



Meeting Minutes

Historic Zoning Commission

Monday, April 13, 2026

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@franklinton.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: Chair Tyler LeMarinel, Brian Laster, Angela Calhoun, Bob Barrett, Madalyn Ingram(5:10 pm), Mary Pearce, Holly Thompson, Kathy Worthington

Commissioners Absent: Michael Orr

Staff Present: Kelly Dannenfelter, Emily Huffer, Bill Squires, Jared Carter

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 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 March 9, 2026, HZC Meeting Minutes, seconded by Commissioner Calhoun. The motion carried 7-0.

ANNOUNCEMENTS

APPLICATIONS

2. **Consideration Of Principal Building Alterations (Window Replacement) At 223 Franklin Rd.; Hank Gardner, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Emily Huffer. Ms. Huffer stated that the property located at 223 Franklin is located in the Franklin Road Historic District. The site features a ca. 1939 frame residential building with bungalow characteristics. A retroactive request for the replacement of the windows on the historic building was denied during the January HZC Meeting due to materiality. The proposal includes a request for the replacement of ten windows on the historic portion of the building and the proposed replacement window design and materials are appropriate per the guidelines.

RECOMMENDATION:

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

Applicant Speaker: Hank Gardner. Mr. Gardner stated that he withdrew the original request and decided to go along with staff's recommendation of the 6 over 6 light patterns.

Citizen Comments: None

MOTION

Commissioner Pearce motioned to approve Consideration Of Principal Building Alterations (Window Replacement) At 223 Franklin Rd. with staff conditions, seconded by Commissioner Barrett.

Commissioner Pearce stated that she appreciates the homeowner's willingness to reconsider the recommendation of the Board.

Commissioner Calhoun stated that this is a great example of how working with the HZC enhances the character of the building and thanked the homeowner for working within the guidelines and being responsive to the recommendations.

There being no further discussion, the motion carried by a vote of 7-0.

3. **Consideration Of Principal Building Alterations (Roof Materials) At 121 Myles Manor Ct.; Scott Cash, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Emily Huffer. Ms. Huffer stated that The property located at 121 Myles Manor Court is located in the Franklin Road Historic District. The site features a ca. 1930 Tudor revival-influenced building, which had additions and alterations completed in 2008 and another addition and alterations approved in 2022 that are under construction. The proposal includes a new request for the installation of EPDM roofing on a section of the roof and a retroactive request for the replacement of the asphalt shingle roof with a cedar shake roof based on additional information and research presented at the DRC last month.

EPDM: A section of roofing is proposed to utilize EPDM roofing on the rear portion of a non-historic addition to the building that was previously approved to be altered. The use of EPDM roofing materials is appropriate to accommodate the low slopes to ensure proper runoff and drainage for the long-term preservation of the building.

Cedar Shingle: Cedar Shingle roofing was installed on the historic building and its additions, replacing the existing asphalt shingles, without a Certificate of Appropriateness. Extensive research has been conducted to understand the building's history, its roofing materials, and additional information for review in light of the request has been provided.

The Guidelines recommend the following for historic residential buildings:

1. Preserve historic roof forms and materials.
2. If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historical materials.

While the use of wood roofing material may be appropriate for an addition or new construction if it complements the architectural style of the historic building, the replacement of the asphalt shingle roofing on the historic building is not appropriate without conclusive documentation of the material being historically present on the building. The Guidelines recommend preserving and maintaining the asphalt shingle roofing material that is known to have previously been on the building. Without conclusive documentation of the material historically on the building, the use of cedar shingle roofing is not appropriate.

RECOMMENDATION:

Staff recommend denial of the retroactive request for cedar shingle roofing material based on the recommendations of the Guidelines.

Staff recommend approval of the EPDM roofing material with conditions outlined in the staff report.

