City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, April 13, 2026 | **5:00 PM** | **Eastern Flank Event Facility**

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at the meeting location. Speakers may sit in the meeting location.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person or by emailing PlanningIntake@FranklinTN.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

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

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

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

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

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

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

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

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

City of Franklin

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

Meeting Minutes

Historic Zoning Commission

Monday, March 9, 2026 | **5:00 PM** | **Eastern Flank Event Facility**

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CALL TO ORDER

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

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

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

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

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

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

Comments on agenda items may be made in person or by emailing PlanningIntake@FranklinTN.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. **Consideration Of Approval Of Minutes**

Sponsors:

Commissioner Orr motioned to approve the February 9, 2026, HZC Meeting Minutes, seconded by Commissioner Calhoun. The motion carried by a vote of 5-0.

ANNOUNCEMENTS

Ms. Huffer made the following announcements:

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

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

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

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

Citizen Comments: None

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

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

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

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

Citizen Comments: None

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

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

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

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

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

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

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

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

Citizen Comments: None

MOTION #1 (Demolition)
Commissioner Orr motioned to approve demolition at 210 3rd Ave. N, seconded by Commissioner Worthington. The motion carried by a vote of 5-0.

MOTION #2 (Building Alterations, Accessory Building & Fencing Repair)
Commissioner Worthington motioned to approve building alterations, accessory building and fencing repair with staff conditions for the property located at 210 3rd Ave. N., seconded by Commissioner Calhoun.

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

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

MOTION #3 (Ramp)
Commissioner Worthington motioned to deny the ramp location for the property located at 210 3rd Ave. N., seconded by Commissioner Orr.

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

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

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

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

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

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

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

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

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

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

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

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

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

Citizen Comments: None

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

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

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

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

Commissioner Worthington stated that the proportions of the brick and wood and balanced as the wood does not seem to be the focal point or jump out and fades away with the brick appearing as the most prominent material.
Commissioner Calhoun agreed with Commissioner Worthington and stated that she likes the mix of wood and brick together and softens the appearance from the street.

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

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

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

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

Citizen Comments: None

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

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

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

Citizen Comments: None

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

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

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

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

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

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

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

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

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

Citizen Comments: None

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

OTHER BUSINESS

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

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

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

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

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

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

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

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

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

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

ADJOURN

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

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

_____ _____
Chair Date

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0401

DATE: 4/13/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of windows at 223 Franklin Road.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Buildings

PROJECT INFORMATION:
COF Project Number: 9013
Applicant: Hank Garnder
Owner: Hank Gardner

BACKGROUND:
The property located at 223 Franklin is located in the Franklin Road Historic District. The site features a ca. 1939 frame residential building with bungalow characteristics. The building is on a corner lot at Franklin Road and Winslow Road. A retroactive request for the replacement of the windows on the historic building was denied during the January HZC Meeting due to materiality. The applicant attended the March DRC Meeting and has incorporated feedback into the proposal.

The proposal includes a request for the replacement of ten windows on the historic building, which were replaced without a COA in 2025.

Windows:
The proposal includes a request for the replacement of ten windows on the historic portion of the building, four on the front of the building and six on the right elevation. The proposed replacement window is an all-wood, double-hung window with a 6-over-6 lite pattern. The window will utilize a simulated divided light design. A 3.5” spacer mull will separate the pairs of windows on the front of the building. The Guidelines recommend the following:

- Design new or replacement windows to have historic profiles and dimensions and a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows.
- Design new or replacement windows to match the historic materials found on the building.

The previously existing windows that were removed without approval were wood windows that featured both 2-over-2 and 6-over-6 lite patterns. The proposed replacement window design and materials are appropriate.

Please note that the application utilizes an AI-generated image of the proposed windows on the building. This COA application does not approve any changes that may appear different in the AI rendering than what exists on the site and building other than the listed scope of work.

RECOMMENDATION:
Staff recommends approval of the replacement windows with the following conditions:

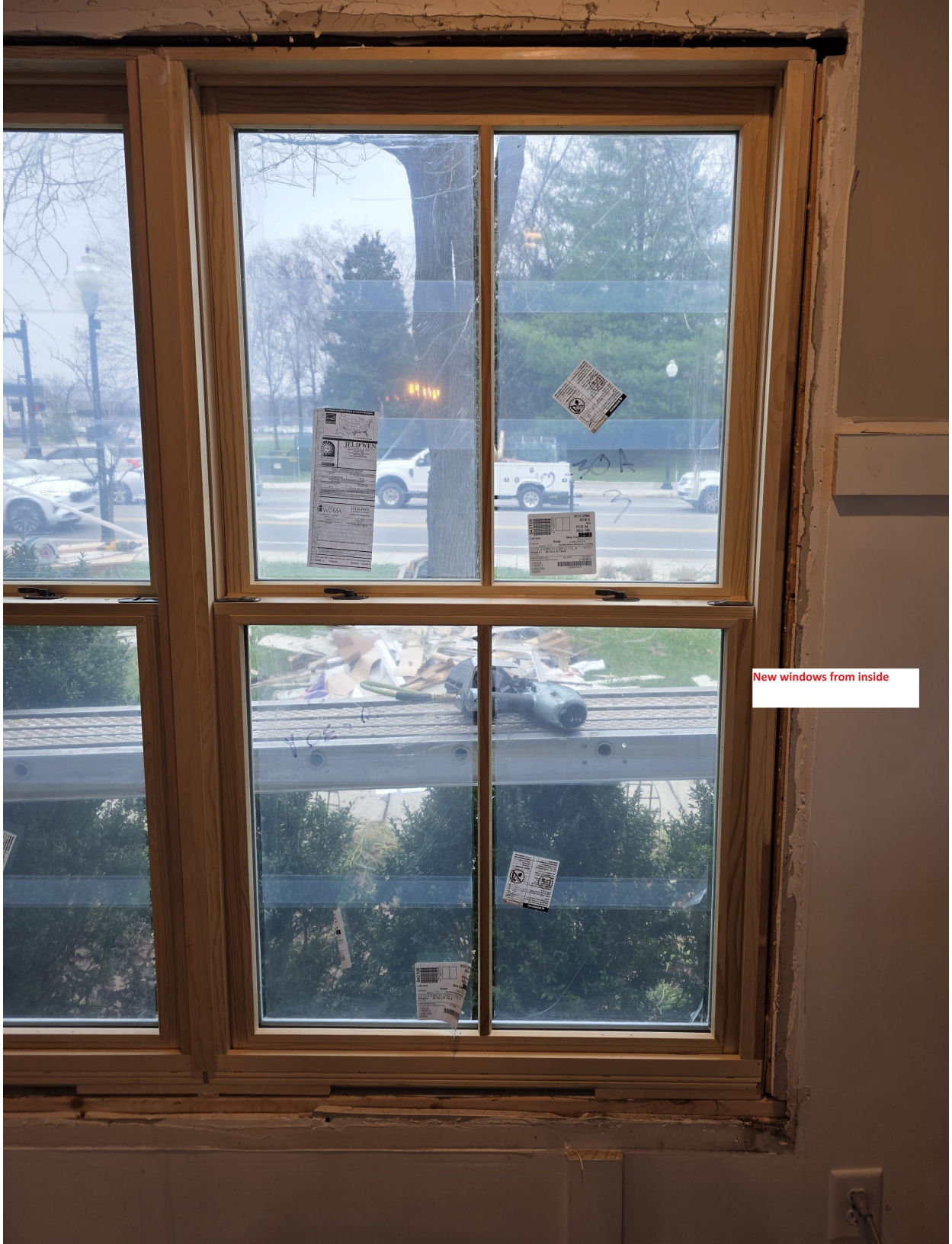
1. This COA application does not approve any changes that may appear different in the AI rendering than what exists on the site and building other than the listed scope of work.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.


These are the windows installed 12/5/25 that will be changed out to the specs in this application. There will be an estimated 3.5-4" divider space for vertical bar between each set of singles. The new requested grid pattern is 6 over 6.
223


AI Generated showing 6 over 6.
6 over 6 grid pattern with 3.5" Center divider.
There will be 4 windows total.


New Windows replaced 12/10/25
The one blank window was not correct and had to be sent back.
These Windows in top and back were done when addition was constructed in 2016. Approved by HRZ.
As an FYI:
This yellow line was an addition Dr. Daly Thompson Sr. did for his wife's dance/voice/music lessons. Daly Thompson Jr. thought it was done sometime in the 1940's.




JELD-WEN
New windows from inside


Front old windows from 11/2025


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.

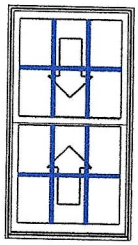
William Muncher

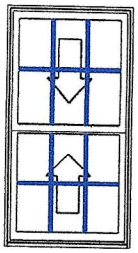
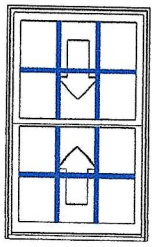
QUOTE BY : William Muncher
SOLD TO :
PO# :
Ship Via : Ground

QUOTE # : JW2601007RW - Version 0
SHIP TO :
PROJECT NAME :
REFERENCE :

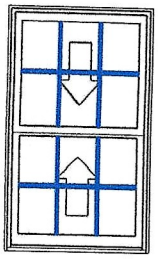
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SHGC Weighted Average: 0.18
Weight: 555.23

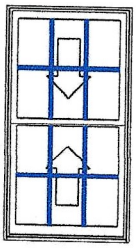
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1 Rough Opening : 34 3/4 X 63 3/4  Viewed from Exterior. Scale: 1/2" =1'		Frame Size : 34 X 63 (Outside Casing Size: 36 5/8 X 65 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, 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		2	

LINE / LOCATION / SIZE INFO	BOOK CODE / DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2 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 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, 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 Rough Opening : 34 3/4 X 56 1/4  Viewed from Exterior. Scale: 1/2" =1'	Frame Size : 34 X 55 1/2 (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, 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	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4	Rough Opening : 34 3/4 X 55 1/4	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	$1,484.02	1	$1,484.02
Line 5	Rough Opening : 34 3/4 X 63 3/4	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 2026.1.0.5504/PDV 8.258 (03/05/26)CW			



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



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

Front Windows:
- 2 on each side
- 3-3.5" Vertical Mull divider
- Can be 6 over 6 or 4 over 4 Grid.

4

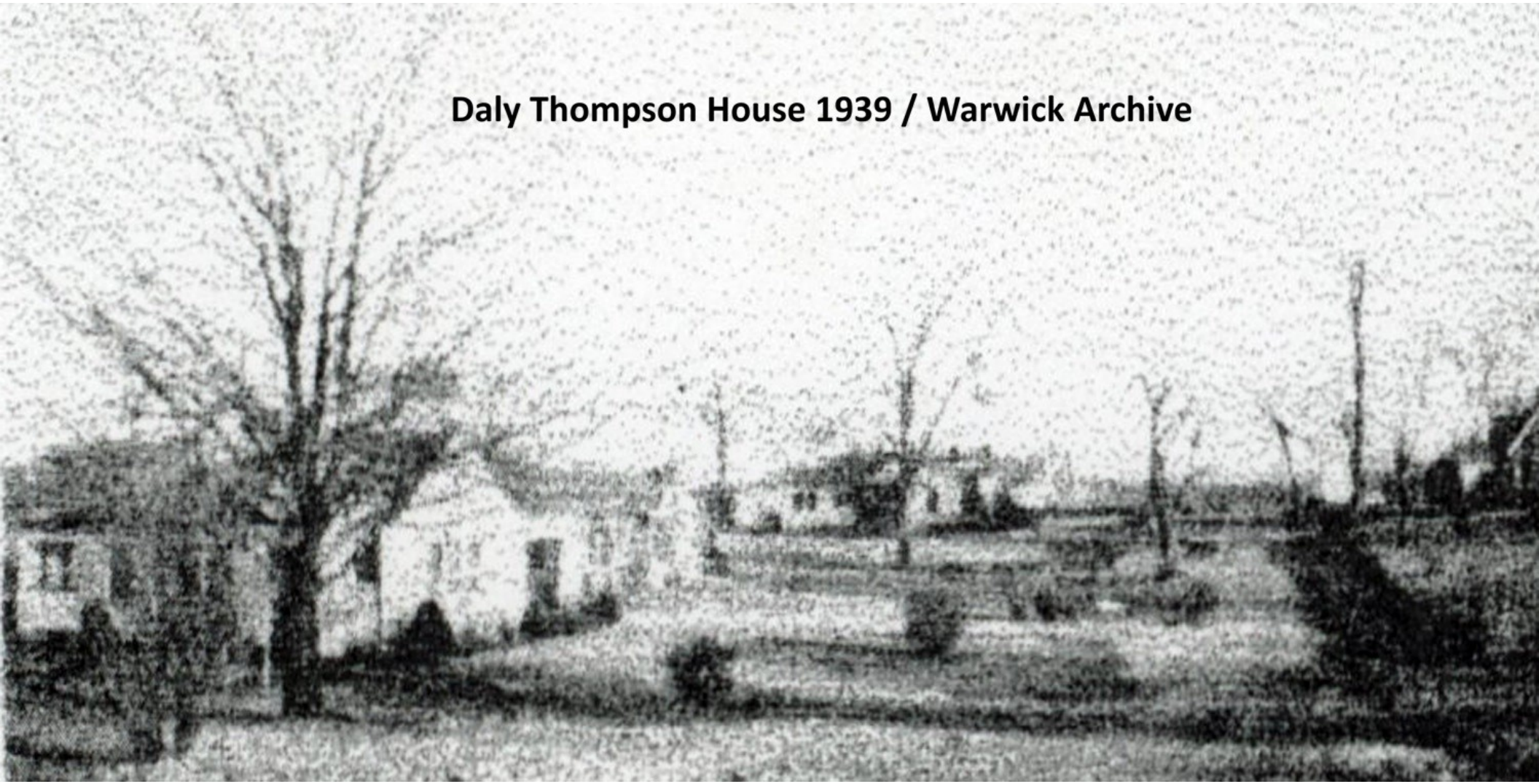
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY

Total Units: 10

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

2 windows from north side upper




Daly Thompson House 1939 / Warwick Archive




109




3/26/2026

File #: 26-0402

DATE: 4/13/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning principal building alterations (roofing materials) at 121 Myles Manor Court.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Building
Chapter 2: Additions to Historic Residential Buildings

PROJECT INFORMATION:
COF Project Number: 9100
Applicant: Scott and Michelle Cash
Owner: Scott and Michelle Cash

BACKGROUND:
The property located at 121 Myles Manor Court is located in the Franklin Road Historic District. The site features a ca. 1930 Tudor revival-influenced building, which had an addition and alterations completed in 2008 and another addition and alterations approved in 2022 that are under construction. This building is on a corner lot that fronts Myles Manor Court and Mayberry Road.

The proposal includes a new request for the installation of EPDM roofing on a section of the roof and a retroactive request for the replacement of the asphalt shingle roof with a cedar shake roof based on additional information and research presented at the DRC last month.

EPDM:
A section of roofing is proposed to utilize EPDM roofing on the rear portion of a non-historic addition to the building that was previously approved to be altered. The section is not visible from street view and utilizes a dark grey/black color to blend with the roofing. The roofing section has a slope of 2.75:12. The Guidelines recommend the following:

- Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.

The use of EPDM roofing materials is appropriate to accommodate the low slopes to ensure proper runoff and drainage for the long-term preservation of the building. The location of the roofing material will not be visible from street view, minimizing the impact on the building and on the historic district.

Cedar Shingle:
Cedar Shingle roofing was installed on the historic building and its additions, replacing the existing asphalt shingles, without a Certificate of Appropriateness. Extensive research has been conducted to understand the building's history, its roofing materials, and additional information for review in light of the request has been provided. A historic aerial image provided by the applicant shows the roofing material as having a lighter color than the surrounding roofs, indicating a possible different material. Letters from two separate roofing professionals with independent analysis of interior materials and other details have been included, along with assessments that wood shingle roof materials were likely to have previously been present on the building. These assessments were made based on existing nail hole size, spacing, placement, and the presence of plank decking. An analysis and information have been provided demonstrating that cedar shingle roofing was a common building material within the region for the period of construction of the building. Photographs of other historic buildings featuring wood shingle roofing within Williamson County are included, demonstrating that the material was present within the area historically. An analysis of the history and purpose of architectural shingles are included that conclude that the modern material was developed in order to replicate the historic character and appearance of wood shake and slate roofing. Images of existing historic buildings within the Historic Preservation Overlay (HPO) and in proximity to the overlay that have wood shingle roofing present today are included. Lastly, images are included that demonstrate that wood shingle roofing is an appropriate material for a Tudor-revival architectural style.

The Guidelines recommend the following for historic residential buildings:

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

The Guidelines recommend the following for roofing materials for Additions to Historic Residential Buildings:

- Use roofing materials that complement the architectural style of the historic building, such as asphalt, wood, stone, slate, or fiber-glass shingles, 5V metal, or standing-seam metal.

This request has overlap between two sections of the Guidelines for Historic Residential Buildings and the Guidelines for Additions to Historic Residential Buildings. While the use of wood roofing material may be appropriate for an addition or new construction if it complements the architectural style of the historic building, the replacement of the asphalt shingle roofing on the historic building is not appropriate without conclusive documentation of the material being historically present on the building. Roofing materials on an addition to a historic residential building should blend and be compatible with the roofing material of the historic building.

The information within the application indicates that there is a possibility that the material was present previously based on analyses from roofers and provides information that wood shingle roof materials were historically used within the community, that the material was common during the period of construction of the building, that the material is presently seen within the HPO on a variety of buildings, and that the material is appropriate to the architectural style of the building. The Guidelines, however, recommend that historical materials be preserved for the building. Documentation that conclusively confirms the cedar shake as a historic material on the building has not been provided to verify that cedar shingle roofing was historically present on the building. The Guidelines recommend preserving and maintaining the asphalt shingle roofing material, that is known to have been previously on the building. Without conclusive documentation of the material historically on the building, the use of cedar shingle roofing is not appropriate.

Please note that the application utilizes an AI-edited image that removed construction materials and debris and included landscaping within the attachment titled '2. Before and After'. This COA application does not review or approve any changes that may appear different in the AI rendering than what exists on the site and building other than the listed scope of work.

RECOMMENDATION:
Staff recommends denial of the retro-active request for cedar shingle roofing material based on the following Guidelines:

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

Staff recommends approval of the EPDM roofing material with the following conditions:

1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

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, 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.

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.

Recent History of Our Home and Roof

In 2007, the previous owner, from whom we purchased the home, did a to-the-studs renovation. The front facade and principal roof gable were preserved, while the rest of the home was gutted, rebuilt, and expanded. Other than the original front gable, the roofline of the home was completely changed. A modern architectural asphalt shingle roof was added to the entire structure during that renovation, as shown in the attached picture.

This roof was replaced by the cedar shake roof in March of 2025. The Guidelines state, “Preserve historic roof forms and materials.” We submit that the 2007 asphalt roof was comprised of a product that had not been invented until recent decades, and, therefore, it would have been impossible for that roof to have been a historic material.

The cement board siding that was added in 2007 was replaced with real wood siding in 2025, returning the house to a more appropriately historic form and material. By the same token, replacing the modern shingles that were anachronistically installed in 2007 with cedar shakes returned the home to a more historically appropriate form and material as well. This is evidenced by the fact that cedar shakes were widespread when the home was built, while architectural asphalt shingles did not exist. Based on current Guidelines, the renovation and addition that were completed in 2007 could not be approved today. It has been our pursuit to keep some of the modern amenities on the interior of the home while restoring the exterior (and much of the interior) to appropriate historic forms and materials.

There is no language in the Guidelines requiring the retention of a recent, modern, and historically impossible product like the 2007 asphalt shingles in the absence of a smoking-gun proof of a prior cedar roof. The heart of the Guidelines is to protect and preserve *historic* materials and forms, not current ones. When the words “preserve” and “maintain” appear in the Guidelines in regard to materials, they are consistently paired with “historic” or “original”. There are no instances where these terms are paired with “current” or “existing.” There is, however, explicit language calling for materials appropriate to a building’s age, style, and

context, and there is irrefutable evidence that cedar shakes were an appropriate and widespread material for Tudor homes during the period in which this home was built.

We respectfully ask that you consider all of the submitted evidence, as well as the historic context, and base your decision on our individual and unique property. This is not a matter of precedent. Approving a Certificate of Appropriateness for this cedar shake roof does not constitute blanket approval for cedar roofs for any home in the HPO. Each property in the overlay has its own unique identity and story, which is what makes this such a special community. As the essence of the Guidelines implies, each building deserves to be evaluated on a case-by-case basis.

The cedar roof enhances the historic charm and character of the home, increases the property value, and contributes to the quaintness of the neighborhood. The purpose of the Guidelines is to preserve compatibility with historic character, not match whatever is currently on the building.

No one can state with absolute certainty what the original roofing material was, but the provided evidence suggests that it is highly likely the home had a cedar shake roof at some point in its history. We have also provided evidence that the modern asphalt roof that predated the cedar roof is, incontestably, not the original. It is impossible for it to have been so. Additionally, research clearly demonstrates that a cedar shake roof is fully compatible with the historic character of the time period and Tudor style of our home.

We are grateful for the Commission's willingness to review this additional information, and in this light, we respectfully request approval of a retroactive Certificate of Appropriateness for the cedar shake roof on our home.

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

Respectfully,

Michelle and Scott Cash

121 Myles Manor Court







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, 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.

Fifth, 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, 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. 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.

6. 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.

7. 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.

8**. Current Cedar Roofs within the Historic Overlay**
Photographic examples of homes within Franklin's Historic Overlay that currently have cedar shake roofs.

9. **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

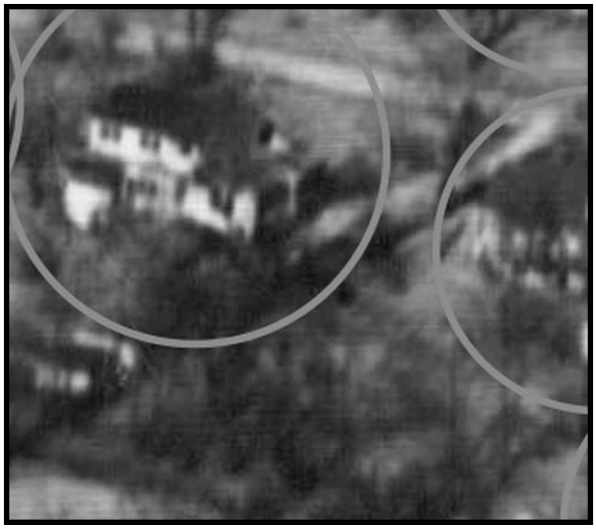


1950 aerial photograph of the neighborhood. The roof of the subject property appears noticeably lighter in tone than surrounding roofs. During this period, asphalt shingles typically appeared darker in aerial photography due to their tar and mineral composition, while weathered cedar shake roofs often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

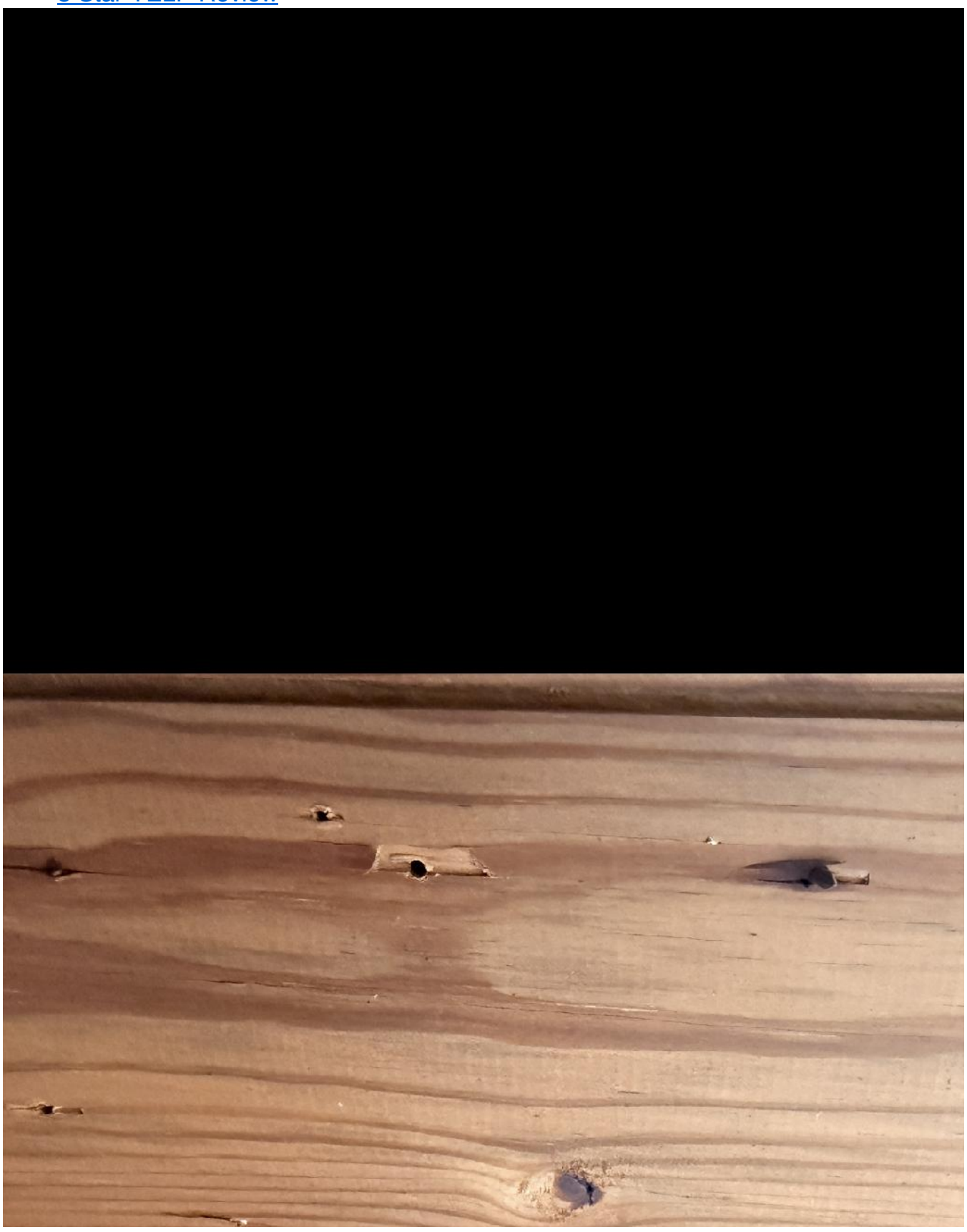
1. Larger nail holes
    - The holes appear slightly larger than what standard asphalt shingle roofing nails typically leave.
    - Cedar shakes usually require longer nails (often 1¾”–2½”) because the material is much thicker.
2. Irregular vertical spacing
    - Cedar shakes are installed in staggered 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





ABOVE ALL ROOFING
CONTRACTOR, LLC

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.



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

A.I.A. File No. 12 (or Q-2.4)



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

A.I.A. File No. 12 (or Q-2.4)



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 "½ 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.

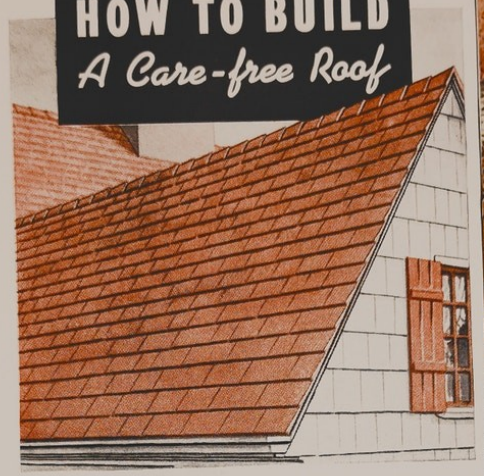
UNIT ROOFING MATERIALS

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

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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, hailstones 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."

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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.*



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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.



Swept From Its Foundation 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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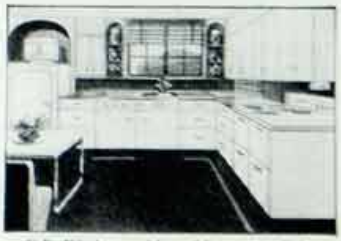
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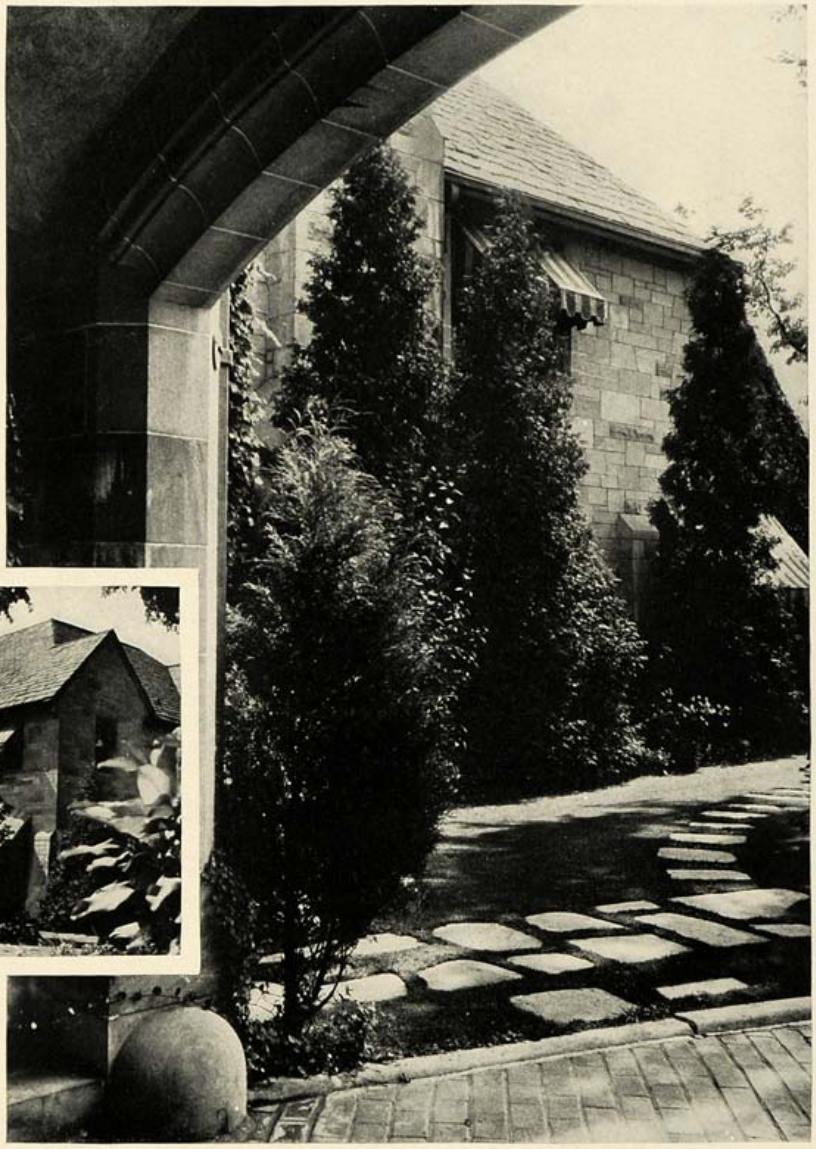
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Cedar shakes and shingles in historic and modern architecture

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 techiniques (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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MAY 3, 2024

History Of Roofing In America

The history of roofing hails back thousands of years. What started as a practical shelter against the elements has become an integral part of a home's aesthetic. From animal skins, mud and sticks to today's Craft-Cutt™ shingles and decorative cedar shingles — here's a brief account of American roof history.

Roofing Materials Throughout History

Early people used what they found in their natural environment to protect themselves from weather. Archaeologists have discovered that early humans made roofs from materials like animal skins, branches, rocks and clay.

In tropical settings, palm fronds were widespread, while Africa's people favored mud and straw. The Plains Indians of North America used buffalo and deer hides to fashion tipis. Wood is a roofing material that has spanned the ages, tracing back to ancient times and continuing to serve as a popular and attractive solution today.

The History Of Wood Roofing In America

Wood roofs are an old-world tradition. The **ancient Middle East used wood** to build houses, temples and buildings because of the material's durability and availability. By colonial times, wood became a widely used and accepted roofing material in North America, and it continues to be a covetable roof type throughout the nation to this day.

Colonial Roofing Materials

During colonial times, wood became a prominent building material countrywide because of its accessibility and abundance. This period's wood roofs and buildings were largely influenced by French, Dutch, German, Georgian and mid-Atlantic colonial architecture.

The earliest settlers benefited from the expansive forest regions across North America. Many settlers used wood to make shingles, as doing so required only simple tools. These wood shingles were ideal for roofing thanks to their lightweight design and easy installation.

At this time, Western Red Cedar wood was widely used by Native cultures as well. Depending on local availability, indigenous people also used pine, redwood, oak, eastern white cedar, Cypress and Alaskan yellow cedar — which is actually another member of the Cypress family — to make wooden shakes.

18th Century Roofing Materials

In North America, people started treating wood shingle surfaces in the 18th century. People used pine pitch, linseed oil and brick dust to coat the shingles for protection against the sun, rain and other elements that cause premature deterioration.

During the 18th century, residents treated wood shingles to yield different colors for aesthetic purposes. Gray, brown and red were popular, while some inhabitants preferred the natural light brown of untreated wood.

19th Century And Modern Roofing Materials

In the 19th century, cedar wood shingles and shakes became the most prevalent source of roofing materials for homes and public buildings. White pine was widely used as well.

A notable point in the history of wood roofing was the building of many **distinct properties in Shaker Heights**, Ohio, during the early 1900s. A roofing company called Creo-Dipt sold cedar shingles prestained and dipped in creosote-based stains for roofers to install quickly and easily. These shingles became favored nationwide as a way to imitate the coveted English thatch roof. Creo-Dipt's shingles spread from coast to coast until the Great Depression came into full swing.

The evolution of roofing accelerated with modern materials. In the 1920s, roofing materials included asphalt, slate, tin, galvanized steel, concrete tiles and wood shingles. Wood roofs were favored for their natural beauty and ability to lend warmth and charm to homes. These roofs were typically crafted with redwood and cedar shingles **due to their durability**, decay resistance and ability to withstand the elements. As the 1930s came around, rolled roofing gained popularity as well.

By the 1980s, many homeowners throughout the country wanted to replace their cedar roofs. Custom Shingles **helped meet the demand**. A contractor requested customized shingles aligned with the English thatch roof style popularized in the early 1900s. The request set in motion the birth of steam-bending shingles and the revival of the unique, sophisticated thatch-effect roof styles that are popular to this day.

Today's wood roofing designs result from a long legacy of human ingenuity. The designs can still be striking and charming, celebrating bygone eras while leveraging technological advancements to offer durable, energy-efficient, sustainable and aesthetically pleasing designs.

Explore The Possibilities Of Roofing Materials

Roofing materials may have evolved with time, but to this day, they offer residents shelter and give homes aesthetic appeal. Custom Shingles has over four decades of experience providing premier decorative wood shingles. We specialize in unique designs, offering architects, homeowners and builders custom-cut, shaped and steam-bent **shingles and shakes**.

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The History of Wood Roofing

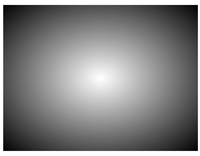
Ancient Middle Eastern Times

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.

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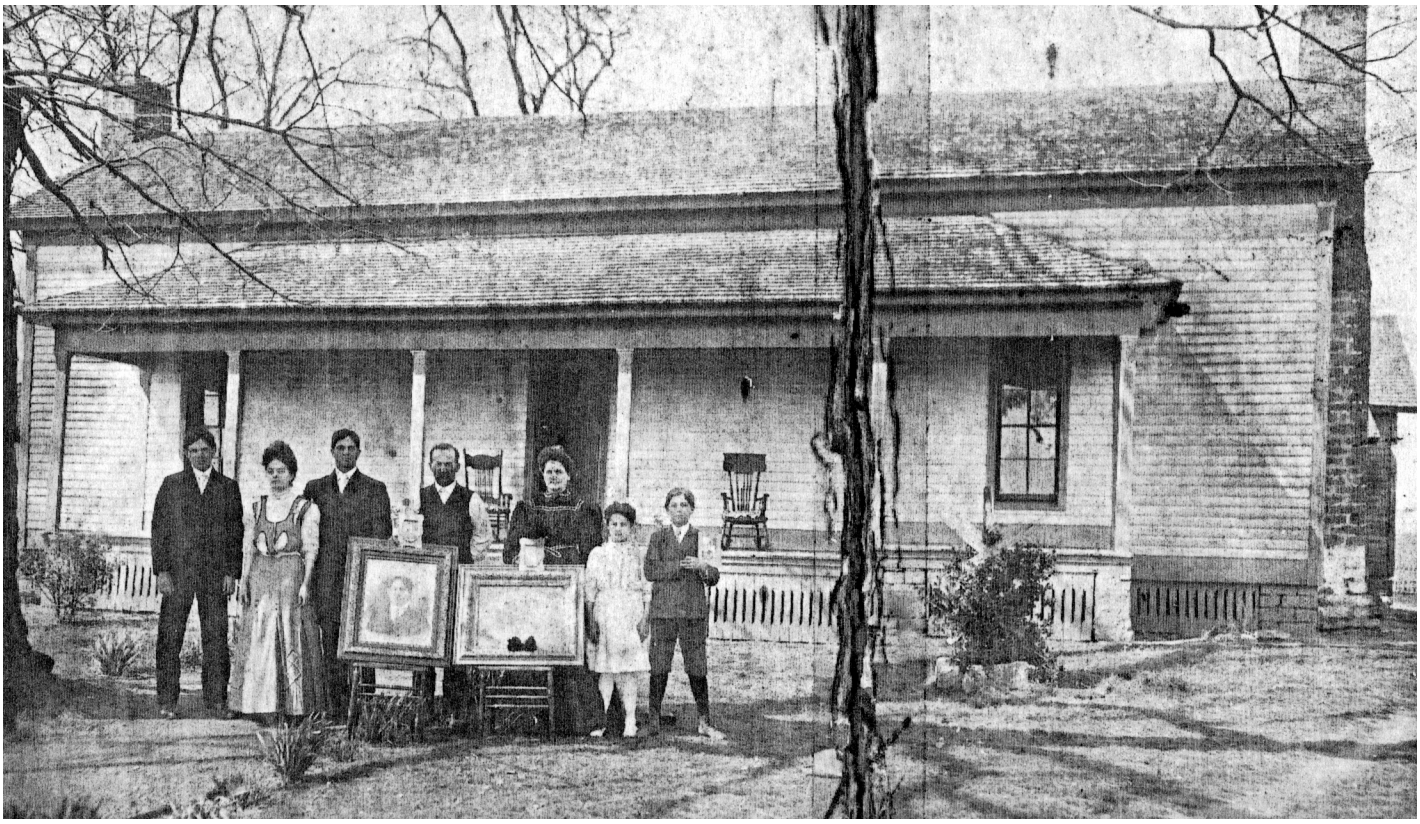
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Archival Photographs of Cedar Shake Roofing in Franklin

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.

What Are Architectural Shingles?

By: Atlas Roofing



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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.

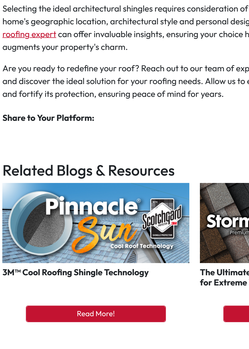
Constructed from multiple asphalt layers and fortified with a solid fiberglass base, these shingles excel in durability and longevity, marking a new era of roofing solutions tailored for homeowners seeking both aesthetics and performance.

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.

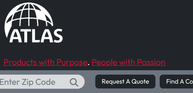
Choosing the Right Architectural Shingles for Your Home

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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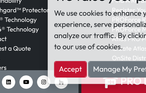
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What are Architectural Roofing Shingles?

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.

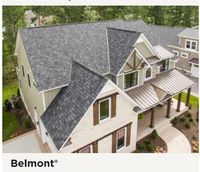






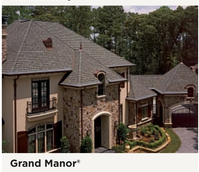
Products featured in this project

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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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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Your Home

What Are Architectural Shingles?

By Karen L Edwards July 20, 2022



If you're a homeowner researching new roofing options, you may be seeing a lot of information on architectural shingles as a popular choice for roof replacements. So, what are architectural shingles? Let's dive in to learn all about architectural shingles and why they are growing in popularity.

Types of Asphalt Shingles

There are many different types of roof shingles to choose from when it comes to replacing your roof. From three-tab shingles, which are one of the most economical choices, to architectural shingles to luxury designer styles, plenty of options exist for you to choose from.

Architectural shingles are also known as dimensional or laminated shingles. They are made up of multiple layers of asphalt-coated fiberglass that are laminated together, giving them their dimensional appearance.

What Is the Purpose of Architectural Shingles?

The purpose of any roof shingle is to help protect your home from the elements. It's an added bonus if the shingle also delivers an aesthetic appeal that adds to the style of the home. This is one of the reasons behind the development of architectural shingles.

They were introduced to the market in the 1970s and '80s to give homeowners a roof that created an architectural interest for the home and could also provide the higher-end look of genuine slate or natural cedar shakes without the added weight, costs, and maintenance.

How Do Architectural Shingles Differ from Standard Shingles?

The three-tab shingle is made of a single layer of asphalt-coated fiberglass and cut into three equal tabs. It's lightweight, easy to install, and provides a flat, even appearance on the roof.

Architectural shingles differ from the three-tab ones in that they are made with multiple layers of fiberglass mat. It's what gives them their dimension and aesthetic appeal. The multiple layers of asphalt-coated fiberglass are laminated together, making it more dimensional than three-tab shingles. Some architectural shingles may be covered by better warranties than three-tab shingles.

GAF Timberline® HDZ™ is an architectural shingle that, when installed with the required combination of GAF accessories is eligible for the WindProven™ Limited Wind Warranty* with no maximum wind speed limitation.

Should You Consider Architectural Shingles?

Now that we've answered the question "What are architectural shingles?" it's time to consider whether they are the right choice for your home. Many factors go into what type of shingle to choose for your home, starting with your own personal style. Your budget and warranty expectations may also play a role as well as how long you plan to stay in your home.

Architectural shingles are a popular type of asphalt shingles that offer homeowners an affordable option to help protect their home from the elements while also delivering style. They are available in a variety of color options that will complement just about every home.

It may help to check out what types of roofing styles and colors other homes in your neighborhood have. This might spark inspiration for what you want for your own home. You can also "try on" new architectural shingles virtually through the GAF visualizer tool. Choose a house style that is similar to yours or upload a photo or your home to envision the various colors and style your own look.

Once you find a look that appeals to you, connect with a GAF-certified contractor** who can install your new architectural shingle roof.

15-year WindProven™ limited wind warranty on Timberline HDZ® Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

**Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.*

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About the Author



Karen L Edwards

Karen L. Edwards is a roofing industry professional who is passionate about communications, sharing information, and educating others on topics that elevate the industry overall. As an industry consultant, she serves as executive director of RT3 Think Tank, an association focused on promoting the use of technology in roofing, is the COO of RoofersCoffeeShop®, and works with contractors and manufacturers' reps across the country to assist in their marcomm efforts. She hosts several podcasts, and you will likely see her at any number of industry trade shows and events, reporting and interviewing roofing professionals live on YouTube.

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Current Cedar Roofs within the Historic Overlay






Arlington
CIVIL
NO DUMP TRUCKS
ALLOWED




Craig-McDowell
House
1907


1015


NO
SOLICITING

Renovated Tudor Cottage Homes with Cedar Shake Roofing






3024

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0400

DATE: 4/13/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:
Consideration Of Front Yard Fencing At 1005 Evans St.; Natalie Dyess, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of front yard fencing at 1005 Evans Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 7: Fences, Gates, and Walls

PROJECT INFORMATION:
COF Project Number: 9086
Applicant: Brian Snider
Owner: Loma Laine and Natalie Dyess

BACKGROUND:
The property located at 1005 Evans Street is located in the Lewisburg Avenue Historic District. The site features a ca. 2010 frame residential building that features gothic revival influences. The proposal includes a request for the construction of a wood picket fence in the front yard of the property.

Front Yard Fencing:
A wood picket fence featuring a concave design between posts is proposed. A gate is proposed at the end of the walkway facing the driveway. The fencing will be 36” tall. The fencing will be located around the perimeter of the front yard and end in alignment with the front façade of the building. The Guidelines recommend the following:

- Use wood picket, open-weave brick designs, or cast iron in front yards and areas visible from the street with at least 25 percent transparency.
- Limit height to 3 feet.
- Differentiate gate design, materials, or detailing from the associated fence or wall design.

The proposed fencing is appropriate. The application did not indicate the height variation between the posts; however, the height of the fencing may not exceed 36” at its tallest point. A gate design detail was not included within the application but should utilize a method to differentiate the gate from the fencing.

Please note that the application utilizes an AI-generated image of the site and fencing. This COA application does not approve any changes that may appear different in the AI rendering than what exists on the site and building other than the listed scope of work.

