



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
3000 Belmont Boulevard
August 20, 2014

Application: New construction-addition & outbuilding
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11708015000
Applicant: Steve Durden, Durden Architecture
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The applicant proposes a rear addition and outbuilding.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that:</p> <ol style="list-style-type: none"> 1. Lap siding shall have a reveal no greater than five inches (5"); 2. Staff approve the materials for construction of the outbuilding stairs; 3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and, 4. Staff approve the roof color and a masonry sample for dimensions and texture; 5. That four inch (4") wood casings be used around doors, windows and vents; and, 6. HVAC and other utilities shall be located to minimize visibility from the street, if they are to be moved. <p>Staff finds that the project meets II.B of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

I. Outbuildings

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- An extreme grade change*
- Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a

structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing 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. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*

- Eave depth on a dormer should not exceed the eave depth on the main roof.
- 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.
 - The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
- Dormers should generally be fully glazed and aprons below the window should be minimal.
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.

b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

Side Additions

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

d. 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.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

f. Additions should follow the guidelines for new construction.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 D of the historic zoning ordinance.

Background: 3000 Belmont Boulevard was built circa 1925 and is a contributing building to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Analysis and Findings: This application is for construction of a rear addition and an outbuilding.

Demolition: The project requires demolition of part of the rear roof and wall of the existing house. An interior chimney which is in poor repair at the rear left side will be removed. The chimney is not a character-defining feature of the house, and this partial demolition is not detrimental to the historical integrity of the building or the district. The project meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Chimney to be removed.

Height & Scale: The addition will inset two feet (2') on the left side of the house and one foot, six inches (1'6") on the right. Staff recommends that the right side sit in a total of two feet (2'), as the Commission has been required of all one and one-half and two-story additions to lessen the impact of the addition on the historic home, to distinguish between old and new and to allow the addition to be removed without disturbing the integrity of the historic home. Its total width will be thirty-five feet (35') approximately two feet (2') less than the existing width of the house. It will extend twenty-five feet (25') back from the rear wall of the house. The addition will have a ridge height of twenty-seven feet, five inches (27'5"). This is two feet (2') higher than the ridge of the house, but guidelines state that an addition may be up to four feet (4') taller, provided that it is at least forty feet (40') back from the existing ridge. In this case, it is at a distance of fifty-eight feet (58') from the front wall of the house and approximately forty feet (40') back from the existing ridge. The foundation height and eave height will match the existing. The project meets section II.B.1.a and b.

Location & Removability: The location at the rear of the house is in accordance with design guidelines. The existing house's rear corners will remain; if the addition were to be removed in the future, the form and integrity of the historic house would not be impaired. The project meets section II.B.2.a and e.

Design: The design of the addition is distinguished from the historic building with a material change from brick to siding, and with the insets. The design is compatible with the size, scale, and character of the context, and meets section II.B.2.a and f.

Setback & Rhythm of Spacing: The building is located at the corner of Belmont and Ferguson Avenue. The sides of the addition will be ten feet (10') from the left side, along Ferguson Street and approximately seven feet (7') from the right side, It will be approximately forty-five feet (45') at its closest to the rear property line. The addition meets base setback requirements of five feet (5') on the sides and twenty feet (20') at the rear. According to the site plan, the proposed chimney on the right side projects into the required setback by less than one foot (1'). A chimney that projects no more than three feet (3') into the setback is a permitted setback obstruction according to 17.12.040.E of the bulk regulations. The project meets section II.B.1.c.

Materials: The project includes replacing the roofing, windows and doors of the existing house. The addition will be clad in smooth face cement fiberboard. Drawings do not indicate the siding's reveal; staff requests that the reveal be no greater than five inches (5"). The trim will be wood or cement fiber boards. The drawings also do not indicate the dimension of trim boards; four inch (4") wood casings are required around doors, windows and vents. Staff asks that the trim meet this condition. The foundation and chimneys will be limestone painted to match the existing stone on the house. The roof will be architectural fiberglass shingles. Staff asks to approve the color of the roofing material. Details of windows and doors were not provided. Staff requests final approval of the selection of windows and doors prior to purchase and installation. The patio between the addition and the garage will be stone pavers. With the conditions that staff have approval of the windows and doors, roofing color, masonry materials, that window and door trim have four inch (4") wood casings, and that lap siding have no more than five inch (5") reveal, staff finds that the known materials meet section II.B.1.d.

Roof form: The addition will tie into the existing front-to-back ridge of the rear section of the house. A standing seam metal roof with 3/12 pitch will extend back to the rear section of the addition, which has a side-gabled form and 6/12 pitch. The side-gabled portion of the addition's roof helps decrease its visual mass. A shed dormer is proposed on each side of the connection. The project meets section II.B.1.e.

Proportion and Rhythm of Openings: The plans submitted indicate filling in one existing window opening on the right side of the house. The Commission has previously permitted windows toward the rear to be altered. A recent addition approved on Beechwood Avenue permitted altering the existing window openings toward the rear of the house.

The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportions of openings. The longest expanse of wall space without a window or door opening is six feet (6') toward the rear of the right side. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Utilities: The plans submitted indicate no change to the site's utilities. If change to the HVAC unit or other utilities is intended, it should be located to minimize its visibility from the street. The project meets section II.B.1.h.

Outbuildings: The location of the outbuilding at the rear of the lot is appropriate for outbuildings historically. Its design reflects the roof pitch and materials of the historic house.

The proposed outbuilding is twenty-eight feet, six inches by twenty-five feet (25') for a footprint of seven hundred and twelve feet (712'). Its ridge height will be nineteen feet, five inches (19'5") above finished floor height, compared to the house's twenty feet and five inches (20'5") above finished floor height. The eave height is eight feet, eight inches (8'8"), which is subordinate to the ten foot (10') eave height of the house.

Roofing will be architectural shingles in a color to match the house. The first story will be brick painted to match the house. Staff asks to approve a sample of the brick. The upper story will be cement fiber siding. Siding reveal will match that of the house, with a maximum reveal of five inches (5"). Materials for the exterior stairs were not provided; staff requests final approval of those materials prior to construction. Staff requests final approval of windows and doors as with those previously mentioned in the project.

