



City of Franklin

Mailing Address:
109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

Design Review Committee

Monday, June 16, 2025

4:00 PM

Eastern Flank Event Facility

MEETING LOCATION

Eastern Flank Event Facility
1368 Eastern Flank Circle

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above. You may call 615.791.3212 for additional information. 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. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting 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.
- Attend in person at the meeting location.

CALL TO ORDER

APPLICATIONS

1. Discussion of Demolition At 119 Church St.; John Ligon, Applicant.
2. Discussion Of A Historic Zoning Commission Recommendation For Public Art At 1221 Columbia Ave.; Laurie McPeak, Applicant.
3. Discussion Of Awning Alterations At 900 Fair St.; Stephen Scott, Applicant.
4. Discussion Of Partial Demolition And An Addition (Principal) At 212 Lewisburg Ave.; Don Burke, Applicant.
5. Discussion Of An Addition (Principal) And Partial Demolition (Accessory Structure) At 305 3rd Ave. S.; Brandon Priddy, Applicant.
6. Discussion Of New Construction At 1845 William Campbell Ct. (Lot 7 At Magnolia Hall); Maria Ortiz, Applicant.
7. Discussion Of New Construction At 1855 William Campbell Ct. (Lot 11 At Magnolia Hall); Maria Ortiz, Applicant.

8. Discussion Of Accessory Structure Alterations And An Addition At 334 3rd Ave. S.; Maria Ortiz, Applicant.

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



March 25, 2025

Preferred Builders and Associates

Attn: John Ligon

PO Box 681901

Franklin, TN 37068

Re: Structural Observations of Framing
119 Church St., Franklin, TN

Dear Mr. Ligon:

As requested, Geoff Burdine, Project Manager of GEC, met with you on March 12, 2025, to discuss the structural condition of the residence. I understand you reported to the city of Franklin significant deficiencies in framing for this structure. GEC observed:

- The exterior perimeter foundation is pillar and beam construction with primarily field stone pillars with block curtain walls installed between the pillars sometime after original construction to enclose the crawlspace.
- The crawlspace is not accessible due to close proximity to the ground. First-story subfloor framing is nominal 8- to 13-inches above ground surface in the crawlspace.
- Two areas have been opened by cutting and removing floor sheathing. Moisture meter readings from the subfloor framing taken from these two locations were 17 to 35%, which are considered elevated.
- The exposed subfloor framing in one location is a 2-ply 2x6 rough cut oak girder member, which has been structurally compromised by wood boring insect infestation.
- Original floor sheathing was nominal 1-inch-thick hardwood, which has been refinished in about 75% of the first-story because of wet rot.
- Floor sloping away from foundations averages 2-inches in 4-ft and the floor deflection is excessive in about 75% of the first-story floor framing, indicative of significant structural damage to framing.

Microbial growth and decaying wood is wide spread in the subfloor framing. Associated moisture exposure has led to a substantial reduction in the strength of the wood framing components making up the floor system. These conditions can only be addressed with the



Garman Engineering Company, LLC dba GEC

reconstruction of the subfloor framing, which is generally considered financially inhibitive to rebuild this structure to meet the structural requirements of the applicable codes in the 2018 through 2021 IRC. Please call me if you have questions.

Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG

Preferred Builders and Associates – 119 Church St – Framing





















































































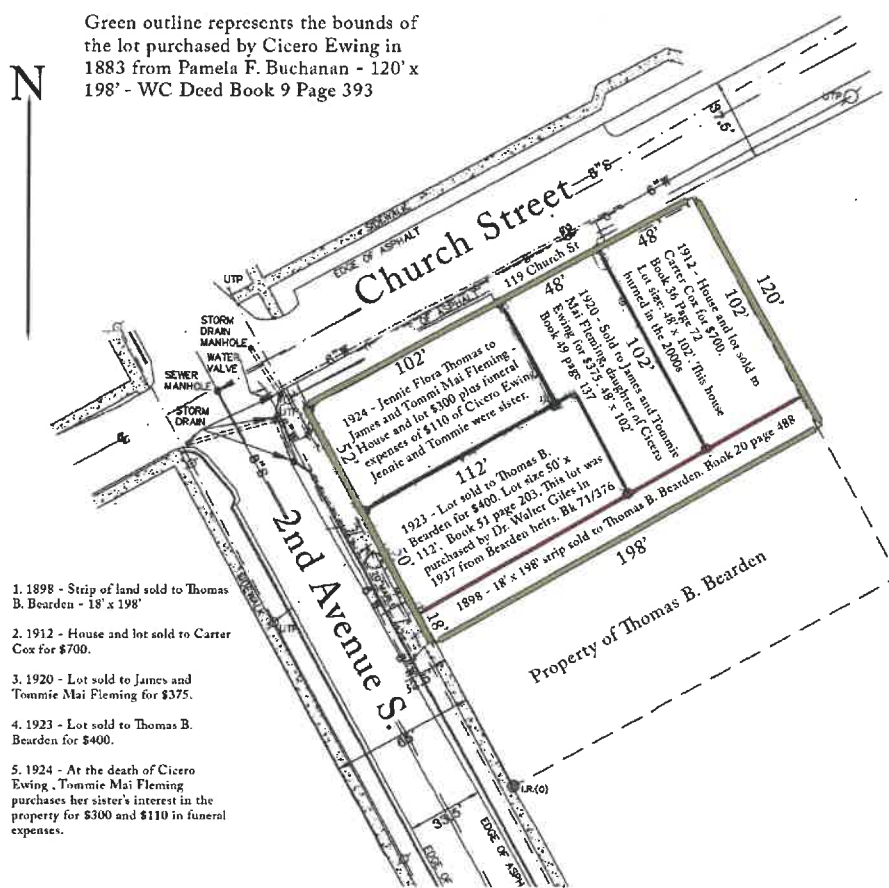


Attached is a deed history plat that has been created of the subject property by a HZC commissioner. The original lot purchased by Cicero Ewing was divided into five pieces.

Cicero Ewing, an African American man, purchased the original lot in 1883. The attached plat reflects how he sold off pieces of his lot (probably for financial reasons) up to his death. This was a mixed-race neighborhood of white and black. His neighbor on 2nd Ave. S., Thomas B Bearden, was white.

The houses fronting Church St., built behind Ewing's main house located on 2nd Ave S., were Black American housing. Since Cicero Ewing's daughter purchased the lot known as 119 Church St in 1920, the house in that location today owned by the Lignons, was probably built between 1920-1924.

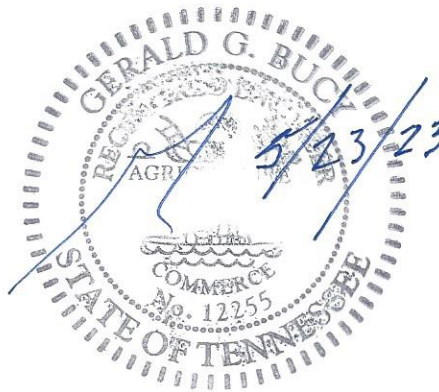
Cicero Ewing died in 1924. His daughter purchased his house that same year, although she sold it in 1925.



STRUCTURAL INSPECTION REPORT

FOR

119 CHURCH STREET
FRANKLIN, TENNESSEE 37064



PREPARED FOR:
MR. JOHN LIGON

PREPARED BY:
GERALD G. BUCY
CONSULTING ENGINEER
897 CHERRY GROVE RD.
FRANKLIN, TENNESSEE 37069

MAY 23, 2023

GERALD G. BUCY, P.E.

CONSULTING ENGINEER

P.O. Box 1521
FRANKLIN, TN 37065-1521

615/794-0323
FAX 615/791-6090

Mr. John Ligon
Sent via Email

May 23, 2023

Re: Structural Inspection and Assessment
119 Church St.
Franklin, Tn.

John:

Per your request, I visited the above referenced residence on day last. The purpose of this visit was to conduct a walk-through visual inspection and to make a general assessment of the overall structural condition.

It should be stated again that this inspection was visual only. No destructive testing was attempted. All statements, opinions and conclusions are based solely upon visual observation.

Further, although we have considerable experience in these areas, and while we have put forth our best efforts to inspect and to assess the structure, it should be understood that no warranties are offered, and none should be assumed.

EXTERIOR

An exterior walk-around revealed that the original siding material was covered with loosely fitted aluminum lap siding. (See the attached photographs.)

Cont.
Page Two

Page Two

There were gaps in the siding and in the cornice that revealed rotted wood. Therefore, one could logically assume that the aluminum covers quite a lot of deteriorated material.

The house apparently has no foundation, and the floor system basically sets on the ground or, at best, on loose corner stones. Un-mortared masonry, rocks and concrete test cylinders form somewhat of a cover skirt around the perimeter, but they provide virtually no support for the structure. (See Photos 2-7.)

There was major damage noted in the rear of the house. A large tree that fell on the right rear section of the house. (See Photos 8-11.)

A fairly large section of roof has opened up exposing the interior to the elements.

INTERIOR

An interior inspection revealed floors that are wavy and weak to the point that they will likely not support the weight of a person or the weight of normal furniture in several places.

There are many places that would likely have collapsed already were it not for the several layers of vinyl flooring that are present throughout the house.

Photos 11-14 show the ceiling and roof structure that is exposed to the elements where the tree fell.

It is obvious that there was rotted lumber long before the tree fell on the building and the framing became moisture laden.

Cont.

Page Three

Page Three

Photos 15-23 emphasize the waviness and poor condition of the interior floors. Because there is no foundation below and no room to install a foundation, there is no point in attempting to repair them.

Further, there is basically not any feasible way to repair the floors to where they would be viable at all.

The ceiling and attic framing are in a similar state of disrepair. There are multiple examples of water damage and weakened framing members. Again, there is no point in trying to make repairs to a framing structure that is in such poor condition.

CONCLUSION

I totally understand and agree with the desire and the need to preserve the history of the City of Franklin. I also agree that, in certain instances, it makes sense to renovate even when it does not make sense from a financial standpoint.

However, speaking from a structural point of view, I have no doubt that this structure is currently unsafe for habitation, or even for casual entrance.

Further, I know, without a doubt, even with large expenditures for repairs, this structure will never be viable for even short-term use.

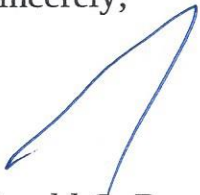
That said, speaking in terms of structure and safety, it is my opinion that the building should be demolished immediately to mitigate the possibility of personal injury.

Cont.
Page Four

Page Four

Hopefully, this will adequately inform you and the City regarding these matters. However, should you require further assistance, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'G' followed by a vertical line.

Gerald G. Bucy, P.E.

attach





























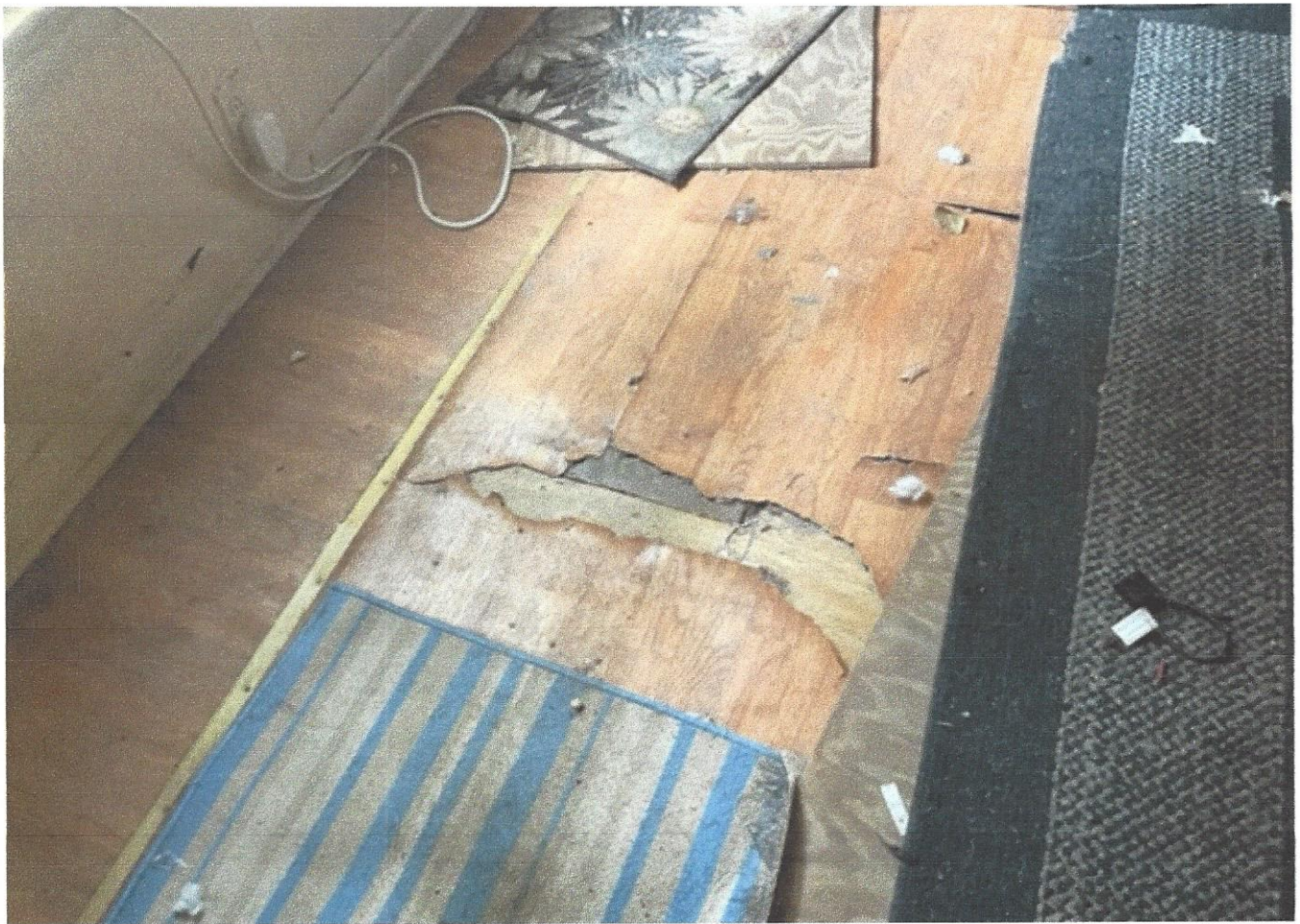




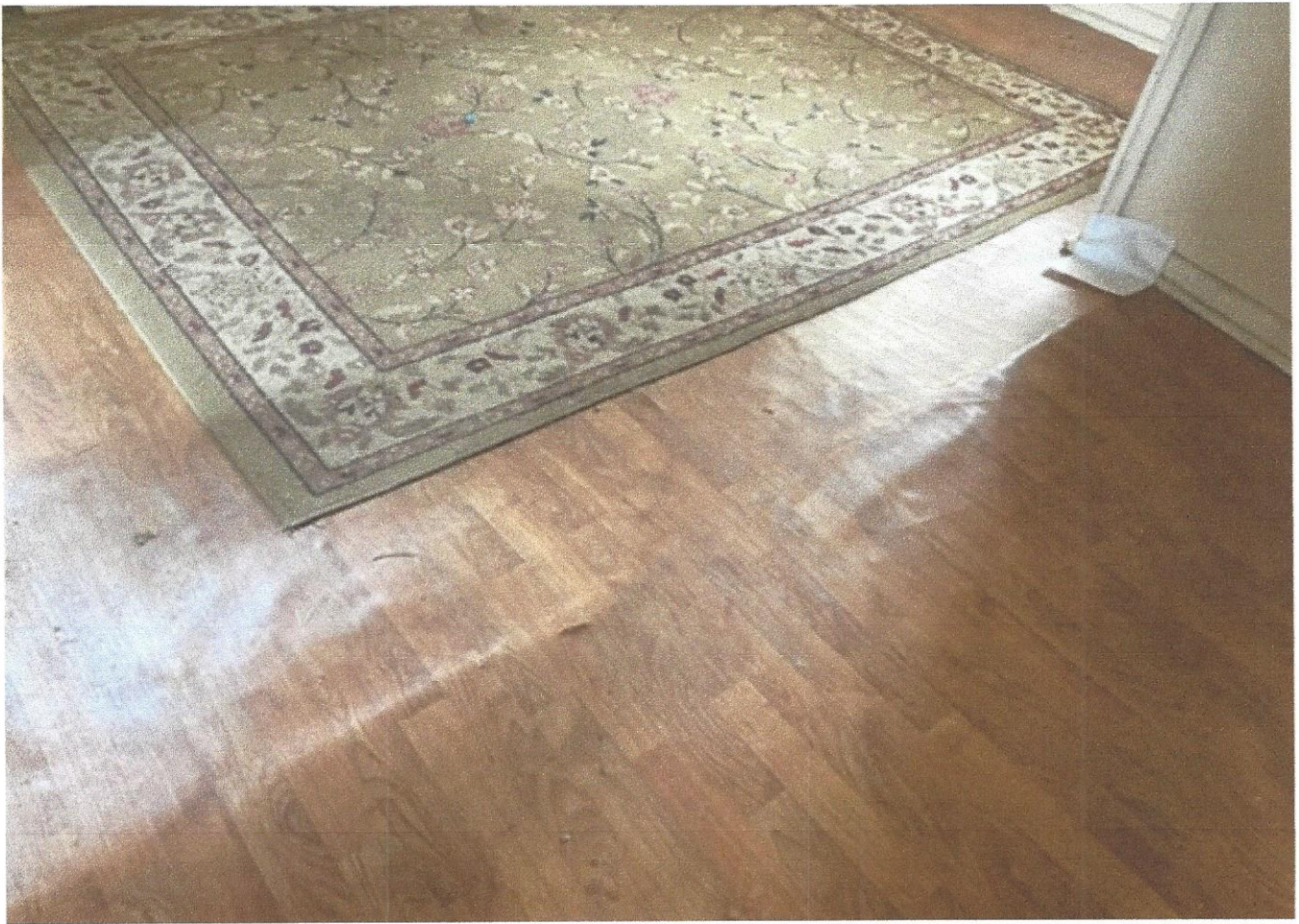












Request for Demolition Permit – 119 Church Street

To the Members of the Historical Zoning Commission:

We are respectfully submitting a request for a demolition permit for the property located at 119 Church Street, situated within the Franklin historic district. We recognize and appreciate the importance of preserving the character of our community; however, we believe the current condition of this structure does not allow preservation to be a feasible, safe or an economically reasonable solution.

Even before the neighbor's tree fell and severely damaged the rear portion of the house, this property was built in a substandard manor. The house lacks a proper foundation or footer. It was originally constructed on a few small stone piers, and over time, various makeshift materials (including stone, block, and metal coil) were added to partially enclose the crawlspace which is nearly nonexistent. This space measures at most 8 to 10 inches which makes the underside of the house inaccessible.

The lack of proper space under the house has created a moisture issue that has compromised the structural integrity of this home since it was built. The home's floors are significantly sloped, varying between one to six inches across different rooms, each leaning in inconsistent directions. In some places, deteriorating subfloor and joists have been hastily covered with plywood and topped with vinyl designed to mimic hardwood. These dynamics have caused long term bug infestation and water damage which has effected the integrity of the entire floor system.

We have consulted with no fewer than six professional foundation companies, all of whom declined to take on the project, citing the extreme difficulty of safely raising the house given the current condition of the substructure. Without a sound floor system, lifting the building to install a foundation is not a viable option.

The home fails to meet numerous current building codes. No proper foundation, many of the water and waste pipes are surface-mounted or exposed along the walls, venting for the hot water heater is poorly executed, and the electrical systems throughout the home are outdated and unsafe. Additionally, all ceilings are sagging, walls are deteriorating, and most of the original windows, though covered by storm windows, are beyond repair due to significant rot and weathering.

The roof is made of patched and painted "5V" tin, which is now due for full replacement. Beneath the aluminum-clad siding lies wood siding that is also deteriorating. Importantly, the house does not feature any notable architectural or historical design elements that would warrant its preservation under the criteria for historic significance.

We are committed to honoring the spirit of the neighborhood and maintaining the integrity of the Franklin area. As such, our intent is to convert the property into green space until a comprehensive development plan is finalized for this lot and adjoining properties at 117 and 109 Church Street. Rehabilitating the existing structure would requiring extensive and risky procedures such as lifting the entire house, digging and pouring a new foundation

underneath it, rebuilding the entire floor system, and repairing the lower walls—all while the home remains suspended. Such measures would not only be cost-prohibitive but also pose considerable safety concerns for workers and neighbors.

It is estimated that 75-80% of the structure would need to be replaced to bring it up to modern code and safety standards. A new build would be safer, more efficient, environmentally sustainable, and more aesthetically in line with the character envisioned for the area.

Respectfully,

Matt Ligon

(615) 478-635



Anticipated location of

May Me the Mule

– Mammal transport for the 6th Ohio Light Battery
 Requesting Party- Eric A. Jacobson, Battle of Franklin Trust
 Owner – City of Franklin, Parks

Approximate finish size – 9.5' long (forward foot to tail), 38" wide, 3.5-4' tall
 Statue Material - Bronze
 Base material – concrete, and just high enough for protection from mowers, like cannons

4th Cannon of Artillery Display

- The fourth dot from Columbia Ave. to be in line and equally spaced from first three cannons.

* WIDEST NOT INCLUDING HEAD
38"

? HOW WIDE SHOULD BASE BE? 64"



9.16 ft long

51"
4.25 ft



BATTLE OF FRANKLIN — TRUST —

Learn how the Civil War redefined America.

Proposal

May Me the Mule for Artillery Display

Located at Carter Hill Battlefield Park East of Columbia

The mission of The Battle of Franklin Trust is to preserve, understand, and interpret the story of a people forever impacted by the American Civil War.

The 104th Ohio's mascot Harvey was an initial and unique project planned for the new carter house visitors center. In celebration and anticipation of the new visitor center, Harvey was commissioned and currently sits in the existing visitor center awaiting the building of the new one. May Me is another example of how to nontraditionally teach about life in America during the Civil War.



Artist Janel Maher created maquette of Mayme-2020

Currently in Franklin's public square there is a city of Franklin (upright marker) that talks about the battle. That black iron marker includes the number of US wagons that entered town that day (@800), and the approximate ["draft" animals](#) at 3,500. At the time of the battle the city of

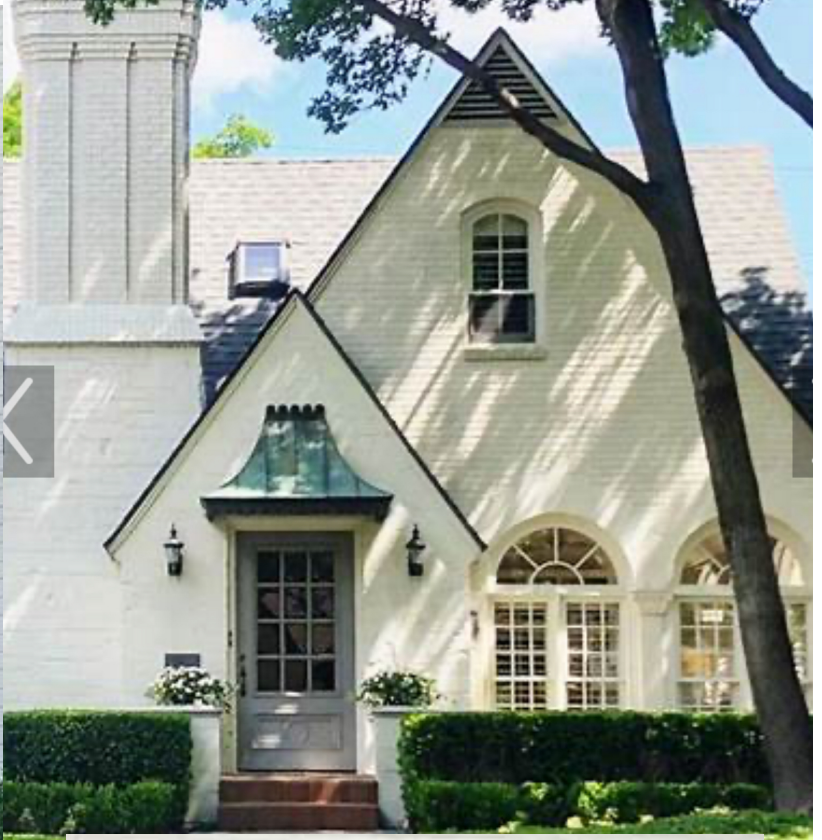
Franklin's people population was @750. The number of wagons outnumbered the number of citizens, and the number of draft animals was greater than 4 and ½ times the number of citizens. This is in addition to the approximate 40,000 US and CSA soldiers that descended upon town on November 30, 1864.

In letters home to his sweet heart, Adam Weaver of the 104th Ohio Vol Infantry writes of both Harvey, the dog mascot, as well as a Mule of the 6th Ohio, that was wore a felt hat with holes for its ears cut out, that after pulling the cannon, limber and caisson in place, was trained to go sit down and rest before she was called back to duty to transport to the next location. This is May Me. While the artillery display is the 1st Kentucky, the 6th Ohio was also located near. Mayme could be placed at either location on this portion of the Carter Hill battlefield park.

According to the [Historical Marker Database](#) there are very few list. Actually only two under the search of Civil War Horses. One in [Fort Riley, Kansas](#) (@ 10 hr drive from Franklin) noting the one and one half million horses and mules (that is 1,500,000) and one in [Fairhaven, Ohio](#) which is more about where a location of an underground railroad stop was located. There are about 7,100 entries identified with just the word Horse. And in between @ 27 entries for War Horse. It is highly possible that there are more but would take a deeper dive to identify specifics. The priority point however is not just to have a life-sized representation in Franklin, but also to educate about artillery, transportation, and context of how INVASION the BOF was to the townspeople.

By adding this “sitting down” life-sized to one of the artillery displays at Carter Hill, we intentionally better educate about the War, the impact battles had on cities around the country that had battles so close to town, while also contrasting with OTHER later WILCO history such as Harlensdale Farm – Midnight Sun.







