CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
NOVEMBER 14, 2023, 03:00 PM

AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
NOVEMBER 14, 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 October 10, 2023.

Attachment: Minutes October 10 2023.pdf

III. Old Business

A. 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: Garage_Court_4406 Chickering.pdf
Attachment: 2023-BZA-Application-Garage-Court.pdf
Attachment: PROPOSED WORK_4406 Chickering Ln _1_.pdf
Attachment: Arch_style_design.pdf
Attachment: EXISTING BUILDINGS.pdf
Attachment: Aerial.pdf
Attachment: SEPT 2023 Photos.pdf
Attachment: PHOTOS LATE 2020.pdf
Attachment: Certificate of Appropriateness pd0500323.pdf
Attachment: 4406 Chickering Ln BLDG PERMIT AND PLANS 2022.pdf
Attachment: H1_Historic Property Plan.pdf
Attachment: Neighboring Properties of 4406 Chickering Ln.pdf
Attachment: HZC 4406 CHICKERING LN COMPS.pdf
Attachment: STAFF REPORT 4406 CHICKERING LANE NOV.pdf
Attachment: Lime wash Sample.pdf

IV. New Business

A. The application for a Certificate of Appropriateness, HZC2023-1, of Ron Farris, 4400 Iroquois Avenue, for construction of a single family residence.

Attachment: APPLICATION PAID.pdf
Attachment: Edwards Residence - HZC Set - 9.25.23.pdf
Attachment: Edwards_Boundary _ Topographic Survey.pdf
Attachment: STAFF REPORT 4400 IROQUOIS AVE.pdf

B. The application for a Certificate of Appropriateness, HZC2023-2, of Meritt Foreman, 111 Lynwood Boulevard, for demolition of a single family residence.

Attachment: APPLICATION PAID.pdf
Attachment: STAFF REPORT 111 LYNWOOD BLVD.pdf
Attachment: Water damage Photos.pdf
Attachment: 19-02-22 Lynnwood Boulevard 111 - INSPECTION.pdf

C. The application for a Certificate of Appropriateness, HZC2023-3, of Joe Dunaway, 421 Ellendale Avenue, for interior renovations and facade alterations.

Attachment: APPLICATION PAID.pdf
Attachment: Dunn-Farrar BZA Submittal .pdf
Attachment: furman exterior elevations oct 3 2023.pdf
Attachment: furman wall sections oct 3 2023.pdf
Attachment: furman first floor plan oct 3 2023.pdf
Attachment: furman second floor plan oct 3 2023.pdf
Attachment: Photos of Existing Property.docx
Attachment: Survey_Furman.pdf
Attachment: Neighboring Photos.docx
Attachment: Inspirational Photos.docx
Attachment: 421 ELLENDALE historic survey pics.pdf
Attachment: 421 Ellendale Ave BLDG PERMIT 2020.pdf
Attachment: STAFF REPORT 421 ELLENDALE AVE.pdf

D. The application for a Certificate of Appropriateness, HZC2023-4, of Ethan Colclasure, 606 Westview Avenue, for demolition of a single family residence.

Attachment: APPLICATION PAID.pdf
Attachment: SITE PHOTOS.pdf
Attachment: INTERIOR PHOTOS.pdf
Attachment: LS-1768 - 606 Westview Ave - Nashville_ TN - SURVEY _1_.pdf
Attachment: STAFF REPORT 606 WESTVIEW AVE.pdf
Attachment: From 604 Westview Ave public comment.pdf
Attachment: From 605 Westview Ave public comment.pdf

V. Other Business

Annual Election of Officers

VI. Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, December 12, 2023 at Belle Meade City Hall.

MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
OCTOBER 10, 2023, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

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

Commission Members Present

Chairman Mal Wall
Vice Chairman Jeannette Whitson
Ray Hayles
Renee Poe

Staff Present

Planning Director Mary Samaniego
City Recorder Rusty Terry

Approval of Minutes
Consideration of the Minutes of the Historic Zoning Commission meeting held September 12, 2023.

The minutes were approved, with notice of grammatical errors, without objection.

Old Business

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 Pfeffer Torode, representative for the Boyles at 205 Scotland Place presented revisions to the home; Cypress stated that the home is in the Tudor style, pointing out revisions and using inspirational photos of the style.

Questions from the commission ensued, which were answered/addressed by Cypress.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: **Whitson** **Second:** **Poe** **Vote:** **All aye**

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.

Marcus DiPietro, Architect, representative of the 4406 Chickering Land Trust, began by stating he wanted to explain the project, he felt there was confusion at the last presentation. He stated he felt the he could explain in three parts; 1) The original 1934 house 2) The additions that had happened since 3) The current proposed addition. Using submitted slides, he provided information on the home and additions which began in 1965, also covering the different styles. He classified the home now as neo-classical. DiPietro provided renderings of the current proposed addition and changes, including material proposals.

Questions and discussion with the commission and DiPietro ensued.

Public Comment Opened

No Public Comment

Public Comment Closed

A discussion among the board members ensued.

Motion to defer: **Poe** **Second:** **Whitson** **Vote:** **All aye**

Planning Director Samaniego asked for clarification on the deferral from the commission.

Chairman Wall stated that the deferral was based on massing.

Vice Chairman Whitson stated that the massing is big and needed to be broken up, adding that if materials could represent some of the older parts of the estate it could help marry them together better.

Alex Dickerson, Attorney, Thompson Burton Law Firm wanted to clarify that the white was part of the original permit that had been issued and that information is part of the record.

New Business

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.

Catherine Sloan, Architect, representative for Sloan Thomas stated that the

addition had been approved by the commission in July and there had been some tweaks to the approved plans. Using submitted plans she pointed out the changes that had been made.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Poe Second: Hayles Vote: All aye

Annual Election of Officers

Motion to defer until the November 14, 2023 meeting: Poe
The motion passed without objection

Revision to Rules of Procedure regarding application deadline

Planning Director Samaniego explained the changes as they apply to the deadlines for submissions, stating that it is under the City Manager's authority to delegate and determine the workload and internal operations of the city, as part of that position they determine when filing deadlines, when staff reports are due. Samaniego stated that all language referencing timelines be removed, this allows for adequate time for review before presentation before the commission.

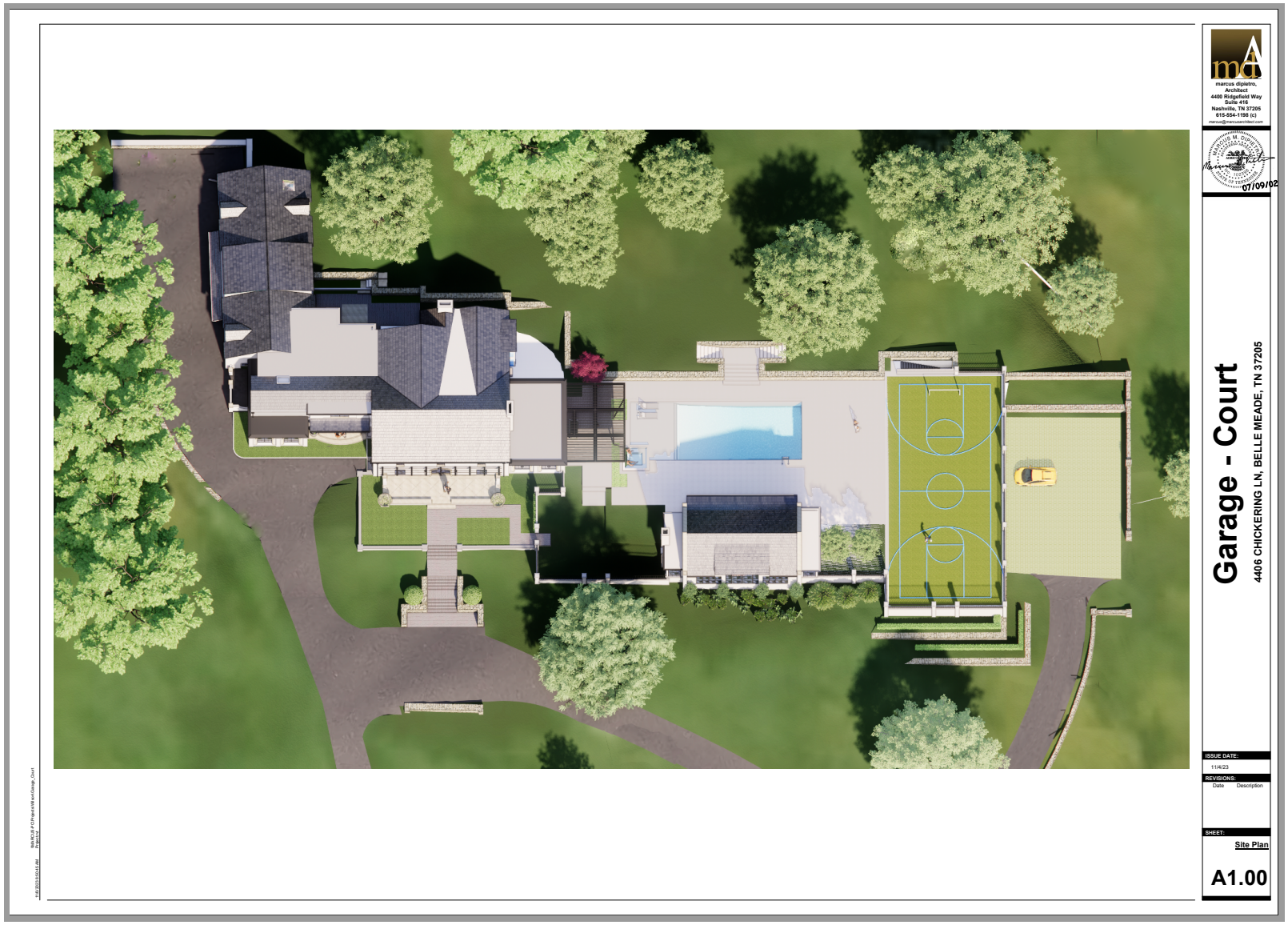
Motion to approve: Mal Wall Second: Jeannette Whitson Vote: All aye

Other Business - None

The meeting adjourned at 3:57 p.m.

Chairman Mal Wall

City Recorder Rusty Terry



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

07/09/02

Garage - Court

4406 CHICKERING LN, BELLE MEADE, TN 37205

ISSUE DATE:
11/4/23

REVISIONS:
Date Description

SHEET:
Site Plan

A1.00





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marcus@marcusarchitect.com

6/30/23

Garage - Court

4406 CHICKERING LN, BELLE MEADE, TN 37205

ISSUE DATE:
11/4/23

REVISIONS:
Date Description

SHEET:
Renderings

A1.01





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11/06/23

Garage - Court

4406 CHICKERING LN, BELLE MEADE, TN 37205

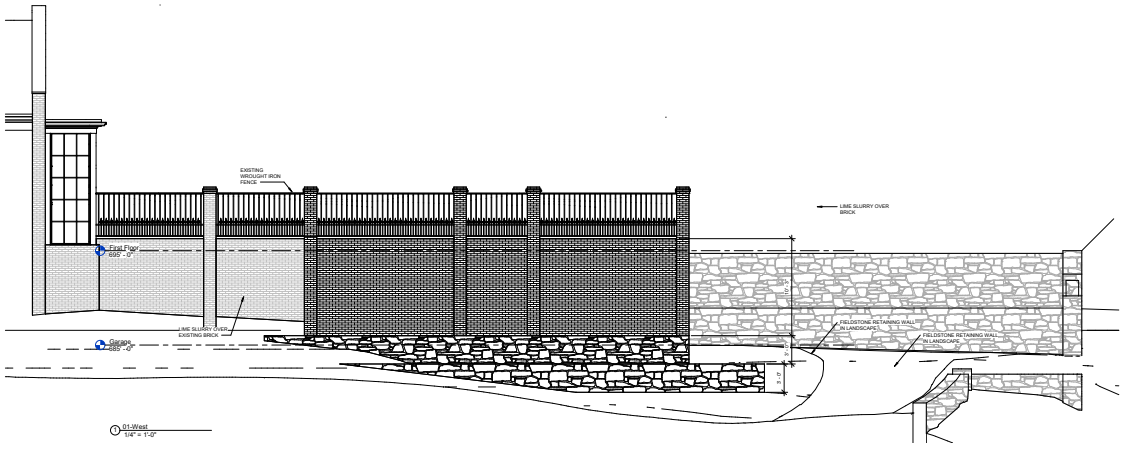
ISSUE DATE:
11/4/23

REVISIONS:
Date Description

SHEET:
Renderings

A1.02





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07/09/02

Garage - Court

4406 CHICKERING LN, BELLE MEADE, TN 37205

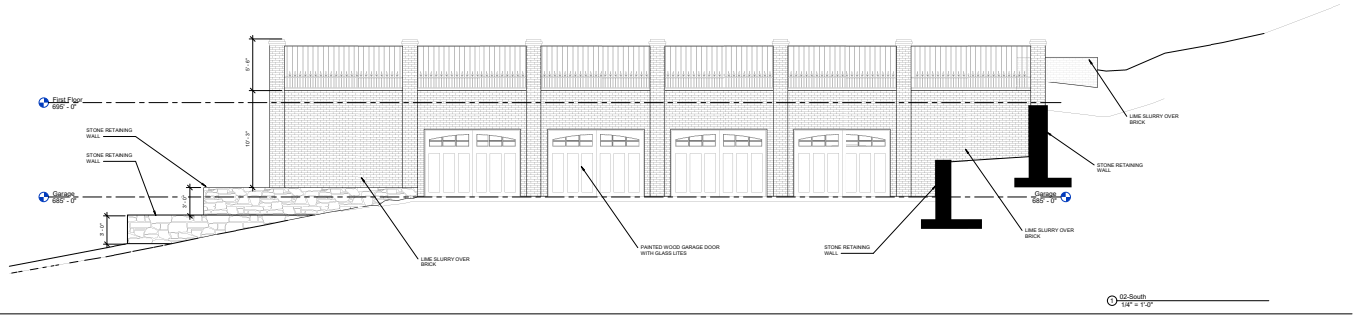
ISSUE DATE:
11/4/23

REVISIONS:
Date Description

SHEET:
Building Elevations

A3.00





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05/01/23

Garage - Court

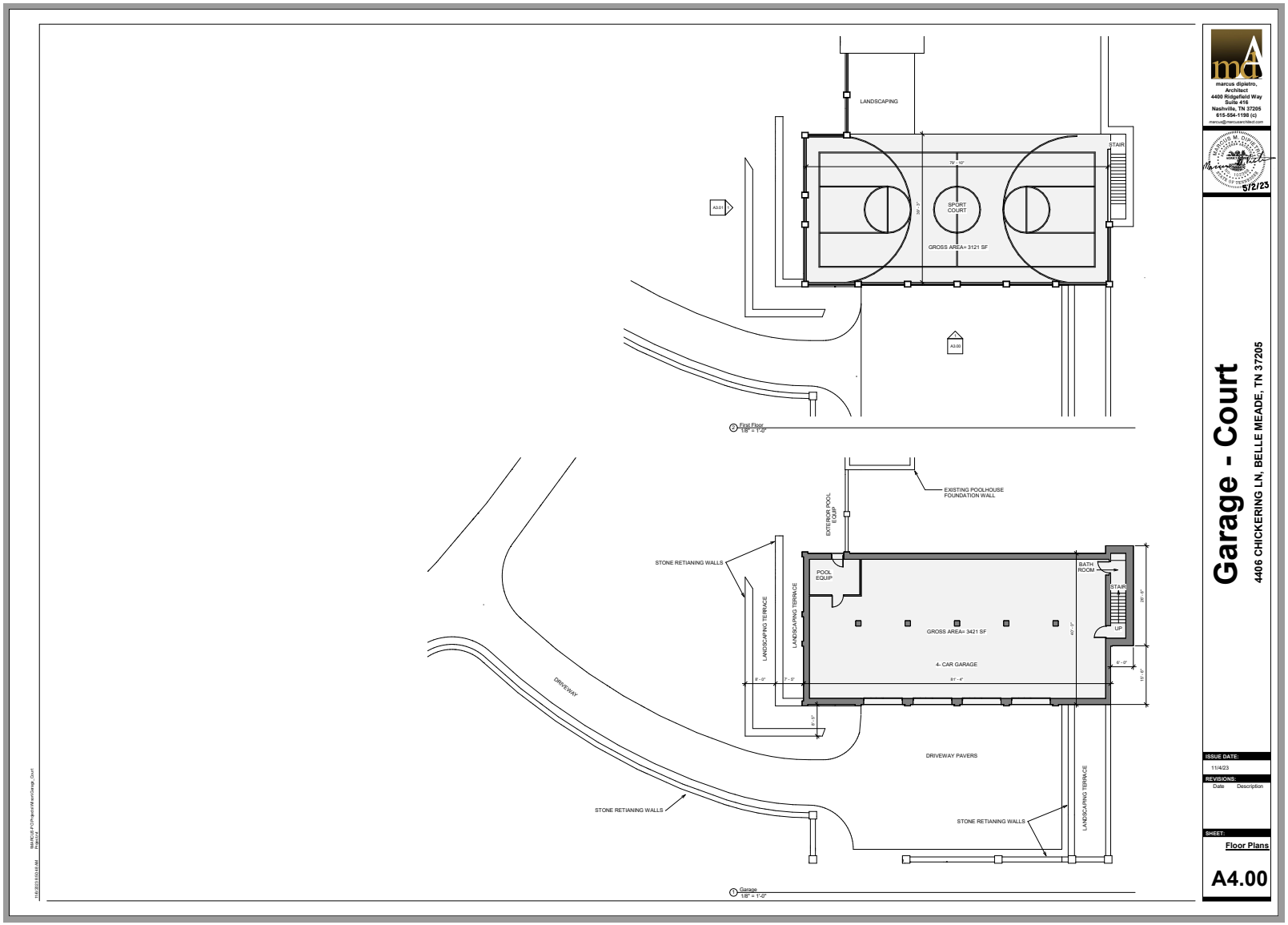
4406 CHICKERING LN, BELLE MEADE, TN 37205

ISSUE DATE:
11/4/23

REVISIONS:
Date Description

SHEET:
Building Elevations

A3.01


LANDSCAPING
STAIR
SPORT COURT
GROSS AREA= 3121 SF
First Floor
1/8" = 1'-0"
EXISTING POOLHOUSE FOUNDATION WALL
EXTERIOR POOL EQUIP
STONE RETIANING WALLS
POOL EQUIP
BATH ROOM
LANDSCAPING TERRACE
GROSS AREA= 3421 SF
4- CAR GARAGE
DRIVEWAY
DRIVEWAY PAVERS
STONE RETIANING WALLS
STONE RETIANING WALLS
LANDSCAPING TERRACE
Garage
1/8" = 1'-0"
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4400 Ridgefield Way
Suite 416
Nashville, TN 37205
615-554-1198 (c)
5/2/23
Garage - Court
4406 CHICKERING LN, BELLE MEADE, TN 37205
ISSUE DATE:
11/4/23
REVISIONS:
Date Description
SHEET:
Floor Plans
A4.00

CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

Subject to the provisions of the Code of the City of Belle Meade as they may be amended from time to time, the following general criteria are considered:

APPEAL # _____ **APPEAL FEE:** _____

APPLICANT (Owner's Name) _____ **PHONE #** _____

APPLICANT EMAIL ADDRESS _____

PROPERTY ADDRESS: _____

REQUEST: **SPECIAL EXCEPTION** ☐ **VARIANCE** ☐ **CONDITIONAL USE** ☐

REASON FOR APPEAL – Be Specific _____

_____

_____

LAND TO BUILDING FLOOR AREA RATIO (F.A.R.)

***FAR IS ALL ENCLOSED COVERED STRUCTURES, MEASURED TO THE OUTSIDE WALLS, AND WILL INCLUDE ATTIC HEIGHT OF 5'6" AND ABOVE, ACCESSLBLE OR NOT. THIS DOES NOT INCLUDE BASEMENT OR GARAGE UNDER HOUSE.**

Example: .57 acres x 43,560 sq. ft. = 24,829 lot sq. ft. / 24,829 x 12% = 2,979 footprint of house / 24,829 x .225 = 5,586 total house.

LOT SQ. FT: { }	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%					
ESTATE A 8%					

F.A.R. X LOT SQ. FT.					
LOTS <40,000 sq. ft. x .225 =					
LOTS > 40,000 sq. ft. x .196 =					

TOTAL ROOF AREA					
% of Low Slope Roof AREAS <6/12 Pitch 30%					

DRIVEWAY 12%	24,198	19,012	18,990	-22	0%
DRIVEWAY IN FRONT YARD 22%	18,638	12,833	12,712	-121	0%
FRONT YARD SQ. FT.	84,720				

HARDSCAPE 8% OF LOT	16,132	6,120	9,866	+3,746	0%
HARDSCAPE + POOL 8%	16,132	7,066	11,011	+3,945	0%
POOL 2% OF LOT TOTAL	4,033	947	1,146	+199	0%
***ACCESSORY AREA					

***** COMBINATION OF POOL/TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES OR USES SHALL NOT EXCEED 15%**

Continued on the next page

City of Belle Meade
Application for Board of Zoning Appeals
Page Two

Complete Check List

☐ Plot plan 1 inch = 30 feet "Show Magnetic North" ☐ Show proposed structure shaded with setbacks (building envelope)
☐ Show neighbor's house & measurements to it ☐ Show all detached structures with elevations
☐ Landscape design ☐ Survey of lot, lot square feet with contours, average natural grade
☐ Building envelope *highlighted* ☐ Show all elevations, existing grade, finished grade, FFE's
☐ Highlight coverages in grade change (Inside building envelope 6% of the lot up to 48 inches), (Outside building envelope 4% of lot up to 36 inches), (20 ft. off property line up to 24 inches). Does not include grade changes needed for the foundation.
☐ Submittal, along with appeal fee the first Friday the month prior to the month of the scheduled hearing date.
***MANDITORY** – Clearly highlight the areas that will be discussed in a bright color on the plans. **INITIAL** _____

What special circumstances or conditions, applying to the building or land in question, are peculiar to such building or land, and do not apply generally to other buildings or land in the vicinity (including size, shape, topography, location or surroundings, trees?)

_____

_____

_____

Is the request for a variance the result of a self-induced hardship by the applicant?

_____

_____

_____

How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

_____

_____

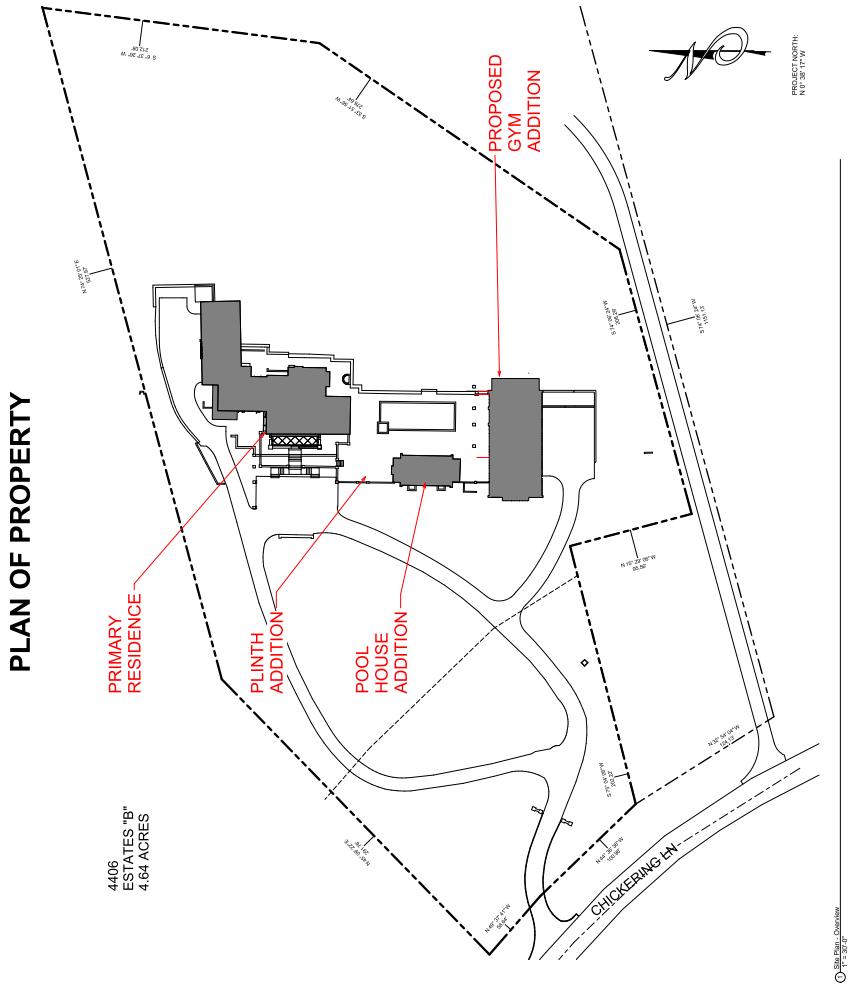
_____

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

Submit all information, plans & application via email PDF to: inspector@citybellemeade.org

BZA meets the third Tuesday of each month @ 5:00 p.m.
Submittal deadline is the first Friday of the month prior to the month of the scheduled hearing date.

	4406 CHICKERING LN. CITY OF BELLE MEADE	SITE 0



PLAN OF PROPERTY

4406 CHICKERING LN.

CITY OF BELLE MEADE

DIAGRAM PHASES 1

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

SEQUENCE OF ADDITIONS

FRONT ELEVATION 2.0

4406 CHICKERING LN.

CITY OF BELLE MEADE

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

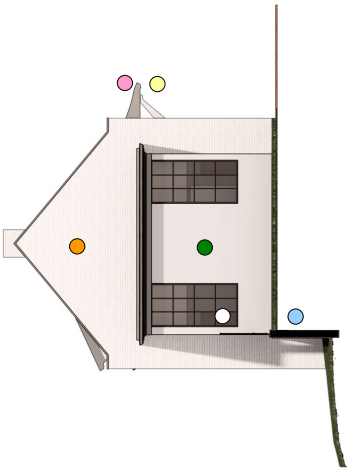
HOPE STEEL WINDOWS & DOORS

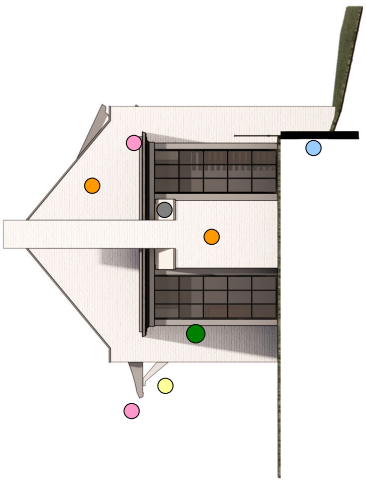
CLAY TILE ROOFING

K-STYLE COPPER GUTTER

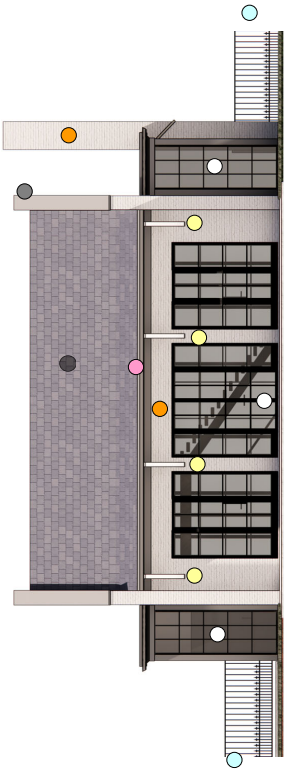
BRICK RETAINING WALL

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.

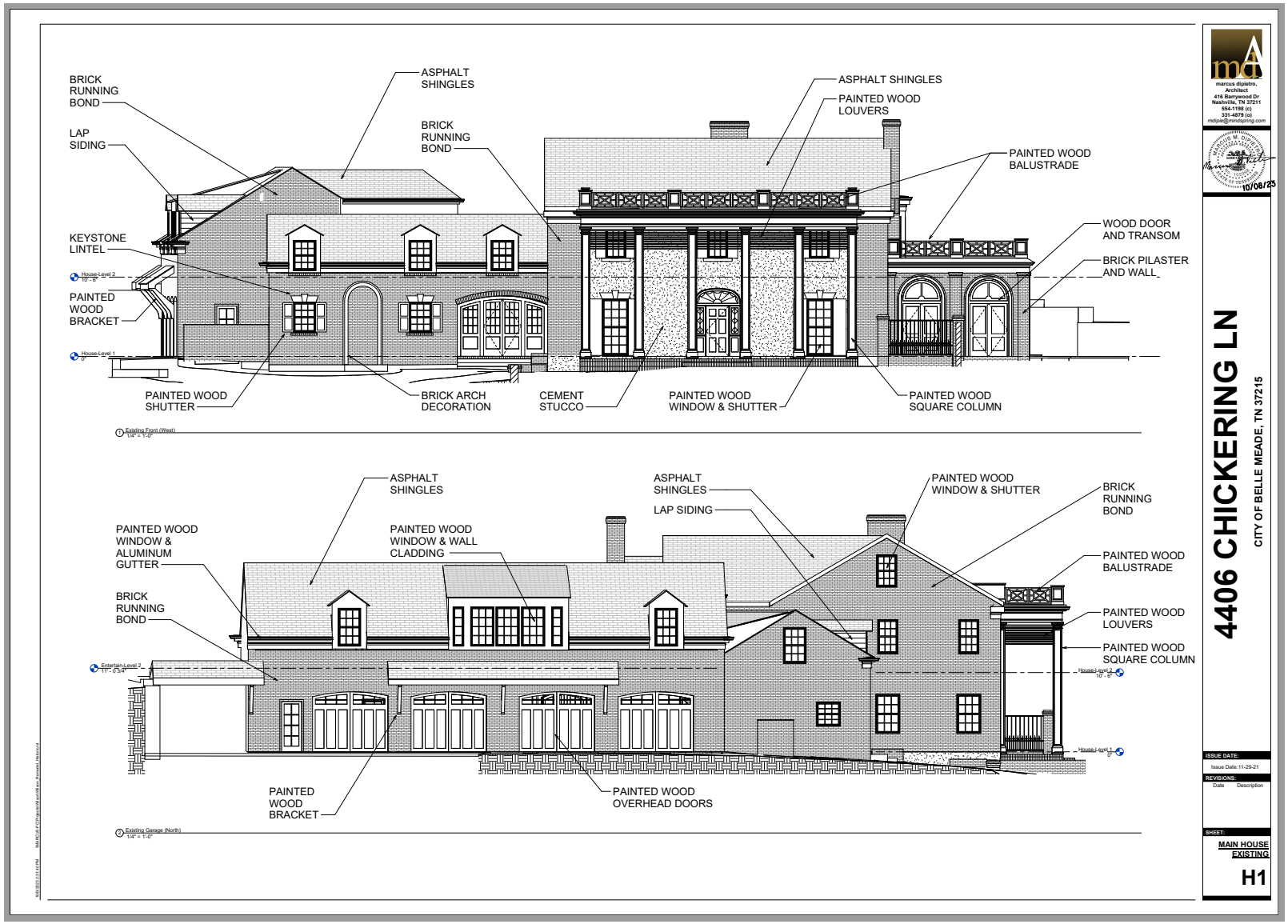
The **exterior finishes** match the other additions with lime plaster and lime slurry over brick with tiled roof and handmade steel windows and doors. Some limestone accents are detailed such as water table, sills and parapet caps to further tie everything together in one architectural language.

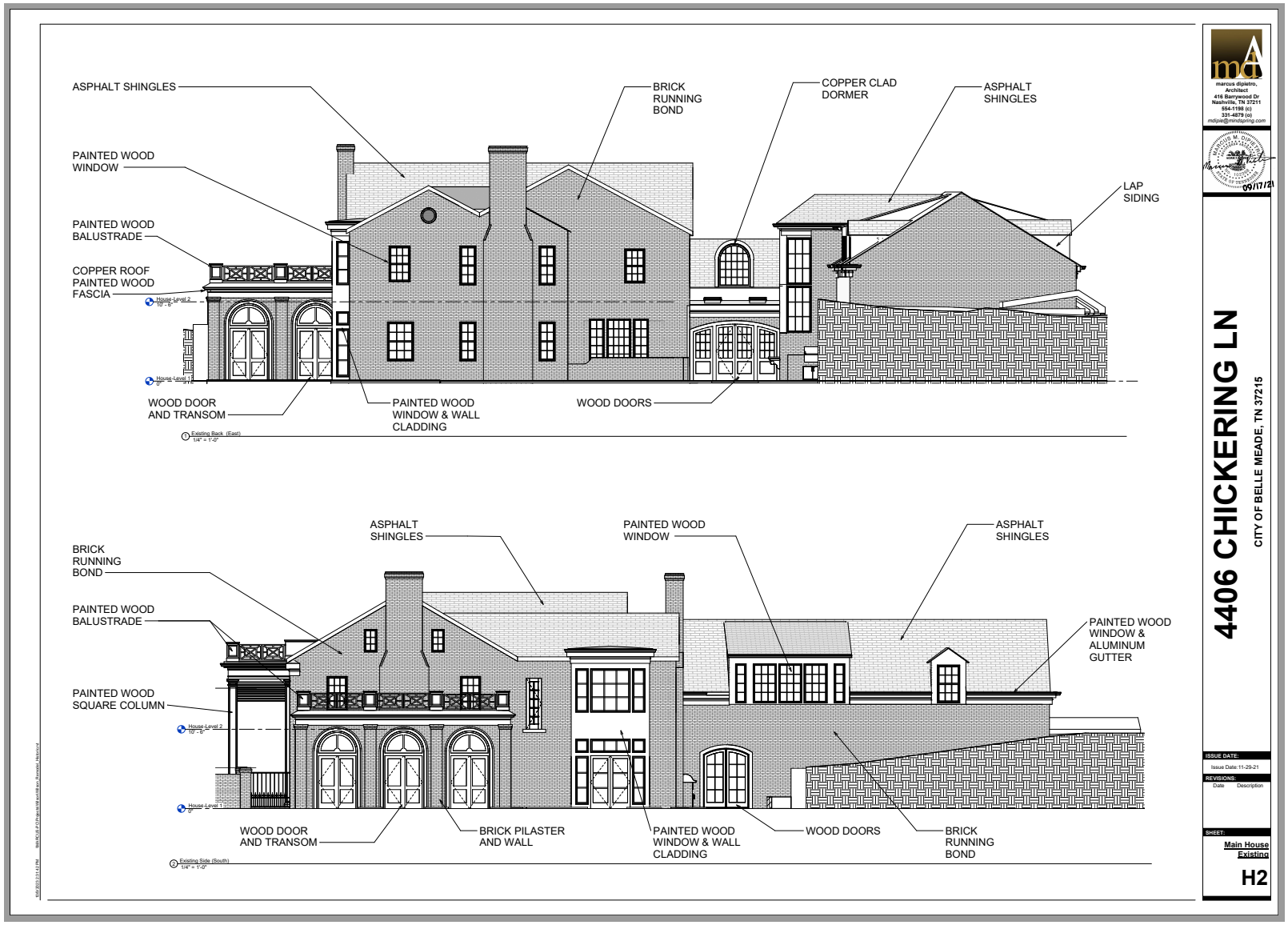
The team's imperative is to preserve and restore the historically relevant 1934 house rather than obscure or destroy it.

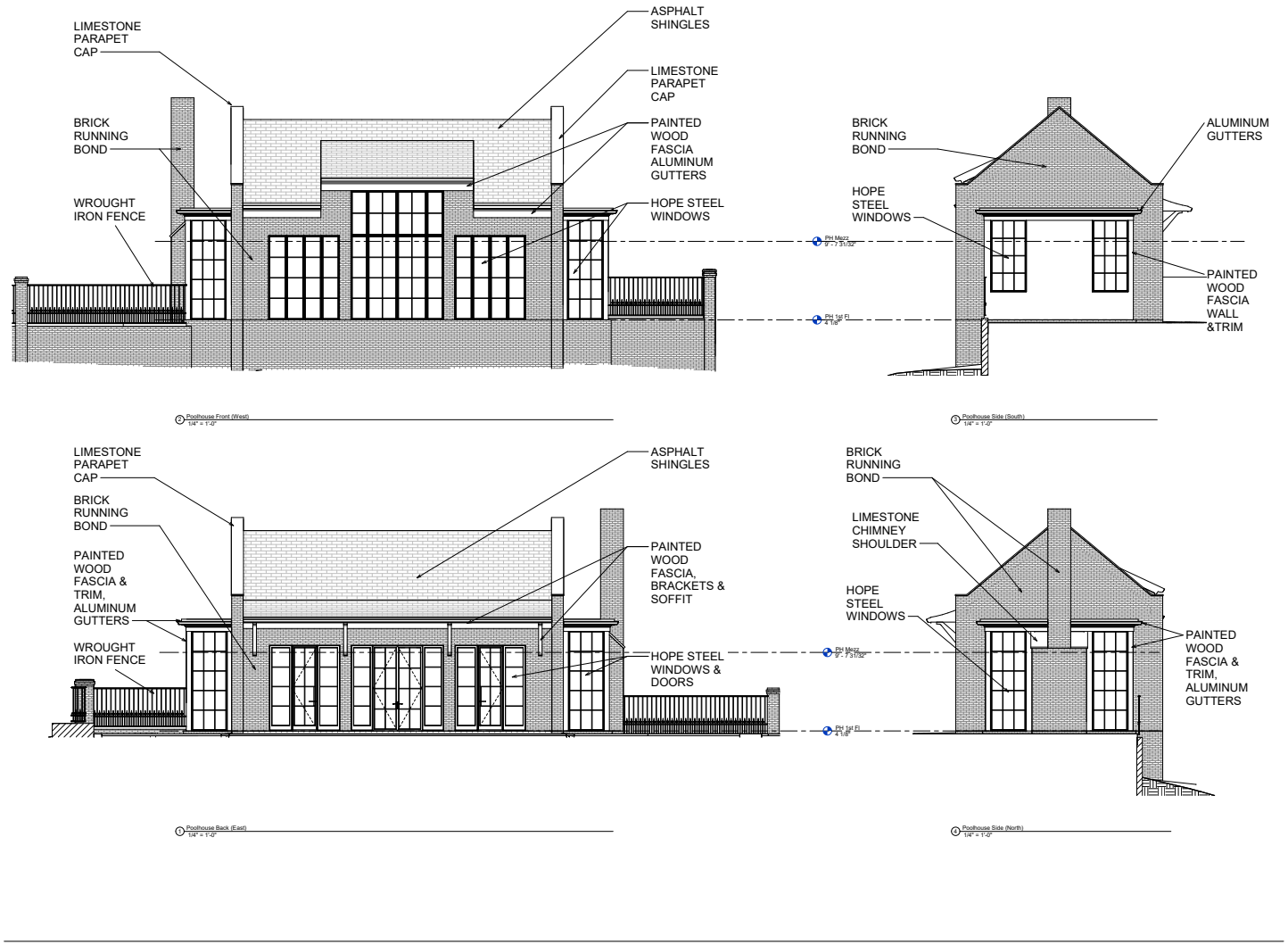
Works Cited entry

*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
LAP SIDING
PAINTED WOOD BALUSTRADE
COPPER ROOF PAINTED WOOD FASCIA
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



marcus dipietro, Architect
416 Barrywood Dr
Nashville, TN 37211
554-1198 (c)
331-4879 (o)
mdipie@mindspring.com

10/08/23

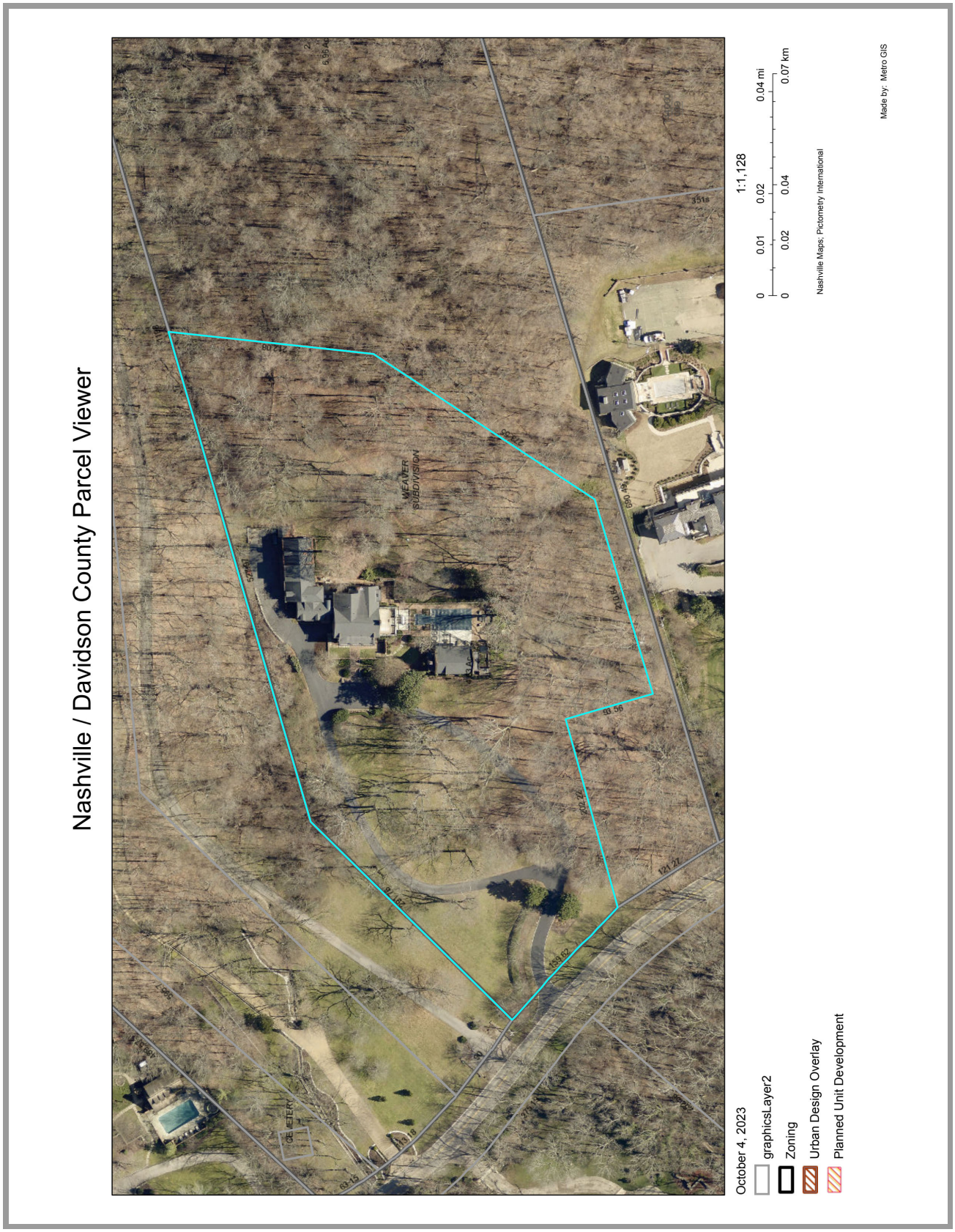
4406 CHICKERING LN

CITY OF BELLE MEADE, TN 37215

ISSUE DATE:
Issue Date:11-29-21

REVISIONS:
Date Description

SHEET:
POOLHOUSE EXISTING
H3


Nashville / Davidson County Parcel Viewer
WEAVER SUBDIVISION
CEMETERY
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

















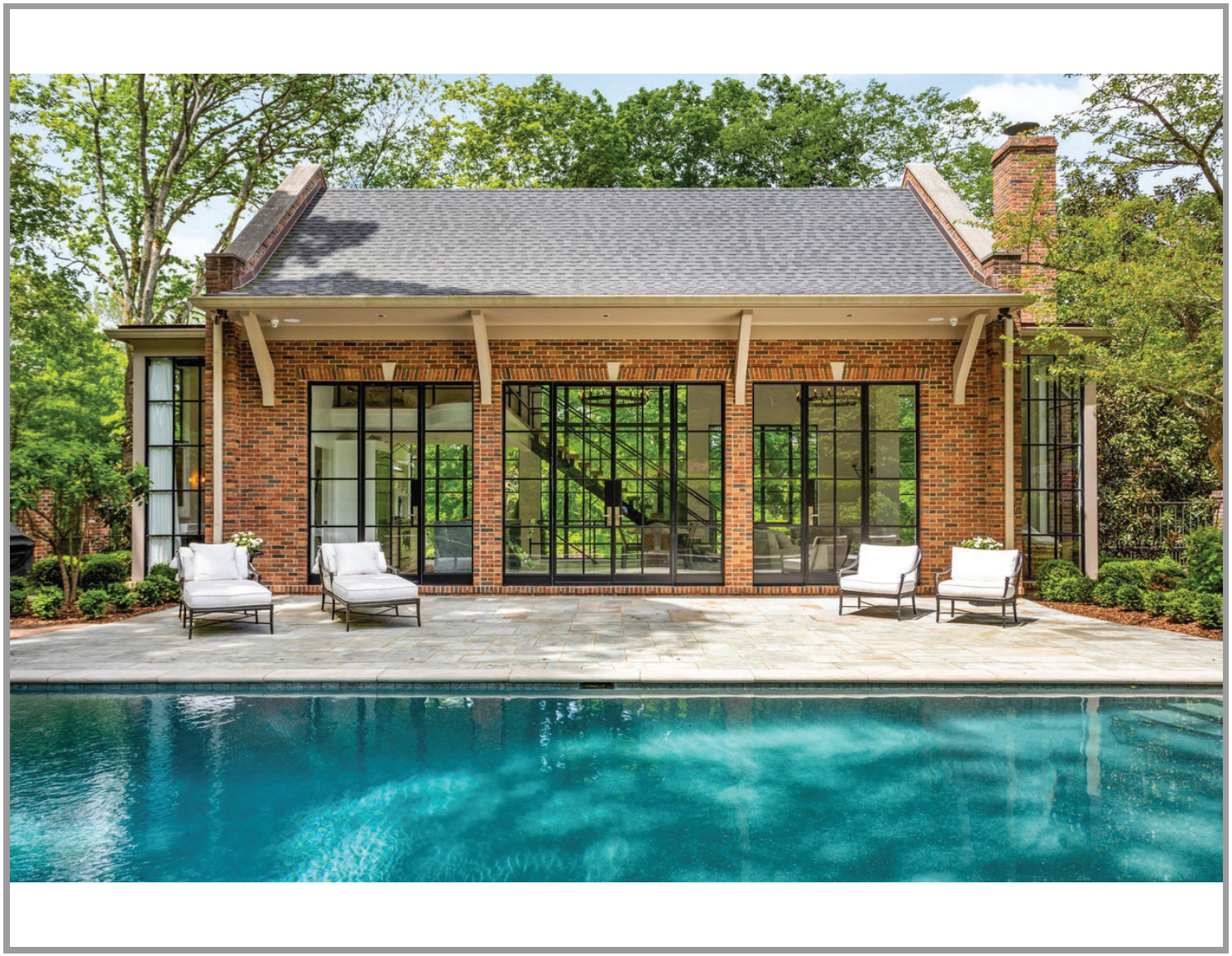
























DATE: 5/3/23

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

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

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 # 24210 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:						
DRIVE IN FRONT	22%					
HARDSCAPE +POOL	8%					
POOL	2% OF LOT					
ACCESSORY AREA	15%					

Front yard is figured from front property line to the front building line

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
Building Sections	A3.01
Building Elevations	A3.01
Door & Window Section Details	A3.02
Building Sections	A4.00
Interior Elevations	A5.00
Interior Elevations	A5.01
OTho 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
Cover Sheet
1" = 20'-0"

GENERAL CONDITIONS:

1. VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. ANY DISCREPANCIES FROM THE PLANS SHALL BE REPORTED PRIOR TO THE BEGINNING OF ANY WORK.
2. COORDINATE WITH THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK THAT IS NOT SHOWN OR NOTED TO DO SO ON DRAWINGS OR CONSTRUCTION DOCUMENTS.
3. COORDINATE ALL DEMOLITION DEBRIS TRUCKS WITH THE OWNER AND ARCHITECT.

