



# City of Franklin

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

## Meeting Agenda

### Design Review Committee

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Monday, December 15, 2025

4:00 PM

Eastern Flank Event Facility

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#### 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 Front Door Replacements At 121 Myles Manor Ct.; Scott Cash, Applicant.
2. Discussion Of Signage At 434 Main St.; Holly Hayes, Applicant.
3. Discussion Of Partial Demolition And New Construction At 251 2nd Ave. S.; Brandon Priddy, Applicant.
4. Discussion Of New Construction At 110 Aldersgate Way; John Gore, Applicant.
5. Discussion Of Alterations And An Addition At 1309 Adams St.; Ben McCreary, Applicant.
6. Discussion Of An Addition At 210 3rd Avenue N.; Brandon Priddy, 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.





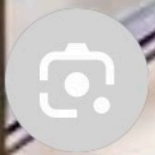
















## Project Description

We are the new leaseholder for 434 Main Street, and our company is called Sanctuary Project LLC. It was previously Awaken TN. We have removed AwakenTN signage and have upgraded the store to sell our Sanctuaire-branded clothing, jewellery, and home goods.

We would like to apply for signage for two windows and the display of a sandwich board outside the shop.

We would like to make you aware that we currently have an awning above the shop that we are not allowed to remove by the owner and have no control over the awning. The awning currently displays the "sanctuaire" name but is not visible to any pedestrians.

We are the new leaseholder for 432 Main Street, and our company is called Sanctuary Project LLC. The space was previously named Awaken TN. We have removed AwakenTN signage and have upgraded the store to sell a mix of Apothecary items and mattresses, and home goods.

We would like to apply for signage for two windows and the display of a sandwich board outside the shop.

We would like to make you aware that we currently have an awning above the shop that we are not allowed to remove by the owner and have no control over the awning. The awning currently displays the "Awaken TN" name but is not visible to any pedestrians.

The window signs are just stickers. The Chalkboard is wooden.



16 inches

16 inches



16 inches



16 inches







45inch high

sanctuaire

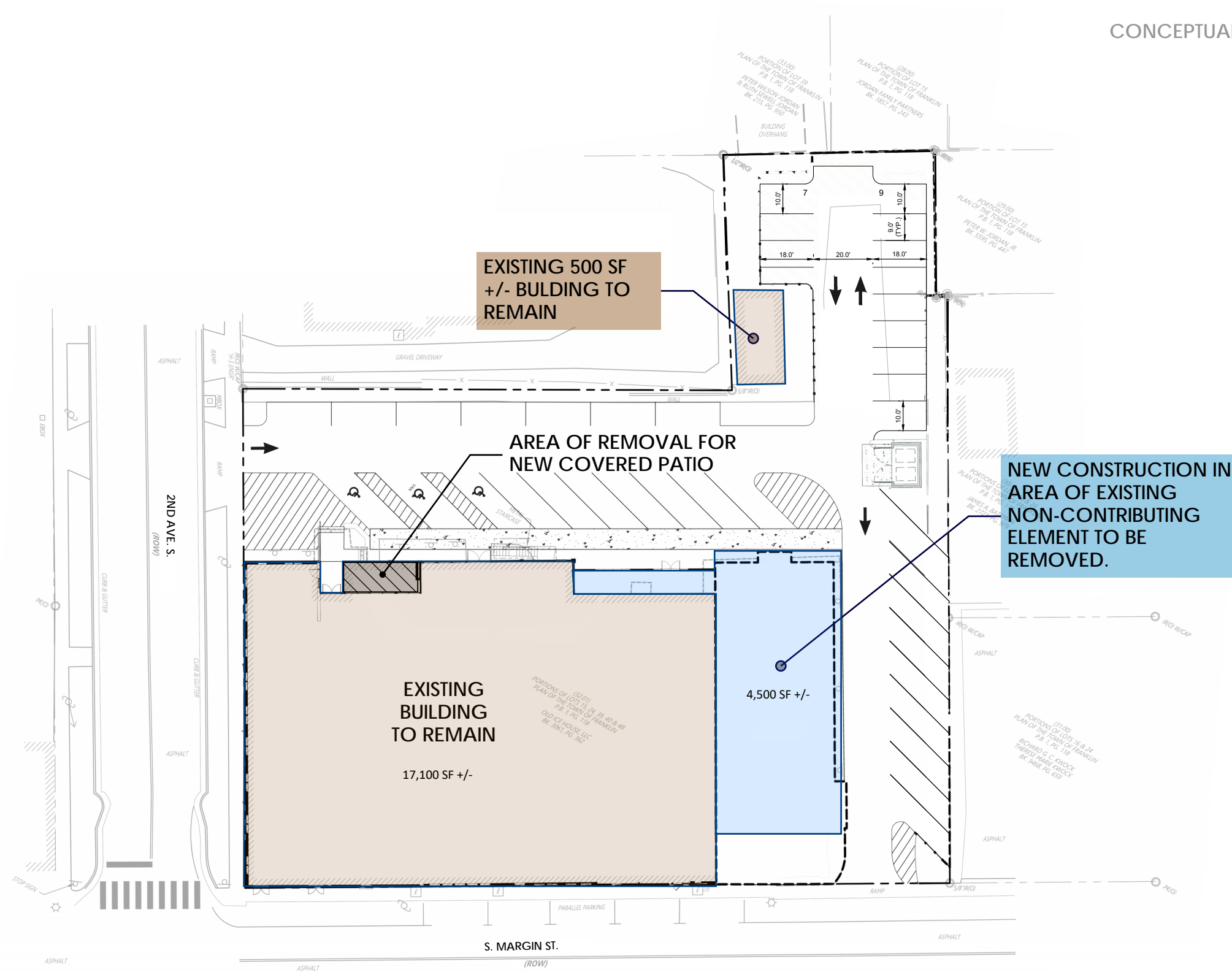


45inch high

sanctuaire

30inch wide





NOTES:

1) PROPOSED WORK DOES NOT ADD TO TOTAL BUILT AREA OF SITE; ALL PROPOSED NEW CONSTRUCTION WILL BE ON THE SITE OF CURRENT BUILDING OR CURRENT PARKING.

2) BASED ON OUR DISCUSSIONS WITH CITY STAFF AND PRELIMINARY SITE PLAN SUBMITTAL, PARKING FOR ALL PROPOSED USES CAN OCCUR ON SITE.

SITE PLAN

SCALE: 1" = 40'-0"

906



251 2ND AVE. S.  
CONCEPTUAL IMAGERY

CONTEXT  
SITE PLAN



906

251 2ND AVE. S.  
CONCEPTUAL IMAGERY

CONTEXT  
SITE PLAN



APPROXIMATE HEIGHT OF  
EVERGREEN LANDSCAPING



7' PRIVACY FENCE  
TO MATCH EXISTING

VIEW FROM EXISTING STAIRS - APPROXIMATE VIEW FROM BALCONY



LANDSCAPE SCREENING CHARACTER IMAGE



SITE PLAN  
SCALE: 1" = 40'-0"



906



EXISTING NON-CONTRIBUTING SINGLE-STORY STRUCTURE

251 2ND AVE. S.

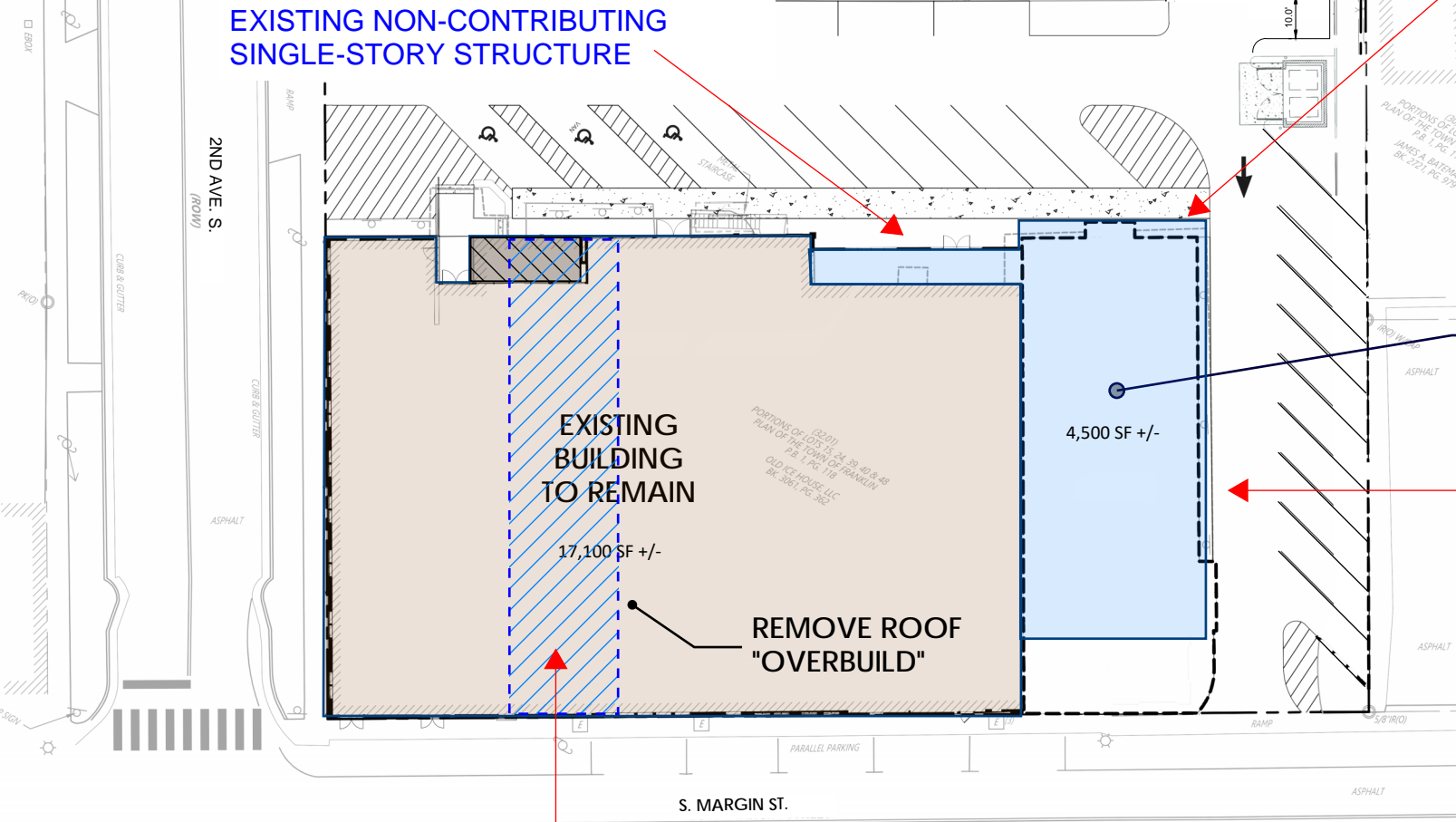
CONCEPTUAL IMAGERY

AREAS OF PROPOSED DEMO



GREEK-REVIVAL STYLE NON-CONTRIBUTING PORCH

EXISTING NON-CONTRIBUTING ELEMENT PROPOSED TO BE REMOVED.



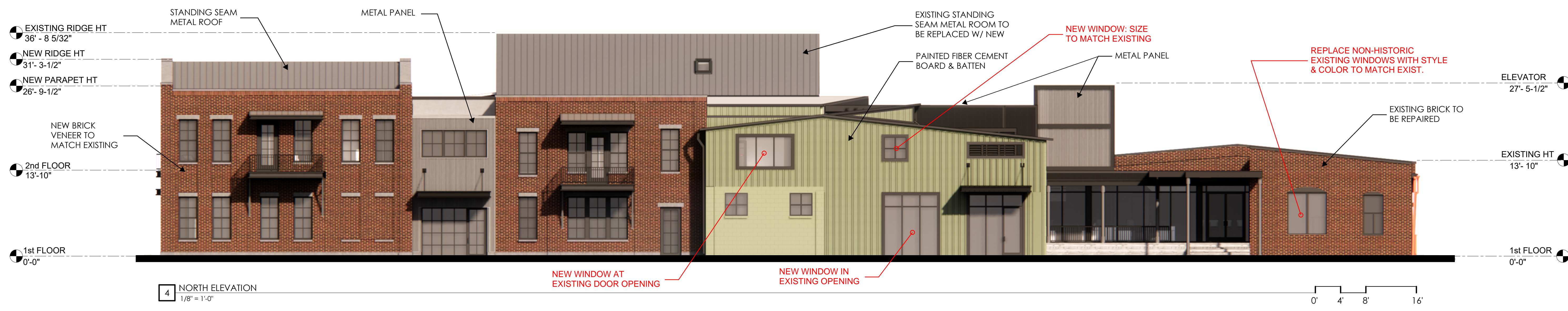
VIEW OF NON-CONTRIBUTING COMPONENT FROM THE NORTH

**SITE PLAN**

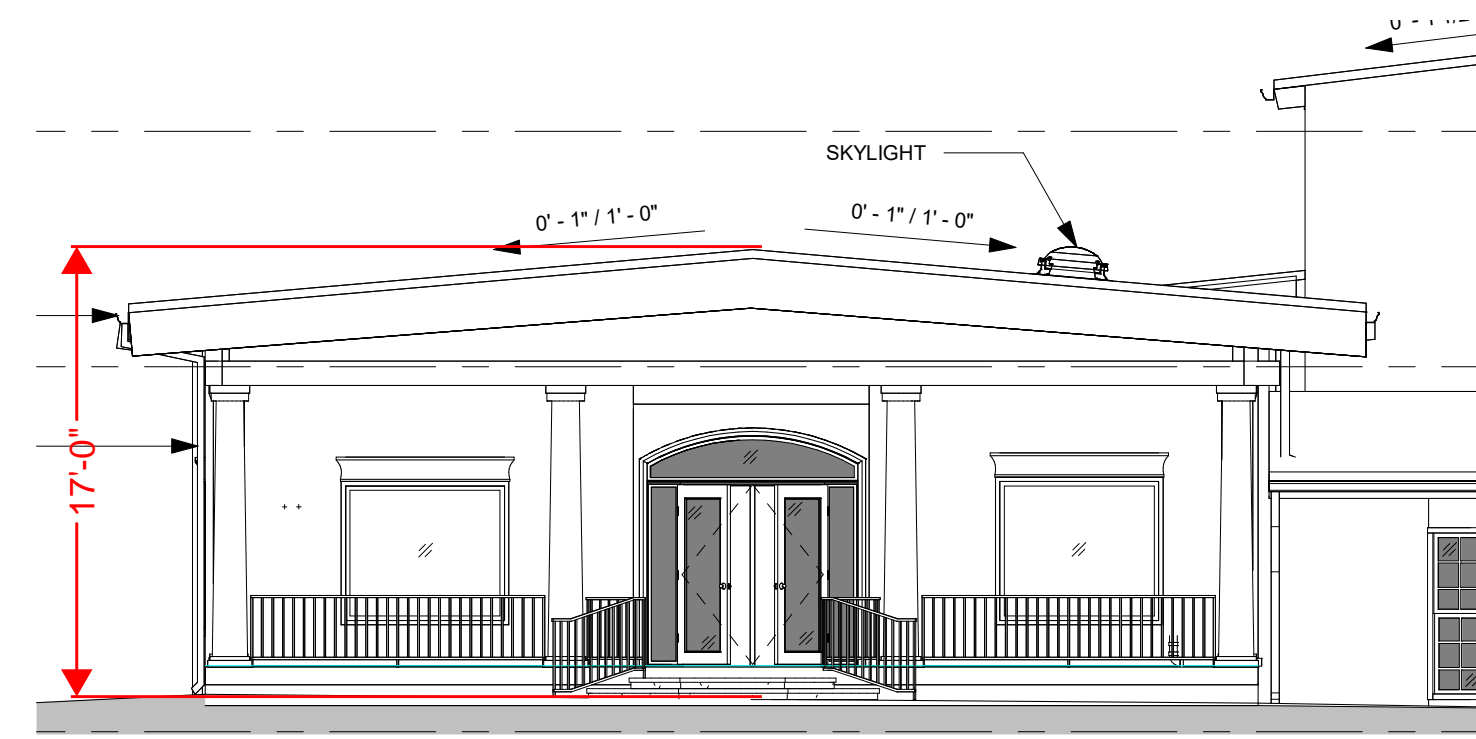
SCALE: 1" = 40'-0"

1974	1980	1984
Shed roof southwest of the old mill building is visible in 1974 and 1980.	Aerial photos suggest that the over roof connecting the icehouse to the shed roof of the old mill building is post 1980.	By 1984, the shed roof appears to be a part of the icehouse roof structure.





