CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
DECEMBER 12, 2023, 03:00 PM

AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
DECEMBER 12, 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 November 14, 2023.

Attachment: HZC Minutes November 14 2023.pdf

III. Old Business

A. The application for a Certificate of Appropriateness, HZC2023-2, of Meritt Foreman, representative for Jimmy and Deborah Kerrigan,111 Lynwood Boulevard, for demolition of a single family residence.

Attachment: APPLICATION PAID.pdf
Attachment: Water damage Photos.pdf
Attachment: 19-02-22 Lynnwood Boulevard 111 - INSPECTION.pdf
Attachment: STAFF REPORT 111 LYNWOOD BLVD.pdf
Attachment: 1 - Driveway and Parking.pdf
Attachment: 2. 1960_s Addition.pdf
Attachment: 3. Front Facade - 1960s Addition.pdf
Attachment: 4. Entry Patio.pdf
Attachment: 5. Front Facade - Oringinal Structure.pdf
Attachment: 6. Elevated Porch.pdf
Attachment: 6. Orginal Fireplace Chimney.pdf
Attachment: 7. Unsupported Porch Post.pdf
Attachment: 8. Side of Original House and 1980s Addition.pdf
Attachment: 9. 1980s Addition Masonry.pdf
Attachment: 10. Rear of 1980s Addition and Original Structure.pdf
Attachment: 11. Original Structure Rear with 1960s Addition.pdf
Attachment: 12. Utility Courtyard - 1960s Addition.pdf
Attachment: 13. Utility Courtyard - 1960s Addition.pdf
Attachment: 14. Foyer Stairs - Original Structure.pdf
Attachment: 15. Dining Room - Original Structure.pdf
Attachment: 16. Renovated Kitchen.pdf
Attachment: 17. Renovated Kitchen.pdf
Attachment: 18. Living Room - Original Structure.pdf
Attachment: 19. Wet bar - Not Originial to House.pdf
Attachment: 20. Upstairs Stair Hall.pdf
Attachment: 21. Upstairs Hall - 1980_s Addition.pdf
Attachment: 22. Bedroom - Original Structure.pdf

Attachment: 23. Upstairs Jack Jill Bathroom - Original Structure.pdf
Attachment: 24. Bedroom 2 - Original Structure.pdf
Attachment: 25. Hall from Original House to 1980_s Addition.pdf
Attachment: 26. Upstairs Bathroom - Original Structure.pdf
Attachment: 27. Primary Bedroom - Original Structure.pdf
Attachment: 28. Window Damage - 1980_s Addition.pdf
Attachment: 29. Primary Bathroom - 1980_s Addition.pdf
Attachment: 30. Upstairs Office - 1980 s Addition.pdf
Attachment: 31. 1960_s Addition.pdf
Attachment: 32. Renovated Mudroom - 1960_s Addition.pdf
Attachment: 33. Guest Bedroom - 1960_s Addition.pdf
Attachment: 34. Guest Bathroom - 1960 s Addition.pdf
Attachment: 35. 1980_s Addition.pdf

IV. New Business

A. The application for a Certificate of Appropriateness, HZC2023-8, of Patricia Sharp, representative for David and Lisa Campbell, 424 Lynwood Boulevard, for an addition.

Attachment: APPLICATION PAID.pdf
Attachment: Campbell_ 424 Lynnwood Blvd. HZC Presentation.pdf
Attachment: 424 Lynnwood Parcel Viewer.pdf
Attachment: Campbell Residence_Description of Repairs.pdf
Attachment: C.H.I. Overhead Doors.pdf
Attachment: DaVinci Slate Roof.pdf
Attachment: Jeld Wen Window_Patio Doors_STLN CLD W PD 0923 .pdf
Attachment: Ultra-Seam-Cut-Sheet-5.pdf
Attachment: STAFF REPORT 424 LYNWOOD BLVD.pdf

B. The application for a Certificate of Appropriateness, HZC2023-7, of Terry Bates, representative for Joseph and Anne Russell, 1218 Chickering Road, for revisions to previously approved additions.

Attachment: APPLICATION PAID.pdf
Attachment: 1218 Chickering Rd.Presentation.pdf
Attachment: 1218 Chickering Rd.Drawing Set.pdf
Attachment: 1218 Chickering Rd.Square Footage.pdf
Attachment: STAFF REPORT 1218 CHICKERING RD.pdf

C. The application for a Certificate of Appropriateness, HZC2023-6, of Chestnut Infill GP, 424 Westview Avenue, for demolition of a single family residence.

Attachment: APPLICATION PAID.pdf
Attachment: 424 Westview Demo Permit.pdf
Attachment: 424 Westview Map.pdf
Attachment: 424 Westview Survey.pdf
Attachment: STAFF REPORT 424 WESTVIEW AVE.pdf

D. The application for a Certificate of Appropriateness, HZC2023-5, of Rankin and Bill McGugin, representative for Devane Tennessee Community Property Trust, 402 West Brookfield Avenue, for demolition of a single family residence.

Attachment: APPLICATION PAID.pdf
Attachment: McGugin - Vicinity Map_ Existing Property Imagery_ Neighborhood Imagery.pdf
Attachment: STAFF REPORT 402 W BROOKFIELD AVE.pdf

V. Other Business

VI.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, January 9, 2024 at Belle Meade City Hall.

MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
NOVEMBER 14, 2023, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to order

The meeting was called to order by Chairman Mal Wall at 3:00 p.m.

Board Members Present

Chairman Mal Wall
Rene Poe
Gavin Duke
Charlie Rankin
Ray Hayles

Staff Members Present

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

Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held October 10, 2023.

There being no changes to the minutes Chairman Wall asked for approval of the minutes without objection.

All members of the commission voted aye.

Old Business

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 for the project at 4406 Chickering Lane, noted the proposal had been changed, stating the first floor of the additional building had been removed and provided a sample of the lime wash for the bricks. DiPietro reviewed the plans submitted for the project.

A question and answer period between the board and DiPietro ensued.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Rankin Second: Poe

- Duke requested staff recommendation
- Planning Director Samaniego stated that from a planning & zoning standpoint it meets code, short of approved variances and special exceptions.

Vote: All aye

New Business

The application for a Certificate of Appropriateness, HZC2023-1, of Ron Farris for owners Trut and Jordan Edwards, 4400 Iroquois Avenue, for construction of a single family residence.

Ron Farris, Architect, Farris Concepts Architecture, presented the plans for a French Eclectic style home, noting the project had received variances from the BZA for a pool, grade change and retaining walls, adding that the HZC had approved the demolition of the existing residence at the December 2022 meeting. Farris provided details on the topography, stating the residence will be oriented toward Westview and there would be two entrances on Iroquois Ave. (due to the grade change).

Gavin Duke recused himself, as he is the Landscape Architect for the project.

A period of questions from the commission, answered by Farris, followed the presentation.

Public Comment Opened

- Louise Bryan, resident at 4314 Iroquois Avenue and Belle Meade Commissioner, spoke regarding the home, stating she found no fault with the design and materials, but felt the planned design was too large for the property.
- Drew Healy, 4315 Iroquois Avenue, questioned a particular piece of the design, and questioned if the project fits on the lot.
- Laurie Barringer, 4403 Iroquois Avenue, stated that she felt the home as designed was too large and was also concerned about the area on the drive that might be a pickle ball court as it would be loud.
- Farris addressed the concerns on the size of the home, stating the home was within all the guidelines as allowed by the city.

Public Comment Closed

Motion to defer: Hayles Second: Poe

Rankin stated that he was sympathetic to the argument that the home was too large, but yet the city has bulk standards in place based on property size, and that people looking to purchase take these standards into consideration adding that to ignore the standards because someone may feel the home is too big is a slippery slope and that they should follow the city guidelines.

Poe stated that she appreciated the community concern, but the designs submitted are within compliance and she did not feel that a deferral would change anything.

Commission members voted aye in opposition to the motion to defer, Duke abstained

Motion to approve as submitted: Rankin Second: Poe Vote: Hayles, Rankin, Wall, Poe Aye; Duke abstained

The application for a Certificate of Appropriateness, HZC2023-2, of Meritt Foreman for owners Jimmy and Deborah Kerrigan, 111 Lynwood Boulevard, for demolition of a single family residence.

Merritt Foreman stated she was representing Jimmy and Deborah Kerrigan, owners of 111 Lynwood Boulevard.

Foreman presented information regarding the request noting the lot irregular in shape and that the existing 1945 home does not conform to existing setbacks and does not have a garage. Foreman also noted that the home had no distinguishing architectural style. Foreman noted an inspection report structural issues as well as extensive water damage, and flooding damage in the basement and while the owners have attempted to correct the flooding, they have not been able to mitigate the issue. Foreman stated that the owners would like to build a new home with a defined architectural style, and a garage that would be more in keeping with the neighborhood.

A period of questions and answers with the board followed the presentation.

Public Comment Opened

- Ethan Colclasure, 4520 Millrace Lane, stated that he was in favor of the home being demolished.
- Haley Dale, Commissioner and resident at 601 Enquirer Avenue, stated she wanted to challenge water issues in the basement; adding that due to topography issues all over the city that water in the basement was not relevant to a home being demolished. Dale added that this property had most likely not had any type of stormwater review which would help with the water issue.

Public Comment Closed

Motion to defer: Rankin Second: Poe

A discussion by the board ensued regarding the deferral also noting that the building envelope was small in comparison to the lot size.

- Duke asked if there was a recommendation from staff
- Planning Director Samaniego stated she recommended approval based on the zoning standards.

Chairman Wall called for a vote on the motion to defer: All aye

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

Joe Dunaway, General Contractor, presented and reviewed the plans for the property owned by Holly Furman.

Questions from the board, answered by Dunaway, followed the presentation.

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

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

Chris Goldbeck, Architect, P Shea Design, representing proposed owner Ethan Colclasure in the request for the demolition of the property. Noting the home was built in 1951 and while it is habitable demolition is requested based on the fact that the house does not possess historical or architectural value, and does not contribute to the architectural character of the neighborhood or to Belle Meade as a whole.

Public Comment Opened

- Anna Powell, resident 609 Westview Avenue, stated concern about water issue.
- Planning Director Mary Samaniego presented emails received from John Thomas Fort at 604 Westview Avenue with concerns about water issues as well as from Ashley and David Dill at 605 Westview Avenue making their concerns over drainage issues known. Samaniego stated that she spoke with both the Forts and Dills and what would happen if the demolition was granted.

Public Comment Closed

Motion to approve demolition: Rankin Second: Duke Vote: All aye

Other Business

Annual election of officers deferred until the next meeting

The meeting adjourned at 4:36 p.m.

_____

Chairman Mal Wall

_____

City Recorder Rusty Terry

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.

*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: 111 Lynwood Blvd

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

1

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

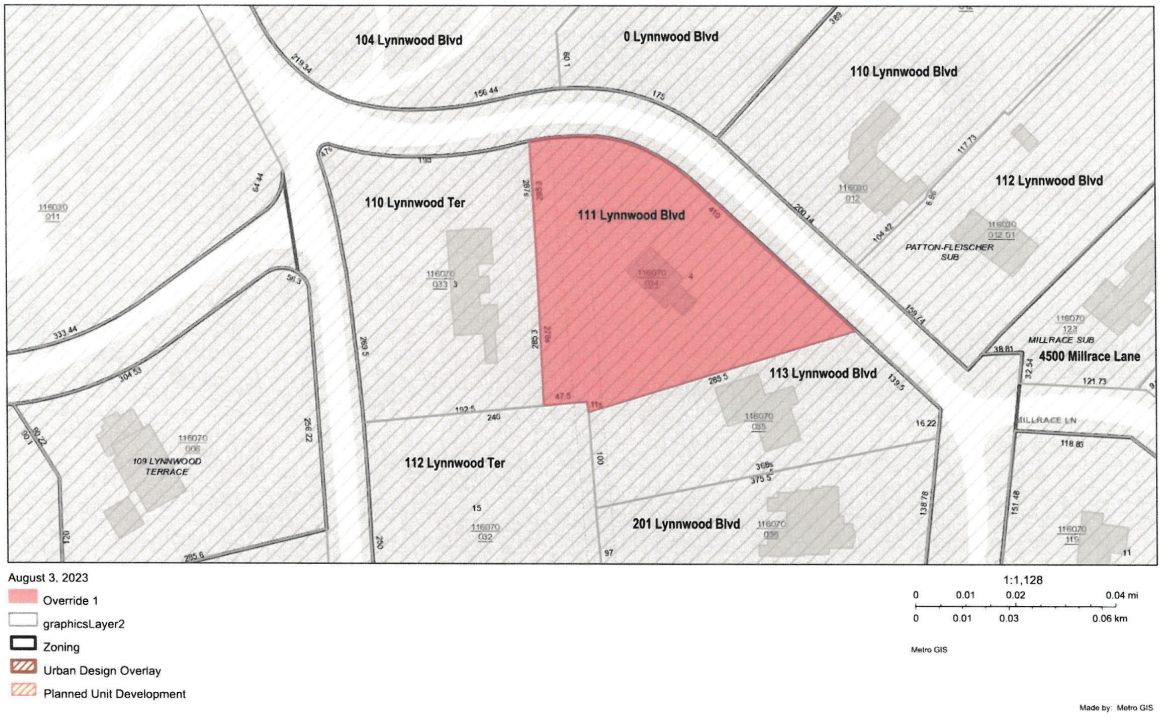
Kerrigan Residence

Belle Meade Historic Zoning Commission Submission

The Kingston Group

Property Location Map

Nashville / Davidson County Parcel Viewer

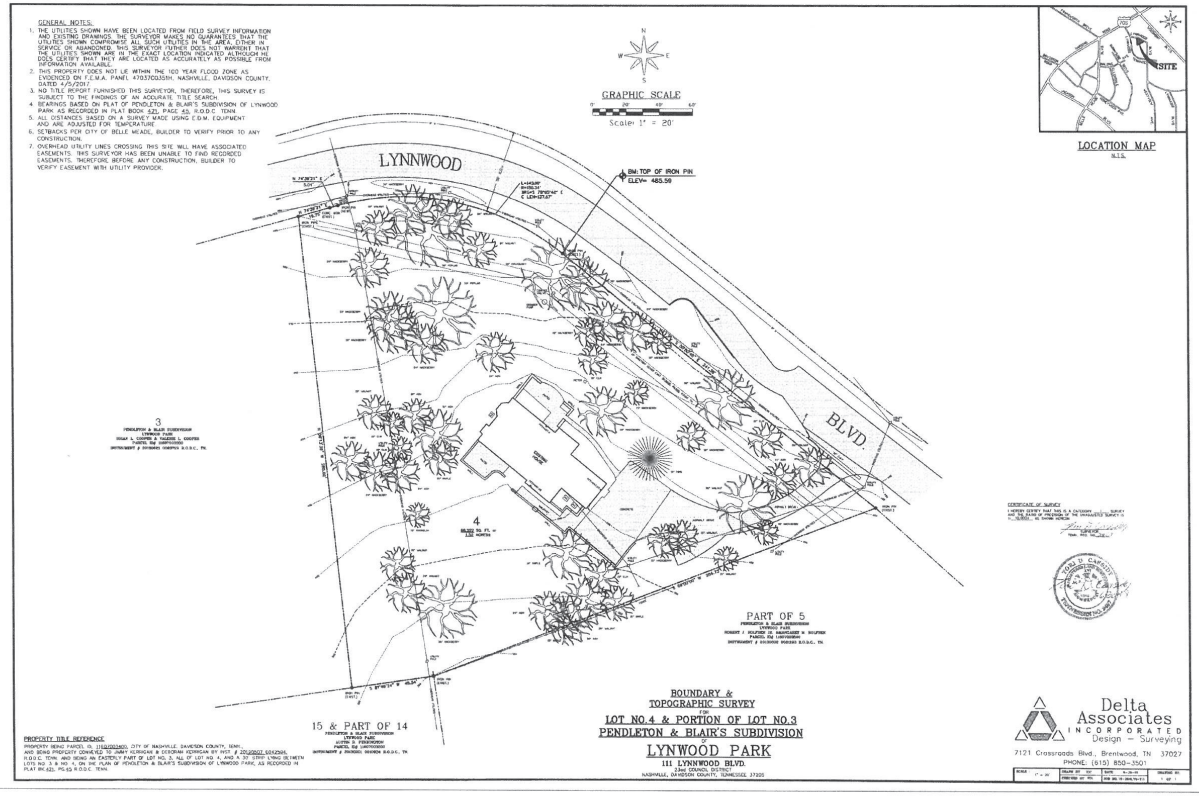


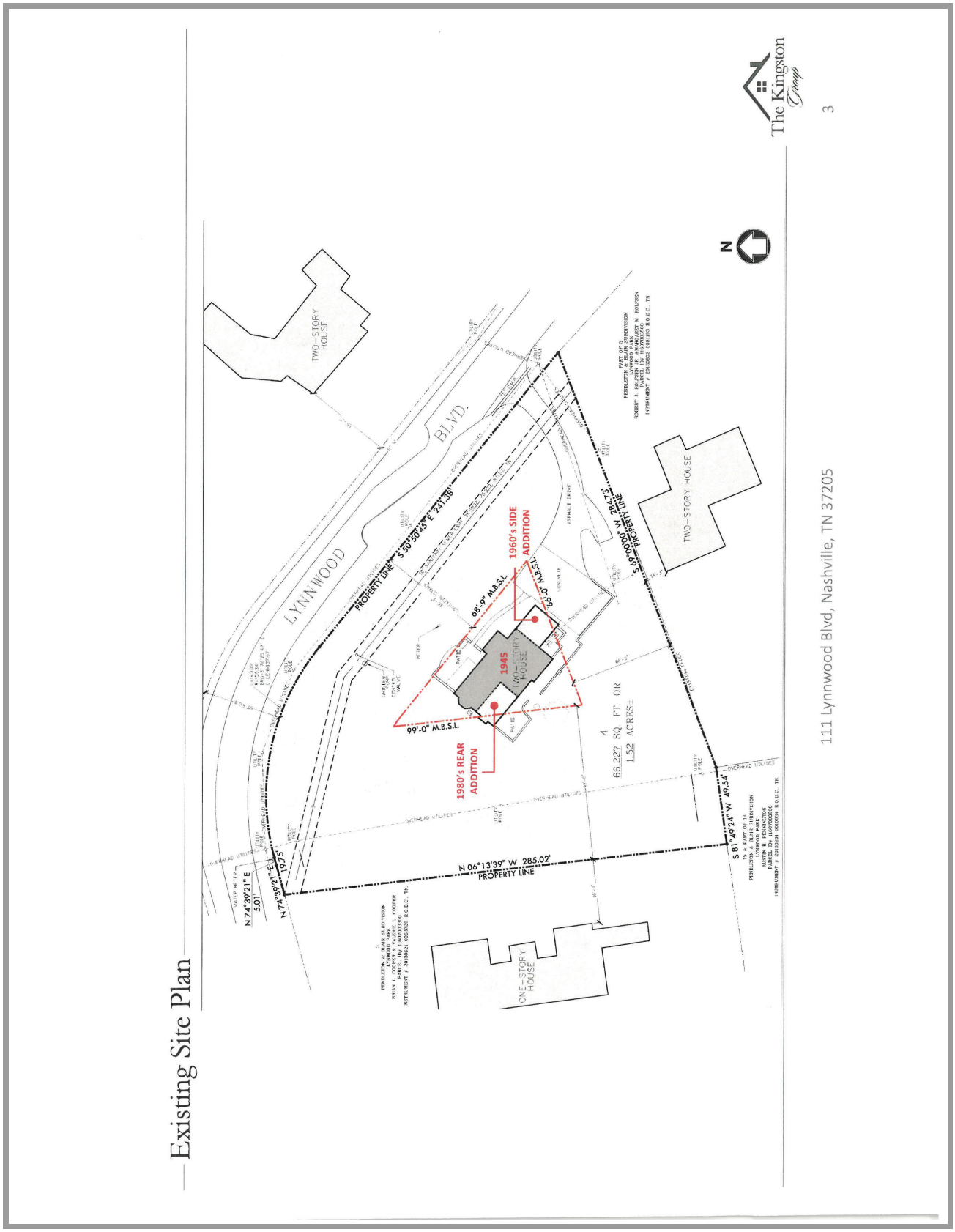
The Kingston Group

General Attachment: APPLICATION PAID.pdf

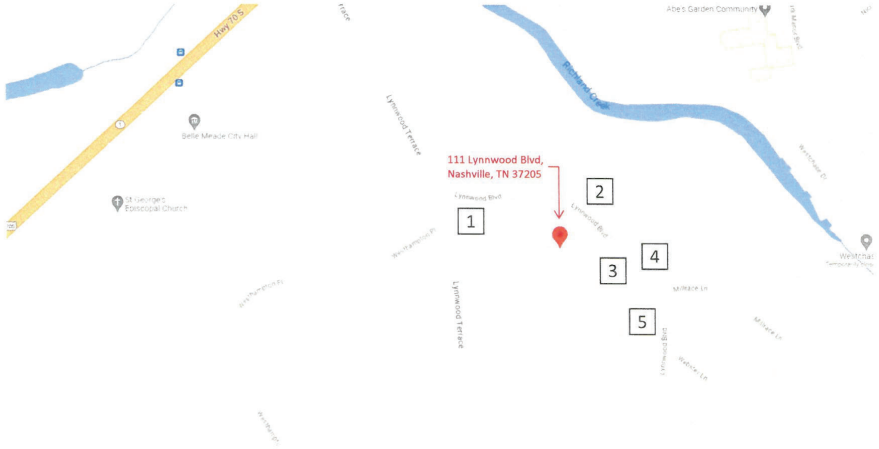
Regular Meeting - PACKET - (Page 15 of 179) General Attachment: APPLICATION PAID.pdf (Page 7 of 12)

Existing Survey


GENERAL NOTES:
1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRENT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
2. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS EVIDENCED ON F.E.M.A. PANEL 47037C0335h, NASHVILLE, DAVIDSON COUNTY, DATED 4/5/2017.
3. NO TITLE REPORT FURNISHED THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
4. BEARINGS BASED ON PLAT OF PENDLETON & BLAIR'S SUBDIVISION OF LYNWOOD PARK AS RECORDED IN PLAT BOOK 521, PAGE 65, R.O.D.C. TENN.
5. ALL DISTANCES BASED ON A SURVEY MADE USING C.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.
6. SETBACKS PER CITY OF BELLE MEADE, BUILDER TO VERIFY PRIOR TO ANY CONSTRUCTION.
7. OVERHEAD UTILITY LINES CROSSING THIS SITE WILL HAVE ASSOCIATED EASEMENTS. THIS SURVEYOR HAS BEEN UNABLE TO FIND RECORDED EASEMENTS. THEREFORE BEFORE ANY CONSTRUCTION, BUILDER TO VERIFY EASEMENT WITH UTILITY PROVIDER.
GRAPHIC SCALE
Scale: 1" = 20'
LYNNWOOD
BLVD
IRON PIN FOUND
IRON PIN SET
IRON PIN SET
IRON PIN FOUND
IRON PIN SET
IRON PIN FOUND
IRON PIN SET
IRON PIN FOUND


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°50'45" E 221.38'
S 69°00'00" W 284.73'
N 06°13'39" W 285.02'
PROPERTY LINE
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±
OVERHEAD UTILITIES
ASPHALT DRIVE
CONCRETE
METER
WATER METER
UTILITY POLE
GUY WIRE
PATIO
PENDLETON R.S. SUBDIVISION
LYNWOOD PARK
BRIAN S. COOPER & MARY L. COOPER
PARCEL ID# 11607033200
INSTRUMENT # 20130621 0057129 R.O.D.C. TN
PENDLETON R.S. SUBDIVISION
LYNWOOD PARK
LOT 1
PARCEL ID# 11607033300
INSTRUMENT # 20130621 0057129 R.O.D.C. TN
PENDLETON R.S. SUBDIVISION
LYNWOOD PARK
PT. A PART OF LOT 1
PARCEL ID# 11607033400
INSTRUMENT # 20130621 0057129 R.O.D.C. TN

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 Balcony

Front Façade / Patio

Rear Facade

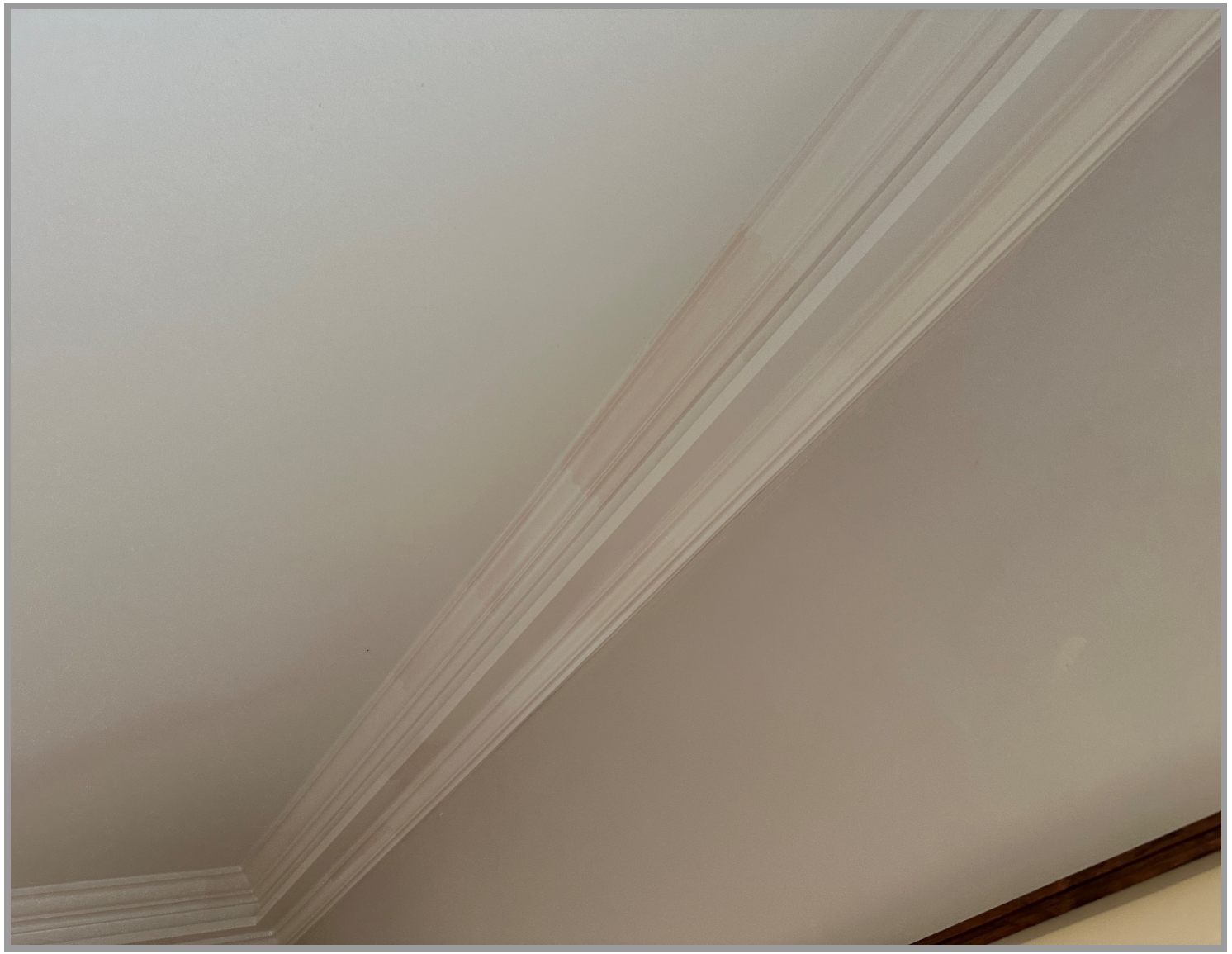
Rear Façade / Patio

1980's Rear Addition

The Kingston Group

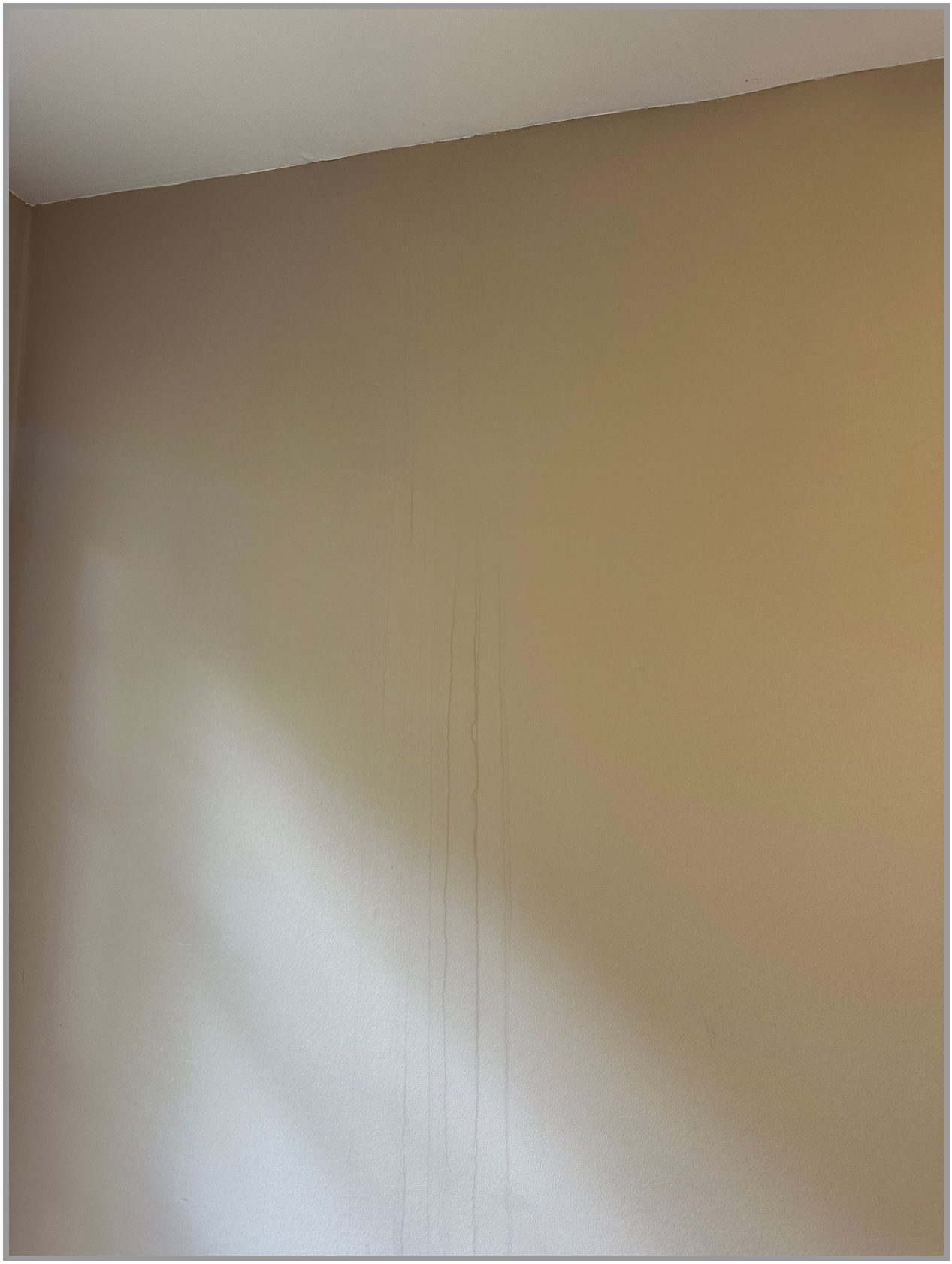
111 Lynnwood Blvd, Nashville, TN 37205

6






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)

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.