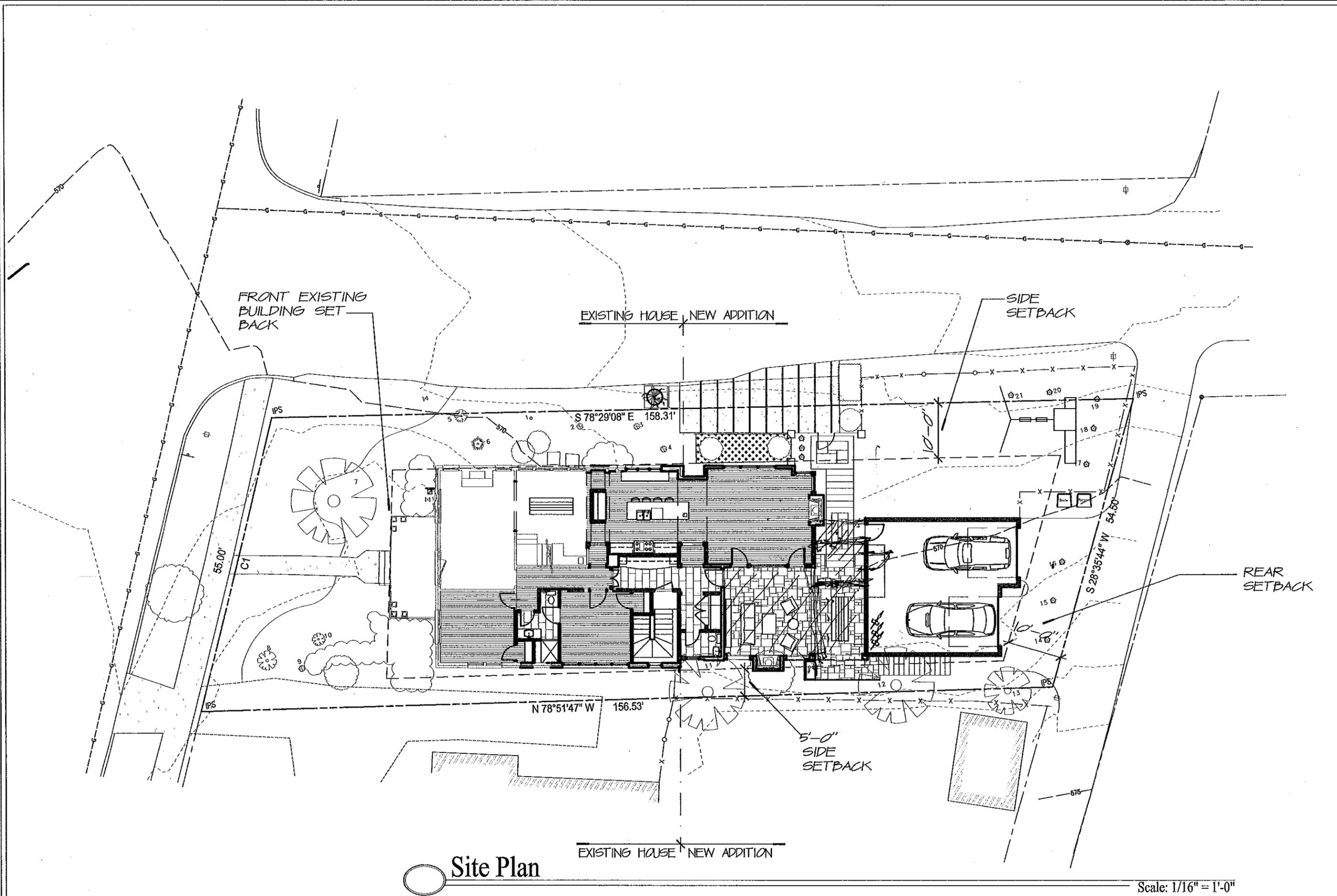
The proposed outbuilding is compatible with the house and existing outbuildings. With approval of a brick sample for dimension and texture, as well as the windows and doors, and material for the stairs, the project meets section II.B.1.i of the design guidelines.

Recommendation:

Staff recommends approval of the proposed addition and outbuilding with the conditions that:

1. Siding shall have a reveal no greater than five inches (5");
2. Staff approve the materials for construction of the outbuilding stairs;
3. Staff approve final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve the roof color and all masonry samples for dimensions and texture;
5. That four inch (4") wood casings be used around doors, windows and vents; and,
6. If the HVAC unit or other utilities are moved, they shall be located to minimize visibility from the street.

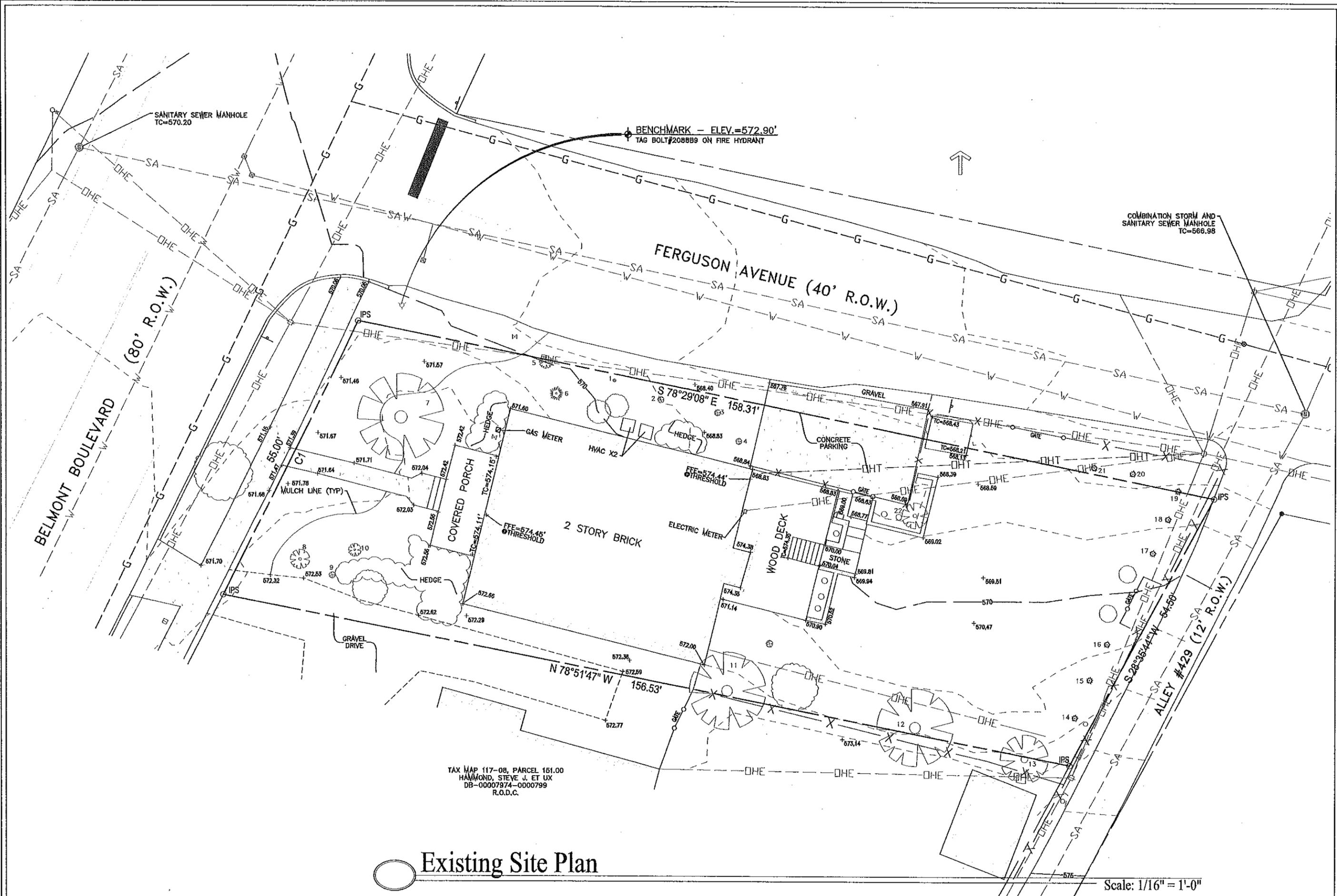
Staff finds that the project meets II.B of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

