

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
DECEMBER 14, 2020**

The Franklin Historic Zoning Commission its regular scheduled meeting on Monday, December 14, 2020, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Kelly Baker
Susan Besser
Jeff Carson
Mike Hathaway
Brian Laster
Lisa Marquardt
Mary Pearce
Jim Roberts
Ken Scalf

Staff Present: Amanda Rose, Planning & Sustainability Department
Kelly Dannenfeler, Planning & Sustainability Department
Kelli Gibson, Planning & Sustainability Department
Maricruz Fincher, Law Department
Barrett Petty, Building & Neighborhood Services Department
Mayor Ken Moore

Call to Order

Chair Roberts called the December 14, 2020, meeting to order at 5:05 pm.

RESOLUTION 2020-262

Consideration of Resolution 2020-262, “A Resolution Declaring That The Historic Zoning Commission Shall Meet On December 14, 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”

Mr. Hathaway moved to approve Resolution 2020-262. Mr. Laster seconded the motion and the motion carried 9-0.

Chair Roberts read the following:

The City will restrict physical access in the meeting room to a small number of staff members due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of City of Franklin officials, staff, and citizens. 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.

- Watch the live stream through the City of Franklin Facebook and YouTube accounts.
- The public may call in to the conference meeting 1-312-626-6799; Meeting ID: 916 1896 7694; Password: 434433. Callers will be unmuted and given the opportunity to comment 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 comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes but not read aloud in their entirety during the meeting. Emailed comments will be accepted until 12:00pm noon on the day of the meeting.
- Share your official comment with the agenda item number specified in the comment section of the Facebook or YouTube live videos.

Minutes: November 9, 2020

Mr. Scalf moved to approve the November 9, 2020 minutes as submitted. Ms. Baker seconded the motion, and the motion carried 9-0.

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

No non-agenda emergency items, but staff announcement.

Ms. Rose thanked Jeff Carson and Mike Hathaway for their esteemed service for being on the Commission. Ms. Rose stated Mayor Moore was present to say a few words.

Mayor Moore thanked everyone on the Commission for their contribution to Historic Zoning. Mayor Moore thanked Jeff Carson and Mike Hathaway for their service.

Chair Roberts thanked both Jeff Carson and Mike Hathaway for their service.

Ms. Pearce thanked both Jeff Carson and Mike Hathaway.

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 add anything to the Agenda.

Item 1:

Consideration of Alterations (Dormer Construction) at 810 W. Main St.; Amanda McCreary, Applicant.

Ms. Gibson stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a dormer at 810 W. Main St. Ms. Gibson stated the proposed shed dormer is located on the second story of the dwelling on the right-side elevation. Ms. Gibson stated the

applicant appeared before the Design Review Committee at its November 16, 2020, meeting. Ms. Gibson stated the proposed shed dormer has wood siding and will include two wood windows. Ms. Gibson stated the dormer is located on the side elevation of the dwelling and obscured from public view. Stylistic elements are compatible with the existing dormer located on the rear of the dwelling. Ms. Gibson stated the scope of work also includes the in-kind repair of existing historic wood windows and replacement of the existing rear deck and stairs. Ms. Gibson stated the proposed window repair and deck replacement are consistent with the *Guidelines*. Ms. Gibson stated the *Guidelines* recommend that dormers be added to rear or side elevations with minimal visibility and to use designs, materials, and scale in keeping with the building character (p.82, #6). Ms. Gibson stated the proposed windows are consistent with the *Guidelines*, which state that addition windows should relate to the window materials found on the existing structure and recommend against the placement of new window openings onto primary or readily visible secondary elevations. Ms. Gibson stated the Guidelines also recommend that new windows have historic profiles and dimensions (p.90, #3-5). Ms. Gibson stated the dormer design, location, and materials are consistent with the *Guidelines*.

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

1. The windows in the dormer addition 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 application must meet all the requirements of the Building & Neighborhood Services Department prior to the issuance of a building permit, and any additional changes to the approved plans must be returned to staff or the Historic Zoning Commission for review and approval.

Chair Roberts requested to know if the applicant wished to add any comments to their item.

Ms. McCreary stated they were looking at putting a dormer and we didn't really change the design from our DRC discussion. Ms. McCreary stated the dormer is on the rear and right-side, but we are showing mitered corners as opposed to a trim board on the dormer and that is because the existing sunroom you can see on the second floor has mitered corners as well and the first floor addition has mitered corners so they want to be consistent and she has no other comments.

Chair Roberts requested to know if any citizens had any comments and no one did.

Mr. Laster moved to approve with conditions a Certificate of Appropriateness for the proposed dormer construction. Mr. Hathaway seconded the motion and the motion carried 9-0.

Item 2:

Consideration of Partial Demolition (Principal) & Addition (Principal) at 422 Boyd Mill Ave.; Matt Smith, Applicant.

Ms. Gibson stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 422 Boyd Mill Ave., as follows:

- Demolition of the rear enclosed porch and carport
- Single-story addition to the rear elevation of the house

Ms. Gibson stated the applicant appeared before the Design Review Committee at its November 16, 2020, meeting. Ms. Gibson stated the proposed partial demolition consists of the existing enclosed porch and carport located on the rear elevation of the house. Ms. Gibson stated the applicant included photographic documentation for the proposed partial demolition in the application materials. Ms. Gibson stated the construction date of the enclosed porch and carport are unknown, but the building portions do not appear to be historic. Ms. Gibson stated the *Guidelines* recommend against the demolition of historic buildings and structures (p. 52, #1). Ms. Gibson stated in this case, the proposed demolition is limited to the porch and carport and will not have an adverse impact on the district.

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

1. 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.

Chair Roberts requested to know if the applicant wished to say anything about their item.

Mr. Smith stated he had no comments for the demolition aspect of his submittal.

Chair Roberts requested to know if any citizens had any comments and no one did.

Mr. Hathaway recused himself.

Ms. Baker moved to approve with conditions a Certificate of Appropriateness for the proposed partial demolition. Ms. Marquardt seconded the motion and the motion carried 8-0.

Ms. Gibson stated the proposed addition includes new wings to the home and a screened porch. Ms. Gibson stated the addition will be clad in cement-fiber (Hardie) siding with a 7" reveal. Ms. Gibson stated the addition is differentiated through a minor roof break, inset, and a material change and includes new windows on both elevations. Ms. Gibson stated the windows appear to have historic dimensions, but the applicant did not include window specifications in the application materials. Ms. Gibson stated Architectural details, including the windows, window grids, and trim are consistent with the historic portion of the home and a small band of foundation brick on the addition will match closely to the color of the existing stone on the home. Ms. Gibson stated the addition represents a 59% increase to the existing building footprint, and the proposed building coverage is 8%. Ms. Gibson stated the *Guidelines* state that

additions should support the historic character of the district and recommend that additions be placed on rear or obscured elevations and furthermore, the *Guidelines* recommend avoiding approaches that unify the existing structure and new construction into a single unified whole. Differentiating methods, such as roof breaks, insets, offsets, and material changes should be incorporated into the design to separate existing construction from new construction. (p. 54, #1-2). Ms. Gibson stated the location of the addition on the rear elevation of the home and the use of building insets, a roof break, and a material change to differentiate the new addition from the historic home are consistent with the *Guidelines*. Ms. Gibson stated the proposed building materials are also consistent with the *Guidelines*, which recommend that additions be compatible with the proportions, form, materials, and details of the building (p. 54, #3). Ms. Gibson stated lap siding should be consistent with the principal and adjacent historic buildings (p.83, #5). Ms. Gibson stated the use of 7" lap reveal is mostly consistent with the *Guidelines*, as there are examples of homes with a wider lap reveal located on the street and the context of the neighborhood lends itself to this reveal type. Ms. Gibson stated the *Guidelines* recommend that the square footage of additions be limited to no more than half of the existing footprint and that maximum building coverage should not exceed 35% (p. 54, #4-5). Ms. Gibson stated the proposed addition is consistent with the *Guidelines* for building coverage, but the footprint size (59%), is larger than the recommended 50%. For this reason, the proposed addition size is not consistent with the *Guidelines*.

