

**FRANKLIN HISTORIC ZONING COMMISSION  
MINUTES  
AUGUST 12, 2019**

The Franklin Historic Zoning Commission its regular scheduled meeting on Monday, August 12, 2019, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Kelly Baker-Hefley  
Susan Besser  
Ken Scalf  
Jim Roberts  
Mike Hathaway  
Mary Pearce  
Lisa Marquardt  
Brian Laster  
Jeff Carson (arrived at 5:21)

Staff Present: Amanda Rose, Planning & Sustainability Department  
Allen Lewis, BNS Department  
Kelly Dannenfels, Planning & Sustainability Department  
Bill Squires, Law Department

**Item 1:  
Call to Order**

Chair Roberts called the August 12, 2019 meeting to order at 5:03 pm.

**Item 2:  
Minutes: June 10, 2019**

Ms. Besser requested a typo be corrected for the time of DRC from 5 P.M. to 4 P.M. Ms. Rose stated on page 6, there is a motion on Item 10 that should just be 6-2; she will clarify a comment on page 13 to make the amended motion clearer; on the next page, Ms. Rose stated a sentence was deleted, and she will add it back in. Ms. Pearce moved to approve the June 10<sup>th</sup> minutes with changes. Mr. Scalf seconded the motion, and the motion carried 8-0.

**Item 3:  
Minutes: July 11, 2019**

Ms. Besser moved to approve the July 11, 2019 minutes. Ms. Baker-Hefley seconded the motion, and the motion was approved 8-0.

**Items 4:  
Staff Announcements.**

Ms. Rose stated the date for HZC training will likely be a Wednesday, October 23, or Thursday, October 24, and she will finalize this week. Ms. Rose stated there is a Design Review Committee meeting on Monday, August 19, at 4 p.m. Ms. Rose stated Ms. Dannenfels will be in attendance to discuss the new Zoning Ordinance.

**Item 5:**

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

No Requests.

**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:**

**Consent Agenda.**

**The items under the consent agenda are deemed by the commission to be routine in nature and will be approved by one motion adopting the staff comments as part of the approval. The items on the consent agenda will not be discussed. Any member of the commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order. Staff recommends that items 8-9 be placed on the consent agenda.**

Mr. Hathaway moved to have Items 8 and 9 placed on the Consent Agenda. Ms. Marquardt seconded the motion, and the motion carried 8-0.

Mrs. Baker-Hefley moved to approve Items 8 and 9 on the Consent Agenda. Mr. Hathaway seconded the motion, and the motion passed 8-0.

**Item 8:**

**Consideration of Principal Structure Alterations (Foundation Material) at 243 3<sup>rd</sup> Ave. S.; Brent & Sarah Hill, Applicants.**

This Item was approved on the Consent Agenda.

**Item 9:**

**Consideration of Accessory Structure Alterations (Window/Entrance) at 1009 W. Main St.; Brentwood Builders LLC, Applicants.**

This Item was approved on the Consent Agenda.

**Item 10:**

**Consideration of Side Entrance Ramp Construction at 224 3<sup>rd</sup> Ave. N.; Epic Investments, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of an ADA-complaint wood ramp onto the north (left side) elevation. Ms. Rose stated the design will require the removal of a non-historic concrete landing and metal railings. Ms. Rose stated the *Guidelines* state that ramps and wheelchair lifts should be located on rear or secondary elevations that are not readily visible. Ms. Rose stated the *Guidelines* state that one should use wooden ramps with detailing similar to the building detailing and that ramps should be designed to be reversible, have minimal impact, and not involve removal of historic features (p.80, #1-2, #4). Ms. Rose stated the proposed ramp is located on the

north (left side) elevation within the building's "connector" inset. Ms. Rose stated the positioning of the inset allows the applicant to minimize the appearance of the ramp from the street, and it also maintains separation from the original, historic portion of the structure. Ms. Rose stated the proposed ramp consists of a concrete slab, wooden decking, and wooden handrails and guardrails that are designed simply. Ms. Rose stated it is recommended that the Historic Zoning Commission approve the proposed ramp construction with the following:

1. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Mr. Ferguson explained an employee had an accident a couple of months ago, who is now in a wheelchair, and they want to make a ramp, so the employee can still come to work. Mr. Ferguson explained the construction of the ramp which were in Ms. Rose's staff comments.

Chair Roberts requested to know if any citizens wished to comment on this Item, and no one requested to speak.

Ms. Baker-Hefley moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #7049 for the proposed ramp construction, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated August 12, 2019. Mr. Scalf seconded the motion.

Mr. Hathaway questioned to know that if in between the ramp and building there is kind of a jog.

Mr. Ferguson stated it will be left open.

The motion carried 8-0.

#### **Item 11:**

#### **Consideration of Principal Structure Alterations (Side Entrance Stoop Construction, Lighting, Siding) at 424 Boyd Mill Ave.; Don & Paige Holloway, Applicants.**

Ms. Rose stated the applicants are requesting a Certificate of Appropriateness (COA) for a series of work at 424 Boyd Mill Ave., as follows:

1. The construction of a small landing stoop onto the right elevation entrance, where an exterior door was created upon the removal of a non-original addition;
2. The replacement of the existing front entrance lighting with gas lanterns; and
3. The replacement of the front elevation wood siding with cementitious siding.

