



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Minutes

Historic Zoning Commission

Monday, September 11, 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

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

Board Members Present: Susan Besser, Brian Laster, Tyler LeMarinel, Jim Roberts, Mary Pearce, Kathy Worthington, Scott Harrison, Josh Denton

Board Members Absent: Lisa Marquardt

Staff Present: Kelly Dannenfelser, Emily Huffer, Blake Harper, Bill Squires, Jared Carter

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov by noon on the day prior to the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

Sponsors:

A motion was made by Commissioner Pearce, seconded by Commissioner Harrison to the Minutes from the August 14, 2023 meeting. The motion carried 7-0 with Commissioner Denton abstaining due to not being present at the meeting.

Commissioner Pearce noted a dropped sentence and two other minor changes to the minutes all of which have been submitted to Ms. Huffer for corrections.

Chair Roberts mentioned that a paragraph on page three was out of order and could be removed.

ANNOUNCEMENTS

Ms. Dannenfels announced and congratulated Ms. Emily Huffer who has been promoted to Preservation Planner. She has served as Assistant Preservation Planner for the last year.

Ms. Huffer announced that there will be a special DRC meeting at 3 pm on Monday, September 18, 2023, with the regular DRC meeting to follow at 4 pm.

Chair Roberts noted that the application for 108 Bridge Street on tonight's agenda has been withdrawn.

APPLICATIONS

2. **Consideration of Alterations and Addition (Principal) At 1303 Adams St.; Hannah Terry, Applicant**

Sponsors: Kelly Dannenfels, Emily Huffer

Ms. Huffer stated that the application includes a proposal for a rear addition to the principal structure for the residence located at 1303 Adams Street. The addition includes a side-loaded garage that is located behind the historic home. The home is a gable-and-wing frame house with a two-thirds porch and has older additions that are believed to be more than 50 years in age. Chapter 2 of the Design Guidelines provides recommendations for additions to historic residential buildings, which covers the design, placement, materials, and fenestration of the proposed addition. With this submittal, the applicant has provided alternate views, as suggested by the DRC, to show the proposed addition from the street. The Guidelines recommend that the additions should be designed to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials. The proposed design of the addition reads as a two-story scale and appears larger than the original 1.5-story building. During the August DRC meeting, DRC members were concerned that the addition would appear larger than the historic structure. Additionally, The Guidelines recommend that in areas where historic garages are generally detached, new garages should appear to be detached. Place garages in traditional locations behind the rear plane of the main form of the house or as otherwise not be visible from the street. As proposed, the garage will be seen from the street. In terms of the size of the addition, the applicant has indicated that the historic footprint measures 2,294 square feet. The proposed addition, measuring 1,253 square feet, would be 54.62% of the historic footprint. The applicant has reduced the proposed footprint by 25 square feet since the last Historic Zoning Commission meeting. The Guidelines recommend that, "The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age)."

The proposed windows on the rear of the proposed addition should align with the window pattern that is seen on the original house and utilize a three-window pattern on the upper floor. Additionally, the new windows on the right side of the building should utilize siding underneath, so that the foundation does not meet the bottom of the window, as this guidance was previously discussed at a previous HZC meeting. The Guidelines recommend the following for windows on additions to historic residential buildings:

- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use windows with historic profiles and dimensions with a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntin's or grids between the glass (GBG) styles.
- Design windows to match the historic materials found on the building, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.

Staff recommends denial of the proposed rear addition based on the following grounds: 1. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age). The proposed addition is 54.62% of the historic footprint. The guidelines recommend that the addition should be designed to be subordinate in appearance of the historic building. Considerations include placement, size, massing, scale height, and setbacks with the materials.

If the HZC decides to approve the COA, the following conditions are recommended: 1. Window specifications shall be

returned to the Preservation Planning staff for approval. 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.

Applicant: David Swift, owner and Hannah Terry, architect. Mr. Swift noted the changes since the last meeting include a reduction in height and the overall footprint reduction by a percent. Also, based on the recommendation from the Board, siding has been added under the window at the back of the house. The photos will show the massing of the addition which was a concern of the Board.

