



Meeting Minutes

Historic Zoning Commission

Monday, July 14, 2025

5:00 PM

Eastern Flank Event Facility

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at the meeting location. Speakers may sit in the meeting location.

CALL TO ORDER

Chair LeMarinel called the meeting to order at 5:00 pm.

Commissioners Present: Tyler LeMarinel, Brian Laster, Bob Barrett, Lisa Marquardt, Mary Pearce, Kathy Worthington, Madaylly Ingram (5:07 PM), and Michael Orr (5:17 PM)

Commissioners Absent: Holly Thompson

Staff: Kelly Dannenfeler, Emily Huffer, Elizabeth Bulay, Jared Carter, and Blake Harper

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Chair LeMarinel asked for citizen comments. There were none.

Comments on agenda items may be made in person at the meeting or by emailing planningintake@franklintn.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

Sponsors:

Commissioner Laster motioned to approve the HZC June 9, 2025, Meeting minutes, seconded by Commissioner Barrett.

The motion carried 5-0 (Chair LeMarinel abstains, Commissioner Ingram and Orr are not present)

ANNOUNCEMENTS

Ms. Huffer announced that the regularly scheduled DRC Meeting will be next Monday, July 21, 2025, starting at 4 PM at the Eastern Flank Event Facility and the deadline to apply is midnight tonight, July 14. If an applicant would like to attend the next DRC meeting based on the results of tonight's meeting, please email staff before midnight tonight.

A special DRC meeting will be held Tuesday, July 29, 2025, at Eastern Flank Event Facility to discuss new City Hall design elements and City Hall park.

To streamline and enhance meeting efficiency, staff will make brief comments on items that meet the design guidelines. Also, Ms. Huffer noted that for simple items, a Consent Agenda will be created where all items will be voted on at once. For tonight's Consent Agenda there are two items. One item is for simple in-kind repairs and the other does not request any exterior changes.

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 adopting the staff comments as part of the approval. 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. Staff recommends that the first two applications of the agenda be placed on the consent agenda.)

Chair LeMarinel explained that Items under the consent agenda are deemed by the Commission to be routine in nature and will be approved by one motion, adopting the staff comments as part of the approval. Items on the consent agenda will not be discussed. Any member of the Commission or public may ask that the item be placed on the regular agenda and will be considered in its printed order.

Item #2. Consideration Of In-Kind Replacement At 132 3rd Ave. S. (Biscuit Love); Jenna Lee, Applicant.

Item #3. Consideration Of Retroactive Construction (Accessory) At 1303 Adams St.; Josh Ellis, Applicant.

Commissioner Marquardt motioned to place and approve items #2 (Consideration Of In-Kind Replacement At 132 3rd Ave. S. (Biscuit Love); Jenna Lee, Applicant.) and #3 (Consideration Of Retroactive Construction (Accessory) At 1303 Adams St.; Josh Ellis, Applicant) on the Consent Agenda, seconded by Commissioner Worthington.

Commissioner Laster stated that he would like to remove Item #2 (Consideration Of In-Kind Replacement At 132 3rd Ave. S.) from the Consent Agenda.

Mr. Harper stated that the item (item #2) Commissioner Laster is referring to would remain on the regular Agenda and no amendment is needed.

Chair LeMarinel stated that the Consent Agenda will include Item #3 will be the only item on the Consent Agenda.

The motion carried 7-0 (Commissioner Orr not present).

APPLICATIONS

2. Consideration Of In-Kind Replacement At 132 3rd Ave. S. (Biscuit Love); Jenna Lee, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Mr. Huffer noted that the property (123 3rd Avenue South) is located within the Downtown Franklin National Historic District. The proposal includes in-kind replacement of the following elements on the front porch: 1) an 8' porch column, 2) porch railing and balustrade, and 3) porch flooring.

Recommendation: Staff recommend approval of the in-kind replacement of the porch elements with conditions outlined in the staff report.

Applicant: Michael Lee. Mr. Lee stated that no changes will be made to the porch. The turning is being replaced using the same species of wood, along with reinstallation of the railings wood.

Citizen Comments: None

Motion

Commissioner Laster motioned to approve In-Kind Replacement At 132 3rd Ave. S. (Biscuit Love), seconded by Commissioner Ingram.

Commissioner Laster asked the applicant if all the work would be tongue and groove. The specifications say it is a KDAT pressure treated product but is it tongue and groove?

Mr. Lee explained that he wasn't sure but most of the time it is tongue and groove. Mr. Lee further stated that yes, if the original was tongue and groove, tongue and groove would be used.

Commissioner Laster stated that the original method used was tongue and groove which is the method that should be used for the in-kind replacement of the porch elements.

Mr. Lee confirmed that the in-kind replacement would be the same as the original method and materials. If there is a 3" face, a 3" face will be used for the replacement.

