



Meeting Minutes

Historic Zoning Commission

Monday, July 8, 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, Brian Laster, and Mary Pearce

Commissioners Absent: Susan Besser

Staff Members Present: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay, Randall Tosh, 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.

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklinton.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 Pearce motioned to approve the June 10, 2024, HZC meeting minutes, seconded by Commissioner LeMarinel. The motion carried 8-0.

ANNOUNCEMENTS

Emily Huffer announced that the Design Review Committee Meeting will be Monday, July 15, 2024, at 4:00 pm. Also, postcards will be sent to all tenants and property owners in the Historic Preservation Overlay. The front of the postcard depicts an aerial view of downtown in the 1950's and the other side provides examples of exterior alterations that would require a Certificate of Appropriateness before work could take place. There is also a QR code that can be scanned for more information.

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. This application is for a tenant that is in Building 11 of the Factory and has high visibility from Franklin Road. Within this application, two alterations are proposed, one of which has appeared before the Design Review Committee in June 2024.

Mechanical Equipment Installation and Mechanical Screening

New rooftop mechanical equipment installation and screening is proposed within this application. The screening will be placed on the rooftop of Building 11 to provide screening from Franklin Road of the new rooftop mechanical equipment that is being installed. The screening will be four feet tall and will match the screening that has been previously approved for Building 13, in design and color. The previous screening consisted of box-corrugated galvanized sheet metal, oriented vertically. This material is seen on buildings 13 and 14. The equipment will be partially screened from public view on Liberty Pike by Building 13 and the Water Tower. The design of the proposed mechanical screening is appropriate. However, as the Zoning Ordinance requires new equipment to be fully screened from view, the screening must extend along the facade that fronts Liberty Pike to fully screen the equipment from view.

Lighting

Two new light fixtures are proposed to be installed near the entrance to the tenant space on the façade of the Factory that fronts Franklin Road, to the right of the main entrance fronting Franklin Road. The lighting will utilize two pole lights flanking the entrance and will be placed closer to the internal drive found on the site. The height of the light pole and globe will be 6' tall. The globe that will sit on top of the light poles will be a clear, Acorn Streetlamp globe that is 20" tall and will have a textured finish. The proposed lighting is not seen elsewhere throughout the Factory and the style differs from the character of the historic industrial site. The lighting is not oriented downward as recommended for commercial buildings. This lighting may also convey a false sense of history, as the pedestals may not be original to the site. The proposed placement may create a false sense of a primary entrance into the Factory. Additionally, the Guidelines recommend avoiding adding architectural features if they did not exist historically.

Recommendation: Staff recommends denial of the lighting based on the following Guidelines:

1. If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings. Do not use an imitation historic fixture that may convey a false sense of history.
2. Orient illumination downward for commercial and civic buildings. Do not design lighting for the sole purpose of attracting attention to building architecture or to building uses.
3. Avoid adding architectural features if they did not exist historically.

Staff recommends approval of the rooftop mechanical equipment installation and screening with conditions outlined in the staff report. If the commission approves the application as it is proposed, staff recommends the following conditions:

1. Use illumination with a warm white light that does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Applicant: None

Citizen Comments: None

Motion #1 (Site Lighting)

Commissioner Marquardt motioned to deny the lighting component of alterations at 230 Franklin Rd. (Factory Building 11), seconded by Commissioner LeMarinel.

Commissioner Pearce stated that she agreed with staff's recommendation as the correct historical period would not be represented in the applicant's choice of lighting.

Commissioner LeMarinel stated that he would not recommend allowing tenants to choose their own exterior site lighting.

The motion carried 8-0.

Motion #2 (Roof Top Screening and Mechanical)

Commissioner Laster motioned to approve the Roof Top Screening and Mechanical at 230 Franklin Rd. (Factory Building 11), seconded by Commissioner Barrett.

Commissioner LeMarinel asked staff if it would be necessary to screen the length of the building since part of building 11 is obstructed by other buildings.

Ms. Bulay stated that, yes, it would be necessary to screen the full length of the building because of the angle of visibility in certain areas.

The motion carried 8-0.