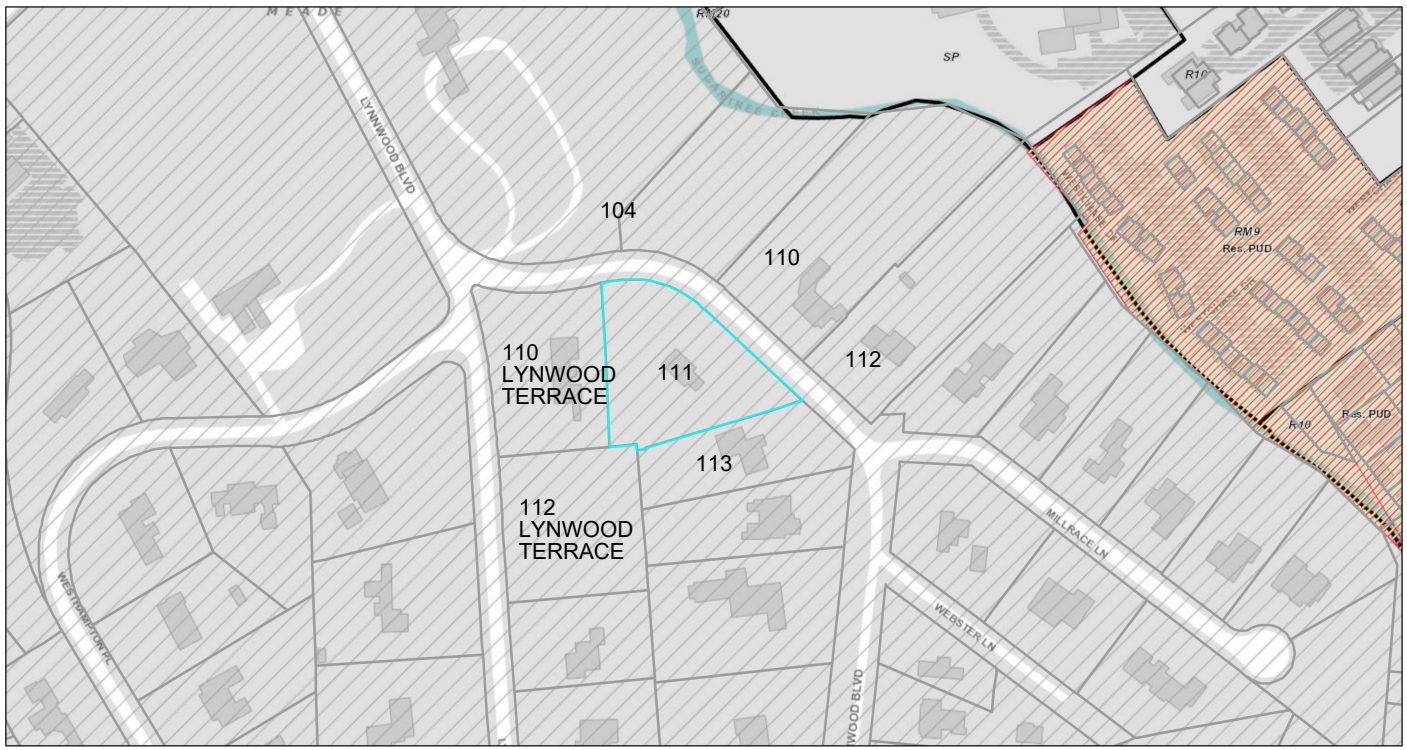
Properties worthy of conservation are those which were built from the mid– to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- 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.

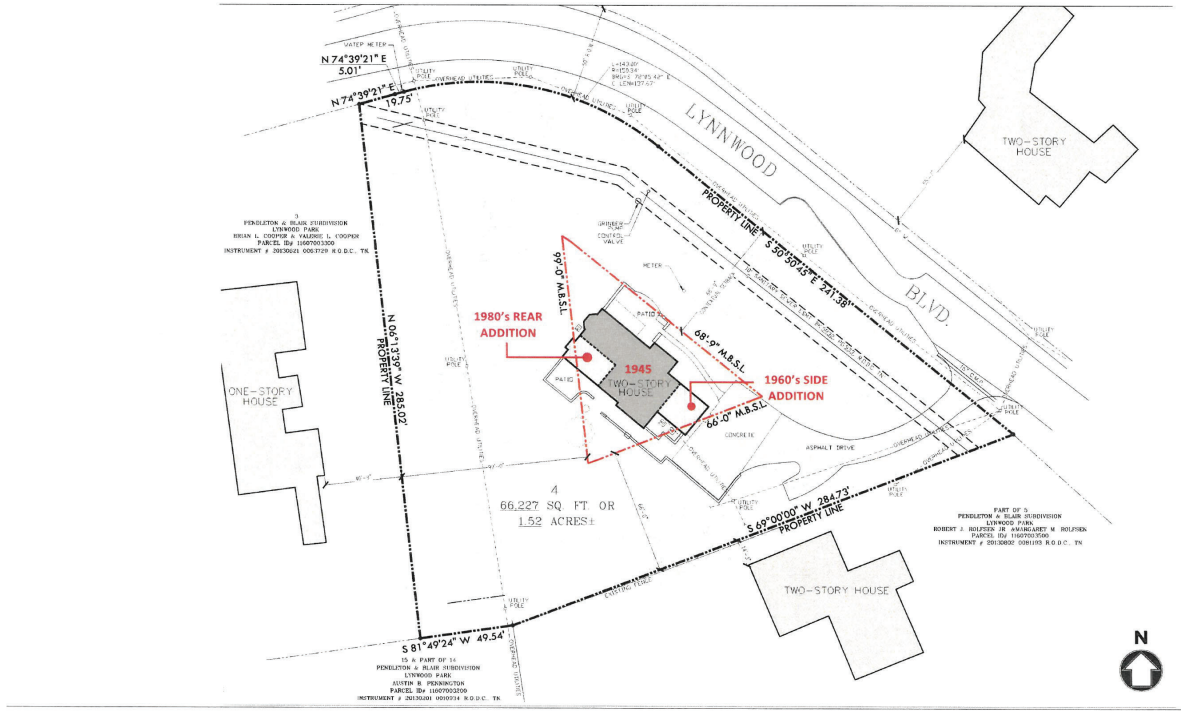
Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachments:

1. Location Map
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
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

Existing Site Plan



The Kingston Group

111 Lynnwood Blvd, Nashville, TN 37205

3


































ELI






BEEFEATER
DRY GIN
BEER MAKING KIT






BABAR
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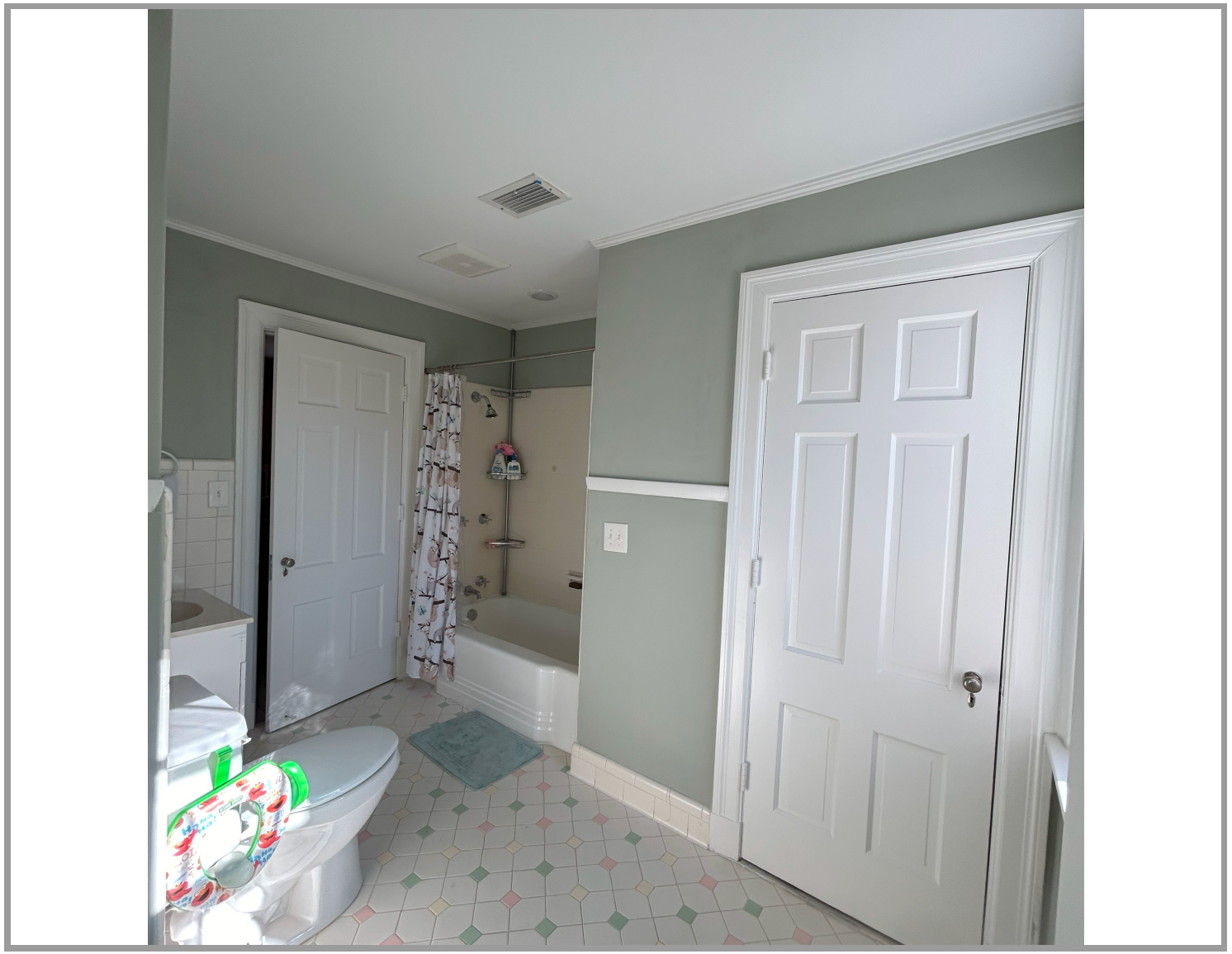



HOGWARTS
ALUMNI














iRobot
Roomba
j6+









PAID
NOV 06 2023
By CK 1113

DATE: 11/02/2023

APPLICATION # HZC2023-8

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: 424 Lynnwood Blvd. , Nashville, TN. 37205

TAX MAP ID: MAP# _____ GROUP#_____PARCEL# 11615009300

1

AGE/YEAR OF STRUCTURE: 1959

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: Patricia Sharp (Representative for owners David and Lisa Campbell)

ADDRESS: David and Lisa Campbell (owners) - 424 Lynnwood Blvd., Nashville, TN 37205
Patricia Sharp (representative) 7104 Peach Ct. Brentwood, TN 37027

EMAIL: patti@aninsidejobdesign.com dpc1357@gmail.com lisamarieblades@gmail.com

PHONE NUMBERS (WORK) _____ (HOME) _____ (Cell) 615-717-7773

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; Colonial Ranch **Describe Proposed Work;** We are requesting approval to demolish, replace, and extend the existing roof to allow for expansion of the 2nd floor. We are also requesting to build an addition on the lower floor to include a dining room, and to enclose the existing car-port to create an enclosed garage space. None of these will change the front of the structure facing Lynnwood Boulevard. We will also restore damaged trim, siding, and gutter due to general wear and age.

- **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 current roof restricts the existing ceiling heights on the second floor to be very low. While habitable, this also impacts the ceiling height of the interior stairs at a dangerously low level and the existing windows lead only to attic space with no egress available.

Give a compelling reason for demolition of property. The current roof structure makes for dangerous ceiling heights especially over the stairs, and no possible egress in the event of a fire emergency. The new roof with a rear dormer will allow for a safer environment for the residents and accessibility for the fire department
Describe the proposed reuse of existing materials, if any? No re-use of materials, however, the details of the existing house will be replicated for the addition

Complete- New Construction Material List Description

Window Manufacture	Jeld Wen Siteline" Clad-Wood Double-Hung with Colonial Grille	Railings, Columns, Pilasters	N/A
Window Material	Wood Interior	Chimney Material	N/A
Frame Material	Aluminum Clad	Roofing Material	DaVinci Slate - Castle Gray
Windowsills	Brick Row Lock to match existing	Exterior Doors	Patio Doors: Jeld End Siteline Clad-Wood Patio Door. with Colonial Grille. All others, wood to be painted
Brick, Painted/Natural	Natural to match existing	Eaves/Cornice	Wood trim to be painted
Brick/Stone Thickness	Standard brick - 3-1/2" full depth stone veneer at water table	Gutters	Gutters to match existing
Clapboard Material	Cedar Siding Painted	Gutter Dimensions	Downspout dimensions 6" to match existing
Clapboard Dimensions/Reveal	8" to match existing		

Initial BS

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 PS

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: Patricia Shaw Date: 11/01/2023

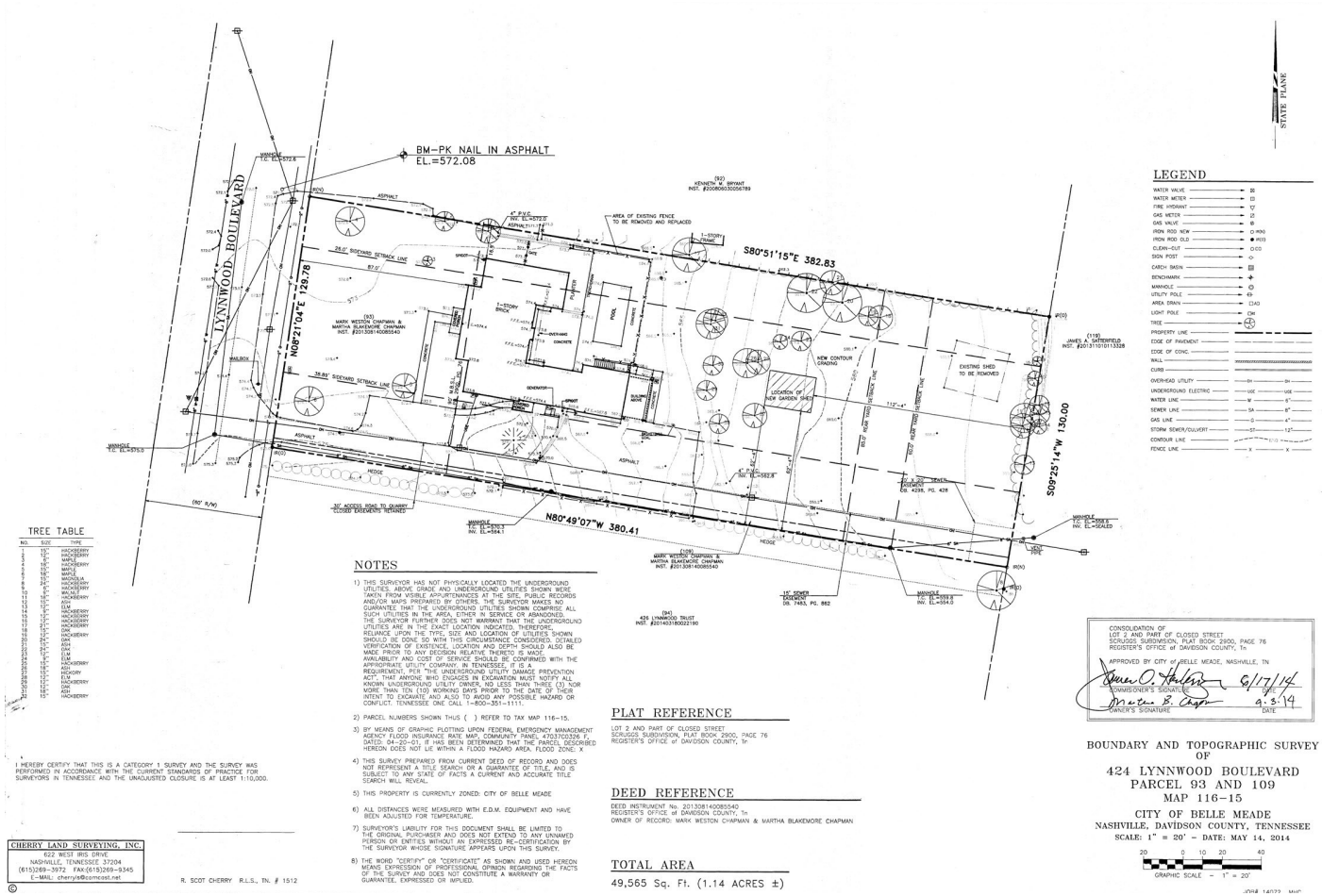
Property Owner: Date: 11/01/2023

Campbell Residence

11 / 02 / 2023

AN INSIDE JOB DESIGN

Campbell Residence



Existing Survey

Campbell Residence



A. 428 Lynnwood Blvd.



B. 427 Lynnwood Blvd.



C. 426 Lynnwood Blvd.



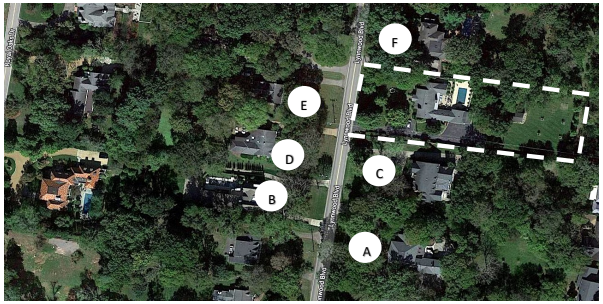
D. 425 Lynnwood Blvd.



