



Meeting Minutes

Historic Zoning Commission

Monday, April 14, 2025

5:00 PM

Eastern Flank Event Facility

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

CALL TO ORDER

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

Commissioners Present: Tyler LeMarinel, Brian Laster, Michael Orr, Kathy Worthington, Madelyn Ingram, Bob Barrett, and Mary Pearce

Commissioners Absent: Holly Thompson and Lisa Marquardt

Staff: Kelly Dannenfeler, 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 LeMarinel asked for citizen comments. There were none.

Comments on agenda items may be made in person at the meeting 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 Laster motioned to approve the HZC March 10, 2025, Meeting minutes, seconded by Commissioner Barrett. The motion carried 6-0.

ANNOUNCEMENTS

- Regularly scheduled DRC is on April 21st and the application deadline is tonight at midnight.
- May is National Preservation Month declared by the National Trust for Historic Preservation.
- The Mayor will do a proclamation of Preservation Month during a BOMA meeting. Staff will let everyone know the date of the meeting and encourage commissioners to attend.

APPLICATIONS

2. **Consideration Of Alterations (Principal) At 231 Myles Manor Ct. (Jasmine Grove); Amanda McCreary, Applicant.**

Sponsors: Kelly Dannenfels, Emily Huffer, Elizabeth Bulay

Item withdrawn by Applicant.

3. **Consideration Of Alterations And Ramp Installation At 135 4th Ave. S. (The Dan German Hospital); Ben McCreary, Applicant.**

Sponsors: Kelly Dannenfels, Emily Huffer

Project Leader: Emily Huffer. The applicant proposes replacing parts of the roof in-kind, deteriorated wood elements in-kind, and then installing a ramp on the side of the building. Several areas of the building are in disrepair, and the elements cannot be repaired, so it is proposed to be replaced. It is noted within the application that the deteriorated trim work will be replaced in-kind with matching trim profiles. Additionally, original portions of the metal shingle roofing could not be repaired, so it will be replaced in-kind. This includes the sides of the front dormer. The original metal shingle design is no longer produced, so the closest match to the shingle will be utilized. A new ramp is proposed to be installed on the left side of the building, slightly tucked behind a small wing wall on the front facade. Since this building is on a corner lot fronting 4th Avenue South and Church Street, placing a ramp on the rear or side of the building will still make the ramp highly visible. As proposed, the selected location is the best possible option for a ramp to be installed on the site, as it will be partially screened by the existing rock wing wall.

Recommendation: Staff recommend approval of the in-kind replacement of elements and the installation of a ramp with conditions outlined in the staff report.

Applicant Speaker: Ben McCreary, Chisel Workshop. Mr. McCreary was present to answer questions.

Citizen Comments: None

Motion

Commissioner Orr motioned to approve Alterations And Ramp Installation At 135 4th Avenue South (The Dan German Hospital) with staff conditions, seconded by Commissioner Worthington.

Chair LeMarinel asked Mr. McCreary to confirm the design of the handrail for the ramp as discussed in the DRC meeting. "Top grab rail, bottom guard rail, no pickets and all metal."

Mr. McCreary confirmed that the description was correct.

The motion carried 6-0.

4. **Consideration Of Front Porch Alterations At 109 Cottage Ln.; Lynne Anderson, Applicant.**

Sponsors: Kelly Dannenfels, Emily Huffer

Project Leader: Emily Huffer. The property at 109 Cottage Lane was constructed in 2014 and is part of the Boyd Mill Avenue Historic District. The existing front porch steps are painted concrete that connect to a brick foundation stoop to the entrance of the building. The existing concrete steps are in disrepair and are proposed to be refaced with thin set brick over the existing steps. As proposed, this alteration is appropriate to the Guidelines.

Recommendation: Staff recommends approval of the front porch alterations with conditions outlined in the staff report.

Applicant Speaker: Lynn Anderson. Ms. Anderson explained that the steps had been patched several times and, in the winter, when the snow melts, Ms. Anderson is hopeful the steps will withstand the water and run off.

Citizen Comments: None

Motion

Commissioner Barrett motioned to approve Front Porch Alterations At 109 Cottage Lane with staff conditions, seconded by Commissioner Ingram.

The motion carried 6-0.

5. Consideration Of Alterations (Rear Dormer) At 234 4th Ave. N.; Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 234 4th Avenue North features a ca. 1935 one-story, veneered building with Tudor-revival influences. The request was reviewed during the March 2025 Design Review Committee Meeting and feedback has been incorporated into the COA application. An alteration is proposed to add a shed dormer on the rear of the building. The windows in the dormer are proposed to be four-lite windows with a framed surround. The existing windows on the lower floors feature six-over-six lite double-hung windows. Window specifications have not been included within this application. The dormer will utilize lap siding as the material. The specifications of the material have not been included. The Guidelines recommend relating the style, scale, and proportion of dormer windows to windows on the lower floors of the historic building. The proposed dormer is located and sized appropriately and will be minimally visible on the rear of the building. The proposed windows do not align with the style of windows seen on the lower floors, as the existing windows are all double-hung with a six-over-six lite pattern. The submitted renderings show a different pattern, but the applicant has confirmed that there are no other exterior alterations planned. Staff included an additional condition of approval stating that existing windows should not be altered as the renderings do not show the existing window design as they are currently.

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

Citizen Comments: None

Applicant Speaker: Brandon Priddy, 906 Studio Architects. Mr. Priddy was present to answer questions.

Motion

Commissioner Orr motioned to approve Alterations (Rear Dormer) At 234 4th Avenue North with staff conditions, seconded by Commissioner Ingram.

Commissioner Ingram asked Mr. Priddy for more information regarding the window selection light pattern.

Mr. Priddy explained that the windows would match the existing windows, which are six-over-six light pattern.

Commissioner Laster asked if the windows would be double hung in appearance.

Mr. Priddy confirmed that the windows would be double hung in appearance.

Chair LeMarinel noted his egress concern about the size of the windows if they were double hung and may need to be casement style windows.

Mr. Priddy explained that the space would be double height space and egress would not be necessary.

The motion carried 6-0.

