



Meeting Minutes

Historic Zoning Commission

Monday, October 9, 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

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.)

Gail Haddock, 213 Lewisburg Avenue. Ms. Haddock stated that she has noticed an increase in building heights throughout Franklin, especially in the Historic District as seen on Columbia Avenue with a proposed increase from 2 stories to 3.5 stories. These changes affect everyone in Franklin and should be considered by the Commission when thinking about Franklin's vision for the future.

Julia Bibb, 918 Fair Street. Ms. Bibb applauded the developers and owner's work regarding the design and their willingness to follow and adjust the design based on staff and Commission recommendations. The Middle Eight will provide workforce sustainability while contributing architecturally to the history of the district.

Darlene Dyson, 512 Ardmore Place. Ms. Dyson appreciates the hard work of everyone involved in the project and the forward thinking of the Commission. Ms. Dyson supports the preservation of history in general and is supportive of the Middle Eight development. The Middle Eight will address the need for alternative living arrangements by providing support to the Factory and the Factory district.

Allen Arender, 230 Franklin Road, Managing partner for the Factory redevelopment. The Factory's 94th birthday is approaching, and the goal for the next 100 years is to create a place with new energy that will attract people while preserving the historical foundations of the area. The Middle Eight will provide the people and energy needed to enhance and sustain the Factory and its long-term success.

Dan Piraino, 106 Church Street. Mr. Piraino stated that the Middle Eight project fits beautifully in the Factory district and preserves and recognizes history while providing economic support to the Factory.

Laura Piraino, 106 Church Street. The beautiful architecture aligns with the historical character of Franklin with a new and modern appeal. The Middle Eight will not only support the Factory but also downtown Franklin merchants and restaurateurs.

Xander Morrison, 159 1st Avenue North (#247 Harpeth). The Middle Eight is a much-needed project to attract different people and lifestyles. The project is stylish and on trend but also timeless and elegant. The Middle Eight complements the foundations of Franklin's history while providing economic and workforce support to the Factory.

Tammy Lennox, 1101 Downs Blvd (#124). The Middle Eight will allow people to live in Franklin who otherwise would not be able to afford the housing prices. Ms. Lennox supports the diverse housing options the project provides.

Miles Johnson, 107 Harlinsdale Court. Mr. Johnson explained that he was skeptical of the project, originally. After consideration of the design and location of the Middle Eight, there couldn't be a more perfect location for the project. The Factory is a unique district that will need the economic support that the Middle Eight will provide.

Heritage Foundation Letter dated October 5, 2023 (attached to the 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:

Commissioner Pearce motioned to approve the HZC Meeting Minutes from September 11, 2023, seconded by Commissioner LeMarinel. Vote: 9-0

ANNOUNCEMENTS

Ms. Huffer announced that the next DRC Meeting will be October 16, 2023, at 4 pm and a Special DRC Meeting will be October 23, 2023, at 4 pm to discuss the new City Hall 100 % schematic design.

Chair Roberts asked that comments related to the "overall" Middle Eight development be stated before the series of items on the specifics of each building type.

APPLICATIONS

2. Consideration Of New Construction At 209 Old Liberty Pike (The Middle Eight, Lot 7); Gary Vogrin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. Ms. Huffer stated that the proposal includes the construction of a two-story house with four-square Craftsman architectural style features, modeled after the historic house located at 238 3rd Avenue South. The entrance and sidelights are recessed under a covered stoop. On either side of the entrance, double-hung windows are proposed. On the upper floor, two double-hung windows are directly above the windows on the lower floor. Centered above the entrance on the upper floor, is an ornate window with filigree detailing. On the roof, centered on the ornate window and the entrance, is a roof dormer with four small windows. The rear elevation features a singular roof dormer with four windows to mimic the one that is seen on the front elevation. On the lower story, three double-hung windows are utilized on the left side and a door with a smaller window is located on the right side of the lower story. On the upper story, a roof deck is proposed, with two double-hung windows on the left side, and a door with sidelights is centered in the middle. On the right side of the upper floor are two double-hung windows. Eight windows and a chimney are located on the left elevation. Nine windows, a chimney, a pair of French doors, and two garage doors are located on the right elevation.

PLACEMENT/SETBACK

The setback for the front yards was approved to be 6-10 feet, while the side yards are to be 6 feet per the development plan.

SCALE/MASSING/HEIGHT:

The Guidelines recommend that the height of infill buildings on new streets should be compatible with the historic residential building heights on the nearest block face within the established historic district. New construction should be designed so that the massing, size, scale, and proportions of new residential buildings are compatible with nearby historic buildings and complement rather than detract from the character of the historic district. The proposed height of this building from grade to roof ridge is 29'-8".

MATERIALS:

The materials of the proposed new construction are listed as predominantly brick, siding, composite shingle roofing, stone foundation, and brick chimney. The colors of the materials were included within the application and the brick is proposed to be painted a white/cream color, the roof is proposed as a gray, and the garage doors are proposed to be a wood/brown color. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. The proposed brick appears to meet the Guidelines. The siding material was not specified within the application, but lap siding has been discussed at DRC and is recommended. Lap siding exposure should be consistent with that on adjacent historic buildings. Either wood or smooth cement wood would be an appropriate material per the Guidelines. A 4-5" reveal would be appropriate for this building, as this reveal is typical in the Franklin Road Historic District. For roofing, the proposal shows an image of composite shingle that resembles slate. The Guidelines recommend using historically compatible roof materials such as asphalt, wood, slate, fiber-glass shingles, or standing-seam metal, which are traditionally used with the architectural style of the building. The use of slate roofing material is not common for this architectural style, and it would be more appropriate to utilize a 3-dimensional asphalt shingle. The specifications for the windows in the proposal were not included in this application. At previous DRC meetings, an aluminum-clad window was proposed. The Guidelines would recommend that one should use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building. Use true divided-light (TDL) or simulated divided-light (SDL) windows. Windows should have a double-hung (or "double-sash") appearance. The use of windows with aluminum cladding is not appropriate and does not meet the Design Guidelines.

ARCHITECTURAL FEATURES/DETAILS & ORNAMENTATION:

The Guidelines recommend that decorative details and ornamentation should be used in a manner like those on historic buildings in the district. A modern interpretation of historic detail is encouraged. The garage that is proposed on the right and rear elevation utilizes a garage inset and an open sleeping porch design on the second floor that keeps the scale and form of the garage low to blend with the architectural details seen in the Franklin Road Historic District. 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. While the lot has a deep backyard, the lot was designed with the naturalistic screening placed within it and makes a more historically traditional placement of the garage not possible. The location, the setback of the garage, its detailing of reading as a sleeping porch clad in siding, meets the intent of the Guidelines in the context of a new street and given the constraints of the lot.

RECOMMENDATION:

Staff recommend approval of this application with the following conditions:

1. The siding material must be cement or wood with a 4-5" reveal.
2. The roofing material must be a 3-dimensional asphalt shingle.
3. 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.
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: Joe Antunovich. Mr. Antunovich thanked Ms. Huffer, Ms. Dannenfelser, Ms. Diaz-Barriga and the Commission for their collaboration and feedback over the last few months. As part of the project submittal, Mr. Antunovich narrated a 3-D video of the overall project. Mr. Antunovich explained that all the comments and recommendations from staff and the Commission were accommodated. The recommendation for Lot 7 is accepted for the conditions of approval. Regarding condition number three, Mr. Antunovich explained that the team recommends aluminum-clad wood windows drawing inspiration from the Factory and Jameson Station. The brand (Sierra Pacific) of windows selected are high quality and very similar to the Brownstones in downtown Franklin, fitting the definition of a composite material.

Motion:

Commissioner Laster motioned to approve (lot #8) Middle Eight with staff conditions, seconded by Commissioner Harrison.

Commissioner Harrison. The staff does not support the use of aluminum-clad windows for this project.

Ms. Huffer noted that staff agreed that the use of aluminum-clad windows does not meet the intent of the guidelines.

Commissioner Marquardt. The design guidelines note that window materials should be similar in character, profile, durability, finish, and durability and should be inspired by nearby historical homes. In this case, the inspiration would be the Truett home.

Commissioner Pearce. The historic districts in Franklin have not seen the use of pre-colored brick, white in this case, and there are concerns about the final look of the brick.

Commissioner LeMarinel. The look of the proposed brick is more contemporary and will have a natural patina. Considering where the home will be located, brick should be appropriate. The Commission has approved similar brick colors, such as Starbucks at five-points.

Commissioner Worthington. The matt brick color with a soft patina will be complimentary to the stone foundation of the home.

Commissioner LeMarinel. The sleeping porch appears to encroach into the setback.

Ms. Dannenfelser stated that porch encroachment is allowed and does not go against a city ordinance.

Commissioner LeMarinel. There should be consistency throughout the development regarding windows. Aluminum-clad windows have been used in other historic districts.

Commissioner Laster. The example does not show the appearance of muntin's, which points to a more contemporary style of window rather than a historical window.

Mr. Antunovich. The aluminum-clad windows selected will have muntin's and a more slender and delicate profile appropriate for historical homes.

Ammendment:

Commissioner Pearce amended the motion to include approval of aluminum clad windows with details to be presented to staff or the Commission for approval, seconded by Commissioner Harrison.

