

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
February 12, 2018**

The Franklin Historic Zoning Commission held a special meeting on Monday, February 12, 2018, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser
Kelly Baker-Hefley
Jeff Carson
Mike Hathaway
Lisa Marquardt
Mary Pearce
Ken Scalf
Rusty Womack

Staff Present: Amanda Rose, Planning & Sustainability Department
James Svoboda, Planning & Sustainability Department
Joey Bryan, Planning & Sustainability Department
Kristen Corn, Law Department
Randall Tosh, BNS Department

**Item 1:
Call to Order**

Chairwoman Besser called the February 12, 2018 meeting to order at 5 pm.

**Item 2
Minutes: January 8, 2018**

Ms. Baker-Hefley moved to approve the January 8, 2018 meeting minutes as submitted. Ms. Marquardt seconded the motion, and the motion carried 8-0.

**Item 3:
Staff Announcements.**

Ms. Rose stated there will be a special site visit next week before DRC. Ms. Rose stated the site visit will be at 3 pm and then reconvene back at City Hall for regular DRC meeting. Ms. Rose stated she wanted to give an update on the findings from the consultant for the downtown Franklin National Register District. Ms. Rose stated they cleaned up the document, corrected any errors, and added any new information. Ms. Rose stated that she has submitted a couple of grant applications on behalf of the City. Ms. Rose stated one is for an update to the Hincheyville Historic District National Register documentation and the other one is for window restoration for the Hayes House at Harlinsdale Farm.

Ms. Rose stated Ms. Corn would be leaving the City and thanked her for her service.

Item 4:

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

No non-agenda emergency 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 Alterations (Storefront) at 202 5th Ave. N., Ste. B; Chris Cooley, Applicant.

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for the installation of a drop box in the storefront located at 202 5th Ave. N., Ste. B. Mr. Bryan stated that most of the drop box will be contained within the store but that the face and door must be installed into one of the windows. Mr. Bryan stated the face of the drop box measures 32" x 22", or 4.9 sq. ft., and that it is proposed to be located in the center of the far-left window pane and feature convenience signage, as categorized by the Building & Neighborhood Services Department. Mr. Bryan stated the drop box is constructed of metal. Mr. Bryan stated the applicant is requesting the addition of a drop box to accommodate patrons dropping off laundry after store hours for the new dry-cleaning business that will occupy the space. Mr. Bryan stated the subject building is a four-suite commercial strip mall located at the corner of 5th Ave. N. and Bridge St. Mr. Bryan stated that according to the Williamson County Property Assessor's office online database, the building was constructed around 1985. Mr. Bryan stated it is not listed as a contributing structure to the Downtown Franklin National Register Historic District. Mr. Bryan stated it is recommended that the Historic Zoning Commission approve with conditions the proposed alterations to the storefront with the following:

1. The applicant is proposing a sign featuring black lettering and a white background. As a condition of approval, the applicant must alter the front, visible portion of the drop box to be a darker color and any signage on the drop box have lighter lettering to meet the *Guidelines*.
2. The application must meet all the requirements of the Building & Neighborhood Services Department. Any proposed changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Mr. Cooley stated that Mr. Bryan covered everything.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6623 for the alterations to the storefront in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 12, 2018. Mr. Scalf seconded the motion.

Ms. Pearce stated that if this was a contributing building, this would not be appropriate. The motion carried 8-0.

Item 7:

Consideration of Wall Signage at 132 3rd Ave. S.; Rebecca Wildsmith, Applicant.

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for the installation of wall signage at 132 3rd Ave. S. Mr. Bryan stated the proposed wall sign measures 19.5" x 79", or approx. 10.69 sq. ft., and is constructed of an aluminum composite panel wrapped in vinyl with acrylic lettering. Mr. Bryan stated the sign is proposed to be mounted between the top of the main entryway and beneath the center second floor window. Mr. Bryan stated the proposed color scheme is a black background with white and blue lettering and red accents. Mr. Bryan stated it is recommended that the Historic Zoning Commission approve with conditions the proposed signage with the following:

1. As a condition of approval, any future wall sign requests are not eligible for administrative review.
2. As a condition of approval for consistency with the *Guidelines*, the wall signs must be mounted in such a way to minimize damage to the historic materials.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a sign permit. Any proposed changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Ms. Wildsmith stated she appreciated everyone's time for looking at this.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Ms. Baker-Hefley moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6624 for the signage in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 12, 2018. Mr. Womack seconded the motion.

Mr. Bryan clarified staff has already approved a freestanding sign for the front yard with same color scheme and design.

The motion carried 8-0.

Item 8:

Consideration of Alterations (Window Replacement) at 306 Public Sq.; Sharon Davis & David Bradley, Applicants.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the replacement of the twelve (12) left side elevation windows at 306 Public Sq. Ms. Rose stated the applicant is also requesting the replacement of one front elevation window. Ms. Rose stated the building dates to 1901. Ms. Rose stated the applicant failed to attend the January 8, 2018 Historic Zoning Commission (HZC) meeting. Ms. Rose stated because of this, the HZC deferred the item to a special-called Design Review Committee (DRC) site visit. Ms. Rose stated the applicant was not available at the special-called site visit but was able to discuss the item at the special-called February 22nd DRC meeting.

