



Meeting Minutes

Historic Zoning Commission

Monday, November 13, 2023

5:00 PM

Board Room

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. 615.791.3212 For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

Chair Jim Roberts called the meeting to order at 05:01 PM

Board Members Present: Susan Besser, Josh Denton, Brian Laster, Tyler LeMarinel, Jim Roberts, Mary Pearce, Lisa Marquardt, and Kathy Worthington

Staff Members Present: Kelly Dannenfelser, Planning & Sustainability; Emily Huffer, Planning & Sustainability; Elizabeth Bulay, Planning & Sustainability; Jared Carter, BNS; and Blake Harper, Law Department

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.)

None.

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

Sponsors:

A motion was made by Commissioner Mary Pearce, seconded by Commissioner Brian Laster, to defer the October 9, 2023, Meeting Minutes (due to the volume of pages) to the December 11, 2023, HZC Meeting. The motion carried 7-0 (Commissioner Josh Denton absent from the vote).

2024 MEETING CALENDAR

2. Consideration Of The 2024 Meeting Calendar

Sponsors:

A motion was made by Commissioner Brian Laster, seconded by Commissioner Tyler LeMarinel, to approve the 2024 Meeting Calendar. The motion carried 8-0.

UPDATED BYLAWS

3. Consideration of The Updated Bylaws.

Sponsors:

Ms. Dannenfelser. Minor revisions have been made to the City of Franklin HZC bylaws to officially reflect the changes to state law. Those changes include specific terminology stating that anytime an action (voting) is taken by the HZC, there should be time for public comment. State law now requires the city to publicize the agenda 48 hours prior to the meeting. Emergency items will no longer be added to the agenda on the evening of the meeting. If there is an item relating to public safety and welfare of a historical nature, there is a process in place, according to the zoning ordinance, to be handled administratively in coordination with the HZC. Lastly, state law updates allow for the HZC vacancies to be filled by the Mayor and BOMA, whereas before the filling of a vacancy was mandated that the vacancy be filled. Now the process is more permissive and "may" be filled according to the process already in place.

A motion was made by Commissioner Lisa Marquardt, seconded by Commissioner Kathy Worthington to approve the Updated HZC Bylaws. The motion carried 8-0.

ANNOUNCEMENTS

Ms. Huffer announced that a special DRC Meeting will be held on Monday, November 20, 2023, at 3 pm and the regularly scheduled DRC Meeting will follow at 4 pm. Ms. Huffer introduced Elizabeth Bulay as the new assistant Preservation Planner. Ms. Bulay stated that she previously worked in the Building and Neighborhood Services department and is currently working on her Master's degree in Urban & Regional Planning.

Chair Jim Roberts announced that the item for 214 North Margin will follow the Harlinsdale item (239 Franklin Road) as both items are city projects.

Also, the item (#10) 159 1st Avenue and the Item 18, 111 Winslow Road, have withdrawn from the agenda for the evening.

APPLICATIONS

4. Consideration Of New Construction (Multifamily Building 3) At 209 Old Liberty Pike; Gary Vogrin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that this item was deferred to the next meeting at the October 2023 HZC meeting. The applicant attended the following DRC meeting where changes were made meeting all the design guidelines. Staff recommends approval of Multifamily Building 3 with staff conditions.

Applicant Speaker: Joe Antunovich, Antunovich Associates, Chicago, IL & 401 Church Street, Franklin, TN. Mr. Antunovich

thanked the Commissioners and staff for their patience and work put forth over the last 12 months. Mr. Antunovich stated the project is better moving forward than when it was started thanks to Ms. Huffer, Ms. Dannenfelser, Ms. Diaz-Barriga and the Commissioners' thoughtful time and effort along with their respectful attitudes. Mr. Antunovich provided the 3D component to the application, as requested by the HZC, and presented the video rendering of the overall Middle Eight development. All the changes requested by staff and the Commission have been honored other than the window component. The team requests to use an aluminum-clad window that is inspired by the Factory and Jamison Station and to coincide with the windows approved for the other Middle Eight buildings.

MOTION

A motion was made by Commissioner Brian Laster, seconded by Commissioner Brian Laster to approve new construction (Multifamily Building 3) at 209 Old Liberty Pike with staff comments and to include use of aluminum-clad windows (condition #2) consistent with the other Middle Eight buildings.

Commissioner Susan Besser stated that she would not be able to support the item because the amount of fiber cement board is higher than she would like to see on the buildings.

Commissioner Mary Pearce stated that she was confused by the statement that the aluminum-clad windows were inspired by the Factory. Aluminum-clad windows would not be expected to be seen in an historic district. Because the proposed window will be used for infill purposes, there is some leniency that can be given. There could be a better choice of window than the sample provided.

Commissioner Lisa Marquardt stated that she could not support the item because of the inconsistency of the massing, proportion, and scale of the buildings in the historic district.

There being no further discussion, Chair Jim Roberts asked for the Commissioners to vote on approval of new construction (Multifamily Building 3) at 209 Old Liberty Pike with staff comments and to include use of aluminum-clad windows (condition #2) consistent with the other Middle Eight buildings.