Commissioner Marquardt. If the Commission approves the use of aluminum clad windows for the Middle Eight a precedent will be set for future infill home applications.

Commissioner Besser stated that she cannot support the amendment for the same reasons as Commissioner Marquardt stated.

Ms. Dannenfelser asked the Commission to further explain the details of the aluminum-clad windows so staff could approve the windows administratively.

Chair Roberts stated that, if necessary, staff could recommend that the Commission approve the final details of the window.

There being no further discussion on the amendment, Chair Roberts asked the Commission to vote.

Amendment Vote:

Vote: 5-4

Amendment passes. (Commissioners Besser, Denton and Marquardt voting against)

Main Motion as Amended - Vote

Vote: 9-0

Motion as Amended passes.

3. **Consideration Of New Construction At 209 Old Liberty Pike (The Middle Eight, Lot 8); Gary Vogrin, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. Ms. Huffer explained that the proposal includes the construction of a two-story house with Greek Revival architectural-styled features, modeled after the historic house located at 228 Franklin Road, also locally known as the Alpheus Truett House. The entrance and sidelights are recessed under a covered stoop. On either side of the entrance, double-hung windows are proposed with black shutters. On the upper floor, two double-hung windows with black shutters are directly above the windows on the lower floor. Centered above the entrance on the upper floor, is a double-hung window with black shutters. The rear elevation features a small porch on the lower level with a window on the far-left side, with a door, and three small windows on the right side of the garage. On the upper story, five double-hung windows, that are evenly spaced, are proposed. Fourteen windows, four of which utilize black shutters, and a chimney are located on the right elevation. Ten windows, a chimney, and two garage doors are located on the right elevation.

PLACEMENT/SETBACK:

The setback Scale/Massing/Height: The Guidelines recommend that the height of infill buildings on new streets should be compatible with the historic residential building heights on the nearest block face within the established historic district. New construction should be designed so that the massing, size, scale, and proportions of new residential buildings are compatible with nearby historic buildings and complement rather than detract from the character of the historic district. The proposed height of this building from grade to roof ridgeline is 30'-9".

MATERIALS:

The materials of the proposed new construction are listed as predominantly siding, metal standing seam roofing, stone foundation, and brick chimneys. The colors of the materials were included within the application and the siding is proposed to be painted a white color, the roof is proposed as black, and the garage doors are proposed to be black. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. The siding material was not specified within the application, but lap siding was discussed at the DRC and recommended per the Guidelines. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding. A 4-5" reveal would be appropriate, as this reveal is what is typical in the Franklin Road Historic District. The Guidelines recommend using historically compatible roof materials such as

asphalt, wood, slate, fiber-glass shingles, or standing-seam metal, which are traditionally used with the architectural style of the building. The use of a standing seam metal roof is an appropriate material for the architectural style of the proposed house. The specifications for the windows in the proposal were not included in this application. The Guidelines would recommend that one should use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building. Use true divided-light (TDL) or simulated divided-light (SDL) windows. Windows should have a double-hung (or "double-sash") appearance. The use of windows with aluminum cladding is not appropriate and does not meet the Design Guidelines. For a Greek Revival-style building, it is typical for the larger sash to be on the bottom of the window. The application depicts the top of the window sash to be larger than the bottom. It is recommended to use a larger sash on the bottom of the window than on the top to better blend with the buildings within the Franklin Road Historic District.

ARCHITECTURAL FEATURES/DETAILS & ORNAMENTATION:

The Guidelines recommend that decorative details and ornamentation should be used in a manner like those on historic buildings in the district. A modern interpretation of historic detail is encouraged. The garage that is proposed on the left and rear elevation utilizes a garage offset and a portico design to keep the scale of the garage low and to blend with the architectural details typical to the Franklin Road Historic District. 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. While the lot has a deep backyard, the lot was designed with naturalistic screening placed within it and makes a more historically traditional placement of the garage not possible. The location, the setback of the garage, its detailing of reading as subordinate, meets the intent of the Guidelines in this context on a new street and given the lot constraints.

RECOMMENDATION:

Staff recommend approval of this application with the following conditions:

1. The siding material must be cement or wood with a 4-5" reveal.
2. The windows must have a historic profile and dimensions and consist of either wood or composite for the front yards was approved to be 6-10 feet, while the side yards are to be 6 feet per the development plan. 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. The bottom sash of the window should be larger than the top sash, to blend with the historic buildings on the Franklin Road Historic District.
4. 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: Joe Antunovich. The team has no objections to the comments/conditions except for #2. Aluminum clad windows inspired by the Factory and Jamison Station are proposed (same as lot #7).

Motion

Commissioner Harrison motioned to approve new construction (lot #8) Middle Eight with staff conditions excluding #2 and adding windows recommended by the applicant with details to be presented to staff or the Commission for approval, seconded by Commissioner Worthington.

Commissioner LeMarinel. The windows would be more reflective of Franklin's historic districts and cleaner if the transom was removed and replaced with larger double hung windows.

Amendment

Commissioner Laster amended the motion to include 6 over 6 windows with light patterns sized proportionately for window sash size, seconded by Commissioner LeMarinel.

Vote - Amendment Vote

Vote: 9-0

Amendment Passes.

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

Vote -Main Motion as Amended.

Vote: 9-0

Motion as Amended Passes.

4. Consideration Of New Construction At 209 Old Liberty Pike (The Middle Eight, Lot 9); Gary Vogrin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. The proposal includes the construction of a two-story house with Tudor architectural-styled features with two swooping rooflines, modeled after an infill house located at 915 Evans Street. The entrance is recessed under a covered arched stoop. On the left side of the entrance is a large chimney flanked by a large double-hung window on each side. On the right side of the entrance, on the lower level, are two double-hung windows, put together and centered on the front plane of the building. To the right of the large window, is a double-hung window. On the upper floor, two double-hung windows are directly above the two double-hung windows on the lower floor. The left elevation features oversized French doors with sidelights and transoms on the upper floor with a balcony. To the right of the balcony is a double-hung window on the upper floor. On the lower story, two double-hung windows are utilized under the balcony. On the right side, a door is centered under the upper floor window and smaller windows flank the door. Fourteen windows are located on the rear elevation. While ten windows, a pair of French doors, and two garage doors are located on the right elevation.

PLACEMENT/SETBACK:

The setback for the front yards was approved to be 6-10 feet, while the side yards are to be 6 feet per the development plan.

SCALE/MASSING/HEIGHT:

The Guidelines recommend that the height of infill buildings on new streets should be compatible with the historic residential building heights on the nearest block face within the established historic district. New construction should be designed so that the massing, size, scale, and proportions of new residential buildings are compatible with nearby historic buildings and complement rather than detract from the character of the historic district. The proposed height of this building from grade to roof ridge is 31'-2".

MATERIALS:

The materials of the proposed new construction are listed as predominantly siding, composite shingle roofing, Tennessee field stone foundation, and stone chimney. The colors of the materials were included within the application and the siding is proposed to be painted a dark gray color, the roof is proposed as a dark gray/black color, and the garage doors are proposed to be a wood/brown color. The siding material was not specified within the application, but lap siding was discussed by the DRC and is recommended. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding. A 4-5" reveal would be appropriate for use in this building, as this reveal is typical in the Franklin Road Historic District. For roofing, the proposal shows an image of composite shingles that resemble slate. The Guidelines recommend using historically compatible roof materials such as asphalt, wood, slate, fiberglass shingles, or standing-seam metal, which are traditionally used with the architectural style of the building. The use of a composite shingle resembling slate would be appropriate for the architectural style of the building as it is common for Tudor homes to have a slate roof. The specifications for the windows in the proposal were included in this application. The proposed windows are aluminum-clad. The Guidelines would recommend that one should use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building. Use true divided-light (TDL) or simulated divided light (SDL) windows. Windows should have a double-hung (or "double-sash") appearance. The use of a window with aluminum cladding is not appropriate and does not meet the Design Guidelines. On all elevations, the windows on the lower story touch the watercourse/foundation. This is not typical to Tudor-styled buildings, as the casement of the windows is usually present. The Guidelines recommend designing windows to relate to the architectural style of the structure or those found on nearby historic buildings and to use traditional casement and trim like those seen on nearby historic buildings.

ARCHITECTURAL FEATURES/DETAILS & ORNAMENTATION:

The Guidelines recommend that decorative details and ornamentation should be used in a manner like those on historic buildings in the district. A modern interpretation of historic detail is encouraged. The garage that is proposed on the right and rear elevation has successfully incorporated the comments from the last DRC meeting to deepen the archway to camouflage the attached garage from street view. 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. While the lot has a deep backyard, the lot was designed with the naturalistic screening placed within it and makes a more historically traditional placement of the garage not possible. The location and the archway of the front facade lessens the impact of the garage and meets the intent of this Guideline in this context on a new street and given the lot constraints.

RECOMMENDATION:

Staff recommends approval of this application with the following conditions:

1. The siding material must be cement or wood with a 4-5" reveal.
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. The windows on the first floor must utilize traditional casement and trim surrounding the windows.
4. The application must meet all the requirements of the City of Franklin prior to the 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: Joe Antunovich. Mr. Antunovich complimented the Board for their suggestions relating to the integration of the side and front patio along with the use of stone at the base where the window meets the stone. The team agrees with comments/conditions except for the window condition. Aluminum clad windows inspired by the Factory and Jamison Station are proposed (same as lot #7 & 8).

