



Meeting Minutes

Historic Zoning Commission

Monday, September 30, 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@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

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

Commissioners Present: Mary Pearce, Lisa Marquardt, Michael Orr, Bob Barrett, Tyler LeMarinel, Brian Laster, Madalyn Ingram, Holly Thompson, and Kathy Worthington

Commissioners Absent: None

Staff Present: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay, 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.)

Vice Chair Pearce asked for citizen comments. There were none.

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 Orr motioned to approve the August 12, 2024, HZC meeting minutes, seconded by Commissioner LeMarinel. The motion carried 9-0.

2025 MEETING CALENDAR

2. Consideration Of The 2025 Meeting Calendar

Sponsors:

Ms. Huffer noted that meeting locations will be announced later as construction of the new City Hall will begin in 2025.

Commissioner Laster motioned to approve the 2025 Meeting and DRC calendar, seconded by Commissioner Barrett. The motion carried 9-0.

ANNOUNCEMENTS

Ms. Huffer welcomed two new Commissioners to the HZC, Madalyn Ingram and Holly Thompson. Also, the regularly scheduled HZC meeting will be held on October 14, 2024, beginning at 5 pm.

CONSIDERATION OF HZC CHAIRPERSON FOR THE REMAINDER OF 2024

Mr. Harper explained that there is not a limit on the number of individuals that could be nominated for Chair and after the nominations are completed, each nominee would be voted on. Mr. Harper suggested a roll call vote for each nominee.

Vice Chair Pearce asked for Chair nominations.

Commissioner Tyler LeMarinel was nominated by Commissioner Laster.

Commissioner Brian Laster was nominated by Commissioner Worthington.

Vote for Commissioner LeMarinel: 6 Yes (Commissioners Barrett, Ingram, Laster, Pearce, Marquardt and Orr)
– 2 Abstentions, 1 No (Commissioner Worthington)

Vote for Commissioner Laster: 1 Yes (Commissioner Worthington), 6 No (Commissioners Barrett, Ingram, Laster, Pearce, Marquardt, Orr), 2 Abstentions (Commissioners Laster and Thompson)

Commissioner LeMarinel was elected for the remainder of the 2024 calendar year. Commissioner Pearce will resume her role as Vice Chair.

APPLICATIONS

3. Consideration Of Alterations (Principal Building Side Porch Roofing) At 320 3rd Ave. S.; Josh Berry, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Staff Project Leader: Emily Huffer. This proposal was deferred at the August Historic Zoning Commission due to a lack of information to the September HZC meeting. The proposal includes replacing the existing asphalt shingle roof on the left side porch (that faces the driveway) and the rear porch with a bronze metal roof that will match the front porch roof that was approved at the HZC meeting in August. The Design Guidelines recommend:

- Preserve historic roof forms and materials. Roofing sections on the main and other visible facades should remain unaltered.

More information and context are needed to determine whether metal roofing was historically on the side porch and rear porch roof.

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

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

If the HZC should approve the application, there are recommended conditions. (outlined in the staff report)

Applicant Speaker: Josh Berry. Mr. Berry stated that he only had one question about the specific bronze roof color. Is the bronze color like the bronze roof next door?

Citizen Comments: None

Motion

Commissioner Laster motioned to approve, with conditions, Alterations (Principal Building Side Porch Roofing) at 320 3rd Avenue South with the previously approved bronze roof color (front porch roof) to be used on the side and rear porch roof, seconded by Commissioner Pearce.

Ms. Huffer noted that the previously approved bronze roof color could be used for the side and rear porch roof.

The motion carried 9-0.

4. Consideration Of Alterations (Ramp) At 264 Natchez St.; Noel Jones, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Commissioner Pearce recused herself for this item.

Project Leader: Elizabeth Bulay. This project had come before the commission previously and received a COA that included plans for a ramp at the rear of the building for accessibility. The previously approved ramp was concrete with a wood railing and was entirely located on the rear façade. The ramp is proposed to be reconfigured to wrap around the side of the building and return to land at grade. The ramp is proposed to be screened by evergreen shrubs. The specifications of the materials or design were not provided in the application for the ramp extension. The previously approved ramp does not meet the necessary slopes for the grade that was discovered on site. Although this is a corner lot and side elevation that has a higher degree of visibility, the plantings will help to screen and minimize the visual impact of the ramp.

