

FRANKLIN HISTORIC ZONING COMMISSION

STAFF REPORT & RECOMMENDATION

March 12, 2018

Project PL-#6625

Item:	7
Address:	99 E. Main St. (Downtown Franklin Historic District)
Applicant:	Will Schaedle
Owner:	Preston Ingram
Project Staff:	Amanda Rose
Application:	New Construction (Architectural Features & Materials)
Staff Recommendation:	Approval with conditions

PROJECT INFORMATION: The applicant is requesting a Certificate of Appropriateness (COA) for the architectural features and materials associated with the new construction of a two-story mixed-use development with rooftop deck feature at 99 E. Main St. The footprint, massing, scale, and height were approved by the Historic Zoning Commission at its February 12, 2018 meeting, with the condition that the architectural design elements and materials return to the HZC for consideration and approval prior to final City Site Plan approval. Architectural detailing and materials include, but are not limited to, the following:

- Masonry and storefront materials and configurations;
- Front elevation vertical divisions;
- Cornices and parapets;
- Entrances and their respective configurations;
- Windows;
- Rooftop deck and parking screening; and
- Utilities screening.

The applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its February 19, 2018, meeting.

APPLICABLE DESIGN GUIDELINES:

- Secretary of Interior's Standards for Rehabilitation (p.2-3)
- Infill Buildings (p.108)
- Masonry (p.113)
- Parking (p.115)
- Roofs (p.119)
- Storefronts (p.126)
- Utilities (p.128)
- Windows (p.129)

PROJECT REVIEW:

Materials/Architectural Features

The full perimeter of the proposed building measures approximately 725' long. The *Guidelines* recommend that new buildings be “compatible with adjacent buildings through...architectural features” and that “buildings constructed over several lots or are 50 feet or more in width” be constructed “with designs to reinforce the spacing and arrangements of adjacent buildings” (p.108, #2, #11). The building is divided into several vertical divisions with widths varying between one to four upper façade window openings. Variations in height are introduced using cornices and parapets, and the building demonstrates dimensional variations between façade divisions. At the recommendation of the DRC, the applicant has varied the masonry color changes used on the façade divisions to create less regularity and more consistency with the façade rhythm of nearby historic buildings.

At staff and the DRC's recommendation, the applicant has also removed the inlaid brick herringbone patterns and incorporated additional historically-appropriate cornice detailing. The revised cornice detailing provides more compatibility with storefronts along Main St. but remains simple so as not to replicate the historic buildings and create a false sense of history.

At the recommendation of staff and the Historic Zoning Commission, the applicant has removed the previously-proposed window balcony at the front and right corner of the building, as it is not recommended by the *Guidelines* (p.109, #14). While the entrance has been removed from this area, the design now features a more decorative and substantial cornice design. Building columns have been revised at the DRC's recommendation so as to use less cast stone while maintaining an appropriate sense of mass. Window headers are now proposed to vary between case stone and brick.

The applicant is proposing the use of masonry building materials, including brick veneer and cast stone. Other proposed materials include aluminum storefronts and windows.

- The *Guidelines* recommend that one “use brick or masonry construction” (p.109, #17) and that masonry materials be “compatible in size, profile, and detailing with historic materials” (p.110, #18). Previously-submitted brick samples, such as the tumbled brick, were not determined to be compatible with historic materials in the downtown area. The applicant plans to submit samples directly to the HZC for consideration.
- The *Guidelines* document has several recommendations pertaining to windows, specifically their material, alignment, proportions, and shapes. The proposal appears to follow the regular proportions of upper façade windows in the historic district, and it utilizes appropriate window shapes (p.109, #12-13). The *Guidelines* recommend that new windows be “wooden, anodized aluminum with dark or bronze finishes” (p.129, #9). At the DRC's recommendation, the applicant has utilized medium bronze-colored aluminum windows and storefronts. The style and coloring of these units are similar to that previously approved for use in the 231 Public Sq. renovation project.
- A rooftop patio/terrace is proposed on top of the two-story building form at the intersection of 1st Ave. S. and E. Main St. The *Guidelines* state “if modern roof elements like...decks, balconies...are desired, install them so they are not visible from the street” (p.119, #3). The applicant has modified the proposed parapet walls around the rooftop deck in order to lessen the rooftop's appearance from the street view.

Parking/Utilities

- The *Guidelines* recommend that screening should be provided for parking lots and that landscape elements such as trees, hedges, low shrubs, earth berms, or brick or wood fences be used to retain the general setback pattern (p.115, #3). The applicant is proposing the use of a surface parking lot accessible from 1st Ave. S. The site plan and conceptual renderings do not provide information about parking screening.
- A plan for utilities placement has not been submitted. The *Guidelines* recommend that one “locate mechanical systems behind or on top of buildings” and that one “place roof-mounted systems such that distance or elements like parapets keep them from view” (p.128, #3-4). Further, the *Guidelines* state that “meters, conduits, and other equipment” should be placed on rear elevations and that “satellite dishes may be placed on roofs where they are not readily visible from the street” (p.128, #6-7).

STAFF RECOMMENDATION: It is recommended that the Historic Zoning Commission **approve with conditions** the proposed **architectural features and materials of the new construction** with the following conditions:

1. All **brick materials** be “compatible in size, profile, and detailing with historic materials.” The applicant must provide compatible brick samples for consideration and approval by the Historic Zoning Commission prior to issuance of a building permit.
2. **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.
3. 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*.
4. The application must meet the requirements of the City for **site plan approval** and **building permitting**.
5. 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.**
6. 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.

SUGGESTED MOTION: I move that the Franklin Historic Zoning Commission **approve with conditions** a Certificate of Appropriateness for Project PL #6625 for the **new construction’s proposed architectural features and materials** with **staff’s comments**, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 12, 2018.