Commissioner Laster asked for clarification that the only element being reproduced is the porch and that the balustrade is in good shape and does not need replacement.

Mr. Lee stated that there is one turning column that will need replacement, but an exact replica will be used.

The motion carries 7-0 (Commissioner Orr is not present).

3. Consideration Of Retroactive Construction (Accessory) At 1303 Adams St.; Josh Ellis, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Approved on the Consent Agenda.

4. Consideration Of Alterations (Accessory Structure) At 219 5th Ave. S.; James Redford, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 219 5th Avenue South is located within the Downtown Franklin National Register Historic District. The National Register describes the accessory structure as an original frame garage with a gable roof, weatherboard siding, and an open single garage bay. The proposal includes the installation of garage doors on the accessory structure at 219 Fifth Avenue South.

Recommendation: Staff recommend approval of the application with conditions outlined in the staff report.

Applicant: James Redford. Mr. Redford did not have additional information to add but was present for questions.

Citizen Comments: None

Motion

Commissioner Laster motioned to approve Alterations (Accessory Structure) At 219 5th Ave. S. with staff conditions, seconded by Commissioner Barrett.

Commissioner Laster stated that the home has been in the same family since the beginning and the applicant has done a nice job of selecting a garage door that matches the original as closely as possible.

Chair LeMarinel also complimented the applicant on his selection of garage doors.

The motion carried 7-0 (Commissioner Orr is not present).

5. Consideration Of Signage (Sandwich Board Signage) At 134 2nd Ave. N.; Heidi Hyland, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 134 2nd Avenue North is located in the Downtown Franklin National Register Historic District. The site features a total of three existing sign for the building. The proposal includes adding two sandwich board signs, which would bring the total number of signs to five. Both signs are 40" tall, the sign areas are 24" by 36" or 6 sq. ft., utilize a metal frame material, an unknown sign panel material, and a light background with darker lettering.

The Guidelines recommend the following:

- A residential building should have no more than three signs. Where there is an entrance on a rear facade that faces a parking area, an additional sign may be considered, limited to a directory sign, small hanging/ projecting sign, or window sign.
- Maximum of 1 per entrance and 1 per exit for convenience signs.
- Maximum of 1 sandwich board sign per ground floor retail storefront/ tenant space
- Material should consist of finished wood or metal, with matte background finishes
- Maximum of 3 colors, and with a darker background color than the lettering color.

Recommendation: Staff recommend approval of a sandwich board sign with conditions that would align the sandwich boards signs with the guidelines.

Applicant: Heidi Hyland. Ms. Hyland was present but did not have any additional information to add.

Citizen Comments: None

Motion

Commissioner Pearce motioned to approve Signage (Sandwich Board Signage) At 134 2nd Ave. N. with staff conditions, seconded by Commissioner Marquardt.

Commissioner Pearce stated that staff's conditions included reversing the colors.

Chair LeMarinel stated that there are staff comments about sign color and quantity, as part of the conditions of approval, with the understanding that final decisions would come back to staff for approval.

Ms. Bulay stated that the first condition is limiting the total number of signs to three and once the applicant has decided on

which three, the selections should be submitted to staff.

Commissioner Ingram stated that she thought there were 3 existing signs.

Ms. Bulay explained the store has one post and panel sign, one convenience sign and one window sign. The two sandwich board signs have been out and are proposed now.

Chair LeMarinel restated the staff recommendation that once the applicant chooses signs within the guideline recommendations, the applicant will not need to return to the HZC for approval.

Ms. Bulay noted that the applicant would also need to apply for a sandwich board sign permit through BNS.

The motion carried 8-0.

6. Consideration Of An Addition (Principal) At 212 Lewisburg Ave.; Don Burke, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 212 Lewisburg Avenue is located in the Lewisburg Avenue Historic District. This portion, part of a larger proposal, was deferred at the June 2025 HZC and is for an addition on the rear of the principal building. Feedback has been incorporated into the design of the massing and scale to create a more subordinate addition to the historic building. The addition reads as a 1 ½ story addition and utilizes methods to ensure that the addition is clearly identifiable but compatible with the historic building. The porches, foundation, materials and exterior finishes, and details and ornamentation are appropriate. Two window sizes are shown in the dormers. The larger window proposed in both dormers may be proposed for points of egress, required by building codes. However, dimensions and specifications were not included in the plans to verify this. Window specification and door specifications have not been included at this time, but the Guidelines recommend:

- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building

The applicant will be repurposing a few of the existing windows and doors that are within the scope of the additions for removal currently. The entrances that are now proposed and to the addition feature transom and sidelights that do not read as secondary in appearance and detailing of entrances on the historic building. However, the use of transoms above entrances aligns with the proposed windows and doors and is on a rear façade that is not highly visible. The proposed windows and dormers are compatible with placement and rhythm with those found on the historic building. However, a casement window with the appearance of a double hung window if needed for egress may be more appropriate in the dormer to assist in providing more consistency of this element in the dormers. The final window specifications and door specifications have not been included at this time but should be consistent with the guidelines.