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

1. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department, prior to issuance of a building permit.
2. If issued a COA, the windows must have historic profiles and dimensions 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, any additional changes to the approved plans must be returned to staff or the Historic Zoning Commission for review and approval.

Chair Roberts requested to know if the applicant wished to say anything about their item.

Mr. Smith stated while the new to existing ratio is 59% and in excess of the recommended 50%, we are asking for consideration based on the following:

1. Large lot size that provides ample open space for the house.
2. The proposed addition does step back from the house providing a very minimal view from the street.
3. The design was modified following the DRC comments.
4. The design and scale are appropriate to the existing home.
5. The front elevation view portion of the addition is not very visible.

Mr. Smith explained he has worked with the family to develop a design and they love living in Franklin and living in the historic district and look forward to growing their existing family here.

Mr. Smith stated he worked with them to develop a plan that works with the historic guidelines and respects the original house while bringing it up to date and hopes the commission takes these points into consideration.

Chair Roberts requested to know if any citizens had any comments and no one did.

Ms. Marquardt moved to deny a Certificate of Appropriateness for the proposed addition based on the Staff Analysis and Recommendation. Ms. Besser seconded the motion.

Ms. Baker stated she is in favor of approving due to reasons Mr. Smith noted and the size of the lot and visibility.

Ms. Pearce stated she supported what Ms. Baker stated about the visibility and lot size.

Mr. Scalf requested to know the roofing materials.

Mr. Smith stated it is a rubber membrane roof, not visible from the street.

Chair Roberts stated he was inclined to approve this rather than deny because of the large lot with the acreage allowing an 8% coverage. Chair Roberts stated and we can approve what has been presented.

Ms. Marquardt stated the rationale to deny is to support the original home's integrity and the basis of the Guidelines. Ms. Marquardt stated she did not want to set a precedent in approving.

Ms. Besser stated she concurred with Ms. Marquardt's comments and stated this is not a very big house and a great example of its time period that is why I am in favor of denying the motion.

The motion to deny failed 2-6, with Ms. Besser and Ms. Marquardt voting yes.

Ms. Baker moved to approve with conditions a certificate of appropriateness for the proposed addition based on Staff Analysis and comments. Ms. Pearce seconded the motion. The amendment passed 8-0.

Ms. Baker stated she made the motion going against staff recommendation due to the limited public view shed, the subservient nature of the addition and the low lot coverage.

Ms. Besser moved to amend the motion to have the brick color come back to staff for approval. Ms. Pearce seconded the motion and the motion carried 8-0.

The main motion as amended carried 6-2 with Ms. Besser and Ms. Marquardt voting no.

Item 3:

Consideration of Additions (Principal, Accessory) & Alterations (Front Yard Retaining Wall/Steps Construction) at 803 Fair St.; Samuel Whitson, Applicant.

Ms. Gibson stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 803 Fair St., as follows:

- Rear addition to the principal structure;
- Addition to the garage accessory structure; and
- Construction of primary yard steps and retaining wall.

Ms. Gibson stated the applicant proposes the construction of a single-story, front-gable addition on the rear elevation of the dwelling. Ms. Gibson stated the addition features wood siding, a concrete foundation, a single wood window, and trim detailing that matches the existing house. Ms. Gibson stated the *Guidelines* state that appropriate locations for additions are on rear or obscured elevations and recommend avoiding approaches that unify the existing structure and new construction into a single architectural whole and furthermore, the *Guidelines* recommend the use of differentiating methods such as roof breaks, insets, offsets, and material change to separate existing construction from new construction (p.54, #1 and #2). Ms. Gibson stated the *Guidelines* also recommend that addition square footage be limited to no more than half of the square footage of the historic building (all portions of the building that are at least 50 years of age) and maximum building coverage should not exceed 35% (p. 54, #4 and p. 55, #5). Ms. Gibson stated the addition is differentiated through the use of a lower roofline and a material change. Ms. Gibson stated the location, materials, design, and size (8% of the building footprint) of the addition are consistent with the *Guidelines*. Ms. Gibson stated the existing building coverage is 25%, and the proposed addition would increase coverage to 26%. Ms. Gibson stated this increase is consistent with the *Guidelines*, which recommend that building coverage not exceed 35%.

Ms. Gibson stated the ca. 1930 brick garage is located southeast of the dwelling and is a contributing structure to the historic district. Ms. Gibson stated the proposed single-story side addition includes a concrete foundation, wood siding, and trim details that match the existing house. Ms. Gibson stated the addition will also include double-hung wood windows. Ms. Gibson stated the *Guidelines* recommend that historic outbuildings be preserved and maintained and state that appropriate locations for additions are rear or obscured elevations (p. 74, #1 and p.54, #1). Ms. Gibson stated the *Guidelines* do not differentiate between the recommended percentage/scale of enclosed additions proposed on principal structures versus accessory structures and recommend that the square footage of additions be limited to no more than half of the square footage of the historic building (all portions of the building that are at least 50 years of age) (p. 54, #4). Ms. Gibson stated the *Guidelines* also recommend avoiding design approaches that unify the existing structure and new construction into a single architectural whole and recommend the use of differentiating methods such as roof breaks, insets, offsets, and material change to separate existing construction from new construction (p.54, #2). Ms. Gibson stated the proposed addition is located on a side elevation that is obscured from public view by the principal dwelling and measures 41% of the existing historic building. Ms. Gibson stated the addition is differentiated through a roof break, building inset, and material change. Ms. Gibson stated the addition's design, placement, and materials allow it to read as a distinctive form from the existing structure (p.54, #1, #3). Ms. Gibson stated the existing building coverage is 25%,

and the proposed accessory addition would increase the building coverage to 27%. Ms. Gibson stated the total proposed building coverage, including the addition to the principal structure, is 29%. Ms. Gibson stated the proposed accessory addition materials, size, and design are consistent with the *Guidelines*.

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

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

Chair Roberts requested to know if the applicant wished to say anything about their item.

Mr. Whitson stated the addition to the main structure of the house will be a bathroom. Mr. Whitson stated it would have a zero-entry shower and will be in keeping with the previous changes we made to the house inside and keep it at its 1930s character. Mr. Whitson stated the addition to the garage is going to be a working shed and it will not be finished inside. Mr. Whitson stated it would be in keeping with the other additions, the porch and the bath so it would look like it has been there since the 1930s. Mr. Whitson stated it would be a concrete floor, but the windows would look like the 1930s.

Chair Roberts requested to know if any citizens had any comments and no one did.

Mr. Laster moved to approve with conditions a Certificate of Appropriateness for the proposed additions. Ms. Baker seconded the motion.

Mr. Laster stated this particular project as well as the one on West Main is a good example of complimentary additions to a historic structure.

Ms. Pearce stated it is good to see two of our Tudor-style cottages, which we do not have a ton of, showing such good stewardship.

Ms. Baker stated she was excited that they are able to hopefully approve this project that allows a family to age in place. Ms. Baker stated aging in place is very near and dear to her heart.

Ms. Besser stated she had one comment and wondered if it was possible to add a window on the blank wall of the main house addition. Ms. Besser stated the blank wall concerns her a little bit, but overall is sensitive to the structure.

Ms. Baker stated she concurred with Ms. Besser's comments.

Ms. Pearce stated she saw that as well, but it will only be the homeowner and visitors who see it. Ms. Pearce stated if it was possible to break it up, she concurred.

Mr. Whitson stated it would be kind of divided where that roof pitch is and the main wall. Mr. Whitson stated they have a trellis we used before in that location and noted there will be something complimentary placed on that wall. Mr. Whitson explained there will be a sidewalk in front of that also and the opportunity to grow flowers and we will put a miniature Magnolia there on that trellis.

