



Meeting Agenda

Historic Zoning Commission

Monday, March 13, 2023

5:00 PM

Board Room

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. 615.791.3212 For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • 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 are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

APPLICATIONS

2. Consideration Of Alterations To Previously-Approved New Construction (Porches) At 725 W. Main St.; Michael Hathaway, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

3. Consideration Of Demolition (Accessory) At 316 Bridge St.; Susan Comer, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose

4. Consideration Of New Construction (Accessory) At 724 Fair St.; Jeff Rietveld, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

5. Consideration Of Alterations (Dormer Construction) At 723 Glass Ln.; Matthew Powell, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose

6. Consideration Of Principal Structure Partial Demolition, Addition, Alterations (Siding, Chimney, Windows, Doors, Side Porch, Lighting, Hardscapes) And Accessory Structure Alterations (Siding, Lighting, Windows, Doors) At 1009 Fair St.; Amanda McCreary, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



DRAFT Meeting Minutes

Historic Zoning Commission

Monday, February 13, 2023

5:00 PM

Board Room

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. 615.791.3212 For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.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 are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

Chair Roberts called the meeting to order at 05:00 PM.

Board Members Present: Susan Besser, Josh Denton, Brian Laster, Tyler LeMarinel, Jim Roberts, Chair, Scott Harrison, Lisa Marquardt, Kathy Worthinton

Board Members Absent: Mary Pearce

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

Sponsors:

A motion was made by Commissioner Harrison, seconded by Commissioner LeMarinel to the Minutes from the January 9, 2023 meeting. The motion carried 8-0.

ANNOUNCEMENTS

Ms. Rose asked citizens who would like to speak regarding items either on the agenda or not on the agenda, to please fill out a speaker card and give it to Ms. Rose or Chair Roberts.

Ms. Rose reminded the Commissioners that next Monday, February 20, 2023, at 3:00 p.m. there will be a special DRC meeting to discuss the conceptual City Hall plan. The regular DRC meeting will take place following this meeting. The agenda and materials will be emailed to the Commissioners within the next day.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Roberts asked if there were any non-agenda items to be presented. There were none.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Laura Turner at 1108 Dickerson Lane. Ms. Turner stated that she has been an advocate for animal welfare, dangerous overdevelopment and saving our scenic lands throughout her life. She explained that she has

major concerns about the proposed new construction/alteration and demolition of her church, St. Paul's Episcopal Church. The history of the church goes as far back as the founding of the City of Franklin. The first wedding held at St. Paul's was the marriage of Martha Maury, daughter of Franklin founder, Abram Maury. The historical integrity of St. Paul's must be maintained for future generations. At the Parish meeting in January, Ms. Turner explained that an update about the plan and construction was expected. Ms. Turner explained that the parishioners were told that "construction would begin in the summer." Ms. Turner cautioned that the planned development/alterations will destroy the historical integrity of St. Paul's thus affecting the City of Franklin's goal of historical preservation. Visionary planners within the church purchased the First Tennessee Bank property years ago for future development. Ms. Turner finished by stating that she understands that the Board has no governing power over the church, but she felt she needed to make the Board and public aware of the proposed plans of the church.

APPLICATIONS

2. **Consideration Of New Construction (Accessory) At 230 Franklin Rd.; Luke Dougal, Applicant.**

Sponsors: Kelly Dannenfelser, Amanda Rose, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the proposal includes the construction of an accessory structure to serve as a carousel. The Guidelines state that new accessory structures are to be located behind the rear plane of the principal building. New accessory structures are to be secondary in prominence to the historic principal buildings on the site or in the district. New accessory structures should not block the view of principal buildings from public view sheds. The new accessory structure should be compatible with and be visually subordinate in size, mass, and height to the principal building they support. The Guidelines also recommend that the size of new accessory structures be subordinate to the principal building.

Location and Design - The new accessory structure is intended to be situated behind the main Factory Building, near the smokestack, and will not be seen from street view. The proposed structure will be 26 feet tall and will measure 2,600 sq. ft. The accessory structure is unique, as it will contain a carousel, and the building will be octagonal in shape. While this shape is not typical for the historic district, it meets the general intent, as it is housed under a rectangular roof shape and is recessed out-of-view shed. The applicant is seeking to tie the design of the carousel to the overall campus, but due to supply chain issues, there is uncertainty about what can be achieved in a timely manner. Therefore, the applicant is requesting to have several options for elements such as doors, skylights, and transoms, to be considered for approval. The first option is for the doors to consist of either two bi-fold doors on each elevation or to have one larger bi-fold door on each elevation. The second option is for transoms to be located on the north and south elevations, above the doors, or to have two skylights on the roof in lieu of transoms.

Materials - The materials of the new accessory structure will utilize masonry and metal to complement the other buildings on the Factory site. At the bottom of the structure, the banding will consist of a cast-in-place concrete base. Above the concrete base, a brick veneer will be used along with other brick details to be used for a header to break up the massing on the structure. Additionally, black metal panels will be used on the facade, which are also seen in other places at the Factory. For roofing, a black, metal, standing seam roof will be utilized. As requested during the January DRC meeting, the applicant provided additional renderings of the proposed structure to better show the unique shape of the structure and how the structure looks with the doors closed.

RECOMMENDATION: Staff recommends that item #2 be approved with the following:

1. The application must meet all the requirements of the City of Franklin 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.

Applicant Speaker: Luke Dougal. Mr. Dougal explained how the door operation would work on the carousel building. The north, south, and east doors are bi-folding overhead doors with the northeast and southeast doors being operable storefront doors. The carousel building is closely tied to buildings 6 and 8 elevations.

There being no citizen speakers, Chair Roberts asked for a motion from the Commission.

Commissioner Harrison moved to approve with conditions, seconded by Commissioner Marquardt.

Commissioner Marquardt asked Mr. Dougal how many options they are looking at.

Mr. Dougal explained that there are 3 options based on material availability. Option 1) Instead of having 2 bi-fold doors there would be 1 larger bi-fold door. Option 2) To include a transom window above the doors. Option 3) To include a skylight. Mr. Dougal stated that the goal is to allow as much light as possible into the building.

Commissioner Marquardt asked if the Commission approves this item, the applicant will have a choice of the three options, correct?

Ms. Rose stated that Staff approves of all the choices.

Chair Roberts stated that the choices will allow flexibility for the applicant.

The motion carried 8-0.

3. **Consideration Of Alterations (Refuse Area Locations & Screening) At 230 Franklin Rd.; Greg Gamble, Applicant.**

Sponsors: Kelly Dannenfelser, Amanda Rose, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the proposal includes the construction of a brick enclosure to screen trash receptacles and compactors fronting Liberty Pike and a location located near the water tower. One of the locations, near the intersection of Liberty Pike and Franklin Road, will remain as approved, while the location to the right will change from being parallel to Liberty Pike to being perpendicular to the road. Additionally, a third location for trash compactors is being proposed behind an existing retaining wall, near the water tower. As noted on the site plan, the new location for one of the existing refuse areas is noted in red, while the new location by the water tower and the existing refuse areas are in blue. The proposed screening near the street is to measure 31'-8" in length, 11'8" in width, and 8" in height and consist of masonry walls with a stained cedar gate to access the trash receptacles/compactors. The Guidelines are not intended to be a comprehensive document that covers all zoning requests, such as the placement of refuse areas, but the Guidelines do note that site and setting alterations should not be undertaken in locations that are visible from the public view and distract from or overwhelm the context of historic districts. The Guidelines also note that fences and walls should measure no more than 3' in front yards, as principal buildings and front yards are more visible from public view sheds. While the proposal for placement along Liberty Pike is not consistent with the Guidelines, a position parallel to the street is currently approved, and relocation of the red enclosure to be perpendicular to the street minimizes its impact on the pedestrian view sheds. As such, the proposal is supported.

RECOMMENDATION: Staff recommends that item #3 be approved with the following conditions: 1. The application must meet all the requirements of the City of Franklin prior to the 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.

Applicant Speaker: Greg Gamble & Benton Smothers. Mr. Smothers stated that after the last meeting the group researched more into compactors. Although the new compactor locations are close to the patio with some pass through, the consultant explained that the noise is not as significant of a concern as in the past. Mr. Smothers expressed concerns, after construction is complete, that the refuse areas cannot handle the amount of trash. Mr. Smothers discussed retaining the approval of the original refuse plan which would include permitting and prepping for utilities, but not building the enclosure. The area would basically function as a parking lot unless additional refuse is needed.

Mr. Gamble mentioned the replacement of cedar doors with a metal patina rusty type door that is more consistent with the Factory trim.

Andy Blair at 533 Plantation Ct. Nashville, TN. Mr. Blair, the grandson of O.L. Dortch, added his support for Holladay Properties and Centric Architecture. Mr. Blair's concern is how the compactors will affect the public areas of the factory. Mr. Blair stated that he likes the perpendicular position of the compactors as opposed to the parallel position in the previous

submittal. Lastly, Mr. Blair stated that the more natural light, including transoms and/or skylights, that can be provided for the carousel building, the more beautiful it will be.

Ann Johnson at 159 Sturbridge Dr. Ms. Johnson stated that she has worked in the garbage business for many years. She recommends metal doors for the containment areas. Ms. Johnson expressed concerns about the turning radius of the garbage trucks. Not only will the trucks tear up the pavement but also the landscaping. Ideally, easy access for the trucks is recommended. Ms. Johnson also mentioned the importance of a self-contained compactor that reduces leaking from the compactor. A compactor for recyclables is also necessary on the property. Ms. Johnson finished up by stating that noise will also be a concern for residential homes and condos in the area.

Mr. Smothers stated that through this extensive research process, a turn radius has been completed. The dumpsters will have a concrete apron in front of the refuse areas to cut down on the damage to the asphalt. Mr. Gamble stated that the compactor will be housed behind an existing retaining wall that will not be noticeable at all.

There being no additional citizen comments, Chair Roberts asked the Commission for a motion.

Commissioner Marquardt moved for approval with conditions, with the option for the applicant to work with Staff for approval of metal doors in lieu of cedar doors, seconded by Commissioner Laster.

Commissioner Marquardt stated that she appreciated the extra effort of the applicant to address the viewshed issue from the last meeting.

The motion carried 8-0.

4. Consideration Of Demolition (Accessory) At 724 Fair St.; Jeff Rietveld, Applicant.

Sponsors: Kelly Dannenfelser, Amanda Rose, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer explained that the proposal includes the demolition of the historic accessory structure (shed). Per the Guidelines, demolition may only be approved if the HZC deems one or more of the following conditions met:

- 1) If a building has lost its architectural and historical integrity, its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- 2) If the denial of the demolition will result in unreasonable economic hardship on the applicant as determined by the HZC.
- 3) If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future actions on the site.

The current accessory structure appears to be historic in form, and the applicant has assessed the age to be circa 1920. The DRC requested that the applicant provide a detailed report itemizing the cost for replacement versus rehabilitation of the accessory structure, per the Guidelines recommendations. The applicant has provided a structural engineer's report, a contractor's assessment, photographs of the structure, and an itemized contractor's report that defines the need for demolition. The applicant's estimated costs for rehabilitation of the existing structure is approximately \$60,000. This estimate appears to include work that addresses existing framing and roofing issues. The applicant's estimated cost to demolish the structure and to rebuild it so that it is code compliant is approximately \$74,000. Based on this information, it appears that rehabilitation is less costly than demolition and construction of a comparable structure. As such, the Guidelines criteria have not been met.

RECOMMENDATION: Staff recommends that item #4 be denied, based on the Staff Analysis and Recommendation dated February 13, 2023.

If issued a COA, the following conditions shall apply:

1. The original structure must be photographed satisfactorily by the applicant, and the photos must be submitted to staff for HZC records.
2. The applicant shall obtain a floodplain development permit prior to any disturbance of the Floodplain Fringe Overlay.
3. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Applicant Speaker: Jeff Rietveld, 724 Fair Street, homeowner. Mr. Rietveld stated that he attended the DRC meeting with staff, provided information that was requested, and hosted an on-site visit for staff and members of the HZC. The contractor and the engineer believe that the structure has lost its historical and structural integrity. The \$60,000 estimate doesn't include a floor and once a floor is constructed the building would not be considered historical, in his opinion.

There being no citizen speakers, Chair Roberts asked for a motion from the Commission.

Commissioner Denton moved to deny #1, seconded by Commissioner Besser. The motion failed 3-5 with Commissioners Besser, Denton, Worthington voting yes.

Commissioner Denton stated that he wanted to explain the demolition criteria, according to the Franklin Historic District Design Guidelines.

- 1) If a building has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.

Commissioner Denton stated that architectural integrity involves the elements of the structure, material and colors. Whereas historical integrity connects the building historically to its use over the years. Commissioner Denton stated that according to the first criteria for demolition approval, criteria one has not been met.

- 2) If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the HZC. Please refer to the Economic Hardship Considerations Section. The HZC will use this information to assist with the review of economic hardship claims.

Commissioner Denton stated that this criterion is not applicable to the situation under discussion.

- 3) If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

Commissioner Denton explained that the Commission doesn't have the authority based on the demolition approval criteria to grant demolition of this structure.

Commissioner Besser stated that she agrees with Commissioner Denton's well-spoken rationale as to why demolition cannot be supported.

Commissioner Marquardt stated that she disagrees because she believes the standard has been met. She stated she planned to provide a motion to approve demolition.

Commissioner LeMarinel stated that the situation is complicated by a number of factors including the flood plain and the fact the structure is an accessory building. Mr. LeMarinel stated that it appears to be a good candidate for demolition. The family can make better use of the money by building a structure that is practical and functional. Based on the photos of the structure's condition, Mr. LeMarinel stated he's not sure how the building contributes to the historical character of the neighborhood.

Commissioner Laster stated that the building is basically a shed. It's a difficult situation, the building has a unique form and style. Mr. Laster stated that he supports the demolition of the structure.

Chair Roberts stated that he is in support of the demolition and complimented Mr. Rietveld on the wonderful job of restoring the home on Fair Street. The shed/accessory building is in deplorable shape. Demolition of the structure would allow the family to build a garage or other useful structure.

There being no further discussion, Chair Roberts asked the Commissioners to vote.

Commissioner Marquardt moved to approve with conditions #2, seconded by Commissioner LeMarinel.

Commissioner Laster stated that the homeowner may want to pay tribute to the historical building by choosing an element of the building to include in future new construction plans.

Commissioner Denton stated that if the reasoning for demolition of a historical structure is structural instability, the applicant is required to provide a report from a structural engineer or architect with demonstrated experience working with historic structures. Also, the applicant should provide a report documenting the future action of the site. Mr. Denton stated that approval is contingent on the HZC receiving both reports.

Commissioner Marquardt stated that her motion includes the conditions of the COA.

Commissioner Denton stated that for demolition approval under the rationale of structural instability, the third criteria states that a report from a structural or architectural engineer is needed and a separate report that details future action on the site.

Commissioner LeMarinel stated that the homeowner may not have any plans.

Commissioner Denton stated that a report would be needed.

Ms. Rose stated that the applicant chose not to provide future plans until approval of the demolition of the structure. Ms. Rose stated that the applicant's intent is to build an accessory building. Mr. Denton is correct on what is needed for demolition approval.

Commissioner Marquardt suggested deferral of the item to give the applicant time to provide additional documents needed for a decision to be made.

Commissioner Harrison stated that a motion has been made and seconded and he calls the question to a vote.

The motion passed, 5-3, with Commissioners Besser, Denton, Worthington voting no.

5. **Consideration Of Partial Demolition & Additions At 264 Natchez St.; Cleveland Salmon, Applicant.**

Sponsors: Kelly Dannenfelser, Amanda Rose

Project Leader: Amanda Rose. Ms. Rose stated that two areas at the rear of the building are proposed for demolition: the first-floor den and the second-floor bathroom dormer. Per the Guidelines, demolition may only be approved if the HZC deems one or more of the following conditions met:

- If a building has lost its architectural and historical integrity, its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in unreasonable economic hardship on the applicant as determined by the HZC.
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

The application is supplemented with information from a preservation-minded structural engineer with respect to the condition of the area, a contractor's estimation of costs for rehabilitation versus demolition/rebuild, and a physical assessment by State Historian/Center for Historic Preservation Executive Director Dr. Van West. This information states the bathroom-area dormer on the roof above the den is damaged, and that this has caused extensive water damage and (potentially) structural damage to the den. Contractor estimates state that rehabilitation would cost is approximately \$150,000, with addition if this portion of the building were to be demolished and rebuilt to code. This indicates that rehabilitation would be less costly. According to a member of the Williams family who once lived in the house, however, the addition dates to 1972 (see letter in submittal), which is just around 50 years in age. The State Historian's letter indicates that removal of the addition would not be consequential to the historic or architectural value of the building, however, meaning that the building would remain as a contributing element to the Natchez Street National Register Historic District if the addition were to be removed. Thus, the criterion of the Guidelines related to historical and architectural integrity has been met. To replace the den and second-floor bathroom areas, the application proposes the construction of a new, ADA-complaint addition that would house an elevator to serve the building's civic use. The Guidelines recommend that additions be located at rear facades. Further, additions should be designed to be compatible with the historic building, yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site. The addition should have a lower scale and height than the historic building, and roof shapes, pitch, and level of complexity be similar to but subordinate to the historic building. The applicant responded to staff and DRC comments related to scale congruency, revising the proposal to read more clearly as a single-story addition with a large dormer. The original building is unique in that the existing dormers are set on the same plane as the main form's respective side facades, and heavy eaves were used so that the existing dormers read as inset from the facade planes. Because of this, the proposal follows suit and allows for a new dormer to replace the existing one, on that same plane, and for a new upper-level addition to be inset from both the rear and side facades. This area is proposed to be gabled and be situated lower than the main roofline. The proposed footprint is less than that of the existing by 11 square feet (1923 sf existing; 1912 sf proposed). The proposed fenestration is in keeping with the rhythm and spacing of that on the original portion of the building. Materials include wood siding and asphalt shingles; the foundation material has not been indicated. A concrete ramp and metal railing are proposed for the small porch/ramp for ADA access from the parking area.

Staff recommends that Item #5 be approved with the following conditions:

1. The foundation material must consist of a masonry material chosen to be compatible with the foundation material on the original portion of the building. The foundation material must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Applicant Speaker: Cleveland Salmon. Mr. Salmon stated that the intent of the building is to be used as a community center. ADA accommodation will be necessary to make the building compliant. Mr. Salmon stated that an elevator would allow access to the second floor.

There being no citizen speakers, Chair Roberts asked for a motion from the Commission.

Commissioner LeMarinel moved to approve with conditions, seconded by Commissioner Worthington.

Commissioner Denton stated that he could not support the application because the engineering report is a draft and is not signed. Also, Mr. Denton questions if demolition is applicable since it is a partial demo.

Commissioner Besser stated that she is very excited about the project and looks forward to seeing it move forward.

The motion carried 8-0.

6. Consideration Of Additions (Principal And Accessory) At 803 Fair St.; Michael Lee, Applicant.

Sponsors: Kelly Dannenfelser, Amanda Rose, Emily Huffer

Project Leader: Emily Huffer. The applicant's request for a Certificate of Appropriateness (COA) was previously approved in December 2020 but has since expired. Since the COA was granted, the applicant has only completed the retaining wall and sidewalk portion of the project and would like to proceed with the additions to the principal building and accessory structure.

Ms. Huffer explained that for the principal building, additions are to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials. Character-defining features of the historic building should not be removed, damaged, or obscured. Wherever possible, construct additions in such a manner that, if an addition were to be removed, the essential form and integrity of the historic building would be unimpaired. The Guidelines state that one-story attached additions should be properly placed at the rear of the dwelling and be distinguishable from the original in the clear inset and differing materials. The location of the proposed addition to the principal building will be located at the rear of the house. The addition will be a single-story, front gable design on a concrete foundation.

The Guidelines state that additions are to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site. The materials for the addition to the principal building will be wood siding with a 5" reveal, which meets this guideline due to the principal building being composed of brick, and it will also match the building's existing rear addition in appearance. The addition will also utilize wood trim details that will match the existing house. On the right elevation, the applicant is proposing the utilization of a three-panel window on the right elevation. This window choice is appropriate due to the age and architectural style of the house.

The footprint of the proposed new addition to the principal building measures 126 sq. ft. which equates to nine percent of the footprint of the building. This meets the recommendation of the Guidelines.

Per the Guidelines, alterations and additions are to be designed so that the entirety of the accessory structure is compatible and visually subordinate in size, mass, and height to the principal building they support, but in no case should they exceed one-and-a-half stories. The Guidelines state that additions should be properly placed at the rear of the dwelling and be distinguishable from the original in the clear inset and differing materials. The location of the addition is on the left side of the accessory structure. The addition is a single-story, side-gabled design on a concrete foundation. The Guidelines state that additions are to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site. The materials for the addition to the accessory structure will be wood siding with a 5" reveal, which meets this Guideline due to the principal building being composed of brick. On the left elevation, a 6'-8" x 3' door with a window will be utilized. On the front elevation, the applicant is proposing to utilize three wood, double-hung windows with a three-light feature on the top sash. The footprint of the proposed new addition to the accessory structure measures 126 sq. ft., which equates to 40 percent of the footprint of the building. This meets the recommendation of the Guidelines. Cumulative Lot Coverage The Guidelines also recommend sizing the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) so that they do not exceed 35 percent of the lot. The existing building coverage is 1,740 sq. ft. and the proposed additions would increase coverage to 2,011 sq. ft. which equates to 27 percent of the lot coverage. This meets the recommendation of the Guidelines.

Staff recommends that item #6 be approved with the following conditions:

1. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
2. The roofing materials must match the existing materials on each of the principal building and accessory structure additions, respectively.
3. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Applicant Speaker: Michael Lee & Sam Whitson (Owner). Mr. Lee and Mr. Whitson stated they are at the mercy of the Commission and here to hopefully renew the project.

There being no citizen speakers, Chair Roberts asked for a motion from the Commission.

Commissioner Laster moved for approval with conditions, seconded by Commissioner Harrison. The motion carried 8-0.

7. **Consideration Of Demolition (Accessory) At 316 Bridge St.; Susan Comer, Applicant.**

Sponsors: Kelly Dannenfelser, Amanda Rose

Project Leader: Amanda Rose. Ms. Rose stated that the applicant requests a Certificate of Appropriateness (COA) for the demolition of a historic accessory structure. An authorized representative of the applicant submitted a DRC application in September 2022 for discussion of a new accessory structure, at which time it was realized that a historic accessory structure was no longer located on the property and was removed without required permitting. Ms. Rose referred to a photo from 2021 in which the accessory building was present. Then, a more recent photo shows that the building has been removed. Per the Guidelines, demolition may only be approved if the HZC deems one or more of the following conditions met:

- If a building has lost its architectural and historical integrity, its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in unreasonable economic hardship on the applicant as determined by the HZC.
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

Staff contacted the applicant to provide some guidance on what types of materials may be presented to substantiate the demolition, all based on the DRC's recommendations to the applicant's contractor. These items are listed below:

- Information on the outbuilding, including its general dimensions/size, materials;
- Date of removal from the site; and
- Any photographs that show the building from various angles on the site.

The proposal includes two photographs of the building from the recent past, which demonstrate its general form and materials, though its dimensions are unclear. Unfortunately, this is a situation in which the building has already been removed, so the applicant is not able to provide the information recommended by the Guidelines for demolition requests. The structure appeared to be historic and to maintain architectural integrity within these photographs and those accessed within the City's Historic Resources Inventory and from Google Streetview. In 2006, a similar situation involving the demolition of a principal building without the requisite COA and building permits occurred. The HZC ultimately worked with the owner/applicant to approve the reconstruction of the building using photographic documentation.

RECOMMENDATION: It is recommended that the HZC either deny issuance of a COA for Item #7, due to lack of supporting documentation to substantiate the Guidelines, OR that the HZC defer review of Item #7 until such time that the applicant can submit the requisite supporting documentation to substantiate the Guidelines. If issued a COA, the application must meet all the requirements of the City of Franklin prior to issuance of a building permit.