Recommendation: Staff recommend approval of the addition with conditions outlined in the staff report.

Commissioner Ingram recused herself from the item due to ties to the applicant.

Applicant: Don Burke. Mr. Burke stated that since the last DRC meeting, the idea of reusing all of the existing windows and doors on the rear façade was not discussed, so they'll be incorporated into the new design. French doors were also discovered. The existing house had French door and included in the presentation examples of doorknobs were shown that match the original. Mr. Burke also added that he would be using all double-hung windows with no need for casements in any egress situation.

Citizen Comments: None

Motion

Commissioner Worthington motioned to approve an Addition (Principal) At 212 Lewisburg Ave. with the 5 staff conditions, seconded by Commissioner Orr.

Commissioner Pearce asked if there is a required size for the windows regarding egress safety.

Ms. Blay explained that it would depend on the floor plan and what was proposed by the applicant. At this time a floor plan was not included since the HZC does not review internal applications. During the building permit stage, the residential plans inspector reviews the application and makes call outs regarding code requirements.

Chair LeMarinel stated that the image shown in the application documents there is a larger double hung window in the middle that seems larger than the others. If it is required because of egress requirements, that would be acceptable or as mentioned in the staff report, the window could be a casement that looks like a double hung window.

Ms. Bulay stated that it was not a condition included in the staff report but was included in the staff report as an analysis that if the casements were used to have a more consistent size of window in the dormer. Staff did not make this a condition of approval as the request is appropriate.

Chair LeMarinel stated that he is happy with the progress of the application. Before, the structure read as a two story whereas now the second story is tucked in better and reflects the guidelines.

The motion carried 7-0 (Commissioner Ingram recused herself).

Commissioner Ingram returned to the meeting.

7. Consideration Of Alterations At 115 2nd Ave. S. (Hiram Masonic Hall); Brett McCord, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property, located at 115 2nd Avenue South, is the site of the Historic Hiram Masonic Lodge No. 7. This building is designated as a National Historic Landmark for its historic and architectural significance. In the spring of 2024, the building sustained damage during a storm. The approved plans and the necessary scope of work to remediate the damage and maintain the structural integrity of the front facade, the scope of work is proposed to be expanded to broaden the reconstruction of the front facade wall down to the coursework on the third floor along the entire front façade, like the scope of work from March 2021.

Recommendation: Staff recommend approval with conditions listed in the staff report.

Ms. Bulay stated that staff would like to clarify that condition number one, the second half of the condition should read, "Masonry cleaning should be done as gently as possible, and should not include sandblasting or other abrasive cleaning methods."

Applicant: Chris Holt, Holt Construction. Mr. Holt was present to represent the applicant.

Citizen Comments: None

Mr. Harper recommended the motion be restated for clarity including the addition to condition number one.

Motion

Commissioner Laster motioned to approve Alterations At 115 2nd Ave. S. (Hiram Masonic Hall) with staff conditions including condition 1 "Masonry cleaning should be done as gently as possible and should not include sandblasting or other abrasive cleaning methods," seconded by Commissioner Barrett.

Commissioner Pearce noted that the Hiram Masonic Hall in downtown Franklin is the only individually listed national landmark in Franklin. There are only 13 individual landmarks in the state of Tennessee. Commissioner Pearce stated that the Hiram Masonic Hall is our most historic building in Franklin and suggested that foundation work might be necessary before the wall is rebuilt. In other words, if structural issues are suspected, should the structural issues be addressed prior to repairs on the wall to avoid potential issues in the future.

Chair LeMarinel stated that he would defer to the experts hired by the applicant and are licensed individuals to address those concerns. It is the burden of the owner to take those concerns upon themselves and to determine the sequence of work necessary. It is the responsibility of the applicant to determine the best way to approach the project.

Commissioner Pearce asked if even though the HZC may know the best way to approach the structural issues, the HZC should still support the application.

Chair LeMarinel stated that he has not reviewed any material that would make him think there are foundational issues.

Commissioner Pearce stated that there are foundational problems and stated her support of the project but believes the foundation issues should be addressed. Commissioner Pearce recommended deferring the project to allow time to make the argument for the preferred sequence of repairs.

Commissioner Laster stated that he understands but the applicant has stamped engineering drawings, and we must assume the engineer has completed his due diligence.

Chair LeMarinel agreed with Commissioner Laster and stated there could be several approaches or sequences of repairs that are appropriate within the guidelines. The charge of the HZC is to evaluate the proposed work against the design guidelines to determine the appropriateness of the plan. Even the increased scope of work submitted over the years is appropriate. The mention of using internal bricks to fill in the damaged areas may present an issue as internal bricks called salmons are not fired as hot and may disintegrate in the rain. Salmons are not intended to be used as exterior bricks but again, the HZC should defer to the entire team of professionals who may encounter the scenarios. We don't want to assume that the scenarios are going to happen because what is being proposed is good. There is about eight inches out of vertical at the top which is a serious concern.