E. 423 Lynnwood Blvd.



F. 422 Lynnwood Blvd.



Neighboring Residences

Campbell Residence



Current Front Facade



Current Side Facade



Current Rear Facade



Current Rear/North Side Facade



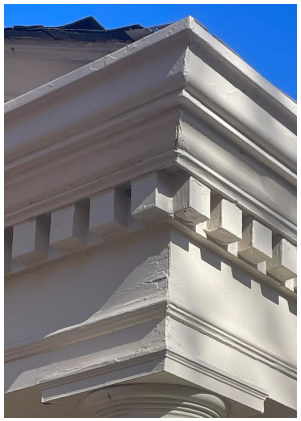
Current Detached Garden Shed

Existing Residence

Campbell Residence



Damage at Roof



Damage at Trim



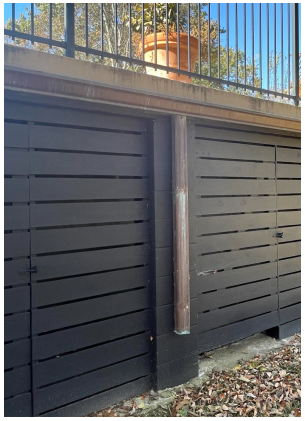
Damage at Fascia and Trim



Damage at Trim and Gutter, no flashing



Exposed Cables and wires at Carport Columns



Downspouts far above ground

Existing Residence—Details in Need of Restoration or Repair

Campbell Residence



Carport to be Closed in for additional Garage Space South View



Carport to be Closed in for additional Garage Space South-East View

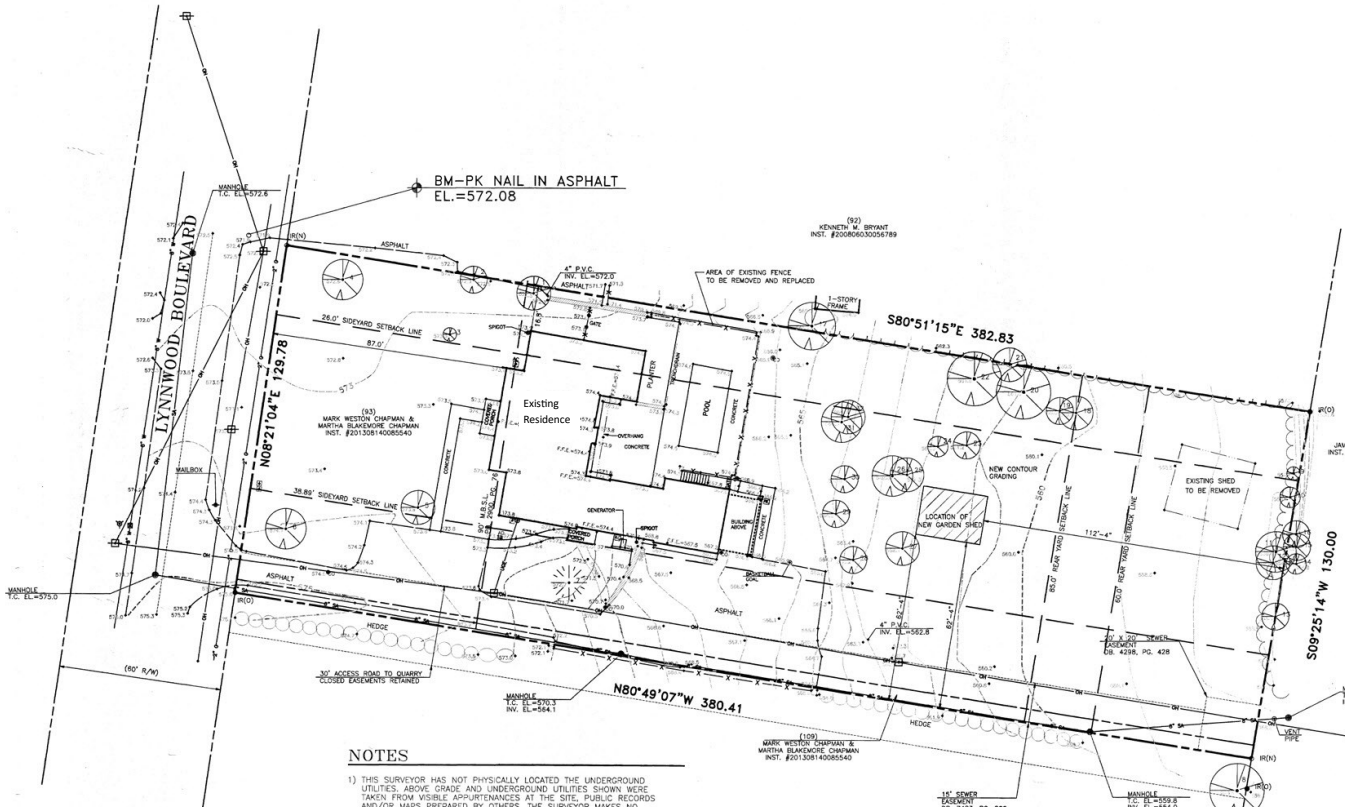


Carport to be Closed in for additional East View

Proposed and Existing Plans

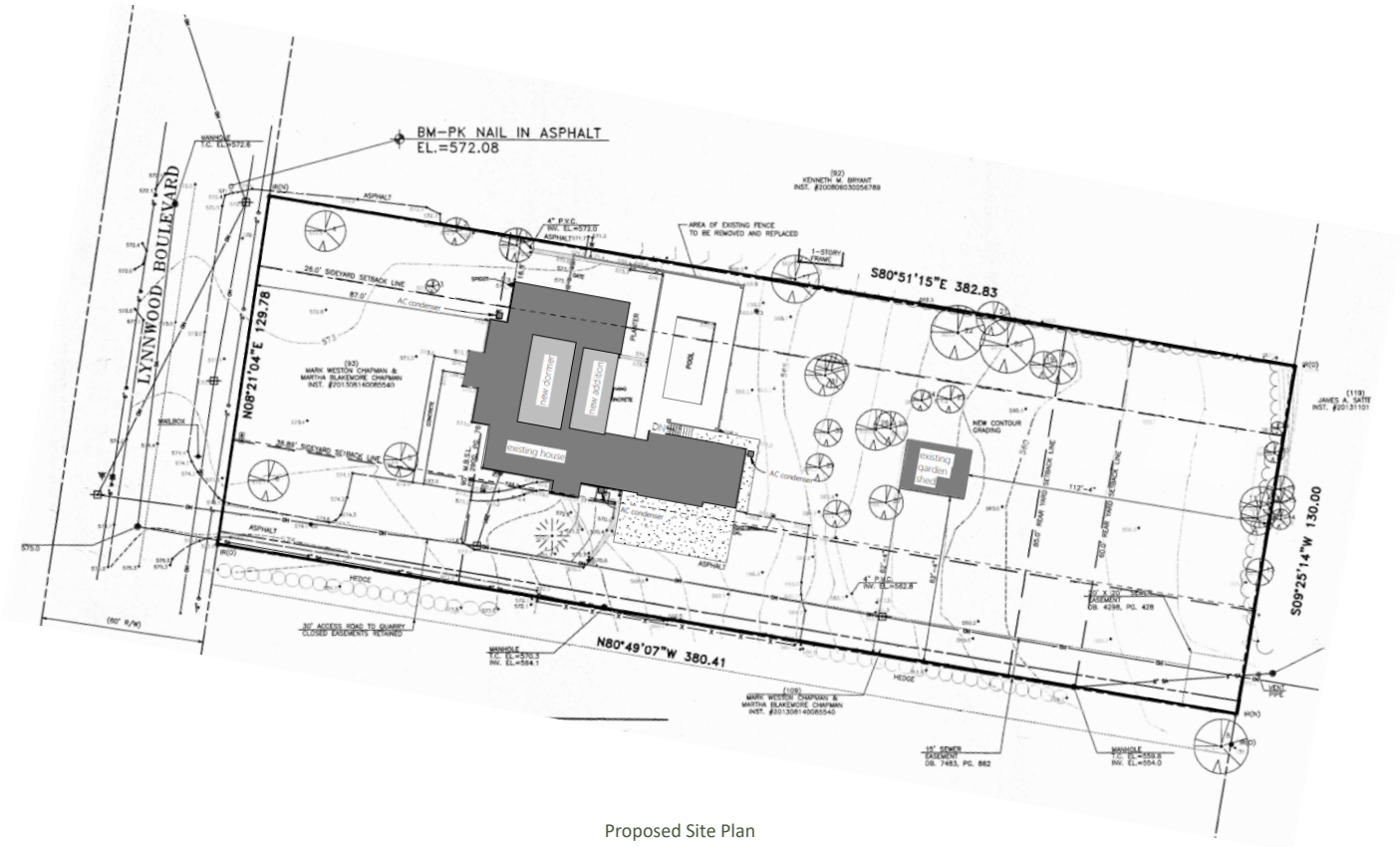
AN INSIDE JOB DESIGN

Campbell Residence



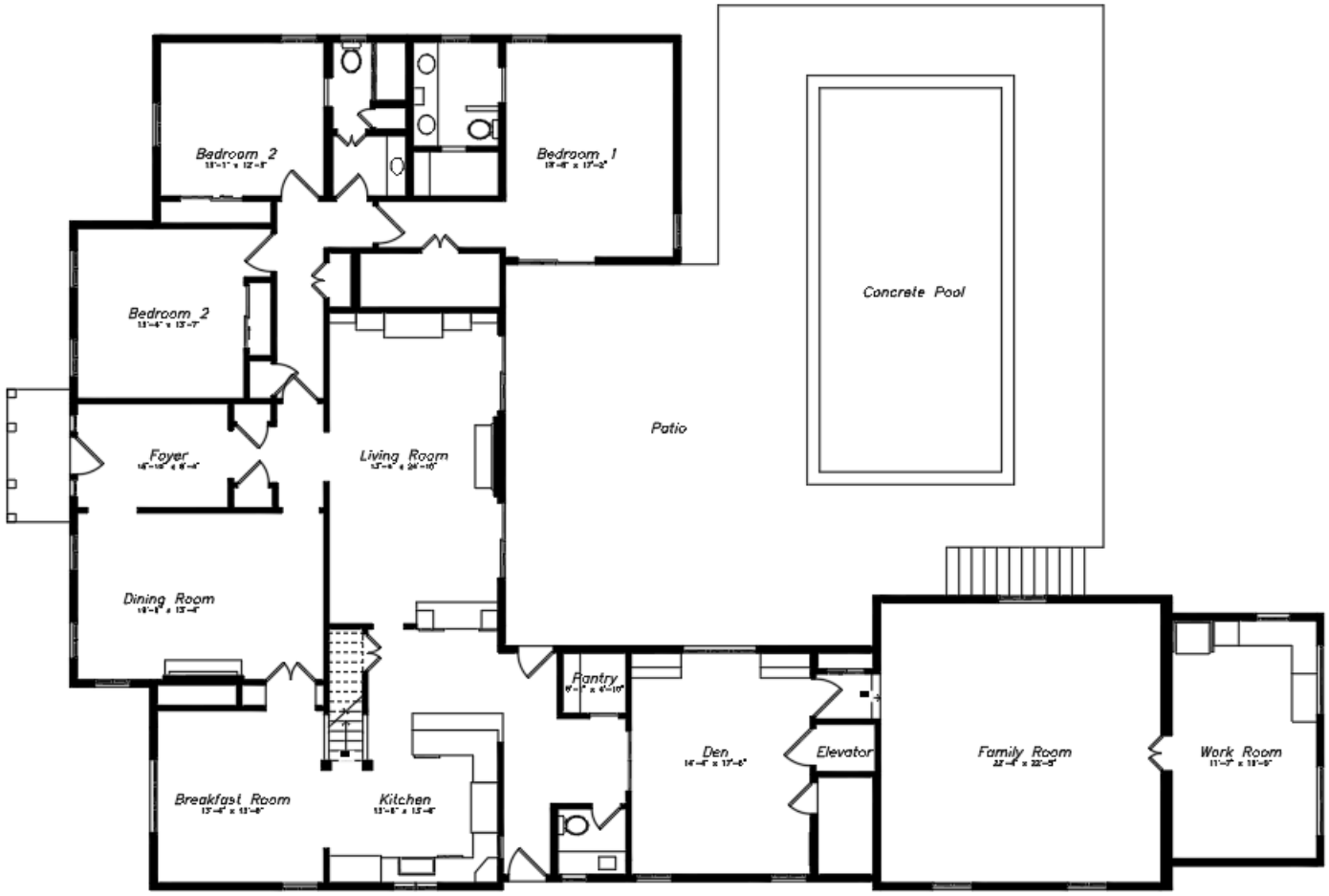
Existing Site Plan

Campbell Residence



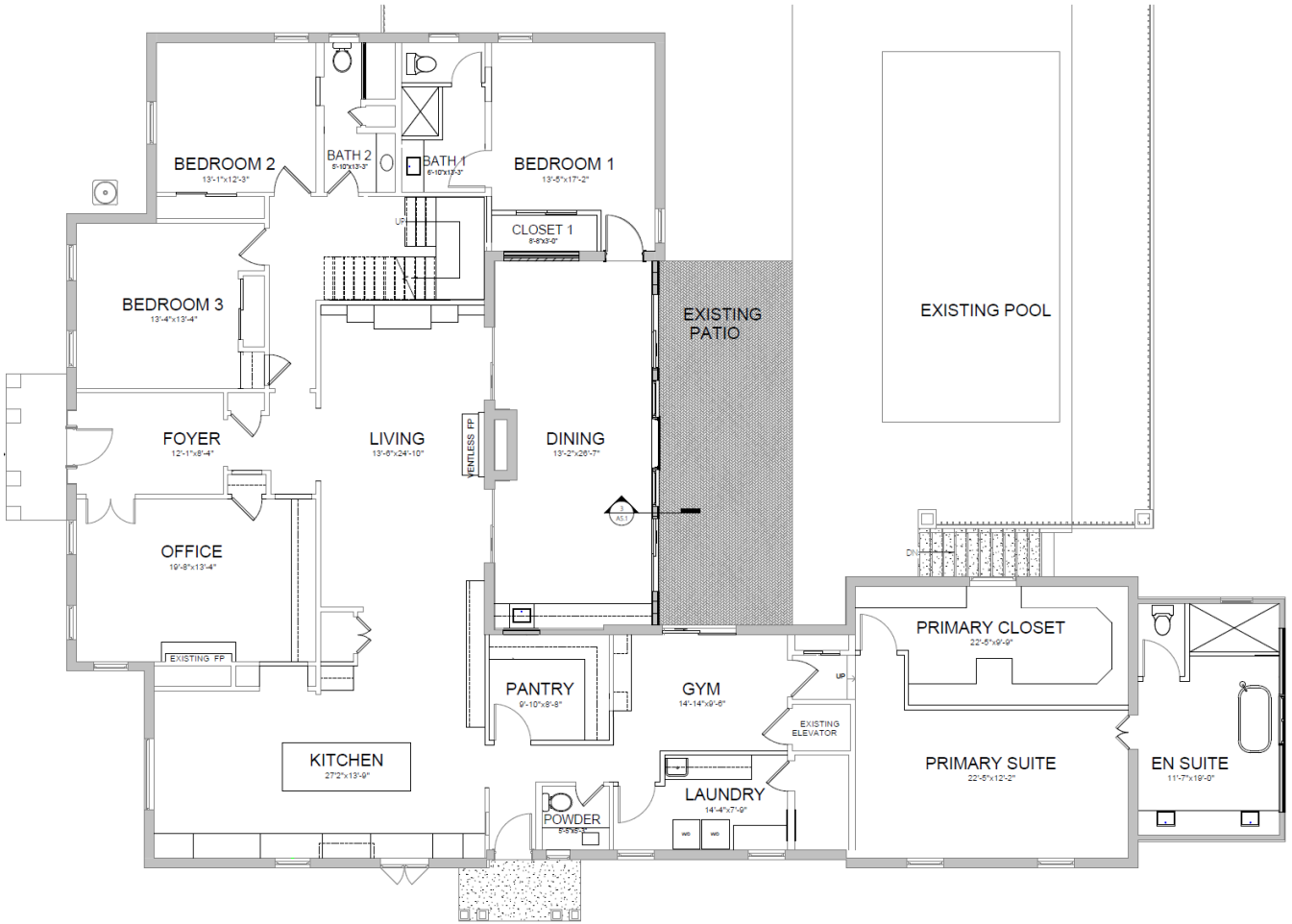
Proposed Site Plan

Campbell Residence



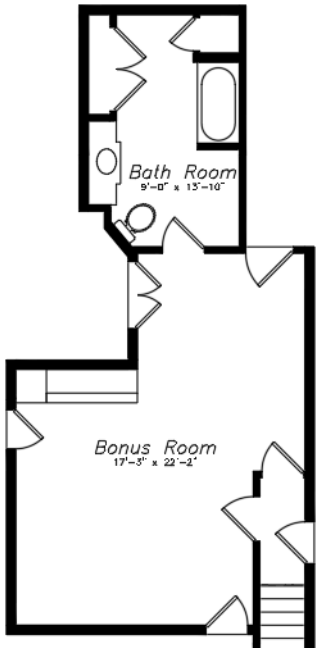
Existing First Floor Plan

Campbell Residence

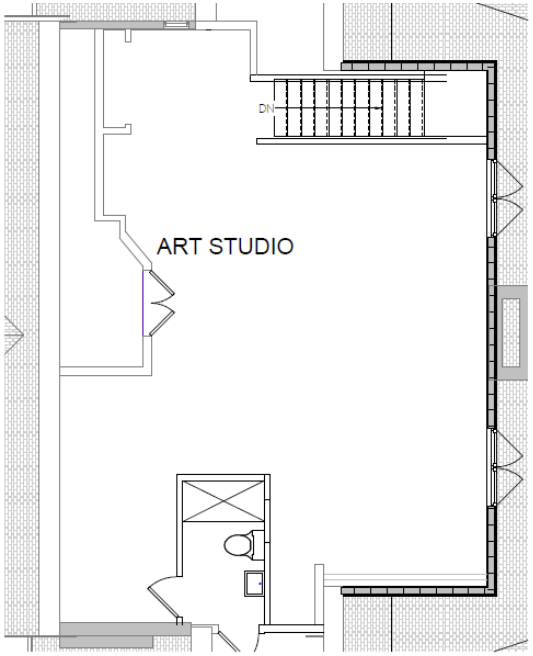


Proposed First Floor Plan

Campbell Residence

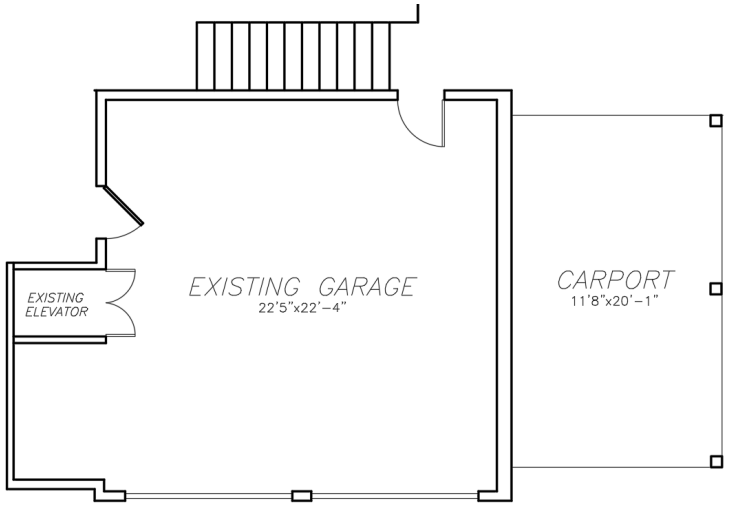


Existing Second Floor Plan

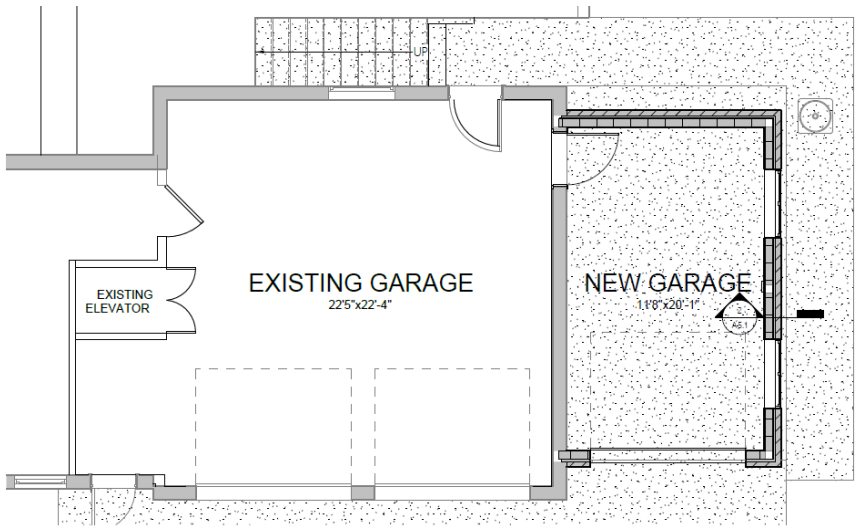


Proposed Second Floor Plan

Campbell Residence



Existing Garage/Carport Plan



Proposed Garage/Enclosed Garage Plan

Proposed Exterior Materials and Views

AN INSIDE JOB DESIGN

Campbell



DaVinci Slate Roof a



Shed Roof Dormer at Rear of Home



Carriage Style Garage Doors



Standing Seam Metal Shed Roof

Inspiration Images for Roof, Rear Dormer, and Garage Doors

Campbell Residence



DaVinci Multi Width Slate in Castle Gray



Standing Seam Roof



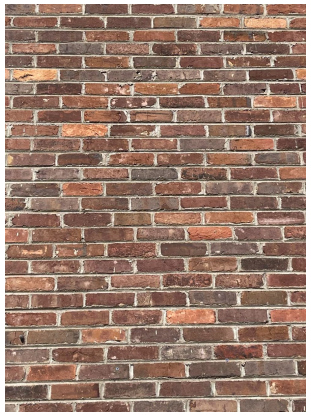
Painted Wood Siding



Carriage Garage Doors



Painted Wood Trim



Natural Brick

Alabaster Paint for Siding and Trim



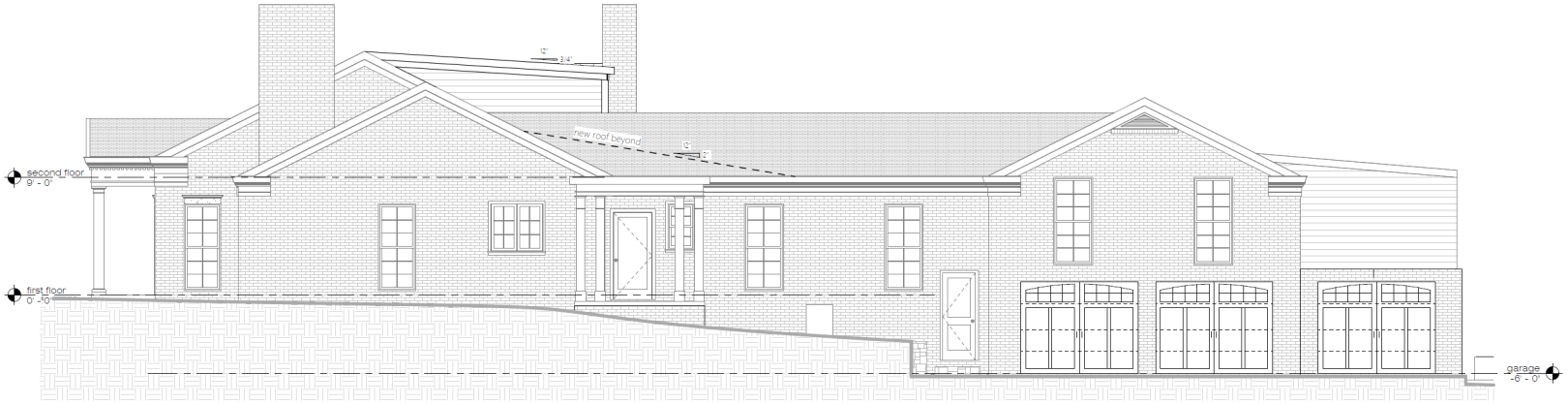
Turkish Coffee Paint for Exterior Doors

Materials Palette

Campbell Residence



West Elevation facing Lynnwood Blvd



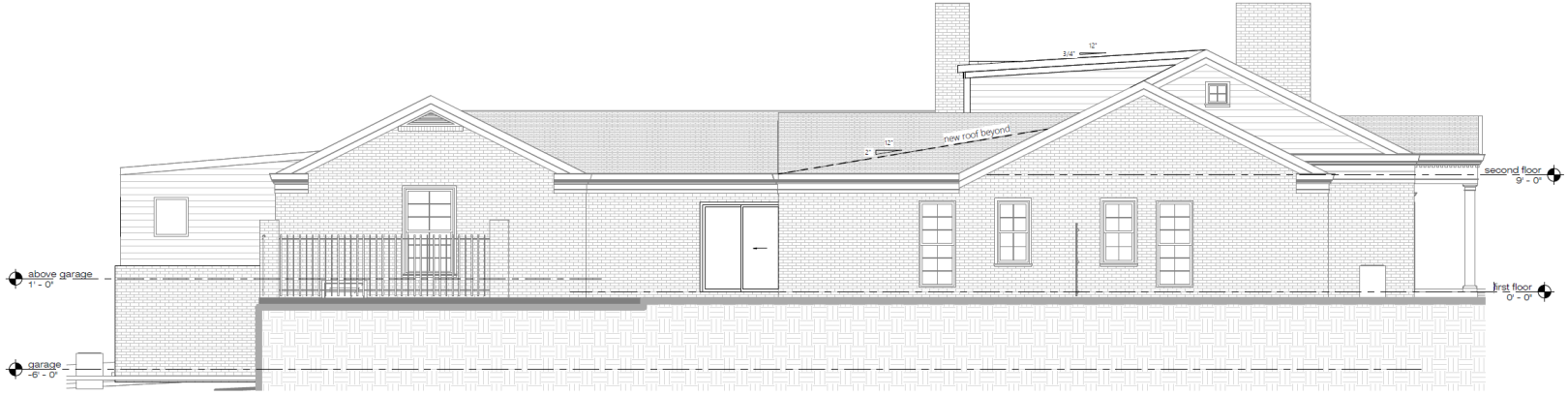
South Elevation

Proposed Exterior Elevations

Campbell Residence



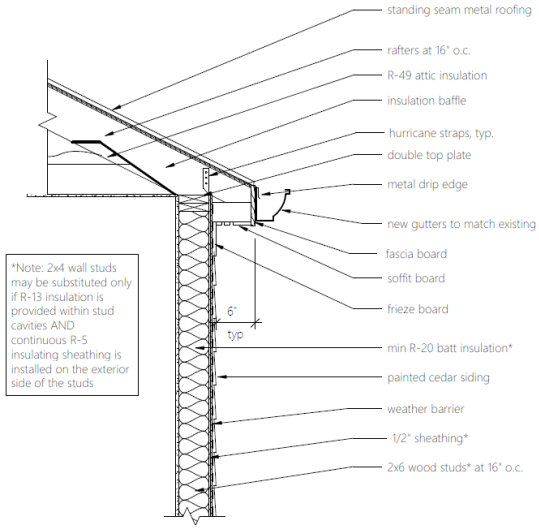
East Elevation



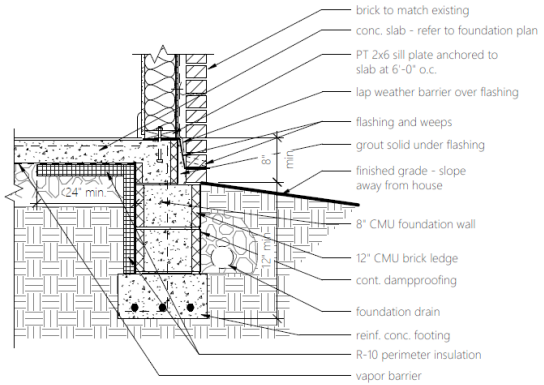
North Elevation

Proposed Exterior Elevations

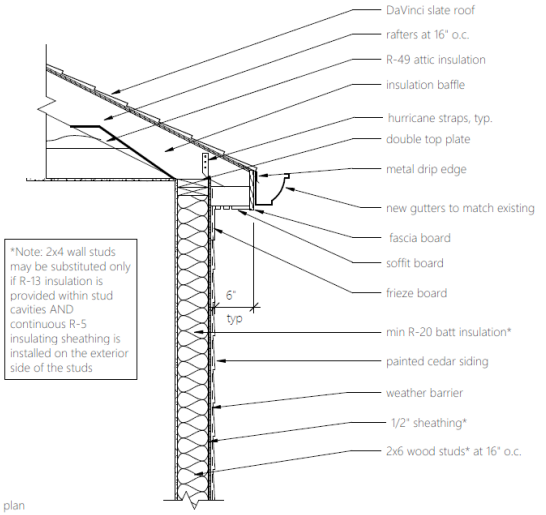
Campbell Residence

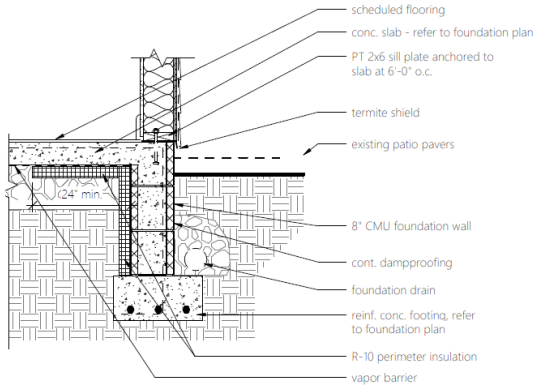


Dormer Wall Section



Garage Wall Section





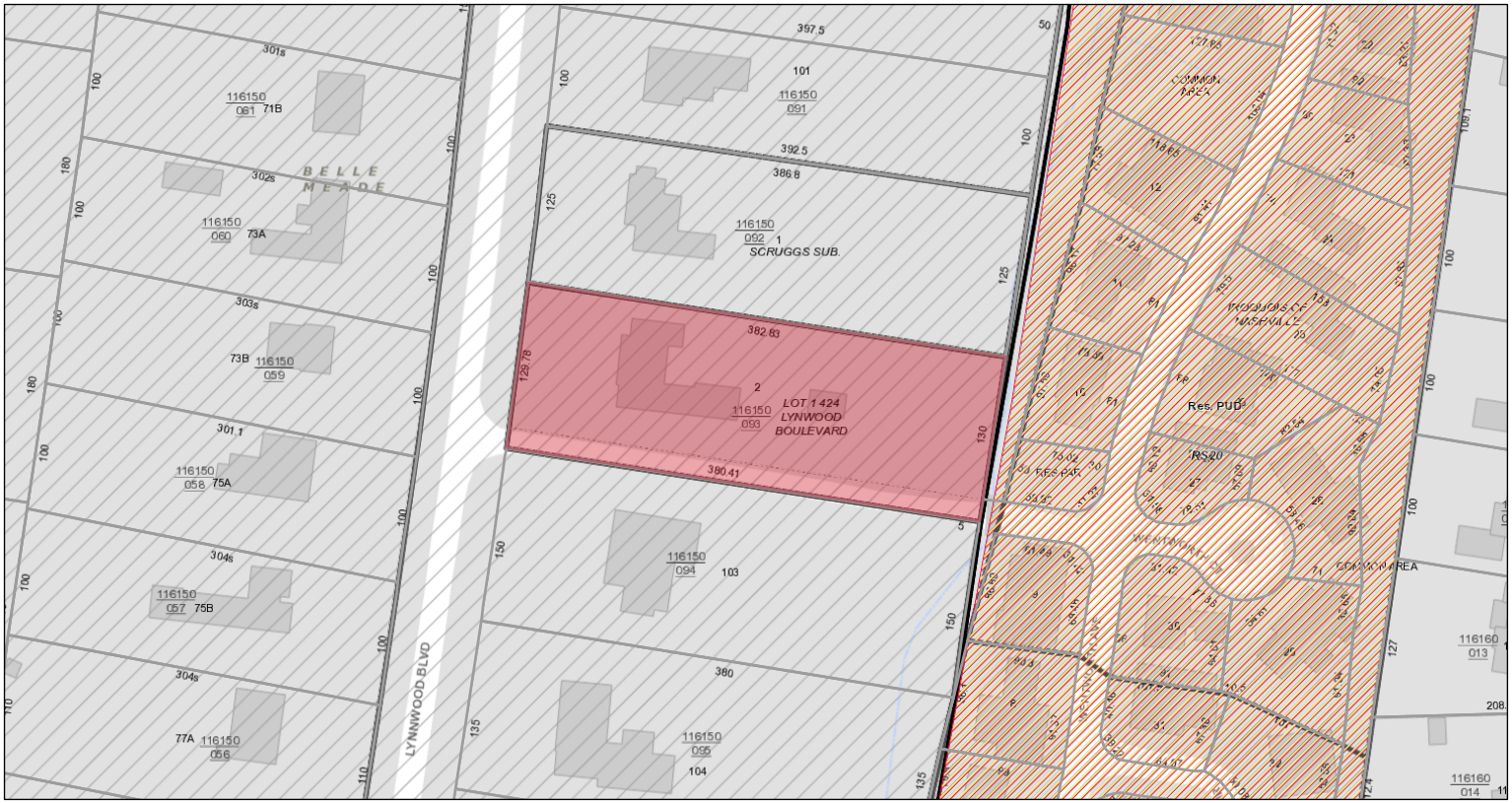
Dining Wall Section

Proposed Wall Sections

Thank you

AN INSIDE JOB DESIGN

Nashville / Davidson County Parcel Viewer



Campbell Residence: 424 Lynnwood Blvd.

Repair and Replace Details

1. The existing roof needs repair or replacement. Many shingles are damaged and there are areas where flashing is missing. We are proposing an addition that will require new roofing, so we plan to use DaVinci Multi Width Slate to replace the existing roof and standing seam metal for the shed dormer roof. We are proposing a change to the roof at the rear of the home to accommodate a dormer. The main reason we are proposing this is because the ceiling heights above the existing interior stairs and in the bonus room are dangerously low. The dormer will also allow for additional windows, not only providing light into the space, but more importantly, emergency egress. The change in the roof and adding the dormer will make the 2nd floor space much safer.
2. There is a great deal of damage to wood elements all around the home including fascia, trim, and siding. These will be restored when possible and replaced to match existing when needed.
3. Many areas of the existing gutters are damaged and several of the downspouts do not reach the ground. These will be replaced with gutters and downspouts to match the existing.
4. The garage doors are very old with inadequate insulation. The garage doors we propose are steel on both sides of the doors and have a high insulation value.
5. The carport directly next to the existing garage is unsightly with faux columns positioned in an attempt to hide metal columns. There are exposed cables and wires that are both unattractive and unsafe. By closing in this area using brick to match the existing brick on the home we will provide additional garage space and improve the overall appearance of the home.
6. The addition of of the dining space at the back of the home not only adds square feet desired, but also allows us to move the interior stairs to a position under the new section of roofing that will allow for the ceiling height above the stairs to exceed code requirements.

