in the sunroom with folding doors and the applicant is also proposing to alter the roofline of the sunroom by adding

eaves. Mr. Bryan stated it is recommended that the Historic Zoning Commission approve with conditions the proposed alterations to the windows and rear addition with the following:

1. Door specifications must be submitted to the Preservation Planner for review and approval in light of the *Guidelines* prior to issuance of a COA.
2. The applicant must use the minimum number of vertical and horizontal framing members needed to support the screening panels on the rear porch addition in light of the *Guidelines*.
3. 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. Wilson stated they were taking the existing sunroom and extending the roof for a covered area and to provide room for a screened porch. Mr. Wilson stated they would follow the same roofline of the previous addition and keep the same materials that already exist.

Chairwoman Besser requested to know if any citizen requested 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 #6237 for the proposed alterations to the windows and rear addition with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated September 12, 2016. Ms. Marquardt seconded the motion and the motion passed 7-0.

Item 5:

Consideration of Alterations (Window Replacement) at 1308 Adams St.; Kristin & Jason Daniels, Applicants.

Mr. Thompson returned to the meeting.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the replacement of the windows located within the two front elevations dormers of the residence located at 1308 Adams St. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed front elevation dormer window replacement with the following:

1. While the *Guidelines* recommend the maintenance of historic window openings, a code-compliant egress must be established, and it is more appropriate to use the existing openings as opposed to creating new openings at the front elevation.
 - Alternatively, depending on the interior floor plan, it may be appropriate to establish new code-compliant openings at the rear elevation to serve as egress points for these interior areas.
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any proposed changes to the approved plans must be returned to the HZC for review and approval.

Mr. Daniels stated Ms. Rose covered the report quite well.

Chairwoman Besser requested to know if any citizen requested to speak and no one did.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6238 for the front elevation dormer window replacement in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated September 12, 2016. Mr. Hathaway seconded the motion.

Ms. Pearce stated she this is a contributing property to the Adams Street Historic District and feels the Commission is heading down a slippery slope if all the National Register properties have to meet with all the Codes compliances. Ms. Pearce stated she thinks there could be some forgiveness if a property is a contributing property to the National Register.

Mr. Thompson stated he would be looking to see if there was another way to accomplish the internal changes without changing the historic front of the house. Mr. Thompson stated he would not be in favor of this item as submitted.

Mr. Hathaway requested to know from Ms. Pearce if there is precedent or authority for this commission to say we don't want it to change to the building department.

Ms. Pearce stated that when the fire hall was redone and we called the Tennessee Historical Commission who cited things that have been done in other places with some leniency to municipal codes.

Ms. Rose stated with what Mr. Tosh is saying it depends on what is done upstairs.

Mr. Tosh stated if they just go in and renovate a room that has currently been used as a bedroom than there would be no issue, but if they go in and do a major renovation then that is a different story. Mr. Tosh stated safety is the issue.

Ms. Pearce urged everyone to look this over and understand the options and understand the ramifications.

Ms. Marquardt requested to know from the applicant if there were any other options.

Mr. TeSelle stated theoretically it would be possible, but that is not what was in the original scope and maybe outside the owner's budget. Mr. TeSelle stated they would be interested in talking to the building code department to see if a variance or if it could be waived. Mr. TeSelle also stated that if building codes did not grant or waive could this be left open by this commission to leave the opening the same size and use a casement window.

Ms. Corn stated her thought would be to let the applicant work with the BNS department to see if there is another option or to defer if that is the commissions wish.

Mr. Thompson requested to know if in that event this could be approved administratively.

Mr. Tosh stated due to some comments he heard it might be better to have further discussion to understand the complete scope of work.

Discussion ensued on options.

With the motion to approve having been made and seconded the motion passed 6-2 with Ms. Pearce and Mr. Thompson voting no.