A



B



C



D



PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

LOT SIZE TO BUILDING ROOF AREAS:

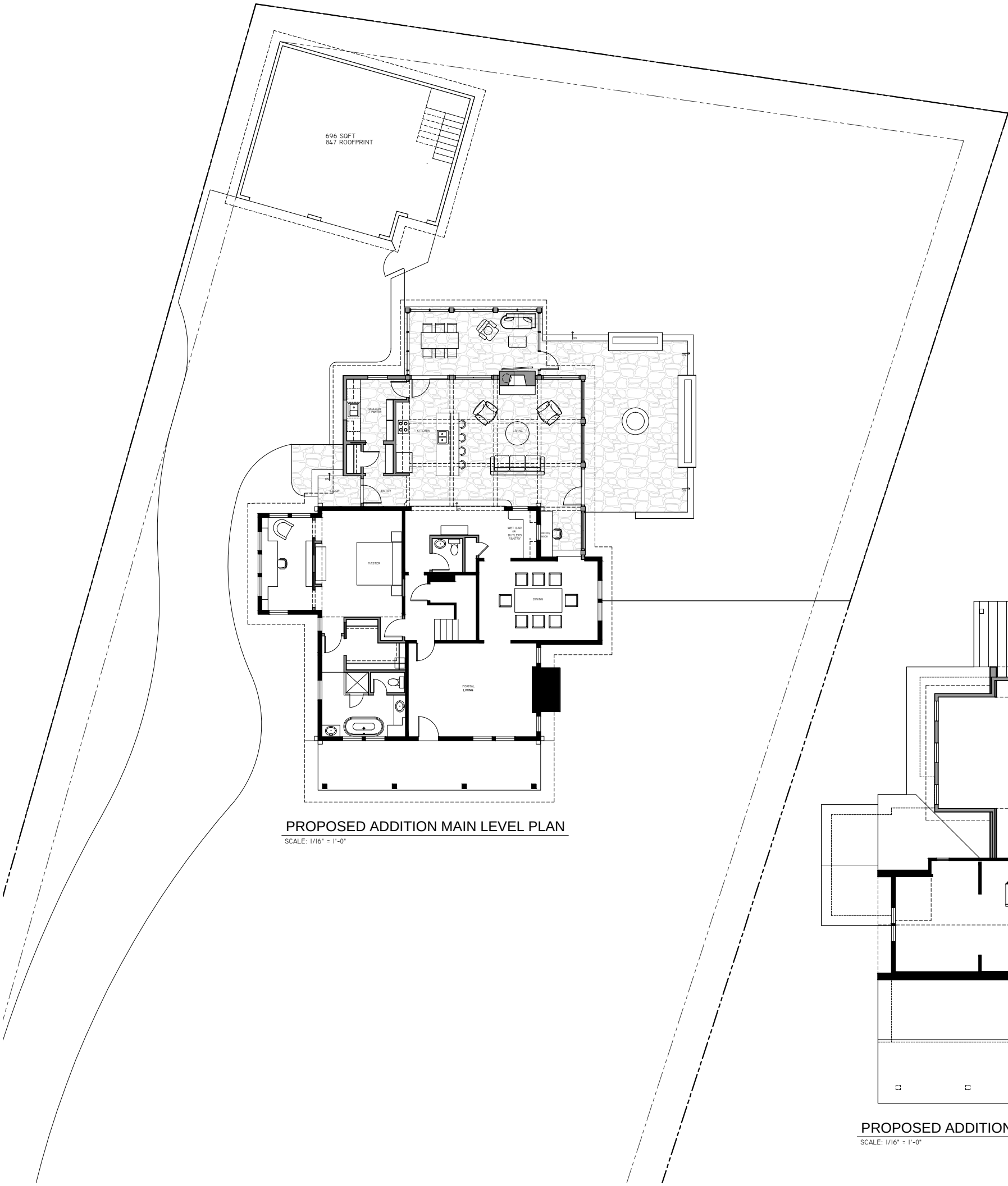
LOT SIZE: 20,181 SQFT

CURRENT FOOTPRINT: 2,287 SQFT
CURRENT RATIO: 11.3%

NEW PROPOSED FOOTPRINT: 3,834 SQFT
PROPOSED RATIO: 18.9%

+ TOTAL PROPOSED HARDSCAPE: 3,028 SQFT
TOTAL IMPERVIOUS: 6,862 SQFT
PROPOSED RATIO: 34%

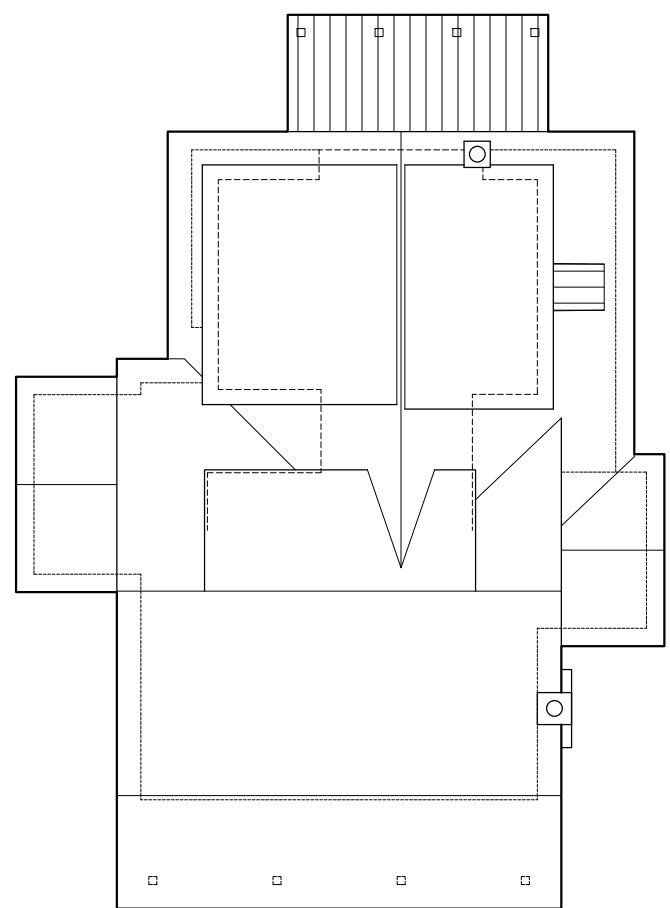
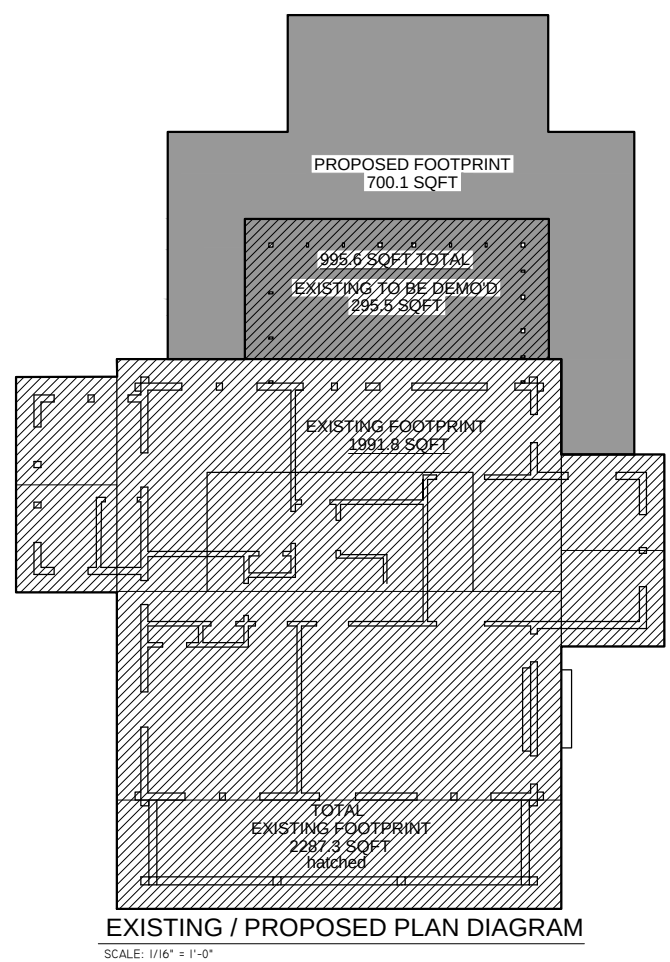
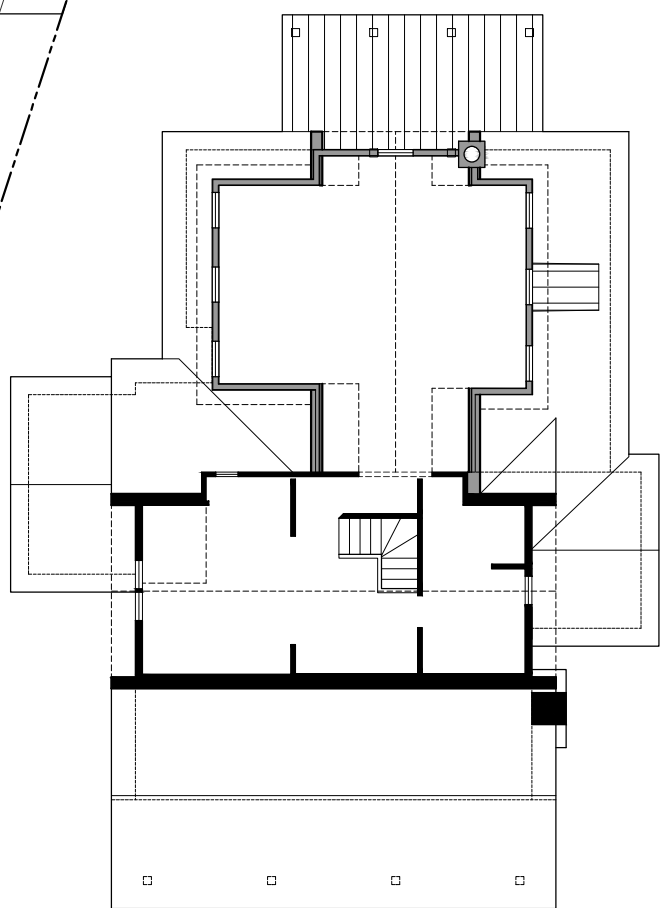
ALLOWABLE RATIO: 35%

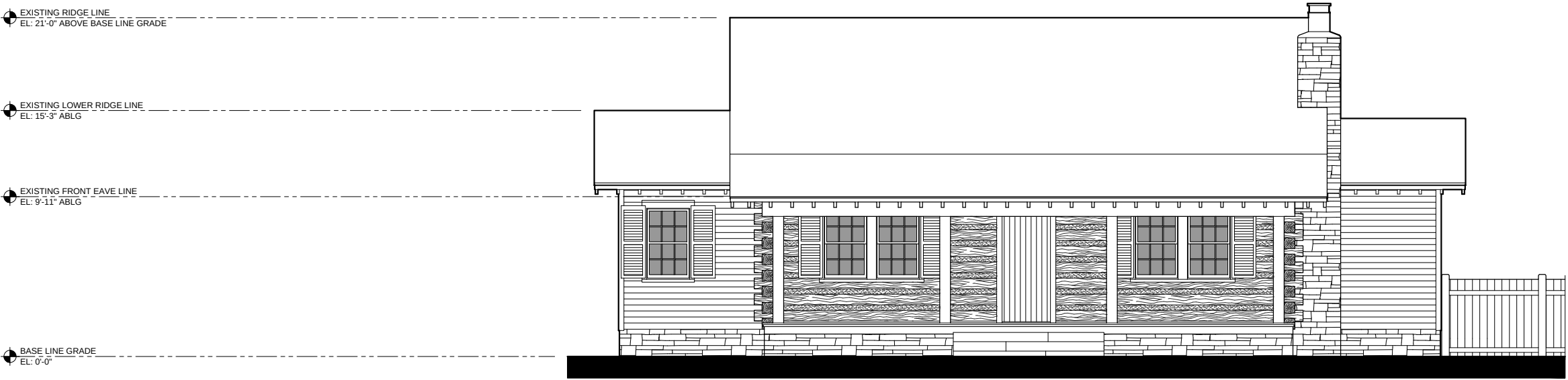


CALCULATIONS:

SQUARE FOOTAGES:
EXISTING ROOF AREA:
2287.3 SQFT MINUS 295.5 SQFT OF
REAR NON ORIGINAL SCREEN PORCH
ORIGINAL FOOTPRINT 1991.8 SQFT

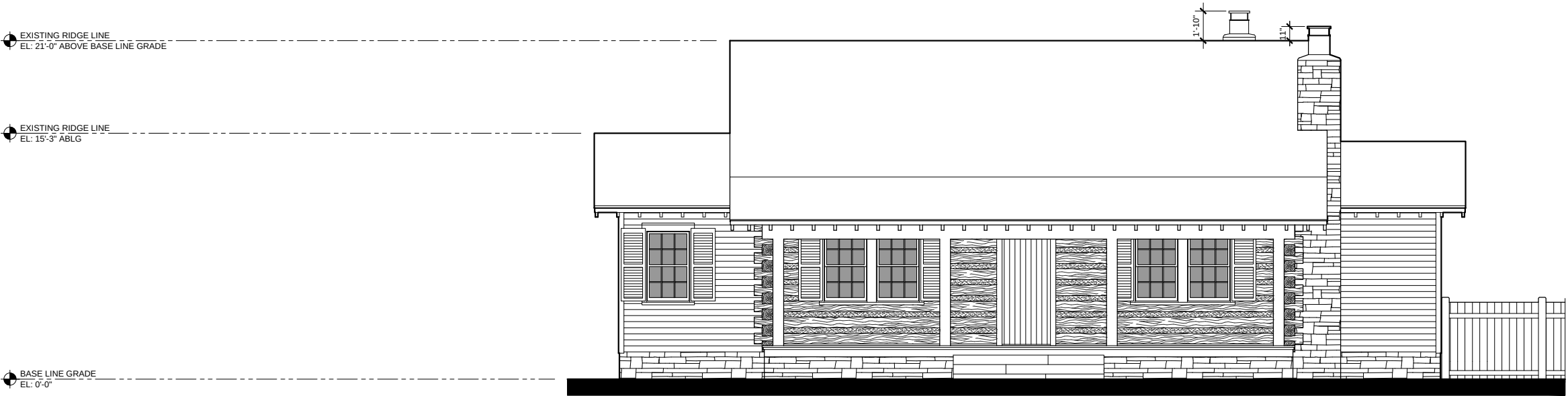
TOTAL ADDED NEW ROOF AREA:
995.6 = 49.9% OF ORIGINAL





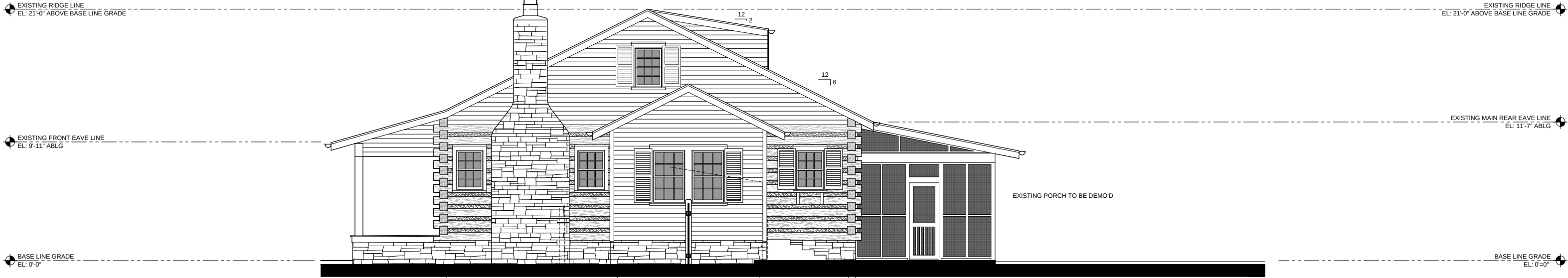
EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



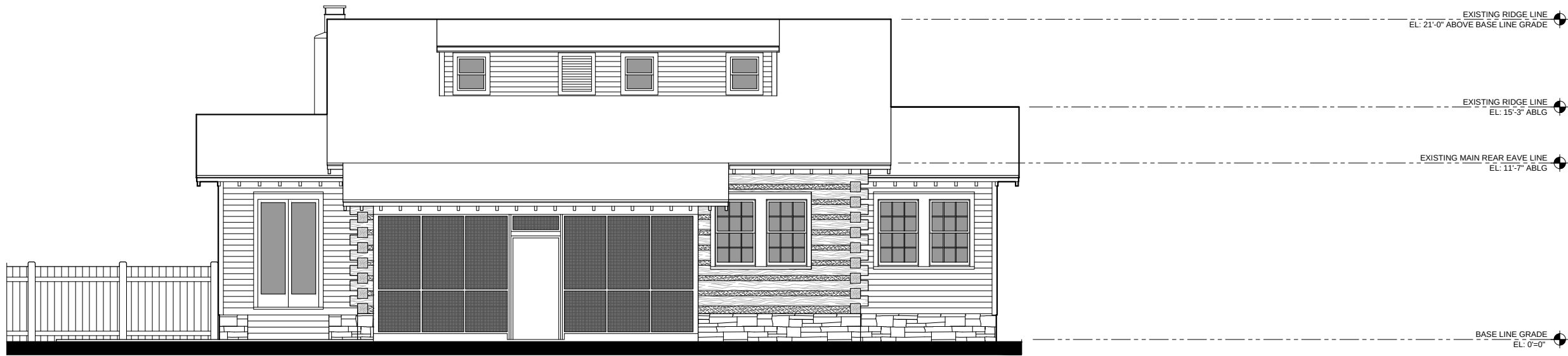
EXISTING NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"



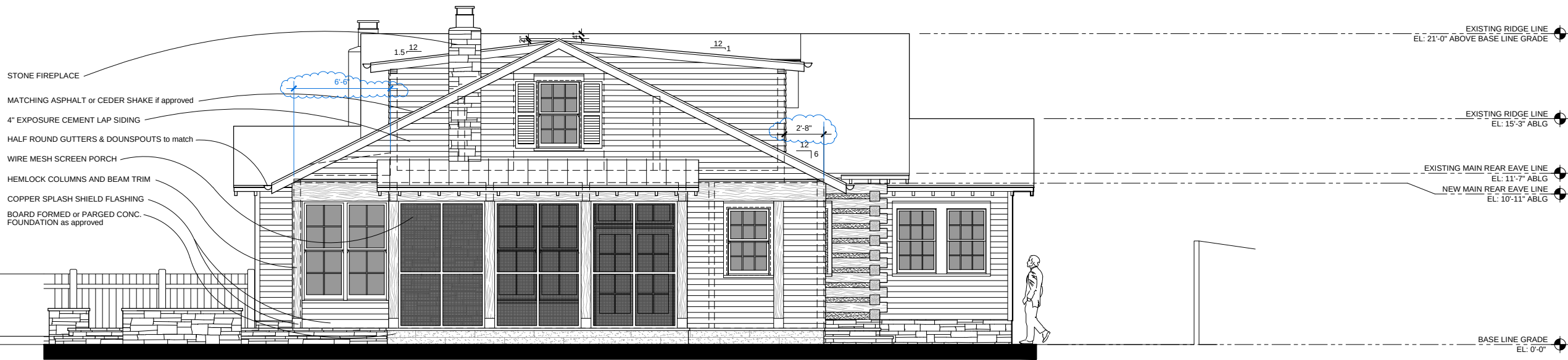
PROPOSED NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"



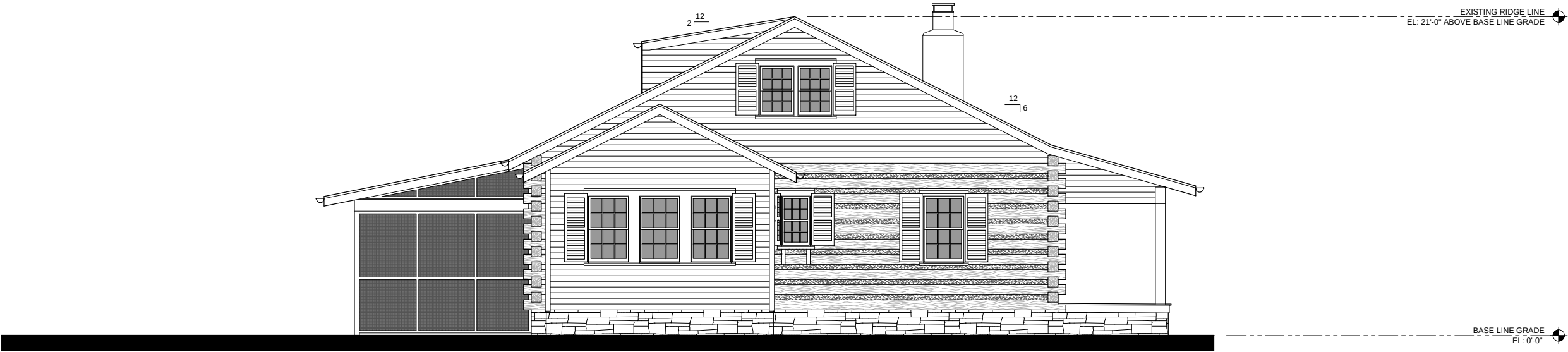
EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



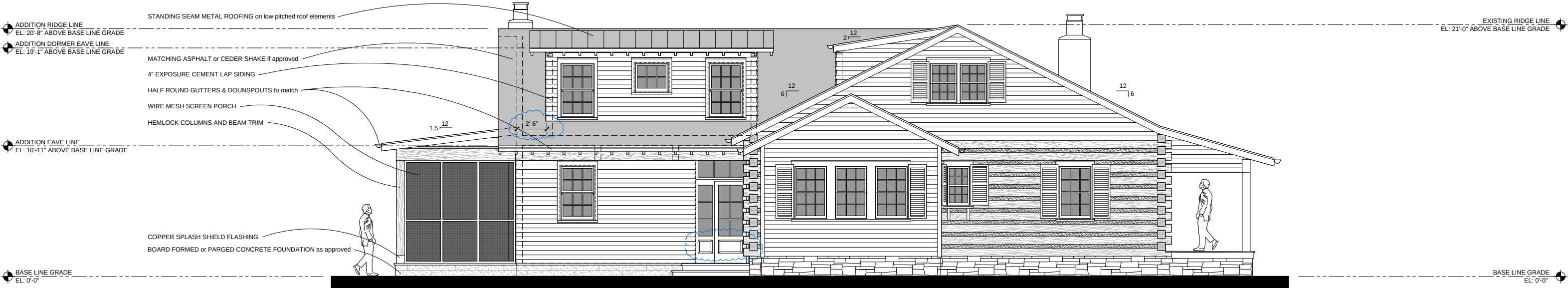
PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"



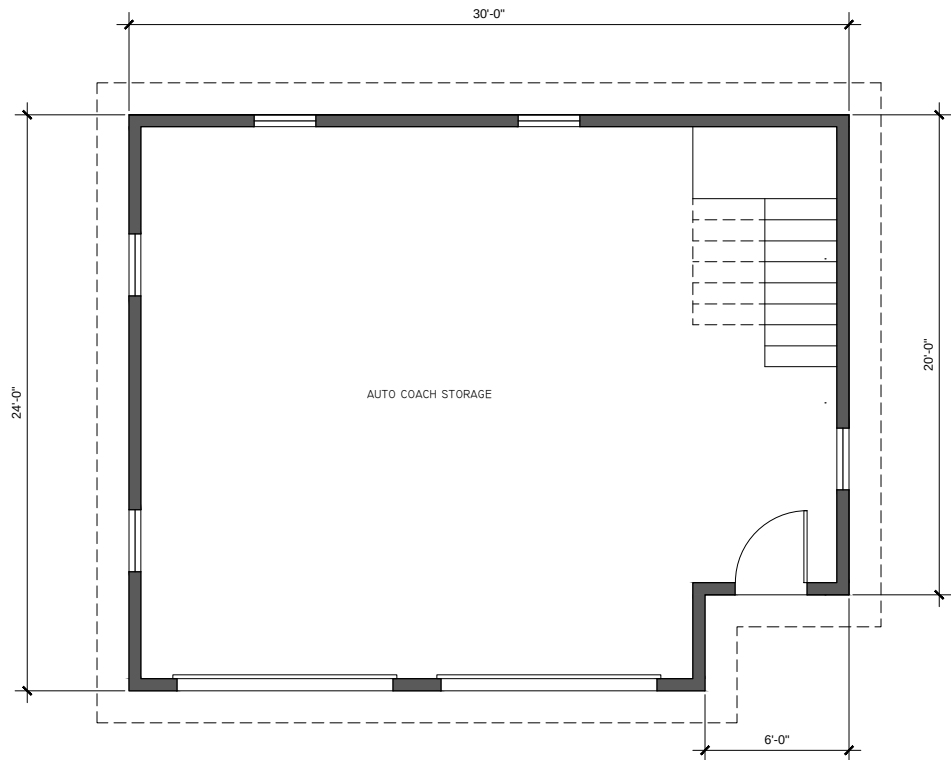
EXISTING SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"



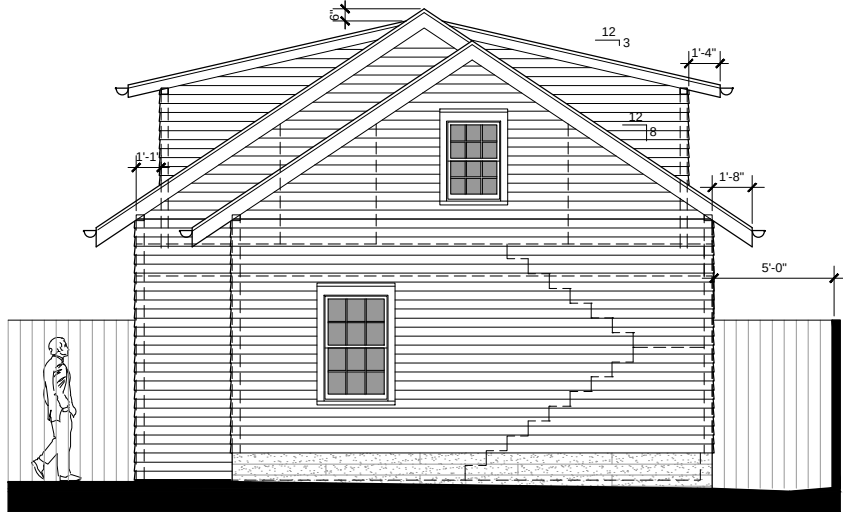
PROPOSED SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"



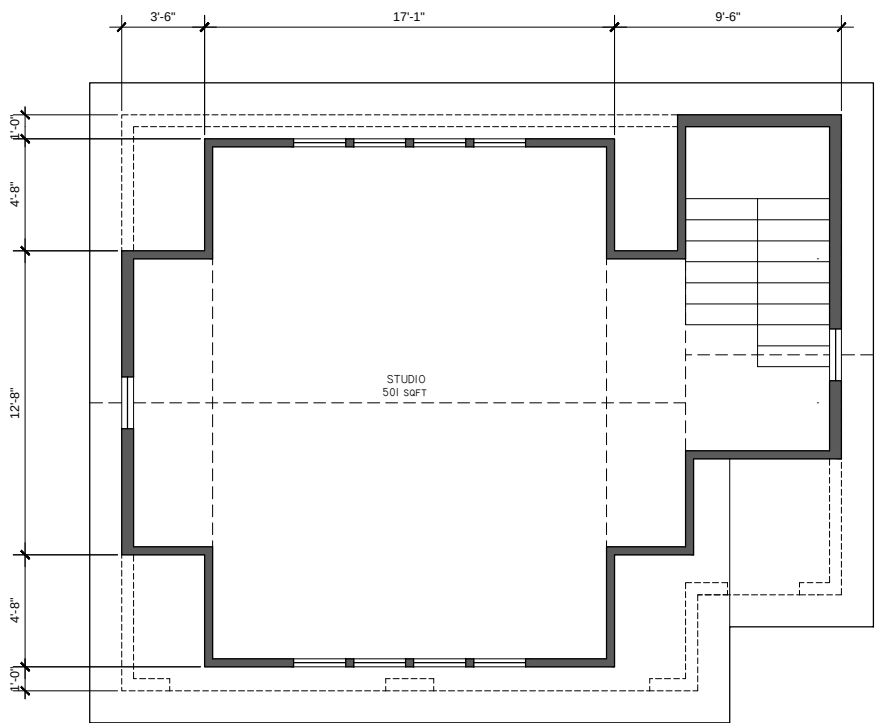
PROPOSED GARAGE PLAN

SCALE: 1/8" = 1'-0"