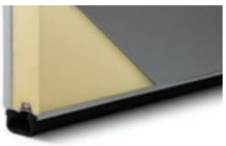
C.H.I. OVERHEAD DOORS

OVERLAY CARRIAGE HOUSE

5600



Section construction	2-1/2" Thick - 2-Sided Steel
Section material	Heavy Duty / 27 Ga. Steel
Insulation type	Polyurethane
R-value	17.54 **Thermal Rating**
Powder coating	None
Window style	Square or Arched
Glass	Insulated
Windload	Non-impact and Impact Rated
Warranty	Limited lifetime on sections



R-17.54

TECHNICAL SPECIFICATIONS

DaVinci products meet or exceed building industry standards. If you have questions or require further information, please visit the document center or contact our sales associates for any additional help.

SHINGLE DIMENSIONS

widths	12", 10", 9", 7", 6"	**thickness at butt**	1/2"
length	18"	**thickness at tip**	1/8"

HIP-RIDGE-STARTER

	6" HIP & RIDGE (FOR RIDGE VENTS ONLY)	7" HIP & RIDGE (STANDARD)	**ONE-PIECE HIP & RIDGE**	12" STARTER	**12" SOLID ACCESSORY TILE**
pieces / bundle	20	20	10	20	10
linear ft / bundle	5*	5*	10	20	10
pieces / linear ft	4*	4*	1	1	1
nails required	40/BDL	40/BDL	20/BDL	40/BDL	20/BDL

** At recommended 6" exposure*
***Note:** 9" pieces available for ridge; 4" pieces available for turrets.*

FIELD SHINGLES PER ROOFING SQUARE

COURSING	ROOF PITCH	MAX. EXPOSURE	BUNDLES / SQUARE	SHINGLES / SQUARE	WEIGHT / SQUARE
Straight	6:12 or greater	8.0"	6.40	179	266 lbs
Straight	6:12 or greater	7.5"	6.80	191	283 lbs
Straight or Staggered	6:12 or greater	7.0"	7.30	204	304 lbs
Straight or Staggered	4:12 to 6:12	6.0"	8.50	238	354 lbs
Straight	3:12 to 4:12	6.0"	8.50	238	354 lbs

***Note 1:** All calculations are based on using the recommended 3/8" gap between shingles.*
***Note 2:** Straight coursing may be used at any exposure up to 8.0" and staggered coursing may be used at any exposure up to 7.0"*

TESTING & BUILDING CODE APPROVALS

- Fire: ASTM E 108, Class A (Fire Classification Requirements)
- Impact: UL 2218, Class 4
- Wind: ASTM D 3161, Certified to 110mph
- High Velocity Hurricane Zone: TAS 125, up to 180mph
- ICC-ES ESR-2119
- Miami-Dade County, FL NOA #18-0521.01
- CA Title 24
- Texas Dept. of Insurance
- CCMC 14094-R
- WUI 4175
- LEED Contribution

SECTION 08 52 13.10
ALUMINUM-CLAD-WOOD WINDOWS AND PATIO DOORS
JELD-WEN® Siteline Series

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Aluminum-Clad-Wood Windows and Patio Doors: **[Awning windows] [Casement windows] [Double-hung windows] [Horizontal sliding windows (Siteline EX)] [Radius and geometric windows] [In-swing patio doors] [Out-swing patio doors] [Sliding patio doors].**

1.2 REFERENCES

A. Window and Door Manufacturers Association (WDMA):

1. AAMA/WDMA/CSA 101/I.S.2/A440 – North American Fenestration Standard/Specification for windows, doors, and skylights (NAFS)
2. WDMA I.S.4; Water Repellent Preservative Non-Pressure treatment for Millwork

B. National Fenestration Rating Council (NFRC):

1. NFRC 100 - Procedure for Determining Fenestration Product U-Factors.
2. NFRC 200 – Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence.

C. Forest Stewardship Council® (FSC®): FSC Chain-of-Custody Certification.

1.3 SUBMITTALS

A. Submit under provisions of Section 0 13 00 – Administrative Requirements.

B. Product Data: Manufacturer's data sheets on each product to be used, including:

1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Installation methods.

C. Shop Drawings: Submit shop drawings indicating details of construction, flashings and relationship with adjacent construction.

D. Selection Samples: For each factory-finished product specified, two complete sets of color chips representing manufacturer's full range of available finishes.

E. Verification Samples: For each factory-finished product specified, two samples, minimum size 6 inches (150 mm) square, representing actual finishes.

F. Design Data, Test Reports: Provide manufacturer test reports indicating product compliance with indicated requirements.

G. Closeout Submittals: Refer to Section 0 17 00 Execution and Closeout Requirements Closeout Submittals.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: Minimum 2 years installing similar assemblies.

B. Mock-Up: Provide a mock-up for evaluation of installation techniques and workmanship.

1. Mock-ups shall incorporate surrounding construction, including wall assembly fasteners, flashing, and other related accessories installed in accordance with manufacturer's approved installation methods.
2. Do not proceed with remaining work until workmanship is approved by Architect.

3. Modify mock-up as required to produce acceptable work.
4. At Substantial Completion, approved mockups may become part of completed work.
5. Demolish mockups and remove from site.

C. Pre-installation Meeting: Conduct pre-installation meeting on-site two weeks prior to commencement of installation.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver, store and handle materials and products in strict compliance with manufacturer's instructions and recommendations and industry standards.

B. Deliver and store assembly materials and components in manufacturer's original, unopened, undamaged containers with identification labels intact. Protect from damage.

1.6 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by Manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

1.7 WARRANTY

A. Manufacturer's Standard Warranty: Assemblies will be free from defects in materials and workmanship from the date of manufacture for the time periods indicated below:

1. Basic Product Coverage: **[Owner Occupied Single-Family Residence: 20 years] [Commerical (Other than Owner-Occupied Single Family Residence: 20 Years].**
2. Finish on Metal Clad Exteriors: Coverage is for peeling, checking, cracking, or exhibiting excessive chalk, fade or color change.
   a. AAMA 2605: 30 Years.
   b. AAMA 2603/2604: 10 years.
3. Factory Interior Finish on Wood Products: 1 Year.
4. AuraLast Protection for wood products: **[Owner-Occupied Single-Family Residence: As long as you own and occupy your residence] [Commercial: 20 years].**
   a. Coverage is for wood decay and/or termite damage in pine wood components.
5. Glazing:
   a. Stress Cracks: 1 Year. Applies to sealed glass units installed in windows and patio doors. Laminated glass and special glazings are excluded. Coverage includes replacement glass and skilled labor necessary to replace the glass. Stress cracks occur when, in the first year after manufacture, the glass develops a crack without sign of impact.
   b. Accidental Glass Breakage: Applies to Products ordered with double-strength or thicker glass. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.
   c. Special Glazings: 5 years.
   d. Blinds Between the Glass: 10 years.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: JELD-WEN, Inc.; 2645 Silver Crescent Drive, Charlotte, NC 28273; Toll Free Tel: 800-535-3936; Tel: 541-850-2606; Fax: 541-851-4333; Email: mailto:architectural_inquiries@jeld-wen.com; Web: http://www.jeld-wen.com.

B. Substitutions: Not permitted.

C. Requests for substitutions will be considered in accordance with provisions of Section 0 16 00 – Product Requirements.

2.2 ALUMINUM-CLAD WOOD WINDOWS AND PATIO DOORS - GENERAL

A. Design Requirements:

1. Compliance: Provide assemblies capable of complying with requirements indicated, based on testing manufacturer's units that are representative of those specified.
2. Test Size: In compliance with requirements of AAMA/WDMA/CSA 101/I.S2/A440.
3. Structural Requirements: Provide assemblies complying with requirements indicated:
   a. Performance Class: As indicated on drawings.
   b. Performance Class: _____.
   c. Performance Grade: _____.
4. NFRC Requirements: Provide assemblies complying with the following total window ratings:
   a. U-Factor: _____ in accordance with NFRC 100.
   b. Solar Heat Gain Coefficient (SHGC): _____ in accordance with NFRC 200.
   c. Visible Transmittance (VT): _____ in accordance with NFRC 200.

B. Installation Accessories:

1. Flashing: Refer to Section 07600 - Flashing and Sheet Metal.
2. Sealants: Refer to Section 07920 - Joint Sealants.
3. Sealants: Manufacturer recommended sealants to maintain watertight conditions.

C. Materials:

1. Exterior Cladding: Extruded aluminum.
2. Interior Wood:
   a. Material: AuraLast Pine.

D. Finishes:

1. Interior Finishes for Windows:
   a. Finish: **[Natural (Standard)] [Primed] [Clear Lacquer]**.
   b. Finish: Pre-finished paint finish.
      1) Color: **[As Selected by Architect] [Brilliant White] [Desert Sand] [Gunmetal] [Perfect White] [Pure Ivory] [Luxury Bronze] [Rosemary] [Gray Pearl] [Blackest Ink] [Blackest Ink Frame-Perfect White Sash] [Perfect White Frame-Blackest Ink Sash].**
   c. Finish: Pre-finished stain finish.
      1) Color: **[As Selected by Architect] [Fruitwood] [Walnut] [Kodiak] [Greystone] [Warm Toffee] [Black].**
2. Exterior Finishes for Windows:
   a. Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Dark Chocolate] [Steele Gray] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
   b. AAMA 2605 PVDF Optional Color for Windows:
      1) Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
3. Interior Finishes for Patio Doors:
   a. Finish: **[Natural (Standard)] [Primed] [Clear Lacquer]**.
   b. Finish: Pre-finished paint finish.
      1) Color: **[As Selected by Architect] [Brilliant White] [Desert Sand] [Gunmetal] [Perfect White] [Pure Ivory] [Luxury Bronze] [Rosemary] [Gray Pearl] [Blackest Ink] [Blackest Ink Frame-Perfect White Sash] [Perfect White Frame-Blackest Ink Sash].**

c. Finish: Pre-finished stain finish.
1) Color: **[As Selected by Architect] [Fruitwood] [Walnut] [Kodiak] [Greystone] [Warm Toffee] [Black].**

4. Exterior Finishes for Patio Doors:
a. Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Dark Chocolate] [Steele Gray] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
b. AAMA 2605 PVDF Optional Color for Patio Doors:
1) Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Surf] [Moss] [Stormy] [Admiral] [Navy].**

2.3 ALUMINUM-CLAD-WOOD WINDOW ASSEMBLIES (SITELINE)

A. Basis of Design: Siteline Series aluminum-clad-wood windows assemblies as manufactured by JELD-WEN, Inc.

1. Window Type: **[Awning windows] [Casement windows] [Double-hung windows] [Horizontal sliding windows (Siteline EX)] [Radius and geometric windows].**

B. Window Fabrication:

1. Window Type: Awning windows.
a. Frame Color: Head corner joints mechanically fastened over silicone injected nylon corner key. Sill corner joints sealed with foam gasket and screw boss construction.
b. Sash: Corner joints slot-and-tenoned, and mechanically fastened.
c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.
1) Glazing Bead: **[Traditional Beveled] [Contemporary Square].**
2. Window Type: Casement windows.
a. Frame: Head corner joints mechanically fastened over silicone injected nylon corner key. Sill corner joints sealed with foam gasket and screw boss construction.
b. Sash: Corner joints slot-and-tenoned, and mechanically fastened.
c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.
1) Glazing Bead: **[Traditional Beveled] [Contemporary Square].**
3. Window Type: Double-hung windows.
a. Frame: Head corner joints mechanically fastened over silicone injected nylon corner key. Sill corner joints sealed with foam gasket and screw boss construction.
b. Sash: Corner joints slot-and-tenoned, and mechanically fastened.
c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.
1) Glazing Bead: **[Traditional Beveled] [Contemporary Square].**
d. Sash Bottom Rail: **[2-1/4 inches (57.2 mm) (Standard)] [3-1/2 inches (88.9 mm)].**
4. Window Type: Horizontal sliding windows.
a. Frame: Head corner joints mechanically fastened over silicone injected nylon corner key. Sill corner joints sealed with foam gasket and screw boss construction.
b. Sash: Corner joints slot-and-tenoned, and mechanically fastened.

c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.
1) Glazing Bead: **[Traditional Beveled] [Contemporary Square].**

5. Window Type: Radius and geometric windows.
a. Frame: Head corner joints mechanically fastened over silicone injected nylon corner key. Sill corner joints sealed with foam gasket and screw boss construction.
b. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.

C. Frames:

1. Material: Select kiln-dried pine AuraLast treated wood.
2. Casement, Awning and Picture Windows Base Frame: 3-3/16 inch (81 mm).
3. Double-Hung Windows Base Frame: 4-9/16 inches (115 mm)
4. Horizontal Sliding Windows Base Frame: 4-9/16 inches (115 mm)
5. Jamb Width: 4-9/16 inches (116 mm).
6. Cladding: 0.050 inch (1.27 mm) extruded aluminum.

D. Sashes: Select kiln-dried pine AuraLast treated wood.

1. Sash Thickness: 1-7/16 inches (36.5 mm)
2. Cladding: 0.045 inch (1.2 mm) extruded aluminum.

E. Exterior Trim: **[Nail Fin (Standard)] [No Drip Cap/No Nail Fin] [Aluminum Brickmould] [Aluminum 3-1/2 inch (88.9 mm) Flat Casing] [Aluminum Adams Casing] [Install Kit Only (No Trim/No Nail Fin] (For Pocket Frame applications)] [Aluminum 2 inch (50.8 mm) Frame Extender].**

1. Sill Angle: **[14 degree] [0 Degree] [8 Degree].**

F. In-Sash Interior Radius Trim:

1. Material: **[Pine] [Oak].**
2. Pattern: As scheduled and indicated on Drawings.
3. Casing: As scheduled and indicated on Drawings.

G. Weatherstripping:

1. Awning Windows: Flexible hinged leaf applied to sash and foam filled bulb at full perimeter of frame.
2. Casement Windows: Flexible hinged leaf applied to sash and foam filled bulb at full perimeter of frame.
3. Double-hung Windows: Dual bulb at head and sill, thermoplastic rubber bulb at check rail, rigid vinyl water stops at sill.
a. Concealed Jamb Track Color: **[Tan (Standard)] [White].**
4. Horizontal Sliding: Thermoplastic rubber bulb at checkrail and side rails, polyurethane hinged leaf at side jamb and sill track, rigid vinyl water stops at sill.
5. Radius and Geometric Windows: Flexible hinged leaf applied to top of sash and thermoplastic rubber bulb at full perimeter of frame.

H. Window Hardware:

1. Awning Windows:
a. Hinges: Sliding steel reinforced nylon shoe in stainless steel track.
b. Stainless Steel Hardware: **[Standard Operator/Hinge] [Stainless Steel Operator/Hinge].**
c. Handle: Nesting Crank handle (Standard).
1) Finish: **[As selected by Architect] [Chestnut Bronze] [Desert Sand] [White] [Polished Brass] [Antique Brass] [Brushed Chrome] [Oil Rubbed Bronze] [Gloss Black] [Matte Black] [Satin Nickel].**
d. Handle: Contemporary.
1) Finish: **[As selected by Architect] [White] [Matte Black] [Bronze] [Black] [Satin Nickel].**
e. No Handle.

2. Casement Windows:
   a. Stainless Steel Hardware: **[Standard Operator/Hinge] [Stainless Steel Operator/Hinge].**
   b. Egress Hinge: **[Standard Hinge (Standard)] [Butt Hinge, Single Arm Operator].**
   c. Handle: Nesting Crank handle (Standard).
      1) Finish: **[As selected by Architect] [Chestnut Bronze] [Desert Sand] [White] [Polished Brass] [Antique Brass] [Brushed Chrome] [Oil Rubbed Bronze] [Gloss Black] [Matte Black] [Satin Nickel].**
   d. Handle: Contemporary.
      1) Finish: **[As selected by Architect] [White] [Matte Black] [Bronze] [Black] [Satin Nickel].**
   e. No Handle.
3. Double-Hung Windows:
   a. Balance: Dual block and tackle.
   b. Lock: Recessed cam action.
   c. Finish: **[As selected by Architect] [Chestnut Bronze] [Desert Sand] [White] [Antique Brass] [Brushed Chrome] [Oil Rubbed Bronze] [Gloss Black] [Matte Black] [Satin Nickel].**
4. Horizontal Sliding Windows (Siteline EX):
   a. Sliding System: High-raised polyvinyl chloride sill track, and compressible resilient polyfoam backed head track.
   b. Sash Pull: Recessed.
   c. Sash Lock: Recessed cam action.
   d. Finish: **[As selected by Architect] [Chestnut Bronze] [Desert Sand] [White] [Antique Brass] [Brushed Chrome] [Oil Rubbed Bronze] [Gloss Black] [Matte Black] [Satin Nickel].**
5. Radius and Geometric Windows: None.

I. Glazing for Windows:

1. Glazing: Insulated glass.
   a. Description: Two panes of glass utilizing continuous roll formed stainless steel spacer and dual seal sealants.
   b. Glass Type: **[Annealed (Standard)] [Tempered] [Tempered In/Annealed Out].**
   c. Overall Nominal Thickness: 3/4 inch (19 mm).
   d. Glass Color: **[As selected by Architect] [SunResist™ (Standard)] [SunStable™] [SunFlow™] [SunStable™ with HeatSave™] [SunResist™ with HeatSave™] [Sunflow™ with Heatsave™].**
   e. Glass Protection: Plastic preserve film on interior and exterior of glass.
   f. Neat Glass: **[No (Standard)] [Neat].**
   g. Spacer Color: **[Black (Standard)] [Silver].**
   h. Glass Options: **[Argon (Standard)] [High Altitude (Above 3500 Foot Elevation)].**
2. Glazing: Triple glazing.
   a. Description: Three panes of glass utilizing continuous roll formed stainless steel spacer and dual seal sealants.
   b. Glass Type: **[Annealed (Standard)] [Tempered].**
   c. Overall Nominal Thickness: 1-1/4 inch (31.75 mm).
   d. Glass Color: **[As selected by Architect] [SunStable™ (Standard)] [SunStable™ with SunFlow™] [SunFlow™ with SunFlow™].**
   e. Glass Protection: Plastic preserve film on interior and exterior of glass.
   f. Spacer Color: **[Black (Standard)] [Silver].**
3. Glazing Type: Blinds Between the Glass.
   a. Description: Blink Blinds + Glass blinds-between-glass insulated glazing unit with enclosing glass edges and internal blind operating mechanism.

b. No Internal Blinds (Standard).
c. Blink Blinds:
1) Color: **[White] [Tan] [Expresso] [Silver Moon] [Slate Gray] [Sand].**
d. Blind Operator Position: **[High (Standard)] [Low].**
e. Glass Type: **[Annealed] [Tempered].**
f. Glass Color: SunStable™.
g. Neat Glass: No.

J. Exterior Insect Screens:

1. Material: Black BetterVue fiberglass screen cloth (18 x 18) set in painted roll formed or extruded aluminum frame.
a. Frame Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
2. Material: Black UltraVue fiberglass screen cloth (19 x 19 mesh) set in a painted roll formed aluminum frame.
a. Frame Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [[Black] Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
3. Material: **[Charcoal (Standard)] [Silver]** aluminum screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame.
a. Frame Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [[Black] Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
4. No Screen

K. Combination Storm/Screens:

1. Material: Extruded aluminum with twin storm panels and charcoal fiberglass screen cloth (18 by 16 mesh) set in painted extruded aluminum frame.
2. Frame Color: **[Brilliant White (Standard) [Chestnut Bronze] [Hartford Green] [Dark Chocolate].**

L. Interior Insect Screens:

1. Material: Black BetterVue fiberglass screen cloth (18 x 18) set in painted roll formed or extruded aluminum frame.
a. Finish: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Black] [Silver] [Steele Gray].**
2. Material: Black UltraVue fiberglass screen cloth (19 x 19 mesh) set in a painted roll formed aluminum frame.
a. Finish: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Black] [Silver] [Steele Gray].**
3. Material: **[Charcoal (Standard)] [Silver]** aluminum screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame.
a. Finish: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Black] [Silver] [Steele Gray].**
4. No Screen.

M. Phantom Screen: **[No Phantom Screen] [Phantom Screen].**

1. Screen Finish: **[Pine (Standard)] [Knotty Alder] [Fir].**
2. Material: Black BetterVue fiberglass screen cloth (18 x 18 mesh) set in a wood veneer frame.

N. Grilles:

1. Type: Simulated Divided Lites (SDL).
   a. Exterior Muntins:
      1) Material: Extruded aluminum permanently applied to exterior of insulating glass unit.
      2) Profile: Beaded.
         (a) Width: **[7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [2-5/16 inches (59mm].**
      3) Profile: Putty.
         (a) Width: **[5/8 inch (16 mm)] [7/8 inch (22 mm)] [1-1/8 inch (28.5 mm)] [1-3/8 inches (34.9 mm)] [2-5/16 inch (58.7 mm)].**
      4) Profile: Contemporary.
         (a) Width: **[5/8 inch (16 mm)] [7/8 inch (22 mm)] [1-1/8 inch (28.5 mm)] [1-3/8 inch (34.9 mm)] [2-5/16 inch (58.7 mm)].**
      5) Pattern: As scheduled and indicated on Drawings.
   b. Grid Finish: **[Light Bronze (Standard)] [Silver].**
   c. Interior Muntins:
      1) Material: Clear pine permanently bonded to interior of insulating glass unit.
      2) Interior Bar Profile: **[Traditional Bead] [Putty Bar] [Contemporary].**
   d. Finish: **[As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Dark Chocolate].**
2. Type: Grilles Between the Glass (GBG).
   a. Material: Made of roll formed aluminum suspended within the air cavity.
   b. Profile: Flat.
      1) Width: 5/8 inch (15.9 mm).
         (a) Finish: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Dark Chocolate] [Black].**
   c. Profile: Contour.
      1) Width: **[23/32 inch (18.25 mm)].**
         (a) Finish: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Dark Chocolate] [Black] [White Ext./Desert Sand Int.] [Desert Sand Ext./White Int.] [White Ext./Chestnut Bronze Int.] [Chestnut Bronze Ext./White Int.] [White Ext./Black Int.] [Black Ext./White Int.] [White Ext./French Vanilla Int.] [French Vanilla Ext./White Int.] [White Ext./Hartford Green Int.] [Hartford Green Ext./White Int.] [Mesa Raid Ext./Black Int.] [Mesa Red Ext./White Int.] [White Ext./Dark Chocolate Int.] [Dark Chocolate Ext./White Int.].**
      2) Width: **[1 inch (25.4 mm)].**
         (a) Finish: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Dark Chocolate] [White Ext./Desert Sand Int.] [Desert Sand Ext./White Int.] [Black].**
   d. Pattern: As scheduled and indicated on Drawings.

2.4 ALUMINUM-CLAD-WOOD PATIO DOOR ASSEMBLIES

A. Basis of Design: Siteline Series aluminum-clad-wood patio door assemblies as manufactured by JELD-WEN, Inc.

1. Patio Door Type: **[Out-swinging patio doors, wood construction] [In-swinging patio doors, wood construction] [Sliding patio doors, wood construction].**

B. Patio Door Fabrication:

1. Frame: **[Finger jointed wood construction. Corner joints mechanically fastened and sealed with silicone] [Clear wood construction. Corner joints mechanically fastened and sealed with silicone].**
2. Panels: Machine clamped corners.
3. Glass: Mounted using silicone glazing compound on exterior and retainer held bead on interior.
4. Cladding: Aluminum corners are jointed and sealed.

C. Frames:

1. Material: Select kiln-dried pine AuraLast treated wood.
2. Jamb Width: 4-9/16 inches (116 mm).
3. Cladding: 0.050 inch (1.27 mm) extruded aluminum.

D. Swinging Door Panels:

1. Materials: Select kiln-dried pine AuraLast treated wood and engineered wood substrate. Select members have a LVL core.
2. Cladding: 0.055 inch (1.4 mm) extruded aluminum.
3. Thickness: 1-3/4 inches (44.5 mm).
4. Stiles: **[Narrow: 3-3/32 inches (78 mm)] [Wide: 4-5/8 inches (117 mm)].**
5. Bottom Rail: **[Narrow: 4-5/8 inches (117 mm)] [Standard: 8-1/4 inches (209 mm)] [Wide: 10 inches (254 mm)].**

E. Sliding Door Panels:

1. Materials: Select kiln-dried pine AuraLast treated wood and engineered wood substrate. Select members have a LVL core.
2. Cladding: 0.055 inch (1.4 mm) extruded aluminum.
3. Thickness: 1-3/4 inches (44.5 mm).
4. Stiles: **[Narrow: 3-3/32 inches (78 mm)] [Wide: 4-5/8 inches (117 mm)].**
5. Rails: **[Narrow: 3-3/32 inches (78 mm)] [Wide: 8-1/4 inches (210 mm)].**

F. Exterior Trim: **[Nail Fin (Standard)] [No Drip Cap/No Nail Fin] [Aluminum Brickmould] [Aluminum 3-1/2 inch (88.9 mm) Flat Casing] [Aluminum Adams Casing].**

G. Weatherstripping:

1. Sliding:
   a. Head: Ivory colored rigid vinyl parting stop with pile weatherstripping and aluminum track at operating head.
   b. Meeting Stiles: Ivory colored fiberglass interlock sealed with pile weatherstripping and dense pile weatherstripping.
   c. Side Jambs: Ivory colored rigid vinyl parting stop with pile weatherstripping.
   d. Sill: Pile weatherstripping.
2. Out-Swing Patio Door:
   a. Weatherstrip on jambs and head. Sweep on bottom of panel, weatherstrip top rail of panel.
3. In-Swing Patio Door:
   a. Weatherstrip on jambs and head. Sweep on bottom of panel, weatherstrip top rail of panel.

H. Hardware:

1. Sliding Doors:
   a. Sliding System: Adjustable, tandem, steel ball bearing rollers.
   b. Handle Sets:
      1) Harleston Traditional:
         (a) Handle Set Finish: **[Matte Black] [White] [Chestnut Bronze] [Polished Brass] [Antique Brass] [Satin Nickel] [Oil Rubbed Bronze] [Satin Brass].**
      2) Belmar Transitional:

(a) Handle Set Finish: **[Matte Black] [White] [Chestnut Bronze]] [Satin Nickel] [Oil Rubbed Bronze] [Black Chrome] [Satin Brass].**

3) Averdene Handle:

(a) Exterior Finish: **[Matte Black] [White] [Bronze] [Antique Brass] [Satin Nickel] [Desert Sand].**

(b) Interior Finish: **[Matte Black] [White] [Bronze] [Antique Brass] [Satin Nickel] [Desert Sand].**

4) No Handle Set.

c. Bore/Hardware: **[3 Point] [Dual Point].**

d. Key Options: **[Keyed] [Keyed Alike].**

e. Sill: One-piece pultruded fiberglass and stainless steel track.

f. Sill Pan: Optional molded ABS plastic sill pan.

2. In-Swinging Doors:

a. Hinges: Adjustable Hinge.

b. Bore Options: Multi-point.

c. Handle Sets:

1) Harleston Traditional:

(a) Handle Set Finish: **[Matte Black] [White] [Chestnut Bronze] [Polished Brass] [Antique Brass] [Satin Nickel] [Oil Rubbed Bronze] [Satin Brass].**

2) Belmar Transitional:

(a) Handle Set Finish: **[Matte Black] [White] [Chestnut Bronze]] [Satin Nickel] [Oil Rubbed Bronze] [Black Chrome] [Satin Brass].**

3) Whitby Contemporary:

(a) Handle Set Finish: **[Matte Black] [White] [Chestnut Bronze] [Polished Chrome] [Satin Nickel] [Oil Rubbed Bronze] [Black Chrome] [Satin Brass].**

4) No Handle Set.

d. Sill Type: **[HYDROLOCK Sill] [ADA Sill].**

1) HYDROLOCK Sill Finish: Black.

e. Sill Pan: Provided by others.

