



## Meeting Minutes

### Historic Zoning Commission

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Monday, March 9, 2026

5:00 PM

Eastern Flank Event Facility

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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@franklntn.gov](mailto:planningintake@franklntn.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

Vice Chair Laster called the meeting to order at 5:00 PM.

Commissioners Present: Brian Laster, Michael Orr, Angela Calhoun, Holly Thompson, Kathy Worthington

Commissioners Absent: Tyler LeMarinel, Bob Barrett, Madlyn Ingram, Mary Pearce

Staff Present: Emily Huffer, Elizabeth Bulay, Jared Carter, William Squires

**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.)

Vice Chair Laster asked for citizen comments. There were none.

Comments on agenda items may be made in person or by emailing [PlanningIntake@FranklinTN.gov](mailto: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 Orr motioned to approve the February 9, 2026, HZC Meeting Minutes, seconded by Commissioner Calhoun. The motion carried by a vote of 5-0.

#### ANNOUNCEMENTS

Ms. Huffer made the following announcements:

- Appointed and Elected Officials Training on April 1<sup>st</sup>: HZC training poll for date options for the meeting has been sent to everyone. Please respond.
- The next DRC meeting will be Monday, March 16<sup>th</sup> at 4 pm at the Eastern Flank Event Facility. The deadline to submit a request to attend is midnight, tonight, March 9.

## APPLICATIONS

### 2. Consideration Of Alterations (Principal Building Roof Painting and Door Infill) At 717 Glass Ln.; Will Forte, Applicant.

**Sponsors:** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 717 Glass Lane is located in the Boyd Mill Avenue Historic District. The site features a 2004 two-story frame building. The proposal includes a request to alter the principal building by painting the accent metal roofing and to infill a secondary entrance at the front of the building. The proposed method of preparation and materials to apply the paint appears appropriate and may extend the life of the existing metal roof. As this is a non-historic residential building, the proposed painting of the metal roof is appropriate. The proposal includes a request to infill a secondary entrance on the front façade located on a recessed wall under the front porch with siding to match the existing siding. The infilling of the entrance is also appropriate for a non-historic residential building.

#### RECOMMENDATION:

Staff recommend approval of the metal roof painting and the entrance alteration with conditions listed in the staff report.

Applicant Presentation: Will Forte, Brentwood. Mr. Forte stated that he has found the best paint available as it is one of the best painting systems on the market with a five year warranty. Mr. Forte also noted that the door to be infilled was finished with drywall on the inside, making it a door to nowhere. Mr. Forte provided a painted panel for the Commissioners to see.

Citizen Comments: None

#### MOTION

Commissioner Orr motioned to approve Alterations (Principal Building Roof Painting and Door Infill) At 717 Glass Ln. with staff conditions, seconded by Commissioner Calhoun. The motion carried by a vote of 5-0.

### 3. Consideration Of Window Replacement (Principal) At 103 Cottage Ln.; Steve Dahlen, Applicant.

**Sponsors:** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 103 Cottage Lane is located within the Boyd Mill Avenue Historic District. The building was constructed in the 2010s. The proposal is to replace all twenty-five windows on the building.

#### RECOMMENDATION:

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

Applicant Presentation: Steve Dahlen. Mr. Dahlen was present to answer any questions but did not have new information to add.

Citizen Comments: None

#### MOTION

Commissioner Thompson motioned to approve Window Replacement (Principal) At 103 Cottage Ln. with staff conditions, seconded by Commissioner Calhoun. The motion carried by a vote of 5-0.

4. **Consideration Of Demolition (Accessory Structure), Alterations And Additions (Principal Building), And Site Alterations At 210 3rd Ave. N.; Aaron Rogers, Applicant.**

**Sponsors:** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that The property at 210 3rd Avenue North is located within the Downtown Franklin National Register Historic District. The proposal includes:

- Demolition of the accessory structure
- Alterations to the principal building
- An addition to the principal building
- A new accessory structure
- Site alterations

All of the alterations are appropriate within the guidelines except for the ramp installation.

**RECOMMENDATION:**

Staff recommend denial of the ramp installation based on the following Guidelines:

- For residential buildings, provide a landscaped front yard and minimize paved or hardscape areas. Do not fully remove and replace traditional lawn areas with hardscape.
- Position ramps and lifts on rear or side facades where not readily visible.

Staff recommends approval of the portion of the application that includes the demolition of the accessory structure, building alterations, building addition, new accessory structure, and repair of the fence, with conditions outlined in the staff report.

Applicant Presentation: Aaron Rogers, 906 Studio Architects. Mr. Rogers stated that he has concerns about placing the ramp in the rear of the building as it doesn't meet the spirit of the accessibility code to bring people into the rear of the building. Other constraints include the setback encroachment along the sides of the building. The ramp is a slope ramp without handrails. Mr. Rogers noted that landscaping had been added to screen the ramp. Lastly, Mr. Rogers stated that he does not see an alternative but is trying to stay within the guidelines as much as possible.

