



Meeting Minutes

Historic Zoning Commission

Monday, October 13, 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, Chair; Brian Laster, Vice Chair; Bob Barrett; Lisa Marquardt and Mary Pearce

Commissioners Absent: Madalyn Ingram, Holly Thompson, Kathy Worthington, and Michael Orr

Staff Present: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay 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 September 8, 2025, HZC Meeting Minutes, seconded by Commissioner Marquardt.
The motion carried 5-0.

ANNOUNCEMENTS

Ms. Huffer stated that the regularly scheduled DRC will be next Monday, October 20th, starting at 4 PM at the Eastern Flank Event Facility, and the deadline to apply is midnight tonight. Ms. Huffer invited applicants to attend a DRC meeting in response to the action taken on your item and if you would like to attend the next available DRC meeting, please email staff by midnight tonight with your intent to be on the agenda for the next meeting on October 20th.

APPLICATIONS

2. Consideration Of A Historic Zoning Commission Recommendation For Public Art At 611 West Main St.; Kevin Benson, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer explained that the property at 611 West Main Street is at the corner of the five points intersection and is the home of the Williamson County Archives and the Veteran's park, both of which are located within the Historic Preservation Overlay. The proposal is seeking a recommendation from the Historic Zoning Commission to place a piece of art on the property of the Williamson County Archives. The statue will be positioned on the right side of the building, facing St. Paul's Episcopal Church and created using a bronze material. While the statue may be visible from certain vantage points, the proposed art appears to meet the Guidelines and will blend with the materials seen in the district.

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 611 West Main Street.

Applicant Presentation: Kevin Benson. Mr. Benson stated that the statue is being made possible because of the generous gift from Pam Lewis to Williamson County. The statue will be very similar to the Coach Gentry statue and will weigh around 800 pounds. Mr. Benson noted that the statue should look stunning in the proposed location and stated that he looks forward to the approval of the HZC.

Citizen Comments: None

MOTION

Commissioner Laster motioned to provide a favorable recommendation for the Public Art at 611 West Main Street to the Board of Mayor and Aldermen and the Arts Commission, seconded by Commissioner Barrett.

Commissioner Laster stated that his only discussion would be concerning the location of the statue, across from the Episcopal Church.

Chair LeMarinel stated that the application provided several options but if the applicant had a preference, the Commission would like to hear the preference.

Mr. Benson stated that Ben Franklin was the first Postmaster General and, in the location across from the church, it could be said that the statue is glancing at the Post Office.

Commissioner Pearce stated that the applicant's preference is what she would go along with.

Chair LeMarinel stated that any of the three proposed locations he is comfortable with.

The motion carried 5-0.

3. Consideration Of Roofing Alterations At 312 3rd Ave. S.; Josh Foy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 312 3rd Avenue South is located in the Downtown Franklin National Register Historic District. The proposal includes the removal of a portion of the metal roofing and replacing it with a rubber membrane roofing material.

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

Applicant Presentation: Josh Foy. Mr. Foy was present to answer questions but did not have any new information to add to the proposal.

Citizen Comments: None

MOTION

Commissioner Marquardt motioned to approve roofing alterations at 312 3rd Avenue South with staff conditions, seconded by Commissioner Pearce.

The motion carried 5-0.

4. Consideration Of Alterations (Accessory) At 106 Winslow Rd.; Steve Maher, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 106 Winslow Road is located within the Franklin Road Historic District. The garage doors are proposed to be replaced, and a rear dormer is proposed to be constructed on the accessory construction. Both are appropriate in terms of the design guidelines.

Recommendation: Staff recommended approval with conditions outlined in the staff report.

Applicant Presentation: Evelyn Rogers. Ms. Rogers was present to answer questions but did not have any new information to add to the proposal.

Citizen Comments: None

MOTION

Commissioner Pearce motioned to approve Alterations (Accessory) at 106 Winslow Rd with staff conditions, seconded by Commissioner Laster.

The motion carried 5-0.

5. Consideration Of Alterations (Accessory) At 1001 Fair St.; Kelly Harville, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property located at 1001 Fair Street is located in the Hincheyville National Register Historic District. The proposal includes the repair and replacement, in-kind, of deteriorated siding, roof replacement, installation of gutters, and replacement of the non-historic sliding glass doors with a similar sliding door.

RECOMMENDATION: Ms. Huffer stated that staff recommend approval of the application with conditions stated in the staff report.

Applicant Presentation: Kelly Harville. Ms. Harville was present to answer questions but did not have any new information to add to the proposal.

Citizen Comments: None

MOTION

Commissioner Laster motioned to approve Alterations (Accessory) At 1001 Fair St with staff conditions, seconded by Commissioner Barrett.

Commissioner Pearce asked if the applicant provided photos of the garage doors.

Ms. Huffer referenced the doors in the application documents.

Commissioner Laster stated that the applicants in items four and five have proposed very appropriate garage doors for the accessory buildings.

The motion carried 5-0.

6. Consideration Of Site Alterations (Walkway Material) At 1835, 1837, 1839, 1841, And 1843 William Campbell Ct. (Magnolia Hall Subdivision, Lots 2-6); David Horwath, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the properties located at 1835-1843 William Campbell Court are located in the Boyd Mill Avenue Historic District. This item was deferred during the September 2025 HZC meeting. The proposal includes a change in the walkway material to cobblestone and for the steps along the walkway from the sidewalk to the front porch of each building, either stone or brick will be utilized depending on the material of the building.

Recommendation: Ms. Bulay stated that staff recommend approval of the walkway with conditions listed in the staff report.

Applicant Presentation: Jason Goddard, representing David Horwath. Mr. Goddard was present to answer questions but did not have additional information to add.