Applicant Speaker: Scott and Michelle Cash. Ms. Cash stated they thought they were following the historic guideline recommendations but misunderstood the need for approval when a material change is made. Ms. Cash asked for forgiveness and for consideration of the evidence provided in the submittal packet that cedar shake roofing is historically appropriate for this property. Ms. Cash stated that she would not recommend that anyone request retroactive approval as the issue/process had caused her family much heartache and hard times. According to Ms. Cash, the community has been very supportive, including neighbors and random passersby. Ms. Cash finished by asking the Commission to consider the request and to consider whether the changes would damage the historic value of the property, as the COF website states. Mr. Cash thanked the Commissioners for the work they do on behalf of the city of Franklin and stated that he has the upmost respect for the HZC. Mr. Cash explained that this is the most impactful financial decision they've ever made and noted the supplemental cover letter that highlights revisions made since the DRC meeting. Evidence that a cedar shake roof existed is supported by old nail patterns and aerial video from 1950 showing a significantly lighter roof than neighboring homes. At that time, asphalt shingle colors were limited with most homes having much darker roofs. Mr. Cash stated that he had two independent roofing professionals evaluate the roof which one will speak during the public comments. Mr. Cash also stated that after much research he found that the use of cedar shake roofing material was widespread across the region. Mr. Cash explained that he spoke to Dr. Van West, TN state historian and director of the center for historic preservation at MTSU. Mr. Van West stated that "a cedar roof does not distract from the building, nor would it make it a non-contributing building to the National Register." Mr. Cash also noted that architectural shingles, designed to mimic shadow lines of cedar shake, did not exist during the time the home was built as noted by roofing websites. Lastly, Mr. Cash noted that the design guidelines emphasize use of historically appropriate materials which he believes cedar shake roof material is appropriate, historically accurate roofing material for this home with several forms of supporting evidence provided. Mr. Cash asked the Commissioner to consider all the evidence presented along with the historic context of this home when deciding.

Citizen Comments:

1. Alderman Matt Brown. Alderman Brown thanked the board for their service to the community and stated that interpretation of the guidelines and zoning ordinances is one of tasks boards and commissions do daily. Boards and commissions are also tasked with the opportunity to do right by the community and do right by individuals. Further Mr. Brown stated that there are also the intent of the guidelines and the spirit in which people engage them. This is a family who entered the process recognizing and embracing where they live and honoring their historical home and neighborhood, thinking they were following the rules. The family installed a cedar shake roof, unknowingly the roof material required approval from HZC. By all accounts, the roof material is probably appropriate and more appropriate than the shingles that were there. Alderman Brown explained that the family has endured great financial hardship and, as a city, how can this family be expected to endure the hardship of removing the roof. The roof isn't hurting the neighborhood or the neighbors or the historic nature of the house. If the city requires people to remove perfectly good components of a home, as in this situation, Alderman Brown explained that the city may prevent people from wanting to invest in saving these wonderful historic homes. Lastly, Alderman Brown asked that the board vote in favor of keeping the existing cedar shake roof.
2. Alderman, Patrick Baggett. Alderman Baggett stated that he wholeheartedly trusts the HZC and values the work done by the commission. In this situation, the guidelines state that cedar shake is an appropriate historical material. If faux cedar shakes or some other subpar plastic substitute material was installed, Alderman Baggett stated that he would not be speaking before the commission. The use of cedar shakes roofing material does not devalue or degrade this historical property, and the reality is that no one knows what the original roofing material was, making this a difficult situation. Alderman Baggett finished by asking the commission to consider approval of the existing cedar shake roof.

