

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
JANUARY 10, 2022**

The Franklin Historic Zoning Commission its regular scheduled meeting on Monday, January 10, 2022, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Josh Denton, joined after Item 1
 Brian Laster
 Nick Mann
 Lisa Marquardt
 Mary Pearce
 Jim Roberts
 Ken Scalf
 Kathy Worthington

Staff Present: Amanda Rose, Planning & Sustainability Department
 Emily Hunter, Planning & Sustainability Department
 Kelly Dannenfeler, Planning & Sustainability Department, Items 2-5
 Victoria Hensley, Planning & Sustainability Department
 Maricruz Fincher, Law Department
 Walt Gatlin, Building & Neighborhood Services Department

Call to Order

Chair Roberts brought the January 10, 2022, meeting to order at 5:00pm.

Minutes: December 13, 2021

Mr. Scalf moved to approve the December 13, 2021, meeting minutes. Mr. Laster seconded the motion, and the motion carried 7-0.

Announcements:

Mayor Moore thanked Mr. Scalf for his eleven years of service on the Sustainability Commission and the Historic Zoning Commission. Mayor Moore presented Mr. Scalf with a clock as a token of appreciation for his service to the City.

Mr. Scalf stated it has been a very enlightening experience because the City of Franklin is such a dedicated entity of government, and the character and quality of life of this city still continues to exist even though we go through many changes. Mr. Scalf thanked Mayor Moore for the opportunity.

Ms. Marquardt stated Mr. Scalf's contributions and noted that his comments and opinions on this commission have been invaluable.

Ms. Rose stated there will be a Historic Zoning Commission Design Review meeting on Tuesday of next week, January 18th at 4 pm. Ms. Rose stated she also wanted to mention there is an ongoing proposed Historic District Design Guidelines update. Ms. Rose stated this commission has been very active in the proposal, and we've had a lot of open office hours to extend to our community following the public survey and the launch of the first draft. Ms. Rose stated there will be a virtual neighborhood meeting taking place on Wednesday, January 19th at 6 pm via Zoom, and she will have the link available online tomorrow so everyone can register to attend. Ms. Rose stated following the zoom meeting there will be two full open office hours days, Thursday, January 20th and Friday, January 21st, where you can come to the Planning Department to speak to staff.

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's 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.

Chair Roberts stated he wanted to go over the protocol for tonight's meeting and stated if a citizen provided an email comment to the commission via staff by the advertised deadline, the comment has been provided to the commission but will not be read aloud into the record, it will be added to the application record online. Chair Roberts stated he believes there were no email comments received. Chair Roberts stated if anyone would like to make a comment related to one or more of tonight's agenda items, be sure to fill out a comment card. Chair Roberts stated staff will speak first and then the applicant. Chair Roberts stated after that, he would call on citizens who completed comment cards one by one. Chair Roberts stated if there are multiple speakers for an agenda item, he would call up to four names at a time. Chair Roberts requested citizens limit themselves to two minutes to share their comments. Chair Roberts stated they ask that the speakers leave the podium after speaking and leave through the exit doors to the left under the exit sign and then resume their seat in the hallway or boardroom.

No one requested to add anything to the Agenda.

Item 1:

Consideration of Preliminary HZC Recommendation for Franklin Grove Estate & Gardens PUD Subdivision, proposed at 423 S. Margin St.; Heritage Foundation of Williamson County, Applicant.

Mr. Denton was not present for this item.

Ms. Rose presented the staff analysis and stated they worked to address several issues previously presented by staff and the Design Review Committee of the HZC. Ms. Rose stated some of these issues include the amount and location of hardscapes, the size of the new structure, and the location and orientation of the proposed relocated Rosenwald schoolhouse. Ms. Rose stated this work represents improvement to the proposal, at closer adherence to the Guidelines. Ms. Rose stated some of the proposed alterations are still inconsistent with the Guidelines recommendations, however, and require additional work or should be eliminated entirely to ensure compatible. Ms. Rose stated these proposed alterations include the proposed Hall building form, the new drive aisle pattern, the new parking location at Lewisburg Avenue, the removal of historic retaining walls to accommodate roadway or hardscapes, the implementation of the stone terrace at the front facade of the historic Winstead House, and the heights of select fences and walls as described. Ms. Rose stated it is recommended that the HZC provide a recommendation of disapproval to the FMPC and BOMA, based on staff analysis dated January 10, 2022.

Ms. Bari Beasley, the President and CEO of the Heritage Foundation, stated she wanted to thank the commission for their guidance throughout their rezoning journey. Ms. Beasley stated throughout this process it has made us carefully examine and refine our proposal. Ms. Beasley stated they appreciate your interest and your expertise in historic preservation, and we trust you to keep the focus on that as you consider our proposal. Ms. Beasley stated they had copies of a letter of support from the state Historic Preservation Officer, Patrick McIntyre, and from the National Trust of Historic Preservation. Ms. Beasley stated they recently shared this proposal with executives from the National Trust for Historic Preservation.

Ms. Beasley quoted one comment from the Vice President of Preservation Services and Outreach, Bob Novak, who stated, “the National Trust for Historic Preservation strongly supports the Heritage Foundation’s planned approach to preserving this historic property, which reflects well-established best practices of historic preservation including adaptive reuse, infill construction, shared use with income producing enterprises and community engagement. The Heritage Foundation’s pragmatic and dynamic mixture of new productive uses is another best practice in historic preservation known as shared use. The National Trust and many other responsible stewards of historic preservation work hard to establish and sustain a mixture of educational, interpretive and income producing uses at their historic properties.” Ms. Beasley stated end quote.