There being no citizen comments, Chair Roberts asked for a motion from the board.

A motion to approve Alterations and Addition (Principal) At 1303 Adams St was made by Commissioner Harrison, seconded by Commissioner Worthington.

Commissioner Harrison. Even though staff recommended denial, the addition roof line is not that visible from the street because of the tree line.

Commissioner Besser stated that she could not support the proposal as it stands as the addition is not subordinate to the original home and would like to see a reduction in the overall mass.

Commissioner Pearce noted that a detached garage or a garage that appears to be detached is more appropriate for the historical home. The attached garage does not allow one to see the additions or changes to the home over time. The large size of the lot would allow some flexibility in square footage.

Commissioner Denton stated that the view from the front, once you pass the tree line, appears too large with too much massing, and agreed with Commissioner Pearce about flexibility because of the large size of the lot. When looking at the garage doors with the windows above and the peak of the roof, the addition appears too large.

Commissioner Laster stated that the conceptional image is a story and a half, but the renderings show more of a proposal for a two-story form. Commissioner Laster suggested going back to the conceptional imagery and reimagining a plan.

Commissioner LeMarinel noted that the applicant has reduced the size but overall, there is too much massing. If the eve line of the garage could be lowered along with reshaping the roof to reduce massing, this could be an option. Commissioner LeMarinel also suggested the addition of a gable to the "shed piece" to reduce the massing appearance by breaking the building into smaller pieces.

Chair Roberts stated that there is a split-second view where the massing is noticeable but isn't detrimental to the project. The applicant has reduced the addition percentage from 61 to 54 % of the historical footprint and is attempting to update a home that hasn't been updated in 20 years. The addition is not visible from the front view of the house and the applicant has been before the Board five times and has made changes that were requested. Chair Roberts stated that he is in support of the project and it's time to move forward.

Ms. Terry referred to an illustration of the house and addition, from the same vantage point, and noted that the rendering is more in scale than the photoshopped image of the addition onto a photo of the house.

There being no further discussion, Chair Roberts asked the Commissioners to vote by raising their hands.

Chair Roberts restated that the motion is to approve Consideration of Alterations and Addition (Principal) At 1303 Adams St. Vote: 3-5, Motion failed.

Commissioners Roberts, Harrison and Worthington voting in favor.

Commissioners Besser, Laster, Denton, LeMarinel and Pearce voting against.

Mr. Harper noted that an affirmative vote would be needed.

Commissioner Pearce motioned to defer the Consideration of Alterations and Addition (Principal) At 1303 Adams St. to the next voting meeting (October), seconded by Commissioner Besser.

Chair Roberts noted that there is no limit on the number of times an application can be deferred.

Vote: 8-0, Motion passed.

3. Consideration Of Alterations (Front Door) At 302 Public Sq.; Andrew Pulliam, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Ms. Huffer stated that the application came before the Design Review Committee during its August 2023 meeting to seek feedback on the proposal to replace the existing non-historic door. Based on the photos provided in the application showing the building in 1904 and 1971, it is believed that the current doors on the building are not original. The Guidelines recommend restoring an altered storefront to its original design using historic photographs when possible. Where evidence does not exist, use traditional designs and arrangements. The proposed mahogany doors with glass appear to match the doors that are seen in the 1904 photograph and are appropriate.

Staff recommends approval of this application with the following conditions: 1. The proposed logo on the windows must apply for a separate administrative COA for the signage. 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.

Applicant: Mr. Pulliam explained that he would like to replace the damaged doors due to lack of maintenance over the last 30 years.

There being no citizen comments, Chair Roberts asked for a motion from the Commissioners.

Commissioner Denton motioned to approve the alterations (front door) at 302 Public Square with staff conditions, seconded by Commissioner Laster.

Discussion: None

Vote: 8-0, motion passed.