RECOMMENDATION:
Staff recommends approval of the front yard fencing with the following conditions:

1. The height of the fencing, at the tallest point, must not exceed 36” in height.
2. The design of the gate must be submitted to the Preservation Planner for review and approval.
3. Approval of this COA is limited to the front yard fencing as listed in the scope of work, and this COA does not approve any changes to the existing building that may appear different on rendering due to the AI generation.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Consideration:

1. The maximum height of the fence at its tallest point is limited to 36".

1005 Evans

4/13/26

HZC submission



Proposed Alteration: Front Yard Fencing

- Installation of a 36” tall white wood picket fence in classic concave dogear style in front yard *(see slide 6 for example style)*
- Each picket will be 2” apart with 6”x6” posts
- There will be one pedestrian gate for the walkway opening at the driveway

Existing House

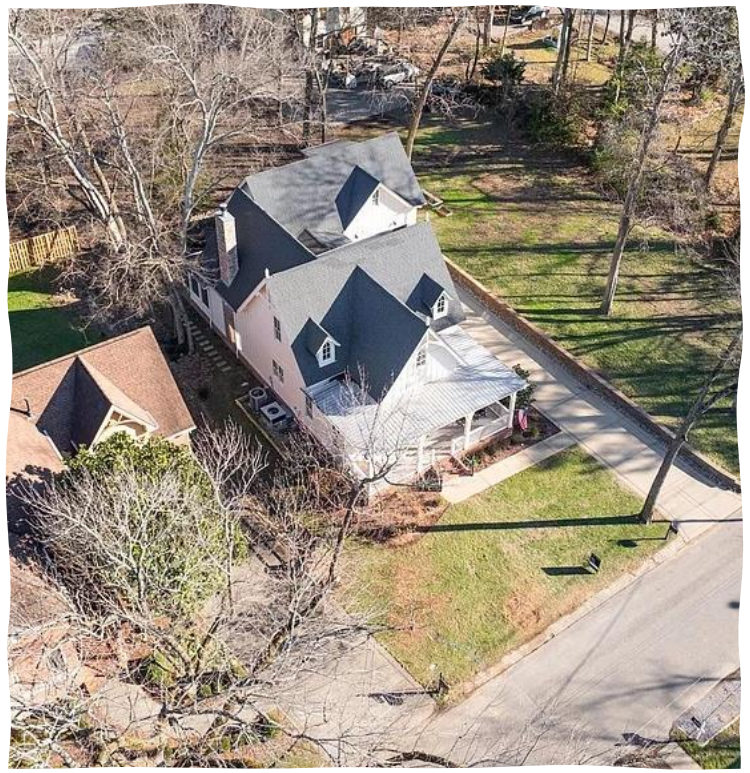


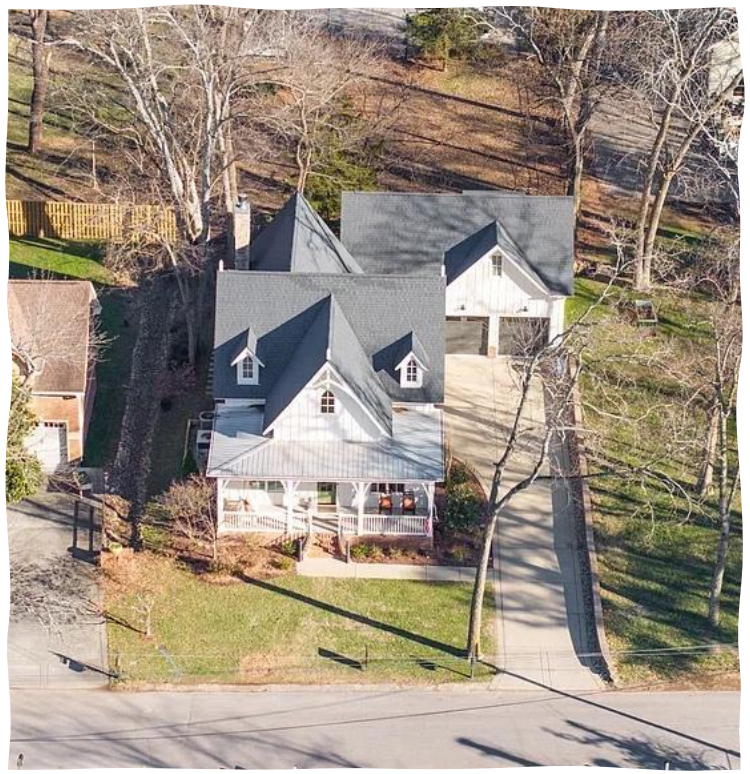


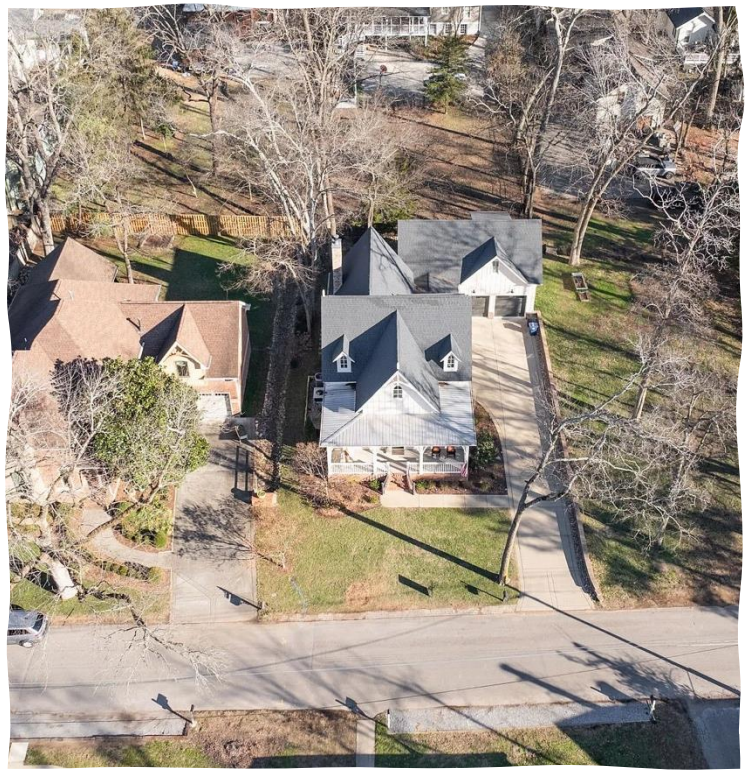




Existing conditions at 1005 Evans







Aerial view of 1005 Evans

Proposed fencing style
(AI mock-up)



Note: picket sections will be of equal distance between posts

Aerial view of fencing perimeter + location of pedestrian gate



From: Cayce Anderson
To: Emily Huffer; Elizabeth Bulay
Subject: FW: Public Comment Submission
Date: Monday, April 13, 2026 11:26:11 AM

From: No Reply <noreply@civicplus.com>
Sent: Monday, April 13, 2026 11:23 AM
To: Admin Recorder <recorder@Franklintn.gov>
Subject: Public Comment Submission

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Submitted by: Nancy Baughman
Email Address: nanbaughman@gmail.com

Commented on event: https://franklintn.portal.civicclerk.com/event/2443/overview
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: 1001 Evans Street Franklin 37064-3607 File #26-0400 The Japanese Maple tree is near the property line between 1001 and 1005 Evans. What is the fence placement relative to that tree? Because the tree was planted by the initial owner, our preference is that the tree be included within the perimeter of the fence. Also please provide full access to the brick planter and AT&T pull box on our property.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0403

DATE: 4/13/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning building alterations (door replacement) at 127 2nd Ave. N.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Non-historic Commercial Building

PROJECT INFORMATION:
COF Project Number: 9087
Applicant: Marla Albert, Ron Shuff Family Partnership
Owner: Marla Albert, Ron Shuff Family Partnership

BACKGROUND:
The property located at 127 2nd Avenue South is located in the Downtown Franklin Historic District. The site features two commercial buildings. The building located at the back of the property is a circa 1960 concrete block building and is listed as non-contributing to the district. An Administrative COA was recently issued for the replacement of the door on the less visible right façade of the building.

The proposal includes a request for the replacement of the double doors on the front façade of the building.

Entrance Alteration:
The proposal includes a request to replace the existing metal double doors with new double store front-style doors. The door opening is 72” wide by 80” tall. The Guidelines recommend:

- Design doors and doorways to be compatible with the historic district.
- Design doors and doorways to read as secondary in appearance and detailing to the historic building.

The proposed replacement door style has been approved on the primary building on the site and is seen around the district on other non-historic buildings. The door is simple in appearance. The proposed alteration is appropriate.

RECOMMENDATION:
Staff recommends approval of door replacement with the following conditions:

1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

COA Application Cover Sheet

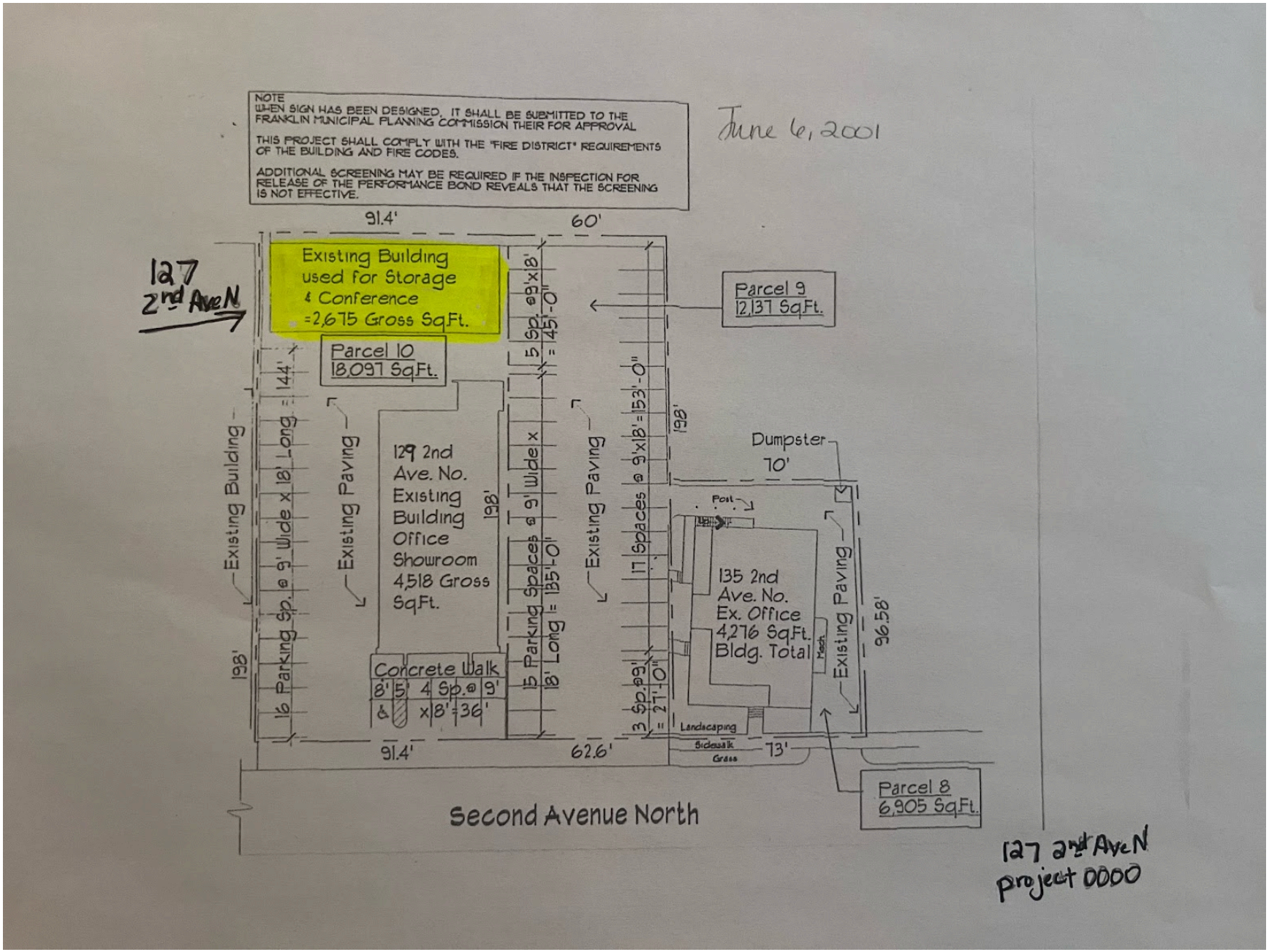
Ron Shuff Family Partnership

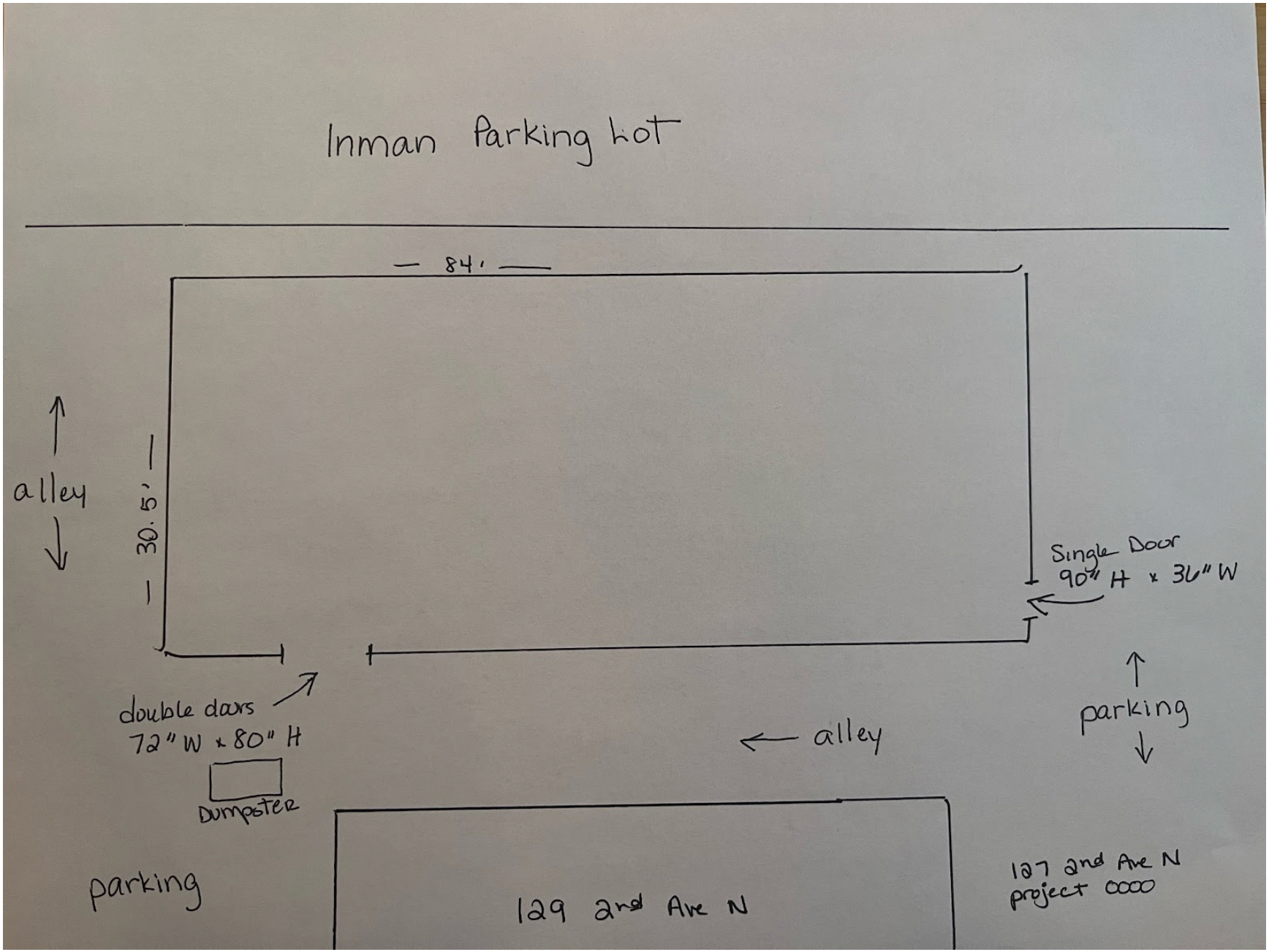
127 2nd Ave N. (the rear building)

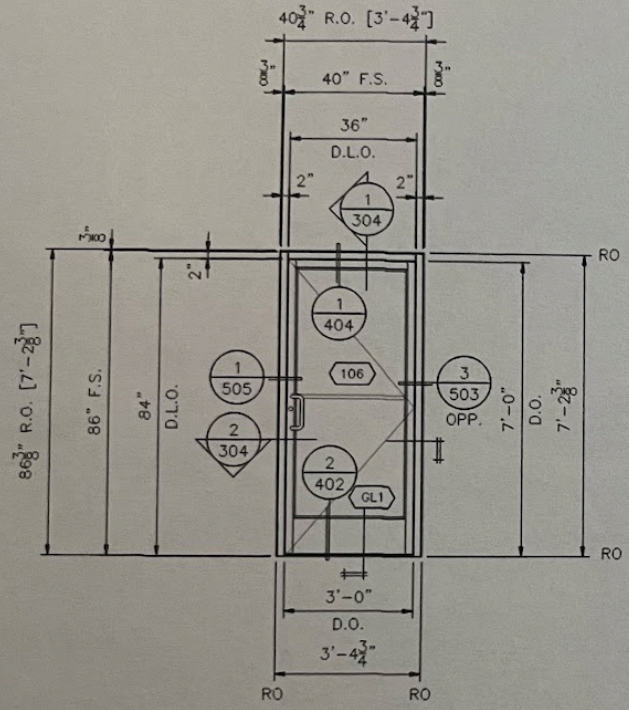
Contact:
Marla Shuff Albert
615-544-5343
marla@shuffproperties.com

Index of pages:

1. Cover Sheet
2. Diagram of buildings and parking, 127 2nd Ave N is highlighted.
3. Diagram of 127 2nd Ave N indicating size and location of exterior doors.
4. Spec Sheet for both the single and double doors.
5. Photo of existing double doors.
6. Photo of existing single door.
7. Photo of proposed single door as installed on the adjacent building, 129 2nd Ave N
8. Photo of proposed double doors as installed on the adjacent building, 129 2nd Ave N
9. Photo of single door from the 2nd ave sidewalk
10. Photo of the double doors from the 2nd ave sidewalk

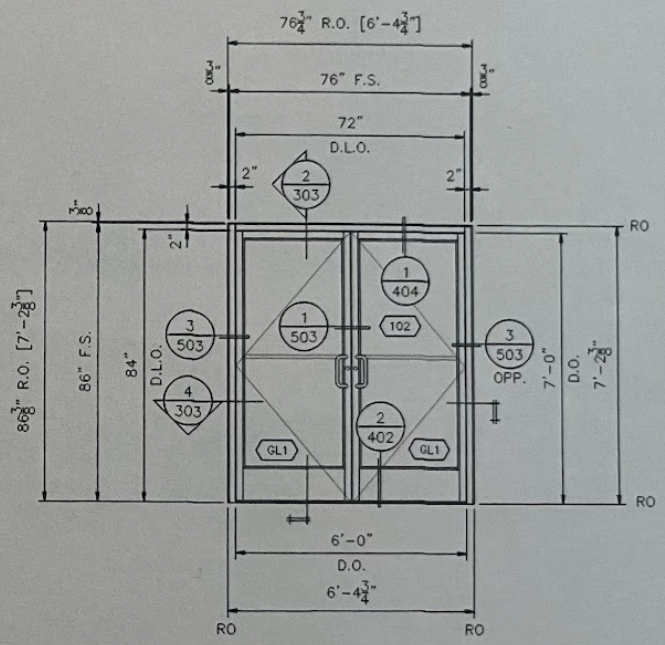

NOTE
WHEN SIGN HAS BEEN DESIGNED, IT SHALL BE SUBMITTED TO THE FRANKLIN MUNICIPAL PLANNING COMMISSION THEIR FOR APPROVAL
THIS PROJECT SHALL COMPLY WITH THE "FIRE DISTRICT" REQUIREMENTS OF THE BUILDING AND FIRE CODES.
ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR RELEASE OF THE PERFORMANCE BOND REVEALS THAT THE SCREENING IS NOT EFFECTIVE.
June 6, 2001
127 2nd Ave N
91.4'
60'
Existing Building used for Storage & Conference =2,675 Gross Sq.Ft.
Parcel 9 12,137 Sq.Ft.
Parcel 10 18,097 Sq.Ft.
5 Sp. @ 9'x18' = 45'-0"
Existing Building
16 Parking Sp. @ 9' Wide x 18' Long = 144'
198'
Existing Paving
129 2nd Ave. No. Existing Building Office Showroom 4,518 Gross Sq.Ft.
15 Parking Spaces @ 9' Wide x 18' Long = 135'-0"
198'
Existing Paving
17 Spaces @ 9'x18' = 153'-0"
198'
Dumpster 10'
Post
135 2nd Ave. No. Ex. Office 4,276 Sq.Ft. Bldg. Total
Mech.
Existing Paving
96.58'
Concrete Walk
8' 5' 4 Sp. @ 9' & x 8' = 36'
3 Sp. @ 9' = 27'-0"
Landscaping
Sidewalk
Grass
91.4'
62.6'
73'
Parcel 8 6,905 Sq.Ft.
Second Avenue North
127 2nd Ave N project 0000


Inman Parking Lot
84'
30.5'
alley
Single Door
90" H x 36" W
double doors
72" W x 80" H
Dumpster
alley
parking
parking
129 2nd Ave N
127 2nd Ave N
project 0000



DR2	SF ELEVATION
304	ARCH REF: NA (1) SOUTH WEST ELEVATION [1] REQ'D THUS TOTAL KAWNEER TRIFABVG 451T (2" X 4 1/2") KAWNEER WIDE STILE DOOR 1" INSULATED GLASS

Single Store Front Door
Kawaneer Trifab VG 451 T
Storefront - Wide Stile Doors



DR1	SF ELEVATION
303	ARCH REF: NA (1) SOUTH EAST ELEVATION [1] REQ'D THUS TOTAL KAWNEER TRIFABVG 451T (2" X 4 1/2") KAWNEER WIDE STILE DOOR 1" INSULATED GLASS

Double Store Front Door

127 2nd Ave N
project 0000


127


127


USG
FIRE-RATED DXL 424 CROSS TEE






CAT
289D

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0437

DATE: 4/13/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the in-kind replacement of elements at 800 Fair Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Building

PROJECT INFORMATION:
COF Project Number: 9099
Applicant: Amanda McCreary, Chisel Workshop, PLC.
Owner: William and Kimberly Crankshaw

BACKGROUND:
The property at 800 Fair Street is located within the Hincheyville National Register Historic District. The National Register describes the principal building as a contributing hipped cottage that was constructed circa 1910. The proposal includes the repair and in-kind replacement of areas on the building that have deteriorated. The proposal received feedback at the March Design Review Committee, and additional information has been included in the application. The scope of work includes:

- Replacement of the siding on the sides of the front elevation dormer and installation of a dark metal flashing,
- Replacement of the fascia boards and soffits (as needed),
- Replacement of the K-Style/ogee gutters and round downspouts, and
- Repairs of the siding where deteriorated

The Guidelines recommend:

- Maintain and preserve historic wood siding, shingles, weatherboard, board-and-batten, and other historic wooden elements.
- Minimize the replacement of wood siding to elements that are so severely damaged that replacement is the only option. If only a small area of siding or ornamentation is deteriorated, repair or replace only the damaged section rather than an entire board or architectural detail.
- Use gutters, downspouts, and splash blocks in a design appropriate to the age of the building they support. Use half-round gutters if the building dates from before the 1930s. Use ogee gutters if the building dates from after the 1930s.

While the maintenance and minor repair of siding and wood elements are appropriate per the Guidelines, as much original material should be preserved where possible. It is important to maintain as much historic integrity as possible, preserving and maintaining a feature is the priority. If preservation is not possible, it is better to repair a feature rather than replace it so as to maintain a higher degree of integrity for the historic property. The use of an ogee or k-style gutter is not the recommended profile of gutter for the age of the house, as the Guidelines recommend utilizing a round gutter profile. However, existing on the historic building and on the rear addition, a ogee or k-style gutter in a white/cream color profile is utilized, and DRC requested information showing adjacent buildings using the ogee or k-style gutter on the house. So the proposal is to replace the exact same profile gutter in-kind. The use of round downspouts is appropriate for the building's vintage.

RECOMMENDATION:
Staff recommends approval of the application with the following conditions:

1. Preserve as much historic material as possible and replace materials when it cannot be preserved.
2. The metal flashing on the front dormer shall blend in color with the asphalt shingle roof and return to the Preservation Planner for approval.
3. The gutters and downspouts should match in color to blend with the trim of the building. The color selections shall return to the Preservation Planner for approval.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

CHISEL
workshop

March 27, 2026

Historic Zoning Committee Submission for COA
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.*

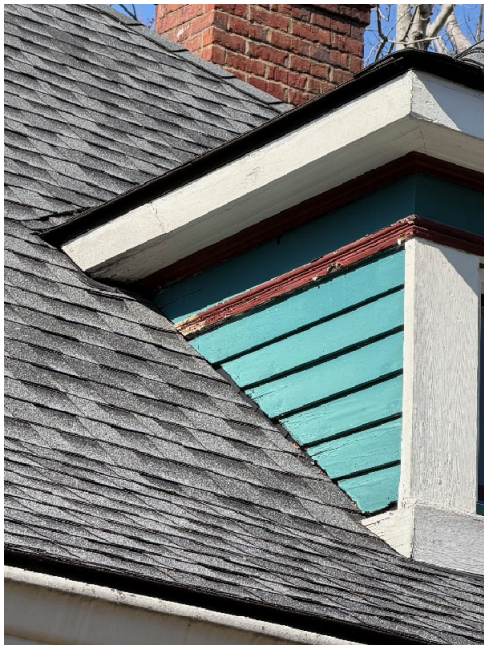


Side Elevation *Figure 3 – Side view of the structure.*

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. Anodized dark bronze metal flashing with counter flashing will be installed to prevent future water intrusion. Installing new cedar wood siding at damaged locations to match the existing material and profile. Paint to match.
- 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.

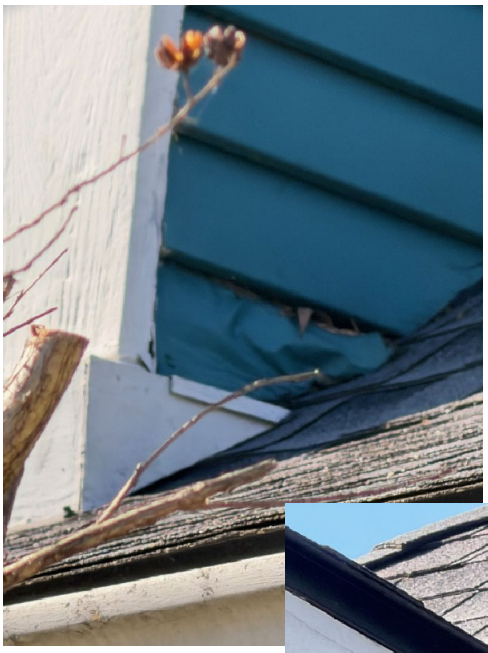


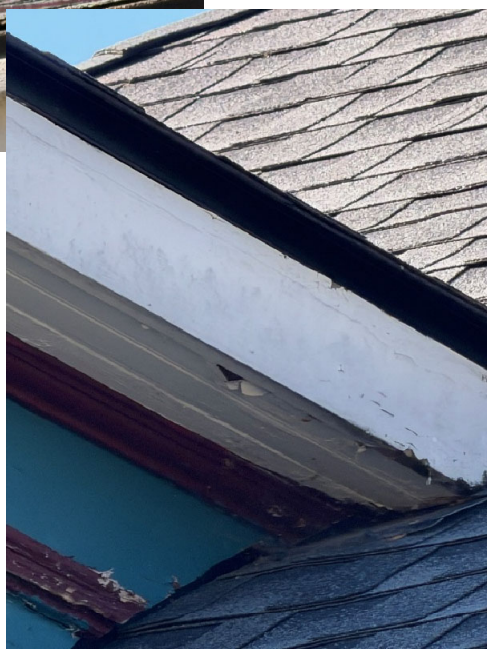


Documentation Photos

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.
- 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 complete necessary repairs to the damaged rafters, the existing fascia and soffits will be carefully removed. Following structural repairs, the fascia will be replaced in-kind to match the existing profile and dimensions, using exterior grade wood and painted to match existing conditions. The soffit will be cleaned, repaired, and reinstalled where feasible; any boards exhibiting significant deterioration will be replaced. If boards need to be replaced on the front façade, where possible salvaged historic material from the rear will be reused to maintain historic integrity at the street facing façade.
- 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









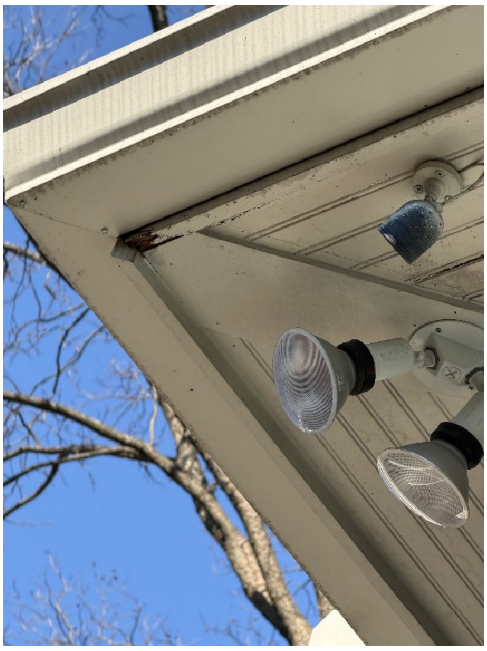


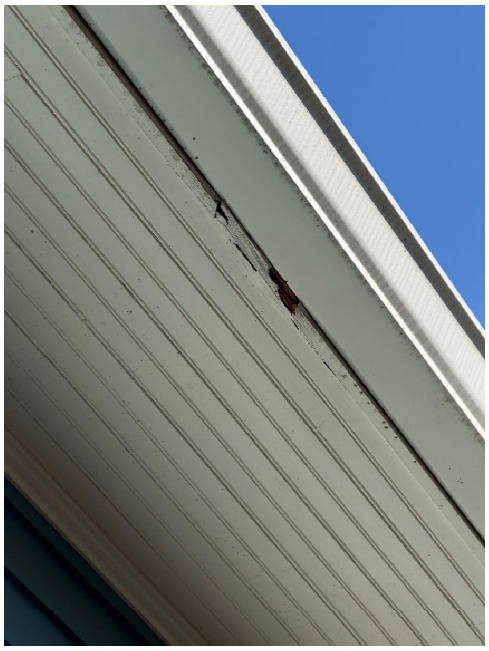
Right Side Elevation











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.
- Architecturally, we find K-style gutters to be appropriate for this residence for several reasons. We do not intend to replace the recently installed gutters at the rear of the house or on the new addition. While the addition was designed in a previous phase to be “compatible with the historic structure yet clearly differentiated and subordinately scaled” in accordance with the guidelines, maintaining consistency in gutter profiles across a relatively modest building footprint is important for visual continuity. On smaller structures, a transition from half-round gutters at the front façade to K-style gutters at the rear can appear abrupt and visually discordant, particularly on a pyramidal form.
- Additionally, this residence exhibits a higher level of architectural ornamentation than other pyramidal-style houses in the surrounding area, including detailed window trim band across the façade, two-piece skirt board, fluted columns, beveled glass doors, a prominent front dormer, and multiple chimneys. Given this level of detail, a K-style gutter provides a compatible degree of visual definition that aligns with the overall architectural character of the house.
- Finally, the proposed work is in-kind: we are not introducing a new gutter style or color, but rather replacing the existing condition.
- Contextually, the majority of surrounding houses feature K-style gutters (see photos).
- All downspouts will be replaced with round downspouts.



800 Fair Street on Right (Subject Property)

802 Fair Street on Left



807 Fair Street on Right

805 Fair Street on Left



900 Fair Street on Right

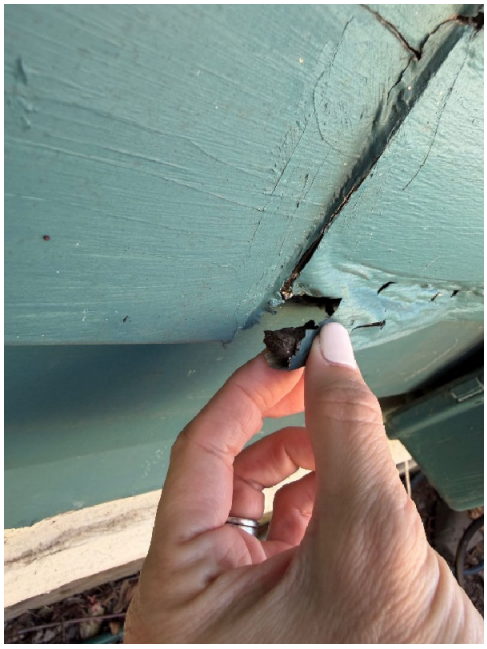
904 Fair Street on Left

All homes shown on sheet feature K-Style Gutters.

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



File #: 26-0404

DATE: 4/13/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the accessory structure at 321 3rd Avenue South.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 5: Non-historic Accessory Structure
Chapter 2: Non-historic Residential Buildings

PROJECT INFORMATION:
COF Project Number: 9097
Applicant: J. L. Sullivan
Owner: J. L. Sullivan

BACKGROUND:
The property located at 321 3rd Avenue South is located in the Downtown Franklin National Register Historic District. The site features a ca. 1890 T-frame principal building and a ca. 1970 CMU block accessory structure. The principal building is contributing to the historic district, and the accessory structure is listed as non-contributing. The applicant attended the March DRC meeting, and modifications have been made to the plans.

The proposal includes a request to alter the front façade of the accessory structure in order to convert the existing one-bay into a two-bay garage configuration.

Accessory Structure:
The proposal includes a request to replace the one-bay garage and door with a two-bay garage and door configuration. The existing garage door is 18’ wide by 6’11” tall. The proposed garage doors would be 8’ wide by 6’11” tall and would utilize a 2’ separation between the doors. The proposed garage doors feature a paneling detail, 8-lite window patterns, and hardware detailing. The existing

CMU and new column between the garage doors are proposed to be clad in cementitious lap siding with a 4” reveal and trim corner detailing. The Guidelines recommend the following:

- Design doors and doorways to be compatible with the historic district.
- Design doors and doorways to read as secondary in appearance and detailing to the historic building.
- Use materials and finishes with a character compatible to those used historically and with proven durability.

The proposed alterations will increase the compatibility of the design of the structure with other historic accessory structures in the district by creating doors with similar proportions and materials that are more consistent with what is seen in the district. The proposed garage door designs are seen throughout the district. While the detail is not shown on the plans, the noted use of cementitious lap siding and trim is an appropriate material. The lap siding will be added to the front facade of the building, and the other facades will remain CMU block.

Please note that the application utilizes an AI-generated image of the proposed alterations to the structure. This COA application does not approve any changes that may appear different in the AI rendering than what exists on the site and building other than the listed scope of work.

RECOMMENDATION:
Staff recommends approval of accessory structure alterations with the following conditions:

1. The reveal of the cementitious lap siding must be consistent with the reveal of the existing siding on the structure.
2. This COA application does not approve any changes that may appear different in the AI rendering than what exists on the site and building other than the listed scope of work.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

April 1, 2026

City of Franklin
109 3rd Avenue South
Franklin, TN 37064
Attn: Historic Zoning Commission

Project Description: Replace Single Door with Two Doors

Dear Commissioners:

This submittal is provided for your consideration and approval of a Garage Door Replacement at my home at 321 3rd Ave. S.

The following two pages show photos of the:

- Existing Door Elevation.
    - The door to be replaced measures 18 ft wide by 6ft and 11in tall.
    - The door is bracketed by a 2 ft, unpainted, cinder block column on each side creating a façade that is 22 ft wide by 12 ft tall at the roof peak.
- Proposal – Two Door Elevation
    - White doors with windows and faux hardware.
    - Centered non-weight bearing anchored wooden column.
    - **Additional Façade Details Not Shown**
        - All 3 columns to be trimmed in white 4-inch Hardie Board lap siding.

I request your approval to move forward with staff to complete this project.

Thank you for your consideration.

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

Existing Door



Proposed door showing attributes under consideration.



File #: 26-0435

DATE: 4/13/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction of a building, signage, and site alterations at 110 Aldersgate Way.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: New Civic Buildings
Chapter 6: Site & Setting
Chapter 8: Signs

PROJECT INFORMATION:
COF Project Number: 9033
Applicant: John Gore
Owner: Ronald Evan Styers, Trustee Chairperson

BACKGROUND:
The property at 110 Aldersgate Way is located within the Franklin Road Historic District. The property is on the edge of the Historic Preservation Overlay (HPO) and is considered to front the roundabout coming from Mack Hatcher Memorial Parkway. Shared on the property are the Franklin First United Methodist Church and a collection of other buildings, ranging from agricultural to residential uses. A new civic building, signage, and site alterations are proposed on the site and will serve as the Williamson County Emergency Medical Services (EMS) Station. The applicant attended several Design Review Committee meetings, and feedback was incorporated into the proposal. The design has been restudied and refined since the February Historic Zoning Commission meeting, where it was deferred.

New Building Construction
The proposed building is positioned to face the roundabout which stems from Mack Hatcher Parkway. The front of the building will feature two large dark gray bi-fold garage doors with clear glazing for the emergency vehicles to be stored, and to the right of the garage doors is a main entrance for pedestrians into the building. The agrarian appearance of the horizontal cementitious

siding on the proposed building appears to relate to the adjacent Daniel McMahon House and agricultural barn. The building is proposed to be constructed out of a smooth cement siding in an unknown reveal, a gray/tan brick, and a dark metal standing seam roof. The proposed mortar color appear to blend well with the proposed materials. The building height ranges from 22'-10" to 30'-9". The proposed fixed windows consist of a fiberglass material in a light gray color. Other elevations include windows and doors to break up the facades. Gutters and downspouts are proposed in a dark color around the building. The profile is unknown. The proposed lighting is proposed to be on the exterior of the building and the fixtures will be attached to the building but are minimal in size. The Guidelines recommend:

- Orient the main entrance to a civic building toward the street.
- Locate new buildings to be secondary in prominence to the historic structures on the site or in the district.
- Design a new civic building to be contextually sensitive to the historic district, so that it does not detract from or overwhelm nearby buildings.
- Design the architecture elements using defined base, middle, and cap divisions.
- Design the height of new civic buildings to be consistent with the height of historic buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.
- Use building materials that create a sense of permanence, such as brick or stone.
- Use roofing materials that are historically typical and complement the architectural style of the building.
- Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.
- Design a building to reflect its time while respecting key features of its context.
- Use decorative details in a manner that is compatible to those on nearby historic buildings while avoiding direct replication.
- Design new doors and doorways to be typical of historic civic buildings, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
- Provide casement, trim, and transoms or sidelights similar to those typically seen on historic civic buildings.
- Design new windows to be compatible with the size, placement, rhythm, and relationship of solids-to-voids to those of typical historic civic buildings.
- Utilize traditional placement of window headers and sills relative to cornices and belt courses.
- Design windows to match the historic materials traditionally found on historic civic buildings. Composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.
- Recess window openings on masonry buildings and use window openings with raised surrounds on frame buildings.
- Match the gutter style to the architectural style of the building.
- Use lighting sources and illumination levels that enhance the character of the historic building and the historic district.
- Use illumination with a warm white light which does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.
- Orient illumination downward for commercial and civic buildings. Do not design lighting for the sole purpose of attracting attention to building architecture or to building uses.

The proposed placement and orientation, building form, height, materials, details and ornamentation, entrances, and gutters and downspouts generally meet the Guidelines. While the proposed fiberglass

windows do not exactly align with the Guidelines regarding materials, they appear similar to those on the adjacent FFUMC building. The proposed lighting aligns with the Guidelines for appearance, but shall utilize a warm white light to align with the Guidelines and be altered to only be illuminating downward. The use of the cement siding reflects the agrarian buildings that are located on the site. The lap siding reveal should be consistent with the lap siding on the adjacent buildings and should measure between 4"-5". Additionally, the detailing of the windows should have traditional casement and trim framing the windows to align with the Guidelines. Further, the Guidelines recommend that windows be in a traditional placement, so there should be a separation between the windows and the watercourse.

Signage

It is proposed to construct a dark gray, metal post and panel sign in front of the building. The sign is proposed to be 4'-6" in height and 4' in length and the sign panel to measure 3' by 4'. The sign utilizes white raised aluminum lettering. It is unknown what the finish of the sign or lettering on the sign is. It is unclear if external illumination is proposed, but it could qualify for an administrative COA, as it is appropriate for the proposed sign type to utilize small uplighting. The proposed sign aligns with the Guidelines recommendation for post and panel signs but should utilize a matte finish.

Site Alterations

The proposed site alterations, such as the driveway, parking area, walkway, and generator location, all appear to be appropriate. Should the generator be installed at the proposed location, screening of the mechanical equipment is required by the Zoning Ordinance and can qualify for an administrative COA.

RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. The gutter profile shall be provided to the Preservation Planner to ensure it aligns with the Guidelines.
2. The siding reveal of the siding shall align with the recommended reveal of 4"-5".
3. The casement and trim around the windows must be similar to those typically seen on historic civic buildings.
4. The new windows must be compatible with the placement of historic civic buildings and must include a separation between the window trim and the watercourse.
5. The light fixtures shall use illumination with a warm white light.
6. Should the proposed post and panel sign require lighting, it may qualify for an Administrative COA, should it meet the Guidelines.
7. The sign shall utilize a matte finish.
8. Screening for the generator is required, and may qualify for an Administrative COA.
9. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
10. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations

1. Prior to issuance of a building permit, the associated site plan COF #9046 shall be fully-approved, and all conditions of approval noted as "prior to issuance of a building permit" satisfied.
2. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

3. The FIRM data used to show the floodplain boundaries is incorrect. The City has adopted new and updated FEMA FIRMs and these should be used to calculate the floodplain areas. Please use the map dated 12/20/2024 to draw this area. Currently the structure looks like it will be encroaching into the 100-year zone AE.

Project: Williamson County Fire and Rescue EMS at FFUMC
110 Aldersgate Way, Franklin, Tennessee 37069
Prepared for: City of Franklin Historic Zoning Commission
Applicant: Williamson County Department of Public Safety
Architect: TMP
Date: March 2026

I. Project Overview

This proposal is for the construction of a new Williamson County Emergency Medical Services (EMS) Station to server the northern Franklin community The facility will be located on the campus of Franklin First United Methodist Church (FFUMC) at 110 Aldersgate Way.

The project provides a small-scale civic building accommodating emergency response vehicles, crew facilities, and support spaces. Design and materials are guided by the Franklin Historic District Design Guidelines, Franklin Zoning Ordinance, and surrounding Historic properties.





WHITE/CREAM FIBER CEMENT PLANK SIDING
JAMESHARDIE
SMOOTH



BRICK
TRIANGLE BRICK
EVELYN BAY

BRICK MORTAR
ARGOS
WHITE / BROWN SAND



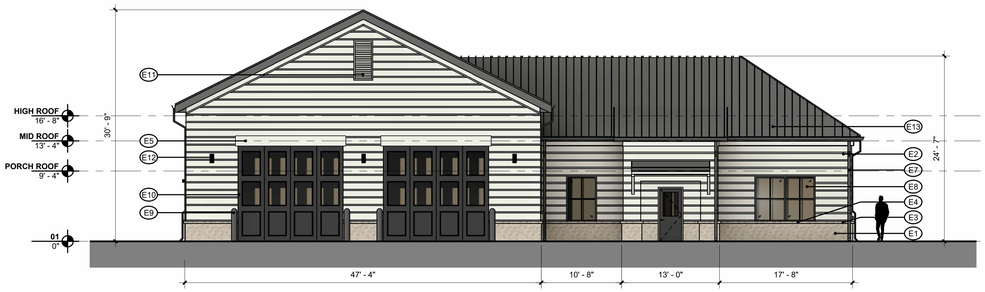
APPARATUS BAY DOORS
SHERWIN WILLIAMS
GRAY



HOLLOW METAL DOORS
SHERWIN WILLIAMS
SW7046 ANONYMOUS



FIBERGLASS WINDOWS
PELLA IMPERVIA
MORNING SKY GREY



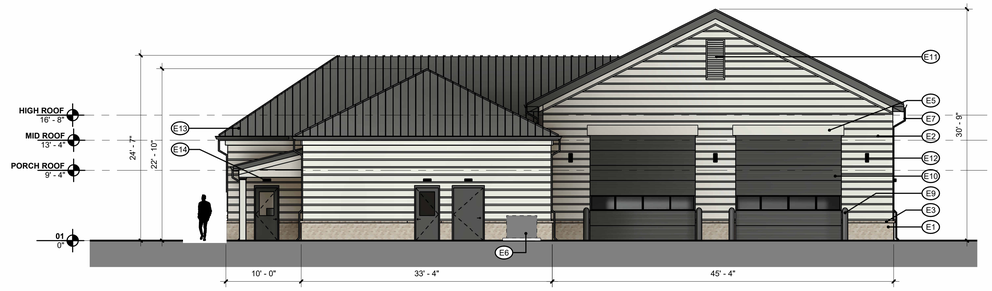
1 EAST ELEVATION

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



2 SOUTH ELEVATION

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



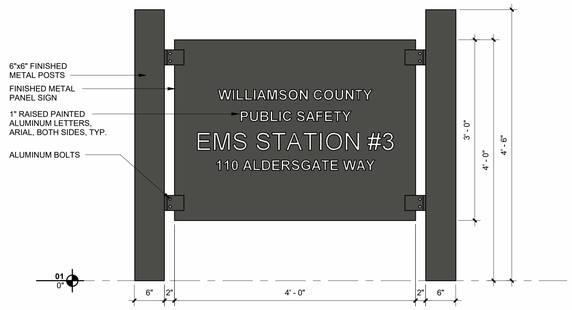
3 WEST ELEVATION

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



4 NORTH ELEVATION

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



5 MONUMENTAL SIGN FRONT ELEVATION

SCALE: 1" = 1'-0"

KEYNOTES - EXTERIOR	
E1	BRICK
E2	FIBER CEMENT HORIZONTAL SIDING
E3	ROWLOCK BRICK WATERTABLE
E4	ROWLOCK BRICK SILL
E5	FIBER CEMENT HEADER
E6	HVAC UNIT TO BE SCREENED BY EVERGREEN SHRUBS, REFER TO LANDSCAPE
E7	METAL DOWNSPOUT TO MATCH STANDING SEAM METAL ROOF
E8	FIBERGLASS WINDOW
E9	PIPE BOLLARD
E10	GRAY APPARATUS BAY DOORS WITH CLEAR GLAZING
E11	METAL LOUVER
E12	BLACK ARCHITECTURAL LIGHTING
E13	STANDING SEAM METAL ROOF
E14	BLACK EGRESS LIGHTING

TMP
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Suite 400
Franklin,Tennessee
615.377.9773

8131 Lakewood Main St.
Suite 202
Lakewood Ranch, Florida
941.907.9711

www.TMPartners.com

CITY OF FRANKLIN HISTORIC ZONING COMMISSION - NOT FOR CONSTRUCTION

WILLIAMSON COUNTY FIRE AND RESCUE

EMS AT FFUMC

ALDERSGATE WAY
FRANKLIN, TN 37069

City of Franklin Project No:8248

PLAN NORTH

TRUE NORTH

REVISIONS

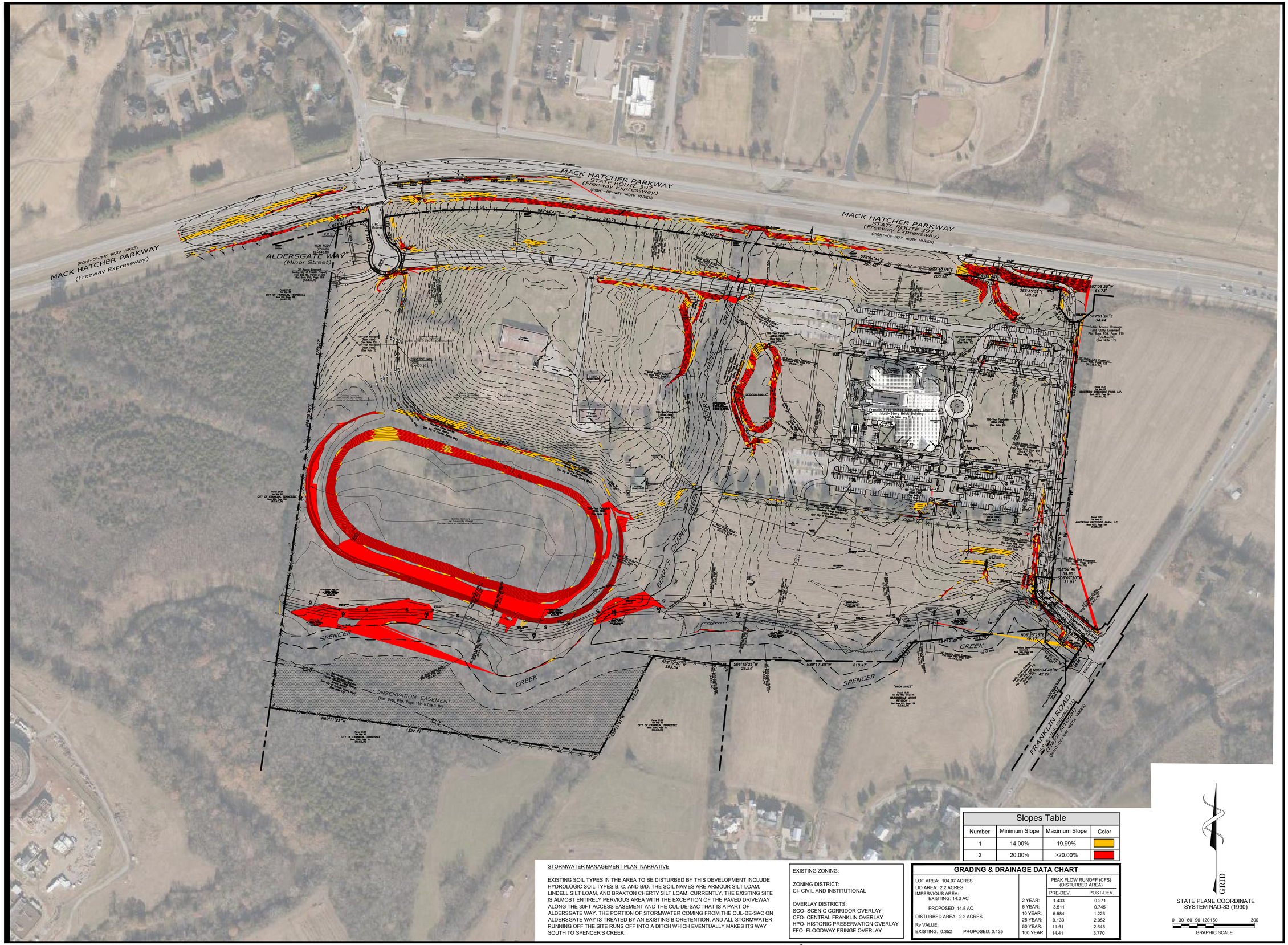
DR. BY	LD
CK. BY	LF, JE
PROJ.	A08221
DATE	03/27/2026

CITY OF FRANKLIN HISTORIC ZONING COMMISSION SUBMITTAL

A0000

SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 1/8"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"

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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	>20.00%	

STORMWATER MANAGEMENT PLAN NARRATIVE

EXISTING SOIL TYPES IN THE AREA TO BE DISTURBED BY THIS DEVELOPMENT INCLUDE HYDROLOGIC SOIL TYPES B, C, AND B/D. THE SOIL NAMES ARE ARMOUR SILT LOAM, LINDELL SILT LOAM, AND BRAXTON CHERTY SILT LOAM. CURRENTLY, THE EXISTING SITE IS ALMOST ENTIRELY PERVIOUS AREA WITH THE EXCEPTION OF THE PAVED DRIVEWAY ALONG THE 30FT ACCESS EASEMENT AND THE CUL-DE-SAC THAT IS A PART OF ALDERSGATE WAY. THE PORTION OF STORMWATER COMING FROM THE CUL-DE-SAC ON ALDERSGATE WAY IS TREATED BY AN EXISTING BIORETENTION, AND ALL STORMWATER RUNNING OFF THE SITE RUNS OFF INTO A DITCH WHICH EVENTUALLY MAKES ITS WAY SOUTH TO SPENCER'S CREEK.