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

Applicant: Noel Jones. Mr. Jones stated that the 27–28-foot ramp was created to accommodate the elevation change from the driveway and parking area. It is possible that the final grade will allow the middle landing to be placed the corner of the house. The materials for the ramp will be concrete with a parge coat with wood railing, as previously approved.

Citizen Comments: None

Motion

Commissioner Marquardt motioned to approve, with conditions, Alterations (Ramp) at 264 Natchez Street, seconded by Commissioner Barrett.

Commissioner Worthington asked if the ramp would be attached to the building and, if so, would the ramp be able to be detached without damage to the home.

Mr. Jones noted that flashing would need to be cut to accommodate the ramp as it elevates above the foundation.

Commissioner Laster asked Mr. Jones about the foundation material.

Mr. Jones. The foundation of the kitchen is made of cinder block, while the dining room and forward foundation are made of hand cut stone. The ramp connection will be to the cinder block foundation and as it climbs past the foundation the siding will need to be cut, so the ramp is flush.

Chair LeMarinel noted that he didn't have a problem with the siding being cut but recommended the applicant be careful not to create a water problem. If the ramp traps water so that it cannot drain or be cleaned, water issues may occur. Multiple factors must be considered, such as large enough clearances around the entry way, foyer and oversized landing for wheelchair clearance.

Commissioner Marquardt noted that the ramp would be connected to the non-contributing portion of the house.

The motion carried 8-0 (Commissioner Pearce recused herself from this item).

5. **Consideration Of Alterations (Rear Deck Addition) At 100 Cottage Ln.; Daniel Jones, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The property at 100 Cottage Lane was constructed in 2014 and is part of the Boyd Mill Avenue Historic District. The proposal includes constructing a deck on the rear of the principal building. The building is considered a non-historic residential building within the Design Guidelines. The deck is proposed to be 7' x 15' and will be composed of composite decking with an aluminum railing. Additionally, the rear deck will have a bench incorporated in the same wood material on one side. The proposed location of the deck is appropriately placed per the Guidelines, as it is at the rear of the building. However, based off of the plot of the original building, the proposed deck will encroach into the rear setback, right up to the property line. Based on Section 3.10 of the Z.O., appurtenances within the Planned District may encroach into a rear yard a maximum of 15' but no closer than 15' from the lot line. A variance would need to be requested for the placement of this rear deck.

Recommendation: Staff recommends approval of the rear deck with conditions.

Applicant: Daniel Jones. The applicant was not present.

Citizen Comments: None

Motion

Commissioner Pearce motioned to move the item to the end of the agenda, seconded by Commissioner Marquardt.

The motion carried 9-0.

RETURNED TO ITEM NO. 5 AT THE END OF THE AGENDA

Commissioner Pearce motioned to defer the item to the October 14, 2024, Meeting, seconded by Commissioner Marquardt.

The motion carried 9-0.

6. **Consideration Of Alterations (Rear Deck Addition) At 113 Splendor Ridge Dr.; Tracy Dean, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The property at 113 Splendor Ridge Drive was constructed in 2022 and is part of the Franklin Road Historic District. The proposal includes the construction of a 10' x 26' deck on the rear of the principal building. The building is considered a non-historic residential building within the Design Guidelines. The deck will be composed of a composite decking material. Additionally, the rear deck will have two long continuous steps that will wrap around the length of the deck. The proposed location of the deck is appropriately placed per the Guidelines, as it is at the rear of the building.

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

Applicant: Conner Mims. Mr. Mims, on behalf of Tracy Dean, did not have any new information to add.

Citizen Comments: None

Motion

Commissioner Orr motioned to approve, with conditions, Alterations (Rear Deck Addition) at 113 Splendor Ridge Drive, seconded by Commissioner Worthington.

Commissioner LeMarinel noted that Splendor Ridge was approved with specific guidelines regarding site coverage and open spaces. It appears that the buildable area is maxed out for this property.

Ms. Huffer stated that the development was classified as a PUD and the buildable area would be specific to the development. Ms. Huffer explained that the proposal meets the Design Guidelines, and that the zoning ordinance administrator reviewed the proposal and did not have any comments to add.

Commissioner Laster stated that the back portions of the Splendor Ridge lots extend into the floodplain. Each lot was approved individually based on the buildable percentage of the lot.

Commissioner Pearce stated that more individual lot coverage was allowed because of the large amount of open green space.

The motion carried 9-0.

