



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
MAY 14, 2024, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
MAY 14, 2024, 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 and public comment on the agenda items. Public comment will also be heard on any matters related to the HZC. 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 April 9, 2024

Attachment: [Minutes HZC April 9 2024.pdf](#)

III. Old Business

A. The application for a Certificate of Appropriateness, HZC2024-4, of Colclasure Company, LLC representing Brian and Megan Fox, 550 Belle Meade Boulevard, to construct a new single family residence.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [Site Photos.pdf](#)

Attachment: [Neighborhood Photos.pdf](#)

Attachment: [Inspiration Photos.pdf](#)

Attachment: [Issue 07 - Revised DDBinder1.pdf](#)

Attachment: [550 Belle Meade Blvd Schematic Masterplan 01-12-2024.pdf](#)

Attachment: [Survey - Belle Meade Blvd- Boundary _ Topographic Survey.pdf](#)

Attachment: [Massing Example.pdf](#)

Attachment: [STAFF REPORT 550 BMB.pdf](#)

Attachment: [Issue 08 - Revised DDBinder1.pdf](#)

Attachment: [Cornice Inspiration Photos.pdf](#)

IV. New Business

A. The application for a Certificate of Appropriateness, HZC2024-9, of Michael and Adrienne Munday, 4401 Iroquois Avenue, for demolition of a single family residence.

Attachment: [PAID APPLICATION.pdf](#)

Attachment: [Neighbor Photos.pdf](#)

Attachment: [HOUSE PHOTOS.pdf](#)

Attachment: [STRUCTURAL ENGINEER REPORT.PDF](#)

Attachment: [Tax records historical data.pdf](#)

Attachment: [STAFF REPORT 4401 IROQUOIS AVE.pdf](#)

Attachment: [DECAMP LETTER OF OPPOSITION.pdf](#)

B.The application for a Certificate of Appropriateness, HZC2024-10, of Elizabeth Pogue representing Sara and Craig Perry, 401 Sunnyside Drive, to construct an addition to a single family residence.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [SITE CALCULATIONS.xlsx](#)

Attachment: [401Sunnysidecombinepdf.pdf](#)

Attachment: [STAFF REPORT 401 SUNNYSIDE DR.pdf](#)

C.The application for a Certificate of Appropriateness, HZC2024-11, of Steve and Lyn Cates, 215 Lynwood Terrace, to construct an addition to a single family residence.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [Cates Residence HZC.PDF](#)

Attachment: [STAFF REPORT 215 LYNWOOD TER.pdf](#)

D.The application for a Certificate of Appropriateness, HZC2024-12, of Hayes and Houston Estes, 630 Royal Oaks Place, to construct an addition to a single family residence.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [4-19-24 Estes HZC Set.pdf](#)

Attachment: [STAFF REPORT 630 Royal Oaks Pl.pdf](#)

V.Other Public Comment

VI.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, June 11, 2024 at Belle Meade City Hall.



**MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
APRIL 9, 2024, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Chairman Bunny Blackburn called the meeting to order at 3:01 p.m.

Board Members Present

Chairman Bunny Blackburn
Vice Chairman Jeannette Whitson
Gavin Duke
Rene Poe
Charlie Rankin
Mal Wall

Staff Present

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

Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held March 12, 2024.

Motion to approve: Poe Second: Whitson Vote: All Aye

Old Business

The application for a Certificate of Appropriateness, HZC2024-8, of Patricia Fonseca representing Drew and Shelton Kitchen, 313 Lynwood Boulevard, to construct an addition to a single family residence.

Patricia Fonseca and Jamie Pfeffer of Pfeffer Toroder, reviewed the revised plans for the upstairs and garage additions to the home. Highlighting the changes from the original presentation.

A period of questions, answered by Pfeffer and Fonseca followed the presentation.

Motion for approval with conditions, stone foundation with brick water table and brick for the main body: Duke Second: Whitson

A board discussion ensued.

Drew Kitchen, owner of 313 Lynwood Boulevard, spoke about the siding on the home; removing the existing stucco.

City Attorney Doug Berry: any material changes automatically require the project being brought back to Mary and to the commission.

Vote: All aye

New Business

Chairman Blackburn stated that she had a procedural question, stating that she had had people in the community ask if they are looking to purchase a house of conservation and it does not have a strong architectural style, could they come to the Commission (Historic Zoning Commission) prior to having complete plans done to see if the Commission would allow an architectural change or do they have to have an architect draw everything, adding it is expensive to do that. Is this something that Mary (Planning Director Samaniego) can advise them on?; can they come here before they come with plans?; or do they have to have complete plans before they come here?

City Attorney Berry: The bylaws did have a statement that the Commission would work with applicants. The Commission is here to make decisions and apply the guidelines. Staff understands the guidelines and can give them the necessary information to make an application. Since this Commission has been formed, many people have been sent back, time and time to do it again. You don't want to have meetings of open ended discussion; my opinion is they need to commit, and if they need two meetings or three meetings, they need to commit.

Additional board discussion ensued.

Planning Director Samaniego: The guidelines state that for any addition or new construction you have to come in with an identifiable architectural style. What has been occurring, what has been happening, is that this Commission has been making them decide. The guidelines say the addition should match the architectural style of the house. I believe the question is that if someone comes in with a quasi-ranch/faux Victorian 1960's house, who want to do an addition and want to make the home an Italian Renaissance, can we do that. Samaniego stated she has, for that type question, responded that they can but they must go before the Historic Zoning Commission. They don't need full architectural plans, but they do need elevations.

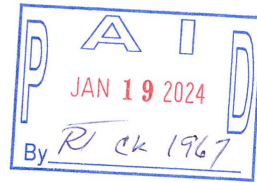
Other Public Comment - None

Adjourn

The meeting adjourned at 3:30. p.m.



**CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION**



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.

APPLICATION # H2C 2024-4

FEE: \$2000.00

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 550 Belle Meade Blvd

AGE/YEAR OF STRUCTURE: _____	PROPERTY OF SIGNIFICANCE (1901-1939) _____	YES
	PROPERTY OF CONSERVATION (1940-2000) _____	YES
	PROPERTY LESS THAN 50 YEARS _____	YES

PROPERTY OWNER or APPLICANT

NAME: Colclasure Company, LLC

ADDRESS: 4520 Millrace Lane, Nashville, TN 37205

EMAIL: Ethan@ColclasureCo.com

PHONE NUMBER: 6159759777

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

☒ New Construction ☐ Demolition ☐ Exterior Alteration or Repair ☐ Addition

Define Architectural Style Italian Renaissance

Describe Proposed Work Construct a new single-family residence on a vacant lot.
Municipal Planning Commission has set the building envelope and
mandated that the driveway enter off Belle Meade Blvd. and run down the
left side of the lot. As drawn, the house will need a variance for the
rear height zone

All of the items listed below are required to be submitted for all types of CoA applications.

- | | |
|---|---|
| ☐ Description of Property Condition and Proposal | ☐ PDF Photos of Existing Property |
| ☐ Site Plan showing building envelope | ☐ PDF Photos of Neighboring Properties |
| ☐ All building elevations showing finish grade | ☐ PDF Inspirational Photos |
| ☐ Wall Section with siding, roofing, doors,
windows, and ornamentation. | |

➤ Additional submittal requirements for Exterior Alteration or Repairs:

Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➤ Demolition of Structures:

Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

➤ **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer:

Sierra Pacific

Window Material:

Exterior Clad/Interior wood

Frame Material:

Dimensional

Windowsills:

Brick

Brick, Painted/Natural:

Brick Painted

Brick/Stone Thickness:

Standard queen sized brick

Clapboard Material:

Wood

Clapboard Dimensions/Reveal:

N/A

Railings, Columns, Pilasters:

Iron railing as needed

Chimney Material:

Brick

Roofing Material:

tile

Exterior Doors:

Clad and wood

Eaves/Cornice:

Wood/painted

Gutters:

Painted aluminum

Gutter Dimensions:

6inch

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.
- Embodying 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/Property Owner Signature: _____



Date: 1-19-24



SITE PHOTOS

BELLE MEADE, TN
23048

236 public square, suite 201 - franklin tn 37064

550 BELLE MEADE BLVD.
BELLE MEADE, TN

P. SHEA | DESIGN

HISTORIC ZONING SUBMITTAL
01/02/24

p. 615.599.5950 - f. 615.599.5905 - www.pshea.com



540 BELLE MEADE BLVD.



610 BELLE MEADE BLVD.



530 BELLE MEADE BLVD.



4420 GERALD PLACE



605 BELLE MEADE BLVD.



603 BELLE MEADE BLVD.



601 BELLE MEADE BLVD.

NEIGHBORHOOD PHOTOS

BELLE MEADE, TN
23048

236 public square, suite 201 - franklin tn 37064

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109 LYNNWOOD TERRACE



NOT LOCAL



NOT LOCAL



506C PARK CENTER



FIELD GUIDE EXAMPLE



NOT LOCAL

INSPIRATION PHOTOS

BELLE MEADE, TN
23048

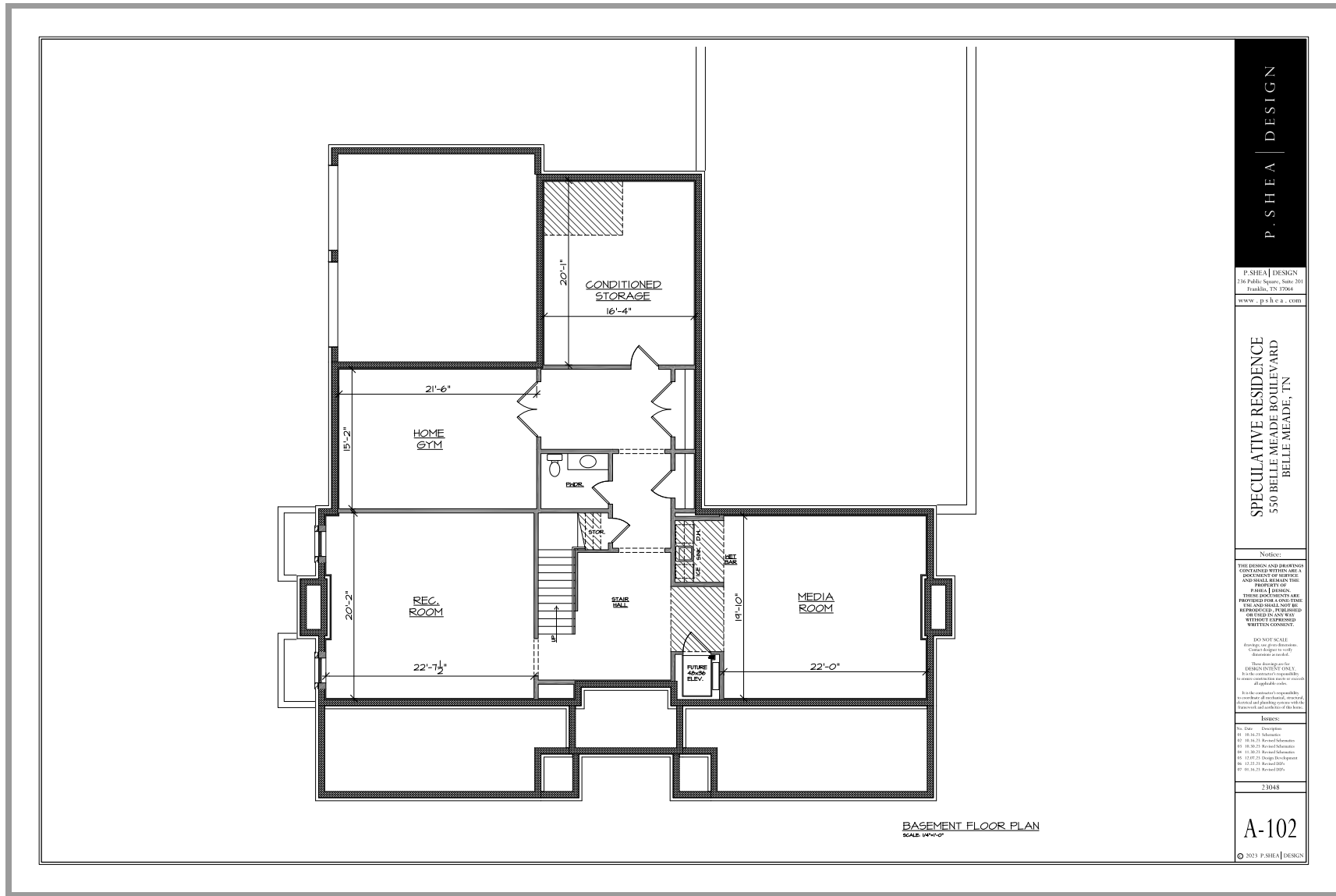
236 public square, suite 201 - franklin tn 37064

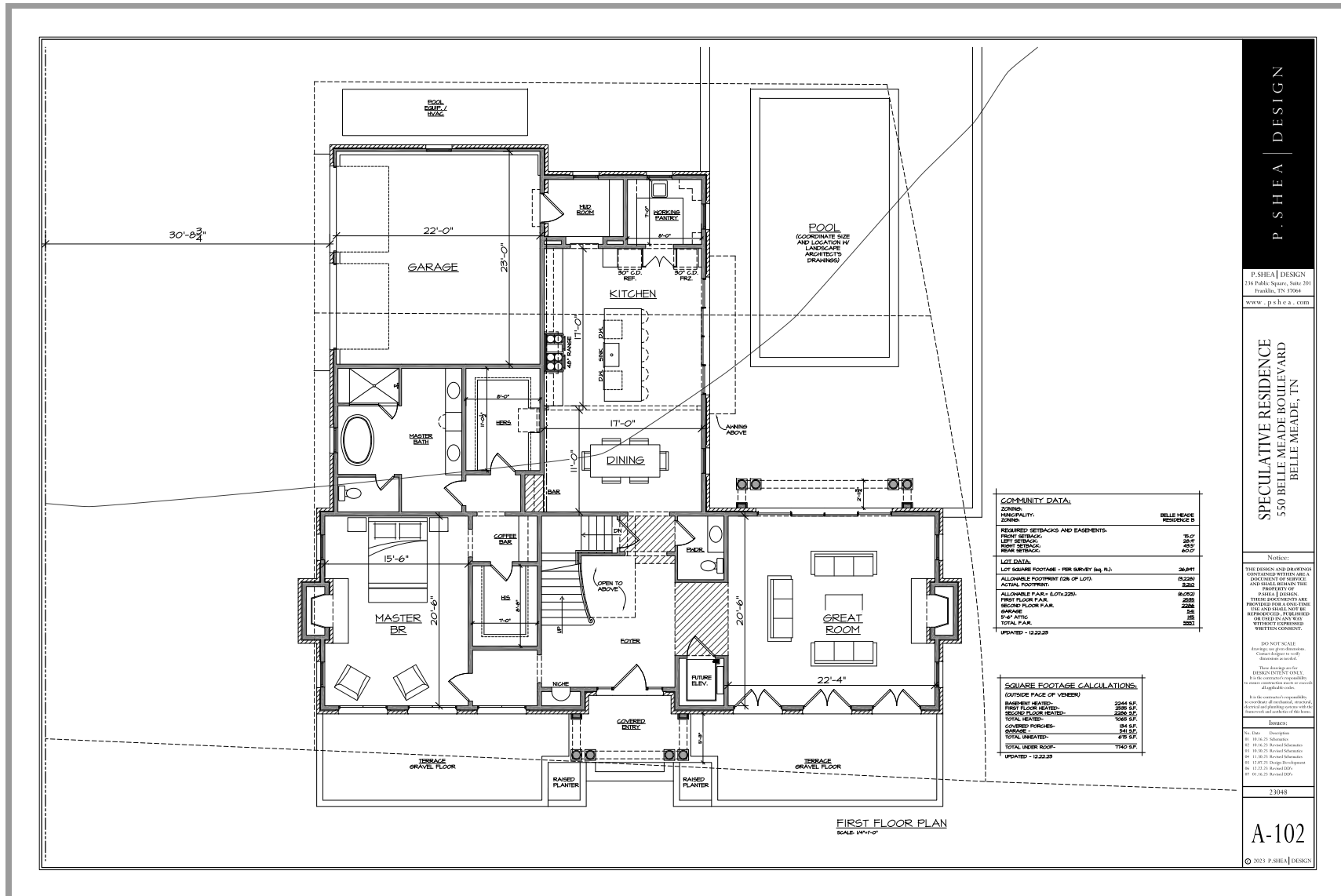
550 BELLE MEADE BLVD.
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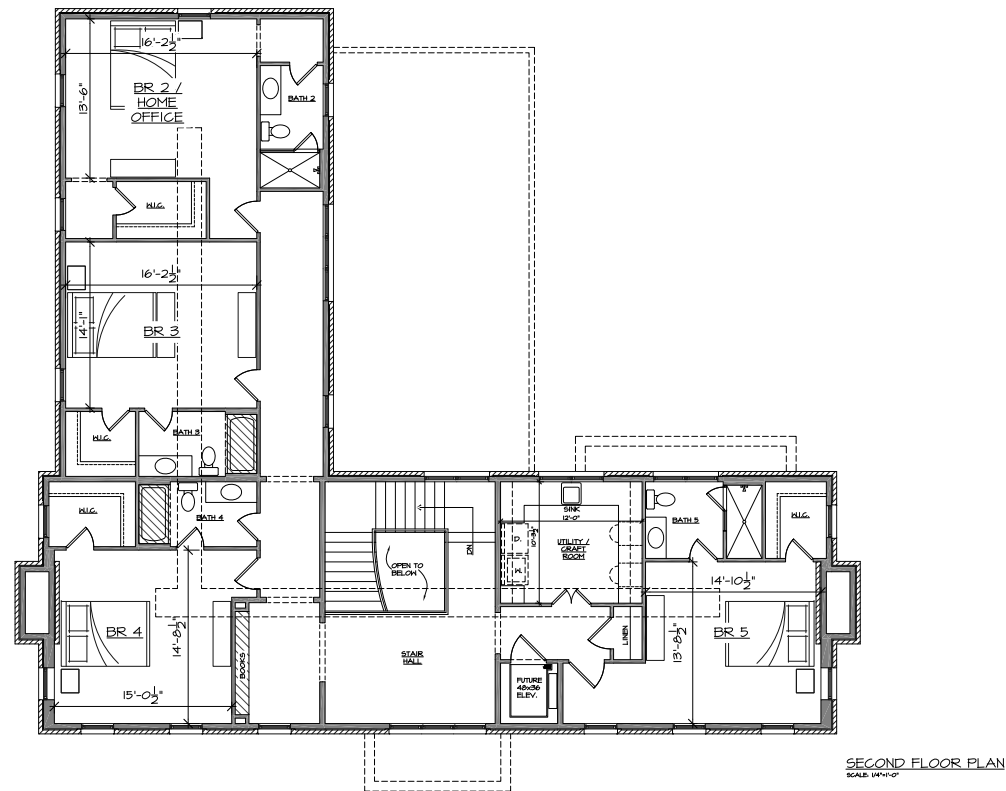
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Franklin, TN 37064
www.p.s.h.e.a.com

SPECULATIVE RESIDENCE
550 BELLE MEADE BOULEVARD
BELLE MEADE, TN

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Drawings are for informational
purposes only. Do not scale.
Dimensions are to be used
as a guide to verify dimensions.
It is the contractor's responsibility
to verify dimensions on-site or consult
the architect.

Revisions:

No.	Date	Description
01	10-16-23	Schematic
02	10-16-23	Revised Schematic
03	10-16-23	Revised Schematic
04	10-16-23	Revised Schematic
05	10-16-23	Design Development
06	10-16-23	Revised DD
07	10-16-23	Revised DD

23048

A-103

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Franklin, TN 37064
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BELLE MEADE, TN

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DO NOT SCALE

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only. Do not scale. Contact
designer to verify
dimensions as needed.

These drawings are for
DESIGN INTENT ONLY.
It is the contractor's responsibility
to ensure compliance with all applicable
codes.

For the contractor's responsibility,
a complete set of mechanical, electrical,
plumbing and fire protection drawings shall
be provided by the owner.

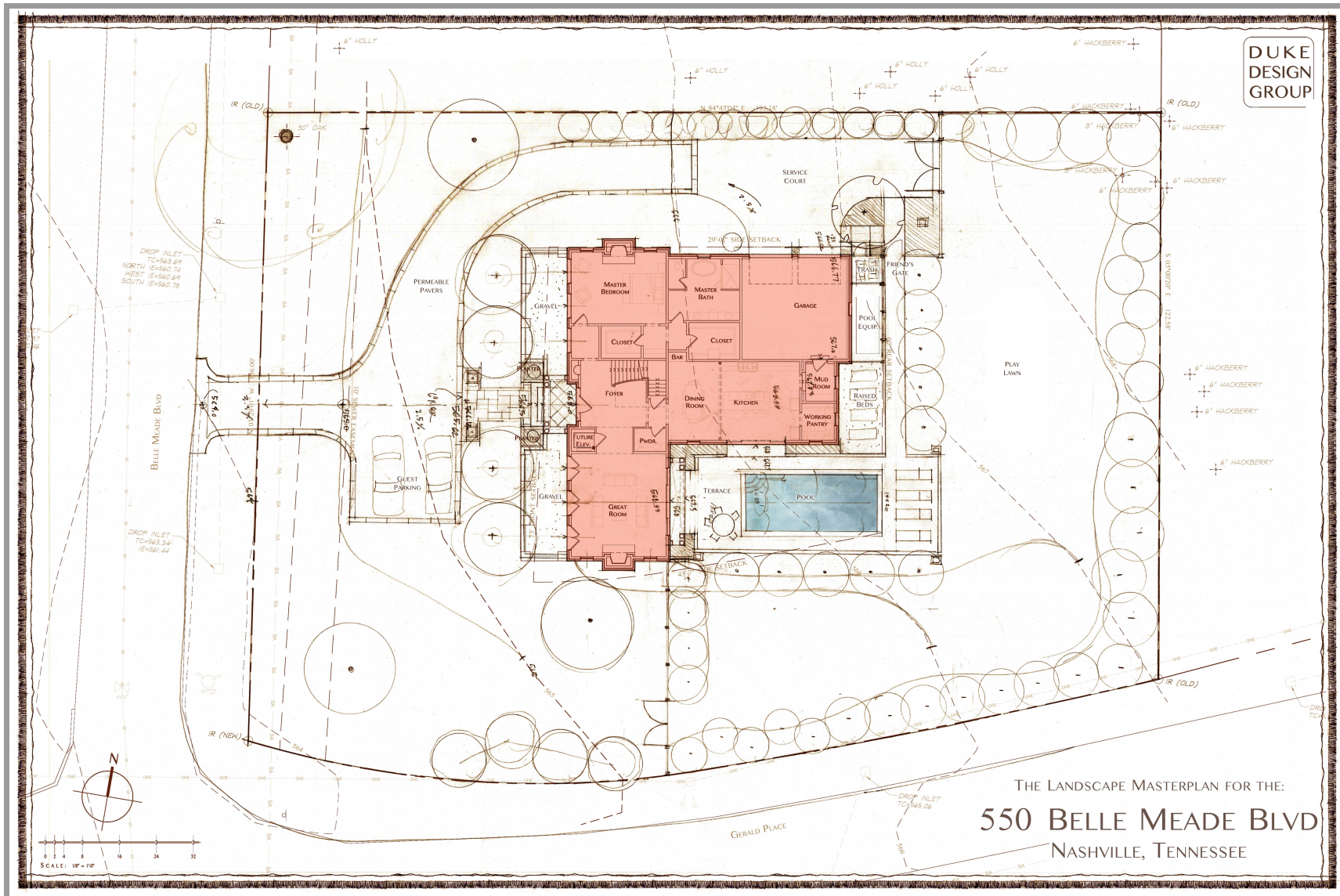
Revisions:

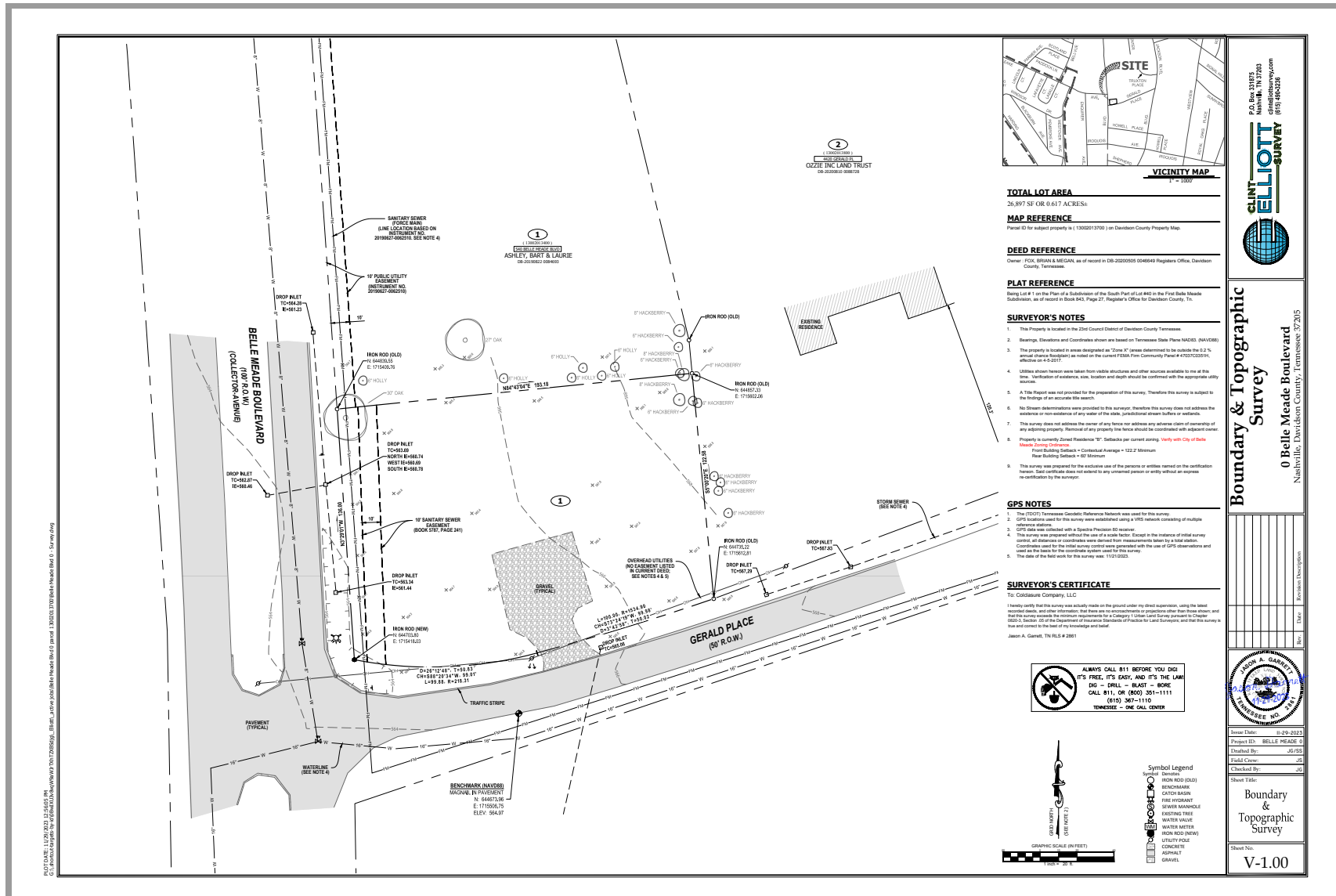
No.	Date	Description
01	10-16-23	Schematic
02	10-16-23	Revised Schematic
03	10-16-23	Revised Schematic
04	10-16-23	Revised Schematic
05	10-16-23	Design Development
06	10-16-23	Revised DD
07	10-16-23	Revised DD

73048

A-202

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Staff Report

Agenda No.: IV.C.
Case No.: HZC2024-4
Staff: Mary Samaniego, Planning Director
Applicant: Colclasure Company, LLC
Request: Certificate of Appropriateness for construction of a single-family residence.
Location: 550 Belle Meade Boulevard

Summary:

The applicant, on behalf of the property owners (Brian and Megan Fox), is requesting Certificate of Appropriateness approval for the construction of a new single-family residence. This vacant property was reviewed and approved for a building envelope by the Municipal Planning Commission (MPC) at the November 2023 meeting. The proposed architectural style is Italian Renaissance with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 0.60 acres (26,897 square feet - SF) and is rectangular shaped with frontage on Belle Meade Boulevard and Gerald Place.
2. The footprint proposed for the residence is approximately 3,210 square feet (3,228 square feet allowed) and the total gross floor area is 5,557 square feet (6,052 square feet allowed).
3. The height along the front elevation is approximately 33' (40' allowed) and approximately 33' in height (25' allowed) along the rear elevation. *The increase in height based on the rear yard setback (at 60' rear yard depth) will require a variance approval by the Board of Zoning Appeals.
4. Approximately 21% of the entire roof system is low slope with 30% allowed by the Zoning Ordinance.
5. The submitted site plan indicates compliance with all standards of the Zoning Ordinance and BZA approved footprint, floor area, and elevation change.
6. The site plan indicates a service court leading from Belle Meade Boulevard to a two-bay attached garage on the north side of the residence (MPC condition of approval). The total area of driveways and parking areas is 3,149 square feet or 12% of the lot (maximum allowable).
7. The proposed architectural style is Italian Renaissance.

Staff Recommendations and Findings of Fact:

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

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

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

1. **Number of Units** No more than one (1) principal dwelling may be erected on any one (1) lot or building site.
2. **Shape** Variations of rectangular and square forms are most appropriate for Belle Meade.
3. **Scale (Height)** Belle Meade's zoning restricts new construction to no more than three and one-half stories or 40 feet in height. This maximum height would be appropriate for blocks with large lot sizes and where most dwellings have building heights varying from 25 to 40 feet. On blocks that have predominately one-story or two-story dwellings, new construction of one -to two-stories would be more appropriate.
4. **Scale (Massing)** The massing of new construction is dependent on the Floor Area Ratio (FAR). The allowable footprint area of a dwelling above the natural grade of the site shall not exceed eight percent (8%) of the total lot area in Estates "A" district. Estates "B", Residence "A", and Residence "B" are all twelve percent (12%). More detailed information concerning allowable scale and massing is outlined in the City's Zoning Code.
5. **Scale (Size)** A dwelling, regardless of height, shall have a minimum gross floor area of two thousand (2,000) square feet.
6. **Lot placement.** Front and side yard setbacks should respect the setbacks found along the block on which the building is sited. Building setbacks from the street should not be less than the minimum of adjoining setbacks. More detailed information on front, side and rear yard setbacks is outlined in the City's Zoning Code.
7. **Orientation to the street** Most Belle Meade dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited.
8. **Proportion and Rhythm of Openings** The relationship of width to height of windows and

doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building should be compatible with surrounding historic buildings. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic buildings. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

9. **Roof shape and pitch** Roof slope ratio for new construction shall rise from the eave at a slope of not less than 6:12 (6:12 refers to 6 inches of rise to 12 inches of run in measuring slopes). Roof slopes of less than 6:12 shall be considered a “low slope” roof and no more than thirty percent (30%) of the total roof area shall be allowed to be a low slope roof. Roof forms of gable and hipped variations are most appropriate for Belle Meade.
10. **Site Planning** Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.
11. **Mechanical/Utility Systems/Service Equipment** Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location and screened. When located on a secondary façade, the mechanical and/or utility equipment shall be located beyond the midpoint of the building if feasible and the visual impact of the equipment shall be minimized by screening or incorporating it as an element of the building or landscape design.
12. **Materials** In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone, or synthetic stone, unless wrapping an interior flue chase that penetrates the roof. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding and solid brick or stone veneer are appropriate materials for new construction.

Front Doors: No front door shall be of steel, aluminum, or vinyl.

Front Porch: No front steps visible from the street shall be “Broom Finished” concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Other acceptable materials are composite and professional grade vinyl and

aluminum. Windows shall not incorporate vinyl or aluminum frames of contractor grade. New construction shall not incorporate storm windows.

Deck Material: No deck shall be constructed of vinyl clad materials.

***Window Shutters:* No shutters shall be plastic, vinyl, or aluminum.**

Staff note – shutter material not verified on plans

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

Gutters: No gutter shall have less than a six-inch (6”) opening. Downspouts shall be a minimum of three by four inches (3”x 4”) in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern “type”) may not be constructed. Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: Painting of unfinished surfaces shall consist of a minimum of three (3) coats. One primer, two finish coats, and only the primer may be applied with a sprayer. All paints shall be of a better quality than contractor grade paint.

Roofing Materials: Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile and slate. For new construction, materials that are compatible in type, color, and texture with adjacent properties should be used. Shingles should be of a dark color, predominantly dark gray or brown. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure’s roof facing to the “front” as defined in the Zoning Code. All vents must be painted to match roof color.