6. Consideration Of Alterations (Courtyard) At 159 1st Ave. N.; Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 159 1st Avenue North is the site of the Harpeth Square Development. There is an existing courtyard that is visible from Main Street. The construction of the archways into the courtyard was previously approved in December 2022. The approved design consists of a flat wooden arbor top on the masonry columns. The proposal returned to the Historic Zoning Commission in March 2024 with a new metal arch design and was denied. The current applicant has attended two Design Review Committee meetings, in November 2024 and January 2025, and has incorporated feedback into the current application. A new design is proposed for the top of the entrance into the courtyard. An arched metal arbor top is proposed to be installed on the masonry columns. The design will feature a geometric pattern. The signage proposed cannot be reviewed at this time as it is not a sign type in the Design Guidelines or the Zoning ordinance.

The Guidelines recommend the following:

- Generally, site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

The arbors will be seen from the street view and could detract or overwhelm the historic district due to the tall scale, design, and materials. The use of arbors with round metal tops is not a typical historic form in the Downtown Franklin Historic District in the commercial areas. The signage included in the submittal cannot be reviewed or approved at this time.

Recommendation: Staff recommended denial of the metal-arched arbor tops based on the following Guidelines:

- Site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

Should the HZC approve the application, the following conditions are recommended and listed in the staff report.

Applicant Speaker, Brandon Priddy, 906 Studio Architects. Mr. Priddy noted the precedence of other arch shapes on the property along with the space being visibly minimal from 2nd Avenue and Main Street (distance of about 200 feet). The color also serves as a minimizing feature as the goal is not to detract from the existing streetscapes.

Citizen Comments: None

Motion

Commissioner Worthington motioned to deny Alterations (Courtyard) At 159 1st Avenue North, seconded by Commissioner Barrett.

Commissioner Worthington stated that she appreciated the context and reasoning provided to the Commission about the choices made for the courtyard area and stated that, as proposed, the alterations could be a distraction, and possibly a minor distraction, considering the distance from 2nd Avenue and Main Street. The decision is based on how much of a distraction the courtyard will be from other historic areas downtown.

Commissioner Ingram stated that she doesn't see the overall scale as overwhelming and, considering the setback from 2nd Avenue and Main Street, believes the proposal is appropriate.

Commissioner Barrett stated that the guidelines specifically go against any type of metal canopy, which answers the question about why the proposal is recommended for denial.

Chair LeMarinel explained that the originally approved proposal utilizing wood material is more appropriate for the historical district and is commonly seen in commercial and residential settings. It is not recommended to use the existing project as the rationale for approval. Chair LeMarinel also stated that he is not comfortable approving the project and is more aligned with denial of the project.

The motion carried 4-2 (Commissioners Ingram and Worthington voting against)

7. Consideration Of Principal Building Alterations & Fencing At 936 Fair St.; Lisa Garcia, Applicant.

Sponsors: Kelly Dannenfelsler, Emily Huffer

Project Leader: Emily Huffer. The building at 936 Fair Street is considered a contributing building within the Hincheyville National Register District. The applicant previously attended the March Design Review Committee, and the applicant has incorporated feedback into the application. The following alterations are proposed:

- Repainting of the exterior of the building and roof
- Restacking the brick chimneys
- Replacing/installing new chimney caps
- In-kind replacement of the front yard fencing
- In-kind replacement of the rear yard fencing
- Installation of gas lanterns

Recommendation: As proposed, all the alterations are appropriate considering the Historic Design Guidelines and staff recommends approval.

Applicant Speaker: Lisa Garcia. Ms. Garcia was present to answer questions.

Citizen Comments: None

Motion

Commissioner Laster motioned to approve Principal Building Alterations & Fencing At 936 Fair Street with staff conditions, seconded by Commissioner Worthington.

Commissioner Laster noted that special attention should be made to the corbels when restacking the bricks and should be reiterated to the mason who performs the work. Also, Commissioner Laster noted that the gas lanterns at a height of 27" may be overwhelming for the porch area and asked the applicant for more information about the ceiling lights in the vestibule.

Commissioner Ingram agreed with Mr. Laster and on the scale of the proposed lanterns and noted concerns about the scale of the exterior lights along the side of the house. Ms. Ingram suggested an amendment be added to the motion regarding the selection of lanterns for the front porch.

Commissioner Laster stated that 18" may be acceptable and cautions removing an item from the proposal, creating the need for the applicant to return with a new proposal.

Chair LeMarinel stated that without seeing what the lanterns will look like, it's difficult to decide. Chair LeMarinel suggested being specific about how the lantern would be approved, either by staff or by the HZC Commission.

Commissioner Orr stated and asked about what the acceptable size of the lanterns should be, if 27" is too large. The applicant will need feedback to choose an appropriate fixture.

Commissioner Ingram asked if there were recommendations in the guidelines about an appropriate fixture size.

Ms. Huffer explained that the guidelines suggest following what is compatible and seen within the district. Fair Street would be a street to compare the sizes of light fixtures.

Amendment

Commissioner Ingram amended the motion to require the applicant to reselect a smaller lantern and return to staff for approval, seconded by Commissioner Worthington.

The motion to amend carried 6-0.

Commissioner Orr asked the applicant if new bricks would be used for the brick portion of the alterations or if the original bricks would be cleaned and used.

Ms. Garcia stated that the original brick would be used.

Ms. Ingram noted that the colors are period appropriate, and it would be appropriate to have contrasting colors, as well.

The motion as amended carried 6-0.

8. Consideration Of Signage At 103 1st Ave. N.; Michael Evans, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The parking lot at 103 1st Ave. N. is located behind the businesses at 94-98 East Main Street. This business is on a corner lot that fronts E. Main Street and 1st Avenue North. Within the proposed application, there are ten proposed signs. Four of the signs, shown in red on the plans, note the entrance and exit to the lot. The six orange dots show additional paid parking signs.

The Guidelines recommend the following relating to Sign Location:

- The Guidelines state that a maximum of one per entrance and one per exit are permitted for convenience signs. Limited additional signs may be approved when they are not visible from the right-of-way.
- The proposal includes four convenience signs at two entrance and exit locations at the rear of the building and six parking convenience signs located at the rear of the building. The six parking convenience signs will be highly visible from the right-of-way. The proposed convenience signs at the rear entrance and exits are appropriately placed. The six parking convenience signs at the rear and front of the buildings are not appropriate as they will be highly visible from the right-of-way.

The proposed Sign Area is appropriate and follows the recommendations of the guidelines.

