

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
OCTOBER 11, 2021**

The Franklin Historic Zoning Commission its regular scheduled meeting on Monday, October 11, 2021, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser
 Josh Denton
 Brian Laster
 Lisa Marquardt
 Jim Roberts
 Ken Scalf
 Kathy Worthington

Staff Present: Amanda Rose, Planning & Sustainability Department
 Kelly Dannenfelser, Planning & Sustainability Department
 Victoria Hensley, Planning & Sustainability Department
 Maricruz Fincher, Law Department
 Walt Gatlin, Building & Neighborhood Services Department

Call to Order

Chair Roberts brought the October 11, 2021 meeting to order at 5:01pm.

Minutes: September 13, 2021

Mr. Scalf moved to approve the September 13, 2021 minutes. Ms. Marquardt seconded the motion, and the motion passed unanimously 7-0.

Announcements:

Ms. Rose stated the Historic Zoning Commission has requested a Design Review Committee site visit at 423 South Margin Street, for a project known as Franklin Grove. Ms. Rose stated this visit would take place on October 18th at 3 pm. Ms. Rose stated the public is welcome to attend and explained the parking would be at the rear of the site. Ms. Rose stated the meeting would be specific to the applicant providing a tour of the site and explained no discussion would be taking place at that time. Ms. Rose stated at the 4 pm regular meeting of DRC that would take place in the boardroom, the applicant would then entertain any sort of feedback and comments from the DRC. Ms. Rose stated the public is welcome, and there would be other items to discuss as well.

Ms. Rose noted that on the 28th of October the first draft of the Historic District Design Guidelines would be available for public review. Ms. Rose stated it would be published online and she would

let everyone know about that. Ms. Rose stated City staff has worked very diligently to take in all the feedback from the public survey and from the DRC members in order to get a product that everyone can feel very proud of and that staff looks forward to your comments. Ms. Rose stated that there will be a public neighborhood meeting in January to follow up with the citizens.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for emergency instances. Non-agenda items shall be considered only upon the unanimous approval of all the HZC members.

No non-agenda emergency items.

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 Preliminary HZC Recommendation for Magnolia Hall Subdivision, proposed at 600 Boyd Mill Ave.; 906 Studio Architects, Applicant.

Ms. Rose presented Staff's analysis and recommended the Historic Zoning Commission provide a recommendation of approval to the FMPC and BOMA, based on the staff analysis dated October 11, 2021.

Mr. Hathaway was present to represent this item and stated they have changed a lot since the last plan was shown and they changed a lot based off this commission's comments and also neighborhood comments. Mr. Hathaway stated they want to make sure Magnolia Hall remained the star of the show. Mr. Hathaway stated as they are designing the architecture for this, we are anticipating this landing somewhere in the ca. 1840 to ca. 1890 time frame, so you will see some Queen Anne and some Italianate architecture as we come in with our next step of actual house design. Mr. Hathaway stated he was happy to answer any questions.

Chair Roberts requested to know if any citizens wished to comment on this application, and no one requested to make any comments.

Mr. Laster moved to recommend approval to FMPC and BOMA based on the staff analysis dated October 11, 2021. Mr. Scalf seconded the motion.

Ms. Besser requested to see the previous site plan, and Ms. Rose pulled that up on the screen.

Ms. Rose explained the lots are now along the internal drive along the property and not Glass Lane.

Ms. Marquardt requested Ms. Rose put the cursor on Magnolia Hall and requested to know what the distance is from the two houses directly across from Magnolia Hall on the new version.

Mr. Hathaway stated approximately one hundred feet.

Chair Roberts stated it appears to be greater than it was on the previous version.

Mr. Denton requested to know the approximate square footage of the homes to be placed on the lot.

Mr. Hathaway stated they would vary around 4500 to 5000 square feet.

Mr. Scalf requested to know if Magnolia Hall would be sold as one of the houses.

Mr. Hathaway stated yes and explained the old carriage house on the far right will serve as a community center for the residents.

Mr. Scalf requested to know if the remaining open space is going to be common space for the full development and if the HOA take care of the little lake.

Mr. Hathaway stated that was correct and that the HOA would take care of the lake.

Mr. Laster stated that this is an improvement over the last plan.

Chair Roberts requested Mr. Hathaway talk about the driveway.

Mr. Hathaway stated that the existing drive, the fenced area, the gate you see on site now will be maintained. Mr. Hathaway stated you would enter in and peel off to the left, which is in line with the existing gravel that is out front of the house that would have been where the original carriages would have made their turn when they approached the house. Mr. Hathaway stated they would like to maintain the rural character of this site if possible but that is a process through the City that we will have to work through.