EXISTING ZONING:

ZONING DISTRICT:
CI- CIVIL AND INSTITUTIONAL

OVERLAY DISTRICTS:
SCO- SCENIC CORRIDOR OVERLAY
CFO- CENTRAL FRANKLIN OVERLAY
HPO- HISTORIC PRESERVATION OVERLAY
FFO- FLOODWAY FRINGE OVERLAY

GRADING & DRAINAGE DATA CHART

LOT AREA: 104.07 ACRES
LID AREA: 2.2 ACRES
IMPERVIOUS AREA:
EXISTING: 14.3 AC
PROPOSED: 14.8 AC
DISTURBED AREA: 2.2 ACRES
Rv VALUE:
EXISTING: 0.352 PROPOSED: 0.135

	PEAK FLOW RUNOFF (CFS) (DISTURBED AREA)	
	PRE-DEV.	POST-DEV.
2 YEAR:	1.433	0.271
5 YEAR:	3.511	0.745
10 YEAR:	5.584	1.223
25 YEAR:	9.130	2.052
50 YEAR:	11.61	2.645
100 YEAR:	14.41	3.770

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 30 60 90 120 150 300
GRAPHIC SCALE

TMPartners, PLLC
Architecture Interiors Planning

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

JOHN R. GOBLE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108556
STATE OF TENNESSEE
01/22/26

WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC

110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS		

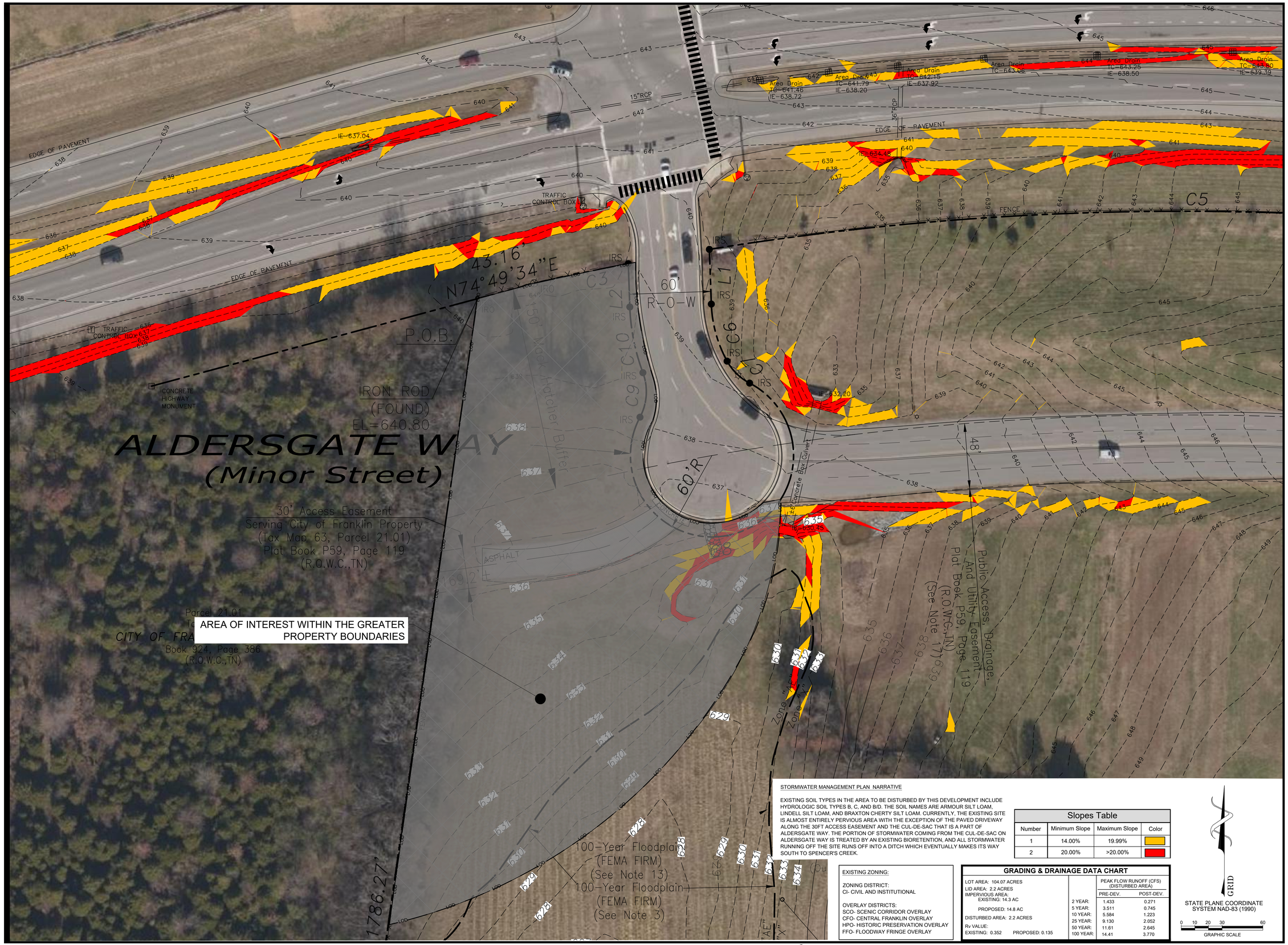
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CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

EXISTING CONDITIONS

C1.00

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STORMWATER MANAGEMENT PLAN NARRATIVE

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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	>20.00%	

EXISTING ZONING:

ZONING DISTRICT:
CI- CIVIL AND INSTITUTIONAL

OVERLAY DISTRICTS:
SCO- SCENIC CORRIDOR OVERLAY
CFO- CENTRAL FRANKLIN OVERLAY
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100 YEAR:	14.41	3.770

GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
0 10 20 30 60
GRAPHIC SCALE

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JOHN R GORE REGISTERED ENGINEER AGENCY NO. 108556 STATE OF TENNESSEE 07/22/26

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY FRANKLIN, TN 37069

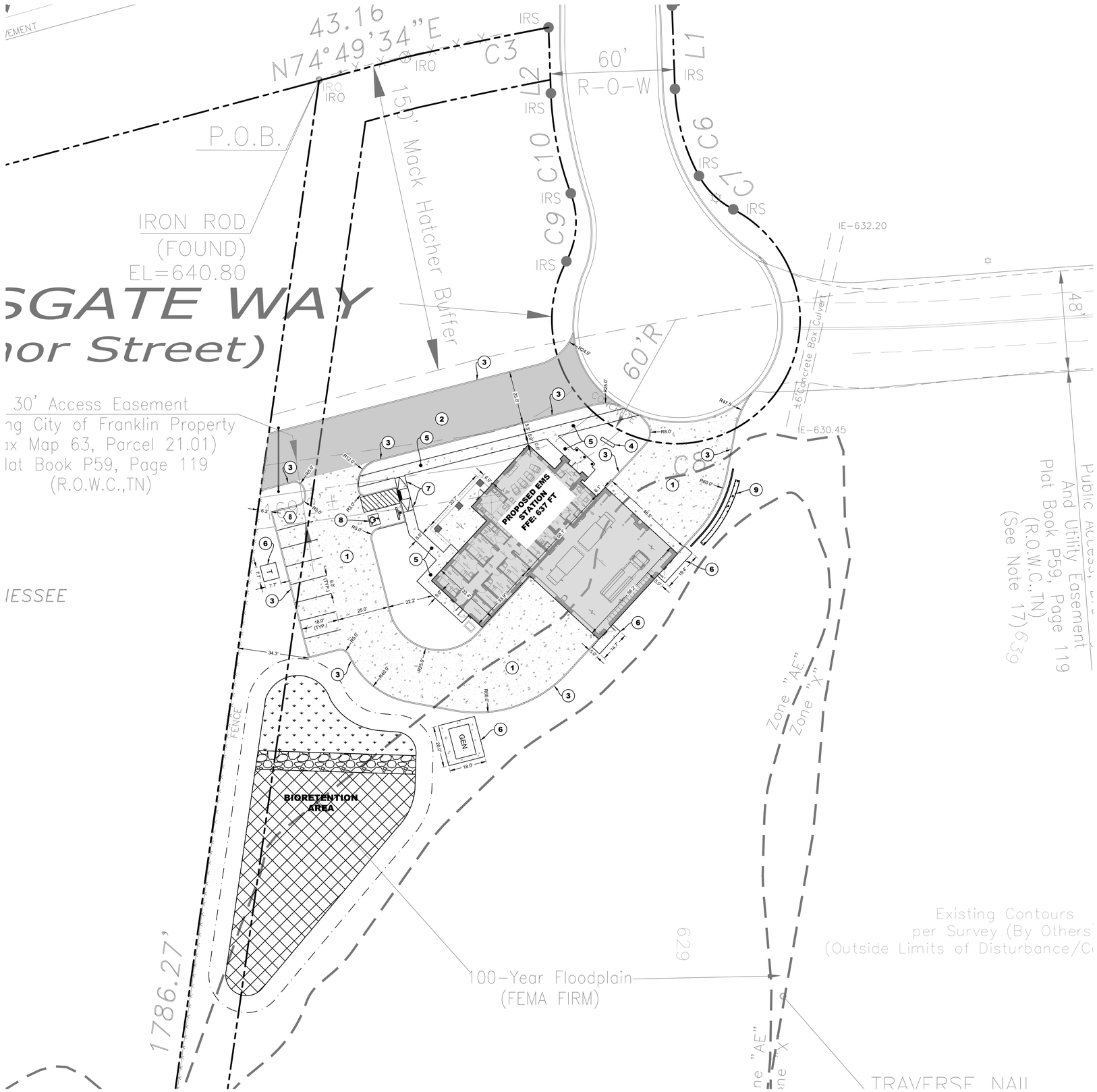
COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

ENLARGED EXISTING CONDITIONS

C1.10



SITE KEYNOTES:

1. HEAVY DUTY CONCRETE PAVEMENT
2. LIGHT DUTY ASPHALT PAVEMENT
3. CONCRETE POST CURB
4. SITE SIGN
5. CONCRETE SIDEWALK
6. CONCRETE PAVEMENT
7. ACCESSIBLE SIDEWALK RAMP
8. ACCESSIBLE PARKING SPACE, SIGNAGE AND CONCRETE WHEEL STOP
9. CONCRETE RETAINING WALL, DETAIL BY OTHERS
- (#) INDICATES NUMBER OF PARKING SPACES PER BAY

SEE SHEET C___ FOR DETAILS UNLESS OTHERWISE NOTED

SITE DATA TABLE	
PROPERTY INFORMATION:	110 ALDERSGATE WAY WILLIAMSON COUNTY, TN 37069
PARCEL I.D.	TAX MAP 63, PARCEL 21.01
ZONING	CI
PROPOSED USE	ESSENTIAL SERVICES
TOTAL PARCEL AREA	104.07 ± ACRES
TOTAL DISTURBED AREA	1.37 ACRES
TOTAL BUILDING AREA	6,180 SF / SINGLE STORY
BUILDING HEIGHT	35.33 FT
SETBACKS	150' FRONT/ 25' REAR/25' SIDE
PROPOSED PARKING: MINIMUM PARKING REQUIREMENTS *VARIABLE* **PARKING PROVIDED:** REG. SPACES: 8 ADA SPACES: 1 TOTAL PARKING PROVIDED: 9 SPACES	

FEMA DATA FOR PROJECT LOCATION

THE SUBJECT PROPERTY DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON MAP NUMBERS 47119CO180E AND 47119C0065E OF THE FLOOD INSURANCE STUDY FOR SPRING HILL & MAURY COUNTY, TENNESSEE, DATED APRIL 16, 2007.

DATUM IS NAVD 1988.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
10. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
13. NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNER'S APPROVAL.
14. CONTRACTOR SHALL HIGH-PRESSURE WASH PARKING LOT, CONCRETE PAVEMENT, AND SIDEWALKS UPON COMPLETION OF CONSTRUCTION AS NEEDED.
15. CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
16. NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
17. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
18. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 5 10 15 20 40

GRAPHIC SCALE

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Architecture Interiors Planning
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615.370.4147 Fax
www.TMPartners.com

JOHN R. COPE REGISTERED ENGINEER AGENCY ID 109550 STATE OF TENNESSEE 01/22/26

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.5911 ▼ BCAnash.com ▼ BCA FILE NO. 22P129

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

ALDERSGATE WAY
FRANKLIN, TN 37069

SITE PLAN

REVISIONS

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

C1.0

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Type:
BEGA Product:
Project:
Modified:

Application
This wall mounted luminaire has light output in one direction. Arranged individually or in groups, it is a great design element for a host of lighting applications. Downward orientation only.

Materials
Clear safety glass with matte finish
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 4.2 lbs.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	15.4 W
System wattage	20.5 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1024 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☑ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

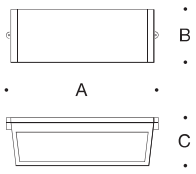
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☑ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Available options

☐ AMB	Amber LED
☐ CUS	Custom finish
☐ FSC	Fusing
☐ MGU	Marine grade undercoat
☐ NTB	Natural bronze (premium finish)
☐ RAL	RAL Classic, matte finish





Wall luminaire · Light emission on one side

		LED	A	B	C
B22360	ADA	15.4 W	12 1/2	4 3/8	4

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Pella® Impervia®

Fiberglass windows and patio doors

Unmatched strength and lasting durability

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.[1]

Revolutionary hardware

The patented Easy-Slide Operator simply slides to open, without the effort of cranking, on casement and awning windows.



Sleek profiles and more glass

Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.

- **73x more impact resistant[2]**
  Pella's fiberglass is 73x more impact-resistant than Andersen's Fibrex windows. You can trust our fiberglass products to be better equipped to stand up to a hammer misfire and other jobsite conditions.
- **Proven performance**
  Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noise.[3]
- **Installation solutions and expertise**
  With 100 years in business, we've got you covered with products and installation solutions for your exact situation.
- **Exceptional mulling capabilities**
  With both interior and exterior accessory grooves on all Pella fiberglass products, you can create larger, unique combinations specifically for your remodel or new construction project. Our extensive factory-mulled options will come preassembled, saving you time on the jobsite.
- **Up-to-date color palette**
  Achieve your design style with up-to-date frame color options, including Black.
- **Tested beyond requirements**
  Tested beyond industry standards and to extremes from -40ºF to 180ºF, our proprietary fiberglass can handle the most extreme heat and sub-zero cold.[4] Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.
- **Durable three-way corner joints**
  For added strength, durability and reliable water performance, Pella Impervia products feature corner locks and sashes injected with sealant and fastened with screws.
- **The confidence of a strong warranty[5]**
  We know your reputation matters, so we have one of the strongest warranties in the business.

Available in these window and patio door styles:



REFER TO BUILDING ELEVATIONS FOR MUNTIN PATTERNS

Special shape windows also available.

[1,2,3,4,5] See back cover for disclosures.

Delivering **unmatched strength,** engineered for **lasting durability**.[1]

Pella's proprietary fiberglass vs. Andersen Fibrex[2, 6, 7]
Pella Impervia products won't dent, bend or break as much as the competition.

Won't dent.
73x
more impact-resistant

Won't bend.
7.8x
stronger

Won't break.
19x
the tensile strength

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Design Pressure	Performance Values: U-Factor	Performance Values: SHGC	Performance Values: HVHZ	FL #
Vent Awning	20"	17-1/2"	59-1/2"	59-1/2"	+50/-50	0.21-0.49	0.16-0.55	No	35281
Fixed Awning	13-1/2"	11-1/2"	71-1/2"	79-1/2"	+50/-50	0.18-0.51	0.18-0.63	No	35284
Vent Casement	17-1/2"	20"	37-1/2"[8]	79-1/2"	+50/-50	0.20-0.48	0.18-0.55	No	35278
Fixed Casement	13-1/2"	11-1/2"	71-1/2"	79-1/2"	+50/-50	0.18-0.51	0.20-0.62	No	35284
Vent Double-Hung	17-1/2"	29-1/2"	47-1/2"	77-1/2"	LC30-LC50	0.23-0.52	0.19-0.58	No	12600
Vent Single-Hung	17-1/2"	23-1/2"	47-1/2"	77-1/2"	LC40-LC50	0.23-0.51	0.19-0.59	No	12602
Sliding Window (OX, XO)	23-1/2"	11-1/2"	71-11/2"	71-1/2"	LC30-LC50	0.23-0.51	0.19-0.59	No	12604
Sliding Window (XOX)	47-1/2"	17-1/2"	107-1/2"	71-1/2"	LC30-LC50	0.23-0.51	0.19-0.59	No	12604
Fixed Frame Direct Set	11-1/2"	11-1/2"	143-1/2"	143-1/2"	+50/-55	0.15-0.47	0.18-0.69	No	26584
Sliding Patio Door (One Panel)	27"	71-1/2"	50-5/8"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352
Sliding Patio Door (Two Panel)	59-1/4"	71-1/2"	95-1/4"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352
Sliding Patio Door (Three Panel)	91-7/8"	71-1/2"	145-7/8"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352

Window sizes available in 1/8" increments
Maximum square footage rules apply. Maximum width and height cannot exceed the maximum square footage. Special shapes available.
Two and three-panel sliding patio door configurations that are greater than or equal to 95.5" in height will come knock-down and require field assembly.
Knock-down will be optional for two and three-panel configurations until 95.5" in height.

Glass & Additional Energy Efficiency Upgrades

InsulShield® Low-E Glass[9]

Pella Impervia products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.[10]


Advanced Low-E insulating dual- or triple-pane glass with argon


Advanced Comfort Low-E insulating dual-pane glass with argon


Natural Sun Low-E insulating dual- or triple-pane glass with argon


Natural Sun+ Low-E insulating dual-pane glass with argon


SunDefense™ Low-E insulating dual- or triple-pane glass with argon


SunDefense+™ Low-E insulating dual-pane glass with argon

Additional Glass Options


Tempered glass


Laminated (non-impact-resistant),[11] tinted[12] or obscure glass also available on select products


STC (Sound Transmission Class) dual-pane sound control glass[13]


Triple Pane[14]


Impact-resistant glass[9,15]

Foam Insulation Options

Optional foam-insulated frame and sash are available to increase energy efficiency.



[1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15] See back cover for disclosures.

Color & Finishes

Frame Colors

Our long-lasting powder-coat finish resists chipping and fading and meets AAMA 624, which is a highly-rated fiberglass finish that will never need to be repainted or refinished.

Solid-Color:

White


Brown


Black


Tan


Morning Sky Gray

Dual-Color:


White Interior with Brown Exterior


White Interior with Black Exterior


White Interior with Tan Exterior

White Interior with Morning Sky Gray Exterior

Window Hardware

Casement & Awning

The patented Easy-Slide Operator is a revolutionary way to operate casement and awning windows. Simply slide to open, without the effort of cranking. With precision venting technology, the window will open to an exact location. Or select the fold-away crank, that folds neatly away, against the window frame. Neither solution will interfere with roomside window treatments.


Easy-Slide Operator


Fold-Away Crank

Color-Matched Finishes:

White


Brown


Matte Black


Tan


Morning Sky Gray

Additional Finish:[16]


Satin Nickel

Sliding, Single & Double-Hung

Pella's cam-action lock pulls the sashes against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.


Cam-Action Lock

Color-Matched Finishes:

White


Brown


Matte Black


Tan


Morning Sky Gray

Additional Finishes:

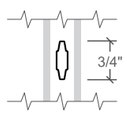

Satin Nickel


Bright Brass

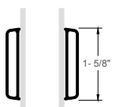

Oil-Rubbed Bronze

Grilles

Grilles are color-matched to window or patio door interior and exterior frame color.



Aluminum Grilles-Between-the-Glass ¾"[17]



Applied Grilles[18]

[16, 17, 18] See back cover for disclosures.

prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LTC-4RDW

LITEISTRY 4" ROUND CYLINDER

LITEISTRY



FEATURES

- 4" architectural LED downlight and wall wash cylinder delivering 600 up to 3500 lm
- Five beam distributions from 0.3 to 1.2 Spacing Criteria
- Quiet reflector appearance with 50° optical cutoff
- 2700K–5000K, 80+ and 90+ CRI options
- Available in Surface, Wall, Pendant, or Cord Mount configurations
- Versatile canopy options for recessed and surface-mounted J-box applications
- Variety of dimming protocol options including 0–10V, DALI, DMX, and Lutron EcoSystem

WET LOCATION (Select Models)

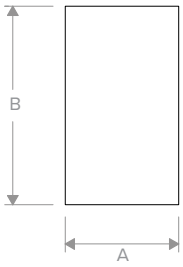
C SP US

BAA (-BAA Option)

TAA (-TAA Option)

CONTROL TECHNOLOGY

NX WIRELESS NX WIRED



Typical Dimensions and Weights			
Lumen Package	"A" Diameter Inches (mm)	"B" Height Inches (mm)	Weight lbs (kg)
06L–15L	5.6 (140)	14 (356)	19.4 (8)
20L–30L	5.6 (140)	14 (356)	19.8 (9)
35L	5.6 (140)	14 (356)	20.3 (9)

See DIMENSIONS section for complete details

SPECIFICATIONS

CONSTRUCTION

- Seamless heavy gauge aluminum cylinder body with a clean appearance
- Available in Surface (S), Wall (W), Pendant (P), or Cord (CM) mounting types
- Canopy options include Conduit Canopy (CC), Power Canopy (PC), Power Conduit Canopy (PCC), or Recessed Mount Driver (RMD), (See Dimensions section for details)
- For S or CM with CC or PCC options, and P with standard, CC or PCC canopy options, use 4" octagonal junction box (by others).
- All Wall Mount: Die cast aluminum mounting arm allows direct mounting to standard 4" octagonal or square junction box
- Pendant mount with standard canopy allows sloped ceiling up to 45°, and P with CC or PC or PCC allows sloped ceiling up to 35° (5° for RMD)
- Select from 4 standard architectural painted finishes, Brushed Aluminum, or specified custom color

OPTICS

- Visually pleasing 50° cutoff to source and source image
- The light distribution is free of distracting bright spots or pixelation and the perimeter has a smooth transition
- Optical grade silicone lens integral to light engine
- High purity spun aluminum reflector, self-flanged
- Large selection of anodized finishes and colors
- Painted cones and flange options available

ELECTRICAL

- Chip-on-board (COB) LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at 55,000 (TM-21)
- Universal voltage 120V–277V driver, 347V optional

ELECTRICAL (CONTINUED)

- UL Class 2, inherent short circuit and overload protection
- Flicker free 0–10V dimming with 1% or <1% performance
- DALI, DMX, and Lutron EcoSystem options
- NX Lighting Controls provides options for standalone and networked functionality with wired or wireless connectivity for NX system deployments
- Lutron Athena control options also available

INSTALLATION

- Light Engine/Trim assembly is mechanically secured with torsion springs for ease of installation
- A quick connect is provided for easy maintenance or upgrade
- Recessed Mount Driver (RMD) is accessible from above or below ceiling; assembly mounts with ¼-20 threaded rod (by others) and requires 6" plenum clearance
- Conduit Canopy options (CC or PCC) allow field selectable conduit entry (up to 4@ 90°) (See Dimensions section)
- Conduit Canopies utilize a patent pending mounting yoke to secure cylinder to the ceiling surface
- Cord can be cut in the field to custom length
- Standard and Custom Pendant lengths available (specify when ordering)

CERTIFICATIONS

- cCSAus certified to UL 1598
- Cylinder configurations suitable for either damp or wet locations. (See ADDITIONAL INFORMATION section for details.)

CERTIFICATIONS (CONTINUED)

- EM: Certified under UL924 standard for emergency lighting and power equipment
- EM: Emergency battery packs are California Energy Commission (CEC) Title 20 Compliant
- For -BAA Option: This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9). See Buy America(n) Solutions
- For -TAA Option: Product configurations meet federal procurement law requirements under the Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	600-3500
Wattage Range	8-43
Efficacy Range (LPW)	90–99*
Reported Life (Hours)	L90 / >55,000
Input Current (mA)	67-345 (120V)

*Based on Specular, 35K, 80 CRI

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LTC-4RDW

LITEISTRY 4" ROUND CYLINDER

ORDERING GUIDE

Example: LTC–4RD–CM15WHPCC–15L35K9WD–DM1–SS–WH

CATALOG #

LTC-4RD –

Aperture/Shape/Function	
LTC-4RD	4" Round Downlight Cylinder
LTC-4RDS	4" Round Shallow Downlight Cylinder
LTC-4RW	4" Round Wall Wash Cylinder
LTC-4RWS	4" Round Shallow Wall Wash Cylinder

Cylinder Mounting	
S	Surface
W	Wall
P	Pendant (Standard)Nominal 18" length from cylinder top to ceiling [10]
P_	Pendant (Custom) Specify length from cylinder top to ceiling in 1 inch increments from 15 to 60 [10]
Cord [5]	
CM	6ft Clear Cord
CMBL	6ft Black Cord
CMWH	6ft White Cord
CM15	15ft Clear Cord
CM15BL	15ft Black Cord
CM15WH	15ft White Cord

Canopy Option	
Refer to chart on Page 3 for available canopy options based on driver/controls selection	
	Standard Canopy [3, 9]
CC	Conduit Canopy [3, 9]
PC	Power Canopy [3, 9]
PCC	Power Conduit Canopy [3, 9]
RMD	Recessed Mount Driver [3, 9]

–

Lumen Output	
06L	600 Lumens [3]
10L	1000 Lumens [3]
15L	1500 Lumens [3]
20L	2000 Lumens [3]
25L	2500 Lumens [3]
30L	3000 Lumens [3, 8]
35L	3500 Lumens [3, 8]

CCT	
27K	2700K
30K	3000K
35K	3500K
40K	4000K
50K	5000K [1]

CRI	
8	80+ CRI
9	90+ CRI

–

Distribution	
VNR	Very Narrow (0.3 SC/20°) [12]
NR	Narrow (0.4 SC/29°)
MD	Medium (0.7 SC/44°)
WD	Wide (0.9 SC/61°)
XW	Extra Wide (1.2 SC/78°)
WW	Wall Wash [8, 14]

Driver Options	
DM1	0–10V Dimming to 1% [3]
DM01	0–10V Dimming to <1% [3]
DMX	DMX with RDM Dimming to <0.1% [3, 7]
DALI	DALI Dimming to 1% [3]
EDM	Lutron Hi-Lume EcoSystem Dimming to 1% [3]
DM00	Lutron Athena compatible driver option [3, 15]

Control Options	
NX Lighting Controls	
Networked Wireless	
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth® Programming, without Sensor [2, 3, 7]
Networked Wired	
NXE	NX Wired Enabled, Dual RJ45 SmartPORTS, without Sensor [2, 3, 7]
Other Lighting Controls	
Networked Wireless	
AWNR	Lutron Athena Enabled [3, 7, 15]

Voltage	
Standard 120–277V	
34	347V [3, 6]

Options	
EM	6W Emergency Battery Pack (CEC Title 20 Compliant) with integral test switch and indicator light, self-diagnostic feature [3, 13, 14]
EMC	Emergency Battery pack (CEC Title 20 Compliant) with canopy mounted test switch assembly, self-diagnostic feature [3, 13, 16]

–

Reflector Finish	
Finish not applicable with painted reflectors (WC or BC)	
S	Specular
SS	Semi-Specular
MFC	American Matte™
VS	Softglow®
VSS	SoftSheen™

Reflector Color	
Standard Semi-Spec	
LW	Light Wheat [18]
PW	Pewter [18]
WC	Painted Matte White Cone and Flange
BC	Painted Matte Black Cone and Flange

–

Flange Color Options	
Standard matches reflector color	
WT	Matte White Flange [4]
BT	Matte Black Flange [4]

Exterior Cylinder Color	
BA	Brushed Aluminum [11]
BZ	Bronze
BL	Matte Black
WH	Matte White
SVR	Silver
CC_	Custom Color (Specify RAL#, Example: CCRAL1073)
TCC_	True Custom Color (Specify description, Example: TCC BABY BLUE, Paint chip must be provided to match)

–

Options	
BAA	Buy American Act (FAR 52.225-9) Compliant [17]
TAA	Trade Agreements Act (FAR 52.225-11) Compliant [17]

Notes:

1. 5000K available in 80+ CRI only.
2. NX requires DM1 driver option.
3. For lumen outputs/configurations available, see chart on page 3.
4. WT not needed for WC, BT not needed for BC.
5. Cord can be cut in the field to custom length.
6. 347V requires DM1 driver; not available with Controls or EM.
7. Standard S, P, CM with DMX or controls options require RMD. (PC or PCC highly recommended), see Dimensions section for details.
8. 30L and 35L require vented cylinder. Not available with WW.
9. See Dimensions section for canopy configuration details.
10. Stem length varies by canopy configuration. See Dimensions section for details.
11. Canopy and metal accent color for Brushed Aluminum is Black.
12. VNR available up to 30L.
13. EM for use with DM1 driver option only. Not available with Controls.
14. EM and EMC not available with WW.
15. DM00 must be selected with AWNR Lutron Athena controls option.
16. EMC available only with PC & PCC canopy option.
17. For BAA and TAA options, please consult factory for lead times.
18. Only available in SS Semi-Specular reflector finish.

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LTC-4RDW

LITEISTRY 4" ROUND CYLINDER

DRIVER/CONTROL OPTION AVAILABILITY

Driver and Control options listed below are available in the configurations and lumen packages as shown.

For LTC-4RD and LTC-4RW (14" cylinder body):

Driver/Control Option		Cylinder Mounting [1]	Canopy Options [2]	06L	10L	15L	20L	25L	30L	35L
DM1	0–10V 1%	W	Standard/CC	●	●	●	●	●	▼	▼
		P/S/CM	Standard/CC	●	●	●	●	●	▼	▼
DM01	0–10V <1%	W	Standard/CC	●	●	●	●	●		
		P/S/CM	Standard/CC	●	●	●	●	●		
DALI	DALI 1%	W	Standard/CC	●	●	●	●	●		
		P/S/CM	Standard/CC	●	●	●	●	●		
DMX	DMX w/ RDM <0.1%	W	Standard/CC	●	●	●	●	●	▼	▼
		P/S/CM	PC/PCC	●	●	●	●	●	▼	▼
			RMD	●	●	●	●	●	▼	▼
EDM	Lutron Hi-Lume EcoSysytem 1%	W	Standard/CC		●	●	●	●		
		S/P/CM	Standard/CC		●	●	●	●		
347V [3]	347 Volts (DM1 required)	W	Standard/CC	●	●	●	●	●	▼	
		P/S/CM	Standard/CC	●	●	●	●	●	▼	
NXE	NX Wired (DM1 required)	W	PC/PCC	●	●	●	●	●	▼	▼
		P/S/CM	PC/PCC/RMD	●	●	●	●	●	▼	▼
NXW	NX Wireless (DM1 required)	W	PC/PCC	●	●	●	●	●	▼	▼
		S	RMD	●	●	●	●	●	▼	▼
		P/CM	PC/PCC/RMD	●	●	●	●	●	▼	▼
DM00/ AWNR	Lutron Athena 0–10V Dim to Off	W	PC/PCC	●	●	●	●	●	▼	▼
		S	RMD	●	●	●	●	●	▼	▼
		P/CM	PC/PCC/RMD	●	●	●	●	●	▼	▼

Driver/EM/EMC Option		Cylinder Mounting [1]	Canopy Options [2]	06L	10L	15L	20L	25L	30L	35L
DM1 with EM option [4]	0–10V 1%	W	Standard/CC	●	●	●	▼			
		P/S/CM	Standard/CC	●	●	●	▼			
DM1 with EMC option [4]		W	PC	●	●	●	●	●	▼	▼
		W	PCC	●	●	●	●	●	▼	▼
		P/S/CM	PC [5]	●	●	●	●	●	▼	▼

For LTC-4RDS and LTC-4RWS Shallow (9" cylinder body):

Driver/Control Option		Cylinder Mounting	Canopy Options	06L	10L	15L	20L	25L
DM1	0-10V 1%	W	PC/PCC	●	●	●	●	●
		P/S/CM	PC/PCC	●	●	●	●	●
DM01	0-10V <1%	W	PC/PCC	●	●	●	●	●
		P/S/CM	PC/PCC	●	●	●	●	●
DALI	DALI 1%	W	PC/PCC	●	●	●	●	●
		P/S/CM	PC/PCC	●	●	●	●	●
DMX	DMX w/ RDM <0.1%	W	PC/PCC	●	●	●	●	●
		P/S/CM	PC/PCC	●	●	●	●	●
		P/S/CM	RMD	●	●	●	●	●
EDM	Lutron Hi-Lume EcoSystem 1%	W	PC/PCC		●	●	●	●
		P/S/CM	PC/PCC		●	●	●	●
347V [3]	347 Volts (DM1 required)	W	PC/PCC	●	●	●	●	●
		P/S/CM	PC/PCC	●	●	●	●	●
NXE	NX Wired (DM1 required)	W	PC/PCC	●	●	●	●	
		P/S/CM	PC/PCC	●	●	●	●	
			RMD	●	●	●	●	
NXW	NX Wireless (DM1 required)	W	PC/PCC	●	●	●	●	
		S	RMD	●	●	●	●	
		P/CM	PC/PCC/RMD	●	●	●	●	
DM00/ AWNR	Lutron Athena 0–10V Dim to Off	W	PC/PCC	●	●	●	●	
		S	RMD	●	●	●	●	
		P/CM	PC/PCC/RMD	●	●	●	●	

▼ Vented cylinder required, see line art for more details.

1 See Cylinder Mounting chart.

2 See Canopy Options chart and Dimensions section for details.

3 Not available with Controls or EM.

4 EM option not available with controls.

5 PC = PCC tall canopy with conduit openings plugged. (See DIMENSIONS section.)

Cylinder Mounting	
S	Surface Mount
W	Wall Mount
P	Pendant Mount
CM	Cord Mount

Canopy Options	
(Blank)	*Standard Canopy*
CC	Conduit Canopy
PC	Power Canopy
PCC	Power Conduit Canopy
RMD	Recessed Mount Driver

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LTC-4RDW

LITEISTRY 4" ROUND CYLINDER

NX LIGHTING CONTROLS

	Control Option Ordering Logic & Description		Control Option Functionality								Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming		
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth® Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓		NXRM2-H
NX Wired	NXE	NX Wired Dual RJ45 SmartPORTS, without Sensor	✓	✓	✓	–	–	✓	✓	✓[1]		NXDSP

1 Requires NXBTC, order separately.

NX LIGHTING CONTROLS APP





The NX Lighting Controls App is a free to use mobile application for programming both an NX Lighting Controls System or Standalone Bluetooth® Sensors. The mobile app allows you to configure devices, discover and setup wireless enabled luminaires and program your NX system settings.

Android

Apple iOS

OTHER LIGHTING CONTROLS

	Control Option Ordering Logic & Description		Control Option Functionality								Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming		
Other	AWNR	The Athena wireless node is a radio frequency (RF) device that enables simple, digital control of individual light fixtures in an Athena control system.[1]	✓	✓	–	–	–	✓	✓	–		A-WN-D01-RF-WH

1 Lutron Athena Hub required to enable Networking, Grouping and Scheduling.

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LTC-4RDW

LITEISTRY 4" ROUND CYLINDER

PERFORMANCE DATA TABLE

Performance data provided below is for 3500K, 80 CRI with Specular Clear reflector finish/color

Lumen Package	Nominal Lumens	Distribution	Delivered Lumens	Watts	LPW
06L	600	Very Narrow	691	7.6	91
		Narrow	785	7.8	101
		Medium	726	7.8	93
		Wide	664	7.8	85
		Extra Wide	644	7.8	83
		Open Single Wall Wash	620	7.8	79
10L	1000	Very Narrow	1132	11.8	96
		Narrow	1255	12.0	105
		Medium	1160	12.0	97
		Wide	1062	12.0	89
		Extra Wide	1030	12.0	86
		Open Single Wall Wash	991	12.0	83
15L	1500	Very Narrow	1623	17.2	94
		Narrow	1795	18.6	97
		Medium	1660	18.6	89
		Wide	1519	18.6	82
		Extra Wide	1474	18.6	79
		Open Single Wall Wash	1418	18.6	76
20L	2000	Very Narrow	2032	22.4	91
		Narrow	2238	22.5	99
		Medium	2152	22.5	96
		Wide	2059	22.5	92
		Extra Wide	2028	22.5	90
		Open Single Wall Wash	1989	22.7	87
25L	2500	Very Narrow	2447	28.6	86
		Narrow	2985	27.8	107
		Medium	2760	27.8	99
		Wide	2526	27.8	91
		Extra Wide	2451	27.8	88
		Open Single Wall Wash	2357	27.8	85
30L	3000	Very Narrow	2855	35.9	80
		Narrow	3583	34.6	104
		Medium	3313	34.6	96
		Wide	3032	34.6	88
		Extra Wide	2941	34.6	85
		Open Single Wall Wash	2829	34.6	82
35L	3500	Narrow	4280	42.9	100
		Medium	3957	42.9	92
		Wide	3622	42.9	84
		Extra Wide	3514	42.9	82
		Open Single Wall Wash	3380	42.9	79

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DATE: LOCATION:

TYPE: PROJECT:

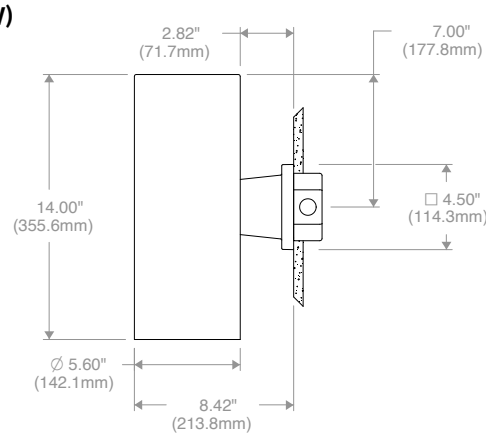
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LTC-4RDW

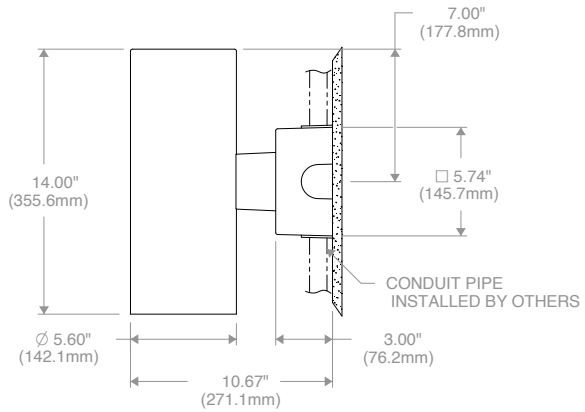
LITEISTRY 4" ROUND CYLINDER

DIMENSIONS

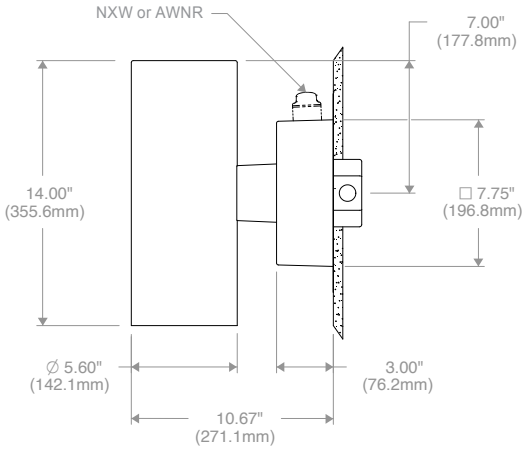
LTC-4RD
(14" CYLINDER BODY)
WALL (W)



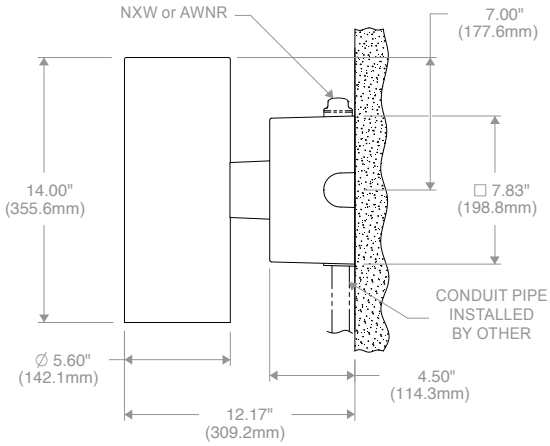
Wall
(Standard Canopy)
W



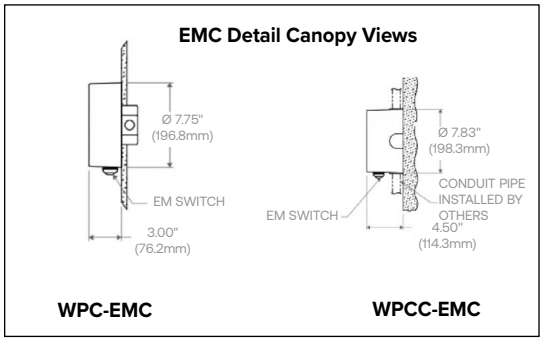
Wall
Conduit Canopy
WCC



Wall
Power Canopy
WPC



Wall
Power Conduit Canopy
WPCC



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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LTC-4RDW

LITEISTRY 4" ROUND CYLINDER

PHOTOMETRY

LTC-4RD-P-20L35K8VNR-DM1-S-BL

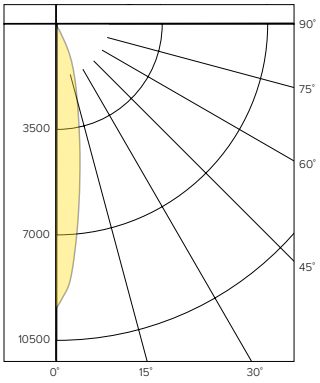
LUMINAIRE DATA

Test No.	**R20.01331-C01**
Description	**2000 lm, Very Narrow, 3500K, 80 CRI**
Delivered Lumens	**2032**
Watts	**22.4W**
Efficacy	**91**
Mounting	**Pendant**
Spacing Criterion	**0.3**
Beam Angle (FWHM)	**20**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	2011	99.0
0-60	2032	100.0
0-90	2032	100.0
0-180	2032	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	9388
5	7360
15	2780
25	1073
35	198
45	20
55	0
65	0
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	3489
55°	0
65°	0
75°	0
85°	0

*Candela/Square Meter

LTC–4RD–P–20L35K8NR–DM1–S–BL

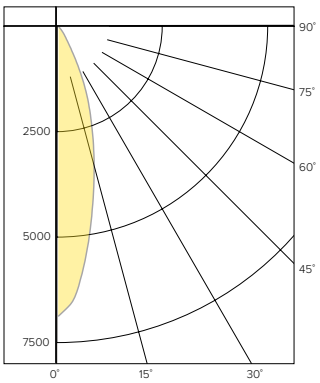
LUMINAIRE DATA

Test No.	**R19.00532-01**
Description	**2000 lm, Narrow, 3500K, 80 CRI**
Delivered Lumens	**2238**
Watts	**22.5W**
Efficacy	**99.3**
Mounting	**Pendant**
Spacing Criterion	**0.4**
Beam Angle (FWHM)	**29**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	2208	98.6
0-60	2237	99.9
0-90	2238	100.0
0-180	2238	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	6877
5	6035
15	3284
25	1313
35	260
45	26
55	3
65	1
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	4535
55°	645
65°	292
75°	0
85°	0

*Candela/Square Meter

LTC–4RD–P–20L35K8MD–DM1–S–BL

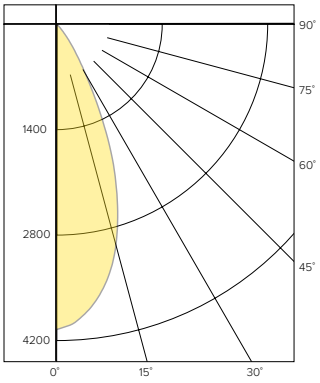
LUMINAIRE DATA

Test No.	**R19.00533-01**
Description	**2000 lm, Medium, 3500K, 80 CRI**
Delivered Lumens	**2152**
Watts	**22.5W**
Efficacy	**95.6**
Mounting	**Pendant**
Spacing Criterion	**0.7**
Beam Angle (FWHM)	**44**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	2113	98.2
0-60	2151	99.9
0-90	2152	100.0
0-180	2152	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	4053
5	3893
15	3037
25	1493
35	366
45	34
55	3
65	1
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	5931
55°	645
65°	292
75°	0
85°	0

*Candela/Square Meter

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LTC-4RDW

LITEISTRY 4" ROUND CYLINDER

PHOTOMETRY CONTINUED

LTC–4RD–P–20L35K8WD–DM1–S–BL

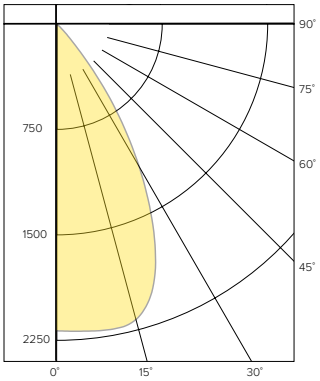
LUMINAIRE DATA

Test No.	**R19.00534-01**
Description	**2000 lm, Wide, 3500K, 80 CRI**
Delivered Lumens	**2059**
Watts	**22.5W**
Efficacy	**91.6**
Mounting	**Pendant**
Spacing Criterion	**0.9**
Beam Angle (FWHM)	**61**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1983	96.3
0-60	2056	99.8
0-90	2059	100.0
0-180	2059	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	2201
5	2210
15	2051
25	1504
35	692
45	169
55	10
65	3
75	1
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	11338
55°	1075
65°	584
75°	477
85°	0

*Candela/Square Meter

LTC–4RD–P–20L35K8XW–DM1–S–BL

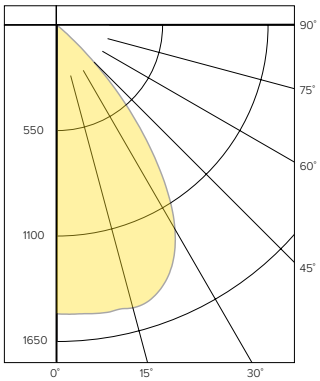
LUMINAIRE DATA

Test No.	**R19.00535-01**
Description	**2000 lm, Extra Wide, 3500K, 80 CRI**
Delivered Lumens	**2028**
Watts	**22.5W**
Efficacy	**90.2**
Mounting	**Pendant**
Spacing Criterion	**1.2**
Beam Angle (FWHM)	**78**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1794	88.5
0-60	2025	99.8
0-90	2028	100.0
0-180	2028	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	1235
5	1252
15	1392
25	1454
35	1010
45	256
55	6
65	2
75	1
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	44656
55°	1290
65°	584
75°	231
85°	477

*Candela/Square Meter

LUMEN MULTIPLIER

Option	27K8	30K8	35K8	40K8	50K8	27K9	30K9	35K9	40K9
Multiplier	0.94	0.98	1.00	1.01	1.02	0.81	0.84	0.85	0.85

Photometrics are published below at a nominal 3500 Kelvin, 80+ CRI. This table may be used to approximate the lumen values at different Kelvin temperatures. Power consumption would stay the same.

