DATE: 6.2.23

APPLICATION # 071123-2

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: 421 Royal Oaks Drive

TAX MAP ID: MAP# _____ GROUP#_____PARCEL# 11615003800

AGE/YEAR OF STRUCTURE: 1949

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: Matt and Allison Pettit

ADDRESS: 421 Royal Oaks Drive

EMAIL: allisonstewa@gmail.com

PHONE NUMBERS (WORK) _____ (HOME) _____(Cell) 847.804.2383
RELATIONSHIP TO OWNER: Contractor _____ Architect _____ Other (explain) Owner

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

TYPE OF WORK

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

Define Architectural Style; "Hybrid" Colonial that has been added onto. Proposed style is Colonial Revival. **Describe Proposed Work;** Remove the existing wide, flat, two story porch, It was an addition and is not architecturally correct nor well-built. Add on a two story gable (1'-6" in depth), and a one story covered porch (8'-0" in depth).

- **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 two story porch is the portion that will be demolished. It is not of historical significance, and is not in good condition as the cornice is very shallow and is sagging.

  Give a compelling reason for demolition of property. The porch was an addition to the original house and is not architecturally correct. It is out of scale and proportion to the house and the porch rack is too shallow.

  Describe the proposed reuse of existing materials, if any? We will not be reusing the existing porch columns or railings.

Complete- New Construction Material List Description

Window Manufacture: Marvin

Window Material: Wood

Frame Material: Wood

Windowsills: Wood

Brick, Painted/Natural: Painted brick to match existing

Brick/Stone Thickness: 5" standard brick

Clapboard Material: N/A

Clapboard Dimensions/Reveal: N/A

Railings, Columns, Pilasters: 11" bottom diameter tapered painted wood columns per VMI

Chimney Material: N/A

Roofing Material: Slate

Exterior Doors: N/A

Eaves/Cornice: Wood per VMI

Gutters: Copper or white half round gutters

Gutter Dimensions: Copper or white 4" round downspouts

Initial CTS

Please check off boxes below

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

Initial CTS

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date.

Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.

Embody such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.

Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,

Possesses one or more of the following criteria:

Yes	No	
[ ]	[x]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[x]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[x]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[ ]	[x]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[ ]	[x]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[x]	Possesses or may likely yield information important in prehistory or history, and/or

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

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

Property Worthy of Conservation

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

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

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

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

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

Applicant Signature: Catherine Sloan Date: 6.2.23

Property Owner: [signature] Date: 6.6.23