Applicant Speaker: Susan Comer, homeowner. Ms. Comer stated that she has lived at 316 Bridge Street since 1989 and in Franklin since 1986. Ms. Comer explained that it never occurred to her that the old broken-down unsafe shed could be historically important. For safety reasons, she decided to have the structure removed from the property. Ms. Comer explained that 2 of her sons-in-law and a friend were the ones who removed the structure. Ms. Comer read a notarized statement from each of them, regarding the condition of the building.

Cody McCaskle. Mr. McCaskle's foot went through the floor of the shed during removal. As the sheet metal roofing was removed the building swayed back and forth. Much of the wood contained rotted and decayed wood making it hazardous and unsafe.

Carl Ware. Mr. Ware explained in his letter that much of the flooring had holes and was not attached to any sort of foundation as there was no foundation. The siding was either missing or deteriorated. There were large gaps in the roof and no structural stability at all. Mr. Ware's letter further stated that he believed the building to be a safety hazard to the homeowners and to the property adjacent to 316 Bridge Street.

Ethan Groom. Mr. Groom stated in his letter that most of the shed consisted of rotten wood. The studs were floating and not connected to the roof. The siding was falling off and the back wall had been spliced together at one point. All the wood was compromised because of the termite infestation. While on top of the shed removing the roof, the structure swayed back and forth. The roof was rusted allowing water into the shed. The shed was near collapse.

There being no citizen speakers, Chair Roberts asked for a motion from the Commission.

Commissioner Marquardt moved to defer #1 to March 13, 2023 HZC, seconded by Commissioner Harrison. Commissioner Marquardt rescinded her motion.

Ms. Rose stated that the applicant believes she has provided all the documentation she can provide at this point. If the Commission can advise her on further documentation.

Commissioner LeMarinel stated that his concern is there may not be any more documentation that can be provided, and the motion may need to be reconsidered.

Commissioner Besser stated that Ms. Billingsly may need to weigh in on the issue.

Ms. Billingsly stated that the Commission, as a group, should provide the applicant with feedback as to what type of documentation is needed.

Commissioner Marquardt stated that along with a copy of the affidavit, a printout of the Sanborn map to document the presence of the shed.

Commissioner Denton again stated that close attention should be given to chapter 10 of the Historic Design Guidelines that explains demolition and relocation, but also may provide ideas of what types of additional documentation to provide the Commission.

Ms. Comer stated that the only other information to provide the Commission would be an economic statement.

Chair Roberts stated that photos or anything that might provide more information so that the Commission can justify approval of demolition. Mr. Roberts further stated that any type of information related to one of the 3 demolition approval criteria will help the Commission move in the direction of approval.

Commissioner Laster stated that there are three options before the Commission. We can approve, deny, or defer. What would happen if we denied the demolition? Nothing?

Ms. Comer stated that the only other item she could supply would be to have people who have seen the shed to speak to the Commission.

Commissioner Marquardt stated that the Commission has to avoid this situation in the future with another applicant. The Commission needs to have a way to document history.

Commissioner LeMarinel stated that the Commission can certainly deny the application which would push the application to another city governing body.

Commissioner Denton asked Ms. Billingsly if the Commission could deny the request.

Ms. Billingsly said yes, the Commission could deny but another issue is there was not a demolition permit.

Commissioner Denton moved to defer #2 to March 13, 2023, HZC meeting, seconded by Commissioner Harrison.

Chair Roberts stated that now is a good time to handle any other issues related to the subject structure before the March 13, 2023, meeting.

The motion carried 8-0.

8. Consideration Of Alterations To Previously-Approved New Construction (Porches) At 725 W. Main St.; Michael Hathaway, Applicant.

Sponsors: Kelly Dannenfelser, Amanda Rose

Project Leader: Amanda Rose. Ms. Rose stated that the applicant is requesting a Certificate of Appropriateness (COA) for the enclosure of an upper-level porch located just forward of the center of the left facade of the building at 725 W. Main St. (the Arlington). This is a retroactive COA proposal, as the work has already been completed. The proposal seeks approval for the enclosure of the two previously approved porches on the left facade. Brick and windows have been utilized; the area no longer appears to read/function as porches. The subject property is a non-historic infill condominium building designed in the Federal Style, and the porch enclosure location is visible from public viewsheds. As originally approved, the building's side porch recesses helped break up the heavy massing created by the building's length and masonry materials; the brick enclosure decreases the effectiveness of the porches as massing breaks. This, in turn, increases the project's impact on the historic district. Further, the Guidelines for alterations to non-historic residential buildings recommend that details and ornamentation be designed to minimize the impact on the historic district. As such, the porch enclosure does not meet the intent of the Guidelines. If the enclosure were to be altered by removing the brick and instead introducing glass within a configuration that matches that approved originally, with minimal horizontal and vertical framing members, it would blend more seamlessly with the existing architecture and lessen the impact of the alteration to the building itself and the overall historic district.

Note: A similar request was submitted to the HZC for consideration at its August 2022 meeting. That request was specific to the two foremost porches on the left facade; the application proposed the enclosure of the foremost left facade's upper-level porch by adding new windows and transoms with casings within larger wood columns. The proposal also included replacing the iron railing on the lower-level porch with a solid brick railing with wider wood columns. The HZC denied the issuance of a COA for the proposal due to massing concerns, noting that the location was highly visible and adjacent to the front facade wall. It is recommended that the HZC deny issuance of a COA for Item #8, based on the Staff Analysis & Recommendation dated February 13, 2023.

- If issued a COA, the application must meet all the requirements of the City of Franklin prior to issuance of a revised building permit, and any additional changes to the approved plans must be returned to the Preservation Planner or the HZC for review and approval.
- If issued a COA, any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Note from Building & Neighborhood Services:

- Emergency escape and rescue openings are required from each proposed sleeping room. If sleeping room windows are/will be inside the porch enclosure, the configuration will not meet IBC requirements. The sleeping room windows serve as the required emergency escape and rescue openings and cannot be enclosed inside the porch.

Applicant Speaker: Mike Hathaway & Bernie Butler. Mr. Butler stated that he is the owner of the Arlington located at 725 West Main Street which has been under construction for four years. He explained that the subject "enclosed" porches are located 200 feet back front sidewalk (along the side of the building) on West Main Street. The porches were enclosed using the same type of windows used throughout the outside of the Arlington. Mr. Butler stated that over the last 20 years during a large "build", minor changes have been made at the request of the homeowner without requiring notification of the city. Based on this experience, Mr. Butler didn't realize the importance of requesting approval for the porch(enclosure) construction and would have absolutely requested approval of the city. Mr. Butler noted that landscaping including large trees will be planted to screen and add privacy from the large electric and meter boxes of the neighboring building and will also screen the subject porch enclosures.

There being no citizen speakers, Chair Roberts asked for a motion from the Commission.

Commissioner Harrison moved to approve #1, but there was no second. Motion died.

Commissioner Marquardt moved to defer #2 to the March 13, 2023 HZC meeting, seconded by Commissioner Besser.

Commissioner Marquardt invited the applicant to attend the next DRC meeting to explain the context in which it was

determined to enclose the porches and to provide more information.

Mr. Butler explained the porch enclosures are located somewhat in the middle of the building (180 feet from the front sidewalk). The enclosed porches don't appear to look much different than the open porches.

Commissioner Worthington stated that the enclosed porches add to the massing of the building and the Commission is struggling to provide approval because the original intent was a porch, not an enclosed room with windows.

Commissioner Laster asked Mr. Tosh about the emergency escape and rescue openings that are required for sleeping rooms.

Mr. Tosh stated that it was discussed with the contractor, and it was determined that a sleeping room window which is the emergency escape/rescue opening could not be enclosed by a porch.

Commissioner Laster noted that even if the enclosed porches were approved, the emergency escape opening would not meet the code.

Mr. Butler explained that the windows have cased openings giving emergency access through the porch to the bedroom.

Mr. Tosh stated that with a cased window opening, the room becomes an extension of the bedroom and would meet the code requirements.

Commissioner Harrison asked Mr. Butler if the rooms were intended to be sunrooms.

Mr. Butler stated that the enclosed porch is 200 feet from the sidewalk, and one would have to drive very slowly to notice the enclosed porches.

Chair Roberts explained that the problem is that the Commission did not approve the enclosed porches.

Mr. Butler stated that he is under the wire to finish the building. It's been a difficult process because of the hybrid type of building it is. According to Mr. Butler, the incomplete building costs \$120,000 month.

Commissioner Marquardt moved to defer to the March 13, 2023 HZC meeting, seconded by Commissioner Besser. The motion carried 5-3, with Commissioners Laster, LeMarinel, Roberts voting no.

9. Consideration Of Preliminary Historic Zoning Commission Recommendation For Conceptual Subdivision (The Middle Eight) Proposed At 228 Franklin Rd.; Gary Vogrin, Applicant.

Sponsors: Kelly Dannenfelser, Amanda Rose

Ms. Dannenfelser provided answers to questions about the review of the proposal in relationship to the preliminary recommendation of the HZC and the Envision Franklin comprehensive update. The Envision Franklin update has already begun and will identify a vision for the Factory and the surrounding properties. There will be a community workshop held at the Factory on February 16, 2023. The Envision Franklin update may include changes to the Factory district's visioning. The staff has encouraged the applicant of the Middle Eight Development to wait until the update is complete. The applicant has chosen to move forward and submit the preliminary application. Staff has reviewed the application and provided a preliminary recommendation based on the adopted guidelines. The HZC's role is to review the applicant's development plan according to the guidelines and provide a recommendation to the Franklin Planning Commission and to the Board of Mayor and Alderman, according to height, scale, mass, form, and setback of the development. The recommendation is not based on land use or the interior of a building. The recommendation does include the physical characteristics of the exterior and context and compatibility as it relates to the surroundings and the historic resources of the district.

Project Leader: Amanda Rose. Ms. Rose explained that The Historic Zoning Commission (HZC) provides preliminary recommendations to other City review bodies on development applications in the Historic Preservation Overlay (HPO), where certain contextually sensitive design features become entitled prior to Certificate of Appropriateness (COA) review. The Historic District Design Guidelines (Guidelines) are used by the HZC to consider exterior alterations that may affect the

historic integrity and context of properties within the HPO. The development is proposed along Liberty Pk., near its southeast intersection with Franklin Rd. Two (2) multifamily buildings (one of which is massed as two buildings), three (3) houses, and three (3) townhouses, are proposed within the HPO boundaries. Additional houses and duplexes are proposed outside of the HPO and are not under review by the HZC. The subject property is immediately adjacent to the Alpheus Truett House, which is listed on the National Register of Historic Places (NRHP) for significance in history and architecture. Adjacent and across the street is the Factory at Franklin, listed on the NRHP for its significance in the areas of commerce and industry. Harlinsdale Farm is also within viewshed of the proposed development; it is listed on the NRHP for state-level significance in the areas of agriculture and architecture. All of these NRHP sites, as well as a portion of the subject property fronting Liberty Pk., are part of the Franklin Road Historic District of the HPO. The applicant appeared before the Design Review Committee to discuss the proposal for its November 21, 2021, December 19, 2021, and January 16, 2023, meetings.

The Guidelines include general design policies and goals for each historic district. Within the Franklin Road Historic District, the following is recommended:

- Historic buildings should be preserved, and the scenic view shed and defining topography and other landscape features around Harlinsdale Farm should be preserved;
- Building height should be limited to one or two stories.
- An uncongested gateway into downtown should be provided that emphasizes the historic character of the community;
- The established rhythm and spacing of buildings relative to the established context of the immediate area should be maintained.
- New construction should maintain a balance of buildings and roads and open space so as to continue to project an open, rural appearance; and
- Any changes within the district should be designed to reflect and maintain the key characteristics of the established context.

The Guidelines also include specific recommendations for exterior alterations. In this case, the proposed alterations to the subject property that relate to the Guidelines include building elements such as location, form (height, massing, scale), and setbacks. Chapter 2, New Residential Buildings, is applicable to the single-family, duplex, and townhome forms. Chapter 3, New Commercial Buildings, is also applicable, including specific guidance for new buildings within larger redevelopment areas. It is recommended that one “design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.” Further, the Guidelines recommend that one transition the height of new buildings to be within ten percent of the height of any adjacent historic building through the use of building stepbacks of 20 feet from the stories below, dividing into smaller parts to reduce effective visual bulk, and/or utilizing other technique that break up the scale of a building.”

Because the proposed development is adjacent to a property listed on the NRHP, the Zoning Ordinance requires the implementation of a Historic Resource Edge Treatment (“Edge Treatment”) as part of the development proposal. The application proposes using the Naturalistic Screening edge treatment, which requires a 75’ opaque screen of evergreen trees mixed with existing vegetation between the historic resource and the proposed development. The proposed edge treatment and its location allow for the historic building and its general context to be preserved and maintained.

The use of houses and townhouses between the edge treatment and the West Residential Building is appropriate and supported. The Guidelines recommend that one transition the height of new buildings to be within ten percent of the height of any adjacent historic building, and it appears that the general height of the proposed houses and townhouses meets the recommendations in relation to the Truett House. For adherence to the Guidelines, these buildings must be maintained at a scale no greater than two stories.

The proposed multifamily forms are outlined below:

West Residential Building: Along Liberty Pike, this building is proposed at two stories plus a recessed third story as it fronts Liberty Pk., measuring 36’ in height. The DRC is supportive of the height and scale of the front facade of this building, as situated on Liberty Pk., as it is proposed at a two-story scale with a recessed third story. The rear of the property appears to be proposed at a taller scale of four stories with a fifth-story recessed at the rear (see pages 15-16 of submittal). East Residential Building: Along Liberty Pike, this building is proposed at four stories with a recessed fifth story, measuring 57’ in height. The proposal is designed so that the first two stories are one color/material to try to mitigate the scale of the building, and the upper floors are another color/material to differentiate them. The applicant is proposing to try to have the first two stories read as one story, which would result in a 22’-tall -floor-to-ceiling height. Like the West Building, the rear of

the property appears to be proposed at a taller scale (see page 16 of submittal); it appears that five stories with a sixth-story recessed is proposed at the rear. Scale The proposed scale is not consistent with the Guidelines. The Design Goals and Policies for the Franklin Road Historic District recommend constructing new buildings at one or two stories. Further, the Guidelines specific to new buildings in larger redevelopment areas recommended that one “design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.” As such, the proposal is inconsistent with the scale recommendations of the Guidelines. In order to understand the proposed building scale at the locations where the grade changes/falls and how this scale will look along Liberty Pk. and Franklin Rd., additional information and vantages are needed.

The Guidelines recommend that the architectural features of a new building should be aligned with those of nearby historic buildings, including floor-to-ceiling heights. If the first two stories were counted as one, the proposed ceiling height of 22’ is inconsistent with the street-level ceiling height of other multifamily or mixed-use buildings in the area:

- Jamison Station retail building (adjacent to subject property)—16’ to bottom of second floor
- Harpeth Hotel (downtown Franklin)—17’-6” to bottom of second floor
- 231 Public Square retail building—14’-6” to the bottom of second floor

Color/material changes are proposed to be used to express the bottom two stories as a single floor; the rendered fenestration, however, does not appear to mimic that of a single story. There are two levels of windows, some including balconies, which is not typical for ground-level floors in the HPO. The Guidelines also recommend that one reinforces the appearance and rhythm of historic horizontal patterns by maintaining a distinction between the street level and upper floor facades on buildings of two or more stories. Expressing the first two stories as the same, in an effort for them to read as a single story from the exterior, is contrary to the intent of this guideline.

Along the western edge of the proposal, the mix of houses and townhouses appear to transition appropriately in scale and height from the historic houses along Franklin Rd. in the HPO. This is further complemented by the proposed Naturalistic Screening edge treatment. The proposal includes information that has responded to DRC requests for viewshed analyses, three-dimensional renderings, and setback information. The applicant is to be commended for providing this additional information for consideration. The West Residential Building has an appropriate scale as situated at the frontage on Liberty Pk. The proposed setbacks and courtyard areas are also appropriate for the district. Regarding the East Residential Building, the proposal has not yet been altered to the degree necessary to achieve the intent of the Guidelines and the recommendations of the DRC, as it exceeds the scale recommendations of two-to-three stories. Transitional height is an important consideration of the Guidelines for larger development areas to ensure compatibility with historic buildings. As such, height should transition from Jamison Station (three stories with a recessed fourth story) down the block face toward the one-to-two-story historic houses along Franklin Rd. This will ensure that the established rhythm and spacing of buildings is maintained and that the new buildings will reflect the key characteristics of the established, historic context. More information is also needed to understand how the additional scale at the rear of each multifamily building is proposed to look from the HPO area along Liberty Pk. Thus, it is recommended that the HZC make a preliminary recommendation for denial of the proposal to the FMPC and BOMA for the elements of the proposal related specifically to the Guidelines, based on the staff analysis dated February 13, 2023. Please note that the HZC is providing only a preliminary recommendation to FMPC and BOMA on whether this conceptual proposal, as presented today, meets the intent of the Guidelines. The HZC is not bound by today’s preliminary recommendation if and when the applicant requests a COA from the HZC at a future date.

- Applicant Speaker: Gary Vogrin, Toby & Amanda McKeehan (Owners), Joe Antunovich

Mr. Vogrin stated it is his hope that by the end of the meeting tonight enough information has been provided to the Commission to receive support and preliminary approval of the project. He also stated that throughout the planning process, the group’s focus has been adherence to the design guidelines and Envision Franklin. Mr. Vogrin explained that Mr. and Mrs. McKeehan have 4 goals for the Middle Eight development; 1) to protect the value of Franklin’s unique charm, 2) to provide diversity of housing where infrastructure exist, 3) to support the creation of the Factory District and 4) to expand Franklin’s downtown area beyond the river and into the Factory District.

Mr. McKeehan stated that he and his wife, Amanda, have lived in the Alpheus Truett House for 29 years. Over the years many developers have approached with ideas for the 7 acres of land but none of the plans ever felt right. Mr. McKeehan stated that he has always felt very protective of the land and loves and respects the town of Franklin. Once Envision Franklin was adopted by the city, it became apparent that diversity in housing was needed.

Mrs. McKeehan stated that they have assembled a team of people to create a development/plan that focuses on their goals

and the goals of Envision Franklin. She explained that they are anxious to move forward with the Middle Eight development, although staff recommended waiting for the Envision Franklin update to be complete.

Mr. McKeegan thanked the staff for their support and input regarding the development plan and believes that the plan has improved because of this collaboration.

Mr. Antunovich began by thanking staff and the Commission for their input and collaboration in the Middle Eight development and explained the site plan. Mr. Antunovich stated that he believes the site plan beautifully reflects the historical characteristics of the neighbors in the Factory District. All parking for the Middle Eight development is below grade to create more open space and pedestrian connectivity throughout the site. A private road around the perimeter of the development will provide entrance/exit to the parking garage along with accessibility to a main lobby for deliveries as all parking is off the street. The East building design, consistent with the requirements, was based on transitional zoning similar to the existing Jamison Station. The development provides generous setbacks as buildings are accessible from the street per the guidelines. Generous landscaping and screening are reflected in the application documents including courtyards, parks, and an English garden. The greenhouse is a historical tribute to the history of Franklin. Mr. Antunovich stated that the application documents address site coverage, site openness and building height among other questions/concerns from staff. Mr. Antunovich concluded by thanking the Commission for their consideration.

Andy Blair at 533 Plantation Ct. Nashville, TN. Mr. Blair explained that he is speaking in support of the Middle Eight development. He is especially supportive of the diversity of housing that the development will provide for. Mr. Blair stated that his only concern is the height of the East residential building.

Lynne McAlister at 723 Fair St. Ms. McAlister stated that she is speaking in support of the Factory district and the Middle Eight development. Middle Eight will be more desirable and affordable for younger professionals and families who want to live and work near downtown Franklin.

Allen Arender at 230 Franklin Rd. Mr. Arender stated that as managing partner of Holladay Properties/Factory, he believes the Factory district will benefit from the Middle Eight development and will help set the precedent for what the Factory district will be in the future.

David & Stephanie Voza at 14 Daniels Dr. (Jamison Station). Mr. Voza stated that the McKeegan's have been very forthcoming and communicative about the development plans of Middle Eight. He believes that Middle Eight will help further develop the Factory district as a vibrant and cultural landmark and he supports the project.

Craig Morrison at 320 Liberty Pk. Mr. Morrison stated that he and his wife live in Jamison Station and enjoy a sunset view over Harlinsdale Park. The view will probably change but the benefits of the Middle Eight development outweigh any perceived losses, according to Mr. Morrison. Reducing the East building by one story takes away a level of homes for people and makes the development less economical for the developers.

Sharon & Steve Brugman at 203 Old Liberty Pk. Ms. Brugman stated that she and her husband are thrilled about the Middle Eight development and look forward to having neighbors. The development will allow their property to have walkability to the Factory.

Jacquie King at 217 Old Liberty Pk. Mr. King stated that he is in support of the Middle Eight development and the transformation of the area. Especially the walkability into downtown Franklin, the Factory and to Harlinsdale farm. Mr. King asked that the Commission consider the development and work with the developers to move the application to the next step.

There being no further citizen comments, Chair Roberts asked the Board for a motion.

Commissioner Harrison moved for approval of a recommendation to FMPC and BOMA, seconded by Commissioner Laster.

Commissioner Harrison explained that comparing the Middle Eight site to the surrounding property there is a buffer between the single-family homes on Liberty Pike and the East and West Buildings. The Middle Eight buildings are compatible with Jamison Station and the apartments further east on Liberty Pike. Middle Eight blends well with the Factory buildings and provides affordable housing that Franklin needs.

Commissioner Laster stated that in considering the guidelines, one of the historic gateways into Franklin is Franklin Road. The Truitt house is about a football field distance from the Middle Eight, West building. The context of the Middle Eight is not the Truitt house but Jamison Station and the Factory. Mr. Laster stated that this is why he seconded the motion for approval.

Commissioner Besser stated that she cannot support the motion because she believes Middle Eight will overshadow the Factory. Ms. Besser noted the “Cool Springs effect.” The height of the East building is concerning.

Commissioner Marquardt agreed with Ms. Besser and stated that exhibit 5 clearly points out the significant mass and scale of the Middle Eight buildings compared to Jamison Station and the Factory. Ms. Marquardt noted that the treasured part of the Factory is directly across from the Middle Eight development. The Middle Eight buildings will overshadow the Factory. Ms. Marquardt also noted her concerns about the residential density of the Middle Eight development.

Commissioner LeMarinel stated that he believes the scale of Middle Eight is appropriate compared to its neighbors. The flat elevation images on the screen are misleading as much time and effort have been spent designing the buildings so that they don’t sit flat. The buildings don’t sit right at the street and the full height of the building is seen at the corners. A massive building has been broken down into smaller pieces with a courtyard interjected in the middle. Every architectural tool available has been used to break down the massing of the building. The proposal deserves a positive recommendation because by showing the transition to Franklin Road and down Liberty Pike and stepping up incrementally in height and plan. Every effort has been made to create a development that fits the context of the surroundings.

Commissioner Worthington stated that the property is unique, and the guidelines don’t cover every single situation that arises. Ms. Worthington has concerns about the rear scale of each multifamily building as staff recommended more information about the scale of the rear elevation.

Chair Roberts asked Mr. Antunovich if he could speak to the scale of the rear elevation.

Mr. Antunovich stated that the scale of the rear elevation could be reduced by adding an additional setback and could be softened with terracing.

Mr. Vogrin stated that assistance from staff regarding the HPO line and where it bisects the property would be helpful.

Commissioner Denton stated that as much as the guidelines attempt to address many situations, it’s impossible to foresee every situation.

Chair Roberts stated that once the Factory renovation is complete, the Factory will not be overshadowed by other buildings or developments. Mr. Roberts also stated that he can accept the additional height of the East building because the plan is so well designed. There is no reason not to move forward with a positive recommendation to FMPC and BOMA.

The motion carried 6-2, with Commissioners Besser and Marquardt voting no.

OTHER BUSINESS

Chair Roberts asked if there was any further business.