Ms. McCreary stated that we are trying to keep the addition in a very tight footprint and by doing so to have a tight master bathroom that we can do some universal design in to age in place did not lend any place to place a window. Ms. McCreary stated they were able to drop a window on the side to get some natural light in but going in the direction of keeping that small footprint. Ms. McCreary stated if you look at one of the photos you can see the existing trellis and noted there will be some greenery.

Ms. Rose stated from a staff perspective when she reviewed this initially, she noticed that but because it does face the rear elevation she feels strongly that it could support a window, but it would not be necessary from a fenestration standpoint.

The motion carried 9-0.

Ms. Gibson stated the proposed steps and wall consist of the replacement of the existing concrete stairs and the construction of a concrete retaining wall located in the primary yard of the dwelling along the sidewalk. Ms. Gibson stated Staff has consulted Building and Neighborhood Services staff and determined that handrails will be required for the stairs per codes requirements. Ms. Gibson stated the *Guidelines* recommend that new retaining walls be constructed of stone or brick rather than concrete blocks or poured concrete (p. 58, #2). Ms. Gibson stated the *Guidelines* also recommend that retaining walls support the historic character of the district and recommend wall materials that are similar in scale, texture, color, and form as those historically used in the district and that are compatible with the main structure. Ms. Gibson stated the applicant has submitted photo examples of existing concrete retaining walls located within downtown Franklin, some of which are located outside of the HPO. Ms. Gibson stated the concrete wall would be in keeping with the Tudor Revival style of the home, as new brick may be difficult to match to the historic building, and stone would introduce a new material to the property.

Ms. Gibson stated it is recommended that the Historic Zoning Commission approve with conditions the proposed retaining wall and steps as follows:

1. Handrails will be required to meet codes requirements. The handrail should be composed of metal for consistency with the *Guidelines*. The applicant shall submit the final design of the handrail to the Preservation Planner for review and approval.

2. The application must meet all the requirements of the Building & Neighborhood Services Department, and any additional changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Chair Roberts requested to know if the applicant wished to say anything about their item.

Mr. Whitson stated if you go with cheek walls, I don't think any of the cheek walls built in the 1930s had handrails and the steps are wide enough. Mr. Whitson stated he did not think there was anywhere to add handrails. Mr. Whitson stated they are trying to keep the home in character with how the home was built back in the 1930s.

Chair Roberts requested to know if any citizens had any comments and no one did.

Mr. Scalf moved to approve with conditions a Certificate of Appropriateness for the proposed retaining wall and steps. Mr. Carson seconded the motion.

Ms. Rose noted the Historic Zoning Commission would not be able to supersede the handrailing condition and that is something to work out with Building and Neighborhood Services.

Ms. Pearce requested to know if repairing the steps instead of replacing them had been considered.

Mr. Whitson requested Ms. Gibson go back to the photos and stated the steps are deteriorating and the sidewalk portion in front has to be replaced as well. Mr. Whitson stated the sidewalk going up to the house will have to be replaced also.

Ms. Rose explained if repairing the steps is done there would be no need for rails but tearing out and redoing will require by code handrails.

Ms. Pearce stated looking at the concrete retaining wall I believe the concrete retaining wall as proposed with this incredibly charming house is not going to do it a favor. Ms. Pearce stated she knows how capable the owners are and would love them to consider a stone wall. Ms. Pearce noted the Guidelines require stone or brick. Ms. Pearce stated it concerns her to go with a concrete wall.

Mr. Whitson stated the reason they went with concrete is because there is no stone anywhere on this house, the foundation is concrete and/or other accents are either concrete or cut concrete throughout. Mr. Whitson noted there were other homes with concrete walls, and this is in keeping with the period of the house. Mr. Whitson stated the concrete enhances the house and stone would take away from the house.

Ms. Rose stated they did fail to note that a capstone might need to be added to this wall and could be either a concrete one or perhaps a stone one.

Ms. Pearce requested to see a picture of the house again and stated there looks like there is some limestone detailing on the house and I do like the retaining wall not being any taller than it is.

Ms. Besser requested to know if an amendment should be made to say the capstone should be limestone or a stone to match the house.

Discussion ensued on the keystones around the arched entry.

Pictures were shown of other retaining walls and steps.

Chair Roberts requested to know if there were any more comments or amendments and no one commented or made an amendment.

The motion carried 9-0.

Item 4:

Consideration of Addition (Principal) and Additions & Alterations (Accessory: Lower & Upper Level) at 208 Lewisburg Ave.; Brian Miller, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 208 Lewisburg Ave., as follows:

- The construction of a one-story rear addition to the principal structure;
- The construction of an upper-level addition onto the existing accessory structure, along with an additional living space forward of the front elevation façade at the lower level;
- The elevation of the existing accessory structure to align it with adjacent grade levels;
- The reconfiguration of the fenestration pattern throughout the existing accessory structure; and
- The replacement of the synthetic siding on both the area of the principal structure addition and on the accessory structure with smooth cementitious siding.

Ms. Rose stated the applicant appeared before the Design Review Committee (DRC) to discuss most of the proposal at its October 19, 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 applicant is proposing to reconfigure an existing non-contributing shed addition at the rear elevation in order to create

extra space. Ms. Rose stated a hipped addition is proposed to extrude outward and align roughly with the end of the existing entrance cover. Ms. Rose stated the addition is entirely recessed behind the historic structure's rear façade, offset by 2 feet at the historic form. Ms. Rose stated the applicant removed the small bay element that was presented to the DRC, based on feedback, and instead introduced a roof break in order to introduce articulation and break up the mass of the extension. Ms. Rose stated the alteration of the non-historic addition is appropriate, as it is altered in keeping with the recommendations of the *Guidelines* for enclosed additions. Ms. Rose stated as such, the historic building is clearly identifiable, and its physical integrity must not be compromised by the new addition. Ms. Rose stated the proposed addition is compatible with the proportions, form, materials, and details of the historic structure. Ms. Rose stated while a small section of the addition may have limited visibility from vantage points from the street, the majority of the addition is obscured. Ms. Rose stated the existing non-historic addition is clad in aluminum siding, and the applicant seeks to use smooth-faced cementitious siding on the reconfigured addition. Ms. Rose stated the *Guidelines* support the removal of synthetic siding and the restoration of a building's appearance through the restoration of original siding materials (p.83, #3-4). Ms. Rose stated if wood is present under the synthetic siding, the *Guidelines* recommend the maintenance of the historic siding and encourage repair of damaged wood rather than its replacement (p.79, #1). Ms. Rose stated as a non-historic addition, the use of cementitious siding is appropriate, though any replacement of synthetic siding on the historic portion of the residence should meet the intent of the *Guidelines*. Ms. Rose stated the footprint of the proposed addition measures 433 sq. ft. Ms. Rose stated the proposed addition, combined with existing non-historic additions, equates to approximately 46 percent of the original structure. Ms. Rose stated thus, the addition size is mostly 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 use of cementitious siding and asphalt composition roofing to match the existing is consistent with the *Guidelines* (p.54, #3). Ms. Rose stated the proposed foundation material is not indicated, though continued use of the existing material is appropriate. Ms. Rose stated exact window specifications have not been submitted for consideration (p.90).

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed principal structure addition with the following:

1. The addition windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The exact window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
2. The foundation material specifications must be submitted to the Preservation Planner for review and approval 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. 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 say anything about their item.

Mr. Miller thanked the commission for hearing his proposal and then stated they did take comments from DRC to heart and did reconfigure the space a little bit, tried reorient the small square windows to be in proportion with the other windows and we did this by reconfiguring the inside of the house. Mr. Miller stated they reoriented the master bedroom where it only had a single window to now the bathroom closet and the master can be at the rear of the house. Mr. Miller stated they capitalized on the views of the rear which made the larger windows work well with the master bedroom than the bathroom.

Chair Roberts requested to know if any citizens had any comments and no one did.

Ms. Pearce moved to approve with conditions a Certificate of Appropriateness for the proposed principal structure addition. Ms. Besser seconded the motion.

