



City of Franklin

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

Meeting Agenda

Design Review Committee

Monday, March 16, 2026

4:00 PM

Eastern Flank Event Facility

1368 Eastern Flank Circle
Franklin, TN 37064

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 In-Kind Replacement Of Building Materials At 800 Fair St.; Amanda McCreary, Applicant.
2. Discussion Of Alterations (Accessory Structure) At 321 3rd Ave. S.; Lawrence Sullivan, Applicant.
3. Discussion Of Building Alterations At 137 4th Ave. S. (The Dan German Hospital); Lee Restoration (Jenna Lee), Applicant.
4. Discussion Of Window Replacement At 223 Franklin Rd.; Hank Gardner, Applicant.
5. Discussion Of Building Alterations At 121 Myles Manor Ct.; Scott Cash, Applicant.
6. Discussion Of Partial Demolition, An Addition, And Alterations At 1309 Adams St.; Ben McCreary, Applicant.
7. Consideration Of New Construction, Signage, and Site Alterations (Williamson County EMS) At 110 Aldersgate Way, Lacey Fuller, Applicant.
8. Discussion Of Demolition And New Construction At 234 and 242 5th Ave. N.; Greg Gamble, 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 6, 2026

Historic Zoning Design Review Committee Submission
City of Franklin, Tennessee

- **Project Address:** 800 Fair Street
Submission Type: Minor Exterior Repair / Replacement

Existing Conditions – Overall Views

Scope of Work Overview

- The scope of work includes repairing and replacing deteriorated exterior building components that have experienced rot or water damage over time. All work will be completed **in kind**, using **solid wood materials that match the existing design, profile, size, and appearance** of the historic structure.
- The proposed repairs include:
 1. Replacement of deteriorated siding on sides of front dormer
 2. Replacement of fascia boards and soffits
 3. Replacement of gutters and downspouts
 4. Minor siding repairs where boards are damaged



Existing Condition - Front Elevation

Figure 1 – Front view of the structure at 800 Fair Street showing the front dormer.



Rear Elevation *Figure 2 – Rear view of the structure.*



Side Elevation *Figure 3 – Side view of the structure.*

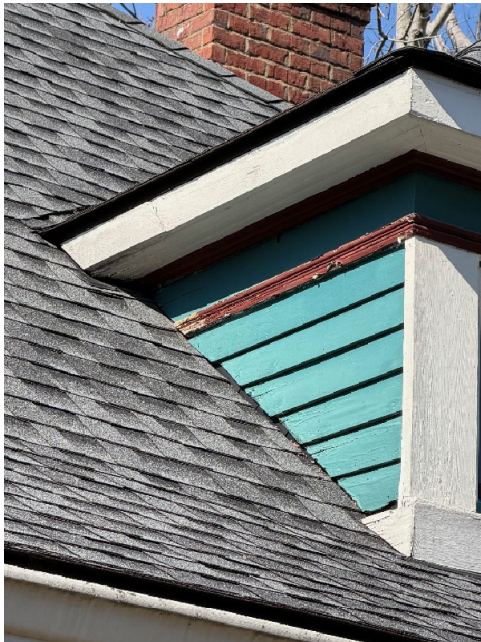
Front Dormer Siding Replacement

Scope of Work

- The siding on the sides of the front dormer is rotted and visibly deteriorated. When the roof was replaced previously, the dormer was not properly flashed, allowing water to penetrate the wood.
- The proposed work includes removing the deteriorated siding on the sides of the dormer. Proper flashing will be installed to prevent future water intrusion. Installing new siding to match the existing material and profile.
- The front portions of the dormer window and trim will remain unchanged.

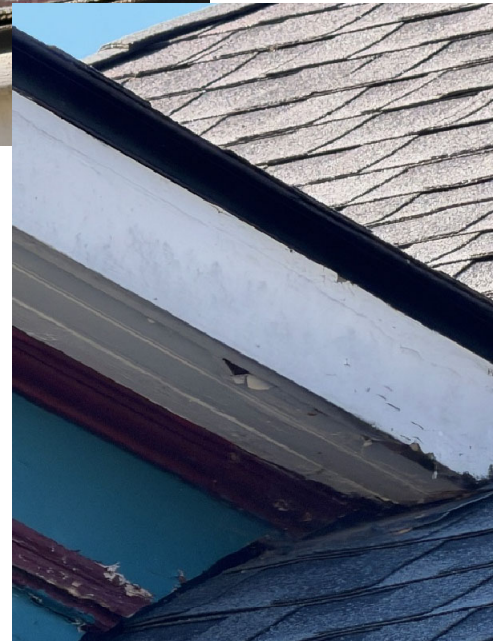
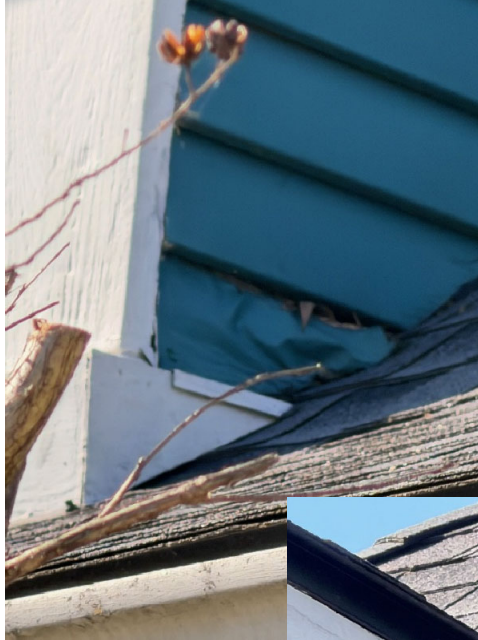
Documentation Photos

Existing condition showing deteriorated siding on the left side of dormer.



Documentation Photos

Existing condition showing deteriorated siding on the right side of dormer.



Fascia and Soffit Replacement

Scope of Work

- A portion of each of the existing fascia boards and soffits require replacement due to significant rot and deterioration.
- The existing soffits are composed of thin beadboard panels. It is not certain whether these are historic elements.
- During a prior phase of construction, rot was identified in several of the structural rafters behind the fascia. At that time, these areas were temporarily covered as the work was deferred to the current construction phase.
- In order to properly repair the damaged rafters, the fascia and soffits will need to be removed. After the structural repairs are completed, the fascia and soffits will be replaced to match existing conditions.
- Where possible, we would prefer entire boards will be replaced rather than pieced together in multiple sections, resulting in a cleaner and more historically appropriate installation.

Documentation Photos

Front Elevation



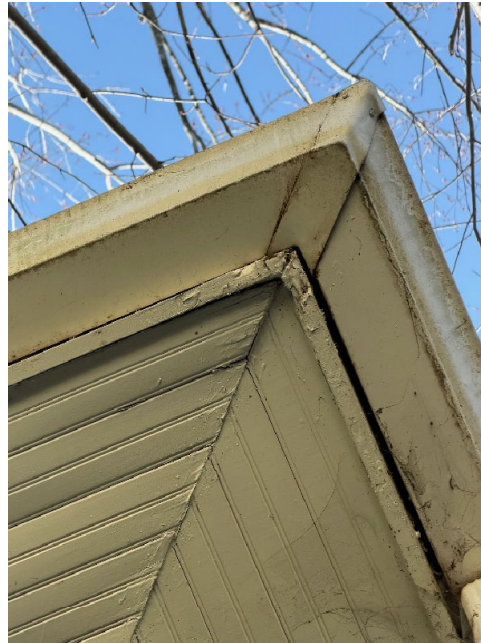


Right Side Elevation





Left Side Elevation



Gutters and Downspout Replacement

Scope of Work

- The existing house currently has K-style gutters. The front and front-sides of the house need to be replaced. The rear and rear-sides are to remain existing.
 - New K-style gutters are proposed in order tie into the existing K-style gutters at the rear of the structure.
 - All downspouts will be replaced with round downspouts.
-

Minor Siding Repairs

Scope of Work

- Damaged siding boards will be selectively removed and replaced where deterioration has occurred.
- New siding will be laced in to match the existing siding pattern and profile. Where replacement is necessary, entire boards will be replaced from seam to seam to maintain a consistent appearance and avoid a pieced-together look.
- All replacement siding will match the existing material, profile, and dimensions.

Documentation Photos



March 9th, 2026

City of Franklin
109 3rd Avenue South
Franklin, TN 37064
Attn: Design Review Commission

Project Description: Garage Door Replacement

Dear Commissioners:

This submittal is being provided for Design Review Committee consideration and feedback regarding a proposed Garage Door Replacement (17 feet wide) at our home at 321 3rd Ave S that may meet the approval of subsequent submission to the Historic Zoning Commission.

The following three pages show photos of the:

- Existing Door,
- A proposed similar size door in brown (the actual door would be white); and,
- A proposed door showing attributes under consideration.

Thank you for your assistance.

Yours,
J. Lawrence and Candace C. Sullivan
321 3rd Ave. S.
Franklin, TN 37064
615.485.3173

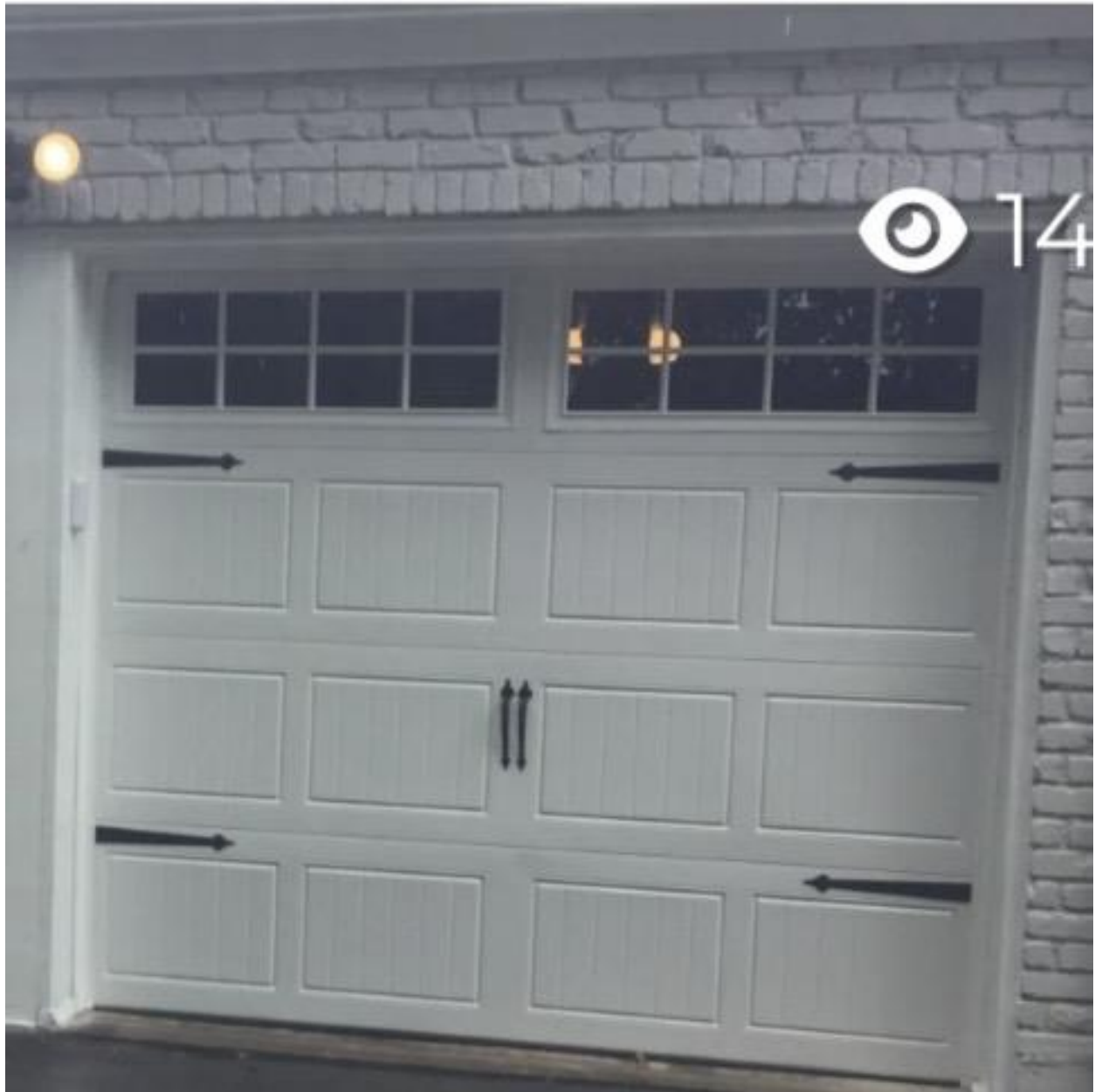
Existing Door



Similar Size Door in Brown (Actual door would be white)



Proposed door showing attributes under consideration.







New Windows Installed 12/10/2025
These are the new Windows and specs are in
packet.
Same sizes, profiles and grids as windows that
were removed.











Window opening rot from windows that were installed along front of house. 2 side window on north side same due to not installing correctly 20yrs prior. The other windows on the northside were also single pane that would have condensation on interior and pane grids rotting grids.

William Muncher

QUOTE BY : William Muncher

SOLD TO :

PO# :

Ship Via : Ground

U-Factor Weighted Average: 0.29

Volume: 96.48

QUOTE # : JW2601007RW - Version 0

SHIP TO :

PROJECT NAME:

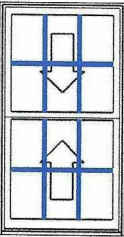
REFERENCE :

SHGC Weighted Average: 0.18

Weight: 540.85

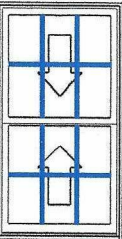
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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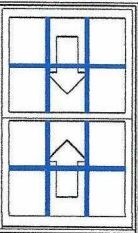
Line 1
Rough Opening : 34 3/4 X 63 3/4



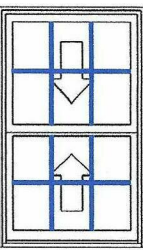
Viewed from Exterior. Scale: 1/2" =1'

Frame Size : 34 X 63
(Outside Casing Size: 36 5/8 X 65 3/16),
Siteline Wood Double Hung, Auralast Pine,
Primed Exterior,
Natural Interior,
Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,
4 9/16 Jamb,
Standard Double Hung, Tan Jambliner, Concealed Jambliner
Chestnut Bronze Hardware, ,Recessed Sash Lock,
US National-WDMA/ASTM, PG 35,
Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
Filled, Traditional Glz Bd,
Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light
Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High
Btm,
BetterVue Mesh Brilliant White Screen,
Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-
WEN warranty for additional information, *Custom-Width*, *Custom-
Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:30.2w, 27.9h, 5.8
sf,*Meets 5.7 sqft Egress (All Floors)*, .
U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N-
885-05921-00001
PEV 2025.4.0.5399/PDV 8.143 (12/04/25)CW

Line 2	Frame Size : 34 X 63
Rough Opening : 34 3/4 X 63 3/4	(Outside Casing Size: 36 5/8 X 65 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Viewed from Exterior. Scale: 1/2" =1' Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width*, *Custom- Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:30.2w, 27.9h, 5.8 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N- 885-05921-00001 PEV 2025.4.0.5399/PDV 8.143 (12/04/25)CW
	
	1

Line 3	Frame Size : 34 X 55 1/2
Rough Opening : 34 3/4 X 56 1/4	(Outside Casing Size: 36 5/8 X 57 11/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Viewed from Exterior. Scale: 1/2" =1' Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width*, *Custom- Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:30.2w, 24.2h, 5 sf,*Meets 5.0 sqft Egress (1st Floor)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N- 885-05921-00001 PEV 2025.4.0.5399/PDV 8.143 (12/04/25)CW
	
	2

Line 4
Rough Opening : 34 3/4 X 55 1/4

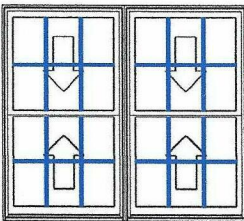


Viewed from Exterior. Scale: 1/2" =1'

Frame Size : 34 X 54 1/2
(Outside Casing Size: 36 5/8 X 56 11/16),
Siteline Wood Double Hung, Auralast Pine,
Primed Exterior,
Natural Interior,
Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,
4 9/16 Jamb,
Standard Double Hung, Tan Jambliner, Concealed Jambliner
Chestnut Bronze Hardware, ,Recessed Sash Lock,
US National-WDMA/ASTM, PG 35,
Insulated SunResist Tempered Glass, Protective Film, Black Spacer, Argon
Filled, Traditional Glz Bd,
Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light
Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High
Btm,
BetterVue Mesh Brilliant White Screen,
Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-
WEN warranty for additional information, *Custom-Width*, *Custom-
Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:30.2w, 23.7h, 4.9
sf,*Does not meet typical state code egress requirements but local codes may
vary*, .
U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N-
885-05921-00001
PEV 2025.4.0.5399/PDV 8.143 (12/04/25)CW

1

Line 5
Rough Opening : 72 1/4 X 63 3/4



Viewed from Exterior. Scale: 1/2" =1'

*This Grid pattern can
be whatever the DRC
Recommends.*

Frame Size : 71 1/2 X 63
(Outside Casing Size: 74 1/8 X 65 3/16),
Siteline Wood Double Hung, Auralast Pine, 2 Wide
Primed Exterior,
Natural Interior,
Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,
4 9/16 Jamb,
Tan Jambliner, Concealed Jambliner
Chestnut Bronze Hardware, ,Recessed Sash Lock,
US National-WDMA/ASTM, DP 35,
Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
Filled, Traditional Glz Bd,
Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light
Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High
Btm
BetterVue Mesh Brilliant White Screen,
This mull configuration complies with AAMA 450 standards and is
professional engineer-approved.
PEV 2025.4.0.5399/PDV 8.143 (12/04/25)CW

2

Line 5-1(A1)
Rough Opening : 36 1/2 X 63 3/4

Frame Size : 35 3/4 X 63
Siteline Wood Double Hung, Auralast Pine,
Primed Exterior,
Natural Interior,
No Exterior Trim,
4 9/16 Jamb,
Standard Double Hung, Tan Jambliner, Concealed Jambliner
Chestnut Bronze Hardware, ,Recessed Sash Lock,

US National-WDMA/ASTM, PG 35,
Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,
Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm,
BetterVue Mesh Brilliant White Screen,
Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:32w, 27.9h, 6.2 sf,*Meets 5.7 sqft Egress (All Floors)*, .
U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N-885-05921-00001
PEV 2025.4.0.5399/PDV 8.143 (12/04/25)CW

Line 5-2(A2)	Frame Size : 35 3/4 X 63
Rough Opening : 36 1/2 X 63 3/4	Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:32w, 27.9h, 6.2 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N-885-05921-00001 PEV 2025.4.0.5399/PDV 8.143 (12/04/25)CW

Total Units:8

Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

Certificate of Appropriateness Regarding Roofing Materials

121 Myles Manor Court
Franklin, Tennessee 37064

Dear Members of the Franklin Historic Zoning Commission,

Thank you for the time and care you give to preserving the character and architectural heritage of Franklin. Our family is grateful to live in a community that values its historic fabric so highly, and we appreciate the work the Commission does to thoughtfully steward that legacy. Our intention throughout this project has likewise been to steward our home in a way that respects its age, context, and place within the historic overlay.

We are submitting this packet as part of our **request for a change in approved roofing material on a rear section of the roof as well as a retroactive Certificate of Appropriateness for the cedar shake roofing currently installed on our home based on new information.**

We are seeking a COA for the EPDM roofing installed on a high rear section of the home. This portion is not visible from the street and was a matter of necessity for preserving the integrity of the structure due to the low slope of the roof in that area. The EPDM is a mild black designed to blend in with the surrounding materials. Satellite imagery and ground-level photographs are included to document the location of the EPDM roofing relative to the rest of the home and street.

Additionally, over the past several months, we have taken seriously the task of gathering as much historical evidence as possible regarding the likelihood that cedar shakes existed on our home earlier in its history. We have spent considerable time researching, speaking with local experts, reviewing historic aerial photography, and consulting archival materials. The materials in this packet represent the results of that effort.

While no clear photograph of the house prior to 1950 has been located, the materials we have assembled - including aerial imagery, professional roofing assessments, historical roofing research, recollections from prior ownership, and archival review - collectively indicate that cedar shakes were very likely installed on the home during its construction in 1930 or at some point shortly thereafter before later being replaced with asphalt shingles.

We recognize that historic determinations often rely on the best available evidence rather than perfect documentation. For that reason, we have attempted to present a broad set of materials

- professional opinions, historical context, photographic analysis, and neighborhood comparisons - so the Commission can evaluate the question from multiple angles.

Importantly, our request is not simply about a roofing material. It is about ensuring that the home continues to reflect the architectural character and historic traditions of Franklin. Cedar shakes were commonly used in this region during the era in which the home was built, and homes within the Historic Overlay continue to use them today, along with products specifically designed to emulate them. In that sense, the current roof is consistent both with the history of the home and with the broader historic character of the district. For these reasons, approving the current cedar shake roof would not introduce a new or incompatible material, but would instead allow the home to reflect its own history as well as a roofing tradition that was common during the period in which it was built and that continues to exist on a number of homes within Franklin's Historic Overlay.

We are grateful for the Commission's willingness to review this additional information and respectfully request approval of the retroactive Certificate of Appropriateness.

Thank you again for your time and for the work you do to care for Franklin's historic places.

Respectfully,

Michelle and Scott Cash

Summary of Findings
Cedar Shake Roof Research
121 Myles Manor Court
Franklin, Tennessee 37064

This summary outlines the key findings from the research and documentation assembled regarding the roofing material historically used on the home located at 121 Myles Manor Court. The collected evidence provides multiple indications that cedar shake roofing was present on the house at some point during its early years following construction in 1930.

First, a 1950 aerial photograph of the neighborhood shows the roof of the subject property appearing noticeably lighter in tone than surrounding roofs. In aerial photography from this period, asphalt shingles typically appear darker due to their tar and mineral composition, while weathered cedar shake roofs often appear lighter due to reflectivity and weathering. These photographs frequently show steeply pitched residential roofs with textures consistent with wood shingles. The tonal contrast between the subject property and nearby roofs suggests that a different roofing material was present on the home at that time.

Second, two experienced roofing professionals independently reviewed the available information and characteristics of the home. Both concluded that cedar shakes would be consistent with the architectural period of the house and that the available evidence suggests cedar shakes were installed on the home at some point in its history.

Third, historical research indicates that cedar shake roofing was commonly used on residential structures in Middle Tennessee during the 1930s and 1940s, the period immediately following the construction of the home. This supports the assertion that cedar was an appropriate and widely used roofing material for houses of this era.

Fourth, a letter from a previous owner of the property recalls that the owner from whom he purchased the home remembered the house having a cedar roof earlier in its history. This recollection aligns with the other evidence suggesting cedar roofing was very likely present.

Fifth, archival research was conducted through the Williamson County Archives and through every single one of Rick Warwick's collection of more than 22,000 historic photographs of Franklin and Williamson County. No legible photographs of the home prior to 1950 were located. While this absence does not confirm the roofing material used, it also revealed no evidence contradicting the possibility that cedar shakes were previously installed.

Sixth, research into the architectural shingles (particularly luxury designer shingles) currently being approved and installed on many homes of various architectural styles within the Historic Overlay shows that these products were developed to mimic the natural beauty of wooden shakes and slate. The included literature outlines the history and purpose of these shingles (also known as dimensional, laminated, or composite shingles) and demonstrates that they were specifically designed to emulate the material that is currently installed on the roof of the home.

Finally, cedar shake roofs are currently present on a number of homes within Franklin's Historic Overlay, demonstrating that cedar has historically been used within the district and continues to be a recognized roofing material on historic properties.

Taken together, the aerial photographic evidence, professional roofing assessments, historical roofing practices of the period, recollections from prior ownership, archival research, and examples of current cedar roofs within the Historic Overlay suggest a strong historical likelihood that cedar shake roofing was used on the home during its early years. The current cedar roof therefore appears consistent with both the probable historical material of the house and with roofing traditions common to the era in which it was constructed.

Table of Contents

1. EPDM Roof Documentation

Aerial and ground-level photographs showing the location of the EPDM roofing.

2. 1950 Aerial Photography Analysis - Cedar Shake Roof

Historic aerial photograph showing the subject property with a roof that is lighter in tone than surrounding roofs.

3. Roofing Expert Letter – Local Franklin Contractor

Professional opinion from an experienced local roofer stating that cedar shakes were likely installed on the home at some point in its history based on the evidence observed.

4. Roofing Expert Letter – Historical Roofing Consistency

Independent roofing professional noting that cedar shakes would be consistent with the era of construction (1930) and the historic aerial imagery reviewed.

5. Previous Owner Statement

Letter from a prior owner recalling that the owner from whom he purchased the property recalled the house having a cedar roof earlier in its history.

6. Historical Context for Cedar Shake Roofing

Articles, advertisements, and documentation showing that cedar shake roofing was commonly used during the decades immediately following the home's construction.

7. Archival Photographs of Cedar Shake Roofing in Franklin

Review of available historic photographs, including searches of the Williamson County Archives and Rick Warwick's collection of more than 22,000 images.

8. History and Purpose of Architectural and Luxury Designer Asphalt Shingles

Literature and documentation discussing the products that are currently being used in the Historic Overlay to emulate the appearance of cedar shake and slate roofs.

9. Current Cedar Roofs within the Historic Overlay

Photographic examples of homes within Franklin's Historic Overlay that currently have cedar shake roofs.

10. Renovated Tudor Homes with Cedar Shake Roofing

Photographic examples of renovated historic tudor homes with Cedar Shake roofs.

EPDM Roofing Location



EPDM Roofing Location



EPDM Roofing Location

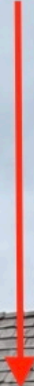


Exhibit A - 1950 Aerial Roof Comparison – Subject Property and Neighboring Homes



1950 aerial photograph of the neighborhood. The roof of the subject property appears noticeably lighter in tone than surrounding roofs. During this period, asphalt shingles typically appeared darker in aerial photography due to their tar and mineral composition, while weathered cedar shake roofs often appeared lighter due to their reflectivity.

Zoom A – Subject Property Roof



Zoom B – Neighboring Roofs



From: Paul Anderson paul.qualityrrc@yahoo.com 
Subject: Cedar Shake Roof -121 Myles Manor Ct. Franklin, TN. 37064
Date: March 4, 2026 at 9:20 AM
To: scottcash@gmail.com



Good morning Scott,

It was a pleasure meeting with you yesterday. Please see my notation, and attached photo regarding your roof system below.

Based on what I saw, cedar shake shingles were very likely installed previously on this home.

Here's why:

1. Larger nail holes

- The holes appear slightly larger than what standard asphalt shingle roofing nails typically leave.
- Cedar shakes usually require longer nails (often 1¾"–2½") because the material is much thicker.

2. Irregular vertical spacing

- Cedar shakes are installed in staggered courses with more vertical exposure variation.
- The holes don't appear in tight, evenly spaced horizontal lines like you'd typically see with 3-tab or architectural asphalt shingles.

3. Fewer nail lines per exposure

- Asphalt shingles create very consistent nail rows every ~5–6 inches vertically.
- Cedar shakes usually have nails placed higher up on each shake and less uniformly aligned across the deck

4. Board decking visible

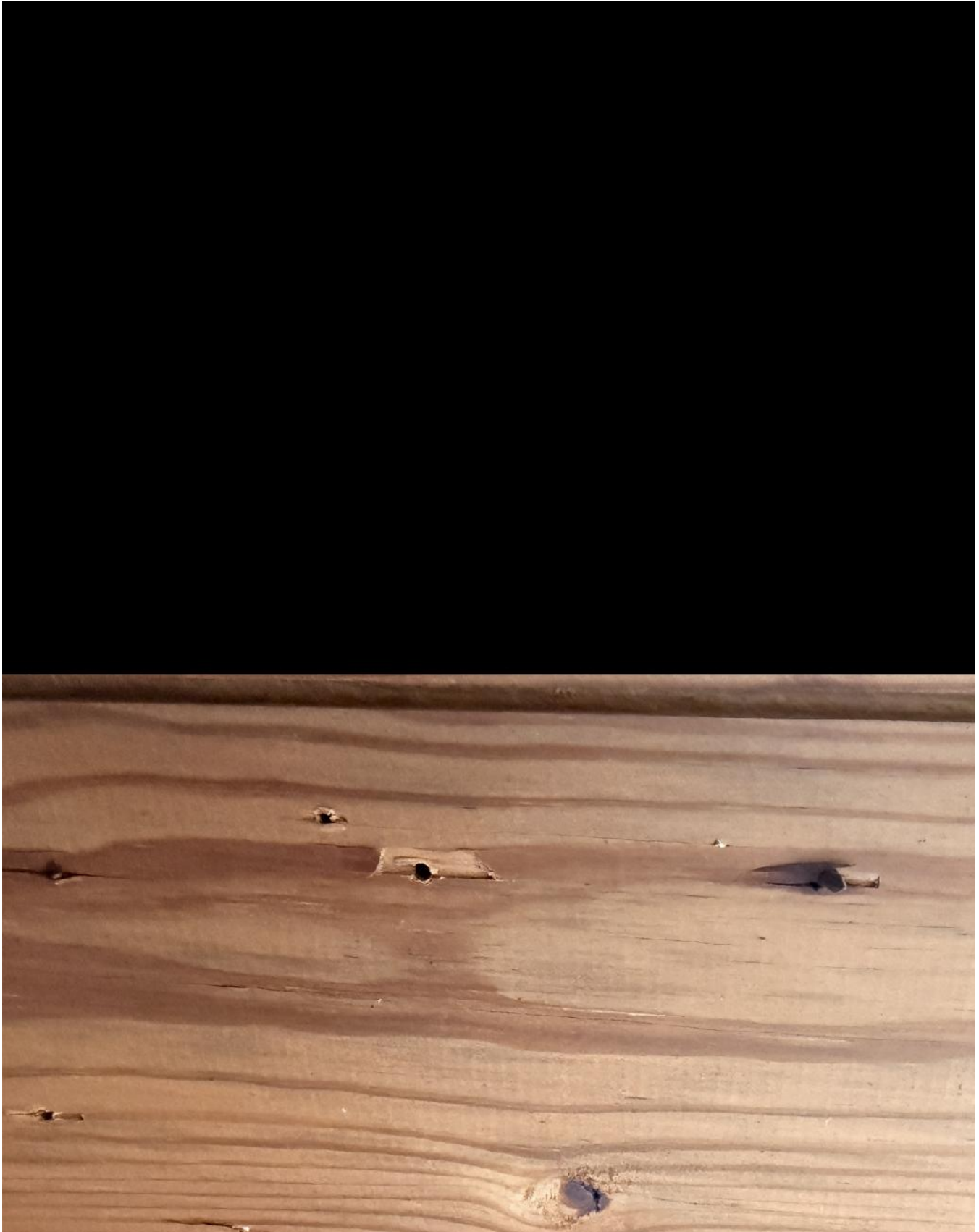
- This is plank decking (not plywood/OSB).
- Cedar shake roofs were commonly installed over spaced or solid board decking like this.

Best regards,

Paul Anderson
Senior Project Manager
Quality RRC
c-615-948-5150
o- 615-604-5165
<http://www.qualityrrc.com>
paul.qualityrrc@yahoo.com

[Give us a 5 star Google Review!](#)

[5 Star YELP Review](#)







Good afternoon,

Based on a review of available historical context, regional building practices, and the architectural period of the structure, it is reasonable to conclude that a cedar roof is a plausible original or early roofing material for this single family residential home. Cedar shake roofing was commonly used during the time period when this home was constructed and was widely available and appropriate for buildings of this type and location.

There is an old photo from 1950 that shows the house at 121 Myles Manor Court. The photo is old and grainy, but it does look like the roofing material is a lighter color especially on the separate garage structure, and that the roofing material could have been a cedar shake roof. There is no physical sample of the cedar shake roofing material such as remaining material samples that would conclusively prove the roof was originally cedar. However, a cedar roof would align with historically appropriate construction methods for a residential roof in this area.

This assessment is provided to accurately reflect both the historical likelihood and the evidentiary limitations associated with the structure's roofing history.

Please feel free to contact me if additional clarification or documentation is required.

State Farm Ed Underwood Agency

115 5th Ave North
Franklin, TN 37064
615-771-0700

City of Franklin, TN

RE: 121 Myles Manor Court

To whom it may concern,

I owned the property and house at 121 Myles Manor Court for approximately 10-15 years in the mid-1990s and early 2000s. During that time, I had numerous conversations with Cheryl Wilson whose family lived there when she was growing up.

Cheryl is a native of Williamson County and is a former Williamson County Commissioner. She is active in numerous civic groups and in a lot of community activities and organizations.

In my conversations with Cheryl, I recall she mentioned the house at 121 Myles Manor Court as having a cedar shake roof as that was appropriate for that neighborhood and particularly the 121 Myles Manor Court house during the time period it was built.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ed Underwood', with a large, stylized loop at the end.

Ed Underwood

Historical Context for Cedar Shingle Roofing in Franklin, TN

Purpose

The documents within this folder reveal historical evidence supporting the use of cedar shake roofing for residential structures in Franklin and Williamson County, Tennessee, during the early to mid-20th century. The information is provided to assist historic preservation review and to demonstrate that wood-shingle roofing was a commonly used and historically appropriate material for houses constructed during this period.

1. Early 20th-Century Roofing Advertisements and Trade Publications

Supporting materials included in this packet contain advertisements, articles, and reference publications from the early to mid-20th century that document the widespread use of cedar shingles and cedar shake roofing throughout the United States. These historical materials were commonly published in building trade journals, homebuilding magazines, and regional newspapers during the period when many houses in Franklin were constructed.

These sources demonstrate that:

- Cedar shingles were widely marketed as a standard roofing material for residential construction.
- Building publications of the era frequently recommended cedar roofing for its durability, natural resistance to decay, and traditional appearance.
- Cedar shingle roofs were commonly specified for houses built in the early decades of the 20th century.

The included materials provide additional historical context showing that cedar roofing was a well-established and widely used residential roofing material during the period relevant to this review.

2. Regional Building Practices (1900–1950)

During the early 20th century, residential construction in Middle Tennessee commonly utilized frame construction with wood-based roofing materials. Cedar and other wood shingles were widely used prior to the widespread adoption of asphalt shingles following World War II.

