

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
DECEMBER 10, 2018**

The Franklin Historic Zoning Commission its regular scheduled meeting on Monday, December 10, 2018, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser
 Jim Roberts
 Mike Hathaway
 Kelly Baker-Hefley
 Jeff Carson (arrived at 5:17 during Item 7)
 Mary Pearce
 Ken Scalf

Staff Present: Amanda Rose, Planning & Sustainability Department
 James Svoboda, Planning & Sustainability Department
 Joey Bryan, Planning & Sustainability Department
 Tiffani Pope, Law Department
 Randall Tosh, BNS Department
 Matthew Munson, Assistant City Attorney

**Item 1:
Call to Order**

Chairwoman Besser called the December 10, 2018 meeting to order at 5:03 pm.

**Item 2:
Minutes: November 12, 2018**

Mr. Roberts moved to approve the November 12, 2018 meeting minutes. Ms. Baker-Hefley seconded the motion, and the motion carried 6-0.

**Items 3:
Staff Announcements.**

Mr. Rusty Womack was celebrated for all the time and knowledge he has provided to this commission, and Ms. Rose stated that she would present him with a gift from the City. Everyone gave him a round of applause.

Ms. Rose introduced Mr. Bryan Laster as the new commissioner that would be considered for approval by BOMA tomorrow night.

Ms. Rose stated there will be a special DRC site visit at 3:00 pm at 312 3rd Avenue South next Monday. Ms. Rose stated after the site visit, the committee would convene back at City Hall Training Room for the regular DRC meeting.

Ms. Rose introduced Mr. Matthew Muenzen as the new Assistant City Attorney.

Item 4:

Consideration of Requests to place non-agenda emergency items on the agenda.

No one requested to add any non-agenda items.

Item 5:

Citizens Comments on Items Not on the Agenda

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Historic Zoning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Historic Zoning Commission consideration at a later date.

No one requested to speak.

Item 6:

Consideration of Recommendation Request for Proposed Public Art Installation Request at Various Locations in Downtown Franklin; Williamson County Convention & Visitors Bureau, Applicant.

Ms. Rose stated the applicant has requested consideration of a recommendation from the Historic Zoning Commission (HZC) to the Franklin Public Art Commission (FPAC) and the Board of Mayor and Aldermen (BOMA) for the proposed public art installation at various locations in Downtown Franklin. Ms. Rose stated the application proposes the creation of a scavenger hunt through the placement of ten (10) miniature bronze statues of Midnight Sun, of the leading sires of the Walking Horse breed who spent nearly his entire life at Harlinsdale Farm. Ms. Rose stated the purpose of the proposal is to expand downtown Franklin's public art offering, encourage visitors and residents to explore the city, and to enhance the visitor experience. Ms. Rose stated the proposed locations for the art installations are as follows:

1. Williamson County Visitors Center, located at 400 Main St., Ste. 200;
2. McPhail Cliffe Office, located at 209 E. Main St.;
3. Green House, located at 202 Church St.;
4. Factory at Franklin, located at 230 Franklin Rd.;
5. St. Paul's Episcopal Church, located at 510 W. Main St.;
6. Carter House, located at 1140 Columbia Ave.;
7. Dan German Hospital (currently Hope Church), located at 157 4th Ave. S.;
8. Old Factory Store (currently Landmark Booksellers), located at 114 E. Main St.;
9. Sallie Ewing Carter House (currently Shuff's Music), located at 118 3rd Ave. N.; and
10. Park at Harlinsdale Farm, located at 239 Franklin Rd.

Ms. Rose stated the installations are proposed to be placed inside window sills, onto porches or fences, or inside the selected locations. Ms. Rose stated the statue for the Visitors Center office is proposed to be placed onto a freestanding pedestal outside of the entrance, as recommended by staff and the Design Review Committee at its November 19, 2018 meeting. Ms. Rose stated that it is recommended that the HZC make a motion to recommend approval to the FPAC and the BOMA for the proposed Public Art installation. Ms. Rose stated the FPAC considered and recommended approval of the proposed installation to the BOMA at its November meeting. Staff will forward both the HZC and FPAC recommendations to the BOMA for its consideration at a later date.

Ms. Weisinger stated that she is really excited about this and stated the idea came about from a visit to Huntsville, Alabama, where she saw some bronze statues and went to their visitor's center and inquired

about them. Ms. Weisinger stated there was a scavenger hunt based around their famous ducks that come out once a year. Ms. Weisinger stated she thought this was such a great idea and brought the suggestion to Franklin.

