

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

The Franklin Historic Zoning Commission held its regular scheduled meeting on Monday, December 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
Mary Pearce (arrived at 5:05 pm)
Mel Thompson
Trisha Nesbitt

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

Item 1:

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

Mayor Moore thanked Ms. Nesbitt for her years of service on the Historic Zoning Commission.

Item 2:

Minutes: November 14, 2016

Mr. Hathaway moved to approve the minutes of November 2016 as submitted. Mr. Roberts seconded the motion and the motion was approved 7-0.

Item 3:

Consideration of Commission 2017 Chair & Vice-Chair

Ms. Marquardt moved to nominate Ms. Besser as 2017 Chair. Mr. Thompson seconded the motion and the motion passed 7-0.

Mr. Roberts moved to nominate Ms. Pearce as Vice-Chair. Ms. Nesbitt seconded the motion and the motion passed 7-0.

Item 4:

Staff Announcements.

Ms. Pearce arrived at 5:05 pm.

Ms. Rose stated DRC will be December 19th starting at 4 pm.

Item 5:

Consideration of Requests to place non-agenda emergency items on the agenda.

There were no non-agenda items.

Item 6:

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.

Ms. Pearce stated she had an item to discuss and stated she would like to look at having Historic Preservation Overlay Zoning put on the Carter's Court property that is currently on the market.

Ms. Corn stated this is something to be worked out with staff and brought before the board.

Item 7:

Consideration of Alterations (Window Replacement) at 124 1st Ave. S.; Walter Lassiter, Applicant.

Mr. Bryan 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. Mr. Bryan stated the building was constructed ca, 1984 in the Colonial Revival-style. Mr. Bryan stated the applicant appeared at the September 12th, 2016 meeting of the Franklin Historic Zoning Commission and was denied issuance of a COA. Mr. Bryan stated the applicant then appeared at the September 19th, 2016 meeting of the Design Review Committee (DRC) for further discussion on the project. Mr. Bryan stated staff recommends that the Historic Zoning Commission approve with conditions the proposed window replacement with the following:

1. The applicant shall use the 7/8" SDL bar option to correspond with the colonial-revival style of the building.
2. The application must meet all 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. Lassiter stated they had no problem with staff's comments.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6309 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 December 12, 2016. Ms. Pearce seconded the motion.

Mr. Hathaway requested to know the detail of the brick mold.

Mr. Lassiter requested he look at the third or fourth page in the packet for details. Mr. Lassiter stated it definitely looks like a wood sash.

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

Item 8:

Consideration of Addition (Principal), Demolition (Accessory), & New Construction (Accessory) at 1011 W. Main St.; Howard Switzer, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a rear addition onto the house located at 1001 W. Main St. Ms. Rose stated the applicant is also requesting consideration of the demolition of the existing non-historic accessory structure and the construction of a new accessory structure at the rear of the site. Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposal at its November 21, 2016 meeting. Ms. Rose stated staff recommends that the Historic Zoning Commission approve with conditions the proposed principal structure addition, accessory structure demolition, and accessory structure construction with the following:

1. The proposed addition is mostly consistent with the *Guidelines*, and the proposed accessory structure demolition and new construction area consistent with the *Guidelines*. As conditions of approval for consistency with the *Guidelines*, the applicant must complete the following items:
 - 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.
 - The garage doors must be submitted to the Preservation Planner for review and approval 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 additional changes to the approved plans must be returned to the HZC for review and approval.
 - 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. Switzer thanked them for the comments on the carriage house and stated he was glad they were moving the garage away from the Red Maple tree that is there.

Mr. Thompson moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6310 for the principal structure addition, accessory structure demolition, and accessory structure construction with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated December 12, 2016. Mr. Carson seconded the motion.

Ms. Pearce requested to know how deep the lot goes back.

Mr. Switzer stated approximately 560 ft.

Mr. Hathaway stated this is an improvement from DRC and would support.

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

Item 9:

Consideration of Signage at 231 Public Sq., Bernie Butler, Applicant.

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

- Sign 1 (Blade-Style)—The applicant is proposing the placement of a blade-style sign, positioned on the elevation that faces Main St. The blade-style sign is proposed to be mounted to the wall near the third-story window sill and to measure 16 linear feet and 24 square feet, spanning the approximate area between the third-story window header and the middle of the second-floor window. Applied 10” stainless steel lettering is proposed to be mounted onto the aluminum composite material (ACM) blade.
- Signs 2-3 (Canopies)—The second and third proposed signs consist of 10” individual stainless steel letters proposed to be added to the front face of the two ACM canopies previously approved for placement at the north corner of the building (at the Main St. and parking garage elevations).

Ms. Rose stated it is recommended that the Historic Zoning Commission approval with conditions the proposed blade-style sign with the following:

1. The proposed sign type, while not typical of the downtown historic district, are similar in type to a couple of other examples in the downtown area. It is scaled appropriately to the three-story building and meets the requirements of the Zoning Ordinance, as determined by the Zoning Administrator. Like the two examples, the sign is proposed at a building corner on a building located at an intersection, which also appears to be a typical historical practice.
2. Any illumination of the sign must be external with lighting features that meet the recommendations of the Guidelines. Any proposed lighting must be reviewed and approved by the Preservation Planner prior to installation.
3. The application must meet all the requirements of the Building & Neighborhood Services Department for issuance of a sign permit, and any changes must be returned to the Historic Zoning Commission for review and approval.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed canopy signs with the following:

1. The lettering must not exceed percent of the square footage of the front-facing panel of each canopy, as recommended by the *Guidelines*.
2. Any illumination of the sign must be external with lighting features that meet the recommendations of the Guidelines. Any proposed lighting must be reviewed and approved by the Preservation Planner prior to installation.
3. The application must meet all the requirements of the Building & Neighborhood Services Department for issuance of a sign permit, and any changes must be returned to the Historic Zoning Commission for review and approval.

Mr. Taylor stated he wanted to add that following the DRC meeting they talked about what this might look like and they put renderings in the packets as an example.

Mr. Roberts moved the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6311 for the blade-style signage, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated December 12, 2016. Ms. Nesbitt seconded the motion.

Mr. Roberts requested to know if it was 3 signs per building or 3 signs per tenant.

Ms. Rose stated the guidelines state 3 signs per building, but on Main Street with the buildings connected it generally understood each tenant can have up to 3 signs.

Ms. Pearce stated she is concerned if the bank is backing themselves into a corner and requested to know if there is an ATM with signage.

Mr. Taylor stated he currently doesn't have plans for an ATM, but there is a drive-thru with signage. Mr. Taylor stated they don't have the bank's plans yet.

Mr. Hathaway stated this is done as tastefully as can be done.

Mr. Thompson moved that Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6311 for the canopy signage in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated December 12, 2016. Ms. Marquardt seconded the motion.

After discussion, the two motions were approved 8-0.

Item 10:

Non-agenda emergency items accepted by the commission for consideration.

No non-agenda items.

Item 11:

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

- **Signage at 202 5th Ave. S.; Tracey McCullough, Applicant.**

Item 12:

Adjourn.

With no further business, the meeting was adjourned at 5:47 p.m.

Acting Secretary