CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
JUNE 11, 2024, 03:00 PM

AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
JUNE 11, 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 May 14, 2024.

Attachment: Minutes - HZC May 14 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
Attachment: Railing Options Binder1.pdf
Attachment: Roofing Material.png
Attachment: Door Options Binder1.pdf
Attachment: Issue 09 - Revised DDBinder1.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
Attachment: 401Sunnyside-17may2024combinepdf.pdf

IV. New Business

A. The application for a Certificate of Appropriateness, HZC2024-12, of Charlie Rankin representing Christopher Hardy, 612 Belle Meade Boulevard, to construct an addition to a single family residence.

Attachment: PAID APPLICATION.pdf
Attachment: 24_05-17 HZC Set_612 Belle Meade Blvd Rev.pdf
Attachment: STAFF REPORT 612 BMB.pdf

B. The application for a Certificate of Appropriateness, HZC2024-13, of Jamie Pfeffer representing Robert Echols, 4444 Tyne Boulevard, to construct a new single family residence.

Attachment: PAID APPLICATION.pdf
Attachment: 4444 Tyne 2024.06.11 HZC submission.pdf
Attachment: STAFF REPORT 4444 Tyne Blvd.pdf

C. The application for a Certificate of Appropriateness, HZC2024-18, of Alan Looney representing Jeff Frey, 707 Lynwood Boulevard, to demolish a single family residence.

Attachment: PAID APPLICATION.pdf
Attachment: homes to each side.pdf
Attachment: Site Plan - base_Frey.pdf
Attachment: Lynnwood Blvd 707 - Boundary _ Topographic Survey.pdf
Attachment: 707 Lynnwood Existing Conditions.pdf
Attachment: Inspection_707_Lynnwood_Boulevard_2916410.pdf
Attachment: 707 Lynnwood Blvd-Nashville - Garman Engineering.pdf
Attachment: STAFF REPORT 707 Lynwood Blvd DEMO.pdf

D. The application for a Certificate of Appropriateness, HZC2024-14, of Alan Looney representing Jeff Frey, 707 Lynwood Boulevard, to construct a new single family residence.

Attachment: PAID APPLICATION.pdf
Attachment: Presentation materials.pdf
Attachment: STAFF REPORT 707 Lynwood Blvd NEW.pdf

E. The application for a Certificate of Appropriateness, HZC2024-11, of Jenney Petrikin representing Billy Ray Caldwell, 508 Park Center Drive to construct an addition to new single family residence.

Attachment: PAID APPLICATION.pdf
Attachment: PRESENTATION MATERIALS.pdf
Attachment: STAFF REPORT 508 Park Center Dr.pdf
Attachment: Kloeppel Letter.pdf

V. Other Business

VI. Other Public Comment

VII. Adjourn

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

MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
MAY 14, 2024, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

Chairman Bunny Blackburn called the meeting to order at 3:00 p.m.

Chairman Blackburn asked if there were any conflicts of interest, Gavin Duke stated he would recuse himself from the first application, HZC 2024-4

Members Present
Chairman Bunny Blackburn
Gavin Duke
Ray Hayles
Charlie Rankin
Mal Wall

Members Not Present
Vice Chairman Jeannette Whitson
Rene Poe

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

Approval of Minutes

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

Old Business

Commission member Gavin Duke stepped down at 3:03 p.m.

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.

Chris Goldbeck with P. Shea Designs reviewed the project history before the Planning Commission, Historic Zoning Commission and Board of Zoning Appeals. Goldbeck noted that a deferral was given at the (March) Historic Zoning Commission and that at the Board of Zoning Appeal the height variance had been granted for the project.

Goldbeck and Ethan Colclasure reviewed the plans as revised per the request of the Historic Zoning Commission.

A period of questions from the board followed the presentation, and were

addressed by Goldbeck and Colclasure.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Wall Second: Rankin

A period of discussion among the board members ensued, which included questions of, and answers from Colclasure and Goldbeck.

Motion to defer pending resubmittal of three design elements, 1) Roof Tile; 2) Front Door; 3) Iron Railings: Rankin Second: Wall Vote: All aye

Board member Duke rejoined the meeting at 3:22 p.m.

New Business

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

Michael Munday, owner of 4401 Iroquois Avenue, reviewed the material as submitted for the demolition request.

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

Public Comment Opened

Laurie Barringer, resident at 4403 Iroquois Avenue, spoke in opposition to demolition.

Mary Katherine Healy, resident at 4315 Iroquois Avenue (701 Westview Avenue), spoke in opposition to demolition.

John Barringer, resident at 4403 Iroquois Avenue, spoke in opposition to demolition.

M. L. Davis, 622 Royal Oaks Place, stated she loved the house.

Planning Director Mary Samaniego read into the record a letter from Bill and Mimi DeCamp, residents at 4408 Iroquois Avenue, stating opposition to the demolition.

Public Comment Closed

Motion to deny the demolition permit: Wall Second: Duke

A brief discussion of the board ensued.

Vote: All aye

The board took a brief break at 3: 44 p.m.

The board resumed the meeting at 3:48 p.m.

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.

Elizabeth (Betsy) Pogue, Architect, representing Sara and Craig Perry, reviewed the plans for the project at 401 Sunnyside Drive.

A period of questions and answers of Pogue and owner Sara Perry, followed the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to defer pending submittal of finishes: Wall Second: Duke

A discussion among and comments from the board ensued. These comments included finishes as well as brick type, dormers, windows and more detail on the Georgian style chosen.

Vote: All aye

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.

Ron Farris, Architect, Farris Concepts in Architecture, reviewed the plans as submitted, for the project at the home of Steve and Lyn Cates at 215 Lynwood Terrace.

A period of questions from the board, addressed by Farris, followed the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve as submitted: Wall Second: Rankin Vote: All aye

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

Ron Farris, Architect, Farris Concepts in Architecture, reviewed the plans as submitted, for the home of Hays and Houston Estes at 630 Royal Oaks Place.

A period of questions from the board, addressed by Farris, followed the presentation.

Public Comment Opened

M L Davis, resident at 622 Royal Oaks Place spoke in favor in of the project.

Public Comment Closed

Motion to approve with conditions: Duke Second: Wall

Conditions of approval: Ensure shutters are appropriately proportioned, front door ??, all to be approved by staff.

Vote: All aye

Other Public Comment - None

Adjourn

The meeting was adjourned at 4:31 p.m.

_____

Chairman Bunny Blackburn

_____

City Recorder Rusty Terry

PAID
JAN 19 2024
By RC ck 1967

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 # HZC 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 X Architect _____ Other (explain)_____

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

➢ **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 rialing 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

550 BELLE MEADE BLVD.
BELLE MEADE, TN

HISTORIC ZONING SUBMITTAL
01/02/24

236 public square, suite 201 - franklin tn 37064

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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

550 BELLE MEADE BLVD.
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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

550 BELLE MEADE BLVD.
BELLE MEADE, TN

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01/02/24

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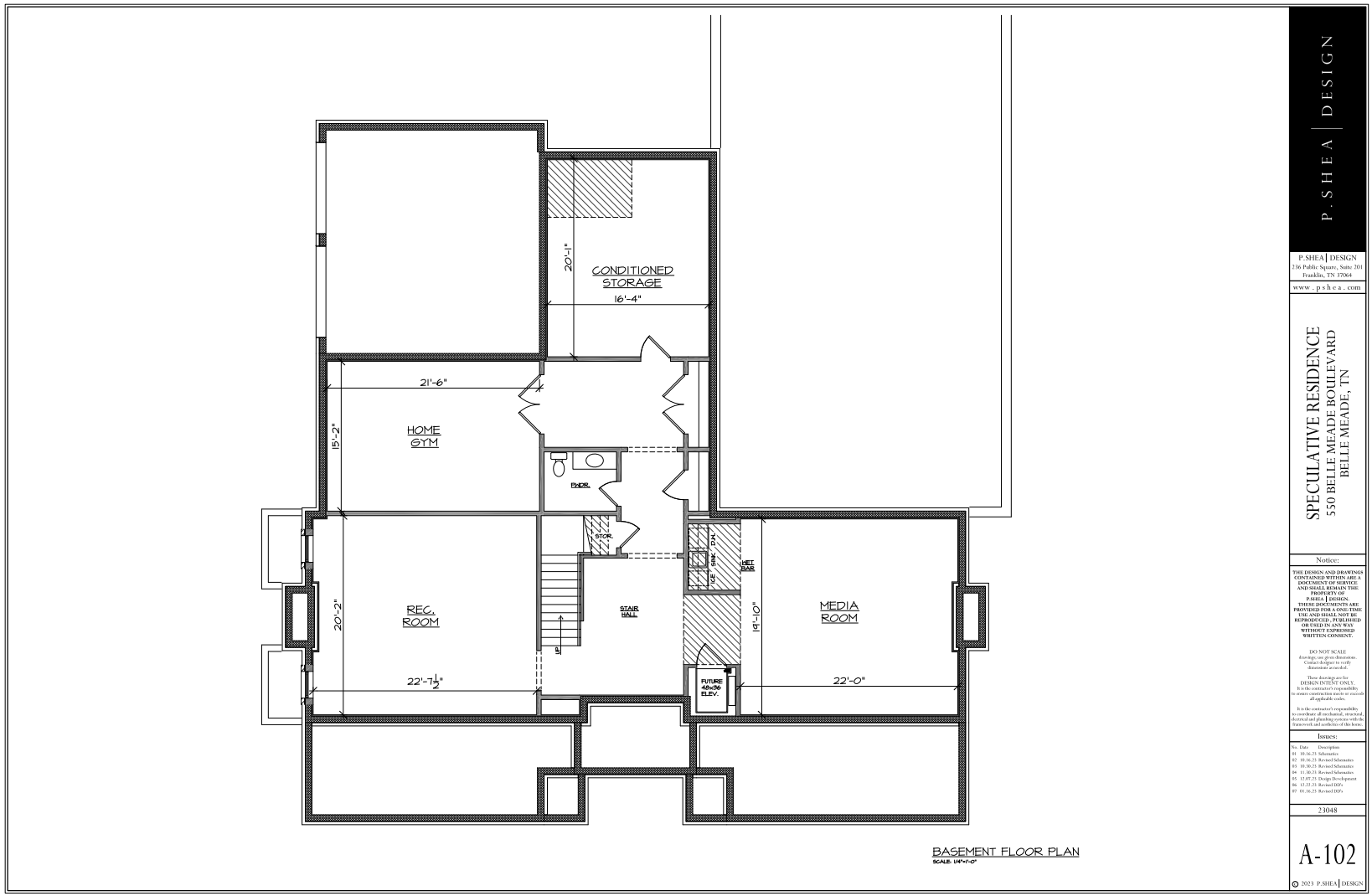
CONDITIONED STORAGE
16'-4"
20'-1"
21'-6"
HOME GYM
15'-2"
PWDR.
STOR.
REC. ROOM
20'-2"
22'-7½"
STAIR HALL
UP
ICE
SINK
DW
HET BAR
MEDIA ROOM
19'-10"
22'-0"
FUTURE 48x36 ELEV.
BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"
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Franklin, TN 37064
www.pshea.com
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These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds 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 10.16.21 Schematics
02 10.16.21 Revised Schematics
03 10.30.21 Revised Schematics
04 11.30.21 Revised Schematics
05 12.07.21 Design Development
06 12.22.21 Revised DD's
07 01.16.21 Revised DD's
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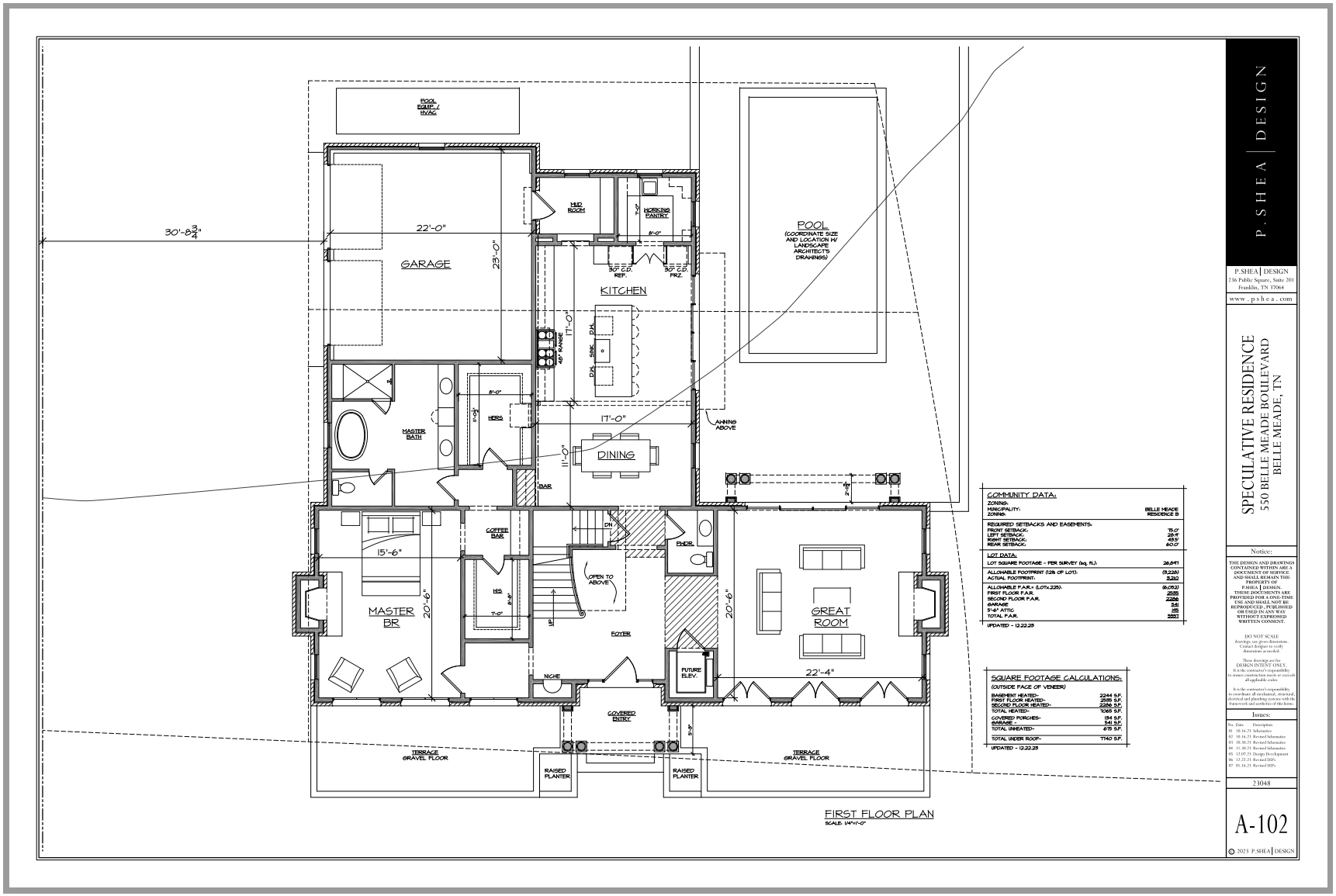

COMMUNITY DATA:

ZONING:	
MUNICIPALITY:	BELLE MEADE
ZONING:	RESIDENCE B
REQUIRED SETBACKS AND EASEMENTS:	
FRONT SETBACK:	75.0'
SIDE SETBACK:	25.0'
REAR SETBACK:	40.0'
REAR SETBACK:	60.0'

LOT DATA:

LOT SQUARE FOOTAGE - PER SURVEY (sq. ft.):	26,841
ALLOWABLE FOOTPRINT (12% OF LOT):	(3,220)
ACTUAL FOOTPRINT:	3,232
ALLOWABLE F.A.R.= (LOT*.225):	(6,052)
FIRST FLOOR F.A.R.	2535
SECOND FLOOR F.A.R.	2286
GARAGE	541
5'-0" ATTIC	115
TOTAL F.A.R.	5527

UPDATED - 12.22.23

SQUARE FOOTAGE CALCULATIONS:

(OUTSIDE FACE OF VENEER)

BASEMENT HEATED=	2244 S.F.
FIRST FLOOR HEATED=	2535 S.F.
SECOND FLOOR HEATED=	2286 S.F.
TOTAL HEATED=	1065 S.F.
COVERED PORCHES=	194 S.F.
GARAGE =	541 S.F.
TOTAL UNHEATED=	675 S.F.
TOTAL UNDER ROOF=	7740 S.F.

UPDATED - 12.22.23

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These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure all products meet or exceed all applicable codes.

It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of the 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 DD's
07	01.16.23	Revised DD's

23048

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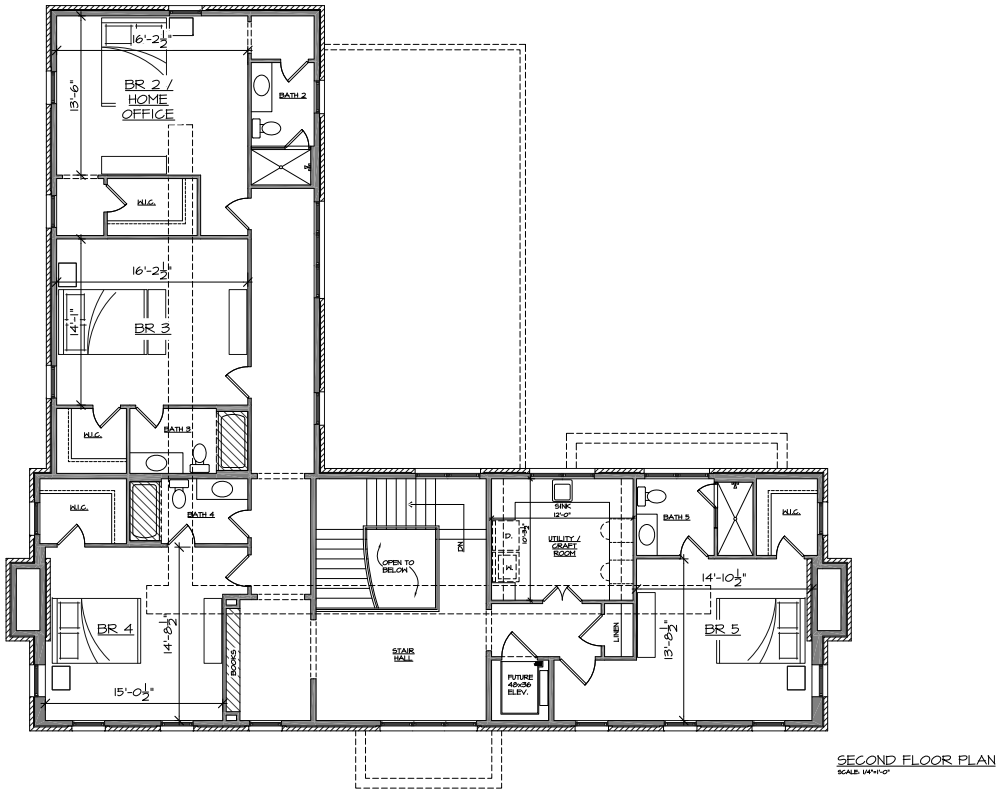

SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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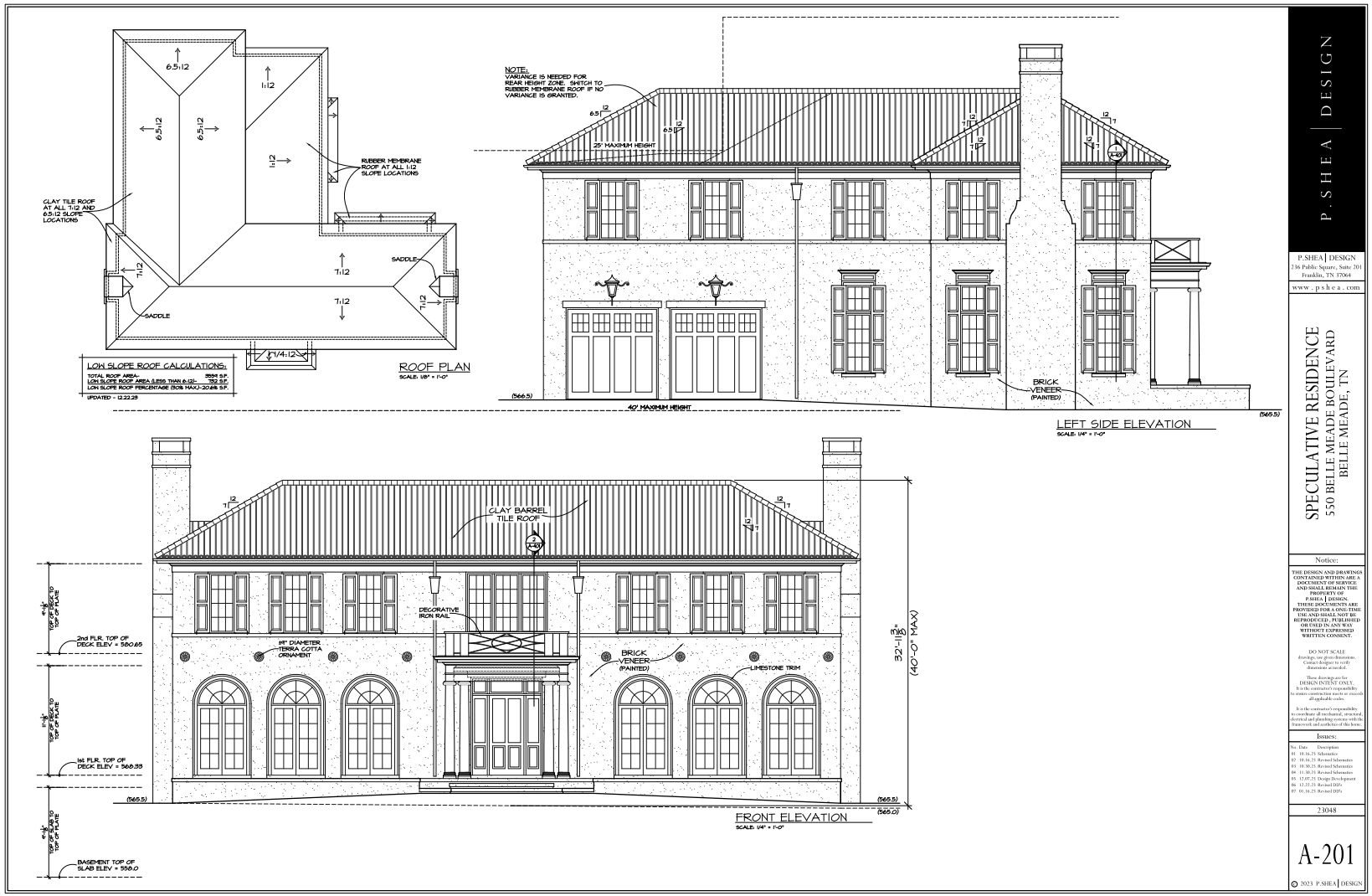
ROOF PLAN
SCALE: 1/8" = 1'-0"
LOW SLOPE ROOF CALCULATIONS:
TOTAL ROOF AREA- 3594 S.F.
LOW SLOPE ROOF AREA (LESS THAN 6:12)- 752 S.F.
LOW SLOPE ROOF PERCENTAGE (30% MAX.)-20.6% S.F.
UPDATED - 12.22.23
CLAY TILE ROOF AT ALL 7:12 AND 6.5:12 SLOPE LOCATIONS
RUBBER MEMBRANE ROOF AT ALL 1:12 SLOPE LOCATIONS
SADDLE
NOTE:
VARIANCE IS NEEDED FOR REAR HEIGHT ZONE. SWITCH TO RUBBER MEMBRANE ROOF IF NO VARIANCE IS GRANTED.
25' MAXIMUM HEIGHT
40' MAXIMUM HEIGHT
BRICK VENEER (PAINTED)
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
CLAY BARREL TILE ROOF
DECORATIVE IRON RAIL
14" DIAMETER TERRA COTTA ORNAMENT
LIMESTONE TRIM
32'-11 3/8" (40'-0" MAX)
2nd FLR. TOP OF DECK ELEV = 580.65
1st FLR. TOP OF DECK ELEV = 568.33
BASEMENT TOP OF SLAB ELEV = 558.0
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
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07 01.16.23 Revised DD's
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NOTE:
VARIANCE IS NEEDED FOR REAR HEIGHT ZONE. SWITCH TO RUBBER MEMBRANE ROOF IF NO VARIANCE IS GRANTED.
25' MAXIMUM HEIGHT
1:12 RUBBER MEMBRANE ROOF
LIMESTONE TRIM
BRICK VENEER (PAINTED)
(565.0)
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
1:12 RUBBER MEMBRANE ROOF
BRICK VENEER (PAINTED)
(567.0)
(566.5)
REAR ELEVATION
SCALE: 1/4" = 1'-0"
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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 DD's
07 01.16.23 Revised DD's
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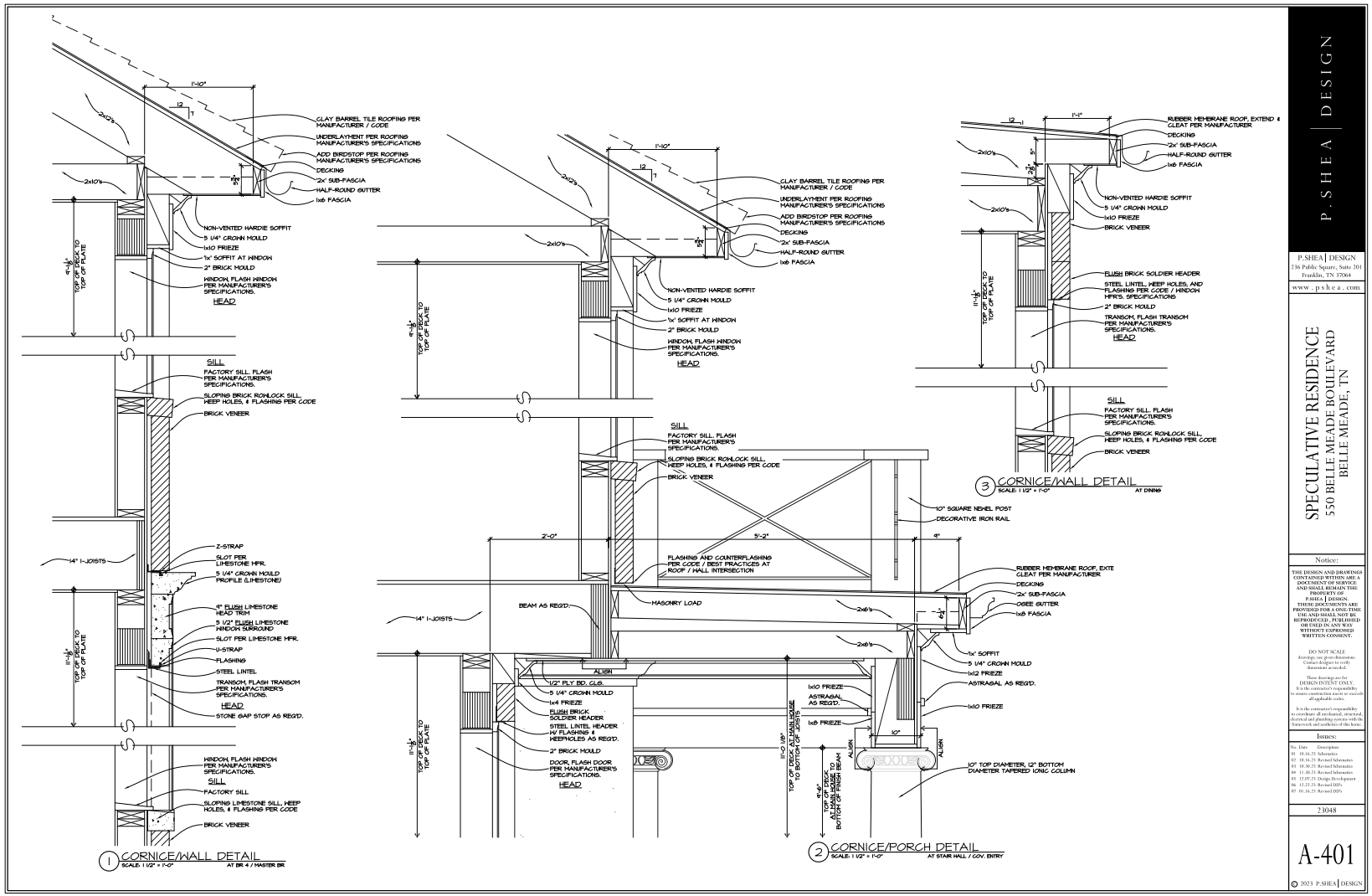
CLAY BARREL TILE ROOFING PER MANUFACTURER / CODE
UNDERLAYMENT PER ROOFING MANUFACTURER'S SPECIFICATIONS
ADD BIRDSTOP PER ROOFING MANUFACTURER'S SPECIFICATIONS
DECKING
2x' SUB-FASCIA
HALF-ROUND GUTTER
1x6 FASCIA
NON-VENTED HARDIE SOFFIT
5 1/4" CROWN MOULD
1x10 FRIEZE
1x' SOFFIT AT WINDOW
2" BRICK MOULD
WINDOW, FLASH WINDOW PER MANUFACTURER'S SPECIFICATIONS.
HEAD
SILL
FACTORY SILL, FLASH PER MANUFACTURER'S SPECIFICATIONS.
SLOPING BRICK ROWLOCK SILL, WEEP HOLES, & FLASHING PER CODE
BRICK VENEER
Z-STRAP
SLOT PER LIMESTONE MFR.
5 1/4" CROWN MOULD PROFILE (LIMESTONE)
4" FLUSH LIMESTONE HEAD TRIM
5 1/2" FLUSH LIMESTONE WINDOW SURROUND
U-STRAP
FLASHING
STEEL LINTEL
TRANSOM, FLASH TRANSOM PER MANUFACTURER'S SPECIFICATIONS.
STONE GAP STOP AS REQ'D.
FACTORY SILL
SLOPING LIMESTONE SILL, WEEP HOLES, & FLASHING PER CODE
1 CORNICE/WALL DETAIL
SCALE: 1 1/2" = 1'-0"
AT BR 4 / MASTER BR
RUBBER MEMBRANE ROOF, EXTEND & CLEAT PER MANUFACTURER
FLUSH BRICK SOLDIER HEADER
STEEL LINTEL WEEP HOLES, AND FLASHING PER CODE / WINDOW MFR'S. SPECIFICATIONS
TRANSOM, FLASH TRANSOM PER MANUFACTURER'S SPECIFICATIONS.
3 CORNICE/WALL DETAIL
SCALE: 1 1/2" = 1'-0"
AT DINING
10" SQUARE NEWEL POST
DECORATIVE IRON RAIL
FLASHING AND COUNTERFLASHING PER CODE / BEST PRACTICES AT ROOF / WALL INTERSECTION
14" I-JOISTS
BEAM AS REQ'D.
MASONRY LOAD
OGEE GUTTER
1x' SOFFIT
1x12 FRIEZE
ASTRAGAL AS REQ'D.
1/2" PLY BD. CLG.
1x4 FRIEZE
FLUSH BRICK SOLDIER HEADER
STEEL LINTEL HEADER W/ FLASHING & WEEPHOLES AS REQ'D.
DOOR, FLASH DOOR PER MANUFACTURER'S SPECIFICATIONS.
10" TOP DIAMETER, 12" BOTTOM DIAMETER TAPERED IONIC COLUMN
2 CORNICE/PORCH DETAIL
SCALE: 1 1/2" = 1'-0"
AT STAIR HALL / GOV. ENTRY
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236 Public Square, Suite 201
Franklin, TN 37064
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BELLE MEADE, TN
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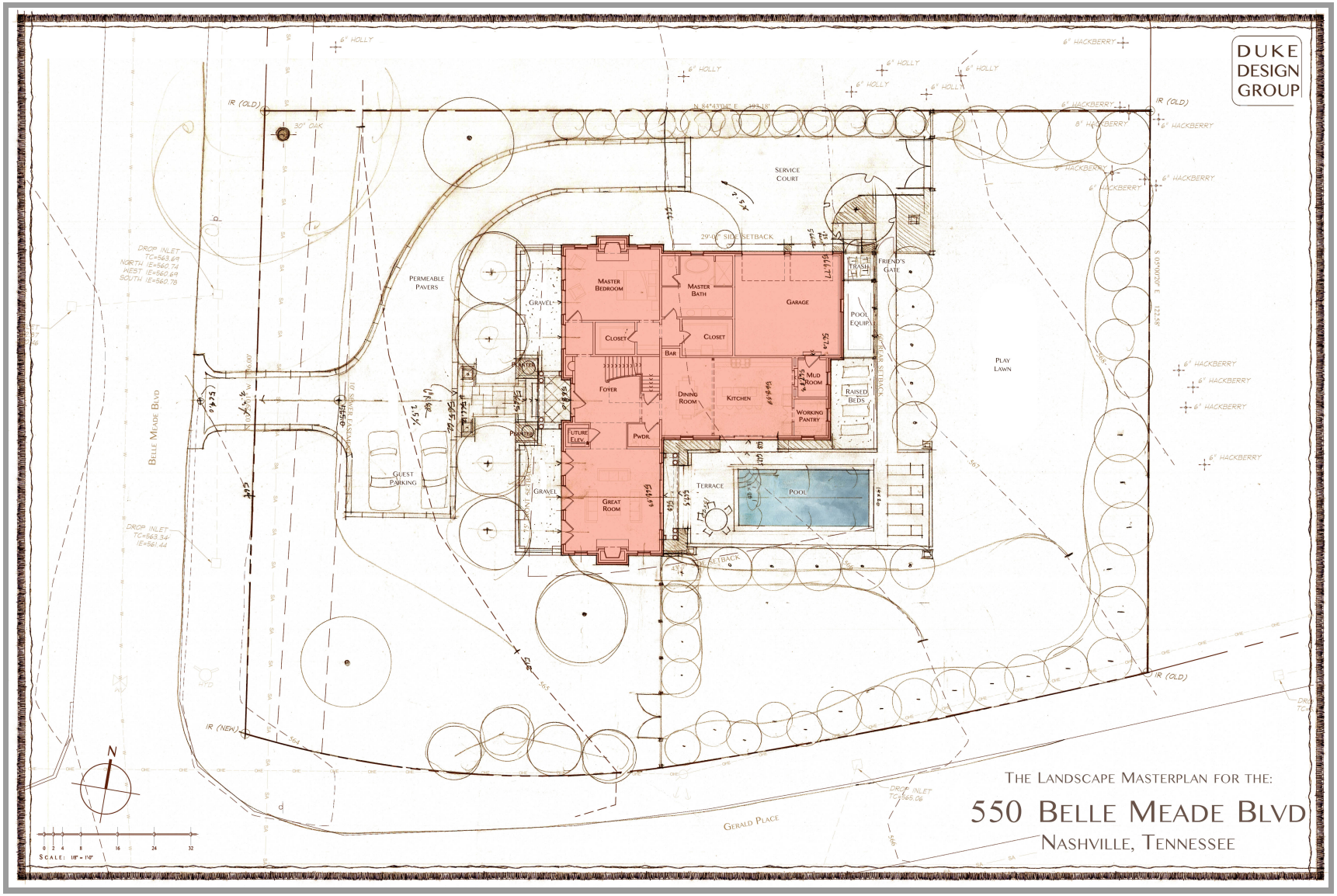
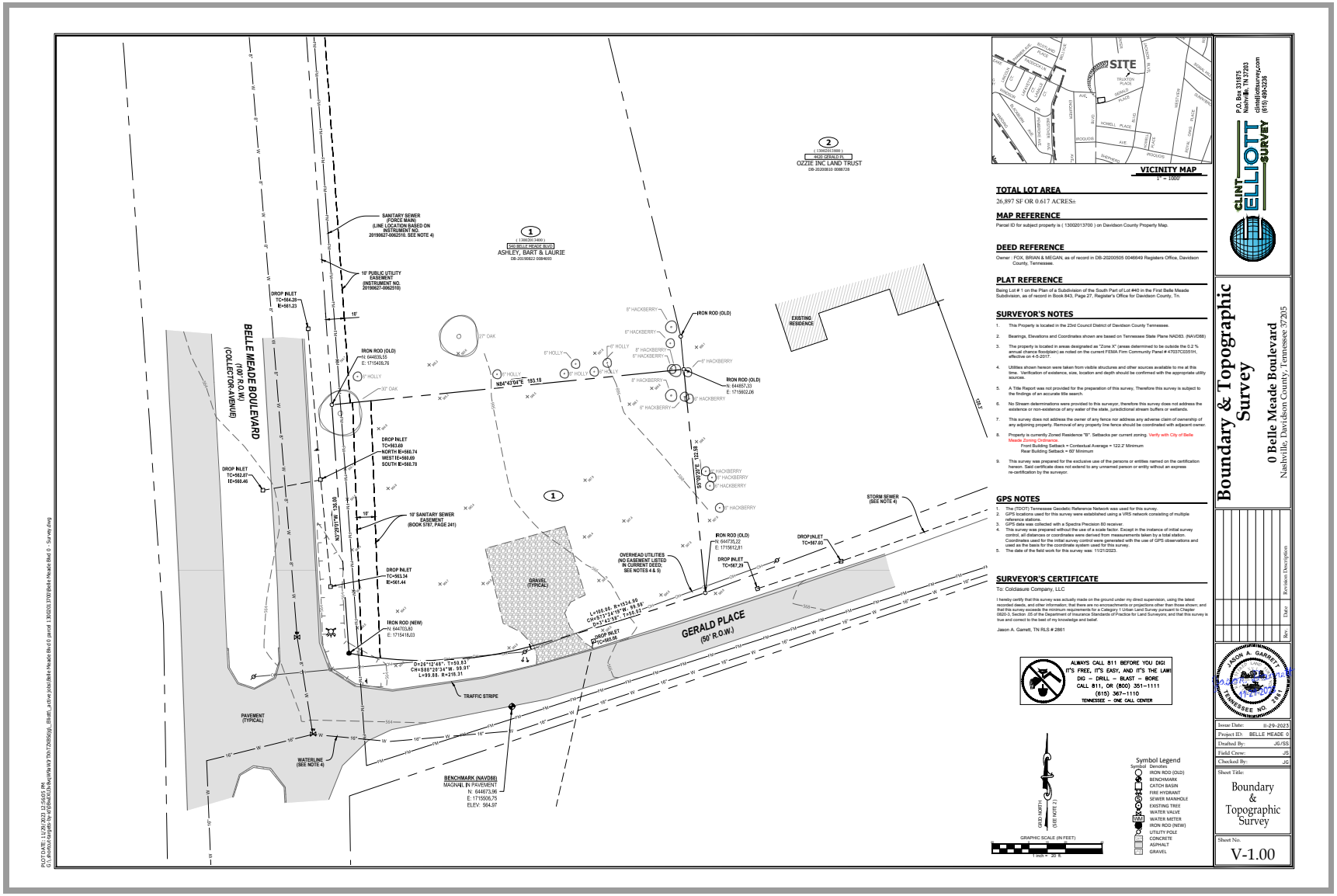

