CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
OCTOBER 10, 2023, 03:00 PM

AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
OCTOBER 10, 2023, 03:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

TO ALL MEMBERS OF THE HISTORIC ZONING COMMISSION AND OTHER INTERESTED PARTIES:

This is to notify you of a scheduled meeting of the Board of Historic Zoning Commission (HZC), with public hearing. Public comment will be heard on any matters related to the agenda items being considered at the meeting. 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 September 12, 2023.

Attachment: Minutes HZC September 12 2023.pdf

III. Old Business

A. The application for a Certificate of Appropriateness, 091223-3, of Erin Cypress, representative for William and Barbara Boyle, 205 Scotland Place for a resubmittal due to design changes on the exterior elevations and approval of materials as requested by HZC at the April 2023 meeting.

Attachment: COA application paid.pdf
Attachment: Map - 205 Scotland Place.pdf
Attachment: 205 Scotland Place HISTORIC RESUBMISSION_8.3.23.pdf
Attachment: Mock-up for cross-section photo.pdf
Attachment: 205 Scotland Place HISTORIC SUBMISSION 3.27.23.pdf
Attachment: 205 SCOTLAND PLACE HISTORIC APPLICATION REVISED FOR 10.23.pdf
Attachment: STAFF REPORT 205 SCOTLAND PLACE 10.23.pdf

B. The application for a Certificate of Appropriateness, 061323-1, of Marcus DiPietro, representative of 4406 Chickering Land Trust, 4406 Chickering Lane for a detached structure.

Attachment: Certificate of Appropriateness pd0500323.pdf
Attachment: Map 4406 Chickering Lane.pdf
Attachment: Historic Belle Meade 4406 Chickering Ln.pdf
Attachment: HZC 4406 CHICKERING LN COMPS.pdf
Attachment: Neighboring Properties of 4406 Chickering Ln.pdf
Attachment: 4406 Chickering Ln BLDG PERMIT AND PLANS 2022.pdf
Attachment: PHOTOS LATE 2020.pdf
Attachment: SEPT 2023 Photos.pdf
Attachment: H1_Historic Property Plan.pdf
Attachment: STAFF REPORT 4406 CHICKERING LANE 10.23.pdf
Attachment: PROPOSED WORK_4406 Chickering Ln _1_.pdf
Attachment: Arch style design.pdf

Attachment: EXISTING BUILDINGS.pdf

IV. New Business

A. The application for a Certificate of Appropriateness, 101023-1, of Catherine Sloan, representative for Bellwether Trust/Sloan Thomas, 1220 Chickering Road, for revisions to a previously approved porte cochere and garage.

Attachment: HZC Third Submittal 9.21.23.pdf
Attachment: photos for Garage inspiration 9.1.23.pdf
Attachment: Photos of existing house for HZC 9.1.23.pdf
Attachment: Arch drawings Thomas HZC submittal 3.23.23.pdf
Attachment: Vicinity map.pdf
Attachment: STAFF REPORT 1220 CHICKERING RD.pdf
Attachment: APPLICATION PAID.pdf

B. Annual Election of Officers

C. Revision to Rules of Procedure regarding application deadline

Attachment: Rules of Procedure 10.11.23.docx

V. Other Business

VI. Adjourn

The next regular scheduled meeting of the Historic Zoning Commission will be held Tuesday, November 14, 2023 at Belle Meade City Hall.

MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
SEPTEMBER 12, 2023, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Chairman Mal Wall called the meeting to order at 3:00 p.m.

Board Members Present
Chairman Mal Wall
Vice Chairman Jeannette Whitson
Bunny Blackburn
Gavin Duke
Charlie Rankin
Rene Poe
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 August 8, 2023.

The minutes were approved, following one grammatical correction, without objection.

Old Business - None Scheduled

New Business

The application for a Certificate of Appropriateness, 091223-1, of DAC Properties, LLC, 4406 Harding Place, to construct a new single family residence. APPLICANT HAS WITHDRAWN THIS APPLICATION.

The application for a Certificate of Appropriateness, 091223-2, of Betty Finucane and Camille Crawford, representative for Richard Cummins Jr., 1225 Chickering Road, for demolition of a single family residence.

Camille Crawford and Betty Finucane, realtors with Fridrich & Clark, representing Richard Cummins, Jr., presented details on the home, using submitted photos detailing the style and structural damage. Mr. Cummins is selling the home of his deceased parents and wants to be able to allow a future buyer to be able to demolish the home.

There were questions from the board to Crawford and Finucane which were answered.

Vice Chairman Jeannette stated that she want to make sure that her decision was not based on the condition of the structure, as the conditions presented could be remedied, but because the home was of no architectural significance.

Public Comment Opened

Bill Sullivan resident at 1229 Chickering Road asked to be notified of the plans for the demolition, including date and how long it would take.

Public Comment Closed

Motion to approve demolition, reiterating the statement made by Whitson: Rankin Second: Whitson Vote: All aye

The application for a Certificate of Appropriateness, 091223-3, of Erin Cypress, representative for William and Barbara Boyle, 205 Scotland Place for a resubmittal due to design changes on the exterior elevations and approval of materials as requested by HZC at the April 2023 meeting.

Erin Cypress, Architect with Pfeffer Torode, presented design changes to the home which had been approved by the HZC at the April 11, 2023. Cypress explained changes and introduced materials for the home. Cypress stated the changes were at the request of the client.

Statements from the board regarding the change in design ensued; with Cypress detailing those changes.

- Duke: The front door in the original presentation was more true to Voysey, this front door looks like a spec home.
- Blackburn: This fundamentally a different house and we need to revisit this house; I would like to go back and review the inspiration photos.
- Rankin: The task is to communicate, and be true to the architectural style.
- Poe: You can tell when a house expresses a true style or when it is a compromise.
- Whitson: You are losing what you originally came to us with, you have gone down a path with your clients, however you are going to need to pick a style and bring that to us and explain to us what that house is.
- Blackburn: We are not trying to pick your architectural style, but we do have expectations that you be true to the architectural style.
- Cypress: We will make revisions and redefine the style and come back to the board.
- Hayles: We haven't discussed the materials and what you have picked out is great.
- Cypress: The materials will not change.

Public Comment Opened

Margaret Davitt, 207 Scotland Place state she would have no objection to either design.

Public Comment Closed

Motion to Defer: Whitson Second: Duke Vote: All aye

The application for a Certificate of Appropriateness, 091223-4, of Terry Bates, representative for Joseph and Anne Russell, 1218 Chickering Road, for new additions on the south and east sides of existing home.

Terry Bates, J. Terry Bates Architecture, stated that the original home was built in 1940, the facade was added in 1995, the Russell's wish to renovate the kitchen and increase the size of the master suite. Bates state the home was an eclectic Georgian, but he would not call it a pure style, noting the additions would follow suit as the home is now. Bates stated the renovations would not be seen from the front of the house.

Public Comment

No Public Comment

Public Comment Closed

Motion to approve: Whitson Second: Rankin

- Vice Chairman Whitson: Will the additions match the current style?
- Bates: Yes, same materials and same details

Vote: All aye

The application for a Certificate of Appropriateness, 061323-1, of Marcus DiPietro, representative of 4406 Chickering Land Trust, for a detached accessory structure.

Marcus DiPietro, Architect, representing the owners, presented plans for the project. DiPietro stated that the project was for a completely detached new construction multi-purpose structure, gym, social gathering, and is not close to the original home. DiPietro stated that the original home has had many additions and renovations and the original structure is not recognizable, noting that the pool house sits between the home and the proposed building. DiPietro noted the lot is quite wooded and the buildings are not easily seen from the street. DiPietro stated the new building will be out of view from anyone except the immediate neighbor. DiPietro stated the materials will match the home and pool house.

- Rankin: Is the lime wash on the home new?
- DiPietro: Yes.
- Chairman Wall: How big is the lot?
- DiPietro: 4.46 acres
- Blackburn: May I have a clarification, so you can now build detached structures with living quarters?
- Planning Director Samaniego: It is in the city code under the list of

accessory uses, living quarters is an allowable accessory use either within the principle structure or accessory structure.

- Blackburn: So you can build a guest house now?
- DiPietro: One of the restrictions, I believe, is that you cannot rent them.
- Planning Director Samaniego to City Attorney Berry: Do you have something contrary to that?
- City Attorney Berry: I am not aware of anything.
- Planning Director Samaniego: I did research and found a previous code where it was isolated to the principle structure, but the current code says it is also allowable in accessory structure.

Further question ensued from the board with the applicant about the original residence, and the building permit and renovations that have taken place.

Planning Director Samaniego: Commission, I can do background research on this property. and research all permits and changes that are within the public record. In anticipation that this application is continued I can certainly provide you with that data.

The board had further questions and discussion on the Building Permit issued in 2021, requesting to see the permit for the scope of the project.

Public Comment Opened

Cecile Gideon, resident at 4400 Chickering Lane, stated that she lives next door and she supports what the Wilson's are planning.

Richard Wilson, owner at 4406 Chickering Lane, answered questions from the board. Wilson noted that the front porch was added by the 2 owners ago, stating there had been 5 or 6 renovations to the original home before his purchased.

Public Comment Closed

Motion to defer based on: we need more information including current photographs and since this is a historic home that did not come before us, I would like to see what the building permit said. Blackburn Duke: Second

Whitson: I would like current photos of the house as it stands today, and Planning Directory Samaniego takes pictures to make sure that the building permit and what has been done to the house match.

Vote: All aye

Other Business

Planning Director Samaniego addressed the commission about her providing a

staff report for each application in the future and other issues that seemed ambiguous in the code.

The meeting adjourned at 4:25 p.m.

Chairman Mal Wall

City Recorder Rusty Terry

PAID
AUG 04 2023
By CK 8428

DATE: 8/3/2023
APPLICATION # ~~XXXXXX~~
091223-3

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

The protection and preservation of the City's heritage is now a guiding principle for residents and City leaders. The City's commitment to its heritage supports these objectives:

- Preserve the architectural and historical character of Belle Meade's significant historic properties.
- Encourage development that is compatible with the character of the City's historic architecture.
- Conduct project review to assist property owners to be good stewards and utilize best practices for their properties.
- Expect that builders, developers and architects will respect the traditional architectural character of Belle Meade and design new construction of the *highest* possible quality.

*Please be advised, it is not the role or purpose of the HZC commission to advise applicants on the specifics of design components. The role of the board is to review…and advise and/or identify where they see deficiencies in the proposed design…as related to the proposed style…and it is the *applicant's responsibility to interpret, address & resolve those deficiencies*. The HZC was not formed to be…or intended to be… a design consultant for the applicants proposed style".

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.

This form must be filled out *completely* and the fees paid before the application will be accepted and placed on the City of Belle Meade Historic Zoning Commission agenda.

New Construction - $2,000 **Additions - $1,500.00** **Demolition - $500**

1. Deadline for the completed application submittal is no later than the first Friday of the month before the month in which you wish to appear. Amendments to submitted plans after the deadline will ***not*** be accepted. Regular meetings of the Historic Zoning Commission are held on the Second Tuesday of each month at 3:00 p.m. at Belle Meade City Hall, 4705 Harding Road, Nashville, TN 37205
2. The applicant, owner, or representative must attend the meeting in which the application is being reviewed. If there is no one present the application will not be considered for a Certificate of Appropriateness.
3. Each applicant and comments from the public will have five (5-10) minutes to present the proposed project to the Commission. It should be concise and to the point. The public will have 3 minutes to respond.

PROPERTY DESCRIPTION & LOCATION

ATTACH PROPERTY MAP OF LOCATION

ADDRESS: 205 Scotland Place, Nashville, TN 37205

TAX MAP ID: MAP# _____ GROUP#_____PARCEL# 11614004100

1

AGE/YEAR OF STRUCTURE: 1940

PROPERTY OF SIGNIFICANCE (1901-1939) ____ YES
PROPERTY OF CONSERVATION (1940-2000) X YES
PROPERTY LESS THAN 50 YEARS ____ YES

PROPERTY OWNER and or APPLICANT OR REPRESENTATIVE (if different from property owner)

NAME: Erin Cypress (representative for Owners William and Barbara Boyle)
William and Barbara Boyle (Owner) --205 Scotland Place, Nashville, TN 37205
ADDRESS: Erin Cypress (representative) --921B Woodland Street, Nashville, TN 37206
erin@pfeffertorode.com
EMAIL: baboyle2@comcast.net bill.boyle@omnilift.com

PHONE NUMBERS (WORK) _____ (HOME) _____ (Cell) 214-676-2042
RELATIONSHIP TO OWNER: Contractor _____ Architect X Other (explain)_____

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; English Arts and Crafts **Describe Proposed Work;** _____

We are resubmitting our application for new construction due to design changes on the exterior elevations. The floor plans have remained the same (3,880 SF heated and cooled, 4,521 SF under roof).

We are also resubmitting with a clarification of materials. Demolition for the existing residence was approved at the April hearing, however, I am still including information about the existing structure below for clarity.

- **For Exterior Alteration or Repairs:**
  Submit 1 PDF, List and describe in detail all work to be done for each item. Include sketches, photos, specifications, or other descriptions of proposed changes to the building's exterior along with completion of material list below. Major alterations to architectural features require schematic drawing plans, inspirational photos and specifications of exterior materials will be required such as siding, roofing, doors, windows, and ornamentation, a wall section should be provided. Provide photos and descriptions of existing original materials, (samples of new materials may be requested).

- For **New Construction and Additions:**
  Submit 1 PDF, A complete set of cad plans at 1/4-inch scale, inspirational photos and completion of check list and material list below. Provide an exterior wall section with specifications of materials such as siding, roofing, doors, windows, and ornamentation. Provide a survey or site plan with contour lines with the building envelope (setbacks) highlighted. Include all elevations showing the finished grade. Include photos of proposed site and adjacent properties.

- **Demolition of Structures:**
  Describe the structure's condition, (ceiling height, wood decay, brick, siding, water intrusion, roof, etc.) historical significance, if any. Is the property habitable? The existing structure has 8'-" ceilings. It has considerable water intrusion, holes in the exterior walls, wood decay, trim that has been possibly gnawed on by critters, crumbling brick sills, and damaged HVAC system due to mold and no changing of the air filter

  Give a compelling reason for demolition of property. The property is a health hazard to any occupants due to the amount of mold from water damage. The structure is beyond simple repairs, and the exterior has hazardous asbestos Due to the holes found on the outside of the house, critters have been able to come and go, and the fecal matter left behind has not been managed or cleaned.The house is not historically significant.

  Describe the proposed reuse of existing materials, if any? We are requesting full demolition and no reuse of existing materials.

Complete- New Construction Material List Description

Window Manufacture --Marvin windows	Railings, Columns, Pilasters --none in design
Window Material --all wood window, painted	Chimney Material --brick with cut limstone cap, cut limestone shoulders, and terra cotta chimney pots
Frame Material --all wood frame	Roofing Material --slate
Windowsills --wood trim piece on brick row lock	Exterior Doors --wood, to be painted
Brick, Painted/Natural --brick to be painted	Eaves/Cornice --wood trim, to be painted
Brick/Stone Thickness --brick, 3-1/2" thick	Gutters --6" half round, copper
Clapboard Material --cedar siding, painted with a flush joint	Gutter Dimensions --6" half round
Clapboard Dimensions/Reveal --7" siding exposure	**Initial** EC

Please check off boxes below

- ☒ Fee paid and submitted before deadline
- ☒ PDF Map of Property Location
- ☒ PDF Site Plan/Survey with Contours
- ☒ Architectural Style Proposed
- ☒ Description of Property Condition
- ☒ All elevations showing finish grade
- ☒ PDF Photos of Existing Property
- ☒ PDF Photos of Neighboring Properties
- ☒ PDF Inspirational Photos
- ☒ PDF Plans
- ☒ Wall Section

Initial EC

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.

Embody 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	
[ ]	[X]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[X]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[X]	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;
[ ]	[X]	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
[ ]	[X]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[X]	Possesses or may likely yield information important in prehistory or history, and/or

[ ] [X] 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.

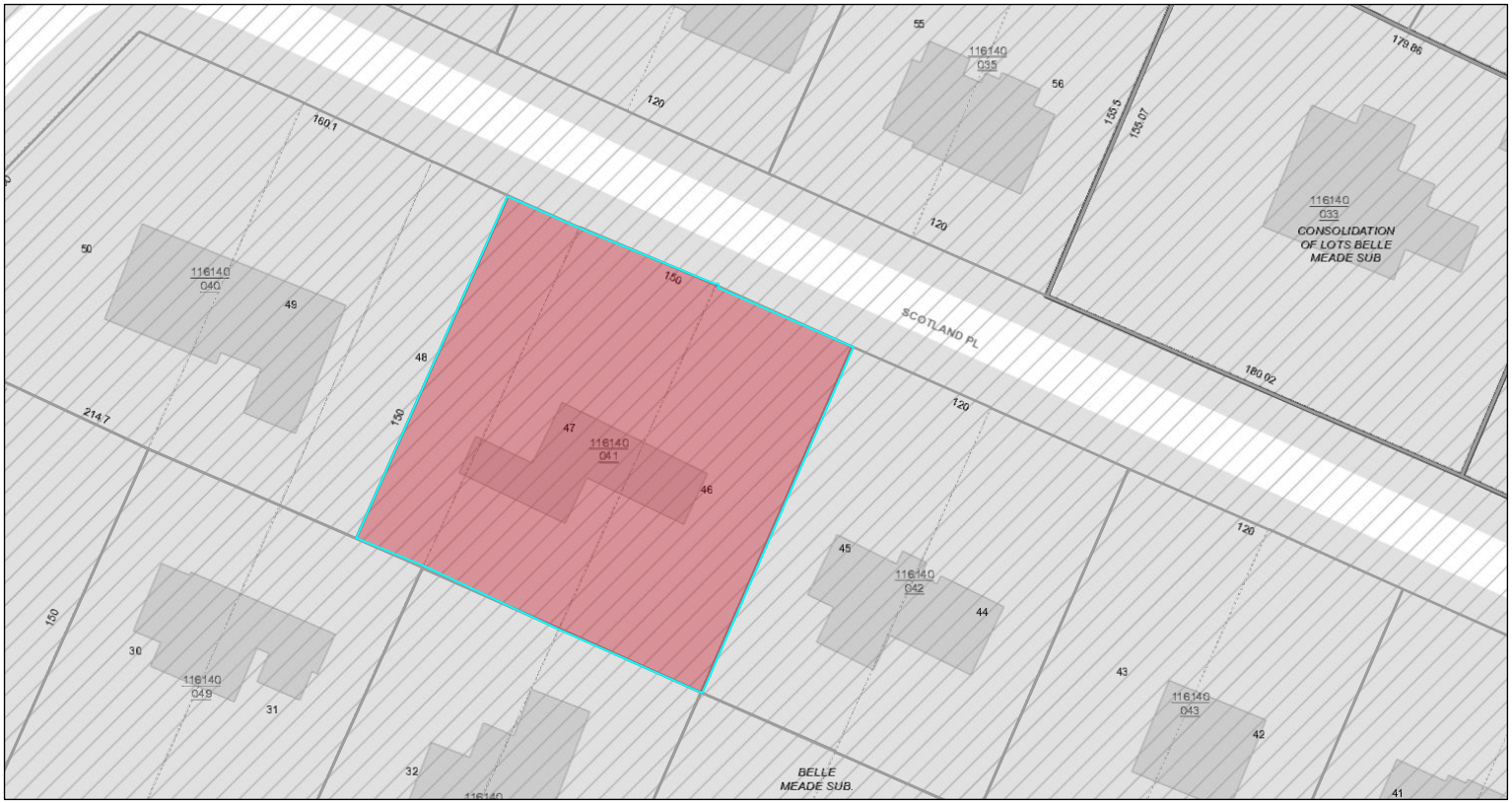
Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. 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 Signature: _____ Date: 8/3/2023

Property Owner: _____ Date: _____

Nashville / Davidson County Parcel Viewer



March 27, 2023

- Override 1
- graphicsLayer2
- Zoning
- Urban Design Overlay
- Planned Unit Development

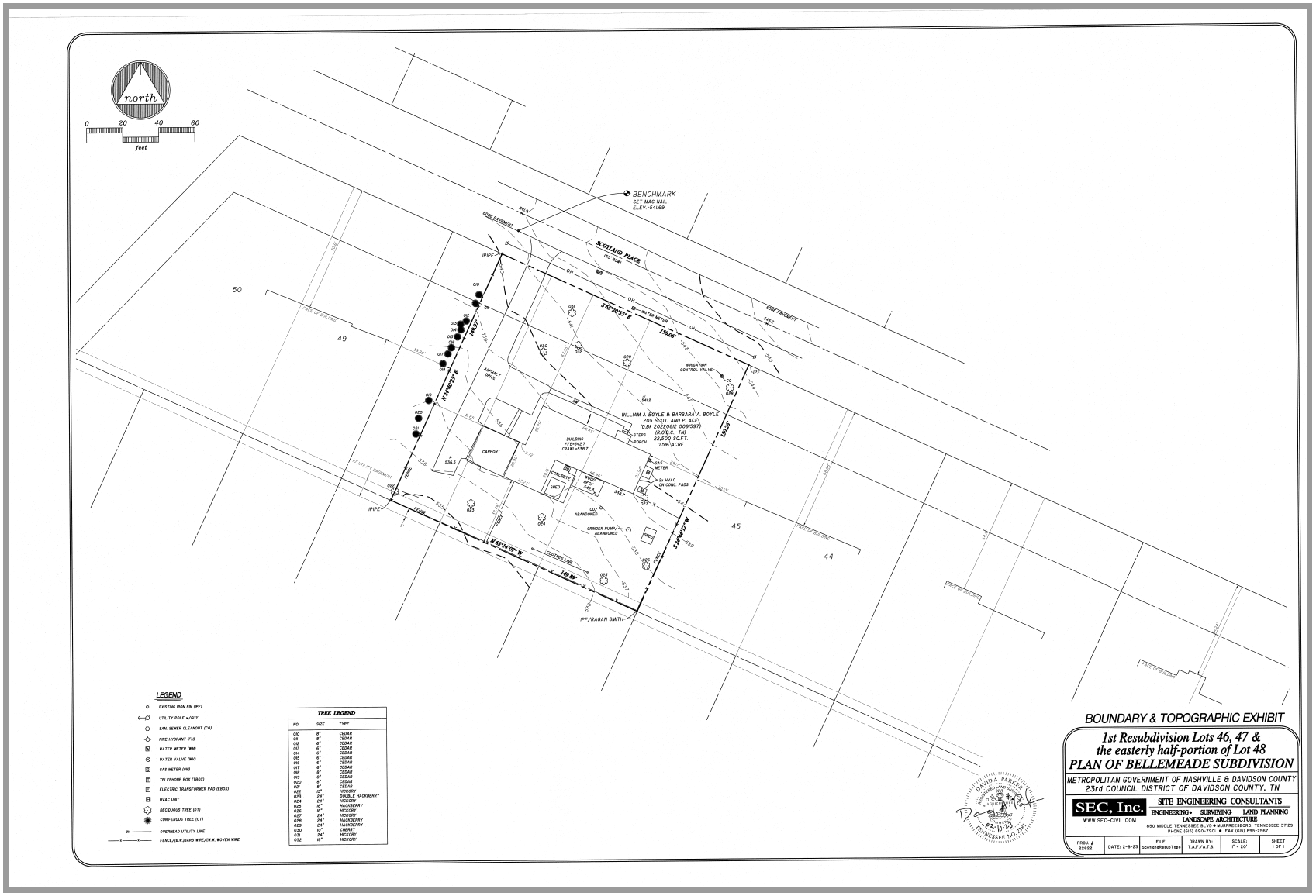
1:564

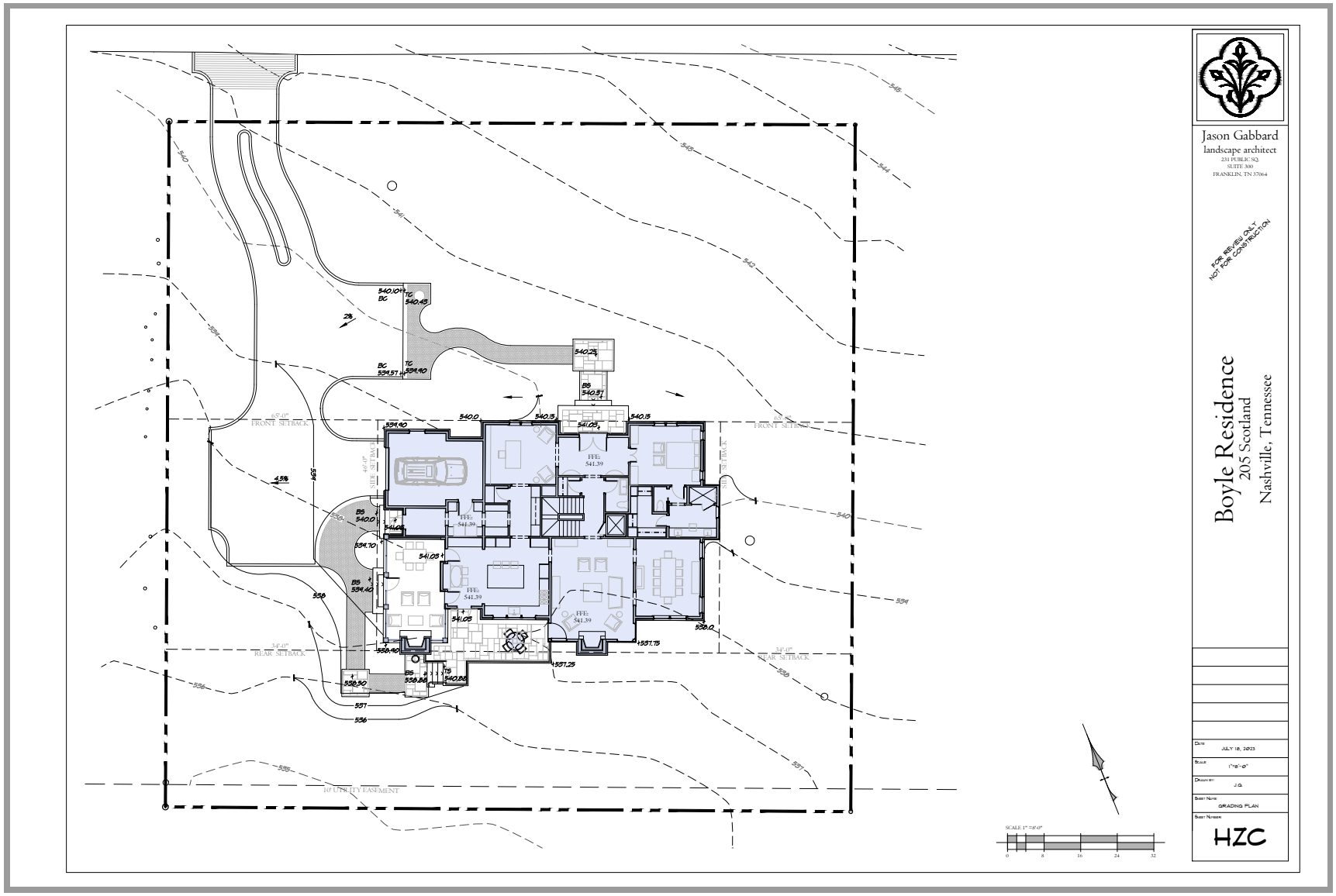
0 0.01 0.01 0.02 mi

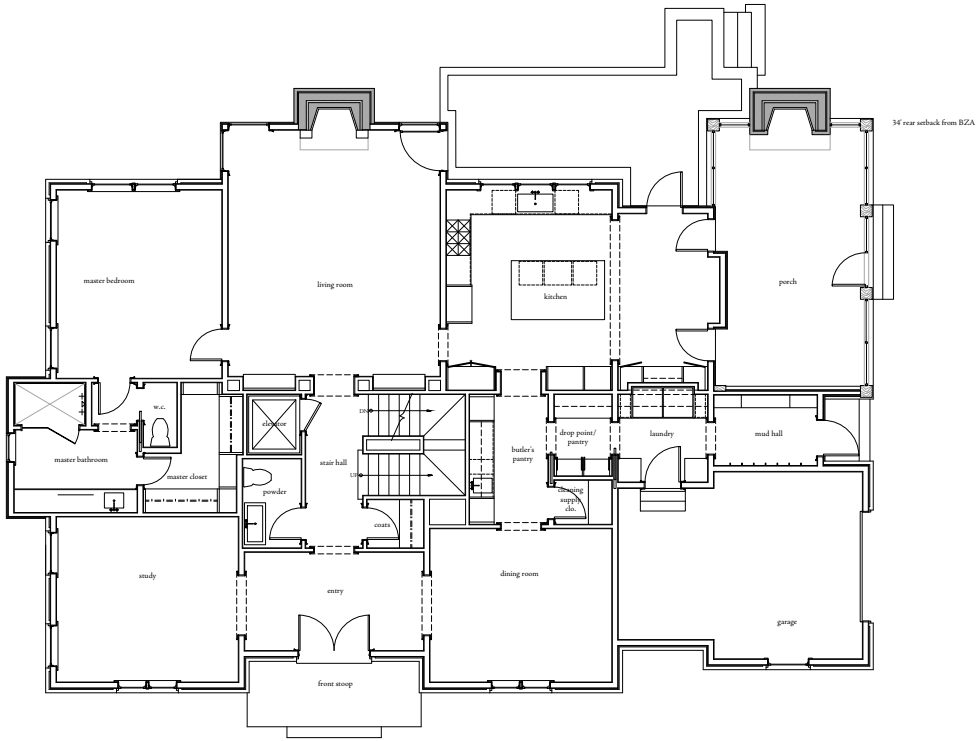
0 0.01 0.01 0.03 km

Metro GIS

Made by: Metro GIS


north
0 20 40 60
feet
BENCHMARK
SET MAG NAIL
ELEV.=541.69
SCOTLAND PLACE
(50' ROW)
EDGE PAVEMENT
WATER METER
S 65°20'55" E
150.00'
N 24°40'23" E
149.97'
N 65°14'07" W
149.89'
S 34°44'12" W
150.28'
WILLIAM J. BOYLE & BARBARA A. BOYLE
205 SCOTLAND PLACE
(D.B.A. 20220812 0091597)
(R.O.D.C., TN)
22,500 SQ.FT.
0.516 ACRE
BUILDING
FFE=542.7
CRAWL=538.7
CARPORT
ASPHALT DRIVE
CONCRETE
SHED
WOOD DECK
CO/ ABANDONED
GRINDER PUMP/ ABANDONED
GAS METER
IRRIGATION CONTROL VALVE
IPIPE
FENCE
CLOTHES LINE
IPF/RAGAN SMITH
50
49
45
44
LEGEND
EXISTING IRON PIN (IPF)
UTILITY POLE W/GUY
SAN. SEWER CLEANOUT (CO)
FIRE HYDRANT (FH)
WATER METER (WM)
WATER VALVE (WV)
GAS METER (GM)
TELEPHONE BOX (TBOX)
ELECTRIC TRANSFORMER PAD (EBOX)
HVAC UNIT
DECIDUOUS TREE (DT)
CONIFEROUS TREE (CT)
OVERHEAD UTILITY LINE
FENCE/BLW.BARB WIRE/DW.W.BOVEN WIRE
TREE LEGEND
NO. SIZE TYPE
010 8" CEDAR
011 8" CEDAR
012 6" CEDAR
013 6" CEDAR
014 6" CEDAR
015 6" CEDAR
016 6" CEDAR
017 6" CEDAR
018 6" CEDAR
019 8" CEDAR
020 8" CEDAR
021 8" CEDAR
022 12" HICKORY
023 24" DOUBLE HACKBERRY
024 24" HICKORY
025 18" HACKBERRY
026 18" HICKORY
027 24" HICKORY
028 24" HACKBERRY
029 24" HACKBERRY
030 10" CHERRY
031 24" HICKORY
032 18" HICKORY
BOUNDARY & TOPOGRAPHIC EXHIBIT
1st Resubdivision Lots 46, 47 &
the easterly half-portion of Lot 48
PLAN OF BELLEMEADE SUBDIVISION
METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY
23rd COUNCIL DISTRICT OF DAVIDSON COUNTY, TN
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
WWW.SEC-CIVIL.COM
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567
PROJ. # 22922
DATE: 2-8-23
FILE: ScotlandResubTopo
DRAWN BY: T.A.F./A.T.B.
SCALE: 1" = 20'
SHEET 1 OF 1


Jason Gabbard
landscape architect
231 PUBLIC SQ.
SUITE 300
FRANKLIN, TN 37064
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Boyle Residence
205 Scotland
Nashville, Tennessee
DATE
JULY 18, 2023
SCALE
1"=8'-0"
DESIGNED BY
J.G.
SHEET NAME
GRADING PLAN
SHEET NUMBER
HZC
FFE: 541.39
FRONT SETBACK
REAR SETBACK
10' UTILITY EASEMENT



1. FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

HISTORIC APP

BOYLE RESIDENCE

205 SCOTLAND PLACE
NASHVILLE, TN 37205

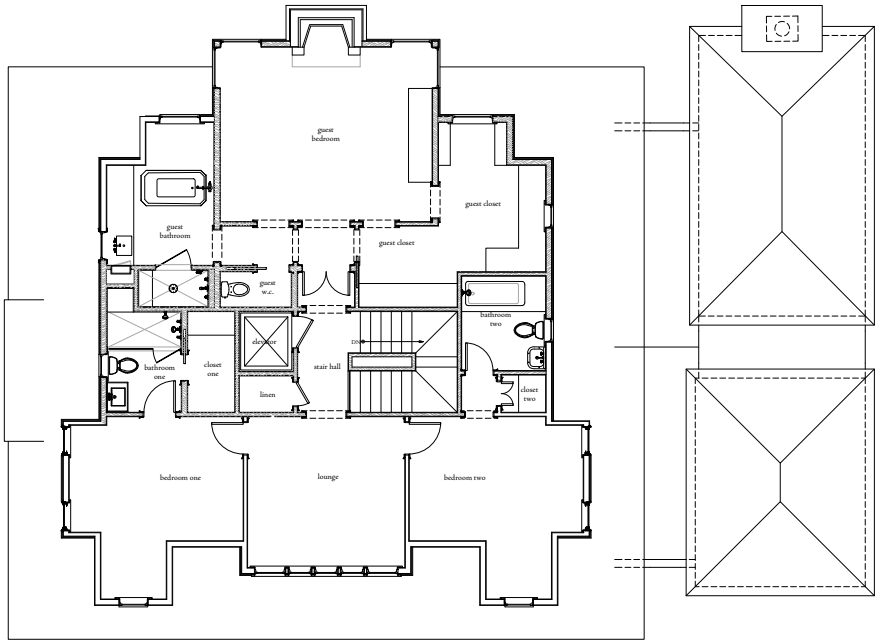
REVISION INFORMATION

01 REVISION 1 02.16.2022
02 REVISION 2 03.02.2022

20084 8.3.2023

FIRST FLOOR PLAN

A1.1



1. SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

HISTORIC APP

BOYLE RESIDENCE

205 SCOTLAND PLACE
NASHVILLE, TN 37205

REVISION INFORMATION

01	REVISION 1	02.16.2022
02	REVISION 2	03.02.2023

20084 8.3.2023

SECOND FLOOR PLAN

A1.2



FRONT ELEVATION



REAR ELEVATION

PFEFFER TORODE

HZC SUBMISSION for 205 SCOTLAND PLACE - August 4, 2023 - 1/4" = 1'-0"



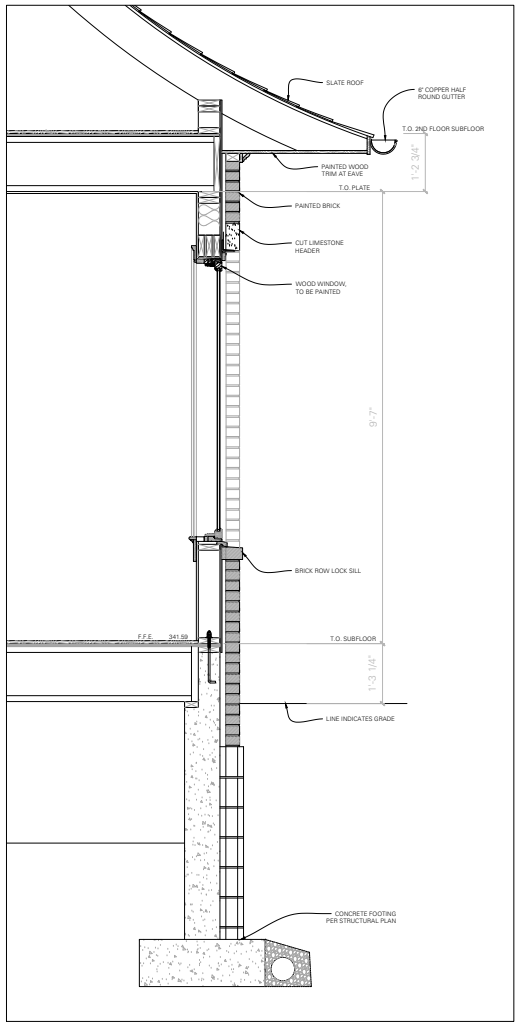
SIDE ELEVATION



SIDE ELEVATION

PFEFFER TORODE

HZC SUBMISSION for 205 SCOTLAND PLACE - August 4, 2023 - 1/4" = 1'-0"



1. WALL SECTION
Scale: 1" = 1'-0"

HISTORIC APP

BOYLE RESIDENCE
205 SCOTLAND PLACE
NASHVILLE, TN 37205

REVISION INFORMATION
01 REVISION 1 09.18.2023
02 REVISION 2 03.03.2024

20084 3.26.2023

WALLSECTION

A3.0



200 SCOTLAND PLACE



204 SCOTLAND PLACE



208 SCOTLAND PLACE



201 SCOTLAND PLACE



HISTORIC APPLICATION
205 SCOTLAND PLACE NEIGHBOR IMAGES

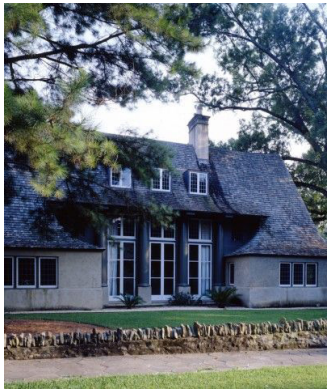


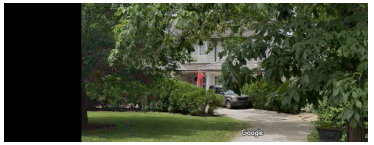
205 SCOTLAND PLACE (PROJECT ADDRESS)



207 SCOTLAND PLACE



HISTORIC APPLICATION
INSPIRATIONAL PHOTOS



FRONT OF HOUSE



REAR OF HOUSE



SIDE OF HOUSE



SIDE OF HOUSE

HISTORIC APPLICATION
205 SCOTLAND PLACE EXISTING IMAGES



HOLE AT EXTERIOR WALL



DAMAGE AT FRONT DOOR



DAMAGE AT WINDOW

HISTORIC APPLICATION
205 SCOTLAND PLACE EXTERIOR DAMAGE



HOLE IN CEILING



MOLD AND WATER DAMAGE



HOLE IN CEILING



WALL AND HVAC DAMAGE

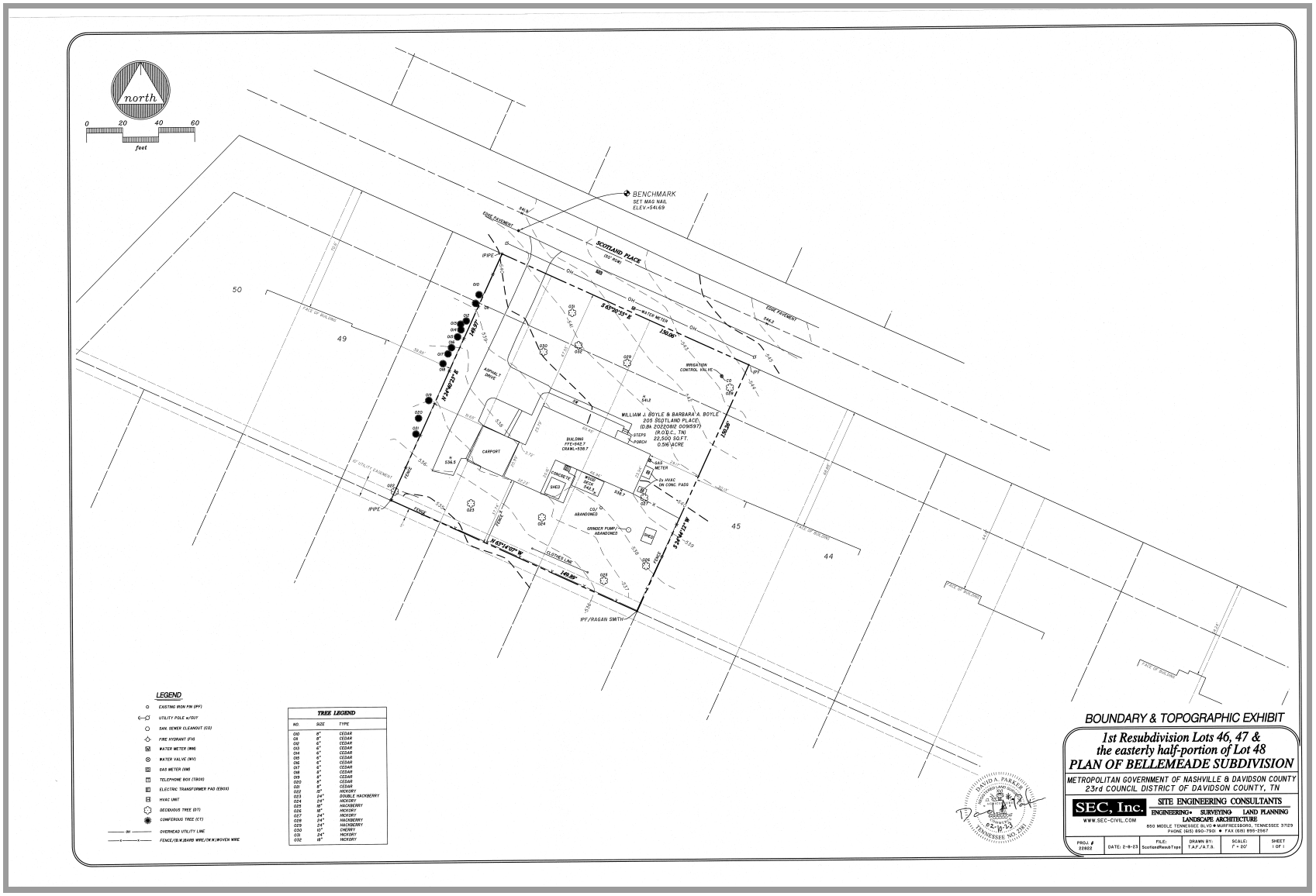
HISTORIC APPLICATION
205 SCOTLAND PLACE INTERIOR DAMAGE

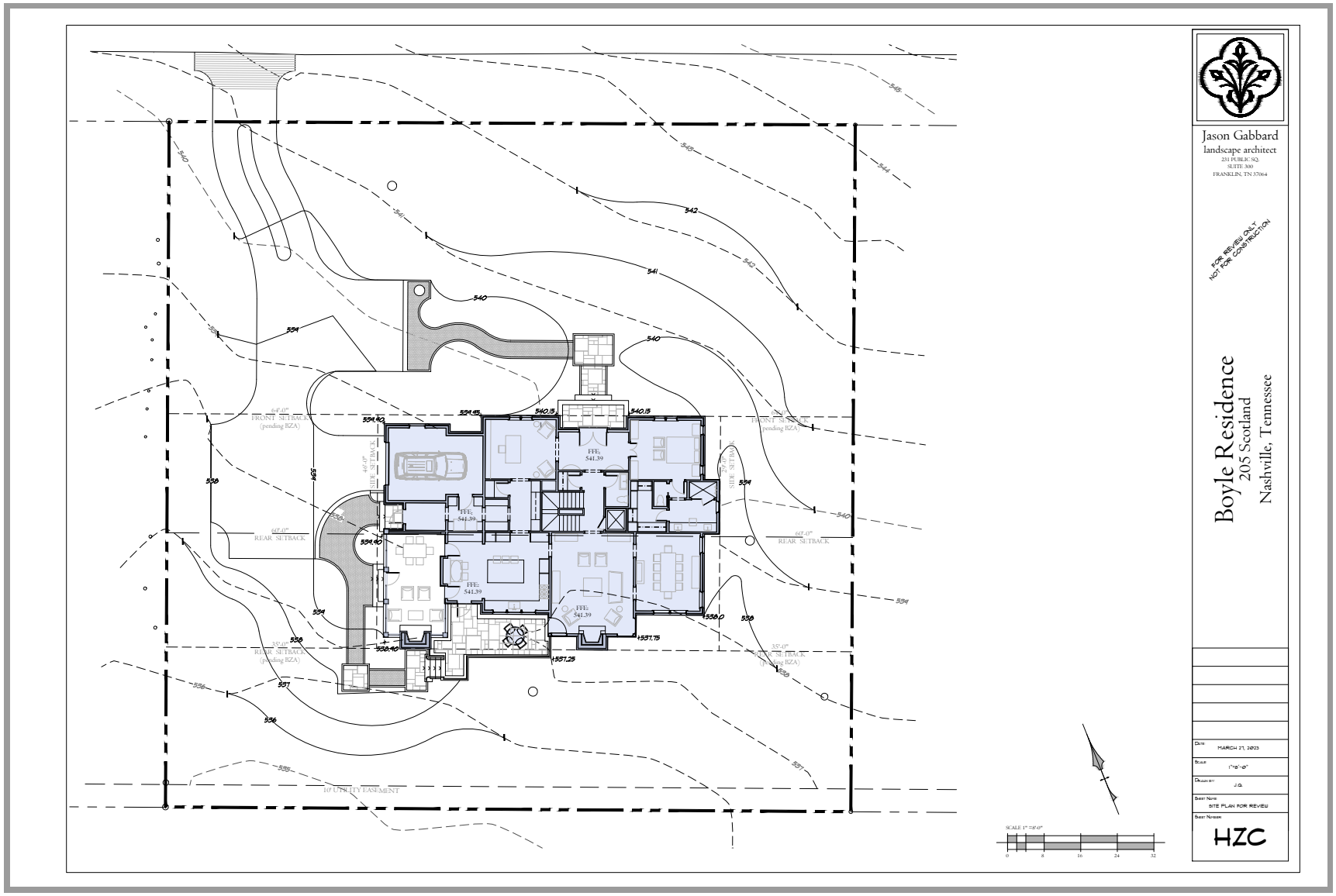
PFEFFER TORODE

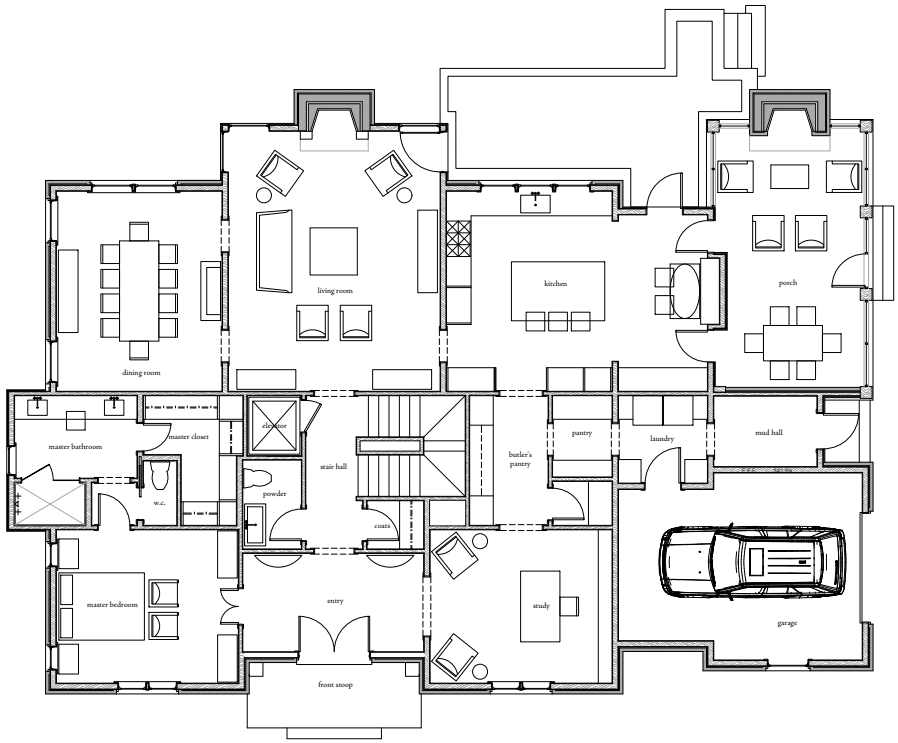
205 Scotland Place –Wall Mock-Up
Client prefers upper right quandrant –white mortar wash over brick with slate roof, copper gutters



