



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
NOVEMBER 12, 2024, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
NOVEMBER 12, 2024, 03:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

TO ALL MEMBERS OF THE HISTORIC ZONING COMMISSION AND NTERESTED PARTIES:

This is to notify you of a scheduled meeting of the Board of Historic Zoning Commission (HZC), with public hearing and public comment on the agenda items. Public comment will also be heard on any matters related to the HZC. Items for consideration are listed below and are available on the city website, www.citybellemeade.org. The meeting will also be available through Live Stream on the city website.

I.Call to Order

II.Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held October 8, 2024.

Attachment: [HZC Minutes October 8 2024.pdf](#)

III.Unfinished Business

A.The application for a Certificate of Appropriateness, #A24-0013, of Johnna Scott, 4401 Iroquois Avenue, to construct an addition to single family residence.

Attachment: [Certificate of Appropriateness Application.pdf](#)
Attachment: [4401 Iroquois Ave Nashville HZC PDF submission 8.15.24.pdf](#)
Attachment: [Johnna Scott Variance Set of Plans Rev1 8-16-24 _9_.pdf](#)
Attachment: [STAFF REPORT 4401 Iroquois Ave ADD. 2 .pdf](#)
Attachment: [J Scott Rev Construction Documents 10-23-24.pdf](#)
Attachment: [A1 Scott Plans-A.1.2.pdf](#)

B.The application for a Certificate of Appropriateness, #A24-0014, of Steve Durden representing Hand Family Companies, LLC, 1303 Chickering Road, to construct a new single family residence.

Attachment: [HZC-Certificate-of-Appropriateness-2024 revised.pdf](#)
Attachment: [STAFF REPORT 1303 Chickering Rd NEW.pdf](#)

IV.New Business

A.The application for a Certificate of Appropriateness, #A24-0017, of Tommy and Seaneen Brown, 211 Scotland Place, to construct an addition to single family residence.

Attachment: [HZC-Certificate-of-Appropriateness-2024.pdf](#)
Attachment: [211 Scotland Pl 6-14-24 _2_.pdf](#)
Attachment: [similar precedent.pdf](#)
Attachment: [neighbors1.pdf](#)
Attachment: [neighbors.pdf](#)
Attachment: [modernfarmhouse.pdf](#)
Attachment: [80smodernfarmhouse.pdf](#)

Attachment: [STAFF REPORT 211 Scotland Place ADD.pdf](#)

B.The application for a Certificate of Appropriateness, #A24-0016, of Kathryn and David Brown, 1012 Chancery Lane, to demolish a single family residence.

Attachment: [1012 Chancery Lane HZC Application 10-18-2024.pdf](#)

Attachment: [Brown - Boundary Topographic Survey.pdf](#)

Attachment: [1012 Chancery Lane HZC Submittal 10-18-2024.pdf](#)

Attachment: [Existing Conditions Photos.pdf](#)

Attachment: [Phipps Letter 10-17-2024.pdf](#)

Attachment: [STAFF REPORT 1012 Chancery Ln DEMO.pdf](#)

Attachment: [Greene letter.pdf](#)

Attachment: [TAYLOR LETTER.pdf](#)

Attachment: [Alwes Letter 10-17-2024.pdf](#)

Attachment: [Damon Letter 10-14-2024.pdf](#)

Attachment: [BASS LETTER.pdf](#)

Attachment: [ELCAN LETTER.pdf](#)

Attachment: [BARFIELD LETTER.pdf](#)

Attachment: [BANKER LETTER.pdf](#)

C.The application for a Certificate of Appropriateness, #A24-0015, of J. Terry Bates for the Nesbitt family, 224 Lynwood Boulevard, to construct an addition to a single family residence.

Attachment: [224LynwoodBlvd.November.HZC-Certificate-of-Appropriateness-2024.pdf](#)

Attachment: [CoBM context and elev presentation.pdf](#)

Attachment: [Revised.224LynwoodBoulevard.DrawingSet.110624.pdf](#)

Attachment: [STAFF REPORT 224 Lynwood Blvd ADD..pdf](#)

V.Other Public Comment

VI.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, December 10, 2024 at Belle Meade City Hall.



**MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
OCTOBER 8, 2024, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Chairman Bunny Blackburn called the meeting to order at 3:01 p.m.

Commission Members Present

Chairman Bunny Blackburn
Mark Harrison
Rene Poe
Charlie Rankin
Mal Wall

Commission Members Not Present

Sarah Bartholomew
Ray Hayles

Staff Present

Planning Director Mary Samaniego
City Recorder Rusty Terry
City Attorney Doug Berry

Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held September 10, 2024 and September 18, 2024.

Motion to approve the minutes of the Regular Meeting Held September 10, 2024:
Wall Second: Poe

Motion to approve the minutes of the Special Meeting held September 28, 2024:
Poe Second: Wall

Old Business - None

New Business

The application for a Certificate of Appropriateness, #A24-0013, of Charlie Rankin representing the Fusco family, 610 Enquirer Avenue, to construct an addition to single family residence.

Charlie Rankin, Architect Rankin DesignWorks, reviewed the plans for the renovation of the front porch and addition to the rear of the Fusco home.

A period of questions and comments from the commission, addressed by Rankin, followed the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve as submitted: Wall Second: Poe Vote:
All aye

The application for a Certificate of Appropriateness, #A24-0010, of Johnna Scott, 4401 Iroquois Avenue, to construct an addition to single family residence.

Johnna Scott, owner of 4401 Iroquois Avenue, reviewed the plans as submitted for the renovation of and addition to the existing home.

A period of questions and comments from the board, addressed by Scott, followed the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to defer: Rankin Second: Wall

The commission stated the concerns of the commission that should be addressed.

Vote: All aye

The application for a Certificate of Appropriateness, #A24-0014, of Terry Bates representing the Nesbitt family, 224 Lynwood Boulevard to construct an addition to single family residence.

Terry Bates, J. Terry Bates & Associates, Inc., reviewed the plans as submitted for the addition to the Nesbitt home at 224 Lynwood Boulevard.

There were no questions or comments from the board.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve as submitted: Wall Second: Rankin Vote:
All aye

The application for a Certificate of Appropriateness, #A24-0017, of Steve Durden representing Hand Family Companies, LLC, 1303 Chickering Road, to

construct a new single family residence.

Steve Durden and Gonzalo Oliete, Architects with Durden Architecture, reviewed the plans for the new residence for the Hand family at 1303 Chickering Road.

A period of questions and comments, which were addressed by Oliete or Durden, followed the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to defer pending a review by the Board of Zoning Appeals: Rankin
Second: Wall

A board discussion with comments ensued.

Vote: All aye

Additional discussion with Durden and Oliete followed the vote.

Election of Vice-Chairman

Chairman Bunny Blackburn nominated Mal Wall to serve as Vice-Chairman of the Historic Zoning Commission.

The nomination was seconded by Rene Poe.

Vote: All aye

The meeting adjourned at 4:18 p.m.

Chairman Bunny Blackburn

City Recorder Rusty Terry



**CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION**

This CoA Form coincides with the Citywide Conservation Overlay Interim **Guidelines**. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, "*A Field Guide to American Homes*" is encouraged.

APPLICATION # _____

FEE: 1500.00

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 4401 Iroquois Ave, Nashville, TN 37205

AGE/YEAR OF STRUCTURE: <u>1939</u>	PROPERTY OF SIGNIFICANCE (1901-1939)	☐ YES
	PROPERTY OF CONSERVATION (1940-2000)	☒ YES
	PROPERTY LESS THAN 50 YEARS	☐ YES

PROPERTY OWNER or APPLICANT

NAME: Johnna Scott

ADDRESS: 4401 Iroquois Ave, Nashville, TN 37205

EMAIL: scott.johnna@yahoo.com

PHONE NUMBER: 615.707.1260

RELATIONSHIP TO OWNER: Contractor ☐ Architect ☐ Other (explain) ☐

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

____ New Construction ____ Demolition X Exterior Alteration or Repair X Addition

Define Architectural Style Cape Cod

Describe Proposed Work Additions and alterations to a property of conservation. Demo of current poor and rotting face front garage with plexiglass sunroom of 520 sq ft. Addition of 3 bay car garage East facing with Primary bedroom on the rear, and conforming Staircase to access original 2 bedrooms upstairs, and new addition. Taking off the Mansfield siding made of materials that would not be approved today for use. Replacing with new plywood for where rot is and James Hardie Horizontal 5 inch reveal painted in Pure White with Louvre 23 x 82 in Sea Salt shutters shaping the floor to ceiling windows of 44 x 80 on the front with new improved porch area and new Mahogany Wooden doors with 4 grid beveled glass for double 72 x 80. A steel beam to reinforce the house for the structure and the addition. Floors have been leveled inside where they were 6 inches and sagging, and mold removed. The asphalt shingles replaced with cedar shaker shingles. The red brick Chimney to remain.

All of the items listed below are required to be submitted for all types of CoA applications.

- | | |
|---|--|
| ☒ Description of Property Condition and Proposal | ☒ PDF Photos of Existing Property |
| ☒ Site Plan showing building envelope | ☒ PDF Photos of Neighboring Properties |
| ☒ All building elevations showing finish grade | ☒ PDF Inspirational Photos |
| ☒ Wall Section with siding, roofing, doors, windows, and ornamentation. | |

➤ Additional submittal requirements for Exterior Alteration or Repairs:

Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➤ Demolition of Structures:

Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

This home has had considerable delay in maintenance over the years. Considerable exposure to the exterior elements as well. All Mansfield siding will be removed, and new plywood to replace all rot and exposure. New James Hardie will be a 5 in reveal horizontal, with new 1 x 4 trim and 1 x 2 around windows with decorative wood can painted in Pure White Satin. Floor to ceiling Windows for the front with Arc grid of the 6 on 6 white

Historical Significance

Cape Cod of 1939' deemed worth keeping the style of Cape Cod and the white color but replacement of current siding and the wood with rot.

Is the property habitable?

N/A

Give a compelling reason for demolition of property

Will be demoing current plexi glass sunroom and 1 car garage where it is not sealed mold and a snake was living. Will be taking off the back wall of the house to add the addition. Will be throwing the asphalt shingle roof in the dumpster and replacing with new plywood, and cedar shaker shingle.

Describe the proposed reuse of existing materials, if any?

Brick only and the Farmhouse TN rock. New Wooden Mahogany doors with 4 Grid beveled glass 72 width x 80 in length to replace current door

➤ **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer: Ply gem

Railings, Columns, Pilasters: iron painted in Sea salt for stairs to basement, wood, painted Pure White for columns

Window Material: high end vinyl with Energy Star Low E and double strength 6 over 6

Chimney Material: same as current red.

Frame Material: 2 x 4 wood, and 3/4 plywood

Roofing Material: cedar shaker shingles

Windowsills: wood, painted

Exterior Doors: Mahogany wood with beveled 4 grid glass 2/3 72 w x 80 length

Brick, Painted/Natural: n/a

Eaves/Cornice: wood, painted

Brick/Stone Thickness: min. 4"

Gutters: white

Clapboard Material: James Hardie

Gutter Dimensions: 6" half-round

Clapboard Dimensions/Reveal: 5 in Reveal horizontal, James Hardie Pure White

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes No

- | | | |
|-------------|-------------|---|
| [] [] [] | [] [] [] | A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or; |
| [] [] [] | [] [] [] | Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or; |
| [] [] [] | [] [] [] | Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or; |
| [] [] [] | [] [] [] | Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or |
| [] [] [] | [] [] [] | Is a notable work of a master builder, designer, or architect, and/or; |
| [] [] [] | [] [] [] | Possesses or may likely yield information important in prehistory or history, and/or |
| [] [] [] | [] [] [] | Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property. |

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid- to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

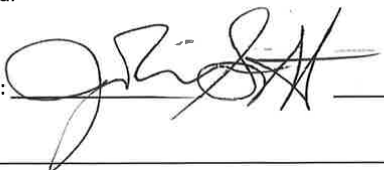
- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: _____



Date: 09.18.24

4401 Iroquois Ave Nashville, TN 37205 Submission for HZC application



Property of Conservation 1939: 4401 Iroquois Ave.

I will be bringing this **Cape Cod** to the *Glory and Value of the street*. The same front setbacks and footprint of the original front, and left and right walls with the dominance and look of the original structure. The adverse structures will be removed that have rot, termites, and damage to the concrete pad, which are the single car garage, and Florida room with plexi plastic walls.

Replace all John Mansfield siding, with Hardie Plank with 5 inch reveal, and Painted Pure White Satin by Sherwin Williams.

The Dormers will expand and be symmetrical over the 44 in width main floor windows and have 36 in width and 42 in length with same style of the Six on Six Grid White on White Windows by Ply Gem. All black color will be removed and Sea Salt for Three Carriage Garage Doors, facing East with Cedar Shaker Shingle roof. Current roof to be removed, siding, rotting single car garage and Florida room. Porch will be expanded and supported by a foot on each side and a double 36 x 80' Mahogany Solid door with glass grids to replace current door. This will bring this Cape Cod back to it's Glory. The garage will sit back with 3 bays facing East and to Left Elevation to the Healy's on 701 Westview. It will be a beautiful carriage arc style see plan. The back pavers are called Pearl around the old firepit that was made into pizza oven and fireplace in the back rear, that the previous owner for 50 years enjoyed, it really timeless. An arbor will be built around this romantic setting for out door eating, and for a floorshow of white thornless roses. It is a part of the calculation of the 353 for the hardscapes.

The property exists of a roof that needs replacement, demo and removal of the single car garage from water rot and termite damage, and a plexi plastic Florida room with a concrete pad of 2.5 inches split down the middle from age and damage from delayed maintenance over the years by previous owner. All will be removed. Removal of 520 sq ft leaving only 1596 between what remains of the original main and 2 bedrooms upstairs. The stairs are being relocated to be of code to access the upstairs.

This property will be 4367 sq ft of reasonable living on a .41 Res B lot. Includes garage and hardscape pavers being 353 added. Still under the allowable. The approvals of variance were granted and,

approved 9.17.2024. The 27% graded and approved for the footprint based on hardship and a lot that is 56% smaller than the lots in the same vicinity and under Res B Zoning, also approved 9.17.24

The plan consists of bringing this Cape Cod to coming into the next level of it's full beauty. The two dormers will both scale to appropriate size to be symmetrical over the downstairs main windows of center point of 44 inches, and both expand to the outer to shape properly for balance and style. The original chimney brick shall be kept. A new cedar shaker new roof will replace an aging asphalt roof, and front window will be floor to ceiling expand to 80 in length with the same 6 on 6 grid white on white, with James Hardie plank 5 inch reveal and wood trim Pure White. The current shutters I went to take off so we could repair and repaint and they just feel apart from rot, I want to replace the Louvre style with the same shutters Restored to the 23 inches wide and 82 length painted Sea Salt Satin. The front door will become Solid wood Mahogany double 72 x 80 with glass grid, and panel at bottom, adding more light to come into the home to enjoy the natural light inside.



701
Westview,
Healy Family,
Left



4403
Iroquois
Ave,
Barringer
Family,
Right



Directly
across
street
from
Subject
property

4401 Iroquois Ave, a blank slate for new construction 12,000 sq ft plus

Inspirations for 4401 Iroquois Ave and A favorite in Belle Meade is 903 Lynnwood



436 Lynnwood Ave



412 Sunnyside



I have been blessed to work with the distinct Mitchell Barnett, PC for this design, and the needs meet bring back this beautiful Cape Cod to it's distinction it deserves. The reasonability of the needs of living with the proposed is 3657 square ft of living on Main and Secondary with a 34 x 20 garage being 710 with compliance to fast East, will move this conservation Cape Cod into this century restored to it's full glory of 2024.

This will be a peaceful and beautiful Cape Cod that has been brought to the value of Belle Meade with Pure White James Hardie, the soothing Sea Salt Satin accent, and be able to make it through the storms of the next 85 years.

Materials to be used:

Cedar Shaker Shingle

Hardie Plank 5 inch reveal in Pure White by Sherwin Williams Emerald Exterior

1 x 4 Trim Hardie, and Wood Trim around windows of 1 x2 Pure White by Sherwin Williams

Louvre Shutters to be like the exact original home, and will be painted Sea Salt Satin by Sherwin Williams

Porch will be redone expanding by a foot on each side, and squared up, it has cracked and is uneven, and cement and mortar needs to be applied to the damage, and to make level and stairs to code.

It will be done with a type of smooth Techo Bloc paver in Dove white or similar with light color.

With a porch made with new materials, and properly sealed so no water damage and inspired by the same porch with Copper Savannah gas lanterns, outlining the two doors measuring in width 72 x 80 in height solid Mahogany wood Warren Brothers Doors and Sash with panel at bottom, and 4 grid glass for more light to enjoy.

The original chimney red brick shall stay.

The two existing dormers will expand in size over the central two windows of 44 in width and will hold a 36 inch x 42 length window, and will be symmetrical and will continue with the same 6 over 6 grid white on white Ply gem, with Architecture wood grid, and 1 x 2 Wood trim, and cap shown on display board.

Thank you for partnering with this darling property of 4401 Iroquois Ave and myself to bring the current humble and modest home up to the level it needs to be to continue to be long lasting.

BZA SUBMITTAL / HZC SUBMITTAL																																									
GENERAL NOTES 1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING WITH WORK. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. 2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK. 3. DIMENSIONS ARE WITNESSED TO FACE OF MASONRY OR TO FACE OF STUD UNLESS OTHERWISE NOTED. 4. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL MEET ALL STATE BUILDING CODES, THE NATIONAL ELECTRIC CODE, AND ORDINANCES OF THE LOCAL AUTHORITY HAVING JURISDICTION. 5. THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK IF A CONFLICT IS DISCOVERED WITHIN THE CONSTRUCTION DOCUMENTS. 6. THERE SHALL BE NO BUILDING MATERIALS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS INSTALLED ON THIS PROJECT. 7. ALL MATERIALS AND EQUIPMENT PROVIDED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND AS PER CODE REQUIREMENTS. 8. ITEMS REQUIRING FINISH SELECTIONS NOT APPEARING IN THE DOCUMENTS SHALL BE SELECTED BY THE OWNER FROM SHOP DRAWINGS, SAMPLES, AND/OR SAMPLES AS REQUIRED. 9. THE DESIGN, ADEQUACY, AND SAFETY OF EJECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. 10. FILL SOLID ALL MASONRY VOIDS WHERE ANCHORS OCCUR. FILL SOLID ALL NEW MASONRY UNITS LOCATED BELOW FINISHED GRADE. 11. COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, PANELS, ETC., WITH MECHANICAL AND ELECTRICAL CONTRACTORS. 12. SIZE AND LOCATION OF ALL FLOOR OPENINGS TO BE VERIFIED WITH THE TRADE AFFECTED BEFORE PROCEEDING WITH THE WORK. 13. BOLTING OF WOOD TO STRUCTURAL MEMBERS OR MASONRY SHALL BE WITH A MINIMUM OF 3/4" BOLTS @ 5' O.C. EXCEPT WHERE SHOWN OTHERWISE. 14. PROVIDE UNITS OVER ALL OPENINGS INCLUDING THOSE REQUIRED FOR ELECTRICITY, PIPES, LOUVERS, GRILLES, DAMPERS, ETC. 15. PROVIDE CONCRETE PADS FOR ALL NEW MECHANICAL AND ELECTRICAL EQUIPMENT. 16. PROVIDE DOUBLE STUDS AND BRACING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS (E.G., TILE, CASEWORK, MILLWORK, CABINETS, ETC.). 17. SLOPE ALL GRADES, WALKS AND CONCRETE PADS AWAY FROM BUILDING AT LEAST 1/8" PER FOOT. 18. PROVIDE UNDERGROUND DRAINAGE FOR ALL DOWN SPOUTS UNLESS OTHERWISE NOTED. 19. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLAB ON GRADE CONDITIONS. 20. PROVIDE 1" THICK PERIMETER INSULATION AT ALL NEW CONCRETE SLABS ALONG EXTERIOR WALLS. 21. THE "GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION" A.I.A. DOCUMENT A201 IS HEREBY MADE A PART OF THIS PROJECT THE SAME AS IF BOUDED HEREIN. THESE CONDITIONS APPLY TO ALL SUBCONTRACTORS AS WELL AS TO THE GENERAL CONTRACTOR. 22. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL SHALL BE REMOVED FROM SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. 23. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE. CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED. FLOORS SWEEP BROOM CLEAN. PICTURES & SIDING WITH ALL LABELS REMOVED AND THE EXTERIOR TO BE RASGED FREE OF TRASH. 24. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHERE REQUIRED PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.	Addition & Remodeling For: Johnna Scott 4401 Iroquois Avenue City Of Belle Meade - Zone RS-B Nashville, TN 37205  Application Submittal : August 16, 2024 Issued : August 15, 2024 NOTICE: THIS RENDERING SHOWS DESIGN INTENT ONLY. THIS IS AN ARTIST RENDERING. DO NOT USE THIS DRAWING FOR MATERIALS, DESIGN OR DIMENSIONS. REFER TO ARCHITECTURAL DRAWING(S) FOR ALL CONSTRUCTION DOCUMENTS.	DRAWING INDEX <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">T.1.0</td> <td>Title Sheet</td> </tr> <tr> <td>C.0.1</td> <td>Survey</td> </tr> <tr> <td>C.1.0</td> <td>Existing/Demo Site Plan</td> </tr> <tr> <td>C.1.1</td> <td>Proposed Site Plan</td> </tr> <tr> <td>D.1.0</td> <td>Existing/Demo First Floor Plan</td> </tr> <tr> <td>D.2.0</td> <td>Existing/Demo Second Floor Plan</td> </tr> <tr> <td>D.2.0</td> <td>Existing/Demo Elevations</td> </tr> <tr> <td>A.1.0</td> <td>Proposed First Floor Plan</td> </tr> <tr> <td>A.1.1</td> <td>Proposed Second Floor Plan</td> </tr> <tr> <td>A.1.2</td> <td>Proposed Roof Plan</td> </tr> <tr> <td>A.2.0</td> <td>Proposed Elevations & Schematic Sections</td> </tr> <tr> <td>A.2.1</td> <td>Proposed Elevations</td> </tr> </table>	T.1.0	Title Sheet	C.0.1	Survey	C.1.0	Existing/Demo Site Plan	C.1.1	Proposed Site Plan	D.1.0	Existing/Demo First Floor Plan	D.2.0	Existing/Demo Second Floor Plan	D.2.0	Existing/Demo Elevations	A.1.0	Proposed First Floor Plan	A.1.1	Proposed Second Floor Plan	A.1.2	Proposed Roof Plan	A.2.0	Proposed Elevations & Schematic Sections	A.2.1	Proposed Elevations	SQUARE FOOTAGE DATA <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">First Floor Heated:</td> <td style="text-align: right;">1,986 SF</td> </tr> <tr> <td>Second Floor Heated:</td> <td style="text-align: right;">1,671 SF</td> </tr> <tr> <td>Total 1st & 2nd Heated:</td> <td style="text-align: right;">3,657 SF</td> </tr> <tr> <td>Garage:</td> <td style="text-align: right;">710 SF</td> </tr> <tr> <td>Front Porch:</td> <td style="text-align: right;">40 SF</td> </tr> <tr> <td>Back Porch:</td> <td style="text-align: right;">144 SF</td> </tr> <tr> <td>Total Unheated</td> <td style="text-align: right;">894 SF</td> </tr> </table>	First Floor Heated:	1,986 SF	Second Floor Heated:	1,671 SF	Total 1st & 2nd Heated:	3,657 SF	Garage:	710 SF	Front Porch:	40 SF	Back Porch:	144 SF	Total Unheated	894 SF
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C.1.1	Proposed Site Plan																																								
D.1.0	Existing/Demo First Floor Plan																																								
D.2.0	Existing/Demo Second Floor Plan																																								
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Back Porch:	144 SF																																								
Total Unheated	894 SF																																								
EXTERIOR MATERIAL - ROOF SHALL BE CEDAR SHAKE - EXTERIOR SIDING SHALL BE REVEAL (ONLY 1.3 OVERLAY, FOR A 5 INCH REVEAL) HARDI-PLANK SIDING / PAINTED WHITE - GUTTERS AND DOWNSPOUTS SHALL BE WHITE ALUMINUM; GUTTERS SHALL BE OGEE PROFILE; DOWNSPOUTS SHALL BE ROUND PROFILE - GARAGE DOORS SHALL BE SIMULATED CARRIAGE STYLE, SECTIONAL OVERHEAD DOORS; PAINT AND SHUTTERS SINGLE PANE BERMUDA FANNED 80 IN LENGTH ALL PAINTED SEA SALT BY SHERWIN WILLIAMS. - FRONT DOORS SHALL BE STAINED MAHOGONY - FRONT WALK SHALL BE RANDOM RECTANGULAR FLAGSTONE - FRONT LANTERNS SHALL BE COPPER HOUSING GAS LIGHTS - NEW WINDOWS FOR THE ADDITION SHALL BE 6/6 GRID WHITE PLY GEM TO MATCH EXISTING.																																									
SURVEYOR ACE FIELD DATA & MAPPING, LLC. 107 S. Greenwood St., Ste. L, Lebanon TN 37087 OFFICE: (615) 927-1533	BUILDER <u>TBD</u>	ARCHITECT  Mitchell Barnett, Architect, P.C. Architects Planners 2021 Richard Jones Rd. Suite# 310A Nashville, TN 37215 (615) 385-3033 E-mail : mitch@mitchellbarnettarchitect.com Web Site : mitchellbarnettarchitect.com																																							

ISSUED BY: 08/15/24

CHECKED BY: 08/15/24

DATE: 08/15/24

FILE: 8-16-24-0001

SHEET NUMBER:

Issued: August 15, 2024

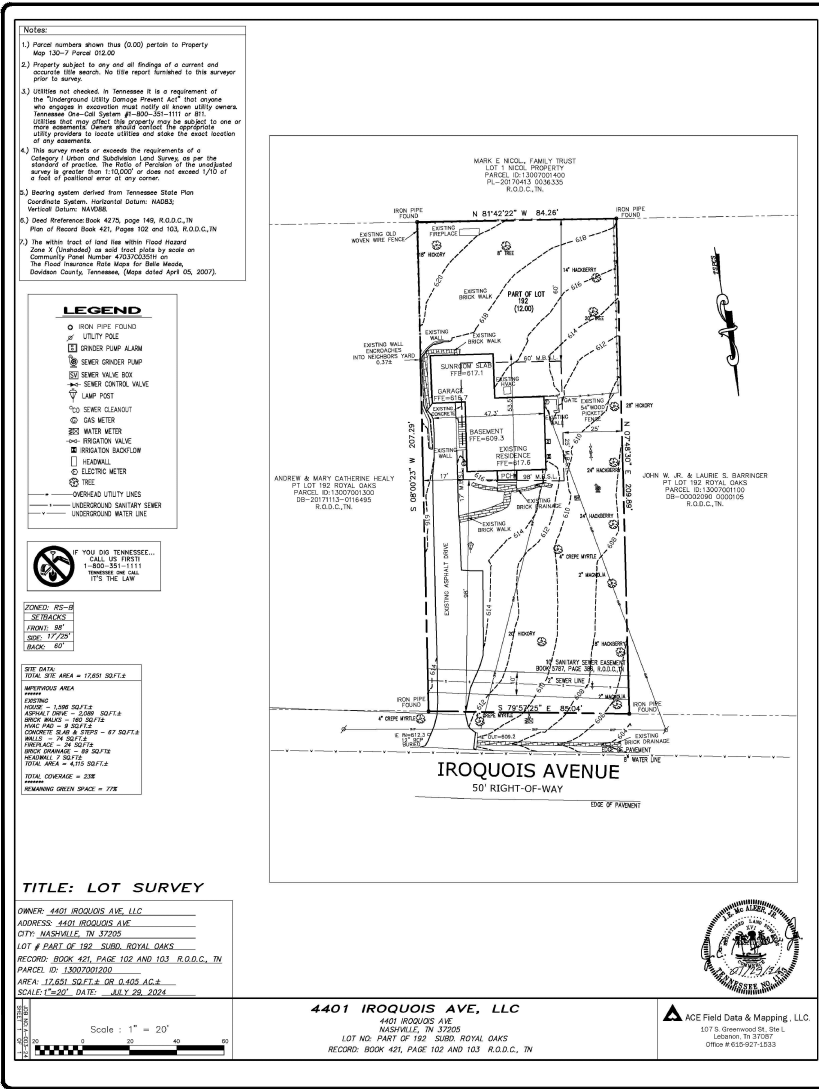
THIS PLAN AND ALL THE COPYRIGHTED PROPERTY OF MITCHELL BARNETT ARCHITECT, P.C. AND S. MITCHELL BARNETT AIA. ANY REPRODUCTION OR REPRODUCTION IS PROHIBITED.

