

**FRANKLIN HISTORIC ZONING COMMISSION  
MINUTES  
DECEMBER 10, 2018**

The Franklin Historic Zoning Commission its regular scheduled meeting on Monday, December 10, 2018, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser  
Jim Roberts  
Mike Hathaway  
Kelly Baker-Hefley  
Jeff Carson (arrived at 5:17 during Item 7)  
Mary Pearce  
Ken Scalf

Staff Present: Amanda Rose, Planning & Sustainability Department  
James Svoboda, Planning & Sustainability Department  
Joey Bryan, Planning & Sustainability Department  
Tiffani Pope, Law Department  
Randall Tosh, BNS Department  
Matthew Munson, Assistant City Attorney

**Item 1:  
Call to Order**

Chairwoman Besser called the December 10, 2018 meeting to order at 5:03 pm.

**Item 2:  
Minutes: November 12, 2018**

Mr. Roberts moved to approve the November 12, 2018 meeting minutes. Ms. Baker-Hefley seconded the motion, and the motion carried 6-0.

**Items 3:  
Staff Announcements.**

Mr. Rusty Womack was celebrated for all the time and knowledge he has provided to this commission, and Ms. Rose stated that she would present him with a gift from the City. Everyone gave him a round of applause.

Ms. Rose introduced Mr. Bryan Laster as the new commissioner that would be considered for approval by BOMA tomorrow night.

Ms. Rose stated there will be a special DRC site visit at 3:00 pm at 312 3<sup>rd</sup> Avenue South next Monday. Ms. Rose stated after the site visit, the committee would convene back at City Hall Training Room for the regular DRC meeting.

Ms. Rose introduced Mr. Matthew Muenzen as the new Assistant City Attorney.

**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 speak.

### **Item 6:**

#### **Consideration of Recommendation Request for Proposed Public Art Installation Request at Various Locations in Downtown Franklin; Williamson County Convention & Visitors Bureau, 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 various locations in Downtown Franklin. Ms. Rose stated the application proposes the creation of a scavenger hunt through the placement of ten (10) miniature bronze statues of Midnight Sun, of the leading sires of the Walking Horse breed who spent nearly his entire life at Harlinsdale Farm. Ms. Rose stated the purpose of the proposal is to expand downtown Franklin's public art offering, encourage visitors and residents to explore the city, and to enhance the visitor experience. Ms. Rose stated the proposed locations for the art installations are as follows:

1. Williamson County Visitors Center, located at 400 Main St., Ste. 200;
2. McPhail Cliffe Office, located at 209 E. Main St.;
3. Green House, located at 202 Church St.;
4. Factory at Franklin, located at 230 Franklin Rd.;
5. St. Paul's Episcopal Church, located at 510 W. Main St.;
6. Carter House, located at 1140 Columbia Ave.;
7. Dan German Hospital (currently Hope Church), located at 157 4<sup>th</sup> Ave. S.;
8. Old Factory Store (currently Landmark Booksellers), located at 114 E. Main St.;
9. Sallie Ewing Carter House (currently Shuff's Music), located at 118 3<sup>rd</sup> Ave. N.; and
10. Park at Harlinsdale Farm, located at 239 Franklin Rd.

Ms. Rose stated the installations are proposed to be placed inside window sills, onto porches or fences, or inside the selected locations. Ms. Rose stated the statue for the Visitors Center office is proposed to be placed onto a freestanding pedestal outside of the entrance, as recommended by staff and the Design Review Committee at its November 19, 2018 meeting. Ms. Rose stated that 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 November meeting. Staff will forward both the HZC and FPAC recommendations to the BOMA for its consideration at a later date.

Ms. Weisinger stated that she is really excited about this and stated the idea came about from a visit to Huntsville, Alabama, where she saw some bronze statues and went to their visitor's center and inquired about them. Ms. Weisinger stated there was a scavenger hunt based around their famous ducks that come

out once a year. Ms. Weisinger stated she thought this was such a great idea and brought the suggestion to Franklin.

Ms. Pearce moved to approve a recommendation for the Public Art/Scavenger Hunt as presented to the Art Commission and BOMA. Ms. Baker-Hefley seconded the motion, and the motion carried 6-0.

**Item 7:**

**Consideration of Alterations to Previously-Approved New Construction (Height) at 331 Fair Park Ct. (Lot 4); Bristol Fair Park Holdings LLC, Applicant.**

Ms. Rose stated applicant is requesting a Certificate of Appropriateness (COA) for alterations to the previously-approved new construction of a two-story single-family residence at 331 Fair Park Ct. (formerly Lot 3; now Lot 4). Ms. Rose stated that the residence is proposed to be situated to front Fair Park Ct. and back against floodplain areas visible from Highway 96W. Ms. Rose stated that the project was originally approved for issuance of a COA from the Historic Zoning Commission at its April 11, 2016 meeting. Ms. Rose stated that the project was then approved for an administrative six-month extension per COA Extension Policy effective until October 11, 2017. Ms. Rose stated the Historic Zoning Commission approved a requested lot size increase on December 11, 2017. Ms. Rose stated on June 11, 2018, the Historic Zoning Commission considered and approved a series of requested alterations relating to garage size, roof planes, and siding type. Ms. Rose stated that the newly-proposed alterations are limited to height. Ms. Rose stated Historic Zoning Commission deferred consideration of the proposal at its November 12, 2018, for further discussion. Ms. Rose stated that the applicant is requesting approval to change from a slab-on-grade construction method to an elevated foundation, as required by the Zoning Ordinance. Ms. Rose stated it also appears that additional height is proposed beyond that necessitated for the adjusted foundation height, through the elevation of previously-approved ceiling heights. Ms. Rose stated it is recommended that the Historic Zoning Commission **approve with conditions** the proposed alterations to the previously-approved new construction with the following:

1. Any deviation from the front elevation height (32'-8") and/or the overall height (36'-5"), foundation height, finished floor elevation, lot coverage, or siting of the structure as presented within this application, due to grading or otherwise, must be submitted to the Preservation Planner or Historic Zoning Commission for review and approval prior to construction.
2. As a previous condition of approval, window and garage door material specifications must be submitted to the Preservation Planner for review and approval in light of the *Guidelines* prior to issuance of a building permit.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Mr. Hathaway recused himself from this item.

Chairwoman Besser requested to know if the applicant had anything to add.

Mr. Black stated everything should have been covered in the Design Review Committee meeting.

Chairwoman Besser requested to know if any citizens wished to comment, and no one did.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #6854 for the alterations to the previously-approved new construction, in