3. Frank Elliott, 103 Mayberry Court. Mr. Elliott stated that his view is of the south and east side of the Cash home and has a vested interest in whatever is approved for roofing material. Mr. Elliott explained that he supports the Cash family and their great lengths to restore their home to its historic significance and asked that the Commission approve their application for a COA.
4. Paul Anderson, 4392 Columbia Pike. Mr. Anderson stated that he is a senior project manager for Quality Roofing, Restoration and Construction. Mr. Anderson explained that he inspected the roof and based on his inspection, cedar shake shingles were very likely installed. There is evidence of slightly larger nail holes associated with cedar shake shingles as the material is much thicker than an asphalt shingle. Mr. Anderson also noted that cedar shakes are installed in staggered courses with more vertical exposure variations, the nail holes don't appear in tight, evenly spaced horizontal lines as compared to asphalt shingles that have very consistent nail patterns. Mr. Anderson referred to a photo showing board decking where the nails have been placed higher up on each shingle which is consistent with cedar shake roofs. Lastly, Mr. Anderson stated that cedar shake roofs were commonly installed over spaced or solid board decking as shown in the photo.
5. Gary Grooms, 115 Myles Manor Court. Mr. Grooms stated that he and his wife are in favor of the application and noted that they are very familiar with the history of the area as 115 Myles Manor Court is his wife's childhood home. Years ago, 121 Myles Manor Court was set to be demolished but the order of approval expired before the demolition was completed. Mr. Grooms explained that Ed Underwood renovated and added an addition to the home which has helped increase the property value of the area. The Cash family is doing a major renovation to the home that will improve the neighborhood and increase property values. Although construction is taking longer than most would like, the Cash's are great people. Mr. Grooms urged approval of the application.
6. Adam Segar, 3035 Heartland Lane. Mr. Segar stated he works for Dale & Associates and has appeared before other boards and is familiar with the processes of approval. Mr. Segar also noted that his father was a builder and he worked on roofs for many years. Mr. Segar agreed with the previous assessment by Mr. Anderson regarding cedar shake nail patterns versus nail patterns of asphalt shingles. Mr. Segar explained that he would like to speak on the logic involved in deciding on the application. Considering the flexibility of the guidelines and that cedar shake shingles are identified as appropriate historic material, it seems the application has met the requirements. Mr. Segar also noted that if every application is reviewed independently, creating a precedent is not an issue. If a precedent is defined by maintaining what was most recently existed, the standard becomes tied to prior decisions made by others. Lastly, Mr. Segar stated that the material chosen by the Cash family is much more authentic, historic, and better quality than was previously installed.
7. Bria Voldarama. Ms. Voldarama stated that she is speaking in favor of the Cash family and their request to maintain the existing cedar shake shingle roof. Ms. Voldarama explained that the Cash family is the most generous and refreshing family to be around and asked that the board consider approval of the application so that the Cash family can continue to be hospitable and not be required to take on the financial burden of a complete roof replacement.
8. Cathy Mitchell. Ms. Mitchell stated that based on the evidence the Cash's have provided regarding prior use of cedar shake shingles, she asked the board to vote in favor of the application submitted.
9. Rob McKelvy, 2012 Riverbend Lane. Mr. McKelvy stated that he is a licensed architect in the state of Tennessee, and he finds it hard to believe that a cedar shake shingle would not be acceptable considering the integrity of the material. Mr. McKelvy urged the board to vote in favor of the application.
10. Scott Caldwell, 601 Cornelia Court. Mr. Caldwell stated that he is a friend of Cash's and knew that the cedar shake roofing material was coming into question. Mr. Caldwell explained that he began driving around Franklin seeing cedar shake roof after cedar shake roof and stated that a cedar shake shingle embodies the historic nature of Franklin. Mr. Caldwell asked that the board consider approving the roofing material.

MOTION

Commissioner Laster motioned to Approve with staff conditions Consideration Of Principal Building Alterations (Roof Materials) At 121 Myles Manor Ct, seconded by Commissioner Ingram.

Commissioner Laster stated that the reason he is going against staff recommendation is the guidelines clearly state that wood is an approved material and that it is difficult to provide conclusive documentation that cedar shake shingles were once used and equally difficult to prove that asphalt roofing may have been used. The old newspapers from the 1920's and 1930's advertised cedar shakes from California, indicating cedar shake shingles were being installed in the area. When conclusive documentation can't be provided, reliance on experts in the field is necessary. Commissioner Laster noted that two professionals from reputable roofing companies spoke about the high probability that a cedar shake roof existed or could have existed. Lastly,

Commissioner Laster stated that he can't see removing a roof that has historic material and replacing it with an asphalt roof or something else. If someone requested replacing their historic home's vinyl siding with wood, there would not be a board member who would say no.