Ms. Rose stated it is recommended that the Historic Zoning approve with conditions the proposed left elevation window replacement request with the following:

1. Because of the inaccessibility and lack of visibility of the two “lower” and “middle” levels of the left elevation, the use of a modified-profile aluminum clad window at these two locations will not diminish the historic appearance and detailing of the visible parts of the building.
2. In keeping with the *Guidelines*, the original window opening dimensions cannot be altered in any way in order to achieve window replacement.
3. Repair of the “upper” level left elevation windows does not require issuance of a COA. If the applicant determines that repair is not desirable, staff recommends that the applicant return to the Historic Zoning Commission for consideration of alternatives.
4. The application must meet all the requirements of the Building & Neighborhood Services Department.
5. Any changes to the approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Ms. Rose stated it is recommended that the Historic Zoning deny the proposed left elevation window replacement request with the following:

1. As a non-original window, replacement is entirely appropriate. The *Guidelines*, however, recommend that replacement windows (if originals are missing) match the historic materials found on the building (p.129, #5) and be appropriate to the period of the building, and as such, a late 19th or early 20th century building is recommended to utilize four-over-four, two-over-two, or one-over-one sashes with distinct meeting rails and an operable appearance (p.129, #7). The *Guidelines* also comment on upper facades, noting that “upper facades should retain their historic appearance and details” (p.129). Replacement of the existing window with another historically-inappropriate window will prolong the non-original front façade appearance.
2. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department, and any changes to the approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Ms. Davis stated her boss has a ten-year lease on this building and that they are in an odd predicament to make improvements. Ms. Davis stated the first attack on this was to update the AC unit and make the windows look better. Ms. Davis stated that they cannot replace all the windows at one time due to cost. Ms. Davis stated that she could patch up what exists, but asked if she would need to come back for approval if the top windows needed to be replaced.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Ms. Pearce moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6606 for the replacement of the left elevation “lower” and “middle” level windows with staff’s comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 12, 2018. Mr. Hathaway seconded the motion.

Ms. Marquart requested to know if this would be the time to discuss the top windows.

Ms. Rose stated the applicants’ intent is to repair those windows but that they would like to receive direction on how to move forward if the windows cannot be repaired. Ms. Rose stated they would have to come to back if the windows are needed to be replaced.

Mr. Womack stated he would like to know if staff would still recommend the use of four-over-four windows on the lower level windows that are not seen.

Ms. Rose stated that the use of the four-over-four windows was a request by the applicant and that staff could support the request if that is what the applicant wanted.

Mr. Womack requested to know if staff would accept one-over-one as a window configuration.

Ms. Rose stated due to the lack of visibility, and just for this situation, staff could support.

Mr. Womack stated he would support an aluminum-type storefront window and that these windows will never be seen.

Discussion ensued.

Ms. Davis requested to know that if they could use something nicer if they got in there and decided that they wanted to do so.

Mr. Womack stated yes and explained. Mr. Womack stated in regards to the upper windows, as long as the components are replaced in-kind, that would be preferred.

Chairwoman Besser stated we need to get clarification from Ms. Rose.

Ms. Rose stated it is a unique solution to very unusual situation.

Ms. Pearce moved to amend her motion to state that due to the close quarters and not being able to have any view from the street, if during the course of doing a replacement window, if another options comes viable, including being glass with a bronze aluminum frame, that the owner be allowed to come back to staff for approval. Mr. Womack seconded the motion, and the amendment passed 8-0.

With the original motion having been made and amended, the motion passed 8-0.

Mr. Scaff moved that the Franklin Historic Zoning Commission deny issuance of a Certificate of Appropriateness for Project PL #6606 for the replacement of the single-light window on the right side of the front elevation upper façade with a metal window with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 12, 2018. Ms. Baker-Hefley seconded the motion.

Mr. Womack stated with the use of more economical windows for those that are concealed, maybe the visible windows can get more attention.

Ms. Davis stated, yes, of course.

Ms. Pearce stated she would rather have the front window done correctly and not match all the others, as otherwise, one will be throwing good money away.

The motion passed 8-0 to deny issuance of a Certificate of Appropriateness.

Item 9:

Consideration of Demolition & New Construction at 99 E. Main St.; Will Schaedle, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the demolition of a one-story building and the new construction of a two-story mixed-use development with rooftop deck feature at 99 E. Main St. Ms. Rose stated the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at a special-called February 22, 2018 meeting, which was rescheduled from the regular DRC meeting date due to inclement weather. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed demolition with the following condition:

1. The applicant must photograph the existing building satisfactorily—both inside and outside—and submit photographs to staff for Commission records prior to issuance of a demolition permit.

