



Meeting Minutes

Historic Zoning Commission

Monday, May 13, 2024

5:00 PM

Board Room

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

CALL TO ORDER

Chair Denton called the meeting to order at 5:00 PM.

Commissioners Present: Josh Denton, Lisa Marquardt, Michael Orr, Bob Barrett, Tyler LeMarinel, Kathy Worthington, and Brian Laster

Commissioners Absent: Susan Besser and Mary Pearce

Staff Members Present: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay, Jared Carter, and Blake Harper

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.)

Chair Denton asked for citizen comments. There were none.

Chair Denton asked for a motion to elect a temporary chairperson for two items on the agenda that he would recuse himself from. Vice Chair Pearce is absent.

Motion

Commissioner Laster motioned to nominate Commissioner LeMarinel as temporary Chair for the two items, seconded by Commissioner Marquardt. The motion carried 7-0.

Motion

Commissioner Marquardt motioned to move items 8 and 13 to the front of the agenda, seconded by

Commissioner Worthington. The motion carried 7-0.

A point of clarification was provided by staff that it was not item 8 that the chair needed to be recused from, but item number 7 was the correct item on the agenda. Vice Chair LeMarinel asked if the motion needed to be reconsidered. Mr. Harper advised a motion should be made to clarify this.

Commissioner Laster motioned to motion items 7 and 13 to the front of the agenda instead of 7 and 13, seconded by Commissioner Barrett. The motion carried 6-0 (Chair Denton recused himself already).

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov before noon on the day of 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 Marquardt motioned to approve the April 8, 2024, HZC meeting minutes, seconded by Commissioner Laster. The motion carried 5-0 (Commissioner LeMarinel abstained).

ANNOUNCEMENTS

Ms. Huffer announced that the regularly scheduled DRC meeting will take place on Monday, May 20, 2024, in the Boardroom. Also, an emergency action was initiated for the Masonic Lodge due to the recent storm damage to the building. Staff emailed photos of the damage to all the Commissioners and through provisions stated in the zoning ordinance was able to grant emergency action to address the damages.

APPLICATIONS

2. Consideration Of A Recommendation Request to the Board of Zoning Appeals as related to Floodplain Construction Standards (Building Finished Floor Elevation) At 94-98 E. Main St.; Mark Kozevski, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. The buildings located at 94-98 East Main Street and the proposal to designate them as historic buildings has come before the Design Review Committee, to discuss their historic form and the history of a service station on the property. The application includes documentation proving that the building on this site (closest to the intersection of E. Main and 1st Avenue) has historically been a service station for vehicles since the late 1950s with the addition of the two adjoining buildings, closest to the Harpeth River, estimated to have been constructed in the 1970s. While these buildings are not a part of the National Register District, they are considered a part of the Local Historic District, and the DRC has been supportive of considering these buildings as historic resources. The Zoning Ordinance requires an entire building to come into compliance with the floodplain regulations when the amount of the proposed investment into the building triggers substantial improvement value. This includes a requirement for commercial buildings to raise the finished floor elevation to at least three feet above the Base Flood Elevation. 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 application includes several renderings of how the building would appear with it being raised 2.2 feet to be in compliance with the Zoning Ordinance. The Guidelines do not comment on the raising/elevation of historic structures and only comment on foundation height compatibility as related to infill construction. The foundation height required without the issuance of a variance would also require a significant change to the ca. mid-1900s buildings. This change would significantly alter the character-defining features of these historic buildings and therefore compromise its historic status. The proposal to maintain the finished floor elevation as it exists currently is more sensitive to the architectural qualities of the historic structure, presents the least amount of adverse impact to the historic structure, and presents the least amount of adverse impact to

the context of its overall historic district.

Recommendation: Staff recommends providing a favorable recommendation to the BZA for the building's finished floor elevation request, with conditions outlined in the staff report.

Public Comment: None

Applicant: Mark Kozevski. Mr. Kozevski did not have any additional information but requested a favorable recommendation from the HZC to the Board of Zoning Appeals.

Motion

Commissioner Laster motioned to provide a favorable recommendation to the BZA as related to floodplain construction standards (building finished floor elevation) for the property located at 94-98 East Main Street with staff conditions, seconded by Commissioner Worthington.

Discussion

Commissioner Orr asked if there would be changes to the exterior elevation, relating to design.

