

**FRANKLIN HISTORIC ZONING COMMISSION  
MINUTES  
February 13, 2017**

The Franklin Historic Zoning Commission held its regular scheduled meeting on Monday, February 13, 2017, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser  
Ken Scalf  
Mel Thompson  
Lisa Marquardt  
Jim Roberts  
Jeff Carson

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

**Item 1:**

Chairwoman Besser called to order the February 13, 2017, Historic Zoning Commission meeting at 5:04 p.m.

**Item 2:**

**Minutes: January 9, 2017**

Mr. Roberts moved to approve the minutes of January 2017 as submitted. Mr. Scalf seconded the motion and the motion passed 6-0.

**Item 3:**

**Staff Announcements.**

Ms. Rose welcomed Ms. Bethany Heuer, as Ms. Corn's replacement for a few weeks. Ms. Rose stated the next DRC is scheduled for February 20<sup>th</sup> and there are six items.

**Item 4:**

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

Ms. Tina Jones stated she lives at 1002 W. Main and requests to have an emergency non-agenda item added to this meeting. Ms. Jones explained she and her husband appeared before the September 12, 2016 HZC meeting gaining permission to take asbestos siding off their house and to paint the side of their house. Ms. Jones stated they started the work and discovered there is no lap siding on the second floor and she would like to be heard at the end of the agenda to request the addition of cedar shingles rather than lap siding. Ms. Jones explained their home is currently exposed to the elements.

Mr. Thompson moved to allow this request. Ms. Marquardt seconded the motion and the motion passed 6-0.

**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 Demolition at 304 5<sup>th</sup> Ave. N.; Paul Holzen, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness for the demolition of the structure located at 304 5<sup>th</sup> Avenue North. Ms. Rose stated the applicant has indicated the lack of historical/architectural integrity of the structure as well as the need for removal based on public safety and welfare concerns as the justification for the demolition request, as follows:

- “Loss of Architectural and Historical Integrity: The building was built ca. 1967 and does not add to the historic architectural fabric along the 5<sup>th</sup> Ave. N. corridor. Therefore, the removal of the building will not adversely impact the district’s historic character.”
- “Public Safety and Welfare: The building is proposed for demolition due to the complete City streetscape project. As a result of, these improvements, the property suffered significant parking loss and was subsequently purchased by the City.”

Ms. Rose stated the building was constructed in approximately 1967. Ms. Rose stated the masonry structure is of a vernacular modern architectural style, consisting of a flat roof, concrete block with brick veneer on front and side elevations, large glass windows and entrance door, and minimal ornamentation. Ms. Rose stated the structure is located within the Franklin Historic Preservation Overlay but lies outside of the original 16-block core recognized as the Downtown Franklin National Register Historic District and is immediately adjacent to the National Register-listed Rest Haven Cemetery.

Ms. Rose stated Staff recommends that the Historic Zoning Commission approve the proposed demolition with the following:

1. The structure is not determined to add to the architectural value for the period of significance of the Franklin Historic District, and because of this, its removal will not adversely affect the district’s historic character.
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 Historic Zoning Commission for review and approval.

Mr. Holzen stated they have been using it as a construction field office for the streetscape project. Since the project was complete they no longer had a need for it. Mr. Holzen stated that the City needed approval to tear it down.

Chairwoman Besser requested to know if citizens would like to comment and no one requested to comment.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve a Certificate of Appropriateness for Project PL #6350 for the demolition with staff’s comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 13, 2017. Ms. Marquardt seconded the motion and the motion passed 6-0.

**Item 7:****Consideration of Addition (Accessory) at 1007 W. Main St.; Bert Moses, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a 48 sq. ft. storage room addition to the accessory structure located at 1007 W. Main St. Ms. Rose stated the accessory structure—a garage—was originally approved by the Historic Zoning Commission as infill construction in July 2013. Ms. Rose stated the storage room addition is proposed to be added to the rear wall of the garage, which faces the left yard property line and is largely obscured from street view by the principal structure. Ms. Rose stated while it is proposed to share a common wall with the garage, the storage room is proposed to be accessible from the outside only. Ms. Rose stated the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its September 19, 2016 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed accessory structure addition with the following:

1. The foundation must either be parge coated or clad with brick for consistency with the existing house.
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 approved plans must be returned to the Historic Zoning Commission for review and approval.

Mr. Moses stated he would like to build a storage building on the rear of his garage. Mr. Moses stated it would be built to look the same as the garage, with same color, same roof, etc.

Chairwoman Besser requested to know if citizens would like to comment and no one requested to comment.

Mr. Thompson moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6351 for the accessory structure addition in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 13, 2017. Mr. Scalf seconded the motion and the motion passed 6-0.