DUKE
DESIGN
GROUP
THE LANDSCAPE MASTERPLAN FOR THE:
550 BELLE MEADE BLVD
NASHVILLE, TENNESSEE
BELLE MEADE BLVD
GERALD PLACE
SERVICE COURT
PERMEABLE PAVERS
GUEST PARKING
GRAVEL
MASTER BEDROOM
MASTER BATH
CLOSET
GARAGE
FOYER
DINING ROOM
KITCHEN
MUD ROOM
WORKING PANTRY
GREAT ROOM
TERRACE
POOL
POOL EQUIP.
PLAY LAWN
RAISED BEDS
FRIEND'S GATE
TRASH
IR (OLD)
IR (NEW)
29'-0" SIDE SETBACK
N


BELLE MEADE BOULEVARD
(FORMERLY R.O.W.)
(COLLECTOR AVENUE)
GERALD PLACE
(50' R.O.W.)
SANITARY SEWER (FORCE MAIN) (LINE LOCATION BASED ON INSTRUMENT NO. 20190627-0062510). SEE NOTE 4)
10' PUBLIC UTILITY EASEMENT (INSTRUMENT NO. 20190627-0062510)
10' SANITARY SEWER EASEMENT (BOOK 5787, PAGE 241)
ASHLEY, BART & LAURIE
DB-20150822 0094659
OZZIE INC LAND TRUST
DB-20200810 0088729
EXISTING RESIDENCE
IRON ROD (OLD)
IRON ROD (NEW)
DROP INLET
OVERHEAD UTILITIES (NO EASEMENT LISTED IN CURRENT DEED) SEE NOTES 4 & 5)
STORM SEWER (SEE NOTE 4)
GRAVEL (TYPICAL)
PAVEMENT (TYPICAL)
WATERLINE (SEE NOTE 4)
TRAFFIC STRIPE
BENCHMARK (NAVD88)
MAGNAIL IN PAVEMENT
N: 644673.96
E: 1715506.75
ELEV: 564.97
SITE
VICINITY MAP
1" = 1000'
TOTAL LOT AREA
26,897 SF OR 0.617 ACRES±
MAP REFERENCE
Parcel ID for subject property is (130020013700) on Davidson County Property Map.
DEED REFERENCE
Owner : FOX, BRIAN & MEGAN, as of record in DB-20200505 0046649 Registers Office, Davidson County, Tennessee.
PLAT REFERENCE
Being Lot # 1 on the Plan of a Subdivision of the South Part of Lot #40 in the First Belle Meade Subdivision, as of record in Book 843, Page 27, Register's Office for Davidson County, Tn.
SURVEYOR'S NOTES
1. This Property is located in the 23rd Council District of Davidson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
3. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47037C0051H, effective on 4-5-2017.
4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the findings of an accurate title search.
6. No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned Residence "R". Setbacks per current zoning. Verify with City of Belle Meade Zoning Ordinance.
Front Building Setback = Contextual Average + 122.2' Minimum
Rear Building Setback = 60' Minimum
9. This survey was prepared for the exclusive use of the persons or entities named on the certification hereon. Said certificate does not extend to any unnamed person or entity without an express re-certification by the surveyor.
GPS NOTES
1. The (TDOT) Tennessee Geodetic Reference Network was used for this survey.
2. GPS locations used for this survey were established using a VRS network consisting of multiple reference stations.
3. GPS data was collected with a Spectra Precision 80 receiver.
4. This survey was prepared without the use of a scale factor. Except in the instance of initial survey control, all distances or coordinates were derived from measurements taken by a total station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
5. The date of the field work for this survey was: 11/21/2023.
SURVEYOR'S CERTIFICATE
To: Coldcasure Company, LLC
I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information, that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors, and that this survey is true and correct to the best of my knowledge and belief.
Jason A. Garrett, TN RLS # 2861
ALWAYS CALL 811 BEFORE YOU DIG!
IT'S FREE, IT'S EASY, AND IT'S THE LAW!
DIG – DRILL – BLAST – BORE
CALL 811, OR (800) 351-1111
(615) 367-1110
TENNESSEE – ONE CALL CENTER
GRID NORTH
(SEE NOTE 2)
GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.
Symbol Legend
Symbol Denotes
IRON ROD (OLD)
BENCHMARK
CATCH BASIN
FIRE HYDRANT
SEWER MANHOLE
EXISTING TREE
WATER VALVE
WATER METER
IRON ROD (NEW)
UTILITY POLE
CONCRETE
ASPHALT
GRAVEL
CLINT ELLIOTT SURVEY
P.O. Box 331975
Nashville, TN 37203
clint@clintsurvey.com
(615) 480-3236
Boundary & Topographic Survey
0 Belle Meade Boulevard
Nashville, Davidson County, Tennessee 37205
No. Date Revision Description
JASON A. GARRETT
2861
REGISTERED
LAND SURVEYOR
TENNESSEE
Issue Date: 11-29-2023
Project ID: BELLE MEADE 0
Drafted By: JG/SS
Field Crew: JG
Checked By: JG
Sheet Title: Boundary & Topographic Survey
Sheet No. V-1.00
PLOT DATE: 11/29/2023 12:56:05 PM
G:\Jobs\Active\Belle Meade Blvd 0 parcel 130020137001\Belle Meade Blvd 0 - Survey.dwg





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

Nashville / Davidson County Parcel Viewer 0 BELLE MEADE BOULEVARD



October 25, 2023

graphicsLayer2

Zoning

Urban Design Overlay

Planned Unit Development

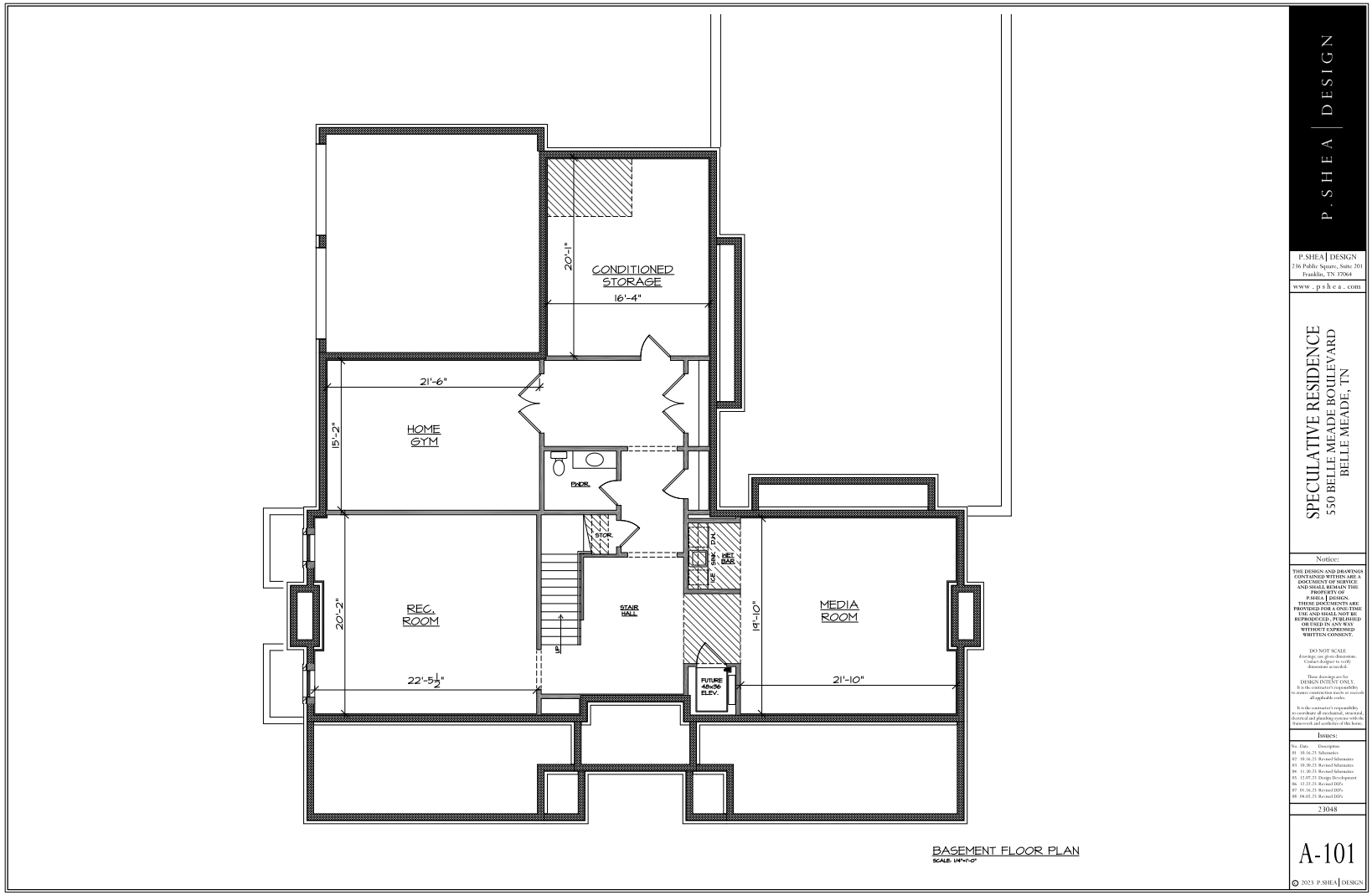
1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Nashville Maps

Made by: Metro GIS


CONDITIONED STORAGE
16'-4"
20'-1"
21'-6"
HOME GYM
15'-2"
PWDR.
STOR.
REC. ROOM
20'-2"
22'-5½"
STAIR HALL
UP
ICE
SINK
DW
WET BAR
MEDIA ROOM
19'-10"
21'-10"
FUTURE 48x36 ELEV.
BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"
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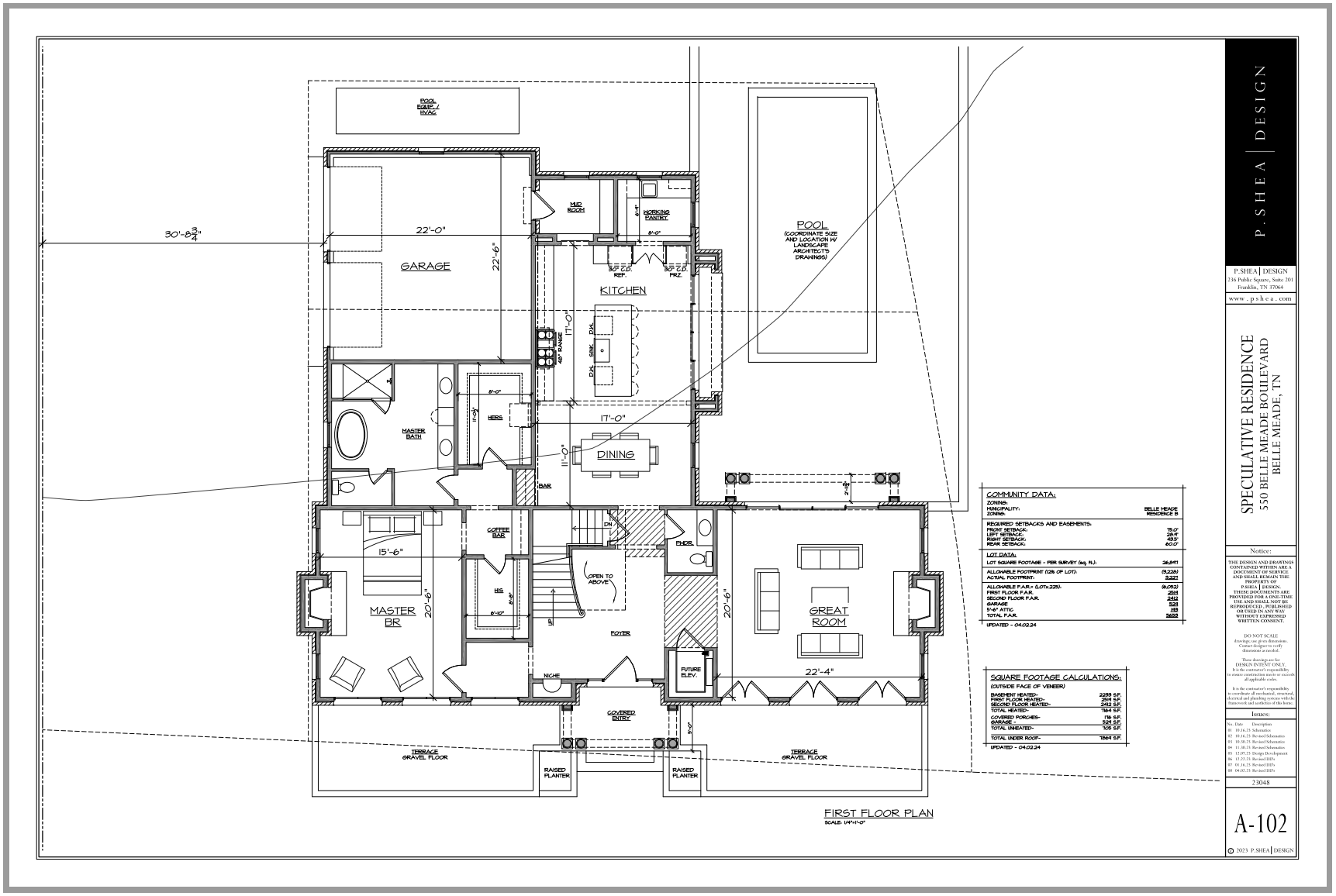

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

COMMUNITY DATA:

ZONING:	
MUNICIPALITY:	BELLE MEADE
ZONING:	RESIDENCE B
REQUIRED SETBACKS AND EASEMENTS:	
FRONT SETBACK:	75.0'
SIDE SETBACK:	45.0'
REAR SETBACK:	60.0'

LOT DATA:

LOT SQUARE FOOTAGE - PER SURVEY (sq. ft.):	26,841
ALLOWABLE FOOTPRINT (12% OF LOT):	(3,220)
ACTUAL FOOTPRINT:	3,221
ALLOWABLE F.A.R.= (LOT+.225):	(6,052)
FIRST FLOOR F.A.R.	2811
SECOND FLOOR F.A.R.	2412
GARAGE	525
5'-0" ATTIC	115
TOTAL F.A.R.	5863

UPDATED - 04.02.24

SQUARE FOOTAGE CALCULATIONS:

(OUTSIDE FACE OF VENEER)

BASEMENT HEATED=	2289 S.F.
FIRST FLOOR HEATED=	2811 S.F.
SECOND FLOOR HEATED=	2412 S.F.
TOTAL HEATED=	7164 S.F.
COVERED PORCHES=	176 S.F.
GARAGE =	525 S.F.
TOTAL UNHEATED=	109 S.F.
TOTAL UNDER ROOF=	7865 S.F.

UPDATED - 04.02.24

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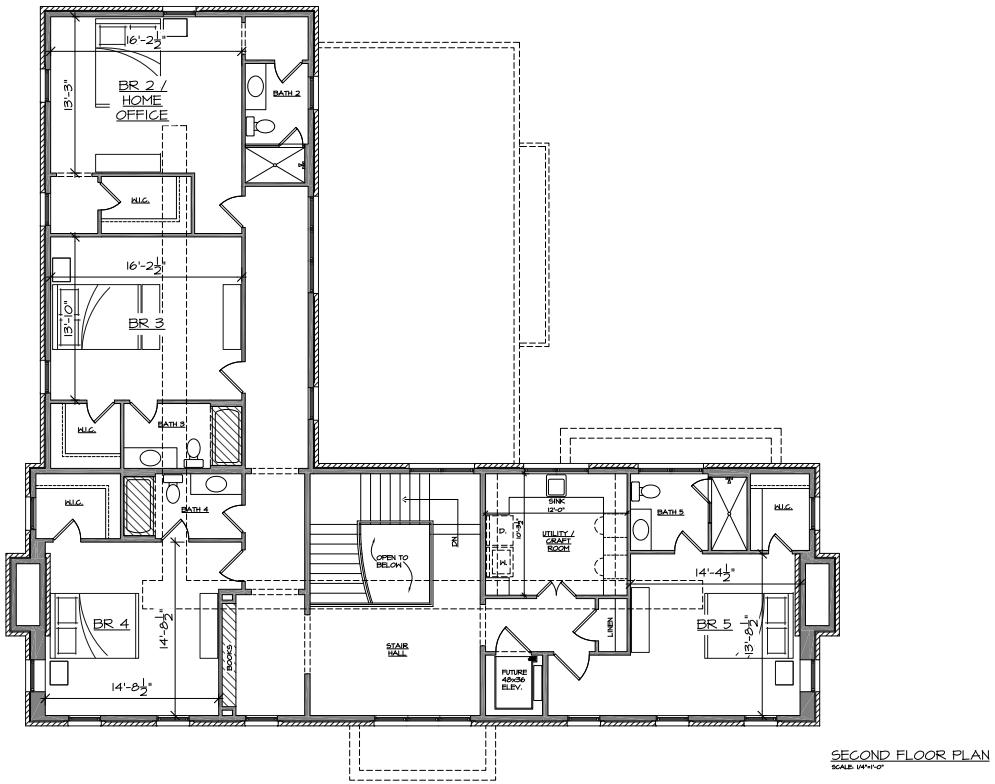

SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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Franklin, TN 37064
www.pshea.com

SPECULATIVE RESIDENCE
550 BELLE MEADE BOULEVARD
BELLE MEADE, TN

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07	01.16.24	Revised DD's
08	04.02.24	Revised DD's

23048

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BRAVA SYNTHETIC BARREL ROOF TILE
25' MAXIMUM HEIGHT
LIMESTONE TRIM
BRICK VENEER (PAINTED)
(565.0)
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
BRAVA SYNTHETIC BARREL ROOF TILE
1/4:12 RUBBER MEMBRANE ROOF
BRICK VENEER (PAINTED)
(567.0)
(566.5)
REAR ELEVATION
SCALE: 1/4" = 1'-0"
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08 04.02.25 Revised DD's
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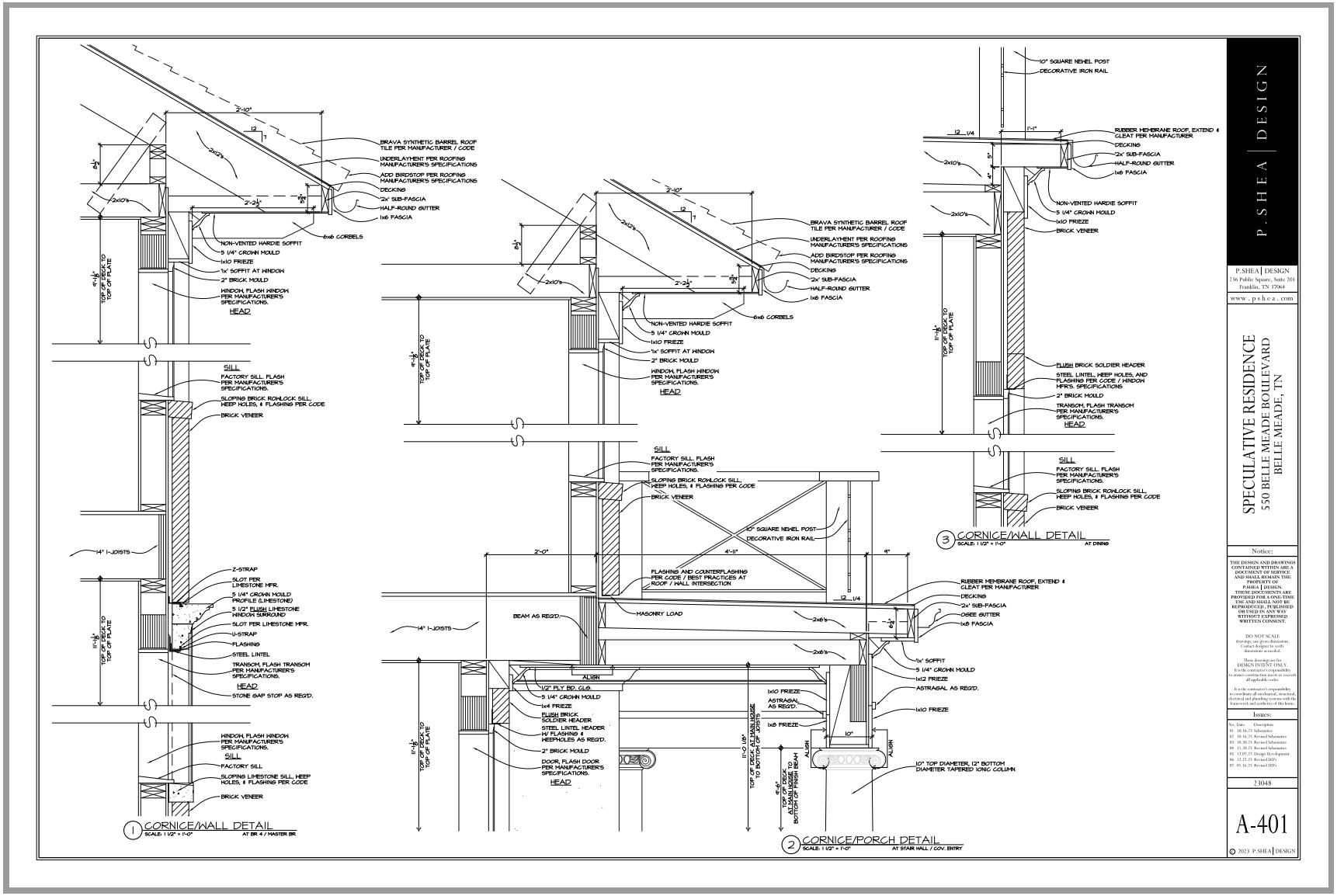
BRAVA SYNTHETIC BARREL ROOF TILE PER MANUFACTURER / CODE
UNDERLAYMENT PER ROOFING MANUFACTURER'S SPECIFICATIONS
ADD BIRDSTOP PER ROOFING MANUFACTURER'S SPECIFICATIONS
DECKING
2x' SUB-FASCIA
HALF-ROUND GUTTER
1x6 FASCIA
6x6 CORBELS
NON-VENTED HARDIE SOFFIT
5 1/4" CROWN MOULD
1x10 FRIEZE
1x' SOFFIT AT WINDOW
2" BRICK MOULD
WINDOW, FLASH WINDOW PER MANUFACTURER'S SPECIFICATIONS.
HEAD
SILL
FACTORY SILL, FLASH PER MANUFACTURER'S SPECIFICATIONS.
SLOPING BRICK ROWLOCK SILL, WEEP HOLES, & FLASHING PER CODE
BRICK VENEER
14" I-JOISTS
Z-STRAP
SLOT PER LIMESTONE MFR.
5 1/4" CROWN MOULD PROFILE (LIMESTONE)
5 1/2" FLUSH LIMESTONE WINDOW SURROUND
SLOT PER LIMESTONE MFR.
U-STRAP
FLASHING
STEEL LINTEL
TRANSOM, FLASH TRANSOM PER MANUFACTURER'S SPECIFICATIONS.
STONE GAP STOP AS REQ'D.
SILL
FACTORY SILL
SLOPING LIMESTONE SILL, WEEP HOLES, & FLASHING PER CODE
1 CORNICE/WALL DETAIL
SCALE: 1 1/2" = 1'-0"
AT BR 4 / MASTER BR
10" SQUARE NEWEL POST
DECORATIVE IRON RAIL
RUBBER MEMBRANE ROOF, EXTEND & CLEAT PER MANUFACTURER
DECKING
2x' SUB-FASCIA
HALF-ROUND GUTTER
1x6 FASCIA
NON-VENTED HARDIE SOFFIT
5 1/4" CROWN MOULD
1x10 FRIEZE
BRICK VENEER
FLUSH BRICK SOLDIER HEADER
STEEL LINTEL, WEEP HOLES, AND FLASHING PER CODE / WINDOW MFR'S. SPECIFICATIONS
2" BRICK MOULD
TRANSOM, FLASH TRANSOM PER MANUFACTURER'S SPECIFICATIONS.
HEAD
SILL
FACTORY SILL, FLASH PER MANUFACTURER'S SPECIFICATIONS.
SLOPING BRICK ROWLOCK SILL, WEEP HOLES, & FLASHING PER CODE
BRICK VENEER
3 CORNICE/WALL DETAIL
SCALE: 1 1/2" = 1'-0"
AT DINING
FLASHING AND COUNTERFLASHING PER CODE / BEST PRACTICES AT ROOF / WALL INTERSECTION
BEAM AS REQ'D.
MASONRY LOAD
2x6's
1/2" PLY. BD. C.I.G.
1x4 FRIEZE
DOOR, FLASH DOOR PER MANUFACTURER'S SPECIFICATIONS.
1x12 FRIEZE
ASTRAGAL AS REQ'D.
1x8 FRIEZE
10" TOP DIAMETER, 12" BOTTOM DIAMETER TAPERED IONIC COLUMN
2 CORNICE/PORCH DETAIL
SCALE: 1 1/2" = 1'-0"
AT STAIR HALL / GOV. ENTRY
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06 12.22.21 Revised DD's
07 01.16.21 Revised DD's
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CORNICE INSPIRATION PHOTOS

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04/02/24

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PHELAN HOUSE - PAGE 403 OF FIELD GUIDE



RAILING OPTION "A"

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23048

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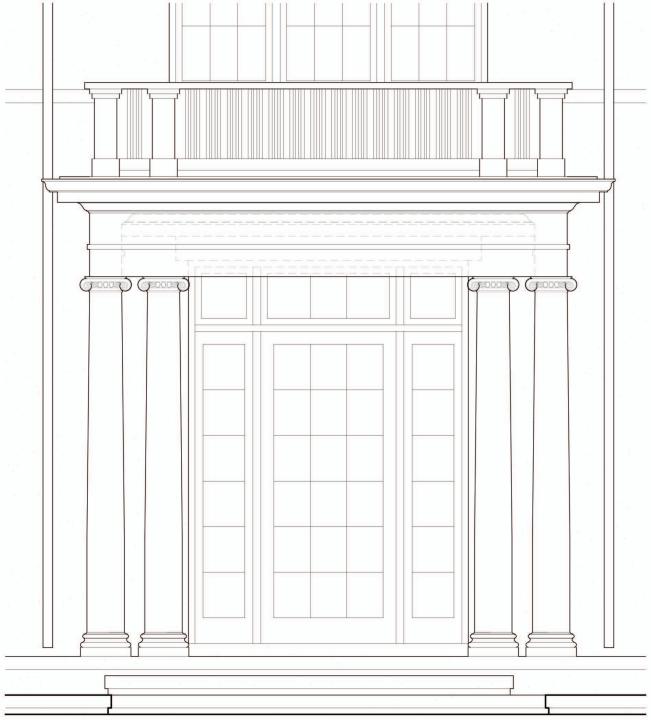
712 ENQUIRER AVENUE



RAILING OPTION "B"

BELLE MEADE, TN
23048

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BELLE MEADE, TN

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05/16/24

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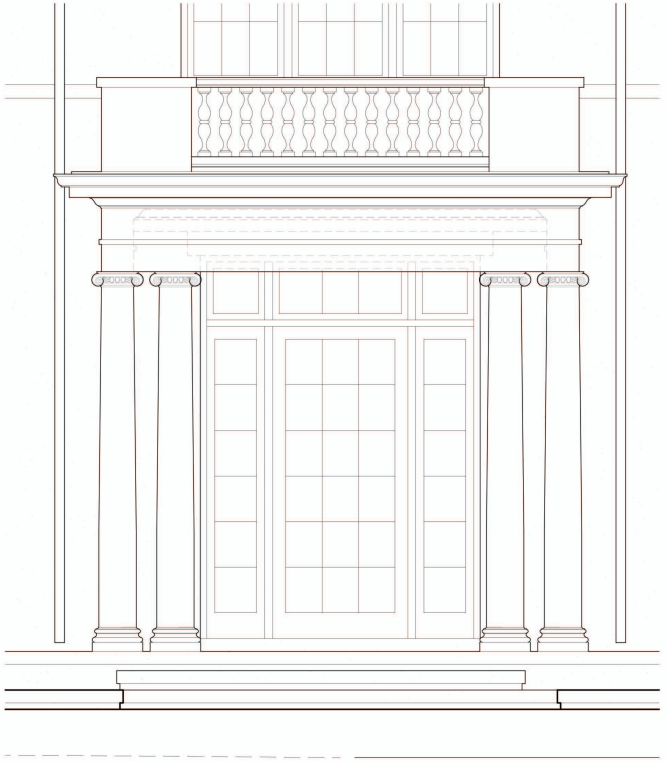
The following attachment is not a PDF, so a link to the native file format is being provided instead:

Roofing Material.png (LINK)



3715 WEST END AVENUE



FRONT DOOR OPTION "A"

BELLE MEADE, TN
23048

550 BELLE MEADE BLVD.
BELLE MEADE, TN

HISTORIC ZONING SUBMITTAL
05/16/24

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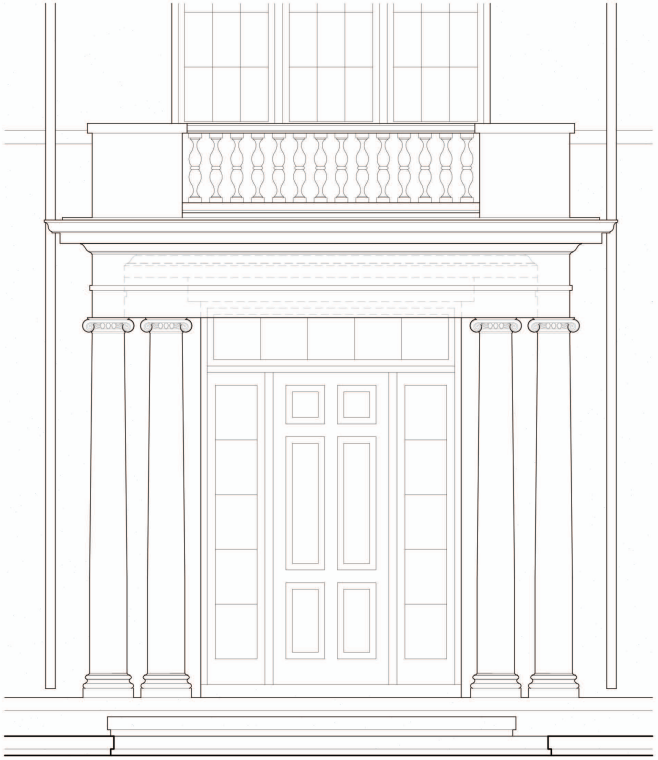
3749 WHITLAND AVENUE



FRONT DOOR OPTION "B"

BELLE MEADE, TN
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550 BELLE MEADE BLVD.
BELLE MEADE, TN

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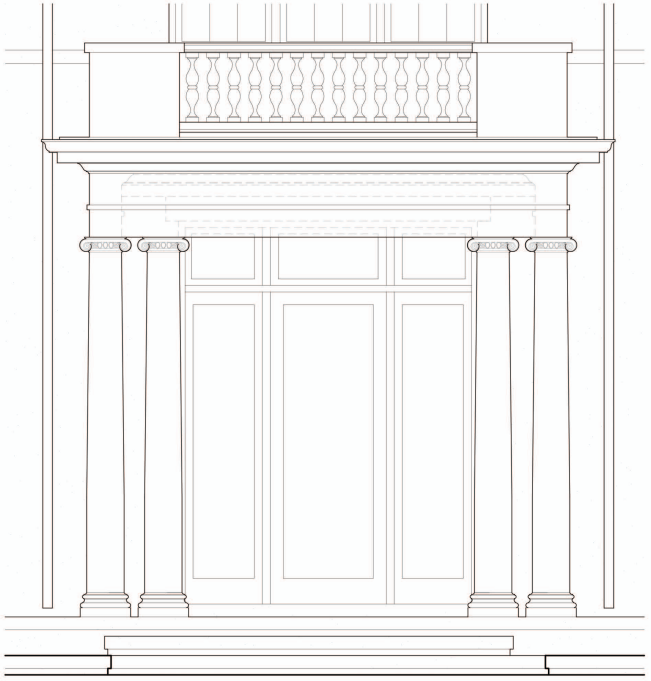

3599 RICHLAND AVENUE

FRONT DOOR OPTION "C"

BELLE MEADE, TN
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05/16/24

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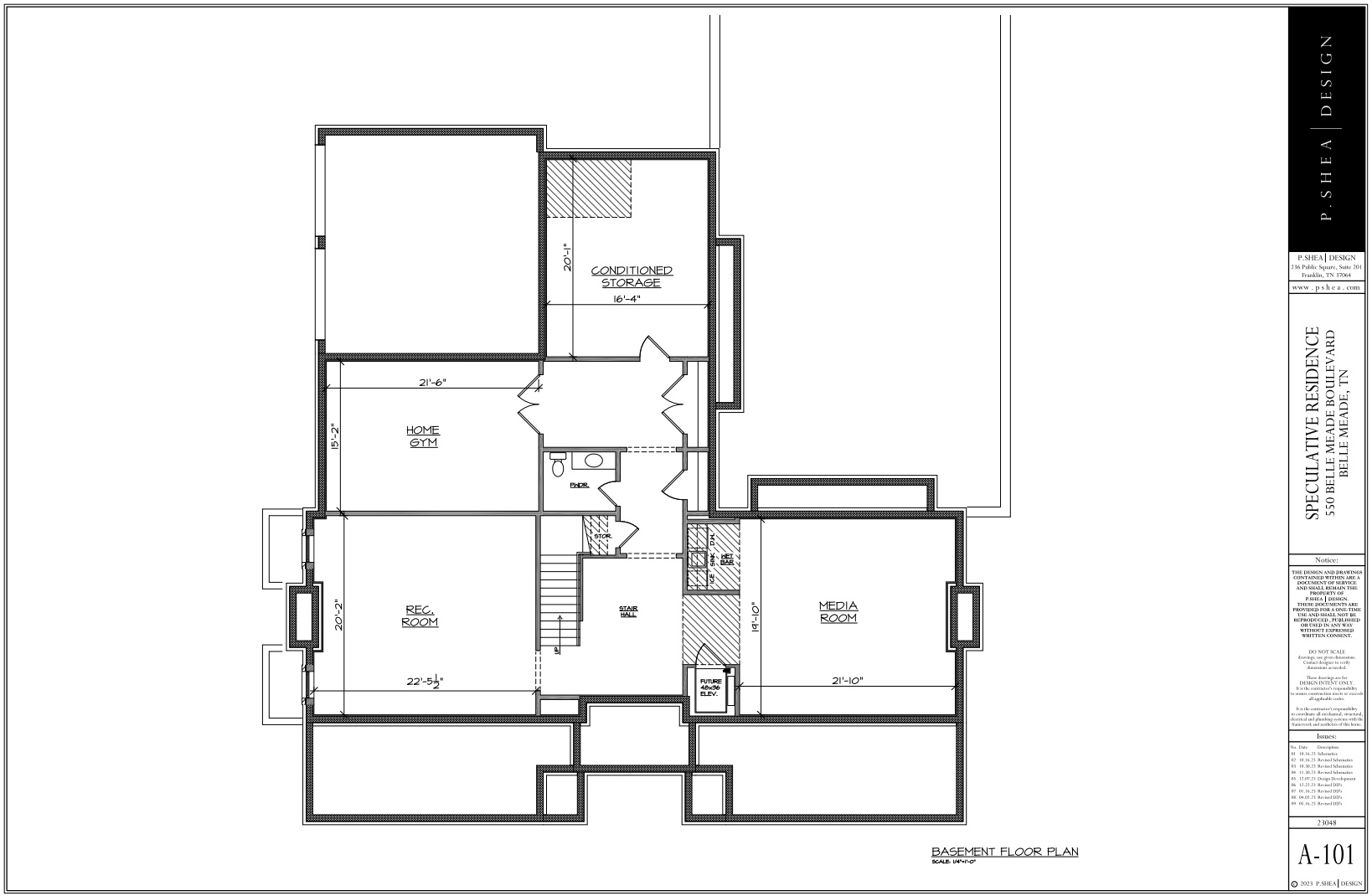
CONDITIONED STORAGE
16'-4"
20'-1"
21'-6"
HOME GYM
15'-2"
PWDR.
STOR.
STAIR HALL
REC. ROOM
20'-2"
22'-5½"
MEDIA ROOM
19'-10"
21'-10"
FUTURE 48x36 ELEV.
BASEMENT FLOOR PLAN
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09 05.16.23 Revised DDFs
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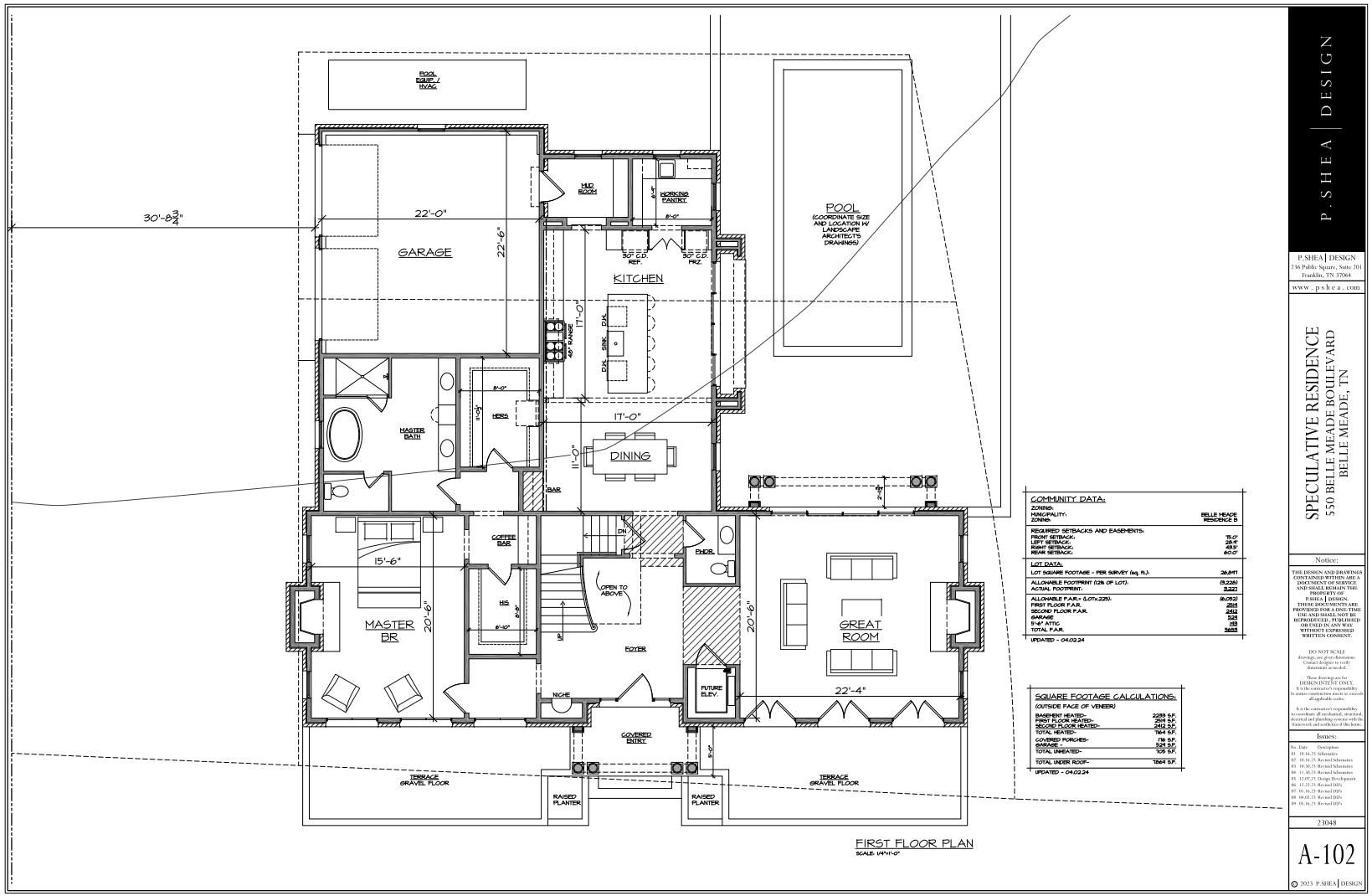

COMMUNITY DATA:

ZONING:	
MUNICIPALITY:	BELLE MEADE
ZONING:	RESIDENCE B
REQUIRED SETBACKS AND EASEMENTS:	
FRONT SETBACK:	75.0'
SIDE SETBACK:	45.0'
REAR SETBACK:	60.0'

LOT DATA:

LOT SQUARE FOOTAGE - PER SURVEY (sq. ft.):	26,841
ALLOWABLE FOOTPRINT (12% OF LOT):	(3,220)
ACTUAL FOOTPRINT:	3,221
ALLOWABLE F.A.R.= (LOT+.225):	(6,052)
FIRST FLOOR F.A.R.	2811
SECOND FLOOR F.A.R.	2412
GARAGE	525
5'-0" ATTIC	115
TOTAL F.A.R.	5863

UPDATED - 04.02.24

SQUARE FOOTAGE CALCULATIONS:

(OUTSIDE FACE OF VENEER)

BASEMENT HEATED=	2289 S.F.
FIRST FLOOR HEATED=	2811 S.F.
SECOND FLOOR HEATED=	2412 S.F.
TOTAL HEATED=	7164 S.F.
COVERED PORCHES=	176 S.F.
GARAGE =	525 S.F.
TOTAL UNHEATED=	109 S.F.
TOTAL UNDER ROOF=	7865 S.F.

UPDATED - 04.02.24

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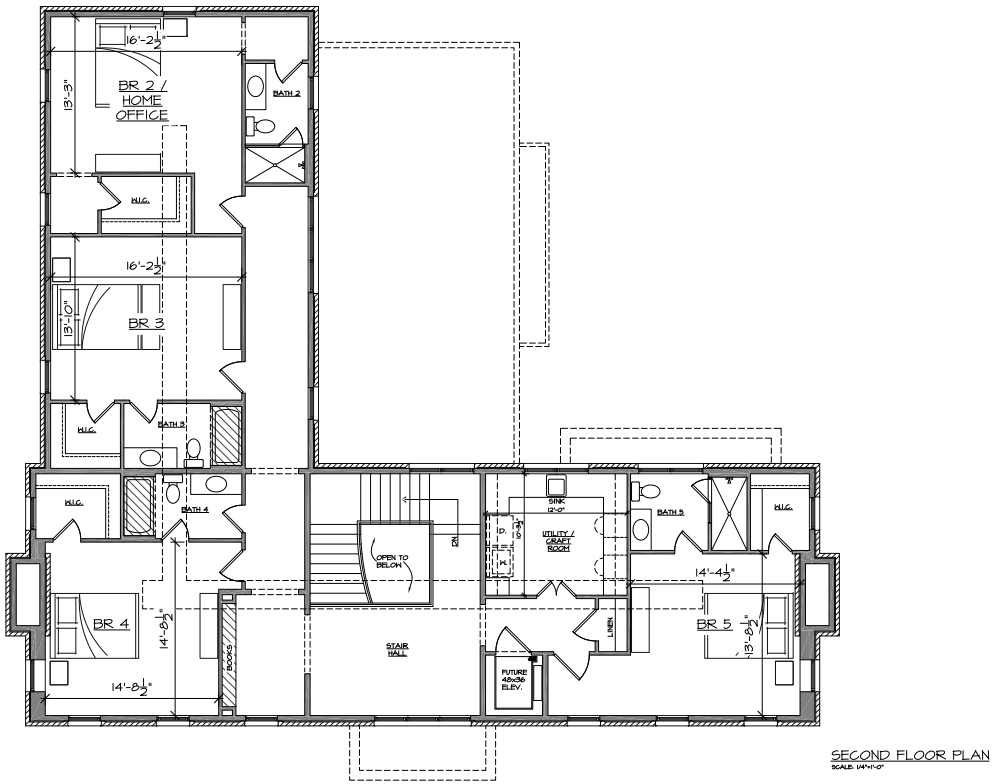

SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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09	05.16.23	Revised DD's

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6.5:12
1/4:12
RUBBER MEMBRANE ROOF AT ALL 1/4:12 SLOPE LOCATIONS
BRAVA SYNTHETIC BARREL ROOF TILE AT ALL 7:12 AND 6.5:12 SLOPE LOCATIONS
SADDLE
7:12
LOW SLOPE ROOF CALCULATIONS:
TOTAL ROOF AREA= 3722 S.F.
LOW SLOPE ROOF AREA (LESS THAN 6:12)= 654 S.F.
LOW SLOPE ROOF PERCENTAGE (50% MAX.)= 17.6% S.F.
UPDATED - 12.22.23
ROOF PLAN
SCALE: 1/8" = 1'-0"
CONCRETE BARREL ROOF TILE
BRICK VENEER (PAINTED)
(566.5)
40' MAXIMUM HEIGHT
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
BALUSTRADE INSPIRED BY PHELAN HOUSE (PAGE 403 OF FIELD GUIDE)
18" DIAMETER TERRA COTTA ORNAMENT
4" TURNED BALUSTERS (PAINTED CEDAR OR EQ.)
PAINTED CEDAR POSTS
LIMESTONE TRIM
33'-6 3/8" (40'-0" MAX)
2nd FLR. TOP OF DECK ELEV = 580.65
1st FLR. TOP OF DECK ELEV = 568.33
BASEMENT TOP OF SLAB ELEV = 558.0
FRONT DOOR UNIT INSPIRED BY 3715 WEST END AVENUE
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
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CONCRETE BARREL ROOF TILE
25' MAXIMUM HEIGHT
LIMESTONE TRIM
BRICK VENEER (PAINTED)
(565.0)
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
CONCRETE BARREL ROOF TILE
1/4:12 RUBBER MEMBRANE ROOF
BRICK VENEER (PAINTED)
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(566.5)
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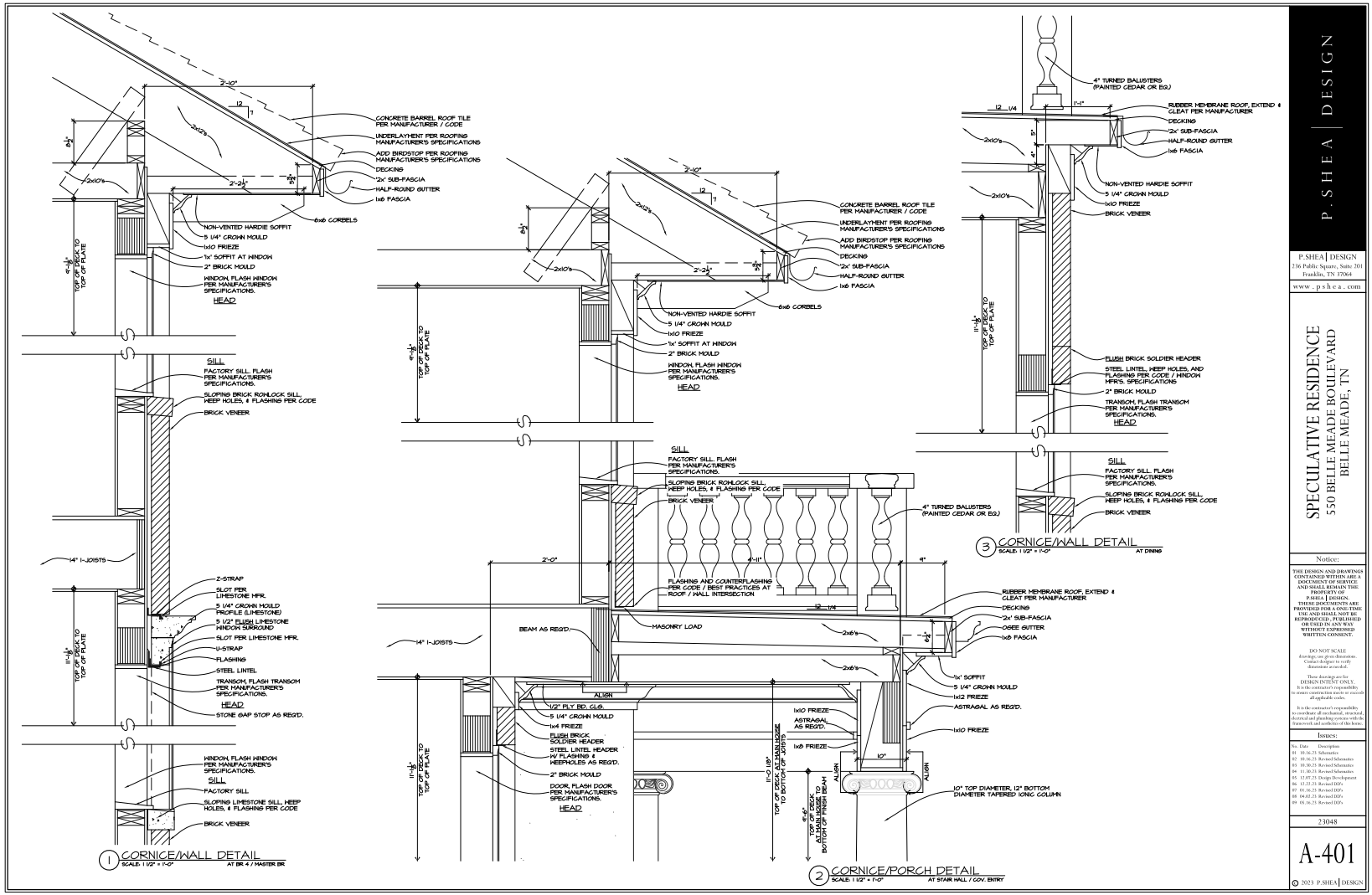
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ADD BIRDSTOP PER ROOFING MANUFACTURER'S SPECIFICATIONS
DECKING
2x' SUB-FASCIA
HALF-ROUND GUTTER
1x6 FASCIA
6x6 CORBELS
NON-VENTED HARDIE SOFFIT
5 1/4" CROWN MOULD
1x10 FRIEZE
1x' SOFFIT AT WINDOW
2" BRICK MOULD
WINDOW, FLASH WINDOW PER MANUFACTURER'S SPECIFICATIONS.
HEAD
SILL
FACTORY SILL, FLASH PER MANUFACTURER'S SPECIFICATIONS.
SLOPING BRICK ROWLOCK SILL, WEEP HOLES, & FLASHING PER CODE
BRICK VENEER
14" I-JOISTS
Z-STRAP
SLOT PER LIMESTONE MFR.
5 1/4" CROWN MOULD PROFILE (LIMESTONE)
5 1/2" FLUSH LIMESTONE WINDOW SURROUND
SLOT PER LIMESTONE MFR.
U-STRAP
FLASHING
STEEL LINTEL
TRANSOM, FLASH TRANSOM PER MANUFACTURER'S SPECIFICATIONS.
STONE GAP STOP AS REQ'D.
WINDOW, FLASH WINDOW PER MANUFACTURER'S SPECIFICATIONS.
FACTORY SILL
SLOPING LIMESTONE SILL, WEEP HOLES, & FLASHING PER CODE
TOP OF DECK TO TOP OF PLATE
1 CORNICE/WALL DETAIL
SCALE: 1 1/2" = 1'-0"
AT BR 4 / MASTER BR
4" TURNED BALUSTERS (PAINTED CEDAR OR EQ.)
RUBBER MEMBRANE ROOF, EXTEND & CLEAT PER MANUFACTURER
FLUSH BRICK SOLDIER HEADER
STEEL LINTEL, WEEP HOLES, AND FLASHING PER CODE / WINDOW MFR'S. SPECIFICATIONS
TRANSOM, FLASH TRANSOM PER MANUFACTURER'S SPECIFICATIONS.
3 CORNICE/WALL DETAIL
SCALE: 1 1/2" = 1'-0"
AT DINING
FLASHING AND COUNTERFLASHING PER CODE / BEST PRACTICES AT ROOF / WALL INTERSECTION
MASONRY LOAD
BEAM AS REQ'D.
OGEE GUTTER
1x' SOFFIT
1x12 FRIEZE
ASTRAGAL AS REQ'D.
1x10 FRIEZE
1x8 FRIEZE
ALIGN
1/2" PLY BD. CLG.
FLUSH BRICK SOLDIER HEADER
STEEL LINTEL HEADER W/ FLASHING & WEEPHOLES AS REQ'D.
DOOR, FLASH DOOR PER MANUFACTURER'S SPECIFICATIONS.
10" TOP DIAMETER, 12" BOTTOM DIAMETER TAPERED IONIC COLUMN
TOP OF DECK AT MAIN HOUSE TO BOTTOM OF JOISTS
TOP OF DECK AT MAIN HOUSE TO BOTTOM OF FINISH BEAM
2 CORNICE/PORCH DETAIL
SCALE: 1 1/2" = 1'-0"
AT STAIR HALL / COV. ENTRY
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Franklin, TN 37064
www.psheа.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 ensure construction meets or exceeds 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 DD's
07 01.16.23 Revised DD's
08 04.02.23 Revised DD's
09 05.16.23 Revised DD's
23048
A-401
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Belle Meade

CITY OF BELLE MEADE

CERTIFICATE OF APPROPRIATENESS APPLICATION

PAID
APR 19 2024
By KHuffines

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 # HZC 2024-10 **FEE:** $1500.00

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 401 SUNNYSIDE DRIVE · NASHVIVLE, TN 37205

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: ELIZABETH POGUE OWNER: SARA & CRAIG PERRY

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

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

PHONE NUMBER: 615.337.7167 917.575.9419

RELATIONSHIP TO OWNER: Contractor ___ Architect ✓ Other (explain)___

1

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

➢ **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

/

2

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 SHINGLE OR WOOD SHAKE - TBD

Exterior Doors: WOOD

Eaves/Cornice: WOOD - PTD.

Gutters: COPPER

Gutter Dimensions: 6"

3

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.

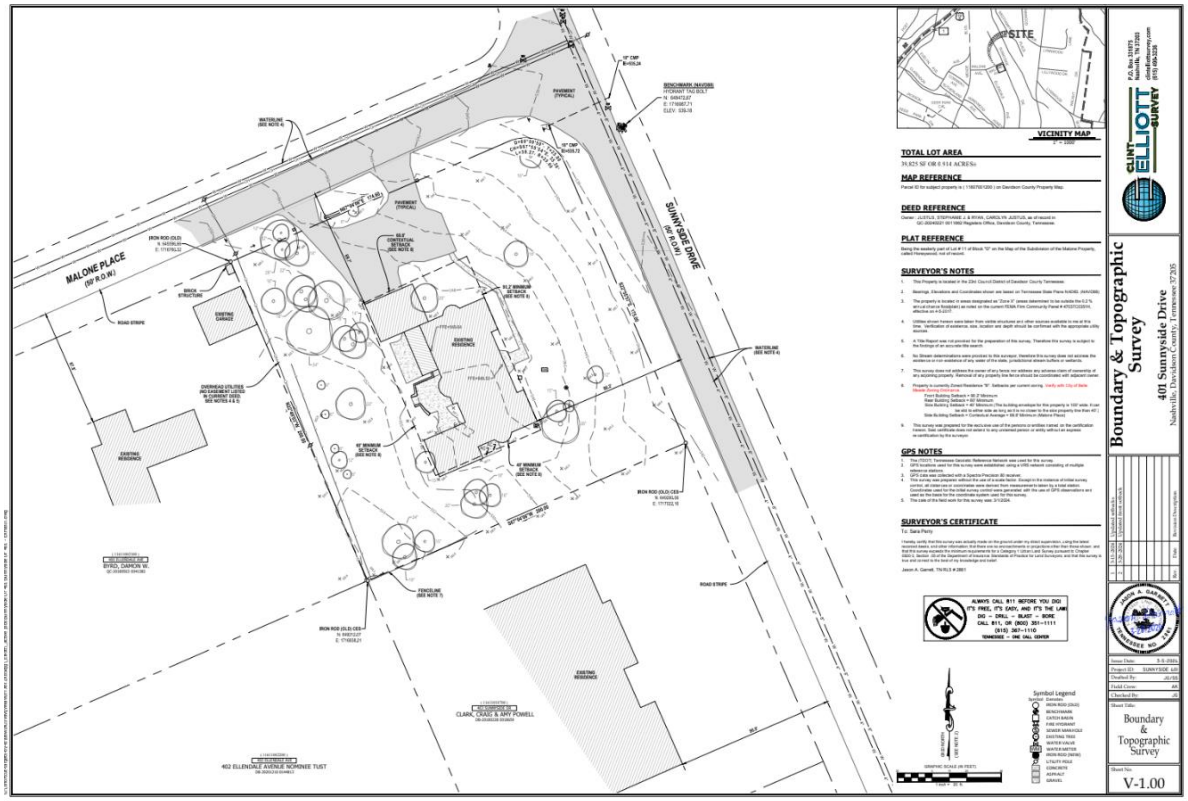
Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. 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 Payne 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



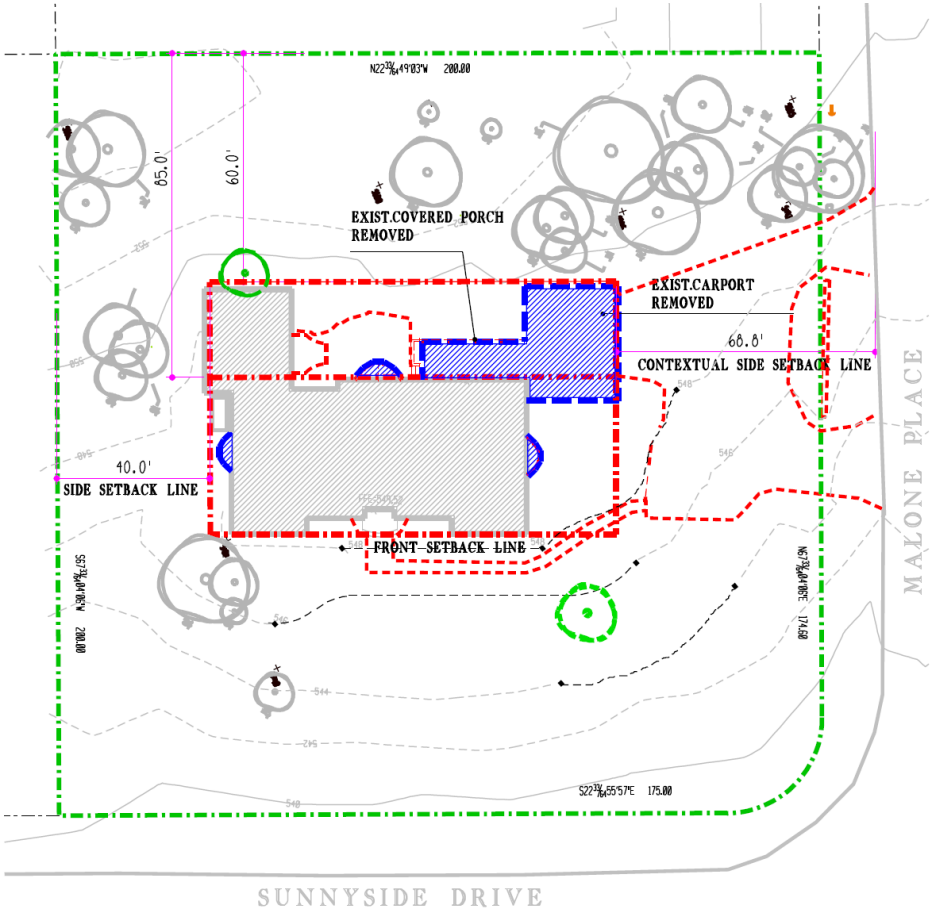
316 SUNNYSIDE



400 SUNNYSIDE

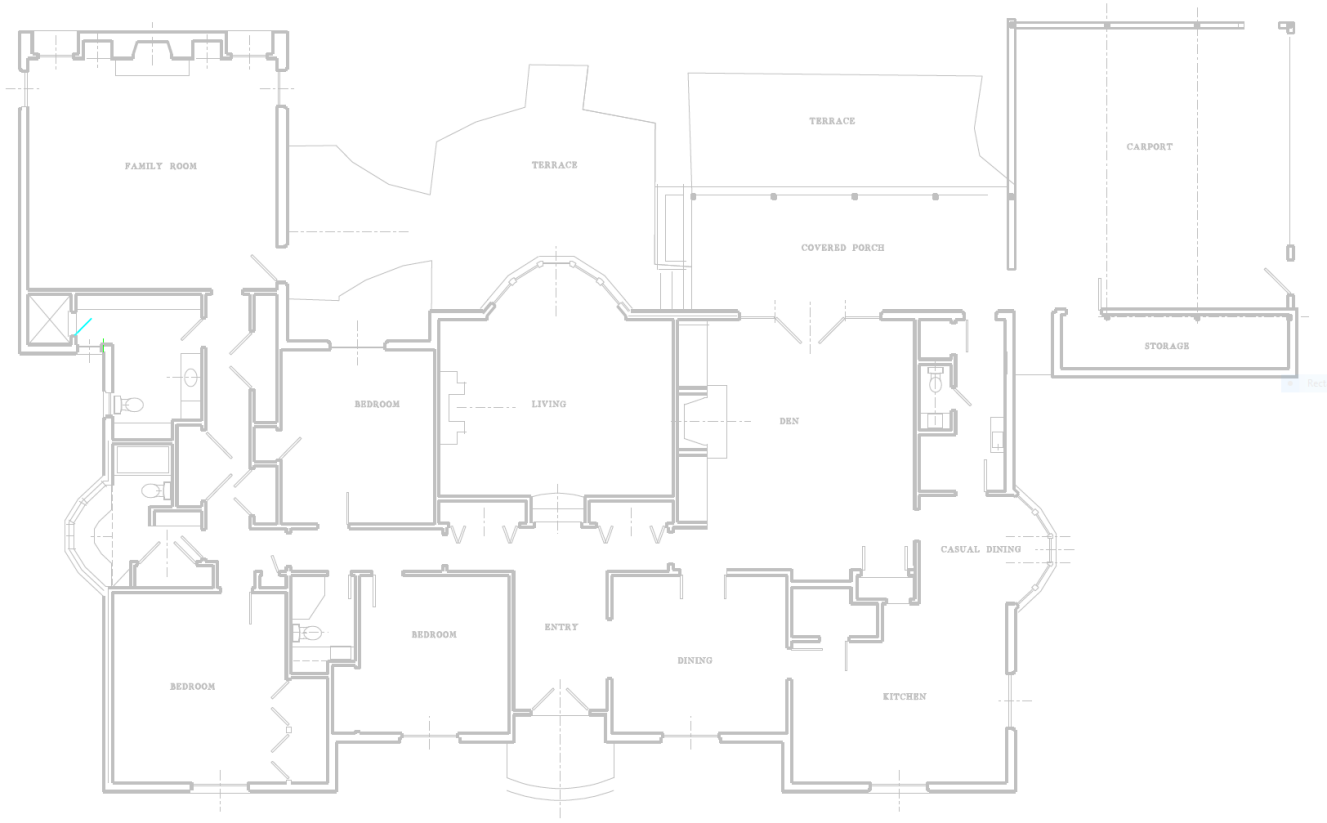
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING NEIGHBORS