Citizen Comments: None

MOTION

Commissioner Marquardt motioned to approve Site Alterations (Walkway Material) At 1835, 1837, 1839, 1841, And 1843 William Campbell Ct. (Magnolia Hall Subdivision, Lots 2-6) with staff conditions, seconded by Commissioner Laster.

Chair LeMarinel stated that at the last meeting, the Commission asked the applicant to respond more specifically to the architectural style of each home. By responding to each home individually based on the material of the building, Chair LeMarinel stated that an appropriate variety of stone and brick is seen throughout the neighborhood. Reducing the Hollywood strips and the cobbles allows the Mansion to be more of the focal point and not overpowered by the surrounding homes.

Commissioner Marquardt noted that the walkway has an impact on the overall appearance and is a much better look.

Commissioner Pearce noted that she thought the last discussion contemplated that the sidewalks would not all be cobblestone, but stated changes have been made since the last meeting.

Chair LeMarinel stated that the stone walkways are abbreviated as the homes are close together and close to the sidewalk and compared to the full length of driveways being cobblestone, this is a much scaled-down version with some detailing.

The motion carried 5-0.

7. Consideration Of Alteration (Principal Building) At 1009 Fair St.; Patrick Ogle, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 1009 Fair Street is located in the Hincheyville National Register Historic District. The proposal is to change the material of the reconstructed front porch gable from smooth paneling to cedar shake. While staff is unable to find additional photographic evidence of the material in the historic front porch gable, the use of cedar shake, smooth paneling, or stucco for elements related to porch materials and gables is appropriate to the Craftsman style and the applicant has allowed staff to pull up a photo from previous applications that show the historic porch.

Recommendation: Ms. Bulay stated that staff recommend approval of the application with conditions outlined in the staff report.

Applicant Presentation: Patrick Ogle. Mr. Ogle noted that the only new minor development through the process

is the expanse of the lower gable is slightly larger than anticipated in the renderings. Originally, Mr. Ogle explained that they didn't think the cedar shake could be accommodated in the space, but it appears it will look great.

Citizen Comments: None

MOTION

Commissioner Laster motioned to approve Alterations (Principal Building) At 1009 Fair St. with conditions, seconded by Commissioner Barrett.

Commissioner Laster noted that finding the cedar shake under the original siding makes sense and is reflective of what was there before.

Commissioner LeMarinel explained in response to Mr. Ogles comments about the gable being larger, there is an appearance of a raked or pronounced trim but does not show up in the drawings, but the trim will minimize the appearance.

The motion carried 5-0.

8. Consideration of Signage at 230 Public Square; Raenah Anderson, Applicant.

Sponsors: Kelly Dannenfels, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 230 Public Square is located in the Downtown Franklin National Register Historic District. The proposal was discussed during the September 2025 DRC meeting and additional renderings have been provided for reference that show what the signage would look like meeting the guidelines. Changes have also been made to the proposed application. The proposal includes a request for four signs; 1) wall sign on the front façade, 2) directory sign on the front façade, 3) wall sign on the right façade, and 4) wall sign on the rear façade. The wall sign on the front façade exceeds the recommended nine square foot sign area size and recommended twelve-foot height from grade. The side and rear wall signs exceed the recommended nine-square-foot sign size.

Recommendation: Ms. Bulay stated that staff recommend denial of the front wall sign based on the following Guidelines: 1) Wall signs should be at a maximum of 12' from grade. 2)The wall sign area should be 9 square feet and proportionate to the building façade and other signage. Ms. Bulay also stated that staff recommend approval of the directory sign, side wall sign, and rear wall sign with conditions outlined in the staff report.

Applicant Presentation: Adam Slight, Java Signs. Mr. Slight referenced one of the application documents that showed each sign along with the size requirements. From a previous meeting, Mr. Slight stated that one of the comments was that the sign should be appropriately portioned with the façade and looking at the façade, the 9' sign seems to get lost in the expanse.

Citizen Comments: None

MOTION

Commissioner Marquardt motioned to approve the directory, side, and rear wall signs and to deny the front wall sign with staff conditions for the property located at 230 Public Square, seconded by Commissioner Pearce.

Commissioner Laster asked if staff were recommending the larger signs on the side and rear or are staff recommending the position of the sign but not the size of the sign—for clarification of the motion.

Chair LeMarinel explained staff is recommending approval with conditions with one of the conditions being that the square footage be compliant with the requirements—which is 9'.

Chair LeMarinel restated the motion for clarification. He stated that the motion is to deny the front wall sign completely and approval of the other signs with staff conditions. Mr. LeMarinel further stated that he wrote down that the front signage has two issues not aligned with the guidelines (height off the ground and the size) and the side and rear signs are appropriate for placement, according to the guidelines, but are not in compliance with the size requirements.

Commissioner Laster stated that the applicant has submitted two sign packages – what is the applicant asking

for?

Chair LeMarinel stated that the applicant is asking for the larger sign square footage of the two submittals. The applicant submitted a rendering of the smaller sign to provide the Board with a perspective making the point that a 9' sign is almost invisible on a façade that large.

Commissioner Pearce stated that the purpose of the size requirements for signage in the historic district is so that signage does not overpower the historical architecture. The Commission has done a great job of requiring compliance regarding signage in the historic district and Ms. Pearce stated that she would like to see those standards continue.

Commissioner Laster noted that the proposed signage for the front encroaches into the architectural elements including the dental work at the top and the lintel at the top of the window. Commissioner Laster stated that the sign is too large for the space.