Ms. Pearce moved to approve a recommendation for the Public Art/Scavenger Hunt as presented to the Art Commission and BOMA. Ms. Baker-Hefley seconded the motion, and the motion carried 6-0.

Item 7:

Consideration of Alterations to Previously-Approved New Construction (Height) at 331 Fair Park Ct. (Lot 4); Bristol Fair Park Holdings LLC, Applicant.

Ms. Rose stated applicant is requesting a Certificate of Appropriateness (COA) for alterations to the previously-approved new construction of a two-story single-family residence at 331 Fair Park Ct. (formerly Lot 3; now Lot 4). Ms. Rose stated that the residence is proposed to be situated to front Fair Park Ct. and back against floodplain areas visible from Highway 96W. Ms. Rose stated that the project was originally approved for issuance of a COA from the Historic Zoning Commission at its April 11, 2016 meeting. Ms. Rose stated that the project was then approved for an administrative six-month extension per COA Extension Policy effective until October 11, 2017. Ms. Rose stated the Historic Zoning Commission approved a requested lot size increase on December 11, 2017. Ms. Rose stated on June 11, 2018, the Historic Zoning Commission considered and approved a series of requested alterations relating to garage size, roof planes, and siding type. Ms. Rose stated that the newly-proposed alterations are limited to height. Ms. Rose stated Historic Zoning Commission deferred consideration of the proposal at its November 12, 2018, for further discussion. Ms. Rose stated that the applicant is requesting approval to change from a slab-on-grade construction method to an elevated foundation, as required by the Zoning Ordinance. Ms. Rose stated it also appears that additional height is proposed beyond that necessitated for the adjusted foundation height, through the elevation of previously-approved ceiling heights. Ms. Rose stated it is recommended that the Historic Zoning Commission **approve with conditions** the proposed alterations to the previously-approved new construction with the following:

1. Any deviation from the front elevation height (32'-8") and/or the overall height (36'-5"), foundation height, finished floor elevation, lot coverage, or siting of the structure as presented within this application, due to grading or otherwise, must be submitted to the Preservation Planner or Historic Zoning Commission for review and approval prior to construction.
2. As a previous condition of approval, window and garage door material specifications must be submitted to the Preservation Planner for review and approval in light of the *Guidelines* prior to issuance of a building permit.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Mr. Hathaway recused himself from this item.

Chairwoman Besser requested to know if the applicant had anything to add.

Mr. Black stated everything should have been covered in the Design Review Committee meeting.

Chairwoman Besser requested to know if any citizens wished to comment, and no one did.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #6854 for the alterations to the previously-approved new construction, in

accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated December 10, 2018. Ms. Baker-Hefley seconded the motion.

Ms. Pearce stated it could be a computer glitch, but at DRC it was discussed that he windows not go directly into the soffit, and she stated she was most concerned by the door. Ms. Pearce moved to make an amendment that the placement of the front elevation windows by the front door, over the garage, and the four above the front door come back to staff for approval. Mr. Roberts seconded the motion, and the amendment carried 6-0.

The main motion carried with the amendment 6-0.

Item 8:

Consideration of Signage & Outdoor Café Railing at 231 Public Sq., Ste. 100; Matthew Kobylski Jr., Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the installation of wall signage and projecting arm signage at 231 Public Sq., Ste. 100. Ms. Rose stated she did put in front of them new information the applicant provided today and requested the commission should go off the new information. Ms. Rose stated her staff report is based off the previous material submitted. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed signage and outdoor café railing with the following:

1. In accordance with the intent of the *Guidelines*, the applicant must remove one of the proposed signs to render a total of no more than three signs for the tenant. Final placement must be submitted to the Preservation Planner for approval prior to issuance of a building permit.
2. The projecting arm sign must be situated so that the bottom of the sign is a minimum of 8 feet above grade, per *Guidelines* recommendations (p.120, #2) and Zoning Ordinance requirements.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a sign permit and an outdoor café seating permit. Railing approval is limited to its design only and not its placement. Any proposed changes must be submitted to the Preservation Planner for review and approval prior to issuance of permits.

Ms. Rose stated the two of the proposed wall signs match the style of a previously-approved wall sign for another tenant. Ms. Rose stated because of this, it may be most appropriate for the black/red/yellow wall sign to be removed to render a total of no more than three signs for the tenant. Ms. Rose noted two of the proposed wall signs match the style of a previously-approved wall sign for another tenant and because of this, it may be most appropriate for the black/red/yellow wall sign to be removed to render a total of no more than three signs for the tenant.

