

# Dooley Exterior Up-Grages 105 Broadway Mt. Pleasant, TN 38401

## Paint Schedule

Base Coat	LOXON Concrete & Masonry Primer/Sealer
Top Coat	Sherwin Williams Exterior Property Solutions
Paint Notes: All Exterior CMU walls receive Base and Top Coat All Exterior CMU walls to be prepped All Exterior CMU walls to have cracks tucked and pointed Knock off all mortar protruding from block and prep and paint	

## Door/Window Schedule

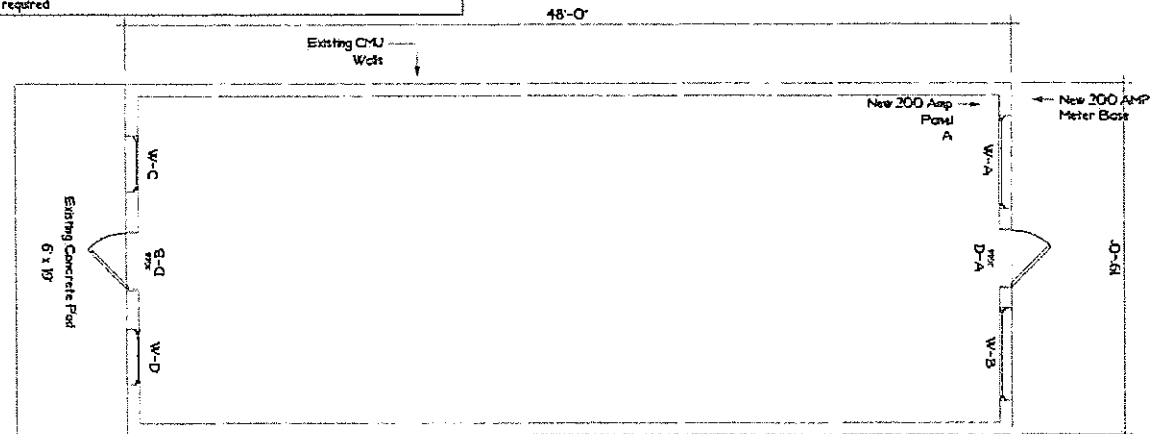
D-A	Yonkeer 350 Series, 1790 Rim Ent Device, Standard Pulls, Dark Bronze
D-B	Therma-Tru Benchmark 36x80" Steel Left-Hand Outswing Or Equal
W-A&B	5x6 Yonkeer Tri-Fab 451-TCG 2x4-1/2" Dark Bronze
W-C&D	3x4 Yonkeer Tri-Fab 451-TCG Dark Bronze
Windows CAD will have to have the opening cut in and prep to accept new windows Insulated glazing Units: Clear/Low-E 1/4" Clear Glazing Tempered when required	

## Electrical Equipment

Panel A	Square D Hoacline 200 Amp 30 Space Model #HOC-13060M200FCVP
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## Electrical Notes

Provide and install new 200amp meter base from Mt. Pleasant Power. Coordinate with Mt. Pleasant Power. Furnish and install 110 receptical and light at interior panel location. Provide Service Release.



Scale: 1/8"=10'

## Surface Bonding Cement Notes

Remove excess and loose mortar.  
Apply Surface Bonding Mortar over entire wall.  
Prep and paint wall.

Apply Surface Bond Cement This Wall Only



## MOUNT PLEASANT, TENNESSEE

### CERTIFICATE OF APPROPRIATENESS

Mount Pleasant Historic Zoning Commission  
100 Public Square, Mount Pleasant TN 38474  
(931) 379-7717 ; rhowell@mtpleasant-tn.gov

PROPERTY ADDRESS: 105 Broadway Street, Mt Pleasant TN 38474

APPLICANT (all communication by phone, fax, email or mail will be with the applicant)

Name Rosalyn Dookey

Mailing Address 150.3 TOWSON DRIVE,

City Columbia State TN Zip Code 38401

Contact Phone 931-446-2463

Email aninatinailcare@yahoo.com

Owner     Contractor     Architect/Designer     Other

PROPERTY OWNER (if different from applicant)

Name Same as above

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Email \_\_\_\_\_

Contact Phone \_\_\_\_\_

# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS INFORMATION

Mount Pleasant Historic Zoning Commission  
100 Public Square, Mount Pleasant TN 38474  
(931) 379-7717 ; rhowell@mtpleasant-tn.gov

## INFORMATION TO BE SUBMITTED WITH APPLICATION

All applications must have documentation which clearly illustrates the proposed exterior appearance of the project. Incomplete applications will not be scheduled for a Mount Pleasant Historic Zoning Commission public hearing. Minor Design Guideline issues may be administratively reviewed and a Certificate of Appropriateness may be issued by the HZC/CLG Coordinator. Design Guidelines are available at City Hall.