Ms. Baker stated she had a question that on the drawings it appears the roof overhang on the right side elevation will be slightly visible on the front elevation and requested to know if that is accurate. Ms. Baker stated she was looking at drawing A-0.

Mr. Miller stated the overhang from the addition should not project beyond the face and the two-foot setback will prevent that. Mr. Miller pointed out on a drawing that the overhang will hit the sidewall of the existing structure without projecting forward.

Ms. Baker stated she was looking at the view on A-6 as well.

Mr. Miller stated she was looking at a forward mass that steps back in the intermediate position where the bathroom is where it would engage the historic home. Mr. Miller suggested going to the last sheet of the drawings which is a roof plan and pointed out the bottom right corner that articulation of the hip that pulls forward steps back before it hits the main structure.

The motion for the principal structure carried 9-0.

Ms. Rose stated the subject accessory structure is of ca. 1970 construction and is not currently contributing to the Lewisburg Avenue Historic District. Ms. Rose stated in the case of proposed alterations to noncontributing buildings, the alterations are reviewed in light of the *Guidelines*, specifically in relation to how the proposed alterations would impact the character of the district and the surrounding structures. Ms. Rose stated the size and complexity of the overall proposal relates to the Infill Building *Guidelines* for Accessory Structures, which recommend that structures be “visually subordinate in placement, size, mass, and intricacy” to the principal structures they serve, as well as being shorter in height, and designed simply by using forms reflective of and consistent with the contexts of their respective principal structures (p.64, #2-4). Ms. Rose stated the applicant is proposing to add an upper level over the entirety of the accessory structure, which is configured as an ell-shaped front-facing garage with left “wing.” Ms. Rose stated portions of the structure have visibility from vantage points at the street. Ms. Rose stated the proposed addition consists of two parts: 1) a side-facing gable with three front-facing gabled dormers over the existing “wing,” with a lower level addition forward of the

existing front wall, and 2) a front-facing gabled portion over the garage. Ms. Rose stated the addition to the “wing” proposes linear square footage, both upper enclosed and lower enclosed, as it includes approximately 7’-9” of additional space forward of the existing front façade wall. Ms. Rose stated the lower enclosed area was previously discussed at the DRC meeting as a proposed porch area but was enclosed. Ms. Rose stated this portion of the building is proposed at a height of 21’-8 ½’ to its ridge, as viewed from the street. Ms. Rose stated the applicant has indicated that he would like to raise the floor of the “wing” side in order to address grading issues; 8” of elevation have been included within that calculation. Ms. Rose stated the structure will read full height from the rear elevation. Ms. Rose stated while the dormers are only set 1’ off the exterior wall, contrary to the recommendations of the *Guidelines*, which state that dormers should be set back a minimum of 2’ from the exterior wall (p.64, #5), they do help reinforce the scale of this portion of the addition as 1-½ stories and thus emphasizes the subservient relationship between the accessory structure and the principal structure it serves. Ms. Rose stated the removal of the previously discussed porch is appropriate, as the modification lessens the building’s appearance as a principal structure. Ms. Rose stated the front-facing gabled portion of the addition measures 23’-8 ½’ to ridge. As such, the overall building is approximately 8.5” shorter than the principal structure. Ms. Rose stated the overall decrease to the height lessens the perceived scale. Ms. Rose stated the proposed upper-story addition’s scale and height are lessened by the removal of the gabled form from the rear elevation, which will lessen the structure’s presence from vantages on Adam Street. Ms. Rose stated both portions of the proposed addition are inset from the rear façade wall by 2’ in order to comply with zoning setback requirements. Ms. Rose stated the applicant is proposing to utilize siding to lessen the foundation appearance at the rear. Ms. Rose stated the applicant is also proposing to remove the aluminum siding from the entirety of the structure and replace it with smooth board cementitious siding. Ms. Rose stated this may be supported by the *Guidelines*, as they state that the removal of synthetic siding and the restoration of a building’s appearance through the restoration of original siding materials (p.83, #3-4). Ms. Rose stated if wood is present under the synthetic siding, the *Guidelines* recommend the maintenance of the historic siding and encourage repair of damaged wood rather than its replacement (p.79, #1). Ms. Rose stated as a non-historic addition, however, the use of cementitious siding is appropriate. Ms. Rose stated the fenestration pattern is proposed to be altered throughout the existing structure. Ms. Rose stated as a noncontributing structure, these alterations may be appropriate. Ms. Rose stated the general rhythm and spacing of the proposed fenestration are mostly in keeping with the intent of the *Guidelines*, the use of multiple doors on the face of the structure lessens the structure’s accessory appearance, however. Ms. Rose stated the use of smooth board cementitious siding and asphalt shingle roofing is consistent with the *Guidelines* (p.54, #3). Ms. Rose stated exact window, door, and roofing specifications have not been submitted for consideration (p.90). Ms. Rose stated the wooden pergola is in keeping with previous approvals, and its placement helps break up the mass of the front-facing gabled form. Ms. Rose stated the use of standing seam metal for the eyebrow roof material would be appropriate and consistent with the district and surrounding area. Ms. Rose stated the proposed lot coverage amounts to approximately 22 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 DRC discussed the proposal at its October meeting, and feedback related to the proposed principal structure alterations was generally favorable. Ms. Rose stated the feedback regarding the proposed accessory structure comments centered around the size, scale, and intricacy of the structure, as many DRC members noted that the design read as an additional principal structure on the property. Ms. Rose stated specific guidance to place fenestration more sensitively for neighbors' privacy and to minimize the then-featured double gables was implemented (applicant has since utilized gabled dormers). Ms. Rose stated concerns about overall height and scale were addressed, as the proposal—though elevated at the wing to address grading and drainage issues—is 4' shorter. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed accessory structure addition and alterations with the following:

1. The windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The exact window and door specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
2. All roofing specifications must be submitted to the Preservation Planner for review and approval 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. 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 say anything about their item.

Mr. Miller stated he would expand on a couple of points. Mr. Miller stated the issue in regard to raising the left side came up and he explained there was an issue where their patio slopes fifteen inches right into the front door, so they are proposing to elevate the grade to correct the issue with the rear remaining unchanged. Mr. Miller stated the siding would continue down and not look like it was an elevated floor level there. Mr. Miller stated with the dormers it is a smaller spaced roof that is very difficult to setback two feet and as you can see the top of the windows are right at the ceiling line as is and we feel proportionally that the exception works in this case. Mr. Miller stated the other element we really came back and tried to depress the height of the overall thing and removed the porch. Mr. Miller stated there are three doors, but that is because this wing has three separate functions. Mr. Miller stated it is in a house that has one front door, one door goes to the accessory space upstairs, one to a bath and one to the first floor. Mr. Miller stated they are of the opinion this is very close to other accessory structures in the neighborhood and would be fitting and add to the quality of life for the homeowners.

Chair Roberts requested to know if any citizens had any comments and no one did.

Mr. Scalf moved to approve with conditions a Certificate of Appropriateness for the proposed accessory structure alterations and additions. Ms. Marquardt seconded the motion.

Mr. Hathaway questioned if the motion included making him move the dormers back a foot.

Ms. Rose stated she did not make that a condition of approval.

Ms. Pearce requested to know what is behind the accessory structure and the height of it.

Chair Roberts stated it is a house that fronts Adam Street and is a one story building.

Ms. Pearce requested to see the house on Adams Street, and it was projected.

Ms. Besser stated she did not have the elevation from when we talked about this before so I don't know exactly what was changed, but I did hear the roofline was lowered and I guess I am still feeling it reads as a principal dwelling and I do acknowledge it has been changed quite a bit.

Chair Roberts stated it has been lowered three feet and four inches.

Ms. Pearce questioned the square footage of this to the historic home.

Mr. Miller stated the square footage at the primary residence is 3,463 square feet and the garage is 971 square feet and the addition 1446 square feet it is half the size of the main residence.