4 NORTH ELEVATION  
1/8" = 1'-0"

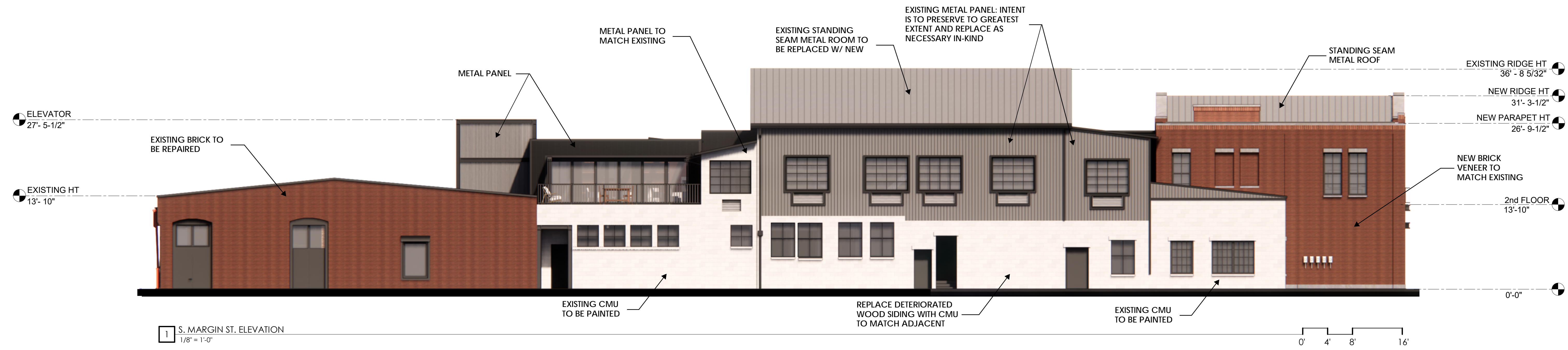


3 EAST ELEVATION  
1/8" = 1'-0"



EXISTING NORTH ELEVATION

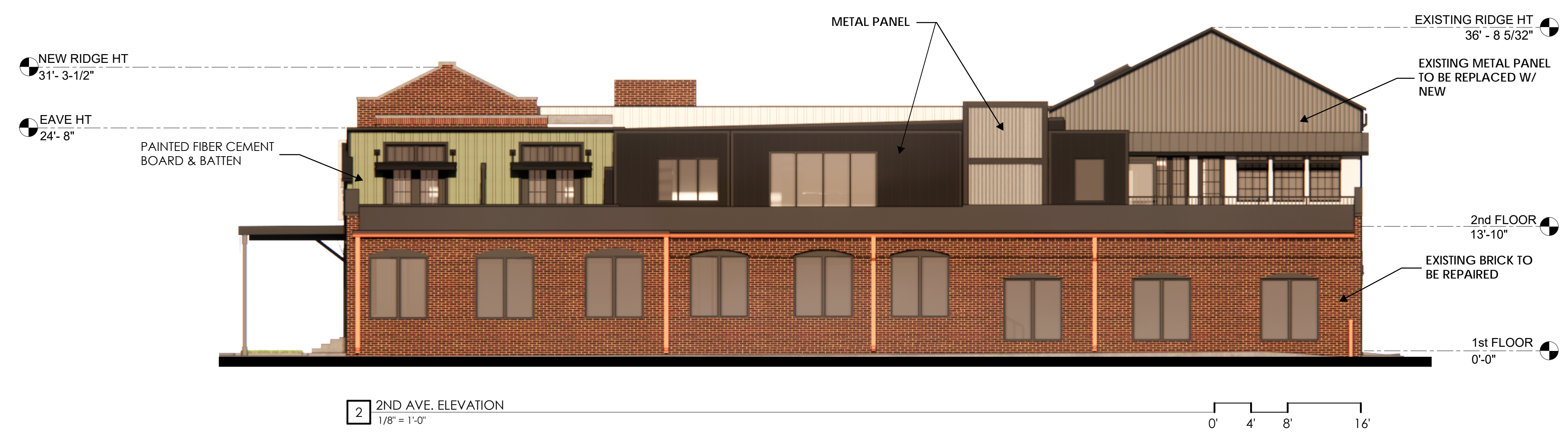
NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	11/24/25



1 S. MARGIN ST. ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



2 2ND AVE. ELEVATION  
1/8" = 1'-0"

**251 2ND AVE.**  
THE OLD ICE HOUSE, LLC  
251 2ND AVE.  
FRANKLIN, TN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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OF 906 STUDIO, PLLC.

NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	11/24/25

Project Number  
25.1015

OVERALL  
ELEVATIONS

**A200**



SE VIEW - PRESENT DAY



SE VIEW - HISTORIC

906

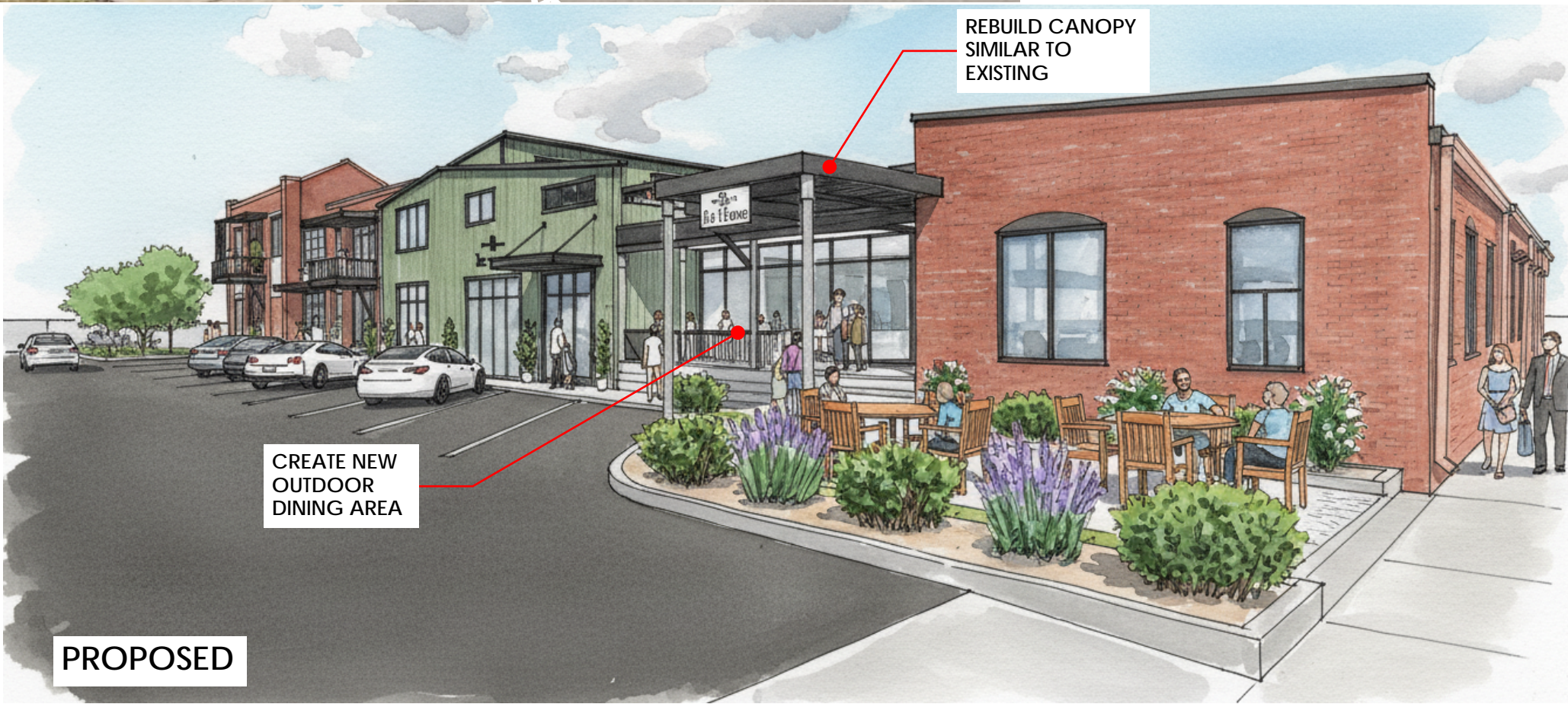


251 2ND AVE. S.

CONCEPTUAL IMAGERY

REAR VIEW

EXISTING



REBUILD CANOPY  
SIMILAR TO  
EXISTING

CREATE NEW  
OUTDOOR  
DINING AREA

PROPOSED

906

11/10/25

251 2ND AVE. S.

CONCEPTUAL IMAGERY

REAR VIEW



EXISTING



PROPOSED

906

251 2ND AVE. S.  
CONCEPTUAL IMAGERY

VIEW FROM S.  
MARGIN



NEW TWO-STORY  
STRUCTURE

VIEW FROM SOUTH MARGIN



EXISTING

906

# 906

## 251 2<sup>nd</sup> Avenue South: Project Approach Prepared for the Franklin Historic Zoning Commission

906 Studio Architects : December 8, 2025

Since the early part of the 20<sup>th</sup> century, the site at the southwest corner of 2<sup>nd</sup> Avenue and South Margin Street has been a key component of the Franklin community serving at different times as a warehouse, chicken processing plant and flour mill. This vital node in the city was the center of the “industrial” section of town and the remaining buildings are a reminder of that history; a unique chapter of Franklin’s history unlike anywhere else in downtown historic core.

Based on multiple discussion with the DRC, we are proposing a renovation / adaptive reuse that would preserve the most visible and significant components of this site to tell the story of this area through an update and restoration/renovation to pieces that have fallen into disrepair, most notably areas of the roof and second floor. Our owner would like to renovate and re-vitalize the property to serve as a small retail hub and is discussing a variety of potential retail or personal service uses (all of which are allowable within existing CC zoning) as well as a connecting boutique hotel (also allowable) which would sit both within the historic building and also within new construction which would replace the non-contributing section to the northeast. Note we have developed a preliminary site plan and are currently coordinating with city planning staff to fully meet all site and parking requirements.

This proposal:

- Preserves all elements along South Margin
- Fully restores and preserves the early 1900s brick “Ice House”
- Restores the primary volumes of the factory through removal of the 1980s “overbuilt” shed addition which was not constructed to high standards; this will allow for a full re-roof that will provide a long-term viability for the brick Ice House
- At areas of new construction, utilizes window sizes and styles as inspired by the adjacent Lily Mills factory
- Utilizes materials such as corrugated metal which reference the historic structure while also separating massing of new structure to clearly differentiate new and original construction

### **Areas of proposed demolition:**

Two areas (identified on page 4) are being requested for demolition. We are proposing this based on approval criteria #1 as described on page 178 of the Historic District Design Guidelines: *loss of architectural character and removal will not adversely impact district’s historic character.* In the early 1990s the north-most segment of the building was entirely renovated including a new roof and brick skin as well as a non-historically detailed Greek revival portico which in no way relates to the existing architecture. Similarly the windows and materials of the adjacent single story space currently housing a print shop office similarly suggest a similar timeframe of renovation. The detailing, scale and windows

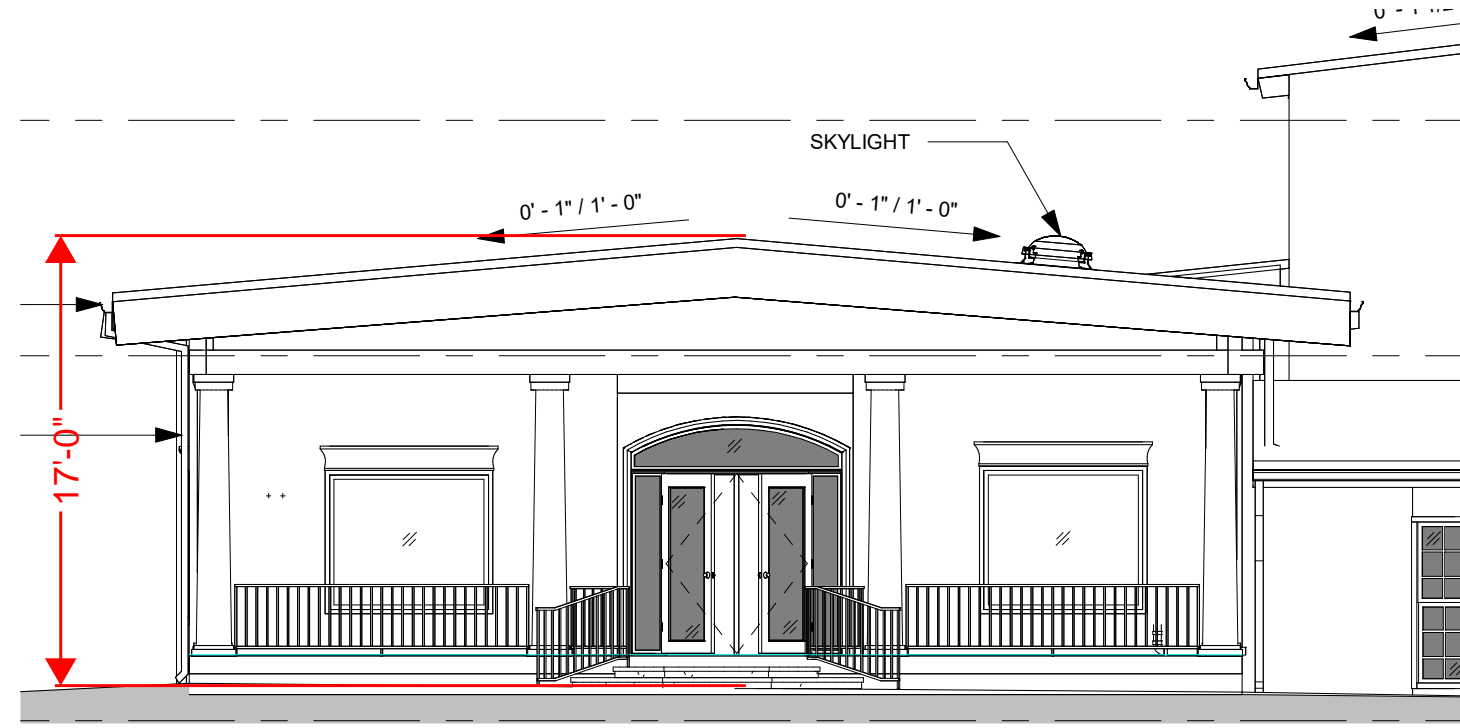
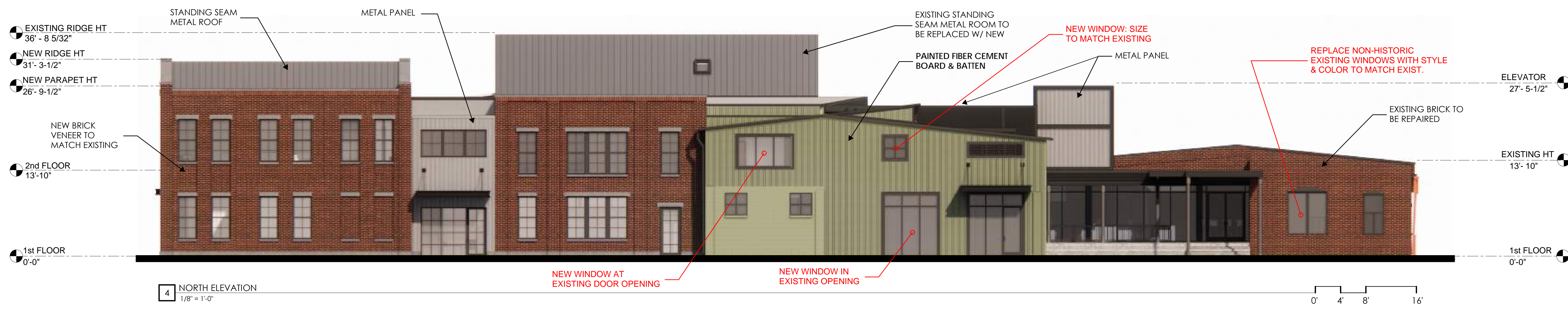
(two bay windows) are in no way related to the industrial architectural character of the primary historic building and do not contribute to its character. Unfortunately no historical photography has been found but we do have first hand information on the brick “Greek” portion from people who remember the work being done and discussed at a site visit with the HZC in 2024.