Ms. Beasley stated she certainly understands the neighbors concerns about any new buildings or activities at Franklin Grove and wants to make clear tonight that they are willing to commit to restrictions on the number of events and number of attendees on the property, and after this meeting

she will be distributing a document that outlines that commitment. Ms. Beasley stated she has now asked her director of government relations and advocacy and lead architect, to walk you through their visions tonight.

Ms. Jill Burgin stated she was the Director of Government Relations and Advocacy with the Heritage Foundation. Ms. Burgin stated she was just there to introduce the proposal to the commission for Franklin Grove Estate and Gardens, and we really want to thank you for all the feedback that you have provided on these plans over the past several months. Ms. Burgin stated the board of directors, our staff and our architect and engineering team have taken every single comment into consideration and have made what they feel are significant and meaningful revisions to the plan. Ms. Burgin stated she was going to turn over the presentation to our lead architect, Cyril Stewart, who you know has a long history of successful and thoughtful preservation projects here in Franklin. Ms. Burgin stated they really want to be sure it is said for the record, that we will continue to be careful stewards of this property and will be good neighbors while doing so. Ms. Burgin stated the Heritage Foundation, of course, has a long history of preservation work behind it, though the people leading the charge have changed over the years the mission has not. Ms. Burgin stated they are committed to discovering and sharing the stories that helped shape this community by preserving the places where they happened. Ms. Burgin stated they understand that change is scary, especially when it happens in your backyard, because we understand that we have made drastic changes to many aspects of the plan and what we propose for Franklin Grove is in keeping with what has been happening there for decades. Ms. Burgin stated events large and small took place there throughout the year, every year. Ms. Burgin stated their intent as part of interpreting the historic site itself is to provide a space where folks can continue to gather, but in a way least intrusive as possible, especially for our closest neighbors. Ms. Burgin stated to do that we propose a building with where any noise and activity can be buffered indoors rather than amplified from an open tent. Ms. Burgin stated we have observed many other historic sites doing this successfully. Ms. Burgin stated as Ms. Beasley mentioned, we are willing to bring peace of mind to the project by placing a cap on the total number of people who would be allowed on the campus and this is all part of our commitment to the City, Downtown Franklin, and the immediate neighbors, which we take very seriously. Ms. Burgin stated Downtown Franklin is not country club, it is not a gated community with private streets, and it is not a town center concept created out of a pasture by a commercial developer. Ms. Burgin stated it is an authentic, successful, historic downtown that thrives because of the mix of uses that exists here in the context of historic preservation. Ms. Burgin stated their site is unique just as downtown is unique. Ms. Burgin stated they were told by City staff at the beginning to trust the City's process and so we are doing just that. Ms. Burgin stated they are trusting you to consider our proposal for what it can bring to our community as a whole, and we really do appreciate your time on this. Ms. Burgin turned the podium over to Mr. Stewart.

Mr. Stewart thanked the commissioners and stated this is not the first time you have seen this project. Mr. Stewart stated they came in September of 2020, and you granted the ability to relocate the Rosenwald School to the property. Mr. Stewart stated as it turns out there wasn't enough room on the property in any of the entrances to be able to get the schoolhouse through, but we still plan

on doing that. Mr. Stewart stated you gave us wise and reasonable conditions for that, and it turned out not to be feasible, but we plan on doing that in the future as part of this.

Mr. Stewart stated the commission has reviewed plans at two Design Review Committee meetings, including one on site. Mr. Stewart stated you gave us wise recommendations on that, and we have heard you clearly. Mr. Stewart stated the plan to consider today reflects those recommendations. Mr. Stewart stated pages C.0, 3.1 and 3.2 list each of the points we heard and the changes that were made to the project, and you will see the project again if we get to the next stage. Mr. Stewart stated all along we have worked with Ms. Rose for guidance and the approach to this site and the architecture. Mr. Stewart stated they intend to continue to do just that, and it has improved all along the way. Mr. Stewart stated if they gain rezoning approval, they will come back to the commission for another Design Review Committee meeting as well as an application for a Certificate of Appropriateness.

Mr. Stewart stated they come to the commission today seeking approval of this submission with conditions rather than disapproval. Mr. Stewart stated they ask that conditions be placed on the proposal that would make it comfortable for you to approve this project. Mr. Stewart stated in his years as a Historic Zoning Commissioner this tool has been invaluable to ensure that the final project accomplishes the goals of the community. Mr. Stewart stated the handouts that have been handed out supplement the information in this submittal and address some of the concerns in the staff report. Mr. Stewart stated he has a great respect for and appreciates the wisdom and dedication that Ms. Rose brings to this position. Mr. Stewart stated Ms. Rose's guidance on this and three other projects he has done in the historic downtown district have been invaluable. Mr. Stewart stated, however, Ms. Rose's charge is to evaluate the proposed projects against the City's ordinance and regulations. Mr. Stewart stated as we all know ordinances and regulations either here in Franklin or anywhere else are imperfect tools that are written to cover the majority of projects presented for review and approval. Mr. Stewart stated there are some projects that just don't quite fit neatly into the boxes that we created for our ordinances. Mr. Stewart stated for this project many of the yardsticks are designed for infill projects or additions in a single-family block face. Mr. Stewart stated this campus has no comparable structures nearby and has been a campus for over 40 years. Mr. Stewart stated it is for situations exactly like this that you, the commissioners are appointed to be able to look beyond the limitations of our ordinances for unique projects and to promote those projects that exemplify the best and historic preservation and community design. Mr. Stewart stated he would like to go through some of the comments that are in the staff report and address those and then we will conclude.

