

From: [Debbie kidwell](#)
To: [Andy Shookhoff](#)
Cc: [Zeigler, Robin \(Historical Commission\)](#); [Baldock, Melissa \(Historical Commission\)](#); eva.sochorova@gmail.com; joe@dreaminchomes.com
Subject: Re: Easement related to properties at 2413 Oakland, 2415 Oakland and 1700 Beechwood
Date: Tuesday, May 18, 2021 12:50:57 PM

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I also object to the proposed project plan and ask that the commission goes not approve the setback adjustment requested for 2415 Oakland, if the applicant goes not request deferral to adjust the plan to allow for our driveway easement.

As stated in our emails of May 16 and 17.

Debra Kidwell
Owner 1700 Beechwood Ave
Nashville, Tn 37212

Sent from my iPad

On May 18, 2021, at 10:26 AM, Andy Shookhoff <andy.shookhoff@gmail.com> wrote:

Thanks so much for this clarification. In the event that the applicant does not request that action be deferred, I would ask that the Commission not approve the proposed project as currently set forth in the proposal based on the information provided in my emails of May 16 and May 17.

On Tue, May 18, 2021 at 10:50 AM Zeigler, Robin (Historical Commission) <Robin.Zeigler@nashville.gov> wrote:

Dear Mr. Shookhoff:

Thank you for your comments. I'll forward to the Commission this morning. The Commission does not have the authority to defer a project but the applicant does.

Please let me know if you have any questions,

Robin

[Robin Zeigler](#)

Historic Zoning Administrator

Metro Historic Zoning Commission

[3000 Granny White Pike](#)

[Nashville, TN 37201](#)

[615-862-7970](#)

www.nashville.gov

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[For general guidance on a variety of issues of interest to owners of old buildings, visit OldHouseFair.org](#)

Have a general Metro question but don't know where to start? [Try Hub Nashville.](#)

From: Baldock, Melissa (Historical Commission)

<Melissa.Baldock@nashville.gov>

Sent: Tuesday, May 18, 2021 9:01 AM

To: Zeigler, Robin (Historical Commission) <Robin.Zeigler@nashville.gov>

Subject: FW: Easement related to properties at 2413 Oakland, 2415 Oakland and 1700 Beechwood

Below are comments for the Commissioners regarding 2415 Oakland

Melissa Baldock

Historic Preservationist

Metro Historic Zoning Commission

melissa.baldock@nashville.gov

615-862-7970

From: Andy Shookhoff <andy.shookhoff@gmail.com>
Sent: Monday, May 17, 2021 7:12 PM
To: Baldock, Melissa (Historical Commission)
<Melissa.Baldock@nashville.gov>
Cc: kidwellfamily@comcast.net; joe@dreaminchomes.com; Eva Sochorova
<eva.sochorova@gmail.com>
Subject: Fwd: Easement related to properties at 2413 Oakland, 2415 Oakland
and 1700 Beechwood

Attention: This email originated from a source external to Metro Government.
Please exercise caution when opening any attachments or links from external
sources.

I am sending this e-mail as a follow up and supplement to the one that I sent to you yesterday when I first learned of the proposal for 2415 Oakland. Melissa Sajid with whom I spoke this afternoon said that any comments that I had for the Commission could be transmitted through you by email, so I have included as the text of this e-mail a memo to the Commission and have attached a pdf of the recorded easement referenced in the memo. I have cc'd Debbie Kidwell, the owner of 1700 Beechwood who, as I have indicated in the memo, asked me to advise the Commission that she shares the view I expressed in the memo. I have also cc'd Joe Kovalick who is listed as the owner of 2415 in the application filed with the Commission.

If there are any additional steps that I need to take to raise these concerns with the Commission, please let me know.

To: Members of the Historical Zoning Commission

From: Andrew Shookhoff, Owner (wiith Eva) of 2413 Oakland Avenue

Re: Proposal Related to 2415 Oakland Avenue

Cc: Debbie Kidwell (owner of 1700 Beechwood); Joe Kovalick, Dreaminc (owner of 2415 Oakland)

I apologize for this "last minute" memo, but my wife and I are out of town visiting family and only learned about the proposed plan for 2415 on Sunday afternoon.