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING SITE PLAN

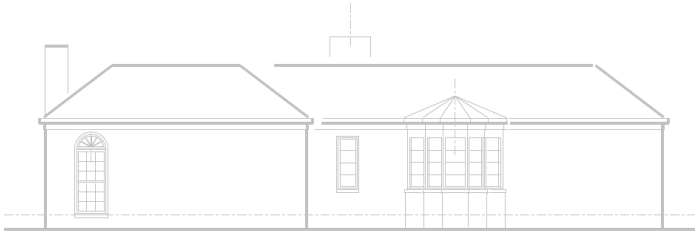


ELIZABETH POGUE ARCHITECT

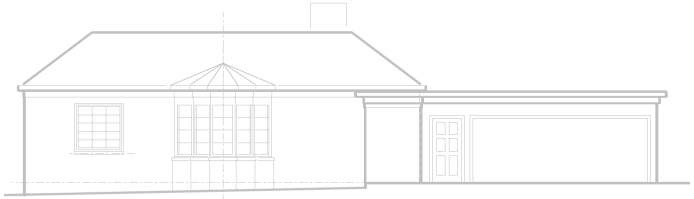
401 SUNNYSIDE DRIVE- EXISTING FLOOR PLAN



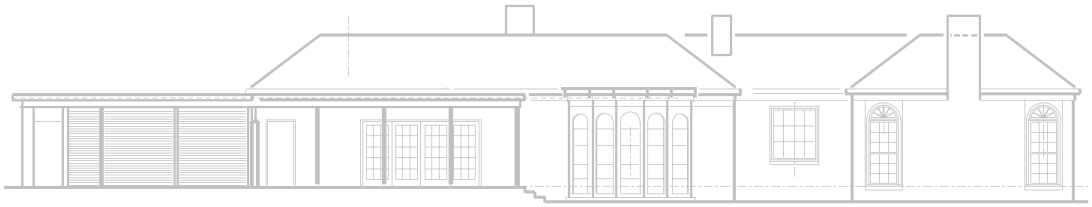
FRONT ELEVATION



SIDE ELEVATION



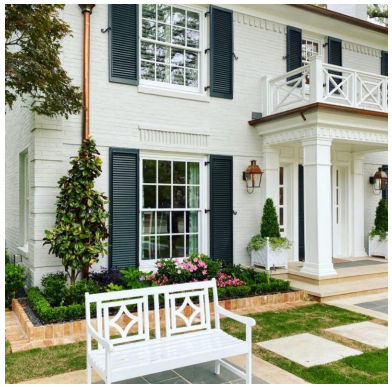
CARPORT ELEVATION



REAR ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING ELEVATIONS

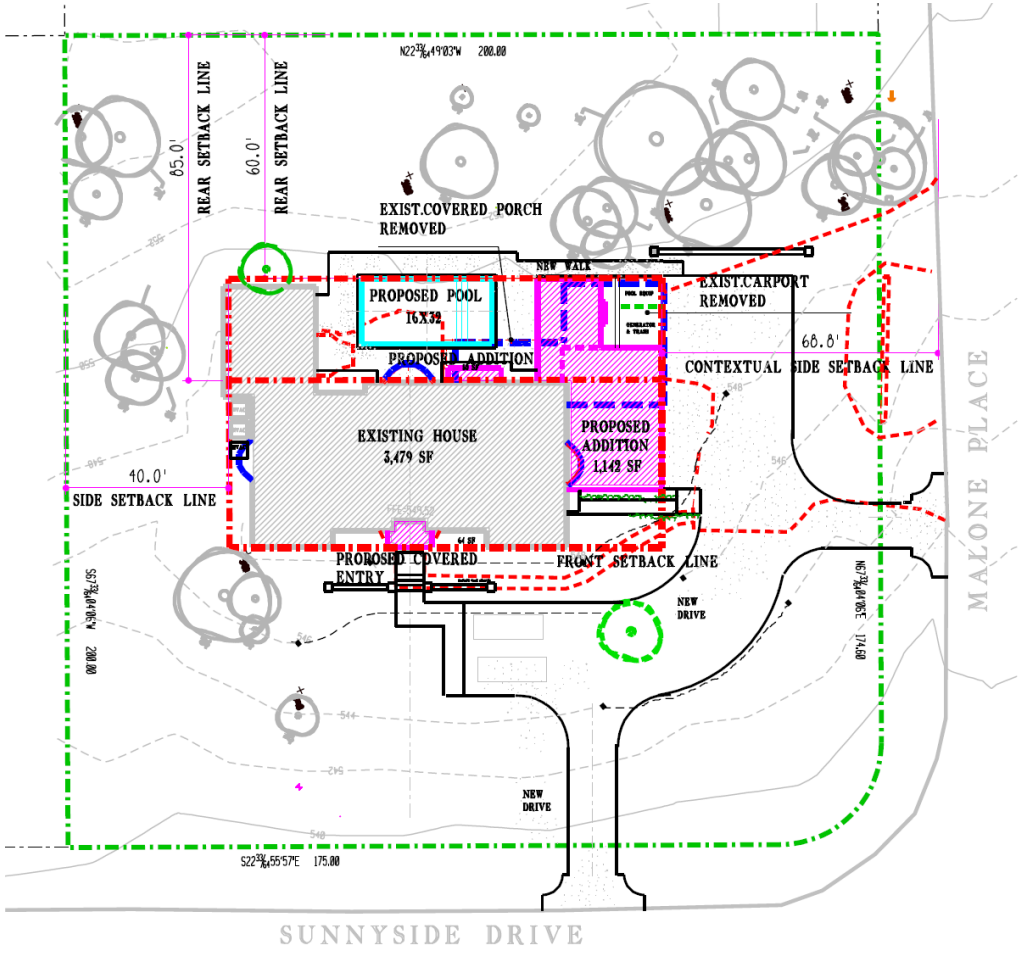







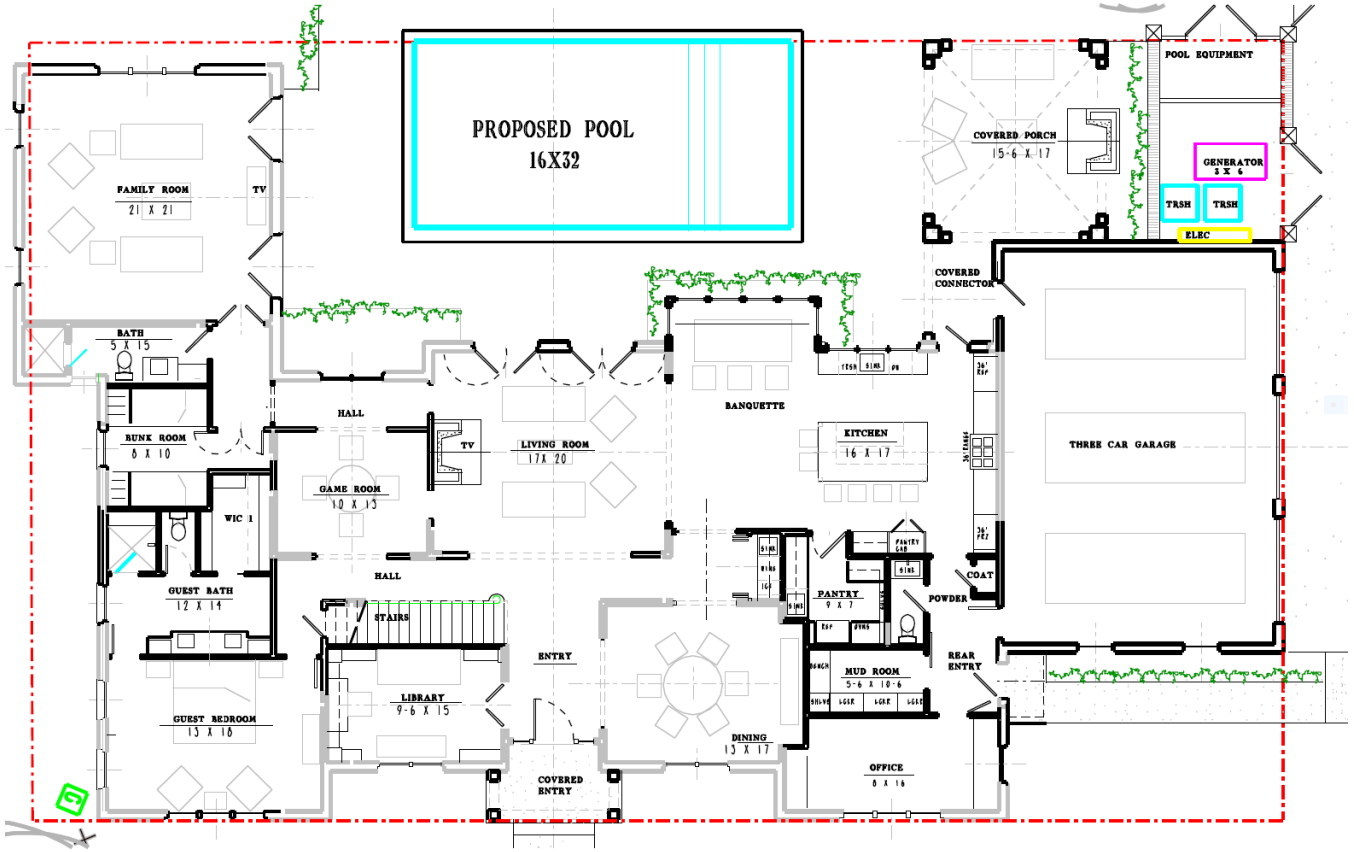
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE-INSPIRATION PHOTOS



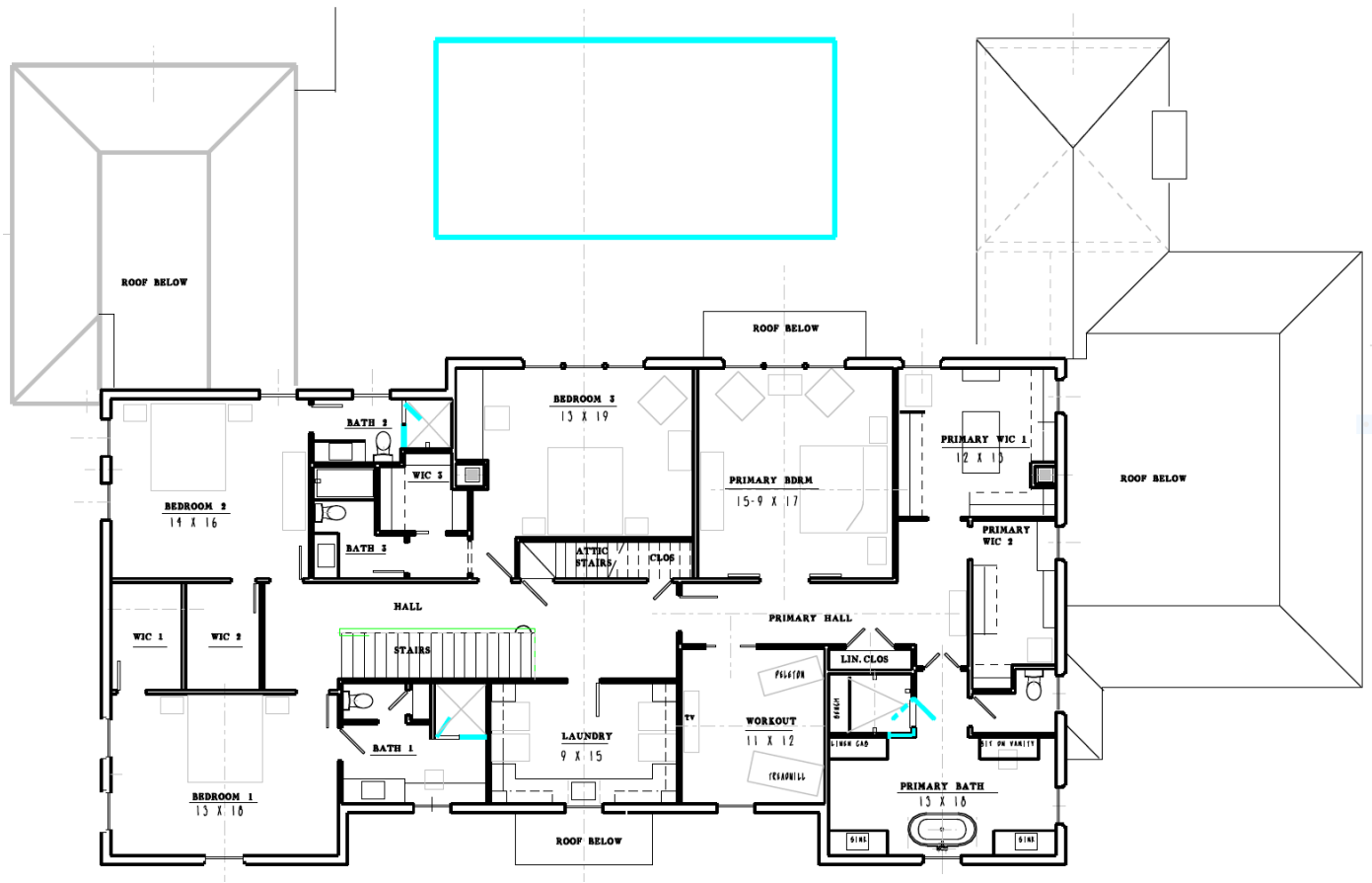
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- PROPOSED SITE PLAN



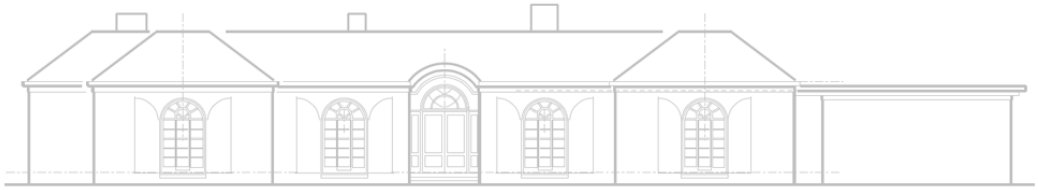
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- PROPOSED MAIN LEVEL FLOOR PLAN



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- PROPOSED UPPER LEVEL FLOOR PLAN



FRONT ELEVATION



PROPOSED FRONT ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



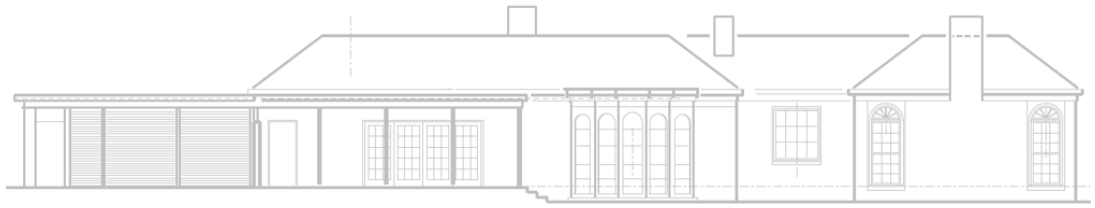
CARPORT ELEVATION



PROPOSED GARAGE ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



REAR ELEVATION



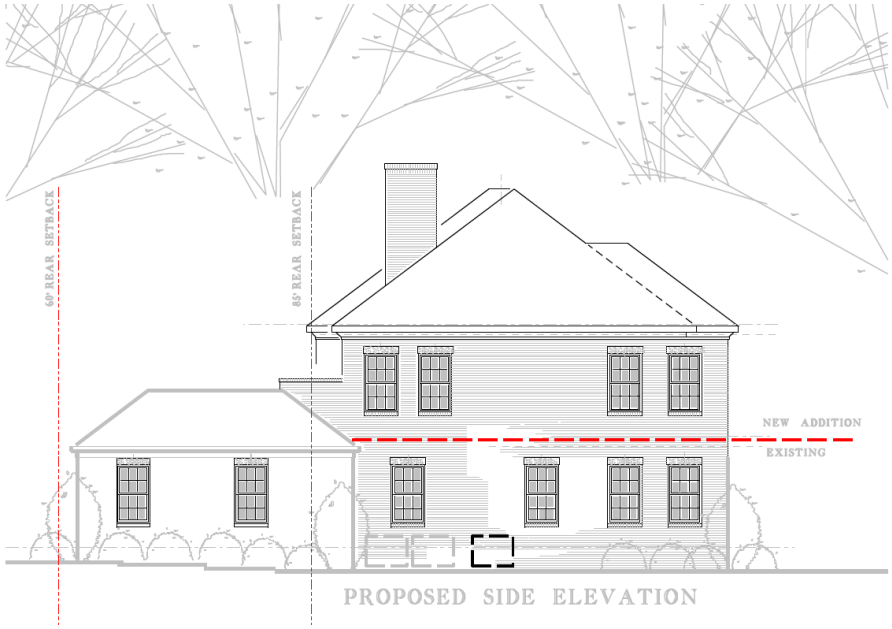
PROPOSED REAR ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



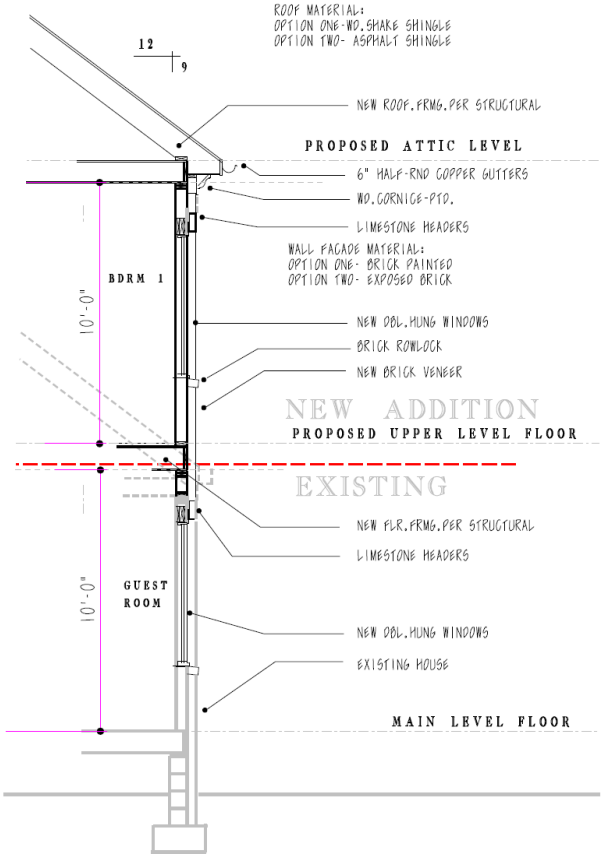
SIDE ELEVATION



PROPOSED SIDE ELEVATION

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.

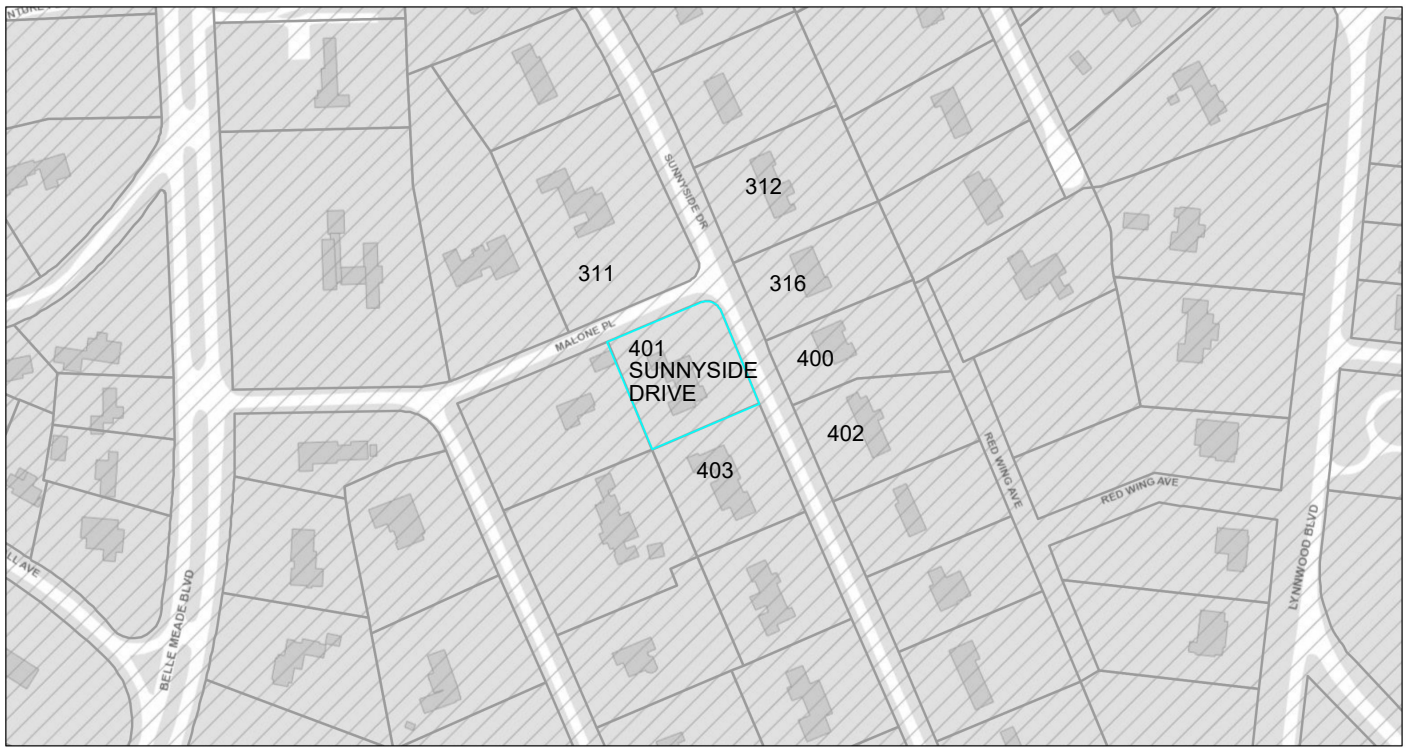
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

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


Nashville / Davidson County Parcel Viewer
401 SUNNYSIDE DRIVE
312
311
316
401
SUNNYSIDE
DRIVE
400
402
403
SUNNYSIDE DR
MALONE PL
RED WING AVE
RED WING AVE
LYNNWOOD BLVD
BELLE MEADE BLVD
March 20, 2024
graphicsLayer2
1:2,257
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km
Nashville Maps
Made by: Metro GIS



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



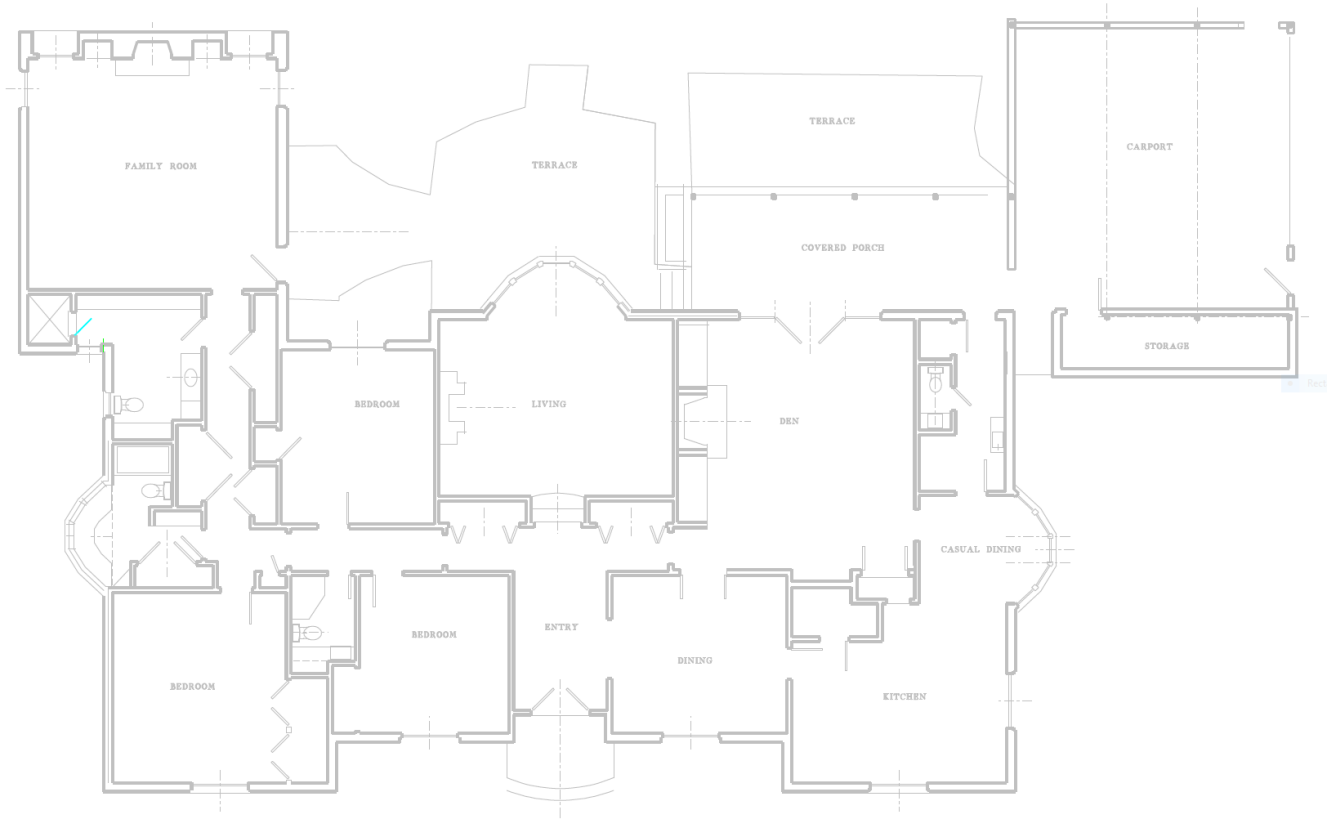
316 SUNNYSIDE



400 SUNNYSIDE

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING NEIGHBORS



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING FLOOR PLAN



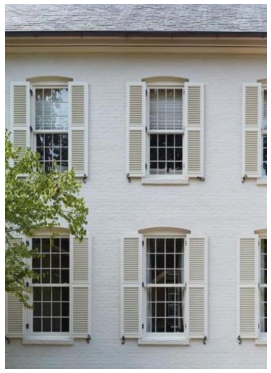
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING ELEVATIONS

EXTERIOR FACADE:

- Façade: tone on tone color scheme
- Roof: wood shake shingles
- Windows: double hung
- Shutters: operable wood louvered shutters
- Gutters and Downspouts: copper







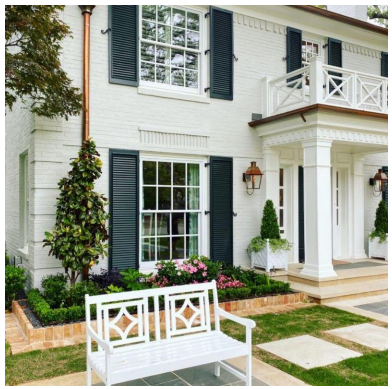


ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXTERIOR FAÇADE INSPIRATION PHOTOS

ARCHITECTURAL DETAILS

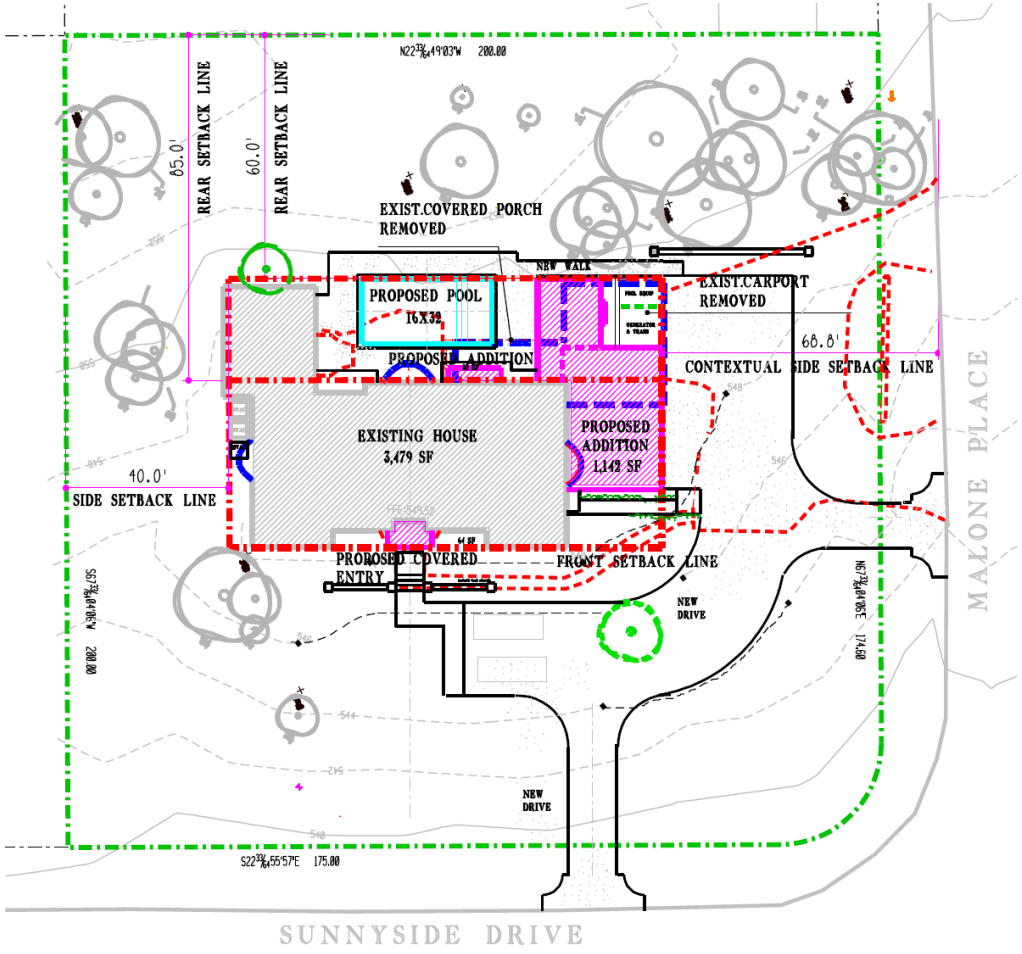
- Centered Front Entry
- Symmetrical Composition
- Hip Roof
- Double hung windows
- Dentil molding