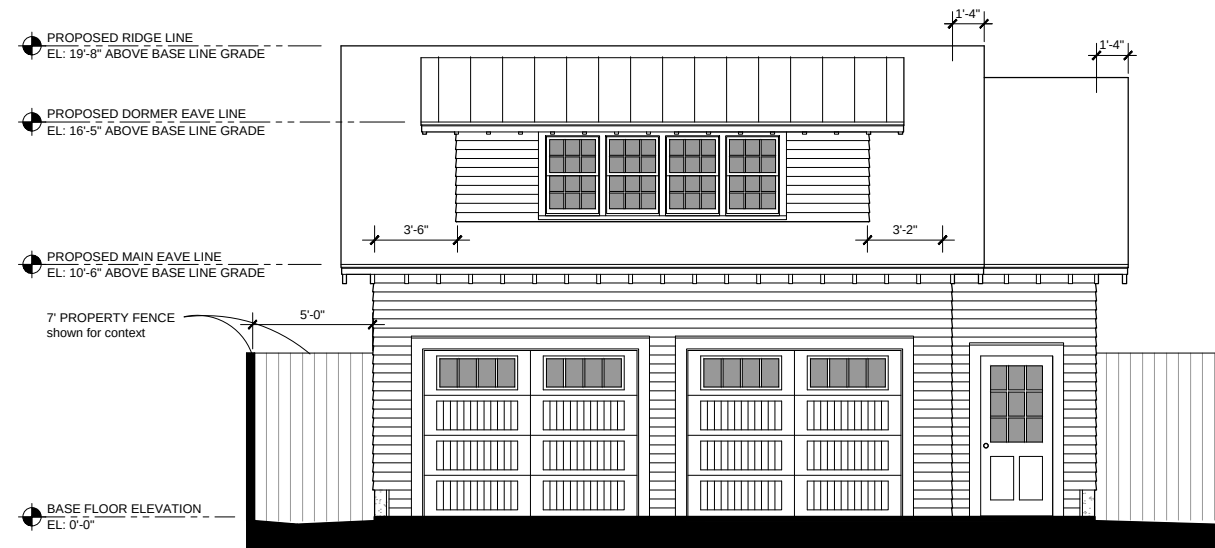
PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



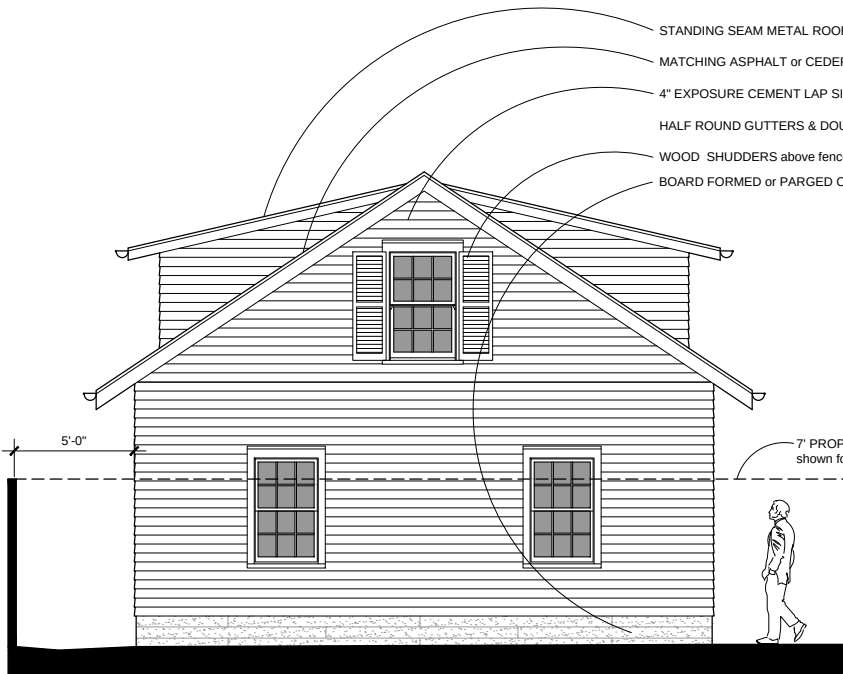
PROPOSED U.L. PLAN

SCALE: 1/8" = 1'-0"



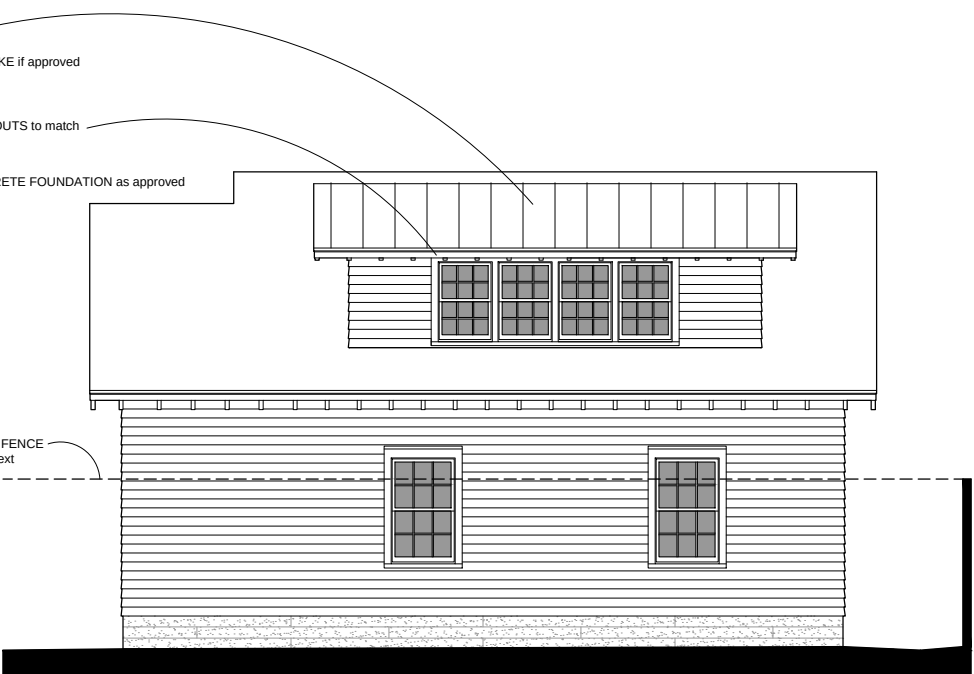
PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

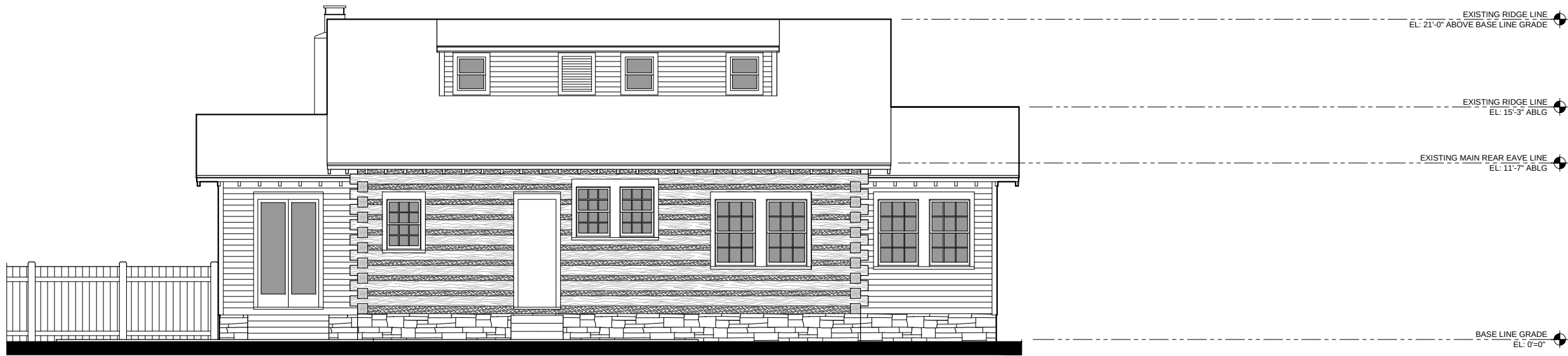
SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION

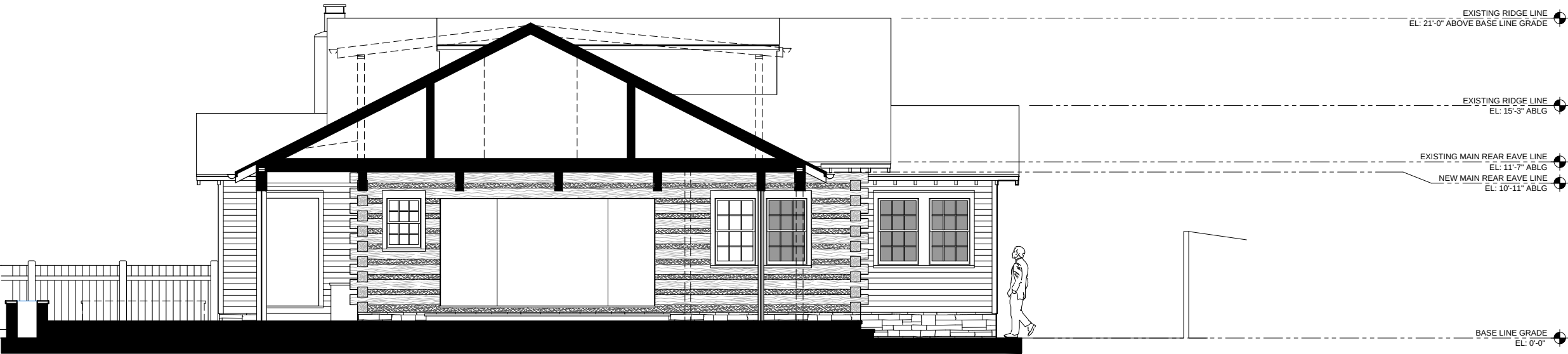
SCALE: 1/8" = 1'-0"

ACCESSORY STRUCTURE DESIGN 847 SQFT ROOFPRINT



EXISTING REAR ELEVATION (porch removed)

SCALE: 1/8" = 1'-0"



PROPOSED REAR SECTION

SCALE: 1/8" = 1'-0"



906 STUDIO, PLLC
249 4TH AVENUE N
SUITE 200
FRANKLIN, TN 37064
615.988.9065
906studio.com

"THE SMOKEHOUSE" VINCE EMMETT HOME ADDITION

305 3RD AVE FRANKLIN, TN 37064

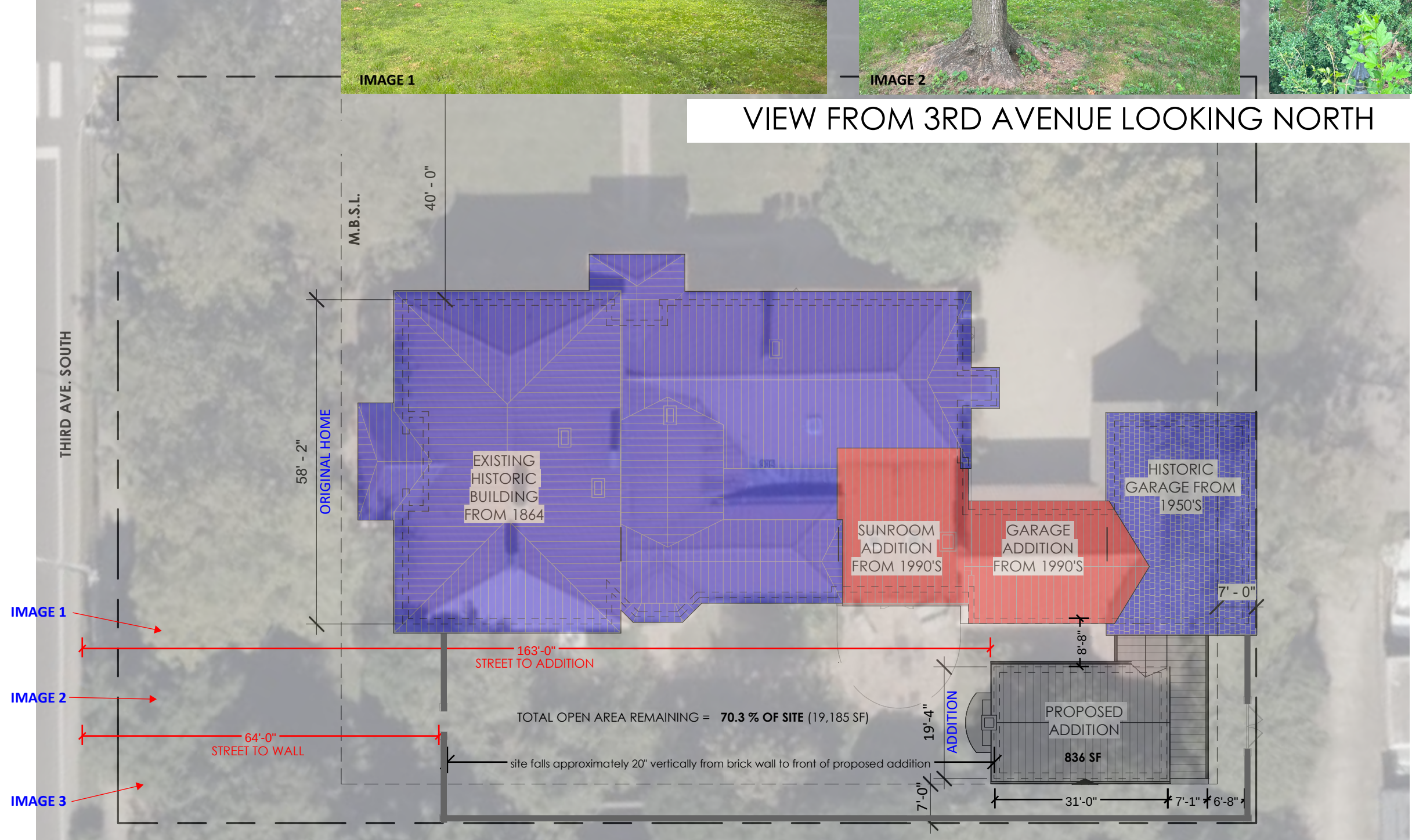
06/09/2025

"THE SMOKEHOUSE"
HOME ADDITION
305 3RD AVE. SOUTH

SITE PLAN



VIEW FROM 3RD AVENUE LOOKING NORTH



HISTORIC BUILDING	6,773.05 SF
50% HISTORIC	3,386.52 SF
90s ADDITION	1,289.95 SF
PROPOSED ADDITION	618.94 SF
TOTAL ADDITION	1,908.98 SF

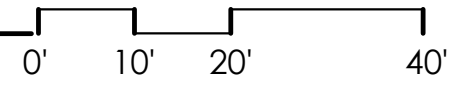
Proposed Addition Footprint is Less than 50% of Historic Building Footprint

Per Franklin Historic Design Guideline, landscape surface area in the Planned District (PD) should not exceed 35%

EXISTING BUILDING	7,281 SF
PROPOSED ADDITION	836 SF
TOTAL PROPOSED BUILDING	8,117 SF
SITE	27,302 SF
TOTAL BUILDING AREA =	29.7% OF SITE

SITE PLAN

1" = 20'-0"



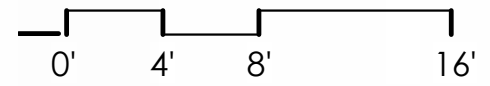
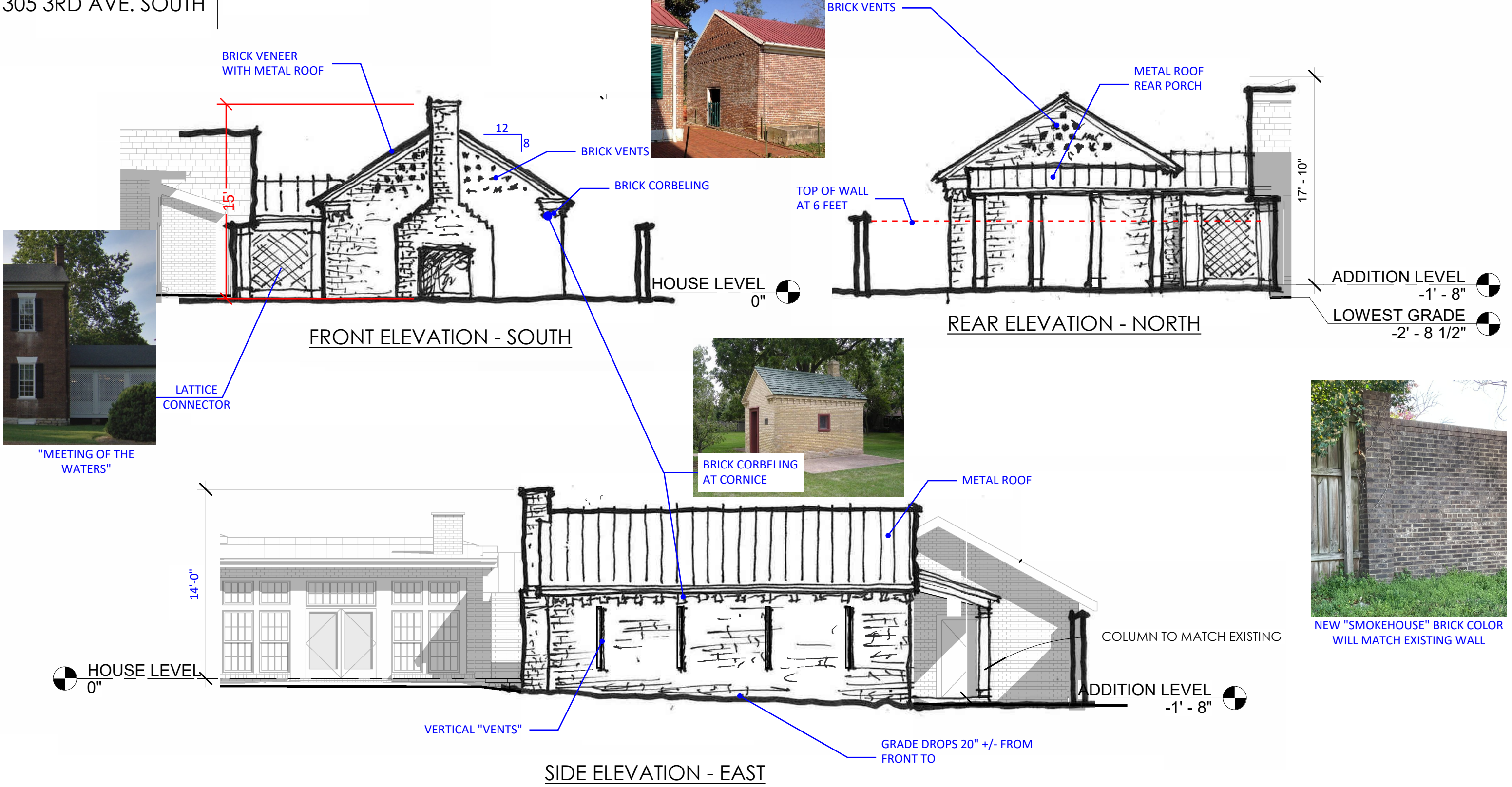
"THE SMOKEHOUSE"
HOME ADDITION
305 3RD AVE. SOUTH

CHARACTER IMAGES



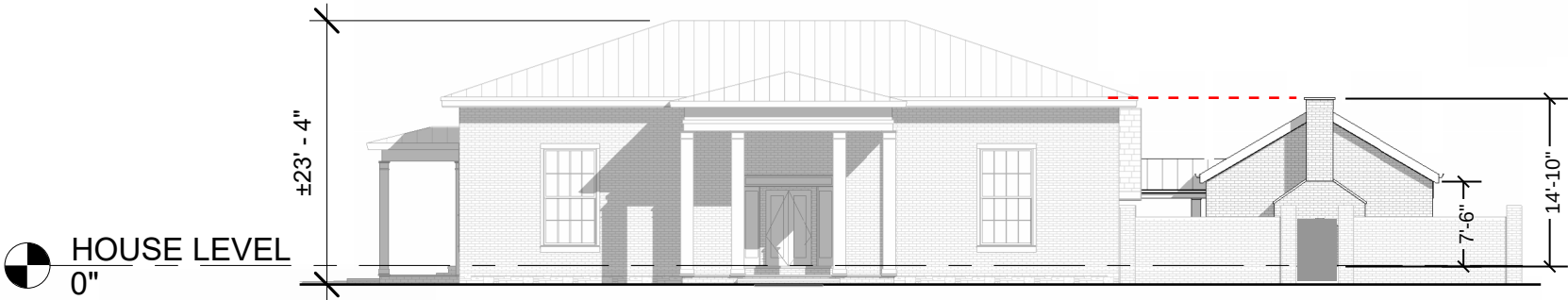
"THE SMOKEHOUSE"
HOME ADDITION
305 3RD AVE. SOUTH

ELEVATIONS



"THE SMOKEHOUSE"
HOME ADDITION
305 3RD AVE. SOUTH

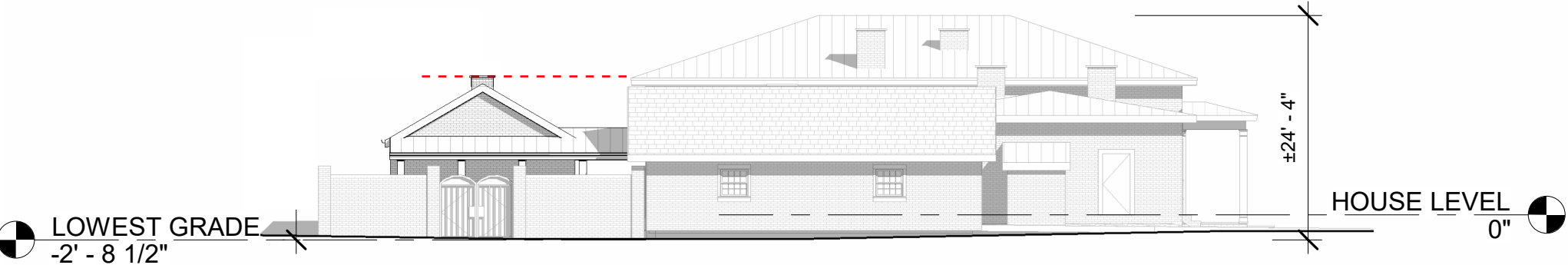
SITE ELEVATIONS



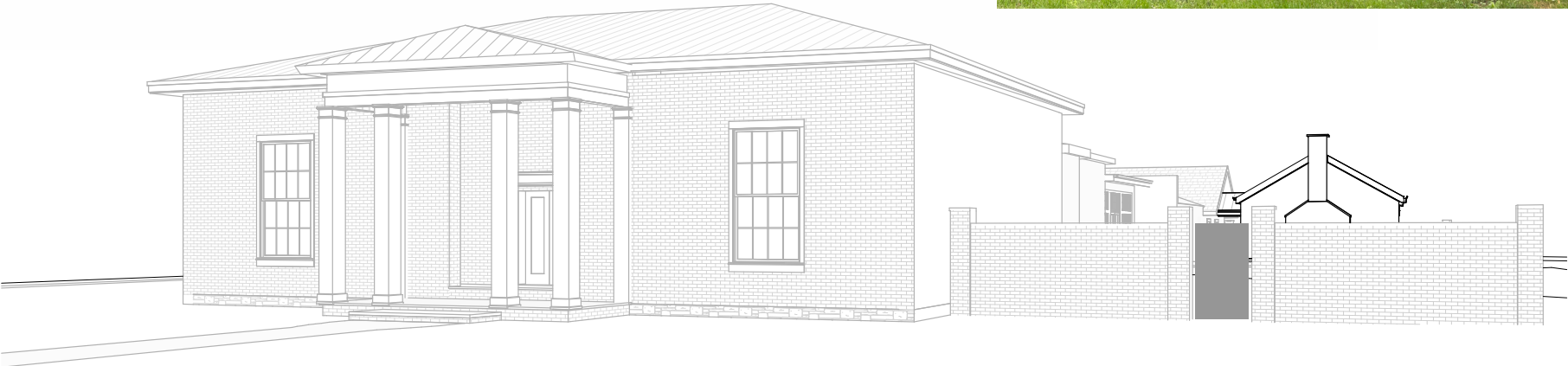
1 3RD AVE S. ELEVATION - SOUTH
1/16" = 1'-0" 0' 8' 16' 32'



2 S. MARGIN ST. ELEVATION - WEST
1/16" = 1'-0" 0' 8' 16' 32'



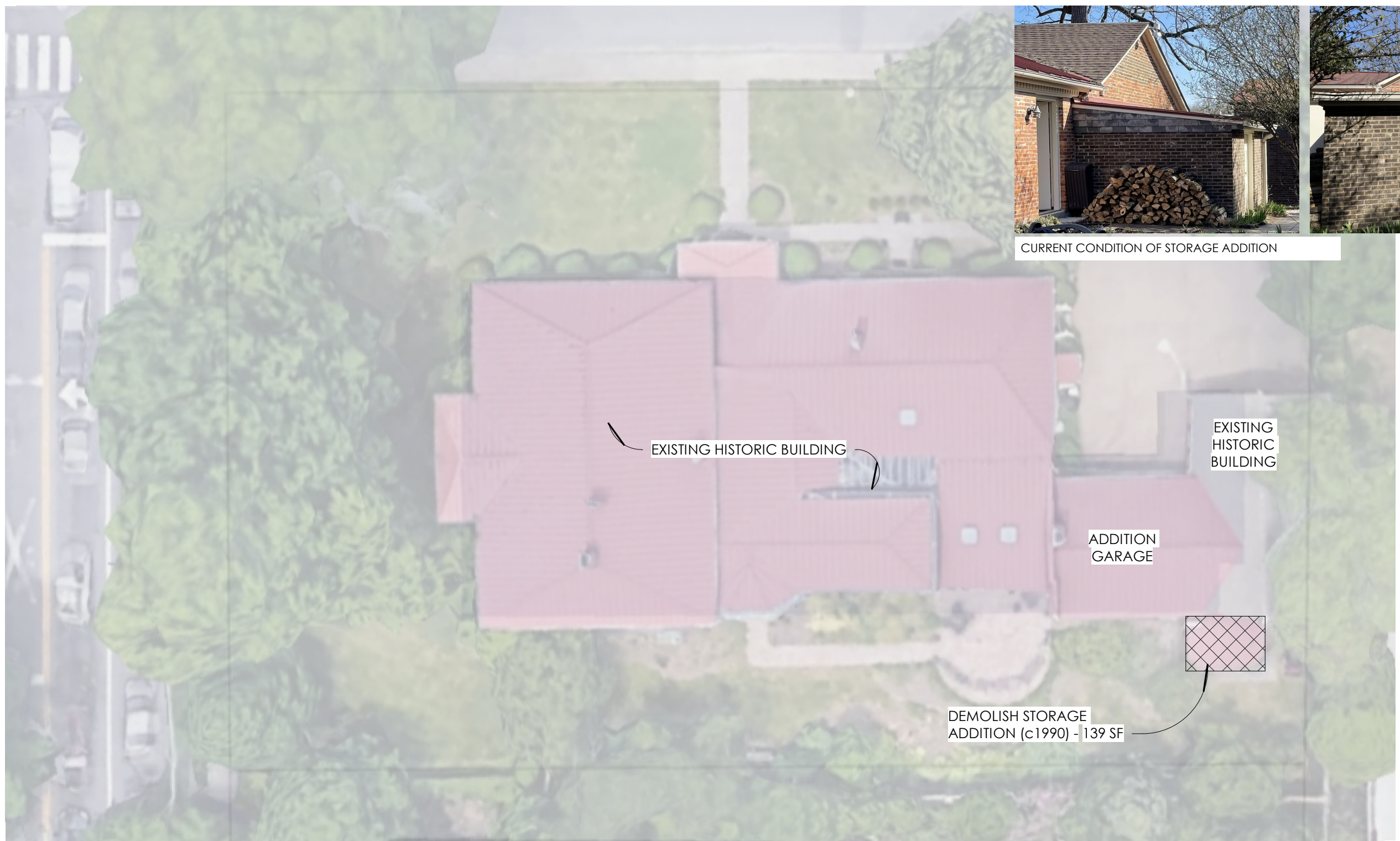
3 ADJACENT LOT ELEVATION - NORTH
1/16" = 1'-0" 0' 8' 16' 32'



VIEW FROM 3RD AVE.