I am writing this memo to ask that the Commission postpone action on the proposed plan for 2415 Oakland to give the owner of 2415 an opportunity to work with the architect to revise the plans to ensure that those plans accommodate the easement that is reflected in the current shared driveway that has served the three properties (1700 Beechwood, 2413 Oakland and 2415 Oakland) continuously for more than 80 years. I have attached a copy of the recorded easement from 1937.

If I understand the proposed plan correctly, the plan calls for the elimination of the shared driveway.

I am confident that with some additional time the parties will be able to come up with a plan that will serve everyone's needs and interests.

Debbie Kidwell, the owner of 1700 Beechwood, has asked me to state in this memo that she shares my concerns about the plan and that she joins in this request.

DAVIDSON COUNTY WARRANTY

Book No. 998

IN WITNESS WHEREOF SAID EUGENE P. ALLDREDGE JR., HAS HEREUNTO SIGNED HIS NAME AND THE SAID NASHVILLE TRUST COMPANY, AS SUCH TRUSTEE HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS SEAL ATTACHED BY ITS PROPER OFFICERS, THIS THE 21ST DAY OF JANUARY 1937.

EUGENE P. ALLDREDGE, JR.
(SEAL) NASHVILLE TRUST COMPANY TRUSTEE

BY CHAS NELSON, PRESIDENT

ATTESTED :
W. W. MCNEILLY
SECRETARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

PERSONALLY APPEARED BEFORE ME, BERNICE WALTEMATE, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED EUGENE P. ALLDREDGE, JR., THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS THE 22 DAY OF JANUARY, 1937.

(SEAL) BERNICE WALTEMATE
NOTARY PUBLIC.

MY COM. EXP. OCT. 22, 1937.

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

BEFORE ME, BERNICE WALTEMATE, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED CHARLES NELSON AND W. W. MCNEILLY WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH ACKNOWLEDGED THEMSELVES TO BE PRESIDENT AND SECRETARY RESPECTIVELY OF THE NASHVILLE TRUST COMPANY, THE WITHIN NAMED BARGAINOR, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY CHARLES NELSON AS SUCH PRESIDENT AND BY ATTESTING THE SAME AND AFFIXING THE CORPORATE SEAL BY W. W. MCNEILLY AS SUCH SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE IN NASHVILLE, TENNESSEE, THIS THE 21ST DAY OF JANUARY, 1937.

(SEAL) BERNICE WALTEMATE,
NOTARY PUBLIC.

MY COM. EXP. OCTOBER 12, 1937.

U.S.R.S. \$0.50.

RECEIVED JAN. 25, 1937, AT 9:40 A.M.

DAVIDSON COUNTY WARRANTY

Book No. 998

NUMBER 82679

RECORDED JAN. 27, 1937.

FRANK W. JOHNSON, ET BKS,
AND
J. W. GRAHAM, ET ALS.
TO EASEMENT FOR RIGHT OF WAY

EACH TO THE OTHER.

WHEREAS, WE, THE UNDERSIGNED, J. W. GRAHAM, FRANK W. JOHNSON, EMMA SCOTT AND AGNES SCOTT ARE THE OWNERS OF VARIOUS PORTIONS OF CERTAIN REALTY IN DAVIDSON COUNTY, TENNESSEE, GENERALLY DESCRIBED AS LOT NO. 169 ON THE BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED "BELMONT HEIGHTS", AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE, AND WHICH PLAN, FOR THE PURPOSE OF REFERENCE AND FULL DESCRIPTION OF SAID ENTIRE LOT, IS INCORPORATED HEREIN AS FULLY AS IF COPIED HEREIN; AND THE VARIOUS PORTIONS OWNED BY US IN SAID LOT CONSTITUTE SAID ENTIRE LOT OF LAND; AND,