Motion

Commissioner Harrison motioned to approve new construction (lot #9) Middle Eight with staff conditions excluding #2 and adding windows recommended by the applicant with details to be presented to staff or the Commission for approval, seconded by Commissioner Pearce.

Commissioner Laster noted that the front, small dormer doesn't appear to be setback at least 12 inches as required by the design guidelines.

Amendment

Commissioner Laster amended the motion to include a 12" setback from the front wall of the house of the small dormer, seconded by Commissioner Denton.

Amendment -Vote

Vote: 9-0,

Amendment to Motion Passes

Commissioner Besser stated that she cannot support the proposal for this house as it reads as a contemporary Tudor-style house.

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

Main Motion as Amended -Vote

Vote: 8-1

Motion as Amended Passes (Commissioner Besser voting against)

5. **Consideration Of New Construction (Townhomes) At 209 Old Liberty Pike (The Middle Eight, Lots 4-6); Gary Vogrin, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. The proposal includes the construction of a townhouse building that reads as a raised two-story building with exposed basement level from the front elevation and as a three-story from the rear and sides. The topography of the property recedes from Liberty Pike and allows for a basement level that is accessible from the rear and is partially exposed from the front elevation. The proposed building has Georgian/Federal architectural-styled features. Based on feedback from previous Design Review Committee meetings, an ABA pattern was suggested to the applicant. This pattern was adopted in this proposal as a cohesive, symmetrical approach to this building, with both ends clad in red brick and the middle clad in limestone and white brick. Each entrance is recessed under a covered stoop to the right of every section of the building. To the left of every entrance are two double-hung windows. On the upper floors, three windows are centered over each window and door on the main level. At the basement level, facing the street, it features a door and double-hung window. The rear elevations on the two end buildings feature oversized French doors and double hung windows on each side of the doors. Above the windows on the main floor feature two double hung windows. On the middle building, oversized French doors with sidelights are flanked by double-hung windows. On the upper floor are four double-hung windows. On the basement level, each section has an oversized garage door. On the left side of the building (building 4 facing the 75' Naturalistic buffer that is located on page 11 of the plan set) features four small windows on the basement level, three large double-hung windows on the main level, and four windows on the upper level. On the right side of the building (building 6 facing Foster Lane) that is located on page 10 of the plan set) features four windows on the basement level, three large double-hung windows and a door on the main level, and three windows and a door on the upper level. This elevation features a balcony on the main floor and upper floor.

PLACEMENT/SETBACK:

The setback for the front yards was approved to be 10 feet, the side yards are to be 8 feet, and the rear yards to be 13 feet, per the development plan.

SCALE/MASSING/HEIGHT:

The Guidelines recommend that the height of infill buildings on new streets should be compatible with the historic residential building heights on the nearest block face within the established historic district. New construction should be designed so that the massing, size, scale, and proportions of new residential buildings are compatible with nearby historic buildings and complement rather than detract from the character of the historic district. Additionally, the building height must achieve height compatibility by designing within ten percent of the average height of the historic buildings on the same block face. Design heights on new streets to be compatible with the historic residential building heights on the nearest block face within the established historic district. The proposed height of the townhome building is 40' and the Alpheus Truett House is 31'-0.95", so the townhouse building will be 9.5% taller than the Truett House, which meets the Guidelines of being within 10% of the average building height on the block face.

MATERIALS:

The materials of the proposed new construction are listed as predominantly brick, arriscraft limestone, metal standing seam roofing, limestone foundation, and brick chimneys. The colors of the materials were included within the application and the brick on the end units are proposed to be a red/reddish brown brick and the middle unit is proposed to utilize a tan brick or a brick that has been painted tan/cream. The roof is proposed to be black, and the garage doors are proposed to be a wood/brown color. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. The brick and limestone materials meet the Guidelines. The Guidelines recommend using historically compatible roof materials such as asphalt, wood, slate, fiber-glass shingles, or standing-seam metal, which are traditionally used with the architectural style of the building. The specifications for the windows in the proposal were not included in this application. The Guidelines would recommend that one should use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building. Use true divided-light (TDL) or simulated divided-light (SDL) windows. Windows should have a double-hung (or "double-sash") appearance. The use of windows with aluminum cladding is not appropriate per the Design Guidelines. The proposed front doors for each unit with a small window at the top of the door is appropriate. Included within the application is a photo of a door with a large glass window, but it does not match the proposed elevation, so it is not considered part of the final proposal. The Guidelines state that new doors and doorways should be designed to blend well with other historic buildings

on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy. Use traditional materials with appearances like the doors on nearby historic buildings.

ARCHITECTURAL FEATURES/DETAILS & ORNAMENTATION:

The Guidelines recommend that decorative details and ornamentation be used in a manner like those on historic buildings in the district. A modern interpretation of historic detail is encouraged. 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 otherwise not be visible from the street. The location of the garages on the townhomes meets the intent of the Guidelines as they are rear-loaded and not visible from Liberty Pike.

RECOMMENDATION:

Staff recommend approval of this application 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 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: Joe Antunovich. The team agrees with comments/conditions except for the window condition. Aluminum clad windows inspired by the Factory and Jamison Station are proposed (same as lot #7, 8 & 9).

Commissioner Harrison motions to approve the Townhomes (Middle Eight, Lots 4-6) excluding #2 and adding windows recommended by the applicant with details to be presented to staff or the Commission for approval, seconded by Commissioner LeMarinel.

Commissioner Denton noted that the basement space under the porch at the garage level shows windows with no door to access the space.

Mr. Antunovich stated that there would be a door from the bedroom to the space or possibly a closet.

Commissioner Worthington noted that on page 8 the front elevation shows a single window over the entry door. This is the only window that has this appearance.

Commissioner Laster stated that the Federal style should reflect symmetry with either 6 over 6 windows or 9 over 9 windows to be more reflective of the historic district.

Mr. Antunovich explained that the building is a modern expression of the traditional Federal style architecture. The doors and windows are narrower and taller, bowing to the historical influence but pushing a more modern style.

Commissioner LeMarinel stated that if this building was closer to Jamison Station, it would appropriately reflect the surrounding architecture. The townhome building will be closer to the Truett house which is the guiding historical structure that inspiration should come from. The fenestration of the building should be addressed with sensitivity to the Truett house.

Commissioner Worthington stated that more Federal style detailing should be included in relationship to the windows and the chimneys.

Commissioner Pearce stated that when the Factory was originally built, it wasn't suitable or sensitive to the Truett house. The townhome buildings are a dash or transition between the Truett house and the Middle Eight development.

Motion to Defer

Commissioner Laster motioned to defer the Townhomes (Middle Eight, Lots 4-6) to the November HZC meeting, seconded by Commissioner Pearce.

Chair Roberts stated that the deferral motion trumps the motion on the floor.

Motion to Defer -Vote

Vote: 7-2

Motion Passes (Chair Roberts and Commissioner Harrison voting against)

6. **Consideration of New Construction (Multifamily Buildings 1-3) At 209 Old Liberty Pk.; Gary Vogrin, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. The development plan for Middle Eight received a favorable Preliminary HZC Recommendation in February 2023 and the development plan and rezoning was approved by the Board of Mayor and Aldermen in August 2023. The next step in the process is to obtain a COA, followed by Site Plan approval by the Planning Commission. The proposal was before the DRC in August and September 2023 in preparation for the formal COA review. This part of the proposal includes three large-scale multifamily buildings between Liberty Pike, Daniels Drive, and the new Foster Lane. The Guidelines state that the character of surrounding buildings should influence the design of the new building. In some locations, new buildings should be designed as commercial buildings in accordance with the Commercial Building section. In other locations, new buildings intended for commercial use would better blend with the established character if designed according to the new residential building guidelines. Staff applied the New Commercial Building section to the formal review due to the character of the surrounding buildings and the scale of the proposed buildings. The buildings closest to this site that establish context and character are The Factory industrial buildings and the Jamison Station commercial/mixed-use buildings. The future building along Liberty Pike to the west closest to Franklin Road will be a Townhouse building, which serves to transition the scale of the buildings along Liberty Pike down to the historic Alpheus Truett house and other historic residential buildings along the Franklin Road Historic District. There are some differences in architecture across the pages as the proposal has evolved through the design review process, but the formal review focused on the most recent 2-dimensional elevations between pages 22 and 31.

Building Form

- Design the massing and scale of the building to be consistent with historic buildings on the block face.
- Respect the streetscape character by creating compatible patterns and rhythms of architectural features along the street.
- Reinforce 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.
- Reinforce the appearance and rhythm of historic vertical divisions to maintain consistent facade widths.

The applicant has worked with staff to incorporate the Design Guidelines and the Zoning Ordinance to meet both documents. The buildings have undulation in their facade forms and building step backs on upper floors to help break down the massing of the buildings, which also serves to create open spaces and plazas along the streets and between buildings.

New Buildings for Larger Redevelopment Areas

- 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. Building 3 is three stories with a recessed, receding fourth story facing Liberty Pike, closest to Daniels Drive. This building is adjacent to Jamison Station, which is three stories with a recessed fourth story facing Liberty Pike. Building 1 steps down to two stories with a recessed third story facing Liberty Pike and the Factory buildings. Building 2 is located behind Building 1, which is three and four stories and has reduced visibility from Liberty Pike as the topography recedes away and downward.