ADDITION & REMODELING FOR:

Johnna Scott

4401 Iroquois Avenue,
City Of Belle Meade, Nashville, TN 37205

T.1.0



Survey Lot

NOTE: THIS SURVEY WAS PROVIDED TO THE ARCHITECT BY ACE FIELD DATA & MAPPING, LLC. ARCHITECT CANNOT GUARANTEE NOR WARRANTY THE INFORMATION CONTAINED HEREIN. HOWEVER, THE ARCHITECT HAS RELIED ON THIS INFORMATION FOR DESIGN.

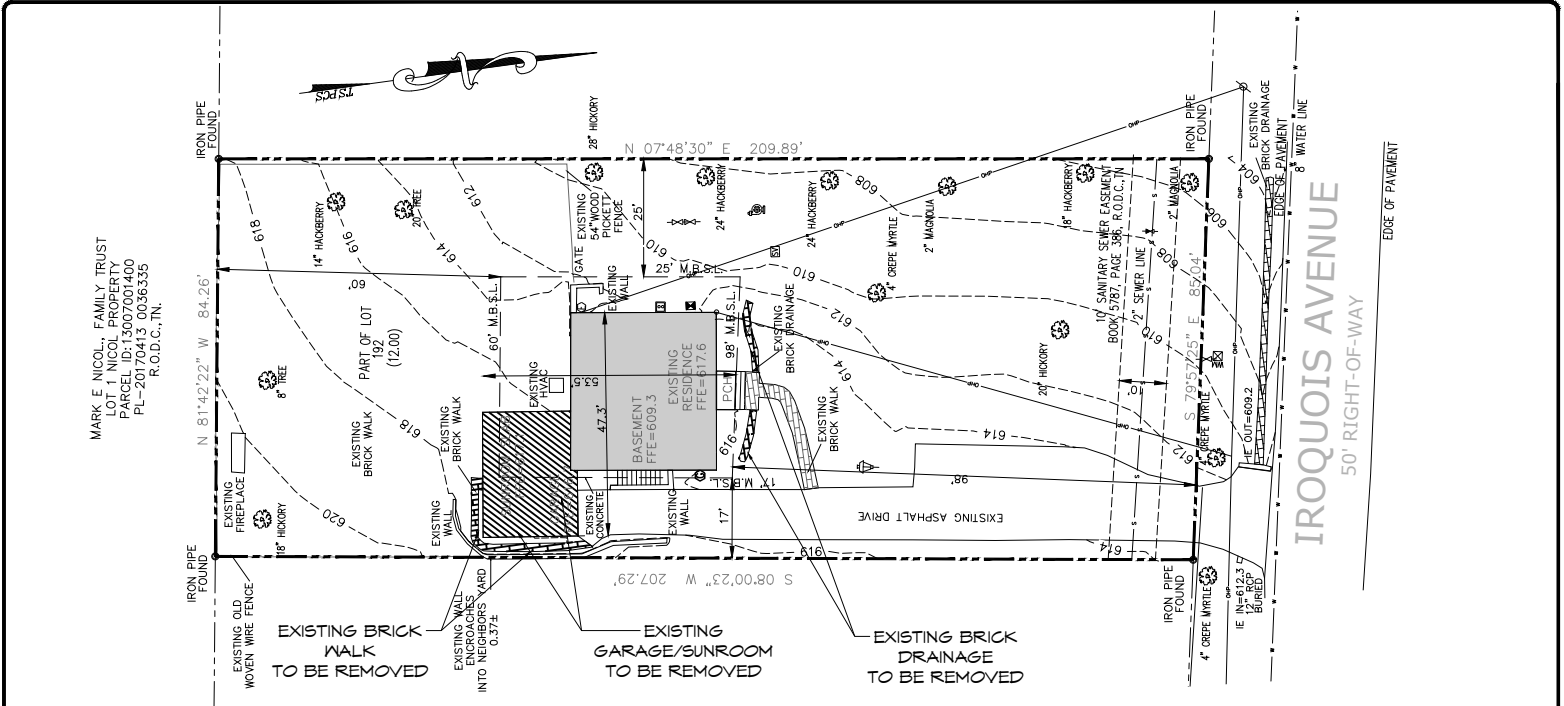
Issued: August 14, 2024

Additional & Remodeling For
Johnna Scott
4401 Iroquois Avenue,
Nashville, TN 37206
City Of Rife Meade, Nashville, TN 37206

Michael Barnett Architect, P.C.
1000 Broadway, Suite 1000
Nashville, TN 37203
Tel: 615-259-1111
Fax: 615-259-1112
www.michaelbarnettarchitect.com

Checked By: JMS
Drawn By: JMS
Title: Survey
File: Survey.dwg
Sheet Number: 1

C.0.1



Existing/Demo Site Plan

NOTE: THIS SURVEY WAS PROVIDED TO THE ARCHITECT BY ACE FIELD DATA & MAPPING, LLC. ARCHITECT CANNOT GUARANTEE NOR WARRANTY THE INFORMATION CONTAINED HEREIN. HOWEVER, THE ARCHITECT HAS RELIED ON THIS INFORMATION FOR DESIGN.	OWNER: 4401 IROQUOIS AVE, LLC ADDRESS: 4401 IROQUOIS AVE, NASHVILLE, TN 37209 LOT# PART OF 192 SUBD ROYAL OAKS RECORD: BOOK 421, PAGE 102 & 103 RODS TN PARCEL ID: 13007001200	LOT SQ. FT.: 17,651 SF	ALLOWABLE	EXISTING	PROPOSED	% OVER ALLOWABLE
	COMMUNITY DATA: MUNICIPALITY: BELLE MEADE ZONING: RS-B	FOOT PRINT 12%	2110	1540	1663	27 %
NOTE: THICK LINE INDICATE EXISTING HOUSE BOUNDARY	REQUIRED SETBACKS: FRONT SETBACK: 40' LEFT SETBACK: 17' RIGHT SETBACK: 25' REAR SETBACK: 60'	F.A.R. X LOT SQ. FT. LOTS <40,000 X.225	3971	2252	2115	9 %
	F.A.R. TOTALS FIRST FLOOR.....1496 SECOND FLOOR.....1071 GARAGE.....710 5th ATTIC.....N.A. TOTAL.....4367	FRONT YARD AREA		8343	8343	0
		DRIVEWAY 12%	2110	1024	840	26 %
		DRIVE IN FRONT 22%	3003	1501	0	0
		HARDSCAPE + POOL 0%	1412	33	353	0
		POOL 2% OF LOT	353	0	0	0
		ACCESSORY AREA 15%	2647	0	0	0

Marked & Remodeling For:

Johnna Scott

4401 Iroquois Avenue,
City of Belle Meade, Nashville, TN 37205

Michael Burnett Architects, P.C.

1000 West End Avenue, Suite 1000
Nashville, TN 37203

Scale: 1" = 30'-0"

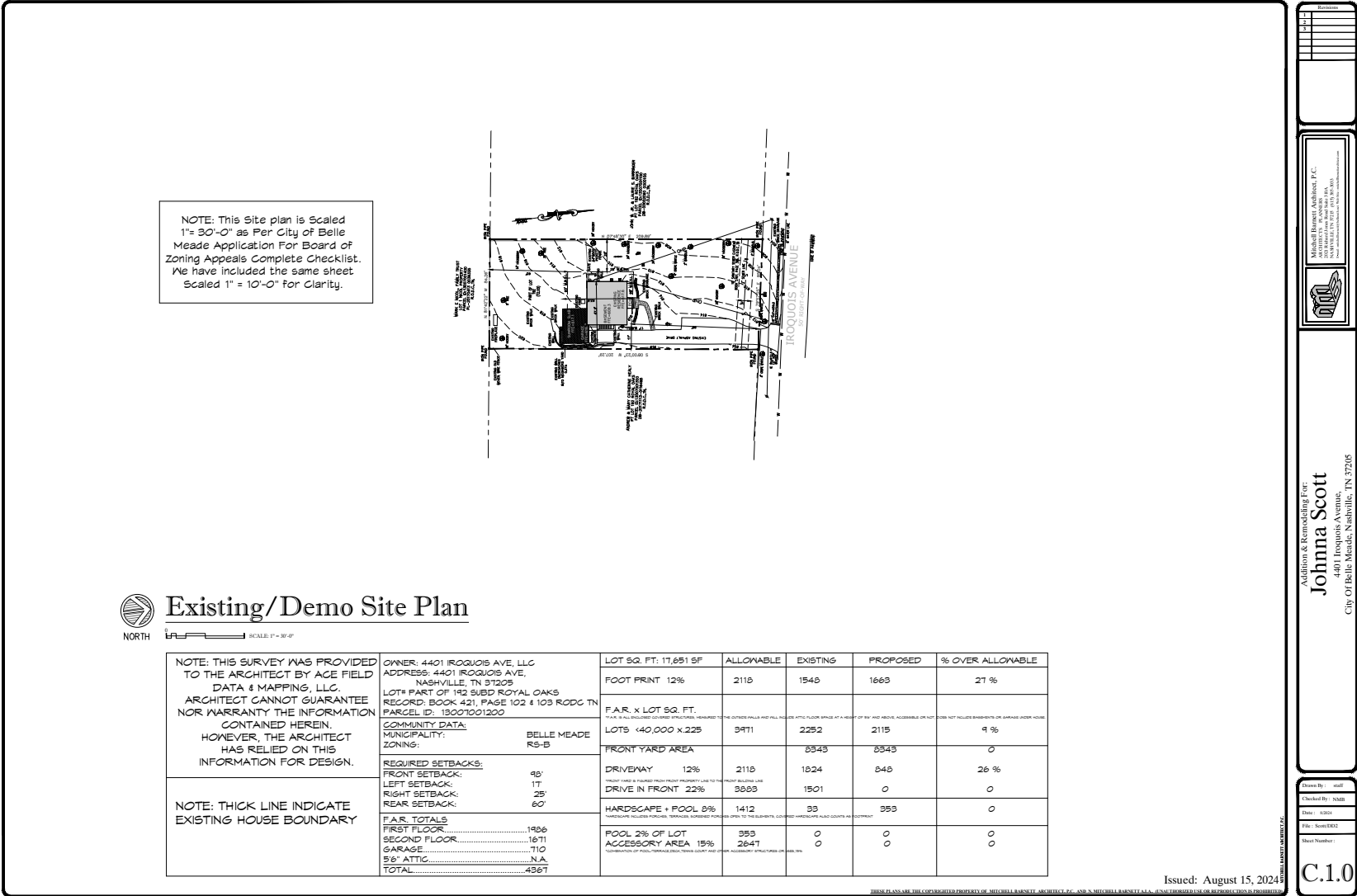
Checked By: J. Scott

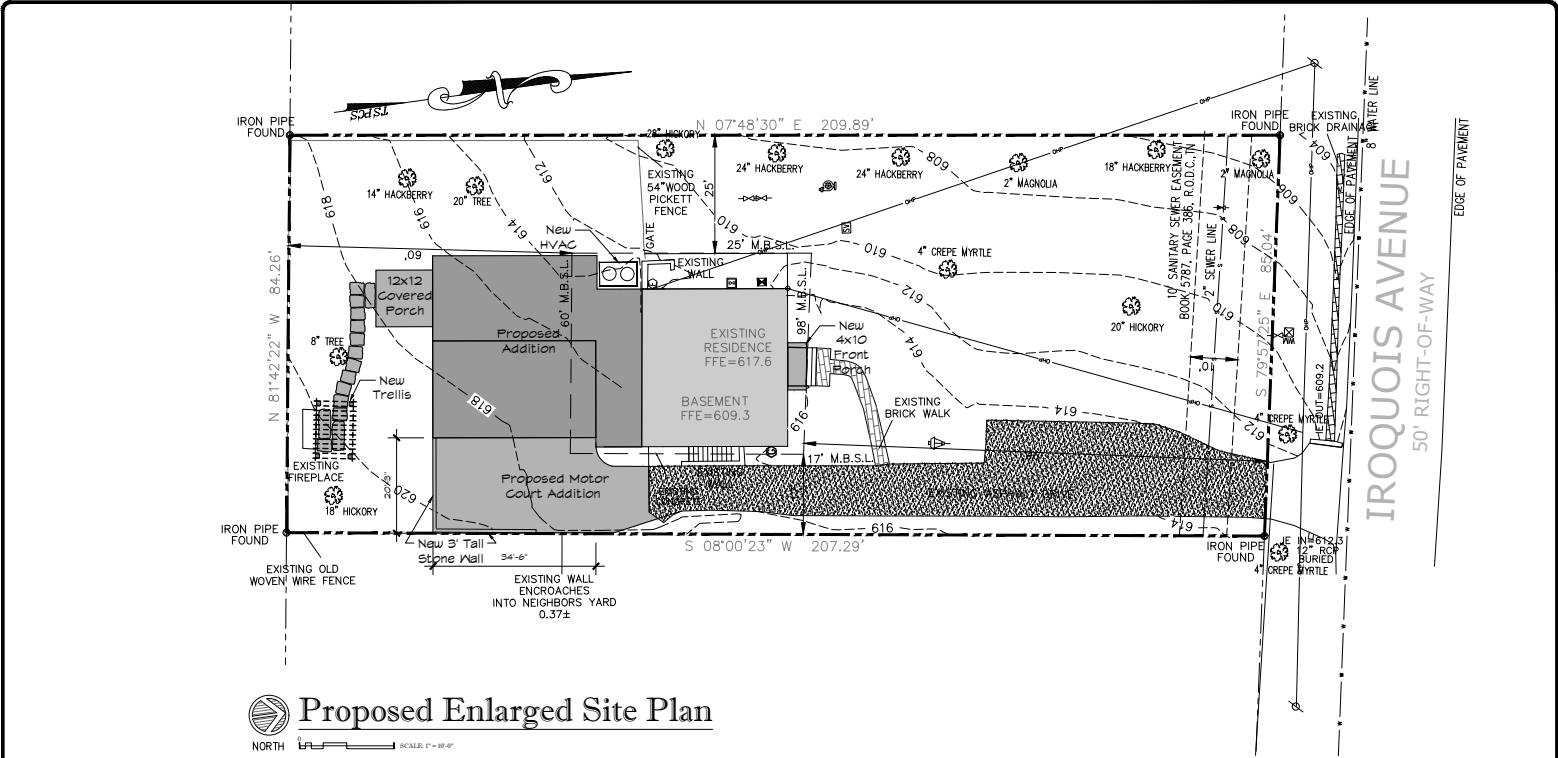
Date: 8/15/24

File: 8-16-24-09

Sheet Number:

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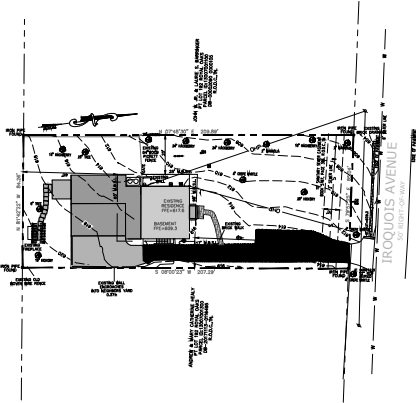
Proposed Enlarged Site Plan

NOTE: THIS SURVEY WAS PROVIDED TO THE ARCHITECT BY ACE FIELD DATA & MAPPING, LLC. ARCHITECT CANNOT GUARANTEE NOR WARRANT THE INFORMATION CONTAINED HEREIN. HOWEVER, THE ARCHITECT HAS RELIED ON THIS INFORMATION FOR DESIGN.	OWNER: 4401 IROQUOIS AVE, LLC ADDRESS: 4401 IROQUOIS AVE, NASHVILLE, TN 37209 LOT# PART OF 142 SUBD ROYAL OAKS RECORD: BOOK 421, PAGE 102 & 103 RODC TN PARCEL ID: 13001001200		LOT SQ. FT.: 17,651 SF	ALLOWABLE	EXISTING	PROPOSED	% OVER ALLOWABLE
	COMMUNITY DATA: MUNICIPALITY: BELLE MEADE ZONING: RS-B		FOOT PRINT 12%	2110	1540	1663	27 %
NOTE: THICK LINE INDICATE EXISTING HOUSE BOUNDARY	REQUIRED SETBACKS: FRONT SETBACK: 40' LEFT SETBACK: 17' RIGHT SETBACK: 25' REAR SETBACK: 60'		F.A.R. x LOT SQ. FT. F.A.R. 1.0 x 17,651 SQ. FT. = 17,651 SQ. FT.	2252	2115	2115	9 %
	F.A.R. TOTALS FIRST FLOOR.....1806 SECOND FLOOR.....1671 GARAGE.....710 3RD ATTIC.....N.A. TOTAL.....4387		FRONT YARD AREA DRIVEWAY 12% DRIVE IN FRONT 22% HARDSCAPE + POOL 8% POOL 2% OF LOT ACCESSORY AREA 15%	3471 2110 3083 1412 393 2647	8343 1824 1501 33 0 0	8343 846 0 353 0 0	0 26 % 0 0 0 0

Architect & Remodeling Firm:
Johnna Scott
4401 Iroquois Avenue,
City of Belle Meade, Nashville, TN 37206

Client:
C.1.1

NOTE: This Site plan is Scaled
1"= 30'-0" as Per City of Belle
Meade Application For Board of
Zoning Appeals Complete Checklist.
We have included the same sheet
Scaled 1" = 10'-0" for Clarity.



 Proposed Enlarged Site Plan
SCALE: 1" = 30'-0"

NOTE: THIS SURVEY WAS PROVIDED TO THE ARCHITECT BY ACE FIELD DATA & MAPPING, LLC. ARCHITECT CANNOT GUARANTEE NOR WARRANTY THE INFORMATION CONTAINED HEREIN. HOWEVER, THE ARCHITECT HAS RELIED ON THIS INFORMATION FOR DESIGN.	OWNER: 4401 IROQUOIS AVE, LLC ADDRESS: 4401 IROQUOIS AVE, NASHVILLE, TN 37209 LOT# PART OF 142 SUBD ROYAL OAKS RECORD: BOOK 421, PAGE 102 & 103 RODG TN PARCEL ID: 13001001200 COMMUNITY DATA: WINGFALLITY: BELLE MEADE ZONING: RS-B	LOT SQ. FT.: 17,651 SF	ALLOWABLE	EXISTING	PROPOSED	% OVER ALLOWABLE
		FOOT PRINT 12%	2110	1540	1663	27 %
NOTE: THICK LINE INDICATE EXISTING HOUSE BOUNDARY	REQUIRED SETBACKS: FRONT SETBACK: 40' LEFT SETBACK: 17' RIGHT SETBACK: 25' REAR SETBACK: 60'	F.A.R. X LOT SQ. FT.				
		LOTS <40,000 X 225	3471	2252	2115	9 %
		FRONT YARD AREA		8343	8343	0
		DRIVEWAY 12%	2110	1824	848	26 %
		DRIVE IN FRONT 22%	3083	1501	0	0
		HARDSCAPE + POOL 8%	1412	33	353	0
		POOL 2% OF LOT	353	0	0	0
		ACCESSORY AREA 15%	2647	0	0	0
		F.A.R. TOTALS				
		FIRST FLOOR.....1806				
		SECOND FLOOR.....1871				
		GARAGE.....710				
		3 RD ATTIC.....N.A.				
		TOTAL.....4387				

Michael Barnett Architects, P.C.