3. Out-Swinging Doors:

a. Hinges: Adjustable Hinge.

b. Bore Options: Multi-point.

c. Handle Sets:

1) Harleston Traditional:

(a) Handle Set Finish: **[Matte Black] [White] [Chestnut Bronze] [Polished Brass] [Antique Brass] [Satin Nickel] [Oil Rubbed Bronze] [Satin Brass].**

2) Belmar Transitional:

(a) Handle Set Finish: **[Matte Black] [White] [Chestnut Bronze]] [Satin Nickel] [Oil Rubbed Bronze] [Black Chrome] [Satin Brass].**

3) Whitby Contemporary:

(a) Handle Set Finish: **[Matte Black] [White] [Chestnut Bronze] [Polished Chrome] [Satin Nickel] [Oil Rubbed Bronze] [Black Chrome] [Satin Brass].**

4) No Handle Set.

d. Sill: **[Standard (Standard)] [ADA Sill].**

e. Sill Pan: Provided by others.

I. Glazing for Patio Doors:

1. Sliding Patio Doors:

a. Glazing: Insulated glass.

1) Description: Two panes of glass utilizing continuous roll formed stainless steel spacer and dual seal sealants.
2) Glass Type: Tempered.
3) Overall Nominal Thickness: 3/4 inch (19 mm).
4) Glass Color: **[As selected by Architect] [SunResist™ (Standard)] [SunStable™] [SunFlow™] [Turtle Glass] [SunStable™ with HeatSave™] [SunResist™ with HeatSave™] [Sunflow™ with Heatsave™].**
5) Glass Protection: Plastic preserve film on interior and exterior of glass.
6) Neat Glass: **[No (Standard)] [Neat].**
7) CA Urban Fire Code Label: **[No Label (Standard)] [Yes].**
8) Glass Options: **[Argon (Standard)] [High Altitude (Above 3500 Ft Elevation)].**
9) Spacer Color: **[Black (Standard)] [Silver].**

b. Glazing: Triple glazing.
1) Overall Nominal Thickness: 1-1/4 inch (31.75 mm).
2) Glass Type: Tempered.
3) Glass Color: **[As selected by Architect] [SunStable™ (Standard)] [SunStable™ with SunFlow™] [SunFlow™ with SunFlow™].**
4) Glass Protection: Plastic preserve film on interior and exterior of glass.
5) Neat Glass: **[No (Standard)] [Neat].**
6) CA Urban Fire Code Label: **[No Label (Standard)] [Yes].**
7) Spacer Color: **[Black (Standard)] [Silver].**

c. Glazing Type: Blink Blinds Between the Glass.
1) Description: Blink Blinds + Glass blinds-between-glass insulated glazing unit with enclosing glass edges and internal blind operating mechanism.
(a) Color: **[White] [Tan] [Expresso] [Silver Moon] [Slate Gray] [Sand].**
2) Glass Type: Tempered.
3) Glass Color: Clear.
4) CA Urban Fire Code Label: **[No Label (Standard)] [Yes].**

d. Internal Blinds (Tilt and Raise).
1) Glass Type: Tempered.
2) Glass Color: Clear.
3) Glass Options: **[None (Standard)] [High Altitude (Above 3500 Ft Elevation)].**

2. Swinging Patio Doors:
a. Glazing: Insulated glass.
1) Description: Two panes of glass utilizing continuous roll formed stainless steel spacer and dual seal sealants.
2) Glass Type: Tempered.
3) Overall Nominal Thickness: 3/4 inch (19 mm).
4) Glass Color: **[As selected by Architect] [SunResist™ (Standard)] [SunStable™] [SunFlow™] [Turtle Glass] [SunStable™ with HeatSave™] [SunResist™ with HeatSave™] [Sunflow™ with Heatsave™].**
5) Glass Protection: Plastic preserve film on interior and exterior of glass.
6) Neat Glass: **[No (Standard)] [Neat].**
7) CA Urban Fire Code Label: **[No Label (Standard)] [Yes].**
8) Glass Options: **[Argon (Standard)] [High Altitude (Above 3500 Ft Elevation)].**
9) Spacer Color: **[Black (Standard)] [Silver].**

b. Glazing: Triple glazing.
1) Overall Nominal Thickness: 1-1/4 inch (31.75 mm).
2) Glass Type: Tempered.

3) Glass Coating: **[As selected by Architect] [SunStable™ (Standard)] [SunStable™ with SunFlow™] [SunFlow™ with SunFlow™].**
4) Glass Protection: Plastic preserve film on interior and exterior of glass.
5) Neat Glass: **[No (Standard)] [Neat].**
6) CA Urban Fire Code Label: **[No Label (Standard)] [Yes].**
7) Glass Options: **[Argon (Standard)] [High Altitude (Above 3500 Ft Elevation)].**
8) Spacer Color: **[Black (Standard)] [Silver].**

J. Exterior Sliding Insect Screens:

1. Bottom Rolling Extruded.
   a. Screen Option: BetterVue Mesh.
      1) Material: Black BetterVue fiberglass screen cloth (18 x 18) set in painted roll formed or extruded aluminum frame.
      2) Frame Color: **[As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
   b. Screen Option: Fiberglass Mesh.
      1) Material: Charcoal fiberglass, screen cloth (18 by 16 mesh) set in 0.040 inch (1 mm) extruded aluminum frame with adjustable rollers.
      2) Frame Color: **[As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
   c. Screen Option: UltraVue Mesh.
      1) Material: Black UltraVue fiberglass screen cloth (19 x 19 mesh) set in a wood veneer roll formed aluminum frame.
      2) Frame Color: **[As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
   d. Screen Option: Aluminum Mesh**.**
      1) Material: **[Charcoal] [Silver]** aluminum screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame.]
      2) Frame Color: **[As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
2. Heavy Duty Top Hanging.
   a. Screen Option: BetterVue Mesh.
      1) Material: Black BetterVue fiberglass screen cloth (18 x 18) set in painted roll formed or extruded aluminum frame.
      2) Frame Color: **[As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**

b. Screen Option: Fiberglass Mesh.
1) Material: Charcoal fiberglass, screen cloth (18 by 16 mesh) set in 0.040 inch (1 mm) extruded aluminum frame with adjustable rollers.
2) Frame Color: **[As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**

c. Screen Option: UltraVue Mesh.
1) Material: Black UltraVue fiberglass screen cloth (19 x 19 mesh) set in a wood veneer roll formed aluminum frame.
2) Frame Color: **[As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**

d. Screen Option: Aluminum Mesh**.**
1) Material: **[Charcoal] [Silver]** aluminum screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame.]
2) Frame Color: **[As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**

3. Heavy Duty Bottom Rolling Extruded.
a. Screen Option: BetterVue Mesh.
1) Material: Black BetterVue fiberglass screen cloth (18 x 18) set in painted roll formed or extruded aluminum frame.
2) Frame Color: **[As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**

b. Screen Option: Fiberglass Mesh.
1) Material: Charcoal fiberglass, screen cloth (18 by 16 mesh) set in 0.040 inch (1 mm) extruded aluminum frame with adjustable rollers.
2) Frame Color: **[As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**

c. Screen Option: Aluminum Mesh**.**
1) Material: **[Charcoal] [Silver]** aluminum screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame.]
2) Frame Color: **[As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**

4. No Screen.

K. Inswing Door Screens:

1. Type: Hinged Screen w/ Closer.
   a. Material: Black BetterVue fiberglass screen cloth (18 x 18) set in painted roll formed or extruded aluminum frame.
      1) Frame Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [[Black] Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
   b. Material: Charcoal fiberglass, screen cloth (18 by 16 mesh) set in 0.040 inch (1 mm) extruded aluminum frame with adjustable rollers.
      1) Frame Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [[Black] Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
   c. Material: Black UltraVue fiberglass screen cloth (19 x 19 mesh) set in a painted roll formed aluminum frame.
      1) Frame Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [[Black] Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
   d. Material: **[Charcoal (Standard)] [Silver]** aluminum screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame.
      1) Frame Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [[Black] Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
   e. Screen Handle Finish: **[Polished Brass] [Black] [Satin Nickel] [Oil-Rubbed Bronze].**
2. Type: Bottom Rolling Extruded Screen.
   a. Material: Black BetterVue fiberglass screen cloth (18 x 18) set in painted roll formed or extruded aluminum frame.
      1) Frame Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
   b. Material: Charcoal fiberglass, screen cloth (18 by 16 mesh) set in 0.040 inch (1 mm) extruded aluminum frame with adjustable rollers.
      1) Frame Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
   c. Material: Black UltraVue fiberglass screen cloth (19 x 19 mesh) set in a painted roll formed aluminum frame.
      1) Frame Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] Silver] [Steele Gray] [Dark Chocolate] [Hunter Green]**

[Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].

d. Material: **[Charcoal (Standard)] [Silver]** aluminum screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame.

1) Frame Color: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**

3. Type: No Screen.

L. Grilles:

1. Type: Simulated Divided Lites (SDL).
   a. Exterior Muntins:
      1) Material: Extruded aluminum permanently applied to exterior of insulating glass unit.
      2) Profile: Beaded.
         (a) Width: **[7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [2-5/16 inches (59 mm)].**
      3) Profile: Putty.
         (a) Width: **[5/8 inch (16 mm)] [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [1-3/8 inches (34.9 mm)] [2-5/16 inches (59 mm)].**
      4) Profile: Contemporary.
         (a) Width: **[5/8 inch (16 mm)] [7/8 inch (22 mm)] [1-1/8 inches (28.5 mm)] [1-3/8 inches (34.9 mm)] [2-5/16 inches (59 mm)].**
      5) Finish: **[As selected by Architect] [Brilliant White (Standard)] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Black] [Silver] [Steele Gray] [Dark Chocolate] [Hunter Green] [Heirloom White] [Smoke] [Bone White] [Ivory] [Luxury Bronze] [Mocha Cream] [Sea Foam] [Stone] [Flagstone] [Cocoa] [Cranberry] [Surf] [Moss] [Stormy] [Admiral] [Navy].**
      6) Grid Finish: **[Light Bronze (Standard)] [Silver].**
   b. Interior Muntins:
      1) Material: Clear pine permanently bonded to interior of insulating glass unit.
      2) Profile: **[Traditional Bead Bar] [Putty Bar] [Contemporary].**
2. Type: Grilles Between the Glass (GBG).
   a. Material: Made of roll formed aluminum suspended within the air cavity.
   b. Profile: Flat.
      1) Width: 5/8 inch (15.9 mm).
      2) Finish: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Dark Chocolate] [Black].**
   c. Profile: Contour.
      1) Width: **[23/32 inch (18.25 mm)].**
         (a) Finish: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Dark Chocolate] [Black] [White Ext./Desert Sand Int.] [Desert Sand Ext./White Int.] [White Ext./Chestnut Bronze Int.] [Chestnut Bronze Ext./White Int.] [White Ext./Black Int.] [Black Ext./White Int.] [White Ext./French Vanilla Int.] [French Vanilla Ext./White Int.] [White Ext./Hartford Green Int.] [Hartford Green Ext./White Int.] [Mesa Raid Ext./Black Int.] [Mesa Red Ext./White Int.] [White Ext./Dark Chocolate Int.] [Dark Chocolate Ext./White Int.].**

2) Width: **[1 inch (25.4 mm)].**

(a) Finish: **[As selected by Architect] [Brilliant White] [Desert Sand] [Chestnut Bronze] [French Vanilla] [Hartford Green] [Mesa Red] [Dark Chocolate] [White Ext./Desert Sand Int.] [Desert Sand Ext./White Int.].**

d. Pattern: As scheduled and indicated on Drawings.

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

A. Inspect and prepare openings and substrates using the methods recommended by the manufacturer for achieving best result for the substrates under project conditions.

1. Inspect assembly components prior to installation.
2. Verify rough opening conditions are within recommended tolerances.
3. Form a sill pan in accordance with manufacturer's recommendations.
4. Prepare assembly components for installation in accordance with manufacturer's recommendations.

B. Do not proceed with installation until openings and substrates have been prepared using the methods recommended by the manufacturer and deviations from manufacturer's recommended tolerances are corrected. Commencement of installation constitutes acceptance of conditions.

C. If preparation is the responsibility of another installer, notify Architect in writing of deviations from manufacturer's recommended installation tolerances and conditions.

3.2 INSTALLATION

A. Install assemblies in accordance with manufacturer's installation guidelines and recommendations including the following.

B. Installation of Windows with Nailing Fins: Insert windows into rough opening.

1. Shim side jambs straight.
2. Inspect window for square, level and plumb.
3. Fasten window through nailing fins around entire window.
4. Test and adjust for smooth operation of window.
5. Set all nails below wood surface.

C. Installation of Patio Doors with Nailing Fins: Insert patio doors into rough opening.

1. Shim side jambs straight.
2. Inspect patio door for square, level and plumb.
3. Fasten patio door through nailing fins around entire patio door.
4. Test and adjust for smooth operation of patio door.

3.3 FIELD QUALITY CONTROL

A. Manufacturers' Field Services: Perform field inspections as recommended by manufacturer.

3.4 CLEANING AND PROTECTION

A. Clean the exterior surface and glass with mild soap and water.

B. Protect installed windows from damage.

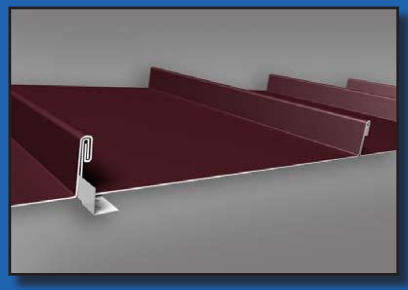
C. Remove and dispose of protective film from glass; touch-up, repair or replace damaged components and assemblies before Substantial Completion.

END OF SECTION

COATED METALS GROUP

PRE-FORMED STANDING SEAM ROOFING PANELS

ULTRA-SEAM PANELS



PRODUCT FEATURES

- Traditional profile & detailing
- Maximum watertight double locked seam
- Mechanically-seamed
- Suitable for very low slope application
- Optional Shadow Rib or Stiffening Ribbons available

The Ultra-Seam profile is the industry standard in traditional standing seam roofing. The mechanically-seamed, double locked profile provides the highest air & water infiltration rating available. The traditional look provides design flexibility while mechanical seaming results in an extremely water tight system. It is recommended that Ultra-Seam be installed over a solid substrate and a minimum underlayment of 30 lb. felt. Ultra-Seam carries a UL90 wind uplift rating in a variety of configurations. Please contact Coated Metals Group for complete test results, load tables and specifications.

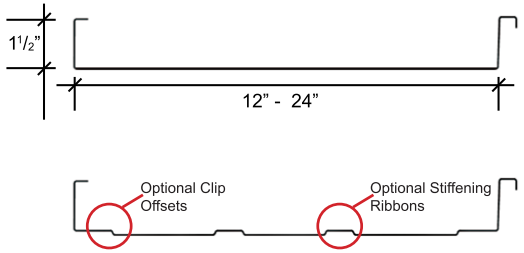


ULTRA-SEAM

ASTM TESTS

ASTM E1592 Uniform Static Air Pressure tested
ASTM E283/1680 Air Infiltration tested
ASTM E331/1646 Water Infiltration tested

PROFILE



LOAD CHART

CMG ULTRA-SEAM PANEL			ALLOWABLE UNIFORM LIVE LOAD (psf)						
			SPAN						
MATERIAL	GAUGE	PANEL WIDTH	24"	30"	36"	42"	48"	54"	60"
STEEL GRADE D ASTM A653 (A446)	22	12"	473	305	213	157	120	94	76
	22	16"	355	229	160	117	90	71	57
	22	18"	316	204	142	104	80	63	51
STEEL GRADE D ASTM A653 (A446)	24	12"	373	240	168	123	94	74	60
	24	16"	279	180	126	92	70	56	45
	24	18"	248	160	111	82	63	49	40
ALUMINUM ALLOY 3004 H34	.040	12"	115	73	51	37	28	22	18
	.040	16"	73	46	32	23	18	14	11
ALUMINUM ALLOY 3004 H34	.032	12"	90	58	40	29	22	17	14
	.032	16"	57	36	25	18	14	11	9

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Staff Report

Agenda No.:	IV.A.
Case No.:	HZC2023-8
Staff:	Mary Samaniego, Planning Director
Applicant:	Patricia Sharp
Request:	Certificate of Appropriateness for revisions to previously approved additions
Location:	424 Lynwood Boulevard

Summary:
The applicant on behalf of the property owners is requesting Certificate of Appropriateness approval for an addition to the existing residence. The specific additions/renovations include an extension to the existing roofline to expand the second floor, an addition to the first floor for a new dining room, and enclosure of the existing carport.

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 1.14 acres (49,565 square feet) and the residence is 5,775 square feet in size.
2. The residence was originally constructed in 1959 and is architecturally designated as Colonial Ranch. There has been one addition to the rear of the residence.
3. The allowable building area per the Zoning Code is 9,714 square feet and a building footprint of 5,949 square feet.
4. The proposed additions to the side and rear will increase the overall residence area to 6,550 square feet and a 5,730 square foot footprint.
5. The dwelling has been identified in the 2021 historical survey (DV-26170) as having: brick construction type; double-hung wood windows as well as some multi-light casement and picture windows; two brick chimneys; paired Tuscan columns and dentils on porch and at eaves; and an entrance has classical pedimented surround with pilasters.
6. The builder of the original residence in 1959 was E.C. Scruggs and Sons.
7. There is an existing pool and detached garden shed in the rear yard of the property.
8. The property is located within the Residence “B” zoning district and is not within the regulated floodplain.

9. The expansion to the additions do not impact the placement of the structure on the lot regarding Zoning Code compliance.

Staff Recommendations and Findings of Fact:

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

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

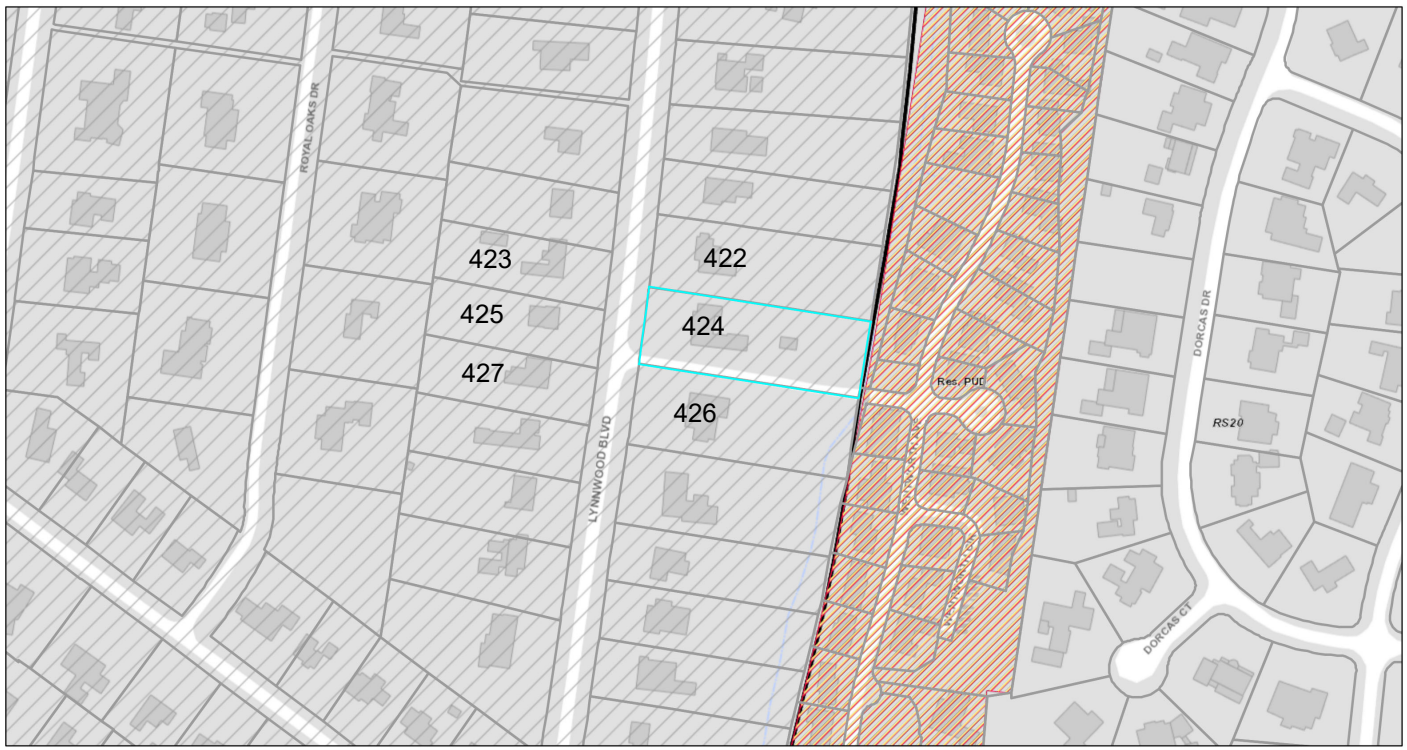
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

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

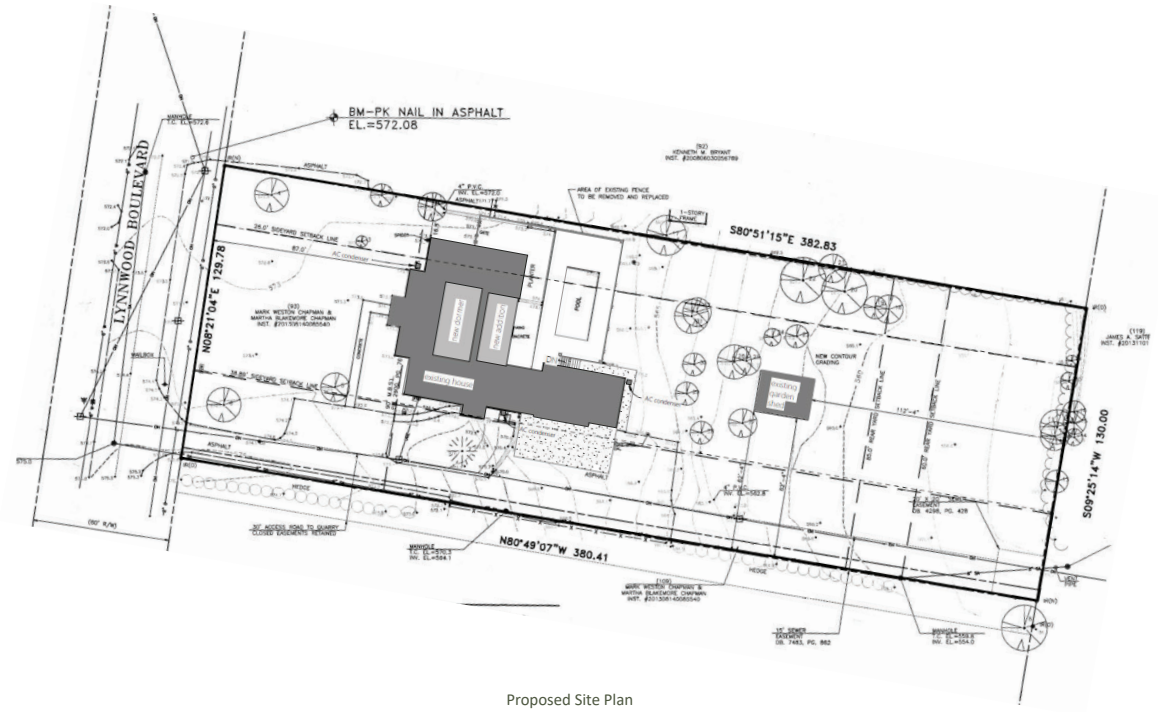
Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachments:

1. Location Map
2. Staff Analysis


Nashville / Davidson County Parcel Viewer
424 LYNWOOD BOULEVARD
423
425
427
422
424
426
ROYAL OAKS DR
LYNWOOD BLVD
Res. PUD
DORCAS DR
RS20
DORCAS CT
November 27, 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
Nashville Maps
Made by: Metro GIS

Campbell Residence



Proposed Site Plan

DocuSign Envelope ID: 830ADDEE-961B-47D7-AF04-AE28CDDBF904

PAID
NOV 02 2023
By RT CK 5966

DATE: 11-02-23
APPLICATION # HZC 2023-7

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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

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

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

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

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

New Construction - $2,000 **Additions - ~~$1,000.00~~ 1500** **Demolition - $500**

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

PROPERTY DESCRIPTION & LOCATION

ATTACH PROPERTY MAP OF LOCATION

ADDRESS: 1218 Chickering Road, Nashville, TN 37215

TAX MAP ID: MAP# 169781 GROUP# 14 PARCEL# 13.00

1

DocuSign Envelope ID: 830ADDEE-961B-47D7-AF04-AE28CDDBF904

AGE/YEAR OF STRUCTURE: 1940 / 1995

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

* Significant addition and renovation in 1995. *

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

NAME: Terry Bates, J. Terry Bates & Associates, Inc.

ADDRESS: 1705 19th Avenue South, Nashville, TN 37212

EMAIL: tbates@jtbates.com and swallace@jtbates.com

PHONE NUMBERS (WORK) (615) 298-2288 (HOME) _____ (Cell) _____

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; Eclectic Georgian **Describe Proposed Work;** _____

New addition on north side of house to mirror / match south side of house. The addition includes owner's bedroom suite, additional bedroom, art studio, and garages.

- **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).

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- 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 property is habitable and in very good condition. We are only demolishing a very small portion of the structure where we are adding the addition.

  Give a compelling reason for demolition of property. _____

  Describe the proposed reuse of existing materials, if any? Brick will be reused, if possible

Complete- New Construction Material List Description

* Match all existing elements on existing house. *

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

DocuSign Envelope ID: 830ADDEE-961B-47D7-AF04-AE28CDDBF904

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 * Match existing. See existing photo.
- ☒ 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	
[ ]	[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; Edwin Warner owned the property at one point. J.W. Warner Jr. bought property in 1940 from Edwin Warner.
[ ]	[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

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[ ] [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: DocuSigned by: Date: 10-31-23

Property Owner: Anne Russell Date: 11/1/2023

2D5E7ECB4CAC4FF...