Materials

The guidelines recommend...

- Use brick or masonry materials that are compatible in size, profile, and detailing with historic materials.

- Avoid glass, metal, wood, vinyl, or stucco materials for exterior surfaces.
- Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.

The proposal includes brick, cast stone, and cement siding boards in two green shades. While fiber cement boards are not prohibited, it is not necessarily a common material in the historic district and is used in more limited amounts or as an accent. Using this material on the recessed top floors may be appropriate because it is intended to recede and minimize the upper portion of the building. It was discussed at the DRC meetings to reduce the amount of fiber cement board on the lower floors.

Details & Ornamentation

For details and ornamentation, the guidelines recommend...

- Design a building to reflect its time while respecting key features of its context.
- Use decorative details in a manner that is compatible to those on nearby historic buildings while avoiding direct replication.
- Avoid using decorative details that overpower or negatively impact nearby historic buildings.
- Use forms for new construction that relate to the forms of many of the surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.
- Incorporate traditional façade elements and traditional entry patterns.
- Design all facades to be compatible with the surrounding historic buildings. The proposal draws inspiration from the Factory building era of construction (1920s) but has used a more modern interpretation of the buildings on the Factory campus. The proposal incorporates Art Deco architectural design of the materials on the building, such as entrances and on cornice and flourish detailing.

Windows

The guidelines recommend...

- Design new windows to be compatible with the size, placement, rhythm, and relationship of solids to voids of those on nearby historic buildings.
- Maintain vertically proportioned windows with traditional spacing patterns and alignment created by upper story windows of nearby historic buildings.
- Maintain the traditional placement of window headers and sills relative to cornices and belt courses.
- Use windows with historic profiles and dimensions, including traditional casement and trim. Windows should have distinct meeting rails and have the appearance of being operable. Do not install windows with snap-on mullions.
- Design windows to match the historic materials found on nearby buildings, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.
- Recess window openings on masonry buildings and use window openings with raised surrounds on frame buildings.
- Avoid reflective glass, tinted glass, or other treatments that inhibit views into the building. This is not intended to apply to typical window treatments such as drapes or blinds.

The proposed window design draws inspiration from both the Factory buildings and Jamison Station, but the window profile leans towards a more traditional residential window. Based on the nearby historic structures, the new windows should be either wood, wood composite, or metal. The materials are proposed as aluminum-clad windows, which do not meet the intent of the Guidelines.

OVERALL RECOMMENDATION FOR BUILDINGS 1, 2 & 3.:

Staff recommends approval with the following conditions:

1. The 2-dimensional elevations between pages 22 and 31 are approved as part of this COA along with the additional conditions of approval.
11. The windows must have a historic profile and dimensions and consist of either wood, composite material with the appearance of wood, or metal. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
12. Any signage shown on the plans is not approved as part of this COA and shall be submitted for a separate COA

application.

13. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.

14. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

BUILDING 3 (Pink Highlighted Building in Application documents)

Building 3 North Elevation (Facing Liberty Pike) On the elevation facing Liberty Pike, the fiber cement boards on the first three floors should be replaced with brick #4 (darker brick) or masonry. The use of fiber cement board on the recessed top floor, which is in less visible locations and minimal amounts, is appropriate.)

Building 3 East Elevation (Facing Daniels Drive) On the elevation facing Daniels Drive, the green fiber cement boards should be replaced with brick #3 or cast stone on the first three floors due to the visibility from Liberty Pike and Daniels Drive. The use of fiber cement board on the recessed top floor, which is in less visible locations and minimal amounts, is appropriate.

Building 3 South Elevation (Facing Foster Lane) On the elevation facing Foster Lane, the green fiber cement boards on the first floor along the 125'-wide building segment should be replaced with brick #4 or cast stone. **Building 3 West Elevation (Facing Building 1)** On the elevation facing Building 1, the green fiber cement boards on the first floor along the 71'-wide building segment should be replaced by brick #4 or a combination of the darker brick and cast stone. For the central entrance on this elevation, the top row of transom lights should be omitted and replaced with brick so that the horizontal lines are consistent on the elevation.

Staff recommends approval of Building 3 with the following conditions:

2. Building 3 North Elevation (Facing Liberty Pike): the fiber cement boards on the first three floors must be replaced with brick #4 or masonry.
3. Building 3 East Elevation (Facing Daniels Drive): the green fiber cement boards must be replaced with brick #3 or cast stone on the first three floors due to the visibility from Liberty Pike and Daniels Drive.
4. Building 3 South Elevation (Facing Foster Lane): the green fiber cement boards on the first floor along the 125'-wide building segment must be replaced with brick #4 or cast stone.
5. Building 3 West Elevation (Facing Building 1): the green fiber cement boards on the first floor along the 71'-wide building segment must be replaced by brick #4 or a combination of the darker brick and cast stone. For the central entrance, the top row of transom lights should be omitted and replaced with brick so that the horizontal lines are consistent on the building.

Applicant: Joe Antunovich. Mr. Antunovich stated that there are no objections to staff comments on Building 1, 2, and 3, other than the request to use aluminum-clad windows as discussed previously for the single-family homes and townhomes. **North Elevation.** Regarding the fiber cement boards on the north elevation, the team requests the cement fiber boards remain as designed on the second and third floors. The first-floor fiber cement boards would be replaced with brick (color # 4) or masonry. **East/Daniels Drive Elevation.** The team would like to leave the 75-foot center front section as designed with stone and brick on the base and first floor and keep the fiber cement board on the two upper floors. **West Elevation** The team proposes leaving the colonnade as it stands but bringing the brick up to meet the colonnade.

Public Comment:

Gail Haddock, 213 Lewisburg Avenue. Ms. Haddock stated that visually the top level of the building would seem less massive if it was all brick instead of fiber cement boards. The windows contribute to the massing and have a heavy feel to them.

Motion #1 Building 3

Commissioner LeMarinel motioned to approve a Certificate of Appropriateness for Building 3 with staff conditions excluding staff condition #11 but to allow use of aluminum clad windows with details to be approved by staff and for condition #2 & #3 (use of brick instead of fiber cement board) should apply to the 1st floor only instead of floors 1-3, seconded by Commissioner Worthington.

Commissioners Laster, Besser, Pearce, Denton, and Marquardt agree with staff conditions and cannot support the motion because the amount of cement fiber board proposed is not appropriate and is not supported by the design guidelines.

Commissioner Laster recommended the use of cast stone which provides a change in fabric and disrupts the massing of the building.

Commissioner Pearce noted her concerns about street amenities and the efforts the city has made to retro fit sidewalks throughout Franklin.

Ms. Dannenfelser explained that sidewalks are required by the city through the ordinances.

Katie Rudowsky with Kiser Vogrin Design explained that the sidewalks along Liberty Pike will be 12 feet and considered as a multi-use trail. Within the development there will be 5- and 7-foot sidewalks.

Motion #1 -Vote Building 3

Vote: 4-5 - (Commissioners Roberts, LeMarinel, Harrison, and Worthington voting in favor)
(Commissioners Besser, Laster, Pearce, Denton, and Marquardt voting against)

Motion Fails

Motion #2 -Building 3

Commissioner Laster motioned to approve a COA for Building #3 with staff conditions, seconded by Commissioner Harrison.

Commissioner Denton expressed his concern with the amount of fiber cement used on building 3 and suggested the use of stone in lieu of brick.

Amendment to Motion #2

Commissioner Denton amended the motion to include use of stone for the portion of the staff condition that recommended use of brick, seconded by Commissioner Pearce.

Commissioner Besser stated that she was pleased with the staff recommendations when she originally read the staff report. The concern now is with the use of stone, there's no way to know what the structure will look like.

Mr. Antunivich requested that the design not be limited to all brick or all stone.

Commissioners Denton, Pearce, and Laster expressed similar concerns about the lack of a 3D rendering now that adjustments to the design are being considered.

Vote-Amendment to Motion #2

Vote:0

Amendment to Motion #2 Fails

Commissioner Denton stated that the main concern is the lack of a visual mockup or some sort of 3D rendering so that the Commission can feel comfortable voting on the exterior design of building #3.

Commissioner LeMarinel stated that the Main Motion (#2) would need an amendment to cover the windows as previously approved for the townhomes and single-family homes.

Amendment (windows)

Commissioner LeMarinel amended the Main Motion (#2) to address staff condition #11 to allow use of aluminum-clad windows with details to be presented to staff for approval, seconded by Commissioner Worthington.

Commissioner Laster suggested the applicant create a design using brick and stone and present it to staff or the Commission for approval.

Vote-Amendment(windows) to Motion #2

Vote: 6-3 (Commissioners Roberts, Denton, Worthington, Marquardt, and Pearce voting in favor)
(Commissioners Besser, Laster, and Harrison voting against)

Amendment to Motion #2 Passes

Commissioner Pearce noted in the past when two colors of brick were used to break up massing, not much of a difference was noticed. It was an unsuccessful attempt to create a break in the massing.

Commissioner Worthington stated that brick or stone adds to the massing of the building whereas the cement fiber board allows for a distinction between the elements of the façade as well as providing a break in the massing. The distinction

between the brick and the fiber cement boards provides a sensible rhythm and gives the perception of less massing.