**Item 8:****Consideration of Signage at 204 4<sup>th</sup> Ave. S.; Murray Johns, Applicant.**

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for the placement of a post-and-panel sign at 204 4<sup>th</sup> Avenue South. Mr. Bryan stated the proposed metal sign face is 40" x 36". Mr. Bryan stated the sign features two 4" x 4" inch aluminum posts with an overall height of 4 feet. Mr. Bryan stated the proposed color scheme is a black background with white lettering and pink accents. Mr. Bryan stated the applicant is proposing to place the sign at the same location of an earlier post-and-panel sign. Mr. Bryan stated the applicant appeared before the January 17<sup>th</sup>, 2017 meeting of the Design Review Committee to discuss the proposal. Mr. Bryan stated it is recommended that the Historic Zoning Commission approve with conditions the proposed post-and-panel sign with the following:

1. The pink color used in the proposed color scheme is not consistent with the *Guidelines*. The *Guidelines* recommend the use of colors that complement the colors of the building (p.85, #3). For consistency with the *Guidelines*, the applicant must select an alternate color that is more complementary to the building.
2. The accent border must not exceed .2 inches in width.
3. The sign must be located completely outside of the public right-of-way.
4. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a sign permit. Any proposed changes to the approved plans must be returned to the HZC for review and approval.

Chairwoman Besser requested to know if citizens would like to comment and no one requested to comment.

Mr. Johns stated at the DRC there was a discussion about the pink and doing a compromise of an outline in the logo. Mr. Johns stated his client did not wish to compromise the integrity of the logo itself so they left the logo alone in white and moved the pink accent as an outline border. Mr. Johns stated that the pink is less than two percent of the signage area. Mr. Johns stated he has brought a sample for review and passed around. Mr. Johns stated they do already have a sign permit to move forward with the design that uses white and gold, but would like to use this current design instead.

Mr. Thompson moved that the Franklin Historic Zoning Commission approve all conditions, except for meeting condition number 1, to allow them to use the pink color on the border, and issue a Certificate of Appropriateness for Project PL #6352 for the post-and-panel sign in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 13, 2017. Ms. Marquardt seconded the motion.

Ms. Marquardt commented that the pink border would intrude on the signage space allotted for future tenants. Discussion ensued about the pink border.

Ms. Marquardt rescinded her second to the motion and with no one else seconding the motion, the motion failed.

Mr. Bryan projected the earlier sign design submitted at DRC.

After some discussion, Mr. Roberts moved to approve with staff's conditions. Mr. Scalf seconded the motion.

Mr. Johns suggested altering the design to limit the pink line just around the logo and have future tenants come back to staff for review.

Mr. Thompson moved to amend the motion to allow the pink border to only be around the logo and all future tenants must come through staff for review. Ms. Marquardt seconded the motion and the motion passed 6-0.

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

#### **Item 9:**

#### **Consideration of Fencing at 1308 Adams St.; Kristen & Jason Daniels, Applicants.**

Ms. Rose stated the applicants are requesting a Certificate of Appropriateness (COA) for the removal of existing rear yard privacy fencing and the placement of new 4-foot tall front and rear yard aluminum picket-style fencing at 1308 Adams St. Ms. Rose stated it is recommended that the Historic Zoning Commission defer review of the proposed fencing with the following:

1. The height and material of the proposed fencing are not entirely consistent with the *Guidelines*. Given that the applicants are requesting the placement of one cohesive fencing material/style along the perimeter of the entire yard (both front and rear yard), it is recommended that the applicants attend an upcoming Design Review Committee meeting to discuss material and style options, in relation to permitted front and rear yard heights, that may better meet the intent of the *Guidelines*.
  - Ultimately, any front yard fencing requests require consideration and approval by the Historic Zoning Commission. Rear yard fencing, depending on any potential

modifications to the applicants' request, may qualify for administrative review and approval.

2. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to the approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Ms. Daniels stated that neighboring properties have existing four-foot fences around their yard and they wanted to be consistent with the same height as the others. Ms. Daniels provided pictures of other areas and examples that have fences similar to the proposed material.

Chairwoman Besser requested to know if any citizens would like to comment and no one requested to comment.

Ms. Marquardt moved that the Franklin Historic Zoning Commission defer issuance of a Certificate of Appropriateness for Project PL #6353 for the fencing with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 13, 2017. Mr. Carson seconded the motion.

Ms. Marquardt stated that her concern was the proposed wrought iron appearance not being conducive to the existing white picket fences in the neighborhood.

After some discussion, the motion was approved 6-0.

**Item 10:**

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

Chairwoman Besser stated the next item on the agenda is for 1002 W. Main St.

Ms. Jones passed out some information for review. Ms. Jones stated she appeared before the Commission in September to receive permission for a series of work at her home at 1002 W Main St. Ms. Jones stated they found there was no wood lap siding underneath the vinyl siding on the second level of the home. There were some asphalt shingles. Ms. Jones stated they believe the house never had lap siding on the second floor, but it was likely cedar shingles. Ms. Jones stated they would like permission to add cedar shingles to the second floor to recreate the original appearance.

Photographs were projected for review.

Ms. Jones explained the only change from the approved application is to replace the whole second floor with shingles instead of just replacing any broken lap siding.

Ms. Marquardt moved for approval of cedar shingles being applied to the second floor. Mr. Roberts seconded the motion.

After some discussion, Ms. Marquardt moved to amend the motion to include a square shaped shingle be used and painted. Mr. Scalf seconded the amendment. The amendment passed 6-0.

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

**Item 11:**

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

- **Signage at 204 4<sup>th</sup> Ave. S.; Murray Johns, Applicant.**
- **Awning at 121 1<sup>st</sup> Ave. S.; Jeff Cauwels, Applicant.**

**Item 12:**

**Adjourn.**

With no further business, the meeting was adjourned at 6:13 p.m.



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Acting Secretary