Mr. Kobylski stated he would be happy to answer any questions. Mr. Kobylski stated he felt Ms. Rose had covered everything.

Chairwoman Besser requested to know if any citizens wished to comment, and no one did.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions the most recent application submitted tonight, a Certificate of Appropriateness for Project #6865 for the signage and outdoor café railing in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated December 10, 2018. Ms. Pearce seconded the motion, and the motion carried 7-0.

Item 9:**Consideration of Lighting at 202 5th Ave. N.; Emmanuel Yescas, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the installation of light fixtures onto the building located at 202 5th Ave. N. Ms. Rose stated the commercial building features four suites, and the proposal requests approval of the placement of a pair of fixtures for each tenant sign as well as one feature for the general building sign (“Fifth & Bridge”). Ms. Rose stated the building is not listed as a contributing structure to the Franklin National Register Historic District, as it was constructed around 1985. Ms. Rose stated the it is recommended that the Historic Zoning Commission approve with conditions the proposed exterior lighting with the following:

1. The building is not historic, and the proposed fixtures and their placement are appropriate considering the building’s context.
2. The light fixtures are recommended to be of a similar color to that on the background of the signs.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a permit. Any proposed changes to the approved plans must be returned to the Preservation Planner for review and approval.

Mr. Yescas stated he would answer any questions the commission had and explained they had tried several lighting options. Mr. Yescas stated that the least intrusive option is the lights on the last page of the packet and that the only change of sign is on 5th and Bridge Street.

Chairwoman Besser requested to know if any citizens wished to comment, and no one did.

Ms. Baker-Hefley moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #6866 for the exterior lighting in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated December 10, 2018. Mr. Hathaway seconded the motion.

Mr. Roberts stated on the spec. sheet is stating a 14-watt LED bulb and asked if that will flood the area sufficiently.

Mr. Yescas stated yes.

Ms. Pearce moved to amend the original motion by adding that a warm lighting bulb be used. Mr. Hathaway seconded the motion, and the motion carried 7-0.

With the main motion having been made and seconded, the motion carried 7-0.

Item 10:**Consideration of Alterations (Porch Features) at 205 Lewisburg Ave.; Larry Holmes, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for alterations to the porch flooring and steps at 205 Lewisburg Ave. Ms. Rose stated the applicant is proposing to resurface the concrete porch with concrete pavers to remedy hazardous low areas and cracking conditions. Subsequently, the concrete steps are proposed to be resurfaced to address the needed change in riser height to porch landing. Ms. Rose stated a simple step railing is also proposed for safety reasons. Ms. Rose stated the applicant appeared before the Design Review Committee to discuss a portion of the proposal at its November 19, 2018 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed porch alterations with the following:

1. The porch flooring and step alterations must be completed in such a way as to match the existing concrete material in color and texture, per *Guidelines*. Little to no mortar seams should be used between the concrete pavers in order to better match the appearance of the existing concrete slab. The steps should be resurfaced so as not to appear to have been supplemented with pavers.
2. The proposed metal railings must be simplified. The design must be submitted to the Preservation Planner for review and approval prior to installation.
3. The application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Mr. Holmes stated the project is for safety reasons. Mr. Holmes stated the solution that the commission is reviewing today is the best he could come up with so far. Mr. Holmes stated if the color needs to be the same cream colored, then he has more work to do. Mr. Holmes stated he would answer any questions the commission had.

Chairwoman Besser requested to know if any citizens wished to comment, and no one did.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #6867 for the proposed porch alterations with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated December 10, 2018. Mr. Roberts seconded the motion.

Chairwoman Besser requested to know if the applicant had tried to repair existing porch.

Mr. Holmes stated he had talked to a half-dozen contractors and that they stated they did not do this kind of work.

Mr. Hathaway stated the challenge he is having is that this feels like more of a back-porch solution and that he did not have enough material information.

Mr. Holmes stated he brought some samples.

Ms. Pearce stated she feels this is not a solution that should be approved, and she will not be support approving this project.

After discussion, Ms. Baker-Hefley moved to amend the current motion to just approve the simplified railings per staff's comments. Ms. Pearce seconded the motion.

Mr. Hathaway stated the only issue is if they install the railing, there will be a height issue and that the porch elevation will stay the same.

Ms. Pearce stated if it is wrought iron, it could be a removable railing.