3. Consideration Of Signage At 100 4th Ave. N.; Spencer Bales, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 100 4th Avenue North is a suite located at the rear of 348 Main Street. This is a circa 1900 three-part commercial building of stretcher bond brick. The applicant is requesting a retroactive Certificate of Appropriateness for signage installed prior to review and receipt of a COA. This application is for the installation of five different signs. The Guidelines recommend that a commercial building should have no more than three signs. The following analysis reviews each of these signs individually with the condition that the maximum number be limited to three.

Awning Sign

One awning sign above the main entrance to the tenant's space is proposed. The awning is 49 sq. ft. The signage on the awning is located on the awning face and measures 36" by 50", or 12.5 sq. ft. The total awning sign coverage is 25% of the awning, which meets the Guidelines.

Window Signs

Small Hanging/Projecting Sign: One small projecting sign is proposed near the main entrance of the tenant's space. The projecting sign is 3 sq. ft. in sign area and is appropriate. The signage is 89" from the grade, but the top of the sign area is higher than the storefront entrance. The Guidelines recommend that the top of the sign area should be no higher than the ground floor window/transom header but comply with the required 8' (or 96") clearance from grade. The Zoning Ordinance enforces a minimum clearance of 8' from the grade surface with a maximum height of the roofline or the windowsill of the second story, whichever is less. This building's façade is unique in that it does not have a typical storefront orientation that is seen elsewhere on Main Street. The building at 212 E. Main St. has a more simplified design and does not have tall display windows or a transom window that are used for guidance in the placement of this sign type on commercial buildings. The signage utilizes a lighter background color and darker lettering, which does not meet the recommendation of the Guidelines. The projecting sign does not meet the recommendation of the Guidelines for color and height.

Sandwich Board Signs

Two sandwich board signs are proposed within this application. The signs are 39" by 24" and utilize a metal A-Frame sign structure. One of the signs is proposed to be located in front of the business on the sidewalk, with the other proposed to be on the corner of Main Street and 4th Avenue North. The Guidelines recommend and the Zoning Ordinance permits one sandwich board sign per retail storefront/tenant space. The sign utilizes a darker background color with lighter lettering and aligns with the Guidelines. The sign is a laminated matte paper material; however, the Guidelines recommend utilizing finished wood or metal with matte finishes. Section 16-701 in the City's Municipal Code states the following for outdoor merchandise displays, private decorative fixtures, and sandwich board signs:

1. Outdoor merchandise displays, private decorative fixtures, and sandwich board signs shall be limited to the public sidewalk area immediately in front of the merchant's/property owner's place of business and within the perimeters as described in this chapter for those businesses whose primary entrance directly front or directly face a public right-of-way within the City of Franklin's Historic Overlay District.
2. All outdoor merchandise displays, private decorative fixtures, and sandwich board signs shall directly relate to the adjacent merchant's property/place of business. The advertisement or promotion of off-site businesses or products not available from the adjacent business is prohibited.

The sandwich board sign in front of the merchant's place of business on 4th Avenue North meets the Guidelines, except for the material. The sandwich board sign at the corner is not permitted by the Municipal Code and must be removed.

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

Applicant Presentation: Spencer Bales. Mr. Bales stated that he welcomes comments and recommendations from the Board.

Chair Denton stated that this meeting was a voting meeting, but that Mr. Bales might find it helpful to attend the Design Review Meeting where more discussion and recommendations can be made.

Mr. Bales stated that the vinyl lettering did not show up when placed on the inside of the glass. The lettering was placed on the outside of the glass similarly to the way other stores had done so in downtown Franklin. Regarding the awning sign, Mr. Bales stated that he is open to guidance from the HZC about the placement of this sign and explained that placement was chosen based on other signs displayed downtown. The A-frame sign accounts for 30-40 percent of business as tourists and foot traffic are directed toward the store, otherwise most would not know the store exists. Mr. Bales welcomed suggestions that would direct customers in the direction of the store.

Citizen Comments: None

Chair Denton asked staff to recap the applicant's request as some sign requests may or may not fall under the purview of the HZC. The applicant requests may be governed by city codes and ordinances. The sandwich board proposed on the corner of Main Street is not permitted by the municipal code.

Mr. Harper confirmed that anything signage or otherwise pertaining to the business is required to be in front of that business and would be prohibited by the code, otherwise.