Chair LeMarinel stated that looking at the document showing the smaller sign square footage, the sign appears small, but the applicant's logo is long and skinny and the way the calculations are determined so that the logo fits into the appropriate size, makes it tough to get the desired visibility. Also, looking at the application documents there is a slight shadow outline of the previous tenant's sign (which appears it was too large) but possibly the applicant's sign might fit within those parameters. Mr. LeMarinel continued by saying that as the front sign is proposed, it is too large and covers up the architectural features. Mr. LeMarinel stated that he is comfortable with the motion.

Commissioner Barrett stated that he believes the 9 square foot sign is appropriate for the front location. The sign is not for advertising and paired with the signs on the other sides of the building, the business appears to be adequately labeled.

Commissioner Pearce suggested the front sign come back to staff for approval at the appropriate size.

Chair LeMarinel suggested an amendment for the location and size of the front wall sign or an amendment to remove the front sign out of the motion. Then, the front sign can be addressed separately.

Amendment (Removal of the Front Wall Sign)

Commissioner Pearce amended the motion to remove the denial of the front wall sign from the motion, seconded by Commissioner Barrett.

The amendment carried 5-0.

Chair LeMarinel restated the main motion – The motion is for approval of all other signage, as amended with staff conditions.

Chair LeMarinel noted that an action on the front wall sign will be necessary after the main motion is voted on.

The motion, as amended, carried 5-0.

MOTION (Front Wall Sign)

Commissioner Barrett motioned to approve the front wall sign at the proposed location with a maximum sign area of 9 square feet, seconded by Commissioner Pearce.

Commissioner Laster stated that because there was a previous sign in the location that sets a precedent and in the spirit of the guidelines, the new sign should be positioned in the same location.

Commissioner Pearce stated that with the architecture of the building, the recommended location is sensible.

Chair LeMarinel stated that he believes features of the building would be covered up if the sign was moved down.

The motion carried 5-0.

9. Consideration of an Addition (Principal) At 305 3rd Ave. S.; Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 305 3rd Avenue South is in the Downtown Franklin National Register Historic District. The proposal includes an 836 sq. ft. addition to the building that will include the 1990s minor accessory structure.

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

Applicant Presentation: Mike Hathaway. Mr. Hathaway thanked the Commission for their feedback as the team listened and worked hard to be in a position for approval. Mr. Hathaway noted that the front door that faces 3rd Avenue has been removed and closed shutters are proposed on the front and side where the windows would be. To minimize the impact of the architectural features on the corner lot, Mr. Hathaway explained that the home has been pushed back 160 feet from the curb of 3rd Avenue. The team worked to decrease the visibility as much as possible given it is a corner lot. Mr. Hathaway finished by stating that the team believes the guidelines have been met and the team hopes to have the approval of the Board.

Citizen Comments: None

MOTION

Commissioner Laster motioned to approve an addition (Principal) at 305 3rd Ave. S., with staff conditions, seconded by Commissioner Marquardt.

Commissioner Laster stated that a lot of times the faux shutters are installed incorrectly with the louvers pointing inside and suggested the applicant monitor installation so that the louvers are pointing in the correct direction.

Commissioner Pearce asked if the brick color and the roof material will be required to be approved by staff.

Ms. Huffer stated that the brick color and the mortar color will be approved by staff and that the roofing material will be a standing seam metal roof and will match the existing historic building.

The motion carried 5-0.

10. Consideration Of An Addition And Alterations (Principal) At 728 Fair St.; Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfels, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property located at 728 Fair Street is located within the Hincheyville National Register Historic District. The proposal includes the retroactive construction of an addition, infilling under the addition, adding new windows, the construction of a new rear deck, infilling under the addition, and a new dormer. An unapproved addition was constructed in 2020 without a COA or a building permit. The Guidelines recommend designing the size of an addition to be subordinate to that of the historic building. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building. The 2020 addition added 107 sq. ft. to the building and with the proposed addition, it exceeds the recommended addition size for historic residential buildings. The project came before the DRC this year and DRC members expressed that the addition is compatible with the building, and the addition was only 24 sq. ft. over the Guidelines' recommendation.

Recommendation: Staff recommend denial of the rear addition based on the following grounds: 1) Design the size of an addition to be subordinate to that of the historic building. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building. Staff recommend the approval of the alterations, deck construction, dormer construction, with conditions outlined on the staff report.

Applicant Presentation: Amanda McCreary. Ms. McCreary stated that to clarify the project goals, the nonconforming addition will be changed so that the building is conforming and more in proportion and scale and rhythm with the windows, following the historic guidelines. The building is 24 feet above the 50% rule and there are no plans to alter the roofline. However, Ms. McCreary explained that for the non-confirming addition, the small historic building doesn't leave much space when applying the 50% rule. Ms. McCreary finished by asking the Board to consider the small historic cottage paired with a larger sized lot when determining approval of the application.

Citizen Comments: None

MOTION

Commissioner Laster motioned to approve the rear addition, alterations, deck construction, and dormer construction for the property located at 728 Fair Street with staff conditions, seconded by Commissioner Marquardt.

Commissioner Laster stated that the reason he is going against staff recommendation is because of the large lot and the small historic home. Grace or leeway within the parameters of the historic guidelines can be given in this situation. Mr. Laster noted that with multiple additions to the historic home, the total footage is only 1700 square feet and 24 square feet over the recommended 50% rule seems acceptable given the site characteristics.

Commissioner Pearce noted the low visibility of the lot from the street and stated that the addition does look large for the site but, due to the lack of visibility, she can support the motion.

Commissioner Laster stated that the applicant is requesting to fill in areas under the addition which will not add to the overall footprint of the home.

Chair LeMarinel noted that, basically, the porch will be enclosed.

Commissioner Pearce noted that if that had not been done, the addition being proposed now would read as changes over time.

Commissioner Laster stated that the retroactive approval of the addition will help solve some of the issues with the building. The windows installed were historically inappropriate but what is proposed will allow for a more accurate representation of the historic home.