After discussion, the original motion was rescinded by Mr. Scalf.

Ms. Baker-Hefley moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #6867 for the step railings with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated December 10, 2018. Ms. Pearce seconded the motion, and the motion passed 7-0.

Ms. Baker-Hefley moved to defer the front porch flooring and the front porch steps to February 2019, meeting. Ms. Pearce seconded the motion, and the motion carried 7-0.

Item 11:

Consideration of Alterations (Window Replacement, Porch Features) at 305 Church St.; Howard Switzer, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the replacement of the side elevation windows on the principal structure located at 305 Church St. Ms. Rose stated the applicant is also proposing to alter the existing front porch canopy, remove the non-original railing, and add steps to the right side of the front porch. Ms. Rose stated the application only lists three windows proposed for replacement, all on the left elevation. Ms. Rose stated the applicant then clarified to staff via email that all side elevation windows (totaling 5 units) are proposed to be replaced (see Exhibit 1). No window replacement is proposed on the front elevation. Ms. Rose stated the applicant appeared before the Design Review Committee to discuss a portion of the proposal at its November 19, 2018 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed window replacement with the following:

1. The *Guidelines* recommend the preservation and maintenance of historic windows and historic window openings. The application does not provide the photographic documentation necessary to determine the state of repair of the windows. Without the necessary information, it is difficult to determine if the replacement proposal meets the intent of the applicable *Guidelines*. Any proposed replacement should also specify the material, profile, and dimension of the new window units.
2. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to approved plans must be returned to the Historic Zoning Commission for review and approval.

Mr. Switzer stated they have removed the windows on the front and driveway side to get refurbished. Mr. Switzer stated the three windows on the neighbor's side are still there. Mr. Switzer stated they would like to replace five windows on each with a more thermal window. Mr. Switzer apologized for not providing Ms. Rose with the requested information about the windows.

Chairwoman Besser requested to know if any citizens wished to comment, and no one did.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve issuance of a Certificate of Appropriateness for Project #6868 for the proposed window replacement for the left and right-side elevations to match for those being proposed for the additions and repair only the four front windows on the front elevation of the property. Mr. Roberts explained he felt the left and right sides should all tie together, but the windows on the front should be repaired due to the visibility. Mr. Scalf seconded the motion.

Discussion ensued concerning the lack of visual aids and the desire to not set a precedent.

Mr. Hathaway moved to amend the motion to include, in addition to the four front windows being refurbished, the front two on the right side and the single one on the left side should be refurbished as well. Ms. Pearce seconded the motion, and the motion carried 6-1, with Chairwoman Besser voting no.

Ms. Rose projected the elevations.

With the motion having been made and amended, the motion carried 5-2, with Chairwoman Besser and Ms. Baker-Hefley voting no.

Ms. Rose stated the applicant is proposing to alter the front porch boxed canopy by reframing it to vault the ceiling/appear open from the street elevation. Photographs of the boxed canopy (see Exhibits 2-3) demonstrate that the framing may be original. Ms. Rose stated the proposed alteration is not consistent with the intent of the *Guidelines*, as the alteration would greatly change the appearance of the architectural feature from street view. Ms. Rose stated the applicant is proposing to add steps and a handrail to the right side of the front porch stoop. Ms. Rose stated *Guidelines* support the maintenance of original porch configurations. Ms. Rose stated that the applicant has added the steps to the porch in such a way as to maintain the appearance of its original configuration while allowing for additional access. Ms. Rose stated the applicant is proposing to remove the non-original porch railing, which is appropriate in light of the *Guidelines*.

Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed front porch canopy alteration with the following:

1. The *Guidelines* recommend that historical architectural features be preserved and maintained (p.48, #1) and that original porch elements be preserved and maintained (p.78, #2). Photographs of the boxed canopy were provided by the property owner demonstrates that the framing may be original. The proposed alteration is not consistent with the intent of the *Guidelines*, as the canopy appears to be original, and the alteration would greatly change the appearance of the architectural feature from street view.
2. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to approved plans must be returned to the Historic Zoning Commission for review and approval. Ms. Rose stated a slight modification to the existing canopy that would not affect the street view may be achieved by removing the soffit on the underside of the box in order to install a light fixture.

Ms. Rose stated a slight modification to the existing canopy that would not affect the street view may be achieved by removing the soffit on the underside of the box to install a light fixture. Ms. Rose referenced Exhibit 4 for a similar configuration that maintains a boxed shape.