Additionally an area of roof “overbuild” on the original brick Ice House is proposed to be removed and the original roof over the brick building re-built. This element is not a contributing factor to this structure’s National Register listing and in fact seems to detract from the original brick Ice House In addition please see page 4 for evidence that this is not a historic component and was added in the mid 1980s.

**Proposed new window/door openings:** While we understand the guidelines recommend against adding openings to a historic structure, we feel that this is a unique condition.

- a) The current lack of windows are due to the building’s original factory use
- b) Factory use is NOT currently approved within this zoning
- c) A majority of the currently approved uses (office, hotel, etc.) will require additional windows

The new openings we are proposing maintain the existing elevation rhythm and will match the type and size of the existing openings. See exhibits on pages 5 and 6.



**251 2ND AVE.**  
THE OLD ICE HOUSE, LLC  
251 2ND AVE.  
FRANKLIN, TN

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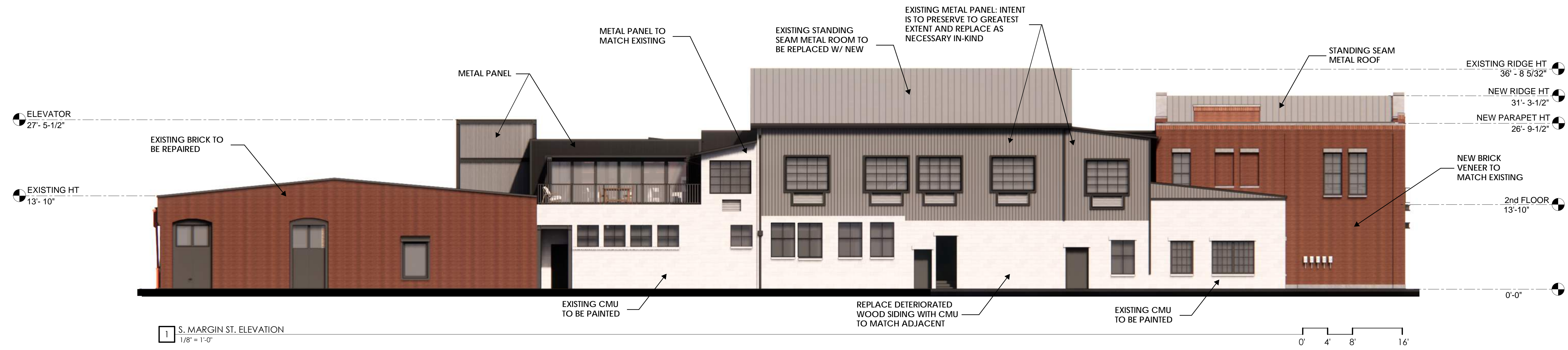
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NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	11/24/25

Project Number  
25.1015

**OVERALL  
ELEVATIONS**

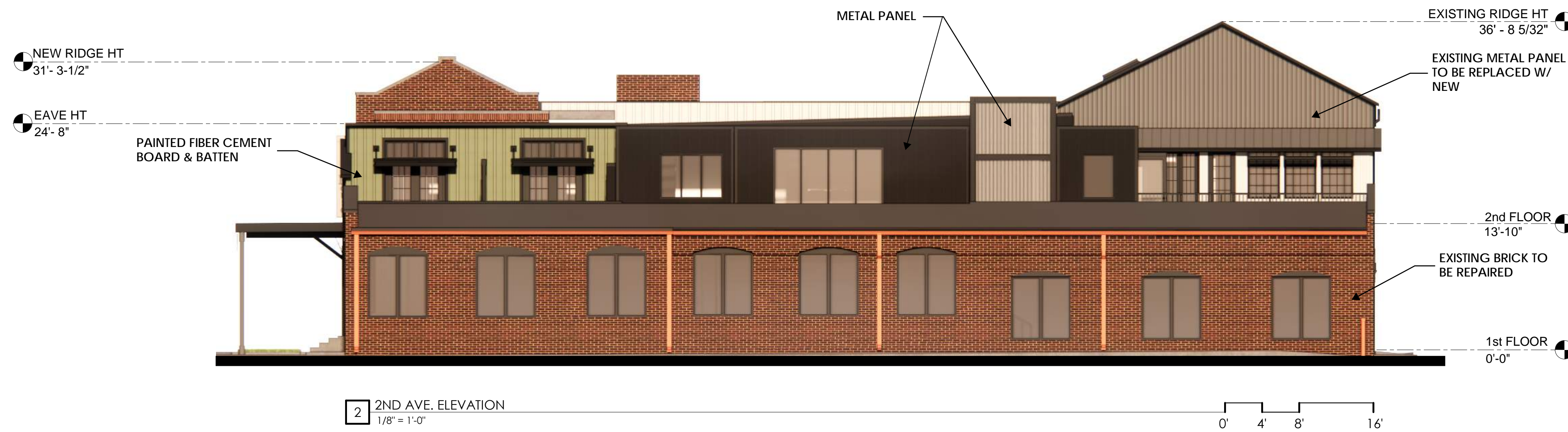
**A200**



1 S. MARGIN ST. ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



2 2ND AVE. ELEVATION  
1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	11/24/25

Project Number  
25.1015  
**OVERALL  
ELEVATIONS**

**A200**



**MATERIALS LEGEND**

- 1 RED BRICK
- 2 ASPHALT SHINGLE ROOF
- 4 SMOOTH CAST STONE
- 5 GRAY METAL COPING
- 6 GRAY SKIM COAT ON EXTERIOR GYPSUM
- 7 WHITE SKIM COAT ON EXTERIOR GYPSUM
- 8 GRAY METAL DOWNSPOUT
- 9 GRAY ALUMINUM STOREFRONT WITH CLEAR GLASS
- 10 GRAY PIPE BOLLARD
- 11 RED APPARATUS BAY DOORS
- 12 GRAY METAL LOUVER
- 13 BLACK ALUMINUM ARCHITECTURAL LIGHTING

**EAST ELEVATION**

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,109 SF	N/A
NET* OF WALL	1,461 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,180 SF	81%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	190 SF	13%

**SOUTH ELEVATION**

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,082 SF	N/A
NET* OF WALL	1,643 SF	100%
PRIMARY MATERIALS (BRICK MASONRY)	1,429 SF	87%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	170 SF	10%

**WEST ELEVATION**

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,106 SF	N/A
NET* OF WALL	1,219 SF	100%
PRIMARY MATERIALS (BRICK MASONRY)	1,013 SF	83%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	151 SF	12%

**NORTH ELEVATION**

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,040 SF	N/A
NET* OF WALL	1,509 SF	100%
PRIMARY MATERIALS (BRICK MASONRY)	1,154 SF	76%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	123 SF	8%

**GENERAL NOTES**  
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS, ZONING ORDINANCE, AND THE APPROVAL OF THE CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CITY OF FRANKLIN.

\* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

**WILLIAMSON COUNTY FIRE AND RESCUE**

EMS AT FFUMC

110 ALDRSGATE WAY  
FRANKLIN, TN 37069

**COF no. 8248**  
**CITY OF FRANKLIN DRC SUBMITTAL**  
**12-15-2025**

**REVISIONS**

NO.	DESCRIPTION	DATE

DR. BY	KD
CK. BY	JE
PROJ. NO.	A08221
DATE	12/08/2025

**BUILDING ELEVATIONS - OPTION 1**

**A001**



**1 EAST ELEVATION**

GLASS AND OPENINGS: 536 SF



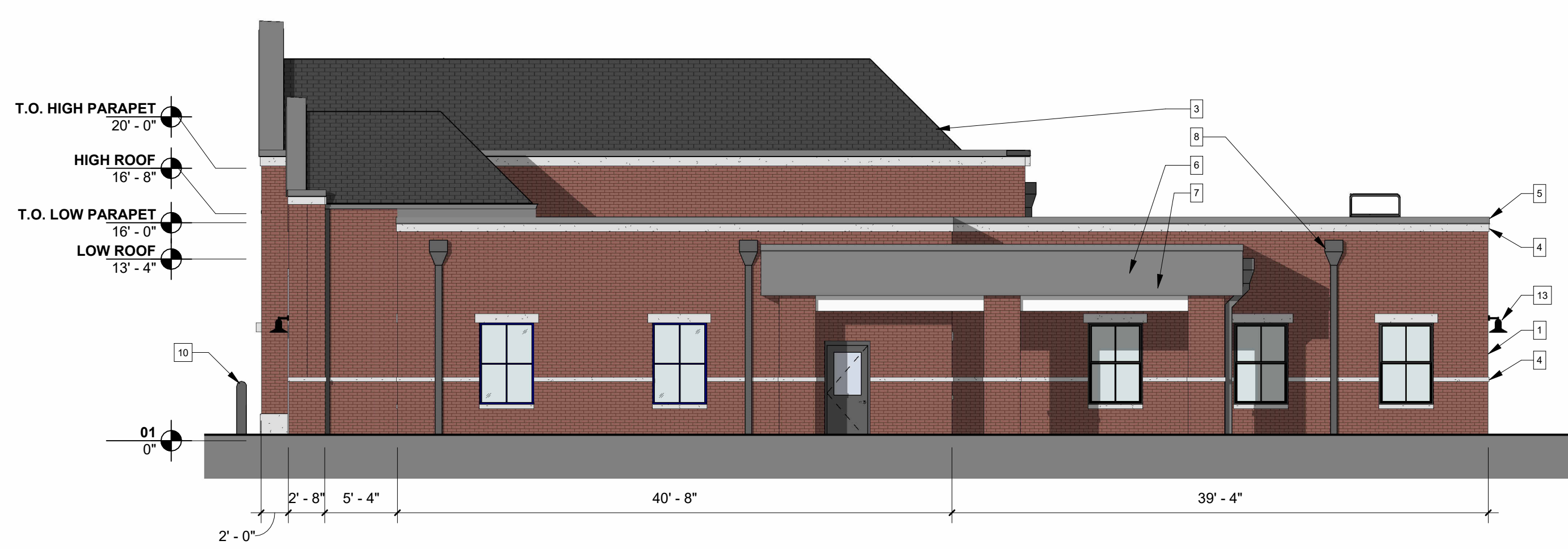
**2 SOUTH ELEVATION**

GLASS AND OPENINGS: 109 SF



**3 WEST ELEVATION**

GLASS AND OPENINGS: 466 SF



**4 NORTH ELEVATION**

GLASS AND OPENINGS: 145 SF

THIS SHEET MUST BE PRINTED IN COLOR

**MATERIALS LEGEND**

- 1 RED BRICK
- 2 ASPHALT SHINGLE ROOF
- 4 SMOOTH CAST STONE
- 5 GRAY METAL COPING
- 6 GRAY SKIM COAT ON EXTERIOR GYPSUM
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- 10 GRAY PIPE BOLLARD
- 11 RED APPARATUS BAY DOORS
- 12 GRAY METAL LOUVER
- 13 BLACK ALUMINUM ARCHITECTURAL LIGHTING

**EAST ELEVATION**

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,109 SF	N/A
NET* OF WALL	1,461 SF	100%
PRIMARY MATERIALS (BRICK MASONRY)	1,160 SF	79%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	222 SF	15%

**SOUTH ELEVATION**

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,082 SF	N/A
NET* OF WALL	1,643 SF	100%
PRIMARY MATERIALS (BRICK MASONRY)	1,429 SF	87%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	170 SF	10%

**WEST ELEVATION**

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,106 SF	N/A
NET* OF WALL	1,219 SF	100%
PRIMARY MATERIALS (BRICK MASONRY)	1,013 SF	83%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	151 SF	12%

**NORTH ELEVATION**

	SURFACE AREA	PERCENT OF NET*
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PRIMARY MATERIALS (BRICK MASONRY)	1,154 SF	76%
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\* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

**WILLIAMSON COUNTY FIRE AND RESCUE**

EMS AT FFUMC

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**COF no. 8248**  
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**12-15-2025**