These notes represent our best understanding of the points of discussion. Please review these meeting notes and if you have any additional items of discussion or comments, please contact us as soon as possible.


north
0 20 40 60
feet
BENCHMARK
SET MAG NAIL
ELEV=541.69
SCOTLAND PLACE
(50' R/W)
EDGE PAVEMENT
WILLIAM J. BOYLE & BARBARA A. BOYLE
205 SCOTLAND PLACE
(D.B.N. 20220MU 009597)
(R.O.D.C., TN)
22,500 SQ.FT.
0.56 ACRE
BUILDING FFE=542.7
CRAWL=536.7
CARPORT
CONCRETE
WOOD DECK
PAD
SHED
GRINDER PUMP ABANDONED
IRRIGATION CONTROL VALVE
WATER METER
GAS METER
AC UNITS ON CONC. PADS
IPF/RAGAN SMITH
CLOTHES LINE
S 63°00'25" E
140.00'
N 63°14'09" W
140.00'
N 26°45'51" E
100.00'
S 26°45'51" W
100.00'
50
49
45
44
LEGEND
EXISTING IRON PIN (IPF)
UTILITY POLE w/GUY
SAN. SEWER CLEANOUT (CO)
FIRE HYDRANT (FH)
WATER METER (WM)
WATER VALVE (WV)
GAS METER (GM)
TELEPHONE BOX (TBOX)
ELECTRIC TRANSFORMER PAD (EBOX)
HVAC UNIT
DECIDUOUS TREE (DT)
CONIFEROUS TREE (CT)
OVERHEAD UTILITY LINE
FENCE/(W)BOARD WIRE/(M)MOVEN WIRE
TREE LEGEND
NO. SIZE TYPE
010 8" CEDAR
011 8" CEDAR
012 6" CEDAR
013 6" CEDAR
014 6" CEDAR
015 6" CEDAR
016 6" CEDAR
017 8" CEDAR
018 8" CEDAR
019 8" CEDAR
020 8" CEDAR
021 8" CEDAR
022 8" HICKORY
023 24" DOUBLE HACKBERRY
024 24" HICKORY
025 18" HACKBERRY
026 8" HICKORY
027 24" HICKORY
028 24" HACKBERRY
029 24" HACKBERRY
030 10" CHERRY
031 24" HICKORY
032 18" HICKORY
DAVID A. PARKER
LICENSED PROFESSIONAL ENGINEER
102
TENNESSEE NO. 29
BOUNDARY & TOPOGRAPHIC EXHIBIT
1st Resubdivision Lots 46, 47 &
the easterly half-portion of Lot 48
PLAN OF BELLEMEADE SUBDIVISION
METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY
23rd COUNCIL DISTRICT OF DAVIDSON COUNTY, TN
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
WWW.SEC-CIVIL.COM
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567
PROJ. # 22003
DATE: 2-8-23
FILE: ScotlandPlace3Trees
DRAWN BY: TAF/JAT/LS
SCALE: 1" = 20'
SHEET 1 OF 1


Jason Gabbard
landscape architect
231 PUBLIC SQ.
SUITE 300
FRANKLIN, TN 37064
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Boyle Residence
205 Scotland
Nashville, Tennessee
Date: MARCH 27, 2023
Scale: 1"=8'-0"
Drawn by: J.G.
Sheet Note: SITE PLAN FOR REVIEW
Sheet Number:
HZC
64'-0" FRONT SETBACK (pending BZA)
60'-0" REAR SETBACK
35'-0" REAR SETBACK (pending BZA)
46'-0" SIDE SETBACK
29'-0" SIDE SETBACK
FFE: 541.39
10' UTILITY EASEMENT
SCALE 1" =8'-0"
0
8
16
24
32



1. FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

205 SCOTLAND PLACE
NASHVILLE, TN 37205

HISTORIC APP

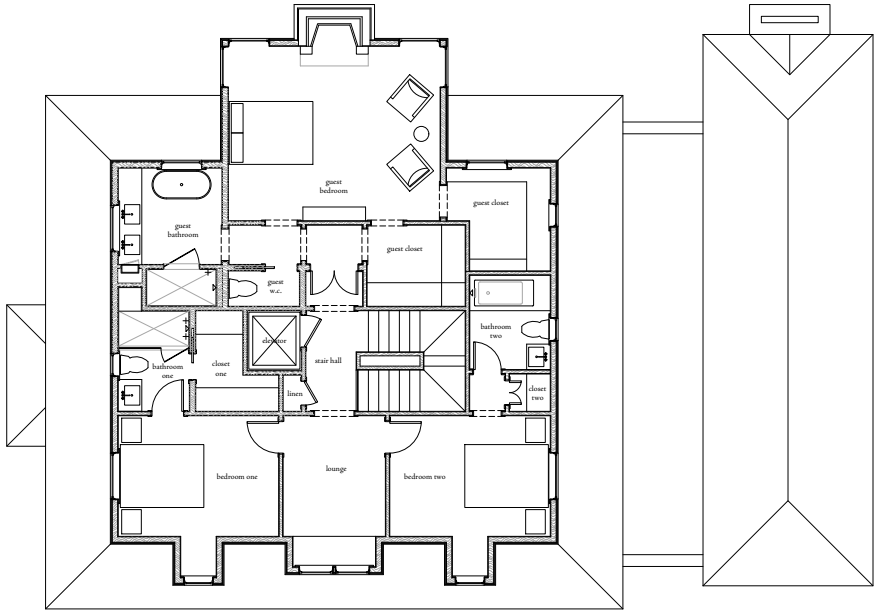
BOYLE RESIDENCE

REVISION INFORMATION
01 REVISION 1 02.16.2023
02 REVISION 2 03.03.2023

20084 3.26.2023

FIRSTFLOORPLAN

A1.0



1. SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

HISTORIC APP

BOYLE RESIDENCE
205 SCOTLAND PLACE
NASHVILLE, TN 37205

REVISION INFORMATION
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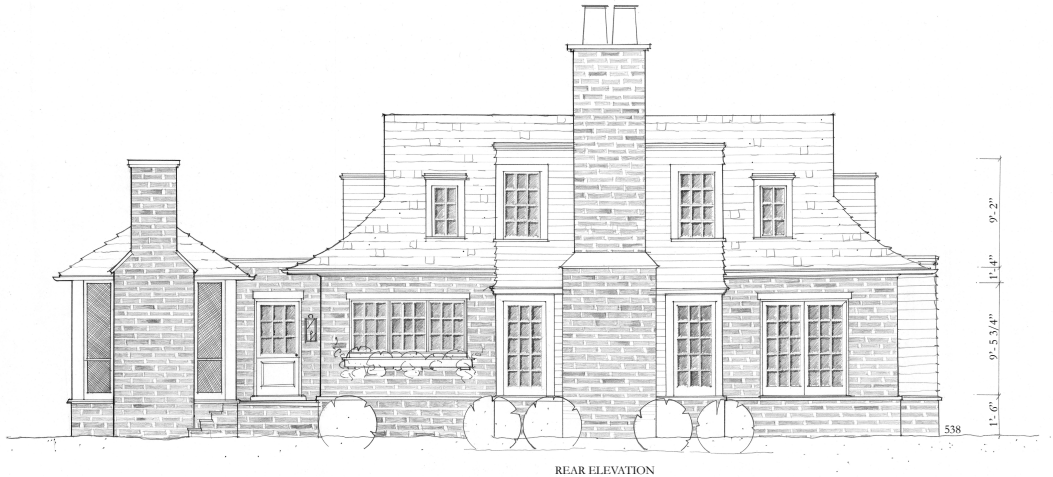
02 REVISION 2 03.03.2023

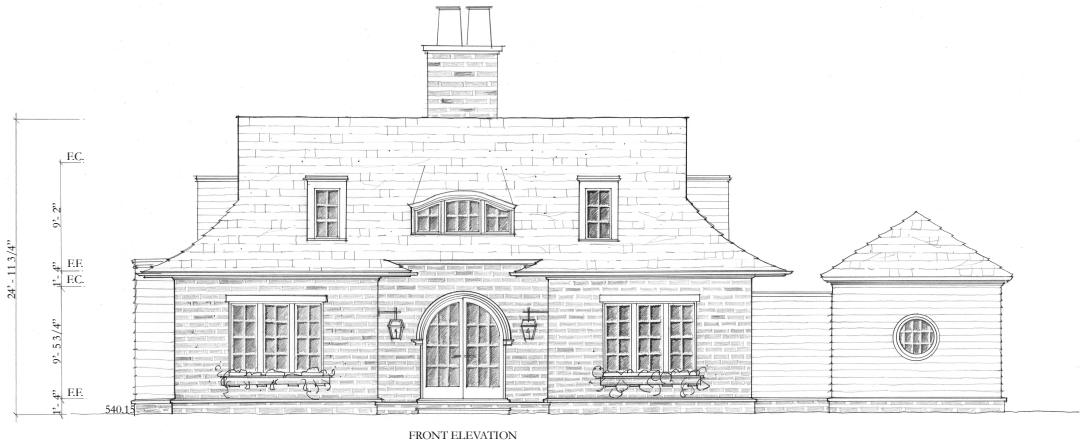
20084 3.26.2023

SECONDFLOORPLAN

A2.0



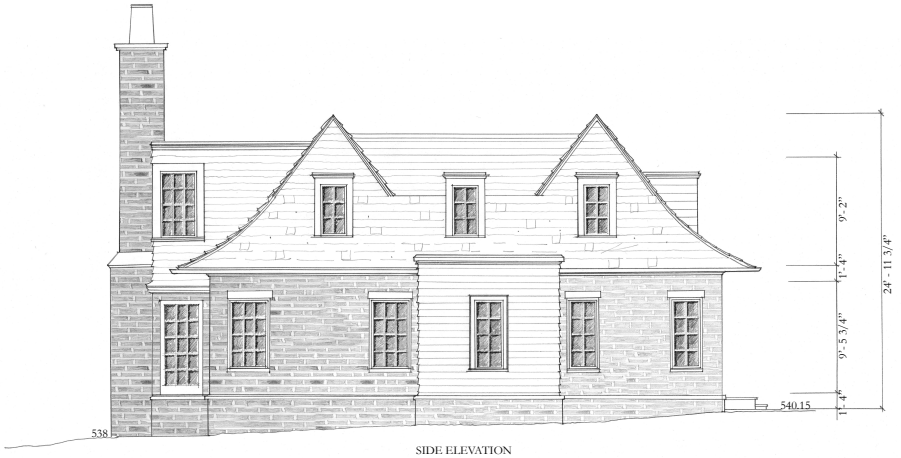
REAR ELEVATION



FRONT ELEVATION

PFEFFER TORODE

HISTORIC APPLICATION for 205 SCOTLAND PLACE - March 27, 2023 - 1/4" = 1'-0"



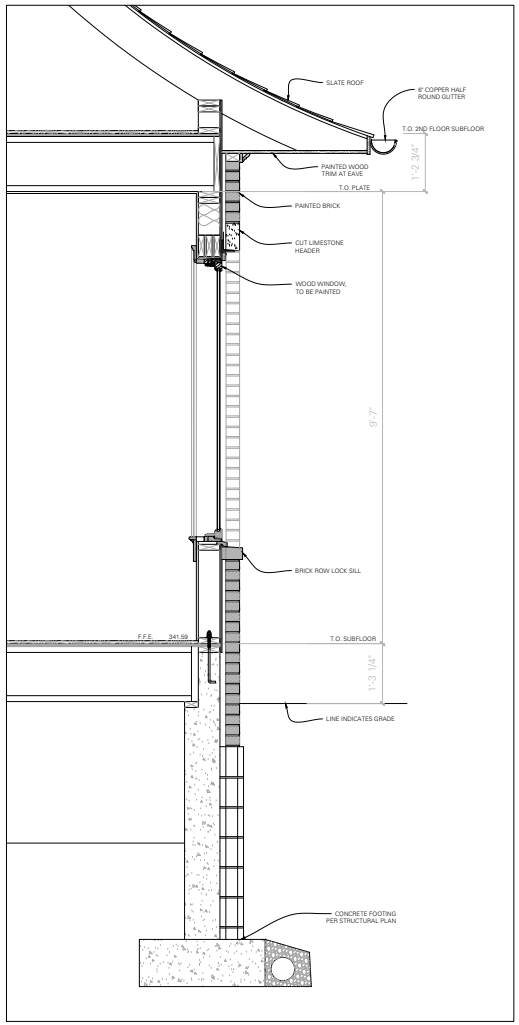
SIDE ELEVATION



SIDE ELEVATION

PFEFFER TORODE

HISTORIC APPLICATION for 205 SCOTLAND PLACE - March 27, 2023 - 1/4" = 1'-0"



1. WALL SECTION
Scale: 1" = 1'-0"

HISTORIC APP

BOYLE RESIDENCE

205 SCOTLAND PLACE
NASHVILLE, TN 37205

REVISION INFORMATION
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02 REVISION 2 03.03.2023

20084 3.26.2023

WALLSECTION

A3.0



200 SCOTLAND PLACE



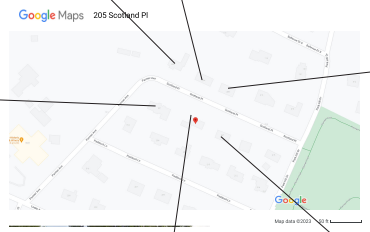
204 SCOTLAND PLACE



208 SCOTLAND PLACE



201 SCOTLAND PLACE



HISTORIC APPLICATION
205 SCOTLAND PLACE NEIGHBOR IMAGES



205 SCOTLAND PLACE (PROJECT ADDRESS)



207 SCOTLAND PLACE



FRONT OF HOUSE



REAR OF HOUSE



SIDE OF HOUSE



SIDE OF HOUSE

HISTORIC APPLICATION
205 SCOTLAND PLACE EXISTING IMAGES



HOLE AT EXTERIOR WALL



DAMAGE AT FRONT DOOR



DAMAGE AT WINDOW

HISTORIC APPLICATION
205 SCOTLAND PLACE EXTERIOR DAMAGE



HOLE IN CEILING



MOLD AND WATER DAMAGE



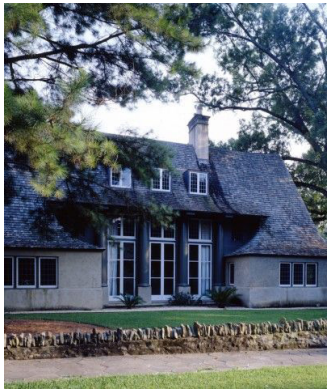
HOLE IN CEILING

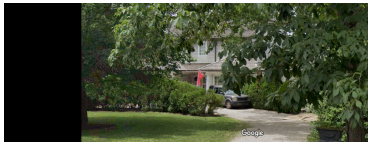


WALL AND HVAC DAMAGE

HISTORIC APPLICATION
205 SCOTLAND PLACE INTERIOR DAMAGE



HISTORIC APPLICATION
INSPIRATIONAL PHOTOS

DATE: 10/4/2023
APPLICATION # _____

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

The protection and preservation of the City's heritage is now a guiding principle for residents and City leaders. The City's commitment to its heritage supports these objectives:

- Preserve the architectural and historical character of Belle Meade's significant historic properties.
- Encourage development that is compatible with the character of the City's historic architecture.
- Conduct project review to assist property owners to be good stewards and utilize best practices for their properties.
- Expect that builders, developers and architects will respect the traditional architectural character of Belle Meade and design new construction of the *highest* possible quality.

*Please be advised, it is not the role or purpose of the HZC commission to advise applicants on the specifics of design components. The role of the board is to review…and advise and/or identify where they see deficiencies in the proposed design…as related to the proposed style…and it is the *applicant's responsibility to interpret, address & resolve those deficiencies*. The HZC was not formed to be…or intended to be… a design consultant for the applicants proposed style".

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.

This form must be filled out *completely* and the fees paid before the application will be accepted and placed on the City of Belle Meade Historic Zoning Commission agenda.

New Construction - $2,000 Additions - $1,500.00 Demolition - $500

1. Deadline for the completed application submittal is no later than the first Friday of the month before the month in which you wish to appear. Amendments to submitted plans after the deadline will ***not*** be accepted. Regular meetings of the Historic Zoning Commission are held on the Second Tuesday of each month at 3:00 p.m. at Belle Meade City Hall, 4705 Harding Road, Nashville, TN 37205
2. The applicant, owner, or representative must attend the meeting in which the application is being reviewed. If there is no one present the application will not be considered for a Certificate of Appropriateness.
3. Each applicant and comments from the public will have five (5-10) minutes to present the proposed project to the Commission. It should be concise and to the point. The public will have 3 minutes to respond.

PROPERTY DESCRIPTION & LOCATION

ATTACH PROPERTY MAP OF LOCATION

ADDRESS: 205 Scotland Place, Nashville, TN 37205

TAX MAP ID: MAP# _____ GROUP#_____PARCEL# 11614004100

AGE/YEAR OF STRUCTURE: 1940

PROPERTY OF SIGNIFICANCE (1901-1939) ____ YES
PROPERTY OF CONSERVATION (1940-2000) X YES
PROPERTY LESS THAN 50 YEARS ____ YES

PROPERTY OWNER and or APPLICANT OR REPRESENTATIVE (if different from property owner)

NAME: Erin Cypress (representative for Owners William and Barbara Boyle)
William and Barbara Boyle (Owner) --205 Scotland Place, Nashville, TN 37205
ADDRESS: Erin Cypress (representative) --921B Woodland Street, Nashville, TN 37206
erin@pfeffertorode.com
EMAIL: baboyle2@comcast.net bill.boyle@omnilift.com

PHONE NUMBERS (WORK) _____ (HOME) _____(Cell) 214-676-2042
RELATIONSHIP TO OWNER: Contractor _____ Architect X Other (explain)_____

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; Tudor **Describe Proposed Work;** _____
We are resubmitting our application for new construction due to design changes on the exterior elevations. The floor plans have remained the same (3,880 SF heated and cooled, 4,521 SF under roof).

- **For Exterior Alteration or Repairs:**
  Submit 1 PDF, List and describe in detail all work to be done for each item. Include sketches, photos, specifications, or other descriptions of proposed changes to the building's exterior along with completion of material list below. Major alterations to architectural features require schematic drawing plans, inspirational photos and specifications of exterior materials will be required such as siding, roofing, doors, windows, and ornamentation, a wall section should be provided. Provide photos and descriptions of existing original materials, (samples of new materials may be requested).

- For **New Construction and Additions:**
  Submit 1 PDF, A complete set of cad plans at 1/4-inch scale, inspirational photos and completion of check list and material list below. Provide an exterior wall section with specifications of materials such as siding, roofing, doors, windows, and ornamentation. Provide a survey or site plan with contour lines with the building envelope (setbacks) highlighted. Include all elevations showing the finished grade. Include photos of proposed site and adjacent properties.

- **Demolition of Structures:**
  Describe the structure's condition, (ceiling height, wood decay, brick, siding, water intrusion, roof, etc.) historical significance, if any. Is the property habitable? The existing structure has 8'-" ceilings. It has considerable water intrusion, holes in the exterior walls, wood decay, trim that has been possibly gnawed on by critters, crumbling brick sills, and damaged HVAC system due to mold and no changing of the air filter.

  Give a compelling reason for demolition of property. The property is a health hazard to any occupants due to the amount of mold from water damage. The structure is beyond simple repairs, and the exterior has hazardous asbestos Due to the holes found on the outside of the house, critters have been able to come and go, and the fecal matter left behind has not been managed or cleaned.The house is not historically significant.

  Describe the proposed reuse of existing materials, if any? We are requesting full demolition and no reuse of existing materials.

Complete- New Construction Material List Description

Window Manufacture --Marvin windows	Railings, Columns, Pilasters --none in design
Window Material --aluminum clad	Chimney Material --brick with cut limstone cap, cut limestone shoulders, and terra cotta chimney pots
Frame Material --all wood frame	Roofing Material --slate
Windowsills --clad window piece on brick row lock	Exterior Doors --wood, to be painted
Brick, Painted/Natural --brick to received a mortar wash	Eaves/Cornice --wood trim, to be painted
Brick/Stone Thickness --brick, 3-1/2" thick	Gutters --6" half round, bonderized steel
Clapboard Material --cedar siding, painted with a flush joint	Gutter Dimensions --6" half round
Clapboard Dimensions/Reveal --7" siding exposure	**Initial** EC

Please check off boxes below

- [x] Fee paid and submitted before deadline
- [x] PDF Map of Property Location
- [x] PDF Site Plan/Survey with Contours
- [x] Architectural Style Proposed
- [x] Description of Property Condition
- [x] All elevations showing finish grade
- [x] PDF Photos of Existing Property
- [x] PDF Photos of Neighboring Properties
- [x] PDF Inspirational Photos
- [x] PDF Plans
- [x] Wall Section

Initial EC

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.

Embody 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	
[ ]	[X]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[X]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[X]	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;
[ ]	[X]	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
[ ]	[X]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[X]	Possesses or may likely yield information important in prehistory or history, and/or

[ ] [X] 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.

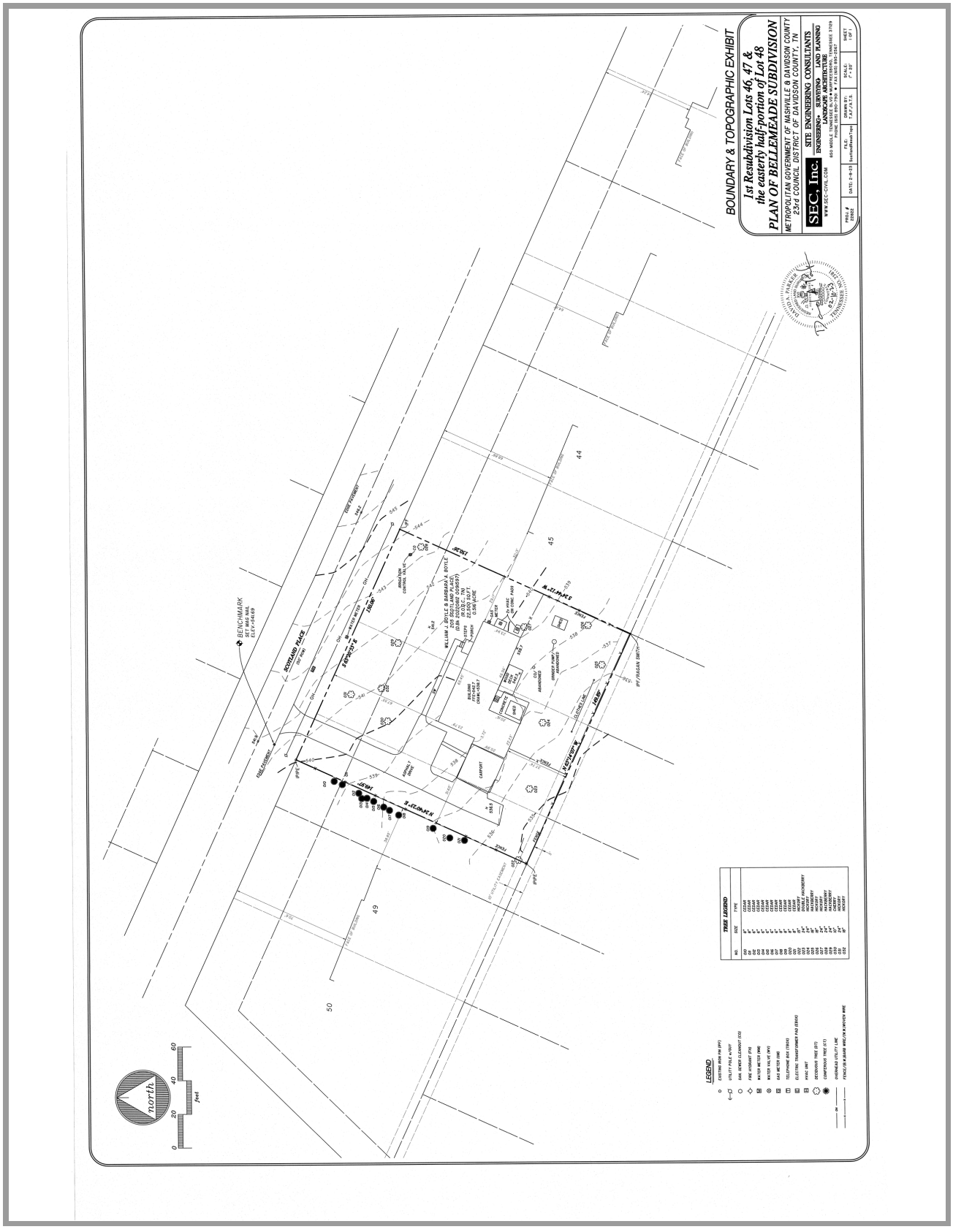
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving 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 Signature: _____ Date: 10/4/2023

Property Owner: _____ Date:_____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1st Resubdivision Lots 46, 47 & the easterly half-portion of Lot 48
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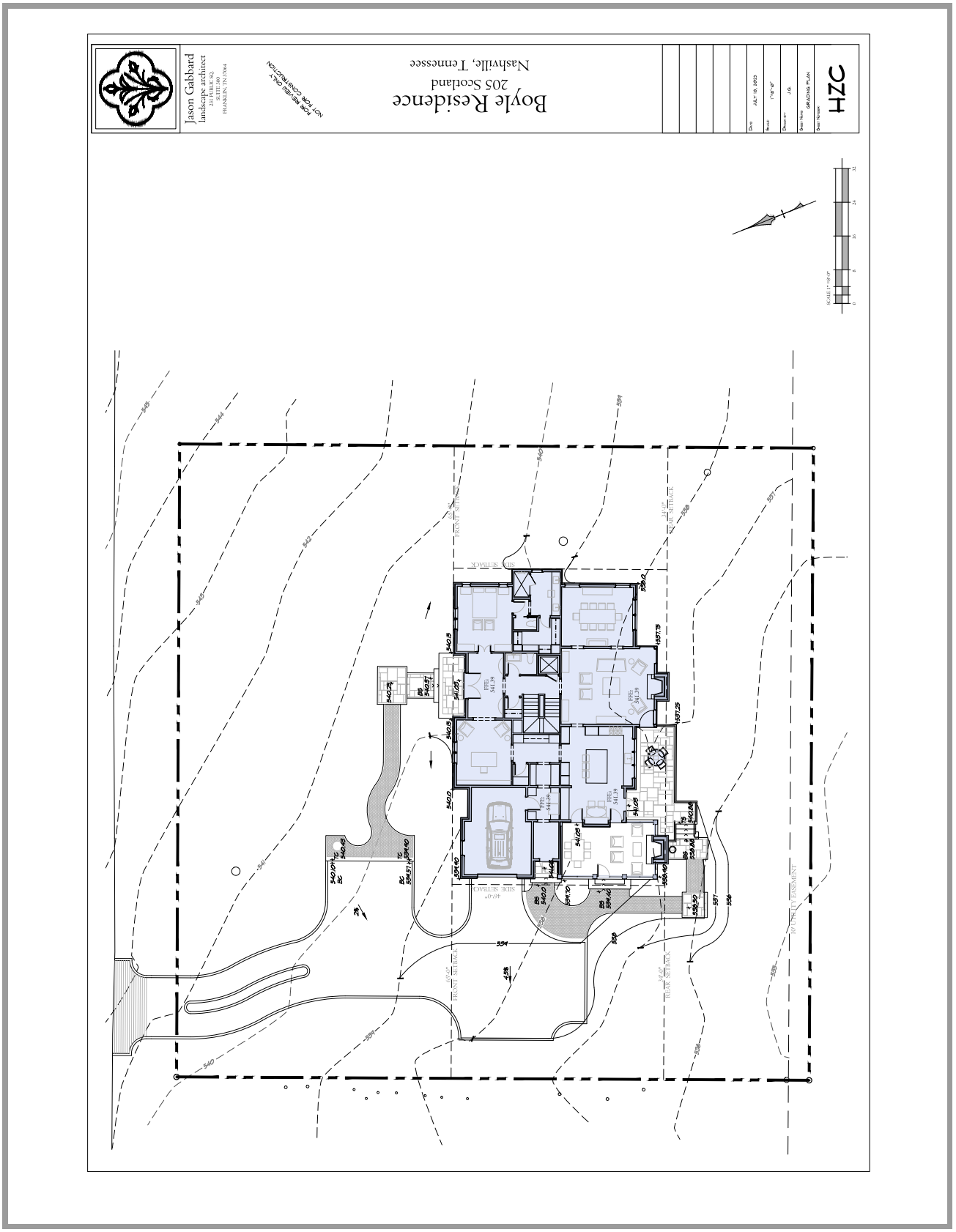
WWW.SEC-CIVIL.COM
DATE: 2-8-23
SCALE: 1" = 20'
SHEET NO. 1 OF 1
SCOTLAND PLACE
BENCHMARK
ELEV=546.69
WILLIAM J. BOYLE & BARBARA A. BOYLE
(R.B. 20200908 0098597)
(R.B. 20210312 0035121)
22,500 SQ.FT.
0.58 ACRE
1 STORY
BRICK
1,344 SQ.FT.
±
EXISTING CONCRETE DRIVE
EXISTING BRICK WALK
EXISTING CONCRETE WALK
EXISTING BRICK PATIO
EXISTING WOOD DECK
EXISTING CONCRETE PATIO
EXISTING CONCRETE STEPS
EXISTING BRICK STEPS
EXISTING WOOD STEPS
EXISTING BRICK RETAINING WALL
EXISTING CONCRETE RETAINING WALL
EXISTING WOOD RETAINING WALL
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING WIRE FENCE
EXISTING METAL FENCE
EXISTING STONE WALL
EXISTING BRICK WALL
EXISTING CONCRETE WALL
EXISTING WOOD WALL
EXISTING METAL WALL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Boyle Residence
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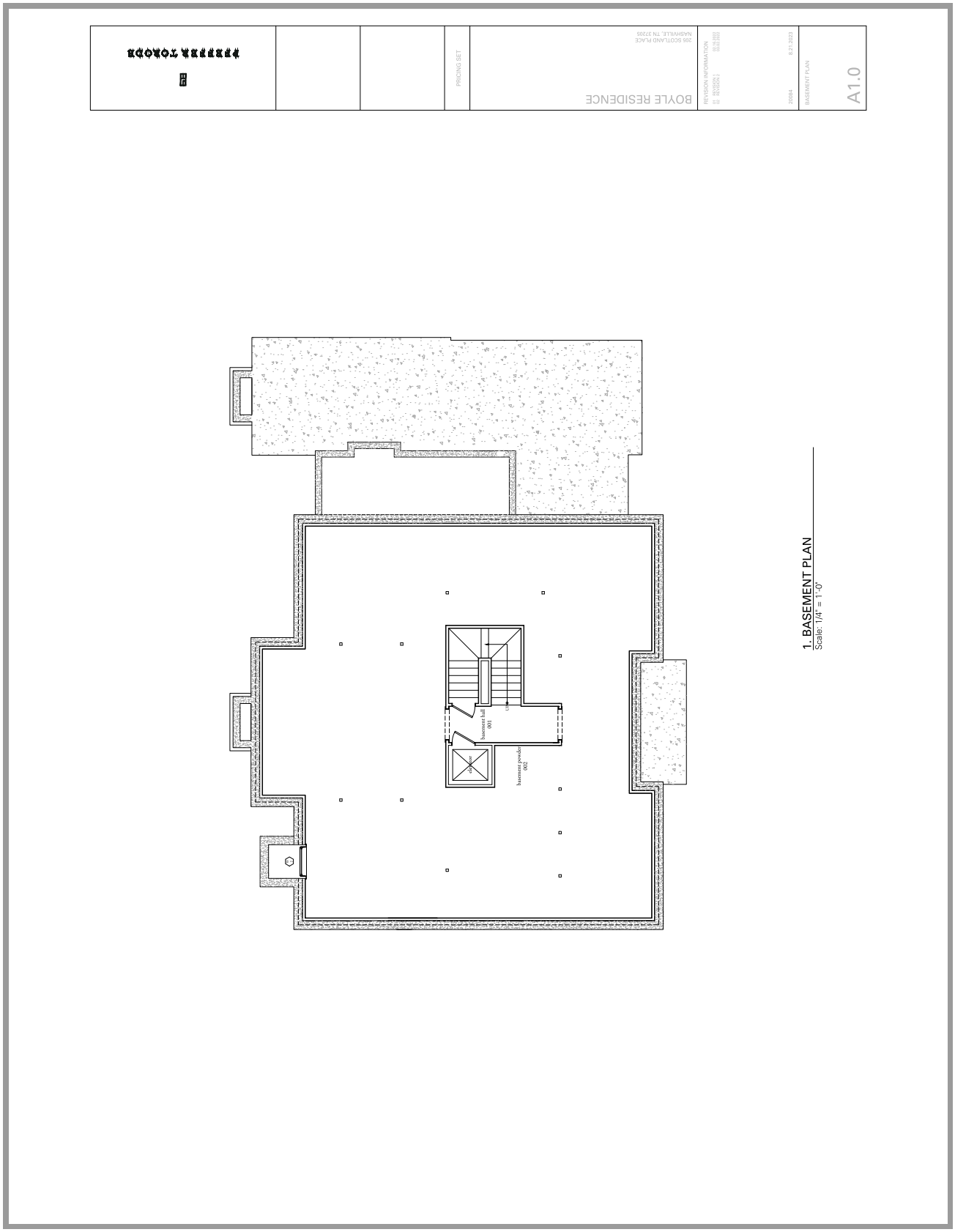
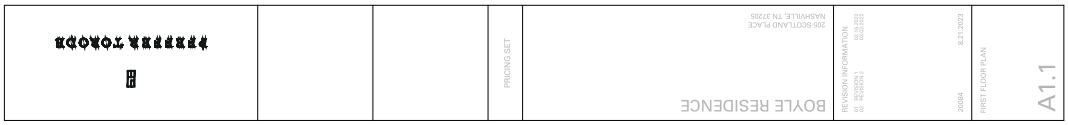
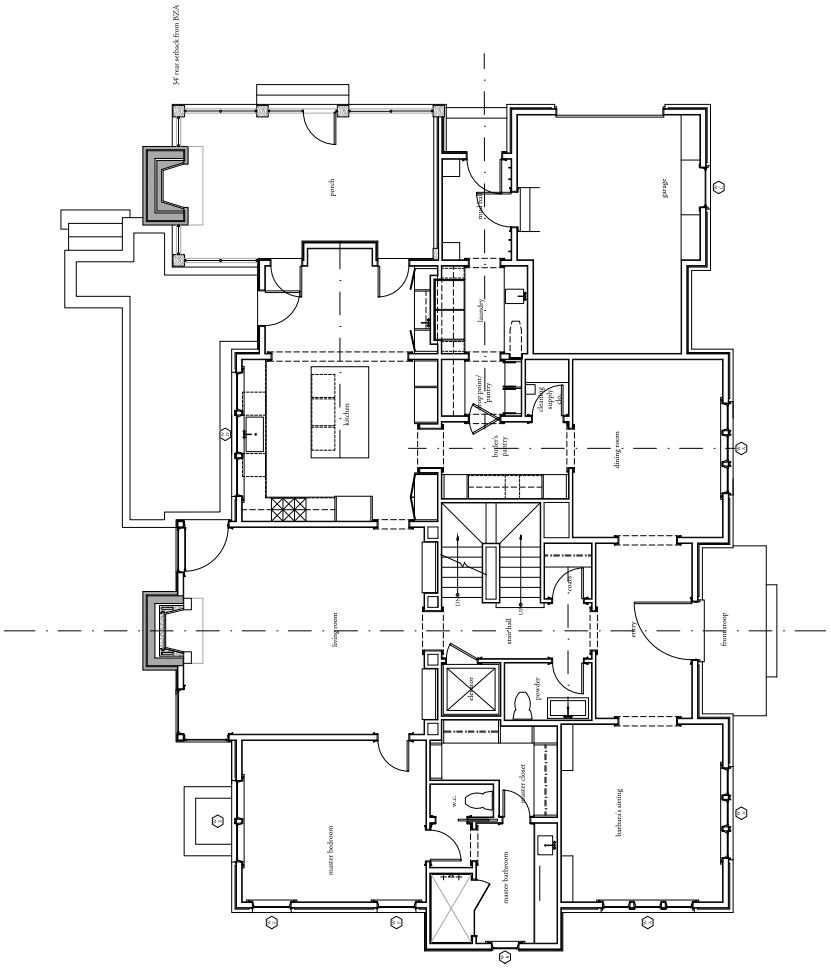
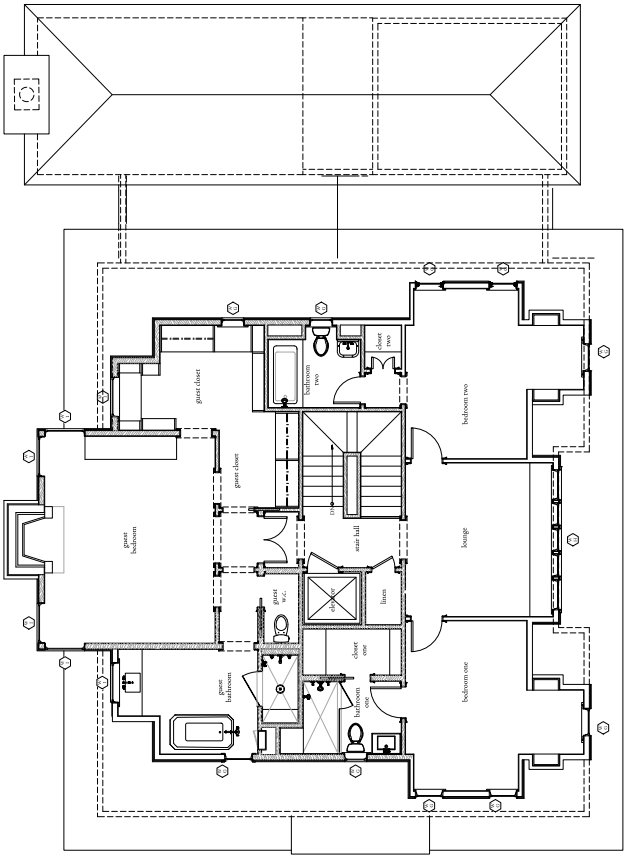

BOYLE RESIDENCE
205 SCOTLAND PLACE
NASHVILLE, TN 37205
PRICING SET
REVISION INFORMATION
20084
8.21.2023
BASEMENT PLAN
A1.0
1. BASEMENT PLAN
Scale: 1/4" = 1'-0"
basement hall
001
basement powder
002
elevator





1. FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



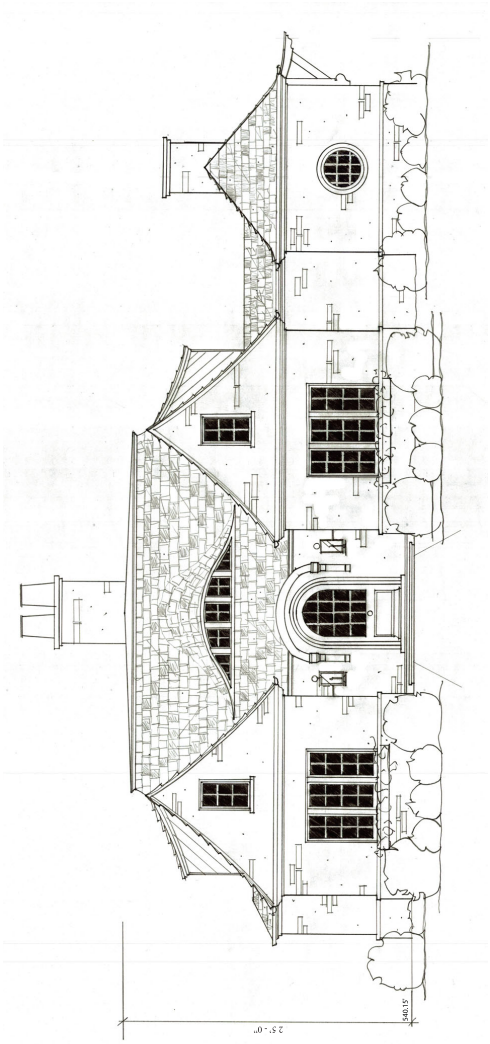
1. SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

PRICING SET

BOYLE RESIDENCE
205 SCOTLAND PLACE
NASHVILLE, TN 37205

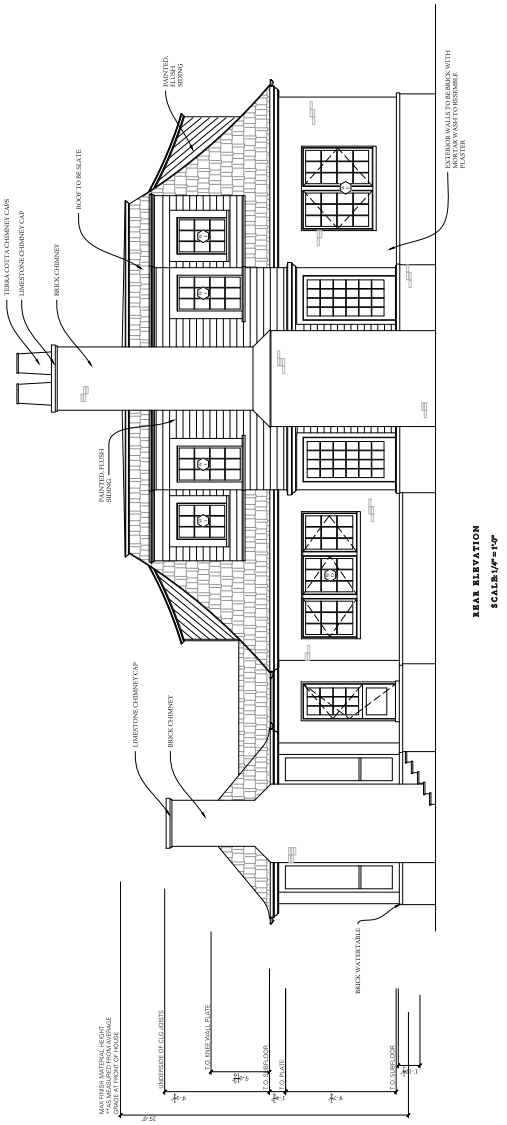
REVISION INFORMATION
01 REVISION 1 02.06.2022
02 REVISION 2 03.03.2022
20084 8.21.2023

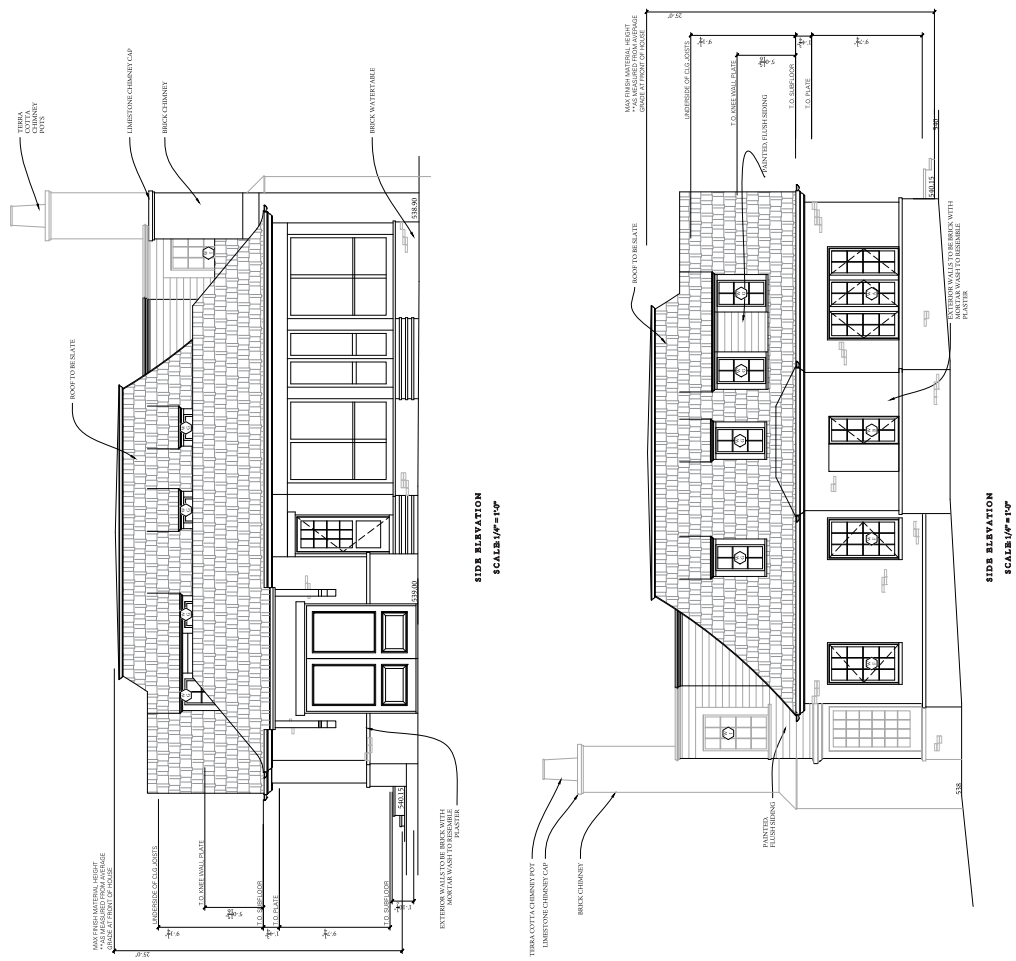
SECOND FLOOR PLAN
A1.2

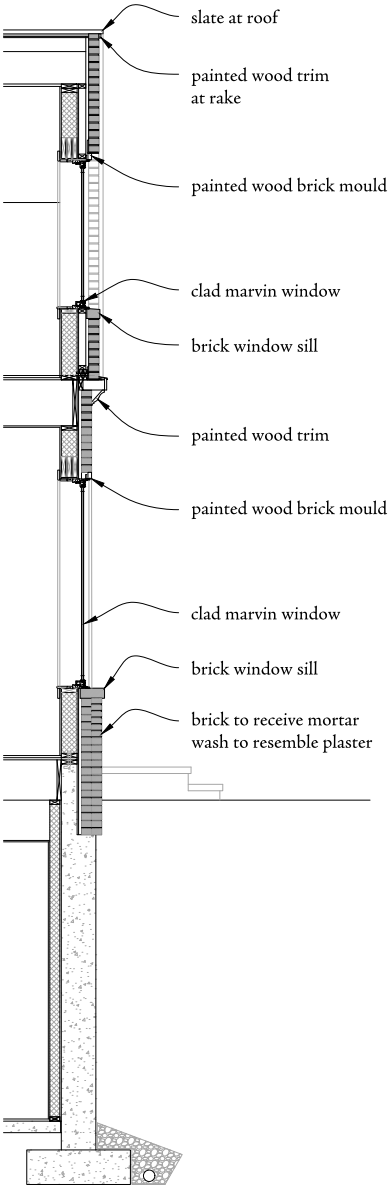


205 SCOTLAND PLACE
nashville, tennessee

FRONT ELEVATION
scale: 1/4" = 1'-0"