**Item 6:
Consideration of Alterations (Window Replacement) at 124 1st. Ave. S.; Dan & Margaret Jordan, Applicants.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the replacement of the windows on the building located at 124 1st Ave. S. Ms. Rose stated it is recommended that the Historic Zoning Commission **deny** the proposed **window replacement** with the following:

1. The design of the proposed window is **not entirely consistent** with the *Guidelines*. As a non-historic building, the replacement of the existing window may be supported, and the use of double-hung windows with six-over-six lites (upper) and nine-over-nine lites (lower) is appropriate for the Colonial Revival architecture of the building. The *Guidelines* recommend, however, that windows be wooden, anodized aluminum with dark or bronze finishes, or aluminum with a white baked-enamel finish (p. 123, #8). The proposed window replacements are vinyl in material.
2. If issued a COA, the application shall meet the requirements of the Building & Neighborhood Services Department prior to the issuance of a building permit. **Any changes to the approved plans must be returned to the HZC for review and approval.**

Mr. Jordan stated this building was built before the HZC guidelines, but he chose to do something that would fit in with the existing architecture styles. Mr. Jordan stated they wanted something that would be permanent due to there being 57 windows to replace. Mr. Jordan stated they have chosen a top of the line window replacement and provided a material sample.

Ms. Rose noted this was just a material sample and not the actual pattern.

Mr. Bryan projected pictures of the windows.

Mr. Womack moved that the Franklin Historic Zoning Commission deny issuance of a Certificate of Appropriateness for Project PL #6239 for the proposed window replacement with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated September 12, 2016. Mr. Hathaway seconded the motion.

Mr. Womack questioned if staff was told a GBG would be used.

Ms. Rose stated they told her they would be using a SDL.

Mr. Jordan stated this is what the window contractor brought them as an example, but they could get a simulated sample as well.

Mr. Womack requested to know if this was an insert window and that the Commission would never approve this for downtown Franklin. Mr. Womack stated there are other companies who make the exact replica of that window in a composite material that are regularly approved.

Chairwoman Besser stated she supports Mr. Womack's comments.

Ms. Pearce stated she concurs as well with Mr. Womack's comments.

With the main motion having been made and seconded passed 8-0 to deny the issuance of Certificate of Appropriateness.

Item 7:

Consideration of Alterations (Storefronts, Fencing, Canopies, Site Feature) at 230 Franklin Rd. (Bldg. 11); Steve Powell, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of alterations at Building 11 and its adjacent outdoor area at the Factory at Franklin. Ms. Rose stated the proposed alterations are listed as follows:

1. The removal of the three silver aluminum storefront areas at the far right area of the front elevation (one set of doors, one window, and one overhead loading door) and their replacement with dark bronze storefront windows and doors;
2. The construction of a roofed canopy with under-mounted lighting at the right elevation of Building 11, within the paved patio area to the left of the water tower;
3. The construction of a smoker grill behind the raised water tower area;
4. The placement of 3' railing to enclose the entire patio area for ADA compliance (and to tie into the existing railing); and
5. The construction of steps and the placement of a wheelchair lift to access the raised water tower area.

Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposal at its August 15, 2016 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission **approve with conditions** the proposed **building and site alterations** with the following:

1. To ensure consistency with the *Guidelines*, the smoker stack must be no taller than the minimum height required by Building Code.
2. Additional plantings should be considered to minimize the visual impact of the new stairs and lift, as recommended by the *Guidelines*.
3. It appears that the metal coping has been removed from the front elevation on one of the renderings provided by the applicant. Unless the applicant can substantiate its removal to the commission, it is recommended that it be replaced with a dark bronze metal coping in keeping with the applicant's proposal for the storefront replacements.
4. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, and any additional changes to approved plans must be returned to the Historic Zoning Commission for review and approval.

Mr. Powell stated they made a very conscious effort to use the same design materials of the existing building to be able to tie everything in together. Mr. Powell stated they used vertically steel posts to support the canopy adjacent to the existing building but did not touch the existing building. Mr. Powell stated there are trees and bushes they intend to relocate to buffer the view.

Chairwoman Besser requested to know if there was anyone who wished to speak on this project and no one requested to speak.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6240 for the building and site alterations with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated September 12, 2016. Mr. Womack seconded the motion.

Ms. Marquardt stated she thinks they succeeded in blending and made things work. Ms. Marquardt stated she sees the changes made from DRC. Ms. Marquardt stated her only issue is the smoke stack due to the massive size.

Mr. Powell stated he walked that area before coming to the meeting tonight and there are 4 bushes with 2 being about two feet tall and two of them being a foot smaller and we could let those 4 bushes grow and stay in the current spot to hide.

Ms. Marquardt stated the Commission cannot set a precedent by allowing a smoke stack this one time for the applicant.