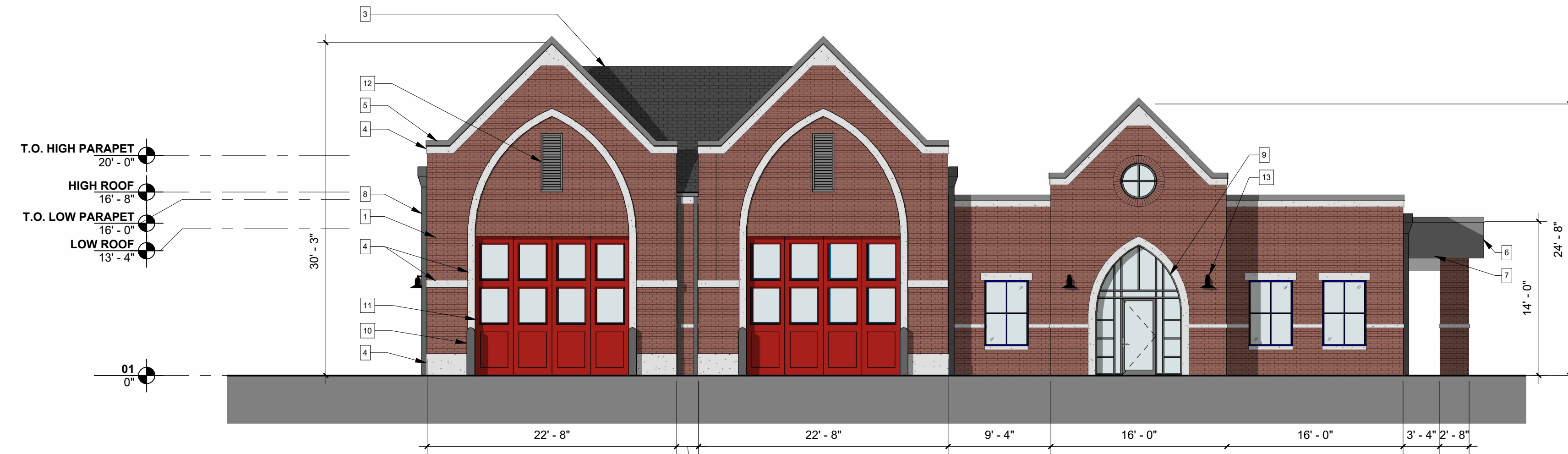
**REVISIONS**

NO.	DESCRIPTION	DATE

DR. BY	KD
CK. BY	JE
PROJ. NO.	A08221
DATE	12/08/2025

**BUILDING ELEVATIONS - OPTION 2**

**A002**



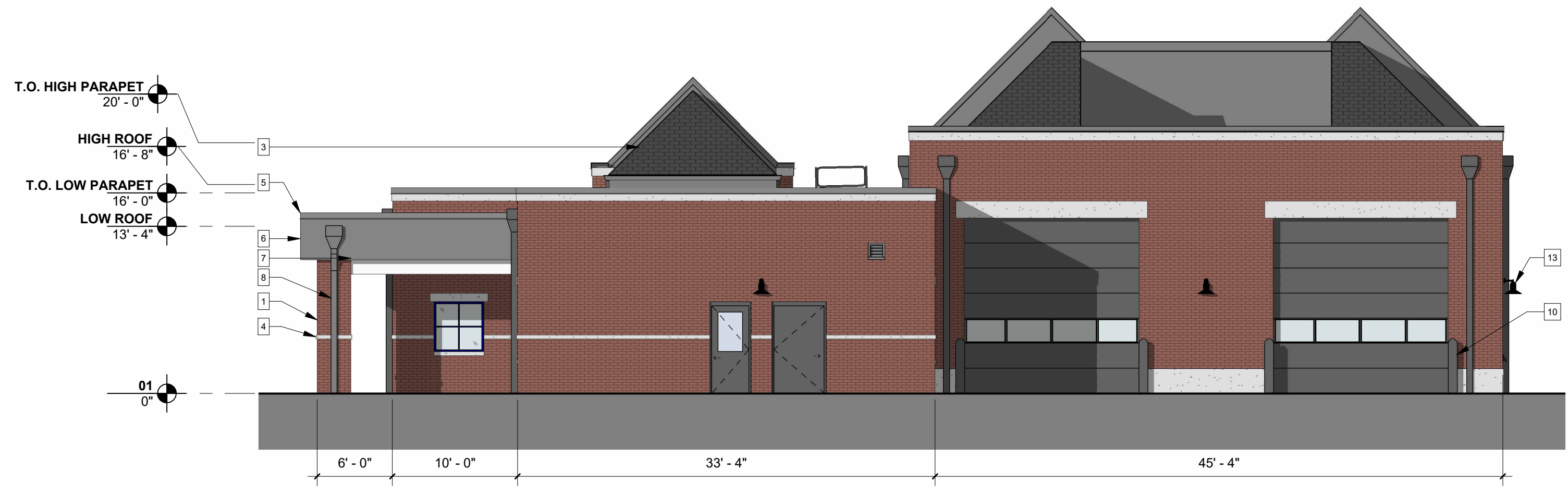
**1 EAST ELEVATION**

GLASS AND OPENINGS: 536 SF



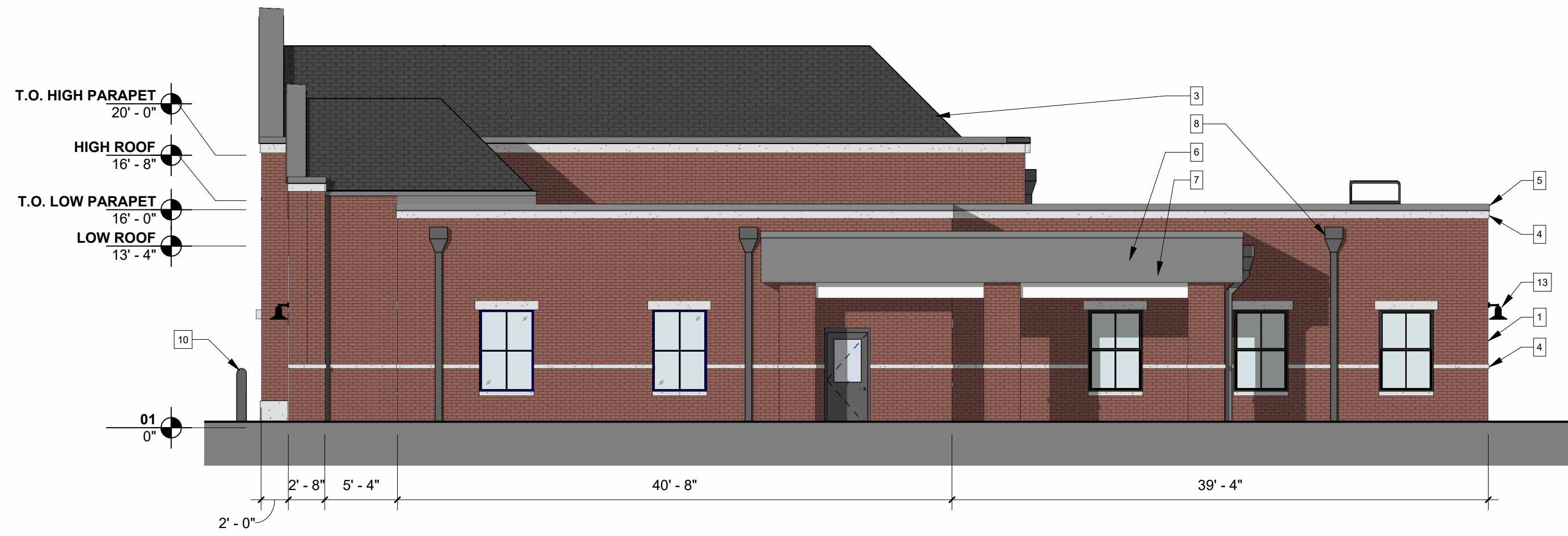
**2 SOUTH ELEVATION**

GLASS AND OPENINGS: 109 SF



**3 WEST ELEVATION**

GLASS AND OPENINGS: 466 SF



**4 NORTH ELEVATION**

GLASS AND OPENINGS: 145 SF

THIS SHEET MUST BE PRINTED IN COLOR

## Property Description

This property is 104 acres, bounded by Mack Hatcher Parkway to the north, vacant land to the east and west and Spencer Creek to the south. There is a smaller creek, Berry's Chapel Creek which bisects the site running north to south.

The address of this property is 110 ALDERSGATE WAY, WILLIAMSON  
COUNTY, TN 37069  
PARCEL(S): TAX MAP 63, PARCEL 21.01

The eastern half of this property contains The First Franklin United Methodist Church and associated parking. The western half of the site is mostly undeveloped with a small metal barn and gravel driveway. The new Williamson County Fire and Rescue EMS project is proposed on 1.75 acres at the northwest corner of the site. Site access is proposed off of the cul-de-sac at Aldersgate Way which runs south from Mack Hatcher Parkway.

**OWNER AFFIDAVIT**  
**City of Franklin, Tennessee**

We/I Ronald Evan Styers, Trustee Chairperson  
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

Tax Map 63, Parcel 21.01

(Property Parcel/Tax ID Number)

and located at:

120 Aldersgate Way

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

John Gore ;

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Ronald Evan Styers  
Signature

120 Aldersgate Way  
Property Owner Mailing Address

Franklin TN 37069  
City, State & Zip

Subscribed and sworn to before me this

22<sup>nd</sup> day of June, 2023.

Deborah Van Solingen  
Notary Public

My Commission Expires: May 3<sup>rd</sup> 2027



My Commission Exp. May 3, 2027



LOOKING NORTH



LOOKING EAST



LOOKING NORTH EAST



LOOKING SOUTH EAST



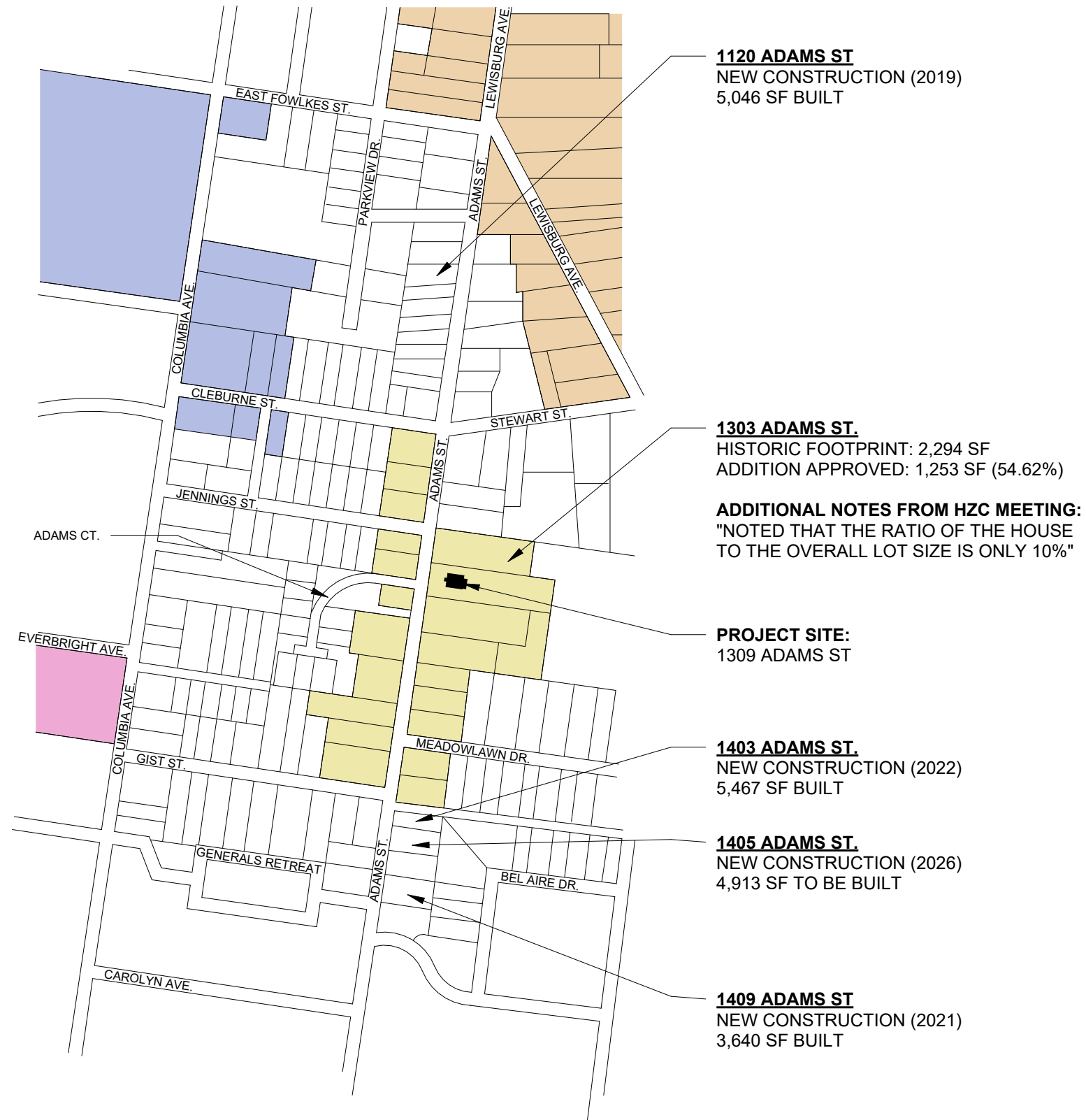
LOOKING EAST

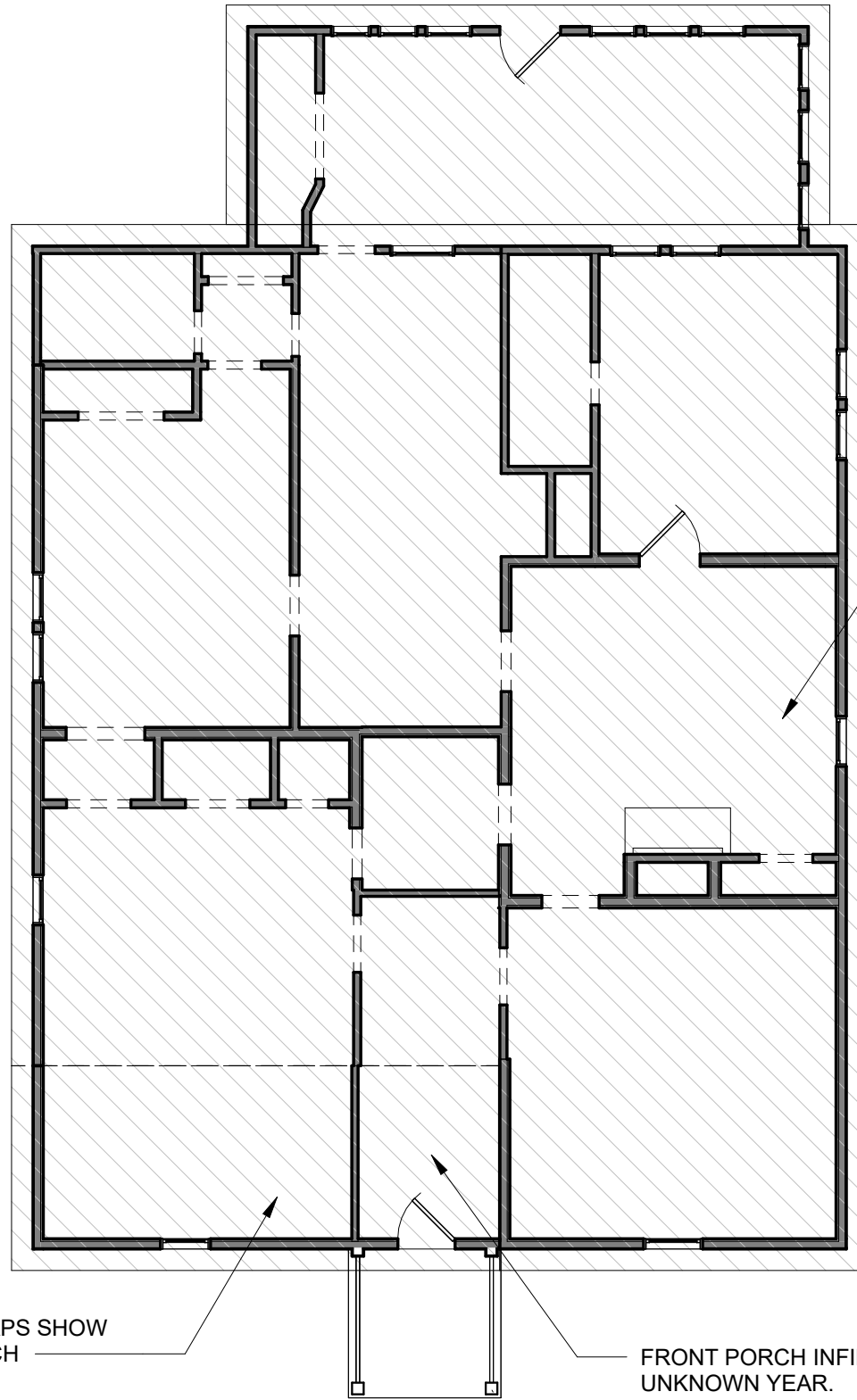


LOOKING WEST

**HISTORIC DISTRICT LEGEND:**

- ADAMS STREET
- EVERBRIGHT AVE
- LEWISBURG AVE
- LOCAL LANDMARKS





EXIST PRIMARY FOOTPRINT:	1,946 SF
EXIST REAR ADDITION:	<u>288 SF</u>
TOTAL FOOTPRINT:	2,234 SF

CIRCA 1900s HOUSE WITH  
ADDITIONS FROM CIRCA 1930s

1928-1940 SANBORN MAPS SHOW  
STRUCTURE AS A PORCH

FRONT PORCH INFILLED AT  
UNKNOWN YEAR.