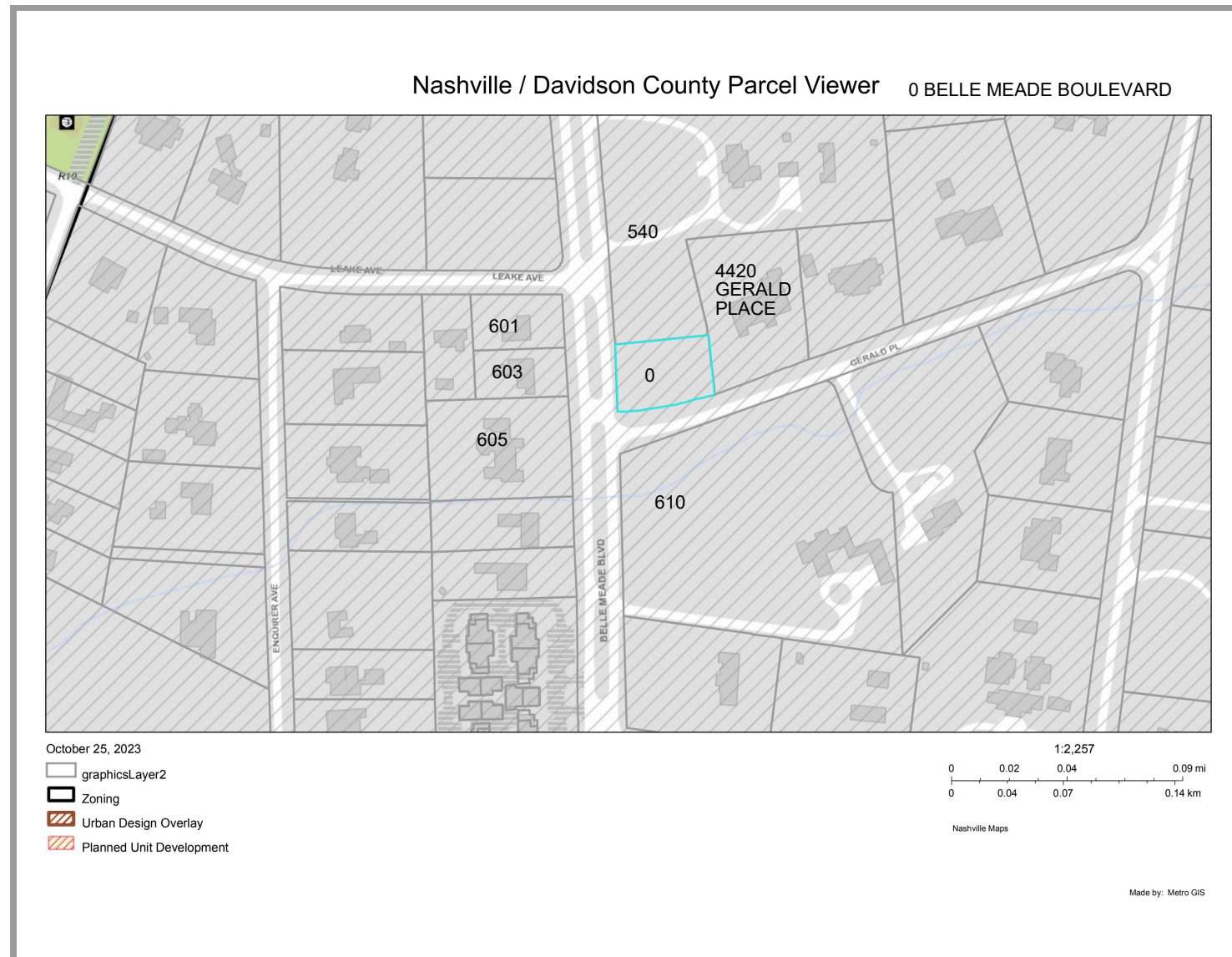
***Garage Doors:* No garage doors shall be vinyl, fiberglass, or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness.**

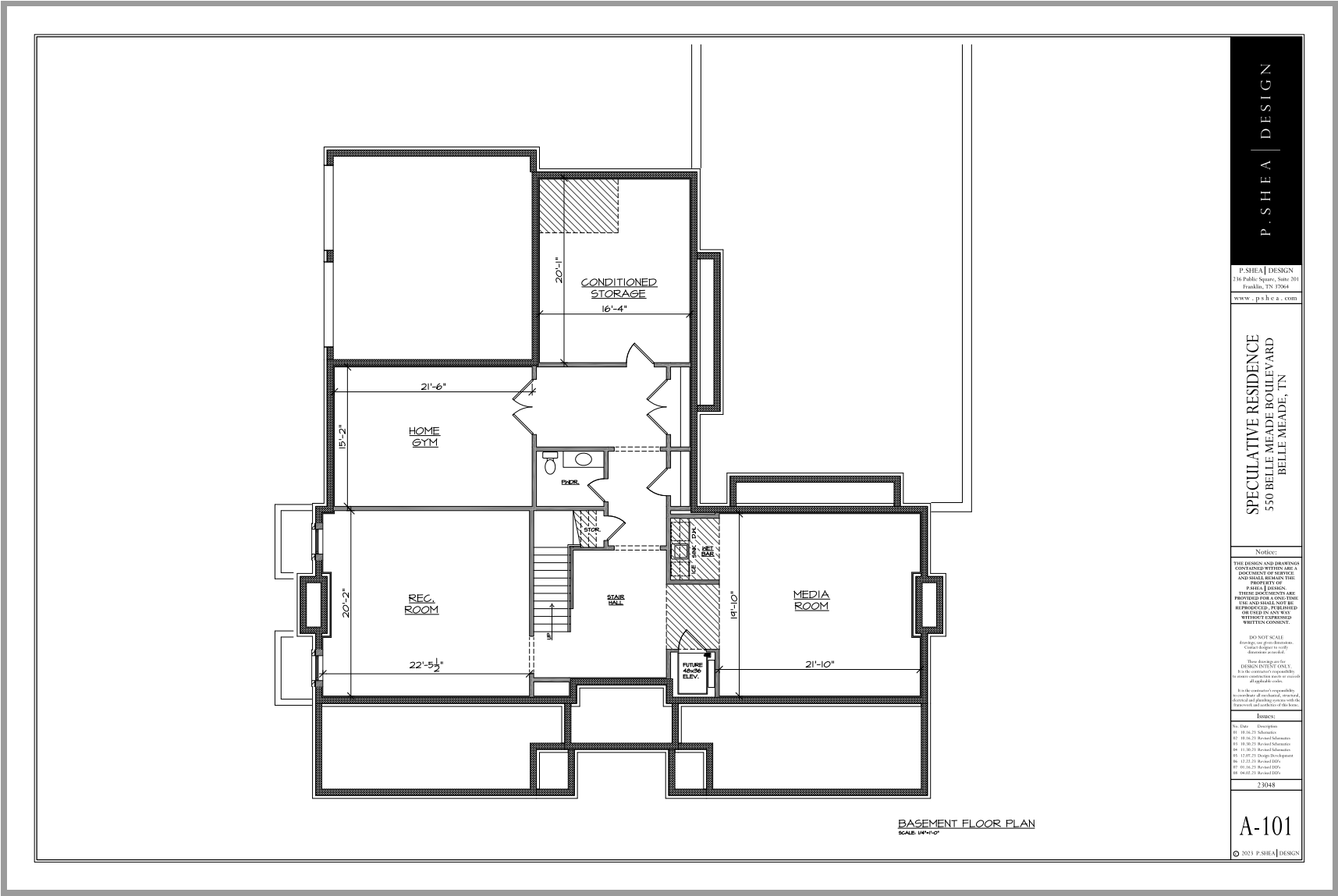
Staff note – garage door material not verified on plans

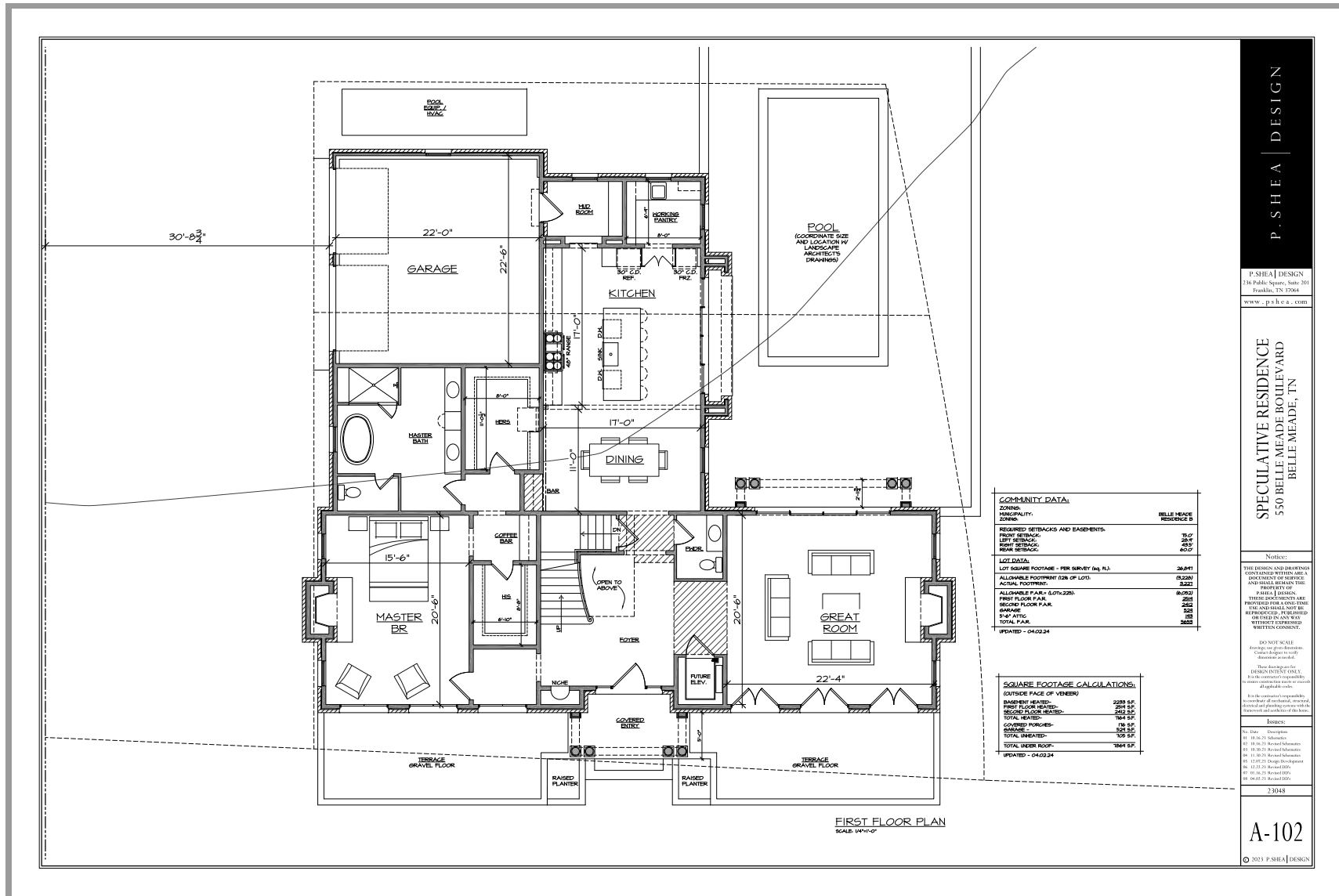
Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

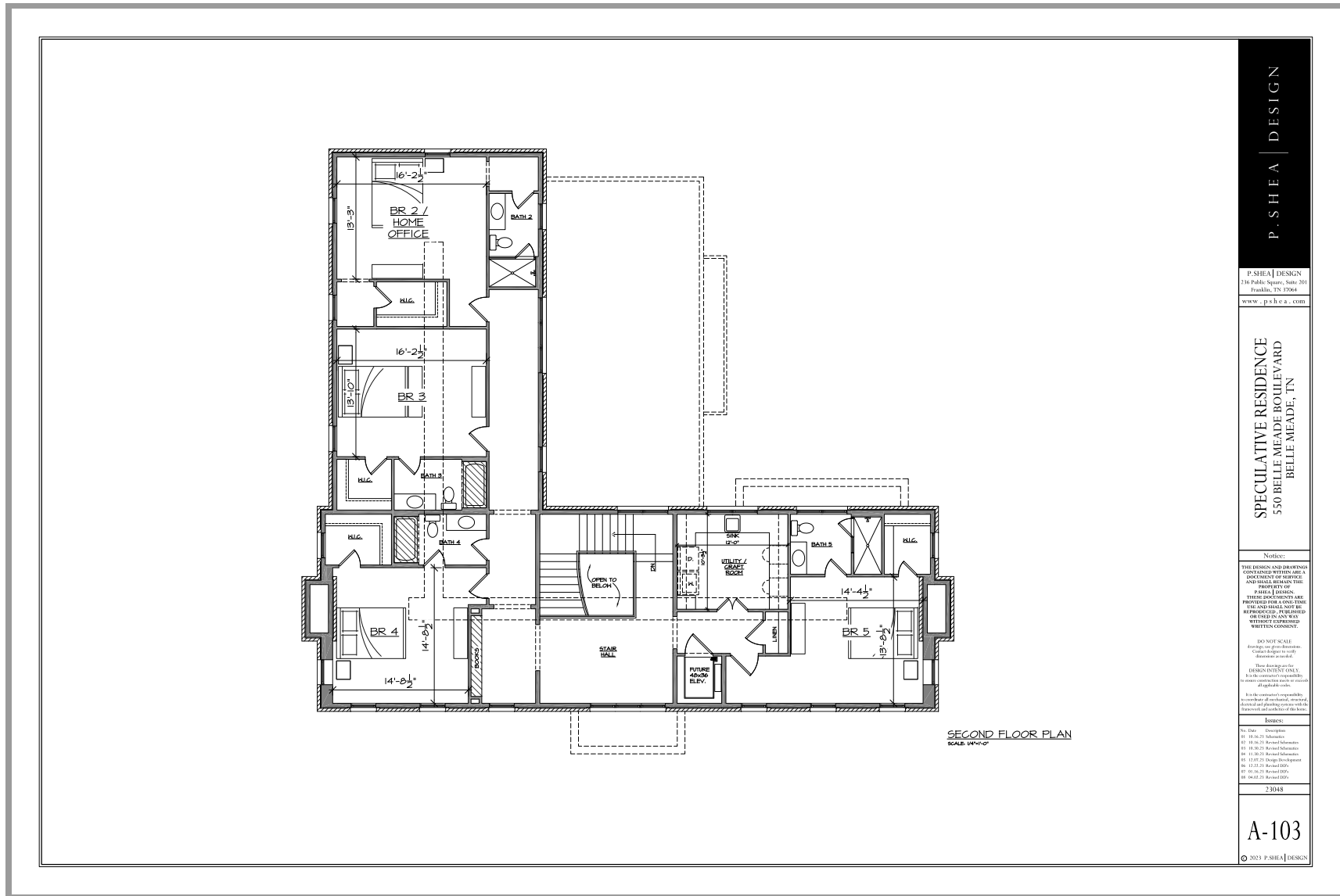
Attachments:

1. Location Map













P. SHEA | DESIGN

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236 Public Square, Suite 201
Franklin, TN 37064
www.pshea.com

SPECULATIVE RESIDENCE
550 BELLE MEADE BOULEVARD
BELLE MEADE, TN

Notice:

THE DESIGN AND DRAWINGS
CONTAINED WITHIN ARE A
DOCUMENT OF SERVICE
AND SHALL REMAIN THE
PROPERTY OF
P.SHEA DESIGN.
THESE DOCUMENTS ARE
PROVIDED FOR A ONE-TIME
USE AND SHALL NOT BE
REPRODUCED, PUBLISHED
OR USED IN ANY WAY
WITHOUT EXPRESSED
WRITTEN CONSENT.

DO NOT SCALE
drawings, use given dimensions.
Contact designer to verify
dimensions as needed.

These drawings are for
DESIGN INTENT ONLY.
It is the contractor's responsibility
to remove construction waste or reuse
all applicable codes.

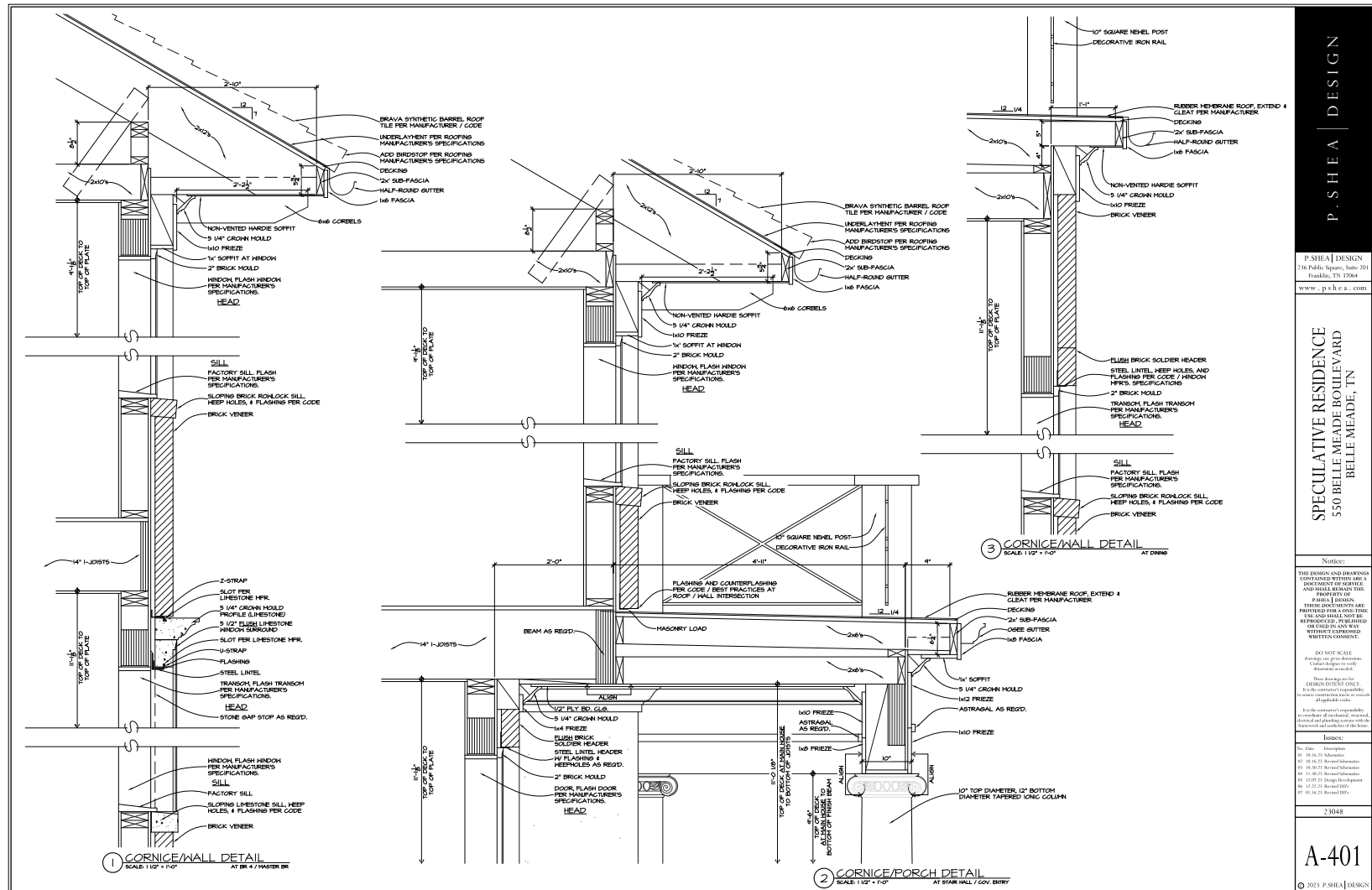
It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01	10.16.23	Schematics
02	10.16.23	Revised Schematics
03	10.30.23	Revised Schematics
04	11.30.23	Revised Schematics
05	12.07.23	Design Development
06	12.22.23	Revised DfGs
07	01.16.23	Revised DfGs
08	04.03.23	Revised DfGs

23048

A-202





CORNICE INSPIRATION PHOTOS

BELLE MEADE, TN
23048

236 public square, suite 201 - franklin tn 37064

550 BELLE MEADE BLVD.
BELLE MEADE, TN

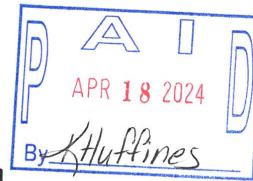
P. S. HEA | DESIGN

HISTORIC ZONING SUBMITTAL
04/02/24

p. 615.599.5950 - f. 615.599.5905 - www.pshea.com



CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION



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.

APPLICATION # H2C 2024-9

FEE: \$500

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 4401 FROQUOIS Ave Nashville 37205

AGE/YEAR OF STRUCTURE: 1939 PROPERTY OF SIGNIFICANCE (1901-1939) X YES
PROPERTY OF CONSERVATION (1940-2000) YES
PROPERTY LESS THAN 50 YEARS YES

PROPERTY OWNER or APPLICANT

NAME: Michael and Adrienne Munday

ADDRESS: 260 Temple Crest Trail Franklin, TN 37069

EMAIL: michaelmunday13@gmail.com, ape1@yahoo.com

PHONE NUMBER: (615) 642-1611, (615) 440-3888

RELATIONSHIP TO OWNER: Contractor Architect Other (explain)

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)			
☐ New Construction	☒ Demolition	☐ Exterior Alteration or Repair	☐ Addition
Define Architectural Style <u>Cape Cod</u>			
Describe Proposed Work <u>request for demolition of</u> <u>property structure</u>			

All of the items listed below are required to be submitted for all types of CoA applications.

- | | |
|--|--|
| ☒ Description of Property Condition and Proposal | ☒ PDF Photos of Existing Property |
| ☒ Site Plan showing building envelope | ☒ PDF Photos of Neighboring Properties |
| ☒ All building elevations showing finish grade <u>N/A</u> | ☒ PDF Inspirational Photos <u>N/A</u> |
| ☒ Wall Section with siding, roofing, doors, windows, and ornamentation. <u>N/A</u> | |

➤ **Additional submittal requirements for Exterior Alteration or Repairs:**

Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➤ **Demolition of Structures:**

Describe the structure's condition (ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

Please see the attached structural
engineer report and photos

Historical Significance

None, property purchased 1925
and home built 1939

Is the property habitable?

The property is not habitable at this time.

Give a compelling reason for demolition of property

Based on the structural report, there is a list of deficiencies observed, dwelling is not in compliance with current codes.

Please see detailed report. It does not possess characteristics significant to qualifications.

Describe the proposed reuse of existing materials, if any? None

➤ **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer:

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:

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.
- Embodying 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/Property Owner Signature: Michael and Khenee Munkley