The motion carried 7-0 (Commissioner Pearce abstains).

Mr. Carter stated that the applicant will be submitting renewed structural engineered plans as the existing plans are from 2022. The applicant is proposing to alter the proposal by bringing it down more, based on what has been seen on the site. Mr. Carter further stated that staff wants to make sure the plan is updated along with the COA to follow the process with the structural report. Mr. Carter went on to say that is why the proposal is in front of the HZC so that everything matches what is being done. The applicants have met with staff, and the report is expected to be submitted soon.

Chair LeMarinel and Commissioner Pearce both stated that this information helps a lot.

Chair LeMarinel stated that this adds another layer of staff overseeing the structural plans.

8. Consideration Of A Historic Zoning Commission Recommendation For Public Art At 1221 Columbia Ave. (Carter's Hill Park); Laurie McPeak, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 1221 Columbia Avenue is Carter's Hill Park and is within the Historic Preservation Overlay as a historic park within the City of Franklin's park system. The proposal is seeking a recommendation from the Historic Zoning Commission to place a piece of art on the property of Carter's Hill Park. The proposal came before the Design Review Committee in June, and the feedback from that meeting has been incorporated into the application. The statue will be positioned in the middle of the park, close to several shade trees. Several locations are proposed, but all are set well into the park.

Recommendation: It is recommended that the HZC make a recommendation for approval of the proposal to the Franklin Public Arts Commission and the Board of Mayor and Aldermen for the placement of public art at 1221 Columbia Avenue (Carter's Hill Park).

Applicant: Laura McPeak. Ms. McPeak was present but did not have any new information to add.

Citizen Comments: None

Motion

Commissioner Ingram motioned to recommend approval of the placement of Public Art At 1221 Columbia Ave. (Carter's Hill Park) to the Board of Mayor and Aldermen and the Franklin Public Arts Commission, seconded by Commissioner Marquardt.

Commissioner Orr asked about the hat on the mule.

Chair LeMarinel explained the public art (May Me the Mule, 6th Ohio Battery) will help tell part of the story of what happened on Carter Hill. The mules transported munitions to the battery and were taught to lie down so they would not get shot. The public art will complete the artillery display on Carter Hill Battlefield Park.

Commissioner Pearce noted that there is documentation that the mules did wear hats.

Commissioner Ingram asked if the green rectangle on the Google Earth Map indicates where the Cotton Gin was located.

Ms. McPeak stated that the Cotton Gin is not indicated on the Google Earth Map in the application documents and was located south of the area on the map and would have been east of the pathway the parks department created. Ms. McPeak stated that the green rectangle indicates the 6th Ohio Battery cannon.

Commissioner Laster stated that the exact location of the art should be left up to the Franklin Battlefield Trust and the Park Service for flexibility reasons.

The motion carried 8-0.

9. Consideration Of Alterations And An Addition (Accessory) At 334 3rd Ave. S.; Maria Ortiz, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that The property located at 334 3rd Avenue South is located in the Downtown Franklin National Register Historic District. The site features a ca. 1905 one-story, frame pyramidal principal building, and an accessory structure at the rear of the site that is historic in age, but has been extensively altered over time and is not included in the listing of the site within any of the National Register documents. The proposal includes a retroactive request for the demolition of a minor accessory structure on the site as well as alterations and an addition to the existing accessory structure on the site. For retroactive review for a Certificate of Appropriateness for the demolition of an accessory structure on the site, it is believed the structure was added to the site between 1999 and 2006 and is not historic. The applicant has noted that the roof was in disrepair as the reason for removal. The structure is not deemed historic in age based on research provided by the applicant and its removal does not appear to negatively impact the site or district. The demolition of the accessory structure was appropriate. The second half of the application pertains to the remaining accessory structure. The proposal includes alterations to portions of the existing structure which have been noted to be the more historic section of the structure. The structure has been extensively altered over time and a stop work order was placed for the removal of elements. The existing state and elements that were present on the structure did not appear to be historic or representative of what the historic structure may have originally been. The new addition of the proposed transom windows does not relate to or maintain a rhythm of this element that exists on the structure, nor is it seen on the principal building. The material specifications and profiles of the windows, doors and shutters have not been included at this time, but they have been noted to match the principal building materials. The proposed alterations are appropriate and will not be highly visible for the addition. For the proposed existing accessory structure, a 542 square foot addition is proposed, making the total footprint 1442ft², or 49.9% of the principal building footprint, and is appropriately sized now. The addition proposed to the right half of the structure improves the massing of the structure to read more like a one and a half story structure, rather than the two structure as it previously did, and improves the compatibility with the principal building. The materials and exterior finishes are proposed to match what exists on the principal building as well. The specifications for the materials have not been included at this time.