The motion carried 6-2. (Commissioners Susan Besser and Lisa Marquardt 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

Project Leader: Emily Huffer. Ms. Huffer explained that the application was deferred to the next meeting at the October 2023 HZC meeting. The applicant attended the following DRC meeting in which the application was altered to include all the requirements requested. Staff recommend approval of new construction (Townhomes) at 209 Old Liberty Pike.

Applicant Speaker: Joe Antunovich. The improvements agreed upon at the October 2023 DRC meeting include the breakup of the windows, recess of the front door, regression of the windows, and adjustments to the decks on the south and east sides of the Townhome buildings. Mr. Antunovich stated that the team has no objections to staff comments other than to include the use of aluminum-clad windows consistent with the previously approved windows of the other Middle Eight buildings. The team continues to refine the window profile. The mullions and muntins should be narrower than the window example provided to reflect similarities of the Factory windows. The quality of the window is what the team wanted staff and the Commission to see, and the team acknowledges that once the window profile and specifications have been decided, final approval from staff will be necessary.

Citizen Comment:

Melanie St. Amont (126 Old Liberty Pike). Ms. St. Amont expressed her concern that the designers and people associated with the development do not know the area very well or know that the large buildings are not on Old Liberty Pike, but on Daniels and Liberty Pike.

Applicant: Gary Vogrin. The address of the development was provided from the tax map parcel and the GIS mapping system. The applicant realizes most of the development will be on Daniels and Liberty Pike, but there is a small portion of

land on Old Liberty Pike.

MOTION

A motion was made by Commissioner Mary Pearce, seconded by Commissioner Brian Laster to approve new construction of Townhomes (Lots 4-6) at 209 Old Liberty Pike with ALL staff conditions.

Ms. Huffer asked for clarification of the motion: "Does the motion include staff condition #2 (windows)?"

Commissioner Mary Pearce stated that she believes this area serves as a hyphen. Use of the windows (condition #2), as specified by staff, will help with transition and further acknowledge the history of the area.

Commissioner Brian Laster stated that the documents indicate sliding doors instead of oversized French doors and double hung windows.

Mr. Antunovich stated that the application documents "incorrectly" state sliding doors, but oversized French doors and double hung windows will be used.

There being no further discussion, Chair Jim Roberts asked the Commissioners to vote by raising their hands on the motion to approve new construction of Townhomes (Lots 4-6) at 209 Old Liberty Pike with ALL staff conditions.

The motion carried 7-1. (Commissioner Susan Besser voting against)

Chair Jim Roberts echoed similar sentiments from Mr. Antunovich earlier by saying he has a great deal of respect for the Truland team and how the meetings have been handled with the HZC, as well as the other Commissions. "I'm looking forward to seeing this project completed. It will be a great addition and will be well received by the community."

6. **Consideration Of Alterations (Site Elements) At 239 Franklin Rd. (The Park at Harlinsdale Farm); David Hodnett, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer

Applicant Speaker: David Hodnett, Kevin Lindsey. Mr. Hodnett stated that he has a color sample of the material, known as "Yosemite Sand" for the multi-use trail, as requested at the October 2023, DRC meeting. Also, an example of the 400 feet of railroad stamping, to be completed by the contractor, is outside for the Commissioners to view. Lastly, there was a concern about the trail ending in a cul-de-sac in front of the Hayes house. The end of the trail has been rerouted to intersect with a connector to the parking area.

MOTION

A motion was made by Commissioner Mary Pearce, seconded by Commissioner Tyler LeMarinel to approve alterations (site elements) at 239 Franklin Rd. with staff conditions. Approval with Conditions.

AMENDMENT

A motion was made by Commissioner Mary Pearce, seconded by Commissioner Susan Besser, to amend the motion to utilize a more natural looking gray on the stamped concrete, as the current concrete reads blue, gray in color. The motion to amend carried 8-0.

Commissioner Brian Laster asked how the signage will be attached to the bridge into Harlinsdale.

Ms. Dannenfelser stated that the bridge doesn't fall under the HPO.

Mr. Lindsey noted that the signage will be bolted to a girder on the bridge visible to upstream traffic primarily. Also, previously approved signage for greenway connectivity will be used throughout Harlinsdale.

7. Consideration Of New Construction At 200 & 214 N Margin St. (Bicentennial Park Pavilion); Shahad Abdulrahman, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer

Applicant Speaker: Shahad Abdulrahman, Kevin Lindsey

Ms. Abdulrahman, project manager, explained that a roofing color is needed to provide to the manufacturer. The previous roof color was white. The framework, post, and beam color will be Gibraltar Gray and has been previously approved. Staff decided that any color, but white would be a good choice, maybe a color that contrasts with the gray.

Mr. Lindsey explained that the pavilion roof fell in after a snowstorm in which the city elected to remove the entire building. The exterior was mostly white with a brick façade, but has been a multitude of colors over the years. Most of the posts revealed a similar color to Gibraltar Gray, providing the reason for the color choice.

Commissioners Kathy Worthington and Mary Pearce asked if a color had been chosen.

Commissioners Lisa Marquardt and Mary Pearce noted colors on large buildings do not always result in the color intended to be.

Ms. Abdulrahman suggested consulting the architect for a roof color suggestion.