Russell Residence
1218 Chickering Road
Nashville, TN (Belle Meade)



1218 CHICKERING ROAD ***REVISED*** GARAGE WEST ELEVATION







1218 CHICKERING ROAD *REVISED* GARAGE SOUTH ELEVATION



PREVIOULSY APPROVED



Russell residence, 1218 Chickering Road Front existing view



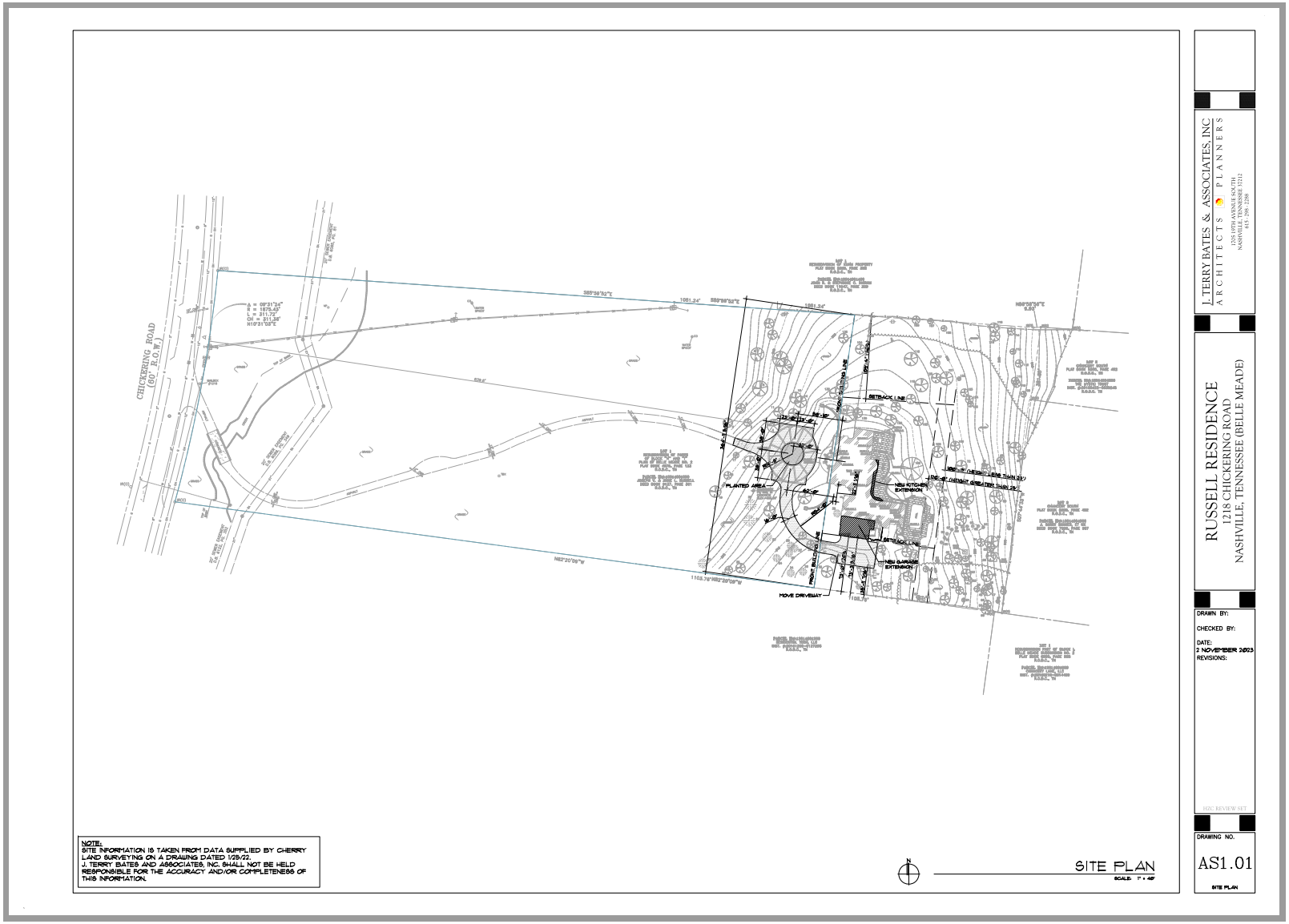
Russell residence, 1218 Chickering Road View looking at the neighbor to the north (1214 Chickering Rd.)

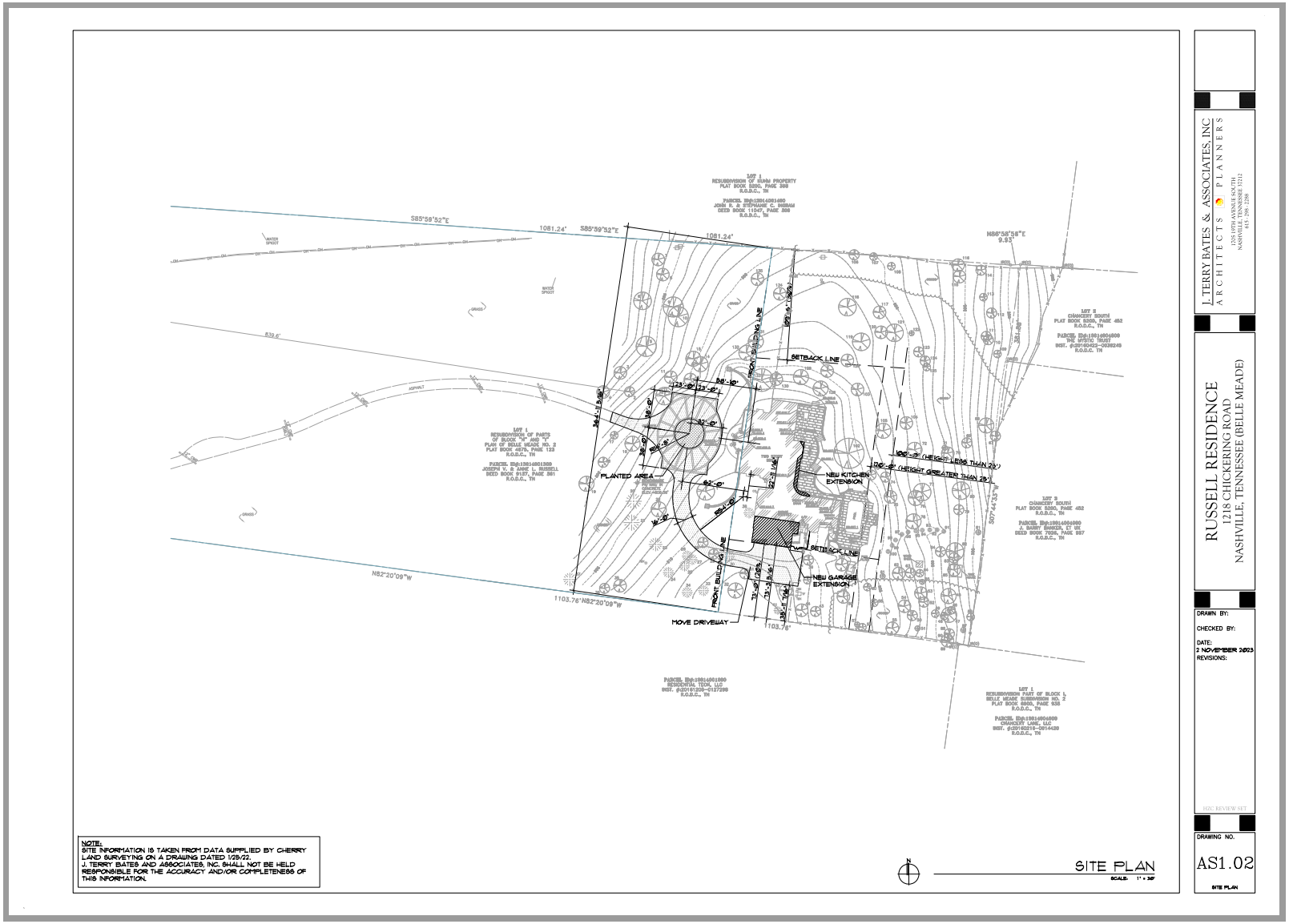


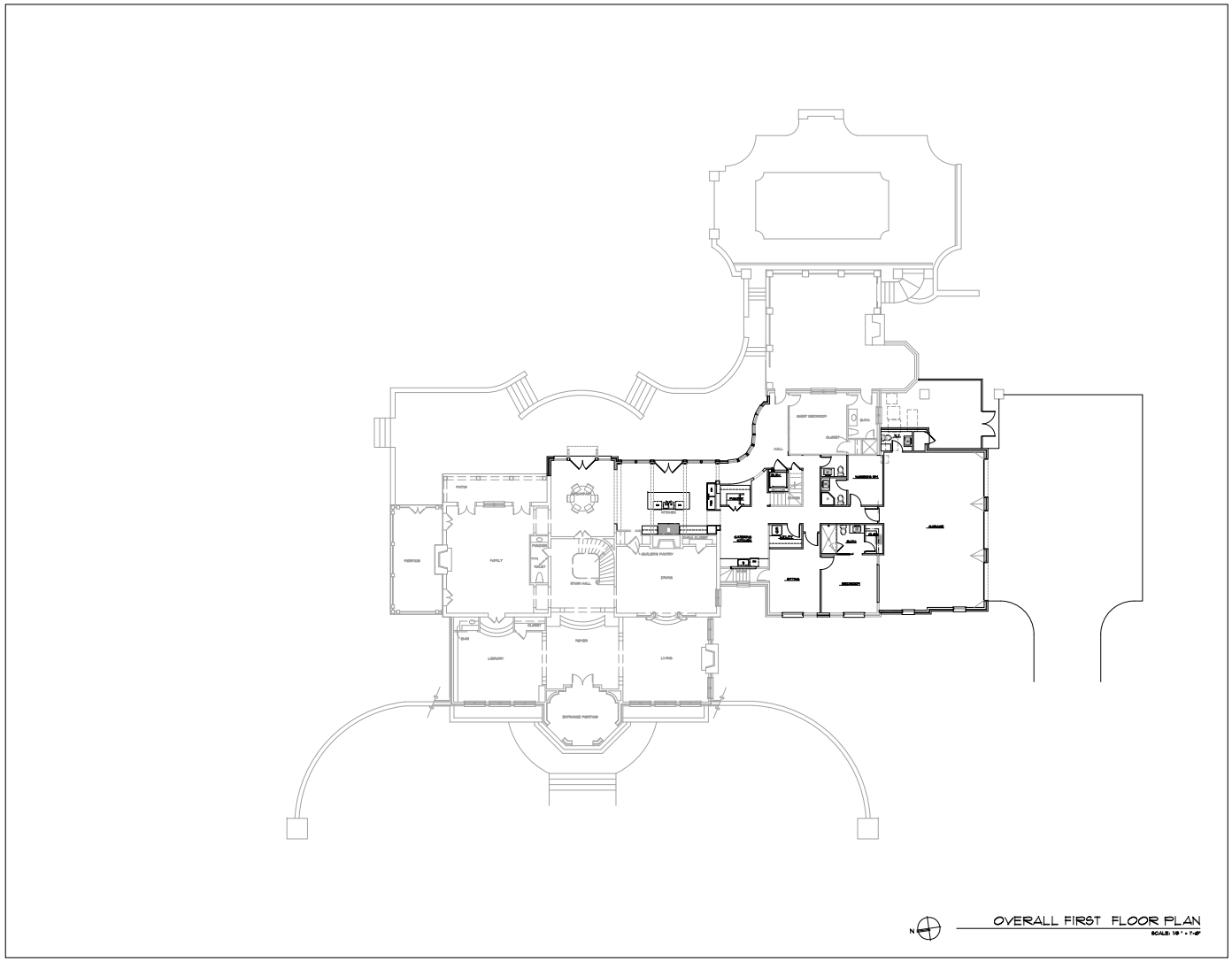
Russell residence, 1218 Chickering Road View looking at the neighbor to the south (1220 Chickering Rd.)

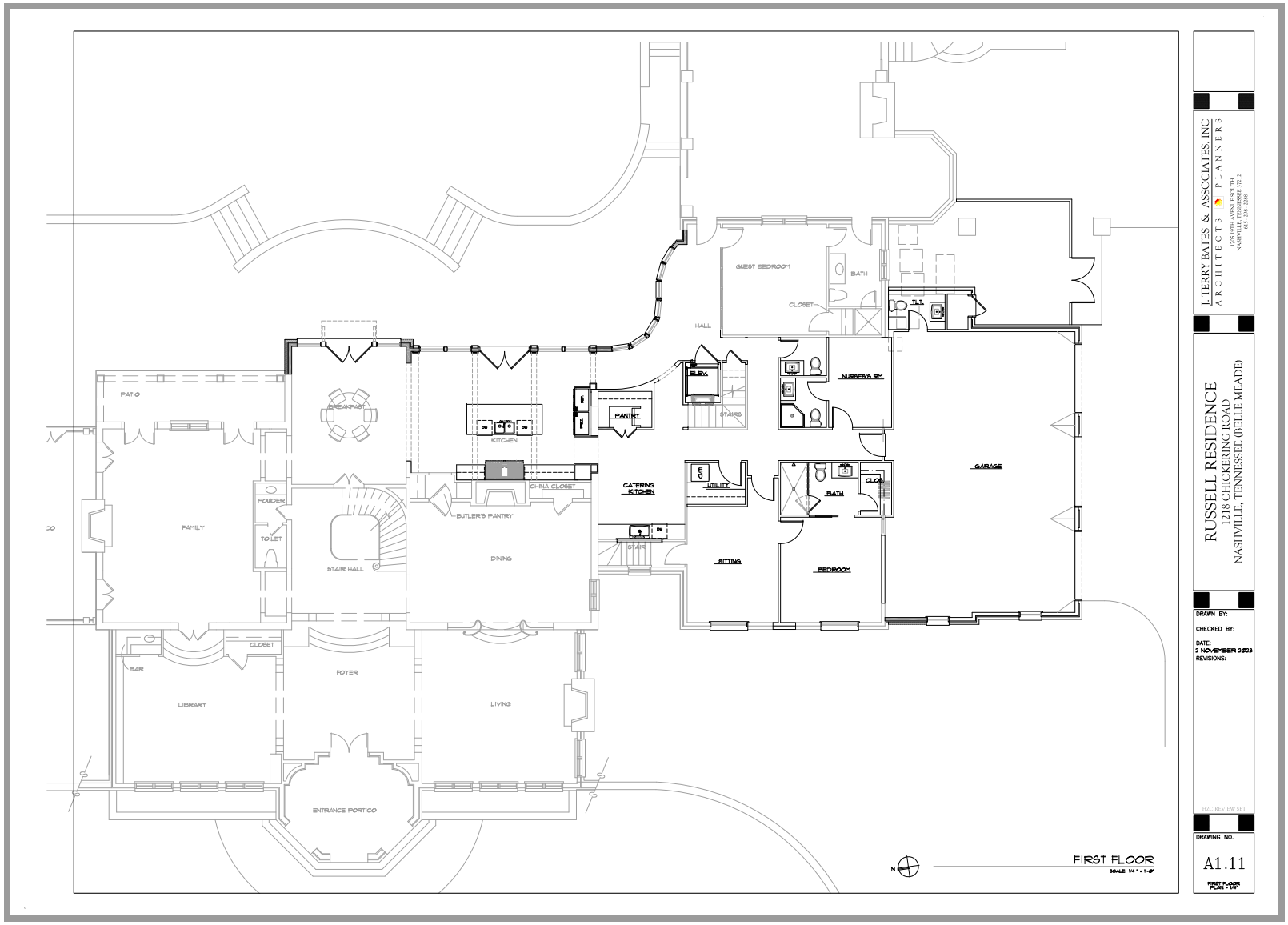


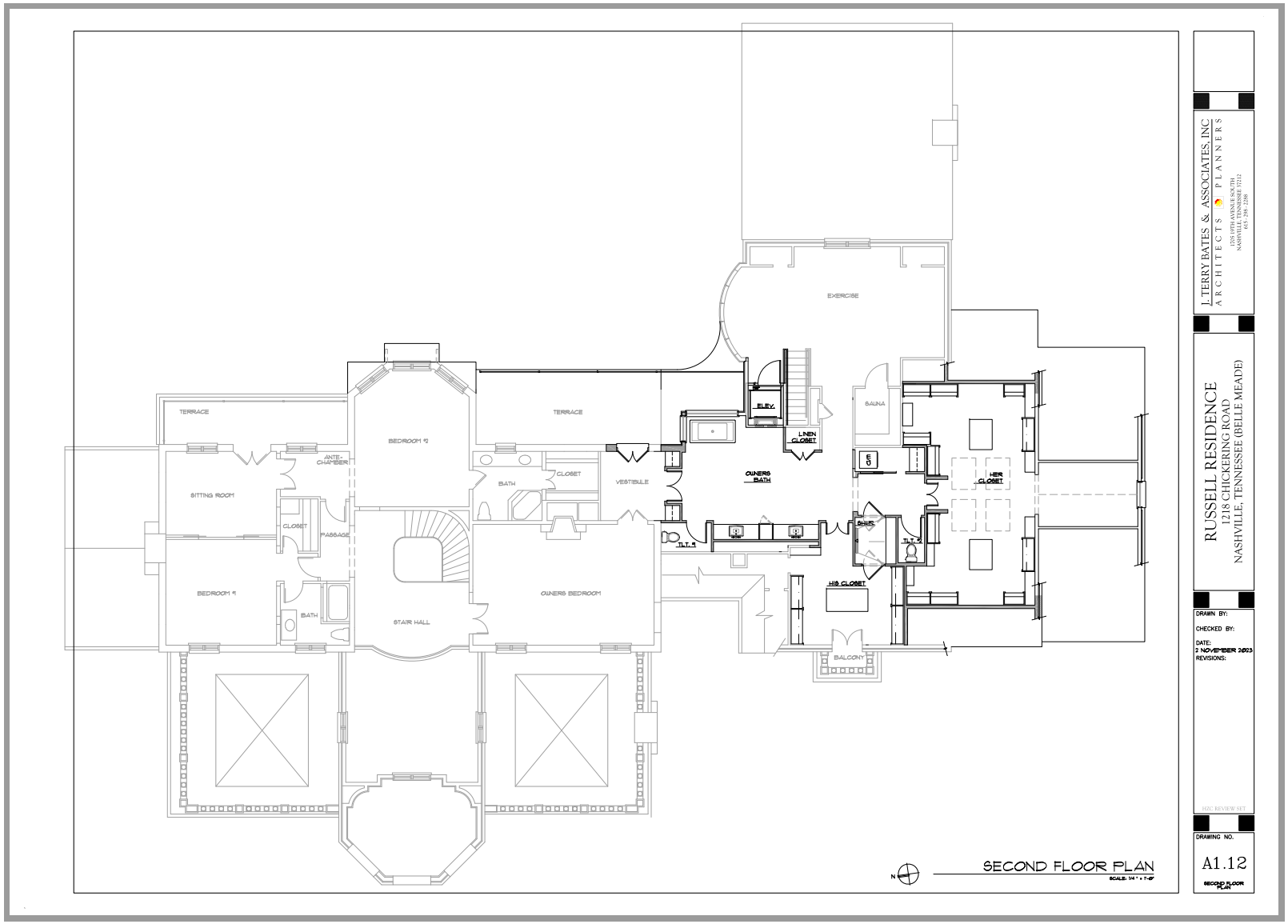
Russell residence, 1218 Chickering Road Original front view (1993 est.)

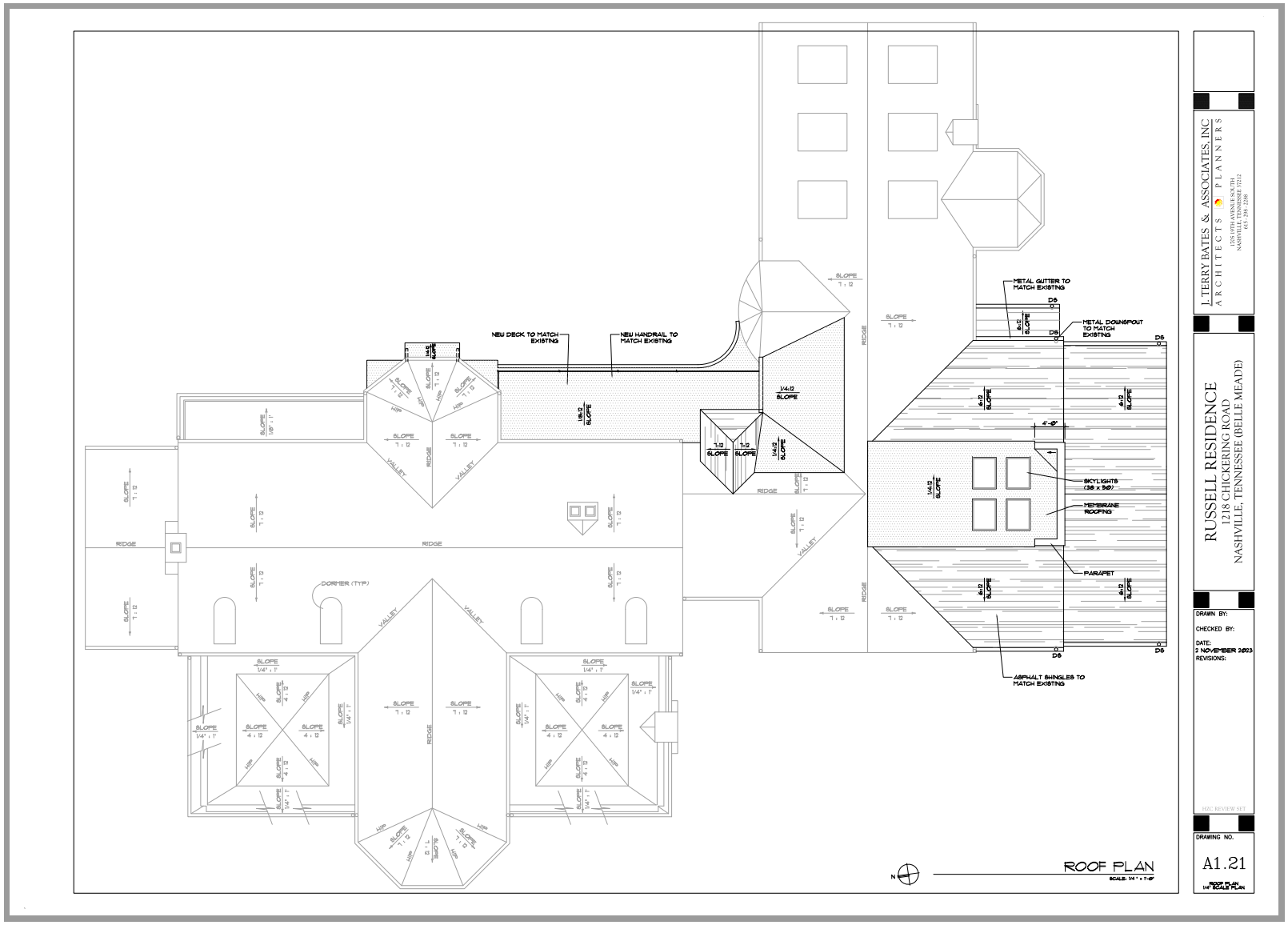

CHICKERING ROAD
(60' R.O.W.)
SETBACK LINE
NEW KITCHEN EXTENSION
PLANTED AREA
NEW SUNROOM EXTENSION
MOVE DRIVEWAY
NOTE:
SITE INFORMATION IS TAKEN FROM DATA SUPPLIED BY CHERRY LAND SURVEYING ON A DRAWING DATED 1/25/23. J. TERRY BATES AND ASSOCIATES, INC. SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION.
SITE PLAN
SCALE: 1" = 40'
J. TERRY BATES & ASSOCIATES, INC
ARCHITECTS PLANNERS
1218 18TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
615 - 298 - 1288
RUSSELL RESIDENCE
1218 CHICKERING ROAD
NASHVILLE, TENNESSEE (BELLE MEADE)
DRAWN BY:
CHECKED BY:
DATE:
2 NOVEMBER 2023
REVISIONS:
HDC REVIEW SET
DRAWING NO.
AS1.01
SITE PLAN


S85°59'52"E
1081.24'
S85°59'52"E
1081.24'
N86°58'58"E
9.92'
839.4'
N82°20'09"W
1103.76'N82°20'09"W
1103.76'
SETBACK LINE
FRONT BUILDING LINE
PLANTED AREA
NEW KITCHEN EXTENSION
NEW GARAGE EXTENSION
MOVE DRIVEWAY
10'-0" (HEIGHT LESS THAN 25')
10'-0" (HEIGHT GREATER THAN 25')
NOTE:
SITE INFORMATION IS TAKEN FROM DATA SUPPLIED BY CHERRY LAND SURVEYING ON A DRAWING DATED 1/25/23. J. TERRY BATES AND ASSOCIATES, INC. SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION.
SITE PLAN
SCALE: 1" = 30'
J. TERRY BATES & ASSOCIATES, INC
ARCHITECTS PLANNERS
1250 18TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
615 - 298 - 1200
RUSSELL RESIDENCE
1218 CHICKERING ROAD
NASHVILLE, TENNESSEE (BELLE MEADE)
DRAWN BY:
CHECKED BY:
DATE:
2 NOVEMBER 2023
REVISIONS:
HDC REVIEW SET
DRAWING NO.
AS1.02
SITE PLAN


OVERALL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
J. TERRY BATES & ASSOCIATES, INC
ARCHITECTS PLANNERS
1250 18TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
615 - 298 - 1200
RUSSELL RESIDENCE
1218 CHICKERING ROAD
NASHVILLE, TENNESSEE (BELLE MEADE)
DRAWN BY:
CHECKED BY:
DATE:
2 NOVEMBER 2023
REVISIONS:
HDC REVIEW SET
DRAWING NO.
A1.01
OVERALL FIRST FLOOR PLAN


GUEST BEDROOM
BATH
CLOSET
HALL
T.V.
ELEV.
NURSE'S RM.
PANTRY
STAIRS
KITCHEN
PATIO
BREAKFAST
GARAGE
CATERING KITCHEN
CHINA CLOSET
UTILITY
CLOS.
BATH
POWDER
TOILET
FAMILY
BUTLER'S PANTRY
DINING
STAIR
SITTING
BEDROOM
STAIR HALL
CLOSET
BAR
FOYER
LIBRARY
LIVING
ENTRANCE PORTICO
FIRST FLOOR
SCALE: 1/4" = 1'-0"
J. TERRY BATES & ASSOCIATES, INC
ARCHITECTS PLANNERS
1250 18TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
615 - 386 - 1200
RUSSELL RESIDENCE
1218 CHICKERING ROAD
NASHVILLE, TENNESSEE (BELLE MEADE)
DRAWN BY:
CHECKED BY:
DATE:
2 NOVEMBER 2023
REVISIONS:
HDC REVIEW SET
DRAWING NO.
A1.11
FIRST FLOOR PLAN - 1/4"


TERRACE
BEDROOM #2
TERRACE
EXERCISE
ELEV.
SAUNA
LINEN CLOSET
ANTE-CHAMBER
SITTING ROOM
BATH
CLOSET
VESTIBULE
OWNERS BATH
HER CLOSET
CLOSET
PASSAGE
TLT.
TLT.
SHWR.
BEDROOM #
BATH
STAIR HALL
OWNERS BEDROOM
HIS CLOSET
BALCONY
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
J. TERRY BATES & ASSOCIATES, INC
ARCHITECTS PLANNERS
1250 18TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
615 - 298 - 1200
RUSSELL RESIDENCE
1218 CHICKERING ROAD
NASHVILLE, TENNESSEE (BELLE MEADE)
DRAWN BY:
CHECKED BY:
DATE:
2 NOVEMBER 2023
REVISIONS:
HDC REVIEW SET
DRAWING NO.
A1.12
SECOND FLOOR PLAN



J. TERRY BATES & ASSOCIATES, INC
ARCHITECTS PLANNERS
1250 18TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
615 - 386 - 1200

RUSSELL RESIDENCE
1218 CHICKERING ROAD
NASHVILLE, TENNESSEE (BELLE MEADE)

DRAWN BY:
CHECKED BY:
DATE:
2 NOVEMBER 2023
REVISIONS:

HDC REVIEW SET

DRAWING NO.
A1.21


ASPHALT SHINGLES TO MATCH EXISTING
CORNICE TRIM TO MATCH EXISTING
SECOND FLR CLNG.
8'-3"
VERIFY
SECOND FLOOR
FIRST FLR CEILING
9'-3"
VERIFY
FIRST FLOOR
LIVING / LIBRARY
11'-8"
WINDOW SURROUND TO MATCH EXISTING
BRICK VENEER TO MATCH EXISTING
1 ELEVATION
FRONT/WEST
SCALE: 1/4" = 1'-0"
HANDRAIL TO MATCH EXISTING
WOOD COLUMNS TO MATCH EXISTING
WOOD CORNICE TO MATCH EXISTING
EXTERIOR GRADE WOOD CORBELS TO SUPPORT ROOF OVERHANG
2 ELEVATION
REAR/EAST
SCALE: 1/4" = 1'-0"
J. TERRY BATES & ASSOCIATES, INC
ARCHITECTS PLANNERS
1202 18TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
615 - 386 - 2300
RUSSELL RESIDENCE
1218 CHICKERING ROAD
NASHVILLE, TENNESSEE (BELLE MEADE)
DRAWN BY:
CHECKED BY:
DATE:
2 NOVEMBER 2023
REVISIONS:
HDC REVIEW SET
DRAWING NO.
A2.01
EXTERIOR ELEVATIONS


MATCH EXISTING RAKE EDGE OF ROOF
SECOND FLR CEILING
8'-3"
VERIFY
SECOND FLOOR FIRST FLOOR CEILING
8'-3"
VERIFY
FIRST FLOOR LIVING / LIBRARY
1'-0"
MATCH EXISTING WATERTABLE
SEGMENTAL BRICK ARCH
BRICK VENEER TO MATCH EXISTING
1 ELEVATION
SOUTH SIDE
SCALE: 1/4" = 1'-0"
SECOND FLR CEILING
8'-3"
VERIFY
SECOND FLOOR FIRST FLOOR CEILING
8'-3"
VERIFY
FIRST FLOOR LIVING / LIBRARY
1'-0"
EXTERIOR GRADE WOOD CORBEL TO SUPPORT ROOF OVERHANG
BRICK VENEER TO MATCH EXISTING
2 ELEVATION
NORTH SIDE
SCALE: 1/4" = 1'-0"
J. TERRY BATES & ASSOCIATES, INC
ARCHITECTS PLANNERS
1250 18TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
615 - 298 - 1200
RUSSELL RESIDENCE
1218 CHICKERING ROAD
NASHVILLE, TENNESSEE (BELLE MEADE)
DRAWN BY:
CHECKED BY:
DATE:
2 NOVEMBER 2023
REVISIONS:
HDC REVIEW SET
DRAWING NO.
A2.02
EXTERIOR ELEVATIONS


MAINTAIN A 9'-0" CLEAR CEILING OVER ELEVATOR - VERIFY WITH ELEVATOR MANUF.
SECOND FLR. CEILING
8'-3" VERIFY
SECOND FLOOR FIRST FLOOR CEILING
8'-3" VERIFY
FIRST FLOOR LIVING / LIBRARY
1'-6"
EXTEND BAY DOWN TO FIRST FLOOR
1 ELEVATION
NORTH SIDE / ELEV.
SCALE: 1/4" = 1'-0"
SECOND FLR. CEILING
HANDRAIL TO MATCH EXISTING
8'-3" VERIFY
SECOND FLOOR FIRST FLR. CEILING
8'-3" VERIFY
FIRST FLOOR LIVING / LIBRARY
1'-6"
WOOD CORNICE TO MATCH EXISTING
2 ELEVATION
EAST SIDE / ELEV.
SCALE: 1/4" = 1'-0"
J. TERRY BATES & ASSOCIATES, INC
ARCHITECTS PLANNERS
1250 18TH AVENUE SOUTH
NASHVILLE TENNESSEE 37212
615 - 386 - 2200
RUSSELL RESIDENCE
1218 CHICKERING ROAD
NASHVILLE, TENNESSEE (BELLE MEADE)
DRAWN BY:
CHECKED BY:
DATE:
2 NOVEMBER 2023
REVISIONS:
HDC REVIEW SET
DRAWING NO.
A2.03
EXTERIOR ELEVATIONS

Russell residence – 1218 Chickering Road, Nashville, TN (Belle Meade)

Square footage calculations

Footprint

Pre-construction	Post construction
6,864.66 sq. ft	8,082.72 sq. ft.

