

**FRANKLIN HISTORIC ZONING COMMISSION  
MINUTES  
March 9, 2020**

The Franklin Historic Zoning Commission its regular scheduled meeting on Monday, March 9, 2020, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Kelly Baker-Hefley  
Jeff Carson  
Mike Hathaway  
Brian Laster  
Lisa Marquardt  
Jim Roberts, Chair  
Mary Pearce  
Susan Besser  
Ken Scalf

Staff Present: Amanda Rose, Planning & Sustainability Department  
Kelly Dannenfels, Planning & Sustainability Department  
Kelli Gibson, Planning & Sustainability Department  
Randall Tosh, BNS Department  
Maricruz Fincher, Law Department  
Kevin Lindsey, Parks Department

**Item 1:  
Call to Order**

Chair Roberts called the March 9, 2020, meeting to order at 5:03 pm. Chair Roberts requested a moment of silence for all the people impacted by the tornadoes.

**Item 2:  
Minutes: February 10, 2020**

Ms. Baker-Hefley moved to approve the February 10, 2020 minutes. Mr. Hathaway seconded the motion, and the motion passed unanimously.

Chair Roberts noted the January minutes will be on the April agenda, but Ms. Rose sent out a draft of those minutes for the commission to review.

**Item 3:  
Staff Announcements.**

Ms. Dannenfels stated that staff has updated the format to the suggested motions in order to streamline and simplify them. Ms. Dannenfels asked that the commission check those out tonight and give us feedback.

Ms. Dannenfels stated the City's Application User Guide is on the web with step-by-step guidance in accordance with our new Zoning Ordinance, and the guide was projected for the commission to see and Ms. Dannenfels explained how to access this guide.

Chair Roberts noted that in each motion, please reference the Project Number.

**Item 4:**

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

No Requests.

**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 Partial Demolition, Alterations (Foundation Elevation, Parking), & Addition at 236 3<sup>rd</sup> Ave. N.; Marla Albert, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 236 3<sup>rd</sup> Ave. N., as follows:

- The restoration of the existing building and materials as practicable, with partial demolition through removal and reconstruction of front porch and right elevation wall;
- The elevation of the entire structure to no lower than three feet above the base flood elevation, as required by the Franklin Zoning Ordinance for “new construction and substantial improvement” (the zoning for the property is Office Residential);
- The construction of an enclosed addition that measures approximately 55 percent of the footprint of the existing historic structure; and
- The creation of a new driveway and a parking area behind the structure.

Ms. Rose stated the Zoning Ordinance allows historic structures within the HPO to be altered or subjected to major repair, subject to Section 17.6, Floodplain Protection, and Section 20.11, Certificate of Appropriateness. Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposal at its October 21, 2019 and February 17, 2020 meetings. Ms. Rose stated the applicant is seeking to preserve as much of the structure as possible but has expressed concerns about the abilities to preserve the front porch and right elevation wall. Ms. Rose stated the *Guidelines* recommend against the demolition of historic buildings or structures and state that demolition only be approved if the Historic Zoning Commission deems one or more of the demolition criteria met, as listed (p.52, #1-2).

Ms. Rose stated that the fourth criterion by which demolition may be considered by the Historic Zoning Commission is that of Structural Instability or Deterioration, specifically, “if the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect” The *Guidelines* state that “such a report must clearly detail the property’s physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition.” The *Guidelines* also recommend that “there should be a separate report which details future action on the site (p.52, #1).

Ms. Rose stated that while the applicant has not indicated a specific criterion by which partial demolition is requested for consideration, the applicant did seek consultation from a structural engineer. A report prepared by Keith Michael Garman, structural engineer, dated July 28, 2019, states that right wing has been compromised due to the removal of ceiling joists, causing the walls to be no longer restrained and

the right exterior wall to lean outwardly. It is visually leaning, and it currently being braced in order to keep it from collapsing. Mr. Garman also notes that the front porch subfloor framing has extensive dry-rot damage due to its contact with the ground and that the roof framing is “extensively damaged by rot and deterioration from leaks.” Mr. Garman provides recommendations for the elevation of the remainder of the structure but states that the front porch and right wing can be rebuilt to match as appropriate.

