

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
AUGUST 10, 2020**

The Franklin Historic Zoning Commission its regular scheduled meeting on Monday, August 10, 2020, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser
Jeff Carson (arrived at 5:30 pm)
Mike Hathaway
Brian Laster
Ken Scalf
Mary Pearce
Jim Roberts
Lisa Marquardt

Staff Present: Amanda Rose, Planning & Sustainability Department
Kelly Dannenfelser, Planning & Sustainability Department
Kelli Gibson, Planning & Sustainability Department
Maricruz Fincher, Law Department
Robert Mott, Communications Department
Barrett Petty, Building & Neighborhood Services Department

Call to Order

Chair Roberts called the August 10, 2020, meeting to order at 5:00 pm.

RESOLUTION 2020-128

Consideration of Resolution 2020-138, "A Resolution Declaring That The Historic Zoning Commission Shall Meet On August 10, 2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare of Tennesseans In Light Of The COVID-19 Outbreak"

Ms. Pearce moved to approve Resolution 2020-138. Mr. Laster seconded the motion, and the motion carried 7-0.

Chair Roberts read a statement letting the public know how they may access the meeting and make comments, and it states as follows:

To prevent the spread of COVID-19 and to protect the health, safety, and welfare of City of Franklin officials, staff, and citizens, the Historic Zoning Commission will restrict physical access in the meeting room to a small number of staff members due to current limitations on public gatherings. Accommodations have been made to ensure that the public is still able to participate in the meeting. The public may participate in the following ways:

- Watch the meeting on FranklinTV or the City of Franklin website.
- Watch the live stream through the City of Franklin Facebook and YouTube accounts.

- Call 615-550-8434 to listen to the meeting. Callers will be unmuted and given an opportunity to ask questions during the meeting at specific times.
- Limited viewing will be available in the lobby of City Hall to watch the live video.
- The public may email questions to planningintake@franklintn.gov to be read aloud during the meeting. Comments will be accepted up to one hour prior to the meeting.
- Share your official comment with the agenda item specified in the comment section of the Facebook or YouTube live videos.

Minutes: July 13, 2020

Mr. Scalf moved to approve the July 13, 2020 minutes with amendment to add that clarification on page 6 that Ms. Besser stated that Ms. Baker-Hefley should state a reason for “making a motion” against the guidelines. Ms. Marquardt seconded the motion, and the motion passed 7-0.

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

No Requests.

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.

Mr. Bill Barkley expressed his concern about the area off Old Charlotte being annexed for high density and a local collector road going through a rural area. Mr. Barkley stated that the item is going to BOMA Work Session on August 11th and that three Century Farms in area will be impacted. Mr. Barkley stated that Envision Farm supports rural character and that the area should become Historic Preservation Overlay, as the area needs special consideration.

Mr. Scott Gentry expressed his concern of that a collector road could become a major thoroughfare, and he stated that he fears the loss of the older heartland.

Ms. Pearce asked for consideration of an HPO for Gentry Farm be added to the Design Review Committee meeting agenda on August 17.

Ms. Rose stated it could be an item to discuss, but not to consider at that time.

Item 1:

Consideration of Lighting & Signage at 125 1st Ave. N.; Kristina Horan, Applicant.

This item was pulled off the agenda by the applicant.

Item 2:

Consideration of Alterations (Storefront), Lighting, & Signage at 104 E. Main St.; Barry Brechak, Applicant.

Ms. Gibson stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 104 E. Main St., as follows:

- Wall signage
- Signage lighting
- The alteration of the entry storefront
- The alteration of two storefronts on the side elevation, including the construction of a “NanaWall” window system on one storefront window.

Ms. Gibson stated the applicant appeared before the Design Review Committee at its July 20, 2020, meeting. Ms. Gibson stated the proposed signage consists of two wall signs located above the entry doors on both the façade and side patio elevations. Ms. Gibson stated the signs include aluminum letters painted dark bronze mounted onto a finished wood panel. Ms. Gibson stated the sign includes a watermark design located on the right side that is emphasized when illuminated.