Mr. Kozevski explained that most of the design changes would take place in the interior of the buildings, but basically, the building would continue to look like a gas station to preserve the history of the building. There could be minor changes to the rear exterior elevation.

Acting Chair LeMarinel asked the Commissioners to vote.

The motion carried 6-0.

3. Discussion Of Alterations At 423 S. Margin St. (Franklin Grove); Brandon Priddy; Applicant.

Sponsors: Emily Wright, Emily Huffer

Ms. Dannenfelser recused herself from the item as she lives near the Franklin Grove project.

Staff: Emily Huffer. The property located at 423 South Margin Street is known as Franklin Grove or historically known as the Winstead House. Several Certificates of Appropriateness have been issued for alterations to this property, starting with the first one issued on October 2022. Within the current application, two alterations are proposed to the building located behind the Winstead House: the detailing on the cornice/roof line and the alterations to the previously faux-shuttered window openings and windows.

Cornice Alterations: The level of detailing that is proposed aligns with the Italianate detailing of the Winstead House and does not appear to compete with the level of ornamentation. These changes are supported by the Guidelines.

Window Alterations: The previously approved design had faux shutters on the East elevation. The proposal includes the utilization of a larger window with a transom to be in the locations where the faux windows were to be located. The windows flanking the front entrance on the West elevation are proposed to be changed to larger windows with transoms. While the solid-to-void ratio is generally the same, the utilization of transom windows are not utilized on the main building. The use of transoms introduces a new element to the design of the building and to the existing buildings and does not align with the Guidelines. To meet the Guidelines, it would be recommended to eliminate the transoms and utilize a smaller window with a window lite pattern that is seen on the addition to the rear of the Winstead House.

Recommendation: Staff recommends approval of the item with conditions outlined in the staff report.

Public Comment: None

Applicant Presentation: Brandon Priddy. Mr. Priddy stated that the transoms were proposed to address the proportional inconsistency of the west elevation. The transoms were suggested as a way to deal with the height differences.

Motion

Commissioner Orr motioned to approve alterations at 423 South Margin Street (Franklin Grove) with staff conditions, seconded by Commissioner Barrett.

Discussion

Commissioner Orr asked Mr. Priddy if he had any issues with staff conditions.

Mr. Priddy stated he did not but clarified that the windowsill height would need to correspond with the other windows on the elevation.

Mr. Huffer confirmed that this is correct.

Commissioner Laster asked if the removal of transoms and skylights from the renderings was a mistake, and if the height of the porch had changed and, lastly, if the windows were proposed to be double hung or have the appearance of double hung (as proposed in the Design Guidelines).

Mr. Priddy stated that yes, a mistake was made in the renderings (omission of transom and skylights) and the porch height was increased to align better with the Italianate design of the building. Regarding the type of windows, Mr. Priddy stated that the windows would be fixed.

Amendment

Commissioner Laster amended the motion to include window specifications of double hung or have the appearance of double hung windows (as proposed in the Design Guidelines), seconded by Commissioner Worthington.

Acting Chair LeMarinel asked the Board to vote on the amendment to the motion.

The motion to amend carried 6-0.

Main Motion As Amended

The motion as amended carried 6-0.

Chair Denton returned to dais.

4. Consideration Of Alterations at 115 2nd Ave. S. (Hiram Masonic Hall); John Baumgartner, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. The Historic Zoning Commission approved a Certificate of Appropriateness for the series of work at its November 2017 meeting and then reapproved the work during its March 2021 meeting. In October 2021, an updated COA was granted. Since the approval of the latest COA, it has expired without work beginning on the project. It appears that the proposal is to remain the same as it was previously approved in October 2021. Since the COA had expired, it did not qualify for an administrative extension of the COA expiration date and must be returned to the HZC for review.

Recommendation: Staff recommends approval of the item with conditions outlined in the staff report.

Applicant: John Baumgartner. Mr. Baumgartner thanked the city for the quick action in response to the recent storm damage to the Hiram Masonic Hall. Mr. Baumgartner explained that with approval from the Board, permitting and construction could begin in the next 30 to 45 days.

Motion

Commissioner Laster motioned to approve alterations at 115 2nd Avenue South (Hiram Masonic Hall) with staff conditions 2-5, seconded by Commissioner Worthington.

Commissioner Laster explained that a precedent has been set that supports the star-shaped anchor plate in two Middle

Tennessee locations. Both locations have painted black star anchor plates and have been present for 100 years.

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

The motion carried 7-0.