Ms. Bulay stated that the request for exterior vinyl lettering and the height of the hanging sign (higher than 8 feet from grade) is not permitted by the zoning ordinance. Businesses with hanging signs and exterior lettering outside these parameters would have been permitted under previous zoning ordinance or city codes.

Commissioner Marquardt suggested choosing three of the five requested signs that best meet the design guidelines.

Chair Denton stated that the guidelines recommend three signs per business with latitude for a fourth sign.

Ms. Bulay stated that a fourth sign is permitted if the business has a rear entrance. In this case, there isn't a rear entrance.

Commissioner LeMarinel suggested asking the applicant which three signs would be his preference.

Mr. Bales stated that his preference are the signs that generate the most foot traffic/business which are the A-frame

signs. The lettering and the awning are also preferences.

Commissioner Worthington asked for clarification about the location of the A frame and sandwich board requested by the applicant, relating to the guidelines.

Ms. Bulay stated that the location is permitted by the zoning ordinance, but the quantity and materials are not recommended by the design guidelines.

Motion

Commissioner Pearce motioned to approve the door signage, awning signage and one sandwich board sign along with staff recommended compliance changes and staff conditions for the business located at 100 4th Avenue North, seconded by Commissioner LeMarinel.

Chair Denton allowed a question by the applicant.

Mr. Bales asked if he would be required to place the vinyl letters on the inside of the window if most businesses downtown have the lettering on the outside of the window.

Chair Denton explained that it is against the zoning ordinance to apply vinyl lettering on the outside of the window.

Mr. Harper further stated that the HZC can only rule within the parameters of the Historic Design Guidelines and the city's municipal code.

Mr. Bales stated that he may need to speak to someone else who would be able to grant permission for sign placement.

The motion carried 8-0.

4. Consideration Of New Construction (Accessory) At 206 Lewisburg Ave.; Mike Hendren, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 206 Lewisburg Avenue features an existing principal building that is a simple frame structure built circa 1900. The property is located in the Lewisburg Avenue National Register Historic District. The National Register listing details the home's pyramidal roof, original one-story porch with Doric columns, hipped dormer, and 1-over-1 sash windows. The property has one existing minor accessory structure that is 144 sq. ft. The proposal came before the Design Review Committee meeting in June. A new accessory structure is proposed to be constructed within this application. The proposed accessory structure is a carport with an enclosed area in the rear for storage. The accessory structure relates to the principal building with a simple form and hipped roof but does not compete with the principal building.

Placement & Size

The placement of the proposed accessory structure will be situated in the rear, right corner of the lot behind the principal building in a traditional placement and orientation. The proposed accessory structure will have a height of 19'4", which is subordinate to the principal structure, which is 22 feet, to the ridge. The square footage of the principal building's footprint is 2,311 SF. The proposed new accessory structure footprint will be 660 SF, which equates to 28.5% of the principal building's footprint. The total lot coverage with the proposed accessory structure is 27.5%.

Materials

The proposed materials of the new accessory structure will be cementitious siding and asphalt shingle roof to match what is seen on the principal building. While the Guidelines recommend avoiding slab-on-grade foundations, this appears to be compatible with neighboring accessory structures and their foundations. As proposed, the accessory structure meets the intent of the Design Guidelines for placement and orientation, form, size, materials, and exterior finishes.

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

Applicant Presentation: Mike Hendren. Mr. Hendren stated that he did not have any objections to staff conditions and would

be happy to answer any questions. Mr. Hendren noted that a right elevation window was not proposed because his neighbors plan to construct a fence taking away the view from inside the home and blocking the outside view from other viewsheds.

Citizen Comments: None

Motion

Commissioner Worthington motioned to approve new construction (accessory) at 206 Lewisburg Avenue with staff conditions, seconded by Commissioner Laster.

Discussion: None

The motion carried 8-0.

Chair Denton recused himself from item #5.

Vice Chair Pearce will preside over item #5.