3. Local Architectural Context

The area surrounding Myles Manor in Franklin developed from earlier rural properties and estate parcels. Historic estate houses and farmhouses throughout Middle Tennessee traditionally used either wood shingles or standing-seam metal roofing.

Summary of Findings

Historic construction practices, regional architectural context, historic aerial photography, and contemporaneous building publications and advertisements collectively indicate that wood-shingle roofing — particularly cedar shingles — was a historically appropriate roofing material for residential structures in Franklin and Williamson County during the early to mid-20th century.

The installation or restoration of cedar shake or cedar shingle roofing is therefore consistent with traditional building materials historically used in the region.

Roofing



ROOFING MATERIALS

HOW to designate incline of roof slopes correctly

WHAT roofing materials are suitable for different roof inclines

STANDARD sizes and weights of principal roofing materials

KINDS of hips, valleys, and ridges suitable for various unit roofings

EXPANSION of metal roofings of various types and how to provide for it

DIFFERENCES between asphalts, coal-tar pitch, tar and other bituminous roofing materials, and where to use each type

FLASHING details and principles of good practice

HOW to compute gutter and leader sizes from rainfall data

WHERE and how to use insulation and ventilation for comfort and economy

AMERICAN ARCHITECT
REFERENCE DATA
NO. 16, FEBRUARY, 1935



Roofing Materials

AMERICAN ARCHITECT REFERENCE DATA

NO. 16, FEBRUARY 1935

By TYLER STEWART ROGERS, Technical Editor

in collaboration with WALTER McQUADE, A.I.A.

FIVE things govern the selection of roofing materials for any specific building: pitch of the roof deck; weight of the roofing material or ability of an existing roof structure to support a light or heavy surfacing; initial and ultimate cost; protective value and durability; and, finally, appearance.

Often the first four of these factors are so self-evident that the designer's interest is immediately concentrated on the relative appearance values of several kinds of roofing of a given type. But when the roof pitch is in the intermediate area between flat and steep; when weight, initial cost, or durability are significant; and even when appearance factors such as texture, scale and details of assembly, must be worked out with care, a great deal of data normally scattered through many handbooks, manuals and catalogs must be available for study if the designer's final selection is to be well considered.

For convenient reference, roofing materials are here grouped into three broad classes: waterproof roofing suitable for flat- and low-pitched roof decks; sheet roofings used on pitched roofs; and unit roofings of shingle type which depend upon pitch for their water-shedding ability.

PITCH OF ROOF DECK

THREE methods of designating pitch or slope of roof decks are used and must be clearly understood by the designer.

(1) **Vertical Rise** in inches to each foot of horizontal run. For example—"six inches to the foot." This method is favored by carpenters because they can lay out their angles for framing the roof with an ordinary foot rule or square, and without a knowledge of trigonometry or the use of a protractor.

(2) **Angle**, measured in degrees and minutes, between the roof slope and the horizontal. Example: "a pitch of 45° 0'" which is the equivalent of a twelve inch rise to the foot. This method is favored in steel fabrication because of the common use of protractors and accurately graduated guides on machines employed in cutting and assembling steel framing. However, the vertical rise method can be quickly adapted by steel workers and therefore is of broader usefulness.

(3) **Pitch, or height in relation to span**, expressed as a fraction denoting the ratio of the total rise of the roof to its total span. Example: a roof rising 10 feet and having two equal sides spanning a total distance of 20 feet would have a " $\frac{1}{2}$ pitch or slope."

This method is impractical and confusing and should be abandoned. It does not apply to unequal slopes or to single slopes unless both the designer and the contractor understand that in such cases a theoretical total span equal to twice the horizontal projection of the slope is used in figuring the pitch.

Table 1 shows the angle and pitch designations for all roof slopes from dead flat to a rise of 20 inches to the foot. It also approximately indicates the

limits of pitch recommended for different types of roofing materials. No fixed limits of pitch exist for each type of roof, for the permissible or required slope is influenced by both climate and design.

WEIGHT OF ROOFING MATERIALS

IN designing the roof structure of new buildings the dead weight of the roofing materials must be taken into consideration, and these vary widely as indicated in Table 2. Conversely, in existing buildings which are to be re-roofed the load bearing capacity of the present structure may definitely limit the type of roofing than can be used safely. In terms of construction cost, the heavy roofing materials can be used most economically on roofs of relatively steep pitch or short span, or both; otherwise the dead weight of the surfacing will require increased depth and decreased spacing of rafters and purlins, or increased thickness and reinforcement of concrete or other masonry slabs.

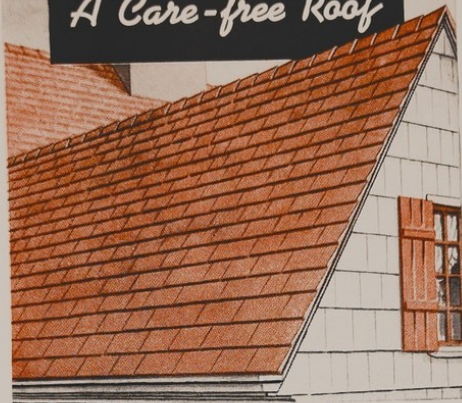
UNIT ROOFING MATERIALS

THE term "unit roofings" is here employed to designate shingles, tiles, slates, etc. which are laid as individual units and which rely upon the incline of roof and the overlap of units for shedding.

WOOD SHINGLES

ESSENTIALLY an American roofing material, wood shingles are still the predominant roofing for residences in this country. Their life varies widely according to grade of shingle, pitch of roof, exposure, climate, and subsequent maintenance. The

HOW TO BUILD *A Care-free Roof*



USE GENUINE CEDAR SHINGLES and RUST-PROOF NAILS

Good for thirty to forty years . . . no damage from hail . . . wind resistant . . . substantial because triple laid . . . architecturally correct and beautiful. As a leading realtor expressed it, "A genuine Cedar Shingle roof is a sign of prosperity."

There's comfort under a Cedar Shingle roof—frost, damp and heat cannot penetrate the highly insulated cellular cedar wood. Certigrade Cedar Shingles are perfect in manufacture and to guarantee this perfection an official inspection is carried on at the mills before the Certigrade Inspection label is permitted on the product.

When There's Need For Re-Roofing Consult Your Lumber Dealer



His responsibility as a citizen of your community is worth a lot to you. He'll arrange details. He'll explain the benefits of over-roofing right over the old shingles. Done without litter to yard, damage to shrubbery or within the house while the job is being done.

Send 10 cents for "Home Protection", a booklet you'll find infinitely useful if you contemplate building or repairing. Address Red Cedar Shingle Bureau, Seattle, Wash., or Vancouver, B. C., Canada.

FOR GUARANTEED GRADES AND QUALITY, SPECIFY—

CERTIGRADE

Red Cedar Shingles

Certigrades pass official inspection for grade and quality



Sold only by established Lumber Dealers.



THE ROOF THAT BUILT AMERICA IS THE FAVORITE TO-DAY



Native American woods have made possible some of the most charming early American architecture. This is the John Howard Payne "Home, Sweet Home", built in 1660. The original wood shingles are still on the side-walls—the new roof is covered with Certigrade Red Cedar Shingles.

These Essentials of a Good Exterior
Are Inherent in . . .

GENUINE RED CEDAR SHINGLES

Nothing devised by man equals the natural building qualities of genuine Red Cedar Shingles. Just as they gave shelter to the pioneer, his cattle and his grain, so today they furnish beauty, stability and protection for the modern home, be it cottage or mansion. Before you build, remodel or repair, note the following advantages of using genuine Red Cedar Shingles on roofs and side-walls.

PROTECTION George B. Sudworth, Dendrologist for the U. S. Forest Service, states: "The most important commercial quality of Western Red Cedar is its great durability under all sorts of exposure." Certigrade Red Cedar Shingles are light in weight but the method of laying one shingle over the other and nailing in place is accompanied by a corresponding "bridging" effect, affording maximum resistance to high winds, hail-stones and heavy snow.

APPEARANCE Red Cedar Shingles give the highest degree of beauty plus substantial appearance. The over-lapping butts and irregular lines create beautiful highlights and shadows, resulting in a penciled softness of texture not attainable with any other material and adaptable to most residential architectural designs.

INSULATION A recent issue of "Agricultural Engineering", the official publication of the American Society of Agricultural Engineers, reports a test of all types of roofing material as follows: "Wood shingles on solid sheathing gave the best performance of any of the uninsulated roofs."

SERVICE Red Cedar Shingles are impregnated with their own natural preservative oil which gives them an amazing care-free life-time service. Wood shingles are the only roofing material that actually adds to the strength of the roof. All others impose a dead load with no compensating increase in strength.



**Double-Coursed Side-Walls
For Modern Residences**

Engineering research has developed a method by which two layers of Cedar Shingles can be laid, one over the other, for building substantial side-walls—and at no greater cost than single-coursing because of laying with wider weather exposure and use of Nos. 2 and 3 grades for the under layer—providing a high degree of insulation. The attractiveness of double-coursing is due to the deeper shadow lines—giving the appearance of much more expensive material.

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Certigrades pass official inspection for grade and quality.



Sold only by established lumber dealers.



**Resist 200 Mile Wind on
Mount Washington**

An official of the Mt. Washington Railway Company writes: "The observatory buildings are shingled on the exterior sides and roof with Red Cedar Shingles. . . . The New England hurricane left the buildings at the summit unscathed despite a recorded five-minute average of 165 miles per hour of wind and an estimated gusty wind in excess of 200 miles per hour. . . . At the same time, however, we lost 2,300 feet of track trestle at an estimated loss of about \$75,000."



Buried in Snow

Paradise Inn, on Mt. Rainier, in the depth of winter—almost buried by ice and snow. Tempestuous storms batter it all winter long. Spring thaws and rain literally soak it with water and summer suns beat down upon it with blistering heat. Built twenty years ago with roof and side-walls of Red Cedar Shingles, Rainier National Park officials state: "With the exception of a few minor repairs, not one cent has been spent on its exterior." Photo by Orville Borgersen.



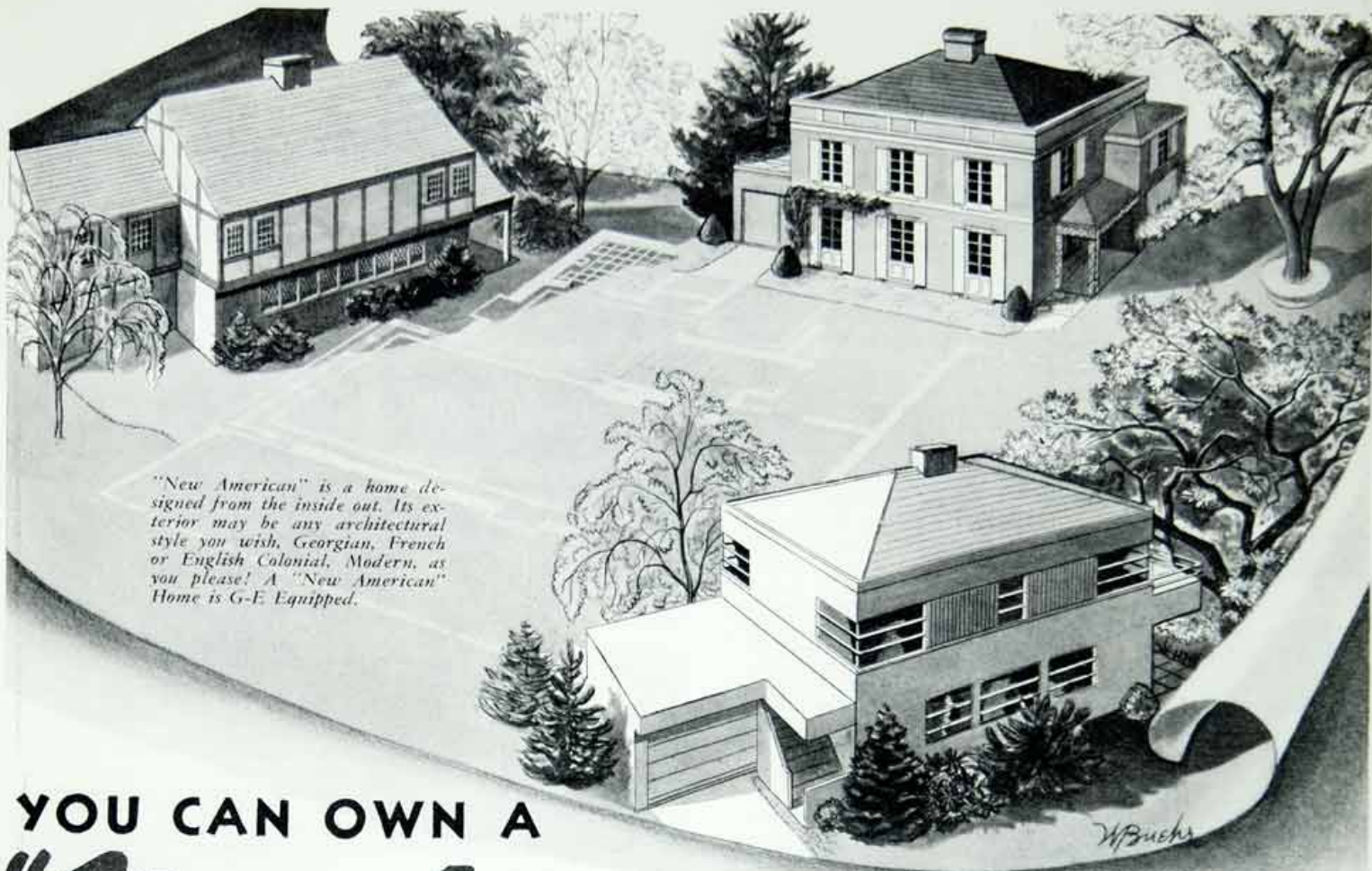
**Largest Single Loan Under
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The Wyvernwood Rental Housing Project of Los Angeles is using 44,000 squares of Certigrade Red Cedar Shingles for roofing its 143 residential apartment buildings. It is a private enterprise with a total investment in excess of \$6,000,000.00.



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This House Went to Sea**

An aerial picture of a stretch of the bay front near Westhampton, Long Island, showing one of the many substantial homes roofed and walled with Red Cedar Shingles. Though lifted from its former foundation, during the New England hurricane, the house remained intact.



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Somewhere in your neighborhood there will be a General Electric sponsored "New American" Home. Compare its cost with what you pay in yearly rent. Facts and figures prove you get more for your money when you buy and build "New American".

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INDIANA LIMESTONE COMPANY

Cedar shakes and shingles in historic and modern architecture

Cedar shakes and shingles have been a timeless roofing choice for centuries, gracing both historic and modern architectural masterpieces. The versatility and enduring appeal of cedar make it a beloved roofing material in various architectural styles. In this exploration, we will delve into the significance of cedar shakes and shingles in both historic and modern architecture.

The timeless elegance of cedar

Cedar's natural beauty and durability have made it a symbol of classic, timeless elegance in architecture. Whether used in historical homes or modern structures, cedar adds a touch of sophistication and charm. The original use of cedar shakes and shingles as a roofing product began because it was inexpensive and readily available.

While cedar logs are not as readily available as they once were, the value and charm of cedar shakes and shingles endures. Both Canadian and Pacific Northwest forests hosted countless cedar trees from which shakes and shingles of all sorts were created.

As forests began to be logged, many in the forest service would use segments, or rounds, from the stump wood to split off shakes or shingles. This process was very similar to splitting logs for firewood, the difference being that the western red cedar logs would last for an exceptionally long time.

Historic architecture

In historic architecture, cedar shakes and shingles have played a crucial role in preserving the authenticity of heritage structures. These roofing materials are often found in historical buildings and landmarks around the world.

Preserving tradition

Cedar shakes and shingles help maintain the tradition and historical accuracy of older buildings. Many [architectural](#) guidelines require their use in restoration projects. Getting the right species, cuts, and other materials correct is crucial for achieving both the correct aesthetic and correct function of the building material.

Aesthetic compatibility

The aesthetics of cedar roofing blend seamlessly with the design and style of historic homes, and can breathe new life into older homes, truly extending the life of the structure.

Longevity and durability

The durability of cedar shakes and shingles has allowed them to withstand the test of time, contributing to the preservation of historic architecture. If properly [installed](#) and prepared, they can perhaps last longer than the original materials.

Modern architecture

In modern architecture, cedar shakes and shingles are making a resurgence, thanks to their adaptability and timeless appeal. They offer innovative solutions for contemporary designs. During the mid-century building boom, the Alladdin home company would sell whole-house packages on box cars. That would include boxes of grooved siding shingles and green shingles for roofs.

Design flexibility

Cedar shakes and shingles offer design flexibility, allowing [architects](#) to explore creative roofing and siding solutions for modern structures.

Sustainability and eco-friendly design

The sustainability and eco-friendly nature of cedar align with modern architectural principles, emphasizing green building materials and practices.

Natural insulation and energy efficiency

Cedar's natural insulation properties contribute to energy-efficient building designs, an essential consideration in contemporary architecture.

Regional considerations

Cedar shakes and shingles are employed in architectural designs across various regions, each with its own climate and weather considerations.

Coastal and seaside architecture

Cedar's resistance to moisture and salt air makes it a popular choice for coastal and seaside architectural designs. Many times the old-world aesthetic of 18" cedar shingles allows roofers to achieve a timeless and consistent look and feel very quickly. Pairing shingles with 316 stainless fasteners is the best way to make sure that the shingles do not bleed.

Mountain and alpine architecture

Cedar's insulating properties and durability make it a practical choice for buildings in mountainous and alpine regions. The more rustic "cabin-like" feel can be easily achieved with hand-split shakes.

Urban and suburban settings

Cedar shakes and shingles also find their place in urban and suburban architectural settings, enhancing residential designs with natural aesthetics. Smooth, taper-sawn shakes can both allow a home to stand out within a community, while also blending in to the surroundings.

Preservation and restoration

Preservation and restoration efforts often rely on cedar shakes and shingles to maintain the authenticity of historical structures.

Heritage conservation

Cedar roofing is integral to heritage conservation, preserving the authenticity of architectural landmarks for future generations. Sometimes unique products that need to be custom cut from hand-selected logs are required. For example, 32" shakes or super jumbo 1-1/4" thick shakes on a home. Some historical commissions will allow a substitute a similar product that achieves almost identical look and feel while at a better price point and with greater consistency.

Restoration techniques

Skilled restoration techniques ensure that cedar roofing in historical structures remains true to its original design and appearance. It is important that your contractor have experience in the precise techniques (for example, rounded shingles) before your order.

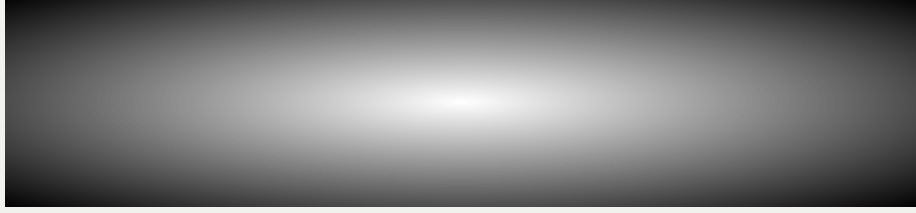
How to use cedar in modern or historic homes?

Cedar shakes and shingles have transcended time and continue to hold their place in both historic and modern architecture. Their timeless appeal, adaptability, and sustainable qualities make them a cherished roofing material. In historic architecture, cedar plays a pivotal role in preserving the past, maintaining tradition, and ensuring the longevity of heritage structures. In modern architecture, it offers design flexibility, sustainability, and eco-friendliness, aligning with the principles of contemporary architectural innovation.

The beauty of cedar shakes and shingles is not confined to a particular region or architectural style. They find their place in coastal and mountainous settings, urban and suburban landscapes, and everywhere in between. Whether you're preserving the authenticity of a historic structure or creating a modern architectural masterpiece, cedar roofing remains an enduring symbol of timeless elegance and innovative design.

< Cedar shakes and shingles: Costs and budgeting considerations

The pros and cons of using cedar shakes for roofing >



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The History of Wood Roofing

Ancient Middle Eastern Times

The use of wood began years ago, primarily in Ancient Middle Eastern times. Wood was used to build houses, ships, temples, and buildings. It was highly coveted due to it’s durability and abundance. Wood bark also has a distinct scent, the aroma was used as incense in religious ceremonies and to treat illnesses. Interestingly enough, cedar wood is mentioned over 70 times in the Old Testament of the Bible.



Golden Hall and Five-storied Pagoda of Hōryū-ji, a Buddhist temple in Ikaruga, Nara prefecture, Japan. Oct 2006 by [663highland](#)

Colonial Times

In Colonial times, wood was extremely popular in North America thanks to the abundance of land and lumber. From the architectural styles of French Colonial, Spanish Colonial and Dutch Colonial to Colonial Georgian, Mid-Atlantic Colonial, and German Colonial, wood and wood roofing was used heavily in the foundation, structure, and protection of these buildings.

[The National Park Service](#) explains:

“Because trees were plentiful from the earliest settlement days, the use of wood for all aspects of construction is not surprising. Wooden shingles were lightweight, made with simple tools, and easily installed. Wooden shingle roofs were prevalent in the Colonies, while in Europe at the same time, thatch, slate and tile were the prevalent roofing materials.”



In North America, Western Red Cedar wood was pivotal in the development of Native Cultures. It was used in the construction of structures, canoe building, plank houses, and was used in cultural and religious ceremonies. Depending on the region and traditions, local builders used the most common species of tree that was found. Wood shakes were usually split from wood that was regionally available, such as cedar, pine, redwood, Alaskan yellow cedar, eastern white cedar, oak, and cypress. While wooden shingle roofs were prevalent in the Colonies, in Europe at the time, thatch, slate and tile were the more prevalent roofing materials.

18th Century

Dating back to the 18th century, wood shingle surfaces were coated with oils to protect the wood from sun, rain and time. Linseed oil, pine pitch coating and brick dust minerals were used to protect the wood. Wood shingles were also treated with colors for decorative purposes, including gray, red, brown and gray colors. Untreated wood shingles remained light brown and gray in color, which only added to their unique natural appearance.

19th Century

In the 19th century cedar wood shakes and shingles became the primary source of roofing for public buildings and most homes. Many National Park buildings in North America were constructed of cedar with cedar shingle roofing. In the United States for example, white pine was the most used type of wood. In the Southern United States, shingles made of oak and cypress were more common, in the Western United States, redwood and cedar is popular.



Modern Times

Throughout history, the wood from cedar trees has been valued. Wood offers beautiful color, aesthetic appeal, attractive fragrance, and is resistant to insects, temperature, and humidity. Wood shakes are also appreciated for their durability and protection from hail and wind. Cedar shake roofs have the benefit of naturally resisting decay as cedar contains natural oils that prevent decay. Shake roofing is also known for it’s aesthetic aging allure – over time wood transforms from a bright warm color to a more distinguished brown or gray look. Wood shake shingles offer many advantages, their dimensional quality and warm appearance enhances your homes character and look. Because of the variations in nature’s colors, no two shake roofs are the same – all wood shakes vary in thickness, width, and grain pattern – which all contribute to the natural beauty of a structure. Wood roofing shakes are also inherently energy efficient and can be recycled into mulch and chips after use.

While wood roofing has it’s downfalls such as organic material degradation over time and being an extreme fire risk, wood roofing has never really gone out of style. Homeowners in passing generations have continued to favor the unique appearance that only wood can provide. From the Victorian era to the Colonial Revival era in the following century, one movement after another has only reaffirmed the staying power of wood and wood roofing.



Introducing a better alternative – Composite Synthetic Roofing Materials

With advancements in technology, consumers and the building industry began looking for alternatives to mimic the beautiful wood look of natural cedar shake. Not only is wood a severe fire risk for homeowners in mountain communities and high fire danger areas, but homeowners nowadays want the beautiful wood look in a low maintenance material that is fire resistant. In comes **CeDUR**. CeDUR is an extremely lightweight, fire resistant synthetic composite roofing material that mimics the beautiful wood look of 3/4” inch heavy hand split cedar shakes.

Want to learn more about CeDUR?

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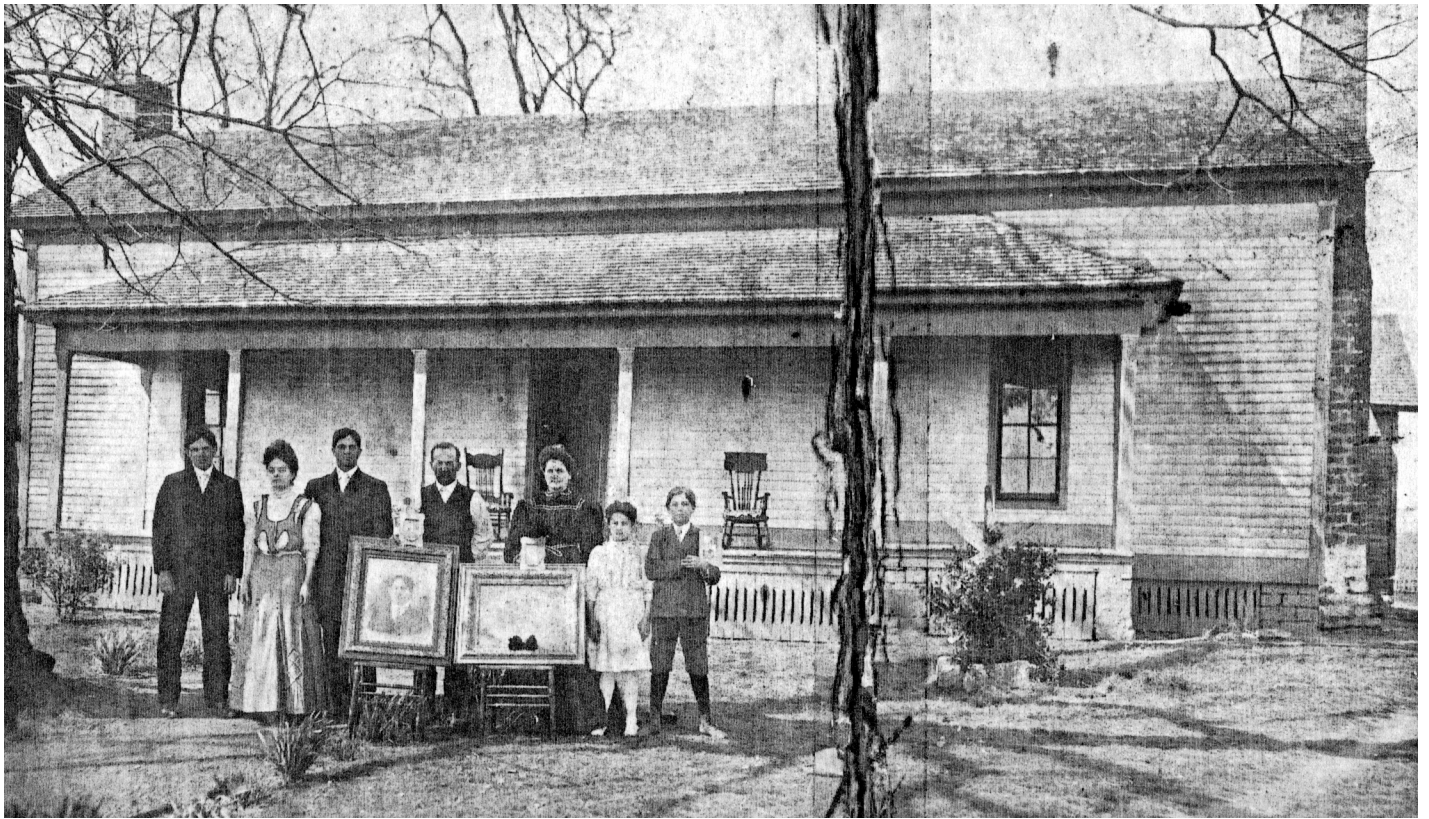


Archival Photographs of Cedar Shake Roofing in Franklin

Several early– to mid–20th century photographs of historic residential properties in Franklin and the surrounding Williamson County area provide visual evidence that cedar shake and wood shingle roofs were historically present in the community.

These photographs illustrate that cedar roofing was not unusual for houses of similar age and architectural character to the subject property. The presence of wood shake roofs on such homes supports the conclusion that cedar roofing was historically compatible with residential construction in Franklin.









From left: Bea Carr Ballow, Nannie Rillings, Virginia Armstrong Ballow outside an old house in Sawyer Bend off Sneed Road in the early 1930s. (Submitted by Myrtle Ballow.)



History and Purpose of Luxury Architectural Shingles

Architectural (dimensional or laminated) asphalt shingles were developed to replicate the visual character of traditional roofing materials such as cedar shakes and slate. Unlike earlier historic three-tab shingles that were original to homes in the Historic Overlay, modern architectural shingles use multiple laminated layers and varied tab shapes to create irregular patterns, deeper profiles, and pronounced shadow lines across the roof surface. This layered construction produces a more dimensional appearance that mimics the texture, depth, and visual variation found in natural wood and stone roofing materials. As a result, architectural shingles were intentionally designed to capture the aesthetic richness of historic roofing materials while offering the lighter weight, lower maintenance, and lower cost associated with modern asphalt roofing systems.

While architectural shingles were introduced in the 1970s, they did not become widely used until the 1990s and early 2000s, as manufacturing improvements made them more durable and affordable. The widespread adoption of luxury “designer” shingles followed even later. Products such as Certainteed’s luxury lines (Belmont, Grand Manor, Carriage House, and Presidential) were specifically designed to imitate wood shingles and slate. These products, despite being relatively modern inventions, have been approved and installed within the Historic Overlay in recent years. Their acceptance underscores that contemporary asphalt products designed to imitate historic roofing materials are often considered appropriate, even as the appropriateness of the natural materials they seek to replicate is in question for the current property. We submit that the historic materials from which frequently-used modern products are derived should likewise be considered appropriate for this home particularly in light of the historical evidence and research provided regarding the property.

Please reference attached literature from major roofing brands and roofers regarding the history and purpose of architectural shingles.



Shingles



Underlayment



Ventilation



System & Warranty



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The Life



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What Are Architectural Shingles?

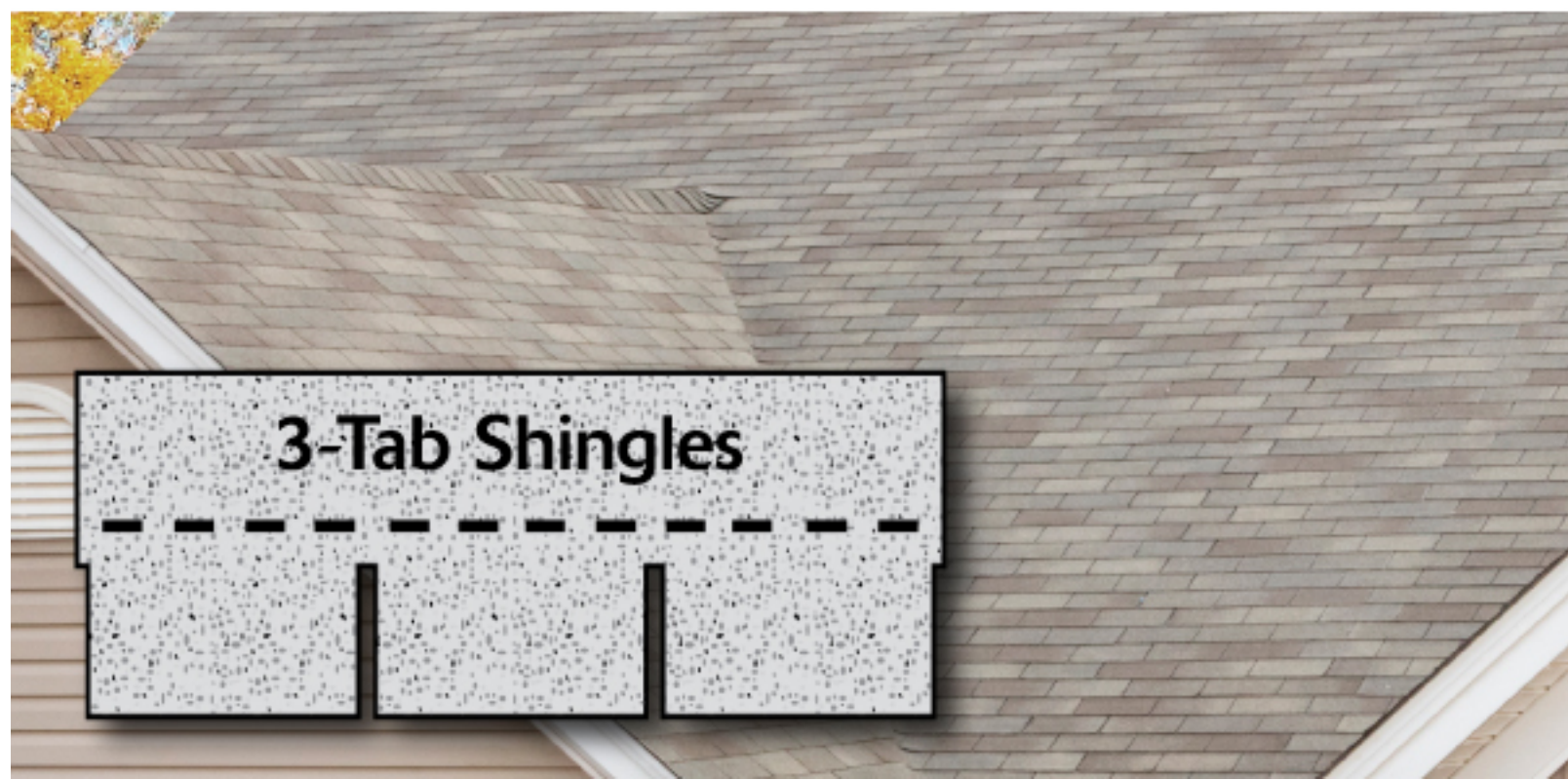
By: Atlas Roofing



From the Experts at Atlas Roofing

Jump to Section

[What is an Architectural Shingle](#) | [History](#) | [Characteristics](#) | [Benefits](#) | [Installation](#) | [Caring for Your Shingles](#) | [Choosing the Right Shingle](#)



Selecting the right roofing material is a crucial decision for any homeowner, impacting not only the aesthetic appeal of your home but also its long-term protection, value and environmental impact. The architectural shingle stands out as an exceptional choice, offering a perfect blend of elegance and resilience.

Renowned for their layered design and superior durability, [architectural shingles](#) aren't just a roofing option; they're a smart investment in your home's future.