Chair Roberts asked why the applicant did not include a small sidewalk on the west side of the driveway, from a practical standpoint, for the reason of pedestrian traffic being able to walk all the way around the site.

Mr. Bernie Butler stated as it relates to the site characteristics and things like that, we are trying very hard to not have any sidewalks inside Magnolia Hall. Mr. Butler stated we want to try to maintain the rural character much like the street in the Harlinsdale neighborhood. Mr. Butler stated there is only ten houses in here, so there is not going to be a dead-end street.

Ms. Besser requested to know the lot coverage.

Mr. Hathaway stated they would maintain what Historic Zoning requires.

Magnolia Hall was pulled up on the screen to view, and discussion ensued about the different photos being shown.

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

Item 2:

Consideration of Alterations (Rooftop Windscreen & Shade Structure) at 231 Public Square.; Lines Inc., Applicant.

Chair Roberts stated the applicant has requested deferral to another meeting.

Ms. Marquardt moved to defer this item to the November 8, 2021 HZC meeting. Mr. Scalf seconded the motion, and the motion carried unanimously.

Item 3:

Consideration of New Construction at 179 Splendor Ridge Dr.; Mike Ford Builders, Applicant.

Ms. Hensley presented the staff report and stated staff recommended that the Historic Zoning Commission deny the proposed new construction with the following:

1. The proposed building coverage is 39.4 percent, which is not consistent with the Guidelines. 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).
2. If issued a COA, the applicant must alter the front right façade by either using a widened version of a box bay or a bow bay (half oval) with larger windows (See Exhibit 1).
3. 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.
4. If issued a COA, the application must meet the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, and any changes to the approved plans must be submitted to the Preservation Planner or the HZC for approval prior to work commencing.

Mr. Gore stated he would work through staff's comments and stated he would start by addressing the lot coverage on page 3. Mr. Gore stated for the record the total open space for the development before houses are built is about a half a million square feet of green space, not including the road. Mr. Gore stated if they are to build out each of these lots at just under forty percent coverage, we

would be left with about sixty five thousand square feet of house and that is about thirteen percent coverage of houses on the development and that is the same information we have seen in previous meetings.

Mr. Gore stated at DRC we talked a little bit about the side windows on the left side elevation and he would like to point to that elevation and make sure they have satisfied DRC's comments which would be on page 16. Mr. Gore stated they were able to line up the windows, that is about a third of the way back from the front transoms to make the fenestration a little bit more regular against the bigger windows and at Ms. Pearce's suggestion, align the windows in the brick portion of the house with closed shutters below.

Mr. Gore stated as far as the bay window on the front, which is on page nine, they show what they started with and was presented at DRC on the far left with a wider bay to help take up a little bit more space on that front piece and the DRC comments were it felt a little bit odd with the panels on either side. Mr. Gore stated they wanted to explore a cantilever bay, which is seen in the middle. Mr. Gore stated in his opinion it felt a little bit lost in that mass and it is a little bit too small. Mr. Gore stated it could be okay especially with the landscaping in there to help take up some space. Mr. Gore stated another option they explored is an arched window in the front and he agrees with staff that this is not an Italianate detail but more of an Italian Renaissance detail which is a little bit later period style. Mr. Gore stated that is not as prevalent in Franklin, but he thinks it is absolutely something appropriate for the later turn of the century Italian Renaissance styles. Mr. Gore stated if that is not something that the commission is comfortable approving then we are perfectly happy to work with staff to try to come up with a bay window that will work. Mr. Gore stated he did not have a lot of room inside the plan to make the windows any bigger than they already are which is sort of why we wound up with the square bay with the panel. Mr. Gore volunteered to work with staff on the windows.

Chair Roberts requested to know if any citizens wished to comment on this application, and no one requested to make any comments.

Mr. Scalf moved to approve issuance of a Certificate of Appropriateness for the proposed new construction at Lot 14, based on the Staff Analysis and Recommendation because there is staff analysis that will be applicable to this and the reason for going against staff approval is it is consistent with our previous approvals in this development and that the applicant go with the arched opening since that is the first preference. Mr. Denton seconded the motion.

Ms. Besser stated she would not be able to support this motion due to the lot coverage. Ms. Besser commented the bay window, to her, does not ring true with the details around Franklin.

Ms. Marquardt stated she would agree with Ms. Besser. Ms. Marquardt stated she knows in DRC we encouraged you to go back to the drawing board regarding that window and she appreciates him coming back with these new choices and thinks choices one and two are more consistent with the other homes that has been approved.