Chair Jim Roberts stated that the color decision may be best decided between staff and architect, then return to HZC or preservation planner for final approval.

Commissioner Mary Pearce suggested the color be one that blends into the environment naturally.

Commissioner Tyler LeMarinel pointed out that certain colors wear or last longer than others. As a city project, the Commission should consider a color that provides longer sustainability.

MOTION

A motion was made by Commissioner Tyler LeMarinel, seconded by Commissioner Brian Laster to approve New Construction At 200 & 214 N Margin St. (Bicentennial Park Pavilion) with conditions for the painting of the structure Gibraltar gray and the roofing color to come back to staff for approval.

Commissioner Josh Denton amended the motion to add that the roofing color is to be a neutral tone and be approved by staff, seconded by Commissioner Mary Pearce. The motion to amend carried 8-0.

The motion to approve as amended carried 8-0.

8. Consideration of An Addition (Rear Deck) At 1319 Adams Street, Kacie Dunavan, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The applicant attended the October DRC meeting and proposed to add a deck to the left side of the rear elevation. The steps, railings, and surface are to be made of a composite wood with the posts made of wood. The design guidelines recommend placing new decks on rear or obscured façade with minimal visibility from the street and to use wood materials and simple wood rail designs with square balusters. Staff recommends approval of this application with staff conditions.

Applicant Speaker: John Dunavan. Mr. Dunavan stated that adjustments were made based on the recommendation from the DRC meeting. The deck is proposed to be 16 x16 feet square with the deck being about 20 % of the overall footprint and well below the recommended landscape surface area.

MOTION

A motion was made by Commissioner Tyler LeMarinel, seconded by Commissioner Kathy Worthington to approve the addition (rear deck) at 1319 Adams Street with staff conditions. The motion carried 8-0.

9. **Consideration Of An Addition And Window Alterations (Principal) At 203 2nd Avenue S.; Amanda McCreary, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The proposal includes the construction of a rear addition and alterations to the windows at 203 2nd Avenue South. The 103 sq. ft. addition is appropriately placed at the rear and meets the Zoning Ordinance for the setbacks of the property. It is noted on the plans that all the windows will be reworked so that the rope and pulley mechanisms are functioning within the windows. The two non-historical front windows in the dormers are proposed to be replaced with wood windows with rope and pulley mechanisms. Staff recommend approval with conditions as the addition and alterations to the windows are appropriate within the guidelines.

Applicant Speaker: Amanda McCreary. Since the DRC meeting in October there have been no additions or changes to the application. To address the massing of the right elevation, it is proposed to add trim pieces to break up the large façade.

MOTION

A motion was made by Commissioner Mary Pearce, seconded by Commissioner Lisa Marquardt to approve the addition and window alterations and to include additional trim pieces to the right façade with staff conditions (Principal) at 203 2nd Avenue S.

Commissioner Lisa Marquardt requested more details regarding the additional trim to be added to the right elevation.

Ms. McCreary explained that a trim band would be added to break up the siding, completing the gable on the right elevation similar to the left elevation. The roof line would also be brought down between the existing gable and the first and second floors.

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

The motion carried 8-0.

10. **Consideration Of Site Alterations (Columns and Retaining Wall) At 1254 Adams Street; Linda Childs, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The application proposes to construct a retaining wall and 5 stone columns on the property. The proposed retaining wall is situated on the right side of the property, between the principal building and the house on the adjacent lot. The proposed retaining wall does not meet the Zoning Ordinance for location, as it is situated within the setback of the property. The use of stone columns (5 columns 28" in height) without accompanying walls or fencing is unique and does not meet the intent of the Guidelines, as this is not typical to the Adams Street Historic District. Therefore, staff recommends denial of the columns and retaining wall located at 1254 Adams Street.

Applicant Speaker: Ernie Reynolds. Mr. Reynolds stated that he was unaware that the proposed location of the retaining wall was not entirely on the property. There should be enough room to construct the retaining wall on the owner's property, possibly with the granting of an easement. The proposed location of the retaining wall includes a 24" grade drop along and contends with a series of invasive bushes. Mr. Reynolds asked if there was a possibility of an exception being made.

Ms. Huffer explained that zoning ordinance requirements state that a 5-foot setback must be observed. If the retaining wall were to fall, the wall would fall into the setback area instead of the adjacent property.

Ms. Dannenfelser stated that an applicant may make a variance request through the Board of Zoning Appeals, but the HZC cannot approve a wall that doesn't meet the zoning ordinance requirements.

Ms. Huffer explained the proposed locations of the 5, 28" columns. Two of the columns will be on either side of the front walkway leading from Adams Street and two columns will be positioned on the Jennings Street side of the lot. The last column is proposed to be between the retaining wall and the neighbor's property. Ms. Huffer noted that it isn't typical to see such columns in the Adams Street Historic District without fencing between the columns.

Mr. Reynolds explained that the two columns on the Jennings Street side would be used to support a 36"-42" hedge along a future courtyard. The two Adams Street columns are planned to be in support of a large curvilinear garden design the owners are considering in the future.

There being no further discussion, Chair Jim Roberts asked for a motion from the Board.

Commissioner Lisa Marquardt stated that she was leaning toward a deferral to the December 11, 2023, meeting.