1000 International Blvd, Suite 200

Nashville, TN 37203

615.259.1111

mbarnett@mbarnettarchitects.com

Johnna Scott

4401 Iroquois Avenue,

City of Belle Meade, Nashville, TN 37205

Drawn By: mdf

Checked By: DMH

Date: 08/15/24

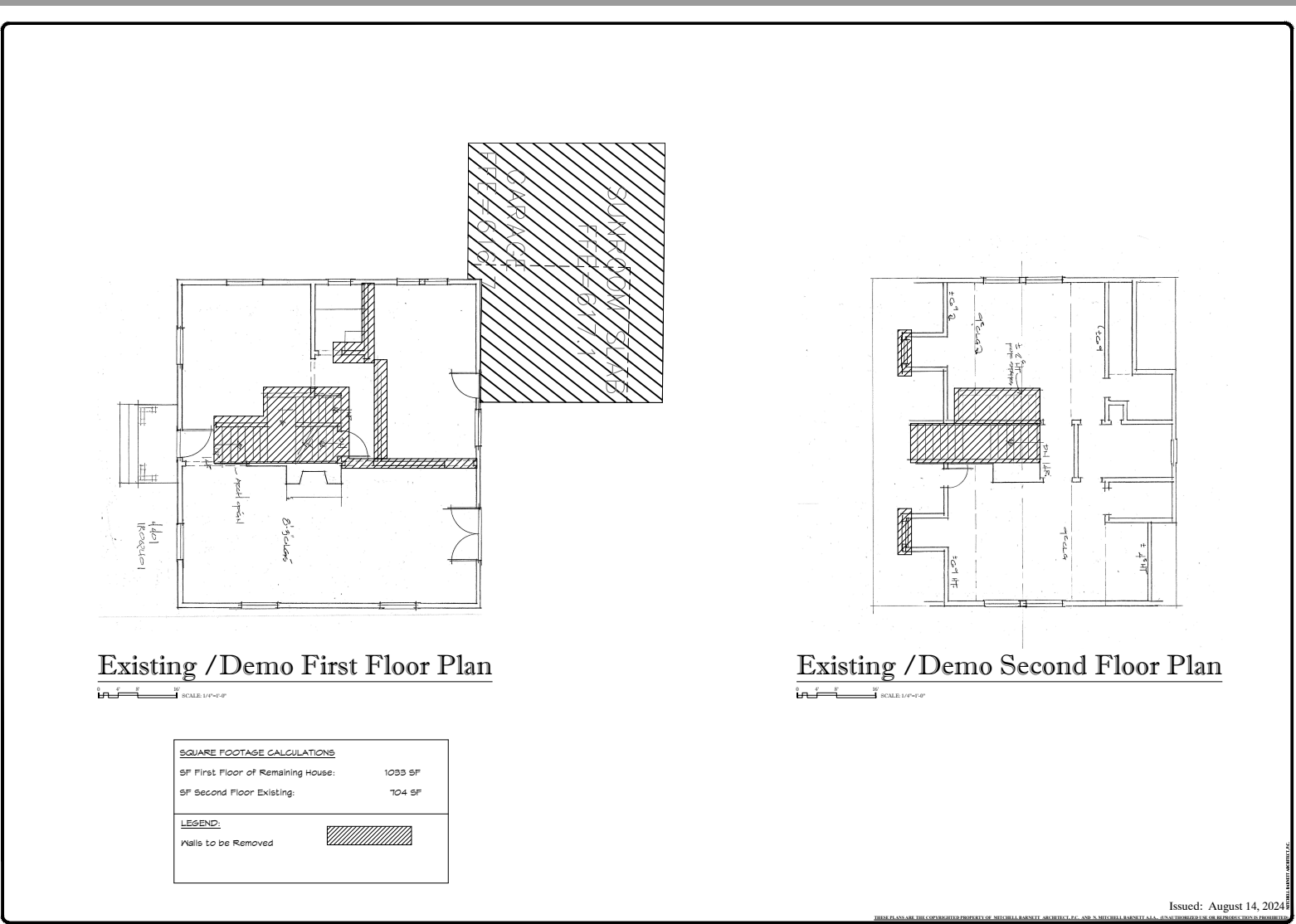
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Sheet Number: 1

C.1.1

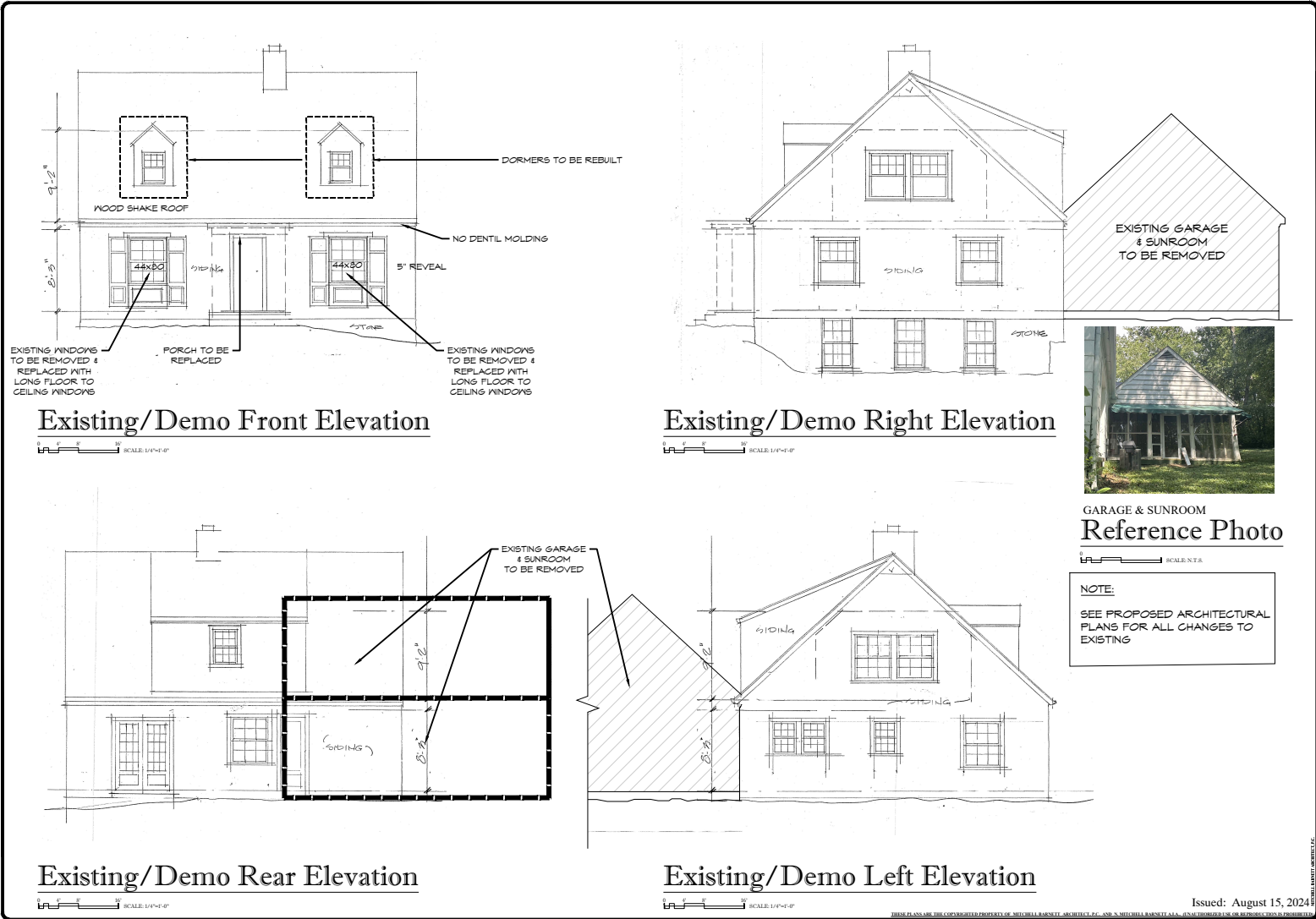
Regular Meeting - PACKET - (Page 23 of 156)

Page 6 of 13 General Attachment: Johnna S ... f Plans Rev1 8-16-24 _9_.pdf (Page 6 of 13)



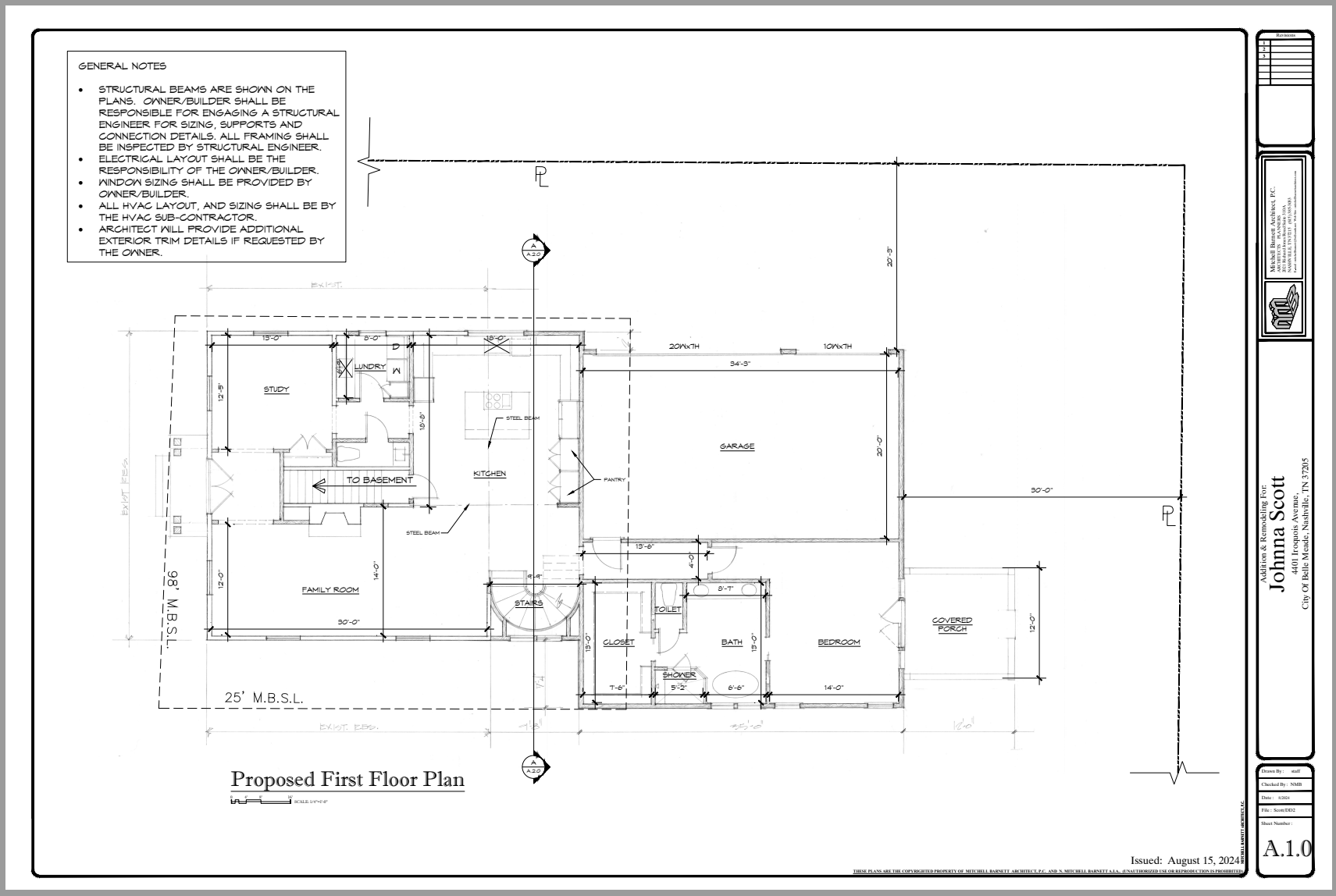
Project No.	2024-001
Client	Johnna Scott
Address	4401 Iniquity Avenue, City of Belle Meade, Nashville, TN 37205
Architect	Mitchell Barnett Architect, P.C.
Architect's License No.	0000000000
Project Manager	Johnna Scott
Designated Representative	Johnna Scott
Checkered By	MMB
Date	8/14/24
Drawn By	Johnna Scott
Sheet Number	1

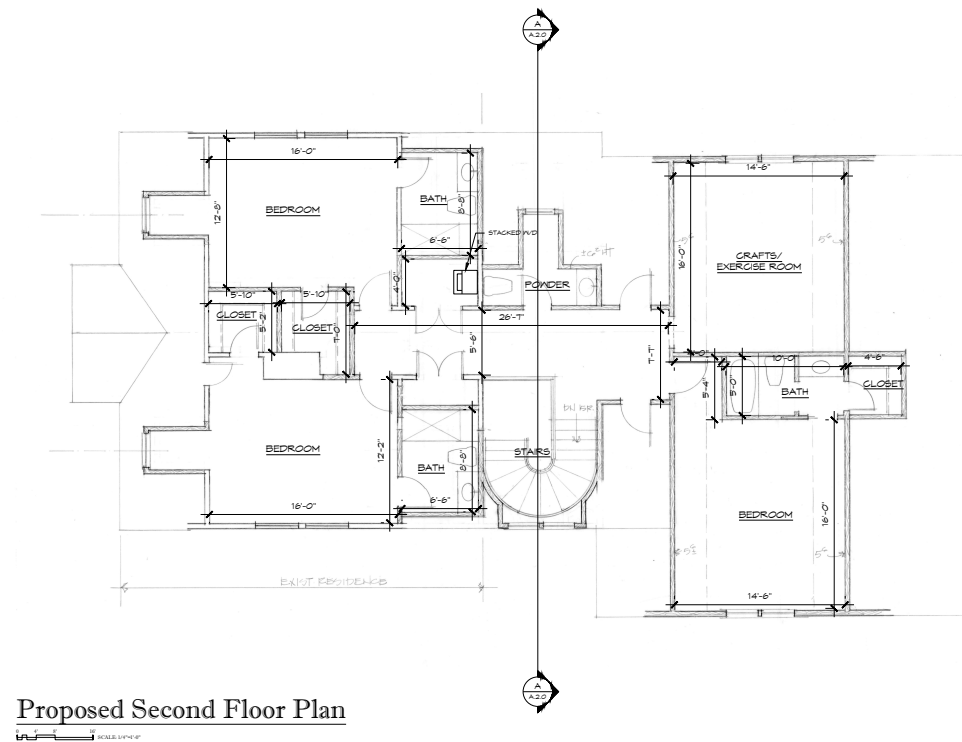
D.1.0



Project Name	Johnna Scott
Project Address	4401 Inwood Avenue, Nashville, TN 37205
Project Number	D.2.0
Scale	1/4" = 1'-0"
Issue Date	August 15, 2024
Issue By	Johnna Scott
Check By	Johnna Scott
Drawn By	Johnna Scott
Project Number	D.2.0

Architect & Remodeling Firm:
Johnna Scott
4401 Inwood Avenue,
Nashville, TN 37205
City of Belle Meade, Nashville, TN 37205





Proposed Second Floor Plan

0 4' 8' 16' SCALE 1/4"=1'-0"

Addition & Remodeling For:

Addition & Remodeling For:
Johnna Scott

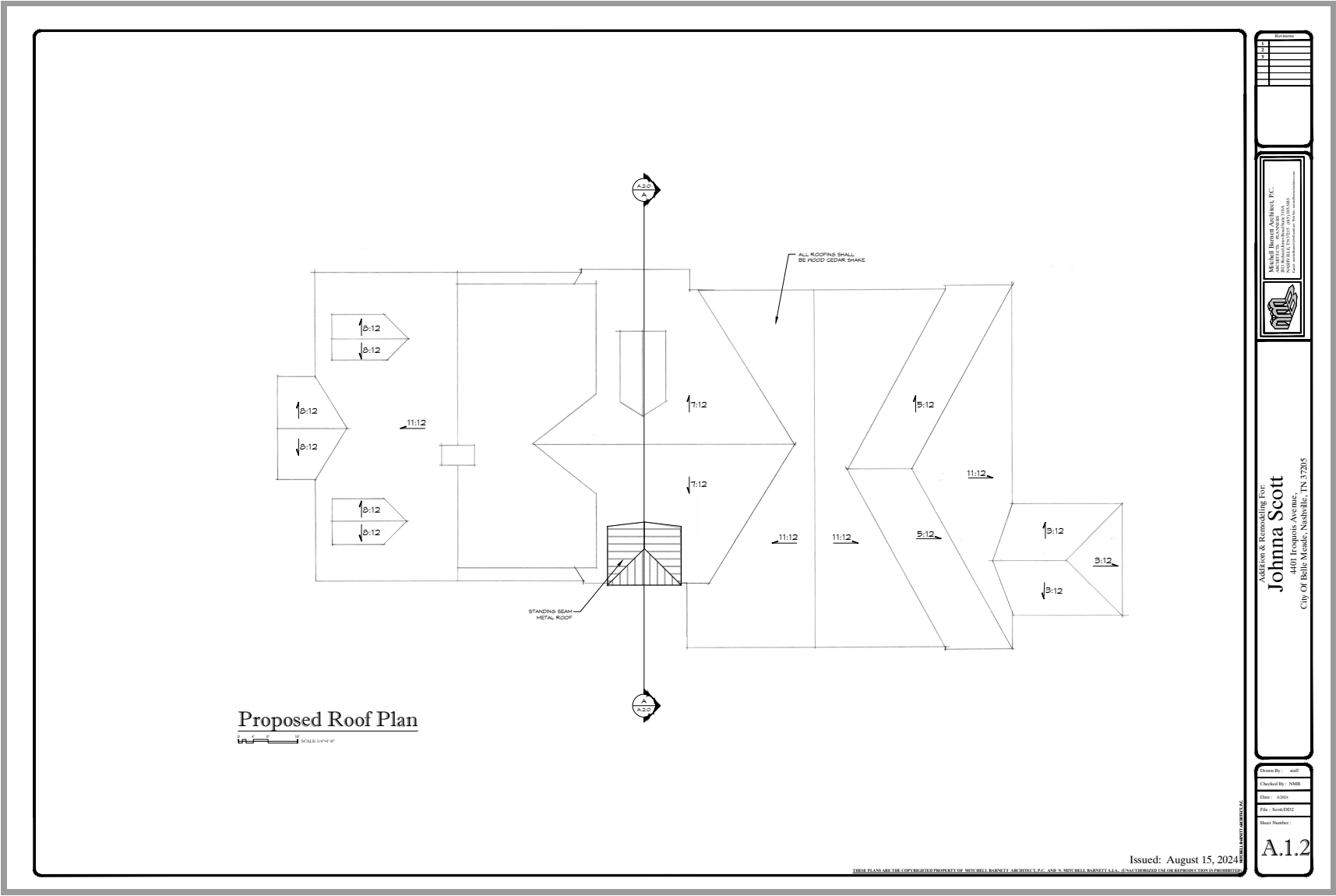
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City Of Belle Meade, Nashville, TN 37205

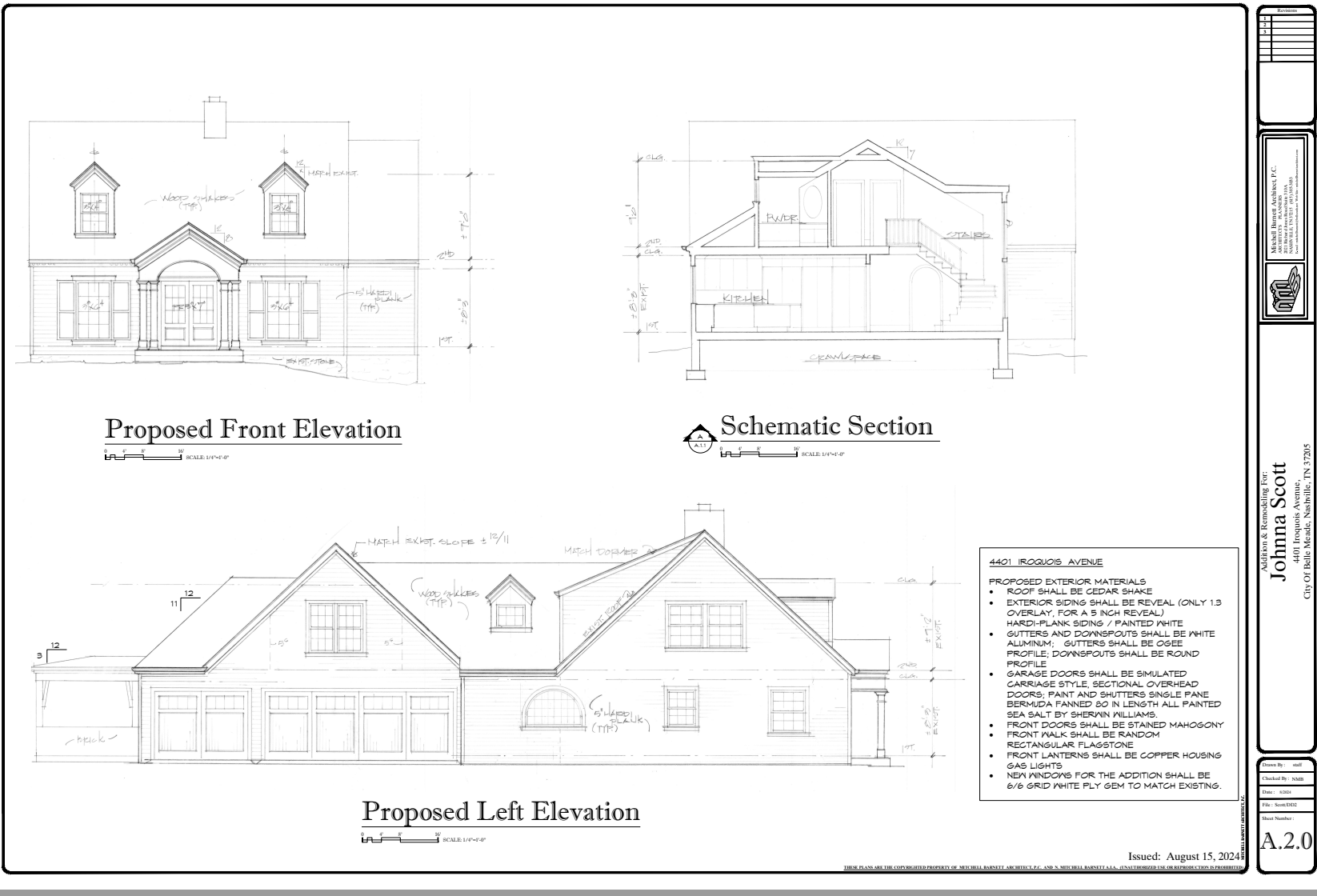
Drawn By :	staff
Checked By :	NMB
Date :	6/2024
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Sheet Number :	

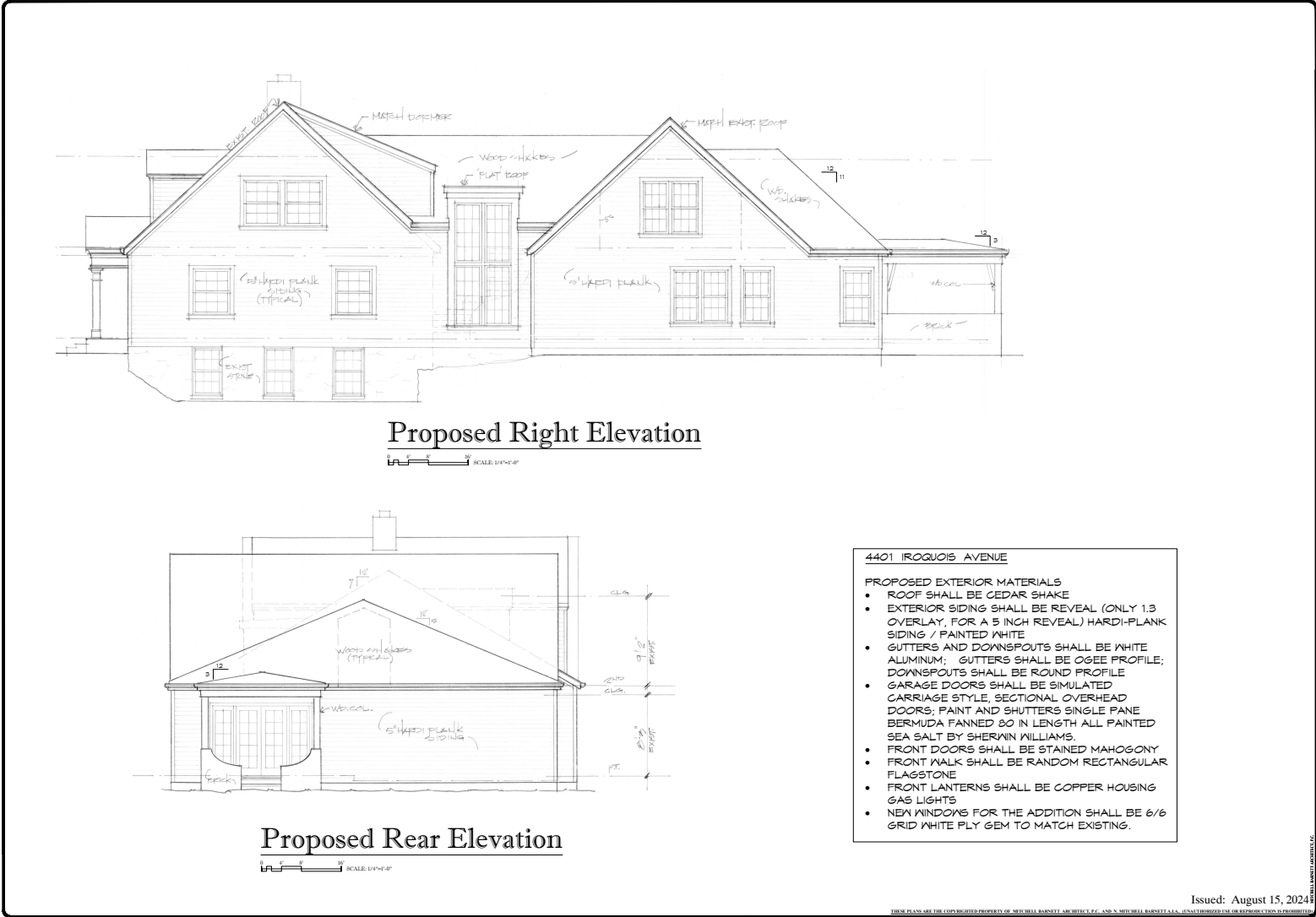
A.1.1

Issued: August 15, 2024

A.1.1







Address & Remodeling for
Johnna Scott
4401 Iroquois Avenue,
City Of Belle Meade, Nashville, TN 37205

Michael Hunter Architect, P.C.
10000 Highway 100, Suite 100
Nashville, TN 37203
(615) 885-1111
www.michaelhunterarchitect.com

Project No.: 2024-001
Checked By: MHA
Date: 8/15/24
File: 2024-001
Sheet Number: 1

A.2.1

Staff Report

Agenda No.: IV.B.
Case No.: #24-0010
Staff: Mary Samaniego, Planning Director
Applicant: Johnna Scott
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 4401 Iroquois Avenue

Summary:

The applicant/owner, Johnna Scott, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for a second-story addition to the rear of the residence. The proposed architectural style is Cape Cod with standard elevations, materials, and references provided in the submittal for this meeting. A request to demolish the existing residence was heard and denied at the May 2024 Historic Zoning Commission. At the September 2024 Board of Zoning Appeals meeting, the following variances were approved to facilitate this project: exceeding the maximum allowable building footprint, exceeding the allowable gross floor area, rear yard setback, and maximum driveway area and turnaround area.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.41 acres (17,561 square feet - SF), 85' in the width, and rectangular in shape with frontage on Iroquois Avenue.
2. The residence was constructed in 1939 and has a Cape Cod architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
3. The dwelling has been identified in the 2021 historical survey (DV-21765) as having: frame construction type; gable roof configuration with asphalt shingles; wood double-hung windows and a bay window; a brick chimney; 1-bay central porch; weatherboard wall cover; and stone foundation.
4. Per Section 14-204(1)(d)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,118 square feet.
5. The existing residence has a building footprint of 1,548 square feet and the proposed addition of 1,663 square feet will then provide as overall building footprint of 2,696 square feet (578 square feet over the maximum allowable).