Date: 4-17-24













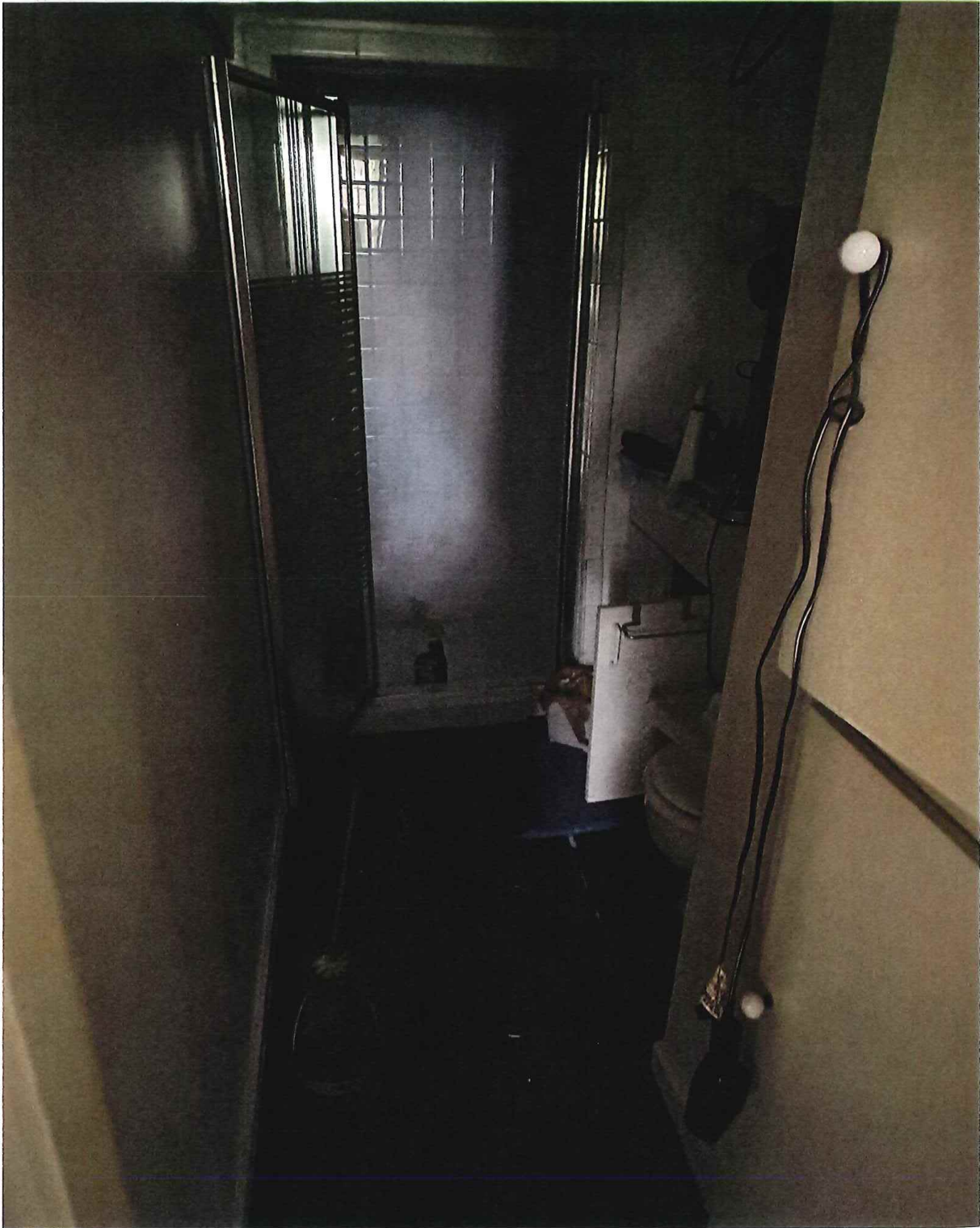


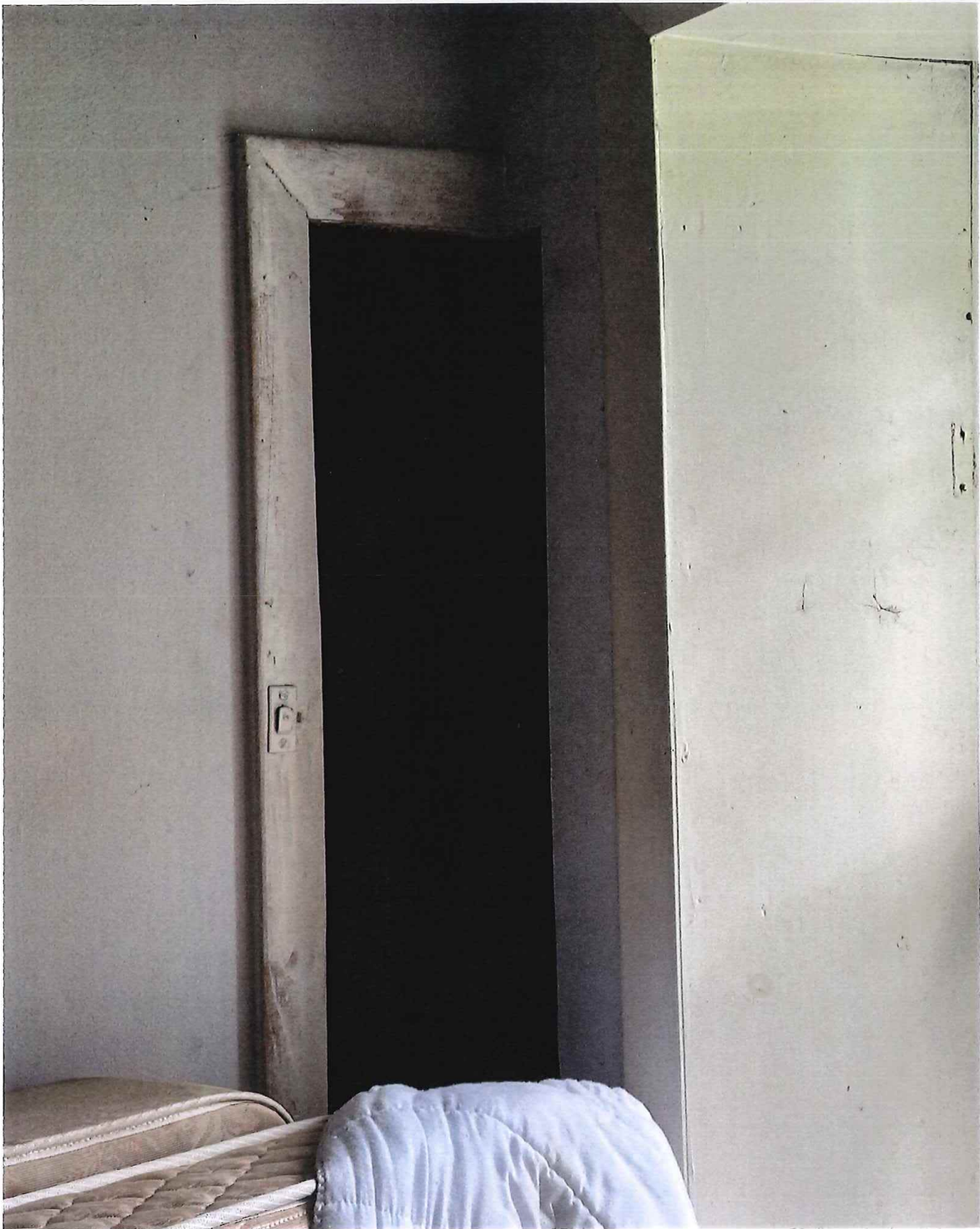


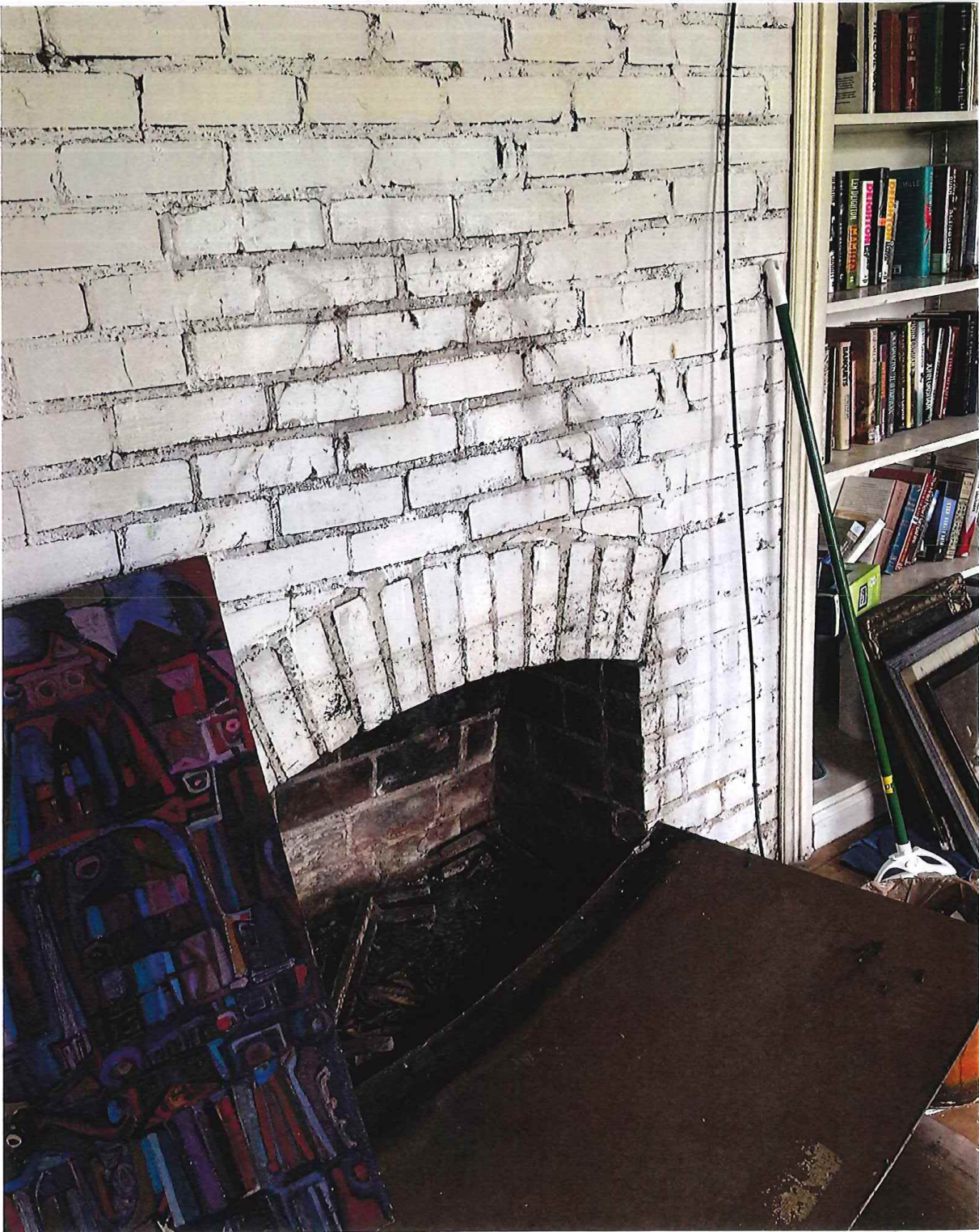




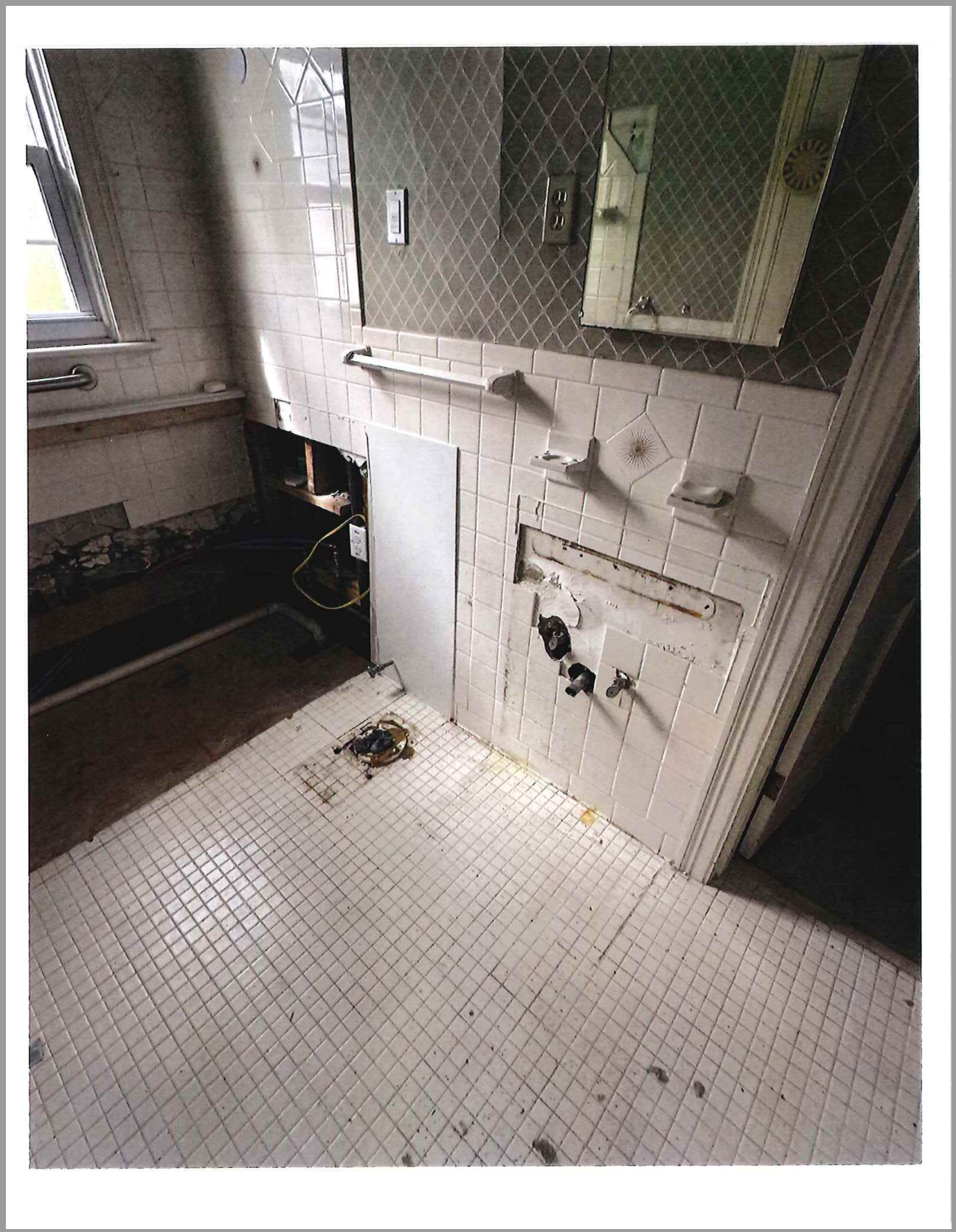




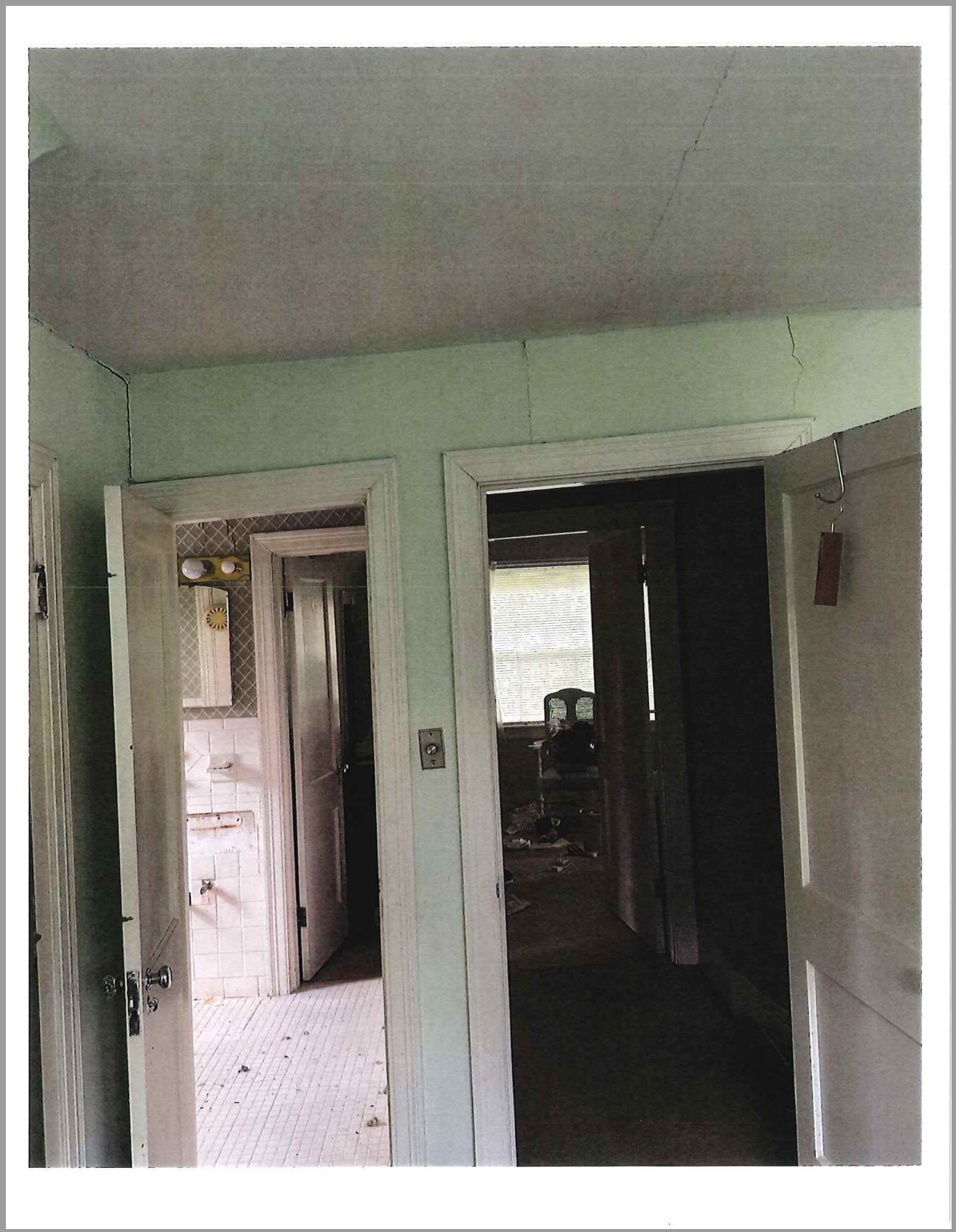


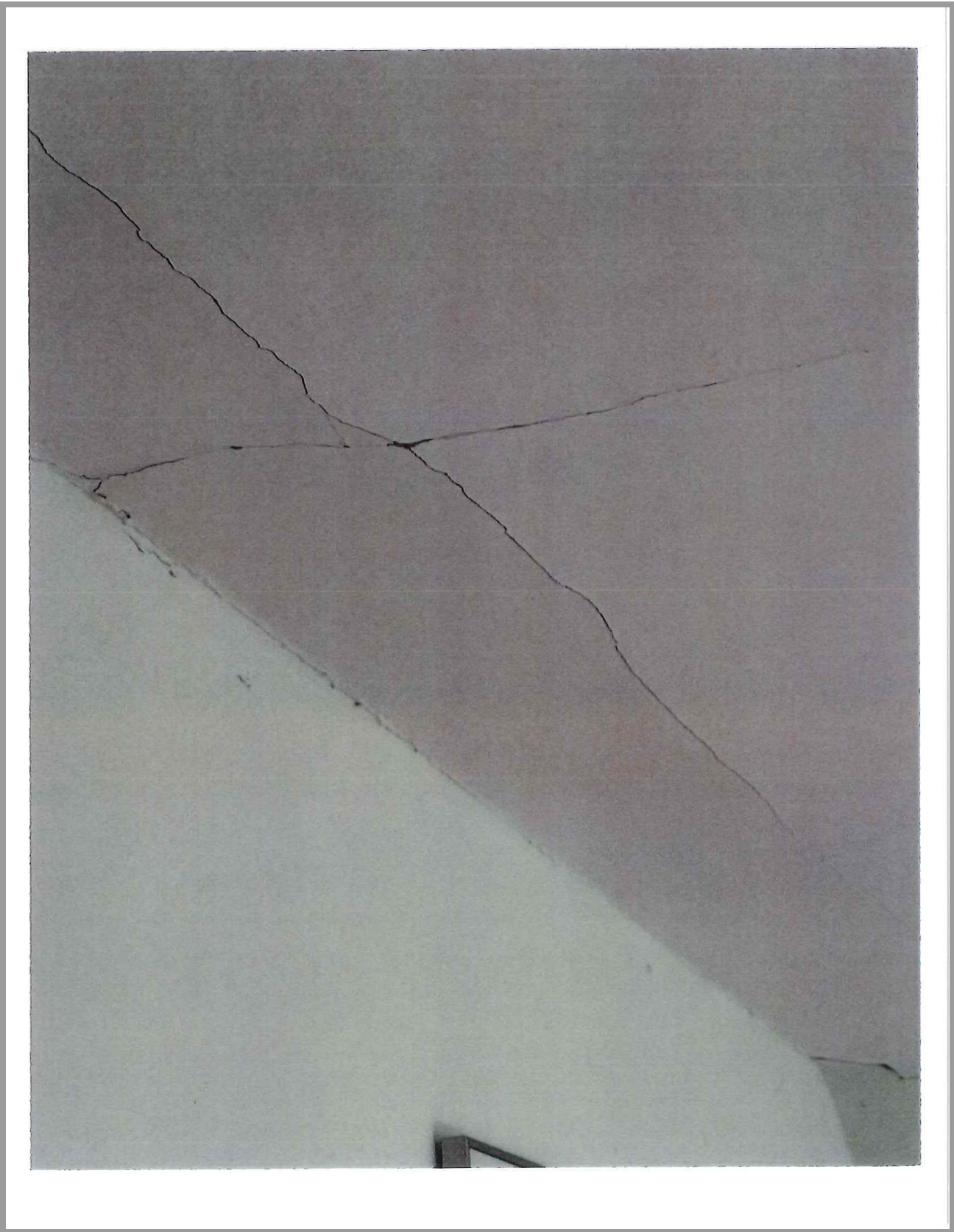


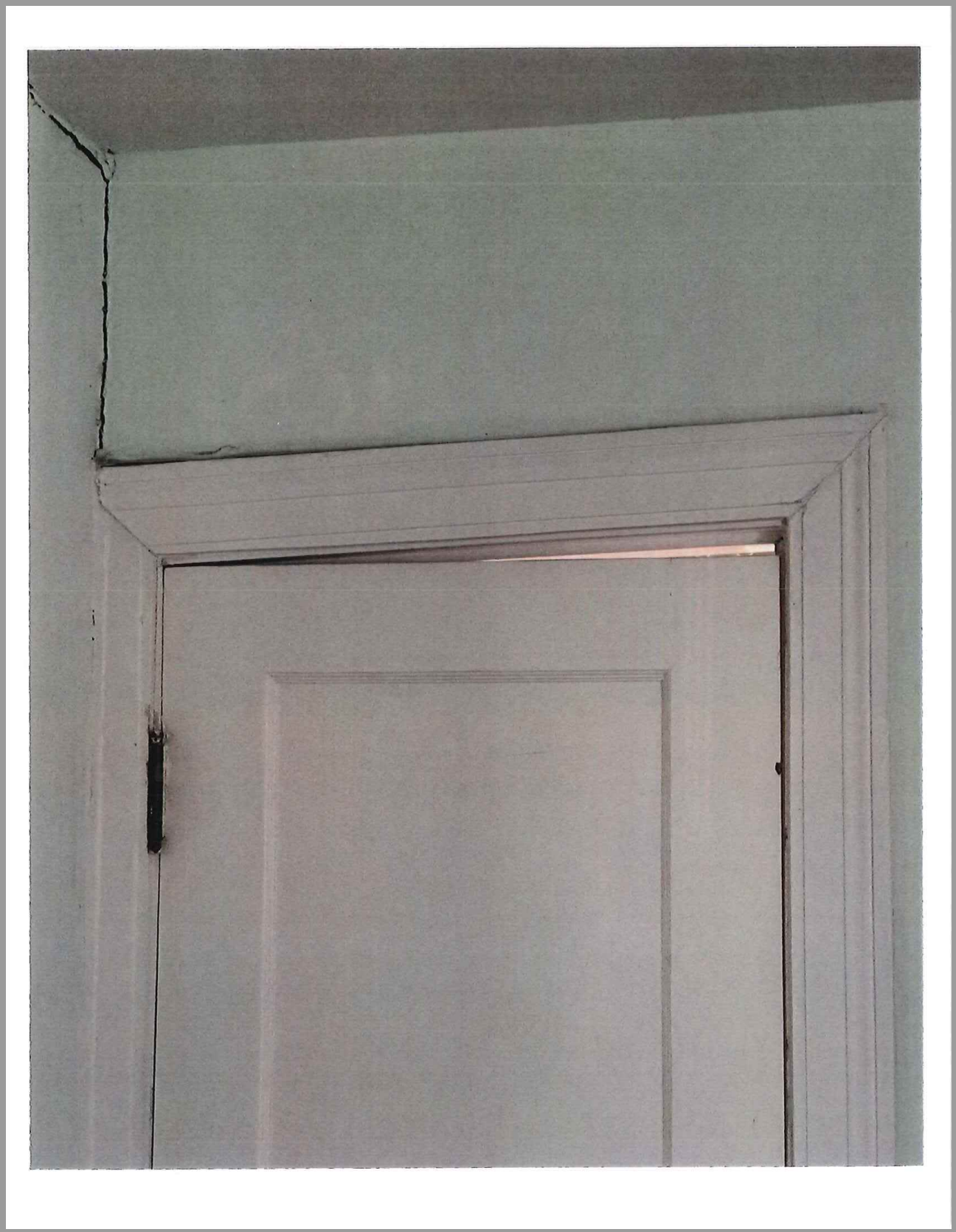


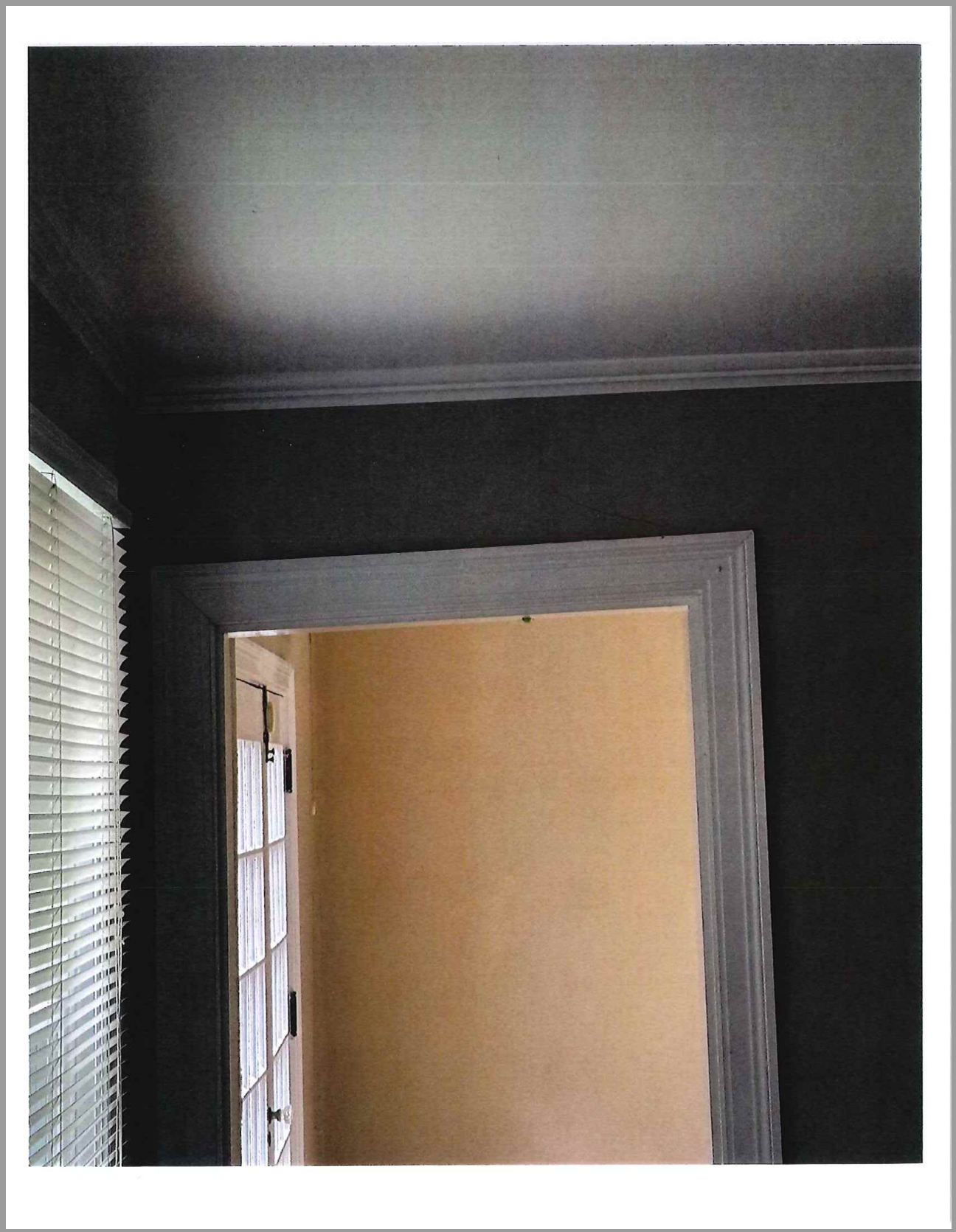


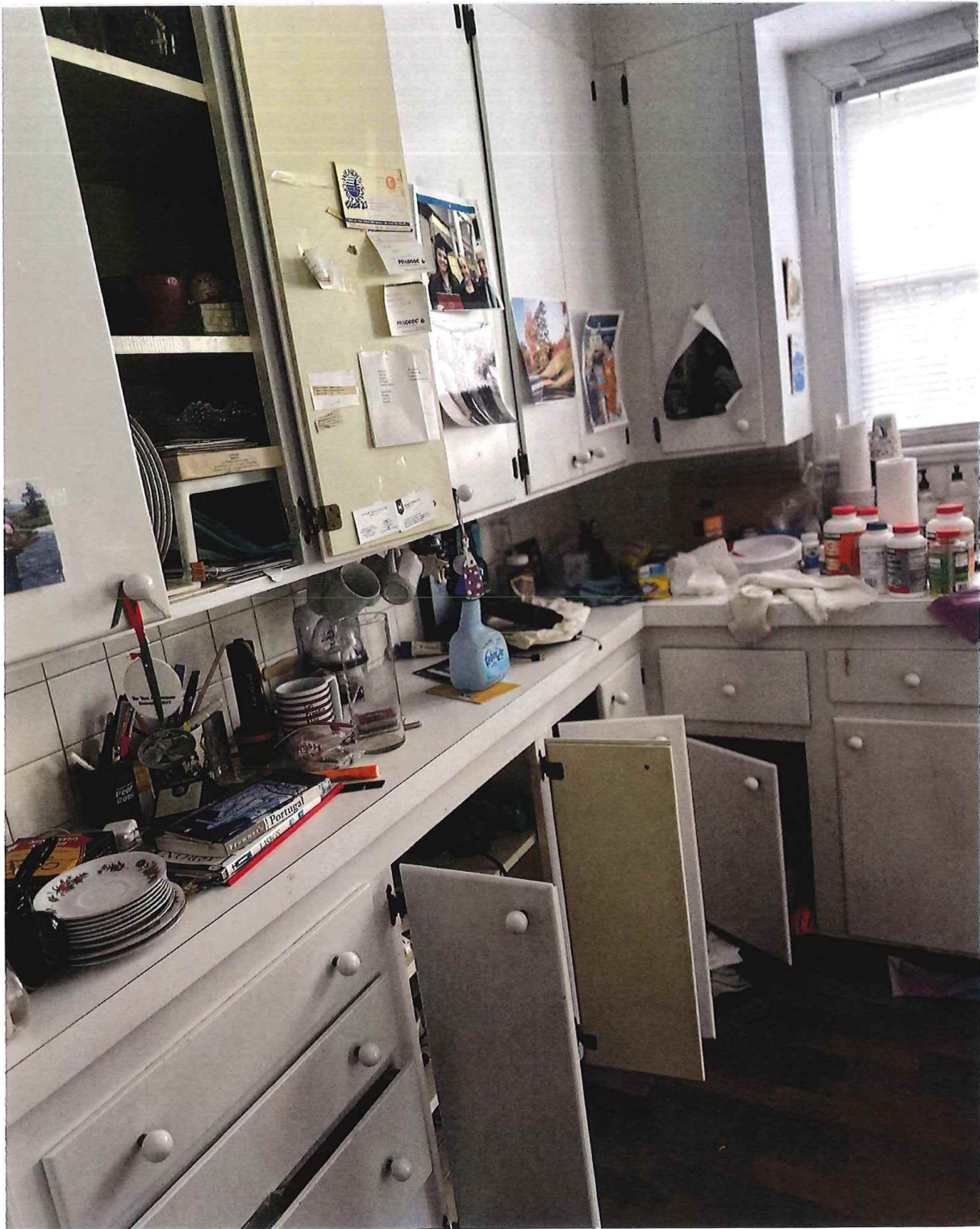


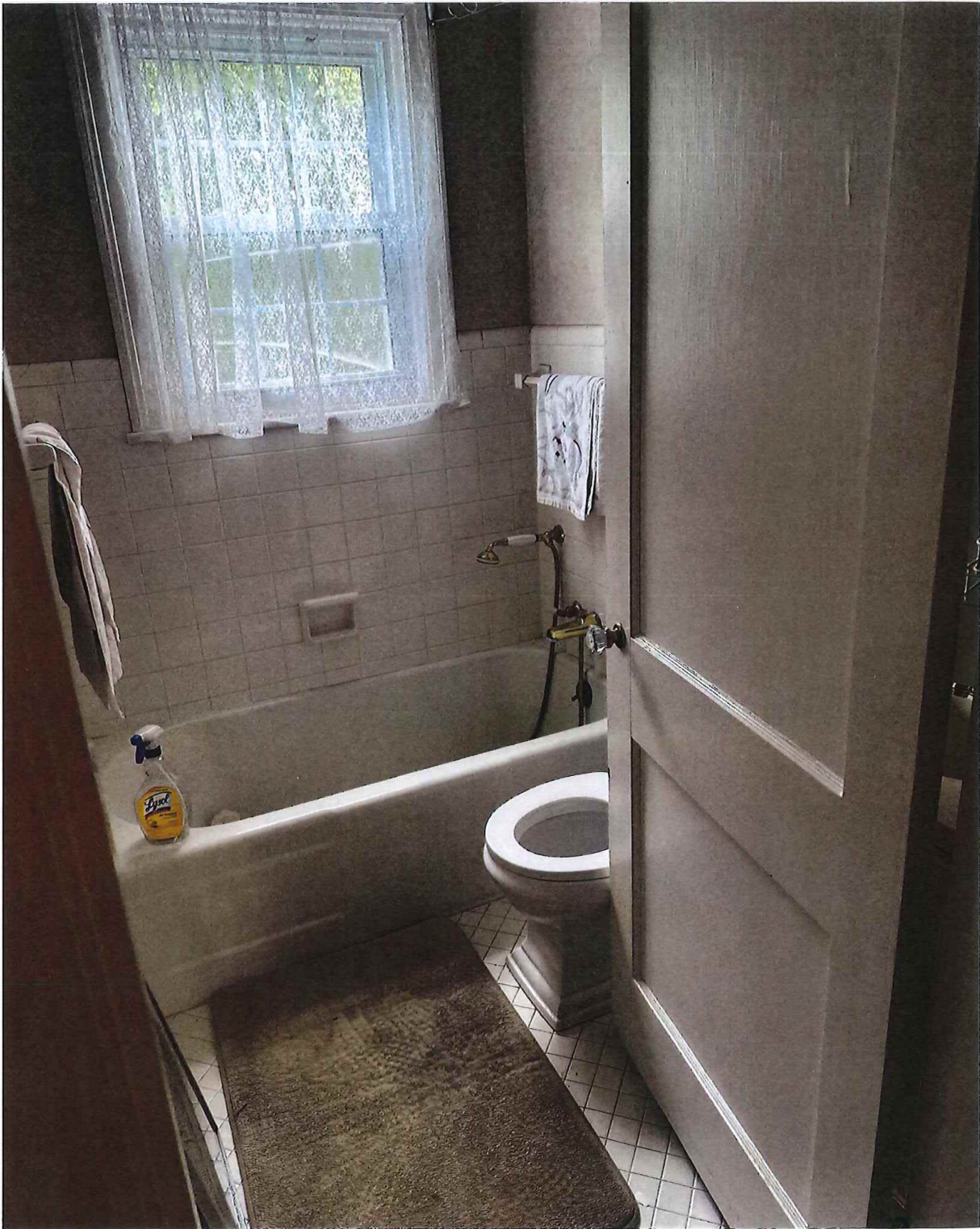


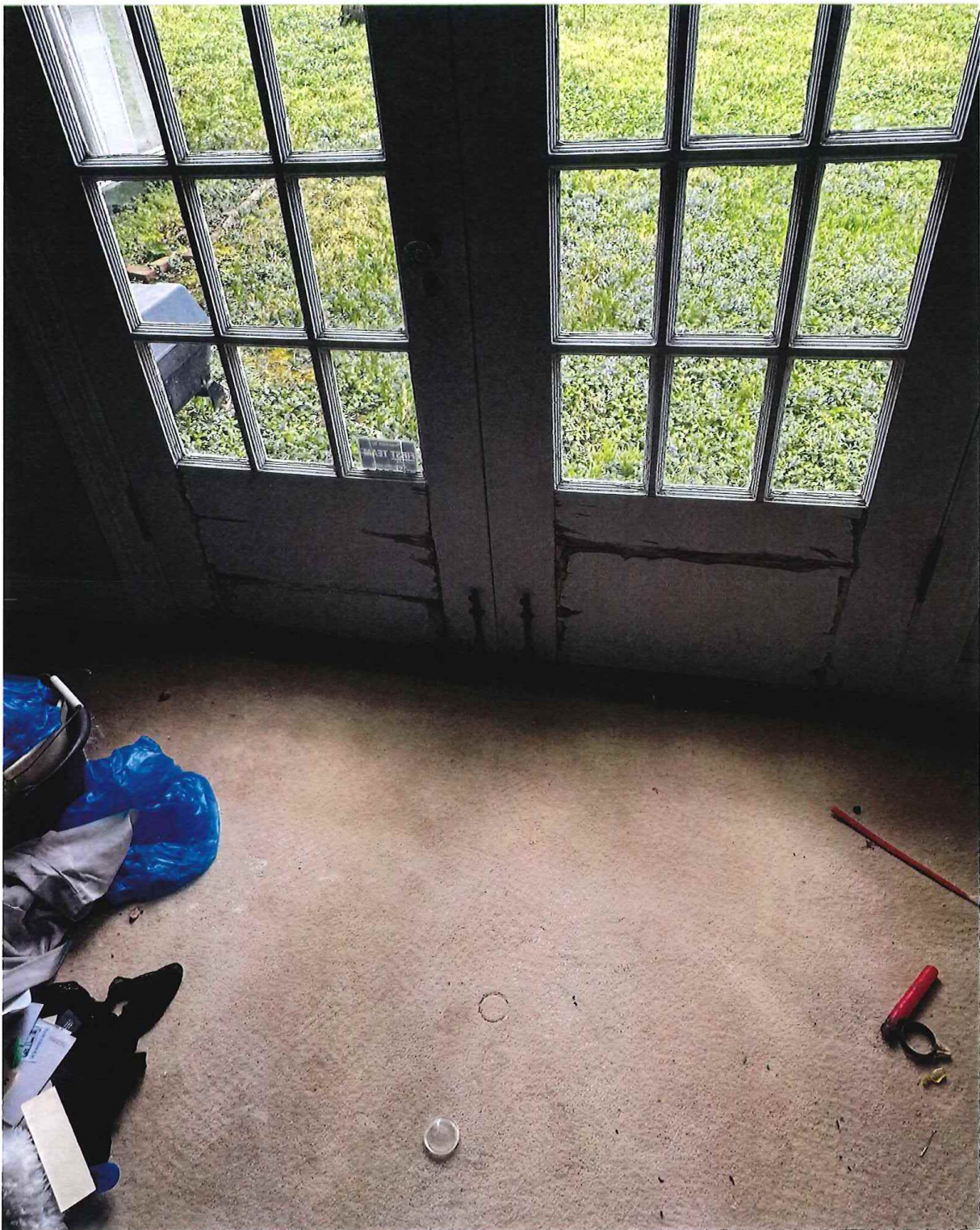








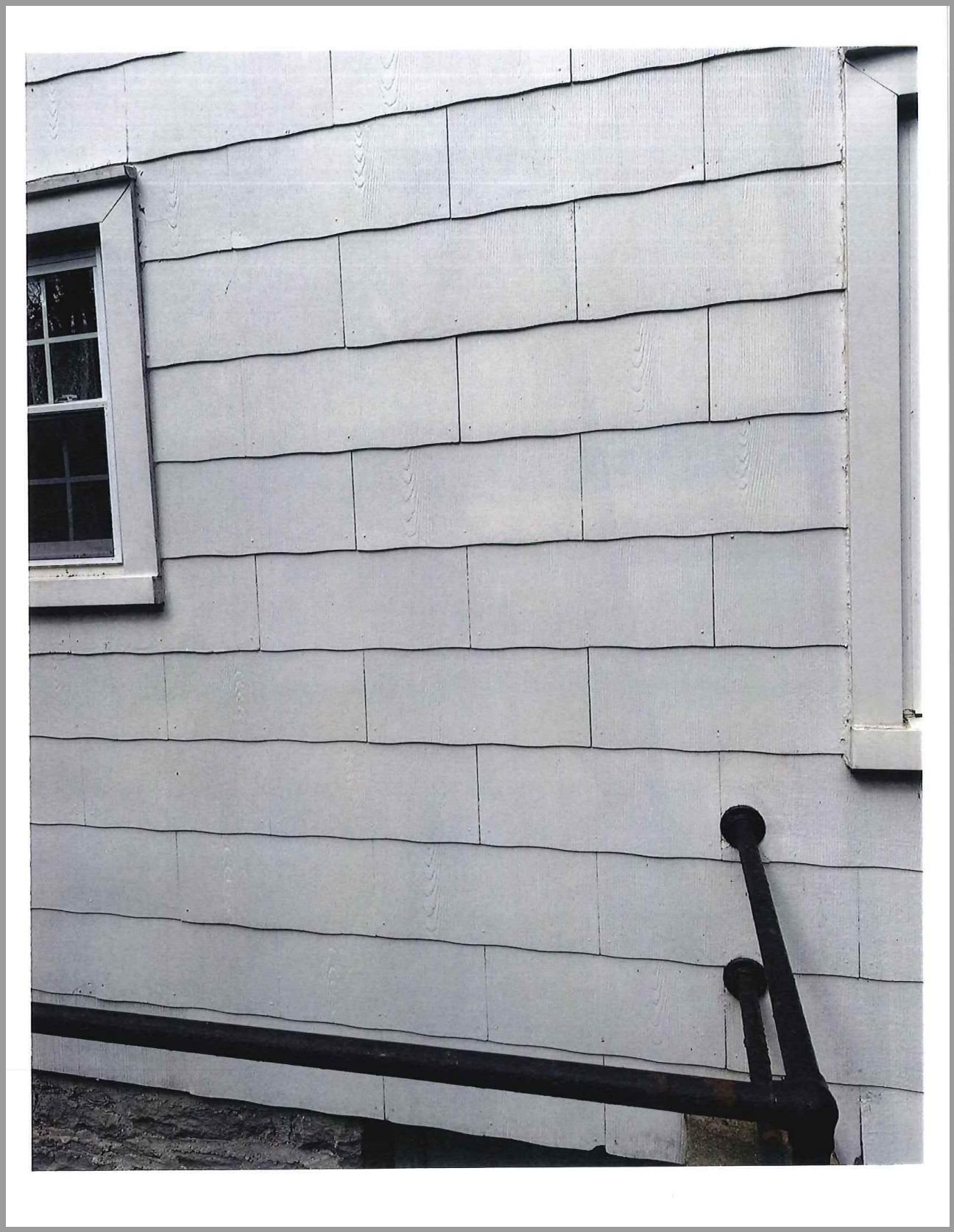


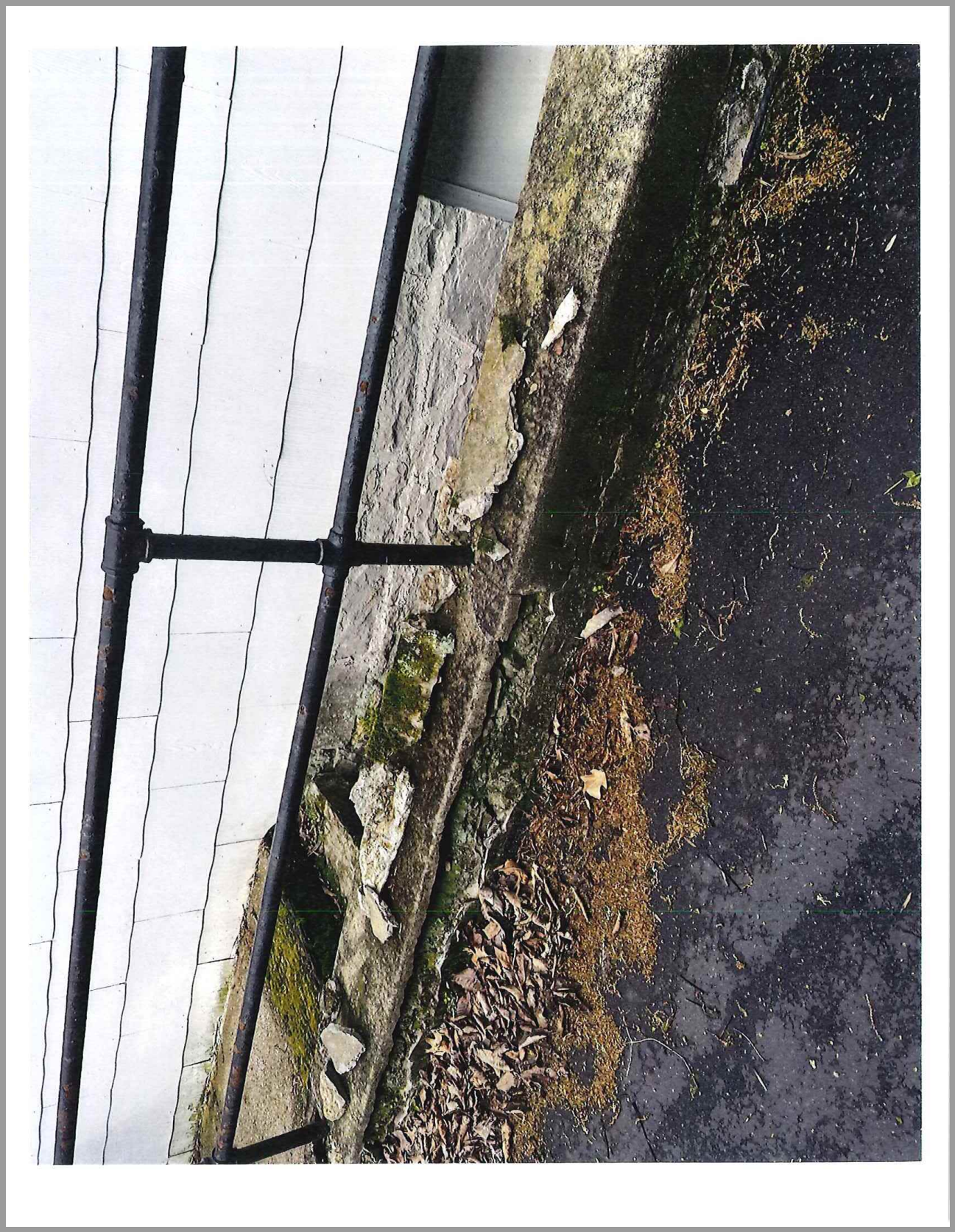






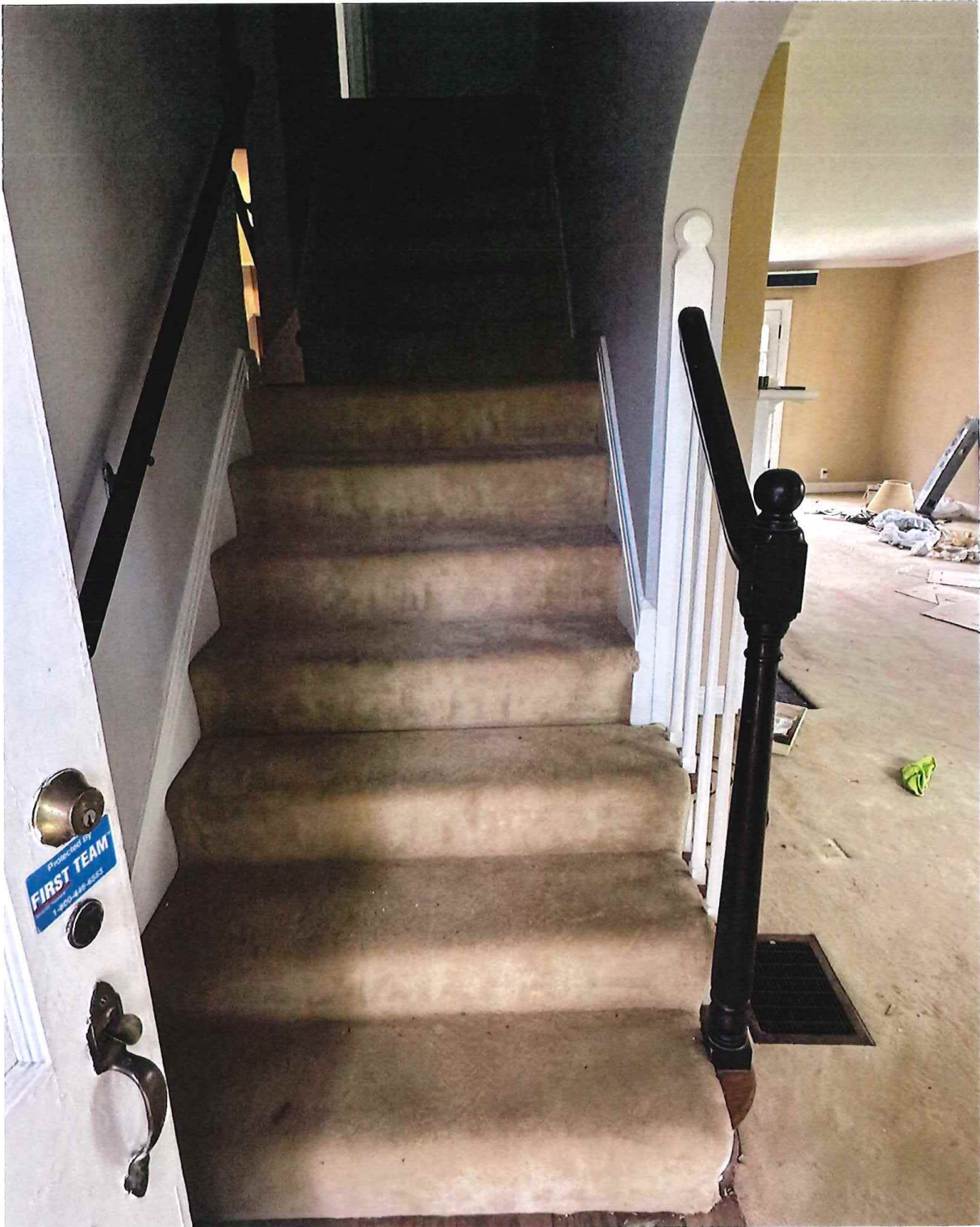


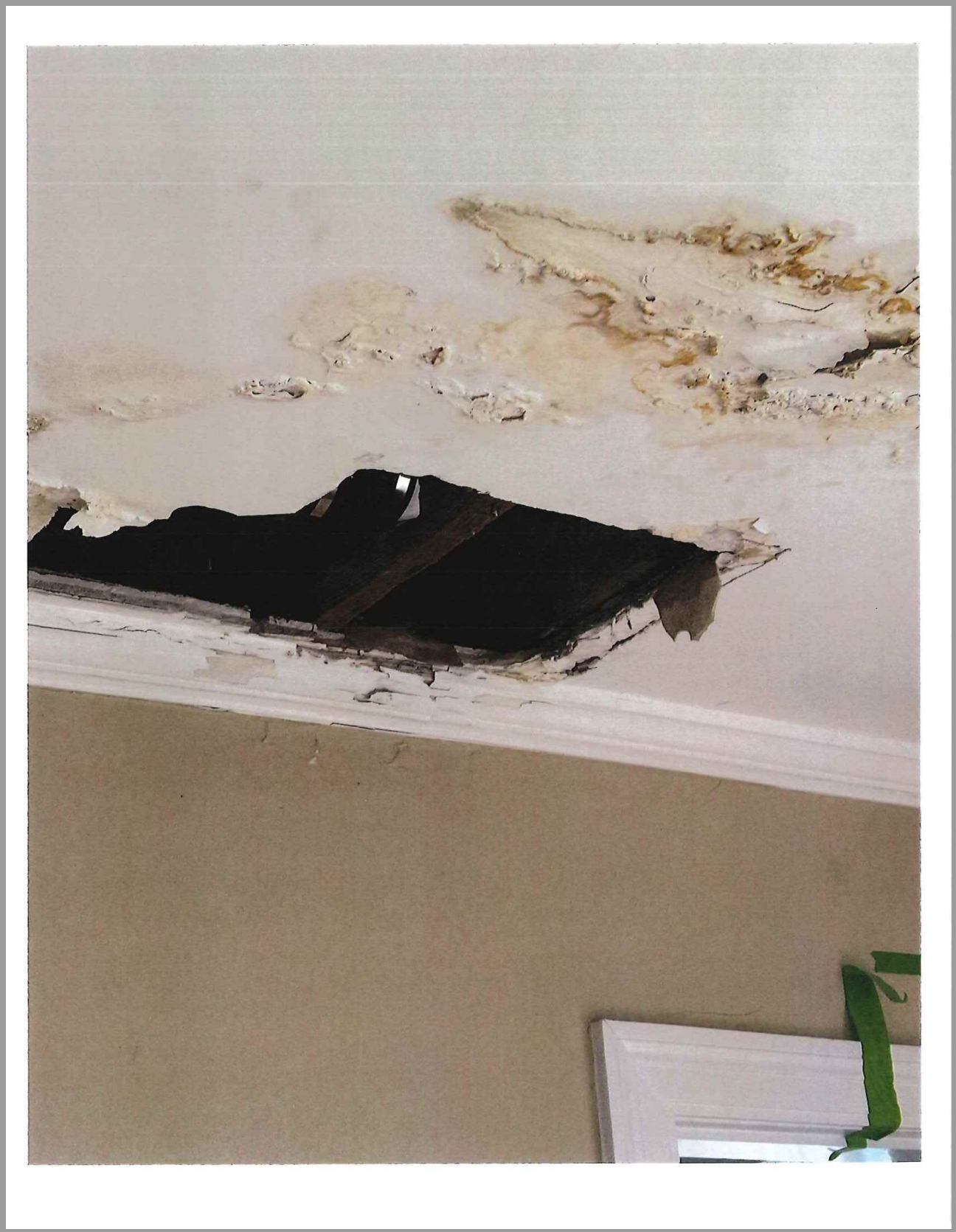




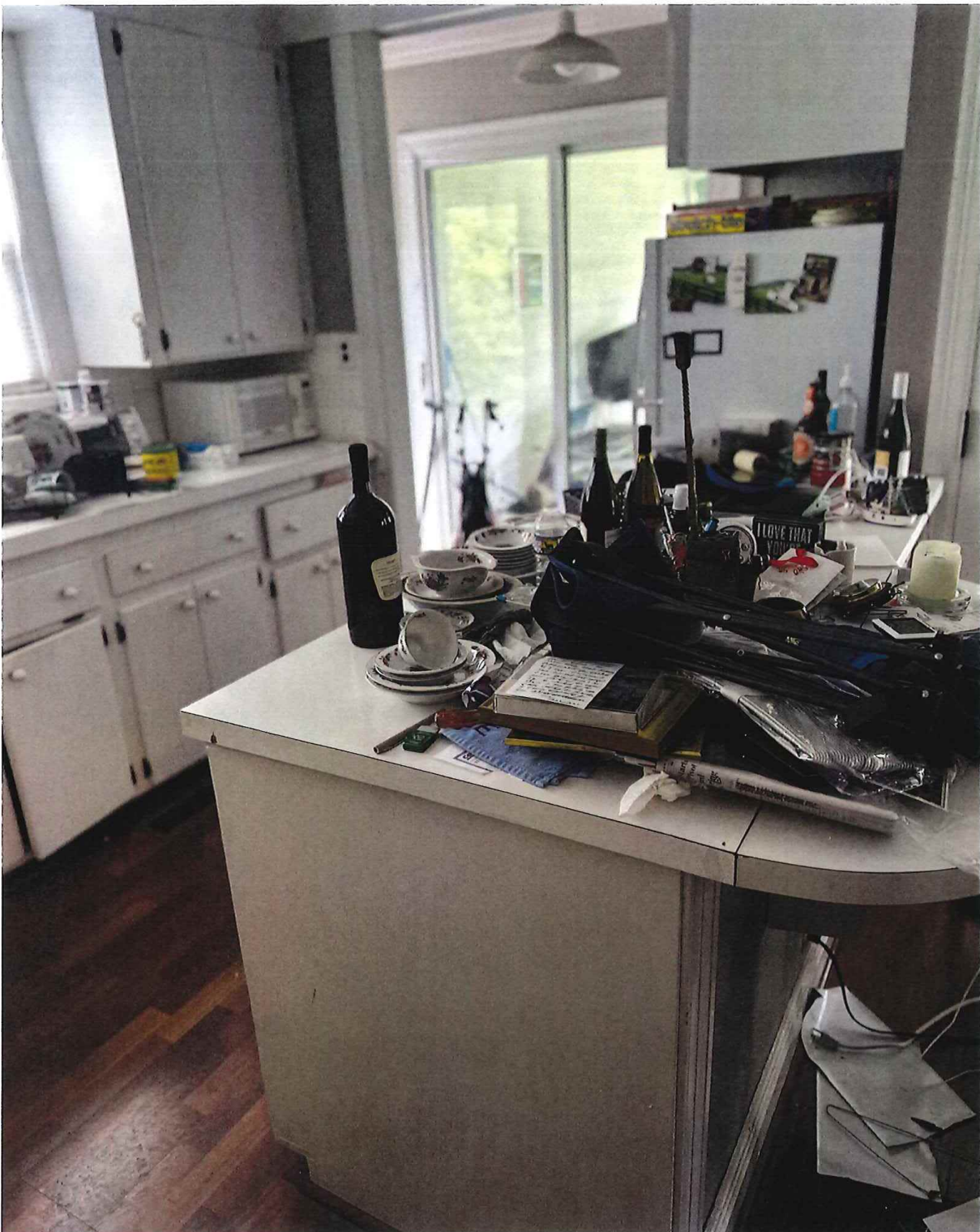


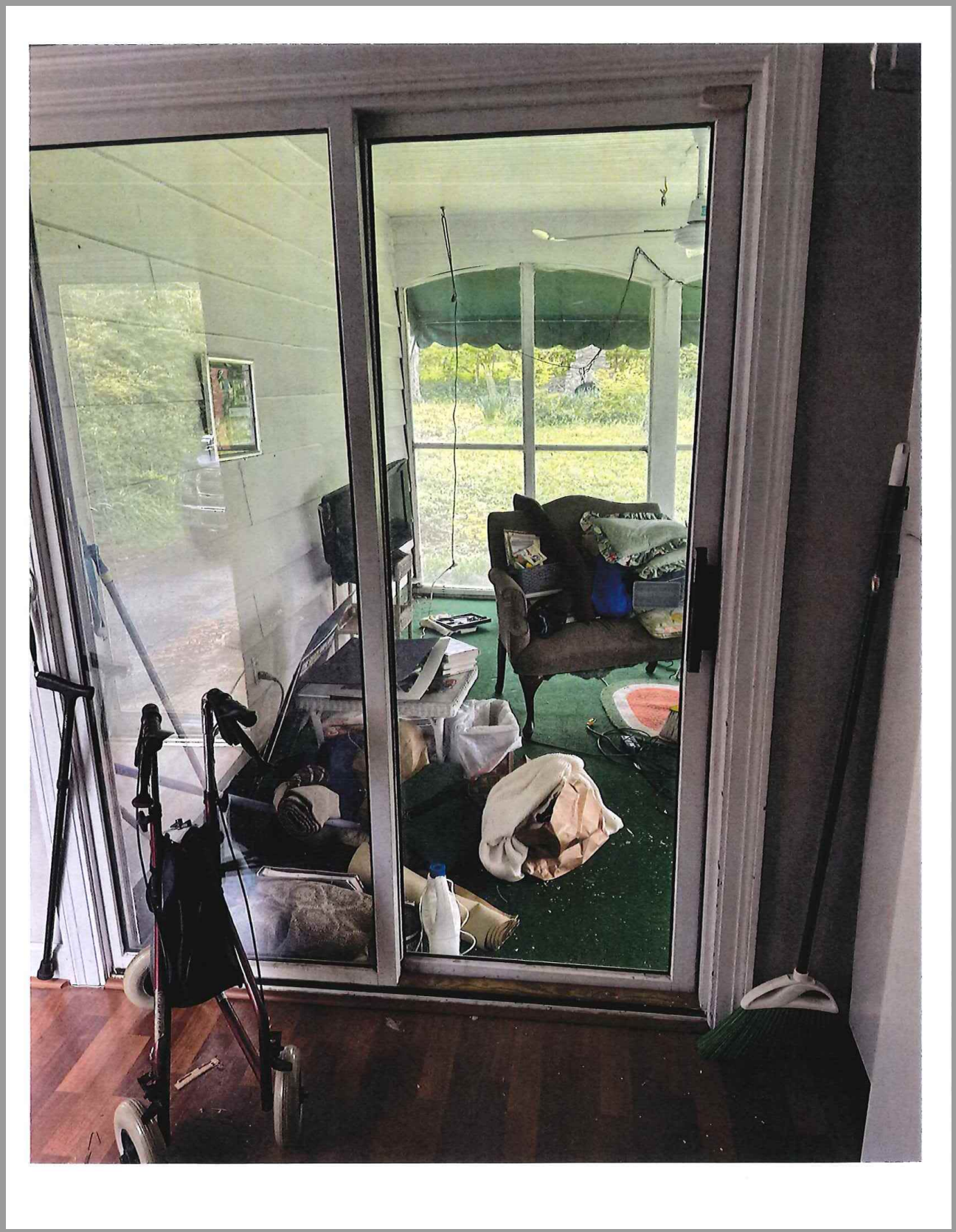


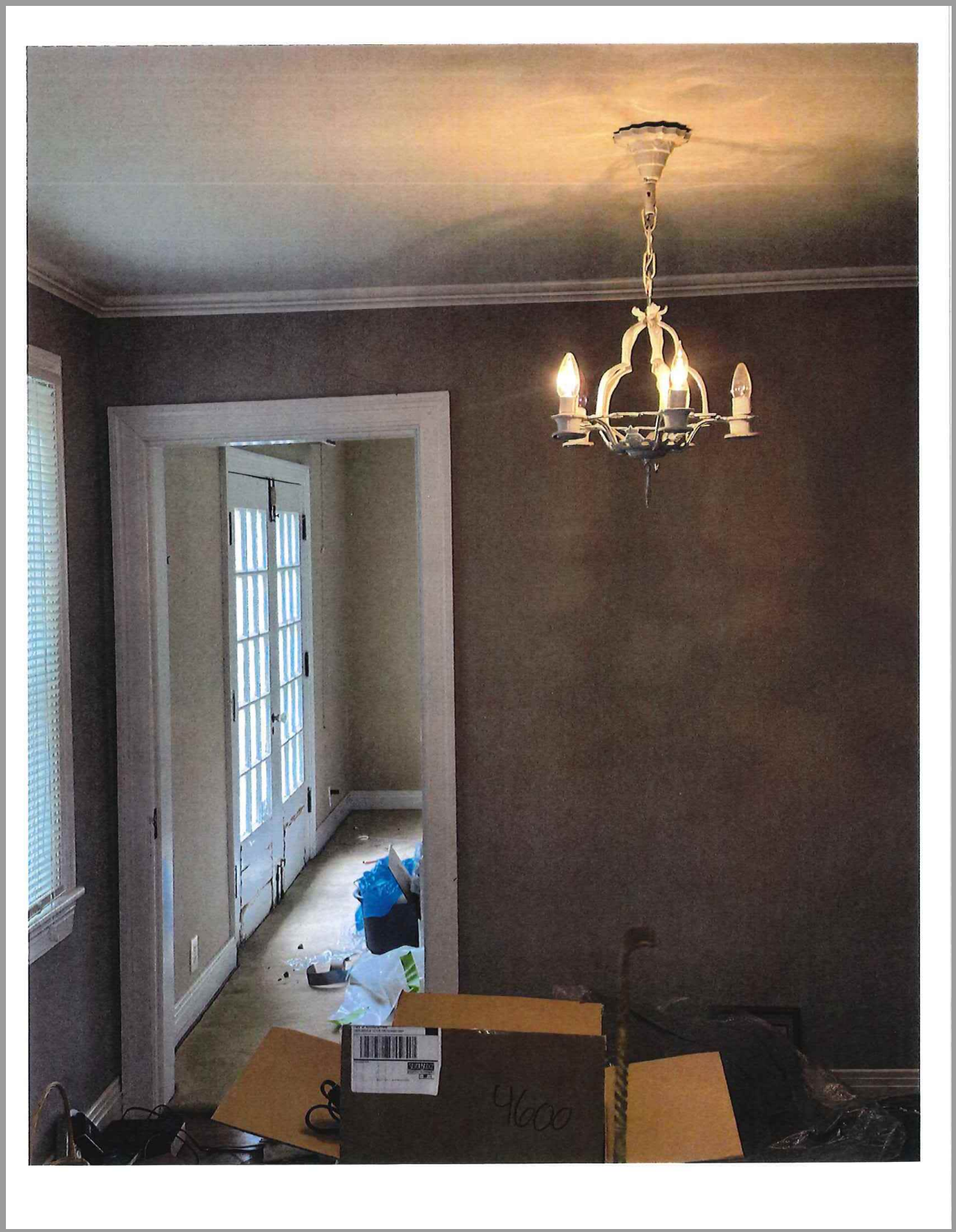


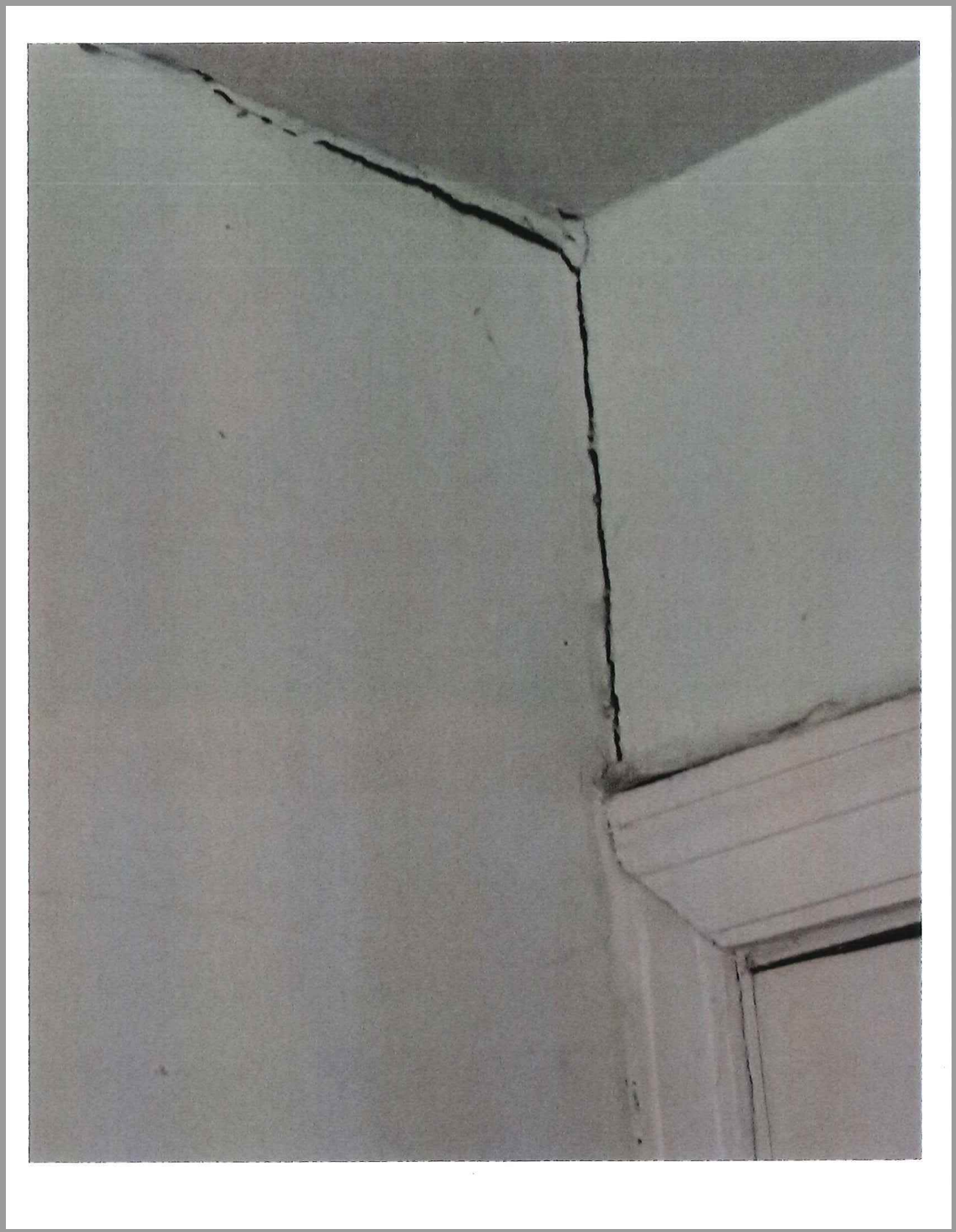


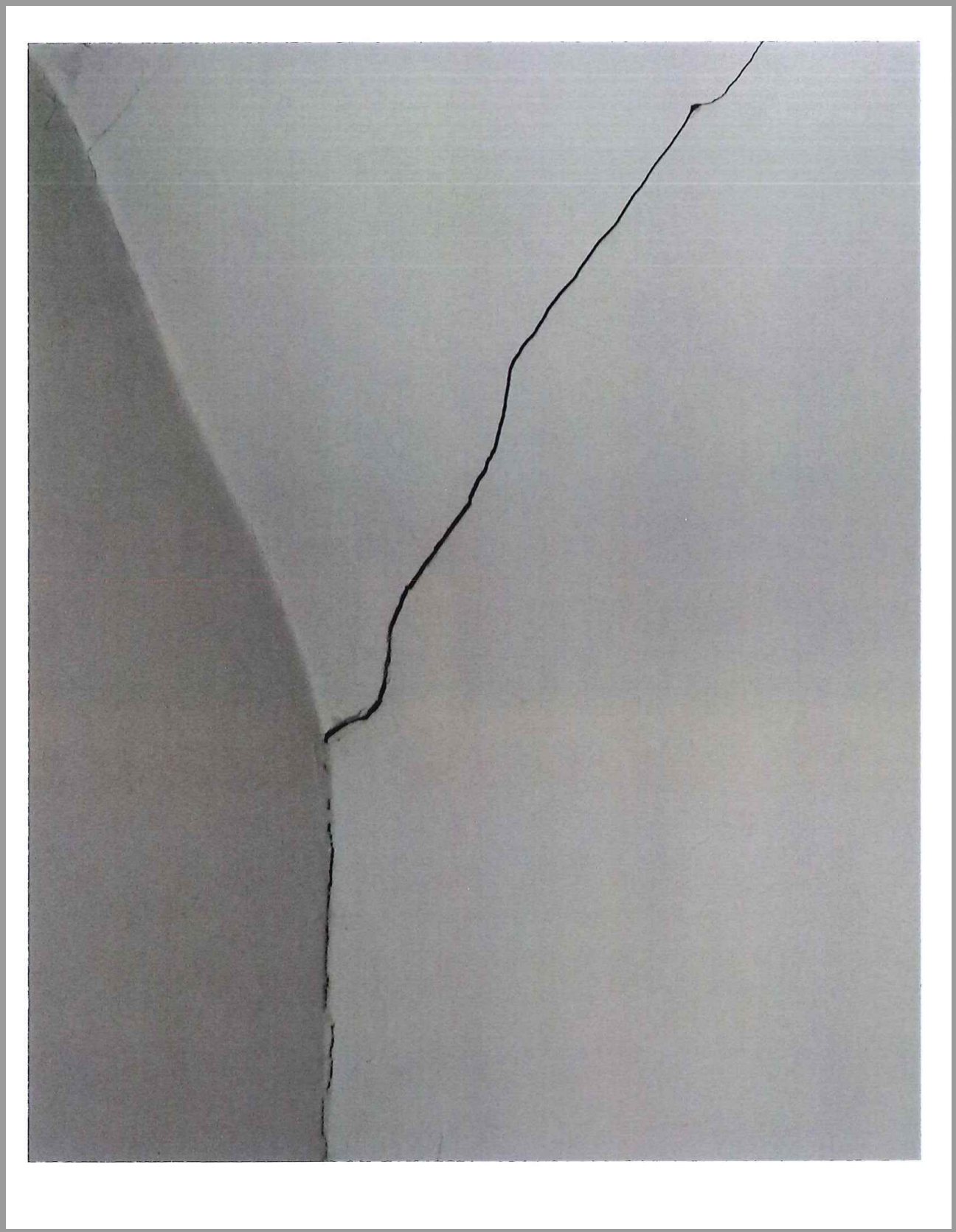


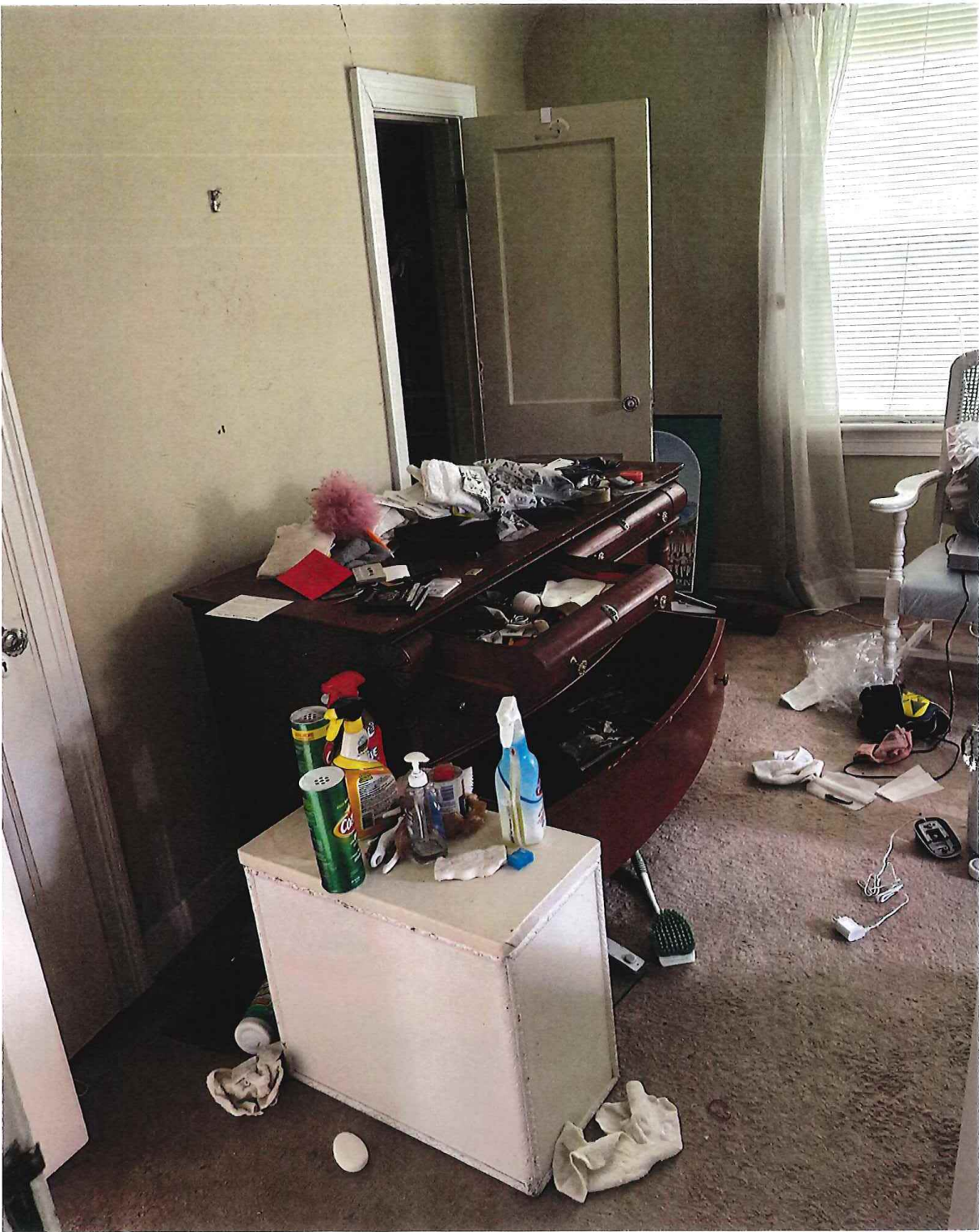






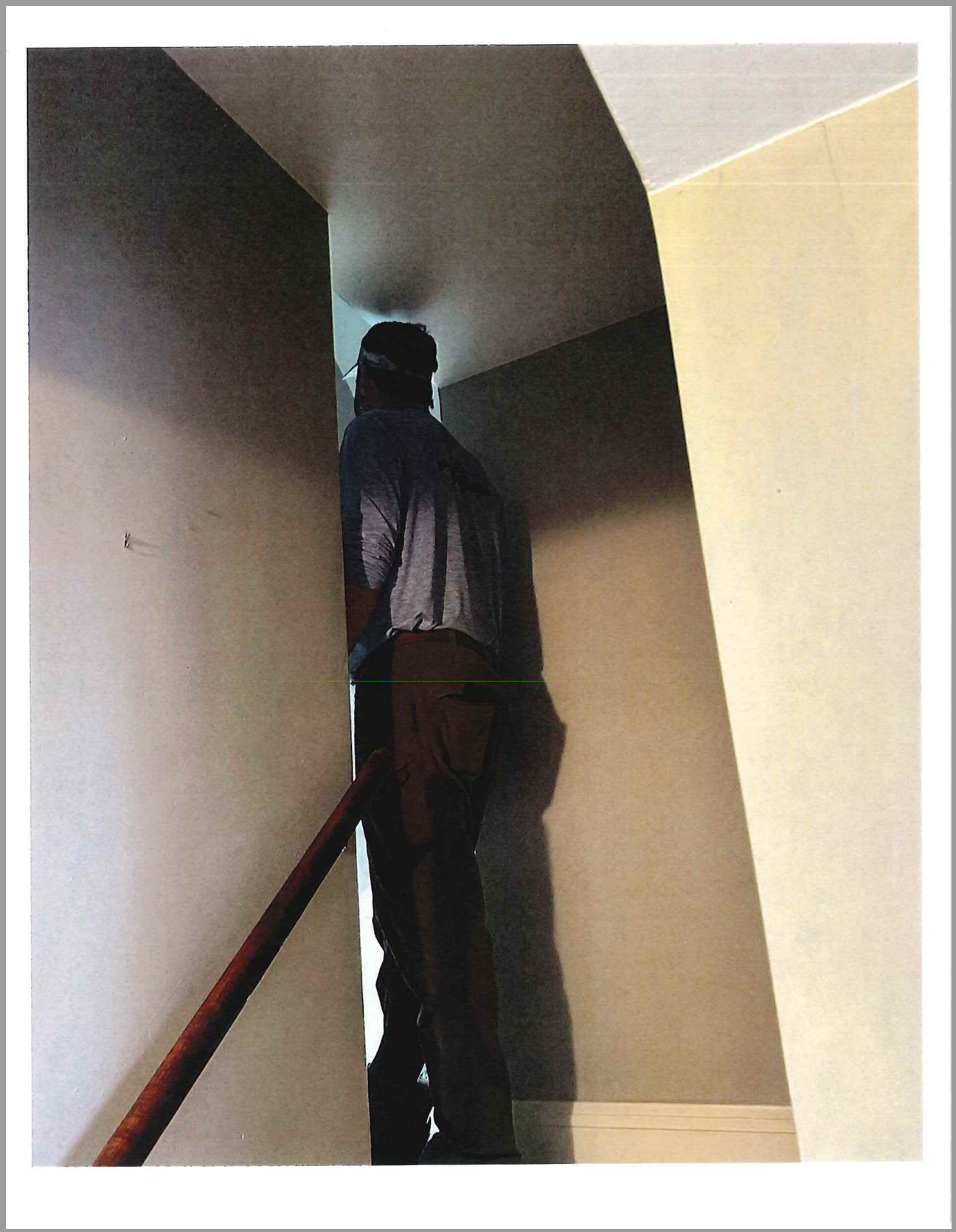


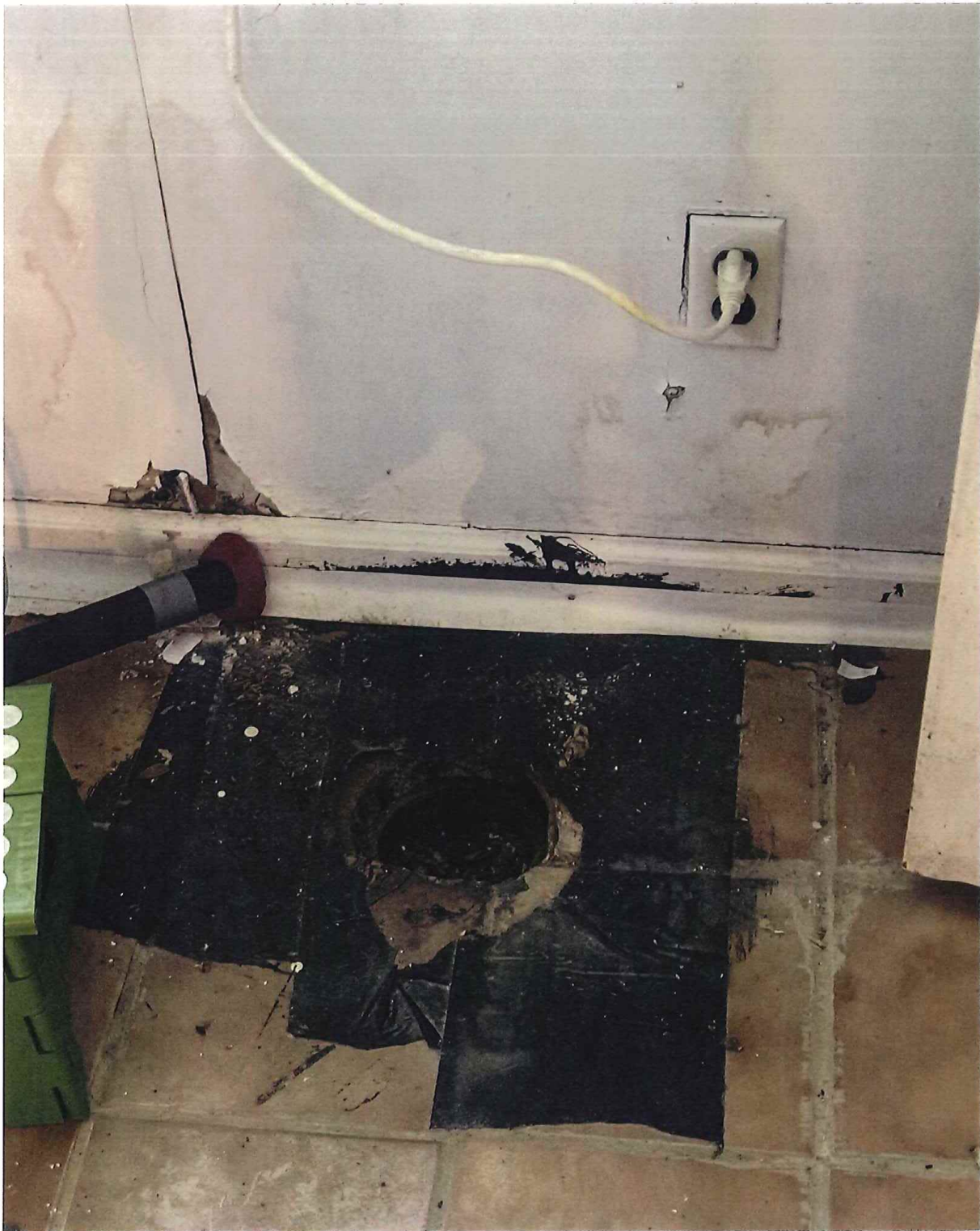


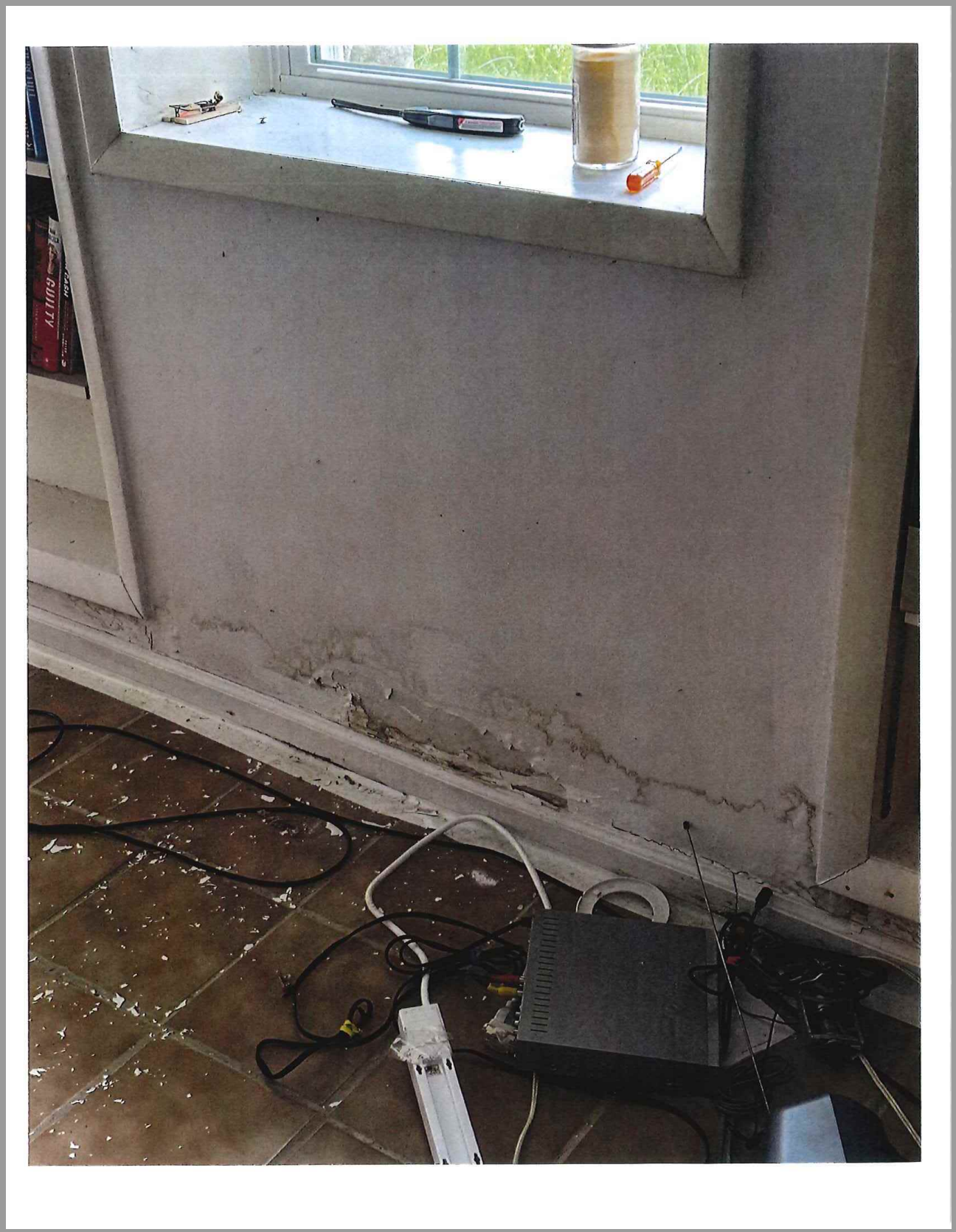


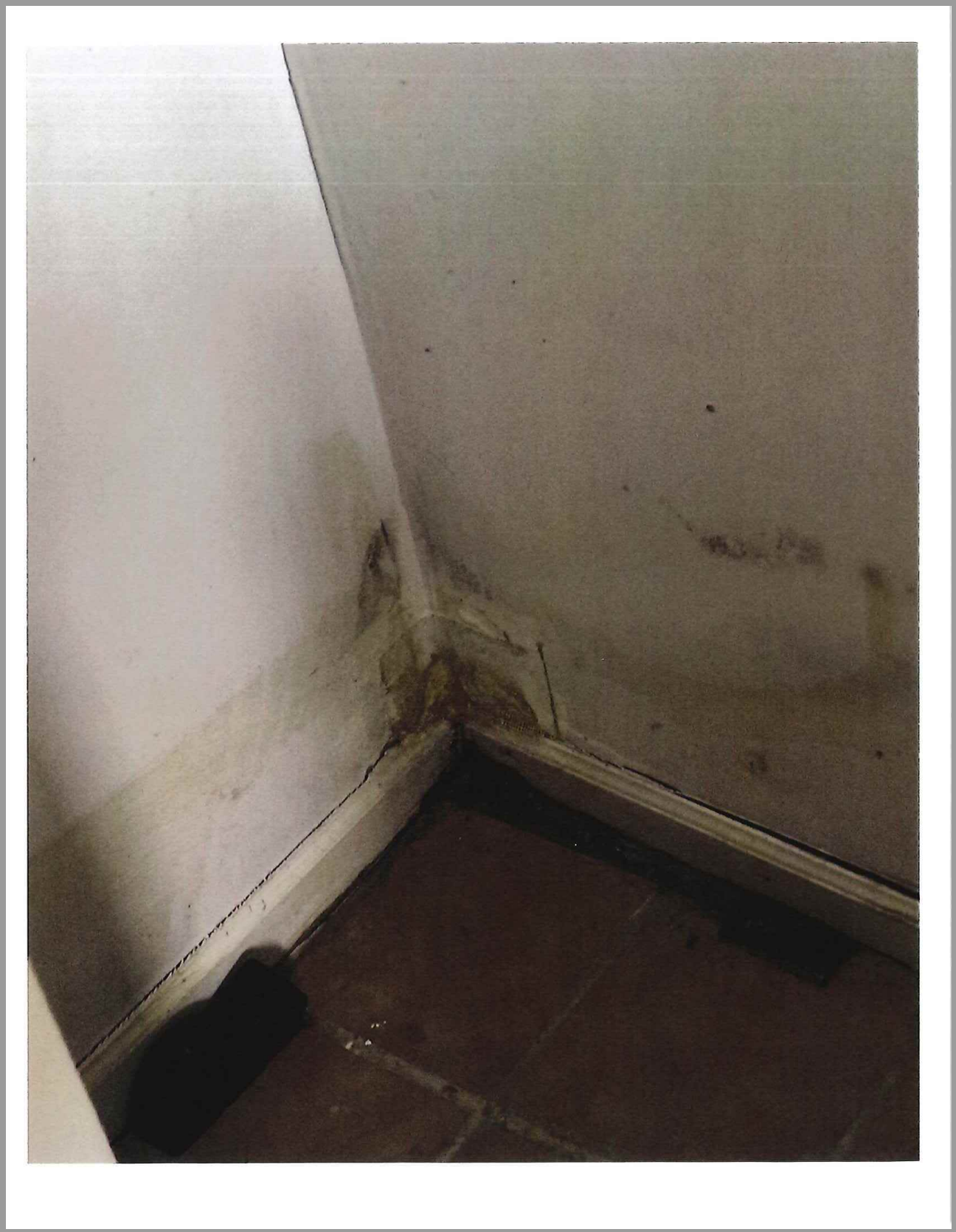




















Planning, Design & Research Engineers, Inc.
2000 Lindell Avenue
Nashville, Tennessee 37203-5509
615-298-2065 jgoff@pdre.net

April 17, 2024

Michael Munday
260 Temple Crest Trail
Franklin, Tennessee 37069
michaelmunday13@gmail.com 615.642.1611

**RE: SITE VISIT
4401 IROQUOIS AVENUE
NASHVILLE, TENNESSEE**

Dear Mr. Munday:

As per your request, Jon Goff, P.E. with Planning, Design and Research Engineers, Inc. (PDRE) performed a site visit for the above referenced project to evaluate the structure and determine what would be required to bring the single family residential dwelling up into compliance with current codes.

A summary of the site visit is presented below.

April 11, 2024 – Site Visit

Arrived at jobsite and met developer. Developer and I walked building. All information presented in the following section is based upon visual observation, material sampling, or information provided by the developer. A summary of that information is presented in the following section.

- Dwelling is a single-story single family residential dwelling.
- The former resident had recently moved out of the dwelling. The residence has been occupied until recently.
- The dwelling was constructed in the 1939. Visual observation confirmed that the dwelling construction was consistent with houses constructed in that time period. Framing, electrical, plumbing, etc. is consistent with the codes and construction practice as the time of construction.

The following are deficiencies observed during the site visit.

- The front sidewalk is out of level and presents a tripping hazard.
- The front steps are not consistent with modern length/height requirements.
- The building contains transite siding. A sample was collected and sent to SanAir Laboratory for analysis. The sample contains eight (8%) percent chrysotile asbestos. Analytical report attached.
- The wood siding is in poor condition and needs to be replaced. Holes are visible at various locations.
- The front roof is out of alignment indicating sagging or defective roof rafters.
- The retaining wall at the left side of the house and in the rear does not have a

Site Visit
 4401 Iroquois Avenue
 Nashville, Tennessee
 Page 2 of 8

sufficient footing or stem. The walls are leaning, settling and need to be replaced.

- The back porch stairs are non-compliant by current rise/run standards.
- The roof on the garage is damaged and will need to be replaced within five (5) years.
- The cricket in the rear at the garage house interface traps water. The cricket would have to be replaced or repaired.
- The gutters need to be replaced.
- The rear yard is graded so that drainage is towards the house. The rear yard needs to be regraded. This needs to be done in a manner that does not impact the existing trees. This will require a topographic survey of the back yard and a grading plan prepared by an engineer.
- The foundation of the garage and back sunroom slab is cracked. The sunroom slab cannot be repaired and needs to be replaced.
- The foundation for the main house is cracked and bowing inwards and outward. It is probable that the footing of the house is too small (based on settlement issues) and needs to be replaced, see discussion of main house flooring. PDRE would recommend that a new footing and foundation be installed for the dwelling.
- Kitchen floors slope to the rear approximately four (4") inches.
- There is a sag in the floor at the entrance
- The floor in the living room/family/den slopes towards the rear.
- The floors throughout the house "creak" and bounce.
- Generally it appears that the rear foundation of the dwelling has settled approximately four to six (4" to 6") inches. See recommendation for replacement of footing and foundation.
- The framing members for the floors, walls, ceiling, and roof are consistent with houses constructed in that time period, but are inadequate under current codes. Roof framing members are under sized with improper spacing. Roofing decking is 1x members and is probably adequate, but some damage was observed that would require repairs. The roof ridge beam is not adequate, too small.
- Wall spacing is 2x4, but members spacing is inadequate. Additional members would be required to be installed.