WHEREAS, WE, THE UNDERSIGNED, HAVE AGREED THAT IT IS DESIRABLE TO DEDICATE AND CONVEY AN EASEMENT FOR RIGHT OF WAY OVER SAID LOT, EACH TO THE OTHER FOR OUR BENEFIT AND FOR THE BENEFIT OF OUR HEIRS AND ASSIGNS, EACH OF US CONVEYING SO MUCH OF THE RESPECTIVE PORTIONS OF SAID LOT AS IS OWNED BY US AND EMBRACED IN OR COVERED BY SAID RIGHT OF WAY, EASEMENT, OR DRIVEWAY, AS THE SAME NOW EXISTS; AND,

WHEREAS, IN CONSIDERATION OF THE ABOVE, THE SAID EMMA AND AGNES SCOTT HAVE FURTHER AGREED TO QUIT CLAIM AND CONVEY TO J. W. GRAHAM ALL THAT PORTION OF SAID LOT OWNED BY THEM WHICH IS COVERED BY THE GARAGE OF THE SAID J. W. GRAHAM, AS THE SAME IS NOW LOCATED ON SAID PROPERTY, AND AS HEREINAFTER DESCRIBED:-

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE PREMISES AFORESAID, AND THE CONSIDERATION OF ONE (\$1.00) DOLLAR CASH IN HAND EACH TO THE OTHER PAID, WE, J. W. GRAHAM, UNMARRIED, EMMA SCOTT, UNMARRIED, AGNES SCOTT, UNMARRIED, AND FRANK W. JOHNSON AND WIFE, ELIZABETH T. JOHNSON, DO HEREBY DEDICATE AND CONVEY EACH TO THE OTHER, OUR HEIRS AND ASSIGNS, AN EASEMENT OVER THAT PORTION OF SAID LOT NO. 169 ON SAID PLAN OF BELMONT HEIGHTS NOW EMBRACED IN AND USED FOR A DRIVEWAY OVER SAID LAND, AND INCLUDING PORTIONS OF THE VARIOUS PARTS OF SAID LOT OWNED BY EACH OF THE PARTIES HERETO, AND WHICH EASEMENT SHALL BE FOR THE USE AND BENEFIT OF EACH OF US, OUR HEIRS AND ASSIGNS, FOR PURPOSES OF INGRESS AND EGRESS, OR GENERAL DRIVEWAY PURPOSES, AND FOR PURPOSES OF EASEMENT FOR BUILDING BEWERS AND TELEPHONE AND ELECTRIC POWER LINES FOR THE USE AND BENEFIT OF US OR EITHER OF US, OUR HEIRS AND ASSIGNS, SAID DRIVEWAY OR EASEMENT BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:-

DAVIDSON COUNTY WARRANTY

Book No. 998

BEGINNING IN THE NORTHERLY MARGIN OF BEECHWOOD AVENUE AND RUNNING THENCE NORTHERLY ACROSS SAID LOT TO THE SOUTH END OF THE GARAGE OF J. W. GRAHAM, AND WHICH DRIVEWAY IS TEN FEET IN WIDTH, MORE OR LESS, THE EASTERN LINE OF WHICH COMMENCES AT A POINT ON THE NORTHERLY MARGIN OF BEECHWOOD AVENUE 105 FEET, MORE OR LESS, FROM THE INTERSECTION OF SAID BEECHWOOD AVENUE AND OAKLAND AVENUE, OR STREET, AND THE WESTERLY BOUNDARY LINE OF SAID DRIVEWAY COMMENCES APPROXIMATELY TEN FEET WEST OF THE BEGINNING POINT OF SAID EASTERN BOUNDARY, AND APPROXIMATELY 1 1/2 FEET WEST OF THE EASTERLY BOUNDARY LINE OF THAT PORTION OF SAID LOT NO. 169 NOW OWNED BY EMMA AND AGNES SCOTT, MAKING SAID DRIVEWAY, AS IT NOW EXISTS, EXTEND OVER THE LAND OF *of J. W. Graham situated in the northwest corner* ALL THE PARTIES HERETO AND LEAD TO THE GARAGE OF WHAT PORTION OF THE LOT NOW OWNED BY SAID J. W. GRAHAM, AND ALSO BRANCHING OFF OVER THE PROPERTY OF THE SAID EMMA AND AGNES SCOTT AND LEADING TO THEIR GARAGE SITUATED ON THEIR PROPERTY IMMEDIATELY WEST OF THE DRIVEWAY OF THE SAID J. W. GRAHAM.

