

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
October 23, 2017**

The Franklin Historic Zoning Commission held a special meeting on Monday, October 23, 2017, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Mary Pearce
Mike Hathaway
Susan Besser
Mel Thompson
Jeff Carson
Ken Scalf
Jim Roberts
Lisa Marquardt

Staff Present: Amanda Rose, Planning & Sustainability Department
Joey Bryan, Planning & Sustainability Department
James Svoboda, Planning & Sustainability Department
Vernon Gerth, Assistant City Administrator
Brad Wilson, Facilities Project Manager
Kristen Corn, Law Department

**Item 1:
Call to Order**

Chairwoman Besser called to order the October 23, 2017, Historic Zoning Commission special meeting at 5:30 p.m.

**Item 2:
Consideration of Signage at 115 4th Ave. S.; Jon B. Wilson Jr., Applicant.**

Ms. Rose stated the applicant is proposing to install vehicle count signage outside both parking garages to provide citizens with more information about parking availability. Ms. Rose stated the signs are proposed to be situated within the landscaped areas between the garages and their respective streets. Ms. Rose stated the intent is to utilize “V” shaped post-and-panel signs, each with two panels to address both lanes of traffic in front of each garage. Ms. Rose stated specifications and renderings of the proposed signs have been included for review.

Ms. Rose stated the applicable *Historic District Design Guidelines* are as follows:

- Size signs according to the following: 12 square feet for total sign surface and 6 square feet for total sign height (p.120, #2).
- Design all signs to have a dark background and light lettering (p.120, #3).
- Sign colors should complement the colors of the building. Strong primary colors should only be considered as accents (p.120, #4).
- Do not use more than one freestanding sign per street frontage (p.120, #5).
- Monument-style signs are not recommended for use in nonresidential districts but may be appropriate for civic or institutional properties (p.120, #10).

- Do not use materials such as plastic, plywood, or unfinished wood for signage materials or plastic for trim, post, or hanging bracket materials. Composite product materials that have the appearance of historic sign materials are acceptable (p.120, #11).
- Do not use more than three signs per building (p.120, #12).
- Design signs to have no more than two or three colors (p.121, #21).
- Avoid signs that reflect an earlier period of history such as Colonial Williamsburg or New England (p.121, #22).
- Do not use internally lit signs (p.121, #29).
- Select locations, sizes, and placement of signs to complement those of neighboring or adjacent buildings (p.121, #30).
- Avoid signs that are out of scale or have substantially different locations than signs on adjacent buildings (p.121, #31).

Ms. Rose stated the design of the proposed sign is mostly consistent with the *Guidelines*. Ms. Rose stated the use of a freestanding post-and-panel sign is appropriate and would coordinate well with historically-appropriate signage in the adjacent area (p.121, #2, #30). Ms. Rose stated sized at 6.75 sq. ft. per sign face and 5'-6" for overall sign height (to top of finials), the proposal is consistent with the recommendations of the *Guidelines* for post-and-panel sizing and height (p.120, #2). Ms. Rose stated the use of a black metal sign base with gold lettering is also consistent with the *Guidelines* (p.120, #3, #11). Ms. Rose stated the LED or LCD display lettering is proposed to be white for numerical messages and red for a FULL message. Ms. Rose stated the signs are proposed to be situated in the landscaped areas between the respective garages and sidewalks, as presented in the renderings including within the packet materials (p.121, #31).

Mr. Svoboda stated they have tried to keep with the character of downtown and happy to answer any further questions.

Mr. Gerth stated the City team came up with this type of sign to let the public know where spaces are available. Mr. Gerth stated they are happy to listen any suggestions.

Ms. Marquardt moved to approve the signage at 108 2nd Ave. S and 115 4th Ave. S as presented. Mr. Roberts seconded the motion.

Ms. Pearce requested to know if it possible on 2nd Ave to do a double face or two signs sandwiched together.

Ms. Rose stated that was something Staff considered, but Staff put together a mock up to see how the public would interpret the situation and feel this is the best way.

A photo was projected to show what it would like at the building.

Mr. Thompson complimented Staff on the good job they did with the signage.

The motion passed 8-0.

Item 3:**Consideration of wall at 108 2nd Ave. S.; Jon B. Wilson Jr., Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for removal of a portion of a wall at the 2nd Ave. Parking Garage in order to create a pedestrian access. Ms. Rose stated Planning staff discussed the proposal with the Design Review Committee meeting at its October 16, 2017 meeting. Ms. Rose stated the applicant is proposing to remove a small portion of wall below an existing window cut-off within the eastern wall of the 2nd Avenue Parking Garage. Ms. Rose stated the wall removal is proposed as a safety consideration by allowing pedestrians to enter the garage without walking through the drive aisles. Ms. Rose stated as a non-historic, noncontributing building, the garage structure is not determined to add to the historic or architectural value for the period of significance currently defined for the Downtown Franklin Historic District. Ms. Rose stated in the case of proposed alterations to noncontributing buildings, the alterations are reviewed in light of the *Guidelines* specifically in relation to how the proposed alterations would impact the character of the district and the surrounding contributing buildings. Ms. Rose stated the design of the proposed alteration is consistent with the intent of the *Guidelines*. Ms. Rose stated the proposed opening is consistent with the fenestration pattern of the rest of the façade and creates an opening in keeping with pedestrian access on the nearby 4th Avenue Parking Garage. Ms. Rose stated the area affected by the cut will be covered with a white masonry coping similar to that existing on the window opening.

Mr. Roberts moved to approve Project PL-#6567 for alterations to the masonry for the purpose of a pedestrian access. Mr. Scalf seconded the motion and the motion passed 8-0.

Item 4:**Other Business.**

No other Business.

Item 5:**Adjourn.**

With no further business, the meeting was adjourned at 5:44 p.m.

Acting Secretary