Ms. Rose stated the applicants are proposing to construct a small landing stoop onto the right elevation of the structure, at the location where an exterior door was created upon the removal of a non-original side elevation addition in June. Ms. Rose stated the proposed landing consists of concrete and wooden handrails and posts. The location of the proposed landing is not entirely clear from the application materials, so it is shown in Exhibit 1. Ms. Rose stated while the *Guidelines* recommend against the placement of porches at higher-visibility elevations, the removal of the non-original addition creates a unique circumstance in with the newly-exposed door needs to be addressed. Ms. Rose stated the proposed landing is much smaller and more discrete than a true porch, and the proposed materials and rail

detailing are consistent with the architectural style of the residence. Ms. Rose stated it is recommended that the Historic Zoning Commission approve the proposed side elevation landing with the following:

1. The application must meet all the requirements of the Building & Neighborhood Services Department. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Ms. Holloway stated this was not a door created but was already there and due to the high elevation is in need of steps with minimal exposure. Ms. Holloway explained when some undergrowth was removed they found old wrought iron railings and would propose to use these instead of what she proposed in the application to match.

Chair Roberts requested to know if any citizens wished to comment on this Item, and no one requested to speak.

Ms. Besser moved that the Franklin Historic Zoning Commission approve a Certificate of Appropriateness for Project #7048 for the proposed side elevation entrance stoop construction, with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated August 12, 2019. Ms. Pearce seconded the motion.

Ms. Pearce moved to amend the motion to include the applicant comes to staff for approval of either the historic railing or what was submitted with this application. Ms. Marquardt seconded the motion.

Ms. Rose explained this was not a new door opening but was behind an addition that was removed.

The amendment carried 8-0.

The main motion with amendment passed 8-0.

Ms. Rose stated the applicants appeared before the Historic Zoning Commission for consideration of the lighting portion of the current application at its July 8, 2019 meeting. Ms. Rose stated the lighting request was deferred in order to allow the applicant to provide more information on the proposal. Ms. Rose stated the remainder of the current application consists of new requests. Ms. Rose stated the Historic Zoning Commission approved a proposal at its July 8, 2019 meeting to allow the applicants to remove synthetic siding from the entire structure and to add cementitious siding over the existing wood on the rear and side elevations only. Ms. Rose stated the front elevation was approved to remain with the existing wood to be repaired in-kind, in order to allow a more historically-appropriate window to remain. Ms. Rose stated if new lights are needed, the *Guidelines* recommend that one use simple fixtures that are appropriate to the scale of the house and constructed of historically prevalent materials, and further, one avoids ornate carriage lights or fixtures reflective of the 18th century. Ms. Rose stated the replacement light fixtures are proposed to be gas lanterns, which are typical of 18th-century dwellings and not typical for the period of the minimal traditional residence. Ms. Rose stated the use of a non-gas lantern style fixture, however, may be appropriate. Ms. Rose stated the applicant has included photographs of the proposed light fixtures as well as similar fixtures on neighboring residences. Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed light fixture installation with the following:

1. The *Guidelines* recommend that one use simple fixtures that are appropriate to the scale of the house and constructed of historically prevalent materials, and further, one avoids ornate carriage lights or fixtures reflective of the 18th century. The replacement light fixtures are proposed to be gas lanterns, which are typical of 18th-century dwellings and not typical for the period of the minimal traditional residence. The use of a non-gas lantern style fixture, however, may be appropriate.

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

Ms. Holloway stated she submitted the measurements of the scale of the lantern in comparison of the scale that is there now that the commission asked for the last time.

Chair Roberts requested to know if any citizens wished to comment on this Item, and no one requested to speak.

Mr. Hathaway moved to approve an issuance of a Certificate of Appropriateness for Project #7048 for the proposed light fixtures, with staff's comments. Ms. Marquardt seconded the motion.

Ms. Pearce stated Ms. Holloway brought up an idea last time, and she feels it would be better to not approve the gas lanterns due to this being a Farnsworth and a source of pride to say one lives in one of them. Ms. Pearce stated maybe we could find a graduate student at MTSU who might want to look at doing a nomination or apply for a grant for us to do a nomination. Ms. Pearce stated when she moved here to Franklin, one sure wanted a Farnsworth House. Ms. Pearce stated the electric fixture is more defining of that period.

Mr. Hathaway stated he made the motion to get the discussion started. Mr. Hathaway stated he wasn't sure which light fixture was being proposed and asked if we were offering options to choose from.

Ms. Holloway stated there was one light fixture she submitted a photograph for that was within the same dimensions and explained it was the copper-colored one.

Ms. Marquardt requested to know if the fixture submitted will have the copper-colored plate or just light fixture.

Mr. Laster requested to know if with the existing fixtures are the modern or the original fixtures.

Ms. Holloway stated they were builder's grade.

Ms. Pearce stated the light is one that flickers like a gas light and that would be a way to have it. Ms. Pearce stated she would be voting against the motion to approve.

Mr. Hathaway stated the print was hard to read on his copy and requested to know more of what it would like.

Ms. Holloway stated it is rectangular sided, framed with metal, and open flamed for the gas.

After discussion, the motion was denied.

Ms. Pearce offered another motion that a colonial style light fixture be brought to Staff for approval. Ms. Marquardt seconded that.

Ms. Besser stated she did not know if we should approve a light fixture, what we were voting on was whether it could be gas.