TERRA COTTA CHIMNEY CAPS
LIMESTONE CHIMNEY CAP
BRICK CHIMNEY
ROOF TO BE SLATE
PAINTED, FLUSH SIDING
EXTERIOR WALLS TO BE BRICK WITH MORTAR WASH TO RESEMBLE PLASTER
PAINTED, FLUSH SIDING
LIMESTONE CHIMNEY CAP
BRICK CHIMNEY
BRICK WATER TABLE
MAX FINISH MATERIAL HEIGHT
*AS MEASURED FROM AVERAGE GRADE AT FRONT OF HOUSE
UNDERSIDE OF ELG JOISTS
T.O. KNEE WALL PLATE
T.O. SUBFLOOR
T.O. PLATE
T.O. SUBFLOOR
REAR ELEVATION
SCALE: 1/4" = 1'-0"

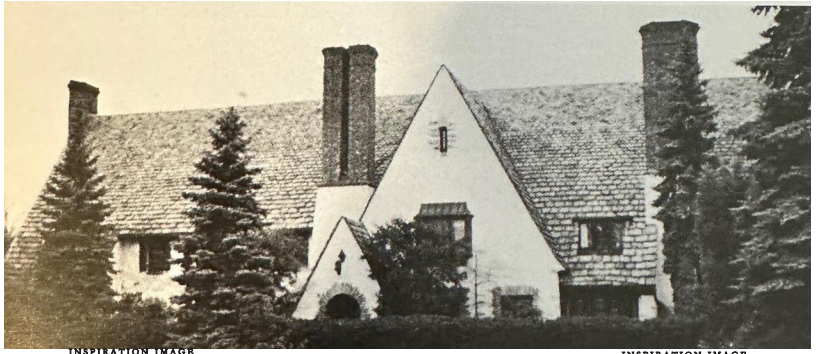

TERRA COTTA CHIMNEY POTS
LIMESTONE CHIMNEY CAP
BRICK CHIMNEY
BRICK WATERTABLE
ROOF TO BE SLATE
SIDE ELEVATION
SCALE:1/4"=1'-0"
EXTERIOR WALLS TO BE BRICK WITH MORTAR WASH TO RESEMBLE PLASTER
MAX FINISH MATERIAL HEIGHT **AS MEASURED FROM AVERAGE GRADE AT FRONT OF HOUSE
UNDERSIDE OF C.G. JOISTS
T.O. KNEE WALL PLATE
T.O. SUBFLOOR
T.O. PLATE
PAINTED FLUSH SIDING
TERRA COTTA CHIMNEY POT
LIMESTONE CHIMNEY CAP
BRICK CHIMNEY



WALL SECTION
SCALE: 3/4" = 1'-0"



INSPIRATION IMAGE
SYMMETRICAL, FRONT FACING GABLES & ECLECTIC HOOD
OVER DOOR, THREE WINDOWS GANGED TOGETHER
PHOTO CREDIT: "A FIELD GUIDE TO AMERICAN HOUSES"



INSPIRATION IMAGE
MATERIALITY: WHITE STUCCO/PLASTER ON EXTERIOR
WALL SURFACE, SLATE ROOF
PHOTO CREDIT: "A FIELD GUIDE TO AMERICAN HOUSES"

INSPIRATION IMAGE
ARCHED DOOR WITH WINDOW, ECLECTIC HOOD OVER
DOOR
PHOTO CREDIT: "A FIELD GUIDE TO AMERICAN HOUSES"

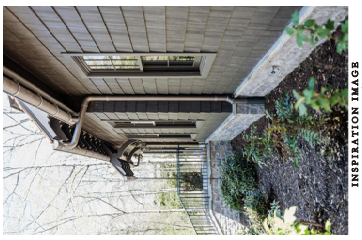


INSPIRATION IMAGE
SYMMETRICAL, FRONT FACING GABLES & CIRCULAR WINDOWS,
CASEMENT WINDOWS GANGED TOGETHER
LEAD/"SILVER" GUTTERS & DOWNSPOUTS
PHOTO CREDIT: "THE PERFECT ENGLISH CONTRY COTTAGE"





INSPIRATION IMAGE
USE OF BRICK, WHITE
PHOTO CREDIT: "THE PERFECT ENGLISH COUNTRY COTTAGE"



INSPIRATION IMAGE
BONDERIZED STEEL GUTTER/DOWNSPOUT
PHOTO CREDIT: PREVIEW TORONTO PROJECT



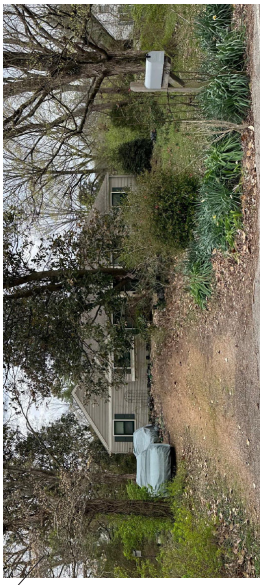
INSPIRATION IMAGE
SIZED DORMERS
PHOTO CREDIT: "THE PERFECT ENGLISH COUNTRY COTTAGE"



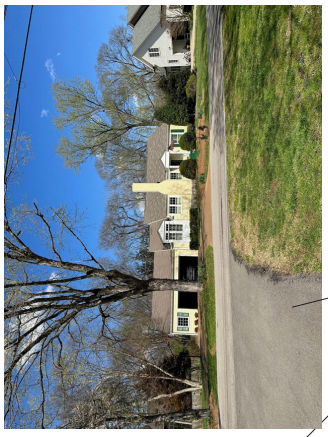
INSPIRATION IMAGE
SYMMETRICAL, FRONT FACING GABLES, PLASTER/STUCCO IN WHITE, ECLECTIC DORMER CENTERED OVER DOOR
PHOTO CREDIT: SOURCE UNKNOWN



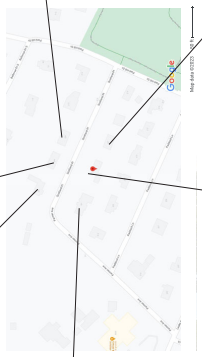
208 SCOTLAND PLACE



207 SCOTLAND PLACE

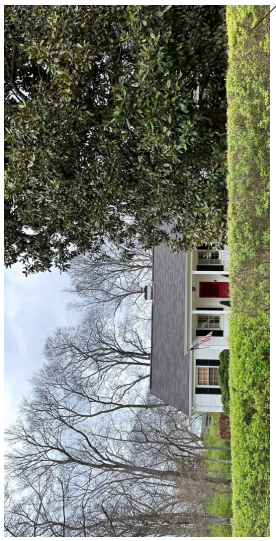


204 SCOTLAND PLACE





205 SCOTLAND PLACE (PROJECT ADDRESS)



200 SCOTLAND PLACE



201 SCOTLAND PLACE

HISTORIC APPLICATION
205 SCOTLAND PLACE NEIGHBOR IMAGES



REAR OF HOUSE



SIDE OF HOUSE



FRONT OF HOUSE

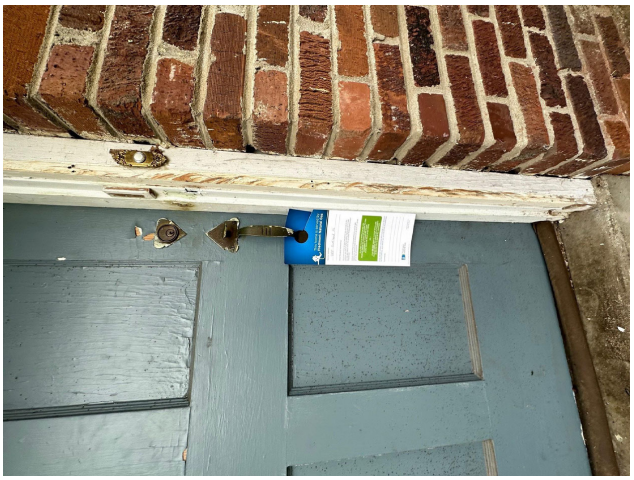


SIDE OF HOUSE

HISTORIC APPLICATION
205 SCOTLAND PLACE EXISTING IMAGES



DAMAGE AT WINDOW



DAMAGE AT FRONT DOOR



HOLE AT EXTERIOR WALL

HISTORIC APPLICATION
205 SCOTLAND PLACE EXTERIOR DAMAGE



MOLD AND WATER DAMAGE

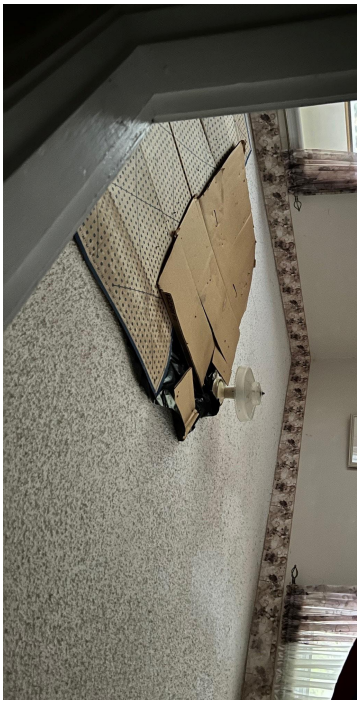


WALL AND HVAC DAMAGE

HISTORIC APPLICATION
205 SCOTLAND PLACE INTERIOR DAMAGE



HOLE IN CEILING



HOLE IN CEILING

Staff Report

Agenda No.:	III.A.
Case No.:	091223-3
Staff:	Mary Samaniego, Planning Director
Applicant:	Erin Cypress
Request:	Certificate of Appropriateness resubmittal due to design changes on the exterior elevations and approval of materials as requested by HZC at the April 2023 meeting.
Location:	205 Scotland Place

Summary:
The applicant on behalf of the property owners is requesting Certificate of Appropriateness approval for revisions to the exterior of a previously approved new residence construction. This property has been reviewed and approved by the Historic Zoning Commission (HZC) at the April 2023 meeting for demolition of the existing dwelling and construction of a new dwelling (English Art and Crafts). During the April meeting, a motion was made for the materials and colors of the exterior to be brought back to the HZC for specific approval. The application for review of said materials and colors was heard at the September 2023 HZC meeting. During the September meeting it was presented that there were changes to the front exterior and rooflines of the proposed dwelling. The HZC made a motion for the applicant to clarify the architectural style of the proposed dwelling and return to the Commission for approval. The applicant has revised the proposed architectural style to Tudor with standard elevations, materials, and references provided in the submittal for this meeting.

Four Special Exceptions/Variances were heard and approved for the new construction of the proposed dwelling by the Board of Zoning Appeals in April of 2023. The specific approvals were:
Special Exception 1: To exceed the allowable footprint by 2.17 percent; Special Exception 2: To exceed the allowable structure elevation by 12%; Variance 1: To allow the front setback at 64 feet, current is 67 feet; and Variance 2: To allow the rear setback at 34 feet, current is 60 feet.

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 0.51 acres (22,500 square feet - SF) and occupied by a residence approved by the HZC for demolition.
2. The proposed dwelling has a footprint of 3,189 SF and a total area of 4,521 SF.
3. The submitted site plan indicates compliance with all standards of the Zoning Ordinance and BZA approved setbacks, footprint, and elevation change.
4. The proposed driveway and hardscape areas are within the allowable thresholds per the Zoning Ordinance.

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.

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"x4") 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.

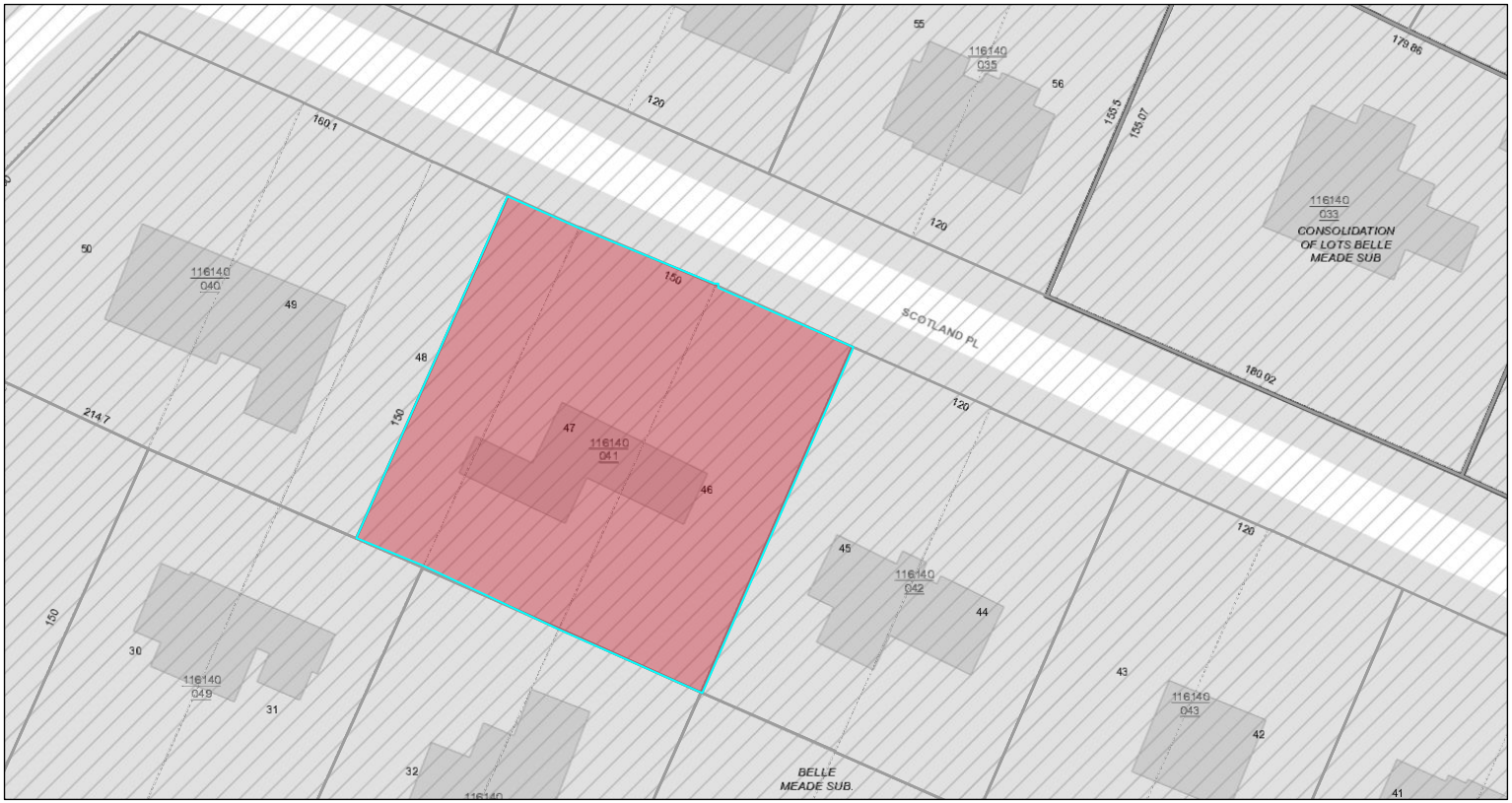
Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness.

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

Attachments:

1. Location Map
2. Staff Analysis

Nashville / Davidson County Parcel Viewer



March 27, 2023

- Override 1
- graphicsLayer2
- Zoning
- Urban Design Overlay
- Planned Unit Development

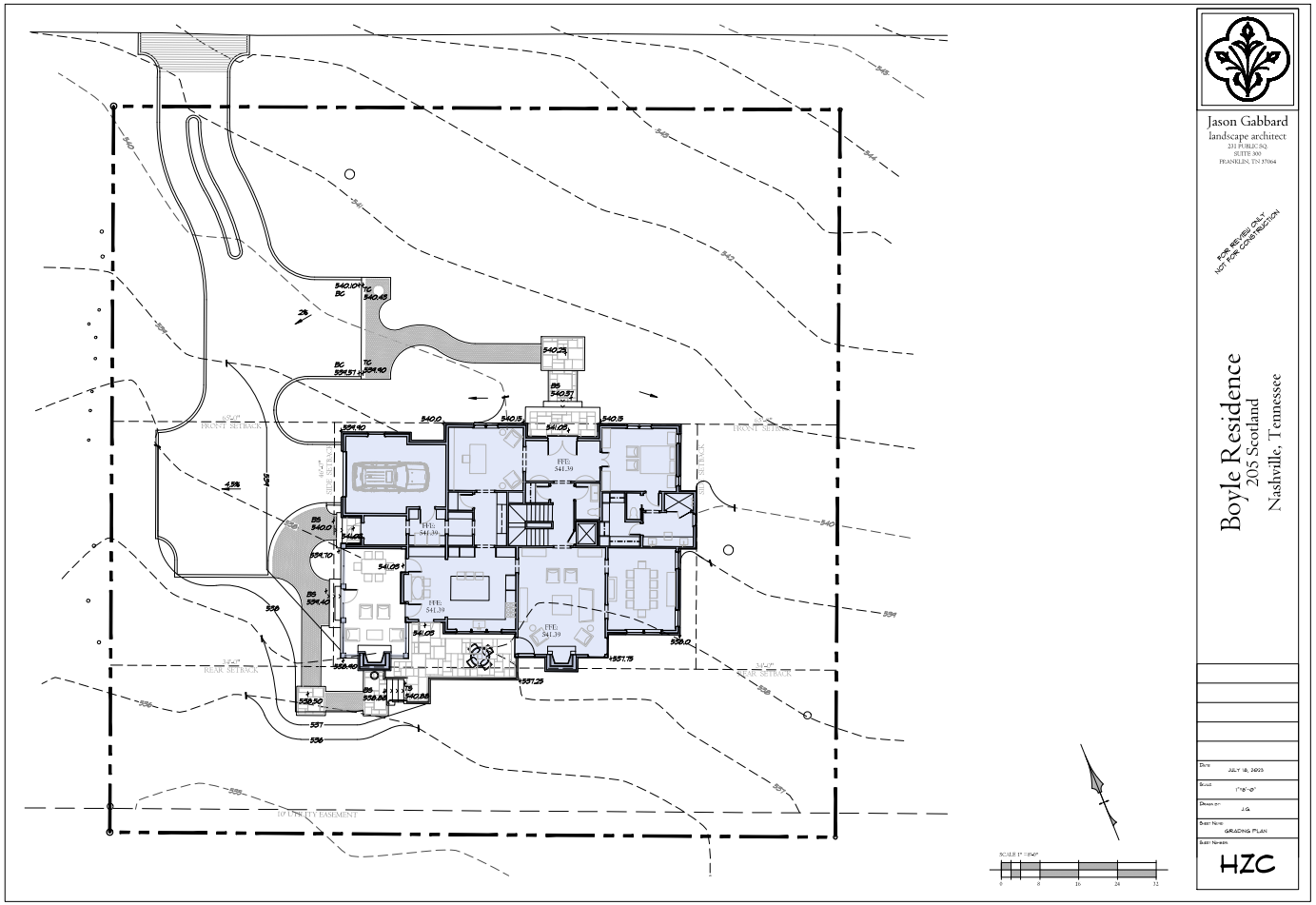
1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Metro GIS

Made by: Metro GIS


Jason Gabbard
landscape architect
231 PUBLIC SQ.
SUITE 300
FRANKLIN, TN 37064
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Boyle Residence
205 Scotland
Nashville, Tennessee
JULY 18, 2023
1"=8'-0"
J.G.
GRADING PLAN
HZC
SCALE: 1"=8'-0"
0
8
16
24
32

DATE: 5/3/23

APPLICATION # 060323-1

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

PAID
MAY 03 2023
By RI CK 1026

The protection and preservation of the City's heritage is now a guiding principle for residents and City leaders. The City's commitment to its heritage supports these objectives:

- Preserve the architectural and historical character of Belle Meade's significant historic properties.
- Encourage development that is compatible with the character of the City's historic architecture.
- Conduct project review to assist property owners to be good stewards and utilize best practices for their properties.
- Expect that builders, developers and architects will respect the traditional architectural character of Belle Meade and design new construction of the *highest* possible quality.

This CoA Form coincides with the Citywide Conservation Overlay Interim Guidelines. Please refer to the guidelines for the Certificate of Appropriateness process, and flowchart at citybellemeade.org.

1. This form must be filled out *completely* and the fees paid before the application will be accepted and placed on the City of Belle Meade Historic Zoning Commission agenda.
   $1500.00 **Additions/Renovations - $250.00** X **New Construction - $400.00** X
2. Deadline for the application submittal is fifteen (15) days prior to the meeting, amendments to submitted plans after the deadline will ***not*** be accepted. Regular meetings of the Historic Zoning Commission are held on the Second Tuesday of each month at 3:00 p.m. at Belle Meade City Hall, 4705 Harding Road, Nashville, TN 37205
3. The applicant, owner, or representative must attend the meeting in which the application is being reviewed. If there is no one present the application will not be considered for a Certificate of Appropriateness.
4. Each applicant and comments from the public will have five (5) minutes to present the proposed project to the Commission. It should be concise and to the point.

PROPERTY OWNER DATE: 5/3/23

NAME: 4406 Chickering Lane Trust

ADDRESS: 4406 Chickering Ln., Belle Meade, TN

EMAIL: rwilson@Patriciancapital.com

PHONE NUMBERS: (WORK) _____ (HOME) _____ (CELL) 561-951-8703

1

APPLICANT OR REPRESENTATIVE (if different from property owner)

NAME: Marcus DiPietro, Architect

ADDRESS: 4400 Ridgefield Way, Suite 416, Nashville, TN 37205

EMAIL: marcus@marcusarchitect.com

PHONE NUMBERS (WORK) _____ (HOME) _____ (Cell) 615-554-1198

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

PROPERTY DESCRIPTION & LOCATION

ATTACH PROPERTY MAP OF LOCATION

ADDRESS: 4406 Chickering Ln

TAX MAP ID: MAP# _____ GROUP#_____ PARCEL# 14406004100

AGE/YEAR OF STRUCTURE: _____

PROPERTY OF SIGNIFICANCE (1901-1939) ____ YES

PROPERTY OF CONSERVATION (1940-2000) ____ YES

PROPERTY LESS THAN 50 YEARS ____ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; Transitional **Describe Proposed Work;**

New freestanding building: Gymnasium with 4 car garage and 2 bedroom suites

This building would be located adjacent to the existing Poolhouse.

This building is not the primary residence on the property.

- **For Exterior Alteration or Repairs:**
  Submit 1 PDF, 1 Set 30 x 42, 6 Sets 18 x 24. List and describe in detail all work to be done for each item. Include sketches, photos, specifications, or other descriptions of proposed changes to the building's exterior along with completion of material list below. Major alterations to architectural features require schematic drawing plans, inspirational photos and specifications of exterior materials will be required such

as siding, roofing, doors, windows, and ornamentation, a wall section should be provided. Provide photos and descriptions of existing original materials, (samples of new materials may be requested).

- For **New Construction and Additions:**
  Submit 1 PDF, 1 Set 30 x 42, 6 Sets 18 x 24. A complete set of schematic plans at 1/4-inch scale, inspirational photos and completion of check list and material list below. Provide an exterior wall section with specifications of materials such as siding, roofing, doors, windows, and ornamentation. Provide a survey or site plan with contour lines with the building envelope (setbacks) highlighted. Include photos of proposed site and adjacent properties.

- **Demolition of Structures:**
  Describe the structure's condition, (ceiling height, wood decay, brick, siding, water intrusion, roof, etc.) historical significance, if any. Is the property habitable? _____
  _____
  _____

  Give a compelling reason for demolition of property. _____
  _____

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

New Construction Material List Description

Window Manufacture	Firerock or Riviera Bronze	Railings, Columns, Pilasters	Wroght Iron Railings Brick columns
Window Material	Steel and Glass	Chimney Material	None
Frame Material	Steel	Roofing Material	Ludowici clay tile
Windowsills	Cut Indiana Limestone: Grey	Exterior Doors	Steel
Brick, Painted/Natural	Brick with slurry lime coating	Eaves/Cornice	Painted 1x6 T&G wood Painted ornamental wood brackets
Brick/Stone Thickness	Brick thickness = 3-5/8"	Gutters	Copper or Black aluminum
Clapboard Material	None	Gutter Dimensions	6-inch K-Style
Clapboard Dimensions/Reveal	None		

Please check boxes below

- [x] Fee paid and submitted before deadline
- [x] PDF Map of Property Location see Plans
- [x] PDF Site Plan/Survey with Contours see Plans
- [x] Architectural Style Proposed Transitional
- [x] Description of Property Condition
- [x] Materials to be Reused if any
- [x] PDF Photos of Existing Property
- [x] PDF Photos of Neighboring Properties
- [x] PDF Inspirational Photos see Plans
- [x] PDF Plans
- [x] 1 Set of Plans 30 x 42
- [x] 6 Sets of Plans 18 x 24

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.

Embody 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.

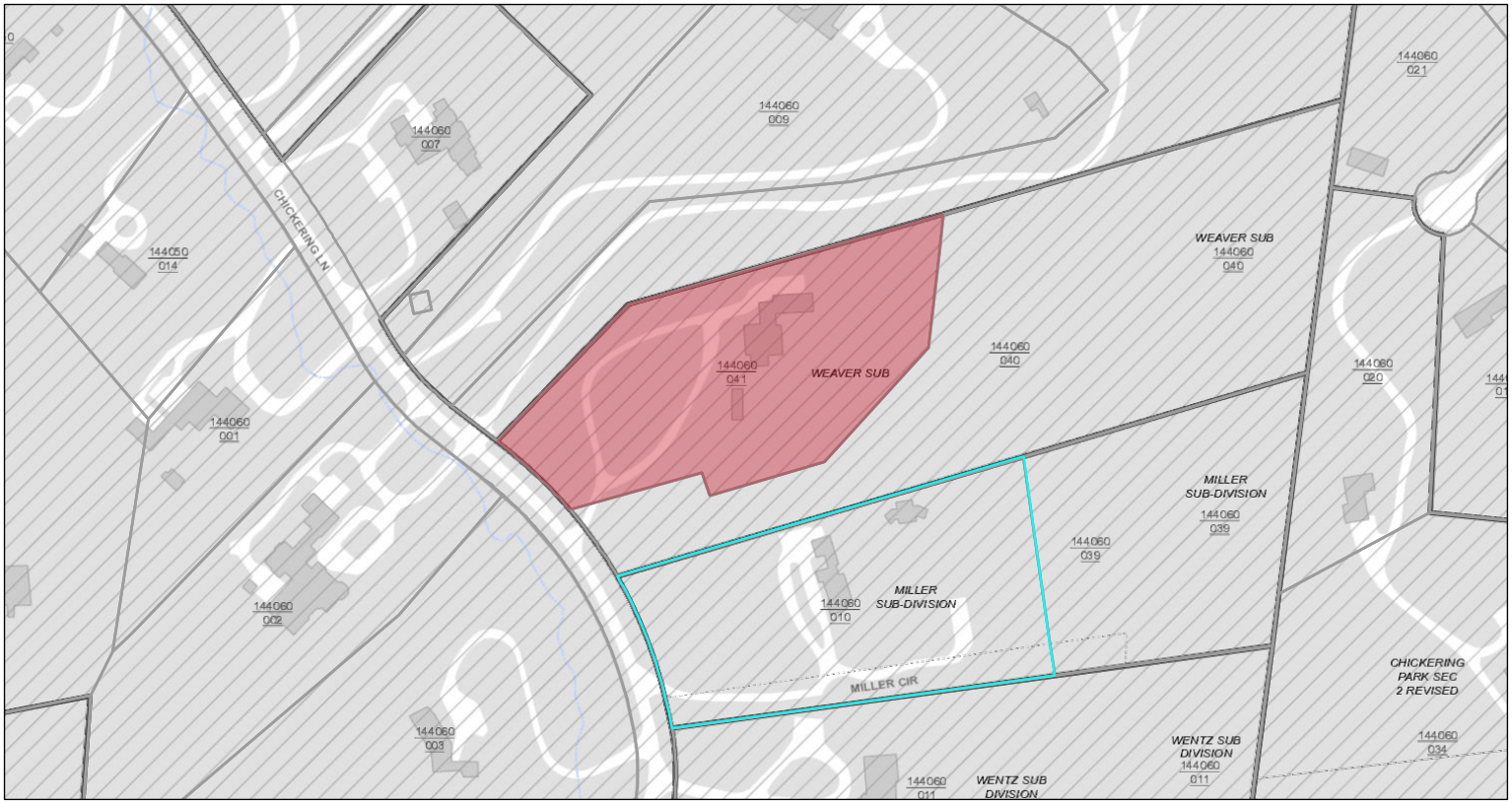
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving 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 Property of Significance and Property of Conservation and the process for design and the obtainment or denial of a Certification of Appropriateness (COA).

Applicant Signature: Marcia D. Pitts Date: 5/3/23

Nashville / Davidson County Parcel Viewer



February 23, 2023

Override 1

graphicsLayer2

Zoning

Urban Design Overlay

Planned Unit Development

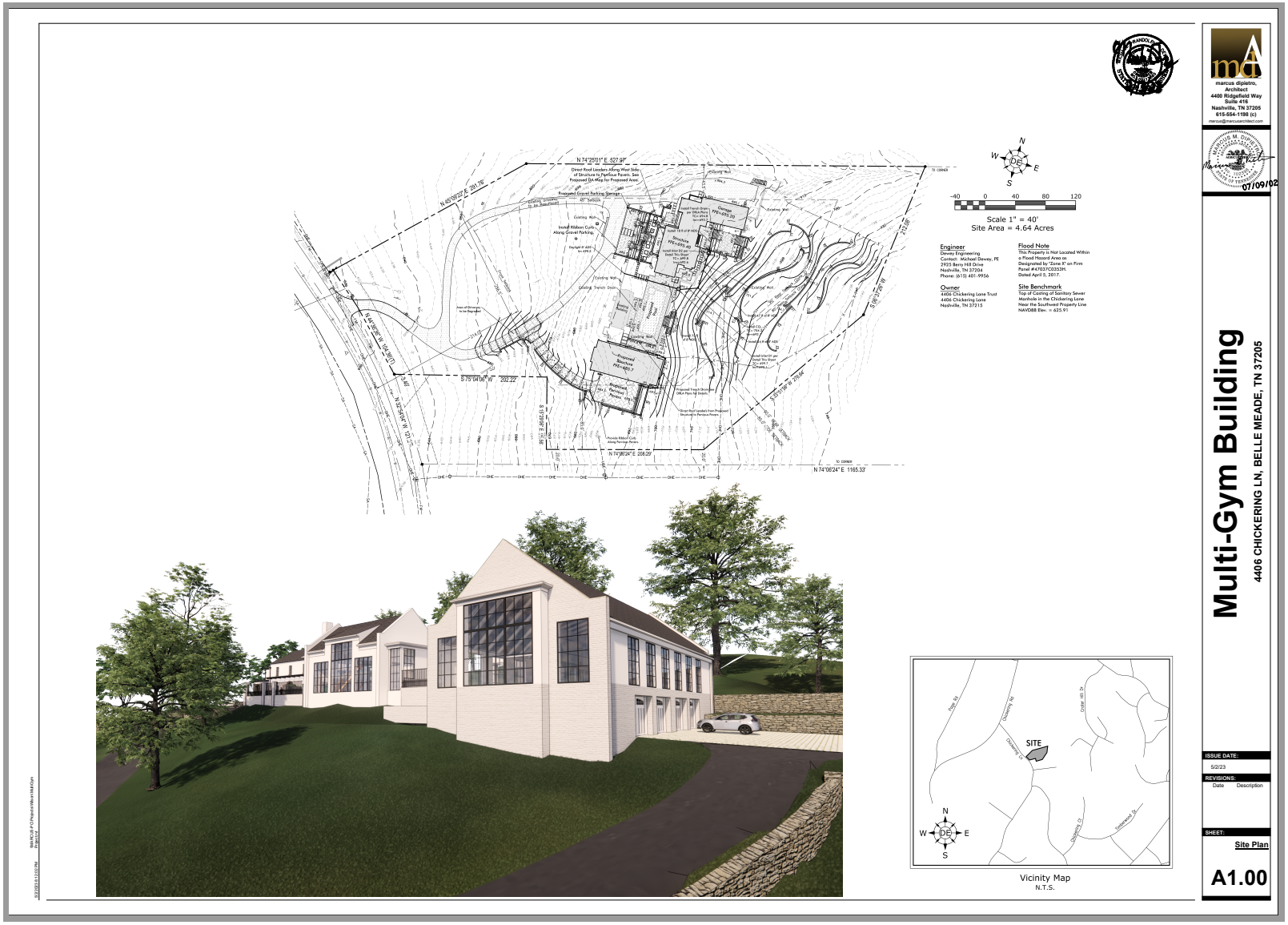
1:2,257

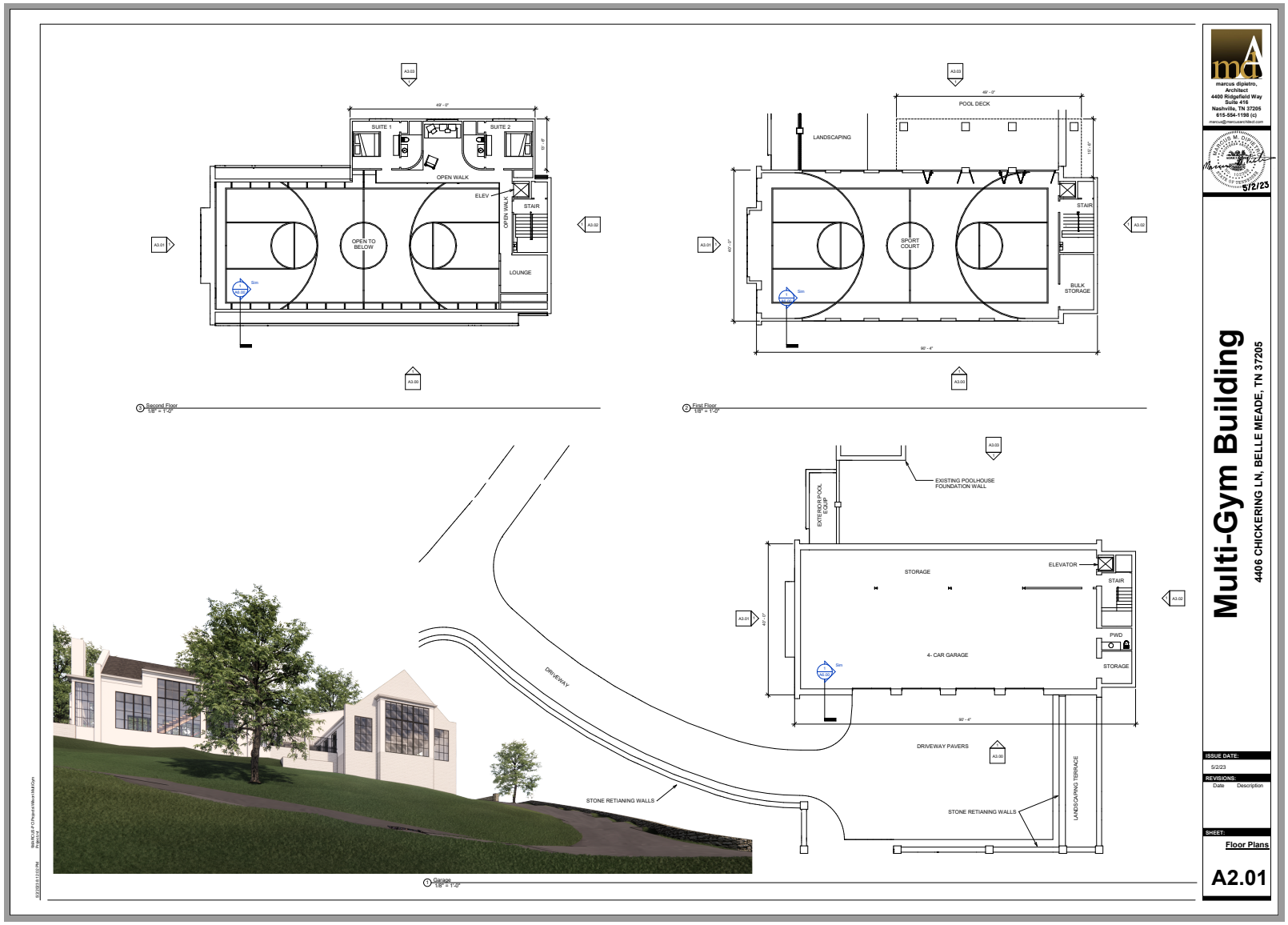
0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Metro GIS

Made by: Metro GIS


Scale 1" = 40'
Site Area = 4.64 Acres
Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
Owner
4406 Chickering Lane Trust
4406 Chickering Lane
Nashville, TN 37215
Flood Note
This Property is Not Located Within a Flood Hazard Area as Designated by "Zone X" on Firm Panel #47037C0053H, Dated April 5, 2017.
Site Benchmark
Top of Casting at Sanitary Sewer Manhole in the Chickering Lane Near the Southwest Property Line NAVD88 Elev. = 625.91
SITE
Vicinity Map
N.T.S.
marcus dipietro, Architect
4400 Ridgefield Way
Suite 416
Nashville, TN 37205
615-554-1198 (c)
07/09/02
Multi-Gym Building
4406 CHICKERING LN, BELLE MEADE, TN 37205
ISSUE DATE:
5/2/23
REVISIONS:
Date
Description
SHEET:
Site Plan
A1.00


SUITE 1
SUITE 2
OPEN WALK
ELEV
OPEN WALL
STAIR
OPEN TO BELOW
LOUNGE
Second Floor
1/8" = 1'-0"
POOL DECK
LANDSCAPING
SPORT COURT
BULK STORAGE
First Floor
1/8" = 1'-0"
EXISTING POOLHOUSE FOUNDATION WALL
EXTEND POOL EQUIP
STORAGE
ELEVATOR
STAIR
4- CAR GARAGE
PWD
STORAGE
DRIVEWAY
DRIVEWAY PAVERS
STONE RETAINING WALLS
STONE RETAINING WALLS
LANDSCAPING TERRACE
Garage
1/8" = 1'-0"
marcus dipietro, Architect
4400 Ridgefield Way
Suite 416
Nashville, TN 37205
615-554-1198 (c)
5/2/23
Multi-Gym Building
4406 CHICKERING LN, BELLE MEADE, TN 37205
ISSUE DATE:
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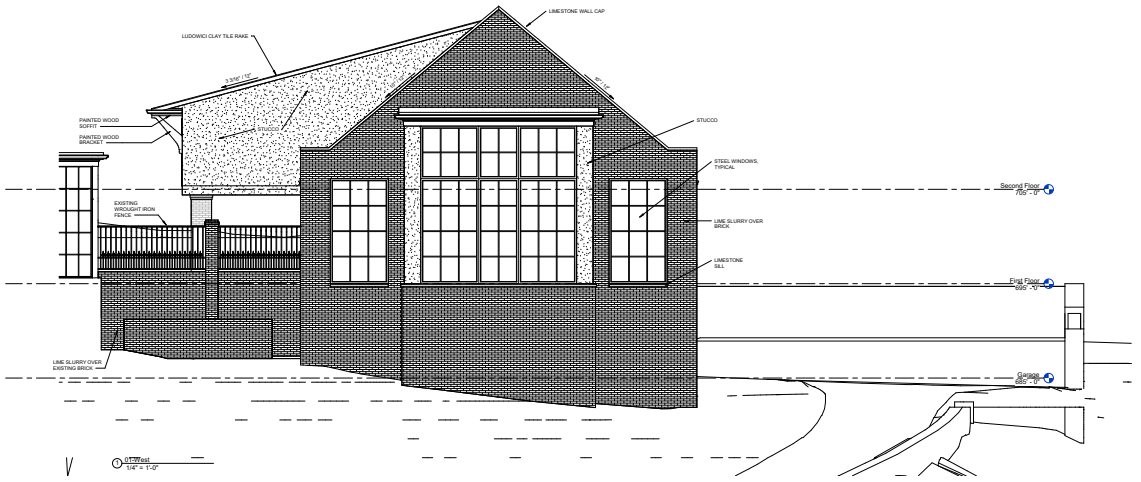
Date
Description
SHEET:
Floor Plans
A2.01





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615-554-1198 (c)

07/09/02

Multi-Gym Building

4406 CHICKERING LN, BELLE MEADE, TN 37205

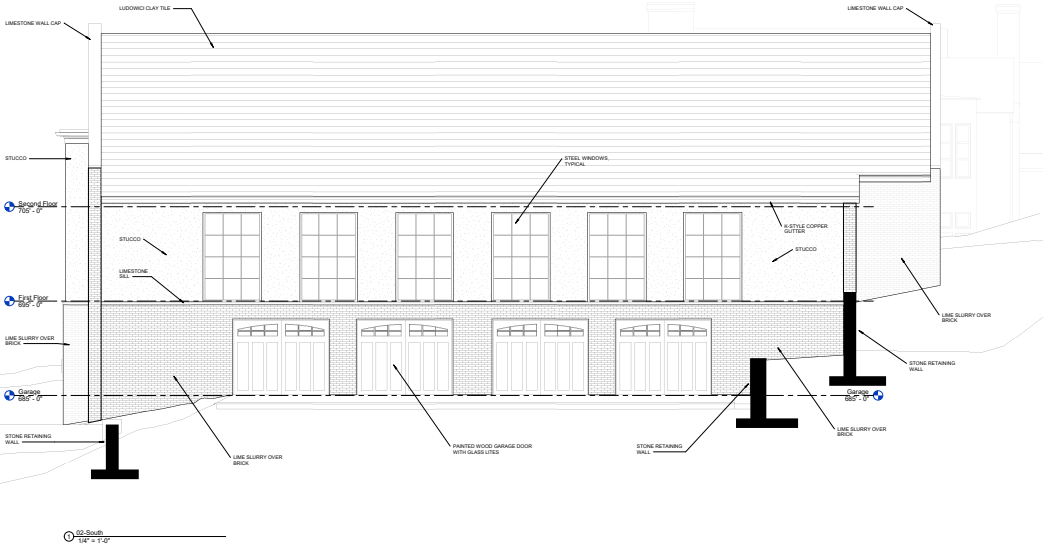
ISSUE DATE:
5/2/23

REVISIONS:
Date Description

SHEET:
Building Elevations

A3.00





marcus dipietro, Architect
4400 Ridgefield Way
Suite 416
Nashville, TN 37205
615-554-1198 (c)
marcus@marcusarchitect.com

05/01/23

Multi-Gym Building

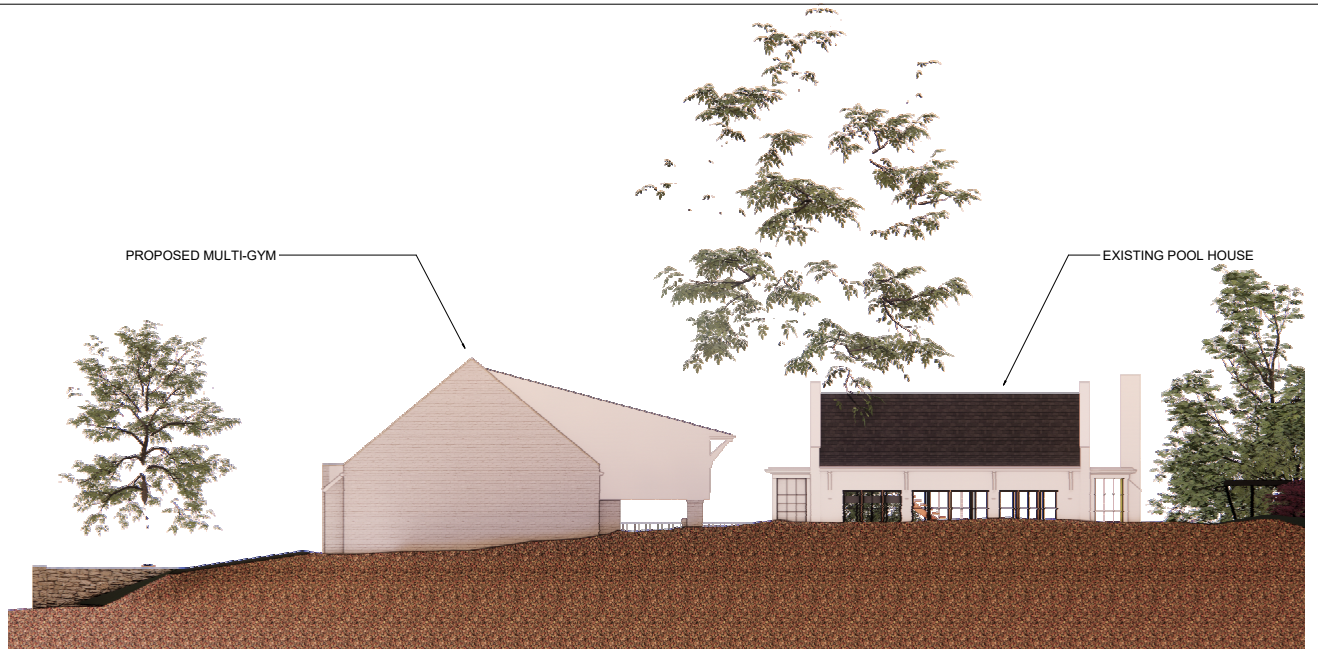
4406 CHICKERING LN, BELLE MEADE, TN 37205