## EXISTING EXTERIOR

- VINYL SIDING
- METAL AND VINYL SHUTTERS
- HISTORIC WOOD WINDOWS REMAIN
- EXPOSED RAFTER TAILS AT FRONT GABLE
- NON-ORIGINAL ROOF SHINGLES AND DECKING
- CMU AND RUBBLE STONE FOUNDATION WITHOUT MORTAR, BEARING ON DIRT. NO FOUNDATION FOOTING
- REPLACEMENT 6-PANEL FRONT DOOR



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION

## EXISTING FRONT PORCH



(A) STUDS AND SHEATHING FROM LATER IN THE 20TH CENTURY.

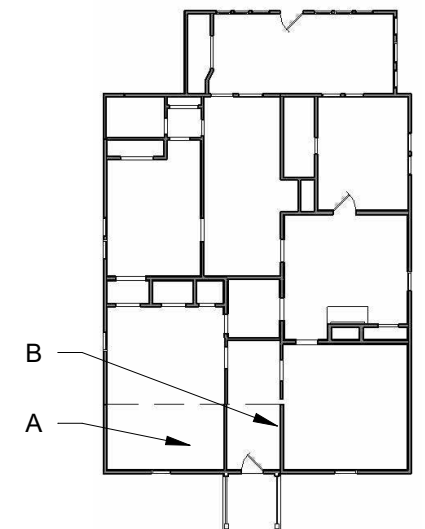


(B) EXPOSED RAFTER TAILS FROM FRONT GABLE VISIBLE ABOVE FRONT ROOM. THIS INDICATES THAT THE PORCH ROOF SLOPE WOULD HAVE BEEN LOWER THAN THESE RAFTER TAILS AND THESE WOULD HAVE BEEN SEEN FROM THE FRONT OF THE HOUSE.

WOOD FRAME ELEMENTS VARY IN SIZE AND APPEARANCE THROUGHOUT THE HOUSE ALLOWING FOR A ROUGH ESTIMATION OF WHEN BUILDING ELEMENTS WERE MODIFIED.

## INTERIOR CONDITIONS

- MUCH OF THE ORIGINAL LATH AND PLASTER WAS REPLACED WITH DRYWALL PRIOR TO OUR EXPLORATION. DRYWALL HAS BEEN REMOVED AT THIS STAGE TO REVEAL STRUCTURE.
- FRAMING AS INDICATED IN THE FOLLOWING PAGES.
- HISTORIC FIREPLACE(S) HAVE BEEN REMOVED.
- HISTORIC FLOORS HAVE EITHER BEEN COMPROMISED BY TERMITES, DAMAGED FROM PREVIOUS FLOOR COVERING REMOVAL, OR SKIMMED WITH SELF-LEVELING CONCRETE.



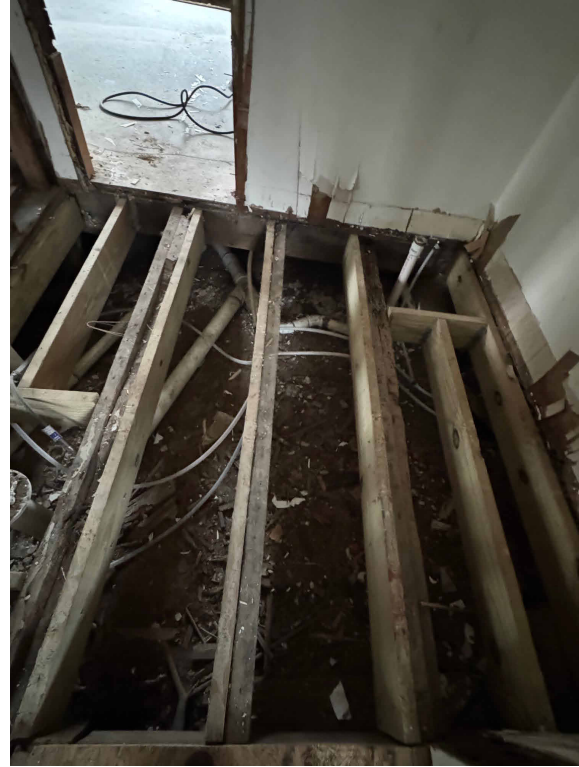
**EXISTING FRAMING**



(A) NEW FLOOR FRAMING AT LOCATIONS THROUGHOUT. JOISTS ARE NOT LEVEL AND THERE IS DEFLECTION ACROSS JOIST. NO HANGERS OR PROPER FASTENERS OR CONSISTENT CONNECTION TO EXTERIOR WALLS



(B) HISTORIC RIM BOARD HAS SEVERE DETERIORATION FROM TERMITE DAMAGE.



(C) NEW FLOOR FRAMING AT INTERIOR LOCATIONS. SISTERED ALONG ORIGINAL JOISTS WITH GAPS AND NO APPARENT FASTENERS.



(D) HISTORIC JOISTS HAVE COLLAPSED INTO CRAWL SPACE FROM TERMITE DAMAGE.



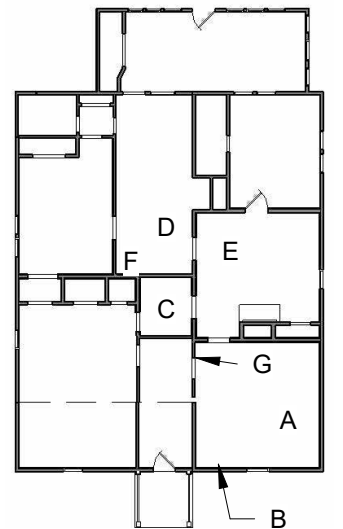
(E) CLOSE UP OF TERMITE DAMAGE



(F) TERMITE DAMAGE ON BOTH THE FLOOR JOISTS AND VERTICAL FRAMING



(G) TERMITE DAMAGE OBSERVED AT APPROX 5' ABOVE FLOOR AT INTERIOR WALLS



**EXISTING FOUNDATION**



(A) RUBBLE FOUNDATION UNDER FRONT GABLE. BEARING ON DIRT.



(B) MIX OF STONE AND CMU, NOT GROUDED. BEARING ON DIRT



(C) RUBBLE FOUNDATION UNDER SIDE GABLE. BEARING ON DIRT.



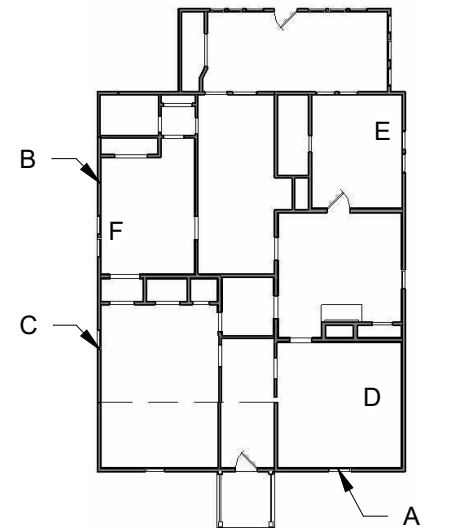
(D) CMU SUPPORTS UNDER "NEW" FRAMING. BEARING ON DIRT.



(E) DAYLIGHT CAN BE SEEN AT MANY LOCATIONS BETWEEN WALL AND FOUNDATION.



(F) CMU FOUNDATION. NOT GROUDED. BEARING ON DIRT.



**EXISTING EXTERIOR**



(A) VISIBLE BOW IN EXTERIOR WALL FRAMING



(B) VISIBLE BOW IN EXTERIOR WALL FRAMING



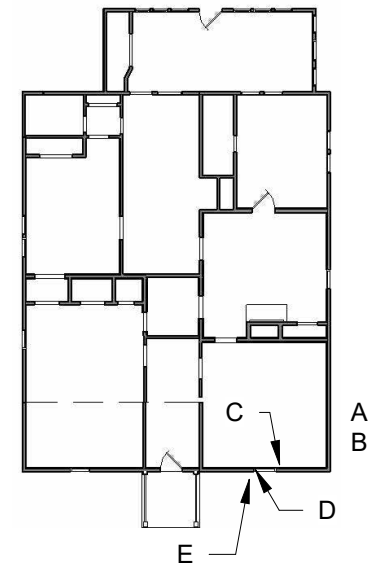
(C) WHILE DIFFICULT TO SEE IN PHOTOGRAPHS, THE FRONT GABLE WALL HAS BEEN REBUILT WITH NON-HISTORIC STUDS AND PLYWOOD SHEATHING BENEATH THE VINYL SIDING. THE ROOF UNDERLAYMENT IS ALSO VISIBLE THROUGH THIS OPENING AND IS NOT OF HISTORIC MATERIALS (OSB SHEATHING).



(D) THE SILL IS MISSING FROM THE FRONT WINDOW. INTERIOR WALL STUDS AND THE FOUNDATION ARE VISIBLE THROUGH THIS HOLE.



(E) FRONT GABLE SHOWS THREE RAFTER TAILS ON EACH SIDE OF THE GABLE WITH NONE AT THE PEAK. THIS IS INDICATIVE OF A DECORATIVE ELEMENT THAT HAS BEEN REMOVED.



## STRUCTURAL SHORING EXAMPLES

WHEN REQUIRED, SHORING IS UTILIZED TO TEMPORARILY SUPPORT AN EXISTING BUILDING STRUCTURE WHILE FOUNDATION AND OTHER STRUCTURAL ELEMENTS ARE REPAIRED (EXAMPLES OF SHORING SHOWN IN PHOTOS 'A' AND 'B').

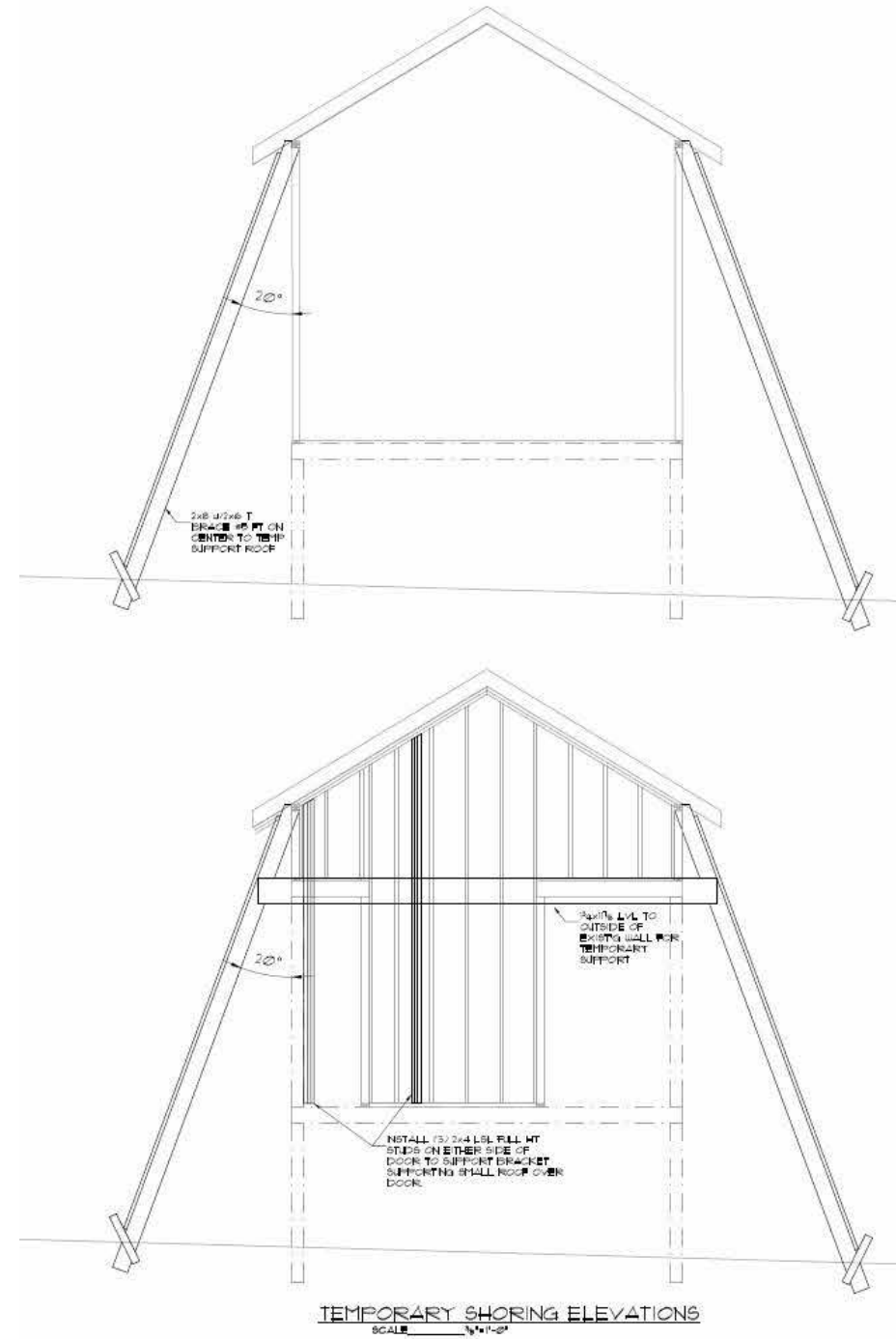
IN THIS INSTANCE, EXTENSIVE SHORING WOULD BE NECESSARY TO STABILIZE THE EXISTING BUILDING AS ALL FLOORING, WALLS, AND ROOF STRUCTURE ARE COMPROMISED. THE OWNER AND DESIGN TEAM ARE WORKING WITH A CONSULTANT TO PREPARE A WRITTEN ESTIMATE FOR THE SHORING.