MOTION

Motion #1 (Columns and Retaining Wall)

A motion was made by Commissioner Lisa Marquardt, seconded by Commissioner Josh Denton to defer site alterations (Columns and Retaining Wall) at 1254 Adams Street to the December 11, 2023, meeting.

There was discussion between the Board and staff concerning the applicant's time to request a variance from the Board of Zoning Appeals in time for the December 11, 2023, HZC meeting.

Mr. Harper explained that this Commission does not have the authority to defer the application for the retaining wall because it does not meet the required zoning ordinance requirements. The Commission would need to deny the application at this time. Then, the applicant may request a variance from the Board of Zoning Appeals.

Commissioner Lisa Marquardt withdrew her motion to defer, with agreement from Commissioner Josh Denton.

Motion #2: (Retaining Wall)

A motion was made by Commissioner Josh Denton, seconded by Commissioner Lisa Marquardt to deny the site alterations (Retaining Wall) at 1254 Adams Street. The motion carried 8-0.

Motion #3: (Columns)

A motion was made by Commissioner Susan Besser, seconded by Commissioner Tyler LeMarinel, to deny the site alterations (Columns) at 1254 Adams Street.

Commissioner Tyler LeMarinel stated that, based on staff recommendation, he cannot support the application proposal. Commissioner Tyler LeMarinel noted that the proposed alterations to the non-curbed section of the neighborhood makes more of a structured statement, as proposed, and would look out of place in the Adams Street Historic District.

Commissioner Josh Denton noted that the column proposed by the retaining wall appears to be within the 5-foot setback.

Commissioner Kathy Worthington requested more information from the applicant. A rendering or explanation of how the landscaping will intermingle with the columns and retaining wall would be helpful.

The motion to deny the site alterations (Columns) at 1254 Adams Street carried 8-0.

11. Consideration Of Alterations (Courtyard) At 159 1st Avenue N.; Andy Berry, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Item withdrawn by applicant.

12. Consideration Of Alterations (Front Porch) At 728 Fair Street, Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The proposal intends to replace the columns in-kind with new columns. Additionally, the porch railings are proposed to be removed that are between each of the porch columns. The proposed porch alterations are appropriate and within the guidelines. The application also includes the replacement of the front door and the removal of the storm door. The staff is unclear about the age of the door. While the glass does appear to be replacement glass, not enough information was provided to have a clear indication of door age. Staff recommend deferral of this portion of the application to allow the applicant to provide more information regarding door age. However, staff recommend approval of the in-kind column replacement and the removal of the storm door, with staff conditions.

Applicant Speaker: Amanda McCreary. Two of the four columns at the front of the house are requested to be replaced. The column on the far right has been damaged by termites and is being held up by 2"x4"'s. The column on the left is a box beam and has been replaced in the past but is missing the chamfered edges that the other columns have. The railings are proposed to be removed as most homes on Fair Street do not have internal railings between the columns. The front door has insulated glass of a newer design as the sticking on the inside and outside appears not to be replaced, as one would expect to see over time, for an older door. The cylinder locks, round over hinges instead of square hinges, and interval weather stripping on the jam all confirm evidence of a more modern door. The door is proposed to be replaced with an all-glass beveled edge door like other front doors on Fair Street.

MOTION**Motion #1 (front porch)**

A motion was made by Commissioner Lisa Marquardt, seconded by Commissioner Tyler LeMarinel, to approve alterations (front porch) at 728 Fair Street with staff conditions and excluding the replacement of the front door. The motion carried 8-0.

Motion #2 (door replacement)

A motion was made by Commissioner Mary Pearce, seconded by Commissioner Brian Laster, to approve a front door design at 728 Fair Street that should be returned to staff for approval.

Commissioner Mary Pearce suggested replacement of the door with a more historically accurate design. Considering the transom above the door, a true divided light may not be the best choice for the architectural style of the home. One would not see a true divided light door used as the front door of a home during this era of history.

Commissioner Brian Laster agreed with Ms. Pearce and added that the home is a simple style with a pyramid roof that was probably built in the early 1900s. If the architectural style was a craftsman or bungalow, the proposed door may be more appropriate. The style of the current door matches more consistently with the historical design of the home. The applicant may be able to locate a historic door to be used that may be appropriate for the front entrance.

Ms. McCreary stated that one of the goals for door replacement was to allow more natural light into the home. Ms. McCreary noted several homes on Fair Street that have made use of a truly divided light door.

Commissioner Mary Pearce stated that even a full glass panel door may not provide the amount of light the owner seeks given the porch on the front of the home. The current glass door configuration works for the style of home unless a somewhat Victorian-style door is used.

There being no further discussion, Chair Jim Roberts asked the Commission to vote on the "door replacement" portion of the application. The motion to approve a front door design at 728 Fair Street that should be returned to staff for approval carried 8-0.