Citizen Comments: None

**MOTION #1 (Demolition)**

Commissioner Orr motioned to approve demolition at 210 3<sup>rd</sup> Ave. N, seconded by Commissioner Worthington. The motion carried by a vote of 5-0.

**MOTION #2 (Building Alterations, Accessory Building & Fencing Repair)**

Commissioner Worthington motioned to approve building alterations, accessory building and fencing repair with staff conditions for the property located at 210 3<sup>rd</sup> Ave. N., seconded by Commissioner Calhoun.

Vice-Chair Laster stated that the Commission has seen the application several times at DRC which may be why discussion is limited.

With no further discussion, the motion to approve carried by a vote of 5-0.

**MOTION #3 (Ramp)**

Commissioner Worthington motioned to deny the ramp location for the property located at 210 3<sup>rd</sup> Ave. N., seconded by Commissioner Orr.

Commissioner Worthington asked Mr. Rogers about the location of the ramp in relationship to parking.

Mr. Rogers stated that existing onsite parking is available alongside parking along the street.

Vice Chair Laster stated that the ramp location is proposed to be in the front under the gable.

Commissioner Worthington stated that she understands the difficulties of meeting the ADA requirements along with following the recommendations from staff based on the design guidelines. Ms. Worthington suggested that with the ramp in the back, it would be easily accessible to parking.

Mr. Rogers stated that the ramp location at the front is accessible to parking as well as the main entrance reception area and noted that he feels this is the most appropriate placement of the ramp. Mr. Rogers also

noted that the entrance at the back would mean the public would enter into private offices.

Commissioner Worthington stated that more convincing evidence is necessary to consider the ramp location in the front.

Vice Chair Laster suggested that the best location for the ramp is along the side of the building, entering through the porch. If the constraints of the stone sign and the plumbing work could be relocated, this solution could satisfy the design guidelines.

Commissioner Orr also noted that more detail is needed about how one would get from the street to the ramp.

With no further discussion, the motion to deny carried by a vote of 5-0.

Vice Chair Laster encouraged the applicant to attend another DRC meeting to further discuss options for the ramp.

## 5. **Consideration Of Rear Yard Fencing At 135 4th Ave. S. (County Courthouse); James Denny, Applicant.**

**Sponsors:** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 135 4th Avenue South is located in the Downtown Franklin National Register Historic District. The site includes the non-historic Williamson County Judicial Center, parking lot, and the historic Dan German building. The proposal includes a request to construct a new rear-yard fence and gates around the perimeter of the parking lot to the right of the County Courthouse building and behind the Dan German building, paralleling Church Street. The design of the fencing features a 2-foot-tall brick wall and a 4-foot-tall vertical board wood privacy fence. The fence is segmented by 8-foot-tall posts with cast stone cap detailing. A pedestrian gate is proposed along 4th Avenue South and features a solid metal design and an adjacent panel. A vehicular gate is proposed along Church Street, which features vertical metal panel detailing. The use of wood, brick, and metal are supported materials for rear yard fences. While the combination of a brick wall and wood privacy fence is not historically seen in the Downtown Franklin Historic District, the design is seen at the non-historic Brownstones in the district and has been approved for new residential buildings in other historic districts. It is more common, historically, to keep the materials consistent: either a brick wall or a wood privacy fence. The use of brick columns elevates the design of the fencing, further relating it to the higher-style architecture of the Courthouse. The proposed materials are compatible with the architecture and materials of the Courthouse and the nearby Dan German building.

Applicant Presentation: James Denny, 5711 Old Harding Pike. Mr. Denny did not have new information to add but was present to answer questions.

Citizen Comments: None

### **MOTION**

Commissioner Calhoun motioned to approve Rear Yard Fencing At 135 4th Ave. S. (County Courthouse) with staff conditions, seconded by Commissioner Orr.

Commissioner Worthington asked Mr. Denny how the mechanical equipment would be concealed and stated that Mr. Denny provided very detailed drawings.

Mr. Denny stated that the gates would open inward and all equipment would be internal on the non-pedestrian side. Mr. Denny noted that there would be enough room for cars to queue without blocking the sidewalk.

Vice Chair Laster asked the Commission about their thoughts on the use of materials (brick & wood) instead of all brick or brick and metal. This mix of materials is not typically seen in a historic district. The Brownstones have a similar mix of materials but are not located on prominent streets.

Commissioner Worthington stated that the proportions of the brick and wood and balanced as the wood does not seem to be the focal point or jump out and fades away with the brick appearing as the most prominent material.

Commissioner Calhoun agreed with Commissioner Worthington and stated that she likes the mix of wood and brick together and softens the appearance from the street.