The Guidelines recommend the following relating to Sign Height:

- The Guidelines state that convenience signs should be at a maximum of 4 feet tall. Where not visible from the right-of-way, convenience signs used for parking spaces may be up to 6.5 feet tall.

The proposed entrance/exit convenience signs (marked in red and labeled as 1-4) will be 5.5 feet in height. Four proposed signs (marked in orange and labeled 5-8) will be 5.5 feet in height. Two of the proposed signs closest to the rear of the building and less visible from the right-of-way (marked in orange and labeled 9-10) will be 6 feet in total height. The proposed sign heights are appropriate for the proposed signs marked in orange and labeled 5-10. The proposed sign height of the red-marked signs labeled 1-4 are not appropriate.

The proposed Sign Material is appropriate within the Guidelines.

The proposed Sign Color is appropriate and generally meets the recommendations of the Guidelines.

Recommendation: Staff recommends denial of the parking convenience signs (marked in orange and labeled 5-10) based on the following grounds.

1. Limited additional signs may be approved when they are not visible from the right-of-way.

Staff recommends approval of the entrance/exit convenience signs (marked in red and labeled as 1- 4) with conditions outlined in the staff report.

Applicant Speaker: Michael Evans. Mr. Evans thanked staff for their recommendation of approval for signs 1-4. Signs 5-10 are signs that inform the customer about paid parking and what actions need to be taken. Without Signs 5-10, the customer will be required to walk to the entrance of the parking lot to log in and pay for parking. Mr. Evans noted his safety concerns if customers must walk to the most dangerous section of the lot to read instructions for parking and attempted to take photos, but there were too many cars to get a good shot. Mr. Evans stated that he has requested the fewest number of signs that will allow effective communication and safety for customers and noted that visibility of the signs will be limited due to the number of cars using the lot. Lastly, Mr. Evans asked for reconsideration of sign 5-10 given the situation.

Citizen Comments: None

Motion (Signs 1-4)

Commissioner Laster motioned to approve signs 1-4 for the property located At 103 1st Avenue North with staff conditions, seconded by Commissioner Barrett.

Commissioner Laster asked the applicant if all the signs were Park Happy signs.

Mr. Evans confirmed that they are Park Happy Signs.

The motion carried 6-0.

Motion (Signs 5-10)

Commissioner Ingram motioned to deny signs 5-10 for the property located At 103 1st Avenue North, seconded by Commissioner Barrett.

Commissioner Laster noted that signs 5-8 are visible from 1st Avenue North but signs 9-10 are closer to the building and less visible from the right-of-way, making it possible to approve signs 9-10 but deny signs 5-8.

Commissioner Orr agreed with Commissioner Laster and noted that customers would be able to see at least two signs that provide parking instructions as they walk into the building.

Amendment

Commissioner Orr amended the motion for signs 5-10 to approve signs 9-10 as the signs will be less visible for the property located At 103 1st Avenue North, seconded by Commissioner Laster.

Chair LeMarinel asked Mr. Haper for confirmation that the applicant could come before the Commission with new information for signs 5-8 if denied.

Mr. Harper stated that was correct.

Commissioner Worthington suggested the applicant provide photos of the proposed sign locations for signs 5-8 and noted that signs 9-10 are smaller and have less of an impact than a larger sign.

Chair LeMarinel noted the necessity of parking signs to provide communication to the customer. Given the corner location of the lot and the high visibility of the lot, the guidelines were created to protect the viewsheds. With approval of signs 9-10, the applicant could get started and then return to the HZC with additional information for signs 5-8.

The motion to amend (Signs 5-10) carried 6-0.

The motion as amended (Signs 5-10) carried 6-0.

9. Consideration Of Alterations At 230 Franklin Rd. (Building 1 At The Factory); David Click, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Building 1 at the Factory Campus is a circa 1950 brick, gable-roof office building with a small addition connected to its west-facing elevation. In 1997, it was remodeled into office spaces, and it most recently was a restaurant space. The 1997 National Register Listing determined this building as non-contributing. The proposal includes removing the two existing infill doors on both sides of the main entrance and removing a wooden deck from the front facade of the building.

Door Removals

- As proposed, the two existing doors on either side of the main entrance to the building will be removed to infill with windows. Photos within the application show that the door alterations occurred around 2015 and are not original to the building. The windows are proposed to match the existing windows on the front of the building. The reclaimed brick will be utilized, and the grout will be matched to the existing grout color on the building. As proposed, these alterations are supported by the Guidelines.

Removal of Wooden Front Porch

- The proposal also includes removing the existing wooden porch on the front elevation of the building. It is seen in the 2015 Google Street View image within the application that this is not a historic front porch, and its removal will not negatively impact the front of the building.

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

Applicant Speaker: Benton Smothers. Mr. Smothers were present to answer questions.

Citizen Comments:

Andy Blair, Nashville, Tennessee. Mr. Blair stated his support for the alterations to the Factory. He commended the developers, Holladay Properties and everyone who has participated in the revitalization of the Factory. Previously, the awnings were approved to be removed, Mr. Blair asked if the concrete pads and metal railing would also be removed.

Motion

Commissioner Orr motioned to approve Alterations At 230 Franklin Road (Building 1 At The Factory) located At 103 1st Avenue North with staff conditions, seconded by Commissioner Ingram.

Commissioner Laster stated that the applicants had done a nice job of returning the Factory to how it originally appeared and complimented Mr. Smothers on the reuse of the original brick. Commissioner Laster asked Mr. Smothers for more details about the awning removal.

Mr. Smothers explained that the awnings, piers, and handrails would be removed, and the concrete pad will be cleaned up.

The motion carried 6-0.

10. Consideration Of Signage (New And Refaced) At 232 5th Ave. N.; Jason Collins, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Commissioner Ingram recused herself from this item. Mary Pearce arrived during this item.

Project Leader: Elizabeth Bulay. 232 5th Avenue North is in the local Franklin Historic District and is part of a gateway entrance into historic downtown Franklin. The site features a ca. 1965 non-contributing commercial building that has had a series of alterations completed in the past. The applicant is seeking a retroactive Certificate of Appropriateness for the refacing of existing signage and installation of one new wall sign on the site. The existing signage includes one wall sign on the front façade, one wall sign on the left façade, and one monument sign in front of the building. A COA was issued for the signage in 2014 that featured a dark background with lighter lettering. In addition to the previously approved signage, a new wall sign has been installed on the right façade. The signage is not able to be administratively approved for the refacing of the existing signage as it does not meet the recommended colorway, and it features a white background with dark lettering. Additionally, it is recommended that commercial buildings have a maximum of three signs, and the current total is four signs.