13. Consideration Of Mechanical Screening and Lighting At 252 5th Ave. N.; Sam Johnson, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The mechanicals have been relocated to the rear of the building and will need screening from the road. The work platform has been painted white to better blend with the exterior of the building. Landscaping has been indicated as the form of screening to be used meeting the design guidelines. The proposed lighting for the site consists of three poles that will measure 22'-10.5" in height. All the poles will be situated in landscaping beds by the building. The design of the light fixtures are to be simple so as to not overwhelm or distract from the simplicity of the building. Three light fixtures have been chosen by the applicant and are all appropriate and meet the design guidelines. One light fixture should be chosen and utilized for each location. Staff recommend approval of the application with conditions.

Applicant Speaker: Sam Johnson. The electrical meter was relocated from one side to the rear of the building to allow access to the meter "out of the floodplain" as recommended by staff.

MOTION

A motion was made by Commissioner Brian Laster, seconded by Commissioner Lisa Marquardt to approve mechanical screening and lighting at 252 5th Ave. N with staff conditions.

Commissioner Brian Laster asked which light fixture would be the preference of staff and of the applicant.

Ms. Huffer noted that any of the three would work well with the simple design of the building.

Mr. Johnson stated that his preference would be number 1. The height of the light poles would be 22' 10.5" to provide the required light coverage with the least number of poles and light fixtures.

There being no further discussion, Chair Jim Roberts asked the Commission to vote on mechanical screening and lighting at 252 5th Ave. N with staff conditions.

The motion to approve mechanical screening and lighting at 252 5th Ave. N with staff conditions carried 8-0.

14. **Consideration Of Alterations (Front Porch) At 324 3rd Ave. S.; Scott Nicodemus, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The application includes the proposal to replace the existing front porch due to the existing porch's poor condition. This proposal intends to replace the front porch with in-kind material due to the amount of deterioration and reuse porch elements such as the columns, corbels, and porch floor if they are deemed to be in good condition. The proposal meets the Guidelines for the repair and in-kind replacement of front porches on historic residential buildings.

Chair Jim Roberts asked Mr. Carter to share the findings after inspecting the front porch at 324 3rd Avenue South.

Mr. Carter stated that he and Mr. Tosh found a substantial amount of deterioration of the porch. In their opinion, replacement of the porch is needed. However, the floor of the porch is salvageable and can be used.

Applicant Speaker: Scott Nicodemus. Mr. Nicodemus stated that his team is doing its best to work through the requirements of the city along with considering the recommendations of staff. The porch was found to be separated from the house and at that point, the city was called for inspection. The intent is to use a new porch rack along with the usable columns, corbels, and porch floor. The goal is to improve the roof rack, but until the vinyl is removed, exposing the rafters, replacement is pending until the wood is determined to be salvageable or not. Mr. Nicodemus stated that he thought the roof replacement material, previously approved, is a standing seam metal roof.

MOTION

A motion was made by Commissioner Tyler LeMarinel, seconded by Commissioner Brian Laster, to approve (front porch) alterations at 324 3rd Avenue S. with staff conditions.

Ms. Huffer noted that the roof material for the porch would need to be confirmed.

Commissioner Mary Pearce stated that the exact color of the metal roof would need to be determined and possibly approved by staff.

Ms. Dannenfelser requested guidance or direction from the Commission regarding roof color.

Commissioner Josh Denton noted that staff can bring the color choices to the Commission if necessary. It seems the Commission has been asked to make several color choices this evening, sometimes without the proper information needed to make the decision. "Is the applicant not required to provide color choices and other pertinent information as part of the application submittal?"

Commissioner Tyler LeMarinel stated that the burden should be on the applicant to make color choices as well as provide the appropriate documentation supporting the choices and their reasoning for the choices. This way, at least the Board has a starting point and a choice to "actually" vote on and is not tasked with choosing colors for roofs, doors, or siding, etc... Regarding the current application, Commissioner Tyler LeMarinel stated that the roof shallowness should be considered when choosing a roof color.

Amendment #1

Commissioner Mary Pearce amended the motion to include the metal on the front porch must be standing seam metal in a dark color and must return to staff for approval, seconded by Commissioner Susan Besser. The motion to amend carried 8-0.

Commissioner Susan Besser stated that the drawings show the use of metal on the front porch. To be rebuilt correctly, wood material should be used.

Mr. Nicodemus agreed with Commissioner Susan Besser.

Ms. Huffer confirmed that use of wood does align with the design guidelines.

Amendment #2

Commissioner Susan Besser amended the motion to include use of wood to replace the metal siding on the porch rack and ceiling with tongue and groove beadboard with a 2" reveal, seconded by Commissioner Josh Denton. The motion to amend carried 8-0.

There being no further discussion, Chair Jim Roberts asked the Commission to vote on the Motion as amended twice, for alterations at 324 3rd Ave. S. The motion to approve as amended twice carried 8-0.

15. **Consideration Of Relocation and An Addition (Accessory) At 1003 Fair Street Ben McCreary, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The applicant attended the October 2023, DRC meeting. The application includes the proposal to relocate the existing accessory structure and construct an addition to the accessory structure. The accessory structure and principal building are considered non-contributing to the National Register listing within the Hincheyville Historic District. The current accessory structure will be shifted 6'-11.25" to the right, to better align with the driveway. While the accessory structure is located within the property's setback, the degree of nonconformity is not increasing as part of the building expansion and has been determined to be permitted by the Building & Neighborhood Services Department. The applicant proposes to add a 111.33 sq. ft. addition to the left of the accessory structure. The Guidelines recommended utilizing the existing wood siding and replacing the boards that are deteriorated instead of utilizing cement board siding. The proposed roofing material, windows, door, garage door, and addition is appropriate within the Guidelines. Staff recommend approval of the proposal with conditions.