CODES, PERMITS AND REGULATIONS:

1. SECURE ALL BUILDING PERMITS REQUIRED BY LOCAL AND STATE AUTHORITIES.
2. MEET ALL LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS OF CONSTRUCTION, SAFETY AND ANY OTHER CODES APPLICABLE TO THE PROJECT.
3. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY AUTHORITIES HAVING JURISDICTION.

GENERAL COORDINATION OF DRAWINGS:

1. COORDINATE THE LAYOUT AND SELECTION OF PROPER BEVELS, COORDINATE ALL MISCHANGES, DETAIL DRAWINGS THAT PROVIDE FOR DIMENSIONAL EQUIPMENT TO BE REMOVED, RELOCATED, OUT OF SERVICE, ETC. (EXISTING TO REMAIN) AND ANY NEW MEASUREMENTS ETC. BEFORE PROCEEDING WITH ANY WORK. THE WORK AFFECTED, NOTE CLEARLY NOTHING HERE ASSUMES RESPONSIBILITY FOR MAJOR ALTERATION OF ALL DETERMINED BY ARCHITECT.
2. COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL OPENINGS IN WALLS, CEILING, FLOOR, ROOF, ETC. WITH ALL TRADES INVOLVED BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL DIMENSIONS ARE TO CENTERLINES OF PROPERTIES WALLS, CORDINATE ALL MISCHANGES, DETAIL DRAWINGS THAT PROVIDE FOR DIMENSIONAL EQUIPMENT TO BE REMOVED, RELOCATED, OUT OF SERVICE, ETC. (EXISTING TO REMAIN) AND ANY NEW MEASUREMENTS ETC. BEFORE PROCEEDING WITH ANY WORK. THE WORK AFFECTED, NOTE CLEARLY NOTHING HERE ASSUMES RESPONSIBILITY FOR MAJOR ALTERATION OF ALL DETERMINED BY ARCHITECT.
4. ALL DIMENSIONS ARE TO CENTERLINES OF PROPERTIES WALLS, CORDINATE ALL MISCHANGES, DETAIL DRAWINGS THAT PROVIDE FOR DIMENSIONAL EQUIPMENT TO BE REMOVED, RELOCATED, OUT OF SERVICE, ETC. (EXISTING TO REMAIN) AND ANY NEW MEASUREMENTS ETC. BEFORE PROCEEDING WITH ANY WORK. THE WORK AFFECTED, NOTE CLEARLY NOTHING HERE ASSUMES RESPONSIBILITY FOR MAJOR ALTERATION OF ALL DETERMINED BY ARCHITECT.
5. ALL DIMENSIONS ARE TO CENTERLINES OF PROPERTIES WALLS, CORDINATE ALL MISCHANGES, DETAIL DRAWINGS THAT PROVIDE FOR DIMENSIONAL EQUIPMENT TO BE REMOVED, RELOCATED, OUT OF SERVICE, ETC. (EXISTING TO REMAIN) AND ANY NEW MEASUREMENTS ETC. BEFORE PROCEEDING WITH ANY WORK. THE WORK AFFECTED, NOTE CLEARLY NOTHING HERE ASSUMES RESPONSIBILITY FOR MAJOR ALTERATION OF ALL DETERMINED BY ARCHITECT.

ABBREVIATIONS:

A.B. (9)	ANCHOR BOLT(S)	PBRD.& S.	PREPAINTED ASPHALT FILLER
A.D.	AREA DRAIN	P.C.O.	PLUMBING CLEAN OUT
A.F.F.	ABOVE FINISHED FLOOR	PERF.	PERFORATED
ACOT.	ACOUSTICAL TILE	PLAST.LAM.	PLASTIC LAMINATE
ADJ.	ADJUSTABLE	PLYWD.	PLYWOOD
ALUM.	ALUMINUM	PR.(S)	PAIR(S)
ARCH.	ARCHITECT	PTD.	PAINTED
APPROX.	APPROXIMATELY	R.H.	RAIN HEAD
B.O.	BOTTOM OF BUILDING	R.O.	ROUGH OPENING
BATH.	BATHROOM	RAD.	RADIUS
BLKG.	BLOCKING	RECEIV.	RECEIVED
BOT.	BOTTOM	REINF.	REINFORCED
C.J.	CONTROL JOINT	REQ'D.	REQUIRED
C.L.	CENTERLINE	RESIL.	RESILIENT
C.M.U.	CONCRETE MASONRY UNIT	RM.	ROOM
CAB.	CABINET	S.C.	SOLID CORE
CEM.	CEMENT	S.D.	SMOKE DETECTOR
CER.	CERAMIC	SAN.	SANITARY
CLG.	CEILING	SCHED.	SCHEDULE
CLR.	CLEAR	SECT.	SECTION
COL.	COLUMN	SHT.	SHEET
CONC.	CONCRETE	SHTG.	SHEATHING
CONST.	CONSTRUCTION	SIM.	SIMILAR
CONT.	CONTINUOUS	SPEC.	SPECIFICATIONS
CPT.	CARPET	SQ.	SQUARE
D.F.	DRINKING FOUNTAIN	SQ.FT.	SQUARE FOOT
DBL.	DOUBLE	STD.	STEEL
DEPT.	DEPARTMENT	STOR.	STORAGE
DIA.	DIAMETER	SUSP.	SUSPENDED
DIM.	DIMENSION	SUSP.ACT.	SUSPENDED ACOUSTICAL TILE
DN.	DOWN	T.O.	TOP OF
DTL.	DETAIL	T.O.C.	TOP OF CONCRETE
DWG.(S)	DRAWING(S)	T.O.S.	TOP OF STEEL
E.J.	EXPANSION JOINT	TEL.	TELEPHONE
E.W.	EACH WAY	TEMP.	TEMPERATURE
EA.	EACH	THK.	THICK
ELEC.	ELECTRICAL CONTRACTOR	TRD.	TREAD
EL.	ELEVATION	TYP.	TYPICAL
ENCL.	ENCLOSURE	U.N.O.	UNLESS NOTED OTHERWISE
EQ.	EQUAL	V.C.T.	VINYL COMPOSITION TILE
EQUIP.	EQUIPMENT	V.I.F.	VERIFY IN FIELD
EXIST.	EXISTING	VERT.	VERTICAL
EXP.	EXPANSION	W/	WITH
F.D.	FLOOR DRAIN	W.C.	WATER CLOSET
F.E.	FIRE EXTINGUISHER	W.H.	WATER HEATER
F.H.C.	FIRE HOSE CABINET	W.P.	WATERPROOFING FABRIC
F.O.	FINISHED OPENING	WD.	WOOD
FDN.	FOUNDATION	WSCT.	WAINSCOT
FIN.	FINISH	WT.	WEIGHT
FLR.	FLOOR	XPS	EXTRUDED POLYSTYRENE
FLUOR.	FLUORESCENT		
FTG.	FOOTING		
FURR.	FURRING		
GA.	GAUGE		
GALV.	GALVANIZED		
GL.	GLASS		
GYP.BD.	GYPSUM BOARD		
H.B.	HOSE BIBB		
H.M.	HOLLOW METAL		
HDWE.	HARDWARE		
HT.	HEIGHT		
INSUL.	INSULATION		
INT.	INTERIOR		
JAN.	JANITOR		
JT.	JOINT		
LAV.	LAVATORY		
LTG.	LIGHTING		
MAT.	MATERIAL		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MTD.	MOUNTED		
MTL.	METAL		
N.I.C.	NOT IN CONTRACT		
N.T.S.	NOT TO SCALE		
NO.	NUMBER		
O.C.	ON CENTER		
O.D.	OUTSIDE DIAMETER		
O.F.C.I.O.	OWNER FURNISHED CONTRACTOR INSTALLED		
O.F.O.I.	OWNER FURNISHED OWNER INSTALLED		
OPNG.	OPENING		
OPP.	OPPOSITE		
P.C.	PLUMBING CONTRACTOR		
P.S.A.	PRESSURE SENSITIVE ADHESIVE		

PROJECT TEAM:

ARCHITECT:
marcus dipietro
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615.554.1198 (c)

STRUCTURAL ENGINEER:
Mark Stowell, EMC
(615) 255-1661 f
(615) 255-1661 f

KEY NOTES:

1. HELPFUL OUTDOOR STORAGE OR OFFICE/PRODUCT DELIVERY SPACE IS LIMITED. COORDINATE ALL DELIVERIES WITH CONTRACTOR. ALL UTILITIES ARE UNDERGROUND.
2. INSTALL SUMP PUMP, IF NEEDED, PER ENGINEER'S DETAILS.
3. PROVIDE SITE OBSERVATION VISIT FOR THE PURPOSE OF THESE OBSERVATIONS IS TO OBSERVE THE PROGRESS OF THESE OBSERVATIONS IS TO CONFIRM THE CONTRACTOR'S COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.

GENERAL COORDINATION OF DRAWINGS:

1. COORDINATE THE LAYOUT AND SELECTION OF PROPER BEVELS, COORDINATE ALL MISCHANGES, EQUIPMENT TO BE REMOVED, RELOCATED, OUT OF SERVICE, ETC. (EXISTING TO REMAIN) AND ANY NEW MEASUREMENTS ETC. BEFORE PROCEEDING WITH ANY WORK. THE WORK AFFECTED, NOTE CLEARLY NOTHING HERE ASSUMES RESPONSIBILITY FOR MAJOR ALTERATION OF ALL DETERMINED BY ARCHITECT.
2. COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL OPENINGS IN WALLS, CEILING, FLOOR, ROOF, ETC. WITH ALL TRADES INVOLVED BEFORE PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
4. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS OTHERWISE NOTED
5. CONTRACTOR SHALL CHECK ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL WALL OPENINGS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
6. ALL PARTITIONS SHOWN ARE TO ALIGN WITH THE FACE OF STRUCTURE BELOW UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
8. ANY DIMENSION NOTED "VERIFY" OR VERIFY IN FIELD SHALL BE VERIFIED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.
9. ALL DIMENSIONS ARE TO FACE OF STUD FINAL, BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS FROM THESE DIMENSIONS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.

CONSTRUCTION RESPONSIBILITY:

1. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS DESCRIBE THE FINAL CONDITION OF THE STRUCTURE, AND MEANS OF METHOD TO INDICATE THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, ADJACENT PROPERTY, AND THE PUBLIC DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FORMWORK, BRACING, AND SHORING.
2. THE ENGINEER DOES NOT HAVE CONTROL OR CHARGE OF AND IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. PRIOR TO SITE OBSERVATION VISIT BY THE ENGINEER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THESE OBSERVATIONS IN ORDER TO CONFIRM THE CONSTRUCTION IS BEING PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL CORRECT DEFICIENCIES NOTED BY THE ENGINEER DURING THESE OBSERVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ANY REQUESTS FOR CHANGES TO THE CONSTRUCTION DOCUMENTS.

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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

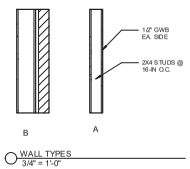
Room Number	Room Name	Finish					
		Floor	Base	Wall	Ceiling	Ceiling Height	Comments
1	Room						

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 7.0 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.	C52-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

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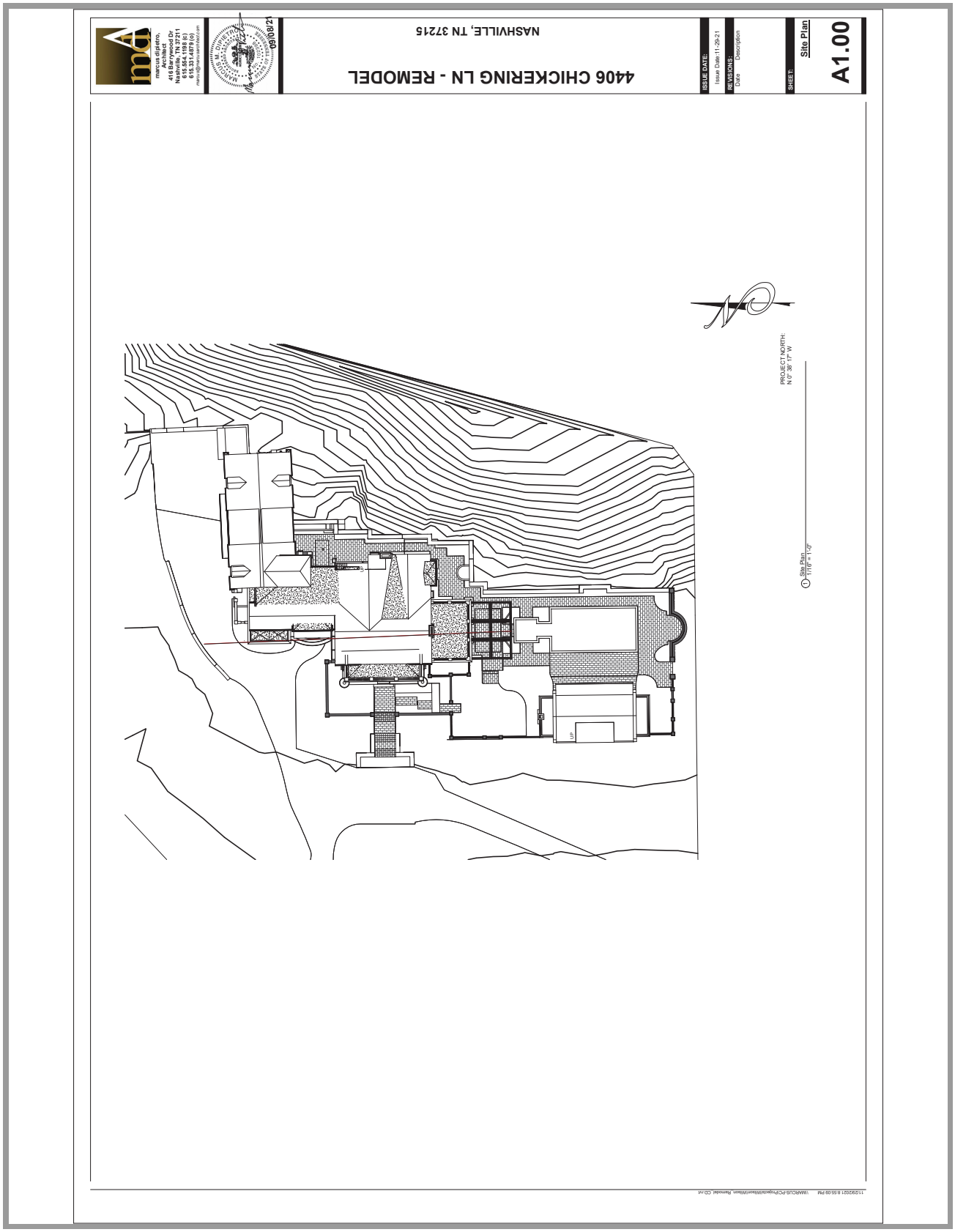
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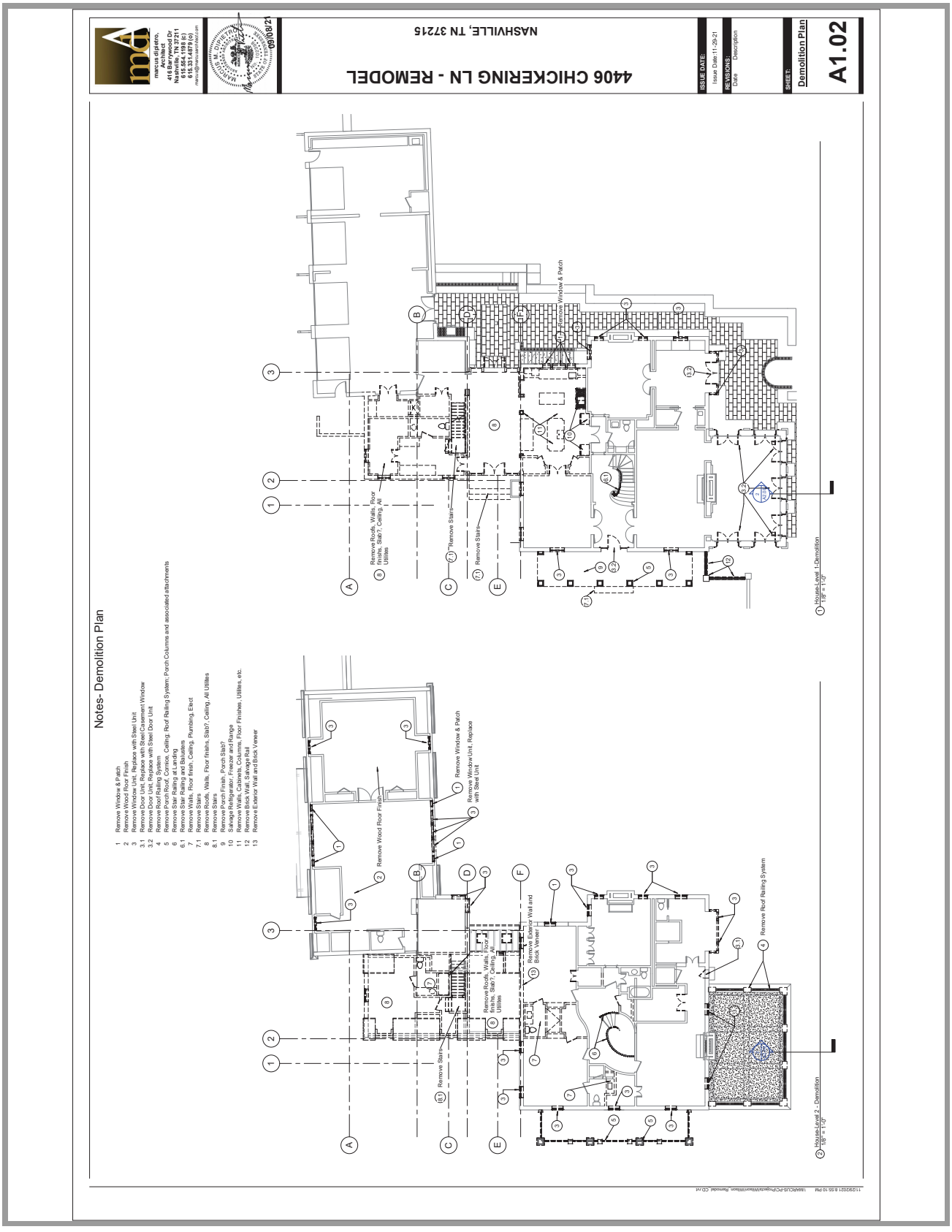
09/08/21
NASHVILLE, TN 37215
4406 CHICKERING LN - REMODEL
ISSUE DATE:
Issue Date:11-29-21
REVISIONS:
Date
Description
SHEET:
Site Plan
A1.00
PROJECT NORTH:
N 0° 38' 17" W
Site Plan
1/16" = 1'-0"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NASHVILLE, TN 37215
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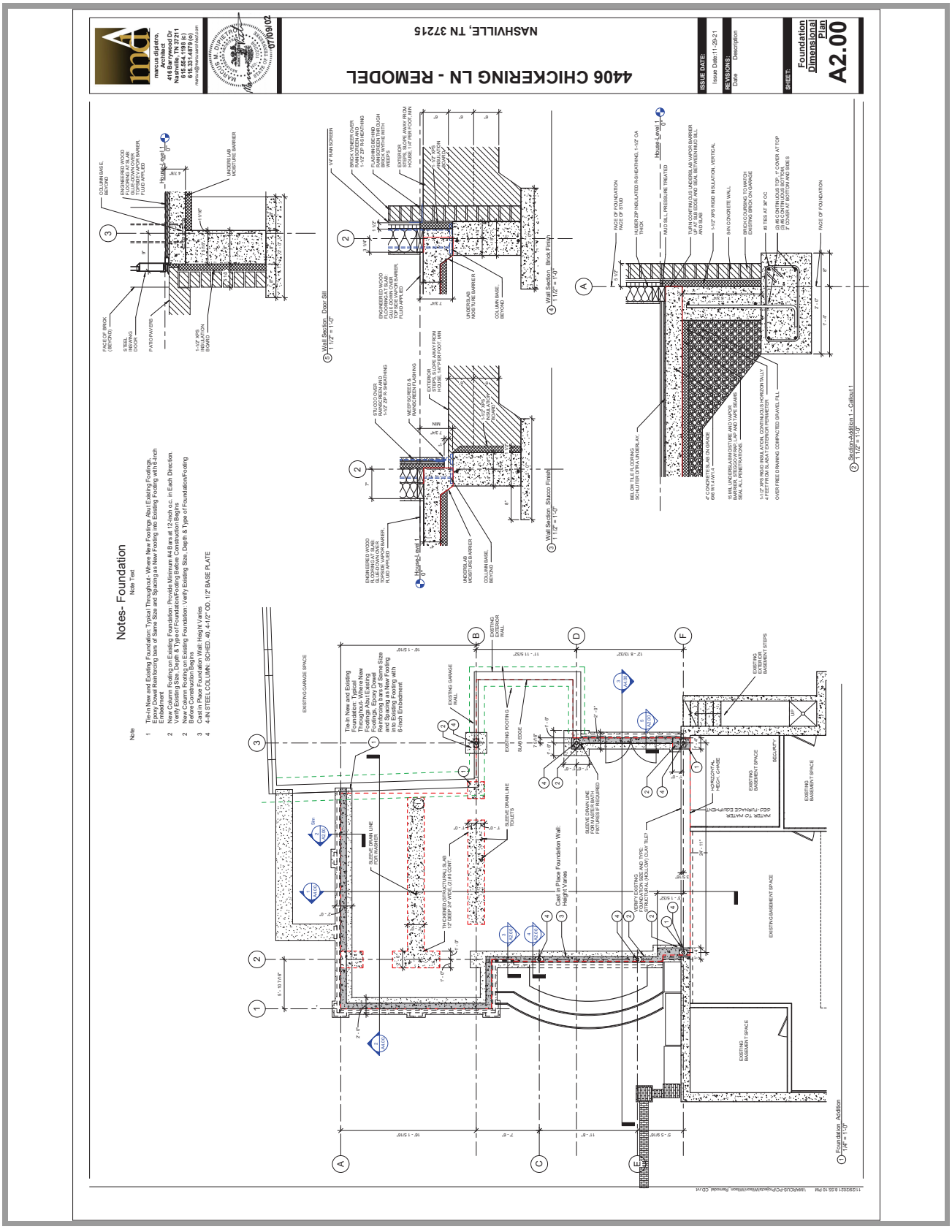
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date Description
SHEET:
Demolition Plan
A1.02
Notes- Demolition Plan
1 Remove Window & Patch
2 Remove Wood Roof Finish
3 Remove Window Unit, Replace with Steel Unit
3.1 Remove Door Unit, Replace with Steel Casement Window
3.2 Remove Door Unit, Replace with Steel Door Unit
4 Remove Roof Railing System
5 Remove Porch Finish, 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, Deck, etc.
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"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NASHVILLE, TN 37215
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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"min 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, 11/2" BASE PLATE
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"min Embedment
Cast in Place Foundation Wall: Height Varies
Foundation Addition
1 1/4" = 1'-0"
Wall Section Door Sill
1 1/2" = 1'-0"
Wall Section Brick Finish
1 1/2" = 1'-0"
Wall Section Stucco Finish
1 1/2" = 1'-0"
Section Addition 1 - Callout 1
1 1/2" = 1'-0"

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07/09/02

4406 CHICKERING LN - REMODEL

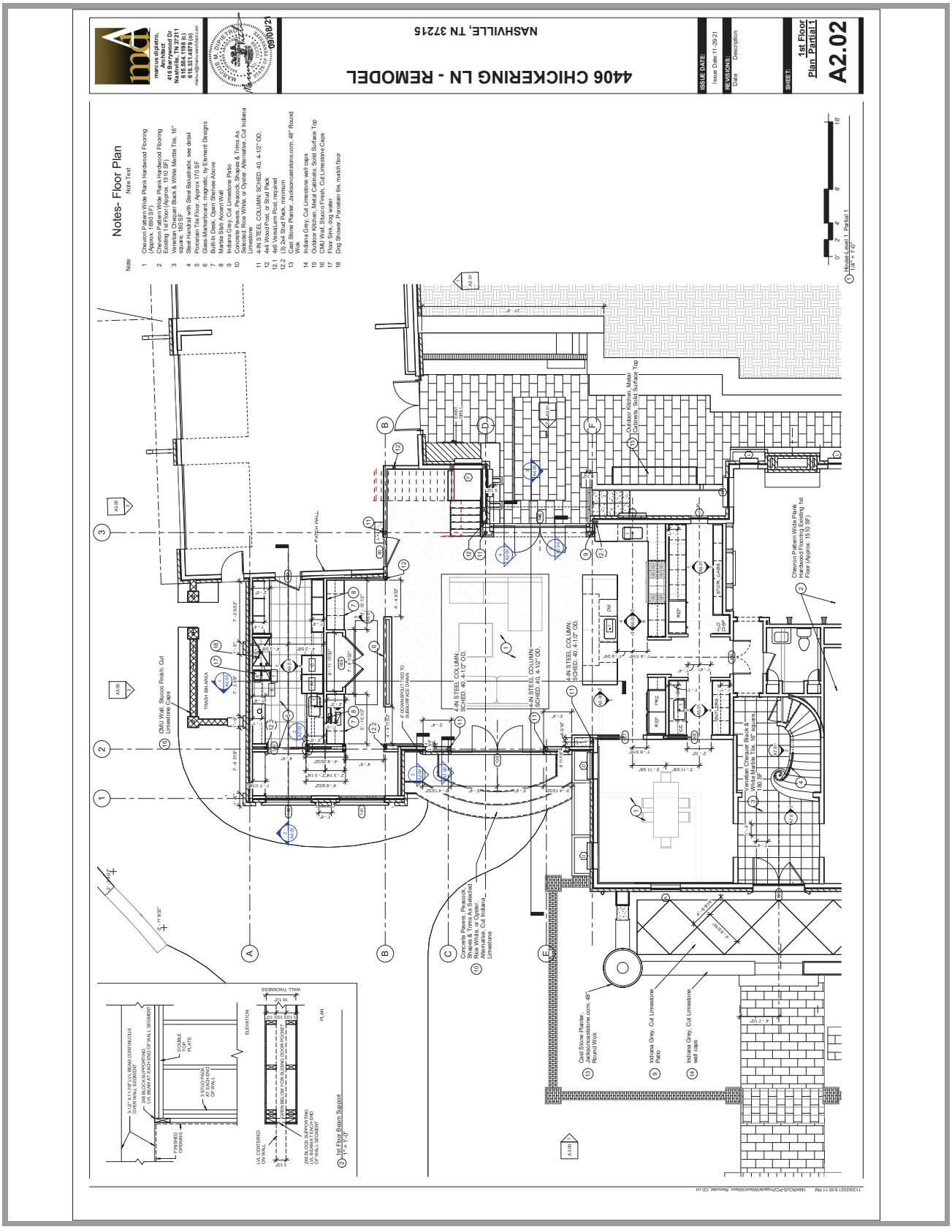
NASHVILLE, TN 37215

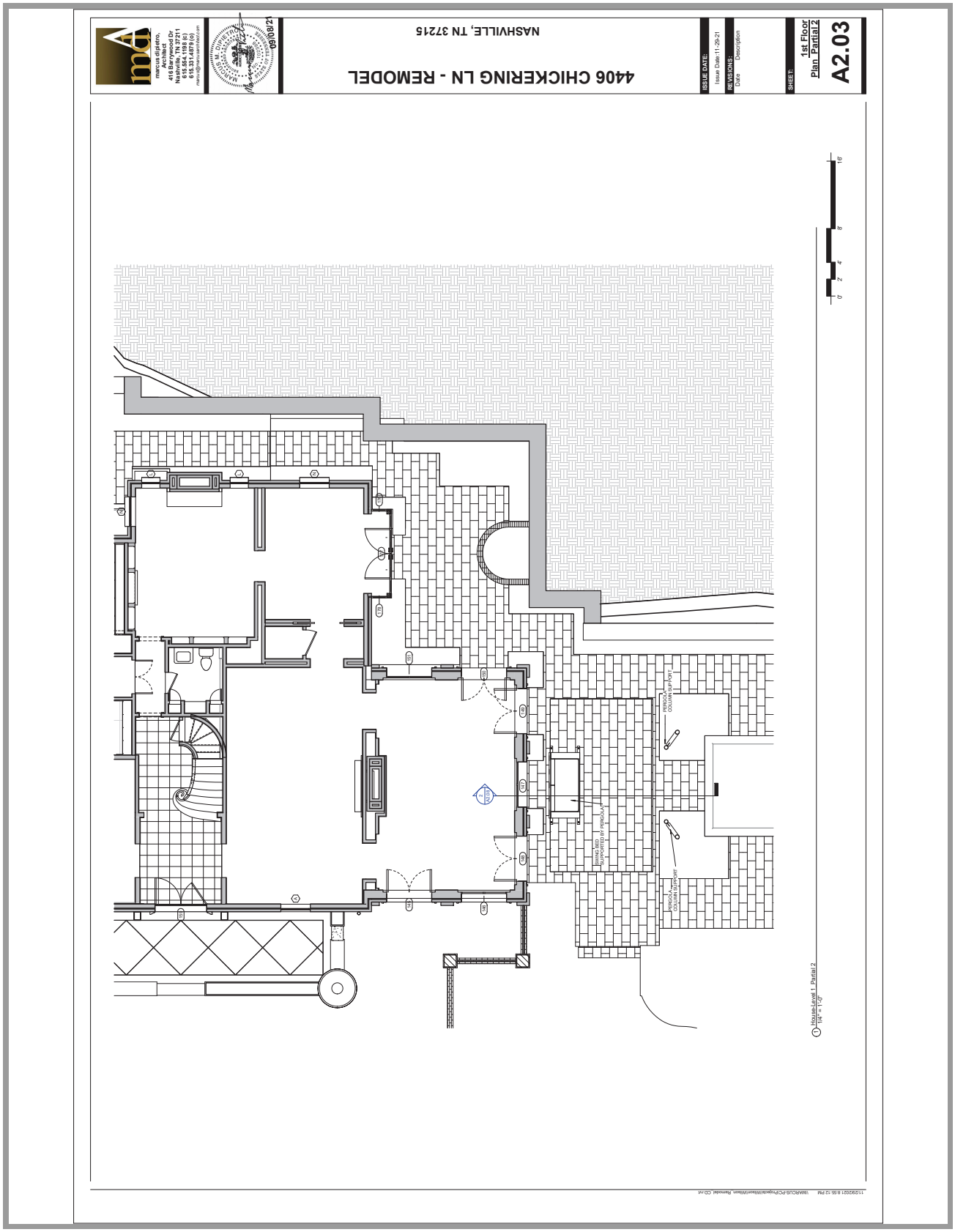
ISSUE DATE:
Issue Date: 11-29-21

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) (Approx. 1510 SF)
3 Venetian Chequer Black & White Marble Tile, 16" square, 160 SF
4 Steel Handrail with Steel Balusterade, see detail
5 Powder Room Sconce, 70 SF
6 Glass-Mantelboard, 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, Peacock 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
18 Dog Shower, Porcelain tile, match floor
1 Main Level 1 Partial 1
1/4" = 1'-0"
Outdoor Kitchen, Metal Cabinets, Solid Surface Top
CMU Wall, Stucco Finish, Cut Limestone Caps
4-IN STEEL COLUMN, SCHED. 40, 4-1/2" OD.
Chevron Pattern Wide Plank Hardwood Flooring (Existing Hardwood Floor) (Approx. 1510 SF)
Venetian Chequer Black & White Marble Tile, 16" square, 160 SF
Concrete Pavers, Peacock 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
2 1st Floor Beam Support
1" = 1'-0"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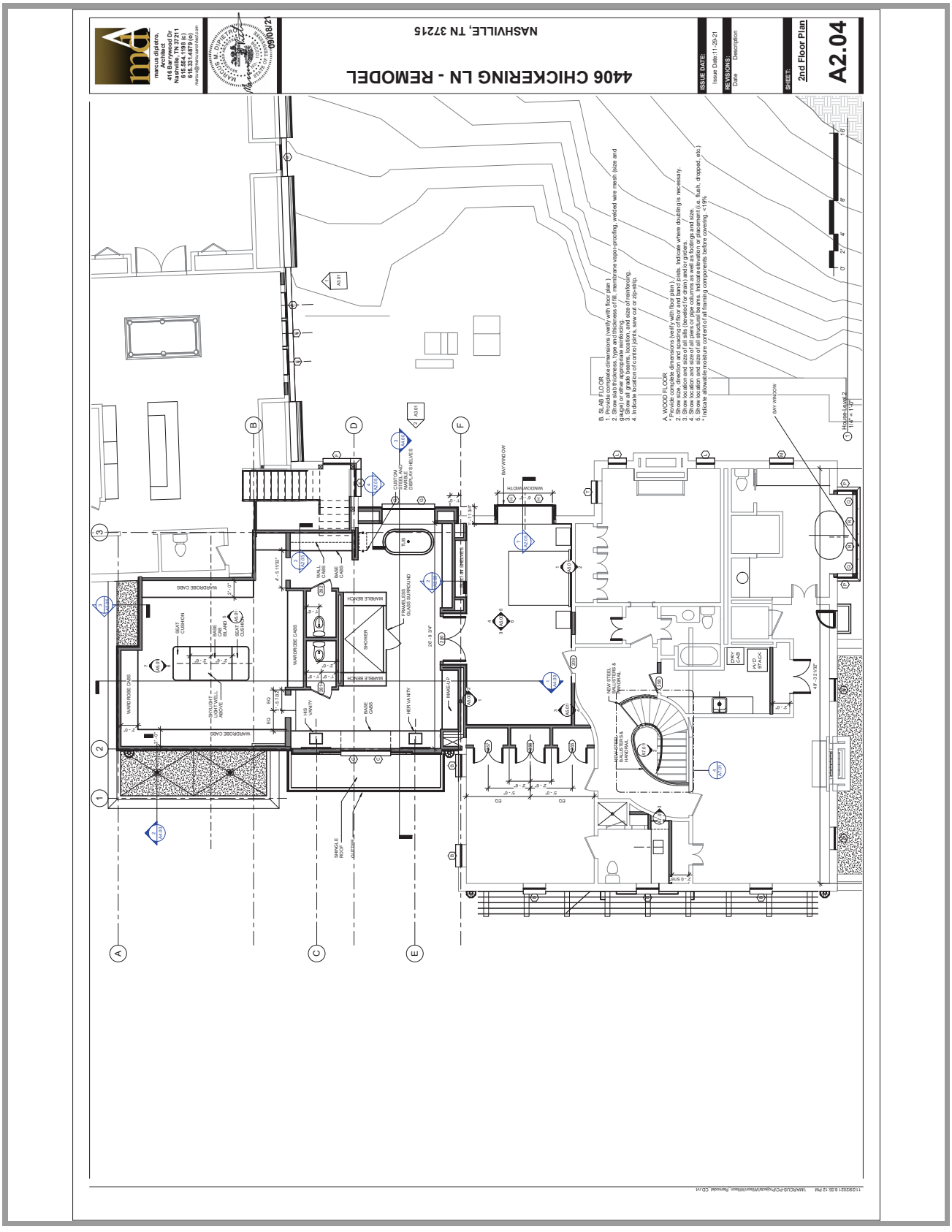
09/08/21
NASHVILLE, TN 37215
4406 CHICKERING LN - REMODEL
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date
Description
SHEET:
1st Floor Plan Partial 2
A2.03
House-Level 1 Partial 2
1/4" = 1'-0"