Refaced Signage

- As the colorway does not meet the recommendations of the Guidelines, the refaced signage is not appropriate considering the Guidelines. The applicant has compiled several examples of signage along Hillsboro Road that feature an array of colors and backgrounds. Many of these properties are not located within the Historic Preservation Overlay and are not subject to review or the standards of the Historic District Design Guidelines.

New Wall Sign

- A new wall sign has been installed on the right façade of the building. The dimensions of the height from grade and other specifications of the wall sign are not known. The sign features a white background with dark lettering and an accent of vibrant green. Without additional sign specification information, staff are unable to provide a recommendation for the new wall sign for its size, height, thickness, and projection. However, the design of the sign and the total quantity of signs for the property do not meet the recommendations of the Guidelines for this new sign.

Recommendation: Staff recommends denial of the refaced signage and installation of a new wall sign based on the following Guidelines:

1. Maximum of 3 colors, with a darker background color than the lettering. Use muted colors that compliment the façade, although vibrant colors should be considered as an accent.
2. A commercial building should have no more than three signs unless it has more than one ground-floor retail storefront/tenant space.
3. Where there is an entrance on a rear facade that faces a parking area, an additional sign may be considered, limited to a directory sign, small hanging/ projecting sign, or window sign.

If the Commission is to approve the signage as submitted, staff recommends conditions outlined in the staff report.

Applicant Speaker: Jason Collins. Mr. Collins stated at the time he did not realize there were procedures for sign approval and apologized for not following them appropriately. Mr. Collins stated that the main reason the colors on the sign were chosen was for visibility as customers indicated that the sign couldn't be read from the street.

Citizen Comments: None

Motion

Commissioner Laster motioned to deny Signage (New And Refaced) At 232 5th Avenue North based on staff comments, seconded by Commissioner Worthington.

Commissioner Laster explained that there are variations of signage in the downtown area, but those signs were present prior to the establishment of the design Guidelines. For that reason, Commissioner Laster stated that he is hesitant to go against the Guidelines as previous applicants have complied with the lighter lettering on a darker background. Also, more information is needed regarding height and other specifics.

Commissioner Worthington agreed with Commissioner Laster.

Chair LeMarinel stated that he was sympathetic to the applicant. He agreed with Commissioners Laster and Worthington.

The motion carried 6-0.

Chair LeMarinel encouraged the applicant to attend the DRC meeting for more in-depth discussion with the Commission and staff.

11. Consideration Of New Construction (Principal) At 246 Myles Manor Ct.; Jeff Castor, Applicant.

Sponsors: Kelly Dannenfels, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Boulay. The subject lot is a corner lot that fronts Winslow Road and Myles Manor Court. This lot is vacant, and a new principal building is proposed to be constructed. The proposed home is influenced by the Craftsman style. The lot on the corner of Winslow Rd. and Myles Manor Ct. has a unique topography, with significant grade changes across the site. This applicant has come to three previous Design Review Committee meetings and was deferred during the November 2024 Historic Zoning Commission meeting. Feedback has been incorporated from the most recent Design Review Committee meeting in March 2025.

Placement and Orientation

- The proposed setbacks show a 31' setback from Myles Manor Ct., a 15' and 20' setback from Winslow Rd., and a 25' rear setback along the rear shared driveway. The established front setback is the setback of existing buildings on the same block face, but no closer to the front lot line than the closest adjacent building and in no case less than 10 feet. This front setback requirement is applicable to the setback on Myles Manor Ct. and Winslow Rd. as this is a corner lot and has two front yards. The established side setback is 7' and the setback along the rear shared driveway is 20'. The established setback that is recorded for Myles Manor Ct. is 31', and for Winslow Road, it is recorded to be 25'. The applicant attended the March 2025 Design Review Committee to discuss the placement of the building and incorporated feedback into this rendition. During the Design Review Committee meeting, it was addressed that a building with a 25' setback would create a form that is narrow and not traditional in the neighborhood or district. The proposed building will align with the existing non-historic buildings that face historic Jasmine Grove and meet the required setback. Along Winslow Road, the recorded setback on the plat is 25' feet, which is the average setback of the existing buildings along this street. The proposed placement offers a unique solution to create a building location that is compatible with both streets and creates a placement that allows for a more compatible form with the surrounding historic buildings. However, the proposed placement does not meet the required setbacks set forth by the Zoning Ordinance and would need to receive a variance to be permitted to be located as proposed.

Building Form

- The proposed building will utilize a cross gable and an inset rear extension. The front facade will read as a one-and-a-half-story, brick Craftsman-inspired building. The massing, scale, size, and proportions of the front facade on Myles Manor Ct. is consistent and compatible with this block face. The massing of the left elevation, which will be highly visible, utilizes material changes, roof breaks, and wall breaks to be more sensitive to the surrounding historic buildings on the Winslow Rd. block face. While garages are commonly detached in this area and the Guidelines recommend that garages appear detached, an alley is located at the rear of the property which limits the ability to construct a detached garage. The massing, size, scale, and proportions are compatible with surrounding historic buildings and do not detract from the character of the historic district.

Size

- The proposed footprint of the building has a 29% lot coverage and is appropriately sized within the recommended 35% lot coverage maximum.

Building Height

- The lot is unique and has a change in grade that is not common. The proposed height of the building fronting Winslow Rd. is 32'-9". The average height along Myles Manor Ct. is 36'. The proposed height of the building at the rear of the building fronting Winslow Rd. is 28". The proposed heights along Myles Manor Ct. and Winslow Rd. are appropriate. The applicant has incorporated feedback to transition the height from the front of the building along Myles Manor Ct. to the front along Winslow Rd. to be more sensitive and compatible with its surroundings.

Roof

- The proposed roof form utilizes a cross-gable form, gable extension, and hipped roof form. As proposed, the roof form and pitches are appropriate.

Porches, Stoops, Decks, & Porte Cocheres

- The front porch will utilize a simple, 12" square column and railing. The material of the porch elements was not specified. A recessed covered porch is proposed at the rear of the building. The covered porch at the ground level below the other covered porch on the left elevation is not a traditional configuration but is seen at the other corner of Myles Manor Ct.