Ms. Rose stated the he applicant is seeking approval to elevate the entire existing structure out of the floodplain in accordance with the requirements of the Franklin Zoning Ordinance. Ms. Rose stated the amount of investment into the property triggers substantial improvement value, which, in accordance with the Zoning Ordinance, requires that elevation of the entire structure to no lower than three feet above the base flood elevation if the structure is to be used for a residential use. Ms. Rose stated the structure is located within an Office Residential (OR) base zoning district, which allows for certain nonresidential and residential uses. Ms. Rose stated the elevation of the finished floor elevation to a level no less than three feet above base flood elevation will not only meet the life safety requirements of the Zoning Ordinance but will also allow the applicant the flexibility to use the property for the base zoning uses permitted. Ms. Rose stated the *Guidelines* recommend that one preserve and maintain original foundations (p.62, #1). Ms. Rose stated the front elevation has very little, if any, exposed foundation, which is likely attributing to the failure to the front porch, as seen in Exhibit 1 of the Report & Recommendation. Ms. Rose stated the *Guidelines* do not comment on the raising/elevation of historic structures and only comment on foundation height compatibility as related to infill construction. Ms. Rose stated there is a rather steep grade change that affects the buildings near the west end of the block—as demonstrated by the multiple risers from the street level to the yard and then from the yard to the porch level. Ms. Rose stated despite this, the proposed foundation height, at 4’-3” from grade level, will still be inconsistent with the heights of the foundation levels of the nearby buildings on the block face or the opposite block face. Ms. Rose stated it stands to reason that as long as the foundation height is limited to the minimum required by the Zoning Ordinance in order to meet the life safety requirements and allow for the continued use of the property, and the foundation height is further mitigated with creative landscaping treatments and consists of materials that are compatible with the historic structure and the surrounding historic district, the elevation of the building is appropriate. Ms. Rose stated the applicant is proposing to utilize brick. The existing foundation material varies from block to board. Ms. Rose stated the use of brick would be compatible with the building and the district.

Ms. Rose stated the *Guidelines* recommend that additions be designed to be clearly contemporary and compatible with the proportions, form, materials, and details of the building and be limited to no more than half of the footprint of the original building. Ms. Rose stated the original building is defined to include “all portions of the building that are at least 50 years in age” (p.54, #3-4). Ms. Rose stated the historic building must be clearly identifiable, and its physical integrity must not be compromised by the new addition, as through approaches that unify the existing structure and new construction into a single architectural whole (p.54, #2). Ms. Rose stated the *Guidelines* support the placement of additions on rear or obscured elevations with limited visibility, noting, however, that rear or side elevations may not always be appropriate for additions, as some historic buildings have visual prominence from many vantage points (p.54, #1).

- **Location/Design:** The proposed addition has been designed to consist of two masses. Utilizing a “connector” design, the applicant is proposing the construction of the entire addition at the rear of the existing house. The “connector” mass is inset slightly, features shiplap siding, and contains a first level porch and an at-grade chair lift entrance. with a low-pitched gable, which differentiates the form from that of the historic structure. Then, extending rearward, the “connector” ties into the second mass, which features a brick mass with a large at-grade opening for leisure use and a lap-sided, side-gabled first level form. The rear roof form features a shed box bay. The roofline was simplified upon the recommendation of the Design Review Committee.

- **Size:** The footprint of the proposed addition measures 698 sq. ft., which equates to an approximate 55 percent addition to the existing structure (1,260 sq. ft. footprint) based on the applicant's provided information (this differs slightly from the 60 percent number listed by the applicant; clarification from the applicant is requested). The addition size is not consistent with the *Guidelines* (p.54, #4), which recommends that additions be limited to no more than half of the footprint of the original building.

The proposed lot coverage measures 20 percent, which is consistent with the recommendations of the *Guidelines* (p.54, #5).

- **Materials:** The materials of the proposed addition (brick foundation, wood siding, shiplap siding, standing seam metal roofing, and architectural asphalt shingles) are mostly consistent with the *Guidelines* (p.55). The use of a shiplap material as an exterior material is less common in the historic district, and the use of a siding material without a masonry foundation, on a principal structure, is not common to the historic district and is not permissible via Zoning Ordinance. Further, the Zoning Ordinance requires that materials located below the base flood elevation are required to be flood/decay resistant, so the use of shiplap or another lap material may not be allowable.