Mr. Powell stated the smoke stack is essential to this business.

Ms. Rose stated she worked with Mr. Powell and Codes to see how big the smoke stack could be and 25-feet is as tall as it can be.

Mr. Thompson stated he didn't feel it would be a permeant structure and the location it is in helps it not be obtrusive.

Ms. Pearce stated she could support due to the site location.

Mr. Powell noted they just recently realized they overlooked a single side door that is a bright aluminum exit door. Mr. Powell stated it is an existing single door coming out.

Mr. Hathaway amended the motion to allow for the side clear anodized existing door be replaced with a bronze consistent with the rest of the application. Mr. Womack seconded the motion and the amendment passed 8-0.

With the main motion having been made, seconded and amended the motion passed 70-1 with Ms. Marquardt voting no.

Item 8:

Consideration of New Construction at 725 W. Main St.; Matthew Taylor, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for new construction at 725 W. Main St. Ms. Rose stated the owner of the property previously received approval for the demolition of the existing nine-unit apartment building on site on May 9, 2016. Ms. Rose stated prior to receiving Development Plan and Rezoning approval from the Board of Mayor and Aldermen on August 23, 2016, the Historic Zoning Commission reviewed and approved issuance of a COA for elements of the proposal related to the development plan, specifically the building's height, scale, massing, and setbacks. Ms. Rose stated the proposed building's height, 34 feet, was approved with conditions for issuance of a COA by the Historic Zoning Commission at its May 9, 2016 meeting and at the same meeting, the Historic Zoning Commission approved the two-story scale, the massing, and a front elevation setback consistent with that of the residence to the immediate right of the subject property. Ms. Rose stated it is recommended that the Historic Zoning Commission **approve with conditions** the proposed **new construction** with the following:

1. 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.
2. As a condition of approval, the utilities should be located out of view from the street. Placement, landscaping, and/or fencing shall be used to hide trash containers, heating and air-conditioning units, and utility meters, as recommended by the *Guidelines* (p.85, #3-4).
3. 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.
4. **As project considerations/notes:**
 - A. The *Guidelines* recommend that parking areas in primary yards be recessed at least 50 feet from the street or sidewalk (p.73, #1). The applicant is proposing a short driveway into a two-bay garage that serves up to eight tenants. While the driveway is not designed to accommodate parking in its own right, it is important to note that the shorter depth may create the perception of a parking pad and that parking should not be allowed here, per the *Guidelines*.

- B. The base zoning of the subject property is now SDR-10.0 (Specific Plan Residential). The *Guidelines* only comment on maximum building coverages in R-1, R-2, R-3, R-6, ER, and OR base zoning districts (p.52, #4).

Mr. Taylor stated he did not have a whole lot to add and they took into consideration comments from DRC. Mr. Taylor stated they did bring material samples for everyone to look at.

Chairwoman Besser requested to know if there was anyone who wished to speak on this project and no one requested to speak.

Ms. Pearce moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6241 for the new construction with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated September 12, 2016. Ms. Marquardt seconded the motion.

Ms. Pearce stated this is a National Register District and putting a color this light on everything even the iron railing is not appropriate for this district.

Mr. Taylor stated they are reconsidering the colors as well and are playing with some tones to soften the color.

Ms. Pearce suggested either brick or a softer color and the railing be more of a black or bronzer darker color.

Chairwoman Besser requested to know if on the sign elevations are there two materials.

Mr. Taylor stated no and explained it was the hedgerow of the existing property.

Ms. Pearce suggested they take another look at colors.

Mr. Thompson stated there was another comment made at DRC about parking.

Ms. Rose stated there was something brought up at DRC about a request from the applicant about a loading zone in front of the building and there is nothing in our guidelines to speak to this issue, but will be brought up during site plan review.

Discussion ensued on parking.

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

**Item 9:
Other Business.**

Ms. Rose stated the guidelines updates are forth coming around October 11 to BOMA. Ms. Rose stated there have been two grants approved for Downtown National Register district and City Cemetery. Ms. Rose stated Franklin was chosen to highlight today on Facebook and she would send out the link. Ms. Rose stated there is a Special DRC site visit set for 3 pm on the 19th.

**Item 10:
Adjourn.**

With no further business, the meeting was adjourned at 6:51 p.m.

Acting Secretary