Ms. Pearce stated she would withdraw her motion.

Ms. Holloway stated she has studied Cape Cod cottages and looked at other Farnsworth Houses in the area and doesn't disagree with what has been said and will look further to find a fixture that belongs better with the house.

Ms. Pearce moved to have the applicant work with staff on an electrical Colonial style light fixture. Ms. Besser seconded the motion, and the motion carried unanimously.

Ms. Rose stated the in July, the applicants were issued a COA from the Historic Zoning Commission for their request to remove the synthetic siding from the rear and side elevations of the structure. Ms. Rose stated a condition of approval, as part of the COA, stated that the wood on the front elevation must be maintained. Ms. Rose stated upon inspection, the applicants indicate that lead paint is on the front elevation wood and have requested to remove it and replace it with cementitious siding that matches that which has already been added to the other building elevations. Ms. Rose stated the applicants have included substantial information about lead paint, articles about lead abatement, and window profiles for Cape Cod-style homes similar to the subject property. Ms. Rose stated the applicants believe that the original window trim was removed and/or damaged as the windows and siding on the house changed over time and would like to seek approval to recreate the appropriate window trim dimensions on the front elevation as part of the process of re-siding it with cementitious materials. Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed siding alterations with the following:

1. While the recreation of the appropriate window trim dimensions is entirely appropriate and encouraged, the *Guidelines* recommend that cementitious siding only be used to replace deteriorated siding on rear elevations.
2. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Ms. Holloway stated as they uncovered the aluminum siding, it was just peeled paint and the gutters did not work correctly, which has seemed to have saturated the wood. Ms. Holloway stated the paint was lead paint as well, which is a health hazard, and explained further. Ms. Holloway stated it is EPA-recommended to wrap it and put other siding on it. Ms. Holloway stated she went around every Farnsworth house she could find to measure window sills and took pictures of reveals at the top and it is not a difficult thing to recreate, but she could put cement siding on it. Ms. Holloway stated her proposal is to not take the paint off and put concrete on it, but the best way to deal with it is to encapsulate it and they are proposing to wrap the house with cement siding and will create a reveal that is appropriate for the house.

Chair Roberts requested to know if any citizens wished to comment on this Item, and no one requested to speak.

Mr. Laster moved that the Franklin Historic Zoning Commission deny issuance of a Certificate of Appropriateness for Project #7048 for the proposed siding replacement with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated August 12, 2019. Mr. Scalf seconded the motion.

Ms. Pearce stated there is paint now that can be painted on to encapsulate the lead paint and that Clorox can deal with the mold.

After discussion, the motion passed 8-1.

**Item 12:**

**Consideration of Enclosed Addition, Side Porch Addition, Attached Garage Addition, & Relocation (Accessory Structure) at 424 S. Margin St.; Don Burke, Applicant.**

Ms. Rose stated applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 424 S. Margin St., as follows:

1. The construction of an enclosed addition to accommodate a kitchen/circulation area, a two-bay garage, and a master suite;
2. The construction of a side elevation covered porch; and
3. The relocation of an outbuilding from directly behind the principal structure to an area in the side yard, in order to accommodate the proposed addition.

Ms. Rose stated the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its November 19, 2018 and February 18, 2019 meetings. Ms. Rose stated the applicant also hosted a Special DRC site visit at the subject property on April 9, 2019. Ms. Rose stated portions of the original application were either not approved (enclosed addition) or deferred (porch addition, accessory structure relocation) by the Historic Zoning Commission during its May 13, 2019 meeting. Ms. Rose stated the items were deferred by the Historic Zoning Commission during its July 8, 2019 meeting for additional information. The *Guidelines* recommend that additions be designed to be clearly contemporary and compatible with the proportions, form, materials, and details of the building and be limited to no more than half of the footprint of the original building. The original building is defined to include “all portions of the building that are at least 50 years in age” (p.54, #3-4). The historic building must be clearly identifiable, and its physical integrity must not be compromised by the new addition, as through approaches that unify the existing structure and new construction into a single architectural whole (p.54, #2). The *Guidelines* support the placement of additions on rear or obscured elevations with limited visibility, noting, however, that rear or side elevations may not always be appropriate for additions, as some historic buildings have visual prominence from many vantage points (p.54, #1). Ms. Rose stated the following.

- **Location/Design:** The proposed addition has been designed to consist of three masses. Utilizing a “connector” design, the applicant is proposing the construction of an enclosed kitchen/circulation area at the rear of the existing house, which differentiates the form from that of the historic structure. Then, extending rearward, the “connector” ties into a new two-bay garage mass, and then leftward (toward 5<sup>th</sup> Ave. S.) to a master suite mass. The use of the connector design was recommended by staff and largely supported by the Design Review Committee when discussed during its April 9, 2019 site visit. The “connector” design lessens the overall mass of the proposed addition.
- While the bulk of the addition is located behind the historic structure, the mass containing the master suite is proposed to be visible from vantage points in front of the house. The proposal, as such, is not entirely consistent with the recommendations of the *Guidelines* for placement, which support placed on obscured elevations with limited visibility (p.54, #1). A side addition may be appropriate due to constraints on the property—which is much wider than it is deep—and the side addition measures less than 50 percent of the front façade width. The applicant has provided three-dimensional renderings to help demonstrate the viewsheds from various angles around the property. The design modifications brought forward within the July COA application submittal remain within the current proposal. These design modifications include the use of a brick veneer base for the addition to differentiate it from the existing block foundation and the use of smooth-faced quoining on the battered sides of the addition as opposed to the existing rusticated face. The bay window is now proposed to feature a window lite pattern complimentary of that on the existing front elevation windows. The timber headers were also removed from the proposed

garage façade and replaced with a soldier brick course. The applicant has also removed the courtyard wall from the design.