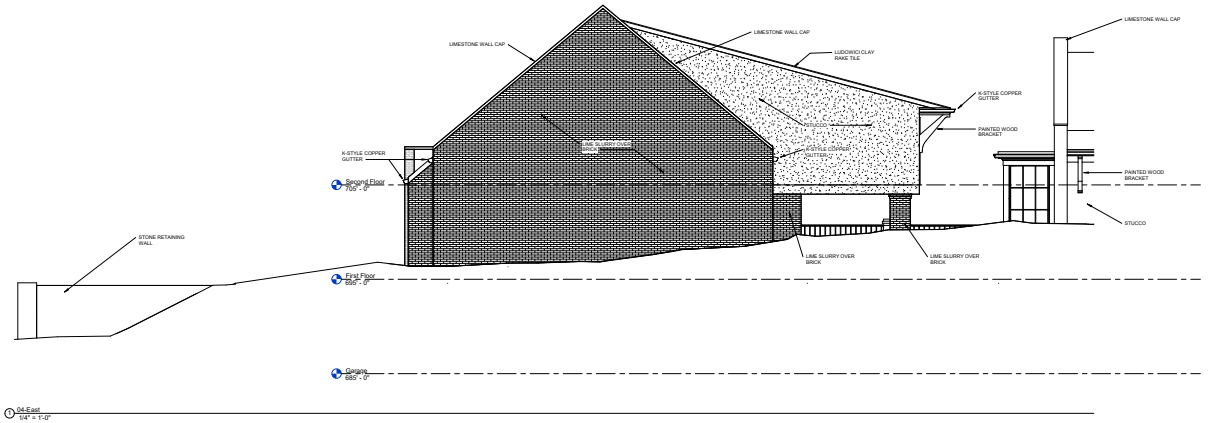
ISSUE DATE:
5/2/23

REVISIONS:
Date Description

SHEET:
Building Elevations

A3.01





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07/09/02

Multi-Gym Building

4406 CHICKERING LN, BELLE MEADE, TN 37205

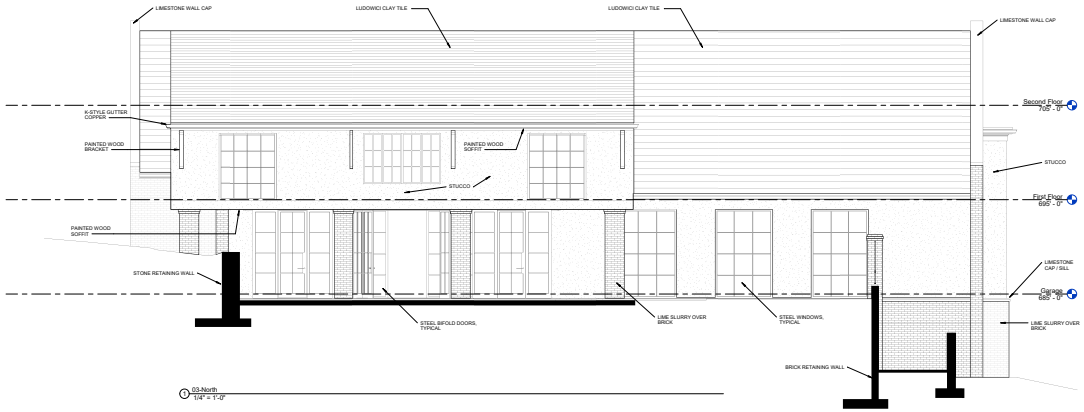
ISSUE DATE:
5/2/23

REVISIONS:
Date Description

SHEET:
Building Elevations

A3.02





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marcus@marcusarchitect.com

05/01/23

Multi-Gym Building

4406 CHICKERING LN, BELLE MEADE, TN 37205

ISSUE DATE: 5/2/23

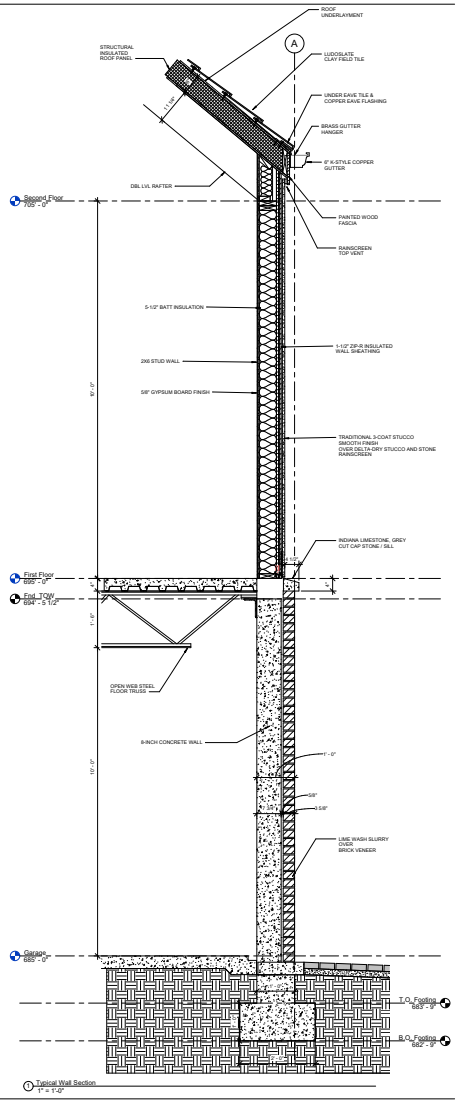
REVISIONS:
Date Description

SHEET: Building Elevations

A3.03







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615-554-1198 (c)
marcus@marcusarchitect.com

07/09/02

Multi-Gym Building

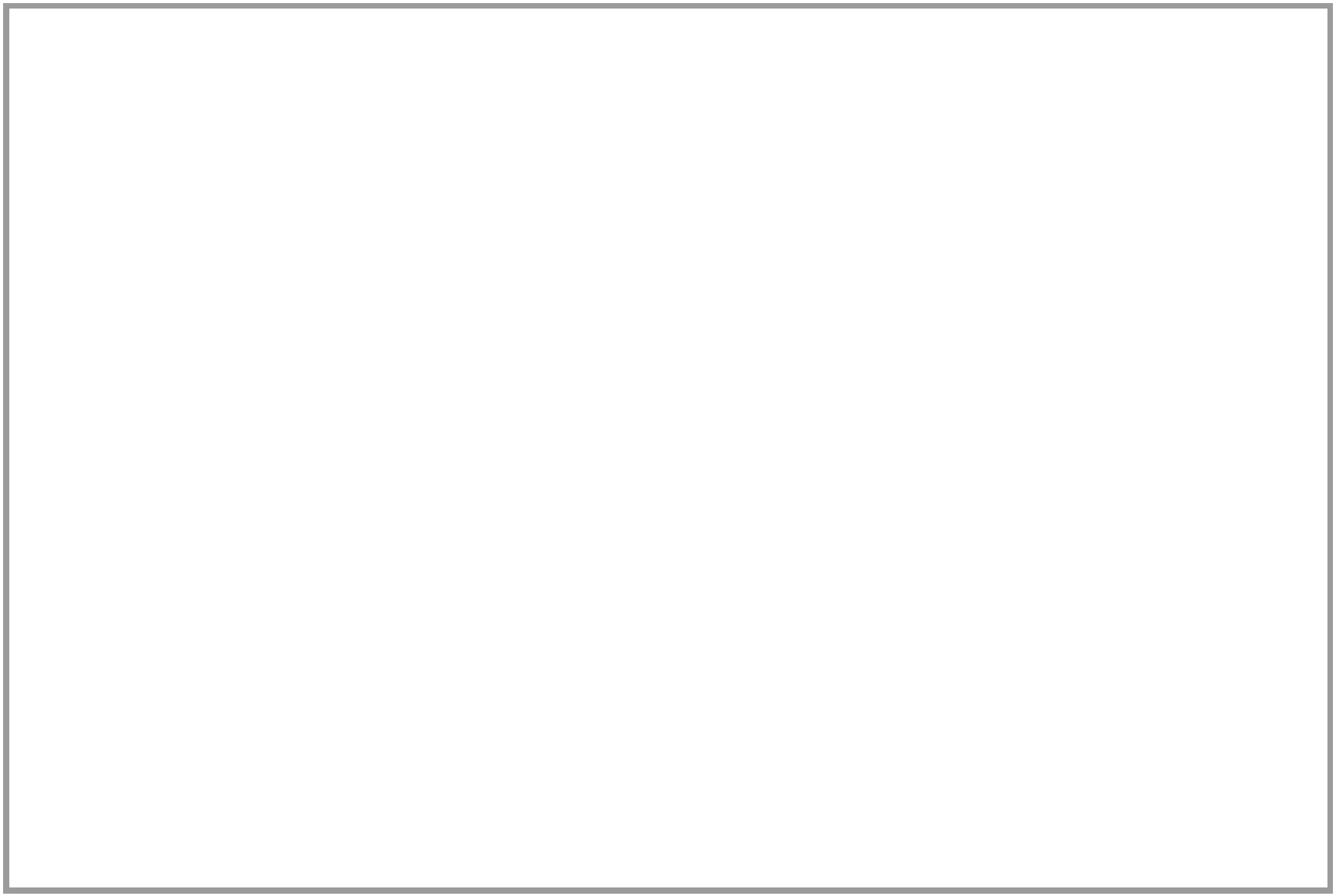
4406 CHICKERING LN, BELLE MEADE, TN 37205

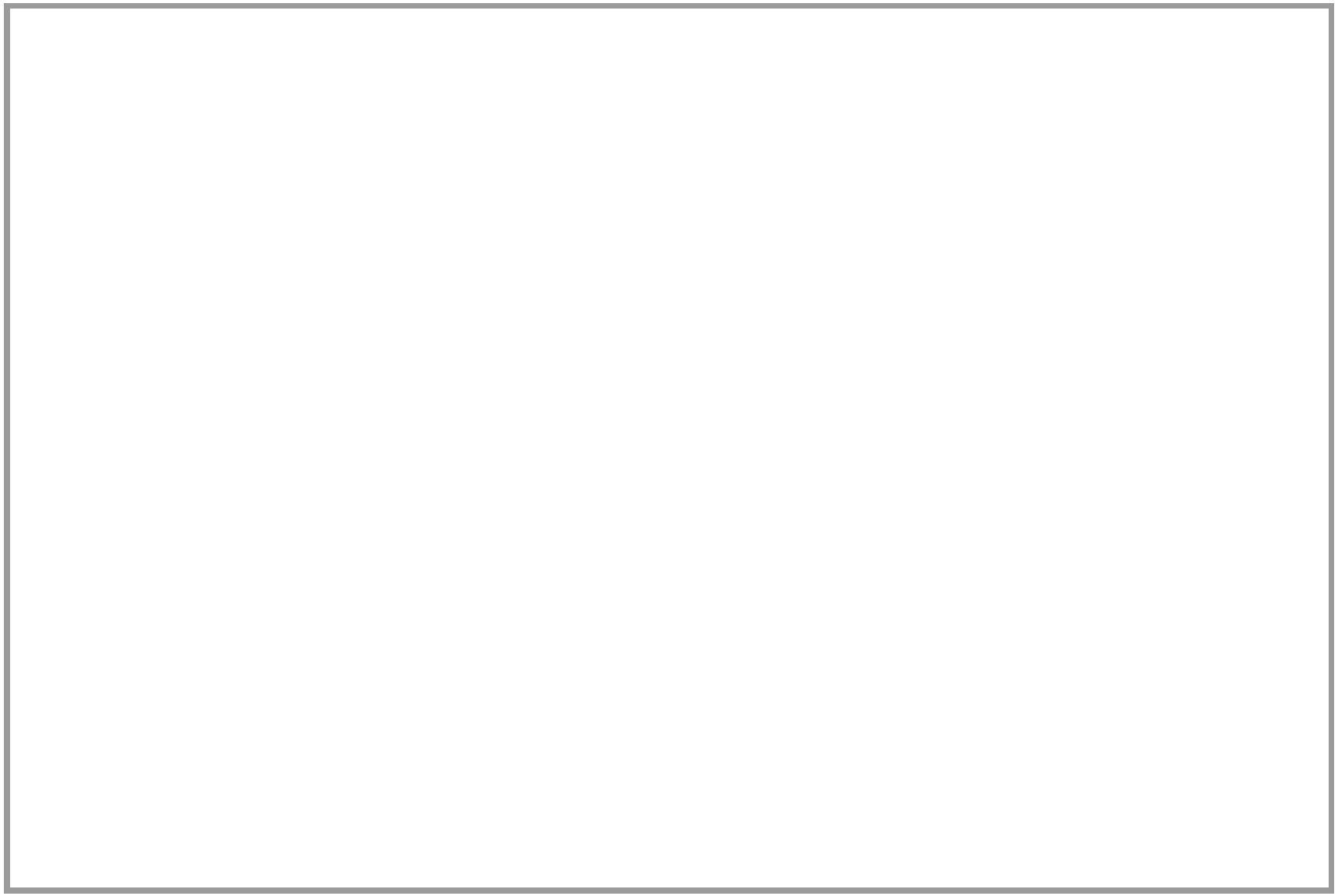
ISSUE DATE:
5/2/23

REVISIONS:
Date Description

SHEET:
Wall Sections

A6.00



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Report a problem

PAID
MAR 25 2022
BY:

CITY OF BELLE MEADE
BUILDING PERMIT APPLICATION

PERMIT # 6121

PROJECT ADDRESS: 4406 Chickering Lane Nashville, TN 37215
OWNER NAME (LAST) Wilson (FIRST) Richard PHONE # 561-951-8703
CONTRACTOR: Hudson Builders, LLC PHONE # 615-598-0571
APPLICANT'S E-MAIL ADDRESS: marina.hb@comcast.net
CONTRACTOR LICENSE # 26210 WORKERS COMP. # 0051984
DESCRIBE WORK: Interior/exterior renovation that includes removing and building back a section of the house with 6' bump out.

Work Hours: Monday-Friday 7:00-7:00 Saturday 8:00-5:00 No work on Sunday or Federal Holidays

CHECK ALL THAT APPLY: [ ] SINGLE FAMILY [✓] ADDITION [ ] POOL [ ] POOL HOUSE [ ] MOVE
[ ] ALTERATION [✓] INTERIOR RENOVATION [✓] EXTERIOR RENOVATION [✓] REPAIR [✓] DEMO
[✓] ROOF [✓] TERRACE [ ] DECK [ ] POOL [ ] SPA [✓] FENCE/WALL [ ] DRIVEWAY [ ] FOUNTAIN

SQUARE FOOTAGE: 11,000 ESTIMATED CONSTRUCTION COST: $4,055,730

ACTUAL COST: 4,055,730 PERMIT FEE: $19,375

LOT SQUARE FEET: _____ TAKE THE TOTAL ACRES AND MULTIPLY BY 43,560

		ALLOWABLE	EXISTING	TOTAL WITH CHANGE	NET CHANGE + OR –	% OVER ALLOWABLE
FOOTPRINT	12%					
ESTATE A	8%					

F.A.R. x LOT SQ. FT.
FAR IS ALL ENCLOSED COVERED STRUCTURES, MEASURED TO THE OUTSDIE WALLS, AND WILL INCLUDE ATTIC FLOOR SPACE AT A HEIGHT OF 5'6" AND ABOVE, ACCESSABLE OR NOT. DOES NOT INCLUDE BASEMENTS OR GARAGE UNDER HOUSE

LOTS <40,000 x .225					
LOTS >40,000 x .196					
TOTAL ROOF AREA					
AREA <6/12 PITCH 30%					
DRIVEWAY 12%					
SQ FT OF FRONTYARD:	Front yard is figured from front property line to the front building line				
DRIVE IN FRONT 22%					
HARDSCAPE +POOL 8%					
POOL 2% OF LOT					
ACCESSORY AREA 15%					

HARDSCAPE INCLUDES PORCHES, TERRACES, SCREENED PORCHES OPEN TO THE ELEMENTS, COVERED HARDSCAPE ALSO COUNTS AS FOOTPRINT

COMBINATION OF POOL / TERRACE, DECK, TENNIS COURT AND OTHER ACCESSORY STRUCTURES OR USES, 15%.

[ ] Submit all plans and documents (PDF) to: lpatterson@citybellemeade.org
[ ] Show proposed structure in shaded area [ ] Show distance from street to each house used to determine front setback.
[ ] Show any detached structures with all elevations [ ] Landscape design if needed. [ ] Distance from pool to neighbors.
[ ] Survey of lot showing highlighted building envelope with lot square footage with contours and average natural grade
[ ] Show all elevations of the structures with contours, average natural grade, existing grade, finish grade and finished floor elevations.

SIGNATURE: _____ (Owner/Agent) **DATE:** 2.24.2022

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAW AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION. CONSTRUCTION SHALL BE STRICTLY ACCORDING TO THE PLANS ON FILE WITH THE APPLICATION FOR THE PERMIT. CONSTRUCTION IN ANY WAY AT VARIANCE WITH THE PLANS WILL BE TREATED AS JUSTIFICATION FOR A STOP WORK ORDER, AND \ OR ORDER FOR REMOVAL.

INSPECTION REQUIREMENTS WITHIN THE CITY OF BELLE MEADE

6/21

The City of Belle Meade has adopted the 2015 residential code and all inspections will comply with that code.

The Building Official upon notification from the permit holder or his agent shall make or cause to be made any necessary inspections. Inspections must be made with the Building Official during the hours of 8 a.m. and 4 p.m. Monday through Friday. **A MINIMUM OF 24-hour notice is required.**

A grade marker with the average natural grade and finish grade is to be placed on the site before the footings are put in place and remain until the building official is satisfied that all grades are correct. Height of structure shall be checked from average natural grade once the highest rafters are in place.

Stamped approved plans must be on site during the construction and readily accessible to the inspector.

Erosion and sediment control practices, as indicated on City of Belle Meade approved plans, must be in place before construction is started and kept in place until completion of job or until erosion and sediment control measures are met.

Inspections for foundation, foundation walls, slabs, pools, pool slabs, sidewalks and driveways, shall be made after poles or piers are set or trenches or basement areas are excavated, and any required forms erected, and any required reinforcement is in place and prior to the placing of concrete.

Inspections for framing shall be made after the roof, all framing, firestopping, draft stopping, window flashing, bracing, are installed and the plumbing, mechanical and electrical rough inspections are approved and prior to the placement of the veneering.

Insulation shall not be in place at time of framing inspection. Call for insulation inspections.

Final inspections shall be made after the permitted work is completed and prior to occupancy. Occupying the structure before the issuance of a Certificate of Occupancy is prohibited. Contractors who allow owners to occupy a structure or part of a structure before the final inspection is approved, may be subject to withholding of new permits within the City of Belle Meade.

The Building Official may accept reports from approved agencies, provided such agencies satisfy the requirements as to qualifications and reliability. (check with building official first) reports and pictures must be submitted to the Building Official within 48 hours of the inspection.

It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. It shall be the duty of the person requesting any inspection required by this code to provide access to and means for inspection of such work.

No contractor business advertising signs. Grass must be kept cut and maintained

As permit holder I have personally read and understand all the requirements stated above.

Permit Holder: _____ **Date:** 2.24.2022

As Building Official, I have discussed the above requirements with the permit holder.

Building Official: _____ **Date:** 3/4/2022

Work hours are Monday - Friday 7:00 a.m. - 7:00 p.m. Saturdays 8:00 a.m. - 5:00 p.m. No Sundays or federal holidays

4705 HARDING ROAD NASHVILLE, TN 37205 • 615/297-2364 • FAX 615/297-0255

4406 CHICKERING LN - REMODEL

NASHVILLE, TN 37215

marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
marcus@marcusarchitect.com

09/08/21

ISSUE DATE:
Issue Date: 11-29-21

REVISIONS:

Date	Description

SHEET:
Cover Sheet

A0.00

SHEET INDEX

Sheet Name	Number
Cover Sheet	A0.00
Schedules	A0.01
Site Plan	A1.00
Demolition Plan	A1.02
Foundation Dimensional Plan	A2.00
Basement Plan	A2.01
1st Floor Plan_ Partial 1	A2.02
1st Floor Plan_ Partial 2	A2.03
2nd Floor Plan	A2.04
Second Floor Framing Plan	A2.05
Second Floor Reflected Ceiling Plan	A2.07
Roof Plan	A2.08
Roof Framing Plan	A2.06
Roof Reflected Ceiling	A2.07
Building Elevations	A3.01
Door & Window Section Details	A3.02
Building Sections	A4.00
Interior Elevations	A5.00
Interior Elevations	A5.01
Ortho Renderings	A5.02
2nd Floor Laundry & Wardrobe	A5.03
Renderings Master Bath	A5.04
Stair Plans & Details	A5.05
Wall Types & Details	A6.00
Grand total: 25	

1 Site - Survey
1" = 20'-0"

Door Schedule

Door Number	Door Size	Manufacturer	Model	Description	Finish	
					Door	Frame
139	Radius steel door					
140	Radius steel door					
141	Fixed					
142	Fixed					
145	Operable					
146	Fixed					
147	Fixed					
148	Operable					
149	Operable					
150	Operable					
151	Fixed					
153	2-8 x 6-8	TruStile		Double Swing		
154	4-0 x 6-8	TruStile		Double Swing		
159	Front door_steel					
176	9-0x1-10 steel_sidelites					
177	9-0x9-5 steel door_sidelites					
178	9-0x1-10 steel_sidelites					
179	2-0x6-9 steel door					
183	36" x 80"					
187	34"x84"					
188	34"x84"					
189	6-0 x 6-8	To Be Decided		Double Swing		
190	Bottom Track Pocket Door			Bottom Floor Track pocket door with stainless steel rollers, Stainless steel finish panels, 54"wide x 4'0" tall, flush		
255	3-6 x 6-8	TruStile		Double Swing		
256	3-6 x 6-8	TruStile		Double Swing		
257	3-6 x 6-8	TruStile		Double Swing		
258	28" x 80" upstairs laundry					
280	5-4 x 6-8	TruStile		Double Swing	Paint- dark grey trim	
281	30" x 80"					
282	30" x 80"					

Room Finish Schedule

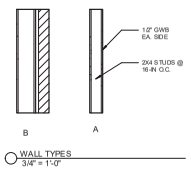
Room Number	Room Name	Finish					
		Floor	Base	Wall	Ceiling	Ceiling Height	Comments
1	Room						

Appliance Schedule

Type Mark	Count	Description	Manufacturer	Model	MD Text_test	Family and Type
HD	1	Custom Hood Surround: Stailess steel sides with structural steel internal frame supporting marble slab				Specialty Equipment 1: Specialty Equipment 1
DW	1	Top Control Dishwasher	Asko	LDP6810BD		Dishwasher_LG: LG pocket handle
DW	1	Top Control Dishwasher	Asko	LDP6810BD		Dishwasher_LG: LG pocket handle
HL	1	Wall Mounted Liner Insert, 64-3/8" x 22-1/2", 12-1/2"	Vent-A-Hood	M64PSLD		Hood Liner Insert 64-in Vent-A-Hood: Hood Liner Insert 64-in Vent-A-Hood
REF	1	Fully Integrated 30" Refrigerator Column	Miele	K1813 Vi / k1803 Vi		Ref_Miele_fully integrated 30: Ref_Miele_fully integrated 30
ICE	1	18" Clear Ice Machine	U-Line	3018CLR		Ice Machine_U-Line_18in clear ice: Ice Machine_U-Line_18in clear ice
W	1	LG Front Load Washer 4.5 Cu Ft. Capacity	LG	WM4000H_A	THIS IS THE WASHER	LG Washer & Dryer: LG Washer & Dryer
D	1	LG Front Load Dryer 7.O Cu Ft. Capacity	LG	DLEX4000_		LG Dryer: LG Dryer

Window Schedule

Count	Type Mark	Width	Height	Detail		Head Height
				Jamb	Sill	
2	A	3' - 6"	7' - 6"			7' - 7"
7	B	2' - 8"	4' - 6 1/2"			7' - 0"
2	C	2' - 11 1/2"	4' - 6 1/2"			7' - 11"
2	D	3' - 1 1/2"	5' - 2"			7' - 7 1/4"
9	E	3' - 0"	5' - 0"			8' - 4 13/16"
4	F	3' - 3"	6' - 2 1/2"			
2	G	3' - 1 1/2"	6' - 2"			8' - 0"
2	H	3' - 3"	5' - 11 1/2"			7' - 4 9/16"
1	I	3' - 1 1/2"	5' - 2"			8' - 4"
1	J	2' - 0"	8' - 4"			8' - 4"
4	L	2' - 2"	5' - 2"			
1	M	2' - 10"	4' - 8 1/2"			7' - 4 9/16"
2	N	3' - 6"	5' - 2"			7' - 10"
2	P	1' - 9 3/4"	6' - 8"			8' - 3 1/2"
2	Q	1' - 8 1/2"	6' - 8"			8' - 3 1/2"
2	R	3' - 0"	6' - 8"			8' - 3 1/2"
2	S	1' - 8"	3' - 0 1/2"			5' - 0 1/2"
1	T	2' - 8"	5' - 2"			7' - 4 9/16"



WALL TYPES
3/4" = 1'-0"

Plumbing Fixture Schedule

Mark	Description	Manufacturer	Model	Accessories & Options	Comments	Budget
	NA	KOHLER Co.	NA			
4	Flanged Cast Iron Roof Drain with Side Outlet	WATTS	RD-283-SO			
4	Flanged Cast Iron Roof Drain with Side Outlet	WATTS	RD-283-SO			
2	Two-Piece Close Coupled Toilet	TOTO USA, Inc.	CST454CEF			
2	Two-Piece Close Coupled Toilet	TOTO USA, Inc.	CST454CEF			
1	Gourmet (Lustertone) Stainless Steel Single Bowl Undermount Sink	Elkay	ELUH2816EK			
1.1	Faucet: 1-hole w/ Pull Out	Grohe	32170000			
1	Gourmet (Lustertone) Stainless Steel Single Bowl Undermount Sink	Elkay	ELUH2816EK			
1	Gourmet (Lustertone) Stainless Steel Single Bowl Undermount Sink	Elkay	ELUH2816EK			
1.1	Faucet: 1-hole w/ Pull Out	Grohe	32170000			
1.1	Faucet: 1-hole w/ Pull Out	Grohe	32170000			
1	Gourmet (Lustertone) Stainless Steel Single Bowl Undermount Sink	Elkay	ELUH2816EK			
8.1	Floor Drain with fleece-covered bonding flange	Schluter	Kerdi-Drain, Standard Grate, Stainless Steel			
6	5"x26"x15" in Antique Gray Limestone	Stone Forest, Inc.	CS2-AGL; Milano Vessel			
7	Single Handle Wall Mount Bathroom Faucet Trim & rough in R35.10-WL	Delta	T3559LF-BLWL			
8	Hand Showe Set (with Slide Bar)	TOTO	TS960HWCP			
1.1	Faucet: 1-hole w/ Pull Out	Grohe	32170000			

VIII. PLUMBING NOTES:
* List all special plumbing appliances on plans; hot water heater, pumps, dishwashers, clothes washers
* Indicate make, model, color and accessories, or include allowance
* Coordinate combustion air and exhaust venting
* Note that both hot and cold supply pipes must be insulated especially in unconditioned spaces.
* Indicate cast iron waste lines between floors, when necessary
* Indicate size and kind of shower drains and floor drains.
* Indicate flood drainage pans beneath hot water tanks and stackable washing machines (or surrounds for side by side washers). 2-inch line & shower drain in center
*Indicate extents of furring to conceal supply and waste lines serving fixtures mounted on exterior walls. Overwise note where plumbing is exposed to view or concealed by pedistal or cabinetry

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09/08/21

4406 CHICKERING LN - REMODEL

NASHVILLE, TN 37215

ISSUE DATE:
Issue Date:11-29-21

REVISIONS:
Date Description

SHEET:
Schedules

A0.01

11/29/2021 5:55:55 PM I:\MARCUS DiPIETRO\Projects\Chickering\Revit_Remodel_CD.rvt

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09/08/21

NASHVILLE, TN 37215

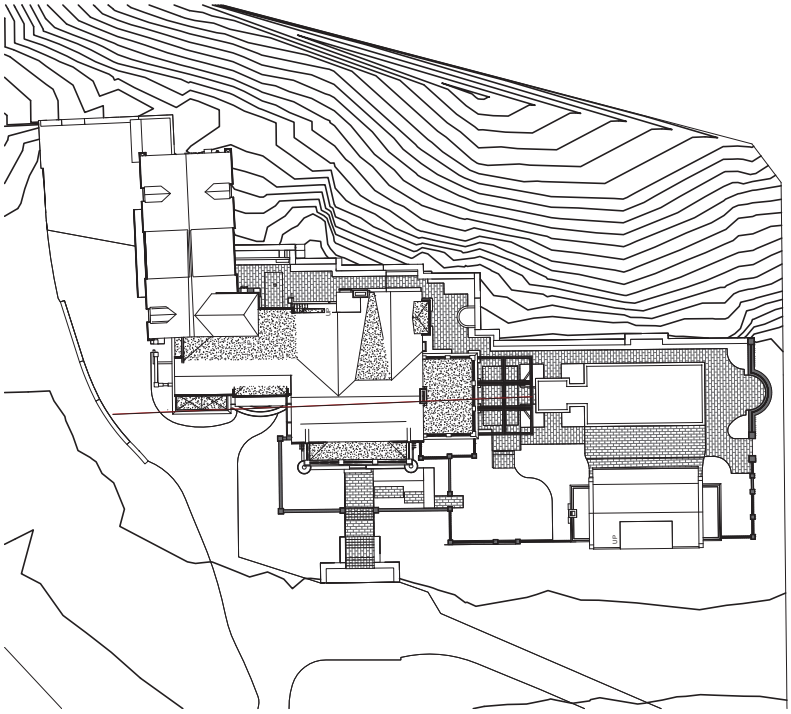
4406 CHICKERING LN - REMODEL

ISSUE DATE:
Issue Date: 11-29-21

REVISIONS:
Date Description

SHEET: Site Plan

A1.00



PROJECT NORTH:
N 0° 38' 17" W

1 Site Plan
1/16" = 1'-0"

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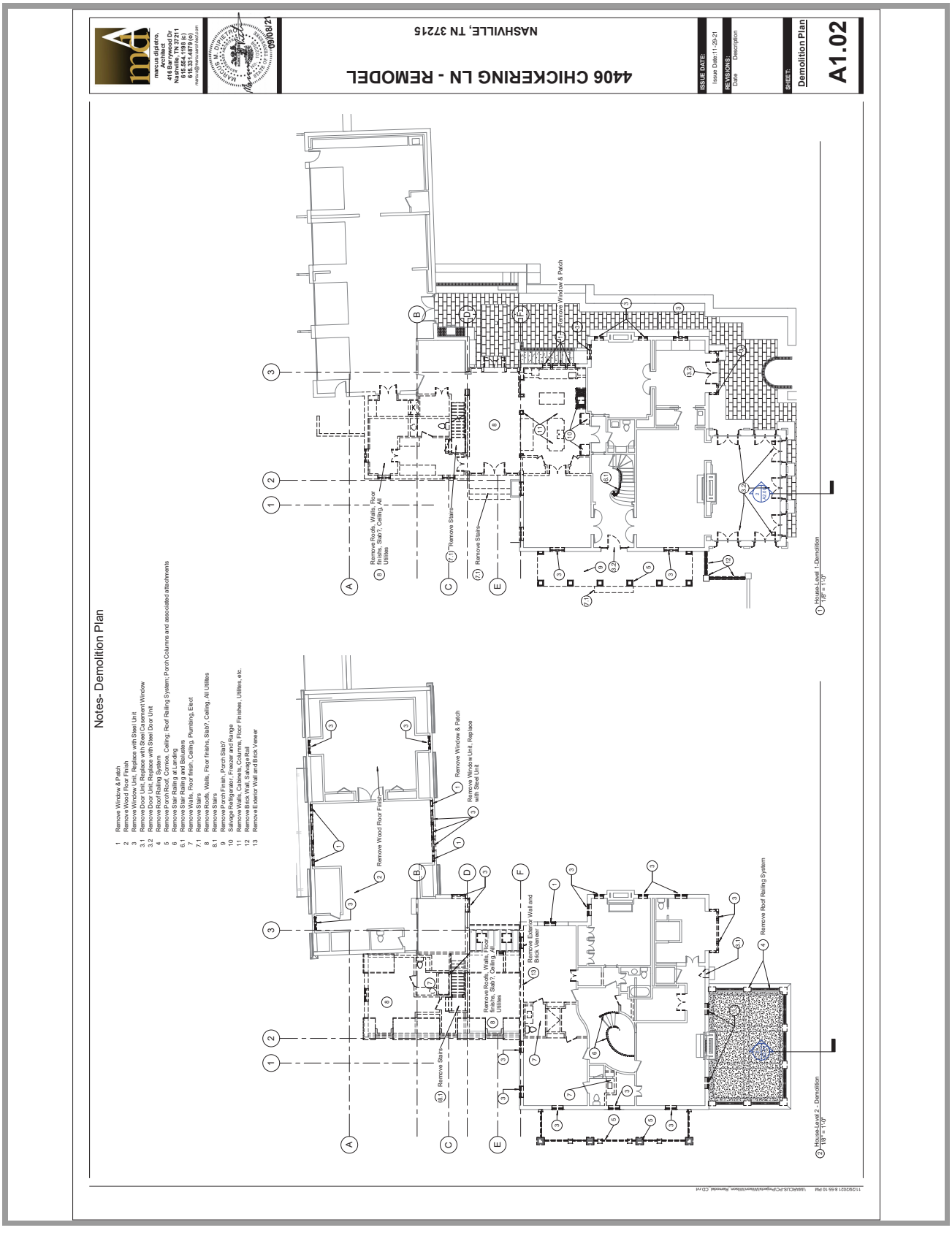
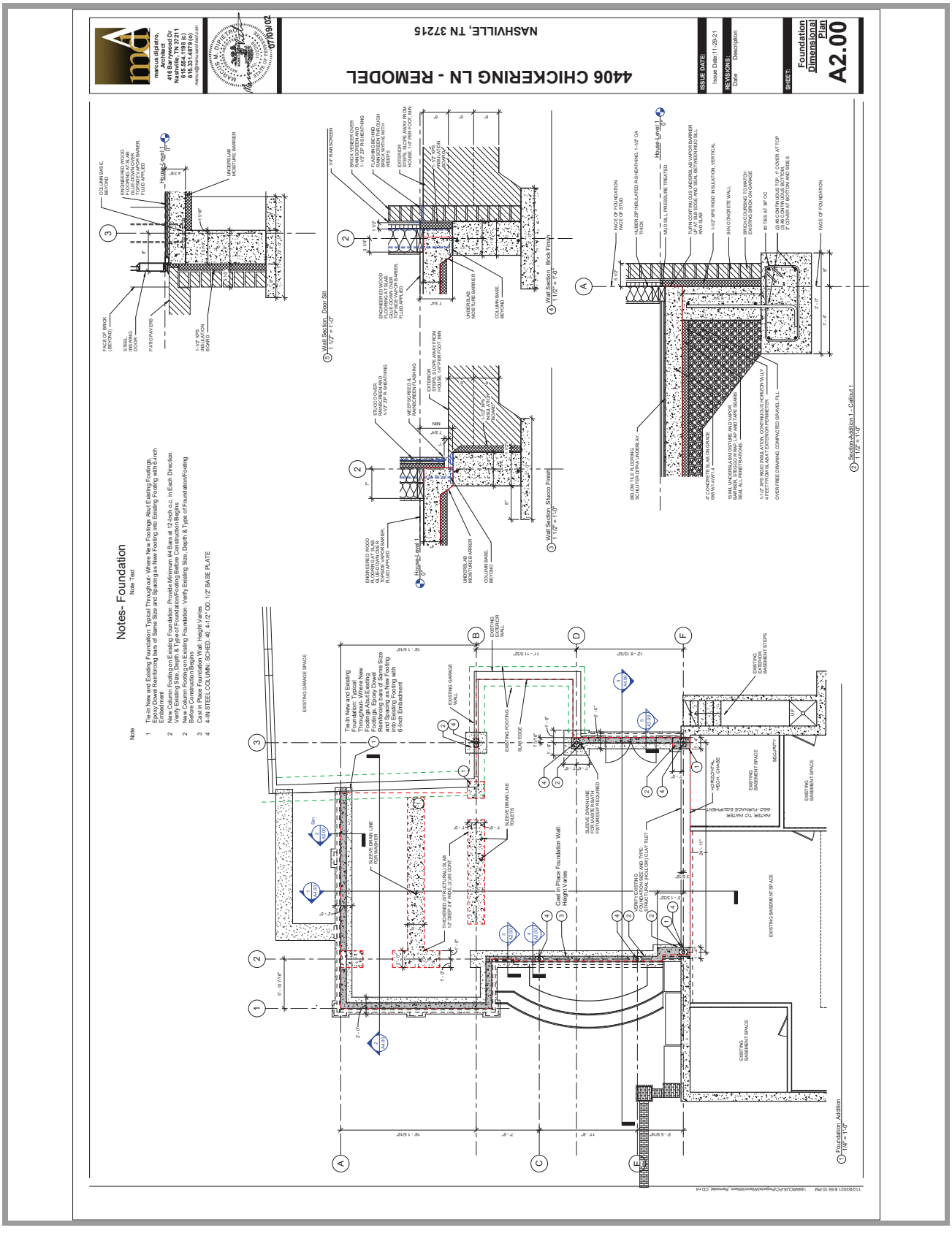

4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date Description
SHEET:
Demolition Plan
A1.02
Notes- Demolition Plan
1 Remove Window & Patch
2 Remove Wood Roof Finish
3 Remove Window Unit, Replace with Steel Unit
3.1 Remove Door Unit, Replace with Steel Casement Window
3.2 Remove Door Unit, Replace with Steel Door Unit
4 Remove Roof Railing System
5 Remove Roof, Columns, Ceiling, Roof Railing System, Porch Columns and associated attachments
6 Remove Stair Railing at Landing
6.1 Remove Stair Railing and Balusters
7 Remove Walls, Roof finish, Ceiling, Plumbing, Elect
7.1 Remove Stairs
8 Remove Roofs, Walls, Floor finishs, Slab?, Ceiling, All Utilites
8.1 Remove Stairs
9 Remove Porch Finish, Porch Slab?
10 Salvage Refrigerator, Freezer and Range
11 Remove Walls, Cabinets, Columns, Floor Finishes, Utilites, etc.
12 Remove Roofs, Walls, Slab, Beams
13 Remove Exterior Wall and Brick Veneer
Remove Roofs, Walls, Floor finishs, Slab?, Ceiling, All Utilites
Remove Stairs
Remove Window & Patch
Remove Window Unit, Replace with Steel Unit
Remove Wood Roof Finish
Remove Exterior Wall and Brick Veneer
Remove Roof Railing System
1 House Level 1 Demolition
1/8" = 1'-0"
2 House Level 2 - Demolition
1/8" = 1'-0"


4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date Description
SHEET:
Foundation Dimensional Plan
A2.00
Notes- Foundation
Note Text
Note
1 Tie-In New and Existing Foundation Typical Throughout. Where New Footings Abut Existing Footings, Epoxy Dowel Reinforcing Bars of Same Size and Spacing as New Footing into Existing Footing with 6-Inch Embedment
2 New Column Footing on Existing Foundation: Provide Minimum #4 Bars at 12-Inch o.c. in Each Direction. Verify Existing Size, Depth & Type of Foundation/Footing Before Construction Begins
2 New Column Footing on Existing Foundation: Verify Existing Size, Depth & Type of Foundation/Footing Before Construction Begins
3 Cast in Place Foundation Wall: Height Varies
4 4-#4 STEEL COLUMN - SCHED. 40, 4-1/2" OD, 1/2" BASE PLATE
Wall Section - Door Sill
Wall Section - Brick Finish
Wall Section - Stucco Finish
Section-Addition 1 - Cafeout1
Foundation - Addition
Tie-In New and Existing Foundation: Typical Throughout. Where New Footings Abut Existing Footings, Epoxy Dowel Reinforcing Bars of Same Size and Spacing as New Footing into Existing Footing with 6-Inch Embedment
Cast in Place Foundation Wall: Height Varies
EXISTING GARAGE SPACE
EXISTING BASEMENT SPACE
EXISTING BASEMENT STEPS
EXISTING FOOTING
SLAB EDGE
SLEEVE DRAIN LINE FOR WASHER
SLEEVE DRAIN LINE FOR WASHER
HORIZONTAL HEAT-GAINER
WATER TO WATER GEO-THERMAL EQUIPMENT
VERIFY EXISTING FOUNDATION SIZE AND TYPE. INSTALL NAILING SLAB AT INTERIOR WALL
EXISTING BASEMENT SPACE
EXISTING BASEMENT SPACE
EXISTING BASEMENT SPACE

marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
marc@marcusarchitect.com