5. Consideration Of Fencing At 113 2nd Ave. S.; Allan Hunter, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Commissioner Marquardt recused herself from the item.

Staff: Elizabeth Bulay. The site features St. Philips Catholic Church and the proposed location for the installation of the fencing is between St. Philips and the Brownstones. The proposed location of the fencing will front 2nd Avenue South and align with the existing fencing found at the Brownstone property. Within the application, the fencing will be stepped back 1 foot so that the fencing is symmetrical between two sets of windows on the St. Philip's building. If the fencing were to be installed 4 feet further from the front façade, it would divide existing windows on the church building. The fencing will be located 16.5 feet from the front façade of the building and is classified as front yard fencing in the Design Guidelines. The fencing design will match the existing fencing and gates located on the adjacent property of the Brownstones in design and height. As proposed, the application does not meet the Guidelines for the height of front yard fencing within the Design Guidelines but does meet the requirements for front yard fencing within the Zoning Ordinance. The Zoning Ordinance would allow for the installation of up to an 8' fence on nonresidential properties starting behind the front facade. This section of fencing was not included in the original plan at the time of approval as it is on the neighboring church property and shrubbery was planted to fill this gap in the fence panel. The completion of this portion of fencing finishes the approved fencing already in place, so deviation from the Guidelines is supported. Both property owners would like to extend the fencing between the properties as proposed.

Recommendation: Staff recommends approval of the item with conditions outlined in the staff report.

Applicant: Allan Hunter. Mr. Hunter stated that the request for fencing would complete the project.

Citizen Comments: None

Motion

Commissioner LeMarinel motioned to approve fencing at 113 2nd Avenue South with staff conditions, seconded by Commissioner Orr.

Discussion: None

The motion carried 6-0.

Commissioner Marquardt returned to the dais.

6. Consideration Of Fencing At 725 W. Main St. (The Arlington); Bernie Butler, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. Since the completion of the construction of the building, the building owner has identified a desire for a front yard fence at the entrance to the building. At the April Design Review Committee, where it was discussed that a front yard fence along the property line would be appropriate as it is common to see front yard fencing in the Hincheyville Historic District. While the proposed fence appears to meet the height and material recommendations, it does not meet the intent of the Guideline's location recommendation. The preferred proposal is to fence around the brick pavers in front of the front porch stoop and walkway to the sidewalk. It is typical to utilize a location for a fence that will include the entire front yard or, in this instance, the front flower bed. To maintain consistency with what is seen in the district and align with placing fences in typical locations along the property lines, the Guidelines recommend utilizing a fence to be placed along the property line

that encompasses the entire front flower bed. Ms. Huffer referenced an attachment to the application showing an alternate rendering of the fence along the entire front of the flowerbed which would connect to the retaining wall. This design would be the option recommended to be utilized per the Guidelines versus the option to have the front area in front of the steps to the porch fenced in.

Recommendation: Staff recommends approval of the item with conditions outlined in the staff report.

Applicant: Bernie Butler. Mr. Butler stated that he agrees with the staff recommendation despite the extra money that will be spent. Overall, the design suggestion by staff will be the most appropriate and accurate for the Hincheyville Historic District.

Citizen Comments: None

Motion

Commissioner Barrett motioned to approve fencing at 725 West Main Street (The Arlington) with staff conditions, seconded by Commissioner LeMarinel.

Discussion: None

The motion carried 7-0.

7. Consideration Of Alterations At 230 Franklin Rd. (The Factory; Building 11); Victor Lecoffre, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff: Elizabeth Bulay. On building 11 at the Factory, the proposal includes painting the existing non-historic façade elements that are seen on the exterior of the building. The first item within this application is painting the aluminum storefront windows and trim black in color to match the other storefront entrances found on the façade fronting Franklin Road. The second item within this application is painting the aluminum storefront door on the patio facing Liberty Pike, to color match the existing historic windows. The proposed paint has a 10-year exterior exposure lifespan. While the Guidelines do not specifically recommend or deny painting exterior metal storefront windows and doors, the proposal is consistent with the intent to match the surrounding elements and the other storefronts that have been approved throughout the Factory.

Recommendation: Staff recommends approval of the item with conditions outlined in the staff report.

Applicant: Victor LeCoffre. Mr. LeCoffre stated that the request for alterations/improvements (Saffire Restaurant) will be more consistent with the Factory design.