- **Size:** The footprint of the proposed enclosed addition—1,806 sq. ft. heated and 393 sq. ft. unheated—measures 2,209 sq. ft., which equates to an approximate 104 percent addition to the existing structure (2,121 sq. ft. footprint), which is not consistent with the *Guidelines* (p.54, #4). For the July application submittal, the applicant has provided additional information by which to consider the request, due to confusion arising from the wide eave overhangs on the proposed additions. The existing building also features wide eave overhangs, however, so the proposed addition size is not truly lessened or offset by this calculation. The proposed lot coverage (including proposed covered porch addition) measures approximately 30 percent of the two lots. If the lots are platted to be combined into one, this calculation is consistent with the *Guidelines* (p.55, #5).
- **Materials:** The materials of the proposed enclosed addition (brick veneer, painted wood fascia, smooth-faced stone quoining, wood panel (on connector), asphalt shingles with copper metal on garage dormer) are consistent with the *Guidelines* (p.55). A sample of the proposed brick veneer has not been provided.

Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed additions with the following:

1. While the general design and materials of the enclosed addition are appropriate, the footprint of the equates to a 104 percent increase to the existing structure, which is not consistent with the *Guidelines*. The *Guidelines* recommend that enclosed additions measure no more than half of the square footage of the footprint of the historic building (all portions of the building that are at least 50 years in age) (p.54, #4).
2. The covered porch is not accessible to the existing structure without the construction of the proposed enclosed addition. The enclosed addition, however, is not supported by the *Guidelines* due to its proposed footprint size.
3. If issued a COA, the applicant must provide a sample of the proposed brick veneer to the HZC for consideration and approval in light of the *Guidelines* prior to issuance of a building permit.
4. If issued a COA, the addition windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
5. The issuance of a COA is contingent upon the approval of a final plat to combine the two affected lots.
6. 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 Preservation Planner or the HZC for review and approval.

Chair Roberts stated the projections did not match what was stated and wanted to know if the wall was removed.

Mr. Burke explained the 3D projection. Mr. Burke stated the wall was removed. Mr. Burke stated they will be building on a double lot with BZA approval. Mr. Burke stated the changes to this design from other designs is that the battered wall had been removed and the pointing added. Mr. Burke stated the bay window roof pitch has been flattened out. Mr. Burke explained the 3D projections on the screen.

Ms. Rose projected the images on the screen.



Ms. Baker-Hefley moved that the Franklin Historic Zoning Commission approve issuance of a Certificate of Appropriateness for Project #7028 for the proposed additions with staff's comments dated August 12, 2019. Mr. Laster seconded the motion.

Ms. Besser stated she would not be able to support this project because the addition is not subordinate to the house and feels like it is just not in the best interest of this neighborhood.

Ms. Pearce requested to know how much the garage percentage is.

Mr. Laster stated it is 30%.

Ms. Pearce stated the over 100% coverage has not been changed, but only a little bit. Ms. Pearce stated she is concerned with all the brick. Ms. Pearce stated the biggest percentage ever done was 81% with everything, but with a detached garage. Ms. Pearce stated the 3D drawings shows so much brick.

Mr. Laster stated after looking at this image, it just seems so very large.

Ms. Baker-Hefley stated if this was a standalone accessory building, we would not have a problem with the size, and with the connector not being visible from the street, it is hard for her to not be comfortable with it. Ms. Baker-Hefley stated as far as size goes, and double lot, she is comfortable with it.

Mr. Laster requested to know if removing the porch makes it 85%.

Ms. Pearce stated that would make a difference to her.

Ms. Besser stated that, keeping in mind she is against this project, the porch helps mitigate the addition and might not be something one would want to remove.

Ms. Pearce stated maybe a pergola with vegetation would look better and or maybe even a choice of an awning.

Discussion ensued on alternatives to make it more subordinate.

Ms. Pearce moved to amend the motion to include the bay window come back to staff with a flat façade on the addition and window approved by staff that is consistent with the windows with the home and the roof on the side porch be modified to a pergola structure and come back to staff for approval. Mr. Laster seconded the motion.

Ms. Marquardt stated she thinks changing that bay window and adding pergola will help.

The amendment was approved 9-0.

More discussion ensued.

Ms. Pearce moved for a second amendment to have the south front façade elevation battered wall come straight down to remove massing on A3. Ms. Marquardt seconded the motion and the motion carried 6-3, with Ms. Baker-Hefley, Mr. Scalf, and Mr. Hathaway voting no.

With the main motion and two amendments having been made and seconded the motion carried 8-1, with Ms. Besser voting no.

Ms. Rose stated the Board of Zoning Appeals approved the proposal, but there has not been an application to combine the lots yet. Ms. Rose stated it is recommended that the Historic Zoning Commission defer review of the proposed outbuilding relocation with the following:

1. The *Guidelines* support the restoration of historic buildings but cautions against the moving of outbuildings from their original locations unless moving is the only way to preserve them (p.74, #3). The relocation appears to be proposed in order to accommodate the proposed enclosed addition to the principal structure, which is not supported by the *Guidelines* due to its proposed footprint size. It is recommended that relocation be considered only if the proposed enclosed addition is approved.
2. If issued a COA, 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 Preservation Planner or the HZC for review and approval.