Ms. Dannenfelser reminded and encouraged the Commissioners to attend the Factory district workshop on Thursday, February 16, 2023.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

10. Rear Yard Fencing At 404 Main St., Michael Martin, Applicant.

Sponsors:

11. Signage (Post-and-Arm) at 230 1st Ave. S. Erin Sevigny, Applicant.**Sponsors:****ADJOURN**

Commissioner Harrison moved to adjourn at 8:22 PM, seconded by Commissioner Denton. The motion carried 8-0.

There being no further business, the meeting adjourned at 08:22 p.m.

Chair

Date



File #: 21-04360

DATE: February 28, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Consideration Of Alterations To Previously-Approved New Construction (Porches) At 725 W. Main St.; Michael Hathaway, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a request for a Certificate of Appropriateness (COA) for the enclosure of an upper-level porch located just forward of the center of the left facade of the building at 725 W. Main St. (the Arlington).

The applicant appeared before the Historic Zoning Commission (HZC) during its February 2023 meeting, where the application was deferred to allow for additional discussion at the March HZC meeting with a recommendation of attending the February 2023 Design Review Committee (DRC). The applicant attended the February DRC meeting.

APPLICABLE DESIGN GUIDELINES:

Chapter 2- Non-Historic Residential Buildings

PROJECT INFORMATION:

COF Project Number: 8085
District: Hincheyville Historic District
Applicant: Michael Hathaway
Owner: Bernie Butler

BACKGROUND:

The applicant appeared before the Historic Zoning Commission (HZC) during its February 2023 meeting, where the application was deferred to allow for additional discussion at the March HZC meeting. The proposal is seeking approval to enclose two porches on the left facade of the building.

The Guidelines recommend that porches on non-historic residential buildings be designed so that they are located on rear or side facades with minimal visibility and use designs, materials, and scale in keeping with the building's character. The application meets the intent of this Guideline as the existing porch areas are located on the left facade of the building, which is approximately 180 feet to the face of the curb at West Main Street.

The Guidelines recommend that windows are to maintain a traditional solid-to-void ratio on building walls that is similar to those seen on historic buildings in the district. The applicant will utilize the same windows with transoms that are seen on the building to keep with the building's character. Surrounding the windows, white composite trim panels and composite trim columns will be utilized instead of brick, so that the enclosure reads like an enclosed porch.

RECOMMENDATION:

Staff recommends that item #2 be approved with the following:

1. The application must meet all the requirements of the City of Franklin 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.

906

February 24, 2023

Amanda Rose
Preservation Planner
City of Franklin Tennessee
Franklin, TN

**RE: Proposed Exterior Façade Modifications
The Arlington at West Main
Units 1C and 2C
Franklin, TN**

Dear Amanda,

Please find enclosed the proposed modifications to the existing built condition at The Arlington at West Main, Units 1C and 2C. We presented the existing installation of the “filled in porch” at Units 1C and 2C to the Historic Zoning Commission DRC for the February meeting. After listening to their comments and concerns we offer the following drawings as a modification to our request (which is consistent with the sketches presented as an alternative solution during that meeting).

As you are aware, the developer of the Arlington at West Main filled in the approved porches for Units 1C and 2C as requested by the individual Condo Unit Owners. That work was done incorrectly without prior approval of the Historic Zoning commission for the change. Our firm is assisting the Owner in this effort to coordinate with the Architect of Record – Davis Stokes – with this exterior building modification.

The proposed work includes removing the existing brick infill around the installed windows and transoms in the “former porch areas”. The windows that were installed are proposed to remain as is as they fill the majority of the porch openings and allow for maximum natural light into those spaces. In place of the brick, the Owner will be installing composite trim to replicate the look of porch columns and trim panels that would indicate a past porch has been filled in (a common approach for historic homes). The composite trim proposed will match that currently installed on multiple areas of the exterior of the building. This composite trim replicates the look of natural wood with limited maintenance and repair needed.

We appreciate your consideration and ask for the commission's approval of our request. Should you have any questions about what we are proposing please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'MH' followed by a long horizontal line.

Michael Hathaway, AIA
Principal - **906 Studio**, PLLC



VIEW AT EXISTING SUN PORCH



VIEW FROM WEST MAIN ST.



VIEW FROM WEST MAIN ST.



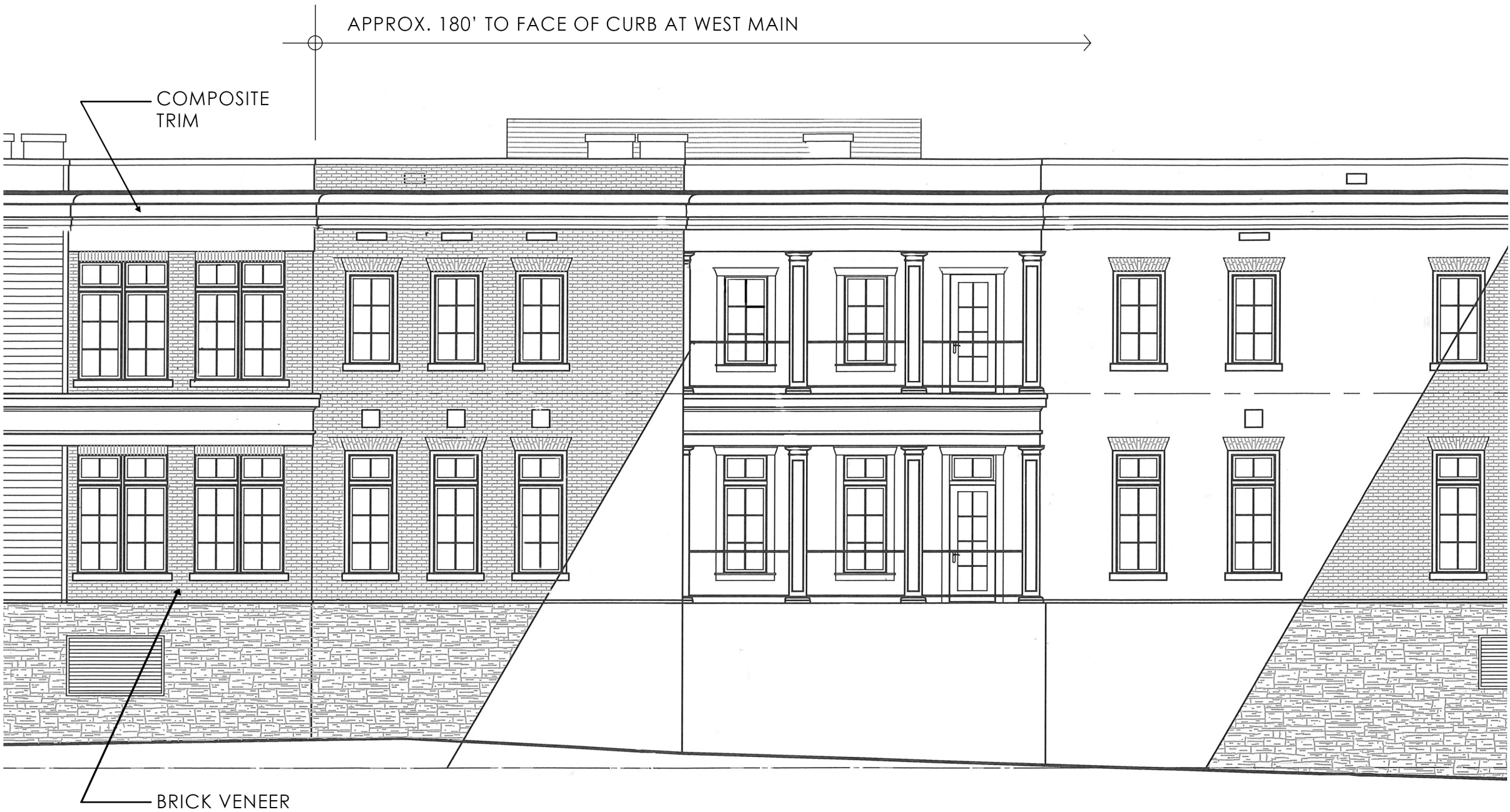
VIEW AT EXISTING SUN PORCH

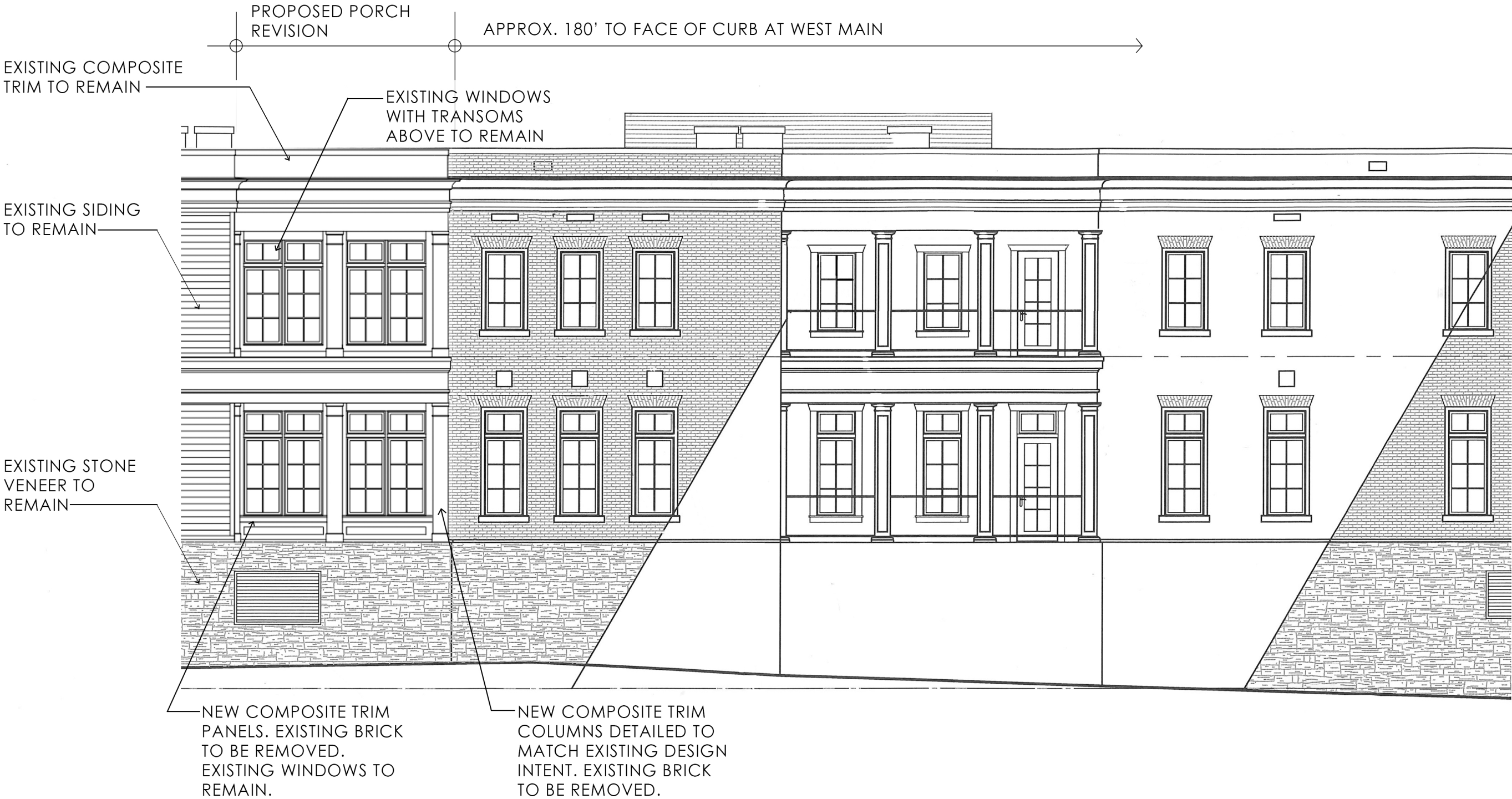


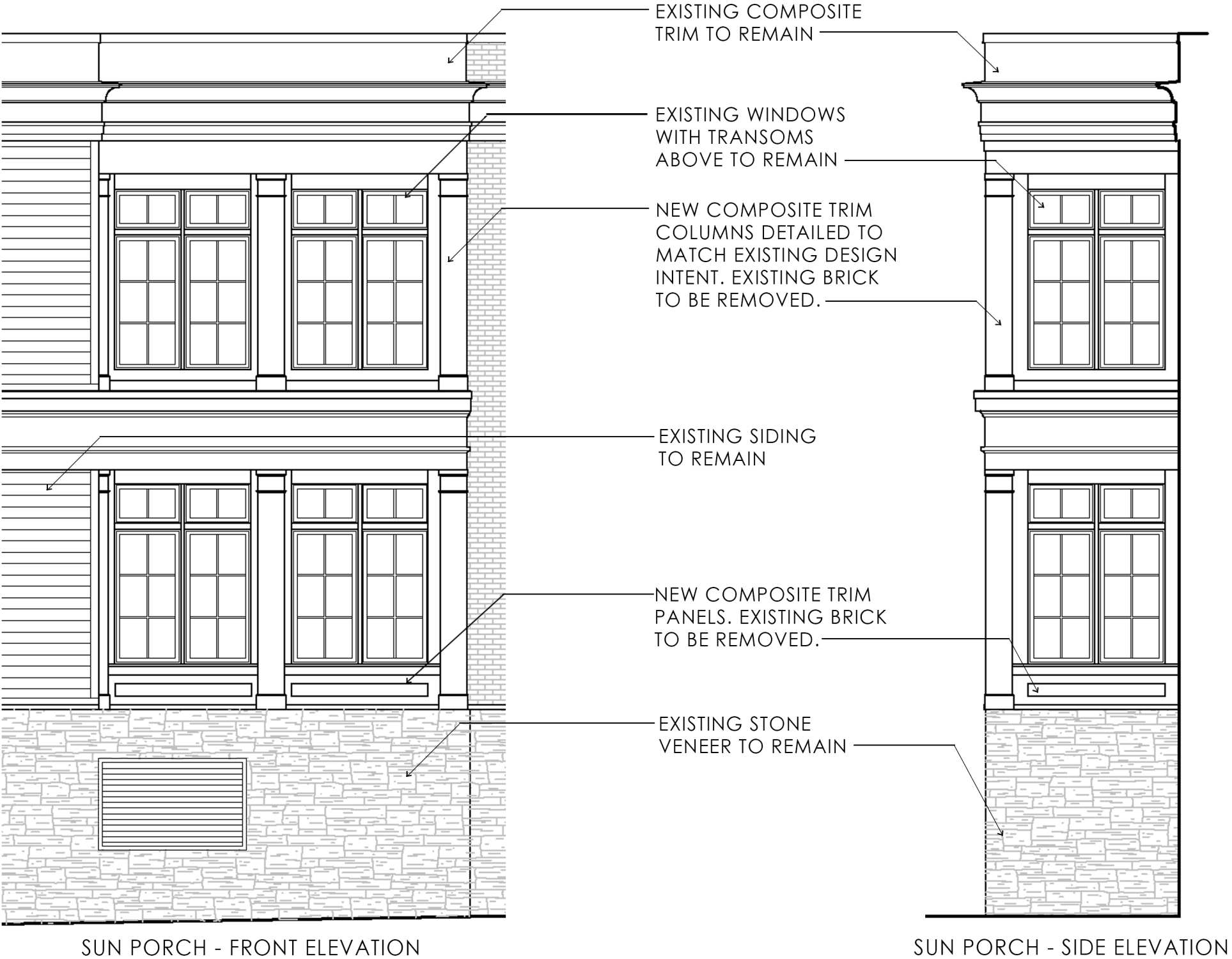
VIEW FROM ADJACENT PARKING LOT



VIEW FROM WEST MAIN ST.







OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Bernie G. Butler, Jr.
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

Parcel 122 / Map 078C
(Property Parcel/Tax ID Number)

and located at:

225 West Main Street
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Bernie Butler + Mike Hawthorn
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

[Signature]
Signature

2300 Foxhaven Drive
Property Owner Mailing Address

Franklin, TN 37069
City, State & Zip

Subscribed and sworn to before me this

26 day of January, 2023.

[Signature]
Notary Public

My Commission Expires: 01/26/2025





File #: 21-04220

DATE: March 1, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:
Consideration Of Demolition (Accessory) At 316 Bridge St.; Susan Comer, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission (HZC) concerning a request for a retroactive Certificate of Appropriateness (COA) for the demolition of a historic accessory structure.

An authorized representative of the applicant submitted a DRC application in September 2022 for discussion of a new accessory structure, at which time it was realized that a historic accessory structure was no longer located on the property and was removed without required permitting. The applicant appeared before the HZC at its February 2023 meeting, and the item was deferred to allow the applicant to submit additional information.

APPLICABLE DESIGN GUIDELINES:

Chapter 10 - Demolition and Relocation

PROJECT INFORMATION:

COF Project Number: 8081
District: Downtown Franklin Historic District
Applicant: Susan Comer
Owner: Susan Comer

BACKGROUND:

Per the Guidelines, demolition may only be approved if the HZC deems one or more of the following conditions met:

- If a building has lost its architectural and historical integrity, its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in unreasonable economic hardship on the applicant as determined by the HZC.
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a

comparable structure. In addition to this report, there should be a separate report that details future action on the site.

The applicant has provided notarized affidavits from the three people who removed the structure from the property. The applicant has also asked that email correspondence from the aforementioned people, to staff, be included within the application materials for the HZC's consideration. The documentation outlines the perceived state of repair of the structure by those who removed it from the property.

Unfortunately, this is a situation in which the building has already been removed, so the applicant is not able to provide the information recommended by the Guidelines to substantiate the criterion by which demolition is being requested (structural instability and deterioration). The structure appeared to be historic and to maintain architectural integrity within these photographs and those accessed within the City's Historic Resources Inventory and from Google Streetview. The age of the structure dates to post-1913 but pre-1928, based on staff's assessment of historic Sanborn Fire Insurance Maps of the area.

RECOMMENDATION:

It is recommended that the HZC deny issuance of a COA for Item #3, due to lack of supporting documentation to substantiate the Guidelines.

If issued a COA, the application must meet all the requirements of the City of Franklin prior to issuance of a retroactive permit for demolition.





From: [Carl Ware](#)
To: [Amanda Rose](#)
Subject: Re: Bridge street shed
Date: Friday, February 24, 2023 1:54:14 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sorry, just saw the subject was messed up. This is concerning the shed on Bridge Street.

On Fri, Feb 24, 2023 at 2:39 PM Carl Ware <carl@premierespeakers.com> wrote:

Good afternoon, Amanda.

My name is Carl Ware and I helped with the demolition of the shed at 316 Bridge Street. My experience within the field of construction, renovation and building maintenance involves working with a licensed contractor, renovating, and reselling homes in Franklin and greater middle Tennessee area as well as property management as a real estate investor. The shed at 316 Bridge was unsuitable for repair, and after assessing the nature of the construction it was evident that the structure was built to fulfill a personal need for a limited lifetime and not meant to stand the test of time. There was newer wood that was used to attempt to preserve it and shore up weak points but the improvements could not restore the shed or improve it to a point of reasonable safety. There were no footings or foundation and the damaged wood could not be improved upon any further to add appropriate strength.

All my best,

Carl

--

Carl Ware
Vice President
Premiere Speakers Bureau
P: [615-261-4000](tel:615-261-4000) ext 1045

--

Carl Ware
Vice President
Premiere Speakers Bureau
P: [615-261-4000](tel:615-261-4000) ext 1045

From: [Ethan Vroom](#)
To: [Amanda Rose](#)
Subject: Re: Condition of Comer Shed
Date: Thursday, February 23, 2023 2:09:26 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

My name is Ethan Vroom. I helped Susan Comer take down the shed on her property. Susan told me that you were interested in the condition of the shed. I used to work construction full-time for several years after high school. I went to school for Architectural and Building Technology but decided to switch my degree. My family has a history of construction. My dad owned a framing company which I worked for when I was in my teens. Throughout high school, I worked construction part-time and during the summers. My oldest brother owns a commercial construction company that builds skyscrapers and fast-food joints. I worked as a Forman for my other brother on a house renovation and was in charge of the employees on the job site. My experience ranges from commercial construction to private custom home building, and I have done several renovations and restorations.

The shed we took down had fallen into disrepair. The shed had no foundation and was floating on top of the ground. One of the corner posts that was integral to the structure of the shed had been buried so that it wouldn't move, but the dirt and the water had rotted the 4x4 all the way through, leaving the shed just sitting on top of the group and not secured to anything. The only reason the post remained upright was that the siding held it in place. The siding was falling off, leaving the shed with no horizontal structure. The back wall had been patched, and the siding was vertical, providing no horizontal structural integrity. Meaning that the shed could easily have fallen over if pressure was placed against any of the walls.

We took the shed down starting with the roof. When I climbed up there, the whole building shook and swayed from side to side. To give you context, I only weigh 145 lb. This was enough to sway the shed back and forth, so much so, that the other two workers helping with the demolition did not want to climb up there because it was swaying too violently. The rafters were crudely put together and had no middle supports but were fastened to each other with one nail at the top and one at the bottom. The studs were close to 3-4ft apart, which isn't according to building code. The shed wouldn't have passed inspection anywhere in North America. If you were to attempt to replace the rotten wood it would have been a whole new shed.

Thank you for your consideration,

Ethan Vroom

From: [Cody McAskill](#)
To: [Amanda Rose](#)
Subject: Regarding 316 Bridge St.
Date: Thursday, February 23, 2023 10:19:59 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Amanda,

My name is Cody McAskill and I am the son-in-law of Susan Comer at 316 Bridge St. I am writing this email as a follow up to my notarized letter attesting to the condition of the storage shed formerly on her property. I spent 17 years on a 230 acre cattle ranch in Colorado and have constructed multiple structures for containing livestock, as well as the upkeep that had to come with it. I have also helped others with home renovation projects, and a few of my own. While I don't have any formal construction credentials, I do have a decent amount of experience in the area of constructing smaller wooden structures, even assessing older ones that have had to have been removed. I feel confident in my previously submitted assessment of the outbuilding, and I hope my previous experience can give you some peace of mind when considering my statement.

Thank you for your consideration,

Cody McAskill

General Affidavit

State of Tennessee

County of Williamson

My name is Cody McAskill. I am presently 25 years old, and my current residence is 2404 Spring Lot Lane; Spring Hill, Tennessee

The purpose of this Affidavit is to state the condition of a shed located on the property at 316 Bridge Street; Franklin, Tennessee.

To whom it may concern, regarding the storage shed formerly beside Susan Comer's house at 316 Bridge St.

I had a hand in removing this exterior building and can attest to its deteriorating condition. My foot went through the floor at least one time in the process. While removing the sheet metal on the roof the building would sway from side to side at a rate that was certainly unacceptable to the likes of a solid structure. Much of the wood had rot and was completely unusable for any further application. At its rate of decay, the shed was getting close to serving no further purpose, not even for general storage, as it was hazardous. For safety reasons, I fully supported the removal of this structure.

I hereby swear or affirm that the information above is true accurate and complete.



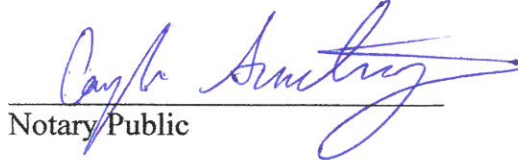
Cody McAskill

2-11-23

Date



Subscribed and sworn to before me this the 11 day of February, 2023.


Notary Public

My commission Expires:

7-7-25

General Affidavit

State of Tennessee

County of Williamson

My name is Ethan Vroom. I am presently 23 years old, and my current residence is 12000 Toll House Circle, Apt.12318; Franklin, Tennessee.

The purpose of this Affidavit is to state the condition of a shed that was located on the property at 316 Bridge Street; Franklin, Tennessee.

To Whom It May Concern:

I, Ethan Vroom, helped Susan Comer take down the shed on her property in Franklin. The shed was very rotten. The siding on the front was falling off. The studs were floating and rotten through at the bottom. The back wall had been previously spliced together. All of the wood was compromised because of the termite infestation. The whole shed swayed under my weight when I climbed onto the roof to remove the metal roof. The metal was rusted, and no longer kept the inside dry, causing the flooring to rot from the water leaking. Some of the flooring was no longer there because it had broken from people walking on it, leaving it dangerous to retrieve anything from inside. The shed was one windstorm away from collapsing.