### OTHER STRUCTURAL AND CODE DEFICIENCIES:

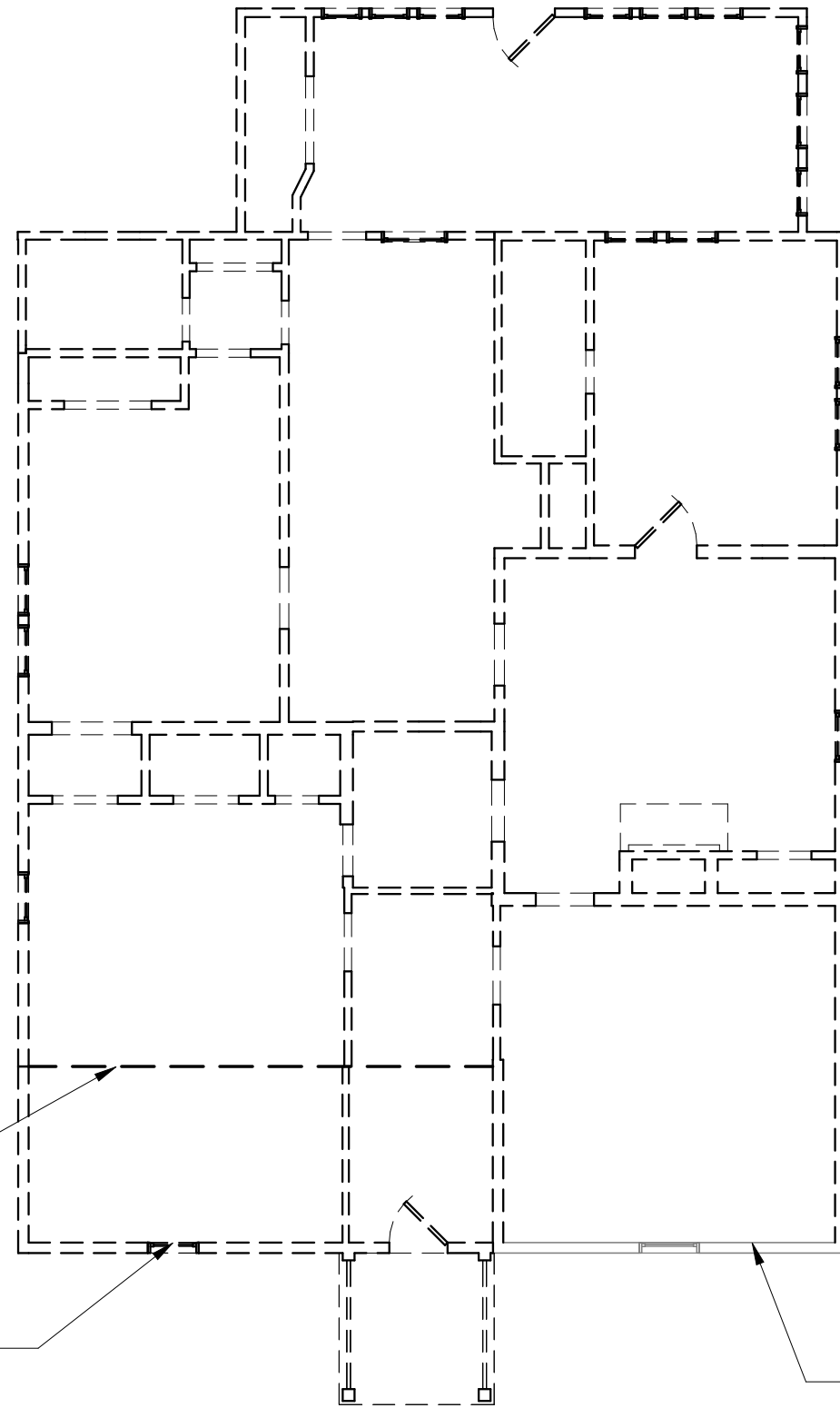
- A CRAWL SPACE WILL NEED TO BE EXCAVATED OR THE ENTIRE FLOOR SYSTEM WILL NEED TO BE RAISED. THE EXISTING FLOOR JOISTS ARE CURRENTLY IN CONTACT WITH THE GROUND AT MULTIPLE LOCATIONS.
- ADDITIONALLY, THE SIDING IS ALSO IN CONTACT WITH THE GROUND.
- THE EXISTING HOME WILL REQUIRE NEW ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS. EXISTING SYSTEMS ARE EITHER NON-FUNCTIONAL, COMPROMISED, OR NON-EXISTANT. IN MANY LOCATIONS, THE INTERIOR WALL FRAMING HAS BEEN STRUCTURALLY COMPROMISED OR REMOVED TO ACCOMMODATE THE PREVIOUS MECHANICAL, ELECTRICAL, AND PLUMBING MODIFICATIONS AND "UPDATES" OVER DECADES.



(A) EXAMPLE OF SHORING HOLDING A SECOND FLOOR STRUCTURE WHILE FOUNDATION REPAIRS ARE BEING MADE.



(B) EXAMPLE OF SHORING DESIGN TO ALLOW FOR NEW FLOOR SYSTEM AND FOUNDATION REPAIRS.

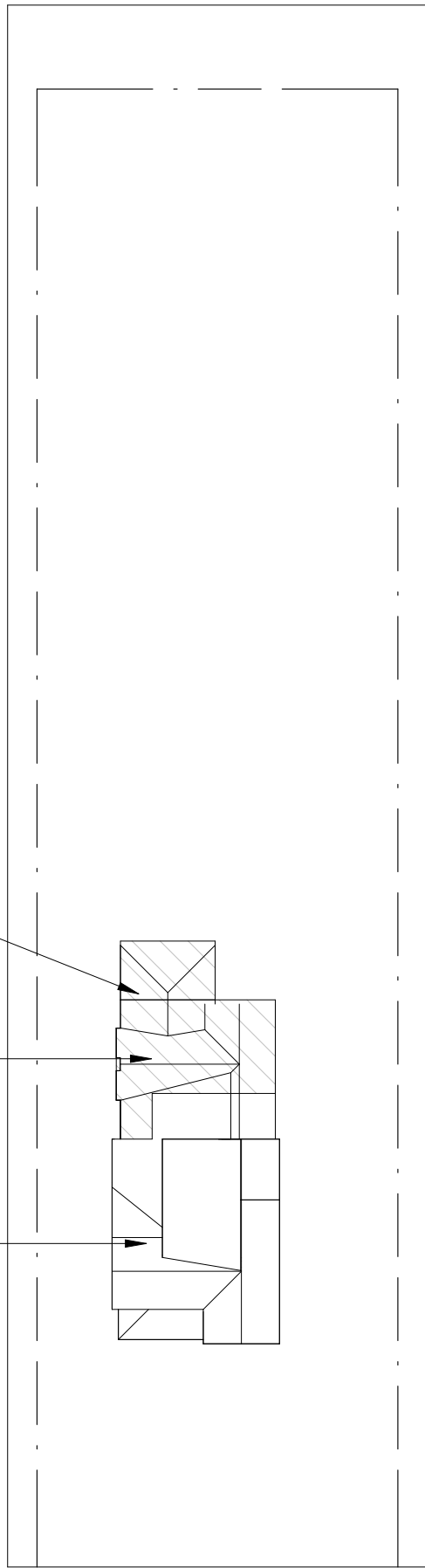


LINE OF HISTORIC  
PORCH

KEEP AND REUSE  
EXISTING WINDOW

EXISTING FRONT  
GABLE TO REMAIN.

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



SCREEN PORCH  
316 SF

REAR ADDITION  
922 SF

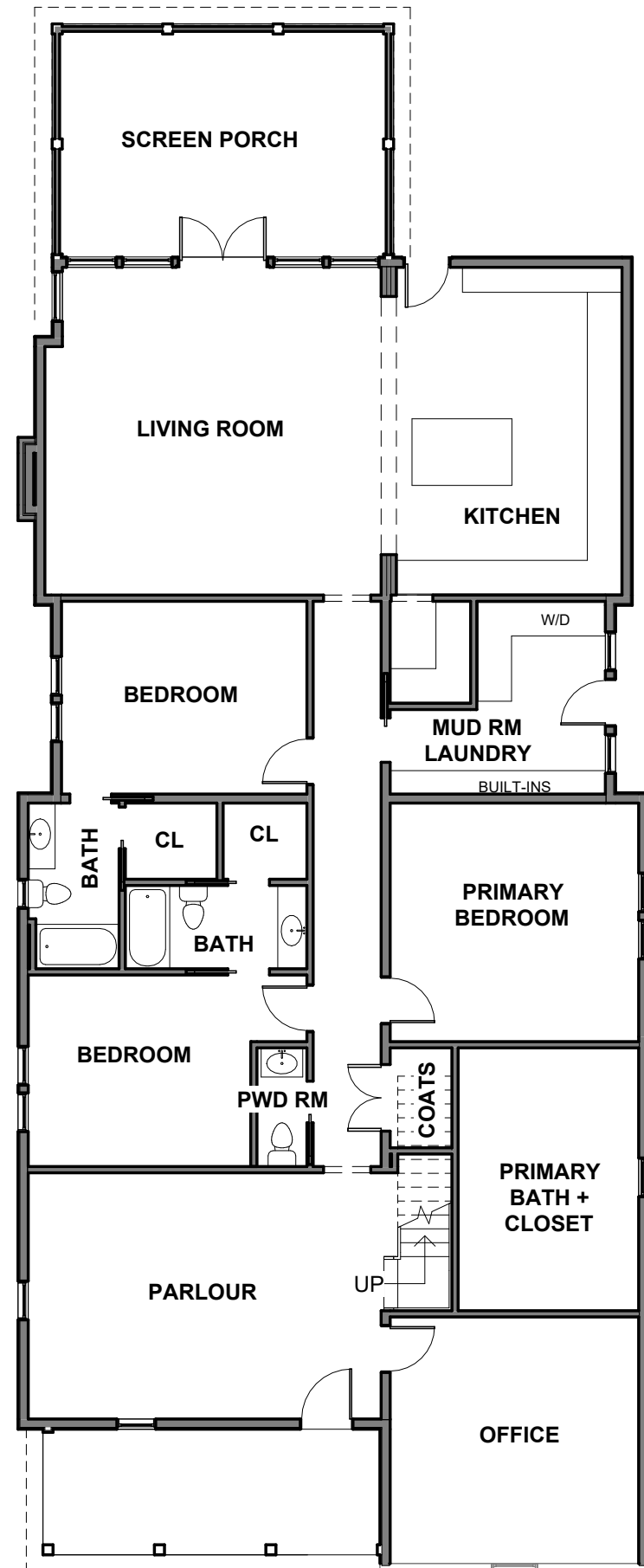
HISTORIC FOOTPRINT  
2,234 SF

① SITE PLAN  
1" = 40'-0"

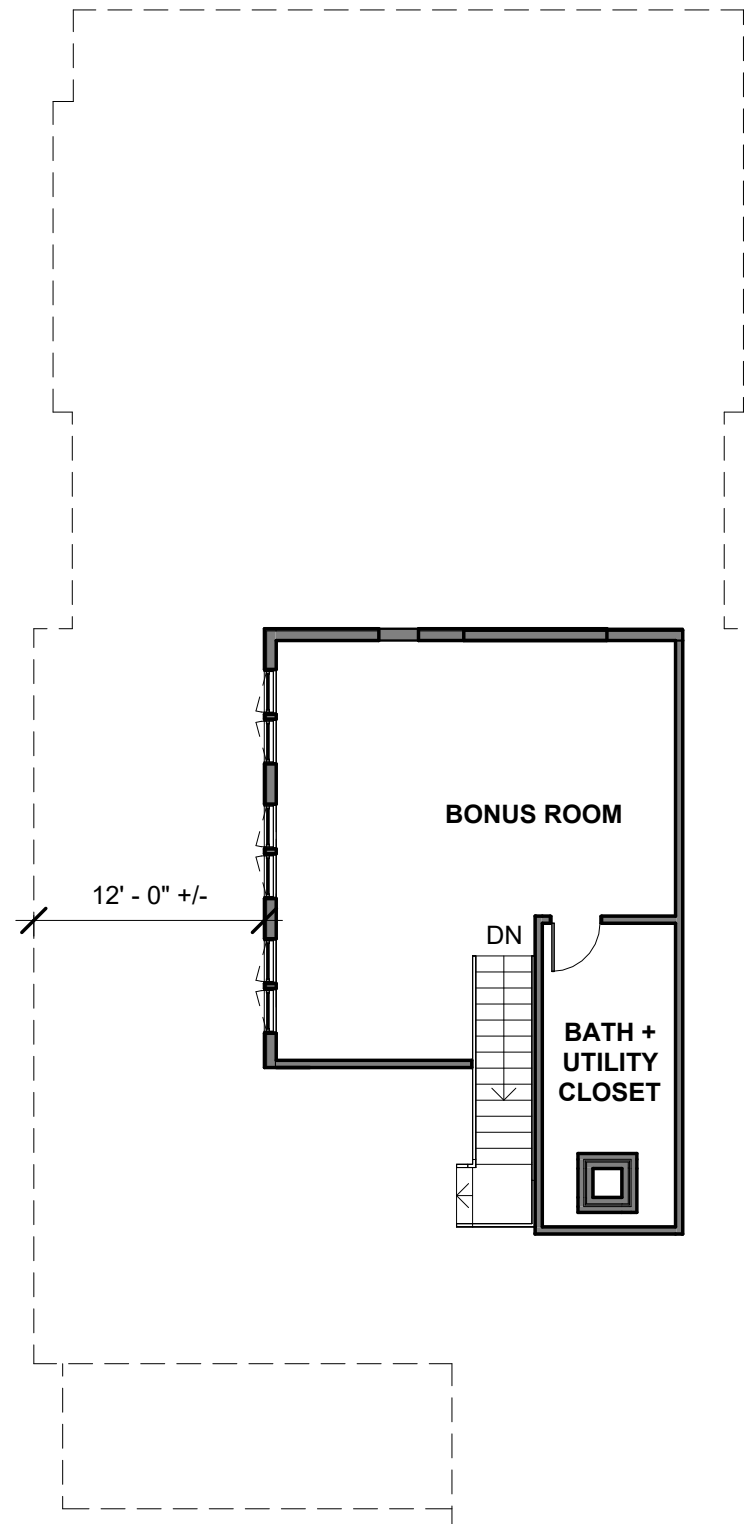
HISTORIC FOOTPRINT: 2,234 SF  
 REAR ADDITION: 922 SF  
 SCREEN PORCH: 316 SF  
 TOTAL ADDITION: 1,238 SF (55%)  
 TOTAL FOOTPRINT: 3,435 SF

