



Legislation Text

File #: 18-0752, **Version:** 1

DATE: July 18, 2018

TO: Franklin Municipal Planning Commission

FROM: Joey Bryan, Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

*Consideration Of Ordinance 2018-33, To Be Entitled: "An Ordinance To Zone 419 Murfreesboro Road Into The Historic Preservation Overlay (HPO) District, Consisting of 1.08 Acres And Located At 419 Murfreesboro Road." Establishing a Public Hearing Date of September 11, 2018. (07-26-18 FMPC 7-0) FIRST OF THREE READINGS

Project Information

COF Project Number: 6739

Applicant: Paul Lebovitz

Owner: William Powell

Background/Staff Comments

The purpose of this ordinance is to zone 419 Murfreesboro Road into the Historic Preservation Overlay (HPO). This property contains a single-family house that dates to ca. 1870. The principal dwelling on the property is a notable example of a 19th-century Italianate style dwelling update into the Colonial Revival style in the mid-20th century. Originally constructed ca. 1870, the two-story dwelling was built with Italianate detailing such as arched, paired casement windows and paired eave brackets at the cornice.

The historic and architectural surveys of Williamson County that were conducted in the 1980s did not include this property due to its mid-20th century appearance. Following the purchase of the property in 2018, the ca. 1870 character of the dwelling became evident, and the property is now proposed for rehabilitation and inclusion within the Franklin HPO.

As an advisory body on the identification and designation of historic properties, the Franklin Historic Zoning Commission (HZC) considered a recommendation request from the applicant regarding the proposed HPO district rezoning at its July 9, 2018 meeting. The HZC approved a favorable recommendation to the FMPC and the Board of Mayor and Aldermen (BOMA) for the rezoning of this property into the HPO district, based on the property's historic and architectural significance to the overall community.

Recommendation

Recommend approval to the Board of Mayor and Aldermen.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.