Ms. Rose stated the applicant is seeking to add a driveway into the property that will tie into a new parking area behind the structure. Ms. Rose stated the *Guidelines* recommend that parking and driveways follow historic patterns and be located along rear or side elevations and be landscaped to mitigate impact on the district's character (p.77). Ms. Rose stated the proposed placement of the driveway along the left side of the property is appropriate. Ms. Rose stated the proposed material of the driveway and parking area is stamped concrete pavement, which is appropriate. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed partial demolition, foundation alterations, and parking alterations with the following:

- The applicant has complied with the recommendations of the *Guidelines* by demonstrating evidence of Structural Instability or Deterioration.
- 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.
- All historic windows must be preserved and maintained in accordance with the *Guidelines* (p.90). Any windows proposed for replacement must be approved by the Preservation Planner or the Historic Zoning Commission prior to work commencing. If approved, the replacement window 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 prior to work commencing.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, including, but not limited to, the following:
  - The relocation of the bottom of the flood vents to within 12 inches of grade, as required; and
  - The elevation of all utilities to be above base flood elevation, including electrical, plumbing, and HVAC.

- Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Ms. Albert stated she felt it was very fairly represented by Ms. Rose and no further comments were needed.

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

Ms. Marquardt moved to approve with staff conditions a Certificate of Appropriateness for the proposed partial demolition, foundation alterations, and parking alterations. Ms. Besser seconded the motion.

Mr. Carson questioned if it is possible for them to do what is proposed with a partial demolition. Mr. Carson stated to him it looks like it will be a full demolition. Mr. Scalf stated it says it will just be the front porch and one wall but asked how the applicant plans to rebuild the whole foundation without tearing it down to the ground.

Mr. Wilson, the applicant's architect, stated it is like opening Pandora's box again and that we have been having this conversation for ten years now. Mr. Wilson stated a whole demolition was his recommendation ten years ago, yet here we are again, and it is the consensus of everybody in this room they would like to preserve this if we can and that the Shuffs have agreed to embark on that endeavor with that mindset. Mr. Wilson stated that if this board had the mindset to tear this down and build back just like it is, there would be nobody happier. Mr. Wilson stated they do want to maintain the history just like everybody else, but it is going to be a big, very labor-intensive task, and basically anything that needs to come apart must be done by hand. Mr. Wilson stated it will be time consuming, expensive, and labor intensive to do that. Mr. Wilson stated that is what they agree to do. Mr. Wilson stated if you were to say otherwise that would save his client a lot of time and money. Mr. Wilson stated they could build it back with new material and it wouldn't be identical but very comparable.

Mr. Hathaway stated he would agree, and the challenge here is we are lifting it up and peeling it apart and trying to maintain some integrity to this throughout the process, and it is tricky.

Chair Roberts stated the applicant is peeling off the back of it anyway, which was an addition at some point, which is pieced together, at best, now.

Ms. Dannenfelsler stated it is important from a zoning perspective to maintain part of this historic structure to maintain the ability to use this structure for the uses in this zoning district. Ms. Dannenfelsler noted that that has been the process going forward because this structure is in the floodplain. Ms. Dannenfelsler stated there is a need to preserve at a least a portion of this structure.

Mr. Roberts stated that he thinks that is the theme that we've discussed the entire way.

Ms. Pearce stated that she felt like when we left DRC, we were at peace that probably the whole right side would come off and the shotgun portion would be preserved and lifted. Ms. Pearce added that from working with old houses, she believes that is possible. Ms. Pearce stated that maybe some materials can be saved from the right side.

Ms. Albert passed out Mr. Garmin's engineering report to the commission. Ms. Albert stated that what she understands from this report, it is very much like what Ms. Pearce was saying in that we are going to have to take apart and preserve as much as we can on the right side and the hope on the left side is to put some steel beams on the left side and jack it up. Ms. Albert stated that nobody knows what is going to happen until you get in there.

Ms. Baker-Hefley stated this is not what she is suggesting but a question to have a full scope of understanding, but if we approve demolition, it wouldn't be allowed to build anything back in that same location because of the floodplain, and there would be some limitations on what is built there.

Ms. Rose stated that was correct.

Chair Roberts restated the motion at Mr. Laster's request.

Ms. Pearce stated if there is an "oops" and everything fell, then it is a new ball game, and asked for staff clarification.