Foundations

- The proposed foundation is a brick material and is compatible with those seen on neighboring historic

buildings. The foundation level is delineated through brickwork. The proposed foundation height appears to be in keeping with the Guidelines and is compatible with the neighboring buildings and changing grade.

Materials and Exterior Finishes

The proposed building will be clad in brick and cementitious siding with an asphalt shingle roof. The brick will be a lighter color variation of brick. The siding will be a smooth cementitious siding with a 5" reveal in a neutral color. The proposed materials are appropriate and compatible with the materials found in the district. The exterior finishes complement the character of the surrounding district.

Details and Ornamentation

- The proposed building does not propose to utilize elaborate detailing or ornamentation, but utilizes architectural details such as brickwork, simple columns, a decorative bracket over the garage, and features to relate to the craftsman-inspired style with a modern interpretation. The use of details and ornamentation, as proposed, relates to but does not compete with the surrounding historic buildings and does not detract from them.

Entrances

- A six-lite with one-panel door is proposed for the front entrance. At the rear of the building, there is a pedestrian entrance next to the garage. The entrances appear to be appropriate.

Windows

- A six-over-six patterned window is proposed throughout the entire home. The window specifications have not been provided at this time but do have the appearance of being double hung. The full height of the windows proposed in

the courtyard couldn't be determined at the time of this review due to the slope and wall depicted in the renderings, but should maintain the height of the windows seen at the right elevation in the basement. Window specifications have not been provided in the application.

Chimneys

- One brick chimney with a cap is proposed at the rear of the building and is appropriate.

Gutters & Downspouts

- The utilization of a half-round gutter is in keeping with the Craftsman architectural style and would be appropriate.

Retaining Wall and Wall

- A wall is proposed around the courtyard on the left elevation that fronts Winslow Rd. The wall will stair-step into a retaining wall towards the front of the building. The total heights of the wall are unknown but must meet the Zoning Ordinance. However, the wall appears to be appropriate in the context of the district and site.

Recommendation: Staff recommends approval of the new principal building construction with conditions listed in the staff report.

Applicant Speaker: The applicant was present to answer questions, if necessary.

Citizen Comments:

Stacy Ligon. Ms. Ligon thanked the Commissioners for their work on behalf of the city. A lot of positive progress has been made on the home at 246 Miles Manor Court. However, Ms. Ligon stated that the front of the home does not have the same quality and character as the existing homes in the neighborhood.

Motion

Commissioner Worthington motioned to approve, with all five staff conditions, New Construction (Principal) At 246 Myles Manor Court, seconded by Commissioner Orr.

Commissioner Pearce stated that after working on the Preservation Plan, her awareness of what should and should not be approved regarding historic preservation has been heightened. Ms. Pearce recognized the work completed by the applicant. However, the form and mass of 246 Miles Manor is not in keeping with the same character and mass of other homes on the same block face and district. Commissioner Pearce stated that she could not support approval of the application.

Commissioner Ingram agreed with Commissioner Pearce and stated that more work is needed to complement the historic craftsman architecture.

Chair LeMarinel recognized the tough site conditions of two front yards and the requirements involved meeting the zoning ordinance and design guidelines. With the heavy massing on one side of the building and the differing roof heights, Chair LeMarinel stated he wasn't sure what the applicant could do to change this other than change the massing. Although the guidelines state to avoid too much detailing so that the homes are not competing, there should be appropriate detailing that respects the craftsman architecture.

Motion (Defer)

Commissioner Ingram motioned to defer the New Construction (Principal) At 246 Myles Manor Court to the next voting meeting, May 12, 2025, seconded by Commissioner Laster.

Commissioner Ingram urged the applicant to attend the next DRC meeting on April 21, 2025.

The motion to defer carried 7-0.

Chair LeMarinel and Commissioners thanked the applicant for their willingness to attend the DRC meetings as the lot and location is particularly challenging.

Commissioner Barrett thanked the applicant for providing the color illustrations.

12. Consideration Of New Construction (Principal) At 115 Winslow Rd.; Michael Katsaitis, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Emily Boulay. 115 Winslow Road is a vacant lot on Winslow Road in the Franklin Road Historic District. A 1 ½ - story principal structure with an attached garage in the Craftsman style is proposed. Feedback from the October and December Design Review Committee meetings has been incorporated into the application. This item was deferred during the January 13th and February 10th Historic Zoning Commission meeting and changes have been made to the design.

Placement and Orientation

- The proposed placement and orientation are appropriate.

Building Form

- The building will read as a one-and-a-half-story craftsman-inspired bungalow and is consistent and compatible with the nearby historic buildings. As the form progresses to the rear, façade breaks and insets are utilized to assist the massing to be more complementary to the adjacent properties. The design of the roof has improved and become more compatible with the surrounding buildings. Notably, alterations have been made to the rear roof so that the rear roof extension will read more as a dormer. A one-and-a-half-story frame garage is attached to the principal building. A portion of the garage is set behind the building, and the remainder of the garage is in the rear plane, in a traditional location at the end of the driveway. The design has been changed to further recess the garage into the building. The overall form is compatible with the nearby historic buildings and does not detract from the character of the historic district.

Size

- The proposed size of the footprint is 34% of the lot and is within the recommendations of the Guidelines.

Height

- The proposed height of the building is 24'-5" and is appropriate within the Guidelines.

Roof

- The proposed roof form is a side gable with a shed dormer at the front of the building. As the roof form continues to the back of the building, varied elements are introduced into a form that are less simple in form but are less visible from the public viewshed. The roof has various pitches throughout the form and, as proposed, it is appropriate.

Porches, Stoops, Decks, and Porte Cochere

- A prominent porch is proposed at the front of the building. The porch is 9'-7" deep and will span the width of the front façade. A tapered column with a stone base and concrete cap is proposed. The column will be 20" at the base and taper to 14" at the top of the column. The rear porch will not be visible. The rear porch is subordinate in character and detailing to the front stoop and elements.

The Guidelines recommend the following:

1. Design porches and stoops to continue the rhythm of these elements on a street.
2. When designing a porch or stoop, consider the location, proportion, height, roof form, supports, steps, and ornamentation relative to historic porches or stoops in the district.
3. Use simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of 12 inches in diameter.