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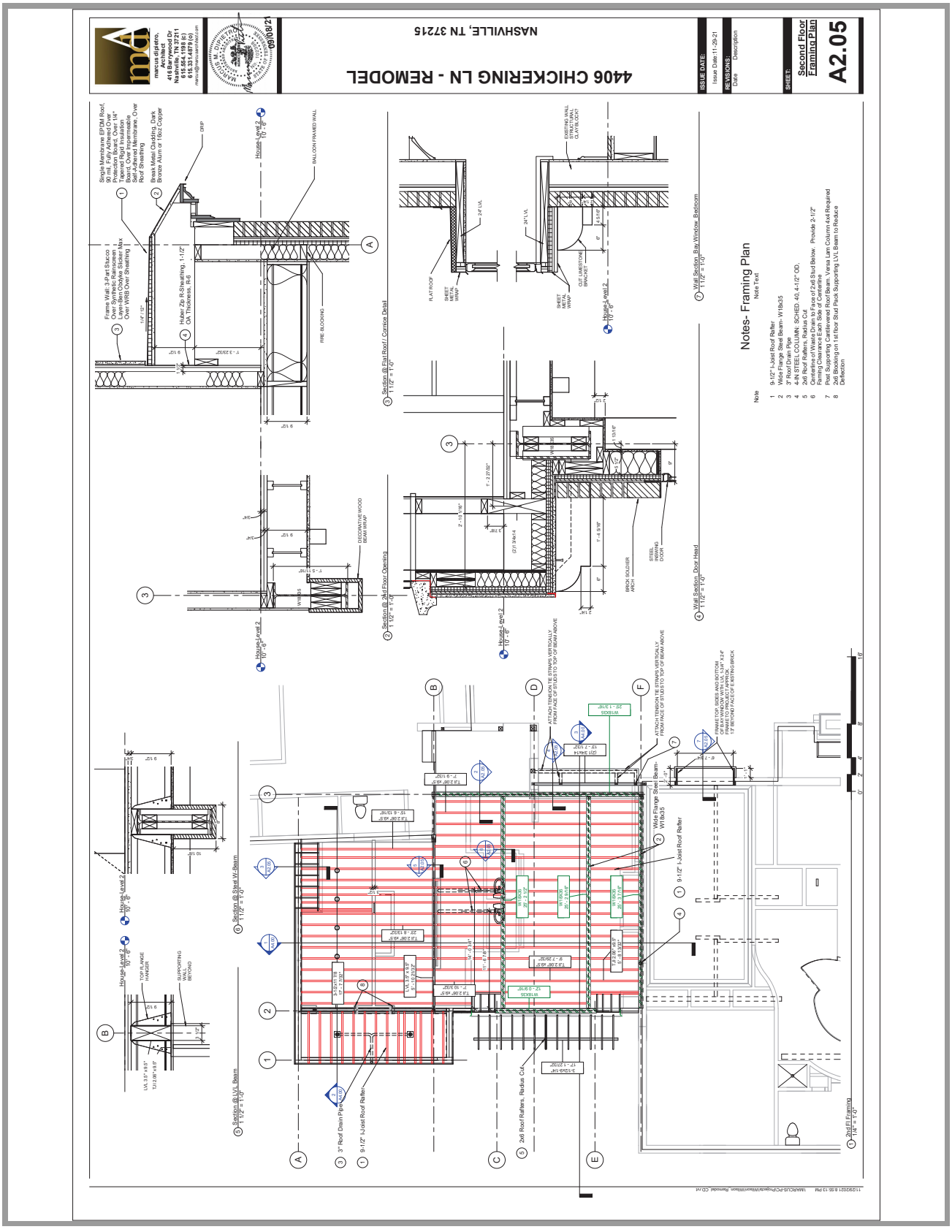
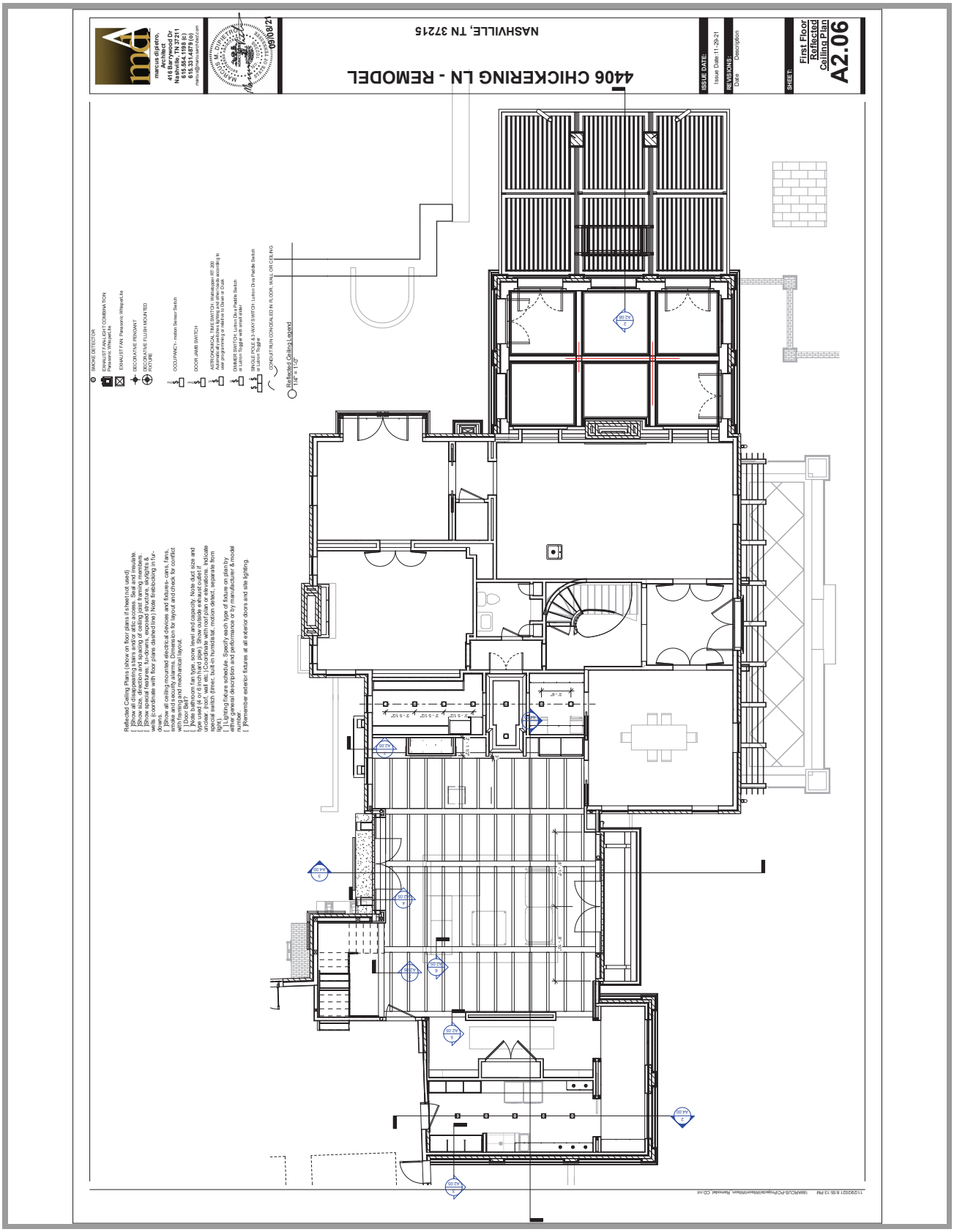

4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
Second Floor Framing Plan
A2.05
Notes- Framing Plan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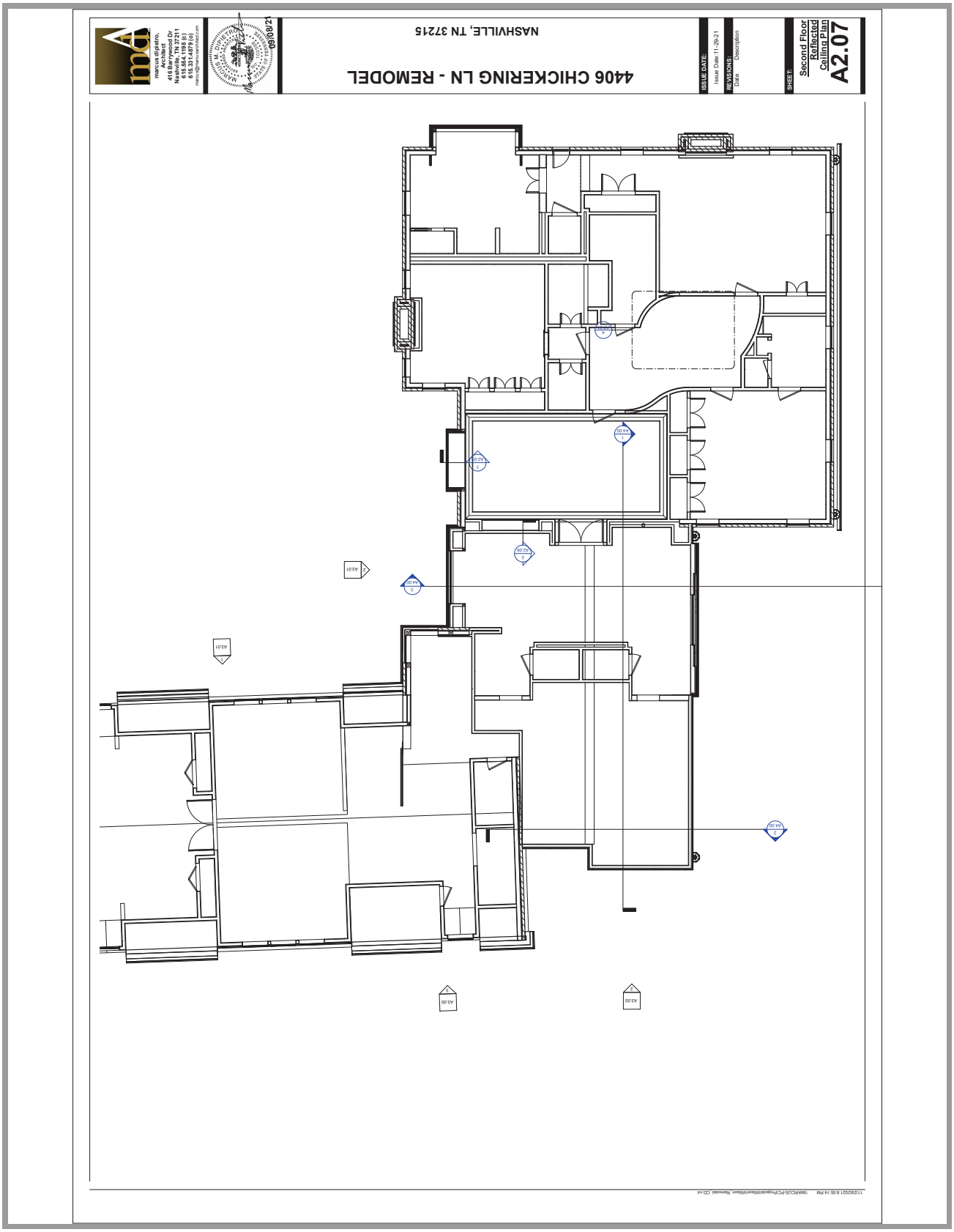
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date Description
SHEET:
First Floor Reflected Ceiling Plan
A2.06
SMOKE DETECTOR
EXHAUST FAN/LIGHT COMBINATION
EXHAUST FAN
DECORATIVE PENDANT
DECORATIVE FLUSH MOUNTED FIXTURE
OCCUPANCY - motion Sensor Switch
DOOR JAMB SWITCH
ASTRONOMICAL TIME SWITCH
DIMMER SWITCH
SINGLE POLE & 3-WAY SWITCH
CONDUIT RUN CONCEALED IN FLOOR, WALL OR CEILING
Reflected Ceiling Legend
1/4" = 1'-0"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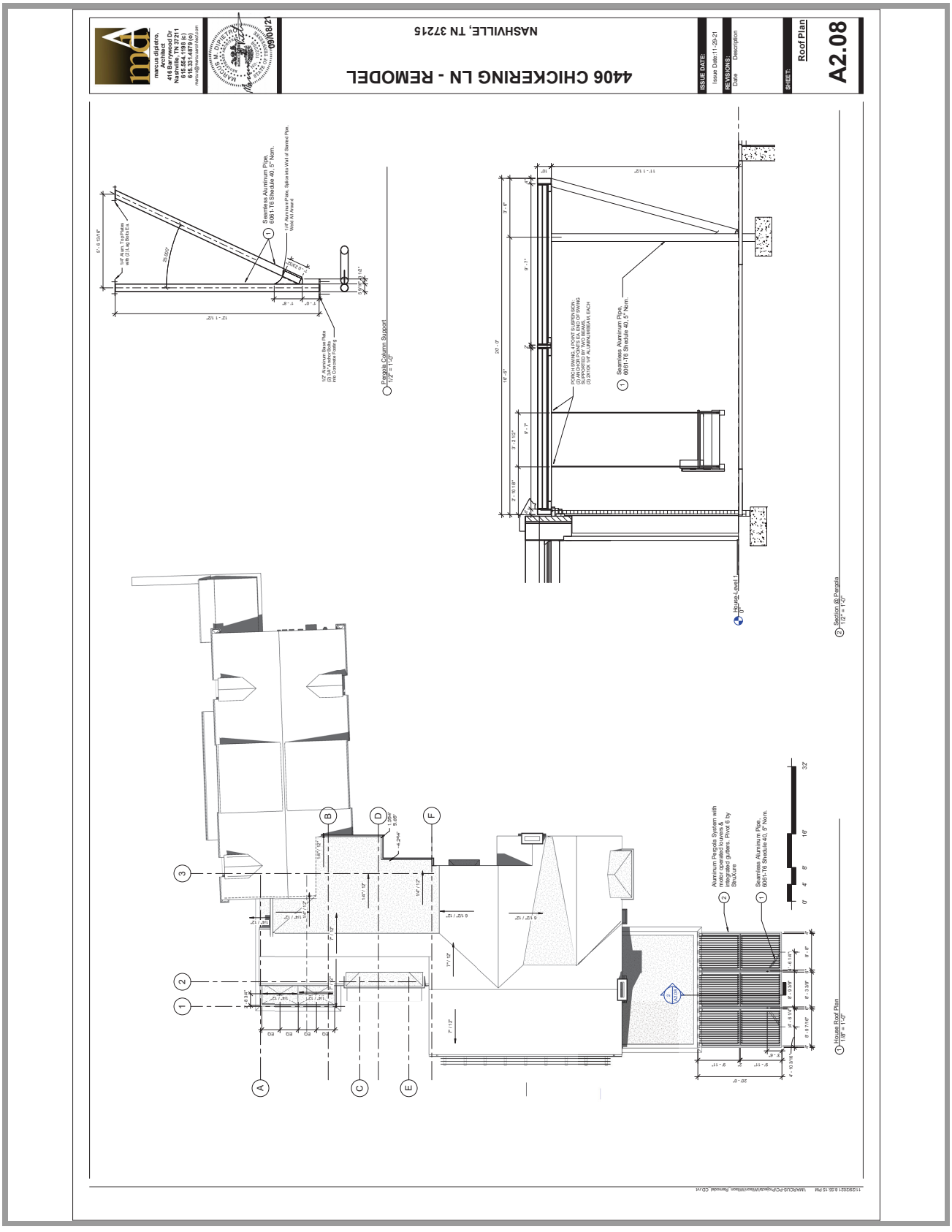
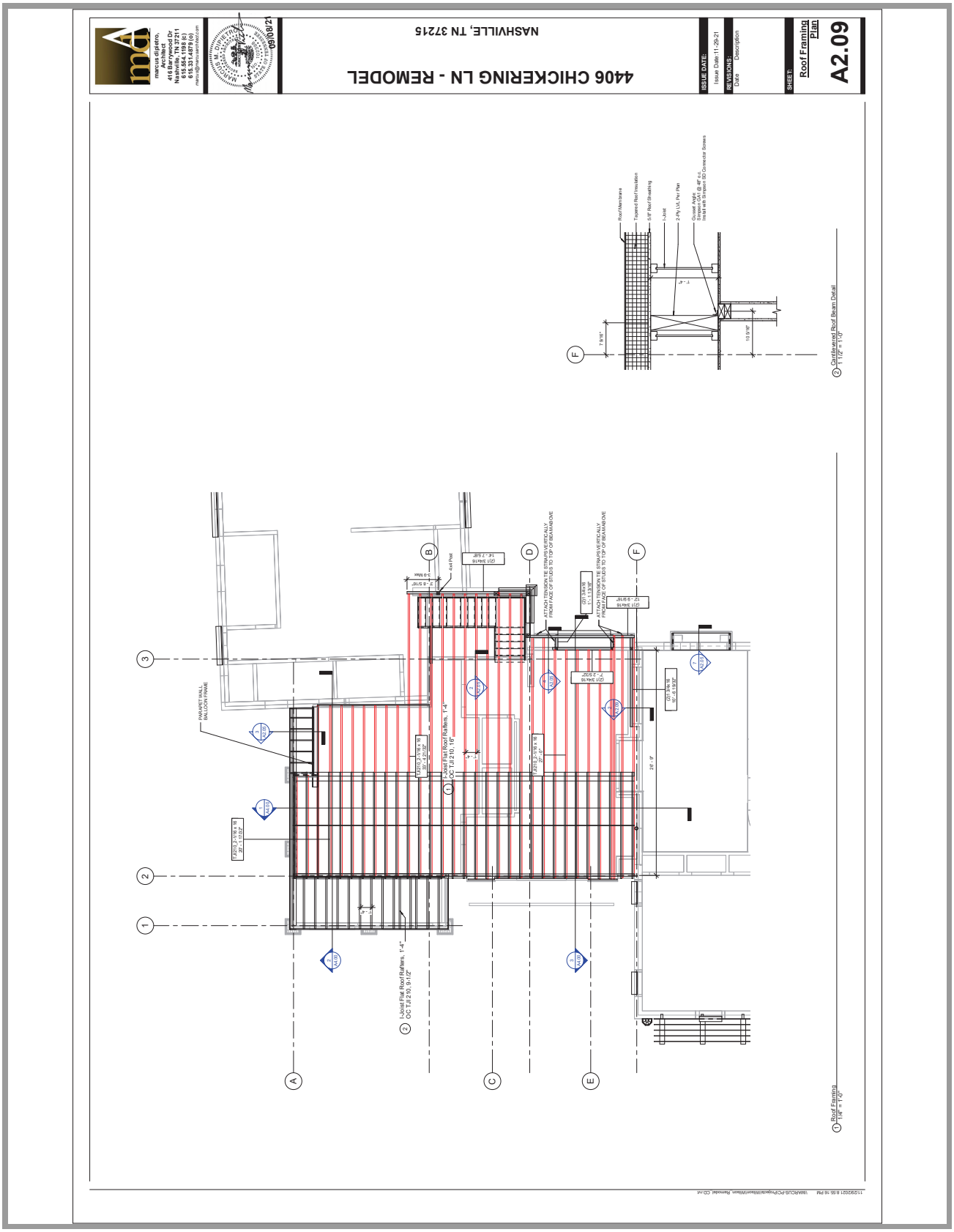
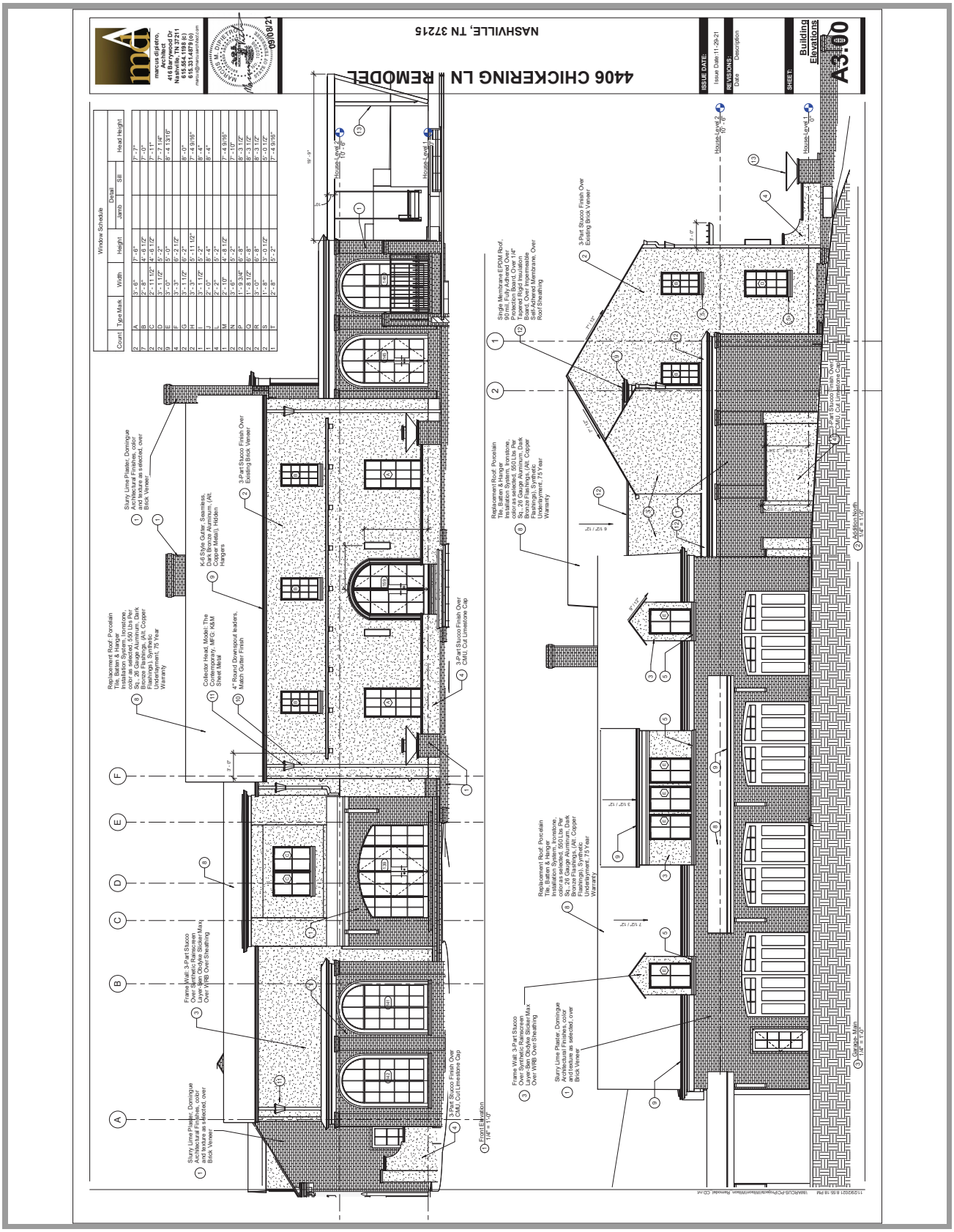
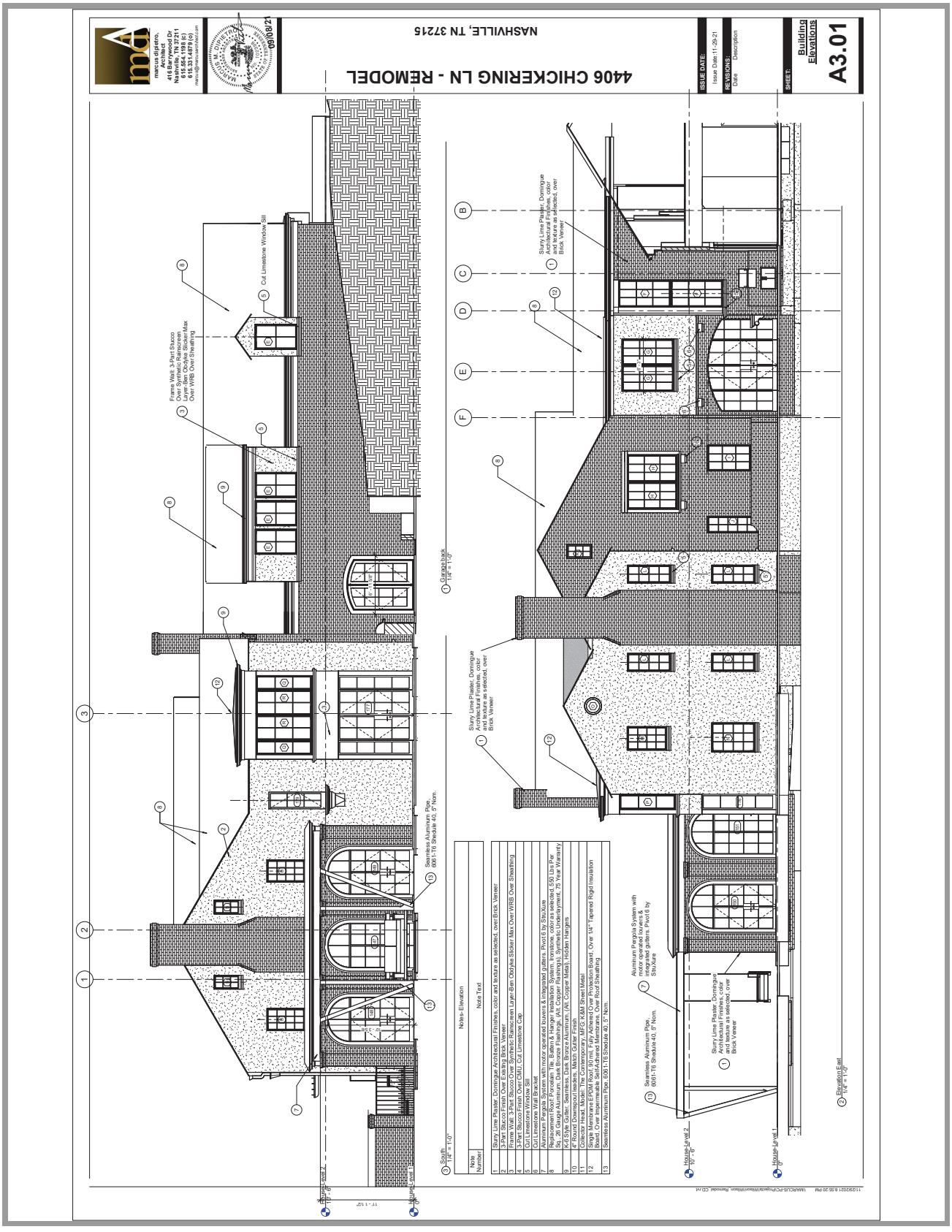
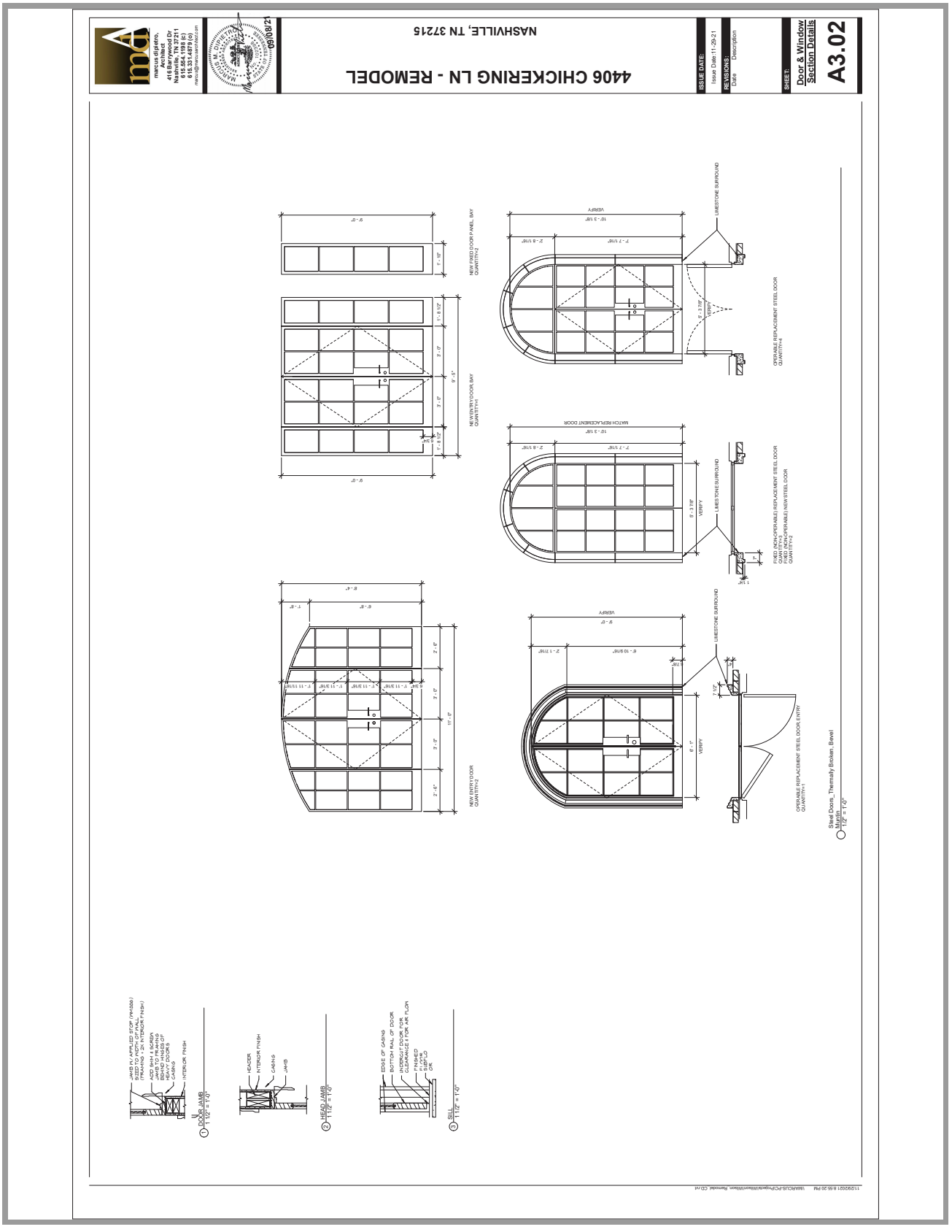
4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date
Description
SHEET:
Second Floor Reflected Ceiling Plan
A2.07

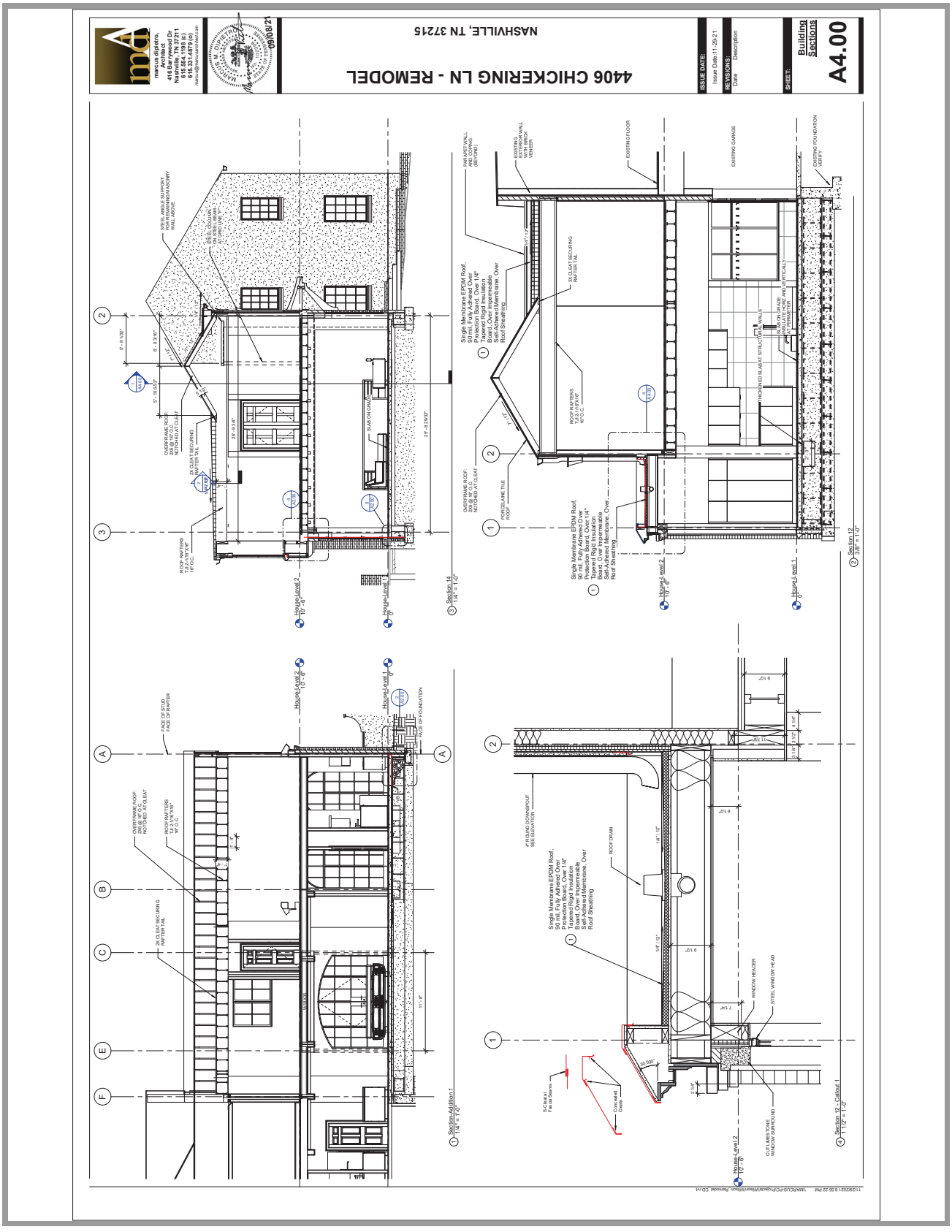

4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
Roof Plan
A2.08
Pergola Column Support
Section @ Pergola
House Roof Plan


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
Building Elevations
A3.00
Window Schedule
Front Elevation
Addition North
Garage Main


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:
Building Elevations
A3.01
Frame Wall: 3-Part Stucco Over Synthetic Rainscreen Layer-Ben Oldyke Slicker Max Over WRB Over Sheathing
Cut Limestone Window Sill
Stucco Control Joint
Garage Door
Stucco Control Joint
Stucco Control Joint
Stucco Control Joint


4406 CHICKERING LN - REMODEL
NASHVILLE, TN 37215
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date
Description
SHEET:
Door & Window Section Details
A3.02
Steel Doors_Thermally Broken, Bevel Muntin
1 DOOR JAMB
2 HEAD JAMB
3 SILL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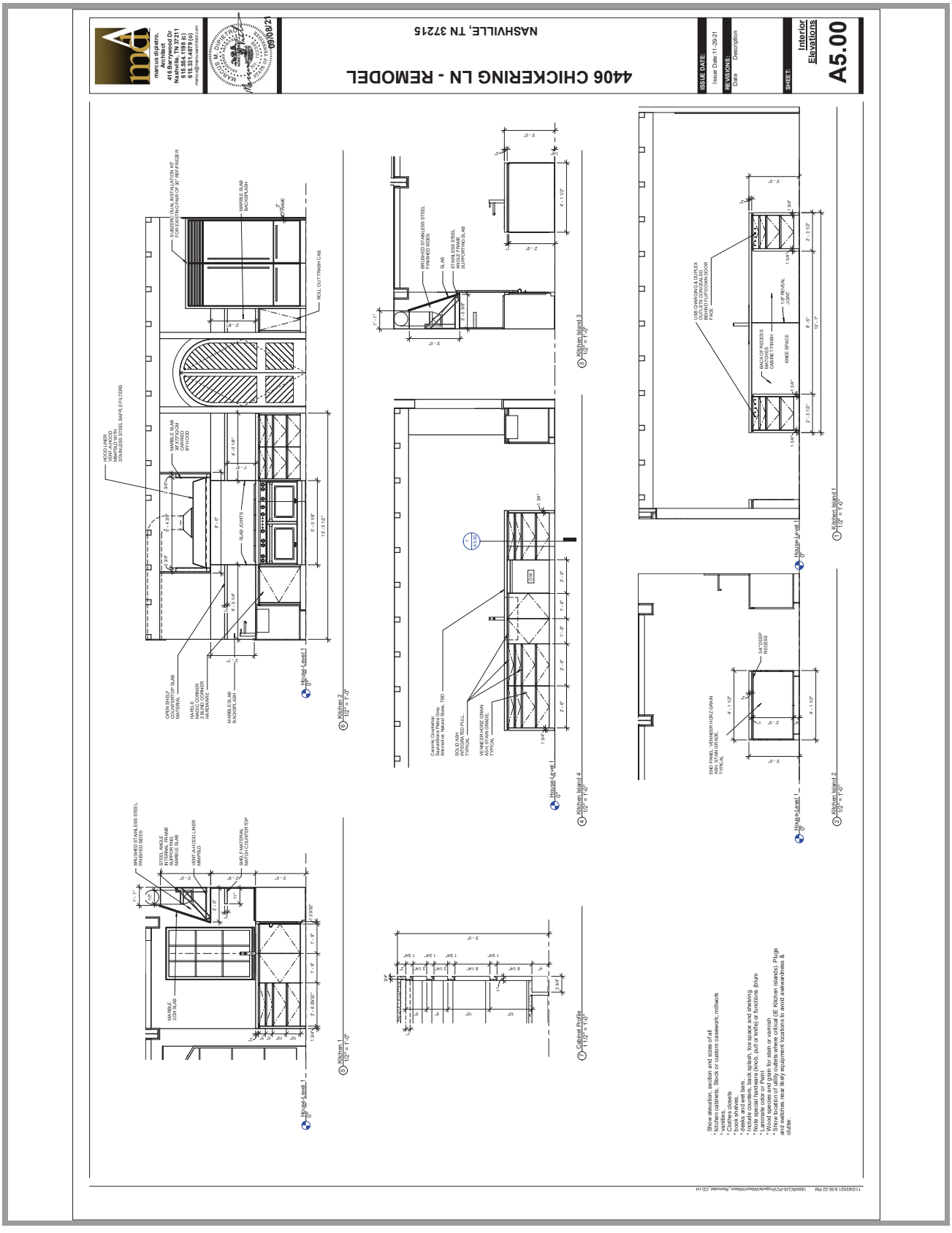
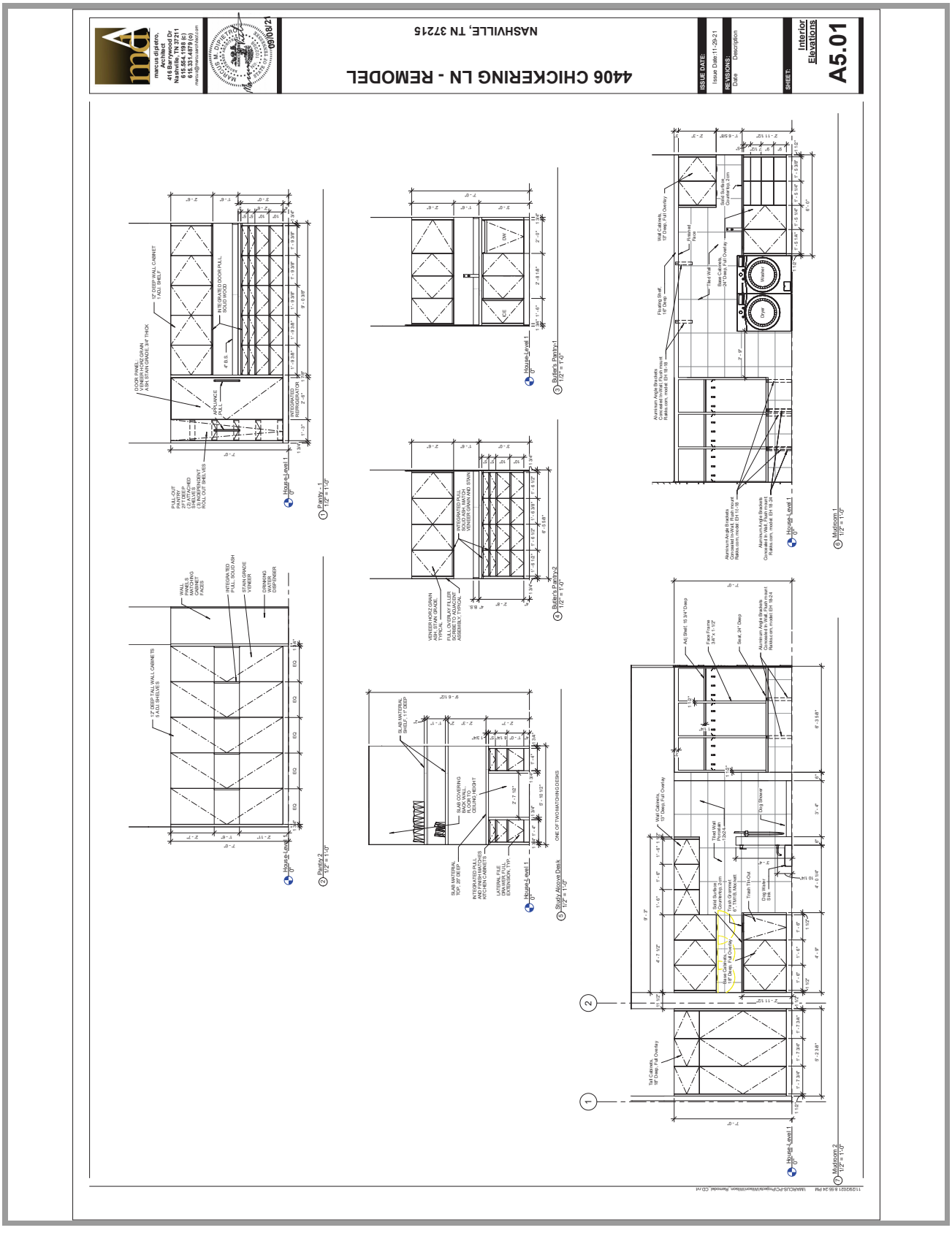
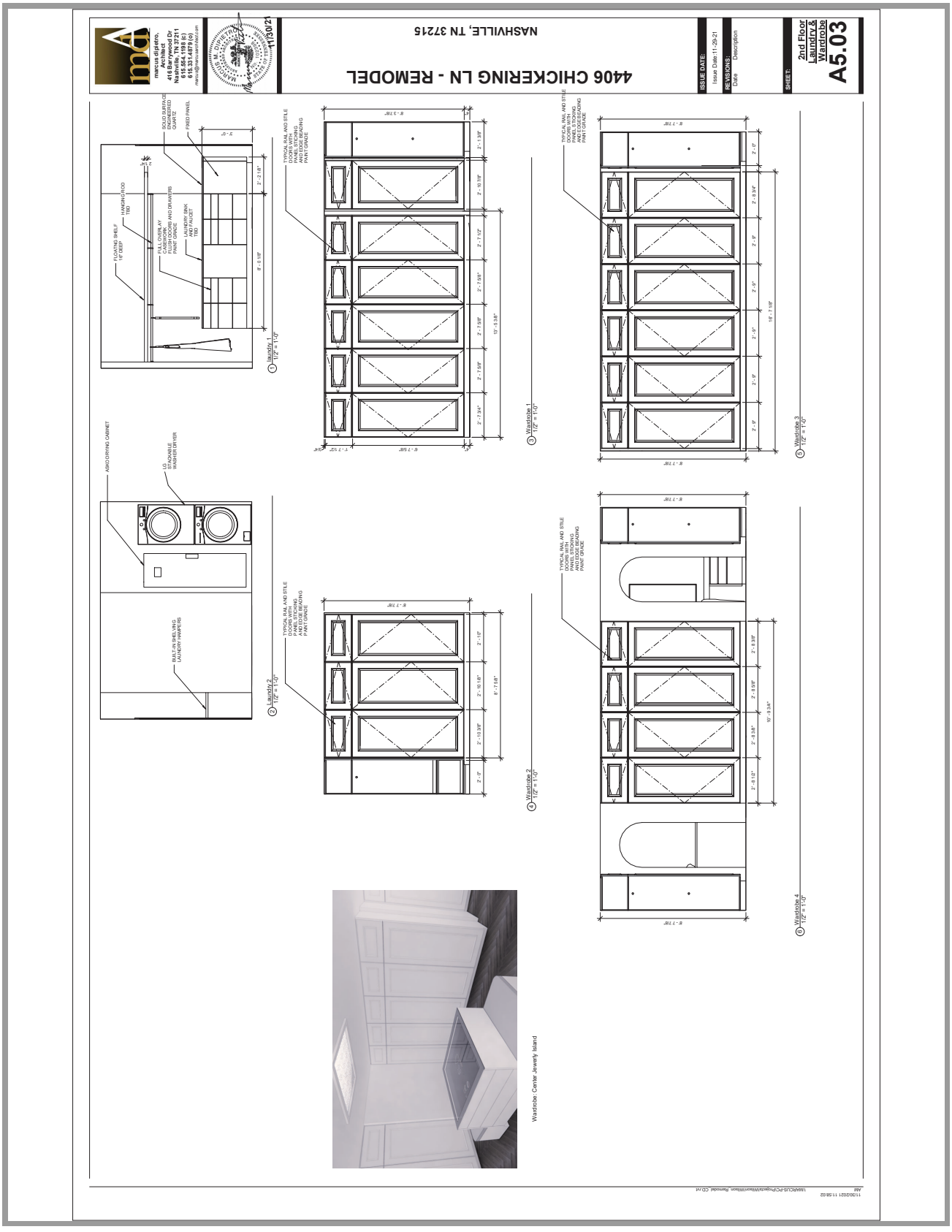
NASHVILLE, TN 37215
ISSUE DATE:
Issue Date: 11-29-21
REVISIONS:
Date
Description
SHEET:
Building Sections
A4.00
09/08/21
Section 14
Section 12
Section-Addition 1
Section 12 - Callout 1


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:
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
Pantry-1
Pantry-2
Butler's Pantry-1
Butler's Pantry-2
Study Alcove Desk
Mudroom 1
Mudroom 2
House-Level 1


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)
09/08/21
PANTRY 2
PANTRY 3
PANTRY 1
STUDY ALCOVE
KITCHEN 1
ISLAND 1
KITCHEN 2
ISLAND 2
MUD ROOM 2
MUD ROOM 1


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:
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.