Ms. Pearce stated it is some what concerning because it is probably as large as the houses on Adams Street and in the complete context of everything, I think this is going to work okay.

Mr. Miller stated there is a front elevation, and everything is obscured from the street.

With the motion having been made and seconded the motion carried 9-0.

Item 5:

Consideration of New Construction at 149 Splendor Ridge Dr. (Lot 9); Mike Ford Builders, LLC, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a two-story principal structure with garage at 149 Splendor Ridge Dr, which is Lot 9 in Splendor Ridge Subdivision. Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposal at its November 16, 2020 meeting. Ms. Rose stated Splendor Ridge Subdivision is located behind/to the west of the historic Riverview house in the Franklin Road Historic District, and it consists of nineteen (19) lots. Ms. Rose stated the Historic Zoning Commission considered the subdivision for issuance of a Preliminary COA at its April 2018 meeting, prior to the development's approval, so as to provide direction to the final owners on pivotal building design elements such as height, setback, scale, and massing. Ms. Rose stated the Preliminary COA states the following:

1. The Historic Zoning Commission will consider overall building heights up to 39' from grade and up to 2.5 stories in scale, with an understanding that all individual building

heights will be evaluated for appropriateness based on grading and context. This condition is based on the applicant's statement that no retaining wall will be used that is more than 2' in height from the street grade. A variety of building forms and heights will be required.

2. All building materials and façade design elements (including, but not limited to, building architectural features and styles, tower forms, and materials) are not considered to be part of the Preliminary COA approval and are subject to review and issuance of additional COAs by the Historic Zoning Commission prior to issuance of building permits.

Ms. Rose stated the preliminary COA further notes that all individual buildings will require consideration for their own respective COAs prior to issuance of building permits.

Ms. Rose stated the *Guidelines* recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district (p.66, #4). Ms. Rose stated the Franklin Road Historic District includes several historic properties that are listed on the National Register of Historic Places, such as Jasmine Grove, Wyatt Hall, the Truett House, the McMahan House, Battle Ground Academy, Riverview, Roper's Knob, the Factory, and Harlinsdale Farm. Ms. Rose stated the district represents an array of architectural styles including Federal, Greek Revival, Folk Victorian, Neoclassical, and Bungalow. Ms. Rose stated key characteristics include residential and agricultural buildings from the 19th and 20th centuries and its mixture of rural and roadside development. Ms. Rose stated the applicant is proposing the construction of a Federal style residence, with three-bay porch, and attached garage at the rear of the driveway. Ms. Rose stated a two-level, partially enclosed porch is proposed at the rear elevation. Ms. Rose stated the *Guidelines* recommend that one reinforce and maintain existing setbacks of adjacent structures (p.67, #9). Ms. Rose stated the subject property is located within a newly platted subdivision, and it is one of the first buildings proposed for construction within the development. Ms. Rose stated setbacks have been defined as 15' for the front yard, 5' for the side yards, and 15' for the rear yard. Ms. Rose stated the applicant has provided a conceptual streetscape in order to provide information on the proposed building's placement in context, as well as information on the topographical changes from street grade to the building's proposed grade level and its finished floor elevation (FFE). Ms. Rose stated the grade change from street level to FFE equates to 6', so the applicant has implemented staff's recommendation for the use of an approximate 2' retaining wall to allow for a softer grade transition. Ms. Rose stated the proposed scale of two stories, as viewed from the street, is appropriate for the Franklin Road Historic District. Ms. Rose stated it is also consistent with the development's Preliminary COA. Ms. Rose stated the use of a retaining wall at the street level, along with a porch, lessens foundation height and softens the perceived building mass and height. Ms. Rose stated the *Guidelines* recommend that "in areas where historic garages are generally detached, new garages should appear to be detached" but that "attached garages should be designed in such a way that they are located at traditional locations behind the rear plane of the main form of the house or otherwise not be visible from the street" (p.68, #22). Ms. Rose stated the applicant is proposing to attach the 1 ½-story garage form at the rear and right side of the principal structure, so that it orients toward the street, at the end of the driveway. Ms. Rose stated this configuration provides a more traditional appearance, as the garage presents a

detached appearance from street view. Ms. Rose stated the height of the proposal, at 38'-6", is consistent with the development's Preliminary COA. Ms. Rose stated the DRC recommended that the applicant reduce the foundation height, and the feedback was implemented through the introduction of the retaining wall. Ms. Rose stated the materials of the proposed new construction are listed as brick, lap siding of a 5" reveal, wood porch railings, fiber cement panels and trim at the rear porch, and asphalt shingle roofing with metal roofing at the front porch. Ms. Rose stated brick, lap siding, and window specifications have not been provided. Ms. Rose stated the use of smooth-faced cement board siding is appropriate. Ms. Rose stated paired internal brick chimneys are common to the Federal style. Ms. Rose stated as a result of the desired height, however, the roof pitch is steep, and the chimney stacks appear much shorter than that seen on historical equivalents. Ms. Rose stated a taller chimney height (or, conversely, a lower roof pitch) would be more appropriate, and additional height (approximately 1.5') will be required per code. Ms. Rose stated the *Guidelines* recommend that new chimney be compatible in size, height, and massing to existing chimneys on neighboring houses (p.68, #26) and that architectural features be compatible with adjacent buildings (p.66, #4). Ms. Rose stated the raised brick and rowlock design at the bottom of the garage is not typical to historical equivalents, as recommended by the *Guidelines* (p.64, #6). The removal of this element would help reinforce the appearance of the garage as detached, from street view. Ms. Rose stated the proportion and rhythm of window openings are mostly consistent with the *Guidelines*, which recommend maintenance of the rhythm and spacing of window and door openings of adjacent structures (p.68, #17). Ms. Rose stated the applicant added fenestration to the rear elevation of the garage, at the DRC's recommendation, as the rear elevation will be visible from vantage points in the Downtown Franklin Historic District. Ms. Rose stated the proposed building coverage is 39 percent, which is not consistent with the *Guidelines*. Ms. Rose stated the *Guidelines* recommend that maximum building coverage not exceed 35 percent in specified residential zoning districts, including R-1, as measured by building footprint (p.67, #10). Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed new construction with the following:

1. If issued a COA, the Paired internal brick chimney heights (or, conversely, a lower roof pitch) must be altered to better meet the intent of the *Guidelines* as well as to meet code requirements.
2. If issued a COA, the raised brick and rowlock design at the bottom of the garage must be lowered to no more than 18", for better consistency with the *Guidelines*.
3. If issued a COA, the lap siding must be wood or smooth-faced cementitious material for consistency with the *Guidelines*.
4. If issued a COA, the 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 *Guidelines* stated that one should match surrounding historic masonry in width of mortar joints, size and scale of bricks, color, and texture (p.68, #32). If issued a COA, the specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.

6. If issued a COA, the retaining wall shape and style should relate to that demonstrated on the three-dimensional elevation included within the application. The brick must match that of the house, and the applicant must submit the specifications to the Preservation Planner or the HZC for consideration and approval prior to issuance of a building permit/work commencing.

Chair Roberts requested to know if the applicant wished to say anything about their item.

Mr. Chad Gore was present to represent the applicant.