Mr. Scalf moved the HZC approve a Certificate of Appropriateness for Project #7028 for the proposed outbuilding relocation with staff's comments, dated August 12, 2019. The motion carried 9-0.

**Item 13:**

**Consideration of New Construction (Accessory Structure) at 1318 Adams St.; Scott Wilson, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a 1 ½-story accessory structure with breezeway connector at the rear of the property at 1318 Adams St. Ms. Rose stated the applicant appeared before the Design Review Committee on July 15, 2019, to discuss the proposal. Ms. Rose stated the *Guidelines* recommend that accessory structures be constructed in traditional locations behind the principal structure and designed to be visually subordinate in placement, size, mass, and intricacy to their respective principal structures (p.64, #1-2). Ms. Rose stated the *Guidelines* also recommend that accessory structures be designed to be shorter in height than and designed to be consistent with the contexts of the principal structures they serve (p.64, #3-4). Ms. Rose stated the Architectural details should complement, but not visually complete with, the character of the historic principal structure (p.64, #4). Ms. Rose stated new accessory buildings should “use components typically used in historic equivalents” (p.64, #6). Ms. Rose stated the following in her staff report:

- **Location**—The applicant is proposing to construction an accessory structure behind and to the side of the principal structure, with the primary massing facing toward the rear yard. This proposed location is consistent with the *Guidelines* (p.64, #1).
- **Design**—The design of the proposed accessory structure appears to be mostly consistent with the *Guidelines*. The accessory structure is proposed to be shorter than the principal structure by approximately 3'. The design reinforces that of the principal structure both in form and material. The detailing has been simplified, as requested by the Design Review Committee, through the removal of a bay window and the simplification of the vents and eaves.
- **Size**—The size of the proposed accessory structure is consistent with the *Guidelines*. The footprint square footage of the principal structure measures 2,009 sq. ft. (applicant's calculations include total square footage as opposed to footprint square footage). The accessory structure is proposed to measure 884 sq. ft. in footprint. The *Guidelines* recommend that accessory structure be designed to be visually subordinate in size to their respective principal structures (p.64, #2). The accessory structure height is proposed to measure approximately 3' shorter than the principal structure.

- **Materials**—The materials of the proposed accessory structure (stone base, cementitious lap siding with matching reveal, carriage style doors, architectural asphalt shingles roofing) appear to be consistent with the *Guidelines*. Window specifications have not been provided.

Ms. Rose stated the proposed total building coverage on the lot measures approximately 11.4 percent, which is consistent with the *Guidelines*. Ms. Rose stated the *Guidelines* recommend that maximum building coverage not exceed 35 percent in specified residential zoning districts, as measured by building footprint (p.55, #5). Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed accessory structure construction with the following:

1. The accessory structure windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
2. The garage door specifications must be approved by the Preservation Planner for review in light of the *Guidelines* prior to issuance of a building permit.
3. 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 Preservation Planner and/or the HZC for review and approval.

Mr. Wilson stated they were in agreement with staff's comments and recommendations.

Chair Roberts requested to know if any citizens wished to comment, and no wanted to comment.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #7050 for the accessory structure construction with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated August 12, 2019. Mr. Carson seconded the motion.

Chair Roberts stated one comment was the right and left elevations were switched.

Ms. Rose stated they were.

Ms. Pearce stated it looks like the garage is going to be straight to the house.

Mr. Wilson stated it is on the same plane as the house.

Chair Roberts requested to know if the shed being removed should be voted on by us.

Ms. Rose stated yes, but she did not feel comfortable having that done without her looking at everything. Ms. Rose stated if it is a prefabricated structure with no foundation, she can work with the applicant.

Chair Roberts stated it did not have a foundation.

With the motion having been made and seconded, the motion carried unanimously.

#### **Item 14:**

#### **Consideration of Alterations (Window Replacement, Masonry, Roofing) at 230 Public Sq.; Marand Builders & 906 Studio Architects, Applicants.**

Chair Roberts stated Mr. Hathaway was recusing himself from the rest of the meeting.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the following scope of work at 230 Public Sq.:

- The replacement of three (3) upper-story windows along the Public Sq. façade;
- The replacement of three (3) lower-story windows along the E. Main St. façade;
- The replacement of deteriorated metal roofing over the upper-story balcony facing the Public Sq. with new copper roofing; and
- The in-kind repair (tuckpointing, repainting) of various sections of brick wall.