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

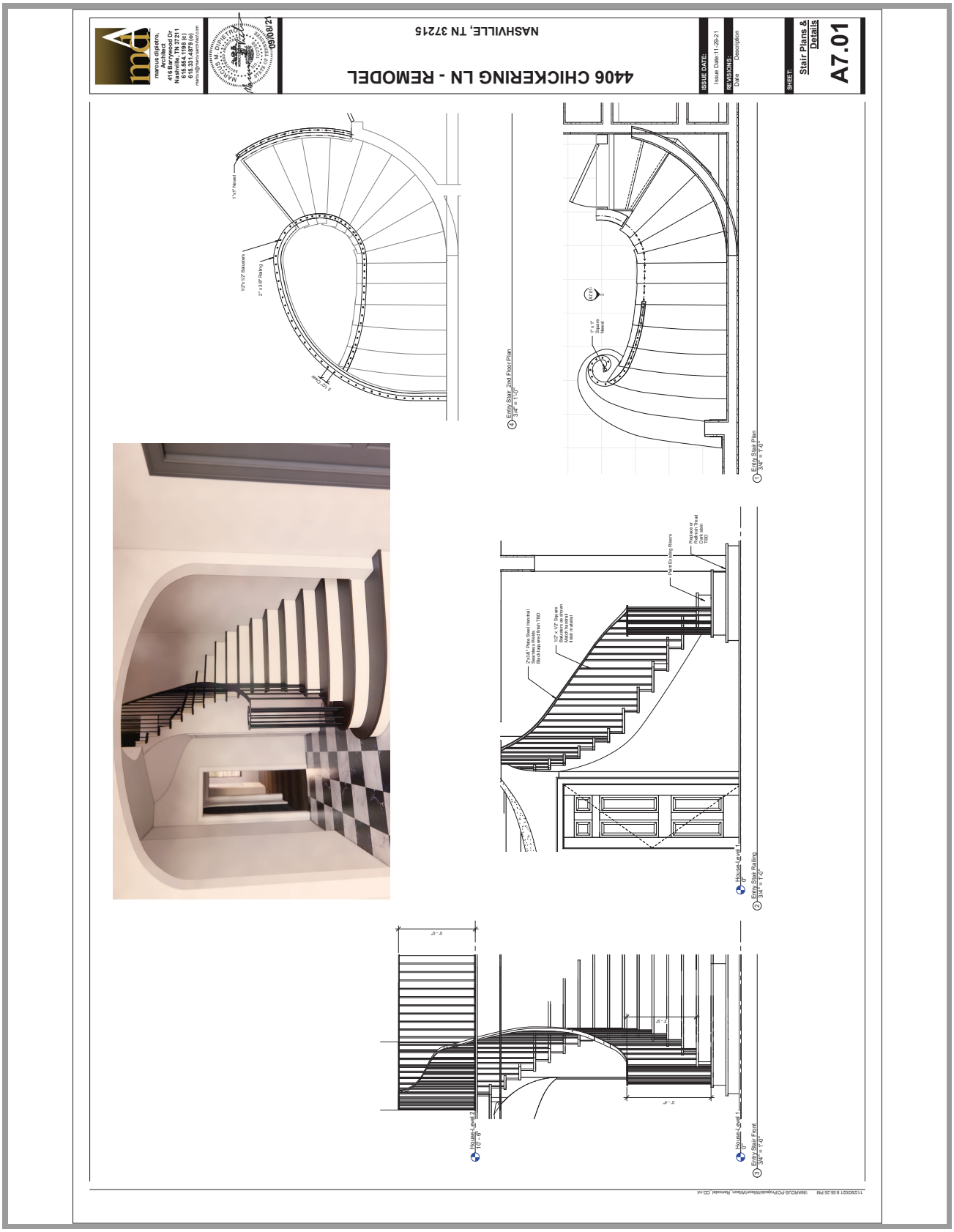
REVISIONS:

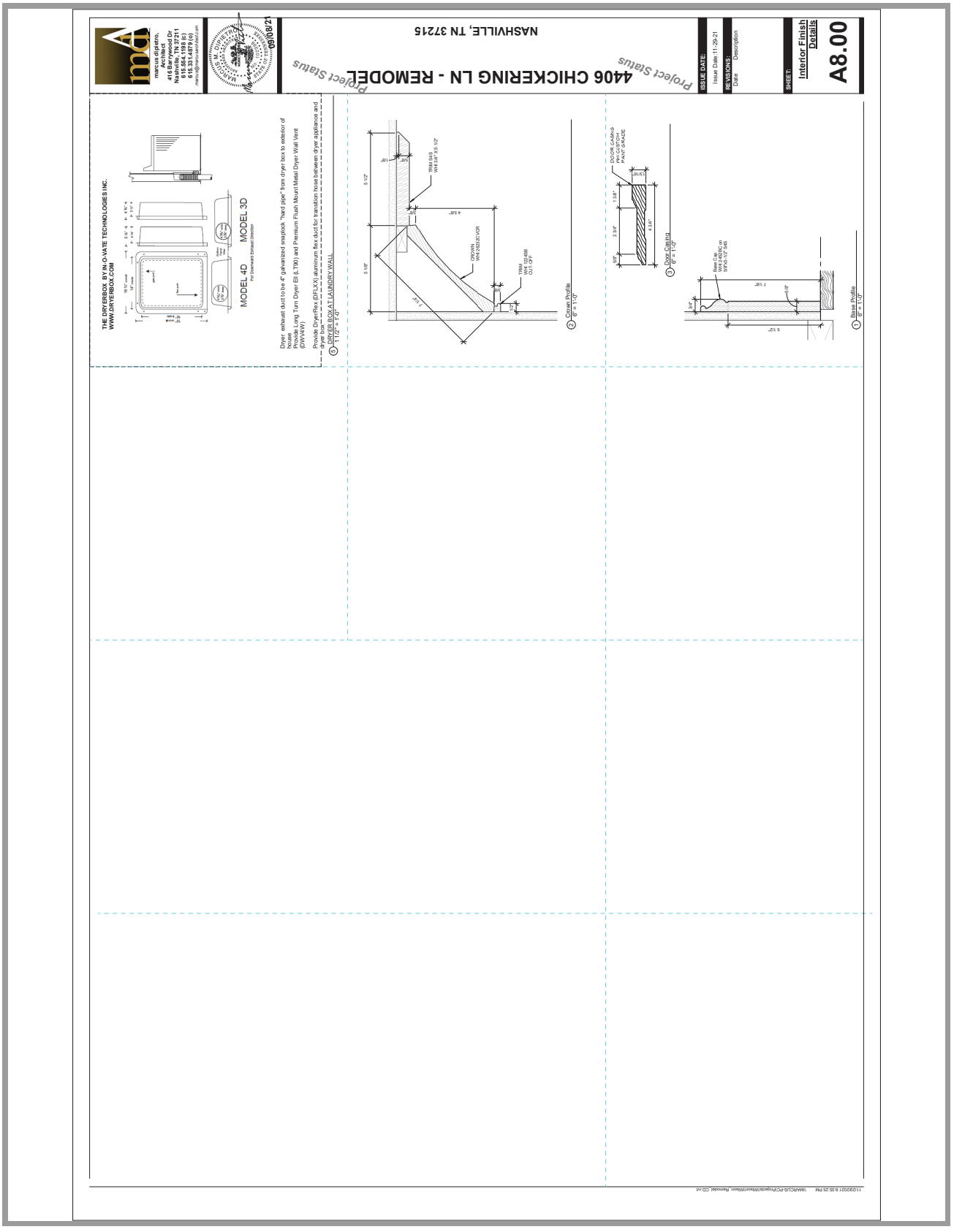
Date	Description

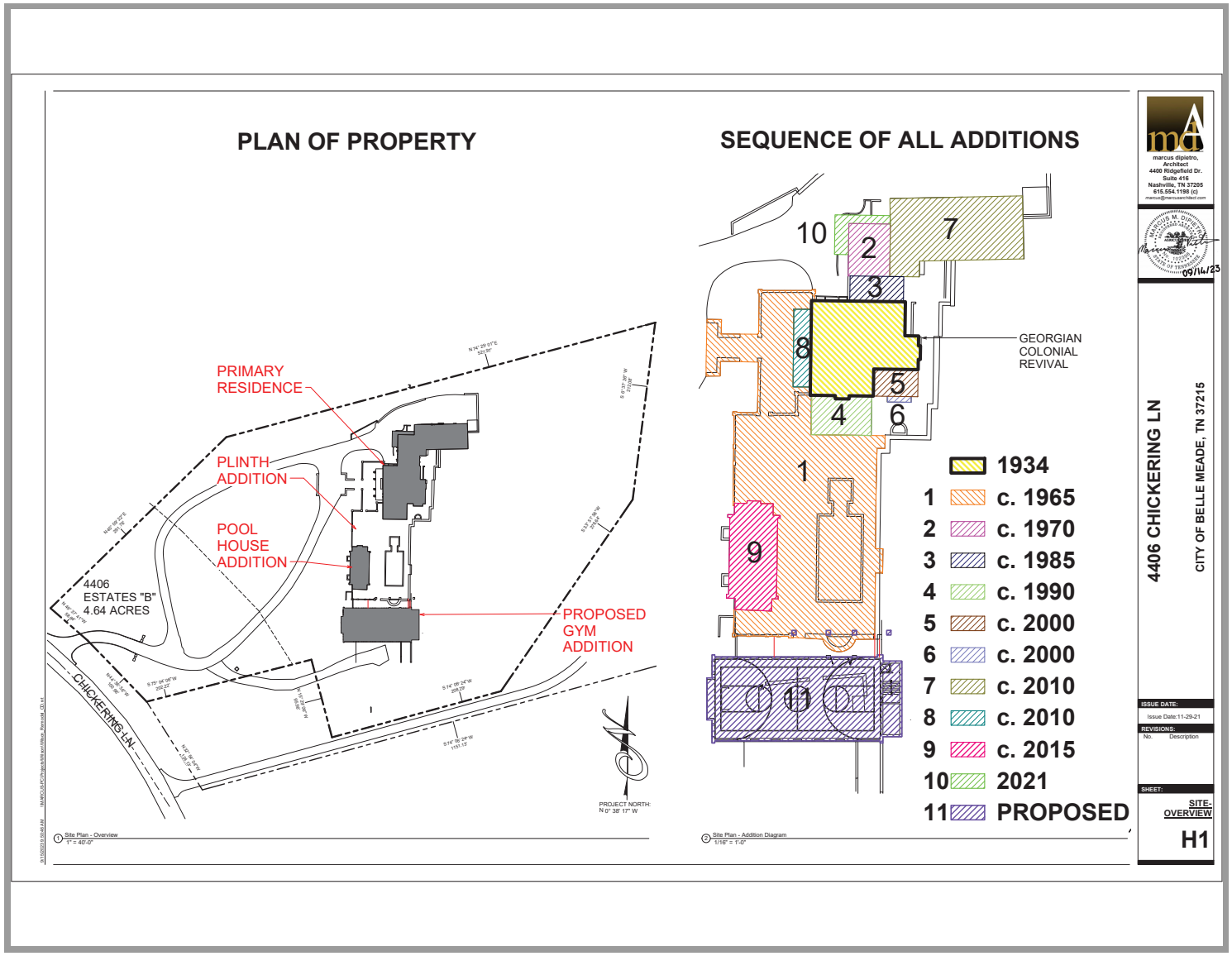
SHEET:
Renderings
Master Bath

A5.04

11/30/2021 11:57:33 AM \\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:
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)
marcus@marcusdiplietro.com
09/08/21
NASHVILLE, TN 37215
4406 CHICKERING LN - REMODEL
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


Back to Map
Chickering Ln
Google
Keyboard shortcuts
© 2023 Google


Back to Map
Google
Keyboard shortcuts
© 2023 Google
Terms of Use
Report a problem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Keyboard shortcuts
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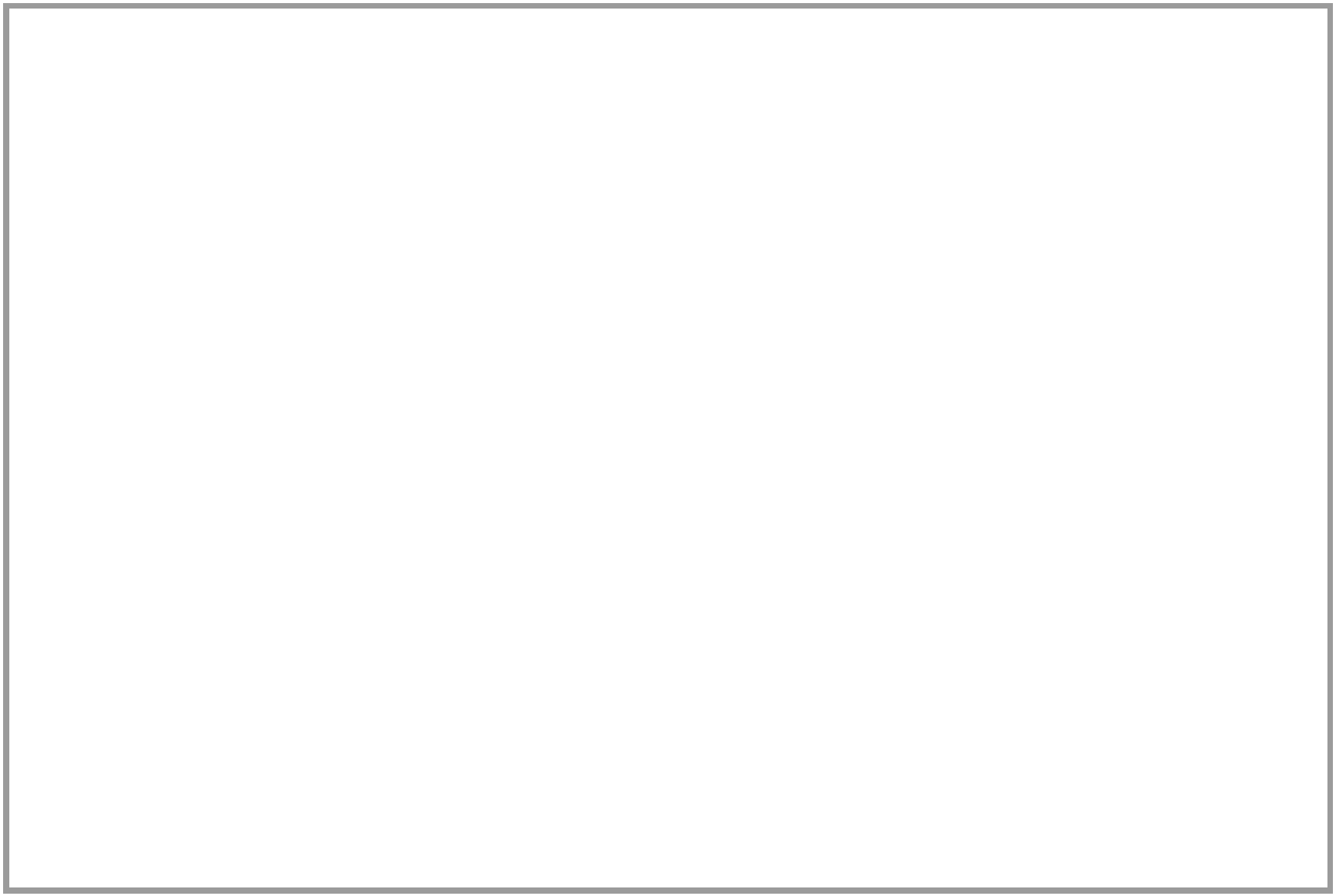
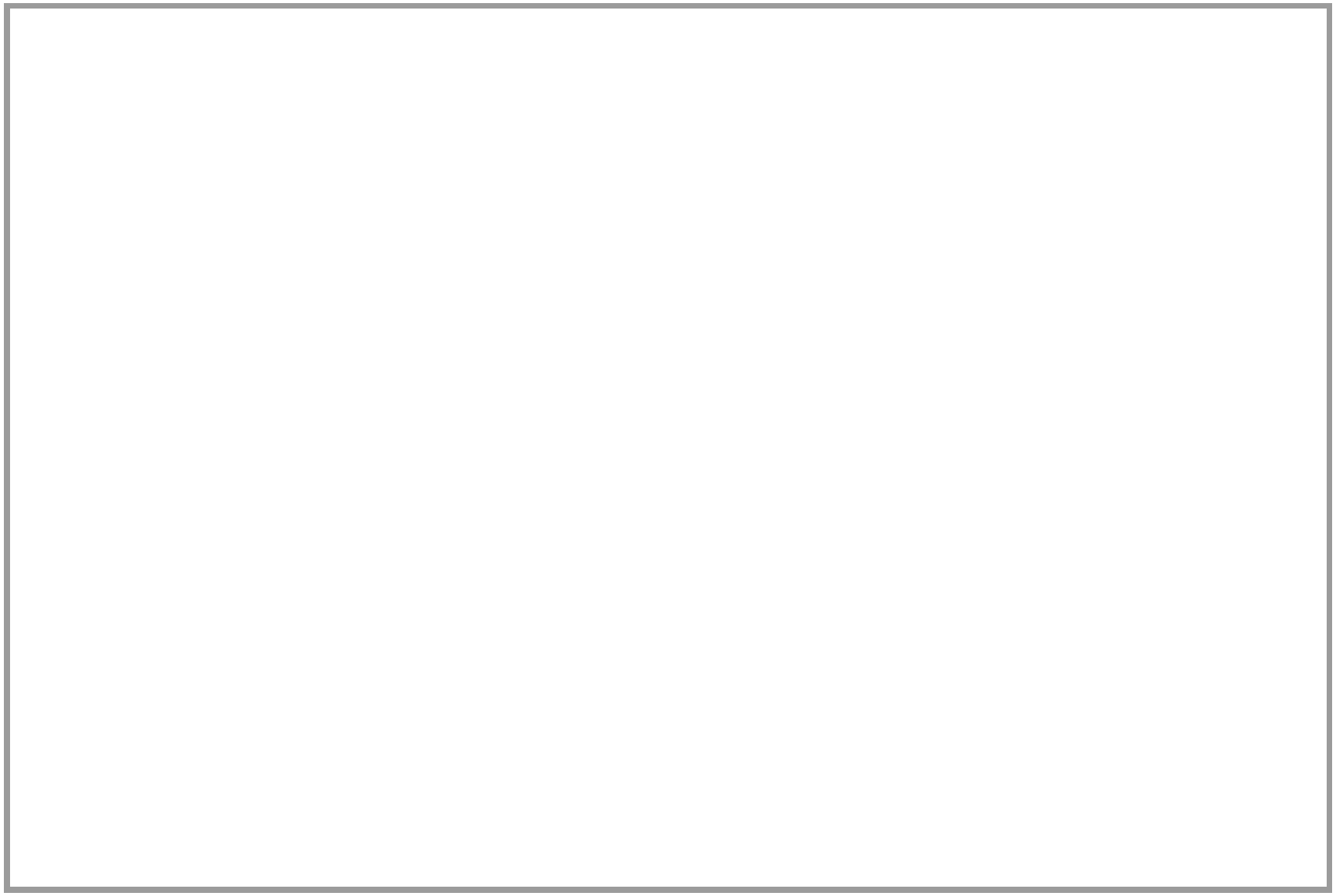
Report a problem





Staff Report

Agenda No.: III.A.

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. At the October 2023 meeting, the architectural style of the project was designated as Neoeclectic to be complimentary to the pool house as well as renovations to the residence. After discussion, the HZC made a motion to defer for the applicant to re-evaluate the massing and the materials in relation to the existing structures. Based on these comments, the applicant is now proposing complete removal of the gym portion of the structure and only proposing the four-bay garage. The previously proposed gym structure is now replaced with an outside basketball court on top of the garage at grade with the existing swimming pool.

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 outside rooftop gym is approximately 3,400 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 10,291 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 17,210 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.

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:

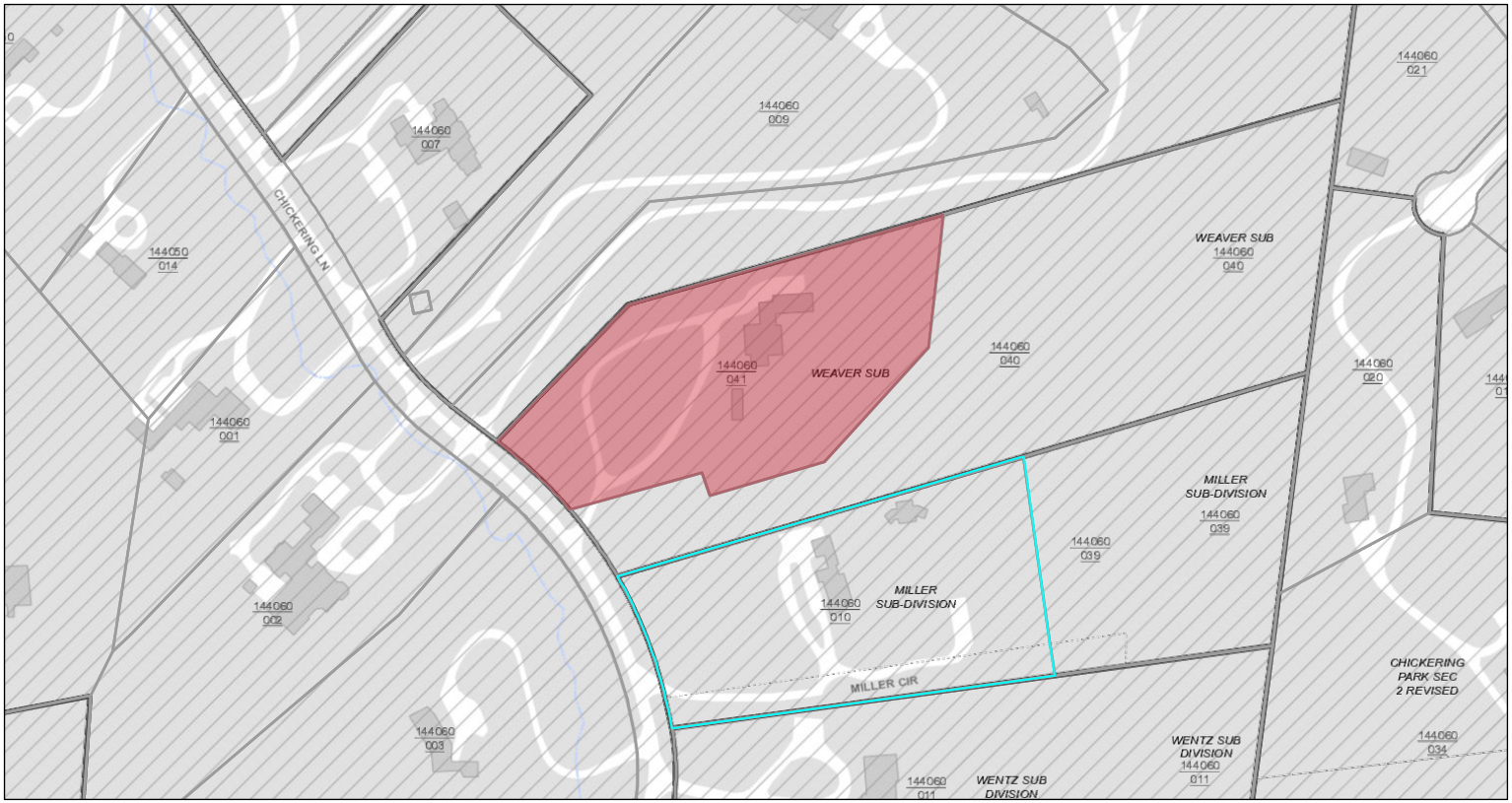
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by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

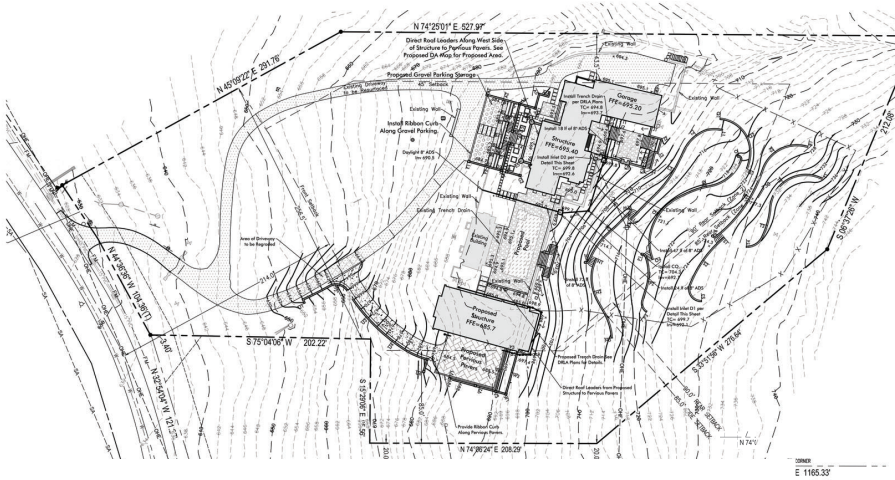
1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Nashville Maps; Pictometry International

Made by: Metro GIS



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)

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



PAID
SEP 27 2023
By RT CK #1252

DATE: 09-25-23

APPLICATION # HZC 2023-1

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: 4400 IROQUOIS AVENUE

TAX MAP ID: MAP# _____ GROUP#_____PARCEL# 13003001800

1

DEMOLITION OF EXISTING STRUCTURE PREVIOUSLY APPROVED

AGE/YEAR OF STRUCTURE: _____

PROPERTY OF SIGNIFICANCE (1901-1939) ____ 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: VINCENT & JORDAN EDWARDS ARCHITECT: RON D. FARRIS

ADDRESS: 4400 IROQUOIS AVENUE 3828 BEDFORD AVE, NASHVILLE TN 37215

EMAIL: RON@FARRISARCHITECTURE.COM

PHONE NUMBERS (WORK) _____ (HOME) _____ (Cell) 615-383-0442

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; FRENCH ECLECTIC **Describe Proposed Work;** _____

Identifying Features: Designed with an asymmetrical front facade (the most common of the French Eclectic subtypes), the overall design is comprised of tall, steeply pitched hipped roofs with flared eaves. The exterior will be stucco over brick with limestone base/water table & additional limestone accents at window sills & around most of the simple arched openings Windows will be casements…accented by shutters at the second floor. Doors will be primarily French in style. Please see material & color inspiration for insight to exterior colors.

- **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:** DEMOLITION OF EXISTING STRUCTURE PREVIOUSLY APPROVED
  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 OR EQ.	Railings, Columns, Pilasters	METAL, LIMESTONE
Window Material	WOOD & ALUM. CLAD	Chimney Material	STUCCO ON BRICK
Frame Material	WOOD & ALUM. CLAD	Roofing Material	DAVINCI SLATE
Windowsills	CUT LIMESTONE	Exterior Doors	WOOD & ALUM. CLAD
Brick, Painted/Natural	STUCCO ON BRICK	Eaves/Cornice	WOOD PAINTED
Brick/Stone Thickness	4" BRICK / CUT LIMESTONE	Gutters	HALF ROUND - COPPER
Clapboard Material	N/A	Gutter Dimensions	6"
Clapboard Dimensions/Reveal	N/A		

Initial RDF

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 RDF

Property of Significance DEMOLITION OF EXISTING STRUCTURE PREVIOUSLY APPROVED

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.

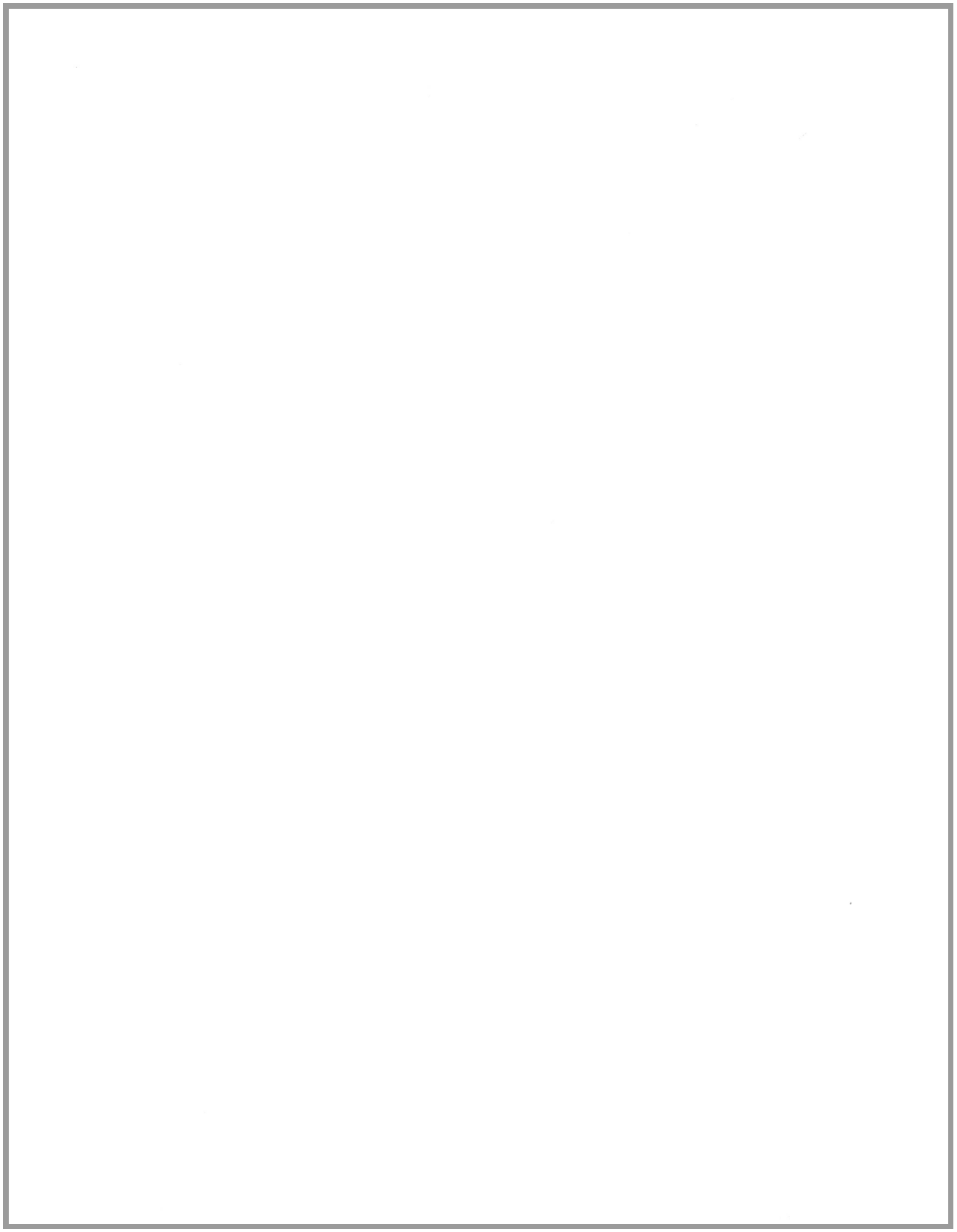
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving 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 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: Ron D Farris Date: 9-25-23

Property Owner: _____ Date: _____





vicinity map

Edwards

TENNESSEE

4400 Iroquois Avenue

NASHVILLE

SITE PLAN

FARRIS concepts in ARCHITECTURE

C.1-1

DATE: 09-25-23
DRAWN BY: team
REVISIONS:



A Landscape Masterplan for the:

Edwards Residence

4400 Broquois Avenue
Nashville, Tennessee

Sheet Title

Landscape Rendering

DUKE DESIGN GROUP

33 Music Square West 106A
Nashville, Tennessee 37203
615.270.5020
gavin@dukedesigngroup.com
brittany@dukedesigngroup.com

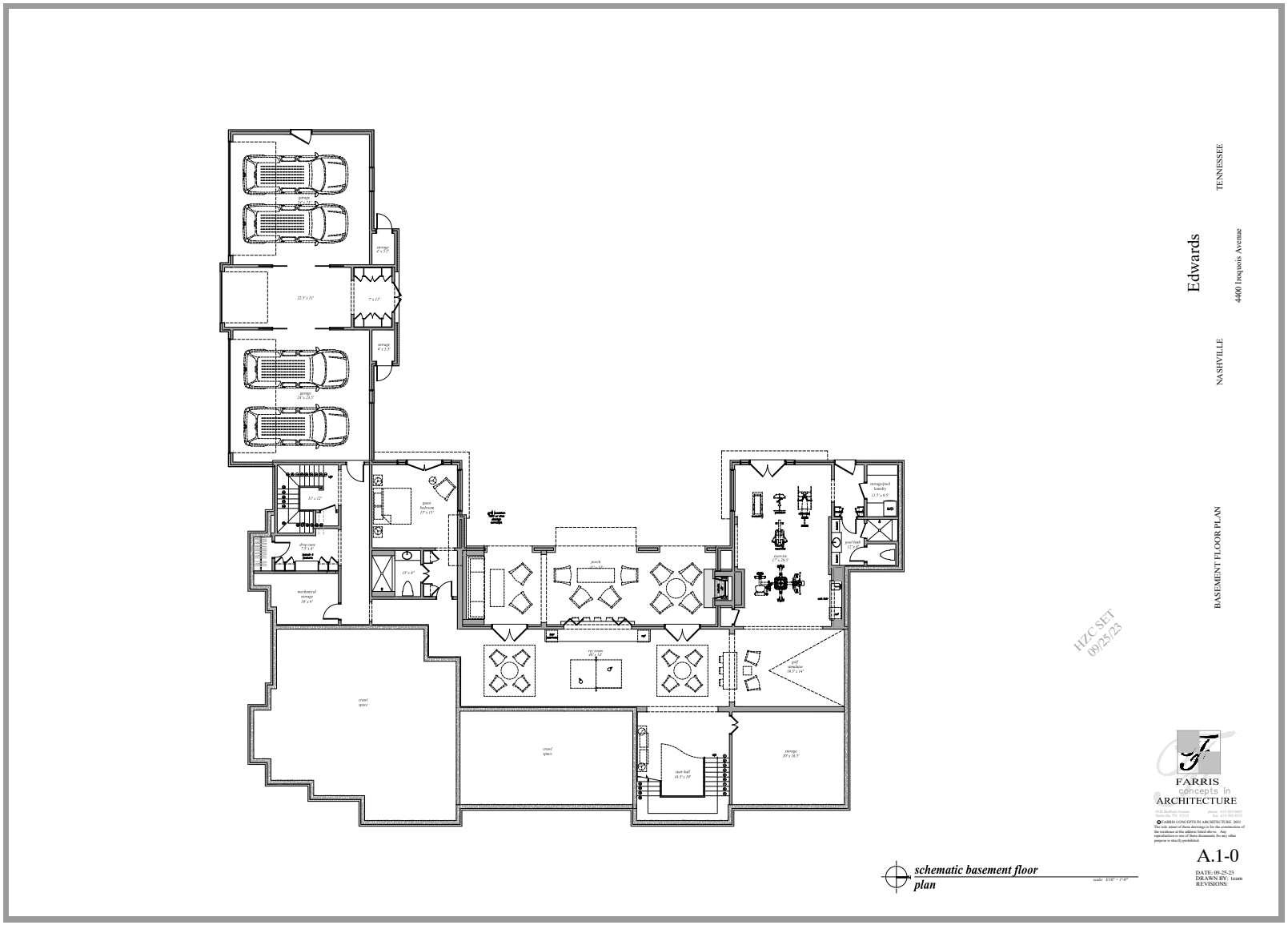
Date: *September 1, 2023*

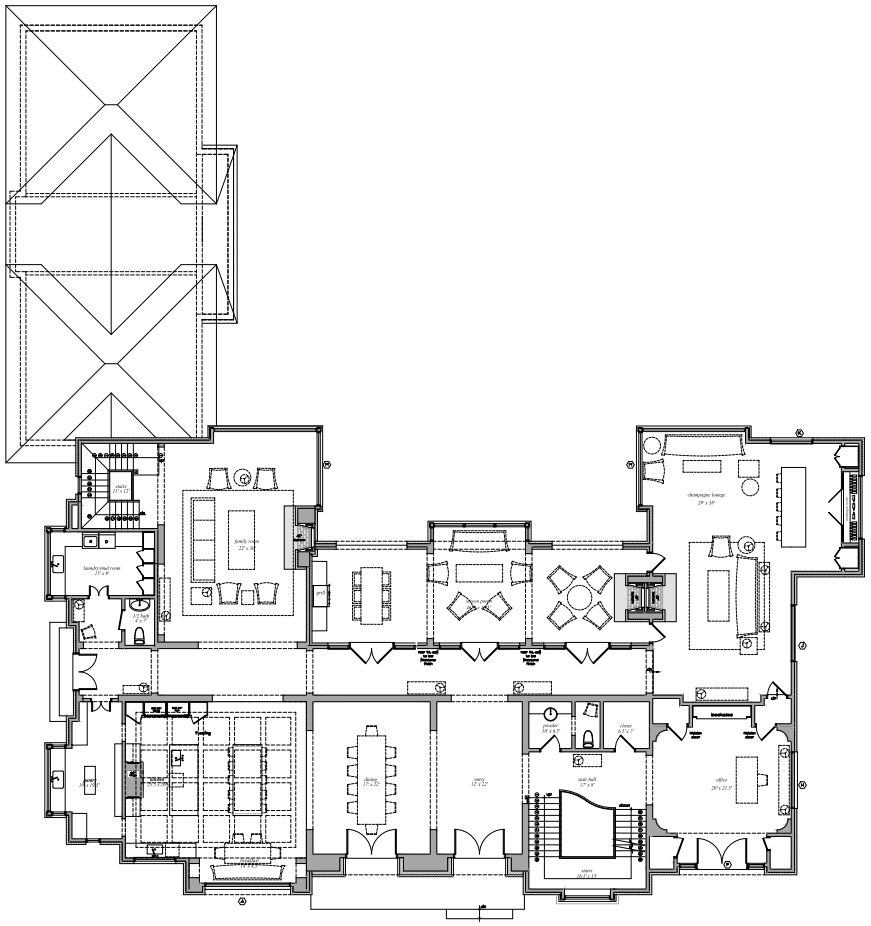
Scale: *1" = 16'-0"*

Drawn by: *B. Dingler*

Sheet Number

BZA-6


Edwards
4400 Iroquois Avenue
NASHVILLE
TENNESSEE
BASEMENT FLOOR PLAN
HZC SET
09/25/23
FARRIS
concepts in
ARCHITECTURE
A.1-0
DATE: 09-25-23
DRAWN BY: team
REVISIONS:
schematic basement floor plan



Edwards

4400 Iroquois Avenue

NASHVILLE

TENNESSEE

FIRST FLOOR PLAN

HZC SET
09/25/23

FARRIS
concepts in
ARCHITECTURE

3028 Bedford Avenue
Nashville, TN 37215
phone: 615-383-0002
fax: 615-383-0235

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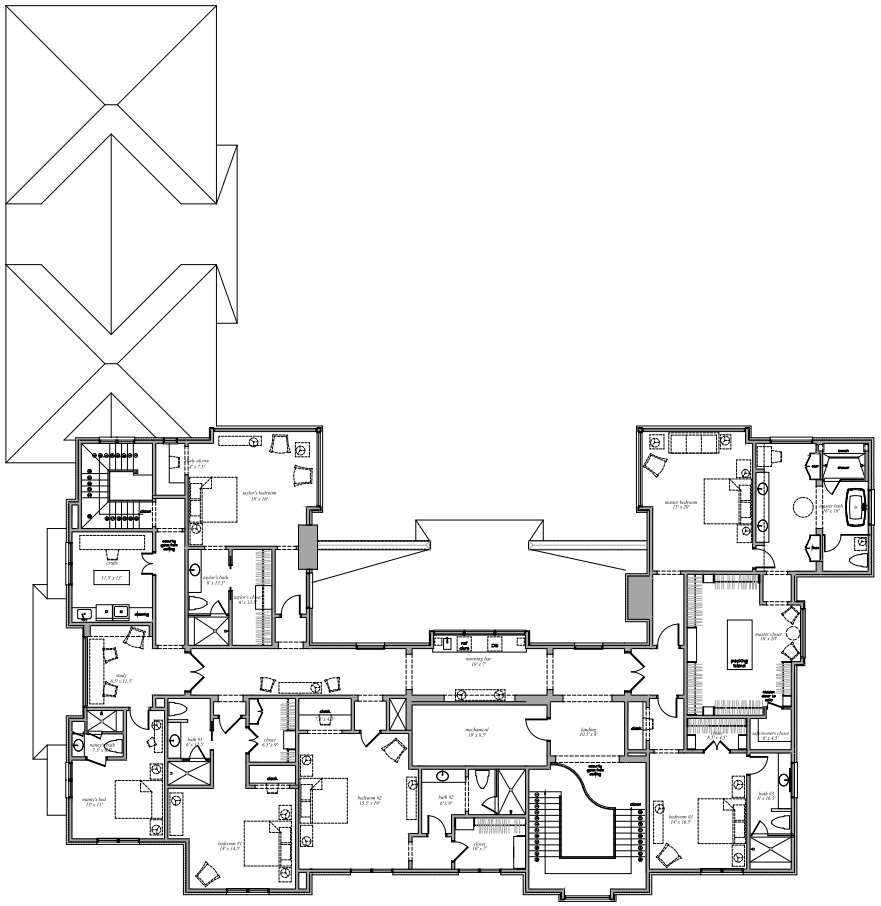
A.1-1

DATE: 09-25-23
DRAWN BY: team
REVISIONS:

schematic first floor plan

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



Edwards

4400 Iroquois Avenue

NASHVILLE TENNESSEE

SECOND FLOOR PLAN

HZC SET
09/25/23

FARRIS
concepts in
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3028 Bedford Avenue
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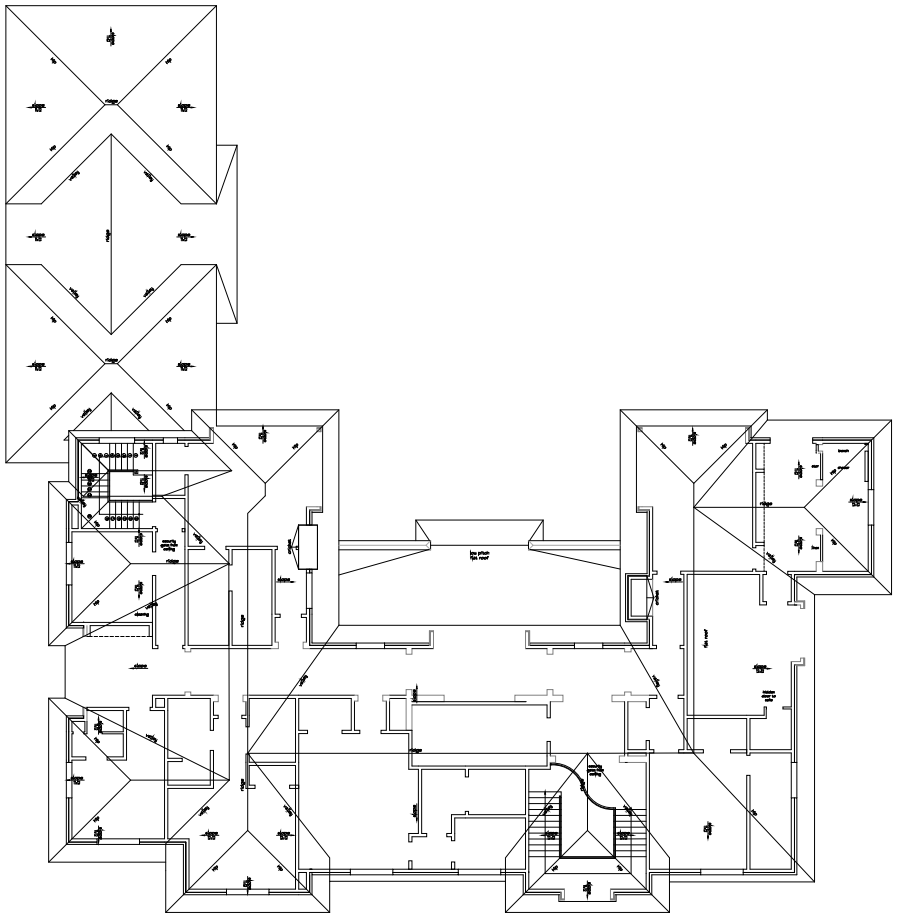
A.1-2