Commissioner Pearce stated that with so many people in the room, it's a good opportunity to explain historic zoning in Franklin. The reason we're discussing the roof is that the correct process was not followed. The Cash family has come before this board many times to request approval for different types of work on their home but didn't follow the process for the roofing material. Commissioner Pearce stated that she will support approval of the application as the roof material does not really take away from the style of the house. Commissioner Pearce noted, referring to this home almost being torn down, stated that there was a huge fight in which she was a part of that ultimately saved the home. The Red Pony was giving out \$50 gift certificates to go against the historic zoning group. Ms. Pearce explained that being one that has fought so hard for historic zoning, she believes the commission has contributed to the Franklin that everyone loves. Historic zoning would not exist without people abiding by the guidelines.

Commissioner Ingram stated that in previous discussions about this application, the HZC requested more evidence that cedar shake roofing may have existed. As Commissioner Laster stated, it's difficult to find conclusive documentation but hearing from professionals in the roofing industry creates a situation where everyone can feel good about approving the application.

Commissioner Calhoun stated that the comments from Dr. Van West were compelling and the cedar shake is beautiful and enhances the cottage vibe of the house. The issue was not following the process because the only way this works in Franklin is by everyone buying in and committing to following the rules and process. Ms. Calhoun stated that it's better to get in front of the situation by asking for permission. Commissioner Calhoun stated that she will support the application but there could be implications as a result of this approval that affect future decisions relating to precedent.

Chair LeMarinel stated that he agrees with everything that everyone has said. The process wasn't followed; evidence may or may not confirm the presence of a cedar shake roof but there is a strong chance cedar shakes were used as roofing material. Chair LeMarinel explained that had the applicant followed the correct process, there is no guarantee the request would have been approved. Based on the guidelines, the board would have possibly said that if the roofing material used was asphalt, then that's the roofing material that should be used. Considering this situation independently, along with proposed appropriate roofing material, approval can be considered. Chair LeMarinel commented that the cedar shakes are historically accurate material for the period in which the house was constructed, but the process should have been followed.

There being no further discussion the motion carried by a vote of 8-0.

4. **Consideration Of Front Yard Fencing At 1005 Evans St.; Natalie Dyess, Applicant.**

Sponsors: Kelly Dannenfels, Emily Huffer, Elizabeth Bulay

Project Leader: Emily Huffer. Ms. Huffer stated that the property located at 1005 Evans Street is located in the Lewisburg Avenue Historic District. The site features a ca. 2010 frame residential building that features gothic revival influences. The proposal includes a request for the construction of a wood picket fence in the front yard of the property. The proposed fencing is appropriate; therefore staff recommend approval of the application with conditions.

Applicant Speaker: Brian Snider. Mr. Snider stated that the fence will allow the puppies to go out in the front yard safely.

Ms. Huffer stated that 1 email comment was received and has been uploaded with the application documents.

Citizen Comments:

Carl Baufman, 1001 Evans Street. Mr. Baufman stated that his property is north of 1005 Evans Street. Mr. Baufman expressed concern about the Japanese Maple planted close to the property line and requested that the fence include the mulch area and tree. Secondly, the driveway has a headwall with a brick planter that accumulates debris during storms. Mr. Baufman would like to have full access to the planter during weather events. Lastly, Mr. Baufman stated that there is an ATT box and requested the fence excludes this box.

MOTION

Commissioner Worthington motioned to approve, with staff conditions, Consideration Of Front Yard Fencing At 1005 Evans St., seconded by Commissioner Thompson.

Commissioner Worthington stated that the applicant noted that the pickets will be equal distance between the posts. Does the applicant have a method to show an example?

Chair LeMarinel stated that the design was generated by AI, but the intention is for the three sections to be equal so that the sway and all the dimensions are all equal.

Commissioner Worthington stated that she's in agreement with three equal sections as the sections reflect spacing on the porch.

Chair LeMarinel stated that the spacing looks fine, and the fencing meets the requirements of the guidelines, but the neighbors will need to work things out among themselves as those issues are not within the purview of the HZC.

There being no further discussion, the motion carried by a vote of 8-0.

5. Consideration Of Building Alterations (Door Replacement) At 127 2nd Ave. N.; Marla Albert, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Emily Huffer. Ms. Huffer explained that the property located at 127 2nd Avenue North is located in the Downtown Franklin Historic District. The site features two commercial buildings. The building located at the back of the property is a circa 1960 concrete block building and is listed as non-contributing to the district. The proposal includes a request to replace the existing metal double doors with new double store front-style doors. The proposed alterations are appropriate and therefore, staff recommend approval of the door replacement with staff conditions.