07/09/02

NASHVILLE, TN 37215

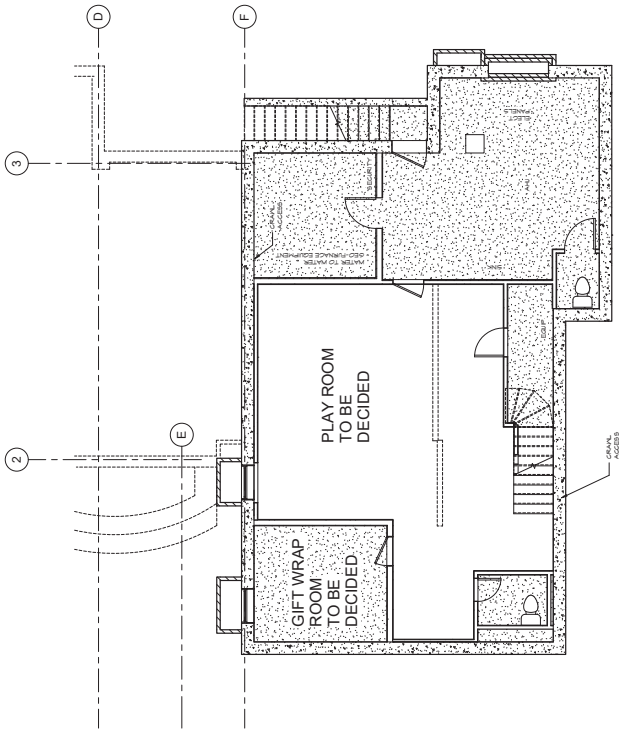
4406 CHICKERING LN - REMODEL

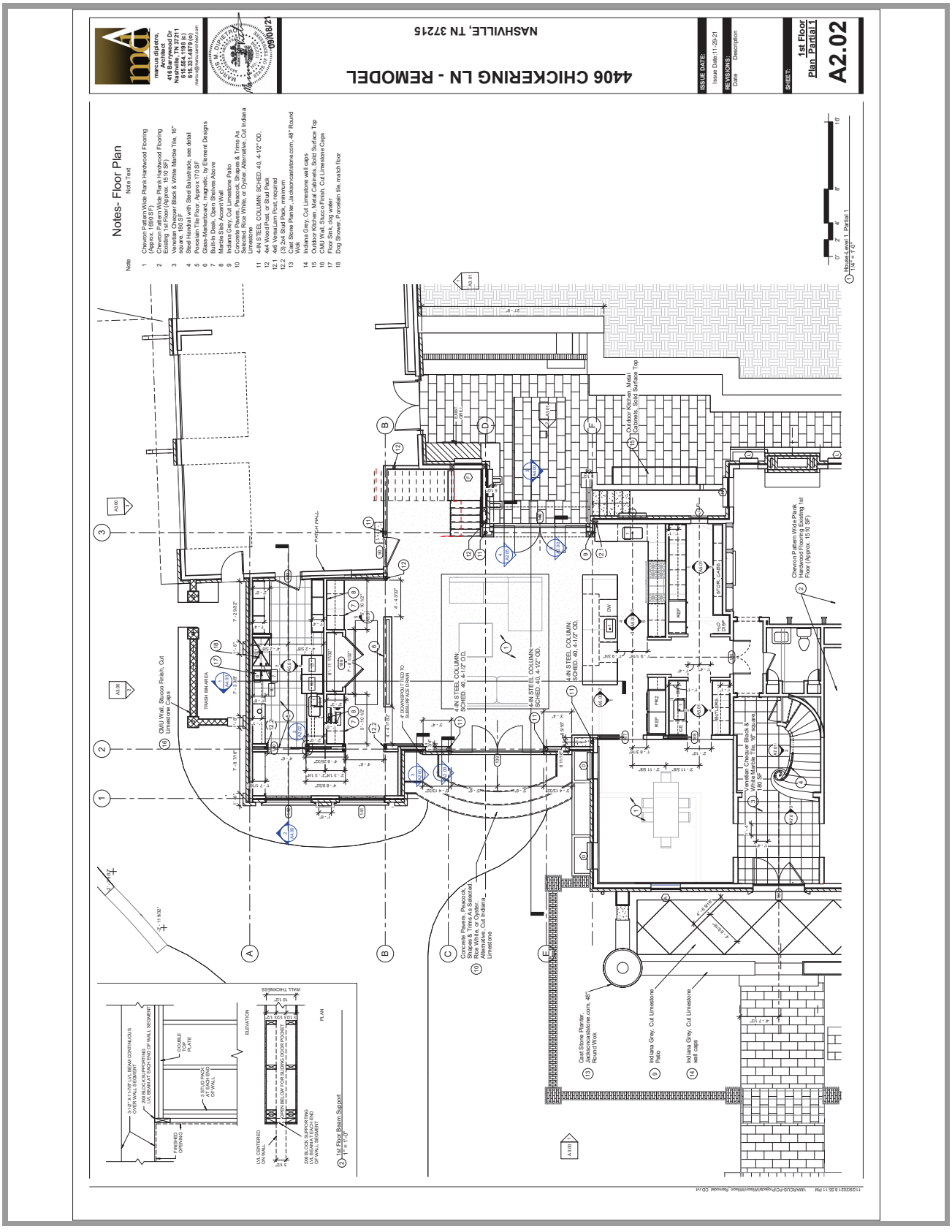
ISSUE DATE: Issue Date: 11-29-21

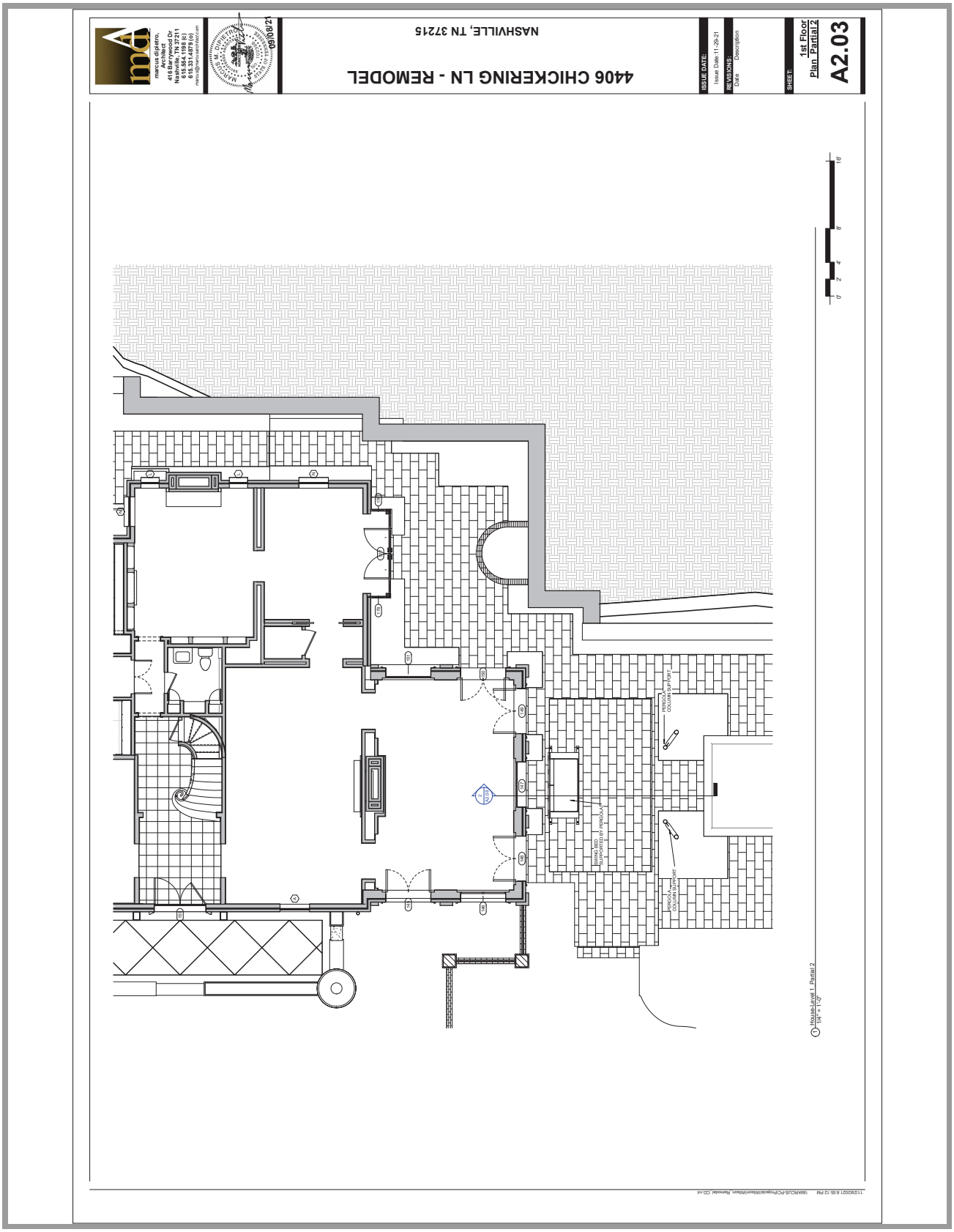
REVISIONS: Date Description

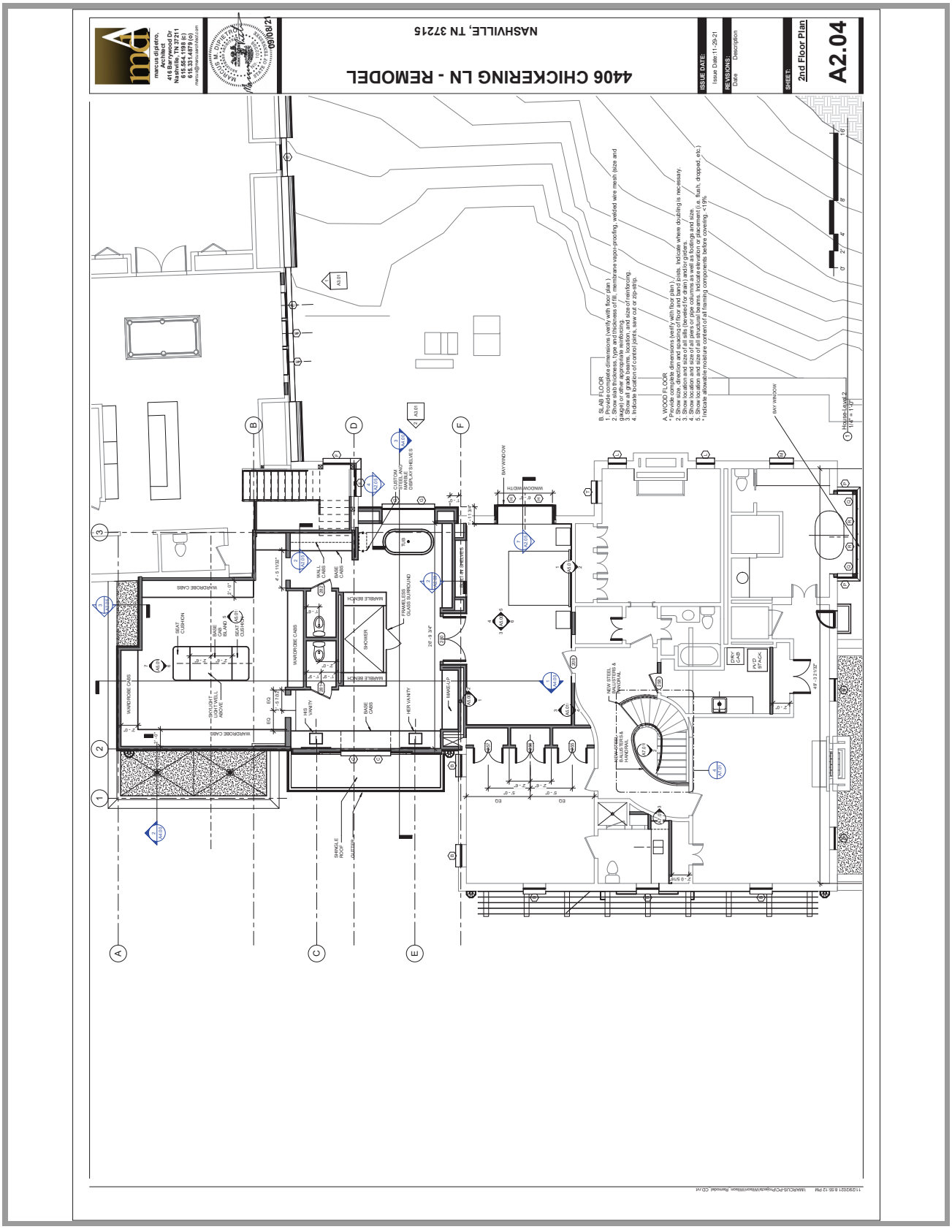
SHEET: Basement Plan

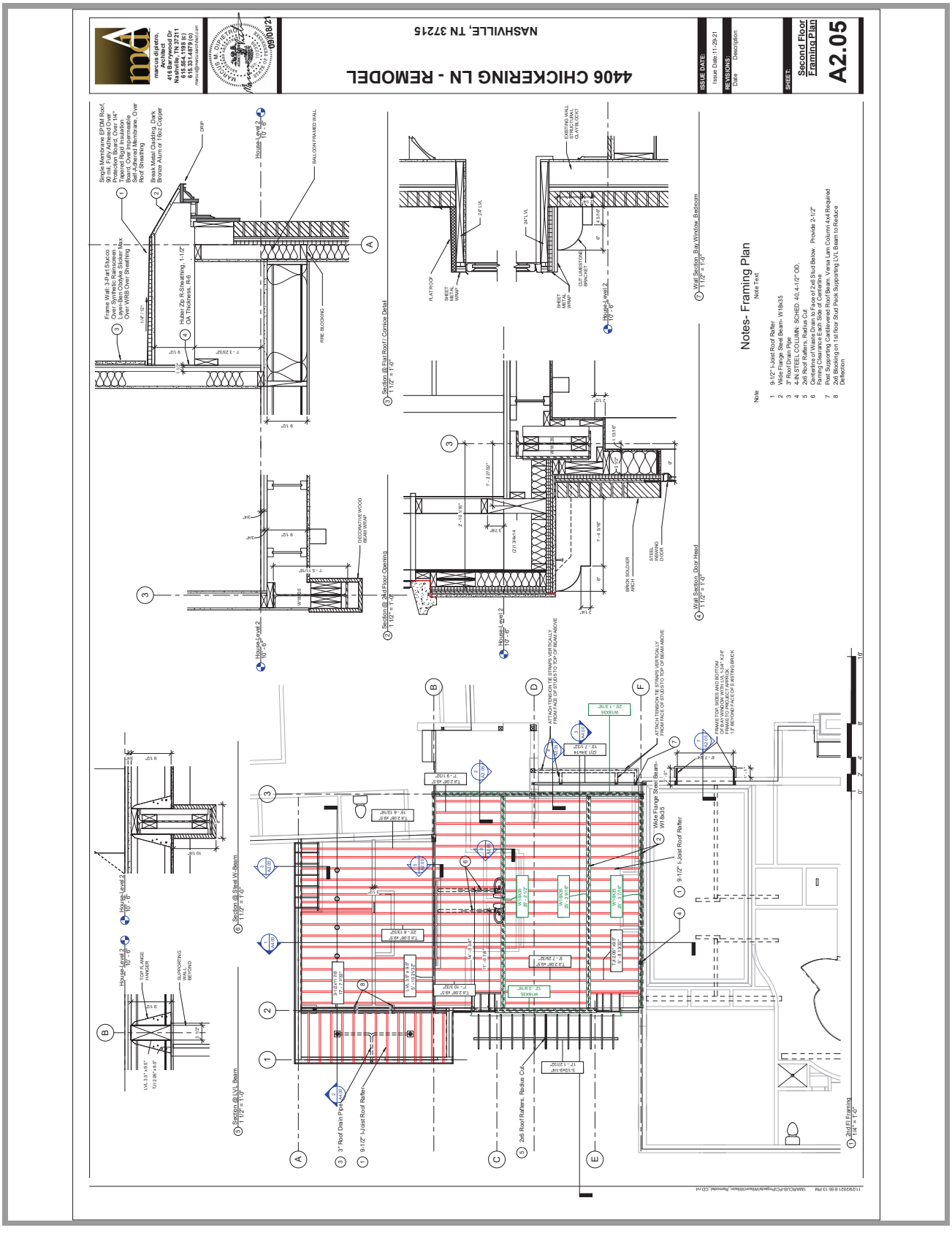
A2.01

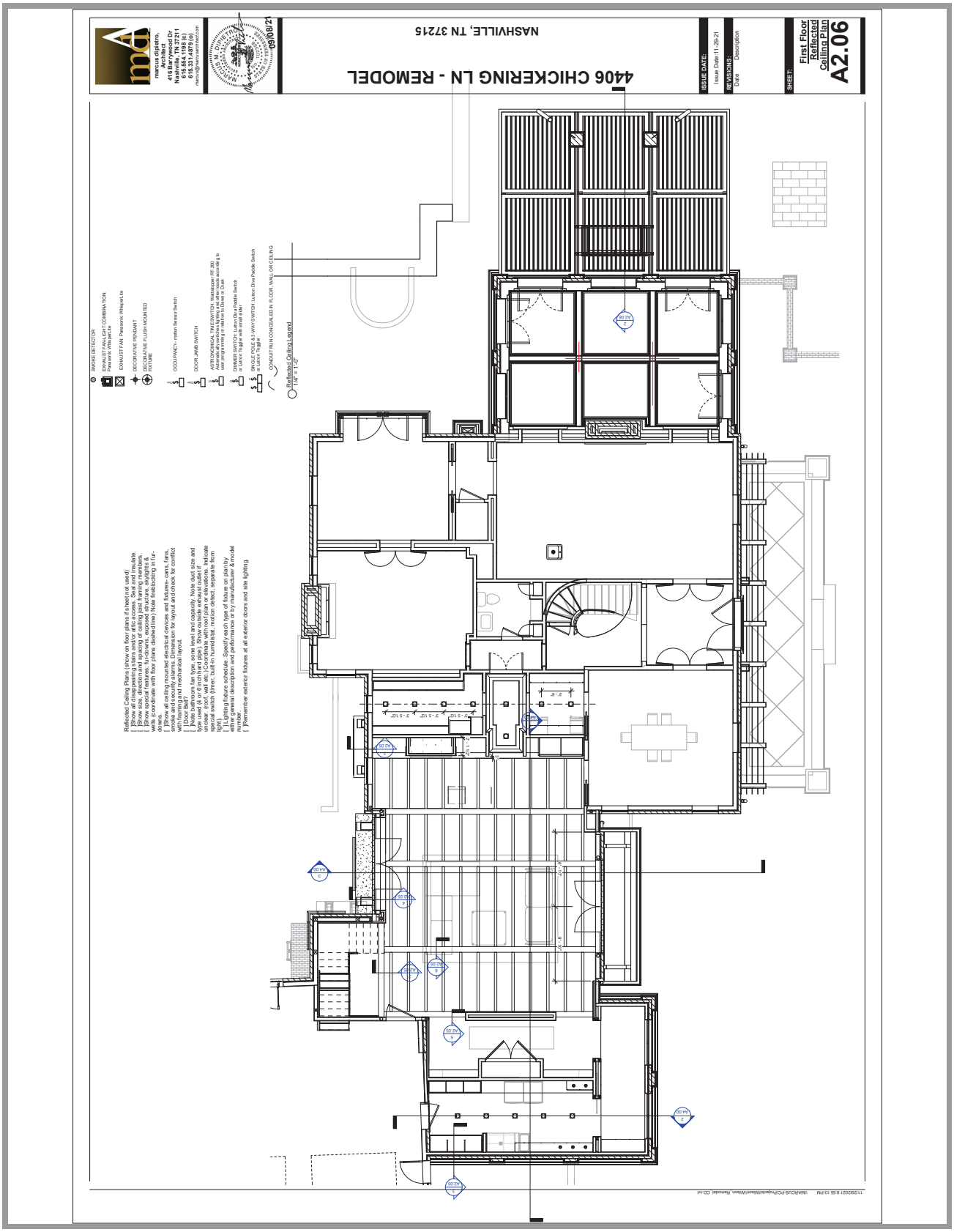


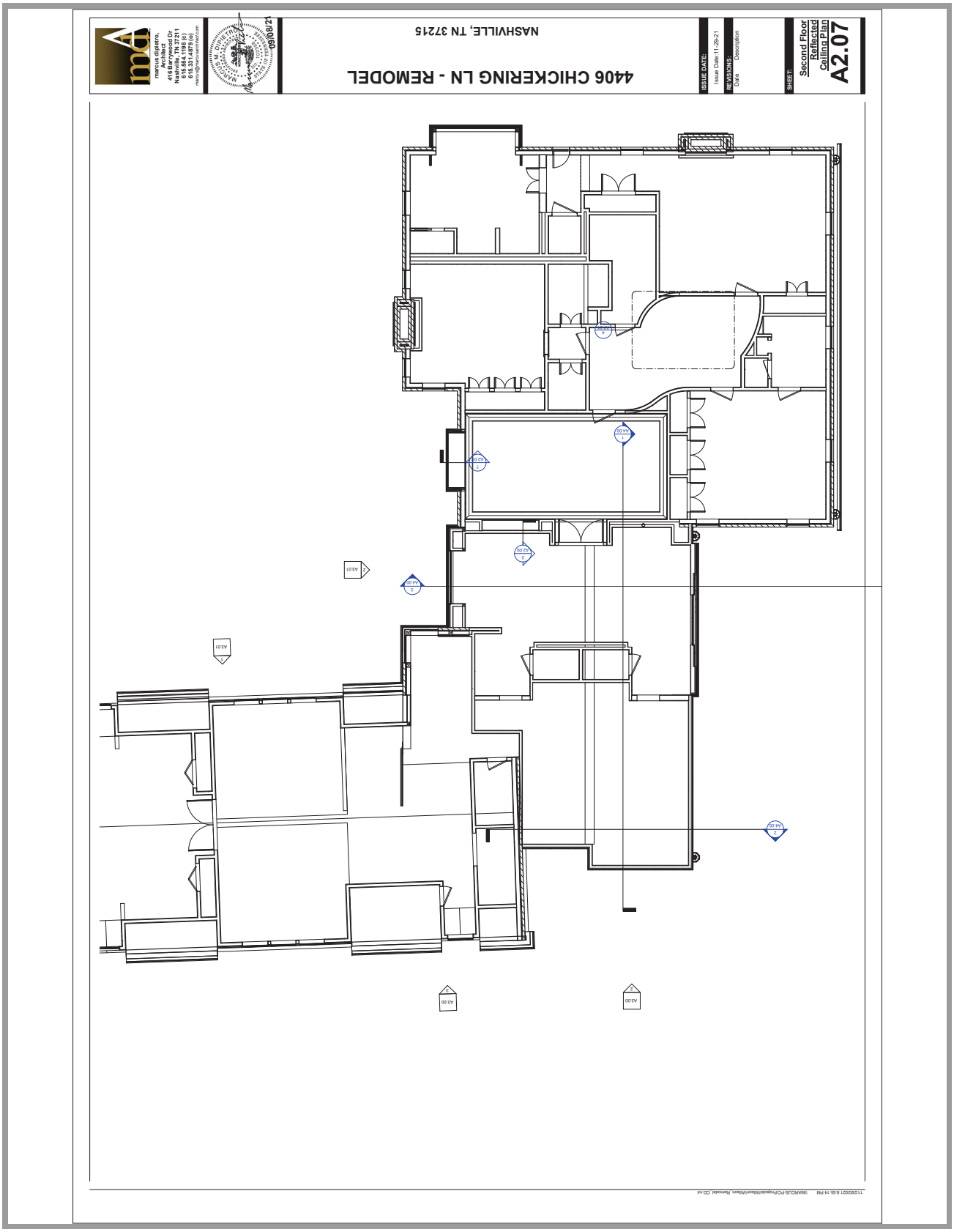

4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
A2.02
1st Floor Plan Partial
Notes- Floor Plan
Note Text
1 Chevron Pattern Wide Plank Hardwood Flooring (Approx. 1690 SF)
2 Chevron Pattern Wide Plank Hardwood Flooring Existing Hardwood Floor, 1510 SF
3 Venetian Chequer Black & White Marble Tile, 16" square, 180 SF
4 Steel Handrail with Steel Balusterade, see detail
5 Powder Room Vanity Above, 70 SF
6 Glass-Marker/board, magnetic, by Element Designs
7 Built-in Desk, Open Shelves Above
8 Marble Slab Accent Wall
9 Indiana Grey, Cut Limestone Patio
10 Concrete Pavers, Pavacrete, Shakes & Trims As Selected, Rice White, or Oyster Alternative, Cut Indiana Limestone
11 4-IN STEEL COLUMN, SCHED. 40, 4-1/2" OD,
12 4x4 Wood Post, or Stud Pack
12.1 4x6 VersaLam Post, required
12.2 (3) 2x4 Stud Pack, minimum
13 Cast Stone Planter, Jacksonstonestone.com, 48" Round Ivory
14 Indiana Grey, Cut Limestone wall caps
15 Outdoor Kitchen, Metal Cabinets, Solid Surface Top
16 CMU Wall, Stucco Finish, Cut Limestone Caps
17 Fire Sprinkler Riser Location
18 Dog Shower, Porcelain tile, match floor
1 Main Level 1 Partial 1
1/4" = 1'-0"
Outdoor Kitchen, Metal Cabinets, Solid Surface Top
4-IN STEEL COLUMN, SCHED. 40, 4-1/2" OD.
CMU Wall, Stucco Finish, Cut Limestone Caps
Chevron Pattern Wide Plank Hardwood Flooring Existing Hardwood Floor (Approx. 1510 SF)
Venetian Chequer Black & White Marble Tile, 16" square, 180 SF
Concrete Pavers, Pavacrete, Shakes & Trims As Selected, Rice White, or Oyster Alternative, Cut Indiana Limestone
Cast Stone Planter, Jacksonstonestone.com, 48" Round Ivory
Indiana Grey, Cut Limestone Patio
Indiana Grey, Cut Limestone wall caps
1st Floor Beam Support
1" = 1'-0"

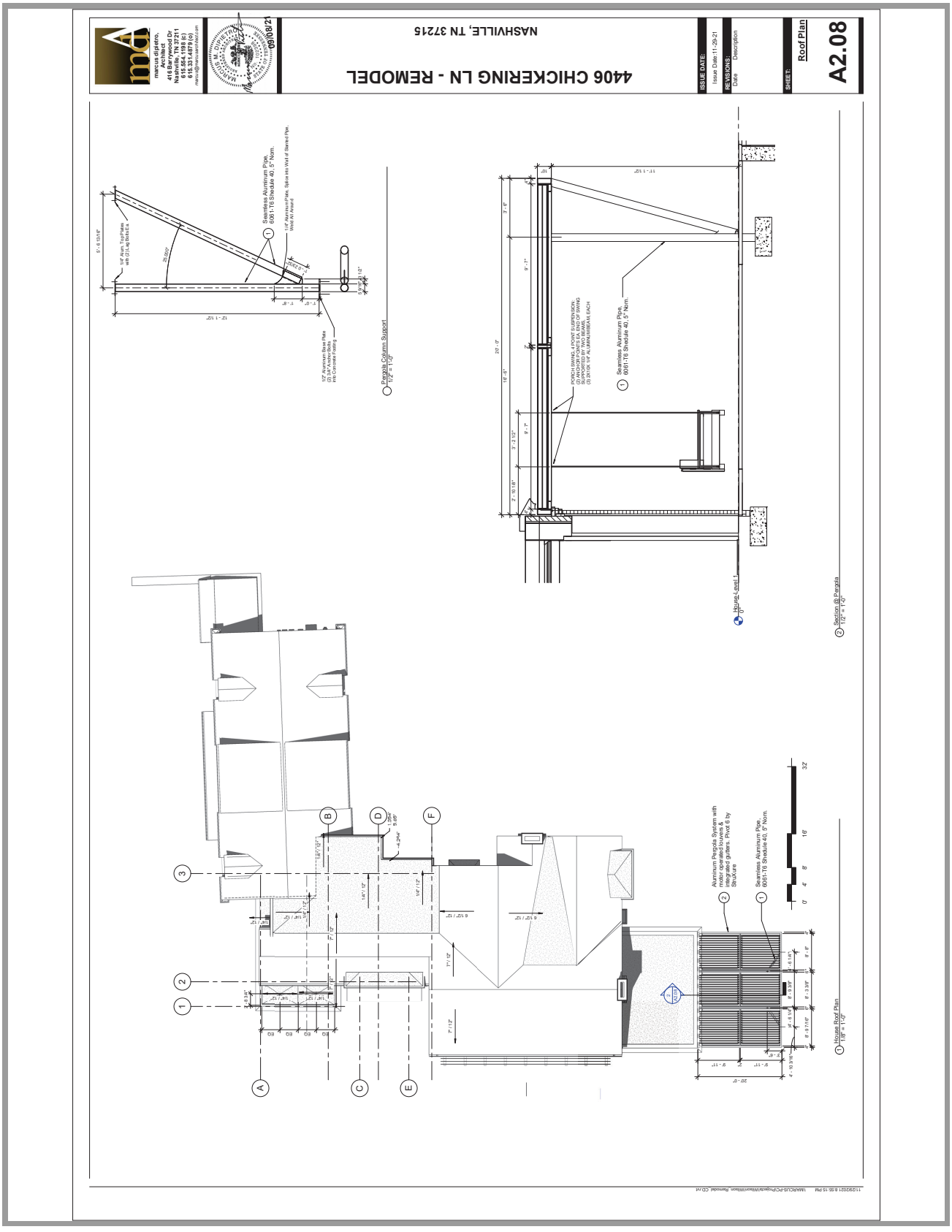

marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
09/08/21
NASHVILLE, TN 37215
4406 CHICKERING LN - REMODEL
ISSUE DATE:
Issue Date:11-29-21
REVISIONS:
Date
Description
SHEET:
1st Floor Plan Partial 2
A2.03
House-Level 1 Partial 2
1/4" = 1'-0"

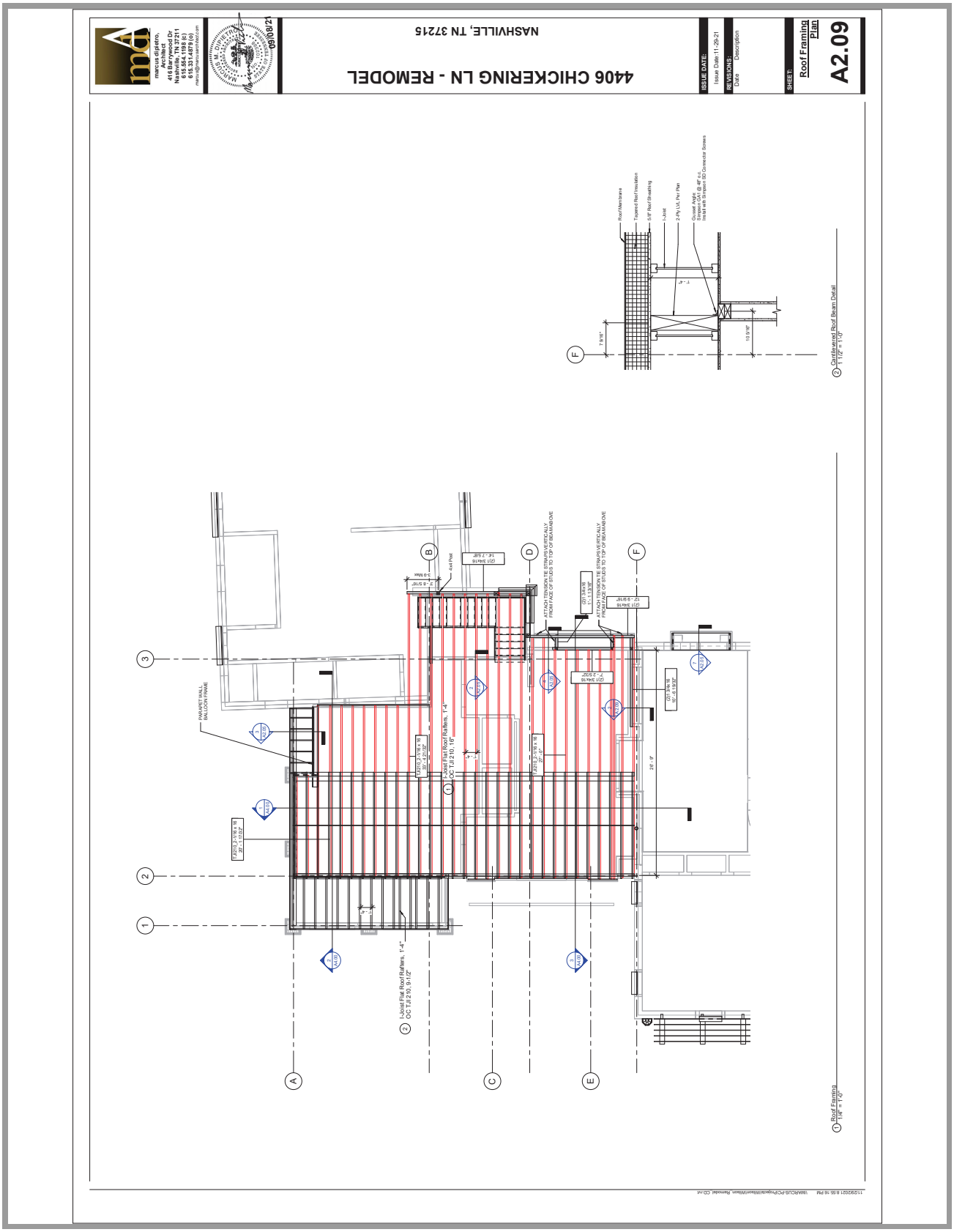

4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
ISSUE DATE:
Issue Date:11-29-21
REVISIONS:
Date
Description
SHEET:
2nd Floor Plan
A2.04
B. SLAB FLOOR
A. WOOD FLOOR
WARDROBE CABS
SHOWER
MARBLE BENCH
BAY WINDOW
WINDOW WIDTH
DRY CAB
PVD STACK
SHINGLE ROOF
GUTTER

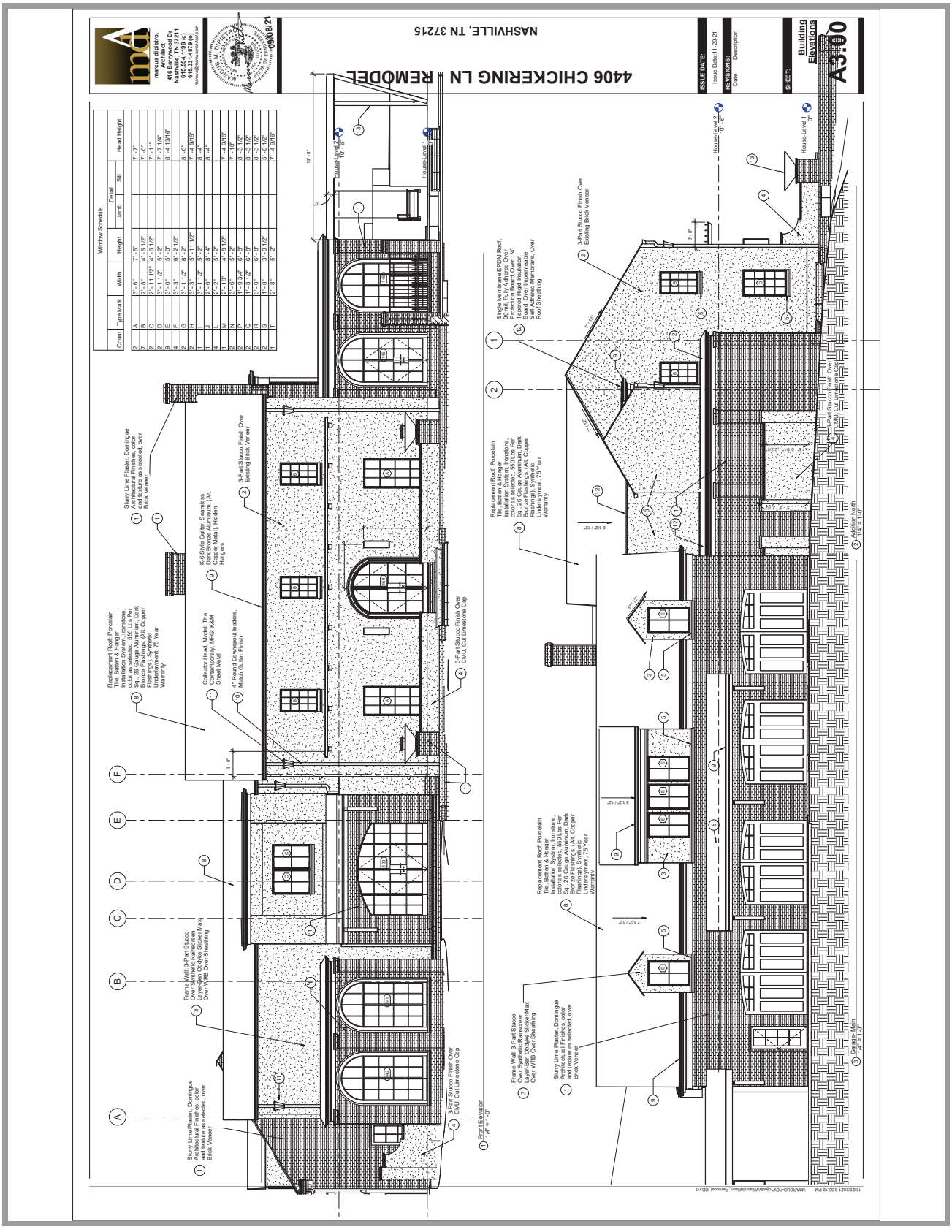

4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
Second Floor Framing Plan
A2.05
Notes- Framing Plan
Note Text
1 9-1/2" I-Joist Roof Rafter
2 Wide Flange Steel Beam- W18x35
3 3" Roof Drain Pipe
4 4-IN STEEL COLUMN: SCHED. 40, 4-1/2" OD.
5 2x6 Roof Rafters, Radius Cut
6 Centerline of Waste Drain to Face of 2x6 Stud Below. Provide 2-1/2" Framing Clearance Each Side of Centerline
7 Post Supporting Cantilevered Roof Beam. Versa Lam Column 4x4 Required
8 2x6 Blocking on 1st floor Stud Pack Supporting LVL Beam to Reduce Deflection

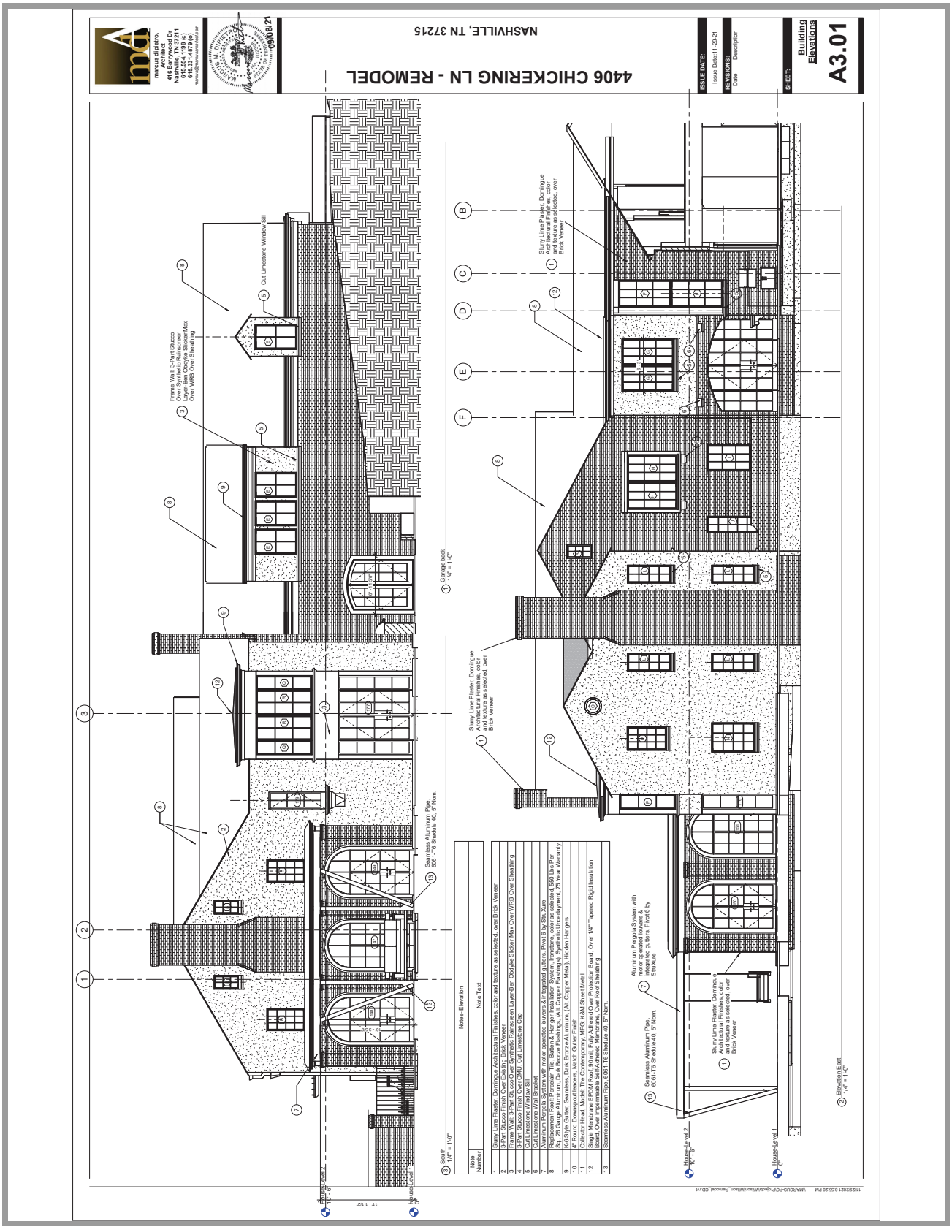

4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date Description
SHEET:
First Floor Reflected Ceiling Plan
A2.06
SMOKE DETECTOR
EXHAUST FAN/LIGHT COMBINATION
EXHAUST FAN
DECORATIVE PENDANT
DECORATIVE FLUSH MOUNTED FIXTURE
OCCUPANCY - motion Sensor Switch
DOOR JAMB SWITCH
ASTRONOMICAL TIME SWITCH
DIMMER SWITCH
SINGLE POLE & 3-WAY SWITCH
CONDUIT RUN CONCEALED IN FLOOR, WALL OR CEILING
Reflected Ceiling Legend
1/4" = 1'-0"

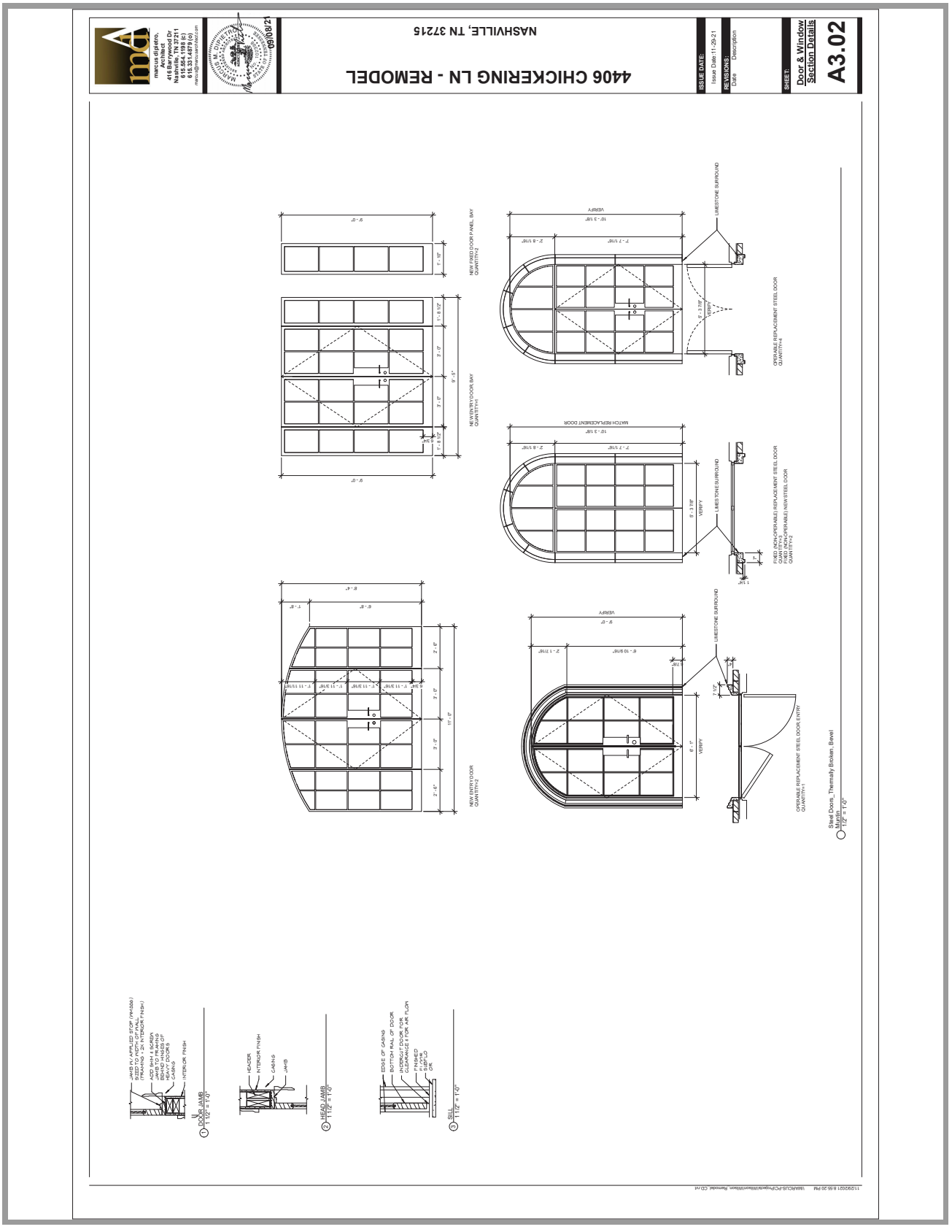

4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date
Description
SHEET:
Second Floor Reflected Ceiling Plan
A2.07
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
09/08/21

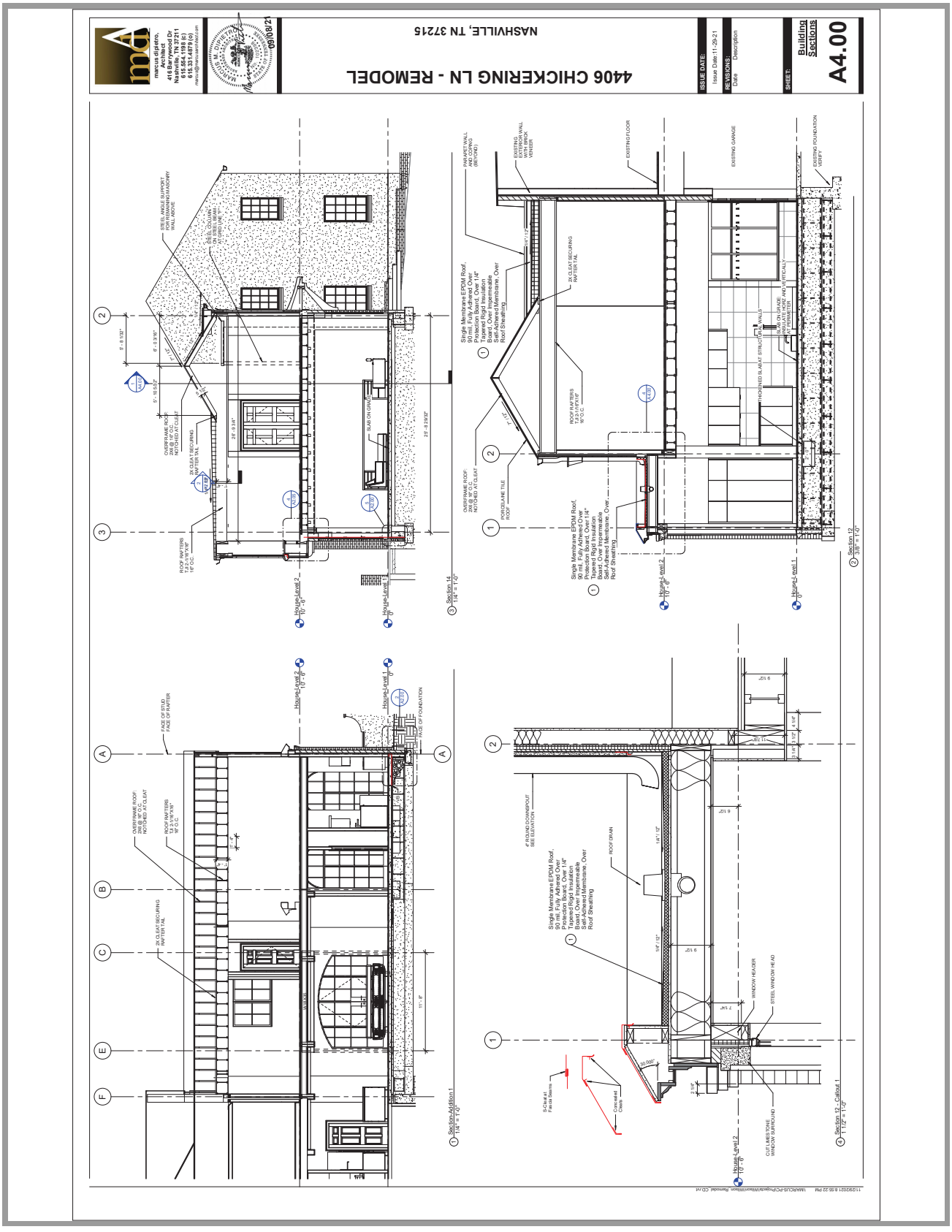

4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
Roof Plan
A2.08
Pergola Column Support
Section @ Pergola
House Roof Plan


4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date
Description
SHEET:
Roof Framing Plan
A2.09
Roof Framing
1/4" = 1'-0"
Cantilevered Roof Beam Detail
1 1/2" = 1'-0"
I-Joist Flat Roof Rafters, 1'-4" OC TJI 210, 9-1/2"
PARAPET WALL BALLOON FRAME
ATTACH TENSION TIE STRAPS VERTICALLY FROM FACE OF STUDS TO TOP OF BEAM ABOVE


4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
marcus dipietro, Architect
416 Barrywood Dr Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
09/08/21
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date Description
SHEET:
Building Elevations
A3.00
Window Schedule
Front Elevation
1/4" = 1'-0"
Left Elevation
1/4" = 1'-0"
Rear Elevation
1/4" = 1'-0"
Right Elevation
1/4" = 1'-0"
Slurry Lime Plaster, Dominique Architectural Finishes, color as selected, over Brick Veneer
3-Part Stucco Finish Over CMU, Cut Limestone Cap
Frame Wall; 3-Part Stucco Over Synthetic Rainscreen Layer Over Oly-tex Sticker Max Over WRB, Over Sheathing
Replacement Roof: Porcelain Tile, Batten & Hanger Installation System, Ironstone, color as selected, 550 Lbs Per Sq; 26 Gauge Aluminum, Dark Bronze Flashings, (Alt: Copper Flashings), Synthetic Underlayment, 75 Year Warranty
K-6 Style Gutter, Seamless, Dark Bronze Aluminum, (Alt: Galvanized Steel), Hidden Hangers
Collector Head, Model: The Contemporary, MFG: K&M Sheet Metal
4" Round Downspout leaders, Match Gutter Finish
Single Membrane EPDM Roof, 90 mil, Fully Adhered Over Tapered Polyiso Roof Deck, Tapered Rigid Insulation Over Intermediate Self Adhered Membrane, Over Roof Sheathing
3-Part Stucco Finish Over Existing Brick Veneer
Addition Roof
Garage Roof
House Level 1
House Level 2
Window Schedule
Count | Type Mark | Width | Height | Detail Jamb | Detail Sill | Head Height
2 | A | 3'- 6" | 7'- 0" | | | 7'- 7"
7 | B | 2'- 8" | 4'- 6 1/2" | | | 7'- 0"
2 | C | 2'- 11 1/2" | 4'- 6 1/2" | | | 7'- 11"
2 | D | 3'- 1 1/2" | 5'- 2" | | | 7'- 7 1/4"
9 | E | 3'- 0" | 6'- 0" | | | 8'- 4 13/16"
2 | F | 3'- 0" | 6'- 0 1/2" | | | 8'- 0"
2 | G | 3'- 1 1/2" | 6'- 2" | | | 8'- 0"
2 | H | 3'- 3" | 5'- 11 1/2" | | | 7'- 4 9/16"
1 | I | 3'- 1 1/2" | 5'- 2" | | | 8'- 4"
4 | J | 2'- 0" | 5'- 2" | | | 8'- 4"
1 | M | 2'- 10" | 4'- 6 1/2" | | | 7'- 4 9/16"
2 | N | 3'- 6" | 5'- 2" | | | 7'- 1/2"
2 | P | 11'- 9 3/4" | 6'- 8" | | | 8'- 3 1/2"
2 | Q | 11'- 9 1/2" | 6'- 8" | | | 8'- 3 1/2"
2 | R | 3'- 0" | 6'- 8" | | | 8'- 3 1/2"
2 | S | 1'- 8" | 3'- 0 1/2" | | | 5'- 0 1/2"
1 | T | 2'- 8" | 5'- 2" | | | 7'- 4 9/16"