Ms. Rose stated that is something we hope is avoidable, but the way the Zoning Ordinance reads is that there must be a historic structure that is altered and maintained on the site in order for the property to maintain its base zoning use.

Ms. Pearce stated that there'd be a high level of work and inspiration to save the structure then.

Ms. Marquardt requested to take a few minutes to read the engineering report, and Chair Roberts agreed.

Time was taken to review the report.

Chair Roberts requested to know if everyone had reviewed this. Chair Roberts stated he felt on page 2 the renovation has pretty well articulated what the engineer proposes. Chair Roberts requested to know if there were any other questions.

Mr. Carson requested to know if the City had the resources to monitor this item's work.

Mr. Tosh stated we typically issue a demolition permit, and the applicant would make a request telling the City what portions of the building are proposed to be demolished. Mr. Tosh stated that it has been awhile since he has read Mr. Garmin's letter, but Mr. Garmin indicated that there may be more or less demolition needed depending on what happens once they get inside the building. Mr. Tosh explained an inspection is typically not done, until finished, but with it being in the historic district, he is pretty sure that an inspection can be requested to address any concerns.

Mr. Carson stated that he asks because this can change quickly as they get into the process, and he wanted to make sure that we're capable and able to address that.

Mr. Tosh explained that we inspect the work as it is supposed to be performed. Mr. Tosh stated that his permissions were limited when doing the inspection, as to if they say more is needed to be torn off than approved, so some detail would be needed on how that would commence if more building needed to be removed than initially expected.

Ms. Rose that there are sections in the Zoning Ordinance that have provisions listed where staff would convene to make a determination of how to move forward if the applicant indicates that there is imminent danger. Ms. Rose stated that staff would make the best call and soundest determination and contact the Historic Zoning Commission with the utmost timing in order to do so.

Mr. Roberts stated that in his personal opinion, that's exactly would should be done.

Ms. Rose stated that if there is no reason to move forward if determined that there is no safety issue, then we would stop, and ask the applicant to move forward with an amendment request to the Certificate of Appropriateness at the next available meeting.

Mr. Tosh stated that he would encourage Mr. Garmin be a part of what is being removed.

Chair Roberts requested if an amendment should be added and reread the previous motion.

Ms. Rose stated she did not believe so.

Mr. Tosh stated he will ask Mr. Garmin to be involved with his part of the inspection if more is needed to be removed than expected.

The motion carried 9-0.

Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed addition with the following:

1. The footprint of the proposed addition measures 698 sq. ft., which equates to an approximate 55 percent addition to the existing structure (1,260 sq. ft. footprint) based on the applicant's provided information. Therefore, the addition size is not consistent with the *Guidelines* (p.54, #4), which recommends that additions be limited to no more than half of the footprint of the original building.
2. If issued a COA, the addition 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.
3. If issued a COA, the materials located below the base flood elevation of the connector portion of the addition will be required to be flood/decay resistant, so the use of shiplap or another lap material may not be allowable. The applicant must either provide specifications to indicate that the proposed shiplap material meets the requirements of the Zoning Ordinance or change the area to a parge-coated CMU base. A parge-coated CMU base will allow the connector portion to continue to read as a receding mass on the building while meeting the intent of the Zoning Ordinance and applicable *Guidelines*. The applicant must work with the Preservation Planner to determine the exact location of the shift between the masonry and shiplap siding, and the Preservation Planner must approve the location prior to issuance of a building permit.
4. The use of shiplap-sided walls as railings on the left elevation porch is not consistent with details of the historic building (p.54, #3) or with porch materials found within the historic district (p.79, #7), as recommended by the *Guidelines*. The railing design proposed for the center section of the porch landing must be utilized all the way across the landing for better consistency with the *Guidelines*.
5. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, including, but not limited to, the following:
  - The relocation of the bottom of the flood vents to within 12 inches of grade, as required;
  - The elevation of all utilities to be above base flood elevation, including electrical, plumbing, and HVAC;
  - The fire-rating of the new wall of the addition;

- The removal of the proposed deck shown on page C2.0 of the site plan; and
- The removal of any unpermitted openings along the new addition walls to comply with Table 705.8 of the 2018 IBC.