What is an Architectural Shingle?

Architectural shingles, also known as dimensional, laminated or composite shingles, set the gold standard in roofing. Their distinctive, multidimensional texture, rich visual depth and wide palette of colors bring a unique character and sophistication to your roof. Unlike the more uniform appearance of traditional 3-tab asphalt shingles, architectural shingles offer a pronounced, varied design, closely mimicking the natural beauty of slate or wooden shakes.

Constructed from multiple asphalt layers and fortified with a solid fiberglass base, these shingles excel in durability and longevity, marking a new era of roofing solutions tailored for homeowners seeking both aesthetics and performance.

Historical Background of Architectural Shingles

Architectural shingles were introduced roughly around the 1970s and '80s, revolutionizing residential roofing by offering a blend of aesthetic appeal, functional robustness and extended warranty options. Initially crafted to mimic the high-end look of genuine slate or cedar shakes without excessive weight and maintenance, these shingles have continually evolved.

Today, they embody the perfect fusion of tradition and innovation, meeting the evolving needs of homeowners and redefining contemporary roofing standards with their unique blend of style, durability and sustainable design.

Characteristics of Architectural Shingles



Durability and Longevity

Architectural asphalt shingles stand as a hallmark of durability and are expertly engineered. Their layered construction, utilizing premium materials, forms a formidable defense against the elements, ensuring longevity that far surpasses traditional shingles. This dependable roofing system instills confidence in homeowners, promising a lasting solution with minimal maintenance and reinforcing the value of their home investment.

Aesthetic Appeal

Architectural shingles excel in aesthetic versatility. With an extensive selection of designs, colors and styles, these shingles can emulate the natural allure of slate or wood shake, offering an elegant appearance without the high costs and maintenance demands typically associated.

Atlas architectural shingles have the added benefit of [3M™ Scotchgard™ Protector](#), a brand homeowners know and trust, that helps prevent the occurrence of black streaks caused by blue-green algae.

Weather Resistance

Engineered for resilience, architectural shingles offer superior defense against nature's unpredictability. Their build ensures resistance to wind uplift, while their steadfast construction safeguards against water intrusion, offering dependable protection against rain, hail and other severe weather conditions.

Benefits of Using Architectural Shingles

Enhanced Curb Appeal

Significantly enhance your property's market value with the visual appeal of an architectural shingle. Their dimensional appearance adds depth and elegance to your roof, making them a popular choice among homeowners aiming to refine their property's aesthetics.

Cost-Effectiveness

The cost of architectural laminate shingles varies considerably depending on performance needs. Despite a cost that may be higher than standard options, the long-term benefits — including durability and minimal maintenance — result in considerable savings, marking them as an economical and strategic option for cost-conscious homeowners.

Energy Efficiency

Beyond their visual and structural merits, some architectural shingles — like [Pinnacle® Sun](#) — contribute to your home's energy efficiency. The composition of these reflective, cool-colored shingles aids in stabilizing indoor temperatures, easing the load on heating and cooling systems and fostering overall energy conservation.

Installation Process of Architectural Shingles

The key to unlocking the durability and lifespan of architectural shingles lies in expert installation. This meticulous process encompasses roof deck preparation, applying underlayment and accurately arranging the shingles. Opting for professional installation ensures a precise fit and adherence to warranty stipulations, safeguarding what matters most — your family and home.

Maintenance and Care for Architectural Shingles

Maintaining architectural shingles is key to preserving their longevity and efficacy. Regular inspections, cleaning debris and timely repairs are essential. A proactive approach to maintenance not only prolongs your roof's life but also secures your home against potential damage.

Choosing the Right Architectural Shingles for Your Home

Selecting the ideal architectural shingles requires consideration of various factors, including your home's geographic location, architectural style and personal design preferences. [Engaging with a roofing expert](#) can offer invaluable insights, ensuring your choice harmonizes with your needs and augments your property's charm.

Are you ready to redefine your roof? Reach out to our team of experts today to explore your options and discover the ideal solution for your roofing needs. Allow us to enhance your home's aesthetics and fortify its protection, ensuring peace of mind for years.

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5 Advantages of Asphalt Shingles

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What are Architectural Roofing Shingles?

Thirty years ago a generation of products redefined roofing design, and they continue to inspire today.

In the 1980s, enhancements to the dimensional shingle resulted in a new generation of high-quality asphalt roofing products with distinctive, often dramatic, appearances. With these advancements came a new name: architectural roofing shingles. Also known as laminated or dimensional shingles, architectural roofing shingles are among the highest quality roofing products made.

Traditionally, they are composed of a heavy fiberglass mat base and ceramic-coated mineral granules that are tightly embedded in carefully refined, water-resistant asphalt.

Architectural Shingles - Cedar Shakes: Some of the most attractive architectural roofing shingles simulate cedar wood shakes (such as CertainTeed's [Presidential Shake®](#) shingles). These shingles are quite thick with random slots similar to real shakes.

Architectural Shingles - Slate: Another unique architectural shingle design imitates the look of slate (such as CertainTeed's [Belmont®](#), [Grand Manor®](#) and [Carriage House®](#) shingles) without the weight issues that normally accompany those materials. These architectural roofing shingles do not require any additional roof support as slate would.

The products' random colors and textures better accent the steep roof planes, turrets, and gable features of roofs. Many product lines offer hip and ridge accessory shingles (such as CertainTeed's [Cedar Crest®](#), [Shadow Ridge®](#) and [Mountain Ridge®](#)) that highlight a roof's many sections and complement the shingle.



Products featured in this project

Residential Roofing

Belmont®

Residential Roofing

Grand Manor®

Residential Roofing

Presidential® Shake®

- Tags:** [Project](#) [Residential Roofing](#) [For Homeowners](#) [For Contractors](#) [For Builders](#) [Residential](#) [Exterior](#) [Single-family](#) [Luxury](#)

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RESIDENTIAL ROOFING

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Whether you're just starting a new project or are already in the swing of things, our customer experience team is here to help!

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Current Cedar Roofs within the Historic Overlay















Renovated Tudor Cottage Homes with Cedar Shake Roofing







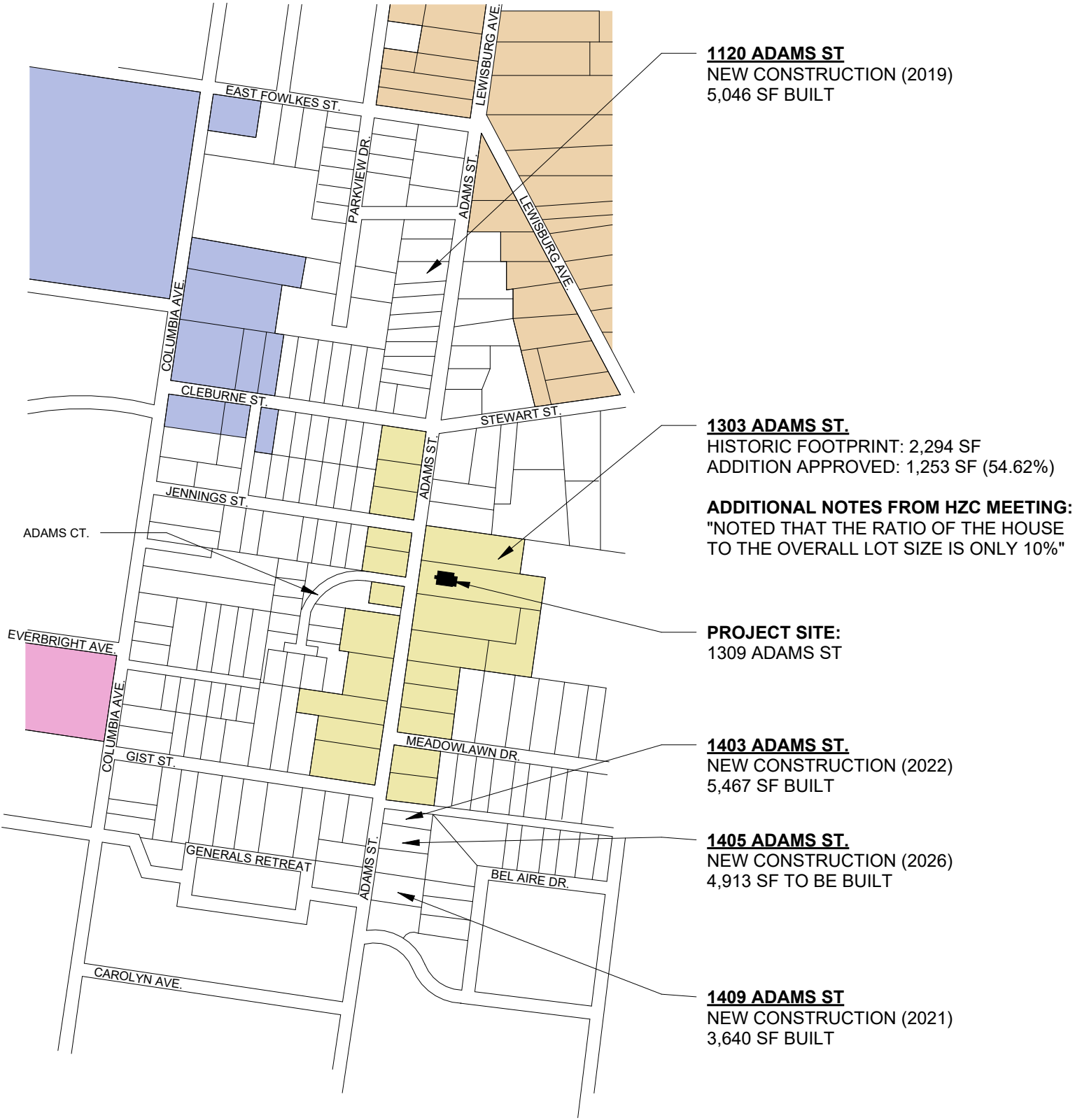
HISTORIC DISTRICT LEGEND:

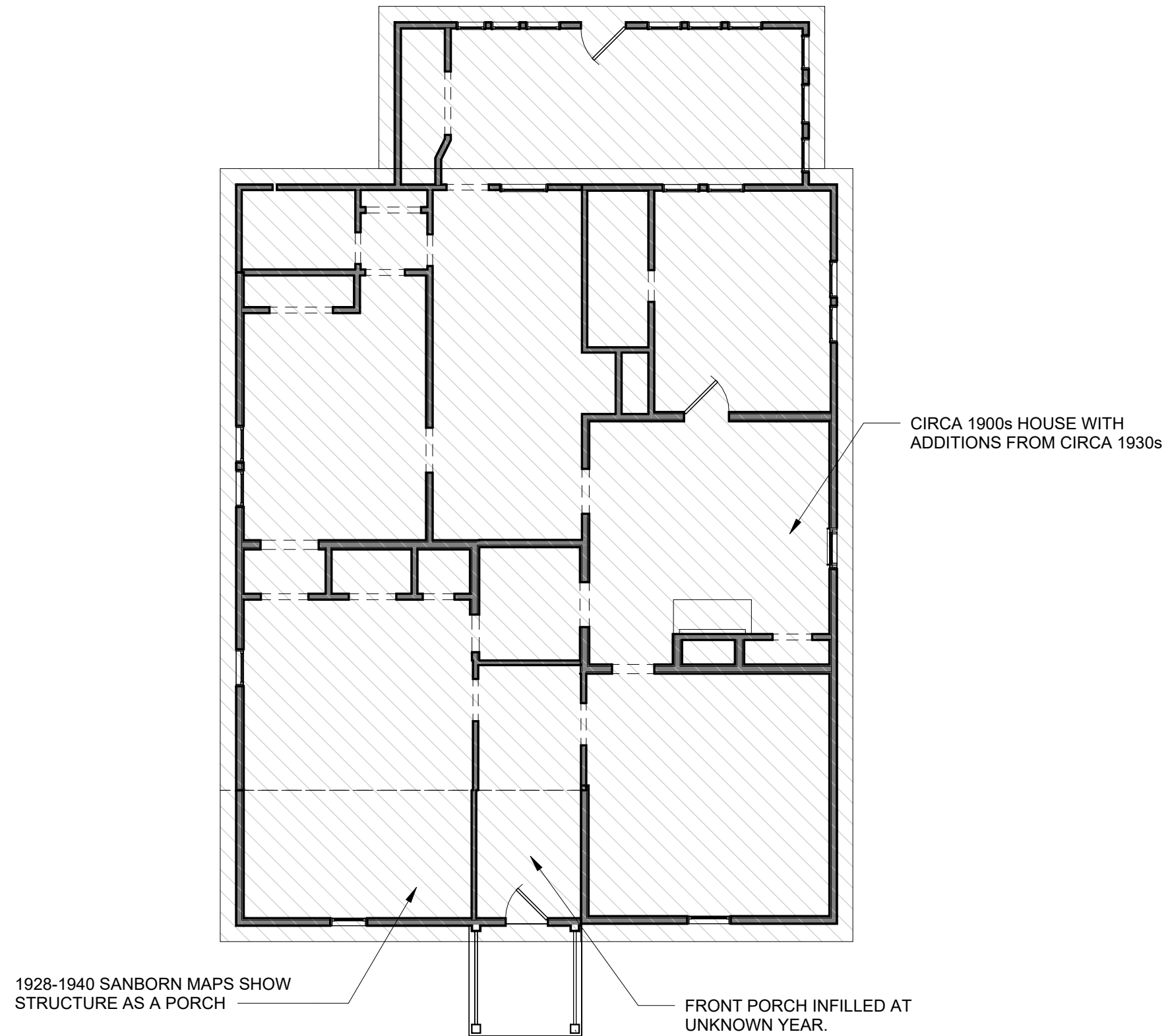
ADAMS STREET

EVERBRIGHT AVE

LEWISBURG AVE

LOCAL LANDMARKS





EXISTING EXTERIOR

- VINYL SIDING
- METAL AND VINYL SHUTTERS
- HISTORIC WOOD WINDOWS REMAIN
- EXPOSED RAFTER TAILS AT GABLE
- NEWER AGED ROOF WITH PLYWOOD SUBSTRATE
- CMU AND RUBBLE STONE FOUNDATION WITHOUT MORTAR AND BEARING ON DIRT.
- NEW 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.

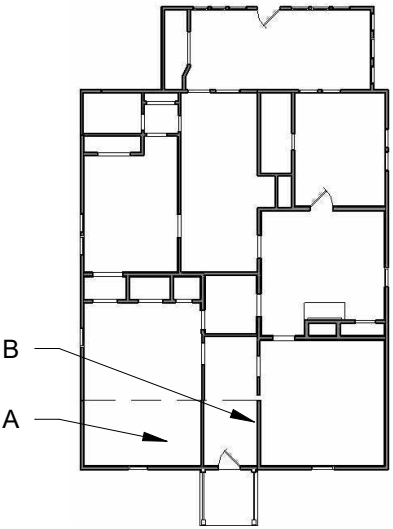


B. EXPOSED RAFTER TAILS FROM FRONT GABLE SEEN INSIDE OF FRONT ROOM CEILING. THIS INDICATES THAT THE PORCH ROOF SLOPE WOULD HAVE BEEN LOWER THAN THESE RAFTER TAILS AND THESE WOULD HAVE BEEN SEEN FROM THE FRONT OF THE HOUSE.

THE FRAMING ELEMENTS THROUGHOUT THE HOUSE VARY IN SIZE AND APPEARANCE. INDICATIVE OF WHEN THE ITEMS WERE MOTIFIED.

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 FRAMING AT LOCATIONS THROUGHOUT. JOISTS ARE NOT LEVEL AND THERE IS DEFLECTION AMONG JOIST. NO HANGERS OR PROPER FASTENERS.



B. HISTORIC RIM BOARD IS DETERIORATED BY TERMITE DAMAGE.



C. NEW FRAMING AT INTERIOR LOCATIONS. SISTERD ALONG JOISTS WITH GAPS AND NO FASTENERS.



D. HISTORIC JOISTS HAVE COLLAPSED INTO CRAWL SPACE DUE TO TERMITE DAMAGE.



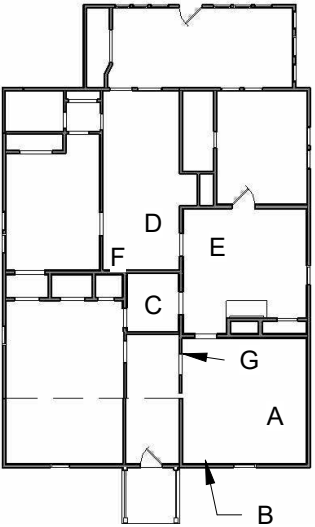
E. CLOSE UP OF TERMITE DAMAGE



F. TERMITE DAMAGE IN BOTH THE FLOOR JOISTS AND VERTICAL FRAMING



G. TERMITE DAMAGE AT APPROX 5' ABOVE FLOOR



EXISTING FOUNDATION



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



B. MIX OF STONE AND CMU, NOT GROUTED. BEARING ON DIRT



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



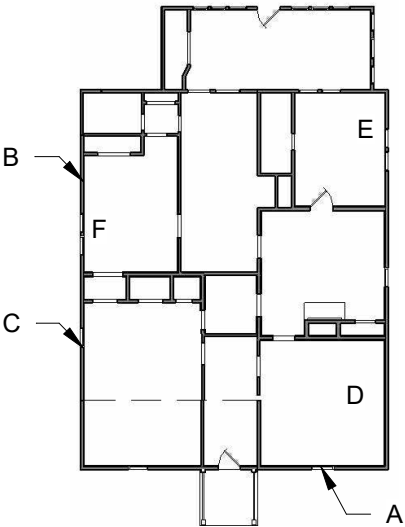
D. CMU SUPPORTS UNDER "NEW" FRAMING. BEARING ON DIRT.



E. DAYLIGHT CAN BE SEEN AT MANY LOCATIONS.



F. CMU FOUNDATION. NOT GROUTED. BEARING ON DIRT.



EXISTING EXTERIOR



A. EXTERIOR FRAMING BOWS



B. EXTERIOR FRAMING BOWS



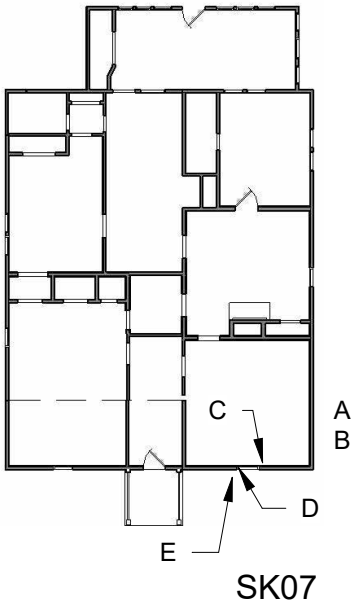
D. THE SILL IS MISSING FROM THE FRONT WINDOW. THE WALL STUDS AND FOUNDATION IS VISIBLE THROUGH THIS HOLE.



C. WHILE DIFFICULT TO SEE IN PHOTOGRAPHS, THE FRONT GABLE HAS BEEN REPAIRED WITH NEW STUDS AND PLYWOOD SHEATHING BENEATH THE VINYL SIDING. ALSO VISIBLE FROM THIS HOLE SHOWS THE ROOF UNDERLAYMENT TO BE PLYWOOD AND NOT OF HISTORIC MATERIALS.



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. ALL HISTORIC SIDING MATERIAL HAS BEEN PREVIOUSLY REMOVED FROM THE FRONT GALBE FACADE AND REPLACED WITH PLYWOOD AND VINYL SIDING



HENDRIX RESIDENCE

1309 ADAMS STREET
FRANKLIN, TENNESSEE 37064

2026.03.07 // DESIGN REVIEW

ARCHITECTURE SHEET LIST

G001	COVER SHEET
SP100	SITE PLAN
D101	DEMO PLAN
A100	FOUNDATION PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A104	ROOF PLAN & ROOF DETAILS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	3D PERSPECTIVES

CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DESIGN
REVIEW

DEMO & RECONSTRUCTION

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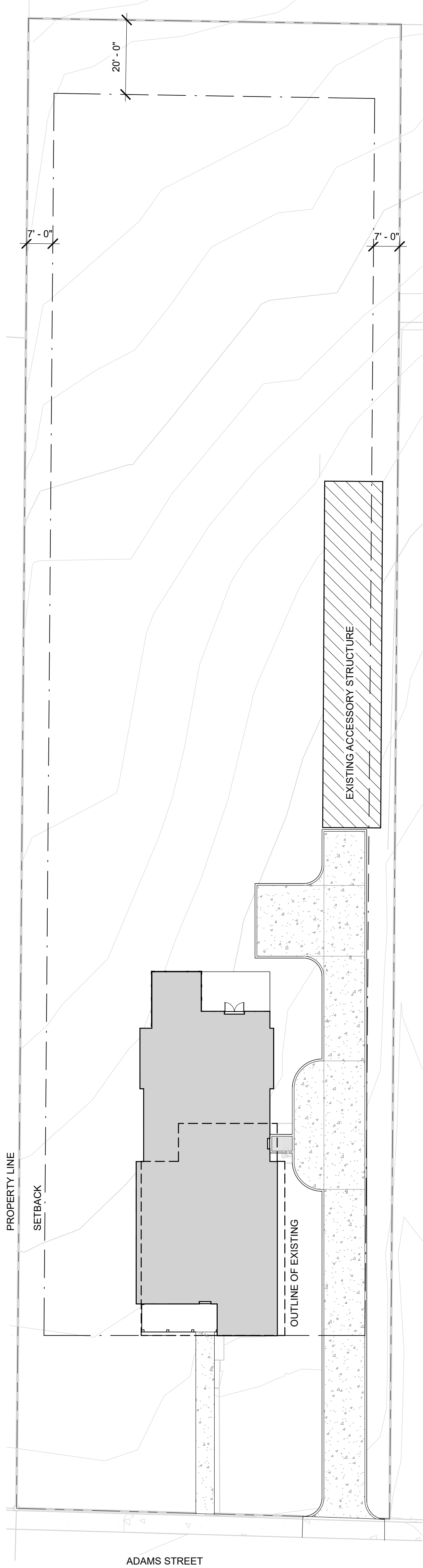
MAIN RESIDENCE

2026.03.07

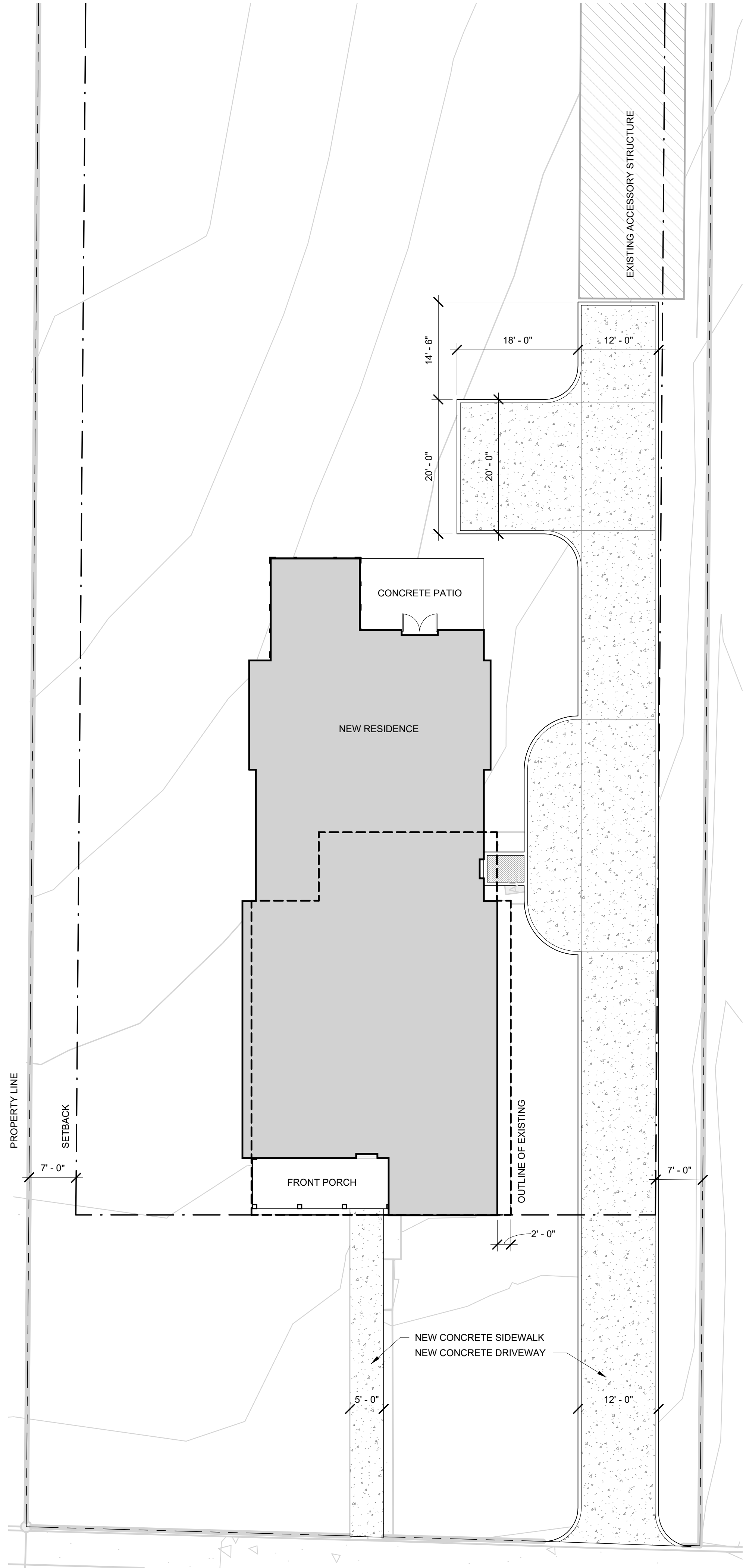
250904

COVER SHEET

G001



② SITE PLAN - KEY
1" = 20'-0"



① SITE PLAN
3/32" = 1'-0"

GENERAL NOTES

1. SEE G002 FOR ZONING AND CODE ANALYSIS
2. EAVES, GUTTERS OR DOWNSPOUTS, SHALL NOT PROJECT INTO OR OVER REQUIRED YARD SETBACK NOT MORE THAN 24" PER METRO ZONING CHAPTER 17.12.040. SEE SITE PLAN FOR EAVE ENCROACHMENT.
3. CHIMNEYS SHALL NOT PROJECT MORE THAN THREE FEET INTO REQUIRED SETBACK PER METRO ZONING CHAPTER 17.12.040.
4. GRADING PLAN SHOWN FOR DESIGN INTENT ONLY. COORDINATE GRADING PLAN, SITE WALLS, DRAINAGE DESIGN, ETC WITH CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

SITE ANALYSIS

ZONING: R4 - RESIDENTIAL

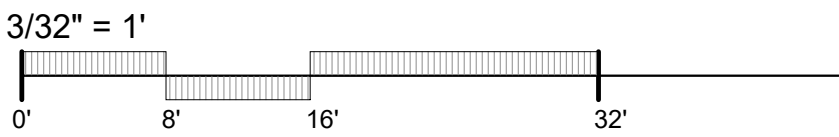
LOT SIZE: 40,135 SF (0.92 ACRES)

LOT COVERAGE
PROPOSED PRIMARY: 3,111 SF
EXISTING ACCESSORY: 1,450 SF
PORCH & PATIO: 350 SF
NEW DRIVE & WALK: 3,130 SF
TOTAL LOT COVERAGE: 8,041 SF

LANDSCAPE SURFACE AREA
8,041 SF / 40,135 SF = 0.20 (20% IMPERVIOUS)

PROPOSED LANDSCAPE SURFACE AREA: 80%
MINIMUM LSA: 40%

GRAPHIC SCALES



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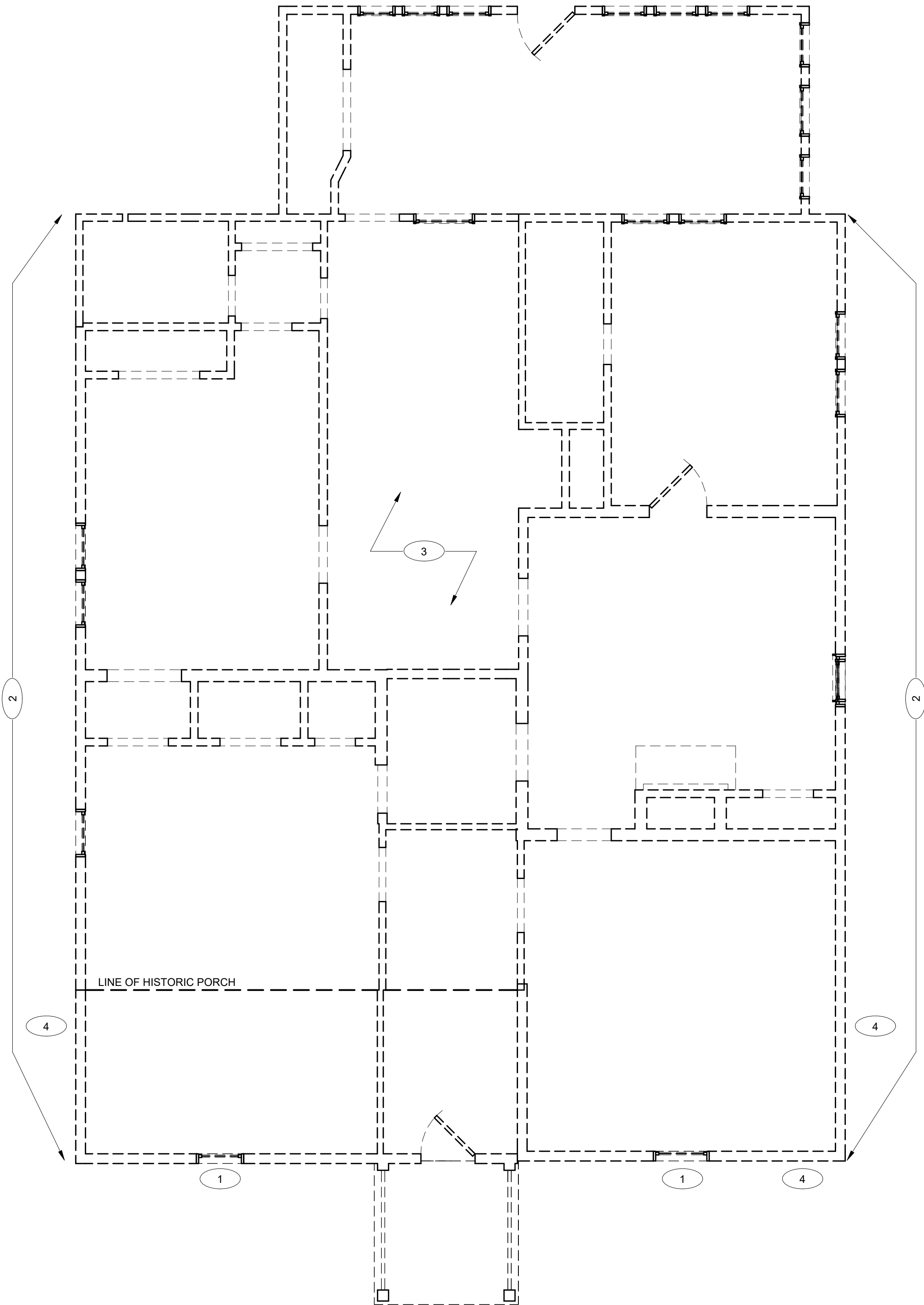
MAIN RESIDENCE

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SITE PLAN

SP100



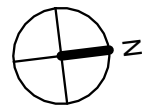
1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION NOTES

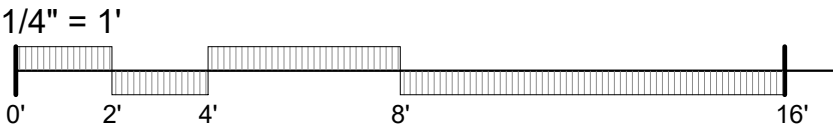
1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING, BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. EXERCISE CARE IN PROTECTING FINISHES AND FIXTURES TO REMAIN. THE COST TO REPAIR OR REPLACE DAMAGED FIXTURES AND FINISHES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. REPAIR ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC. TO SATISFACTION OF OWNER PRIOR TO INSTALLATION. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED, TO BE APPROVED BY OWNER.
4. VERIFY THAT ALL STRUCTURAL ALTERATIONS ARE PROPERLY SUPPORTED AND SHORED DURING REMOVAL AND CONSTRUCTION. CONTACT THE OWNER PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. PROCURE ENGINEERING SERVICES FOR SUPPORT OF EXISTING STRUCTURE WHERE LOAD BEARING WALL IS REMOVED.