Commissioner Besser stated that decisions made on these buildings are significant and will be the McKeehan's legacy and the legacy of the HZC. The Commission must get this right.

Commissioner Harrison called the question.

Vote – Motion #2 as Amended(windows) -Building 3

Vote: 3-6 (Commissioners Roberts, Laster and Harrison voting in favor)
(Commissioners Besser, Denton, LeMarinel, Pearce, Marquardt, and Worthington voting against)
Motion #2 Fails

Motion #3 -Building 3

Commissioner Worthington motioned to approve a COA for Building #3 with the following adjustments to staff's recommendation, seconded by Commissioner Harrison.

Windows (condition #11)

Allow use of aluminum-clad windows with details to be approved by staff.

East Elevation:

1st floor to be brick or stone, as recommended by staff.

2nd and 3rd floors remain fiber cement board.

North Elevation:

1st floor to be brick or stone, as recommended by staff.

Other floors as proposed by the applicant.

West Elevation

1st floor to be brick or stone, as recommended by staff.

Other floors as proposed by the applicant.

Transom windows as proposed.

South Elevation

1st floor to be brick or stone, as recommended by staff.

Other floors as proposed by the applicant.

Commissioner Laster stated that he does not understand the motion and cannot vote on something he doesn't understand. To make an intelligent decision, design and renderings should be submitted to the Commission.

Motion to Defer -Building 3

Commissioner Laster motioned to defer the COA for Building #3 until the November 13, 2023, HZC Meeting, seconded by Commissioner Pearce.

Chair Roberts noted that a motion to defer overrides any other motion on the floor.

Motion to Defer -Vote Building 3

Vote: 5-4 (Commissioners Besser, Denton, Laster, Pearce, and Marquardt voting in favor)
(Commissioners Roberts, LeMarinel, Worthington, and Harrison voting against)
Motion to Defer Passes

Staff Presentation on Building 1. Ms. Huffer

BUILDING 1 (yellow highlighted area in application documents)

Building 1 North Elevation (Facing Liberty Pike) The elevation facing Liberty Pike is successful in meeting the Design Guidelines.

Building 1 East Elevation (Facing Building 3) On the elevation facing Building 3, the green fiber cement board on the first floor of the 47'-wide building segment should be replaced with either brick #1 or brick #4 or cast stone. Building 1 West Elevation (Facing Foster Lane, Towards Truett House) This elevation is very successful in meeting the Design Guidelines with appropriate materials and composition to break up the mass of the building.

Building 1 South Elevation (Facing Foster Lane, Towards Old Liberty Pike) This elevation uses a combination of brick, cast stone, fiber cement panels, and fiber cement siding to break up the mass of the building in a symmetrical way. The design of

the siding wasn't described, but lap siding is recommended over shiplap siding with a reveal of 4 to 5 inches. This elevation has much less visibility from off-site due to its location, and additional amounts of fiber cement material as shown on the plan are appropriate.

Staff recommends approval of Building 1 with the following conditions.

6. Building 1 East Elevation (Facing Building 3): the green fiber cement board on the first floor of the 47'-wide building segment must be replaced with either brick #1 or brick #4 or cast stone.

7. Building 1 South Elevation (Facing Foster Lane, Towards Old Liberty Pike): Lap siding must be utilized where siding is shown with a reveal of 4 to 5 inches.

Applicant Presentation. Mr. Antunovich stated that he did not have any objections to staff comments but suggested using a combination of brick and stone on the south elevation of building 1 to be consistent with building 3 and the use of aluminum clad windows as approved for other building in the development.

Motion-Building 1

Commissioner Laster motioned to approve a COA for Building 1 with staff conditions and to allow use of aluminum clad windows (condition #11) as approved for the previous buildings with details to be approved by staff, seconded by Commissioner Harrison.

Amendment to Motion

Commissioner Denton amended the motion to include the use of brick or stone on the south elevation of building 1 to provide consistency with building 3, seconded by Commissioner Pearce.

Amendment Vote

Vote: 9-0

Amendment passes.

Main Motion as Amended -Vote Building 1

Vote: 8-1 (Commissioner Marquardt voting against)

Motion passes

Staff Presentation on Building 2. Ms. Huffer.

BUILDING 2

Building 2 North Elevation (Facing the South Elevation of Building 1) On the elevation facing the south elevation of Building 1, the fiber cement boards on the first floor should be replaced with brick #4. This elevation has much less visibility from off-site due to its location, and additional amounts of fiber cement boards as shown on the plan are appropriate.

Building 2 East Elevation (Facing Plaza and Building 3) On the elevation facing Building 3, the fiber cement boards on the first floor should be replaced with brick #2.

Building 2 West Elevation (Facing Foster Lane Toward the Alpheus Truett House) This elevation has appropriate brick and cast stone materials on lower floors with fiber cement on the recessed top floor, which meets the intent of the Design Guidelines.

Building 2 South Elevation (Facing Foster Lane Toward Old Liberty Pike) On the elevation facing Foster Lane, the fiber cement boards on the first floor should be replaced with brick #2. This elevation has much less visibility from Liberty Pike, and additional amounts of fiber cement boards as shown on the plan are appropriate.

Staff recommends approval of Building 2 with the following conditions.

8. Building 2 North Elevation (Facing the South Elevation of Building 1): the fiber cement boards on the first floor must be replaced with brick #4.

9. Building 2 East Elevation (Facing Plaza and Building 3): the fiber cement boards on the first floor must be replaced with brick #2.

10. Building 2 South Elevation (Facing Foster Lane Toward Old Liberty Pike): the fiber cement boards on the first floor must be replaced with brick #2.

Applicant Presentation.

Mr. Antunovich did not have any objections to staff conditions other than to allow the use of the aluminum-clad windows as

approved in building 1.

Motion -Building 2

Commissioner Harrison motioned to approve a COA for Building 2 with staff conditions and to allow use of aluminum clad windows (condition #11) as previously approved for Building 1 with details to be reviewed and approved by staff, seconded by Commissioner Laster.

Commissioner Pearce registered her concerns about the light color brick achieving the results its intended to. The use of stone would be a better choice to accomplish the look of multiple plains.

Mr. Antunovich suggested the use of brick and stone or a combination of brick and stone.

Amendment

Commissioner Pearce amended the motion to include use of brick or stone or a combination of brick and stone on the North, South, and East elevations of the first floor of Building 2, seconded by Commissioner Laster.

Amendment -Vote

Vote: 9-0

Amendment to Motion passes.

Main Motion as Amended -Vote Building 2

Vote: 8-1 (Commissioner Marquardt voting against)

Motion passes

7. Consideration Of Alterations (Accessory Structure Roof) At 215 Lewisburg Ave.; John Alfrey, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. An accessory structure was approved by the Historic Zoning Commission with a primarily asphalt shingle roof. During construction, the roof was installed as aluminum standing seam metal in a copper color. A stop work order was issued, and the application before the HZC to correct the issue is to paint the metal roof to match the approved metal roof color on the house. An application to paint the roof previously came before the HZC during its January 2023 meeting, where it was denied due to lack of information on the processes and durability of the paint on the metal roof. The application recently came before the Design Review Committee during its September 2023 meeting with additional information. The material of the roof is appropriate within the Guidelines, but the color emulating copper does not meet the Guidelines, which state that one should use details that complement, but are less elaborate than, the character of the historic principal building. The use of copper roofing materials is not common for accessory structures for this style of house and is typically seen on high-architectural style principal buildings. To try to meet the intent of Guidelines, the application includes the proposal to paint the copper-colored metal roof a dark bronze color to match the color of the roofing material on the principal building. While the utilization of paint on metal roofs in the Historic Preservation Overlay is not common, there are several properties where this is seen. Included in the application are the steps that will be taken to ensure the longevity of the paint adhesion to the roof, such as pressure washing the roof, applying a primer, paint, and a sealant or topcoat. Based on the feedback from the September DRC meeting, the applicant has provided the paint warranty within the application.

The metal roofing material and proposed dark bronze paint color are appropriate for accessory structures based on the Guidelines and will match the accent metal on the main roof.

RECOMMENDATION:

Staff recommend approval of this application with the following conditions:

1. The roof shall be painted the same color as the bronze accent metal roof color on the main house.
2. As described in the application, every effort will be taken in the application process to ensure the longevity and adhesion of the paint on the roof.
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. The applicant stated she agrees with the staff's comments.

Motion #1

Commissioner Pearce motioned to approve alterations of an accessory structure at 215 Lewisburg with staff conditions, seconded by Commissioner Laster.

Commissioner Denton stated that he could not support the motion as the applicant has not provided an example of the paint including more information about the product itself including current warranty information. The warranty is not transferrable and is loaded with caveats that require following application instructions explicitly for the warranty to be valid. The product is sensitive to rain and humidity and the applicant has been asked for a test patch that the Commission has not received.

Chair Roberts stated that he agrees with Commissioner Denton. Because the applicant installed a roof that was not approved, we find ourselves in this situation. The roof is prefinished, meaning it will require painting and upkeep and as noted, has a very limited warranty. Chair Roberts cannot support the motion as the roof doesn't complement the principal building and doesn't fit the context of the historical district.

Motion#1 - Vote

Vote: 2-5 (Commissioners Laster and Pearce voting in favor)

(Commissioners Denton, Roberts, LeMarinel, Worthington and Harrison voting against)

The motion fails.