DATE: 09-25-23
DRAWN BY: team
REVISIONS:

schematic second floor plan

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



Edwards

4400 Iroquois Avenue

NASHVILLE

TENNESSEE

ROOF/ ROOF FRAMING PLAN

HZC SET
09/25/23

FARRIS
concepts in
ARCHITECTURE

3828 Bedford Avenue
Nashville, TN 37215
phone: 615-383-0402
fax: 615-383-0255

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A.1-3

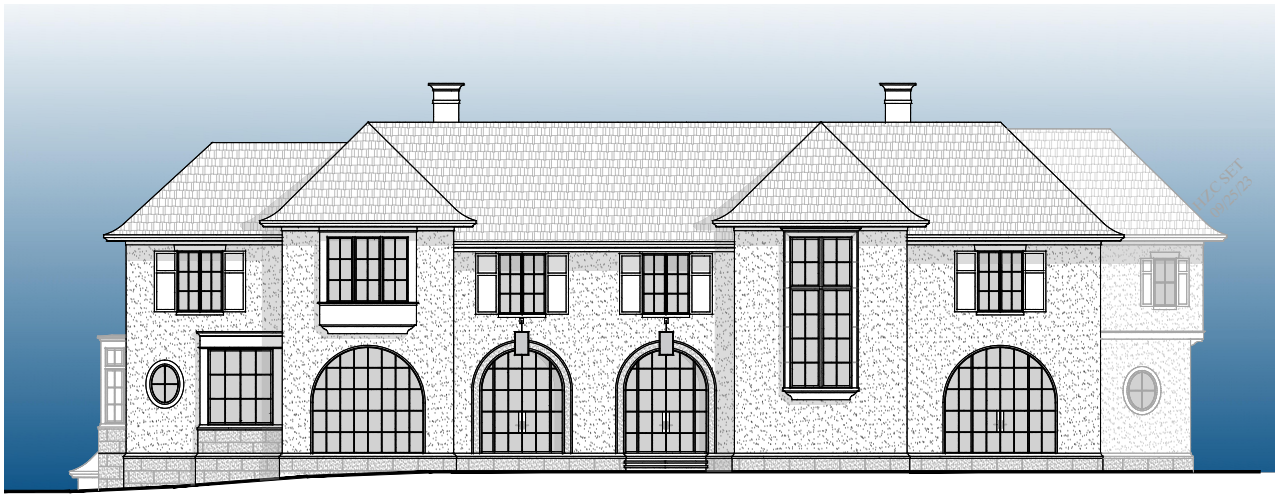
DATE: 09-25-23
DRAWN BY: team
REVISIONS:

schematic roof plan



rear elevation

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



front elevation

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

exterior elevations

Edwards

TENNESSEE

4400 Iroquois Avenue

NASHVILLE

EXTERIOR ELEVATIONS

FARRIS concepts in ARCHITECTURE

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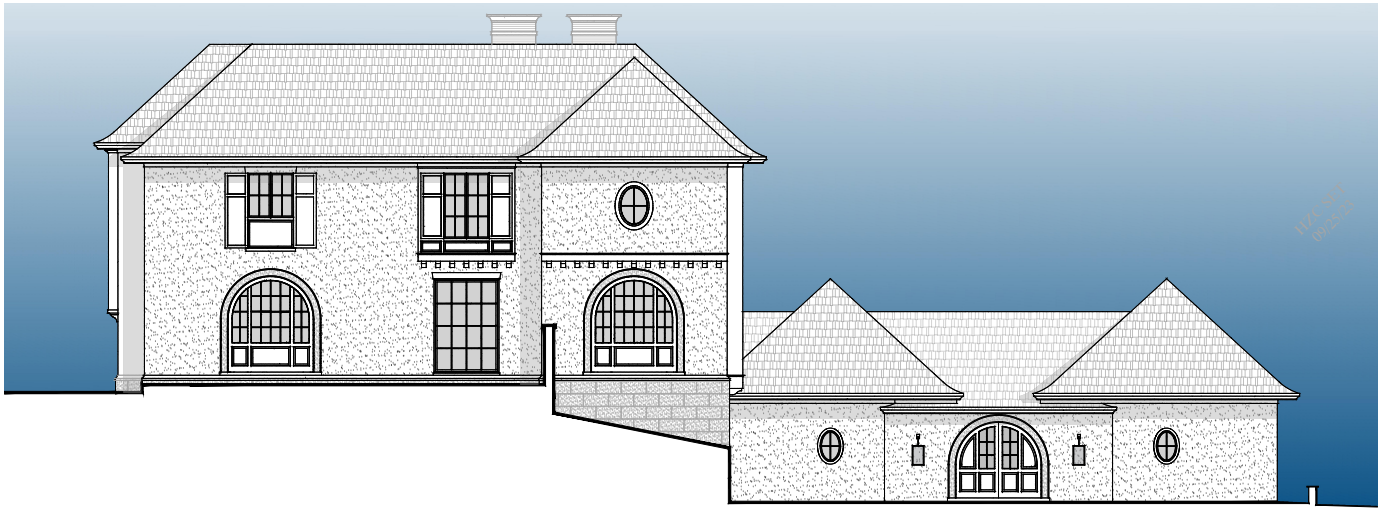
A.2-1

DATE: 09-25-23
DRAWN BY: team
REVISIONS:



left side elevation

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



right side elevation

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

exterior elevations

Edwards

TENNESSEE

4400 Iroquois Avenue

NASHVILLE

EXTERIOR ELEVATIONS

FARRIS concepts in ARCHITECTURE

3028 Bedford Avenue phone: 615-383-0002
Nashville, TN 37215 fax: 615-383-0255

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A.2-2

DATE: 09-25-23
DRAWN BY: team
REVISIONS:



Edwards

TENNESSEE

4400 Iroquois Avenue

NASHVILLE

EXTERIOR VIEWS

FARRIS
concepts in
ARCHITECTURE

2020 Bedford Avenue
Nashville, TN 37215
phone: 615-383-0482
fax: 615-383-0235

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A.2-3

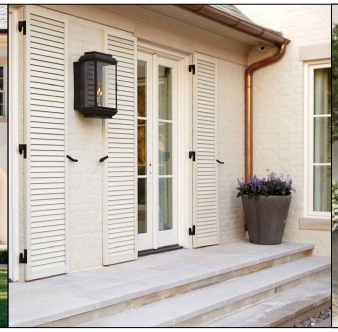
DATE: 09-25-23
DRAWN BY: team
REVISIONS:

exterior views











Davinci Faux Slate Roofing, slate gray & smokey gray mix



material & color inspiration

Edwards

TENNESSEE

4400 Iroquois Avenue

NASHVILLE

MATERIAL AND COLOR INSPIRATION

FARRIS concepts in ARCHITECTURE

A.2-4

DATE: 09-25-23
DRAWN BY: team
REVISIONS:

624 Westview Ave



625 Westview Ave



627 Westview Ave



701 Westview Ave



702 Westview Ave



4307 Iroquois Ave



HZC SET
09/25/23

Edwards

4400 Iroquois Avenue

NASHVILLE

TENNESSEE

NEIGHBORHOOD CONTEXT

FARRIS
concepts in
ARCHITECTURE

3628 Bedford Avenue
Nashville, TN 37215
phone: 615-383-0002
fax: 615-383-0255

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A.2-5

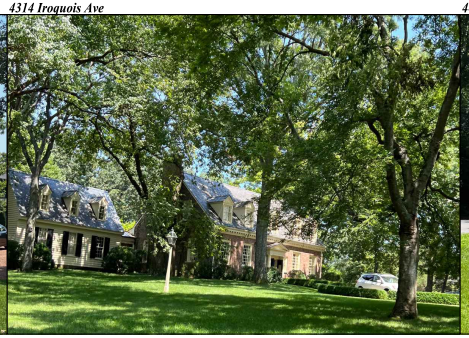
DATE: 09-25-23
DRAWN BY: team
REVISIONS:

neighborhood context

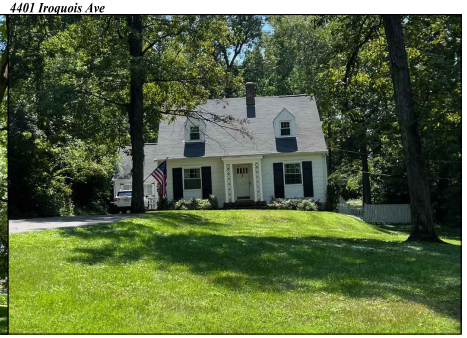
4309 Iroquois Ave



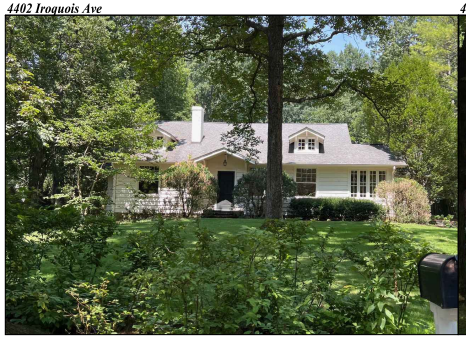
4314 Iroquois Ave



4401 Iroquois Ave



4402 Iroquois Ave



4404 Iroquois Ave



HZC SET
09/25/23

Edwards

4400 Iroquois Avenue

NASHVILLE

TENNESSEE

NEIGHBORHOOD CONTEXT

FARRIS
concepts in
ARCHITECTURE

3828 Bedford Avenue
Nashville, TN 37215
phone: 615-383-0002
fax: 615-383-0255

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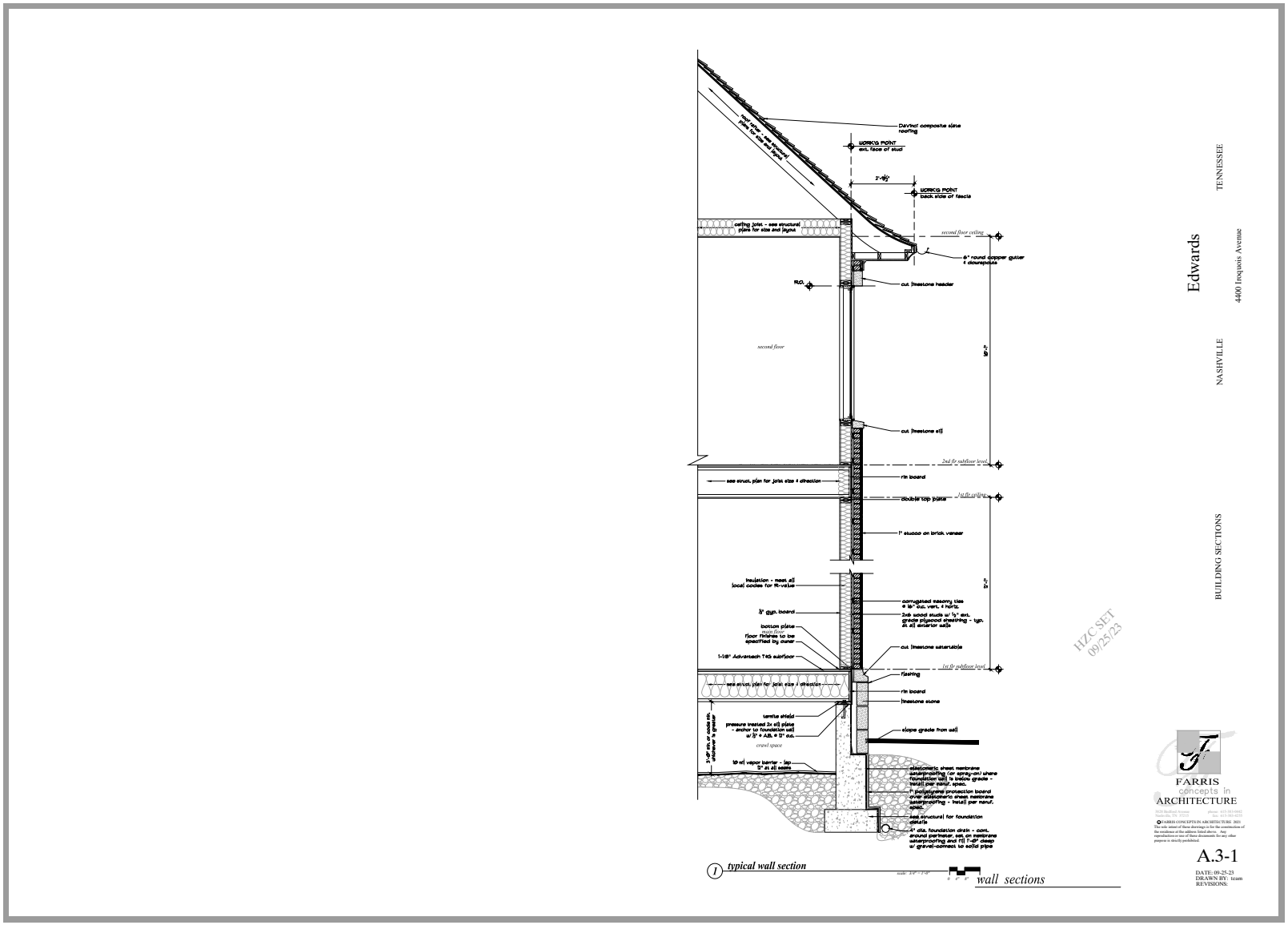
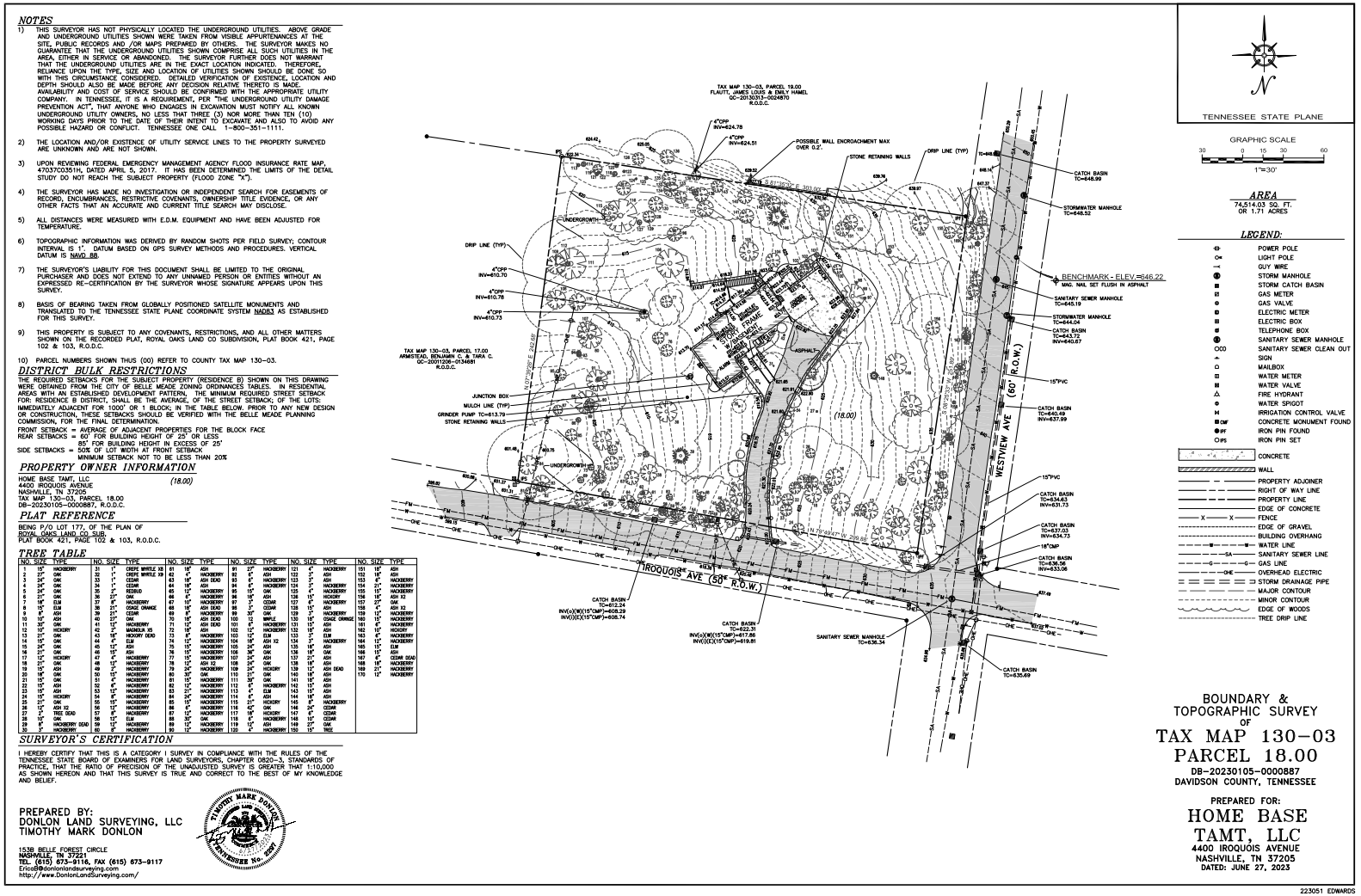
A.2-6

DATE: 09-25-23
DRAWN BY: team
REVISIONS:

neighborhood context


Edwards
TENNESSEE
4400 Iroquois Avenue
NASHVILLE
BUILDING SECTIONS
HZC SET
09/25/23
FARRIS
concepts in
ARCHITECTURE
A.3-1
DATE: 09-25-23
DRAWN BY: team
REVISIONS:
typical wall section
wall sections


NOTES
1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE BEFORE ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAT THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
2) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
3) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47037C0351H, DATED APRIL 5, 2017. IT HAS BEEN DETERMINED THE LIMITS OF THE DETAIL STUDY DO NOT REACH THE SUBJECT PROPERTY (FLOOD ZONE "X").
4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
6) TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON GPS SURVEY METHODS AND PROCEDURES. VERTICAL DATUM IS NAVD 88.
7) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
8) BASIS OF BEARING TAKEN FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AND TRANSLATED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 AS ESTABLISHED FOR THIS SURVEY.
9) THIS PROPERTY IS SUBJECT TO ANY COVENANTS, RESTRICTIONS, AND ALL OTHER MATTERS SHOWN ON THE RECORDED PLAT, ROYAL OAKS LAND CO SUBDIVISION, PLAT BOOK 421, PAGE 102 & 103, R.O.D.C.
10) PARCEL NUMBERS SHOWN THUS (00) REFER TO COUNTY TAX MAP 130-03.
DISTRICT BULK RESTRICTIONS
THE REQUIRED SETBACKS FOR THE SUBJECT PROPERTY (RESIDENCE B) SHOWN ON THIS DRAWING WERE OBTAINED FROM THE CITY OF BELLE MEADE ZONING ORDINANCES TABLES. IN RESIDENTIAL AREAS WITH AN ESTABLISHED DEVELOPMENT PATTERN, THE MINIMUM REQUIRED STREET SETBACK FOR: RESIDENCE B DISTRICT, SHALL BE THE AVERAGE, OF THE STREET SETBACK; OF THE LOTS: IMMEDIATELY ADJACENT FOR 1000' OR 1 BLOCK; IN THE TABLE BELOW. PRIOR TO ANY NEW DESIGN OR CONSTRUCTION, THESE SETBACKS SHOULD BE VERIFIED WITH THE BELLE MEADE PLANNING COMMISSION, FOR THE FINAL DETERMINATION.
FRONT SETBACK = AVERAGE OF ADJACENT PROPERTIES FOR THE BLOCK FACE
REAR SETBACKS = 60' FOR BUILDING HEIGHT OF 25' OR LESS
85' FOR BUILDING HEIGHT IN EXCESS OF 25'
SIDE SETBACKS = 50% OF LOT WIDTH AT FRONT SETBACK
MINIMUM SETBACK NOT TO BE LESS THAN 20%
PROPERTY OWNER INFORMATION
HOME BASE TAMT, LLC
4400 IROQUOIS AVENUE
NASHVILLE, TN 37205
TAX MAP 130-03, PARCEL 18.00
DB-20230105-0000887, R.O.D.C.
PLAT REFERENCE
BEING P/O LOT 177, OF THE PLAN OF
ROYAL OAKS LAND CO SUB,
PLAT BOOK 421, PAGE 102 & 103, R.O.D.C.
TREE TABLE
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
PREPARED BY:
DONLON LAND SURVEYING, LLC
TIMOTHY MARK DONLON
1538 BELLE FOREST CIRCLE
NASHVILLE, TN 37221
TEL. (615) 673-9116, FAX (615) 673-9117
EricaB@donlonlandsurveying.com
http://www.DonlonLandSurveying.com/
TIMOTHY MARK DONLON
REGISTERED LAND SURVEYOR
TENNESSEE No. 2097
TAX MAP 130-03, PARCEL 19.00
FLAUTT, JAMES LOUIS & EMILY HAMEL
QC-20130313-0024870
R.O.D.C.
TAX MAP 130-03, PARCEL 17.00
ARMSTEAD, BENJAMIN C. & TARA C.
QC-20011206-0134681
R.O.D.C.
POSSIBLE WALL ENCROACHMENT MAX OVER 0.2'
STONE RETAINING WALLS
DRIP LINE (TYP)
CATCH BASIN TC=648.99
STORMWATER MANHOLE TC=648.52
BENCHMARK - ELEV.=646.22
MAG. NAIL SET FLUSH IN ASPHALT
SANITARY SEWER MANHOLE TC=645.19
STORMWATER MANHOLE TC=644.04
CATCH BASIN TC=643.72 INV=640.67
WESTVIEW AVE (60' R.O.W.)
CATCH BASIN TC=640.49 INV=637.59
CATCH BASIN TC=634.63 INV=631.73
CATCH BASIN TC=637.03 INV=634.73
CATCH BASIN TC=636.56 INV=633.06
IROQUOIS AVE (50' R.O.W.)
CATCH BASIN TC=612.24 INV(s)(W)(15"CMP)=609.29 INV(I)(E)(15"CMP)=608.74
CATCH BASIN TC=622.31 INV(s)(W)(15"CMP)=617.86 INV(I)(E)(15"CMP)=619.81
SANITARY SEWER MANHOLE TC=636.34
CATCH BASIN TC=630.69
(18.00)
TENNESSEE STATE PLANE
GRAPHIC SCALE
30 0 15 30 60
1"=30'
AREA
74,514.03 SQ. FT.
OR 1.71 ACRES
LEGEND:
POWER POLE
LIGHT POLE
GUY WIRE
STORM MANHOLE
STORM CATCH BASIN
GAS METER
GAS VALVE
ELECTRIC METER
ELECTRIC BOX
TELEPHONE BOX
SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN OUT
SIGN
MAILBOX
WATER METER
WATER VALVE
FIRE HYDRANT
WATER SPIGOT
IRRIGATION CONTROL VALVE
CONCRETE MONUMENT FOUND
IRON PIN FOUND
IRON PIN SET
CONCRETE
WALL
PROPERTY ADJOINER
RIGHT OF WAY LINE
PROPERTY LINE
EDGE OF CONCRETE
FENCE
EDGE OF GRAVEL
BUILDING OVERHANG
WATER LINE
SANITARY SEWER LINE
GAS LINE
OVERHEAD ELECTRIC
STORM DRAINAGE PIPE
MAJOR CONTOUR
MINOR CONTOUR
EDGE OF WOODS
TREE DRIP LINE
BOUNDARY & TOPOGRAPHIC SURVEY OF
TAX MAP 130-03
PARCEL 18.00
DB-20230105-0000887
DAVIDSON COUNTY, TENNESSEE
PREPARED FOR:
HOME BASE TAMT, LLC
4400 IROQUOIS AVENUE
NASHVILLE, TN 37205
DATED: JUNE 27, 2023
223051 EDWARDS

Staff Report

Agenda No.: IV.A.

Case No.: HZC2023-1

Staff: Mary Samaniego, Planning Director

Applicant: Ron Farris

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

Location: 4400 Iroquois Avenue

Summary:
The applicant on behalf of the property owners is requesting Certificate of Appropriateness approval for the construction of a new single-family residence. This property has been reviewed and approved by the Historic Zoning Commission (HZC) at the December 2022 meeting for demolition of the existing dwelling (1951 – The Frank and Elaine Parker House). The proposed architectural style is French Eclectic with standard elevations, materials, and references provided in the submittal for this meeting.

A Conditional Use approval for a swimming pool and a Variance approval for a retaining wall over 3' in height were heard and approved dwelling by the Board of Zoning Appeals in October of 2023.

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

1. The subject property is 1.71 acres (74,514 square feet) and occupied by a residence approved by the HZC for demolition.
2. The footprint proposed for the residence is approximately 7,553 square feet (8,941 square feet allowed) and the total gross floor area is 14,562 square feet (14,604 square feet allowed).
3. The height along the front elevation is approximately 36' (40" allowed) and approximately 49' in height (50' allowed) along the rear elevation.
4. The submitted site plan indicates compliance with all standards of the Zoning Ordinance and BZA approved setbacks, footprint, and elevation change.
5. The site plan indicates a service court leading to a four-bay attached garage from Iroquois Avenue. There is a second driveway from Iroquois Avenue to the front of the residence creating a circular arrival court. The total area of driveways and parking areas is 8,900 square feet.
6. The proposed driveway and hardscape areas are within the allowable thresholds per the Zoning Ordinance.

7. There is a significant number of mature trees throughout the property (see aerial photograph) that will be preserved with this project.
8. The proposed architectural style is French Eclectic.

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



October 18, 2023

graphicsLayer2

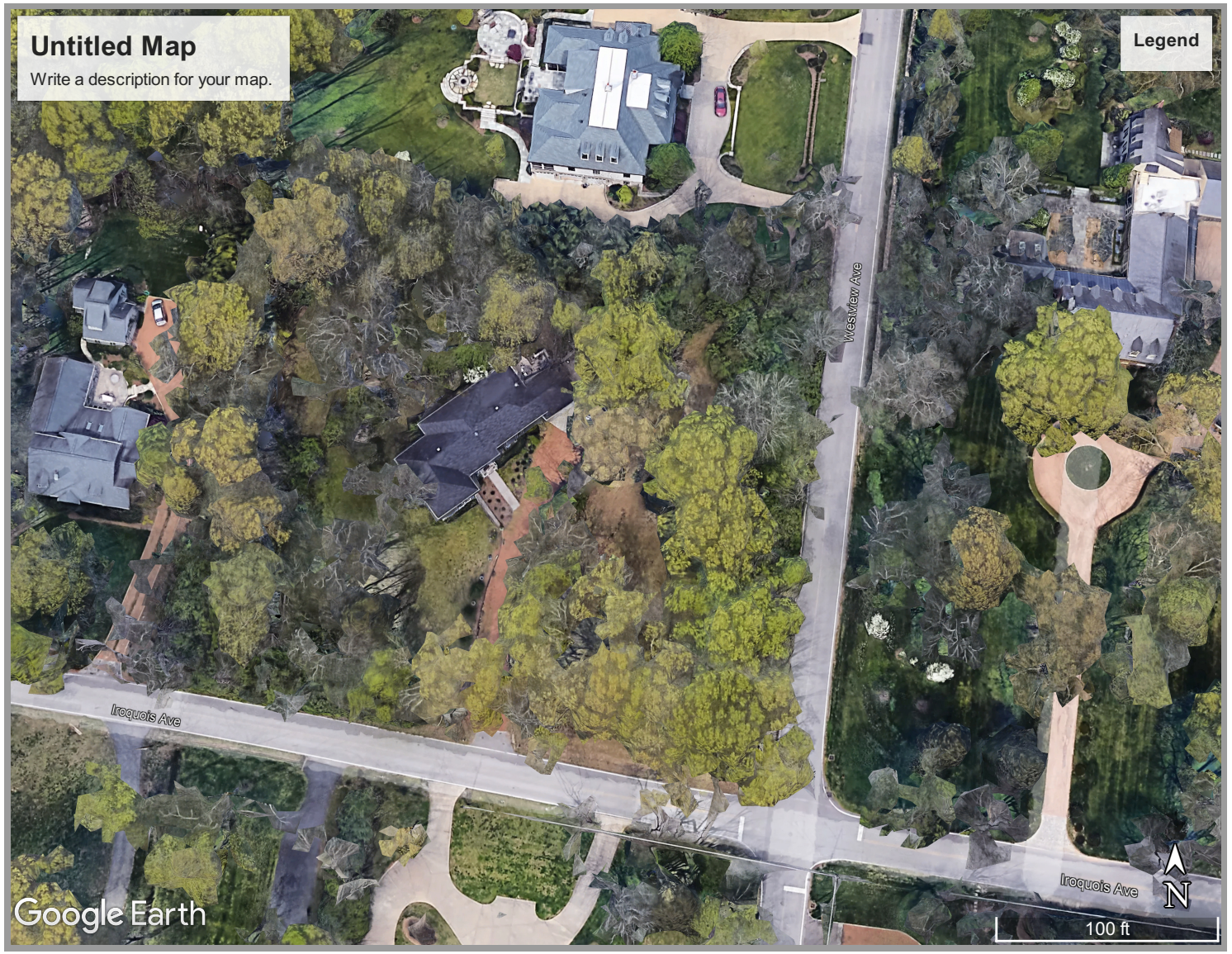
1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

NDOT, Metro GIS

Made by: Metro GIS


Untitled Map
Write a description for your map.
Legend
Westview Ave
Iroquois Ave
Iroquois Ave
N
100 ft
Google Earth


A Landscape Masterplan for the:
EDWARDS RESIDENCE
4400 Iroquois Avenue
Nashville, Tennessee
Sheet Title:
LANDSCAPE RENDERING
DUKE DESIGN GROUP
Date:
September 1, 2021
Scale:
1" = 16'-0"
Drawn by:
B. Dingler
Sheet Number:
BZA-6
Iroquois Ave.
Westview Ave.
N
Scale: 1/16" = 1'0"

PAID
OCT 06 2023
By RI ck 1004

DATE: 10-04-2023
APPLICATION # HZC 2023-2

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.

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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: 111 Lynwood Blvd

TAX MAP ID: MAP# 116 GROUP# 7 PARCEL# 34

AGE/YEAR OF STRUCTURE: 1945
- Side addition 1960s
- Rear addition 1980s

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: Meritt Foreman

ADDRESS: 4705 Alabama Avenue, Nashville, TN 37209

EMAIL: MerittForeman@gmail.com

PHONE NUMBERS (WORK) 540-808-9479 (HOME) _____(Cell)_____
RELATIONSHIP TO OWNER: Contractor _____ Architect X Other (explain)_____

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; _____ **Describe Proposed Work;** After discussion with Ms. Samaniego, would plan demolition of current structure to allow for construction of a home that better fits within the setbacks along with correction of structural integrity issues, lack of a garage (which is non-compliant with current zoning requirements), inconsistent architectural styles due to additions, water intrusion into the basement, etc (please see inspection information)

- **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? basement intermittently floods, water intrusion in master bedroom and garage addition (now a bedroom after the prior owners converted it). Water intrusion through flat roof into upstairs bedroom. Wood rot at windows and doors. Cracked fireplace/chimney masonry. And the front balcony is supported by a single 2 x 4 leaning on a wall. After $200,000 of renovations, we have made it habitable - only just.
  Give a compelling reason for demolition of property. Allow for full foundation waterproofing, replace rotted features, replace cracked masonry, replace leaking roof where not to code, move building more into the allowable building envelope, as possible.
  Describe the proposed reuse of existing materials, if any? Will fully reuse salvageable building supplies, especially and including those original to the 1945 built portion of the home.

Complete- New Construction Material List Description

Window Manufacture	Railings, Columns, Pilasters
Window Material	Chimney Material
Frame Material	Roofing Material
Windowsills	Exterior Doors
Brick, Painted/Natural	Eaves/Cornice
Brick/Stone Thickness	Gutters
Clapboard Material	Gutter Dimensions
Clapboard Dimensions/Reveal	

Initial MF

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
- [ ] Architectural Style Proposed
- [x] Description of Property Condition
- [ ] All elevations showing finish grade
- [x] PDF Photos of Existing Property
- [x] PDF Photos of Neighboring Properties
- [ ] PDF Inspirational Photos
- [ ] PDF Plans
- [ ] Wall Section

Initial MF

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: Meritt A. Foreman Date: 5 October, 2023

Property Owner: Deborah and Jimmy Kerrigan Date: 5 October 2023

111 Lynnwood Boulevard

Kerrigan Residence

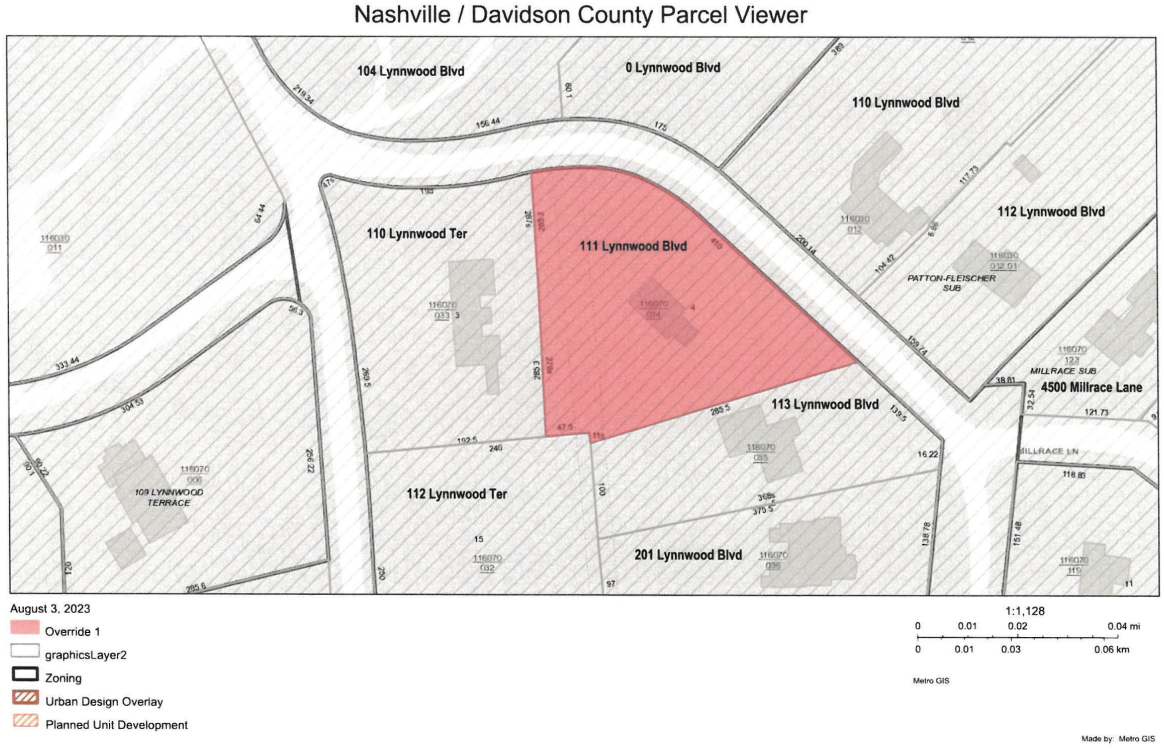
Belle Meade Historic Zoning Commission Submission

The Kingston Group

General Attachment: APPLICATION PAID.pdf (Page 6 of 12)

General Attachment: APPLICATION PAID.pdf

Property Location Map

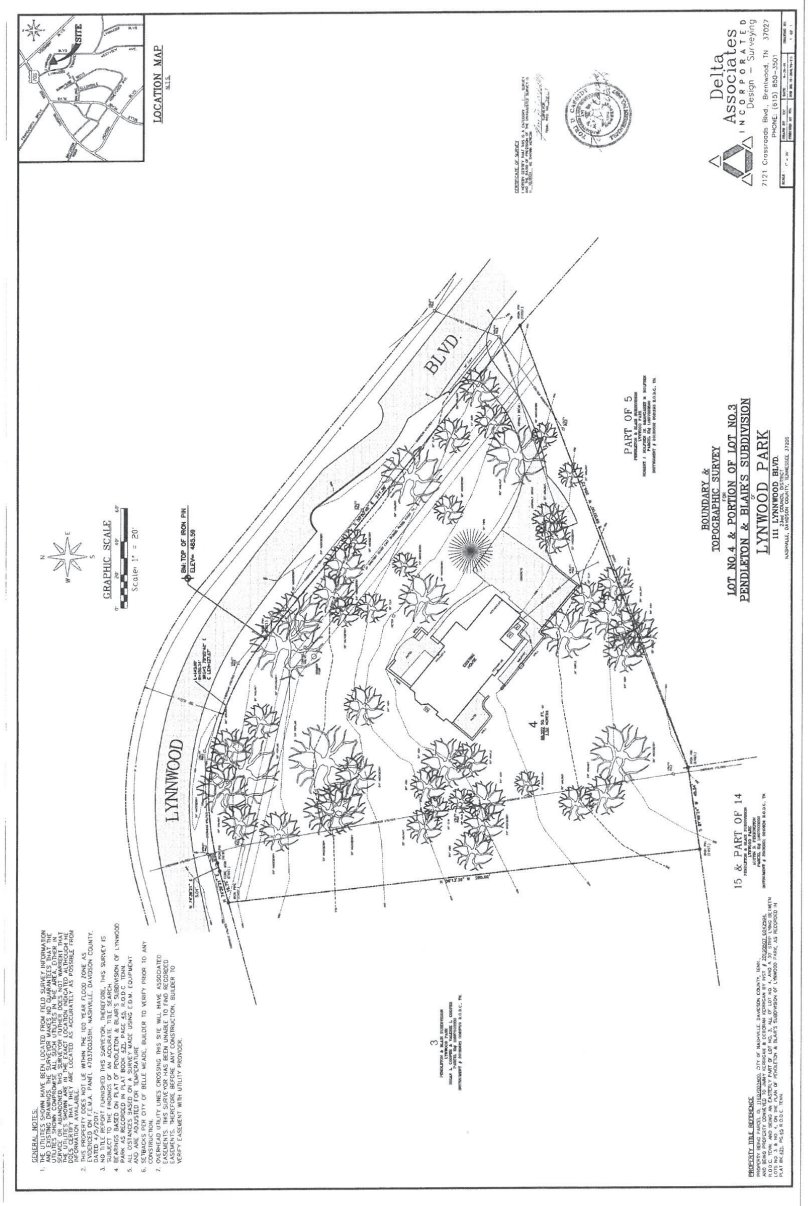


The Kingston Group

111 Lynnwood Blvd, Nashville, TN 37205

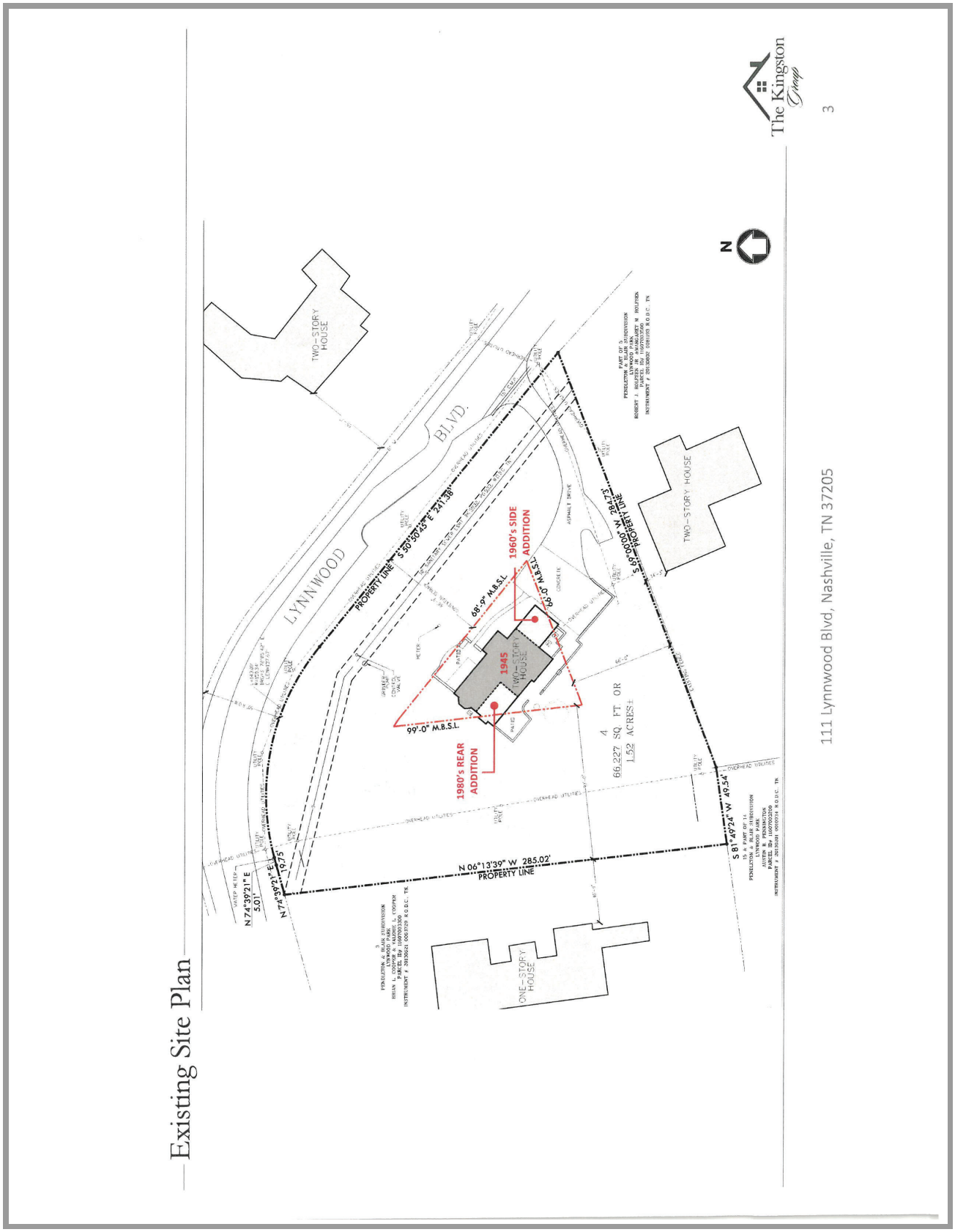
General Attachment: APPLICATION PAID.pdf

Existing Survey

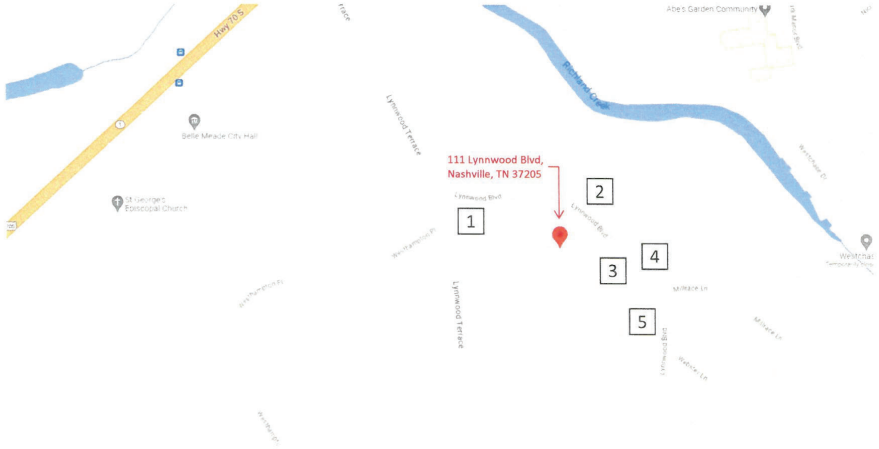


The Kingston Group

111 Lynnwood Blvd, Nashville, TN 37205


Existing Site Plan
The Kingston Group
3
111 Lynnwood Blvd, Nashville, TN 37205
N
LYNNWOOD BLVD.
TWO-STORY HOUSE
TWO-STORY HOUSE
ONE-STORY HOUSE
1945 TWO-STORY HOUSE
1960's SIDE ADDITION
1980's REAR ADDITION
68'-9" M.B.S.L.
68'-0" M.B.S.L.
99'-0" M.B.S.L.
PROPERTY LINE
S 50°30'45" E 221.38'
S 69°00'00" W 284.73'
N 06°13'39" W 285.02'
S 81°49'24" W 49.54'
N 74°39'21" E 5.01'
N 74°39'21" E 19.75'
4
66,227 SQ. FT OR 1.52 ACRES±

Neighboring Residences





3 113 Lynnwood Blvd



4 112 Lynnwood Blvd



1 110 Lynnwood Terrace



2 110 Lynnwood Blvd



5 201 Lynnwood Blvd

The Kingston Group

Existing Residence Exterior: 111 Lynnwood Blvd



Front Facade



Front / Right Facade



Right Façade – Rear 1980's Addition



Front / Left Facade



Left Façade – Converted 1960's Garage Addition

The Kingston Group

General Attachment: APPLICATION PAID.pdf

Existing Residence Exterior: 111 Lynnwood Blvd



Front Façade / Patio



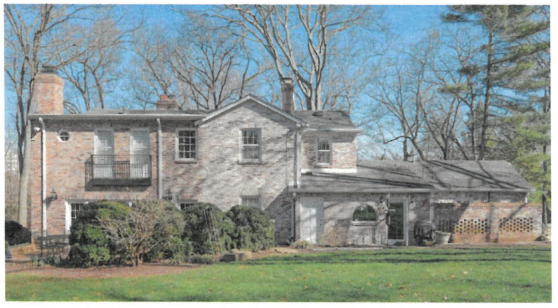
Front Façade Balcony



1980's Rear Addition



Rear Façade / Patio



Rear Facade

The Kingston Group

General Attachment: APPLICATION PAID.pdf

Staff Report

Agenda No.: III.A. IV.B.