Ms. Rose stated please note that the proposed window replacement is intended to supplement the previously-approved window replacement (27 units) from November 2018. Ms. Rose stated the applicant is proposing to replacement six (6) fixed wood windows with new single-hung windows to match the existing muntin patterns. Ms. Rose stated the subject windows on the Public Sq. façade are of a one-over-one lite pattern, while the subject windows on the E. Main St. façade feature two-over-two lite patterns. Ms. Rose stated the windows appear to be historic in age, though it is not clear if they are original. Ms. Rose stated the section of the building where the windows are proposed to be replaced on the E. Main St. façade appears to have been in-filled or altered significantly at some point. Ms. Rose stated the *Guidelines* recommend the preservation and maintenance of original windows, opening dimensions, and details (p.129, #1). Ms. Rose stated the *Guidelines* also recommend that replacement windows (if originals are missing) match the historic materials found on the building (p.129, #5) and be appropriate to the period of the building, and as such, a late 19<sup>th</sup> or early 20<sup>th</sup> century building is recommended to utilize four-over-four, two-over-two, or one-over-one sashes with distinct meeting rails and an operable appearance (p.129, #7). Ms. Rose stated per the *Guidelines*, wood, anodized aluminum with dark bronze finishes may be appropriate for replacement windows (p.129, #9). Ms. Rose stated the applicant's former consultant, Mr. John Shurley, contacted staff in October 2018 to discuss the state of repair of the windows. Ms. Rose stated at Mr. Shurley's request, staff inspected several of the lower and upper-story windows on October 11, 2018. Ms. Rose stated the inspection of the upper-story windows took place from the interior of the building. Ms. Rose stated many of the windows are dry rotted with voids in the frames and sills. Ms. Rose stated window replacement may be substantiated due to the safety hazard that may be presented by the many of the windows. Ms. Rose stated the use of a one-over-one lite pattern on the Public Sq. façade and two-over-two lite pattern along E. Ms. Rose stated Main St. façade is appropriate; the like-for-like replacement is consistent with the conditions of approval issued by the Historic Zoning Commission for the previously-approved window replacement at the subject property at its November 2018 meeting. Ms. Rose stated the traditional wood series of the window specifications provided for consideration is appropriate for use as replacement windows at these locations, as the proposed specifications will allow the "upper facades" to "retain their historic appearance and details" (p.129). Ms. Rose stated the existing windows have a double-hung appearance, however, so it is important that this dimensional quality be maintained. Ms. Rose stated the applicant's proposal to tuckpoint and repaint various section of the brick walls is appropriate in light of the *Guidelines*, which recommend the preservation and maintenance of original masonry walls and details (p.113, #1). Ms. Rose stated the applicant is proposing to replace the deteriorate metal roofing on the Public Sq. balcony with a new copper roof. Ms. Rose stated the *Guidelines* recommend that one maintain historic roof materials like slate and sheet metal (p.119, #4). Ms. Rose stated the replacement of the deteriorated material with a like material, like copper, is appropriate. Ms. Rose stated it is recommended that the Historic Zoning approve with conditions the proposed window, masonry, and roofing alterations with the following:

1. The proposed single-hung traditional wood series specifications are appropriate. As conditions of approval, the windows must maintain a double-hung appearance, however, and the lite patterns must be replaced like-for-like, and in keeping with the *Guidelines*.

2. Per *Guidelines*, the applicant must use mortar to match the original in composition and appearance while repointing (p.113, #5).
3. The application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Mr. Priddy stated he had nothing to add and was here to answer any questions.

Chair Roberts requested to know if any citizens wished to comment, and no wanted to comment.

Mr. Laster moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #7051 for the window, masonry, and roofing alterations with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated August 12, 2019. Ms. Baker-Hefley seconded the motion.

Ms. Pearce stated she thought this building was sandblasted and would be good to get some pictures of where the brick is falling for the preservation office to have as a teaching point.

Mr. Laster commented that with this being a wooden window, the bottom part of the window can be replaced with wood and the original glass on the front can be preserved. Mr. Laster stated on the side, he would amiable to the suggestion due to the other windows being replaced. Mr. Laster stated he moved to amend his motion to include the windows on the front of the Square with be repaired with wood and in-kind and maintained. Ms. Pearce seconded the amendment.

Mr. Priddy explained how deteriorated the windows were and felt replacement makes the most sense due to possible danger to the public.

Ms. Marquardt stated she was a part of the original application and feels for safety reasons she could not support the amendment.

Mr. Laster requested to know if all the windows are boarded up.

Mr. Priddy stated the ones on the end are boarded and can't remember about the one in the middle.

Mr. Laster stated so last year the windows were not boarded and deemed to be safe.

Ms. Rose explained.

After discussion, the amendment was voted on and passed 7-1, with Ms. Marquardt voting no.

The main motion carried with a 7-1 vote, with Ms. Marquardt voting no.

**Item 15:**

**Consideration of Principal Structure Screened Porch Addition, New Construction (Carport), & Accessory Structure Alterations (Entrances) at 105 Everbright Ave.; 906 Studio Architects, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 105 Everbright Ave., as follows:

- The construction of a rear elevation screened porch;

- The construction of a new carport onto an existing concrete pad within the rear yard, designed with a covered walkway connecting it to the principal structure; and
- The alteration of the existing outbuilding through the placement of metal canopies above the existing doors.

Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposal at its July 15, 2019 meeting. Ms. Rose stated the new screened porch addition is proposed to be placed onto the rear elevation and connected to an existing non-historic addition. Ms. Rose stated the proposed form consists of a very low-pitched hip that matches that of the existing addition. Ms. Rose stated the addition is offset from the wall of the main house and would present slight visibility from the street if not for the presence of the existing privacy fence. Ms. Rose stated the proportions of the new porch match those of the existing porch addition. Ms. Rose stated the new addition, combined with the ca. 2010s existing rear porch addition, measures approximately 28 percent of the original historic structure, which is consistent with the *Guidelines*. Ms. Rose stated the materials of the proposed addition (cementitious paneling, brick veneer foundation, columns to match existing, standing seam metal roofing, screening) are consistent with the *Guidelines* (p.55). Ms. Rose stated the applicant is proposing to add a carport addition to the rear elevation of the principal structure to allow for covered parking. Ms. Rose stated with the exception of the foundation walls, the carport is open on all sides to minimize its perceived massing and overall visual impact to the principal structure. Ms. Rose stated it is designed at a one-story scale, with the massing oriented toward the side yard, and the bulk of the structure is hidden behind the mass of the main house. Ms. Rose stated the hipped roof of the carport is proposed to be proportioned similarly to that of the main house. Ms. Rose stated a very low-pitched hipped connector is utilized to create a small covered walkway between the carport and the existing structure. Ms. Rose stated the materials of the proposed carport (brick piers and base, painted trim to match existing, arched wood bracketing, asphalt shingle roofing to match existing) are consistent with the *Guidelines* and with the detailing on the principal structure. Ms. Rose stated the applicant is proposing to add structural canopies over the existing pedestrian doors on the outbuilding at the rear of the property. Ms. Rose stated one canopy is proposed onto the front elevation (facing the back yard), and the other is proposed onto the right elevation. Ms. Rose stated they consist of a metal roofing material, 6” timber columns, and lap siding of a 5” reveal. Ms. Rose stated while the *Guidelines* are not specific to the proposed alteration, proposed materials are consistent with the more industrial character of the block outbuilding, and the alterations will not be visible from Everbright Avenue due to the location of the outbuilding and its distance from the front of the property. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed screened porch addition, carport construction, and outbuilding alterations with the following:

1. It is not clear which grade of metal roofing is proposed for the canopies. It is recommended that the applicant utilize a 5V grade metal roofing on the accessory structure canopies in order to be more compatible with the character of the structure.
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 Preservation Planner and/or the HZC for review and approval.

Mr. Hathaway stated he would be happy to answer any questions.

Chair Roberts requested to know if any citizens wished to comment, and no wanted to comment.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #7052 for the proposal with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated August 12, 2019. Ms. Pearce seconded the motion, and the motion carried 8-0.

**Item 16:**

**Consideration of Principal Structure Alterations (Partial Demolition, Enclosed Addition, Siding) & Accessory Structure Alterations (Enclosed Addition, Door) at 312 3<sup>rd</sup> Ave. S.; 906 Studio Architects, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 312 3<sup>rd</sup> Ave. S., as follows:

**Principal Structure**

- The partial demolition of the principal structure, specifically through the removal of certain non-original portions at the rear of the structure (see Exhibit 1);
- The construction of two enclosed additions (measuring 1,330 sq. ft.) to replace and expand the areas proposed for removal; and
- The removal of the synthetic siding on the front elevation.

**Accessory Structure**

- The construction of a 336 sq. ft. addition to the rear of the existing outbuilding; and
- The placement of a carriage-style door onto the outbuilding.

Ms. Rose stated the applicant appeared before the Design Review Committee at its July 15, 2019 meeting to discuss the proposal. Ms. Rose stated an associate of the property owner also appeared before the DRC to discuss the proposal at its June 17, 2019 meeting. Ms. Rose stated additionally, the DRC hosted a Special Site Visit at the property with the previous owner on December 17, 2018. Ms. Rose stated the applicant is proposing to partially demolish the principal structure by removing non-original portions at the rear of the structure. Ms. Rose stated Exhibit 1 demonstrated the evolution of the structure, as based on Sanborn Fire Insurance Map analysis. Ms. Rose stated the applicant is seeking to remove the 1950s/60s addition behind the front wing as well as the portions of the structure behind the 1893 original footprint. Ms. Rose stated the following:

- The proposed addition has been designed to consist of three masses. Utilizing a “connector” design, the applicant is proposing the construction of the majority of the addition at the rear of the existing house. The “connector” mass is inset with a low-pitched gable, which differentiates the form from that of the historic structure. Then, extending rearward, the “connector” ties into the largest proposed mass. The use of the connector design was recommended by staff to one of the design professionals and was supported by the Design Review Committee when discussed during its June meeting. The “connector” design lessens the overall mass of the proposed addition.
- While the bulk of the addition is located behind the historic structure, one addition is proposed at the location of the existing 1950/60s addition with an offset that will be visible from street vantage points. The proposal, as such, is not entirely consistent with the recommendations of the *Guidelines* for placement, which support placed on obscured elevations with limited visibility (p.54, #1). This portion of the addition is subservient in size and intricacy, however, and the offset differentiates the form from that of the historic structure.
- The footprint of the proposed enclosed additions, at 1,330 sq. ft., equates to an approximate 59.8 percent addition to the existing structure (2,223 sq. ft. footprint, including portions proposed for demolition), which is not consistent with the *Guidelines* (p.54, #4). The proposed lot coverage (including proposed accessory structure addition) measures approximately 22.5 percent, which is consistent with the *Guidelines* (p.55, #5).
- The materials of the proposed principal structure additions (brick veneer base, cementitious lap siding of a 4.5” reveal, asphalt shingle roofing with standing seam metal roofing on “connector”) are consistent with the *Guidelines* (p.55). Window specifications have not been provided.