Mr. Stewart stated as he said the staff review was based on residential building forms and refers to commonly used measurements like block face were an infill building or additions, are compared with homes on that street frontage and that block. Mr. Stewart stated the challenge here is there are no comparable homes to these two historic homes on the street, and this five-acre site has been a campus not a single-family home for 40 years. Mr. Stewart stated it has been 35 years since there was a single-family residence occupied on this site. Mr. Stewart stated a further complication is the adjacent residential structures have a wide variety of forms, from modest historic single-

family homes to multi-use condominiums to apartments and to large recent single-family homes. Mr. Stewart stated the scale and massing of the historic mansions on this site call for any new buildings to relate to the scale of these historic structures, while not overshadowing the adjacent homes. Mr. Stewart stated another factor is found actually in the guidelines, which states the guidelines emphasize the public parts of buildings and settings defined as those visible from the public rights of way in front of the property. Mr. Stewart stated building front elevations or facades often contain the elements that define a building style, and these elements should remain visible and unaltered, which is exactly what they plan to do. Mr. Stewart stated if changes are desired, they should be situated behind buildings and out of the public view. Mr. Stewart stated the pages in your handout show the scale and heights of the adjacent structures and that the addition of a hall, as proposed, does not differ greatly from the existing and is one example of this. Mr. Stewart stated one example of this is the hall we are showing is smaller than the condo building that is located on the other side of the property line and by a couple thousand square feet. Mr. Stewart stated the drawings you have show some of the property lines and shows some of the other buildings around. Mr. Stewart stated the apartments are large and other buildings are larger. Mr. Stewart stated up on the screen you can see the site area and all the surrounding areas. Mr. Stewart stated you could see the hall in the light gray on the drawings and immediately behind it you can see the condo buildings. Mr. Stewart stated this is their estimation from Google Earth because we did not go traipsing onto the property and measure, but our estimation is that the building is 8000 square feet that is right behind them. Mr. Stewart stated similar things happened with the other condo buildings and the apartments as well. Mr. Stewart stated in the packet we have little bubbles out to the side that show the different building heights in the different areas. Mr. Stewart stated a lot of those buildings are comparable in height or taller than the hall. Mr. Stewart stated so at 26 and a half feet in height, the hall will be almost invisible from Margin Street, which is 610 feet away. Mr. Stewart stated it is not visible from Lewisburg or Fourth Avenue, and only a slight view of the roof will be visible from the condominiums to the south. Mr. Stewart stated in the section you have in your packet it shows someone standing in those condos looking up and not having a visibility of hardly anything within that.

Mr. Stewart stated the staff report talked about ceiling heights and eight or ten- or eleven-foot ceiling heights are not comparable to Winstead or the Haynes-Barry houses. Mr. Stewart stated they feel like this structure needs to be more relational to those structures than to the condos or other single-family homes. Mr. Stewart stated the proposed project contains a turnaround area that is between the two historic homes, and we have reduced it significantly from the last time that it was shown and continue to be willing to work with staff and with the street standards to work on that. Mr. Stewart stated they think there are ways that we can bring in more green space. Mr. Stewart stated that area now is a parking area and has been for a long time, as well as the area immediately in front of the Haynes-Barry house. Mr. Stewart stated it is an important part of the project in that it is a place for a drop-off people with disabilities, for school groups and for others. Mr. Stewart stated due to the requirements of the Franklin Street Standards and the Tennessee Department of Transportation, a portion of the site along Lewisburg will be deeded to the City as additional right of way and all that property will come from the Franklin Grove site for a real on

sidewalk that will be much wider and further from the street and will provide adequate site lines for cars exiting the site.

Mr. Stewart referenced the projection and stated this area is the 1940 stone wall that Ms. Rose referenced, and it varies between 30 and 36 inches in height. Mr. Stewart stated over the decades it has been pushed by the hillside. Mr. Stewart stated in one area it has blown out, and he measured with a level and a tape measure a 32-inch-high section of wall and there is an 8-inch lean on that wall and that is a wall that is structurally compromised. Mr. Stewart stated they plan on taking the exact materials that are in that wall now relocating that wall in keeping with the same height and scale with the same detailing to be able to satisfy other street standards. Mr. Stewart stated if new stone is needed, we will use exactly the same type of stone in appearance.

Mr. Stewart stated since the earlier comments about parking between Lewisburg and the Hanes-Berry House we have significantly reduced the size of the parking lot and requested a slide be projected. Mr. Stewart stated they would reduce that and bring it further away from the street. Mr. Stewart stated as you can see from the plan looking down at the site plan it is not very clear when you look at this, which is an actual scaled representation of that, Lewisburg is where the car is. Mr. Stewart stated it shows the sidewalk showing a new separation between the sidewalk and Lewisburg and the rebuilt stone wall and a berm that is there now that shows the different differences in grade. Mr. Stewart stated you really cannot see this parking lot from Lewisburg or from the areas away. Mr. Stewart stated there was plenty of room for robust landscaping to screen the parking from that and from the adjacent homes.

Mr. Stewart stated they understand and agree with the conditions outlined by staff with respect to the fences and the walls and our proposal is for the front fence which is different than what is in the proposal to be retained, that we keep the same brick and iron fence that is there now. Mr. Stewart stated there is panel that states O'More, we would like to remove that and replace with a panel to match what is existing. Mr. Stewart stated there is one that is damaged, and we would replace that and then look at creative opportunities for reuse of the O'More panel. Mr. Stewart stated they would like to reuse the existing fence rather than put a larger fence there. Mr. Stewart stated with all the other fences we feel we can work with staff and come up with something reasonable that will bring us in adherence with the guidelines.