4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
09/08/21
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date
Description
SHEET:
Building Elevations
A3.01
Notes-Elevation
Note Number
Note Text
1 Slurry Lime Plaster, Domingue Architectural Finishes, color and texture as selected, over Brick Veneer
2 3-Part Stucco Finish Over Existing Brick Veneer
3 Frame Wall: 3-Part Stucco Over Synthetic Rainscreen Layer-Ben Obdyke Sticker Max Over WRB Over Sheathing
4 3-Part Stucco Finish Over CMU, Cut Limestone Cap
5 Cut Limestone Window Sill
6 Cut Limestone Wall Bracket
7 Aluminum Pergola System with motor operated louvers & integrated gutters. Pivot 6 by StruXure
8 Replacement Roof Porcelain Tile, Batten & Hanger Installation System, Ironstone, color as selected, 550 Lbs Per Sq., 26 Gauge Aluminum, Dark Bronze Flashings, (Alt. Copper Flashings), Synthetic Underlayment, 75 Year Warranty
9 K-6 Style Gutter, Seamless, Dark Bronze Aluminum, (Alt. Copper Metal), Hidden Hangers
10 4" Round Downspout Leaders, Match Gutter Finish
11 Collector Head, Model: The Contemporary, MFG: K&M Sheet Metal
12 Single Membrane EPDM Roof, 90 mil, Fully Adhered Over Protection Board, Over 1/4" Tapered Rigid Insulation Board, Over Impermeable Self-Adhered Membrane, Over Roof Sheathing
13 Seamless Aluminum Pipe, 6061-T6 Shedule 40, 5" Nom.
Frame Wall: 3-Part Stucco Over Synthetic Rainscreen Layer-Ben Obdyke Sticker Max Over WRB Over Sheathing
Cut Limestone Window Sill
Slurry Lime Plaster, Domingue Architectural Finishes, color and texture as selected, over Brick Veneer
Seamless Aluminum Pipe, 6061-T6 Shedule 40, 5" Nom.
Aluminum Pergola System with motor operated louvers & integrated gutters. Pivot 6 by StruXure
Seamless Aluminum Pipe, 6061-T6 Shedule 40, 5" Nom.
Slurry Lime Plaster, Domingue Architectural Finishes, color and texture as selected, over Brick Veneer
Garage back 1/4" = 1'-0"
South 1/4" = 1'-0"
Elevation East 1/4" = 1'-0"
House-Level 2 10' - 6"
House-Level 1 0"
11/29/2021 8:55:20 PM \\MARCUS-PC\Projects\Wilson\Wilson_Remodel_CD.rvt


4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
ISSUE DATE:
Issue Date:11-29-21
REVISIONS:
Date
Description
SHEET:
Door & Window Section Details
A3.02
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
09/08/21
NEW FIXED DOOR PANEL BAY QUANTITY=2
NEW ENTRY DOOR BAY QUANTITY=1
NEW ENTRY DOOR QUANTITY=2
LIMESTONE SURROUND
OPERABLE REPLACEMENT STEEL DOOR QUANTITY=4
MATCH REPLACEMENT DOOR
FIXED (NON-OPERABLE) REPLACEMENT STEEL DOOR QUANTITY=3
FIXED (NON-OPERABLE) NEW STEEL DOOR QUANTITY=2
OPERABLE REPLACEMENT STEEL DOOR ENTRY QUANTITY=1
Steel Doors_Thermaly Broken, Bevel Muntin
1/2" = 1'-0"
DOOR JAMB
HEAD JAMB
SILL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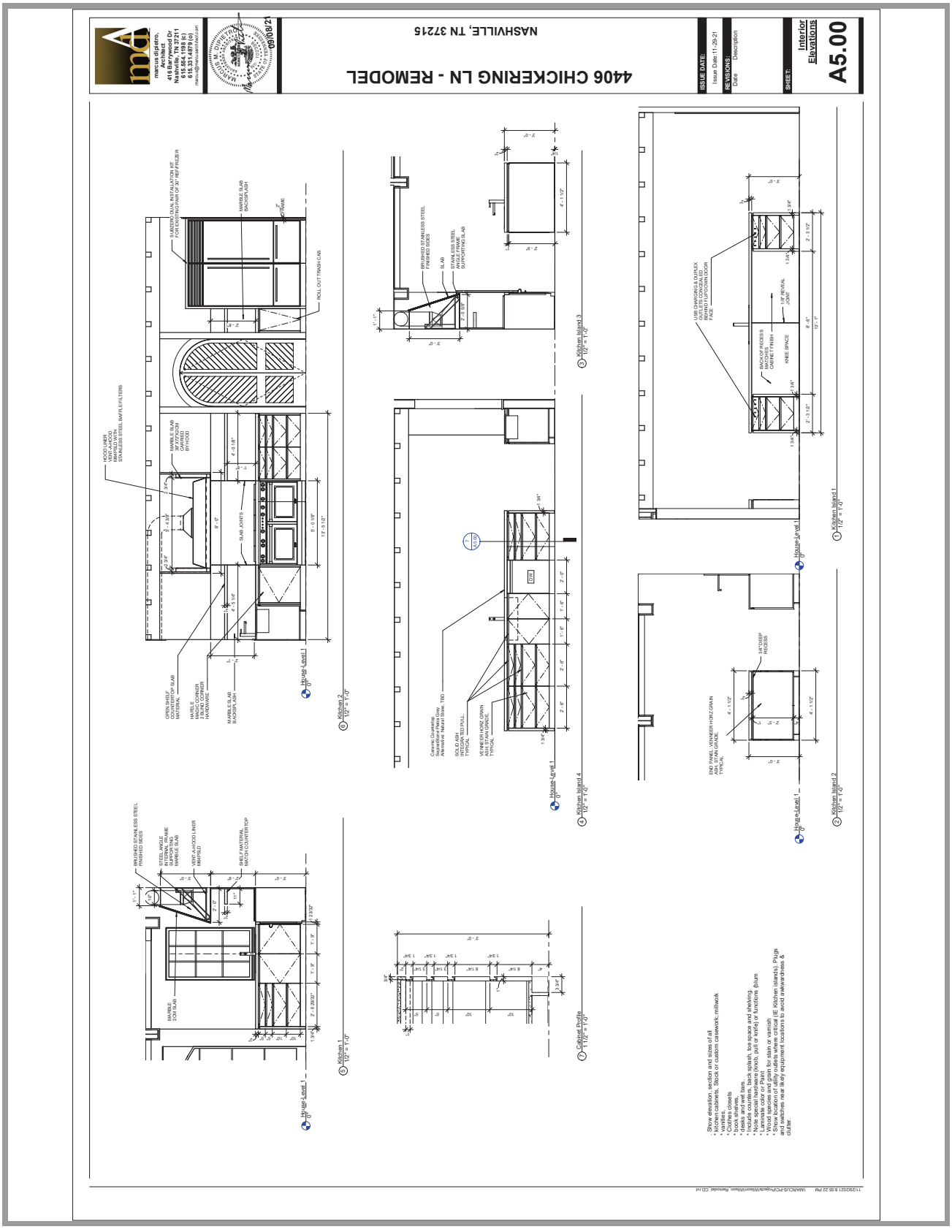
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date Description
SHEET:
Building Sections
A4.00
Section-Addition 1
Section 14
Section 12
Section 12 - Callout 1
House-Level 2
House-Level 1
House-Level 3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NASHVILLE, TN 37215
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
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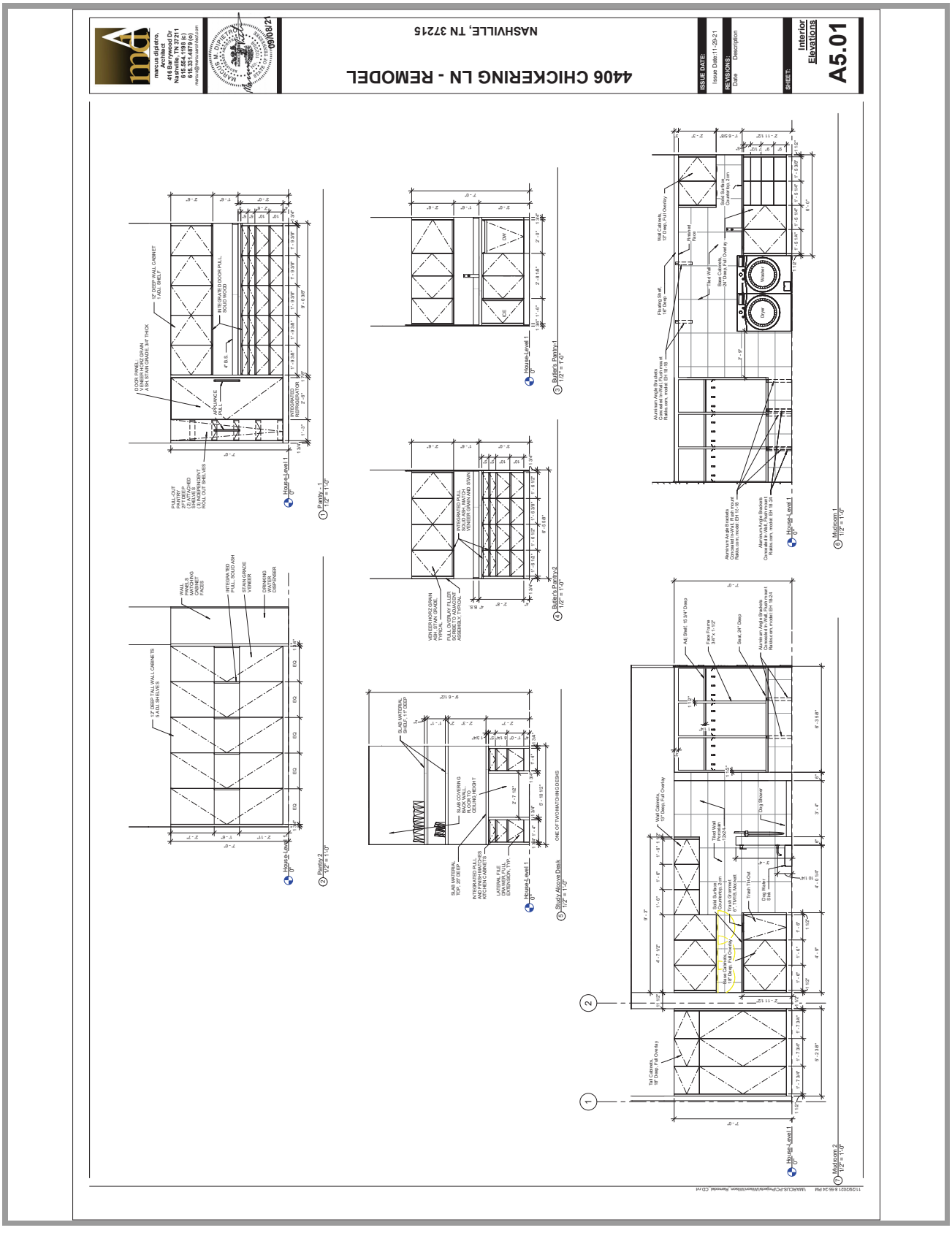
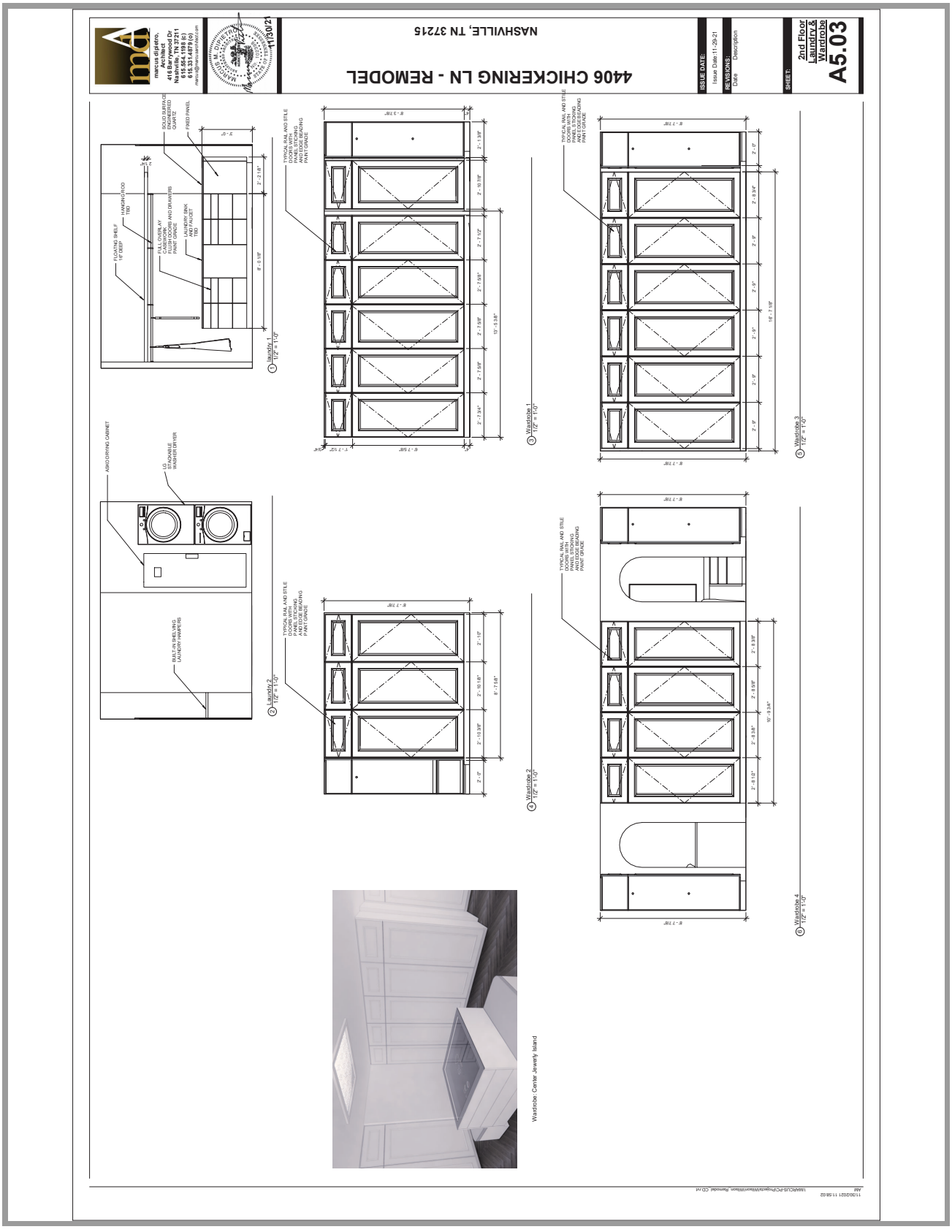
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date Description
SHEET:
Interior Elevations
A5.00
Kitchen 1
Kitchen 2
Kitchen Island 1
Kitchen Island 2
Kitchen Island 3
Kitchen Island 4
Cabinet Profile
House Level 1


4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date
Description
SHEET:
Interior Elevations
A5.01
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
marcus@marcusdesign.com
09/08/21
1 Pantry - 1
1/2" = 1'-0"
2 Pantry 2
1/2" = 1'-0"
3 Butler's Pantry-1
1/2" = 1'-0"
4 Butler's Pantry-2
1/2" = 1'-0"
5 Study Above Desk
1/2" = 1'-0"
6 Mudroom
1/2" = 1'-0"
7 Mudroom 2
1/2" = 1'-0"
House Level 1
0"
12" DEEP WALL CABINET
1 ADJ. SHELF
INTEGRATED DOOR PULL
DOOR PANEL:
VERIEBR HORIZ GRAIN
ASH, STAIN GRADE, 3/4" THICK
APPLIANCE
PULL
PULL OUT
SPICE RACK
3"H DEEP
DOVETAILED
SOLID WOOD
PULL OUT SHELVES
INTEGRATED
REFRIGERATOR
DRAWER
12" DEEP TALL WALL CABINETS
5 ADJ. SHELVES
WALL
PANELING
MATCHING
CABINET
FACES
INTEGRATED
PULL, SOLID ASH
STAIN GRADE
VENEER
DRINKING
WATER
DISPENSER
VENEER HORIZ GRAIN
ASH, STAIN GRADE,
3/4" THICK
FULL OVERLAY FILLER
DOOR PANEL
ASSEMBLY, TYPICAL
SLAB MATERIAL
SHELF, 1" DEEP
SLAB COVERING
BEHIND WALL
FLUSH TO
ADJACENT HEIGHT
SLAB MATERIAL
TOP, 25" DEEP
INTEGRATED PULL
AND FINISH MATCHES
KITCHEN CABINETS
LATERAL FILE
DRAWER, FULL
EXTENSION, Typ
ONE OF TWO MATCHING DESKS
Wall Cabinets
12" Deep, Full Overlay
Floating Shelf
Fabric Wrap
Tiled Wall
Behind Sink
Solid Surface
Countertop
Sink
Faucet
Base Cabinets
24" Deep, Full Overlay
Solid Surface
Countertop
Dishwasher
Dryer
Washer
Aluminum Angle Brackets
Concealed In/Wall Flush mount
Rakks.com, model EH 18-24
Tall Cabinets
96" Deep, Full Overlay
Adj Shelf, 15 3/4" Deep
Face Frame
3/4" x 1 1/2"
Solid, 24" Deep
Pull Out
Trash Tilt Out
Dog Shower
Dog Water
Bowl
Tiled Wall
Behind Shower
12x24 Tile
Solid Surface
Countertop, 2cm
Thick, Typ
6" Tile Kit. Backsplash
Base Cabinets
24" Deep, Full Overlay


4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date
Description
SHEET:
Ortho Renderings
A5.02
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
STUDY ALCOVE
KITCHEN 2
MUD ROOM 2
PANTRY 2
KITCHEN 1
PANTRY 3
ISLAND 2
MUD ROOM 1
ISLAND 1
PANTRY 1


4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
11/30/21
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date
Description
SHEET:
2nd Floor Laundry & Wardrobe
A5.03
1 Laundry 1
1/2" = 1'-0"
2 Laundry 2
1/2" = 1'-0"
3 Wardrobe 1
1/2" = 1'-0"
4 Wardrobe 2
1/2" = 1'-0"
5 Wardrobe 3
1/2" = 1'-0"
6 Wardrobe 4
1/2" = 1'-0"
Wardrobe Center Jewerly Island



MASTER SHOWER: 3/8" SHOWER SURROUND, PORCELAIN PANELS, LARGE FORMATE, LINEAR DRAIN



MASTER BATH: FREESTANDING BATHTUB AND FILLER, TBD. BUILT-INS FOR STORAGE WITH SOLID COUNTERTOP, CUSTOM FREESTANDING TOWEL RACK



MAKE UP: PORCELAIN AND WOOD VENEER CABINETS, TBD.



MASTER VANITY: TWO SINKS AND FAUCETS, TBD. PORCELAIN AND WOOD VENEER CABINETS, TBD.

11/30/2021 11:57:33 AM \\MARCUS-PC\Projects\Wilson\Wilson_Remodel_CD.rvt

marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
marcus@marcusarchitect.com

MARCUS M. DIPIETRO REGISTERED ARCHITECT MARCUS M. DIPIETRO NO. 105998 STATE OF TENNESSEE 11/30/21

4406 CHICKERING LN - REMODEL

NASHVILLE, TN 37215

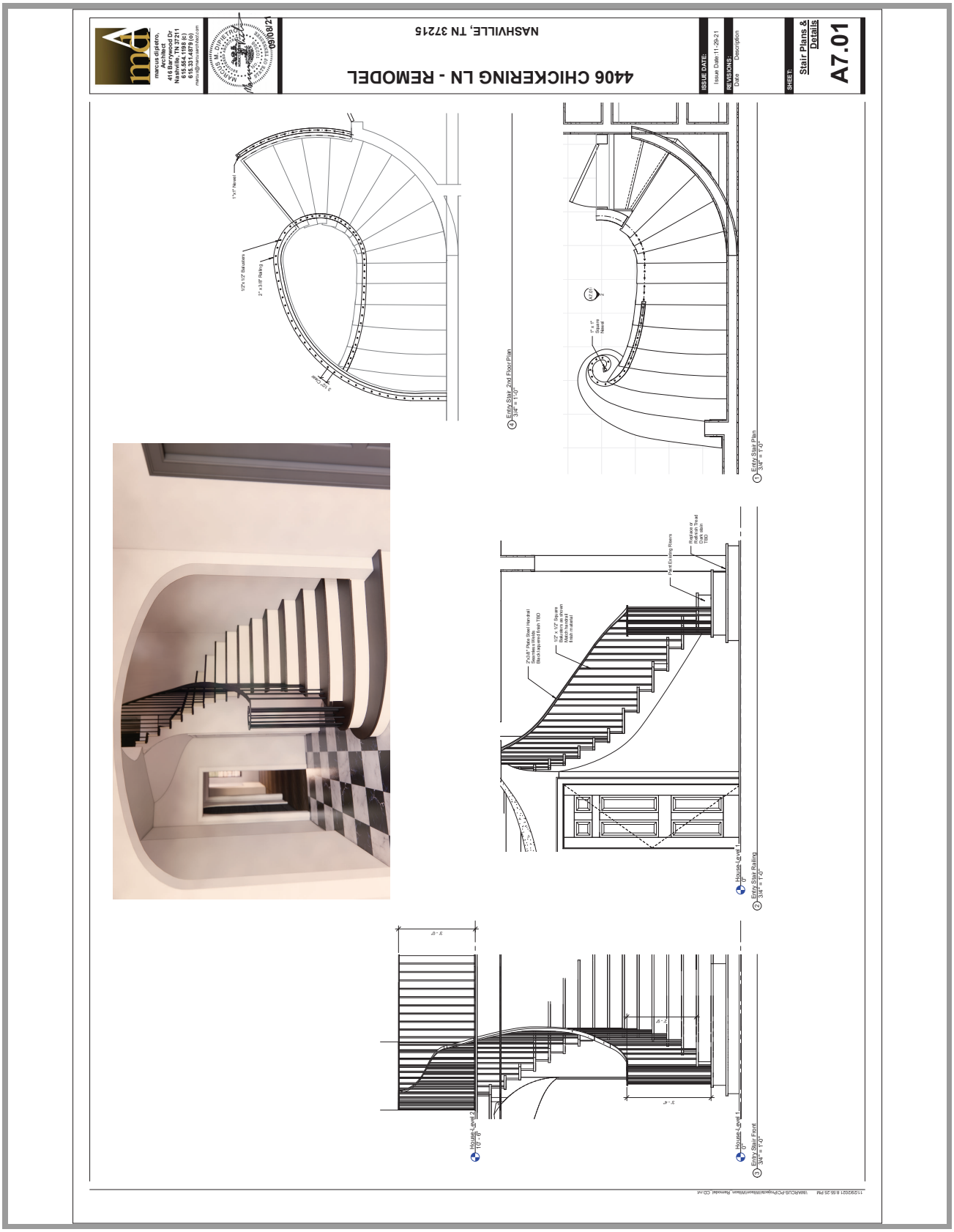
ISSUE DATE:
Issue Date:11-29-21

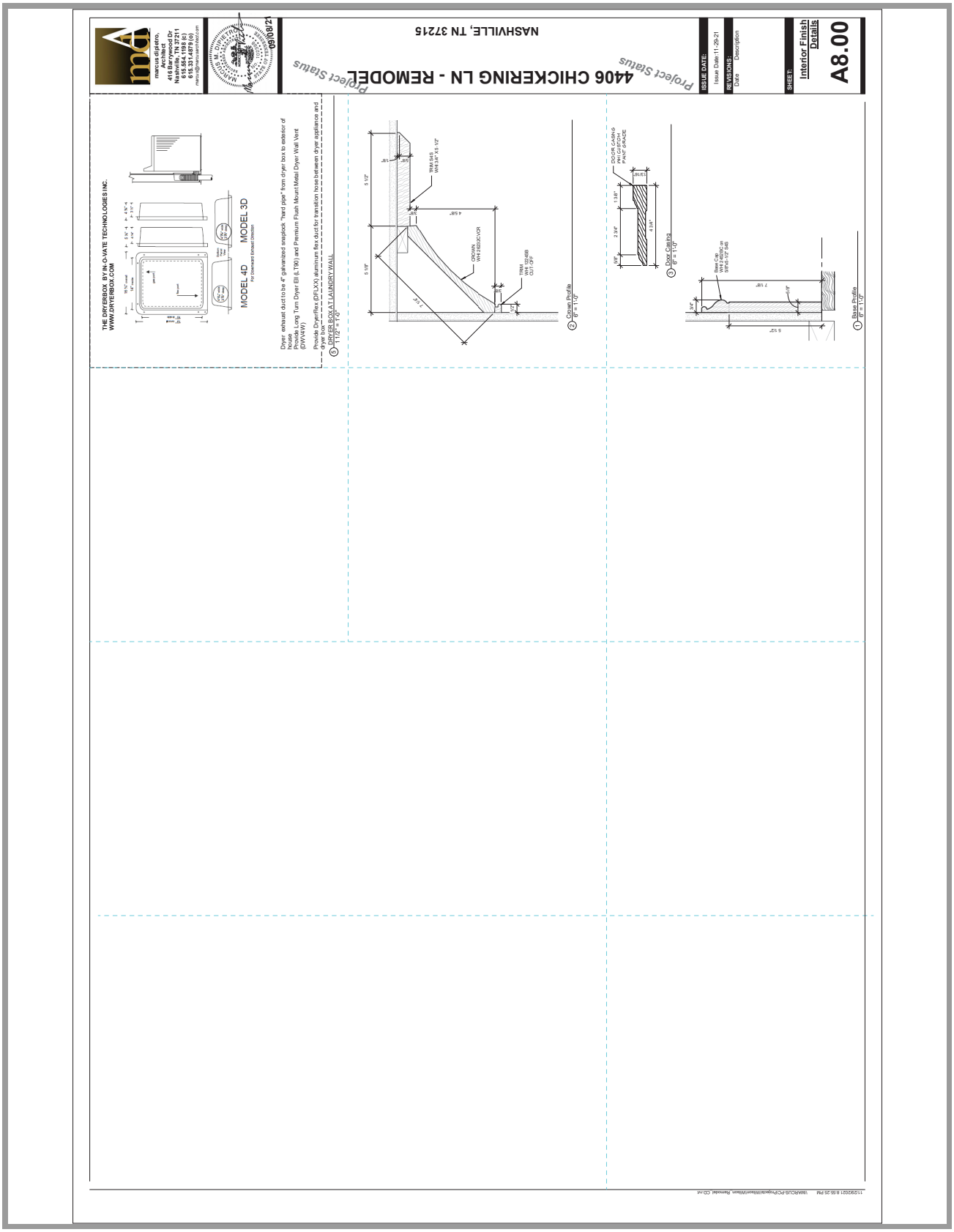
REVISIONS:

Date	Description

SHEET:
Renderings
Master Bath

A5.04


4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date
Description
SHEET:
Stair Plans & Details
A7.01
Entry Stair 2nd Floor Plan
Entry Stair Plan
Entry Stair Railing
Entry Stair Front

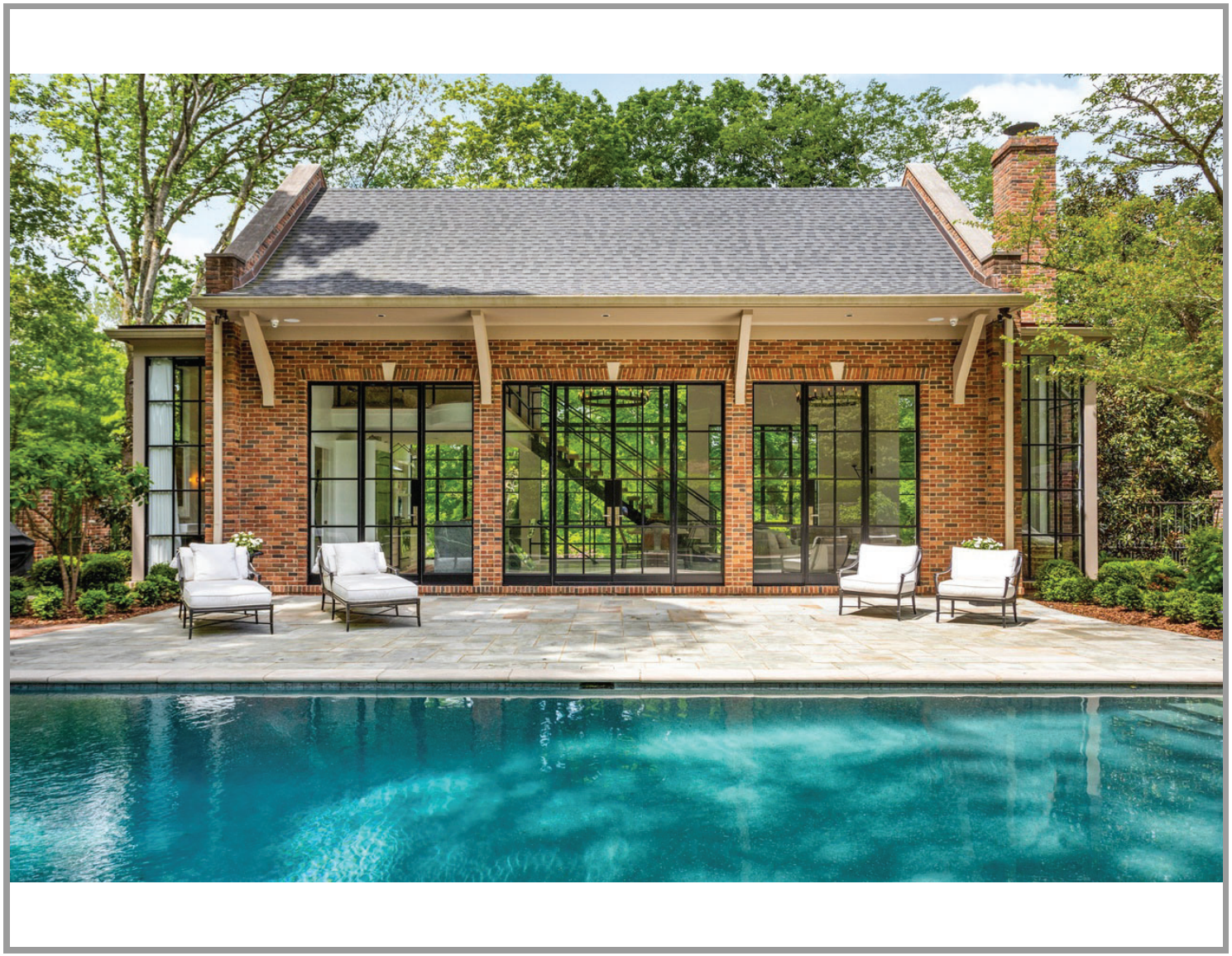

marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
615.554.1198 (c)
615.331.4879 (o)
09/08/21
4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
Project Status
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date
Description
SHEET:
Interior Finish Details
A8.00
THE DRYERBOX BY IN-O-VATE TECHNOLOGIES INC.
WWW.DRYERBOX.COM
MODEL 4D
MODEL 3D
For Downward Exhaust Direction
Dryer exhaust duct to be 4" galvanized snaplock "hard pipe" from dryer box to exterior of house
Provide Long Turn Dryer Ell (LT90) and Premium Flush Mount Metal Dryer Wall Vent (DWV4W)
Provide DryerFlex (DFLXX) aluminum flex duct for transition hose between dryer appliance and dryer box
DRYER BOX AT LAUNDRY WALL
1 1/2" = 1'-0"
Crown Profile
6" = 1'-0"
Door Casing
6" = 1'-0"
Base Profile
6" = 1'-0"































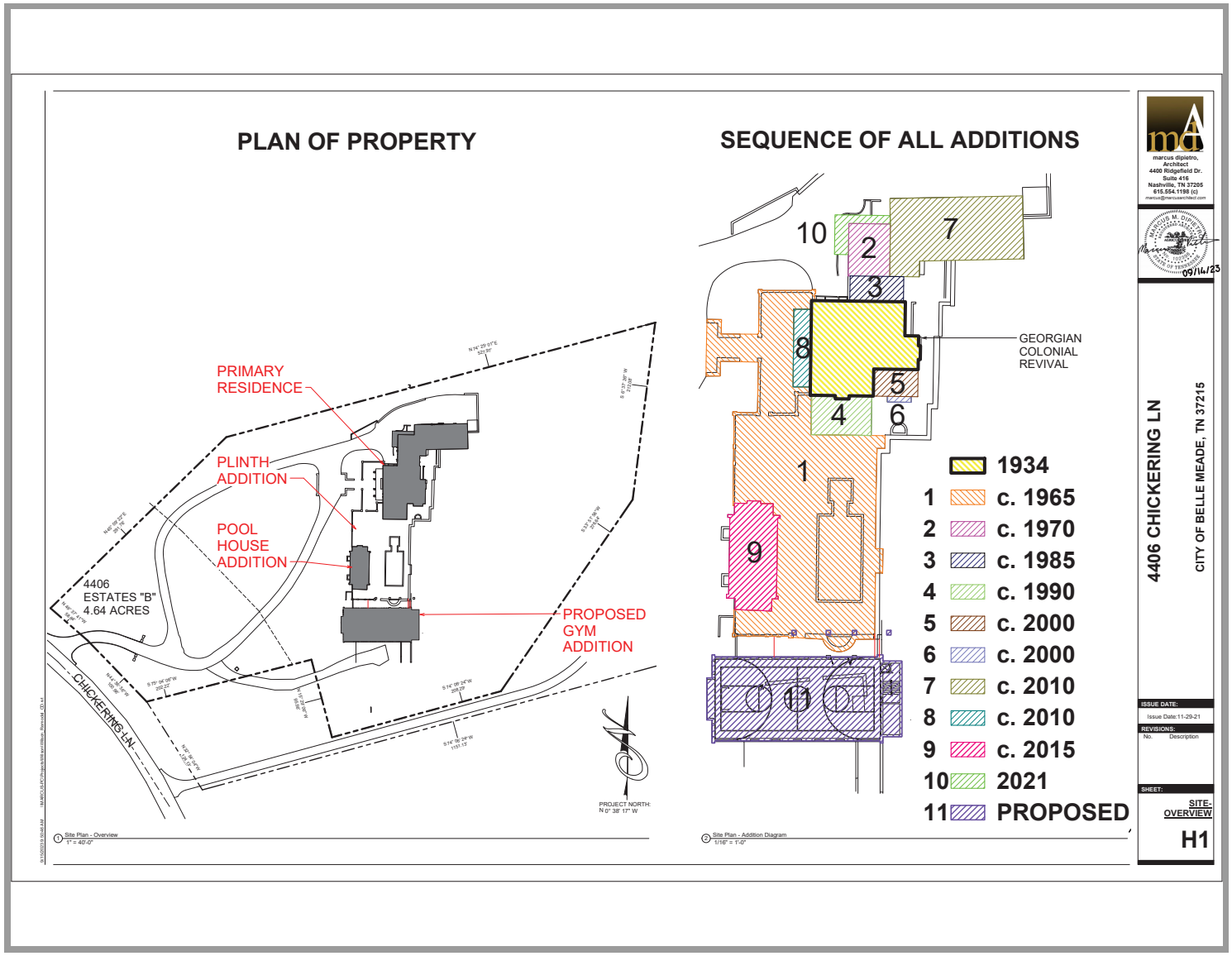











PLAN OF PROPERTY
PRIMARY RESIDENCE
PLINTH ADDITION
POOL HOUSE ADDITION
PROPOSED GYM ADDITION
4406 ESTATES "B" 4.64 ACRES
CHICKERING LN
PROJECT NORTH: N 0° 38' 17" W
Site Plan - Overview
1" = 40'-0"
SEQUENCE OF ALL ADDITIONS
GEORGIAN COLONIAL REVIVAL
1934
1 c. 1965
2 c. 1970
3 c. 1985
4 c. 1990
5 c. 2000
6 c. 2000
7 c. 2010
8 c. 2010
9 c. 2015
10 2021
11 PROPOSED
Site Plan - Addition Diagram
1/16" = 1'-0"
marcus dipietro, Architect
4400 Ridgefield Dr. Suite 416
Nashville, TN 37205
615.554.1198 (c)
09/16/23
4406 CHICKERING LN
CITY OF BELLE MEADE, TN 37215
ISSUE DATE:
Issue Date:11-29-21
REVISIONS:
No. Description
SHEET:
SITE-OVERVIEW
H1

Staff Report

Agenda No.: III.B.

Case No.: 061323-1

Staff: Mary Samaniego, Planning Director

Applicant: Marcus DiPietro

Request: Certificate of Appropriateness for a detached accessory structure

Location: 4406 Chickering Lane

Summary:
The applicant on behalf of the property owners is requesting Certificate of Appropriateness approval for a detached accessory structure (garage with gym). The application was heard at the September 2023 HZC meeting where it was presented that the existing dwelling was under renovation and had been permitted in 2022 (see 2022 building permit and associated plans). The HZC was unable to determine the relationship between the proposed garage with gym project and the renovations to the existing dwelling. The HZC made a motion for the applicant and staff to clarify the architectural style of the dwelling, research background of the property, and return to the Commission for approval. Please see requested data/research in the Planning Considerations below.

Five Special Exceptions/Variances were heard and approved for the new construction of the proposed detached structure by the Board of Zoning Appeals in August of 2023. The specific approvals were:
Variance 1: To allow a grade change within the building envelope to be +5' over allowable;
Variance 2: To allow a grade change outside of building envelope to be +3' over allowable;
Variance 3: To increase the height of a retaining wall from 3’ to 12' within building envelope;
Variance 4: To exceed the allowable low slope roof area by 4%; and
Special Exception 1: To exceed the allowable number of garage spaces from 5 to 8.

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 4.63 acres and has significant changes (approximately 62’) in elevation rising from Chickering Lane to the building envelope.
2. The residence is approximately 11,000 square feet in size and was originally constructed in 1934 (Georgian Colonial Revival). The property is not listed in any historic inventory of Belle Meade as indicated by the Tennessee Historical Commission.

3. Since 1965, multiple renovations and additions have occurred to the original 1934 house (see historic property plan). According to the historic property plan submitted by the applicant, the original 1934 house is primarily encapsulated by additions.
4. The existing pool house located between the residence and the proposed garage/gym was constructed in 2015.
5. A building permit was issued in March 2022 for interior/exterior renovation that included removing and building back a section of the house with a 6' bump out (see 2022 building permit and associated plans). At the time of permitting, the Building Official apparently decided that the extent of the renovations did not meet the criteria as detailed in the Citywide Conservation Overlay Design Guideline for a formal HZC review and approval.
6. The proposed garage with gym is two-stories and approximately 10,000 square feet.
7. Per Section 14-204(1)(d)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed eight percent (12%) of the lot area. The allowable footprint for the proposed lot is 24,254 square feet.
8. The proposed area of total building footprint including the existing residence, pool house and proposed structure is 10,500 square feet.
9. 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 more is .196. For the subject property, the allowable area per the FAR equation is 39,615 square feet.
10. The proposed area of total building area including the existing residence, pool house and proposed structure is 24,364 square feet.
11. The proposed pool house is entirely within the established building envelope (see attached Staff Analysis of Site Plan). The highest point of the proposed structure from grade is 40' which is compliant with the Zoning Ordinance regulations.
12. The architectural style (Neoeclectic) of the proposed structure is complimentary to the pool house as well as renovations to the residence. See photographs of property from late 2020 that illustrates the differences between the pool house and residence as far as windows, roof line, etc.

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.

The Belle Meade HZC Design Guidelines does not specifically provide criteria for detached and/or accessory structures. However, in this context with the close proximity of all buildings, the following criteria for the review and approval of additions is appropriate:

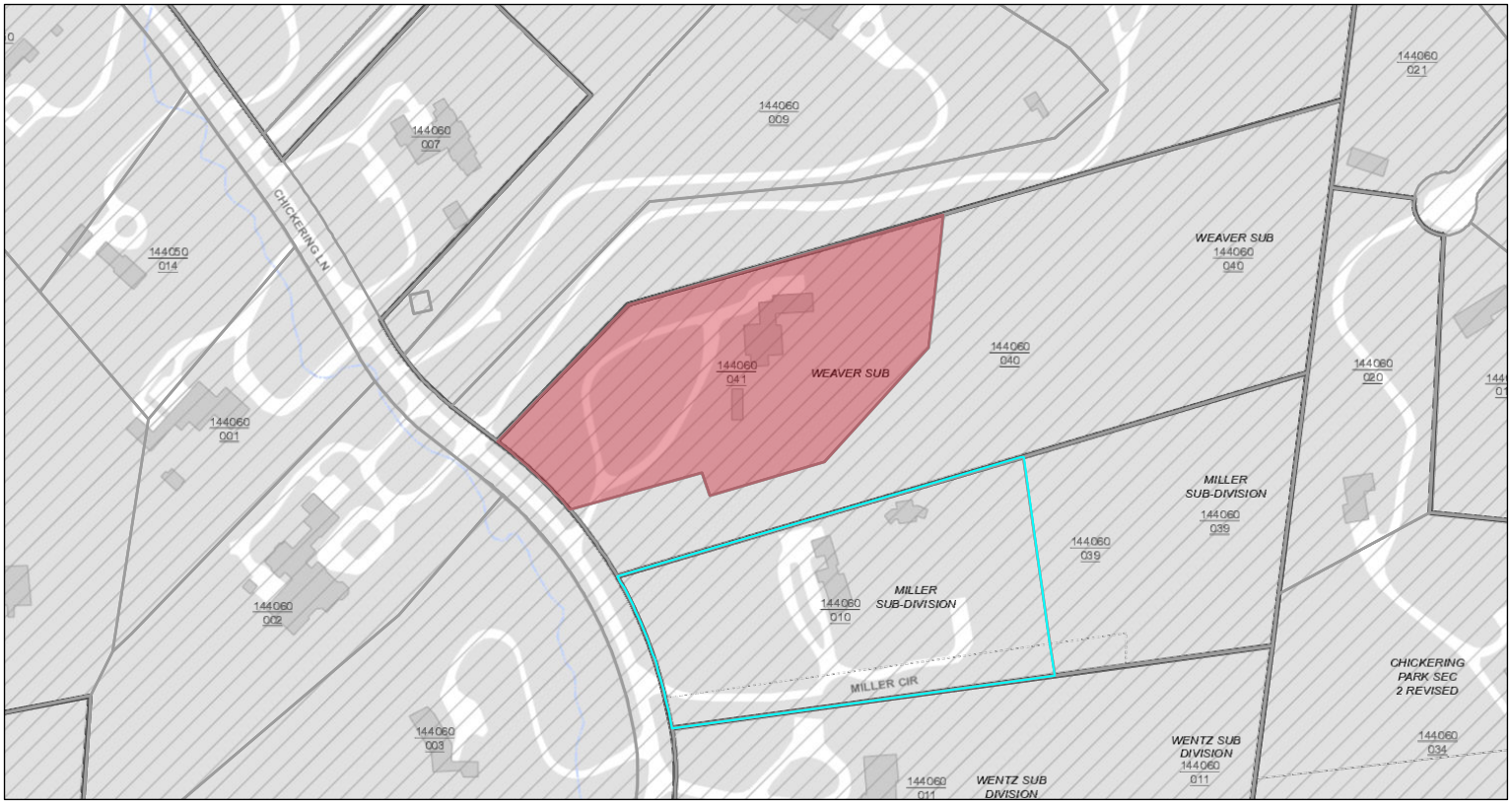
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by 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.

Attachments:

1. Location Map
2. Staff Analysis

Nashville / Davidson County Parcel Viewer



February 23, 2023

Override 1

graphicsLayer2

Zoning

Urban Design Overlay

Planned Unit Development

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Metro GIS

Made by: Metro GIS

Nashville / Davidson County Parcel Viewer



October 4, 2023

graphicsLayer2

Zoning

Urban Design Overlay

Planned Unit Development

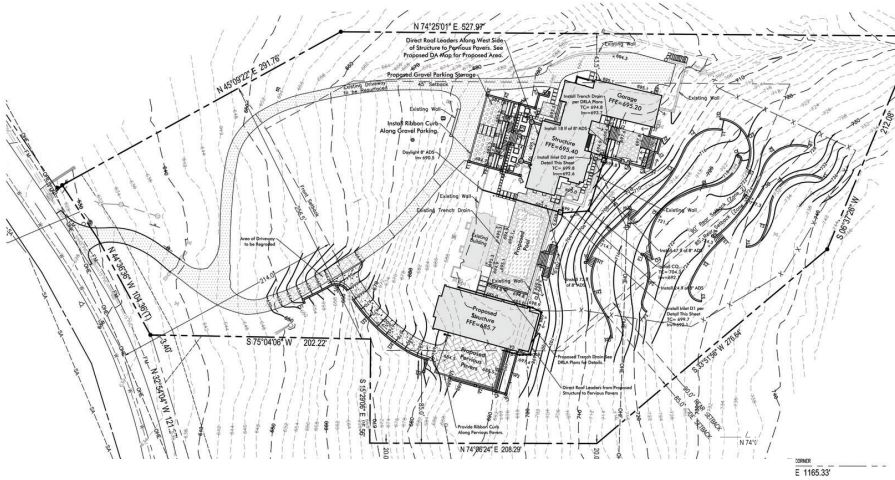
1:1,128

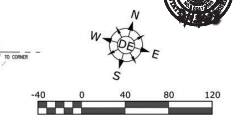
0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Nashville Maps; Pictometry International

Made by: Metro GIS





Scale 1" = 40'
Site Area = 4.64 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Owner
4406 Chickering Lane Trust
4406 Chickering Lane
Nashville, TN 37215

Flood Note
This Property is Not Located Within a Flood Hazard Area as Designated by "Zone X" on Firm Panel #47037C0353H. Dated April 5, 2017.