Motion #2

Commissioner Denton motioned to deny the alterations of an accessory structure at 215 Lewisburg, seconded by Commissioner LeMarinel.

Motion #2 -Vote

Vote 5-2 (Commissioners Denton, Roberts, LeMarinel, Worthington and Harrison voting in favor)

(Commissioners Laster and Pearce voting against)

The motion to deny passes.

8. Consideration Of An Addition (Principal) At 1303 Adams St.; Hannah Terry, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation. Emily Huffer. The application has appeared before the Historic Zoning Commission and Design Review Committee multiple times to receive feedback on the proposed addition to the principal building. The applicant has taken this feedback and incorporated it into each design to move towards meeting the intent of the Design Guidelines. 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. During the August DRC meeting, DRC members were concerned that the addition would appear larger than the historic structure and the applicant has minimized the addition so that it appears subordinate to the historic building. 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 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 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)."

RECOMMENDATION: Staff recommend 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.

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 per the Guidelines recommendations.
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.

Lastly, Mr. Huffer noted that clarification is needed regarding the fence. Is the intent to keep the existing fence or to install a new fence.?

Applicant Presentation. Hannah Terry. Ms. Terry noted that the ratio of the house to the overall lot size is only 10 % and, with that consideration, they feel the house size is appropriate. There being two other accessory buildings on the property, the garage was not designed as a separate building. The existing fence on the property will remain.

Motion

Commissioner Laster motioned to approve the addition to the principal building at 1303 Adams Street with staff comments, seconded by Commissioner LeMarinel.

Commissioner Pearce asked if sidelights would be changed.

Ms. Terry explained that the homeowner would like to preserve the front door of the historic home.

Commissioner Laster stated that because of the lot size the percentage over 50% of the historical footprint is appropriate.

Motion -Vote

Vote 7-0

The motion passes.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation. Emily Huffer. 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. Additionally, the proposal came before the September 2023 Historic Zoning Commission, where it was denied. The applicant has incorporated some of the feedback from the last HZC meeting, to better meet the intent of the Design Guidelines. The design is unique in the fact that it is a 605 sq. ft. addition to 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 July Design Review Committee meeting. The proposed addition will utilize bricks that appear to match the historic building and will incorporate the English bond brick pattern that is seen on the building.

The Guidelines recommend the following for additions to 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 height has been reduced since the last HZC meeting, which now measures 26'-8.5", which is a 3'-1.25" reduction. The addition will utilize a 4' offset from the existing building to the left. The main building from the front elevation is 34'-5" and the roof form will slope from the front of the building and will measure 26'-8.5" at the back of the building, to the top of the 18" parapet at the back wall. While the proposed height has been reduced, this addition is the same height as the back of the historic building; therefore, it is not subordinate and does not meet the intent of the Guidelines. 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.

RECOMMENDATION:

Staff recommend 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. Window specifications shall be returned to the Preservation Planning staff for approval.
4. The proposal for front door replacement shall be submitted as a separate COA application.
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.

Project Considerations:

1. HVAC units are required to be screened architecturally. The screen is required to be of a height to completely block the view of the object being screened. Show the location of the units and how the units will remain screened given the reduction in parapet height.

Applicant Presentation: Robin Hood. Mr. Hood noted that reduction in mass as requested made it difficult to keep the interior height at a level for usable space.

Motion

Commissioner LeMarinel motioned to approve the addition at 263 Public Square with staff conditions, seconded by Commissioner Harrison.

Commissioner LeMarinel explained that he believes Mr. Hood has created a reasonable solution for an addition to a downtown building along with a creative parking solution. If the parapet across the way is considered, the building would be subordinate.

Amendment #1 (gutters)

Commissioner Pearce amended the motion so that the gutters would be painted a bronze color, seconded by Commissioner LeMarinel.

Amendment #1 - Vote (gutters)

Vote: 7-0

Amendment passes.

Commissioner Laster noted that several different window replacements would be necessary, including the blazing and in some cases the window frame.

Mr. Hood noted that energy codes are driving the replacement of some of the windows.

Commissioner Laster suggested the use of storm windows.

Amendment #2 (windows as separate COA)

Commissioner Laster amended the motion to include all historic windows affected on the elevation be included in a separate COA, seconded by Commissioner Pearce.

Amendment #2 - Vote

Vote: 7-0

Amendment passes.

Main Motion as Amended 2 times -Vote.

Vote: 6-1 (Commissioner Denton voting against)

Motion passes.

10. **Consideration Of Alterations (Accessory Structure Doors And Windows) At 1002 Fair St.; Jeff Fleishour, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. The application includes the proposal to replace the existing windows, garage doors, and man doors on the existing historic garage. The application appeared before the Design Review Committee during its June 2023 meeting and the September 2023 Historic Zoning Commission meeting, where this portion of the application was deferred to the next voting meeting. The ca. 1950s, two-car, concrete block garage is considered a contributing structure within the Hincheyville Historic District. Window Replacement The application includes the replacement of the existing windows on the structure. While the current windows on the structure are in poor condition, they are believed to be replaced since metal windows on garages in the 1950s were expensive and were not common until the 1960s when their cost was more reasonable.

The Guidelines recommend the following for windows on historic buildings and structures:

- 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.
- Design new or replacement windows to match the historic materials found on the building. Since the structure consists of concrete blocks, it would be recommended to utilize a composite wood material for the windows, as a composite wood window does not hold onto moisture as a wood window does.
- The proposed windows appear to meet the Guidelines.

Garage Doors

The application includes the replacement of the garage doors on the structure. Each door is 9 feet wide and 7 feet in height. The doors are a simple design with a six-window-lite pattern at the top of each door section. The Guidelines recommend the following for door replacement:

- Use designs appropriate for the style and age of the building for replacement doors.
- The proposed doors are appropriate to the architectural style of the structure.

Man Door

The application includes the installation of a man door on the side of the structure that faces the inside of the property, which will be located underneath the previously approved covered patio addition. The design of the door will utilize the design of the garage door. The Guidelines recommend the following for door replacement:

- Use designs appropriate for the style and age of the building for replacement doors.
- Avoid adding new entrances to front facades or where highly visible from the street.

The design of the door is appropriate for the structure and the door will be added on the side of the structure and will not be seen from the street.

RECOMMENDATION:

Staff recommends approval of this application with the following conditions:

1. Window specifications shall return to the Preservation Planer for approval.
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 Presentation: Jeff Fleishour. The intent is to match the elevation given to staff. The goal for the man door is to find a true divided upper half that matches the garage door elevation.

Motion

Commissioner Harrison motioned to approve alterations at 1002 Fair Street with staff conditions, seconded by Commissioner LeMarinel.

Motion -Vote

Vote: 7-0

Motion passes

11. Consideration Of Alterations (Front Door Replacement) At 108 Bridge St.; James Sloan, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. The application appeared before the Design Review Committee at its September 2023 meeting to discuss the proposal to replace the front door. The current front entrance features a non-historic large single-light glass door with single-light transom and sidelights.

The Guidelines recommend the following for entrances for historic civic buildings:

- Preserve and maintain a historic civic building and its historic architectural features. Steeples, decorative ornamentation, decorative windows and window openings, masonry, historic roof materials, and entrance elements are examples of architectural features that contribute to the historic character of the building. If architectural features are determined by the HZC to be required, replacement should be in kind.
- When restoring a building, use photographic evidence wherever possible.
- Avoid adding steeples, awnings, balconies, chimneys, dormers, porches, shutters, or other architectural detailing to historic civic buildings where they did not exist historically.
- Preserve and maintain storefronts, doors, and doorways on historic buildings in their original location and configuration. Use the historic design in entrance rehabilitation if evidence is available, such as historic photographs or discoloration indicating original doors. The application includes two proposed doors as options. Both options were brought to the September 2023 Design Review Committee meeting, where the consensus was that option two (without the decorative scrollwork below the window) was the appropriate option given the historic character of the building and its architectural detailing. The door is a reclaimed, solid wood door that has a rectangular glass window.

While the proposal to replace the door does not have photographic evidence to show that the proposed door is historically accurate for the building, the door appears to fit with the architectural style of the building.

RECOMMENDATION:

Staff recommends approval of option 2 within 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.

Applicant Presentation: James Sloan. Mr. Sloan stated that option number 2 (without the decorative scrollwork below the window) would be used as recommended at the DRC meeting.

Motion

Commissioner Harrison motioned to approve door option #2 for 108 Bridge Street with staff conditions, seconded by Commissioner Denton.

Motion -Vote

Vote: 7-0

Motion passes

12. Consideration Of An Addition And Alterations At 435 Boyd Mill Ave.; Pamela Stoll, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. The proposal previously came before the Design Review Committee at its July and August meetings. The feedback from both meetings has been incorporated into the current proposal.

The principal building is considered a colonial revival and was constructed in 1978, which makes the building 45 years old. The National Register Criteria for Evaluation provides for the recognition of historic places that achieved significance within the past 50 years; a property of that age may be eligible if it is of exceptional importance at the national, State, or local level. Since the building is under 50 years in age, the non-historic residential building Design Guidelines have been applied.