LOT SIZE: 40,234 SF (PER GIS)  
 BUILDING TO LOT RATIO: 8.5 %

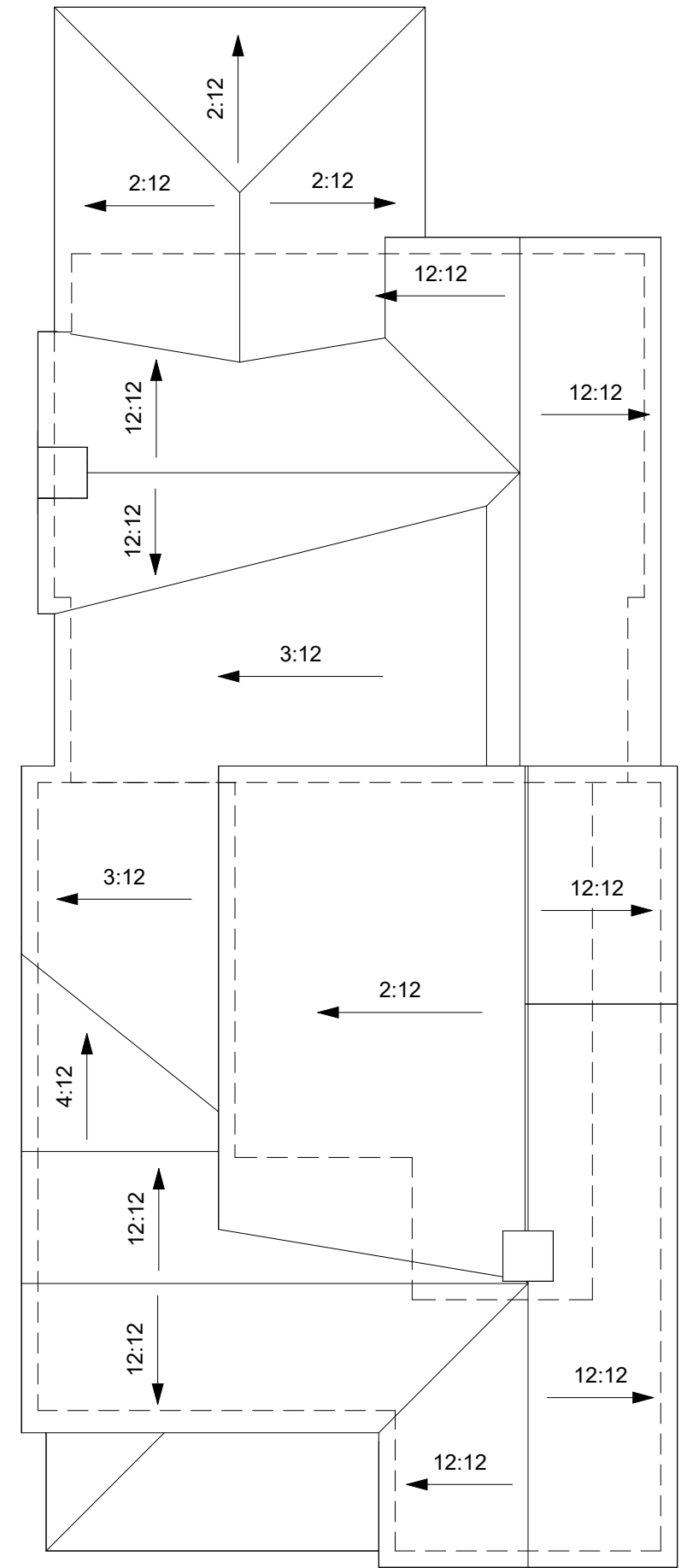
TOTAL LOT COVERAGE (WITH EXISTING  
 OUTBUILDINGS, SIDEWALKS, DRIVE, ETC)  
 TBD



FIRST FLOOR PLAN



SECOND FLOOR PLAN



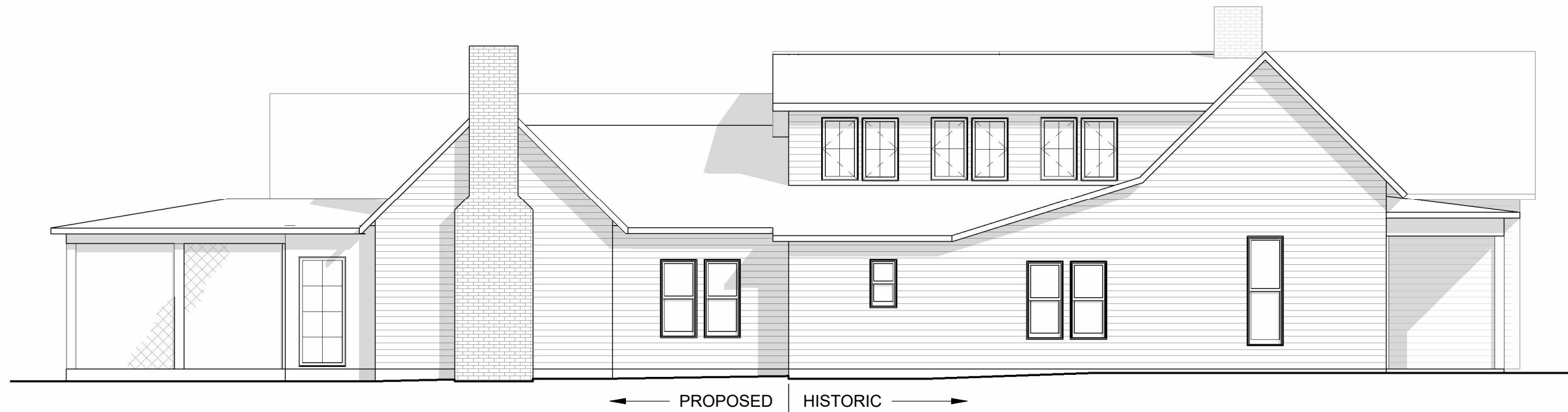
THIRD FLOOR PLAN



EXTERIOR ELEV // FRONT



EXTERIOR ELEV // REAR



EXTERIOR ELEV // RIGHT SIDE



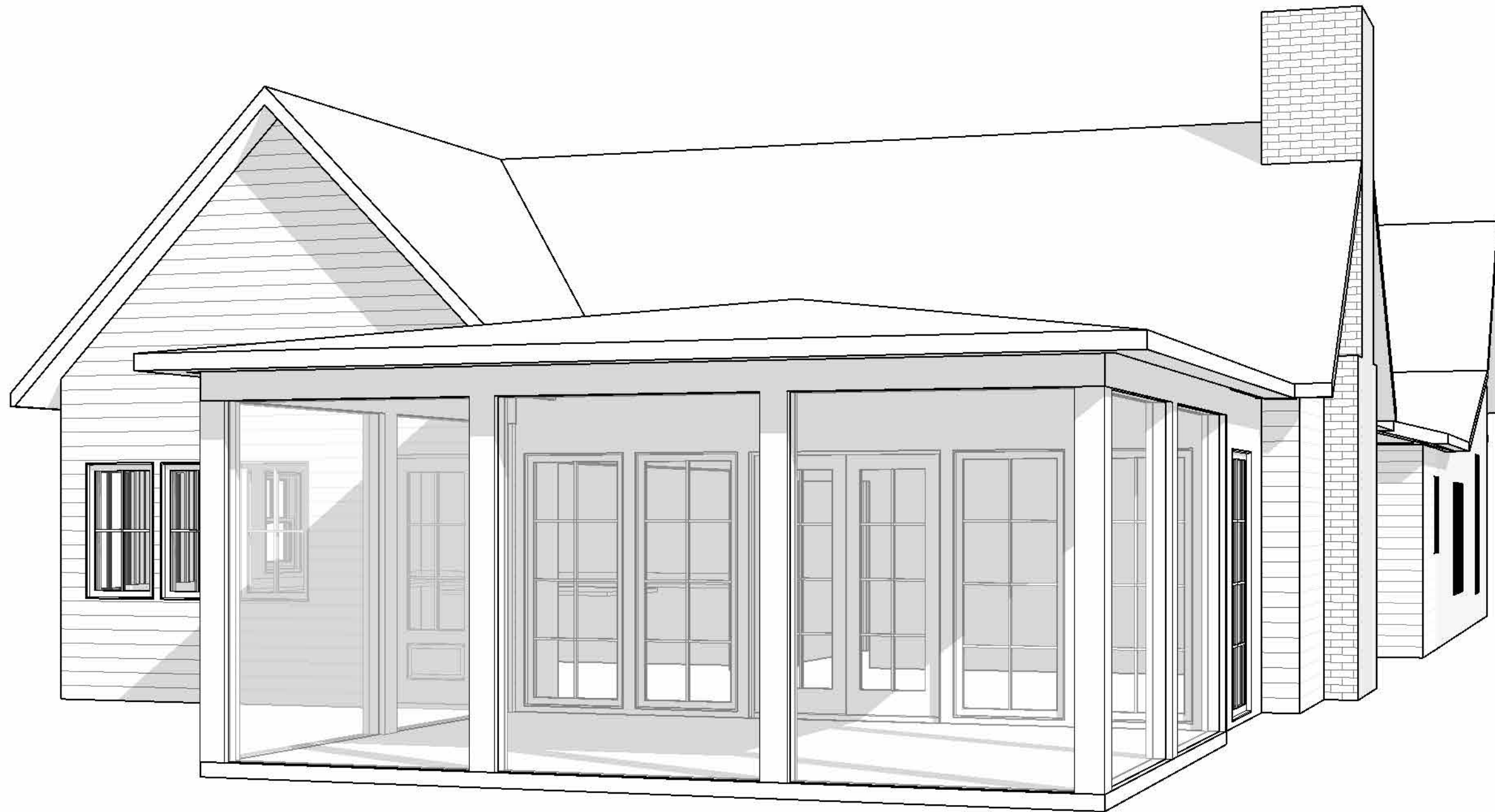
EXTERIOR ELEV // LEFT SIDE



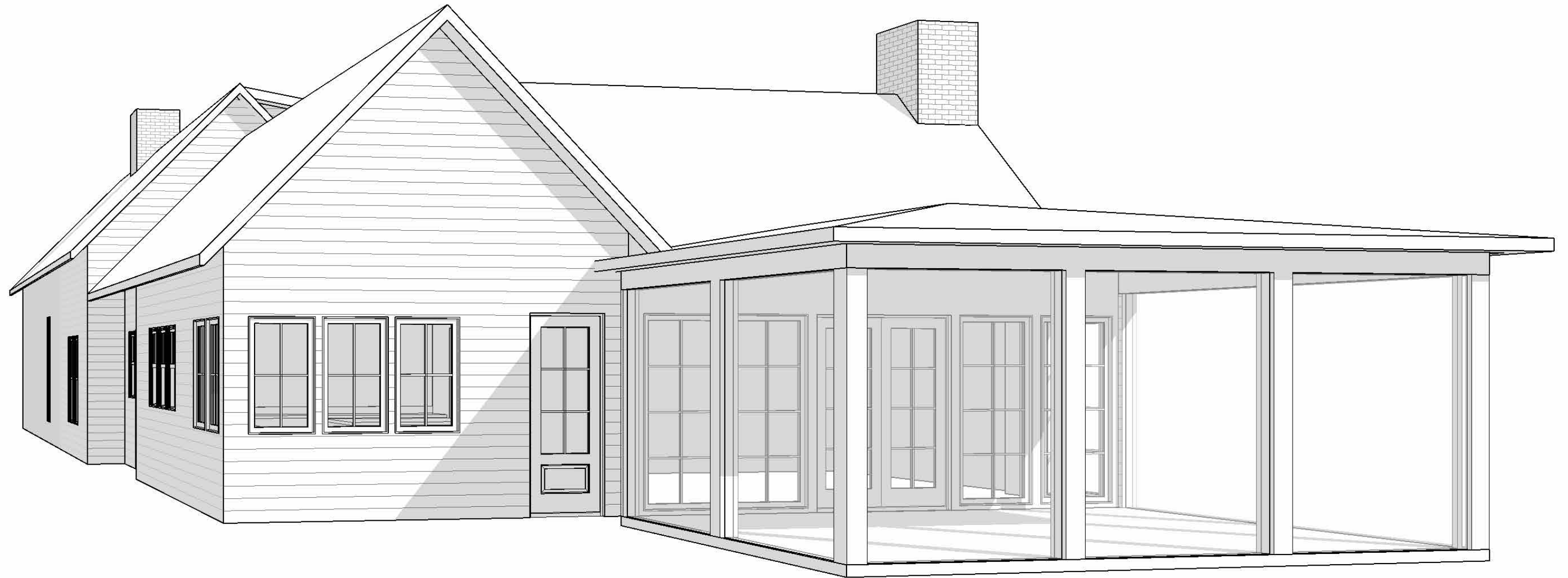
3D VIEW // FRONT NW CORNER



3D VIEW // FRONT SW CORNER



3D VIEW // REAR NE CORNER



3D VIEW // REAR SE CORNER

# 906

## 210 3<sup>rd</sup> Avenue North: Project Narrative

Prepared for the Franklin Historic Zoning Commission DRC

906 Studio Architects : December 8, 2025

The applicant, Sean R. Aiello, is a lifelong Franklin resident and managing partner of the local law firm Schell & Oglesby, LLC. His family, the Hendersons, have produced a continuing line of practicing lawyers servicing Franklin and the surrounding area since the 1870s. Beginning with prior Tennessee Supreme Court Judge John Hughes Henderson, notable practitioners have included Judge John Henderson, Captain Tom Henderson, and Public Defender John Henderson who have all practiced off the Square. Sean envisions a return of downtown practice in a historic location to preserve both the history of the building and his family's legacy in the greater Franklin legal and civic community.

In consultation with Rick Warwick, this property is believed to be built in 1890 and lived in by the Lunn family including the daughters of City Policeman Joe Lunn (who may have built the house), Louise and Lottie.

We are proposing the full renovation of a significantly deteriorated structure at 210 3<sup>rd</sup> Ave North which formerly housed a dentist office. The new use will be similar to the previous personal services use – a law office – and is currently approved by the city.

**Site:** While guidelines recommend a lot coverage of 35%, the existing structures exceed that number with a current coverage of 38.16%. We propose a small addition that will be near entirely obscured from 3<sup>rd</sup> Ave by an existing fence. While we understand that this proposed addition will increase lot coverage to 43.66%, it will still be below limits established by OR zoning requirements. More importantly it will ultimately create greater cohesion among the entirety of the property by tying together the main structure and accessory structure while also repairing and replacing existing disjointed additions of poor construction, while also adding space to allow the structure to serve its proposed new use.

**Overall:** We have engaged a structural engineer to study the structure and recommend any necessary fixes to provide long-term stability. We will fully replace the existing roof with in-kind material and overall repair the entirety of the building to bring it up to current code requirements and construction standards.

**Exterior work:** the original wood siding was covered by asbestos-containing siding at some point in the past. We propose to remove the existing asbestos – containing siding, review the wood siding below and repair it to the extent it is possible or repair/replace in kind. We will also repair all building trim in-kind.

As best we can tell only a few of the existing windows are original. We propose to keep those, repairing as necessary, while installing new windows where original windows are no longer present with a specification to match historic profiles and detailing. We will include a specification with the COA submittal.