5. Consideration Of Alterations At 94-98 E. Main St.; Mark Kozevski, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. This proposal came before the June Design Review Committee and feedback was incorporated into this application. The proposal includes the following alterations:

- Installation of a new ramp on the side of the building and railing on the ramp and on the porch
- Side pergola
- Rear pergola
- 7' ground-mounted screening
- New window and new doors
- Rooftop screening

Ramp Installation & Railing

The ramp is proposed to be positioned on the side of the building closest to the Harpeth River. There will be a railing on the side of the ramp facing the river and at the front of the building. While the application does not specifically call out the materials of the ramp and the railing, it appears that it will be composed of concrete for the ramp and a metal material for the railing. The installation of the ramp on the side of the building meets the intent of the Guidelines. The installation of the handrails is introducing a new element to the front of the building and the railing at the proposed location is not typical for commercial storefronts. The International Building Code requires handrails on the new ramp. Since the distance from the edge of the walking surface to grade appears to be less than 30", new railing/guards are not required. If the replacement of the existing handrails is proposed, then they would be required to meet the current IBC codes. The railing/guards are not required and introduces new detailing to the front of the building that was not there historically, which is not recommended by the Guidelines.

New Lighting

The existing lighting on the site consists of two non-historic sconce light fixtures on the building closest to the river. On the same building, three metal chandeliers are hanging from the inside of the awning. The application includes the proposal to replace these fixtures with new fixtures that are simple in design. The fixtures appear to be simple in form and appear to be compatible with the building.

Side Pergola Construction

The side pergola is proposed to be constructed with wood on the side of the building that will be closest to the river. While the Guidelines do not specifically call out pergolas, they do comment on the placement and ornamentation of historic commercial buildings. The Guidelines recommend the following:

1. Locate additions to the rear of the building so they are not visible from the street to ensure the visual prominence of the historic building.
2. Additions should blend with the historic building and its surrounding context.
3. Preserve, maintain, and repair original details and ornamentation on historic commercial buildings.
4. Avoid adding architectural features if they did not exist historically. The Guidelines do not support the construction of the pergola on the side of the building. Additionally, the Zoning Administrator provided a project consideration on the location of the pergola when reviewing the proposal, which stated that the floodway is expanding on the property and the proposed pergola at the end of the building will encroach into the floodway. Encroachments are prohibited, including earthen fill material, new construction, substantial improvements or other development within the regulatory floodway.

Rear Pergola Construction

The rear pergola is proposed to be constructed with wood on the rear of the buildings. It will be situated directly behind the middle building. While the rear pergola is introducing new elements to the site, it is located on the rear facade, which ensures the visual prominence of the historic building, which the Guidelines support.

Ground Mounted Screening

New ground-mounted screening is proposed to replace the existing wooden screening located behind the building closest to the Harpeth Square building and to cover the walk-in cooler located closest to the Harpeth River. The screening will consist of white board and batten panels that will be 7' in height. The proposed screening meets the Guidelines.

New Window and Doors

One window, a set of French doors, and two new doors are proposed at the rear of the buildings. While the specifications of the windows and doors have not been included in the application, the Guidelines support matching the existing window design and material with the new window. The new French doors and two-man doors should be designed simply to blend in with the existing elements on the rear facade.

Rooftop Screening

Screening on the rooftop of the building closest to the Harpeth River is proposed. The screening will consist of a dark composite material arranged in a shadowbox configuration. The horizontal boards will be 6" in width. The height of the screening was not included within the application.

The rooftop screening meets the requirements of the Zoning Ordinance and the recommendation of the Guidelines. Further, the screening maintains the difference between the different portions of the building to honor the story of the construction of the buildings over time.

Recommendation: Staff recommends denial of the railing/guards on the front of the building and construction of the side pergola on the following grounds:

1. Honor the period of significance of the building by keeping any alterations true to its architectural period of significance as well as those that have gained significance over time. Avoid alterations that make a building appear older or younger than it is.
2. Preserve, maintain, and repair original details and ornamentation on historic commercial buildings.
3. Locate additions to the rear of the building so they are not visible from the street to ensure the visual prominence of the historic building.
4. Avoid adding architectural features if they did not exist historically.
5. The floodway is expanding on the property and the proposed pergola at the end of the building will encroach into the floodway. Encroachments are prohibited.

Staff recommends approval of the ramp installation, new lighting, rear pergola construction, ground-mounted screening, new window and door, and rooftop screening with conditions outlined in the staff report.