### NEW CONSTRUCTION (Including Additions)

At least one complete set of drawings should be no larger than 11 x 17 and MUST be to scale.

- Site plan showing the entire lot with property lines and with all setbacks clearly noted. For infill projects, the footprints of the abutting properties should be shown in relation to the proposed building and elevation contour lines. More accurate maps may be obtained through the Community Planning/Building Codes Office.
- Elevation drawings of each facade with dimensions (including roof pitch) and materials specified. For additions, existing and proposed should be clearly delineated. For infill projects, the building height and porch floor heights of the abutting properties should be shown in relation to the proposed building.
- Floor Plans
- Plans showing all associated site improvements, e.g. sidewalks, lighting, pavement, etc.
- Window and door manufacturer and model
- Current photographs of building or site. (Digital preferred)
- Drawings, samples, product literature manufacturer's illustrations may be required
- Roof plan may be necessary for complex additions or new construction
- Demolition plans are required for projects that require partial demolition.
- Any additional information requested

## DEMOLITION

At least one complete set of drawings should be no larger than 11 x 17 and MUST be to scale.

- Written description of the structure's condition and reason for demolition.
- Photographs of structure's current condition showing all elevations, interior, accessory buildings and site features.  Describe the proposed reuse of the site, including plans of any proposed new structure.
- Any additional information requested

## REHABILITATION

At least one complete set of drawings should be no larger than 11 x 17 and MUST be to scale.

- Plans or drawings illustrating the proposed work
- Photographs (detail and overall) of the relevant facades
- Specifications, manufacturer's literature and samples may be required
- Window and door manufacturer and model
- Any additional information requested

## ECONOMIC HARDSHIP (When demolition has been denied.)

The Economic Hardship process is to determine the economic hardship of the property, not the property owner.

- Estimated cost of demolition
- Report from a licensed engineer
- Estimated market value of current condition and after alterations to meet basic code requirements
- Estimate from an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehab as to the economic feasibility of rehab or reuse of the structure
- Amount Paid for the property, date of purchase, who purchased from including a description of the relationship, if any, and terms of financing between seller and buyer

TYPE OF WORK

New Construction (Addition)  Demolition (Only exterior projects are reviewed.)

Renovation

DESCRIPTION OF WORK (please use a separate sheet of paper for longer descriptions)

See attachment

- Furnish and install new windows and doors per plans.
- Prep and paint complete exterior of the building  
per plans - paint color Classic White - SW 2829 or Downing Sand <sup>SW</sup> 2822
- Construct a new pressure treated pergola 19' wide x 6' deep
- replace front door awning
- replace back patio - concrete pad
- Exterior lighting x4
- Exterior storage (wood d reflect city regulations)

Any substitution or deviation from the approved work items listed on the Certificate of Appropriateness requires further review and approval by the Historic Zoning Commission prior to being undertaken. Accurate scale elevations, drawings, and site plans are needed for project review. The HZC retains copies of all materials submitted.

Estimated Cost of Work \_\_\_\_\_

Codes Department Building Permit # \_\_\_\_\_

SIGNATURE Rosamaria Owens DATE 10/22/24

I/We the above signed do hereby make application for a Certificate of Appropriateness following plans and proposals to be undertaken within the boundaries of an historic district overlay in the City of Mount Pleasant, Tennessee.

Reviewed by: \_\_\_\_\_

For income producing properties: Annual gross income for the previous two years, itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service  Any additional information requested.

**DECISION MAKING**

Decisions of the Historic Zoning Commission are guided by design guidelines based on the National Park Services' Secretary of Interior Standards for Rehabilitation. To view the design guidelines, visit City Hall.