Recommendation: Staff recommend approval of the retroactive demolition of the minor accessory structure and all the proposed alterations, in addition to the remaining accessory structure with conditions listed in the staff report.

Applicant: Maria Ortiz was present but did not add additional information.

Citizen Comments: None

Motion

Commissioner Pearce motioned to approve Alterations And An Addition (Accessory) At 334 3rd Ave. South with staff conditions, seconded by Commissioner Orr.

Commissioner Laster stated that condition #1, removal of the transom windows, meets the design guidelines. When the transoms are removed there is a lot of space left above the windows. Commissioner Laster wondered if the applicant would rather wait and do something else, that would make the elevation more proportional to scale.

Chair LeMarinel stated that at the DRC meeting there were a few options for not adding anything but that leaves too much visible siding. There was also mention of adding glass because there had been glass there in the past but then they look like windows. Now they are so short they look like a transom instead of a second story window. The transom version is not very successful as the proportions are unusual.

Commissioner Laster stated that he is fine with voting on the motion as stated with staff conditions.

Chair LeMarinel asked if the retroactive demolition was part of the single motion.

Mr. Harper stated that as the motion stands now, the retroactive demolition is part of the motion but if a Commissioner wishes to pull it out into a separate motion, it could be an amendment.

Chair LeMarinel stated that he is happy with the retroactive demo being part of the motion as the shed was a not very old, dilapidated building.

The motion carried 8-0.

10. Consideration Of Site Alteration And Lighting At 1843 William Campbell Ct. (Magnolia Hall Lot 6); David Horwath, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property address is 1843 William Campbell Court (Magnolia Hall Lot 6) and is located in the Boyd Mill Avenue Historic District. The proposal includes alterations to the site materials, installation of a site element, and lighting. The proposal includes an alteration to the proposed driveway apron material to be a Techoblock Pure Paver with an Eva Slate Border and for the remainder of the driveway to be standard top cast. The Guidelines recommend the use of durable materials that were historically typical such as gravel, concrete, bricks, and asphalt. The use of a paver or cobblestone is not historically typical material for driveways and is not recommended for the walkway. The proposal includes an alteration to the walkway material to be a Techoblock Eva slate paver with a frame border. The guidelines recommend that new sidewalks and walkways should follow historic patterns of alignment, configuration, width, and materials. The use of a paver or cobblestone is not a historically typical material for walkways in the district, as concrete and brick appear to be a more historic material for this element. Thirdly, the proposal includes the addition of a stone pier with a gas lantern in front of the building on the right side of the walkway. The guidelines recommend for site elements and lighting to use concealed exterior lighting, use small foot lights for driveways and walkways. If new lights are needed, use simple fixtures that are appropriate to the scale of the house and constructed of historically prevalent materials, and to avoid ornate carriage lights or fixtures reflective of the 18th century, and to place new fixtures in the porch ceiling or adjacent to main entrances on exterior walls. The use of a stone pier mounted lantern in the front yard is not consistent with the guidelines and is not concealed or common to the period style of the building in Franklin.

Recommendation: Staff recommend denial of the application based on the following grounds or guidelines.

- Use durable materials that were historically typical for driveways, such as gravel, concrete, bricks, and asphalt.
- New sidewalks and walkways should follow historic patterns of alignment, configuration, width, and materials.
- Use concealed exterior lighting or fixtures common to the building's style and period of construction.
- Use small footlights for driveways and walkways instead of large freestanding post-mounted lights.

If the Commission chooses to approve the application, conditions are recommended and listed in the staff report.

Applicant: David Horwath. Mr. Horwath stated that when the application was submitted, he did not clearly explain the design elements that are not only for this home but for all the homes across the development. Mr. Horwath explained that he would like to withdraw the application and come back to the DRC meeting to have a broader conversation, if permissible. The team would like to bring selected material samples to tell the whole story of the first six lots where all six elevations have been approved.

Chair LeMarinel confirmed the correct procedural process for withdrawing an item with Mr. Harper and asked Mr. Horwath to email staff indicating he would like to attend the next DRC meeting.

Ms. Huffer asked Mr. Horwath to please send the email before midnight tonight to be included on the July 21, 2025, DRC meeting agenda.