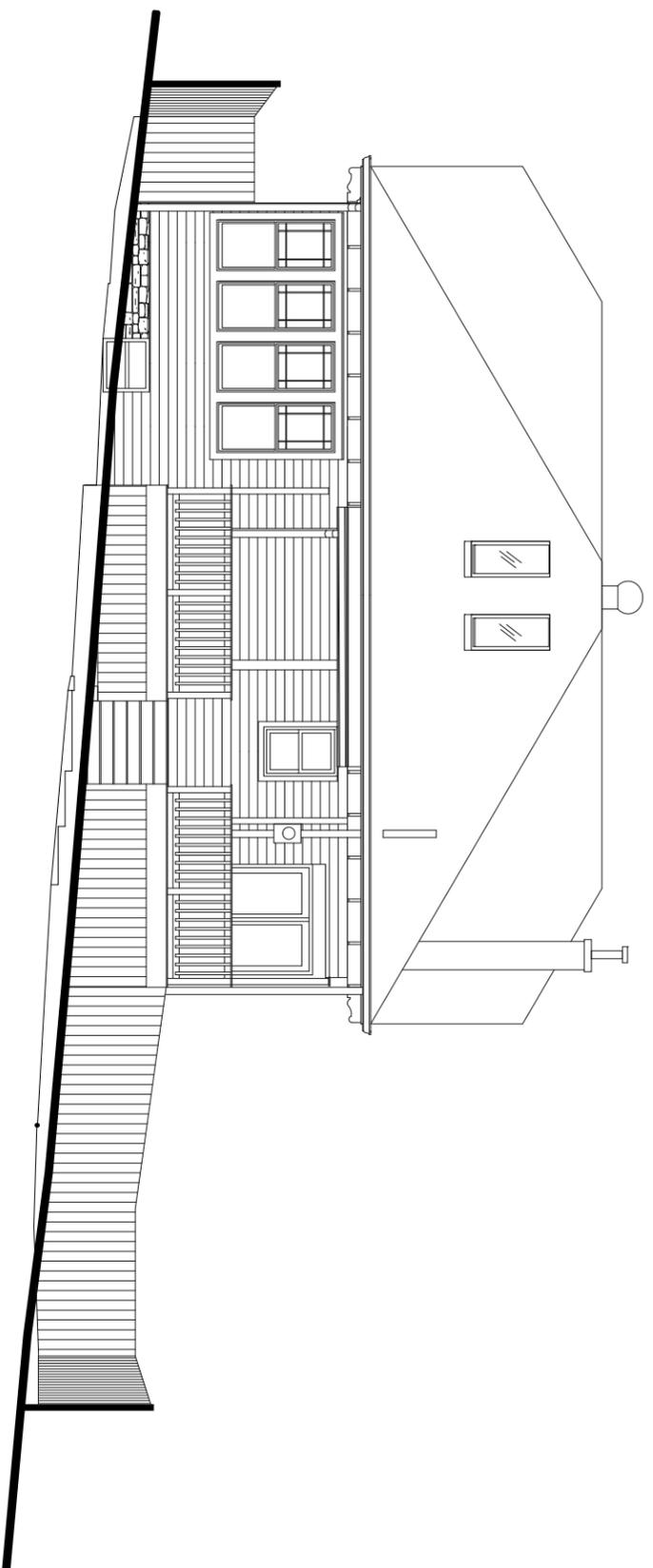


○ Site Plan

EXISTING HOUSE NEW ADDITION

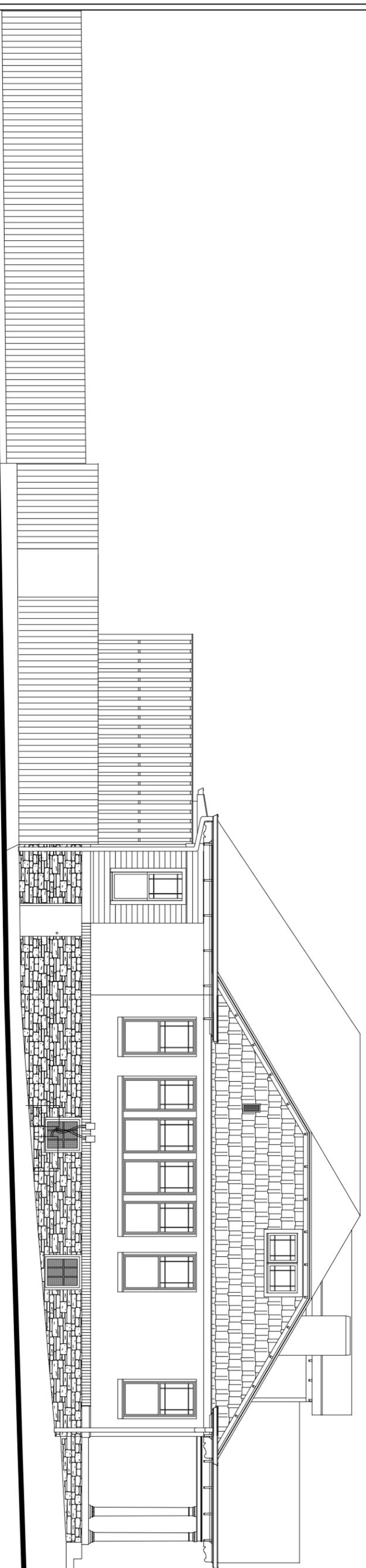
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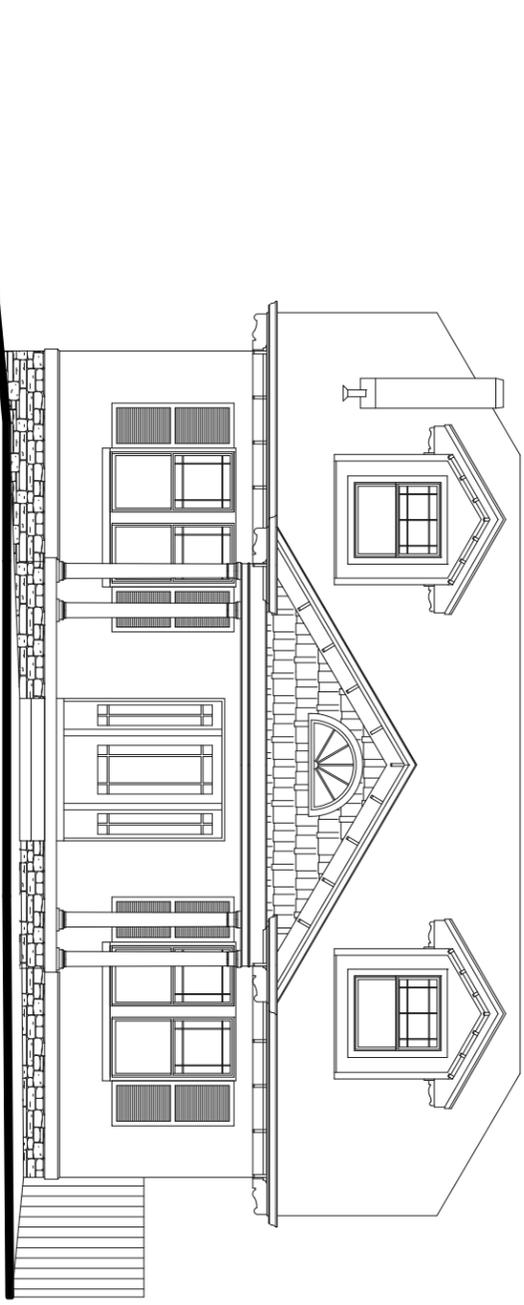
03 Existing Rear Elevation