The use of a full-width front porch is not consistent with the rhythm of this element on the street. However, the porch's design relates to other historic porches seen elsewhere in the district. The proportion and scale of the columns are compatible with the building, but do exceed the recommended maximum size of 12".

Foundations

- The proposed foundation line is consistent with what is seen on the surrounding historic buildings in material and design. The use of stone and delineation with a skirtboard is appropriate.

Materials and Exterior Finishes

- The proposed building will be clad in lap siding. The lap siding will have a 4.5" reveal and is proposed to be in a neutral color that is in keeping with the traditional colors of a Craftsman building. The roof is proposed to be an architectural shingle roof. The dormers will utilize a black standing seam metal roof material.

The Guidelines recommend the following:

1. Use weatherboard, clapboard, or shiplap siding for frame buildings. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding.
2. Match the surrounding historic masonry in width of the mortar joints, size and scale of the bricks, color, and texture.

The specifications for the material of the siding were not included in the application but should be consistent with the Guidelines.

Details and Ornamentation

- The details and ornamentation proposed have incorporated feedback and were further simplified to not detract from the surrounding historic buildings. The nearby historic buildings are not highly ornate buildings or structures. The details and ornamentation have been further simplified and are compatible with the designs seen in this district.

Entrances

- A Craftsman-style 6-lite door is proposed for the front entrance with flanking panels and transom windows. The total height of the door was not indicated, but the scaled figure indicates that the door is greater than 7' in height. The material specifications of the doors have not been provided at this time.

The Guidelines recommend the following:

1. Design new doors and doorways to blend well with other historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
2. Use traditional materials with appearances like the doors on nearby historic buildings.

The design of the doors are appropriate. However, the scale of the front door is not in keeping with the entrances seen on other historic buildings on the street.

Windows

- There are a variety of window patterns proposed on the building. The window is proposed to be a Sierra Pacific Aluminum Clad Window with a black finish.

The Guidelines recommend the following:

1. Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. The proposed windows appear to be appropriate, however the finishing of the windows is not consistent with what is seen on historic windows. A black finish on the windows is not used on nearby historic buildings.

Dormers

- A shed dormer is proposed on the front of the building. The dormer on the front façade will have a pitch of 1.5:12. The recessed dormers on the garage will have a pitch of 1:12.

The Guidelines recommend the following:

1. Dormer roof pitch should be at least 3:12. The pitch of the dormers does not meet the recommended minimum pitch.

Chimneys

- A stone chimney is proposed at the rear of the building in the covered porch and appears to be compatible with the existing chimneys on neighboring historic buildings.

Gutters and Downspouts

- A half-round gutter is proposed and is in keeping with the age of the architectural style and the Guidelines.

Site and Setting

- A curving driveway is proposed on the site. The driveway, while curving, does not cross the plane of the front façade of the building. The walkway from the front porch to the driveway is a simple design and configuration that is seen in the district. Feedback has been incorporated into the design of the walkway to reduce this element's visual impact on the site.

Rear Yard Fencing

- A metal fence is proposed in the rear yard. The fencing will be placed in a typical location around the rear yard perimeter. The height of the fencing was not indicated in this application. The proposed style of fencing in the rear yard is appropriate. The height should be consistent with the requirements for rear yard fencing heights as indicated in the Zoning Ordinance.

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

1. Design porches and stoops to continue the rhythm of these elements on a street
2. Use simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of 12 inches in diameter. Avoid ornate milled columns, variations of Greek orders, or Craftsman style columns on porches.
3. Design new doors and doorways to blend well with other historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.

4. Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings.
5. Dormer roof pitch should be at least 3:12.

If the commission were to approve this application, staff has a list of recommendations outlined in the staff report.

Applicant Speaker: Michael Katsaitis. Mr. Katsaitis stated that the only comment he has is that if the roof of the shed roof dormer was at a pitch of 3:12, the roof of the dormer would rise above the ridge of the building.

Citizen Comments:

Stacy Ligon. Ms. Ligon stated that she appreciates the applicant's openness and responsiveness to discussions about the overall massing of the building. The new proposal feels much more welcoming and appropriate for the neighborhood. Although the proposal is historically accurate, the front porch feels heavy and not as welcoming as it could be. Ms. Ligon asked the Commission to consider more column use and less stone on the porch. Specifically, if a railing is required, a reduction in the porch height from 42" to 36" with the use of a lighter wood color for the railing. If a railing is not required, a reduction in the stone base allows more use of wood columns to make the overall feel more appropriate for the neighborhood.

Motion (Defer)

Commissioner Pearce motioned to defer New Construction (Principal) At 115 Winslow Road to the next voting meeting, May 12, 2025, seconded by Commissioner Ingram.

Commissioner Pearce stated that the proposal is moving in the right direction and is much more appropriate for the historical district than previously submitted. There seems to be too many dormers popping up and removal of the dormers would make the application more successful.

The motion to defer carried 7-0.

Chair LeMarinel invited the applicant to attend the DRC meeting, Monday, April 21, 2025.

13. Consideration Of An Addition (Principal) At 114 Lewisburg Ave.; Megan Glenn, Applicant

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The property at 114 Lewisburg Avenue is located within the Lewisburg Avenue Historic District. Ms. Huffer noted that after doing research, she discovered that the National Register of Historic Places lists 114 Lewisburg Avenue as the first residence constructed (1866) after the Civil War on Lewisburg Avenue. This project received feedback at the July and September 2024 Design Review Committee meetings. The proposed 780 sq. ft. addition is located at the rear of the building, which will be connected to the 1936 addition. The addition adds more living space to the building and a screened-in porch. Additionally, facing the back of the property on the addition, a rear deck with steps is also being proposed. As proposed, the addition meets the Guidelines for placement, orientation, building form, height, and size recommendations.

Porches & Decks

- The proposed rear screened-in porch and deck are situated on the rear of the building and will not be seen from Lewisburg Avenue. The screened-in porch will utilize minimal vertical pressure-treated wood members. On the side of the addition that will face the driveway, a portion of the screened-in porch will have a 2'-6" knee wall and a panel of cementitious siding to provide accommodation for the interior of the building. The deck is proposed to be composed of stained wood decking and will utilize painted wood railings with square balusters. The screened-in porch and deck generally meet the recommendation of the guidelines. The panel between the screened-in portions of the porch does not align with the recommendation as it will be an element that is not commonly seen within the district. However, this element will not be seen from street view and will mimic a solarium/glassed-in porch with a knee-wall and panel.

