

**FRANKLIN HISTORIC ZONING COMMISSION  
MINUTES  
APRIL 8, 2019**

The Franklin Historic Zoning Commission its regular scheduled meeting on Monday, April 8, 2019, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Kelly Baker-Hefley  
Susan Besser  
Jeff Carson (arrived at 5:41 pm)  
Brian Laster  
Lisa Marquardt  
Mary Pearce  
Jim Roberts  
Ken Scalf

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

**Item 1:  
Call to Order**

Chair Roberts called the April 8, 2019 meeting to order at 5:02 pm.

**Item 2:  
Minutes: March 11, 2018.**

Ms. Pearce moved to approve the March 11, 2019 minutes with one small spelling correction. Mr. Scalf seconded the motion, and the motion carried 7-0.

**Items 3:  
Staff Announcements.**

Ms. Rose reminded everyone there will be a Special DRC site visit tomorrow at 3:30 pm at 424 S. Margin Street. Ms. Rose stated the regularly-scheduled meeting will be held on April 15<sup>th</sup>, with Mr. Joseph Bryan conducting the meeting.

**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 make any comments.

**Item 6:**

**Consideration of Accessory Structure Partial Demolition & Alterations (Roofing, Siding, Windows, Doors) at 232 3<sup>rd</sup> Ave. N.; Charles Ferguson, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the partial demolition of the accessory structure, specifically through the removal of a portion of the right-side shed area walls and roof (amounting to approximately 78 sq. ft.) to allow the foremost portion of the enclosed building to function as a partial open-air building. Ms. Rose stated the existing stone foundation is proposed to remain as a retaining wall and seating. Ms. Rose stated the applicant is also seeking approval to replace the metal roofing in kind, with a 5V specification to match the existing. Ms. Rose stated damaged siding is proposed to be replaced in kind, and three openings are proposed to be added to the left side elevation, with lattice work to be used in lieu of windows. Ms. Rose stated the two garage doors are proposed to be replaced in kind as well. Ms. Rose stated the partial demolition portion of the project was given a conceptual approval by the Historic Zoning Commission at its September 11, 2017 meeting “to provide enough direction to the [then] applicant so he may prepare scaled elevations to demonstrate the detailed intent of the proposal.” Ms. Rose stated the property owner is now seeking to revisit the proposal; as such, the current applicant appeared before the DRC to discuss the proposal at its March 18, 2019 meeting.

Ms. Rose stated the applicant is proposing to partially demolish the accessory structure by removing the portion of the shed area that is elevated above the driveway retaining wall (walls and roof). Ms. Rose stated an interior wall delineates the proposed limits of disturbance, so as to maintain some enclosed storage area at the rear right corner of the structure. Ms. Rose stated the applicant is proposing to replace the roofing material in kind. Ms. Rose stated the existing roofing is rusted and in disrepair. Ms. Rose stated the *Guidelines* recommend that one use materials whose composition and appearance match the historic materials if partial or wholesale replacement of roofing is needed (p.82, #3). Ms. Rose stated the use of a 5V metal is appropriate for the accessory structure.

Ms. Rose stated the applicant is proposing to replace portions of the siding material in kind, as needed, with the intent to reuse existing siding that is in good condition from the areas proposed to be demolished. Ms. Rose stated visual inspection demonstrates that the damage ranges from minimal to severe rot, with most of the areas offering limited, if any, visibility from 3<sup>rd</sup> Ave. N. Ms. Rose stated the *Guidelines* recommend that one maintain historic siding and that one replaces deteriorated siding with siding that matches the original siding (p.83, #1-2). Ms. Rose stated further, the *Guidelines* recommend that replacement of wood siding be minimize to elements so severely damaged that replacement is the only option. Ms. Rose stated no more than 25 percent of a façade’s total square footage of siding is recommended to be replaced unless significant damage is demonstrated (p.94, #5).

Ms. Rose stated the applicant is proposing to create three openings on the left elevation of the outbuilding to provide additional light into the structure. Ms. Rose stated the *Guidelines* recommend that one refrain from adding new window openings to primary or readily visible secondary elevations. Ms. Rose stated the openings are proposed to match the fenestration size, rhythm, and spacing of those on the right elevation of the structure, with no visibility from the street view. Ms. Rose stated the applicant is seeking approval to replace the garage doors in kind. Ms. Rose stated the existing doors display areas of rot and do not appear to entirely fit the openings they serve. Ms. Rose stated the *Guidelines* recommend that one replace historic outbuilding features like windows, siding, and doors, if repair is not possible, and to use matching materials when visible from the street (p.74, #2).