Commissioner Laster also noted that the window in the loft does not have a double-hung appearance and to be more historically appropriate, it should have a double-hung appearance.

Chair LeMarinel mentioned the appearance of the windows in the dormer.

Commissioner Laster stated that the windows are small, and it would be difficult to make the windows appear double hung. Although, Mr. Laster noted he has seen windows in historic homes that have a muntin bar placed vertically in the center.

Amendment

Commissioner Laster amended the motion to include the rear gable window be double hung in appearance, seconded by Commissioner Barrett.

The amendment carried 5-0.

The main motion, as amended, carried 5-0.

11. Consideration Of Addition And Alterations (Principal And Accessory) At 1008 Fair St.; Jacob Layne, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 1008 Fair Street is in the Hincheyville National Register Historic District. The site features a ca. 1889 one-story Federal-style house that has a full-width front porch which is contributing to the National Register Historic District. The proposal includes a request for alterations and an addition to the principal building and accessory structure and fencing on the site. The location, size, height, materials, and form are appropriate and create a subordinate addition that is compatible with the historic building yet clearly identifiable. A roof infill addition is proposed on the rear of the building to create a 1 ½ story building form between the two wing gables at the rear of the building. The infill will not be visible from public view, maintains the form of the existing building, and is subordinate to the historic building and height. In addition, a series of window alterations are proposed on the rear and less visible facades and are appropriate. The proposed location of the new windows appears to be appropriate following the guidelines. The material should be changed from wood-clad to wood windows to align with the guideline recommendations. The proposal also includes alterations and an addition to the existing accessory structure.

The proposed alterations to the existing structure would increase the height from 16'6" to 18'5". The historic building is 18' to the ridge. The addition and alterations to the structure are not appropriate as they are not subordinate to the historic building and have increased the height to be taller than the historic building. As proposed, fencing is appropriate, but shall utilize a material and design that is appropriate per the Guidelines.

Recommendation: Staff recommend denial of the alterations and addition to the accessory structure based on the following Guidelines: Design alterations and additions so that the entirety of the accessory structure is compatible and visually subordinate in size, mass, and height to the principal building they support.

Staff recommend approval of the addition and alterations with conditions outlined in the staff report.

Applicant Presentation: Jacob Layne, 906 Studio Architects. Mr. Layne stated that the height of the accessory structure is 7" below the main ridge line as the ridge line was measured from the first floor to the ridge. The accessory structure is 7" below the height of the main house as shown in the elevation plan.

Chair LeMarinel asked the applicant if the accessory building is 7" shorter because of the grade or 7" shorter from the finished floor of each building.

Mr. Layne stated that the building is 7" shorter from floor to the ridge line.

Citizen Comments:

Katy Bell, 1008 Fair Street. Ms. Bell stated that the back area is not visible from public view other than the neighboring houses and the lot is long, narrow and about a ½ acre lot.

MOTION (Main House and Fencing)

Commissioner Pearce motioned to approve alterations to the main house and fencing for the property located at 1008 Fair Street, with staff conditions, seconded by Commissioner Laster.

Chair LeMarinel commented that the project is more appropriate since changes have been made, including removal of the dormers.

The motion carried 5-0.

MOTION (Accessory Building)

Commissioner Laster motioned to deny alterations to the accessory building for the property located at 1008 Fair Street, based on staff's recommendation, seconded by Commissioner Marquardt.

Commissioner Pearce stated that the accessory building appears to be at least the same height as the principal building and looks like a house behind a house. Commissioner Pearce also noted that it will be more visible to neighbors and to people walking along the sidewalk.

Chair LeMarinel stated that he was pleasantly surprised about the changes made to the plan from where the application began with the complicated roofline. Chair LeMarinel noted that the extra lines in drawings will show up softer in real life and, regarding the height issue, the original roof pitch of 8/12 and 30" below, and now it's a shallower roof pitch of 7/12 but is taller. Chair LeMarinel stated that it makes him think the bearing height has been raised.

Mr. Layne stated that is correct as they will remove the existing roof and keep a couple of existing walls raising the plate height.

Chair LeMarinel noted that it is a useful tool, but it can make the building look taller than the main house even with the generous eaves of the existing house. Chair LeMarinel agreed with Commissioner Pearce about the 7" because going from 30" below to 7" below is a lot of height to give up. The roof pitch went down which really means it was raised more than 24".

Commissioner Laster stated that the architectural renderings of the dormers make the building seem not subordinate to the principal building. Originally, the building was a single story with no dormers, and now it is a building that is 1½ stories with dormers, adding to the massing and ultimately making the building not subordinate. Lastly, Mr. Laster noted that the cupola, taken from the previous building, looks small and out of

proportion and may have worked better on a hipped roof type.

Chair LeMarinel stated that the Commission has seen versions of the plan that had a gable of sorts on the façade over the garage doors making the building feel massive. If there could be more of a dormer gable instead of two shed dormers to achieve space internally and cut down on the massing, that could be an option. Chair LeMarinel noted that he agrees with the motion and stated the proposal has come a long way but is not quite ready for approval.

The motion to deny carried 5-0.

Chair LeMarinel invited the applicant to the next DRC meeting and stated that staff will need to know before midnight.

12. Consideration Of Alterations And Signage At 230 Franklin Rd. Building 1 (The Factory); John Brown, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 230 Franklin Road features Building 1 on the Factory campus and is located in the Franklin Road Historic District. The proposal includes a request for a series of alterations to the building, new lighting, and signage.