Citizen Comments: None

Motion

Commissioner LeMarinel motioned to approve alterations at 230 Franklin Road (The Factory; Building 11) with staff conditions, seconded by Commissioner Worthington.

Discussion: None

The motion carried 7-0.

8. Consideration Of Alterations (Roofing Materials) At 1840 William Campbell Ct. (Historic Magnolia Hall); Doug Julian, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff: Elizabeth Bulay. At 1840 William Campbell Court, locally known as Magnolia Hall, one of the conditions of approval of the Certificate of Appropriateness issued in August 2023 was for the roofing materials to return to staff for review and

approval. Feedback from the April Design Review Committee meeting was incorporated into the application which includes several different examples of roofing materials. One of the options that is included within the application is the Grand Manor Black Pearl Shingles in lieu of the faux slate material that was discussed at the April DRC. This architectural shingle type has been previously approved within the Historic Districts and has the appearance of a faux slate profile. The application includes notes that the color "Slate Black" on the faux slate has not been installed elsewhere in the Historic Districts. Within the application, it is noted that the property owner/applicant would prefer to utilize the shingle material. The applicant has provided images of multi-width Faux Slate in the color Slate Black on a home in Nashville for reference. The proposed use of the Grand Manor Black Pearl Shingles is appropriate and supports the historic images of Magnolia Hall with the appearance of a slate roofing material. The proposed standing seam metal roof is appropriate.

Recommendation: Staff recommends approval of the item with conditions outlined in the staff report.

Applicant: Doug Julian. Mr. Julian stated that he agrees with staff's presentation and conditions.

Citizen Comments: None

Motion

Commissioner Laster motioned to approve alterations (Roofing Materials) at 1840 William Campbell Court (Historic Magnolia Hall) with staff conditions, seconded by Commissioner Marquardt.

Discussion: None

The motion carried 7-0.

9. Consideration Of Alterations At 317 Franklin Rd. (Hayes House Barn); Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. The barn located at 317 Franklin Road supports the Hayes House, which is located on Harlinsdale Farm. The property is located in a conservation easement, which requires the review of the State Historic Preservation Office in addition to the review from the Historic Zoning Commission. The proposal includes the restoration of the exterior of the barn by adding reclaimed barn wood to fill in what is missing. The intent is to also make the building structurally sound, which includes repairing and replacing some of the existing columns and footings in the barn. Several of the existing internal beams are proposed to be sistered to new beams to repair them. Additionally, new doors are proposed to be constructed on the barn. Since this is a City project, staff does not make a recommendation, but there are some potential conditions, outlined in the staff report, should the HZC approve the proposal.

Applicant: Brandon Priddy. Mr. Priddy stated that the proposal is for repairs to the barn so that it is useable to the city of Franklin for storage purposes.

Citizen Comments: None

Motion

Commissioner LeMarinel motioned to approve alterations at 317 Franklin Road (Hayes House Barn) with all staff conditions, seconded by Commissioner Marquardt.

Commissioner LeMarinel asked Mr. Priddy if the barn, itself, sits in the floodplain or if the Harlinsdale Farm property is generally in the floodplain.

Mr. Priddy stated that a corner of the barn is slightly in the floodplain.

Commissioner LeMarinel stated that should any changes need to be made due to floodplain considerations, the proposal should return to the HZC for approval.

Ms. Huffer stated that depending on the degree of change to the proposal, staff could approve a minor change, otherwise,

the proposal would need to return for approval from the HZC.

Mr. Priddy stated that he does not anticipate any major changes to the project.

The motion carried 7-0.

10. **Consideration Of Alterations (Roofing and Gutters) At 321 3rd Ave. S.; J L Sullivan, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. The property at 321 3rd Avenue South was constructed in the late 1800s and is a part of the Downtown Franklin Historic District. The proposal includes the installation of a new architectural asphalt shingle roof, the installation of metal standing seam roofing on the front porch and replacing the existing gutters with half-round gutters and round downspouts.

New Roofing: The material of the new roof aligns with the existing roof, the shape of the shingle will be different, but this change mostly meets the intent of the Design Guidelines.

New Porch Roofing: The proposal is for a metal standing seam roof to be utilized on the porch roof. Part of the application shows a neighboring building with an architectural asphalt roof and a metal standing seam roof. For the utilization of a metal roofing material on the porch, more information and context is needed to know whether metal roofing was historically on the roof.

Gutters & Downspouts: The use of half-round gutters and round downspouts is supported by the Guidelines.