DEMOLITION KEYNOTES

- 1 REMOVE AND PROTECT EXISTING WINDOW FOR REUSE
- 2 EVALUATE CONDITION OF HISTORIC WOOD LAP SIDING, SALVAGE AND PROTECT SIDING, IF FEASIBLE, FOR POTENTIAL REUSE ON THE FRONT ELEVATION
- 3 DEMOLISH EXISTING STRUCTURE - SALVAGE HISTORIC TIMBERS FOR POSSIBLE REUSE
- 4 SALVAGE AND PROTECT EXISTING STONE FOUNDATION FOR POTENTIAL REUSE



GRAPHIC SCALES



CHISEL

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REVIEW

DEMO & RECONSTRUCTION

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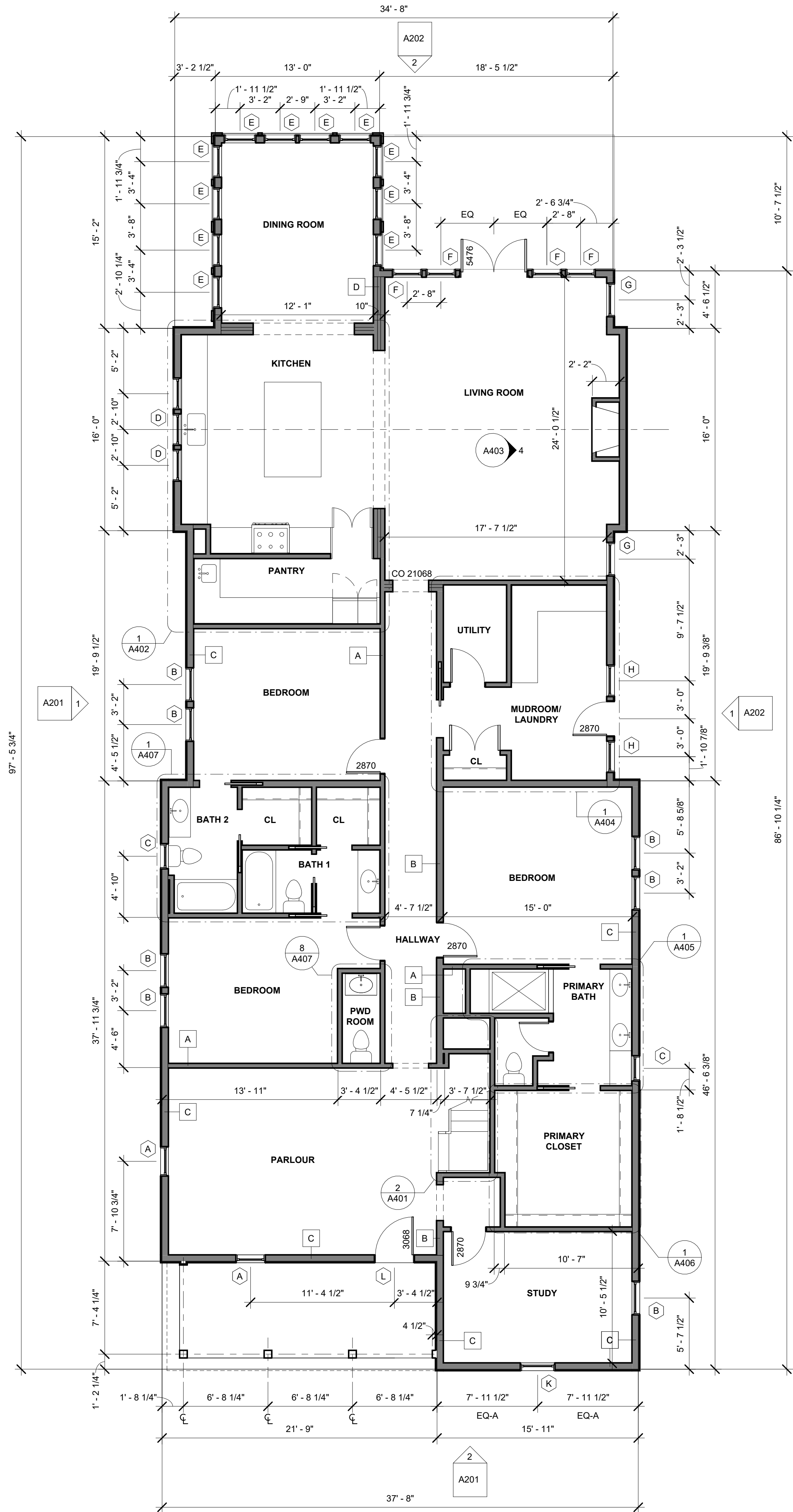
MAIN RESIDENCE

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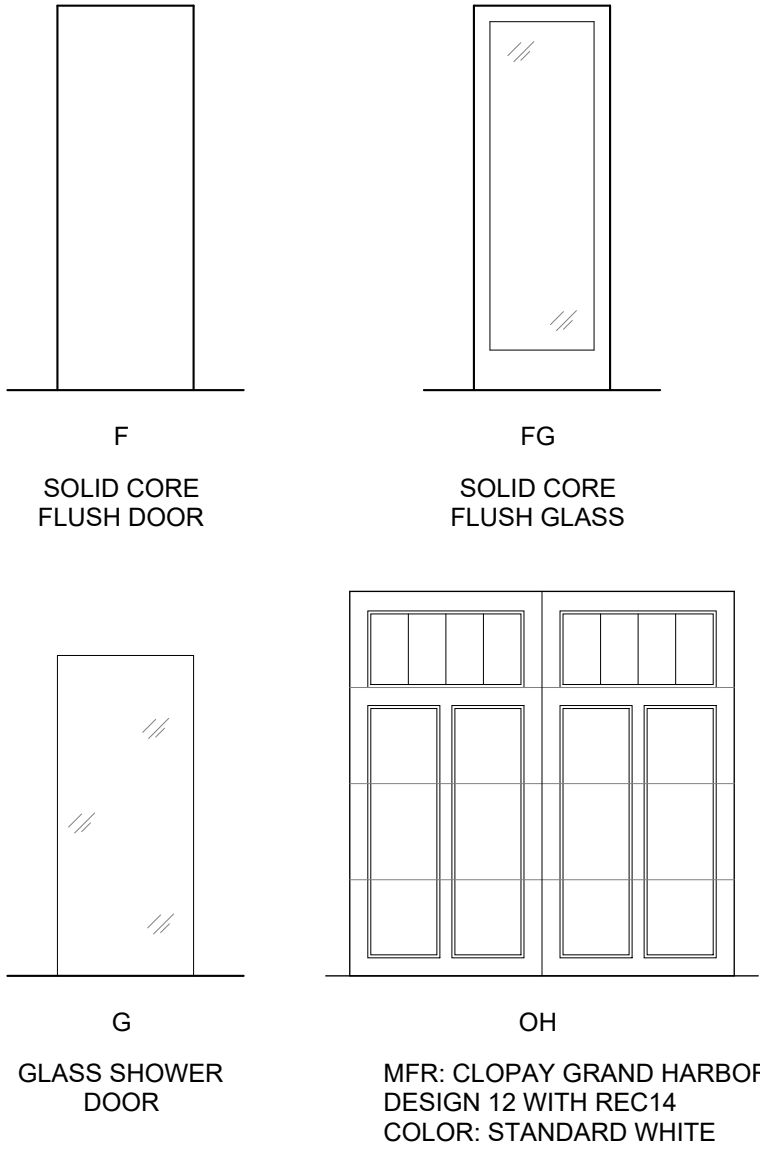
DEMO PLAN

D101

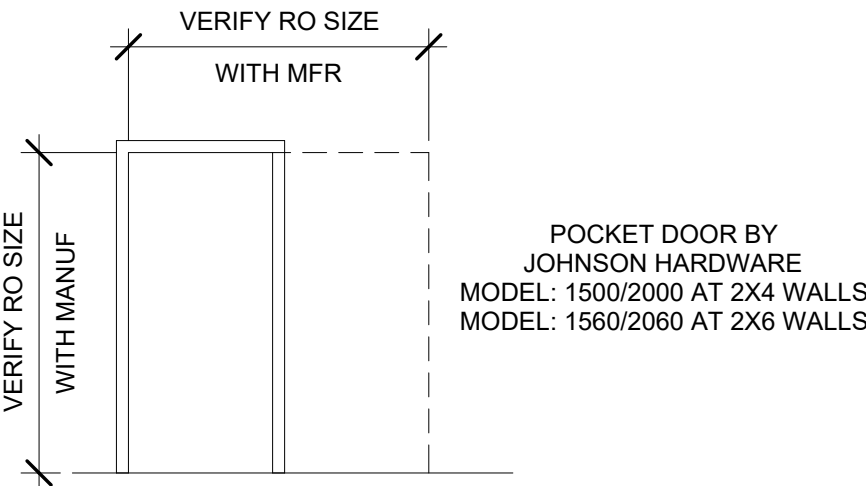


1 FLOOR PLAN // FIRST FLOOR
3/16" = 1'-0"

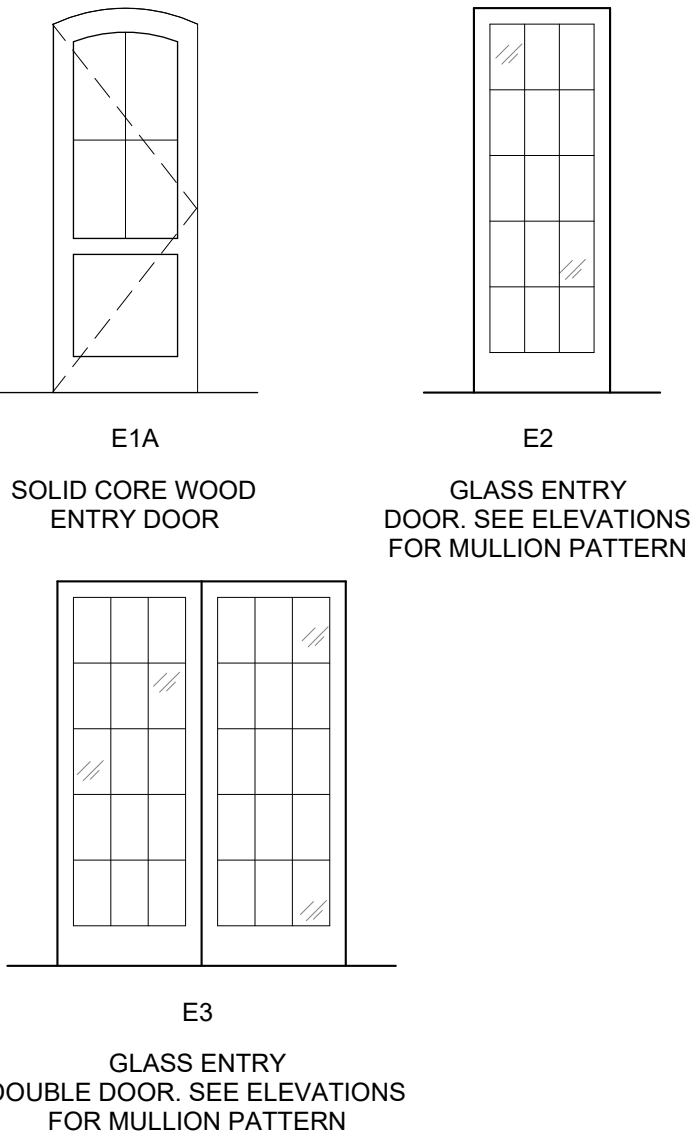
DOOR TYPES



FRAME TYPES



EXTERIOR DOOR TYPES



WINDOW NOTES

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 4"	7' - 0"	<varies>	EXISTING
B	2' - 8"	6' - 0"	1' - 6"	
C	2' - 0"	4' - 0"	3' - 6"	
D	2' - 6"	5' - 4"	3' - 2"	
E	2' - 6"	6' - 0"	1' - 6"	
F	2' - 4"	6' - 0"	1' - 6"	
G	2' - 8"	6' - 0"	1' - 6"	
H	2' - 6"	5' - 0"	2' - 1"	
J	2' - 4"	4' - 0"	3' - 0"	
K	2' - 9"	7' - 0"	1' - 4"	EXISTING
L	3' - 2"	1' - 6"	7' - 0"	

- MFR BASIS OF DESIGN: MARVIN ULTIMATE WOOD
- EXTERIOR FINISH: PAINTED WOOD
- INTERIOR FINISH: PAINTED WOOD
- HARDWARE FINISH: MATTE BLACK
- WINDOW MUNTIN PROFILE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDL). SEE ELEVATIONS FOR PATTERN.
- SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.

FLOOR PLAN LEGEND

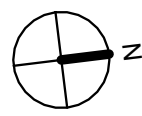
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- WALL TYPE - SEE G002
- FIXTURE KEYNOTE
- BRICK EXTERIOR - SEE ELEV SHEETS
- STONE EXTERIOR - SEE ELEV SHEETS

GENERAL NOTES

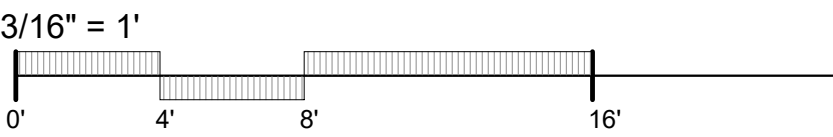
- PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
- VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
- PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK
- ALL DIMENSIONS ARE SHOWN TO THE FACE OF STUD, UNLESS NOTED OTHERWISE
- MECHANICAL, ELECTRICAL, AND STRUCTURAL DESIGN SERVICES AND ANALYSIS TO BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS.
- PROVIDE IN WALL WOOD BLOCKING AT TOILET ACCESSORY LOCATIONS.
- DOORS ARE LOCATED 6" FROM NEAREST WALL CORNER UNO.
- PROVIDE CRACK SUPPRESSION SYSTEM UNDER TILE FLOOR.
- PROVIDE CEMENT BOARD IN LIEU OF GWB AT ALL WET LOCATIONS.

FLOOR PLAN KEYNOTES

- PROVIDE FLOOR TO CEILING SHELVES
- ARCH CASED OPENING. SEE ELEVATIONS FOR TYPICAL DETAILS.
- PROVIDE CLOSET ROD WITH SHELF ABOVE
- PROVIDE DOUBLE HANG CLOSET RODS
- INSTALL DOUBLE STUD TYPE A WALL
- SHOWER SEAT. SEE ELEVATION.
- SHOWER NICHE. SEE ELEVATION.
- BUILT-IN SHELVING. SEE ELEVATION.
- HVAC RETURN
- WOOD AND METAL RAILINGS. SEE ELEVATION.
- PROVIDE DOUBLE STUD TYPE A WALLS TO ALLOW FOR TWO OPERATING POCKET DOORS
- GAS BURNING FIREPLACE
- WOOD BURNING EXTERIOR FIREPLACE



GRAPHIC SCALES



CHISEL

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DESIGN
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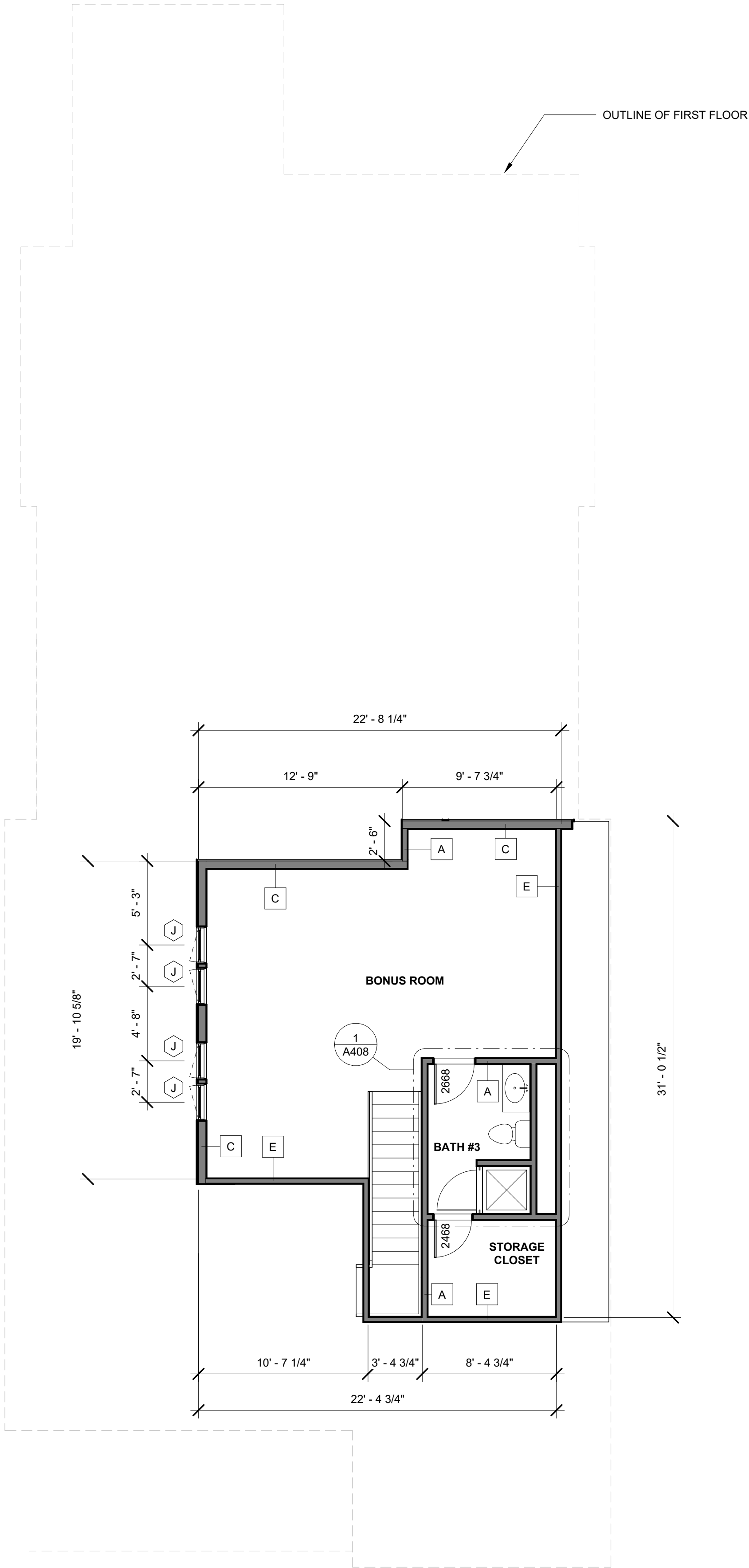
MAIN RESIDENCE

2026.03.07

250904

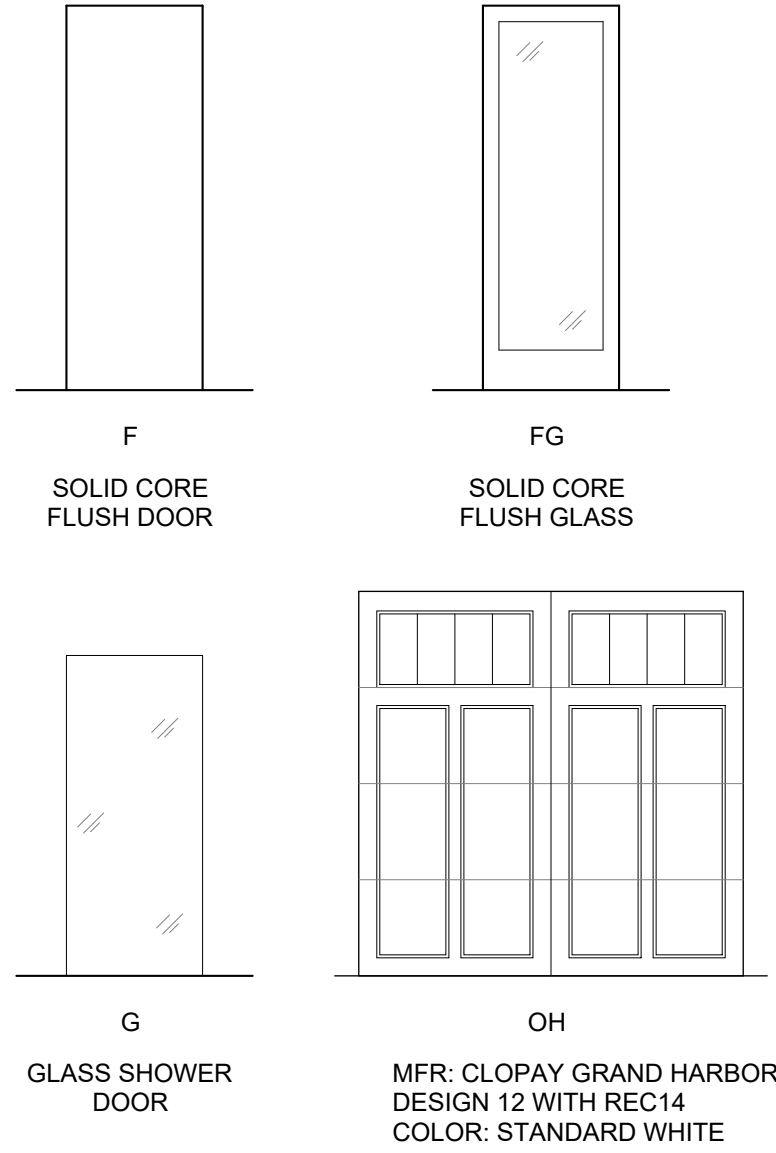
FIRST FLOOR
PLAN

A101

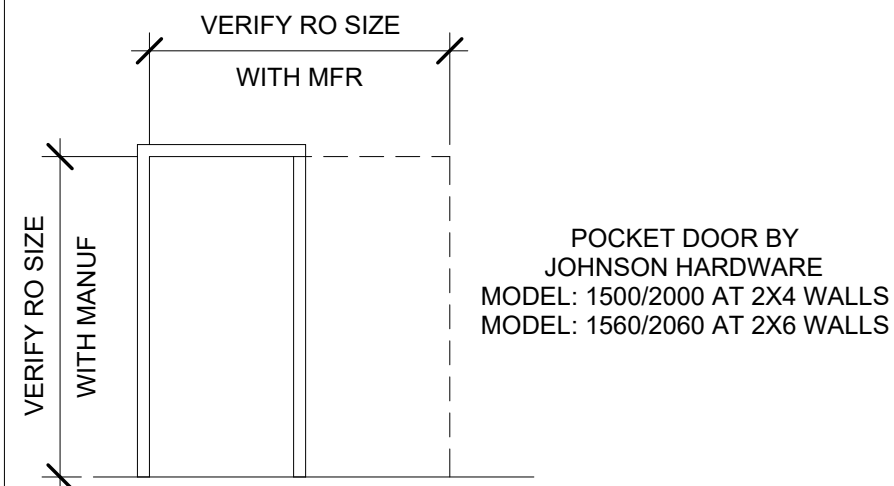


1 SECOND FLOOR PLAN
3/16" = 1'-0"

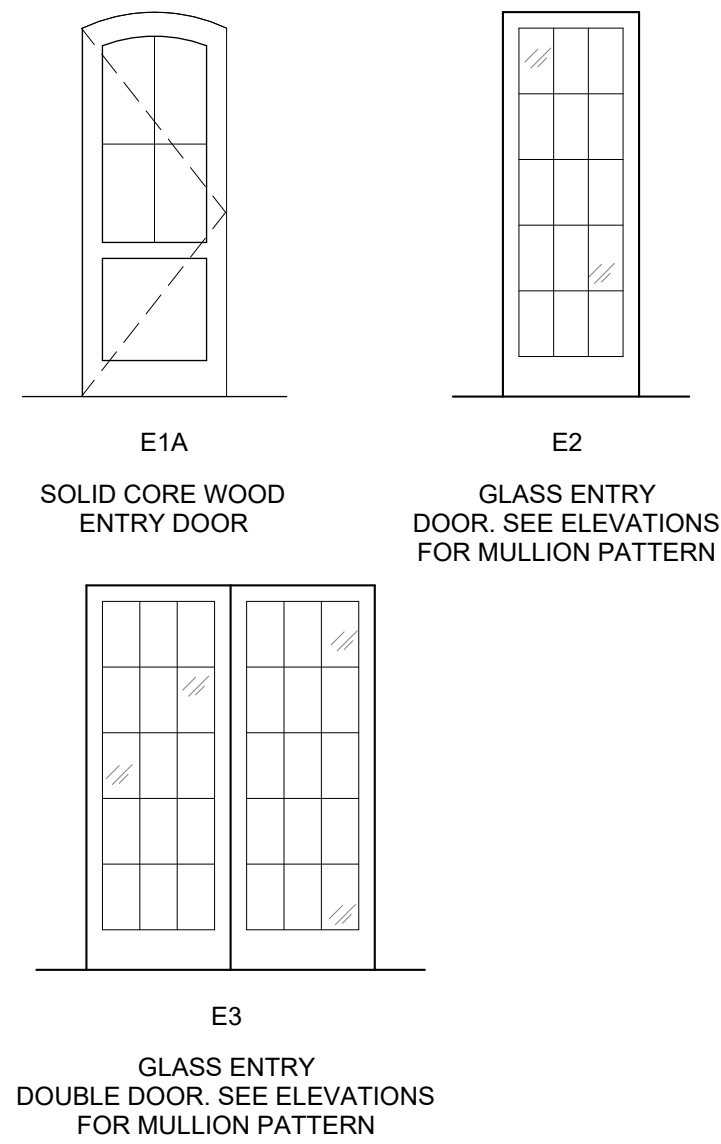
DOOR TYPES



FRAME TYPES



EXTERIOR DOOR TYPES



WINDOW NOTES

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 4"	7' - 0"	<varies>	EXISTING
B	2' - 8"	6' - 0"	1' - 6"	
C	2' - 0"	4' - 0"	3' - 6"	
D	2' - 6"	5' - 4"	3' - 2"	
E	2' - 6"	6' - 0"	1' - 6"	
F	2' - 4"	6' - 0"	1' - 6"	
G	2' - 8"	6' - 0"	1' - 6"	
H	2' - 6"	5' - 0"	2' - 1"	
J	2' - 4"	4' - 0"	3' - 0"	
K	2' - 9"	7' - 0"	1' - 4"	EXISTING
L	3' - 2"	1' - 6"	7' - 0"	

- MFR BASIS OF DESIGN: MARVIN ULTIMATE WOOD
- EXTERIOR FINISH: PAINTED WOOD
- INTERIOR FINISH: PAINTED WOOD
- HARDWARE FINISH: MATTE BLACK
- WINDOW MUNTIN PROFILE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDL). SEE ELEVATIONS FOR PATTERN.
- SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.

FLOOR PLAN LEGEND

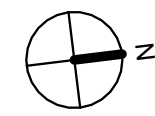
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- A WALL TYPE - SEE G002
- 1 FIXTURE KEYNOTE
- BRICK EXTERIOR - SEE ELEV SHEETS
- STONE EXTERIOR - SEE ELEV SHEETS

GENERAL NOTES

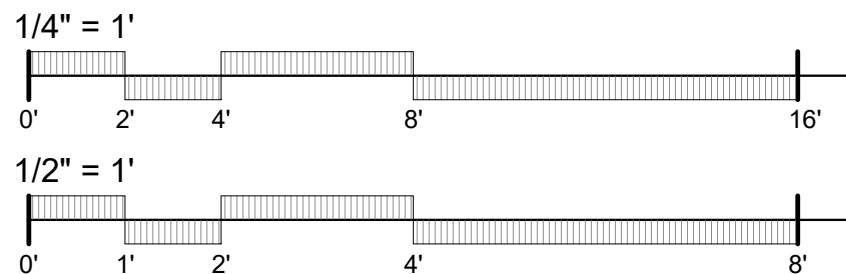
- PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
- VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
- PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK
- ALL DIMENSIONS ARE SHOWN TO THE FACE OF STUD, UNLESS NOTED OTHERWISE
- MECHANICAL, ELECTRICAL, AND STRUCTURAL DESIGN SERVICES AND ANALYSIS TO BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS.
- PROVIDE IN WALL WOOD BLOCKING AT TOILET ACCESSORY LOCATIONS.
- DOORS ARE LOCATED 6" FROM NEAREST WALL CORNER UNO.
- PROVIDE CRACK SUPPRESSION SYSTEM UNDER TILE FLOOR.
- PROVIDE CEMENT BOARD IN LIEU OF GWB AT ALL WET LOCATIONS.

FLOOR PLAN KEYNOTES

- PROVIDE FLOOR TO CEILING SHELVES
- ARCH CASED OPENING. SEE ELEVATIONS FOR TYPICAL DETAILS.
- PROVIDE CLOSET ROD WITH SHELF ABOVE
- PROVIDE DOUBLE HANG CLOSET RODS
- INSTALL DOUBLE STUD TYPE A WALL
- SHOWER SEAT. SEE ELEVATION.
- SHOWER NICHE. SEE ELEVATION.
- BUILT-IN SHELVEING. SEE ELEVATION.
- HVAC RETURN
- WOOD AND METAL RAILINGS. SEE ELEVATION.
- PROVIDE DOUBLE STUD TYPE A WALLS TO ALLOW FOR TWO OPERATING POCKET DOORS
- GAS BURNING FIREPLACE
- WOOD BURNING EXTERIOR FIREPLACE



GRAPHIC SCALES



CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DESIGN REVIEW

DEMO & RECONSTRUCTION

1309 ADAMS ST., FRANKLIN, TN 37064

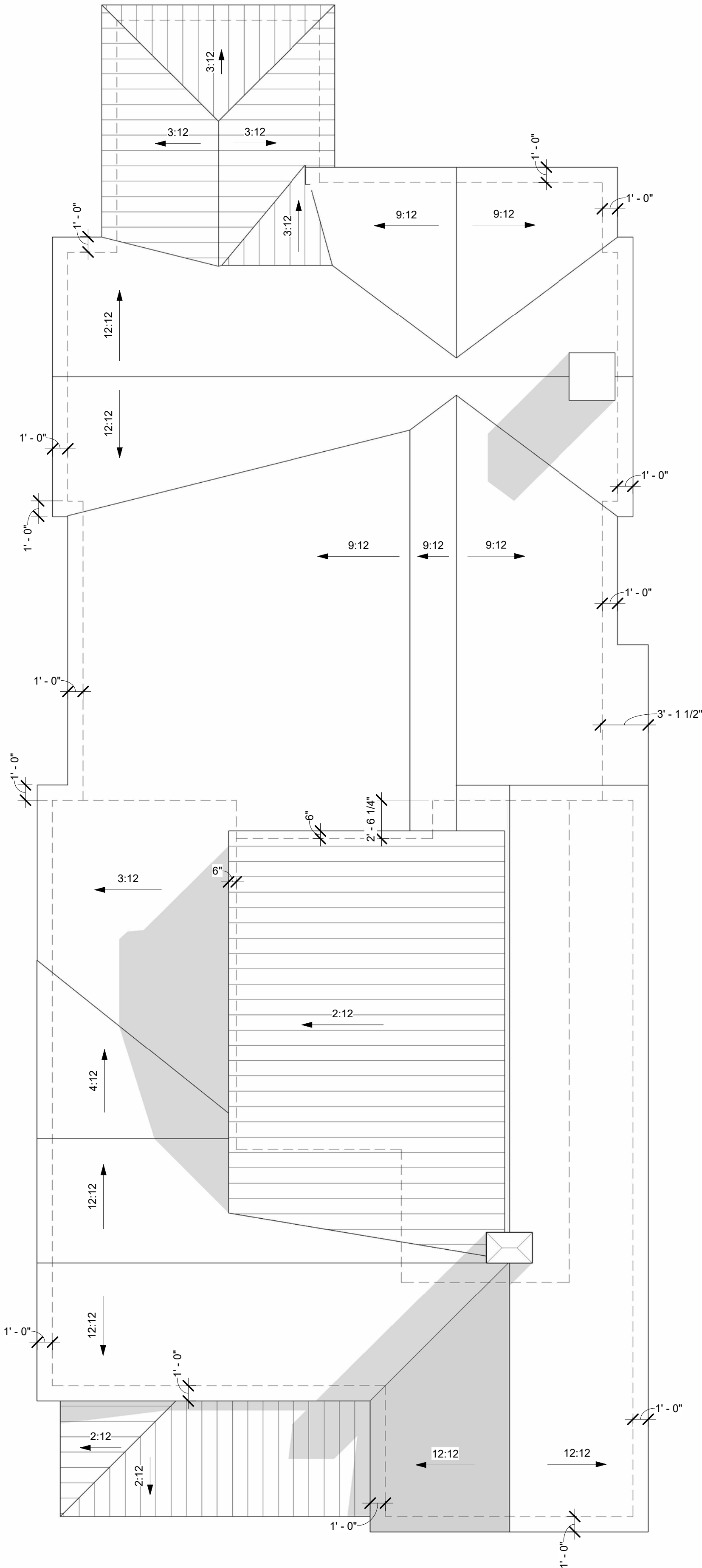
MAIN RESIDENCE

2026.03.07

250904

SECOND FLOOR PLAN

A102



1 ROOF PLAN
3/16" = 1'-0"

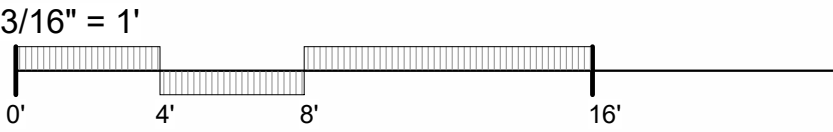
ROOF PLAN LEGEND

- ASPHALT SHINGLE ROOF
- METAL ROOF

ROOF PLAN NOTES

- PROVIDE RIDGE VENTS
- PROVIDE METAL FLASHING
- ASPHALT SHINGLE ROOF:
MFR: CERTAINTEED LANDMARK
COLOR: COLONIAL STATE
- METAL ROOF:
MFR: FABRAL
COLOR: TBD

GRAPHIC SCALES



CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DESIGN
REVIEW

DEMO & RECONSTRUCTION

1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

2026.03.07

250904

ROOF PLAN &
ROOF
DETAILS

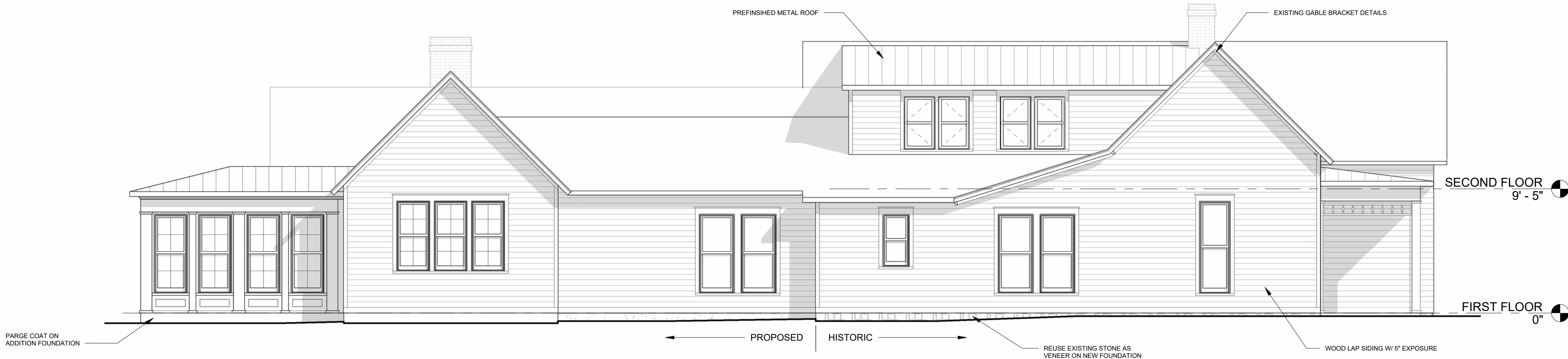
A104



② EXTERIOR ELEV // FRONT
3/16" = 1'-0"



③ EXTERIOR ELEV // ALT KITCHEN WINDOWS
3/16" = 1'-0"



① EXTERIOR ELEV // LEFT SIDE
3/16" = 1'-0"

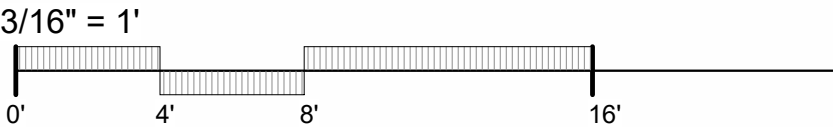
ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

- PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
- SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
- CONTRACTOR TO PROVIDE FULL SIZE MOCKUP OF TYPICAL CONSTRUCTION METHODS PRIOR TO PROCUREMENT OF MATERIAL. MOCK UP SHALL INCLUDE BRICK WATER TABLE, PAINTED BRICK, FASCIA, DENTIL MOULDING, EAVE, AND ROOF SHINGLES.
- EXTERIOR FINISHES:
 - BRICK: PAINT GRADE
 - BRICK COLOR: TBD
 - ASPHALT SHINGLE: CERTAINTED
 - ASPHALT SHINGLE MODEL: LANDMARK
 - ASPHALT COLOR: COLONIAL SLATE
 - METAL ROOF COLOR: TBD
 - TRIM COLOR: WHITE
 - WINDOW CLAD COLOR: MARVIN STONE WHITE
- PROVIDE WEEPS IN STONE WALL AS REQUIRED
- SEE TYPICAL EXTERIOR DETAILS, SHEET A301.
- PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". VENTILATE PER M1305.1.4.