Applicant Speaker: Marla Albert. Ms. Albert stated that the purpose of door replacement is to provide more safety when exiting the building. Push bars are required and while the doors are being replaced it's nice to select doors that look good.

Citizen Comments: None

MOTION

Commissioner Ingram motioned to approve with staff conditions Consideration Of Building Alterations (Door Replacement) At 127 2nd Ave. N., seconded by Commissioner Calhoun.

Commissioners Ingram and Calhoun both agreed the application is straightforward and appropriate for the building.

There being no further discussion, the motion carried by a vote of 8-0.

6. Consideration Of In-Kind Replacement Of Building Materials At 800 Fair St.; Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer stated that the property at 800 Fair Street is located within the Hincheyville National Register Historic District. The proposal includes the repair and in-kind replacement of areas on the building that have deteriorated.

The scope of work includes:

1. Replacement of the siding on the sides of the front elevation dormer and installation of dark metal flashing,
2. Replacement of the fascia boards and soffits (as needed),
3. Replacement of the K-Style/ogee gutters and round downspouts, and

4. Repairs of the siding where deteriorated.

All proposed in-kind replacements are appropriate, and staff recommend approval with conditions.

Applicant Speaker: Amanda McCreary, Chisel Workshop. Ms. McCreary stated that additional information was added to the application, as requested at the last DRC meeting. The goal is to salvage as much of the soffit as physically possible and if replacement is necessary in the front, historic pieces from the back can be used as replacement pieces for the front. Ms. McCreary also noted that the neighborhood context was added along with information on the gutters as requested by the board.

Citizen Comments: None

MOTION

Commissioner Laster motioned to approve with staff conditions Consideration Of In-Kind Replacement Of Building Materials At 800 Fair St. seconded by Commissioner Ingram.

Commissioner Laster commended the applicant on their efforts on preserving the original material and good historic preservation practice.

There being no further discussion, the motion carried by a vote of 8-0.

7. **Consideration Of Accessory Structure Alterations (Garage Door Alterations) At 321 3rd Ave. S.; Lawrence Sullivan, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Emily Huffer. Ms. Huffer stated that the property located at 321 3rd Avenue South is located in the Downtown Franklin National Register Historic District. The site features a ca. 1890 T-frame principal building and a ca. 1970 CMU block accessory structure. The proposal includes a request to alter the front façade of the accessory structure in order to convert the existing one-bay into a two-bay garage configuration. The existing CMU and new column between the garage doors are proposed to be clad in cementitious lap siding with a 4" reveal and trim corner detailing. The proposed alterations will increase the compatibility of the design of the structure with other historic accessory structures in the district by creating doors with similar proportions and materials that are more consistent with what is seen in the district. Therefore, staff recommend approval of the accessory structure alterations with conditions.

Applicant Speaker: Lawrence Sullivan. Mr. Sullivan stated that the AI kept saying the cinder block was going to be wood, which is incorrect.

Citizen Comments: None

MOTION

Commissioner Barrett motioned to approve with staff conditions Accessory Structure Alterations (Garage Door Alterations) At 321 3rd Ave. S., seconded by Commissioner Calhoun.

Commissioner Laster stated that Mr. Sullivan did a nice job as the garage doors look much better.

There being no further discussion, the motion carried by a vote of 8-0.

8. **Consideration Of New Construction, Signage, And Site Alterations (Williamson County EMS) At 110 Aldersgate Way, John Gore, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 110 Aldersgate Way is located within the Franklin Road Historic District. The property is on the edge of the Historic Preservation Overlay (HPO) and is considered to front the roundabout coming from Mack Hatcher Memorial Parkway.

New Building Construction

The agrarian appearance of the horizontal cementitious siding on the proposed building appears to relate to the

adjacent Daniel McMahon House and agricultural barn. The proposed placement and orientation, building form, height, materials, details and ornamentation, entrances, gutters and downspouts generally meet the Guidelines. Additionally, the detailing of the windows should have traditional casement and trim framing the windows to align with the Guidelines. Further, the Guidelines recommend that windows be in a traditional placement, so there should be a separation between the windows and the watercourse.