REFLECTOR FINISH MULTIPLIER (BASED ON CLEAR (STANDARD) COLOR)

Option	Specular (S)	Semi-Specular (SS)	American Matte (MFC)	Softglow (VS)	Softsheen (VSS)
Multiplier	1	1	0.984	0.888	0.938

REFLECTOR COLOR MULTIPLIER (BASED ON SEMI-SPECULAR (SS) FINISH)

Option	Clear (Standard)	Light Wheat (LW)	Pewter (PW)	White Cone (WC)	Black Cone (BC)
Multiplier	1	.861	0.915	0.984	0.442

Multiply FINISH xCOLOR to calculate other reflector finish and color combinations. Example: SoftGlow Pewter (VSPW) = 0.888 (VS) x 0.915 (PW) = 0.813

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prescolite

LTC-4RDW

LITEISTRY 4" ROUND CYLINDER

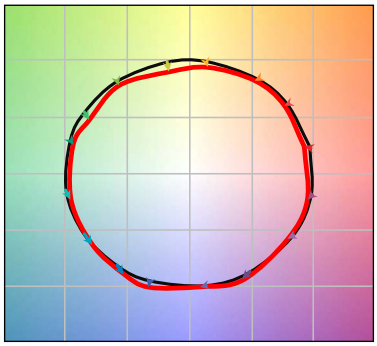
DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

TM-30 DATA

COLOR VECTOR GRAPHIC 3500K, 90 CRI



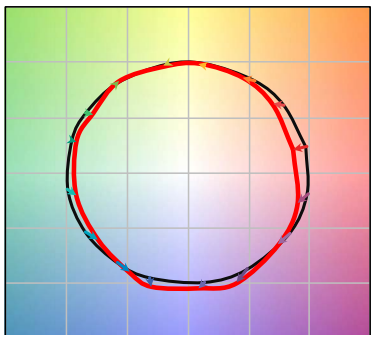
Reference Illuminant — Test Source

COLOR DISTORTION GRAPHIC 3500K, 90 CRI



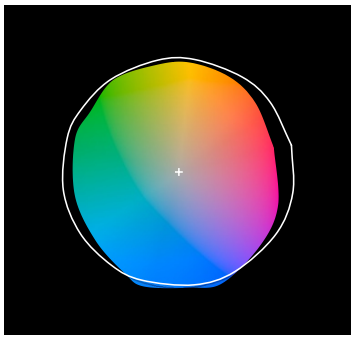
TEST RESULTS - 3500K		
Value	80+ CRI	90+ CRI
R_f	84	88
R_g	95	95
CCT (K)	3411	3419
D_{UV}	0.0015	0.0042
x	0.4120	0.4147
y	0.3974	0.4052
CIE R_a	84	93
CIE R_9	11	62

COLOR VECTOR GRAPHIC 3500K, 80 CRI



Reference Illuminant — Test Source

COLOR DISTORTION GRAPHIC 3500K, 80 CRI



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LTC-4RDW

LITEISTRY 4" ROUND CYLINDER

ELECTRICAL DATA

DRIVER DATA		
Input Voltage	120–277 V	347 V
Input Frequency	50/60 Hz	50/60 Hz
Power Factor	≥0.90	≥0.90
THD	<20%	<20%
EMI Filtering (FCC 47 CFR Part 15)	Class A	Class A

* Values for DM1 option shown, values for other dimming options may vary.

ADDITIONAL INFORMATION

Dimming Compatibility

For more details and recommended dimmer list, see Dimming Compatibility Information on currentlighting.com/prescolite.

DMX

See instruction sheet on currentlighting.com/prescolite for connection & installation information.

Central Inverters

For full fixture output in back-up mode, we recommend you visit currentlighting.com/dual-lite for your Central Lighting Inverter options. Please contact your local Current representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

Lumen Output in Emergency Mode

To determine the lumen output in emergency mode multiply the battery pack wattage by the fixture lumens per watt (LPW).
For example, 6W x 120 LPW = 720 lumens in emergency mode.

	SUITABLE FOR WET	SUITABLE FOR DAMP
SURFACE*	Up to 25L	30L-35L; All CC and PCC
CORD		All
PENDANT*	Up to 25L (excl. CC and PCC)	30L-35L
WALL	Up to 25L (excl. CC and PCC)	
OPTIONS		All EM/EMC; All WW

* Wet under covered ceiling

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Property Description

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

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

The eastern half of this property contains The First Franklin United Methodist Church and associated parking. The western half of the site is mostly undeveloped with a small metal barn and gravel driveway. The new Williamson County Fire and Rescue EMS project is proposed on 1. 75 acres at the northwest corner of the site. Site access is proposed off of the cul-de-sac at Aldersgate Way which runs south from Mack Hatcher Parkway.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Ronald Evan Styers, Trustee Chairperson
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

Tax Map 63, Parcel 21.01
(Property Parcel/Tax ID Number)

and located at:

120 Aldersgate Way
(Street Address)

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

John Gore ;
(Please print Name/Names in Full)

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

Ronald Evan Styers
Signature

120 Aldersgate Way
Property Owner Mailing Address

Franklin TN 37069
City, State & Zip

Subscribed and sworn to before me this

22nd day of June, 2023.

Deborah Van Solingen
Notary Public

My Commission Expires: May 3rd 2027

DEBORAH VAN SOLINGEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Exp. May 3, 2027



LOOKING EAST



LOOKING WEST



LOOKING NORTH EAST



LOOKING SOUTH EAST



LOOKING NORTH



LOOKING EAST

File #: 26-0436

DATE: 4/13/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the previously approved parking structure at 230 Franklin Road.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: New Residential Building

PROJECT INFORMATION:
COF Project Number: 8793
Applicant: Read Talley
Owner: Holladay Properties

BACKGROUND:
The property located at 230 Franklin Road is home to the Factory at Franklin and is located in the Franklin Road Local Historic District. The Factory is also listed on the National Register of Historic Places (NRHP). The proposal to construct a new parking structure was approved by the Historic Zoning Commission in June 2025. Minor alterations have been approved following the initial approval of the building. This proposal is for alterations to the South and East elevations.

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

On the East elevation that will face the carousel building, a portion of the building that will house the elevator is proposed to decrease its height from 43'-8" to 41'-10". The elevator overrun will remain the same at 47' in height. The elevator overrun is not visible from Franklin Road, based on the image on page 6 within the application. The added height may help to diminish the elevator overrun from

elsewhere on the site, even though the height exceeded the recommended maximum height of 42'-11".

RECOMMENDATION:
Staff recommends approval of the application except for the decrease in height of the portion of the building on the East/South elevations, with the following conditions:

1. All parking spaces on the top floor of the West elevation (facing Franklin Road) shall be compact spaces to ensure limited visibility from Franklin Road.
2. The building shall utilize traditional brick construction to align with the Guidelines.
3. A metal sample of the color of the building shall be provided to the Preservation Planner prior to issuance of a building permit.
4. The proposed lighting shall utilize warm, white illumination. Any additional illumination other than what is noted in the application shall be subject to HZC review and approval.
5. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
6. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

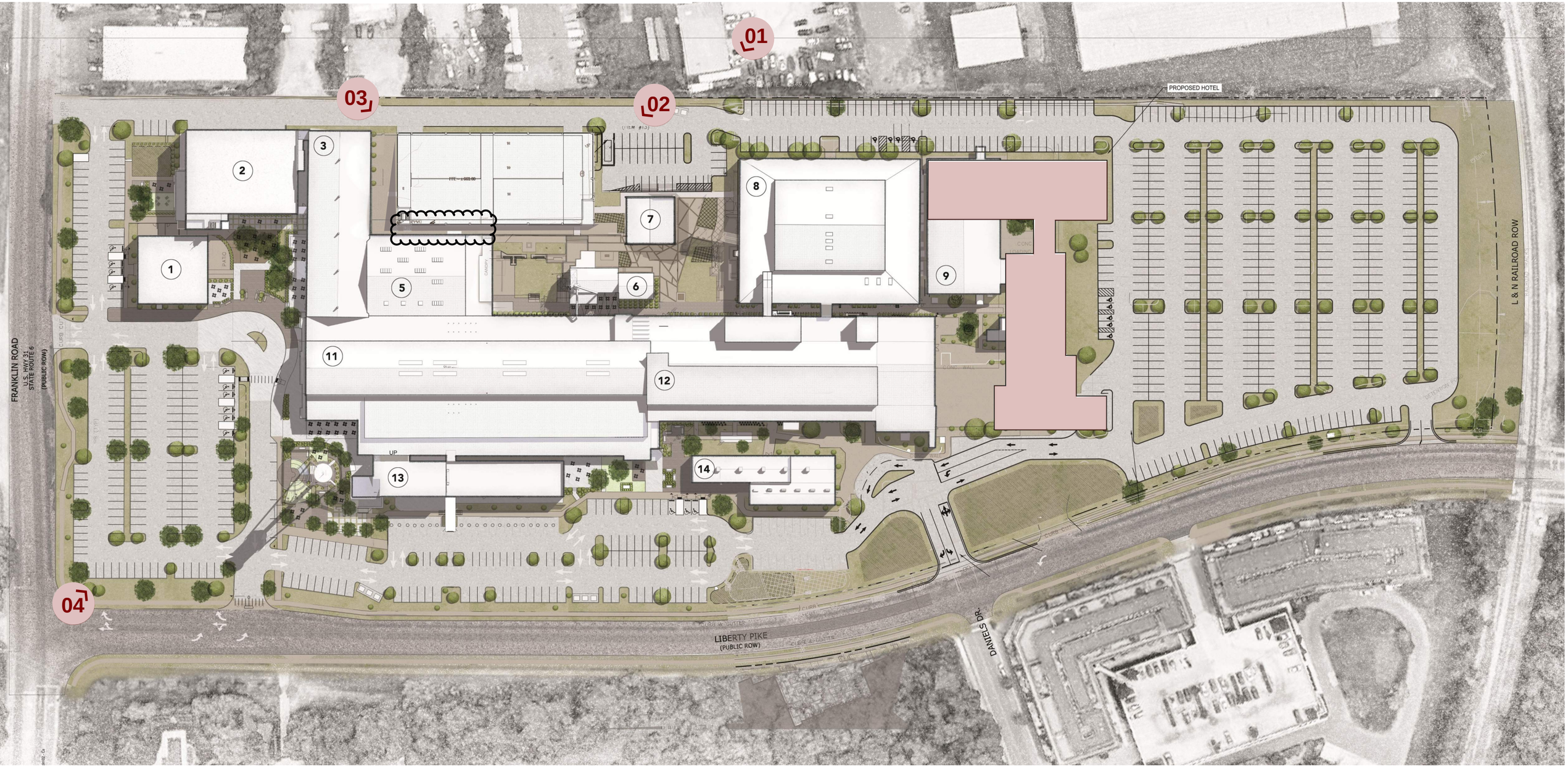


PARKING GARAGE | HZC SUBMISSION

04.13.2026

CENTRIC
ARCHITECTURE

SITE PLAN



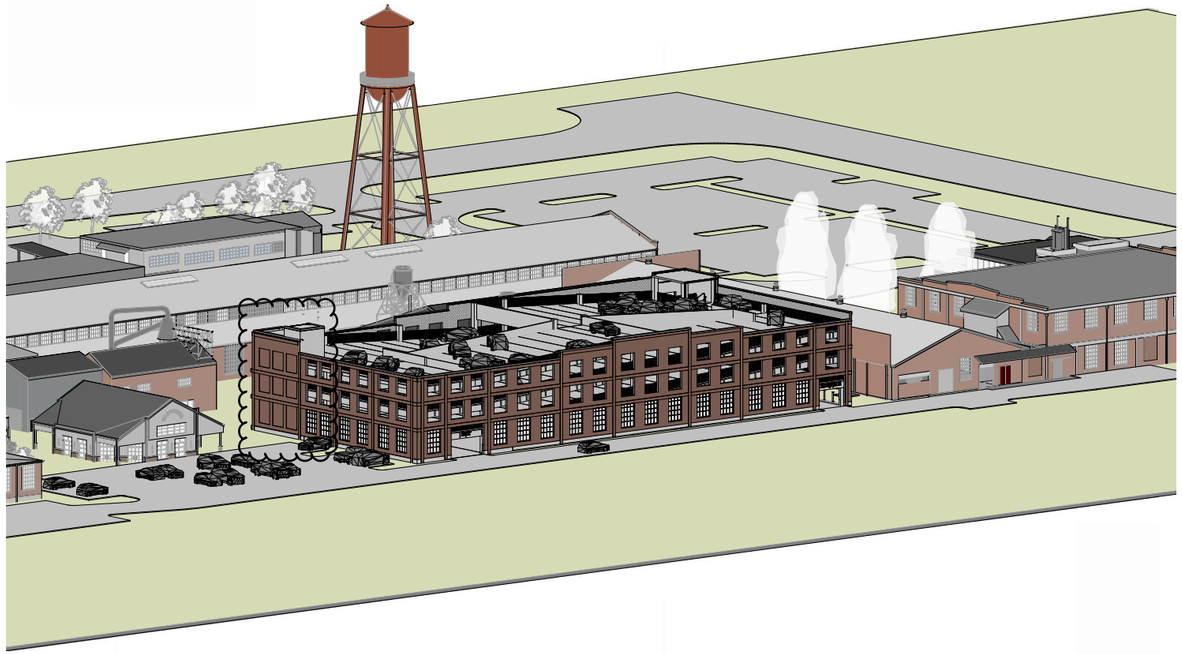
FACTORY AT FRANKLIN
PARKING GARAGE
04/13/2026

CENTRIC
ARCHITECTURE

AERIAL VIEW 01



PREVIOUSLY APPROVED



PROPOSED DESIGN

FACTORY AT FRANKLIN
PARKING GARAGE
04/13/2026

CENTRIC
ARCHITECTURE

GROUND VIEW 02



PREVIOUSLY APPROVED



PROPOSED DESIGN

FACTORY AT FRANKLIN
PARKING GARAGE
04/13/2026

CENTRIC
ARCHITECTURE

GROUND VIEW 03



PREVIOUSLY APPROVED

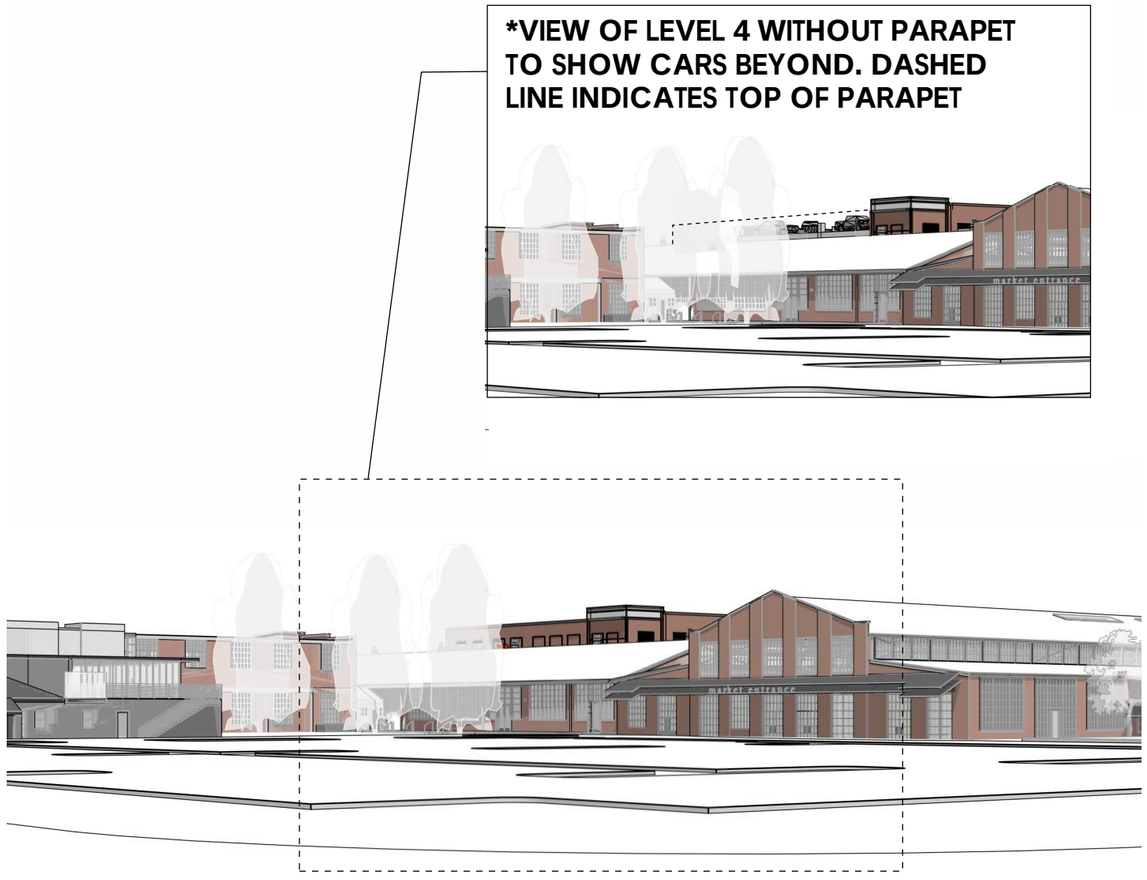


PROPOSED DESIGN - NO CHANGES

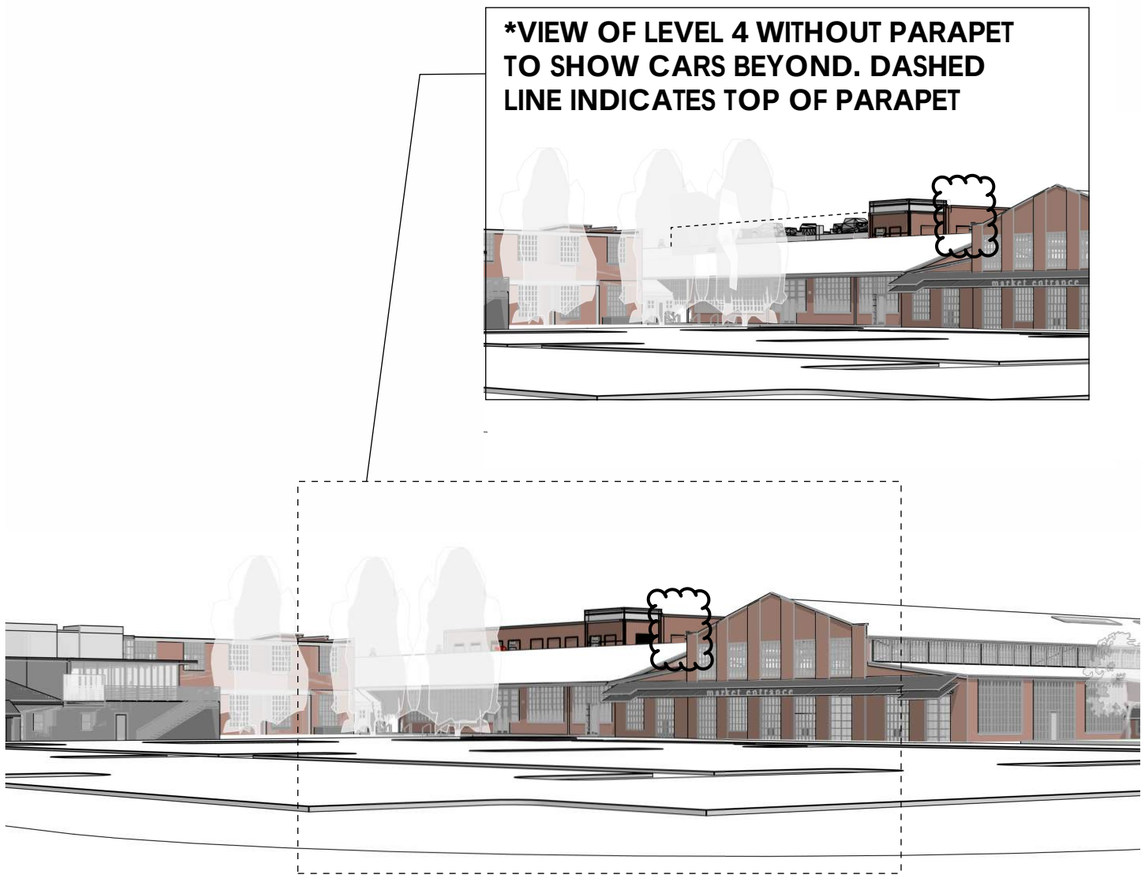
FACTORY AT FRANKLIN
PARKING GARAGE
04/13/2026

CENTRIC
ARCHITECTURE

GROUND VIEW 04



PREVIOUSLY APPROVED



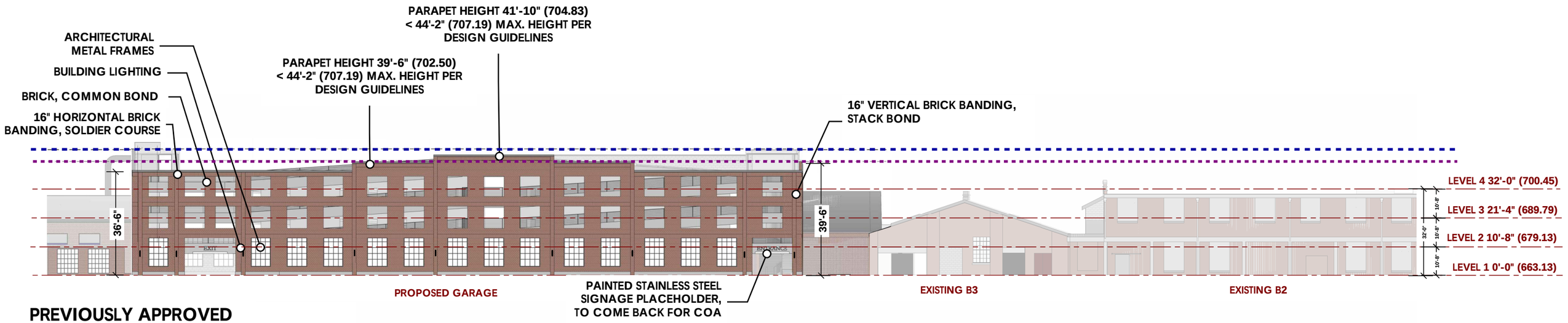
PROPOSED DESIGN

FACTORY AT FRANKLIN
PARKING GARAGE
04/13/2026

CENTRIC
ARCHITECTURE

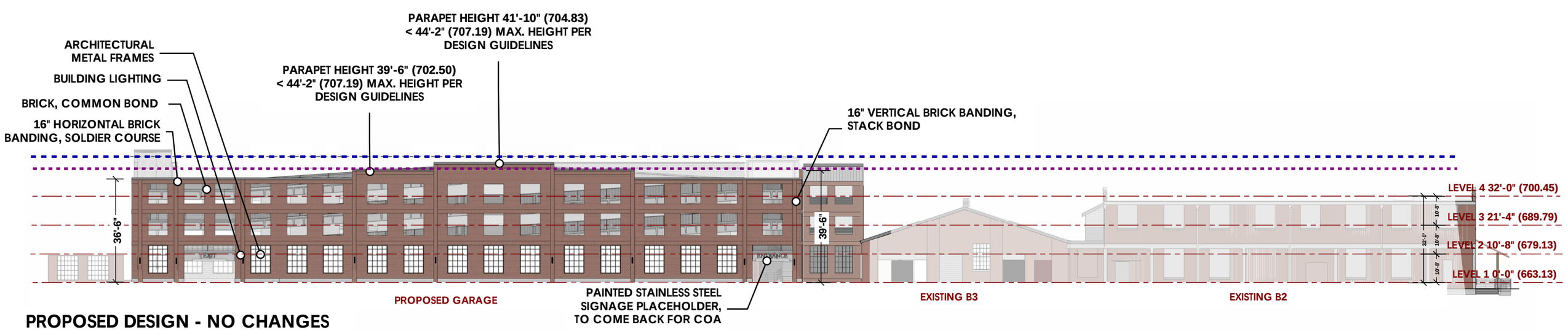
ELEVATIONS | NORTH

44'-2" (707.19) 10% ABOVE AVERAGE BUILDING HEIGHT
40'-2" (703.17) AVERAGE BUILDING HEIGHT



PREVIOUSLY APPROVED

TOTAL FACADE (MINUS OPENINGS): 5,802 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 284 SF (5%)



PROPOSED DESIGN - NO CHANGES

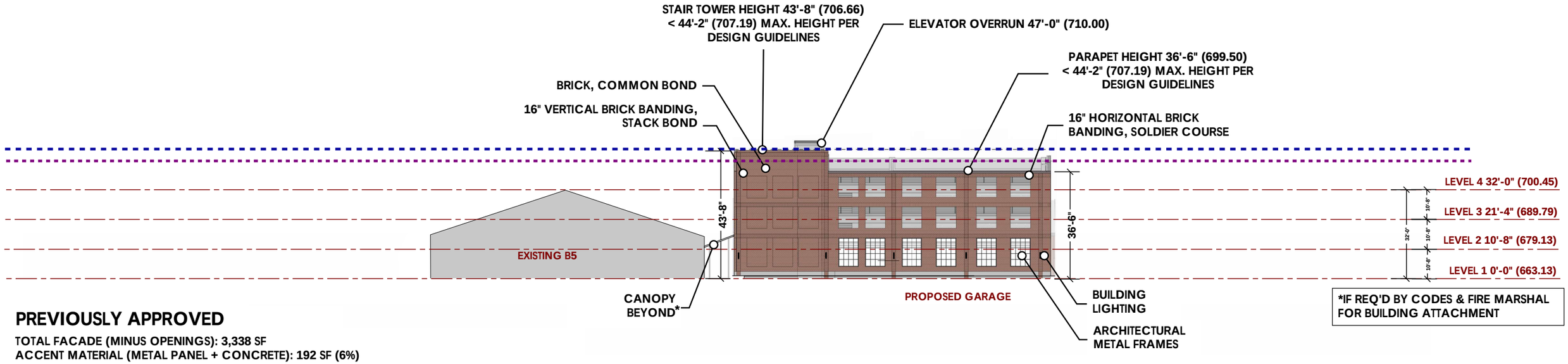
TOTAL FACADE (MINUS OPENINGS): 5,802 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 284 SF (5%)

FACTORY AT FRANKLIN
PARKING GARAGE
04/13/2026

CENTRIC ARCHITECTURE

ELEVATIONS | EAST

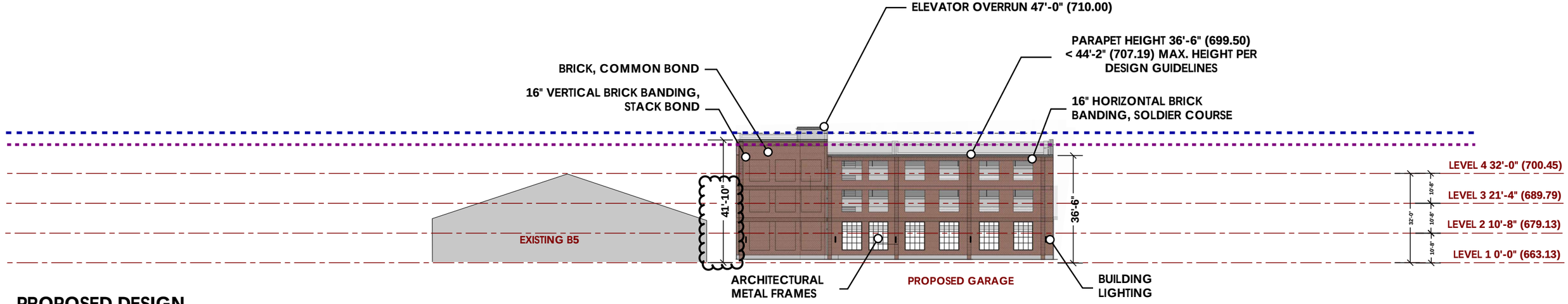
44'-2" (707.19) 10% ABOVE AVERAGE BUILDING HEIGHT
40'-2" (703.17) AVERAGE BUILDING HEIGHT



*IF REQ'D BY CODES & FIRE MARSHAL
FOR BUILDING ATTACHMENT

PREVIOUSLY APPROVED

TOTAL FACADE (MINUS OPENINGS): 3,338 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 192 SF (6%)



PROPOSED DESIGN

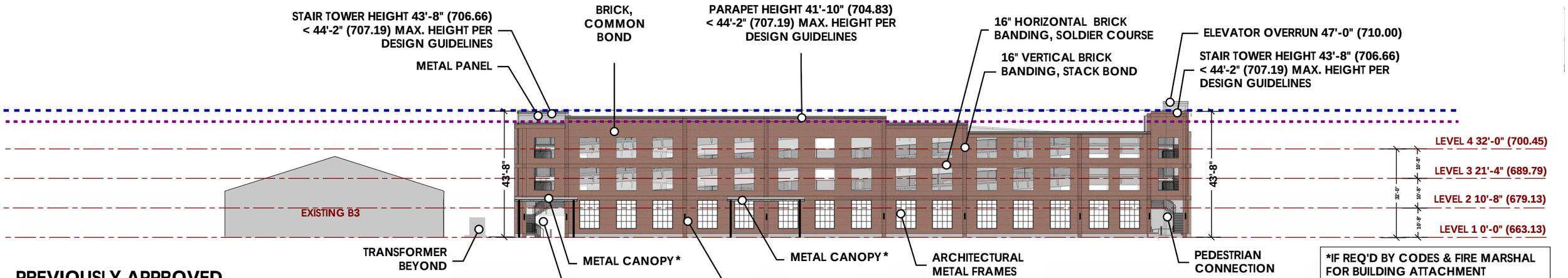
TOTAL FACADE (MINUS OPENINGS): 3,264 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 202 SF (6%)

FACTORY AT FRANKLIN
PARKING GARAGE
04/13/2026

CENTRIC
ARCHITECTURE

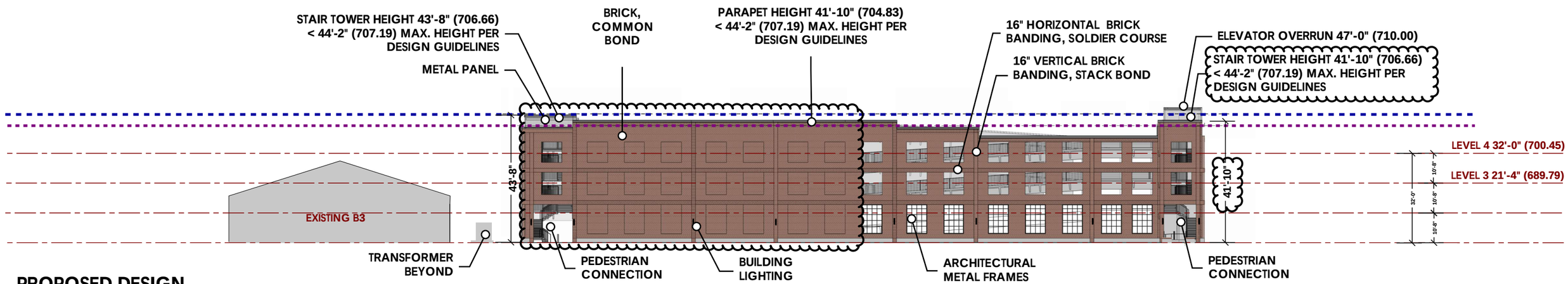
ELEVATIONS | SOUTH

44'-2" (707.19) 10% ABOVE AVERAGE BUILDING HEIGHT
40'-2" (703.17) AVERAGE BUILDING HEIGHT



PREVIOUSLY APPROVED

TOTAL FACADE (MINUS OPENINGS): 6,361 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 398 SF (6%)



PROPOSED DESIGN

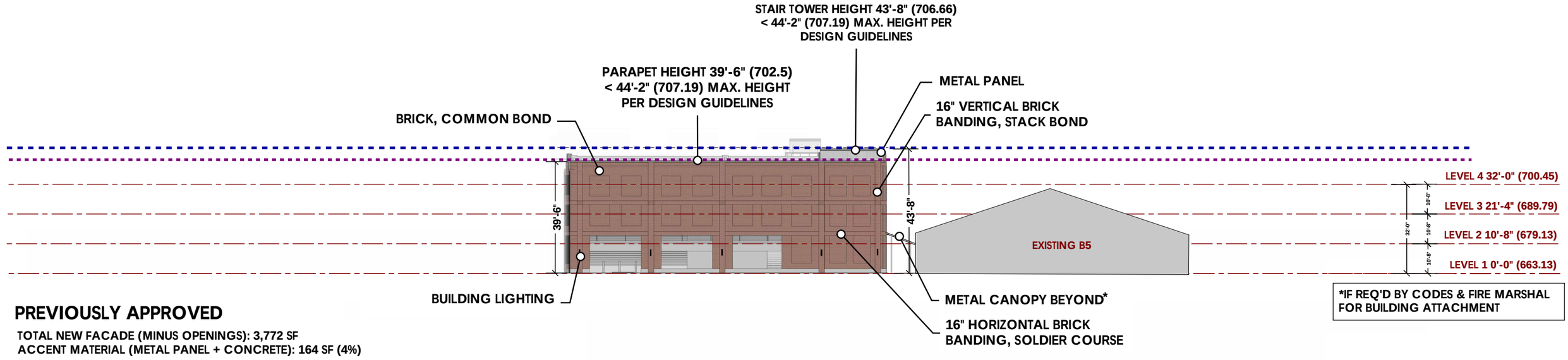
TOTAL FACADE (MINUS OPENINGS): 7,557 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 423 SF (6%)

FACTORY AT FRANKLIN
PARKING GARAGE
04/13/2026

CENTRIC ARCHITECTURE

ELEVATIONS | WEST

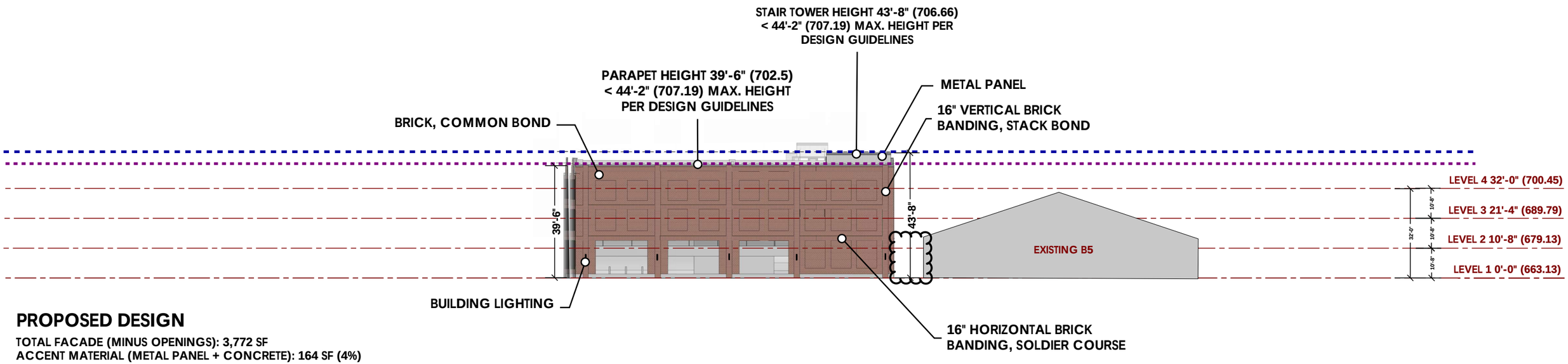
44'-2" (707.19) 10% ABOVE AVERAGE BUILDING HEIGHT
40'-2" (703.17) AVERAGE BUILDING HEIGHT



*IF REQ'D BY CODES & FIRE MARSHAL FOR BUILDING ATTACHMENT

PREVIOUSLY APPROVED

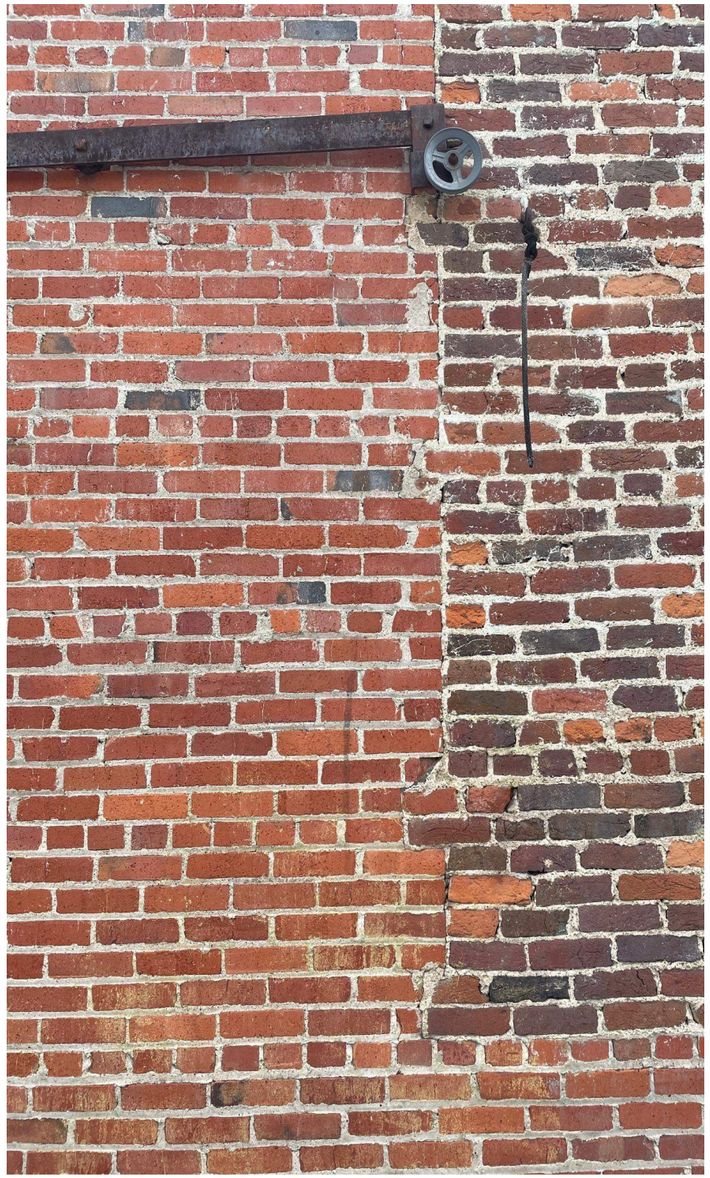
TOTAL NEW FACADE (MINUS OPENINGS): 3,772 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 164 SF (4%)

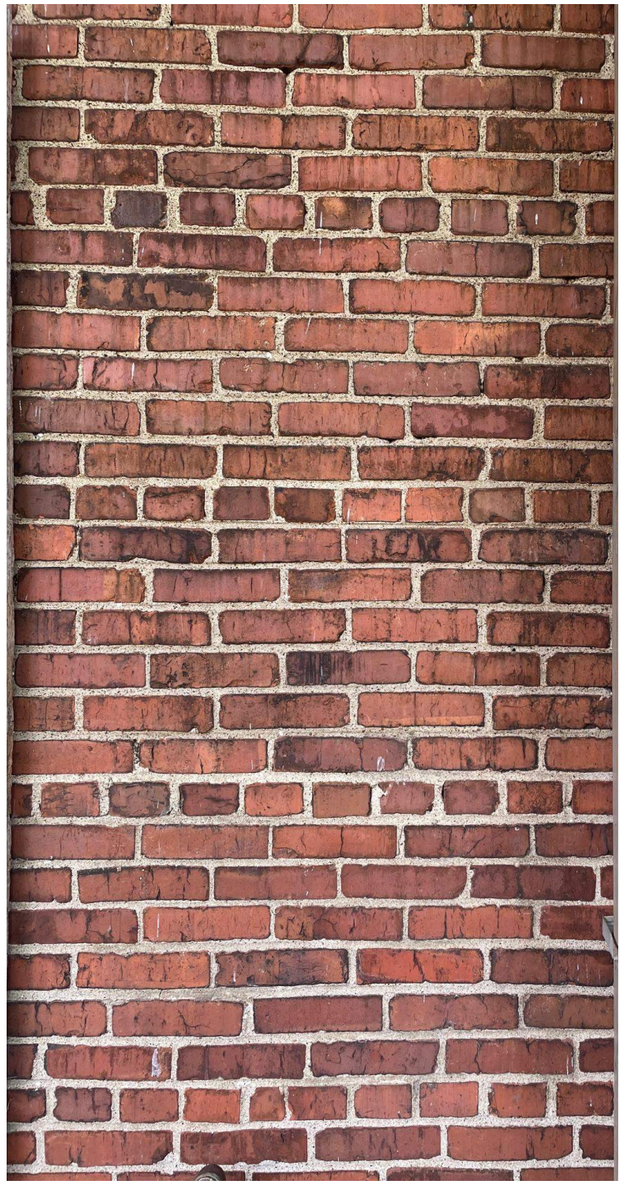


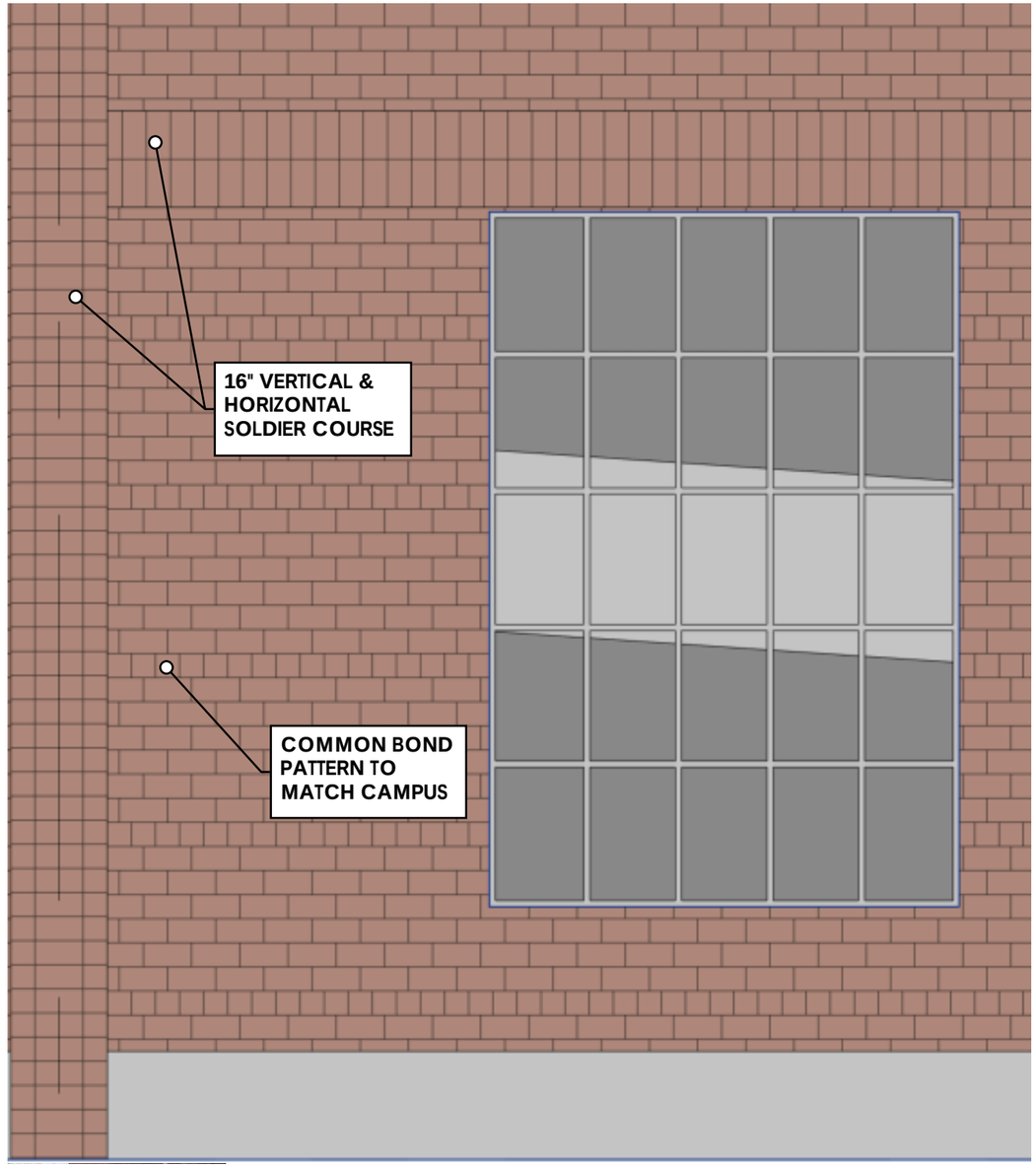
PROPOSED DESIGN

TOTAL FACADE (MINUS OPENINGS): 3,772 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 164 SF (4%)

SITE CONTEXT | COMMON BOND







PROPOSED BRICK | SITE CONTEXT

PREVIOUSLY APPROVED
GENERAL SHALE | ENGLISHPUB
***NOT AVAILABLE IN TRADITIONAL BRICK DIMENSION**



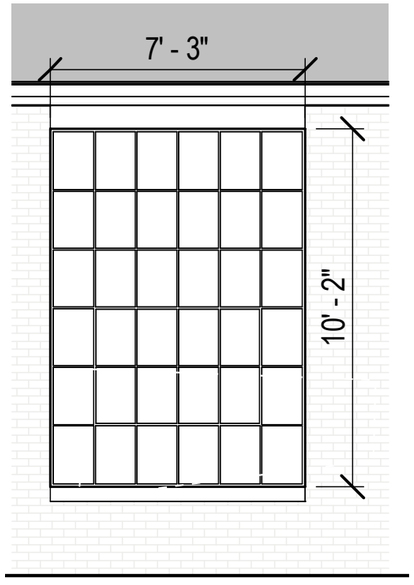
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CURRENT SELECTION
RAGLAND CLAY PRODUCTS | QUEEN COTTON ROW
***APPROVED BY HZC STAFF FOR ADJACENT CAROUSEL BUILDING**