6. Per Section 14-204(1)(d)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 3,971 square feet.
7. The existing residence has a building area of 2,252 square feet and the proposed addition of 2,115 square feet will then provide as overall building footprint of 4,367 square feet (396 square feet over the maximum allowable).
8. Per Section 14-204(2)(d)(3), the Residence B zoning district requires a rear yard setback is 60' for structures less than 25' in height and the proposed addition is 19' from the rear property line.
9. Per Section 14-204(1)(d)(4) of the Zoning Ordinance, the total of all drive and parking areas on any lot shall not exceed twelve (12) percent of the total lot area. The allowable area of drive and parking area for the proposed lot is 2,118 square feet and the proposed area of drive and parking area is 2,672 square feet, which is over the requirement by 554 square feet. In this Code section there is also a requirement for a 25' by 25' turnaround area for the garage spaces and a 20' by 34' turnaround area is proposed.
10. Per Section 14-204(1)(h)(1)(B), Between any driveway and the nearest property line there shall be a minimum five foot (5') "green space," to be devoted to grass or other vegetation. A portion of the 20' by 34' turnaround area for the garage is 0 feet to the side property line.
11. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
12. Materials list:

Window Manufacturer:

American Craftsman, Pittsburgh

Window Material: Vinyl Current

Professional grade Vinyl

Frame Material:

Steel 2x4's 2x8's

trusses & headers

Windowsills:

wood

Brick, Painted/Natural:red original brick, chimney,
Painted white brick around back
Patio to rearBrick/Stone Thickness:

1-4 inch current

Clapboard Material:

hardie plank

Clapboard Dimensions/Reveal:

hardie plank

5 inch reveal

Railings, Columns, Pilasters:brass & powder coated satin sea
salt along side basement stairsChimney Material:

brick

Roofing Material:

cedar shaker shingle

Exterior Doors:mahogany door painted sea salt
Back door of fiberglass French panelEaves/Cornice:Gutters:

white round 6" in

Gutter Dimensions:

11 11

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-209(4), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to per Section 14-202(1)(c):

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;
4. Any other factor, including aesthetic, which is reasonably related to the purpose of this part.

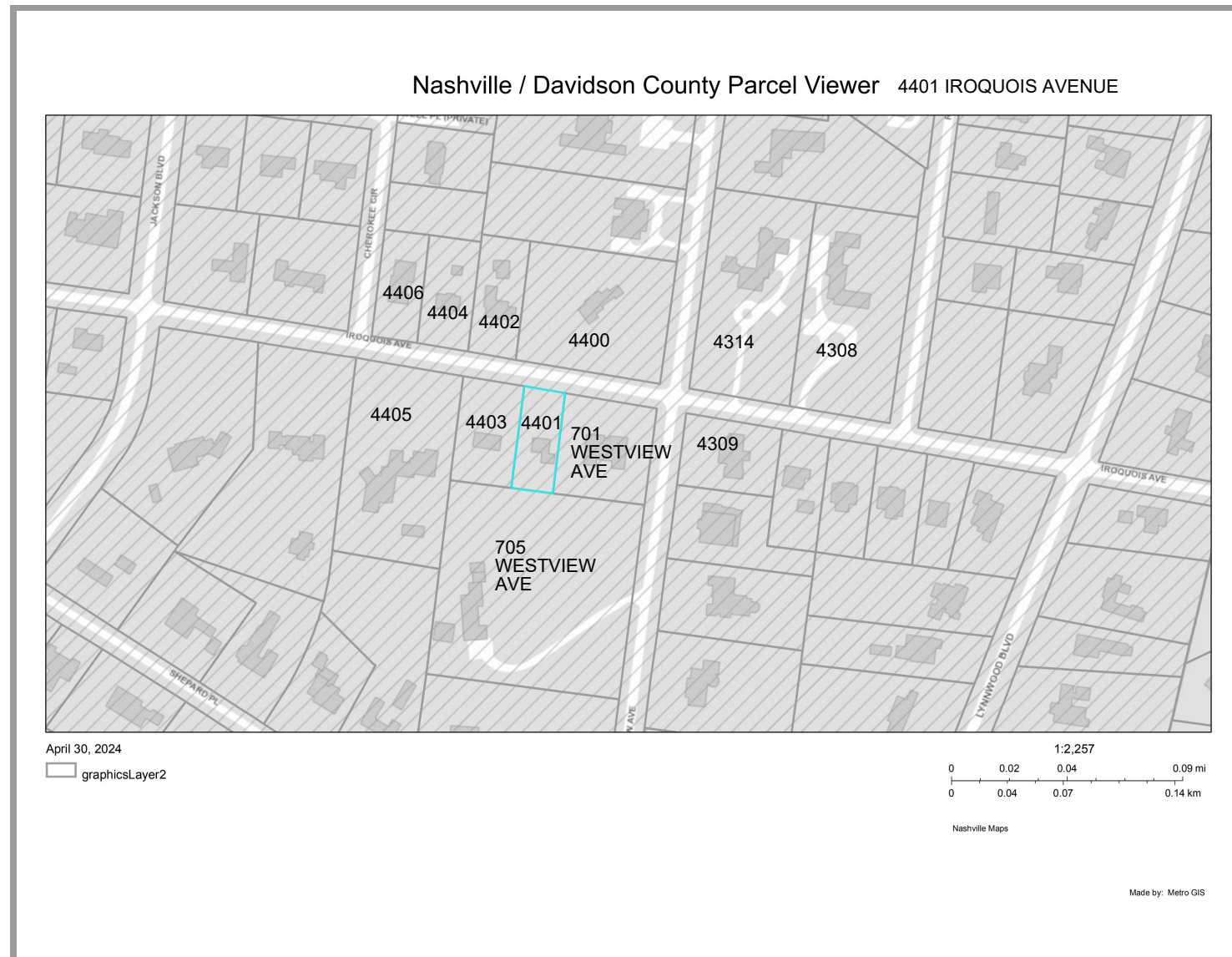
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map



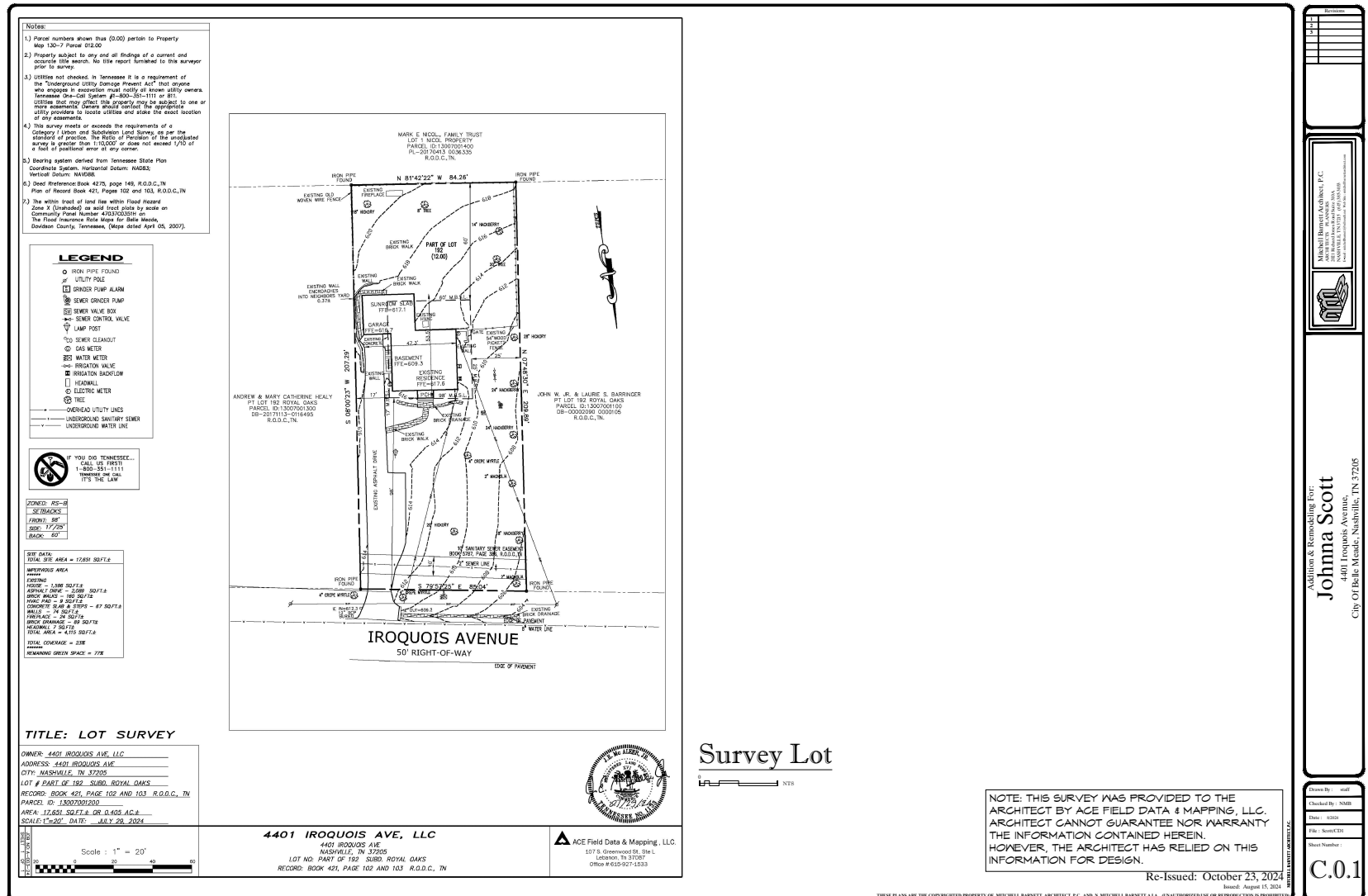
BZA SUBMITTAL / HZC SUBMITTAL				
GENERAL NOTES 1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING WITH WORK. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. 2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK. 3. DIMENSIONS ARE WITNESSED TO FACE OF MASONRY OR TO FACE OF STUD UNLESS OTHERWISE NOTED. 4. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL MEET ALL STATE BUILDING CODES, THE NATIONAL ELECTRIC CODE, AND ORDINANCES OF THE LOCAL AUTHORITY HAVING JURISDICTION. 5. THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK IF A CONFLICT IS DISCOVERED WITHIN THE CONSTRUCTION DOCUMENTS. 6. THERE SHALL BE NO BUILDING MATERIALS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS INSTALLED ON THIS PROJECT. 7. ALL MATERIALS AND EQUIPMENT PROVIDED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND AS PER CODE REQUIREMENTS. 8. ITEMS REQUIRING FINISH SELECTIONS NOT APPEARING IN THE DOCUMENTS SHALL BE SELECTED BY THE OWNER FROM SHOP DRAWINGS, SAMPLES, AND/OR SAMPLES AS REQUIRED. 9. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. 10. FILL SOILD ALL MASONRY VOIDS WHERE ANCHORS OCCUR. FILL SOILD ALL NEW MASONRY UNITS LOCATED BELOW FINISHED GRADE. 11. COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, PANELS, ETC., WITH MECHANICAL AND ELECTRICAL CONTRACTORS. 12. SIZE AND LOCATION OF ALL FLOOR OPENINGS TO BE VERIFIED WITH THE TRADE AFFECTED BEFORE PROCEEDING WITH THE WORK. 13. BOLTING OF WOOD TO STRUCTURAL MEMBERS OR MASONRY SHALL BE WITH A MINIMUM OF 3/4" BOLTS @ 5' O.C. EXCEPT WHERE SHOWN OTHERWISE. 14. PROVIDE UNITS OVER ALL OPENINGS INCLUDING THOSE REQUIRED FOR ELECTRICITY, PIPES, LOUVERS, GRILLES, DAMPERS, ETC. 15. PROVIDE CONCRETE PADS FOR ALL NEW MECHANICAL AND ELECTRICAL EQUIPMENT. 16. PROVIDE DOUBLE STUDS AND BRACING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS (E.G., TILE, CASEWORK, MILLWORK, CABINETS, ETC.). 17. SLOPE ALL GRADES, WALKS AND CONCRETE PADS AWAY FROM BUILDING AT LEAST 1/8" PER FOOT. 18. PROVIDE UNDERGROUND DRAINAGE FOR ALL DOWN SPOUTS UNLESS OTHERWISE NOTED. 19. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLAB ON GRADE CONDITIONS. 20. PROVIDE 1" THICK PERIMETER INSULATION AT ALL NEW CONCRETE SLABS ALONG EXTERIOR WALLS. 21. THE "GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION" A.I.A. DOCUMENT A201 IS HEREBY MADE A PART OF THIS PROJECT THE SAME AS IF BOUAD HEREIN. THESE CONDITIONS APPLY TO ALL SUBCONTRACTORS AS WELL AS TO THE GENERAL CONTRACTOR. 22. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL SHALL BE REMOVED FROM SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. 23. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, FLOORS WASHED WITH ALL LABELS REMOVED AND THE EXTERIOR TO BE RASGHTHIE OF TRASH. 24. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHERE REQUIRED PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.		Addition & Remodeling For: Johnna Scott 4401 Iroquois Avenue City Of Belle Meade - Zone RS-B Nashville, TN 37205		DRAWING INDEX T.1.0 Title Sheet C.0.1 Survey C.1.0 Existing/Demo Site Plan C.1.1 Proposed Site Plan D.1.0 Existing/Demo First Floor Plan Existing/Demo Second Floor Plan D.2.0 Existing/Demo Elevations A.1.0 Proposed First Floor Plan A.1.1 Proposed Second Floor Plan A.1.2 Proposed Roof Plan A.2.0 Proposed Elevations & Schematic Sections A.2.1 Proposed Elevations
		SQUARE FOOTAGE DATA First Floor Heated: 1,986 SF Second Floor Heated: 1,671 SF Total 1st & 2nd Heated: 3,657 SF Garage: 710 SF Front Porch: 40 SF Back Porch: 144 SF Total Unheated: 894 SF		
		EXTERIOR MATERIAL • ROOF SHALL BE CEDAR SHAKE • EXTERIOR SIDING SHALL BE REVEAL (ONLY 1.3 OVERLAY, FOR A 5 INCH REVEAL) HARDI-PLANK SIDING / PAINTED WHITE • GUTTERS AND DOWNSPOUTS SHALL BE WHITE ALUMINUM; GUTTERS SHALL BE OGEE PROFILE; DOWNSPOUTS SHALL BE ROUND PROFILE • GARAGE DOORS SHALL BE SIMULATED CARRIAGE STYLE, SECTIONAL OVERHEAD DOORS; PAINTED • SHUTTERS SHALL BE LOUVERED; MATCH WINDOWS LENGTH; ALL PAINTED SEA SALT BY SHERWIN WILLIAMS. • FRONT DOORS SHALL BE STAINED MAHOGONY • FRONT WALK SHALL BE RANDOM RECTANGULAR FLAGSTONE • FRONT LANTERNS SHALL BE COPPER HOUSING GAS LIGHTS • NEW WINDOWS FOR THE ADDITION SHALL BE 6/6 GRID WHITE PLY GEM TO MATCH EXISTING.		
Application Submittal : August 16, 2024 Re-Issued : October 23, 2024 Issued : August 15, 2024		NOTICE: THIS RENDERING SHOWS DESIGN INTENT ONLY. THIS IS AN ARTIST RENDERING. DO NOT USE THIS DRAWING FOR MATERIALS, DESIGN OR DIMENSIONS. REFER TO ARCHITECTURAL DRAWING(S) FOR ALL CONSTRUCTION DOCUMENTS.		
SURVEYOR ACE FIELD DATA & MAPPING, LLC. 107 S. Greenwood St., Ste. L, Lebanon TN 37087 OFFICE: (615) 927-1533	BUILDER TBD	ARCHITECT Mitchell Barnett, Architect, P.C. Architects Planners 2021 Richard Jones Rd. Suite# 310A Nashville, TN 37215 (615) 385-3033 E-mail : mitch@mitchebarnettarchitect.com Web Site : mitchellbarnettarchitect.com	Re-Issued: October 23, 2024 Issued: August 15, 2024 THESE PLANS ARE THE COPYRIGHTED PROPERTY OF MITCHELL BARNETT ARCHITECT, P.C. AND S. MITCHELL BARNETT A.I.A. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.	

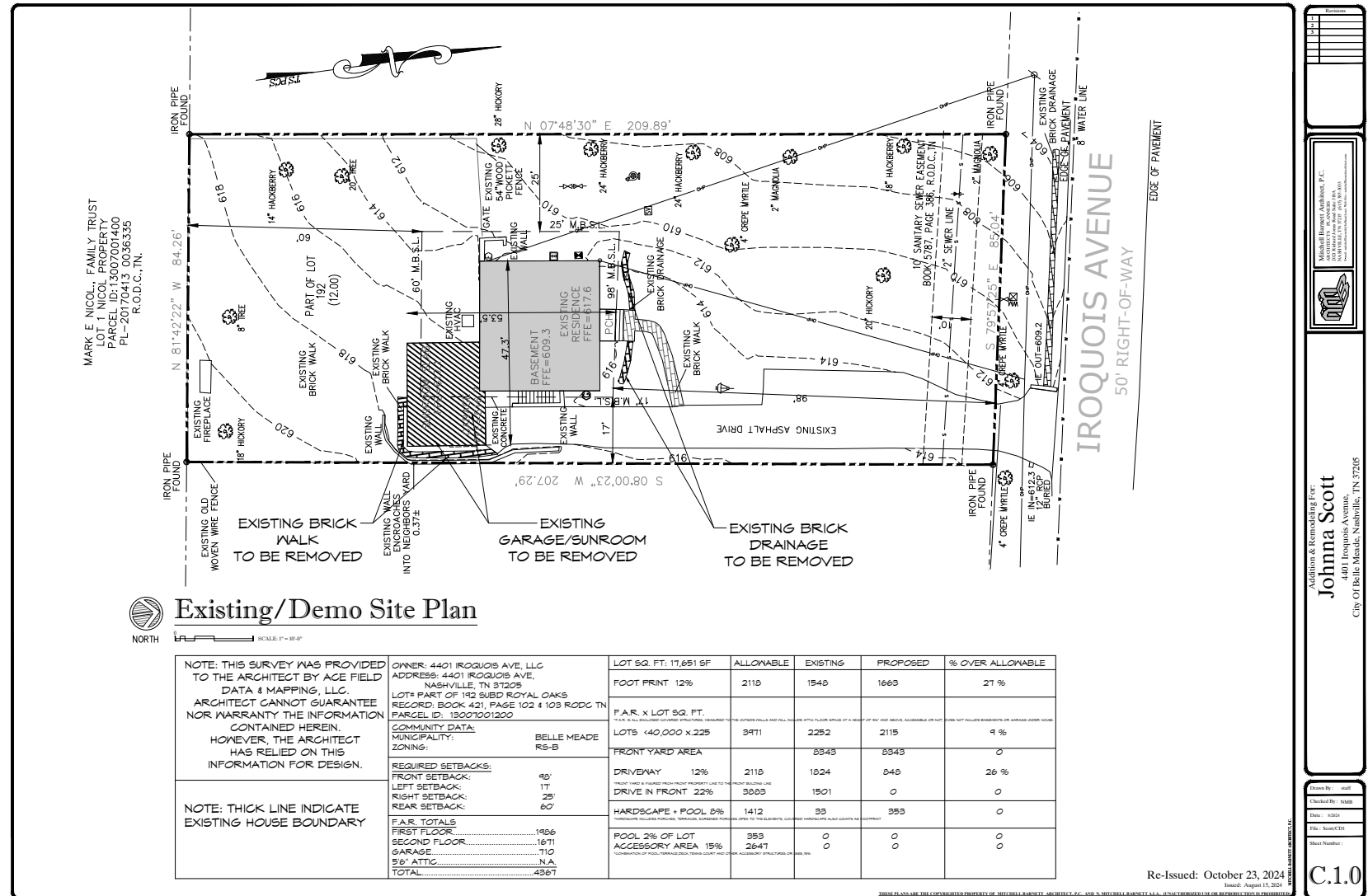
Additional & Remodeling For:
Johnna Scott
4401 Iroquois Avenue,
City Of Belle Meade, Nashville, TN 37205

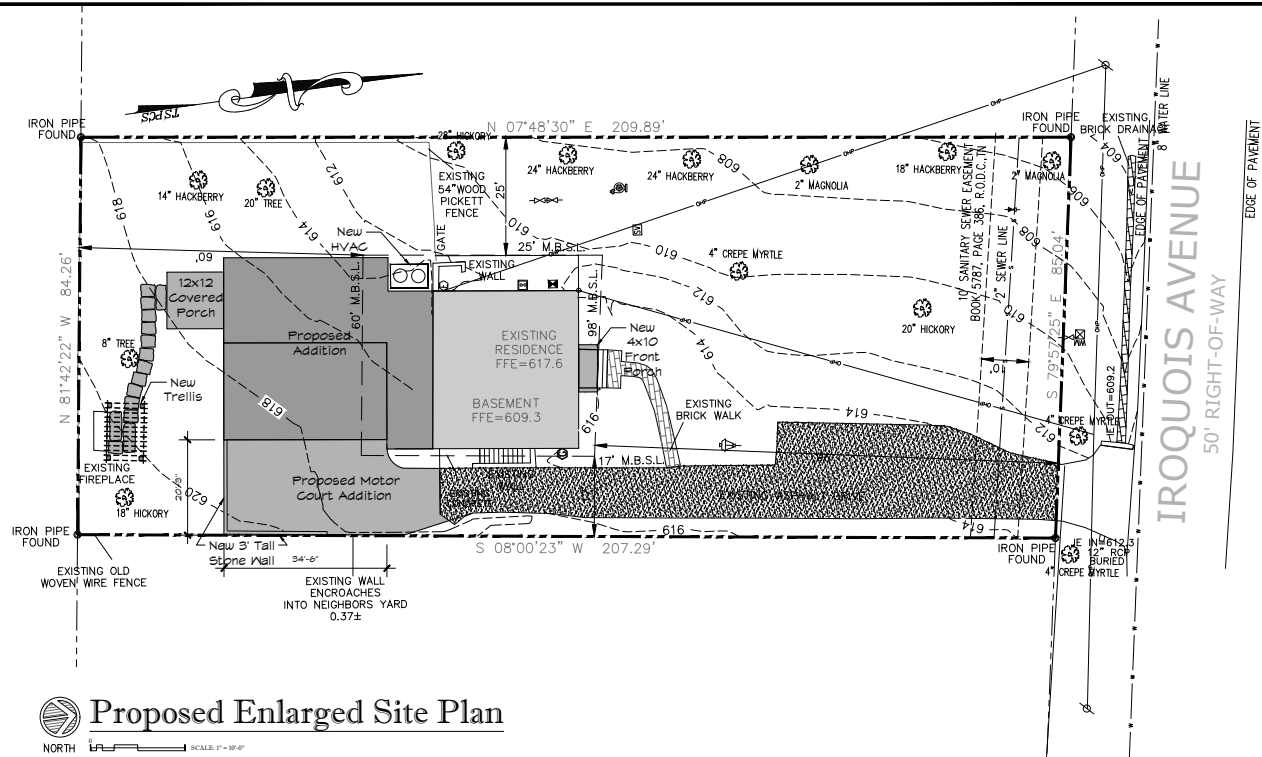
Architect:
Mitchell Barnett Architect, P.C.
2021 Richard Jones Rd.
Suite# 310A
Nashville, TN 37215
(615) 385-3033
E-mail: mitch@mitchebarnettarchitect.com
Web Site: mitchellbarnettarchitect.com

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

Sheet Number:
T.1.0







Proposed Enlarged Site Plan

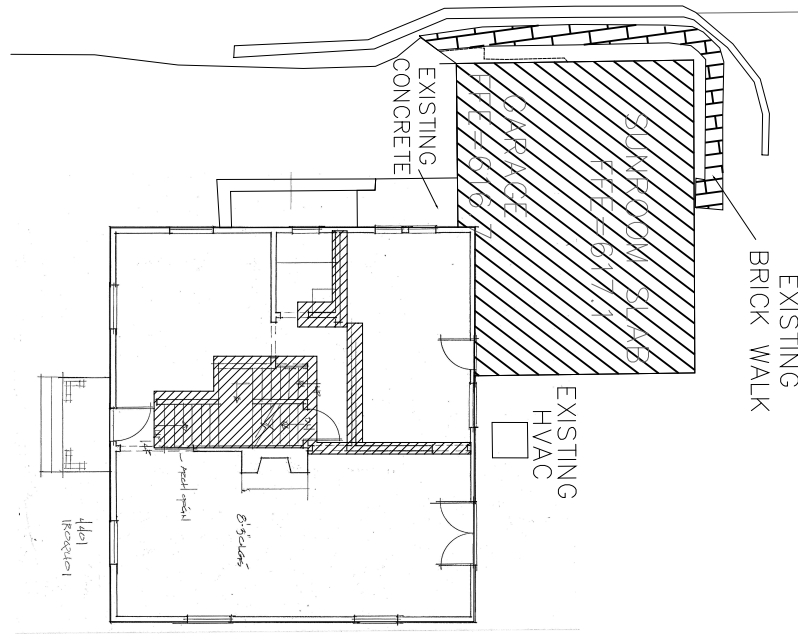
NOTE: THIS SURVEY WAS PROVIDED TO THE ARCHITECT BY ACE FIELD DATA & MAPPING, LLC. ARCHITECT CANNOT GUARANTEE NOR WARRANT THE INFORMATION CONTAINED HEREIN. HOWEVER, THE ARCHITECT HAS RELIED ON THIS INFORMATION FOR DESIGN.	OWNER: 4401 IROQUOIS AVE, LLC ADDRESS: 4401 IROQUOIS AVE, NASHVILLE, TN 37209 LOT# PART OF 142 SUBD ROYAL OAKS RECORD: BOOK 421, PAGE 102 & 103 RODC TN PARCEL ID: 13001001200		LOT SQ. FT.: 17,651 SF	ALLOWABLE	EXISTING	PROPOSED	% OVER ALLOWABLE
	COMMUNITY DATA: MUNICIPALITY: BELLE MEADE ZONING: RS-B		FOOT PRINT 12%	2110	1540	1663	27 %
NOTE: THICK LINE INDICATE EXISTING HOUSE BOUNDARY	REQUIRED SETBACKS: FRONT SETBACK: 40' LEFT SETBACK: 17' RIGHT SETBACK: 25' REAR SETBACK: 60'		F.A.R. x LOT SQ. FT. *F.A.R. IS A FULL-BUILDING COVERED STRUCTURE, MEASURED TO THE OUTSIDE WALLS AND FULL-BUILDING FLOOR SPACE AT A HEIGHT OF 8' 6" AND ABOVE. ACCESSIBLE OR NOT DOES NOT INCLUDE ROOFTOPS OR GARAGE OVER GARAGE.	2252	2115		9 %
	F.A.R. TOTALS FIRST FLOOR: 1806 SECOND FLOOR: 1671 GARAGE: 710 3'6" ATTIC: N.A. TOTAL: 4387		FRONT YARD AREA DRIVEWAY 12% DRIVE IN FRONT 22% HARDSCAPE + POOL 8% POOL 2% OF LOT ACCESSORY AREA 15%	3471 2110 3083 1412 393 2647	8343 1824 1501 33 0 0	8343 846 0 353 0 0	0 26 % 0 0 0 0