Sincerely,
Ethan Vroom

I hereby swear or affirm that the information above is true accurate and complete.

E Vroom
Ethan Vroom
02/11/23
Date



Subscribed and sworn to before me this the 11 day of February, 2023.

Cayla Armstrong
Notary Public

My commission Expires:

7-7-25

General Affidavit

State of Tennessee

County of Williamson

My name is Carl Ware. I am presently 37 years old, and my current residence is 252 Granger View Circle; Franklin, Tennessee.

The purpose of this Affidavit is to state the condition of a shed located on the property at 316 Bridge Street; Franklin, Tennessee.

I removed the old shed from 316 Bridge. The flooring had holes with missing sections. There was no foundation. The siding was deteriorated on at least one half of the shed. There were many large gaps in the roofing so you could clearly see sky from the inside. The entire shed was wobbly when you pushed on corners of it. It was clear there were not any footings or significant structural strength. Water intrusion, termites, and time caused serious wear. This shed was beyond reasonable repair and was hazardous not only to homeowners of 316 Bridge but also to the neighboring property.

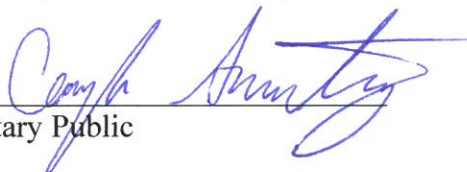
I hereby swear or affirm that the information above is true accurate and complete.


Carl Ware

2-11-23
Date



Subscribed and sworn to before me this the 11 day of February, 2023.


Notary Public

My commission Expires:

7-7-25



File #: 21-04362

DATE: February 28, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration Of New Construction (Accessory) At 724 Fair St.; Jeff Rietveld, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of a new accessory structure at 724 Fair St.

The applicant appeared before the Design Review Committee (DRC) at its October 10, 2022, and February 20, 2023, meetings to discuss the proposal for the construction of the new accessory structure.

APPLICABLE DESIGN GUIDELINES:

Chapter 5- Accessory Structures

PROJECT INFORMATION:

COF Project Number: 8115
District: Hincheyville Historic District
Applicant: Jeff Rietveld
Owner: Jeff Rietveld

BACKGROUND:

The proposal includes the construction of a new accessory structure. The Guidelines state that new accessory structures are to be located behind the rear plane of the principal building. The front facade of a new accessory structure is recommended to be parallel with the principal building's front facade and placed in traditional locations in line with other visible accessory structures in the district. New accessory structures are to be secondary in prominence to the historic principal buildings on the site or in the district. New accessory structures should not block the view of principal buildings from public viewsheds. The new accessory structure should be compatible with and be visually subordinate in size, mass, and height to the principal building they support. The Guidelines also recommend that the size of new accessory structures be subordinate to the principal building and not exceed 1.5 stories; the new structure's footprint should not exceed 50 percent of the principal building's. The new accessory structure and principal building's footprints are not to exceed 35 percent of the lot. The application meets these Guidelines.

- Location and Design- The new accessory structure is intended to be situated in the same general area as the previous accessory structure that the applicant received a Certificate of Appropriateness (COA) in February 2023, to demolish. The overall ridge height of the new construction will be 13'-5 3/4" less than the ridge height of the principal building.
 - On the elevation that faces Fair Street and the principal building, the proposal includes the utilization of three garage doors, three exterior lights, and three windows. The six-pane windows and lights are centered above each garage door. Around these windows, the siding will have a shiplap effect, by being placed flat on the facade. Based on feedback from the February DRC meeting, the applicant chose to proceed with this design over the two-garage door and two-man door design. The applicant will utilize shutters and shutter dogs to match the principal building's. Around each garage door, trim will be used to match the 1920s principal building addition.
 - On the elevation that faces toward the left side of the property, the proposal includes a Greek-Revival detailed porch. Centered above the porch roof is a six-over-six, double-hung window. The porch will consist of four 8"x 8" square columns. Additionally, under the porch roof, a door will be centered under the window and will also have two matching windows on either side of the door. All windows on this facade will utilize shutters and shutter dogs to match the principal building's. The porch base will consist of brick.
 - The rear elevation, which faces the rear of the property, will utilize three six-over-six double-hung windows and three six-pane windows. The detailing from the front elevation of the shiplap siding around the upper story of windows, will be continued on this facade. Stone columns will be utilized on the bottom left and middle sides of the structure, leaving two open bays.
 - On the elevation that faces the right side of the property, will utilize three six-over-six double-hung windows. The applicant will utilize shutters and shutter dogs to match the principal building's. The base of the structure will be constructed out of stone and will utilize a stone pillar on the right side to elevate the structure, leaving an empty bay.

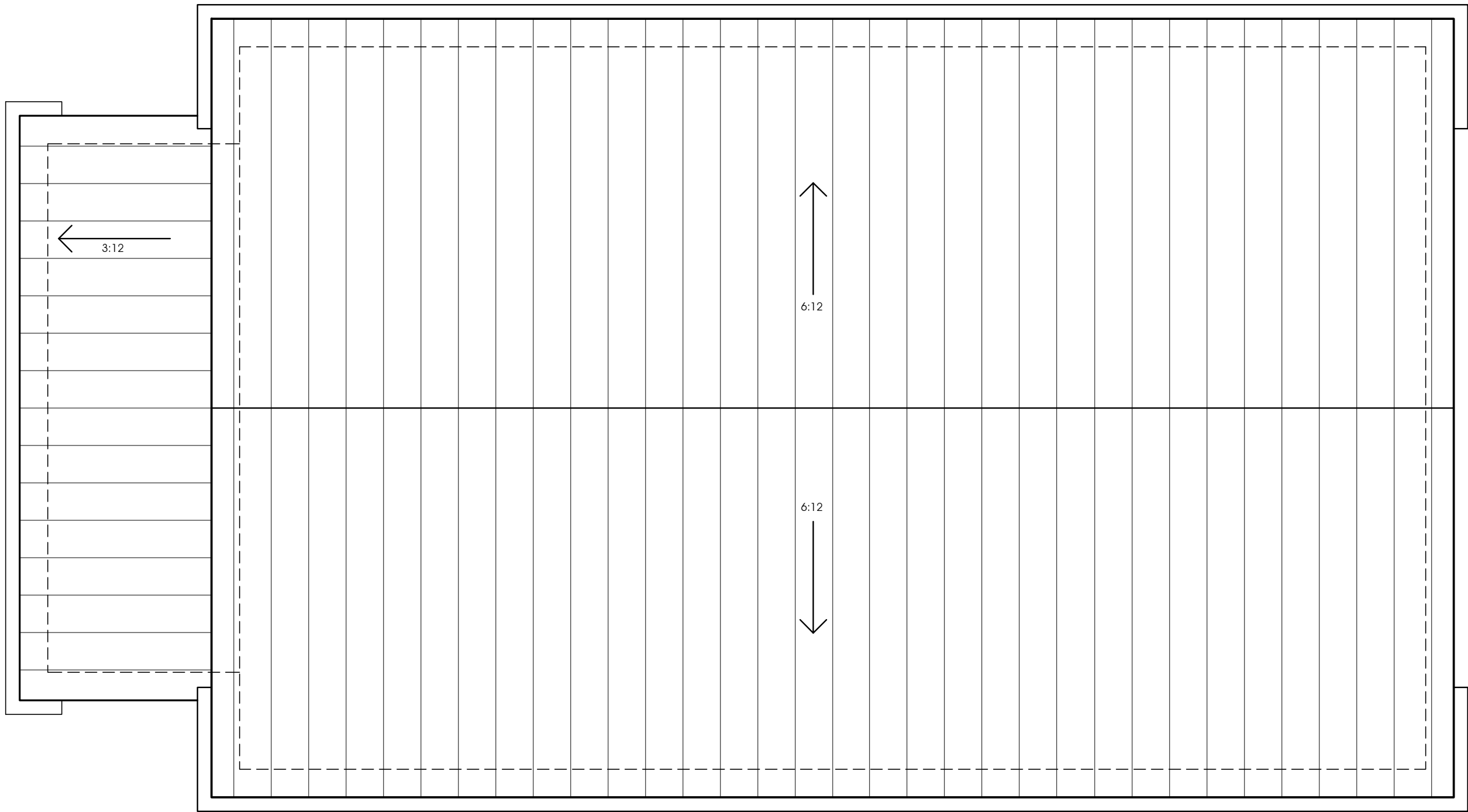
- Materials- The materials of the new accessory structure will utilize composite siding. The Guidelines recommend the reveal of the siding to be consistent with the principal building's. While the applicant is proposing composite siding for the new structure, due to its location in the floodplain, composite siding would be appropriate. A metal, standing seam roof will be utilized on the structure, to match the roofing on the principal building. This roofing will also be utilized on the porch roof. On each corner of the structure, a 4" x 8" pilaster will be utilized with composite corner boards and trim. Per the Zoning Ordinance, materials located below base flood elevation are required to be flood/decay resistant material.

- Size- The footprint of the proposed new accessory structure measures 1,206 sq. ft.(including porch), based on staff's calculations of the submitted floorplan. This equates to 61 percent of the footprint of the lower floor. The Guidelines recommend that upper stories of new accessory structures not exceed 60 percent of the footprints of the lower floors. The applicant has indicated to staff that the lower floor square footage measures 1,256 sq.ft., which equates to 59 percent of the footprint. The total building coverage measures approximately 17 percent of the lot, which is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends that item #4 be approved with the following:

1. The square footage of the upper floor of the accessory structure must be confirmed by staff to measure no more than 60 percent of its footprint, in accordance with the Guidelines.
2. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
3. Accessory structures located within the floodplain shall only be used for parking or storage and shall remain unfinished.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



PROPOSED roof plan
SCALE: 1/8"=1'-0"

RIETVELD RESIDENCE
724 FAIR STREET, FRANKLIN, TN











OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Jeffrey A. and Susan A. Rietveld
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

078C B 007.00 000
(Property Parcel/Tax ID Number)

and located at:

724 Fair St., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Aaron Rietveld and Kevin Coffey
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

[Signature]
Signature

724 Fair St.
Property Owner Mailing Address

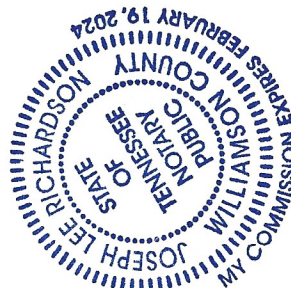
Franklin, TN 37064
City, State & Zip

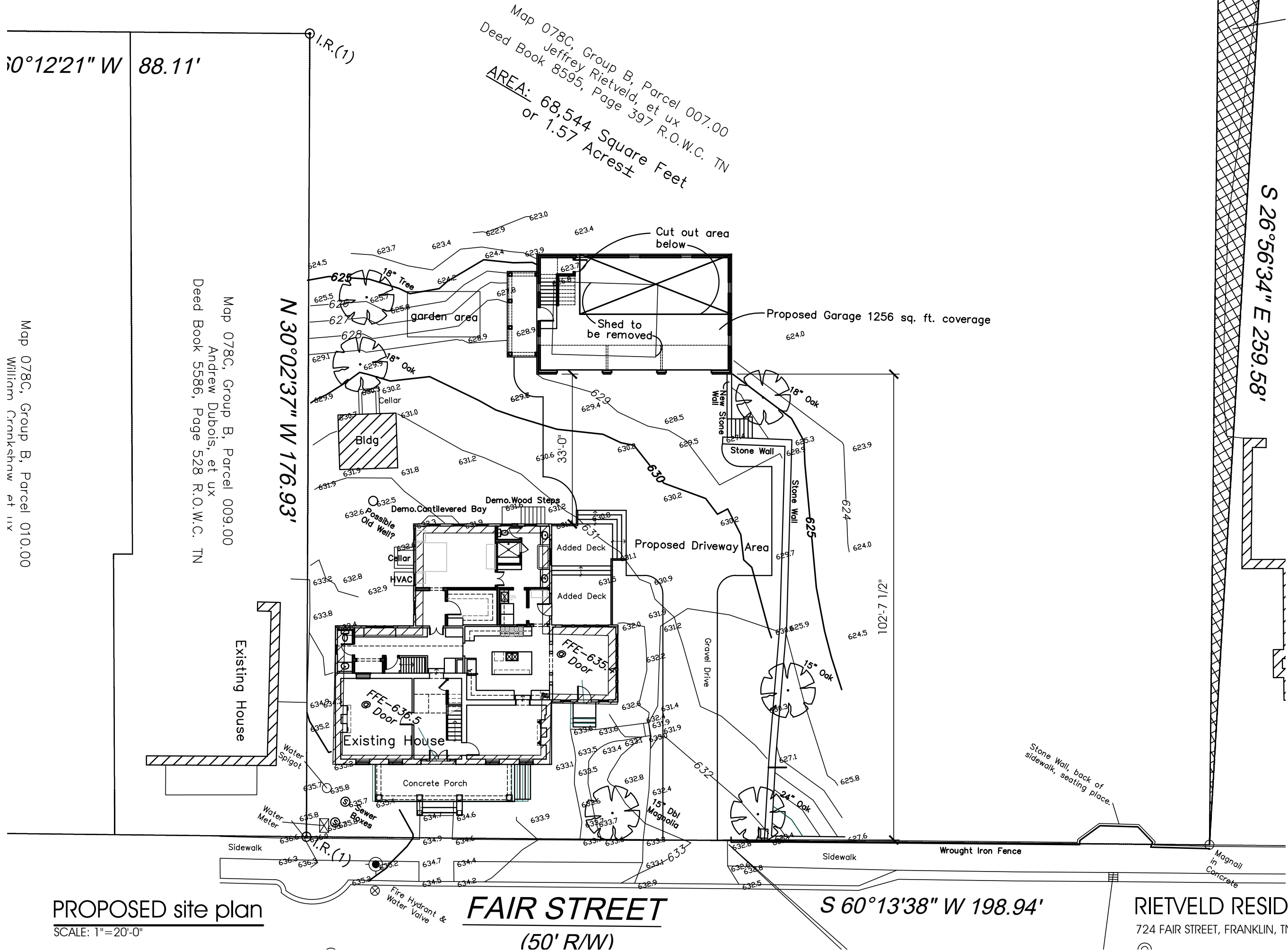
Subscribed and sworn to before me this

6th day of August, 20 21

[Signature]
Notary Public

My Commission Expires: 02/19/2024





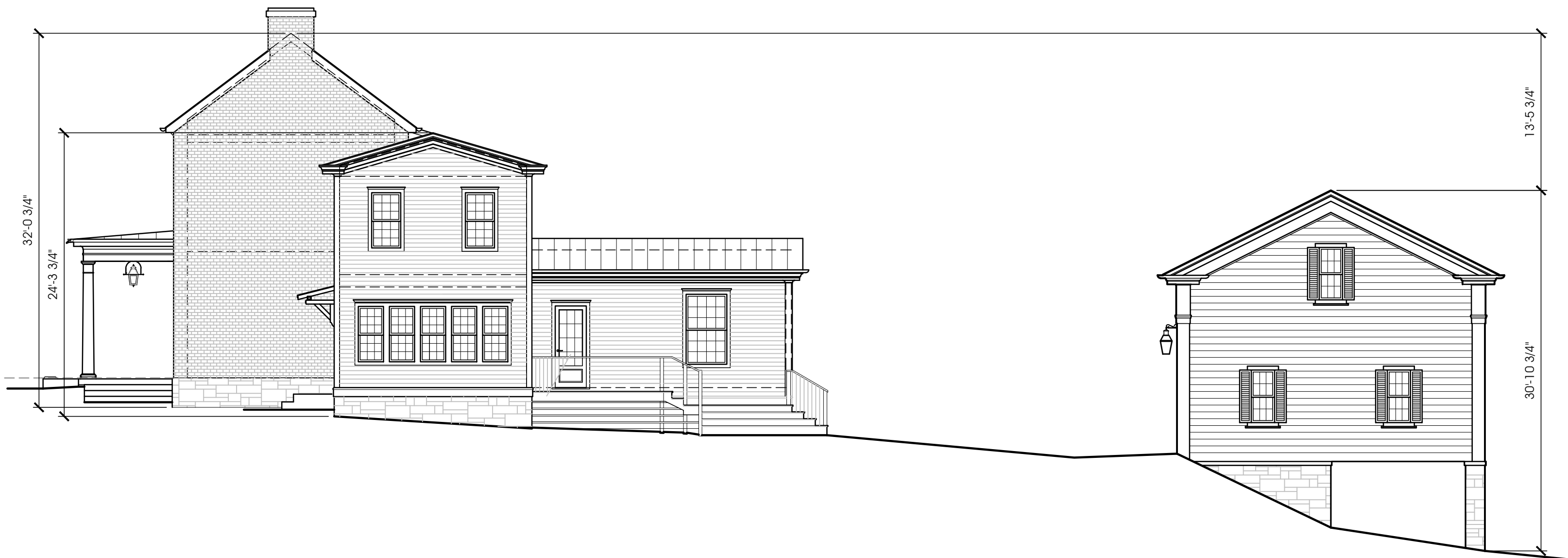
PROPOSED site plan
SCALE: 1"=20'-0"

FAIR STREET
(50' R/W)

S 60°13'38" W 198.94'

RIETVELD RESIDENCE
724 FAIR STREET, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

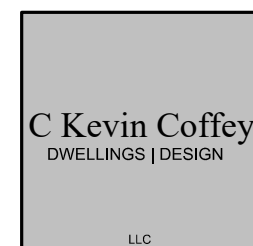


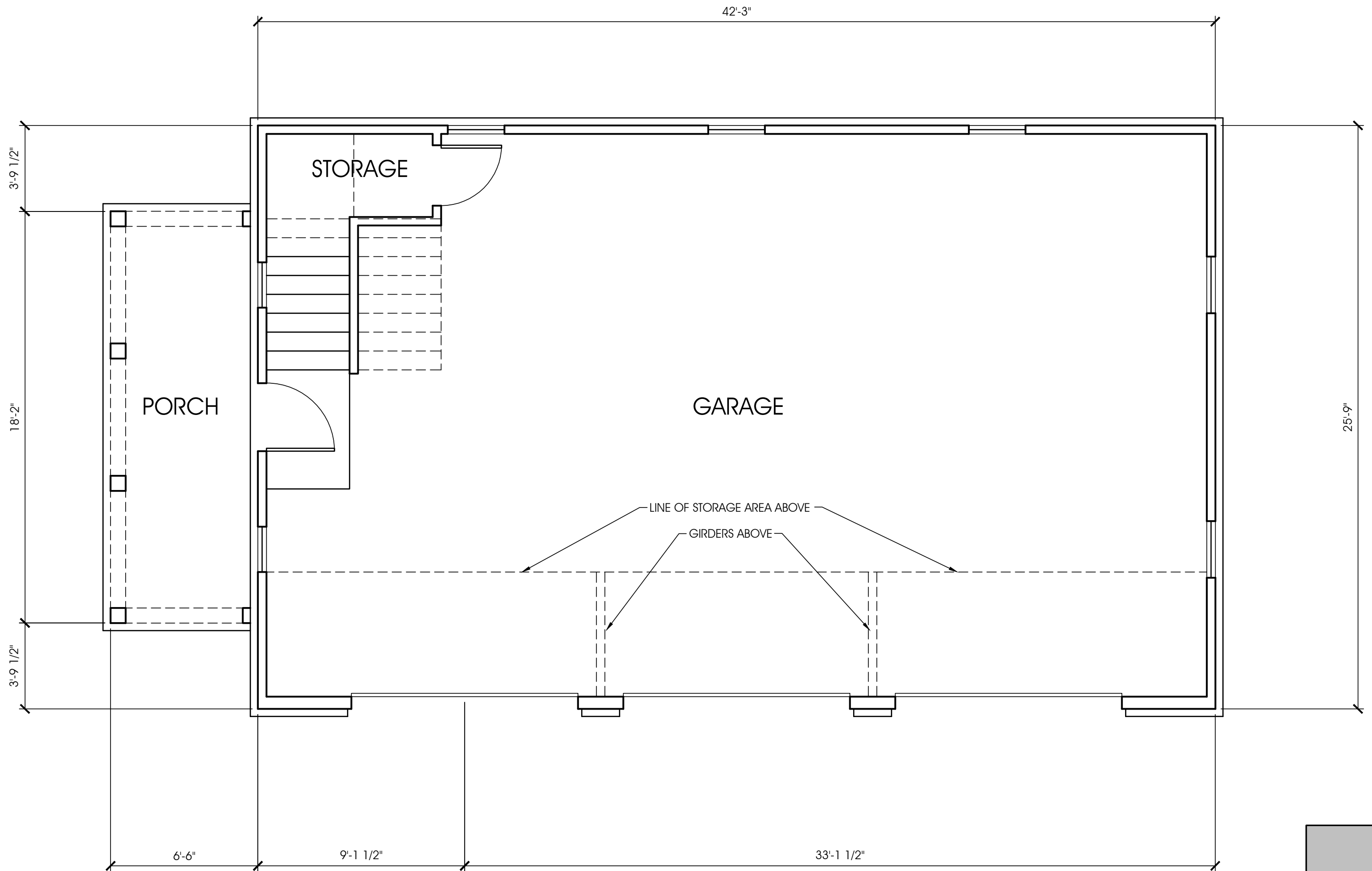
SITE SECTION with main house and garage

SCALE: 1/8"=1'-0"

RIETVELD RESIDENCE

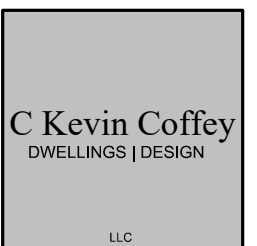
724 FAIR STREET, FRANKLIN, TN

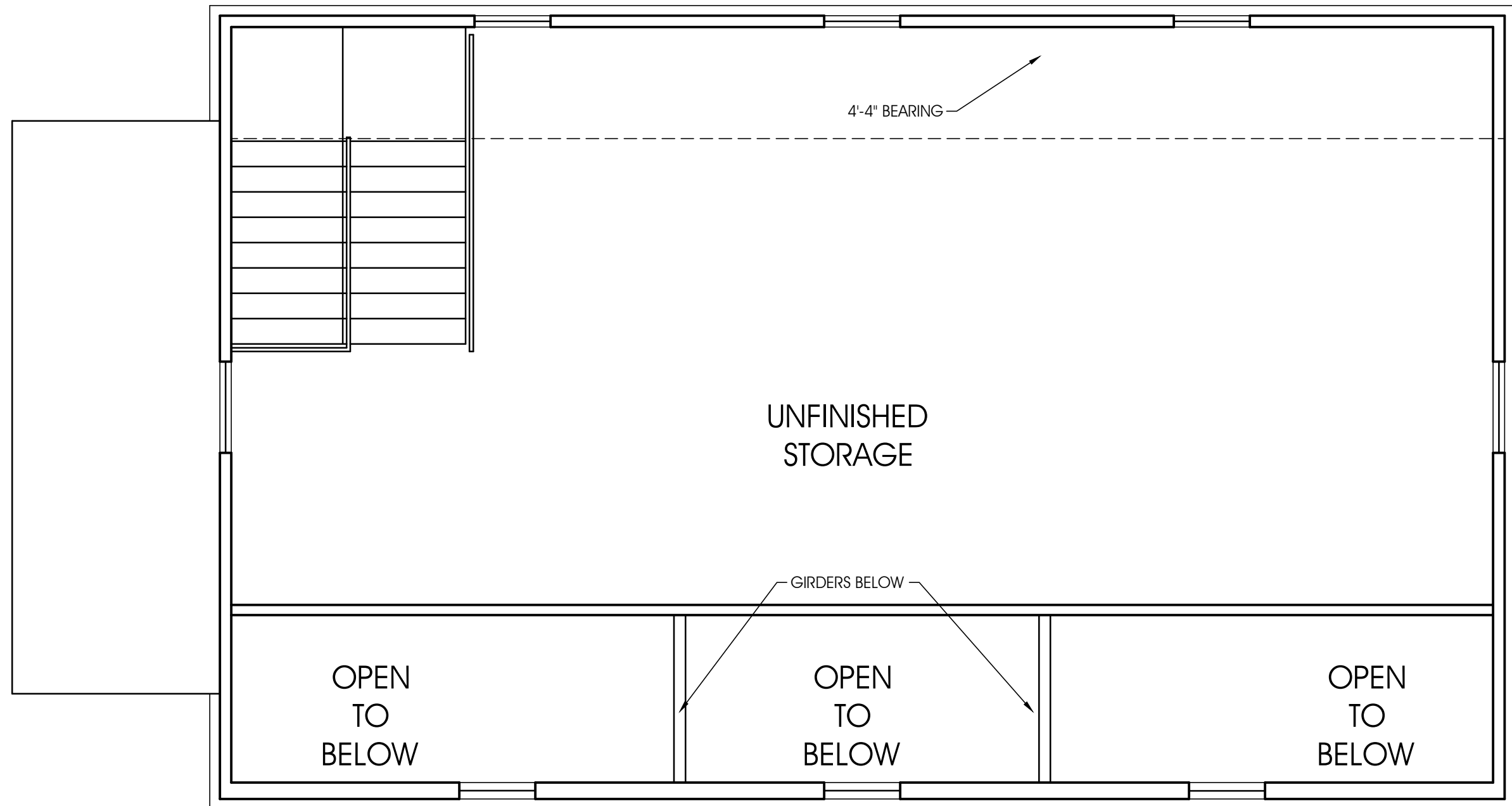




PROPOSED GARAGE main level
SCALE: 1/4" = 1'-0"