Ms. Gibson stated the sign size (27 sq. ft. of signage on façades with widths of 38 ft.) and materials (aluminum letters on a finished wood panel) are consistent with the *Guidelines* (p.120, #2 and #11). Ms. Gibson stated the proposed color scheme is mostly consistent with the *Guidelines*, which recommend that sign colors should complement the colors of the building, signs should have a dark background with light lettering, and signs should have no more than two or three colors (p.120, #3 and #4 and p. 121, #21). Ms. Gibson stated the proposed sign colors complement the colors of the buildings and do not exceed the recommended number of colors, but the sign is not entirely consistent with the *Guidelines*, as the wood-colored background is lighter than the dark bronze aluminum lettering.

Ms. Gibson stated the sign placement is mostly consistent with the *Guidelines*. Ms. Gibson stated the *Guidelines* recommend that the locations, sizes, and placement of signs should be selected to complement those of neighboring or adjacent buildings (p.121, #30 and #31). Ms. Gibson stated the signs are proposed to be placed above the storefront within the transom. Ms. Gibson stated the *Guidelines* recommend against covering transom glass, but this location is a logical placement based on the fenestration pattern of the building. Ms. Gibson stated this location is not out of scale or substantially different than sign locations on nearby buildings. Ms. Gibson stated the proposed lighting consists of recessed can lights located within the building soffit that will project light directly onto the wall signs.

Ms. Gibson stated the *Guidelines* recommend the use of concealed, incandescent lighting and prohibit internally lit signs (p. 121, #27-29). Ms. Gibson stated furthermore, the *Guidelines* recommend that new light fixtures used to illuminate signs be unobtrusive and have appropriate placement on the building (p. 112, #2). Ms. Gibson stated the type and location of the proposed recessed can lights are consistent with the *Guidelines*.

Ms. Gibson stated it is recommended that the Historic Zoning Commission approve with conditions the proposed signage as follows:

1. The sign does not entirely meet the intent of the *Guidelines*, as the wood-colored background is lighter than the dark bronze aluminum lettering. The intent of the design is to emulate branded wood. If the Historic Zoning Commission determines that the sign does not meet the intent of the *Guidelines*, then the applicant must modify the coloring and present it to staff to review for compliance with the *Guidelines* prior to issuance of a sign permit.
2. The lighting used must be of a warm tone.
3. The application must meet all the requirements of the Building & Neighborhood Services Department for issuance of a sign permit.
4. Any changes must be returned to staff for review and approval.

Chair Roberts requested to know if the applicant would like to make any comments.

Mr. Brechak stated the intent was to use a red oak with a stain on it and the rendering looks a little washed out. Mr. Brechak stated the circular sign is the one they were thinking about.

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

Ms. Marquardt moved to approve with conditions a Certificate of Appropriateness for the proposed lighting and signage. Mr. Scalf seconded the motion.

Mr. Hathaway moved to amend the motion to allow the coloring of the sign to be as presented as opposed to being a lighter color. Mr. Scalf seconded the motion.

After it was noted that recommendation is included in staff's recommendations, Mr. Hathaway withdrew his amendment.

Ms. Pearce moved to amend the motion to be approved as submitted or the applicant can modify the sign to include a dark background and light lettering in a subdued color palette that can be submitted to staff for approval. Mr. Hathaway seconded the motion, and the motion carried 5-3, with Ms. Besser, Mr. Laster, and Mr. Carson voting no.

With the original motion having been made and amended, the motion passes 8-0.

Ms. Gibson stated the applicant is requesting to alter the existing storefront by revising the chamfered entrance to include storefront entrances on both the primary and patio side elevation separated by the existing front corner masonry pier. Ms. Gibson stated the storefront entrances will be of the same material and color (dark bronze aluminum frame, aluminum doors with tempered glass) as the existing installed storefront. Ms. Gibson stated the proposed alterations are consistent with the *Guidelines*. Ms. Gibson stated it is recommended that the Historic Zoning Commission approve with conditions the proposed storefront alterations as follows:

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

Mr. Brechak stated the storefront modifications would really help with the way patrons would flow in and out of the building and feel it is critical these modifications happen in this manner.

Chair Roberts requested to know if there were any calls or emails for this item and there were none.

Ms. Pearce moved to approve with conditions a Certificate of Appropriateness for the side elevation storefront alterations. Mr. Laster seconded the motion and the motion carried 8-0.