GRAPHIC SCALES



CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DESIGN REVIEW

DEMO & RECONSTRUCTION

1309 ADAMS ST., FRANKLIN, TN 37064

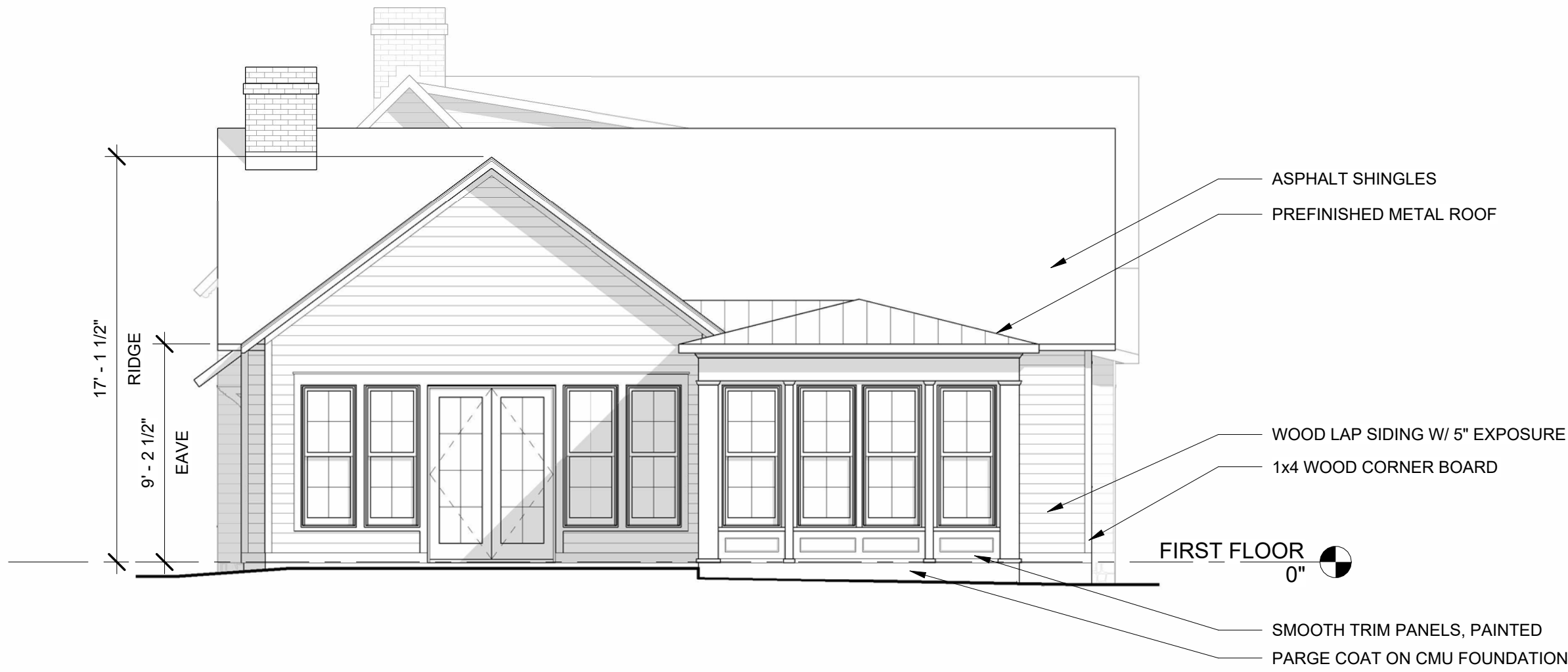
MAIN RESIDENCE

2026.03.07

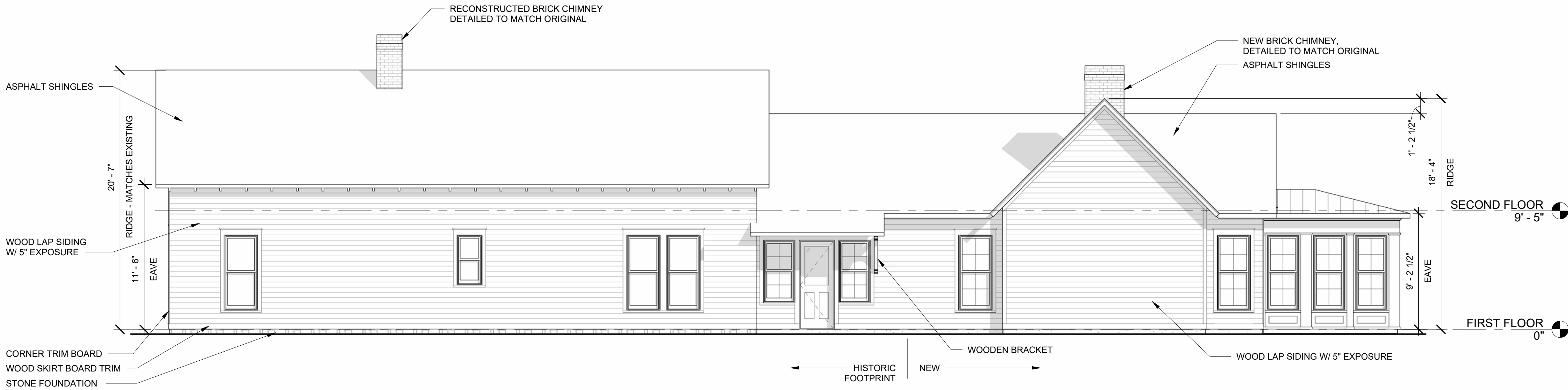
250904

EXTERIOR ELEVATIONS

A201



② EXTERIOR ELEV // REAR
3/16" = 1'-0"



① EXTERIOR ELEV // RIGHT SIDE
3/16" = 1'-0"

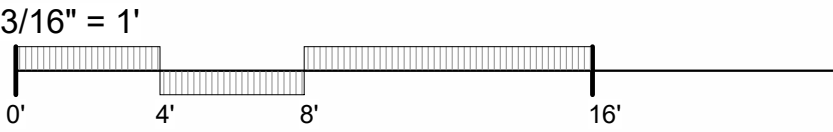
ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

- PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
- SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
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- EXTERIOR FINISHES:
BRICK: PAINT GRADE
BRICK COLOR: TBD
ASPHALT SHINGLE: CERTAINTED
ASPHALT SHINGLE MODEL: LANDMARK
ASPHALT COLOR: COLONIAL SLATE
METAL ROOF COLOR: TBD
TRIM COLOR: WHITE
WINDOW CLAD COLOR: MARVIN STONE WHITE
- PROVIDE WEEPS IN STONE WALL AS REQUIRED
- SEE TYPICAL EXTERIOR DETAILS, SHEET A301.
- PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". VENTILATE PER M1305.1.4.

GRAPHIC SCALES



CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DESIGN
REVIEW

DEMO & RECONSTRUCTION

1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

2026.03.07

250904

EXTERIOR
ELEVATIONS

A202



3 3D VIEW // FRONT - SW CORNER



2 3D VIEW // FRONT - NW CORNER



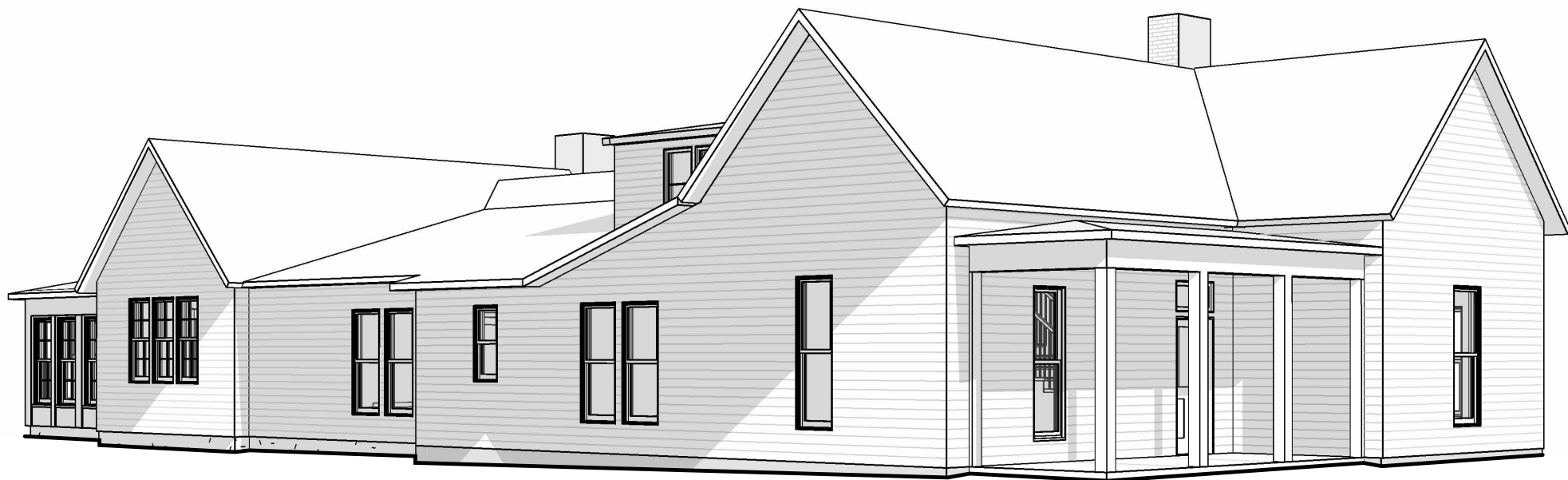
1 3D VIEW // REAR - SE CORNER



5 3D VIEW // REAR - NE CORNER



SITE PHOTO - SIDE VIEW REFERENCE



4 3D VIEW // SIDE APPROACH

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

- PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
- SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
- CONTRACTOR TO PROVIDE FULL SIZE MOCKUP OF TYPICAL CONSTRUCTION METHODS PRIOR TO PROCUREMENT OF MATERIAL. MOCK UP SHALL INCLUDE BRICK WATER TABLE, PAINTED BRICK, FASCIA, DENTIL MOULDING, EAVE, AND ROOF SHINGLES.
- EXTERIOR FINISHES:
BRICK: PAINT GRADE
BRICK COLOR: TBD
ASPHALT SHINGLE: CERTAINTEED
ASPHALT SHINGLE MODEL: LANDMARK
ASPHALT COLOR: COLONIAL SLATE
METAL ROOF COLOR: TBD
TRIM COLOR: WHITE
WINDOW CLAD COLOR: MARVIN STONE WHITE
- PROVIDE WEEPS IN STONE WALL AS REQUIRED
- SEE TYPICAL EXTERIOR DETAILS, SHEET A301.
- PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". VENTILATE PER M1305.1.4.

GRAPHIC SCALES

CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DESIGN
REVIEW

DEMO & RECONSTRUCTION

1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

2026.03.07

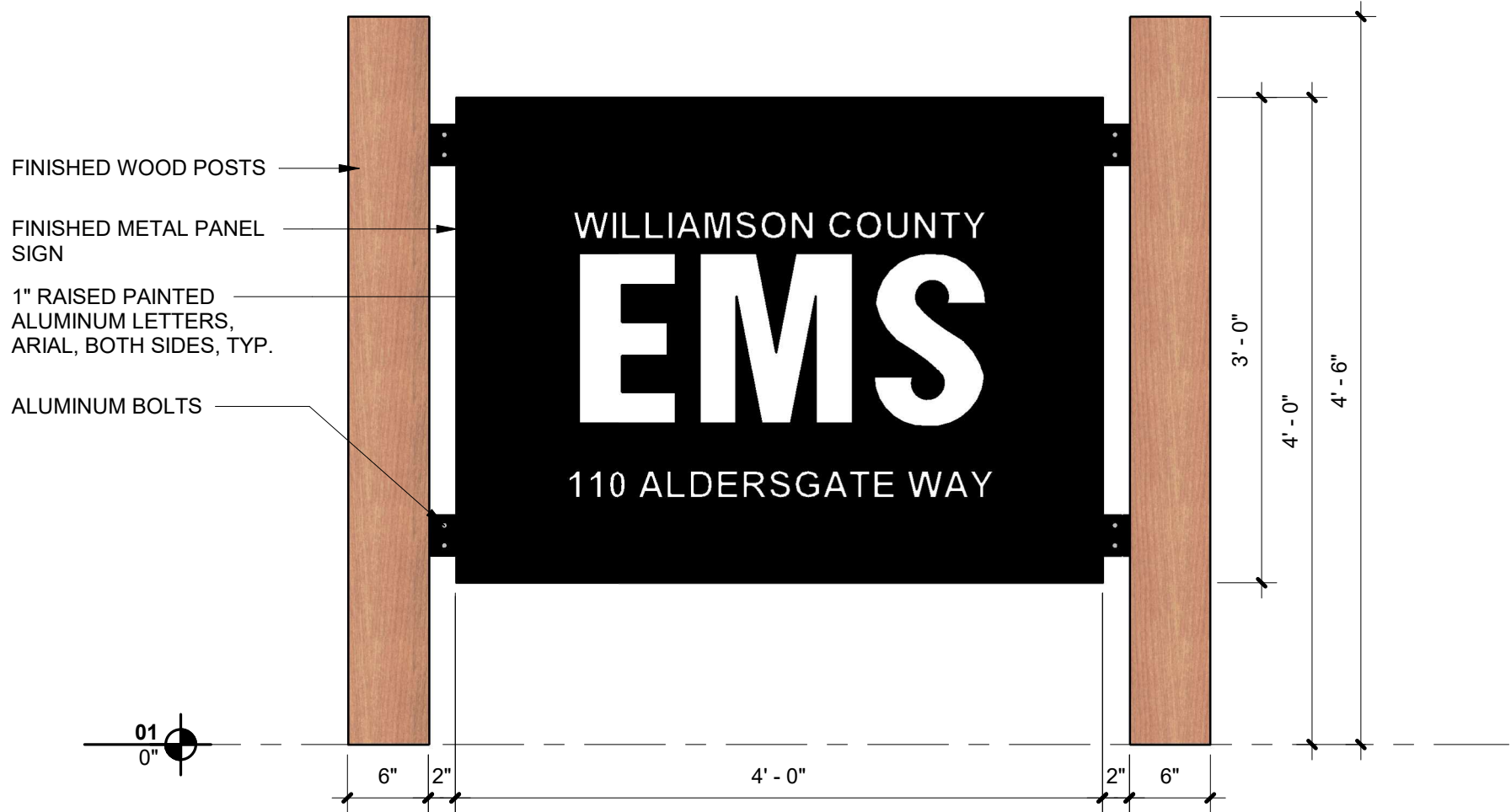
250904

3D
PERSPECTIVES

A203







1

MONUMENTAL SIGN FRONT ELEVATION

SCALE: 1" = 1'-0"



211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**

ALDERSGATE WAY
FRANKLIN, TN 37069

DRAFT

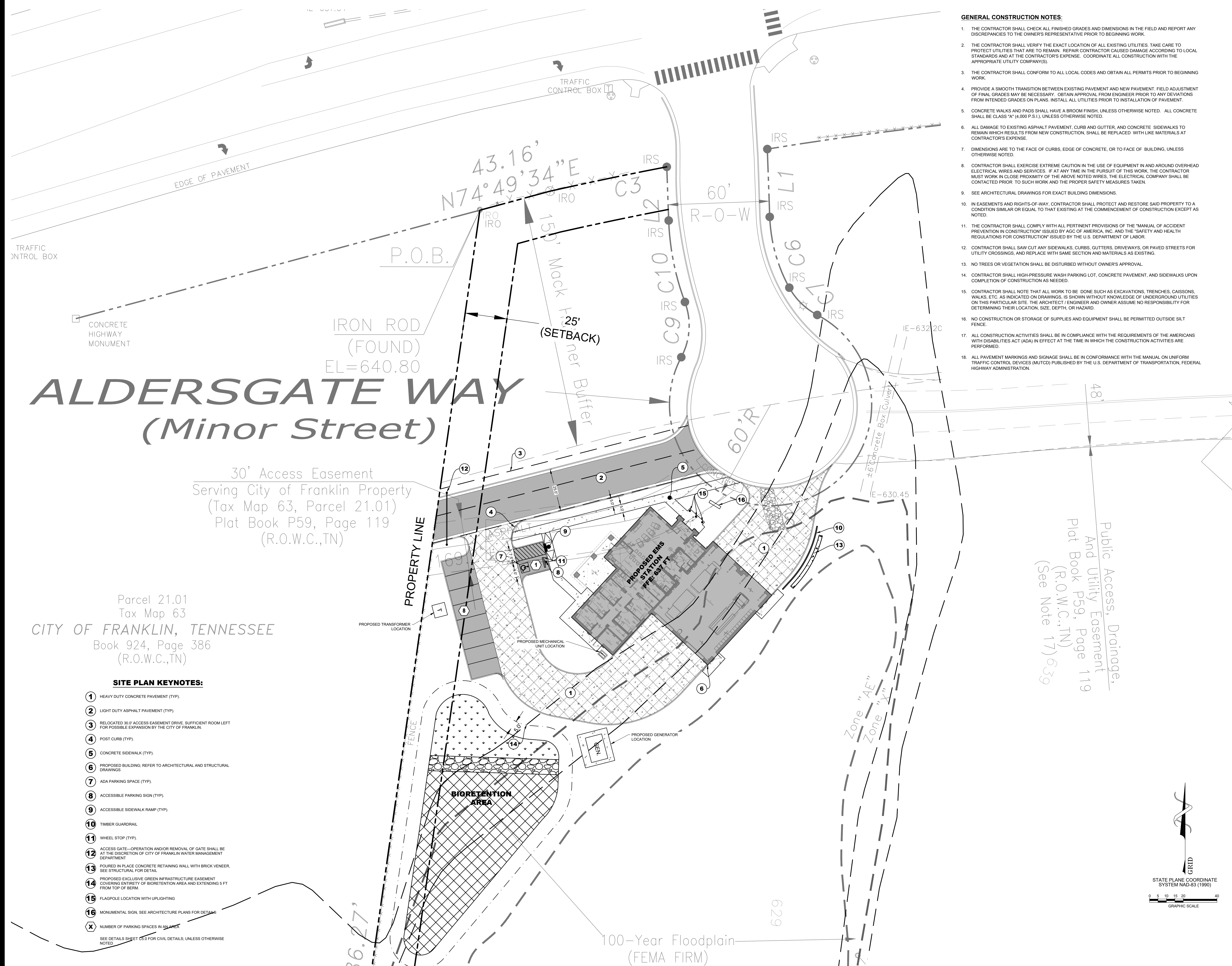
REVISIONS

[illegible]

DR. BY	AUTHOR
CK. BY	CHECKE
PROJ. NO.	A08221
DATE	

**SITE LAYOUT
PLAN**

C1.00



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DEMOLITION CONSIDERATIONS

1. Determine the significance of the historic structure. An analysis should be undertaken to determine if the historic structure retains its integrity.
2. Consider the impact of removing the historic structure relative to its context.
3. Consider the condition of the structure in question. Demolition may be more appropriate when a building is deteriorated or in poor condition.
4. Consider the project proposed to replace the structure proposed for demolition and the future utilization of the site.
5. Consider that no historic structure shall be demolished for the purpose of providing a surface parking lot, per Zoning Ordinance.
6. Determine that the proposed redevelopment is consistent with the guidelines for new buildings and the regulations of the Zoning Ordinance.

1. Determine the significance of the historic structure. An analysis should be undertaken to determine if the historic structure retains its integrity.

2019 NATIONAL HISTORIC REGISTER NOMINATION

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018
National Register Listed
December 17, 2019
RS72001254

Franklin Historic District-
Additional Documentation
Name of Property
Williamson, TN
County and State

4. National Park Service Certification

I hereby certify that this property is:
entered in the National Register
determined eligible for the National Register
determined not eligible for the National Register
removed from the National Register
other (explain:)

Signature of the Keeper
Date of Action

5. Classification

Ownership of Property		Category of Property	
(Check as many boxes as apply.)		(Check only one box.)	
Private	☒	Building(s)	☐
Public – Local	☐	District	☒
Public – State	☐	Site	☐
Public – Federal	☐	Structure	☐
		Object	☐

Number of Resources within Property

(Do not include previously listed resources in the count)			
Contributing		Noncontributing	
14		110	buildings
		0	sites
1		0	structures
1		0	objects
16		110	Total

Number of contributing resources previously listed in the National Register 240

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018
National Register Listed
December 17, 2019
RS72001254

Franklin Historic District-
Additional Documentation
Name of Property
Williamson, TN
County and State

6. Function or Use

Historic Functions	Current Functions
(Enter categories from instructions)	(Enter categories from instructions)
DOMESTIC: Single Dwelling	DOMESTIC: Single Dwelling
DOMESTIC: Multiple Dwelling	DOMESTIC: Multiple Dwelling
DOMESTIC: Secondary Structure	DOMESTIC: Secondary Structure
COMMERCE: Business	COMMERCE: Business
RELIGION: Religious Facility	RELIGION: Religious Facility
GOVERNMENT: City Hall, Courthouse, Post Office	GOVERNMENT: City Hall, Courthouse, Post Office
SOCIAL: Meeting Hall	SOCIAL: Meeting Hall
RECREATION & CULTURE: Theater	RECREATION & CULTURE: Theater
RECREATION & CULTURE: Monument/Marker	RECREATION & CULTURE: Monument/Marker

7. Description

Architectural Classification

(Enter categories from instructions.)
EARLY REPUBLIC: Federal
MID-19 TH CENTURY: Greek Revival, Gothic Revival
LATE VICTORIAN: Italianate, Queen Anne, Second Empire
LATE 19 TH & EARLY 20 TH CENTURY REVIVALS: Tudor Revival, Colonial Revival, Dutch Colonial Revival
LATE 19 TH & EARLY 20 TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials: (enter categories from instructions.)	
Principal exterior materials of the property:	Concrete, brick, stone, Wood, brick, vinyl, aluminum, stucco, brick veneer, stone veneer, asbestos

Narrative Description

Listed in the National Register in 1972, the Franklin Historic District covers the original town plat of Franklin and contains the city's oldest residential and commercial buildings (NR Listed 01/05/1972). Founded in 1799, Franklin was platted by Abram Maury in a typical grid pattern with sixteen square blocks centered around a public square. Each block contained twelve lots, which sold rapidly as the young town quickly grew. A bustling commercial area developed along Main Street and numerous homes were built along First through Fifth avenues on either side of the commercial district. Franklin became the focus of the county's commercial and political activities as the county seat, and, surrounded by rich farm land, it became one of the fastest growing and most affluent areas in the state. Franklin was incorporated in 1815 and by 1835 it had a population of 1,500 residents.



56. 242 Fifth Avenue North – Non-Contributing

This is a remodeled ca. 1940 one-story rectangular-plan commercial building with a side-gable roof of asphalt shingles and an exterior of brick and stucco. The façade (W) has been remodeled with a full-width cover with a shed roof and fluted metal columns, multi-light double doors, and fixed multi-light windows. Attached to the rear elevation is a large addition of concrete block.



55. 234 Fifth Avenue North – Non-Contributing

This is a ca. 1980 one-story rectangular-plan commercial building with a gable-front roof of asphalt shingles and an exterior of stucco siding and vinyl siding. The façade (W) has a full-width, projecting gable-front cover with Ionic-motif columns at the ends. There is an off-center single-light glass and wood door under the cover. On the south elevation there is a recessed bay with another entrance. The roof has a square cupola.

February 23, 2026

Greg Gamble
Gamble Design Collaborative
3020 Stansberry Lane, Suite 201
Franklin, TN 37067

Re: Proposed Demolition
242 and 234 Fifth Avenue North
Franklin, TN

Dear Greg:

As requested, we have included below a breakdown of our assessment of the "Architectural Significance" of the existing structures at 234 and 242 Fifth Avenue North in downtown Franklin, Tennessee. We have based our assessment on standard Historic Building evaluation methodology. Noted below is our evaluation for inclusion in the submittal for this proposed Demolition application:

A. Period/Style:

234 Fifth Avenue North: The existing building has been modified multiple times over the years including the removal of the existing front façade to create a full aluminum storefront system and an addition to the south side of the structure that is not consistent with the original structure. Each of these modifications have adversely affected the architectural character of the building and therefore it no longer maintains a period or style that is recognizable. It is understood that the original architecture dates to the 1940's and the 1980's additions significantly changed the original structure/architectural style.

242 Fifth Avenue North: Based on a photo showing the original building, the architectural style was reminiscent of a 1940's Hardware store with a unique front stepping parapet. It is our understanding that the building was substantially modified in the 1980's adding to the front and north side of the building with elements that substantially changed the entire style and character of the building. It is no longer seen as a certain period or style but instead is a combination of various styles that are visually not cohesive or recognizable. This lack of cohesion creates a visually unattractive and distracting building in this district.

B. Historical Context/Associations:

234 and 242 Fifth Avenue North have no connection to Historical Context such as significant events, cultural moments or notable individuals. The only context we are aware of when this structure housed the 1940's hardware store on 242 Fifth Avenue. However, due to its many modifications and additions, the original architectural character no longer remains and there is visible evidence of this former use. It appears to have been more substantially modified in the 1980's and fully lost its architectural integrity.

C. Craftsmanship:

Both structures at the 234 and 242 Fifth Avenue sites would have had unique details while also exhibiting a simple commercial architectural style common in the 1940's. In the 1980's that simplicity was modified to include faux traditional details that are misplaced and not cohesive with the architectural character of the building. The lack of continuity of details and materials (including vinyl siding, lack of appropriate/consistent detailing, significant front façade modifications, contribute to why we agree with the Non-Contributing structure assessment given by the National and State registers (documented in the most recent National Register listing from 2019).

D. Architectural Integrity:

Based on our review of each of the buildings, 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. Those modifications have been discussed above including inappropriate additions in the 1980's, placement of additions to significantly modify the architectural character, lack of cohesiveness between the original architecture and the 1980's additions, removal of signature front façade elements that were replaced with poorly executed 1980's additions, etc. Overall, it is hard to imagine what was originally there without some photographic proof. Even with that proof, it is hard to determine how to unwind the additions to reveal the original unique architecture. We have no reason to believe that much of the original uniqueness remains to be salvaged.

Based on our overall review of these two structures and their architectural significance, we would recommend demolition of these structures be approved allowing for a more cohesive structure representative of the overall district be constructed in their place. This is a very unique opportunity to build a project that provides relief from the flood plain for the future users and creates a more appropriate gateway into downtown Franklin.

Sincerely,



Michael Hathaway, AIA
Principal
906 Studio, PLLC

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2. Consider the impact of removing the historic structure relative to its context.

FLOODPLAIN MAP



FLOODING ANALYSIS - 234 5TH AVENUE



100 YEAR FLOODPLAIN - 636'
WATER LINE MARCH 2021 - 632'
BUILDING ELEVATION - 629'



FLOODING ANALYSIS - 242 5TH AVENUE



100 YEAR FLOODPLAIN - 636'

WATER LINE MARCH 2021 - 632'

BUILDING ELEVATION - 629'

FLOODING ANALYSIS - 242 5TH AVENUE



FLOODING HISTORY



FEBRUARY 13TH, 1948



MARCH 13TH, 1975

FLOODING HISTORY



MAY 5TH, 2010



MARCH 28TH, 2021

3. Consider the condition of the structure in question. Demolition may be more appropriate when a building is deteriorated or in poor condition.

906

February 23, 2026

Greg Gamble
Gamble Design Collaborative
3020 Stansberry Lane, Suite 201
Franklin, TN 37067

Re: Proposed Demolition
242 and 234 Fifth Avenue North
Franklin, TN

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Sincerely,

A handwritten signature in black ink, appearing to read 'MH' followed by a horizontal line.

Michael Hathaway, AIA
Principal
906 Studio, PLLC

January 28, 2026

Jim Cross
Oversite Consulting
103 Forrest Crossing Blvd, Suite 204
Franklin, TN 37064

Re: Structure Modification Feasibility

Mr. Cross:

At your request, Solomon Builders was requested to review the feasibility of modifying and raising the structures located at 234 & 242 5th Avenue North, Franklin, TN for potential development. On Thursday, January 15, 2026, Project Executive Jake Birkofer and I reviewed the properties at the said address. It should be noted Solomon Builders is not a design firm and our observations are based on those from a licensed general contractor perspective only. See attached exhibits 1 to 5 for property location and overall elevations.

Below are some of our observations while onsite:

General

- Two structures with a similar foundation type: both structures appear to be constructed with continuous strip footings and a mixture of load bearing and non-load bearing walls at the perimeter. Both structures also had concrete slab-on-grade construction for the floors. The exterior facades needed repair for items like roofing, painting, siding, gutters, sidewalks, concrete masonry units, etc.
- Both structures had what appeared to be an exterior addition on the right side of each building.
 - The addition to the structure at 234 5th Avenue was much newer than the original building with some modern construction techniques employed such as the use of spray foam for insulation and the use of vinyl siding on the exterior.
 - The addition adjoined to the structure at 242 5th Avenue showed significant signs of degradation of the exterior concrete masonry units most likely from years of freeze and thaw cycles and water penetrating the concrete masonry units.
(Exhibit 13)

Structure at 234 5th Avenue North

- Exterior walls were predominately concrete masonry units that had visible cracks at some column locations. Multiple patches and concrete masonry unit infills were observed at what appeared to previous window or penetration locations. (Exhibits 6 to 9)
- The roof structure appeared to be near the end of its useful life. Multiple pieces of dimensional lumber had been added alongside older members that appeared to have sagged due to potentially spanning too far or possibly overloading. Some members appeared to have visible water damage or rotten wood from previous or active roof leaks. (Exhibits 10 and 11)

In summary, due to the age, present condition of both structures, and current building and energy codes, we do not believe it is feasible nor practical to try to modify these structures for future development or raise them one foot above flood plain.