Citizen Comments: None

Applicant Presentation: Mark Kozevski. Mr. Kozevski stated that he has safety concerns regarding the 12" drop from one surface to the next on the front of the building. Railings would provide safety for customers sitting close to the edge of the

drop-off. Mr. Kozevski asked the Board if the railings are not permitted at all in the front, or are the rails prohibited by the zoning ordinance. Also, Mr. Kozevski stated that he didn't remember any discussion regarding the side pergola during the Design Review Meeting.

Vice-Chair Pearce asked Mr. Tosh to discuss requirements from the zoning ordinance perspective.

Mr. Tosh explained that a guard rail is required once the walking surface is 30 inches above the walking surface below. For the ramp, edge protection, with a guard rail, is required at the lower level to prevent a wheelchair from rolling off the edge. A guard rail is not required on the front of the building.

Mr. Kozevski noted his concerns about safety in the front of the building where there is a 12-inch drop off and will a handrail be allowed across the front, if it's not a requirement.

Ms. Huffer noted that the existing handrail across the front is required to be maintained. Where the handrail does not exist, a handrail is not required or recommended.

Mr. Kozevski stated that the front area without handrails is the most dangerous as the space is closer to the river. Currently, planters sit on the edge of the 12-inch drop off but those may or may not be a part of the final design plan.

Vice Chair Pearce stated that the discussion would be more appropriate to continue in a Design Review Meeting and asked for a motion from the Board.

Commissioner Marquardt asked staff if it is in the purview of the HZC to agree with the applicant regarding the need for handrails.

Ms. Huffer explained that the zoning ordinance does not require handrails. Staff recommended against the handrailing, but the Board may choose to go against staff recommendations.

Ramp Installation & Railing

Motion #1

Commissioner Marquardt motioned to approve handrails as proposed by the applicant, for safety reasons, for 94-98 East Main Street, seconded by Commissioner Laster.

Commissioner LeMarinel, looking at the site plan (pg. 1), suggested having the handrail go up the ramp and make a 90-degree turn but stop at the historic front porch. As one moves up the ramp, handrails would run along the entirety of the ramp including the 90-degree turn (landing) at the top of the ramp. The handrails would not follow around the front of the building. The railing meets the zoning requirements.

Commissioner Laster stated that in lieu of the guardrails, as proposed, the planters will serve as a barrier for the 12-inch drop down.

Commissioner Orr agreed with Commissioners LeMarinel and Laster that the guardrails are unnecessary.

The motion fails 0-7.

Motion #2

Commissioner LeMarinel motioned to approve the ramp and handrailing to be installed only on the ramp and landing of the ramp and to allow for the replacement of the existing handrails on the front steps with staff conditions for 94-98 East Main Street, seconded by Commissioner Laster.

Commissioner Orr. Will the motion allow for replacement of the front step handrail to match the ramp handrailing, or will the applicant maintain the exiting railing?

Commissioner LeMarinel. Does the applicant need approval from the HZC or is the replacement in kind while also bringing the handrail into code compliance?

Ms. Huffer stated that the front step handrail exists on the front facade and if the applicant would like to replace the handrail, then an amendment to the motion could be made to address replacement.

Commissioner LeMarinel reflected the change in his motion.

The motion carried 7-0.

New Lighting

Motion #3

Commissioner LeMarinel motioned to approve the new lighting as presented for 94-98 East Main Street, seconded by Commissioner Worthington.

Discussion: None

The motion carried 7-0.

Side Pergola Construction

Motion #4

Commissioner LeMarinel motioned to deny the side pergola for 97-98 East Main Street, seconded by Commissioner Marquardt.

Commissioner LeMarinel noted that the remnants of an old service station on one side has similar form to the pergola and would not be appropriate to have a counterbalance. Also, the Guidelines do not support use of a pergola in this location, not to mention the floodplain concerns.

Vice Chair Pearce noted the floodplain issues would overrule if the Board decided to allow a pergola in this location.

The motion carried 7-0.

Rear Pergola Construction

Motion #5

Commissioner Laster motioned to approve the rear pergola with staff conditions for 94-98 East Main Street, seconded by Commissioner Orr.

Discussion: None

The motion carried 7-0.

Ground Mounted Screening

Motion #6

Commissioner Laster motioned to approve ground mounted screening with staff conditions for 97-98 East Main Street, seconded by Commissioner Barrett.

Discussion: None

The motion carried 7-0.