Ms. Gibson stated the applicant is requesting to alter a storefront window located on the patio side elevation of the building. Ms. Gibson stated the alteration consists of adding a door to provide service access between the interior of the building and the patio to fulfill the requirement for a second egress door from the restaurant. Ms. Gibson stated the proposed design is consistent with the *Guidelines*, as the

modification maintains a traditional storefront design. Ms. Gibson stated it is recommended that the Historic Zoning Commission approve with conditions the proposed side elevation storefront alterations as follows:

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

Mr. Brechak stated it is self-explanatory, we have a need for egress out of the space and it doubles as a function for people sitting on the patio to go in and out of the restaurant to the restrooms and to facilitate the flow as well.

Chair Roberts requested to know if there were any calls or emails for this item, and there were none.

Mr. Laster move to approve with conditions a Certificate of Appropriateness for the side elevation storefront alterations. Mr. Scalf seconded the motion, and the motion carried 8-0.

Ms. Gibson stated the proposed reconfiguration includes the installation of a NanaWall system and bar counter with replacement brick infill located below the bar top. Ms. Gibson stated the storefront window is located on the patio side elevation of the building. Ms. Gibson stated a NanaWall is an operable folding window system that would provide an opening in the bar area to allow for dual (indoor and outdoor) service. Ms. Gibson stated the design would retain the existing transoms and the NanaWall frame would be composed of dark bronze aluminum, a material found on the other building storefronts. Ms. Gibson stated the bar countertop would be made of galvanized steel in a light color to dissipate heat. Ms. Gibson stated the new brick infill would be selected to match the brick present on the adjacent storefronts. Ms. Gibson stated as presented, the proposed alteration is not consistent with the *Guidelines* because the design does not conform to a traditional storefront arrangement (p.126, #4). Ms. Gibson stated the location of the Nanawall is highly visible along E. Main St., one of the main corridors into the Franklin Historic District. Ms. Gibson stated though the property is an infill building, the alterations should be considered within the context of surrounding historic buildings.

Ms. Gibson stated it is recommended that the Historic Zoning Commission deny the proposed side elevation storefront alterations with the following:

1. The *Guidelines* recommend against non-traditional storefront configurations, stating that new storefronts should “maintain traditional designs and arrangements” (p.126, #4).
2. If issued a COA, the NanaWall window system must have an appearance closer in line with a traditional storefront configuration. The specific configuration must be approved by staff or the HZC prior to issuance of a building permit.
3. If issued a COA, the applicant must use brick and cast stone as used elsewhere on the building. Samples of the proposed masonry must be submitted to the Historic Zoning Commission or staff for consideration in light of the applicable *Guidelines* prior to issuance of a building permit.

Mr. Brechak stated the intent of the nanawall is to help activate the inside and outside of the experience of the restaurant. Mr. Brechak stated they are fortunate enough to have an outside eating area and we think that combining the indoor and outdoor experience will just enhance the dining experience. Mr. Brechak stated the nanawall itself is an aluminum system it is a very highly engineered system and customizable. Mr. Brechak stated so that is why we are able to follow the line of the existing store front and mimic those

patterns and provides a benefit for operations in that they can fold inside and stay out of the way and conserve space. Mr. Brechak stated they feel very strongly this would be an added element to the restaurant which we feel is going to be a central kind of 90's meeting area for downtown.

Chair Roberts requested to know if there were any calls or emails for this item and stated there were two in the room.

Mr. Steve Bacon spoke in favor of the Nanawall.

Chef Frank Pullara spoke in favor of the Nanawall.

Ms. Dannenfelsler stated there was someone on the phone.

Ms. Jenelle Bartel at 322 11th Avenue North stated she was in favor of the Nanawall.

Ms. Dannenfelsler stated there was another comment from the Zoom and stated Mr. Danny Anderson spoke in favor of the Nanawall.

Mr. Scalf moved to approve a Certificate of Appropriateness for the side elevation storefront alterations based on the Staff Analysis and Recommendation and stated he approved, stating that it is not fair for him to approve a mixed-use development like this and then restrict its use. Mr. Hathaway seconded the motion.

Mr. Hathaway stated this should be approved as presented tonight. Mr. Scalf seconded the motion, and the amendment passed 6-2, with Ms. Besser and Ms. Marquardt voting no.

