



## Meeting Minutes

### Historic Zoning Commission

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Monday, April 10, 2023

5:00 PM

Board Room

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Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3<sup>rd</sup> 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](mailto: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

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

Board Members Present: Brian Laster, Tyler Lemarinel, Jim Roberts, Mary Pearce, Lisa Marquardt, Kathy Worthington

Staff Present: Kelly Dannenfelser, Joseph Bryan, Emily Huffer, Randall Tosh, Blake Harper, Bill Squires

#### APPROVAL OF MINUTES

##### 1. Consideration Of Approval Of Minutes

###### Sponsors:

A motion was made for the March 13, 2023 meeting minutes by Commissioner Laster and seconded by Commissioner Marquardt.

Commissioner Pearce noted typos in the minutes which have been pointed out to staff for corrections.

The motion carried 6-0.

#### ANNOUNCEMENTS

Chair Roberts announced that Amanda Rose, Preservation Planner for the City of Franklin for 15 years has resigned. Chair Roberts stated that Ms. Rose has been the primary contact for hundreds of projects and has tirelessly provided the Commission with a multitude of information in preparation for the monthly meetings. Ms. Rose was and is passionate about historical preservation and is well respected throughout middle Tennessee and the state. Chair Roberts stated that he, on behalf of the City of Franklin, Historical Zoning Commission, would like to publicly thank Amanda Rose for her 15 years of service to this Board and the City of Franklin. Ms. Rose will be missed.

Commissioner Pearce announced that Jeremy Lee, son of Michael Lee, passed away recently. Commissioner Pearce noted Mr. Lee's attention to detail and work on many historical homes in Franklin. Commissioner Pearce wanted to acknowledge her appreciation for Mr. Lee's contributions to the City of Franklin.

Chair Roberts announced that the Design Review Team meeting will be next Monday, April 17, 2023, at 4 pm.

### **VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA**

None.

### **CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

### **APPLICATIONS**

#### **2. Consideration Of Alterations At 230 Franklin Rd. (Bldg. 14); James Carroll, Applicant.**

**Sponsors:** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the proposal includes alterations to building 14 on The Factory at Franklin Campus, the side facing Liberty Pike.

- On the North elevation, a new double door is proposed to be installed in an existing window opening. The Guidelines recommend that one should preserve and maintain historic windows and historic window openings. The doors would not be seen from street view, and they are on the rear facade on the building.
- On the West elevation, a new overhead door is proposed to be installed in a new wall opening. As such, the alterations can be seen from Liberty Pike, but it is in a lesser visible location on the side facade.
- On the roof of the structure, a new mechanical unit is proposed to be placed with screening. The Guidelines recommend placing roof-mounted systems such that distance or architectural elements like parapets keep them from view. Based on the current proposal, more information is needed to indicate how it will be screened.

Additionally, the removal of the non-historic awnings is appropriate, as they are not original to the building.

#### **RECOMMENDATION:**

Ms. Huffer completed her presentation by stating that staff recommends approval of the double door, overhead door, and removal of non-historic awnings with the following conditions:

1. The color of the new doors must match the previously approved door colors that will be utilized at the Factory.
2. The application must meet all the requirements of the City of Franklin prior to the 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.

Staff recommends disapproval of the mechanical rooftop unit because additional information is needed to understand how it will be screened.

Applicant Speaker: James Carroll (Powell Nashville Architects), Kelly Williams. Mr. Carroll stated that the intention for the door on the north elevation and the overhead door on the west elevation is to match the pre-approved specifications. Mr. Carroll explained that they would be happy to match any specifications that would enhance the nature of the historical building. Regarding the roof structure, Mr. Carroll stated that it would not be feasible to locate the mechanical unit on the ground behind the building due to existing infrastructure. Locating the mechanical unit on the roof of the structure (1 bay to the left on building 14 roof) with screening appears to be the most feasible location. Mr. Carroll stated that one or more of the other buildings on the property don't appear to have any screening of the mechanical units.

Chair Roberts asked if there was anyone from the public who would like to comment on this item. There being none, Chair Roberts asked the Board for a motion.

A motion was made for approval with conditions by Commissioner Marquardt, seconded by Commissioner Worthington.

Commissioner Pearce recommended an amendment to the motion that staff approval be necessary for the mechanical screening if the staff agrees.