Case No.: HZC2023-2

Staff: Mary Samaniego, Planning Director

Applicant: Meritt Foreman

Request: Certificate of Appropriateness for demolition

Location: 111 Lynwood Boulevard

Summary:
The applicant on behalf of the property owners is requesting Certificate of Appropriateness approval for demolition of a residence determined to be worthy of conservation. This residence was constructed in 1945 and includes additions to the rear and side constructed in the 1980's and 1960's, respectively. The property owners intend to construct a new single-family dwelling if the demolition is approved.

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

1. The subject property is 1.52 acres (66,227 square feet - SF) and is irregularly shaped as a triangle along a curve on Lynwood Boulevard.
2. The site is occupied by a residence constructed in 1945. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be a Property Worthy of Conservation.
3. The residence is two-story and approximately 3,934 SF.
4. There was a substantial addition to the rear of the dwelling in the 1980s and an addition to the side in the 1960s.
5. The residence does not have a garage and all parking is within the existing driveways.
6. There have been at least seven owners of the house since construction in 1945.
7. The dwelling has been identified in the 2021 historical survey (DV-26239) as having: brick construction type; gable roof configuration with asphalt shingles; wood double-hung windows; brick chimneys; and 1st and 2nd story porches.
8. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.

Staff Recommendations and Findings of Fact:

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

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

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- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction; or,
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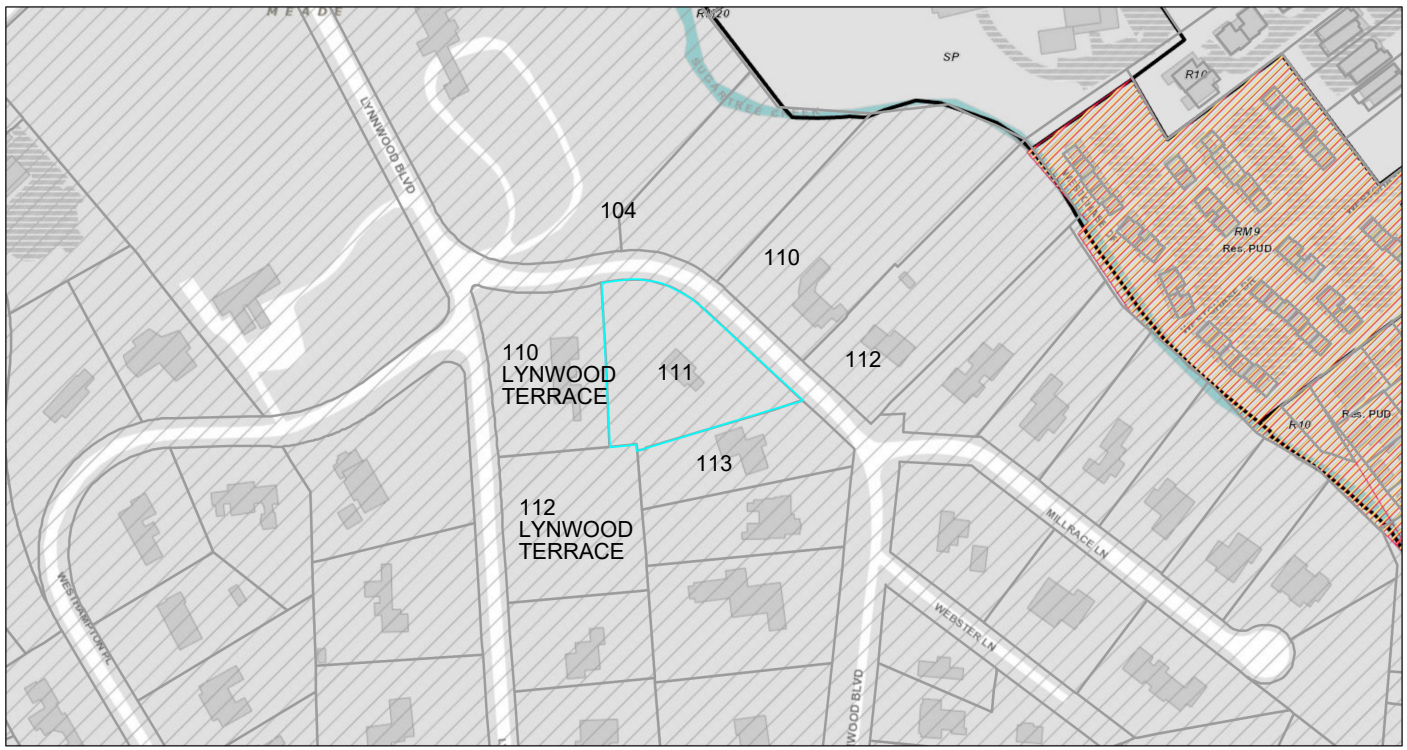
Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachments:

1. Location Map
2. Staff Analysis


Nashville / Davidson County Parcel Viewer
111 LYNWOOD BOULEVARD
LYNWOOD BLVD
104
110
110
LYNWOOD
TERRACE
111
112
113
112
LYNWOOD
TERRACE
SP
R10
RM9
Res. PUD
R10
Res. PUD
MILLRACE LN
WEBSTER LN
October 13, 2023
graphicsLayer2
Zoning
Urban Design Overlay
Planned Unit Development
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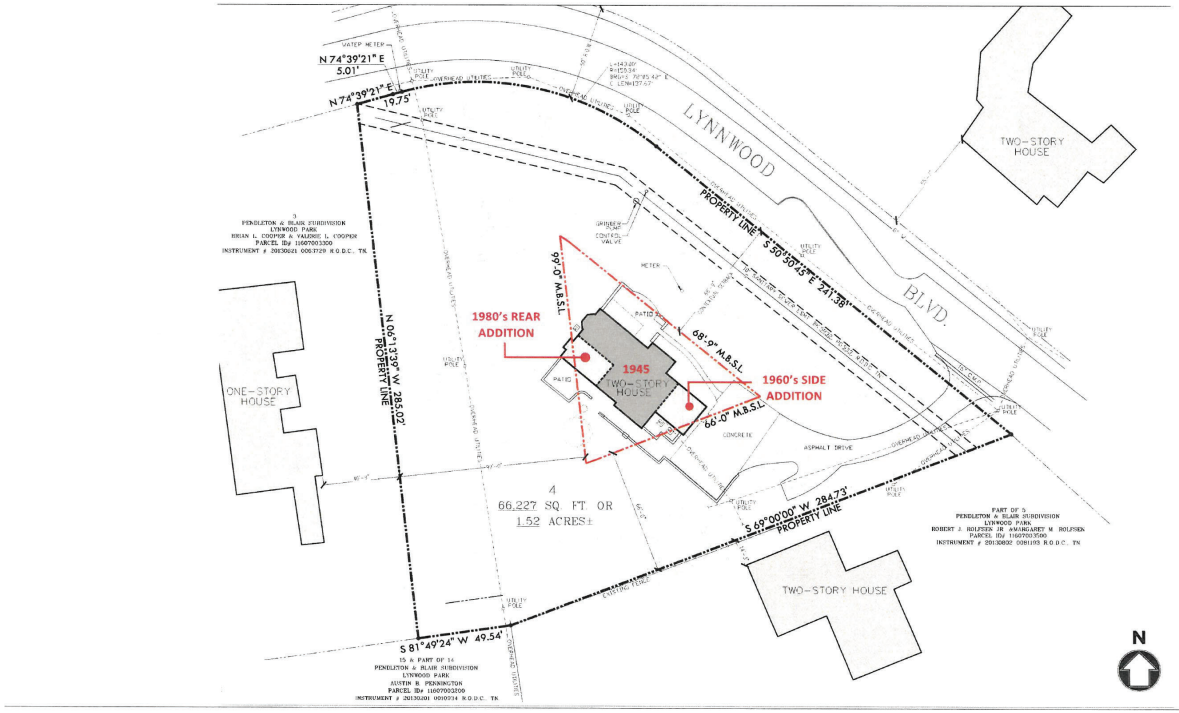
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km
Metro GIS
Made by: Metro GIS

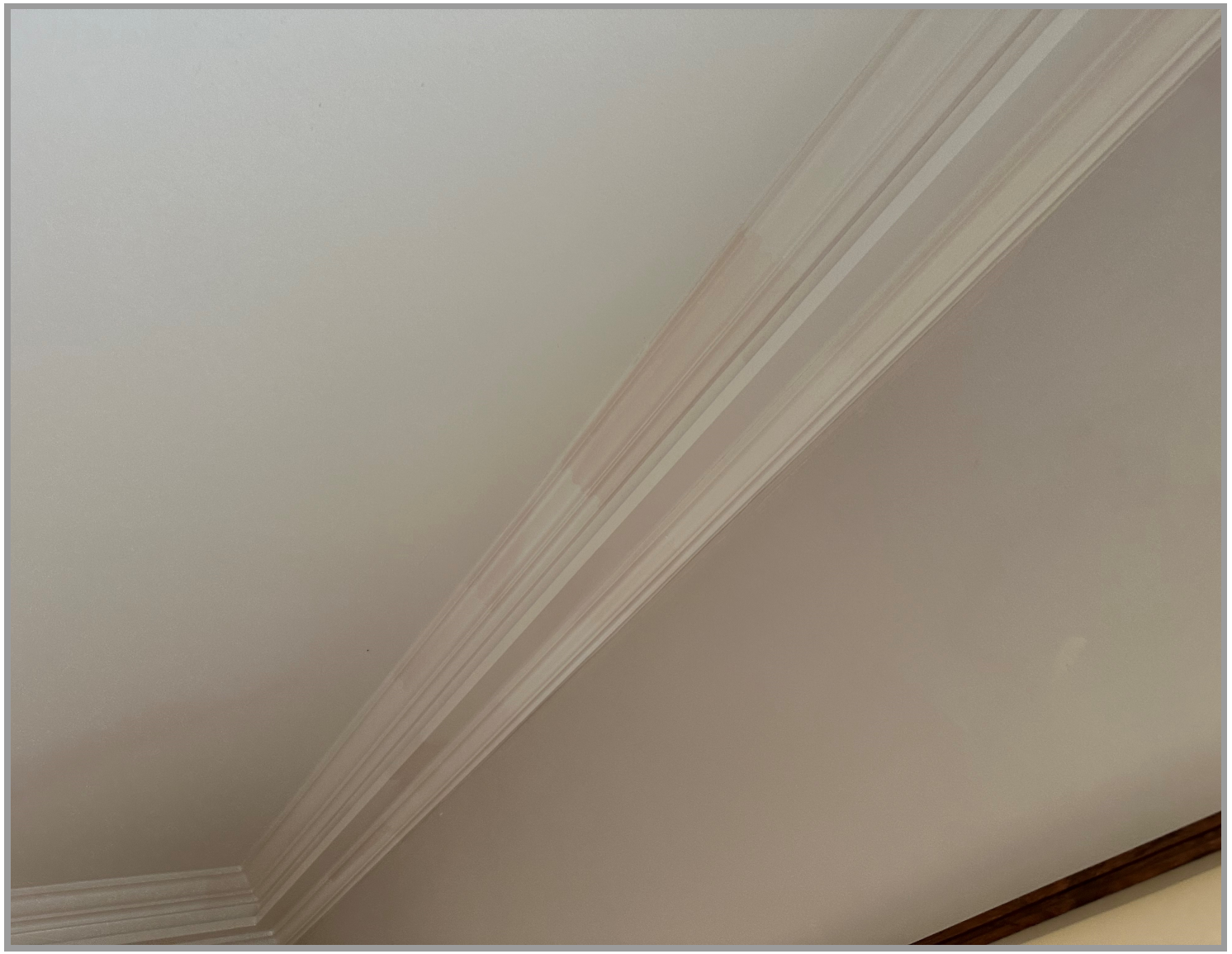
Existing Site Plan



The Kingston Group

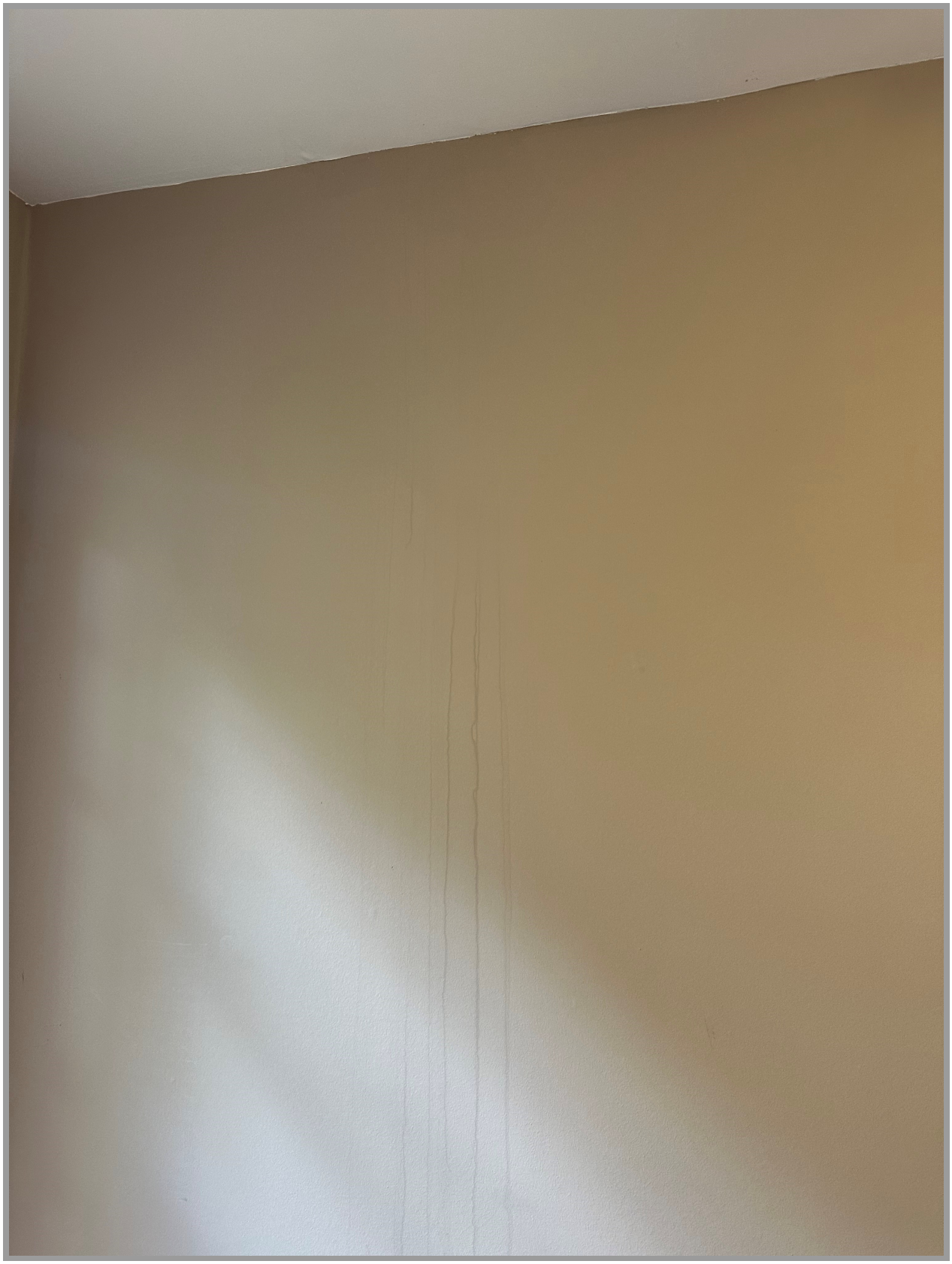
111 Lynnwood Blvd, Nashville, TN 37205

3






MONOXIDE DETECTOR



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

19-02-22 Lynnwood Boulevard 111 - INSPECTION.pdf (LINK)

PAID
OCT 06 2023
By CK 7366

DATE: 10.6.2023
APPLICATION # HZC2023-3

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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PROPERTY DESCRIPTION & LOCATION

ATTACH PROPERTY MAP OF LOCATION

ADDRESS: 421 ELLENDALE AVENUE

TAX MAP ID: MAP# 116-11 GROUP#_____ PARCEL# 06.00

1

AGE/YEAR OF STRUCTURE: _____

PROPERTY OF SIGNIFICANCE (1901-1939) ____ 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: Joe Dunaway

ADDRESS: 2248 Skinner Rd, Arrington TN 37014

EMAIL: dunawayconstruction@yahoo.com

PHONE NUMBERS (WORK) _____ (HOME) _____ (Cell) 615-405-0977

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; ENGLISH COTTAGE **Describe Proposed Work;** SEE ATTACHED LIST.

- **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	STONE COLUMNS @ DRIVE & COURTYARD
Window Material	CLAD/WOOD INTERIOR	Chimney Material	NATURAL DRY-STACKED STONE.
Frame Material	CLAD EXT./WOOD INT.	Roofing Material	DAVINCI SINGLE WIDTH SHAKE - AGED CEDAR
Windowsills	CEDAR	Exterior Doors	PAINTED MAHOGANY OR SPANISH CEDAR
Brick, Painted/Natural	~~NATURAL~~ NATURAL DRY-STACKED STONE.	Eaves/Cornice	1x8 w/ BED MOLD
Brick/Stone Thickness	4" TH.	Gutters	METAL HALF ROUND
Clapboard Material	CEDAR - OPAQUE STAIN -	Gutter Dimensions	6" ø
Clapboard Dimensions/Reveal	7" REVEAL	Initial	

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_____

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 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: Joe Dunaye Date: 10/5/2023

Property Owner: _____ Date: _____

October 3, 2023

RE: 421 Ellendale Road

Work to be done:

Renovate the exterior and the interior of the house by removing the existing windows and stucco veneer with the following materials.

Roof:

Siding: 1 x horiz. cedar clapboard siding – opaque stain

Rock veneer: dry-stacked river rock mortar washed

Dormers: shed dormers with typ. roof; 1 x diag. cedar siding

ENTRY ELEVATION:

Front gable: New clad windows in the configuration shown on the elevations and typ. rock veneer and a stepped stone wing wall as shown on the drawings. With typ. horizontal siding and wood casing as indicated in the drawings with typical rock base under the corner windows.

Entry Gable: New clad windows, glass and wood entry door with a new exterior vestibule with 1x horizontal siding and rock base at the floor line. 1 x 6 timber frame pattern in gable.

Dormers: renovate the existing dormers; new clad windows, new shed roof and new 1x 8 diagonal siding that follows the slope of the roof.

Stone drive piers: see Landscape architects drawings

COURTYARD ELEVATION:

New stone fireplace mass as indicated in the drawings; New French doors and 1x casing; new 1 x horiz. siding and rock base at floor line.

Raise the side gable and add a new gable to create a double gable with 3 clad windows; 1 x horiz siding; new windows and a wood and glass door; new stone steps as shown in the drawings.

New shed dormers with 1 x 6 diagonal siding to follow the roof pitch.

REAR ELEVATION:

Raise the main ridge; raise existing kitchen gable with new windows as indicated on the drawings; add new bay; new gable and 3 window dormer over the bay.

New rock chimney:

Master wing: change existing hip roof to a gable roof; renovate existing dormer to a shed door as indicated in the drawings; new corner windows; new 1 x horiz siding -stained; new glass and wood door; rock base at the floor level to grade.

New shed dormer and small window in the area between the master bedroom and kitchen with 1 x horiz siding – stained; rock base from floor level down to grade

MASTER SIDE ELEVATION:

Living room wing: new corner windows, typ. 1 x siding with rock base from window sill down to grade.

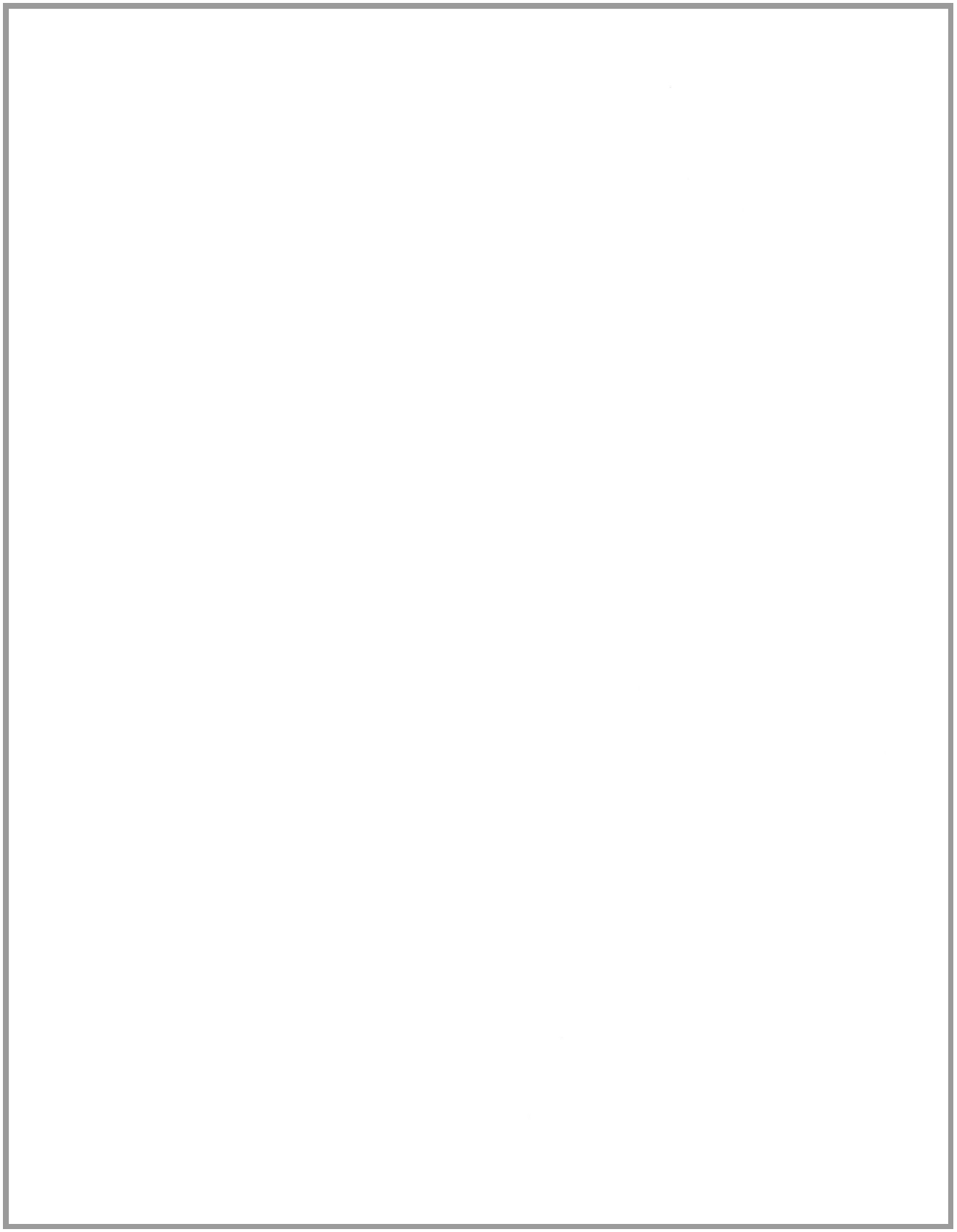
Extend existing entry gable to create exterior vestibule; 1 x horiz siding and new window with rock base from the floor level down to grade.

Master bath: new corner windows with 1 x horiz siding; new window at second floor; new window in dressing room; rock base from floor line down to grade

Raise the main gable and change hip roof to a gable roof to form a double gable with a metal cricket between the gables. Renovate existing dormer to become a shed dormer with 1 x diag siding to follow the roof line.

New kitchen gable beyond with new windows and transoms.

New bay beyond.



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

Subject to the provisions of the Code of the City of Belle Meade as they may be amended from time-to-time, the following general criteria are considered:

APPEAL #: _____ **APPEAL FEE:** _____

APPLICANT (Owner's Name) Geoffrey D. Farrar & Mary-Katharine Holland Dunn PHONE# _____

ADDRESS OF PROPERTY NEEDING APPEAL: 4521 Ellendale Ave.

REQUEST: SPECIAL EXEMPTION [ ] VARIANCE [ ] CONDITIONAL USE [ ]

REASON FOR APPEAL; Be Specific _____

LAND TO BUILDING FLOOR AREA RATIO (F.A.R.)

	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
LOT SQ. FT. 36,316.4 sf.					
FOOT PRINT 12%	4,357.9 sf.	3,397.8 sf.	3,669.0 sf.	+271.2 sf.	-15.8%
ESTATE A 8%					
***F.A.R. X LOT SQ. FT..**					
LOTS <40,000 X .225					
LOTS >40,000 X .196					
TOTAL ROOF AREA:					
TOTAL % OF LOW SLOPE AREA <6/12 PITCH 30%					
DRIVEWAY 12%	4,357.9 sf.	5,686.7 sf.	4,396.9 sf.	-1,289.8 sf.	-89%
FRONT YARD SQ FT:	18, 865.6 sf.				
DRIVE IN FRONT 22%	4,150.4 sf.	3,686.2 sf.	3,382.1 sf.	-304.1 sf.	-18.5%
**HARDSCAPE + POOL 8%	2,905.3 sf.	2,317.6 sf.	2,894.5 sf.	+576.9 sf.	-.37%
POOL 2% OF LOT	726.3 sf.	546.9 sf.	N/A	N/A	N/A
***ACCESSORY AREA	5,447.4 sf.	3,165.6 sf.	3,742.5sf.	+576.9 sf.	-31.2%

*FAR IS ALL COVERED STRUCTURES, MEASURED TO THE OUTSIDE WALLS, AND WILL INCLUDE ATTIC HEIGHT OF 5'6" AND ABOVE, ACCESSABLE OR NOT. DOES NOT INCL. BASEMENTS OR GARAGE UNDER HOUSE

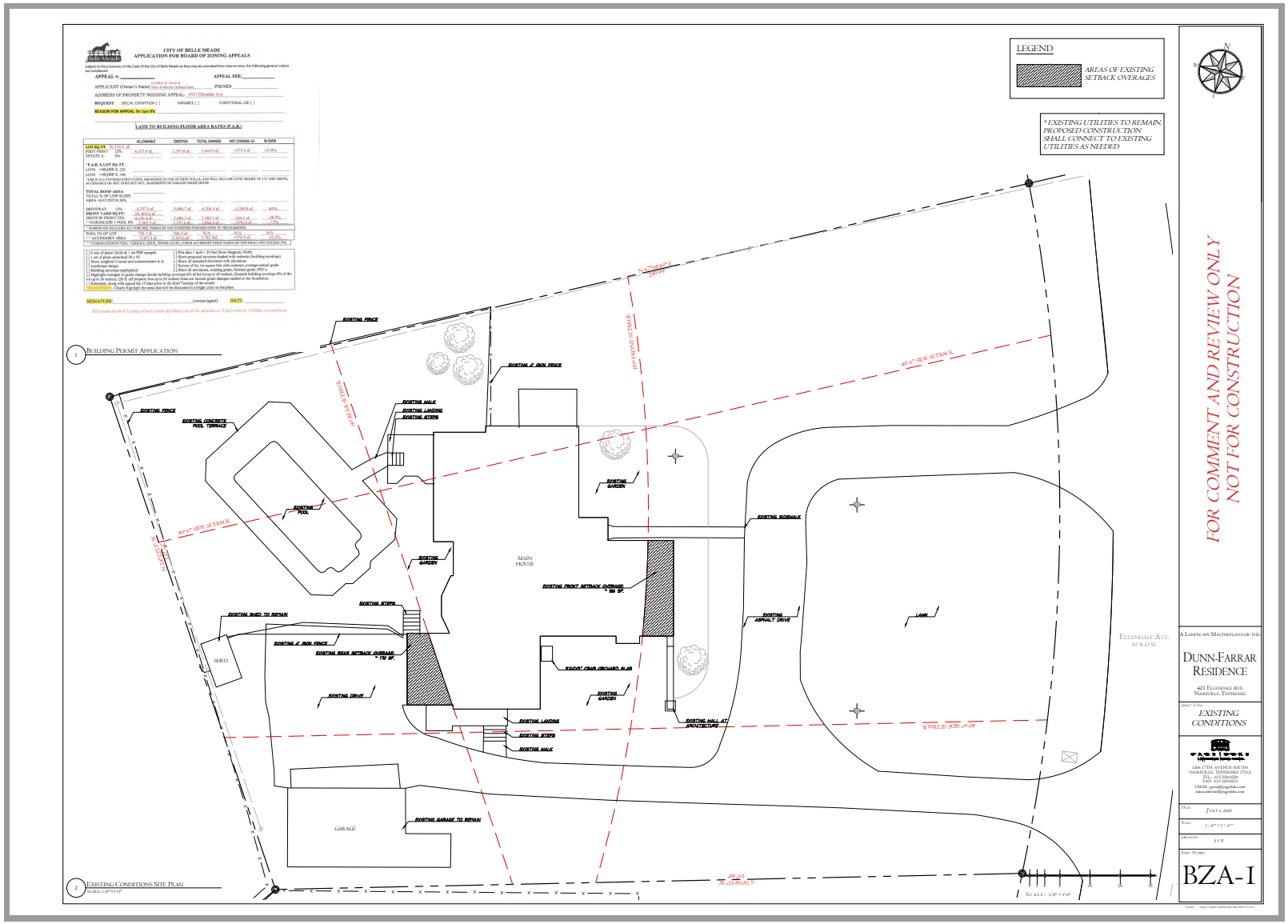
**HARDSCAPE INCLUDES ALL PORCHES, TERRACES AND SCREENED PORCHES OPEN TO THE ELEMENTS.

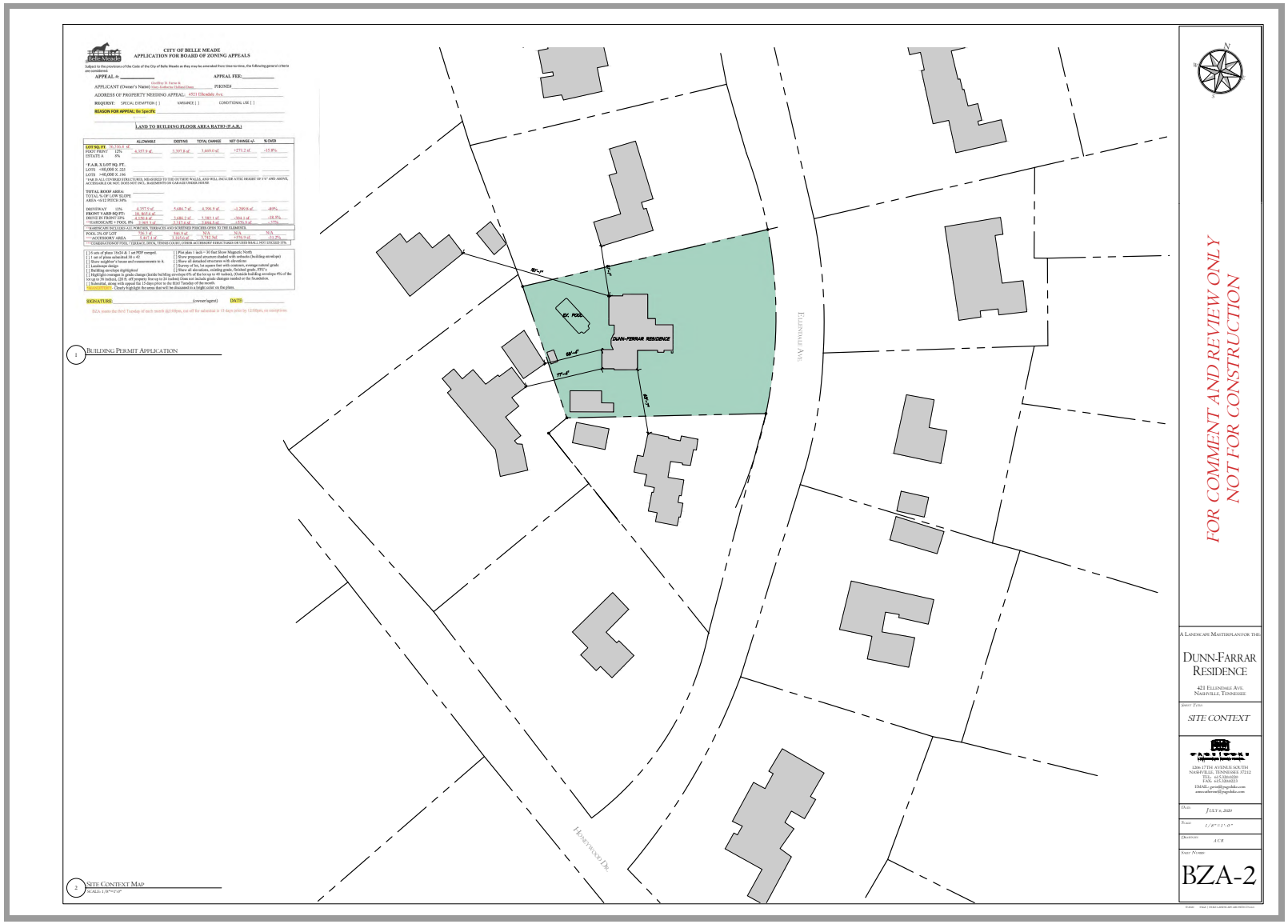
***COMBINATION OF POOL / TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES OR USES SHALL NOT EXCEED 15%.

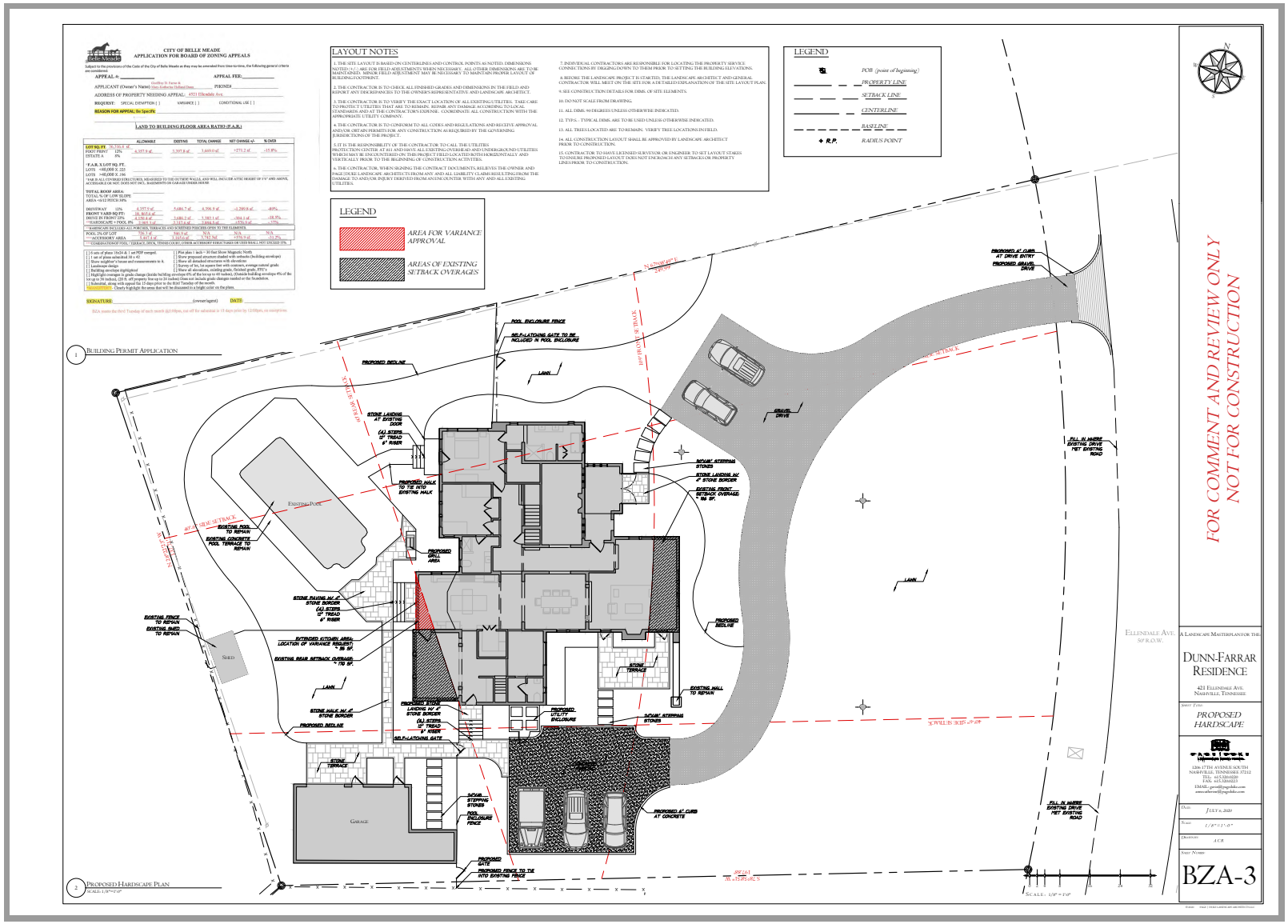
[ ] 6 sets of plans 18x24 & 1 set PDF merged.
[ ] 1 set of plans submitted 30 x 42
[ ] Show neighbor's house and measurements to it.
[ ] Landscape design
[ ] Building envelope *highlighted*
[ ] Plot plan 1 inch = 30 feet Show Magnetic North
[ ] Show proposed structure shaded with setbacks (building envelope)
[ ] Show all detached structures with elevations
[ ] Survey of lot, lot square feet with contours, average natural grade
[ ] Show all elevations, existing grade, finished grade, FFE's
[ ] Highlight overages in grade change (inside building envelope 6% of the lot up to 48 inches), (Outside building envelope 4% of the lot up to 36 inches), (20 ft. off property line up to 24 inches) Does not include grade changes needed or the foundation.
[ ] Submittal, along with appeal fee 15 days prior to the third Tuesday of the month.
*MANDITORY - Clearly highlight the areas that will be discussed in a bright color on the plans.

SIGNATURE: _____ (owner/agent) **DATE:** _____

BZA meets the third Tuesday of each month @5:00pm, cut off for submittal is 15 days prior by 12:00pm, no exceptions.


CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS
LAND TO BUILDING FLOOR AREA RATIO (F.A.R.)
LEGEND
AREAS OF EXISTING SETBACK OVERAGES
* EXISTING UTILITIES TO REMAIN. PROPOSED CONSTRUCTION SHALL CONNECT TO EXISTING UTILITIES AS NEEDED
FOR COMMENT AND REVIEW ONLY
NOT FOR CONSTRUCTION
1 BUILDING PERMIT APPLICATION
2 EXISTING CONDITIONS SITE PLAN
SCALE: 1/8"=1'-0"
EXISTING FENCE
EXISTING CONCRETE POOL TERRACE
EXISTING POOL
EXISTING WALK
EXISTING LANDING
EXISTING STEPS
EXISTING & IRON FENCE
EXISTING GARDEN
EXISTING SIDEWALK
MAIN HOUSE
EXISTING FRONT SETBACK OVERAGE * 155 SF
EXISTING ASPHALT DRIVE
LAWN
ELLENDALE AVE. 50' R.O.W.
EXISTING SHED TO REMAIN
SHED
EXISTING REAR SETBACK OVERAGE * 170 SF
EXISTING DRIVE
EXISTING HALL ATT ARCHITECTURE
EXISTING GARAGE TO REMAIN
GARAGE
40'-0" SIDE SETBACK
50'-0" REAR SETBACK
N 42°00'00" E 189.09'
S 42°00'00" W 189.09'
S 48°00'00" E 200.00'
N 48°00'00" W 200.00'
A LANDSCAPE MASTERPLAN FOR THE
DUNN-FARRAR RESIDENCE
421 ELLENDALE AVE.
NASHVILLE, TENNESSEE
SHEET TITLE:
EXISTING CONDITIONS
DATE: JULY 6, 2020
SCALE: 1/8"=1'-0"
DRAWN BY: ACA
SHEET NUMBER:
BZA-I


CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS
LAND TO BUILDING FLOOR AREA RATIO (F.A.R.)
1 BUILDING PERMIT APPLICATION
2 SITE CONTEXT MAP
SCALE: 1/16"=1'-0"
DUNN-FERRAR RESIDENCE
EX. POOL
ELLENDALE AVE.
HONEYWOOD DR.
FOR COMMENT AND REVIEW ONLY
NOT FOR CONSTRUCTION
A LANDSCAPE MASTERPLAN FOR THE
DUNN-FARRAR RESIDENCE
421 ELLENDALE AVE.
NASHVILLE, TENNESSEE
SHEET TITLE:
SITE CONTEXT
DATE: JULY 6, 2020
SCALE: 1/16"=1'-0"
DRAWING: ACA
SHEET NUMBER:
BZA-2


CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS
LAND TO BUILDING FLOOR AREA RATIO (F.A.R.)
LAYOUT NOTES:
LEGEND
AREA FOR VARIANCE APPROVAL
AREAS OF EXISTING SETBACK OVERAGES
POB (point of beginning)
PROPERTY LINE
SETBACK LINE
CENTERLINE
BASELINE
R.P. RADIUS POINT
1 BUILDING PERMIT APPLICATION
2 PROPOSED HARDSCAPE PLAN
SCALE: 1/8"=1'-0"
FOR COMMENT AND REVIEW ONLY
NOT FOR CONSTRUCTION
A LANDSCAPE MASTERPLAN FOR THE
DUNN-FARRAR RESIDENCE
421 ELLENDALE AVE.
NASHVILLE, TENNESSEE
SHEET TYPE:
PROPOSED HARDSCAPE
PAGE | TWO
DATE: JULY 6, 2020
SCALE: 1/8"=1'-0"
DRAWING: ACA
SHEET NUMBER:
BZA-3
PROPOSED HARDSCAPE
EXISTING POOL TO REMAIN
EXISTING POOL TERRACE TO REMAIN
EXISTING FENCE TO REMAIN
EXISTING SHED TO REMAIN
EXISTING REAR SETBACK OVERAGE: ± 70 SF.
EXISTING FRONT SETBACK OVERAGE: ± 166 SF.
EXISTING WALL TO REMAIN
PROPOSED GRILL AREA
PROPOSED UTILITY ENCLOSURE
PROPOSED 6" CURB AT CONCRETE
PROPOSED 6" CURB AT DRIVE ENTRY
PROPOSED GRAVEL DRIVE
FILL IN WHERE EXISTING DRIVE MET EXISTING ROAD
POOL ENCLOSURE FENCE
SELF-LATCHING GATE TO BE INCLUDED IN POOL ENCLOSURE
PROPOSED GATE
PROPOSED FENCE TO TIE INTO EXISTING FENCE
PROPOSED WALK TO TIE INTO EXISTING WALK
PROPOSED BED LINE
STONE LANDING AT EXISTING DOOR
(4) STEPS, 12" TREAD 6" RISER
STONE PAVING W/ 4" STONE BORDER
(4) STEPS, 12" TREAD 6" RISER
STONE WALK W/ 4" STONE BORDER
STONE TERRACE
GARAGE
SHED
GRAVEL DRIVE
LAWN
ELLENDALE AVE. 50' R.O.W.
WILLIS SIDE 49.9'
N 27°00'00" E 149.00'
S 27°00'00" W 149.00'
40' FRONT SETBACK
40' FRONT SETBACK
20' REAR SETBACK
SCALE: 1/8"=1'-0"

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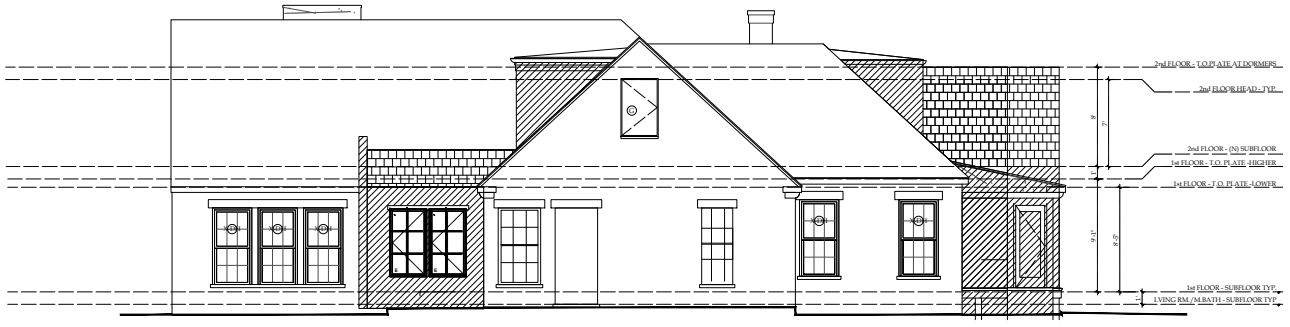

RIGHT



FRONT

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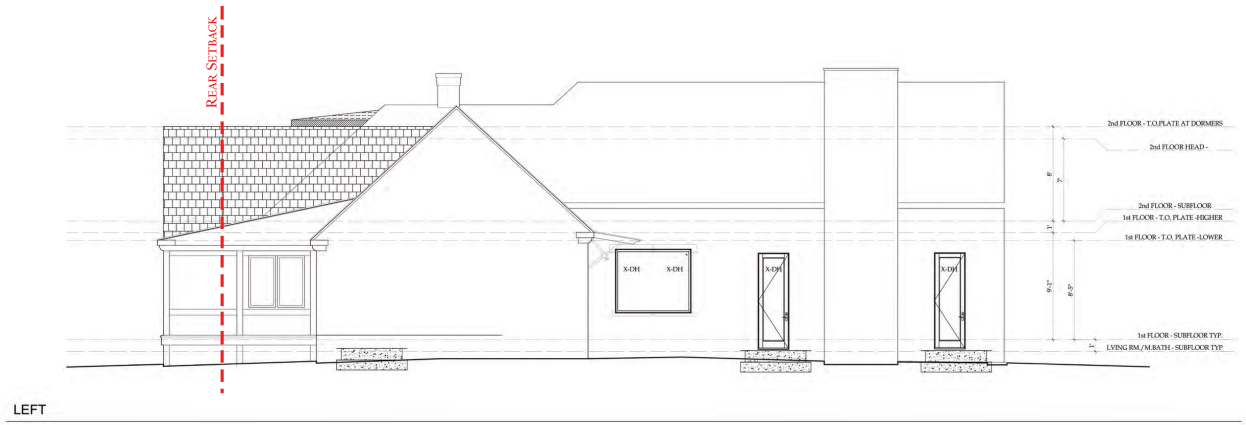
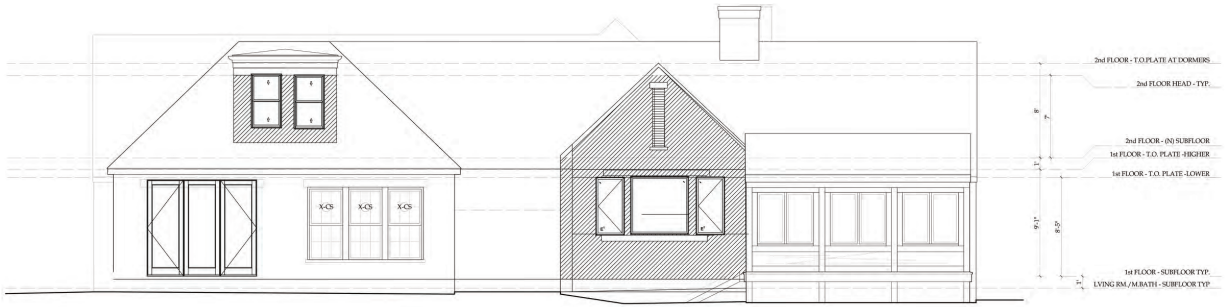
PRODUCED BY AN AUTODESK STUDENT VERSION



LEFT



Back

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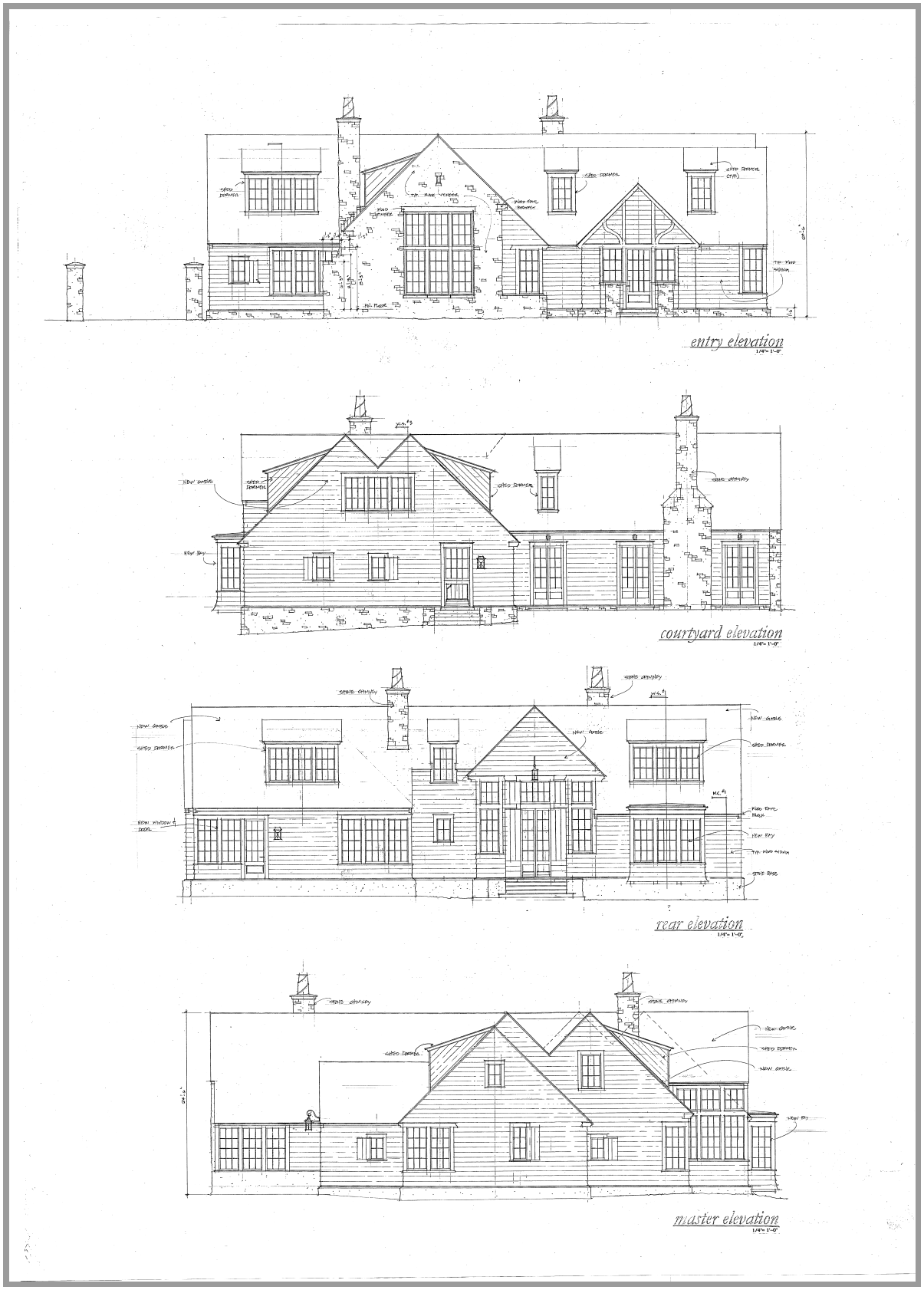
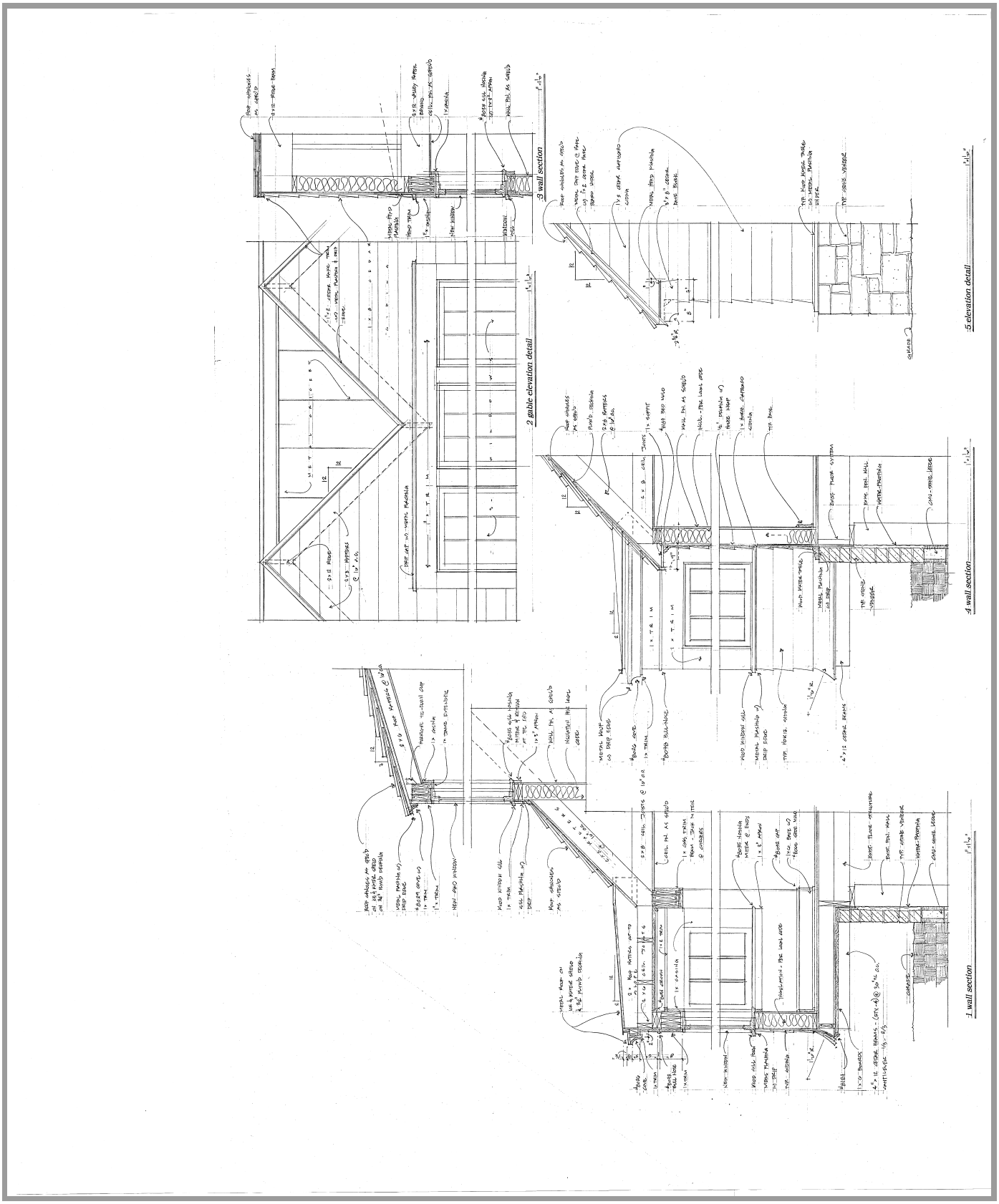
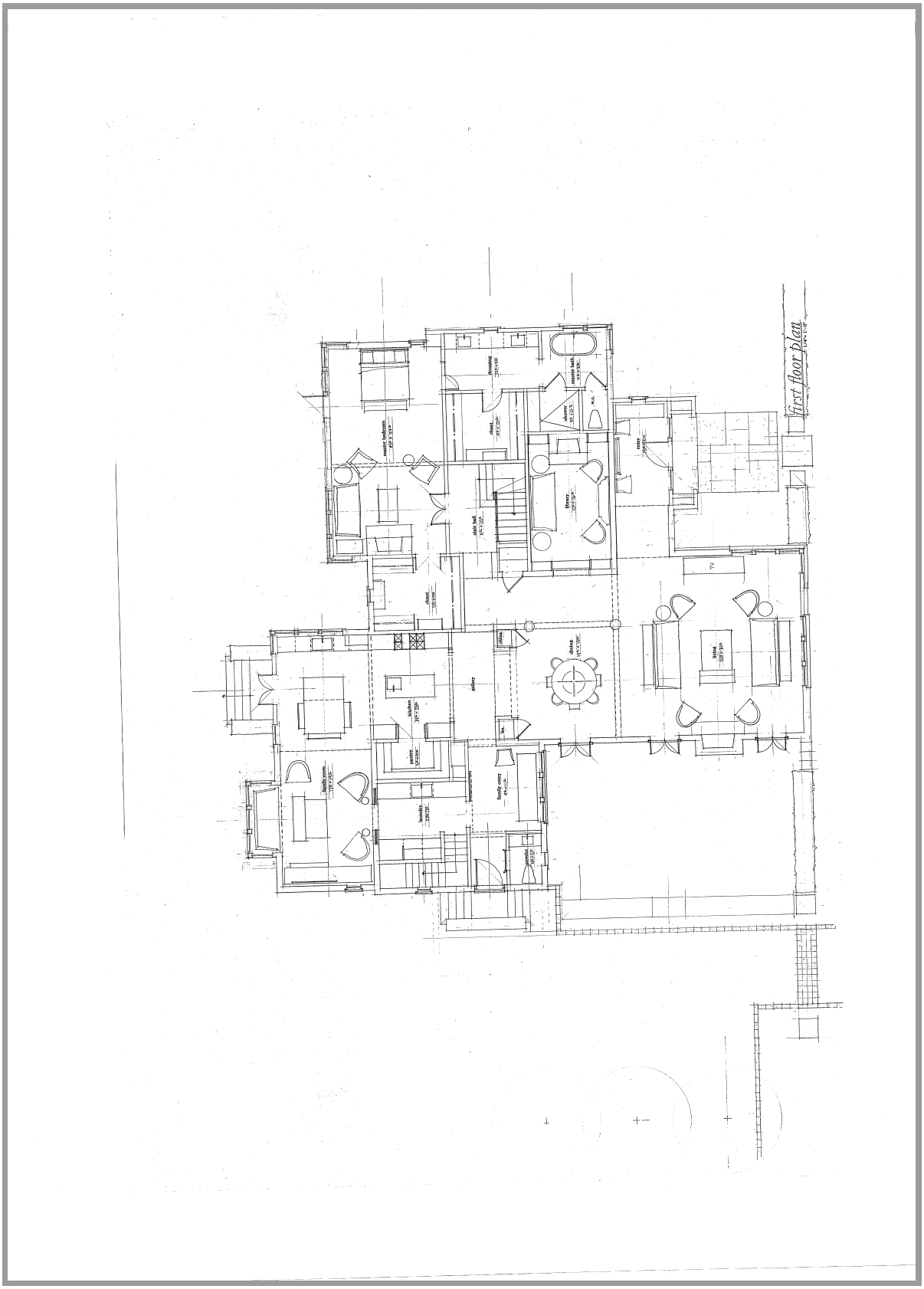
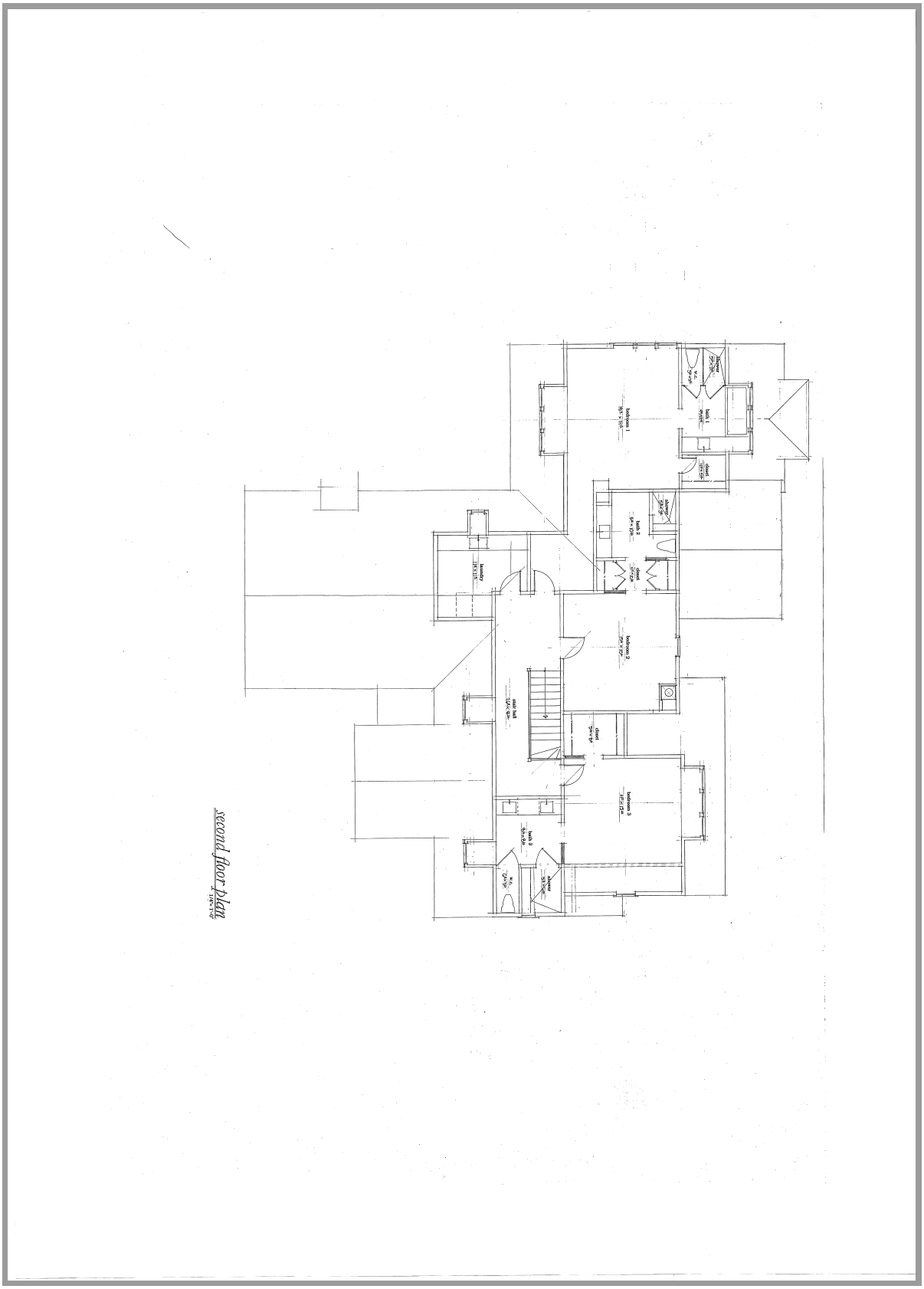

entry elevation
courtyard elevation
rear elevation
master elevation

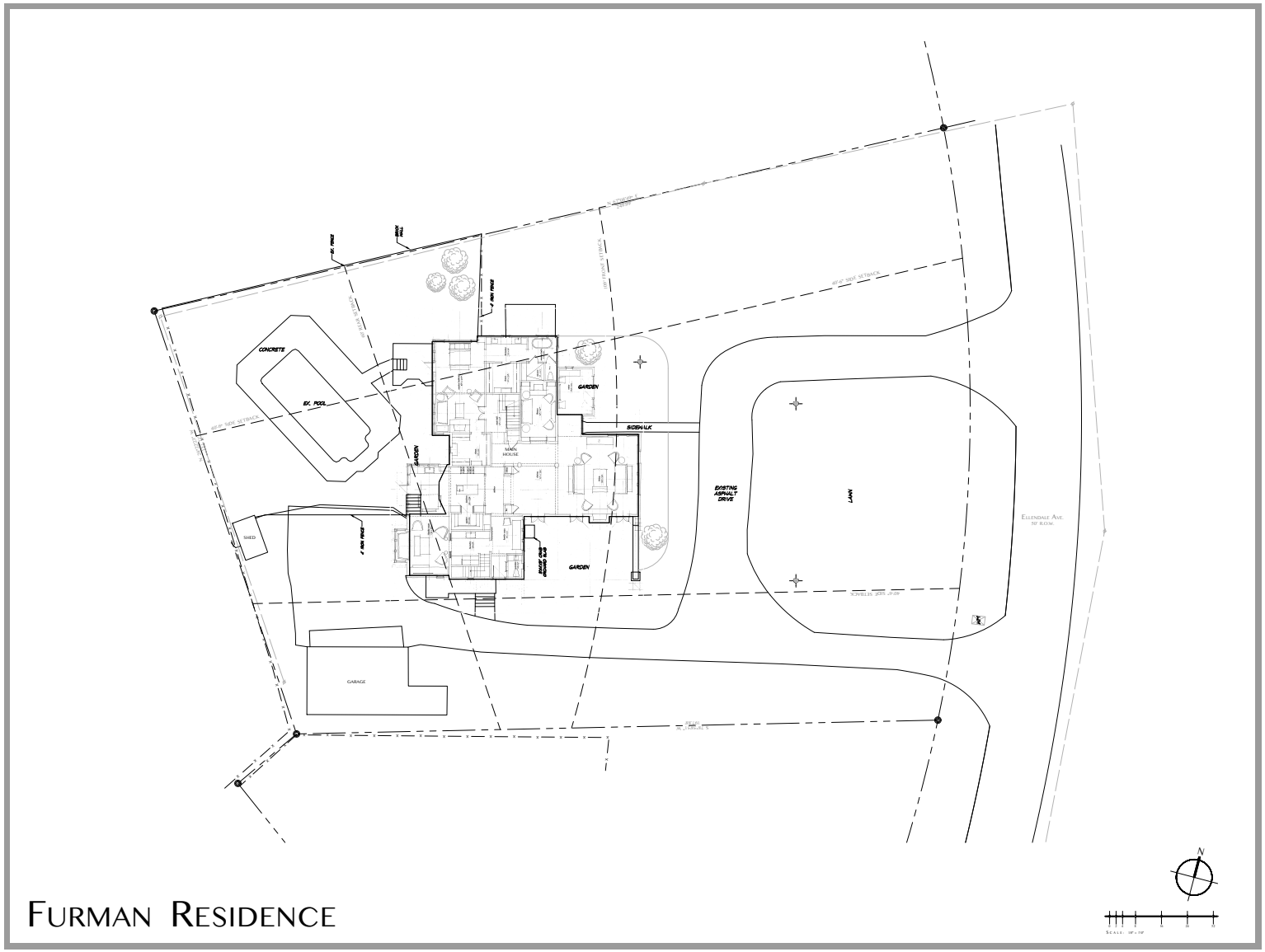

3 wall section
2 gable elevation detail
5 elevation detail
4 wall section
1 wall section


First floor plan


second floor plan

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

Photos of Existing Property.docx (LINK)


CONCRETE
EX. POOL
GARDEN
SIDEWALK
MAIN HOUSE
GARDEN
EXISTING ASPHALT DRIVE
LAWN
SHED
GARDEN
GARAGE
ELLENDALE AVE.
50' R.O.W.
N
FURMAN RESIDENCE

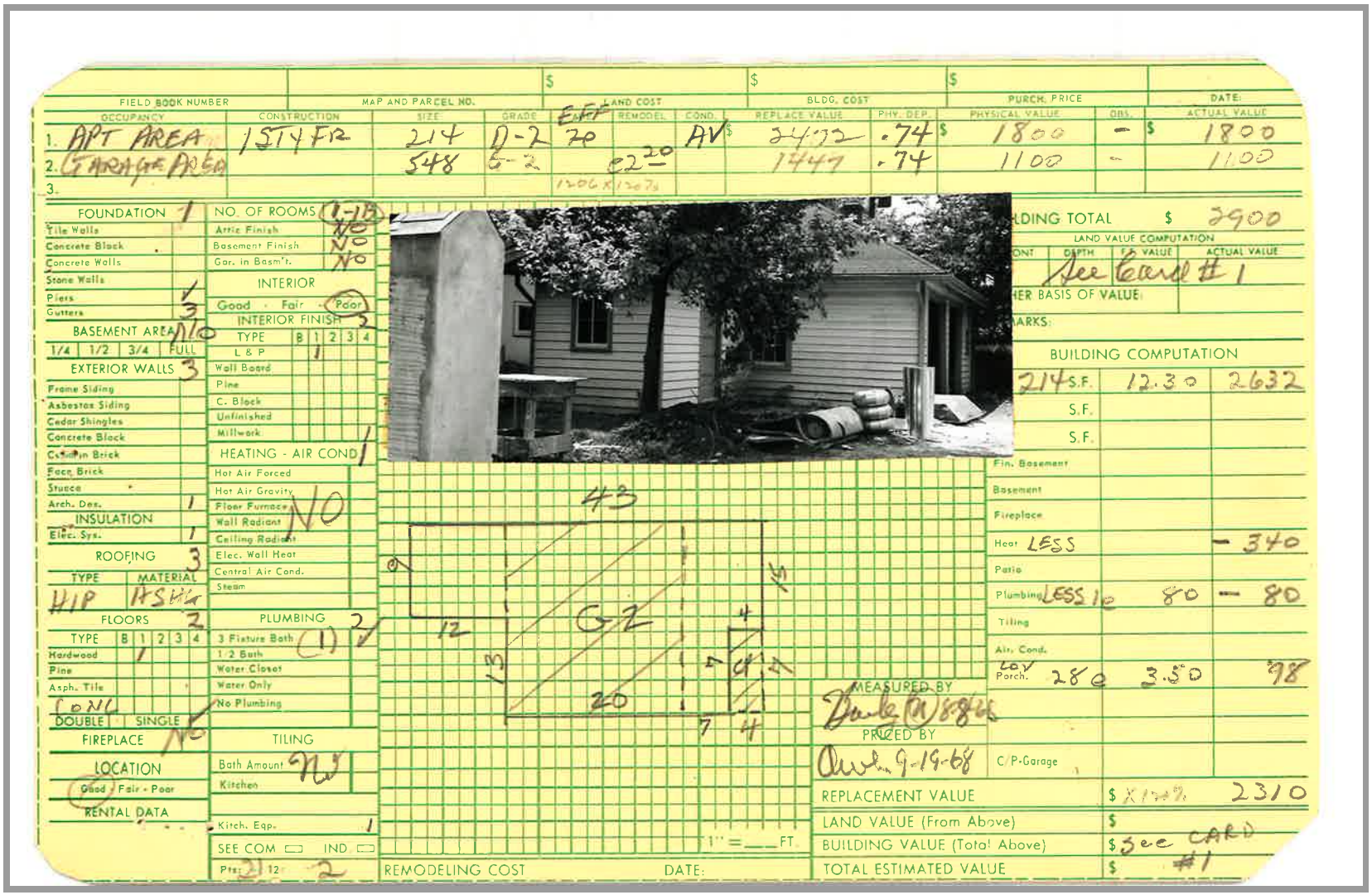
The following attachment is not a PDF, so a link to the native file format is being provided instead:

Neighboring Photos.docx (LINK)

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

Inspirational Photos.docx (LINK)

^ Back to Agenda ^



FIELD BOOK NUMBER	MAP AND PARCEL NO.	LAND COST	BLDG. COST	PURCH. PRICE	DATE:
		$	$	$	

OCCUPANCY	CONSTRUCTION	SIZE	GRADE	EFF	REMODEL	COND.	REPLACE VALUE	PHY. DEP.	PHYSICAL VALUE	OBS.	ACTUAL VALUE
1. APT AREA	1ST4FR	214	D-2	20		AV	$ 2472	.74	$ 1800	–	$ 1800
2. GARAGE AREA		548	G-2		e2 20		1447	.74	1100	–	1100
3.				1206 x 1207							

FOUNDATION 1
Tile Walls
Concrete Block
Concrete Walls
Stone Walls
Piers ✓
Gutters 3

BASEMENT AREA NO
1/4 | 1/2 | 3/4 | FULL

EXTERIOR WALLS 3
Frame Siding
Asbestos Siding
Cedar Shingles
Concrete Block
Cut-in Brick
Face Brick
Stucco
Arch. Des. 1

INSULATION
Elec. Sys. 1

ROOFING 3
TYPE: HIP | MATERIAL: ASHG

FLOORS 2
TYPE | B | 1 | 2 | 3 | 4
Hardwood | | 1 | | | |
Pine
Asph. Tile
CONC
DOUBLE | SINGLE ✓

FIREPLACE NO

LOCATION
Good - Fair - Poor

RENTAL DATA

NO. OF ROOMS (1-1B)
Attic Finish NO
Basement Finish NO
Gar. in Basm't. NO

INTERIOR
Good - Fair - Poor

INTERIOR FINISH 3
TYPE | B | 1 | 2 | 3 | 4
L & P | | 1 | | | |
Wall Board
Pine
C. Block
Unfinished
Millwork

HEATING - AIR COND 1
Hot Air Forced
Hot Air Gravity
Floor Furnace NO
Wall Radiant
Ceiling Radiant
Elec. Wall Heat
Central Air Cond.
Steam

PLUMBING 2
3 Fixture Bath (1) ✓
1/2 Bath
Water Closet
Water Only
No Plumbing

TILING
Bath Amount NO
Kitchen

Kitch. Eqp. 1

SEE COM ☐ IND ☐
Pts: 2 12 2

1" = ___ FT.

REMODELING COST DATE:

LDING TOTAL $ 2900

LAND VALUE COMPUTATION
ONT | DEPTH | F.F. VALUE | ACTUAL VALUE
See Card #1

HER BASIS OF VALUE:

ARKS:

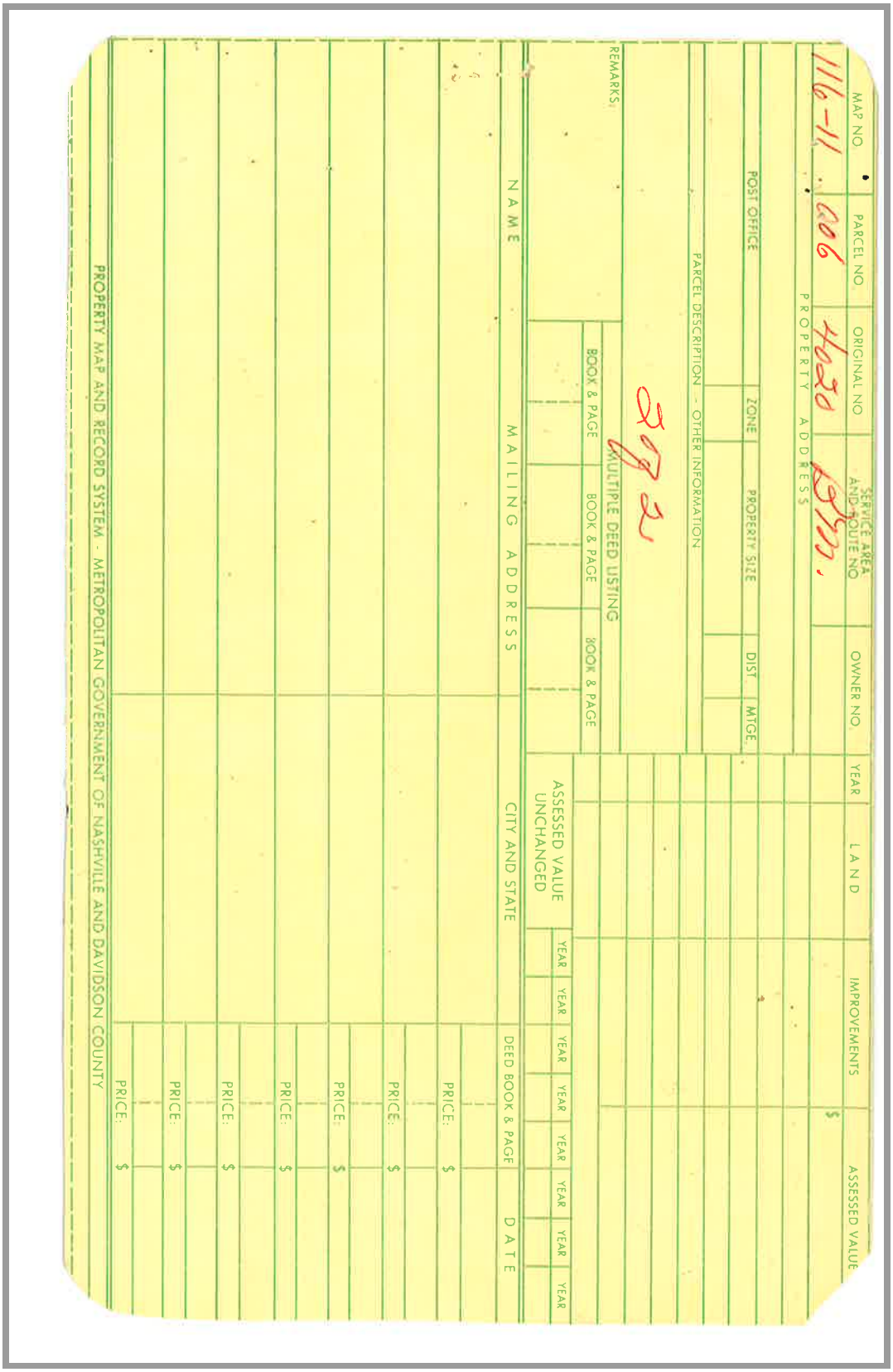
BUILDING COMPUTATION

214 S.F.		12.30	2632
S.F.			
S.F.			
Fin. Basement			
Basement			
Fireplace			
Heat LESS			– 340
Patio			
Plumbing LESS 1e		80	– 80
Tiling			
Air. Cond.			
Lov Porch. 28e		3.50	98
C/P-Garage			

MEASURED BY Dale (M) 8-8-68

PRICED BY Owl 9-19-68

REPLACEMENT VALUE	$ X 120% 2310
LAND VALUE (From Above)	$
BUILDING VALUE (Total Above)	$ See CARD #1
TOTAL ESTIMATED VALUE	$


MAP NO.
PARCEL NO.
ORIGINAL NO.
SERVICE AREA AND ROUTE NO.
OWNER NO.
YEAR
LAND
IMPROVEMENTS
ASSESSED VALUE
PROPERTY ADDRESS
116-11-006
4020
POST OFFICE
ZONE
PROPERTY SIZE
DIST.
MTGE.
PARCEL DESCRIPTION - OTHER INFORMATION
REMARKS
MULTIPLE DEED LISTING
BOOK & PAGE
BOOK & PAGE
BOOK & PAGE
BOOK & PAGE
ASSESSED VALUE UNCHANGED
YEAR
YEAR
NAME
MAILING ADDRESS
CITY AND STATE
DEED BOOK & PAGE
DATE
PRICE: $
PROPERTY MAP AND RECORD SYSTEM - METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

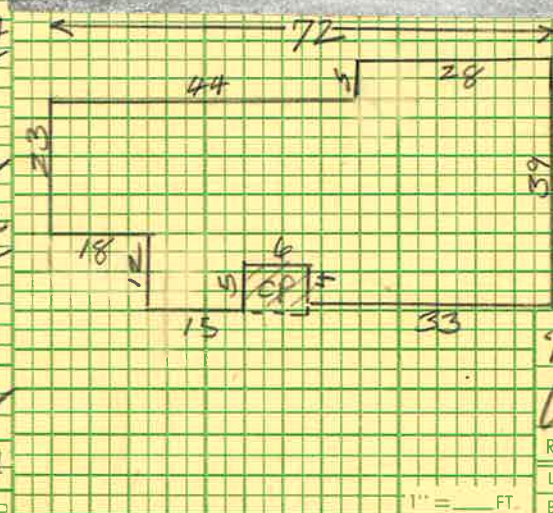
MAP AND PARCEL NO. | LAND COST $ EFF | BLDG. COST $ | PURCH. PRICE $ | DATE:

	OCCUPANCY	CONSTRUCTION	SIZE	GRADE	AGE	REMODEL	COND.	REPLACE VALUE	PHY. DEP.	PHYSICAL VALUE	OBS.	ACTUAL VALUE
1.	R-1	1 STY STUCCO	2381	D-4	13	1968	G	$ 39082	.85	$ 33,200	—	$ 33,200
2.												
3.								From Card #2				2900

FOUNDATION 4
Tile Walls
Concrete Block
Concrete Walls
Stone Walls ✓
Piers
GUTTERS 4
BASEMENT AREA YES
1/4 1/2 3/4 FULL
EXTERIOR WALLS 4
Frame Siding
Asbestos Siding
Cedar Shingles
Concrete Block
Common Brick
Face Brick
Stucco ✓
ARCH. DES. 4
INSULATION
ELEC. SYS. 4
ROOFING 5
TYPE | MATERIAL
GABLE | SLATE
FLOORS 4
TYPE | B | 1 | 2 | 3 | 4
Hardwood | 8
Pine
Asph. Tile
DOUBLE ✓ SINGLE
FIREPLACE (1) ✓
LOCATION
Good Fair - Poor
RENTAL DATA

NO. OF ROOMS 8-2
Attic Finish No
Basement Finish No
Gar. in Basm't. No
INTERIOR 4
Good Fair - Poor
INTERIOR FINISH 4
TYPE | B | 1 | 2 | 3 | 4
L & P | 8
Wall Board
Pine
C. Block
Unfinished
MILLWORK
HEATING - AIR COND 4
Hot Air Forced GAS ✓
Hot Air Gravity
Floor Furnace
Wall Radiant
Ceiling Radiant
Elec. Wall Heat
Central Air Cond. ✓
Steam
PLUMBING 4
3 Fixture Bath (2)
1/2 Bath
Water Closet
Water Only
No Plumbing
TILING
Bath Amount (2) ✓
Kitchen
DATE THIS CARD
KITCH. EQP. 4
SEE COM ☐ IND. ☐
FINISH 49 12 = 4





1" = ___ FT.

REMODELING COST | DATE:

BUILDING TOTAL $ 36,100

LAND VALUE COMPUTATION

FRONT	DEPTH	F.F. VALUE	ACTUAL VALUE
184	250	EV	17500

OTHER BASIS OF VALUE NEW 1927 I
REMARKS INFO FROM CARD

BUILDING COMPUTATION

2381 S.F.		11.70	27858
S.F.			
S.F.			
Base			
Basement	1190 e	1.70	2023
Walls			
Roof			
Floors			
Heat	F.P 1 e	480	480
Plumbing	ADD 3 e	130	390
Tiling	ADD 1 e	225	225
Air Cond.	4T		1350
Porch	COV 30	4.30	129
Garage			
	CONC PATIO 150 e	.75	113

MEASURED BY DAMRON
Bailey (N) 8-8-66
PRICED BY
Chole 9-19-68

REPLACEMENT VALUE	$ X 120% 32568
LAND VALUE (From Above)	$ 17500
BUILDING VALUE (Total Above)	$ 36100
TOTAL ESTIMATED VALUE	$ 53,600

General Attachment: 421 ELLENDALE historic survey pics.pdf

Regular Meeting - PACKET - (Page 172 of 204) General Attachment: 421 ELLENDALE historic survey pics.pdf (Page 4 of 4)

MAP NO.	PARCEL NO.	ORIGINAL NO.	SERVICE AREA AND ROUTE NO.	OWNER NO.
116 11	006.	04020	BM	

PROPERTY ADDRESS: 421 ELLENDALE AVENUE

POST OFFICE	ZONE	PROPERTY SIZE	
NASHVILLE	05	184X250XIR	34

PARCEL DESCRIPTION — OTHER INFORMATION: W SIDE ELLENDALE AVE N OF HONEYWOOD DR JP4

REMARKS: B...