11. Consideration Of Site Alterations, Fencing, And New Construction (Mail Kiosk) At 1850 William Campbell Ct.; David Horwath, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer explained the property located at 1850 William Campbell Court and lies within the Boyd Mill Avenue Historic District and is on the site of the Magnolia Hall Mansion, which is listed on the National Register of Historic Places. The proposal includes the following items:

- Construction of a mail kiosk
- Installation of horse fencing
- Installation of gates
- Constructing stone columns with signage
- Relocating an existing gate on Glass Lane
- Installing walkways
- Constructing a stacked stone wall, stone dwale bridge, and stone steps

As proposed, the mail kiosk is appropriate on the site, but the light fixture selection should come back to preservation staff for approval. The new 4-board horse fencing will line driveway/main drive into the development, enclosing the open space in front of Magnolia Hall mansion, and then will wrap behind the mansion from the gate on Glass Lane to the new driveway into the development. The fencing location is noted in the plan documents by a red dashed line. The guidelines recommend that primary yard fencing is located along the front yard property lines and areas that are readily visible from the street. Wooden picket fences are the most common fencing material for the primary yard. Other appropriate fence materials for the primary yard are open-weave brick designs or cast iron. Fence materials should be compatible with the surface materials of the building. Compatibility is achieved by maintaining the range of materials historically present in the district. Unit size, visual and tactile textures of the materials should correspond to the main structure. The guidelines do not recommend placing wooden plank fences, solid brick fences, chain-link fences, or other metal fences besides those made of cast iron in primary yards. Also, the guidelines do not recommend use of fences higher than three feet on front yards or higher than seven feet on side or rear yards. The proposed installation of walkways is appropriate, but the color of the decomposed granite should complement the historic walls along Boyd Mill Avenue or utilize an earthy color.

Recommendation: Staff recommend denial of the 4-board horse fencing to the right of the entrance drive, enclosing the historic green space, and behind the mansion on the following grounds:

- Do not use fences higher than three feet on front yards or higher than seven feet on side or rear yards.
- Primary yard fencing is fencing located along front yard property lines and areas that are readily visible from the street. Wooden picket fences are the most common fencing material for the primary yard. Other appropriate fence materials for the primary yard are open-weave brick designs or cast iron.
- Do not place wooden plank fences, solid brick fences, chain-link fences, or other metal fences besides those made of cast iron in primary yards.
- Fence materials should be compatible with the surface materials of the building. Compatibility is achieved by maintaining the range of materials historically present in the district. Unit size and visual and tactile textures of the materials should correspond to the main structure.

Recommendation

Staff recommend approval of the construction of a mail kiosk, installation of gates, constructing stone columns with signage, relocating an existing gate on Glass Lane, installing walkways, constructing a stacked stone wall, stone dwale bridge, and stone steps with conditions outlined in the staff report.

Applicant: David Horwath and Jason Gutter. Mr. Gutter, landscape architect, stated that he would like to withdraw consideration of horse board fencing from the application so that the fencing could be discussed during the DRC meeting.

Citizen Comments: None

Motion

Commissioner Worthington motioned to approve the construction of a mail kiosk, installation of gates, constructing stone columns with signage, relocating an existing gate on Glass Lane, installing walkways, constructing a stacked stone wall, stone dwale bridge, and stone steps for the property located at 1850 William Campbell Court with conditions, seconded by Commissioner Laster.

The motion carried 8-0.

12. Consideration Of New Construction At 1845 William Campbell Ct. (Lot 7) At Magnolia Hall; Jennifer Lombard, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the proposal includes the construction of a two-story, cross-gabled residence with Colonial Revival architectural style features. The guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10%. Also, new windows should have historic profiles and dimensions and should use true divided light or simulated divided light windows as no replacement windows. These windows should have double hung or double a double sash appearance and it is recommended to use wood or composite materials that have the appearance of wood, which are appropriate for windows, stops, jambs, and trim. While the window specifications have not been provided as part of the application, they should align with the guidelines on the right elevation. It is recommended to utilize a trim on the triple window or slightly shift it from the corner of the building to align with the guidelines to maintain a traditional rhythm and spacing of surrounding historic buildings. Other elements such as lighting and hardscape material have not been provided. The guidelines recommend utilizing simple fixtures that are appropriate to the scale of the house and constructed of historically prevalent materials, and avoiding ornate carriage lights or fixtures reflective of the 18th century and using durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt. Additionally, on the detailing, the guidelines do recommend on brick buildings delineating the foundation with and detailing.

Recommendation: Staff recommend approval of the application with conditions listed in the staff report.

Applicant: Jennifer Lombard. Ms. Lombard stated she would be happy to add a base course layer if that is important. Ms. Lombard also proposed reducing the three windows to two windows on the right side since there is not enough space to widen the trim of the windows.

Citizen Comments: None

Motion

Commissioner Orr motioned to approve New Construction At 1845 William Campbell Ct. (Lot 7) At Magnolia Hall with staff conditions, seconded by Commissioner Ingram.

Commissioner Pearce asked if it would be possible to make the side appear more like an enclosed porch with longer windows as the space does not look integrated with the rest of the building. If it was dropped down, the space would be more typical of historic areas.

Chair LeMarinel clarified that Commissioner Pearce is referring to the "sunroom" or the area to the right on the front elevation. Ms. Pearce is suggesting that the windows should be larger extending to the floor.