Re-Issued: October 23, 2024

Addition & Remodeling For:
Johnna Scott
4401 Iroquois Avenue,
City of Belle Meade, Nashville, TN 37206

Drawn By: JSC
Checked By: JSC
Date: 10/23/24
File: JSC-24-001
Sheet Number:

C.1.1

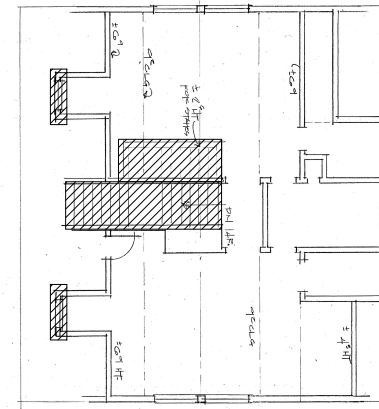


Existing /Demo First Floor Plan

SCALE: 1/4"=1'-0"

SQUARE FOOTAGE CALCULATIONS	
SF First Floor of Remaining House:	1033 SF
SF Second Floor Existing:	704 SF

LEGEND:	
Walls to be Removed	



Existing /Demo Second Floor Plan

SCALE: 1/4"=1'-0"

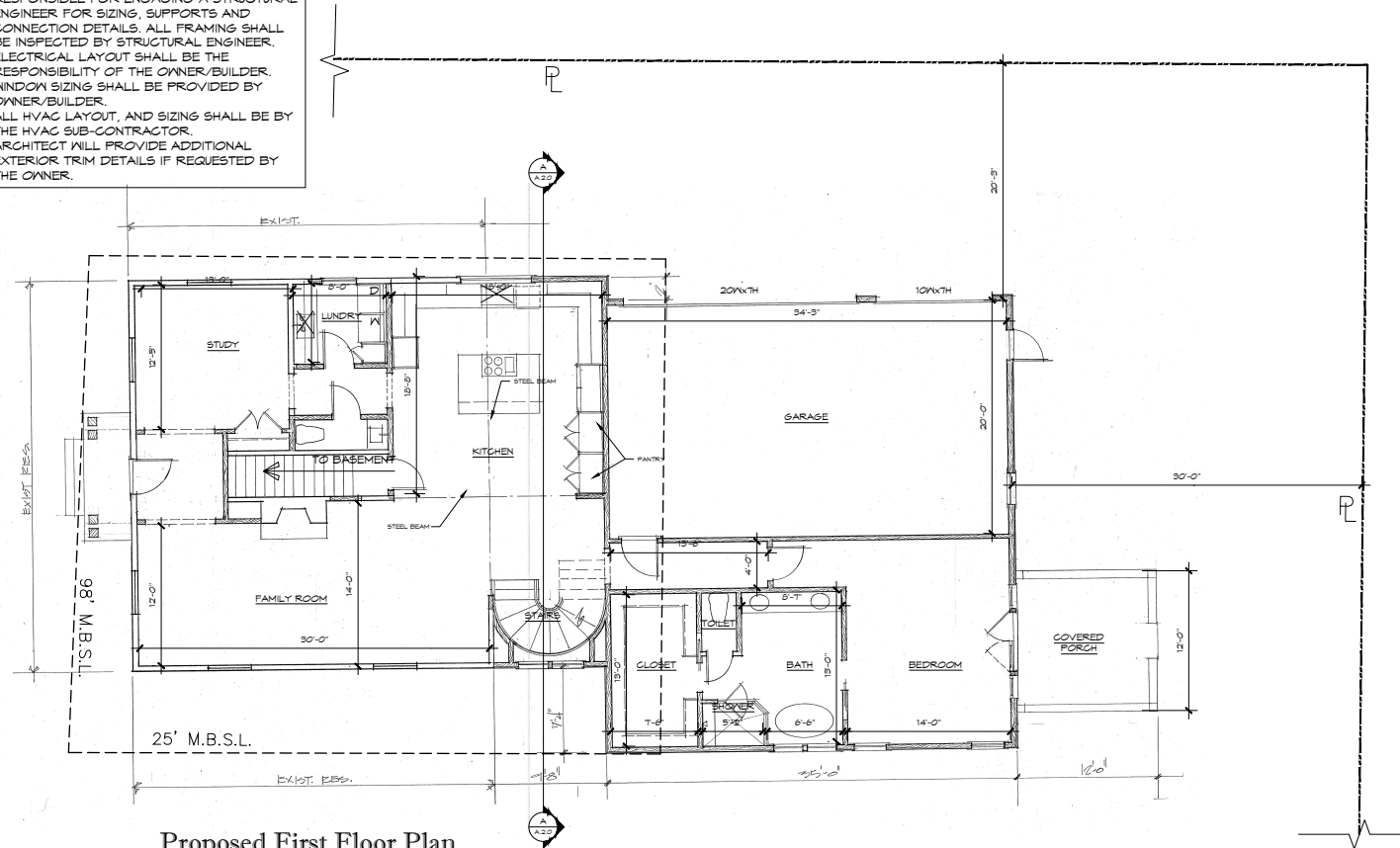
Re-Issued: October 14, 2024
Revised: August 15, 2024

Johnna Scott Addition & Remodeling For: 4401 Iniquity Avenue, City of Belle Meade, Nashville, TN 37205	
Mitchell Barnett Architects P.C. 10000 Highway 100, Suite 200 Nashville, TN 37203 Tel: 615.261.1111 Fax: 615.261.1112 Email: info@mba-architects.com	Project No.: Drawing No.: Revision No.: Date:

D.1.0

GENERAL NOTES

- STRUCTURAL BEAMS ARE SHOWN ON THE PLANS. OWNER/BUILDER SHALL BE RESPONSIBLE FOR ENGAGING A STRUCTURAL ENGINEER FOR SIZING, SUPPORTS AND CONNECTION DETAILS. ALL FRAMING SHALL BE INSPECTED BY STRUCTURAL ENGINEER.
- ELECTRICAL LAYOUT SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER.
- WINDOW SIZING SHALL BE PROVIDED BY OWNER/BUILDER.
- ALL HVAC LAYOUT, AND SIZING SHALL BE BY THE HVAC SUB-CONTRACTOR.
- ARCHITECT WILL PROVIDE ADDITIONAL EXTERIOR TRIM DETAILS IF REQUESTED BY THE OWNER.



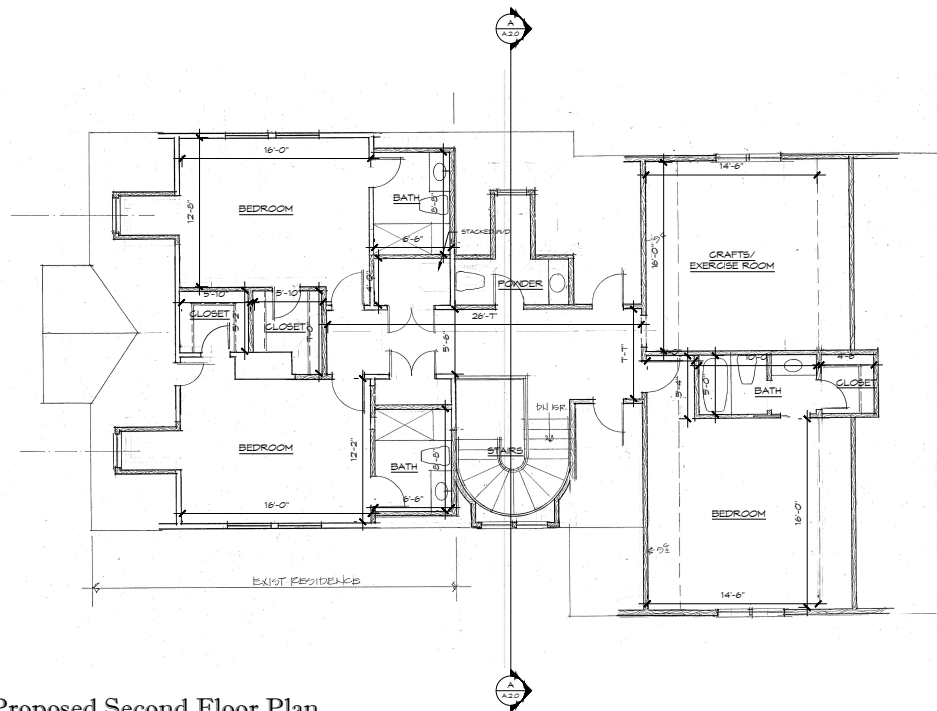
Proposed First Floor Plan

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

Re-Issued: October 14, 2024
Issued: August 15, 2024

Addition & Remodeling For
Johnna Scott
4401 Froggus Avenue,
City Of Belle Meade, Nashville, TN 37205

Drawn By: JSC
Checked By: JSC
Date: 10/14/24
File: JSC0101
Sheet Number:
A.1.0

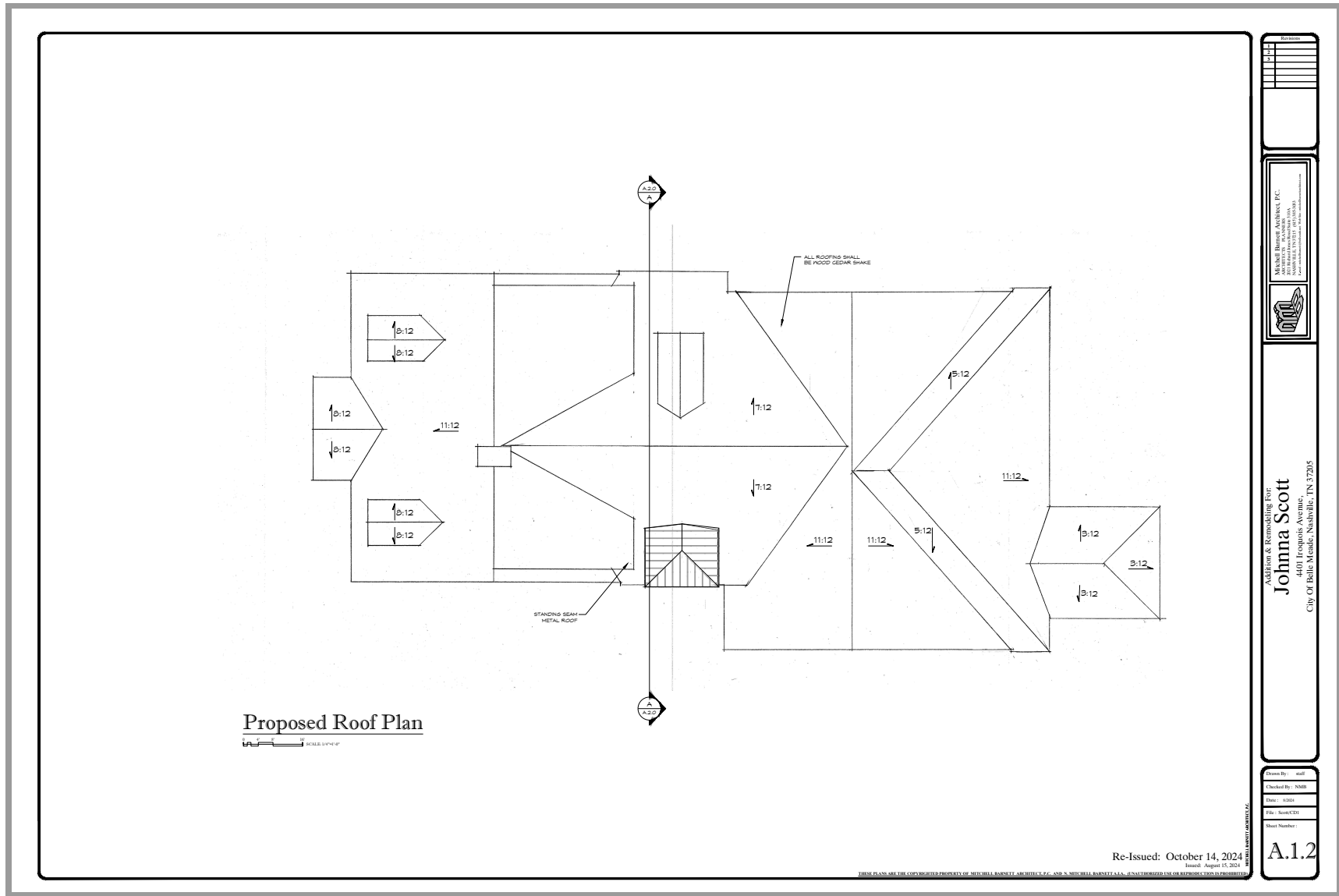


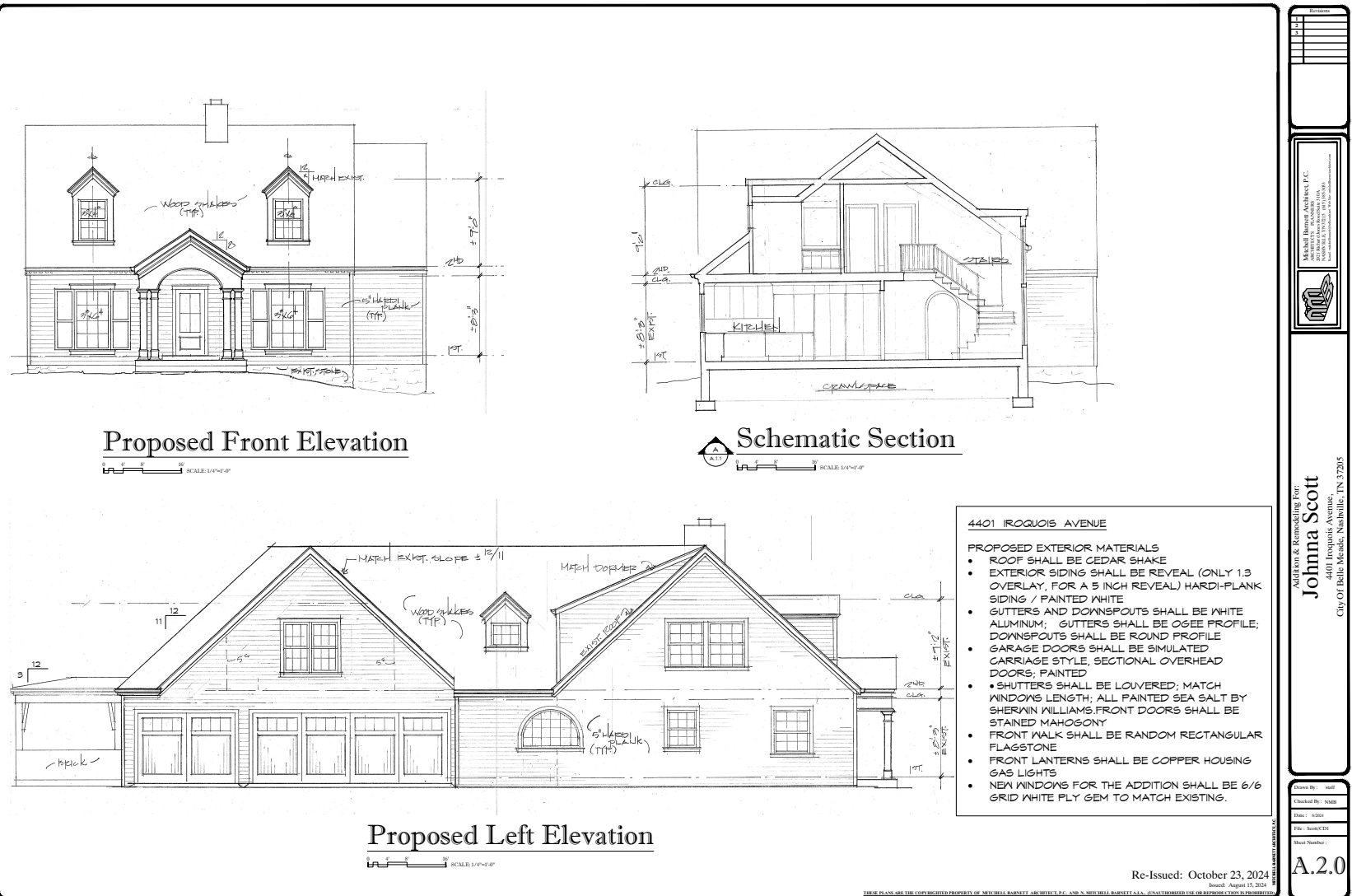
Proposed Second Floor Plan

1/8" = 1'-0"

Re-Issued: October 14, 2024
Issued: August 15, 2024

Addition & Remodeling For Johnna Scott 1401 Froggus Avenue, City Of Belle Meade, Nashville, TN 37205	
Drawn By: ASH Checked By: NMB Date: 8/20/24 Title: Second Flr Sheet Number:	A.1.1







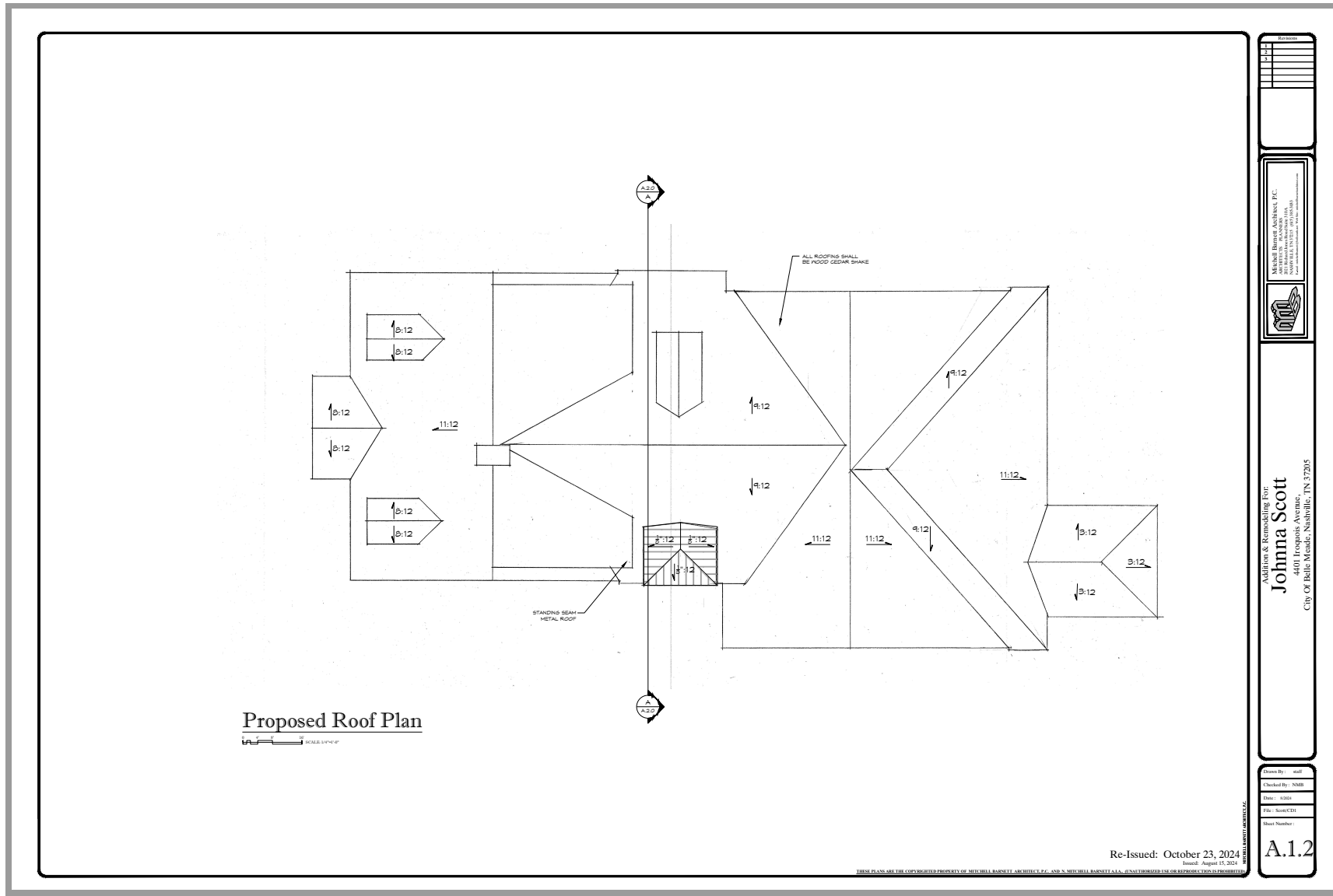
- Re-Issued: October 23, 2024

Issued: August 15, 2024

Addition & Remodeling For:
Johnna Scott
4401 Iroquois Avenue,
City Of Belle Meade, Nashville, TN 37205

Drawn By : staff
Checked By : NMM
Date : 6/2024
File : Scott/CD1
Sheet Number :

A.2.1





CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

This CoA Form coincides with the Citywide Conservation Overlay Interim **Guidelines**. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, "*A Field Guide to American Homes*" is encouraged.

APPLICATION # _____

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 1303 Chickering Road

AGE/YEAR OF STRUCTURE: <u>N/A</u>	PROPERTY OF SIGNIFICANCE (1901-1939)	☐ YES
	PROPERTY OF CONSERVATION (1940-2000)	☐ YES
	PROPERTY LESS THAN 50 YEARS	☐ YES

PROPERTY OWNER or APPLICANT

NAME: Steve Durden

ADDRESS: 478 Craighead St. Suite 108 Nashville, TN 37204

EMAIL: steve@durdenarchitecture.net

PHONE NUMBER: 615-423-6329

RELATIONSHIP TO OWNER: Contractor _____ Architect ☒ Other (explain) _____

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

☒ New Construction

☐ Demolition

☐ Exterior Alteration or Repair

☐ Addition

Define Architectural Style

Contemporary Inspired Belgium Farm House. New traditional, French Eclectic

Describe Proposed Work

New 2 story Single Family Residence on empty lot. Proposed New Construction of aprox. 17,000 sq.ft. The proposed Residence is natural stone and mortar slurry brick veneer with limestone and steel accents. Slate tiles and bonderized metal roofing.

The proposed residence includes multiple outdoor living spaces and gardens with pool and pool house.

All of the items listed below are required to be submitted for all types of CoA applications.

- ☒ Description of Property Condition and Proposal

☒ PDF Photos of Existing Property

☒ Site Plan showing building envelope

☒ PDF Photos of Neighboring Properties

☒ All building elevations showing finish grade

☒ PDF Inspirational Photos

☒ Wall Section with siding, roofing, doors, windows, and ornamentation.

- Additional submittal requirements for Exterior Alteration or Repairs:

Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.
- Demolition of Structures:

Describe the structure’s condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

N/A

Historical Significance

N/A

Is the property habitable?

N/A

Give a compelling reason for demolition of property

N/A

Describe the proposed reuse of existing materials, if any? N/A

➤ **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer:

Marvin / Hopes

Window Material:

Aluminum clad wood
Painted steel

Frame Material:

Aluminum clad wood
Painted steel

Windowsills:

Limestone Sills at exterior
Wood w/copper flashing at interiors

Brick, Painted/Natural:

Mortar slurry brick veneer
Natural stone veneer

Brick/Stone Thickness:

3 5/8" brick
4"-6" stone

Clapboard Material:

Alaskan Yellow Cedar

Clapboard Dimensions/Reveal:

3/4" thick nickle gap w/ 5" reveal

Railings, Columns, Pilasters:

Steel railings. Limestone columns and
stone pilasters

Chimney Material:

Natural stone veneer w/ limestone accents

Roofing Material:

Slate Tile
Bonderized metal roof

Exterior Doors:

Aluminum clad wood
Painted steel

Eaves/Cornice:

Stained T&G wood / Painted wood

Gutters:

Half round gutters and downspouts

Gutter Dimensions:

6" Half round gutters, 4"Ø downspouts

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes No

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or; |
| ☐ | ☐ | ☐ | Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or; |
| ☐ | ☐ | ☐ | Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or; |
| ☐ | ☐ | ☐ | Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or |
| ☐ | ☐ | ☐ | Is a notable work of a master builder, designer, or architect, and/or; |
| ☐ | ☐ | ☐ | Possesses or may likely yield information important in prehistory or history, and/or |
| ☐ | ☐ | ☐ | Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property. |

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid- to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: Steve Durden Date: 09-20-2024

Staff Report

Agenda No.: IV.D.

Case No.: A24-017

Staff: Mary Samaniego, Planning Director

Applicant: Steve Durden representing Hand Family Companies, LLC

Request: Certificate of Appropriateness for construction of a single-family residence.

Location: 1303 Chickering Road

Summary:

The applicant, on behalf of the property owner, is requesting Certificate of Appropriateness approval for the construction of a new single-family residence. The property is currently vacant and the previous residence was demolished in 2016. The proposed architectural style is New Traditional-French Eclectic with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 4.86 acres (211,750 square feet - SF) and is rectangular with frontage on Chickering Road.
2. The footprint proposed for the residence is approximately 13,500 square feet and the pool house is an additional 1,200 square feet (25,410 square feet allowed).
3. The total gross floor area is approximately 21,360 square feet with the actual residence at 20,200 and the pool house at 1,160 (20,000 square feet allowed per Section 14-205(1)(b)(iii)).
* The pool house approval (and illustrated pool) as well as overage of gross floor area is subject to a yet-to-be-scheduled Board of Zoning Appeals meeting.
4. The site plan indicates an arrival court leading from Chickering Road to a four-bay attached garage on the north side of the residence. The total area of driveways and parking areas is 17,500 square feet and the maximum allowed is 25,410 square feet.
5. The zoning district is Estates B and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for maximum footprint, floor area, and elevation change.