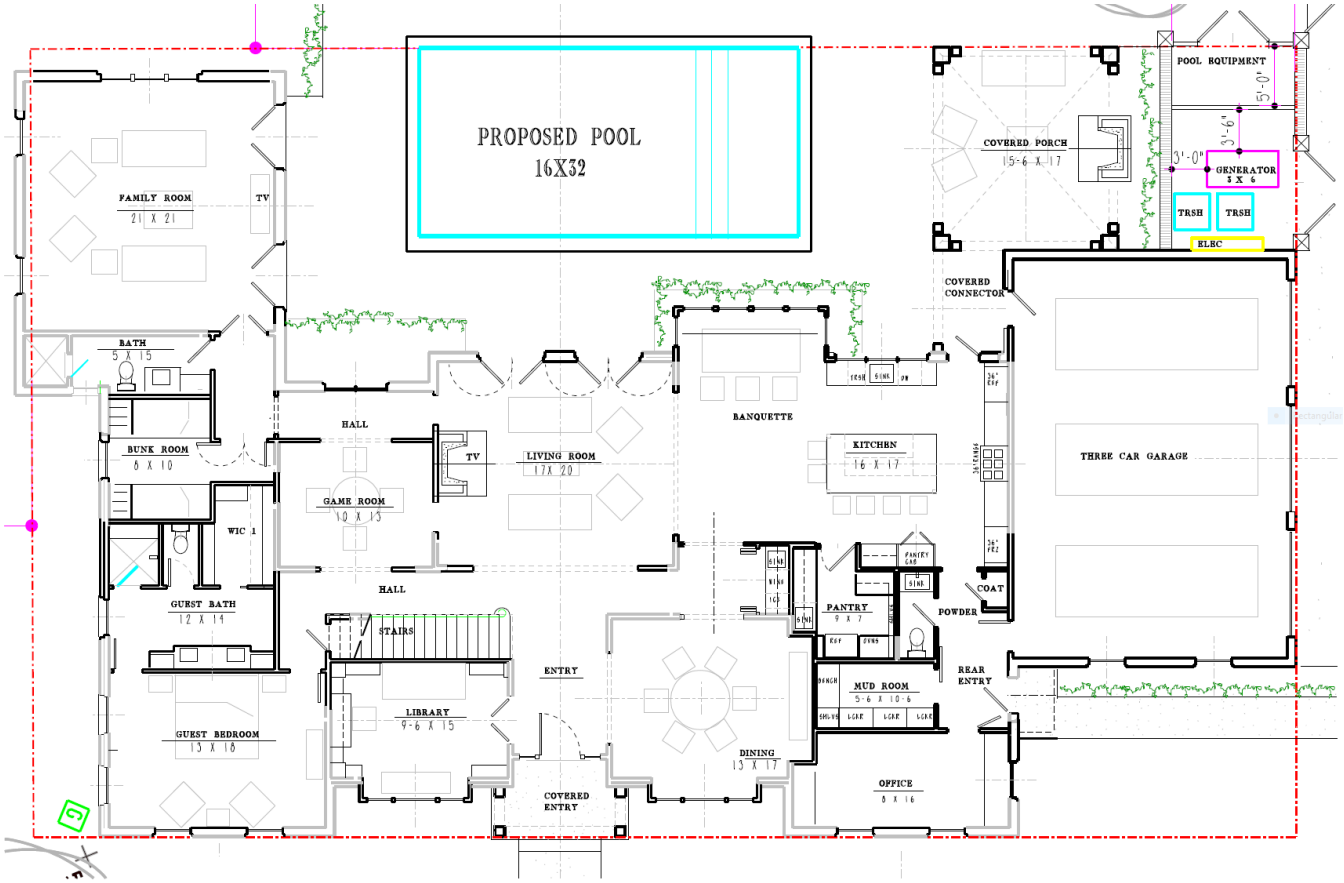






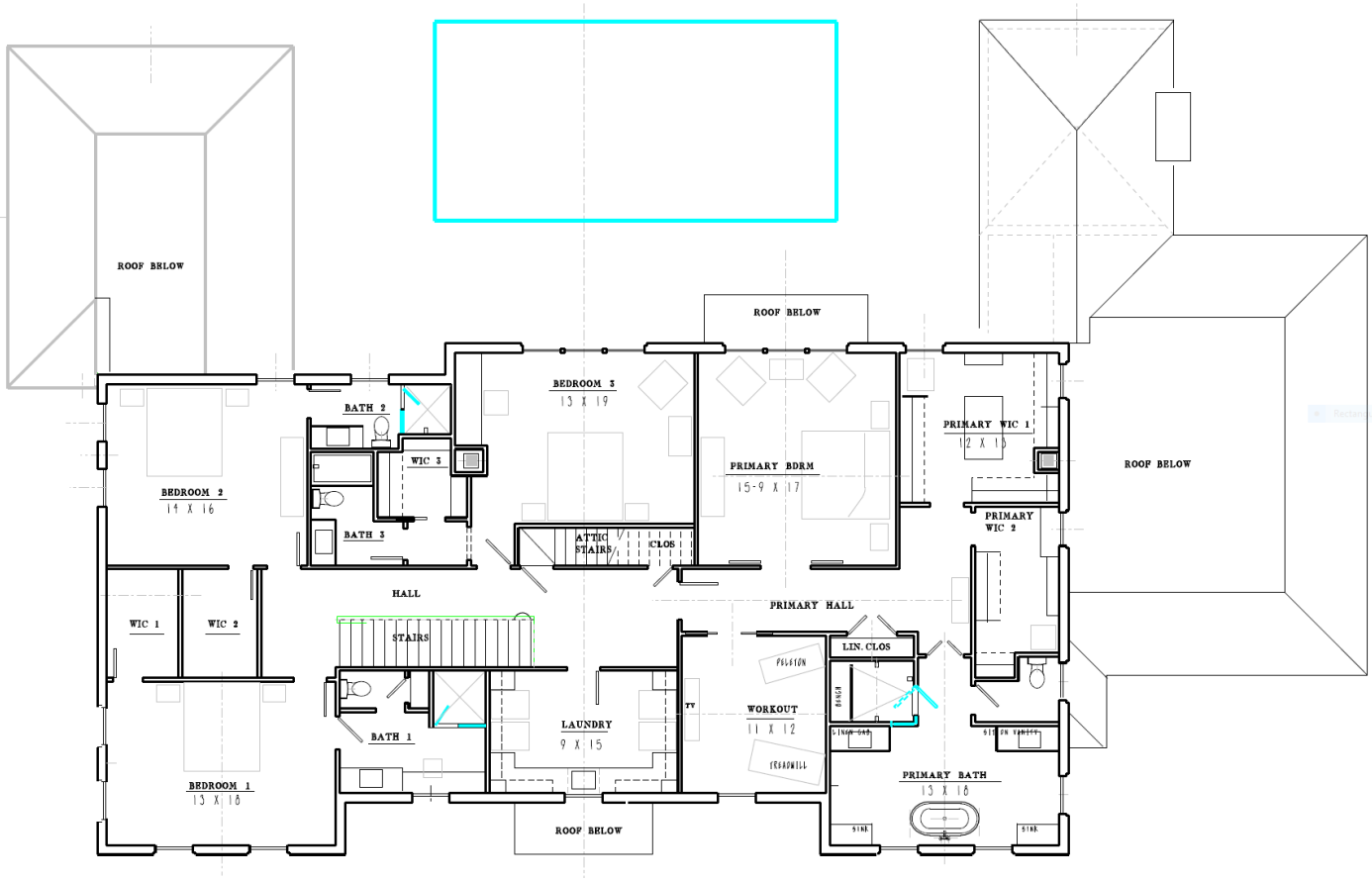
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- PROPOSED SITE PLAN



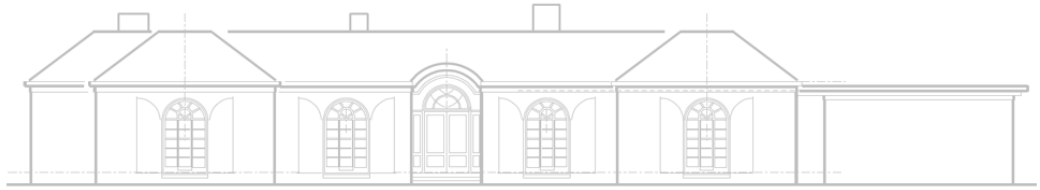
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- PROPOSED MAIN LEVEL FLOOR PLAN



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- PROPOSED UPPER LEVEL FLOOR PLAN



FRONT ELEVATION



PROPOSED FRONT ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



CARPORT ELEVATION



PROPOSED GARAGE ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



REAR ELEVATION



PROPOSED REAR ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



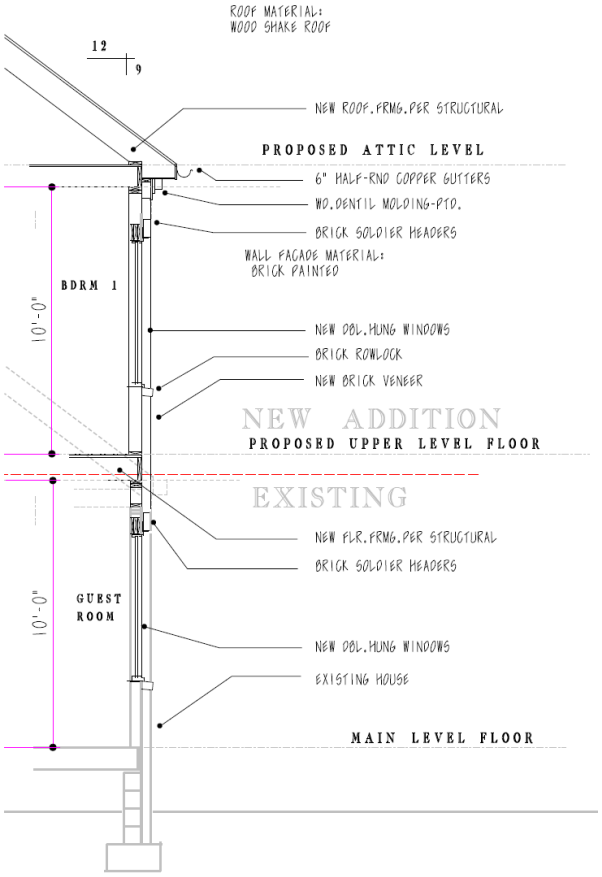
SIDE ELEVATION



PROPOSED SIDE ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- TYPICAL WALL SECTION

Belle Meade

PAID
MAY 17 2024
By CR online

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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APPLICATION # HZC 2024-12 **FEE:** $1,500.

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 612 Belle Meade Boulevard

AGE/YEAR OF STRUCTURE: 1953

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

PROPERTY OWNER or APPLICANT

NAME: Charlie Rankin

ADDRESS: 2323 21st Avenue S., Suite 200, Nashville, TN 37212

EMAIL: charlie@rankindesignworks.com

PHONE NUMBER: 615.306.0867

RELATIONSHIP TO OWNER: Contractor ____ Architect x Other (explain)____

1

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style Ranch style home with neoclassical elements

Describe Proposed Work The proposed design includes a partial demolition of the right side of the house. A proposed 1.5 story addition will replace the demolished portion of the home. We are also proposing to remove the existing front porch and replace it with a new front porch, in the neoclassical style.

Alterations to the existing structure would include: raising the height of the roof over the center portion of the existing house, building three new dormers and introducing a decorative limestone key over the front center windows.

The project also includes interior renovations of the existing master bathroom which will require relocating one existing window on the left side elevation.

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

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

➢ **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.)
Existing structure is in good condition and currently lived in by homeowner. The portion of the home we are proposing to demolish includes the existing kitchen, breakfast room, office, and two small bathrooms. The existing office space, and back entry that we are proposing to demolish appear to have been a porch that was enclosed for living space at some point during the life of the house.

Historical Significance
Given the age of the house, it is a property of conservations, but no historical significance can be identified.

The existing home is a typical 1950's ranch style home.

Is the property habitable?
Yes

Give a compelling reason for demolition of property
We are proposing only a partial demolition of the existing structure. We believe that our proposed additions and modifications to the existing house are respectul of the scale and style of the existing home and will enhance the aestetics of this house along Belle Meade Blvd.

Describe the proposed reuse of existing materials, if any?
Proposed additions will match the existing painted brick. Existing windows will remain, and all new windows will match existing.

- **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer: Pella, or equal (to match existing)
Window Material: wood/clad (to match existing)
Frame Material: wood
Windowsills: wood
Brick, Painted/Natural: brick, painted
Brick/Stone Thickness: full thickness brick ((3-5/8")
Clapboard Material: n/a
Clapboard Dimensions/Reveal: n/a

Railings, Columns, Pilasters: wood/composite
Chimney Material: brick, painted
Roofing Material: cedar shake
Exterior Doors: wood
Eaves/Cornice: wood
Gutters: aluminum (to match existing)
Gutter Dimensions: 6" ogee (to 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	
[ ]	[x]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[x]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[x]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[ ]	[x]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[ ]	[x]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[x]	Possesses or may likely yield information important in prehistory or history, and/or
[ ]	[x]	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

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

Property Worthy of Conservation

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

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

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

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

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

Applicant/Property Owner Signature: _____ Date: 05.17.24



Plans for the Construction of an Addition to the

HARDY RESIDENCE

612 Belle Meade Blvd | Nashville, Tennessee

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The sole intent of these drawings is for the construction of the residence at the address listed. Any reproduction or use of these documents for any other purpose is strictly prohibited.

RANKIN DESIGNWORKS
ARCHITECTURE

HARDY RESIDENCE
612 Belle Meade Blvd | Nashville, Tennessee

date: 5/24/24

RANKIN DESIGNWORKS
ARCHITECTURE

Nashville, TN

HARDY RESIDENCE

Project:
612 Belle Meade Blvd.

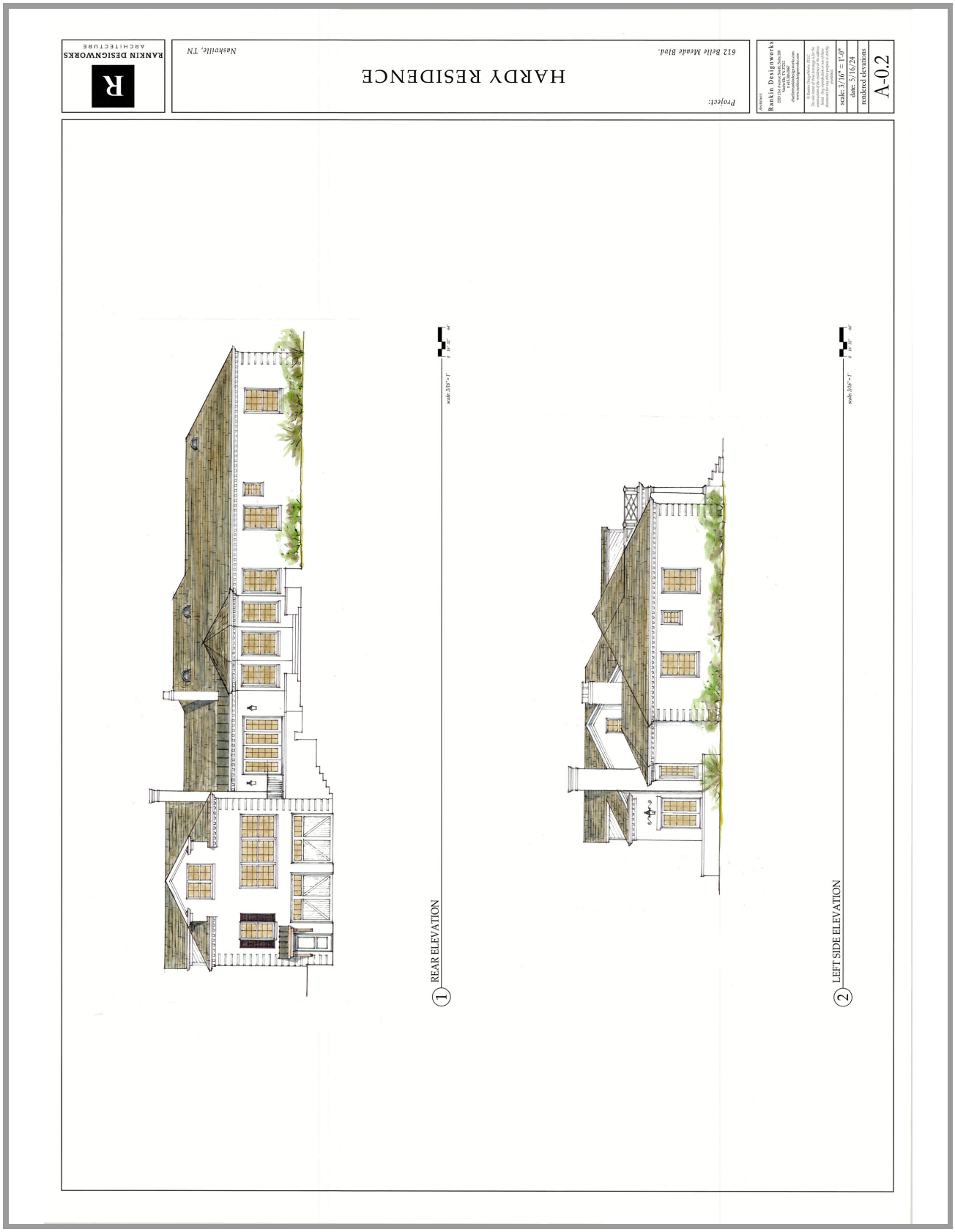
Architect:
Rankin Designworks
[illegible]

scale: 3/16" = 1'-0"
date: 5/16/24
rendered elevations

A-0.1

1 FRONT ELEVATION

2 RIGHT SIDE ELEVATION


RANKIN DESIGNWORKS
ARCHITECTURE
HARDY RESIDENCE
612 Belle Meade Blvd.
Nashville, TN
Project:
Architect:
Rankin Designworks
scale: 3/16" = 1'-0"
date: 5/16/24
rendered elevations
A-0.2
1 REAR ELEVATION
2 LEFT SIDE ELEVATION

project information

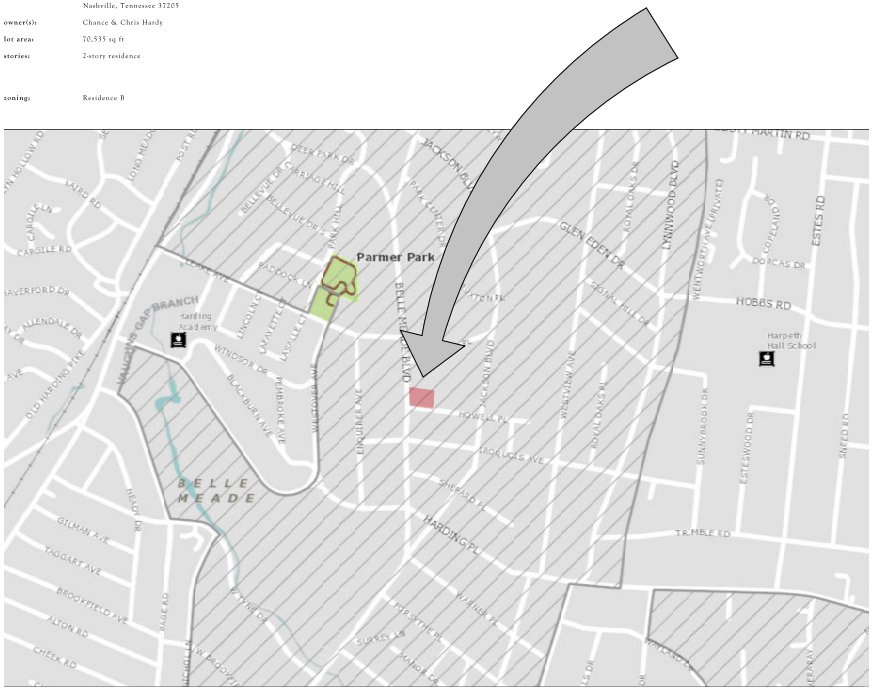
address: 612 Belle Meade Blvd,
Nashville, Tennessee 37205

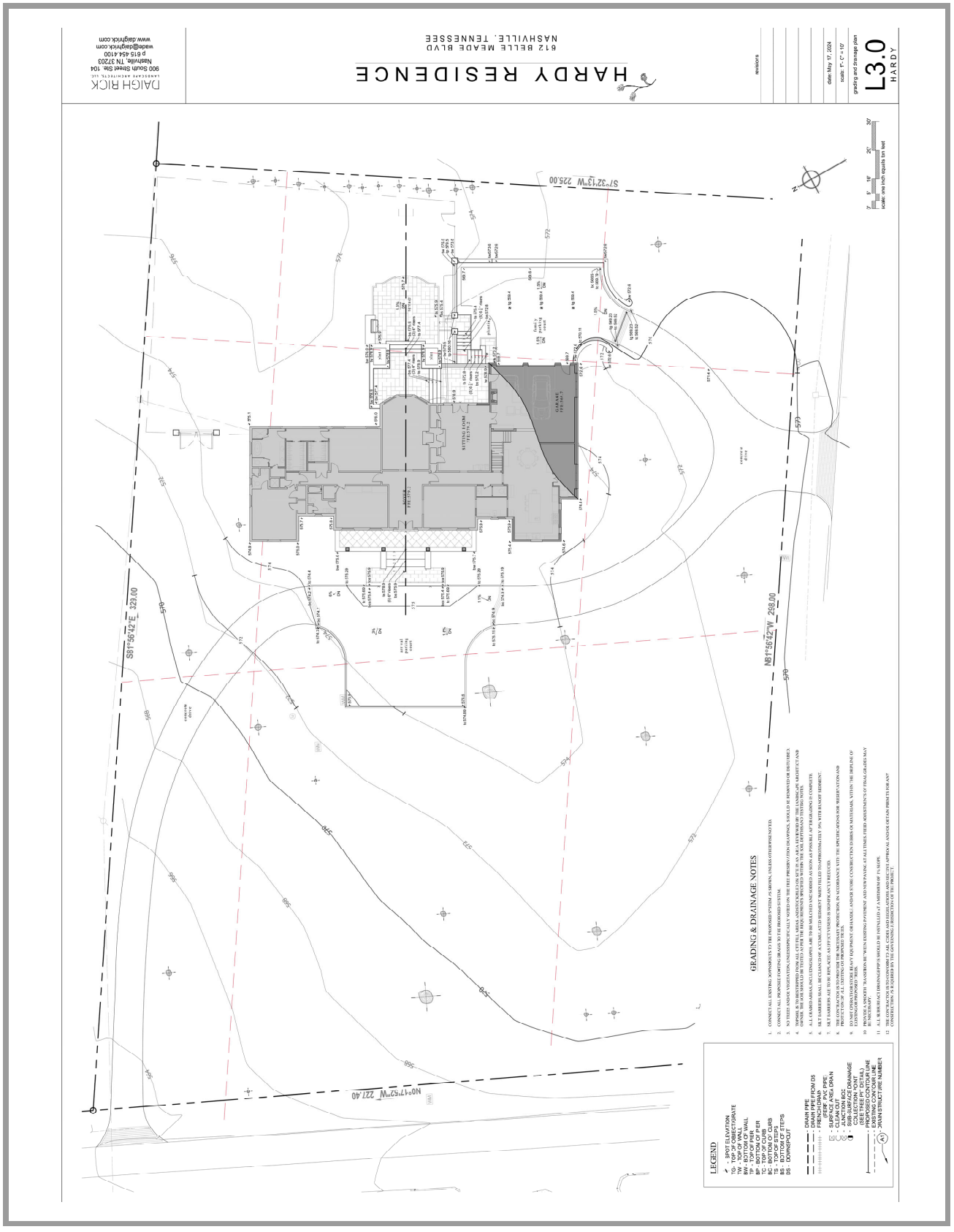
owner(s): Chance & Chris Hardy

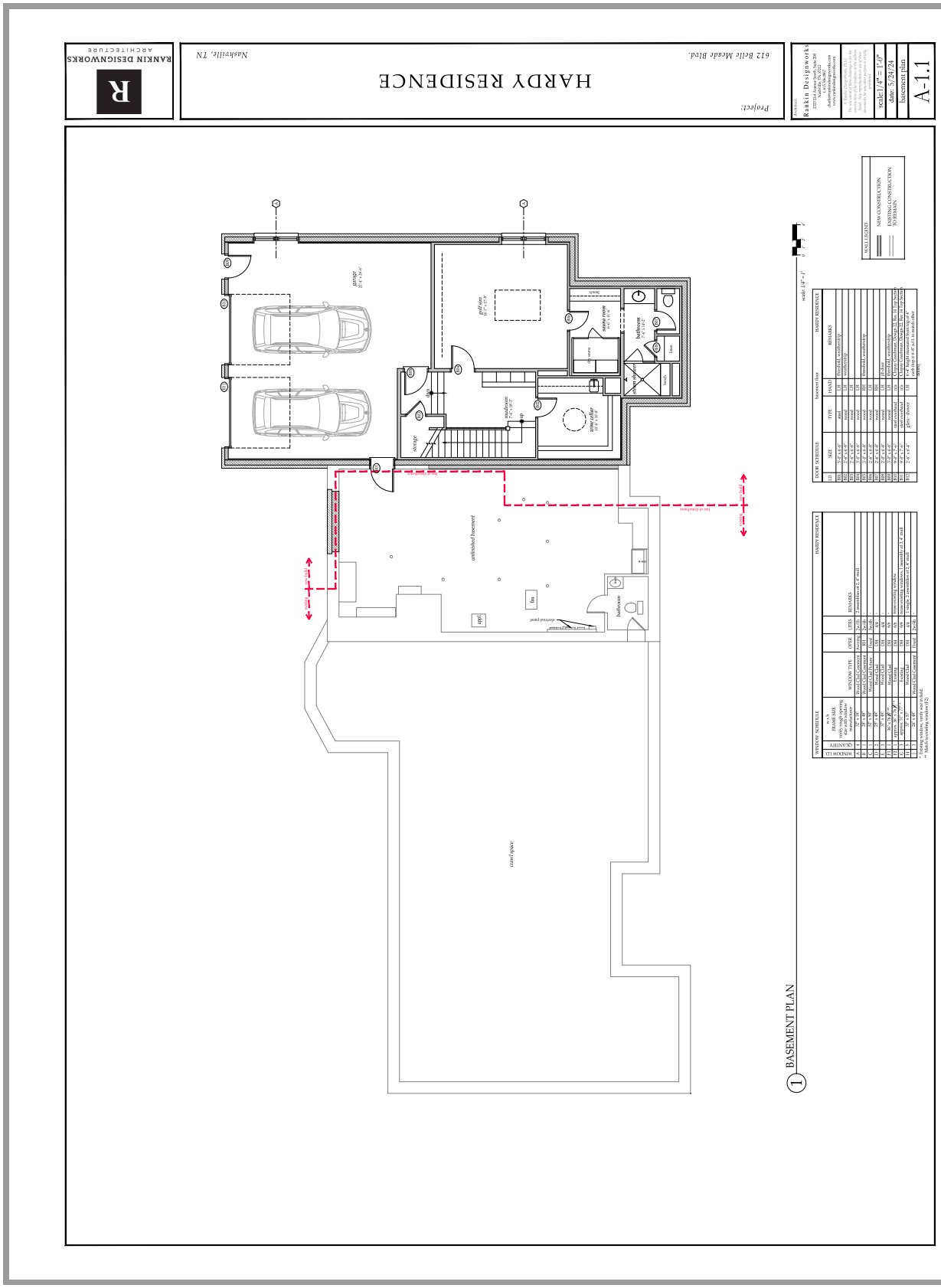
lot area: 70,535 sq ft

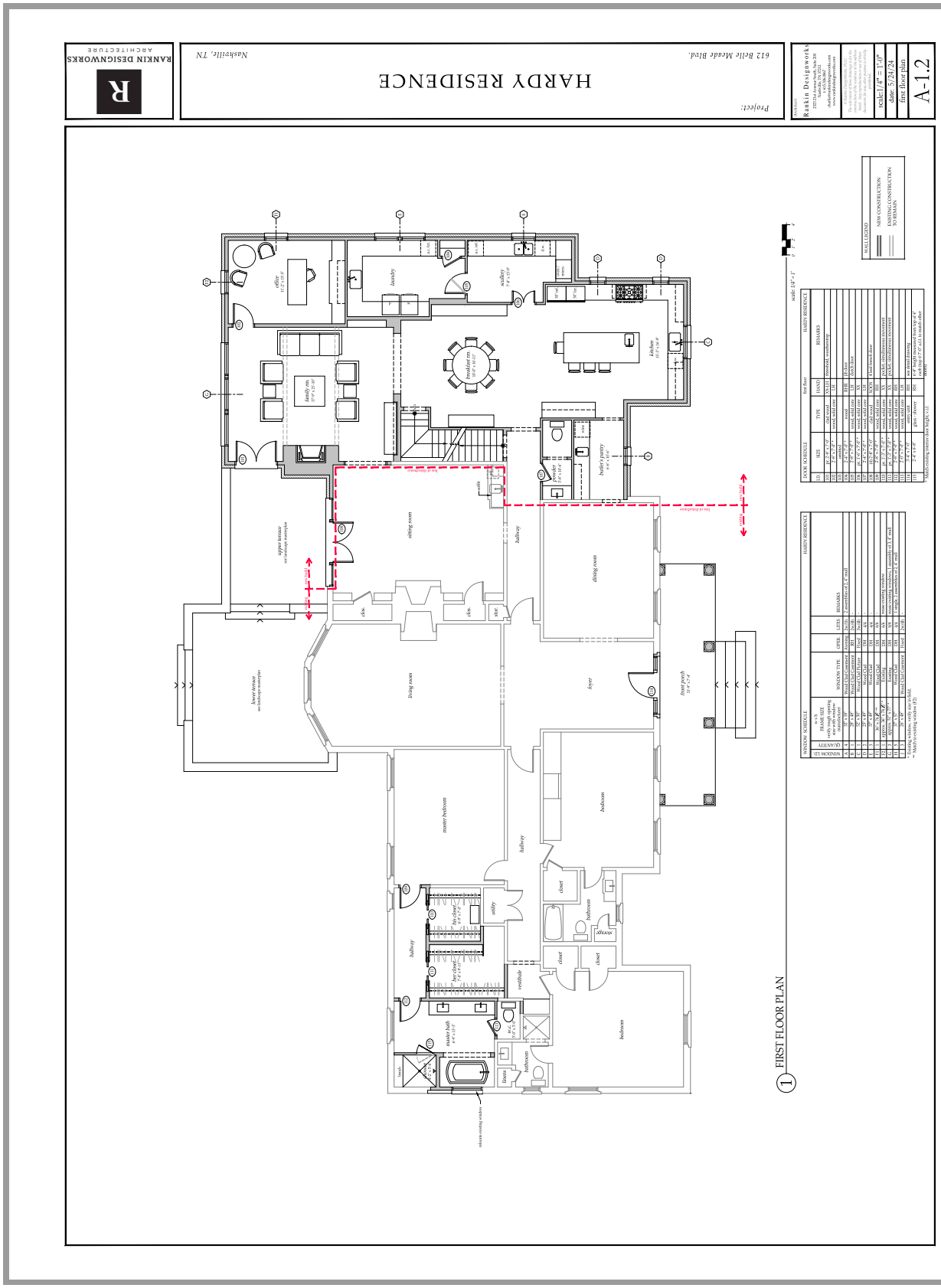
stories: 2-story residence

zoning: Residence B


Parmer Park
BELLE MEADE
HOBBS RD
Harpeth Hall School
TYNE BLVD
BELLE MEADE BLVD
ESTES RD
GLEN EDEN DR
LYNNWOOD BLVD
HARDING PL
TYNE BLVD
TYNE BLVD
HOWELL PL
WESTVIEW DR
ESTELWOOD DR
SUNNYBROOK DR
ROYAL OAKS PL
PEMBROKE AVE
EDGEMERE CT
WESTOVER AVE
WINDSOR DR
BLACKBURN AVE
LINCOLN AVE
LAFAYETTE AVE
LASALLE AVE
WOODLAWN DR
WOODLAWN DR
PAGE RD
GILMAN AVE
TIGGART AVE
BROOKFIELD AVE
ALTON RD
CHEEK RD
PAGE RD
PAGE RD
PAGE


HARDY RESIDENCE
612 BELLE MEADE BLVD
NASHVILLE, TENNESSEE
DAIGH RICK
LANDSCAPE ARCHITECTS, LLC
900 South Street Ste. 104
Nashville, TN 37203
p 615 454 4100
wade@daighrick.com
www.daighrick.com
revisions
date: May 17, 2024
scale: 1" = 0"
grading and drainage plan
L3.0
HARDY
scale: one inch equals ten feet
GRADING & DRAINAGE NOTES
1. CONTRACT ALL EXISTING IMPROVEMENTS TO THE PROPOSED SYSTEM AS SHOWN, UNLESS OTHERWISE NOTED.
2. CONNECT ALL PROPOSED FOOTING DRAINS TO THE STORMWATER SYSTEM.
3. NO TREES AND/OR VEGETATION, UNLESS SPECIFICALLY NOTED ON THE TREE PRESERVATION DRAWINGS, SHOULD BE REMOVED OR DISTURBED.
4. TOPSOIL IS TO BE STRIPPED FROM ALL CUT/FILL AREAS AND STOCKPILED ON SITE IN AN AREA TO BE WORKED BY THE LANDSCAPE ARCHITECT AND OWNER. NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT.
5. ALL EARTHEN SLOPES AND EMBANKMENTS ARE TO BE MAINTAINED AND REPAIRED AS NEEDED AS SOON AS POSSIBLE AFTER EROSION IS OBSERVED.
6. SILT FENCES SHALL BE CLEANED OUT AS ACCUMULATED SEDIMENT WHEN FILLED TO APPROXIMATELY 50% WITH BOUGHT SEDIMENT.
7. SILT FENCES ARE TO BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.
8. THE CONTRACTOR IS TO PROVIDE THE NECESSARY PROTECTION IN ACCORDANCE WITH THE SPECIFICATIONS FOR REVEGETATION AND PROTECTION AS ESTABLISHED BY THE STATE OF TENNESSEE.
9. TO LIMIT EROSION AND SEDIMENT DEPOSITION, ALL EQUIPMENT, OBSTACLES, AND DEBRIS SHALL BE REMOVED FROM THE SITE AFTER CONSTRUCTION IS COMPLETE.
10. ALL SURFACES SHALL BE GRADED TO DRAIN POSITIVELY AND WITHOUT PONDING. ALL SWALES, DITCHES AND SWALES SHALL BE GRADED TO DRAIN POSITIVELY AND WITHOUT PONDING. ALL SWALES, DITCHES AND SWALES SHALL BE GRADED TO DRAIN POSITIVELY AND WITHOUT PONDING. ALL SWALES, DITCHES AND SWALES SHALL BE GRADED TO DRAIN POSITIVELY AND WITHOUT PONDING.
11. ALL SURFACES SHALL BE GRADED TO DRAIN POSITIVELY AND WITHOUT PONDING. ALL SWALES, DITCHES AND SWALES SHALL BE GRADED TO DRAIN POSITIVELY AND WITHOUT PONDING.
12. THE CONTRACTOR IS TO COORDINATE ALL CURBS AND DEPRESSIONS AND ENTRANCES WITH THE GRADING AND DRAINAGE PLAN.
LEGEND
S81°56'42"E 329.00
N81°56'42"W 298.00
N00°17'53"W 227.40
S71°32'13"W 225.00