6. Any additional changes to the approved plans, including those listed in Item 3, must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Mr. Wilson stated we are basically fine with the majority of those recommendation with the exception of the area by the connector. Mr. Wilson stated the structure would be a masonry structure, so any shiplap siding supplied would not be structural, but would be applied to that, but there are some sidings that do not absorb the water. Mr. Wilson stated Hardie products do absorb water and there are some other products out there that do not absorb water. Mr. Wilson stated they would like to explore material with Codes that do not absorb water.

Ms. Rose stated the Zoning Ordinance does require an exposed masonry base of 18-inches, she believed.

Mr. Wilson stated they could do that where it is below the staircase, where it would not be seen, and from the stairs above, if the siding was acceptable to do there.

Ms. Rose stated the commission needed to cover this due to it being an exterior piece to the project.

Mr. Wilson stated the other area he would like to have some discussion on is the railing area. Mr. Wilson stated in our previous conversation we talked about that at length and the reason we are recommending solid rails as opposed to open rails is we have a chair lift that is to be required for handicap access. Mr. Wilson stated they are not attractive, and it is particularly not something you would want to look at. Mr. Wilson stated they are wrestling with how to make that go away and hear your comments to see if we can come up with a compromise that does both. Mr. Wilson stated he opened that up with some railing to acknowledge we are in the historic district. Mr. Wilson said they would like to come up with something that recedes, is unobtrusive, and doesn't call attention to itself the best way we can. Mr. Wilson stated before, we were proposing a board—something like you would see under seawalls, seen under decks, like you would see more in resort-type communities, with a gap between them—and change from that detail to a more shiplap that would be more consistent. Mr. Wilson stated while it is not used more in Franklin, if you go to historic cities like Savannah, Charleston, cities like that, you will see more shiplap like that. Mr. Wilson feels like it is an appropriate material to use and still keep something sensitive to the character of the building. Mr. Wilson stated they did add some columns to the top of the half wall to try to pull from the columns on the front porch.

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

Mr. Laster moved to deny issuance of a Certificate of Appropriateness for the proposed addition. Ms. Besser seconded the motion.

Ms. Besser stated her comment would be that the they have made strides to get where they need to be, but she still thinks it needs some tweaking, and one thing in particular is the rear addition over the boxed bay. Ms. Besser stated that given we have a folk vernacular house, the box bay is more high style, and it doesn't really complement the front of the house.

Mr. Wilson stated we had addressed that in the last conversation as well, and you do not see that addition anywhere with the tree cover unless you walk behind the building. Mr. Wilson stated we can disagree on the appropriateness of the architecture or design of that. Mr. Wilson stated that the contribution it makes

to the interior of the building is why we're still showing that there. Mr. Wilson stated we want to be in nice spaces—all of us—and if you have an element that really makes a significant contribution to the interior, the quality and environment of the space you'll be in, we feel like that's going to back a big difference on the interior, so that's why we're going to maintain that element. Mr. Wilson stated that everything is—the arched openings below, we changed those to flat—we tried to address that we could that we felt was appropriate. Mr. Wilson stated that if that was visible, we were prepared to pull that off if you could see it, and our opinion is that you're not going to see that, and we've got pictures on the sheets that say Site Location Photos.

Mr. Roberts asked if there were any other comments from the commission members.

Ms. Pearce stated she does not have a problem with the bay on the back, and she does feel they were responsive to simplifying some things. Ms. Pearce stated the connector piece with the siding is what her concern is and asked if the chair lift is toward the historic home or toward the railing.

Mr. Wilson stated that on the drawing, it would be to the right edge.

Ms. Pearce stated so you could open up more of that railing.

Mr. Wilson stated they could, but he thinks it is going to look odd to have one side, and that is why we have baluster where it is.

Ms. Pearce stated she could understand the reasoning behind balancing it, but she thinks the openness, in her mind, trumps the tradeoff to have the railing go all the way and just have it at that one spot. Ms. Pearce stated just in conversations when Mr. Wilson has presented other projects, she knows he is familiar with a lot of metal products, and she thinks another look at some other materials can help. Ms. Pearce stated that we cannot control what color that siding is painted, and she heard the architect say a lot at design review, "to make this piece quiet and go away," and if that siding were dark and waterproofed, that may happen, but we don't have any control over that.

