

**FRANKLIN HISTORIC ZONING COMMISSION  
MINUTES  
FEBRUARY 11, 2018**

The Franklin Historic Zoning Commission its regular scheduled meeting on Monday, February 11, 2019 at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser  
Jim Roberts  
Kelly Baker-Hefley  
Mary Pearce  
Ken Scalf (arrived at 5:12)  
Jeff Carson (arrived at 5:09)  
Brian Laster  
Lisa Marquardt  
Mike Hathaway

Staff Present: Amanda Rose, Planning & Sustainability Department  
Joseph Bryan, Planning & Sustainability Department  
Emily Hunter, Planning & Sustainability Department  
Tiffani Pope, Law Department  
Randall Tosh, BNS Department

**Item 1:  
Call to Order**

Chair Roberts called the February 11, 2019 meeting to order at 5:00 pm.

**Item 2:  
Minutes: Minutes: December 10, 2018.**

Ms. Baker-Hefley moved to approve the December 10, 2018 meeting minutes as submitted. Ms. Pearce seconded the motion and the motion carried 7-0.

**Items 3:  
Minutes: January 14, 2019.**

Ms. Marquardt moved to approve the January 14, 2019, meeting minutes. Ms. Besser seconded the motion and the motion carried 7-0.

**Item 4:  
Staff Announcements.**

Ms. Rose stated she wanted to remind everyone about Planapalooza coming up February 19<sup>th</sup> thru the 22<sup>nd</sup> and invited everyone to attend. Ms. Rose stated there will be a bunch of emails going out.

Ms. Rose stated DRC would be next Monday, February 18<sup>th</sup>, at 4 p.m.

**Item 5:  
Consideration of Requests to place non-agenda emergency items on the agenda.**

No one requested to add any non-agenda items.

**Item 6:**

**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 citizen comments.

**Item 7:**

**Consideration of Alterations (Rear Porch) & New Construction (Accessory) at 243 3<sup>rd</sup> Ave. S.; Kevin Coffey, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 243 3<sup>rd</sup> Ave. S., as follows:

- The screening of the existing rear porch with glass and the modification of an existing openings to accommodate glass doors to access the porch;
- The relocation of an existing stone column to accommodate safer vehicular access; and
- The construction of a two-story accessory structure at the rear of the property.

Ms. Rose stated the applicant appeared before the Design Review Committee to discuss a portion of the proposal at its March 19, 2018 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed rear porch alterations and the accessory structure construction with the following:

1. For better consistency with the Guidelines, it is recommended that the applicant use windows for the rear porch enclosure that are simpler in pattern. The revision must be submitted to the Preservation planner for review and approval prior to issuance of a building permit.
2. Dormers can be supported by the *Guidelines* if scaled appropriately “to relate to the style and proportion of windows on the principal structure” and “set back a minimum of two feet from the exterior wall” (p.64, #5). The rear elevation dormer on the proposed accessory structure must be revised to meet the *Guidelines*, with the modification submitted to the Preservation planner for review and approval prior to issuance of a building permit.
3. The lap reveal on the proposed accessory structure must be consistent with that on the principal structure.
4. The cedar brackets on the proposed accessory structure must be painted in order to be consistent with the architectural details of the principal structure, per *Guidelines* (p.64, #4).
5. The accessory structure windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.

6. The applicant should ensure that the accessory structure meets the regulations of the Zoning Ordinance. As currently designed, it does not meet the requirements of the Accessory Dwellings ordinance. Because of this, the interior arrangement may require substantial alterations prior to issuance of a building permit.
7. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Ms. Rose stated it is recommended that the Historic Zoning Commission defer review of the proposed wall alterations with the following:

1. The *Guidelines* recommend the preservation and maintenance of historic fences and wall (p.58). The applicant is proposing to remove an existing stone column to widen the driveway access for safety reasons. While this modification may be appropriate, it is unclear from the information provided how the modification will take place to ensure the structural viability of the wall. It is recommended that additional information be submitted to the commission to substantiate the long-term preservation of the wall.
2. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Mr. Coffey stated he had nothing else to add and would be happy to answer any questions.

Chair Roberts requested to know if any citizens wished to speak and no one requested to speak.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6892 for the rear porch alterations and the accessory structure construction with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 11, 2019. Ms. Pearce seconded the motion.

Ms. Pearce stated she felt the design does respond to the requested changes.

Ms. Besser agreed with Ms. Pearce.

The motion passed 7-0.

**Item 8:**

**Consideration of Recommendation Request for Proposed Public Art Installation Request at Harpeth Square, located at the intersection of 2<sup>nd</sup> Ave. N. & E. Main St.; Leadership Franklin c/o Megan Weisinger, 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 Harpeth Square, located at the intersection of 2<sup>nd</sup> Ave. N. and E. Main St. in Downtown Franklin. Ms. Rose stated the application proposes the installation of a functional and artistic bike rack that stylized to resemble the Harpeth River. Ms. Rose stated the "Shadow of the Harpeth" installation is proposed at this location to promote cycling as a means

of travel while incorporating the spirit and heritage of Franklin. Ms. Rose stated it is proposed to consist of steel with blue powder-coated paint and to be situated at the Harpeth Square property adjacent to the existing Landmark Bank. Ms. Rose stated 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 January meeting. Ms. Rose stated the Staff will forward both the HZC and FPAC recommendations to the BOMA for its consideration at a later date.