Foundation, Materials & Exterior Finishes

- The foundation of the addition is proposed to match the existing stone foundation of the building. Additionally, the siding is proposed to be a cementitious lap siding that will match the existing wood lap siding of the building. A portion of the addition that will connect to the existing building will utilize a low-slope metal roof. The color of the metal has not been provided as a part of this application. The rest of the addition will utilize the same asphalt shingle roofing that exists on the building. While the color of the standing seam roof has not been provided, the other proposed foundation, materials, and exterior finishes are appropriate.

Windows and Entrances

- Two pairs of double-hung windows will be utilized on the right side of the building that faces the driveway. The application notes that the windows will be Pella Reserve Traditional simulated divided lite. These windows will be white in color and will be aluminum-clad, which has been previously approved by the Historic Zoning Commission. Attached to the building, but underneath the screened-in porch are sliding porch doors. Information on these doors have not been provided as part of the application. Leading from the rear addition to the uncovered deck is a door with a doggy door on the lower portion of the door. The door is a fiberglass door that will be painted to match the existing green trim on the building.

The Guidelines recommend the following:

1. Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.
2. Use traditional materials with appearances like the doors on the historic building.

As proposed, the windows and doors on the addition generally meet the intent of the Guidelines. It does appear that the door with the doggy door does not utilize a muntin pattern and is a blank window. Windows on the building are a mix of six over six and four over four.

The door alterations and in-kind replacement of the porch elements are appropriate within the guidelines.

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

Applicant Speaker: Megan Glen. Ms. Glen noted that she attempted to upload window specifications to the website but was unsuccessful and could provide that information to staff. Also, the doggy door does have simulated divided light.

Citizen Comments: None

Motion

Commissioner Orr motioned to approve An Addition (Principal) At 114 Lewisburg Avenue, with staff conditions, seconded by Commissioner Barrett.

Commissioner Laster asked about the fiberglass door proposed on the rear of the building.

Ms. Huffer noted that the fiberglass door is the doggy door.

The motion carried 7-0.

14. Considerations Of Alterations And Fencing At 98 E. Main St.; Tyler Ichien, Applicant.

Sponsors: Kelly Dannenfels, Emily Huffer

Project Leader: Emily Huffer. The buildings located at 94-98 East Main Street are in the Downtown Franklin Historic District. Recent applications came before several Design Review Committee Meetings and Historic Zoning Commission Meetings to revive the buildings located at the entrance to Franklin's historic downtown. The approved building alterations included

signage, new screening, new alterations to the rear of the facade, new fencing, and a recommendation from the Historic Zoning Commission to the Board of Zoning Appeals to determine that the finished floor elevation should not be raised to maintain its historic appearance and status.

Initial plans came before the DRC, showing a change from the white metal-paneled exterior with blue racing stripes to a uniform, dark color. DRC feedback included paying homage in the proposed design to the history of the building as a historical filling station/gas station/service station, and that the panels should not be painted a dark color. It was mentioned that in the early 2010s, the outer wood surround was removed and the metal panels from the historic gas station were discovered underneath. These panels were then sent to Nashville for refinishing and then reinstalled onto the building. It is stated within the application that this is when the building received its white exterior finish with blue accents. However, a 1958 aerial image of the building shows an exterior wall that appears to be very light or white-colored, which would be typical of a building from this era as noted in the report.

Part of the DRC discussion included a Preservation Brief by the National Park Service Division of the Secretary of Interior that addresses preservation and reuse of historic gas stations and the importance of the colorways of this type of building. It is noted within the Preservation Brief that, "Departing notably from elaborate revival style stations, a new form appeared in the early 1930s, the box station. Blending Art Moderne and International Style motifs, box stations featured flat roofs and unadorned exteriors of stucco, terracotta, porcelain, enamel steel, or structural glass panels. With their glossy white exteriors and scientifically designed lighting schemes, box stations were meant to attract attention." After this feedback was provided during the meeting and within the DRC recap to the applicant, changing the colorways was subsequently removed from the proposal. On March 11th, a Notice of Violation was issued after staff was notified that the metal exterior of the historic service station was painted a uniform dark color. The Guidelines inform the design review process by outlining contextual considerations and parameters for alterations to the built environment that will be sensitive to the community's heritage and not result in material impairment to a historic resource or district.

The Guidelines address best-case preservation theory and practices, which address most situations.

1. Preserve and maintain historic architectural features, both structural and decorative, that contribute to the historic character of the building.
2. Honor the period of significance of the building by keeping any alterations true to its architectural period of significance as well as those which have gained significance over time.
3. Avoid alterations that make a building appear older or younger than it is.
4. Maintain metal finishes such as paint and keep metal clean.
5. Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.
6. If repair is needed, use methods that allow features to retain their historic appearance and as much of their historic materials as possible.

The Guidelines have been developed to reflect the intent of The Secretary of Interior's Standards for the Treatment of Historic Properties (the Standards). The Standards provide guidance on the appropriate treatment of historic properties. In addition to the Guidelines, the Standards may be applied to proposals within the HPO, as applicable. The Standards provide the following:

1. Repairing masonry, as well as wood and metal features, may include patching, splicing, or other treatments using recognized preservation methods. All work should be physically and visually compatible.
2. It is not recommended within the Standard to change the type of finish, coating, or historic color of metal features.
3. It is recommended to repaint historically painted metal features with colors that are appropriate to the building and district.

Both the Standards and the Guidelines recommend retaining their historic appearance and as much of their historic materials as possible. The previous white and blue colors on the building were supported as colors/colorways typical of historic service stations of the circa 1950s era. The unapproved siding alterations have changed the colorways typical of a historic service station to a more contemporary design that doesn't contribute to the historic character or architectural period of the building.

As noted in the history compiled by a Historic Zoning Commissioner, a 1950 aerial photo shows Dr. Gathmann's building where 98 East Main Street, which was demolished thereafter, and then another aerial photo from 1958 showing the service station.

It was mentioned in the DRC meetings that in the early 2000s the outer wood surrounding was removed, and the metal panels were discovered underneath the historic service station. These panels were then sent to Nashville for refinishing and then reinstalled onto the building.