Ms. Rose stated the applicant is proposing to remove the synthetic siding material from the front elevation of the residence and to repair it as needed. Ms. Rose stated it is difficult to determine the level of damage of the wood siding is still covered with the synthetic siding.

Ms. Rose stated the existing historic outbuilding is proposed to be repaired in-kind to address deferred maintenance issues. Ms. Rose stated the applicant is also proposing to place a 336 sq. ft. addition to the rear of the outbuilding. Ms. Rose stated the addition utilizes an inset “connector” concept as well, with the primary addition mass offsetting, allowing it to read as a distinctive form. Ms. Rose stated the materials of the proposed addition (dark bronze steel framing, glass, and stone foundation) are appropriate (p.54, #1, #3). Ms. Rose stated the size of the proposed addition is not entirely consistent with the *Guidelines*. Ms. Rose stated the *Guidelines* do not differentiate between the recommended percentage/scale of enclosed additions on principal structures and accessory structures, however. Ms. Rose stated the bulk of the addition is obscured by the existing outbuilding, but some of it will be visible from the street. Ms. Rose stated the addition will be replacing a section of the outbuilding that was failing and removed by the previous owner. Ms. Rose stated the applicant is also proposing to add a carriage-style door to existing opening on the front façade of the building. Ms. Rose stated the *Guidelines* recommend that one replace historic outbuilding features like windows, siding, and doors, if repair is not possible, and to use matching materials when visible from the street (p.74, #2). Ms. Rose stated the proposed carriage-style door is appropriate to be added to the outbuilding.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions of the proposed principal structure partial demolition and siding alterations with the following:

1. All approved exterior demolition is limited to what is indicated on the application plan set. Any demolition that may compromise the exterior materials, details, or forms of the existing residence must be reviewed and approved by the Historic Zoning Commission prior to work proceeding.
2. The applicant must photograph the building satisfactorily—both inside and outside—and submit photographs to staff for commission records prior to issuance of a demolition permit.
3. The removal of the synthetic siding is appropriate, per *Guidelines*. As such, any existing wood siding in good repair discovered underneath the synthetic siding must be preserved and maintained. If only a small area of siding is deteriorated, the applicant should repair or replace only the damaged section rather than the entire board. In no case should the applicant replace more than 25 percent of a façade’s total square footage of wood siding unless significant deterioration can be demonstrated. The resulting materials, profiles, and designs must match the historic configuration (p.94, #4-5).
4. 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 Historic Zoning Commission for review and approval.

Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed principal structure enclosed additions with the following:

1. While the general design and materials of the enclosed addition are appropriate, the footprint of the proposed additions equates to a 59.8 percent increase to the existing structure (including portions proposed for demolition), which is not consistent with the *Guidelines*. The *Guidelines* recommend that enclosed additions measure no more than half of the square footage of the footprint of the historic building (all portions of the building that are at least 50 years in age) (p.54, #4).



2. If issued a COA, the addition windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
3. If issued a COA, 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 Historic Zoning Commission for review and approval.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions of the proposed accessory structure addition and door alteration with the following:

1. While the *Guidelines* do not differentiate between the recommended percentage/scale of enclosed additions on principal structures and accessory structures, the bulk of the addition is obscured by the existing outbuilding. The addition is proposed to replace a section of the outbuilding that was failing and removed by the previous owner.
2. The addition windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
3. The garage door specifications must be submitted to the Preservation Planner for consideration in light of the *Guidelines* prior to issuance of a building permit.
4. 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 Historic Zoning Commission for review and approval.

Mr. Hathaway stated this house has been in disrepair for a long time and explained they tried to keep the mass behind the house and explained the lot coverage. Mr. Hathaway stated they appreciated the comments at DRC.

Chair Roberts requested to know if any citizens wished to comment, and no wanted to comment.

Ms. Besser moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #7053 for the partial demolition of the principal structure and the siding alterations, with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated August 12, 2019. Mr. Scalf seconded the motion.

Discussion ensued on the footprint by Ms. Marquardt and Ms. Besser.

The motion carried 8-0.

Mr. Laster moved that the Franklin Historic Zoning Commission deny issuance a Certificate of Appropriateness for Project #7053 for the principal structure enclosed additions, with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated August 12, 2019. Mr. Scalf seconded the motion.

Ms. Pearce moved to amend the motion that the replacement material be wood. Mr. Laster seconded the amendment motion.

Discussion ensued on the reveal.

The amendment passed 8-0.

More discussion ensued on lowering the roof structure about 3 feet, and Ms. Rose pointed out the area.

Mr. Hathaway stated he was willing to work with the staff to reduce.

With the main motion having been made and amended, the motion carried 6-2.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #7053 for the accessory structure addition and door placement, with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated August 12, 2019. Ms. Baker-Hefley seconded the motion.

Ms. Rose explained her reason for her staff report.

The motion carried 8-0.

**Item 17:**

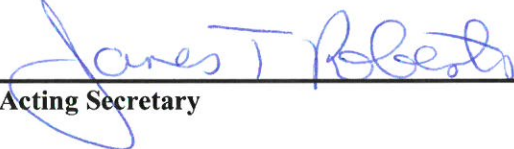
**Non-agenda emergency items accepted by the commission for consideration.**

There were no non-agenda emergency items.

**Item 18:**

**Adjourn.**

With no further business, the meeting was adjourned at 8:15 p.m.

  
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**Acting Secretary**