Alterations

The request includes a series of alterations to the historic building, primarily on the rear non-historic addition. The following alterations are proposed:

- Remove and infill door on non-historic addition on the right elevation
- Painting the stairs, railings, and guards in Graphite
- Painting the rear addition siding in Graphite
- Replace the existing rear addition patio enclosure with a new storefront assembly
- Remove and infill three non-historic windows on the rear
- Replace three non-historic windows with single-lite windows
- Replace non-historic rear entrance

The rear non-historic addition to the building, completed in 1997, has a unique form that is not typical of an addition to a historic residential building. The proposed alterations to the existing storefront patio system do not have Guidelines that relate to the element as a historic residential building. The proposed alteration of the storefront system does not alter the form or massing of the rear of the building and maintains a similar appearance to what exists and is appropriate. The proposed replacement windows, while located at the rear of the building in a less visible location, are not double hung, do not have the appearance of being double hung, and do not relate to the windows seen on the historic building. It is appropriate to maintain and paint the previously painted surfaces.

Lighting

The existing light fixtures do not appear to be historic or original to the building. The proposed light fixtures are appropriate as they are simple in character, are appropriately scaled to the building, and are located in traditional locations.

Signage

The request includes a sign package for the tenants in the building. The proposed signage includes: one wall sign on the front façade, one wall sign on the right façade, and one wall sign on the rear façade. The Guidelines recommend the following for a residential building:

- Sign area maximum of 4.5 sq. ft.
- Maximum height from grade of 12'.
- Use only external illumination and downlights

Staff has interpreted the building as having a residential form, and the proposed wall signs exceed the recommended maximum sign area for a residential building. However, staff acknowledges that the scale of the

entire building exceeds that of many other residential buildings utilized as commercial spaces and finds that the proposed signage is proportional to the building in this case. The proposed signs do meet the recommendations for a wall sign for a commercial building. The placement is appropriate for the sign on the front and right facade, but the proposed sign on the rear facade is located 12' from grade and is not appropriate per the Guidelines. The proposed lighting for the front and rear signs is appropriate, but the uplighting on the sign on the right facade is inappropriate, as it is recommended to utilize downlighting.

Recommendation: Staff must recommend denial of the signage based on the following Guidelines. However, staff acknowledges that this is a unique building and that the HZC may find that the commercial building signage Guidelines are appropriate in this case. The following guidelines were used to recommend denial.

- Sign area maximum of 4.5 sq. ft. for wall signs on a residential building in form
- Maximum height from grade of 12'.
- Use only external illumination and downlights

Staff recommend approval of the building alterations with conditions listed in the staff report.

Applicant Presentation: John Brown. Mr. Brown agreed with staff's evaluation of the existing conditions and asked the Commissioners to consider two things regarding the application. First, the unusual characteristics of the building regarding signage is understanding the building is a residential form in a commercial building. Mr. Brown stated that, secondly, he is opposed to the evaluation regarding rear windows being double hung. Mr. Brown explained that he feels that it would be a disservice to the building to require historical windows on a non-historical building.

Citizen Comments: None

MOTION (Building Alterations)

Commissioner Marquardt motioned to approve building alterations at 230 Franklin Rd. Building 1 (The Factory) with staff conditions excluding condition 1 (rear replacement windows must have the appearance of a double-hung window that relates to the historic building), seconded by Commissioner Laster.

Commissioner Marquardt stated that the applicant brought up a good point about the guidelines requirements of a double-hung window being more applicable for a residential building. In this situation, it is a commercial building and the windows do not face the front.

Commissioner Laster stated that the building has been muddled as discussed at the DRC meeting and if it came before the Commission now, it would probably not be approved. Mr. Laster explained that the building has a modern look and would look contrived to install double-hung windows and what is proposed seems more harmonious to the building form.

Chair LeMarinel explained that he agrees and anything other than contemporary windows that would not match, as there is a wall of storefront right above the windows.

Commissioner Laster noted his concerns about the paint color on the north elevation and, because of the way the building was constructed, having the graphite next to the Benjamin Moore white color would stick out. It would be better if it blended so that the color is graphite and blends with the roof.

Amendment (Paint Color/North Elevation/Left Side Addition)

Commissioner Laster amended the motion to include all siding be graphite in color on the left side as seen on the north elevation and front elevation, seconded by Commissioner Pearce.

Commissioner Pearce asked for confirmation that the dormers on the historic portion of the building would remain as presented.

Chair LeMarinel stated, yes as presented.

The amendment carried 5-0.

Commissioner Pearce asked if the front covering would be removed.

Ms. Bulay stated that removal has been approved.

The motion (Building Alterations) as Amended carried 5-0.

Chair LeMarinel asked staff to review the recommendation for signage.

Ms. Bulay stated that staff is recommending denial of the signage proposed. The sign area should be a maximum of 4.5 square feet, be no more than 12 feet from grade and use only downlights for illumination. Ms. Bulay explained that should the sign package be approved there are conditions recommended. Those include the wall sign on the right façade must utilize downlighting and lighting must utilize incandescent and warm-colored lighting.

Chair LeMarinel explained that staff's assessment on the staff report is based on residential guidelines.

Ms. Bulay noted that if the commission votes to approve the signage package, the proposed signs will meet the commercial guidelines except for the lighting on the right side.

MOTION (Signage)

Commissioner Pearce motioned to approve signage at 230 Franklin Rd. Building 1 (The Factory) as submitted, seconded by Commissioner Barrett.

Commissioner Pearce stated that because the building has always been considered a commercial building and the signage proposed meets the commercial recommendations for signage in the guidelines, she can support the motion.

Commissioner Laster stated that he would like to confirm, for the record, that the signs are 9 square feet and meet the guidelines for historic zoning.

Chair LeMarinel asked if there was any concern about the sign height on the rear elevation in the upper left-hand corner on the second floor, which does not meet the guidelines currently because it is over 12 feet.