- Floor and ceiling beams are undersized and improperly spaced.
- Door/opening headers are improperly sized.
- Supports in the base are old cedar post, typical for the building's time frame and would need to be replaced.
- Head space at the stair transition point does not meet current code requirements, too low.
- Stairs are too narrow. Stairs do not meet current rise/run requirements. The rise is too high and run too short. This will require additional stair treads, which will require reconfiguring the floor plan.
- The fireplace appears to be structurally sound, but it is recommended that they be inspected by a competent person prior to using.
- Electrical panel and wiring needs to be replaced.

Based upon our observation:

- The house would have to be supported and a new foundation installed. A new floor plan would have to be developed to have the stairs code compliant.
- New floor and LVLs would need to be installed if you wish to keep the current floor and ceilings joists or the floors reframed with new code compliant material. This

Site Visit
4401 Iroquois Avenue
Nashville, Tennessee
Page 3 of 8

would be higher than existing, requiring that the second (2nd) floor be raised or demolished and reframed.

- The wall framing would have to be increased or completely reframed.
- Headers would have to be reframed.
- The second (2nd) floor walls and ceilings would require the same modifications as the first floor.
- The roof support members are inadequate and it would be best to just remove the support members and members need to be completely removed and reframed. This is because it would be difficult to replace the ridge beam without demolishing the roof members.

Please feel free to contact our office if you have any questions regarding this matter.

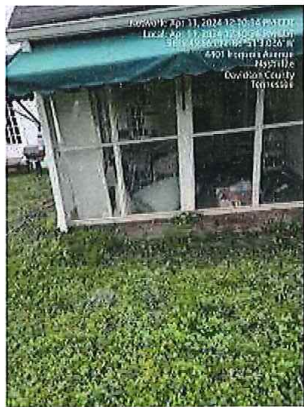
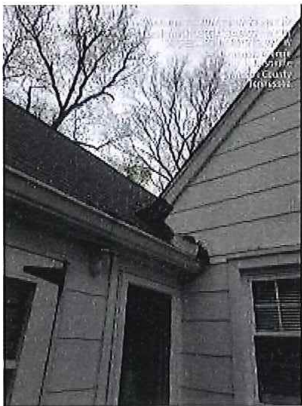
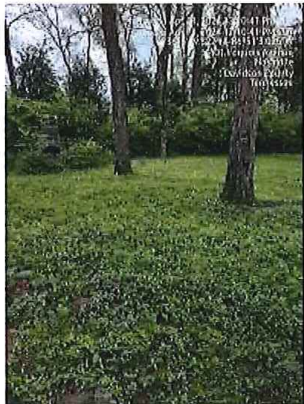
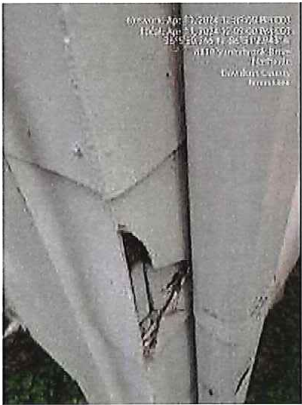
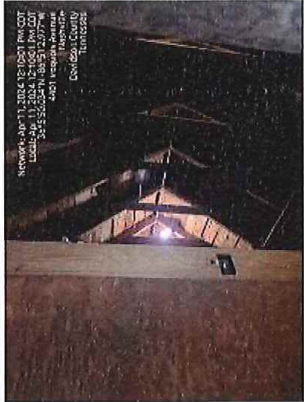
Sincerely,



Jon F. Goff, PE



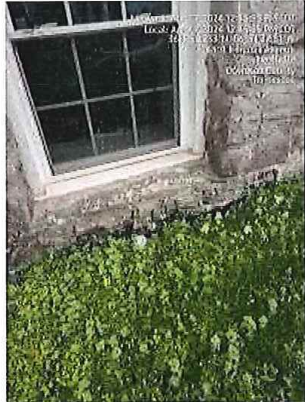
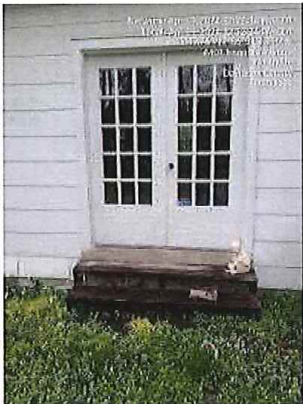
Site Visit
4401 Iroquois Avenue
Nashville, Tennessee
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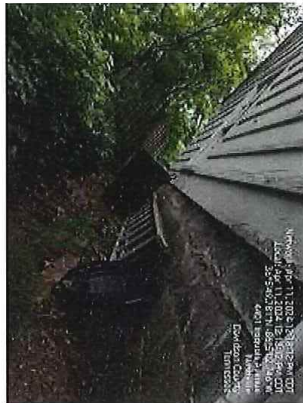
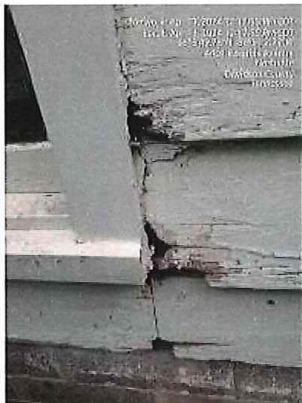
Site Visit
4401 Iroquois Avenue
Nashville, Tennessee
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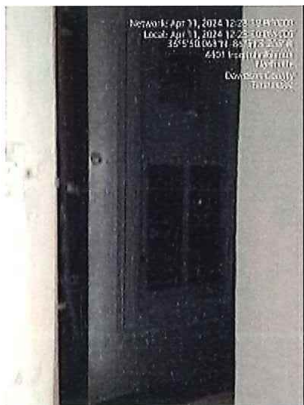
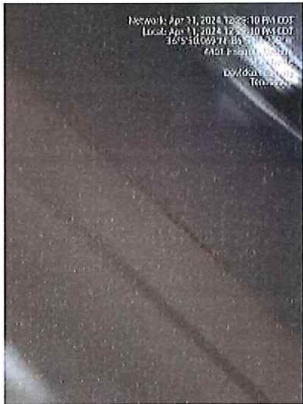
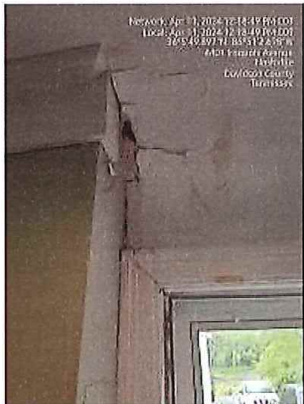
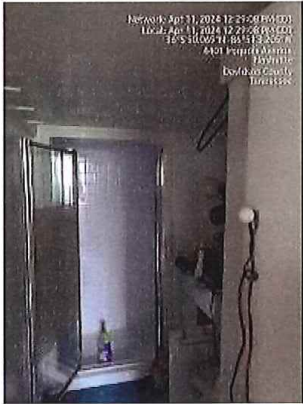
Site Visit
4401 Iroquois Avenue
Nashville, Tennessee
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4401 Iroquois Avenue
Nashville, Tennessee
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Site Visit
4401 Iroquois Avenue
Nashville, Tennessee
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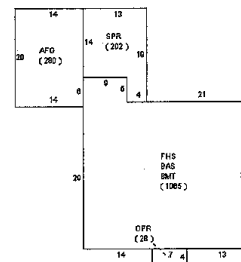
Map & Parcel No.: 130 07 0 012.00

Location Address: 4401 IROQUOIS AVE NASHVILLE

Building Square Footage

Sub Area *	Sketched Area	Finished Area
AFG ATT FR GAR	280	0
BAS BASE AREA	1,065	1,065
BMT BASEMENT	1,065	596
FHS HALF STORY	1,065	533
OPR OPEN PORCH	28	0
SPR SCREEN PCH	202	0
Total	3,705	2,194

Building Sketch



Building Attributes

Property Type: SINGLE FAM
Year Built: 1939
Story Height: 1.5 STORY
Living Units: 1
Exterior Wall: FRAME
Building Condition: Average
Foundation Type: FULL BSMT
Roof Cover: ASPHALT

Room and Baths

Number of Rooms: 6
Number of Beds: 3
Number of Baths: 2
Number of Half Bath: 0
Number of Fixtures: 8

Building Special Features

Improvement Type	Quantity	Units	Condition
CCAI - CENT AIR	1	2,193	AV
FPL - FIREPLACE	1	2	AV

Supporting Improvements

Improvement Type	Quantity	Units	Condition	Year Built**
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Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 130 07 0 012.00
Current Owner: GILBERT, JOHN M. ETUX
Mailing Address: 4401 IROQUOIS AVE
NASHVILLE, TN 37205
Zone: 2
Neighborhood: 9026

Location: 4401 IROQUOIS AVE
Land Area: 0.41 Acres
Most Recent Sale Date: 10/04/1968
Most Recent Sale Price: \$0
Deed Reference: 00004275-0000149
Tax District: BM

CURRENT PROPERTY APPRASIAL

Assessment Year: 2023
Land Value: \$616,600
Improvement Value: \$37,100
Total Appraisal Value: \$653,700

Assessment Classification*: RES
Assessment Land: \$154,150
Assessment Improvement: \$9,275
Assessment Total: \$163,425

LEGAL DESCRIPTION

PT LOT 192 ROYAL OAKS

Map & Parcel: 130 07 0 012.00

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE
FAM
Year Built: 1939
Square Footage: 2,194
Number of Living Units: 1
Building Grade: C
Building Condition:
Average

Rooms: 6
Beds: 3
Baths: 2
Half Bath: 0
Fixtures: 8

Exterior Wall: FRAME
Frame Type: RESD
FRAME
Story Height: 1.5 STORY
Foundation Type: FULL
BSMT
Roof Cover: ASPHALT

*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

Staff Report

Agenda No.: IV.A.
Case No.: HZC2024-9
Staff: Mary Samaniego, Planning Director
Applicant: Michael and Adrienne Munday
Request: Certificate of Appropriateness for demolition
Location: 4401 Iroquois Avenue

Summary:

The applicant/property owner is requesting Certificate of Appropriateness approval for demolition of a residence determined to be a property worthy of conservation. This residence was constructed in 1939 and appears to be in original condition. It is the intent 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 0.41 acres (18,000 square feet - SF) and is rectangular with frontage on Iroquois Avenue.