4. Consideration Of Front Yard Fencing At 301 Franklin Rd.; Douglas Durr, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Ms. Huffer stated that The applicant is requesting to install new front yard fencing for the residence located at 301 Franklin Road. The proposed front yard fencing is wood, picket-style fencing with a swag design that goes from a high point of 46" to a low point of 39" and will span 43 feet in length. Chapter 7 of the Historic District Design Guidelines discusses the recommendations of new front yard fencing within the local historic districts. The style, material, and layout of the proposed fencing are consistent with the Guidelines. The Guidelines and Zoning Ordinance state that front yard fencing cannot exceed 3 feet, or 36 inches, in height. The proposed fencing must be lowered to adhere to the Guidelines and the Zoning Ordinance. Staff recommends approval of this application with the following conditions: 1. The fence height must not exceed 3 feet in height, in accordance with the Zoning Ordinance and Design 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.

Applicant: Douglas Durr. Mr. Durr explained that he did not have any problems with the staff conditions but would like for the Commissioners to consider a swag design that goes from a high point of 46" to a low point of 39." The fence will tie into a four-foot picket fence.

Commissioner Denton noted that many of the front yard fences seen in the historic districts predate the 36" height

requirement by the zoning ordinance.

There being no public comment, Chair Roberts asked the Board for a motion.

Commissioner LeMarinel motioned to approve consideration of front yard fencing at 301 Franklin Road with staff comments and conditions, seconded by Commissioner Harrison.

Commissioner LeMarinel stated that he isn't sure why the limit is 36" but the requirement is set by the zoning ordinance. Any request for a change in height would require a presentation to the Board of Zoning Appeals.

Ms. Dannenfelser stated that for a variance to be granted by the Board of Zoning Appeals, the applicant would have to show some sort of undue hardship and unique circumstance of the site. The maximum height allowed for front yard fencing, by the zoning ordinance, is 36".

Commissioner Laster asked for clarification of the zoning ordinance requirement for fence posts.

Ms. Huffer stated that she would have to check.

Commissioner Pearce noted that the post could help transition the height difference between fences.

Ms. Huffer stated that once she has clarification on the post height, she would notify Mr. Denton.

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

Vote: 8-0, motion passes.

5. **Consideration Of Alterations (Garage) At 1002 Fair St.; Jeff Fleishour, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Ms. Huffer stated that the application includes the proposal to replace the existing windows and construct a covered porch addition on the existing historic garage. The application appeared before the Design Review Committee during its June 2023 meeting. The ca. 1950s, two-car, concrete block garage is considered a contributing structure within the Hincheyville Historic District. The proposed addition was modified based on feedback from the DRC meeting, to utilize a lower roof ridge line on the new addition. The 200 sq. ft. addition will be situated so that it will be located behind the principal building with minimal visibility from the street. The windows on the accessory structure appear to be a mix of aluminum windows, aluminum window frames without glass, and a wood window. Staff is unclear on what the proposed window material and pattern is proposed, but the Guidelines recommend the following for windows:

- Preserve and maintain historic windows and historic window openings.
- Avoid adding new windows to the front facade or readily visible facades.
- Design new or replacement windows to have historic profiles and dimensions and a double hung appearance. --Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntin's or grids between the glass (GBG) styles.

The application also includes the replacement of doors on the building. Specifications on the doors (main doors and garage doors) weren't provided within the application and staff is unclear what the replacement doors will consist of and how they will look.

Additional patio space with a concrete base is proposed, along with a bench wall around a fire pit, and a pool. The Guidelines recommend that there may be other site and setting alterations that may be proposed in the historic districts. Generally, site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts. As the proposed alterations are located behind the main form of the principal building and will have minimal visibility from the street, these alterations are deemed appropriate.

Staff recommends approval of the covered patio portion of this application 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. Staff recommend the deferral of the replacement of the windows and doors until more information has been provided. It is recommended that the applicant show photos of the existing windows and doors, the specs of the new windows and doors, and if the garage doors are to be replaced, the proposed specs of the new garage doors. Ms. Huffer noted project considerations: 1. The proposed pool will require a fence that meets all applicable code requirements. The fence will need to be submitted for an Administrative COA prior to construction. 2. The swimming pool will be a separate building permit submittal. 3. Show and label the HVAC equipment location on the plot plan.