Mr. Stewart stated in summary we respectfully request that the commission approve this project with the following conditions, which are outlined on a sheet that was in your handout.

- Mr. Stewart stated number one is that the whole building be limited in mass and scale to be subservient to the historic structures and the site. Mr. Stewart stated that the height is not higher than 26'-6", to not be wider than 108'-1.25" and not deeper than 66'-7.5" and shall not be less than 73' from the south property line. Mr. Stewart stated the applicant would work with staff to ensure a compatible scale and detailing for review by the DRC and by the commission after an application for a COA is filed.
- Mr. Stewart stated condition two is the applicant receive approval from City Engineering and, if required, the Street Standards Board of Appeals for the entrance and internal drive.

- Mr. Stewart stated condition number three, the applicant gains a variance for the parking between Lewisburg and Haynes-Berry home from the Board of Zoning Appeals and works with staff to ensure adequate screening.
- Mr. Stewart stated number four is at the 1940s native stone wall along Lewisburg be relocated as required to meet the Franklin Street and TDOT Standards.
- Mr. Stewart stated number five is that the applicant works with staff and presents detailed plans for the area in front of the Winstead House for review by the Historic Zoning Commission for consideration of a COA application and this be completed prior to site plan approval.
- Mr. Stewart stated number six is that the applicant works with staff for compliance on the fences and walls, and that the front fence along S. Margin Street be retained, with removal of the O'More panels that match the existing.

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

Chair Roberts stated he would call citizens up four at a time to speak on this item. Chair Roberts called Ms. Inetta Gaines.

Ms. Inetta Gaines at 6608 N. Creekwood Drive, stated she was a board member of the Heritage Foundation and stated they received a letter of support from Ms. Bridget Jones, who is co-founder of Builders Historical Accounts Consulting and director of Equitable Partnerships for Belle Meade Historic Site and Winery in Nashville, as well as the former historical interpreter at Belle Meade Historic Site. Ms. Gaines stated Ms. Jones' work has been recognized by the Smithsonian Institute, NPR, The Tennessean, Conde' Nast Traveler, Nashville Scene, The Commercial Appeal and Garden and Gun Magazine. Ms. Gaines stated she would not read the letter in its entirety but would like to share a few of her very compelling thoughts on the Franklin Grove property and the Lee Buckner School, because as a citizen of Williamson County, she feels the same. Ms. Gaines highlighted key points of Ms. Jones' letter and quoted the following: "I wholeheartedly understand the importance of investing into Williamson County's black history for numerous reasons, including but not limited to applying black voices into a community that otherwise has few telling the whole antebellum reconstruction and civil rights era stories of Williamson County. Through the relocation of the Lee Buckner schoolhouse to the Franklin Grove campus, the Heritage Foundation will essentially integrate the story of Williamson County at one location and offer an opportunity to provide and promote more inclusive programming, which will in turn bring a more diverse audience to a community that I can say is needed within the community. Furthermore, the addition of a gathering center on the grounds near the historic site will offer opportunities for continuing education, fundraising to further support the institution and its mission, as well as possible interpretive space to strengthen the community knowledge of the relevance of both the Lee Buckner schoolhouse and the Franklin Grove campus." Ms. Gaines stated she wholeheartedly agrees with Ms. Jones.

Chair Roberts called Mr. Jeff Ledbetter at 1208 Carnton Lane to the podium.

Mr. Ledbetter stated he and his wife love Franklin, and they picked it because it was everything they were looking for. Mr. Ledbetter stated it was rich in history and people that care and love the community. Mr. Ledbetter stated he supports Franklin Grove and explained why.

Chair Roberts called Mr. Ed Silva at 123 Fifth Avenue North to the podium.

Mr. Silva stated he had been asked to come before the commission to share some of his thoughts of what this project means for Franklin and stated he has in the past twice been president of Carnton Association and during that tenure we opened the Fleming Center, which supports that project and allows it economically to be self-sustaining. Mr. Silva stated he has been president of the Heritage Foundation twice and was chairman of Streetscape. Mr. Silva stated he was asking this board to look at what we have here, which is a historical resource, which is what Franklin is. Mr. Silva spoke in favor of Franklin Grove and explained why.

Chair Roberts called Ms. Georgia Harris at P.O. Box 84 to the podium.

Ms. Harris stated she is a member of the Heritage Society and one of the students of the Lee Buckner Rosenwald School. Ms. Harris stated she graduated from this school and that this is her history and would like to see other people go see this school and see how it worked with no running water and no electricity. Ms. Harris stated she feels they do not want this black school in a white community. Ms. Harris stated they know this because it always happens when we try to bring up about our history and our history and white history are together. Ms. Harris stated the Heritage Foundation is doing everything they have been asked to do for this project.

Chair Roberts called Dr. Sam Gant at 580 Jordan Road to the podium.

Mr. Gant stated he was a retired Professor Emeritus of Nashville State Community College. Mr. Gant stated he developed the history department for the college. Mr. Gant stated for the past two or three decades he has worked with the Civil War preservation organizations here in Franklin. Mr. Gant stated he wanted to commend the Heritage Foundation for presenting Franklin Grove to the citizens of Franklin and Williamson County as another great preservation site. Mr. Gant stated the Heritage Foundation goals state that here, citizens and visitors may engage with art, education, history, nature and community. Mr. Gant stated he wished to address the goals of education and of history. Mr. Gant stated in order to restore the historical authenticity of the Franklin Grove site, the original gardens must be replicated. Mr. Gant stated the Civil War made its mark on the Franklin Grove site on April 10, 1863, a battle took place at the intersection of South Margin Street and Lewisburg Pike. Mr. Gant stated on November 30, 1864, the Battle of Franklin engulfed the little town. Mr. Gant stated on the Franklin Grove site there were reportedly two cannon batteries which blasted over 1400 rounds of case and canister into the advancing lines. Mr. Gant stated before any dirt is moved a thorough archeological study needs to be made to identify and interpret details of the two battles. Mr. Gant stated to fulfill the Heritage Foundations of goals and history issues of the garden and Civil War action must be addressed.