Mr. Chad Smith stated he was part of the Leadership Franklin group. Mr. Smith stated they were tasked to come up with a project for downtown Franklin and they came up with this art project. Mr. Smith stated they feel the design fits downtown Franklin very well.

Chair Roberts requested to know if any citizens wished to speak and no one requested to speak.

Ms. Besser and Ms. Marquardt stated they have the concern of not enough information.

Ms. Besser stated are there going to be any improvements to the place where it is going to be installed.

Mr. Bacon stated it is going to look completely different in a few months with streetscape and other modifications.

After discussion, Ms. Pearce moved to defer this item to the next meeting in March. Ms. Marquardt seconded the motion and the motion carried 9-0.

#### **Item 9:**

#### **Consideration of Addition (Principal) & New Construction (Accessory) at 1246 Adams St.; 906 Studio Architects, Applicant.**

Mr. Hathaway recused himself from this item due to being the applicant of this item.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the construction of a rear and side elevation addition and the construction of a 1.5-story accessory structure at 1246 Adams St. Ms. Rose stated the Historic Zoning Commission (HZC) denied issuance of a COA to a previously-proposed addition at its January 14, 2019, meeting. Ms. Rose stated the commission deferred review of the proposed accessory structure at the same meeting to allow for additional discussion at the January 22, 2019, Design Review Committee meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed principal structure addition and accessory structure construction with the following:

1. A side addition may be appropriate due to setback constraints on the property, but it is recommended that the addition be set largely behind the main form of the existing structure (to further limit or obscure its visibility, as recommended by the *Guidelines*) without hindering or obscuring any of the existing structure's visible left elevation windows. It is unclear from the applicant's elevation set if the left elevation windows are hindered by the proposal, as the windows are not shown. The applicant must preserve and maintain these historic windows and not enclose, reduce, expand, conceal, or otherwise obscure them, per *Guidelines* (p.90, #1-2). The applicant must revise the elevations to demonstrate the preservation and maintenance of the existing left elevations windows and submit the elevations to the Preservation Planner for review and approval prior to issuance of a building permit.

2. The existing structure and addition are proposed to be unified into a single architectural whole, as viewed from Cleburne St. The applicant must revise the left elevation to include a demonstrative roof break in order to meet the intent of the applicable *Guidelines* (p.54, #2). The applicant must submit the elevations to the Preservation Planner for review and approval prior to issuance of a building permit.
3. The addition and accessory structure windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
4. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes to the approved plans must be returned to the Preservation Planner and/or the HZC for review and approval.

Mr. Hathaway stated several items in the comments were not discussed at DRC. Mr. Hathaway stated the only window being covered up is in the rear of the addition 6 to 7-foot height ceilings. Mr. Hathaway stated there is about a 5-feet of an overlap in the rear portion of the main form and could be easily removed as need be to turn to original form. Mr. Hathaway requested that condition not be placed on this house. Mr. Hathaway stated the second issue talking about the roof form that at the end of DRC we felt like the vertical trim was the solution we came to. Mr. Hathaway stated he felt they met all the issues from DRC.

Chair Roberts requested to know if any citizens wished to speak and no one requested to speak.

Mr. Laster moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6891 for the proposal with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 11, 2019. Mr. Scalf seconded the motion.

Ms. Besser stated she feels these should be two separate motions. Ms. Besser stated the garage is a separate entity and has concerns about the garage. Ms. Besser stated she feels the storage part should not be a part of this project. Ms. Besser pointed out where her issues were on the projected photos.

Mr. Roberts stated the front part has been reduced by 10-feet in width and with the distance back that would address your concern.

Ms. Besser stated that perceptive drawings can be deceptive, so she looks at the elevations of projects as well.

Ms. Pearce requested to change the roofing material on the storage area to metal. Ms. Pearce stated changing the material would make it look more separate.

Mr. Hathaway stated no problem to change the material and change the eave height.

Ms. Pearce moved to amend the motion to include on the storage portion it come down to one story and have a metal roof and come back to staff for material. Ms. Marquardt seconded the motion and the motion carried 8-0.

Discussion ensued concerning the roof.

Ms. Marquardt moved to amend the motion to have condition number two removed from Staff's recommendation. Mr. Scalf seconded the motion.

Mr. Hathaway stated because there was not a lot discussion about setting back the house he would to discuss more about it.

Ms. Rose explained the elevation does not show the correct configuration and based on that it does not show how the windows will be placed on the left elevation.

Ms. Marquardt moved to amend the motion to have condition number two removed from Staff's recommendation. Mr. Scalf seconded the motion and the motion carried 7-1, with Ms. Besser voting no.

Ms. Pearce requested to know how the screen portion would look.

Mr. Hathaway stated it would be framed with a screen.

Ms. Pearce moved to amend the motion to include the screened portion on the right side be detailed and shown to staff for approval. Ms. Besser seconded the motion and the motion carried 8-0.

With the main having been made and amended the motion carried 8-0.

**Item 10:**

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

There were no non-agenda emergency items.

**Item 11:**

**Adjourn.**

With no further business, the meeting was adjourned at 5:50 p.m.

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**Acting Secretary**