7. Consideration Of Alterations (Principal And Accessory) At 340 Franklin Rd.; Benny Woody, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. A series of alterations is proposed to the principal building located at 340 Franklin Road. The following alterations are proposed:

- Replacement of 9 pane side door with a ½ lite door.
- Replacement of the storm windows in the ca. 1986 sunroom enclosure with plate glass windows in a ribbon style.
- Replacement of the corrugated fiberglass roofing with metal roofing on the ca. 1976 carport.
- Replacement of the existing hard plank siding with smooth cementitious siding with a 7" reveal.

Recommendation: The proposed alterations are in keeping with the Guidelines and appropriate and staff recommends approval with conditions.

Applicant: Dr. Woody. Dr. Woody stated that he did not have any additional information to add, but he would be glad to discuss the history of the property.

Citizen Comments: None

Motion

Commissioner Laster motioned to approve, with conditions, Alterations (Principal And Accessory) at 340 Franklin Road, seconded by Commissioner Marquardt.

Discussion: None

The motion carried 9-0.

8. Consideration Of Alterations (Site And Principal) And Addition (Principal) At 231 Myles Manor Ct.; Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 231 Myles Manor Court is the site of Jasmine Grove and is in the Franklin Road Historic District. The site features a principal building in the neoclassical style along with several historic accessory structures around the property. The principal building was originally constructed in 1850 and has had a series of additions and alterations over time, including, but not limited to, additions in the 1920s as well as 1987. This proposal is for alterations to the hardscaping on the site, alterations to the principal building, and an addition to the principal building. The Design Review Committee had a site visit to the property in February 2024 to view the site. These proposals came before the June and July Design Review Committee meeting, and feedback has been incorporated into this application.

A series of site alterations are proposed at the property at 231 Myles Manor Court.

- Driveway alterations.
 - Remove asphalt driveway from street to Porte cochère and replace with pea gravel with stone edge treatment.
 - Replace the asphalt driveway with concrete on driveway to the accessory structure with brick edge treatment.
- Pea gravel with flagstone pedestrian paths from driveway to accessory structure and rear of building.
- Pea gravel patio behind new addition.
- Asphalt removal around the house behind the Porte Cochere.
- Brick Patio and Stairs on rear.
- Stone stairs from new addition

The proposed site alterations are in keeping with the recommendations of the Guidelines.

Alterations (Principal Building):

Several alterations are proposed to the principal building within this application:

- Replacement and extension of ca.1987 front-facing window.
- Install a cellar door cover.
- Porte cochere repairs.
- Chimney reworking on the 1987 addition.

A new cellar door cover is proposed to be installed over the existing stairwell to the basement on the left side elevation. The cellar door is on the side façade and will not be highly visible from the street. The cellar door cover may help to preserve the existing basement door. The Guidelines recommend the following for entrances:

- Preserve and maintain original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds. Leave unpainted doors unpainted.

While the Guidelines do not specifically detail recommendations for cellar door covers. The door cover will assist in preserving the entrance, and the visual impact will be minimized with the proposed change in hardscape and color selection at this location. The in-kind repair of the damaged Porte cochère elements is appropriate.

Addition:

An addition is proposed to the rear and right side of the principal building. The addition will be compatible with and subordinate to the historic home in design and form but will be clearly identifiable through offsets and roof breaks. While the Guidelines recommend placing additions in subordinate locations at the rear of the building or obscured facades from the street, the side addition is appropriate as there are existing structures behind the home that limit the ability to extend the addition further to the rear. The addition to the side will be setback from the historic front of the building and will extend 17 ft. from the existing home, which equates to 32% of the length of the front façade. The proposed addition would add approximately 927 sq. ft. to the footprint of the home. The existing historic footprint of the home is 2,133 sq. ft. The addition is appropriately sized, being 43% of the historic footprint. The addition, along with all the structures, equates to a total lot coverage amount of 0.02%. The orientation, form and size of the addition are appropriate. The new addition will utilize

wood siding and trim to match what is existing on the structure. The roofing for the addition will utilize a metal roof to match the existing standing seam metal roof. Two materials are proposed for the foundation of the addition. The first material will continue the parge coat foundation for the proposed side addition on the side side. This foundation material is seen along the side elevations of the historic home. The addition on the rear proposes maintaining the brick foundation that exists on the rear. The proposed materials align with the recommendations of the Guidelines. A covered porch is proposed at the rear of the building. The location is appropriate as it is located on a rear façade with minimal visibility.