Sincerely,



Solomon Builders
Keith Merritt
Preconstruction Manager

Cc: Jake Birkofer

Encl.: Combined Photo Exhibit



Exhibit 1

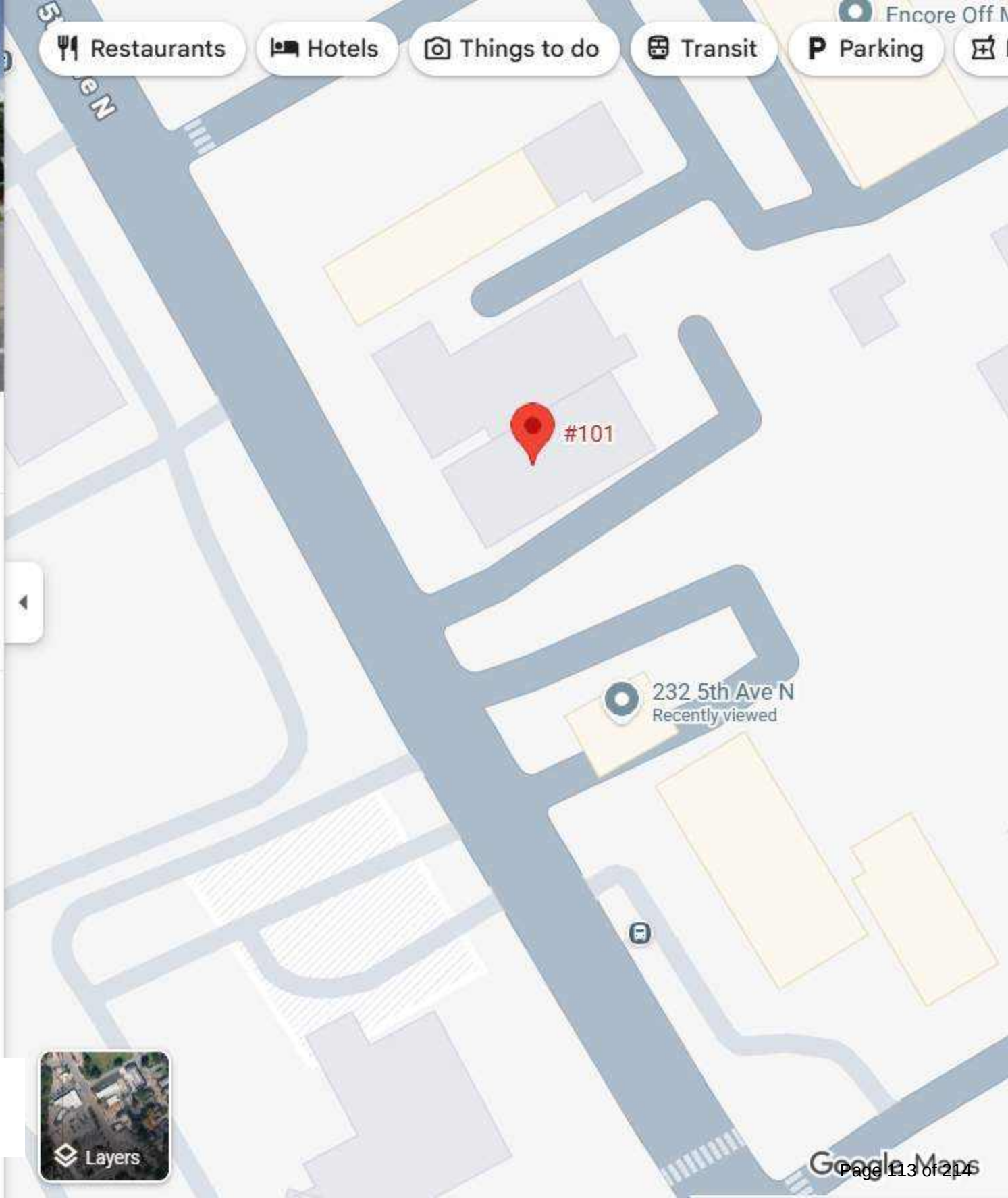
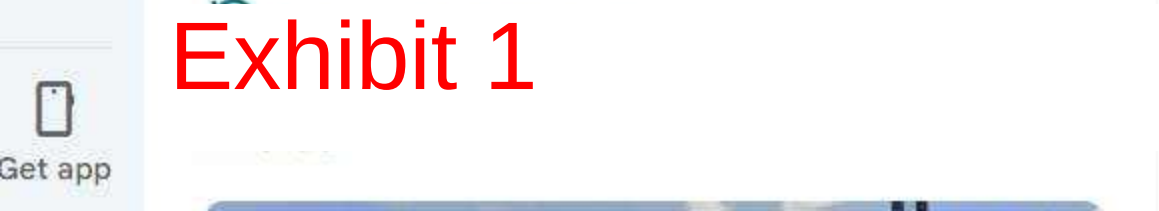




Exhibit 2

234 5th Avenue South

242 5th Ave N



242 5th Ave N

Building



Directions



Save



Nearby



Send to
phone



Share



242 5th Ave N, Franklin, TN 37064



Suggest an edit on 242 5th Ave N



Add a missing place



Add your business



Add a label

Exhibit 3

Photos

Restaurants

Hotels

Things to do

Transit

Parking

Pharma



615 Blinds
Window treatment store



106



232 5th Ave N
Recently viewed



Google Maps



Exhibit 4

242 5th Avenue South

242 5th Ave N

Franklin, Tennessee

 Google Street View

Aug 2023 [See more dates](#)



Exhibit 5

234 & 242 5th Avenue South

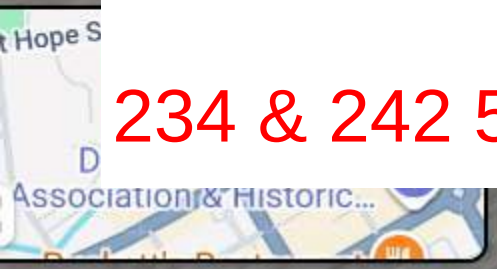




Exhibit 6

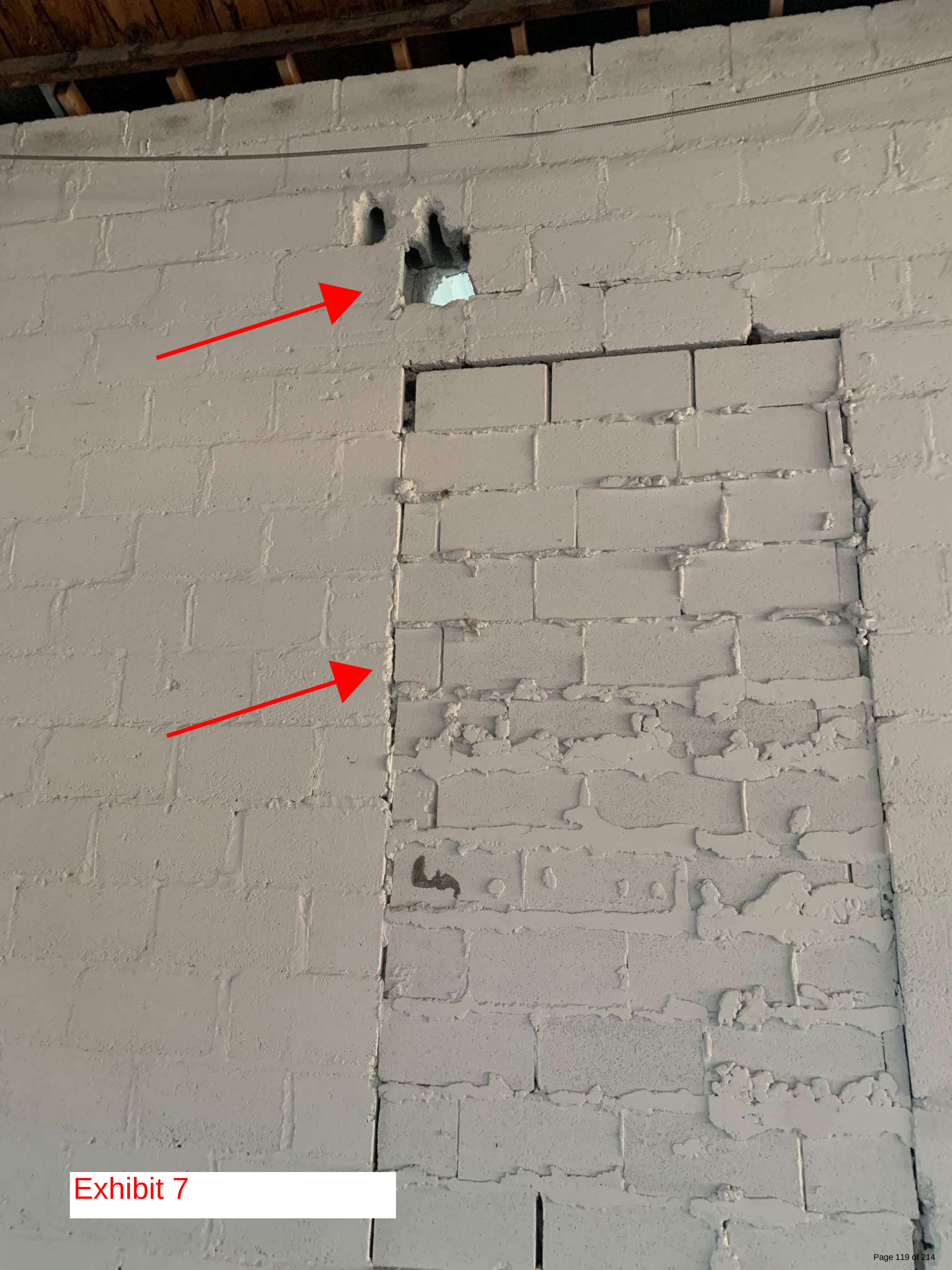


Exhibit 7



Exhibit 8



Exhibit 9



Exhibit 10



Exhibit 11 ROOF TRUSSES NOT ORIGINAL. 1980s ADDITION



Exhibit 12



Exhibit 13



234 5th Avenue North, Franklin, TN			
Restore to original (cold, dark shell only)	Amount	GSF	\$/SF
CODE UPGRADES - Structural	\$307,272	4,956	\$62.00
CODE UPGRADES - Electrical	\$74,340	4,956	\$15.00
Roof removal, rebuild to barrel vault, membrane	\$267,148	5,452	\$49.00
Exterior wall removal & new exterior façade w/ brick	\$283,620	4,890	\$58.00
Front facade restoration / rework	\$96,750	387	\$250.00
Total	\$1,029,130	4,956	\$207.65

234 5th Avenue North, Franklin, TN			
Buildout Options	Amount	GSF	\$/SF
Typical interior OFFICE buildout	\$743,400	4,956	\$150.00
or			
Typical interior RESTAURANT buildout	\$916,860	4,956	\$185.00

242 5th Avenue North, Franklin, TN			
Restore to original (cold, dark shell only)	Amount	GSF	\$/SF
CODE UPGRADES - Structural	\$186,090	6,203	\$30.00
CODE UPGRADES - HVAC, Plumbing, & Electrical	\$279,135	6,203	\$45.00
Roof removal & reroof w/ membrane	\$173,684	6,203	\$28.00
Facade freshen up (new windows, paint, patch, repairs)	\$167,400	5,580	\$30.00
Total	\$620,219	6,203	\$99.99

242 5th Avenue North, Franklin, TN			
Buildout Options	Amount	GSF	\$/SF
Typical interior OFFICE buildout	\$930,450	6,203	\$150.00
or			
Typical interior RESTAURANT buildout	\$1,147,555	6,203	\$185.00

Demolition & disposal of structure at 234 5th Avenue, Franklin, TN	\$60,000
--	-----------------

Demolition & disposal of structure at 242 5th Avenue, Franklin, TN	\$75,000
--	-----------------

4. Consider the project proposed to replace the structure proposed for demolition and the future utilization of the site.
5. Consider that no historic structure shall be demolished for the purpose of providing a surface parking lot, per Zoning Ordinance.
6. Determine that the proposed redevelopment is consistent with the guidelines for new buildings and the regulations of the Zoning Ordinance.

ENVISION FRANKLIN 2023

The Fifth Avenue North design concept represents an important commercial corridor leading into the historic downtown, through the Harpeth River and Sharps Branch floodplain. The intent is to improve upon the area and to transform the character of the built environment in order to extend the vibrant downtown core.

BUILDING CHARACTER

Along Fifth Avenue North, flat roofs with parapet walls are appropriate with the intent to deemphasize the overall building height. A corner architectural treatment should be designed for buildings at the intersection of Bridge Street and New Highway 96 West. Architectural features, such as an arcade, are appropriate to span mid-block driveway entrances.

Along Fourth Avenue North, redevelopment should consist of a series of smaller buildings with traditional residential character so as to continue the established rhythm and scale of the street.

The design of buildings adjacent to the National Register historic cemeteries should be contextually sensitive.

BUILDING HEIGHT

The maximum building height should be two stories above the Base Flood Elevation (BFE.) The first usable floor must be located above the BFE in accordance with floodplain protection standards.

Along the northern half of the Fifth Avenue North block, the second floor should be stepped back 20 feet from the front facade so as to reduce the overall appearance of height in relation to the National Register cemeteries.

ZONING

The 5th district is intended to:

- A. Provide for nonresidential uses along the 5th Avenue North corridor leading into the historic downtown; and
- B. Allow for redevelopment of properties on the edges of the floodway fringe developed prior to Federal or local floodplain regulations.

PRINCIPAL BUILDING HEIGHT MAXIMUM

2 stories

Along 5th Ave N, within +/- 300 feet of N Margin St and within +/-500 feet of Mt Hope St, the second story shall have a minimum building setback of 20 feet

ARCHITECTURAL CHARACTER



VIEW LOOKING SOUTH ALONG 5TH AVE. N.

HEIGHT ANALYSIS - PROPOSED BUILDING



VIEW LOOKING SOUTH ALONG 5TH AVE. N.

ARCHITECTURAL CHARACTER



VIEW LOOKING NORTH ALONG 5TH AVE. N.

ARCHITECTURAL CHARACTER



5TH AVE. N. - ELEVATION

ARCHITECTURAL CHARACTER



VIEW LOOKING NORTH ALONG 5TH AVE. N. AT ENTRY



234 & 242 5th Avenue

HISTORIC ZONING COMMISSION | 03/16/2026



906
STUDIO
ARCHITECTS
+ INTERIORS

SITE DATA

SITE ACREAGE: 0.96

PARCELS: MAP 078C; PARCEL 08.00
MAP 078C; PARCEL 07.00

ADDRESS: 234 5TH AVE N
242 5TH AVE N

ZONING: FFO
HPO
CFO

ENVISION FRANKLIN: 5TH AVENUE NORTH



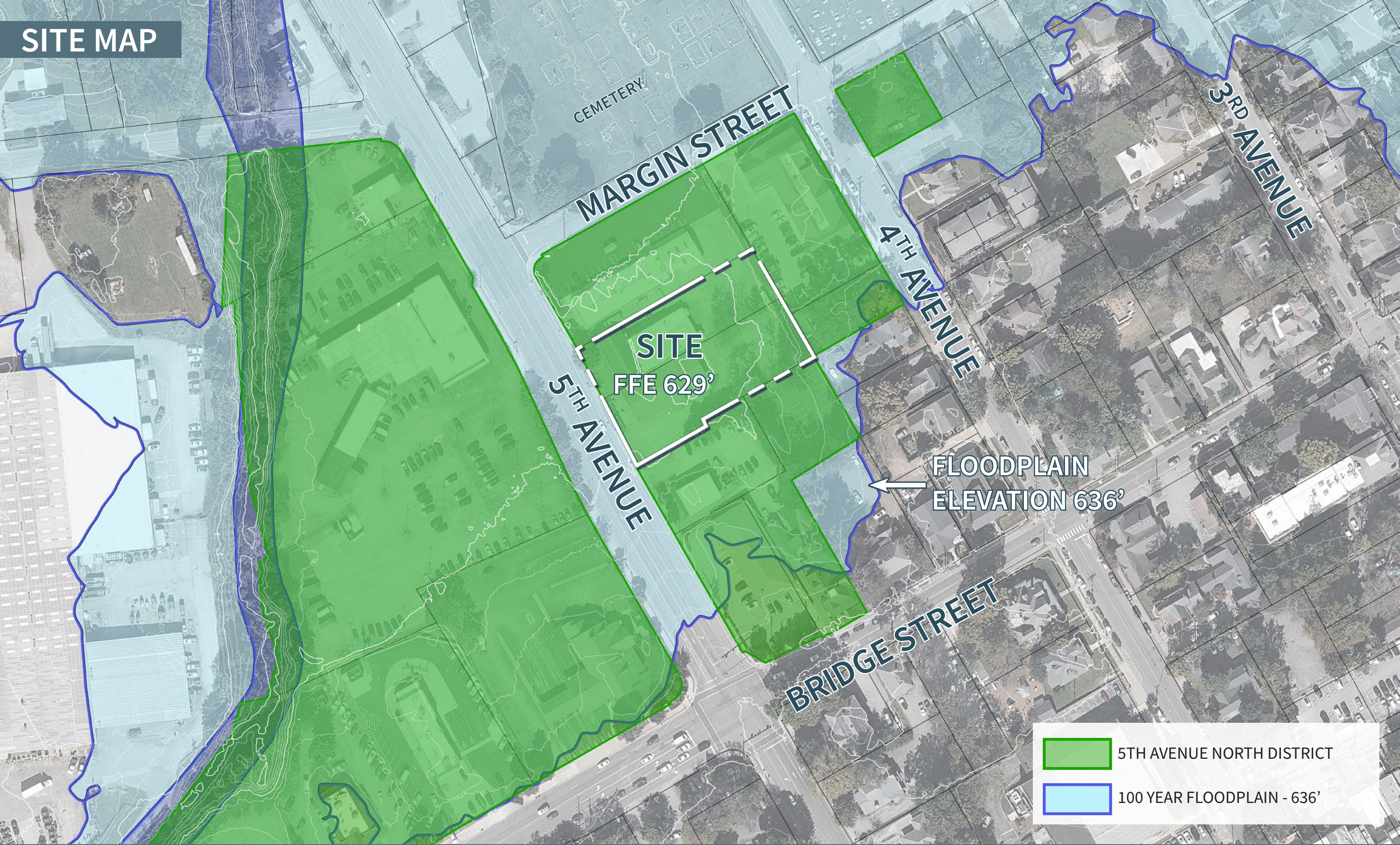
5th AVE NORTH DISTRICT



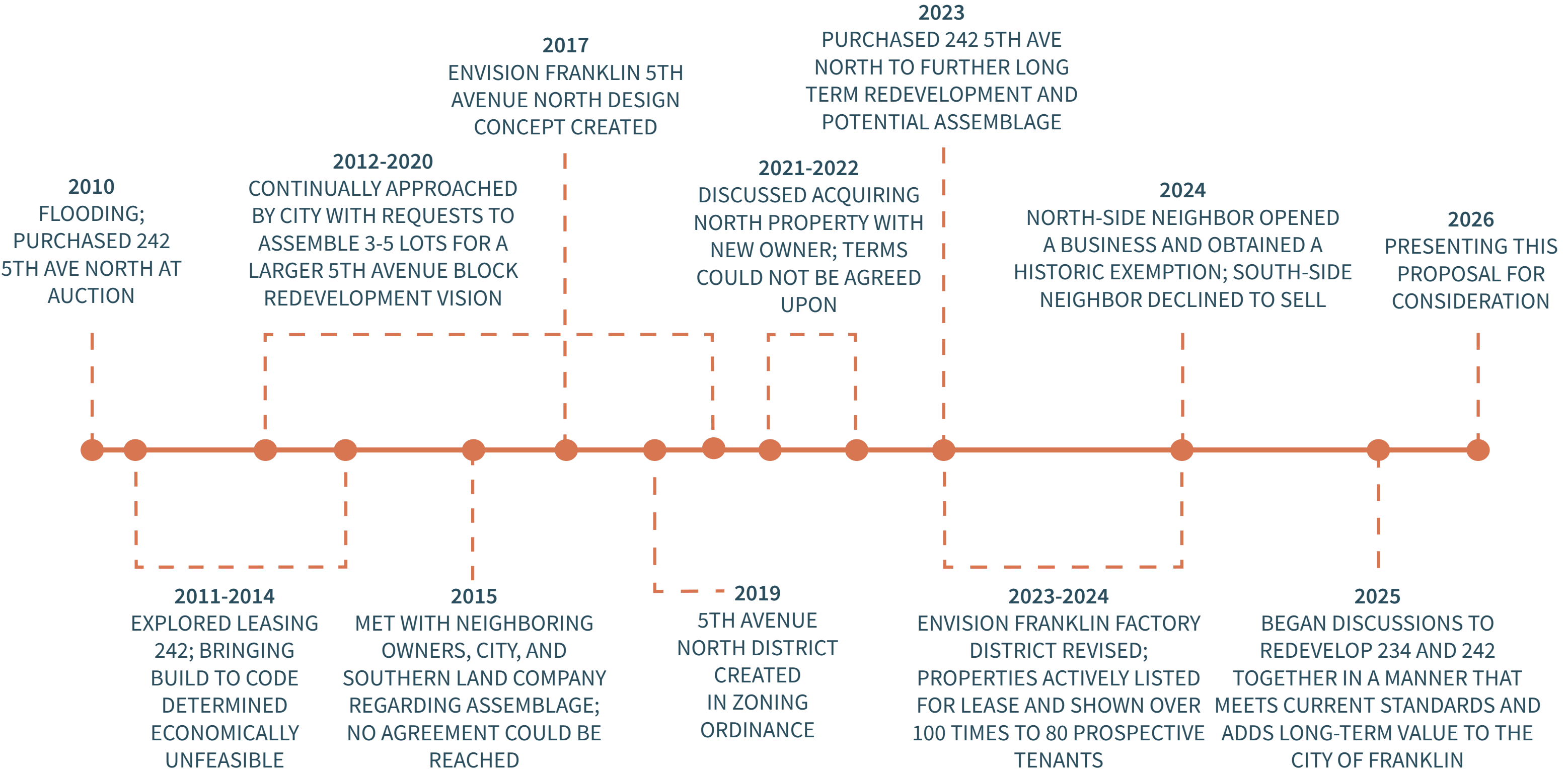
FLOODPLAIN MAP



SITE MAP



TIMELINE



ENVISION FRANKLIN 2023

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2 stories

Along 5th Ave N, within +/- 300 feet of N Margin St and within +/-500 feet of Mt Hope St, the second story shall have a minimum building setback of 20 feet

FIFTH AVENUE NORTH - CONCEPTUAL EXAMPLE

“THE INTENT IS TO IMPROVE UPON THE AREA AND TRANSFORM THE CHARACTER OF THE BUILT ENVIRONMENT IN ORDER TO PROMOTE A VIBRANT DOWNTOWN CORE.”

FIFTH AVENUE NORTH - CONCEPTUAL EXAMPLE OF REDEVELOPMENT



BUILDING HEIGHT

The maximum building height should be two stories above the Base Flood Elevation (BFE.) The first usable floor must be located above the BFE in accordance with floodplain protection standards.

Along the northern half of the Fifth Avenue North block, the second floor should be stepped back 20 feet from the front facade so as to reduce the overall appearance of height in relation to the National Register cemeteries.

2019 NATIONAL HISTORIC REGISTER NOMINATION

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018
National Register Listed
December 17, 2019
RS72001254

Franklin Historic District-
Additional Documentation
Name of Property
Williamson, TN
County and State

4. National Park Service Certification

I hereby certify that this property is:
entered in the National Register
determined eligible for the National Register
determined not eligible for the National Register
removed from the National Register
other (explain:)

Signature of the Keeper
Date of Action

5. Classification

Ownership of Property		Category of Property	
(Check as many boxes as apply.)		(Check only one box.)	
Private	☒	Building(s)	☐
Public – Local	☐	District	☒
Public – State	☐	Site	☐
Public – Federal	☐	Structure	☐
		Object	☐

Number of Resources within Property

(Do not include previously listed resources in the count)			
Contributing		Noncontributing	
14		110	buildings
		0	sites
1		0	structures
1		0	objects
16		110	Total

Number of contributing resources previously listed in the National Register 240

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018
National Register Listed
December 17, 2019
RS72001254

Franklin Historic District-
Additional Documentation
Name of Property
Williamson, TN
County and State

6. Function or Use

Historic Functions	Current Functions
(Enter categories from instructions)	(Enter categories from instructions)
DOMESTIC: Single Dwelling	DOMESTIC: Single Dwelling
DOMESTIC: Multiple Dwelling	DOMESTIC: Multiple Dwelling
DOMESTIC: Secondary Structure	DOMESTIC: Secondary Structure
COMMERCE: Business	COMMERCE: Business
RELIGION: Religious Facility	RELIGION: Religious Facility
GOVERNMENT: City Hall, Courthouse, Post Office	GOVERNMENT: City Hall, Courthouse, Post Office
SOCIAL: Meeting Hall	SOCIAL: Meeting Hall
RECREATION & CULTURE: Theater	RECREATION & CULTURE: Theater
RECREATION & CULTURE: Monument/Marker	RECREATION & CULTURE: Monument/Marker

7. Description

Architectural Classification

(Enter categories from instructions.)
EARLY REPUBLIC: Federal
MID-19TH CENTURY: Greek Revival, Gothic Revival
LATE VICTORIAN: Italianate, Queen Anne, Second Empire
LATE 19TH & EARLY 20TH CENTURY REVIVALS: Tudor Revival, Colonial Revival, Dutch Colonial Revival
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Concrete, brick, stone, Wood, brick, vinyl, aluminum, stucco, brick veneer, stone veneer, asbestos

Narrative Description

Listed in the National Register in 1972, the Franklin Historic District covers the original town plat of Franklin and contains the city's oldest residential and commercial buildings (NR Listed 01/05/1972). Founded in 1799, Franklin was platted by Abram Maury in a typical grid pattern with sixteen square blocks centered around a public square. Each block contained twelve lots, which sold rapidly as the young town quickly grew. A bustling commercial area developed along Main Street and numerous homes were built along First through Fifth avenues on either side of the commercial district. Franklin became the focus of the county's commercial and political activities as the county seat, and, surrounded by rich farm land, it became one of the fastest growing and most affluent areas in the state. Franklin was incorporated in 1815 and by 1835 it had a population of 1,500 residents.



56. 242 Fifth Avenue North – Non-Contributing

This is a remodeled ca. 1940 one-story rectangular-plan commercial building with a side-gable roof of asphalt shingles and an exterior of brick and stucco. The façade (W) has been remodeled with a full-width cover with a shed roof and fluted metal columns, multi-light double doors, and fixed multi-light windows. Attached to the rear elevation is a large addition of concrete block.



55. 234 Fifth Avenue North – Non-Contributing

This is a ca. 1980 one-story rectangular-plan commercial building with a gable-front roof of asphalt shingles and an exterior of stucco siding and vinyl siding. The façade (W) has a full-width, projecting gable-front cover with Ionic-motif columns at the ends. There is an off-center single-light glass and wood door under the cover. On the south elevation there is a recessed bay with another entrance. The roof has a square cupola.

February 23, 2026

Greg Gamble
Gamble Design Collaborative
3020 Stansberry Lane, Suite 201
Franklin, TN 37067

Re: Proposed Demolition
242 and 234 Fifth Avenue North
Franklin, TN

Dear Greg:

As requested, we have included below a breakdown of our assessment of the "Architectural Significance" of the existing structures at 234 and 242 Fifth Avenue North in downtown Franklin, Tennessee. We have based our assessment on standard Historic Building evaluation methodology. Noted below is our evaluation for inclusion in the submittal for this proposed Demolition application:

A. Period/Style:

234 Fifth Avenue North: The existing building has been modified multiple times over the years including the removal of the existing front façade to create a full aluminum storefront system and an addition to the south side of the structure that is not consistent with the original structure. Each of these modifications have adversely affected the architectural character of the building and therefore it no longer maintains a period or style that is recognizable. It is understood that the original architecture dates to the 1940's and the 1980's additions significantly changed the original structure/architectural style.

242 Fifth Avenue North: Based on a photo showing the original building, the architectural style was reminiscent of a 1940's Hardware store with a unique front stepping parapet. It is our understanding that the building was substantially modified in the 1980's adding to the front and north side of the building with elements that substantially changed the entire style and character of the building. It is no longer seen as a certain period or style but instead is a combination of various styles that are visually not cohesive or recognizable. This lack of cohesion creates a visually unattractive and distracting building in this district.

B. Historical Context/Associations:

234 and 242 Fifth Avenue North have no connection to Historical Context such as significant events, cultural moments or notable individuals. The only context we are aware of when this structure housed the 1940's hardware store on 242 Fifth Avenue. However, due to its many modifications and additions, the original architectural character no longer remains and there is visible evidence of this former use. It appears to have been more substantially modified in the 1980's and fully lost its architectural integrity.

C. Craftsmanship:

Both structures at the 234 and 242 Fifth Avenue sites would have had unique details while also exhibiting a simple commercial architectural style common in the 1940's. In the 1980's that simplicity was modified to include faux traditional details that are misplaced and not cohesive with the architectural character of the building. The lack of continuity of details and materials (including vinyl siding, lack of appropriate/consistent detailing, significant front façade modifications, contribute to why we agree with the Non-Contributing structure assessment given by the National and State registers (documented in the most recent National Register listing from 2019).

D. Architectural Integrity:

Based on our review of each of the buildings, 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. Those modifications have been discussed above including inappropriate additions in the 1980's, placement of additions to significantly modify the architectural character, lack of cohesiveness between the original architecture and the 1980's additions, removal of signature front façade elements that were replaced with poorly executed 1980's additions, etc. Overall, it is hard to imagine what was originally there without some photographic proof. Even with that proof, it is hard to determine how to unwind the additions to reveal the original unique architecture. We have no reason to believe that much of the original uniqueness remains to be salvaged.

Based on our overall review of these two structures and their architectural significance, we would recommend demolition of these structures be approved allowing for a more cohesive structure representative of the overall district be constructed in their place. This is a very unique opportunity to build a project that provides relief from the flood plain for the future users and creates a more appropriate gateway into downtown Franklin.

Sincerely,



Michael Hathaway, AIA
Principal
906 Studio, PLLC

D. Architectural Integrity:

Based on our review of each of the buildings, 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. Those modifications have been discussed above including inappropriate additions in the 1980's, placement of additions to significantly modify the architectural character, lack of cohesiveness between the original architecture and the 1980's additions, removal of signature front façade elements that were replaced with poorly executed 1980's additions, etc. Overall, it is hard to imagine what was originally there without some photographic proof. Even with that proof, it is hard to determine how to unwind the additions to reveal the original unique architecture. We have no reason to believe that much of the original uniqueness remains to be salvaged.

FLOODPLAIN MAP



FLOODING ANALYSIS - 234 5TH AVENUE



100 YEAR FLOODPLAIN - 636'
WATER LINE MARCH 2021 - 632'
BUILDING ELEVATION - 629'



100 YEAR FLOODPLAIN - 636'

WATER LINE MARCH 2021 - 632'

BUILDING ELEVATION - 629'

FLOODING ANALYSIS - 242 5TH AVENUE



100 YEAR FLOODPLAIN - 636'

WATER LINE MARCH 2021 - 632'

BUILDING ELEVATION - 629'

FLOODING ANALYSIS - 242 5TH AVENUE



100 YEAR FLOODPLAIN - 636'

WATER LINE MARCH 2021 - 632'

BUILDING ELEVATION - 629'

FLOODING HISTORY



FEBRUARY 13TH, 1948



MARCH 13TH, 1975

FLOODING HISTORY



MAY 5TH, 2010



MARCH 28TH, 2021

1. CAN THE BUILDINGS BE BROUGHT UP TO CODE AND RENTED?

NO, IF YOU SPEND MORE THAN 50% OF THE BUILDING’S VALUE, IT MUST BE RAISED 9 FEET INTO THE AIR.

BUILDING 234:

- The structure is valued at \$436,000.
- If you spend more than \$218,000, you must raise it 9 feet.
- It costs \$1,772,000 to make it usable.
- That is more 8 times the 50% limit.

BUILDING 242:

- The structure is valued at \$191,300.
- If you spend more than \$95,650, you must raise it 9 feet.
- It costs \$1,550,219 to make it usable.
- That is more 16 times the 50% limit.

THE MOMENT THESE BUILDINGS ARE BROUGHT TO CODE, THEY MUST BE RAISED 9 FEET INTO THE AIR.

2. CAN THE BUILDINGS BE LIFTED 9 FEET?

NO.

BUILDINGS 234 AND 242:

- SIT ON SLAB FOUNDATIONS
- HAVE DETERIORATING CINDER BLOCK WALLS
- HAVE STRUCTURAL ROOF DAMAGE
- RAISING EXISTING STRUCTURES DOES NOT MEET HISTORIC GUIDELINES
- A CERTIFICATE OF APPROPRIATENESS WOULD BE REQUIRED, AND THE BUILDINGS DO NO MEET THE COA GUIDELINE CRITERIA.

**RAISING THE BUILDINGS WOULD REQUIRE TEARING DOWN THE WALLS AND REBUILDING THEM.
THIS IS NO LONGER RAISING A BUILDING, BUT REBUILDING IT FROM SCRATCH.**

3. IF YOU COULD FIX THE BUILDINGS WOULD IT MAKE FINANCIAL SENSE

NO, IF YOU SPEND MILLIONS OF DOLLARS FIXING SOMETHING, YOU NEED RENT FROM TENANTS TO RECOVER THAT MONEY.

BUILDING 234:

- To make the numbers work, rent would need to be \$93-\$104 per square foot.

BUILDING 242:

- To make the numbers work, rent would need to be \$55 per square foot.

PRICES PEOPLE ARE PAYING IN FRANKLIN TODAY:

- \$25-35 per square foot.
- \$60 per square foot for premium spaces.

NO ONE IS PAYING \$93-105 FOR SMALL FLOODPLAIN BUILDINGS.

IF REHABILITATED, THE OWNER WOULD LOSE MONEY.

IF THE BUILDINGS COULD BE REHABILITATED, THEY WOULD NEED TO BE RAISED. THIS WOULD REQUIRE A BZA APPROVAL THE APPLICANT DOES NOT WISH TO SEEK.

4. ARE THESE BUILDINGS HISTORICALLY SIGNIFICANT ENOUGH TO JUSTIFY THAT LOSS?

BUILDINGS 234 AND 242:

- Not listed on the national register
- Not listed on the state register
- Identified as non contributing in prior review
- Heavily altered over time
- Missing original materials
- Structurally compromised

UNDER FEDERAL HISTORIC GUIDANCE, WHEN FLOOD REGULATIONS DESTROY USABILITY AND INTEGRITY, PRESERVATION MAY NO LONGER BE FEASIBLE.

THIS IS RECOGNIZED AND APPLICABLE FLOODPLAIN GUIDANCE.

5. WHAT ABOUT DOING NOTHING?

DOING NOTHING MEANS:

- Paying \$31,000+ per year in property taxes
- Maintaining vacant structures
- Carrying liability risk
- No rental income
- Continued deterioration
- Continued flood risk

THIS IS NOT SUSTAINABLE

6. WHAT IF A COMPLIANT BUILDING IS CONSTRUCTED

A PROPERLY DESIGNED, FLOOD COMPLIANT BUILDING:

- Would cost around \$10 million.
- Would require \$38 per square foot rent.
- That rent is within today’s market range.
- Would align with planning documents.
- Would eliminate the flood risk problem.
- Would produce a realistic economic return.

NEW CONSTRUCTION WORKS FINANCIALLY.

REHABILITATION DOES NOT.

THE SIMPLE TRUTH

TO FIX THE BUILDING:

- Triggers floodplain rules.
- Requires lifting them 9 feet.
- They cannot be structurally lifted.
- Costs over 3.3 million, before the buildings are lifted.
- Requires rents no tenant will pay.
- Produces no reasonable return.

THAT IS ECONOMIC HARDSHIP.

NOT BECAUSE SOMEONE WANTS MORE PROFIT.

BUT BECAUSE THE MATH DOES NOT WORK.

ARCHITECTURAL CHARACTER



VIEW LOOKING SOUTH ALONG 5TH AVE. N.

HEIGHT ANALYSIS - PROPOSED BUILDING



VIEW LOOKING SOUTH ALONG 5TH AVE. N.

ARCHITECTURAL CHARACTER



5TH AVE. N. - ELEVATION

ARCHITECTURAL CHARACTER



VIEW LOOKING NORTH ALONG 5TH AVE. N.