Mr. Reese stated they feel it is appropriated for the building to demolished.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6625 for the proposed demolition with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 12, 2018. Mr. Scalf seconded the motion, and the motion carried 8-0.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness for the construction of a two-story mixed-use development with rooftop deck feature. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed new construction with the following conditions:

1. While the design features corbelling and includes subtle inlaid brick herringbone designs between the lower and upper floors, little architectural variation is provided on the upper facades. The applicant must alter one or two of the front elevation vertical divisions to include more decorative and substantial cornice detailing for better consistency with the *Guidelines*. The revision must be submitted to the Preservation Planner for consideration and approval prior to issuance of a building permit.
2. For better consistency with the *Guidelines*, the entrance must be modified to either 1) remove the balcony, or 2) alter the balcony into a deeper, functional porch. Additionally, a more decorative and substantial cornice design must be included on the front entrance to provide more visual prominence and compatibility with adjacent storefront buildings. The revision must be submitted to the Preservation Planner for consideration and approval prior to issuance of a building permit.
3. All brick materials be "compatible in size, profile, and detailing with historic materials." The "tumbled" brick sample does not appear to be consistent with the detailing of historic materials. The applicant must provide a more compatible brick for consideration and approval by the Preservation Planner prior to issuance of a building permit.
4. All upper-story windows must have historic profile and dimension per the *Guidelines*. The applicant must submit window specifications to the Preservation Planner for consideration and approval prior to issuance of a building permit.
5. The rooftop deck should not be visible from the street per the *Guidelines*, which state that "modern roof elements such as...decks" be installed so they are not visible from the street. The parapet wall should be utilized to screen it from view.
6. Parking screening should be provided through the use of landscape elements or brick walls (both of which are common to the historic district) so as to retain the general setback pattern.
7. Any utilities proposed for placement on the top of the building must be placed such that distance or elements like parapets keep them from view, per the *Guidelines*. Grounded utilities must also be screened from street view, per the *Guidelines*.
8. The application must meet the requirements of the City for site plan approval and building permitting. Depending on the site grading, the overall height of the tallest portion of the building (43') may be required to be lowered to meet the maximum height regulations associated with Central Franklin Character Area 1.
9. Any exterior alterations to the plan set, including, but not limited to, foundation height, overall building height, materials, architectural features, and building footprint, must be

returned to the Historic Zoning Commission for consideration and approval in light of the *Guidelines*.

10. If the Floodway Fringe Overlay is being revised by a LOMR, then the Board of Zoning Appeals must consider the interpretation of the boundary for approval.
11. All signage, awnings, building-mounted lighting, and individual storefront configurations require additional information and more detailed specifications be submitted to the Preservation Planner for determination of eligibility for COAs. This information must be submitted in the form of COA applications at later dates.

Mr. Reese stated they have designed the building very carefully to incorporate downtown Franklin. Mr. Reese stated they are happy to work with Ms. Rose. Mr. Reese stated the projected picture is not the correct color but that the correct color is shown in the packets. Mr. Reese stated they brought some samples of brick. Mr. Reese stated they would have mixed uses and that he thinks the building as a whole is coming together nicely. Mr. Reese stated they would be happy to correct the rooftop condition. Mr. Reese explained the he could adjust the upper-story windows to look more like residential windows. Mr. Reese stated the second-floor windows should be different to look like office windows and that they came up with a way to look like office on the inside and keep the historical context on the outside. Mr. Reese stated they could screen the parking with landscape.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6625 for the proposed demolition with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 12, 2018. Mr. Carson seconded the motion, and the motion carried 8-0.

Ms. Pearce stated in the big picture, the concept is great, but this a very big project for downtown Franklin. Ms. Pearce stated suggested decreasing some of the landscaping and having metal fencing along the front walkway. Ms. Pearce stated she wants to see what the front is really going to look like.

Mr. Reese stated the proposal is really conceptual and that they will show the changes as they come up. Mr. Reese explained possible changes but stated that he is not sure of them all.

Ms. Pearce requested to know if it is possible to approve just the concept of this building tonight.

Chairwoman Besser stated she is not comfortable approving this tonight since it still needs some tweaking.

Ms. Marquardt agreed with Chairwoman Besser and explained. Ms. Marquardt then explained that she had to leave the meeting to make it to another engagement.

Ms. Rose explained that this item requires site plan approval from the Planning Commission as well and explained.

Mr. Bryan stated that this will just go to Planning Commission only and not to the Board of Mayor and Aldermen.

Chairwoman Besser noted that there are a lot of conditions with this project.

After further discussion, Mr. Hathaway moved to amend the motion to approve in general scope, scale, and proportion, the existing building as proposed, with it returning to DRC and then coming back to Historic Zoning Commission prior to site plan approval. Mr. Womack seconded the motion, and the amendment passed 7-0.

With the main motion being made and amended, the motion passed 7-0.

Item 10:

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

No non-agenda items.

Item 11:

Adjourn.

With no further business, the meeting was adjourned at 6:34 p.m.

Acting Secretary