



# The Trestle Board



The Voice of Franklin's Masonic Bodies

Volume 5, Issue 8

August 2010

## Update from the Building Trustees

Brethren:

On behalf of the Building Trustees, I would like to thank you all for your time and attention at our presentation prior to the August Stated Meeting. The Trustees were excited to announce substantial completion of the Phase I Structural Enhancements at the Lodge. In that the Trustees believe that communication is paramount to the success of our proposed programs, we were thankful to outline the Past, Present, and Future plans for the Building Trustees. Your Trustees laid out the following Mission Statement to assist in developing the goals for future planning:

### Mission:

To develop a plan to proactively address the issues and maintenance of our historic structure. To be good stewards of the assets left to us by our predecessors. To create an endowment to manage all costs associated with the repairs and maintenance of our building, which may allow the membership to focus on the key elements and responsibilities charged to us as Masons.

While a moderate amount of time was spent detailing the events and timeline leading up to and through the construction phase, greater time was spent discussing where we are today and what we must do in the future. Now that we have secured our U&O from the City (Use and Occupancy approval), we can proceed with advertising and securing commitments for rental of the first floor. This was initiated through the motion passed in Stated Meeting to begin these actions. The presentation highlighted Hiram's history for incubating new church congregations and detailed the shortage of available meeting space for Civic and Service Groups (Lions/Rotary/Civitan clubs, etc.). Based on estimates provided by the Franklin Factory management, Hiram could reasonably generate annual rental revenue in the range of \$20,000-\$25,000. Should these goals be attained, this revenue would be roughly equal to all sources of revenue (dues, degree fees, in-kind rent) generated in the 2009 budget and would allow significant progress toward a primary goal in our Mission statement – to establish an endowment.

This brings us to another element of current/future planning: identification and cost estimation of additional phases of building maintenance and construction. The Building Trustees acknowledge that our next priority is the completion of the third floor improvements to allow unrestricted access. This will be accomplished via structural improvements similar to the second floor AND resolving secondary access (fire escape) to the third floor. The Trustees have also identified no less than 5 additional phases that must be addressed proactively to bring our buildings forward to a level of manageable maintenance.

Finally, the Building Trustees attempted to address the funding mechanisms necessary to pay for the necessary building improvements and long-term maintenance. The Trustees suggested that Hiram develop a Reserve Study to determine the amount of annual funds necessary to support the Lodge goals. This study would establish a rolling 20-year plan of prioritized capital expenditures aligned with our future vision of the facility. Concurrently, we propose to pursue our 501c(3) approval and solicit Historical Preser-

### Lodge Dates

- Aug 30** 6:00 pm Dinner  
6:45 pm MM Degree
- Sep 9** 6:00 pm Dinner  
6:45 pm EA Degree
- Sep 20** 6:00pm Dinner  
7:00pm Lodge Stated Meeting

### York Rite Dates

- Aug 28** 6:00 pm Table Council Meeting  
@ Holiday Inn Antioch
  - Sep 13** 6:00 pm Stated Meeting
- \*\*York Rite planning meeting to follow Commandery in Dining Hall\*\*

### Williamson County Shrine Club

- Sep 16** 6:00 pm Meeting at Logan's  
In Cool Springs

### OES Dates

- Sep 14** 6:30 pm Refreshments  
7:30 pm Stated Meeting
- Sep 18** 5:00 pm Banquet  
7:00 pm Official Visit

Hiram Lodge No. 7 F. & A.M.  
115 2nd Ave. S.  
Franklin, TN 37064

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**Update from the Building Trustees (cont'd)**

vation Grants. The Trustees were diligent in the research of these funding sources to prevent unwanted covenants or restrictions to the Lodge. What we found was that the qualifications of these sources were no more onerous than the requirements imposed by the City of Franklin Historical Overlay District which we now fall under.

The Building Trustees are hopeful that Hiram's historical structure is heading back to a time of prominence in the Franklin community. The steps we must now take will require the efforts of many more people in new committees proposed by the Trustees. We hope that we now have a foundation before us on which we may now support and appreciate the magnificent assets left to us by our predecessors.

Fraternally,

Russ Wharton, Senior Warden and Building Trustee



**York Rite News**

The York Rite has completed the season of Commandery Inspection and is pleased to announce the Knighting of three new members: Malcom Clissold, Byron Pewitt, and Chad Gray. Our Inspection was held on August 20th, and approximately 40 Sir Knights were in attendance. We appreciate the assistance of several Brethren/ Companions/Sir Knights who supported the York Rite through the conferral of these degrees.

The Table Council Firing Glasses are in and can be picked up at the Lodge for those Companions who pre-ordered.

The York Rite bodies are holding a comprehensive planning meeting following the September Stated Meeting. We would like to use our post-meeting Festive time as an opportunity to discuss long-range planning and goal-setting. I implore all York Rite masons (active or not) to please come and help us. --Russ Wharton



**Eastern Star News**

Franklin Chapter #449 will have the Worthy Grand Matron and Patron and other distinguished guests visiting on Friday, September 18th for our Official Visit.

Our banquet and visit will be held at the Elk's Lodge in Franklin. Banquet reservations can be made with our Secretary, Janet Whaley. We can only accommodate 150 reservations, so they will be made on a first come, first served basis. The cost is \$15. The banquet will start at 5 pm with the meeting following at 7 pm.