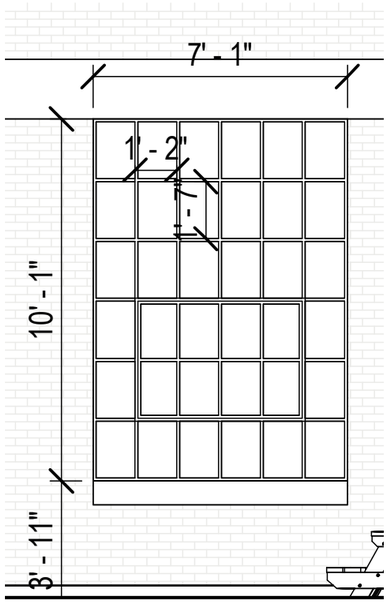


SITE CONTEXT | LEVEL 1 OPENING SIZES

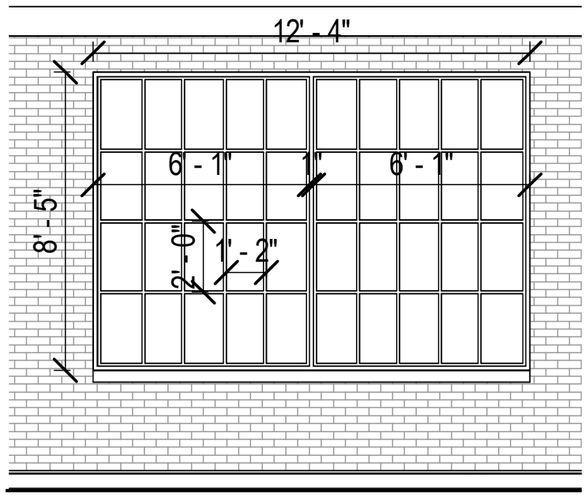
WINDOW MULLIONS FAIRLY CONSISTENT
WINDOW OPENINGS VARY ACROSS CAMPUS



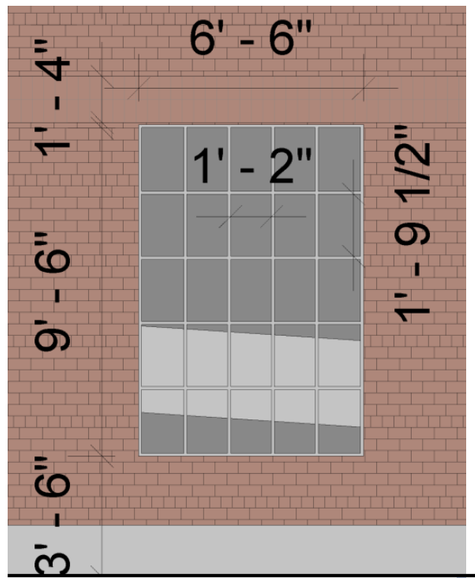
EXISTING FACTORY BUILDING 8



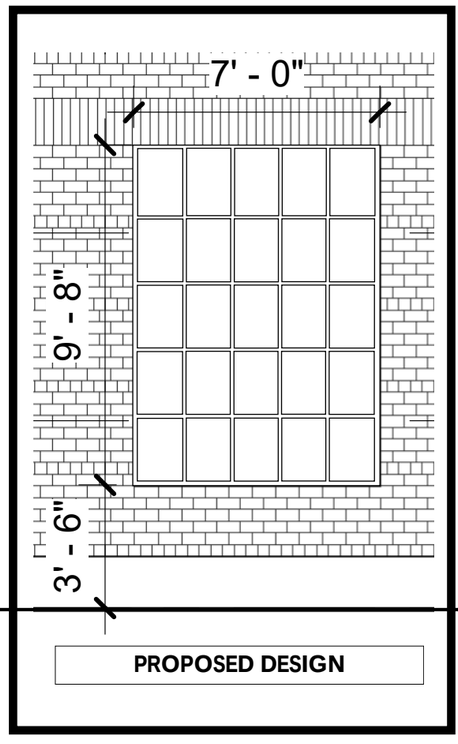
EXISTING FACTORY BUILDING 2



EXISTING FACTORY BUILDING 12



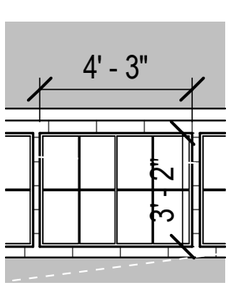
PREVIOUSLY APPROVED



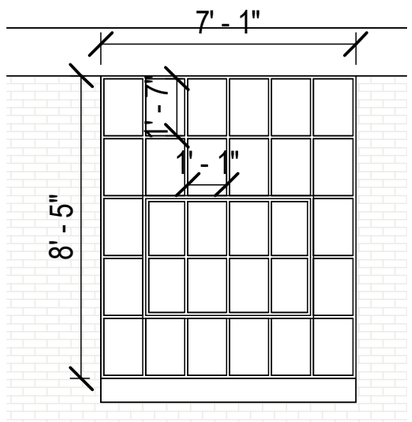
PROPOSED DESIGN

SITE CONTEXT | UPPER LEVEL OPENING SIZES

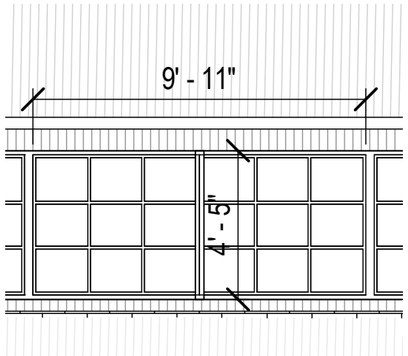
WINDOW MULLIONS FAIRLY CONSISTENT,
WINDOW OPENINGS VARY ACROSS CAMPUS



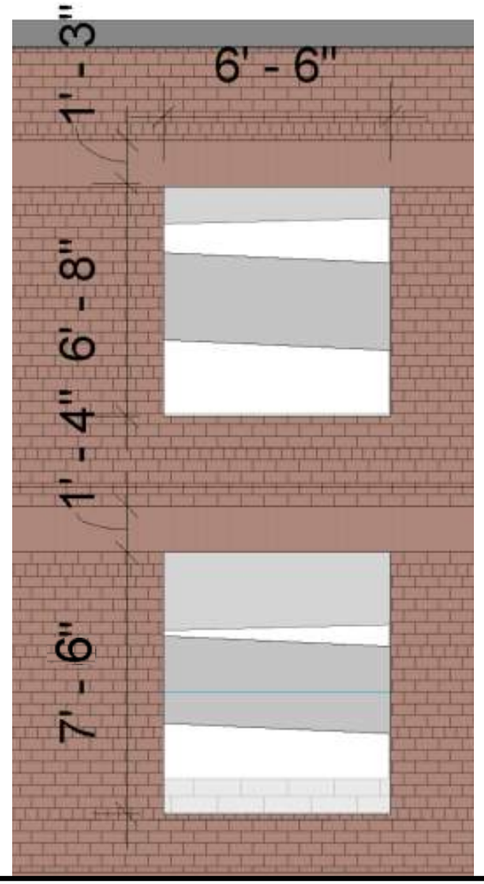
EXISTING FACTORY BUILDING 8



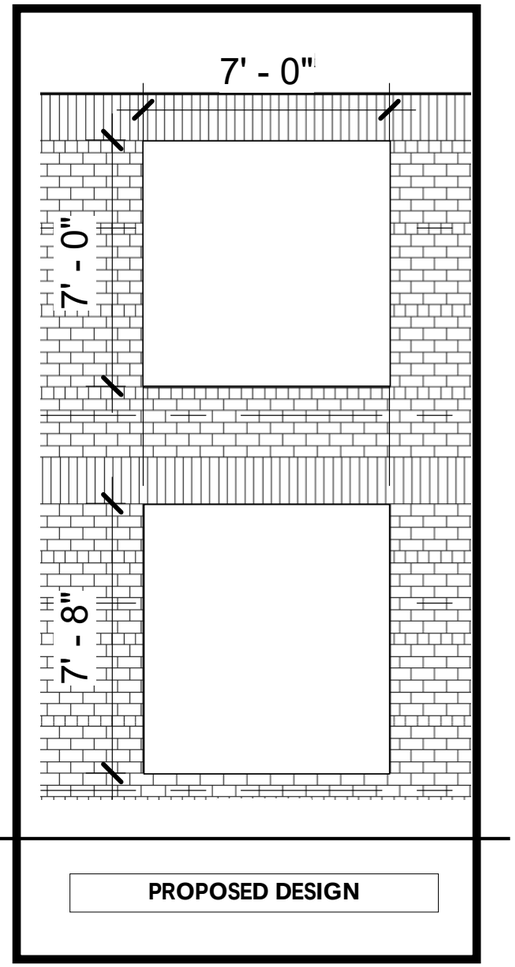
EXISTING FACTORY BUILDING 2



EXISTING FACTORY BUILDING 11



PREVIOUSLY APPROVED



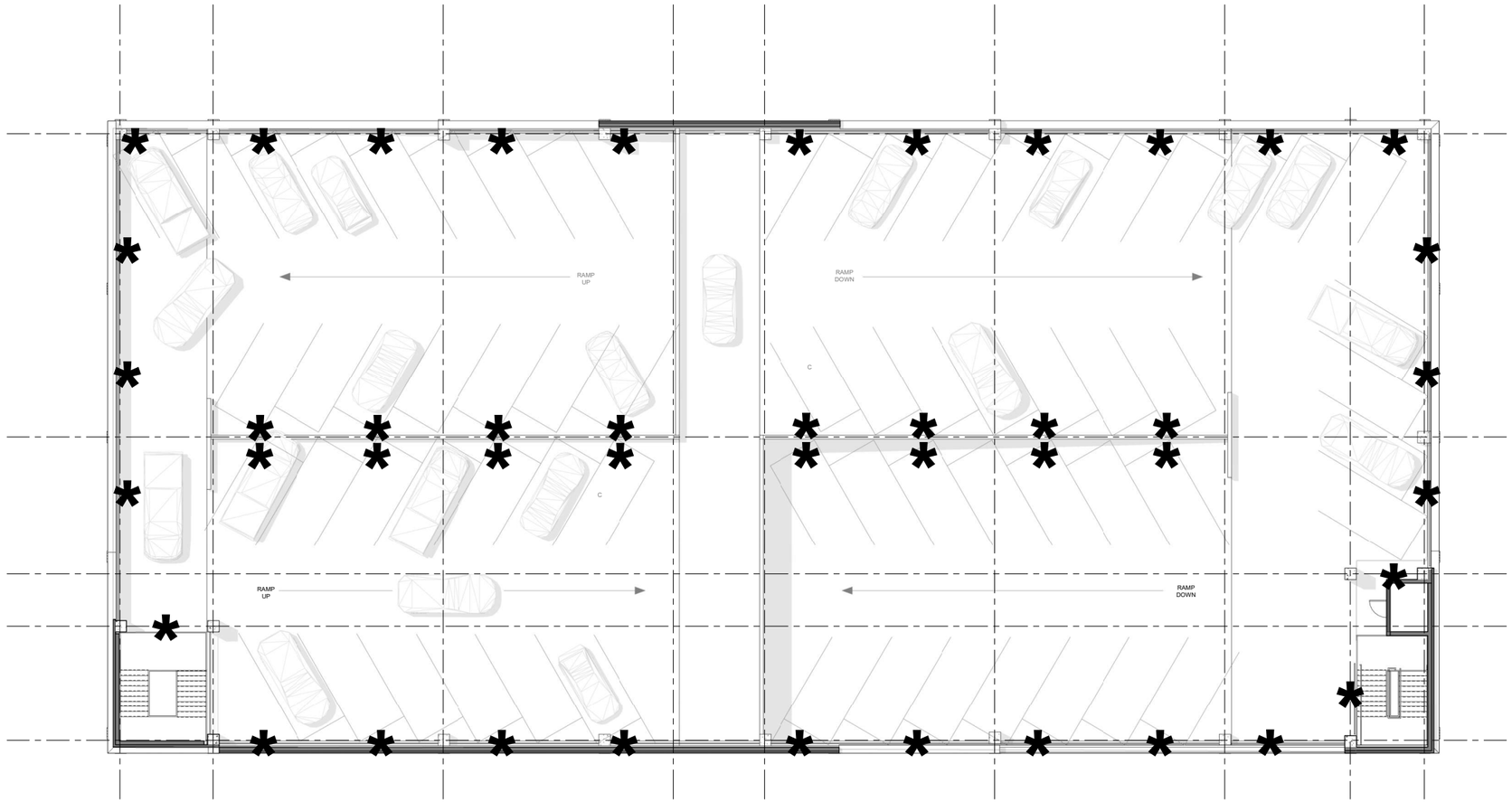
PROPOSED DESIGN

FACTORY AT FRANKLIN
PARKING GARAGE
04/13/2026

FLOOR PLAN | LEVEL 4

* DENOTES LOCATION OF PARAPET WALL SCONCE. BOD: RBW LEDGE SQUARE

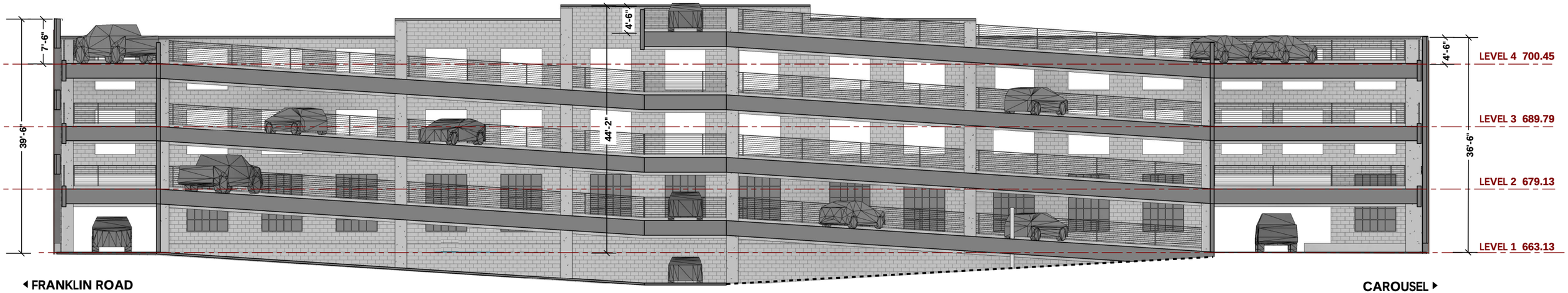


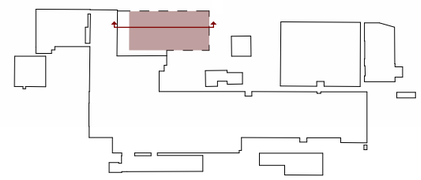


FACTORY AT FRANKLIN
PARKING GARAGE
04/13/2026

CENTRIC ARCHITECTURE

SECTION | PARAPET HEIGHTS

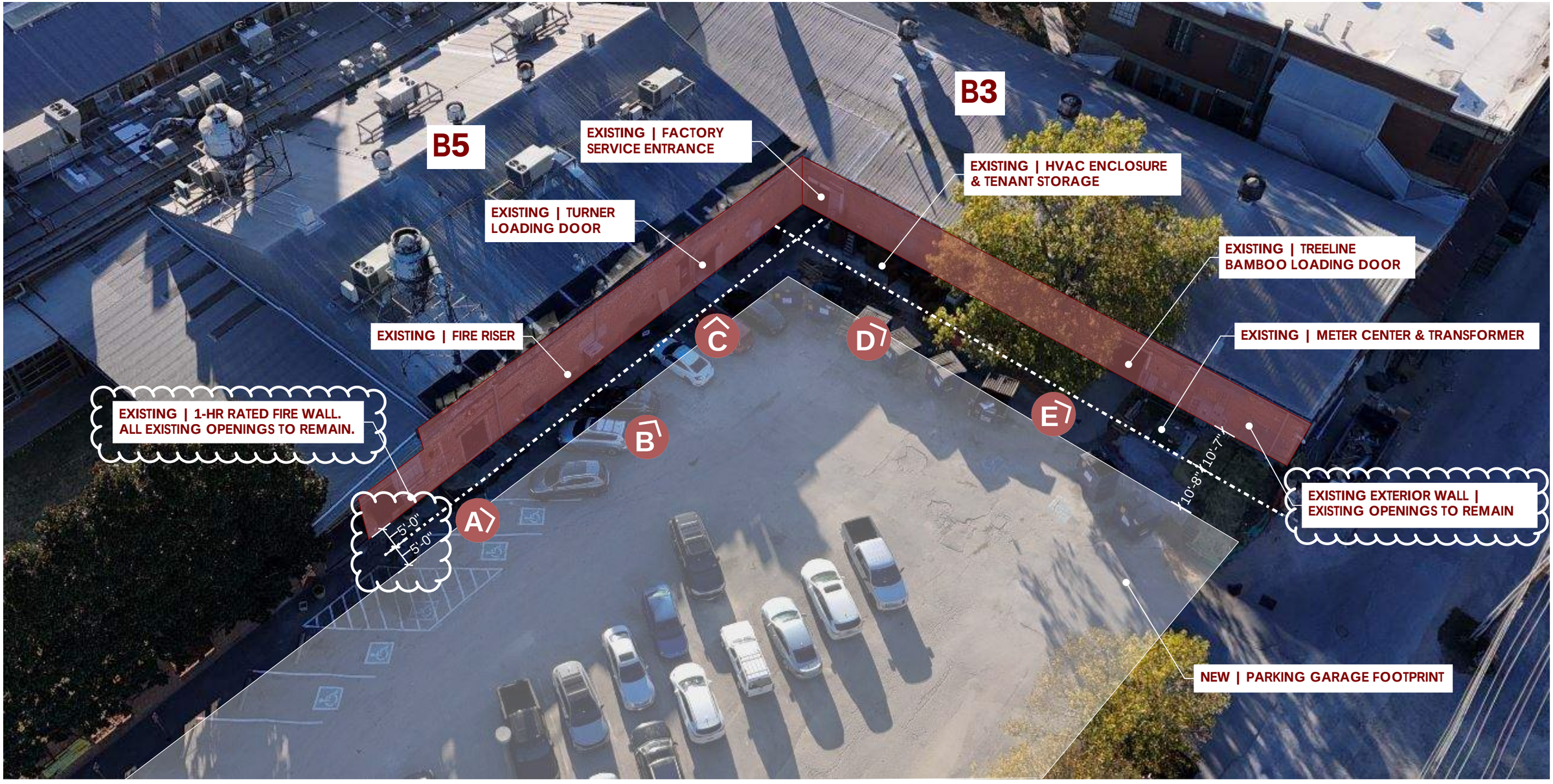




FACTORY AT FRANKLIN
PARKING GARAGE
04/13/2026

CENTRIC
ARCHITECTURE

EXISTING CONDITIONS | ADJACENT BUILDINGS



EXISTING CONDITIONS | ADJACENT BUILDINGS





EXISTING BRICK WALLS AT BUILDING 3 ARE NOT REQUIRED TO BE RATED.
EXISTING BRICK WALLS AT BUILDING 5 TO HAVE A 1-HR RATING.

ALL EXISTING OPENINGS AT BUILDING 3 & BUILDING 5 TO REMAIN.







File #: 26-0438

DATE: 4/13/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the demolition of 234 and 242 5th Avenue North.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 10: Demolition & Relocation

PROJECT INFORMATION:
COF Project Number: 9098
Applicant: Greg Gamble
Owner: ADA Partnership, Will Butler, Rep.

BACKGROUND:
The properties at 234 and 242 5th Avenue North are located within the Downtown Franklin National Register Historic District. The National Register describes both buildings to be non-contributing to the historic district. It is noted that 242 5th Avenue North was constructed circa 1940 and 234 5th Avenue North was constructed circa 1980. However, a historic building survey from the 1972 NRHP listing shows both buildings with accessory structures on their sites. The request to demolish the buildings and a preliminary plan for a building to be constructed on the lots received feedback at the March Design Review Committee.

Demolition is highly discouraged unless there are extraordinary circumstances, so as to maintain the integrity and sense of place associated with Franklin's historic districts. Demolition may only be approved if the Historic Zoning Commission deems one or more of the following conditions met:

- If a building has lost its architectural and historical integrity and its removal will not adversely affect the district’s historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the HZC.

- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

Per the NRHP, a building is deemed contributing due to its significance to the site and if its absence would lead to a negative impact on the site. The 5th Avenue North corridor into Downtown Franklin is unique due to its proximity to the Harpeth River, its known history of flooding, and the mix of low-slung, historic, and modern buildings. Within the application, there is a report from a local architect with experience working with historic structures in Franklin. The report highlights that both of the buildings have been extensively modified over the years and that it would be "hard to determine how to unwind the additions to reveal the original unique architecture." Further, " there have been so many modifications to the original architecture that does not support the original design and construction period they have subsequently lost their integrity and authenticity/cohesiveness."

While not all of the financial information was included within the application, the loss of historic integrity has been provided in the application.

The existing buildings have been extensively modified since the photos included in the packet from 1948 and 1975, and do not appear to resemble the buildings seen in the historic photos. Therefore, the historic structures do not appear to retain their integrity.

The DRC feedback at the March meeting included a consensus from the group that the buildings had lost their historic integrity and agreed that the buildings were non-contributing to the district. DRC members recommended restudying the pattern of development along the corridor and gateway into downtown. While the demolition request is not accompanied by a final redevelopment plan, future improvements would be subject to separate review by the Historic Zoning Commission.

RECOMMENDATION:
Staff recommends approval of the demolition of the principal buildings and their accessory structures with the following conditions:

1. Prior to demolition, the applicant shall provide photographic documentation of both buildings and any accessory structures to the Preservation Planner.
2. Any new proposed development on the lot shall obtain a COA from the Historic Zoning Commission.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

<u>Project Considerations</u>

1. Please be aware any changes to this building will require a non-residential plan review and inspections.
2. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

3. A separate demolition plan is required to be submitted for a demolition permit.

234 & 242 5th Avenue

HISTORIC ZONING COMMISSION | 04/13/2026

GAMBLE DESIGN COLLABORATIVE

906 STUDIO ARCHITECTS + INTERIORS

SITE DATA

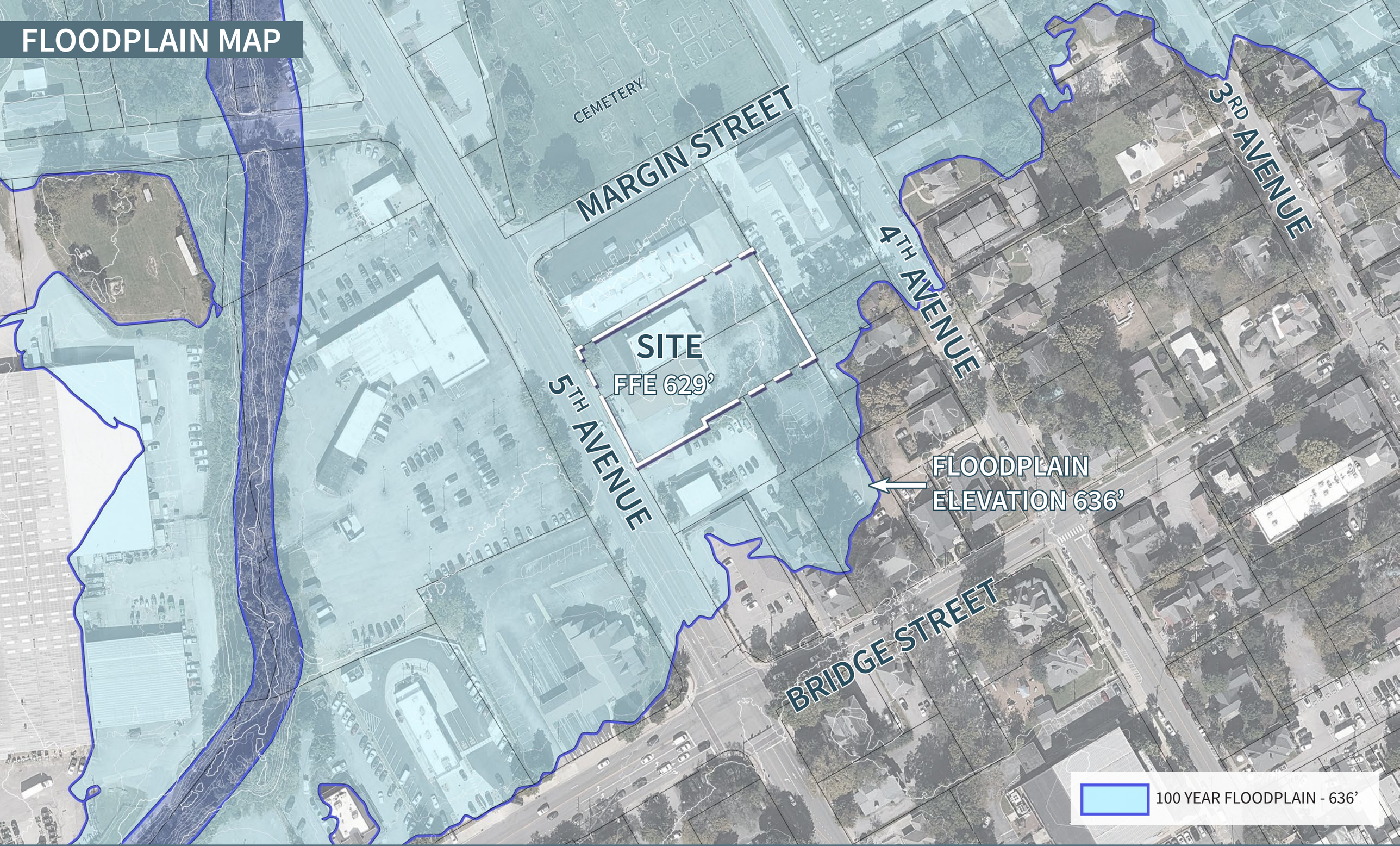
SITE ACREAGE:	0.96
PARCELS:	MAP 078C; PARCEL 08.00 MAP 078C; PARCEL 07.00
ADDRESS:	234 5TH AVE N 242 5TH AVE N
ZONING:	FFO HPO CFO
ENVISION FRANKLIN:	5TH AVENUE NORTH



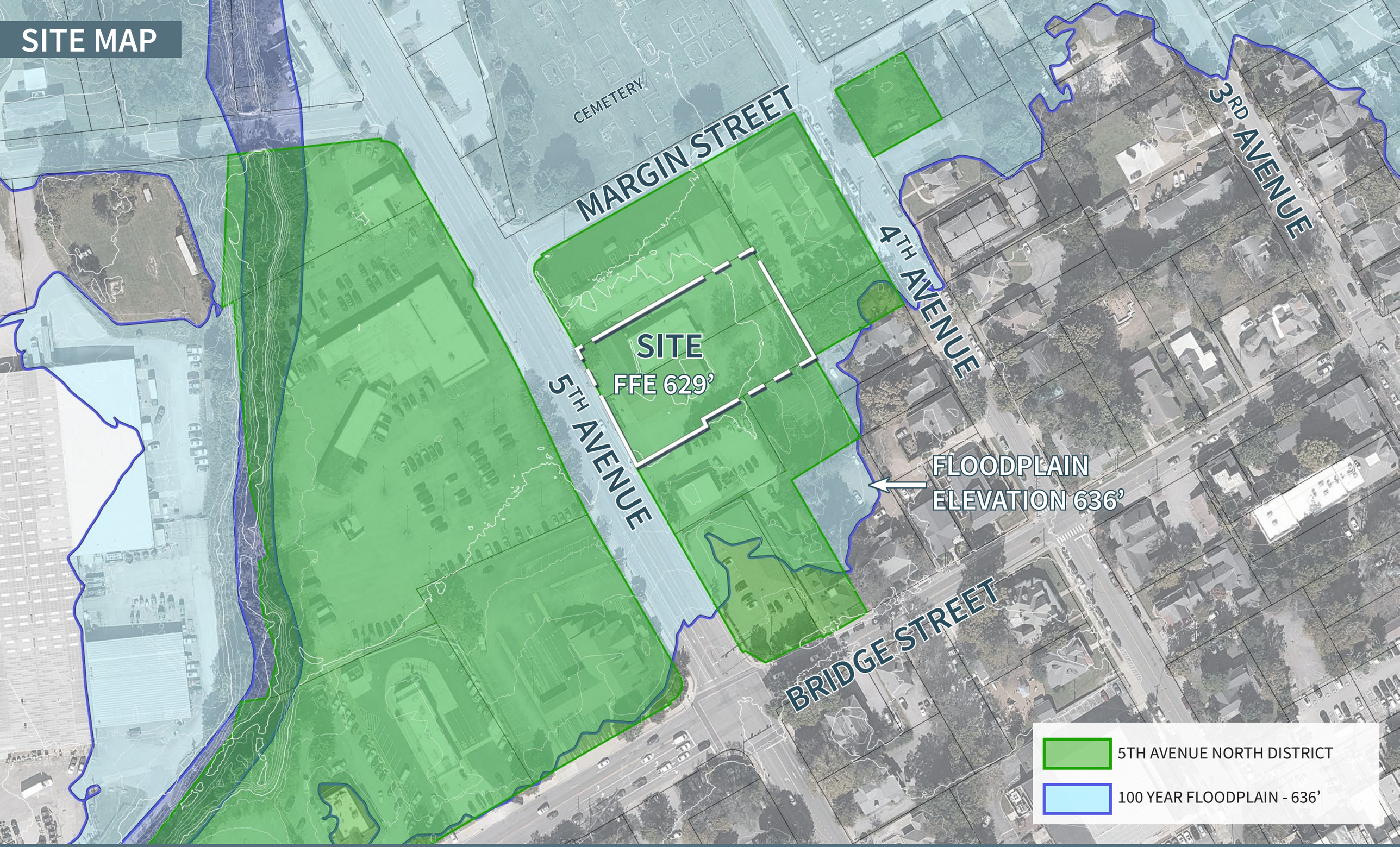
5th AVE NORTH DISTRICT



FLOODPLAIN MAP



SITE MAP


CEMETERY
MARGIN STREET
SITE
FFE 629’
5TH AVENUE
4TH AVENUE
3RD AVENUE
FLOODPLAIN
ELEVATION 636’
BRIDGE STREET
5TH AVENUE NORTH DISTRICT
100 YEAR FLOODPLAIN - 636’

TIMELINE

2010
FLOODING; PURCHASED 242 5TH AVE NORTH AT AUCTION

2011-2014
EXPLORED LEASING 242; BRINGING BUILD TO CODE DETERMINED ECONOMICALLY UNFEASIBLE

2012-2020
CONTINUALLY APPROACHED BY CITY WITH REQUESTS TO ASSEMBLE 3-5 LOTS FOR A LARGER 5TH AVENUE BLOCK REDEVELOPMENT VISION

2015
MET WITH NEIGHBORING OWNERS, CITY, AND SOUTHERN LAND COMPANY REGARDING ASSEMBLAGE; NO AGREEMENT COULD BE REACHED

2017
ENVISION FRANKLIN 5TH AVENUE NORTH DESIGN CONCEPT CREATED

2019
5TH AVENUE NORTH DISTRICT CREATED IN ZONING ORDINANCE

2021-2022
DISCUSSED ACQUIRING NORTH PROPERTY WITH NEW OWNER; TERMS COULD NOT BE AGREED UPON

2023
PURCHASED 242 5TH AVE NORTH TO FURTHER LONG TERM REDEVELOPMENT AND POTENTIAL ASSEMBLAGE

2023-2024
ENVISION FRANKLIN 5TH AVENUE NORTH REVISED; PROPERTIES ACTIVELY LISTED FOR LEASE AND SHOWN OVER 100 TIMES TO 80 PROSPECTIVE TENANTS

2024
NORTH-SIDE NEIGHBOR OPENED A BUSINESS AND OBTAINED A HISTORIC EXEMPTION; SOUTH-SIDE NEIGHBOR DECLINED TO SELL

2025
BEGAN DISCUSSIONS TO REDEVELOP 234 AND 242 TOGETHER IN A MANNER THAT MEETS CURRENT STANDARDS AND ADDS LONG-TERM VALUE TO THE CITY OF FRANKLIN

2026
PRESENTING THIS PROPOSAL FOR CONSIDERATION

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

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
(Check as many boxes as apply.)

Private	X
Public – Local	
Public – State	
Public – Federal	

Category of Property
(Check only **one** box.)

Building(s)	
District	X
Site	
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 (Enter categories from instructions)	**Current Functions** (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.

242 5TH AVENUE





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.

234 5TH AVENUE





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.

LOSS OF ARCHITECTURAL INTEGRITY

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

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

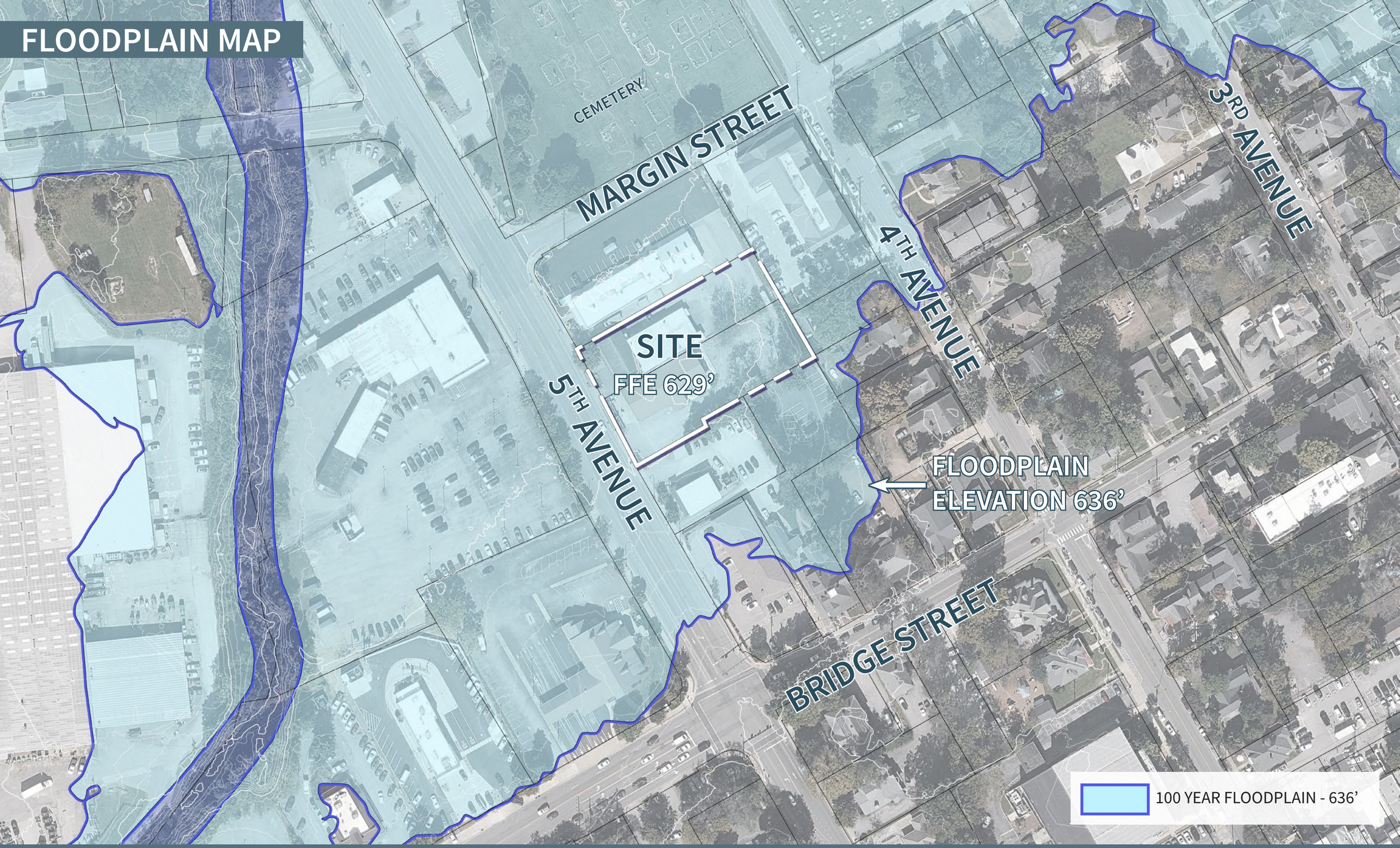
906 Studio | 249 Fourth Ave. North Suite 200 | Franklin, Tennessee 37064 | 615-988-9065
Single Family Multifamily Commercial Interiors

2

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



FLOODING ANALYSIS - 234 5TH AVENUE



FLOODING ANALYSIS - 242 5TH AVENUE



FLOODING ANALYSIS - 242 5TH AVENUE



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.

ECONOMIC HARDSHIP

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

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.

DEMOLITION CONSIDERATIONS

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

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
(Check as many boxes as apply.)

Private	X
Public – Local	
Public – State	
Public – Federal	

Category of Property
(Check only **one** box.)

Building(s)	
District	X
Site	
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 (Enter categories from instructions)	**Current Functions** (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.

242 5TH AVENUE





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.

234 5TH AVENUE





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.

LOSS OF ARCHITECTURAL INTEGRITY

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

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

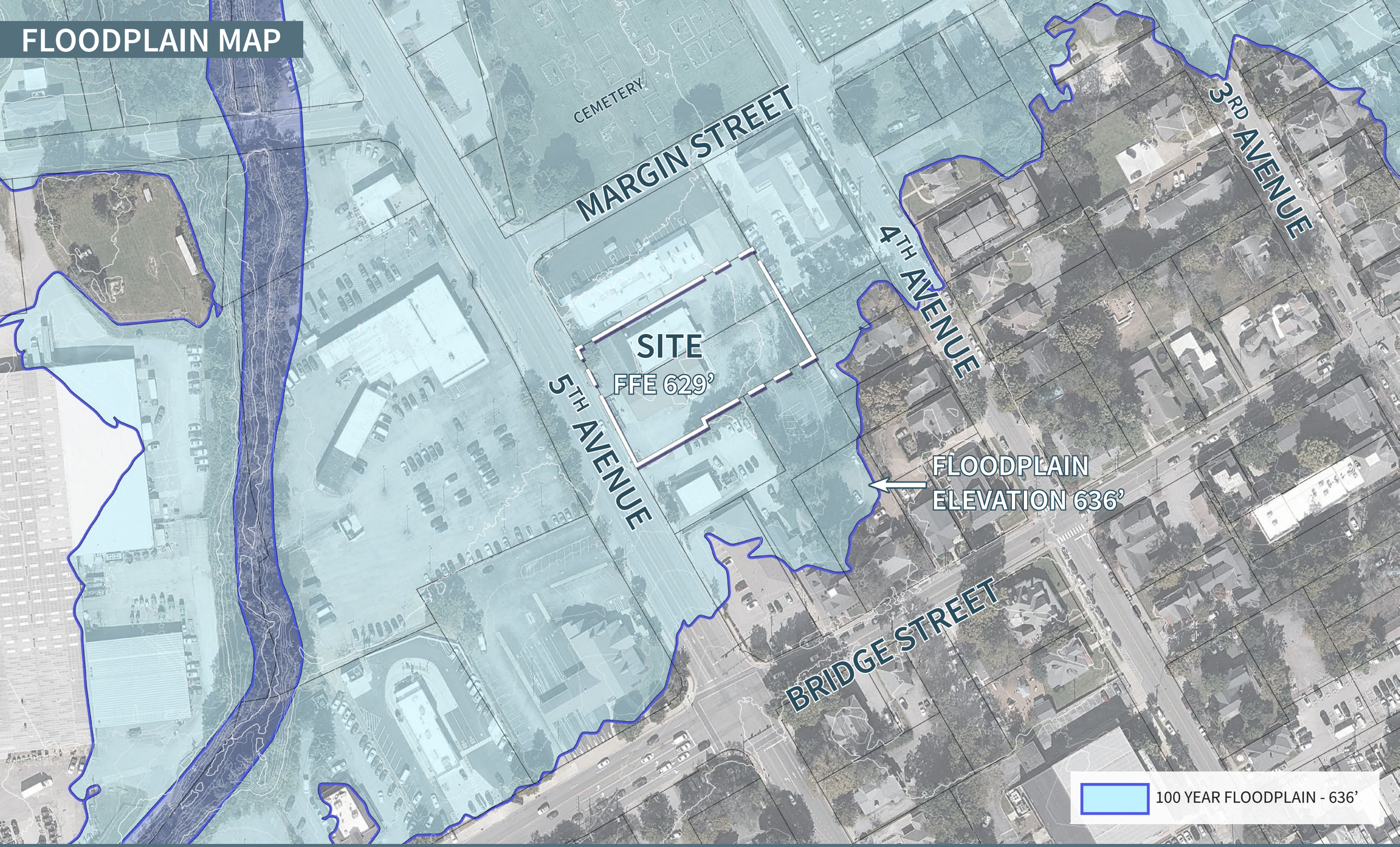
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DEMOLITION CONSIDERATIONS

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

FLOODPLAIN MAP



FLOODING ANALYSIS - 234 5TH AVENUE



FLOODING ANALYSIS - 234 5TH AVENUE



FLOODING ANALYSIS - 242 5TH AVENUE



FLOODING ANALYSIS - 242 5TH AVENUE



FLOODING HISTORY



FEBRUARY 13TH, 1948



MARCH 13TH, 1975

FLOODING HISTORY



MAY 5TH, 2010



MARCH 28TH, 2021

DEMOLITION CONSIDERATIONS

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

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:

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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.

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Sincerely,



Michael Hathaway, AIA
Principal
906 Studio, PLLC

SOLOMON BUILDERS

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)

SOLOMON BUILDERS

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,

Keith Merritt

Solomon Builders
Keith Merritt
Preconstruction Manager

Cc: Jake Birkofer

Encl.: Combined Photo Exhibit

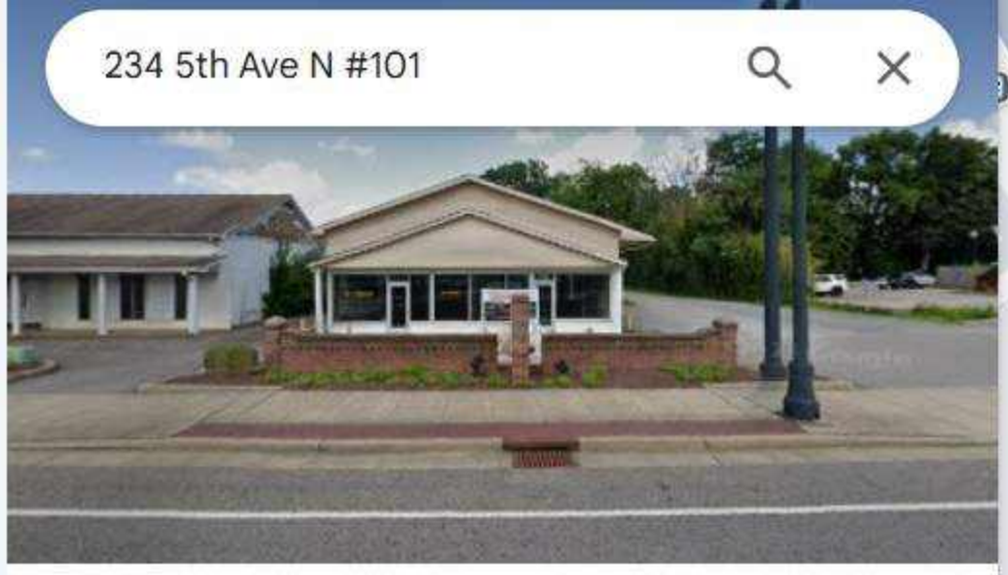
Saved

Recents

Nashville & Franklin

Get app

234 5th Ave N #101



234 5th Ave N #101

Directions | Save | Nearby | Send to phone | Share

234 5th Ave N, Franklin, TN 37064

Suggest an edit on 234 5th Ave N #101

Add a missing place

Add your business

Add a label

Exhibit 1

Restaurants | Hotels | Things to do | Transit | Parking

#101

232 5th Ave N
Recently viewed

Layers

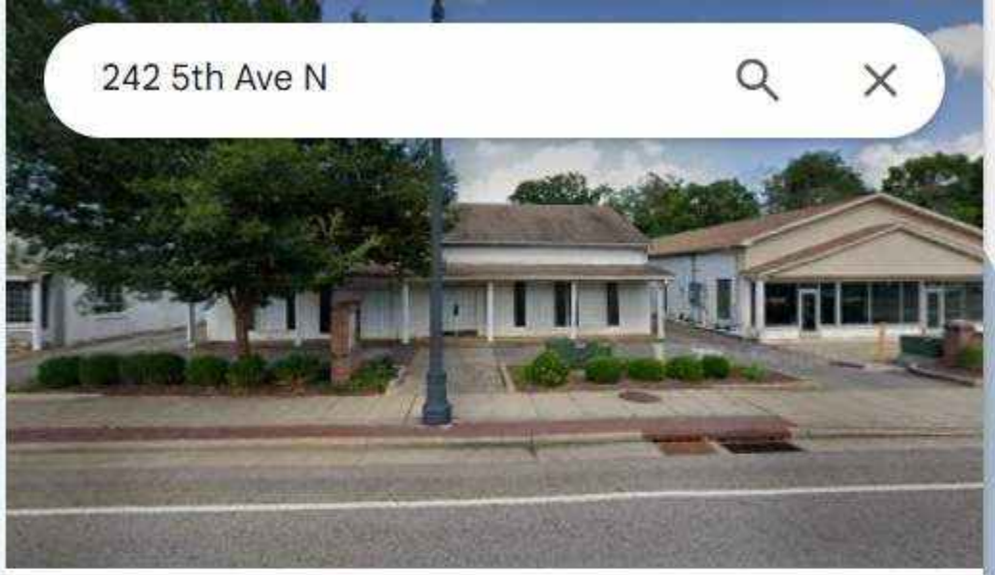
Google Maps



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

256

615 Blinds
Window treatment store

106

232 5th Ave N
Recently viewed

Google Maps CoinFlip Bi

Good Deal



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
Google Maps



Exhibit 6

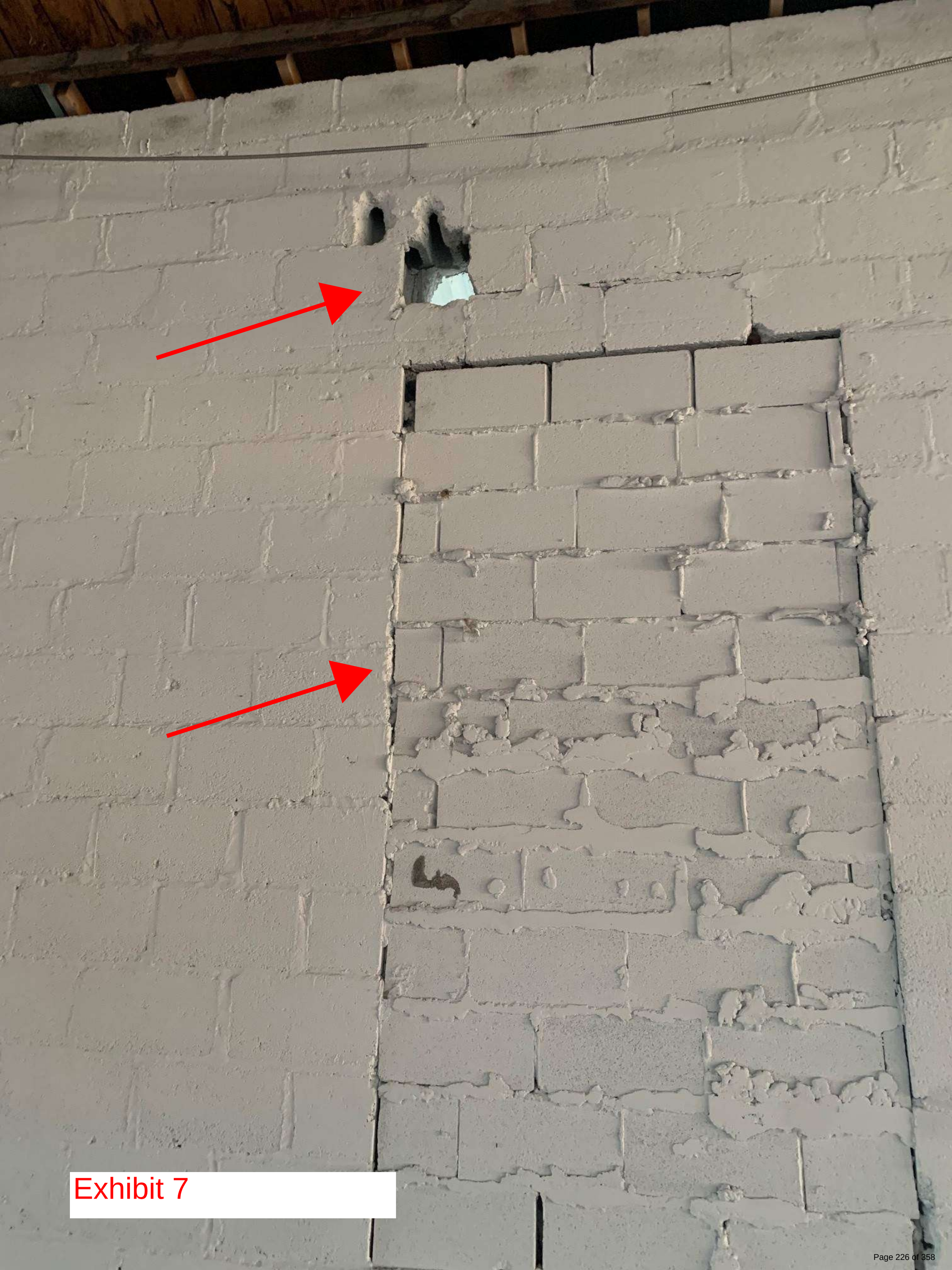


Exhibit 7



Exhibit 8



Exhibit 9


Exhibit 10

Exhibit 11 ROOF TRUSSES NOT ORIGINAL. 1980s ADDITION

Exhibit 12



Exhibit 13

SOLOMON BUILDERS

2/13/2026

Restore to original (cold, dark shell only)	234 5th Avenue North, Franklin, TN		
	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**

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

Restore to original (cold, dark shell only)	242 5th Avenue North, Franklin, TN		
	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**

Buildout Options	242 5th Avenue North, Franklin, TN		
	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**

DEMOLITION CONSIDERATIONS

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

APPRAISAL

BOOZER
& COMPANY, P.C.