Ms. Dannenfelser stated that the Zoning Ordinance and the Design Guidelines require screening of the mechanical units. Any buildings that don't have screening predate the current zoning requirements. The staff is comfortable approving the screening if the Commission is in agreement that the screening would be a dark screening element of some kind.

Commissioner Pearce moved to amend motion #1 with Staff approval of the mechanical screening. Commissioner LeMarinel seconded the motion and the motion carried 6-0.

Commissioner LeMarinel asked if signage was approved over windows since the drawings (A201) are part of the exhibit and show signage above the door.

Chair Roberts stated that he cannot remember exactly where and which of the 80 + signs were approved.

Mr. Carroll stated that Holladay Properties provided a preapproved signage package that called for a canopy sign for their specific location.

Kelly Williams of Hattie B's Hot Chicken, asked if a new canopy sign could be placed above the door if appropriate per the Guidelines.

Ms. Dannenfelser explained that a request for a canopy sign would require a COA.

Ms. Williams stated that the sign could be removed from the plans until a later date.

Commissioner LeMarinel explained that he didn't want the Commission to accidentally approve a sign unintentionally.

Chair Roberts asked Mr. Carroll if the door on the north elevation was to be in place of part of the window and questioned what the wall-to-screen outdoor equipment was.

Mr. Carroll stated that the wall would screen the RTI and CO2 equipment but is not visible to the public.

The overall Motion, as amended, passed 6-0

### 3. **Consideration Of New Construction (Accessory) At 126 Harlinsdale Ct.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the proposal includes the construction of a new accessory structure that will serve as an outdoor kitchen space behind the principal building. The application meets the intent of the Guidelines related to location, size, and materials.

The proposal shows some fencing to be added but additional information is needed for this request, including proposed height and materials. The additional proposals for the added pathways and refinishing of the pool deck, as they are proposed, align with the Design Guidelines. RECOMMENDATION: Ms. Huffer stated that staff recommends that item #3 be approved with the following conditions:

1. The applicant must apply for an Administrative COA for the fencing that is proposed to be placed around the pool.
2. The lighting plan must be presented to the Preservation Planning staff for review and approval.
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 return to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:

1. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO. It has come to the staff's attention that the previously approved fencing has been removed. Fencing is a requirement for the swimming pool. While some fencing has been proposed, additional fencing is required along with an Administrative COA. A new floodplain development permit and fence information is required.

Applicant Speaker: Andrew King. Mr. King stated that the only changes will be the addition of a covered outdoor kitchen along with the creation of a terrace look around the pool area. Mr. King noted that the view seen in the renderings will change as construction will begin on a new house across the street.

Chair Roberts asked if there was anyone from the public who would like to comment on this item. There being none, Chair Roberts asked the Board for a motion.

Commissioner LeMarinel made a motion to approve with conditions. Commissioner Pearce seconded the motion.

There being no discussion, Chair Roberts asked for a vote on the item.

The motion Passed, 6-0

**4. Consideration Of Addition (Principal), New Construction (Accessory), And Alterations (Chimney Construction, Enclosing And Screening A Porch) At 903 W. Main St.; Matt Smith, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the proposal includes the addition to the principal building, the addition of a rear fireplace and chimney, enclosing and screening a portion of the existing rear porch, and the construction of a new accessory structure at 903 W. Main St.

- **ADDITION (Principal)**

Location and Design- The placement and orientation of the proposed addition to the principal building meets the Guidelines due to it being at the rear of the building, it will utilize an inset, and will have a different roof slope.

Materials- The materials for the addition to the principal building will utilize a cementitious siding with a 6" reveal. The doors and windows are appropriate within the Guidelines due to their similar appearance to what is used on the historic building. The roof of the principal building appears to be a dark green metal roof. The plans do not indicate the material for the roof addition, but it should match the principal building's roof material and color. Additionally, the existing carport will become enclosed, and a portion of it will become enclosed, creating an enclosed, screened porch, and a chimney will also be constructed. This portion of the request is appropriate due to its location on the rear façade of the building. The chimney will barely be seen from the street view, but it will mimic the look of the existing chimneys.

**Accessory Structure**

Location and Design- The placement and building form of the proposed accessory structure meets the intent of the Guidelines by being subordinate in size, mass, and height to the principal building they support.

Materials- The materials of the accessory structure will match the principal building's addition by being a cementitious board with a 6" reveal. The proposed roofing material for the accessory structure is an asphalt shingle to match the existing. Staff is unclear if this means the color but matching the color would be appropriate.