ARCHITECTURAL CHARACTER



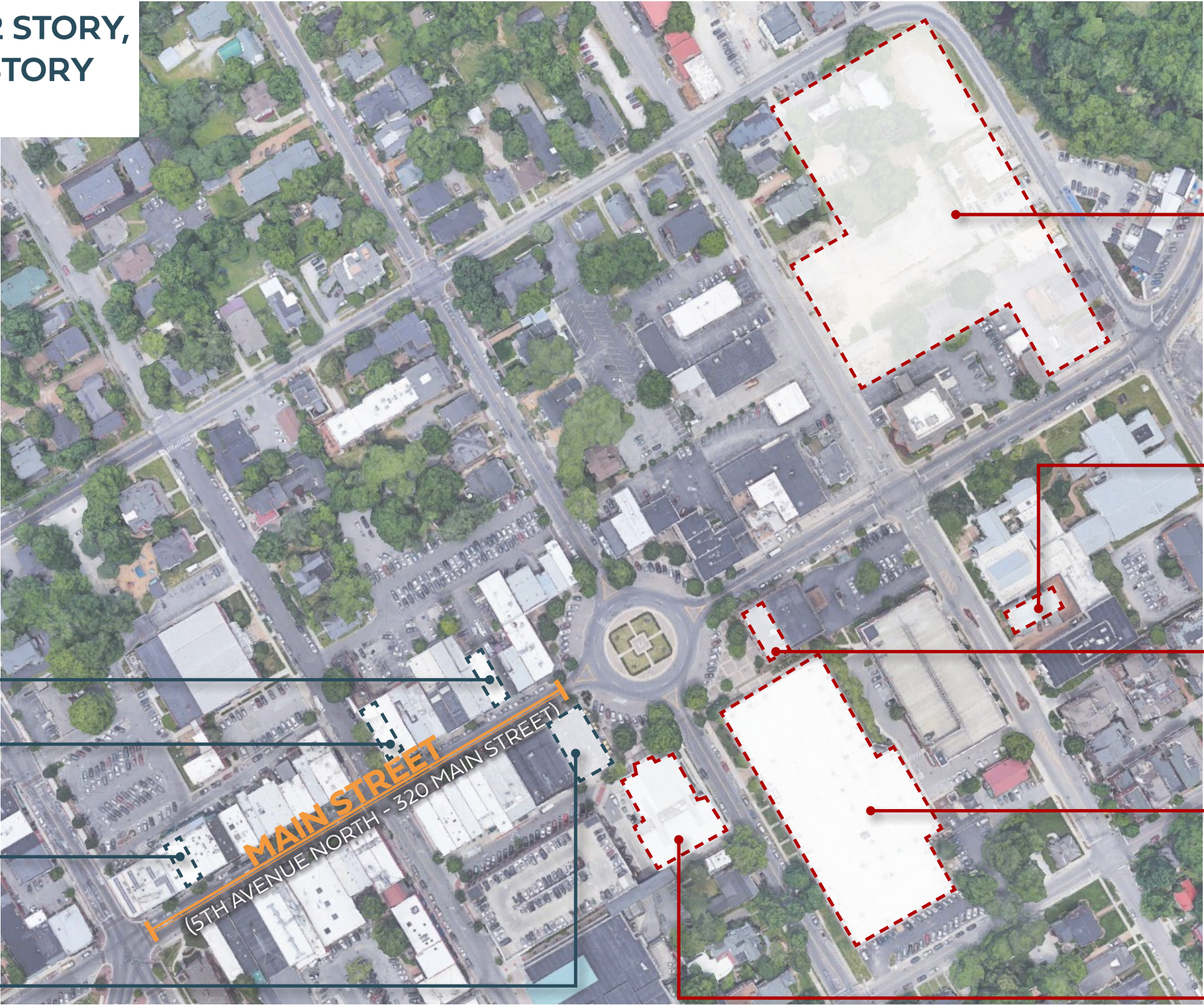
VIEW LOOKING NORTH ALONG 5TH AVE. N. AT ENTRY

HEIGHT ANALYSIS

HEIGHT ANALYSIS - MAIN STREET

FRANKLIN MAIN STREET
IS COMPOSED OF 2 STORY,
2.5 STORY, AND 3 STORY
BUILDINGS

- New Buildings for Larger Redevelopment Areas**
- Design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.



GRAYS: 40'

CHICO'S: 43'

TAZIKI'S: 42'

MELLOW
MUSHROOM: 40'

HARPETH SQUARE: 52'-6"

HISTORIC MASONIC
LODGE: 48'

RUBY SUNSHINE: 45'

NEW CITY HALL: 53'

SHERIFF'S DEPARTMENT: 50'

CONTEXT MAP



HEIGHT ANALYSIS - FIFTH AVENUE



STOREHOUSE #9



LAW OFFICES



FRANKLIN JUICE CAFE



OLD BANK OF AMERICA - CURRENTLY UNOCCUPIED

HEIGHT ANALYSIS - FIFTH AVENUE



FIFTH AND BRIDGE SHOPPING CENTER



RIVIAN DEALERSHIP

HEIGHT ANALYSIS - FOURTH AVENUE



906 STUDIO BUILDING



SALES AND MARKETING EFFORTS

CHARLES HAWKINS CO.

ADH Partnership
Attn: Will Butler
234 5th Ave N.
Franklin, TN 37064

Dear Will,

Charles Hawkins Co. has been marketing the 4,280 SF building located at 234 5th Ave N. Franklin, TN 37064 for lease since September 2023.

The City of Franklin recently notified us when a structure is located within a FEMA designated floodplain, the cost of any reconstruction, rehabilitation, addition or other improvement is closely monitored. If at any point the cost of improvements meets or exceeds 50% of the current market value of the structure only, this does not include land value, the entire structure must be brought into compliance with current floodplain development standards. Due to this requirement, any and all costs associated with improvements to the structure must be reported and tracked.

Below, I have included a prospect list of tenants who have pursued the leasing availability at 234 5th Ave N. Franklin, TN 37064.

These prospective tenants are unable to proceed in leasing the 4,280 SF premise because of the restraints of the FEMA designated floodplain restrictions. The restrictions of the FEMA designated floodplain render this building unusable and unleaseable, due to the inability to improve the building, which was built in 1930. My suggestion would be for you to go to the City and see if they can get creative within the city planning documents to keep 5th avenue from becoming blighted and completely unusable. Therefore, drastically improving, and bringing to life the 5th Ave North District.

The 5th Ave North district is the doorstep to Downtown Franklin. The entrance to Downtown Franklin deserves to have the ability to present Franklin in a manner resemblant to the rest of this great City.

Just from the ones I can recall 234 5th Ave North has been shown approximately 72 times. The real number is probably closer to 90+. Here are the confirmed showings below:

Brewery
Brewery
Landscape nursery
Event venue/bar

Event venue/bar
Pacific Dental
Butchery
Butchery
BodyRok (gym)
Gym
Gym
Dog on Brewery
Co-working office space
Office space
Showroom
Dog Daycare
Hotel developer
Golf simulator venue (x2)
Wedding studio
Veterinary clinic
Dog boarding
Next | Health
Vape Shop (x6)
Liquor store (x4)
Curio Brewery
Candy Cloud (quick service beverage)
Hair salon (x5)
Multi-tenant office space
Cold plunge therapy
Physical therapy office
Gymnastics (4)
Mixed martial arts gymnasium
Art Gallery (2)
Childcare facility (3)
Catering business
Construction company (x3)
Italian Restaurant (x4)
IT company
Boutique Retailer (x8)
Medical Clinic

Sincerely,
Reid Mangelsdorf
Vice President

Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211

Rmangesldorf@charleshawkinsco.com
615.345.7214

FOR LEASE

±4,280 SF

Stand-Alone Retail Building

CHARLES
HAWKINS CO.



234 5th Ave N.
FRANKLIN, TN

Reid Mangelsdorf
Vice President
615-345-7214
rmangelsdorf@charleshawkinsco.com

Charles Hawkins Co.
760 Melrose Avenue, Nashville, TN 37211
Telephone: 615.256.3189
www.charleshawkinsco.com

PROPERTY INFORMATION

234 5th Ave N.
Franklin, TN



LEASE RATE

\$35/ SF NNN

PROPERTY SPECIFICATIONS

- ±4,280 SF
- Retail Building
- Brand New Roof - Spring 2023
- Lot Dimensions: 96' x 255'
- Acreage: ±0.53
- Zoning: 5th Ave North District (Link to Zoning Information below:
 - <https://web.franklin.tn.gov/FlippingBook/FranklinZoningOrdinance/52/index.html>

THE OPPORTUNITY

Rare opportunity to lease a stand-alone retail building in downtown Franklin, directly across from the new Rivian Dealership.

CHARLES
HAWKINS CO.

APPRAISAL



APPRAISAL REPORT

UNDER-IMPROVED LAND
234 & 242 5TH AVENUE NORTH
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064



EFFECTIVE DATE:
OCTOBER 27, 2025

PREPARED FOR:
ADH PARTNERSHIP

PREPARED BY:
BOOZER & COMPANY, P.C.
106 MISSION COURT, SUITE 1001
FRANKLIN, TENNESSEE 37067



November 13, 2025

ADH Partnership
125 3rd Avenue North
Franklin, Tennessee 37064
Attn: Mr. Will Butler

**RE: Appraisal Report of:
Under-Improved Land
234-242 5th Avenue North
Franklin, Tennessee 37064**

Mr. Butler:

In accordance with your request, we have personally inspected and appraised the above captioned property for the purpose of developing an opinion of market value. The results of our appraisal are communicated in the attached **Appraisal Report**, which was prepared in accordance with the reporting requirements set forth in Standards Rule 2-2 of USPAP.

The intended use of this appraisal report is to assist the Client in establishing a value for internal decision making. The client and intended user is **ADH Partnership**. *Boozer & Company, P.C.* is not responsible for unauthorized use of this report.

The subject of this appraisal consists of two adjacent parcels located at 234 and 242 5th Avenue North in Franklin, Williamson County, Tennessee. The combined site contains 0.947 acres (41,272 SF) and is identified by the Williamson County Assessor of Property as Parcels 7.00 and 8.00 on Tax Map 78C, Group A. The subject site is improved with two commercial structures that have been disregarded in this valuation. The sites have been assembled for redevelopment with a 2-story commercial building containing 21,200 rentable square feet over 1 level of structured parking.

The value opinion contained herein is based on the **extraordinary assumption** that the subject's zoning and floodplain regulations and/or restrictions do not prevent redevelopment opportunities. (see Significant Observations and Limiting Condition). **The use of an Extraordinary Assumption could have an effect on assignment results.**

To the best of my knowledge, this report conforms to the current requirements prescribed by the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation (as required by the Financial Institutions Reform, Recovery and Enforcement Act - FIRREA).

The person signing this report has the knowledge and experience to complete the assignment competently. The person signing this report is duly licensed by the appropriate state to perform this level of appraisal under certificate number CG-4460.

The market value opinions included herein are based on information provided by the client, our personal inspections, public records, and other pertinent information. This appraisal is based on the assumption that the furnished data is true and correct.

The report, which follows, contains a summary of my investigation and analysis. The pertinent facts and data, which I believe applicable to the property, are discussed and the reasons leading to my opinions of value are included. The acceptance of this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Based upon my investigation, and subject to the assumptions and limiting conditions as set forth in the report, the market value of the subject property is concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Effective Date	Value Opinion
As Is	Fee Simple Estate	October 27, 2025	\$4,500,000

Estimate of Reasonable Exposure Time: 12 months

I would like to thank you for selecting our firm for this assignment and if I may be of further assistance, please advise.

Sincerely,

BOOZER & COMPANY, P.C.

A handwritten signature in blue ink, appearing to read "Derrick A. Smith".

Derrick A. Smith, MAI, CG-4460
State Certified General R. E. Appraiser

Extent of Appraisal Process:

Although not prepared for a lending institution, this **Appraisal Report** was prepared in compliance with Uniform Standards of Professional Appraisal Practice (USPAP) and Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), and the Interagency Appraisal and Evaluation Guidelines. In the completion of this assignment, the appraisers signing this report have adhered to the Competency Rule of the Uniform Standards of Professional Appraisal Practice.

Significant Observations and Limiting Conditions:

We were provided site-specific information pertaining to the subject's land and improvements by the client. Other pertinent information was obtained from public records, public officials, property owners, property managers, real estate professionals, and other reliable sources. The market value opinion contained herein is based on the assumption that the furnished information is true and correct.

The City of Franklin has assigned HPO, Historic Preservation & FFO, Floodway Fringe Overlay zoning to the subject. Overlays are established as a means of addressing specific aspects of land use control or development design that transcend conventional zoning district provisions. The overlays correspond with the 100-year floodplain and the 16-block (and adjacent areas) surrounding Public Square listed on the National Registry of Historic Places. Discussions with city officials revealed that redevelopment may occur under certain conditions and strict guidelines. The owner engaged an experienced local land planner to develop a concept that maximizes the development potential of the assemblage, which yielded preliminary plans for a 2-story commercial building containing 21,200 rentable square feet over 1 level of structured parking.

The value opinion contained herein is based on the **extraordinary assumption** that the subject's zoning and floodplain regulations and/or restrictions do not prevent redevelopment opportunities. **The use of an Extraordinary Assumption could have an effect on assignment results.**

Extraordinary assumption is defined as, "*an assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.*" (USPAP, 2024 ed.)

Property Identification:

Under-Improved Land
234 & 242 5th Avenue North
Franklin, Williamson County, Tennessee 37064

Tax I.D. No.:

78C-A/7.00 & 8.00

Purpose of the Appraisal:	Opinion of market value
Intended Use and User of Appraisal:	The function or intended use of this appraisal report is establishing a value for internal decision making by our client and intended user, ADH Partnership . This report is for the exclusive use of the addressee, and Boozer & Company, P.C. is not responsible for unauthorized use of this report.
Definition of Market Value:	Market value as used in this appraisal is defined as “the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus”. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) Buyer and seller are typically motivated; (2) Both parties are well informed or well advised, and acting in what they consider their own best interests; (3) A reasonable time is allowed for exposure in the open market; (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale (12 C.F.R. Part 34.42(g)).
Property Rights Appraised:	Fee simple estate
Definition of Fee Simple Estate:	Fee simple estate is defined as, “ <i>absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.</i> ” ¹
Ownership History:	Title to the subject property is currently vested in ADH Partnership. Ownership of 234 5th Ave N was obtained on July 6, 2023 from Patty Rye, Trustee of the Patty Rye Revocable Living Trust via Warranty Deed, of record in Book 9287, Page 991, at the Register’s Office for Williamson County, Tennessee (ROWCT). The consideration stated on the deed was \$2,400,000 for the improved property. Title to 242 5th Ave N was obtained on September 13, 2010 from Mary Jo Vaillancourt, et. al., via Warranty Deed, of record in Book 5140, Page 623,

¹ Unless otherwise noted, the source of all definitions in this report is: *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015), PDF e-book.

ROWCT. The consideration stated on the deed was \$120,000 for the improved property.

To our knowledge, there have been no other recorded transactions of the subject property in the past three years. The subject is not currently listed for sale or subject to any pending contracts or purchase options. The preceding information is deemed accurate, but we do not guarantee any of the title history above.

Legal Description: See Addenda

Effective Date of Appraisal: October 27, 2025 (Date of Appraiser's Inspection)

Date of Report: November 13, 2025

Scope of the Appraisal:

- Established parameters of the assignment with the client/property contact;
- Obtained site-specific information pertaining to the subject's land and improvements;
- Reviewed furnished information as well as property records applicable to the subject, including current tax, zoning records, flood maps, deeds and plats;
- Inspected and photographed subject property (exterior only);
- Analyzed the Nashville MSA, the subject neighborhood, and the subject site with respect to prevailing market conditions and property values;
- Gathered market data with regard to sales of comparable properties;
- Analyzed the data gathered to arrive at the highest and best use of the subject property;
- Analyzed the data gathered to arrive at value conclusions via the Sales Comparison Approach;
- Reconciled the results of this analysis to estimate the "as is" market value of the fee simple estate;
- Estimated the exposure time for the subject property.

Neighborhood Data: The neighborhood is located in Franklin, Tennessee and includes the historic downtown core, a National Register district that centers around Main Street and 3rd Avenue. General boundaries include the Harpeth River & Del Rio Pike to the north, Battle Avenue to the south, the Harpeth River to the east, and Boyd Mill Avenue & Culberson Avenue to the west.

The downtown public street system is established and unlikely to expand. Main Street (US 31) intersects 3rd Avenue (TN 96) at Public Square, the epicenter of the neighborhood, and also converges with West Main Street (TN 246) and 5th Avenue (US 431) at a "Five Points" intersection. An ongoing multiyear "streetscape" enhancement project has been

implemented by the city to improve the aesthetics of the downtown street system and has upgraded sidewalks, lighting and street signage.

Neighborhood build up is approximately 95% with few vacant sites available in the historic downtown core. The development pattern is weighted toward single-family residential and is mature in its lifecycle as most of the structures date to the turn of the 20th Century. Commercial development is concentrated along major traffic arteries and typically consists of low-rise masonry construction, but commercial uses are prevalent throughout the neighborhood in the form of converted dwellings and adaptive reuses. Most property types are represented in the neighborhood, including office, retail, restaurant, entertainment, religious and municipal. The most significant recent investment in the neighborhood is Harpeth Square, a mixed-use project containing a Hilton Curio hotel, 155 apartment units, 15,000± SF of retail space and a 600-space parking deck on a 5-acre assemblage located northeast of Public Square. The \$95 million redevelopment is the largest of its kind in downtown Franklin in decades. Additional recent investment has yielded office, retail and restaurant space in recent years. The most ambitious project in the pipeline is the redevelopment of City Hall, which will be complete in 2027.

Competitive advantages include the neighborhood's convenient location and accessibility, as well as its impressive growth and prosperity. There are no significant disadvantages other than the neighborhood is practically built out, as undeveloped sites are predominantly located along the Harpeth River in areas considered to be environmentally sensitive.

In conclusion, the outlook for the neighborhood is excellent and property values are expected to continue appreciating in the foreseeable future.

Zoning Data:

The subject is located within the zoning jurisdiction of Franklin, Tennessee. Base zoning is **5th, 5th Avenue North District**, which is intended to *“provide for nonresidential uses along the 5th Avenue North corridor leading into the historic downtown; and allow for redevelopment of properties on the edges of the floodway fringe developed prior to Federal or local floodplain regulations.”*

Overlay zoning includes **CFO, Central Franklin Overlay District** and **HPO, Historic Preservation Overlay District**, which are intended to preserve and protect the historic parts of the city.

The entirety of both sites lie within the **FFO, Floodway Fringe Overlay**, which is intended to preserve holding capacity and limit use and encroachment that would impede or obstruct the holding capacity of the floodway fringe and prevent an increase in flood height.

According to the Long Range Plan, *Envision Franklin*, the subject is located in the **Fifth Avenue North** design concept area. The following description was taken from *Envision Franklin*:

“The Fifth Avenue North design concept represents an important commercial corridor leading into the historic downtown, through the Harpeth River and Sharps Branch floodplain. The intent is to improve upon the area and to transform the character of the built environment in order to extend the vibrant downtown core. Redevelopment of this portion of the corridor (developed prior to Federal or local floodplain regulations) is appropriate to support the historic resources and viability of the downtown area. Land aggregation and redevelopment of properties of a half-block size or greater is highly encouraged in order to achieve cohesive design and land-use efficiency”.

Development within the Fifth Avenue North design concept area may include institutional, transitional office, and local commercial uses. Along Fifth Avenue North, buildings should have shallow front-yard setbacks, flat roofs with parapet walls are preferred, and architectural treatments are encouraged at key intersections. Redevelopment along Fourth Avenue North should maintain the established rhythm of the smaller, traditional residential character. Building height is limited to two stories above the Base Flood Elevation, and on the northern half of the corridor the second floor should be stepped back 20 feet from the front facade to preserve views toward the historic cemeteries. Open space is expected along Sharps Branch to support water-resource enhancement, and sites near the floodplain may provide opportunities to reduce the horizontal distance of the BFE through water restoration improvements. Parking should be located to the rear, shared-parking agreements are encouraged, and structured parking may be placed beneath elevated buildings when designed to meet floodplain standards. Pedestrian connectivity, limited driveway cuts, and bicycle/transit accommodations should follow Connect Franklin and the Parks Master Plan.

The subject has existed in its present configuration for a number of years and is assumed to be in compliance with all applicable zoning regulations. This analysis assumes redevelopment may be completed in accordance with all zoning provisions to at least the size and scope currently proposed.

Property Tax Data:

The subject property is in the taxing jurisdictions of Williamson County, the City of Franklin, and the Franklin Special School District (FSSD), which has a combined 2025 ad valorem tax rate of \$2.0633 per \$100 of assessment. The subject is classified as commercial property and assessed at the commercial rate of 40%. Current assessment & tax liability data is summarized as follows:

<u>APN</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>	<u>Ratio</u>	<u>Assessment</u>	<u>Tax Rate</u>	<u>Tax Burden</u>
78C-A/7.00	\$2,000,000	\$436,000	\$2,436,000	40%	\$974,400	0.020633	\$20,105
78C-A/8.00	\$1,200,000	\$191,300	\$1,391,300	40%	\$556,520	0.020633	\$11,483

According to the Williamson County Trustee's Office, the subject's taxes are current and there are no past due or unpaid property taxes owed from prior years.

Site Data:

No. of Parcels: 2
 Location: 234 & 242 5th Ave N, Franklin, Williamson County, TN
 Gross Land Area: 0.947± acre or 41,272± sq. ft;
 Shape: Rectangular;
 Topography: Flat;
 FEMA Zone Data: FIRM 47187C0211H, dated December 20, 2024; site is located in a 100-year floodplain (Zone AE);
 Access: Surrounding rights of way;
 Frontage: 167.57' along the east side of 5th Ave N;
 Exposure/AADT: Good; AADT along 5th Ave N is 11,045 to 12,944 VPD (TDOT, 2024);
 Easements: Assumed typical;
 Surrounding Uses: 615 Blinds & Summer Classics at Storehouse to the north, Rivian Service & Demo Center to the west, Franklin Juice Cafe to the south, and The Orchard House to the east;
 Utilities: Electric, water, sewer, gas & telephone are available/connected;
 Environmental: See item 13 of Significant Observations & Limiting Conditions
 Comments: Commercial site in the 16-block historic downtown district of Franklin, TN

Improvement Data:

No. of Buildings: 2
 Building Type: Commercial
 Gross Building Area: 234 5th Ave N: 4,429 SF & 242 5th Ave N: 6,246 SF
 Construction: Brick & masonry on shallow foundations
 Comments: Property previously flooded, requiring a foundation piling system to stabilize vertical settlement. Improvements were disregarded in this valuation.

Development Plans:

The site is being analyzed for redevelopment with an office/retail building containing approximately 21,200 rentable square feet. The proposed structure consists of 2 levels of commercial space over 1 level of structured parking (11,900± SF). Site improvements include drives, surface parking, bioretention, and other appurtenances necessary to support the programmed use. The development budget is \$9,615,700 (\$290.50/GSF & \$453.57/RSF). No development plans have been submitted for approval at this time.

Highest and Best Use:

Highest and Best Use is defined by the Appraisal Institute as: *"The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."*

"As Though Vacant": The reasonably probable and legal use of the subject, as though vacant, which is physically possible, financially feasible and results in the highest value would be commercial office or retail. The timing is now and the most probable buyer is a developer or owner-user.

Valuation:

The typical and theoretical real estate appraisal includes three separate but interrelated preliminary approaches to value, which are correlated into a single final value conclusion. The approaches are identified as the Cost Approach, the Sales Comparison Approach and Income Capitalization Approach.

In the appraisal of a specific property, one or more of the approaches may be more applicable than the others and one or more of the approaches may be impractical because of the lack of suitable data in the market with which to make comparisons. The client has requested the land value only of the subject property; accordingly, only the sales comparison approach was processed.

SALES COMPARISON APPROACH

Sales comparison approach is defined as, *"the process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available."*

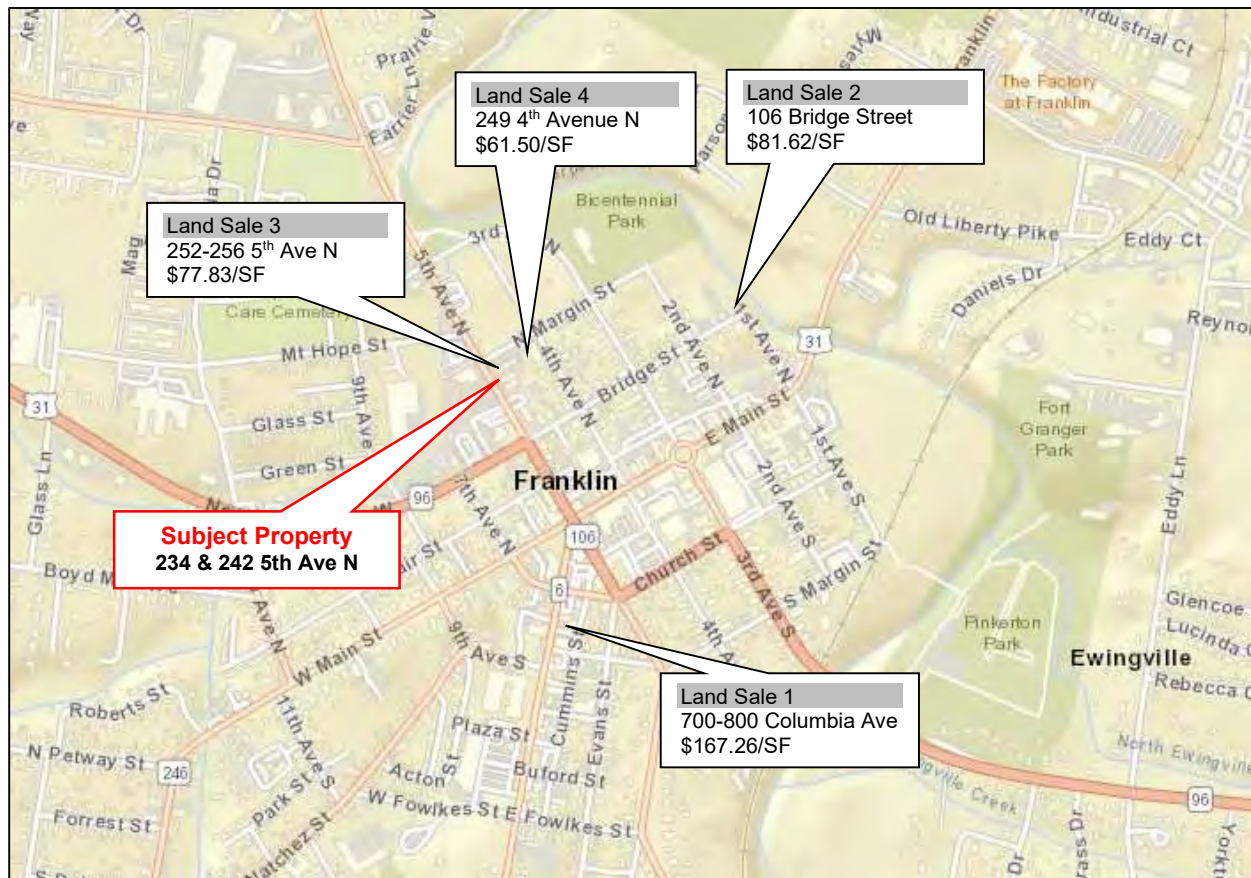
In the sales comparison approach, the value of a property is estimated by comparing it with similar, recently sold properties in the surrounding or competing area. Inherent in this approach is the principle of substitution, which holds that when a property is replaceable in the market, its value tends to be set by the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution. Through the analysis of sales of verified arm's-length

transactions, market value and price trends are identified. The sales utilized are comparable to the subject in physical, functional, and economic characteristics. The basic procedure is as follows:

1. Identify the most recent relevant sales from which to select and analyze truly comparable sales, with consideration given to the date of sale.
2. Identify any changes in economic conditions between the date of sale and the date of value.
3. Calculate the cash equivalent price for any sale that includes favorable financing.
4. Reduce the sale price to a unit of comparison such as the sale price per square foot or sale price per unit.
5. Make appropriate adjustments to the prices of the comparable sale properties for differences in the relevant elements of comparison.
6. Interpret the results to derive a value indication from the sales comparison approach.

The following sales were considered most comparable to the subject:

MAP OF COMPARABLE LAND SALES



SUMMARY OF COMPARABLE LAND SALES								
No.	Date	Map/Parcel	Location	Zone	Size-SF	Size-Ac	Price	Per SF
1	Various	78C-H/7.00, et al	700-800 block Columbia Ave	CC	86,391	1.98	\$14,450,000	\$167.26
2	Oct-23	63N/B/62.00	106 Bridge Street	1AD	29,403	0.68	\$2,400,000	\$81.62
3	Sep-21	78C/A/9.00 & 10.00	252-256 5th Ave N	5AD	32,121	0.74	\$2,500,000	\$77.83
4	Jun-21	78C/A/11.00	249 4th Avenue North	5AD	32,114	0.74	\$1,975,000	\$61.50
Average:					45,007	1.03	\$5,331,250	\$97.05

Comparative Analysis

The sales were compared to the subject based on property rights conveyed, financing, sale conditions, market conditions, and physical characteristics. To the best of our knowledge, all the sales represented arms-length transactions, which included the fee simple estate property rights. In addition, all of the sales were cash to seller conveyances, whereby financing was not a factor in the sales price. We are not aware of any unusual sale conditions in any of the transactions. Differences will be considered on a qualitative basis.

The subject is well located in downtown Franklin, northwest of the Public Square, in an area exhibiting adaptive re-uses, redevelopment and infill projects. The neighborhood is encumbered by the City of Franklin's Historic Preservation Overlay and contains a number of buildings from the 19th century that are considered historically contributing. In addition, peripheral areas of the neighborhood are encumbered by flood hazard protections. Consequently, some projects have evolved into renovation/adaptive reuses even as the cost to incorporate an existing structure exceeds the cost to redevelop. Accordingly, some properties transferred as improved, but the prices paid are representative of land value only. Differences will be considered on a qualitative basis.

The comps range in size from 0.74 to 1.98 acres, which brackets the 0.947-acre size of the subject assemblage. Typically, there is an inverse relationship between size and unit price whereby smaller tracts tend to sell for higher unit prices; however, this relationship is not always consistent, particularly in densely developed neighborhoods where large tracts capable of supporting larger developments are scarce or difficult to assemble. Differences will be considered on a qualitative basis.

Regarding market conditions, all of the sales occurred within the past several years and represent some of the most recent sales of commercial land deemed similar to the subject. Significant investment throughout Nashville and the middle-Tennessee area over the past several years has fueled rapid appreciation and, although pricing and transaction volume have responded to interest rate hikes, current fundamentals are reflective of a stable market. The buyer of Sale 2 requested a demolition permit, but subsequently received variances pertaining to flood hazard development and parking and listed the property for sale at \$4,995,000. It has been exposed to the market for 5.5-months and has received two downward price adjustments totaling \$800,000 to the current asking price of \$4,195,000. While not a consummated sale, it provides evidence of market price appreciation. Differences will be considered on a qualitative basis.

Zoning varied by location and impacts development potential. Sale 1 is zoned and programmed for 3.5-story development. It is not encumbered by flood hazard areas, allowing 3 levels of subsurface parking (505 stalls) sufficient to accommodate the parking load requirement for 184,060 SF of rentable/salable area. This sale produced the highest square foot unit price by a wide margin at \$167.26/SF, but is justified given the land cost is roughly \$78.50 per rentable/salable square foot. Sale 2 is entirely in the floodway, but its base zoning of 1st Ave allows for development up to 3 stories. This property was acquired at the second-highest unit price (\$81.62/SF) two years ago and is currently offered for sale at \$142.67/SF. The remaining sales share the subject's 5th Ave base district and are both encumbered by flood hazard areas. The maximum building height in this district is 2 stories over the base flood elevation, which allows opportunities for 1 level of structured parking at the subject site and Sale 3 at the north end of the block.

Conclusion of Land Value

In conclusion, the comparables included in this analysis provide a reasonable basis from which to estimate the subject's market value. The sales ranged in unit price from \$61.50/SF to \$167.26/SF, with mean and median indications of \$97.05/SF and \$79.73/SF, respectively. When ranking the subject relative to the comparables, we believe it should fall between the unit prices of Sales 1 & 2 or between \$81.62/SF & \$167.26/SF. Therefore, having considered all pertinent factors, particularly the subject's size, location, and development potential, it is our opinion that a unit

value from the upper-middle of the range of approximately **\$105.00 & \$115.00 PSF** is reasonable and appropriately ranks the subject relative to the comparables. The calculation to derive the market value of the subject site is shown as follows:

LAND VALUE CALCULATION

Size-Ac	Size-SF		Price/SF		Market Value
0.947	41,272	x	\$105	=	\$4,333,560
0.947	41,272	x	\$115	=	\$4,746,280
Reconciled To:					\$4,500,000

Test for Reasonableness

The following land residual analysis is based on the current development plan, which calls for a 2-story commercial building containing 21,200 rentable square feet over 1 level of structured parking (11,900 SF) together with surface parking (32 stalls) and other site improvements. Costs were estimated from the developer's budget and Marshall Valuation Service published cost data. Entrepreneurial profit (25% of costs) is included in the cost estimate.

LAND RESIDUAL ANALYSIS (OFFICE/COMMERCIAL)		
Gross sq. ft. building area		33,100
Gross rentable sq. ft. area		21,200
Improvements net sq. ft. area	100.0%	21,200
Market rent		<u>\$50.00</u>
Potential gross income		\$1,060,000
Less: vacancy and collection loss	5.0%	<u>53,000</u>
Effective gross income		\$1,007,000
Less: expense ratio	1.5%	<u>15,105</u>
Net operating income		\$991,895
Divided by OAR		<u>6.00%</u>
Indicated market value		\$16,531,583
Less: cost to construct inc. profit	\$365.00	<u>12,081,500</u>
Residual land value		\$4,450,083

The analysis above provides very strong support for a value opinion of \$4,500,000.

“As Is” Market Value Conclusion

Based upon our investigation, and subject to the assumptions and limiting conditions described herein, it is our opinion that the “as is” market value of the subject property’s fee simple estate (land only), as of October 27, 2025, was:

FOUR MILLION FIVE HUNDRED THOUSAND DOLLARS

\$4,500,000

ESTIMATE OF EXPOSURE TIME

Exposure time is defined as, *“an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of appraisal.”* (USPAP, 2024 ed.)

Considering the level of activity experienced by the local market area over the past several months, a reasonable exposure time is estimated to be **twelve months**.

CERTIFICATION

We certify that, to the best of our knowledge and belief...

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. Derrick Smith has made a personal inspection of the property that is the subject of this report.
10. Stephen C. Hutchison, Tennessee Real Estate Appraisal Commission Registered Trainee #6296, provided significant real property appraisal assistance to the person signing this report, including inspection of subject property and comparables, site-specific data analysis, market data research and analysis, and participation in the valuation analysis and conclusion.
11. As of the date of this report, I, Derrick A. Smith, have completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.
12. Derrick A. Smith hereby certifies that he is a Tennessee State Certified General Real Estate Appraiser and his certificate number is CG-4460.
13. This report was prepared in accordance with Title XI of FIRREA.
14. Derrick Smith has appraised the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



A handwritten signature in black ink, appearing to read "Derrick A. Smith".