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

BOOZER
& COMPANY, P.C.

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.*



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, *"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."*[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 Fridge Overlay**, which is intended to preserve holding capacity and limit use and encroachment that would impede or obstruct the holding capacity of the floodway fridge 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:

APN	Land	Improvement	Total	Ratio	Assessment	Tax Rate	Tax Burden
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 piering 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."*

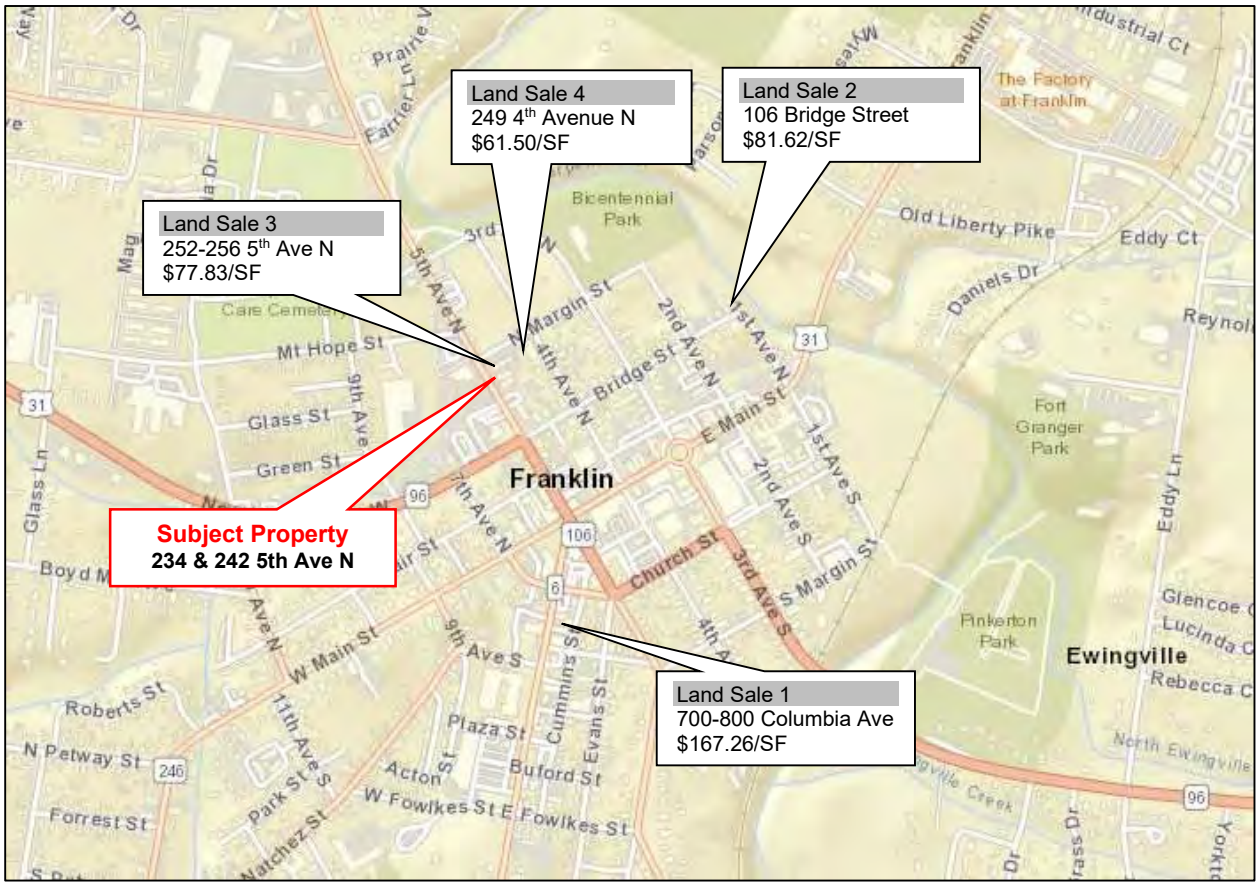
In the sales comparison approach, the value of a property is estimated by comparing it with similar, recently sold properties in the surrounding or competing area. Inherent in this approach is the principle of substitution, which holds that when a property is replaceable in the market, its value tends 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		$50.00
Potential gross income		$1,060,000
Less: vacancy and collection loss	5.0%	53,000
Effective gross income		$1,007,000
Less: expense ratio	1.5%	15,105
Net operating income		$991,895
Divided by OAR		6.00%
Indicated market value		$16,531,583
Less: cost to construct inc. profit	$365.00	12,081,500
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.



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



14871239

State of Tennessee

TENNESSEE REAL ESTATE APPRAISER COMMISSION
CERTIFIED GENERAL REAL ESTATE APPRAISER
DERRICK ANTHONY SMITH

This is to certify that all requirements of the State of Tennessee have been met.

ID NUMBER: 4460
LIC STATUS: ACTIVE
EXPIRATION DATE: July 31, 2027

IN-1313
DEPARTMENT OF
COMMERCE AND INSURANCE

ADDENDA

PHOTOGRAPHS



Northwestern Elevation



Southeastern Elevation

PHOTOGRAPHS



Eastern Elevation



Southern Elevation

PHOTOGRAPHS



View South Along 5th Ave N



View North Along 5th Ave N

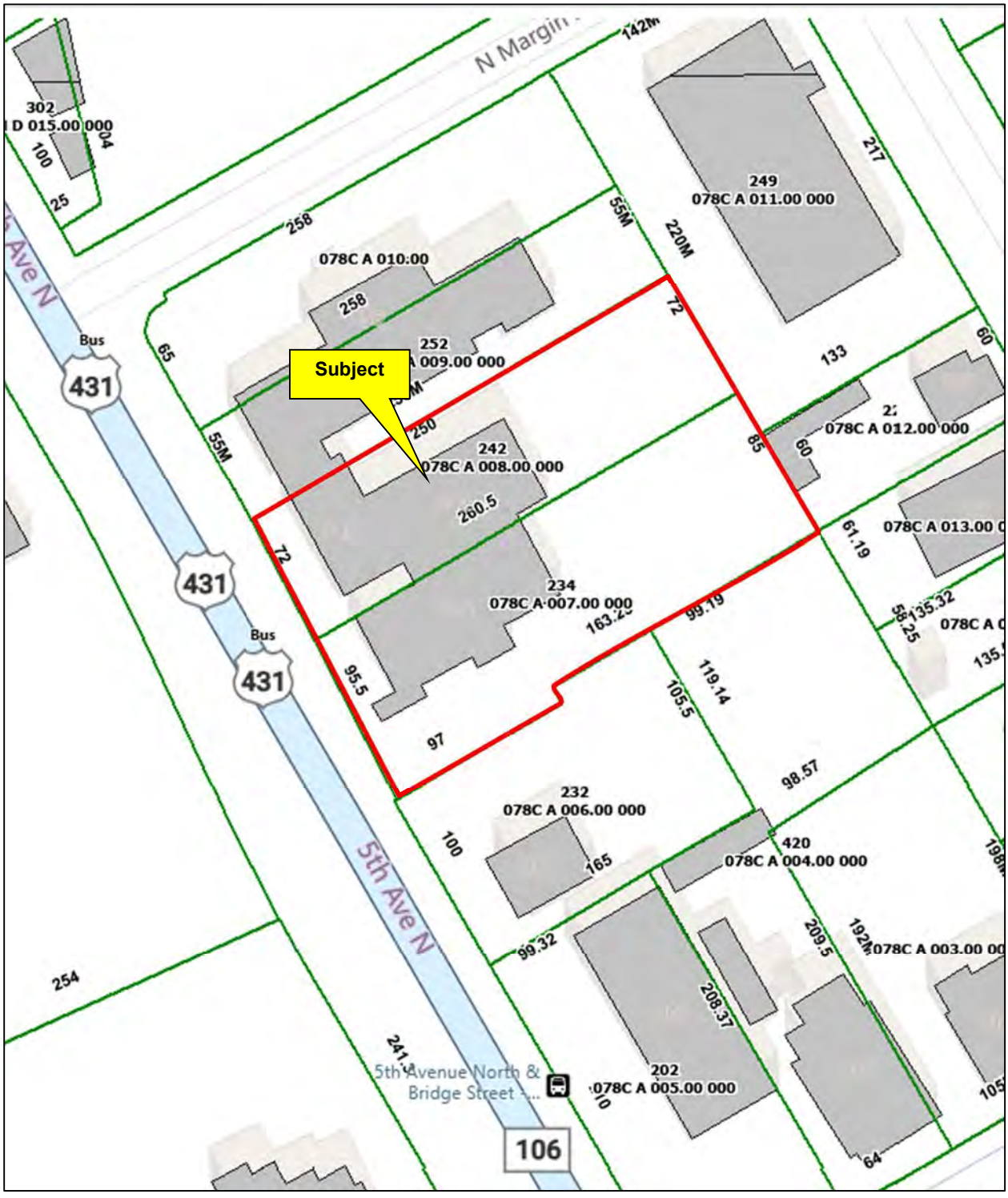
AERIAL IMAGE



AREA MAP

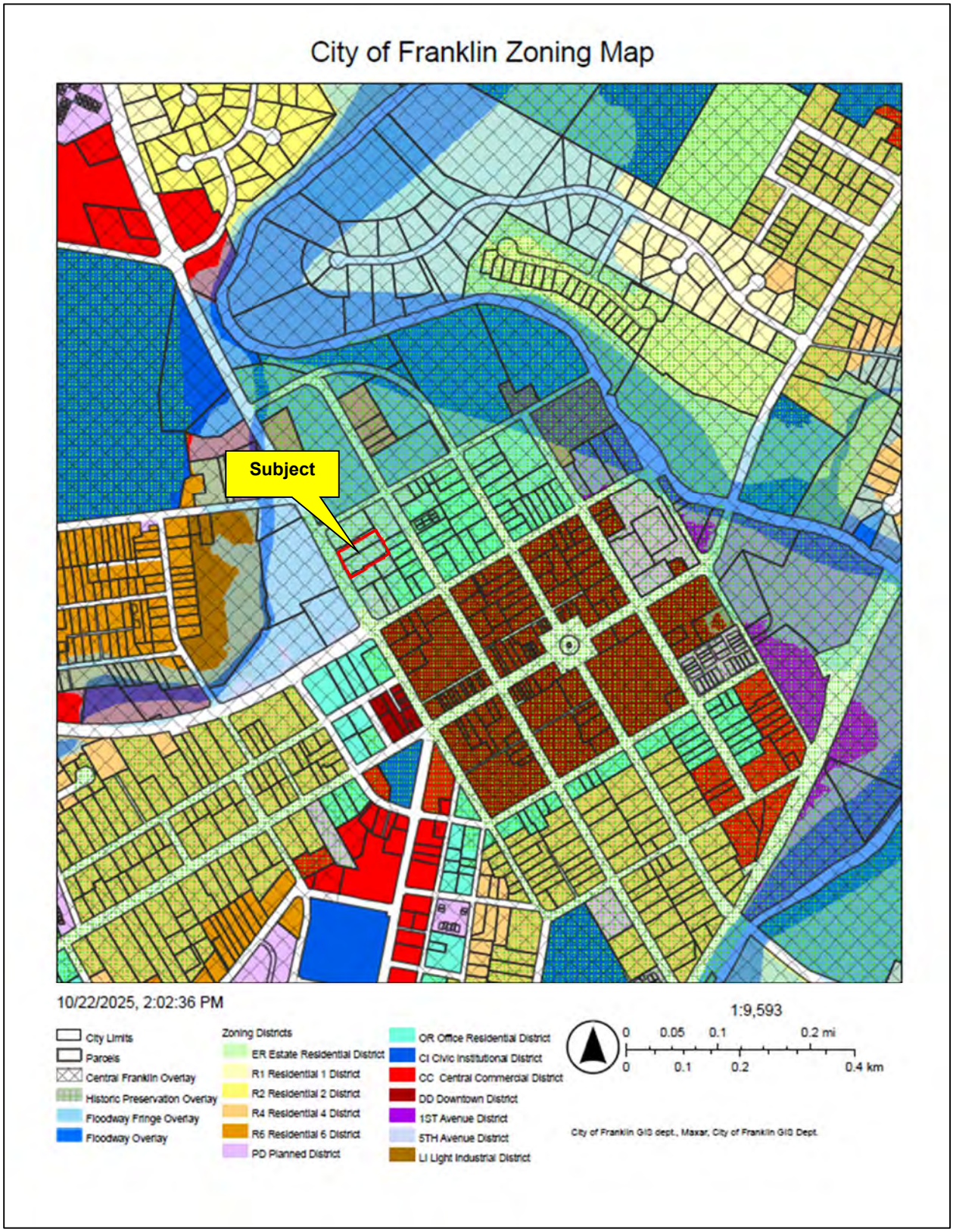

Subject
Franklin
Fiwdstone Pkwy
Hillsboro Rd
Monticello Creek
Deerfield Branch
Berrys Chapel Branch
North Prong Spencer Creek
Spencer Creek
Del Rio Pike
W McEwen Dr
Liberty Creek
Liberty Pike
Reid Hill Branch
Boyd Mill Ave
Sharp Branch
North Ewing Vine Creek
Natchez St
Owens Blvd
W Main St
Battle Ave
Columbia Ave
Murfreesboro
Watson Branch
Swanson Branch
Mack Hatcher Memorial Pkwy
Saw Mill Creek
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Donelson Creek
Henpeck Ln
Goose Creek
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31
65
106
96
431
246
397

TAX MAP

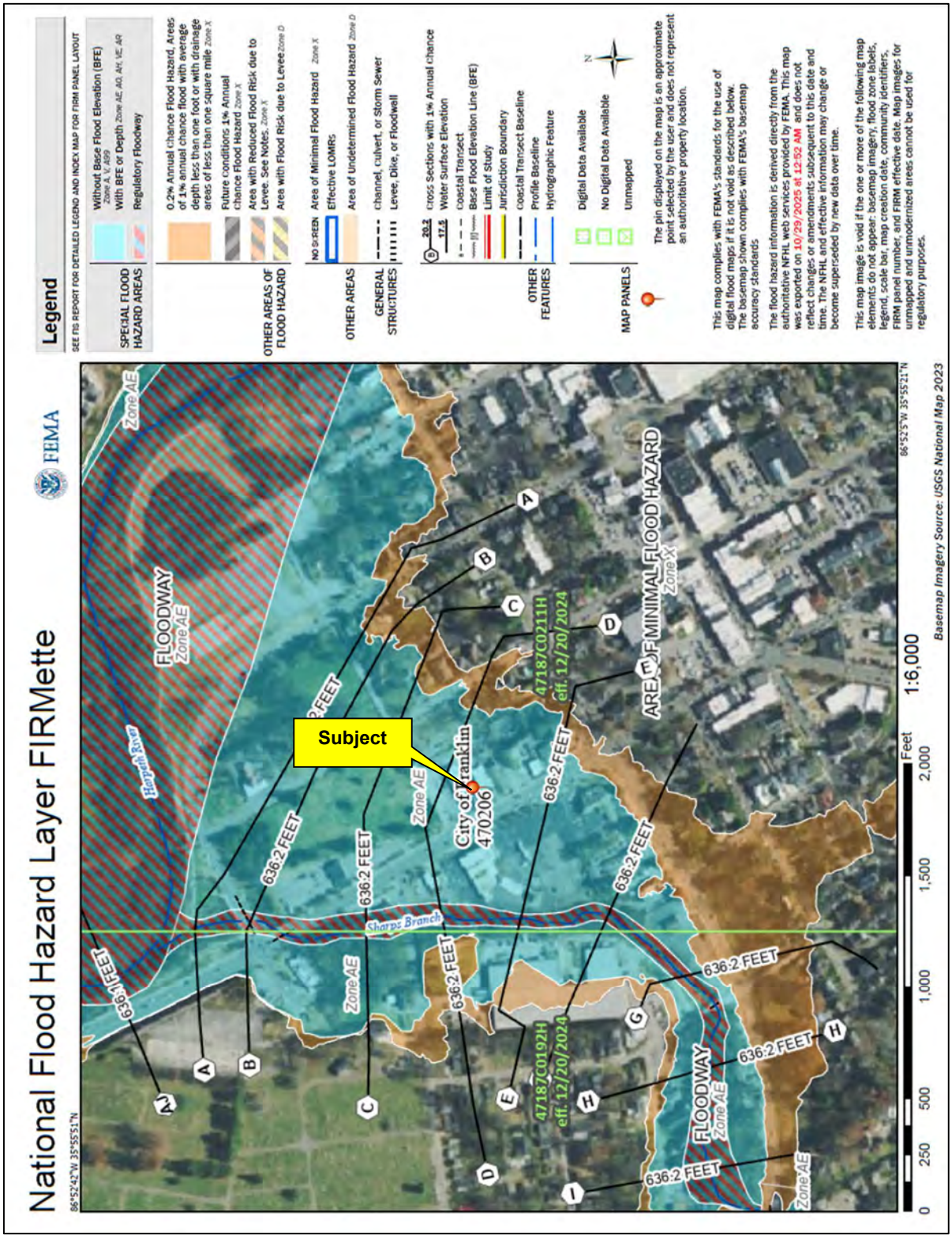


***Boundary lines are approximate**

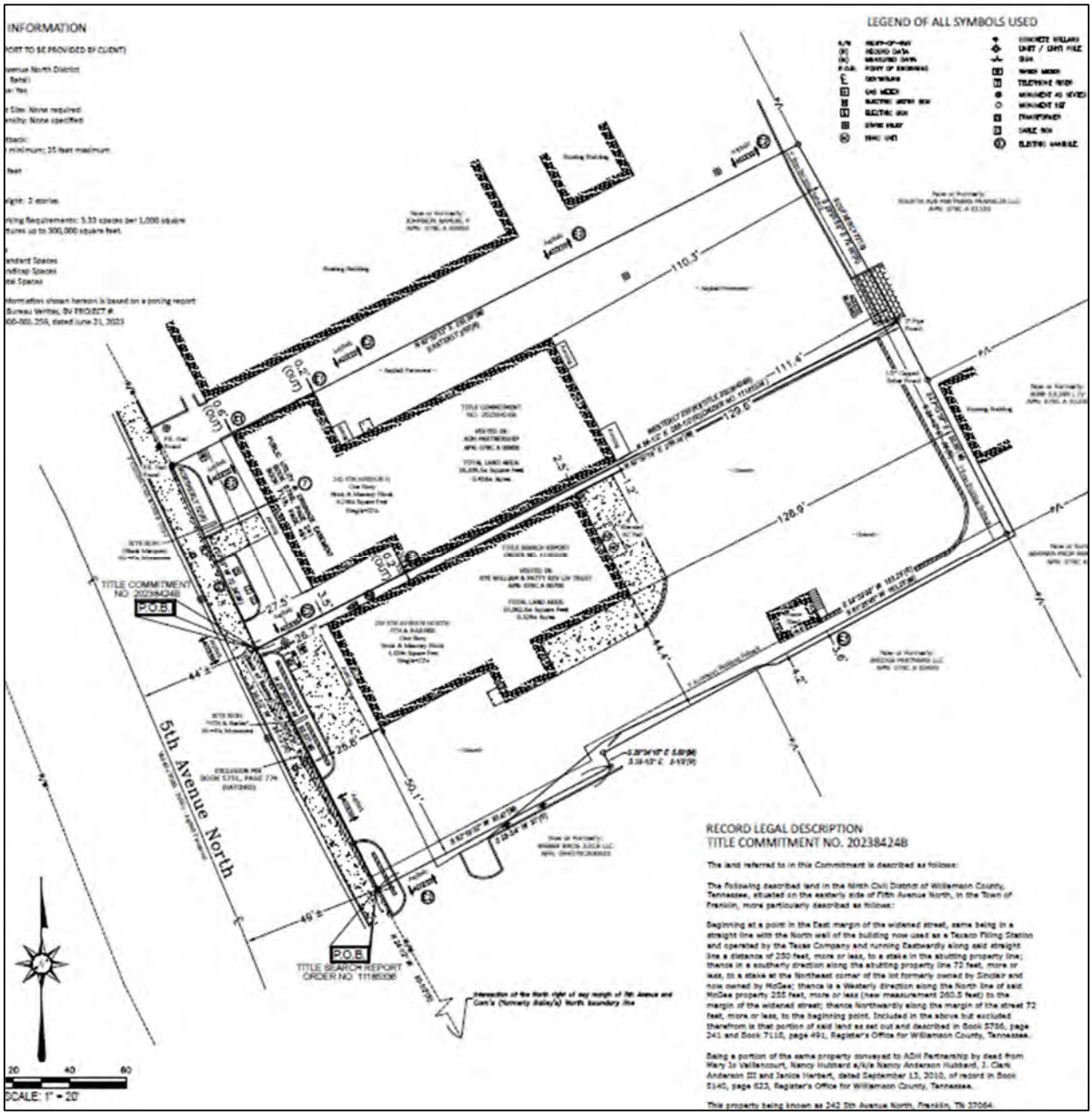
ZONING MAP


City of Franklin Zoning Map
Subject
10/22/2025, 2:02:36 PM
1:9,593
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km
City Limits
Parcels
Central Franklin Overlay
Historic Preservation Overlay
Floodway Fringe Overlay
Floodway Overlay
Zoning Districts
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R4 Residential 4 District
R6 Residential 6 District
PD Planned District
OR Office Residential District
CI Civic Institutional District
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
LI Light Industrial District
City of Franklin GIS dept., Maxar, City of Franklin GIS Dept.

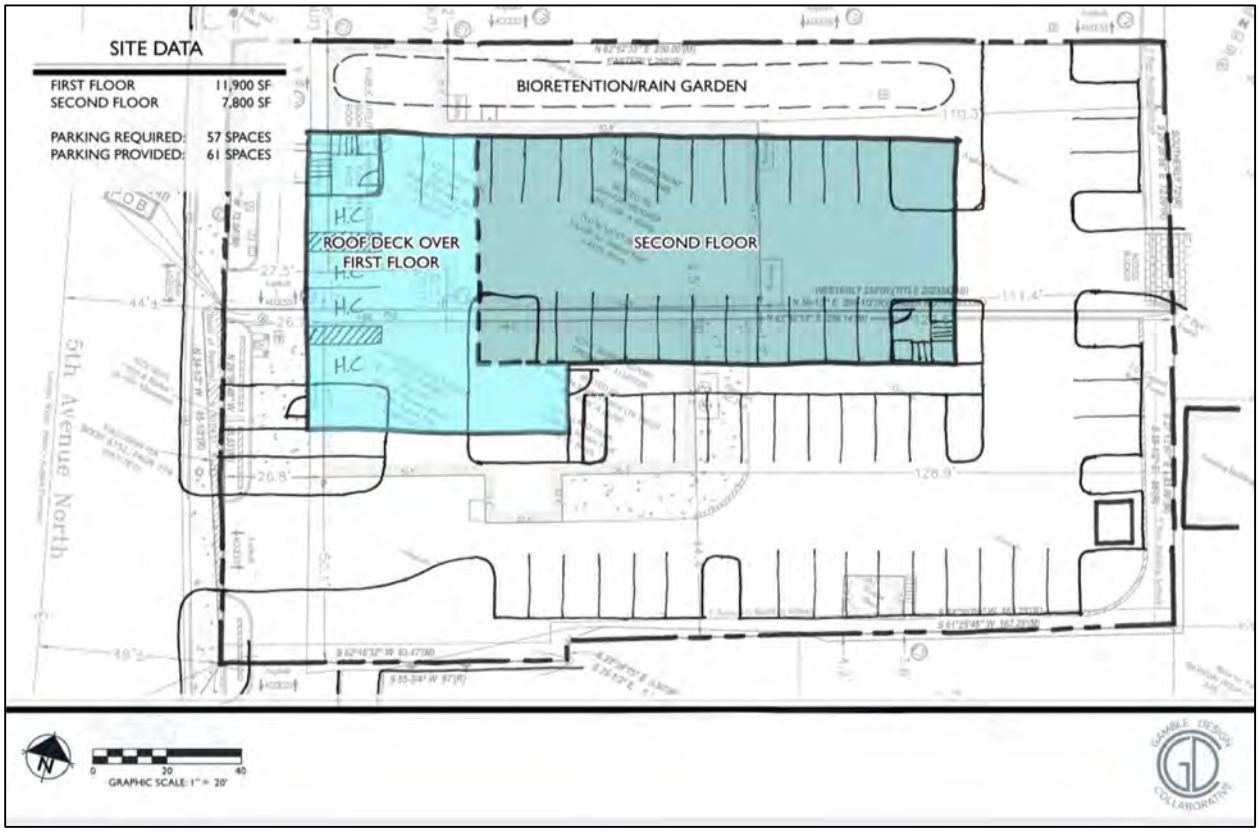
FLOOD MAP


National Flood Hazard Layer FIRMette
FEMA
Legend
Subject
City of Franklin
470206
Harpeth River
Sharps Branch
FLOODWAY
Zone AE
AREA OF MINIMAL FLOOD HAZARD
Zone X
636.2 FEET
4718/C0211H
eff. 12/20/2024
4718/C0192H
eff. 12/20/2024
1:6,000
Basemap Imagery Source: USGS National Map 2023

SURVEY


INFORMATION
LEGEND OF ALL SYMBOLS USED
TITLE COMMITMENT NO. 202384248
P.O.B.
5th Avenue North
TITLE SEARCH REPORT ORDER NO. 11160306
P.O.B.
110.3'
111.4'
129.6'
128.9'
50.1'
44.4'
27.5'
26.7'
29.6'
45.2'
RECORD LEGAL DESCRIPTION
TITLE COMMITMENT NO. 202384248
The land referred to in this Commitment is described as follows:
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 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. Included in the above but excluded therefrom is that portion of said land as set out and described in Book 5756, page 241 and Book 7118, page 491, Register's Office for Williamson County, Tennessee.
Being a portion of the same property conveyed to ADH Partnership by deed from Mary Jo Vaillancourt, Nancy Hubbard a/k/a Nancy Anderson Hubbard, J. Clark Anderson III and Janice Herbert, dated September 13, 2010, of record in Book 5140, page 623, Register's Office for Williamson County, Tennessee.
This property being known as 242 5th Avenue North, Franklin, TN 37064.
20
40
60
SCALE: 1" = 20'

CONCEPT SITE PLAN



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: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

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 etux 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.

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.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-07-2026

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

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

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

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

Book 5140 Page 623

RECORDING INFORMATION	
BK/PG:	5140/623-624
	10031559
DEED	
09/14/2010	01:58 PM
BATCH	188974
MTG TAX	0.00
TRN 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:	Name/Address New Owner:	Name of Mortgagee:
ADH Partnership 40 Price CPA Attn: Tom Price 3825 Bedford Ave. Nashville, TN 37215	Same	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:

1. 2010 Williamson County and City of Franklin property taxes are a lien, but are not yet due and payable.
2. 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.

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

NANCY HUBBARD a/k/a NANCY ANDERSON HUBBARD

By: JANICE ANDERSON HERBERT, Atty-in-Fact, of record in Book 5140, page 622, ROWC, TN.

J. CLARK ANDERSON, III

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

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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**.

Affiant

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

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SNS Vision Form SDD03TN Rev. 01/06/03

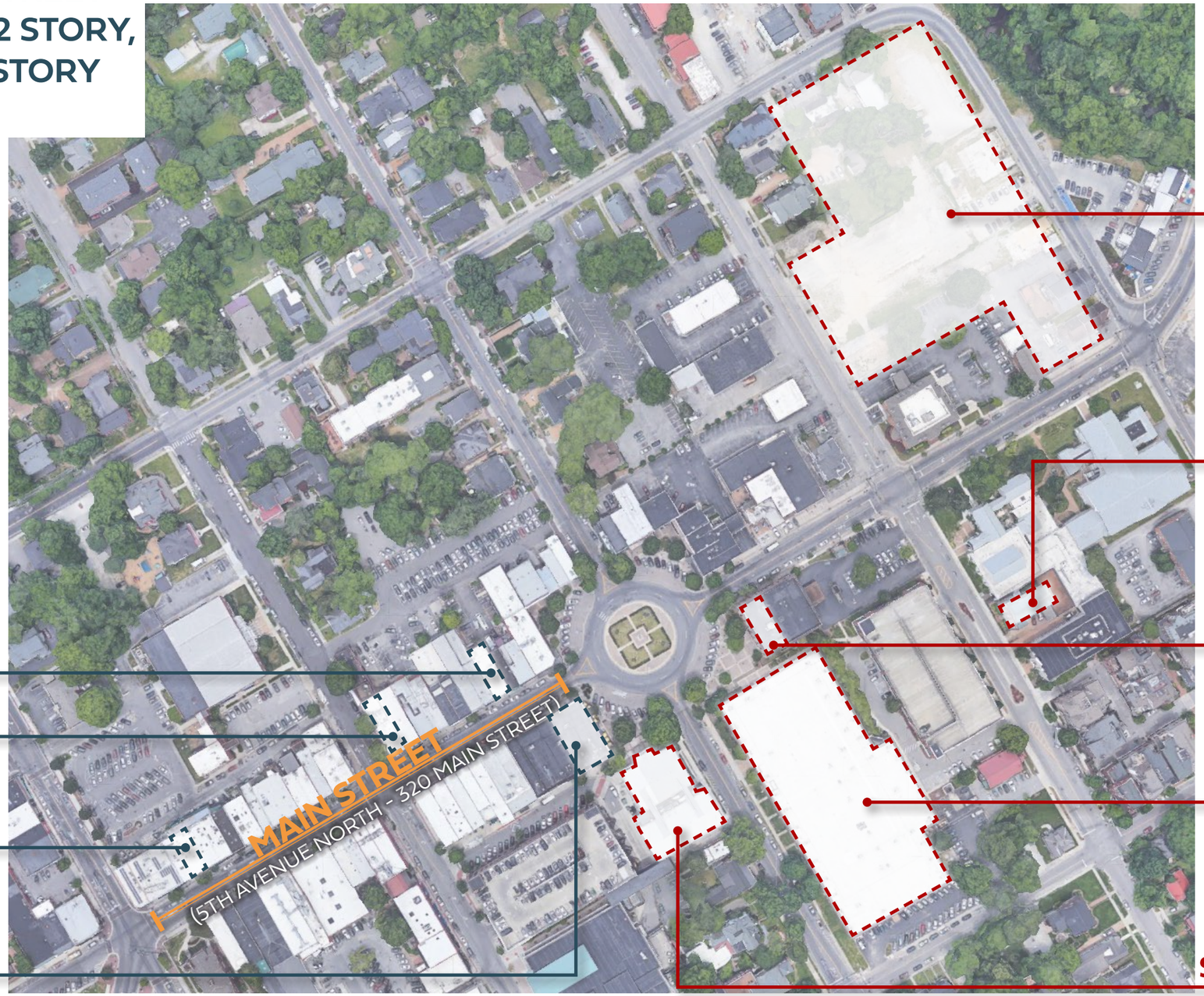
HEIGHT ANALYSIS

HEIGHT ANALYSIS - MAIN STREET

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.

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



HARPETH SQUARE: 52'-6"

HISTORIC MASONIC LODGE: 48'

RUBY SUNSHINE: 45'

NEW CITY HALL: 53'

SHERIFF'S DEPARTMENT: 50'

GRAYS: 40'

CHICO'S: 43'

TAZIKI'S: 42'

MELLOW MUSHROOM: 40'

CONTEXT MAP


STOREHOUSE #9
906 STUDIO BUILDING
RIVIAN
DEALERSHIP
FRANKLIN JUICE CAFE
FIFTH AND BRIDGE
SHOPPING CENTER
OLD BANK OF
AMERICA
LAW OFFICES

HEIGHT ANALYSIS - FIFTH AVENUE



STOREHOUSE #9



LAW OFFICES

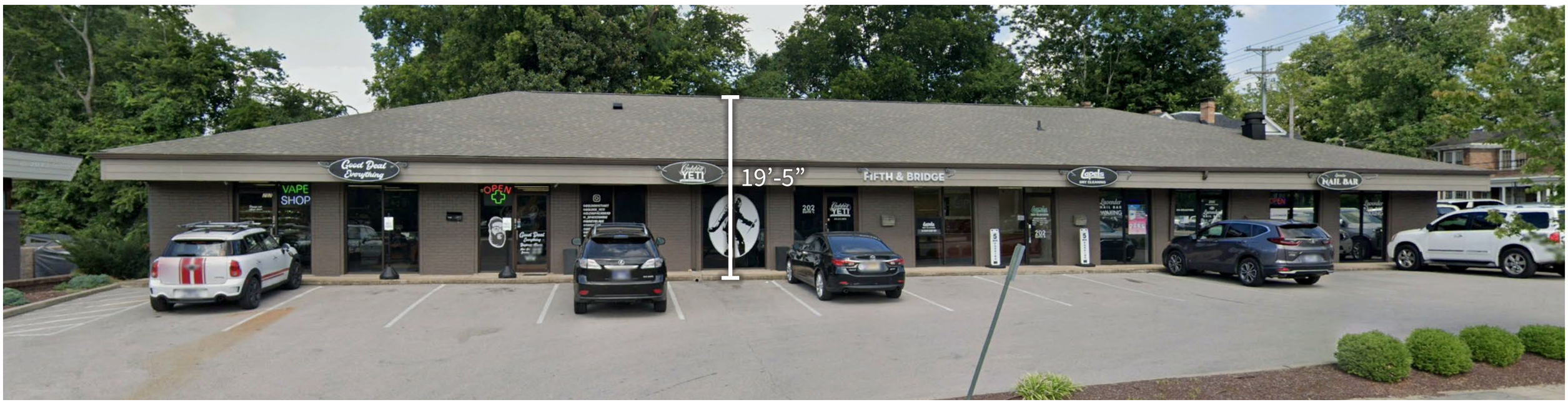


FRANKLIN JUICE CAFE



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 unleasable, 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

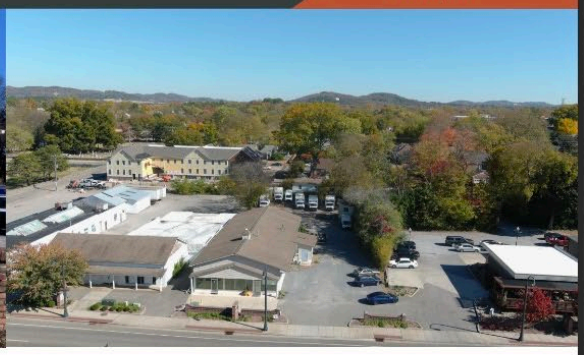
Reid Mangelsdorf
Vice President
615-345-7214
rmangelsdorf@charleshawkinsco.com

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.franklintn.gov/FlippingBook/FranklinZoningOdinance/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.

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**230 Franklin Rd. (Franklin Road Historic District)**
Applicant:	**Deborah Brannon**
Owner:	**Factory Partners LLC, Micah Williams, Rep.**
Project #:	**9053**
Type of Work:	**Consideration of Signage (Small Hanging/Projecting)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**March 3, 2026**
Expiration Date:	**March 3, 2028 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the retroactive approval of the installation of a small hanging/projecting sign on Building 8 in the alley at the Factory at 230 Franklin Road.

The Guidelines allow for administrative approval of small hanging/projecting signs if all recommendations are met.

- **Quantity:** The Guidelines state that a maximum of 1 sign is allowed per main entrance to a retail storefront/tenant space on the ground floor. One Small Hanging/Projecting sign is proposed for a tenant space on the ground floor and meets the intent of the Guidelines. The small hanging/projecting sign is the only sign proposed, out of the recommended maximum of three signs for retail/tenant spaces. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state that the sign may have up to 2 sides and a sign area of 4.5 square feet per side; however, the development has a Modifications of Standards that approved the sign area to be 6.5 sq. ft. in the pedestrian alley between Buildings 13 and 8. This application proposes a sign panel that is 30" x 30", or 6 sq. ft. per side. The proposed sign meets the intent of the approved Modifications of Standards.

- **Projection:** The Guidelines state the sign may project from the building facade at a 90-degree angle or at a 45-degree angle when placed at a corner of a building and project a maximum of 4 feet from the building facade, inclusive of bracket depth. The proposed sign projects at a 90-degree angle from the building façade. The bracket depth projects 3 feet and is appropriate.

- **Height:** The Guidelines state that the top of the sign area should be no higher than the ground floor window/transom headers, but shall be hung to maintain an 8-foot minimum clearance from the grade surface (generally defined as the sidewalk or porch floor). The proposed sign is in line with the top of the transoms on the building and will have a clearance of 12.5' from the grade surface. The sign height is appropriate.

- **Material:** The Guidelines state that the material should consist of finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign will use metal for the sign face and matte vinyl for applications. The bracket material is metal. The proposed materials and finishes are appropriate.

- **Placement:** The Guidelines recommend that small hanging/projecting signs be placed near the main entrance. The sign is proposed to be placed next to the storefront entrance. Additional guidance from the Guidelines includes mounting signs to minimize damage to historic materials. The placement is appropriate as it exists.

- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color. Additionally, to use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed sign utilizes a black background and white lettering and accents. The proposed colorway is appropriate.

- **Illumination:** No illumination is proposed within this application.

APPLICABLE GUIDELINES
Chapter 8 – Small Hanging/Projecting Sign

APPROVED WORK SPECIFICATIONS
The small hanging/projecting sign is **approved** with the following conditions:

- Install any mounting bolts through mortar joints rather than the face of the masonry.

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795
http://www.franklintn.gov/


THIRD
Coast
CLAY
PAINT YOUR OWN POTTERY
ACCESS
RAMP

Third Coast Clay Sign Details

It is a 30x30 black and white metal sign, double sided image, matte vinyl overlay and matte laminate. It is at the correct height from the ground and installed 12.66' from the ground.

Image is attached.

Bracket Projection 36”

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I___Factory Partners, LLC_____
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

__Tax Map 63M Group A, Parcel 21.00_____
(Property Parcel/Tax ID Number)
and located at:

____230 Franklin Rd, Franklin, TN 37064_____
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____Micah Williams_____
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mick Williams
Signature

___1009 3rd Ave N. Ste. 200_____
Property Owner Mailing Address

____Nashville, TN 37201_____
City, State & Zip

Subscribed and sworn to before me this

5th day of February, 2026.

Tami A. Pryce
Notary Public

TAMI A. PRYCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/26/26

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**1318 Adams St. (Adams Street Historic District)**
Applicant:	**Jessica Picard**
Owner:	**Jessica Picard**
Project #:	**9054**
Type of Work:	**Consideration of Rear Yard Fencing**
Status:	**Approval with Conditions (See "Approved Work Specifications" Below)**
Approval Date:	**March 3, 2026**
Expiration Date:	**March 3, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to install rear-yard fencing at 1318 Adams Street.

The Guidelines allow for administrative approval of rear yard fencing if all recommendations are met. Rear yard fencing is defined as fencing recessed at least 20' from the front facade of the building.

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed fence appears to meet the Guidelines for location, as it is being proposed at the rear of the building to enclose the area between the building and accessory structure. The fencing is proposed 62' behind the front façade. The location is appropriate.

- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7' in height. The height of the proposed new fence is 4'. The height is appropriate.

- **Material:** The Guidelines state that fences and walls are to be designed so that they support the historic character of the district. The use of wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate, based on the site and setting for rear yards. A split rail fence with wire backing is proposed. The materials are appropriate.

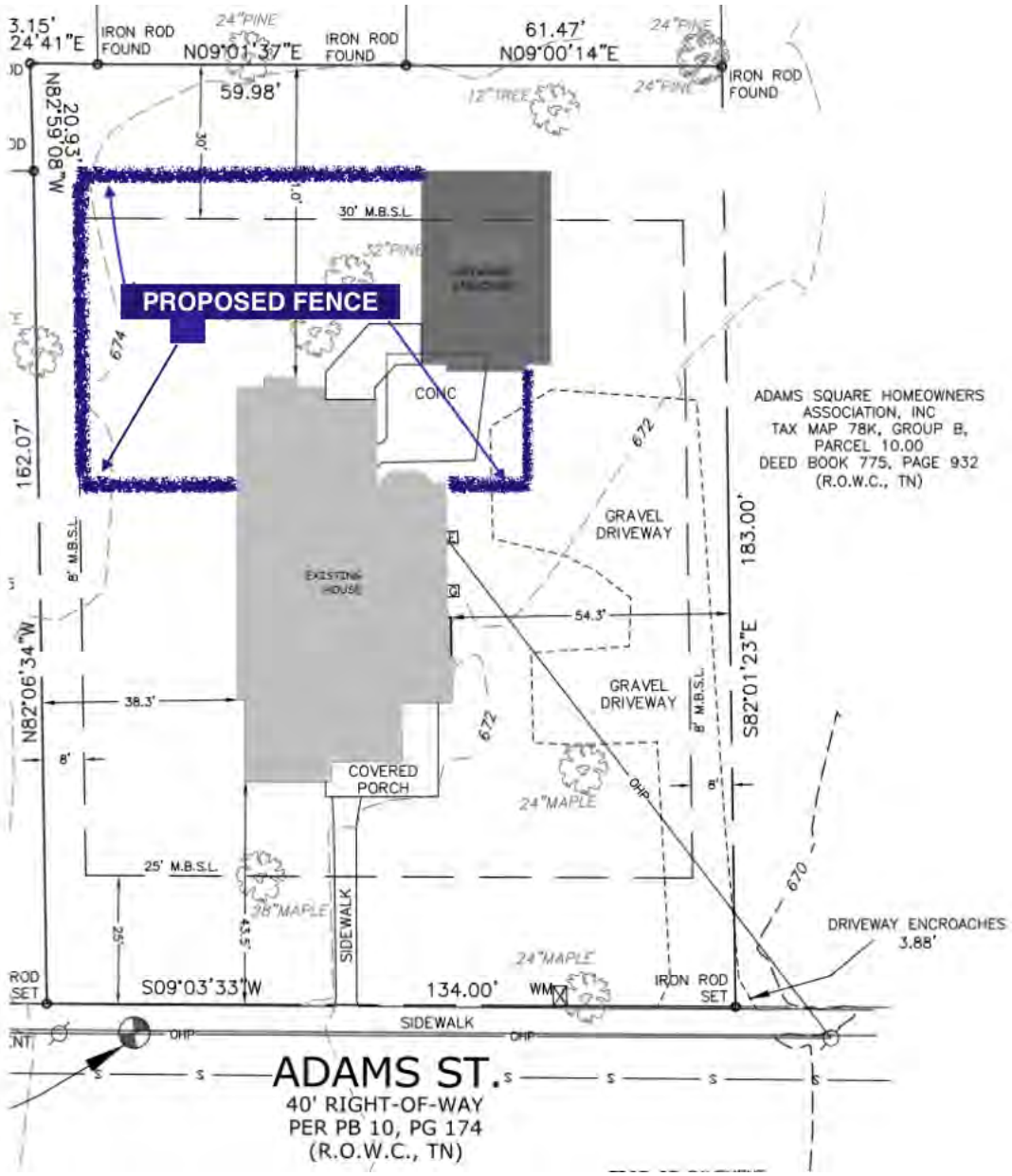
- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is a 4’ wood split rail fence. The proposed design of the wood fence is appropriate

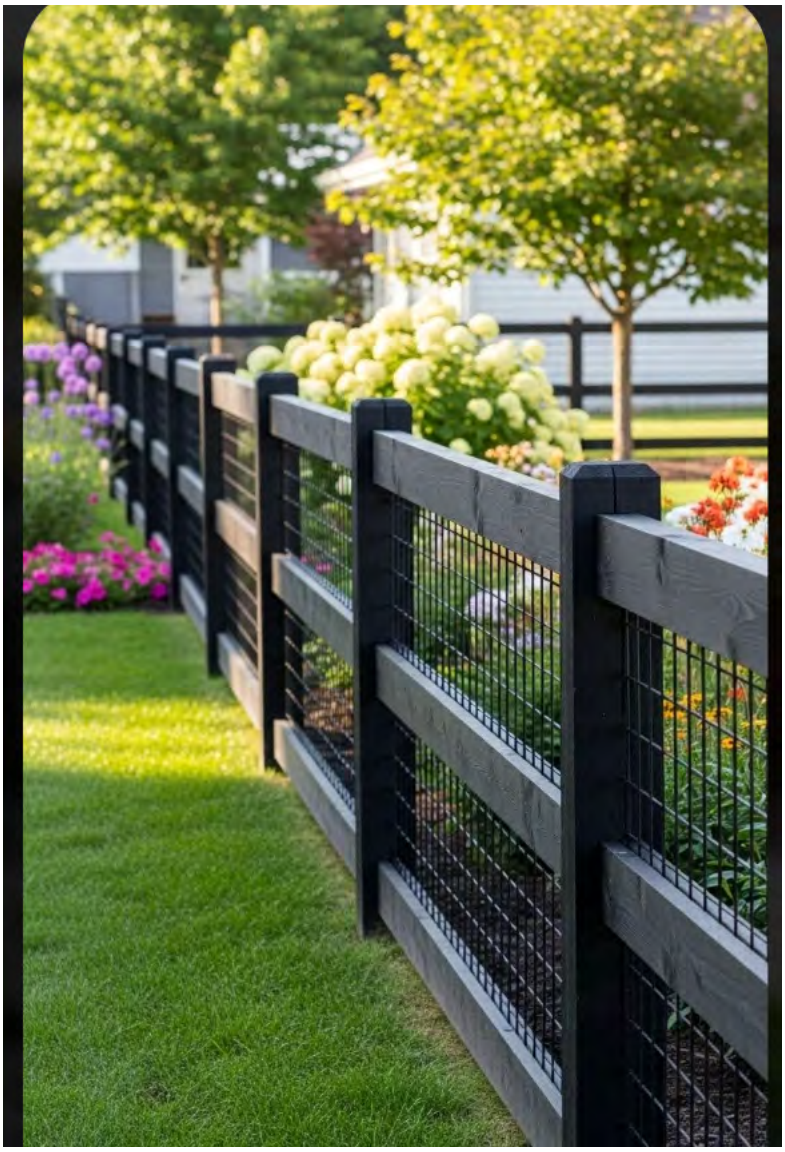
APPLICABLE GUIDELINES
Chapter 7 – Fences, Gates, and Walls

APPROVED WORK SPECIFICATIONS
The rear yard wood fencing is **approved** with the following conditions:

- The fencing may be installed as shown in light of the Historic District Design Guidelines.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795
http://www.franklintn.gov/


3.15'
24'41"E
IRON ROD FOUND
24"PINE
N09°01'37"E
59.98'
IRON ROD FOUND
61.47'
N09°00'14"E
24"PINE
IRON ROD FOUND
12"TREE
N82°59'08"W
20.93'
30' M.B.S.L.
32"PINE
PROPOSED FENCE
674
CONC
672
ADAMS SQUARE HOMEOWNERS ASSOCIATION, INC
TAX MAP 78K, GROUP B, PARCEL 10.00
DEED BOOK 775, PAGE 932
(R.O.W.C., TN)
162.07'
GRAVEL DRIVEWAY
183.00'
8' M.B.S.L.
EXISTING HOUSE
54.3'
S82°01'23"E
N82°06'34"W
38.3'
GRAVEL DRIVEWAY
8' M.B.S.L.
8'
672
COVERED PORCH
24"MAPLE
OHP
8'
25' M.B.S.L.
670
38"MAPLE
SIDEWALK
DRIVEWAY ENCROACHES 3.88'
24"MAPLE
ROD SET
S09°03'33"W
134.00'
WM
IRON ROD SET
SIDEWALK
OHP
OHP
ADAMS ST.
40' RIGHT-OF-WAY
PER PB 10, PG 174
(R.O.W.C., TN)



Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**713 Glass Ln. (Boyd Mil Avenue Historic District)**
Applicant:	**Tom Brooks, LJ Huseby and Company**
Owner:	**JoAnne Haynes**
Project #:	**9056**
Type of Work:	**Minor Alteration on Rear Facade (Non-Historic)**
Status:	**Approval with conditions** **See "Approved Work Specifications" Below)**
Approval Date:	**March 4, 2026**
Expiration Date:	**March 4, 2028 (if work has not commenced)**
Reviewer:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration to the rear façade on the screened porch of a non-historic building located at 713 Glass Lane. The proposal is to replace the screened porch panels, install a 4-panel sliding door, install lighting, and expand the rear brick steps to the enclosed porch.