RANKIN DESIGNWORKS
ARCHITECTURE
HARDY RESIDENCE
Project:
612 Belle Meade Blvd.
Nashville, TN
Rankin Designworks
scale: 1/4" = 1'-0"
date: 5/24/24
basement plan
A-1.1
BASEMENT PLAN
1
garage
gold/sim
sound room
bathroom
shop
shop/sewer
storage
mudroom
wine cellar
unfinished basement
fan
hallroom
crawl space
WALL LEGEND
NEW CONSTRUCTION
EXISTING CONSTRUCTION TO REMAIN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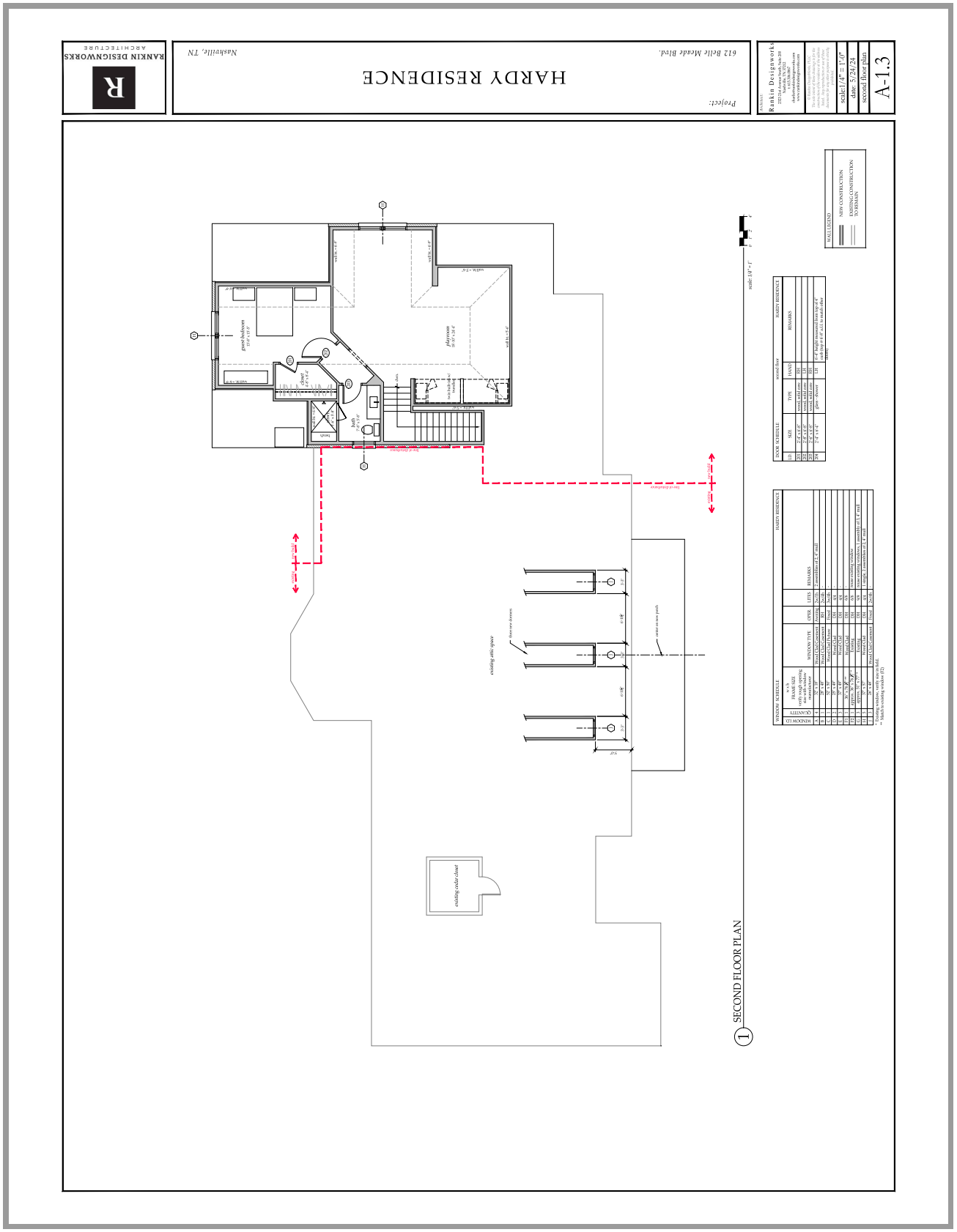
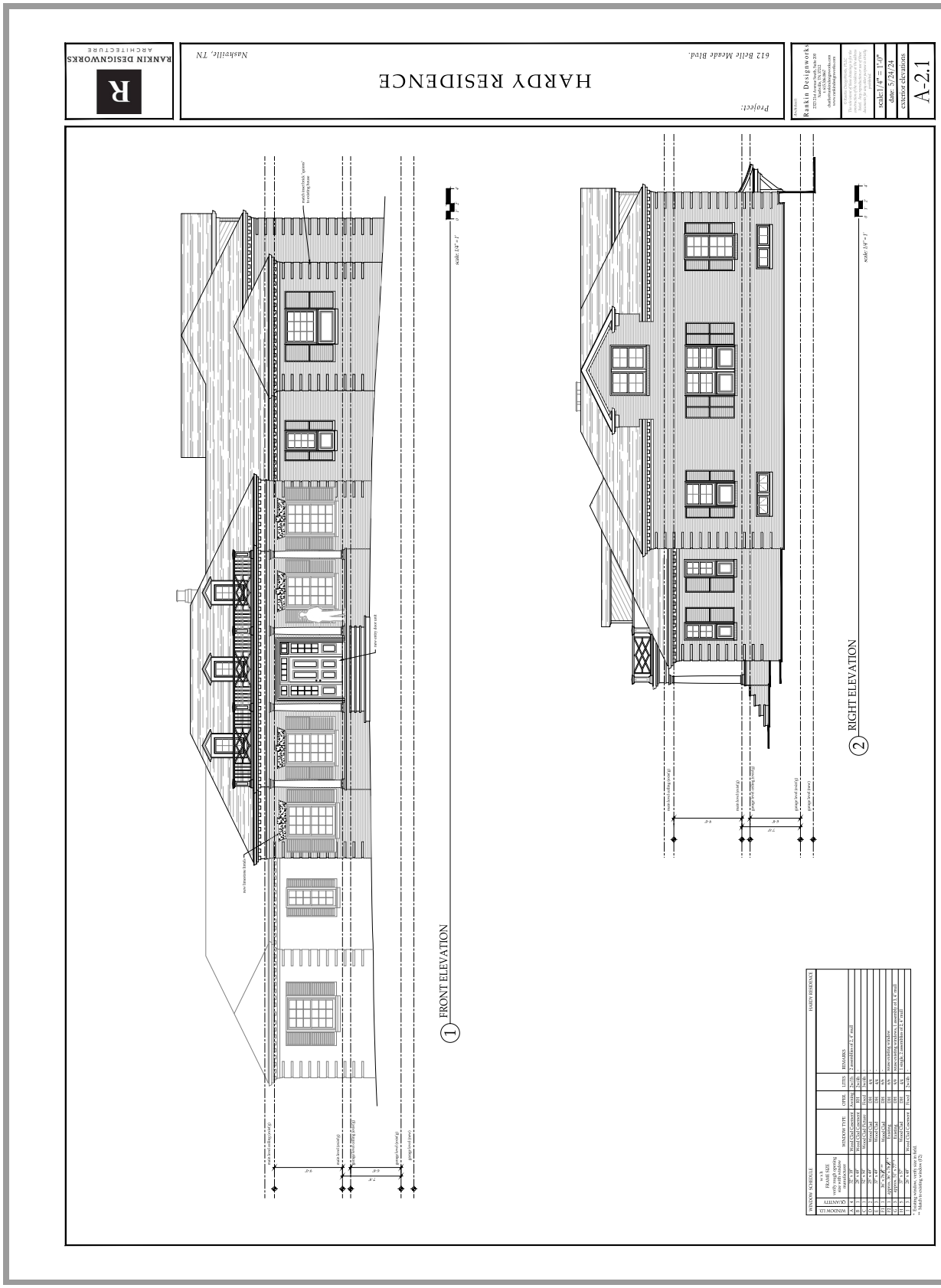
ARCHITECTURE
HARDY RESIDENCE
612 Belle Meade Blvd.
Project:
Nashville, TN
Rankin Designworks
scale: 1/4" = 1'-0"
date: 5/24/24
first floor plan
A-1.2
FIRST FLOOR PLAN
1
office
laundry
scullery
kitchen
family rm.
breakfast rm.
butler's pantry
powder
upper terrace
sitting room
hallway
dining room
lower terrace
living room
foyer
front porch
master bedroom
bedroom
closet
bathroom
utility
vestibule
master bath
bath
finess
WALL LEGEND
NEW CONSTRUCTION
EXISTING CONSTRUCTION TO REMAIN


RANKIN DESIGNWORKS
ARCHITECTURE
HARDY RESIDENCE
612 Belle Meade Blvd.
Project:
Nashville, TN
Rankin Designworks
scale: 1/4" = 1'-0"
date: 5/24/24
second floor plan
A-1.3
SECOND FLOOR PLAN
existing cedar closet
existing attic space
WALL LEGEND
NEW CONSTRUCTION
EXISTING CONSTRUCTION TO REMAIN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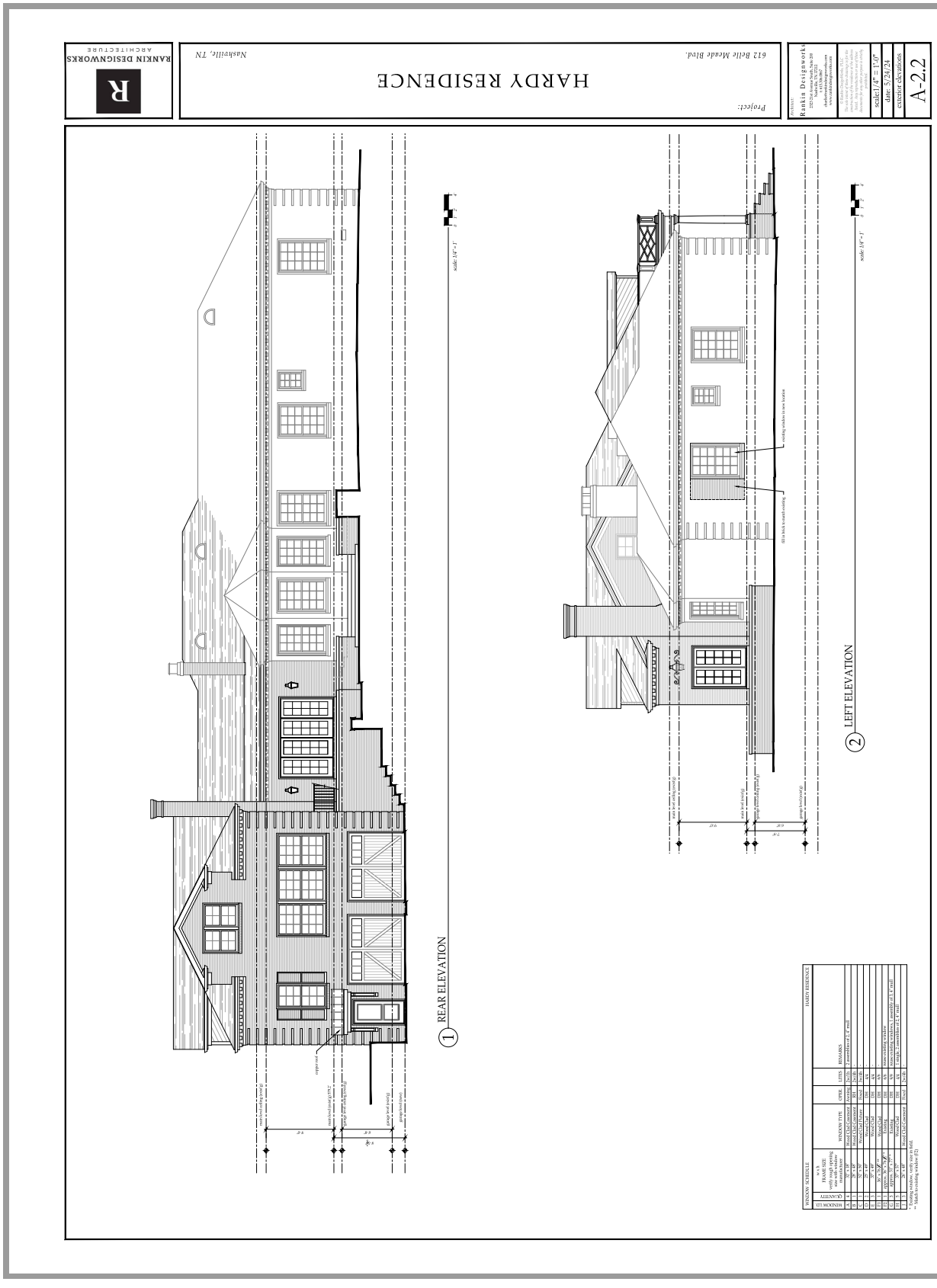
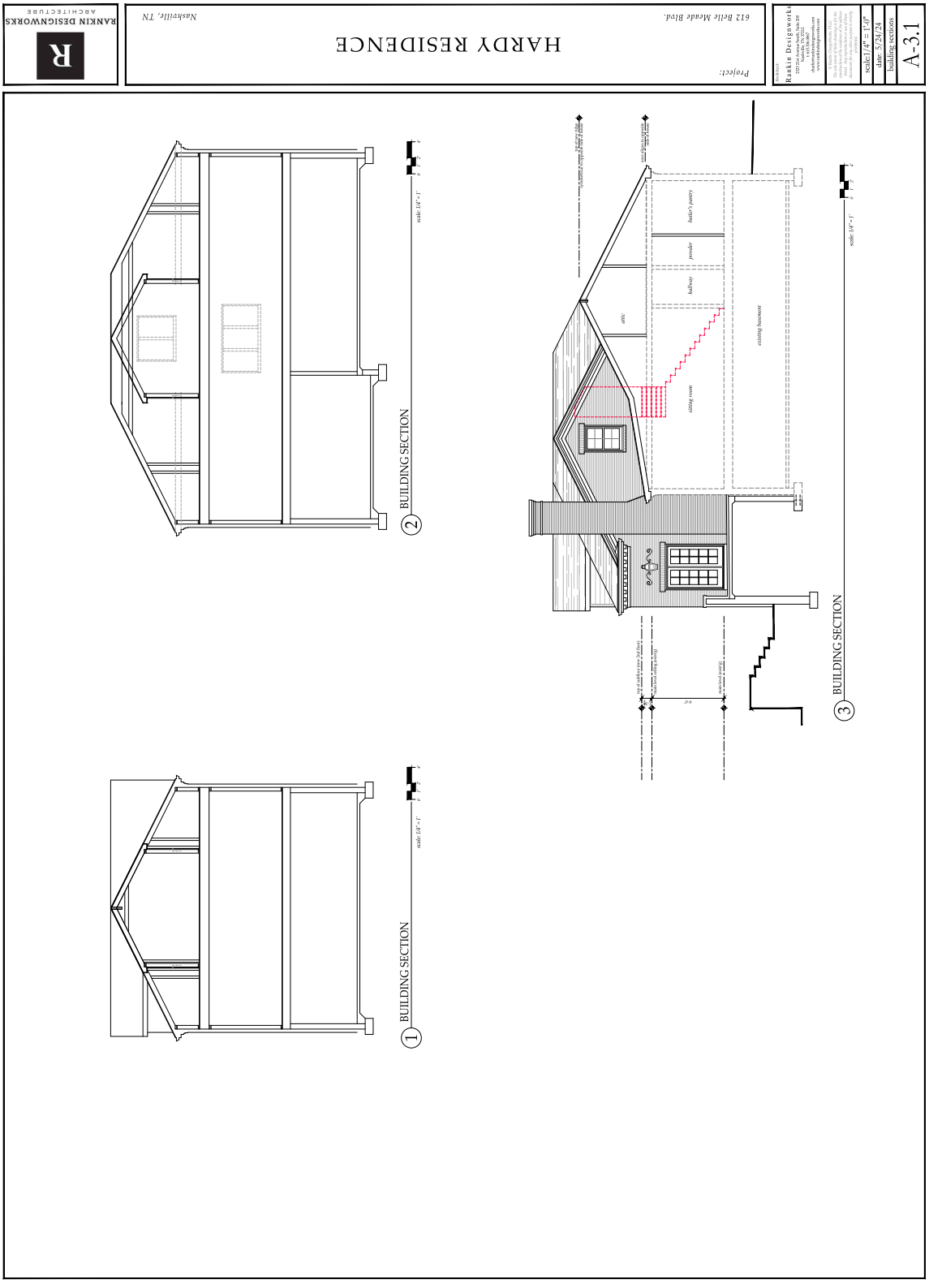
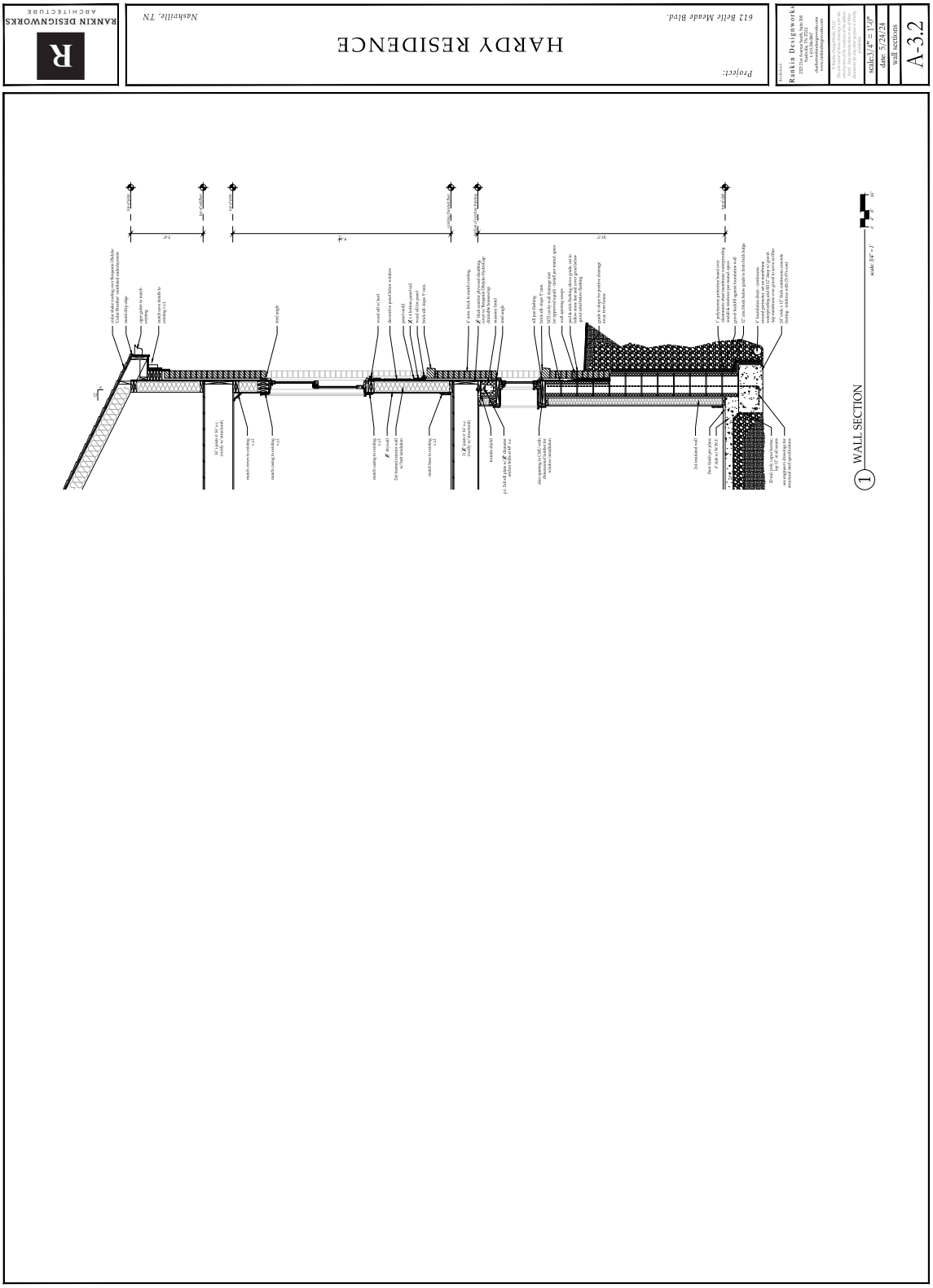
ARCHITECTURE
HARDY RESIDENCE
612 Belle Meade Blvd.
Nashville, TN
Project:
Architect:
Rankin Designworks
scale: 1/4" = 1'-0"
date: 5/24/24
exterior elevations
A-2.1
1 FRONT ELEVATION
scale: 1/4" = 1'-0"
2 RIGHT ELEVATION
scale: 1/4" = 1'-0"
WINDOW SCHEDULE
HARDY RESIDENCE
WINDOW I.D.
QUANTITY
WINDOW SIZE
FINISH, SIZE, notes, egress, tempered, obscure
STYLE
MFR.
UNIT
REMARKS
Wood Clad Casement
Wood Clad Casement
Wood Clad Casement
Wood Clad Casement
Wood Clad Casement
Existing
Existing
Wood Clad Casement
Wood Clad Casement
Wood Clad Casement
Wood Clad Casement
Wood Clad Casement


RANKIN DESIGNWORKS
ARCHITECTURE
R
Nashville, TN
HARDY RESIDENCE
612 Belle Meade Blvd.
Project:
Architect:
Rankin Designworks
scale: 1/4" = 1'-0"
date: 5/24/24
exterior elevations
A-2.2
REAR ELEVATION
LEFT ELEVATION
WINDOW SCHEDULE
HARDY RESIDENCE


RANKIN DESIGNWORKS
ARCHITECTURE
HARDY RESIDENCE
Project:
612 Belle Meade Blvd.
Nashville, TN
Rankin Designworks
scale: 1/4" = 1'-0"
date: 5/24/24
building sections
A-3.1
BUILDING SECTION
BUILDING SECTION
BUILDING SECTION
existing basement
sitting room
hallway
upstairs
master's pantry
attic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ARCHITECTURE
HARDY RESIDENCE
612 Belle Meade Blvd.
Nashville, TN
Project:
Rankin Designworks
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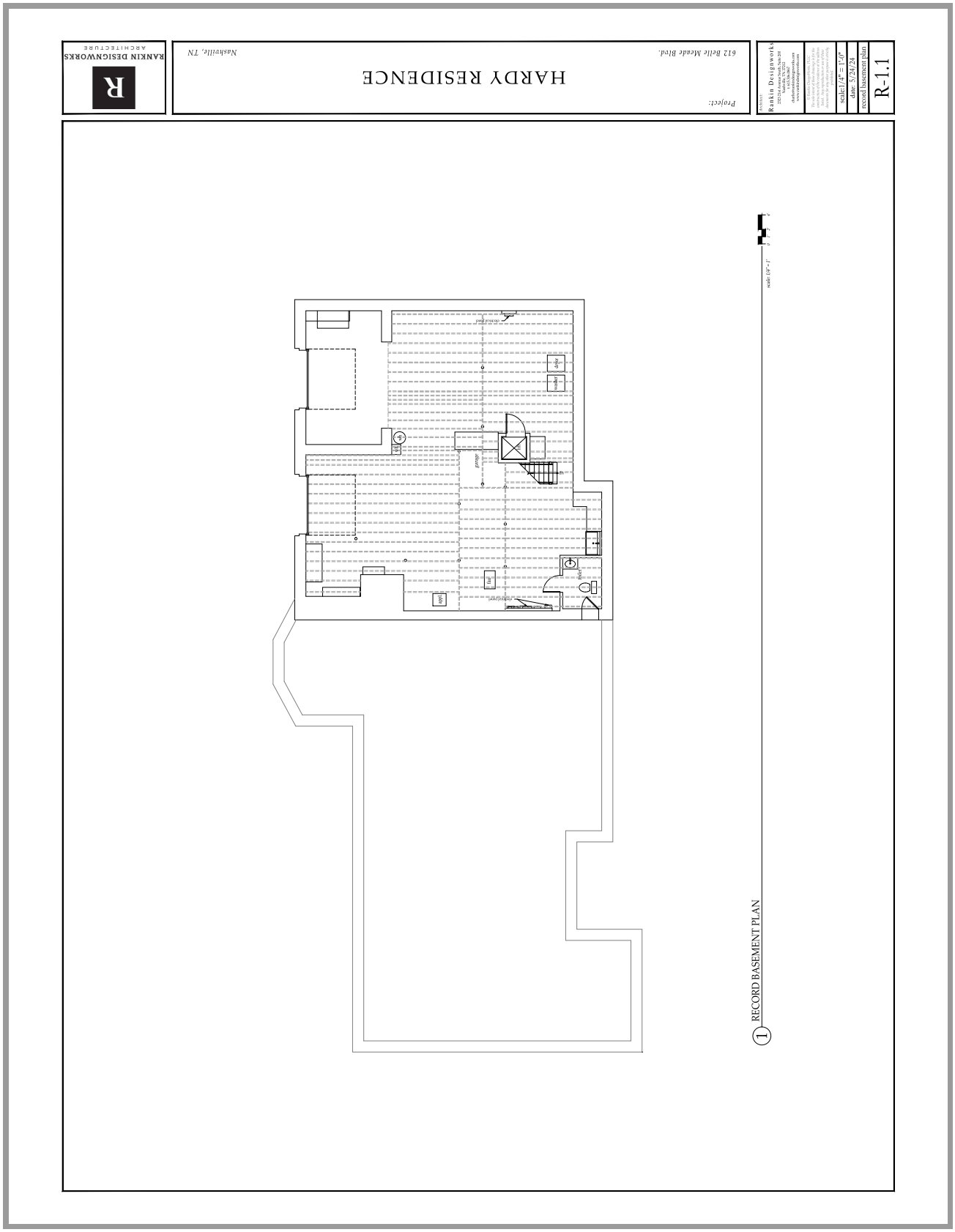
date: 5/24/24
wall sections
A-3.2
WALL SECTION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ARCHITECTURE
HARDY RESIDENCE
612 Belle Meade Blvd.
Nashville, TN
Project:
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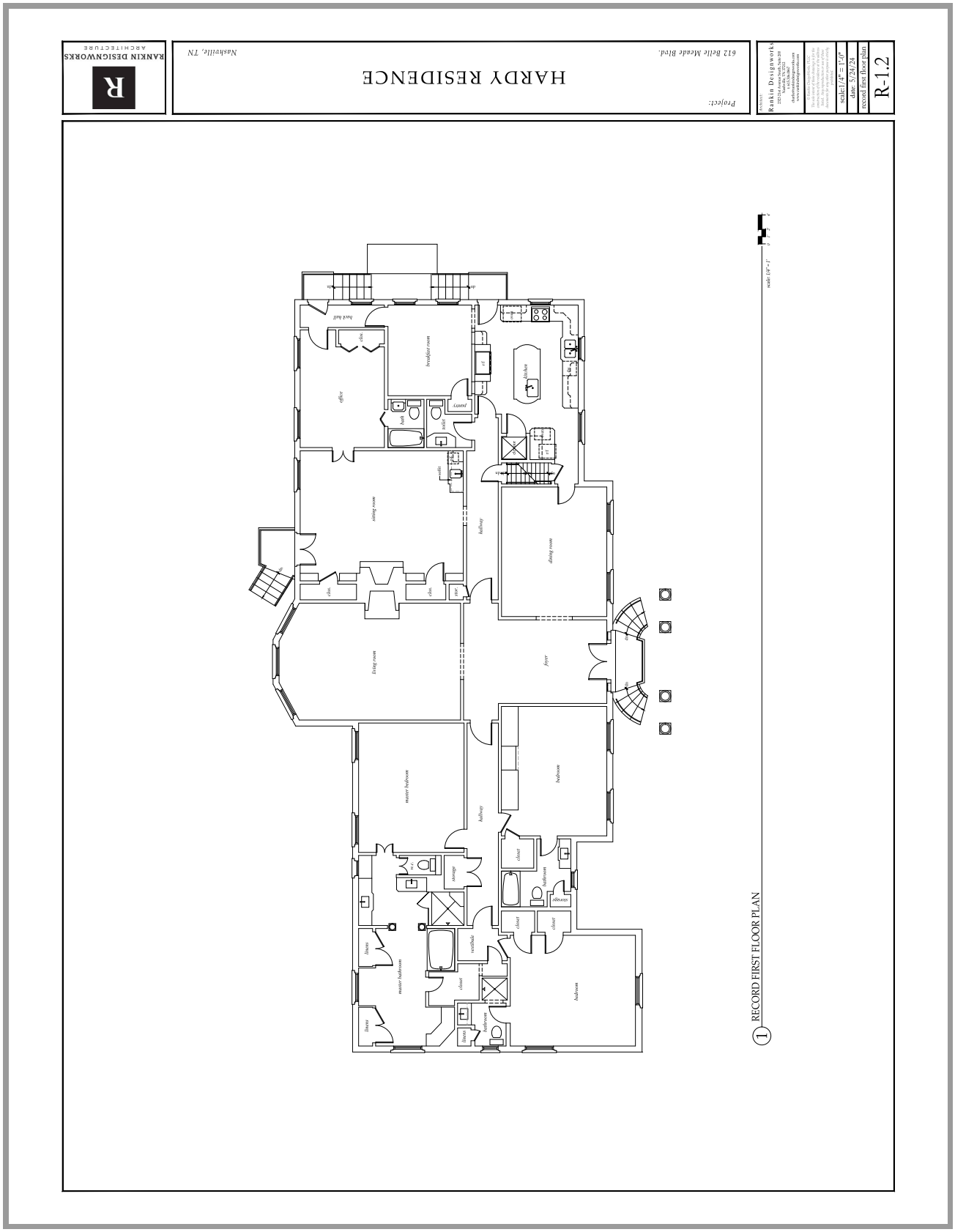
record basement plan
R-1.1
RECORD BASEMENT PLAN
1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ARCHITECTURE
HARDY RESIDENCE
612 Belle Meade Blvd.
Nashville, TN
Project:
Rankin Designworks
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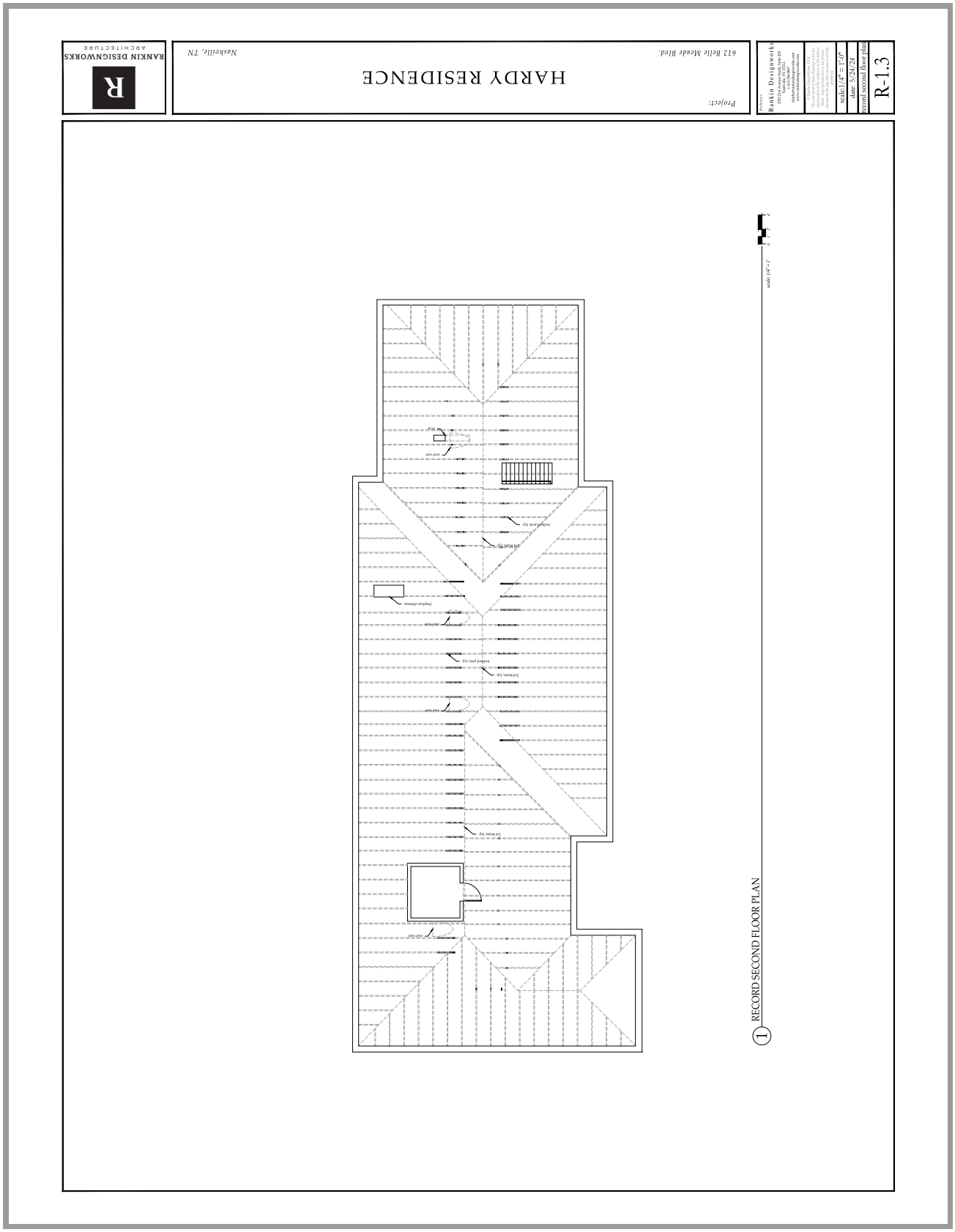
date: 5/24/24
record first floor plan
R-1.2
RECORD FIRST FLOOR PLAN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ARCHITECTURE
HARDY RESIDENCE
612 Belle Meade Blvd.
Nashville, TN
Project:
Rankin Designworks
scale: 1/4" = 1'-0"
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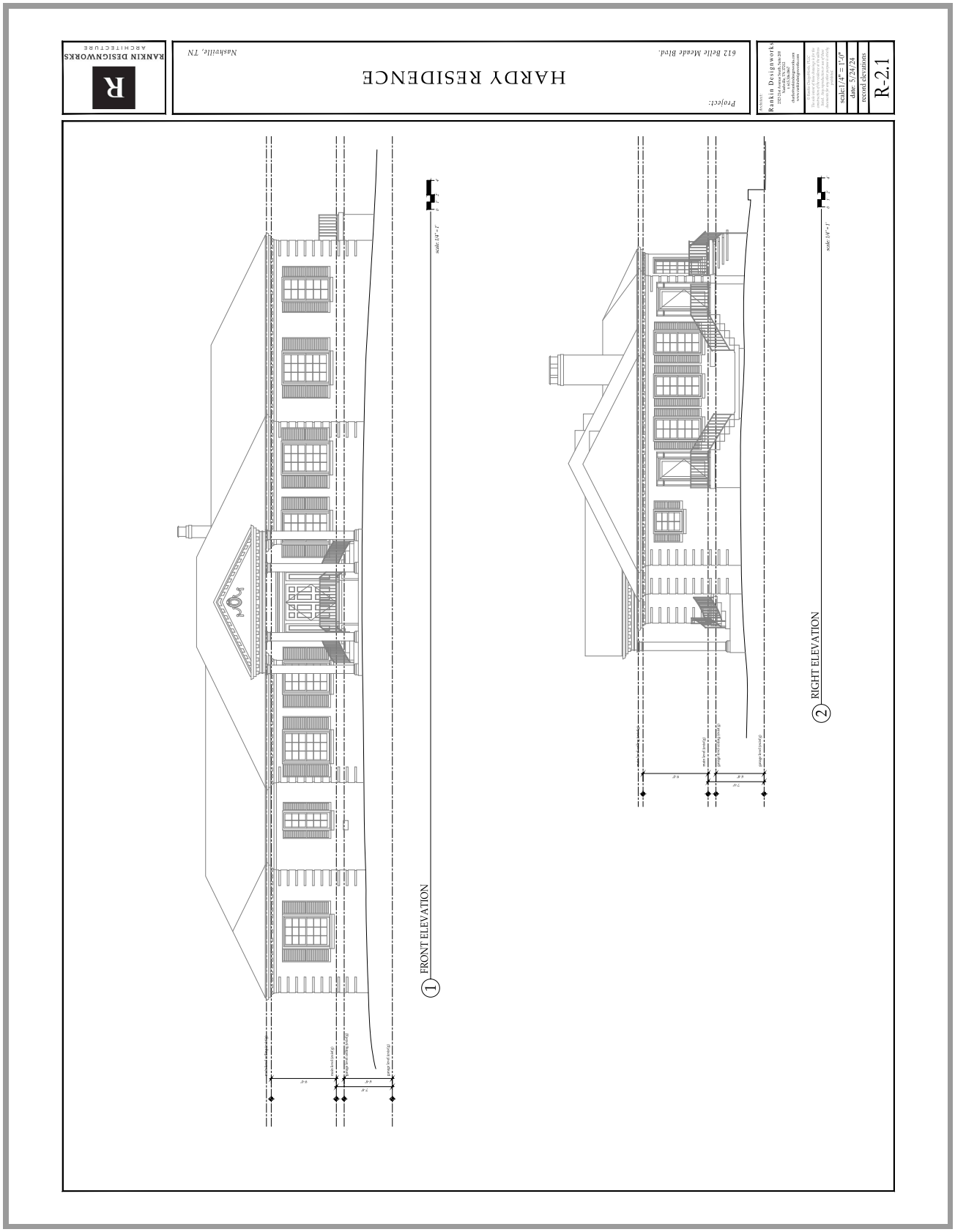
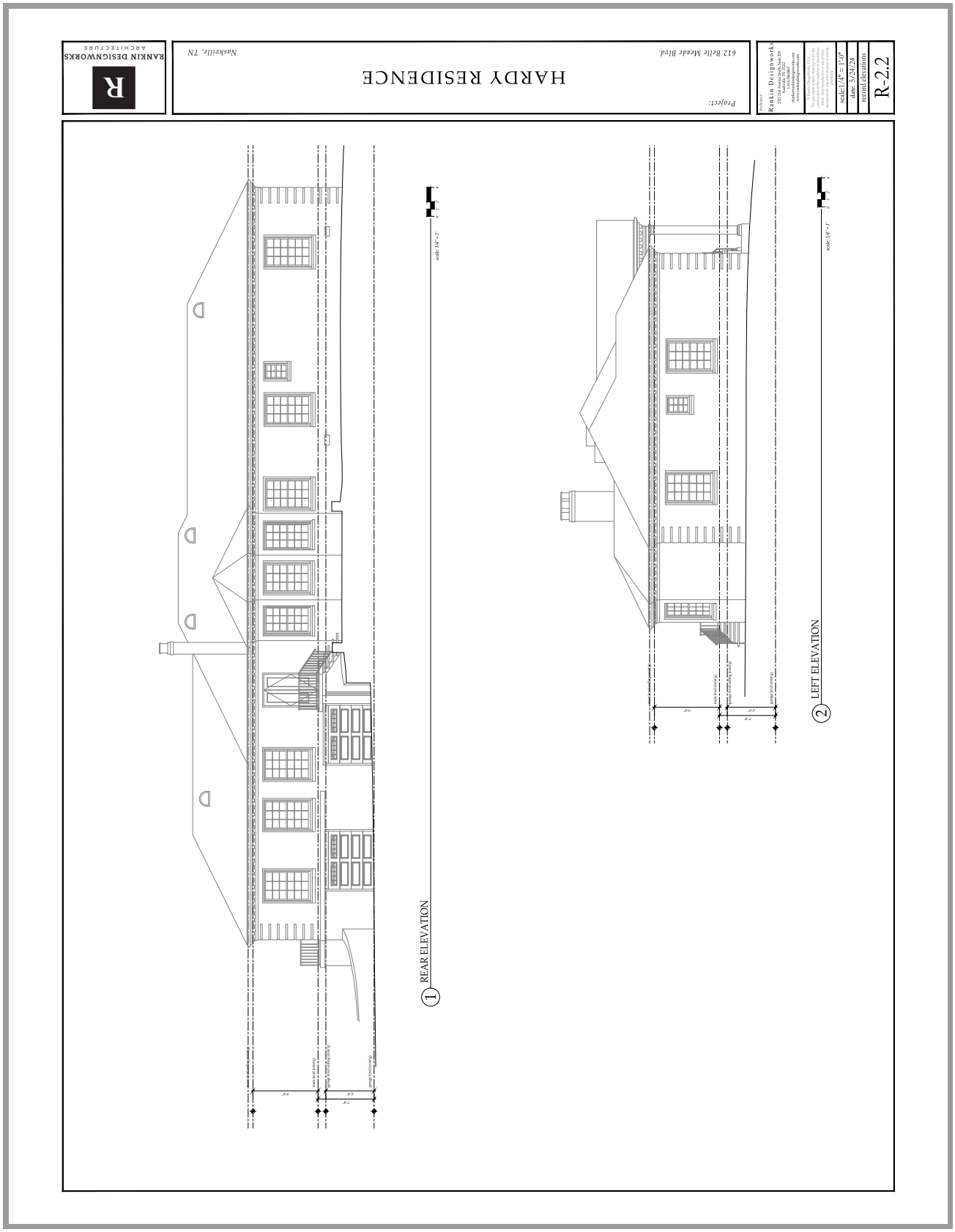
record second floor plan
R-1.3
1 RECORD SECOND FLOOR PLAN