Mr. Gore stated he felt they addressed a lot of the comments from DRC, not all of them, but most. Mr. Gore stated he wanted to address the lot coverage and stated that is something we hope to ask your consideration for an exception to and there are a few things we think that are in favor for asking for the exception. Mr. Gore stated one the 35% coverage is just not efficient to accommodate the kind of houses we think are going to be appropriate for this kind of project. Mr. Gore stated somethings we want to include are like masters on the main level and covered porches on the front and back entries and before you know it you run out of coverage. Mr. Gore stated in this particular project he felt they had some conditions that would help them get to that coverage. Mr. Gore stated this is not a singular infill application we are talking about here, but more of a development unto itself. Mr. Gore stated it is kind of a bubble down there. Mr. Gore stated within that development there is already a lot of platted open space of about seven acres. Mr. Gore stated across the streets from the lots we are talking about and behind the lots toward the river if you did some kind of dumb math like if I took this same footprint and built it on every one of those lots, like if I had nineteen of these exact same houses, there would only be 14% of building on this whole development and Mr. Gore stated he thought that was worth noting. Mr. Gore stated their intention, in a general sense because we are going to ask for this consideration on all three of these lots and almost all the lots going forward, you can see on the plan how we hope to set them up with the driveway going down one side, the main mass of the house is then 37 to 38 feet wide and that leaves about 22 to 23 feet over to the next house. Mr. Gore stated the houses are set up so the main mass of them is really not taking up the entire lot. Mr. Gore stated there will be some open space between the lots. Mr. Gore stated the lots are oriented perpendicular to the street so the bulk of the mass of the house is perpendicular to the street, so it is not as apparent from the road. Mr. Gore stated there is a landscape surface ratio requirement that zoning is requiring, and we are able to meet that requirement on the sides and using pervious pavers on the driveway. Mr. Gore stated he remembered there was some concern at DRC about the caution of approving an exception for 39% today and then the next one comes back at 40% or 41% and he stated they would not send an application any greater than 39.9%. Mr. Gore stated that is something they are comfortable with working on the rest of these lots. Mr. Gore stated there is probably going to be on some of the bigger lots where we can meet the 35%. Mr. Gore stated with these things in mind he hoped you will consider an exception in this case and case as it were and is happy to answer any questions.

Chair Roberts requested to know if any citizens had any comments and no one did.

Ms. Marquardt moved to deny issuance of a Certificate of Appropriateness for the proposed new construction, based on the Staff Analysis and Recommendation dated December 14, 2020. Mr. Laster seconded the motion.

Mr. Hathaway stated he agreed with the applicant that in this case if you look at the lot it could be thirty to forty feet deeper which would easily meet the 35% and the perception is that it is going to have the open space behind it and I support this application.

Mr. Scalf stated on sheet A4.1 you transition from the masonry to the siding and I hardly see any plane change on the wall.

Mr. Gore stated the change in plane would be the thickness of the material.

Ms. Baker stated as she looks at this with the idea of how the preliminary was approved I see this as a pod unto itself in relationship to the historic resources and with how it sits out separately and you have to drive through this 60 or 70ish subdivision to get to it so for that reason I am comfortable going with the proposed lot coverage going beyond what our guidelines state.

Ms. Pearce requested to know if the open space behind the homes will never have anything on them because of the flood plain.

Ms. Dannenfelsler stated it is permitted open space and is in the One-Hundred-year flood plain.

Mr. Gore stated it is on the overall site plan and pointed them out for the commission.

Ms. Pearce questioned how much development space is there.

Mr. Gore stated he could measure it.

Ms. Dannenfelsler stated the area you see in open space are flood plain and the buildable lots you see are configured to avoid the flood plain.

Ms. Pearce stated it appears from the picture there is a lot of green space and the most sensitive lots are 18 and 19 because they are going to be closer to the existing neighborhood and for that reason I can support the extra coverage on the lots along the rear 1 through 17.

Mr. Gore stated he measured 170,000 square feet of lot space and 400,000 of open space.

Ms. Marquardt stated she wanted to emphasize that our guidelines have the 35% recommendation for a reason and in this situation, even though I understand what the applicant is indicating, we should remember in future applications they will be asking for that extra building coverage and I believe it will increase the entire mass of the development.

Ms. Rose explained that LSA is the landscape surface area which is the percentage of an area on any buildable lot that is pervious versus impervious. Ms. Rose stated with R1 it is a little more

strict and the applicant cannot exceed a 40% hardscape. Ms. Rose stated the applicant is using some pervious pavers for the driveways, but I can assure you no applicant can get a building permit if it is over 40% for the building itself.

Mr. Hathaway stated because of the way the lots are setup the applicant could build forward of the lot as close to the street as he can and as wide as he can within the setbacks so the perceived 35% versus 39% or versus 40% would only be seen from the air and not seen from the street. Mr. Hathaway stated the intent of the 35% was to not over build the lots for historic downtown and this being a unique new development I see it as a different application.

The motion to deny failed, 2-7, with Ms. Marquardt and Ms. Besser voting yes to deny.

Ms. Baker moved to approve with conditions a Certificate of Appropriateness for the proposed new construction based on staff analysis and comments dated December 14, 2020. Mr. Hathaway seconded the motion.

Ms. Pearce stated she would like to hear some feedback about the point that was made about the separation mad between the brick and wood.

Mr. Gore requested to know if there was minimum in the guidelines as far as separation and stated he certainly didn't want to change materials on an outside corner and am of the opinion it is an appropriate change of material where the roof form changes where there is a side facing gable and then a rear facing gable. Mr. Gore stated he didn't know if there was much opportunity exactly the way the floor plan is laid out to bump it out.

Ms. Pearce asked the architects on the Commission to speak their thoughts.

Mr. Scalf stated they prefer the materials change at an interior corner instead of an exterior corner. Mr. Scalf stated you are talking about a plane change on the exterior from the brick to the siding of inches if that.

Mr. Gore stated he agreed for the record not wanting to change an outside corner and he didn't see that as an outside corner. Mr. Gore stated where the roof changes he thought it achieved the same look. Mr. Gore stated he did not see an easy remedy to fix that but would be open to solution ideas.

Ms. Rose requested Mr. Gore to explain what the relationship of the siding to the brick would look like.

Mr. Gore stated the brick actually sticks out three to four inches from the face of the siding so affectively there is an outside four inch corner there. Mr. Gore referenced page A1 of the floor plan so the Commission could see the difference.

Mr. Hathaway stated this is on the side and there should be enough of a shadow line that it will appear as a break.

With the motion to approve made and seconded the motion carried 7-2, with Ms. Besser and Ms. Marquardt voting no.

Item 6:

Consideration of New Construction at 155 Splendor Ridge Dr. (Lot 10); Mike Ford Builders, LLC, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a 1 ½-story principal structure with garage at 155 Splendor Ridge Dr, which is Lot 10 in Splendor Ridge Subdivision. Ms. Rose stated the applicant appeared before the Design Review Committee to discuss a proposal for Lot 10 at its November 16, 2020 meeting, but upon consultation with staff, the applicant has opted to propose a new elevation set for this property. Ms. Rose stated Splendor Ridge Subdivision is located behind/to the west of the historic Riverview house in the Franklin Road Historic District, and it consists of nineteen (19) lots. Ms. Rose stated the Historic Zoning Commission considered the subdivision for issuance of a Preliminary COA at its April 2018 meeting, prior to the development's approval, so as to provide direction to the final owners on pivotal building design elements such as height, setback, scale, and massing. Ms. Rose stated the Preliminary COA states the following:

1. The Historic Zoning Commission will consider overall building heights up to 39' from grade and up to 2.5 stories in scale, with an understanding that all individual building heights will be evaluated for appropriateness based on grading and context. This condition is based on the applicant's statement that no retaining wall will be used that is more than 2' in height from the street grade. A variety of building forms and heights will be required.
2. All building materials and façade design elements (including, but not limited to, building architectural features and styles, tower forms, and materials) are not considered to be part of the Preliminary COA approval and are subject to review and issuance of additional COAs by the Historic Zoning Commission prior to issuance of building permits.

Ms. Rose stated the Preliminary COA further notes that all individual buildings will require consideration for their own respective COAs prior to issuance of building permits.