Chair Roberts called Mr. Richard Headen, at 358 4th Avenue South, Unit B5 to the podium.

Mr. Headen stated there are two things that were said tonight that are factually untrue and stated one is the rear of the property does not back up to Berry Circle but to his bedroom window. Mr. Headen stated the five condos combined are probably about 5500 square feet, not 8000 square feet. Mr. Headen stated there has been a lot of discussion of how the property will look from the front along Lewisburg and Margin. Mr. Headen stated he would like to talk about the view from the homes along Fourth Avenue, Berry Circle, Winstead Place, and Winstead Court. Mr. Headen stated if this project is approved, he would see the backside of a 30-foot-tall commercial building, which is going to be about 50-feet from his window. Mr. Headen stated it would block the sun, so they would never have direct sun and it would figuratively put them in shadow of the commercial building. Mr. Headen stated he was also concerned about the noise and explained.

Chair Roberts called Matt Largen at 3037 Oxford Glen Drive, to the podium to speak.

Mr. Largen stated he was a resident of Franklin and also President and CEO of Williamson County's Chamber of Commerce and Office of Economic Development. Mr. Largen stated he wanted to talk about the Franklin Innovation Center and stated the center has been in operation since June at the Hayes-Berry House and it is a place to incubate and launch companies six at a time based on parameters of the house. Mr. Largen explained this idea has been planned for about a decade through his office. Mr. Largen stated it was only through this partnership with the Heritage Foundation on Franklin Groves campus, this was allowed to happen. Mr. Largen stated the current tenants love the campus. Mr. Largen stated Franklin Grove allows us to fulfill our mission to support the economic lifeblood of Williamson County, our small businesses.

Chair Roberts called Mr. Ernie Bacon at 224 4th Avenue South to the podium.

Mr. Bacon stated he was speaking against the Franklin Grove proposal and stated he had two basic points to make. Mr. Bacon stated trees, yes trees. Mr. Bacon stated he fully recognizes this body address's structure, form, historical and built environments. Mr. Bacon stated however, just put in your mind when you make a decision on this appropriateness this proposal will destroy more than 70 trees. Mr. Bacon state he and his wife are terrified of the potential noise, traffic, light pollution, trash and certainly the downstream water runoff. Mr. Bacon stated water runoff is his second point and stated two years ago he became alarmed because muddy water kept going down Fourth Avenue only on one side of the street, the side coming from the hill. Mr. Bacon stated after he insisted the City investigate City authorities admitted that two departments had failed to make this application follow regulations after demolishing buildings on this property. Mr. Bacon stated he and his wife join others in objecting to the fact that the footprint of this event venue is going to be larger than that of Winstead House. Mr. Bacon stated they object to the historic wall being removed on Lewisburg Avenue.

Chair Roberts called Ms. Lillian Stewart at 201 Lewisburg Avenue to the podium.

Ms. Stewart stated she knows the commission will be completely objective in your thinking about what is good for Franklin and that is the way this magnificent property will be developed we hope and with conditions. Ms. Stewart stated as you all know there are plenty of complexities to all of this. Ms. Stewart stated she would like to speak to the parking area facing Lewisburg Avenue which faces my historic house, and she feels reducing it and relocating it according to the guidelines is something she hopes would happen. Ms. Stewart stated secondly, she too is concerned about the traditional landscaping there and the need for that historic Winstead House to have the important character rather than other plantings that might be more elaborate. Ms. Stewart stated she and all the other residents she has spoken to welcome the Lee Buckner Rosenwald School. Ms. Stewart stated she appreciated what Mr. Stewart stated about the stonewall fence and maintaining it. Ms. Stewart stated that is a step forward into the future and we in no way have any objection to that.

Chair Roberts called Mr. Tony Roberts at 3001 Royal Oaks Blvd. to the podium.

Mr. Roberts stated he just moved to Franklin about three years ago and has a degree in architecture. Mr. Roberts apologized that he had not looked at the actual plans here. Mr. Roberts stated he was asked to come here just to talk in favor of the Rosenwald School going on site. Mr. Roberts stated his heart actually goes to preservation of old buildings. Mr. Roberts stated he is very much in favor of what he has heard so far about this project. Mr. Roberts stated it actually helps to turn things around. Mr. Roberts stated they were talking about the water leakage and down in Knoxville where the World's is now that was actual chaos and explained how it was like living in a third world land in that area. Mr. Roberts stated a lot of those problems can be fixed. Mr. Roberts stated he has been by the project area and traffic is not that great and he has been trying to look at the plans visually and he can actually see that it can actually help the traffic flow and help bring a new promise to the building. Mr. Roberts stated as far as sound barriers, they were talking about the noise factor and a lot of those can actually be taken care of as well. Mr. Roberts stated he thinks you should start looking at the design and character of the design and start preserving what we have.

Chair Roberts called Mr. Chad Dannenfesler at 315 4th Avenue South to the podium.