Ms. Besser stated when the elevations are starting to be changed, it is setting a precedent, and a lot more could come back to us.

With the main motion having been made and amended, it passed 6-2, with Ms. Besser and Ms. Marquardt voting no.

Item 3:

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 217 Lewisburg Ave., as follows:

- The construction of a one-story rear addition;
- The replacement of the front elevation entrance door; and
- The replacement of the front elevation porch columns.

Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposed addition at its July 20, 2020 meeting.

Ms. Rose stated 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. Ms. Rose stated the original building is defined to include "all portions of the building that are at least 50 years in age" (p.54, #3-4). Ms. Rose stated 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). Ms. Rose stated 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 proposed addition is located on the rear elevation of the residence. While the bulk of the addition is recessed behind the historic structure's rear façade, a small section is proposed to have limited visibility from vantage points in front of the house. Ms. Rose stated the applicant has provided three-dimensional renderings to help demonstrate the viewsheds from various angles around the property. Ms. Rose stated designed at a one-story scale, a side gable ties into an existing non-historic sunroom addition and extends outward, matching the ridge height of the front-facing gable. Ms. Rose stated a portion of the existing sunroom roof is modified slightly to allow for the addition through the inclusion of a cricket. Ms. Rose stated a cross gable is also incorporated into the addition. Ms. Rose stated the use of the "connector" design, as well as the proposed addition's height, offset, and material changes, differentiate it from the historic form.

Ms. Rose stated the applicant has incorporated many of the design modifications that were recommended at the July DRC meeting. These design modifications include the following:

- Since the existing sunroom is serving as a "connector" piece between the historic form and a proposed new form, the applicant responded to recommendations to modify the design of the necessary cricket into more of a hipped shape on the right elevation, as it provides more congruency to the overall design.
- The fenestration pattern has been altered on the right elevation in order to provide more consistency with the rhythm and spacing of that on the historic structure.
- The applicant incorporated a façade break within the right elevation by introducing a slight masonry offset underneath the side gable, which lessens the addition's perceived mass.
 - A wall awning was removed from the left elevation design.

Ms. Rose stated the footprint of the proposed addition measures 816 sq. ft., which equates to an approximate 49.2 percent addition to the existing structure (1659 sq. ft.). Ms. Rose stated the proposed addition, combined with the non-historic sunroom addition (334 sq. ft.), equates to approximately **61.5 percent** of the original structure. Ms. Rose stated the addition size is not consistent with the *Guidelines* (p.54, #4), which recommends that additions be limited to no more than half of the footprint of the original building. Ms. Rose stated the proposed lot coverage amounts to approximately 11.3 percent, which is consistent with the *Guidelines*. Ms. Rose stated the *Guidelines* recommend that lot coverage not exceed 35 percent in specified residential zoning districts, as measured by building footprint (p.65, #12). Ms. Rose stated the use of painted brick construction, standing seam metal roofing on the connector, and asphalt shingle roofing on the main form of the addition is consistent with the *Guidelines* (p.54, #3). Ms. Rose stated the use of a CMU foundation is mostly consistent with the *Guidelines*; the *Guidelines* recommend that if concrete blocks are used, one paint the entire foundation a uniform color or use a parge coating (p.62, #4). Ms. Rose stated window specifications have not been submitted for consideration (p.90).

Ms. Rose stated the *Guidelines* recommend that original entrance location and elements be maintained. Ms. Rose stated if replacement doors are appropriate and desired, the *Guidelines* recommend that one use designs appropriate for the building's style and age (p.56, #6). Ms. Rose stated original porch elements should not be removed, and replacement porch posts should match the original, with wood being the most appropriate material (p.79, #2, #8, #14). Ms. Rose stated the residence is a stone Minimal Traditional with Craftsman-style windows. Non-original elements, like the front door and porch columns, have Colonial Revival nuances. Ms. Rose stated the use of the proposed Craftsman-inspired door and squared columns

are in keeping with the historic architectural elements on the residence and, therefore, the intent of the *Guidelines*.