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions of the proposed accessory structure partial demolition and alterations with the following:

1. All approved exterior demolition is limited to what is indicated on the application plan set. Any demolition that may compromise the exterior materials, details, or forms of the existing residence must be reviewed and approved by the Historic Zoning Commission prior to work proceeding.
2. In accordance with the *Guidelines*, the replacement must be minimized to areas so severely damaged that replacement is the only option. If only a small area of siding is deteriorated, repair or replace only the damaged section rather than the entire board. Replacement material must match the existing in materials, profiles, and designs (p.94, #4-5).
3. The garage door specifications must be submitted to the Preservation Planner for consideration in light of the *Guidelines* 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 Historic Zoning Commission for review and approval.

Mr. Buddy Ferguson stated he was with Ferguson Architecture, presenting the applicant. Mr. Ferguson stated he felt Ms. Rose had covered everything.

Chair Roberts requested to know if any citizens wished to speak on this item, and no one did.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #6958 for the partial demolition of the accessory structure, the in-kind roofing replacement, the in-kind siding replacement as determined to be needed, the garage door replacement, and the creation of the left elevation window openings, with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated April 8, 2019. Ms. Besser seconded the motion.

Ms. Pearce requested clarification on exhibit number 7, the side elevation.

Mr. Ferguson stated the siding would be taken off, with one side open and the other covered with lattice.

Ms. Pearce moved to amend the motion to include on side elevation 7, that the post come back to staff. Ms. Marquardt seconded the motion, and the motion carried 7-0.

Mr. Laster moved to amend that the existing window on the front elevation be salvaged and moved to the front wall of the storage portion of the building. Ms. Pearce seconded the motion, and the motion carried 7-0.

Ms. Besser stated there could be a problem getting the window out.

Mr. Laster stated he would add to his amendment that if the present window cannot be preserved, the window will be replaced in kind. Ms. Pearce seconded the motion, and the motion carried 7-0.

#### **Item 7:**

**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 the cement pad for the installation measures 70 sq. ft. (7’x10’) and features a map of the downtown area in relation to the Harpeth River. Ms. Rose stated a small flush-mounted plaque will also be placed inside the cement inlay, denoting the name of the piece, its artist, a small description of the piece, and the commissioning body (the applicant) and date. Ms. Rose stated the bike rack itself will measure 42” in height at its highest point. Ms. Rose stated the item was deferred by the Historic Zoning Commission at its February 11, 2019 meeting to allow for additional discussion.

Ms. Rose stated the applicant attended the February 18, 2019 Design Review Committee (DRC) meeting to discuss proposed installation dimensions and other context considerations, such as the cement inlay and the location in relation to the ongoing, adjacent building construction and the upcoming streetscape project. Ms. Rose stated the applicant then attended the March 18, 2019 DRC meeting to provide an update, which received favorable feedback. 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 Staff will forward both the HZC and FPAC recommendations to the BOMA for its consideration at a later date.

Ms. Megan Weisinger, Lee Hunter, Chad Schmidt, and Kurt Winstead of Leadership Franklin 2019 were present for this item.

Ms. Weisinger stated there are a couple of changes to the original proposal, which are the inclusion of the perspective rendering and their artist-produced rendering showing the bike rack.

Chair Roberts requested to know if any citizens wished to speak on this item, and no one did.

Ms. Pearce moved to make a recommendation for approval to BOMA and Public Art Commission for the public art installation. Mr. Laster seconded the motion.

Ms. Pearce requested to know on the cement inlay page where Harpeth River is written.

Ms. Weisinger stated it would be stamped into the inlay with no additional bronzing.

Discussion ensued on the plaque, stating it would be bronze. The applicant read what the plaque would say.

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

Discussion ensued on the proposed Tennessee Tax Credit that the City of Franklin has endorsed to the State Legislation.

**Item 8:  
Non-agenda emergency items accepted by the commission for consideration.**

There were no non-agenda emergency items.

**Item 9:  
Adjourn.**

With no further business, the meeting was adjourned at 5:41 p.m.

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**Acting Secretary**