Mr. Dannenfesler stated he and his family live just a couple hundred feet from the proposed site, and he just wanted to thank the commission and all the staff members, because he is typically the person at home with the kids during this time, so understand the commitment that you all are making away from your family. Mr. Dannenfesler stated he would like to thank to the Heritage Foundation because they have done so many things, and he is grateful for what they have done throughout the years. Mr. Dannenfesler stated that he is grateful for the plan that they have put into place, but there are some things he would like to have reconsidered and considered. Mr. Dannenfesler stated he was excited when the Heritage Foundation took ownership of the O'More property, and a couple of things that were exciting to him is the renovation of the Winstead House, and the relocation and programing being included with the Lee Buckner Rosenwald School. Mr. Dannenfesler stated he loved the proposed idea of the gardens and feels there are some things that

could be tweaked at a future date. Mr. Dannenfelsler stated that he thinks the Lehigh Innovation Center is awesome. Mr. Dannenfelsler stated there are several points he would like to be reconsidered and stated the building in the rear yard is too large for the site and is not compatible with the surrounding residential houses. Mr. Dannenfelsler stated the parking lot proposed along Lewisburg Avenue, which is a residential historic district, is inappropriate. Mr. Dannenfelsler requested the commission to please vote for disapproval of this plan.

Chair Roberts called Mr. Chuck Rose at 335 4th Avenue South to the podium.

Mr. Rose thanked the Heritage Foundation to all their changes and all their hard work. Mr. Rose stated the group wearing yellow buttons or having signs in their yard around town are for everything on that picture from the Winstead House forward toward Lewisburg Pike, including the Rosenwald School which is an awesome idea. Mr. Rose stated for the entrepreneur center we love it and think it is amazing. Mr. Rose stated they are for the growth and the opportunity for people to start and incubate businesses in Franklin. Mr. Rose stated the gardens were amazing. Mr. Rose stated again everything in front of the event venue we are for. Mr. Rose stated we do not want a commercial business in a historic neighborhood. Mr. Rose stated let's don't lose Franklin.

Chair Roberts called Ms. Harriet Harms at 1010 West Main Street to the podium.

Ms. Harms stated what she would like to say tonight is taken from the Historic District Guidelines and stated it states, "The HZC reviews applications for consistency with the guidelines and the HZC is composed of nine citizen appointees who represent the disciplines of architecture, history or historic preservation, the local Planning Commission and the community in general. The mission of the HZC is to preserve and protect Franklin's historic resources through identification, designation and design review." Ms. Harms stated all she was asking of the board is to do your job and preserve and protect this historic property.

Chair Roberts called Mr. Brett Williams at 340 Fourth Avenue South to the podium.

Mr. Williams stated the property is directly in their backyard. Mr. Williams stated he has lived there for fourteen years and has firsthand knowledge of the traffic and activity that has occurred there before and after this purchase since at least 2007. Mr. Williams stated there are many elements that we love in this plan from the main house forward. Mr. Williams stated the event venue and potential volume of people on site at once for events creates a lot of problems. Mr. Williams stated there are parts that point into our house on the second story where his son sleeps. Mr. Williams stated a wood fence would not suffice to offset the ongoing noise of the traffic, the commercial trucks opening and closing and all the things you have already heard about. Mr. Williams stated the applicant has even asked for caveats for adequate screening on the Lewisburg, but there is not adequate screening for the neighbors who are actually impacted along Fourth Avenue and on the backside of the property. Mr. Williams stated this, along with concerns about the size, capacity and noise leads him to ask you to consider voting to disapprove this plan.

Chair Roberts called Ms. Lynne McAlister at 723 Fair Street to the podium.

Ms. McAlister stated she was speaking here tonight as a neighbor but also as the president of the Downtown Neighborhood Association. Ms. McAlister reiterated all the fantastic ideas of the Lee Buckner School, looking forward to seeing the art museum and we are looking forward to walking those gorgeous gardens and the innovation center. Ms. McAlister all those are fantastic and thanked all the people who have donated money and for the people who have worked countless hours to get us this far. Ms. McAlister stated the only concern is the event venue and explained from her stance as the president of the Downtown Neighborhood Association that there are five pertinent concerns. Ms. McAlister stated number one was to advocate to maintain the established character and ensure contextually compatible infill developments, number two was to advocate for manageable traffic flow and reduce congestion, number three was to advocate for pedestrian connectivity, number four was to advocate for maintaining zoning as it currently stands, and number five was to advocate for strict adherence to the historic district guidelines. Ms. McAlister stated these are the things important to the members.

Chair Roberts called Mr. Ned Jones at 106 Lewisburg Avenue to the podium.

Mr. Jones stated his driveway is right across from Berry Circle and one of his concerns until this meeting was looking out his front window and seeing a parking lot. Mr. Jones stated with proper screening that won't be an issue. Mr. Jones stated he would like to address some traffic thoughts since he has lived here since 1994 and stated many times a day traffic backs up in front of my house when trying to turn right on South Margin. Mr. Jones stated if this project does go through and there are problems exiting the new proposed exit and entrance it might be important to consider where South Margin and Third intersect to consider making that a right turn only since the highway through town no longer goes that way. Mr. Jones stated that would alleviate a lot of back up going east out of town on South Margin which this is potentially going to cause. Mr. Jones stated traffic is his main concern and the noise level is his second concern.

Chair Roberts called Ms. Gale Haddock at 213 Lewisburg Avenue to the podium.

Ms. Haddock stated she had three main concerns. Ms. Haddock stated one is traffic which is bad now and will only get worse. Ms. Haddock stated whatever zoning is allowed rules the day and discussions about commitments of noise levels and size of venues and traffic, if zoning allows it, it will probably happen. Ms. Haddock stated so assurances even though they may be well intended are essentially meaningless over the passage of time. Ms. Haddock stated her other concern was about the water runoff and stated there are water problems now at Fifth Avenue and Church Street and the infill there has probably made that worse.

