

**FRANKLIN HISTORIC ZONING COMMISSION  
MINUTES  
February 11, 2008**

The Franklin Historic Zoning Commission held its regularly scheduled meeting on Monday, February 11, 2008, at 5:00 pm at City Hall in the 2<sup>nd</sup> Avenue Conference Room at 109 Third Avenue South.

Members Present:      Tim Kearns  
                                 Trisha Nesbitt  
                                 Virginia Bowman  
                                 Danny Anderson  
                                 Rusty Womack  
                                 Rudy Jordan  
                                 Preston Shea  
                                 Tina Jones  
                                 Mary Pearce

Staff Present:            Shanon Wasielewski, Planning Department  
                                 Susan Coleman, Planning Department  
                                 Gary Luffman, Codes Department  
                                 Steve Valley, Codes Department  
                                 Allen Lewis, Codes Department

Mr. Kearns called the meeting to order at 5:05 pm.

**Item 1:  
Consent Agenda**

The items under the consent agenda are deemed by the commission to be routine in nature and will be approved by one motion. The items on the consent agenda will not be discussed. Any member of the commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order. The staff recommends that Item 2, 4, 5, 6 and 8 be placed on the consent agenda.

Mr. Luffman requested to pull Item 6 from the consent agenda for discussion.

Ms. Jordan moved to approve Items 2, 4, 5 and 8 on the consent agenda. Mr. Shea seconded the motion and the motion carried.

**Item 2:  
Consideration of new fence at 423 South Margin; O'More College, Owner; Mike Costello, Applicant.**

This item was approved on the consent agenda.

**Item 3:  
Consideration of alterations and addition at 708 West Main Street; Mark Stuart, Owner; Keith Dowd, Applicant.**

This item was withdrawn and will be reviewed at the Design Review Committee meeting.

**Item 4:**

**Consideration of signage and awning at 100 Fourth Avenue North; Marty Ozburn, Owner; Crystal Thomas, Applicant.**

This item was approved on the consent agenda.

**Item 5:**

**Consideration of alterations at 202/204 Fourth Avenue South; Jeff Flowers, Owner/Applicant.**

This item was approved on the consent agenda.

**Item 6:**

**Consideration of alterations and addition at 311 North Margin Street; Mike Murphy, Owner; Matt Taylor, Applicant.**

Mr. Luffman stated during the Codes Department review of this proposed project realized that this home is in the flood plain. The addition will have to be raised two feet off the ground from the existing structure and would cause the roof line to be raised.

Mr. Taylor stated they had met with Mr. Luffman today and stated they had a surveyor go out and shoot some elevations to confirm how much it would need to be raised. He stated the existing is a foot below the flood plain and will have to be raised to a foot above the flood plain. He added they would have to work the roof were the eave line may have to come into the shed of the roof, but would keep the peak below the peak and resubmit to staff for approval.

Mr. Luffman suggested the commission address the foundation system. There will now be a foundation appearance where there is currently not one.

Mr. Kearns asked Ms. Wasielewski if she was comfortable with having it come back to staff.

Ms. Wasielewski stated yes, she would be comfortable if that is what the commission wanted to do.

Mr. Shea suggested using a thin stone veneer painted to match the stone for the foundation base.

Mr. Shea moved to approve with staff comments and staff reviewing revisions. Ms. Jordan seconded the motion and the motion carried.

Ms. Pearce noted the commission does not have the right to control color, however by right you can not paint a building that has a material on the outside of it and we have always taken the position if you are changing the exterior we would like to review the paint. She added it should be reviewed by Ms. Wasielewski.

**Item 7:**

**Consideration of an addition and alterations at 305 Public Square, Williamson County Government, Owner; Bryan Richter of C&I Design, Inc., Applicant.**

Mr. Richter stated he had reviewed the relevant Design Guidelines and agreed they were willing to concur with all them. He stated it was not their intent at this time to touch the exterior of the existing courthouse except to clean off paint and caulking and repair some cracks. He stated inside they were going to preserve the lobby, preserve the second floor courtroom, protect the face work and railing. The second floor outside the courtroom will be opened back up.

Ms. Pearce questioned that if during that process if window replacement would be involved.

Mr. Richter stated no, the county had no plans at this time to replace the windows, but when they did get to point to replace they would come back before the commission with their request. He stated the major issue discussed was the arches on the connector. He stated he had done a basic somatic on the connector which picks up on the curtain wall being done and takes the arches out. He added they would be happy to work with the Design Review Committee.

Ms. Pearce asked if they had ever entertained doing something underground as a connector instead of above ground. She stated that had been done a lot in Washington DC and she stated she really felt the old courthouse was a monument building for Franklin.

Mr. Richter stated there are some major utilities that run down the alley, so running underground was never talked about. He stated on the second floor they want to annex the courtroom and be able to restrict access.

Mr. Shea suggested on the 3<sup>rd</sup> or 96 side of the building, the stair tower should be made out of some type of glass. He added the same treatment should be used on the connector.

Mr. Richter stated he liked the idea of glass on the stair tower.

Ms. Wasielewski presented staff comments stating the ideal situation would be if the connector is done in glass. It is important the courthouse itself and the annex should retain their edges and be offset some what. The edges on both sides should be retained and the glass curtain will separate each building. The elevator walkway should look as less as a connector as possible.

Ms. Nesbitt asked the color of the glass.

Mr. Richter stated the intent is to match the glass there.

Mr. Womack asked if the brick was being taken out.

Mr. Richter stated yes.

Mr. Womack asked if this was sort of a contemporary look.

Ms. Wasielewski stated yes.

Ms. Pearce stated she could even see metal being used.

Ms. Wasielewski stated the connectors should relate to each as much as possible and pointed out this was a well used approach of using glass. She suggested this item come back before the Design Review Committee meeting next week with the changes.

Ms. Pearce moved to have the item come back before the Design Review Committee next week with changes suggested. Ms. Nesbitt seconded the motion and the motion carried.

Mr. Luffman informed Mr. Richter bollards would be required and to come by his office to discuss.

**Item 8:**

**Consideration of alterations at 351 Franklin Road; H&G Development, LLC, Owner; Ty Hasty, Applicant.**

This item was approved on the consent agenda.

**Item 9:  
Other Business.**

Mr. Luffman introduced two new Codes Department liaisons, Allen Lewis, who took Randall Tosh's position and Steve Valley, who will be the direct liaison to the Historic Zoning Commission. He explained Mr. Valley is from Massachusetts and Cape Cod area and has a lot of experience. Mr. Valley will start patrolling the projects in the beginning to eliminate any problems.

Ms. Wasielewski stated this year she was hoping we could host a CAMP here in Tennessee. It has been a long time since one had been done. It would probably be in late May or early June. She reminded everyone of Lobby Day again.

**Item 10:  
Adjourn.**

With no further business the meeting was adjourned at 5:37 p.m.

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Shanon Peterson Wasielewski, Secretary