Site Benchmark
Top of Casting of Sanitary Sewer Manhole in the Chickering Lane Near the Southwest Property Line NAVD88 Elev. = 625.91

marcus dipietro, Architect
4400 Ridgefield Way
Suite 416
Nashville, TN 37205
615-554-1198 (c)
marcus@marcusarchitect.com

07/09/02

Multi-Gym Building

4406 CHICKERING LN, BELLE MEADE, TN 37205

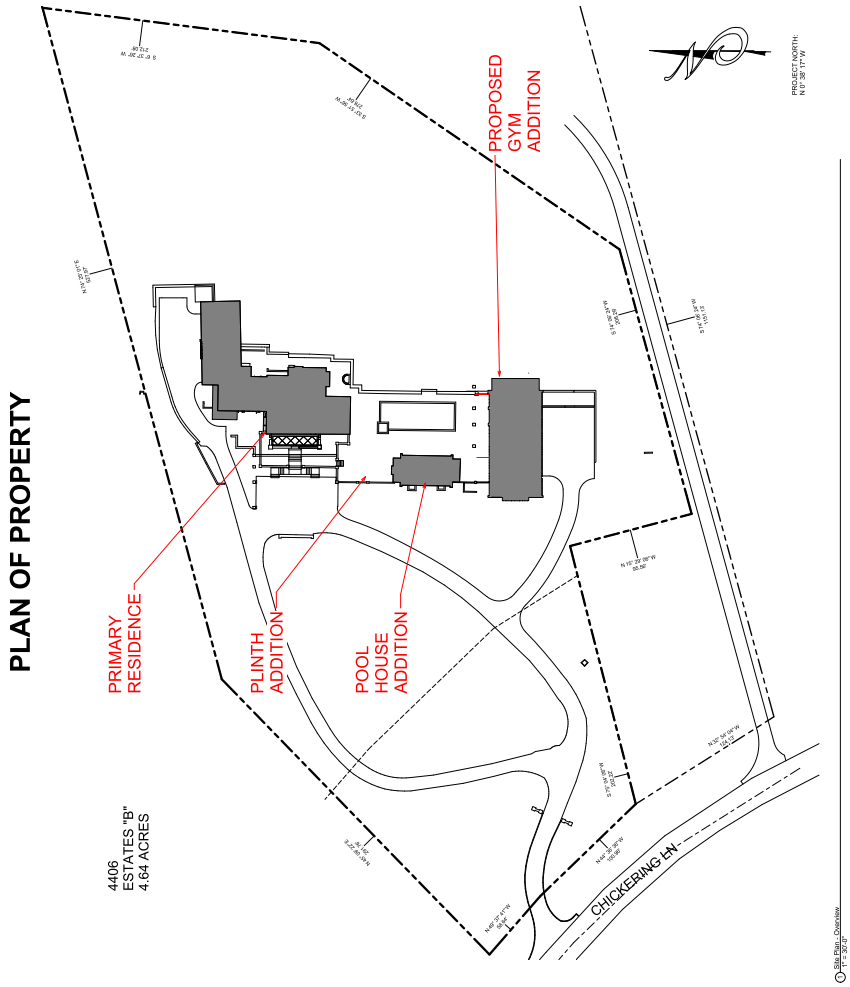
ISSUE DATE:
5/2/23

REVISIONS:
Date Description

SHEET:
Site Plan

A1.00

	CITY OF BELLE MEADE 4406 CHICKERING LN.	SITE 0



PLAN OF PROPERTY

4406 CHICKERING LN.

CITY OF BELLE MEADE

DIAGRAM PHASES 1

Date		STYLE
1934	1	GEORGIAN COLONIAL REVIVAL
c. 1965	1	NEO-CLASSICAL REVIVAL
c. 1970	2	NEOCOLONIAL
c. 1985	3	NEOCOLONIAL
c. 1990	4	BEAUX-ARTS REVIVAL
c. 2000	5	NEOCOLONIAL
c. 2000	6	NEO-ECLECTIC
c. 2010	7	NEOCOLONIAL
c. 2010	8	NEO-CLASSICAL REVIVAL
c. 2015	9	NEO-TUDOR
2022	10	NEO-ECLECTIC
PROPOSED	11	NEO-ECLECTIC SUB-TYPES NEO-TUDOR & NEOCOLONIAL

SEQUENCE OF ADDITIONS

4406 CHICKERING LN.
CITY OF BELLE MEADE
FRONT ELEVATION
2.0
CLAY TILE ROOFING
LIME PLASTER
LIME WASHED BRICK
FIELDSTONE
HANDMADE STEEL WINDOWS & DOORS WITH CUT LIMESTONE SILLS & CASINGS

4406 CHICKERING LN.

CITY OF BELLE MEADE

FRONT ELEVATION 2.1

CLAY TILE ROOFING

LIME PLASTER

LIME WASHED BRICK

WROUGHT IRON FENCE

HOPE STEEL WINDOWS

4406 CHICKERING LN.

CITY OF BELLE MEADE

FRONT ELEVATION 2.3

- LIMESTONE PARAPET CAP
- LIME PLASTER
- LIME WASHED BRICK
- FIELDSTONE
- HANDMADE STEEL WINDOWS & DOORS WITH CUT LIMESTONE SILLS & WATER-TABLE

4406 CHICKERING LN.
CITY OF BELLE MEADE
MULTI GYM
3.0
LIMESTONE PARAPET CAP
LIME PLASTER
LIME WASHED BRICK
FIELDSTONE
HANDMADE STEEL WINDOWS & DOORS WITH CUT LIMESTONE SILLS & WATER-TABLE
CLAY TILE ROOFING
K-STYLE COPPER GUTTER
PAINTED WOOD GARAGE DOOR WITH GLASS LITES
PAINTED WOOD BRACKET & SOFFIT

MULTI GYM 3.1

4406 CHICKERING LN.

CITY OF BELLE MEADE

4406 CHICKERING LN.

CITY OF BELLE MEADE

POOL HOUSE 4.0

LIMESTONE PARAPET CAP

LIME PLASTER

LIME WASHED BRICK

WROUGHT IRON FENCE

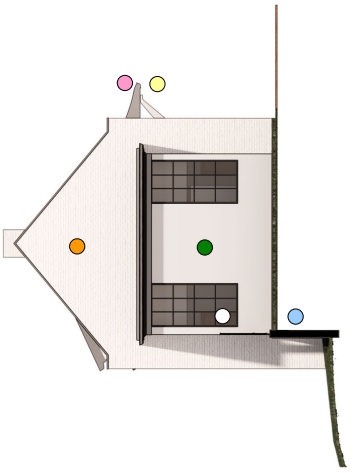
HOPE STEEL WINDOWS & DOORS

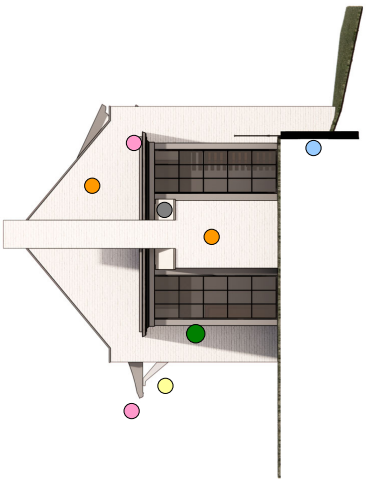
CLAY TILE ROOFING

K-STYLE COPPER GUTTER

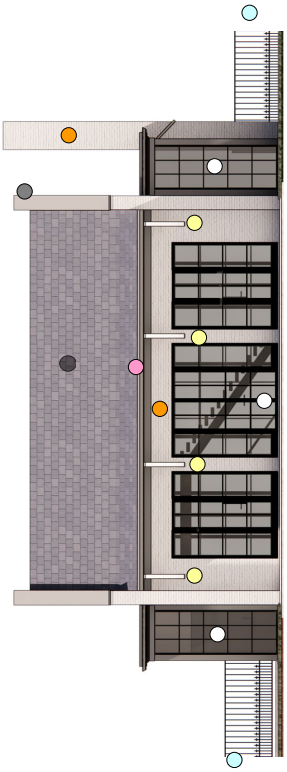
BRICK RETAINING WALL

PAINTED WOOD BRACKET & SOFFIT









MAIN HOUSE 5.0

4406 CHICKERING LN.

CITY OF BELLE MEADE

MAIN HOUSE 5.1

4406 CHICKERING LN.

CITY OF BELLE MEADE

- CLAY TILE ROOFING
- COPPER GUTTER/ FASCIA
- BRICK RETAINING WALL
- PAINTED WOOD BRACKET & SOFFIT
- LIME PLASTER
- LIME WASHED BRICK
- WROUGHT IRON FENCE
- HANDMADE STEEL WINDOWS & DOORS WITH CUT LIMESTONE SILLS & CASINGS
- STEEL PERGOLA

MAIN HOUSE 5.2

4406 CHICKERING LN.

CITY OF BELLE MEADE

- CLAY TILE ROOFING
- COPPER GUTTER/ FASCIA
- BRICK RETAINING WALL
- LIMESTONE CORBEL
- LIME PLASTER
- LIME WASHED BRICK
- WROUGHT IRON FENCE
- HANDMADE STEEL WINDOWS & DOORS WITH CUT LIMESTONE SILLS & CASINGS
- STEEL PERGOLA

	4406 CHICKERING LN. CITY OF BELLE MEADE	STREET VIEW 6.0

LIMITED VIEW OF BUILDINGS FROM STREET

Formal architectural style of proposed building addition and remodeled buildings:

The architectural style that is being implemented is Neo-Eclectic* where traditional shapes and detailing are borrowed from a variety of historically popular styles which are associate with this property.

The design rationale for implementing Neo-Eclectic style is this style integrates an imprecise Georgian Revival (the original house), Neocolonial, Neo-Tudor, and Neo-Classical Revival/Beaux-arts styles.

Pool house has Neo-Tudor shapes and features (Neo-Tudor being a subset of Neo-Eclectic):

- Parapeted Side Gables- distinctive sub-type of Tudor
- Symmetry of openings- tall, narrow shapes grouped in multiples with multiple panes.
- Wall dormer- prominent front facing wall dormer is a shape commonly associated with Tudor style.

Pool house also shares Neocolonial (a subset of Neo Eclectic) features:

- Symmetry of one-story side wings with flat roof- all glass- perhaps a response to the single-story sunroom side wing addition (4) and a typical feature of Colonial Revival.
- Gable end Chimney- though detached from the gable end, it is reminiscent of Colonial Revival.
- Shed roof shape of dormer is Colonial Revival.

Excluding all the additions, the 1934 house has these Georgian Revival features:

- Two storied side-gabled building
- A central entry door with elliptical fanlight and sidelights
- Symmetrical windows flanking the door
- Mass masonry of clay tile with brick veneer
- Exterior chimney at the end gable

Implementing Neo-Eclectic style allows the design of Neo Tudor & Neocolonial pool house with the 1934 Georgian Revival house by freely adapting features from those eras.

Multi-Gym has **Neo-Eclectic** shapes and sub-types:

Design borrows from immediate building context to derive its traditional forms such as:

1. Shaped Parapeted Front Gable -inspired by pool-house/Old English tradition
2. Prominent grouping of tall narrow windows – inspired by pool-house and Old English tradition
3. Side Gabled, second story overhang- popular with later Colonial Revival and found in Old English traditions.

In conclusion:

Neo-Eclectic (ca. 1965-Present) employs traditional shapes and detailing- albeit less precise in historical accuracy. This style expresses very free adaptations of earlier revival styles.

Design rationale for project

Beyond architectural style, this addition both unifies and respects the historical nature of the original home in three important ways:

Siting the multigym as a bookend of this terrace to create a courtyard and give property real value as an estate. I have respected the terrace addition by continuing its foundation walls from house to pool house to multi-gym. This creates a nice plinth, organizing the entire site seen has a horizontal line in the front elevation. In addition, the new building is moved a respectfully appropriate distance to separate the addition from 1934 historic subject property. This is a key principle for adding new construction to historic buildings**.

The **massing** of the new building is also respectful of the scale of the subject property. The ridge height is held below subject property to further establish hierarchy between original and additions. Also, I reduce the size visually by orienting the slimmer side to face the street.

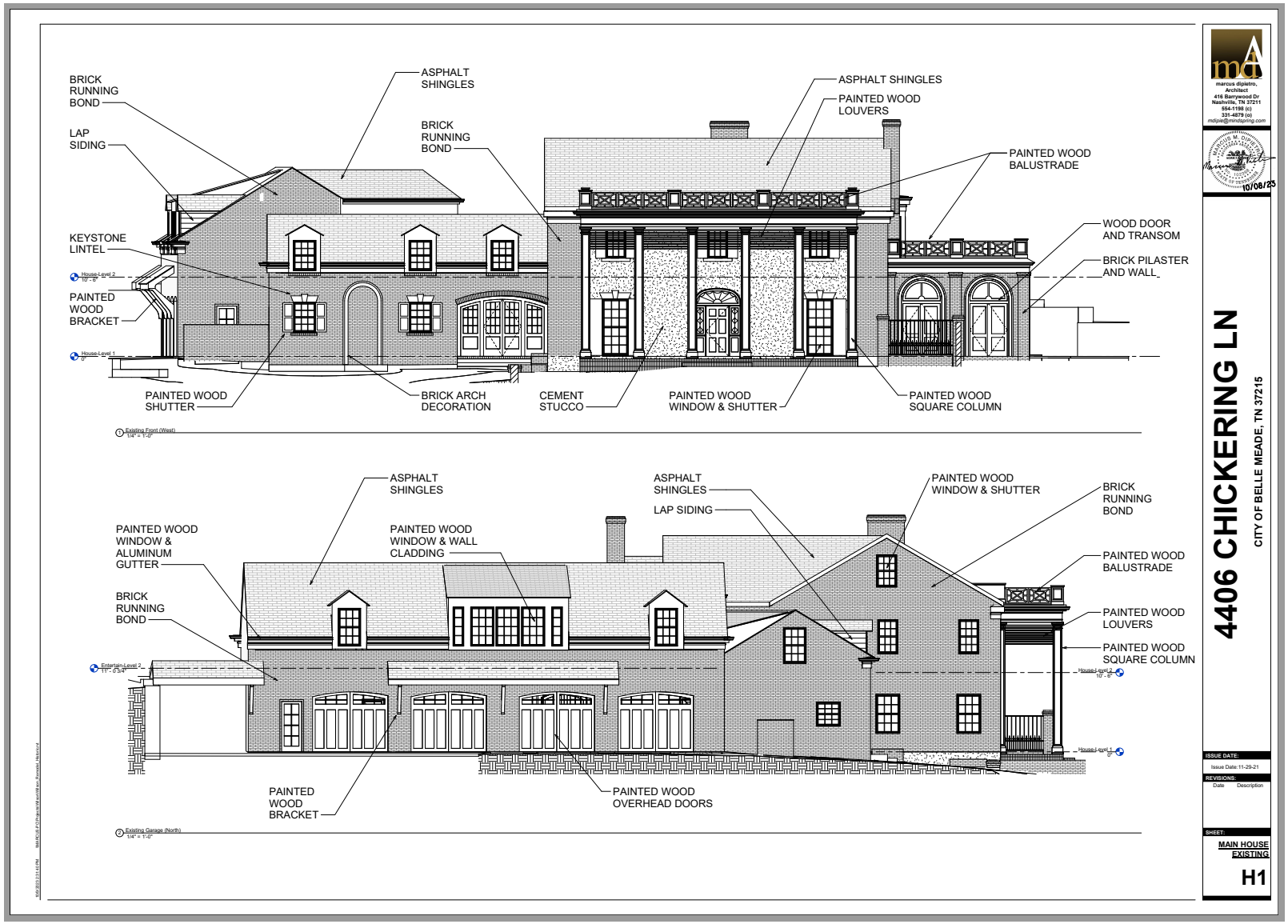
The **exterior finishes** match the other additions with lime plaster and lime slurry over brick with tiled roof and handmade steel windows and doors. Some limestone accents are detailed such as water table, sills and parapet caps to further tie everything together in one architectural language.

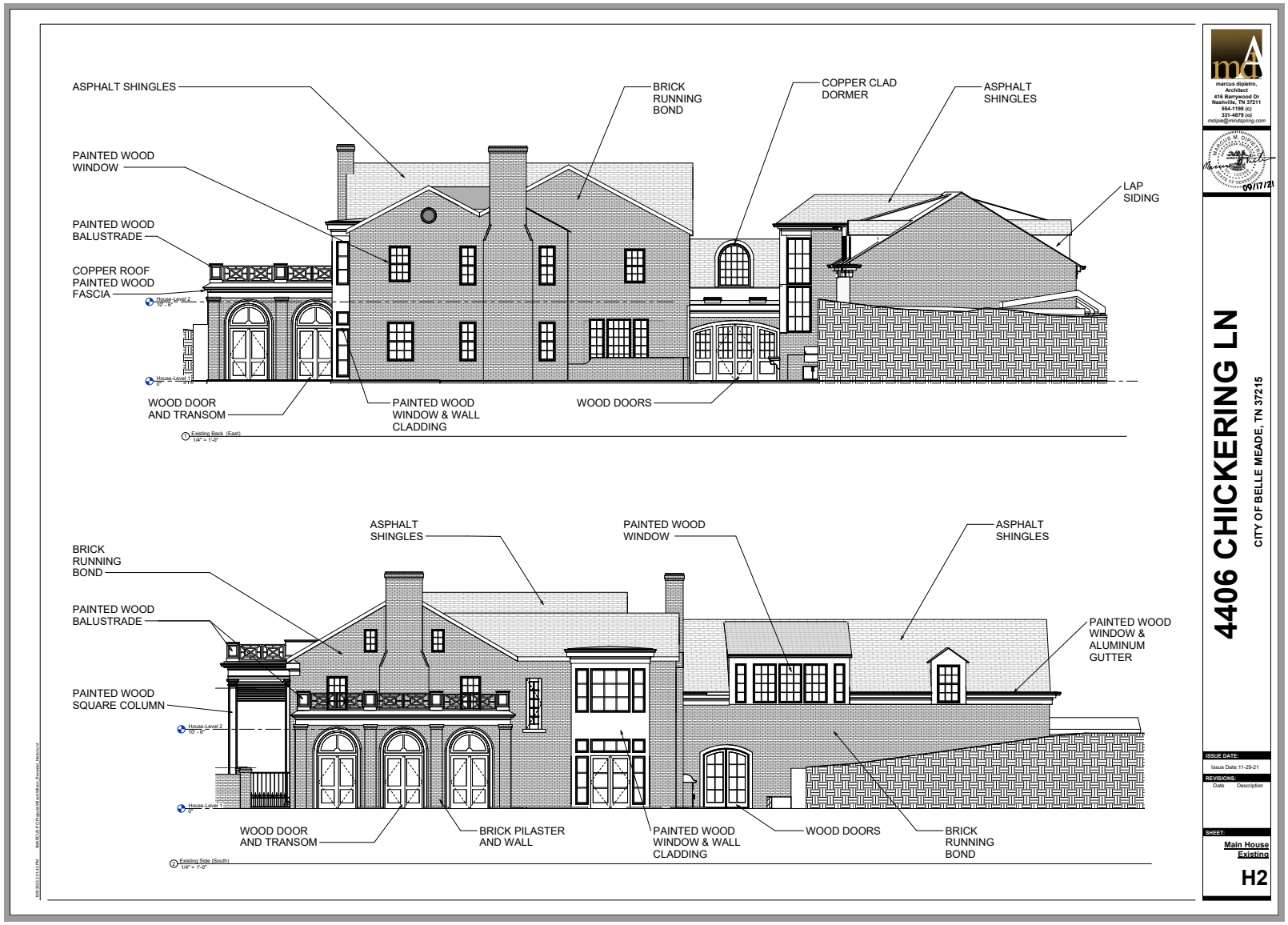
The team's imperative is to preserve and restore the historically relevant 1934 house rather than obscure or destroy it.

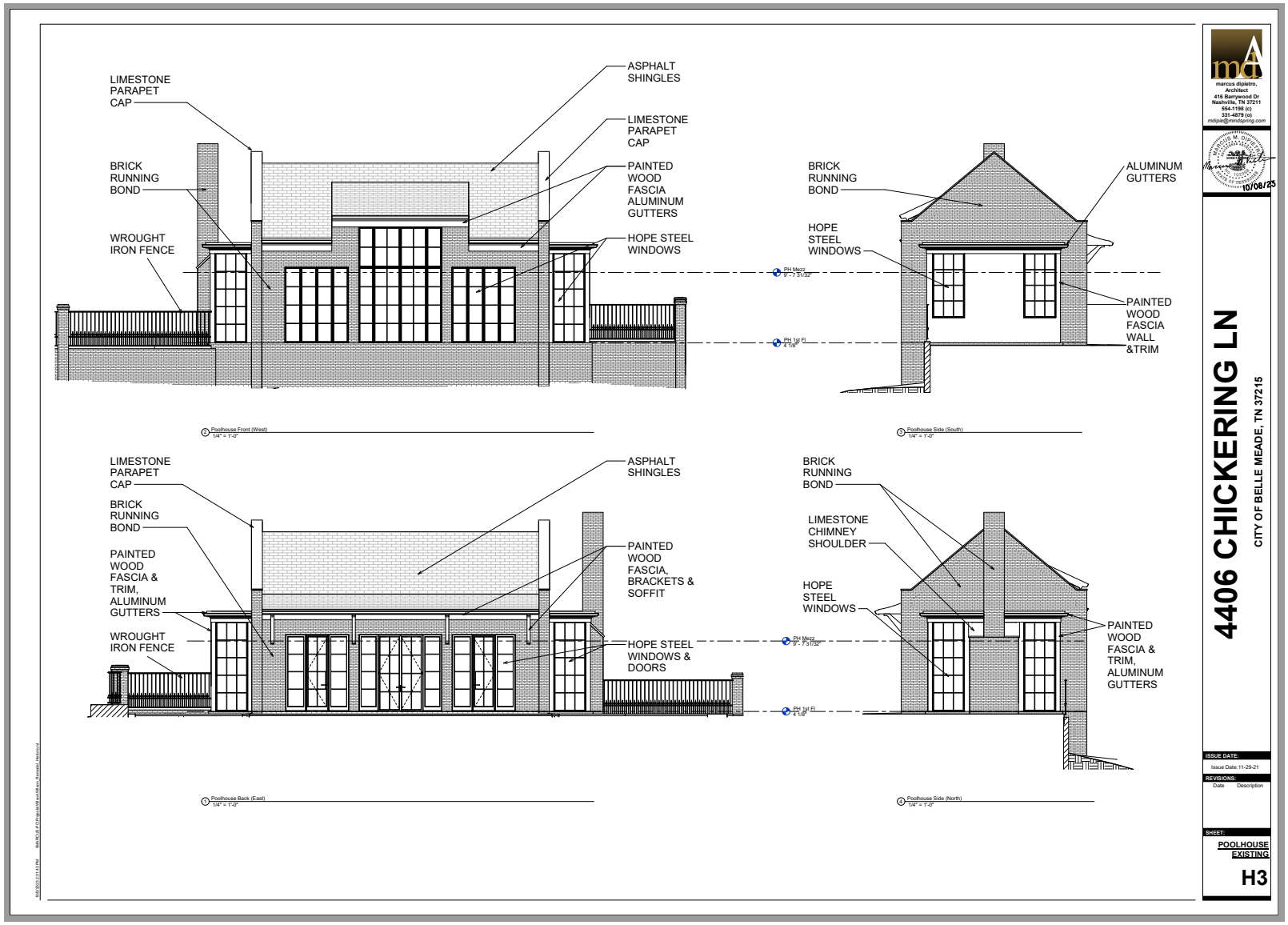
Works Cited entry

*McAlester, Virginia, and Arcie Lee McAlester. *A Field Guide to American Houses*. Alfred A. Knopf, 1984.

** Grimmer, Anne E., and Kay D. Weeks. *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS*. 2017 Rev. ed., *U.S. Department of the Interior National Park Service Technical Preservation Services*, 1995. pp. 26, 157.


BRICK RUNNING BOND
LAP SIDING
KEYSTONE LINTEL
PAINTED WOOD BRACKET
ASPHALT SHINGLES
BRICK RUNNING BOND
ASPHALT SHINGLES
PAINTED WOOD LOUVERS
PAINTED WOOD BALUSTRADE
WOOD DOOR AND TRANSOM
BRICK PILASTER AND WALL
PAINTED WOOD SHUTTER
BRICK ARCH DECORATION
CEMENT STUCCO
PAINTED WOOD WINDOW & SHUTTER
PAINTED WOOD SQUARE COLUMN
Existing Front (West)
1/4" = 1'-0"
ASPHALT SHINGLES
PAINTED WOOD WINDOW & ALUMINUM GUTTER
BRICK RUNNING BOND
PAINTED WOOD WINDOW & WALL CLADDING
ASPHALT SHINGLES
LAP SIDING
PAINTED WOOD WINDOW & SHUTTER
BRICK RUNNING BOND
PAINTED WOOD BALUSTRADE
PAINTED WOOD LOUVERS
PAINTED WOOD SQUARE COLUMN
PAINTED WOOD BRACKET
PAINTED WOOD OVERHEAD DOORS
Existing Garage (North)
1/4" = 1'-0"
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
554-1198 (c)
331-4679 (o)
mdipie@mindspring.com
10/08/23
4406 CHICKERING LN
CITY OF BELLE MEADE, TN 37215
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date Description
SHEET:
MAIN HOUSE EXISTING
H1


ASPHALT SHINGLES
BRICK RUNNING BOND
COPPER CLAD DORMER
ASPHALT SHINGLES
PAINTED WOOD WINDOW
PAINTED WOOD BALUSTRADE
COPPER ROOF PAINTED WOOD FASCIA
LAP SIDING
WOOD DOOR AND TRANSOM
PAINTED WOOD WINDOW & WALL CLADDING
WOOD DOORS
Existing Back (East)
1/4" = 1'-0"
ASPHALT SHINGLES
PAINTED WOOD WINDOW
ASPHALT SHINGLES
BRICK RUNNING BOND
PAINTED WOOD BALUSTRADE
PAINTED WOOD WINDOW & ALUMINUM GUTTER
PAINTED WOOD SQUARE COLUMN
WOOD DOOR AND TRANSOM
BRICK PILASTER AND WALL
PAINTED WOOD WINDOW & WALL CLADDING
WOOD DOORS
BRICK RUNNING BOND
Existing Side (South)
1/4" = 1'-0"
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
554-1198 (c)
331-4679 (o)
mdipia@mindspring.com
09/17/21
4406 CHICKERING LN
CITY OF BELLE MEADE, TN 37215
ISSUE DATE:
Issue Date:11-29-21
REVISIONS:
Date Description
SHEET:
Main House Existing
H2


LIMESTONE PARAPET CAP
ASPHALT SHINGLES
LIMESTONE PARAPET CAP
BRICK RUNNING BOND
PAINTED WOOD FASCIA ALUMINUM GUTTERS
WROUGHT IRON FENCE
HOPE STEEL WINDOWS
PH Mezz 9' - 7 31/32"
PH 1st Fl 0' - 0"
Poolhouse Front (West) 1/4" = 1'-0"
BRICK RUNNING BOND
ALUMINUM GUTTERS
HOPE STEEL WINDOWS
PAINTED WOOD FASCIA WALL &TRIM
Poolhouse Side (South) 1/4" = 1'-0"
LIMESTONE PARAPET CAP
ASPHALT SHINGLES
BRICK RUNNING BOND
PAINTED WOOD FASCIA & TRIM, ALUMINUM GUTTERS
WROUGHT IRON FENCE
PAINTED WOOD FASCIA, BRACKETS & SOFFIT
HOPE STEEL WINDOWS & DOORS
PH Mezz 9' - 7 31/32"
PH 1st Fl 0' - 0"
Poolhouse Back (East) 1/4" = 1'-0"
BRICK RUNNING BOND
LIMESTONE CHIMNEY SHOULDER
HOPE STEEL WINDOWS
PAINTED WOOD FASCIA & TRIM, ALUMINUM GUTTERS
Poolhouse Side (North) 1/4" = 1'-0"
marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
554-1198 (c)
331-4679 (o)
mdipie@mindspring.com
10/08/23
4406 CHICKERING LN
CITY OF BELLE MEADE, TN 37215
ISSUE DATE:
Issue Date:11-29-21
REVISIONS:
Date Description
SHEET:
POOLHOUSE EXISTING
H3

INDEX OF DRAWINGS- THOMAS GARAGE

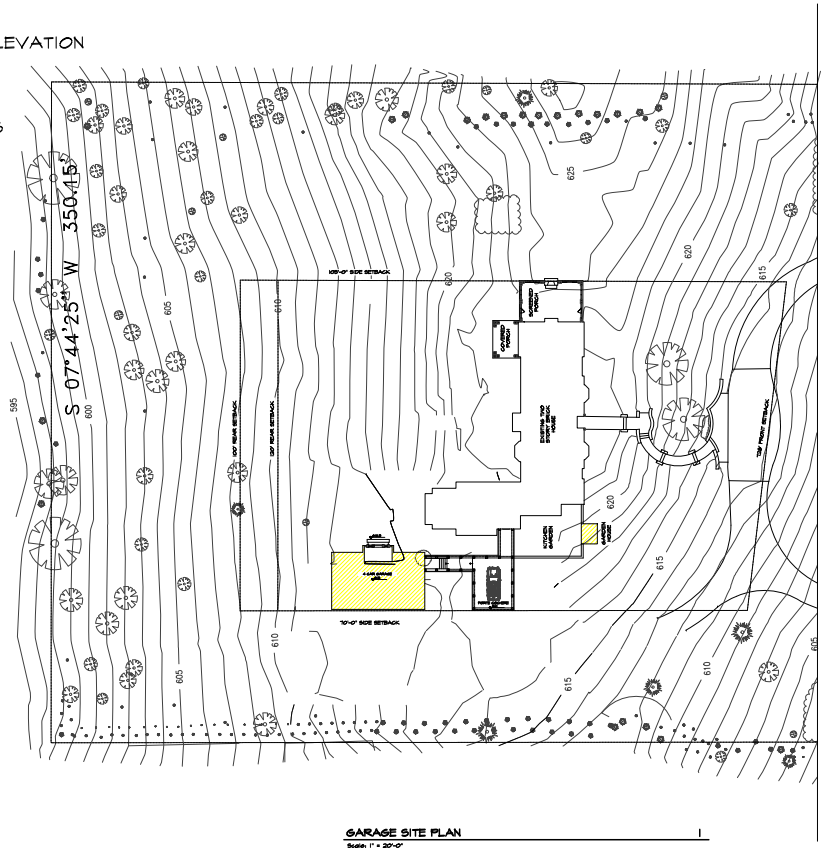
A-1 SITE PLAN/ GENERAL CONSTRUCTION NOTES
A-2 FOUNDATION PLAN/ BASEMENT PLAN
A-3 GARAGE PLAN
A-4 GARAGE ROOF PLAN
A-5 DRIVEWAY ELEVATION/ REAR YARD ELEVATION
A-6 FRONT/COURTYARD/REAR ELEVATIONS
A-7 BUILDING SECTIONS/ WALL SECTION
A-8 CORNICE DETAILS
A-9 GARDEN HOUSE PLAN AND ELEVATIONS

GENERAL CONSTRUCTION NOTES

1. These drawings and notes indicate basic design, materials, and framing concepts. Contractor shall be responsible to ensure that all construction, materials, and methods provide structurally sound, long-lasting, and weather-tight construction.
2. Structural elements are not noted on the Architectural plans. Refer to Structural Engineer for all Structural information- including sizes, spacing, span direction, and location of beams, headers, and for all foundation information.
3. Contractor shall ensure that all construction meets or exceeds all applicable codes.
4. Exterior stud walls shall be sheathed with 1/2" exterior grade plywood or OSB. Install to span over all plate lines and headers. Nail as required for complete structural diaphragm.
5. Roof sheathing shall be 5/8" CDX plywood, H-clipped (as allowed per code) or equivalent. Roof vents shall be located along sides of house or along least visible areas of roof. (No ridge vents from storage). Paint vents to match roof color
6. Window sizes noted on plans are noted as outside span sizes. Contractor shall verify that all egress windows meet egress requirements according to which manufacturer is used.
7. Provide double joist under walls that run parallel to joist span direction.
8. Hose Bibs, dutbers, and landscape elements are not shown on the plans. Contractor shall coordinate these items with Owner.

SITE NOTES

1. Contractor shall be responsible to properly stake out and verify the lot(s) located to ensure that the house does not encroach on any property lines, easements or setbacks unless specifically allowed by Zoning and Building Codes.
2. Contractor shall provide positive drainage away from home and away from adjacent properties.
3. Locations of the condensers, meters, and trash receptacles shall be out of public view and away from outdoor living areas. (i.e. away from porches, patio, terraces etc.)
4. Contractor shall take all precautions to protect and save existing trees to remain.



GARAGE SITE PLAN
Scale: 1" = 20'-0"

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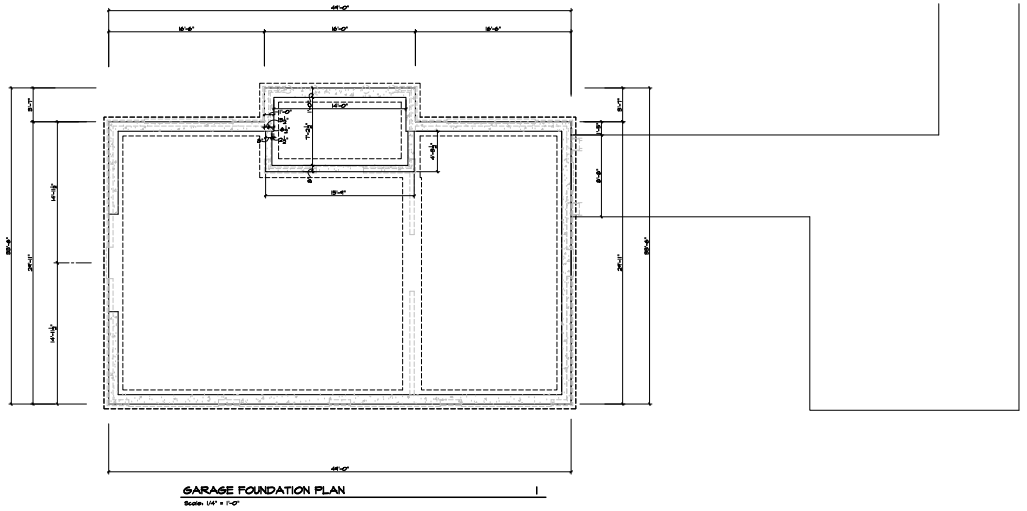
NASHVILLE . MEMPHIS
3732 Central Avenue Nashville, TN 37205
615.383.0377 ~ 901.230.2398
csloan@catherinetracysloan.com

THOMAS RESIDENCE
1220 CHICKERING ROAD

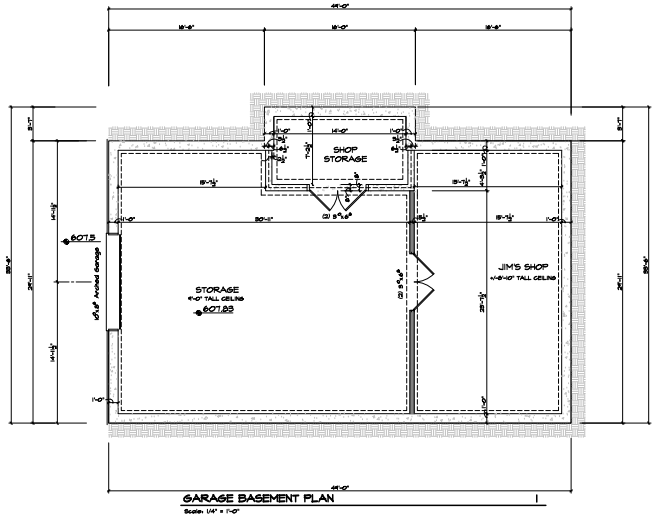
DATE: 9.01.23

A-1



GARAGE FOUNDATION PLAN

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



GARAGE BASEMENT PLAN

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

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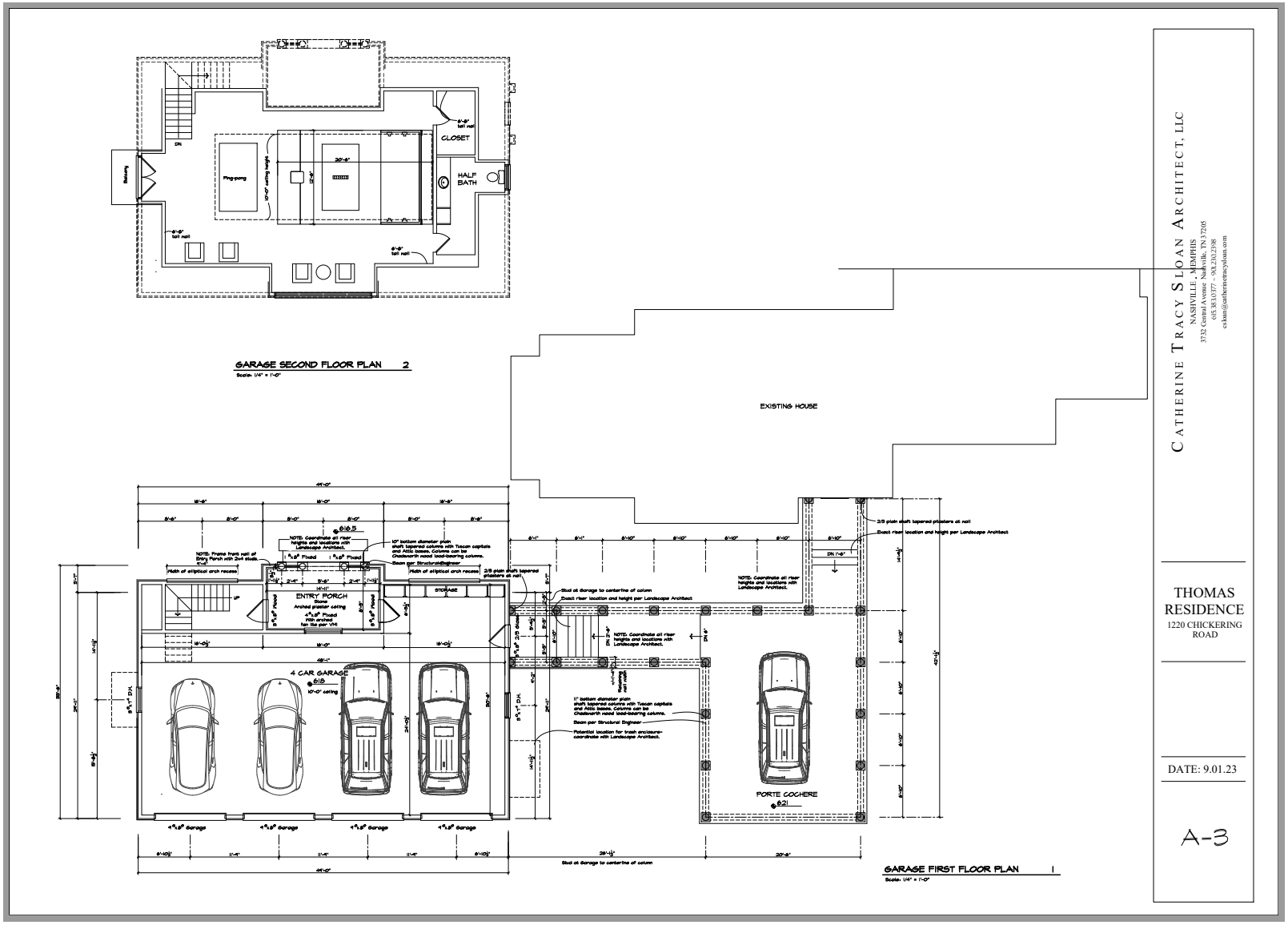
NASHVILLE . MEMPHIS
3732 Central Avenue Nashville, TN 37205
615.383.0377 - 901.230.2398
csloan@catherinetracysloan.com

THOMAS
RESIDENCE
1220 CHICKERING
ROAD

DATE: 9.01.23

A-2


GARAGE SECOND FLOOR PLAN 2
Scale: 1/4" = 1'-0"
CLOSET
HALF BATH
Ping-pong
Balcony
EXISTING HOUSE
ENTRY PORCH
STORAGE
4 CAR GARAGE
PORTE COCHERE
GARAGE FIRST FLOOR PLAN 1
Scale: 1/4" = 1'-0"
CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE . MEMPHIS
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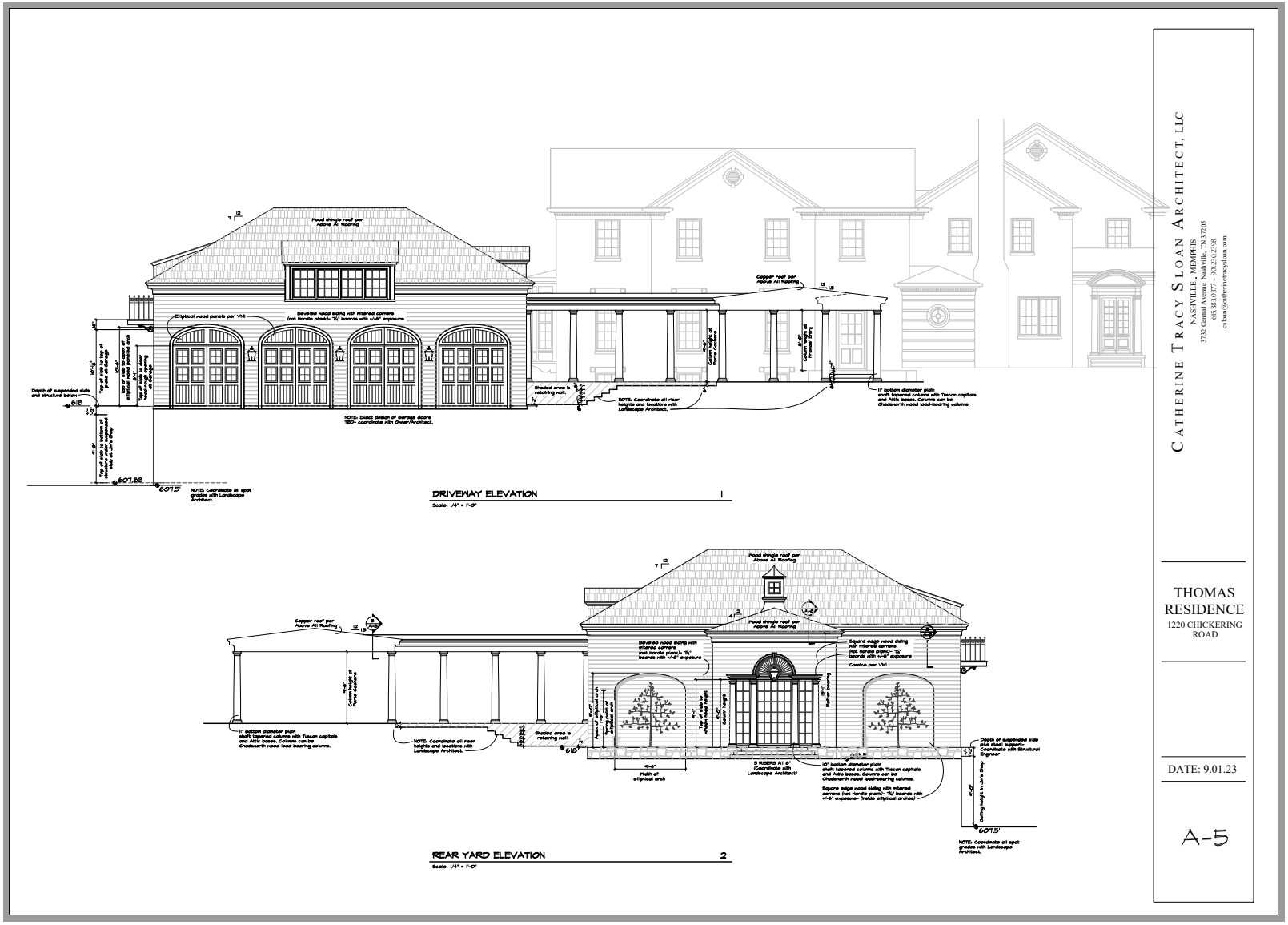
615.383.0377 ~ 503.230.2398
csloan@catherinetracysloan.com
THOMAS RESIDENCE
1220 CHICKERING ROAD
DATE: 9.01.23
A-3


DRIVEWAY ELEVATION 1
Scale: 1/4" = 1'-0"
REAR YARD ELEVATION 2
Scale: 1/4" = 1'-0"
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3732 Central Avenue Nashville, TN 37205
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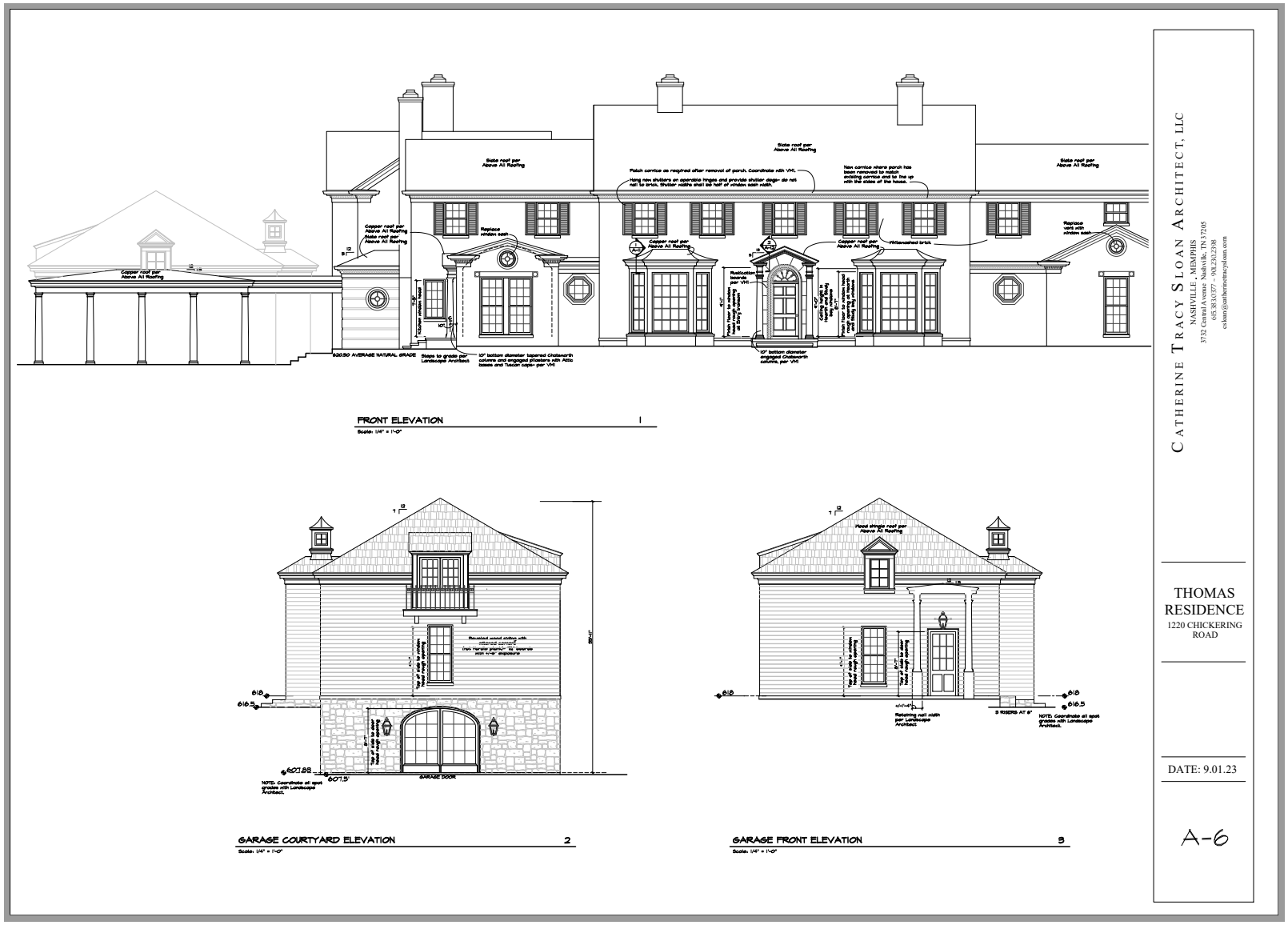
csloan@catherinetracysloan.com
THOMAS RESIDENCE
1220 CHICKERING ROAD
DATE: 9.01.23
A-5