Commissioner Pearce confirmed that the space she is referring to is on the left side of the front elevation, the screened in porch. Ms. Pearce suggested that the screen panels should extend to the floor to be more historically accurate.

Chair LeMarinel stated that his concerns are about the massing with the side gable on the right elevation. Also, the sunroom, on the right, sits out beyond the front plan of the house. The guidelines would not recommend allowing the front porch massing to envelop the front right corner of the house. The side facing gable has been changed from brick to siding which helps reduce the massing but there is still a large chunk of house on the side. One corner of the house is covered by a porch and then there is the roof that doesn't tie into the side facing gable. Mr. LeMarinel stated that he does not believe the design reflects the guidelines yet and cannot support the motion.

Commissioner Ingram agreed with Chair LeMarinel regarding the right side of the front elevation as the geometry is thrown off and the style does not fit the aesthetic for a historic colonel revival. The massing on the right side is very heavy.

Commissioner Worthington suggested that the screened in porch on the left and the closed sunroom/library on the right appear to be bookends on each side of the building and a reduction in massing may be necessary for both sides adding continuity and uniformity. The roof line of the sunroom/library is higher as well. Ms. Worthington went on to say that the brick portion of the home has the look of a historic home with additions added on each side over time and is a handsome look. The bookend features are critical but if massing is reduced on one side of the house, massing should be reduced on the other side too.

Chair LeMarinel stated that he likes the appearance of porch on one side and the sunroom on the other as they balance each other. The real massing issues revolves around the sunroom being in front of the front plane of the home and the roof line behind the sunroom that sticks out. Looking at the side, there is a double gable that they will have to cricket to keep water out. This is a very atypical geometric design for a historic district. Chair LeMarinel stated that he likes the balanced wings/bookends that have the appearance of additions constructed over time, but the massing is heavy on the front and back corners and is problematic within the guidelines. The Commission, according to the design guidelines, would not allow someone to make such changes to a historic home.

Commissioner Ingram agreed with Mr. LeMarinel and echoed the issue of the sunroom/library extending beyond the front plane making the home not feel historical.

Commissioner Pearce noted the comparison of the footprint of Magnolia Hall and the footprint of the home (lot #7) which is directly in front of Magnolia Hall. The proposed building seems large in comparison.

Chair LeMarinel stated that looking at the other homes, the pool and patio are interjected into the central area of the building design making those homes narrower in the middle. Also, the depth of lot #7 is narrower than the other lots causing the subject building to be broader than the others. Although, the lot to the right is a shallow lot but it is narrower in the middle.

Commissioner Pearce noted that the building is slightly angled on the lot contributing to how the building will read regarding massing.

Commissioner Ingram noted the images on page 2 of the application documents and how the hyphens or additions are set back from the principal buildings as compared to the subject building where the sunroom breaks the plane of the front elevation.

The motion fails 0-8.

Motion

Commissioner Laster motioned to defer the item to the next HZC voting meeting on August 11, 2025, seconded by Commissioner Pearce.

Commissioner Pearce stated that she would like to see the applicant attend the next DRC meeting.

Chair LeMarinel reiterated that the areas of concern include the sunroom that extends beyond the front plane of the home and the side facing gable directly behind the sunroom that is half way on the main mass of the house and halfway off.

The motion for deferral passed 8-0.

13. Consideration Of Demolition (Principal Building) At 119 Church St.; John Ligon, Applicant.

Sponsors: Kelly Dannenfeler, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 119 Church Street is located in the Downtown Franklin National Register Historic District and the National Register lists the building as non-contributing. The proposal is for the demolition of the principal building. According to the submitted materials, the building is estimated to have been constructed between 1920 and 1924. The building is depicted on the 1928 Sanborn Map, and its footprint remains unchanged on the 1950 Sanborn Map. The Guidelines recommend conducting routine maintenance and major repairs on historic structures to ensure their preservation. Demolition is not permitted unless there are extraordinary circumstances, so as to maintain the integrity and sense of place associated with Franklin's historic districts. Further, the Guidelines provide that demolition can only be approved if the Historic Zoning Commission deems one or more of the following conditions met:

1. If a building has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
2. If the denial of the demolition will result in an unreasonable economic hardship on the applicant, as determined by the HZC. Please refer to the Economic Hardship Considerations Section. The HZC will use this information to assist with the review of economic hardship claims.
3. If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site