Chair Roberts called Ms. John Henderson to the podium.

Ms. Henderson stated her husband was one of the earlier presidents of the Heritage Foundation and preservation of this historical county is something so dear to his heart. Ms. Henderson stated

she and others feel they have to ask for the disapproval of the event venue. Ms. Henderson stated as an artist she certainly would like for the preservation of O'More. Ms. Henderson stated the main mansion should be the center of focus because that is the preservation. Ms. Henderson stated these citizens have lived here for years and years and this is their ambiance of the whole community. Ms. Henderson stated if we begin to make this a commercial place you are going to take away from the preservation. Ms. Henderson stated her family is against the event venue.

Chair Roberts stated he would entertain a motion from the commission.

Ms. Rose stated she just wanted to remind the commission as they deliberate this evening that the request is to provide a preliminary recommendation to the FMPC and BOMA as related to how this proposal would or would not meet the Historic District Design Guidelines. Ms. Rose stated the FMPC and BOMA would make decisions about use.

Mr. Laster moved to defer consider of a recommendation for the Franklin Grove Development plan to the February 14, 2022, Historic Zoning Commission meeting. Mr. Laster stated he must express his appreciation to the Heritage Foundation for saving places that matter, but he does agree with staff that there is a lot of work yet to be done on this plan of Franklin Grove complying with historic zoning guidelines. Mr. Laster stated that making a patchwork today of conditions that are spontaneous is rushing the process. Mr. Laster stated more time should be taken that benefits the Heritage Foundation and the community.

Mr. Scalf seconded the motion.

Ms. Pearce stated if we did this, it would be good to have a Design Review workshop, maybe just for this item if that is possible.

Chair Roberts stated he felt that was up to the applicant and the next Design Review would be Monday.

Mr. Mann stated he wasn't against deferral but that he would just like to understand what that would accomplish. Mr. Mann stated he thinks the objective for today is to make a preliminary recommendation and he is trying to understand what would change between now and February 14.

Mr. Laster stated there are a lot of issues that do not meet the guidelines.

Ms. Marquardt stated based on those issues, she was going to make a motion for denial, but of course deferral is always helpful, because sometimes the outcome can be surprising. Ms. Marquardt stated in this case the applicants have appeared at Design Review two or three times, and she knows they have made adaptations to the plan. Ms. Marquardt stated she was with Mr. Mann in terms of how much further we can see changes to the plan. Ms. Marquardt stated in her mind that needs to be the Hall.

Mr. Mann stated he agreed with Ms. Marquardt and the only way he could recommend any approval is with the removal of the Hall as a condition.

Chair Roberts stated he was in agreement with Mr. Mann and Ms. Marquardt because he does not see any reason to kick this can down the road and that he would vote against a deferral.

Ms. Worthington stated she would agree with deferring it due to the new information that was handed out tonight and that she needs time to absorb it and review it further.

A vote was taken on the motion, and the motion carried to defer this item to the February 14, 2022, meeting 4-3, with Chair Roberts, Mr. Mann, and Ms. Marquardt voting against deferral.

Item 2:

Consideration of New Construction (Accessory) at 1016 Fair St.; Ben McCreary, Applicant.

Ms. Hensley presented the staff report for this item and stated it is recommended that the Historic Zoning Commission approve the new accessory structure, with the following conditions:

1. The foundation materials must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
2. The windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window and garage door specifications must be approved by the Preservation Planner or the HZC 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 Historic Zoning Commission for review and approval.

Mr. McCreary stated he had nothing additional to add.

Chair Roberts requested to know if there were any citizens who wished to speak on this item, and no one requested to speak.

Ms. Marquardt moved to approve with conditions a Certificate of Appropriateness for the construction of the accessory structure, based on the Staff Analysis and Recommendation dated January 10, 2022. Mr. Laster seconded the vote.

Chair Roberts stated he assumes the motion includes the removal of the accessory structure.

Ms. Rose stated yes and explained it does not require a permit to remove it and can be removed anytime.

Ms. Pearce requested to know the height of the existing home.

Mr. McCreary stated the principal house is 23' along Fair Street.

Ms. Pearce stated that the proposed would be a foot and half shorter.

Mr. McCreary stated every thirty feet it would fall behind the lot.

Ms. Pearce stated she personally thinks this reads more as a guest quarters than a garage and she is okay with that as long as it doesn't look taller than the existing house.

The motion carried unanimously, 8-0.

Item 3:

Consideration of Alterations (Side Porch) at 315 3rd Ave. S.; Ron Crutcher, Applicant.

Ms. Hensley presented the staff report for this item and stated it is recommended that the Historic Zoning Commission approve the proposed side porch alteration, as follows:

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

Mr. Crutcher stated he no comments to add and was in total agreement with staff recommendation.

Chair Roberts requested to know if there were any citizens who wished to speak on this item, and no one requested to speak.

Ms. Pearce moved to approve a Certificate of Appropriateness for the proposed rear porch extension with Staff comments. Mr. Denton seconded the motion, and the motion carried unanimously, 8-0.

Item 4:

Consideration of Alterations (Solar Installation) at 103 Everbright Ave.; Jessica Powers, Applicant.

Ms. Hensley presented the staff report for this item and stated it is recommended that the Historic Zoning Commission approve the new solar installations, with the following conditions:

1. The applicant must utilize a darker panel color to blend in with the color of the roofing material, in accordance with the Guidelines.