6. Materials list:

Window Manufacturer:

Marvin / Hopes

Window Material:Aluminum clad wood
Painted steelFrame Material:Aluminum clad wood
Painted steelWindowsills:Limestone Sills at exterior
Wood w/copper flashing at interiorsBrick, Painted/Natural:Mortar slurry brick veneer
Natural stone veneerBrick/Stone Thickness:3 5/8" brick
4"-6" stoneClapboard Material:

Alaskan Yellow Cedar

Clapboard Dimensions/Reveal:

3/4" thick nickle gap w/ 5" reveal

Railings, Columns, Pilasters:Steel railings. Limestone columns and
stone pilastersChimney Material:

Natural stone veneer w/ limestone accents

Roofing Material:Slate Tile
Bonderized metal roofExterior Doors:Aluminum clad wood
Painted steelEaves/Cornice:

Stained T&G wood / Painted wood

Gutters:

Half round gutters and downspouts

Gutter Dimensions:

6" Half round gutters, 4"Ø downspouts

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-209(4), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to per Section 14-202(1)(c):

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;
4. Any other factor, including aesthetic, which is reasonably related to the purpose of this part.

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of new primary dwellings:

1. **Number of Units** No more than one (1) principal dwelling may be erected on any one (1) lot or building site.
2. **Shape** Variations of rectangular and square forms are most appropriate for Belle Meade.

3. **Scale (Height)** Belle Meade's zoning restricts new construction to no more than three and one-half stories or 40 feet in height. This maximum height would be appropriate for blocks with large lot sizes and where most dwellings have building heights varying from 25 to 40 feet. On blocks that have predominately one-story or two-story dwellings, new construction of one -to two-stories would be more appropriate.
4. **Scale (Massing)** The massing of new construction is dependent on the Floor Area Ratio (FAR). The allowable footprint area of a dwelling above the natural grade of the site shall not exceed eight percent (8%) of the total lot area in Estates "A" district. Estates "B", Residence "A", and Residence "B" are all twelve percent (12%). More detailed information concerning allowable scale and massing is outlined in the City's Zoning Code.
5. **Scale (Size)** A dwelling, regardless of height, shall have a minimum gross floor area of two thousand (2,000) square feet.
6. **Lot placement.** Front and side yard setbacks should respect the setbacks found along the block on which the building is sited. Building setbacks from the street should not be less than the minimum of adjoining setbacks. More detailed information on front, side and rear yard setbacks is outlined in the City's Zoning Code.
7. **Orientation to the street** Most Belle Meade dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited.
8. **Proportion and Rhythm of Openings** The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building should be compatible with surrounding historic buildings. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic buildings. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
9. **Roof shape and pitch** Roof slope ratio for new construction shall rise from the eave at a slope of not less than 6:12 (6:12 refers to 6 inches of rise to 12 inches of run in measuring slopes). Roof slopes of less than 6:12 shall be considered a "low slope" roof and no more than thirty percent (30%) of the total roof area shall be allowed to be a low slope roof. Roof forms of gable and hipped variations are most appropriate for Belle Meade.
10. **Site Planning** Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.
11. **Mechanical/Utility Systems/Service Equipment** Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location and screened. When located on a secondary façade, the mechanical and/or utility equipment shall be located beyond the

midpoint of the building if feasible and the visual impact of the equipment shall be minimized by screening or incorporating it as an element of the building or landscape design.

12. **Materials** In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone, or synthetic stone, unless wrapping an interior flue chase that penetrates the roof. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding and solid brick or stone veneer are appropriate materials for new construction.

Front Doors: No front door shall be of steel, aluminum, or vinyl.

Staff note – front door material is stated as steel.

Front Porch: No front steps visible from the street shall be “Broom Finished” concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Other acceptable materials are composite and professional grade vinyl and aluminum. Windows shall not incorporate vinyl or aluminum frames of contractor grade. New construction shall not incorporate storm windows.

Deck Material: No deck shall be constructed of vinyl clad materials.

Window Shutters: No shutters shall be plastic, vinyl, or aluminum.

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

Gutters: No gutter shall have less than a six-inch (6”) opening. Downspouts shall be a minimum of three by four inches (3”x 4”) in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern “type”) may not be constructed. Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: Painting of unfinished surfaces shall consist of a minimum of three (3) coats. One primer, two finish coats, and only the primer may be applied with a sprayer. All paints shall be of a better quality than contractor grade paint.

Roofing Materials: Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile and slate. For new construction, materials that are compatible in type, color, and texture with adjacent properties should be used. Shingles should be of a dark color, predominantly dark gray or brown. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be painted to match roof color.

Garage Doors: No garage doors shall be vinyl, fiberglass, or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness.

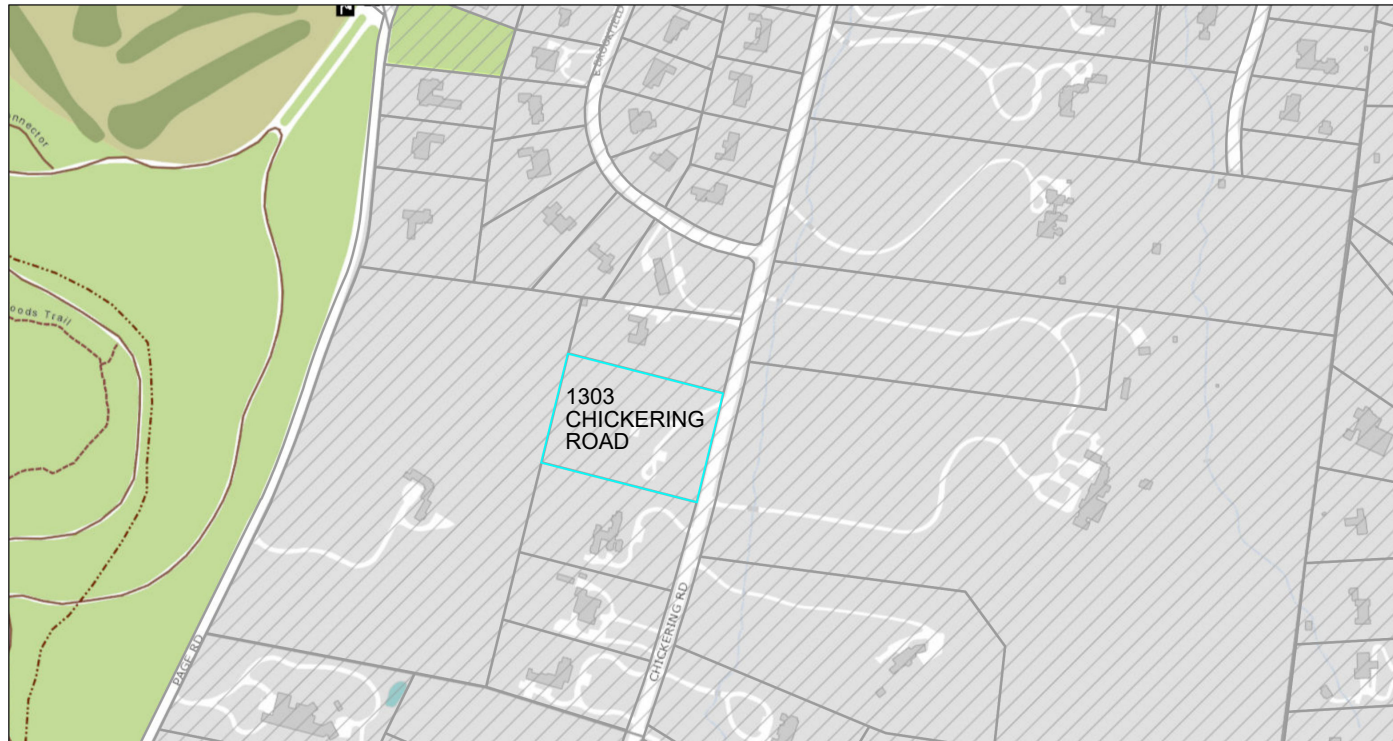
Staff note – garage door material not verified on plans

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map

Nashville / Davidson County Parcel Viewer 1303 CHICKERING ROAD



September 26, 2024

graphicsLayer2

1:4,514
0 0.04 0.09 0.18 mi
0 0.05 0.1 0.2 km

Nashville Maps

Made by: Metro GIS



CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

This CoA Form coincides with the Citywide Conservation Overlay Interim **Guidelines**. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, "*A Field Guide to American Homes*" is encouraged.

APPLICATION # _____

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: _____

AGE/YEAR OF STRUCTURE: _____	PROPERTY OF SIGNIFICANCE (1901-1939)	_____ YES
	PROPERTY OF CONSERVATION (1940-2000)	_____ YES
	PROPERTY LESS THAN 50 YEARS	_____ YES

PROPERTY OWNER or APPLICANT

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

RELATIONSHIP TO OWNER: Contractor _____ Architect _____ Other (explain) _____

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

____ New Construction

____ Demolition

____ Exterior Alteration or Repair

____ Addition

Define Architectural Style _____

Describe Proposed Work _____

All of the items listed below are required to be submitted for all types of CoA applications.

- ☐ Description of Property Condition and Proposal

☐ PDF Photos of Existing Property
- ☐ Site Plan showing building envelope

☐ PDF Photos of Neighboring Properties
- ☐ All building elevations showing finish grade

☐ PDF Inspirational Photos
- ☐ Wall Section with siding, roofing, doors,
windows, and ornamentation.

➤ **Additional submittal requirements for Exterior Alteration or Repairs:**

Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➤ **Demolition of Structures:**

Describe the structure’s condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any? _____

➤ **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer:

Railings, Columns, Pilasters:

Window Material:

Chimney Material:

Frame Material:

Roofing Material:

Windowsills:

Exterior Doors:

Brick, Painted/Natural:

Eaves/Cornice:

Brick/Stone Thickness:

Gutters:

Clapboard Material:

Gutter Dimensions:

Clapboard Dimensions/Reveal:

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes No

- | | |
|---------|---|
| [] [] | A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or; |
| [] [] | Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or; |
| [] [] | Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or; |
| [] [] | Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or |
| [] [] | Is a notable work of a master builder, designer, or architect, and/or; |
| [] [] | Possesses or may likely yield information important in prehistory or history, and/or |
| [] [] | Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property. |

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid- to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

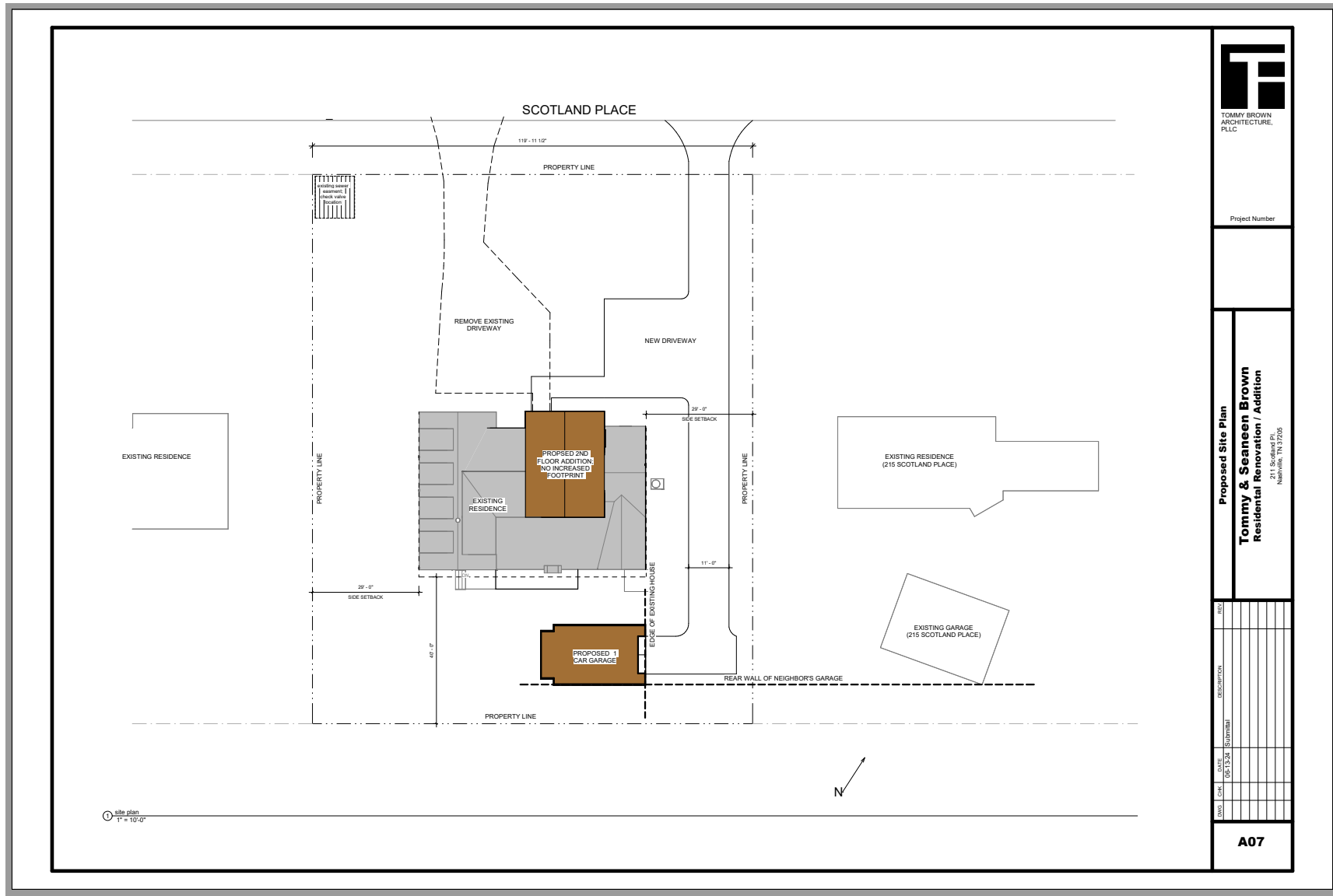
- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner’s requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: _____ Date: _____





TOMMY BROWN
ARCHITECTURE,
PLLC

Project Number

ELEVATIONS

Tommy & Seaneen Brown
Residential Renovation / Addition

211 Scotland Pl.
Nashville, TN 37205

1

DESCRIPTION

1

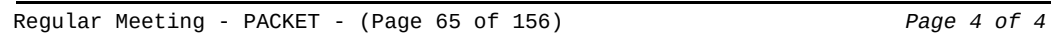
DATE _____

CHK

TABLE 1

1

A2.01



General Attachment: 211 Scotland Pl 6-14-24 _2_.pdf (Page 4 of 4)











Staff Report

Agenda No.: IV.A.

Case No.: #A24-21

Staff: Mary Samaniego, Planning Director

Applicant: Tommy and Seaneen Brown

Request: Certificate of Appropriateness for an addition to a single-family residence.

Location: 211 Scotland Place

Summary:

The applicant/owner, Tommy and Seaneen Brown, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for a second-story addition to the front of the residence. The proposed architectural style is Modern Farmhouse with standard elevations, materials, and references provided in the submittal for this meeting. The original house was constructed in 1940 and staff would categorize the architectural style as Minimal Traditional (see photo in file). The 1940 house is not listed in any of the historic surveys nor the Tennessee Historical Commission database. In 2017, prior to the enactment of the Belle Meade Historic Zoning Commission, a partial second story was added and the overall architectural style was converted to Modern Farmhouse by the current property owners.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.41 acres (17,860 square feet).
2. The existing dwelling was constructed in 1940 and does not include any garage or accessory structures.
3. The residence was constructed in 1940 and has a Minimal Traditional architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
4. The dwelling has not been identified in any of the architectural surveys or databases.
5. The property is located within the new Residence "C" zoning district and is not within the regulated floodplain.
6. The proposed partial second story addition will be approximately 450 square feet.
7. The Board of Zoning Appeals at their October 2024 meeting approved variance associated with construction of a detached garage in the rear yard. All other components (FAR, footprint, height, etc.) associated with the garage project as well as addition are in compliance with the Zoning Ordinance.

8. Materials list:

Window Manufacturer:

Marvin

Window Material:

Wood

Frame Material:

Wood

Windowsills:

Wood

Brick, Painted/Natural:

n/a

Brick/Stone Thickness:

n/a

Clapboard Material:

Hardie Board and Batten

Clapboard Dimensions/Reveal:

12" Board, 2" Batten

Railings, Columns, Pilasters:

n/a

Chimney Material:

n/a

Roofing Material:

Asphalt Shingle

Exterior Doors:

n/a

Eaves/Cornice:

n/a

Gutters:

5" K Style

Gutter Dimensions:

5" x 3.5"

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-209(4), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to per Section 14-202(1)(c):

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;
4. Any other factor, including aesthetic, which is reasonably related to the purpose of this part.

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

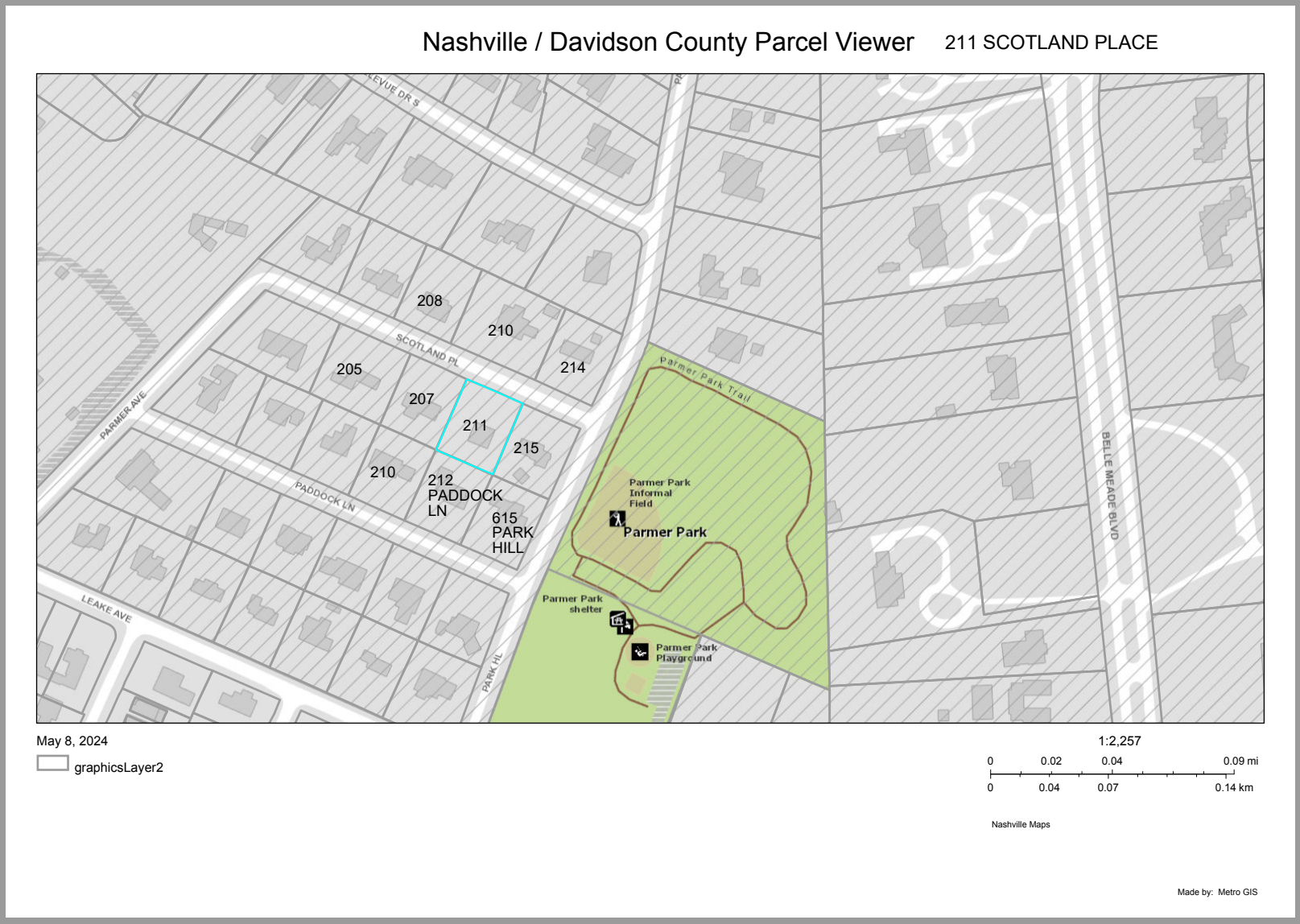
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.

2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map





**CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION**

This CoA Form coincides with the Citywide Conservation Overlay Interim **Guidelines**. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, "*A Field Guide to American Homes*" is encouraged.

APPLICATION # _____

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 1012 Chancery Lane

AGE/YEAR OF STRUCTURE: 1958

PROPERTY OF SIGNIFICANCE (1901-1939) _____ YES

PROPERTY OF CONSERVATION (1940-2000) _____ YES

PROPERTY LESS THAN 50 YEARS _____ YES

PROPERTY OWNER or APPLICANT

NAME: Kathryn and David Brown

ADDRESS: 4410 Truxton Place

EMAIL: KcbeKathryn@brown.com or dhb44

PHONE NUMBER: 615-400-5500 or 615-390-7089

RELATIONSHIP TO OWNER: Contractor _____ Architect _____ Other (explain) owner

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

____ New Construction ☒ Demolition ____ Exterior Alteration or Repair ____ Addition

Define Architectural Style mid century modern

Describe Proposed Work demolition of structure and rebuild

a home that is in keeping with the traditional
homes on the street.

All of the items listed below are required to be submitted for all types of CoA applications.

- | | |
|--|---|
| ☐ Description of Property Condition and Proposal | ☐ PDF Photos of Existing Property |
| ☐ Site Plan showing building envelope | ☐ PDF Photos of Neighboring Properties |
| ☐ All building elevations showing finish grade | ☐ PDF Inspirational Photos |
| ☐ Wall Section with siding, roofing, doors, windows, and ornamentation. | |

➤ Additional submittal requirements for Exterior Alteration or Repairs:

Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➤ Demolition of Structures:

Describe the structure's condition (ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

The home is over 50 years old and has had one owner
for the last 50 years. The foundation is showing in places
and it appears water is seeping into the crawl space. This is
causing the rotting of the steel plate in many areas. Water in
the crawl space is causing many problems. One room is 7'8" in height,
retaining wall has significant cracking... we worry about integrity.
There is water damage evident in areas inside home.

Historical Significance

→ none

Is the property habitable?

no one has lived there in 5 months. The home owner moved to senior living. she has passed away

Give a compelling reason for demolition of property

The home is in need of many repairs. The roof is leaking. There is some mold present, the water line is cast iron with erosion, the crawl space has evidence of water, ceil plate is rotten in many places. We have one room with 7'8" ceiling. The pool is 4 1/2 feet from back door. The retaining wall is cracked

Describe the proposed reuse of existing materials, if any?

if stone mason salvages fieldstone from retaining wall is reusable we would like to use it again.