**RECOMMENDATION:** Staff recommends approval 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 color of the accessory structure roofing should either match or be a darker color than the principal building's roof color.
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: Matt Smith. Mr. Smith explained that the garage roof is intended to be metal instead of the composition shingle. The metal roof will match the existing principal building. Mr. Smith also clarified that the garage doors will not have

windows reflecting the simple utilitarian style of an old garage structure. Lastly, Mr. Smith pointed out that the new and existing elevation is more clearly indicated on the handout materials than it's reflected on the overhead screen as the existing portion is screened back more.

Chair Roberts asked if there was anyone from the public who would like to comment on this item, there being none, Chair Roberts asked the Board for a motion.

Commissioner Pearce moved for a motion of approval with conditions. Commissioner Laster seconded the motion.

Discussion:

Commissioner Laster asked Mr. Smith what the siding reveal measurements were of the original structure.

Mr. Smith stated that the reveal of the existing addition measures 6 and 3/8." It would be most appropriate to match the existing reveal as the proposed addition is adjacent to the existing addition.

Commissioner Laster asked Mr. Smith if he knew the reveal measurements for the original structure.

Mr. Smith stated that he thought the measurement was 6" and that he is flexible about the reveal measurement based on the recommendation of the Board.

Commissioner Laster stated that he agrees with matching the reveal of the new addition to the existing addition but recommended the garage reveal match the reveal of the original structure.

Commissioner Pearce noted that this house was moved to the current location and the siding could have been replaced at that time.

Chair Roberts stated that he didn't believe this house, known as the Gaffman (sp.) House, was moved.

Commissioner Pearce didn't realize the subject building was the Gaffman House and agreed with Chair Roberts.

Commissioner Laster stated that she may be thinking of the Thomas Jefferson Caruthers House.

Commissioner Laster stated that he considers the subject property an important home on Main Street and believes that the garage siding should match that of the original structure.

Ms. Dannenfelser asked the Board to include the roofing material as metal in the amendment to the motion.

Commissioner Laster moved to amend the motion by stating the new accessory structure reveal should match the reveal of the main house and the roof on the principal building and the accessory structure should match in color and material. Commissioner Pearce seconded the motion and the motion carried 6-0.

Commissioner Marquardt asked staff if any of Mr. Smith's clarifications changed the staff analysis.

Ms. Huffer stated that in the staff comments different types of garage doors were noted and Mr. Smith's choice of garage door aligns with staff's analysis.

Commissioner Worthington asked Mr. Smith what roof material was used on the original structure.

Mr. Smith stated that the original structure's roof was metal.

There being no further discussion, Chair Roberts asked the Commissioners to vote on the overall motion as amended.

The overall motion, passed 6-0

**5. Consideration of Demolition & New Construction (Carter House Visitor Center) at 1140 Columbia Avenue.; Carly Wansing And Orcutt Winslow, Applicants.**

**Sponsors:** Kelly Dannenfelser, Joseph Bryan

Chair Roberts recused himself from this item as he is a sitting Board Member of the Battle of Franklin Trust.

Project Leader: Joseph Bryan. Mr. Bryan explained that the requests for demolition and new construction at 1140 Columbia Avenue received previous approval from the Historic Zoning Commission in April 2018. The Certificate of Appropriateness has since expired. The plan that has been submitted appears to be the same as the plan that was submitted in 2018. Mr. Bryan stated the following:

**Demolition-** The Guidelines recommend against the removal of historic buildings from historic districts if they retain architectural and historical integrity and state that demolition may be approved by the Franklin Historic Zoning Commission if one or more of the demolition criteria are met (p.176). The applicant has applied for demolition based on the criterion of "lack of architectural or historical integrity." The existing Visitors Center building is non-historic because it was constructed ca. 1981 and is not contributing to the historical or architectural character of the Carter House State Historic Site. It is a one-story frame building with a predominantly hipped roof shape. As a non-contributing building to the site, it is not determined to add value to the National Historic Landmark.

**New Construction-**The Guidelines recommend that infill buildings be designed to be compatible yet differentiated from neighboring historic buildings. The Secretary of Interior's (SOI) Standards for Rehabilitation serve as the most valuable guidance in considering this request. The SOI Standards state that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." Further, the SOI Standards state that "new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

**Height, Scale, & Massing-**The new Visitors Center building is proposed at a two-story scale and approximately 36' in height, as viewed from W. Fowlkes St. This location allows the applicant to take advantage of the downward slope in topography by presenting a one-story scale and 24' height toward the Carter House. The situation of the building provides a sensitive scale and viewshed to the Carter House. The new building's height, scale, massing, and siting all serve to differentiate the new building while respecting the same defining features of the Carter House.