Front Porch Addition The proposal includes the addition of a porch to the front of the building. Based on feedback from the DRC meeting, the porch has been designed to blend with the porches that are seen in the Boyd Mill Avenue Historic District. The Guidelines recommend the following for porch additions:

- Locate and orient a new porch or stoop on a non-historic residential building similarly to those seen in the district.
- Size a front porch or stoop element to be at a similar proportion to the original structure as those seen in the district. The proposed front porch addition meets the Guidelines for non-historic buildings.

Dormers

The proposal includes the addition of two dormers above the garage, one facing the street and the other facing the rear of the property. Each dormer will utilize three windows with a similar muntin pattern that is utilized on the building. The Guidelines recommend the following for dormers:

- Appropriately size and locate dormers to fit with the architectural style of the building.
- Dormers should relate to the style and proportion of windows on lower floors.
- Dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.
- Dormers should be located below the main ridge of the building.
- Dormers should be recessed at least 1 foot from the exterior building wall.
- Dormer sidewalls should be at least 30 inches from the exterior building wall. The proposed dormers appear to meet the Guidelines.

Window Alterations

The proposal also includes alterations to the windows. The windows on the first floor of the building, facing the street, are proposed to be replaced with new floor-to-ceiling windows. Additionally, on the left elevation, with the existing chimney, four new windows, with three to be floor-to-ceiling on the main level. One of the proposed windows will utilize the opening for an existing window. On the upper floor, a six-over-six double-hung window is proposed.

The Guidelines recommend the following for windows:

- Design new windows and new window openings to be compatible with surrounding historic buildings.
- Maintain a traditional solid-to-void ratio on building walls that is like those seen on historic buildings in the district.
- Use a material and window type that is like those seen historically in the neighborhood.
- The utilization of the floor-to-ceiling windows is not typical to the Boyd Mill Historic District and does not meet the Guidelines. The proposed window on the upper floor is appropriate and does meet the Guidelines for new windows.

RECOMMENDATION:

Staff recommends approval of the porch addition and dormer additions, as a portion of this application, with the following conditions:

1. Window specifications shall be returned to the Preservation Planner for approval.
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.

Staff recommends denial of the replacement of the existing windows with floor-to-ceiling windows based on the following grounds:

- Design new windows and new window openings to be compatible with surrounding historic buildings.
- Maintain a traditional solid-to-void ratio on building walls that is like those seen on historic buildings in the district.

Applicant Presentation: Pamela Stoll. Ms. Stoll asked for clarification on which windows were approved and which were not approved. Ms. Stoll stated that the windows on each side of the fireplace are to provide more light in that room.

Mr. Huffer explained that the floor to ceiling windows were not approved. The window on the 2nd story, left elevation, is approved.

Motion #1 (Porch & Dormer)

Commissioner Laster motioned to approve the porch and dormer alterations at 435 Boyd Mill Avenue with staff conditions, seconded by Commissioner Harrison.

Motion #1 -Vote (Porch & Dormer)

Vote: 7-0

Motion #1 passes

Motion #2 (windows)

Commissioner LeMarinel motioned to deny the replacement of existing windows with floor to ceiling windows and approve the windows on the Front and Left Elevations matching the size of the current windows which shall not be replaced at 435 Boyd Mill Avenue, seconded by Commissioner Laster.

Motion #2 -Vote (windows)

Vote: 7-0

Motion #2 passes

13. Consideration Of Alterations At 252 5th Ave. N.; Sam Johnson, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer

A COA was issued to this property in August 2022 for a series of alterations. This proposal includes some of the previously approved portions, such as the alterations to the front of the building and the addition of a door on the side of the building that faces North Margin Street.

Front Door/Stoop Alteration

The application includes the proposal to alter the current front entrance to the historic entrance. The current condition of the front entrance has a material covering where the existing sidelights were located and is flush with the front wall of the building. Additionally, the added porch is not original to the structure and is proposed to be removed.

The Guidelines recommend the following for historic commercial buildings:

- Restore an altered storefront to its original design using historic photographs when possible. Where evidence does not exist, use traditional designs and arrangements.

The proposed alterations to the front facade are appropriate within the Guidelines, as this alteration closely resembles the historic photograph of the building when the Franklin Laundry occupied the building.

Door Installation (Facing N. Margin St.)

The application includes the proposal to install a French door with a transom in an existing window opening near the addition facing North Margin Street. Additionally, a door with stairs is proposed, located on the side of the building facing the alley, near the building addition. The Guidelines recommend the following for historic commercial buildings:

- Preserve and maintain historic architectural features, both structural and decorative, that contribute to the historic character of the building.
- Avoid adding new entrances on storefronts. If an additional door opening is required, add it on the rear facade. New entrances should have simple detailing that complements the historic entrance.
- Preserve and maintain historic windows and historic window openings.

The Guidelines recommend against the placement of new entrances on storefronts and note that if an additional door opening is required, it should be added on the rear facade. Further, new entrances should have simple detailing that complements the historic entrance. Though not located on the rear facade, the proposed door opening is located at the rearmost location of the left facade of the historic portion of the building. The new entrance is designed to read as secondary in size and detailing to the front entrance. This portion of the application received approval at the August 2022, Historic Zoning Commission.

Door Installation (Right Elevation Facing the Driveway)

The application includes the proposal to install a door with stairs, located on the right elevation of the building facing southward, toward the rear of the building. The Guidelines recommend the following for historic commercial buildings:

- Preserve and maintain historic architectural features, both structural and decorative, that contribute to the historic character of the building.
- Avoid adding new entrances on storefronts. If an additional door opening is required, add it on the rear facade. New entrances should have simple detailing that complements the historic entrance.

The location of the door installation and stairs is appropriate within the Guidelines, as it is not on a storefront and will not be seen from street view.

It is unclear if other windows or doors are intended to be replaced within the application.

RECOMMENDATION: Staff recommends that the front facade alterations, the installation of the door and stairs facing the alley and facing N. Margin Street be approved with the following conditions:

1. The materials of the windows and doors must blend with the existing windows and return to the Preservation Planner for approval prior to the issuance of a building permit. Only the addition of the door facing N. Margin Street within the window opening, the new door on the side of the building between the buildings in the alley, and alterations to the storefront are the only window/door alterations that are approved within this document. If any other windows or doors are intended to be replaced, an additional COA will need to be submitted.
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.

Project Considerations:

1. Several elements of the proposed parking lot layout are not in compliance with COF Street Standards or Zoning Ordinance and shall be corrected with the future building permit submittal, including but not limited to: - Maximum number of parking stalls in a row without a landscape island = 10 - Sidewalk along Margin Street to be continued to the property line - If intended for on-street parking (not clear if that is the intent), on-street parking stalls are to be 8 ft in width as measured to the face of curb and are to be inset / defined by curb bulb-outs rather than pavement striping (see similar layout for on-street parking created with redevelopment of 249 4th Ave N. property to the east) - Sidewalk adjacent to parking to be minimum 7' in width - Sidewalk directly adjacent to buildings to be minimum 8' in width (may be met with the layout shown, but not clear without dimensions)
2. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.
3. Be advised that 252 5th Ave N and 256 5th Ave N are separate lots. Parking spaces for the principal use/s on 252 5th Ave N must be located on the same lot as the principal use. There are 2 options available to utilize 256 5th Ave N as required parking for 252 5th Ave N. Consolidate the 2 lots into 1 lot. This option may require a variance for parking frontage. Remote Parking requirements for remote parking are listed below.
4. If new mechanical equipment is installed, it must be elevated a minimum of 1' above base flood elevation and must be screened from offsite views. Screening will need to be shown for Historic approval.

Applicant Presentation: Mr. Johnson agrees with all the staff comments.

Motion

Commissioner Pearce moved to approve alterations At 252 5th Ave. N with staff comments, seconded by Commissioner Denton.

Motion -Vote

Vote: 7-0

The motion passes.

14. Consideration Of New Construction At 1841 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 5); Matt Smith, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. The development plan for Magnolia Hall was approved on December 14, 2021, prior to the adoption of the 2022 Historic District Design Guidelines. This proposal was reviewed under the Guidelines in effect at the time the Development Plan was approved.

The Guidelines recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district.

The proposal includes the construction of a two-story cross-gabled residence with Queen Anne architectural-styled features. The entrance and sidelights are recessed under a covered stoop. A three-bay window is located to the left of the entrance. To the right of the entrance, there are two bay windows with transoms with single double-hung windows on either side.

Centered above the two-bay window is a pair of double-hung windows on the upper floor. To the right of the gable is a roof dormer with two windows. The front elevation also features columns on the porch. The rear elevation features a singular

dormer with a pair of windows that are centered on the upper story and a window and a door on the main level. Two gables along with eighteen windows are located on the left elevation. Two gables, a wall dormer, eighteen windows, a chimney, and three garage doors are located on the right elevation. Ornamental detailing is proposed on the front main roof ridge and rear roof ridge.

Placement/Setback:

The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The actual number for the setbacks was not included in the proposal but will be required at the building permit stage.

Scale/Massing/Height:

The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence. Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. The Historic Magnolia Hall is 33' in height, measured from grade to the roof ridge. The application provides the height of the building from the first-floor elevation to the roof ridge, which is 30' 7". Height per the Guidelines is measured from grade, which adds 18" for an overall height of 32' 1". Additionally, there is a two-foot increase in grade elevation at Lot 5 compared to Magnolia Hall. The location of Lot 5 is 162' in front of the mansion. These heights and location result in a building that will be perceived as taller than the historic building, which is not supported within the Design Guidelines and Zoning Ordinance. Additionally, floor-to-ceiling heights were not provided within the submittal.