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

1. The footprint of the proposed addition, combined with the existing non-historic addition, equates to an approximate **61.5 percent** increase to the original building. As such, the addition size is not consistent with the *Guidelines* (p.54, #4), which recommends that additions be limited to no more than half of the footprint of the original building.
2. If issued a COA, the applicant must paint the entire foundation of the new addition a uniform color or use a parge coating, for consistency with the *Guidelines* (p.62, #4).
3. 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.
4. 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. Rose stated it is recommended that the Historic Zoning Commission approve with condition the proposed entrance door and porch column replacement with the following:

1. The applicant must submit specifications for the porch columns to the Preservation Planner for review and approval in light of applicable *Guidelines* prior to work commencing. The columns should be scaled similarly to those present on the front porch.
2. 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.

Chair Roberts requested to know if the applicant requested to speak, and she did.

Ms. Leavell stated the reason for the addition in the first place is it is a 1950s two-bedroom cottage with a basement and attic. Ms. Leavell stated to have enough room for the family we needed to add another bedroom and office. Ms. Leavell stated the building envelope in the back is very limited because we have a historic garage and to have enough space to access that garage and to access the back of the property due to having narrow space. Ms. Leavell stated Ms. Rose mentioned you can see it from the right side of the house, but it is very minimal. Ms. Leavell stated the houses are close together over there, so it doesn't protrude out very far at all. Ms. Leavell stated she thought that was all she had to say because the door and column are self-explanatory.

Chair Roberts requested to know if any citizens wished to comment, and no one did. Chair Roberts requested to break this up into two motions.

Ms. Pearce requested to know how deep the lot is.

Ms. Rose stated it is pretty substantial.

Ms. Pearce moved to approve issuance of a Certificate of Appropriateness for the proposed addition with it exceeding 11.5% because of the size of the lot and explained the way those lots are situated it would be

very hard to see a long addition on the back of the house. Ms. Pearce stated the application did respond to breaking up the addition as our guidelines recommend. Mr. Laster seconded the motion.

Ms. Besser stated she will not be able to support this motion.

Ms. Marquardt stated if there were any pictures presented at DRC of what is next door or nearby. Ms. Marquardt asked if this is an addition that is going to be inconsistent with the neighboring houses.

Ms. Rose pulled up an aerial map to show the properties.

Chair Roberts stated there are different size houses all along the street and that the Leavells have responded and worked with us very well.

The motion carried 7-1, with Ms. Besser voting no.

Ms. Pearce moved to approve with conditions a Certificate of Appropriateness for the proposed entrance door and porch column replacement. Mr. Scalf seconded the motion, and the motion carried 8-0.

Item 4:

Consideration of Partial Demolition & Addition (Principal) at 436 Boyd Mill Ave.; Matt Smith, Applicant.

Mr. Hathaway recused himself from this item.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the demolition of the rear porch and its replacement of a 485 sq. ft. addition at 436 Boyd Mill Ave. Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposal at its July 20, 2020 meeting.

Ms. Rose stated the applicant is requesting to remove the rear porch in order to accommodate a proposed addition. Ms. Rose stated the *Guidelines* recommend against the demolition of historic buildings or structures and state that demolition only be approved if the Historic Zoning Commission deems one or more of the demolition criteria met, as listed (p.52, #1-2). Ms. Rose stated the rear porch was constructed in 2015 and is therefore not historic. Ms. Rose stated as such, its removal will not adversely impact the building or the district's character.

Ms. Rose stated 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. Ms. Rose stated the original building is defined to include "all portions of the building that are at least 50 years in age" (p.54, #3-4). Ms. Rose stated 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). Ms. Rose stated 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 proposed addition is located on the rear elevation of the residence and is mostly recessed behind the historic structure's rear façade. Ms. Rose stated a portion of the proposed addition

extends outward but remains recessed behind and the side elevation chimney. Ms. Rose stated because of this, the addition will offer limited visible from vantage points in front of the house. Ms. Rose stated the applicant has provided three-dimensional renderings to help demonstrate the viewsheds from various angles around the property. Ms. Rose stated designed at a one-story scale, a side gable screened porch ties into an existing non-historic addition and extends outward at a much lower height than the main roof ridge. Ms. Rose stated the addition also features a small hipped enclosed area on the right side of the screened porch. Ms. Rose stated another small section is covered porch only. Ms. Rose stated the proposed addition's shorter height, its offset, and its use of massing changes—through the use of screening and glass—help differentiate it from the historic form. Ms. Rose stated the applicant has incorporated a recommendation of the July DRC by relocating the chimney from the left elevation of the screened porch addition to the rear elevation, lessening its visibility.