Applicant: Jeff Fleishour. Mr. Fleishour stated that depending on the theme/time period determined by the Commission, he would have drawings submitted for the doors and garage doors. A structural engineer will evaluate the stability of the garage and any modifications needed will be included in the architectural drawings. The pedestrian door into the alley will remain the same. Window designs and specifications will be provided and submitted for the Design Review meeting and the October voting meeting.

There being no citizen comments, Chair Roberts asked for a motion from the Commissioners.

Chair Roberts suggested two separate motions for the application. The first motion would cover the patio portion and the second motion would cover the windows and doors.

Commissioner LeMarinel motioned to approve the covered patio portion of the application at 1002 Fair Street, seconded by Commissioner Pearce.

Vote: 8-0, motion passes.

Commissioner Denton motioned to defer the window and door portion of the application, for 1002 Fair Street. to the October meeting, seconded by Commissioner Besser.

Vote: 8-0, motion passes.

6. **Consideration Of An Addition (Rear) At 236 Public Sq.; Robin Hood, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Ms. Huffer stated that the proposal is a rear addition to the second story of the 236 Public Square building. The proposal has come before the Design Review Committee during its June and July meetings to receive feedback. The design is unique in the fact that it is a 605 sq. ft. addition for the second story that will allow for two parking spaces beneath the addition. The design will utilize an arch that will face 3rd Avenue North, that will allow for car doors to open. The applicant has provided views from different vantage points, as requested during the last Design Review Committee meeting. The proposed addition will utilize bricks that appear to match the historic building.

The Guidelines recommend the following for additions on historic commercial buildings:

- Design additions to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials.
- Avoid removal of sections of historic walls to accommodate additions unless significant structural deficiencies can be demonstrated. Design additions so that owners may remove the additions and restore the original facade if so desired.
- Design additions to be complementary and compatible in design and detailing to the historic building, but clearly identifiable using methods such as roof breaks, wall insets, or wall offsets.

The proposed addition does not utilize an inset or an offset and appears to be the same height (30'5") as the front facade. This addition is not subordinate to the historic building; thus it does not meet the intent of the Guidelines. Additionally, the proposed addition will cover the adjacent building's unique English brick bond pattern. Information on the replacement of the front doors of the building was not provided in the submittal and further information is needed on the current doors, their history, and what the replacement would look like.

Staff recommends denial of this application based on the following grounds: 1. Design additions to be subordinate in appearance to the historic building. 2. Avoid removal of sections of historic walls to accommodate additions unless significant structural deficiencies can be demonstrated. If the HZC decides to approve the COA, the following conditions are recommended: 1. The lots owned by the property owner must be consolidated prior to construction to be in compliance with the rear lot setback requirements. 2. The proposed brick and mortar shall match the historic brick, with a material

sample of the brick and mortar subject to approval by the Preservation Planner or the Historic Zoning Commission. 3. The proposal for front door replacement shall be submitted as a separate COA application. 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.

Applicant: Robin Hood. Mr. Hood noted that adjustments were made based on the staff recommendations. The third window on page 2.0, elevation D has been removed. In response to staff comments about blocking the adjacent building. There is an inset of two feet and then a six-foot, four-inch area moving away from the building that allows for space between the two buildings. Mr. Hood explained that the adjacent building is not technically being touched. Regarding the height of the building, the only time the additional height (2") would be visible would be from the alley entrance from Third Avenue. Mr. Hood noted the removal of a portion of a wall (7' high & 10' wide) that would create a flow between the existing area to the addition. The second wall proposed to be removed measures six feet wide, seven feet high leading to the elevator.

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

Commissioner Besser motioned to deny the consideration of an addition (rear) at 236 Public Square, seconded by Commissioner Worthington.

Commissioner Besser stated that her reasons for denial include staff's recommendation for denial and that the addition is not subordinate to the historical building. If applications such as this one is approved by the HZC, it will open the door for similar applications to be approved, negating the design guidelines.

Commissioner Pearce also noted the height of the addition being taller than the historical portion of the building.

Commissioner LeMarinel noted the four to five feet of parapet that isn't necessary unless it's for screening of heating and cooling units.