Commissioner Pearce stated that she is not concerned because the sign is in the rear and this is an outlier project of an old factory site that we're reinterpreting for today's use.

Chair LeMarinel asked if there would be an entrance in the rear and in the front or would the rear doors be used for mechanical and utility work. Are the two tenants sharing the front doors?

Mr. Brown explained that there is a door on the second level and feels sure there will be foot traffic from the buildings behind building one. The lower door would go into Anthropology.

Chair LeMarinel confirmed that the doors will be used as public doors and entrances and are not "exit only" doors.

Commissioner Pearce stated that she would like reassurance that the signage will not be visible from the front of the building.

Mr. Brown stated that driving down Franklin Road the rear sign would not be visible. The only visibility of the rear sign would be the foot traffic coming from the back of the building.

Chair LeMarinel noted that the Commission talks about the viewshed from the road, but the Factory is such an anomaly the viewshed can be from the inside out.

The motion (signage) carried 5-0.

Ms. Bulay explained that staff recommend the down lighting on the sign on the right side.

MOTION (Lighting)

Commissioner Laster motioned to approve lighting with staff conditions for 230 Franklin Rd. Building 1 (The Factory), seconded by Commissioner Marquardt.

Commissioner Marquardt asked Mr. Brown why uplighting was chosen.

Mr. Brown explained that it was the way it was designed, and he does not have any issues making the change

to downlighting.

Chair LeMarinel noted that the fixture looks like a linear bar that could be aimed differently to serve as down lighting. Also, the only other staff condition included is to utilize an incandescent warm color.

Ms. Bulay explained that there is a standard condition that the lighting must utilize warm light and has already been approved.

Commissioner Laster asked for the board's input on the Anthropology sign on the front of the building. It also has a bar light that casts light down and appears to extend the length of the entire word (Anthropology).

Chair LeMarinel asked Mr. Brown if the housing could be painted because it would blend better with the cornice.

Mr. Brown said it would not be a problem to paint the housing.

Chair LeMarinel suggested a fixture that was more sleek and less impactful to the historical part of the building as there are only a few redeeming facades of the building. This happens to be one of the better facades so a softer touch may be necessary.

Commissioner Laster asked if the sign needed a downlight.

Mr. Brown noted that the tenant would like to have the sign illuminated.

Amendment (downlight)

Commissioner Laster amended the motion to remove the downlight bar over the sign "Anthropology" on the front façade, seconded by Commissioner Pearce.

Commissioner Laster stated that his reasoning to remove the downlight bar from the motion is the architectural elements; the frieze, the entablature and the pediment are impediments to the pediment.

Commissioner Marquardt asked if someone remembered what the previous sign looked like in terms of lighting.

Ms. Bulay stated that there was a poster and panel sign by the street but, other than that, she was not familiar with the previous signage.

Commissioner Marquardt stated that there were many iterations of signs on this building, and she does not want to prejudice the applicant by going backwards instead of going with what has already been set as a precedent.

Commissioner Laster stated that his understanding is that there was no signage on the building besides the existing canopy.

Chair LeMarinel noted that as part of the lighting approval, it includes the two lanterns inside the porch that are simpler and lighter versions than the existing lanterns.

Commissioner Marquardt asked if the applicant could come back later if the existing lighting does not suffice.

Ms. Bulay stated that the lighting could be administratively approved if the lighting meets the guidelines.

Chair LeMarinel noted that later, the applicant may have an example or an exhibit showing that the light fixture has very little impact.

The amendment carried 5-0.

The motion, as amended, carried 5-0.

13. Consideration Of An Accessory Structure, Fencing, and Lighting at 230 Franklin Rd. Building 1 Courtyard (The Factory); John Brown, Applicant.

Sponsors: Kelly Dannenfels, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that this item is also located at 230 Franklin Road and features Building 1 on the Factory campus. The proposal includes a request for a new accessory structure, fencing, and lighting in the courtyard located behind Building 1 at the Factory.

Accessory Structure

The proposal includes a request for a minor accessory structure in the courtyard. The accessory structure is approximately 12' by 5' and is clad in live edge wood and features a landscaped roof. The location, placement, form, and size are appropriate. However, the proposed materials for the siding and roof are not appropriate.

Fencing

The proposal includes a request for a 6' tall post and rail wood fence around the perimeter of the courtyard behind the building. The proposed fencing style is not seen elsewhere in the Franklin Road historic district, and the horizontal board fence style is not supported by the Guidelines.

Lighting

The proposal includes a request to install six 20' tall, pole-mounted light fixtures in the courtyard. The proposed light fixtures are not concealed and feature a pole-mounted fixture that is not seen elsewhere around the Factory.

Recommendation: Staff recommends denial of the accessory structure, fencing, and lighting based on the following Guidelines:

- Use materials and exterior finishes typically used in historic equivalents
- Use asphalt shingles, fiber-glass shingles, 5V metal, or standing-seam metal roof materials
- Use existing or ambient streetlight or storefront lighting rather than adding new lighting whenever possible
- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings
- Use the smallest possible fixtures hidden underneath cornices and parapets to minimize visual impacts to the extent feasible
- Use lighting sources and illumination levels that enhance the character of the historic building and the historic district.
- Avoid the use of horizontal board fences.
- Use wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting.

If the HZC votes to approve the application, conditions are recommended and are outlined in the staff report.

Applicant Presentation: John Brown. Mr. Brown stated that he realizes some of the components don't meet the guidelines but feels the assembly is tastefully done. The reason for the introduction of the pole-mounted fixtures in the courtyard is because the area is planned to be used to sell items. Currently, there isn't enough lighting to accommodate this.