**Building Materials & Architectural Features-**The proposed materials are compatible with that of historic outbuildings and follow the general recommendations of the Guidelines for residential infill accessory structures. The applicant is proposing the use of natural wood board-and-batten siding, wood window and door casings, fascia board, etc. with flat profiles in keeping with the simple detailing of traditional outbuildings. The roofing material is proposed to consist of a metal 5V crimp profile, and the gutters and downspouts are proposed to be half round and round profiles, respectively. Windows are proposed to be wood with either a true divided-light or simulated divided-light dimension. The doors are proposed to be of a single-light glass-and-wood style, with wood barn-style doors flanking them.

**RECOMMENDATION:** Mr. Bryan stated that staff recommends approval with the following conditions:

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:** Sarah Dexlimer. Ms. Dexlimer explained that this proposal is part of a Master Plan developed by the Tennessee Historic Society and the Battle of Franklin Trust to better serve visitors while being a subservient building to the Carter House.

Commissioner LeMarinel made a motion for approval with conditions. Commissioner Marquardt seconded the motion.

Commissioner Marquardt asked the applicant how this request differs from the previously approved request.

Ms. Dexlimer stated that the details of the proposal haven't changed other than adjustments of window placement for better visual alignment.

Commissioner Pearce stated that the project was delayed due to a funding issue.

There being no further discussion, Commissioner Pearce requested the Board to vote on the motion to approve.

The motion passed 5-0.

**6. Consideration Of Demolition (Accessory) And Alterations (Roof) at 600 Boyd Mill Avenue; Maria Ortiz, Applicant.**

**Sponsors:** Kelly Dannenfelser, Joseph Bryan

Project Leader: Joseph Bryan. Mr. Bryan stated that the applicant is proposing to remove the 1980s-era garage accessory structure and salvage the roof believed to be from the former smokehouse that served the property. The applicant also indicates that it is their intention to reuse the roof in a new gazebo-type structure elsewhere on the property. The Guidelines recommend against the removal of historic buildings from historic districts if they retain architectural and historical integrity and state that demolition may be approved by the Franklin Historic Zoning Commission if one or more of the demolition criteria are met (p.176). The applicant has applied for demolition based on the criterion of lack of architectural or historical integrity. According to the applicant, the accessory structure dates from the 1980s and is a nonhistorical, non-contributing structure to the historical or architectural character of the Magnolia Hall estate. It is a one-story frame building with a predominantly flat roof with pyramid roof in the center. It is the central roof form the applicant would like to salvage and use elsewhere on the property. It is their intent to only remove non-historic portions of the building. The structure also features three vehicle bays with roll up doors and a door with a stoop at the rear of the building. The images provided by the applicant show that the bulk of the building's material is modern lumber and plywood. Because of the age of construction, the removal of the garage can be supported. Mr. Bryan stated the applicant has indicated that they would like to relocate the roof portion of the building to the north side of the pond along New Highway 96 West and incorporate the historic roof form into a new gazebo, or similar amenity, for the property. Because the smokehouse roof has already been moved from its original location, relocation can generally be supported. However, without elevations or plans to review the new structure, it cannot be determined whether it would be contextual to the site or meet the intent of the Guidelines. Mr. Bryan stated that the staff recommends approval with the following conditions:

1. The applicant must submit a COA application specifically for the relocation and construction of the new accessory building on the property to be reviewed and approved by the Historic Zoning Commission.
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: Matt Smith & Maria Ortiz. Mr. Smith stated that he did not have any additional information to add but would be glad to answer any questions.

Chair Roberts asked if there was anyone from the public who would like to comment on this item. There being none, Chair Roberts asked the Board for a motion.

Commissioner Marquardt made a motion for approval with conditions. Commissioner Laster seconded the motion.

Commissioner Laster explained why he is in favor of approval of this request. Photographic evidence shows that the smokehouse was moved in the 80's possibly to have a better view of the lake. Commissioner Laster stated that he believes the original structure is inside and would like to see the whole structure salvaged and moved. He asked Mr. Smith if he had been inside.

Mr. Smith stated that he had not been inside but explained that the intent of the structure was to create an open gazebo structure rather than an enclosed structure.