Mr. Hood explained that the building footprint is divided and there is a high roof and a low roof. The parapet would help the transition from one roof to the neighboring building. Mr. Hood noted that the parapet height could be reduced.

Commissioner LeMarinel stated that the plan is a creative solution for alleys in the downtown corridor, but the massing created by the parapet is too heavy and potentially unnecessary. If the parapet could be slimmed down, the proposal would be going in the right direction.

Commissioner Laster asked what the reason was for the removal of the walls including the brick.

Mr. Hood stated that removal of the walls would provide flow from the existing building to the new building and provide flexibility for a tenant. If a potential tenant wanted to use the space as an office, removal of the wall wouldn't be necessary.

Commissioner Worthington noted that brick detailing would lighten up the heaviness of the building.

Chair Roberts noted that the motion is to deny consideration of an addition (rear) at 236 Public Square.

Vote: 8-0, motion

7. Consideration Of Alterations (Front Door And Signage) At 108 Bridge St.; James Sloan, Applicant. WITHDRAWN AT THE APPLICANT'S REQUEST

Sponsors: Kelly Dannenfelser, Emily Huffer

WITHDRAWN AT THE APPLICANT'S REQUEST

8. Consideration Of Alterations (Roof Replacement, Chimney Repointing, Front Door Restoration, Side Door Replacement, Rear Fencing, New Driveway, And Signage) At 245 3rd Ave. N.; Matt Burnett, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Ms. Huffer stated that this application previously appeared at the August Design Review Committee to receive feedback. The series of work proposed for the property is as follows: roof replacement, chimney repointing, front door restoration, side door replacement, rear fencing, new rear driveway, and signage.

Roof Replacement: The application includes the proposal to replace the existing asphalt shingle roof with an architectural asphalt shingle roof. This proposed roof material was suggested during the August DRC meeting as an appropriate material. The Guidelines recommend that if partial or wholesale replacement is needed, one should use materials whose composition and appearance match the historic materials. If there is evidence of previous roofing material on the building, through the use of photos or physical evidence of the roofing material, then that could be supported. The proposed roof is an appropriate material to utilize.

Chimney Repointing and Reconstruction: The application includes repointing the existing chimneys and adding 10-12" (approximately 4 rows of bricks) to each chimney to restore the chimneys to a more historic height. The addition/reconstruction of the chimneys was discussed during the August DRC meeting. The Guidelines recommend that if chimneys are collapsed or unstable, reconstruct them to match their original appearances, if known. If not known, use designs and materials typical for the age and style of the building. The building is listed as being constructed circa 1890 and is listed as a contributing building in the Downtown Franklin Historic District. While historic photos were not included within the submittal, a taller chimney for the period to which this building was constructed is appropriate.

Front Door Restoration: The proposal includes the restoration of the existing wooden front door. The current door is painted white, and the application intends to remove the paint to reveal the natural wood finish. The Guidelines state that one should preserve and maintain the original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds. Leave unpainted doors unpainted. Refinishing the door is supported by the Guidelines.

Side Door Replacement: The application includes a proposal to replace the existing side door that is damaged with an identical solid wood door that was found on the property. The Guidelines state that one should preserve and maintain the original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds. Since the door is in disrepair and the applicant has a door that was found on the property to replace the damaged door, this replacement is appropriate with the Guidelines.

Rear Driveway: The application includes the proposal to construct a new driveway that will be accessible from North Margin Street. The Guidelines recommend minimizing the visual impact of parking by following historic patterns that locate parking and driveways along the rear or side of buildings. Parking for nonresidential uses in residential buildings should be located behind the building and should be further screened from off-site. While the proposed driveway material was not included within the application, the Guidelines recommend the use of durable materials that were historically typical for driveways such as concrete, bricks, and asphalt. Due to the property being used for nonresidential use, the driveway shall utilize asphalt, concrete, brick, stone, pavers, or an equivalent material, per the Zoning Ordinance. The proposed driveway location is appropriate within the Guidelines as it is located behind the building.