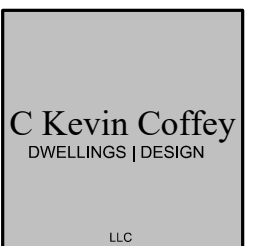
RIETVELD RESIDENCE
724 FAIR STREET, FRANKLIN, TN

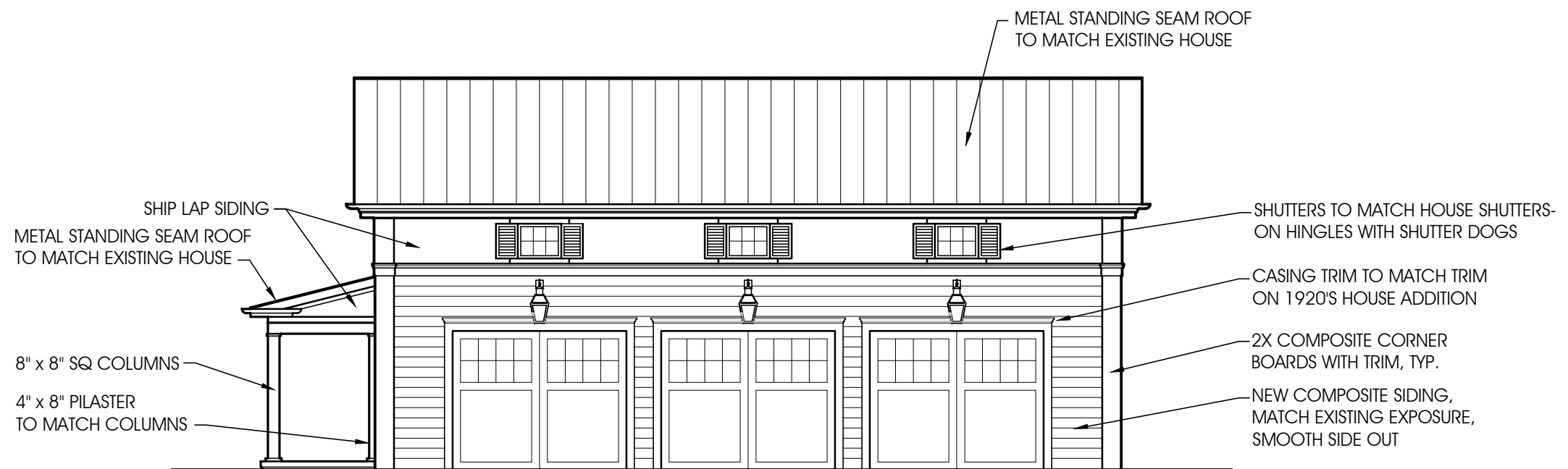




PROPOSED GARAGE upper level storage plan
 SCALE: 1/4"=1'-0"

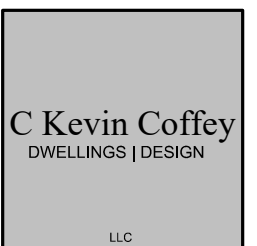
RIETVELD RESIDENCE
 724 FAIR STREET, FRANKLIN, TN

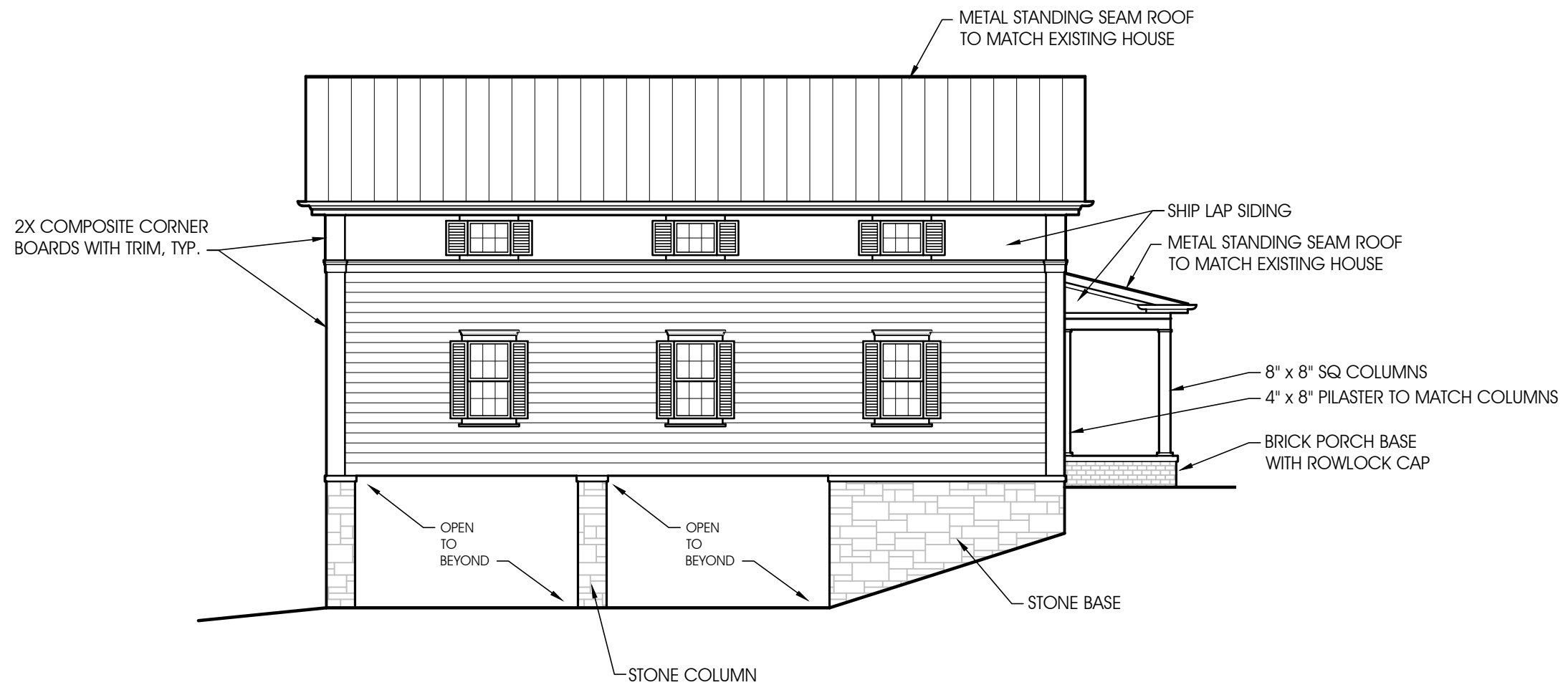




PROPOSED GARAGE front elevation
 SCALE: 1/8"=1'-0"

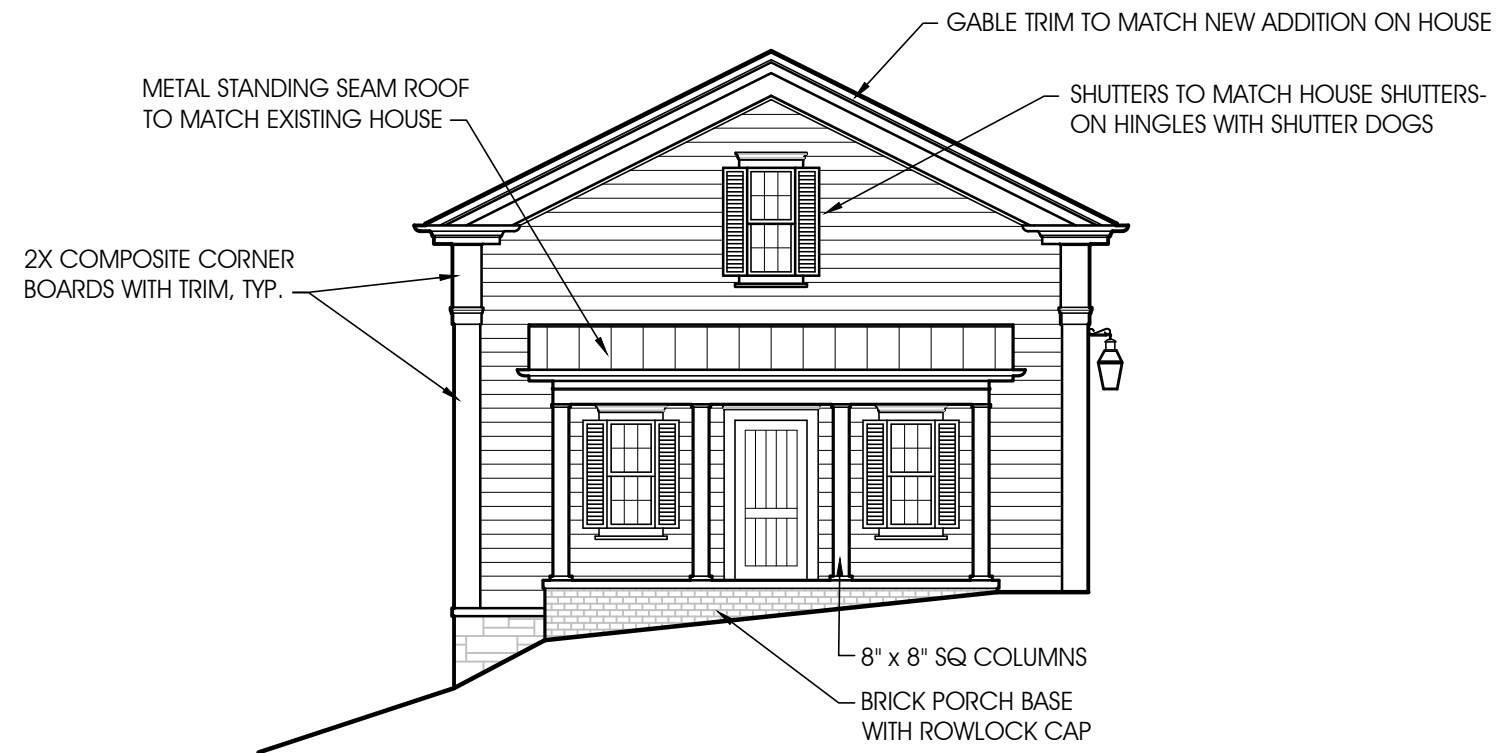
RIETVELD RESIDENCE
 724 FAIR STREET, FRANKLIN, TN





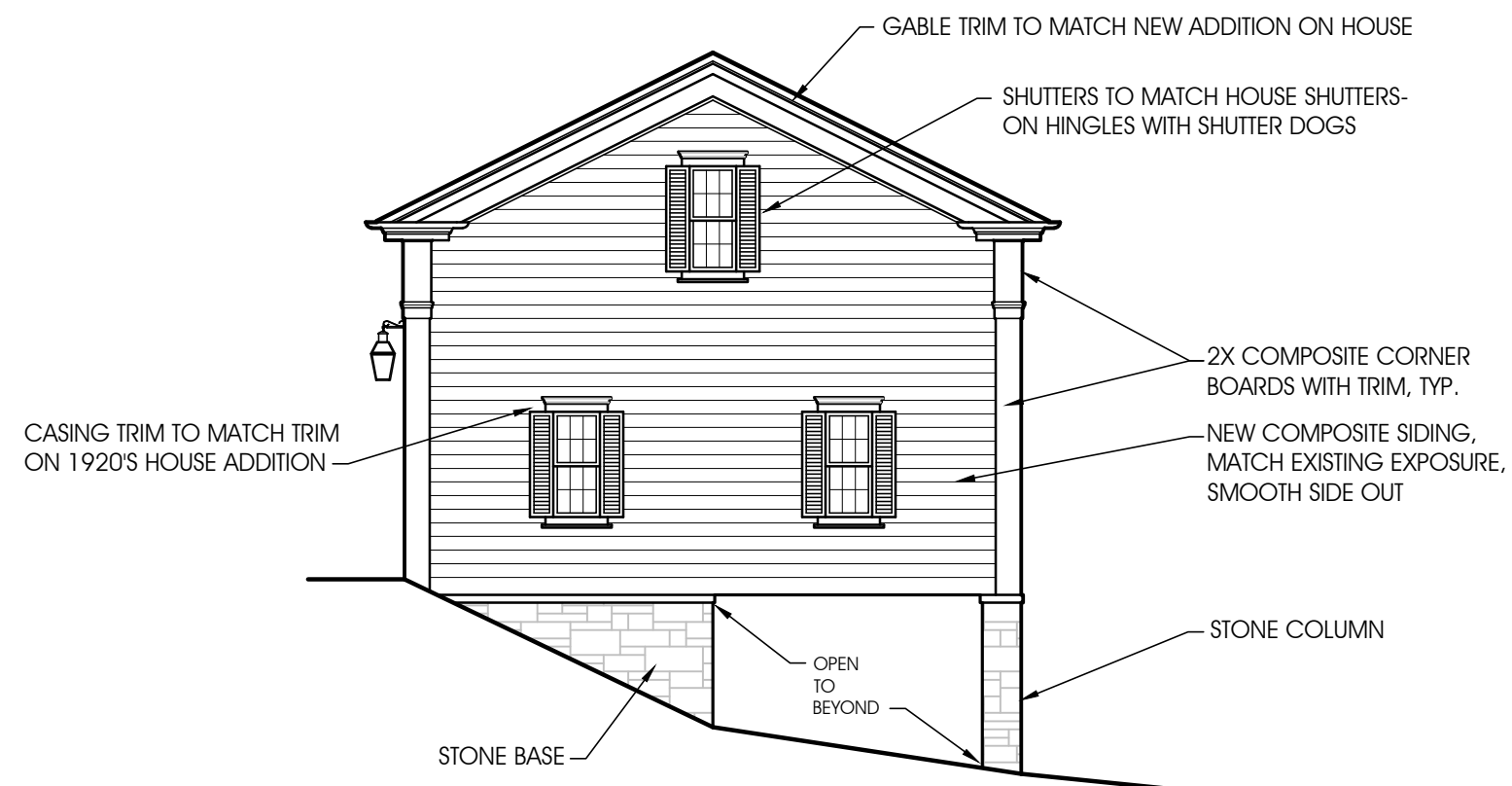
PROPOSED GARAGE rear elevation
SCALE: 1/8"=1'-0"

RIETVELD RESIDENCE
724 FAIR STREET, FRANKLIN, TN



PROPOSED GARAGE left elevation

SCALE: 1/8"=1'-0"

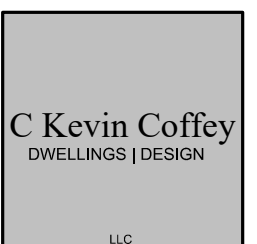


PROPOSED GARAGE right elevation

SCALE: 1/8"=1'-0"

RIETVELD RESIDENCE

724 FAIR STREET, FRANKLIN, TN





File #: 21-04372

DATE: March 1, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Consideration Of Alterations (Dormer Construction) At 723 Glass Ln.; Matthew Powell, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of a dormer onto the principal building located at 723 Glass Ln.

APPLICABLE DESIGN GUIDELINES:

Chapter 2 - Non-Historic Residential Buildings

PROJECT INFORMATION:

COF Project Number: 8116

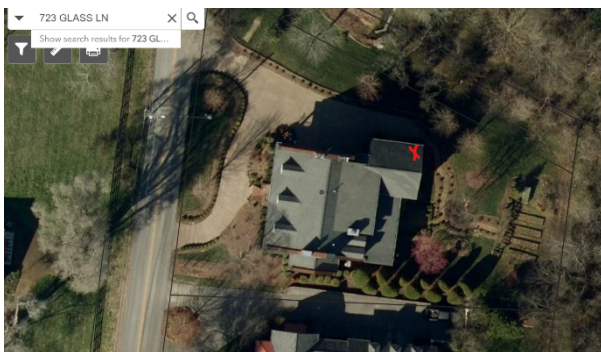
District: Boyd Mill Avenue Historic District

Applicant: Matthew Powell

Owner: Matthew Powell

BACKGROUND:

The applicant is proposing to construct a gabled dormer at the edge of the wall on the roof on the rear and left portion of the building, behind the garage area (see aerial photo below; red X indicates proposed dormer location). The dormer is proposed to allow for the attic space to be finished on the interior. The materials are proposed to match those on the existing non-historic building.



The Guidelines recommend that dormers be appropriately sized and located to fit with the architectural style of the building. Dormers should relate to the style and proportion of the windows on the lower floors. Dormer roof pitch should be at least 3:12 and no less than half the main roof pitch, and dormers should be located below the main ridge of the building. Dormers should be

recessed at least one (1) foot from the exterior building wall, and dormer sidewalls should be located at least 30 inches from the exterior building wall.

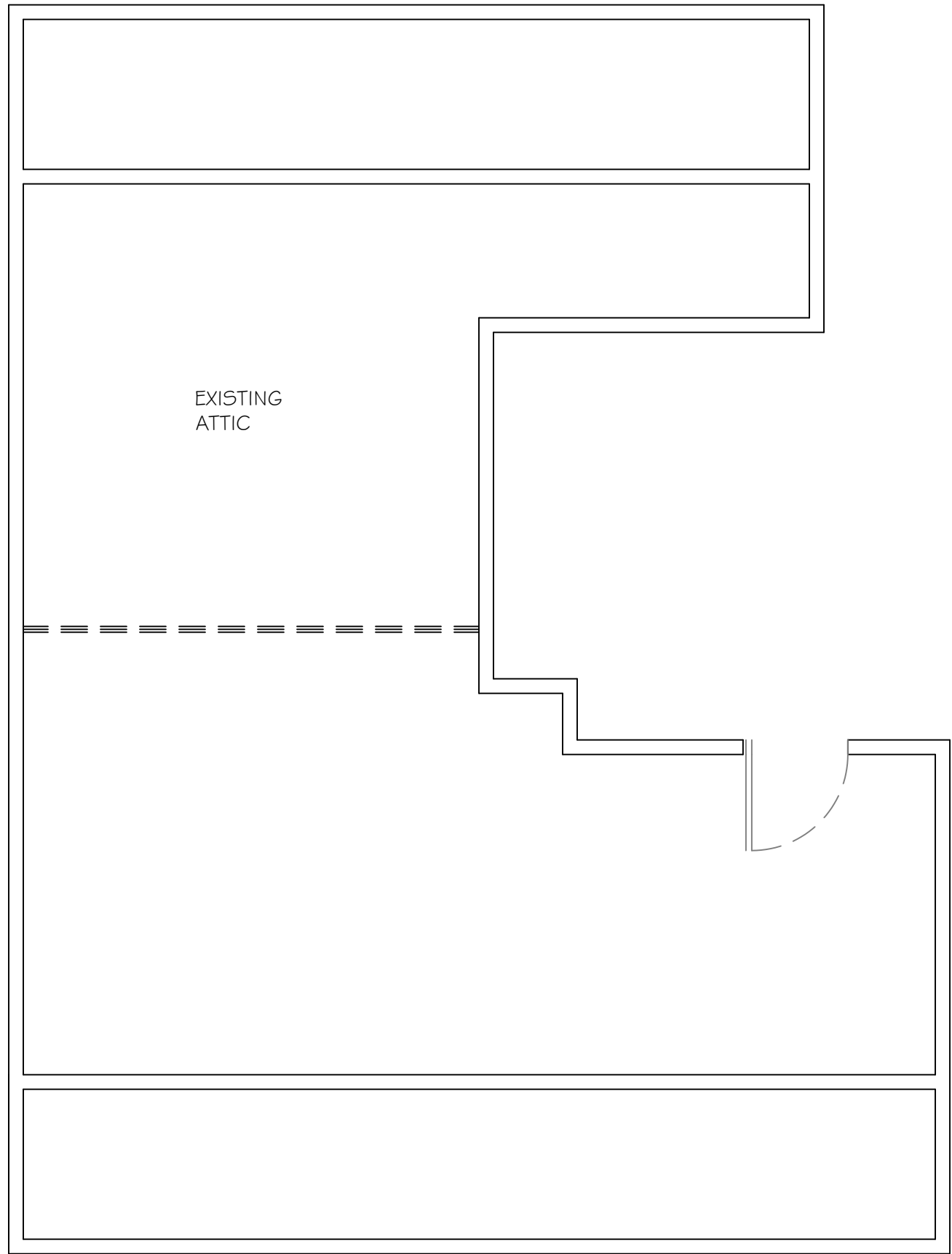
The application proposes the placement of the dormer sidewall near the edge of the exterior wall, which is not in keeping with the recommendations of the Guidelines.