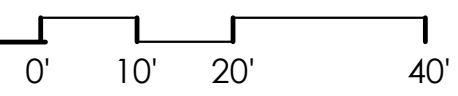


VIEW FROM SOUTH MARGIN



CURRENT CONDITION OF STORAGE ADDITION

1 DEMOLITION PLAN
1" = 20'-0"



906

305 3rd Avenue South : Project Description

Prepared for the
Franklin Historical Zoning Commission

906 Studio Architects : June 9, 2025

Owner Vince Emmett is proposing an addition to his home, the historic Miller-Beasley House (1866) in downtown Franklin. The location of this addition is to the side of the main home and, in order to not interrupt the primary building mass or compete with the original historic home, will be set approximately 160 feet back from Third Avenue South as well as behind an approximately 6' tall existing brick wall with a solid metal gate. This provides minimal visibility from the road, as demonstrated by images which have been provided. In keeping with design guidelines, the size of the proposed addition is within the allowable landscape area ratio and the length of the front elevation is 1/3 the width of the primary home elevation (see site plan).

The addition is conceived as an accessory structure "smokehouse" that has been finished out with a "joiner" piece of lattice added to connect the structure to the main home. Consistent with the architectural style of this building type, there is understated brick detailing, taking the form of small "vents" on the front and back and small slit windows along the side. This treatment corresponds with the owner's intended use for the space as a film screening room that will have minimal need for windows and doors.

The materials for this proposed addition are metal roof and dark brick. The brick color will be dark to correspond to the existing wall and also differentiate this addition from the main home. Note that the connection point will be through a 1990s addition to the home so none of the original historic structure will be impacted. Also note that this work will necessitate the removal of a non-contributing small storage structure that was constructed during the 1990s.



MAGNOLIA HALL - LOT 7
DRC SUBMITTAL
06-09-2025

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MAGNOLIA
HALL LOT 7

MAGNOLIA HALL,
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COVER

HZC.00



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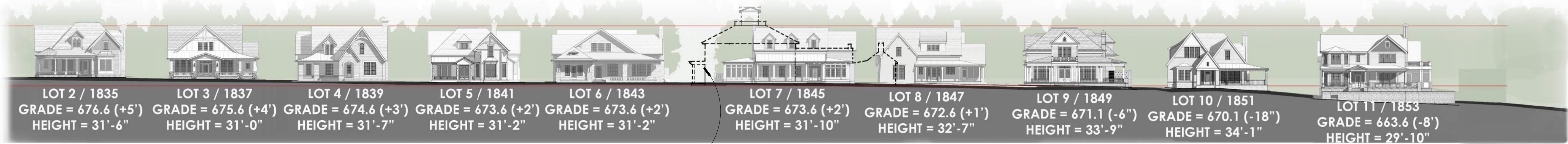
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PRECEDENT IMAGES

HZC.01

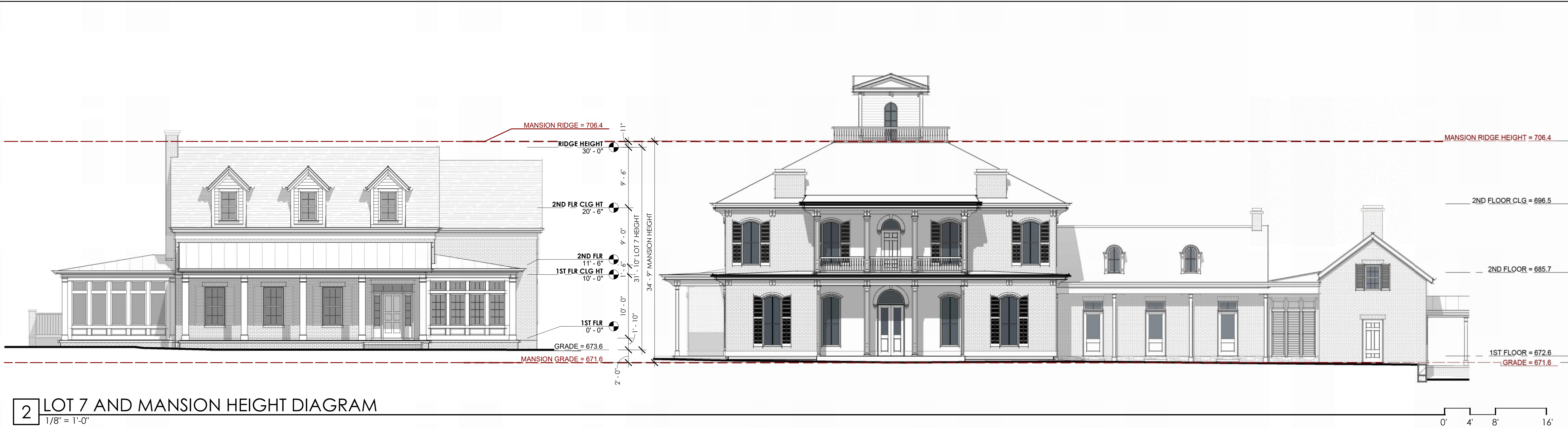


STREETSCAPE ELEVATION (NTS)

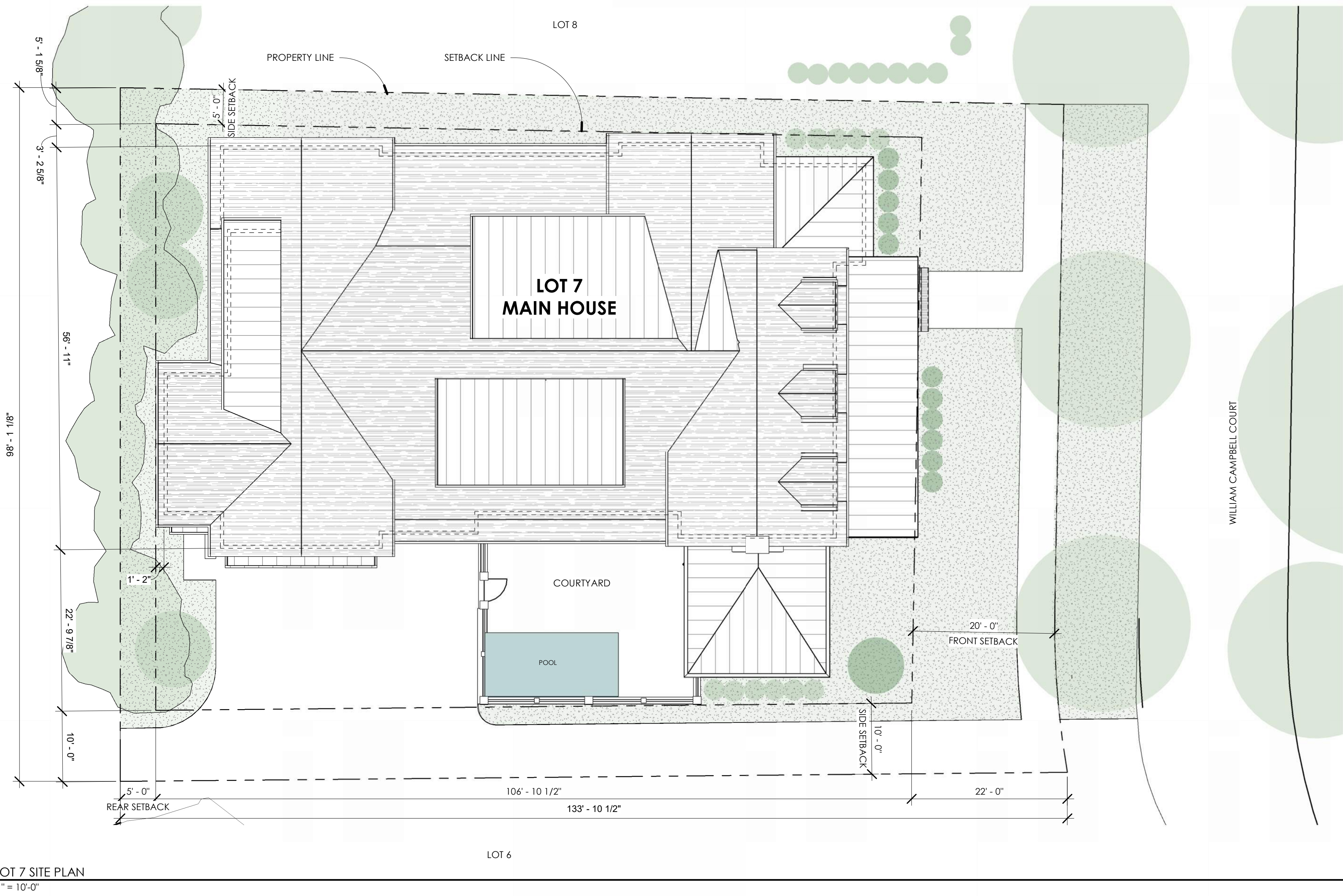


OVERALL SITE PLAN (NTS) ➡

NO.	DESCRIPTION	DATE



2 LOT 7 AND MANSION HEIGHT DIAGRAM
1/8" = 1'-0"



PERVIOUS AREA = 3,347 SQ. FT
LOT AREA = 12,777 SQ. FT
LSA LOT 7 = 26.2% (MIN. 20%)

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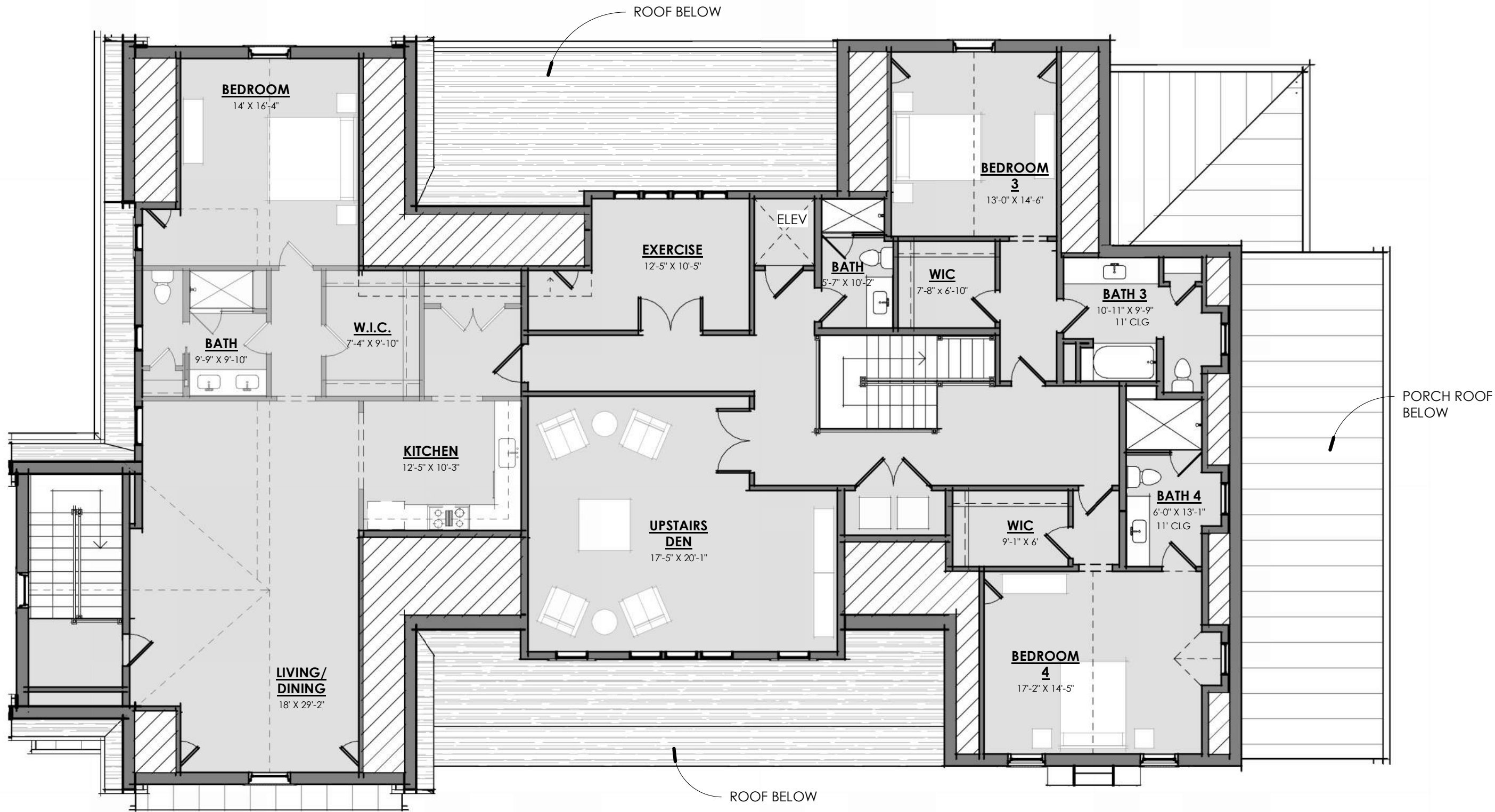
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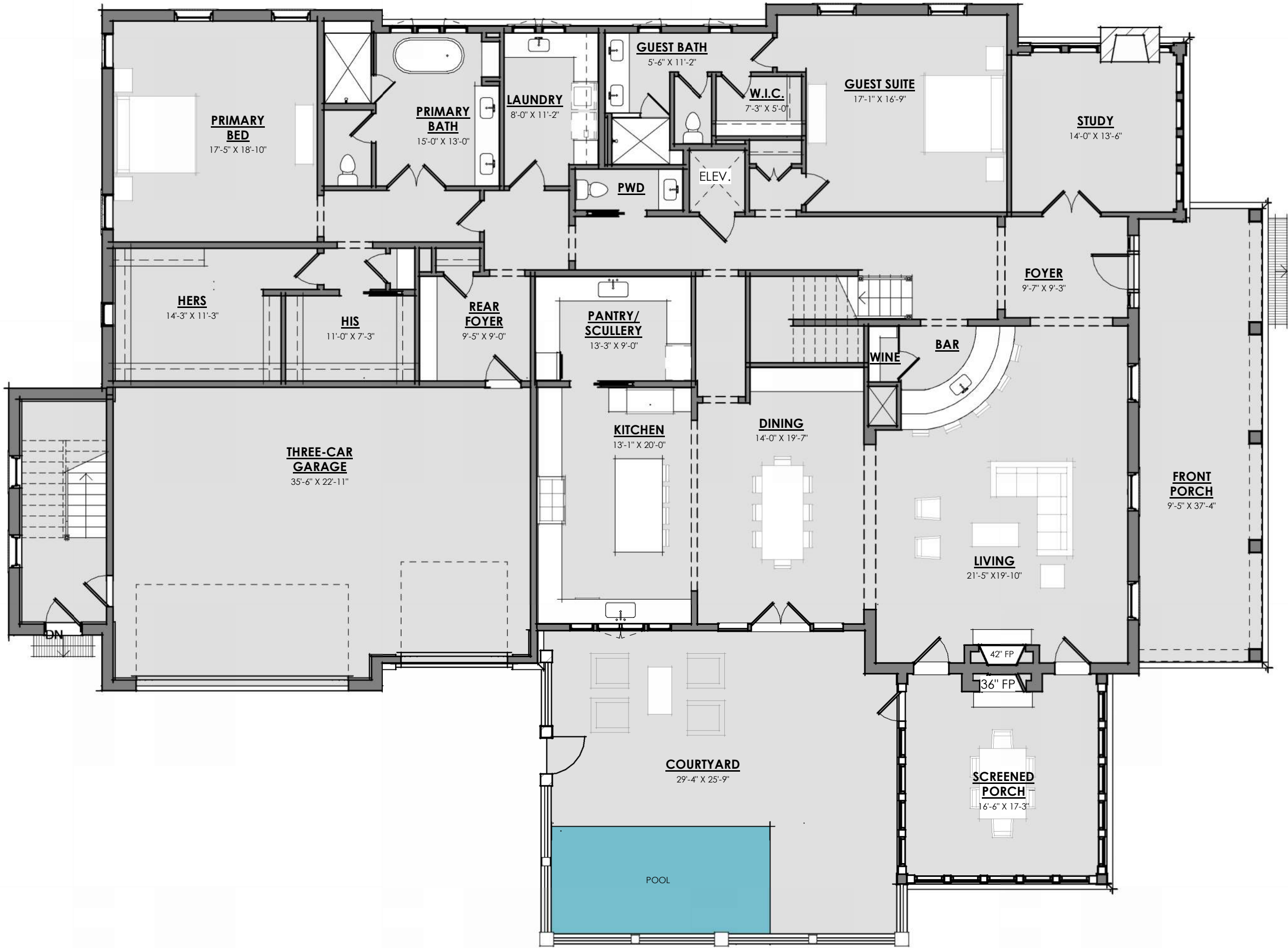
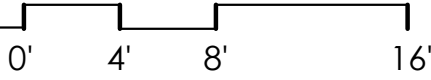
SITE INFORMATION

HZC.03

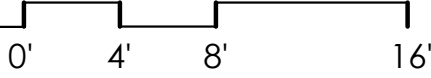


NOTES:
1. PLAN VIEWS ARE CUT AT 4'-6" FROM THE FLOOR LEVEL.
2. ATTIC SPACE IS SHOWN HATCHED.
3. ALL ATTIC SPACE HAS SLOPED CEILING HEIGHTS OF LESS THAN 9'-0".

2 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



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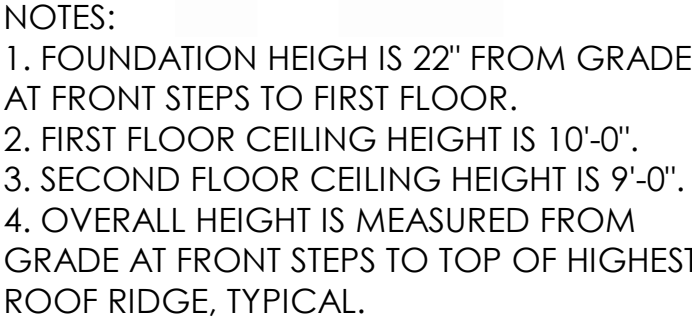
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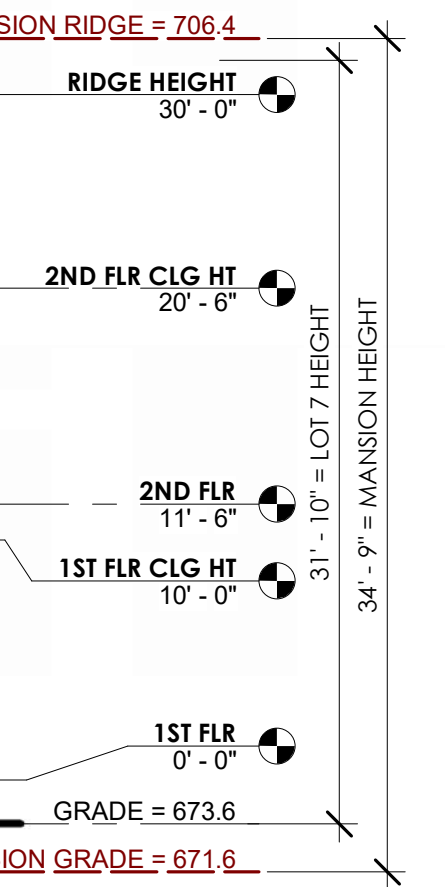
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FLOOR PLANS

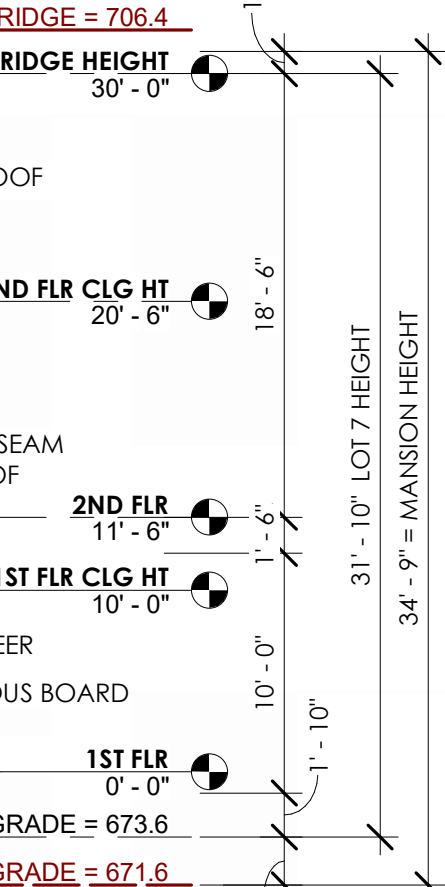
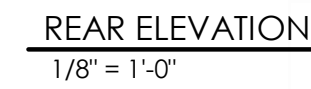
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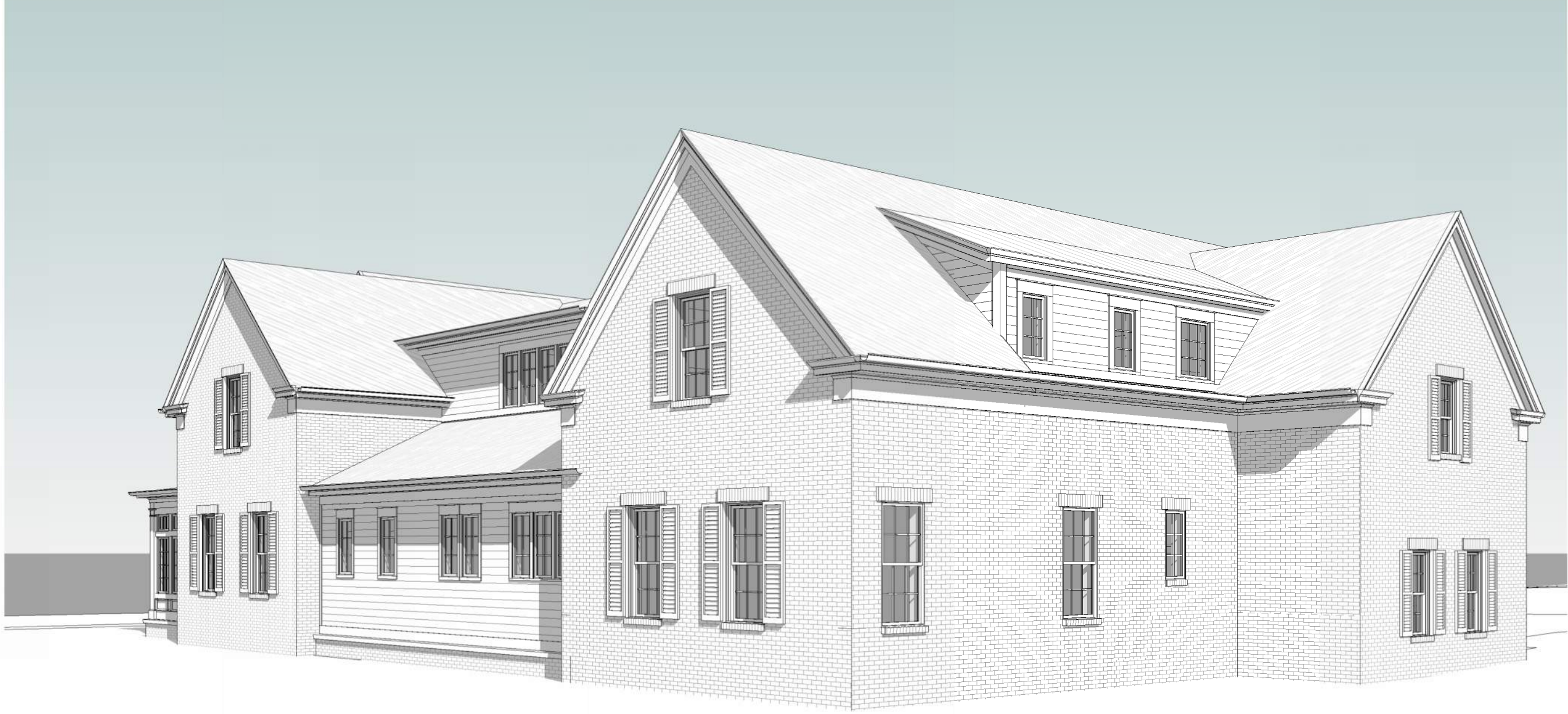
0' 4' 8' 16'



0' 4' 8' 16'



0' 4' 8' 16'



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3D VIEWS

HZC.06



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RENDERS

HZC.07



MAGNOLIA HALL - LOT 11
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COVER

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LEWISBURG PIKE



532 W MAIN STREET

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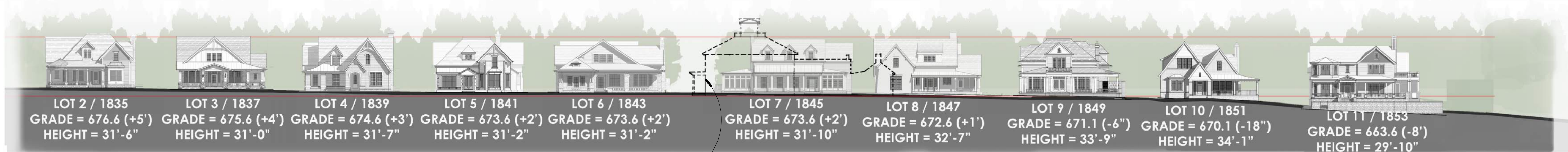
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PRECEDENT IMAGES