The home features dentil detailing in the cornice along the front and sides as well as an elaborate corbel on the historic home. The proposed addition will utilize a detailed trim for the fascia and continue the rafter tails within the rear addition. The sunroom proposes to utilize panels beneath the windows and crown molding above the transoms. The crown molding is proposed to match the crown molding that is seen on the historic garage on the property. The proposed windows will be encased with a pediment-style trim. The utilization of the pediment-style trim for the new windows will further distinguish the addition from the historic home but will relate it to the home with more detailing. The proposed detailing and ornamentation are like but less elaborate than that seen on the historic building. These details help to further distinguish the addition from the historic building.

The proposed entrances on the rear read as secondary in appearance and detailing to the historic building. A transom window is proposed above the French doors. The transom window helps to align the window headers, so they are more proportionately sized. The proposed entrances will utilize wood doors and are appropriate. The historic building features 6 over 6 lite patterned windows that are double hung. A transom window is located over an entrance, and windows are on the front façade of the historic building. The proposed windows appear to be double-hung and utilize a 6 over 6 lite patterns. The proposed windows will be wood, but specifications for the windows have not been provided at this time. The sunroom proposes to utilize a transom window in a three-lite pattern over the windows. The rhythm and placement are traditional and provide continued symmetry that is typical to the neoclassical style. The windows are more compatible in size and detailing to those on the historic building.

Recommendation: Staff recommends approval of the site alterations, alterations to the principal building, and addition with conditions outlined in the staff report.

Applicant: Amanda McCreary. Ms. McCreary stated that the success of the project is due to the additional detailing above the windows. The team came across old photos that provided a glimpse of what the historical windows looked like long ago which prompted the additional detailing of the window. Ms. McCreary noted that the large chimney is being altered to reflect the size and scale of the home.

Citizen Comments: None

Motion

Commissioner Orr motioned to approve, with conditions, Alterations (Site And Principal) And Addition (Principal) at 231 Myles Manor Court, seconded by Commissioner Laster.

Commissioner Laster noted that the success of the project is due to the thoughtful design and attention to the historical aspects of the home. The result is a design that harmonizes the new elements with the original structure.

Chair LeMarinel noted that the opening changes made a huge difference and thanked Ms. McCreary for her responsiveness to the Design Review Meeting suggestions.

The motion carried 9-0.

9. Consideration Of Alterations (Principal) At 143 2nd Ave. S.; Russ Robertson, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Commissioner Marquardt recused herself from this item.

Project Leader: Elizabeth Bulay. 143 2nd Avenue South is a residential building located at the Brownstones. This building fronts 2nd Avenue South and is an end unit within a block of three townhomes. Three alterations are proposed within the

application including an entrance alteration, window alteration, and porch alteration.

Entrance Alteration:

The first alteration is the replacement of the front door. The existing front door is a 6-panel door surrounded by sidelights and a fanlight. The proposed door is a Clark Hall double door that features a two-lite pattern. The alteration to the front entrance is appropriate.

Window Alteration:

The second item is the replacement of two windows and the alteration of their window opening on the right-side elevation. The new window will utilize the same material and design to match the windows on the front elevation that have the same configuration. The proposed window alteration is appropriate. The alteration maintains a solid-to-void ratio that is seen on the building already.

Porch Alterations:

The porch is located on the third story at the back of the property. The applicant has noted that the porch has deteriorated and requires the replacement of materials. Items will be repaired, and the decking and handrails will be replaced in kind. Additionally, it is proposed to install operable shutters within the portion of the porch that is covered for additional privacy. The Guidelines recommend the following for porches:

- Design decks to rear or side facades with minimal visibility and use designs, materials, and scale in keeping with building character.

While the Guidelines do not explicitly cover exterior shutters like what is being proposed, the applicant has provided an example image of exterior shutters located elsewhere around the Brownstones. The placement of these shutters at this property will have more visibility from the street view. While not uncommon at the Brownstones, this porch element is not typical to the Downtown Franklin Historic District and its installation should be minimally visible from street view.

Recommendation: Staff recommends approval of the application with the following conditions:

1. Only one panel of shutters should be installed between the brick wall and the first column of the porch. The second panel between the two porch posts must not be installed to maintain minimal visibility of this porch element.
2. Window specifications showing three-dimensional cut-outs with dimensions must be provided to the Preservation Planner before the building permit submittal.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Applicant: Russ Robertson. Mr. Robertson stated that he agrees with all of staff comments but requests consideration of two shutters to be installed between the brick wall and the first column of the porch. Aesthetically a single shutter would look out of balance and two shutters would be consistent with other porches in the Brownstone development.