RECOMMENDATION:

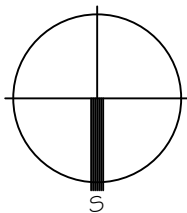
Staff recommends approval of Item #5 with the following conditions:

1. The dormer sidewall shall be recessed at least 30 inches from the exterior building wall, as recommended by the Guidelines.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



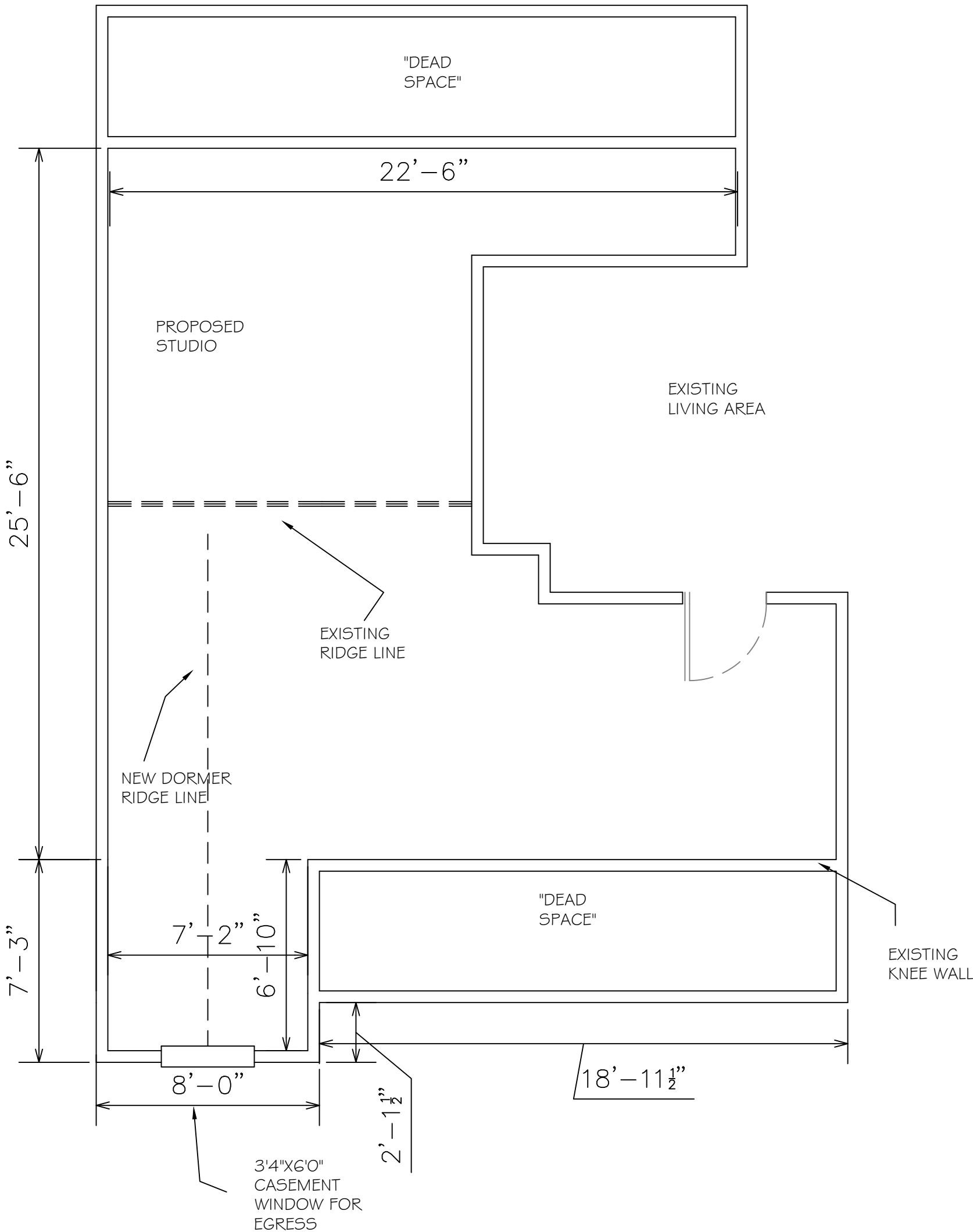
EXISTING FLOOR PLAN

0 1 2 4 1/4" = 1'-0"



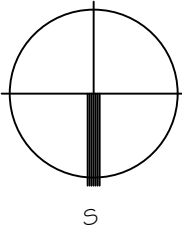
GENERAL DEMOLITION NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND IBC 2018 WITH LOCAL AMENDMENTS. OBTAIN REQUIRED PERMITS.
- REMOVE ONLY AREAS INDICATED.
- DO NOT BEGIN DEMOLITION UNTIL BUILT ELEMENTS TO BE SALVAGED OR RELOCATED HAVE BEEN REMOVED.
- PROTECT EXISTING STRUCTURES AND OTHER ELEMENTS THAT ARE NOT TO BE DEMOLISHED.
- IF HAZARDOUS MATERIALS (LEAD, ASBESTOS, PCB'S AND MERCURY) ARE DISCOVERED DURING DEMOLITION, STOP WORK AND NOTIFY OWNER AND DESIGNER. TEST FOR LEAD PAINT IN AREAS TO BE AFFECTED PRIOR TO CONSTRUCTION. REMOVAL OF ANY HAZARDOUS MATERIAL MUST BE DONE BY A CONTRACTOR OR COMPANY CERTIFIED TO DO THIS REMOVAL.
- REMOVE DEBRIS AND TRASH FROM SITE.
- LEAVE SITE IN CLEAN CONDITION, READY FOR FURTHER WORK.
- CLEAN UP ANY SPILLS OR WIND BLOWN DEBRIS FROM SITE.



PROPOSED FLOOR PLAN

0 1 2 4 1/4" = 1'-0"



GENERAL CONSTRUCTION NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND IBC 2018 WITH LOCAL AMENDMENTS.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR ERROR AFTER CONSTRUCTION BEGINS.
- ALL DIMENSIONS ARE TO BE READ OR CALCULATED AND NEVER SCALED. DIMENSIONS SHOWN ARE FROM FACE OF FINISH, UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN FROM AN EXISTING WALL ARE FROM FACE OF EXISTING FINISH OF THAT WALL.
- ALL STRUCTURAL MEMBERS AND ATTACHMENTS ARE TO BE AS SET FORTH IN THE ENGINEER REPORT FROM SE41 PROJECT 22-0216
- IN AREAS WHERE EXPOSED OR IN AREAS OF NEW CONSTRUCTION, INSTALL INSULATION (LOOSE FILL, BATT OR LOW VOC) FOR THE FOLLOWING R-VALUES:
ATTIC: R-49
VAULTED CEILINGS: R-38
EXTERIOR WALLS: R-19
BAND JOIST: R-30
FLOORS OVER UNHEATED SPACES: R-25
BASEMENT WALLS: R-12
- CAULK AROUND DOORS, WINDOWS AND ALL OTHER OPENINGS OF EXTERIOR WALLS OF HEATED AREA.
- VERIFY USE OF TEMPERED GLASS AS REQUIRED BY LOCAL CODES BEFORE ORDERING WINDOWS AND DOORS.

miller
design

367 Riverside Dr. Franklin, TN 37064

615.674.7777
office@crosspointremodel.com

Additions and Renovations to the
Powell Residence
723 Glass Ln. Franklin, TN 37064

Project # 21-008

For Pricing

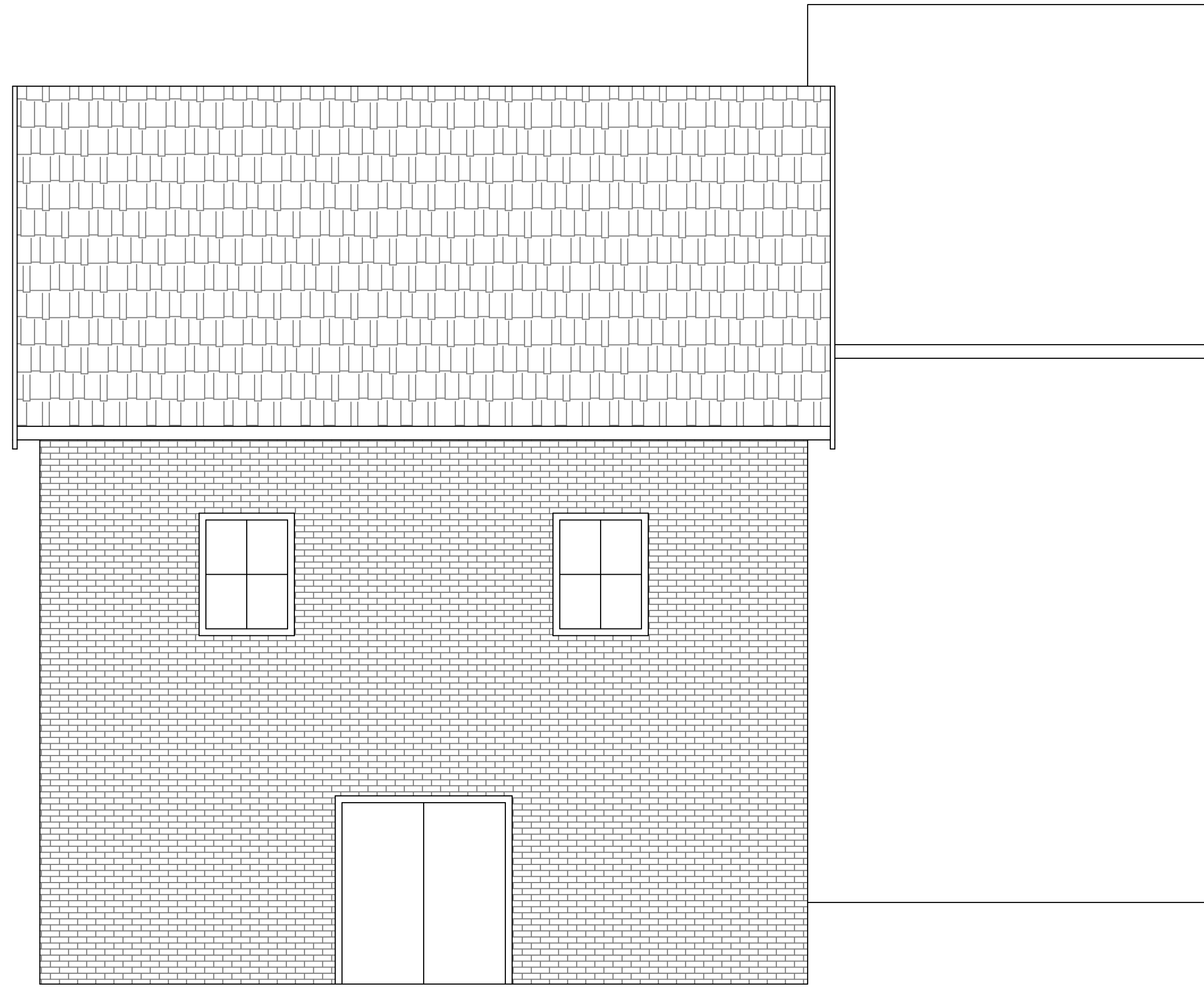
For Pricing

For Pricing 02.24.23

Preliminary 02.20.23

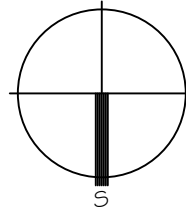
PROPOSED FLOOR
PLAN

A1



EXISTING ELEVATION

0 1 2 4 1/4" = 1'-0"



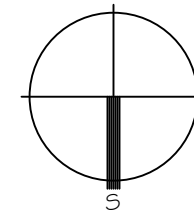
GENERAL DEMOLITION NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND IBC 2018 WITH LOCAL AMENDMENTS. OBTAIN REQUIRED PERMITS.
- REMOVE ONLY AREAS INDICATED.
- DO NOT BEGIN DEMOLITION UNTIL BUILT ELEMENTS TO BE SALVAGED OR RELOCATED HAVE BEEN REMOVED.
- PROTECT EXISTING STRUCTURES AND OTHER ELEMENTS THAT ARE NOT TO BE DEMOLISHED.
- IF HAZARDOUS MATERIALS (LEAD, ASBESTOS, PCB'S AND MERCURY) ARE DISCOVERED DURING DEMOLITION, STOP WORK AND NOTIFY OWNER AND DESIGNER. TEST FOR LEAD PAINT IN AREAS TO BE AFFECTED PRIOR TO CONSTRUCTION. REMOVAL OF ANY HAZARDOUS MATERIAL MUST BE DONE BY A CONTRACTOR OR COMPANY CERTIFIED TO DO THIS REMOVAL.
- REMOVE DEBRIS AND TRASH FROM SITE.
- LEAVE SITE IN CLEAN CONDITION, READY FOR FURTHER WORK.
- CLEAN UP ANY SPILLS OR WIND BLOWN DEBRIS FROM SITE.



PROPOSED ELEVATION

0 1 2 4 1/4" = 1'-0"



GENERAL CONSTRUCTION NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND IBC 2018 WITH LOCAL AMENDMENTS.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR ERROR AFTER CONSTRUCTION BEGINS.
- ALL DIMENSIONS ARE TO BE READ OR CALCULATED AND NEVER SCALED. DIMENSIONS SHOWN ARE FROM FACE OF FINISH, UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN FROM AN EXISTING WALL ARE FROM FACE OF EXISTING FINISH OF THAT WALL.
- ALL STRUCTURAL MEMBERS AND ATTACHMENTS ARE TO BE AS SET FORTH IN THE ENGINEER REPORT FROM SEH PROJECT 22-0216
- IN AREAS WHERE EXPOSED OR IN AREAS OF NEW CONSTRUCTION, INSTALL INSULATION (LOOSE FILL, BATT OR LOW VOC) FOR THE FOLLOWING R-VALUES:
 - ATTIC: R-49
 - VAULTED CEILINGS: R-38
 - EXTERIOR WALLS: R-19
 - BAND JOIST: R-30
 - FLOORS OVER UNHEATED SPACES: R-25
 - BASEMENT WALLS: R-12
- CAULK AROUND DOORS, WINDOWS AND ALL OTHER OPENINGS OF EXTERIOR WALLS OF HEATED AREA.
- VERIFY USE OF TEMPERED GLASS AS REQUIRED BY LOCAL CODES BEFORE ORDERING WINDOWS AND DOORS.

miller
design

367 Riverside Dr. Franklin, TN 37064

615.674.7777
office@crosspointremodel.com

Additions and Renovations to the
Powell Residence
723 Glass Ln. Franklin, TN 37064

Project # 21-008

For Pricing

For Pricing

For Pricing 02.24.23

Preliminary 02.20.23

EXISTING ELEVATIONS

E1



February 20, 2023

Matt Davidson
Crosspoint Construction LLC
367 Riverside Drive
Franklin, Tennessee 37064

SUBJECT: Feasibility Opinion Letter
723 Glass Lane, Franklin, TN
SE&I Project No: 23-0216

At your request, Structural Engineering & Inspections, LLC (SE&I) visited the residential property, located at the address referenced above, on Tuesday, February 7, 2023. The purpose of our visit was to observe the area of the proposed renovation project. It is our understanding that you wish to convert an attic to finished living space.

OBSERVATIONS

Our observations are limited to visible evidence in interior and/or exterior finishes and the areas of exposed structural elements. For purposes of this report, all directions (left, right, front, back, etc.) are taken from the viewpoint of the observer standing in front of and facing the residence. Specific comments may refer to left-hand or right-hand and are taken as facing the object.

The house is a two-story wood framed structure clad with brick veneer and constructed over a basement foundation system. There is an existing unfinished attic space over the back left corner of the house. Below the attic space is bedrooms. Below the bedrooms appears to be an in-law apartment.

The attic ceiling joists are front-to-back spanning 2x8 joists. The joist have a span of between 12'-7" and 15'-6". There is an existing 2-ply 11-7/8" beam at the front right corner of the attic. At the left side of the attic it appears the floor joists bear over the front wall of the bedroom below and therefore there is no flush beam.

The existing ridge appears to be a single ply 2x10. The existing rafters appear to be 2x8s spaced 16" on center. The exterior ends of the rafters are supported onto short pony walls.

It appears that there is a flush beam in the first floor framing below the front wall of the bedroom above. No drywall was removed to expose the flush beam at the time of the site visit. However, the span appear to be 8'-5".

It is our understanding that this attic span is being converted for use as a music recording room. It is our understanding that you would like to add an approximately 8'-0" wide gable end dormer on the left roof. It is our understand that the left exterior wall of the dormer will be located over the left exterior wall of the house. It is our understanding that the dormer ridge will be supported onto a header rafter and not the existing ridge.

No architectural plans have been submitted to our office at this time.

FEASIBILITY

The information described above has been relied upon in forming our professional opinions concerning the feasibility of the proposed renovation project. The opinions and recommendations to follow are based on the prescriptive requirements of the local building code, standards of best practice for residential construction, on-site cursory assessment of the existing conditions, and/or analyses performed in accordance with accepted engineering practice. Our findings are not intended to provide a warranty, guarantee or certification of future performance of the structure and/or its individual components.

It appears structurally feasible to convert the attic into conditioned living space.

Floor Framing

In order to support non-sleeping room floor live load the floor joists must be reinforced. 2x8 S-P-F, Grade #2 NLGA floor joists spaced 16" on center can span a maximum 12'-3". Sister a full length 2x8 S-P-F, #2 NLGA floor joist to the existing to create a doubled 2x8 floor joist every 16" on center. Fasten the members together with construction adhesive and three (3) 10d nails spaced 16" on center and staggered.

The doubled 2x8 floor joists shall be fastened to flush beams via a Simpson Strong-Tie LUS28-2 Face Mounted Hanger. Install hanger per manufactures specifications.

The existing LVL flush beam at the front right corner of the attic is acceptable to support the applied loads. The contractor must verify the floor joists at the left side of the attic bear over the front wall of the bedroom below and there is no hidden flush beam.

Ridge Beam

In order to prevent rafter thrust an engineered ridge beam must be installed. A minimum 2-ply 11-1/4" Boise Cascade Versa-Lam 2.0E 3100 LVL (laminated veneer lumber) ridge beam must be provided. The beam is designed for a maximum clear span of 12'-7". Fasten the beam plies together with a minimum three (3) 16d nail spaced 12" on center.

The rear end of the beam must be supported by a 3-1/2" x 3-1/2" PSL Parallam Column in the wall. This column must be continuous from the floor up to the bottom of the ridge beam. The column is designed for a maximum height of 16'-0". However, the actual height must be field verified by the contractor.

The front end of the beam shall be supported by a 3-ply 2x4 stud pack column that bears down onto the front interior wall of the attic. The 2x4 built-up stud columns must be laminated together using construction adhesive and two (2) 10d common nails (0.148" diameter x 3" long) spaced 6" on center and staggered between laminations.

Provide a minimum 3-ply 2x4 or 2x6 stud pack column in the walls below to transfer the load down to the foundation at each end of the beam.

Additional blocking must be installed between floor joists directly below the built-up stud columns from the bottom of the sub flooring to the top of the wall below.

The contractor must verify that the front interior wall of the in-law apartment is constructed over a thickened slab. Contact our office if there is no thickened slab present.

Provide code compliant collar ties or ridge straps at each rafter pair to address roof uplift forces.

Gable End Dormer

In order to support the front and rear dormer walls a minimum 3-ply 2x8 trimmer rafter must be provided. The trimmer rafters shall be spaced no more than 8'-0" apart. The trimmer rafters are designed for a maximum 14'-0" horizontal clear span.

The right end of the new dormer ridge must be supported by a minimum 2-ply 2x8 header rafter. The header rafter is designed for a maximum clear span of 8'-0". The header rafter shall be fastened to the trimmer rafters with a Simpson Strong-Tie HUS28-2 Face Mounted Hangers.

The new dormer ridge beam shall be a minimum 2-ply 7-1/4" Boise Cascade Versa-Lam 2.0E 3100 LVL member. The beam is designed for a maximum clear span of 12'-0". The new dormer rafters shall be a minimum 2x6 S-P-F, #2 NLGA spaced 16" on center. Provide code compliant collar ties or ridge straps at each rafter pair to address roof uplift forces. The ridge beam can be ripped down to a minimum 6-3/4" depth as needed.

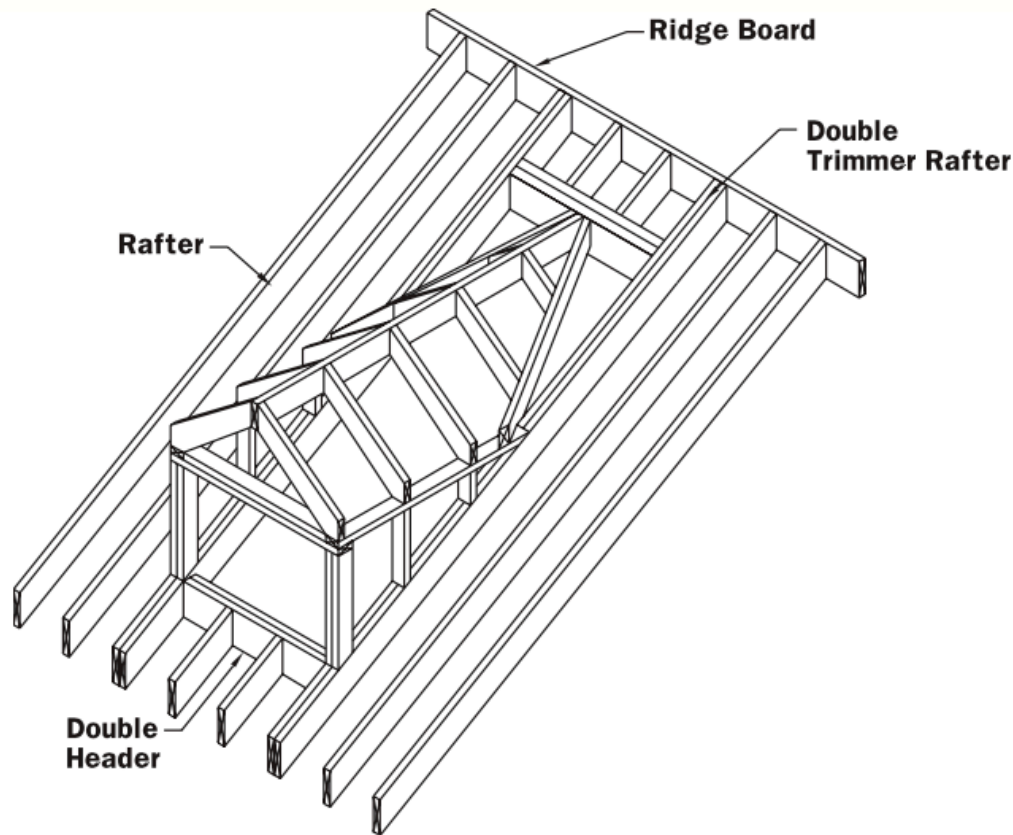
The left end of the dormer ridge beam shall be supported onto a new header via a 3-ply 2x4 stud pack column. The header shall be a minimum 2-ply 2x8 S-P-F, #2 NLGA member with a maximum span of 6'-6". The right end of the dormer ridge shall be fastened to the header rafter with a Simpson Strong-Tie HUS28-2 Face Mounted Hanger.

See detail below from the Wood Frame Construction Manual (WFCM). Note that the detail below shows a lower header rafter. However, we have assumed the exterior dormer wall will be constructed directly over the exterior wall of the house. The studs at the left exterior wall of the dormer must be full height from the floor to the top plate.

The header rafters shall be fastened to the trimmer rafters with two (2) Simpson Strong-Tie A35 Framing Angle (one on each side).

Fasten together multi-ply 2x8 members with construction adhesive and three (3) 10d nails spaced 16" on center and staggered.

Figure 3.11b Roof Openings - Gable Dormer



First Floor Flush Beam

The contractor must verify or provide a minimum 2-ply 9-1/4" LVL below the front wall of the bedroom above. The beam is designed for a maximum clear span of 8'-5". Fasten the beam plies together with a minimum two (2) 16d nail spaced 12" on center.

Contact our office as needed for hanger specifications at this assumed flush beam.

Each end of the beam must be supported by a minimum 3-ply 2x4 or 2x6 stud pack column. See above for stud pack column nailing schedule.

The contractor must verify that the front interior wall of the in-law apartment is constructed over a thickened slab. Contact our office if there is no thickened slab present.

Architectural Plans

We recommend you acquire architectural plans for this proposed renovation project. We have provided no recommendations for egress compliance, energy efficiency, or MEP. We recommend these plans have existing and proposed partial floor plans and elevations in the area of the renovation. Once the plans are complete we recommend submitted them to our office for review. After reviewing the plans we can update our recommendations as needed.

LIMITATIONS

SE&I performed a limited site survey of the existing conditions of the residence in an attempt to gather adequate information to form professional opinions concerning the feasibility of the proposed renovation project described by our client. We have relied upon the information gathered to develop our findings, opinions, and recommendations. In existing construction, many of the structural components and systems are covered by interior and exterior finishes that prevent observation and assessment of their condition. We have not been authorized to perform any destructive (or nondestructive) evaluation or testing, unless specifically noted above. Our assumptions must be verified by removing finishes to expose the framing before proceeding with structural demolition. A detailed evaluation and analysis of every structural member, even where visible, is beyond the scope of services for this report.

Although our report may be considered “final”, additional information may become available from other sources for many reasons, including receipt of other’s reports or additional investigative activities. Newly discovered evidence and information can affect the opinions stated within this report. Therefore, we reserve the right to amend the report to the extent dictated by the new information.

If I can be of any further assistance, please do not hesitate to call.

Respectfully submitted,

Structural Engineering & Inspections, LLC

Jonathan Taylor, PE
Structural Engineer



PHOTOGRAPHS



Photo 1: Front view of the subject property.