Within the application, photos of the building have been provided showing deterioration, holes in the floor, holes in the walls of the building (due to the 2023 storm), and overall disrepair. A letter from a structure mover/foundation repair company stated that 90% of the floor system has deteriorated due to termites, and the entire outer band of the structure has deteriorated. A 2023 structural engineer's report and a 2025 structural framing engineer's report was also included within the proposal. Cost estimates were provided for both the rehabilitation of the existing structure and the complete reconstruction of a new one. The estimated cost to rehabilitate the building is \$835,000 and to build a new structure a cost of \$506,000. No details were added as to how the costs were estimated. While the cost estimates were included within the

request for demolition by the applicant, the structural engineer or architect with demonstrated experience working with historic structures was recommended to provide this information as part of their reports per the Design Guidelines. The included demolition request document provides that if demolition is approved, the intent is to, "convert the property into green space until a comprehensive development plan is finalized for this lot and adjoining properties at 117 and 109 Church Street." The Zoning Ordinance states that no historic structure shall be demolished for the purpose of providing a surface parking lot. The adjacent lot at 117 Church Street is currently an open lot as a fire destroyed the building that was previously on the property and 109 Church Street has two buildings on the site that are circa 1940 and 1850 and are deemed contributing to the National Register listing. While photos have been provided showing the deterioration of the building and the cost estimates have also been provided as well, it is unclear who provided these figures as the Guidelines define that these estimates are to be provided by a structural engineer or architect as a part of their report. Additionally, the estimates do not define if the cost estimate to rebuild a building is of a comparable structure or not. While information on the deterioration of the principal building may have been provided, there appears to be an accessory structure on the site based on aerial photography. The National Register does not identify this structure in the Register, but a structure is shown on the Sanborn maps. More information is needed on the status of this structure.

Recommendation: Staff recommend deferring the demolition of the principal building based on the following grounds:

If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures.

Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

Applicant: Matt Ligon. Mr. Ligon stated that he did not have access to the Sanborn maps, but the aerial photo may have picked up a structure at the back of the property. The building is a four-foot-tall building made of metal with sliding doors in the front. It appears to be a temporary building that would have been put in during the 70's. possibly purchased from Sears.

Citizen Comments: None

Motion

Commissioner Ingram motioned to defer Demolition (Principal Building) At 119 Church St. to the next HZC voting meeting, August 11, 2025, seconded by Commissioner Pearce.

Chair LeMarinel stated that deferrals are intended for applicants to provide additional information. In this situation, there appears to be quite a bit of more information needed including cost estimate details. There are several caveats of the application the require more detailed information.

Mr. Ligon stated that two structural boards indicated the building was not sound, but the information was not acceptable to staff.

Ms. Huffer explained that the structural engineering reports were acceptable, but cost estimates were not provided and by whom those were provided. Deferral was recommended because this information was missing from the submittal.

Commissioner Ingram stated that it sounds like what is missing is the intent of the property after demolition and if the cost reflects a structure that would be comparable to the existing structure. Also, the applicant would need to provide more information regarding the structure that was captured on the aerial photo.

Ms. Huffer noted that the city's GIS department maps go back from 1999 through today showing consistency of a structure in the same location on the subject property.

Commissioner Pearce explained that this property is part of the historic African American community, and the homes have been torn down one by one. Is it possible to maintain this building and the story it represents to Franklin? It is the responsibility of the HZC to protect and keep the historic fabric intact.

The motion passes 6-2 (Commissioner Laster and LeMarinel voting against).

Commissioner Pearce explained that the reason the building was not determined as contributing to the historic district is that aluminum siding was covering up the original structure. The National Park Service simply walked by the building without noticing it.

OTHER BUSINESS

Chair LeMarinel asked if there was any further business. There was none.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

14. **Admin COA For Signage (Reface Post-and-Panel) At 121 3rd Ave. N.; Travis Braud, Franklin Sign Company, Applicant.**

Sponsors:

15. **Admin COA For Signage (Band, Projecting, and Sandwich Board) At 416-418 Main St.; Mike Alexander, Signs First, Applicant.**

Sponsors:

16. **Admin COA For Signage (Sandwich Board) At 114 E. Main St.; Alicia King Marshall, Applicant.**

Sponsors:

17. **Admin COA For Signage (Sandwich Board) At 305 Public Sq.; Alicia King Marshall, Applicant.**

Sponsors:

18. **Admin COA For Signage (Sandwich Board Sign) At 341 Main St.; Brandon Hartwell, Applicant.**

Sponsors:

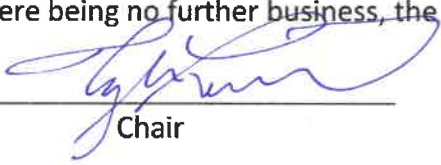
19. **Admin COA For Minor Alteration (Non-historic Windows) At 1303 Adams St.; Josh Ellis, Applicant.**

Sponsors:

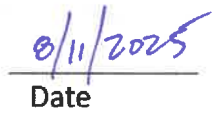
ADJOURN

Commissioner Laster motioned to adjourn the July 14, 2025, HZC meeting, seconded by Commissioner Ingram.

There being no further business, the meeting adjourned at 6:26 PM.



Chair



Date