Ms. Rose stated the *Guidelines* recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district (p.66, #4). Ms. Rose stated the Franklin Road Historic District includes several historic properties that are listed on the National Register of Historic Places, such as Jasmine Grove, Wyatt Hall, the Truett House, the McMahan House, Battle Ground Academy, Riverview, Roper's Knob, the Factory, and Harlinsdale Farm. Ms. Rose stated the district represents an array of architectural styles including Federal, Greek Revival, Folk Victorian, Neoclassical, and Bungalow. Ms. Rose stated key characteristics include residential and agricultural buildings from the 19th and 20th centuries and its mixture of rural and roadside development. Ms. Rose stated the applicant is proposing the construction of a Tudor Revival residence, with cross-gabled roof form, two-bay porch (partially uncovered), and attached garage at the rear of the driveway. Ms. Rose stated a

two-level porch is proposed at the rear elevation. Ms. Rose stated the *Guidelines* recommend that one reinforce and maintain existing setbacks of adjacent structures (p.67, #9). Ms. Rose stated the subject property is located within a newly platted subdivision, and it is one of the first buildings proposed for construction within the development. Setbacks have been defined as 15' for the front yard, 5' for the side yards, and 15' for the rear yard. Ms. Rose stated the applicant has provided a conceptual streetscape in order to provide information on the proposed building's placement in context, as well as information on the topographical changes from street grade to the building's proposed grade level and its finished floor elevation (FFE). Ms. Rose stated the grade change from street level to FFE measures approximately 5'-6", so the applicant has implemented staff's recommendation for the use of an approximate 2' retaining wall to allow for a softer grade transition. Ms. Rose stated the proposed scale of 1 ½-story, as viewed from the street, is appropriate for the Franklin Road Historic District. Ms. Rose stated it is also consistent with the development's Preliminary COA. Ms. Rose stated the use of a 1 ½-story structure at the roadway intersection also helps lessens the perceived scale as one enters the subdivision. Ms. Rose stated the implementation of a retaining wall at the street level, along with a porch, lessens foundation height and softens the perceived building mass and height. Ms. Rose stated the *Guidelines* recommend that "in areas where historic garages are generally detached, new garages should appear to be detached" but that "attached garages should be designed in such a way that they are located at traditional locations behind the rear plane of the main form of the house or otherwise not be visible from the street" (p.68, #22). Ms. Rose stated the applicant is proposing to attach the 1 ½-story garage form at the rear and right side of the principal structure, so that it orients toward the street, at the end of the driveway. Ms. Rose stated this configuration provides a more traditional appearance, as the garage presents a detached appearance from street view. Ms. Rose stated the height of the proposal, at 38'-4", is consistent with the development's Preliminary COA. Ms. Rose stated the materials of the proposed new construction are listed as brick, lap siding of a 5" reveal, iron porch posts/rails/spindles, wood shutters, and asphalt shingle roofing. Ms. Rose stated brick, lap siding, and window specifications have not been provided. Ms. Rose stated the use of smooth-faced cement board siding is appropriate. Ms. Rose stated the proportion and rhythm of window openings are mostly consistent with the *Guidelines*, which recommend maintenance of the rhythm and spacing of window and door openings of adjacent structures (p.68, #17). Ms. Rose stated the proposed building coverage is **39.8 percent**, which is not consistent with the *Guidelines*. Ms. Rose stated the *Guidelines* recommend that maximum building coverage not exceed 35 percent in specified residential zoning districts, including R-1, as measured by building footprint (p.67, #10). Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed new construction with the following:

1. If issued a COA, the lap siding must be wood or smooth-faced cementitious material for consistency with the *Guidelines*.
2. If issued a COA, the 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 *Guidelines* stated that one should match surrounding historic masonry in width of mortar joints, size and scale of bricks, color, and texture (p.68, #32). If issued a COA,

the specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.

4. If issued a COA, the retaining wall shape and style should relate to that demonstrated on the three-dimensional elevation included within the application. The brick must match that of the house, and the applicant must submit the specifications to the Preservation Planner or the HZC for consideration and approval prior to issuance of a building permit/work commencing.

Chair Roberts requested to know if the applicant wished to say anything about their item.

Mr. Gore stated he wanted to expand on what Ms. Rose had said and stated he appreciated the Commission for reviewing the new submitted elevation even though it did not come to DRC review. Mr. Gore stated it has a lot to do with hearing a lot of comments about making sure they did not have a street full of two-story massing overpowering the street, so we wanted to show some commitment to try to mitigate that as much as possible and what you see is we pushed lot 10 over to lot 11 and inserted this Tudors' type house that is a story and a half. Mr. Gore stated after some study he was happy to find that they could still get a marketable house on these lots. Mr. Gore stated they want to be able to do this maybe every three lots, so I wanted to make sure we got this sort of shape in for your comments and hopefully approve even though we did not get to talk about at DRC. Mr. Gore stated they are asking again for the exception of the 35 percent lot coverage for all the same reasons as before. Mr. Gore stated he was happy to answer any questions.

Chair Roberts requested to know if any citizens had any comments and no one did.

Mr. Laster moved to approve with conditions issuance of a Certificate of Appropriateness for the proposed new construction, based on the Staff Analysis and Recommendation dated December 14, 2020. Mr. Carson seconded the motion.

Ms. Pearce questioned Mr. Gore if it was possible on the left elevation where it goes back from that small Tudor brick looking piece to make it brick and then a dormer with wood above it so we don't keep repeating the same look.

Mr. Gore requested to know if it was to carry the brick all around the first floor.

Ms. Pearce stated yes, all around the first floor.

Mr. Gore stated yes that was very possible.

Ms. Pearce moved to amend the motion to convert the lower floor exterior materials to brick on the left elevation, the main mass of the rear elevation, and the right elevation (except the garage).

Ms. Pearce stated the reason for the amendment was to offer some variety and to be more consistent with the look of a Tudor house and not have every side be brick.

Mr. Hathaway seconded the motion for the amendment.

Mr. Scalf stated on the left elevation when the gabled element hits the roof below there is no roof there. Mr. Scalf stated that is nothing more than trim applied there because those walls are all within the same plane.

Mr. Gore stated if you go to A2 he thinks he can shrink the study flex room and the bunk room a little bit and bring that wall show it is not stacked below. Mr. Gore stated the bonus room would stay the same and he thinks he can help on part of that.

Ms. Rose stated the change in footprint would be minimal.

Ms. Pearce and Mr. Hathaway were in agreement with Mr. Scalf's comments.

The amendment having been made and seconded carried 9-0.

With the main motion having been made and amended carried 7-2, with Ms. Marquardt and Ms. Besser voting no.

Item 7:

Consideration of New Construction at 161 Splendor Ridge Dr. (Lot 11); Mike Ford Builders, LLC, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a 2 ½-story principal structure with garage at 161 Splendor Ridge Dr, which is Lot 11 in Splendor Ridge Subdivision. The applicant appeared before the Design Review Committee to discuss the proposal at its November 16, 2020 meeting. The proposal was discussed initially for use at Lot 10. Ms. Rose stated the Splendor Ridge Subdivision is located behind/to the west of the historic Riverview house in the Franklin Road Historic District, and it consists of nineteen (19) lots. Ms. Rose stated the Historic Zoning Commission considered the subdivision for issuance of a Preliminary COA at its April 2018 meeting, prior to the development's approval, so as to provide direction to the final owners on pivotal building design elements such as height, setback, scale, and massing. Ms. Rose stated the Preliminary COA states the following:

1. The Historic Zoning Commission will consider overall building heights up to 39' from grade and up to 2.5 stories in scale, with an understanding that all individual building heights will be evaluated for appropriateness based on grading and context. This condition is based on the applicant's statement that no retaining wall will be used that is more than 2' in height from the street grade. A variety of building forms and heights will be required.
2. All building materials and façade design elements (including, but not limited to, building architectural features and styles, tower forms, and materials) are not considered to be part of the Preliminary COA approval and are subject to review and issuance of additional COAs by the Historic Zoning Commission prior to issuance of building permits.