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



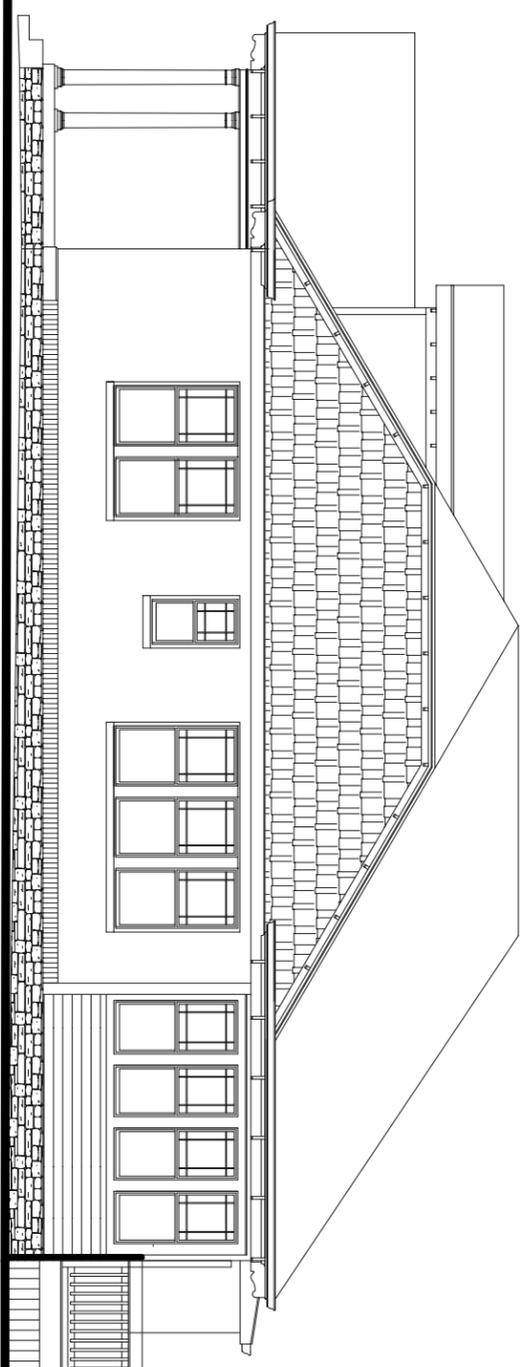
04 Existing Side Elevation

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



01 Existing Front Elevation

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



02 Existing Side Elevation

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

478 CHANGHEAD ST.
SUITE #108
NASHVILLE, TN 37204
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durdenarchitecture
PC

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APPLICATION

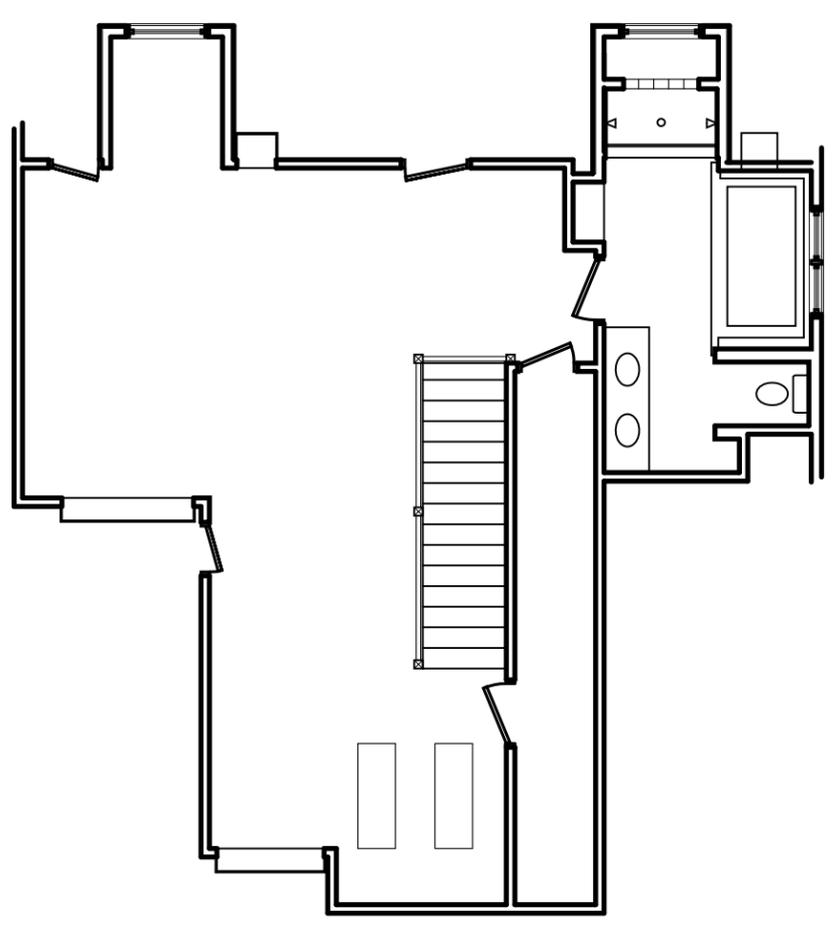
A RENOVATION FOR:
THE VERGES RESIDENCE
3000 BELMONT BLVD.
NASHVILLE, TN 37212

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DATE: 07-30-14
REVISIONS:

EXISTING
SECOND FLOOR PLAN

AE-1.2



Existing Second Floor Plan

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

478 CHANGHEAD ST.
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APPLICATION

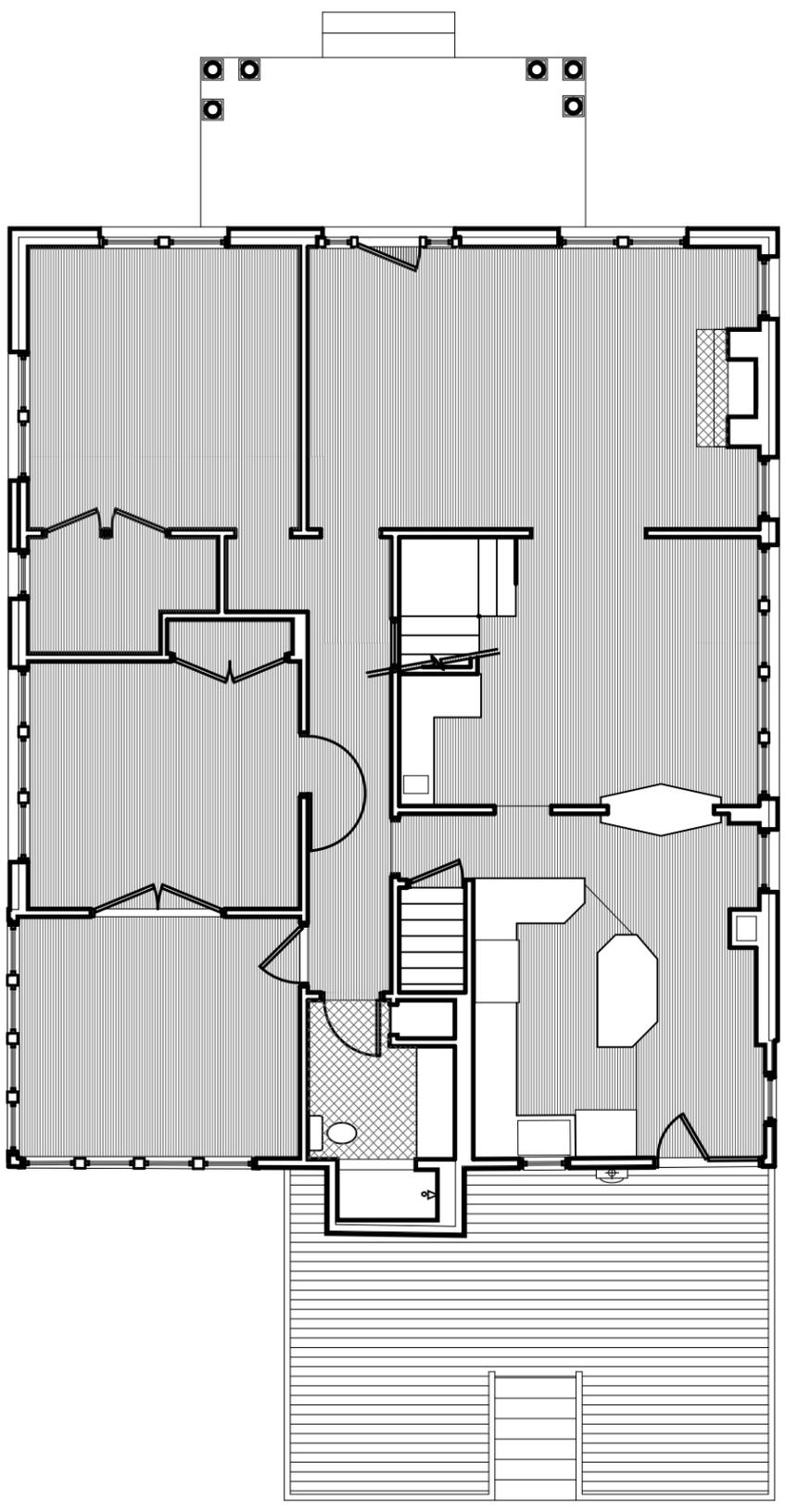
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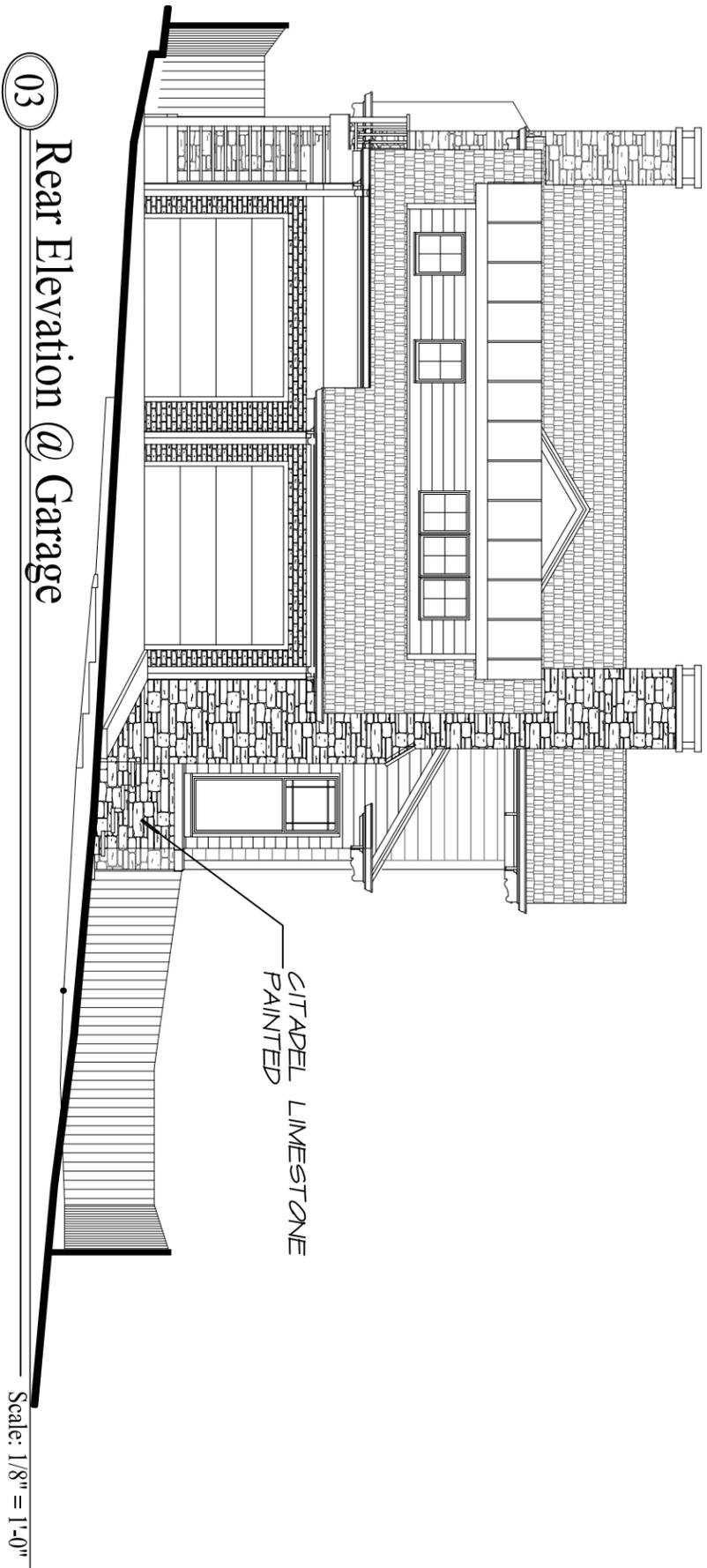
EXISTING
MAIN FLOOR PLAN