2. The residence was constructed in 1939 and has a Cape Cod 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-a-half stories and approximately 2,332 SF with an attached one-car garage.
4. The residence appears to be in original condition without any known additions and there have been three owners since construction in 1945.
5. The dwelling has been identified in the 2021 historical survey (DV-21765) as having: frame construction type; gable roof configuration with asphalt shingles; wood double-hung windows and a bay window; a brick chimney; 1-bay central porch; weatherboard wall cover; and stone foundation.
6. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.
7. The applicants have submitted a structural evaluation of the residence by a registered engineer.

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.

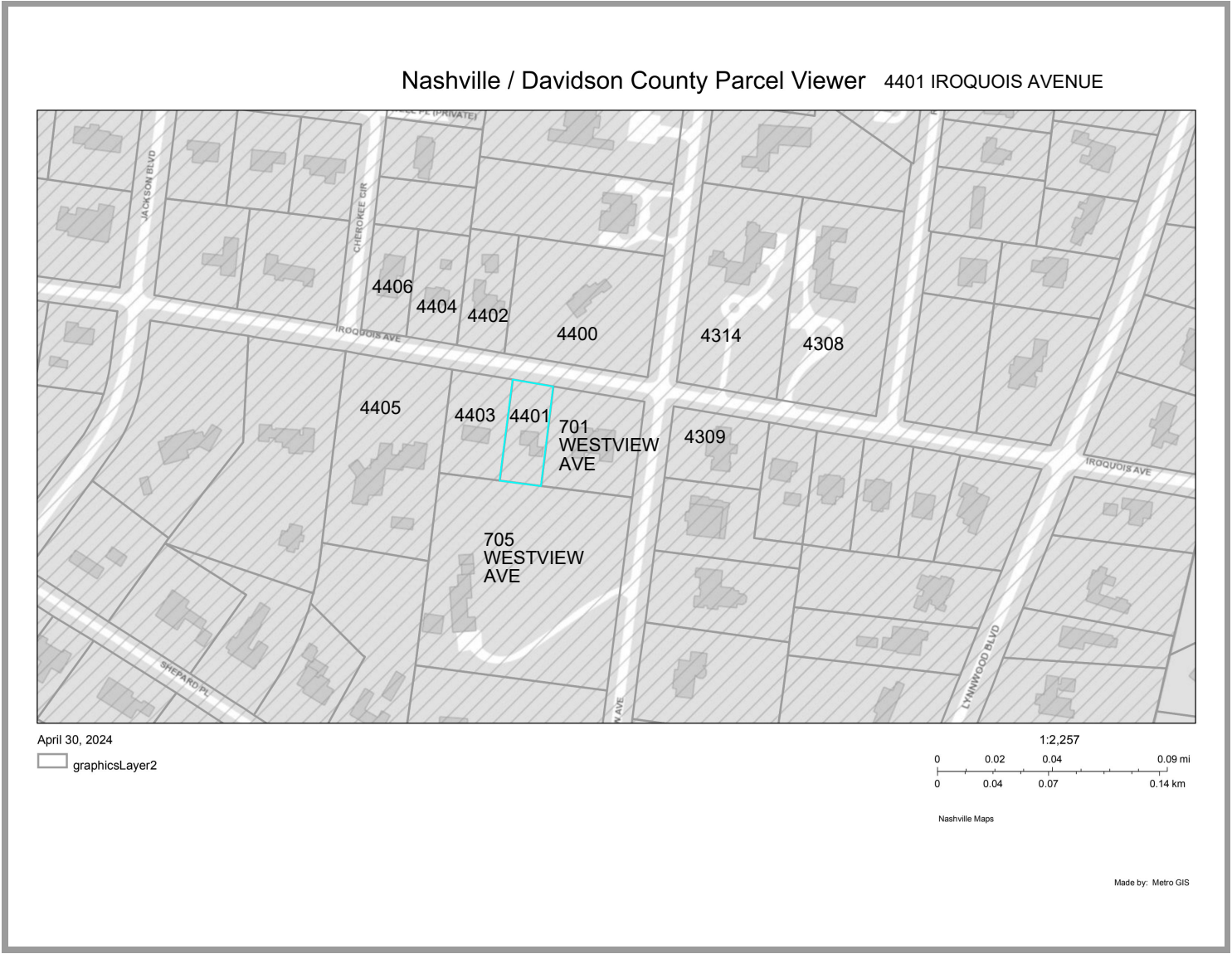
Properties worthy of conservation are those which were built from the mid- to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- 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



Emily K. DeCamp
4408 Iroquois Avenue
Nashville, Tn. 37205

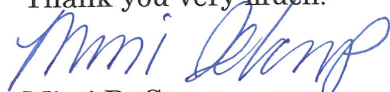
To Bunny Blackburn and the members of the Historic Zoning committee.

Bill and I live at 4408 Iroquois Avenue and I would like to voice our concern over the request for the demolition of 4401 Iroquois Avenue. We will be unable to attend the meeting on Tuesday May 14 when this request will be heard so I wanted to send my thoughts via email.

4401 Iroquois Avenue is a charming cottage owned by the Gilbert family for more than 50 years. I understand that it has recently sold but that the current owner does not intend to renovate or build a new residence and instead will be reselling the property. It sits on a small .41 acre hill side lot. Without seeing a possible plan for a new home or considering a renovation instead of a tear down, I think that granting a demolition permit would be very premature. The home is considered an historic property in Belle Meade as it was built in 1939. Since it is situated on a sloping lot, numerous challenges need to be considered including water run-off. Recently approved new construction around us is already causing issues as well as changing the charm and character of our neighborhood. I would hate to lose another older home without considering a renovation first.

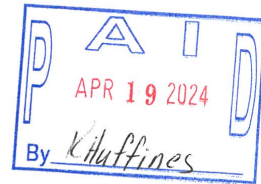
I respectfully ask that you do not approve this demolition request at this time until more studies and more information can be gathered.

Thank you very much.


Mimi DeCamp



CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION



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.

APPLICATION # H2C 2024-10

FEE: \$1500.00

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 401 SUNNYSIDE DRIVE · NASHVILLE, TN 37205

AGE/YEAR OF STRUCTURE: 7-1955 PROPERTY OF SIGNIFICANCE (1901-1939) ☐ YES
PROPERTY OF CONSERVATION (1940-2000) ☒ YES
PROPERTY LESS THAN 50 YEARS ☐ YES

PROPERTY OWNER or APPLICANT

NAME: ELIZABETH POGUE OWNER: SARA & CRAIG PERRY

ADDRESS: 817 WILSON BLVD. S. NASHVILLE, TN 37215

EMAIL: ekpogue@gmail.com sara.gooch@gmail.com

PHONE NUMBER: 615.337.7167 917.575.9419

RELATIONSHIP TO OWNER: Contractor ☐ Architect ☒ Other (explain) ☐

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

☐ New Construction
 ☐ Demolition
 ☐ Exterior Alteration or Repair
 ☒ Addition

Define Architectural Style EXISTING - RANCH PROPOSED - GEORGIAN

Describe Proposed Work REMOVE EXIST. HOUSE ROOF AND CARPORT
ADD SECOND STORY, NEW 3 CAR GARAGE AND
POOL PAVILION. THE MAIN LEVEL LAYOUT TO BE
RECONFIGURED AND UPPER LEVEL TO INCLUDE
4 BEDROOMS AND 4 BATHS.

All of the items listed below are required to be submitted for all types of CoA applications.

- | | |
|--|---|
| ☐ Description of Property Condition and Proposal | ☐ PDF Photos of Existing Property |
| ☐ Site Plan showing building envelope | ☐ PDF Photos of Neighboring Properties |
| ☐ All building elevations showing finish grade | ☐ PDF Inspirational Photos |
| ☐ Wall Section with siding, roofing, doors, windows, and ornamentation. | |

➤ Additional submittal requirements for Exterior Alteration or Repairs:

Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➤ Demolition of Structures:

Describe the structure's condition (ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

/

Historical Significance

/

Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

➤ **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer: MARVIN OR
SIERRA PACIFIC - DBL. HUNG

Window Material: WOOD INTERIOR

Frame Material: CLAD EXTERIOR

Windowsills: BRICK ROWLOCK
LIMESTONE HEADERS

Brick, Painted/Natural: BRICK - FINISH TBD

Brick/Stone Thickness: BRICK THK - 3 1/2"

Clapboard Material: NA

Clapboard Dimensions/Reveal: NA

Railings, Columns, Pilasters: WOOD PTD.

Chimney Material: BRICK

Roofing Material: ASPHALT SHINGLES OR
WOOD SHAKE - TBD

Exterior Doors: WOOD

Eaves/Cornice: WOOD - PTD.

Gutters: COPPER

Gutter Dimensions: 6"

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.
- Embodying 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.