Applicant Speaker: Ben McCreary. Mr. McCreary stated that the wood siding has significantly deteriorated on the accessory structure along with the presence of termite damage. The building is showing signs of warping due to the 24" spacing between interior supports, making it difficult to weatherproof and safeguard the building for the future. The applicant requests the use of cementitious siding to stabilize the structure while preserving as much of the building as

possible. Replacement of the ridge beam and some joist replacement is requested, to provide security to the building. Mr. McCreary proposed replacement of the metal roof with asphalt shingle to be consistent with the principal building. The exterior of the accessory building will be maintained by exposure of the rafter tails.

MOTION

A motion was made by Commissioner Kathy Worthington, seconded by Commissioner Tyler LeMarinel to approve relocation of the accessory structure (and addition) at 1003 Fair Street with staff conditions, 1-5.

Discussion (roof)

Commissioner Mary Pearce stated that it would be recommended to keep the metal roof on the accessory structure as this is an opportunity to preserve and keep the structure as original as possible.

Commissioner Tyler LeMarinel stated that even though the materials may differ between the principal building and the accessory structure, the metal roofing and standing seam siding allow the structure to be genuine to its historical fabric.

Mr. McCreary noted the difficulties of finding 50 % usable siding on the accessory structure.

Amendment to Motion:

Commissioner Mary Pearce amended the motion to include that the metal on the accessory structure be replaced in-kind, seconded by Commissioner Tyler LeMarinel. The motion to amend carried 8-0.

Discussion (Siding)

Commissioner Tyler LeMarinel stated that the accessory building is being moved to a more visible location, reinforcing the need to preserve all useable siding. "At what point does one draw the line when searching for usable materials?" The usable siding could be repurposed/preserved for the front façade since it is visible from the road.

Commissioner Josh Denton noted that the guidelines state to NOT replace more than 25% of the siding unless significant deterioration is present. The burden of proof falls to the applicant to document and provide evidence of significant deterioration.

Commissioner Mary Pearce suggested keeping as much of the original siding as possible to consistently cover the front façade. Then, if the remaining original siding isn't usable, supplement with approved new wood siding.

Commissioner Brian Laster noted the mix of the original siding with the new siding will have different dimensions, making it difficult to achieve the look you are going for.

Commissioner Tyler LeMarinel noted the flexibility of the front façade considering the inside corners. If enough salvageable siding can be collected to cover the front façade, it's reasonable to consider supplementing the other façades with new wood siding.

Commissioner Josh Denton stated that he would like confirmation that the nonconforming accessory building being moved does not increase the setback encroachment and that the city understands this change.

Mr. Harper explained that Commissioner Josh Denton's concern is valid and one the Commission should consider carefully. The question cannot be answered on the spot, but Mr. Harper stated that he would be glad to research the issue and advise the Commission on how to move forward. This would require the Commission to defer the item to the next voting meeting.

Commissioner Mary Pearce stated that everything the Commission approves must meet the zoning requirements. If, for some reason, the project doesn't meet a requirement, the Building and Neighborhood Services Department will halt the project.

Ms. Dannenfelser stated that the Building and Neighborhood Services department has reviewed the application and because the nonconforming accessory building, being relocated, doesn't increase the degree of nonconformity, the city has not flagged the application.

There being no further discussion, Chair Jim Roberts asked the Commission to vote on the Overall Motion as amended for accessory structure (and addition) at 1003 Fair Street with staff conditions, 1-5. The overall motion as amended carried 8-0.

16. Consideration Of Alterations (Porch Alterations, Siding, Removal of Parge Coating, And Lighting Fixtures) At 1009 Fair Street, Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The applicant attended the October 2023, DRC Meeting to discuss the proposals of the application.

PORCH ALTERATIONS

Based on the historic photos, the proposal is to restore the porch to its original state by altering the roofline, adding new brick-wrapped columns, and extending the concrete porch base. Included within the application are photos of other historic properties within Franklin that utilize a similar porch layout and design. Restoring the porch to how it was originally meets the Guidelines, as photographic evidence (a photo from May 1968) was included within the application.

SIDING

The current application includes the proposal to install wood lap siding with a 5" reveal. Removing the asbestos siding and replacing it with wood lap siding meets the Guidelines.

REMOVAL OF PARGE COATING

The application includes the removal of the parge coating that is seen on the foundation, piers, and chimney and the application of German Shmear to these surfaces. While the Guidelines recommend not covering the foundation, the removal of the parge coating will meet this guideline. By introducing a German Shmear to the foundation, it will not meet the Guidelines.

INSTALLATION OF NEW LIGHT FIXTURES

The application includes the proposal to install two new gas lanterns on either side of the front door. Since the building was constructed circa 1930, the use of gas lanterns would not be appropriate to the house or the period it was constructed.