Signage

The proposed sign aligns with the Guidelines recommendation for post and panel signs but should utilize a matte finish.

Site Alterations

The proposed site alterations, such as the driveway, parking area, walkway, and generator location, all appear to be appropriate.

Recommendation:

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

Applicant Speaker: Jeff Fairwood. Mr. Fairwood stated that he is happy to comply with staff conditions.

Citizen Comments: None

MOTION #1

Commissioner Worthington motioned to approve with staff the 10 conditions for New Construction, Signage, And Site Alterations (Williamson County EMS) At 110 Aldersgate Way, seconded by Commissioner Barrett.

Commissioner Laster noted that the head height above the windows is wide and suggested this component of the application be approved by staff.

Chair LeMarinel clarified that Mr. Laster is speaking about the amount of material/siding above the window. The head height of the windows appears to be low.

Commissioner Laster also noted that the windows should have a double hung appearance per the guideline recommendations.

Commissioner Ingram asked if the head height applied to the front door or just the windows.

Commissioner Laster answered by stating that the awning over the entrance makes it difficult to see the front door or make a comment.

Chair LeMarinel stated that it's not uncommon for windows and doors to have uncommon head height especially commercial buildings. For the windows, there are a lot of forehead space above and the guidelines do talk about windows having a double hung appearance, depending on what type of windows that are selected. Storefront windows could have a wider mull bar or double hung windows would be appropriate.

Commissioner Laster suggested the applicant consider relating the front facade to the historic McMahan house as the front of the building faces the church and the McMahan house. Also, Mr. Laster suggested consideration of the other buildings on the property and noted that storefront windows would not be seen in the types of structures on the property.

Chair LeMarinel mentioned special requirements that might be necessary for the building in terms of tornadoes or hurricanes.

Commissioner Worthington mentioned staff comments regarding placement and casement and trim around the windows relative to what one would typically see on historic civic buildings. Civic buildings are much taller in height and scale. Considering the scale of the building and the surrounding buildings near it, it would probably set the standard for what would be appropriate while also following the guidelines. The building feels out of balance with the tall garage doors which are necessary for this type of structure. Commissioner Worthington suggested staff take a deeper look at the building and what a historic civic window would look like.

Chair LeMarinel stated that trim around the windows along with a casing of some sort and an apron would provide a more significant window. The current window appearance is a window and siding. There was also a comment about the spacing of the siding or the reveal, which looks big right now.

Commissioner Pearce stated that when staff address the window style along with the casement, the front

elevation will improve. Also, Ms. Pearce noted that she would like to see the water table not just leave space but have more of a traditional foundation.

Commissioner Laster stated that much of what is being discussed is more appropriate for a DRC meeting where the environment is more conducive for design discussions.

MOTION (To Defer)

Commissioner Laster motioned to defer the application for New Construction, Signage, And Site Alterations (Williamson County EMS) At 110 Aldersgate Way, to the May 11th HZC Meeting, seconded by Commissioner Ingram.

Commissioner Pearce stated that she would be comfortable with approval with the changes staff has recommended with the water table coming down. The applicant has been very responsive to so many of the board's suggestions.

Commissioner Thompson agreed with Commissioner Pearce and stated that she is comfortable with the building along with staff's recommendations.

Chair LeMarinel stated that there are enough moving parts to warrant more discussion including seeing examples of trim, renderings that reflect the siding, window samples and a real front door spec. These are typical things the HZC asks for whether it is for a personal residence or city hall, things that are important in the decision making process. Chair LeMarinel also noted that it may not be necessary for all the water tables to come down.

Commissioner Calhoun agreed with Chair LeMarinel as there isn't enough detail to understand what's going to happen.

Commissioner Ingram commented that the rendering doesn't show how elements interact with one another.

Chair LeMarinel mentioned other components such as light fixtures, brick and roof type – assuming it's standing seam.

Commissioner Barrett stated that the applicant is moving in the right direction and the details will make a tremendous difference now that front façade is simpler.

Chair LeMarinel suggested, looking at the window submit, more clarity from the applicant about what is going where.