Ms. Rose stated the footprint of the proposed addition measures 485 sq. ft. Ms. Rose stated the original structure's footprint measures approximately 1431 sq. ft. Ms. Rose stated the proposed addition, combined with the non-historic rear addition (527 sq. ft. footprint), equates to approximately 70.7 percent of the original structure. Ms. Rose stated the addition size is not consistent with the *Guidelines* (p.54, #4), which recommends that additions be limited to no more than half of the footprint of the original building. Ms. Rose stated the proposed lot coverage amounts to approximately 6.0 percent, which is consistent with the *Guidelines*. Ms. Rose stated the *Guidelines* recommend that lot coverage not exceed 35 percent in specified residential zoning districts, as measured by building footprint (p.65, #12).

Ms. Rose stated the use of lap siding to match that on the existing house, brick foundation to match the existing, and composition shingle roofing is consistent with the *Guidelines* (p.54, #3). Window specifications have not been submitted for consideration (p.90).

Ms. Rose stated it is recommended that the Historic Zoning Commission approve the proposed partial demolition with the following:

1. The applicant has complied with the recommendations of the *Guidelines*, as the area of the residence proposed for demolition is not historic in age.
2. 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.
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 or the Historic Zoning Commission for review and approval.

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

1. The proposed addition, combined with the non-historic rear addition (527 sq. ft. footprint), equates to approximately 70.7 percent of the original structure. As such, the addition size is not consistent with the *Guidelines* (p.54, #4), which recommends that additions be limited to no more than half of the footprint of the original building.
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. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Chair Roberts requested to know if the applicant wished to comment on this.

Mr. Smith stated the owners are wanting to enhance the function of the home to include the screened porch to enjoy the outside as well as a small entry zone. Mr. Smith stated it does exceed recommendation for a new roof as in proportion of the original roof. Mr. Smith stated he would ask the commission to consider these items as you consider this, they worked on the design to make sure it was compatible to the house, worked on the height the scale and massing down. Mr. Smith stated the slope of the lot as it slopes toward the back will also help bring the addition down to size. Mr. Smith stated as you saw in the perspective it complies with the guidelines regarding street visibility and it will be minimally visible from either side and you may see from the eastern approach of the driveway. Mr. Smith stated during the DRC it was recommended that the chimney be moved from the west wall and we did and thank you for your consideration.

Chair Roberts requested to know if any citizens wished to speak, and none did.

Mr. Carson moved to approve with conditions a Certificate of Appropriateness for the proposed partial demolition through the removal of the rear porch. Ms. Marquardt seconded the motion, and the motion carried 7-0.

Ms. Marquardt moved to deny issuance of a Certificate of Appropriateness for the proposed addition, based on the Staff Analysis and Recommendation. Ms. Besser seconded the motion, and the motion failed 2-5, with all but Ms. Besser and Ms. Marquardt voting no.

Mr. Scalf moved to approve issuance of a Certificate of Appropriateness for the proposed addition due to it consisting mostly of unconditioned space and because the homeowners are kind of hamstrung because of the addition done previously. Mr. Laster seconded the motion.

Ms. Pearce stated she feels there is forgiveness due to the large lot and little house.
Mr. Carson agreed with Ms. Pearce.

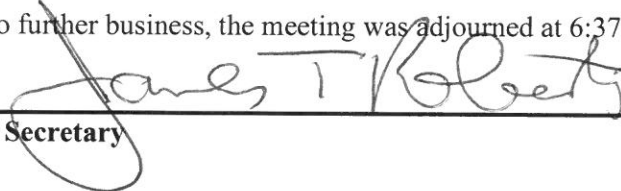
The motion carried 5-2, with Ms. Besser and Ms. Marquardt voting no.

Other Business.

Ms. Rose mentioned DRC is Monday and there are nine items currently.

Adjourn.

With no further business, the meeting was adjourned at 6:37 p.m.



Acting Secretary