With no further discussion, the motion carried by a vote of 5-0.

6. **Consideration Of Building Alterations And Site Alterations At 247 Franklin Rd. (Harlinsdale Farm, Worker House 1); Brandon Priddy, Applicant.**

**Sponsors:** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 247 Franklin Road is located within the Franklin Road Historic District and is listed on the National Register of Historic Places as a part of the Harlinsdale Farm property. The proposal includes the restoration of the building and site alterations to the worker house 1.

Since this is a City project, staff does not make a recommendation, but here are potential conditions should the HZC approve the proposal outlined in the staff report.

Applicant Presentation: Brandon Priddy, 906 Studio Architects. Mr. Priddy was present to answer questions.

Citizen Comments: None

**MOTION**

Commissioner Orr motioned to approve Building Alterations And Site Alterations At 247 Franklin Rd. (Harlinsdale Farm, Worker House 1) with staff conditions, seconded by Commissioner Worthington. The motion carried by a vote of 5-0.

7. **Consideration Of Building Alterations And Site Alterations At 255 Franklin Rd. (Harlinsdale Farm, Worker House 2); Brandon Priddy, Applicant.**

**Sponsors:** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that The property at 255 Franklin Road is located within the Franklin Road Historic District and is listed on the National Register of Historic Places as a part of the Harlinsdale Farm property. The proposal includes the restoration of the building and site alterations to the worker house 2. Since this is a City project, staff does not make a recommendation, but here are potential conditions should the HZC approve the proposal outlined in the staff report.

Applicant Presentation: Brandon Priddy, 906 Studio Architects. Mr. Priddy stated that for both Worker Houses they decided not to use composite wood, but use sealed natural wood.

Citizen Comments: None

**MOTION**

Commissioner Orr motioned to approve Building Alterations And Site Alterations At 247 Franklin Rd. (Harlinsdale Farm, Worker House 2) with staff conditions, seconded by Commissioner Calhoun.

Commissioner Worthington asked Mr. Priddy why the change in material from composite wood to natural wood.

Mr. Priddy stated that the consensus at the DRC meeting was that sealed natural wood would be the best use of material.

Vice Chair Laster stated that the guidelines do not recommend the use of composite wood.

Commissioner Worthington stated that natural wood would be easier to replace.

With no further discussion, the motion carried by a vote of 5-0.

8. **Consideration Of New Construction (Accessory Structure) At 121 3rd Ave. N.; Aaron Rogers, Applicant.**

**Sponsors:** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 121 3rd Avenue North is located in the Downtown Franklin Historic District. The site features a ca. 1910 1 ½ story frame dwelling. The proposal includes a request to construct an accessory structure to create a covering over the existing rear deck. The proposed structure utilizes a one-story open air design with a simple side gable form.

**RECOMMENDATION:**

Staff recommend approval of the accessory structure with conditions outlined in the staff report.

Applicant Presentation: Aaron Rogers, 906 Studio Architects. Mr. Rogers did not have any new information to add and was present to answer any questions.

Citizen Comments: None

**MOTION**

Commissioner Calhoun motioned to approve New Construction (Accessory Structure) At 121 3rd Ave. N. with staff conditions, seconded by Commissioner Thompson. The motion carried by a vote of 5-0.

**OTHER BUSINESS**

Vice Chair Laster asked if there was any further business. There was none.

**RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC**

9. **Administrative COA For Sandwich Board Signage At 348 Main St.; Rebecca Davis, Applicant.**

Sponsors:

10. **Administrative COA For Signage (Reface) At 198 E. Main St.; Mike Alexander, Applicant.**

Sponsors:

11. **Administrative COA for Alterations (Roof Repair Non-historic) at 214 Franklin Rd.; Ronald Shuff, Applicant.**

Sponsors:

12. **Administrative COA For Minor Alteration (Non-historic Side Door Replacement) At 127 2nd Ave. N.; Marla Abert, Applicant.**

Sponsors:

13. **Administrative COA For In-Kind Repair and Replacement (Fencing, Rear Deck Posts, Building Elements) At 117 3rd Ave. N.; Blake Robinson, Applicant.**

Sponsors:

14. **Administrative COA For Signage (Reface) At 202 5th Ave. N.; Bishouu Fahim, Applicant.**

Sponsors:

15. **Administrative COA For Rear Yard Fencing At 119 Winslow Rd.; Ben McCreary, Applicant**

Sponsors:

16. **Administrative COA For Rear Yard Fencing at 423 S. Margin St.; Brandon Priddy, Applicant.**

Sponsors:

**ADJOURN**

Commissioner Calhoun motioned to adjourn the March 9, 2026, HZC meeting, seconded by Commissioner Thompson. The motion carried by a vote of 5-0.

There being no further business, the meeting adjourned at 05:31 PM.

  
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Chair

4/13/2026  
Date