There being no further discussion, the motion to defer carried by a vote of 8-0.

Chair LeMarinel invited the applicant to the next DRC meeting to discuss the details and expectations.

9. Consideration Of Alterations to A Previously Approved Building (Parking Structure) At 230 Franklin Rd. (The Factory); Read Talley, Applicant.

Sponsors: Kelly Dannenfels, Emily Huffer

Project Leader: Emily Huffer. the property located at 230 Franklin Road is home to the Factory at Franklin and is located in the Franklin Road Local Historic District. The proposal to construct a new parking structure was approved by the Historic Zoning Commission in June 2025. Minor alterations have been approved following the initial approval of the building. This proposal is for alterations to the South and East elevations.

South Elevation

On the South elevation that will face Building 5, the building openings will be infilled with brick but will still have the detailing of window openings. The recess of the infill detailing has not been provided but should articulate the areas where it was previously open. The option to have the metal canopies that would connect the previously approved parking garage to Building 5 are also proposed to be removed from the plan.

East Elevation

On the East elevation that will face the carousel building, a portion of the building that will house the elevator is proposed to decrease its height from 43'-8" to 41'-10". The elevator overrun will remain the same at 47' in height. The added height may help to diminish the elevator overrun from elsewhere on the site, even though the height exceeded the recommended maximum height of 42'-11".

RECOMMENDATION:

Staff recommend approval of the application except for the decrease in height of the portion of the building on the East/South elevations, with conditions outlined in the staff report. Ms. Huffer pointed out the areas of revision in the application documents on the overhead slides.

Chair LeMarinel mentioned the removal of the connected canopies.

Applicant Speaker: Read Talley. Mr. Talley stated that the brick infill area is opposite from the theater/building 5. Also, Mr. Talley noted an opportunity to drop the parapet's height as height has always been a question. The architect and manufacturer working together came up with this opportunity.

Chair LeMarinel noted that staff recommended not dropping the height of the parapet as it helps screen the elevator.

Citizen Comments: None

MOTION

Commissioner Laster motioned to approve with staff conditions except for the decrease in height on the south and east elevations to A Previously Approved Building (Parking Structure) At 230 Franklin Rd. (The Factory); Read Talley, Applicant., seconded by Commissioner Worthington.

Commissioner Laster stated that he agrees with staff's recommendation to maintain the building height to screen the elevator overrun. Mr. Laster asked if the brick infill of the windows is to align with fire codes.

Chair LeMarinel confirmed.

Commissioner Worthington mentioned the screening also helps hide the headlights from vehicles moving through the garage at night and asked how much of a drop there would be.

Mr. Talley noted the drop as 1 foot 10 inches.

Commissioner Worthington asked if there will be the same amount of floor space where the cars roll into the garage considering the reduction.

Mr. Talley stated there will be no change in the floor space as the reduction affects the exterior wall.

Commissioner Ingram asked for more information about the opportunity to reduce parapet height.

Chair LeMarinel stated that it was an opportunity to reduce the overall height as the HZC usually requests. In this situation, the parapet provides screening of the elevator overrun, so it is a judgment call about height versus screening.

There being no further discussion, the motion carried by a vote of 8-0.

10. Consideration Of Demolition At 234 and 242 5th Ave. N.; Greg Gamble, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that The properties at 234 and 242 5th Avenue North are located within the Downtown Franklin National Register Historic District. The National Register describes both buildings to be non-contributing to the historic district. It is noted that 242 5th Avenue North was constructed circa 1940 and 234 5th Avenue North was constructed circa 1980. However, a historic building survey from the 1972 NRHP listing shows both buildings with accessory structures on their sites. The request to demolish the buildings and a preliminary plan for a building to be constructed on the lots received feedback at the March Design Review Committee. Demolition is highly discouraged unless there are extraordinary circumstances, so as to maintain the integrity and sense of place associated with Franklin's historic districts. Demolition may only be approved if the Historic Zoning Commission deems one or more of the following conditions are 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.
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, there is a report from a local architect with experience working with historic structures in Franklin. The report highlights that both of the buildings have been extensively modified over the years and that it would be "hard to determine how to unwind the additions to reveal the original unique architecture." Further, "there have been so many modifications to the original architecture that does not support the original design and construction period they have subsequently lost their integrity and authenticity/cohesiveness."