RANKIN DESIGNWORKS
ARCHITECTURE
HARDY RESIDENCE
612 Belle Meade Blvd.
Nashville, TN
Project:
Rankin Designworks
scale:1/4" = 1'-0"
date: 5/24/24
record elevations
R-2.1
1 FRONT ELEVATION
2 RIGHT ELEVATION


RANKIN DESIGNWORKS
ARCHITECTURE
HARDY RESIDENCE
Project:
612 Belle Meade Blvd.
Nashville, TN
Rankin Designworks
scale:1/4" = 1'-0"
date: 5/24/24
record elevations
R-2.2
1 REAR ELEVATION
2 LEFT ELEVATION



1 EXISTING HOME - FRONT



2 EXISTING HOME - FRONT RIGHT



3 EXISTING HOME - REAR RIGHT



4 EXISTING HOME - REAR LEFT

RANKIN DESIGNWORKS
ARCHITECTURE

Project:

HARDY RESIDENCE

612 Belle Meade Blvd.

Nashville, TN

Architect:
Rankin Designworks
2525 21st Avenue South, Suite 200
Nashville, TN 37212
t: 615.386.0667
charlie@rankindesignworks.com
www.rankindesignworks.com

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scale: 1/4" = 1'-0"

date: 5/24/24

existing home photos

P1



1 607 BELLE MEADE BLVD



2 609 BELLE MEADE BLVD



3 610 BELLE MEADE BLVD - STREET VIEW



4 610 BELLE MEADE BLVD - AERIAL VIEW



5 615 BELLE MEADE BLVD - NORTH



6 618 BELLE MEADE BLVD



7 637 BELLE MEADE BLVD



8 4414 HOWELL PL



9 4417 HOWELL PL

RANKIN DESIGNWORKS
ARCHITECTURE

Nashville, TN

HARDY RESIDENCE

Project: *612 Belle Meade Blvd.*

Architect:
Rankin Designworks
2323 21st Avenue South, Suite 200
Nashville, TN 37212
t: 615.386.0867
charlie@rankindesignworks.com
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scale: 1/4" = 1'-0"

date: 5/24/24

neighboring homes

P2



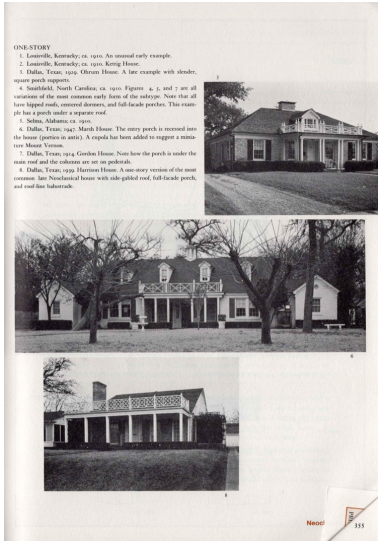








1 INSPIRATION IMAGES



ONE-STORY

1. Louisville, Kentucky; ca. 1910. An unusual early example.
2. Louisville, Kentucky; ca. 1910. Kettig House.
3. Dallas, Texas; 1909. Ohrum House. A late example with slender, square porch supports.
4. Smithfield, North Carolina; ca. 1910. Figures 4, 5, and 7 are all variations of the most common early form of the subtype. Note that all have hipped roofs, centered dormers, and full-facade porches. This example has a porch under a separate roof.
5. Selma, Alabama; ca. 1910.
6. Dallas, Texas; 1947. Marsh House. The entry porch is recessed into the house (portico in antis). A cupola has been added to suggest a miniature Mount Vernon.
7. Dallas, Texas; 1914 Gordon House. Note how the porch is under the main roof and the columns are set on pedestals.
8. Dallas, Texas; 1939. Harrison House. A one-story version of the most common, late Neoclassical house with side-gabled roof, full-facade porch, and roof-line balustrade.

2 HISTORICAL PRECEDENCE

RANKIN DESIGNWORKS
ARCHITECTURE

Project:

HARDY RESIDENCE

612 Belle Meade Blvd.

Nashville, TN

Architect:
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2323 21st Avenue South, Suite 200
Nashville, TN 37212
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charlie@rankindesignworks.com
www.rankindesignworks.com

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scale: 1/4" = 1'-0"

date: 5/24/24

inspiration images

P3

Staff Report

Agenda No.:	IV.A.
Case No.:	HZC2024-12
Staff:	Mary Samaniego, Planning Director
Applicant:	Charlie Rankin representing Christopher Hardy
Request:	Certificate of Appropriateness for an addition
Location:	612 Belle Meade Boulevard

Summary:

The applicant, on behalf of the property owner, is requesting Certificate of Appropriateness approval for an addition to the existing residence. Specifically, the applicant is proposing to demolish the right portion of the residence and to replace it with a one-and-half story addition as well as incorporating neoclassical elements into the front façade. This 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 Ranch with formal Neoclassical architectural style elements within the 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 1.62 acres (70,535 square feet) and the existing residence is 4,124 square feet in size.
2. The residence was originally constructed in 1953 and is architecturally designated as Ranch. It appears that the only significant alterations to the original residence was the addition of a front porch and an enclosed rear porch.
3. The applicants are proposing to change the architectural style of the residence from Ranch to Ranch with neoclassical elements.
4. The allowable building area per the Zoning Code is 13,825 square feet with 5,030 square feet proposed. The proposed demolition and addition of a second story will increase the overall residence area by 906 feet.
5. The allowable building footprint of 8,464 square feet with 4,410 square feet proposed.
6. The dwelling has been identified in the 2021 historical survey (DV-26157) as having: brick construction type; one brick chimney; brick foundation; double-hung, wood windows; and a hip & gable roof with asphalt shingles.
7. The residence has been owned by at least six different owners over the last 50 years.

8. 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:

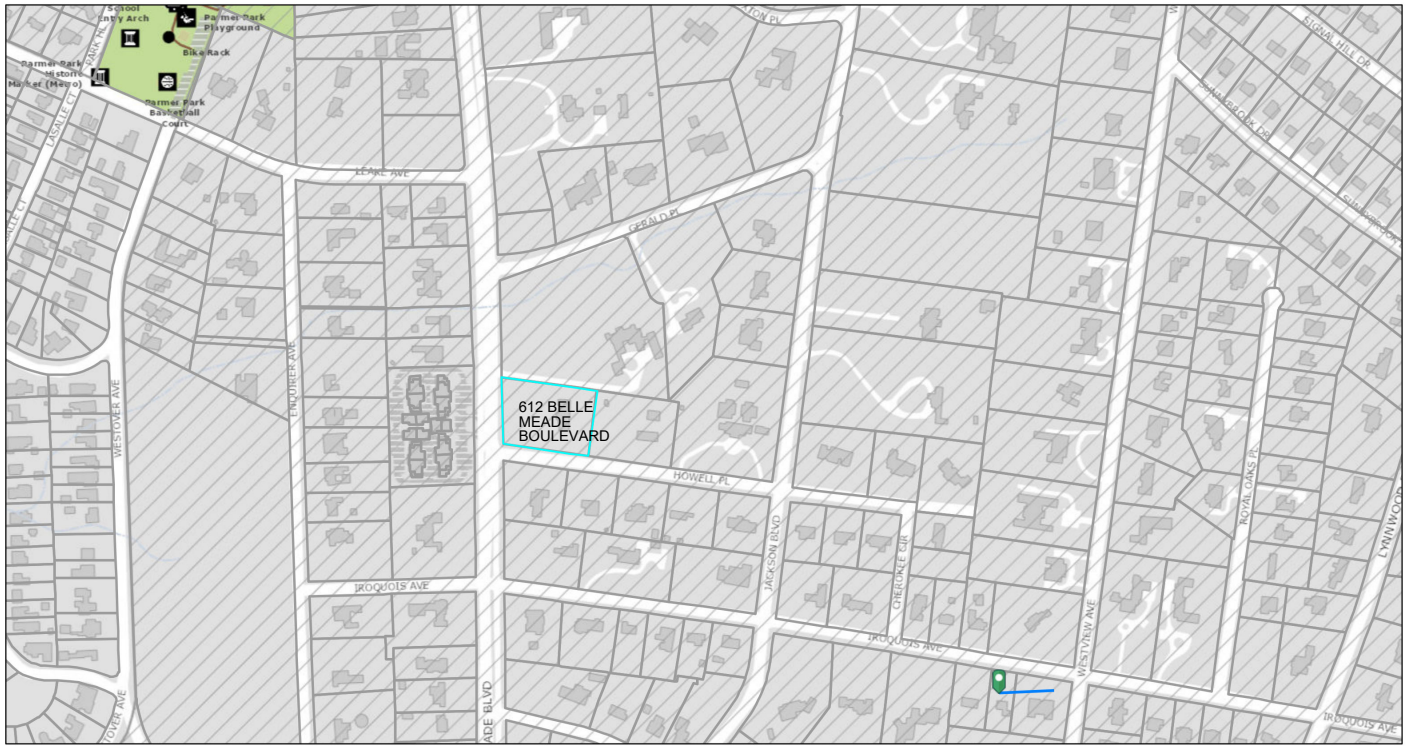
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by 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.

Attachment:

1. Location Map

Nashville / Davidson County Parcel Viewer 612 BELLE MEADE BOULEVARD



May 21, 2024

graphicsLayer2

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Nashville Maps

Made by: Metro GIS

PAID
MAY 20 2024
By rec online

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 # HZC 2024-16 **FEE:** $1500

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 4444 Tyne BLVD, Nashville, TN 37215

AGE/YEAR OF STRUCTURE: 1941

PROPERTY OF SIGNIFICANCE (1901-1939) ____ YES

PROPERTY OF CONSERVATION (1940-2000) _x_ YES

PROPERTY LESS THAN 50 YEARS ____ YES

PROPERTY OWNER or APPLICANT

NAME: Jamie Pfeffer

ADDRESS: 921 B Woodland Street, Nashville, TN 37206

EMAIL: jamie@pfeffertorode.com

PHONE NUMBER: 615-667-0808

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style early 20th century English Arts and Crafts

Describe Proposed Work The proposed construction is an approximately 11,000 sq.ft. single family residence.The home is clad in unpainted formed brick with molded brick and cut limestone accents, painted wood lap siding, painted wood trim, copper flashing and accents, with flat seamed copper and slate roofing. The planned estate includes many integrated gardens and outdoor living areas with pool and spa.

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

- [X] Description of Property Condition and Proposal
  please refer to approved demolition application
- [X] Site Plan showing building envelope
- [X] All building elevations showing finish grade
- [X] Wall Section with siding, roofing, doors, windows, and ornamentation.
- [X] PDF Photos of Existing Property
- [X] PDF Photos of Neighboring Properties
- [X] PDF Inspirational Photos

➢ **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.)

THE EXISTING RESIDENCE IS CLAD WITH STONE AND WOOD LAP SIDING. THE ROOF IS ASPHALT SHINGLE WITH METAL ACCENT ROOFS. THE EXISTING RESIDENCE IS HABITABLE.

Historical Significance

NONE

Is the property habitable?

YES

Give a compelling reason for demolition of property

THE EXISTING RESIDENCE UNDERWENT A SIGNIFICANT RENOVATION / ADDITION IN THE 1970's. THE ADDITION ENVELOPED THE EXISTING RESIDENCE AND WAS NOT DONE IN THE STYLE OF THE EXISTING HOME BUILT IN THE 1940'S. ANY HISTORIC SIGNIFICANCE THAT REMAINS IS LARGELY OVERSHADOWED BY THE LARGE AND STYLISTICALLY DIFFERENT ADDITION. EVEN THOUGH THIS HOME FALLS WITHIN THE DEFINITION OF BEING A PROPERTY "WORTHY OF CONSIDERATION" IT DOES NOT MEET THE QUALITY OF DESIGN OR HISTORIC NATURE OF THE SURROUNDING CONTEXT.

Describe the proposed reuse of existing materials, if any?

CURRENTLY THERE IS NO PLAN IN PLACE TO REUSE THE EXISTING MATERIALS. REUSE OF SITE ELEMENTS AND MATERIALS PENDING NEW DESIGN.

- **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:
ALUMINUM CLAD WOOD, PAINTED STEEL

Frame Material:
ALUMINUM CLAD WOOD, PAINTED STEEL

Windowsills:
BRICK WITH PAINTED WOOD SUB-SILL

Brick, Painted/Natural:
BRICK, NATURAL, FORMED

Brick/Stone Thickness:
3-5/8" FULL DEPTH VENEER

Clapboard Material:
WOOD, PAINTED

Clapboard Dimensions/Reveal:
3/4" THICKNESS WITH 5" REVEAL

Railings, Columns, Pilasters:
BRICK AND HEAVY TIMBER POSTS, STEEL RAILING

Chimney Material:
BRICK VENEER WITH CUT LIMESTONE ACCENTS

Roofing Material:
SLATE TILE

Exterior Doors:
ALUMINUM CLAD WOOD, PAINTED STEEL

Eaves/Cornice:
STAINED WOOD TONGUE AND GROOVE, PAINTED WOOD

Gutters:
HALF-ROUND COPPER GUTTER, COPPER DOWNSPOUT, COPPER GUTTER BRACKETS

Gutter Dimensions:
6" HALF-ROUND GUTTER, 4" DOWNSPOUT

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	
[X]	[ ]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[X]	[ ]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[X]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[ ]	[X]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[ ]	[X]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[X]	Possesses or may likely yield information important in prehistory or history, and/or
[ ]	[X]	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

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

Property Worthy of Conservation

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

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

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

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

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

Applicant/Property Owner Signature: _____ Date: 5.17.2024

JASON GABBARD
LANDSCAPE ARCHITECT

ECHOLS RESIDENCE

4444 TYNE BOULEVARD, NASHVILLE, TN 37215

BELLE MEADE HISTORIC ZONING COMMISION
SUBMISSION

DRAWING INDEX

1. INDEX
2. EXISTING SURVEY
3. EXISTING CONDITIONS
4. NEIGHBORING PROPERTIES
5. PRECEDENT IMAGERY
6. PROPOSED MASTER PLAN
7 PROPOSED GRADING PLAN
8-10. PROPOSED ELEVATIONS
11. WALL SECTIONS
12-21. PROPOSED PLANS



VICINITY MAP

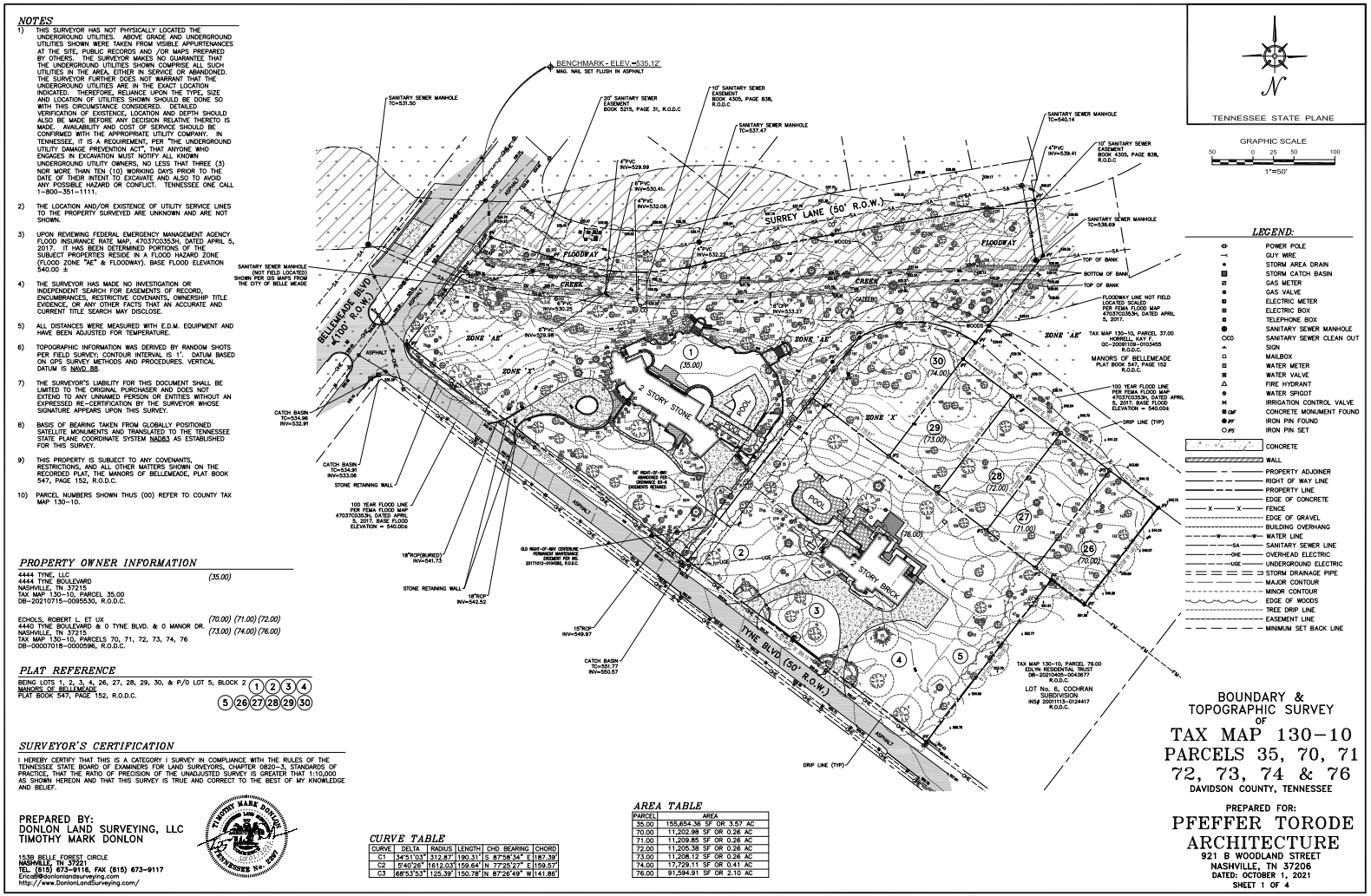
PROJECT TEAM

ARCHITECT
PFEFFER TORODE
921B WOODLAND ST
NASHVILLE, TN 37206

LANDSCAPE ARCHITECT
JASON GABBARD
231PUBLICSQUARE
SUITE 300 #14
FRANKLIN, TN 37064

INTERIOR DESIGNER
L ASHLEY CANTER
3500 HILLSDALE DRIVE
NASHVILLE, TN 37215

1/11



PFEFFER TORODE

SITE SURVEY

JULY 11, 2023 2/11



ARIAL VIEW



FRONT ENTRYWAY



BELLE MEADE FACADE



GARAGE



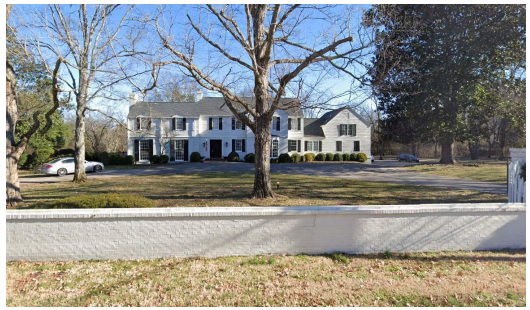
REAR FACADE



FRONT FACADE



VICINITY MAP



A. 4440 TYNE BLVD.



B. 4436 TYNE BLVD.



C. 4431 TYNE BLVD.



D. 4425 TYNE BLVD.



E. 4421 TYNE BLVD.

PFEFFER TORODE

NEIGHBORING PROPERTIES

JULY 11, 2023 4/11



SISSINGHURST



WOOLVERSTONE HOUSE







DEANERY GARDEN



200 JACKSON BLVD.



511 BELLE MEADE BLVD.



4410 FORSYTHE PL.



1305 CHICKERING RD.

A LANDSCAPE MASTERPLAN

ECHOLS RESIDENCE

NASHVILLE, TENNESSEE

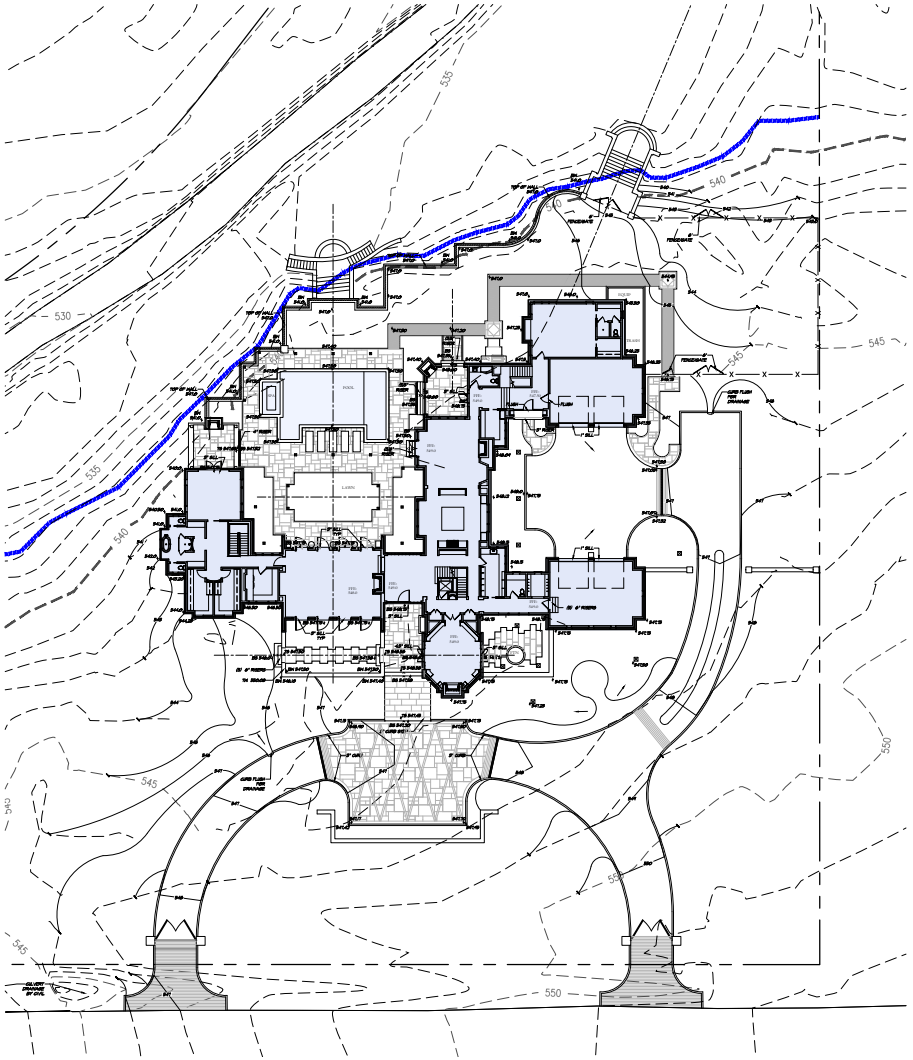


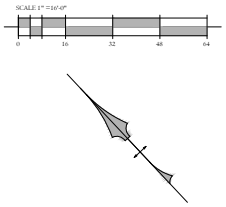
PFEFFER TORODE

SITE MASTER PLAN

JULY 11, 2023

6/11

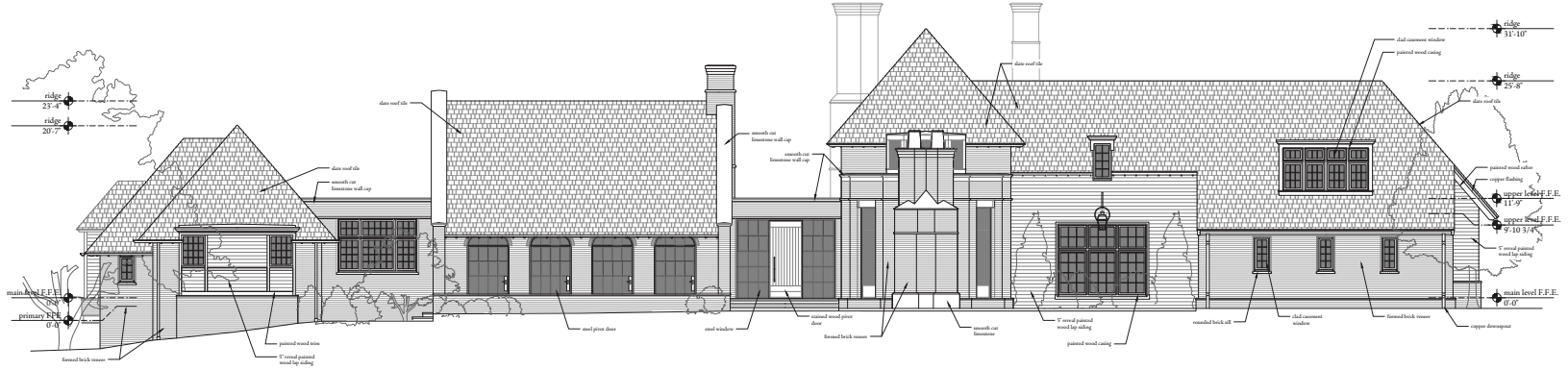




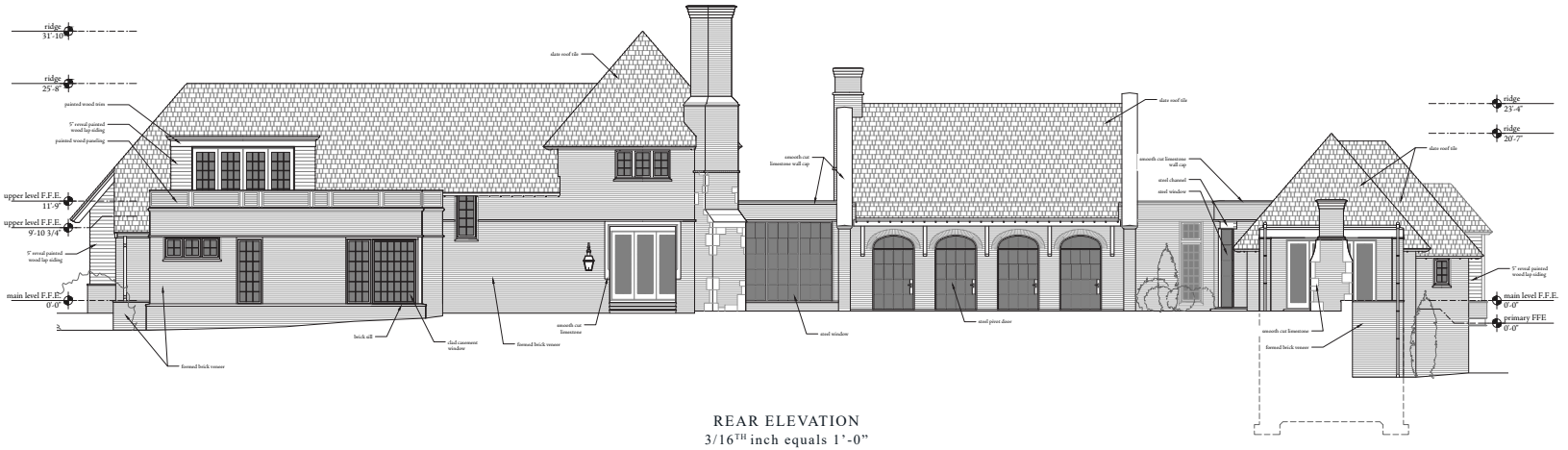
PFEFFER TORODE

GRADING PLAN
1"equals 16'-0"