Commissioner Laster stated that to reuse the roof only and not the original structure would not pay tribute to the great historic character of the property.

Commissioner Marquardt stated that the exhibits don't reflect what Commissioner Laster is referring to and more information is needed.

Ms. Ortiz stated that she had been in the structure and took photos. The original structure appears to be enclosed but the board and batten are clearly newer than the original structure.

Commissioner Laster stated that more information and photos are needed and even if the stud structure can be salvaged, it would be beneficial to do so.

Commissioner Worthington agreed that more information is needed and to demolish a structure without knowing the full story would be a shame.

Commissioner Laster moved for an amendment to the motion to defer to the May 8th Historic Zoning Commission meeting to allow for more information to come forth about the original "smokehouse" structure. Commissioner Marquardt seconded the motion and the amendment passed 6-0.

Overall Motion, passed 6-0.

## 7. **Consideration Of Alterations (Parking) At 264 Natchez Street; Greg Gamble, Applicant.**

**Sponsors:** Kelly Dannenfelser, Joseph Bryan

Commissioner Pearce recused herself from the project.

Project Leader: Joseph Bryan. Mr. Bryan explained that the proposal includes the construction of a new parking area to accommodate the new civic-institutional use of the building located at 264 Natchez Street, known locally as the Merrill-Williams House. The Guidelines state that parking for commercial and civic buildings should minimize the visual impact by locating parking areas behind buildings and use landscaping or walls to further screen parking from off-site. The proposed location of the parking area is located behind the historic principal structure with access off 11th Avenue South and is consistent with the recommendations of the Guidelines. The proposed parking area also takes into account the location of the existing historic accessory structure. However, a section of the accessory structure must be removed to accommodate the parking layout as submitted by the applicant. Based on images supplied by the applicant, it appears the section of the accessory structure that requires removal is a non-historic addition to the building. Based on the pitch of the lean-to roofline and the siding material being different from the accessory structure, the section was more than likely constructed later. However, without additional information and images of the interior, it is difficult to make a full assessment. The Franklin Zoning Ordinance requires parking for nonresidential uses to be located to the rear of the principal building (house). The applicant will need to apply for variances as needed. Mr. Bryan stated that staff recommends approval with the following conditions:

1. The applicant must receive a variance by the Board of Zoning Appeals as applicable.
2. The applicant must submit a COA for the demolition of the section of the accessory structure to be reviewed and approved by the Historic Zoning Commission.
3. The application must meet all the requirements of the City of Franklin prior to 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: Matt Huff. Mr. Huff stated that the African American Heritage Society purchased the Merrill-Williams house for a cultural center for the Natchez area of Franklin. The cultural center will educate the community about the Natchez area, provide a history of the house and provide an opportunity to learn about the Merrill and Williams families. Mr. Huff stated the next step in the process is providing adequate parking and the proposal includes 12 parking spaces located at the rear of the house with 2 handicapped spaces on the southeast corner. Mr. Huff stated the asphalt lot will be built to city standards and will be screened with landscaping consistent with city requirements.

Chair Roberts asked if there was anyone from the public who would like to comment on this item. There being none, Chair

Roberts asked the Board for a motion.

Commissioner Marquardt made a motion for approval with conditions. Commissioner LeMarinel seconded the motion and the motion passed 5-0.

**8. Consideration Of Alterations (Lighting) At 423 South Margin Street (Franklin Grove); Cyril Stewart, Applicant.**

**Sponsors:** Emily Wright, Joseph Bryan

Ms. Dannenfelser stated that she would recuse herself from this item.

Project Leader: Joseph Bryan. Mr. Bryan stated the applicant is requesting additional lighting for the Franklin Grove Estate and Gardens located at 423 South Margin Street. Mr. Bryan stated the additional lighting is to accommodate the site's use as a museum and educational facility that acts both as an ornamental and wayfinding means. Additional lighting for the property was proposed with the previous COA application for the property, but was denied by the Historic Zoning Commission for lack of additional information. Mr. Bryan stated the Guidelines recommend that new light fixtures be designed and placed to be compatible with and subordinate to historic buildings and the surrounding historic context. One should use existing or ambient streetlight rather than adding new lighting whenever possible, but if new light fixtures are necessary, one should use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings. It appears that most of the proposed light fixtures meet the intent of the Guidelines. Mr. Bryan stated the Guidelines also recommend installing lighting at the ground level of buildings only and using small footlights for residential driveways/walkways instead of large freestanding post-mounted lights. For this reason, the pole lights are not entirely consistent with the Guidelines based on the historic residential nature of the property. However, because of the property's current use as a museum and education facility, pole lighting for sidewalks and parking areas would be appropriate in this instance. Mr. Bryan stated the selected pole light is more in keeping with an art deco style and is not complementary to the styling of the historic structures on the property. Mr. Bryan stated a simpler style of lighting would be more complementary to the property. Additionally, pole lights should be limited to the side and rear of the principal structures to maintain as much of a residential character as possible.