Rooftop Screening

Motion #7

Commissioner LeMarinel motioned to approve rooftop screening with staff conditions for 97-98 East Main Street, seconded by Commissioner Laster.

Discussion: None

The motion carried 7-0.

New Window and Doors**Motion #8**

Commissioner Laster motioned to approve window and door alterations with staff conditions for 97-98 East Main Street, seconded by Commissioner LeMarinel.

Discussion: None

The motion carried 7-0.

Chair Denton returned to the meeting.

6. Consideration Of An Addition At 121 Myles Manor Ct.; Scott Cash, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The building located at 121 Myles Manor Court was built circa 1930. A large addition was constructed in the early 2000s to the principal building before the property was included in the Franklin Road local historic district. Due to the extensive alterations over the years, the historic footprint of the building is unknown. The Historic Zoning Commission granted a Certificate of Appropriateness in August 2022 for alterations to the existing building's non-historic addition. This building is on a corner lot that fronts Myles Manor Court and Mayberry Road. The proposal includes the conversion of the previously approved porch with a pergola that fronts Mayberry Road to be partially converted into an addition. The one-story addition will add three feet in width to the building facade, thus equating to a small addition of 63 sq. ft. The addition will incorporate the use of the existing wood siding and shingle roof to blend the existing building into the proposed addition. The elevation that fronts Mayberry Road has been extensively altered in the past, which includes the non-historic addition. The historic footprint of the building is unknown, but the intent of the proposal meets the Guidelines and is appropriate.

Recommendation: Staff recommends approval of the 63 sq. ft. addition with conditions outlined in the staff report.

Applicant Speaker: Scott Cash. Mr. Cash explained that the additional 63 square feet will allow more space in the kitchen between counter tops. Two linear feet will be added to the kitchen and one foot would be shared between the butler's pantry and the mud room.

Citizen Comments:

Doug Revere, 108 Mayberry Ct. Mr. Revere fully supports the Cash family and their plans for the home. The home will be very fitting and appropriate for the neighborhood.

Brian Thacker, 206 Mayberry Ct. Mr. Thacker stated that he has seen the house plans and has had extensive conversations with the Cash family about the plan. Mr. Thacker supports the project and believes the plan will fit well contextually and aesthetically in the historic neighborhood.

Motion

Commissioner Laster motioned to approve addition at 121 Myles Manor Ct with staff conditions, seconded by Commissioner Pearce.

Commissioner Pearce stated that the size of the homes goes against the Guidelines and would not normally approve another square foot for an addition that out scales the historic home. However, the home is an outlier and abuts an infill neighborhood on one side and the front façade gently transitions into the historic neighborhood.

The motion carried 8-0.

7. Consideration Of Alterations At 344 Franklin Rd.; Wayne Weaver, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The building is considered a non-historic residential building as it was constructed in 1988. In early June, a Notice of Violation was administered to the property owner for work on the principal building without a Certificate of Appropriateness or a Building Permit. The proposal includes the following alterations:

- Siding replacement
- Window Replacement
- Extending the stone foundation
- Replacing the existing front porch
- Adding a sidewalk to the front porch steps
- Removal of asphalt by the front of the house for landscaping
- Installation of driveway posts and fencing
- Rear deck replacement and conversion to a screened-in porch
- Demolition of three existing accessory structures
- Roof replacement
- Gutter installation

Ms. Huffer noted that staff had comments and recommendations of two of the proposed alterations.

Installation of driveway posts and fencing

The proposal includes installing two 6' stone posts flanking the driveway entrance and installing 4' horse fencing along the perimeter of the property. The Guidelines recommend the following:

1. Design fences and walls to support the historic character of the district. Based on the chosen material, use proportions, heights, elements, and levels of opacity similar to those seen in the district.
2. Erect fences and walls in typical locations along property lines.
3. Use wood picket, open-weave brick designs, or cast iron in front yards and areas visible from the street with at least 25 percent transparency. In rural settings, horse fencing may be considered.
4. Limit height to 3 feet in the front yard. Horse fencing may have a height of 4.5 feet.

The property is also located within the Scenic Corridor Overlay, which protects the City's natural beauty along scenic corridors by preserving viewsheds and gateways. The proposed horse fencing is supported by the Guidelines and is appropriate within the SCO. The utilization of stone pillars is not typically utilized with horse fencing within the Franklin Road Historic District and is not appropriate within the Guidelines.