HZC.01



STREETSCAPE ELEVATION (NTS)



OVERALL SITE PLAN (NTS)

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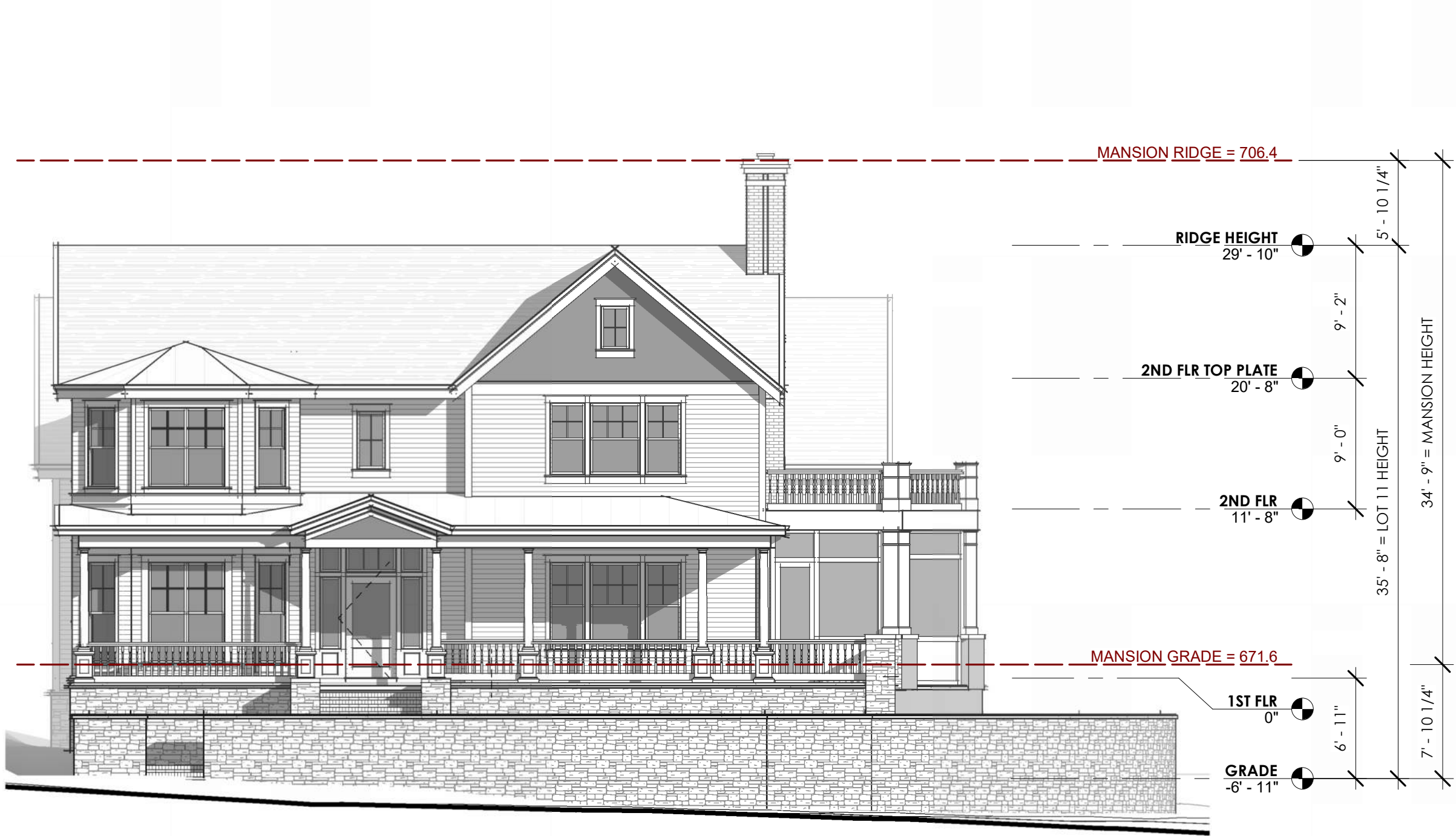
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OVERALL SITE

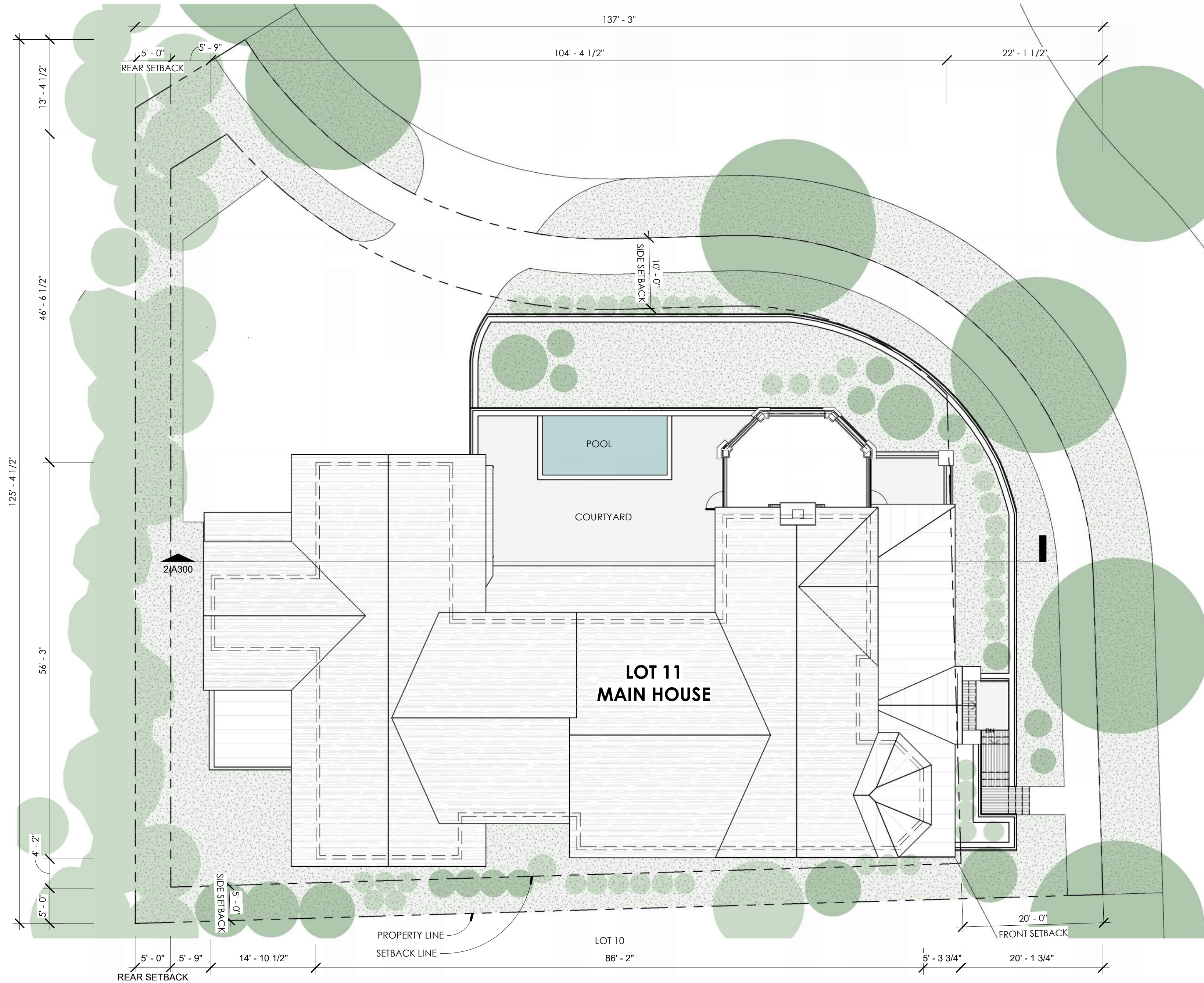
HZC.02



LOT 11 & MANSON HEIGHT DIAGRAM

1/8" = 1'-0"

0' 4' 8' 16'



PERVIOUS AREA = 4,191 SQ. FT
LOT AREA = 13,230 SQ. FT
LSA MIN. REQUIREMENT = 20%

LOT 11 LSA = 32%

0' 5' 10' 20'

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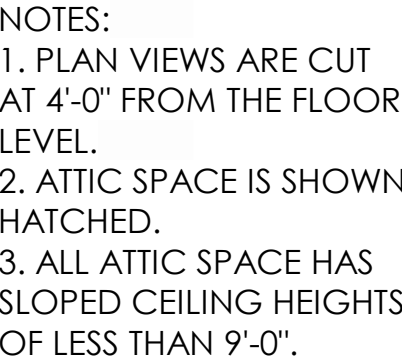
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SITE INFORMATION

HZC.03



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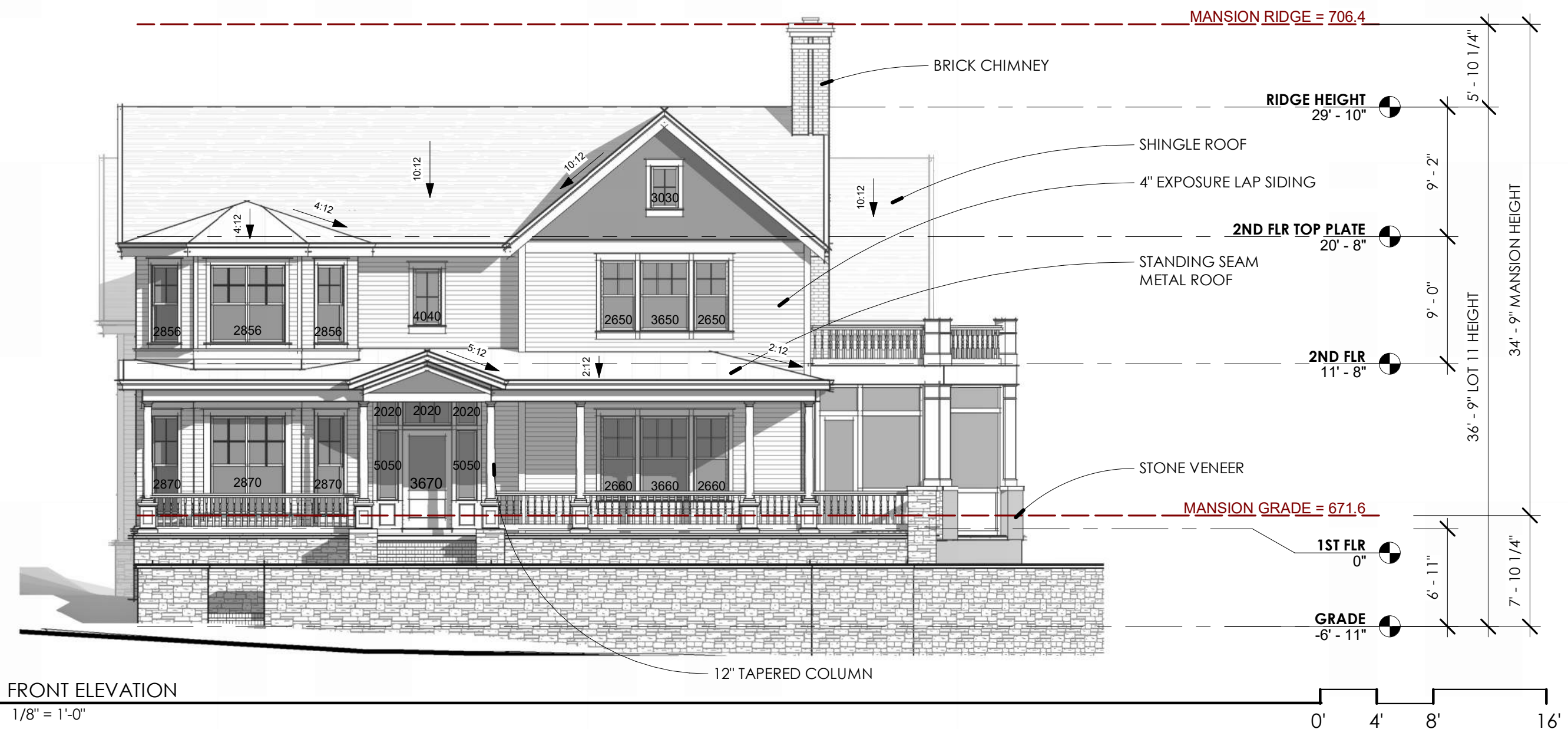
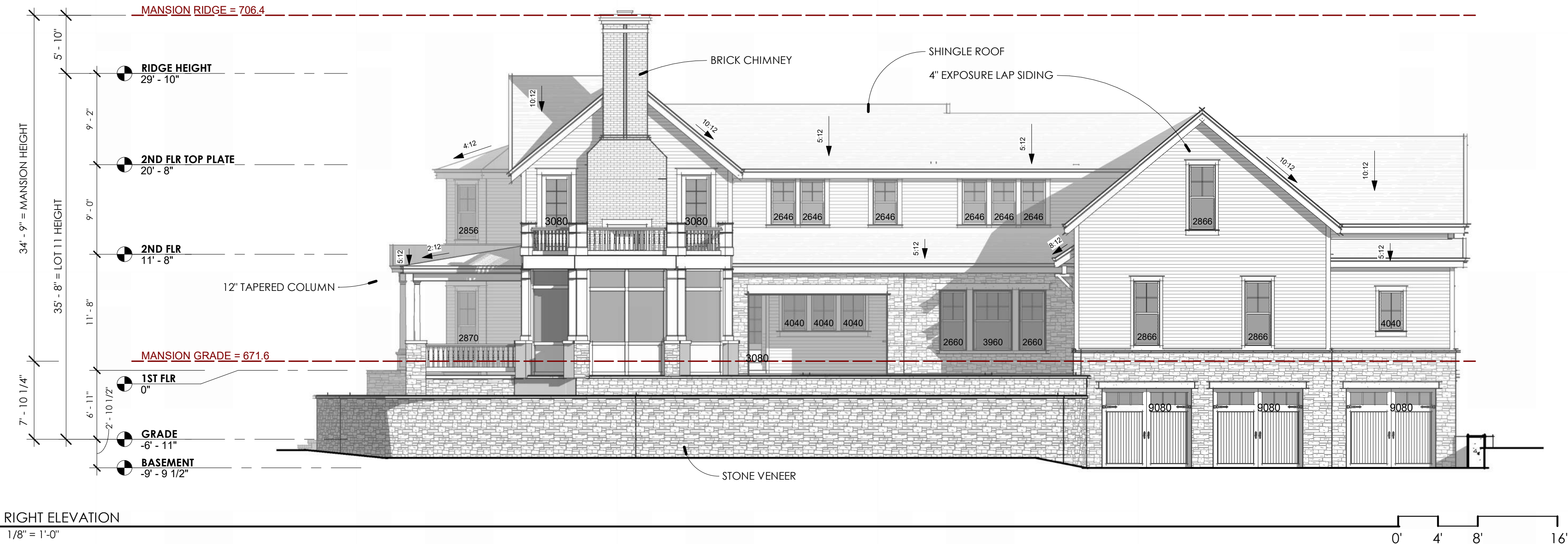
[illegible]

Project Number
21.1098.010

FLOOR PLANS

HZC.04

NOTES:
1. FOUNDATION HEIGHT IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
2. FIRST FLOOR CEILING HEIGHT IS 10'-0".
3. SECOND FLOOR CEILING HEIGHT IS 9'-0".
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.



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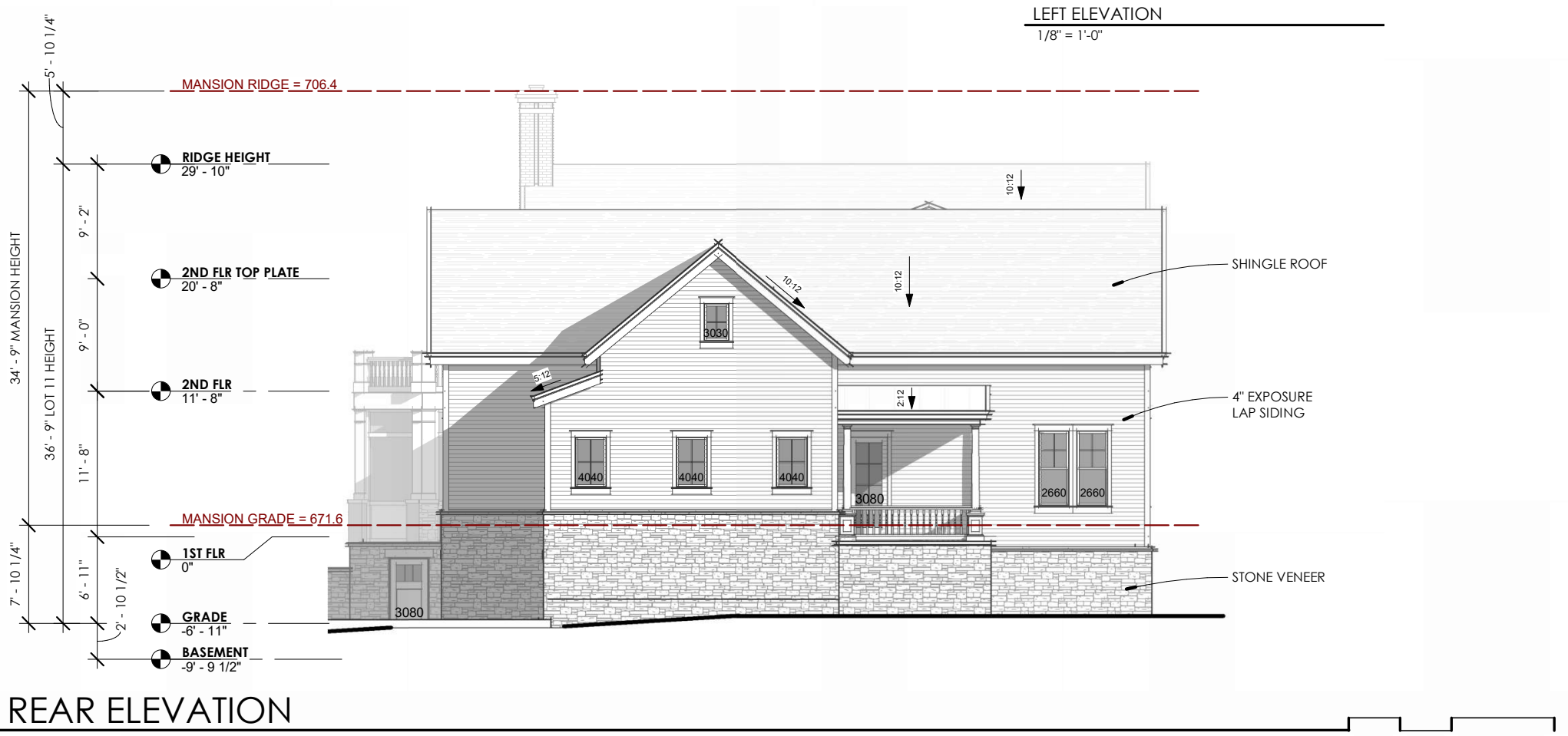
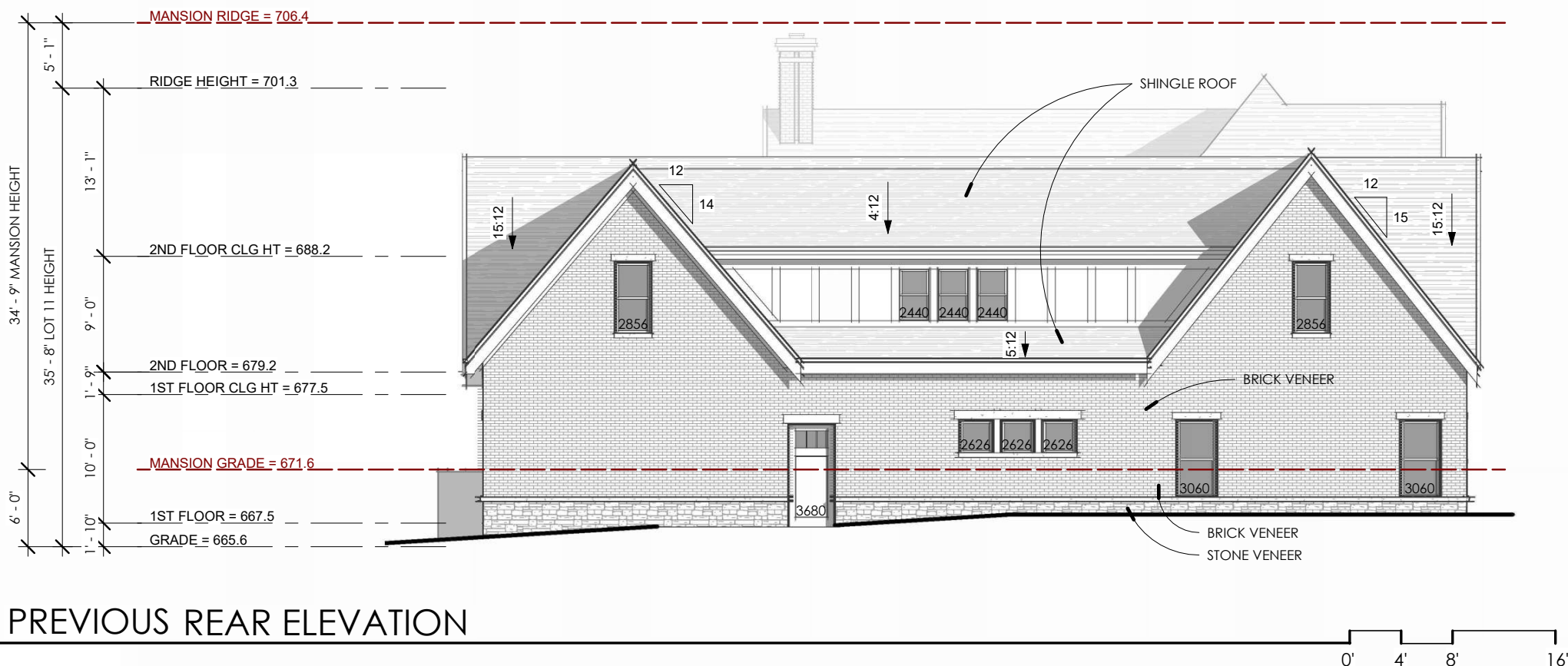
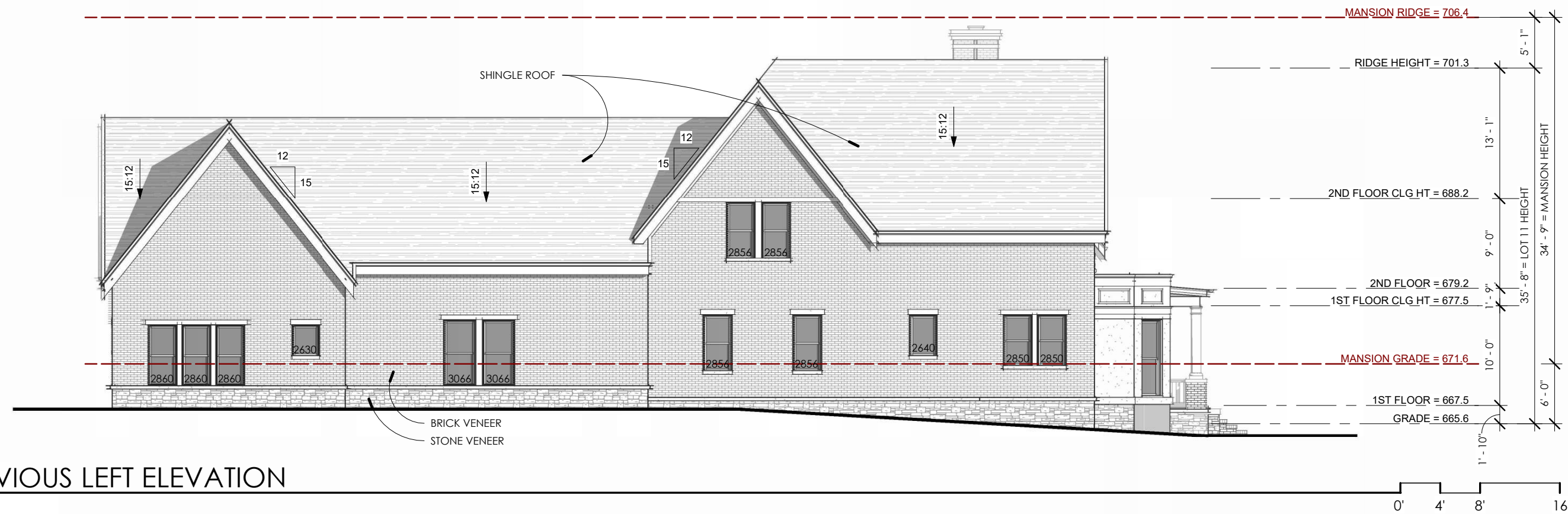
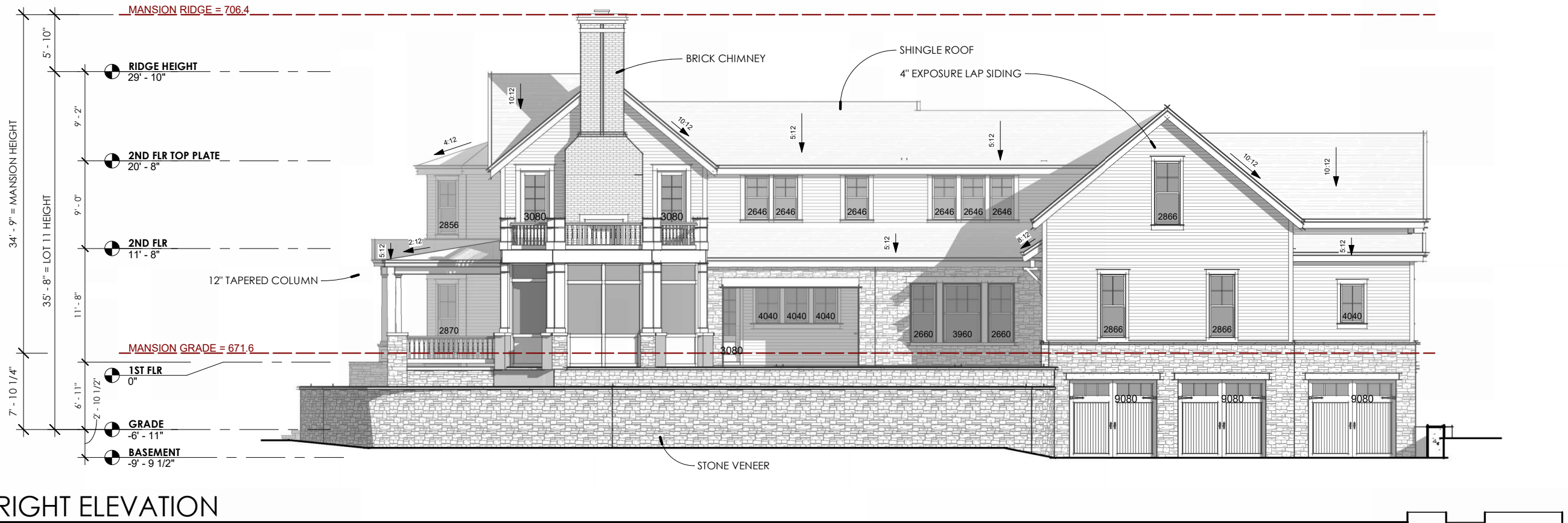
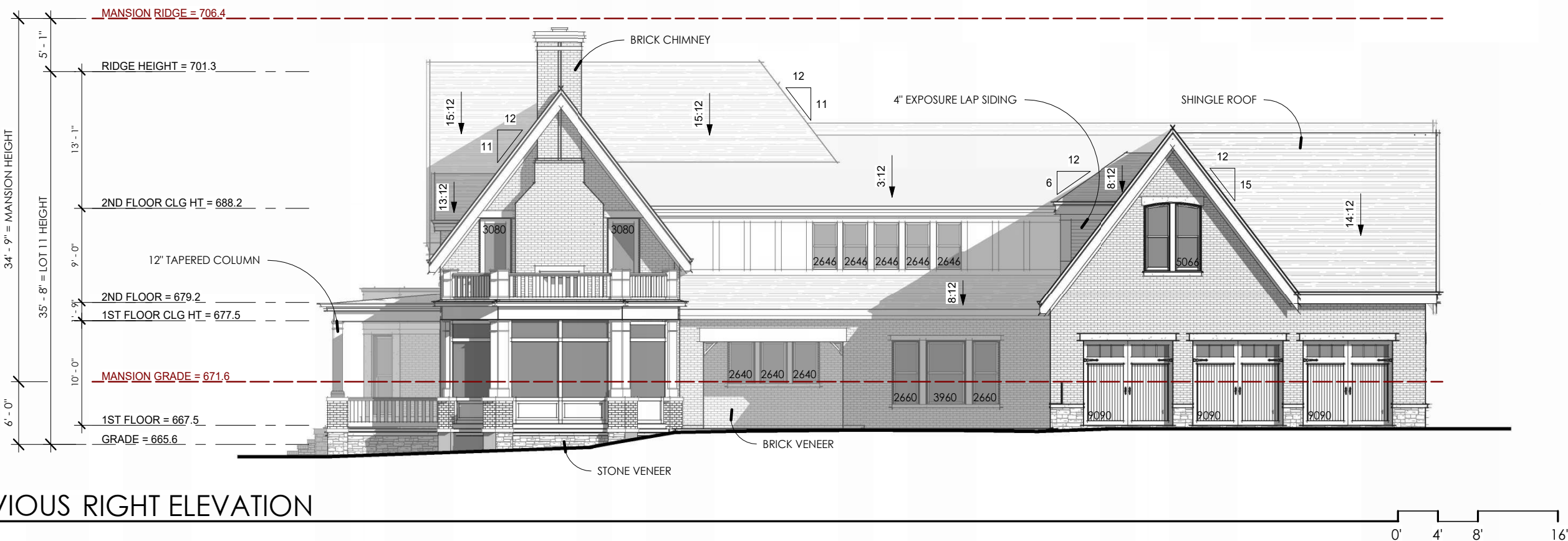
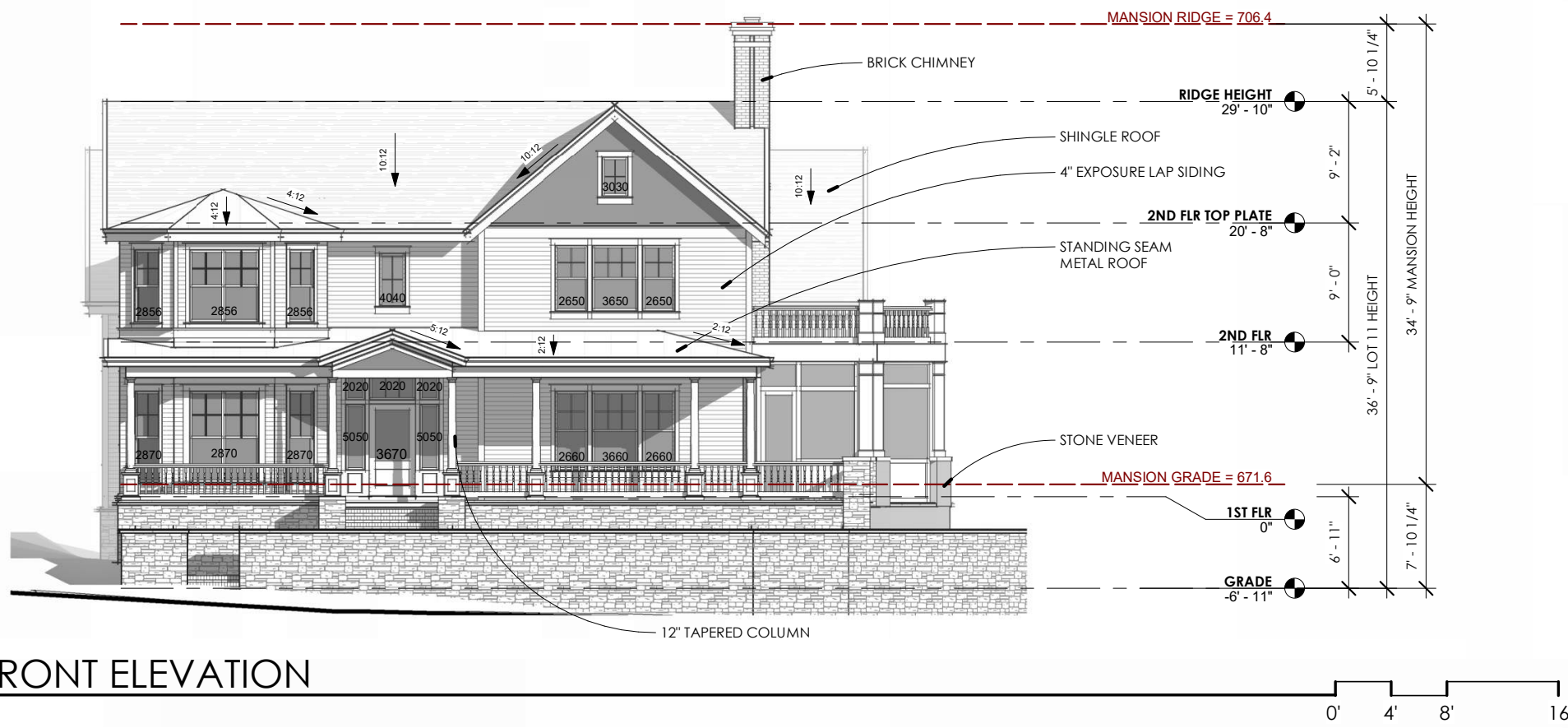
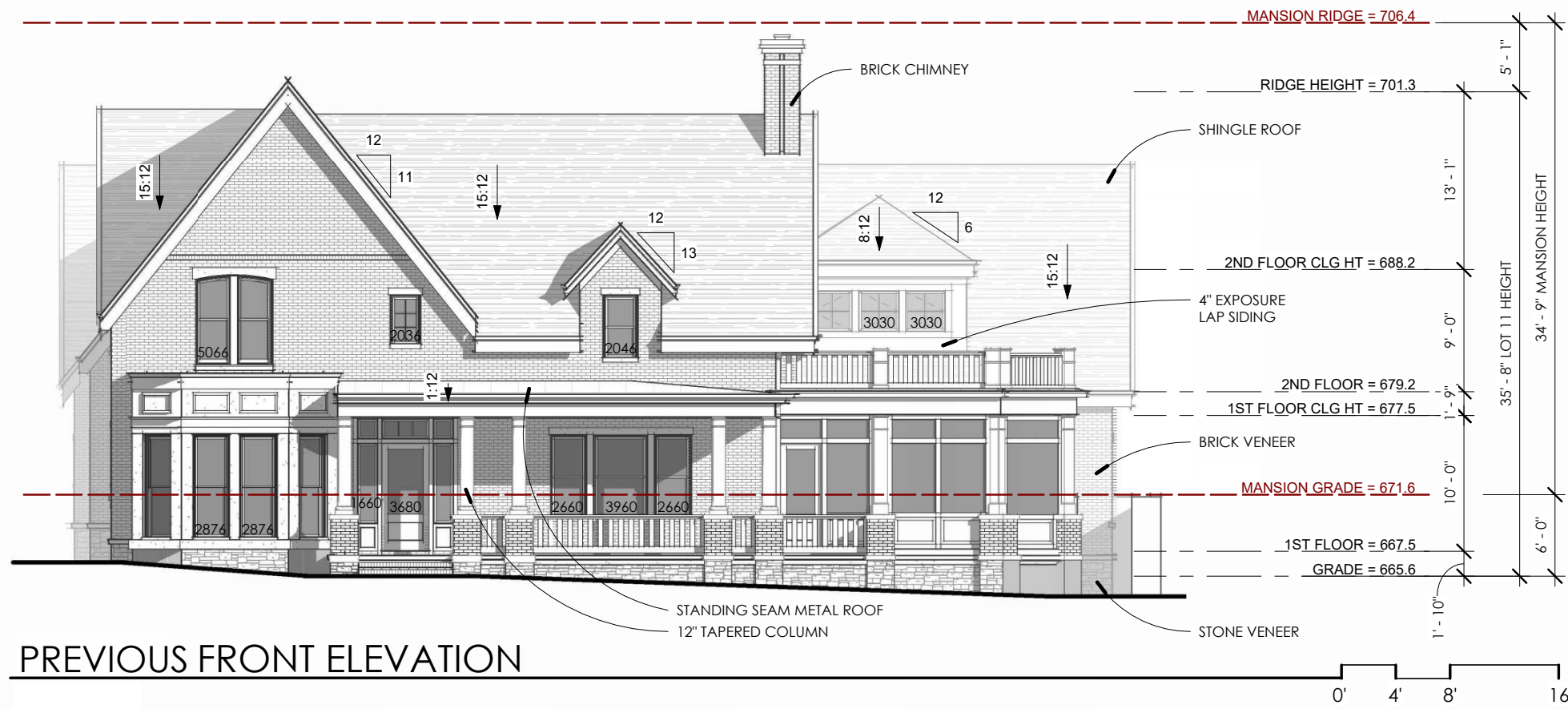
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EXTERIOR
ELEVATIONS