Citizen Comments: None

Motion

Commissioner Orr motioned to approve, with conditions 2, 3, 4 only, Alterations (Principal) at 143 2nd Avenue South, seconded by Commissioner Worthington.

Commissioner Laster noted that because of the shed canopy, a gap would be present at the top of the original porch. According to the drawings, one would need to continue the slope from the shed canopy.

Mr. Robertson stated that the goal is to have the panels flush and straight with the shutters and flat at the top on both sides.

Chair LeMarinel stated that there appears to be a freeze board under the eave that exists over the brick on the left side that continues across. Chair LeMarinel stated that he does not have any issues with the two panels in this situation, and it's understood why staff recommended approval of a single panel.

Commissioner Pearce noted that the placement of the porch within the Brownstones has low visibility from the street.

Commissioner Worthington stated that a better way to create privacy would be to incorporate an architectural element already repeated throughout the Brownstones.

The motion carried 9-0.

10. Consideration Of Alterations (Site, Accessory, And Principal), Fencing, And New Construction (Accessory Structures) At 315 4th Ave. S.; Ben McCreary, Applicant.

Sponsors: Emily Wright, Emily Huffer

Ms. Dannenfelser recused herself from this item.

Project Leader: Emily Huffer. The primary building located at 315 4th Avenue South is a contributing building within the Downtown Franklin National Register District. The listing describes the building as a one-story, ca. 1910, framed, irregular-plan dwelling. The proposal came before the July Design Review Committee meeting, and the feedback was incorporated into this application.

The proposal includes the following alterations:

- Removal of the aluminum siding/trim to reveal wood siding/trim
- Repair in-kind any deteriorated siding/trim
- Front door replacement
- Sun tunnel installation
- Metal chimney cap installation
- Installation of front yard fencing
- Installation of rear yard fencing
- Driveway material change & widening
- Adding a fire pit
- Demolition of the non-historic accessory structure
- Construction of a minor accessory structure
- Construction of a larger accessory structure

Recommendation: Staff recommends the approval with conditions as the proposed alterations follow the recommendations of the Design Guidelines.

Applicant: Ben McCreary. Mr. McCreary stated that he would be happy to answer any questions.

Citizen Comments: None

Motion

Commissioner Pearce motioned to approve, with conditions, Alterations (Site, Accessory, And Principal), Fencing, And New Construction (Accessory Structures) at 315 4th Avenue South, seconded by Commissioner Laster.

Commissioner Pearce stated that the alterations will be a wonderful improvement for the historic home.

Commissioner Marquardt asked staff how the guidelines address a sun tunnel and if more details about the fence installation could be provided.

Ms. Huffer noted that the guidelines recommended that the sun tunnel not be visible from the street. In this situation, the sun tunnel would be behind the gable and would be well hidden from view.

Mr. McCreary explained that the front fence is traditionally placed and will run along the property line and sidewalk with a

gate. Once the fence meets the driveway, toward the back of the house (where the house changes its plane -bump out) about twenty feet from the front, a vehicular seven-foot gate will be installed. The seven-foot privacy fence will transition from there into the backyard.

Ms. Huffer added that the proposed fencing design is appropriate and follows the recommendations of the Guidelines.

Chair LeMarinel noted that a garage door panel consisting of half glass is not typically seen in combination with a historical home. It appears to be in keeping with the Design Guidelines but is somewhat foreign in combination with the style of the home and the other outbuilding. If the homeowner is happy with the design, and it's in keeping with the guidelines, then that is what is important. The garage panel is very attractive.

Mr. McCreary referenced a photo in the application documents of a similar garage door constructed in a historic district. There is also a similar garage door in one of the local historic districts.

Commissioner Pearce stated that she had seen a similar garage door in the Franklin Historic District and noted the simplicity of the garage door design and that the garage would be behind the seven-foot vehicle gate.

Commissioner Laster stated that there is an example in the Design Guidelines of a similar garage door on Fair Street. Commissioner Laster asked Mr. McCreary, of the two conceptual images of garage door panels in the application documents, the bottom design is the intent of the request, correct?