Demolition of three existing accessory structures on the site

The proposal includes the demolition of three accessory structures on the site. The two structures with gambrel roofs appear to be prefabricated structures and are appropriate to demolish/remove from the property. The larger structure with the lean-to located at the rear of the property appears to be older. The age of this structure was not included within the application and therefore staff cannot give a recommendation to the HZC due to a lack of information.

Recommendation: Staff recommends denial of the stone pillars flanking the driveway based on the following grounds:

1. Design fences and walls to support the historic character of the district.
2. Limit the height of front yard fencing to 3 feet in the front yard. Horse fencing may have a height of 4.5 feet.

Staff recommends deferral of the demolition of the accessory structure with a lean-to due to the unknown age of the structure. Staff recommends approval of the siding replacement, window replacement, extending the stone foundation, replacing the existing front porch, adding a sidewalk to the front porch steps, removal of asphalt by the front of the house for landscaping, installation of fencing, rear deck replacement and conversion to a screened-in porch, demolition of the two gambrel roof accessory structures, roof replacement, and gutter installation with condition outlined in the staff report.

Applicant Presentation: Wayne Weaver. Mr. Weaver stated that since the last meeting with staff he had the opportunity to meet the previous owner in which she indicated the "lean to" accessory structure was built in 1995. Regarding the stone

pillars, Mr. Weaver explained that in driving around the Scenic Corridor and with Harlinsdale Manor just across Franklin Road (entrance flanked with stone pillars), they decided on stone pillars for the entrance to their property.

Citizen Comments: None

Chair Denton stated that Ms. Fisher, the previous owner, dropped off a letter confirming the age of the lean-to and that she is in full support of the proposed actions for the property.

Ms. Huffer noted that the Board was provided a copy of the letter, and the letter would be included in the meeting minutes.

Motion

Commissioner Pearce motioned to approve the application including demolition of all three accessory structures, except for the construction of the stone fence post columns with staff conditions, seconded by Commissioner Barrett.

Commissioner Pearce noted that she would like to have a better understanding of the style and scale of the stone pillars.

Chair Denton stated that the motion includes approval of the horse fencing, and it would not prevent the applicant from requesting a gate in the future.

Commissioner Orr noted that he appreciates the work being done on the property as it is a much-needed improvement.

Commissioner Laster invited the Weaver's to the Design Review Meeting to discuss the stone pillars in a less formal atmosphere. -

The motion carried 8-0.

Chair Denton applauded staff on the awareness postcards that have been mailed to those who live within the overlay districts.

OTHER BUSINESS

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

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

8. Administrative COA 132 3rd Avenue South Signage (Reface)

Sponsors:

9. Administrative COA 104 South Margin Street Signage (Post-and-Arm Reface)

Sponsors:

10. Administrative COA 230 Franklin Road Lighting (In Kind Replacement)

Sponsors:

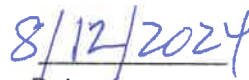
ADJOURN

Commissioner LeMarinel motioned to adjourn the July 8, 2024, meeting, seconded by Commissioner Orr.

There being no further business, the meeting adjourned at 6:15 PM.



Chair



Date

409 Eddy Lane

Franklin, TN 37064

July 8, 2024

To the Franklin Historical Committee:

As the person who built the house on 344 Franklin Road, I don't think that it should be under the same requirements as the true historic houses closest to it. I care about the area because my grandparents bought the farm that it was built on in 1935 when my mother was 7 years old. I grew up on that farm and lived in an Air Stream camper where 340 Franklin Road is in 1959. My parents built their basement in 1961. I grew up loving Creekside and Wyatt Hall and wouldn't want those houses to be changed. However, I cannot see it as having an historic value in maintaining the appearance of a house that was designed by my ex-husband, who was a mail carrier and not trained as an architect. He had taken some drafting classes at Franklin High. Let someone make any and all improvements to the property that will make it as nice as the new houses that are across the road from it.

Sincerely,

A handwritten signature in cursive script, reading "Savantha Church Tesar Fisher". The ink is dark and the signature is fluid.

Savantha Church Tesar Fisher