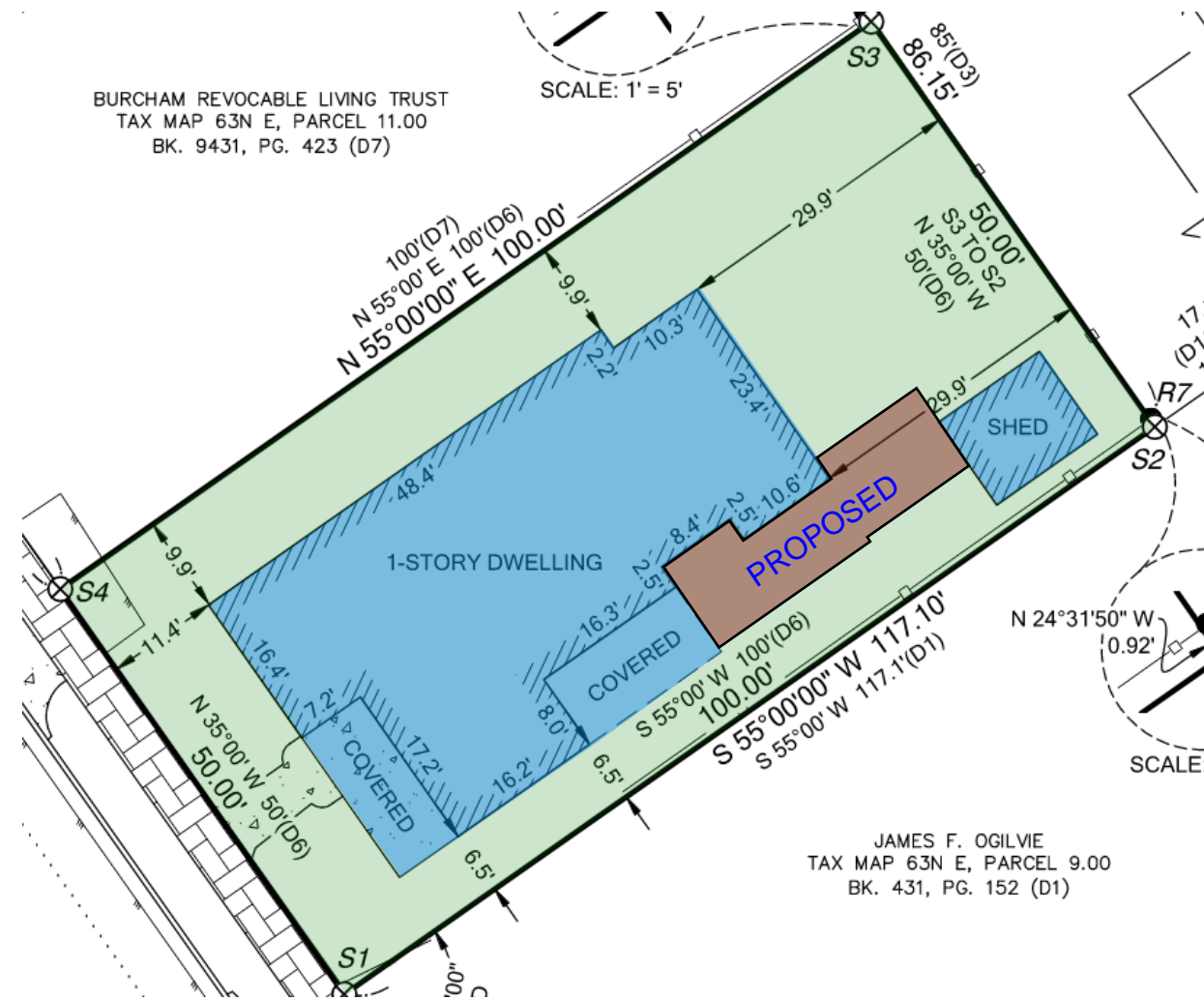


**906 STUDIO, PLLC**  
249 4TH AVENUE N  
SUITE 200  
FRANKLIN, TN 37064  
615.988.9065  
906studio.com

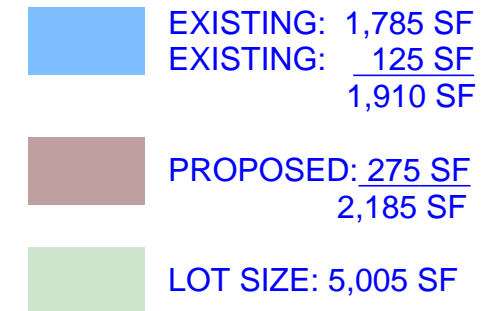
210 3rd Ave N.

210 3rd Ave N 210 3rd Franklin, TN 37064, USA

12.08.2025



**LOT COVERAGE**



EXISTING LOT  
COVERAGE:  
 $1,910 / 5,005 = 38.16\%$

PROPOSED LOT  
COVERAGE:  
 $2,185 / 5,005 = 43.66\%$



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



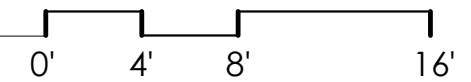
EXISTING SOUTH ELEVATION



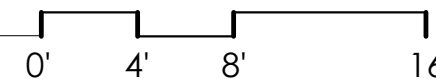
EXISTING NORTH ELEVATION

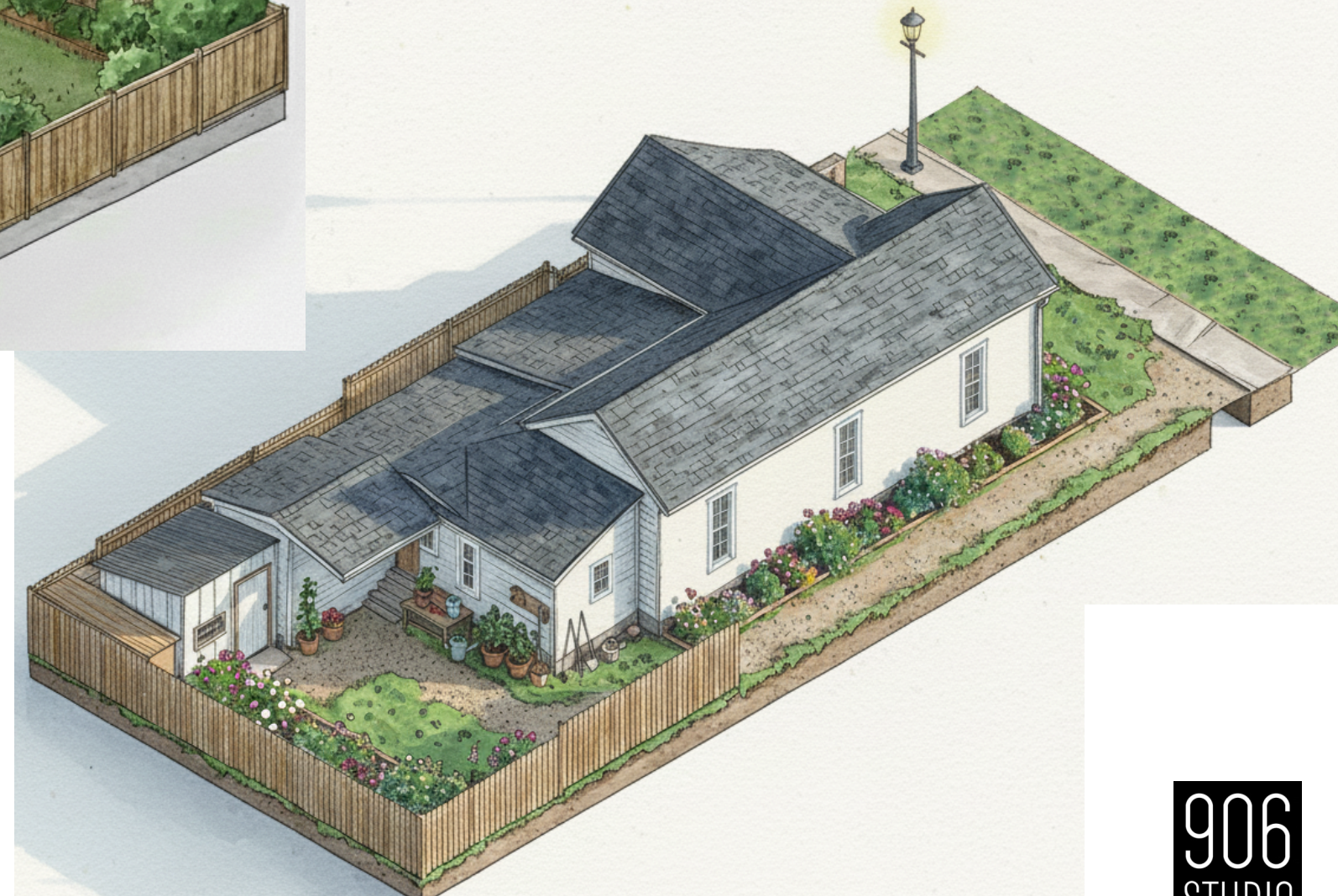
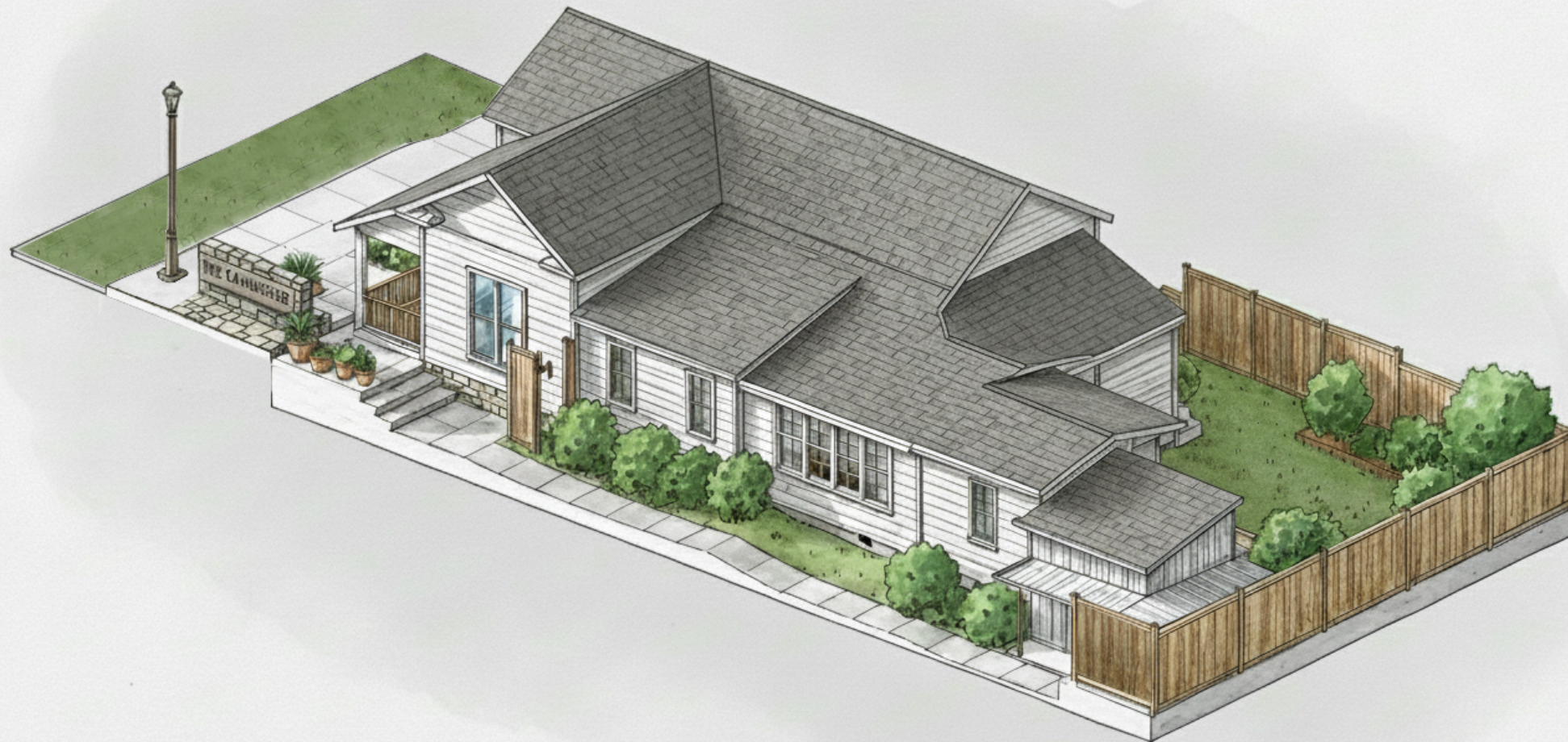


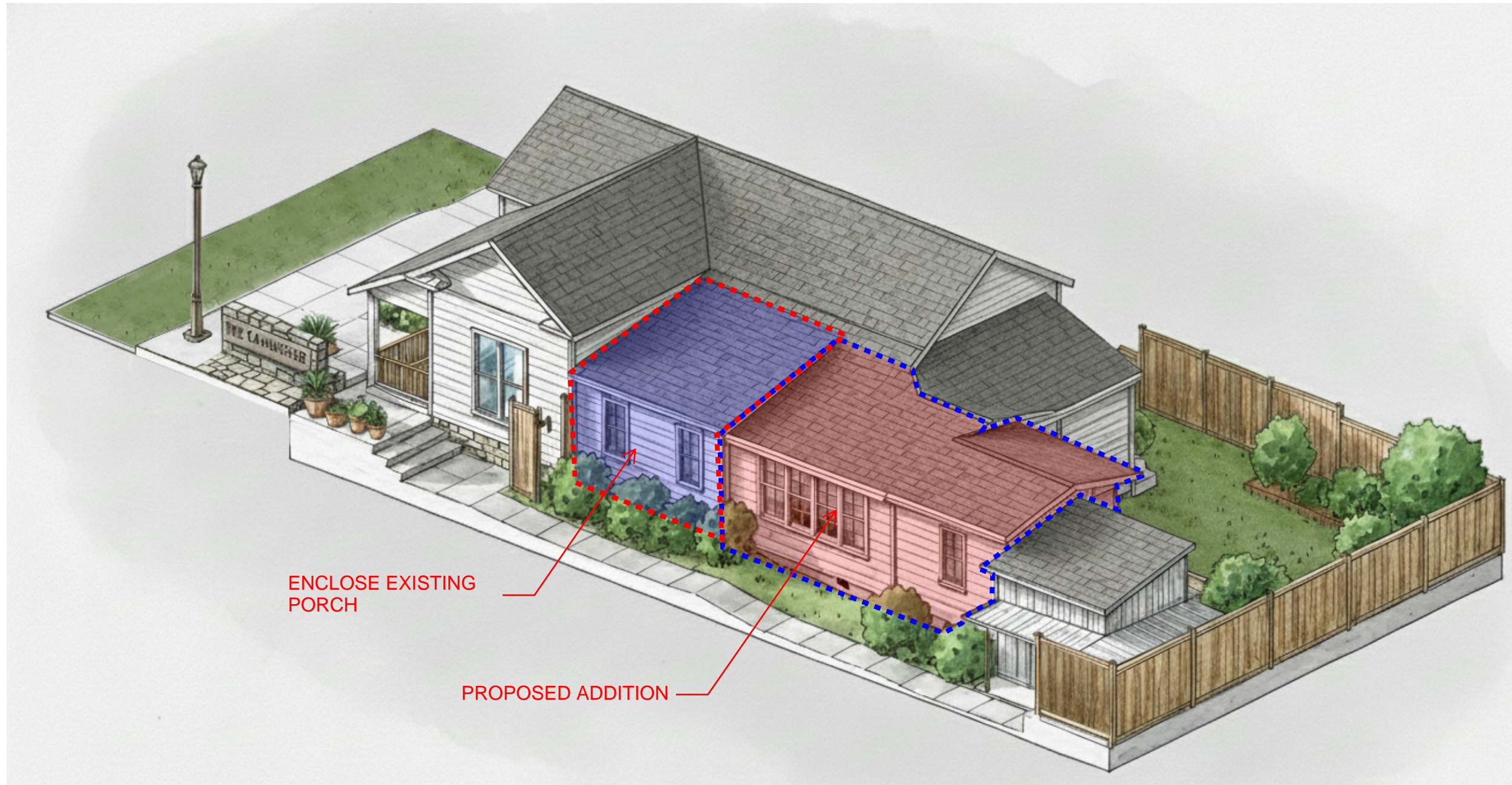
PROPOSED SOUTH ELEVATION



EXISTING WEST ELEVATION







ENCLOSE EXISTING  
PORCH

PROPOSED ADDITION