Mr. McCreary confirmed that Mr. Laster is correct and noted, regarding the fence, that the gates would be the only part of the fence that would have a high fenestration with the fence itself being solid.

Commissioner Ingram asked the applicant if the potting shed door would have a similar or a different design to the garage door.

Mr. McCreary stated that the design of the potting shed door would be different.

Commissioner Pearce noted that the potting shed would not be visible from the street.

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

The motion carried 9-0.

11. Consideration Of Alterations (Principal) And Reconstruction (Accessory) At 1009 Fair St.; Ben McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 1009 Fair Street features a principal building and accessory structure constructed circa 1930. The home is in the bungalow style and has elements of a Craftsman style. The property had previously received a COA for alterations and an addition to the principal building as well as alterations to the accessory structure. The proposal came before the July and August Design Review Committee meetings. The DRC had a site visit to the property in July 2024 to better understand the current state of the building and accessory structure.

Principal Building:

The proposal includes an alteration of the principal building to reconstruct the roof structure. To construct the roof to be code-compliant, the roof must be raised 4.25". The existing roof has a 3' overhang. An engineer's report has been provided within the application to support the request for the necessary alterations to the building and accessory structure. It is noted in the engineer's report that it is not possible to keep the geometry of the original roof and install new rafters that are properly sized.

The Guidelines recommend the following for historic residential buildings and roofs and building form:

- Preserve historic roof forms and materials.

- If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.
- Maintain the historic building shape, mass, scale, proportion, rhythm, and roof shapes.

The proposal to raise the roof by 4.25" is a less invasive solution that remedies the structural issues in the principal building associated with the roof. Alternate solutions have the potential to alter the form of the historic roof in more impactful ways, such as significantly shortening the distinctive overhang.

Accessory Structure:

There is an existing historic accessory structure located at the rear of the property. The accessory structure is proposed to be reconstructed in kind and to the specifications of the previously approved COA issued. After initial work and in its current state, the accessory structure retains only some of the internal framing elements and one CMU wall that are historic to the structure. The current accessory structure consists of a newly poured foundation, new framing, no siding, and a non-historic roof in addition to the previously stated historic materials. The proposal includes preserving the historic CMU wall and reconstructing the previously approved plans in the current location. Within the engineer's report, it is noted that the foundation and walls were not installed correctly and must be replaced and installed leveled and aligned. The Guidelines recommend the following for historic accessory structures:

- Maintain the original locations of historic accessory structures.
- Preserve and maintain historic accessory structures. Conduct routine maintenance and major repairs on historic structures to ensure their preservation.

Preservation of historic materials, features, and spatial relationships is recommended in cases of reconstruction by the Secretary of the Interior. The proposed plan to preserve the location and form of the historic accessory structure is appropriate in the circumstances with what is remaining of the accessory structure.

Recommendation: Staff recommends approval of the alteration to the roof and reconstruction of the accessory structure with conditions outlined in the full staff report.

Applicant: Ben McCreary. Mr. McCreary did not have additional information to add.

Citizen Comments: None

Motion

Commissioner Worthington motioned to approve, with conditions, Alterations (Principal) And Reconstruction (Accessory) at 1009 Fair Street, seconded by Commissioner Orr.

Chair LeMarinel stated that in the world of historic preservation, the Commission should expect to see more situations where historic preservation best practices meet code requirements. Creative ideas will be required to keep our historic neighborhoods looking and feeling like they do. Chair LeMarinel thanked Mr. McCreary for his degree of detail and diagrams, provided to discern the best approach that complies with code requirements and historical preservation.

The motion carried 9-0.

OTHER BUSINESS

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

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

12. Administrative COA At 728 Fair Street Rear Yard Fencing; Amanda McCreary, Applicant.

Sponsors:

13. **Administrative COA At 100 4th Avenue North Sign (Small Hanging/Projecting Sign); Spencer Bales, Applicant.**

Sponsors:

14. **Administrative COA At 98 4th Avenue North Sign (Wall Sign); Chandler Clarkson, Applicant.**

Sponsors:

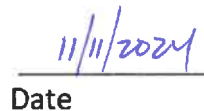
15. **Administrative COA At 341 Main Street Signs (Band and Window); Brandon Hartwell, Applicant.**

Sponsors:

ADJOURN

Commissioner Orr motioned to adjourn the September 30, 2024, meeting, seconded by Commissioner Laster.

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


Chair
Date