Materials:

The materials of the proposed new construction are listed as predominantly wood siding with a 4" exposure, diamond shingle roofing above the three-bay window, shingle roof, scallop shingle siding on the front dormer and in the tops of the gables of the side elevations, stone foundation, cementitious siding on the rear dormer, and brick chimney. The colors of the materials were not included in the application. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent.

The specifications for the windows in the proposal were not included in this application. New windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or "double sash") appearance.

Architectural Features:

The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. Porches should be designed with depths of at least six feet and simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of twelve inches in diameter. Do not use ornate milled columns, variations of Greek orders, or Craftsman-style columns on porches. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials, and other building articulations of nearby buildings. Dormers shall be set back a minimum of one foot from the exterior wall of a front or side elevation.

RECOMMENDATION:

Staff recommends denial of this application based on the following grounds:

The Guidelines recommend the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district and the Zoning Ordinance requires that new buildings shall be subordinate in their perceived scale to the historic building. The proposed height of the building will be perceived as taller than the Historic Magnolia Hall.

If the HZC decides to approve the COA, the following conditions are recommended:

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 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: Jennifer Lombard. The applicant noted that three previous homes in this development have been approved and all have similar heights. The site slopes and the team feel the structure does not compete with Magnolia Hall. The missing components of the application can be provided to staff and the Commission.

Motion

Commissioner LeMarinel motioned to deny the application at 1841 William Campbell Ct. based on staff comments, seconded by Commissioner Pearce.

Commissioner LeMarinel stated his concerns about the overall scale of the home. Everything about the structure is large and has bold features. The home has tall ceilings adding to height of the eaves, which could be as high as 20 feet considering the grade of the property. The home is too overwhelming.

Commissioner Laster noted that the homes previously approved are closer to the entrance of the development, but now the homes under consideration are much closer to Magnolia Hall and will be evaluated according to different parameters.

Commissioner LeMarinel added that because the previously approved homes were located further from Magnolia Hall certain concessions were made.

Commissioner Worthington added that having more dimensional information would help understand the exact heights and widths of the building.

Commissioner Pearce suggested a break in the roof to reduce the massing.

Motion -Vote

Vote: 7-0

Motion fails.

15. Consideration Of New Construction At 1843 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 6); Matt Smith, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer.

The development plan for Magnolia Hall was approved on December 14, 2021, prior to the adoption of the 2022 Historic District Design Guidelines. This proposal was reviewed under the Guidelines in effect at the time the Development Plan was approved.

The Guidelines recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district.

The proposal includes the construction of a two-story cross-gabled residence with Craftsman architectural-style features. The entrance is recessed under a covered porch. To the right of the entrance, there is a large 12-paned window. To the right of the large window is a three-bay window. On the left side of the entrance is a door with single double-hung windows on either side. Centered above the entrance and large window are three windows on the upper floor. The front elevation also features four stone-wrapped columns on the porch. The rear elevation features a singular shed wall dormer with three windows that are centered on the upper story and a window and a door on the main level. Two gables, along with sixteen windows, are located on the left elevation. Two gables, fifteen windows, a large chimney, and three garage doors are located on the right elevation.

Placement/Setback:

The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The actual number for the setbacks was not included in the proposal but will be required with the building permit.

Scale/Massing/Height:

The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence.

Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. The Historic Magnolia Hall is 33' in height, measured from grade to the roof ridge. The application provides the height of the building from the first floor elevation to the roof ridge, which is 31' 11". Height per the Guidelines is measured from grade, which adds 18" for an overall height of 33' 5". Additionally, there is a one-foot increase in grade elevation at Lot 6 compared to Magnolia Hall. The location of Lot 6 is 123' in front of the mansion. These heights and location result in a building that is taller than the historic building, which is not supported within the Design Guidelines and Zoning Ordinance. Additionally, the floor-to-ceiling heights were not provided within the submittal.

Materials:

The materials of the proposed new construction are listed as predominantly stone veneer, wood shingle siding, shingle roof, stone foundation, and stone chimney. The colors of the materials were not included in the application, except for an example of the stone veneer. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. The specifications for the windows in the proposal were not included in this application. New windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or "double sash") appearance.

Architectural Features:

The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. Porches should be designed with depths of at least six feet and simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of twelve inches in diameter. Do not use ornate milled columns, variations of Greek orders, or Craftsman-style columns on porches. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials, and other building articulations of nearby buildings.

RECOMMENDATION:

Staff recommends denial of this application based on the following grounds:

1. The Guidelines recommend the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district and the Zoning Ordinance requires that new buildings shall be subordinate in their perceived scale to the historic building. The proposed height of the building will be perceived as taller than the Historic Magnolia Hall.

If the HZC decides to approve the COA, the following conditions are recommended:

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 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: No further comments.

Motion

Commissioner Pearce motioned to deny new construction at 1843 William Campbell Court based on staff comments, seconded to Commissioner Laster.

Commissioner Laster recommended the applicant provide 3 D renderings showing all the measurements, especially the front

width.

Commissioner LeMarinel noted that one rarely sees a gable on a bungalow style of home and the roof form is not of an historical form. The dormers appear to be undersized and out of place.

Applicant: The dormers/vents were changed based on DRC comments.

Ms. Huffer noted that removal of the dormers would be appropriate as they are not typical for the Boyd Mill district.

Motion -Vote

Vote: 7-0

Motion fails.

16. Consideration Of New Construction At 1847 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 8); Matt Smith, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Presentation: Emily Huffer. The development plan for Magnolia Hall was approved on December 14, 2021, prior to the adoption of the 2022 Historic District Design Guidelines. This proposal was reviewed under the Guidelines in effect at the time the Development Plan was approved.

The Guidelines recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district.

The proposal includes the construction of a two-story cross-gabled residence with Tudor architectural-styled features. The entrance, sidelights, and transoms are recessed under a covered porch. To the right of the entrance, there are three 6-paned windows. To the right of the three windows is the entrance to the screened porch. On the left side of the entrance are three large 6 paned windows with transoms. Centered above the entrance are three windows on the upper floor shed dormer. Above the three large windows on the upper floor, is a single 6-paned window. The rear elevation features a singular shed wall dormer with two small windows on the left side and three larger windows on the right on the upper floor. On the main level is a door and a small 6-paned window. Three gables along with twenty windows, are located on the left elevation. Three gables, sixteen windows, a chimney, a screened porch, and three garage doors are located on the right elevation.

Placement/Setback:

The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The actual number for the setbacks was not included in the proposal but will be required with the building permit.

Scale/Massing/Height:

The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence. Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building.

The Historic Magnolia Hall is 33' in height, measured from grade to the roof ridge. The application provides the height of the building from the first-floor elevation to the roof ridge, which is 31' 10". Height per the Guidelines is measured from grade, which adds 18" for an overall height of 33' 4". Additionally, there is a one-foot increase in grade elevation at Lot 8 compared to Magnolia Hall. The location of Lot 8 is 121' behind the mansion. These heights and location result in a building that is taller than the historic building, which is not supported within the Design Guidelines and Zoning Ordinance. Additionally, floor-to-ceiling heights were not provided within the submittal.

Materials:

The materials of the proposed new construction are listed as predominantly stone, accents of stucco, shingle roof, standing

seam metal roof over the front porch and by the pool on the right elevation, and stone chimney. The colors of the materials were not included in the application, except for an example of the stone veneer. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. The specifications for the windows in the proposal were not included in this application. New windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or "double sash") appearance.

Architectural Features:

The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. Porches should be designed with depths of at least six feet and simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of twelve inches in diameter. Do not use ornate milled columns, variations of Greek orders, or Craftsman-style columns on porches. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials, and other building articulations of nearby buildings.

RECOMMENDATION:

Staff recommends denial of this application based on the following grounds:

1. The Guidelines recommend the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district and the Zoning Ordinance requires that new buildings shall be subordinate in their perceived scale to the historic building. The proposed height of the building will be perceived as taller than the Historic Magnolia Hall.

If the HZC decides to approve the COA, the following conditions are recommended:

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 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: No further comments.

Motion

Commissioner Laster motioned to deny new construction at 1847 William Campbell Court based on staff comments, seconded by Commissioner Worthington.

Commissioner Worthington recommended the applicant appear at another DRC meeting with more detailed documentation.

Commissioner Laster stated that the window or vents are too small in relationship to the massing. The roof overshadows the dormer.

Applicant: Then intent is not to overshadow Magnolia Hall but to provide a historically accurate roof pitch.

Motion -Vote

Vote: 7-0

Motion fails.

17. **Consideration Of New Construction At 200 & 214 N Margin St. (Bicentennial Park Pavilion); Shahad Abdulrahman, Applicant. DEFERRED BY APPLICANT UNTIL NOVEMBER 13 MEETING**

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS**RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC**

18. Mechanical Screening At 230 Franklin Rd. (Building 3); David Click, Applicant.

Sponsors:

19. Rear Yard Fencing At 419 Boyd Mill Ave.; Mike Smith, Applicant.

Sponsors:

ADJOURN

Commissioner Denton motioned to adjourn the meeting, seconded by Chair Roberts.

Vote: 7-0

James T. Roberts 12/11/23