RECOMMENDATION:

Staff recommends denial of the application of a German Shmear to the foundation, piers, and chimney, and the installation of gas light fixtures on the following grounds:

1. Preserve and maintain original masonry walls and details.
2. Do not paint masonry walls or foundations that have not been previously painted.
3. If new lights are needed, use simple fixtures that are appropriate to the scale and period of the house and constructed of historically prevalent materials. New fixtures should be placed in traditional locations.

Staff recommends approval of the porch alterations, removal of the asbestos siding, installation of wood lap siding, and the removal of the parge coating with conditions.

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

Applicant Speaker: Ben McCreary, Patrick Ogle (Owner). Mr. McCreary stated that the goal is to restore the porch to the 1960's era based on historical photos along with the precedent set by similar homes in the area.

MOTION

Motion #1

A motion was made by Commissioner Lisa Marquardt, seconded by Commissioner Josh Denton to approve the porch alterations, the removal of the asbestos siding, the installation of wood lap siding, and the removal of the parge coating with

staff conditions at 1009 Fair Street. The motion carried 8-0.

Motion #2

A motion was made by Commissioner Lisa Marquardt, seconded by Commissioner Kathy Worthington, to approve the application of German Shmear at 1009 Fair Street.

Commissioner Lisa Marquardt stated that the explanation of the process and why the process is necessary, by the applicant, made sense and seemed reasonable.

Commissioner Mary Pearce asked for more details about the German Shmear. Its possible additional treatments may not be necessary after the parge removal, depending on the results.

Mr. McCreary stated that the German Shmear is like a lime wash.

Commissioner Brian Laster suggested the applicant remove the parge and, if the surface is damaged beyond repair, request using the German Shmear. There are too many hypothetical scenarios, and it may be better to take one step at a time.

Commissioner Lisa Marquardt withdrew the motion to approve.

Motion #3

A motion was made by Commissioner Brian Laster, seconded by Commissioner Josh Denton, to deny the application of the German Shmear at 1009 Fair Street. The motion carried 8-0.

Motion #4

A motion was made by Commissioner Mary Pearce, seconded by Commissioner Susan Besser, to deny the installation of gas lanterns at 1009 Fair Street.

Commissioner Mary Pearce stated that the use of gas lanterns would not be a historically accurate representation of the home on Fair Street.

Commissioner Tyler LeMarinel stated that gas lanterns are not typically seen or historically accurate on homes constructed during this era but questioned how important and guarded should the Commission be concerning the use of a light fixture? The fact that this is a gas lantern requiring a gas line makes it a permanent fixture, otherwise a homeowner could go out and swap the fixture the next day.

Patrick Ogle, homeowner. Mr. Ogle provided additional information dating the age of the home prior to 1930. According to the tax records and the Sanborn maps, the home was subdivided in 1916 and sold in 1919 to the family that constructed the home. The home is listed on the 1928 Sanborn map, but no other documents or records were available until 1935. The assessor's office does not have any information to support the home being constructed in 1930.

Commissioner Brian Laster stated that electricity was available in Franklin in 1898 and, although the gas fixtures are beautiful, a home in this era would not have had gas lanterns.

Mr. Ogle stated that the standard isn't clear regarding gas lanterns when several existing historical homes, built in a similar historical era, have gas lanterns installed.

Chair Jim Roberts explained that the commission may have approved the gas lanterns on the Fair Street home many years ago but other than the precedent set by homes with existing gas lanterns, the Commission doesn't typically approve gas lanterns for homes built in this period. Personally, Chair Jim Roberts stated that he doesn't have a problem with gas lanterns.

Commissioner Mary Pearce stated that her denial is based on following the standards and guidelines established by the HZC.

Commissioner Josh Denton explained that the existing homes, discussed with gas lanterns, may have been installed before the Historic Zoning Commission existed or well before. The HZC follows the design guidelines established, but Commissioner Josh Denton stated that he understands the confusion of seeing gas lanterns installed in other historically preserved homes of a similar age.

Commissioner Brian Laster stated that, since his time serving on the board, gas lanterns have not been approved for this type of vintage of home.

Commissioner Kathy Worthington suggested use of a bulb in an electric fixture that would simulate the gas flame.

A motion to deny the installation of gas lanterns at 1009 Fair Street carried 7-1. (Chair Jim Roberts voting against)

The overall motion carried 8-0.

17. Consideration Of An Addition (Principal) And New Construction (Accessory) At 112 Lewisburg Avenue; Jennifer Lombard, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer.

ALTERATIONS: The application includes the restoration of the front of the house to include the removal of the non-historic vinyl siding, replacement of the asphalt shingle roof, and removal of the aluminum cladding around the porch columns, and the addition of new wood or cement cladding around the columns. The removal of the non-historic vinyl siding to reveal the wood lap siding, the replacement of the asphalt shingle roof, and the removal of the aluminum cladding around the columns meet the Guidelines. The Guidelines would support the use of wood cladding around the columns instead of the use of cement board around the columns.

ADDITION: The building reads as a 1.5-story house from the front facade, but from the rear it is a 2.5-story house with an upper shed dormer in the roof. The addition is proposed to be 1,129 sq. ft. This equates to 61.89% of the principal building. The proposed materials meet the intent of the Guidelines. While the use of cedar shake is not visible from the front, it is used as an accent on the shed roof dormer. The use of aluminum-clad windows does not meet the Guidelines.