Rear Fencing: The application includes the proposal to install a 4 ft. wooden fence that will begin in the rear yard and will face North Margin Street. The Zoning Ordinance regulates that where a driveway access is located on the side street, the fence along the lot line shall not exceed a height of 3 feet to maintain driver visibility and safety. Additionally, since the property is located within the Floodway Fringe Overlay, the fencing must be designed to allow adequate drainage flow, including shadow boxes, flap gates, aluminum fencing, or gaps at the bottom of the fencing. Materials can be any combination of treated wood, rot-resistant wood (such as cypress or redwood), brick, natural stone, cultured stone, other masonry materials, or metal. While an example of the proposed picket fence has not been provided, a wooden, white picket fence with a height of 3 feet would be appropriate for this property.

Signage: The application includes the proposal for a post-and-arm post, but the sign itself was not submitted. A full sign package will need to be submitted for an Administrative COA prior to issuance of a sign permit.

Staff recommends approval of this application with the following conditions: 1. The proposed fencing shall not exceed a height of 3 ft. to be in accordance with the Design Guidelines and the Zoning Ordinance. 2. The driveway shall utilize asphalt, concrete, brick, stone, pavers, or an equivalent material, subject to the Preservation Planner approval. 3. A wood picket fence is an appropriate style for the vernacular architecture of the house, and the design of the fence and type of wood shall be returned to the Preservation Planner for approval. 4. The sign and signpost shall be submitted for an administrative COA. 5. The application must meet all the requirements of the City of Franklin prior to the 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.

Ms. Huffer noted the following project considerations: 1. A floodplain development permit is required for any work, inside or outside of a building. This includes any site work such as fences or grading. 2. Please provide calculations for pervious vs impervious area. This lot is required to maintain at least 40% Landscape Surface Area LSA. 3. As the lot currently sits, the fence will have to meet corner lot standards for fencing which state the front yard fence height standard of 3ft maximum is applicable on a side street facing yard up to 20 feet behind the front facade of the home. 20 ft behind the front facade is where the rear yard standard begins and a maximum 7ft fence could be used. However, if you add the driveway then a new standard is used "Where a driveway access is located on the side street, the fence or wall shall either be set back a min. 15 feet from the side street lot line OR not exceed a height of 3 feet."

Applicant: Matt Burnett. Mr. Burnett stated that he tried to incorporate staff comments from the last meeting. The standing seam metal roof on the porch portion was dropped to move forward with an architectural slate style asphalt tile. The plan with the chimney is to move forward with the repointing and later, once brick can be reclaimed and matched, finish the chimney.

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

Chair Robert suggested addressing the application in sections. The first motion would include the roof and chimney.

Roof & Chimney

Motion #1

Commissioner Laster moved to approve the chimney and roof portions of the application with staff conditions/comments, seconded by Commissioner Harrison.

Commissioner Laster suggested checking local brick yards in Nashville for reclaimed brick options.

Vote: 8-0, motion passes.

Front door & Side door

Motion #2

Commissioner Harrison motioned to approve the front and side door portions of the application with staff conditions/comments, seconded by Commissioner Pearce.

Vote: 8-0, motion passes.

Rear Driveway & Rear Fencing

Motion #3

Commissioner Harrison motioned to approve the rear driveway and rear fencing portions of the application with staff conditions/comments, seconded by Commissioner Laster.

Commissioner Pearce asked what the dimensions of the driveway would be.

Mr. Burnett stated that the dimensions of the driveway would be the minimum requirement. It may be a year or so before any work begins on the driveway portion of the application. Since the driveway isn't an immediate concern, it may be best to come back when the details have been worked out.

Commissioner LeMarinel stated that landscaping would be a factor in determining the dimensions of the driveway.

Commissioner Pearce noted that since the lot is on the corner, the details of the fencing would need to be approved by staff.

Chair Roberts asked for more details about the "run" of the fence other than a red line on a document.

Mr. Burnett stated that the only fencing would be in the backyard and is proposed to dogleg out toward the rear of the house. The fence would be a simple 3-foot wood picket fence.

Commissioner Worthington commented on the importance of picking the right driveway option that works well with the fence, as noted by staff. Asphalt, pavers on stone could be used for the driveway.