Mr. Switzer stated they decided after looking at open front canopies that they did not like them. Mr. Switzer pointed out on the projected photo of the front elevation where they wanted to add a piece of trim and otherwise leave the canopy alone.

Chairwoman Besser requested to know if any citizens wished to comment, and no one did.

Mr. Scalf moved that the Franklin Historic Zoning Commission deny issuance of a Certificate of Appropriateness for Project #6868 for the proposed front porch canopy alteration with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated December 10, 2018. Mr. Carson seconded the motion, and the motion carried 7-0.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed front porch alteration with the following:

1. The additional steps must match the material and appearance of the existing steps.
2. The application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Mr. Switzer stated they have decided to not put the steps on the side and make a small walk connection. Mr. Switzer stated they did want to remove the wrought iron railings due to the height.

Chairwoman Besser requested to know if any citizens wished to comment, and no one did.

Ms. Baker-Hefley move that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #6868 for the proposed porch railing removal, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated December 10, 2018. Ms. Pearce seconded the motion, and the motion carried 7-0.

Item 12:

Consideration of Alterations (Accessory) at 111 Winslow Rd.; Greg Gamble, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for an entrance alteration to the accessory structure located at 111 Winslow Rd. Ms. Rose stated the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its November 19, 2018 meeting. Ms. Rose stated the property located at 111 Winslow Rd. was originally platted as ten 25' lots. Ms. Rose stated the applicant plans to propose a lot reconsolidation that would create two buildable 75' lots and one 100' buildable lot, for a total of three properties. Ms. Rose stated the existing accessory structure is affected by the proposed plan, as it would be separated from its principal structure by the proposed lot line and therefore become part of the proposed adjacent property. Ms. Rose stated in order to address the issue, the applicant is seeking approval to relocate the access opening on the accessory structure from the left elevation (east side) to the right elevation (west side). Ms. Rose stated the faux carriage doors are proposed to be added to enclose the previous access, and two carriage doors are proposed to be added to the new access. Ms. Rose stated that historic outbuildings contribute to the character of historic districts and that the *Guidelines* recommend that historic outbuildings be preserved and maintained and only moved from their original locations if it is the only way to preserve them (p.74, #1, #3). Ms. Rose stated that since the proposed alteration does not affect the front elevation—the most visible elevation from the street view—it is more appropriate than relocation. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed accessory structure alterations with the following:

1. The accessory structure alteration is only permitted if the lot reconsolidation is approved.
2. Carriage door specifications must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any proposed changes to the approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Mr. Huff, with Gamble Design Collaborative, stated he was there to answer any questions.

Chairwoman Besser requested to know if any citizens wished to comment, and no one did.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #6869 for the proposed accessory structure alterations in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated December 10, 2018. Mr. Scalf seconded the motion.

Mr. Hathaway stated is it appropriate to have two sets of garage doors versus treating that backside very simply and cleanly. Mr. Hathaway stated he would take the garage doors away on the backside.

Mr. Hathaway moved to amend the main motion to include on the east side the faux doors just be a siding façade. Ms. Pearce seconded the motion.

Mr. Roberts questioned the siding.

Ms. Rose stated she requested more guidance on this. Ms. Rose stated it was her thinking, in light of the Guidelines, that leaving some kind of doors there would be preferable to show there were doors there originally.

Mr. Hathaway stated his opinion would be horizontal siding.

Ms. Baker-Hefley stated it should come back to staff.

Mr. Svoboda stated it would be better to come back to this commission.

Ms. Pearce suggested to approve the concept but not approve anything right now.

Mr. Hathaway rescinded his previous motion.

Discussion ensued.

Ms. Baker-Hefley moved to defer this item to the January 2019 meeting. Mr. Scalf seconded the motion.

Mr. Hathaway stated he would not support deferral.

The motion failed 3-5.

Ms. Pearce moved to approve with conditions, with the opening to the accessory structure being approved, but with the treatment of those openings coming back to the Design Review Committee for discussion. Mr. Hathaway seconded the motion, and the motion carried 7-0.

Item 13:

Consideration of Historic Preservation Buffer Reduction/Integration Development Approach Request for Proposed Huffines Property PUD Subdivision, located at 1343 Huffines Ridge Dr.; Gamble Design Collaborative, Applicant.