MULTIPLE DEED LISTING

BOOK & PAGE	BOOK & PAGE	BOOK & PAGE

YEAR	LAND	IMPROVEMENTS	ASSESSED VALUE
63	2500	12,500	$ 15,000
64	7000	11,100	18,100
71	7,000	15,800	22,800

ASSESSED VALUE UNCHANGED: YEAR 64 / YEAR 65 / YEAR 66 / YEAR 67 / YEAR 68 / YEAR 70-72 / YEAR /

NAME	MAILING ADDRESS	CITY AND STATE	DEED BOOK & PAGE	DATE
LINX, A. J. SR. ETUX	421 ELLENDALE AVENUE	NASHVILLE TENN 37205	1683 067	02-19-49
			PRICE: $	
Carr, Joe C. Jr. etux			4233 671	5-6-68
			PRICE:	$ 38,550
Peeler, Jack W. Etux			4404 433	3-17-70
			PRICE:	$7,000
			PRICE: $	
			PRICE: $	
			PRICE: $	
			PRICE: $	

PROPERTY MAP AND RECORD SYSTEM - METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

CITY OF BELLE MEADE
BUILDING PERMIT APPLICATION

PAID JUN 22 2020 By EG CK#2273

PERMIT # 5857

PROJECT ADDRESS: 421 Ellendale ave

OWNER NAME (LAST) Dunn / Farrar (FIRST) Mary-Katharine / Geoffrey PHONE # 615-939-4455

CONTRACTOR: Camco Construction PHONE # 615-294-8836

APPLICANT'S E-MAIL ADDRESS: farrar06@gmail.com

CONTRACTOR LICENSE # 66076 WORKERS COMP. #

DESCRIBE WORK Renovation, addition in back for kitchen, new front entry, staircase to new 2nd floor, alter driveway (reduce)

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

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

SQUARE FOOTAGE: 6,097 ESTIMATED CONSTRUCTION COST: $293,432

ESTIMATED COST: PERMIT FEE: $ 1,232.00

LOT SQUARE FEET: 36,298.4 sf

The following sums are the results from this number

		ALLOWABLE	EXISTING	TOTAL WITH CHANGE	NET CHANGE + OR –	% OVER ALLOWABLE
FOOT PRINT	12%	4355.8 sf	3397.8 sf	3630.3 sf	232.5	-16.5%
ESTATE A	8%					

***F.A.R. x LOT SQ. FT.**

*FAR IS ALL 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	8171 sf	4260 sf	6097 sf	1838 sf	-25.3%
LOTS	>40,000 x .196					

TOTAL ROOF AREA 3686 sf

AREA <6/12 PITCH	30%	1,089 sf	752	950	198	-12.7%
DRIVEWAY	12%	4355.8 sf	5695.8 sf	4336.0	-1,359.8	-0.45%
SQ FT OF FRONTYARD:		18,847.6 sf				
DRIVE IN FRONT	22%	7,985.6 sf	3,691.7 sf	3370.3 sf	-321.4 sf	-57.7%
**HARDSCAPE +POOL	8%	2,903.8 sf	2,153.4 sf	2837.5 sf	+684.1	-2.2%
POOL 2% OF LOT		725.9 sf	546.9 sf	546.9 sf	n/a	
***ACCESSORY AREA		5,444.7	848 sf	848 sf	n/a	-84.4%

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

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

[ ] One (1) set of plans 11x17 & one (1) set PDF. [ ] One (1) set of plans submitted on paper no larger than 30" X 42"
[ ] 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.
[ ] 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:** April 23, 2020

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.

Belle Meade ®

INSPECTION REQUIREMENTS WITHIN THE CITY OF BELLE MEADE

5857

The City of Belle Meade has adopted the 2009 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.

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**: 6/22/2020

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

Building Official: _____ **Date**: 6/22/20

Work hours are Monday - Friday 7:00 a.m.-7:00 p.m. Saturday 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

Staff Report

Agenda No.:	IV.C.
Case No.:	HZC2023-3
Staff:	Mary Samaniego, Planning Director
Applicant:	Joe Dunaway
Request:	Certificate of Appropriateness for interior renovations and façade alterations
Location:	421 Ellendale Avenue

Summary:
The applicant, on behalf of the property owners, is requesting Certificate of Appropriateness approval for interior renovations and façade alterations. In July 2020, a building permit was issued for this site for renovations, an addition in the rear, new front entry, and reduced drive. These alterations were approved administratively and therefore did not receive formal Historic Zoning Commission approval. The construction work began on the project but was never completed and the property was sold to the current owners in 2021. The applicant is requesting Historic Zoning Commission approval to complete the renovations to the project in the English Cottage architectural style.

A Special Exception was heard and approved for the additions to the front and rear outside of the allowed building envelope by the Board of Zoning Appeals in July 2020 (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 0.83 acres (36,316 square feet - SF) and is rectangular in shape with 182’ of road frontage on Ellendale Avenue.
2. The property is occupied by a residence constructed in 1929. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be a Property of Significance.
3. The residence is two-story and approximately 5,433 SF.
4. According to a review of Sanborn Map imagery and the 2020 building permit, there were additions to the front and rear at some point.
5. The residence does not have a garage and all parking is within the existing driveways and/or a detached garage.
6. There have been at least four owners of the house since construction in 1929.

7. The dwelling has been identified in the 2021 historical survey (DV-21645) as having: stucco wall cover; stationery and aluminum/vinyl windows; and brick chimneys.
8. The architectural style proposed by the applicant is English Cottage.
9. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.

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.

While this project is not for an addition, in staff's professional opinion, the guidelines for an addition are appropriate to review for new facade elements to a Property of Significance. 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.

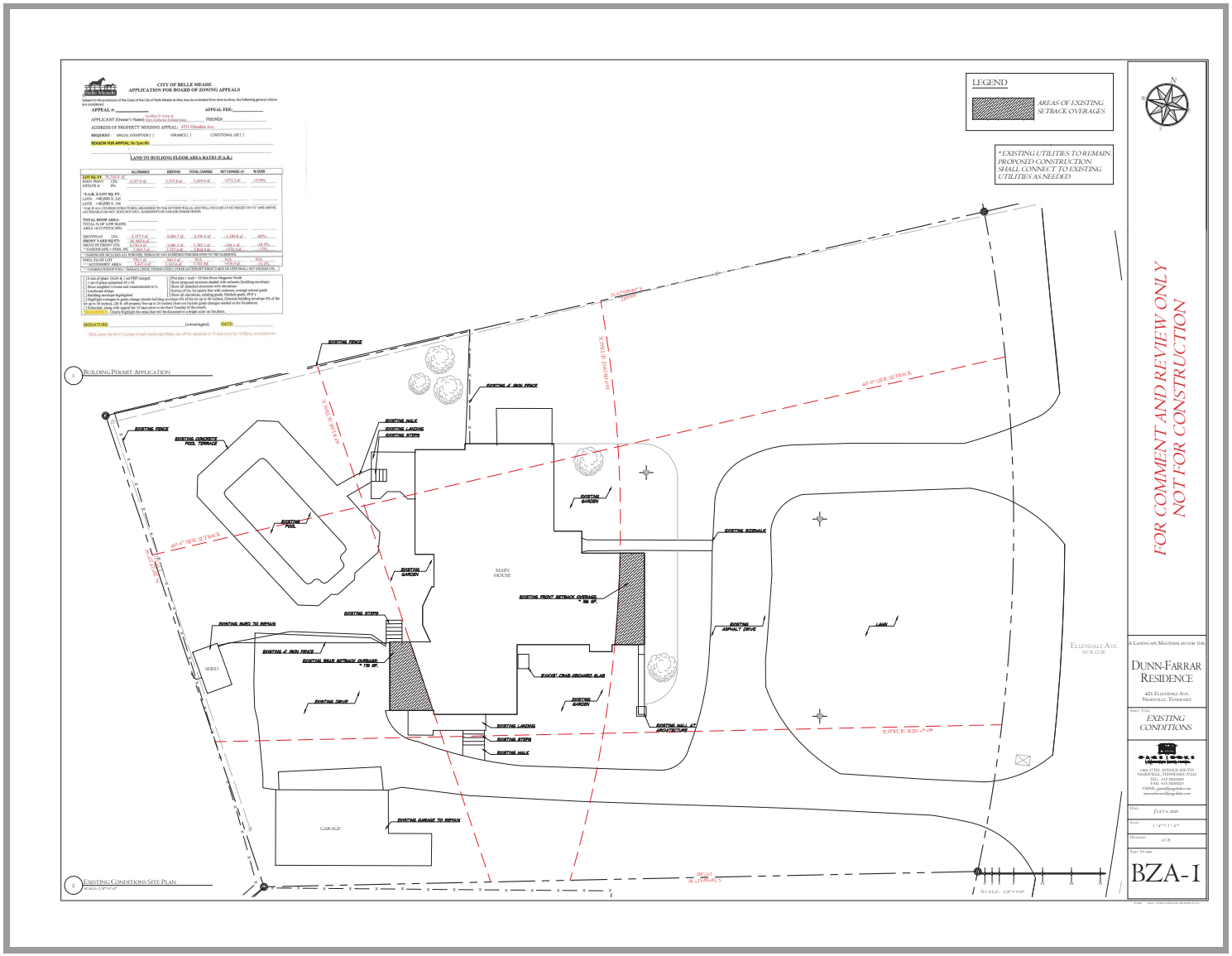
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

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
421 ELLENDALE AVENUE
October 17, 2023
graphicsLayer2
Zoning
Urban Design Overlay
Planned Unit Development
Made by: Metro GIS
Metro GIS
1:2,257
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km
SUNNYSIDE DR
HONEYWOOD DR
ELLENDALE AVE
BELLE MEADE
4410 HONEYWOOD DR
423
420
421
419
418
416


CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS
LEGEND
AREAS OF EXISTING SETBACK OVERAGES
* EXISTING UTILITIES TO REMAIN. PROPOSED CONSTRUCTION SHALL CONNECT TO EXISTING UTILITIES AS NEEDED
FOR COMMENT AND REVIEW ONLY
NOT FOR CONSTRUCTION
BUILDING PERMIT APPLICATION
EXISTING CONDITIONS SITE PLAN
MAIN HOUSE
GARAGE
SHED
ELLENDALE AVE.
DUNN-FARRAR RESIDENCE
421 ELLENDALE AVE.
NASHVILLE, TENNESSEE
EXISTING CONDITIONS
BZA-I

PAID
OCT 06 2023
By 5787

DATE: 10.06.23
APPLICATION # HZC 2023-4

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: 606 Westview Avenue

TAX MAP ID: MAP#_____ GROUP#_____ PARCEL# 13003004900

1

AGE/YEAR OF STRUCTURE: 1951

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: Ethan Colclasure

ADDRESS: 4520 Millrace Lane, 37205

EMAIL: Ethan@ColclasureCo.com

PHONE NUMBERS (WORK) 6159759777 (HOME) _____(Cell)_____
RELATIONSHIP TO OWNER: Contractor _____ Architect _____ Other (explain)_____
Contractor :Colclasure Company, LLC

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; _English Arts and Craft_____ **Describe Proposed Work;**

_____Submitted for conceptual consideration only._____

- **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 home is a brick ranch house with some siding details. The house is currently being lived in by the owner. Standard asphalt shingled roof. There is no historical significance to the home. See photos.
  Give a compelling reason for demolition of property. The house is a ranch home built after 1950 and lacks any architectural significance that contributes to Westview Avenue or Belle Meade as a whole. _____
  _____
  Describe the proposed reuse of existing materials, if any? A new single family residence will be built
  _____

Complete- New Construction Material List Description

Window Manufacture	Railings, Columns, Pilasters
Window Material	Chimney Material
Frame Material	Roofing Material
Windowsills	Exterior Doors
Brick, Painted/Natural	Eaves/Cornice
Brick/Stone Thickness	Gutters
Clapboard Material	Gutter Dimensions
Clapboard Dimensions/Reveal	

Initial _____

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

[ ] [✓] Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

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

Property Worthy of Conservation

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

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

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

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

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

Applicant Signature: _____ Date: 10-6-23

Property Owner: _____ Date: _____

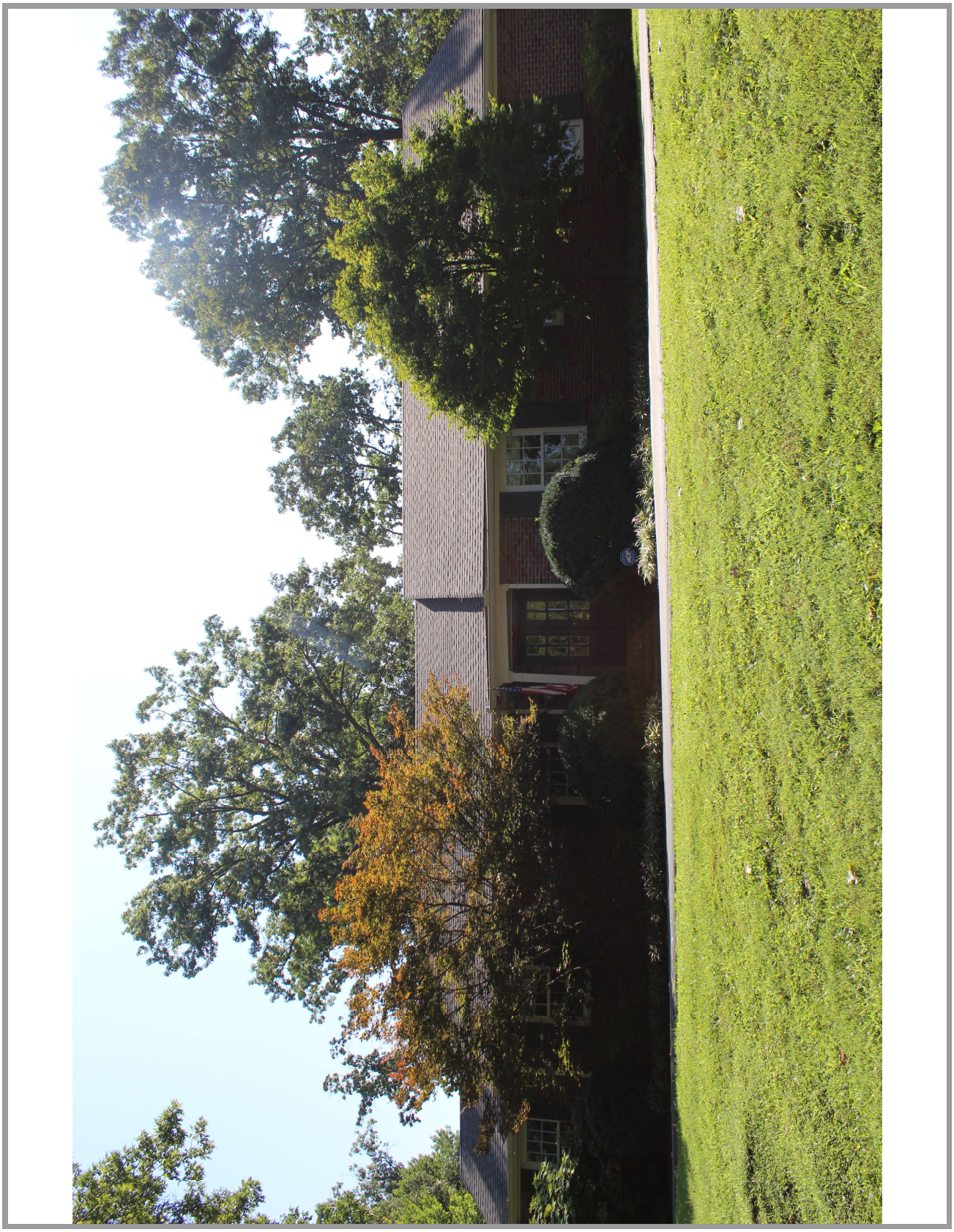


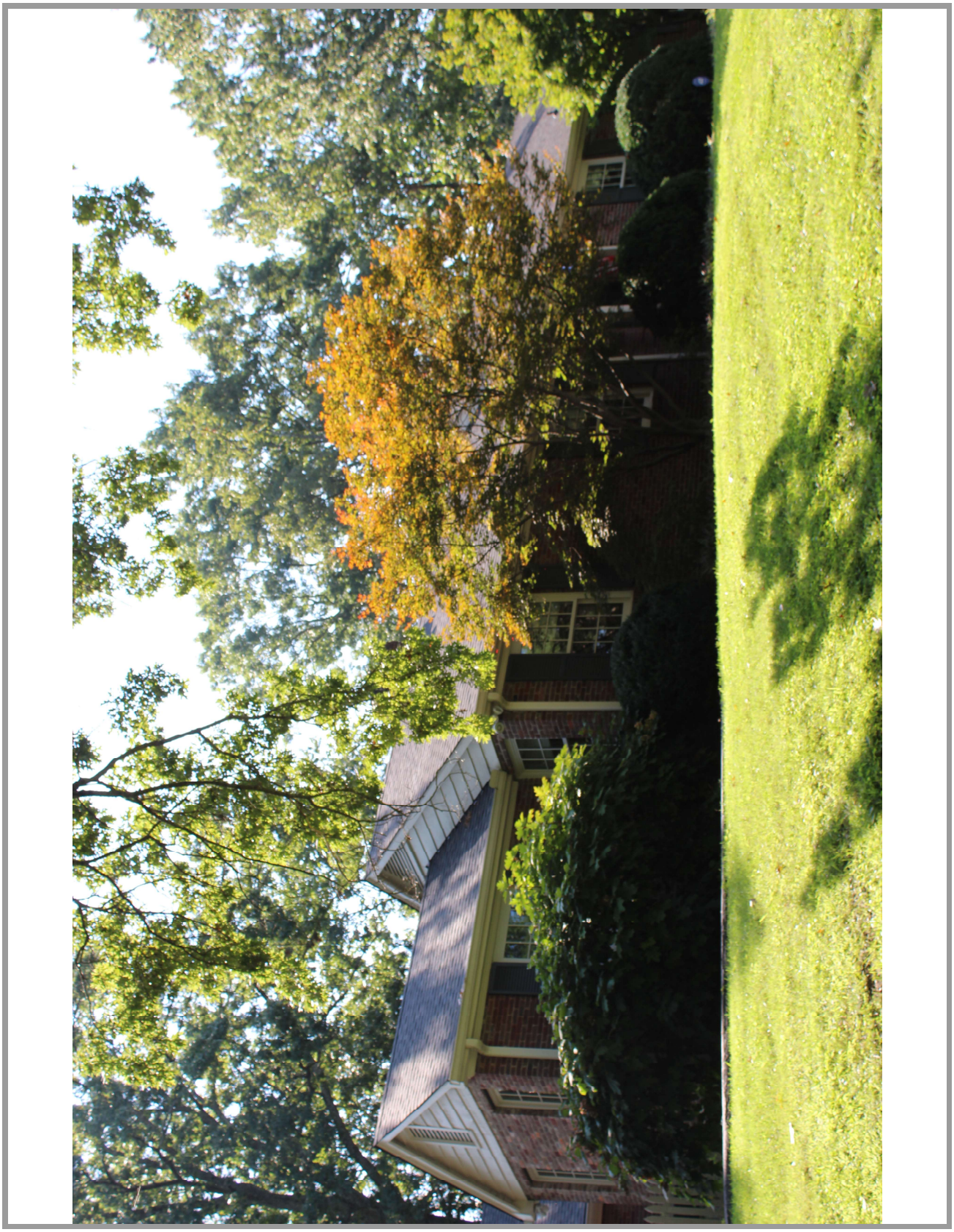
SITE PHOTOS

606 WESTVIEW AVENUE

P. SMEA | DESIGN

608 & 610 WESTVIEW
617 WESTVIEW
619 WESTVIEW
604 WESTVIEW
612 WESTVIEW
NEIGHBORHOOD PHOTOS
606 WESTVIEW AVENUE
P. SHEA | DESIGN



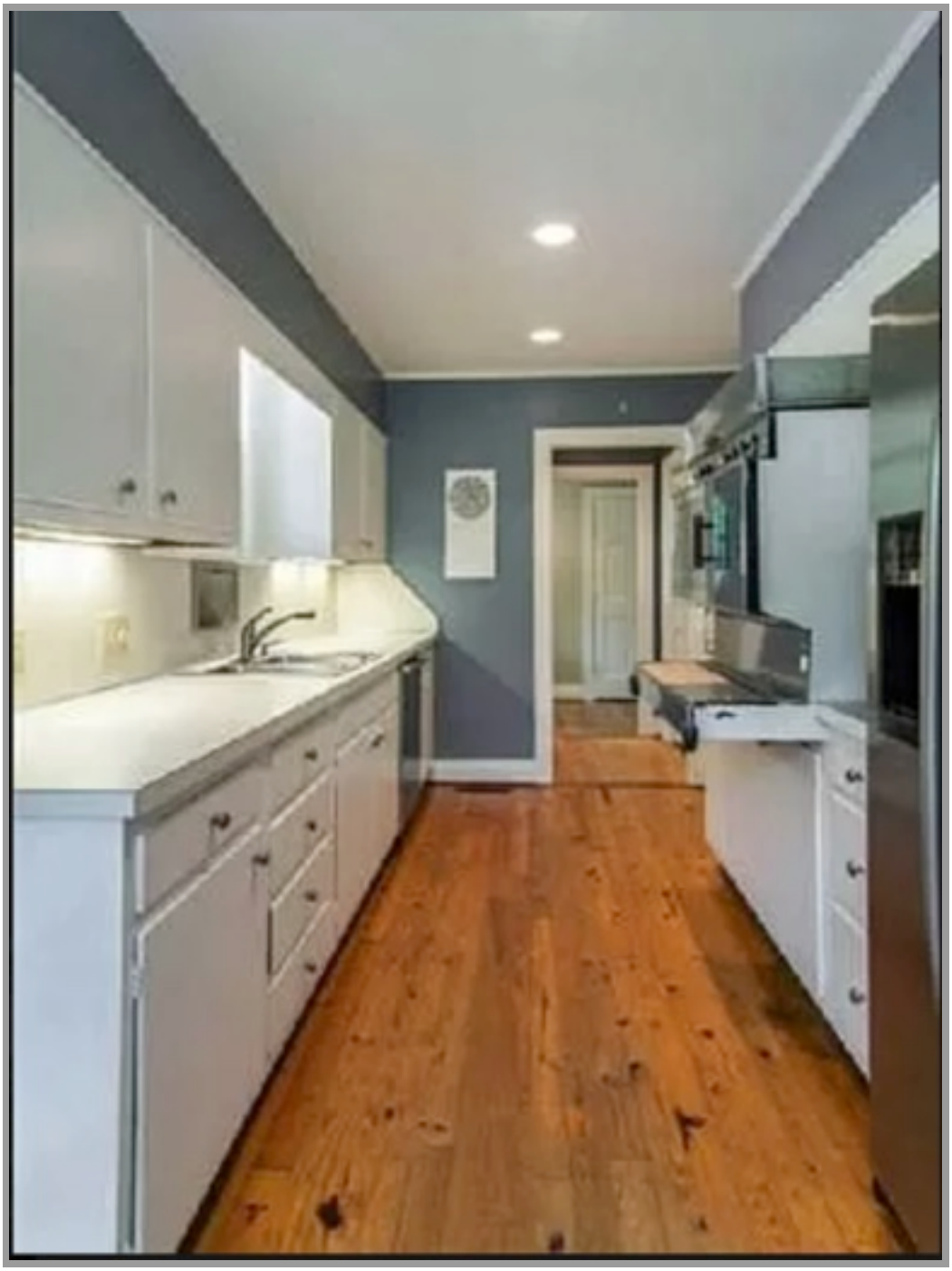




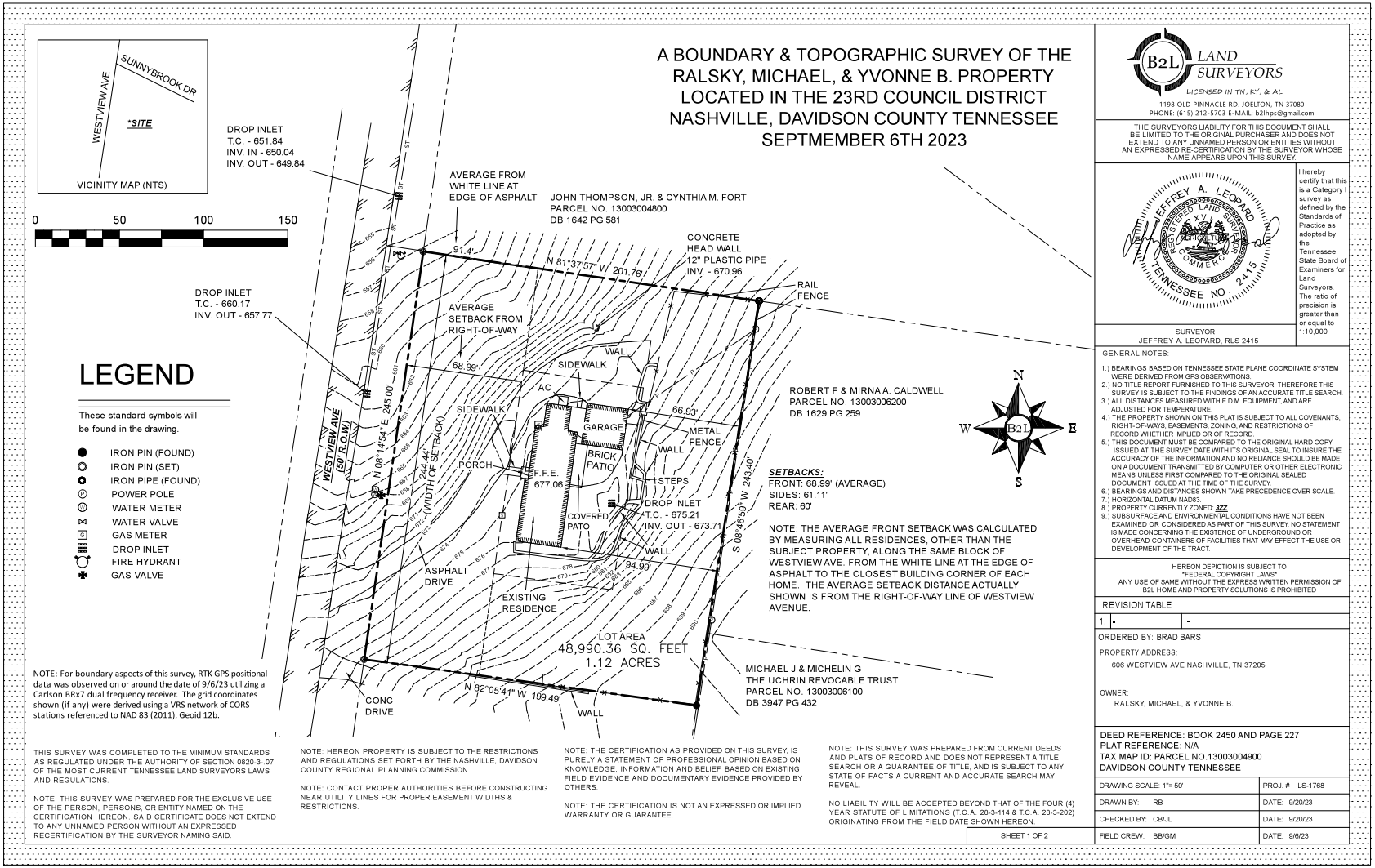




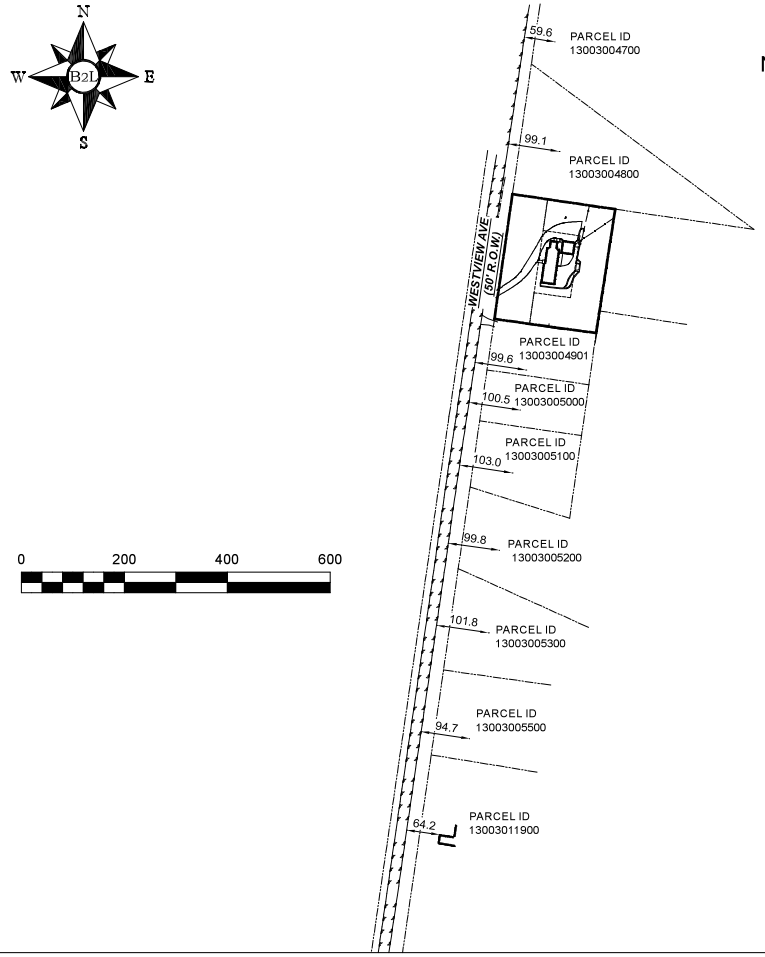







A BOUNDARY & TOPOGRAPHIC SURVEY OF THE
RALSKY, MICHAEL, & YVONNE B. PROPERTY
LOCATED IN THE 23RD COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY TENNESSEE
SEPTMEMBER 6TH 2023
B2L LAND SURVEYORS
LICENSED IN TN, KY, & AL
1198 OLD PINNACLE RD. JOELTON, TN 37080
PHONE: (615) 212-5703 E-MAIL: b2lhps@gmail.com
VICINITY MAP (NTS)
SUNNYBROOK DR
WESTVIEW AVE
*SITE
0 50 100 150
DROP INLET
T.C. - 651.84
INV. IN - 650.04
INV. OUT - 649.84
AVERAGE FROM
WHITE LINE AT
EDGE OF ASPHALT
JOHN THOMPSON, JR. & CYNTHIA M. FORT
PARCEL NO. 13003004800
DB 1642 PG 581
CONCRETE
HEAD WALL
12" PLASTIC PIPE
INV. - 670.96
N 81°37'57" W 201.76'
91.4'
RAIL
FENCE
DROP INLET
T.C. - 660.17
INV. OUT - 657.77
AVERAGE
SETBACK FROM
RIGHT-OF-WAY
68.99'
WALL
SIDEWALK
AC
SIDEWALK
66.93'
GARAGE
METAL
FENCE
WALL
WESTVIEW AVE
(50' R.O.W.)
N 08°14'54" E 245.00'
244.44'
(WIDTH OF SETBACK)
PORCH
BRICK
PATIO
F.F.E.
677.06
STEPS
DROP INLET
T.C. - 675.21
INV. OUT - 673.71
COVERED
PATO
WALL
94.99'
S 08°46'59" W 243.40'
ASPHALT
DRIVE
EXISTING
RESIDENCE
LOT AREA
48,990.36 SQ. FEET
1.12 ACRES
N 82°05'41" W 199.49'
WALL
CONC
DRIVE
ROBERT F & MIRNA A. CALDWELL
PARCEL NO. 13003006200
DB 1629 PG 259
MICHAEL J & MICHELIN G
THE UCHRIN REVOCABLE TRUST
PARCEL NO. 13003006100
DB 3947 PG 432
N
W
B2L
E
S
LEGEND
These standard symbols will
be found in the drawing.
IRON PIN (FOUND)
IRON PIN (SET)
IRON PIPE (FOUND)
POWER POLE
WATER METER
WATER VALVE
GAS METER
DROP INLET
FIRE HYDRANT
GAS VALVE
SETBACKS:
FRONT: 68.99' (AVERAGE)
SIDES: 61.11'
REAR: 60'
NOTE: THE AVERAGE FRONT SETBACK WAS CALCULATED BY MEASURING ALL RESIDENCES, OTHER THAN THE SUBJECT PROPERTY, ALONG THE SAME BLOCK OF WESTVIEW AVE. FROM THE WHITE LINE AT THE EDGE OF ASPHALT TO THE CLOSEST BUILDING CORNER OF EACH HOME. THE AVERAGE SETBACK DISTANCE ACTUALLY SHOWN IS FROM THE RIGHT-OF-WAY LINE OF WESTVIEW AVENUE.
NOTE: For boundary aspects of this survey, RTK GPS positional data was observed on or around the date of 9/6/23 utilizing a Carlson BRx7 dual frequency receiver. The grid coordinates shown (if any) were derived using a VRS network of CORS stations referenced to NAD 83 (2011), Geoid 12b.
THIS SURVEY WAS COMPLETED TO THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 0820-3-.07 OF THE MOST CURRENT TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS.
NOTE: THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID.
NOTE: HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE NASHVILLE, DAVIDSON COUNTY REGIONAL PLANNING COMMISSION.
NOTE: CONTACT PROPER AUTHORITIES BEFORE CONSTRUCTING NEAR UTILITY LINES FOR PROPER EASEMENT WIDTHS & RESTRICTIONS.
NOTE: THE CERTIFICATION AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE PROVIDED BY OTHERS.
NOTE: THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
NOTE: THIS SURVEY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.
NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.
SHEET 1 OF 2
THE SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.
JEFFREY A. LEOPARD
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
TENNESSEE NO. 2415
I hereby certify that this is a Category I survey as defined by the Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors. The ratio of precision is greater than or equal to 1:10,000
SURVEYOR
JEFFREY A. LEOPARD, RLS 2415
GENERAL NOTES:
1.) BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM WERE DERIVED FROM GPS OBSERVATIONS.
2.) NO TITLE REPORT FURNISHED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
3.) ALL DISTANCES MEASURED WITH E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE.
4.) THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, ZONING, AND RESTRICTIONS OF RECORD WHETHER IMPLIED OR OF RECORD.
5.) THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY.
6.) BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
7.) HORIZONTAL DATUM NAD83.
8.) PROPERTY CURRENTLY ZONED: SP
9.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS HAVE NOT BEEN EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THE TRACT.
HEREON DEPICTION IS SUBJECT TO "FEDERAL COPYRIGHT LAWS" ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF B2L HOME AND PROPERTY SOLUTIONS IS PROHIBITED
REVISION TABLE
1. - -
ORDERED BY: BRAD BARS
PROPERTY ADDRESS:
606 WESTVIEW AVE NASHVILLE, TN 37205
OWNER:
RALSKY, MICHAEL, & YVONNE B.
DEED REFERENCE: BOOK 2450 AND PAGE 227
PLAT REFERENCE: N/A
TAX MAP ID: PARCEL NO.13003004900
DAVIDSON COUNTY TENNESSEE
DRAWING SCALE: 1"= 50' PROJ. # LS-1768
DRAWN BY: RB DATE: 9/20/23
CHECKED BY: CBJL DATE: 9/20/23
FIELD CREW: BB/GM DATE: 9/6/23

A BOUNDARY SURVEY OF THE RALSKY, MICHAEL, & YVONNE B. PROPERTY 23RD COUNCIL DISTRICT NASHVILLE, DAVIDSON COUNTY TENNESSEE SEPTMEMBER 6TH 2023



LEGEND

These standard symbols will be found in the drawing.

- IRON PIN (FOUND)
- IRON PIN (SET)
- IRON PIPE (FOUND)
- POWER POLE
- WATER METER
- WATER VALVE
- GAS METER
- DROP INLET
- FIRE HYDRANT

AVERAGE SETBACK CALCULATIONS

B2L LAND SURVEYORS
LICENSED IN TN, KY, & AL
1198 OLD PINNACLE RD. JOELTON, TN 37080
PHONE: (615) 212-5703 E-MAIL: b2lhps@gmail.com

THE SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

JEFFREY A. LEOPARD REGISTERED LAND SURVEYOR STATE OF TENNESSEE NO. 2415

I hereby certify that this is a Category I survey as defined by the Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors. The ratio of precision is greater than or equal to 1:10,000

SURVEYOR
JEFFREY A. LEOPARD, RLS 2415

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REVISION TABLE		
1.	-	-

ORDERED BY: BRAD BARS

PROPERTY ADDRESS:
606 WESTVIEW AVE NASHVILLE, TN 37205

OWNER:
RALSKY, MICHAEL, & YVONNE B.

DEED REFERENCE: BOOK 2450 AND PAGE 227
PLAT REFERENCE: N/A
TAX MAP ID: PARCEL NO.13003004900
DAVIDSON COUNTY TENNESSEE

DRAWING SCALE: 1"= 50'	PROJ. # LS-1768
DRAWN BY: RB	DATE: 9/20/23
CHECKED BY: CB/JL	DATE: 9/20/23
FIELD CREW: BB/GM	DATE: 9/6/23

SHEET 2 OF 2

Staff Report

Agenda No.:	IV.D.
Case No.:	HZC2023-4
Staff:	Mary Samaniego, Planning Director
Applicant:	Ethan Colclasure
Request:	Certificate of Appropriateness for demolition
Location:	606 Westview Avenue

Summary:
The applicant on behalf of the property owners is requesting Certificate of Appropriateness approval for demolition of a residence determined to be worthy of conservation. This residence was constructed in 1951 and remodeled in 2015. The property owners intend to construct a new single-family dwelling if the demolition is approved.

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

1. The subject property is 1.12 acres (48,787 square feet - SF) and is rectangular shaped with 245' of frontage on Westview Avenue.
2. The residence was constructed in 1951 and has a Ranch architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be a Property Worthy of Conservation.
3. The residence is one-story and approximately 1,940 SF with an attached two-car garage.
4. There only appears to be a back porch addition to the residence since its original construction.
5. There have been at least four owners of the house since construction in 1951.
6. The dwelling has been identified in the 2021 historical survey (DV-26150) as having: brick construction type; gable roof configuration with asphalt shingles; wood double-hung windows; a brick chimney; 1-bay central porch; and entrance has pair of 6-light, single-panel wood doors.
7. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.

Staff Recommendations and Findings of Fact:

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

^ Back to Agenda ^

General Attachment: STAFF REPORT 606 WESTVIEW AVE.pdf

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.

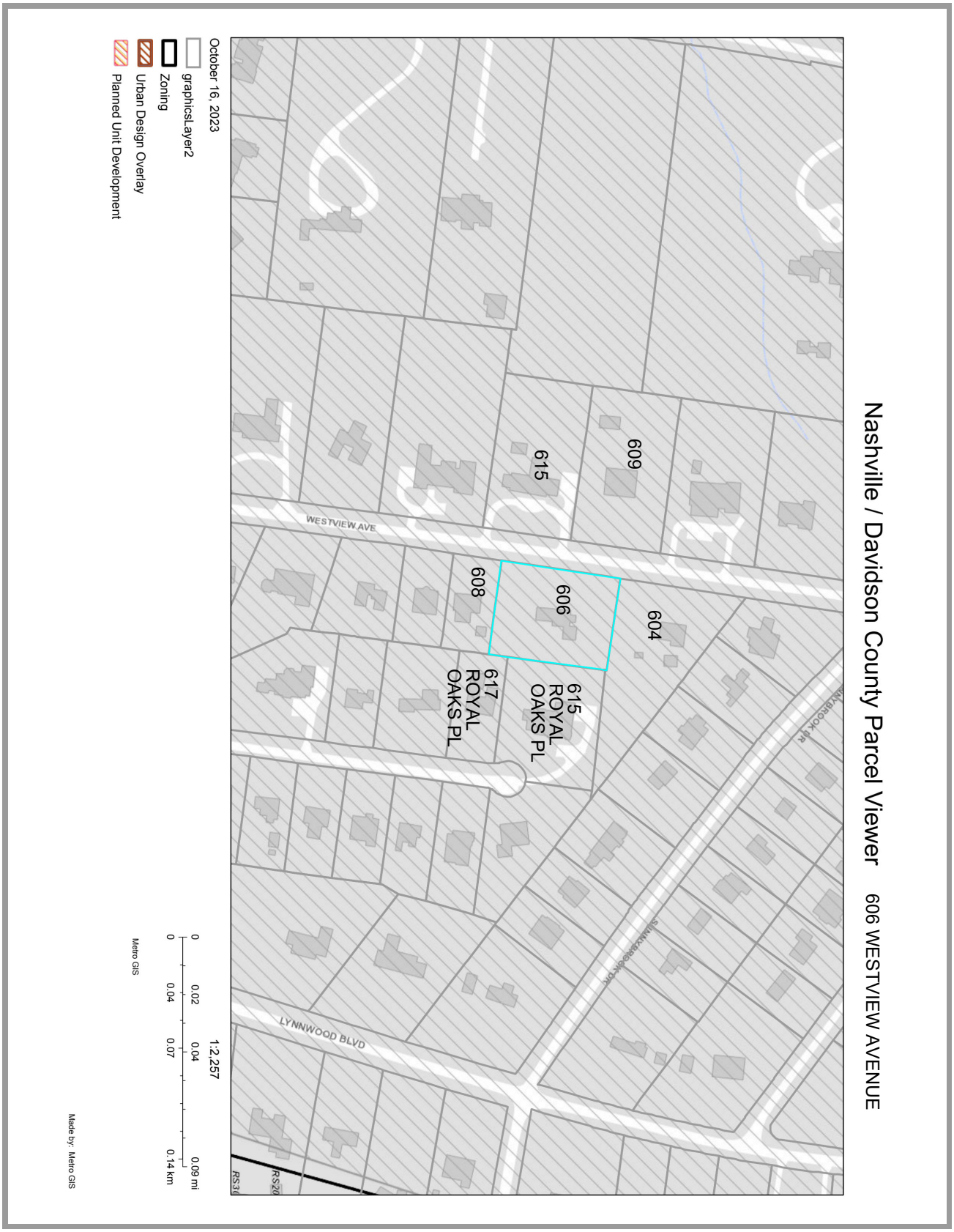
Properties worthy of conservation are those which were built from the mid– to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- Generally, these will be properties built after 1939; or,
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction; or,
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

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

Attachments:

1. Location Map


Nashville / Davidson County Parcel Viewer
606 WESTVIEW AVENUE
609
615
606
608
604
617 ROYAL OAKS PL
615 ROYAL OAKS PL
WESTVIEW AVE
LYNNWOOD BLVD
SUNNYBROOK DR
October 16, 2023
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

From: Cynthia Fort
To: Mary Samaniego
Cc: powell565@aol.com
Subject: 606 Westview Ave
Date: Monday, November 13, 2023 2:51:33 PM

My name is Cindy Fort. My husband Tom Fort and I reside at 604 Westview Ave. we have lived there since 1999. We live next door to the property at 606 and it is above ours. We take all of the water runoff from it.

The following are our concerns and requests regarding the proposed demolition of the residence at 606 Westview Ave:

1. water runoff/ drainage/ erosion and other environmental issues,
2. the size and footprint of any proposed structure, hardscapes, patios and driveway due to percolation issues, drainage and environmental issues,
3. maintain the height of the current structure and path of existing drive for water issues, and preservation of the character of the neighborhood (prevent the drive from abutting our drive like the new build duplex tall skiny's),
4. maintain the existing hedgerow and any shared mature trees to prevent erosion, excessive drainage into my yard and driveway, protect the wildlife and environment.

Thank you for your consideration.

Mr. and Mrs. John Thompson Fort, Jr.

From: David and Ashley Dill
To: Mary Samaniego
Cc: Cynthia Fort; Anna Powell
Subject: 606 Westview Avenue
Date: Tuesday, November 14, 2023 2:18:25 PM

Please read the following aloud at the Historical Zoning Commission Meeting on Tuesday, November 14, 2023...

Hello. My name is Ashley Dill. My husband, David Dill, and I live at 605 Westview Avenue. We have been residents there since 2008. We live across the street and down the hill from the 606 property. We know the current structure is scheduled for demolition and we have concern regarding the water run-off that might be created by a new structure. Several years ago a pool was constructed at the 606 property and the water run-off created by that addition and reconstruction has caused us water problems down our driveway and into our side yard. We have been dealing with excess water for years, and we are concerned about the size and location of a new structure. Will it cause continued, as well as new water issues for our property? Our hope is that site elevations and water run-off will be addressed before and during construction of any new structure on the property of 606 Westview Avenue.

Thank you for your attention to this matter.

Ashley and David Dill