➤ **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer:

Railings, Columns, Pilasters:

Window Material:

Chimney Material:

Frame Material:

Roofing Material:

Windowsills:

Exterior Doors:

Brick, Painted/Natural:

Eaves/Cornice:

Brick/Stone Thickness:

Gutters:

Clapboard Material:

Gutter Dimensions:

Clapboard Dimensions/Reveal:

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- Possesses one or more of the following criteria:

Yes No

- () ☒ A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
- () ☒ Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
- () ☒ Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
- () ☒ Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or. *This is a property in the construction category.*
- () ☒ Is a notable work of a master builder, designer, or architect, and/or;
- () ☒ Possesses or may likely yield information important in prehistory or history, and/or
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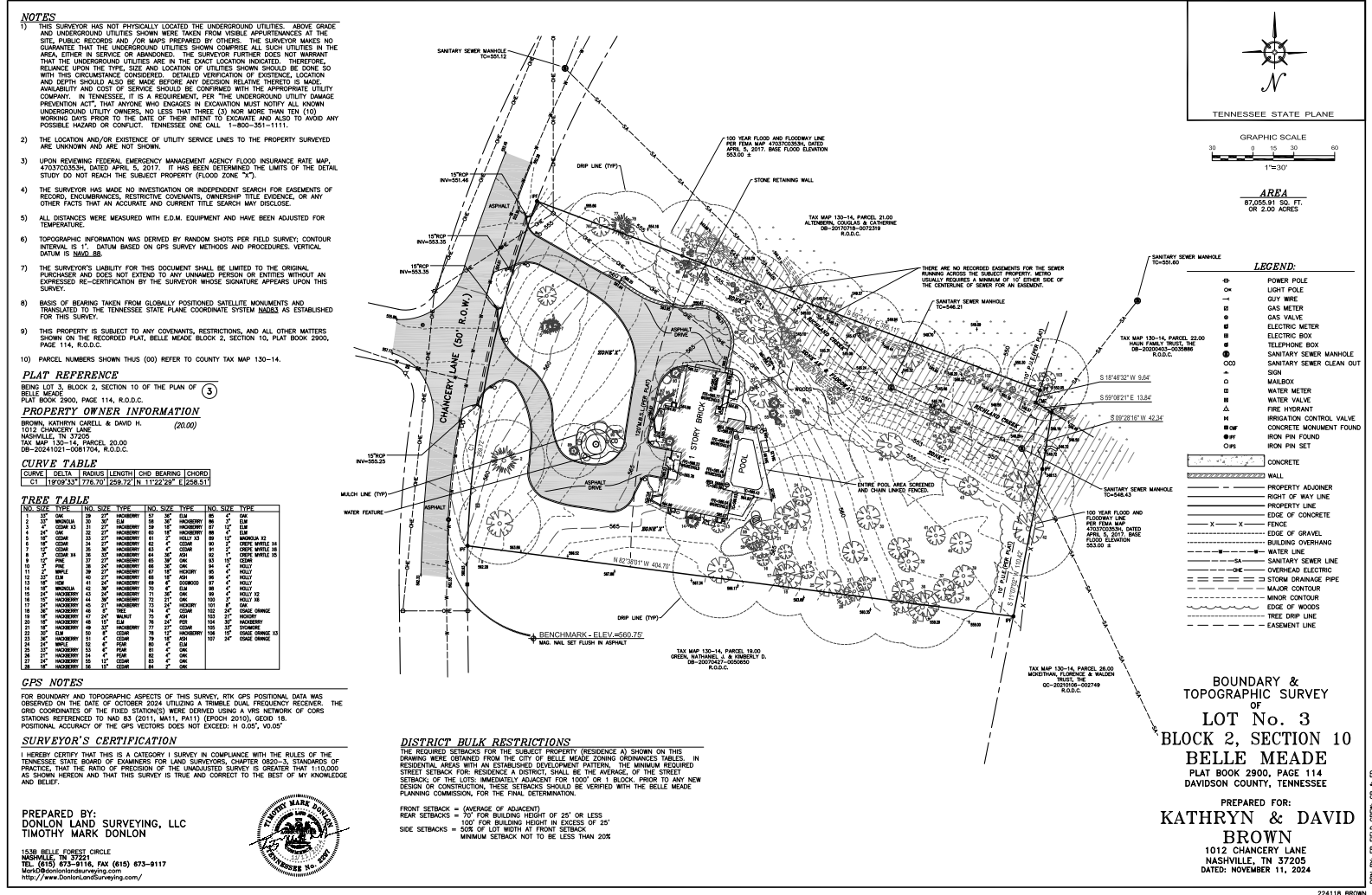
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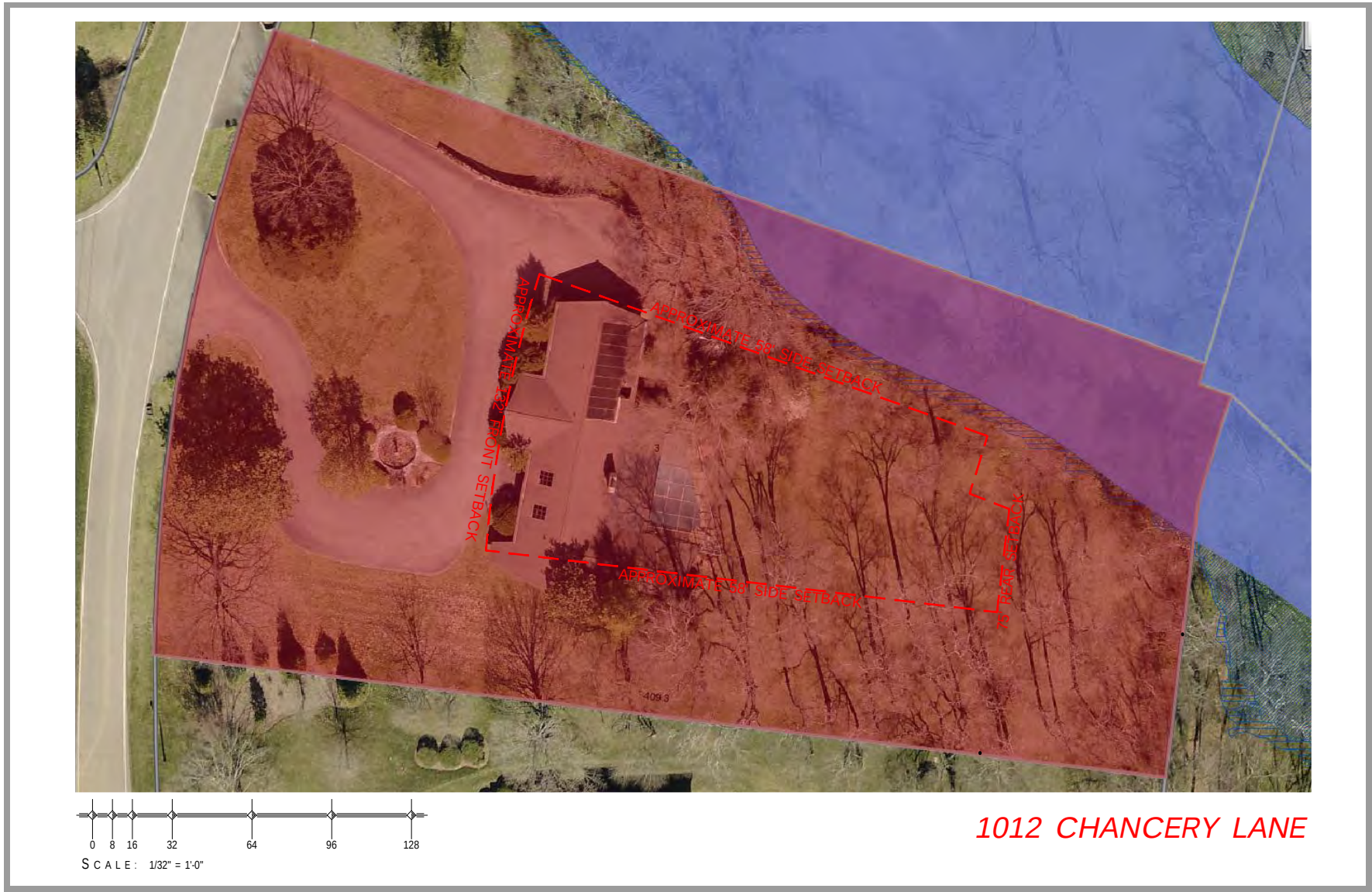
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Applicant/Property Owner Signature: _____

Kathleen C. Blanton
Daniel H. Blanton

Date: 10-17-24





Nashville / Davidson County Parcel Viewer



October 17, 2024

Override 1

graphicsLayer2

Zoning

 Urban Design Overlay Planned Unit Development

1:4,514

Nashville Maps

Made by: Metro GIS

Existing Conditions - Exterior



Existing Conditions - Exterior



Existing Conditions - Exterior



Existing Conditions - Exterior



Existing Conditions - Exterior



Existing Conditions - Exterior



Existing Conditions - Exterior



Existing Conditions - Exterior



Existing Conditions - Interior



Existing Conditions - Interior



Existing Conditions - Interior



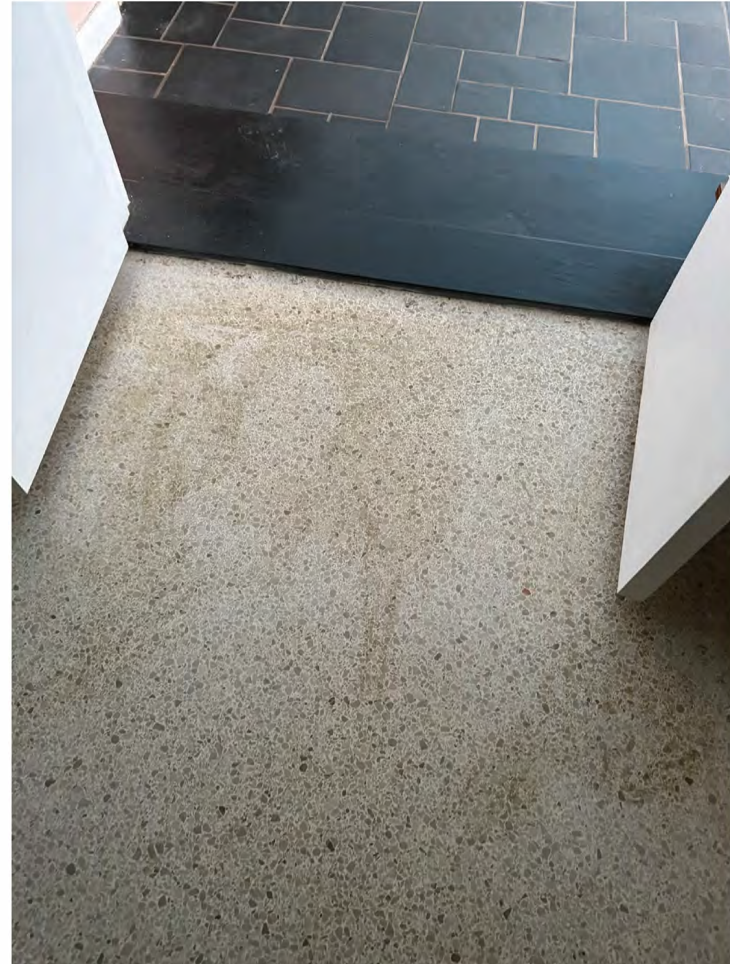
Existing Conditions - Interior



Existing Conditions - Interior



Existing Conditions - Interior



Existing Conditions - Interior



15

Existing Conditions - Interior



Existing Conditions - Interior



17

Existing Conditions - Interior



18

Existing Conditions - Interior



Neighboring Properties

1008 Chancery Lane



1019 Chancery Lane



Neighboring Properties

1022 Chancery Lane



1026 Chancery Lane



Neighboring Properties

1033 Chancery Lane



1034 Chancery Lane



Inspiration Images



Inspiration Images



Inspiration Images



Inspiration Images

























Phone 615-352-5292
Fax 615-352-1088

Phipps Construction Company, Inc.

5711 Old Harding Pike • P.O. Box 50026
NASHVILLE, TENNESSEE 37205

October 17, 2024

Mr. and Mrs. David Brown
4410 Truxton Place
Nashville, TN 37205

RE: visit to house at 1012 Chancery Lane

Dear Kathryn and David,

Thank you for bringing me by the house at 1012 Chancery Lane to look at the house in its current condition. The house is very dated from an interiors perspective and has many foundational issues.

Issues that I saw include....

1. Poor waterproofing on the outside perimeter foundation wall and water leaching through the block foundation. Even with it having not rained much this summer or fall, this issue is evident in the block. Repairs would require digging up the exterior around the perimeter of the foundation wall, waterproofing, and backfilling.
2. The sill plate that sits on the foundation wall and bears the floor joists is rotten in many places. This would need to be ripped out and repaired. The right way to repair this includes ripping off exterior brick and replacing from the outside. Some of the joists and subfloor are rotting where they meet the foundation wall.
3. Bathroom floor systems consist of a metal corrugated metal pan (the whole size of the room) with a mud bed. The corrugated metal is rusting through. This would need to be totally ripped out, re-framed, and start over.
4. The roof is in terrible condition and needs to be totally replaced. The roof decking is also rotten and in need of total replacement. Signs of water damage on the ceiling are everywhere in the house.
5. Some of the house has internal gutters that are clogged and have allowed water into the walls and ceiling. These would need to be totally rebuilt.
6. The electrical panels are very old and need to be replaced. No outlets are grounded in the house as well.
7. The HVAC duct work is old and has mildew. Some of the duct is laying on the ground in some parts of the crawl space (due to the short crawl space depth) and would need to be totally reworked.

8. The sewer pipe is all cast iron pipe and needs to be totally replaced. I imagine this goes all the way to the street and it would need replacement outside as well. The water lines are galvanized metal pipe and needs to be totally replaced. I imagine this goes all the way to the street and it would need replacement outside as well.
9. The retaining wall by the garage has a major crack in it which indicates structural failure. It also has a bow where it is pushing out. This would need to be ripped down and rebuilt to todays standards, including footing and drain pipe behind it.

On top of the interior aesthetic being very dated, the guts of the house are in such poor condition that I would recommend demolishing the house and starting over. It would be cheaper for you in the long run and you would be able to create a more traditional aesthetic that you prefer.

Please let me know if there is any other way I can assist you.

Sincerely,



Rob Phipps

Phipps Construction Company

Staff Report

Agenda No.: IV.B.
Case No.: A24-22
Staff: Mary Samaniego, Planning Director
Applicant: Kathryn and David Brown
Request: Certificate of Appropriateness for demolition
Location: 1012 Chancery Lane

Summary:

The applicant/property owner is requesting Certificate of Appropriateness approval for demolition of a residence determined to be a property worthy of conservation. This residence was constructed in 1958 and appears to be in original condition. The applicant has stated the architectural style as mid-century modern.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 1.95 acres (84,942 square feet - SF) and is rectangular with frontage on Lynwood Boulevard.
2. The residence was constructed in 1958 and has a Contemporary architectural style (in staff's opinion). Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
3. The residence is one-story and approximately 3,509 SF with an attached two-car garage.
4. The residence appears to be in original condition without any known additions and there have been three owners since construction in 1958.
5. The dwelling has been identified in the 2021 historical survey (DV-26034) as having: brick construction type; gable roof configuration with asphalt shingles; a bay window; incised porch; one stone chimney; brick/stone veneer wall cover; and brick foundation.
6. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.
7. The applicant has submitted a structural evaluation of the residence by a licensed contractor.

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the

Zoning Ordinance. Per Section 14-209(4), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to per Section 14-202(1)(c):

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;
4. Any other factor, including aesthetic, which is reasonably related to the purpose of this part.

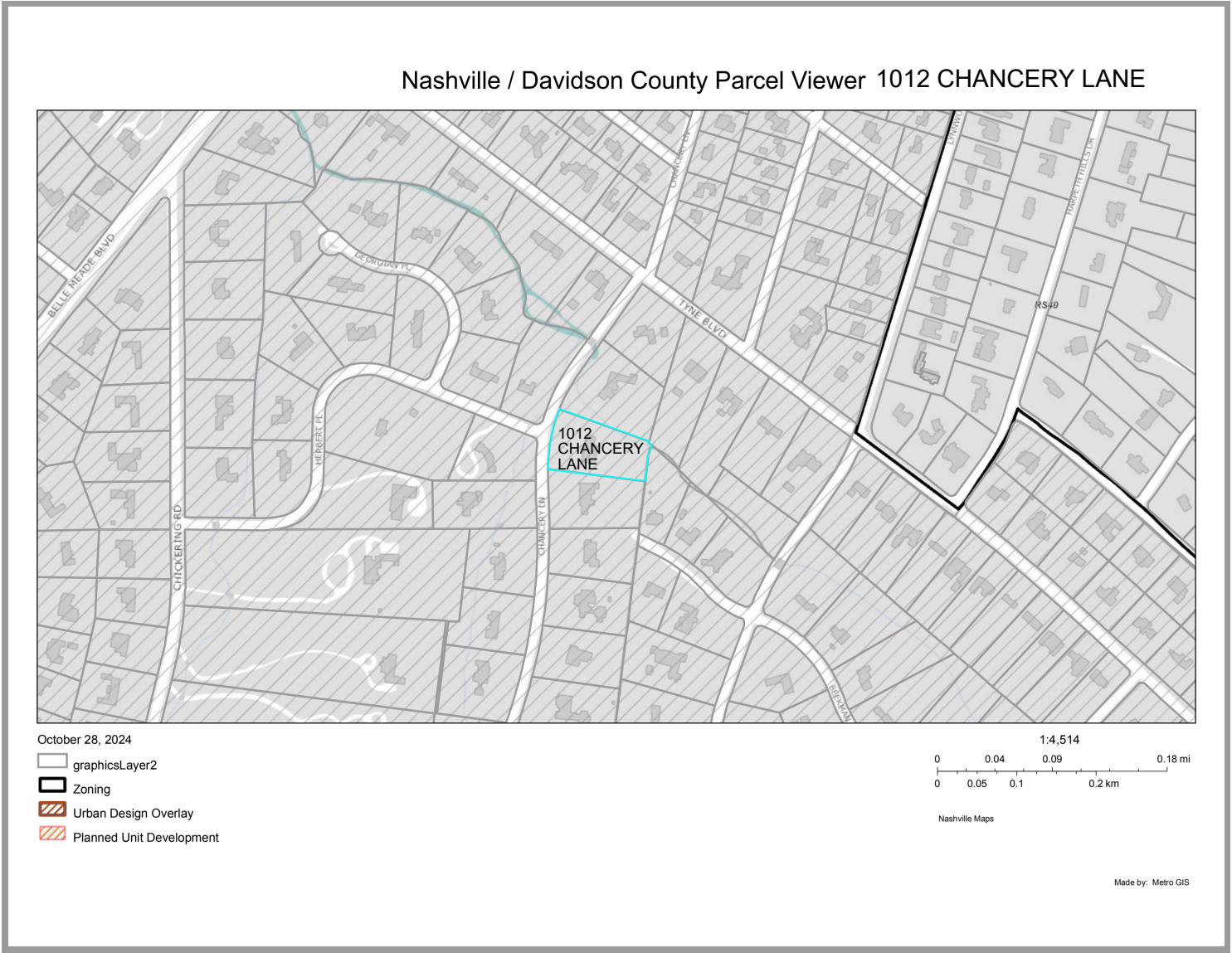
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- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction; or,
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map



City of Belle Meade
Historic Zoning Commission
4705 Harding Road
Nashville, TN 37215

October 15, 2024

RE: 1012 Chancery Lane

We live next door to 1012 Chancery Lane at 1018 Chancery Lane and have met with Kathryn and David Brown to discuss their plans to build a new house next to us at 1012. We have no objection to the Brown's plan to remove the existing house and build a new home that will better suite the neighborhood.

Many thanks,
Nate and Kim Greene

Mr. and Mrs. T. Stephen C. Taylor
1022 Chancery Lane South
Nashville, Tennessee 37215

By Hand

October 16, 2024

City of Belle Meade Historic Zoning Commission
c/o Mary Samaniego, Planning Director
4705 Harding Road
Nashville, Tennessee 37215

Dear Ms. Samaniego,

We have recently learned that Kathryn and David Brown have a contract on 1012 Chancery Lane South, just down the street from us, and are seeking to demolish the existing home and replace it with a new build. We are writing in support of both the demolition and the new home, for the reasons outlined below.

Demolishing the home that is currently at 1012 Chancery Lane South and replacing it would enhance Chancery Lane. We understand that the existing home is not up to current codes and needs structural repair as well as extensive if not total plumbing and electrical updates. It is also built in a style that is not consistent with the rest of the street. We fully support the demolition.

As you likely know, the Browns have previously remodeled the homes at 4420 Forsythe Place and 4410 Truxton Place. We have visited these properties, and the homes are lovely both inside and out. From the design of the homes to the décor and landscaping, the Browns have excellent taste and everything they do is a benefit to their neighbors.

You may also know that the Browns are working with architect Catherine Sloan, who is both very talented and experienced in designing homes in the City of Belle Meade. Together with Catherine, they plan to design and build a traditional home in keeping with the rest of the homes on the street. They care deeply about architectural integrity and will ensure that both the aesthetics and the architectural details are correct.

Furthermore, we have every confidence that the Browns will execute both the demolition and the new construction in a manner that fully respects the City of Belle Meade and their Chancery Lane South neighbors. We could not ask for better future neighbors!

Thank you very much for your consideration.

Best regards,


Carolyn Taylor


Steve Taylor

memorandum

Date: October 17, 2024
To: Rob Phipps
From: Ruth Alwes
RE: 1012 Chancery

I conducted a walk-through of the existing house located at this address on Oct. 13, 2024. The purpose of the walk-through was to evaluate whether or not the structure of the house can be extensively renovated.

The house is a one-story ranch style house. Some of the floor is slab-on-grade and other parts are framed over a crawl space. The house is wood framed.

The elevation of several of the rooms is approximately at exterior grade. There are steps up to other rooms in the house.

I have the following observations:

- Where the floor slab is at finished grade, the sill plate for the walls is damaged by moisture and rotten.
- The crawl space is fairly shallow and some of the framing below the bathroom has water damage.
- There is evidence of leakage around the chimney
- The stone retaining wall around the driveway is cracked and deteriorated.

If the house is to be renovated, the floors should be raised above finished grade. The walls with rotten sill plates will have to be rebuilt. This would include a large percentage of the exterior walls. The crawl space areas will need to be rebuilt, or excavated in order to have proper clearances. The concrete slab areas will probably need to be removed and rebuilt. The existing foundations would have to be evaluated for their suitability to support new loads.

It is my opinion that it would be simpler and more cost effective to demolish the house and rebuild on the lot. The extent of rotten wood around the exterior walls that needs to be replaced along with correcting the various steps in the floor elevation would leave very little of the original house intact.

Let me know if you have any questions or need additional information.

Delphine & Allen Damon
1019 Chancery Lane
Nashville, Tennessee
37215

October 14, 2024

To the Historic Zoning Committee of the City of Belle Meade:

We could not be more wholehearted in our support of Kathryn and David Brown's petition to demolish the house at 1012 Chancery Lane.

We believe that the Browns will create a home that harmonizes beautifully with the surrounding neighborhood. With their deep roots and long-standing residence in Belle Meade, Kathryn and David have demonstrated time and again their commitment to preserving the special character of our community. Their prior homes at 4420 Forsythe Place and 4410 Truxton Place are excellent examples of their ability to enhance the neighborhood through thoughtful design and construction.

The Browns have a profound appreciation for architectural integrity and are known for building homes that reflect a strong sense of place. We are confident that their vision for this property will complement the unique charm of both the immediate neighborhood and the wider Belle Meade community. Their commitment to aesthetics, coupled with a deep understanding of the values and traditions of Belle Meade, assures us that their new home will be an asset to the area.

The design teams they have worked with in the past are always of the highest caliber, delivering homes that are not only architecturally appropriate but also beautiful contributions to the neighborhood.

For all the reasons stated above, we express our full support for the demolition of the house at 1012 Chancery Lane, paving the way for what we are certain will be a stunning new home.

Sincerely,
Delphine & Allen Damon

From: [Bass Jr, Jim](#)
To: [Mary Samaniego](#)
Subject: 1012 Chancery Lane
Date: Friday, October 18, 2024 8:14:08 AM

I am advised that David and Kathryn Brown intend to acquire the property at 1012 Chancery Lane, tear the existing home down, and build a new one. I live across street and am writing to express my support for that.

James O Bass Jr
4400 Herbert Place

Sent from my iPad

*Patricia Elcan
1034 Chancery Lane S
Nashville, TN 37215*

October 17, 2024

City of Belle Meade Historic Zoning Commission
c/o Mary Samaniego, Planning Director
4705 Harding Road
Nashville, Tennessee 37205

Dear Mary,

My husband and I have lived on Chancery Lane since 1994, and it was a pleasure to hear that Kathryn and David Brown are purchasing the property at 1012 Chancery Lane. We understand that the Browns would like to tear down the existing home and build a new home. We know they will build a beautiful and traditional home that is in keeping with the neighborhood.

The Browns have lived in Belle Meade for over thirty years and have always improved and maintained the homes they have lived in. Kathryn and David have wanted to build their own home from the ground up for years. Chuck and I fully support their endeavor to transform the property at 1012 Chancery Lane into a wonderful, new family home.

Lastly, we have full confidence in the Browns as they work through this project with their team. I have worked with Kathryn on several non-profit building and grounds committees, and she is always the voice of reason, good taste and understatement. Time has shown that Kathryn and David are respectful of the city's code, rules, and the impact a project has on the neighbors. We trust them to make decisions in their planning and building of a new home that will be good for Chancery Lane and the entire City of Belle Meade.

Sincerely,

Trisha Elcan

1026 Chancery Lane
Nashville, Tennessee 37215

October 17, 2024

Mary Samaniego
Planning Director
City of Belle Meade
msamaniego@citybellemeade.org

Re: 1012 Chancery Lane

Dear Ms. Samaniego:

Kathryn and David Brown have purchased the property at 1012 Chancery Lane and have advised us that they plan to tear down the existing house on the property and build a new home where they plan to live. We live down the street at 1026 Chancery Lane.

We understand they are coming before the Planning Director as a part of an application for review and approval by the Conservation Overlay and Historic Zoning Commission (HZC) of plans for the reference property.

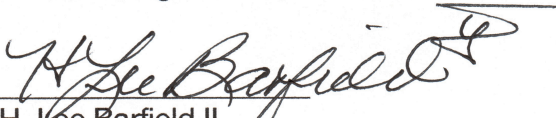
We have known Kathryn and David for 30 years and know they are committed to maintain the beauty and architectural integrity of our community and are fully supportive of the purposes of the HZC.

They embrace the traditional architectural designs erected in our neighborhood. They have remodeled at least two houses in Belle Meade, one located at 4420 Forsythe Place and another at 4410 Truxton Place.

Please let us know if you have any questions.

Yours truly,


Mary F. Barfield
mfbarfield@gmail.com


H. Lee Barfield II
lee.barfield@mac.com

From: jbanker@comcast.net
To: [Mary Samaniego](#)
Cc: [Barry Banker](#)
Subject: 1012 Chancery Lane
Date: Thursday, October 17, 2024 4:48:13 PM

Dear Mary,
My husband and I live at 1033 Chancery Lane South. I am writing a letter on our behalf in favor of Kathryn and David Brown building a house at 1012 Chancery Lane. Kathryn and David remodeled a home at 4420 Forsyth Place and build a home at 4410 Truxton Place. Both were very traditional homes and in keeping with the neighborhood. We are delighted they are interested in building a new traditional home and moving onto Chancery Lane. We understand the building of new home requires them to tear down the existing home at 1012 Chancery Lane. Again, we would be excited to have the Brown's on our street and are confident they will build a house in keeping with the neighborhood.

Sincerely,
Jean Ann Banker
1033 Chancery Lane South
615-300-4859
Sent from my iPhone



CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

This CoA Form coincides with the Citywide Conservation Overlay Interim **Guidelines**. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, "*A Field Guide to American Homes*" is encouraged.

PROPERTY OWNER or APPLICANT

NAME: J. Terry Bates / J. Terry Bates & Associates, inc.