Chair Roberts stated we have a motion to deny and requested to know if anyone wished to speak about the denial. Chair Roberts stated he personally agrees with what one said previously about the visibility because that was brought up at design review. Chair Roberts stated he looked at it today and you won't see this section pretty much at all. Chair Roberts stated maybe in winter time, but not in spring and fall. Chair Roberts stated he was in support of what you got here and will be voting against the motion to deny.

Mr. Laster stated he would like to make a comment about that and stated trees can be cut, so at the moment, we may say it could be shielded, but in the future those trees could be cut, and he feels we should consider this as a board.

Ms. Baker-Hefley stated she would add that she is fairly comfortable with rear side elevation and even the side elevations with one less opening. Ms. Baker-Hefley stated we are close, but not quite there yet on the left side elevation. Ms. Baker-Hefley stated she is just not quite there yet on supporting this.

The motion to deny carried 6-3, with Mr. Scalf, Mr. Roberts, and Mr. Hathaway voting no.

#### **Item 7:**

**Consideration of Principal Structure Addition & Alterations (Siding, Window Replacement, Ramp) & New Construction (Accessory Structures: Maintenance Building & Trailhead Shelter) at 1343 Huffines Ridge Dr.; Kyle Kramer, Applicant.**

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 1343 Huffines Ridge Dr., as follows:

#### John Carothers House

- The construction of a rear addition onto the John Carothers House to allow it to serve as a public meeting space;
- The removal of the synthetic gable siding and its replacement with 1x6 painted wood siding;
- The replacement of all windows with wood windows; and
- The construction of a minor ADA sidewalk/ramp to allow for access to the front porch.

#### Maintenance Building

- The construction of a maintenance building at the area to the rear of the John Carothers House

#### Trailhead Shelter

- The construction of a trailhead shelter to the north of the Carothers House to accommodate future trails.

Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposal at its February 17, 2020 meeting. Ms. Rose stated the *Guidelines* recommend that additions be designed to be clearly contemporary and compatible with the proportions, form, materials, and details of the building and be limited to no more than half of the footprint of the original building. Ms. Rose stated the original building is defined to include “all portions of the building that are at least 50 years in age” (p.54, #3-4). Ms. Rose stated the historic building must be clearly identifiable, and its physical integrity must not be compromised by the new addition, as through approaches that unify the existing structure and new construction into a single architectural whole (p.54, #2). Ms. Rose stated the *Guidelines* support the placement of additions on rear or obscured elevations with limited visibility, noting, however, that rear or side elevations may not always be appropriate for additions, as some historic buildings have visual prominence from many vantage points (p.54, #1).

- **Location/Design:** The proposed addition consists of a shed roof form off the rear of the existing structure. The proposal, as such, is consistent with the recommendations of the *Guidelines* for placement, which support placed on obscured elevations with limited visibility (p.54, #1). The roof pitch of the proposed addition has been modified slightly, at the recommendation of the Design Review Committee, to lessen the amount of overlap it has with the historic structure’s roof. The addition is subservient in size and intricacy, and the offset, roof form, and material changes differentiate it from the historic structure.
- **Size:** The footprint of the proposed addition measures approximately 280 sq. ft., which equates to less than 50 percent of the existing structure. The addition size is consistent with the *Guidelines* (p.54, #4).
- **Materials:** The materials of the proposed addition (stone foundation, wood siding, painted bead board siding, 5V metal roofing, and wood windows) are consistent with the *Guidelines* (p.55).

Ms. Rose stated the Carothers House alterations are as follows:

- The applicant is proposing to replace the existing synthetic gable treatment with 1x6 painted wood siding. The *Guidelines* support the removal of synthetic siding and the restoration of the house’s historic appearance (p.83, #3).

- The *Guidelines* recommend that one preserve and maintain historic windows and historic window openings (p.90, #1). New windows are recommended to have historic profiles and dimensions, utilizing true or simulated divided-light with double-hung appearances. Further, they should match the historic materials found on the building (p.90, #4-5).

The applicant is proposing to replace existing windows with wood windows that match the lite pattern of the historic windows. The replacement is proposed due to concerns about consistency in appearance, as some appear to have been replaced. Specifications for the proposed replacements have not been provided.