HZC.05



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PREVIOUS
ELEVATIONS

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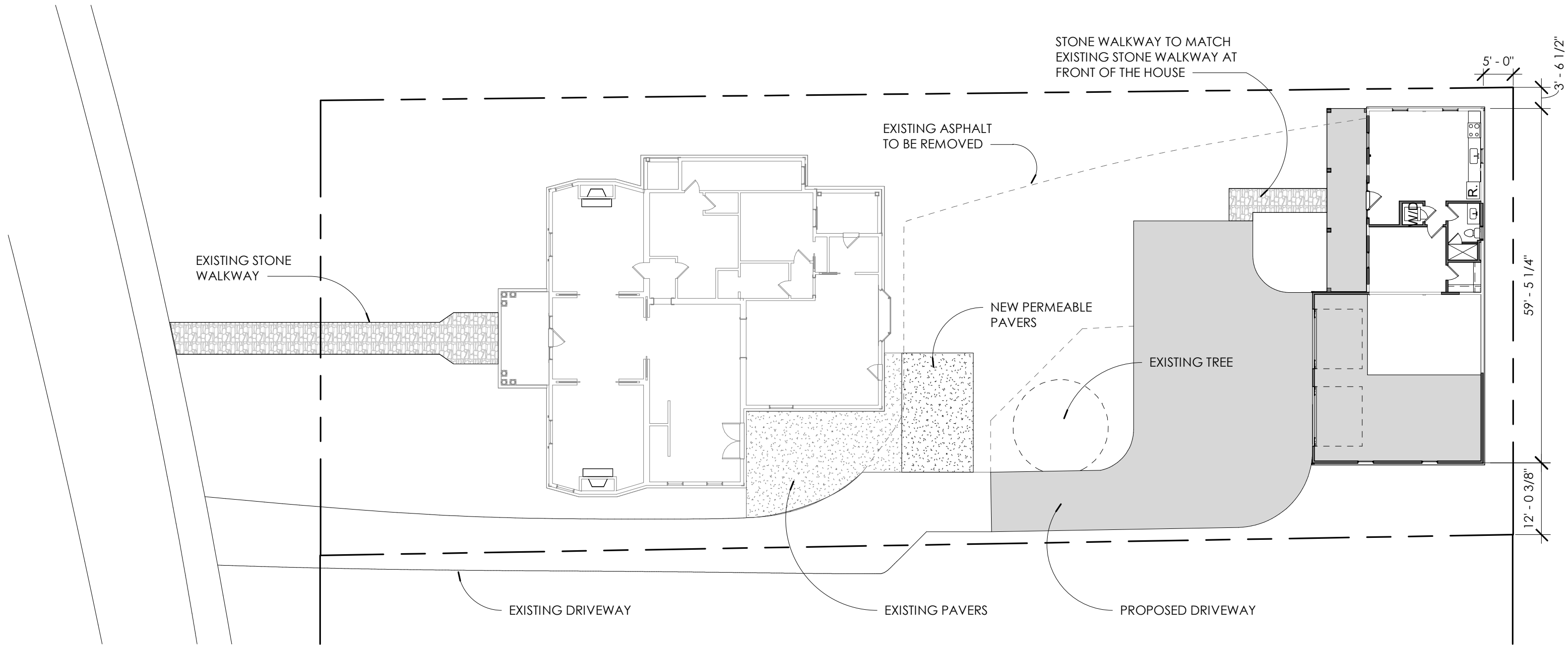
3D VIEWS

HZC.07

LACKEY RENO/
ADDITION

SITE PLAN
334 3RD AVENUE S, FRANKLIN

LANDSCAPE SURFACE AREA	
PROPERTY AREA	15,138 SF
EXISTING IMPERVIOUS	7,730 SF
PROPOSED IMPERVIOUS	7,903 SF
PROPOSED PERVIOUS	7,235 SF
LANDSCAPE SURFACE AREA	47.8% (40% MIN.)



PROPOSED - SITE PLAN



EXISTING MAIN HOUSE FRONT ELEVATION



EXISTING MAIN HOUSE REAR ELEVATION



EXISTING MAIN HOUSE SIDE ELEVATION



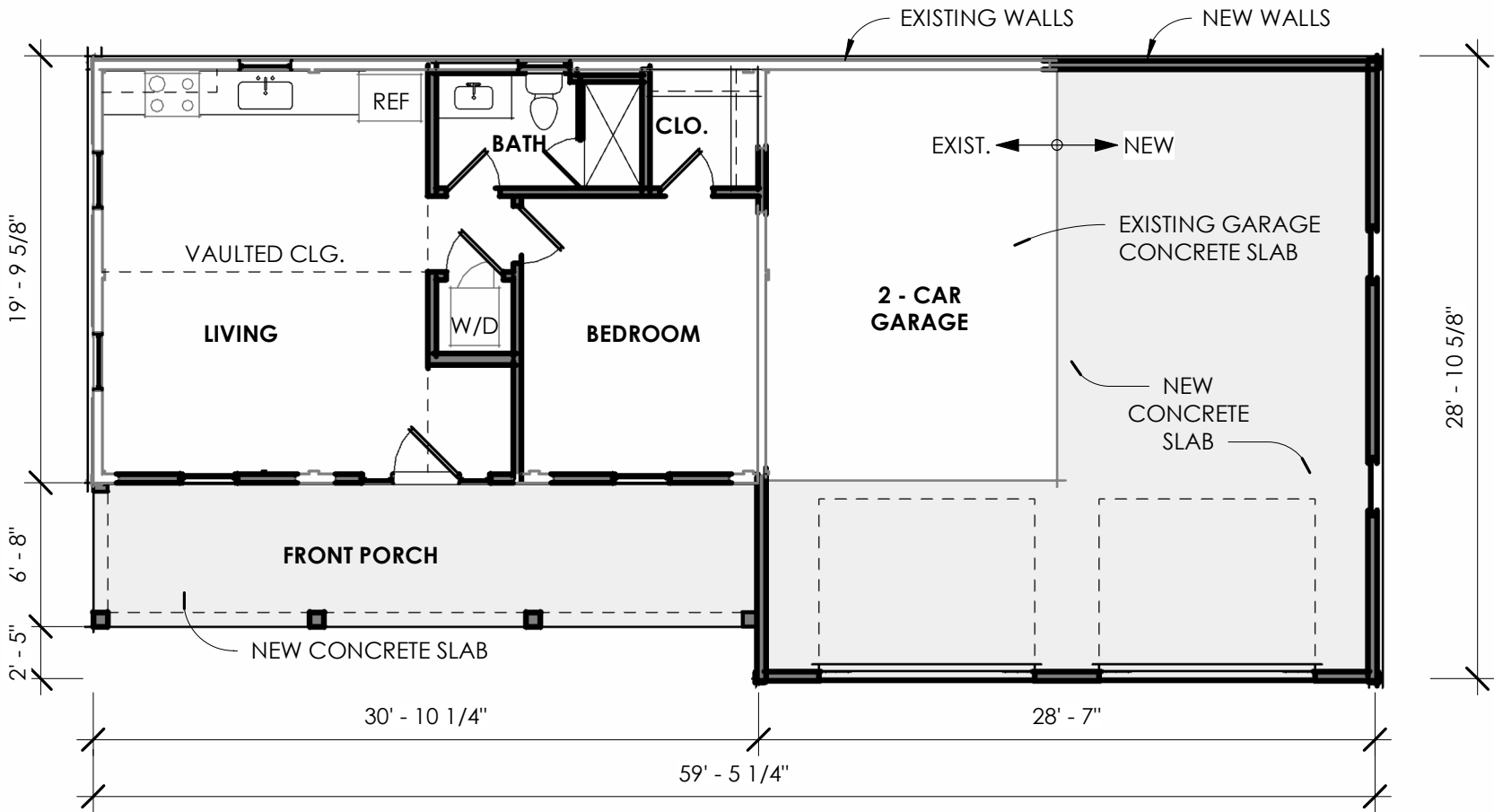
EXISTING GARAGE ELEVATION

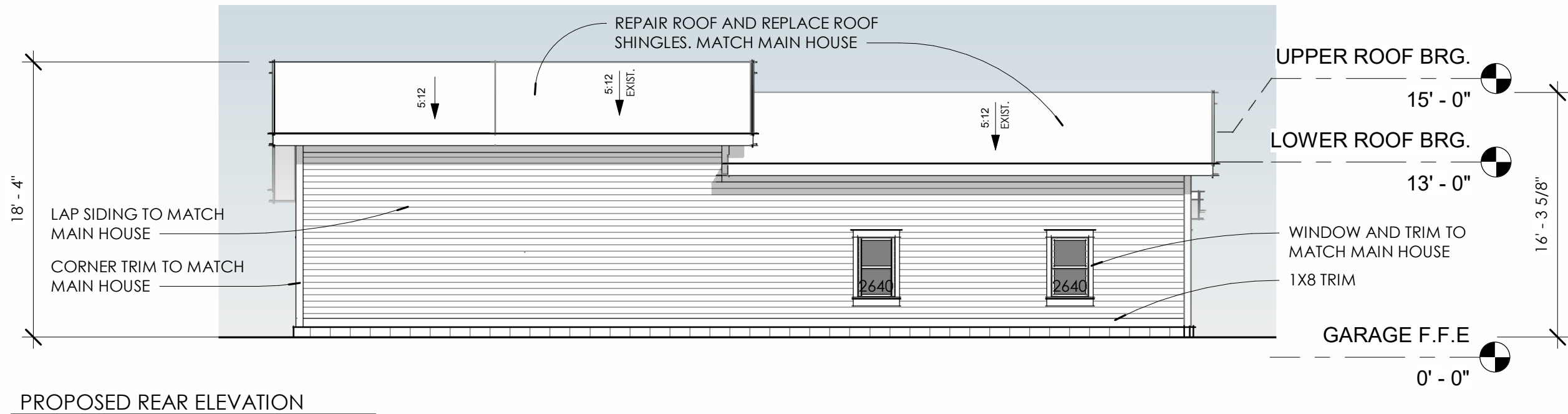
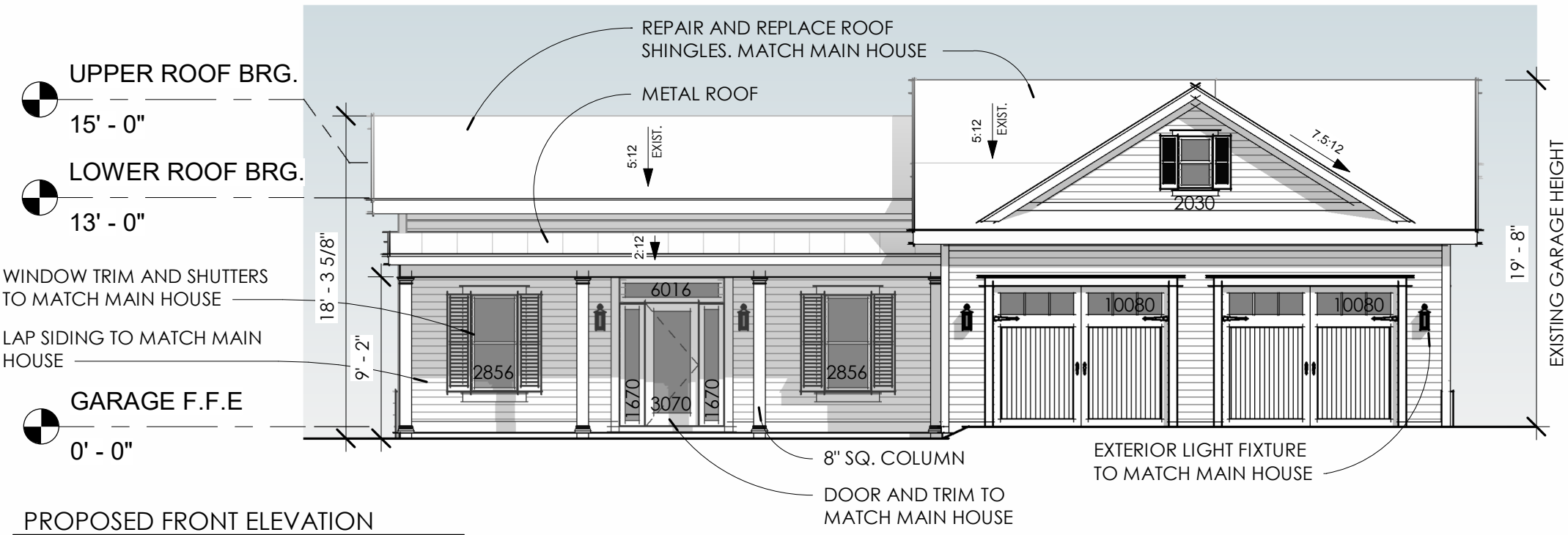


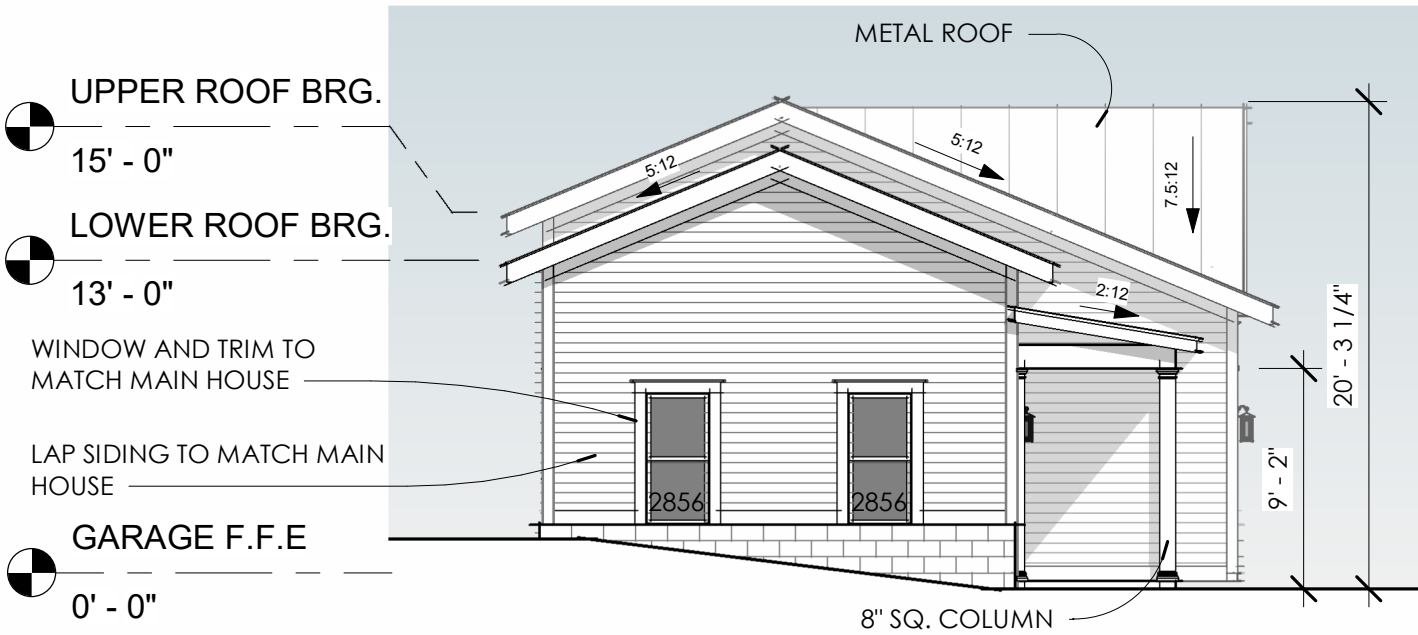
ORIGINAL GARAGE ELEVATION

AREA CALCULATIONS

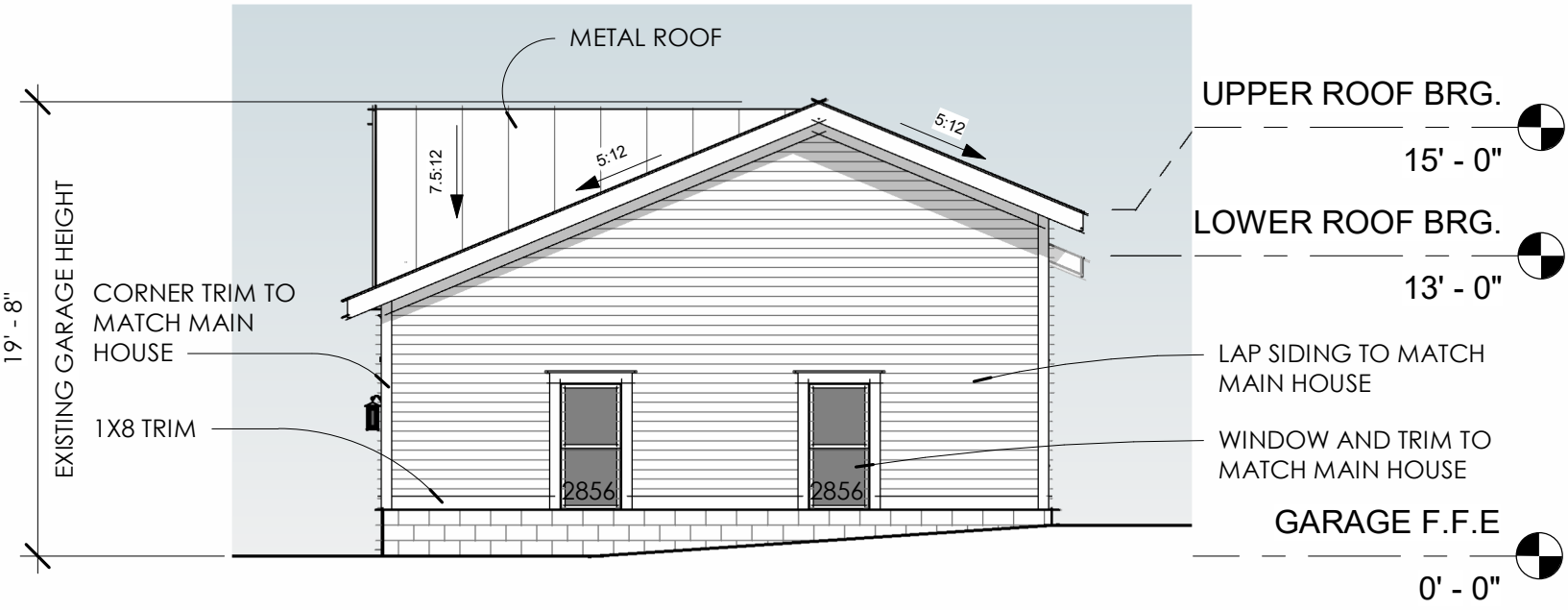
EXISTING GARAGE SF	870 SF
GARAGE ADDITION	549 SF
FRONT PORCH	205 SF
TOTAL SF	1,624 SF