Mr. Burnett stated that the driveway portion should probably be left off the application until enough time is permitted to figure out the details. The remnants of a stacked stone wall was uncovered when a hedge was cut down. The driveway would probably have a stone element to it.

Motion #4 (Deferral)

Commissioner Pearce motioned to defer the driveway and fencing portion of the application to the next meeting (October), seconded by Commissioner Besser.

Commissioner Pearce stated that the applicant should provide the materials being used for the driveway, the style of fencing and the general configuration details of the driveway and fence.

Mr. Burnett asked if the driveway element could be dropped.

Chair Roberts stated that it would be best to present all the alterations planned for the property at one time. The purpose of the deferral is to provide more information and details for the proposed alterations.

Commissioner Laster suggested the applicant contact the floodplain administrator about appropriate driveway materials.

Commissioner Denton stated that a photo of the picket fence was provided at the DRC meeting showing the style of the fence. It appears that the applicant would like to move forward with the fencing.

Ms. Dannenfelser stated that the photo of the fence would be shown. There is a condition of approval that it should be returned to the preservation planner for approval.

Commissioner Denton stated that he would not support deferral for the fence if a photo can be provided confirming the style of fence.

Mr. Harper stated that the motion for deferral must be resolved before voting on the previous motion to approve the driveway and fence with staff conditions.

Mr. Squires confirmed that the deferral motion must be resolved first.

Chair Roberts asked for a vote on the motion to defer.

Vote: 4-4 (Commissioners Besser, Pearce, Roberts and Worthington voting in favor of deferral)

(Commissioners Denton, Laster, LeMarinel and Harrison voting against deferral)

The motion failed.

Chair Roberts stated that the main motion (motion #3) for approval for the driveway and fencing portion is now on the table.

Amendment to Motion #3 (driveway and fencing)

Commissioner LeMarinel motioned to amend the main motion to approve (driveway and fencing) by removing the driveway portion, seconded by Commissioner Denton.

Chair Roberts stated that more information is needed regarding the fencing and the layout of it.

Commissioner Pearce stated that it is important to get details right for the fence. The lot is on a corner and across from the historic cemetery stone wall.

Commissioner Worthington stated that clarity is needed along with drawings or renderings of the fence showing details.

Vote: (8-0) , Amendment passes.

Motion #3 (as amended)

Vote: 5-3 (Commissioners Besser, Denton, Laster, LeMarinel and Harrison voting in favor)
(Commissioners Roberts, Pearce and Worthington voting against)

The motion passes.

Mr. Squires stated that the driveway portion of the application needed to be resolved.

Motion #5 (driveway resolution)

Commissioner Laster motioned to deny the driveway portion of the application, seconded by Commissioner Worthington.

Chair Roberts stated that the signage portion of the application can be approved administratively as stated in the conditions.

9. Consideration Of Roof Alterations At 324 3rd Ave. S.; Scott Nicodemus, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Ms. Huffer stated that The subject property at 324 3rd Avenue South received a Certificate of Appropriateness in April 2022 for a series of alterations and demolition in regards to constructing a new rear addition to the historic house. No alterations to the historic roofline were approved under that COA. On June 1, 2023, members of City Staff were notified that the roof structure on the main form of home had been completely removed without a permit. The scope of this kind of roof work requires a building permit from Building & Neighborhood Services, and because it is in the historic preservation overlay, a COA is required prior to issuance of a building permit. A stop work order was placed on the property immediately. For alteration to roofs on historic residential buildings, the City of Franklin Historic District Design Guidelines recommend to "Preserve historic roof forms and materials. Roofing sections on main and other visible facades should remain unaltered." In August 2023, a Certificate of Appropriateness was administered for the property with a condition of approval that the 6-foot rear unapproved, but recently-constructed foundation for an addition on the rear of the historic addition (on the right side facing the driveway), be removed from the building. The current application is proposing to add an addition to the rear of the building that was voted to be removed in the most recent COA.