AB-1.1



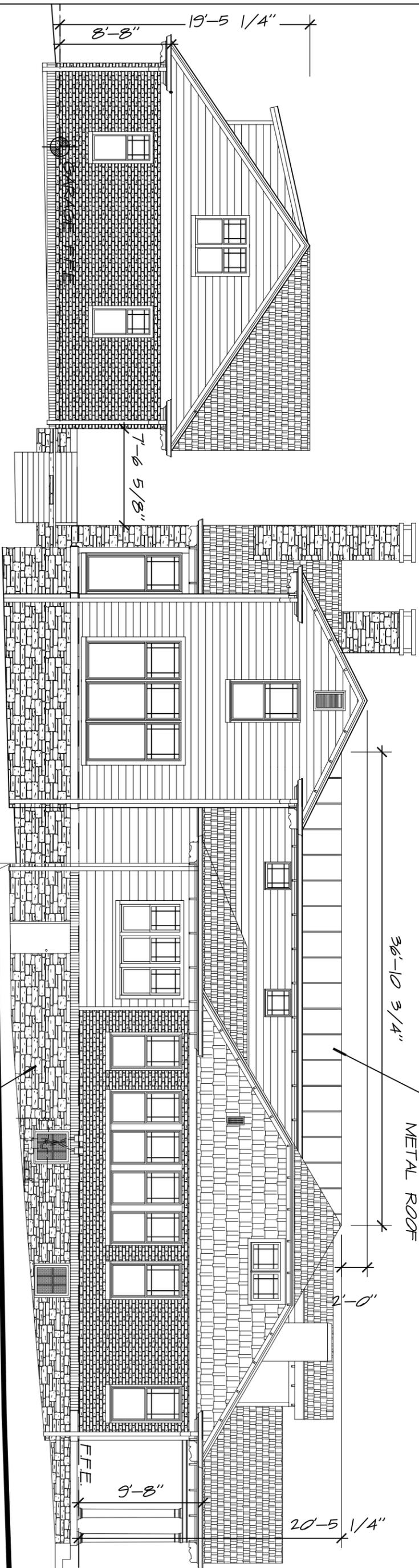
Existing Main Floor Plan

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



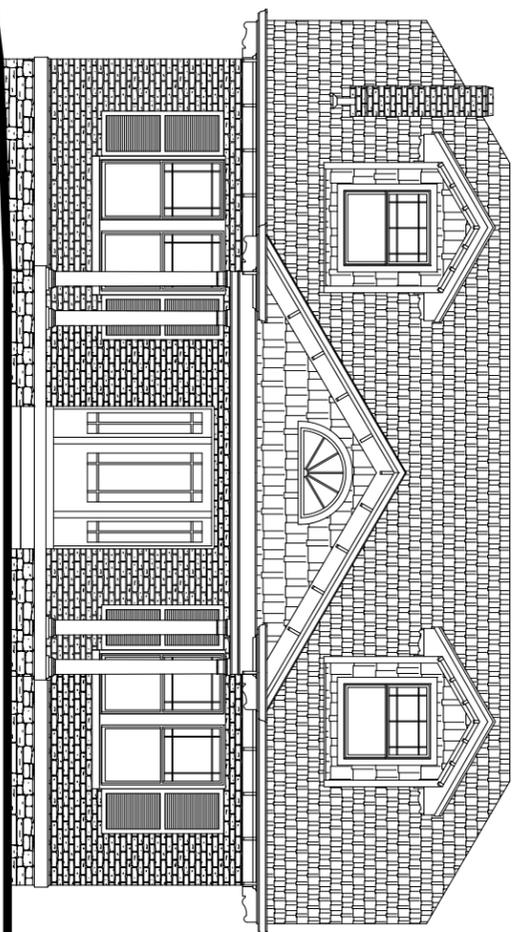
03 Rear Elevation @ Garage

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



04 Side Elevations

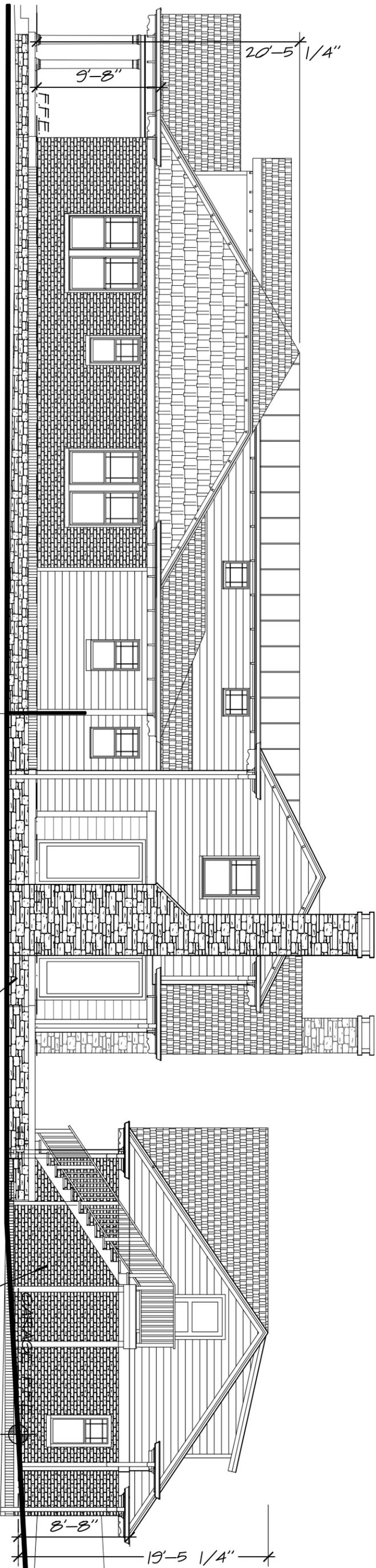
Scale: 1/8" = 1'-0"