Citizen Comments: None

MOTION (Defer)

Commissioner Marquardt motioned to defer Consideration Of An Accessory Structure, Fencing, and Lighting at 230 Franklin Rd. Building 1 Courtyard (The Factory) to the November 10, 2025, HZC Meeting, seconded by Commissioner Laster.

Commissioner Marquardt stated that considering the number of design elements that require scrutiny, the deferral would help the Commission have time to discuss at the next DRC meeting.

The motion carried 5-0.

Chair LeMarinel stated that it would be great to see the applicant at the next DRC meeting, next Monday. Please let staff know by midnight tonight.

14. Consideration Of A Preliminary Historic Zoning Commission Recommendation And Modifications Of Standards For A Mixed-Use Development At 318 Franklin Rd. (Harpeth Village PD); Greg Gamble, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer explained that the HZC provides a preliminary recommendation at an early stage in the review process for development plans. These recommendations are then provided to the FMPC and BOMA. Three large commercial-mixed use buildings are proposed on the site at 318 Franklin Road.

Placement & Orientation

The proposed buildings will mostly be situated behind the hill and only a small portion of the new development could be seen from Franklin Road when viewing a previous video flyer, when it is moving from Mack Hatcher headed towards the intersection of Franklin Road and Liberty Pike. However, an updated flyover was not included within the application to determine if the buildings can be seen from the ROW.

Height & Building Form

The height of the proposed buildings range in height from 22' to 42'-6". For buildings 1 and 3, the width and length of these buildings are unknown and building 2 will be a total length of 480 feet. While the proposal includes two and three-story buildings in accordance with the commercial building Guidelines, the transition of heights between new buildings and historic buildings is not known because the height of the circa 1968 buildings located on Morningside Drive was not included as part of this application. While additional information is needed to determine if the proposed buildings meet the Guidelines' recommendation for building form, the proposed form appears to have a massing that is inconsistent with the surrounding buildings.

Architectural Features

Architectural detailing will be further reviewed as part of the COA application and there are advisory comments listed in the staff report that should be addressed prior to site plan approval. Several comments from DRC meetings noted that the design felt inorganic and monotonous. When looking at the historic buildings on Main Street and throughout the historic districts, there is a significant variation of height, roof forms, fenestration patterns, and design of materials, which is supported by the DG. This allows each building to read differently in character, massing, and scale. This is also seen on the historic buildings on the Factory Campus.

While it is the Intent that the development entrance drive will skirt around the base of the hill, a retaining wall may be required. It is noted within the application that two retaining walls at the north of the property are proposed. It is unknown what the length or material of the walls will be. Depending on the location of the retaining wall, it could impact the viewshed of the Franklin Road corridor. Additional information is needed on the impact of the proposed entrance drive on the hill and how it may impact the existing topography, or whether retaining walls will be required to hold the earth back around the base of the hill. In past DRC meetings, the removal of these parking spaces was supported, as it helped to preserve the historic vista of the hill from Franklin Road.

Signage

Several Modifications of Standards for signage are proposed to be utilized within the development.

1. Sign proportion and Shape: The request to have the sign shape, such as a small hanging projecting sign, be irregularly shaped could be supported by the Guidelines, if the color, size, number of signs, and placement, and other recommendations are met by the proposed sign. However, it is suggested that the signage type for an irregular shape be limited to small hanging/projecting signs, as this has been approved at the Factory.
2. Canopy Sign: This request is to have one canopy sign per tenant. It isn't clear how many canopy signs this MOS could create per building, which currently allows one per building façade. These requests would not align with the other signs within the HPO.
3. Vertical Blade Signs: The MOS is requesting to increase the number of vertical blade signs to a maximum of one per commercial/mixed-use building where residential is on upper floors over commercial, and to allow it if other hanging signage is present. It is unknown how many of these signs are proposed, or where they will be located. Not enough information is known to be able to support this request.

Additionally, Ms. Huffer noted that per a cursory Current Planning review, the roadway that is in front of building one (the northernmost building) is required to be parallel to the building. If the road has to stay at the proposed location, then a MOS must be requested.

Recommendation: It is recommended that the HZC make a preliminary recommendation for denial of the proposal to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen for the elements of the proposal related to the Historic District Design Guidelines. Specifically, the elements of this proposal that do not meet the Guidelines are:

1. Design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.
2. Transition the height of new buildings to be within ten percent of the height of any adjacent historic building through the use of building setbacks of 20 feet from the stories below, dividing the building into smaller parts to reduce effective visual bulk, and/or utilizing other techniques that break up the scale of a building.
3. New commercial construction in this context should be sensitive to rear adjacent historic residential structures.

Lastly, Ms. Huffer noted that this application is at the preliminary stage. The HZC is providing an initial recommendation to FMPC and BOMA on whether this conceptual proposal, as presented today, meets the intent of the Guidelines. If the development plan is approved by the Board of Mayor and Aldermen, the HZC will further review the proposal for consideration of a Certificate of Appropriateness prior to site plan approval.

Applicant Presentation: Drake Reader, Gamble Design Collaborative. Mr. Reader stated that the site is unique with three separate buildings, each distinctive in shape, with a drive isle between each. Mr. Reader noted the reduction in scale of the buildings down from 277 feet in height to 200 feet in height with softened edges that rebalance the composition of the buildings. As a comparison, Jamison Station's height is about 230-250 feet, making the proposed buildings lower in height. Also, comments from the DRC Meeting on pedestrian activity and commercial activation, Mr. Reader referred to a document showing a plaza area interspersed throughout the three buildings with shade and hardscape areas for pedestrians. Regarding the retaining walls, Mr. Reader explained that they do not propose a retaining wall around the hill. The only retaining walls proposed are tucked behind the hill and cannot be seen from Franklin Road. Finally, Mr. Reader responded to the Morningside Drive comments by explaining that the buildings are 121 feet away from the proposed building and are one story with a second story setback and a height of 22 feet to the top of the parapet. The building heights on Morningside Drive range from 22-28 feet. Lastly, Mr. Reader shared a height analysis of the proposed buildings showing the reduction in height three different times and finally using the Factory Hotel height as a guide.