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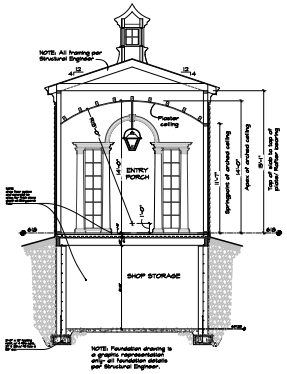
csloan@catherinetracysloan.com

THOMAS RESIDENCE
1220 CHICKERING ROAD

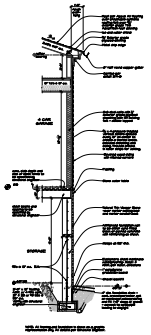
DATE: 9.01.23

A-6



GARAGE ENTRY PORCH SECTION 2

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



TYPICAL WALL SECTION 1

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

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NASHVILLE . MEMPHIS
3732 Central Avenue Nashville, TN 37205
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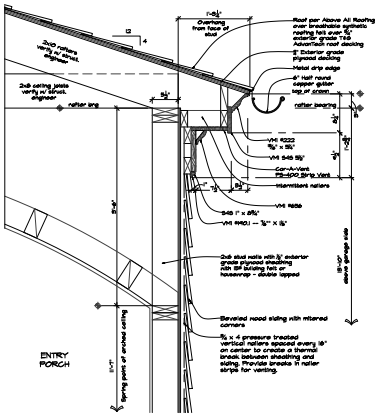
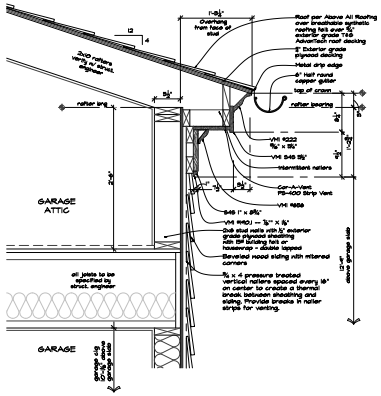
DATE: 9.01.23

A-7



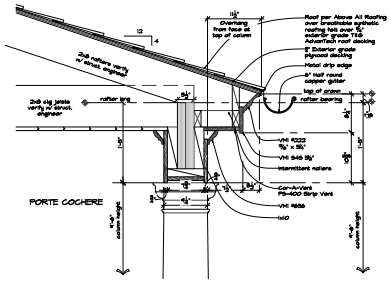
GARAGE ENTRY PORCH CORNICE DETAIL 1

Scale: 1 1/2" = 1'-0"



GARAGE CORNICE DETAIL 2

Scale: 1 1/2" = 1'-0"



PORTE COCHERE CORNICE DETAIL 3

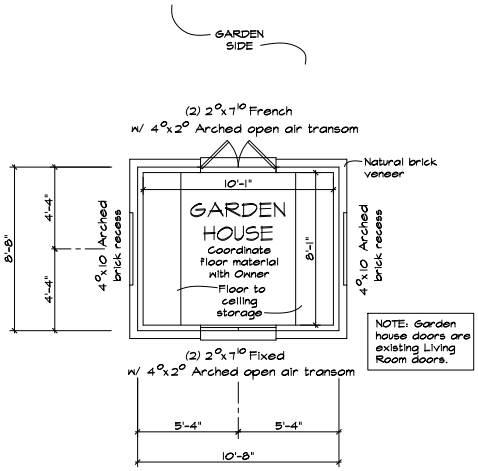
Scale: 1 1/2" = 1'-0"

CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE . MEMPHIS
3732 Central Avenue Nashville, TN 37205
615.383.0377 ~ 503.230.2398
csloan@catherinetracysloan.com

THOMAS RESIDENCE
1220 CHICKERING ROAD

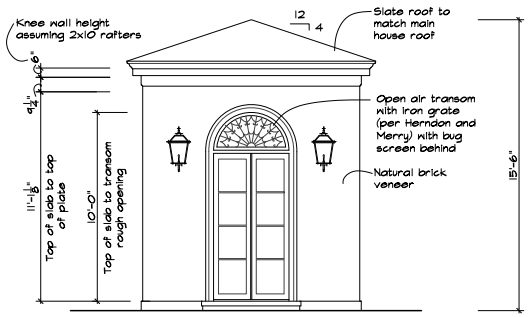
DATE: 9.01.23

A-8



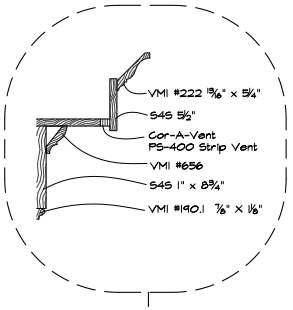
GARDEN HOUSE PLAN 1

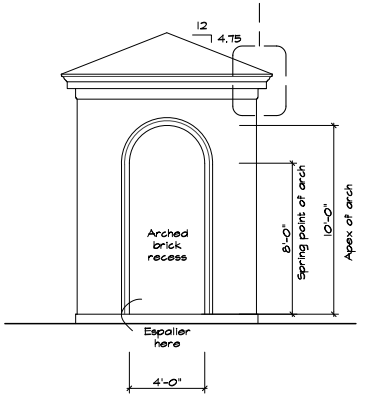
Scale: 1/2" = 1'-0"



GARDEN HOUSE FRONT AND REAR ELEVATIONS 2

Scale: 1/2" = 1'-0"





GARDEN HOUSE RIGHT AND LEFT SIDE ELEVATIONS 3

Scale: 1/2" = 1'-0"

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NASHVILLE . MEMPHIS
3732 Central Avenue Nashville, TN 37205
615.383.0377 ~ 901.230.2398
csloan@catherinetracysloan.com

THOMAS RESIDENCE
1220 CHICKERING ROAD

DATE: 9.01.23

A-9

PHOTOS OF INSPIRATION



GARAGE DOORS AND MATERIALS



PORTE COCHERE COLUMNS AND ROOF



STREET VIEW OF EXISTING HOME



REAR VIEW OF EXISTING HOME



COURTYARD VIEW OF EXISTING HOME



LEFT SIDE VIEW OF EXISTING HOME



EXISTING GARAGE



VIEW TOWARD REAR OF PROPERTY



VIEW TOWARD NEIGHBORING PROPERTY TO THE LEFT



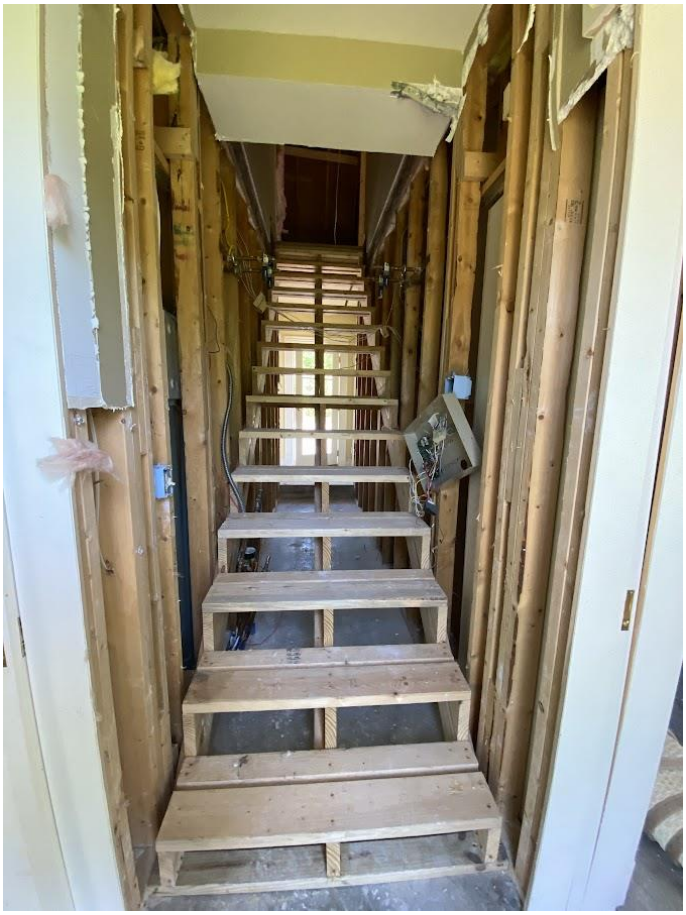
VIEW TOWARD NEIGHBORING PROPERTY TO THE RIGHT



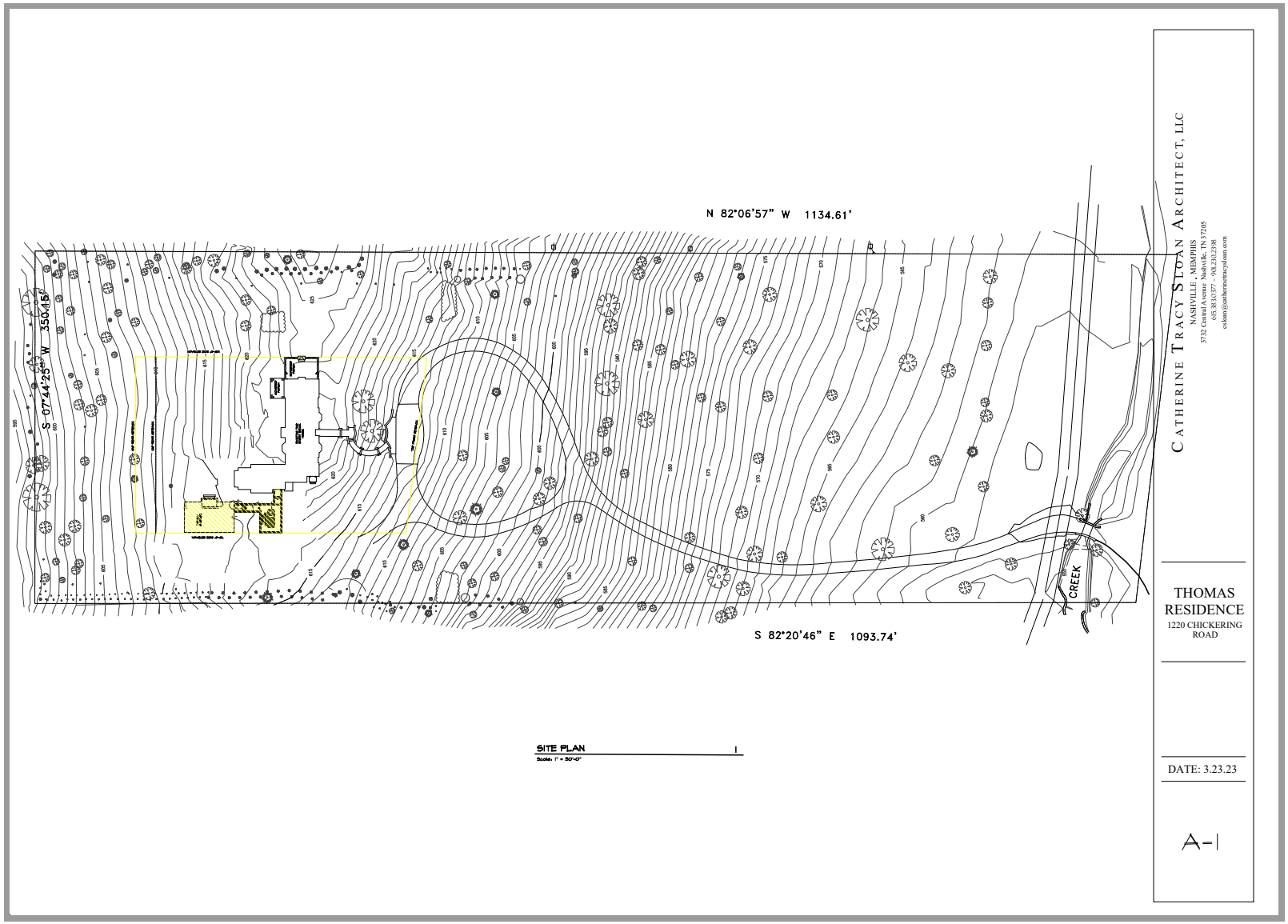
VIEW TOWARD CHICKERING

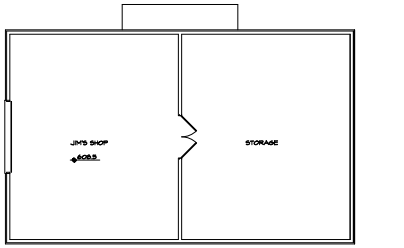


INTERIOR OF EXISTING GARAGE



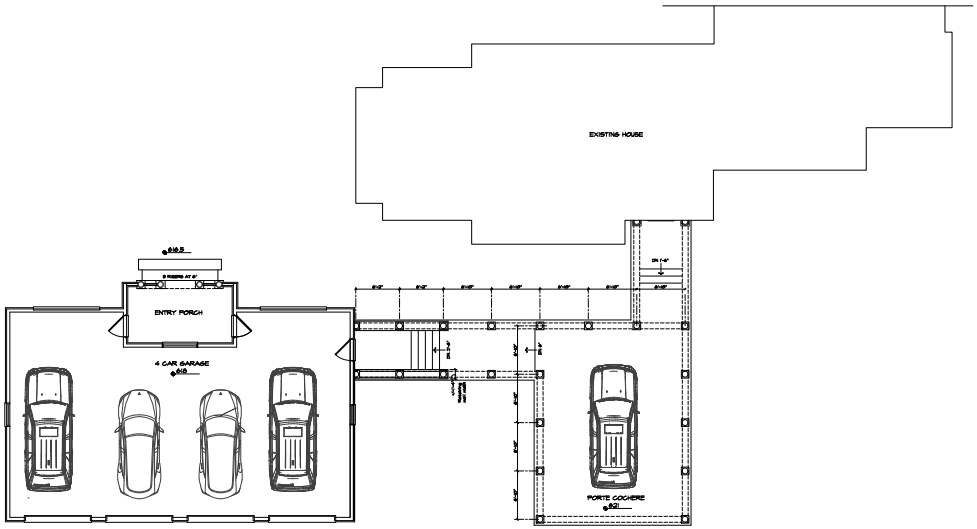
INTERIOR OF EXISTING GARAGE


N 82°06'57" W 1134.61'
S 07°44'25" W 350.45'
S 82°20'46" E 1093.74'
CREEK
SITE PLAN
Scale: 1" = 50'-0"
CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE, MEMPHIS
3732 Central Avenue Nashville, TN 37205
615.383.0377 - 901.230.2398
csloan@catherinetracysloan.com
THOMAS RESIDENCE
1220 CHICKERING ROAD
DATE: 3.23.23
A-1



LOWER LEVEL PLAN 2

Scale: 3/16" = 1'-0"



GARAGE PLAN 1

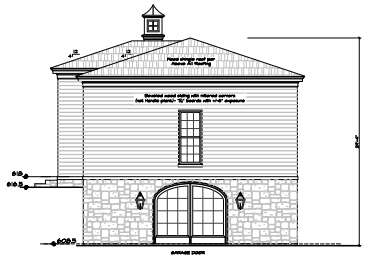
Scale: 3/16" = 1'-0"

CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE . MEMPHIS
3732 Central Avenue Nashville, TN 37205
615.383.0377 ~ 901.230.2398
csloan@catherinetracysloan.com

THOMAS RESIDENCE
1220 CHICKERING ROAD

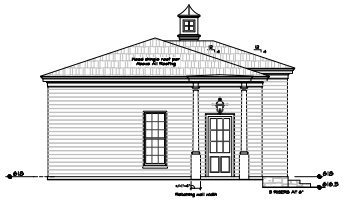
DATE: 3.23.23

A-2



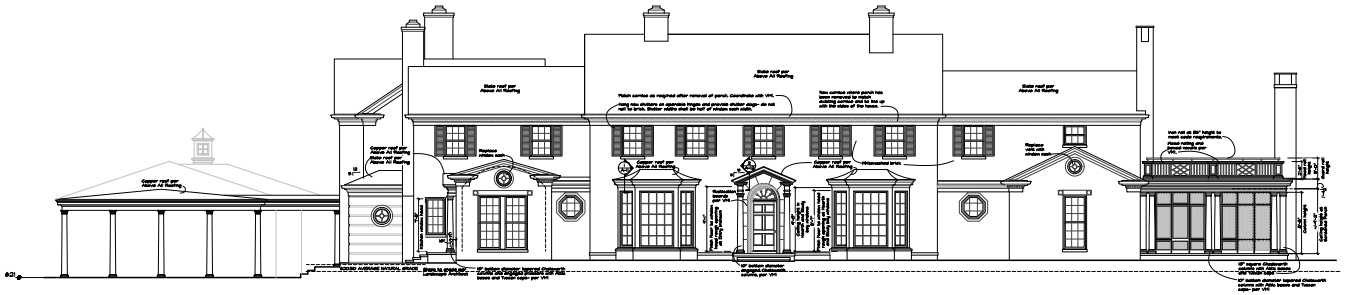
FAMILY CAR GARAGE COURTYARD ELEVATION 2

Scale: 3/16" = 1'-0"



FAMILY CAR GARAGE SIDE ELEVATION 3

Scale: 3/16" = 1'-0"



PROPOSED ADDITION

FRONT ELEVATION 1

Scale: 3/16" = 1'-0"

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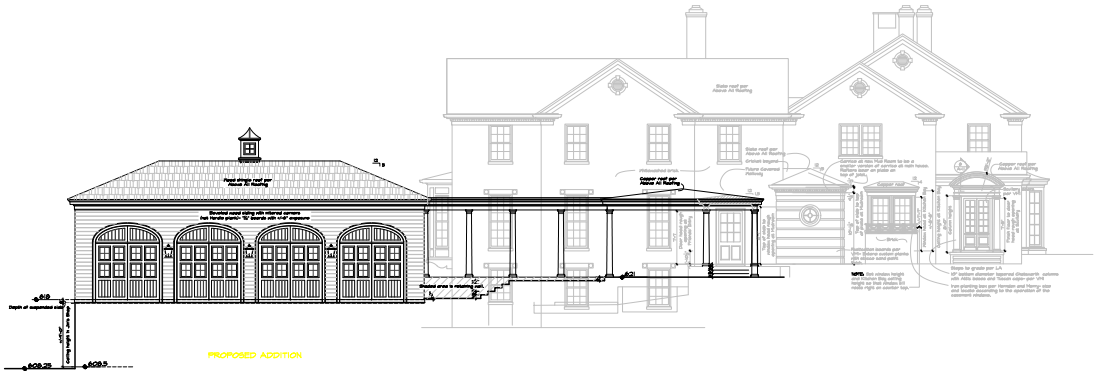
NASHVILLE . MEMPHIS
3732 Central Avenue Nashville, TN 37205
615.383.0377 – 901.230.2398
csloan@catherinetracysloan.com

THOMAS RESIDENCE
1220 CHICKERING ROAD

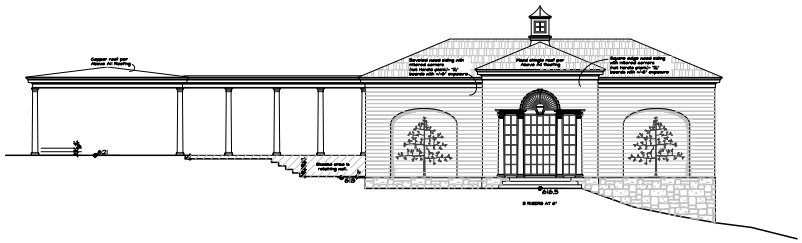
DATE: 3.23.23

A-3



DRIVEWAY ELEVATION 2

Scale: 3/16" = 1'-0"



REAR YARD ELEVATION 1

Scale: 3/16" = 1'-0"

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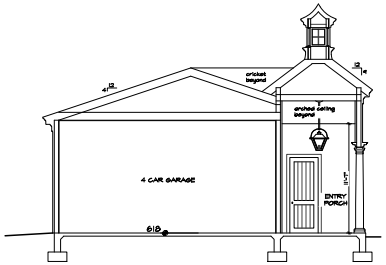
NASHVILLE . MEMPHIS
3732 Central Avenue Nashville, TN 37205
615.383.0377 - 901.230.2398
csloan@catherinetracysloan.com

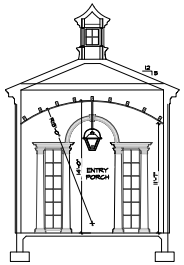
THOMAS RESIDENCE
1220 CHICKERING ROAD

DATE: 3.23.23

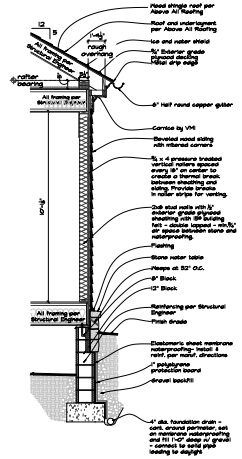
A-4



GARAGE CROSS SECTION 1
Scale: 1/4" = 1'-0"



GARAGE ENTRY SECTION 2
Scale: 1/4" = 1'-0"



TYPICAL WALL SECTION 3
Scale: 1/2" = 1'-0"

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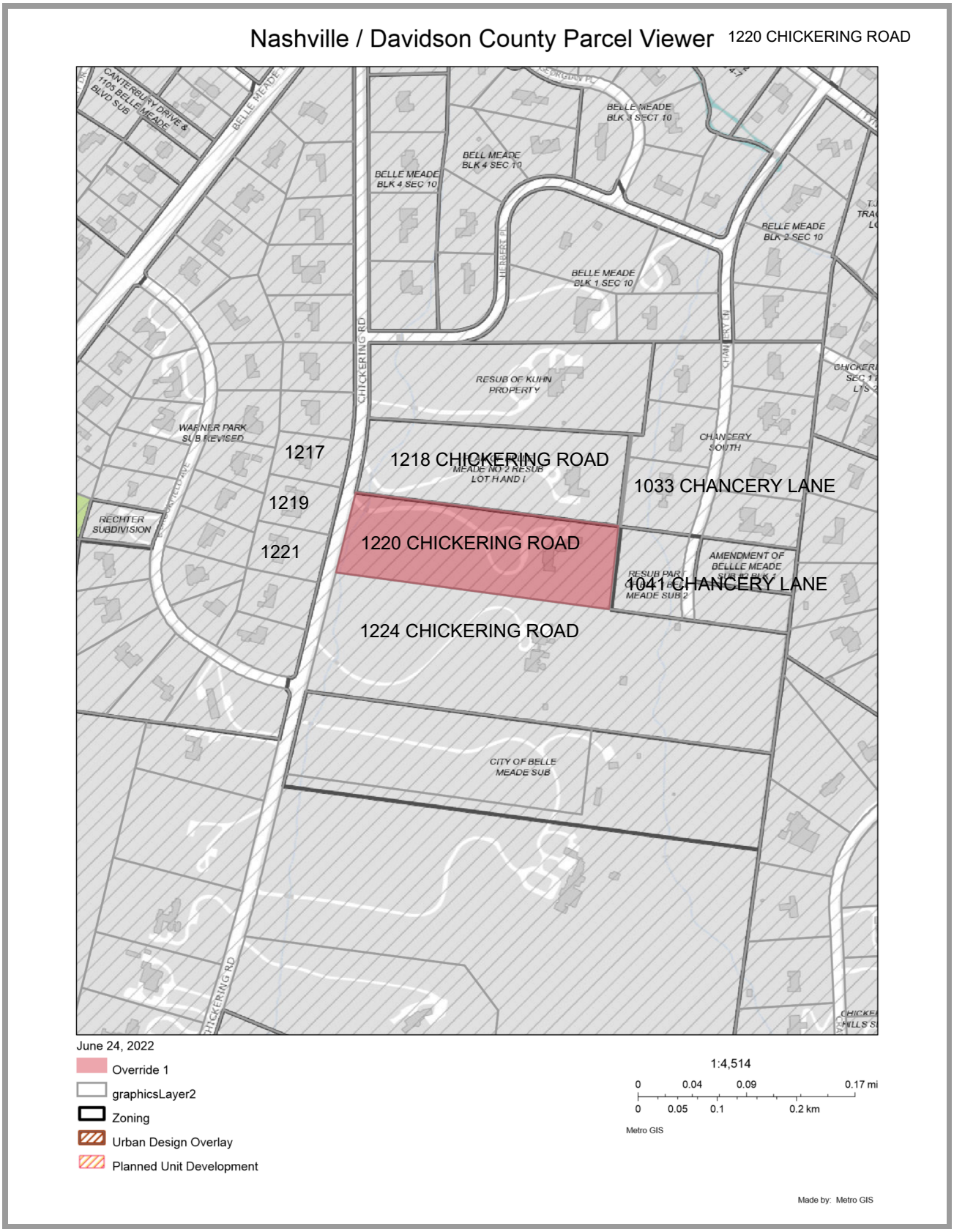
THOMAS RESIDENCE
1220 CHICKERING ROAD

DATE: 3.23.23

A-5


Nashville / Davidson County Parcel Viewer
1220 CHICKERING ROAD
CANTERBURY DRIVE & 1105 BELLE MEADE BLVD SUB
BELLE MEADE
BELLE MEADE BLK 3 SECT 10
BELL MEADE BLK 4 SEC 10
BELLE MEADE BLK 4 SEC 10
BELLE MEADE BLK 2 SEC 10
BELLE MEADE BLK 1 SEC 10
CHICKERING RD
RESUB OF KUHN PROPERTY
WARNER PARK SUB REVISED
1217
1218 CHICKERING ROAD
CHANCERY SOUTH
MEADE NO 2 RESUB LOT H AND I
1033 CHANCERY LANE
1219
RECHTER SUBDIVISION
1221
1220 CHICKERING ROAD
AMENDMENT OF BELLLE MEADE
1041 CHANCERY LANE
MEADE SUB 2
1224 CHICKERING ROAD
CITY OF BELLE MEADE SUB
June 24, 2022
Override 1
graphicsLayer2
Zoning
Urban Design Overlay
Planned Unit Development
1:4,514
0 0.04 0.09 0.17 mi
0 0.05 0.1 0.2 km
Metro GIS
Made by: Metro GIS

Staff Report

Agenda No.:	IV.B.
Case No.:	101023-1
Staff:	Mary Samaniego, Planning Director
Applicant:	Catherine Sloan
Request:	Certificate of Appropriateness for revisions to a previously approved porte cochere and garage.
Location:	1220 Chickering Road

Summary:
The applicant on behalf of the property owners is requesting Certificate of Appropriateness approval for revisions to the exterior of a previously approved porte cochere and garage. This property has been reviewed and approved by the Historic Zoning Commission (HZC) for multiple projects over the past few years. The demolition of the existing residence (Federal) and approval for a new residence (Dutch Colonial/New England Estate) was approved in December 2020. In May 2021, the style of the new residence was revised to English Arts and Crafts and subsequently approved by the HZC. In 2022 it was decided by the property owners to keep the original house and complete renovations as necessary. The renovations to the existing residence were approved by the HZC in July of 2022. The HZC in April of 2023 approved the addition of a porte cochere and garage to the residence. The current application is specifically revising the roofline and windows of the garage (see staff analysis).

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 8.90 acres and the residence is approximately 11,000 square feet in size.
2. The residence was originally constructed in 1939 with several additions over the decades.
3. A building permit was issued in October 2022 for interior renovations, additions of bay window and porches, and demolition of existing garage and covered walkway.
4. Upon review of the approved 2023 plan for the garage and the current application, the roofline of the garage has been altered with new roofline and windows (see staff analysis).
5. The changes to the exterior of the garage do not impact the placement of the structure on the lot regarding Zoning Code compliance.

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.

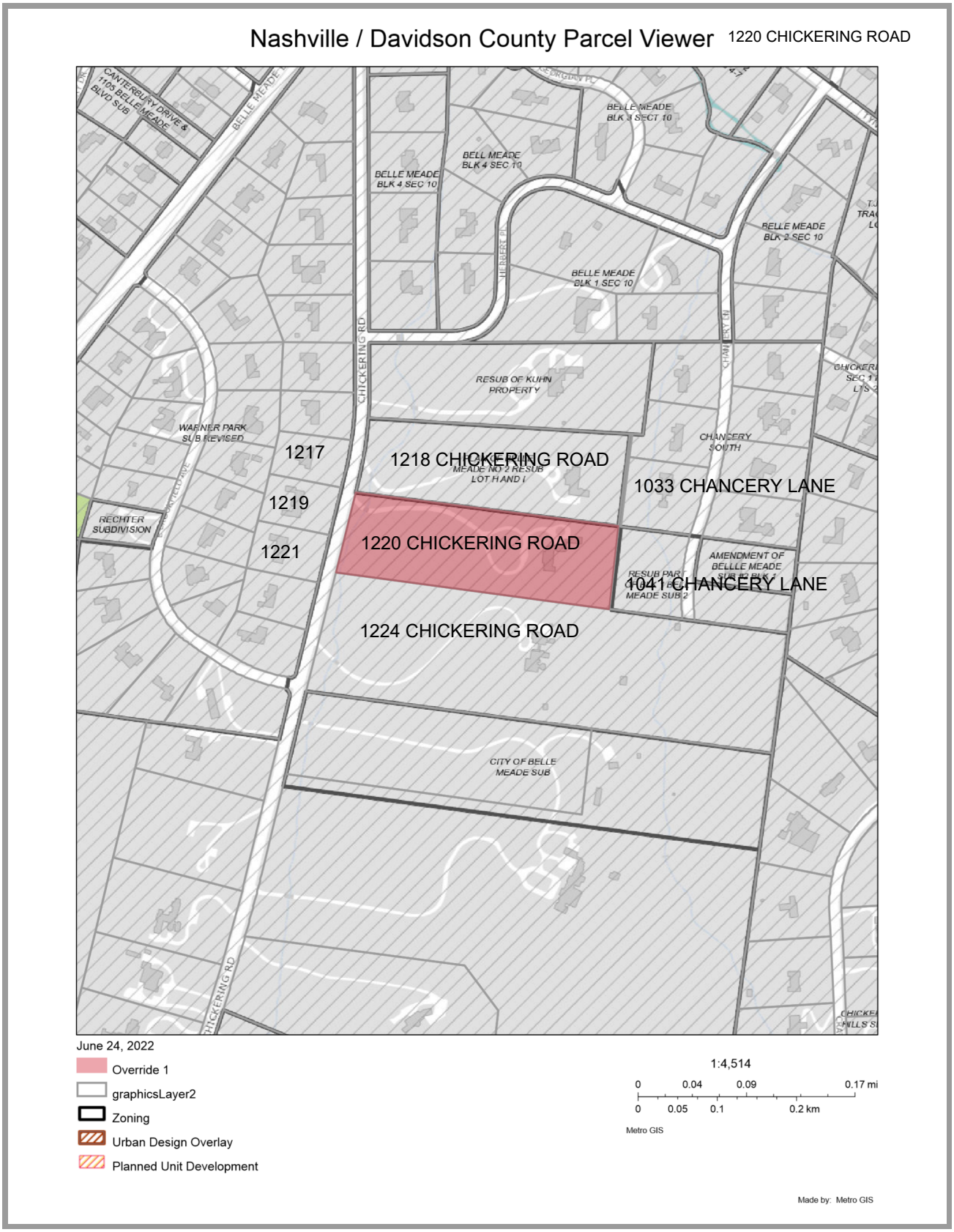
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

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.

Attachments:

1. Location Maps
2. Staff Analysis


Nashville / Davidson County Parcel Viewer
1220 CHICKERING ROAD
CANTERBURY DRIVE & 1105 BELLE MEADE BLVD SUB
BELLE MEADE
BELLE MEADE BLK 3 SECT 10
BELL MEADE BLK 4 SEC 10
BELLE MEADE BLK 4 SEC 10
BELLE MEADE BLK 2 SEC 10
BELLE MEADE BLK 1 SEC 10
CHICKERING RD
RESUB OF KUHN PROPERTY
WARNER PARK SUB REVISED
CHANCERY SOUTH
1217
1218 CHICKERING ROAD
1033 CHANCERY LANE
1219
RECHTER SUBDIVISION
1221
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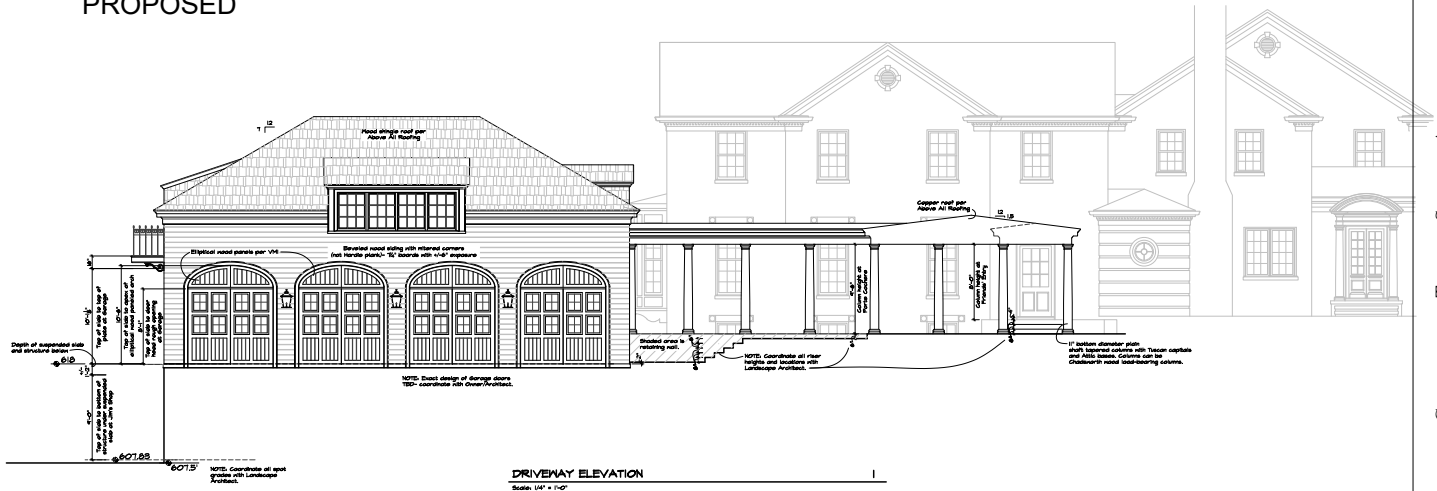
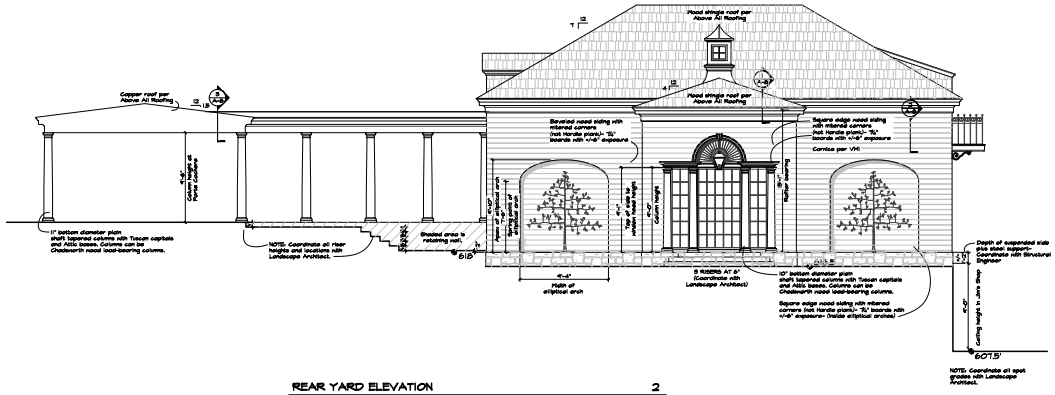
0 0.05 0.1 0.2 km
Metro GIS
Made by: Metro GIS

PROPOSED



DRIVEWAY ELEVATION 1

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



REAR YARD ELEVATION 2

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

CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE - MEMPHIS
3732 Central Avenue Nashville, TN 37205
615.383.0377 - 901.230.2398
csloan@catherinetracysloan.com

THOMAS RESIDENCE
1220 CHICKERING ROAD

DATE: 9.01.23

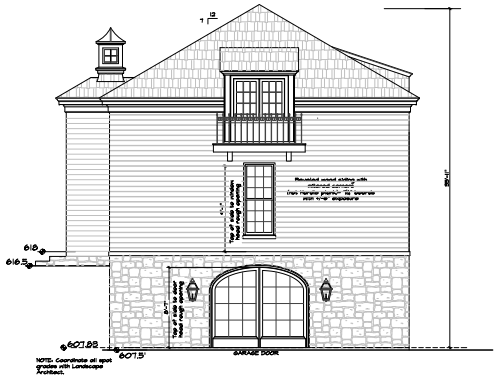
A-5

PROPOSED



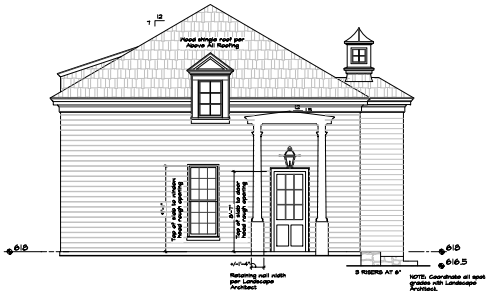
FRONT ELEVATION 1

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



GARAGE COURTYARD ELEVATION 2

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



GARAGE FRONT ELEVATION 3

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

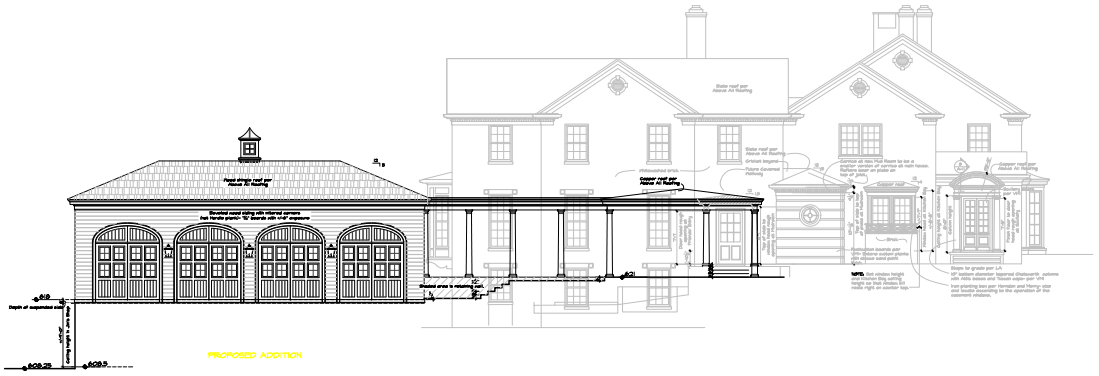
CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE . MEMPHIS
3732 Central Avenue Nashville, TN 37205
615.383.0377 – 901.230.2398
csloan@catherinetracysloan.com

THOMAS RESIDENCE
1220 CHICKERING ROAD

DATE: 9.01.23

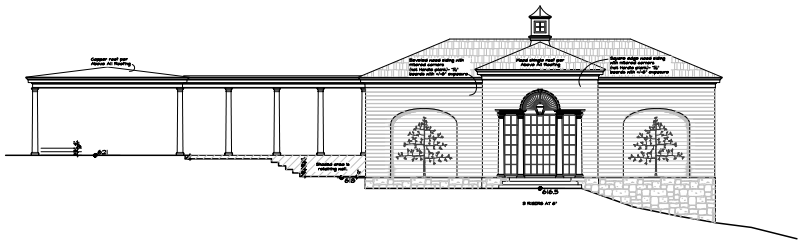
A-6

APPROVED APRIL 2023



DRIVEWAY ELEVATION 2

Scale: 3/16" = 1'-0"



REAR YARD ELEVATION 1

Scale: 3/16" = 1'-0"

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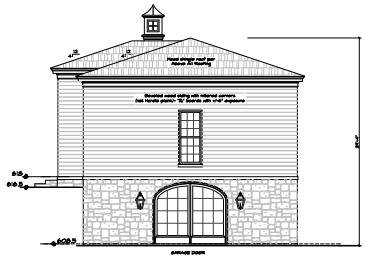
NASHVILLE . MEMPHIS
3732 Central Avenue Nashville, TN 37205
615.383.0377 - 901.230.2398
csloan@catherinetracysloan.com

THOMAS RESIDENCE
1220 CHICKERING ROAD

DATE: 3.23.23

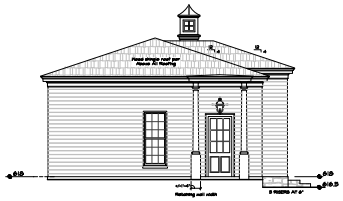
A-4

APPROVED APRIL 2023



FAMILY CAR GARAGE COURTYARD ELEVATION 2

Scale: 3/16" = 1'-0"



FAMILY CAR GARAGE SIDE ELEVATION 3

Scale: 3/16" = 1'-0"



PROPOSED ADDITION

FRONT ELEVATION 1

Scale: 3/16" = 1'-0"

CATHERINE TRACY SLOAN ARCHITECT, LLC
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csloan@catherinetracysloan.com

THOMAS RESIDENCE
1220 CHICKERING ROAD

DATE: 3.23.23

A-3

$1,000 9/1/2023
$500 10/5/2023
PAID
OCT 05 2023
By Final Pymt 10/5 BH

DATE: 9.1.23

APPLICATION # 2023-5

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

The protection and preservation of the City's heritage is now a guiding principle for residents and City leaders. The City's commitment to its heritage supports these objectives:

- Preserve the architectural and historical character of Belle Meade's significant historic properties.
- Encourage development that is compatible with the character of the City's historic architecture.
- Conduct project review to assist property owners to be good stewards and utilize best practices for their properties.
- Expect that builders, developers and architects will respect the traditional architectural character of Belle Meade and design new construction of the *highest* possible quality.

*Please be advised, it is not the role or purpose of the HZC commission to advise applicants on the specifics of design components. The role of the board is to review...and advise and/or identify where they see deficiencies in the proposed design...as related to the proposed style...and it is the *applicant's responsibility to interpret, address & resolve those deficiencies*. The HZC was not formed to be...or intended to be... a design consultant for the applicants proposed style".

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.

This form must be filled out *completely* and the fees paid before the application will be accepted and placed on the City of Belle Meade Historic Zoning Commission agenda.

New Construction - $2,000 **Additions - $1,000.00** **Demolition - $500**

1. Deadline for the completed application submittal is no later than 12:00pm, fifteen (15) days prior to the meeting, amendments to submitted plans after the deadline will ***not*** be accepted. Regular meetings of the Historic Zoning Commission are held on the Second Tuesday of each month at 3:00 p.m. at Belle Meade City Hall, 4705 Harding Road, Nashville, TN 37205
2. The applicant, owner, or representative must attend the meeting in which the application is being reviewed. If there is no one present the application will not be considered for a Certificate of Appropriateness.
3. Each applicant and comments from the public will have five (5-10) minutes to present the proposed project to the Commission. It should be concise and to the point. The public will have 3 minutes to respond.

PROPERTY DESCRIPTION & LOCATION

ATTACH PROPERTY MAP OF LOCATION

ADDRESS: 1220 Chickering Road

TAX MAP ID: MAP# _____ GROUP#_____PARCEL# 13014001200

1

AGE/YEAR OF STRUCTURE: 1939

PROPERTY OF SIGNIFICANCE (1901-1939) X YES
PROPERTY OF CONSERVATION (1940-2000) ____ YES
PROPERTY LESS THAN 50 YEARS ____ YES

PROPERTY OWNER and or APPLICANT OR REPRESENTATIVE (if different from property owner)

NAME: Catherine Sloan

ADDRESS: 2211 Hampton Avenue

EMAIL: csloan@catherinetracysloan.com

PHONE NUMBERS (WORK) _____ (HOME) _____ (Cell) 901.230.2398

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; Southern Colonial/Georgian **Describe Proposed Work;** _____

Addition of Porte Cochere and Garage. Addition of Garden House.

- **For Exterior Alteration or Repairs:**
  Submit 1 PDF, List and describe in detail all work to be done for each item. Include sketches, photos, specifications, or other descriptions of proposed changes to the building's exterior along with completion of material list below. Major alterations to architectural features require schematic drawing plans, inspirational photos and specifications of exterior materials will be required such as siding, roofing, doors, windows, and ornamentation, a wall section should be provided. Provide photos and descriptions of existing original materials, (samples of new materials may be requested).

- For **New Construction and Additions:**
  Submit 1 PDF, A complete set of cad plans at 1/4-inch scale, inspirational photos and completion of check list and material list below. Provide an exterior wall section with specifications of materials such as siding, roofing, doors, windows, and ornamentation. Provide a survey or site plan with contour lines with the building envelope (setbacks) highlighted. Include all elevations showing the finished grade. Include photos of proposed site and adjacent properties.

- **Demolition of Structures:**
  Describe the structure's condition, (ceiling height, wood decay, brick, siding, water intrusion, roof, etc.) historical significance, if any. Is the property habitable? _____
  _____
  _____

  Give a compelling reason for demolition of property. _____
  _____

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

Complete- New Construction Material List Description

Window Manufacture	Marvin	Railings, Columns, Pilasters	Wood, per VMI
Window Material	Wood	Chimney Material	
Frame Material	Wood	Roofing Material	Copper, wood shingle, slate
Windowsills	Wood, brick	Exterior Doors	Wood
Brick, Painted/Natural	Natural brick on Garden House	Eaves/Cornice	Wood
Brick/Stone Thickness	5"	Gutters	Copper half rounds
Clapboard Material	Cedar	Gutter Dimensions	4" round downspouts
Clapboard Dimensions/Reveal	7 1/4" with 6" reveal	**Initial**	CTS

3

Please check off boxes below

- [X] Fee paid and submitted before deadline
- [X] PDF Map of Property Location
- [X] PDF Site Plan/Survey with Contours
- [X] Architectural Style Proposed
- [X] Description of Property Condition
- [X] All elevations showing finish grade
- [X] PDF Photos of Existing Property
- [X] PDF Photos of Neighboring Properties
- [X] PDF Inspirational Photos
- [X] PDF Plans
- [X] Wall Section

Initial CTS

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.

Embody 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	
[ ]	[x]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[x]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[x]	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;
[ ]	[x]	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
[ ]	[x]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[x]	Possesses or may likely yield information important in prehistory or history, and/or

( ) (x) 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 Signature: Catherine Sloan Date: 9.1.23

Property Owner: Sloan Thomas Date: 9.1.23

The following attachment is not a PDF, so a link to the native file format is being provided instead:

Rules of Procedure 10.11.23.docx (LINK)