Floor area

Pre-construction	Post construction
1st flr. - 5,277.38 sq. ft.	6,495.42 sq. ft.
2nd flr. – 3, 656.18 sq. ft.	4,212.24 sq. ft.
Total - 8,933.56 sq. ft.	10,707.66 sq. ft.

Staff Report

Agenda No.: IV.B.

Case No.: HZC2023-7

Staff: Mary Samaniego, Planning Director

Applicant: Terry Bates

Request: Certificate of Appropriateness for revisions to previously approved additions

Location: 1218 Chickering Road

Summary:
The applicant on behalf of the property owners is requesting Certificate of Appropriateness approval for revisions to the exterior of a previously approved additions. In September 2023, the Historic Zoning Commission (HZC) approved two additions to an existing Eclectic Georgian house. Since that meeting, the property owners have further expanded the proposed additions which necessitates a new HZC approval.

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

1. The subject property is 8.63 acres, and the residence is approximately 8,933 square feet in size.
2. The residence was originally constructed in 1940 with several additions over the decades.
3. The proposed additions to the side and rear will increase the overall residence area to 10,707 square feet and an 8,082 square foot footprint.
4. The original additions approved in September were to expand the garages and kitchen areas. The proposed additions are now to expand the bedrooms and studio.
5. The residence is not listed on TN historic survey or the local historic survey.
6. The property is located within the Estates A zoning district and is not within the regulated floodplain.
7. The expansion to the additions do not impact the placement of the structure on the lot regarding Zoning Code compliance.

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-209(4), The Historic Zoning Commission shall rely upon the

adopted guidelines for the district and give primary consideration to per Section 14-202(1)(c):

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

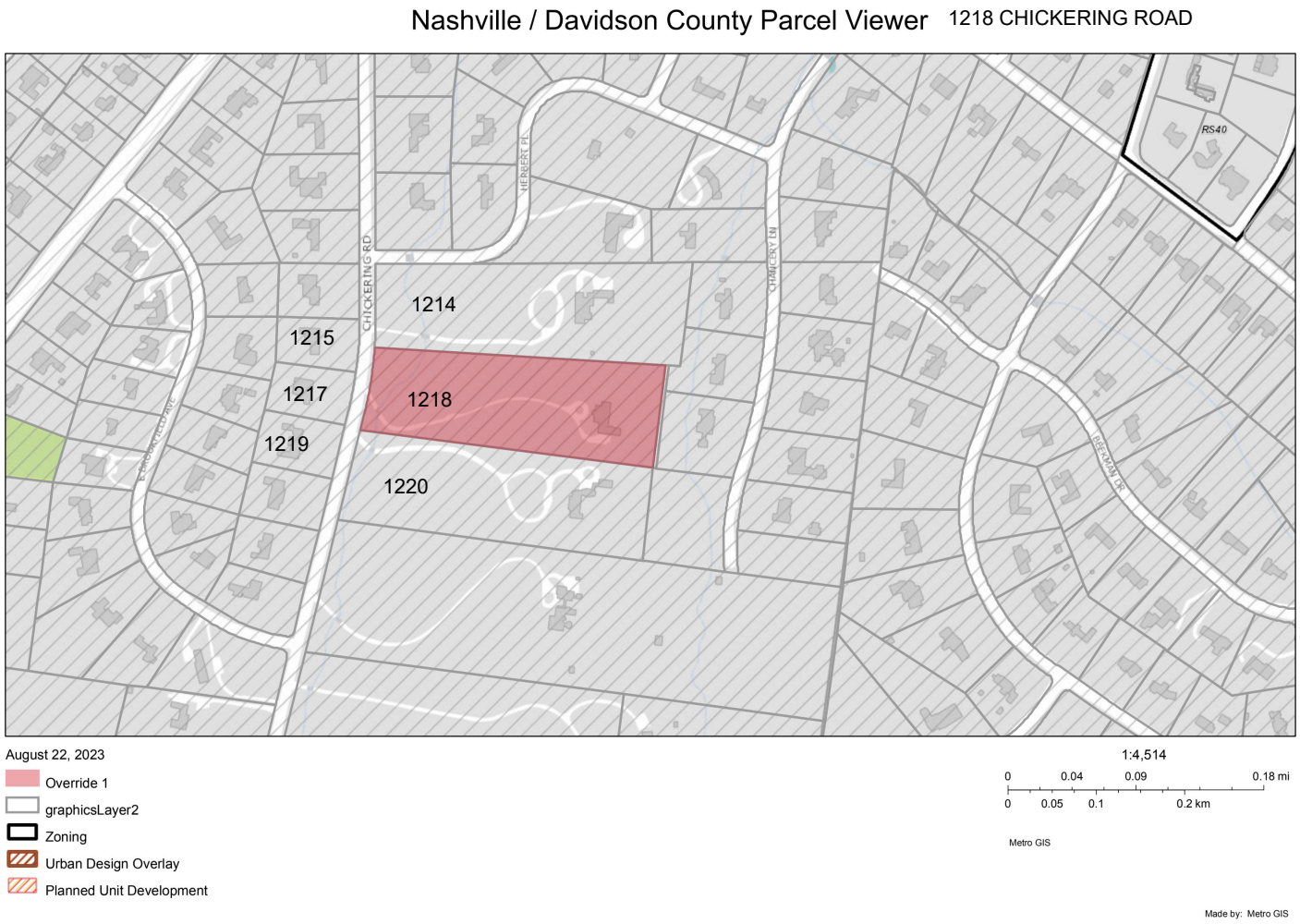
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

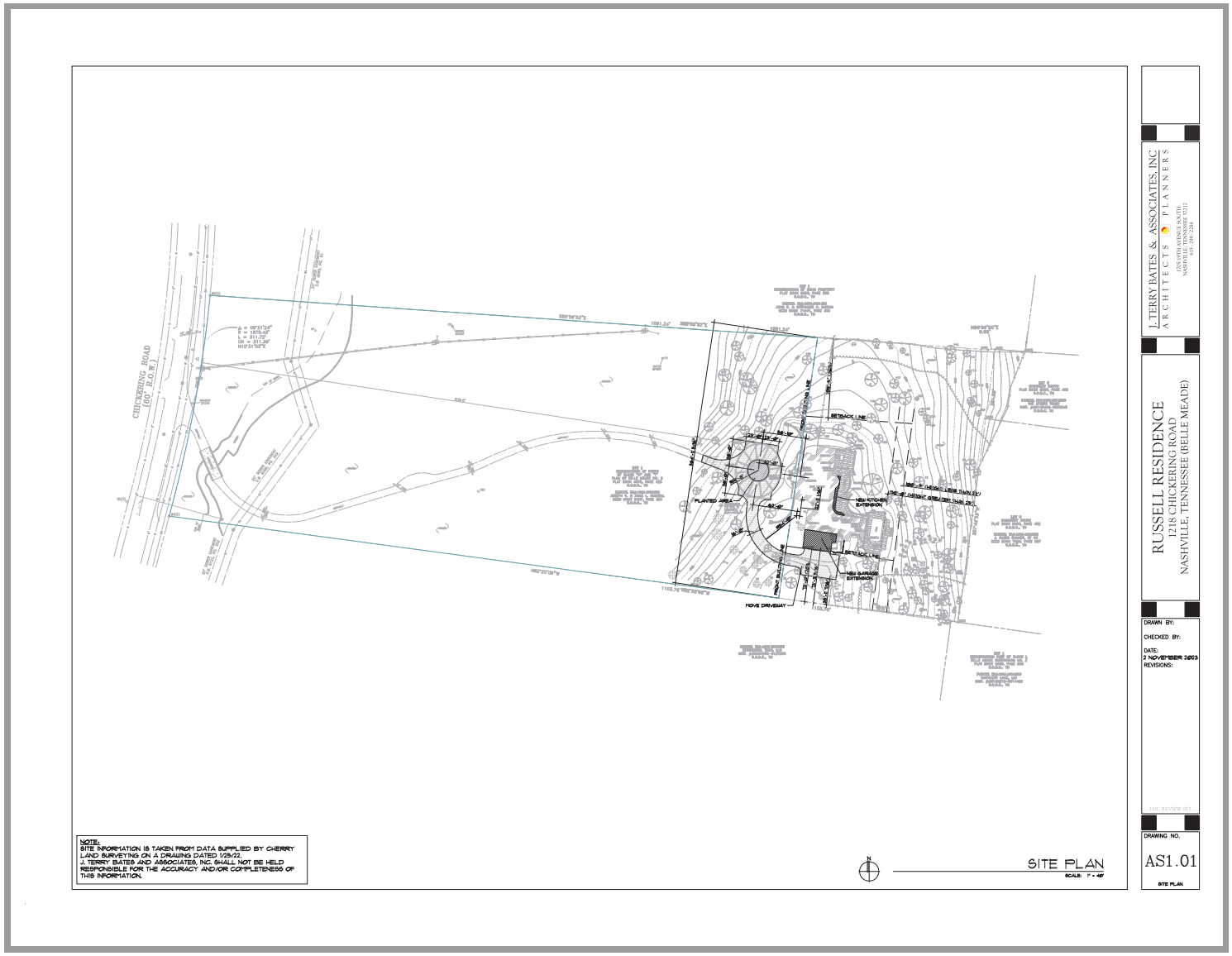
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by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

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

Attachments:

1. Location Map
2. Staff Analysis


Nashville / Davidson County Parcel Viewer
1218 CHICKERING ROAD
CHICKERING RD
HERBERT PL
CHANCERY LN
FREEMAN DR
RS40
1214
1215
1217
1218
1219
1220
August 22, 2023
Override 1
graphicsLayer2
Zoning
Urban Design Overlay
Planned Unit Development
1:4,514
0 0.04 0.09 0.18 mi
0 0.05 0.1 0.2 km
Metro GIS
Made by: Metro GIS


CHICKERING ROAD
(60' R.O.W.)
PLANTED AREA
NEW KITCHEN EXTENSION
NEW GARAGE EXTENSION
MOVE DRIVEWAY
NOTE:
SITE INFORMATION IS TAKEN FROM DATA SUPPLIED BY CHERRY LAND SURVEYING ON A DRAWING DATED 1/25/22.
J. TERRY BATES AND ASSOCIATES, INC. SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION.
SITE PLAN
J. TERRY BATES & ASSOCIATES, INC
ARCHITECTS PLANNERS
RUSSELL RESIDENCE
1218 CHICKERING ROAD
NASHVILLE, TENNESSEE (BELLE MEADE)
DRAWN BY:
CHECKED BY:
DATE:
2 NOVEMBER 2023
REVISIONS:
DRAWING NO.
AS1.01
SITE PLAN

PAID
NOV 02 2023
By RK 2108

DATE: 11-02-23
APPLICATION # HZC2023-6

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: 424 Westview Ave

TAX MAP ID: MAP# _____ GROUP#_____PARCEL# 11615002500

1

AGE/YEAR OF STRUCTURE: 1958 per HS-268

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: Chestnut Infill GP - Lucas Chestnut, Partner

ADDRESS: 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

EMAIL: Lucas@craftsmanresidential.com

PHONE NUMBERS (WORK) _____ (HOME) _____ (Cell) (270) 350-6106

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; Ranch **Describe Proposed Work;** Demolition of home and carport

- **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 structure is habitable condition if mechanical repairs were completed. There is no historical significance to the structure with the survey only noting the colorful stained glass sidelight at front entry.

  Give a compelling reason for demolition of property. The house is a ranch home that does not contribute to the architectural character of Belle Meade. The footprint has been heavily modified, thus its position on the lot is not consistent with houses in Belle Meade
  Describe the proposed reuse of existing materials, if any? none

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 ZTC

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.

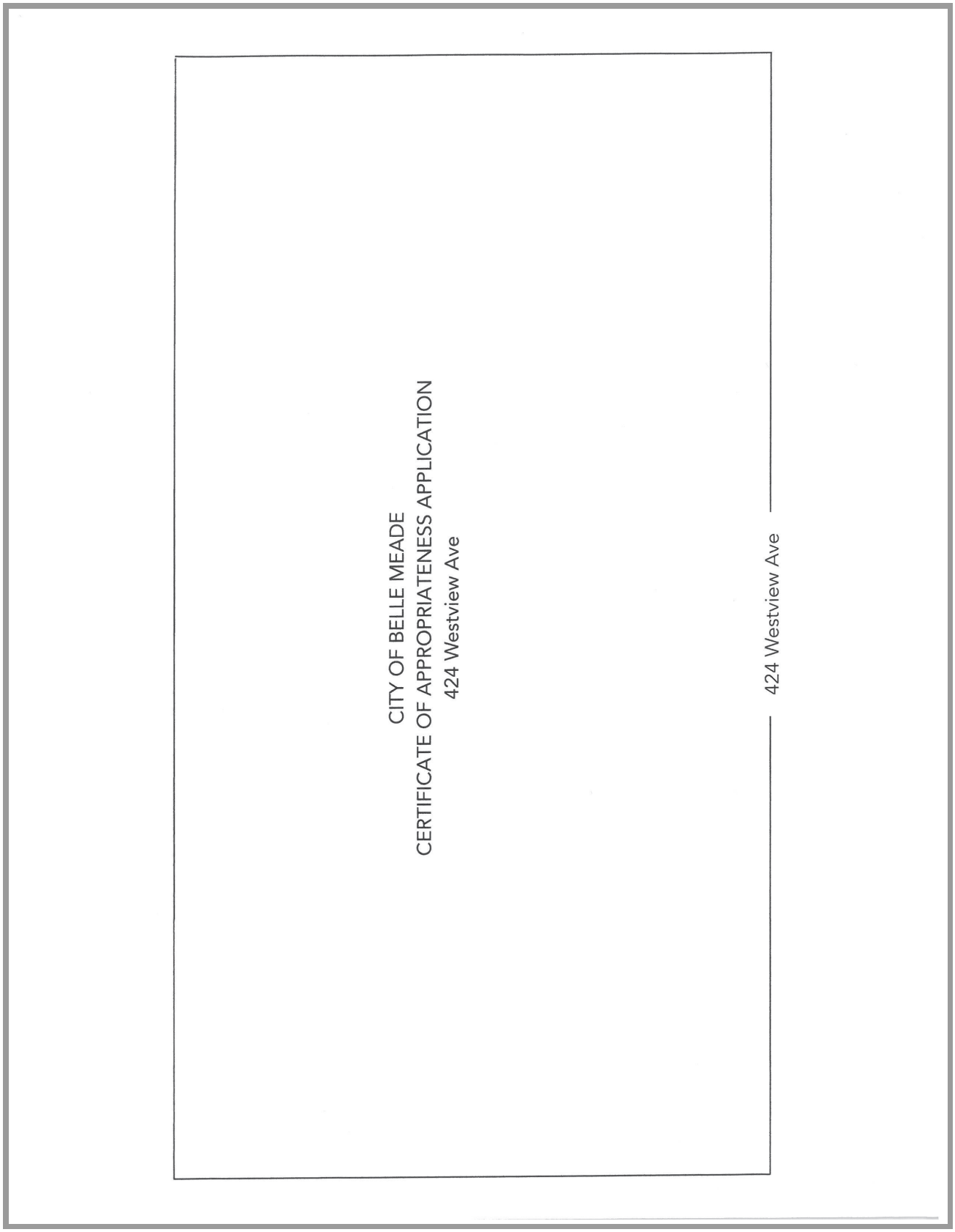
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving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

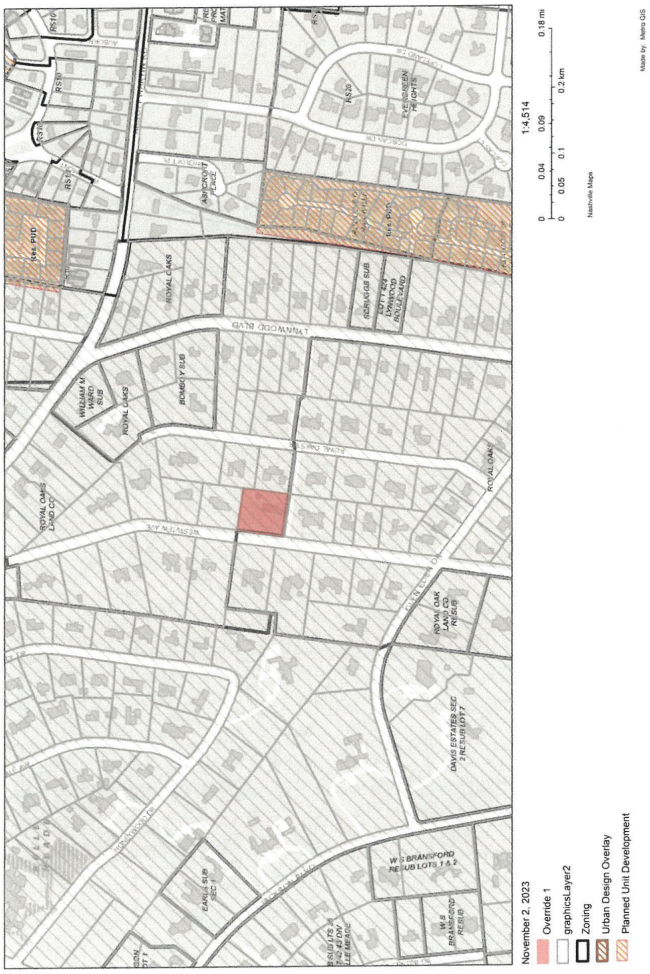
Applicant Signature: _____ Date: 11/2/23

Property Owner: Chestnut Infill GP, Lucas Chestnut, Partner Date: 11/2/23


CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION
424 Westview Ave
424 Westview Ave

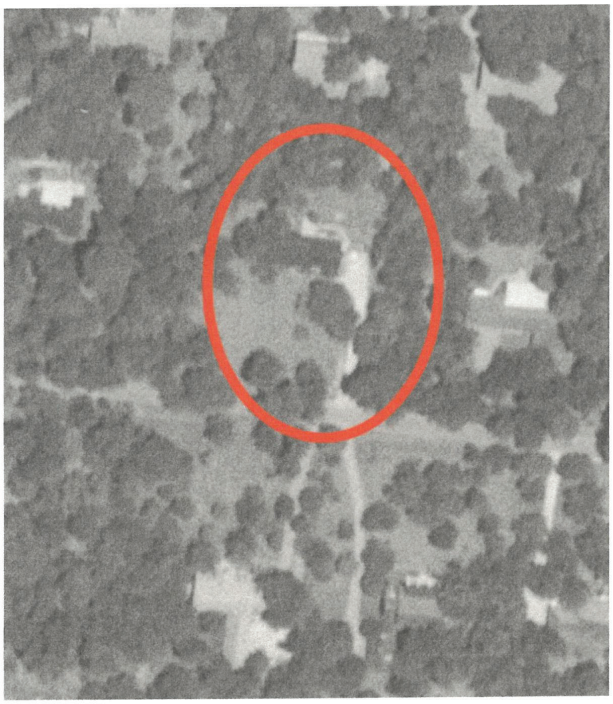
Map

Nashville / Davidson County Parcel Viewer



424 Westview Ave

1959





Newly completed house without a carport

424 Westview Ave

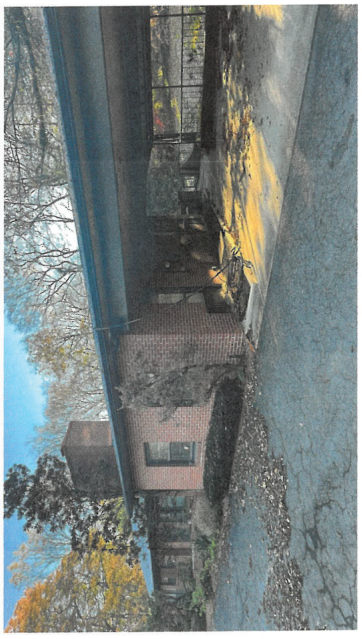
Existing Conditions

424 Westview Ave

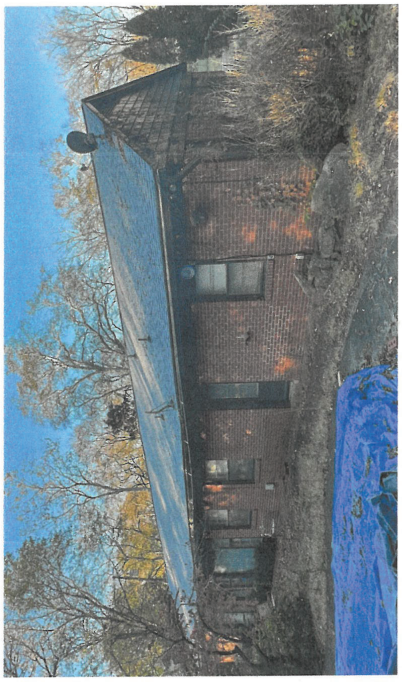


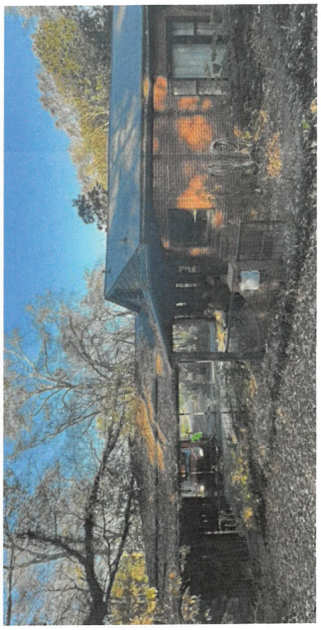




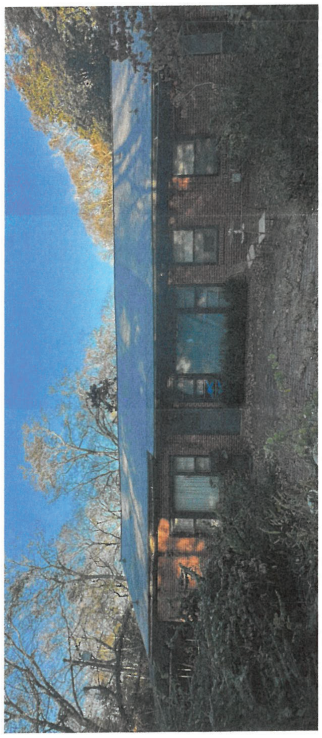


Existing Conditions



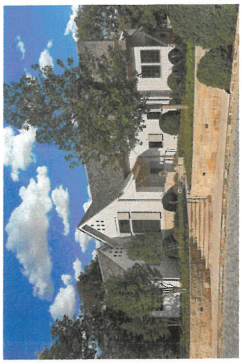






424 Westview Ave

Neighboring Homes



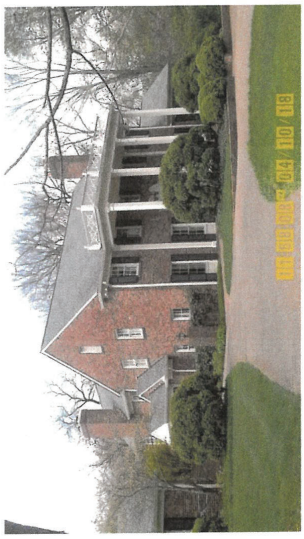
425 Westview



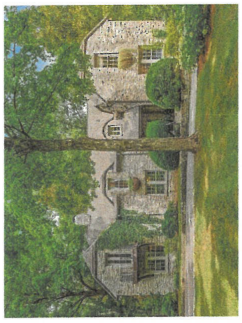
429 Westview



423 Westview



411 Westview



417 Westview

424 Westview Ave



415 Westview



407 Westview

Neighboring Homes



412 Westview



414 Westview



418 Westview



428 Westview



432 Westview



434 Westview

CRAFTSMAN
RESIDENTIAL

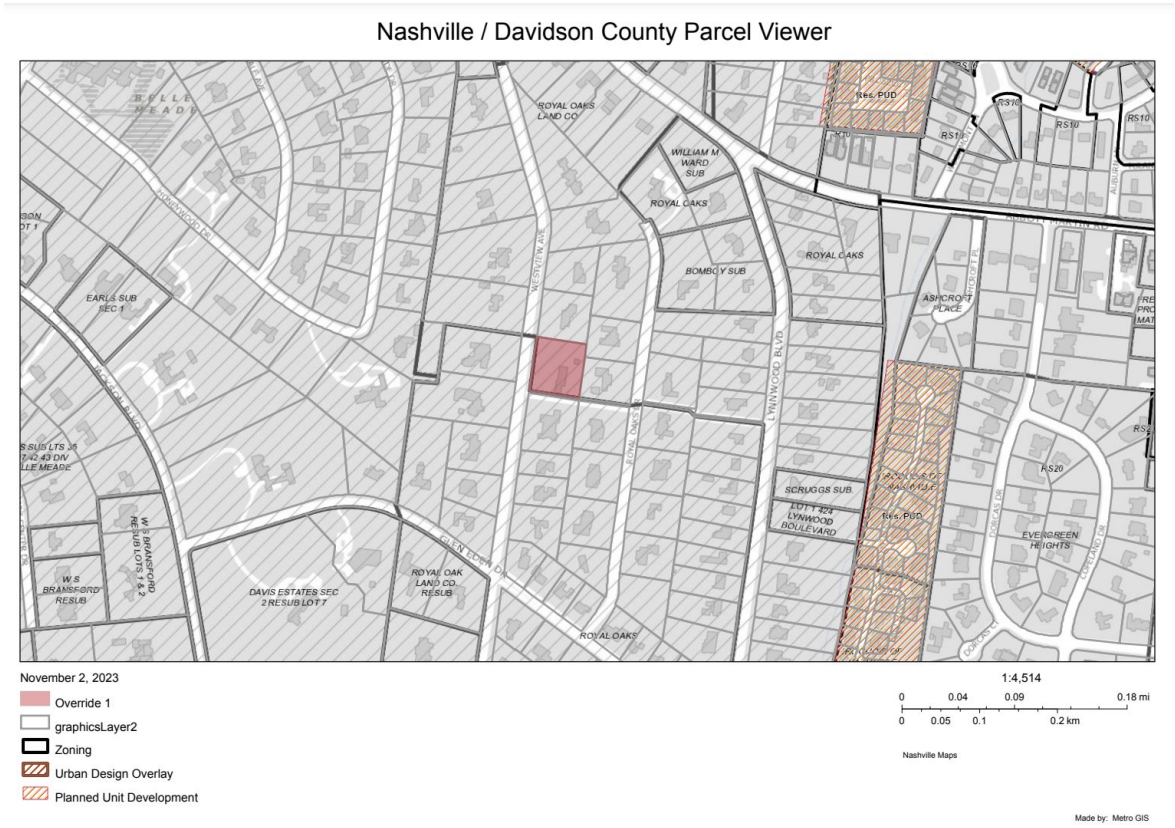
General Attachment: APPLICATION PAID.pdf