The application states the existing chain-link fencing has been straightened out, and a wooden surround has been installed around the chain-link fence. However, upon inspection by Building & Neighborhood Services team members, the fence is a new black vinyl-coated chain-link with a painted black wood surround. The black wood surrounding has also been added around the metal fence surrounding the patio.

The approved COA shows the installation of new fencing to match the metal fencing around the patio and removal of the chain-link fencing (which is not permitted by the Zoning Ordinance), and it would allow floodwater to pass through the fencing.

The Guidelines recommend the following:

1. Design fences and walls to be compatible with the architectural style of the building.
2. 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 like those seen in the district.

The wood surrounding the chain link fence and on the metal fence are not appropriate within the Guidelines, as the combination of wood and chain link and metal is not seen in Franklin's historic districts and is not permitted by the Zoning Ordinance.

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

1. Preserve and maintain historic architectural features, both structural and decorative, that contribute to the historic character of the building.
2. Honor the period of significance of the building by keeping any alterations true to its architectural period of significance as well as those which have gained significance over time.
3. Avoid alterations that make a building appear older or younger than it is.
4. Maintain metal finishes such as paint and keep metal clean.
5. Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.
6. If repair is needed, use methods that allow features to retain their historic appearance and as much of their historic materials as possible.
7. Design fences and walls to be compatible with the architectural style of the building.
8. 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 like those seen in the district.

Should the HZC approve the application, staff have a list of recommendations outlined in the staff report.

Applicant Speaker: Tyler Ichien. Mr. Ichien explained that all he did was paint the existing building. He did not change the finish or add new materials. Jay Franks bought the building in 2007, renovated it and when the wood siding was removed the panels were uncovered. The panels were sandblasted and repainted with white and blue colors while Jay Franks owned the property. Prior to 1958, all three buildings were demolished with a single service station being rebuilt in place of the buildings. Mr. Ichien noted that his research showed evidence that the Slice House building is a non-contributing building as the original Gulf Gas Station was the building closest to the river. Regarding the fence, Mr. Ichien stated that the chain link fence was unsafe for customers with holes in some parts of it along with barbed wire sticking up in places. After talking to staff in the zoning office, replacing the fence would require moving the fence out of the 500-year floodplain, which would put the fence in the middle of the parking lot. To make the fence safer for customers and without digging or removing any original materials, other than the dangerous barbed wire, the existing fence was made sturdier and safer by bracing the chain link with dark wood along the top and along the vertical posts. If the wood material is removed, the chain link poles are

present. Mr. Ichien stated that he tried to work with the existing fence as much as possible. Lastly, Mr. Ichien stated that he is trying to open the business and approval from the HZC is the only other requirement needed.

Citizen Comments: None

Motion (Approve)

Commissioner Orr motioned to approve Alterations And Fencing At 98 East Main St. with staff conditions.

Commissioner Orr stated his rationale for going against staff recommendation is based on the evidence presented by the applicant. Given the changes over the years and as seen in the photos, Commissioner Orr asked which standards we hold the applicant accountable for. There are several designs and styles.

Motion fails for lack of a second.

Motion (Deny)

Commissioner Laster motioned to deny Alterations And Fencing At 98 East Main St., seconded by Commissioner Worthington.

Commissioner Laster explained that the first DRC meeting was held at the site where staff and Commissioners both commented that the panels should be repaired and painted the same colors (blue and white) to represent the historic Gulf Gas Station. Then, at the June DRC meeting there was no indication or discussion about painting the building a darker color. Staff discussed the comments and recommendations from the Secretary of the Interior regarding maintenance of historic buildings and the use of historical colors appropriate for historic gas stations. Mr. Laster explained that the three buildings were demolished prior to 1958 and the building that replaced the three was a Gulf Gas Station. The standard colors of the Gulf Station at that time, were white with blue trim. At the July DRC meeting, a change in color was not discussed as the Commissioners and staff assumed the applicant understood that the exterior colors of the building should not be changed and should be white with a blue trim to accurately reflect the history of Gulf Station.

Commissioner Pearce stated that although the dark-painted building looks nice, it does not represent the historic story of Franklin. In fact, it erases a piece of history.

Commissioner Barrett noted that in the photo of the building when it was the Boat Locker, the garage doors can clearly be seen through the solarium room on the front of the building.

Commissioner Pearce suggested the applicant go before the BZA for a variance request for fencing.

Commissioner Ingram asked to see the historic photos.

Commissioner Laster noted that on the opposite corner of the Gulf Service Station was an Amoco Station where the Bake House currently stands. Also, when Franklin Road was part of the Jackson Highway, Franklin had several service stations to accommodate the main thoroughfare between cities.

The motion carried 6-1 (Commissioner Orr voting against).

Chair LeMarinel invited the applicant to the DRC meeting for further discussion.

OTHER BUSINESS

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

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

15. **Administrative COA For Rear Yard Fencing/Mechanical Screening At 121 3rd Ave. N.; Aaron Rogers, Applicant.**

Sponsors:

16. **Administrative COA For Minor Alteration (Rear, Non-historic Canopy Removal) At 230 Franklin Rd.; David Click, Applicant.**

Sponsors:

17. **Administrative COA For Signage (Reface) 252 5th Ave. N.; Sam Johnson, Applicant.**

Sponsors:

18. **Administrative COA For Signage (Awning Reface and Window) At 106 E. Main St.; Emily Rawls, Applicant.**

Sponsors:

19. **Administrative COA For Signage At 306 Public Square; Emily Rawls, Applicant.**

Sponsors:

20. **Administrative COA For Rear Yard Fencing At 215 Lewisburg Ave.; John Alfrey, Applicant.**

Sponsors:

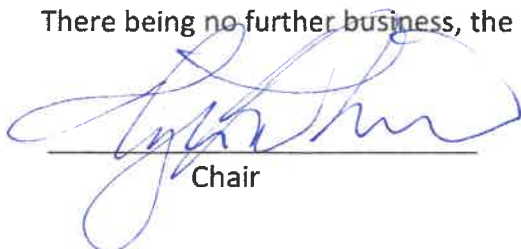
21. **Administrative COA For Projecting Sign At 230 Franklin Rd.; Mark Flanders, Applicant.**

Sponsors:

ADJOURN

Commissioner Orr motioned to Adjourn, seconded by Commissioner Pearce. The motion carried 7-0.

There being no further business, the meeting adjourned at 7:00 PM.



Chair



Date