2. The application must meet the requirements of the Building & Neighborhood Services Department prior to the issuance of a building permit.
3. Any changes to the approved plans must be submitted to the Preservation Planner or the HZC for approval prior to work commencing.

Mr. Bryan Seal from Solar Titian was present to represent the item. Mr. Seal stated he had no additional comments.

Chair Roberts requested to know if there were any citizens who wished to speak on this item, and no one requested to speak.

Mr. Scalf moved to approve with conditions a Certificate of Appropriateness for the proposed solar installations at 103 Everbright Ave., based on the Staff Analysis and Recommendation dated January 10, 2022. Ms. Pearce seconded the motion and the motion carried unanimously, 8-0.

Item 5:

Consideration of Demolition (Freestanding Canopy), Alterations (Window), & Additions (Principal) at 117 Lewisburg Ave.; C. Kevin Coffey, Applicant.

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

1. The left elevation window may not be altered, obscured, or removed, per Guidelines.
2. All flat roofed additions (identified on page 11 of application as “new primary closet,” “new mud & living room,” and “new laundry”) must tie into the existing structure at points underneath the eave.
3. Siding must consist of wood or a cementitious material with a profile and reveal to match the existing structure.
4. Roofing materials must match those on the existing structure. TPO or rubber membrane is appropriate for the flat-roofed areas. Materials must be approved by the Preservation Planner prior to issuance of a building permit.
5. Foundation materials must be approved by the Preservation Planner prior to issuance of a building permit.
6. All new 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.
7. 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 Historic Zoning Commission for review and approval.

Mr. Coffey stated on the siding we do intend to match the exposure of the existing siding on the house. Mr. Coffey stated there is kind of a hodgepodge of aluminum and vinyl wood going on in

the house, and we are not proposing to replace all of that on the house, but at least match the exposure on the additions. Mr. Coffey stated the comment Ms. Rose had pertaining to the flat roof areas he would say with the addition on the right side of the house it is very easy to accomplish doing that and having the entire roof land under the existing eave. Mr. Coffey stated they could do that on the back, but I don't think it is a good building practice because I have a section right in the middle that is probably about 14' long where he would rather slope it back and cover the eave. Mr. Coffey stated the section is already basically encompassed with additions anyway. Mr. Coffey stated that would let them get just a little bit higher ceiling in that room and also interface the existing roof without there being a bug and spider web catcher underneath the eave.

Ms. Rose projected a photo of the area.

Mr. Coffey stated basically, he didn't think it would be anything that would really inhibit someone's ability to view the distinctive forms right there, especially since we already kind of encompassed both sides of that.

Mr. Coffey stated on the side window we would really love to be able to do the treatment we proposed. Mr. Coffey stated while it is visible somewhat on the left side there is a bay that projects next to the window that protrudes a bit from the house, and it does kind of block the diagonal view of that window. Mr. Coffey stated Mr. Laster made a comment in the last meeting about maybe furring out a part behind the window, and it kind of gets into some insulation questions and other things. Mr. Coffey stated he thinks it is a fairly common treatment from over the years to modify window openings.

Chair Roberts requested to know if there were any citizens who wished to speak on this item, and no one requested to speak.

Mr. Denton moved to approve with conditions 1,3,4,5,6,7, and condition 2 as pertains to the closet portion, but not to the portion Mr. Coffey explained that is in the back of the house, a Certificate of Appropriateness. Mr. Scalf seconded the motion.

Mr. Laster stated he had some questions. Mr. Laster stated on the back rear of the property we are going to lose, it looks like there are four historic windows and maybe a historic door. Mr. Laster requested to know if the door that comes out to the back porch a historic door.

Mr. Coffey stated he did not believe it is a historic door.

Mr. Laster requested to know if they were able to incorporate any of those windows in any of the additions that are going on the house.

Mr. Coffey stated he was not and stated the reason is that the scale of the rooms where he could possibly use them were like a laundry room and he must be three feet up off the floor with those in there. Mr. Coffey stated they were very tall and hexagonal windows in the back, and he could

not reuse those. Mr. Coffey stated the only other areas where we could reuse them are additions in the back that we want to keep a really consistent language on those, of them being new additions to the house.

Mr. Laster requested to know if the two smaller windows could be used in the laundry room and the mud room.

Mr. Coffey stated those windows that flank the back door are actually newer windows and were installed when the kitchen was remodeled previously. Mr. Coffey stated he could possibly use those in the laundry room and would try to make every effort to make those work.

Mr. Denton questioned if the powder room window was historic.

Mr. Coffey stated it is.

Mr. Denton requested to know if it could be reused in the closet.

Mr. Coffey stated they could probably reuse that in the closet.

Ms. Pearce requested to know if the two long windows be used in the bay coming out the back.

Mr. Coffey stated no and explained those two long windows don't really match the language that they are trying to do with the addition because they are trying to make the addition look new.

Ms. Pearce stated she didn't quite agree with the language of the new addition because she thinks pieces of a house tell a story and would take his word if they can't be repurposed there.

Ms. Rose projected a photo of the plan of where there was a double hung window on the side addition flanking the right side of the building.

Mr. Laster moved to amend the motion that the powder room double-hung sash window be used on the right-side elevation for the closet addition. Mr. Denton seconded the motion, and the motion carried unanimously, 8-0.


Ms. Marquardt questioned if the chimney was visible.

Mr. Coffey stated it is not visible at all.

The main motion as amended passed unanimously, 8-0.

Adjourn.

With no further business, the meeting was adjourned at 7:47 p.m.



Acting Secretary