ACCESSORY STRUCTURE: The proposed structure meets the Guidelines for the building form for accessory structures, although the overall size reflects 50% of the principal building plus the addition (that exceeds the Guideline recommendation). The proposed accessory structure materials include asphalt shingles, standing seam metal roofing on the rear dormer, stone veneer, and wood lap siding all meet the design guidelines. The window specifications must be provided to the Preservation Planner.

RECOMMENDATION:

1. Staff recommend approval of the alterations to the historic building with conditions.
2. Staff recommends denial of the addition and the accessory structure.

Applicant Speaker: Jennifer Lombard. Ms. Lombard stated that after discussions, at the DRC Meeting, about the accessory building size, the height of the building was reduced significantly to be more subordinate to the principal building. For the addition, although it's over the recommended percentage of the historic building, the building only consumes 17 % of the large lot.

Chair Jim Roberts stated that the addition is 217 square feet over the allowable square footage. The specifics are secondary until the 217 square footage is addressed.

MOTION

Motion #1 (Alterations to Principal Building)

A motion was made by Commissioner Brian Laster, seconded by Commissioner Josh Denton, to approve the restoration of the existing principal building including the removal of the non-historic vinyl siding to reveal the wood lap siding, the replacement of the asphalt shingle roof, and the removal of the aluminum cladding around the columns and to replace the cladding around the columns with wood cladding at 112 Lewisburg Avenue. The motion carried 8-0.

Addition:

Ms. Lombard stated that they felt the size of the addition was appropriate due to the size of the lot. The addition is inset by one foot on each side and is completely at the back of the house and not visible from the road. Since the lot size is large and the principal building, with the addition, doesn't overwhelm the property, we are hoping the Commission will be forgiving regarding the square foot overage.

Motion #2 (Addition)

A motion was made by Commissioner Lisa Marquardt, seconded by Commissioner Susan Besser, to deny the addition of the principal building at 112 Lewisburg Avenue.

Commissioner Kathy Worthington stated that even though the addition cannot be seen from the front and considering the 50 % ratio recommended by the guidelines, the addition is massive.

Commissioner Susan Besser noted that the addition possibly blends too well with the principal building. There should be more of a clear differentiation between the home and the addition using setbacks.

Commissioner Brian Laster stated his concerns about the overwhelming gables of the addition and asked if the applicant had considered other ways to provide square footage without as much massing. Also, according to the elevation rendering, it appears to be an eight-foot ceiling from grade to where the break in the siding and foundation begins. A correct rendering would be helpful to the Commission.

Ms. Lombard stated that the team is open to discussing suggestions from staff and the Commission but thought the addition was in keeping with the house and the design guidelines. There seems to be an error in the elevation drawing regarding spacing. Ms. Lombard will provide a corrected elevation to staff.

The motion to deny the addition of the principal building at 112 Lewisburg Avenue carried 8-0.

Motion #3 (Accessory Structure)

Commissioner Josh Denton noted that the accessory structure approval is dependent on the addition approval, making it necessary to defer or deny the accessory structure to the next meeting, depending on the preference of staff.

Ms. Dannenfelser stated that denial would be the preferred procedure since the application doesn't meet the zoning ordinance since the principal structure doesn't have a COA.

A motion was made by Commissioner Josh Denton, seconded by Commissioner Brian Laster, to deny the accessory structure at 112 Lewisburg Avenue. The motion carried 8-0.

18. Consideration Of A Recommendation Request to the Board of Zoning Appeals as related to Floodplain Construction Standards (Building Finished Floor Elevation) At 800 Fair Street; Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The applicant will be requesting a variance from the Board of Zoning Appeals (BZA) to keep the building's finished floor elevation as it sits currently, to maintain the building's historic status. The building is already 28" above the Base Flood Elevation and would need to be raised 8" to meet the zoning requirement. Staff recommend providing a favorable recommendation to the BZA for the building's finished floor elevation request, with conditions.

Applicant Speaker: Amanda McCreary. Ms. McCreary stated that the current building does sit three feet above the base flood plain and the team would prefer not to raise the historic structure, if possible. The columns on the front porch would likely be lost if the historic structure needed to be raised.

MOTION

A motion was made by Commissioner Brian Laster, seconded by Commissioner Tyler LeMarinel to approve a favorable recommendation to the Board of Zoning Appeals. The motion carried 8-0.

19. **Consideration Of Partial Demolition, Alterations, and An Addition (Principal) At 111 Winslow Road, Kevin Coffey, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Item withdrawn by applicant.

OTHER BUSINESS

None.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

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

Sponsors:

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

Sponsors:

22. **Signage (Convenience) At 137 4th Ave. N.; JT Manor, Applicant.**

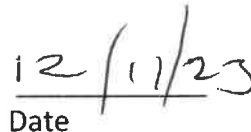
Sponsors:

ADJOURN

A motion was made by Commissioner Josh Denton, seconded by Commissioner Brian Laster to Adjourn the November 13, 2023, HZC Meeting. The motion carried 8-0.

There being no further business, the meeting adjourned at 07:45 PM p.m.


Chair


Date