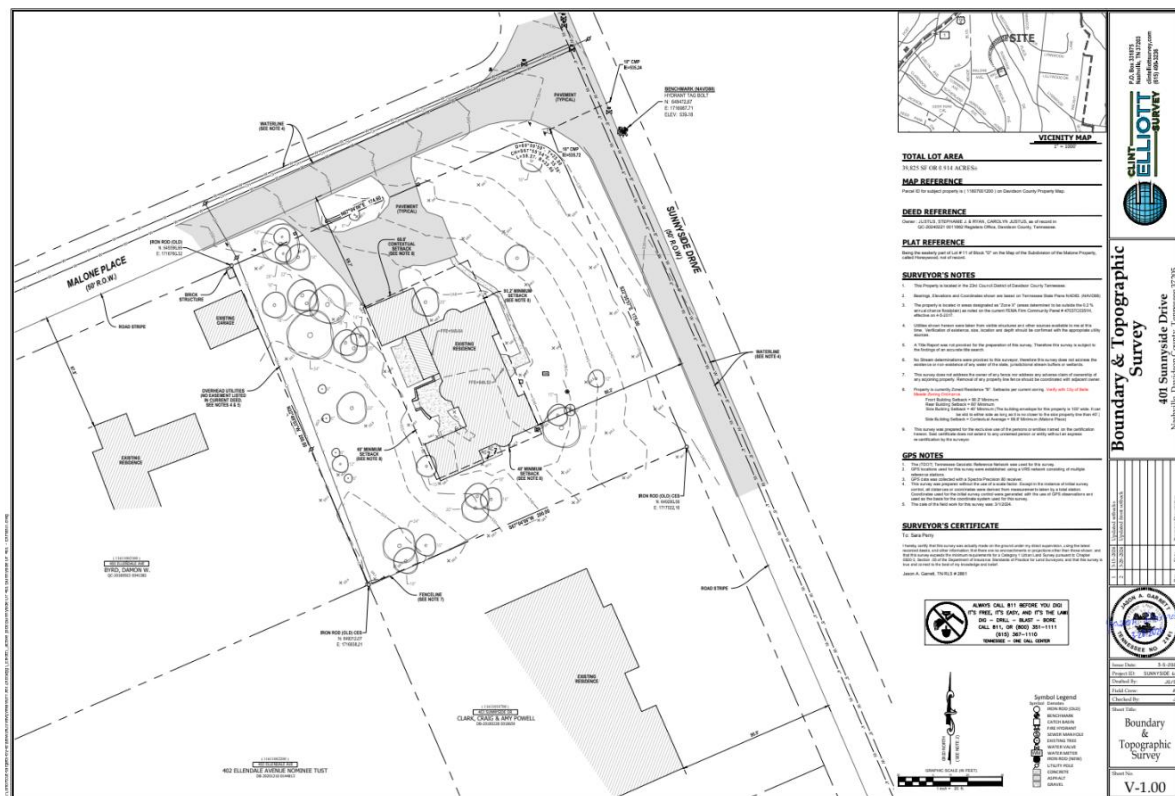
I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, 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/Property Owner Signature: Elizabeth Poye

Date: 15 APRIL 2024

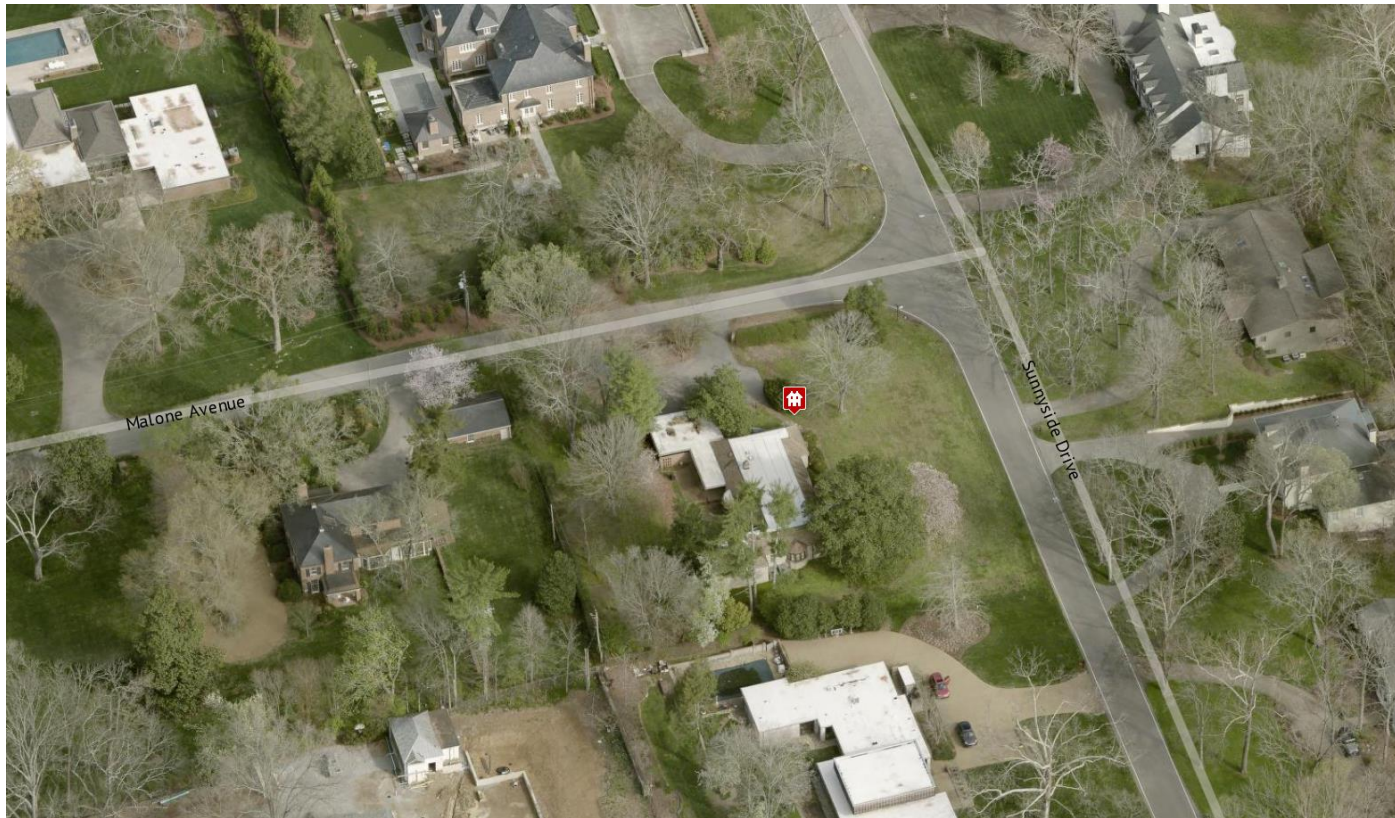
The following attachment is not a PDF, so a link to the native file format is being provided instead:

[SITE CALCULATIONS.xlsx \(LINK\)](#)



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING SURVEY



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING AERIAL VIEW



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING HOUSE PHOTOS



403 SUNNYSIDE



400 ELLENDALE



311 SUNNYSIDE



401 SUNNYSIDE



312 SUNNYSIDE



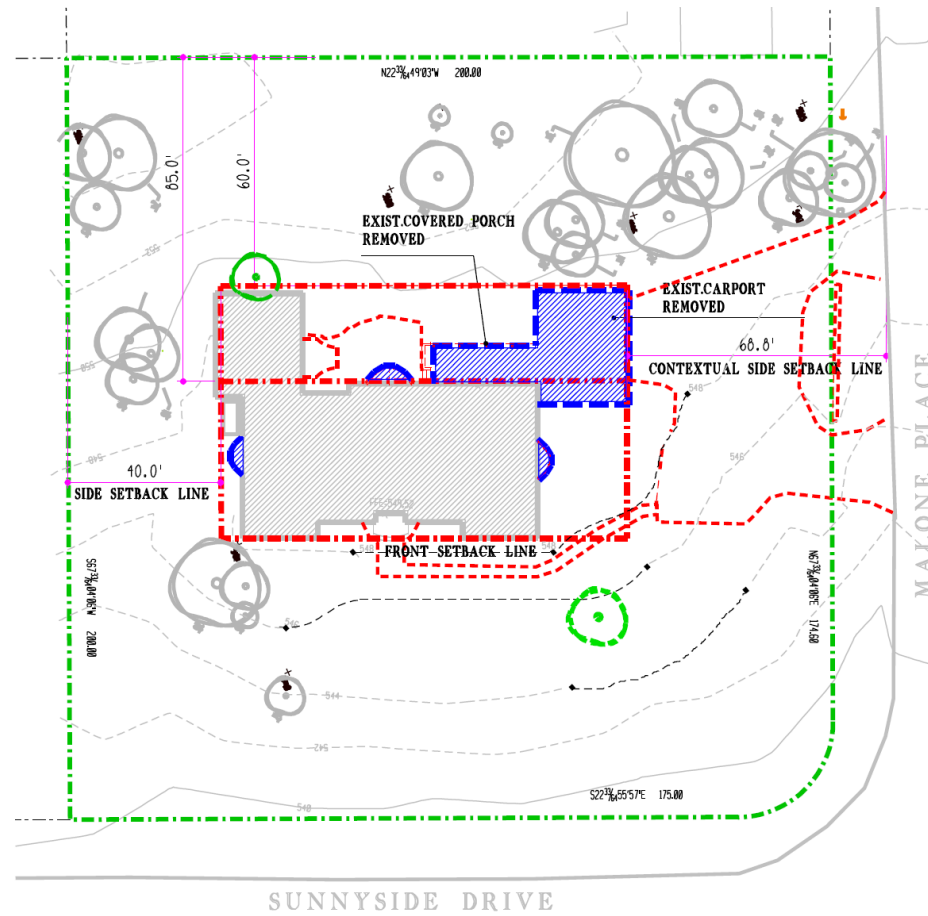
316 SUNNYSIDE



400 SUNNYSIDE

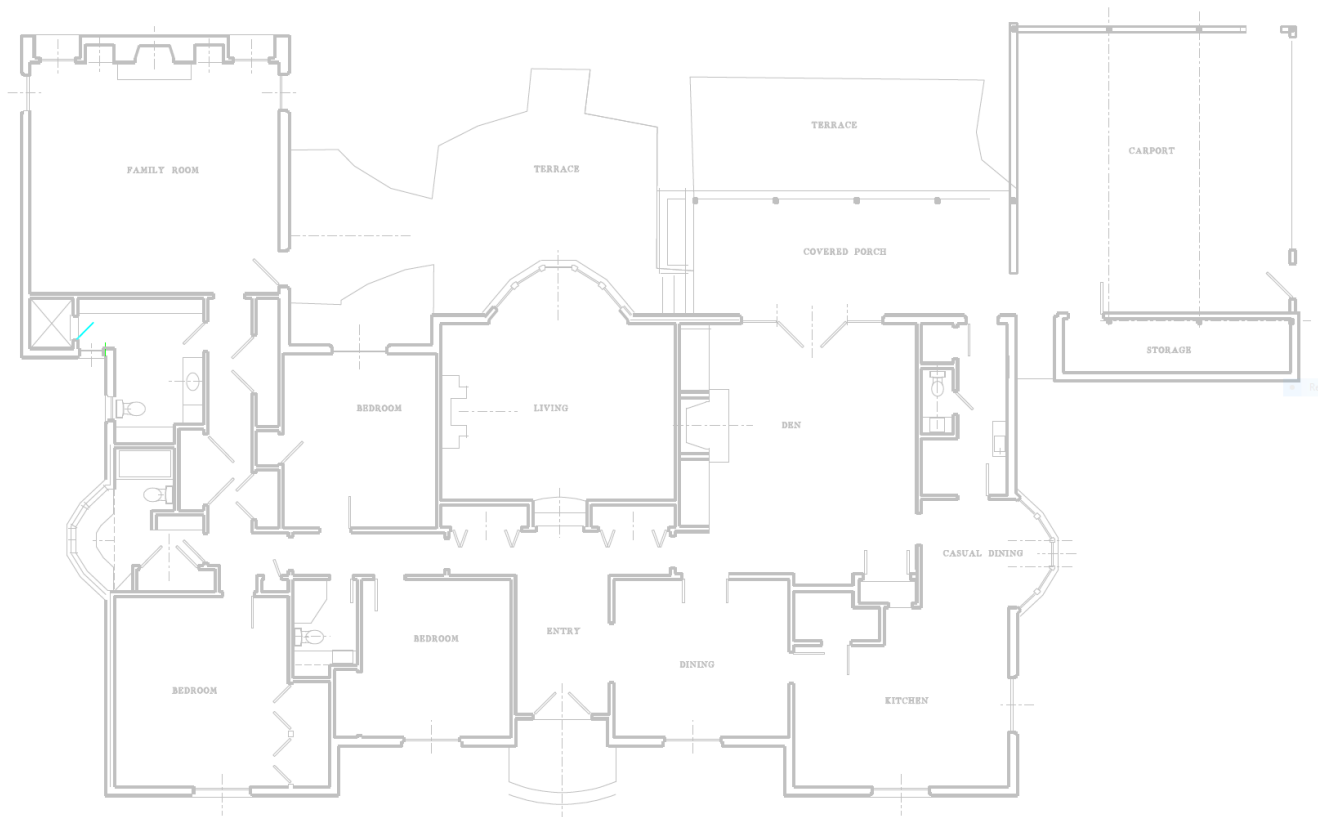
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING NEIGHBORS



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING SITE PLAN



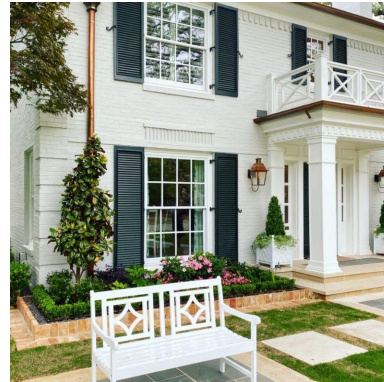
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING FLOOR PLAN



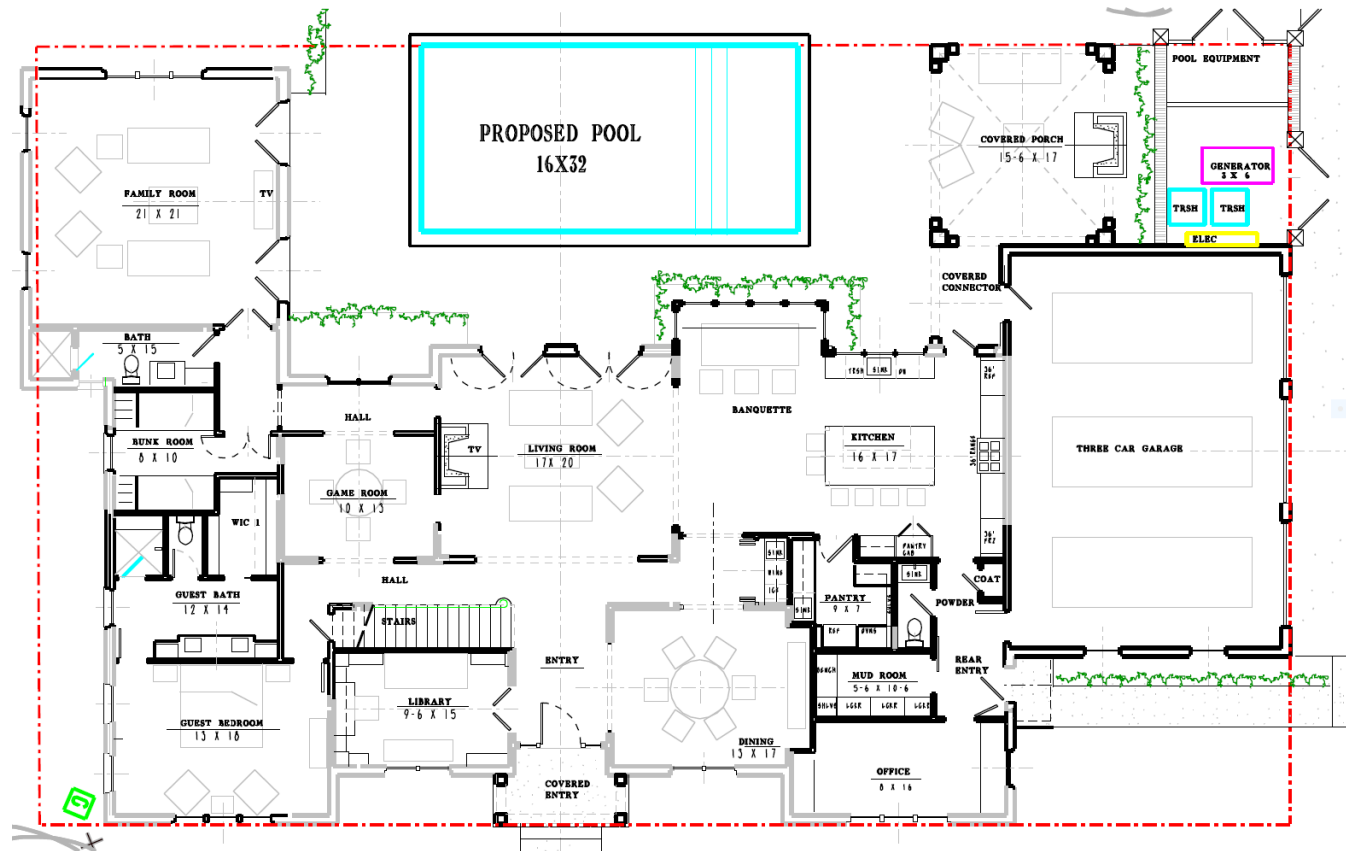
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING ELEVATIONS



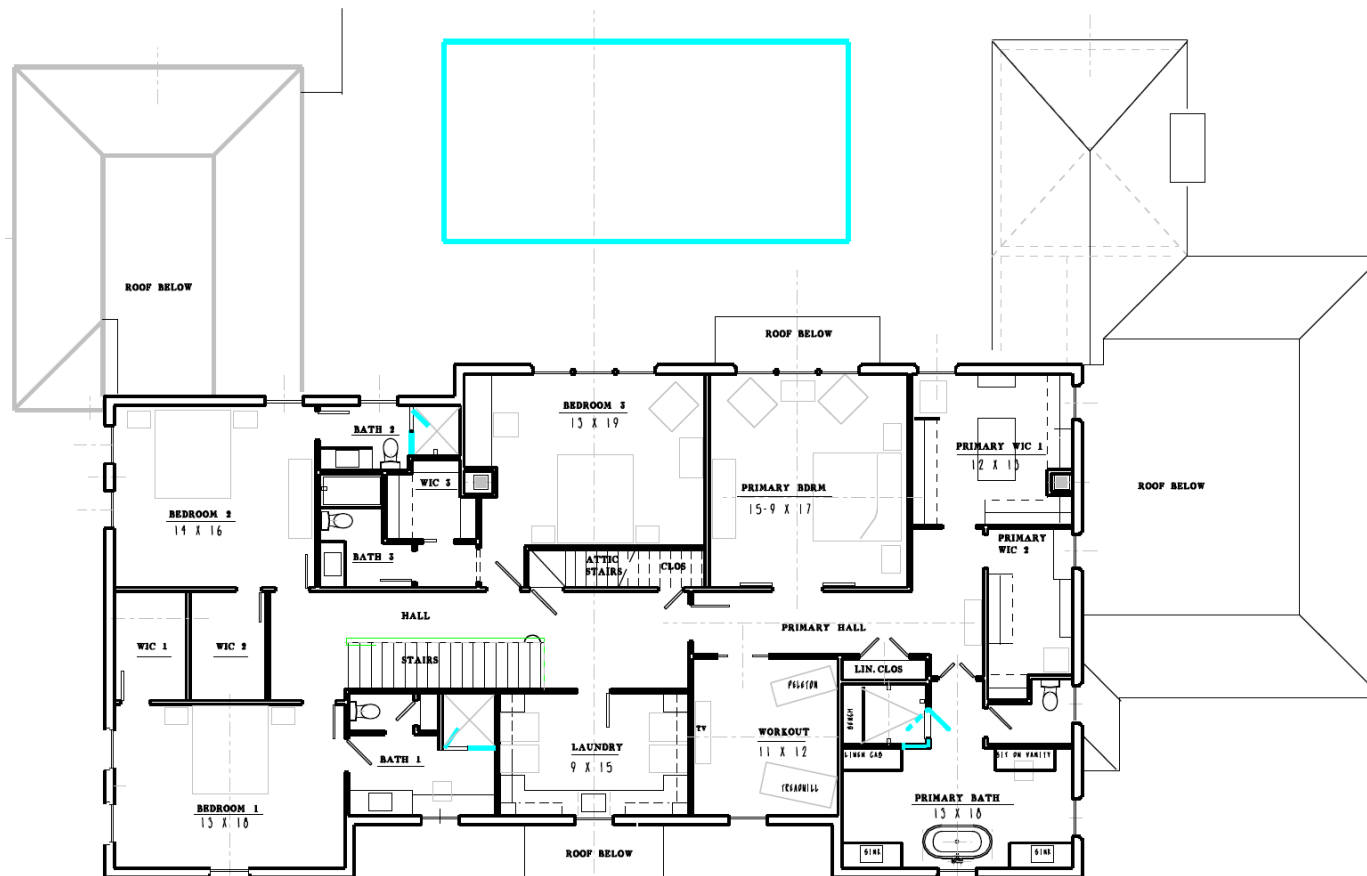
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE-INSPIRATION PHOTOS



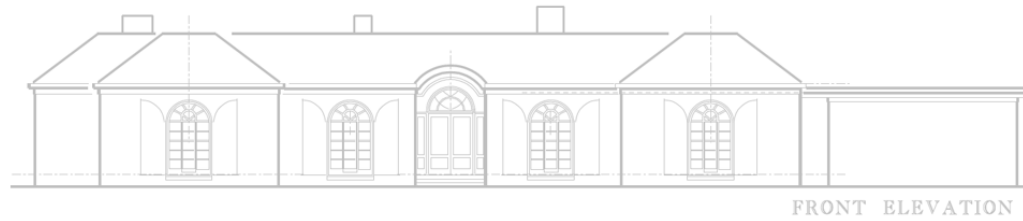
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- PROPOSED MAIN LEVEL FLOOR PLAN



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- PROPOSED UPPER LEVEL FLOOR PLAN



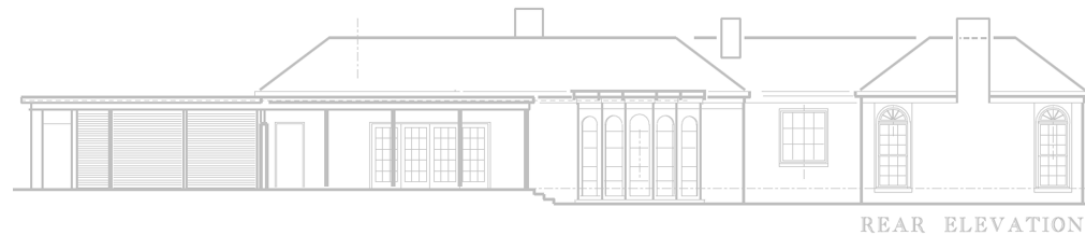
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



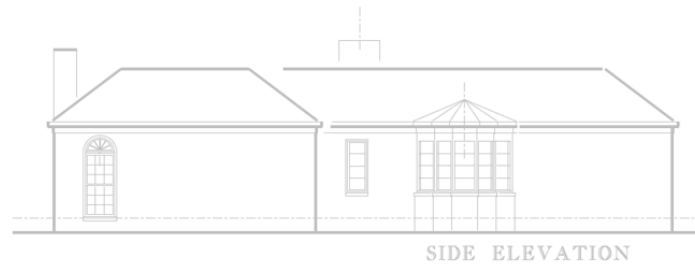
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



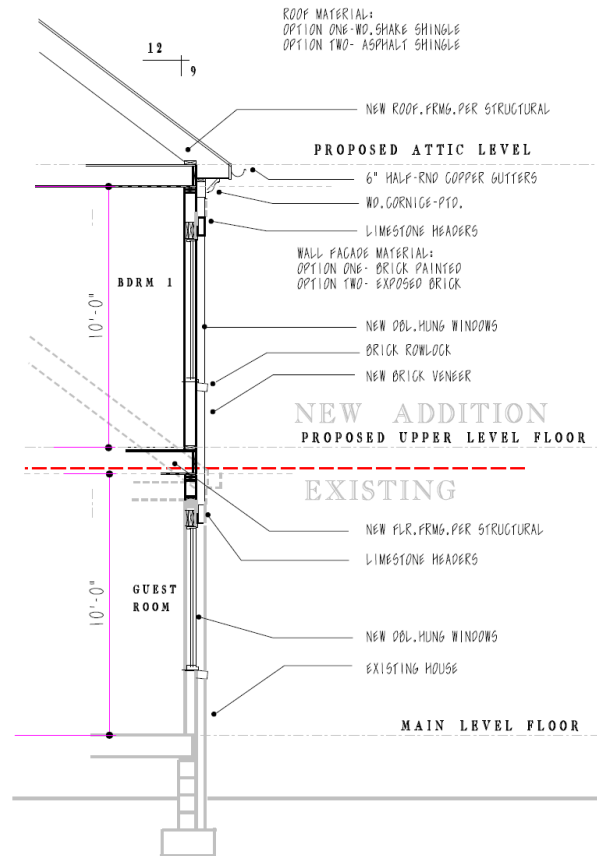
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- TYPICAL WALL SECTION

Staff Report

Agenda No.: IV.B.
Case No.: HZC2024-10
Staff: Mary Samaniego, Planning Director
Applicant: Elizabeth Pogue, representing Sara and Craig Perry
Request: Certificate of Appropriateness for an addition
Location: 401 Sunnyside Drive

Summary:

The applicant representing the property owners are requesting Certificate of Appropriateness approval for an addition to the existing residence. Specifically, the addition will include a new second story, the replacement of a carport with a three-car garage and a covered, unenclosed porch.

Planning Considerations:

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

1. The subject property is 0.91 acres (39,825 square feet) and the existing residence is 3,623 square feet in size.
2. The residence was originally constructed in 1959 and is architecturally designated as Ranch. It appears that the only significant alteration to the original residence was one addition that occurred in 1981.
3. The applicants are proposing to change the architectural style of the residence from Ranch to Georgian.
4. The allowable building area per the Zoning Code is 8,961 square feet with 8,547 square feet proposed.
5. The allowable building footprint of 4,779 square feet with 4,735 square feet proposed.
6. The proposed addition of a second story and garage will increase the overall residence area by 4,326 square feet.
7. The dwelling has been identified in the 2021 historical survey (DV-26119) as having: brick construction type; one brick chimney; brick foundation; stationary, wood windows; and a mansard roof with asphalt shingles.
8. The residence has been owned by two different families over the last 50 years.
9. There are no accessory structures on the property.
10. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.

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.

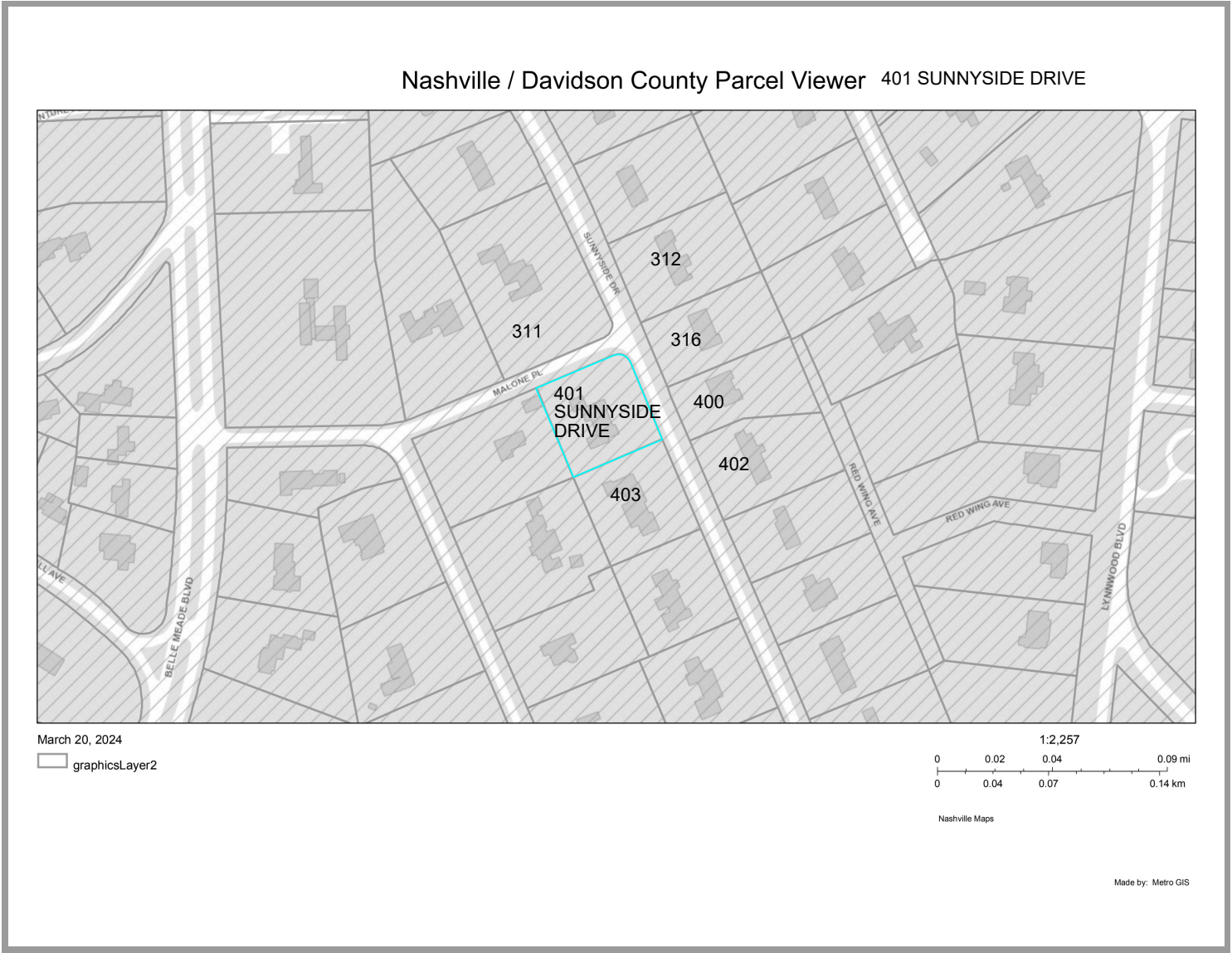
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

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





**CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION**



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.

APPLICATION # HZC2024-11

FEE: \$1,500

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 215 Lynnwood Terrace

AGE/YEAR OF STRUCTURE: 1920 PROPERTY OF SIGNIFICANCE (1901-1939) ☒ YES
PROPERTY OF CONSERVATION (1940-2000) ☐ YES
PROPERTY LESS THAN 50 YEARS ☐ YES

PROPERTY OWNER or APPLICANT

NAME: Steve & Lyn Cates

ADDRESS: 215 Lynnwood Terrace

EMAIL: scates@catesbuilder.com

PHONE NUMBER: 615-812-2177

RELATIONSHIP TO OWNER: Contractor ☐ Architect ☐ Other (explain) contractor / owner

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style Neoclassical Ranch

Describe Proposed Work 1. Addition between existing house and detached garage / pool house. Addition
consists of side entry, dining room, family room, laundry / drop zone & side
garage entry.

2. Small addition to existing "his" master closet.

All of the items listed below are required to be submitted for all types of CoA applications.

- | | |
|--|--|
| ☒ Description of Property Condition and Proposal | ☒ PDF Photos of Existing Property |
| ☒ Site Plan showing building envelope | ☒ PDF Photos of Neighboring Properties |
| ☒ All building elevations showing finish grade | ☒ PDF Inspirational Photos |
| ☒ Wall Section with siding, roofing, doors,
windows, and ornamentation. | |

➤ Additional submittal requirements for Exterior Alteration or Repairs:

Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➤ Demolition of Structures:

Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

n/a

Historical Significance

n/a

Is the property habitable?

n/a

Give a compelling reason for demolition of property

n/a

Describe the proposed reuse of existing materials, if any? _____

n/a

➤ **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer:

Marvin or Eq.

Window Material:

Wood / Clad

Frame Material:

Wood

Windowsills:

Match Existing

Brick, Painted/Natural:

matching existing stone

Brick/Stone Thickness:

Full Bed - matching existing (painted)

Clapboard Material:

matching existing (painted)

Clapboard Dimensions/Reveal:

matching existing

Railings, Columns, Pilasters:

Railings - Wrought Iron

Chimney Material:

Stone - matching existing

Roofing Material:

match existing - composite shingle

Exterior Doors:

Marvin or Equal. Wood / Clad

Eaves/Cornice:

Match existing - see photos

Gutters:

Match existing - see photos

Gutter Dimensions:

Match existing - see photos

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.
- Embodying 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;
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- ☐ ☒ 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

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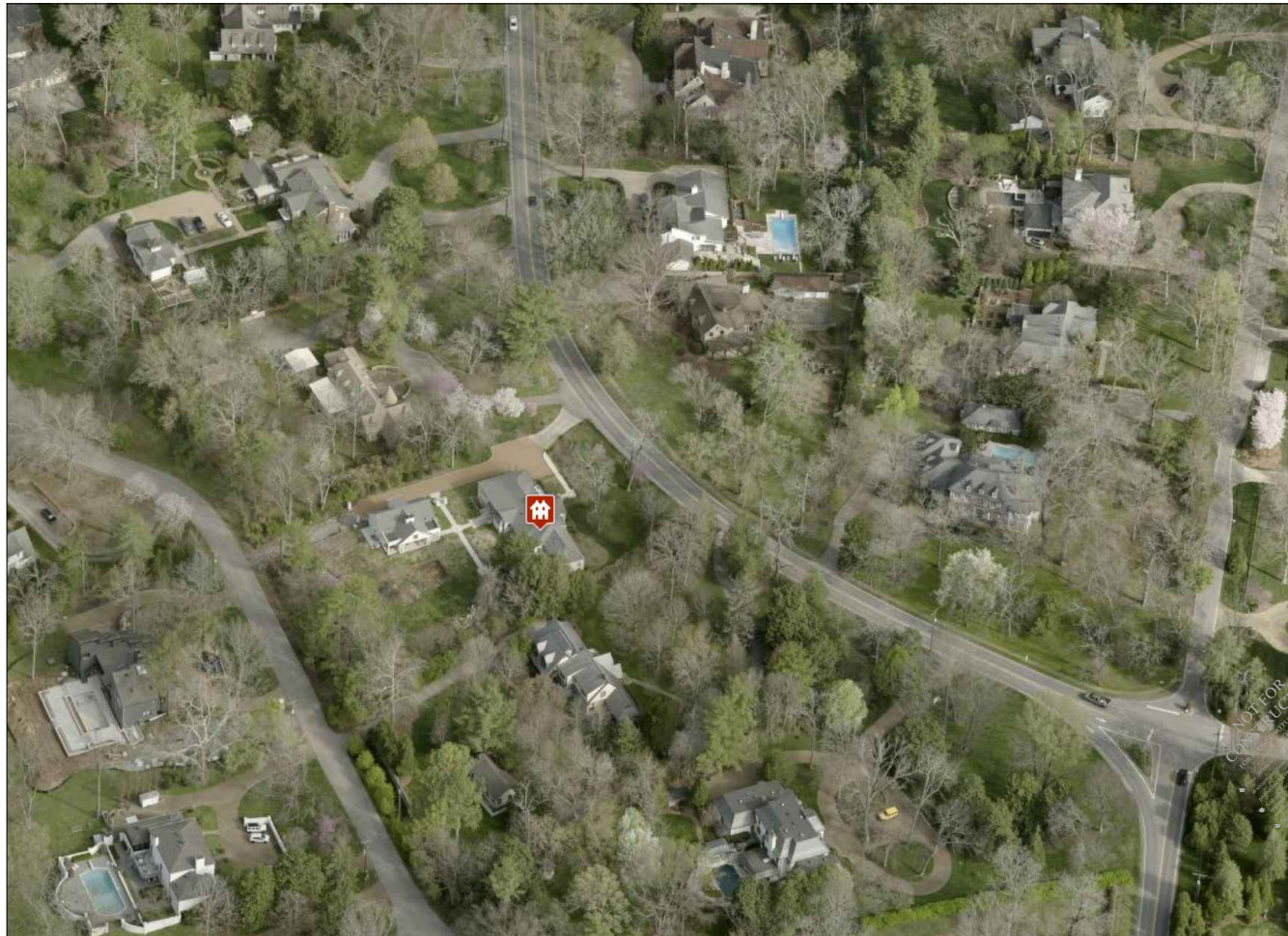
I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, 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/Property Owner Signature: Ron D. Farris