Photo 2:



Photo 3:



Photo 4:



Photo 5:



Photo 6:



File #: 21-04371

DATE: March 1, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Consideration Of Principal Structure Partial Demolition, Addition, Alterations (Siding, Chimney, Windows, Doors, Side Porch, Lighting, Hardscapes) And Accessory Structure Alterations (Siding, Lighting, Windows, Doors) At 1009 Fair St.; Amanda McCreary, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a Certificate of Appropriateness (COA) application for a series of work at 1009 Fair St., as follows:

- the partial demolition of the principal building through the removal of a non-historic addition;
- the removal of the side porch on the principal building;
- the construction of a new addition at the location of the addition proposed for removal;
- the replacement of the siding material on the principal building and accessory structure;
- the extension of the chimney through the roof and the refacing of its exterior material;
- various window and door removals, replacements, and additions on both the principal building and the accessory structure;
- new light fixtures;
- alterations to the driveway and walkway areas; and
- the replacement of the doors on the accessory structure.

The applicant discussed the proposal at the February 2022 DRC meeting. Proposals related to the front porch have been requested by the applicant to be postponed until such time additional information is available to share with the HZC.

APPLICABLE DESIGN GUIDELINES:

Chapter 2 - Historic Residential Buildings
Chapter 5 - Historic Accessory Buildings
Chapter 6 - Site & Setting
Chapter 10 - Demolition & Relocation

PROJECT INFORMATION:

COF Project Number: 8117
District: Hincheyville Historic District

Applicant: Amanda McCreary
Owner: Patrick Ogle

BACKGROUND:

Partial Demolition—The proposed partial demolition consists of the removal of a rear mudroom addition and the removal of a side porch from the right facade. The Guidelines recommend against the demolition of historic buildings or structures that maintain historic or architectural integrity. While the exact age of the addition and porch are unknown, the addition does not appear to be present on the 1950s Sanborn Map of the property, and it features non-historic building materials. Side porches of this nature have been added, typical, over historic entrances stoops, as is the case here. As such, the removal of both the addition and the side porch would not adversely affect the district's historic character.

Addition—The proposed 88 sq. ft. addition will be located on the rear of the historic building, in the same location as the area where the partial demolition is proposed. The addition is designed to be inset from the existing house. The application indicates that the addition will consist of a wood lap siding that will distinguish it from the proposed wood shake on the original portion of the building. As such, the addition is consistent with the Guidelines.

Siding—The application proposes to remove asbestos siding from the principal building in order to restore the wood shake that investigation has indicated is underneath it. The application also proposes to remove asbestos siding from the accessory structure, as one of the interior walls indicates that wood shake was/is underneath it as well. The Guidelines support the removal of synthetic siding and restoring the house's appearance through restoration of original siding materials. If original siding exists under the asbestos siding, the applicant should repair the original wood siding. The applicant must minimize replacement of wood siding to elements that are so severely damaged that replacement is the only option, with no more than 25 percent of a facade's total square footage being replaced unless significant deterioration can be demonstrated.

Siding is also proposed to be replaced on the non-historic addition to the building. Wood lap siding is proposed. Due to its age, this is appropriate.

Chimney—The left facade chimney appears to have been parge-coated at some point in time, as evidenced by the appearance of the chimney from the attic space. The application proposes to resurface the chimney with brick. Further, the chimney does not extend to vent through the roof, so the proposal includes altering it to do so. The Guidelines recommend that one preserve and maintain chimneys and to avoid covering them with stucco or any other treatment. Because evidence indicates that the chimney has been resurfaced in the past, removing the parge coating is appropriate. The Guidelines recommend cleaning the masonry by using the least abrasive means possible. Adding a brick veneer over the parge coating, however, is not entirely in keeping with the Guidelines, as repairing or replacing the damaged masonry with new masonry that matches as closely as possible the historic color, texture, and profile of the original is more appropriate.

Principal Building Windows and Doors—A series of fenestration alterations are proposed, as described below:

- the replacement of the existing windows on the right facade of the historic addition with taller windows, sized to meet egress requirements;
- the placement of a new window on rear facade;
- the placement of new clerestory windows on the rear facade, at the location of existing windows;
- the placement of new double window at the location of an existing single window on the left facade;

- the placement of a new window at the location of an existing door, near the rear of the building;
- the replacement of an existing window at the far rear and right facade of the building with a new door and
- the replacement of the front door with a new door design.

Per Guidelines, windows should not be added to front or readily visible facades, and new windows should match the historic materials found on the building. As such, all proposed window alterations are consistent with the Guidelines. The Guidelines also recommend that original entrance doors be preserved and maintained; the application notes that the door is not original, as it does not have wavy glass. The proposed front door is a 2/3 lite profile, and it consists of solid wood. The Guidelines recommend that new entrance designs be appropriate for the style and age of the building, so the proposed alteration is appropriate.

Lighting—A new light fixture is proposed at the front facade of the principal building, next to the entrance. New lighting is also proposed at the accessory structure. The Guidelines support the use of period-appropriate lighting. No light fixtures have been included within the application for consideration, however.

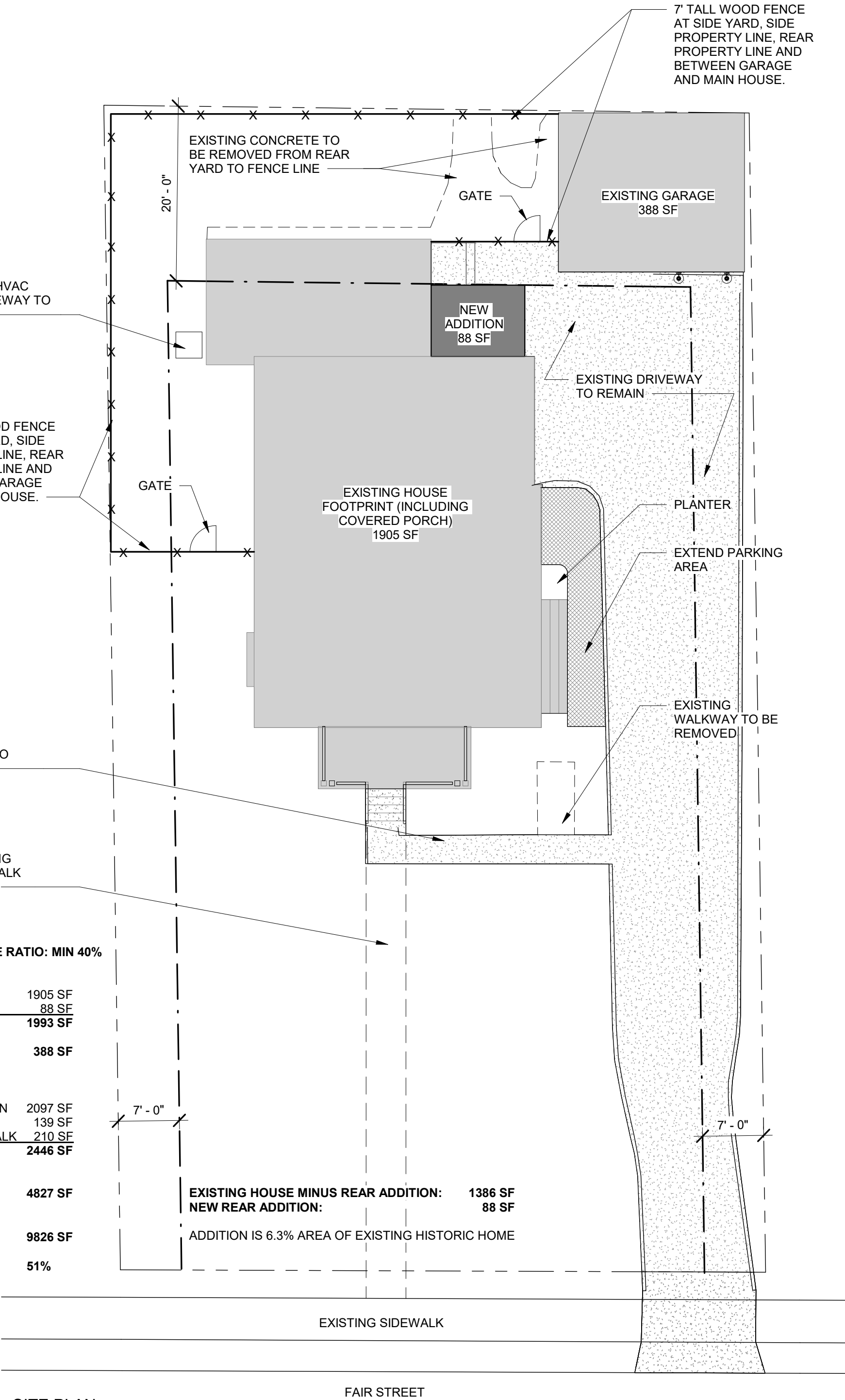
Driveways/Walkways—The proposal includes extending the driveway area toward the principal building, in the area where the side porch is proposed to be removed. This request is consistent with the Guidelines. The proposal also includes the removal of the existing walkway that connects from the driveway to the front entrance and its replacement with a walkway that connects the front entrance to the street. This is also consistent with the recommendations of the Guidelines, though the walkway materials have not been specified for review.

Accessory Structure Windows & Doors—The proposal includes the replacement of the non-historic garage doors with new fixed carriage doors. The design of the proposed doors is of similar proportion and materials to those on accessory structures traditionally found in the district. New windows are also proposed to be added to the left and rear facades, the latter of which is proposed within existing framing. These alterations are consistent with the Guidelines.

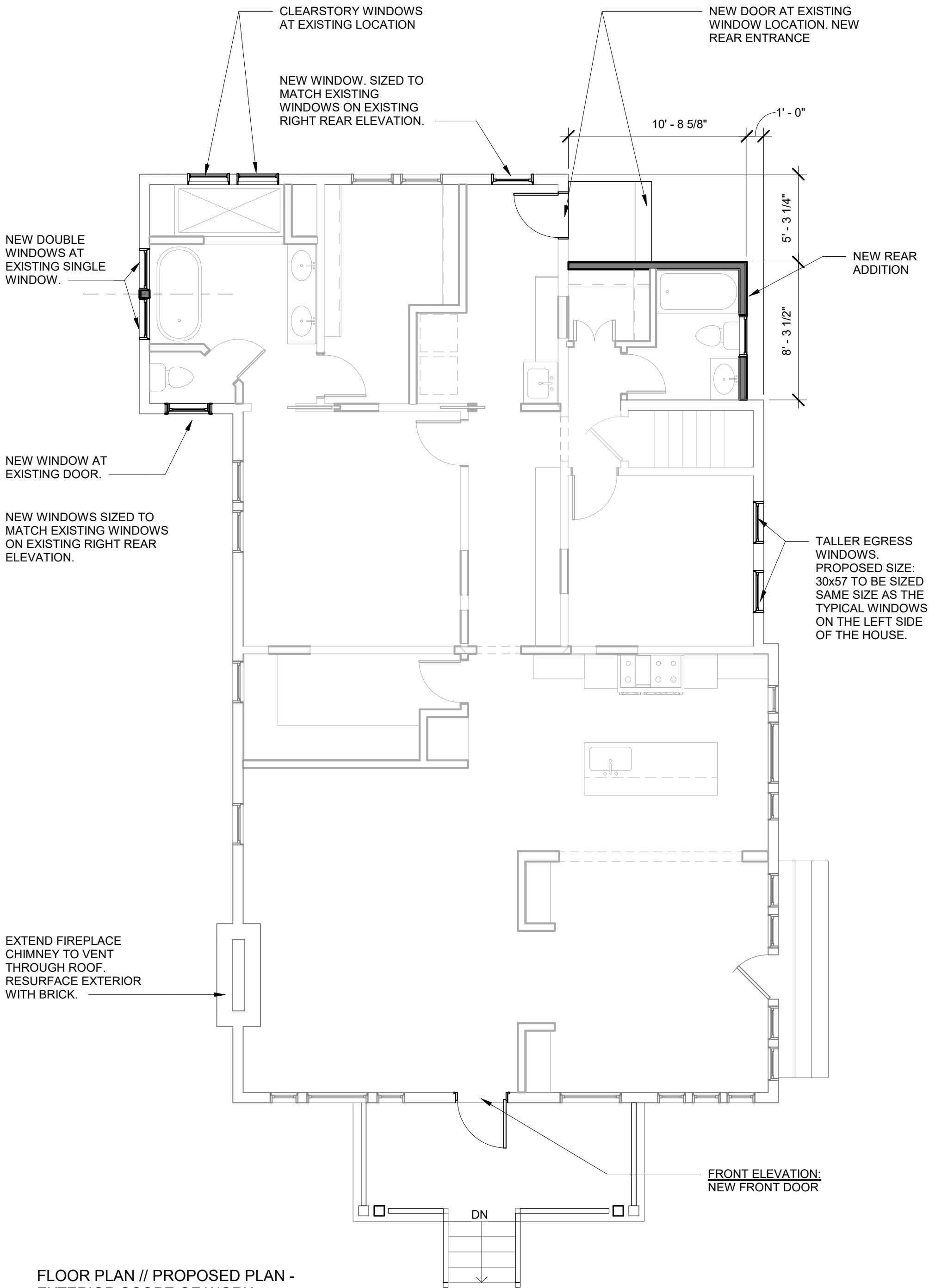
RECOMMENDATION:

Staff recommends approval of the proposal with the following conditions:

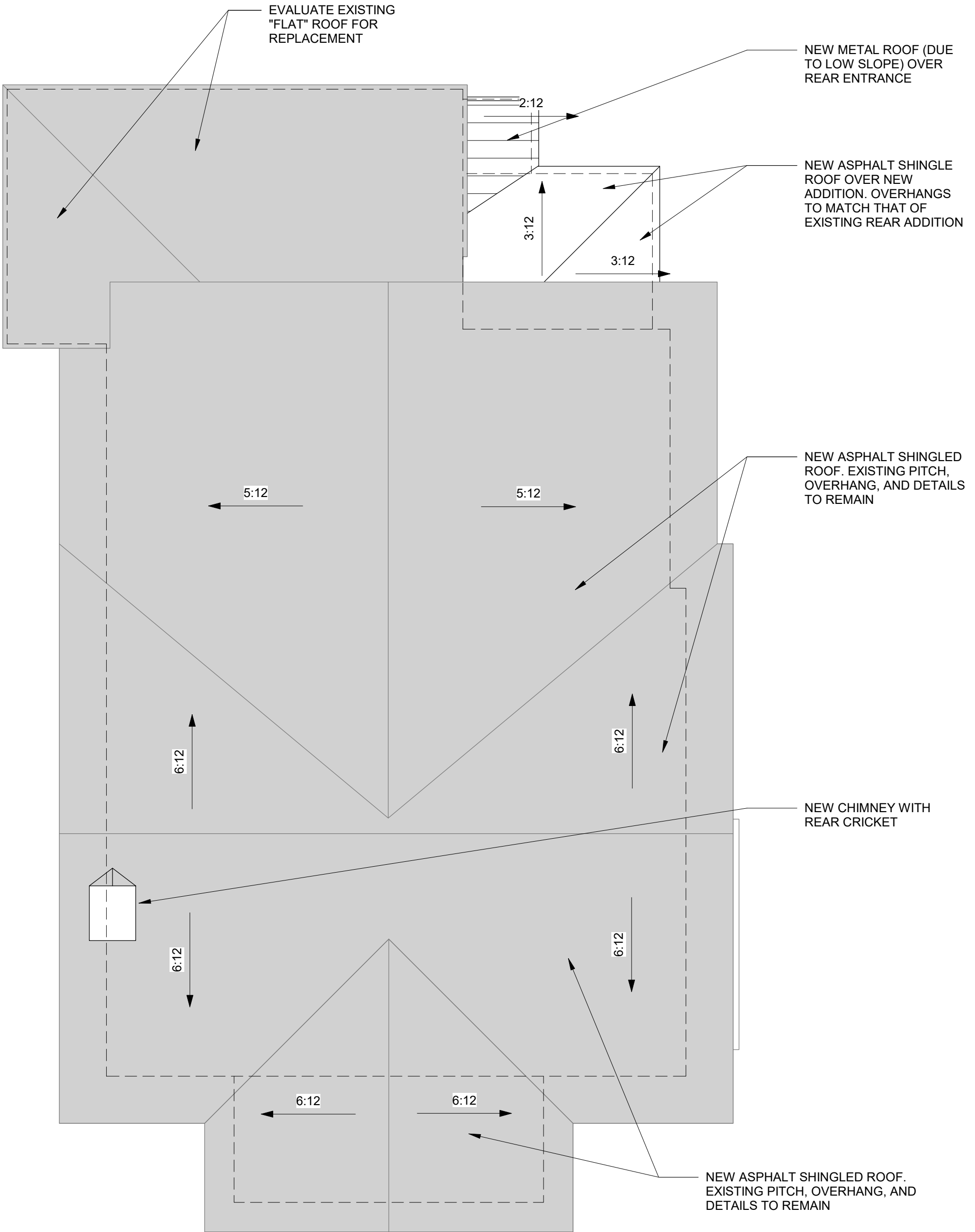
1. The applicant may remove the parge coating from the chimney, but refacing the chimney in brick is not appropriate in light of the Guidelines.
2. Because light fixtures have not been submitted, the applicant must provide the proposed light fixture specifications to the Preservation Planner for consideration and approval prior to work commencing.
3. The proposed walkway material must be submitted to the Preservation Planner for consideration and approval prior to work commencing.
4. The applicant must work with the Preservation Planner to determine the state of repair of the siding that is present underneath the asbestos siding and to determine the appropriate percentage of replacement, if needed.
5. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
6. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



1 SITE PLAN
3/32" = 1'-0"



1 FLOOR PLAN // PROPOSED PLAN -
EXTERIOR SCOPE OF WORK
3/16" = 1'-0"



1 ROOF PLAN
3/16" = 1'-0"



FRONT RIGHT



REAR RIGHT

SCOPE OF WORK - TYPICAL OF ENTIRE HOUSE

- EXISTING ROOF IS STRUCTURALLY COMPROMISED. ROOF WILL REQUIRE STRUCTURAL REPAIRS. SOME FRAMING MEMBERS AND ALL OF THE SHEATHING WILL BE REPLACED.
- CARE WILL BE TAKEN ON OVERHANGS TO RETAIN AS MUCH HISTORIC EAVE DETAILING AS POSSIBLE. COMPROMISED COMPONENTS TO BE REPLACED IN KIND.
- REPAIR ANY DETERIORATED WOOD FASCIA AND SOFFIT BOARDS.
- RETAIN ALL KNEE-BRACE BRACKETS AND REPAIR WHERE NECESSARY.
- REPLACE ROOF WITH NEW ARCHITECTURAL ASPHALT SHINGLE. CERTAINTED LANDMARK OR SIMILAR.
- REMOVE EXISTING ASBESTOS SIDING.
- NEW HALF ROUND GUTTERS AND ROUND DOWNSPOUTS
- REMOVE EXTERIOR STORM WINDOWS
- REPAIR HISTORIC WINDOWS TO BE OPERATIONAL
- REPAIR AND PAINT EXISTING PARGE COATED FOUNDATION

STRUCTURAL SAG OF EXISTING ROOF STRUCTURE TYPICAL THROUGHOUT

ASBESTOS SIDING ON MAIN HOUSE.



FRONT OF HOUSE, SHOWING STRUCTURAL SAG

OVERHANGS SAG AT EXTERIOR WALL



REAR OF HOUSE, SHOWING STRUCTURAL SAG

1009 FAIR STREET

- YEAR BUILT: 1930



FRONT ELEVATION

SCOPE OF WORK - FRONT ELEVATION

- DISCUSSION:
- FRONT DOOR
 - NEW LIGHT FIXTURE AT FRONT DOOR

NOTE: FRONT PORCH WILL REQUIRE MORE STUDY AND INVESTIGATION. WILL SUBMIT FRONT PORCH AT LATER DATE.

CLEAR BEVELED GLASS
DOOR (NOT WAVY).



PROPOSED FRONT DOOR

2/3 LITE, SOLID WOOD FRONT DOOR





RIGHT ELEVATION

EGRESS WINDOWS AT THIS LOCATION

NEW DOOR AT THIS LOCATION

SCOPE OF WORK - RIGHT ELEVATION

- REMOVE SIDE PORCH.
- DUE TO FOOTPRINT OF EXISTING HOME AND DESIRE TO KEEP THE HOUSE RENOVATIONS WITHIN SCALE (I.E. NOT POP UP A SECOND FLOOR OR PROVIDE A LARGE ADDITION), WE NEED TO ENLARGE WINDOWS AT REAR PORTION OF THE HOME TO PROVIDE EGRESS FOR A BEDROOM.
- REMOVE EXISTING MUDROOM ADDITION AND ADD NEW (SEE NEXT SHEET)
- NEW DOOR AT WINDOW ON RIGHT SIDE OF FURTHEST REAR ADDITION

SCOPE OF WORK - REAR ELEVATION

- NEW CLEARSTORY WINDOWS AT EXISTING FAR RIGHT DOUBLE WINDOWS
- NEW WINDOW AT REAR MUDROOM ENTRANCE



REAR ELEVATION

NEW WINDOW

NEW CLEARSTORY WINDOWS AT THIS LOCATION



FRONT RIGHT SIDE ENTRANCE

REMOVE SIDE PORCH (RETAIN SIDE DOOR)



STAIRS UNDER EXISTING SIDE PORCH. INVESTIGATE CONDITION AFTER REMOVAL OF SIDE PORCH AND WORK WITH STAFF FOR REPAIR OR NEXT STEPS.



REAR ADDITION

SOME BOARDS HAVE BEEN REPLACED WITH WOOD GRAIN HARDIE SIDING



REAR RIGHT

SCOPE OF WORK - REAR MUDROOM

- REMOVE REAR MUDROOM
- MUDROOM CURRENTLY HAS ALUMINUM WINDOWS AND ALUMINUM STORM DOORS
- KITCHEN (NEXT TO THE MUDROOM) APPEARS TO BE A 1970s RENOVATION. ARGUMENT COULD BE MADE, DUE TO ALUMINUM WINDOW AND STORM DOORS, THIS MUDROOM WAS ADDED AT THAT TIME AS WELL.