ADDRESS: 1705 19th Avenue South Nashville, TN 37212

EMAIL: tbates@jtbates.com

PHONE NUMBER: (615) 298-2288

RELATIONSHIP TO OWNER: Contractor _____ Architect X _____ Other (explain) _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 224 Lynnwood Boulevard Nashville, TN 37205

AGE/YEAR OF STRUCTURE: 1910 PROPERTY OF SIGNIFICANCE (1901-1939) X YES
PROPERTY OF CONSERVATION (1940-2000) _____ YES
PROPERTY LESS THAN 50 YEARS _____ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

_____ New Construction _____ Demolition _____ Exterior Alteration or Repair X Addition

DEFINED ARCHITECTURAL STYLE: Southern Colonial

DESCRIBE PROPOSED WORK: Garage Addition

PROJECT CALCULATIONS

LOT SQ. FT: 56075	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	6729	5088	643	5731	N/A
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	10990	9600	1286	10886	N/A
FRONT YARD AREA	21175				
TOTAL DRIVEWAY AREA	6729	5303	282	5585	N/A
DRIVEWAY IN FRONT YARD AREA	4659	2223	385	2608	N/A
HARDSCAPE AREA	4486	3879	0	3879	N/A
POOL AREA	1121	672	0	672	N/A
* F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =					

All of the items listed below are required to be submitted for all types of CoA applications.

- | | |
|--|---|
| ☒ Description of Property Condition and Proposal | ☒ Wall Section with siding, roofing, doors, windows, and ornamentation. |
| ☒ Site Plan showing building envelope | ☒ PDF Photos of Existing Property |
| ☒ All building elevations showing finish grade | ☒ PDF Photos of Neighboring Properties |
| ☒ PDF Inspirational Photos | |
- *Match existing.
See existing photo*

➤ Additional submittal requirements for Exterior Alteration or Repairs:

Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➤ Demolition of Structures:

Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any? _____

➤ **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer:

Railings, Columns, Pilasters:

*Match all
existing elements
on existing house.*

Window Material:

Chimney Material:

Frame Material:

Roofing Material:

Shake roof

Windowsills:

*Match all
existing elements
on existing house.*

Exterior Doors:

Brick, Painted/Natural:

Eaves/Cornice:

*Match all
existing elements
on existing house.*

Brick/Stone Thickness:

Gutters:

Clapboard Material:

Gutter Dimensions:

Clapboard Dimensions/Reveal:

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes No

- ☐ ☒ A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
- ☐ ☒ Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
- ☐ ☒ Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
- ☐ ☒ Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
- ☐ ☒ Is a notable work of a master builder, designer, or architect, and/or;
- ☐ ☒ Possesses or may likely yield information important in prehistory or history, and/or
- ☐ ☒ Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid- to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

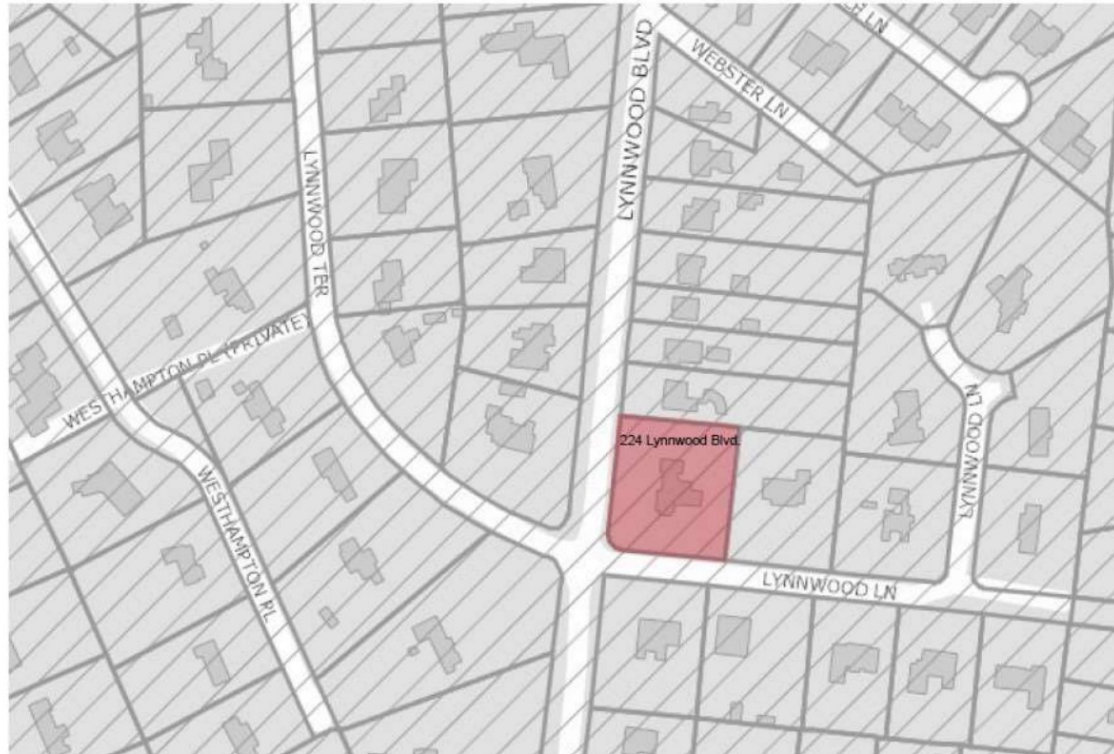
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: _____

Date: 10-17-24



Nesbitt Residence
224 Lynnwood Boulevard
Nashville, TN (Belle Meade)



Nesbitt Residence
224 Lynnwood Boulevard
Nashville, TN (Belle Meade)





CONTEXT



1
FRONT ELEVATION
LYNNWOOD BOULEVARD



2



3



4



5



LYNNWOOD LANE ELEVATION

6



7

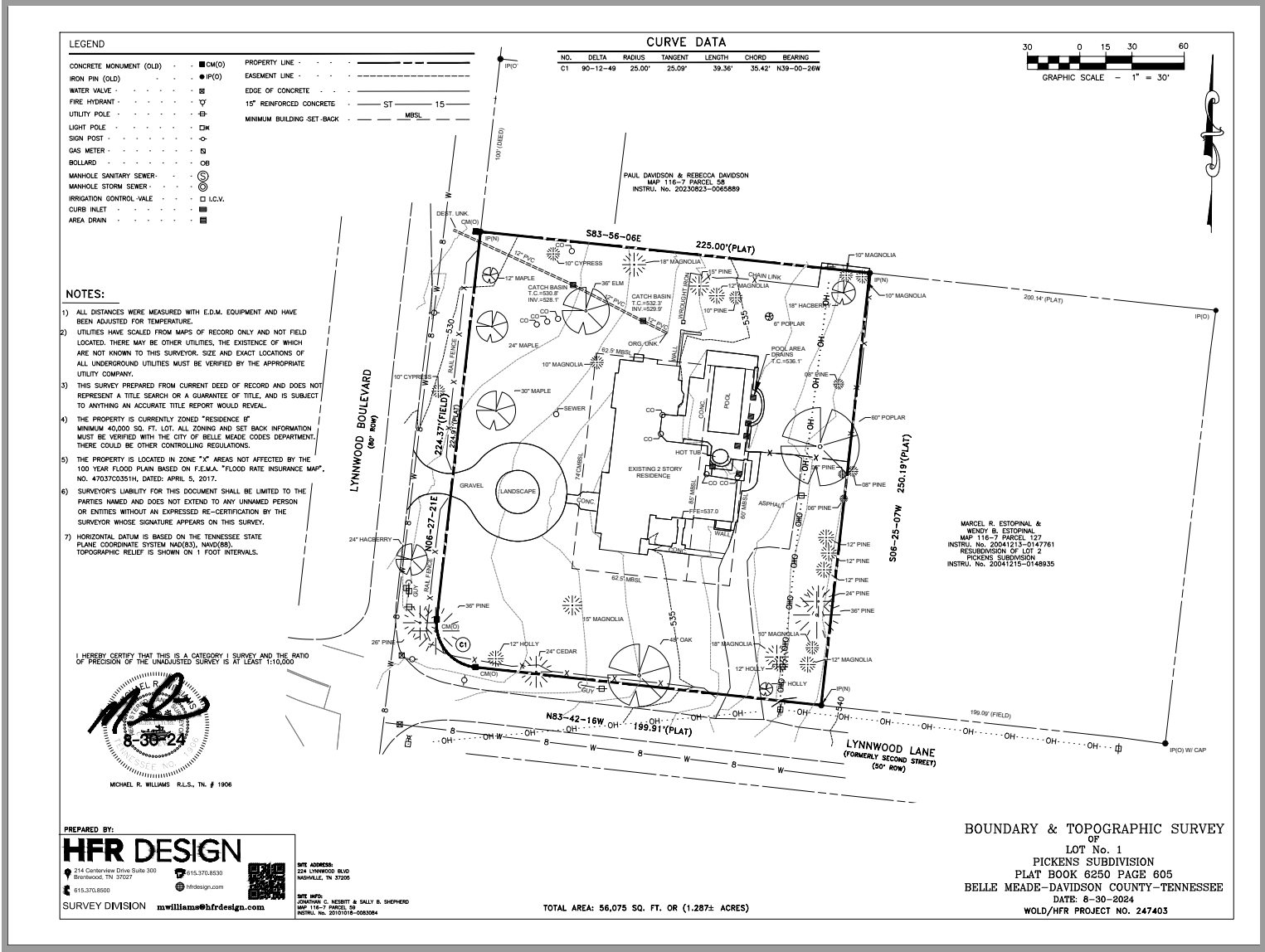


LYNNWOOD LANE ELEVATION

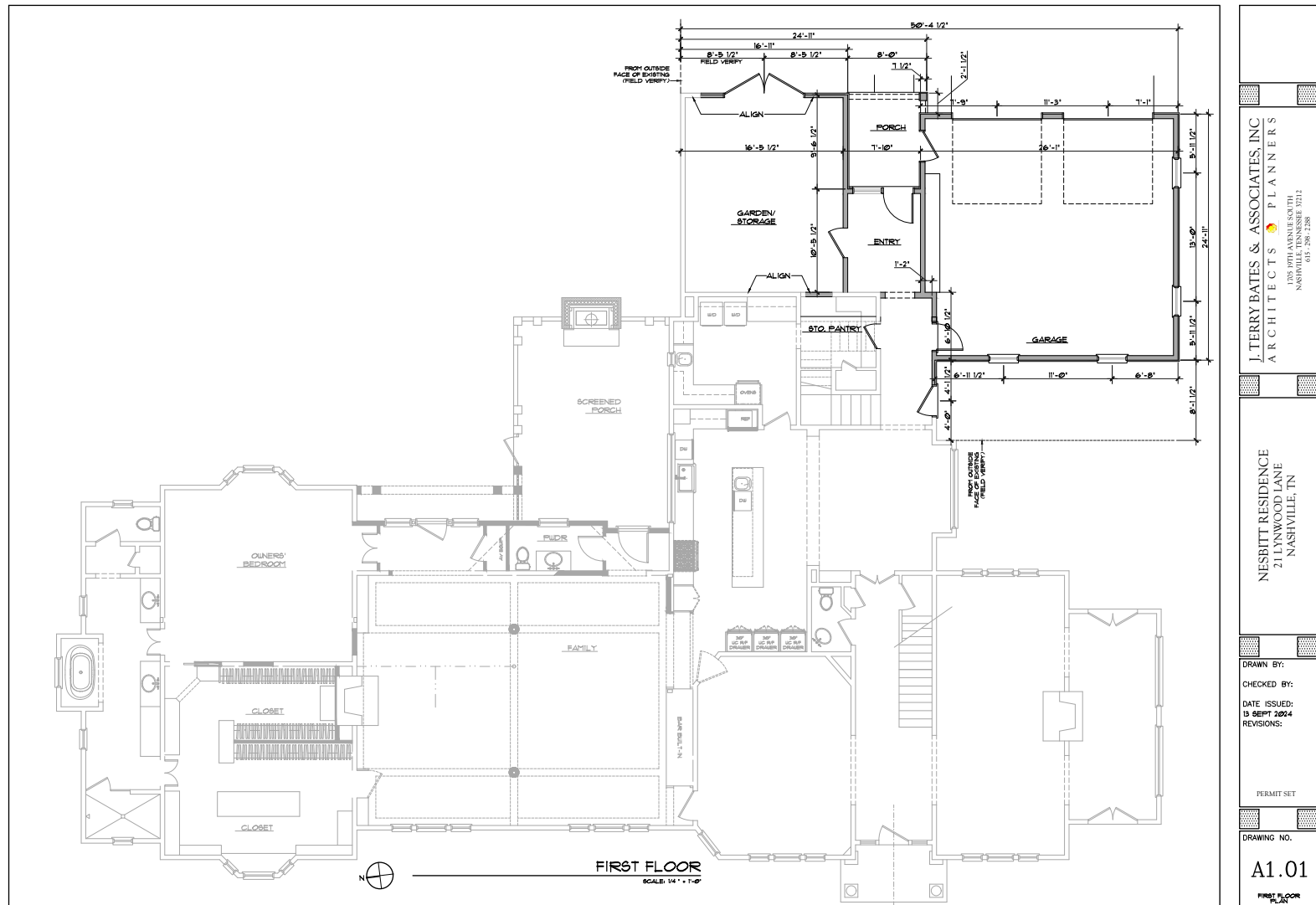


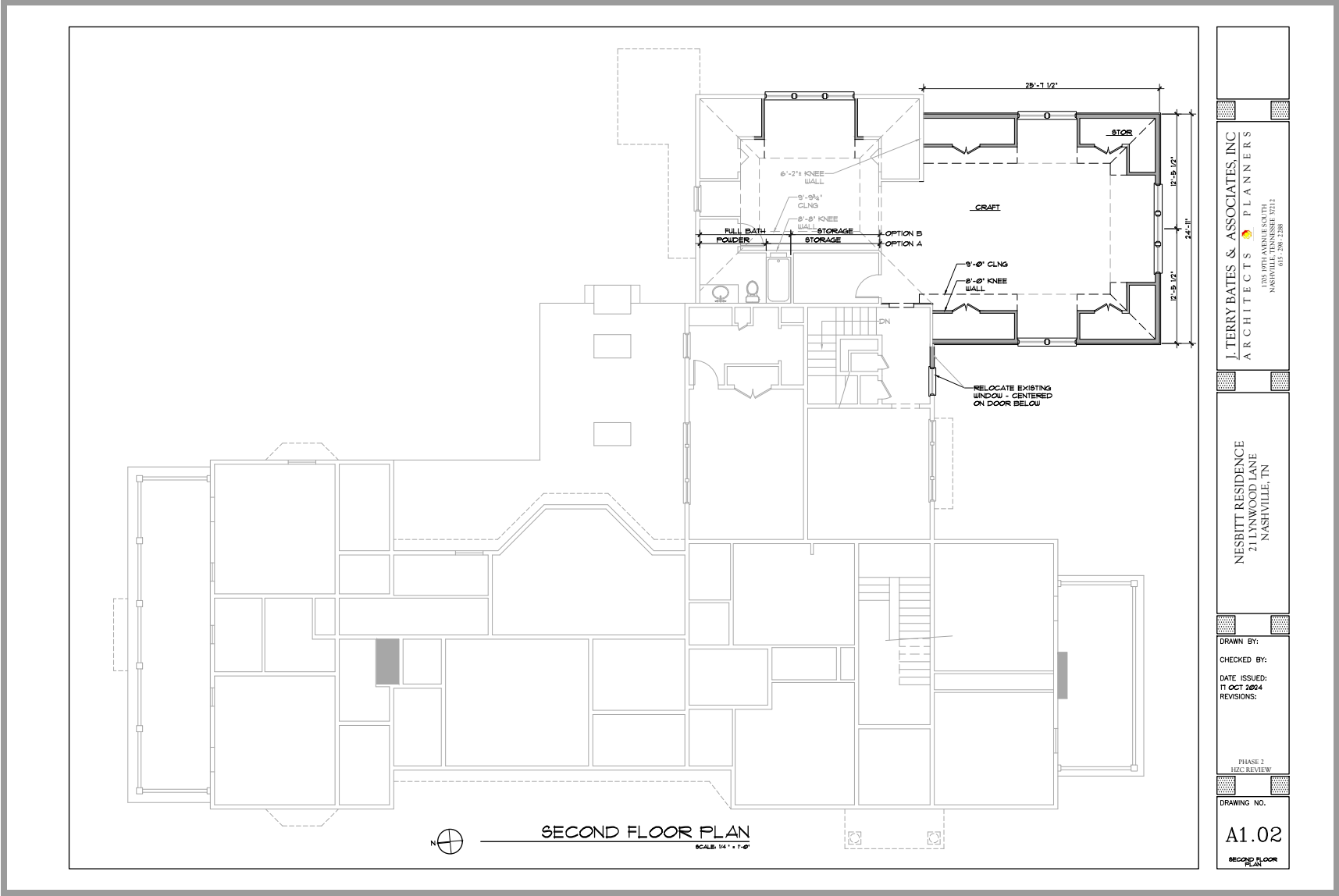
EXISTING

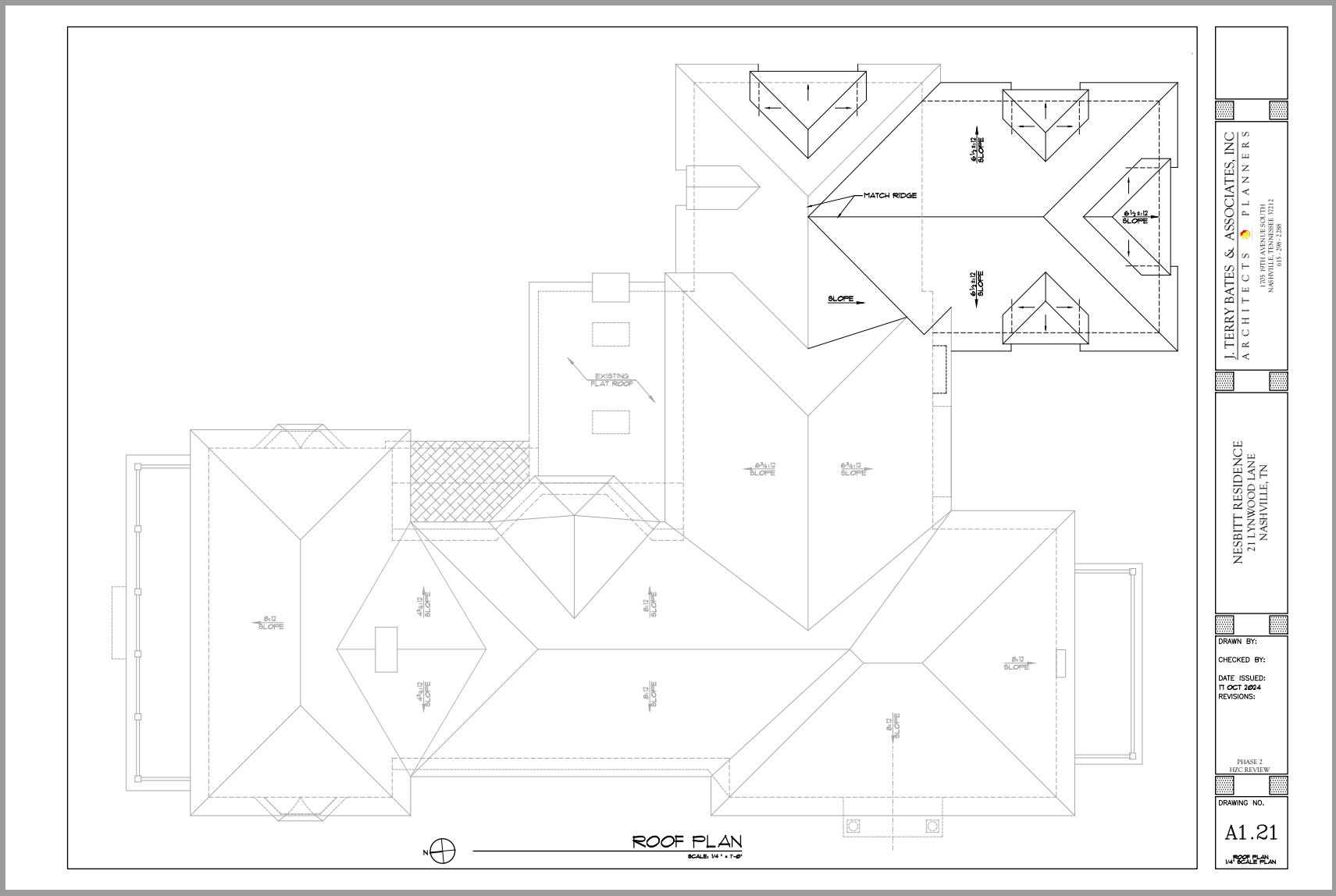
















Staff Report

Agenda No.: IV.C.

Case No.: A24-23

Staff: Mary Samaniego, Planning Director

Applicant: Terry Bates representing the Nesbitt family

Request: Certificate of Appropriateness for an addition to a single-family residence.

Location: 224 Lynwood Boulevard

Summary:

The applicant, Terry Bates representing the Nesbitt family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for an attached two-car garage addition. The proposed architectural style is Southern Colonial with standard elevations, materials, and references provided in the submittal for this meeting. A small addition and porch to the rear of the residence was approved by the Historic Zoning Commission at the October 2024 meeting.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 1.29 acres (56,075 square feet - SF) and is a corner lot with frontage on Lynwood Boulevard.
2. The residence was constructed in 1925 and has a Southern Colonial architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property of significance*.
3. The existing residence is two-story and approximately 9,600 SF in gross floor area. The proposed addition is 1,286 square feet.
4. The dwelling has been identified in the 1993 historical survey (DV-22846) as having: frame construction type; hip with asphalt roof; double-hung wood windows; one brick and one stone chimney; weatherboard wall cover; stone foundation material; and on side addition.
5. The footprint proposed for the residence is approximately 5,731 square feet (6,729 square feet allowed) and the total gross floor area is 10,886 square feet (11,215 square feet allowed).
6. The submitted site plan indicates compliance with all standards of the Zoning Ordinance for maximum footprint, floor area, and hardscape.
7. The residence has been owned by four families over the last 50 years.
8. There is a swimming pool in the rear yard of the property.
9. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-209(4), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to per Section 14-202(1)(c):

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;
4. Any other factor, including aesthetic, which is reasonably related to the purpose of this part.

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

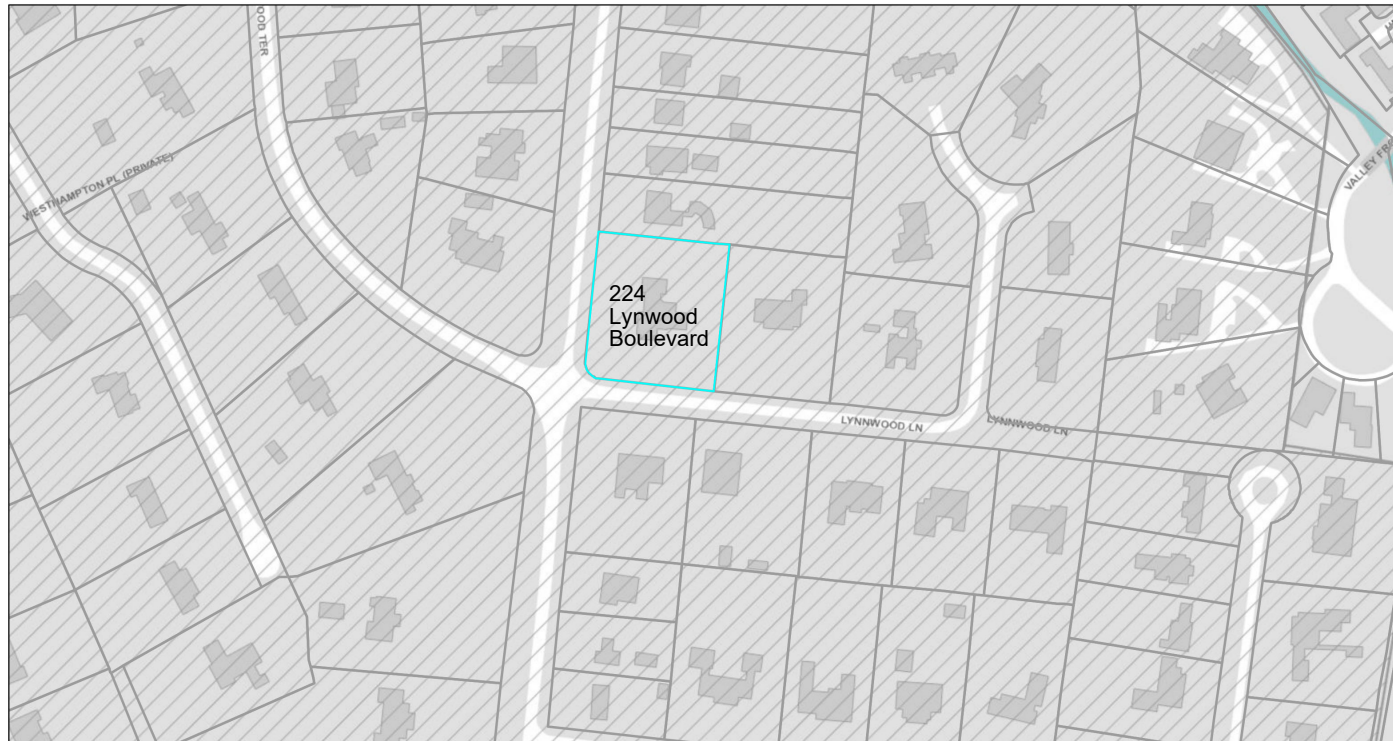
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map

Nashville / Davidson County Parcel Viewer 224 Lynwood Boulevard



September 26, 2024

graphicsLayer2

1:2,257
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km

Nashville Maps

Made by: Metro GIS