

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
January 8, 2018**

The Franklin Historic Zoning Commission held a special meeting on Monday, January 8, 2018, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser
Lisa Marquardt
Kelly Baker-Hefley
Jeff Carson
Jim Roberts

Staff Present: Emily Hunter, Planning & Sustainability Department
Amanda Rose, Planning & Sustainability Department
Joey Bryan, Planning & Sustainability Department
James Svoboda, Planning & Sustainability Department
Tiffani Pope, Law Department
Randall Tosh, BNS Department

**Item 1:
Call to Order**

**Item 2
Minutes: December 11, 2017**

The December minutes were not available for review and will be reviewed at next month's meeting.

**Item 3:
Consideration of 2018 Commission Chair and Vice-Chair.**

Mr. Roberts moved to nominate Ms. Susan Besser as Chair for 2018. Ms. Marquardt seconded the motion, and the motion passed 5-0.

Mr. Roberts moved to nominate Ms. Mary Pearce as Vice-Chair for 2018. Ms. Marquardt seconded the motion, and the motion passed 5-0.

**Item 4:
Staff Announcements.**

**Item 5:
Consideration of Requests to place non-agenda emergency items on the agenda.**

No non-agenda emergency 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.

No one requested to speak.

Item 7:

Consideration of Alterations (Roofing Material Change) at 125 5th Ave. S.; Mike Ensched, Historic Franklin Presbyterian Church, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the replacement of the clay tile roofing material with a slate-style asphalt shingle material at 125 5th Ave. S. (Frothy Monkey). Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed roofing material replacement request with the following:

1. While roofing material replacement in kind may be appropriate, the use of a slate-style asphalt shingle as a replacement for the existing original or historic clay tile roofing material is not consistent with the *Guidelines*. Roof shape and materials contribute to building style and historic character, and roofing sections on main and other visible elevations should remain unaltered. The *Guidelines* recommend that one retain historic roof shape and materials and state that one should use replacement materials whose composition and appearance match the historic materials (p.82, #1, #3). The proposed slate-style asphalt shingle does not match the composition or appearance of the original or historic clay tile material.
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.

Mr. Mike Ensched stated he would comment and then have project contractor, Mr. Michael Lee, speak. Mr. Ensched explained the damage to the roof in different places. Mr. Ensched requested that a photograph be projected showing a part of the roof. Mr. Ensched stated replacement-in-kind would be cost prohibitive for the church.

Mr. Lee stated that they were looking for a compromise and explained the type of shingle currently on the church administration building. Mr. Lee explained the cost. Mr. Lee stated that architectural shingles might be a good compromise.

Chairwoman Besser requested to know if any citizens wished to speak on this item. No one requested to speak.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve issuance of a Certificate of Appropriateness for Project PL #6607 for the replacement of the roofing material, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated January 8, 2018, with the use of the architectural shingles that Mr. Lee suggested. Ms. Marquardt seconded the motion.

Mr. Roberts explained he was a member of that church at one time and knows the problems with that roof. Mr. Roberts stated he is very sensitive to the money situation and is torn between that and the *Guidelines*. Mr. Roberts stated he thinks if Mr. Lee works with Ms. Rose and Mr. Bryan, the problem could be solved.

Mr. Lee estimated that perhaps 50 percent of the original clay tile could be saved.

Mr. Ensich stated he worries of the cost of any problems once the roof is removed.

Ms. Marquardt stated that she is compelled to support the application, as amended, since she does not know if this is the tile is the original roofing material.

Chairwoman Besser requested to know if all the tile would have to be taken off.

Mr. Lee stated they have tried to come up with some way to salvage about 50 percent of it.

Mr. Ensich stated his concern as treasurer is that it is exposed, it goes back in accurately so the church will not have to worry for generations.

Ms. Marquardt stated since she does not know if this is the original material, she is compelled to support this application as modified and amended.

Chairwoman Besser stated she was torn on this application.

Mr. Carson requested to know if there were others that had roof coping made with tile.

Mr. Tosh stated Mr. Carson is referring to a home on 3rd Avenue that has recently been renovated, where instead of putting the ridge cap, it had the tile.

Mr. Lee asked Mr. Tosh is if he suggesting that he reinstall the tile up as a ridge cap.

Mr. Tosh stated yes.

Discussion ensued. Photographs were projected.

Ms. Rose requested the motion be restated for clarification.

Chairwoman Besser stated the motion is to approve issuance of a Certificate of Appropriateness for Project PL #6607 for the replacement of the roofing material with architectural shingles and no ridge cap.

Mr. Roberts moved to amend the motion to include the roof cap/coping. Ms. Baker-Hefley seconded the motion.

Mr. Carson stated he would like to see what it will look like before completion and asked whether this item should go back to DRC.

Ms. Rose explained with it being a drastic change from what is presented in the application, it may be better for the applicant to present what the end result would be and that staff should not make that call.

Mr. Lee proposed approval at this meeting and that he could then go to DRC for discussion.

Chairwoman Besser stated they could not do that. Chairwoman Besser stated there is an amendment on the table and we need to vote on that.

The amendment passed 4-1 with Mr. Carson voting no.

With the main motion having been made and amended, the motion passed 3-2 with Ms. Besser and Mr. Carson voting no.

Item 8:

Consideration of Alterations (Side Elevation Window Replacement) at 306 Public Sq.; David Bradley, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the replacement of the twelve (12) left side elevation windows at 306 Public Sq. Ms. Rose stated the building dates to 1901. Ms. Rose stated it is recommended that the Historic Zoning defer review of the proposed left elevation window replacement request with the following:

1. Given the difficulty in accessing and viewing the lower and middle level windows on the left elevation, replacement may be appropriate. Without sufficient information on the state of repair of the existing windows, however, one cannot determine if the request meets the intent of the applicable *Guidelines*. It is recommended that the applicant provide additional information to substantiate the replacement request (interior photographs on the state of repair of the windows, additional documentation on the leaking issues, etc.) in order to provide the Historic Zoning Commission with enough information to make a determination. Staff recommends that the applicant attend an upcoming Design Review Committee meeting to discuss the proposal.
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.

Discussion ensued due to the applicant not being present for their application.

Mr. Carson moved that the Franklin Historic Zoning Commission defer issuance of a Certificate of Appropriateness for Project PL #6606 for the replacement of the left side elevation windows with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated January 8, 2018. Ms. Marquardt seconded the motion.

Mr. Roberts moved to amend the motion to include a site visit. Mr. Carson seconded the motion, and the motion passed 5-0.

With the main motion having been made and amended, the motion passed 5-0.

Item 9:

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

No non-agenda items.

Item 10:

Adjourn.

With no further business, the meeting was adjourned at 5:52 p.m.

Acting Secretary