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

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION
424 Westview Ave

424 Westview Ave

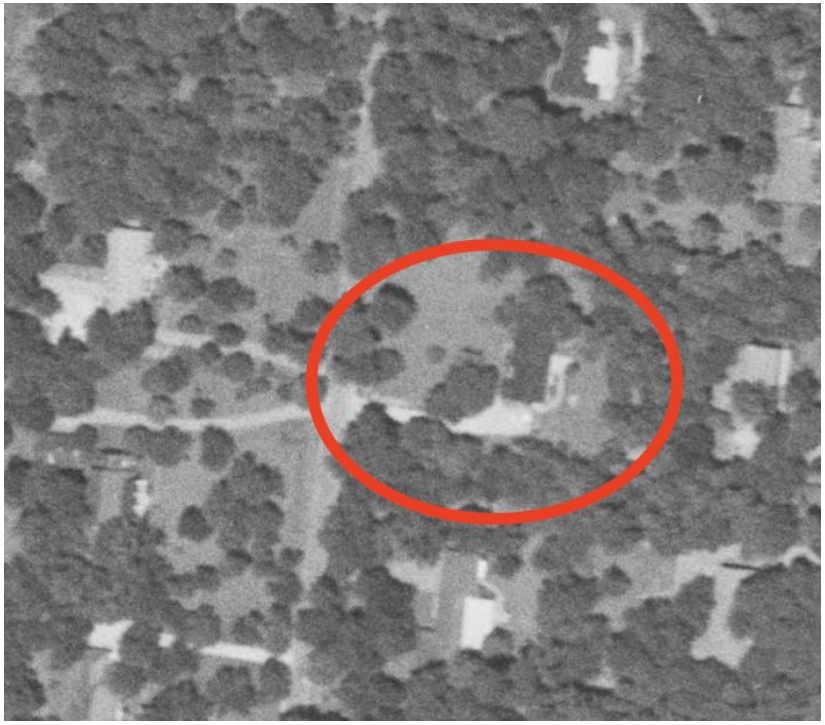
Map



424 Westview Ave

1959





Newly completed house without a carport

424 Westview Ave

Existing Conditions









424 Westview Ave

Existing Conditions









424 Westview Ave

Neighboring Homes



415 Westview



417 Westview



423 Westview



425 Westview



407 Westview



411 Westview



429 Westview

424 Westview Ave

Neighboring Homes



412 Westview



414 Westview



418 Westview



428 Westview



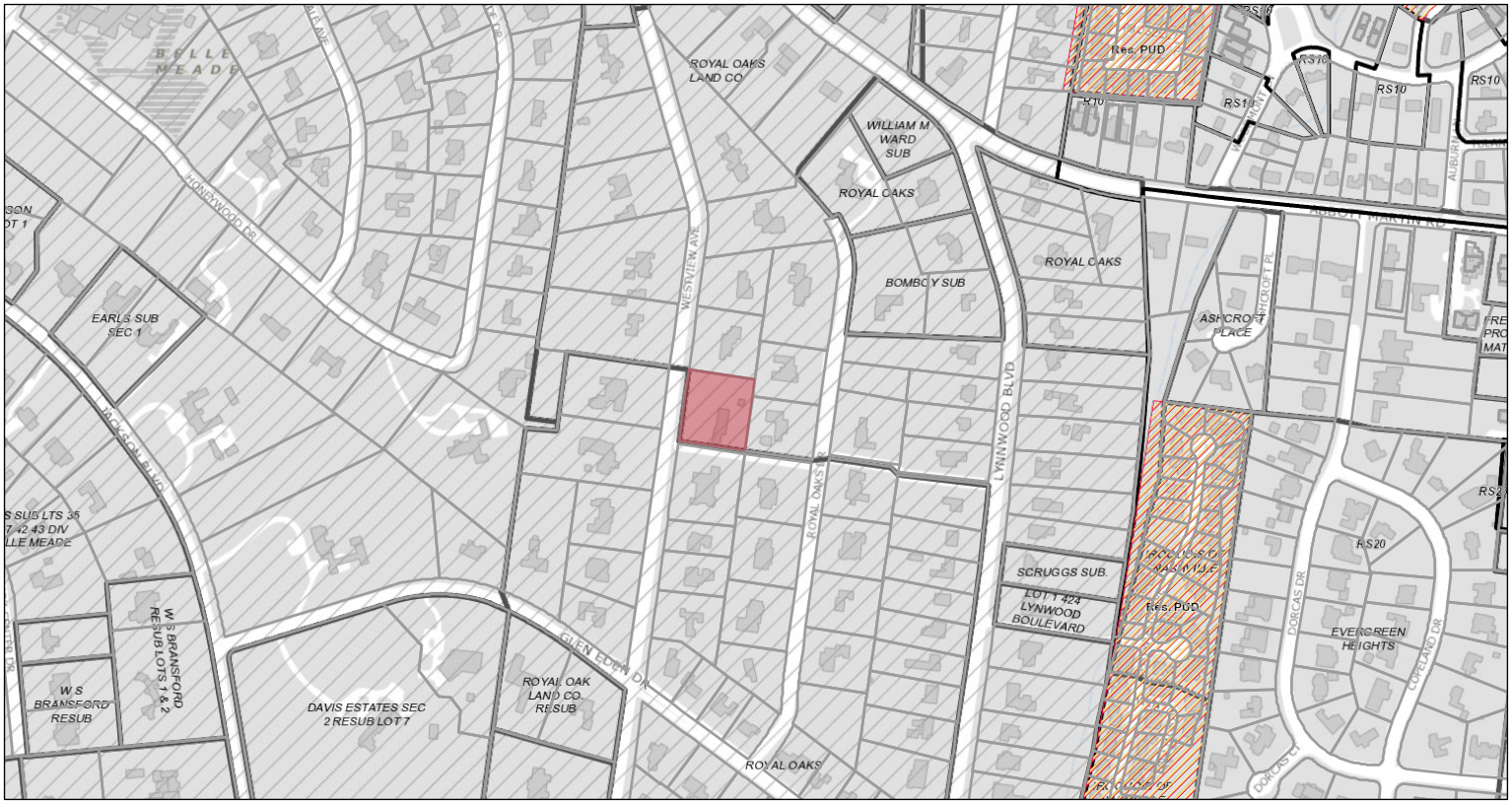
432 Westview



434 Westview

CRAFTSMAN
RESIDENTIAL

Nashville / Davidson County Parcel Viewer



November 2, 2023

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

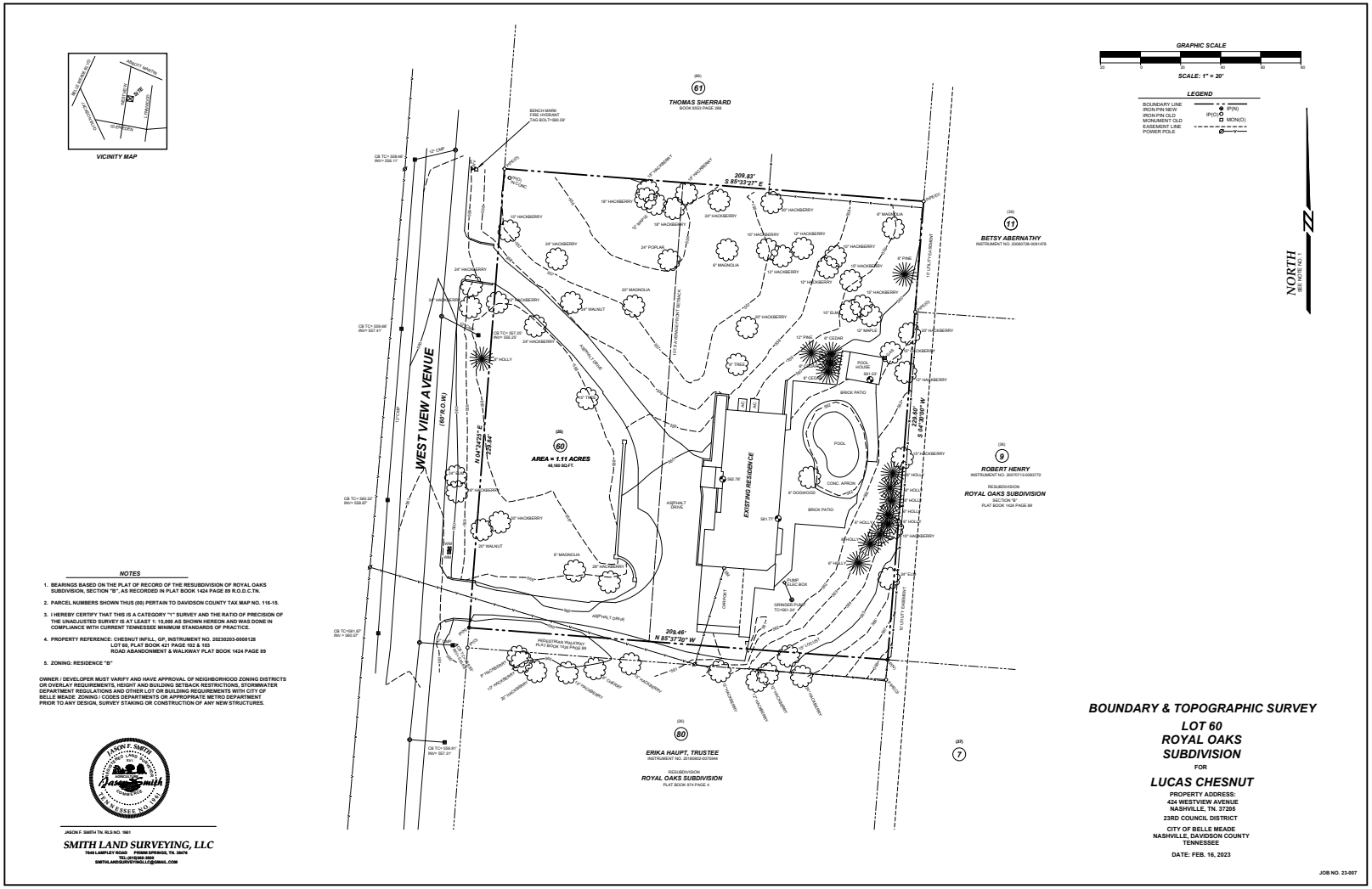
1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Nashville Maps

Made by: Metro GIS


VICINITY MAP
GRAPHIC SCALE
SCALE: 1" = 20'
LEGEND
BOUNDARY LINE
IRON PIN NEW
IRON PIN OLD
MONUMENT OLD
EASEMENT LINE
POWER POLE
IP(N)
IP(O)
MON(O)
NORTH
(R) 61
THOMAS SHERRARD
BOOK 8553 PAGE 268
(R) 11
BETSY ABERNATHY
INSTRUMENT NO. 20060728-0091476
(R) 9
ROBERT HENRY
INSTRUMENT NO. 20070713-0083772
RESUBDIVISION
ROYAL OAKS SUBDIVISION
SECTION "B"
PLAT BOOK 1424 PAGE 89
(R) 80
ERIKA HAUPT, TRUSTEE
INSTRUMENT NO. 20190503-0070946
RESUBDIVISION
ROYAL OAKS SUBDIVISION
PLAT BOOK 9191 PAGE 8
(R) 7
WEST VIEW AVENUE
(60' R.O.W.)
209.83'
S 85°33'27" E
209.46'
N 85°37'20" W
239.84'
N 04°26'33" E
239.80'
S 04°26'00" W
(R) 60
AREA = 1.11 ACRES
48,366 SQ.FT.
EXISTING RESIDENCE
BRICK PATIO
POOL
POOL HOUSE
CONC. APRON
ASPHALT DRIVE
CHIMNEY
PUMP ELEC BOX
GRINDER PUMP
PEDESTRIAN WALKWAY
PLAT BOOK 1424 PAGE 89
BENCH MARK
FIRE HYDRANT
TAG BOLT=580.59'
NOTES
1. BEARINGS BASED ON THE PLAT OF RECORD OF THE RESUBDIVISION OF ROYAL OAKS SUBDIVISION, SECTION "B", AS RECORDED IN PLAT BOOK 1424 PAGE 89 R.O.D.C.TN.
2. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY TAX MAP NO. 116-15.
3. I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1: 10,000 AS SHOWN HEREON AND WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
4. PROPERTY REFERENCE: CHESNUT INFILL, GP, INSTRUMENT NO. 20230203-0008128 LOT 60, PLAT BOOK 421 PAGE 102 & 103 ROAD ABANDONMENT & WALKWAY PLAT BOOK 1424 PAGE 89
5. ZONING: RESIDENCE "B"
OWNER / DEVELOPER MUST VARIFY AND HAVE APPROVAL OF NEIGHBORHOOD ZONING DISTRICTS OR OVERLAY REQUIREMENTS, HEIGHT AND BUILDING SETBACK RESTRICTIONS, STORMWATER DEPARTMENT REGULATIONS AND OTHER LOT OR BUILDING REQUIREMENTS WITH CITY OF BELLE MEADE ZONING / CODES DEPARTMENTS OR APPROPRIATE METRO DEPARTMENT PRIOR TO ANY DESIGN, SURVEY STAKING OR CONSTRUCTION OF ANY NEW STRUCTURES.
JASON F. SMITH TN. SLS NO. 1661
SMITH LAND SURVEYING, LLC
7649 LAMPLEY ROAD PRIMM SPRINGS, TN. 38476
TEL: (615)585-3505
SMITH.LANDSURVEYING.LLC@GMAIL.COM
BOUNDARY & TOPOGRAPHIC SURVEY
LOT 60
ROYAL OAKS
SUBDIVISION
FOR
LUCAS CHESNUT
PROPERTY ADDRESS:
424 WESTVIEW AVENUE
NASHVILLE, TN. 37205
23RD COUNCIL DISTRICT
CITY OF BELLE MEADE
NASHVILLE, DAVIDSON COUNTY
TENNESSEE
DATE: FEB. 16, 2023
JOB NO. 23-007

Staff Report

Agenda No.:	IV.C.
Case No.:	HZC2023-6
Staff:	Mary Samaniego, Planning Director
Applicant:	Chestnut Infill GP
Request:	Certificate of Appropriateness for demolition
Location:	424 Westview Avenue

Summary:
The applicant/property owner is requesting Certificate of Appropriateness approval for demolition of a residence determined to be worthy of conservation. This residence was constructed in 1958 and appears to have had the carport added at some point. 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 1.13 acres (49,223 square feet - SF) and is rectangular shaped with 230' of frontage on Westview Avenue.
2. The residence was constructed in 1958 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 2,412 SF with an attached three-car carport and a one-car garage.
4. There only addition to the residence since its original construction appears to the carport and garage.
5. There have been at least three owners of the house since construction in 1958.
6. The dwelling has been identified in the 2021 historical survey (DV-26257) as having: brick construction type; gable roof configuration with asphalt shingles; stationary double-hung windows and a picture window; a brick chimney; 1-bay central porch; entrance has a wood-shuttered door with a sidelight of multi-color, mixed geometric design; and integral carport at south end.
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 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.

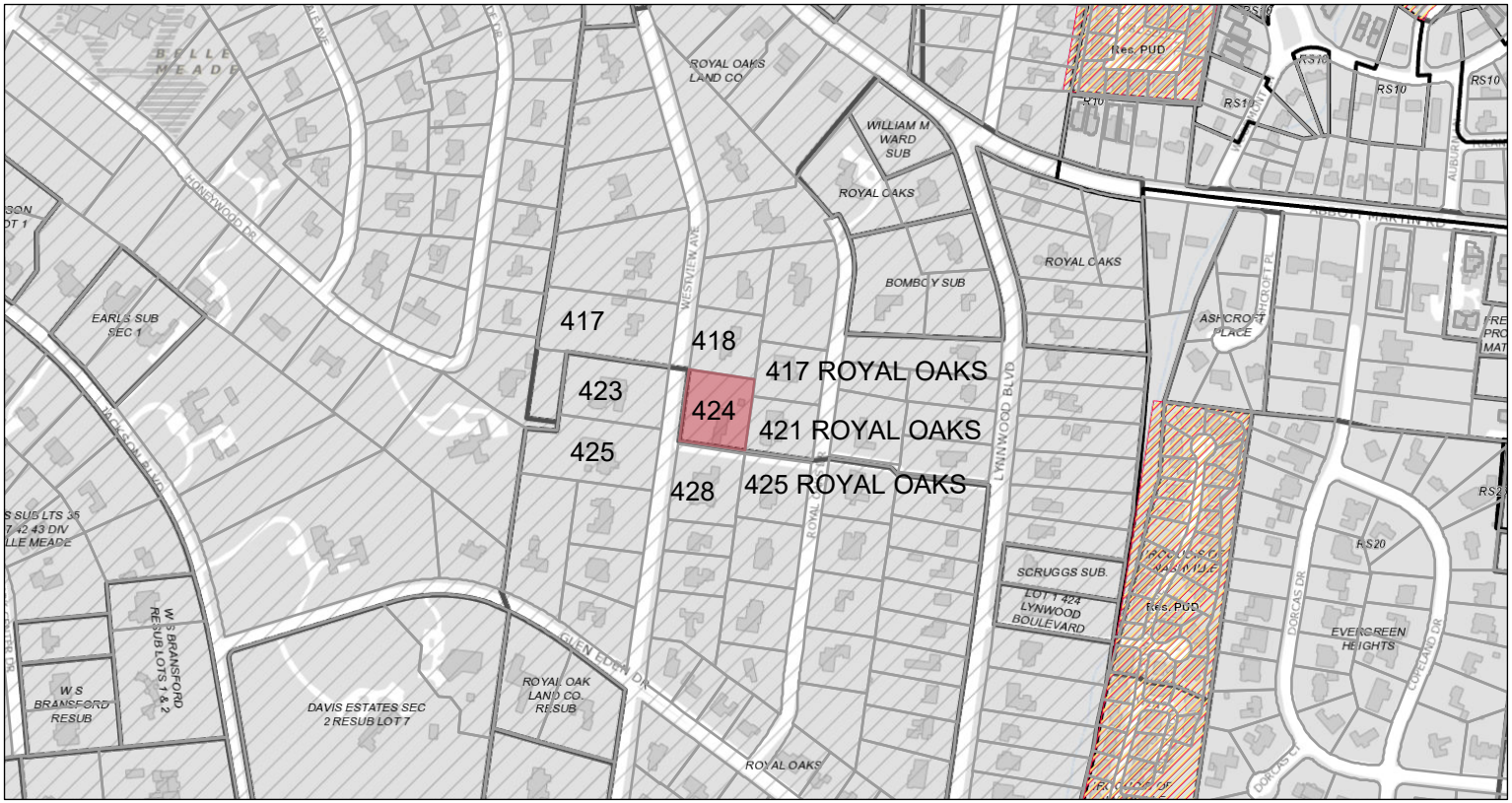
Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachments:

1. Location Map

Nashville / Davidson County Parcel Viewer

424 WESTVIEW AVENUE



November 2, 2023

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

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Nashville Maps

Made by: Metro GIS

PAID
NOV 02 2023
By CK# 2273

DATE: 10/31/23

APPLICATION # HZC 2023-5

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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

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

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

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

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

New Construction - $2,000 **Additions - $1,500.00** **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: 402 West Brookfield Avenue

TAX MAP ID: MAP# 130 09 0 138 GROUP#_____ PARCEL#_____

1

AGE/YEAR OF STRUCTURE: 1945

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: Rankin & Bill McGugin

ADDRESS: 204 Sunnyside Drive, Nashville TN 37205

EMAIL: bill@reitig.com

PHONE NUMBERS (WORK) 615-467-7600 (HOME) _____ (Cell) _____

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

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

Demolition of current residence on the property.

Design team of Architect Ron D. Farris & Landscape Architect Clay Trabue for new residence.

- **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? Yes, the property is habitable, the intent is to demolish the current residence and build a new residence in its place.

  Give a compelling reason for demolition of property. Construction of new residence.

  Describe the proposed reuse of existing materials, if any? No reuse of existing materials.

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 WAM

Please check off boxes below

- [x] Fee paid and submitted before deadline
- [x] PDF Map of Property Location
- [ ] PDF Site Plan/Survey with Contours
- [ ] Architectural Style Proposed
- [ ] 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 WAM

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.

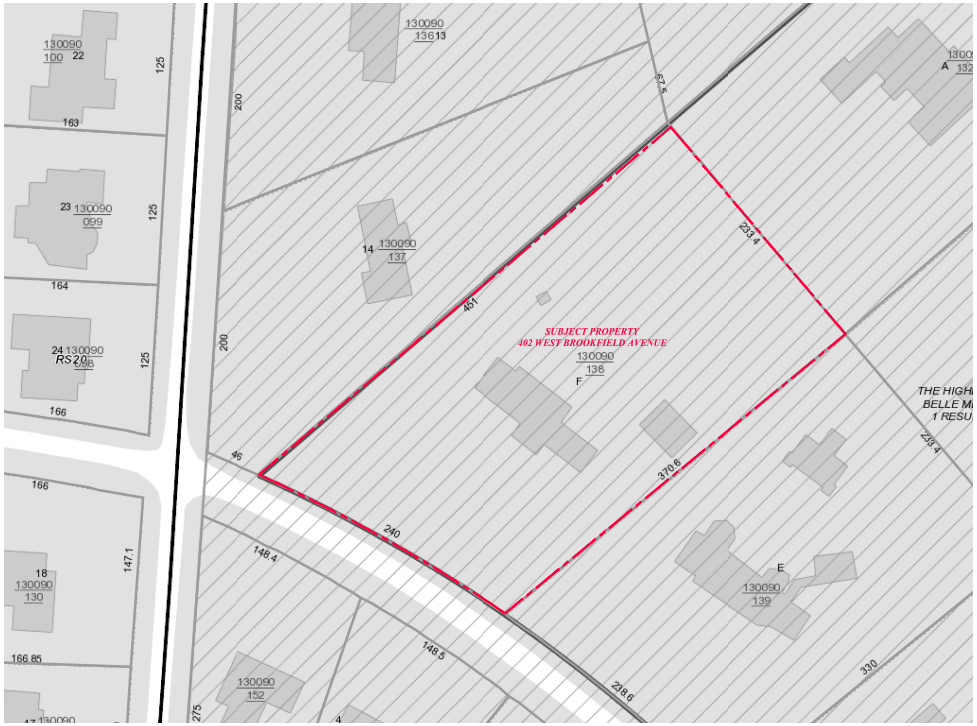
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving 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: William A. McGugin Date: 10/31/23

Property Owner: Devane Tennessee Community Property Trust Date: 10/31/23



McGUGIN RESIDENCE
402 West Brookfield Ave
NASHVILLE TENNESSEE

VICINITY MAP

FARRIS
concepts in
ARCHITECTURE

C-1.1

DATE: 10-31-23
DRAWN BY:
REVISIONS:

vicinity
map

scale: 1/32" = 1'-0"

existing residence at 402 West Brookfield Avenue



detached garage



McGUGIN RESIDENCE
402 West Brookfield Ave
NASHVILLE TENNESSEE

EXISTING PROPERTY

FARRIS
concepts in
ARCHITECTURE

1625 Bedford Avenue
Nashville, TN 37215
phone: 615-383-0492
fax: 615-383-4255

© FARRIS CONCEPTS IN ARCHITECTURE 2023
The sole intent of these drawings is for the construction of the residence at the address listed above. Any reproduction or use of these documents for any other purpose is strictly prohibited.

A-1.1

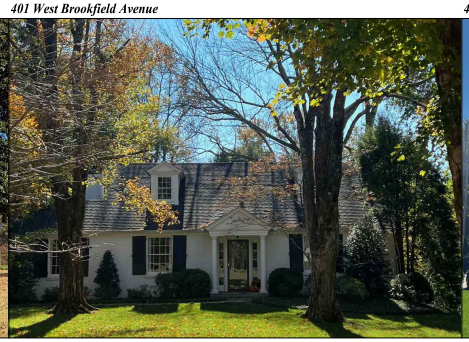
DATE: 10-31-23
DRAWN BY:
REVISIONS:

existing property

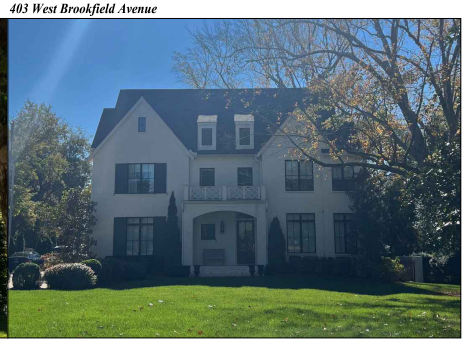
1114 Nichol Lane



401 West Brookfield Avenue



403 West Brookfield Avenue



404 West Brookfield Avenue



405 West Brookfield Avenue



McGUGIN RESIDENCE
402 West Brookfield Ave
NASHVILLE TENNESSEE

NEIGHBORHOOD PROPERTIES

FARRIS
concepts in
ARCHITECTURE

A-1.2

DATE: 10-31-23
DRAWN BY:
REVISIONS:

neighborhood properties

Staff Report

Agenda No.:	IV.D.
Case No.:	HZC2023-5
Staff:	Mary Samaniego, Planning Director
Applicant:	Rankin & Bill McGugin
Request:	Certificate of Appropriateness for demolition
Location:	402 West Brookfield Avenue

Summary:
The applicant/property owner is requesting Certificate of Appropriateness approval for demolition of a residence determined to be worthy of conservation. This residence was constructed in 1945 and appears to have had the carport added at some point. 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 2.13 acres (92,523 square feet - SF) and is rectangular shaped with 250' of frontage on West Brookfield Avenue.
2. The residence was constructed in 1945 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 1.5 stories and approximately 5,179 SF in area. The rear half-story appears to have been constructed in the early 1990s. The lot also has a 638 SF two-car detached garage and workshop constructed in 1998.
4. There only addition to the residence since its original construction appears to the carport and garage.
5. A screened-in porch was added to the back of the residence in 2019.
6. There have been at least seven owners of the house since construction in 1945.
7. The dwelling has not been identified in the any historical survey located within the Tennessee Historical Commission Viewer website inventory.
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;
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Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachments:

1. Location Map

Nashville / Davidson County Parcel Viewer 402 W. BROOKFIELD AVE



November 20, 2023

graphicsLayer2

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Nashville Maps

Made by: Metro GIS