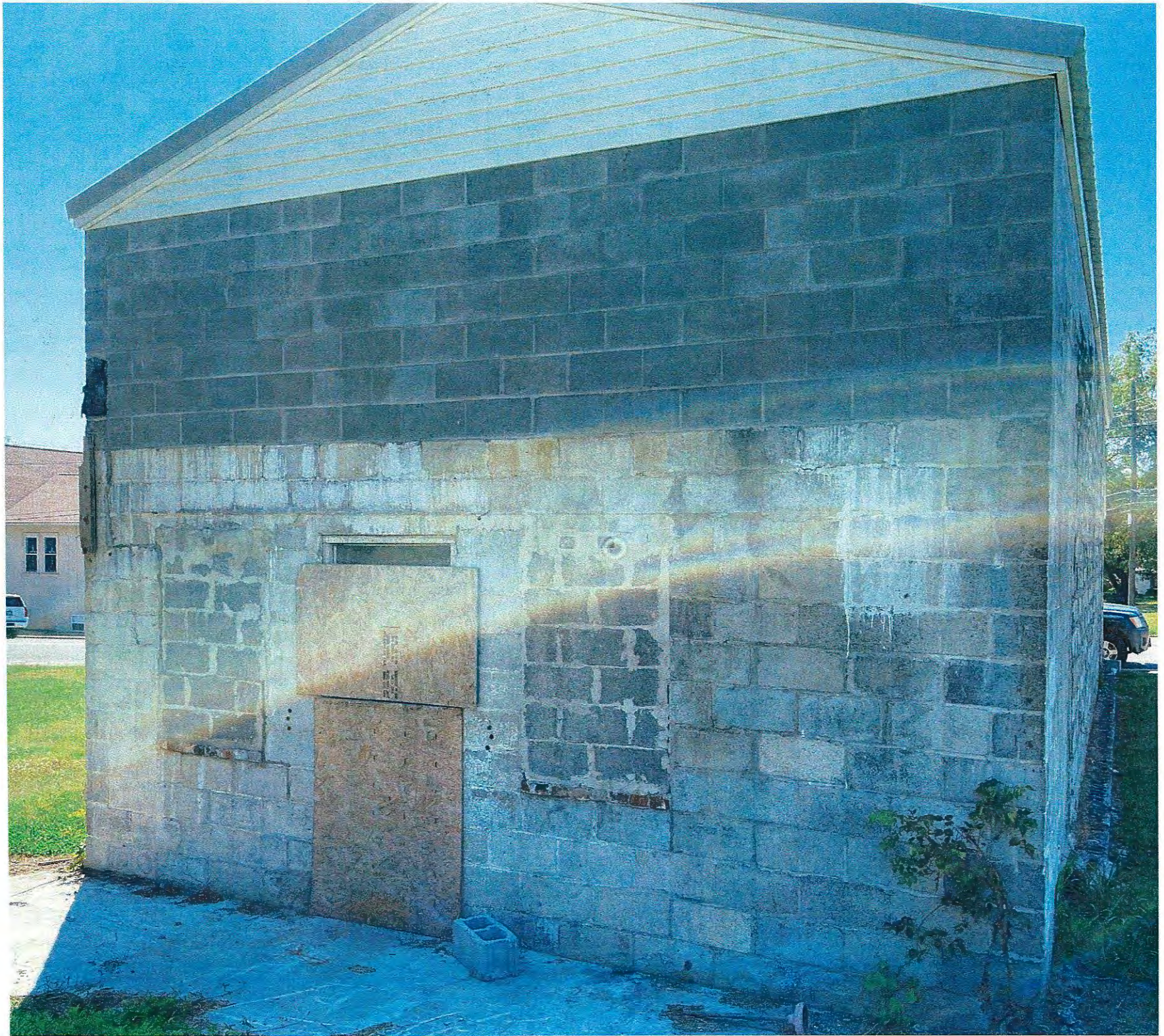
**SUBMITTING AN APPLICATION**

Applications may be scanned and emailed to [rarchibald@mtpleasant-tn.gov](mailto:rarchibald@mtpleasant-tn.gov) mailed or hand delivered to 100 Public Square, Mt. Pleasant, TN 38474 ATTN: Robert Archibald.









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D-B	Therma-Tru Benchmark 36x80" Steel Left-Hand Outswing Or Equal
W-A&B	5x6 Yosemite Tru-Fab 451-TCG 2x4-1/2" Dark Bronze
W-C&D	3x4' Yosemite Tru-Fab 451-TCG Dark Bronze
Windows C&D will have to have the opening cut in and cmu prepped to accept new windows	
Insulated glazing Units: Clear/Low-E	
1/4" Clear Glazing	
Tempered when required	

## Electrical Equipment

Panel A	Square D Homeline 200 Amp 30 Space Model #HOM3050M200P-CVP
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## Electrical Notes

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Coordinate with Mt. Pleasant Power  
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