Date: 4-19-24







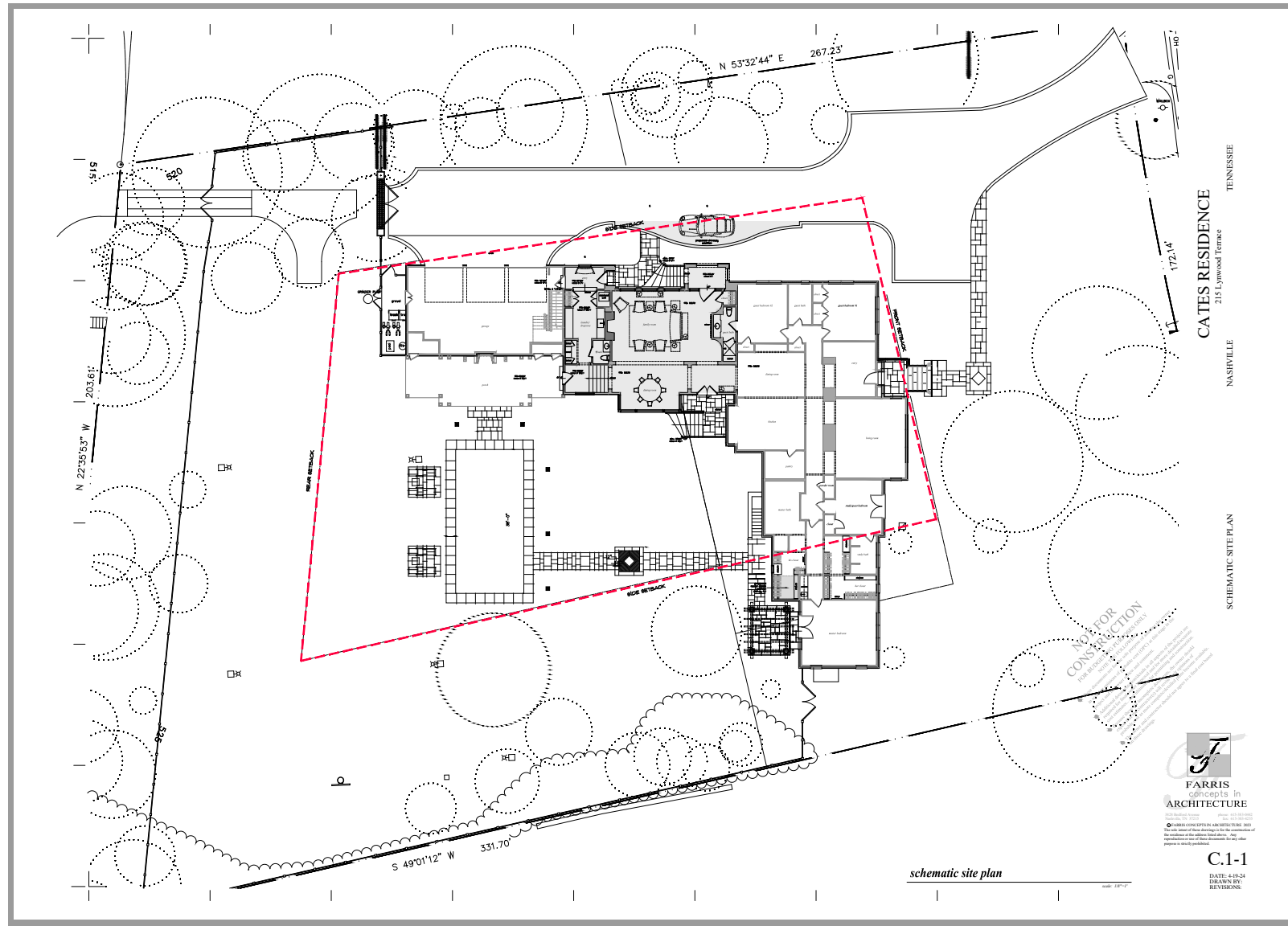
CATES RESIDENCE
215 Lywood Terrace
NASHVILLE
TENNESSEE

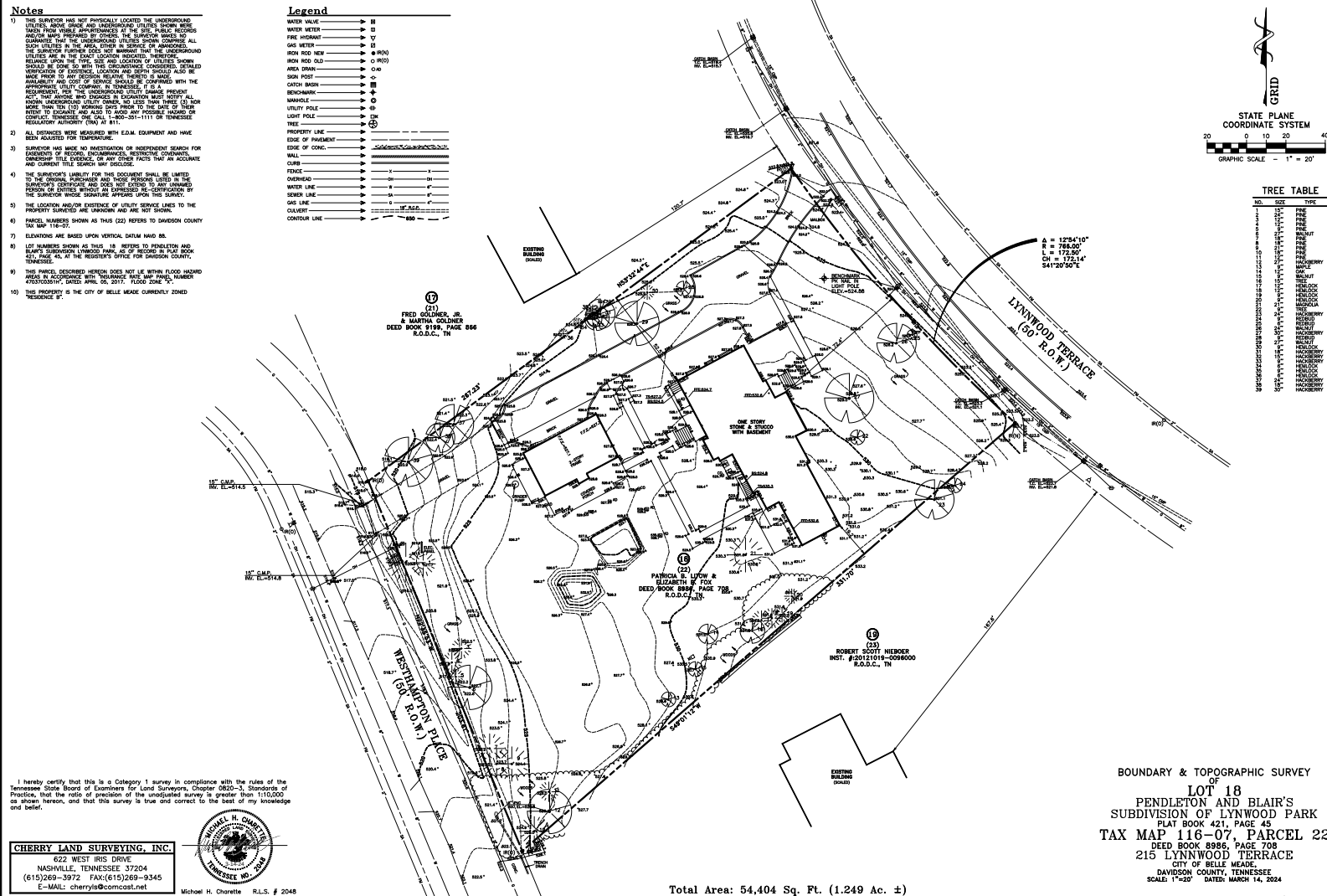
OVERHEAD CONTEXT

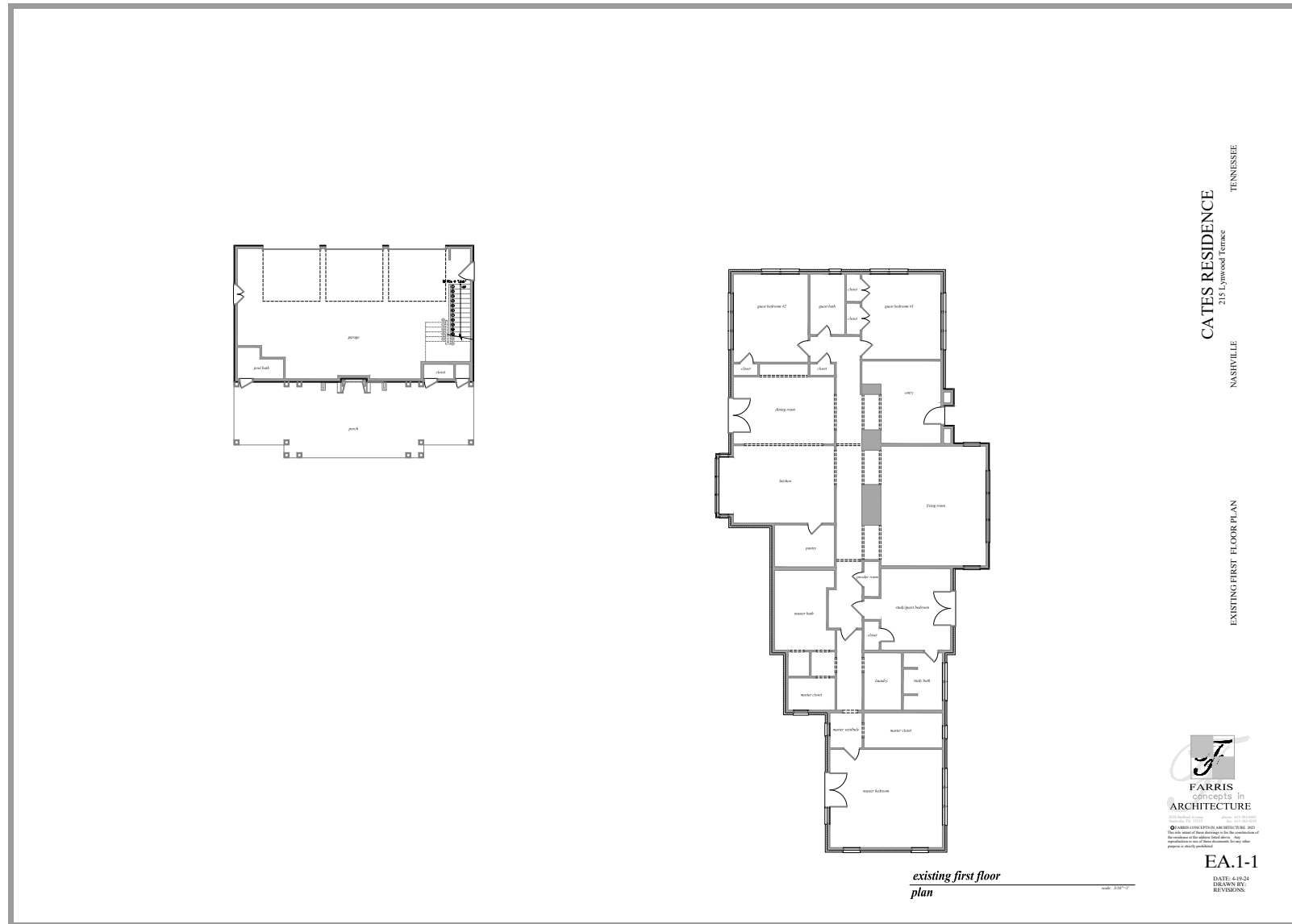


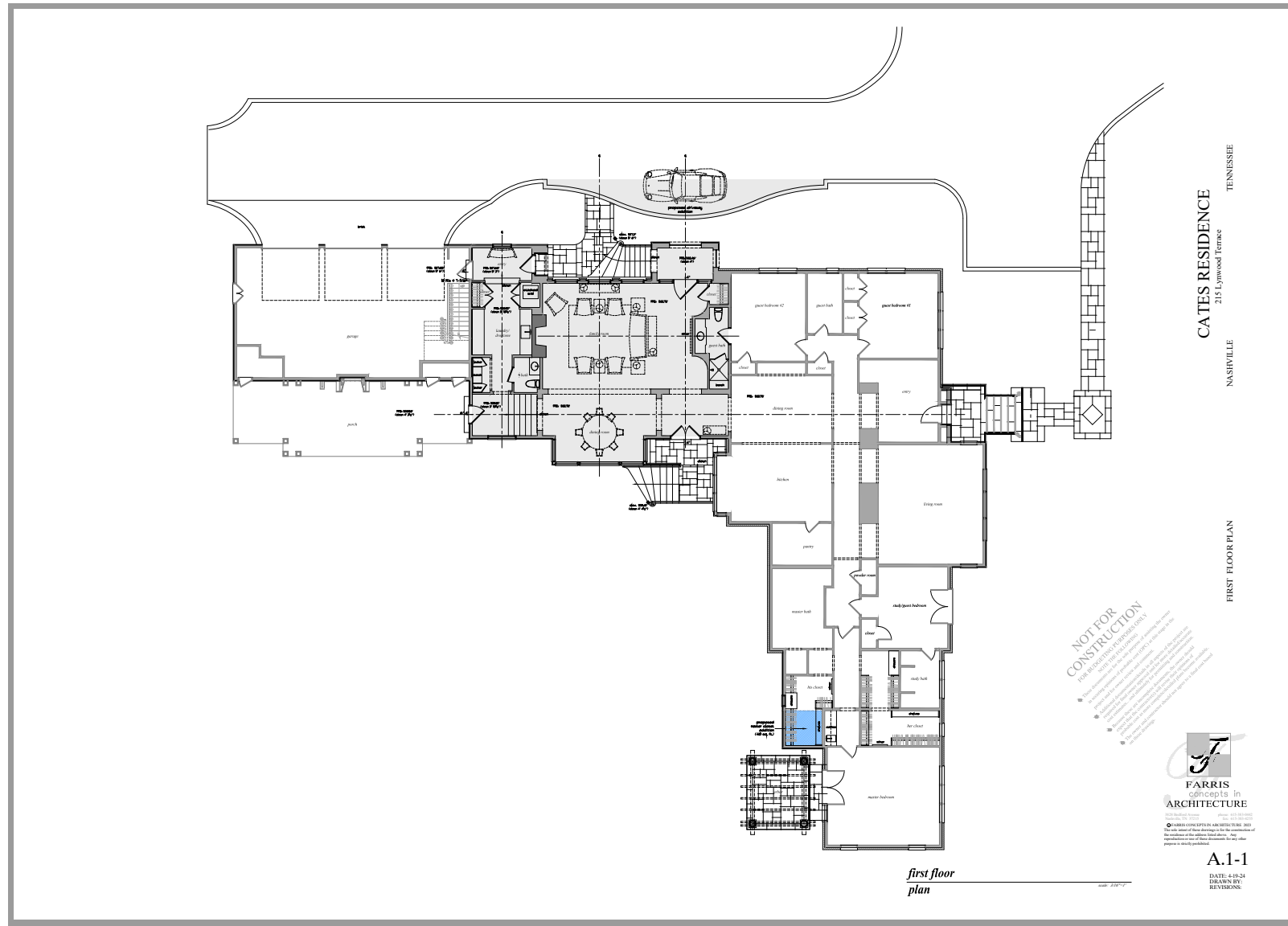
C.1-2
DATE: 4-19-24
DRAWN BY:
REVISIONS:

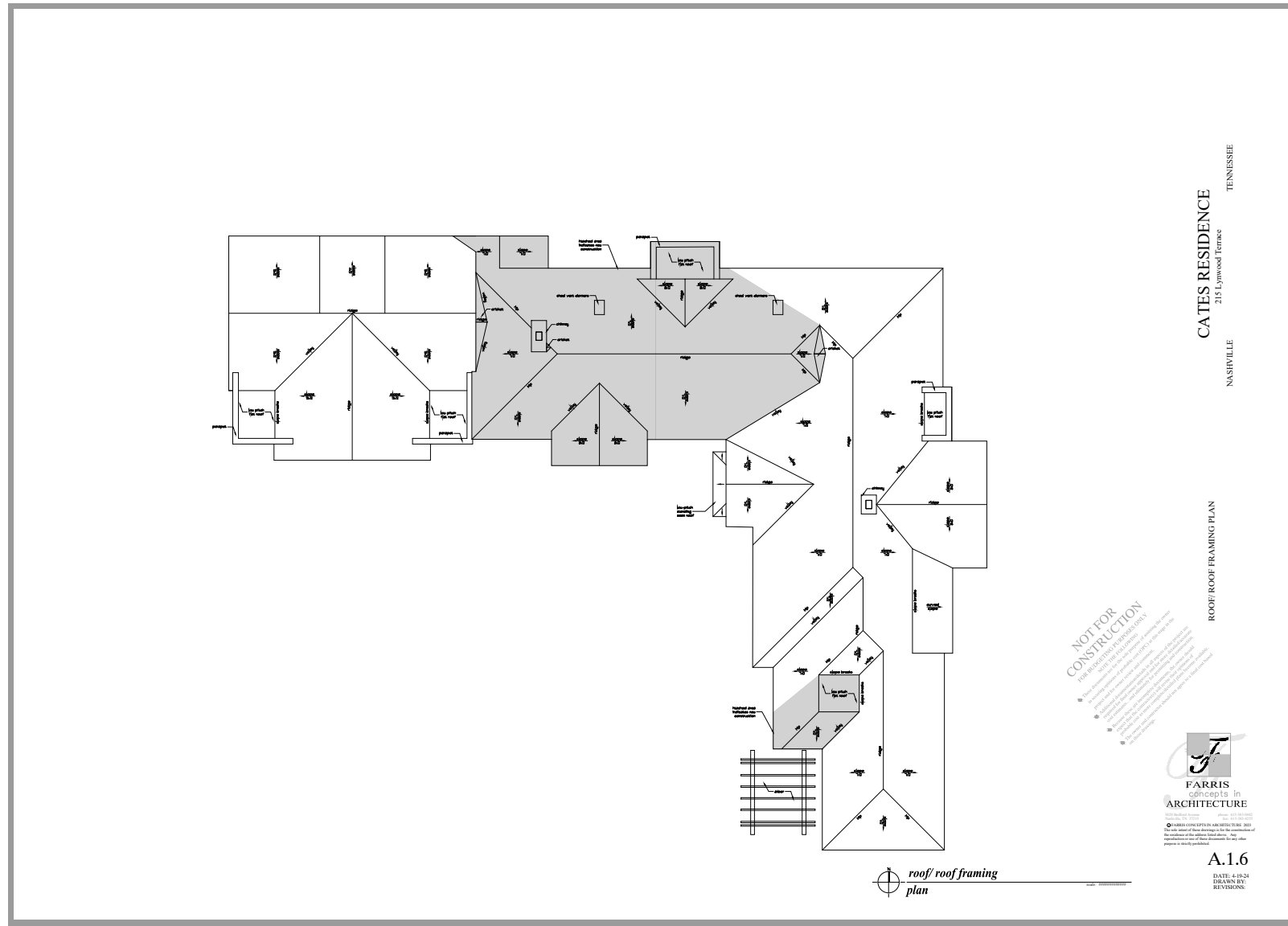
overhead context

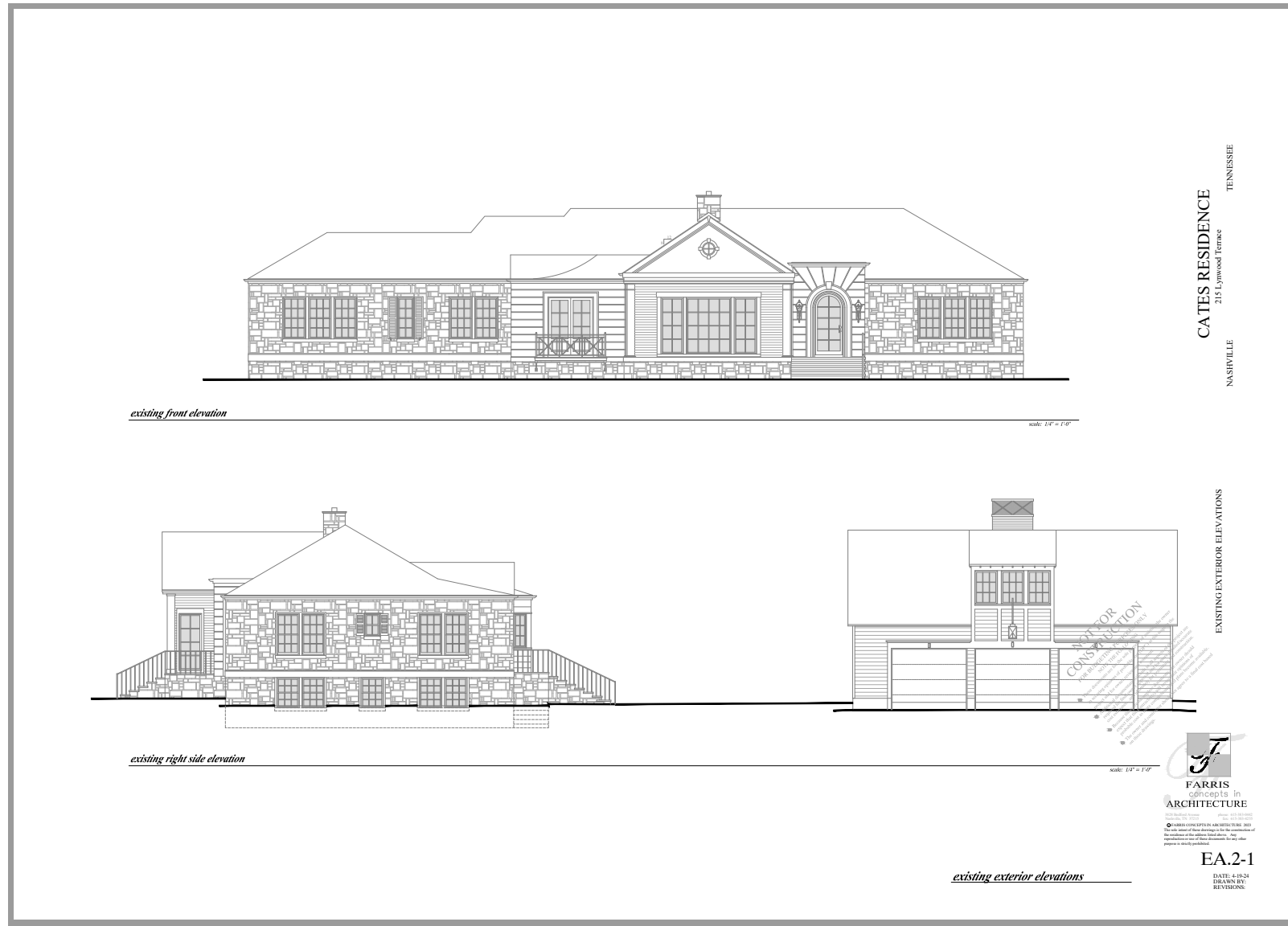




















front elevation



right side elevation



rear elevation



left side elevation

existing residence imagery

CATES RESIDENCE
215 Lywood Terrace
NASHVILLE
TENNESSEE

EXISTING RESIDENCE IMAGERY



A.2-3
DATE: 4/18/24
DRAWN BY:
REVISIONS:



CATES RESIDENCE
215 Lywood Terrace
NASHVILLE
TENNESSEE



MATERIAL AND COLOR INSPIRATION

NOT FOR CONSTRUCTION
FOR REVIEW ONLY
This document is for review only and is not to be used for construction. It is the responsibility of the client to ensure that the design is properly implemented. The architect is not responsible for any errors or omissions in this document.



A.2-4

DATE: 4-18-24
DRAWN BY:
REVISIONS:

exterior inspiration

material and color inspiration



217 Lynwood Terrace



213 Lynwood Terrace



219 Lynwood Blvd.



214 Lynwood Terrace

adjacent properties

CATES RESIDENCE
215 Lynwood Terrace
NASHVILLE
TENNESSEE

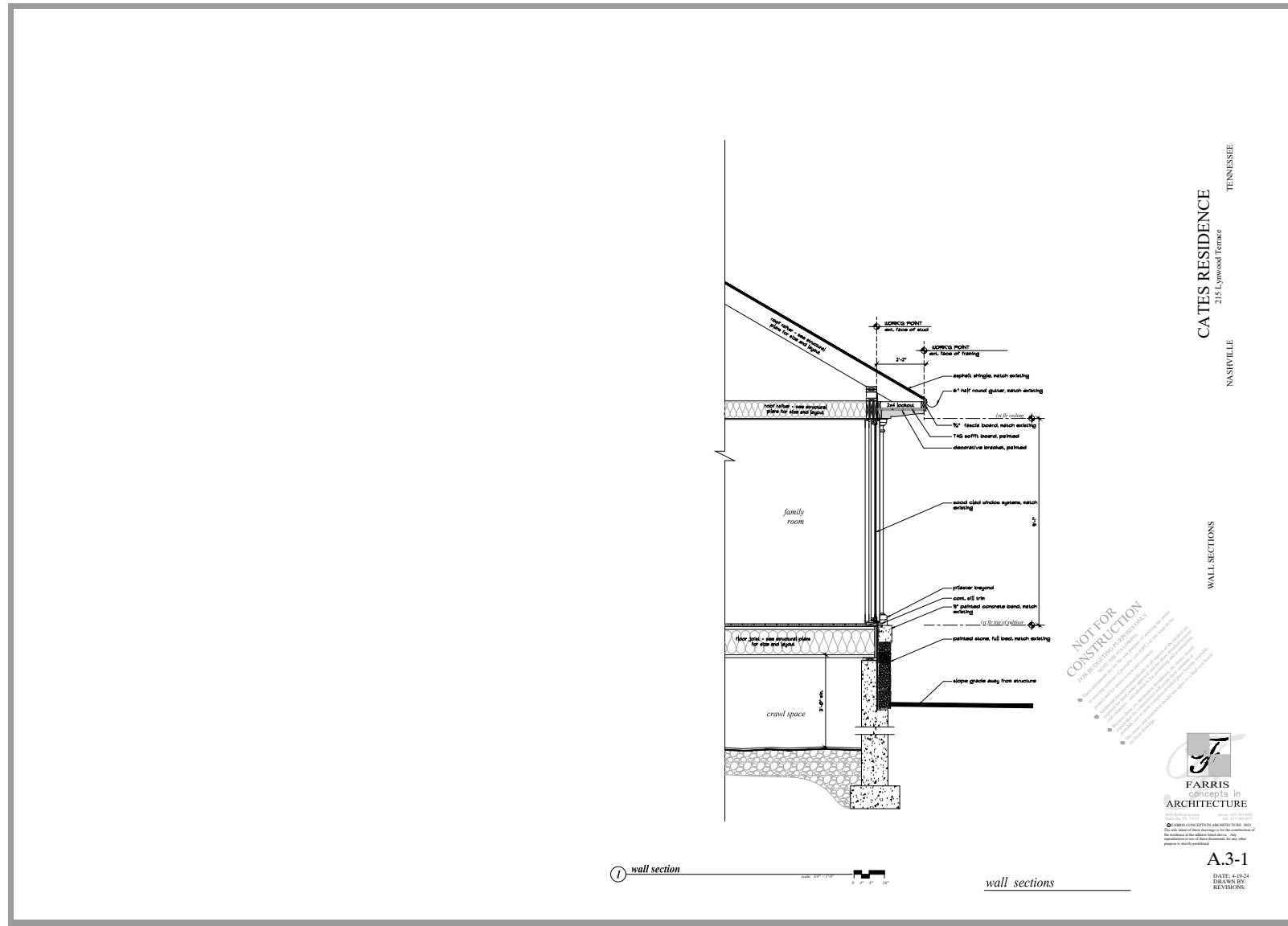
ADJACENT PROPERTIES

FOR
CONSTRUCTION
ONLY
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www.farrisarch.com

A.2-5
DATE: 4-18-24
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REVISIONS:



Staff Report

Agenda No.: IV.C.
Case No.: HZC2024-11
Staff: Mary Samaniego, Planning Director
Applicant: Steve and Lyn Cates
Request: Certificate of Appropriateness for an addition
Location: 215 Lynwood Terrace

Summary:

The applicants/property owners are requesting Certificate of Appropriateness approval for an addition to the existing residence. Specifically, the addition will include an addition that will connect the existing residence to the existing detached garage as well as a small addition to the master suite. The project necessitates a setback variance to the side setback. This variance will be heard at the May 2024 Board of Zoning Appeals meeting.

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 1.25 acres (54,504 square feet) and the existing residence is 5,878 square feet in size.
2. The residence was originally constructed in 1925 and is architecturally designated as a Neoclassical Ranch. It appears that the only significant alteration to the original residence was one addition that occurred in 1981.
3. The allowable building area per the Zoning Code is 10,663 square feet with 7,407 square feet proposed.
4. The allowable building footprint of 6,528 square feet with 6,425 square feet proposed.
5. The proposed additions will increase the overall residence area by 1,529 square feet.
6. The dwelling has been identified in the 2001 historical survey (DV-22027) as having: stone construction type; one stone chimney; stone foundation; double-hung windows; and a hip roof with asphalt shingles.
7. The residence has been owned by four different families over the last 60 years.
8. There is an existing two-story detached garage that will be connected to the residence with this project. The owners have Board of Zoning Appeals approval for the construction of the swimming pool (April 2024).
9. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.

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.

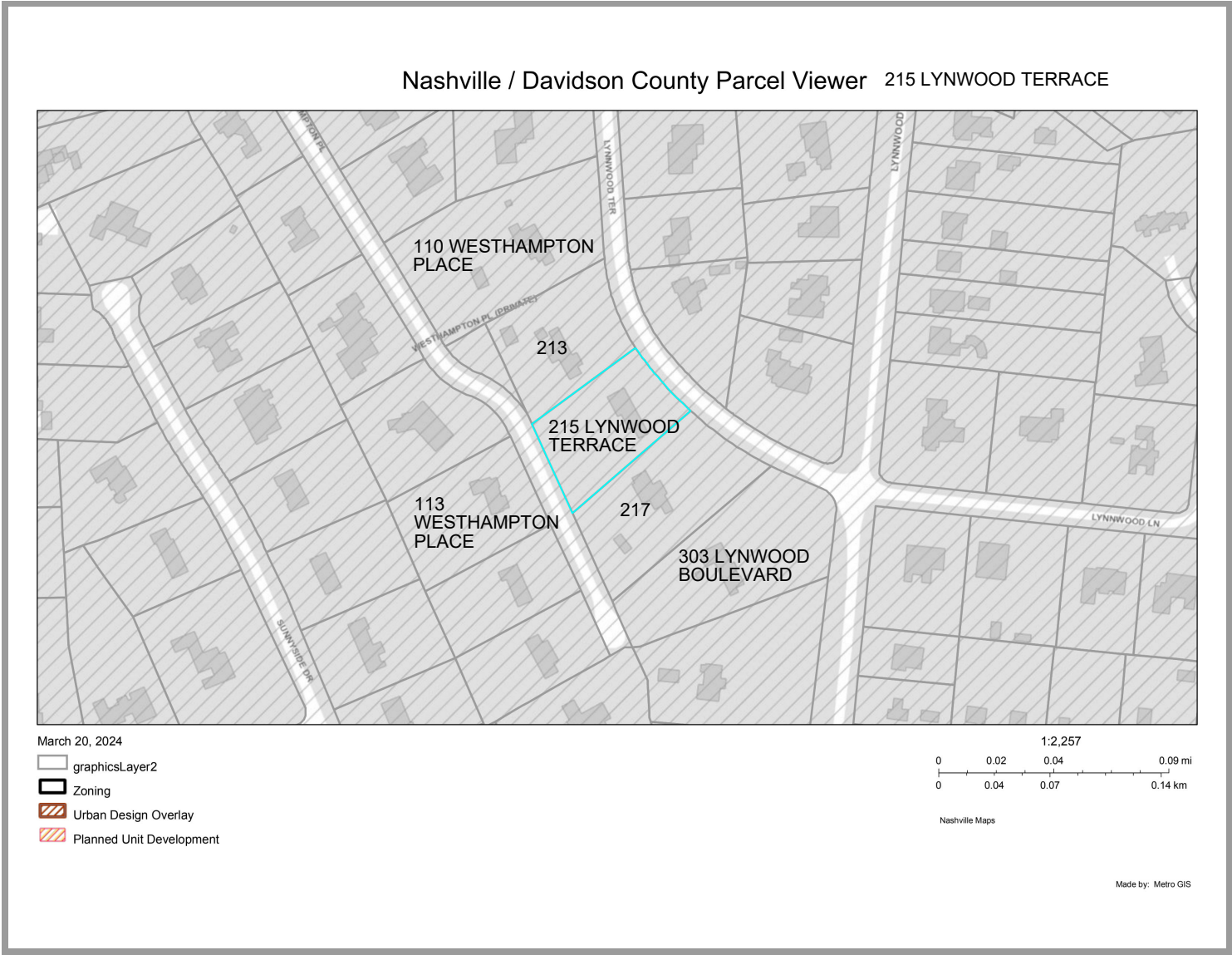
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

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





CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION



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.

APPLICATION # H2C 2024-12

FEE: \$1500.00

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 630 Royal Oaks Place

AGE/YEAR OF STRUCTURE: 1955

PROPERTY OF SIGNIFICANCE (1901-1939)

☐ YES

PROPERTY OF CONSERVATION (1940-2000)

☒ YES

PROPERTY LESS THAN 50 YEARS

☐ YES

PROPERTY OWNER or APPLICANT

NAME: Hayes and Houston Estes - Owner

ADDRESS: 630 Royal Oaks Place

EMAIL: houston.estes@me.com, hayes.estes@gmail.com, ron@farrisarchitecture.com

PHONE NUMBER: Ron's office: 615-383-0442

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

☐ New Construction
 ☐ Demolition
 ☐ Exterior Alteration or Repair
 ☒ Addition

Define Architectural Style Existing - Ranch Proposed new - Colonial Revival

Describe Proposed Work Add 2nd story to existing ranch. Applicant previously completed phase 1 of renovating the main level and would like to expand the residence to accommodate their young family.

All of the items listed below are required to be submitted for all types of CoA applications.

- | | |
|---|--|
| ☒ Description of Property Condition and Proposal | ☒ PDF Photos of Existing Property |
| ☒ Site Plan showing building envelope | ☒ PDF Photos of Neighboring Properties |
| ☒ All building elevations showing finish grade | ☒ PDF Inspirational Photos |
| ☒ Wall Section with siding, roofing, doors, windows, and ornamentation. | |

➤ Additional submittal requirements for Exterior Alteration or Repairs:

Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➤ Demolition of Structures:

Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

N/A

Historical Significance

N/A

Is the property habitable?

Yes

Give a compelling reason for demolition of property

N/A

Describe the proposed reuse of existing materials, if any? Match existing brick @ 2nd story addition.

