

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
January 9, 2017**

The Franklin Historic Zoning Commission held its regular scheduled meeting on Monday, January 9, 2017, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser
Ken Scalf
Mike Hathaway
Lisa Marquardt
Jim Roberts
Mary Pearce
Rusty Womack

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

Item 1:

Chairwoman Besser called to order the January 9, 2017, Historic Zoning Commission meeting at 5:00 p.m.

Item 2:

Minutes: December 12, 2016

Mr. Roberts moved to approve the minutes of December 2016 as submitted. Mr. Hathaway seconded the motion and the motion passed 7-0.

Item 3:

Staff Announcements.

Ms. Rose stated there is a Special DRC meeting at 3 pm on Tuesday of next week at 151 Franklin Road. Ms. Rose stated after the site visit we will return back to City Hall for the regular DRC meeting.

Item 4:

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

There were no non-agenda items.

Item 5:

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.

There were no Citizen Comments.

Item 6:

Consideration of Alterations (Rear Door, Utility Placement/Screening) at 334 Main St.; Remick Moore, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the conversion of a previously-enclosed building opening into an egress door. Ms. Rose stated the applicant is also proposing to place a walk-in cooler and trash receptacle area at the rear of the property, proposed to be screened and enclosed with a brick wall and wood fence. Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposal at its October 17, 2016 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed alterations with the following:

1. The new rear door must be a single light glass-and-wood design for consistency with the *Guidelines*. Care must be given to disturb the masonry wall as minimally as possible when uncovering the opening.
2. The placement of the proposed utilities and the design and placement of the proposed screening are consistent with the *Guidelines*. The placement of the trash receptacle and coolers is at the rear of the building, and the proposed screening/fencing (8' treated wood vertical plank fencing with 8' brick sections) is appropriate.
 - As a condition of approval, the brick must match the dominant existing colors of dark red and similar hues. The corresponding and adjacent buildings are painted, however, so it is also appropriate to paint the brick enclosure to match the building it serves.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Submittal of a property survey may be required as part of the building permit application. Any changes to approved plans must be returned to the Historic Zoning Commission for review and approval.

Ms. Rachel Allen represented this item and stated the door being proposed serves as an egress door and provides each tenant with their own egress door.

Mr. Hathaway moved for approval with Staff's comments. Mr. Womack seconded the motion.

Ms. Marquardt requested staff project the back view of the entire block on the monitor. Ms. Marquardt stated she didn't think anything existing in the alley was that large.

Ms. Rose stated this walk-in cooler located on their property and it is out of the public right of way. Ms. Rose stated they do not have anything to show for the entire block, but she did inspect the area and there are several existing walk-in coolers for other businesses along that alley.

Ms. Marquardt stated she feels this could be massive.

Mr. Bryan projected some photos to show more detail.

Ms. Pearce stated she would like the brick to come back to staff for review.

Ms. Rose stated she did address that request in her comments.

Mr. Hathaway stated he wanted to note there will be times when we have a main façade, A and B sides, and we will have to have this kind of functions in alley conditions where they are better suited.

With the motion, having been made and seconded the motion passed 7-0.

Item 7:

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

No non-agenda items.

Item 8:

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

- **Signage at 203 4th Ave. S.; Angela Hoover, Applicant.**
- **Signage at 121 1st Ave. S.; Charles Stofel, Applicant.**
- **Signage at 326 Main St.; David Tucker, Applicant.**
- **Signage at 234 5th Ave. N.; Kem Harris, Applicant.**

Item 9:

Adjourn.

With no further business, the meeting was adjourned at 5:18 p.m.

Acting Secretary