Recommendation: Staff recommends the deferral of the use of metal roofing on the porch roof on the following grounds:

1. Avoid adding architectural features that are not original to the historic porch. Not enough information has been provided to determine whether a metal porch roof was historically present.

Staff recommends approval of the architectural asphalt shingle and the replacement of the gutters and the downspouts with conditions listed on the staff report.

Applicant: J.L. Sullivan. Mr. Sullivan thanked Ms. Huffer for her assistance throughout the application process and explained that the goal is to update the home similarly to neighboring homes with architectural asphalt roofing, half-round gutters/round downspouts, and metal roofing on the front porch. Mr. Sullivan also stated that he would like to replace garage roofing with the same asphalt roofing proposed for the house.

Citizen Comments: None

Motion

Commissioner Laster motioned to approve alterations to the gutters, asphalt shingle roof, and the metal porch roof with staff conditions (other than the deferral recommendation) for the property located at 321 3rd Avenue South., seconded by Commissioner Worthington.

Commissioner Laster explained one often sees a metal porch roof in homes where the porch roofing falls under the eaves. There are several incidents in this area of town where a porch metal standing seam precedent has been set. For these reasons, Commissioner Laster stated that the use of standing seam metal for the porch roof would be appropriate.

Chair Denton noted the mention of the garage roof being replaced in addition to the roof of the principal structure and asked staff to comment on the garage roof.

Ms. Huffer stated that she was not exactly sure about the details of the garage roof but if the garage roof is proposed to be the same roofing material as the principal structure, it would be appropriate under the guidelines.

Amendment

Commissioner Marquardt amended the motion to include the garage roofing replacement as part of the application, seconded by Commissioner Barrett.

Discussion: None

The motion to amend carried 7-0.

Main Motion As Amended

As there was no further discussion, Chair Denton asked the Commissioner to vote on the motion as amended.

The motion as amended carried 7-0.

11. Consideration Of Lighting At 1368 Eastern Flank Cir. (Eastern Flank Event Facility); Brian Walker, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff: Elizabeth Bulay. This application proposes to install 36 low-voltage landscape light fixtures on the front and right sides of the event facility, consisting of a combination of uplighting and downlighting. The fixtures will be made of brass and come in either a baked-on black enamel color or an antique bronze finish. The proposed lighting will be utilized to illuminate sidewalks, steps, landscaping, and elements of the building. The proposed application meets the intent of the Guidelines for lighting. Since this is a City project, staff does not make a recommendation, staff has suggested potential conditions that are outlined in the staff report should the HZC approve the proposal.

Applicant: Brian Walker. Mr. Walker did not have any additional information to add.

Citizen Comment: None

Motion

Commissioner Orr motioned to approve lighting at 1368 Eastern Flank Circle (Eastern Flank Event Facility) with staff conditions, seconded by Commissioner Worthington.

Discussion: None

The motion carried 7-0.

12. Consideration Of Fencing At 807 Fair St.; Tommy Kellogg, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff: Elizabeth Bulay. The property at 807 Fair Street is located in the Hincheyville Historic District and the proposal includes the installation of front and rear yard fencing. This property is unique as it is a corner lot that fronts on Fair Street and on 9th Avenue North. The proposal includes the installation of a 3-foot-tall wood picket fence around the perimeter of the front yard and extends to the side yard fronting 9th Avenue North, which will be 20 feet behind the front façade. The proposed rear yard fencing will be a 4-foot-tall wood picket fence and will begin 20 feet behind the front façade and continue around the perimeter fronting 9th Avenue. A gate is proposed at the driveway entrance located on 9th Avenue North. The application also proposes a small section of rear yard fencing to tie into the adjacent property owners' picket fencing on the interior of the property. The application meets the intent of the Guidelines and is appropriate guidelines. However, since the property is a corner lot and has a driveway on the side street, the Zoning Ordinance requires the fence to be setback 15 feet from the side street lot line or not exceed a height of 3 feet in height. Within this application, two options are proposed around the driveway. The first option includes what appears to be a sliding gate at the driveway opening. An additional rendering depicts an option without the gate, and it connects to the accessory structure. While it is unknown how the gate is to appear, the Guidelines recommend the following for gates:

1. Configure operable gates to swing inwardly. They should not open onto the public sidewalk.
2. Avoid the use of sliding gates. If the proposed gate matches the design of the fencing and meets the requirements of the Zoning Ordinance, the installation of the gate with an inward swing would be appropriate within the Guidelines. Both placement options are appropriate.