AND WE, THE SAID EMMA AND AGNES SCOTT, DO HEREBY FURTHER QUITCLAIM AND CONVEY TO J. W. GRAHAM, HIS HEIRS AND ASSIGNS, ALL THAT PORTION OF SAID LOT NO. 169 ON SAID PLAN OF BELMONT HEIGHTS NOW OWNED BY US, AND WHICH IS EMBRACED AND COVERED BY THE GARAGE OF THE SAID J. W. GRAHAM, WHICH PORTION OF OUR SAID PROPERTY SO COVERED BY SAID GARAGE CONSISTS OF A STRIP OF LAND COMMENCING AT THE NORTHWEST CORNER OF THE GARAGE OF THE SAID J. W. GRAHAM AND ON THE NORTH LINE OF OUR SAID PROPERTY, AND RUNNING THENCE SOUTH ALONG SAID GARAGE FOURTEEN FEET TO THE SOUTH-WEST CORNER OF SAID GARAGE, THENCE EASTERLY BETWEEN PARALLEL LINES TO THE WEST BOUNDARY LINE OF THAT PORTION OF SAID LOT NOW OWNED BY J. W. GRAHAM, TOGETHER WITH AN EASEMENT FOR DRAINAGE FROM THE EAVES OR ROOF OF SAID GARAGE, AS NOW LOCATED AND ABOVE DESCRIBED.

WITNESS OUR HANDS, THIS THE 29TH DAY OF DECEMBER, 1936.

FRANK W. JOHNSON
ELIZABETH T. JOHNSON
J. W. GRAHAM
AGNES SCOTT
EMMA SCOTT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, W. L. BAINBRIDGE, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY REGULARLY APPOINTED, COMMISSIONED AND QUALIFIED,

DAVIDSON COUNTY WARRANTY

Book No. 998

THE WITHIN NAMED BARGAINORS, J. W. GRAHAM, UNMARRIED, AGNES SCOTT, UNMARRIED, AND FRANK W. JOHNSON AND WIFE, ELIZABETH T. JOHNSON, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN AND ANNEXED INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

AND ELIZABETH T. JOHNSON, WIFE OF SAID FRANK W. JOHNSON, HAVING APPEARED BEFORE ME, PRIVATELY AND APART FROM HER HUSBAND, THE SAID ELIZABETH T. JOHNSON ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO HAVE BEEN DONE BY HER FREELY, VOLUNTARILY, AND UNDERSTANDINGLY, WITHOUT COMPULSION OR CONSTRAINT FROM HER SAID HUSBAND, AND FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, IN THE STATE AND COUNTY AFORESAID, ON THIS 29 DAY OF DECEMBER, 1936.

(SEAL) W. L. BAINBRIDGE,
NOTARY PUBLIC

MY COM. EXP. JAN. 4, 1937.
STATE OF TEXAS
COUNTY OF ORANGE

PERSONALLY APPEARED BEFORE ME, MRS. SUE MOSELEY, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY AND REGULARLY APPOINTED, COMMISSIONED AND QUALIFIED, THE WITHIN NAMED BARGAINOR, EMMA SCOTT, UNMARRIED, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN AND ANNEXED INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL, AT ORANGE, IN THE STATE AND COUNTY AFORESAID, ON THIS 31 DAY OF DECEMBER, 1936.

(SEAL) MRS. SUE MOSELEY
NOTARY PUBLIC, ORANGE CO. TEX.

MY COM. EXP JUNE 1, 1937.

RECEIVED JAN. 26, 1937, AT 10:16 A.M.

NUMBER 82734

RECORDED JAN. 27, 1937.

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA
TO SUBSTITUTE TRUSTEE APPOINTMENT
WILLIAM J. WADE.

LOAN #353956

TENNESSEE

SUBSTITUTION OF TRUSTEE

UNDER AND BY VIRTUE OF THE AUTHORITY VESTED IN THE UNDERSIGNED AS THE OWNER AND HOLDER OF THE INDEBTEDNESS SECURED BY A TRUST DEED EXECUTED BY W. C.