Ms. Rose stated the Preliminary COA further notes that all individual buildings will require consideration for their own respective COAs prior to issuance of building permits. Ms. Rose stated the *Guidelines* recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district (p.66, #4). Ms. Rose stated the Franklin Road Historic District includes several historic properties that are listed on the National Register of Historic Places, such as Jasmine Grove, Wyatt Hall, the Truett House, the McMahan House, Battle Ground Academy, Riverview, Roper's Knob, the Factory, and Harlinsdale Farm. Ms. Rose stated the district represents an array of architectural styles including Federal, Greek Revival, Folk Victorian, Neoclassical, and Bungalow. Ms. Rose stated key characteristics include residential and agricultural buildings from the 19th and 20th centuries and its mixture of rural and roadside development. Ms. Rose stated the applicant is proposing the construction of an asymmetrical Colonial Revival style residence, with a hipped main roof and front gable projection and box bay, side cross gables, single-bay pedimented porch, and attached garage at the rear of the driveway. Ms. Rose stated a two-level porch is proposed at the rear elevation. Ms. Rose stated the *Guidelines* recommend that one reinforce and maintain existing setbacks of adjacent structures (p.67, #9). Ms. Rose stated the subject property is located within a newly platted subdivision, and it is one of the first buildings proposed for construction within the development. Ms. Rose stated setbacks have been defined as 15' for the front yard, 5' for the side yards, and 15' for the rear yard. Ms. Rose stated the applicant has provided a conceptual streetscape in order to provide information on the proposed building's placement in context, as well as information on the topographical changes from street grade to the building's proposed grade level and its finished floor elevation (FFE). Ms. Rose stated the grade change from street level to FFE equates to approximately 5'-5", so the applicant has implemented staff's recommendation for the use of an approximate 2 retaining wall to allow for a softer grade transition. Ms. Rose stated the proposed scale of 2 ½ stories, as viewed from the street, is appropriate for the Franklin Road Historic District. It is also consistent with the development's Preliminary COA. Ms. Rose stated the use of a retaining wall at the street level, along with a porch, lessens foundation height and softens the perceived building mass and height. Ms. Rose stated the *Guidelines* recommend that "in areas where historic garages are generally detached, new garages should appear to be detached" but that "attached garages should be designed in such a way that they are located at traditional locations behind the rear plane of the main form of the house or otherwise not be visible from the street" (p.68, #22). Ms. Rose stated the applicant is proposing to attach the 1 ½-story garage form at the rear and right side of the principal structure, so that it orients toward the street, at the end of the driveway. Ms. Rose stated this configuration provides a more traditional appearance, as the garage presents a detached appearance from street view. Ms. Rose stated the DRC recommended that the applicant break up the roofline along the side elevations in order to lessen the perceived length and mass of the façades. Ms. Rose stated in response, the applicant has implemented cross gables, which address the concern and are appropriate to the proposed architectural style. Ms. Rose stated the height of the proposal, at 36'-0", is consistent with the development's Preliminary COA. Ms.

Rose stated the DRC recommended that the applicant reduce the foundation height, and the feedback was implemented through the introduction of the retaining wall.

Ms. Rose stated the materials of the proposed new construction are listed as lap siding of a 4” reveal, brick and split-faced CMU block foundations, Fypon porch railing, shaker style fiber cement panel at box bay, and asphalt shingle roofing with rubber roofing at the top of the hip. Ms. Rose stated brick, lap siding, and window specifications have not been provided. Ms. Rose stated the use of smooth-faced cement board siding is appropriate. Ms. Rose stated porches are recommended to utilize wood, with the use of brick or metal, as appropriate (p.79, #8). Ms. Rose stated the proposed Fypon material must be considered by the HZC for compatibility with wood. Ms. Rose stated metal framed awnings are not generally recommended for garages, as they are recommended to be designed simply and to use components used typically on historic equivalents (p.64, #6). Ms. Rose stated alternatively, the use of a heavy trim board and a light fixture may help provide articulation and lessen perceived mass. Ms. Rose stated the proportion and rhythm of window openings are consistent with the *Guidelines*, which recommend maintenance of the rhythm and spacing of window and door openings of adjacent structures (p.68, #17). Ms. Rose stated the applicant added fenestration to the rear elevation of the garage, at the DRC’s recommendation, as the rear elevation will be visible from vantage points in the Downtown Franklin Historic District. Ms. Rose stated the applicant also simplified the window profile and detailing at the front portion of the residence. Ms. Rose stated the proposed building coverage is 39.3 percent, which is not consistent with the *Guidelines*. Ms. Rose stated the *Guidelines* recommend that maximum building coverage not exceed 35 percent in specified residential zoning districts, including R-1, as measured by building footprint (p.67, #10). Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed new construction with the following:

1. If issued a COA, the lap siding must be wood or smooth-faced cementitious material for consistency with the *Guidelines*.
2. If issued a COA, the 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 *Guidelines* stated that one should match surrounding historic masonry in width of mortar joints, size and scale of bricks, color, and texture (p.68, #32). If issued a COA, the specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
4. If issued a COA, the applicant must utilize wood for the porch railing, or otherwise seek approval from the HZC for the use of the proposed Fypon material.
5. If issued a COA, the applicant must remove the proposed metal awning over the garage doors. The use of a heavy trim board and a light fixture may help provide articulation and lessen perceived mass.
6. If issued a COA, the retaining wall shape and style should relate to that demonstrated on the three-dimensional elevation included within the application. The brick must match that of the house, and the applicant must submit the specifications to the Preservation

Planner or the HZC for consideration and approval prior to issuance of a building permit/work commencing.

Chair Roberts requested to know if the applicant wished to say anything about their item.

Mr. Gore stated again we are asking for an exception to the 35 percent guideline. Mr. Gore stated he wanted to speak about the garage awning and the Fypon and stated he was totally okay with either of the solutions Ms. Rose provided and instead of the awning goose neck light or heavy trim either is fine. Mr. Gore stated as this project moves forward, he would like to talk about other solutions other than those just for some variety due to having the same garage on almost all the outbuildings. Mr. Gore stated maybe they could redesign it to be more appropriate with the guidelines. Mr. Gore stated again he was fine with what Ms. Rose had suggested. Mr. Gore stated the Fypon is made to look just like wood and you don't have maintenance issues with it. Mr. Gore referenced photographs with an example of the Fypon and was happy to answer any questions.

Chair Roberts requested to know if any citizens had any comments and no one did.

Ms. Baker moved to approve with conditions issuance of a Certificate of Appropriateness for the proposed new construction, based on the Staff Analysis and comments dated December 14, 2020. Ms. Pearce seconded the motion.

Ms. Pearce stated the drawing, A4 with the dormer, is a configuration that is a bit too busy and would like to see it simplified and brought back to staff for review.

Ms. Pearce moved to amend the motion to have the dormer on the front elevation be brought back to staff for simplification. Ms. Besser seconded the motion.

Mr. Laster stated if you drive down Third Avenue South you see a number of houses with that configuration.

Ms. Pearce stated those are more simplified.

Ms. Rose stated just for clarification is Ms. Pearce meaning the diamond shape in the center.

Ms. Pearce and Chair Roberts stated yes.

The amendment passed 9-0.

Mr. Laster moved to amend the motion to approve the use of Fypon or a similar material on the porch and a sample shall be brought or showed to staff. Mr. Scalf seconded the motion.

Ms. Marquardt stated according to what is being presented the Fypon is being used on the railings as well.

Chair Roberts stated yes.

The second amendment carried 9-0.

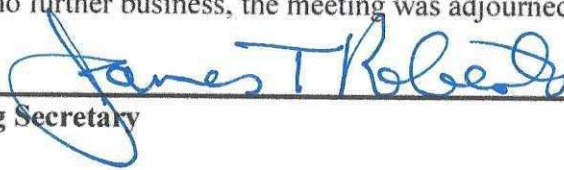
With the main motion having been made and amended twice the motion carried 7-2, with Ms. Besser and Ms. Marquardt voting no.

Other Business.

Ms. Rose noted there would be a DRC meeting on December 21, 2020 with five or six items.

Adjourn.

With no further business, the meeting was adjourned at 7:50 p.m.



Acting Secretary