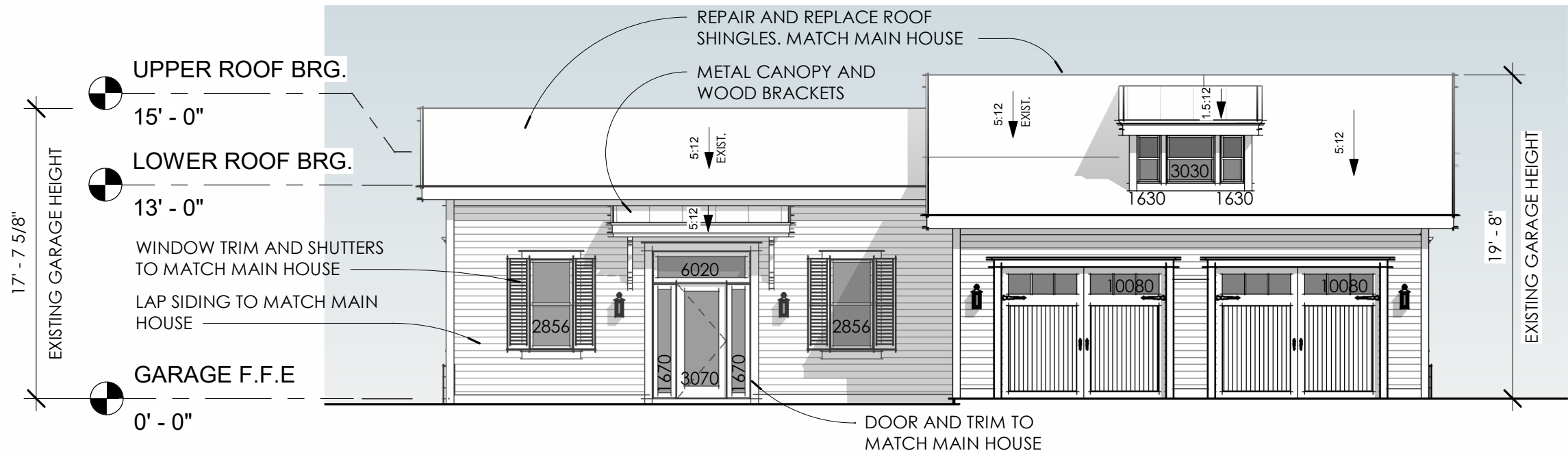




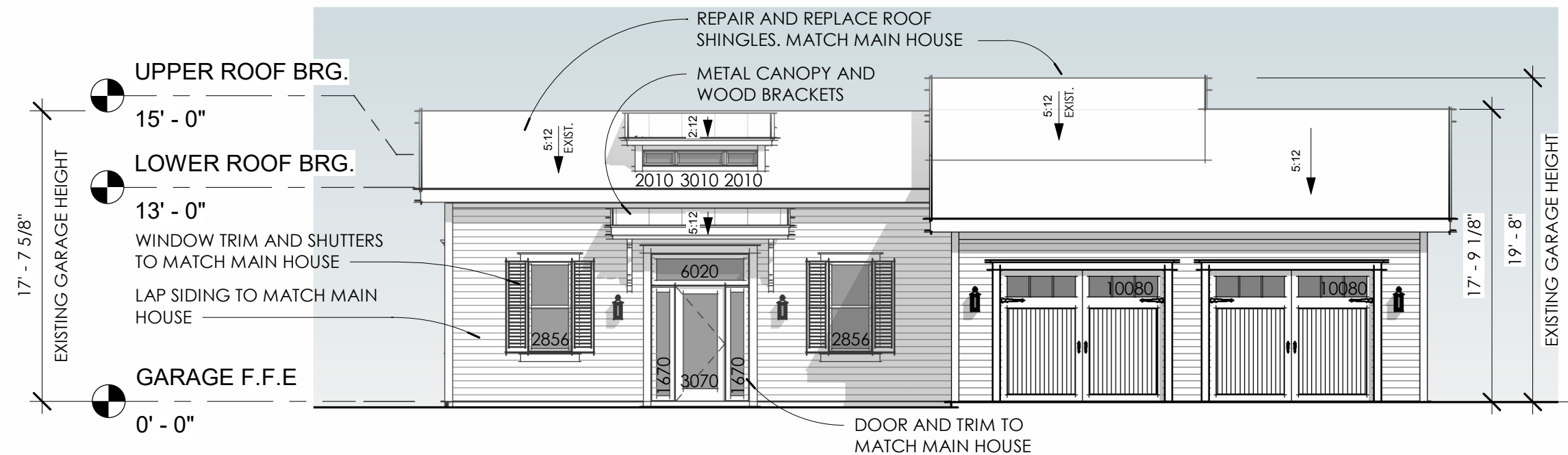
PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION



ALTERNATIVE FRONT ELEVATION



ALTERNATIVE FRONT ELEVATION 2

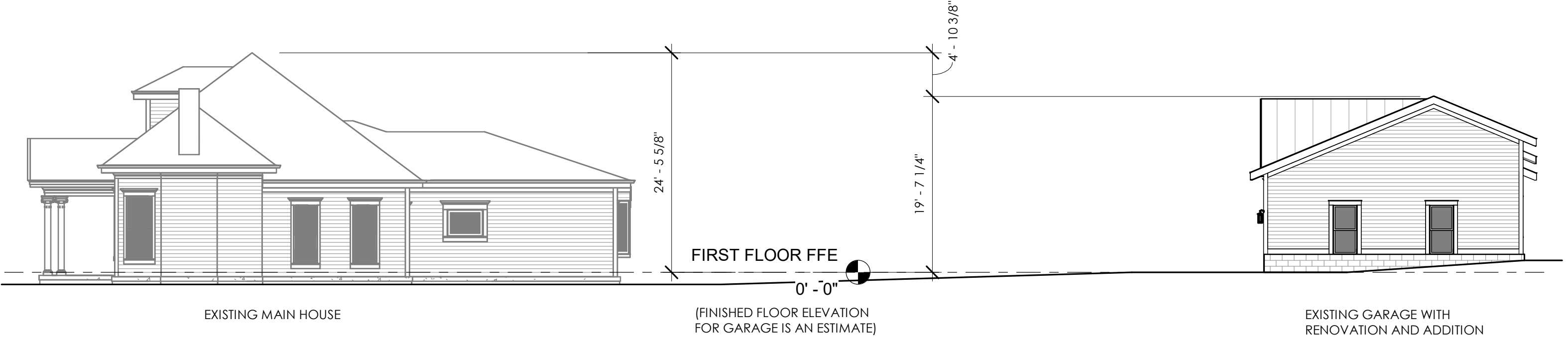
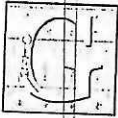


EXhibit 2



Garman Engineering Company, LLC dba GEC

August 27, 2024

Douglas Lackey
334 Third Ave. S.
Franklin, TN

Re: Structural Observation Report – Detached Structure
Residence, 334 Third Ave. S., Franklin

Dear Mr. Lackey:

As requested, I met you at your residence on August 17, 2024, to perform observations of the structural condition of the detached accessory structure (Photo 1). I understand you are considering a renovation of the structure but are concerned it is not structurally feasible. The original structure was likely an open carport type structure eventually enclosed as a garage with second-story storage space converted to living space. The original structure is about 100 years old. A renovation of the structure would be extensive, requiring the building to be brought into compliance with the structural requirements of the 2018 IRC.

Foundation

The block used as a foundation wall appears to have been installed after original construction and bears to a nominal 4-inch-thick mortar/concrete leveling pad and not a reinforced perimeter strip footing as required by current building codes (Photo 2).

- A new block foundation on a reinforced perimeter strip footing would be required for the building to meet current building code standards.

The cedar support posts for the second-story floor framing do not bear on the garage slab; they pass through the slab to the ground (Photo 3).

- These support posts will require poured concrete footing pads to be code compliant

Roof Framing

There was no attic access to directly observe the roof framing. Both sections of the roof have significant sag (Photo 1). It is likely the roof framing consists of 2x4 rafters as was typical for at the time of construction without a structural connection to the wall framing. The roof framing is not compliant with current building code standards as the amount of deflection is excessive and it does not meet the 120-mph ultimate wind speed design criterion for Middle Tennessee. GEC recommends:

- If the building is renovated, it will require new roof framing.

Lower-Level Garage and Storage Areas

The lower-level garage has nominal 6'7" ceiling clearance compared to building code requirements of 7' for habitable space and 6'8" for other space.

Lackey-334 Third Ave S-Franklin -Detached Structure

phone: 615-289-8260 | 6324 Sweden Blvd., Punta Gorda, FL 33982



Garman Engineering Company, LLC dba GEC

- As such, the ceiling height would need to be raised to meet building code requirements and to park the truck you own.

Inside the lower-level garage, there is scattered termite damage to the framing including the ceiling joists (second-level floor joists) and the support posts for the ceiling joists (Photos 4 and 5).

- Although the termite damage is inside the garage is scattered, it is severe where present requiring extensive replacement of wall, ceiling and support post framing.

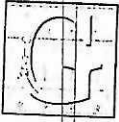
Outside the lower-level garage, a piece of the wood siding was pulled back and the wall behind the siding was severely deteriorated by termite damage (Photo 6).

- The exterior walls will require removal of all the siding, which has rot damage in addition to the termite damage (Photo 7).
- Damaged sheathing and studs will require replacement when the wall covering is removed. It is likely more than 50% of the sheathing and a significant amount of the wall framing will need to be replaced.
- The floor framing connections in the garage ceiling are toe-nailed with many sagging nominal $\frac{1}{8}$ -inch (Photo 8). Some of the joists were supported by a 2x4 ledger and over-notched at the ledger (Photo 9). The walls, which require major reconstruction from termite damage, have a single top plate with second-story studs not aligned with first-story studs. Headers in the garage ceiling are 1-ply 2x8 and severely undersized (Photo 10). Sections of the garage wall framing are hinged (Photo 11). GEC recommends:
- Toe-nailed joist connections should be made with joist hangers.
- Over-notched joists should be supported at the 2x4 ledger with a 2x4 joist hanger.
- Studs will need to be added in lower-level walls directly beneath the stud in the upper-level walls.
- Undersized headers will need to be replaced with 2- or 3-ply 7 $\frac{1}{4}$ -inch LVL headers depending on the exact loads on each header.
- Sections of hinged wall require replacement of cut studs with full-height studs.

Upper-Level

The second-story floor is very uneven because there is severe framing compression from the extensive termite damage and framing sag from toe-nailed connections and undersized headers. The condition of the floor framing makes it impossible to make reasonably level without total reconstruction.

The upper-level has a vaulted ceiling at the sides and a flat tray ceiling at the center. The ceiling is only 6'10" tall at the center and does not meet building code standards of 7' for habitable space. Because there is no room for a header, the entry door is only 5'10" tall and does not meet building code standards.



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Summary

There is no reasonable way to bring the current structure to a safe habitable condition compliant with current building code standards without a complete rebuild.

Please note, our observations and evaluations are based on visual observations. The evaluation relies on visual indicators of structural problems such as sagging floors; bowing walls; and cracking foundations, veneers, ceilings, walls, and floor coverings. We cannot be responsible for identifying hidden problems and cannot assume responsibility for structures designed, built, and supervised by others. The purpose of the evaluation is to provide our opinion concerning the conditions observed and to recommend, if necessary, remedial measures to provide corrections. Please call me if you have questions.

Garman Engineering Company, LLC



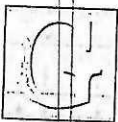
Keith Michael Garman, PhD, PE, PG

Attachments: Photos

Lackey-334 Third Ave S-Franklin -Detached Structure

Exhibit 2

4/11



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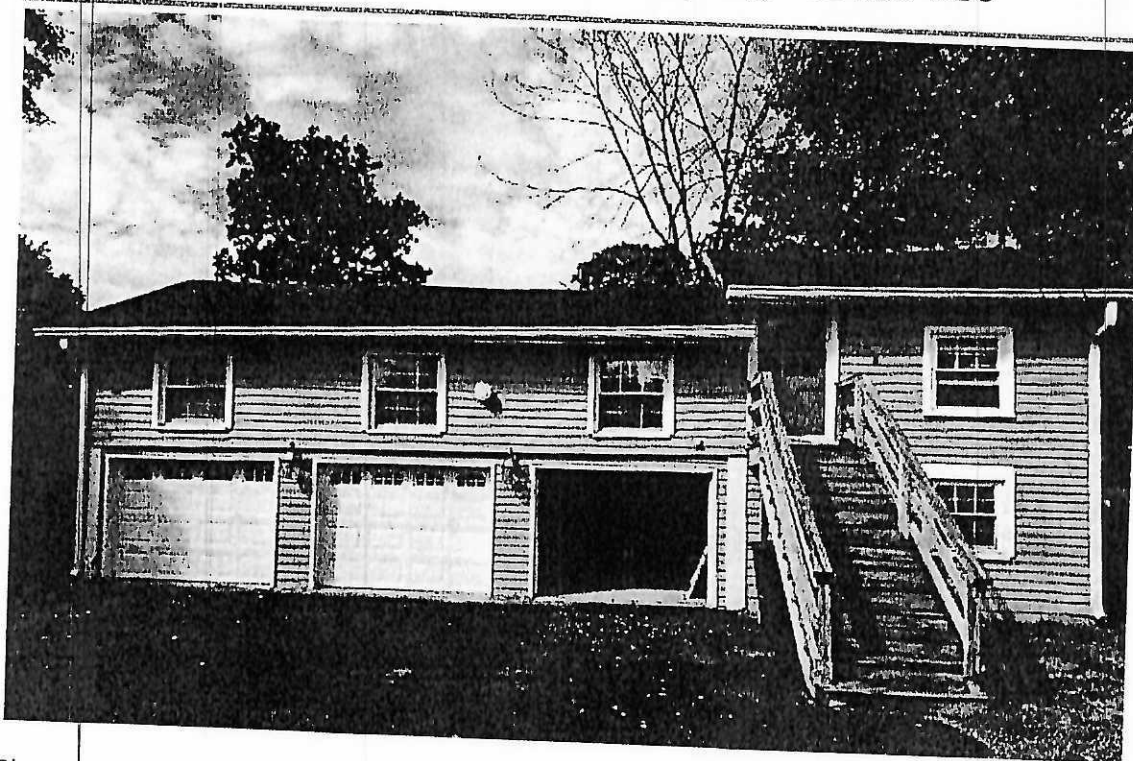


Photo 1: View of front of the detached structure.



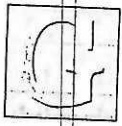
Photo 2: The block foundation walls bear on a leveling pad not a reinforced footing.

Lackey-334 Third Ave S-Franklin -Detached Structure -photos

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Exhibit 2

5/11



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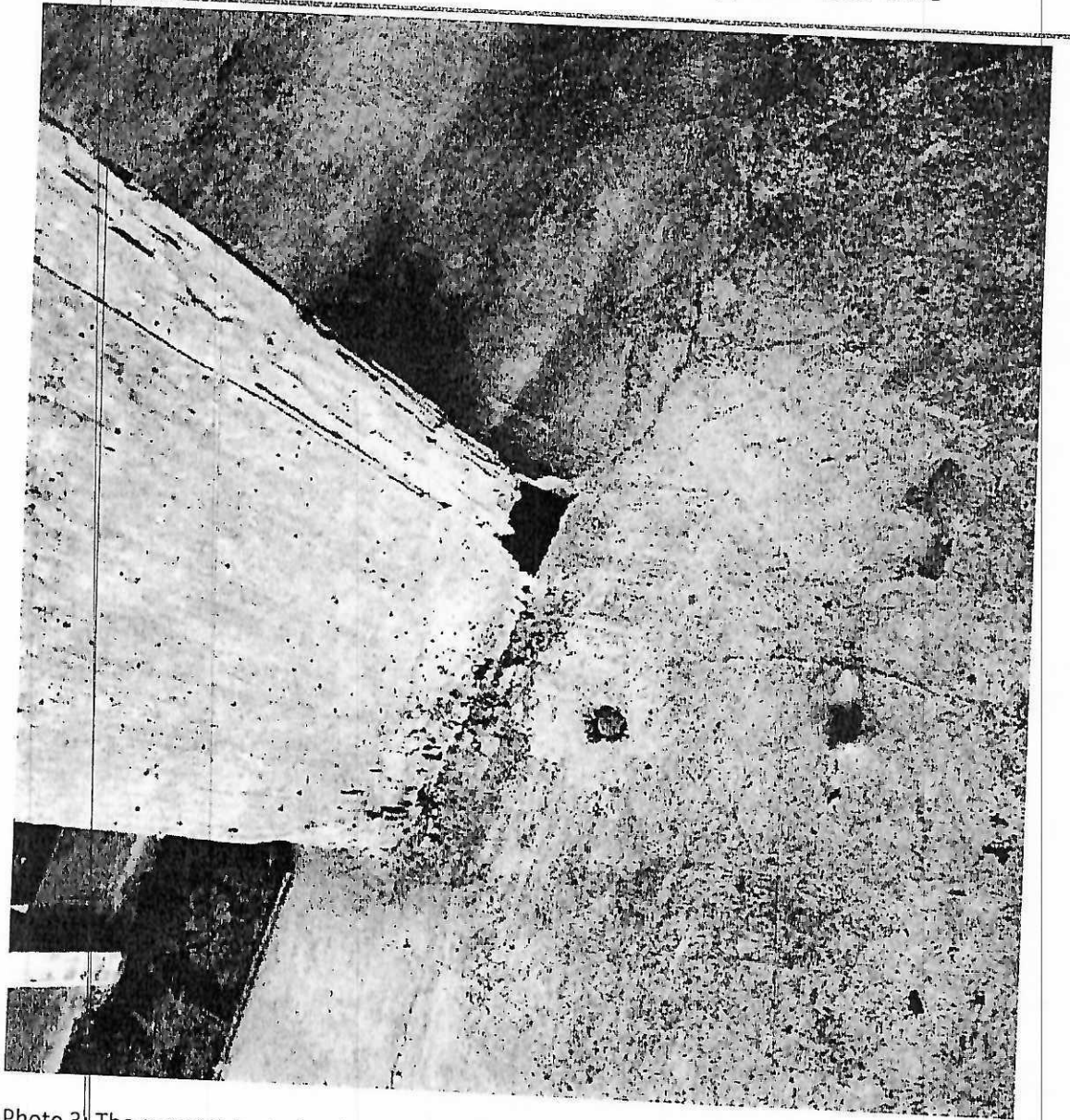
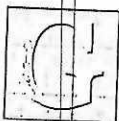


Photo 3: The support posts for the upper-level floor bear on the ground as they pass through the garage slab.

Exhibit 2

6/11



Garman Engineering Company, LLC dba GEC

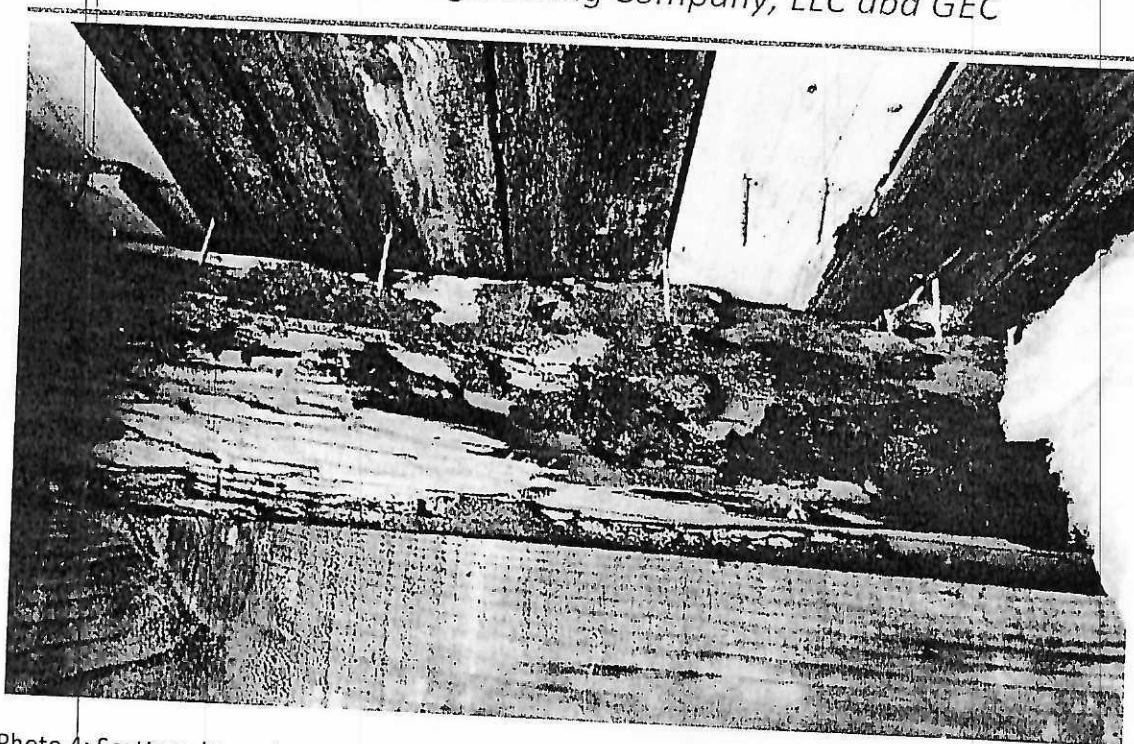
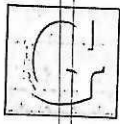


Photo 4: Scattered termite damage to lower-level ceiling joists.

Exhibit 2

7/11



Garman Engineering Company, LLC dba GEC

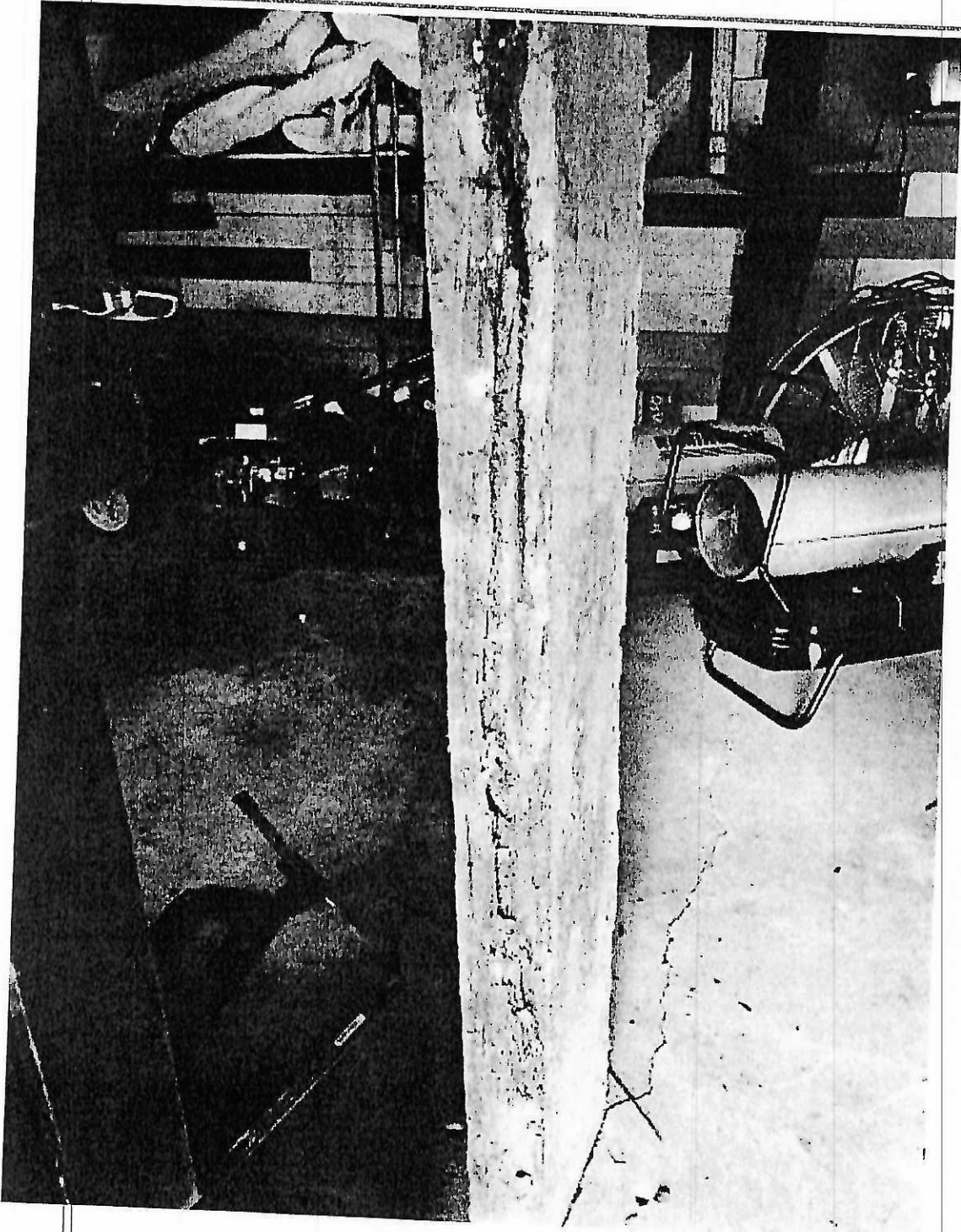
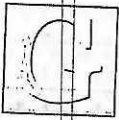


Photo 5: Termite damage to cedar support post.