The Guidelines recommend the following for additions and building form:

- Design additions to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials.
- Design additions so there is the least possible loss of historic fabric and so the character defining features of the historic building are not removed, damaged, or obscured.
- Maintain the historic building shape, mass, scale, proportion, rhythm, and roof shapes.
- Preserve historic building elements that contribute to building style and historic character.

By adding this addition, this would cause the historic roof form to be altered and it would not follow the Guidelines. Further, the proposal includes altering the rear roof form. The proposal to alter the roofline came before the Historic Zoning Commission during its April 2022 meeting. The previous application included the proposal to create a larger central roofline. DRC members recommended that the historic roof line should be respected and that the rear addition should softly tie into the existing historic roofline form. The approved rear of the building features two rear-facing gables with a flat roofed porch in the middle that softly ties into the historic addition form. The proposed alteration would alter the unique addition roof form and gable shape (closest to the driveway) to remove the valley, resulting in a different pitch and silhouette. The Guidelines recommend the least possible loss of historic fabric in order to preserve the character defining features, which would be lost if the historic form was further altered. The approved flat porch roof would become a rear-facing gable. The proposed design will then feature three rear-facing gables. The Guidelines state that additions are to be subordinate in appearance to the historic building and to preserve the historic elements that contribute to the style and character. Considerations include placement, size, massing, scale, height, setbacks, and materials. This proposed alteration does not meet the Guidelines, as it will be altering the historic form of the building and will alter the historic mass, shape, and roofline of the building. **RECOMMENDATION:** Staff recommend denial of this application based on the following grounds: 1. Design additions to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials. 2. Design additions so there is the least possible loss of historic fabric and so the character defining features of the historic building are not removed, damaged, or obscured. 3. Maintain the historic building shape, mass, scale, proportion, rhythm, and roof shapes. 4. Preserve historic building elements that contribute to building style and historic character. If the HZC decides to approve the COA, the following conditions are recommended: 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 Scott Nicodemus. Mr. Nicodemus referred to A4 of the application documents. The red outline refers to an addition that was approved for removal and was removed. It is proposed to add this addition back to the house. Also, a gable is proposed over the kitchen area to allow for more ceiling height.

Brandon Hutcheson, owner. Mr. Hutcheson stated that originally there was a miscalculation of the ceiling height in the kitchen area which left 7 feet in total height. A gable is proposed in this area to allow for adequate ceiling height. The gable proposed will not be visible and is subservient to the ridge line and to the historic gable on the other part of the house. The 130-foot addition proposed will roughly follow the same shape as the previous addition. The addition will be built using a different roofline so that the historic roofline will not be altered. The addition will make use of the support beam while maintaining the historic corner and roofline of the house. It made sense from a structural point of view to tie into the support beam of the patio. The new addition does not protrude into the backyard as much as the old addition.

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

Commissioner Laster motioned to deny Roof Alterations At 324 3rd Ave. S. per staff comments., seconded by Commissioner Denton.

Commissioner Laster stated that he agrees with staff in that the previous application that was approved was a better design esthetically for the house than what's being proposed. Commissioner Laster asked if it's possible to get more ceiling height by vaulting the ceilings? Commissioner Laster also noted that the previously approved portion of the rear elevation is a better design.

Mr. Hutcheson stated that the slant runs from the back of the house making it not possible to vault the interior ceilings. The problem is finding a way to give more ceiling height for the porch and kitchen.

Vote: 8-0, the motion passes.

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

10. **Signage (Convenience) At 118 3rd Ave. N.; Michael Evans, Park Happy, Applicant.**

Sponsors:

11. **Signage (Wall) At 99 E. Main St.; Shaun Sullivan, Applicant.**

Sponsors:

12. **Signage (Wall) At 143 5th Ave. S.; John Fleming, Applicant.**

Sponsors:

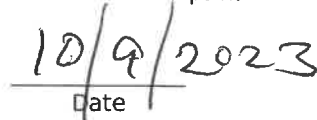
13. **Signage (Awning) At 436 Main St.; Julie Davis, Applicant.**

Sponsors:

ADJOURN

There being no further business, the meeting adjourned at 06:46 p.m.


Chair


Date