Recommendation: Staff recommends approval with the conditions outlined in the staff report.

Applicant: Tommy Kellogg. Mr. Kellogg stated that he was not aware of the 3 feet height requirement and requested clarification on this condition.

Ms. Bulay explained that the zoning ordinance requires the fence to be setback 15 feet from the side street lot line or not exceed a height of 3 feet.

Chair Denton explained that the zoning ordinance requirement is not governed or under the purview of the HZC.

Mr. Kellogg stated that the zoning ordinance must have been updated recently as many of his neighbors do not appear to be following the requirements.

Ms. Bulay explained that the reason this property falls under the zoning ordinance requirement is because the driveway entrance on the side street (9th Avenue North) must allow visibility for turning. Ms. Bulay also asked the applicant to confirm that the gate would swing inwardly.

Mr. Kellogg stated, "yes," the gate would swing inwardly.

Citizen Comments: None

Motion

Commissioner Marquardt motioned to approve fencing at 807 Fair Street with staff conditions, seconded by Commissioner Laster.

Discussion: None

The motion carried 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff: Elizabeth Bulay. The proposal includes the installation of two wall signs on the commercial building found at 252 5th Avenue North. The building is on a corner fronting North Margin Street and 5th Avenue North. The building maintains a simple, 1-story elongated building form. The first sign will front 5th Avenue North and is 11 square feet. The second sign will be located on the side of the building fronting North Margin Street and will be 15.87 square feet. The proposed signs will be aluminum cutout letters to be stud-mounted to the CMU wall. The sign lettering is proposed to be a dark charcoal color mounted on the building, which is painted white. The height from grade is 10 feet. The Guidelines recommend the following for wall signs on commercial buildings:

1. Maximum sign area of 9 feet and proportionate to the building façade and other signage.

The proposed signs exceed the sign area maximum of 9 square feet and do not meet the intent of the Guidelines. The proposed signs feature darker metal lettering on the painted white building. Previous signs with a lighter background for the wall due to the existing wall color with darker pin letters that adhere to the wall have previously been approved. The proposed signs do meet the Zoning Ordinance, but they do not meet the Design Guidelines.

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

1. The sign area maximum is 9 square feet for commercial buildings.

If the Commission were to approve the application, staff recommends the conditions listed in the staff report.

Applicant: Sam Johnson. Mr. Johnson explained that the distance of the building from the road paired with the number of characters in the logo, make the sign difficult to read if it adheres to the nine square feet maximum size.

Citizen Comments: None

Motion (to defer)

Commissioner Marquardt motioned to defer the application to the next voting meeting so that the applicant could attend the DRC meeting to explain the proportion details and to provide more information on the proposed materials. Ideally, a street view of the building would be beneficial to aid in understanding the need for a larger sign.

The motion failed for lack of a second.

Motion (to approve)

Commissioner LeMarinel motioned to approve the sign as proposed by the applicant for 252 5th Avenue North, seconded by Commissioner Worthington.

Commissioner LeMarinel explained that because of the distance from the street to the building and the size of the building, the larger signage can be considered. In this area of downtown, cars are moving at a faster speed, making it seem more appropriate and fairer to allow for larger signage. This board has approved larger additions for larger lots and in the same thought process, it is reasonable to allow a larger sign on a larger building.

Commissioner Laster noted his concerns about setting a precedent for larger signs and pointed out the monument sign in the building photo. Also, eleven square feet may or may not make a dramatic difference compared to the recommended nine square feet.

Chair Denton stated that although he is sympathetic to the number of characters in the logo, he has concerns about the precedent set for future signage applications. The size of the proposed signage on the side of the building is more forgiving when considering a larger than recommended sign.

Commissioner Marquardt asked for more information about the monument sign.

Mr. Johnson stated that monument sign has a darker background with white letters.

Commissioner Worthington suggested consideration of the larger sign on the side of the building as proposed and maintain the recommended sign size for the front of the building.

Amendment

Commissioner LeMarinel offered an amendment to the motion to limit the front signage size to nine square feet as recommended by the design guidelines and to approve the signage for the side of the building as proposed by the applicant (15.87 square feet), seconded by Commissioner Worthington.

Commissioner Laster expressed his concerns about setting a precedent for larger than recommended signs.

Chair Denton asked staff about the number of signs permitted for the building.