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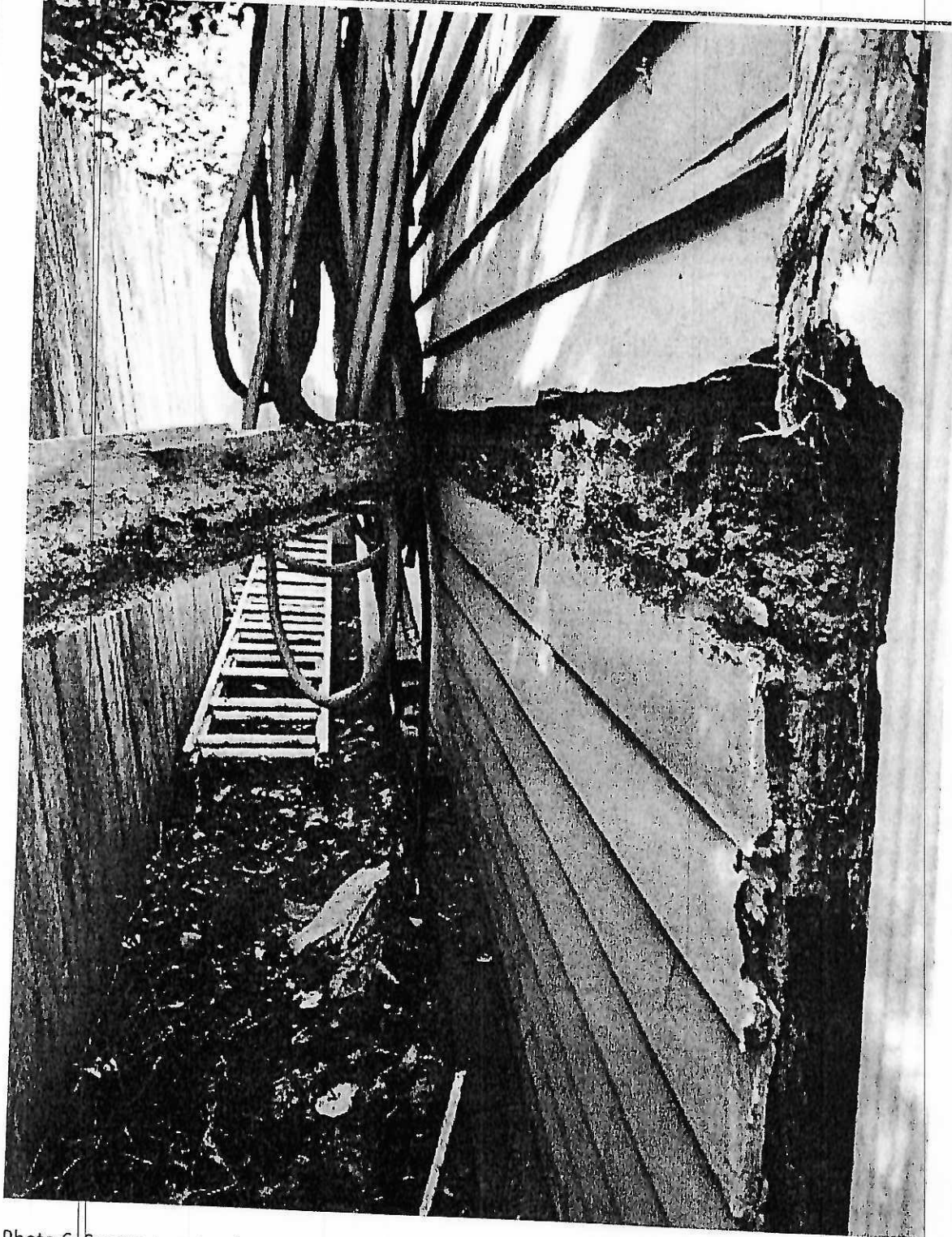


Photo 6: Severe termite damage behind wall siding.

Exhibit 2

9/11



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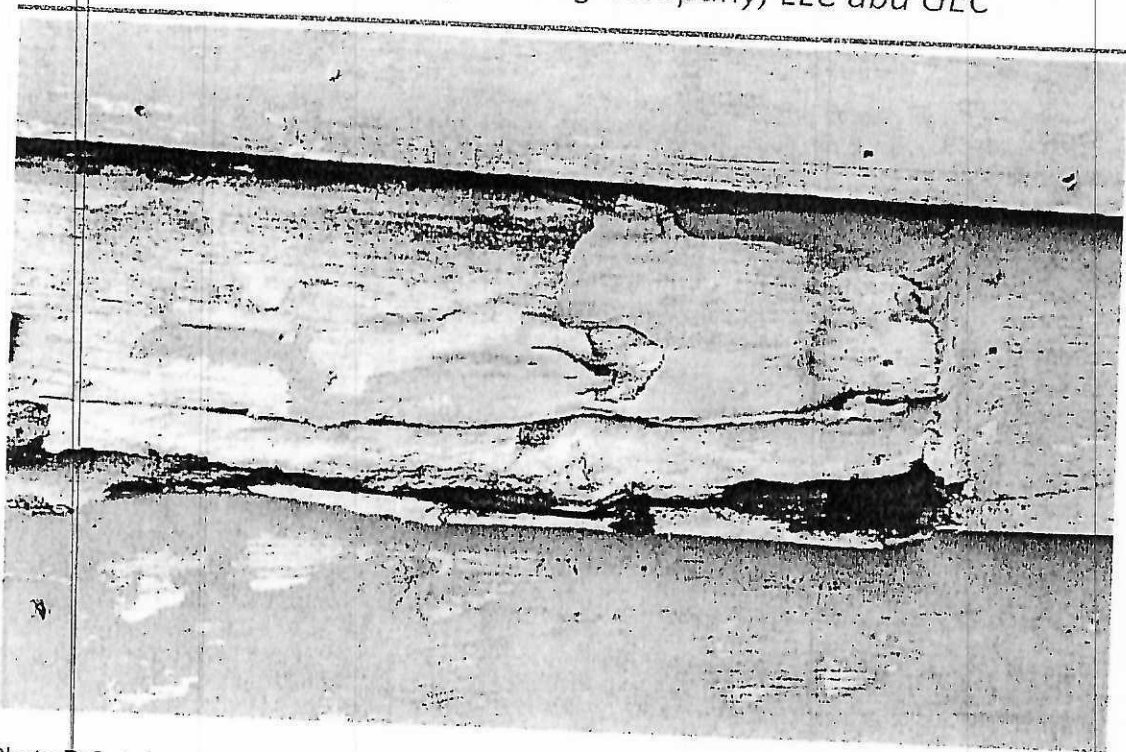


Photo 7: Rot damage to siding.

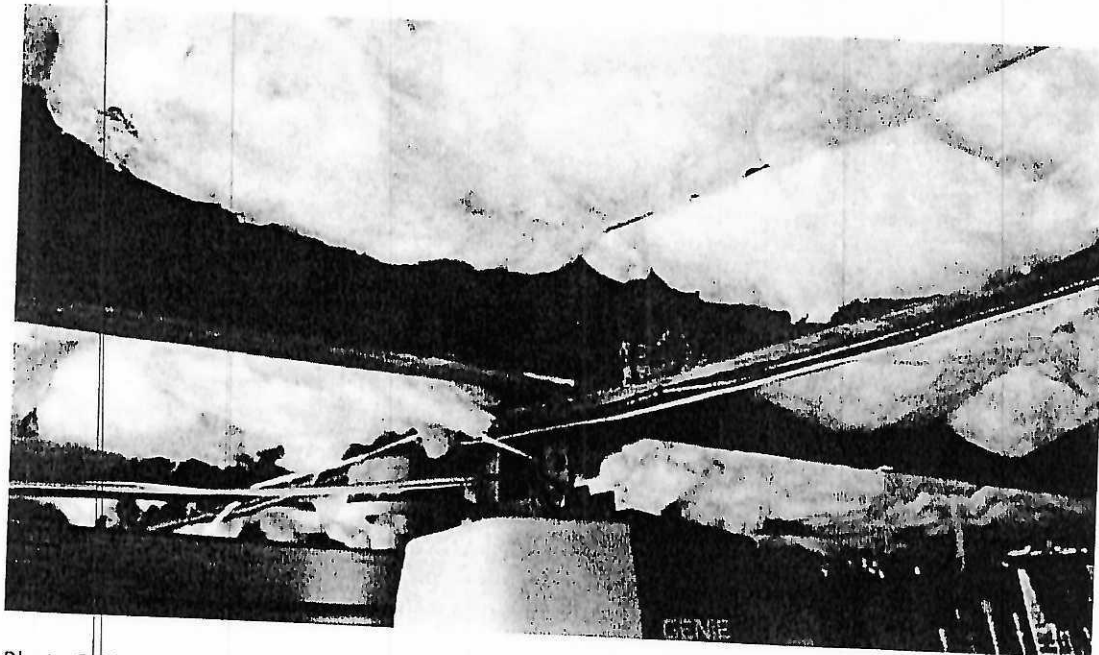
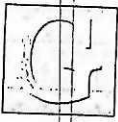


Photo 8: Toe-nailed joist connections.

Exhibit 2

10/11



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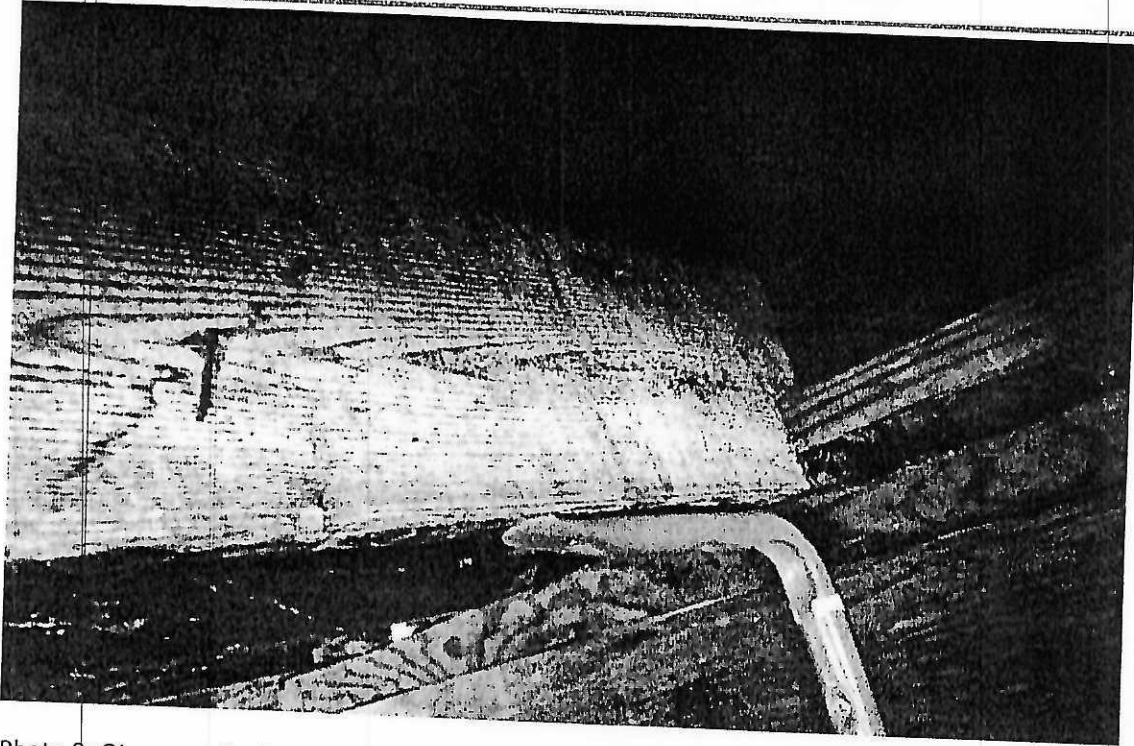


Photo 9: Olver-notched joist end.

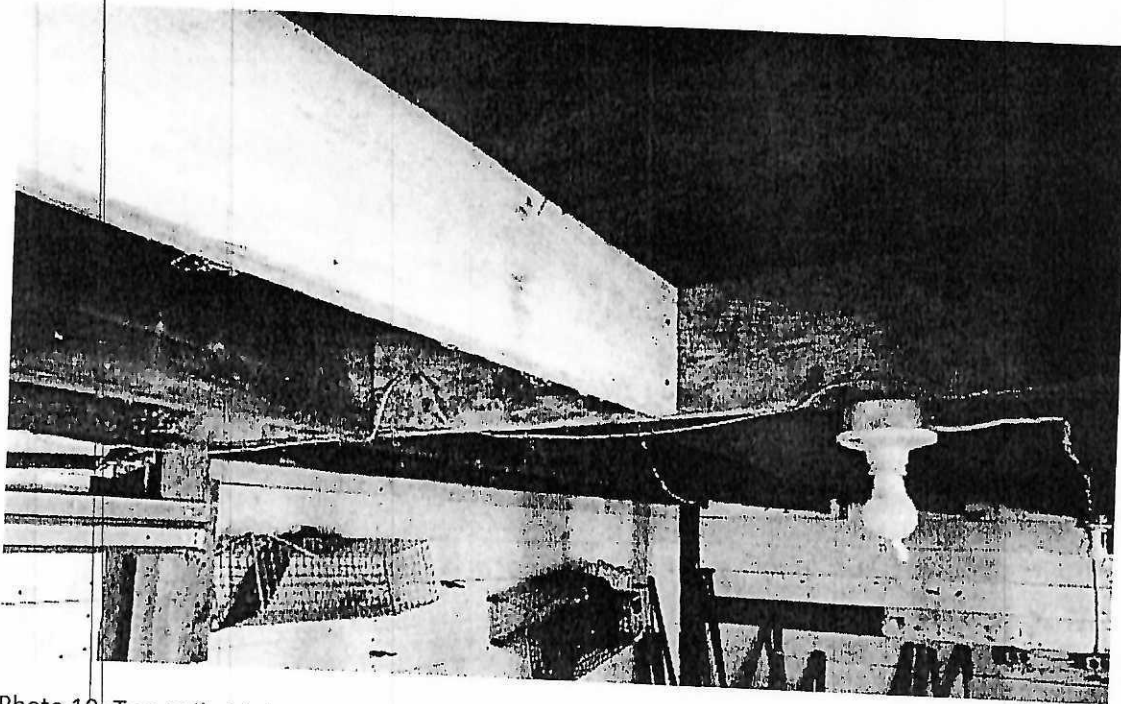


Photo 10: Toe-nailed joist meets 1-ply 2x8 header.

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Exhibit 2

11/11



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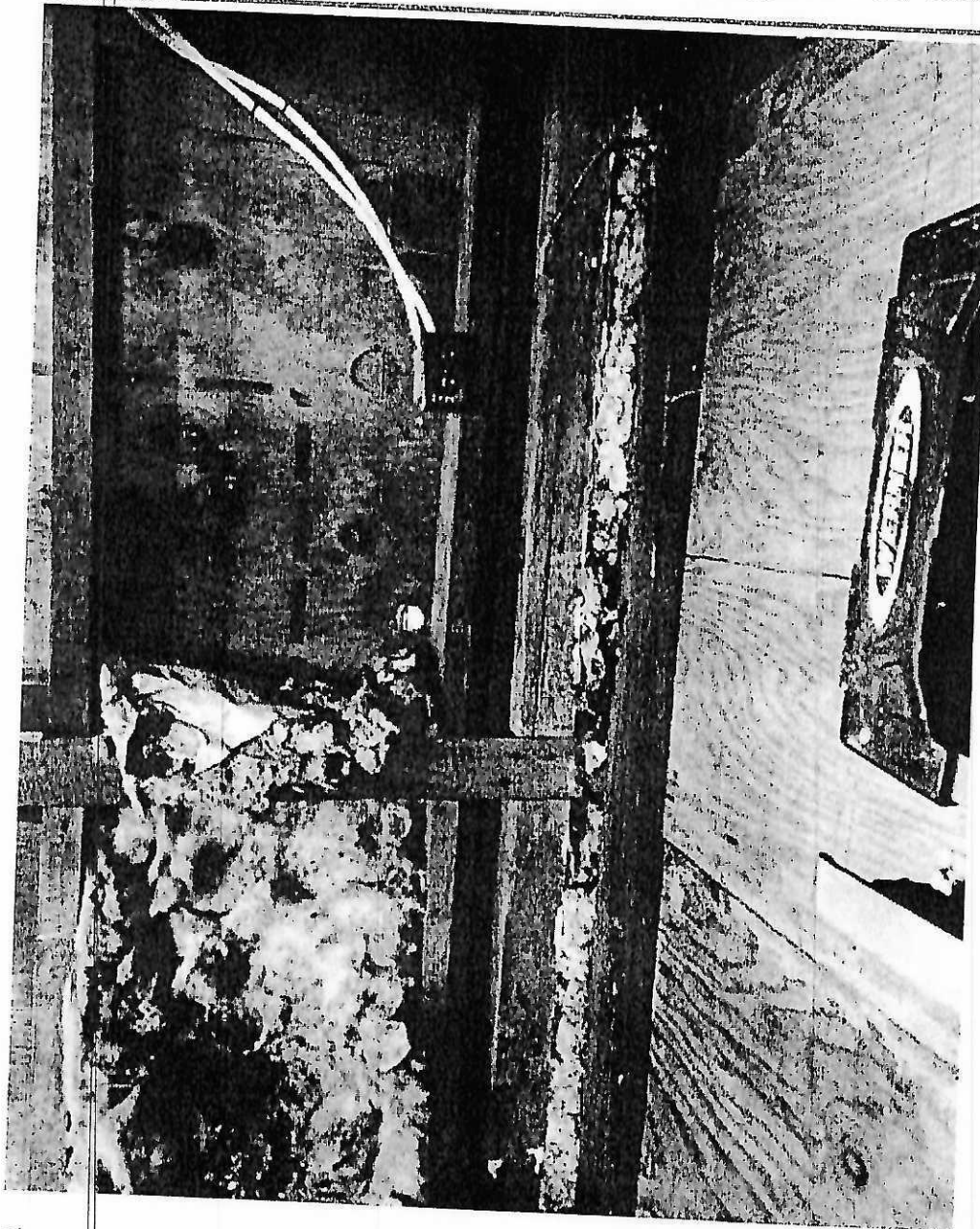


Photo 11: Hinged garage wall framing.

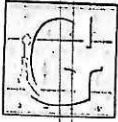


Exhibit 4

✓2

Garman Engineering Company, LLC dba GEC

February 26, 2024

Douglas Lackey
334 Third Ave. S.
Franklin, TN

Re: Structural Observation Report – Detached Structure
Residence, 334 Third Ave. S., Franklin

Dear Mr. Lackey:

As requested, I met you at your residence on August 17, 2024, to perform observations of the structural condition of the detached accessory structure. The structure is in a state of disrepair from termite damage and poor construction when it was originally built with reclaimed lumber from other buildings. I understand the City of Franklin has denied your request to demolish the existing structure and replace it with a new structure. Therefore, I met you at the detached structure on February 22, 2025, to evaluate plans for structural repairs consistent with the structural requirements of the 2018 IRC.

Garage Doors

For garage doors spanning nominal 10-ft supporting the 2x8 floor joists for the second-story floor with a clear span opening up to 10-ft wide, GEC recommends:

- Use a 4-ply 7 1/4-inch LVL header for the garage door opening.
- The headers should have minimum 3-inches of bearing on jack studs.
- The header plies should be connected together with two rows of 1/4-inch diameter by 6-inch-long structural screws at 6-inches on-center installed from each side of the header at 12-inches on-center with rows 2-inches above the bottom and below the top of the beam staggered.

If the second-story floor system is eliminated to have a taller garage, the headers will support only roof and ceiling loads. For this case, GEC recommends:

- Use a 3-ply 7 1/4-inch LVL header for the garage door opening.
- The headers should have minimum 3-inches of bearing on jack studs.
- The header plies should be connected together with two rows of 1/4-inch diameter by 5-inch-long structural screws at 6-inches on-center installed from each side of the header at 12-inches on-center with rows 2-inches above the bottom and below the top of the beam staggered.

Roof Framing

The existing roof framing is 2x6 rafters with no ridge. For a ridge beam roof with vaulted ceiling for finished second-story space, GEC recommends:

- Install a 9 1/4-inch LVL ridge beam under the rafters at the peak of the rafters.

Lackey-334 Third Ave S-Franklin -Detached Structure(2)

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Exhibit 4

2/2



Garman Engineering Company, LLC dba GEC

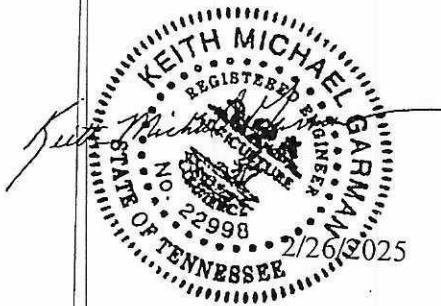
- The rafters can be notched to create a flat spot for the ridge to be installed beneath them. If the ridge is installed beneath the rafters, the rafter pairs must be connected to each other above the ridge with 16-gauge metal strapping.
- Alternatively, the rafter pairs can be braced and cut back to leave a 1 3/4-inch gap for the ridge and nailed to the ridge.
- Support the LVL ridge at maximum 10-ft on-center with a 4-ply 7 1/4-inch LVL rafter.
 - The LVL rafter should consist of two 7 1/4-inch plies on each side of a 2-ply 3 1/2-inch LVL collar tie installed flush to the bottom of the ridge.
 - Make the LVL rafter-to-collar tie connections with 1/4-inch diameter by 10-inch-long structural screws in a five-on-die pattern from each side of the connection.

If the second-story floor system is eliminated and ceiling joists are installed at the base of the rafters along the front and rear walls of the building, GEC recommends:

- Install 2x10 finger-jointed pine or SPF ceiling joists to each rafter pair at the new ceiling height at the base of the rafters.
- Rafter with ceiling joist connections should be made to the wall top plate with hurricane clip fasteners.
- Eliminating the second-story floor joists requires minimum 2x6 studs at 16-inches on-center in the front and rear walls of the building.

Please note, our observations and evaluations are based on visual observations. The evaluation relies on visual indicators of structural problems such as sagging floors; bowing walls; and cracking foundations, veneers, ceilings, walls, and floor coverings. We cannot be responsible for identifying hidden problems and cannot assume responsibility for structures designed, built, and supervised by others. The purpose of the evaluation is to provide our opinion concerning the conditions observed and to recommend, if necessary, remedial measures to provide corrections. Please call me if you have questions.

Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG

Lackey-334 Third Ave S-Franklin -Detached Structure(2)
Page 2 of 2

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TENNESSEE MULTIPLE PROPERTY FORM

Title: Historic Resources of Williamson CountyHistoric Name: Franklin Historic District ExtensionCommon Name: Franklin Historic District ExtensionClassification: DistrictOwner: Multiple OwnershipLocation: Along Third Avenue South in Franklin, Tennessee.Contributing:

Buildings	12
Structures	1
Sites	0

Total: 13Non-Contributing:

Buildings	4
Structures	0
Sites	0

Total: 4Description:

The Franklin Historic District extension is a one block area of Third Avenue, South in Franklin, Tennessee. The district contains 12 residences, all of which are contributing to the district. Within this one block are also one contributing structure, four non-contributing buildings and a vacant lot. This block displays large shade trees, concrete sidewalks and fairly uniform setbacks and placement of the residences.

The majority of structures on this block were constructed prior to 1900 and reflect 19th century architectural styles. The oldest house on the block is the Miller-Beaseley House constructed in 1866. The Simms-Brown House is also a notable Italianate design built ca. 1880. The other residences on the street are primarily one and two-story frame residences constructed between 1880 and 1900. These homes were built in vernacular side passage, T-plan, central passage and pyramidal roof forms of the period. They share similar detailing such as eave vergeboard, milled porch posts and arched windows.

Since 1900, few alterations have occurred in this block. While some additions have taken place to several of the residences most retain their original design and character. They represent a small but notable grouping of late 19th and early 20th century architecture which was omitted from the original Franklin Historic District boundary (NR-1972). (Frame buildings have weatherboard siding.)

Individual Property Descriptions:

1. 350 3rd Ave South: One-story frame residence built ca.1900; has a side passage entrance and porch, four-over-four sash windows; weatherboard siding. (C)

2. 348 3rd Ave South: One-story, frame, T-plan residence built ca.1890; on main and east facades is a porch with original milled posts; one-over-one sash windows and eave returns. (C)

3. 334 3rd Ave South: One-story frame, pyramidal roof residence built ca.1905; entrance has large sidelights and transom; one-over-one sash windows and eave vergeboard; at the roofline is a hipped dormer with diamond light windows. (C) At the rear are three non-contributing outbuildings.

4. 324 3rd Ave South: One-story frame, ca.1880 residence extensively altered with addition but still retains enough integrity to be contributive to the district; original details include porch with milled posts and square baluster railing; six-over-six sash windows. (C) At the rear is a contributing ca. 1880 frame shed.

5. 320 3rd Ave South: One-story frame ca.1890, side-passage residence; entrance has sidelights and transom; windows are four-over-four sash; porch has original simple square posts.(C).

6. 318 3rd Ave South: One-story, frame, side-passage residence built ca.1890; entrance has sidelights and transom; windows are one-over-one sash; porch has original square posts. (C).

7. 312 3rd Ave South: One-story frame, T-plan residence built ca.1890; entrance has original transom; windows are both one-over-one and four-over-four sash; eave vergeboard; porch has original square posts; added tile siding. (C).

8. 302 3rd Ave South: Simms-Brown House built ca. 1880; one and a half story brick, Italianate residence; entrance has original glass and frame door and single light transom; porch has original posts and milled balusters; one-story bay window on the main facade; windows are arched one-over-one sash; eave brackets and gable dormers at the roofline.(C).

9. 305 3rd Ave South: Miller-Beaseley House built 1866; one-story brick Greek Revival influenced residence; on main facade is original porch with Doric motif columns and eave dentils; entrance has sidelights and transom; windows are eight-over-eight sash with frame lintels and sills. (C).

10. 315 3rd Ave South: Two-story Italianate, T-plan residence built ca.1880; porch has original milled posts and vergeboard; entrance has original glass and frame door and single light transom; windows are six-over-one sash; eave vergeboard and brackets. (C) At the rear is a non-contributing garage.

11. 321 3rd Ave South: One-story frame, T-plan residence built ca.1890; porch has original milled posts and vergeboard trim; windows are one-over-one sash; entrance has original glass and frame door and single light transom. (C).

12. 339 3rd Ave South: Two-story frame residence built ca.1890; porch has added square posts and railing; windows are nine-over-nine sash on the first story and nine light casement on the second story; pedimented window hoods. (C).

Period of Significance: ca. 1866 - ca. 1905.

Area of Significance: Architecture

Criterion: C