Mr. Laster stated he could not support this motion either and agrees with staff on the box bay or the bow bay.

Ms. Rose explained these were not an option the applicant brought forward but what staff recommends in lieu of the arch. Ms. Rose projected photographs.

Mr. Gore stated he was not opposed to the bay window but could not make any larger than what is already shown on either of the left and middle option.

With the motion having been made and seconded, the motion failed 2-5, with Chair Roberts, Ms. Besser, Mr. Laster, Ms. Marquardt, and Ms. Worthington voting no.

Ms. Marquardt moved to approve a Certificate of Appropriateness for the proposed new construction at Lot 14 and to allow staff to consult with the applicant regarding bay window options one or two and going against staff's recommendation due to what has been done in the past with lot coverage. Mr. Scalf seconded the motion, and the motion carried 6-1, with Ms. Besser voting no.

Mr. Laster moved to amend the motion to include the bow bay as recommended by staff be also one of the considerations. Mr. Denton seconded the motion, and the motion passed unanimously.

With the main motion having been made and amended, the motion carried 6-1, with Ms. Besser voting no.

Item 4:

Consideration of New Construction (Accessory) & Rear Porch Construction/Roofline Alteration at 109 Lewisburg Ave.; Steve Fahey, Applicant.

Ms. Rose presented the staff report and stated it is recommended that the Historic Zoning Commission approve the proposal, with the following conditions:

1. The new carport window 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 plan set notes an optional window placement at the rear façade of the principal structure. A window may be appropriate if placed within the wall at the previously infilled garage area. If the applicant chooses to move forward with this option, the proposed window location and specifications must be approved by the Preservation Planner or the HZC for consideration and approval prior to issuance of a building permit.

3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, and any additional changes to the approved plans must be returned to the Preservation Planner or the HZC for review and approval.

Mr. Fahey stated he had no comments but was happy to answer any questions.

Chair Roberts requested to know if any citizens wished to comment on this application, and no one requested to make any comments.

Mr. Laster moved to approve with conditions a Certificate of Appropriateness for the proposal. Ms. Worthington seconded the motion, and the motion carried unanimously 7-0.

Item 5:

Consideration of Alterations (Front Façade Rehabilitation) at the Hiram Masonic Lodge, located at 115 2nd Ave. S.; Belinda Stewart Architects, Applicant.

Ms. Rose presented the staff report and stated it is recommended that the Historic Zoning Commission approve with conditions the proposed front façade rehabilitation, as follows:

1. The applicant must utilize a subtle anchor plate shape, in lieu of the proposed star-shaped anchor plates. The use of a small, flat, and round plate is preferred. Additionally, the anchor plates must be painted in a color that blends with the masonry to lessen their appearance. The final selection must be considered and approved by the Preservation Planner prior to issuance of a building permit.
2. The conditions of approval from the March 8, 2021 COA remain in effect, as follows:
 - Historic windows must be preserved and maintained. Any new windows must be wood in material and have historic profile and dimension consistent with that of the original windows. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
 - The applicant shall reuse existing stone and historic brick where possible for reconstruction and repairs, per *Guidelines*. Any new brick must match the color, texture, and profile of the original. Masonry cleaning should be done as gently as possible and must include sandblasting or other abrasive cleaning methods. Repointing must match the original in composition and appearance.
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 HZC for review and approval.

Mr. Landon Voller was present to represent the item. Mr. Voller stated he really did not have a whole lot to add to what Ms. Rose stated. Mr. Boulder stated he does agree this is the less invasive path and they would not be exposing the inside of the building. Mr. Boulder stated the modifications that are going to be made to the attic space are going to be less involved and he would be happy to answer any questions.

Chair Roberts requested to know if any citizens wished to comment on this application, and no one requested to make any comments.

Mr. Scalf moved to approve with conditions a Certificate of Appropriateness for the proposed front facade rehabilitation. Ms. Besser seconded the motion.

Ms. Marquardt requested to know from the applicant if they particularly cared about keeping the star anchor or if he is amenable to what Ms. Rose stated.

Mr. Boulder stated no, he thought it was a good suggestion on Ms. Rose's part, and thinks that it is a more appropriate addition.

The motion carried unanimously 7-0.

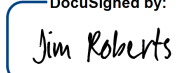
Other Business.

- **Consideration of the Historic Zoning Commission Bylaws Update.**

Mr. Denton moved to approve the update to the Historic Zoning Commission Bylaws. Ms. Marquardt seconded the motion and the motion carried 7-0.

Adjourn.

With no further business, the meeting was adjourned at 5:59 p.m.

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Acting Secretary