Meredith Bucher, 906 Studio Architects. Ms. Bucher stated that changes were made to building 2, a collection of 3 buildings, based on the feedback from the DRC meeting. Comments from the DRC meeting include the lack of variation in height of the three central buildings adding to the massing along with the need for variety in the fenestration, and a reduction in storefront heights on the first floor. Ms. Bucher stated that the concerns have been addressed by varying the roof forms with parapets and varied roof heights and reduction of the first level storefront heights to 14 feet. Window sizes and mullions vary throughout the streetscape on the first level commercial space as well as the second level residential space. Other variations include the balconies on the second and third levels being pulled back, column width lessened, and canopies added on the first level to bring down the scale of the building. Ms. Bucher referred to renderings to show the various changes throughout the site, the perspective from the homes on Morningside Drive and the gradual step up of the single-level commercial buildings to the multilevel commercial/residential buildings in the back.

Mr. Reader explained that he hopes that the Commission sees the work the team has done to address each concern. Mr. Reader stated that he understands the concern about the modification of standards and hopes to bring forward a comprehensive sign package in the future. Also, Mr. Reader stated that he also understands that if the project receives a recommendation of approval to the FMPC and BOMA, it will not mean approval of signage. Lastly, Mr. Reader stated that with the building height reductions, fenestration variations, and attention to pedestrian activation, the intent is to allow the historical residential pattern to remain the visual focus.

Chair LeMarinel asked about the height of the retaining walls and if there were plans for fencing on top of the

retaining walls or fencing planned along Morningside Drive.

Mr. Reader stated that fencing was not proposed at this time.

Citizen Comments: None

MOTION (Building Form)

Commissioner Pearce motioned to recommend denial of building form for A Mixed-Use Development At 318 Franklin Rd, seconded by Commissioner Marquardt.

Commissioner Pearce stated that improvements to the proposal have been made but the massing and scale of the buildings are still a concern. Ms. Pearce noted that the retail building and the building on the north side are successful in their size and scale.

Commissioner Marquardt stated that most of the proposal is in the context of the Factory instead of in context of what is next door. Looking at past proposals such as Jameson Station, the proposals were presented in context of buildings next door or across the street. Ms. Marquardt noted that there were improvements to the Morningside Drive portion of the proposal but no discussion about the context of the other side of the development. The Commission has worked hard to maintain and preserve the historical and agricultural history of Franklin and once approval is given for this project, a precedent is set for future proposals.

Commissioner Barrett stated that the renderings of the buildings are looking much better, but the massing of the three buildings is overwhelming and still a concern.

Commissioner Laster acknowledged the applicants' hard work on the proposal and the willingness to listen to suggestions from staff/Commission and to implement some of the changes. There is still work to be done on the proposal. Commissioner Laster asked what the distance from the duplex on Morningside Drive and the parking lot of the retail building across the street.

Chair LeMarinel stated that it is an interesting area, and the applicant is tasked with bridging the agricultural area with the industrial area. Agriculture has always been tied to industry and there is a relationship between the two and in the current proposal, the agricultural component is not there. Chair LeMarinel noted that the proposal feels much better in terms of meeting the guidelines and the variety is appreciated. However, Chair LeMarinel further stated the variety may be too much as you have symmetry in some places but not in others and could be simplified to some extent and still be successful. The scale of the roof is an improvement, but the first floors are still exaggerated in height. Other than the northern building, none of the three buildings say industrial or agrarian. Despite the many varieties explored for the facade of the building, the challenge is the size of the building and trying to adapt so many aspects into one large building. Whereas the northernmost building is a scale that can be approached with a single stylistic view.

Commissioner Pearce stated that the problem is the massing of the three buildings, and it may be more appropriate for one or two buildings instead. When looking at the whole project regarding massing and scale, the massing and scale is more than articulating the surface.

The motion carried 5-0.

MOTION (MOS)

Commissioner Marquardt motioned to recommend a denial of the Modification of Standards for signage for A Mixed-Use Development At 318 Franklin Rd, seconded by Commissioner Barrett.

The motion carried 5-0.

Chair LeMarinel invited the applicant to the DRC meeting for more in-depth discussion.

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

15. Administrative COA For Signage (Reface) At 404 Bridge St.; Anna Ham, Applicant.

Sponsors:

16. **Administrative COA For Signage At 230 Franklin Rd.; Henry Roberts, Applicant.**

Sponsors:

17. **Administrative COA For Signage At 346 Main St.; Heather Joel, Applicant.**

Sponsors:

18. **Administrative COA For Minor Alterations (Rear, Non-Historic) At 161 Splendor Ridge Dr.; Sherri Jones, Applicant.**

Sponsors:

19. **Administrative COA For Sandwich Board Sign At 130 2nd Ave. N.; Justin Foster, Applicant.**

Sponsors:

20. **Administrative COA For Rear Deck In-Kind Replacement At 709 W. Main St.; David Crookshanks, Applicant.**

Sponsors:

ADJOURN

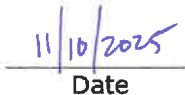
Commissioner Laster motioned to Adjourn the October 13, 2025, HZC Meeting, seconded by Commissioner Marquardt.

The motion carried 5-0

There being no further business, the meeting adjourned at 07:15 PM



Chair



Date