The Guidelines allow for administrative approval of the following minor alterations to the rear façade if all recommendations are met:

- Minor alterations to non-historic components on rear or obscured facades of historic or non-historic structures that enhance the compatibility with the context of the individual historic district (examples include rear doors, non-historic window replacement, or similar, but do not include any footprint or roofline alterations).

The nature of the location of the alteration, being on the side façade of a non-historic building that is not readily visible by the public, is appropriate for an administrative review. The Guidelines recommend:

- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.
- Design screened or glassed porch additions with the minimum number of vertical and horizontal framing members needed to support the screening *(from Additions to Historic Residential Buildings).*

- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings.

The request is to replace the existing screen panels of a rear screened porch with wood-clad and glass doors with minimal vertical framing members and no horizontal members. The doors will be centered within the porch area, and minor infilling with paneling material is proposed on both sides of the doors. The brick from the existing stairs will be reused, and the new brick will match the existing brick. Light fixtures are shown on the infilled section, however no specifications were included within the application. The proposed replacement door is simple in appearance and appropriate for a glassed-in porch. The style and design of the door is simple and secondary in appearance to the main entrance.

APPLICABLE GUIDELINES

2022 Historic District Design Guidelines
Chapter 2: Non-Historic Residential Buildings

APPROVED WORK SPECIFICATIONS

The rear screened porch alterations are **approved** with the following conditions:

- The light fixture must be submitted to Preservation Planning staff prior to building permit approval.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | **Preservation Planner**
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795
http://www.franklintn.gov/

LETTER OF AFFIDAVIT

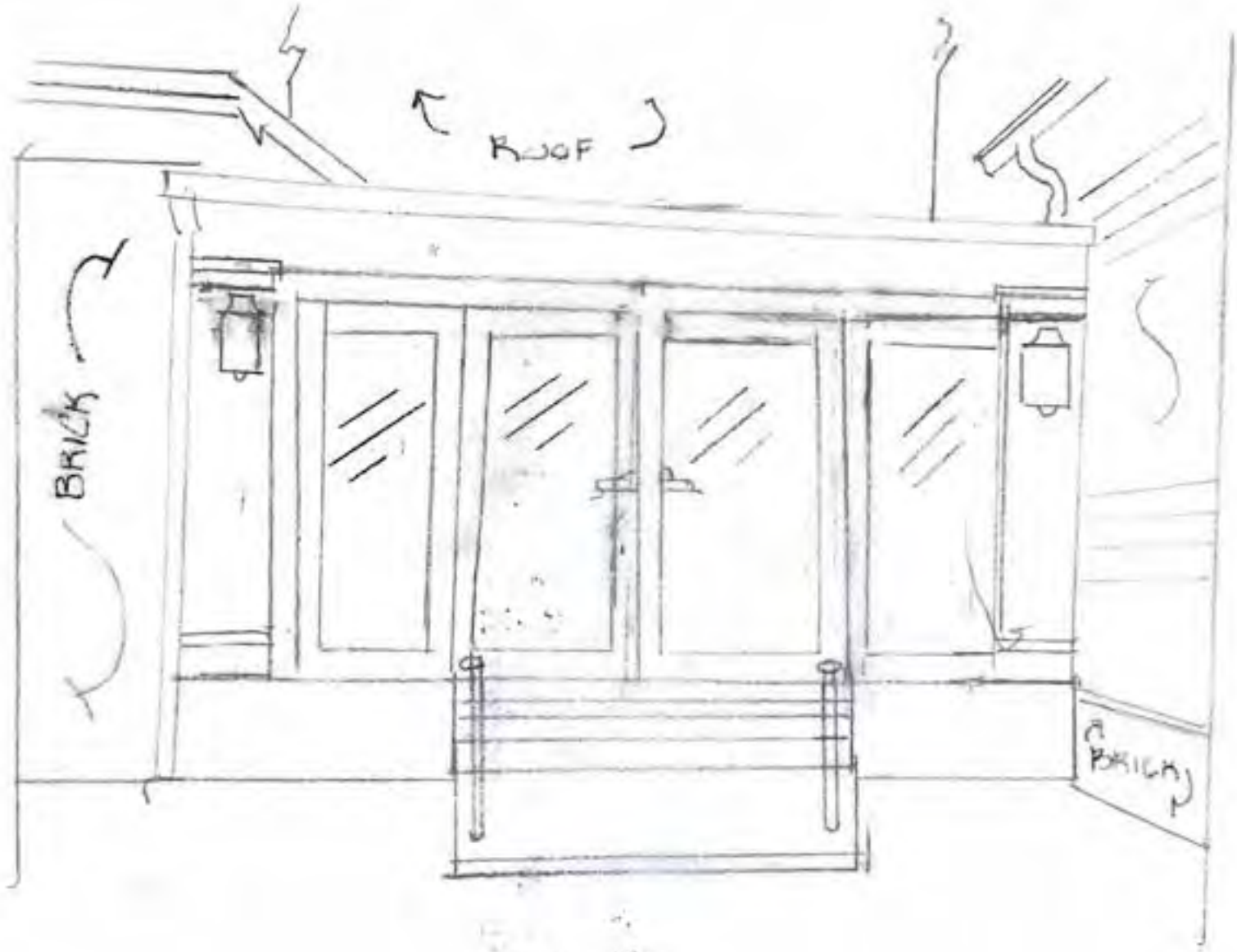
This letter is to confirm that the Owner: JoAnne Haynes located at 713 Glass Lane Franklin, TN 37064 has entered into a Construction Agreement with the company: LJ Huseby & Company LLC. to perform work at the residence located at 713 Glass Lane Franklin, TN 37064.

OWNER: JoAnne Haynes
DATE: 1/16/2026

CYNTHIA POSEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 9 2028

State of Tennessee
County of Williamson
On this 16 day of January 2026
before me personally appeared
JoAnne Haynes
to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
SEAL (signed) _____ NOTARY PUBLIC


File Edit View Conversation Format Window Help
Wed Feb 4 2:47 PM
To: Tom Brooks
Open with Preview
Photo
n Brooks
, riley & Kayla
(615) 578-4824
y Sheridan
(901) 292-6160
& +1 (901) 292-6160
da Anderson
a Sweden
wie
Bartlett
thleen Evers
Yesterday


ROOF
BRICK
BRICK

ges File Edit View Conversation Format Window Help Wed Feb 4 2:47 PM

To: Tom Brooks

Photo

Open with Preview



n Brooks
worries 😊 I can pick it u

, riley & Kayla
king forward to seeing yo
he over?

(615) 578-4824
od morning hope you're fe
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ıy Sheridan
at?

(901) 292-6160
Please if you see any Lo

ı & +1 (901) 292-6160
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very for 2/11 @ 10:30.

da Anderson
to have a friend you can
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n Sweden
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wie
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ly just texted that it is rea

ı Bartlett
ly are coming for a holiday

thleen Evers

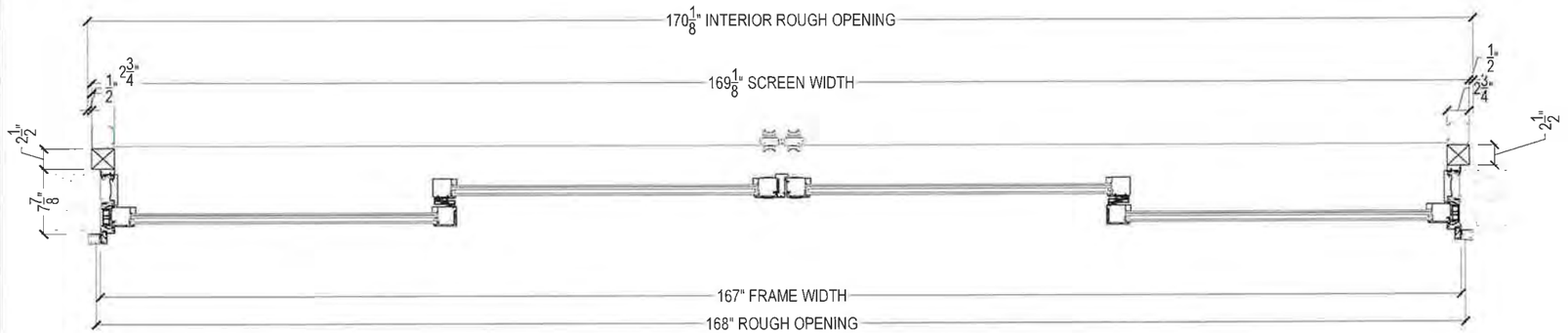
I will see you at 11:30. Thank you.

OK I am here.

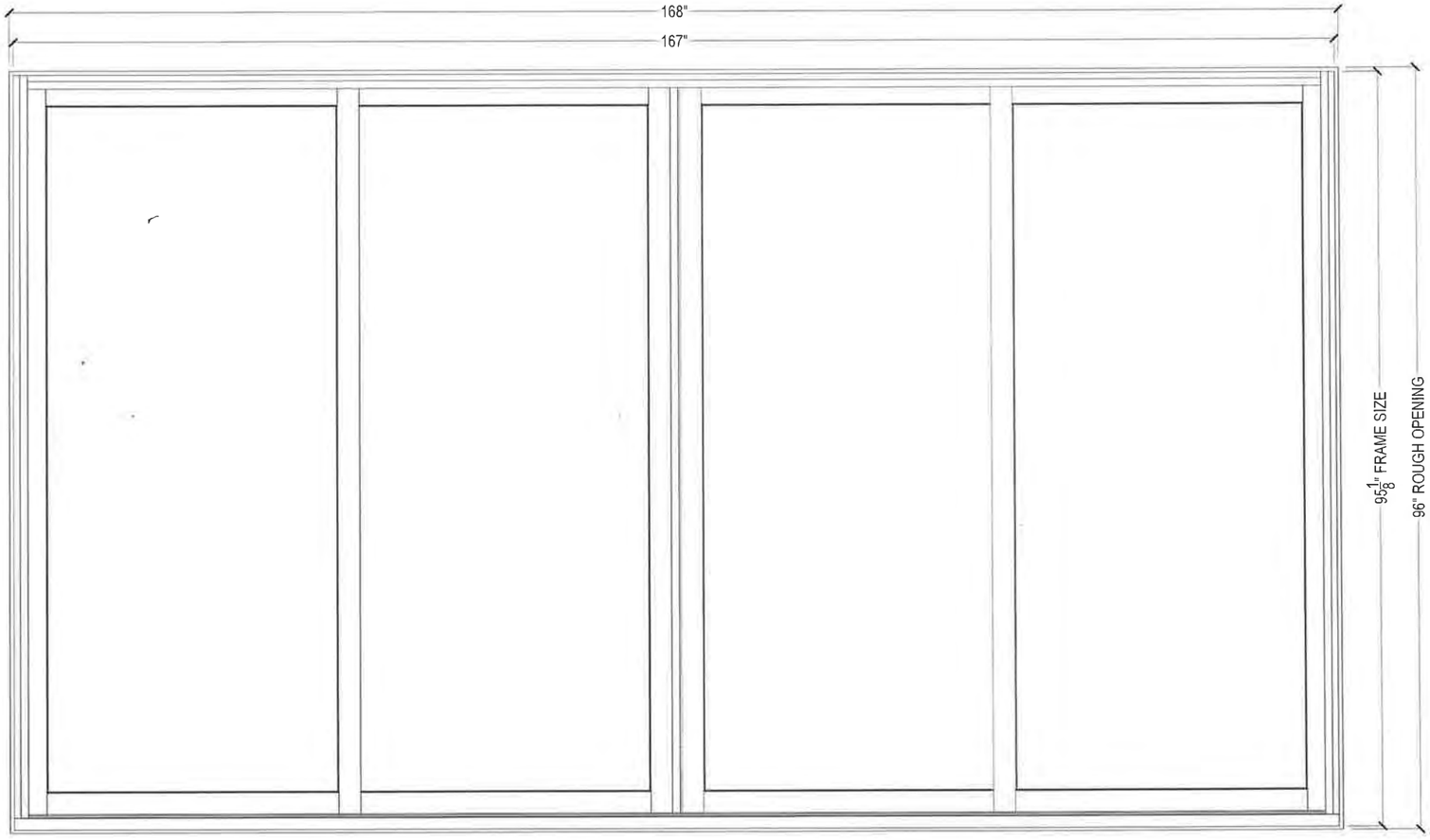
You can pick it up in the morning
o so starting back with the
oming tomorrow.

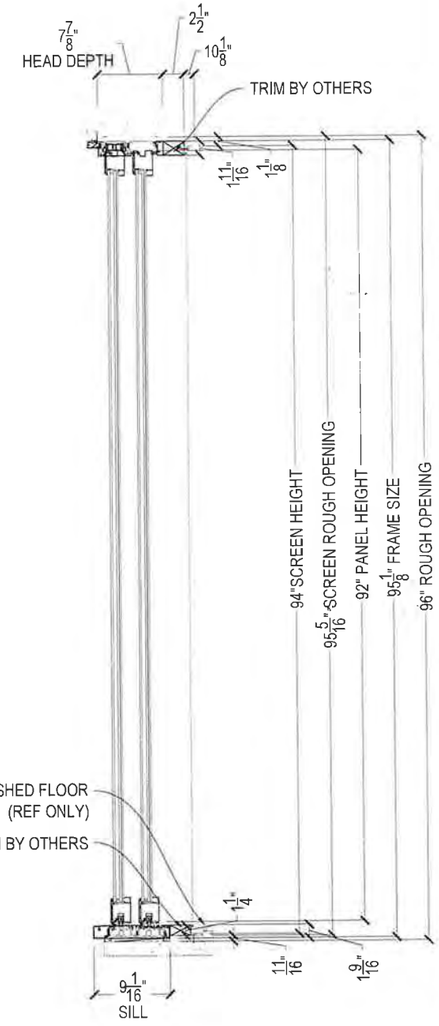
Delivered

Yesterday



OX-XO





1 168" X 96" MULTISLIDE
Scale: 1" = 1' - 0"

VINTAGE MILLWORKS —INC.—

PM: W.CREW
SHOP LEAD:S. JOHNSON
TECH LEAD:A. MELTON

REV #	DATE	INIT.
1		
2		
3		
4		
5		
6		

1. ALL DIMENSIONS TO BE FIELD VERIFIED BY VMI PRIOR TO FABRICATION.
2. SHOP DRAWINGS ARE NOT AN EXTENSION OF THE DESIGN DEVELOPMENT PROCESS. CHANGES OF INTENT AND/OR DESIGN SCOPE MADE DURING SHOP DRAWING REVIEW WILL RESULT IN AN INCREASE OF TIME AND COSTS.
3. SHOP DRAWING REVIEW MUST BE COMPLETED WITHIN 10 WORKING DAYS OF SUBMITTAL TO PREVENT SCHEDULING DELAYS.
4. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE, AND AS SUCH MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART, FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN PERMISSION OF VINTAGE MILLWORKS, INC.

APPROVALS

PRELIMINARY:
SIGNATURE DATE

APPROV. BY ARCHITECT:
SIGNATURE DATE

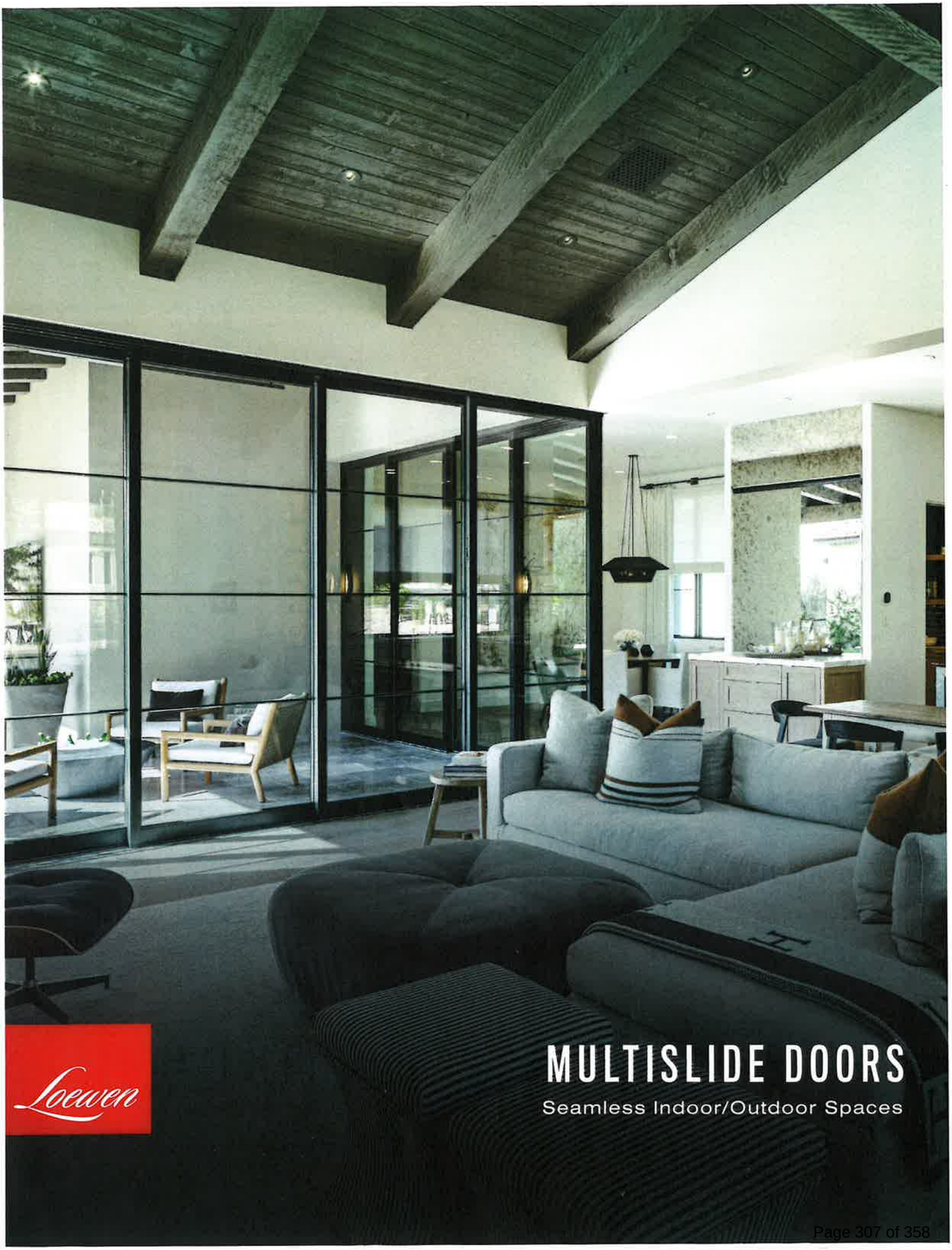
VMI VERI. DIMENSIONS:
SIGNATURE DATE

APPROVED FOR BUILD:
SIGNATURE DATE

WINDOWS

OVERALL DETAILS

JOB #: 20260025
WORK ORDER: - - - -
DRAWN BY: —
DATE: 11-12-25
SHEET: 1 OF 3
DWG.# 00.01. 1
REV. -


Loewen
MULTISLIDE DOORS
Seamless Indoor/Outdoor Spaces

- SUNPORCH EXTERIOR SLIDER WHITE CLAD

Technical Guide M

MultiSlide Doors



• SLIDING DOOR
STILE & RAIL DETAIL

OUR OFFERING

Stacking, bi-parting, and pocketing doors available in straight or corner configurations

Three distinct retractable screen options

FEATURES

Narrow stiles and rails allow for expansive views without sacrificing the structural performance Loewen is known for.

Aluminum cladding conceals a fiberglass frame and sill ensuring an exceptional thermal performance while maintaining a durable and consistent finish.

Door panels, interior wood covers, and wood frame components are available in a range of wood species.

The square sill can be installed flush with flooring and includes a discrete drainage system allowing for exceptional performance with a minimalistic profile. Risers are available to increase performance and can be added post-install.

Panels can facilitate True Triple Glazing with ½" airspaces, even at large sizes.

Quad rollers increase weight capacity and make panels easier to roll.

Quad roller adjustments are concealed on the end of the panel maintaining a clean aesthetic on the interior of the panels

Re-designed interlocks increase performance and ease of operation.

Designed with a knocked-down frame, the Loewen MultiSlide has been engineered to allow for effortless installation.

Optional sill riser can be added post-install

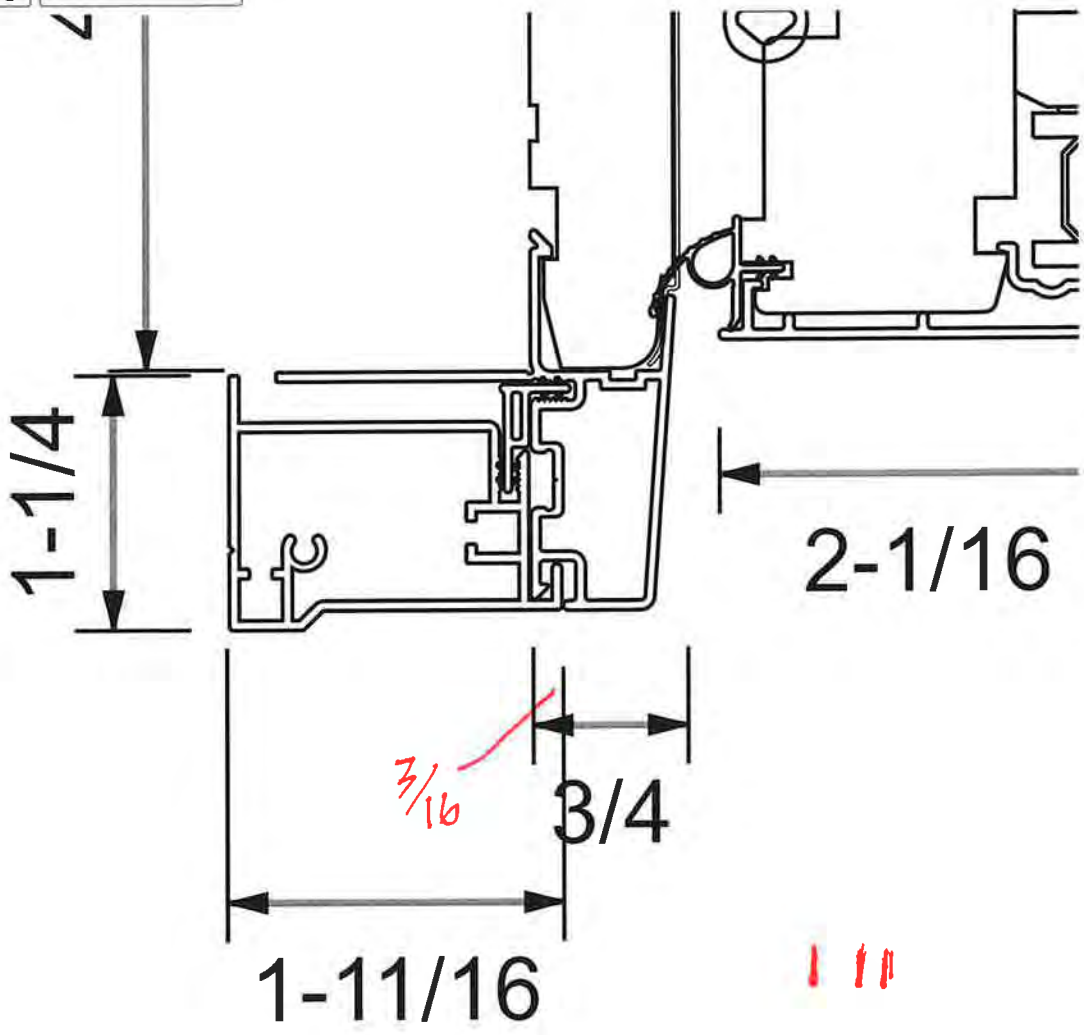


Product Configurator * is required field

Customer: 892401 Vintage Millworks Inc. **Quote:** QT00208977 **Line:** 4

Product: 28AC **Quantity:** 1

Save Drawing | Reset Drawing | Show Elevation



Messages Order Drawing Help

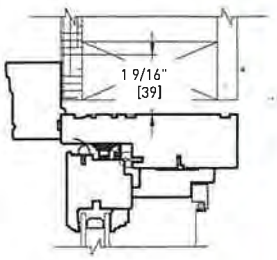
***Required**

Masonry Opening
Wood Exterior

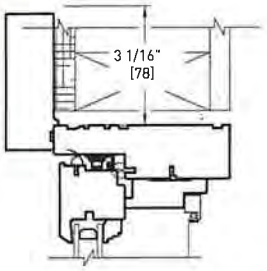
• 2" BRICKMOLD ALL UNITS

Casing Options

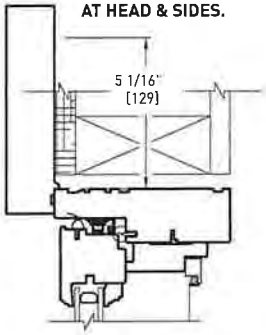
2" BRICKMOULD.
ADD 1 9/16" (39 mm) TO FRAME DIMENSIONS AT HEAD & SIDES.



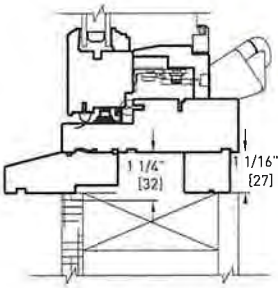
3 1/2" FLAT CASING.
ADD 3 3/16" (78 mm) TO FRAME DIMENSIONS AT HEAD & SIDES.



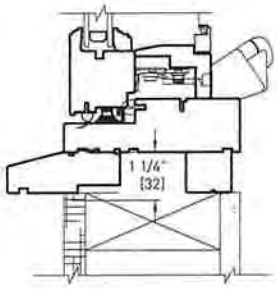
5 1/2" FLAT CASING.
ADD 5 1/16" (129 mm) TO FRAME DIMENSIONS AT HEAD & SIDES.



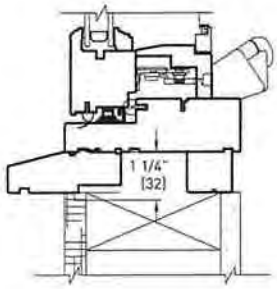
Sill Nose Options



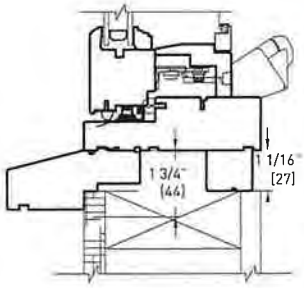
STANDARD SUB SILL.
ADD 1 1/4" (32 mm) TO FRAME DIMENSION AT SILL.



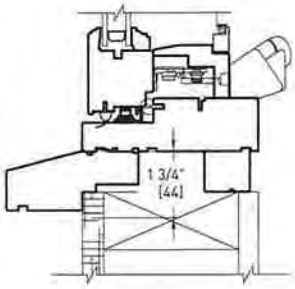
STANDARD SUB SILL.
ADD 1 1/4" (32 mm) TO FRAME DIMENSION AT SILL.



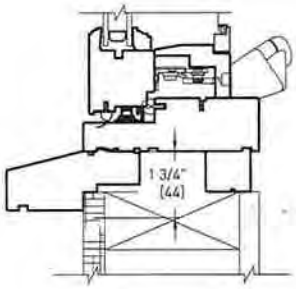
STANDARD SUB SILL.
ADD 1 1/4" (32 mm) TO FRAME DIMENSION AT SILL.



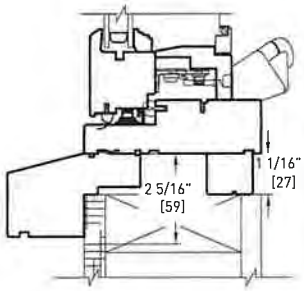
BC SUB SILL.
ADD 1 3/4" (44 mm) TO FRAME DIMENSION AT SILL.



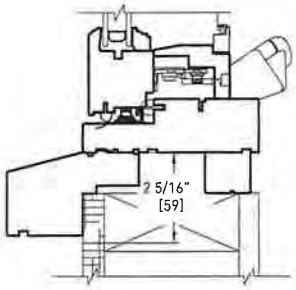
BC SUB SILL.
ADD 1 3/4" (44 mm) TO FRAME DIMENSION AT SILL.



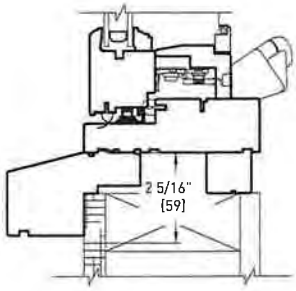
BC SUB SILL.
ADD 1 3/4" (44 mm) TO FRAME DIMENSION AT SILL.



HERITAGE SUB SILL.
ADD 2 5/16" (59 mm) TO FRAME DIMENSION AT SILL.



HERITAGE SUB SILL.
ADD 2 5/16" (59 mm) TO FRAME DIMENSION AT SILL.

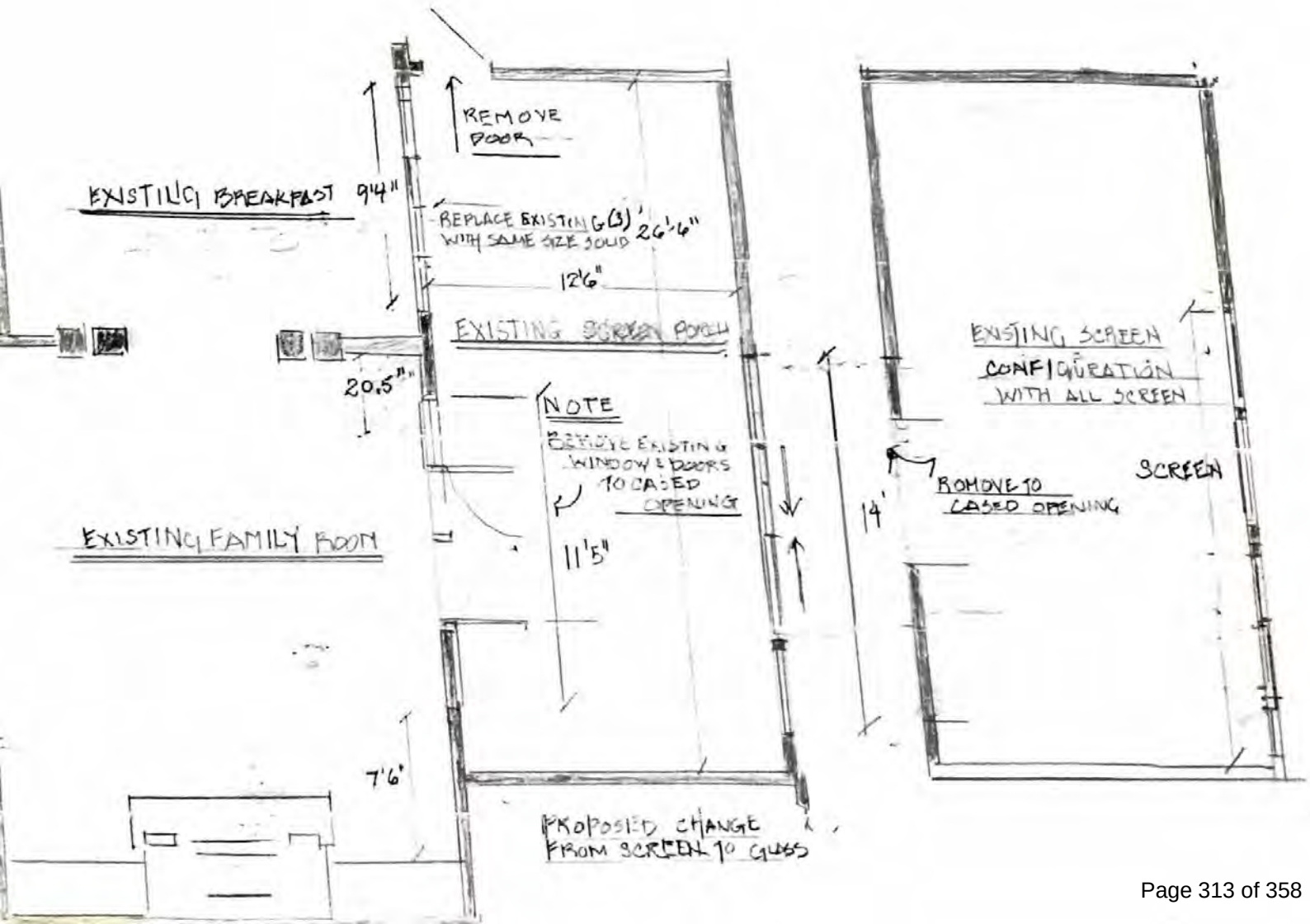


HERITAGE SUB SILL.
ADD 2 5/16" (59 mm) TO FRAME DIMENSION AT SILL.

Note: • Other jamb widths available

Information is subject to change without notice | CAD Download and Installation Instructions: www.loewen.com


Alpine White
Standard Palette
www.loewen.com
Loewen


REMOVE DOOR
EXISTING BREAKFAST
94"
REPLACE EXISTING (3) WITH SAME SIZE SOLID
26'6"
12'6"
EXISTING SCREEN PORCH
20.5"
NOTE
REMOVE EXISTING WINDOW & DOORS TO CASED OPENING
EXISTING FAMILY ROOM
11'5"
7'6"
PROPOSED CHANGE FROM SCREEN TO GLASS
EXISTING SCREEN CONFIGURATION WITH ALL SCREEN
ROMOVE TO CASED OPENING
SCREEN
14'

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I JOANNE ELIZABETH HAYNES
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

0788A 019.00 000
(Property Parcel/Tax ID Number)
and located at:

713 GLASS LANE, FRANKLIN, TN
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

HUSEBY HOMES / TOM BROOKS
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

JoAnne Haynes
Signature

713 Glass Lane
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

16TH day of Feb, 2026.

Don McDonald
Notary Public

DON MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 24, 2029

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**348 Main St. (Downtown Franklin Historic District)**
Applicant:	**Rebecca Davis, Mimi & Dottie, Rep.**
Owner:	**Marty Osburn, Main Street Partners**
Project #:	**9055**
Type of Work:	**Consideration of Signage (Window Signs)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**March 6, 2026**
Expiration Date:	**March 6, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of new window signage at 348 Main Street.

The Guidelines allow for administrative approval of window signs if all recommendations are met.

Window Sign:

- **Quantity:** The Guidelines recommend that a commercial building should have no more than three signs. One sandwich board sign has been approved for the space, and two window signs are proposed within this application. The recommended maximum quantity of signs has been reached with the two proposed window signs. The quantity is appropriate.

- **Sign Area**: The Guidelines recommend that the sign area be a maximum of 15% of an individual window or window grouping area. The window sign is 52" by 4.5", or 1.6 sq. ft. The window area is 88" by 91", or 55.6 sq. ft. The sign area is 2.9%, which is appropriate.

- **Placement:** The Guidelines recommend placing the sign fully within the interior of the building. The sign placement was not indicated within the application. The signage must be installed on the interior of the building.

- **Materials:** The Guidelines state that when using decals, to use individual letters and graphics with a transparent background. The materials proposed consist of vinyl lettering with transparent backgrounds. The materials are appropriate.

- **Colors:** Maximum of 2 colors, using only light tones or only dark tones, but not a combination of the two. Use muted colors that complement the facade, although vibrant colors may be considered as an accent. The sign utilizes white lettering. The color is appropriate.

- **Illumination:** No illumination is permitted. No illumination is proposed.

APPLICABLE GUIDELINES
Chapter 8 – Signs

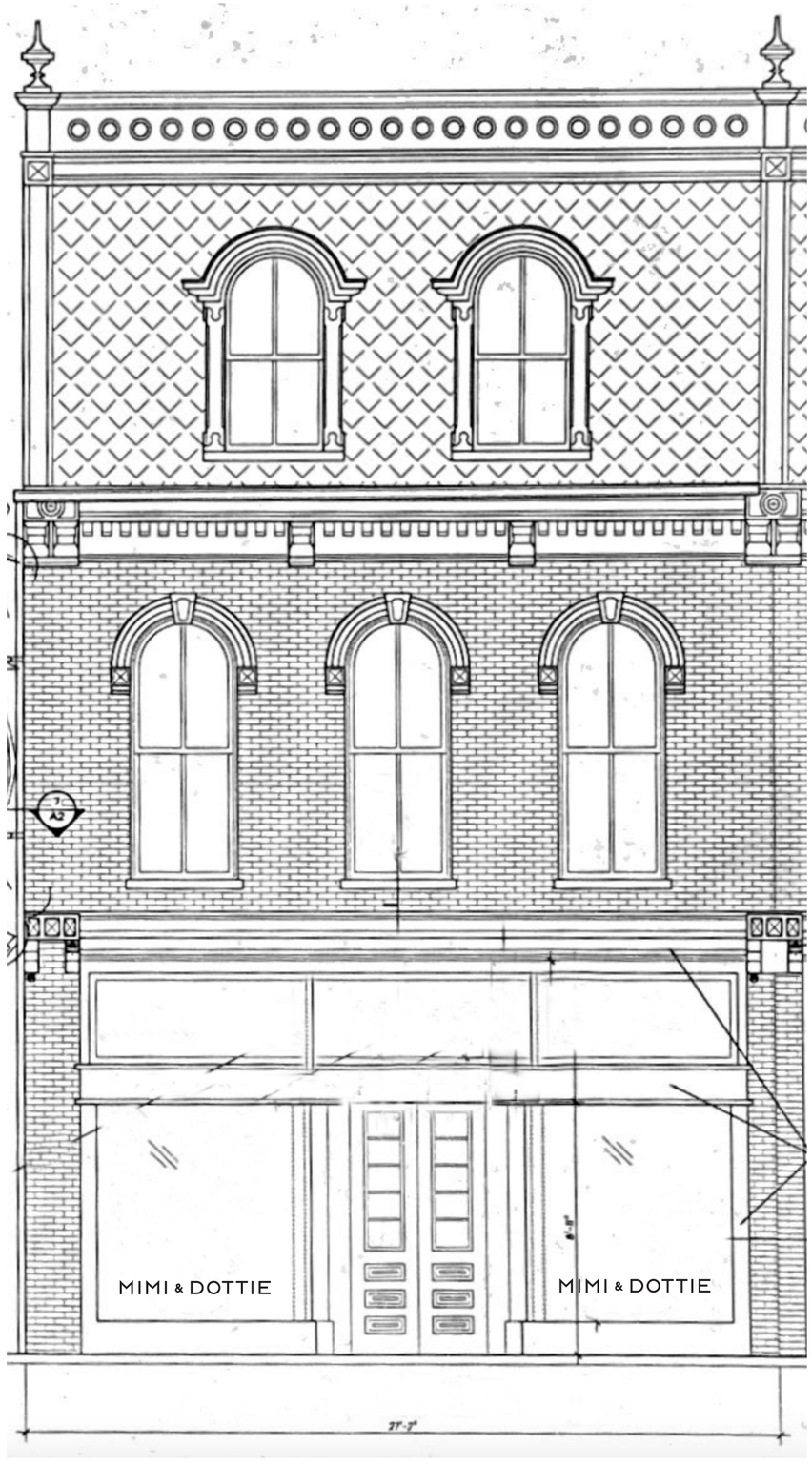
APPROVED WORK SPECIFICATIONS
The window signs are **approved** with the following conditions:

- The window signage must be applied fully within the interior of the building on the glass.

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

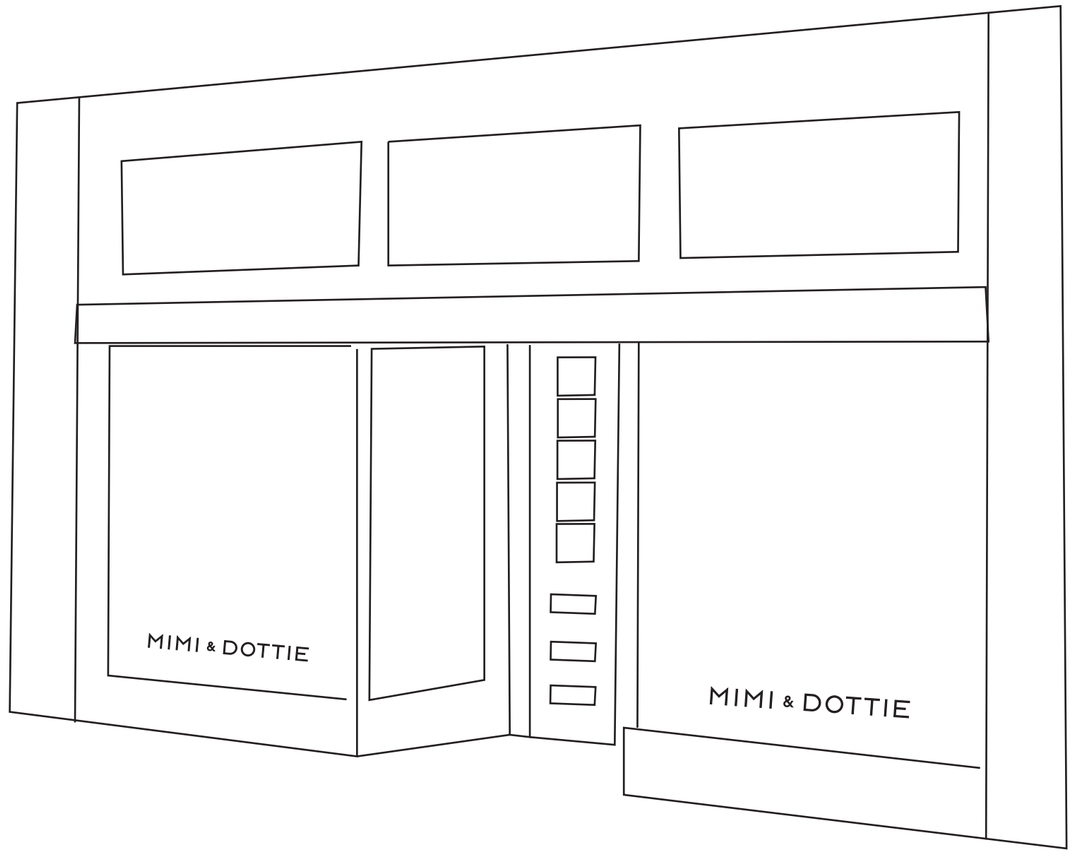
Emily Huffer | **Preservation Planner**
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 | http://www.franklintn.gov/



MIMI & DOTTIE

PROPOSED WINDOW SIGNS

348 MAIN STREET




FRANKLIN
WINTER
FOR LEASE
Upper Floor
Available March 2026
615-943-7007


FOR LEASE
Upper Floor
Available March 2026
615-943-7007

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I MAIN STREET PARTNERS
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

DIST-09 MAP 078CA PARCEL 01500
(Property Parcel/Tax ID Number)
and located at:

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

J. MARTIN OZBURN
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

J. Martin Ozburn
Signature

PO 563
Property Owner Mailing Address

FRANKLIN TN. 37065
City, State & Zip

Subscribed and sworn to before me this

15 day of 01, 20 26.

Candace Gore
Notary Public

My Commission Expires: 1/22/29

CANDACE M. GORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
January 22, 2029

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**305 Public Square (Downtown Franklin Historic District)**
Applicant:	**Terri Yates**
Owner:	**Williamson County, Mayor Rogers Anderson**
Project #:	**9082**
Type of Work:	**Consideration of Signage (Sandwich Board Sign)**
Status:	**Approval with Conditions (See "Approved Work Specifications" Below)**
Approval Date:	**March 24, 2026**
Expiration Date:	**March 24, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a sandwich board sign for a walking tour to be located at 305 Public Square.

The Guidelines allow for administrative approval of sandwich board signs if all recommendations are met.

- **Sandwich Board Signs:** A pair of advertisement boards connected at the top by straps or hinges, designed to be placed on the sidewalk in front of the ground-floor retail storefront/ tenant space. The proposed sign is consistent with the design of a sandwich board sign as listed in the Guidelines or Zoning Ordinance.

- **Location:** The Guidelines state that sandwich board sign shall be placed on the sidewalk in front of the retail storefront/tenant space and shall maintain 48 inches of sidewalk clearance for pedestrian circulation. The proposed sandwich board sign is placed on the public sidewalk located in front of the primary space for the walking tour. The clearance around the sign was not included within the application.

- **Quantity:** The Guidelines state that a maximum of one per retail store front/ tenant space is recommended. The sandwich board sign is the only sign for the walking tour. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 6 sq. ft. per side. The proposed sign area is 24" by 36", or 6 sq. ft. The proposed sign area is appropriate.

- **Height:** The Guidelines state that the maximum height shall be 4 feet at the top of the sign area. The proposed sign height is 36" or 3 feet. The height is appropriate.

- **Material:** The Guidelines state that the material should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign notes that the materials consist of a metal frame and wood sign panel. However, the sign appears to consist of a corrugated plastic sign panel. The existing sign panel material is not appropriate and should be altered to align with the Guidelines.

- **Color:** The Guidelines state that a maximum of 3 colors, and with a darker background color than the lettering color is recommended for the colorway. The Guidelines recommend to use muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed sign utilizes a black background with lighter white/yellow lettering and minimal accents of red/orange. The colors are appropriate.

- **Illumination:** No illumination is permitted. No illumination is proposed.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The sandwich board sign is **approved** with the following conditions:

- The sign panel material must changed to be consistent with the noted materials and be a finished wood or metal material, consistent with the Guidelines, prior to permitting.

- The sign must utilize a matte finish.

- The placement of the sandwich board sign shall maintain 48 inches of sidewalk clearance for pedestrian circulation.

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 | http://www.franklintn.gov/

001-C-1
Cover Sheet

Plan Sheet for Franklin on Foot Sandwich Board Sign located at 305 Main Street Franklin, Tennessee

Index

001-C-2 - Drawing of sign
001-C-3 to C-5 photos of sign
001-C-6 contact info.

001-C2

Sign is 2 feet wide and 3 feet tall and made of Plywood with a metal frame.



Located in front of old Courthouse 305 Main Street. (see attached photos.)

001-
C-3


FRANKLIN'S
ORIGINAL
GHOST
TOUR
This tour is often imitated,
never duplicated
615-400-3808
Tripadvisor Best of the best 2023
Tripadvisor Best of the Best 2024
Tripadvisor Best of the Best 2025
ALL TOURS MEET HERE
FRANKLINONFOOT.COM


STANLEY

OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

I/We WILLIAMSON COUNTY, TN
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

079C 001800 00009078C
(Property Parcel/Tax ID Number)
and located at:

305 MAIN ST. FRANKLIN, TN 37064
(Street Address)

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

JEFF YATES
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

KRB Ryan E. Anderson, Mayor
Owner Signature

N/A
Additional Owner Signature, if applicable

1320 WEST MAIN ST. FRANKLIN
Property Owner Mailing Address

FRANKLIN, TN 37064
City, State & Zip

Subscribed and sworn to before me this
17 day of Dec, 2025.