Ms. Rose stated the above applicant has requested consideration of a preservation strategy that incorporates a historic preservation landscape buffer width reduction and integration development approach at the proposed Huffines Property PUD Subdivision, located at 1343 Huffines Ridge Dr. Ms. Rose stated the applicant also hosted a Special Design Review Committee (DRC) site visit on November 19, 2018, to discuss the request. Ms. Rose stated the applicant is proposing a multi-use development plan for 1343 Huffines Ridge Dr. property, which features the historic John Henry Carothers House. Ms. Rose stated the Carothers House is a stone farmhouse that is listed on the National Register of Historic Places as an excellent example of a residence built by an African American Tennessee farmer. Ms. Rose stated it also represents local adaptation of stock building plans using native materials. Ms. Rose stated the house was constructed of limestone quarried from a site located on the 26-acre farm by Ezeal Carothers (John Henry Carothers' son). Ms. Rose stated the foundation is constructed with rough-hewn, random

ashlar cut stone. Ms. Rose stated a stone on the south side of the house marks the year of construction, 1937. Ms. Rose stated the site hosts several accessory structures—a ca. 1930 smokehouse, a ca. 1937 frame shed, a ca. 1937 frame chicken house, a ca. 1937 frame privy, a ca. 1933 frame stock barn, and a ca. 1950 tobacco barn. Ms. Rose stated the northern boundary of the property is marked by a dry-laid stone wall that predates the house by several years. Ms. Rose stated Planning staff conducted several site visits of the property to view the historic resources. Ms. Rose stated it is staff’s determination that the use of a combination of the preservation strategies outlined in Section 5.7 of the Zoning Ordinance is most appropriate for the site, given its topographic constraints and consistency with Envision Franklin. Ms. Rose stated it is recommended that the HZC recommend approval of the strategy proposed to address Section 5.7 of the Zoning Ordinance (“Protection of Historic Lands and Structures”) to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen, with the following considerations:

1. Because preservation and maintenance of the historic Carothers House is of utmost importance, it is recommended that the rezoning of the property where the house is situated, including the lawn in front of the house, be rezoned into the Historic Preservation Overlay as a condition of approval of the development plan. The HPO rezoning must take place before any alterations are permitted to the historic house and before issuance of any permits related to the development.
2. The stone walls that are not within the footprint of the proposed new buildings must be preserved and maintained. The most prominent wall is located along the edge of the HHO area and should be outside of the intended development area.
3. It is recommended that one historic outbuilding be maintained to reinforce the historic farmstead context of the property. The applicant may work with staff to determine the most appropriate outbuilding for maintenance.
4. It is recommended that the applicant salvage any reusable historic materials from the remaining outbuildings that are proposed to be removed. The salvaged materials are recommended to be reused onsite where appropriate.

Mr. Gamble stated there were two things from the staff recommendation he would like to address. Mr. Gamble stated the HPO rezoning was filed today and they have asked for a meeting with the Parks Department as taking all the property in the HHO as a future City park. Mr. Gamble explained for fifteen years the developer takes care of the trails and at the end of fifteen years it is all turned over to the City. Mr. Gamble stated they would like Parks to consider this house as a Parks Department public building facility. Mr. Gamble stated he wanted to meet with City staff again to discuss. Mr. Gamble pointed out the main entrance on screen and explained the curvature of Huffine Ridge and would like some clarification from staff once the actual survey of where the walls are located. Mr. Gamble stated they wanted to try to work with staff and this commission to get this right. Mr. Gamble explained more of the details to the commission.

Chairwoman Besser requested to know if any citizens wished to comment, and no one did.

Ms. Rose explained this commission needed to make a recommendation the Franklin Municipal Planning Commission and the Board of Mayor and Alderman.

Ms. Baker-Hefley moved to recommend that the HZC recommend approval of the strategy proposed to address Section 5.7 of the Zoning Ordinance to the Franklin Municipal Planning Commission and the Board of Mayor and Alderman with the staff’s considerations.

Mr. Roberts moved to add on Number 2 of the Staff Report considerations that the stone walls that are within the walls of the proposed overlay must be preserved and maintained. Ms. Baker-Hefley seconded the motion, and the motion carried 7-0.

Ms. Pearce moved to have any walls that are built or moved must be stacked stone. Mr. Hathaway seconded the motion, and the motion carried 7-0.

The overall motion with amendments was approved 7-0.

Item 14:

Non-agenda emergency items accepted by the commission for consideration.

There were no non-agenda emergency items.

Item 15:

Adjourn.

With no further business, the meeting was adjourned at 7:21 p.m.

Acting Secretary