Mr. Bryan explained that staff recommends that item #8 be approved with the following conditions:

1. The applicant must work with Planning staff to select a light design that is more complementary to the property.
2. The applicant must work with Planning and City staff to limit the number of pole lights on the site.
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: Cyril Stewart. Mr. Stewart stated that since the October 2022 HZC meeting, his group has worked diligently to consider the HZC's comments along with neighborhood comments while following the Design Guidelines and the zoning ordinances. Mr. Stewart explained that the subject property is a unique and difficult situation as it is surrounded by single-family homes. Mr. Stewart stated to address the questions regarding the color of the light, the kelvin light temperature scale is used. It was determined that 3,000 degrees Kelvin would be the appropriate light level considering the surrounding residential areas. Mr. Stewart stated the zoning ordinance requires light not to spill into the neighboring properties. Mr. Stewart stated the 7-foot solid fence will also provide additional shielding of the lights. Mr. Stewart explained that 27 pole lights in the drive isles and in the parking areas are proposed. Mr. Stewart requested input from the staff regarding various light fixture designs.

Chair Roberts asked if there was anyone from the public who would like to comment on this item. There being none, Chair Roberts asked the Board for a motion.

Commissioner Lemarinel made a motion for approval with conditions. Commissioner Laster seconded the motion.

Commissioner Worthington asked Mr. Stewart what the height of the pole lights are.

Mr. Stewart answered that the pole light height was 14 feet.

Commissioner Worthington expressed her concern about the light spillage into the neighboring properties and asked Mr. Stewart about the lamp chosen.

Mr. Stewart stated that the lamp was an LED light with a warm residential color with the diode only/no glass globe.

Commissioner Pearce stated that she supports the proposal but recommends a simple streamline or understated fixture that doesn't take away from the historical architecture.

Mr. Stewart stated that they found a shoebox style fixture that was very simple, but the zoning ordinance would not allow this type of fixture.

Commissioner LeMarinel stated that there are fixture options within the application documents that are simple or more understated. Commissioner LeMarinel also noted that there are existing pole lights on the campus pointing out that they are not a new lighting concept for this property.

Chair Roberts stated that the key is that the light doesn't spill out onto neighboring property.

Commissioner Worthington asked if the tree uplighting was included in the proposal.

Mr. Stewart answered yes, and the lights would be set to come on a certain time and go off at certain times based on the city requirements.

Chair Roberts asked for confirmation that the light colors and brightness would be consistent throughout the property.

Mr. Stewart stated that the lamp color/brightness would be 3000 degrees kelvin throughout the property.

Commissioner Marquardt asked staff if the applicant is providing the minimum amount of light or the maximum amount of light.

Mr. Bryan stated that the applicant provided the amount of light to meet the City of Franklin requirements.

Mr. Stewart explained that the engineers were instructed to provide the minimum amount of light while meeting security and city requirements.

Chair Roberts stated that the use of minimal light is one of the conditions of approval.

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

The motion passed 6-0.

## **OTHER BUSINESS**

### **RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC**

#### **9. Fencing At 334 Franklin Rd., Joseph Melz, Applicant**

**Sponsors:**

10. **Signage (Post-and-Arm) at 236 3rd Ave. N., Troy Geuther, Applicant**

Sponsors:

11. **Signage (Post-and-Panel) At 240 Franklin Rd., William Banks, Applicant.**

Sponsors:

12. **Signage (Window) At 436 Main St., Heather Joel, Applicant.**

Sponsors:

13. **Signage (Convenience) At 117 4th Ave. N., JT Manor, Applicant.**

Sponsors:

14. **Signage (Convenience) At 113 3rd Ave. N., JT Manor, Applicant.**

Sponsors:

15. **Rear Yard Fencing At 315 Ledge lawn Ct., Jeffrey Atkins, Applicant.**

Sponsors:

## **ADJOURN**

There being no further business, the meeting adjourned at 06:15 PM.

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Chair

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Date