Jamie Lynn Anderson
Notary Public

My Commission Expires: 03/09/2027

JAMIE LYNN ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
WILLIAMSON COUNTY

Law Dept approved (2) 05.13.24

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**179 Splendor Ridge Dr. (Franklin Road Historic District)**
Applicant:	**Art Haws**
Owner:	**Art Haws**
Project #:	**9085**
Type of Work:	**Mechanical Equipment Installation**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**March 24, 2026**
Expiration Date:	**March 24, 2028 (if work has not commenced)**
Reviewer:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to install a generator at 179 Splendor Ridge Drive. The generator is proposed to be installed behind the principal building. The generator will not be seen from street view.

- **Location**: The Guidelines recommend placing ground-mounted mechanical equipment behind buildings and screening it from street view with landscaping, fencing, or a wall.

The proposed installation of the equipment is appropriate as it is behind the principal building and not visible from street view.

APPLICABLE GUIDELINES

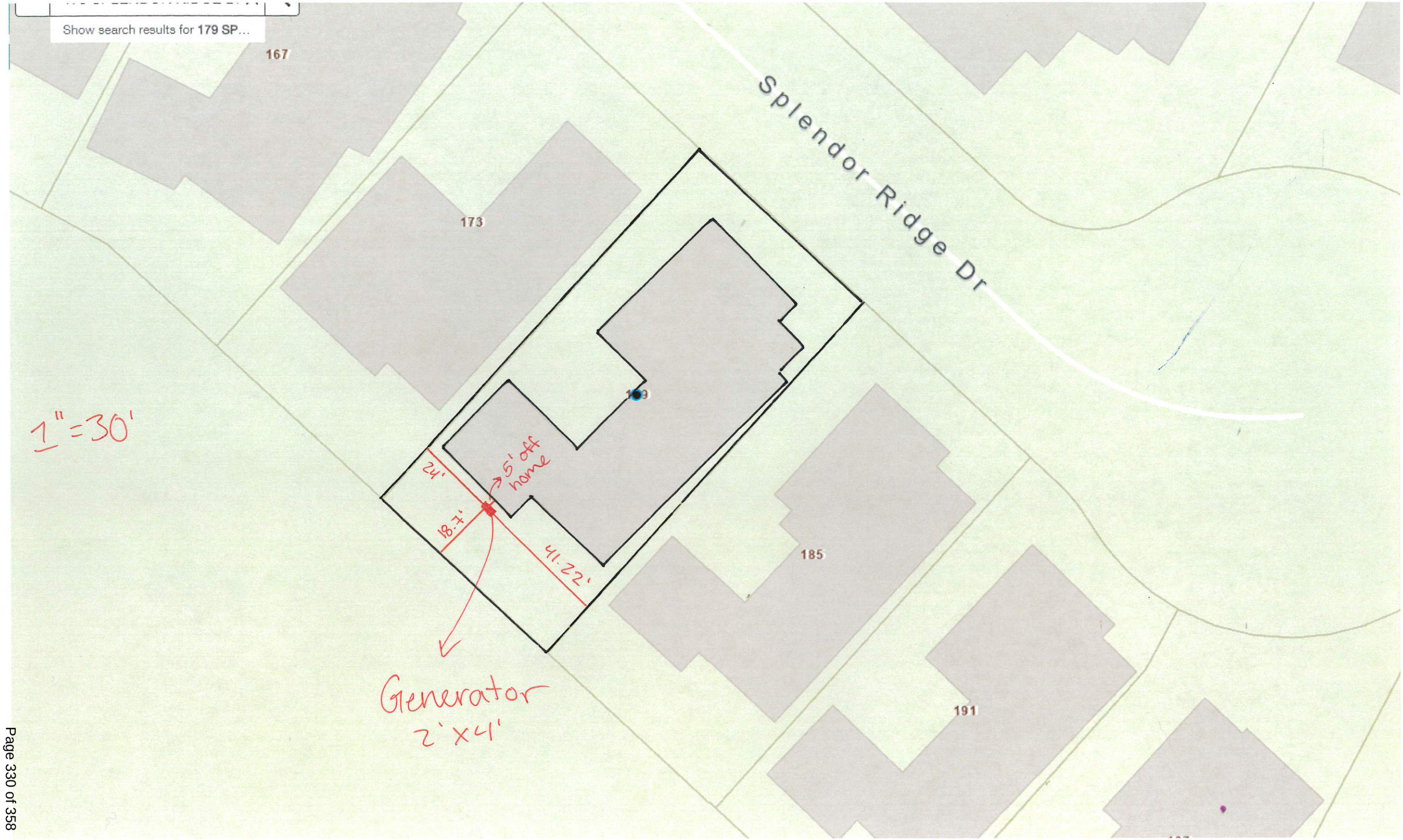
Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

The mechanical equipment installation is **approved** with the following conditions:

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 http://www.franklintn.gov/


Show search results for 179 SP...
167
173
179
185
191
Splendor Ridge Dr
1" = 30'
24'
5' off home
18.7'
41.22'
Generator
2' x 4'

22-28 kW

GENERAC AIR-COOLED STANDBY GENERATOR

Residential/Commercial Standby Generator

INCLUDES:

- Cellular connectivity standard, with Wi-Fi™ and Bluetooth™ capabilities
- Electronic fuel and ignition control (EFIC)
- Hydraulic lifters
- Smart Exercise Technology
- True Power™ Electrical Technology
- Power Zone™ 200 Controller
- Oil level sensor
- 200 Amp service rated transfer switch in bundled models
- Electronic governor
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Natural gas or LP gas operation
- ecobee by Generac Smart Thermostat included in select bundles
- 5 Year limited warranty, generator and transfer switch
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.*

  **Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

STANDBY POWER RATING

G007260-0; G007325-0 (Aluminum-Metro Gray) - 22kW 60 Hz
G007261-0; G007326-0 (Aluminum-Metro Gray) - 24kW 60 Hz
G007327-0; G007328-0 (Aluminum-Metro Gray) - 26kW 60 Hz
G007282-0; G007329-0 (Aluminum-Metro Gray) - 28kW 60 Hz



QUIET TEST™

NOTE: CETL certification only applies to unbundled generator units. Units bundled with the transfer switch are ETL certified in the USA only.

FEATURES

- INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- TRUE POWER™ ELECTRICAL TECHNOLOGY: Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- TEST CRITERIA:
  - ✓ PROTOTYPE TESTED
  - ✓ SYSTEM TORSIONAL TESTED
  - ✓ NEMA MG1-22 EVALUATION
  - ✓ MOTOR STARTING ABILITY
- ecobee by Generac SMART THERMOSTAT: This new energy manager for the home offers a seamless integration into the Generac ecosystem, managing the home's HVAC systems(s) and protecting the generator from potential overloads with precision. Leveraging Mobile Link, users may also view the status of the generator and the LP tank level (if applicable).
- MOBILE LINK® CONNECTIVITY: Standard with the Generac Air-Cooled Standby Generator home standby generators, Mobile Link Cellular allows users to monitor the status of their generator from anywhere using a smartphone, tablet, or PC. Easily access real-time operating status, maintenance alerts, and generator readiness. Users can also connect their account to an authorized service dealer for proactive support and streamlined service. With Mobile Link, users can see their generator is ready before the next power outage.
- SOLID-STATE VOLTAGE REGULATION: This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- SINGLE SOURCE SERVICE RESPONSE from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- GENERAC TRANSFER SWITCHES: Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC PROMISE

USA ENGINEERED & BUILT* | 24/7 • 365 CUSTOMER CARE | FIVE YEAR LIMITED 5 WARRANTY

GENERAC Mobile Link™

* Assembled in the USA using domestic and foreign parts.

GENERAC

Features and Benefits

Engine

Electronic fuel and ignition control - EFIC	Improves generator performance by automatically adjusting for the changing environment. Improves fuel efficiency and reduces emissions on average.
Hydraulic lifters	Automatically maintains optimal valve spacing. No more manually adjusting valves required.
Generac G-Force design	Maximizes engine “breathing” for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and supporting longer engine life.
Cast iron cylinder walls	Rigid construction and added durability help prolong engine life.
Full pressure lubrication system	Pressurized lubrication to all vital bearings facilitates better performance, less maintenance, and longer engine life. Featuring up to a 2 year/200 hour oil change interval.
Low oil pressure shutdown system	Shutdown protection helps to prevent catastrophic engine damage due to low oil.
Oil level sensor	Continuously monitors and reports engine oil levels.
High temperature shutdown	Helps prevent damage due to overheating.
Electronic governor	Maintains constant 60 Hz frequency.

Generator

Revolving field	Allows for a smaller, light weight unit which operates 25% more efficiently than a revolving armature generator.
Skewed stator	Produces a smooth output waveform for compatibility with electronic equipment.
Displaced phase excitation	Maximizes motor starting capability.
Automatic voltage regulation	Regulating output voltage to ±1% prevents damaging voltage spikes.
UL 2200 listed	For your safety.

Power Zone Controls

AUTO/MANUAL/OFF/SERVICE buttons with LED indicators	Select the operating mode and provides easy, at-a-glance status indication in any condition.
Sealed, raised buttons	Smooth, weather-resistant user interface for programming and operations.
External LED indicators	Adjustable brightness LED indicators to communicate system status and maintenance intervals.
Smart Exercise	Allows the system to skip its scheduled exercise if the generator ran for more than 5 consecutive minutes within the 72 hours prior to a scheduled exercise event, allowing for fuel cost savings to the owner.
Utility voltage sensing	Constantly monitors utility voltage, with adjustable dropout (75-80%) and pickup (84-89%) of nominal voltage.
Generator voltage sensing	Constantly monitors generator voltage to verify the cleanest power delivered to the home.
Utility interrupt delay	Prevents nuisance start-ups of the engine, adjustable 2–1,500 seconds from the factory default setting of 10 seconds by a qualified dealer.
Engine warm-up	Verifies engine is ready to assume the load. Adjustable 0–60 seconds by a qualified dealer (factory default setting 5 seconds).
Engine cool-down	Allows engine to cool prior to shutdown. Adjustable 60–1,500 seconds by a qualified dealer (factory default setting 60 seconds).
Programmable exercise	Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every week. Also offers a selectable setting for weekly, bi-weekly, or monthly operation with an adjustable run time from 5 to 20 minutes, and an option for a low speed engine rpm, providing flexibility and potentially lower fuel costs to the owner.
Smart battery charger	Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with AGM-style batteries.
Generator emergency shutdown	A recessed button on the outside of the enclosure for emergency personnel to use to perform an emergency shutdown of the generator.

Features and Benefits

Unit

● SAE weather protective enclosure	Sound attenuated enclosure provides quiet operation and weather protection, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.
● Enclosed muffler	Quiet muffler is mounted inside the unit.
● Small, compact, attractive	Makes for an easy, aesthetically pleasing installation, as close as 18 in (457 mm) away from a structure. Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.
● Main line circuit breaker	Protects generator from overload.

Installation System

● 14 in (35.6 cm) flexible fuel line connector	Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.
● Integral sediment trap	Meets IFGC and NFPA 54 installation requirements.

Connectivity

● Generator status	Monitor the generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.
● Exercise/Run and Total Hours	Review the generator's complete protection profile for exercise hours and total hours.
● Maintenance information	Provides maintenance information for the specific model generator when scheduled maintenance is due.
● Monthly report with previous month's activity	Detailed monthly reports provide historical generator information.
● Battery information	Built in battery diagnostics displaying current state of the battery.
● Weather information	Provides detailed local ambient weather conditions for generator location.
● Configurable exercise and duration	Select Low Speed Exercise, Smart Exercise, or Transfer on Exercise options. Adjust generator to exercise for 5–20 minutes (5 minute default).
● Installation and service application	Generator installers and service technicians must use the Field Pro mobile application when installing or servicing the generator.

GENERAC®

Specifications

Generator

Model	22 kW	24 kW	26 kW	28 kW
Rated maximum continuous power capacity (LP)	22 kW*	24 kW*	26 kW*	28 kW*
Rated maximum continuous power capacity (NG)	21 kW*	22.5 kW*	24 kW*	25 kW*
Rated voltage	240			
Rated maximum continuous load current – 240 Volts (LP / NG)	92 / 88	100 / 94	108 / 100	116 / 104
Total Harmonic Distortion	Less than 5%			
Main line circuit breaker	100 amp		110 amp	125 amp
Phase	1			
Number of rotor poles	2			
Rated AC frequency	60 Hz			
Power factor	1.0			
Battery requirement (not included)	12 volts, AGM Powersport Battery Group BTX20L 310CCA minimum			
Unit weight (lb / kg)	451 / 205	461 / 209	524 / 238	
Dimensions (L x W x H) in / cm	46.4 x 26.3 x 30.7 / 117.9 x 66.8 x 77.9			
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode **	55	55	55	55
Exercise duration	Adjustable 5 - 20 min (5 min factory default)			

Engine

Engine type	GENERAC G-Force 1000 Series				
Number of cylinders	2				
Displacement	997cc				
Cylinder block	Aluminum w/ cast iron sleeve				
Valve arrangement	Overhead valve				
Lifter type	Hydraulic				
Ignition system	Solid-state				
Governor system	Electronic				
Compression ratio	10.1:1				
Starter	12 VDC				
Oil capacity including filter	Approx. 2.2 qt / 2.1 L				
Operating rpm	3,600				
Fuel consumption					
Natural Gas	ft^3/hr (m^3/hr)				
	1/2 Load	221 (6.27)	197 (5.58)	182 (5.15)	182 (5.15)
	Full Load	311 (8.80)	291 (8.23)	316 (8.96)	297 (8.41)
Liquid Propane					
	ft^3/hr (gal/hr) [L/hr]				
	1/2 Load	89 (2.45) [9.28]	89 (2.45) [9.28]	74 (2.05) [7.74]	81 (2.23) [8.45]
	Full Load	135 (3.71) [14.03]	135 (3.71) [14.03]	144 (3.95) [14.94]	144 (3.97) [15.02]

Fuel pipe must be sized for full load. Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft^3/hr x 2,500 (LP) or ft^3/hr x 1,000 (NG). For Megajoule content, multiply m^3/hr x 93.15 (LP) or m^3/hr x 37.26 (NG).

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, humidity, barometric pressure, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level; and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

Controls

Mode buttons: AUTO	Automatic start on utility failure. Programmable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Generator will not automatically start on utility failure. Control and charger still operate if utility is available.
SERVICE	For diagnostic personnel use to prevent remote commands for safe interaction, and prevent nuisance Mobile Link notifications during diagnostic testing.
Ready to Run/Maintenance messages	Standard
Engine Run Hours indication	Standard
Programmable start delay between 2–1,500 seconds	Standard (programmable by dealer only).
Utility nominal voltage setting	Adjustable to greater than or less than 10% of 240V, (90-110%, default 100%).
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	Adjustable against nominal voltage setting, 75-80% dropout / 84-89% pickup.
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each.
Engine start sequence	Cyclic cranking: Engine cranks a maximum of five times at factory set intervals and durations.
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart battery charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage protection	Standard
Under-Frequency/Overload/Stepper Overcurrent protection	Standard
Safety Fused/Fuse Problem protection	Standard
Automatic Low Oil Pressure/High Oil Temperature shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/RPM Sense Loss shutdown	Standard
High Engine Temperature shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Automatically upgradable firmware via Cellular or Wi-Fi	Standard

Transfer Switch Specifications

Service Rated Switch Features

- Includes fuse control module (FCM) standard.
- Integrated surge protection.
- Energy Management sold separately.
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 80% continuous load, both inductive and resistive.
- 2–pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.
- Includes installation fast mount.

Model	G007325-0 (22kW), G007326-0 (24kW) G007328-0 (26kW), G007329-0 (28kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
ETL or UL listed Enclosure type	Standard NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6
Surge protection	Integrated surge protection
Weight	39.0 lbs (17.7 kg)
ETL rating	ETLus

Dimensions

	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.3
cm	67.95	76.45	26.67	34.3	16.01

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14





Smart Thermostat Specifications

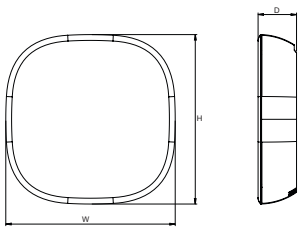
ecobee by Generac Smart Thermostat Features

- Built-in HVAC energy management.
- Generator and LP tank status.
- Controls one-wire HVAC accessories (humidifier, dehumidifier, etc.)
- Includes Power Extender Kit (PEK) for common (C) wire needs.
- Includes optional trim adaptor plate.
- 4 in full-color touch screen LCD.
- Mobile Link and ecobee remote monitoring homeowner applications.
- Energy Star® certified.
- 5 year limited warranty.

Model	G007329-0 (28kW)
Smart Thermostat model	Enhanced
Power supply source	24 VAC (from HVAC equipment transformer via line input)
System compatibility	Conventional (2H/2C), heat pump (3H/2C) 2 stage heat + 2 stage cool + 1 stage AUX, boilers, 3 speed PTAC's or fan coil units
Compliance	Energy Star, FCC Part 15 Class B, UL 916
Wire terminals	C, R, G, Y1, Y2, W1, W2/OB, PEK+
User configurable temperature range	Display: 40°F to 100°F (5°C to 37°C)
Operating temperature rating	14 °F to 122 °F (-10 °C to 50 °C)
Weight	1.1 lb (0.49 kg)

Dimensions

	Height	Width	Depth
in	4.09	4.09	0.94
cm	103.89	103.89	23.88





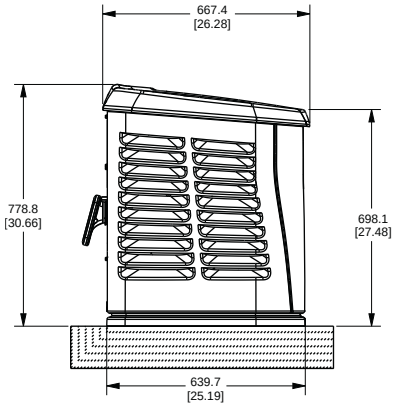
GENERAC

Available Accessories

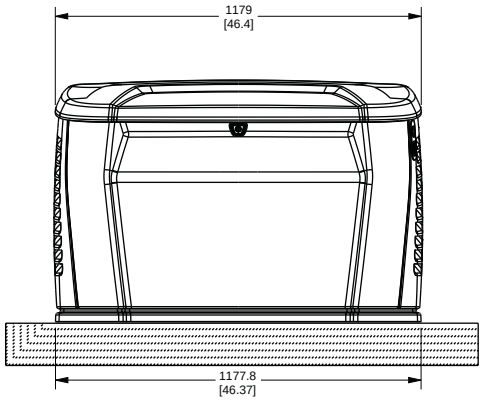
Model #	Product	Description
A0006487350	AGM Group BTX20L Battery	Every standby generator requires a battery to start the system. Generac offers the recommended battery for use with Air-Cooled Standby Generators.
G007211-0	Battery Heater	The battery heater wraps around the battery. Recommended for use if temperature regularly falls below 32 °F (0 °C).
G007102-1	Oil Heater	Oil heater slips directly over the oil filter. Recommended for use if temperature regularly falls below 32 °F (0 °C).
G007103-2	Breather Heater	Breather heater is for use in extreme cold weather applications where heavy icing occurs. Recommended for use if the temperature regularly falls below 0 °F (-18 °C).
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G009918-0 - Metro Gray	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch-up a generator enclosure.
G007216-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on an air-cooled standby generator (oil not included).
G007009-0	LTE LP Tank Fuel Level Monitor	The LTE enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-1 (50 amp) G007006-1 (100 amp)	Generac Load Manager	Generac Load Managers (LMs) are used to optimize the performance of a standby generator. They manage large electrical loads upon startup, and shed them to aid in recovery when overloaded. In many cases, using LMs can reduce the overall size and cost of the system.

Dimensions & UPCs

Model	UPC
G007260-0	696471103724
G007325-0	696471104738
G007261-0	696471103731
G007326-0	696471104745
G007327-0	696471104226
G007328-0	696471104752
G007282-0	696471103748
G007329-0	696471104769



LEFT SIDE VIEW



FRONT VIEW

Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

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Specifications

10000007848



General Information

Product Category	Generator Accessories

Overview

Product Category	Generator Accessories
Weight	275 Pounds
Made in USA	Yes
Product Length	54 Inches
Product Width	31 Inches
Product Height	4 Inches

Automatic
Transfer Switches

GENERAC®

Service and Non-Service Rated Automatic Transfer Switches





Models: RXSC100A3
RXSW100A3
RXSW150A3
RXSC200A3
RXSW200A3

Description

This series of Generac Automatic Transfer Switches is designed for use with single phase generators that utilize an Evolution™ or Nexus™ Controller. The 100 and 200 Amp open transition switches are available in single phase in both service equipment rated and non-service equipment rated configurations. The 150 Amp open transition switch is only available in a service rated equipment configuration.

Standard Features

Service rated (RXSW) Generac Automatic Transfer Switches are housed in an aluminum NEMA Type 3R enclosure*, with electrostatically applied and baked powder paint. The Heavy Duty Generac Contactor is an ETL recognized device, designed for years of service. The controller at the generator handles all the timing, sensing, exercising functions, and transfer commands. All switches are covered by a five year limited warranty.

* Non-service rated (RXSC) switches are housed in a steel enclosure.

Load Management Technology

Through the use of the integrated Smart A/C Module (SACM), these switches have the capability to manage up to four individual HVAC (24 VAC controlled) loads with no additional hardware. When used in tandem with external Smart Management Modules, a total of eight more loads can be managed, providing the most installation efficient power management options available.

GENERAC®

GENERAC

100-200 Amps, Single Phase

Automatic Transfer Switches

Functions

All timing and sensing functions originate in the generator controller.

Utility Voltage Drop-out	<65%
Timer to Generator Start	10 Second Factory Set, Adjustable Between 2 - 1,500 Seconds by a Qualified Dealer*
Engine Warmup Delay	5 Seconds
Standby Voltage Sensor	65% for 5 Seconds
Utility Voltage Pickup	>80%
Re-transfer Time Delay	15 Seconds
Engine Cooldown Timer	60 Seconds
Exerciser	Nexus™: 12 Minutes Weekly Evolution™: 5 to 12 Minutes Adjustable, Weekly/Bi-weekly/Monthly
The Transfer Switch can be Operated Manually Without Power Applied	

* When used in conjunction with units utilizing Evolution™ controls

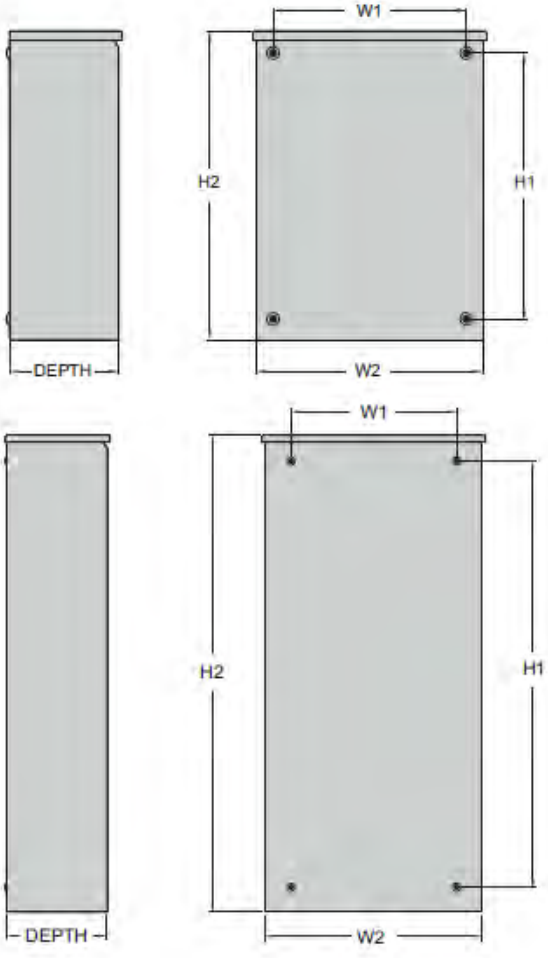
Specifications

Model	RXSC100A3	RXSW100A3	RXSW150A3	RXSC200A3	RXSW200A3
Amps	100	100	150	200	200
Voltage	120/240, 1ø	120/240, 1ø	120/240, 1ø	120/240, 1ø	120/240, 1ø
Load Transition Type (Automatic)	Open Transition	Open Transition Service Rated	Open Transition Service Rated	Open Transition	Open Transition Service Rated
Enclosure Type	NEMA 3R	NEMA 3R	NEMA 3R	NEMA 3R	NEMA 3R
ETL Rating	cETLus	ETLus	ETLus	cETLus	ETLus
Withstand Rating (Amps)	10,000	10,000	22,000	10,000	22,000
Lug Range	2/0 - #14		250 MCM - #6		

100-200 Amps, Single Phase

Dimensions

Model		RXSC100A3	RXSW100A3	RXSW150A3	RXSC200A3	RXSW200A3
Height - in (mm)	H1	17.2 (437.9)	17.2 (437.9)	26.8 (679.4)	17.2 (437.9)	26.8 (679.4)
	H2	20.0 (508.0)	20.0 (508.0)	30.0 (672.0)	20.0 (508.0)	30.0 (672.0)
Width - in (mm)	W1	12.5 (317.5)	12.5 (317.5)	10.5 (266.7)	12.5 (317.5)	10.5 (266.7)
	W2	14.6 (370.8)	14.6 (370.8)	13.5 (342.9)	14.6 (370.8)	13.5 (342.9)
Depth - in (mm)		7.1 (180.1)	7.1 (180.1)	6.3 (160.1)	7.1 (180.1)	6.3 (160.1)
Weight - lbs (kg)		20.0 (9.1)	22.5 (10.2)	39.0 (17.7)	20.0 (9.1)	39.0 (17.7)

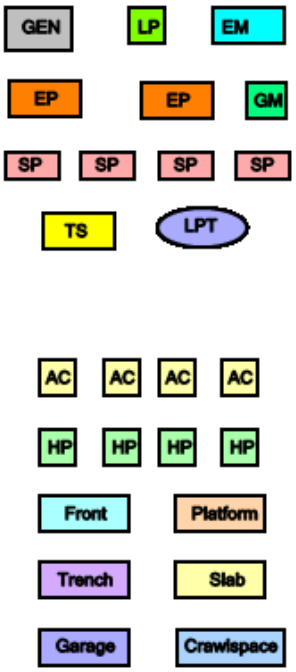


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Generator Estimate Site Survey

107 B Flex Ave, Portland, TN 37148
Phone:(615) 212-5900 / Toll Free:

Name:	Art Haws	**Contract Date:**	02/19/2026	**RSVP ID:**	841496
Address:	179 Splendor Ridge Dr	**Prefer Phone:**	6155139111	**Cell Phone:**	
City State Zip:	Franklin TN 37064	**Home Phone:**	6155139111	**Cell Phone 2:**	
Email:	66vu94@gmail.com	**Work Phone:**		**Fax:**	



Distance in feet	
1.5	House to Generator Unit
60.0	Generator Unit to Transfer Switch 1
0.0	Transfer Switch 1 to Transfer Switch 2
5.0	Electrical Meter to Transfer Switch 1
0.0	Electrical Meter to Transfer Switch 2
50.0	Transfer Switch 1 to Electrical Panel 1
0.0	Transfer Switch 2 to Electrical Panel 2
60.0	Gas Meter to Generator Unit
0.0	LP or Main LP Regulator to Generator Unit

Preset Notes:

28kw with (1) RXGW20SHA
Generator to be located on the back right of the home. We will be to the right of the AC unit.
Gas and Electric to be ran through crawl space to gen location. We will need to drill a hole through the wall in order for us to bring both gas and electric to gen location.
Customer does have cool puppy who is very very friendly.
Meter and panel are not back to back.

Notes:

gas and electric to be 60ft on wall through crawl space

Drawing Legend
Generator (GEN)
Electrical Panel (EP)
Subpanel (SP)
Electrical Meter (EM)
LP Tank (LPT)
LP Connection (LP)
Gas Meter (GM)
Transfer Switch (TS)

OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

I/We The ARTHUR and CATHY HAWS JT. REV TRUST DTD 11/14/2023
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

063NF011 00000 / 406-82-1572
(Property Parcel/Tax ID Number)
and located at:

179 Splendor Ridge Dr, FRANKLIN, 37064
(Street Address)

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

C. ARTHUR HAWS, Owner/Trustee
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

C. Arthur Haws
Owner Signature

Cathy Haws
Additional Owner Signature, if applicable

179 Splendor Ridge Dr.
Property Owner Mailing Address

FRANKLIN, TN 37064
City, State & Zip

Subscribed and sworn to before me this

_____day of_____, 20_____.

_____
Notary Public

My Commission Expires:_____

Law Dept approved (2) 05.13.24

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**214 Franklin Rd. (Franklin Road Historic District)**
Applicant:	**Ronald Shuff**
Owner:	**Ronald Shuff**
Project #:	**9084**
Type of Work:	**Minor Alteration on Rear (Non-Historic Addition Window Replacement)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**March 30, 2026**
Expiration Date:	**March 30, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration on the rear of an addition to the building located at 214 Franklin Road. The proposal is to replace the existing non-historic windows with new windows. The proposed replacement is a double-hung, composite window.

The Guidelines allow for administrative approval of the following minor alterations to the rear façade if all recommendations are met:

- Minor alterations to non-historic components on rear or obscured facades of historic or non-historic structures that enhance the compatibility with the context of the individual historic district (examples include rear doors, non-historic window replacement, or similar, but do not include any footprint or roofline alterations).

The nature of the location of the alterations, being on the rear façade of an addition to the building and not readily visible by the public, is appropriate for an administrative review. The repair and replacement work to the section of roofing did not alter the roofline or footprint. The Guidelines recommend:

- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use windows with historic profiles and dimensions with a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.

- Design windows to match the historic materials found on the building, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.

The proposed replacement window is a Mezzo 1-over-1, composite window. The proposed replacement window is appropriate for an addition. The windows proposed to be replaced are located on the rear of a non-historic addition to the building. No new openings are proposed. The design of the window appears consistent with the 1-over-1 lite windows on the historic building. The proposed replacement windows are appropriate.

APPLICABLE GUIDELINES

2022 Historic District Design Guidelines
Chapter 2: Additions to Historic Residential Buildings

APPROVED WORK SPECIFICATIONS

The window replacement on the rear addition is **approved** with the following conditions:

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795
http://www.franklintn.gov/

214 Franklin Rd. - Window Replacement

Below are some images to show you the windows on the back addition at 214 Franklin Rd. Most of these are a part of the last addition (maybe 2016). A few of these were part of an earlier addition (maybe 1990s) but I'm 99% sure were modified with the last addition. The windows in the older addition section are highlighted in Green and the newest addition is highlighted in Pink.

We are not changing the wood framing around the windows other than to repair the places that are rotting. They will be repainted the same color.

Materials of new window are: G8 Aluminum clad white mezzo, 1" DBL strength glass, Climatech Low E glass, argon gas, foam wrapped with 1/2 screens for the windows.

Front South View - no window is visible due to the trees.



Front North View - the tops of two of the windows are visible from the road.



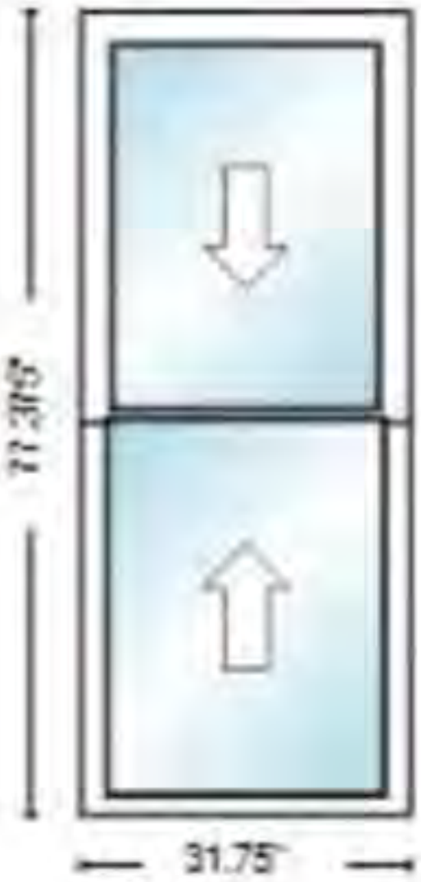
Rear South View



Rear North View - includes the two windows you can see the tops of from Front North View



m #	Qty	Width	x	Height	UI	Description
	6	31 3/4"	X	77 3/8"	110	



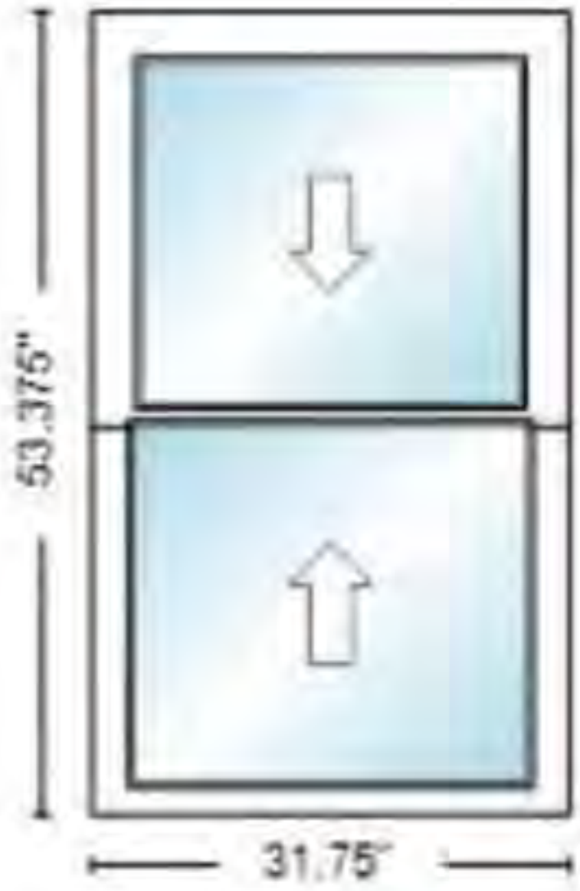
3001-Mezzo Double Hung 31.75 x 77.375
Sash Split = Even
Operation / Venting = Double Hung, Model Number = 3001
Composite Reinforcement, Frame Option = Standard Block Frame
Frame Color = White
CLIMATECH, Glass Breakage Warranty
U-Factor = 0.29, CR = 58, SHGC = 0.28, VT = 0.52, CPD = ASO-A-89-103386-00001
Foam Wrap, Header Expander, Brickmould and Casing = No Brickmould, Frame Size

Line Item Notes:

nent / Room:

signed

m #	Qty	Width	x	Height	UI	Description
	4	31 3/4"	X	53 3/8"	86	



3001-Mezzo Double Hung 31.75 x 53.375
Sash Split = Even
Operation / Venting = Double Hung, Model Number = 3001
Composite Reinforcement, Frame Option = Standard Block Frame
Frame Color = White
CLIMATECH, Glass Breakage Warranty
U-Factor = 0.29, CR = 58, SHGC = 0.28, VT = 0.52, CPD = ASO-A-89-103386-00001
Foam Wrap, Header Expander, Brickmould and Casing = No Brickmould, Frame Size

Line Item Notes:

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**701 W. Main St. (Hincheyville Historic District)**
Applicant:	**Franklin Sign Company, Justin Schwallie**
Owner:	**Shirley McGrew**
Project #:	**9083**
Type of Work:	**Consideration of Signage (Post-and-Arm and Wall)**
Status:	**Approval with Conditions (See "Approved Work Specifications" Below)**
Approval Date:	**March 30, 2026**
Expiration Date:	**March 30, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a new post-and-arm and wall sign at 701 West Main Street.

The Guidelines allow for administrative approval of signs if all recommendations are met.

Post-and-Arm

- **Location:** The Guidelines state to place the sign in a traditional front yard location and to be perpendicular to the public sidewalk. The proposed sign is located in the front landscaped area, perpendicular to where a public sidewalk would be. The proposed location is appropriate.

- **Quantity:** The Guidelines state that a maximum of one per building is recommended only if no post-and-panel signs exist. A maximum of three signs is recommended for a building. One directory sign and one post-and-arm sign are proposed. This is the first of two signs proposed for the building. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state that the maximum sign area is 9 sq. ft. The proposed sign panels will be 24' x 24" and 16.67" x 24", for a total area of 6.78 sq. ft. The proposed sign area size is appropriate.

- **Height:** The Guidelines state that the maximum post height is 7 feet in height. The proposed post will be 7 feet in height from grade. It is unclear if the height of the decorative

finial is included within the indicated height of the post, but it shall align with the Guidelines.

- **Material:** The Guidelines state that wall signs should be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panel will be a metal panel, a metal chain, a scroll bracket, and a metal post. The proposed materials are appropriate. The finish was not specified in the application, but it should align with the Guidelines and be matte.

- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The sign is proposed to be a black background, white lettering, and minimal vibrant accent colors. The proposed colors are appropriate.

- **Illumination:** No illumination is proposed for the signage within the application.

Wall Sign:

- **Location:** The Guidelines state that wall signs must be placed in traditional locations and must be located below any second story or building cornice.

- **Quantity:** The Guidelines state that a maximum of one per building is recommended. A maximum of three signs is recommended for a building. One post-and-arm sign and one wall sign are proposed. This is the second of two signs proposed for the building. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state that the maximum sign area is 4.5 sq. ft. The proposed sign panels will be 25’ x 25”, for a total area of 4.3 sq. ft. The proposed sign area size is appropriate.

- **Height:** The Guidelines state that the maximum height is 12’ from grade. The proposed sign is 5’ to the bottom of the sign from the porch floor. The height to the top of the sign is calculated to be 7’-1”. The sign height is appropriate.

- **Thickness & Projection:** The Guidelines state that the maximum projection from the wall is 6” and the maximum sign thickness is 2”. The proposed sign panel is 6 mm and will be applied directly to the wall. The sign thickness and projection are appropriate.

- **Material:** The Guidelines state that wall signs should be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panel will be a metal ACM panel with a matte background finish. The proposed materials are appropriate.

- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered

as an accent. The sign is proposed to be a black background, white lettering, and a minimal amount of accent colors. The proposed colors are appropriate.

- **Illumination:** No illumination is proposed for the signage within the application.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The post-and-arm sign and directory sign are **approved** with the following conditions:

- The height of the post-and-arm sign, inclusive of decorative elements, shall not exceed 7'.
- The signs must utilize matte background finishes.
- Mount the wall sign so that it minimizes the damage to historic materials.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 | http://www.franklintn.gov/

dotloop signature verification: dtlp.us/Y1U4-ytmO-qMPS

FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

PHONE: (615) 503-9972 320 PREMIER CT #222 FRANKLIN, TN 37067 FAX: (615) 503-9840

Job Number: 15184

Order Date: 2/26/26

Estimate: $ 2,556.75

Salesperson: Justin Schwallie

Customer: Corey Birger

Company: Corcoran Reverie

Address: 701 W Main St

City: Franklin

Zip Code: 37064

Phone Number: 850-454-6693

Once the signature sheet is returned and signed, and a 50% down payment is placed the paperwork will be submitted to the code department(s). Code departments operate on their own timeframe. Once we have received approval from the code department(s) we will begin production.

Production Time: __4__ to __6__ weeks



Site plan

dotloop signature verification: dtlp.us/Y1U4-ytmO-qMPS

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Salesperson: Justin Schwallie

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Company: Corcoran Reverie

Address: 701 W Main St

City: Franklin

Zip Code: 37064

Phone Number: 850-454-6693



Comments:

Not 100% to scale - size approximate

Once the signature sheet is returned and signed, and a 50% down payment is placed the paperwork will be submitted to the code department(s). Code departments operate on their own timeframe. Once we have received approval from the code department(s) we will begin production.

Production Time: 4 to 6 weeks

Customer Signature: Hilary Farnum-Fasth dotloop verified 03/09/26 11:57 AM CDT DMSD-WYNJ-F8HF-BCCS

Landlord Name (Printed):

Landlord Signature: Shirley McGrew dotloop verified 03/09/26 12:20 PM CDT 5FVI-TMW6-9RCK-LSLD

dotloop signature verification: dtlp.us/Y1U4-ytmO-qMPS

FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

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Address: 701 W Main St

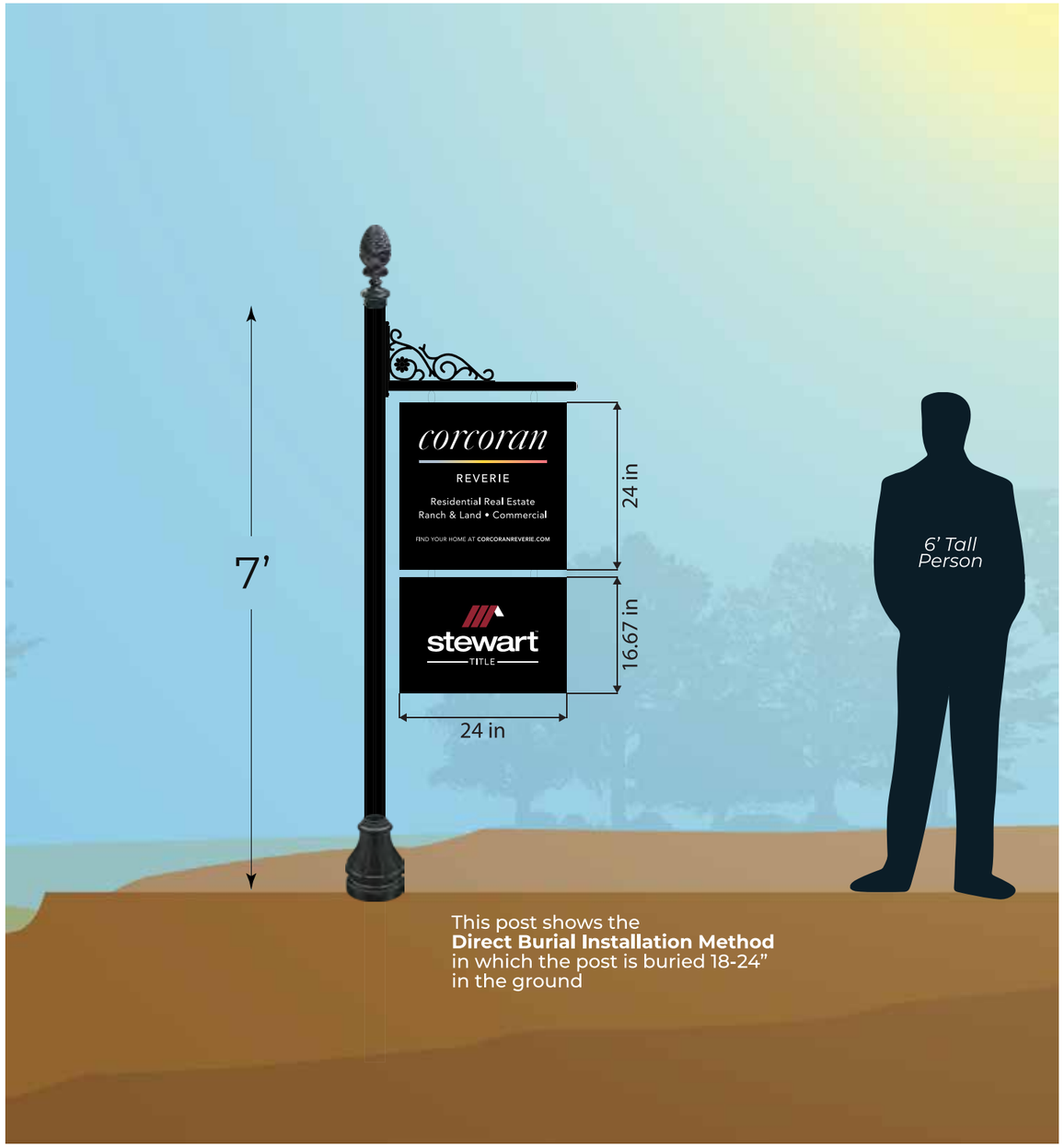
City: Franklin

Zip Code: 37064

Phone Number: 850-454-6693

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Production Time: 4 to 6 weeks



Corcoran 4 sqft

Stewart Title 2.78 sqft

Post and arm painted



Printed vinyl





Comments:

6mm ACM panels with printed vinyl applied. No laminate to keep matte background.

Hung from arm with chain

Roughly 40” bottom of sign to ground

Customer Signature: Hilary Farnum-Fasth dotloop verified 03/09/26 11:57 AM CDT ALQK-EARV-ECHF-JTHI

Landlord Name (Printed):

Landlord Signature: Shirley McGrew dotloop verified 03/09/26 12:20 PM CDT BSIW-SSP1-8RWE-6SOY

dotloop signature verification: dtlp.us/Y1U4-ytmO-qMPS

FRANKLIN SIGN CO.

SIGNS • BANNERS • VEHICLES • DECALS • STORE FRONTS

PHONE: (615) 503-9972 320 PREMIER CT #222 FRANKLIN, TN 37067 FAX: (615) 503-9840

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Estimate: $ 2,556.75

Salesperson: Justin Schwallie

Customer: Corey Birger

Company: Corcoran Reverie

Address: 701 W Main St

City: Franklin

Zip Code: 37064

Phone Number: 850-454-6693





Once the signature sheet is returned and signed, and a 50% down payment is placed the paperwork will be submitted to the code department(s). Code departments operate on their own timeframe. Once we have received approval from the code department(s) we will begin production.

Production Time: 4 to 6 weeks

Comments:

Bottom of the sign mounted 60" from the ground

Customer Signature: Hilary Farnum-Fasth dotloop verified 03/09/26 11:57 AM CDT K9DF-SKCI-KIMF-IIOF

Landlord Name (Printed):

Landlord Signature: Shirley McGrew dotloop verified 03/09/26 12:20 PM CDT DKFW-9QOI-ROTJ-JIIT

dotloop signature verification: dtlp.us/Y1U4-ytmO-qMPS

FRANKLIN SIGN CO.

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Customer: Corey Birger

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Address: 701 W Main St

City: Franklin

Zip Code: 37064

Phone Number: 850-454-6693

Once the signature sheet is returned and signed, and a 50% down payment is placed the paperwork will be submitted to the code department(s). Code departments operate on their own timeframe. Once we have received approval from the code department(s) we will begin production.

Production Time: 4 to 6 weeks

Building wall sign

Printed vinyl





Overall Size 25” x 25“ 4.34 sqft

Comments: Double sided taped and siliconed to the building wall

Customer Signature: Hilary Farnum-Fasth dotloop verified 03/09/26 11:57 AM CDT C3OW-IEIZ-TKYX-SBUE

Landlord Name (Printed):

Landlord Signature: Shirley McGrew dotloop verified 03/09/26 12:20 PM CDT 7X0X-YDRS-66W5-MBLP

lotloop signature verification: dtlp.us/fWrB-T9sD-Qe9a

OWNER AFFIDAVIT
City of Franklin, Tennessee

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I/We Shirley McGrew
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

701 W Main St Franklin TN
(Property Parcel/Tax ID Number)
and located at:

701 W Main Street, Franklin TN
(Street Address)

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

Justin Schwallie of Franklin Sign Company
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

Shirley McGrew dotloop verified 03/09/26 12:20 PM CDT PQDO-ZU1P-GVVL-I0OJ
Owner Signature

Shirley McGrew - Shirley McGrew
~~Additional~~ Owner Signature, if applicable

7354 Deer Ridge Rd
Property Owner Mailing Address

Fairview TN 37062
City, State & Zip

Subscribed and sworn to before me this
16 day of MARCH, 2026.

Notary Public

My Commission Expires: 5/9/26

DONNECIA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Law Dept approved (2) 05.13.24