- A minor concrete sidewalk ramp is proposed to tie into the left side of the front porch, taking advantage of the existing topography and allowing for ADA access to the site. The *Guidelines* recommend that ramps be located on rear or secondary elevations that are not readily visible. Further, it is recommended that ramps be designed to be reversible, have minimal impact, and not involve the removal of historic features (p.80, #1, #4). As a National Register site, it is of utmost importance to preserve the site and setting.

Ms. Rose stated the New Construction (Accessory) are as follows:

- The applicant is proposing to construct a maintenance building at the rear to the rear of the Carothers House to serve the needs of the future park. The *Guidelines* recommend that accessory structures be constructed in traditional locations behind the principal structure and designed to be visually subordinate in placement, size, mass, and intricacy to their respective principal structures (p.64, #1-2). The *Guidelines* also recommend that accessory structures be designed to be shorter in height than and designed to be consistent with the contexts of the principal structures they serve (p.64, #3-4). Architectural details should complement, but not visually complete with, the character of the historic principal structure (p.64, #4). New accessory buildings should “use components typically used in historic equivalents” (p.64, #6). The accessory building is designed to match the vernacular forms of the early farm buildings on the site, which is appropriate. The proposed materials (5V metal roofing, reclaimed wood siding, painted wood battens, reclaimed wood for doors) are also appropriate.
- The applicant is proposing to construct a trailhead shelter to serve the needs of the future park. The shelter is proposed to be located to the north of the Carothers House. It is designed simply and features reclaimed wood siding, wood beams, and 5V metal roofing to reinforce the context of the property. As such, the accessory structure is designed appropriately.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed addition, alterations, and accessory structures with the following:

- The *Guidelines* recommend that one preserve and maintain historic windows and historic window openings (p.90, #1). It is recommended that the applicant work with the Preservation Planner to evaluate which windows can be preserved and maintained in place in order to provide better consistency with the *Guidelines* and maintain more historic features of this National Register property intact. If the evaluation determines that any windows require replacement, the replacement windows must be wood and match the detailing of the historic windows. The window specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.

- For better consistency with the *Guidelines*, the area around the sidewalk ramp must be manipulated so that the sidewalk appears to be flush with the grade. It appears that minimal grading will be required to achieve an at-grade effect, so the topography will not be disturbed significantly, and the *Guidelines* will be respected.
- 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 or the Historic Zoning Commission for review and approval.

Ms. Besser moved to approve with staff conditions of a Certificate of Appropriateness for the proposed application, Project #7207. Ms. Baker-Hefley seconded the motion.

Ms. Pearce stated what has continued to bother her is that the south elevation addition does not carry the same detailing of doing the painted bead board across the top, and that would solve her issue.

Mr. Kramer asked if Ms. Pearce is talking about the north elevation.

Ms. Pearce stated yes, similar to the north elevation.

Mr. Kramer stated he did not think there would be a problem with that.

Ms. Pearce moved to amend the motion to include adding the painted bead board siding that is shown on the north elevation to south elevation on the addition. Mr. Laster seconded the amendment, and the amendment carried 9-0.

Ms. Pearce stated she believed this is a National Register property and believes there needs to be some conversation about how the stone foundation on the new addition is not misleading, to tell them story of this house. Ms. Pearce stated she would go with brick there just because you got the building as stone, and then are we knitting that addition in too much, given that it is a National Register property.

Ms. Rose suggested a parge coat.

Ms. Pearce stated that would work.

Ms. Baker-Hefley agreed.

Mr. Kramer stated currently it is stone to match that.

Ms. Pearce stated if real stone from the property is used, then that makes a difference.

Ms. Rose projected photographs of the property for examination.

Ms. Pearce stated she would withdraw her amendment if the stone from the property is used.

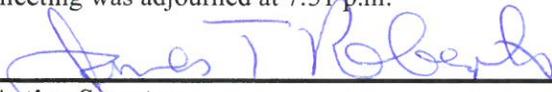
Mr. Scalf requested to know if any signage would be used.

Mr. Kevin Lindsey from the Parks Department stated yes, there would be signage, and hopefully a lot of interpretive signage. Mr. Lindsey stated they would like it to look like how the McLemore House does their signage.

The motion, with amendment, carried 9-0.

**Item 8:  
Adjourn.**

With no further business, Ms. Baker-Hefley moved to adjourn, with Ms. Marquardt seconding. The meeting was adjourned at 7:31 p.m.

  
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**Acting Secretary**