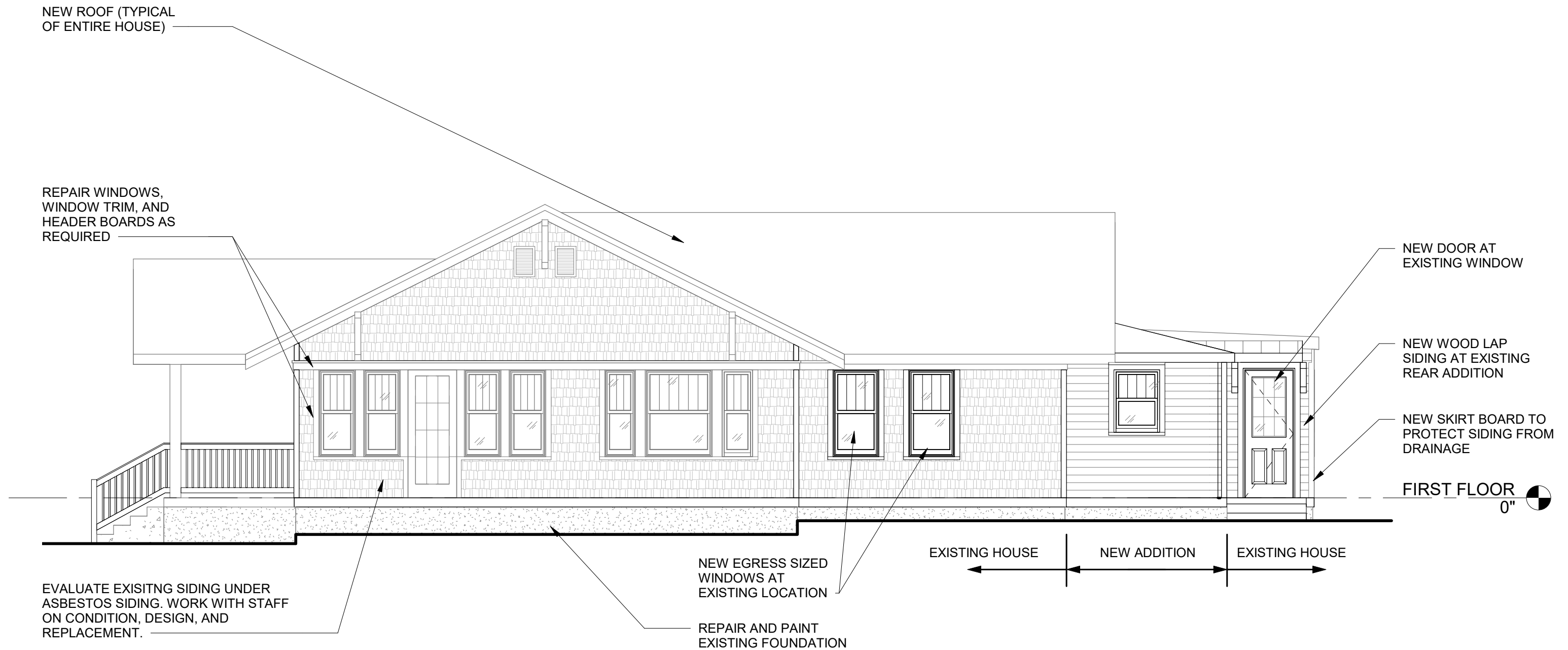
REAR MUDROOM



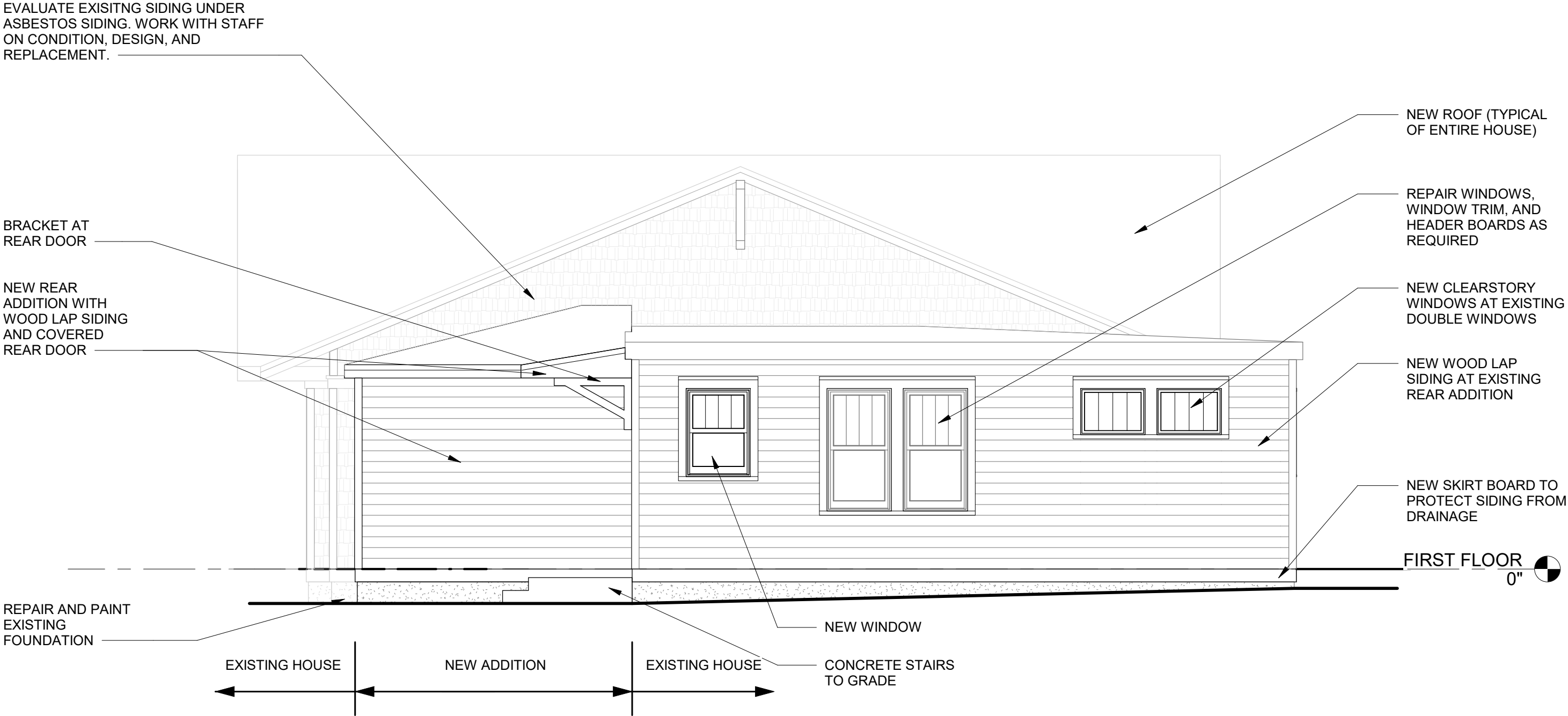
INTERIOR MUDROOM

MUDROOM WALL
CONSTRUCTED OVER
EXISTING SIDING

REMOVE REAR MUD ROOM ADDITION
AND REAR ENTRY. CONSTRUCT NEW
ADDITION. SEE PROPOSED PLANS.



1 EXTERIOR ELEV // RIGHT SIDE
3/16" = 1'-0"



1 EXTERIOR ELEV // REAR
1/4" = 1'-0"



LEFT ELEVATION — NEW WINDOW AT THIS LOCATION

SCOPE OF WORK - LEFT ELEVATION

- AT REAR ADDITION, REMOVE SINGLE WINDOW AND REPLACE WITH NEW DOUBLE WINDOW
- AT REAR ADDITION, REMOVE EXISTING DOOR AND REPLACE WITH NEW WINDOW.
- REPAIR CHIMNEY. THE FIREPLACE CURRENTLY DOESN'T FUNCTION AS CHIMNEY DOES NOT EXHAUST THROUGH THE ROOF. ORIGINAL CHIMNEY HAS BEEN REMOVED.
- RESURFACE WITH BRICK, SIMILAR TO HOME AT 509 S. MARGIN STREET.

REPAIR AND RESURFACE CHIMNEY



LEFT SIDE CHIMNEY



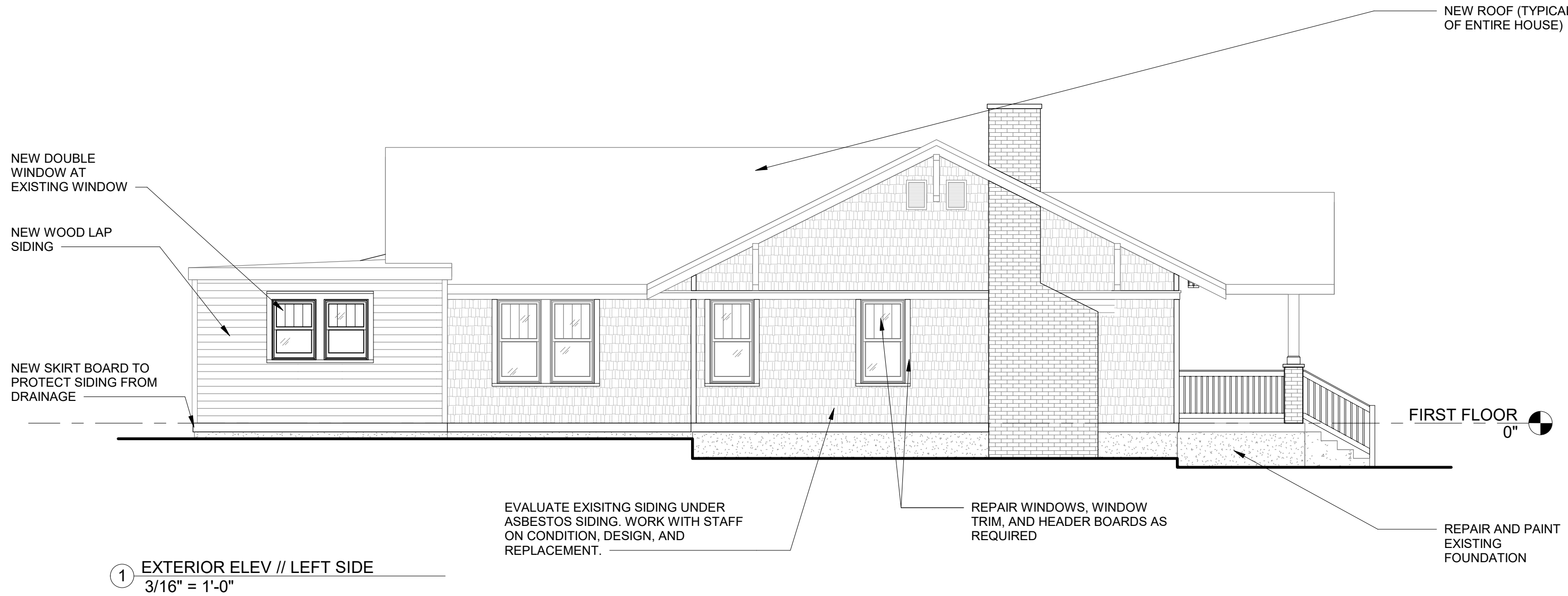
509 S. MARGIN

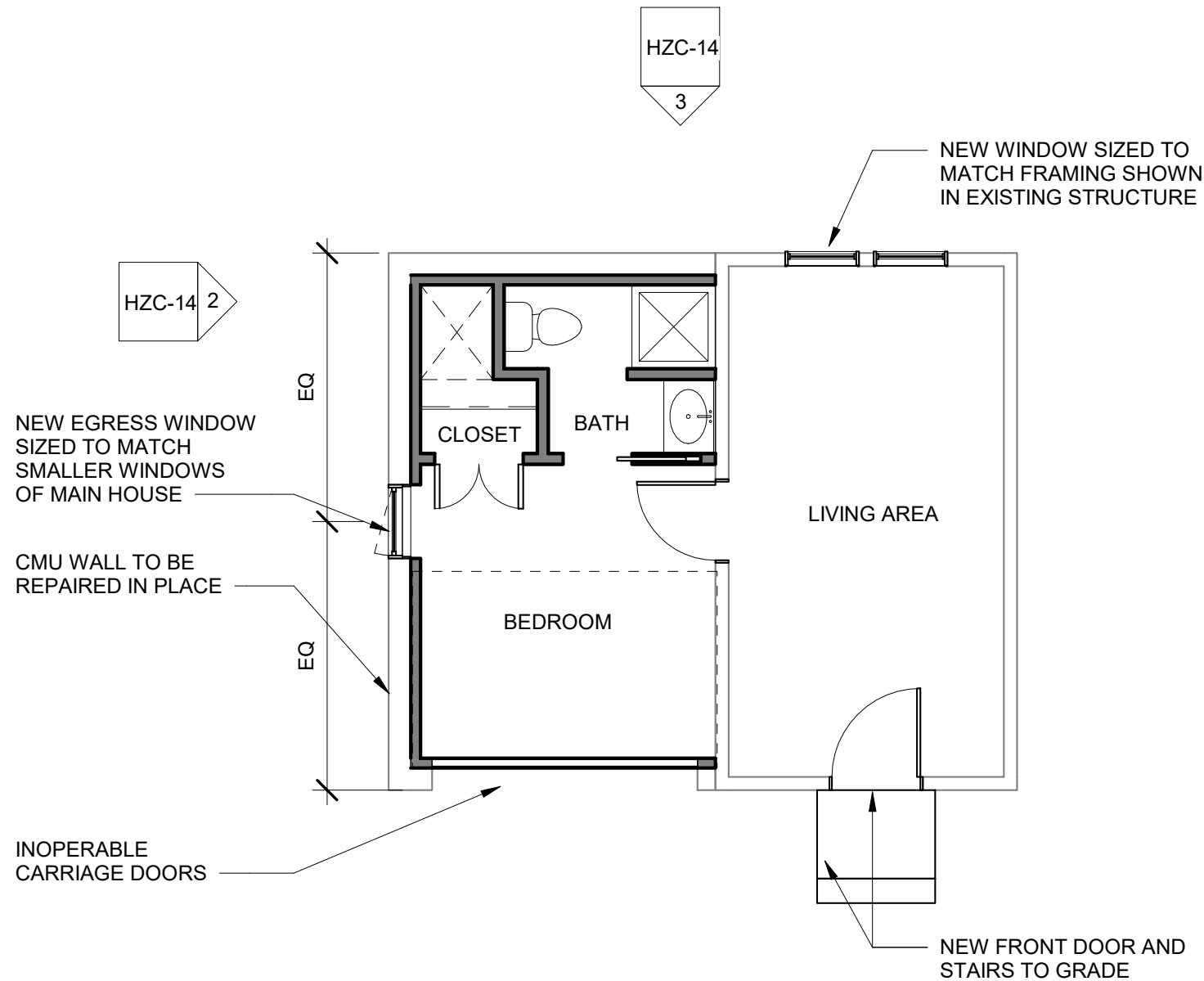


LEFT REAR ELEVATION — NEW DOUBLE WINDOW AT THIS LOCATION

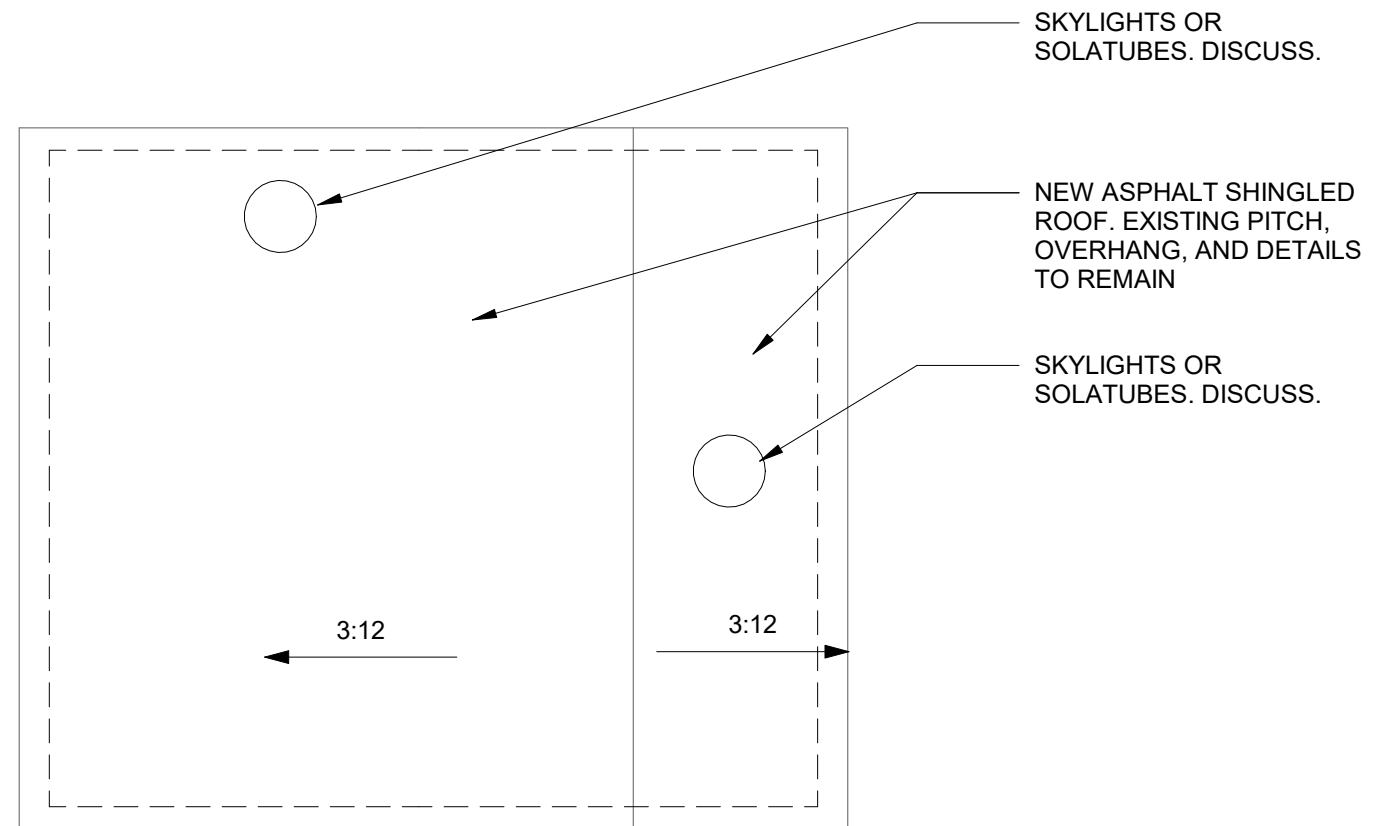


EXISTING CHIMNEY IN ATTIC SHOWING BRICK





① FLOOR PLAN // PROPOSED GARAGE
3/16" = 1'-0"



② ROOF PLAN // GARAGE
3/16" = 1'-0"



GARAGE FRONT



GARAGE LEFT SIDE

SCOPE OF WORK - GARAGE EXTERIOR

- EXISTING ROOF IS STRUCTURALLY COMPROMISED. ROOF WILL REQUIRE STRUCTURAL REPAIRS. SOME FRAMING MEMBERS AND ALL OF THE SHEATHING WILL BE REPLACED.
- REPAIR ANY DETERIORATED WOOD FASCIA AND SOFFIT BOARDS.
- REPLACE ROOF WITH NEW ARCHITECTURAL ASPHALT SHINGLE. CERTAINTEED LANDMARK OR SIMILAR.
- REPLACE EXISTING ASBESTOS SIDING WITH WOOD SHAKE SIDING.
- NEW HALF ROUND GUTTERS AND ROUND DOWNSPOUTS
- NEW WINDOW ON LEFT PORTION AS SHOWN ON ELEVATIONS
- NEW WINDOW AT REAR PORTION WHERE FRAMING IS INDICATED IN INTERIOR WALLS
- NEW INOPERABLE CARRIAGE DOORS
- NEW EXTERIOR LIGHTING

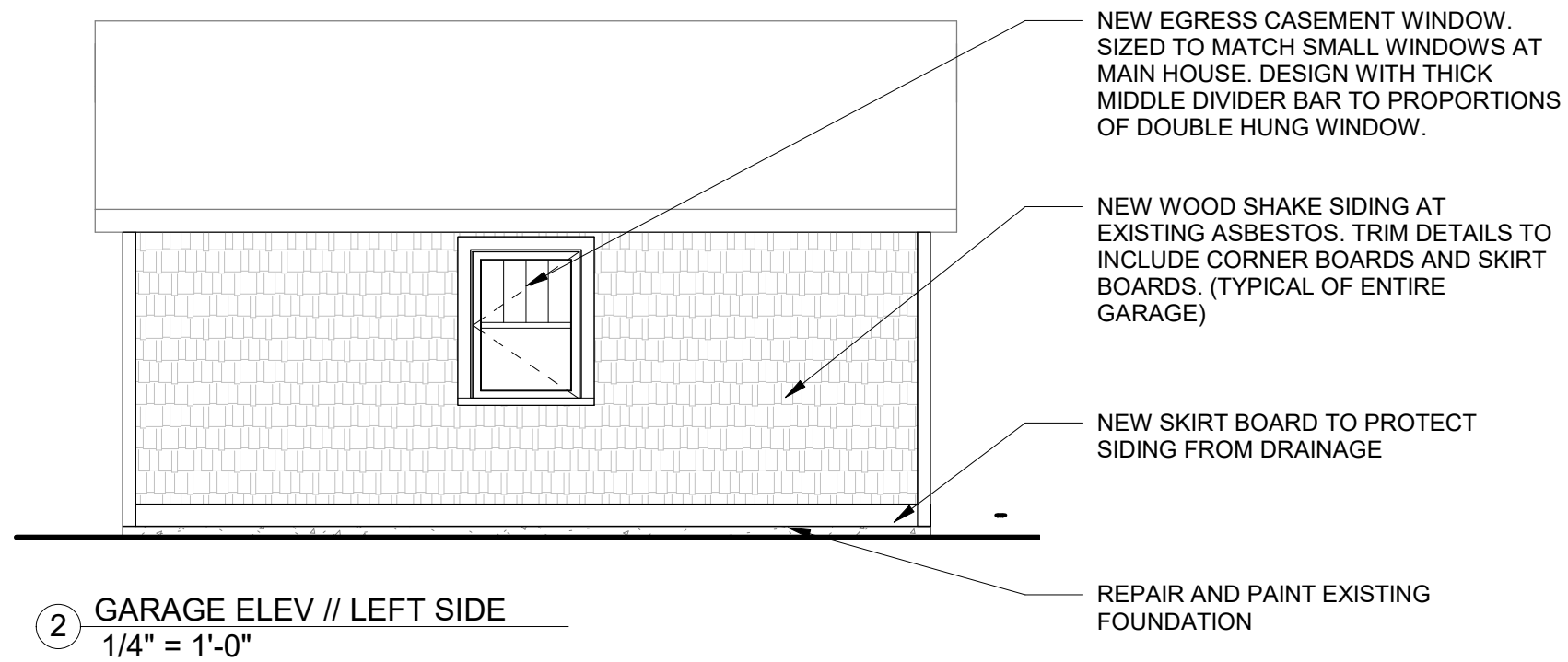
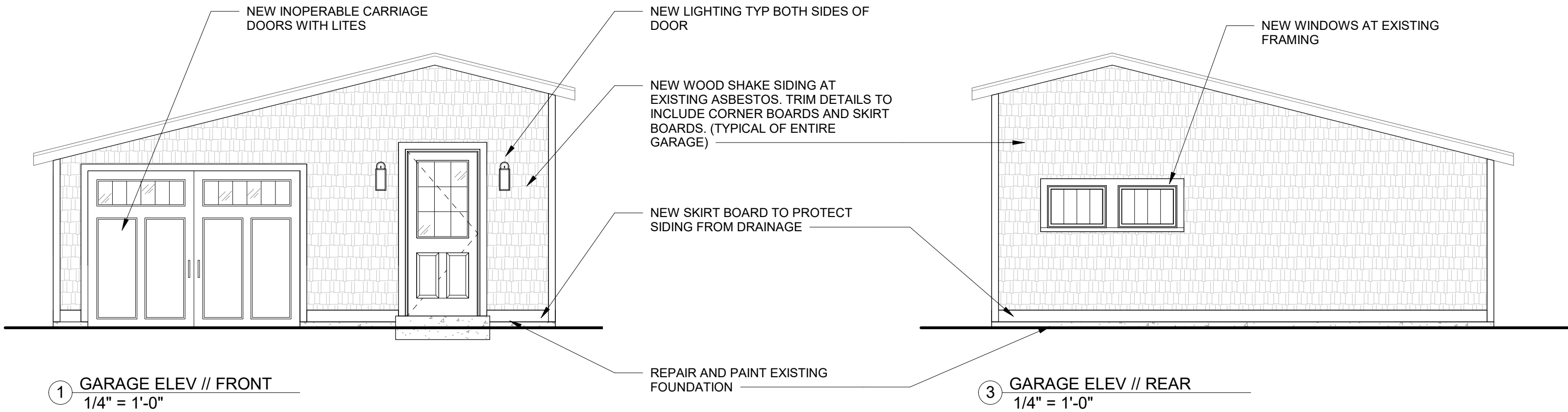
WINDOW FRAMING AT REAR OF RIGHT PORTION OF GARAGE. THOUGH NEWER 2x4s CAN BE SEEN IN THIS PHOTO, ZOOMING IN SHOWS HISTORIC WOOD FRAMING AS THIS WINDOW LOCATION AS WELL.



INTERIOR OF RIGHT PORTION OF GARAGE



INTERIOR OF LEFT PORTION SHOWING SHAKE EXTERIOR



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I 1009 FAIR STREET, LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

078G J 00400 00009078B

(Property Parcel/Tax ID Number)

and located at:

1009 FAIR STREET, FRANKLIN, TN

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

AMANDA MCCREARY & BEN MCCREARY, CHISEL WORKSHOP

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Patrick E. O'Connell, Managing Member
Signature

P.O. Box 1447
Property Owner Mailing Address

Franklin, TN 37065
City, State & Zip

Subscribed and sworn to before me this

13 day of February 2023

Dawn M. Gibson
Notary Public

My Commission Expires: 3/3/24