Ms. Bulay stated that three signs are permitted for the location. Considering the proposed signs and the existing monument sign, the business has used their full allotment of signs.

Mr. Johnson noted that double doors have replaced the windows at the front entrance, to comply with ADA requirements and fire codes.

Chair Denton stated that deferral may be the best option so that renderings with the updated entrance may be provided to fully understand how the signs will look. Especially since the size proposed is significantly outside the guidelines.

The motion to amend carried 7-0.

Main Motion As Amended

The motion as amended carried 6-1 (Chair Denton voting against).

14. Consideration Of Alterations At 1835 William Campbell Ct. (Historic Magnolia Hall Subdivision Lot 2); Matt Smith, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Staff: Elizabeth Bulay. The proposal includes alterations to the Queen-Anne-inspired house on Lot 2 in the Magnolia Hall Subdivision. The COA for this house was approved and issued in June 2023. Within the application, the proposed changes are called out on each façade. The application is fine-tuning the designs and elements found on the house to keep with the architectural style and accommodate the future owners of the building.

Front Elevation: The proposed changes on the front elevation contribute to the architectural detailing and are in keeping with the Queen Anne architectural style. However, while steep roof pitches are typical of the Queen Anne style, the period of Queen Anne's, which are found in the Historic Districts in Franklin, have more gradual slopes. The typical Queen Anne has an 8:12 to 12:12 roof pitch.

The Guidelines recommend the following:

1. The roof-slope ratio should be designed to be compatible with a building's architectural style.

The proposed increase in roof pitch of 12:12 and 13:12 exceeds the typical roof pitch of a Queen Anne located in the historic district and is not appropriate within the Design Guidelines.

Left Elevation: The left elevation will front Boyd Mill Avenue and will be highly visible. A series of window alterations are proposed. The Guidelines recommend maintaining the rhythm and spacing of window and door openings of adjacent structures. The proposed series of window modifications alters the rhythm and spacing on the left elevation. The set of double windows on the front gable are not typical, and the bottom double window should be removed.

Rear Elevation: The proposed changes on the rear elevation are simplified and appropriate within the Guidelines.

Right Elevation: The Guidelines recommend maintaining the rhythm and spacing of window and door openings of adjacent structures. The proposed series of window modifications alters the rhythm and spacing on the right elevation. The additional window in between floors is not typical. It was discussed at the April DRC meeting that the use of 3 over 1 windows is not typically seen on the sides of homes as they are more ornate. The triple window under the double window in the center gable is not typical. The alterations to the window pattern, trim, and detailing are in keeping with the Queen Anne style and are positive changes.

Recommendation: Staff recommends approval with conditions outlined in the staff report.

Applicant: Matt Smith. Mr. Smith stated that he would respond to all the recommendations from staff. There are no objections to the staff recommendations regarding roof pitch. The purpose of the double windows (left elevation/front gable) is to allow light into the pantry and kitchen. On the right elevation, the window in question is on the landing and provides functionality. Mr. Smith suggested a reduction in the window sizing as an option.

Citizen Comments: None

Motion (for approval)

Commissioner Worthington motioned to approve alterations at 1835 William Campbell Court (Historic Magnolia Hall Subdivision Lot 2) with staff conditions, seconded by Commissioner Orr.

Commissioner LeMarinel stated that he agrees with staff regarding the landing window as it is typically seen when there is a gable or if there are two stories. The proportions do not appear to be quite as they should be, and the window would be visible from the front.

Commissioner Laster stated that the left elevation would be highly visible from Boyd Mill Avenue, setting the stage for the neighborhood. Thinking about historical windows and what is typical, the original design was more appropriate and in keeping with what is seen in a historical neighborhood. Mr. Laster asked Mr. Smith if the windows would be double hung or have the appearance of double hung windows.

Mr. Smith stated that the windows would be double hung windows.

Chair Denton stated that the previous design had more of a rhythm and spacing consistent with an historic home, and he fully supports staff's recommendation regarding the left elevation that faces Boyd Mill Avenue.

There being no further discussion, Chair Denton asked the Board to vote.

The motion failed 0-7.

Motion (to defer)

Commissioner Laster motioned to defer consideration of alterations at 1835 William Campbell Court (Historic Magnolia Hall Subdivision Lot 2) to the June 2024 HZC meeting, seconded by Commissioner Worthington.

The motion carried 7-0.

Commissioner Marquardt left the meeting for a family commitment.