While not all of the financial information was included within the application, the loss of historic integrity has been provided in the application. The existing buildings have been extensively modified since the photos included in the packet from 1948 and 1975, and do not appear to resemble the buildings seen in the historic photos. Therefore, the historic structures do not appear to retain their integrity. While the demolition request is not accompanied by a final redevelopment plan, future improvements would be subject to separate review by the Historic Zoning Commission.

RECOMMENDATION:

Staff recommend approval of the demolition of the principal buildings and their accessory structures with conditions outlined in the staff report.

Applicant Speaker: Greg Gamble. Mr. Gamble stated that he would be happy to answer any questions. Mike Hathaway is also present as part of the team. Mr. Gamble stated that photos were not provided in the submittal package, but he has handouts if the board would like to see them.

Citizen Comments: None

MOTION

Commissioner Ingram motioned to approve with staff conditions Demolition At 234 and 242 5th Ave. N, seconded by Commissioner Calhoun.

Commissioner Laster stated that he can only remember a handful of times the board has approved demolition and it is a very high bar of qualifications to meet. In this situation, weighing the criteria of the guidelines, every box can be checked yes. Mr. Laster stated that in 30 years of living in Franklin he's seen these buildings under water at least 3 times and it will happen again. Commissioner Laster stated that as much as he hates to vote for demolition, sometimes it's appropriate.

Commissioner Pearce stated that if something great was going to happen, it would have happened by now. Ms. Pearce noted that she agrees with the demolition but stated that she's not basing her agreement for demolition on the building that was presented.

Chair LeMarinel stated that it is understood that whatever is proposed for the property will require a COA.

Commissioner Ingram stated that demolition is not taken lightly but, in this circumstance, it makes sense.

Commissioner Calhoun agreed with Commissioner Ingram.

There being no further discussion, the motion carried by a vote of 8-0.

OTHER BUSINESS

Ms. Emily Huffer made the following announcements:

- DRC is on Monday, 3/16.
- New HZC Training Poll – Late Summer or early fall dates
- Special DRC to discuss the Themes, Goals, and Recommendations on Tuesday, April 28th at 11:00.
- Preservation Month Proclamation on the May 12th BOMA meeting at 7:00.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

11. **Administrative COA For Signage At 230 Franklin Rd. Bldg. 8.; Deborah Brannan, Applicant.**

Sponsors:

12. **Administrative COA For Rear Yard Fencing At 1318 Adams St.; Jessica Piccard, Applicant.**

Sponsors:

13. **Administrative COA For Minor Alteration (Rear Non-Historic Screened Porch Alteration) At 713 Glass Ln.; Tom Brooks, Applicant.**

Sponsors:

14. **Administrative COA For Signage (Window) At 348 Main St.; Rebecca Davis, Applicant.**

Sponsors:

15. **Administrative COA For Sandwich Board Signage At 305 Public Sq.; Terri Yates, Applicant.**

Sponsors:

16. **Administrative COA For Mechanical Equipment Installation At 179 Splendor Ridge Dr.; Art Haws, Applicant.**

Sponsors:

17. **Administrative COA For Minor Alterations On Rear (Nonhistoric Addition Window Replacment) At 214 Franklin Rd.; Ronald Shuff, Applicant.**

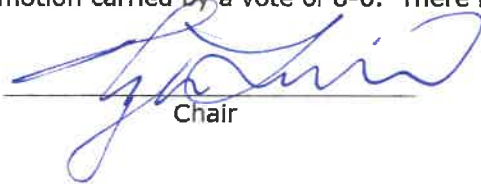
Sponsors:

18. **Administrative COA For Sigange (Post and Arm and Wall) At 701 W. Main St.; Justin Schwallie, Applicant.**

Sponsors:

ADJOURN

Commissioner Pearce motioned to adjourn the April 13, 2026, HZC meeting, seconded by Commissioner Ingram. The motion carried by a vote of 8-0. There being no further business, the meeting adjourned at 06:31 PM.



Chair



Date