➤ **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer:

Marvin

Window Material:

Wood/clad

Frame Material:

Wood

Windowsills:

Brick

Brick, Painted/Natural:

Brick Natural

Brick/Stone Thickness:

4"

Clapboard Material:

N/A

Clapboard Dimensions/Reveal:

N/A

Railings, Columns, Pilasters:

Wood, columns, & pilaster

Chimney Material:

Brick

Roofing Material:

Composite shingle

Exterior Doors:

Wood

Eaves/Cornice:

Match existing

Gutters:

Match existing - ogee

Gutter Dimensions:

Match existing

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.
- Embodying 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/Property Owner Signature: Ron Farris

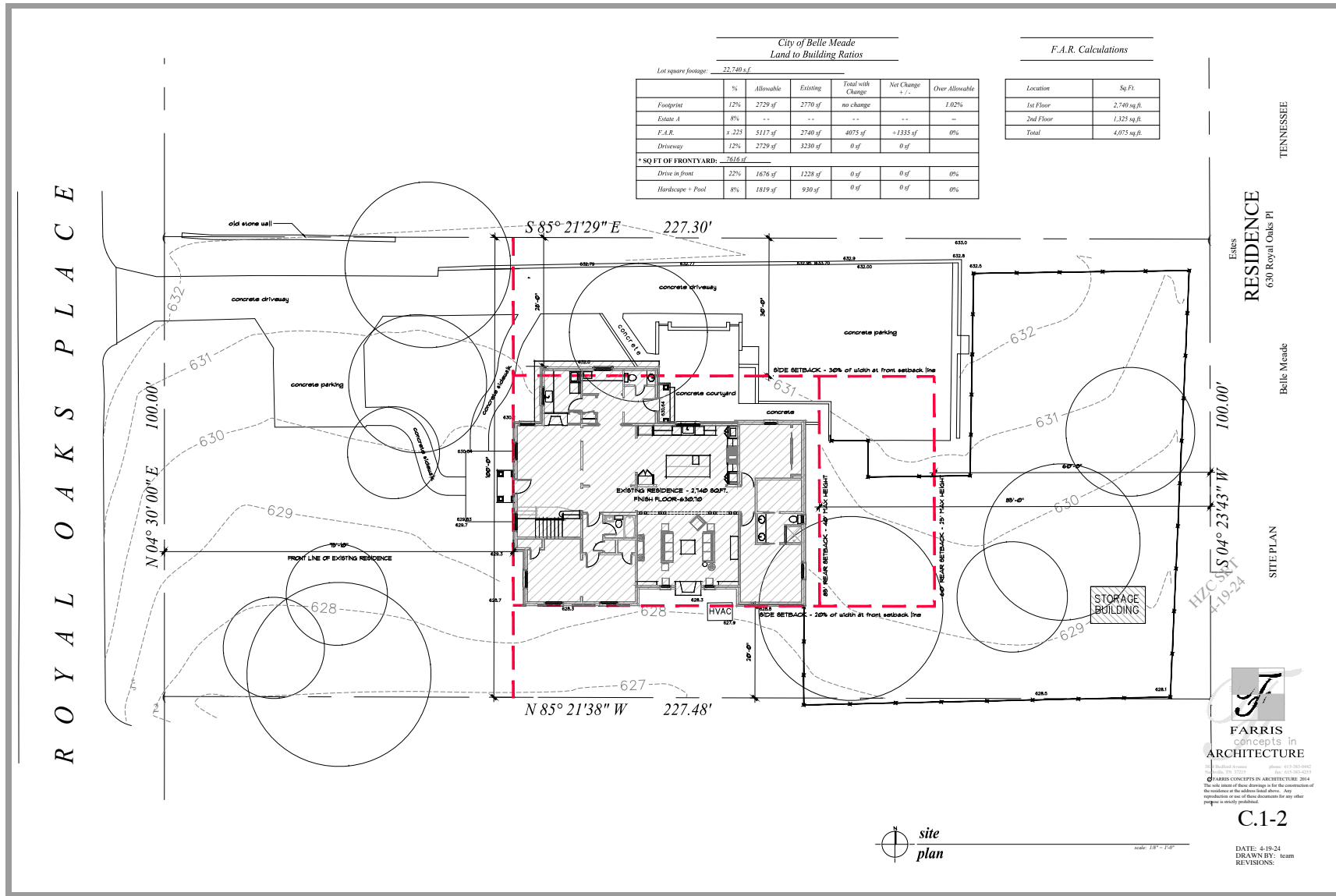
Date: 4/19/24

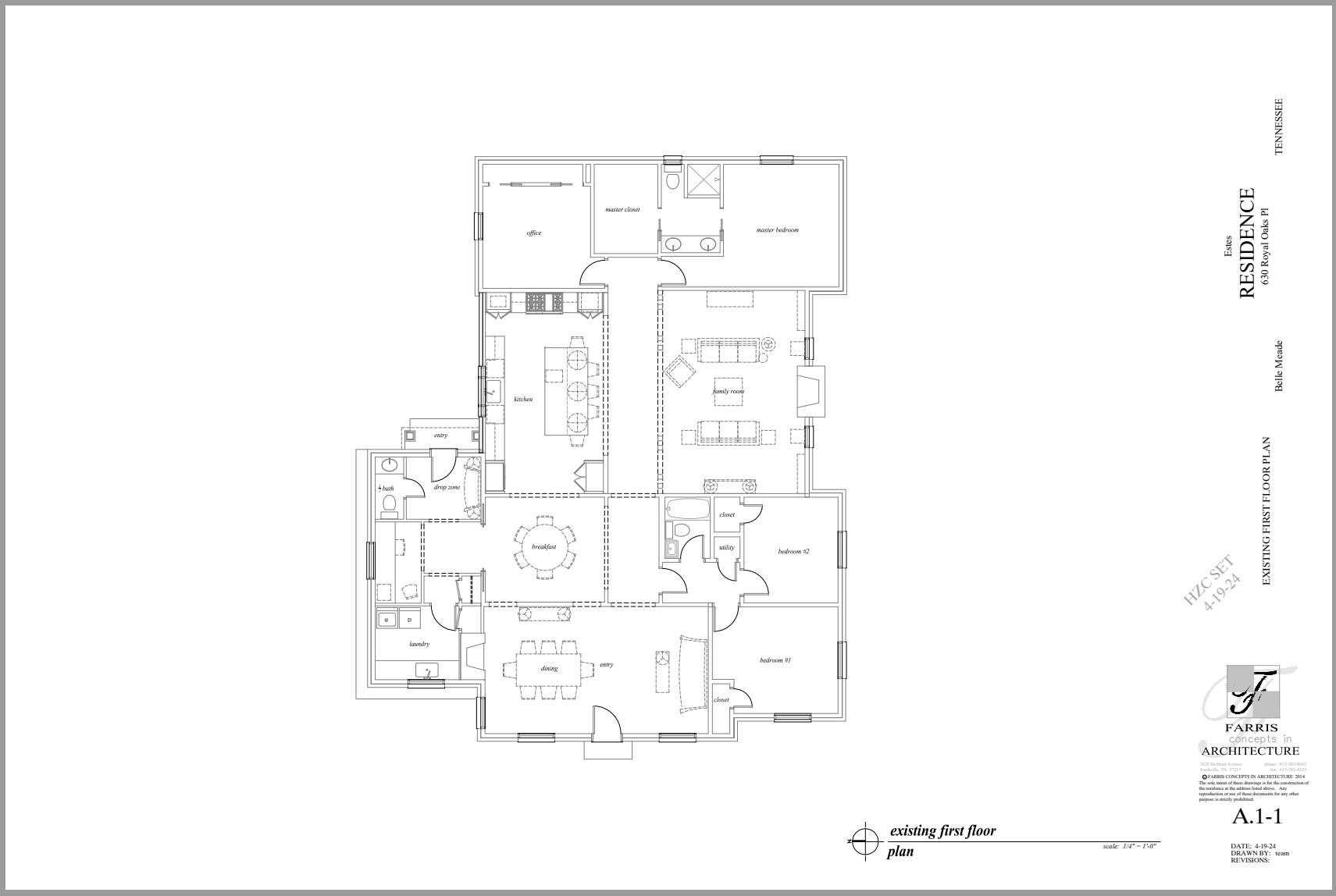


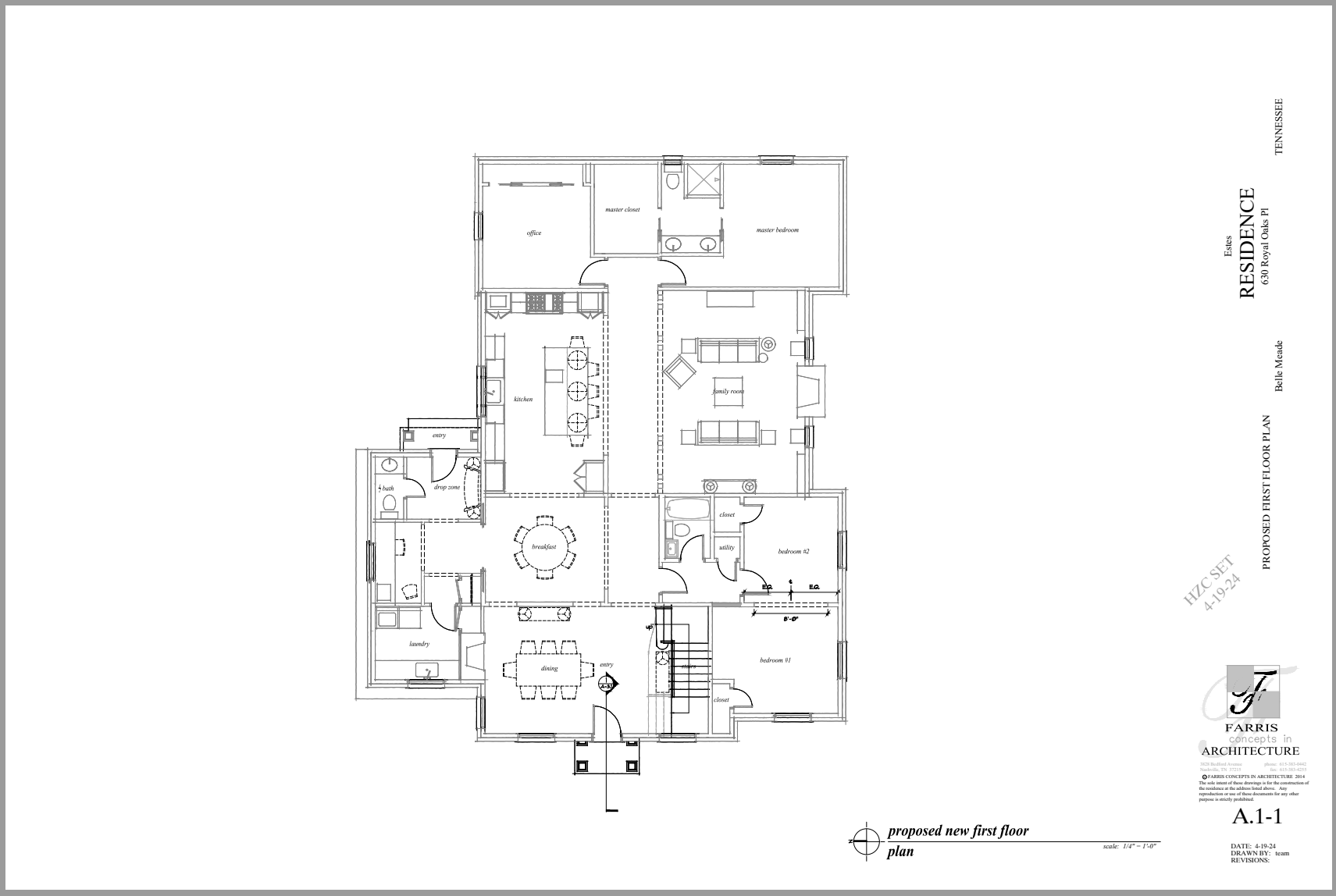
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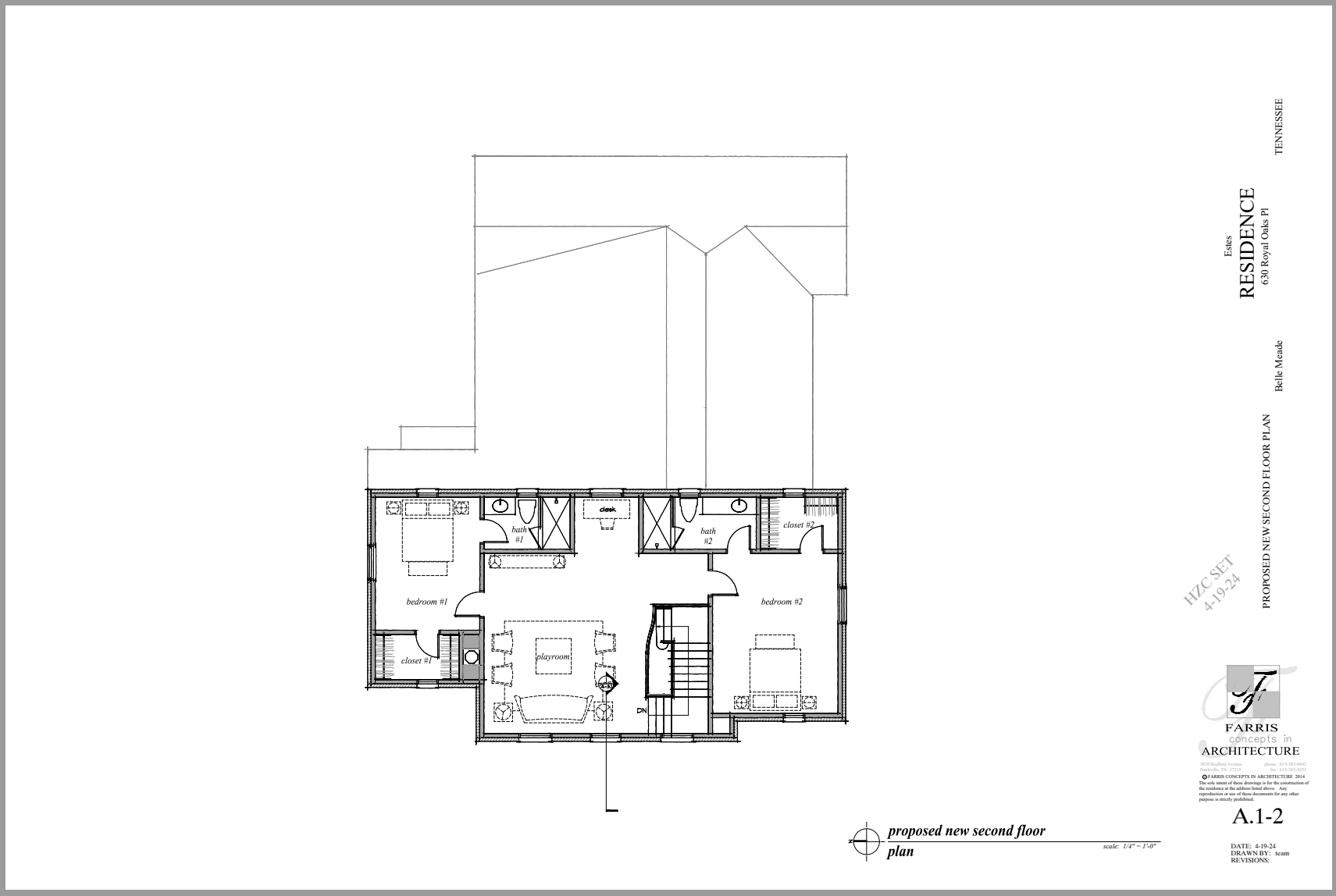


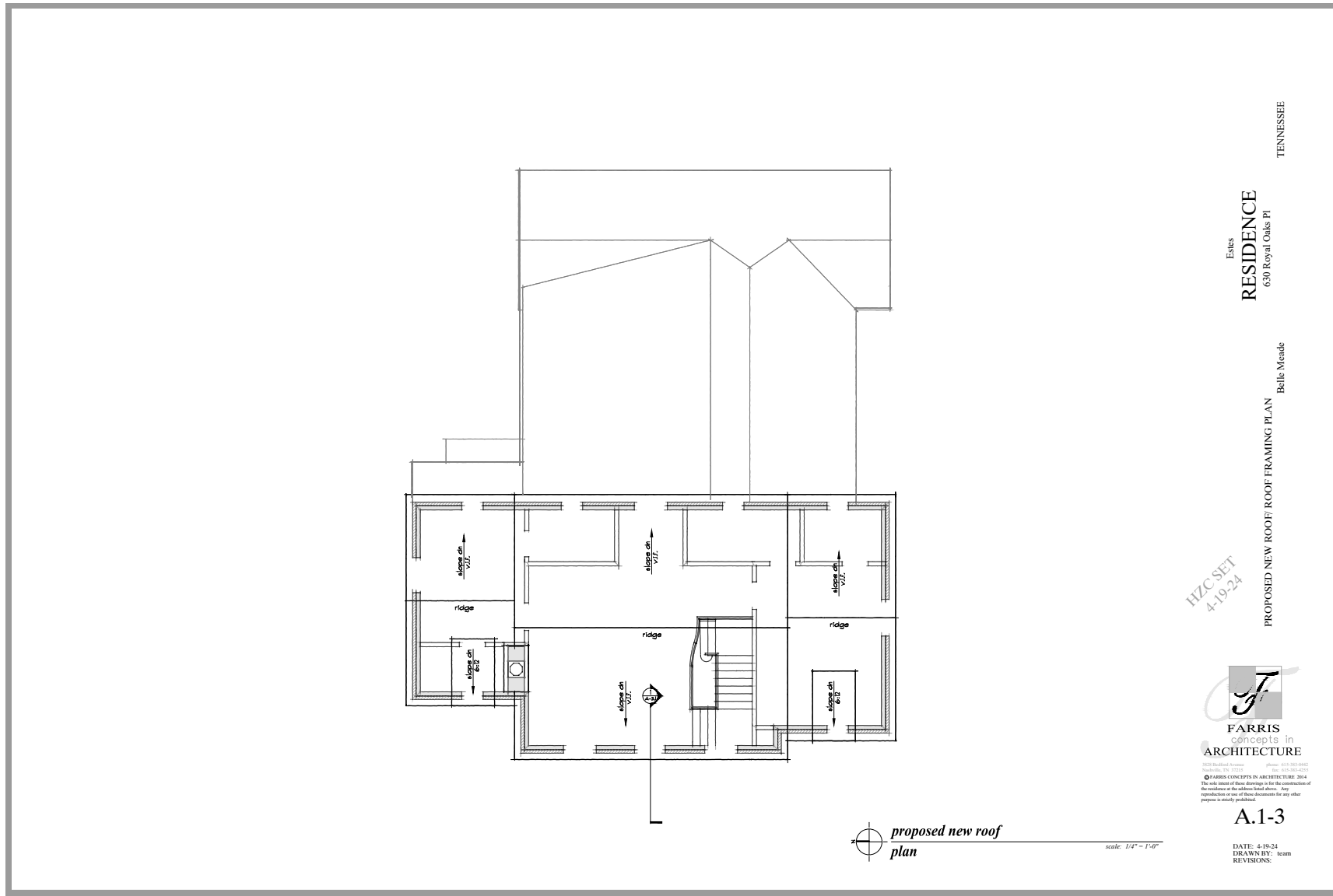


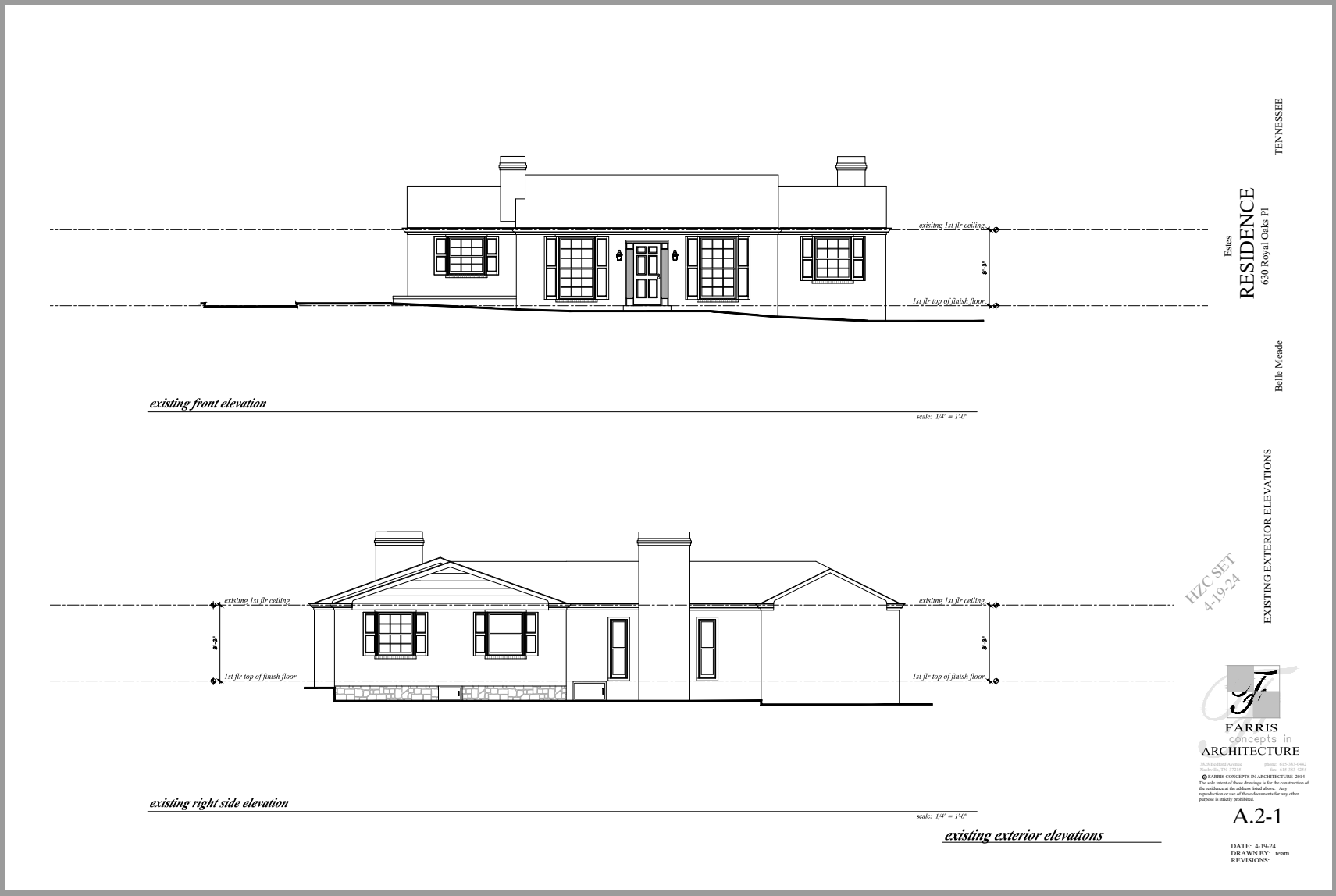


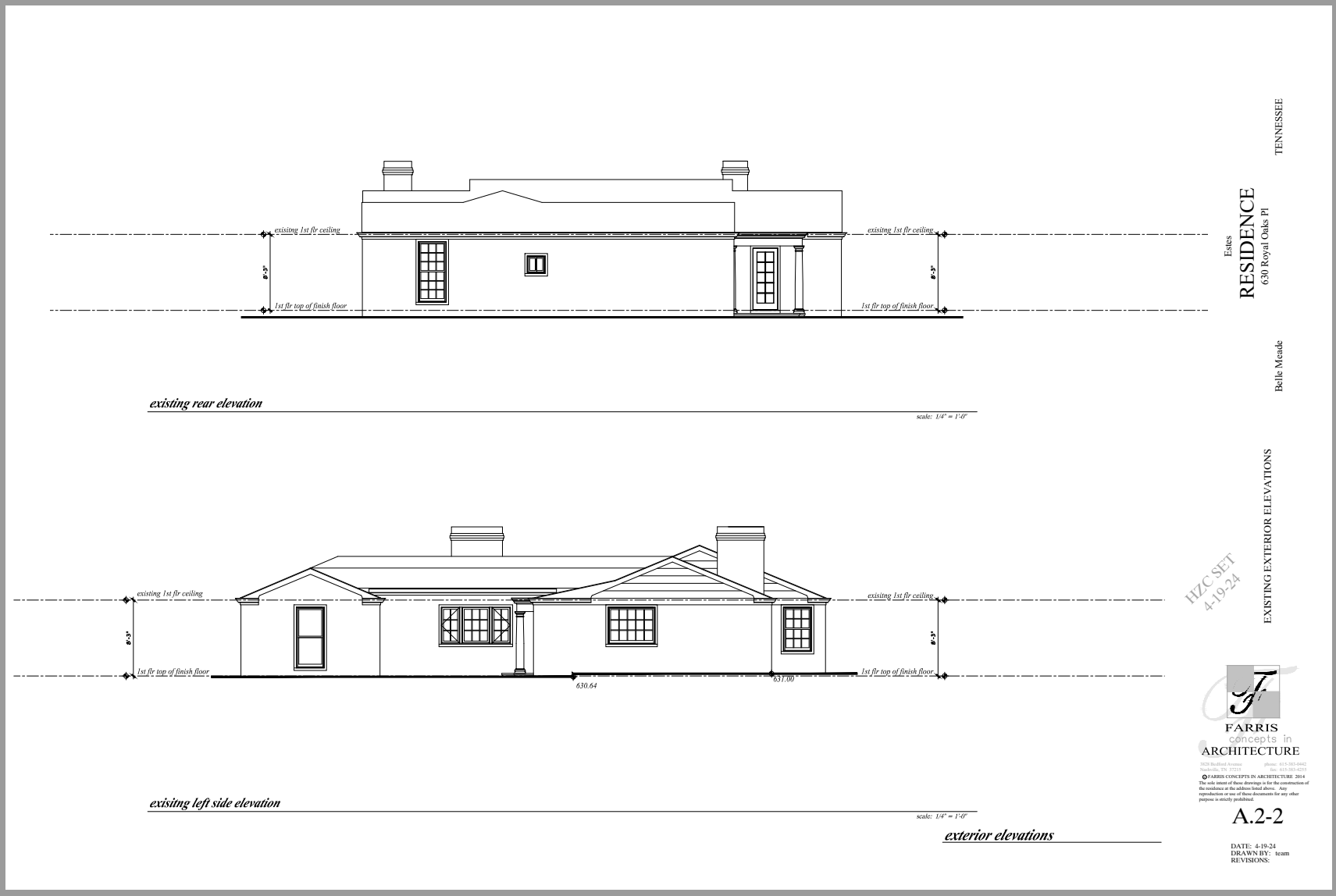














Estes
RESIDENCE
630 Royal Oaks Pl
Tennessee
Belle Meade

HZC SET
4-19-24
EXISTING HOUSE

FARRIS
concepts in
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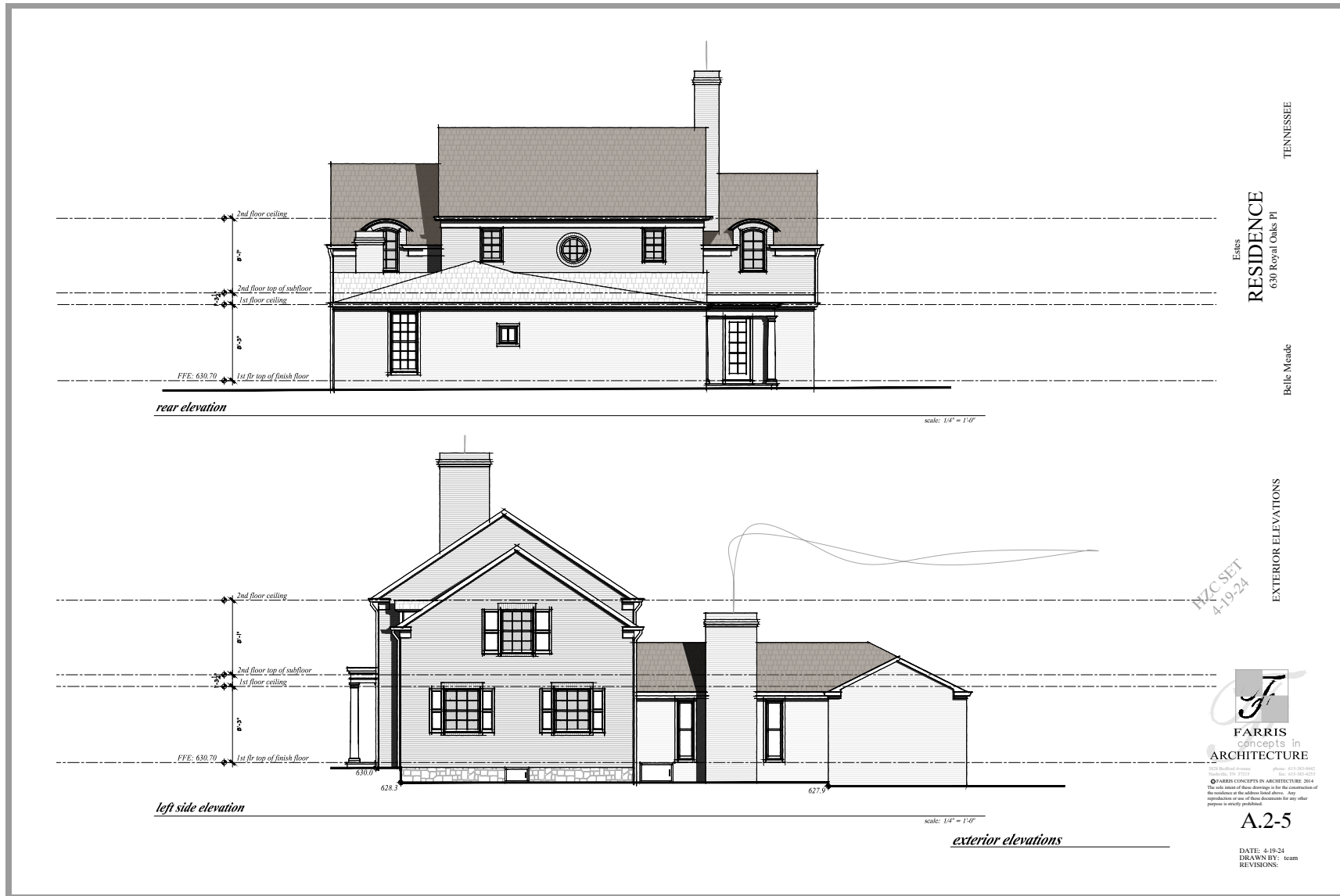
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A.2-3

DATE: 4-19-24
DRAWN BY: jcm
REVISIONS:

existing house







623 Royal Oaks Place



626 Royal Oaks Place



627 Royal Oaks Place



628 Royal Oaks Place



632 Royal Oaks Place



634 Royal Oaks Place

adjacent properties

Estes
RESIDENCE
630 Royal Oaks Pl
Tennessee
Belle Meade

HZC SET
4-19-24
ADJACENT PROPERTIES

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DATE: 4-19-24
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Estes
RESIDENCE
630 Royal Oaks Pl
TENNESSEE
Belle Meade

HZC SET
4-19-24

MATERIAL & COLOR INSPIRATION



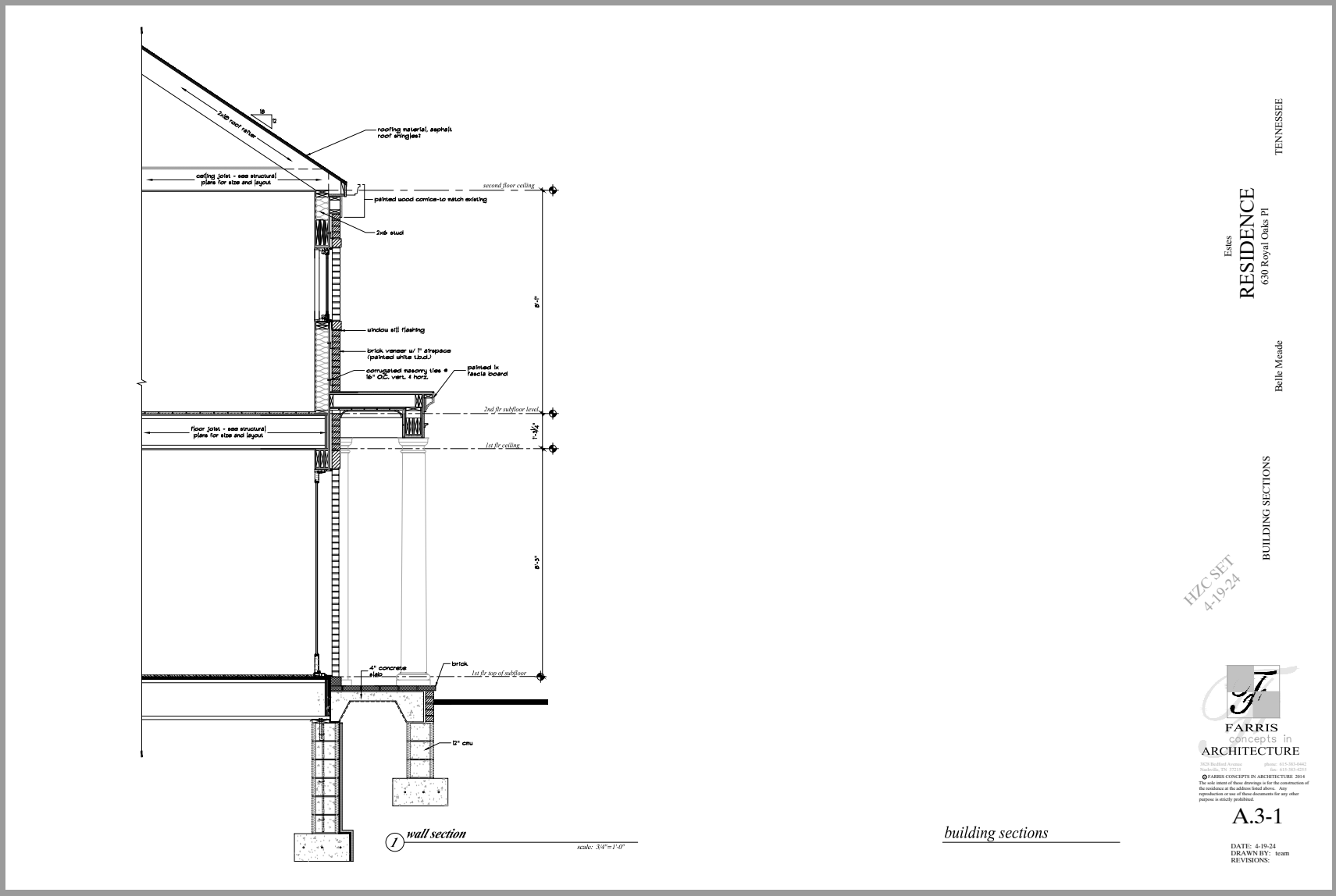
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DATE: 4-19-24
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REVISIONS:

material & color inspiration





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Belle Meade

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RED BRICK EXTERIOR RENDERINGS



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A.4-1

DATE: 4-19-24
DRAWN BY: jcm
REVISIONS:

*red brick
exterior renderings*



Estes
RESIDENCE
630 Royal Oaks Pl
TENNESSEE
Belle Meade

HZC SET
4-19-24

PAINED BRICK EXTERIOR RENDERINGS



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A.4-2

DATE: 4-19-24
DRAWN BY: jcm
REVISIONS:

*painted brick
exterior renderings*

Staff Report

Agenda No.: IV.D.
Case No.: HZC2024-12
Staff: Mary Samaniego, Planning Director
Applicant: Hayes and Houston Estes
Request: Certificate of Appropriateness for an addition
Location: 630 Royal Oaks Place

Summary:

The applicants/property owners are requesting Certificate of Appropriateness approval for an addition to the existing residence. The project necessitates a slight setback variance to the front and side setbacks. These two variances will be heard at the May 2024 Board of Zoning Appeals meeting.

Planning Considerations:

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

1. The subject property is 0.52 acres (22,740 square feet) and the existing residence is 2,740 square feet in size.
2. The residence was originally constructed in 1955 and is architecturally designated as Ranch. It appears that the only significant alteration to the original residence was one addition that occurred in 2020.
3. The applicants are proposing to change the architectural style of the residence from Ranch to Colonial Revival.
4. The allowable building area per the Zoning Code is 5,117 square feet with 4,075 square feet proposed.
5. The allowable building footprint of 2,729 square feet with 2,700 square feet existing. The proposed project does not alter the existing footprint area.
6. The proposed addition of a second story will increase the overall residence area by 1,335 square feet.
7. The dwelling has not been identified in any historical survey.
8. The residence has been owned by over a dozen different owners over the last 50 years.
9. There is one small accessory structure in the rear yard of the property.
10. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.

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