15. Consideration Of Demolition At 230 Franklin Rd. (The Factory; Canopy); Benton Smothers, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff: Emily Huffer. On April 25th, 2024, City Preservation Staff was contacted that a canopy structure located in the parking lot adjacent to Liberty Pike and closest to building 10 on the Factory Campus, was partially demolished. The proposal includes continuing the demolition of the canopy and removing it from the site. The application does not have a concrete age of the structure, photos from 1996 and 1997 show that the canopy structure was present. It is unknown if the structure is older than the late 1990s and, therefore, staff cannot give a recommendation on whether demolition of the structure is appropriate within the Design Guidelines or not. The Design Guidelines do allow for the demolition of non-historic structures within the Historic Preservation Overlay if the evidence within an application clearly states that the building is non-historic. If the structure is considered to be historic, then one of the demolition criteria within the Design Guidelines must be met. It is recommended that additional information be provided so a recommendation can be determined.

Recommendation: Staff recommends deferral of the application due to the following grounds.

1. The application did not include definitive information about when the structure was constructed, and therefore, staff cannot give a determination if the structure is historic.

Should the HZC approve the application, recommendations are suggested in the staff report.

Applicant: Benton Smothers. Mr. Smothers explained that the structure was becoming hazardous as members of the public contacted the Factory to report the issue. One of the construction contractors made the decision to begin removing the structure without notifying the office. Luckily, before the canopy was completely removed, the removal was stopped, and Emily was notified. The archivist has not been able to definitively date the structure or determine the structure's purpose.

Looking at the canopy construction, Mr. Smothers noted it appears contemporary and at this point would like to have the structure removed.

Citizen Comments: James Blair, Nashville, Tennessee. Mr. Blair explained that he supports demolition of the structure as he believes the canopy does not have historical significance and is not mentioned on the National Register of Historic Places.

Motion

Commissioner Laster motioned to allow demolition at 230 Franklin Road (The Factory; Canopy), seconded by Commissioner Worthington.

Commissioner Laster supported his motion by stating that the canopy is not a contributing structure, and it is not mentioned on the National Register of Historic Places.

Commissioner LeMarinel stated that per the design guidelines, the HZC can take one of three routes to determine if demolition of an historic structure is appropriate.

Chair Denton explained he would not be able to support the motion as not enough research had been completed at this time to accurately determine the age and use of the structure. The burden of proof is on the applicant to fully investigate and provide evidence of historic or non-historic significance. Also, the Commission should follow the process established in the guidelines fully and completely before demolition can be considered.

Commissioner LeMarinel agreed with Chair Denton but mentioned the safety issue as a point of concern.

Chair Denton also noted concerns about creating situations or a precedent where "safety" becomes a valid reason for demolition of an historic structure.

Commissioner Laster explained that the historical society has several photographs of the Factory throughout the years with no straightforward evidence of the structure's use or age. For safety reasons, it would be better if the issue could be addressed sooner rather than later.

The motion carried 5-1 (Chair Denton voting against).

OTHER BUSINESS

Chair Denton asked if there was any further business. There was none.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

16. Site Alteration (Rear Yard Fencing) At 312 Ledgelawn Ct.; Jill Dufresne, Applicant

Sponsors:

17. COA Extension (6 Month) At 1034 Benelli Park Ct.; John Dienschneider, Applicant.

Sponsors:

18. Signage (Wall Sign Reface) At 99 E. Main St.; Shaun Sullivan, Applicant.

Sponsors:

19. **Awning (Reface and Awning Signage Reface) At 400 Main St. STE 130, Megan Preston, Applicant.**

Sponsors:

20. **Signage (Replacement) At 232 Franklin Rd.; William Squires, Applicant.**

Sponsors:

21. **Signage (Band Sign) At 230 Franklin Rd.; David Collier, Applicant.**

Sponsors:

22. **Signage (Convenience) At 127 2nd Ave. N.; Michael Evans, Applicant.**

Sponsors:

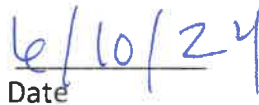
23. **Signage (Convenience) At 94 E. Main St.; Michael Evans, Applicant.**

Sponsors:

ADJOURN

Commissioner LeMarinel motioned to adjourn the May 13, 2024, HZC meeting, seconded by Commissioner Worthington.

There being no further business, the meeting adjourned at 6:44 PM.


Chair
Date