Derrick A. Smith, MAI, CG-4460
State Certified General R. E. Appraiser

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This Appraisal Report and resulting estimate of value, made expressly for the ADH Partnership is subject to the following assumptions and limiting conditions:

1. *The forecasts, projections, or operating estimates contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. Therefore, these forecasts are subject to changes in future conditions. Value estimates in this appraisal report are stated in United States currency as of the date of appraisal.*
2. *No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable and in Fee Simple, unless otherwise stated in the report.*
3. *The property is appraised free and clear of all existing liens and encumbrances, including deed restrictions and developers agreements, unless otherwise stated in this appraisal report.*
4. *Information furnished by others is believed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser(s).*
5. *Maps, plats, and exhibits included in this appraisal report are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose. The appraiser(s) has not made a survey of the property, and no responsibility is assumed in connection with such matters.*
6. *The physical condition of the improvements described herein was based on a visual, walk-through inspection. No liability is assumed for the soundness of structural members, building components, mechanical equipment, plumbing, or electrical components as no professional tests were made of the same. The appraiser(s) assumes that no hidden or unapparent conditions of the property, subsoil, or structures exist, which would render the property more or less valuable. The appraiser(s) assumes no responsibility for such conditions, or for engineering, which might be required to discover such factors. The appraiser(s) recommends that the client obtain an opinion from a competent engineering firm.*
7. *It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in this appraisal report.*
8. *It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.*
9. *It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate(s) contain in this report is based.*

10. *It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that no encroachment or trespass exists, unless noted in this appraisal report.*
11. *Value estimates in this appraisal report apply only to the entire property, and cannot be prorated to individual portions or fractional interests. Any proration or division of interest will invalidate the value estimate(s), unless such proration or division of interests is set forth in this appraisal report.*
12. *The appraiser(s) is not required to give testimony or attendance in court by reason of this appraisal, with reference to the property in question, unless arrangements have been made previously therefore. The fee charged for this appraisal does not include payment for court testimony or for further consultation.*
13. *Unless otherwise stated in this appraisal report, the appraiser(s) did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser(s) has no knowledge of the existence of such materials on or in the property. The appraiser(s), however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. Value estimates within this appraisal report are predicated on the assumption that there is no such material on or in the property, that would cause a loss in value. No responsibility is assumed for any expertise or engineering knowledge required to discover them. The appraiser(s) recommends that appropriate experts be retained to investigate and determine to what extent, if any, such substances are present and what risks, if any, are involved.*
14. *The determination concluded in this appraisal, as to whether or not the subject property is located within a Flood Hazard Zone, is based solely on an inspection of available Flood Insurance Rate Map(s) (FIRM) which are distributed by the National Flood Insurance Program (NFIP). The NFIP maps represent the most recent revisions available after reasonable investigations. Although these maps are the basis for flood hazard determination, the map scale is typically not adequate for accurate comparisons with other maps and/or surveys. Therefore, the determination presented herein regarding location of the subject property outside or within a flood hazard zone should not be construed as a guarantee or certification. Certification of this can only be provided by a qualified engineer and/or surveyor. If there is any possibility that the subject is within an identified flood hazard zone, we recommend that the property should be covered by adequate flood insurance.*
15. *Unless otherwise noted in this appraisal report, no consideration in the valuation process has been given to subsurface rights (minerals, oil, water, etc.) that may be found on the subject property.*
16. *Any proposed or incomplete improvements included in this appraisal report are assumed to be completed in accordance with approved plans and specifications and in a workmanlike manner.*

17. *The appraiser(s) reserves the right to alter opinions of value contained in this appraisal report on the basis of information withheld or not discovered in the normal course of a diligent investigation.*
18. *The Americans With Disability Act (ADA) became effective July 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis would reveal the need for renovations to comply with that statute. Such a requirement could have an adverse impact on the market value of the property. Because the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible noncompliance with the requirements of the ADA in this report.*



QUALIFICATIONS OF DERRICK A. SMITH, MAI

Education

Bachelor of Science Degree - Middle Tennessee State University

Professional Courses & Seminars

Basic Appraisal Principles - TREES/TAPS

Basic Appraisal Procedures - TREES/TAPS

Uniform Standards of Professional Appraisal Practice - TREES/TAPS

General Appraiser Income Approach/Part 1 - Appraisal Institute

General Appraiser Income Approach/Part 2 - Appraisal Institute

Advanced Income Capitalization - Appraisal Institute

General Appraiser Report Writing and Case Studies - Appraisal Institute

General Appraiser Sales Comparison Approach - Appraisal Institute

General Appraiser Market Analysis and Highest & Best Use - Appraisal Institute

General Appraiser Site Valuation & Cost Approach - Appraisal Institute

Real Estate Finance Statistics and Valuation Modeling - Appraisal Institute

Quantitative Analysis - Appraisal Institute

Business Practices & Ethics - Appraisal Institute

Advanced Market Analysis and Highest & Best Use - Appraisal Institute

Advanced Concepts and Case Studies - Appraisal Institute

General Demonstration Report Writing - Appraisal Institute

Uniform Appraisal Standards for Federal Land Acquisitions - Appraisal Institute

Experience

2018-Present: Partner at *Boozer & Company, P.C.*, Franklin, TN

2008-2017: Commercial Appraiser at *Boozer & Company, P.C.*, Franklin, TN

Provided testimony in federal and circuit courts regarding real estate valuation.

Property Types Appraised

- | | | |
|----------------------|-------------------------|----------------------------------|
| • Office | • Self-Storage | • Lodging |
| • Medical Office | • Automobile Dealership | • Multi-Unit Residential |
| • Office-Condominium | • Retail | • Special Purpose/Church/Daycare |
| • Office/Warehouse | • Shopping Center | • Subdivision/Mixed-Use |
| • Manufacturing | • Restaurant | • Rural Land/Farms |

Other experience includes litigation support, consulting, tax assessment advice, valuation of utility and conservation easements and partial interests.

Professional Affiliations & Accreditations

MAI Designated Member, Appraisal Institute

Tennessee State Certified General Real Estate Appraiser, CG-4460

Leadership Development and Advisory Council (LDAC) – Washington, DC, 2018, 2019, 2023

Tennessee Chapter of the Appraisal Institute Board of Directors, 2023, 2024, 2025

Member, Tennessee Appraiser Coalition

Greater Nashville Association of REALTORS®



ADDENDA

PHOTOGRAPHS



Northwestern Elevation



Southeastern Elevation

PHOTOGRAPHS



Eastern Elevation



Southern Elevation

PHOTOGRAPHS



View South Along 5th Ave N



View North Along 5th Ave N

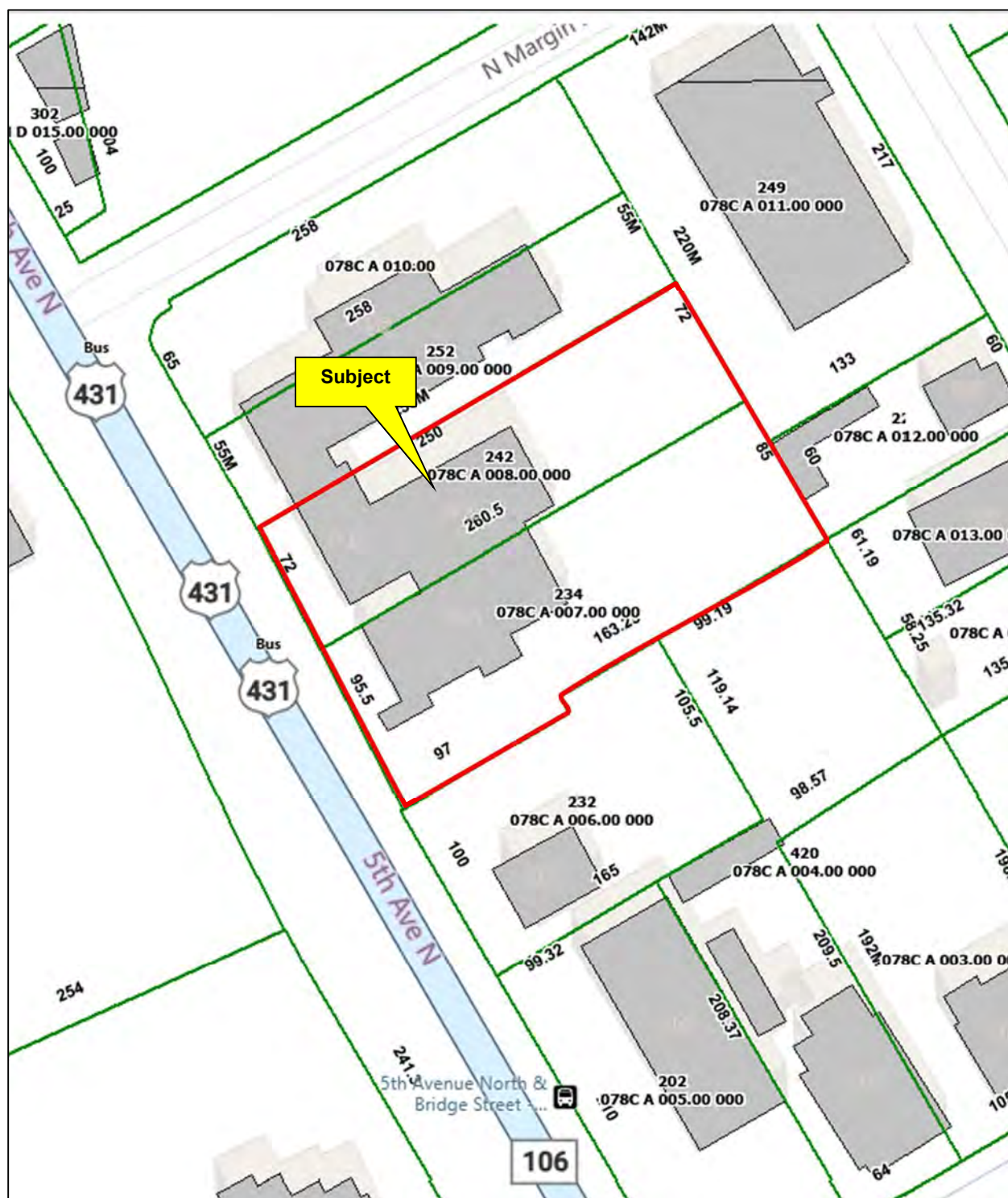
AERIAL IMAGE



AREA MAP



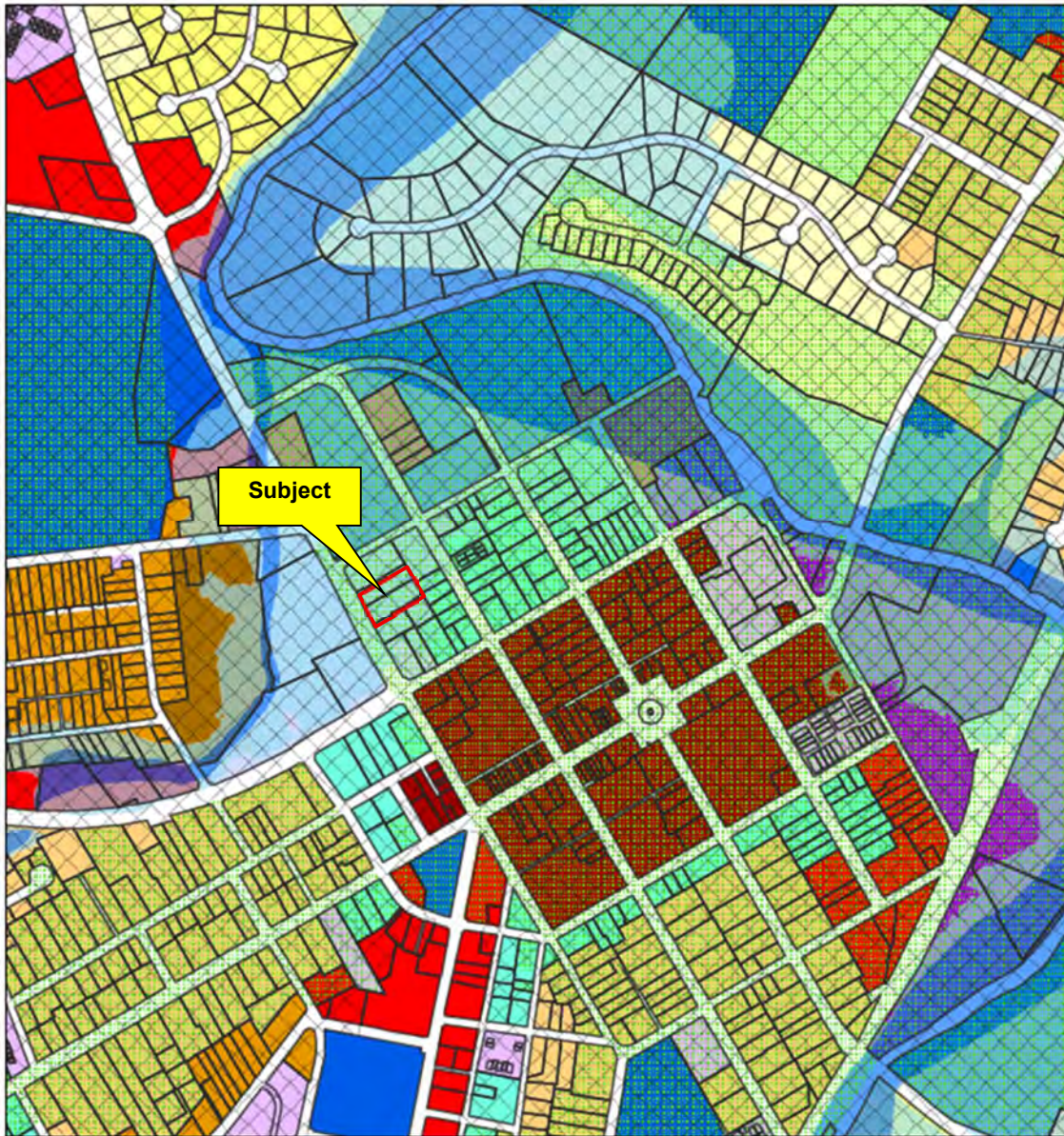
TAX MAP



*Boundary lines are approximate

ZONING MAP

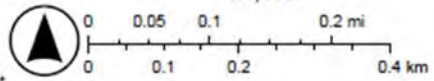
City of Franklin Zoning Map



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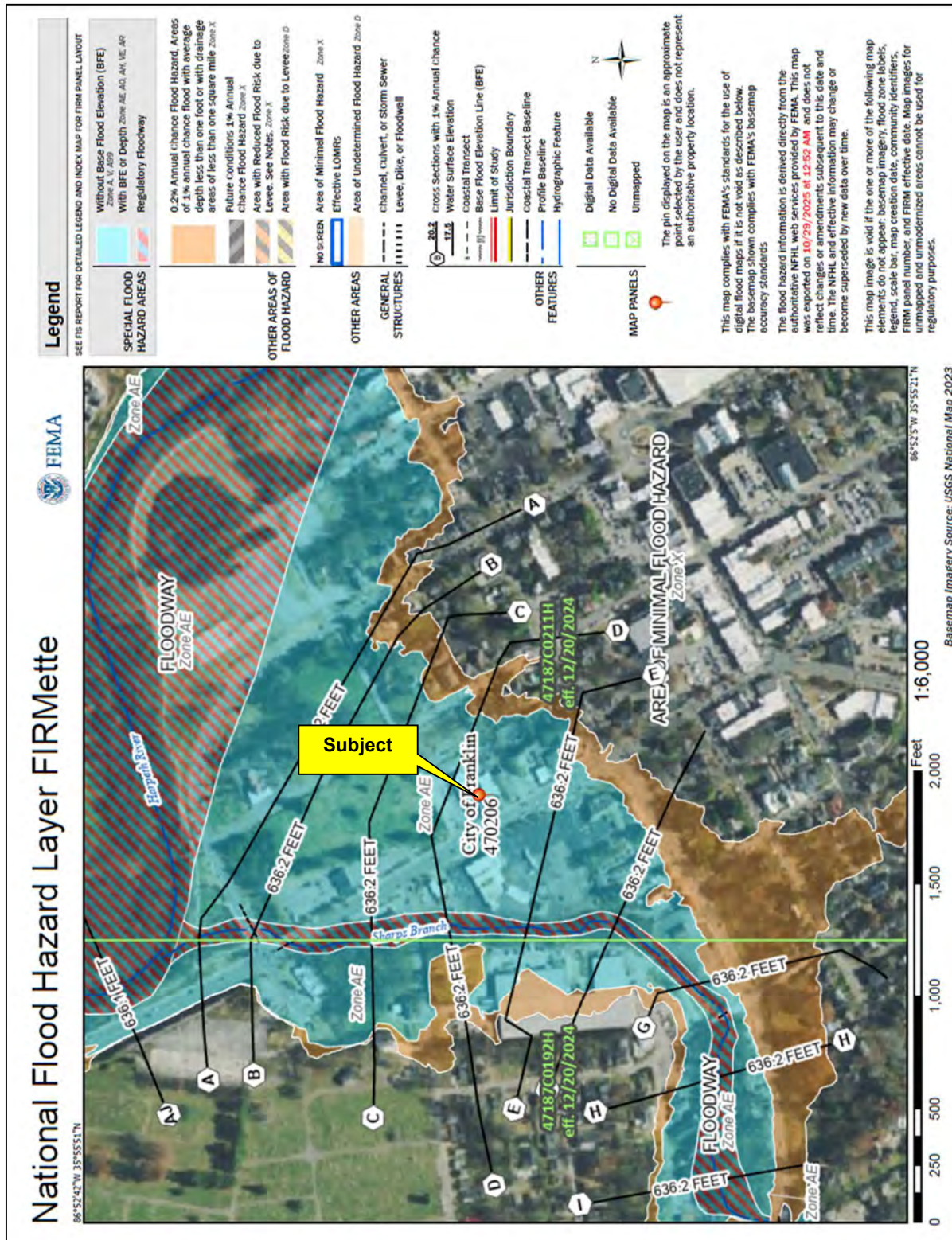
1:9,593

- | | | |
|-------------------------------|--------------------------------|---------------------------------|
| City Limits | Zoning Districts | OR Office Residential District |
| Parcels | ER Estate Residential District | CI Civic Institutional District |
| Central Franklin Overlay | R1 Residential 1 District | CC Central Commercial District |
| Historic Preservation Overlay | R2 Residential 2 District | DD Downtown District |
| Floodway Fringe Overlay | R4 Residential 4 District | 1ST Avenue District |
| Floodway Overlay | R6 Residential 6 District | 5TH Avenue District |
| | PD Planned District | LI Light Industrial District |

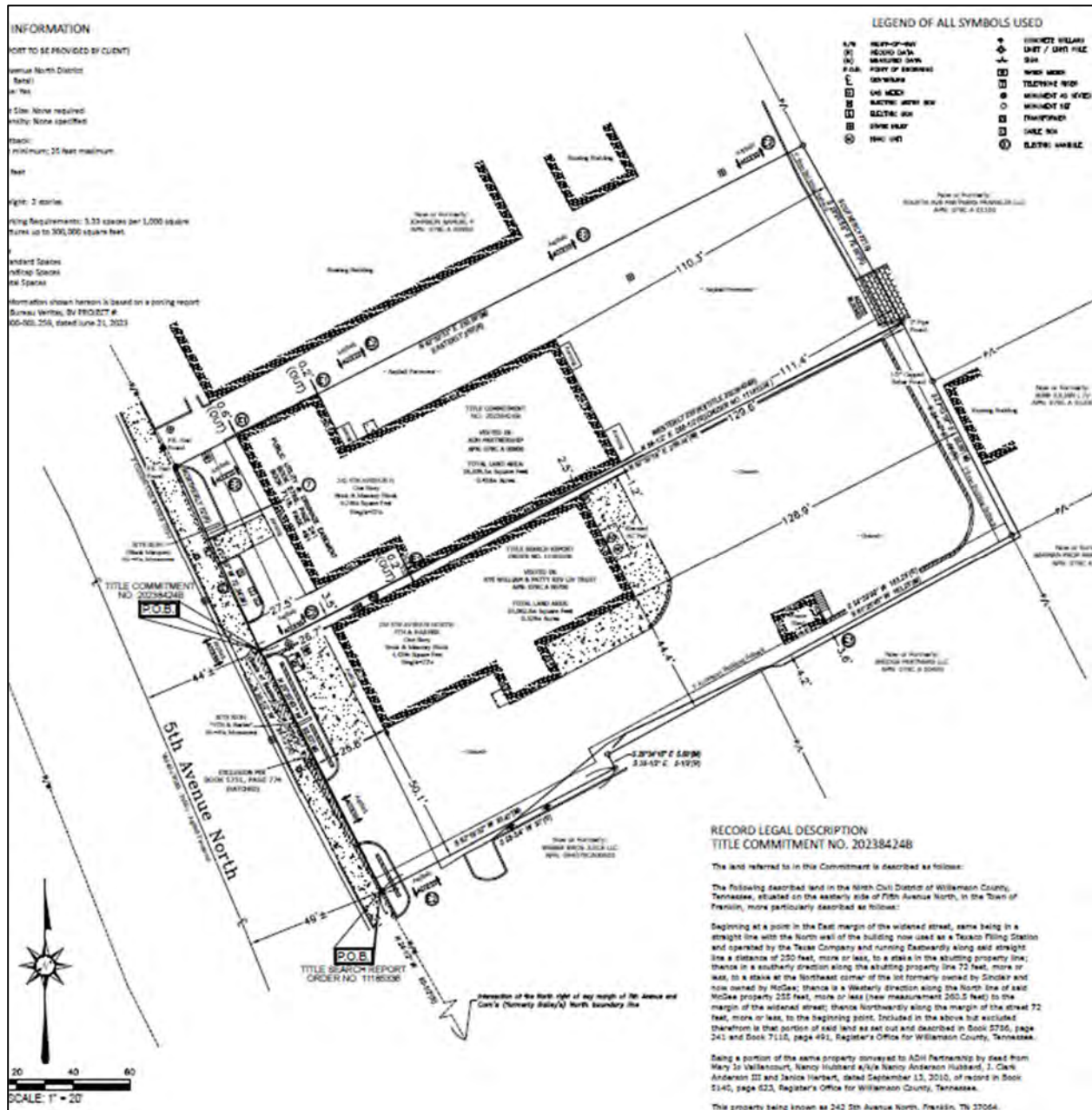


City of Franklin GIS dept., Massar, City of Franklin GIS Dept.

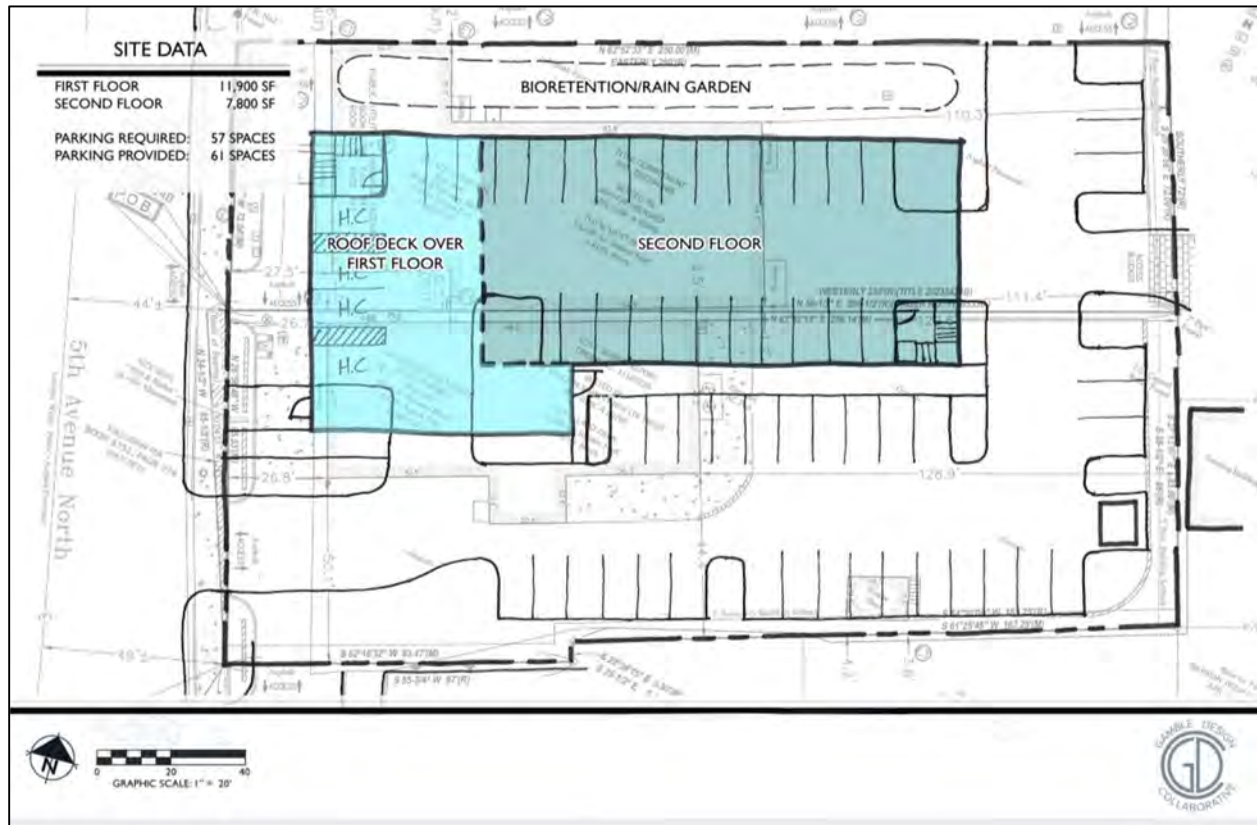
FLOOD MAP



SURVEY

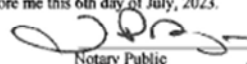


CONCEPT SITE PLAN



DEEDS

Book 9287 Page 991

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238424 After Recording Return To The Above.	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is \$2,400,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.  Affiant Sworn to and subscribed before me this 6th day of July, 2023.  Notary Public My Commission Expires: <u>3/9/27</u>
---	--

WARRANTY DEED



THIS INDENTURE, made this 6th day of July, 2023, among:

**PATTY RYE, TRUSTEE OF THE PATTY RYE REVOCABLE LIVING
TRUST U/A/D**

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns
(the "Grantor")

AND

ADH PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns
(the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of \$10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain tract of land located in Williamson County, Tennessee and described as follows:

BEGINNING at a stake in the northeasterly margin of Fifth Avenue, North, at a point 100 feet North 34-1/2 degrees West from an iron pipe in Corn's (formerly Bailey's) North boundary line and running with said margin of Fifth Avenue, North, 34-1/2 degrees West 95-1/2 feet to a stake in the southwest corner of Tucker Service Station Lot; thence with their south line, North 56-1/2 degrees East 260-1/2 feet to a

DEEDS

Book 9287 Page 992

stake in their southeast corner; thence South 35-1/2 degrees East 85 feet to a stake; thence South 54-1/2 degrees West 163-1/4 feet to a stake in Mrs. Brittain's northwest corner; thence with her line South 36-1/2 degrees East 5-1/2 feet to a stake in same in the northeast corner of the Cold Storage Company Lot; thence with their line South 55-3/4 degrees West 97 feet to the beginning, continuing 54/100ths acre, more or less, according to a survey made June 4, 1940, by S. M. Henderson, County Surveyor of Williamson County, Tennessee, including, however, a strip of land subject to easement granted to the Town of Franklin and to the Department of Highways and Public Works of the State of Tennessee for the construction of the slope of a fill over and across the property formerly belonging to Dr. W. M. Giles, a former owner of the property, said strip lying on the extreme southwesterly end of the lot and varying in width from 11-63/100 feet measured along the northwesterly boundary of the lot to 7-12/100 feet measured along the southeasterly boundary and containing 2/100ths of an acre, which being deducted from the total area leaves a net area of 52/100ths of an acre clear of said easement.

INCLUDED in the above legal description but EXPRESSLY EXCLUDED from this conveyance is that property conveyed to the State of Tennessee described in Book 5751, Page 774, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William C. Rye et ux Patty S. Rye by Quitclaim Deed from 5th Ave Realty, LLC, a Utah limited liability company of record in Book 7869, page 828, Register's Office for Williamson County, Tennessee, dated January 17, 2020 and recorded on January 21, 2020.

Being the same property conveyed to William C. Rye, Jr. and Patty S. Rye, Trustees of The William and Patty Rye Revocable Living Trust by Quitclaim Deed from William C. Rye, a/k/a William C. Rye, Jr. and Patty S. Rye, husband and wife, of record in Book 8692, page 313, Register's Office for Williamson County, Tennessee, dated August 17, 2021 and recorded on August 23, 2021.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER**.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

DEEDS

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IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Patty Rye Revocable Living Trust

BY: Patty Rye
Patty Rye, Trustee

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Patty Rye, Trustee of the William and Patty Rye Revocable Living Trust, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of July, 2023.

[Signature]
Notary Public
My Commission Expires: _____



Owner Name & Property Address:

Name: ADH Partnership
Address: 234 5Th Avenue North
City, State, Zip: Franklin, TN 37064-2608

Responsible Party For Taxes:

Name: ADH Partnership
Address: 125 3rd Ave. North
City, State, Zip: Franklin, TN 37064

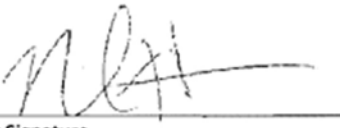
Tax ID: 078C A 007.00

DEEDS

Book 9287 Page 994

Certificate of Authenticity

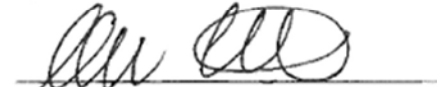
I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian
of the original version of the electronic document tendered for registration herewith and that
this electronic document is a true and exact copy of the original document executed and
authenticated according to law on July 4, 2023.


Affiant Signature

7/6/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of July, 2023


Notary's Signature

My Commission Expires: 7/6/2023
Date



BK/PG: 9287/991-994
23019165

4 PGS : DEED	
CHERYL MARTIN	941122 - 23019165
07/06/2023 - 02:47:35 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	8880.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	8903.00
STATE of TENNESSEE, WILLIAMSON COUNTY	
SHERRY ANDERSON	
REGISTER OF DEEDS	

DEEDS

Book 5140 Page 623

RECORDING INFORMATION	
BK/PG: 5140/623-624	
10031559	
DEED	
05/14/2010	01:58 PM
HATCH	188974
MTG TAX	0.00
TRM TAX	444.00
REC FEE	10.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	457.00
STATE OF TENNESSEE, WILLIAMSON COUNTY	
SADIE WADE	
REGISTER OF DEEDS	

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009998

MAP - PARCEL NO: 78C-A-8.00

Send Tax Statements To:

ADH Partnership
40 Price C/A
Attn: Tom Price
3825 Bedford Ave.
Nashville, TN 37215

Name/Address New Owner:

Same

Name of Mortgagee:

N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, MARY JO VAILLANCOURT, NANCY HUBBARD, a/k/a NANCY ANDERSON HUBBARD, J. CLARK ANDERSON III, and JANICE HERBERT, have bargained and sold and by these presents do transfer and convey unto ADH PARTNERSHIP, its successors and assigns forever, the following described property, to wit:

The following described land in the Ninth Civil District of Williamson County, Tennessee, situated on the Easterly side of Fifth Avenue North, in the Town of Franklin, more particularly described as follows:

Beginning at a point in the East margin of the widened street, same being in a straight line with the North wall of the building now used as a Texaco Filling Station and operated by the Texas Company and running thence Eastwardly along said straight line a distance of 250 feet, more or less, to a stake in the abutting property line; thence in a Southerly direction along the abutting property line 72 feet, more or less, to a stake at the Northeast corner of the lot formerly owned by Sinclair and now owned by McGee; thence in a Westerly direction along the North line of said McGee property 255 feet, more or less (new measurement 260.5 feet) to the margin of the widened street; thence Northwardly along the margin of the street 72 feet, more or less, to the beginning point.

Being the same property conveyed to J. C. Anderson and wife, Nova S. Anderson by deed from Clair D. Regen and wife, Elizabeth Faw Regen of record in Book 330, page 528, Register's Office for Williamson County, Tennessee. The said J. C. Anderson has since died and property passed to his wife, Nova S. Anderson as surviving tenant by the entirety. Nova S. Anderson has since died and property is now vested in the Heirs of Law for Nova Spencer Anderson being Mary Jo Vaillancourt, Nancy Hubbard, J. Clark Anderson, III, and Janice Herbert, pursuant to her Last Will and Testament of record in Will Book 65, page 196, Docket #II-P-00-2580, Probate Office for Williamson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, its successors and assigns forever.

AND WE DO COVENANT with the said Grantees, its successors and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

- 2010 Williamson County and City of Franklin property taxes are a lien, but are not yet due and payable.
- Right-of-way easement granted to Town of Franklin as contained in Book 71, page 204, and in Book 71, page 334 Register's Office for Williamson County, Tennessee.

DEEDS

Book 5140 Page 624

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 13th day of September, 2010.

Mary Jo Vaillancourt
MARY JO VAILLANCOURT
Nancy Hubbard
NANCY HUBBARD a/k/a NANCY ANDERSON HUBBARD
By: Janice Anderson Herbert
JANICE ANDERSON HERBERT, Atty-in-Fact,
of record in Book 5140, page 624,
ROWC, TN.
J. Clark Anderson III
J. CLARK ANDERSON, III
Janice Herbert
JANICE HERBERT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY JO VAILLANCOURT, J. CLARK ANDERSON III, and JANICE HERBERT, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 13th day of September, 2010.

My Commission Expires:
12-18-12

Donna L. Savage
Notary Public



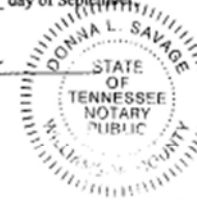
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 13th day of September, 2010, before me personally appeared JANICE ANDERSON HERBERT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of NANCY HUBBARD a/k/a NANCY ANDERSON HUBBARD, and who acknowledged that she executed the same as the free act and deed of NANCY HUBBARD a/k/a NANCY ANDERSON HUBBARD.

WITNESS my hand and official seal at Franklin, Tennessee, this 13th day of September, 2010.

My Commission Expires:
12-18-12

Donna L. Savage
Notary Public



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of \$120,000.00.

Donna L. Savage
Affiant

SWORN TO and subscribed before me on this 13th day of September, 2010.

My Commission Expires:
12-18-12

Donna L. Savage
Notary Public