01 Front Elevation

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

PAIN'T & REFURBISH
WOOD TRIM, NEW
INTEGRITY DOORS
AND WINDOWS &
ROOF SHINGLES



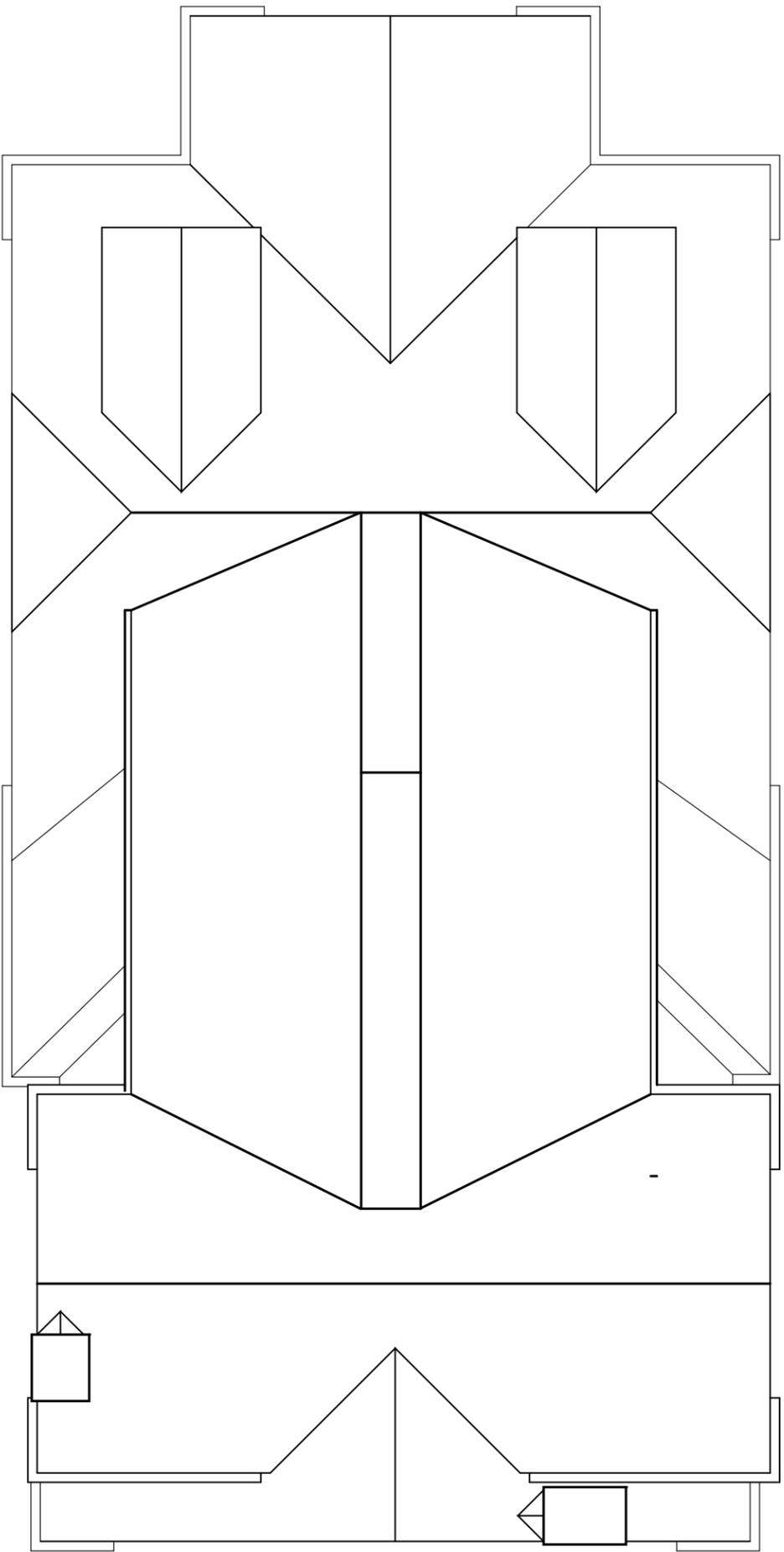
02 Side Elevation

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

EXISTING HOUSE NEW ADDITION

CITADEL LIMESTONE
PAINTED TO MATCH
HOUSE

BRICK PAINTED
TO MATCH HOUSE



Roof Plan

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

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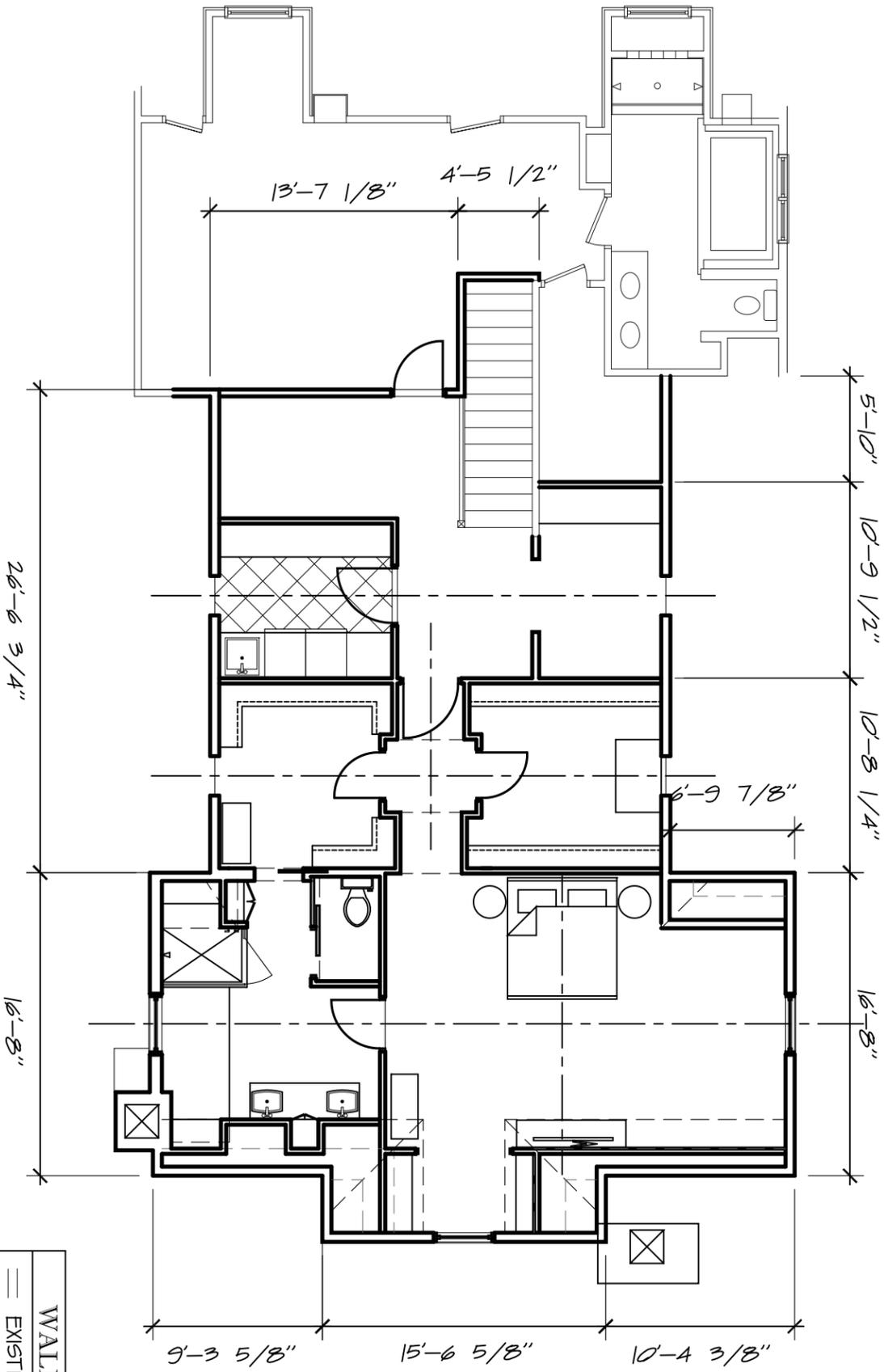
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 APPLICATION

A RENOVATION FOR:
THE VERGES RESIDENCE
 3000 BELMONT BLVD.
 NASHVILLE, TN 37212

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 THE BOARDING OF AN ARCHITECT
 HAS REVIEWED AND APPROVED THIS
 PLAN FOR CONFORMANCE WITH THE
 REQUIREMENTS OF THE NASHVILLE
 HISTORIC LANDMARKS ACT AND THE
 NASHVILLE HISTORIC COMMISSION
 ORDINANCES.
 DATE: 07-30-14
 REVISIONS:

ROOF PLAN
A-1.3

Second Floor Plan



WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

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

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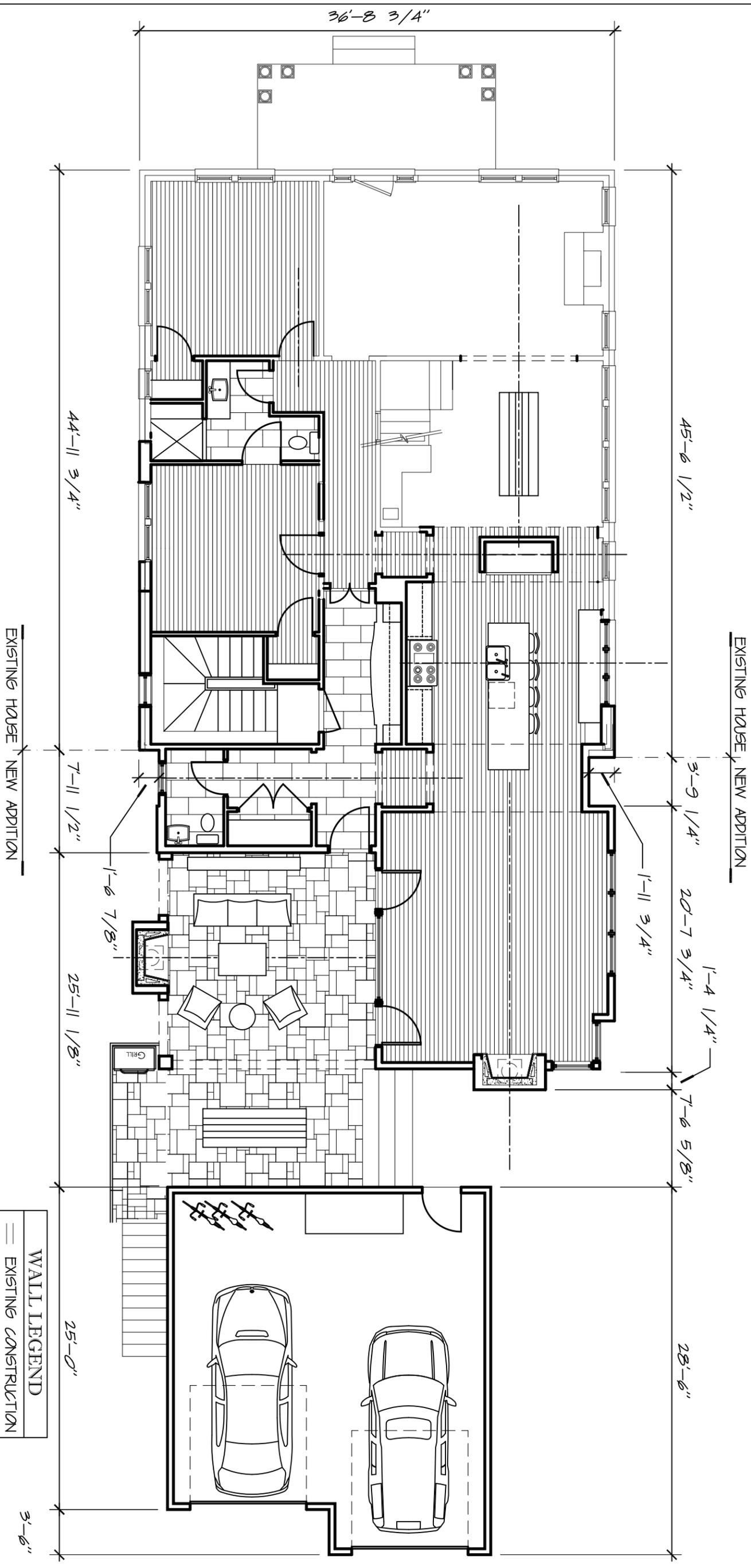
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DATE: 07-30-14
REVISIONS:

SECOND FLOOR PLAN

A-1.2



EXISTING HOUSE, NEW ADDITION

EXISTING HOUSE, NEW ADDITION

WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- - - EXISTING CONSTRUCTION
- == NEW CONSTRUCTION

Main Floor Plan

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

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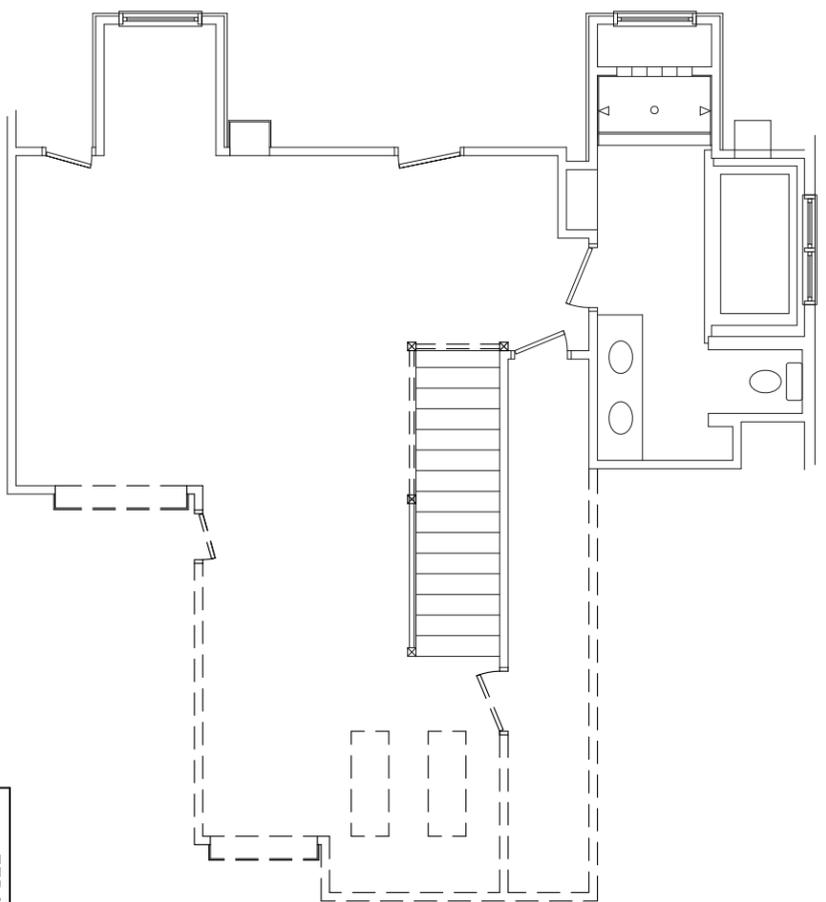
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REVISIONS:

SECOND FLOOR
DEMOLITION PLAN

D-1.2



WALL LEGEND	
---	EXISTING CONSTRUCTION TO REMAIN
---	EXISTING TO BE REMOVED

Second Floor Demolition Plan

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

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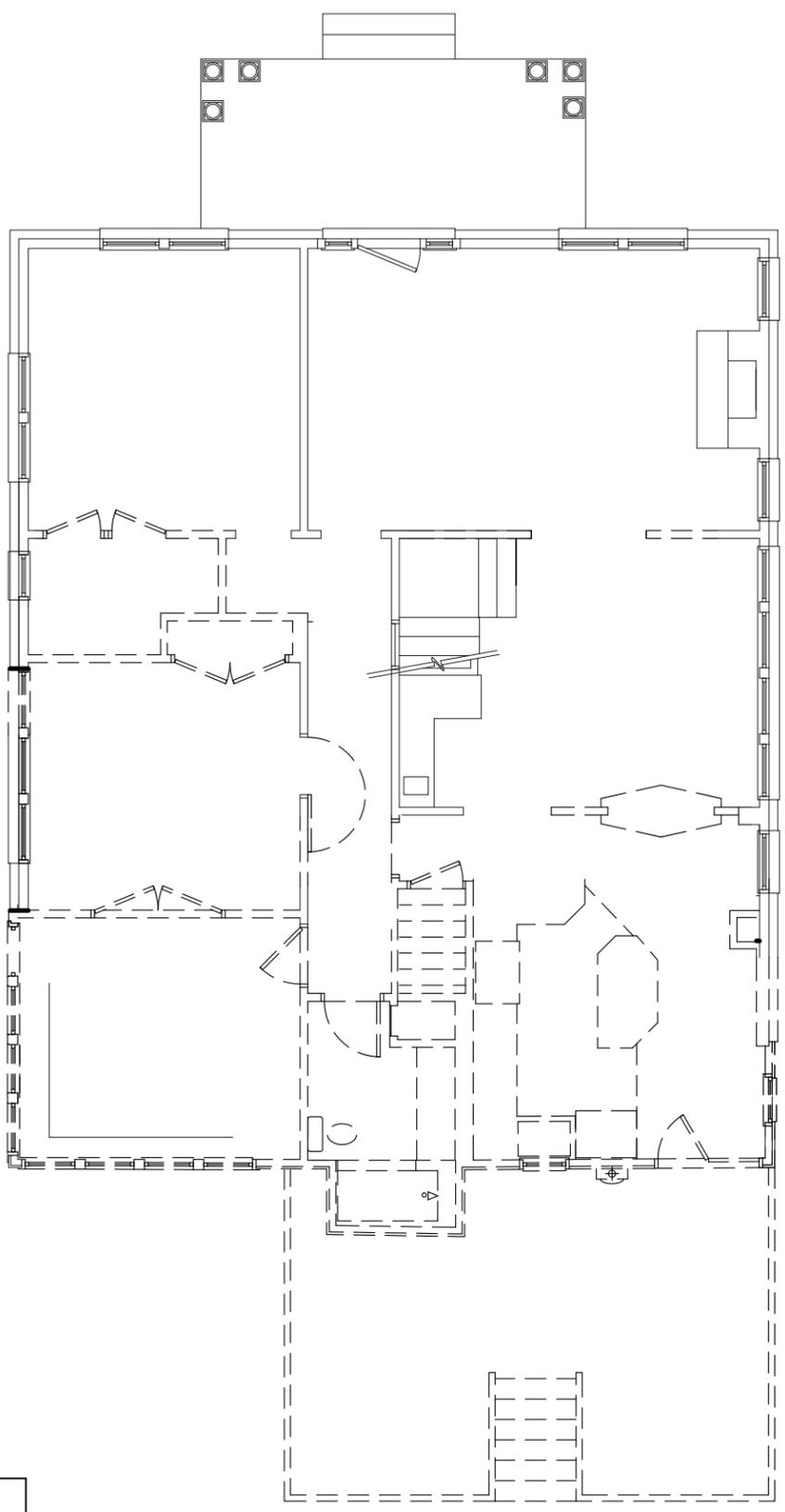
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DATE: 07-30-14
REVISIONS:

MAIN FLOOR
DEMOLITION PLAN

D-1.1



WALL LEGEND	
—	EXISTING CONSTRUCTION TO REMAIN
- - -	EXISTING TO BE REMOVED

Main Floor Demolition Plan

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