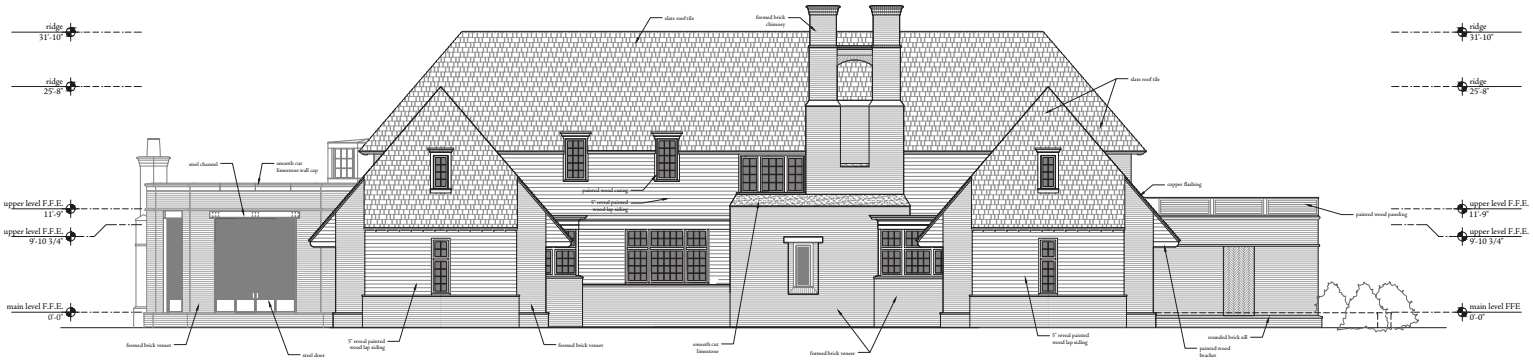
JULY 11, 2023 7/11



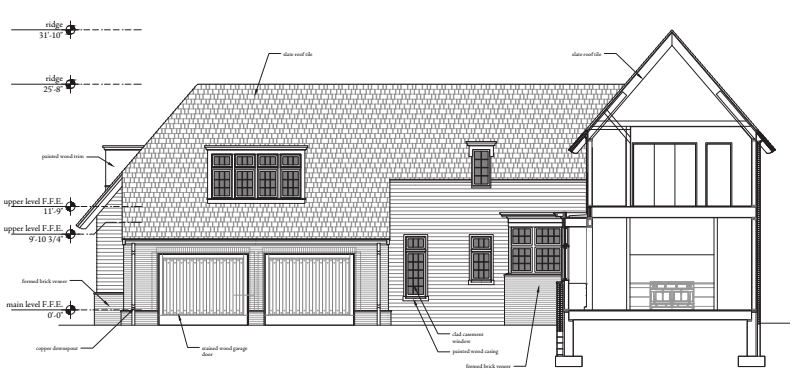
FRONT ELEVATION
3/16TH inch equals 1'-0"



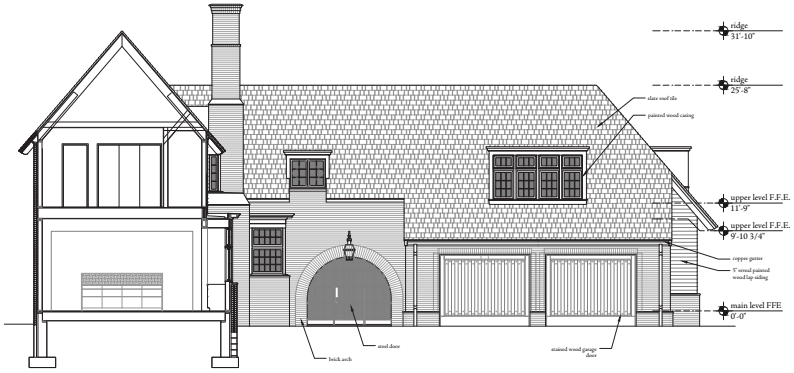
REAR ELEVATION
3/16TH inch equals 1'-0"



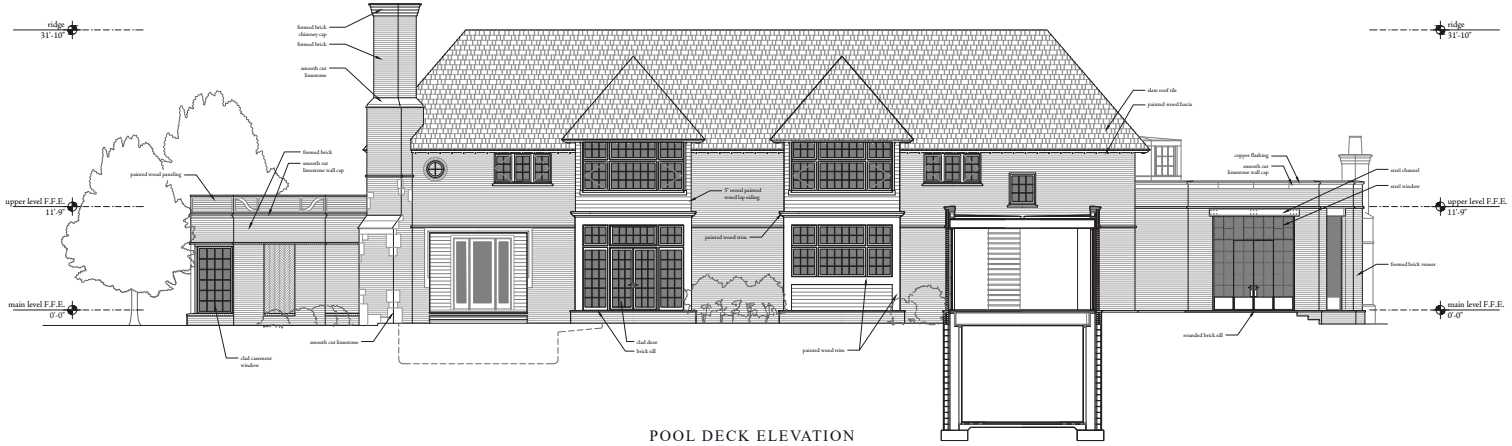
MOTORCOURT ELEVATION
3/16TH inch equals 1'-0"



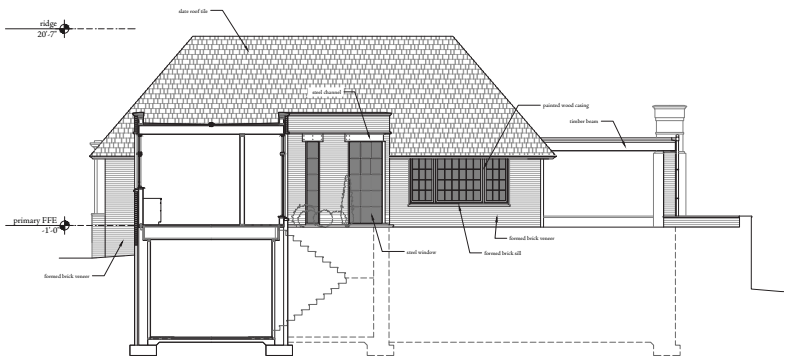
SOUTH GARAGE ELEVATION
3/16TH inch equals 1'-0"



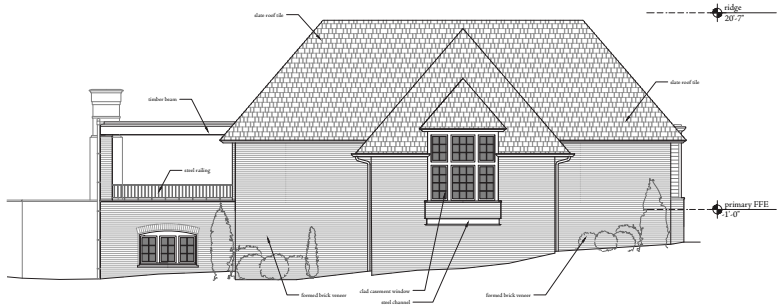
NORTH GARAGE ELEVATION
3/16TH inch equals 1'-0"



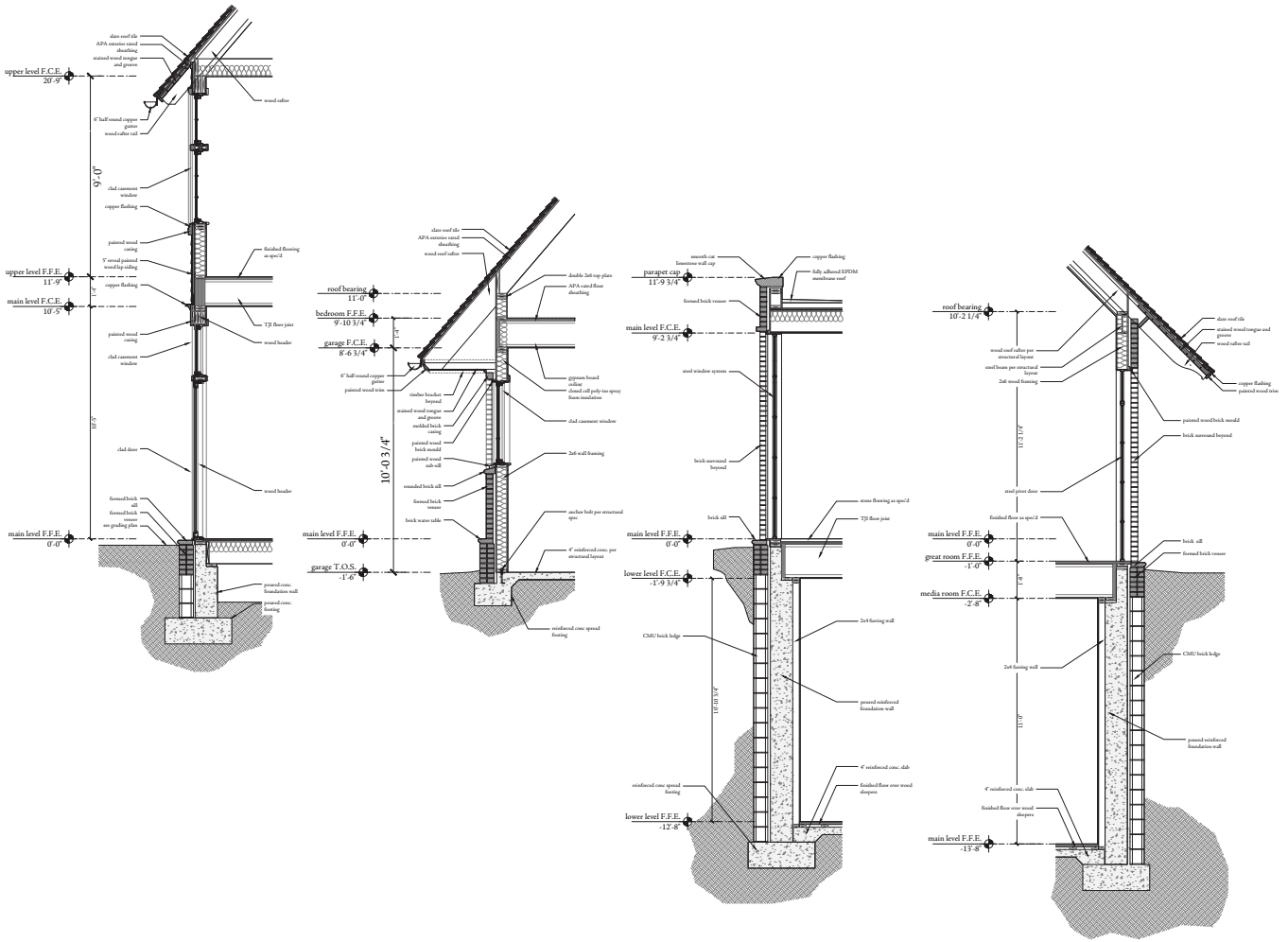
POOL DECK ELEVATION
3/16TH inch equals 1'-0"



PRIMARY SUITE ELEVATION
3/16TH inch equals 1'-0"



PRIMARY SUITE ELEVATION
3/16TH inch equals 1'-0"

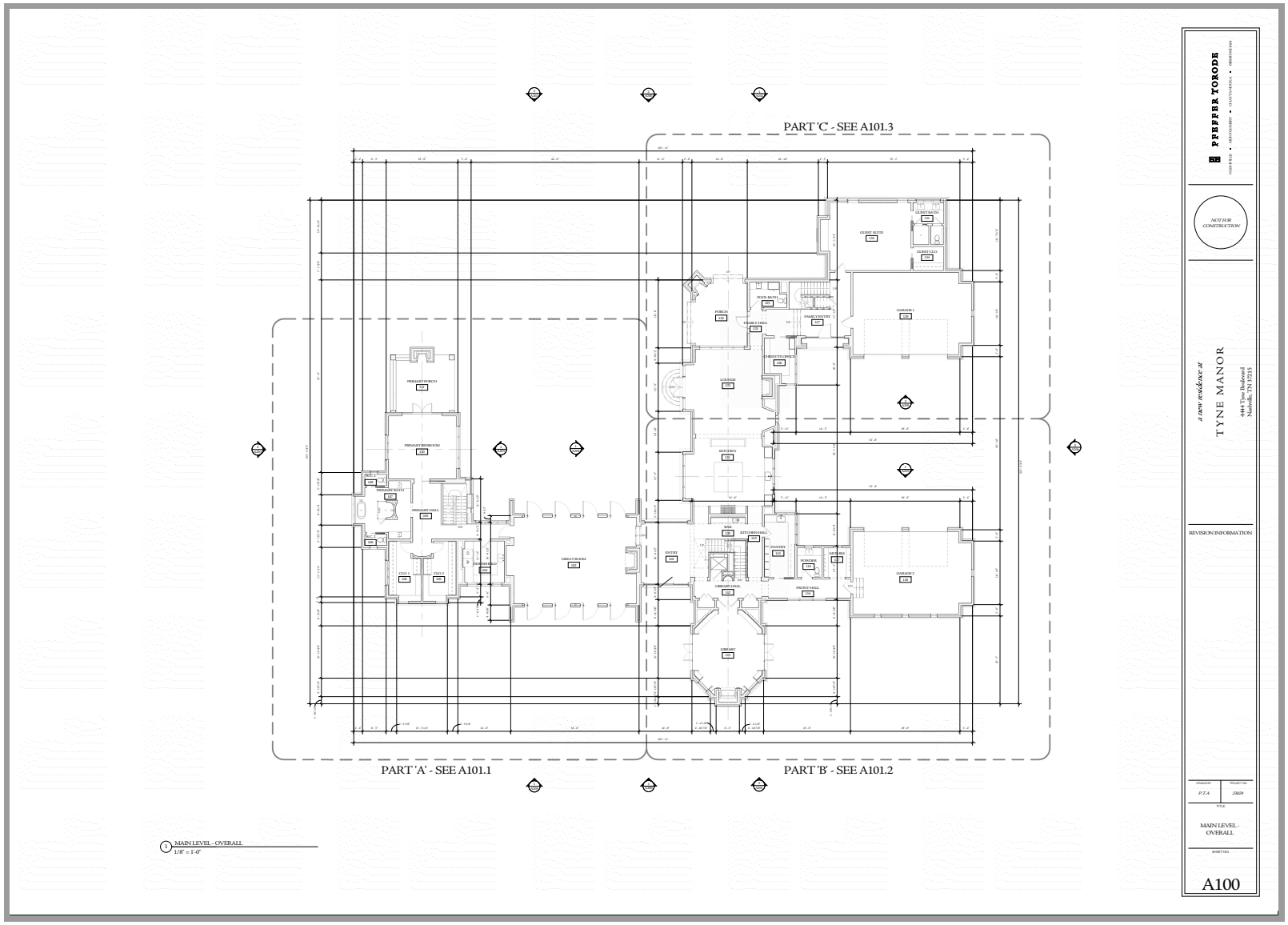


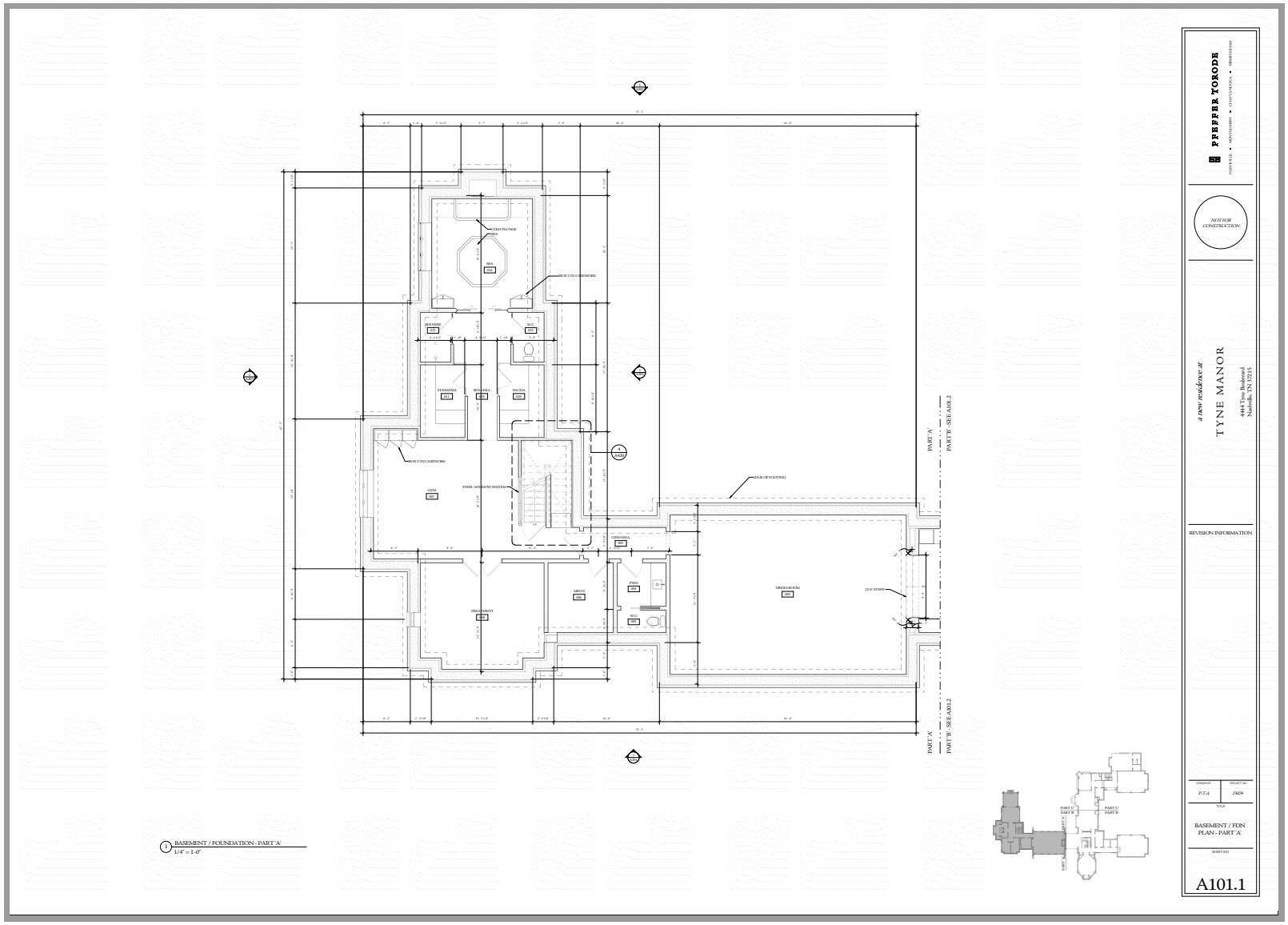
PFEFFER TORODE

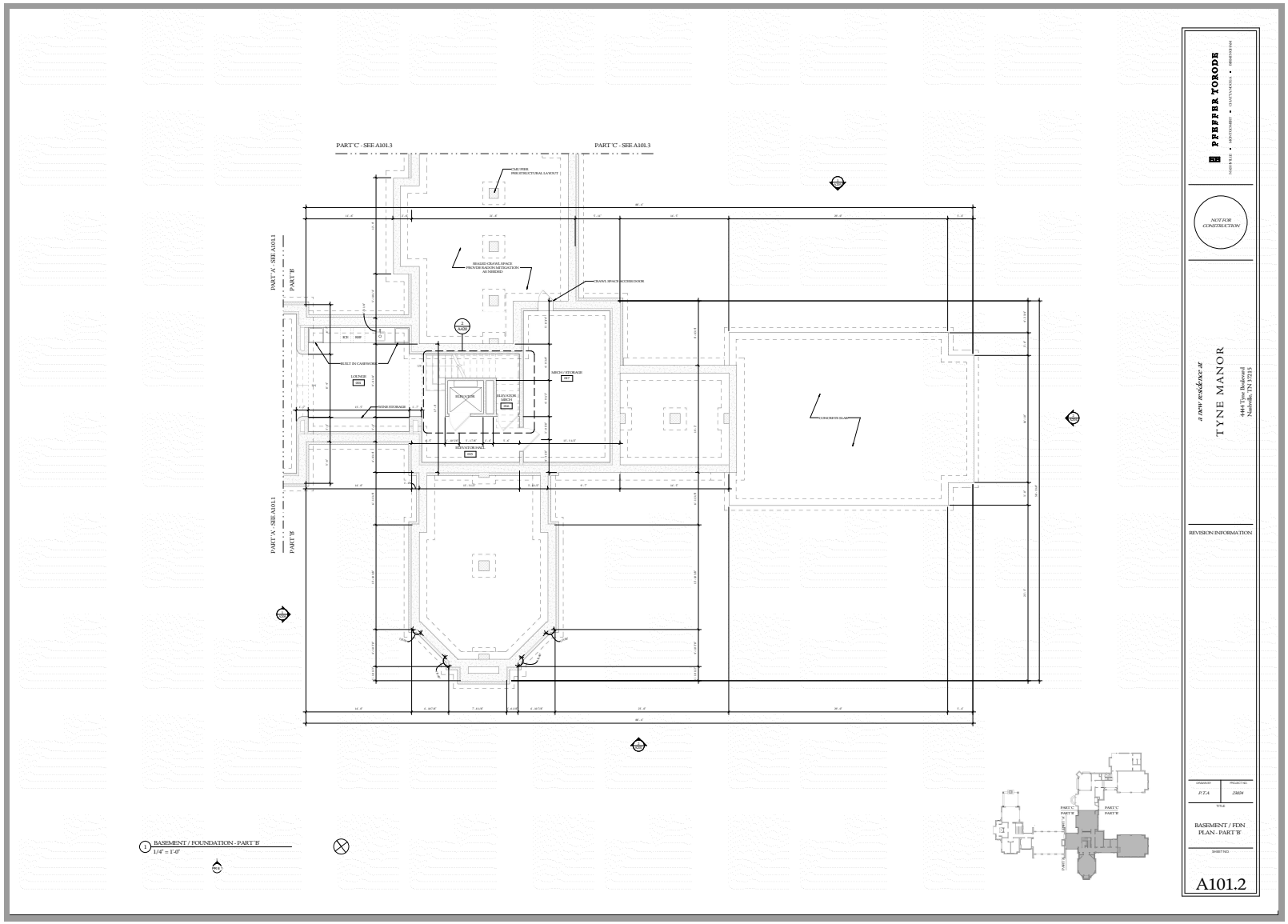
WALL SECTIONS
1/2 inch equals 1'-0"

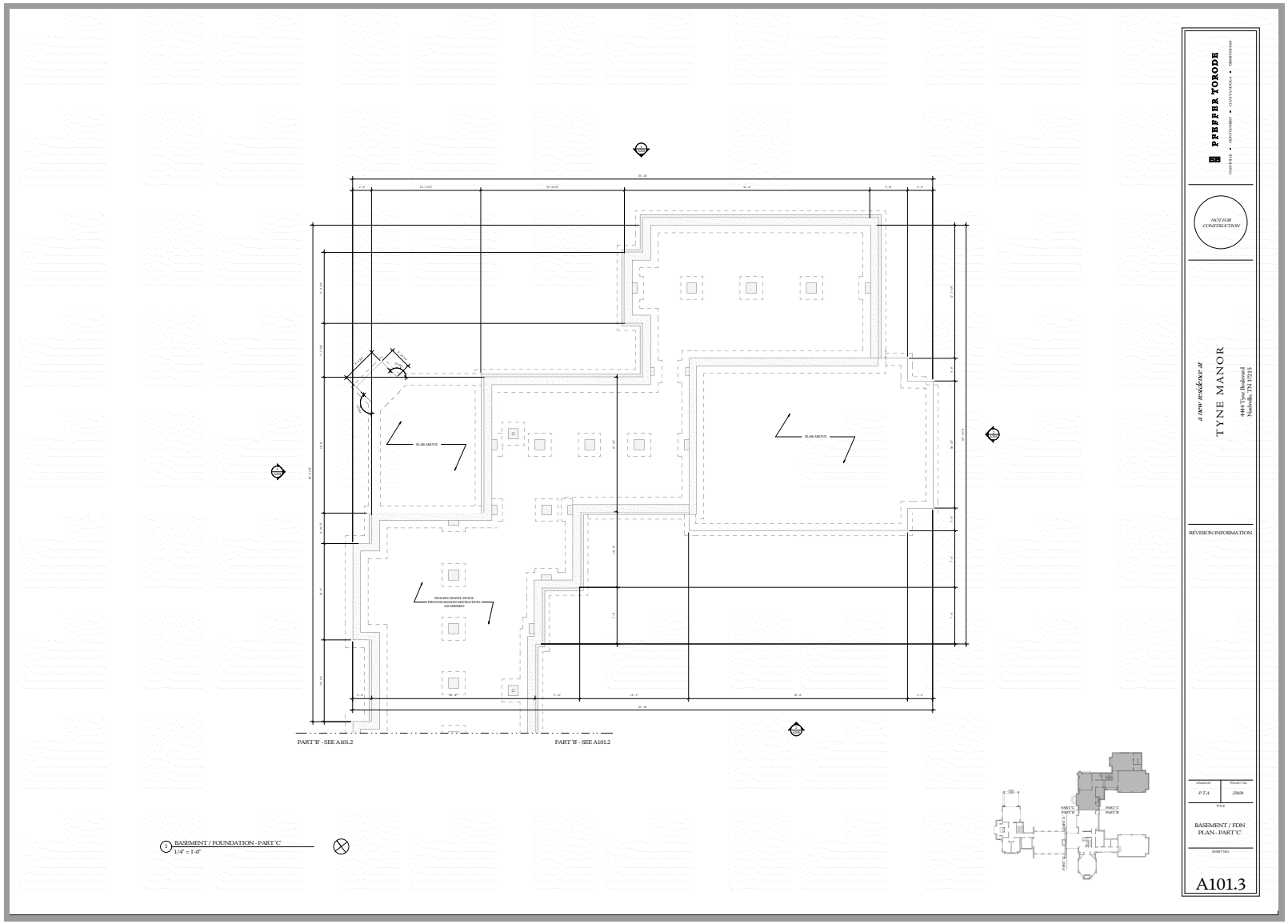
JULY 11, 2023

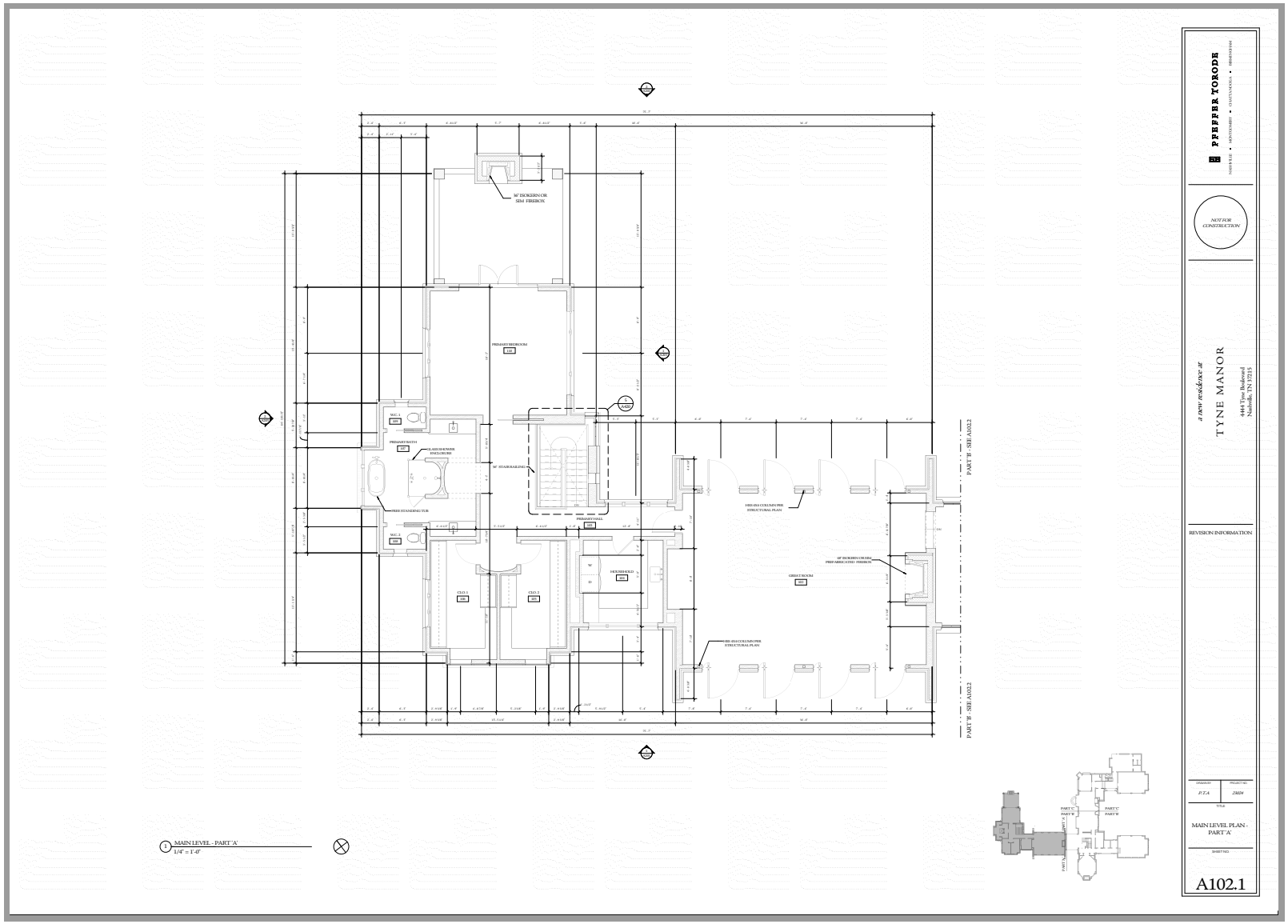
11/11

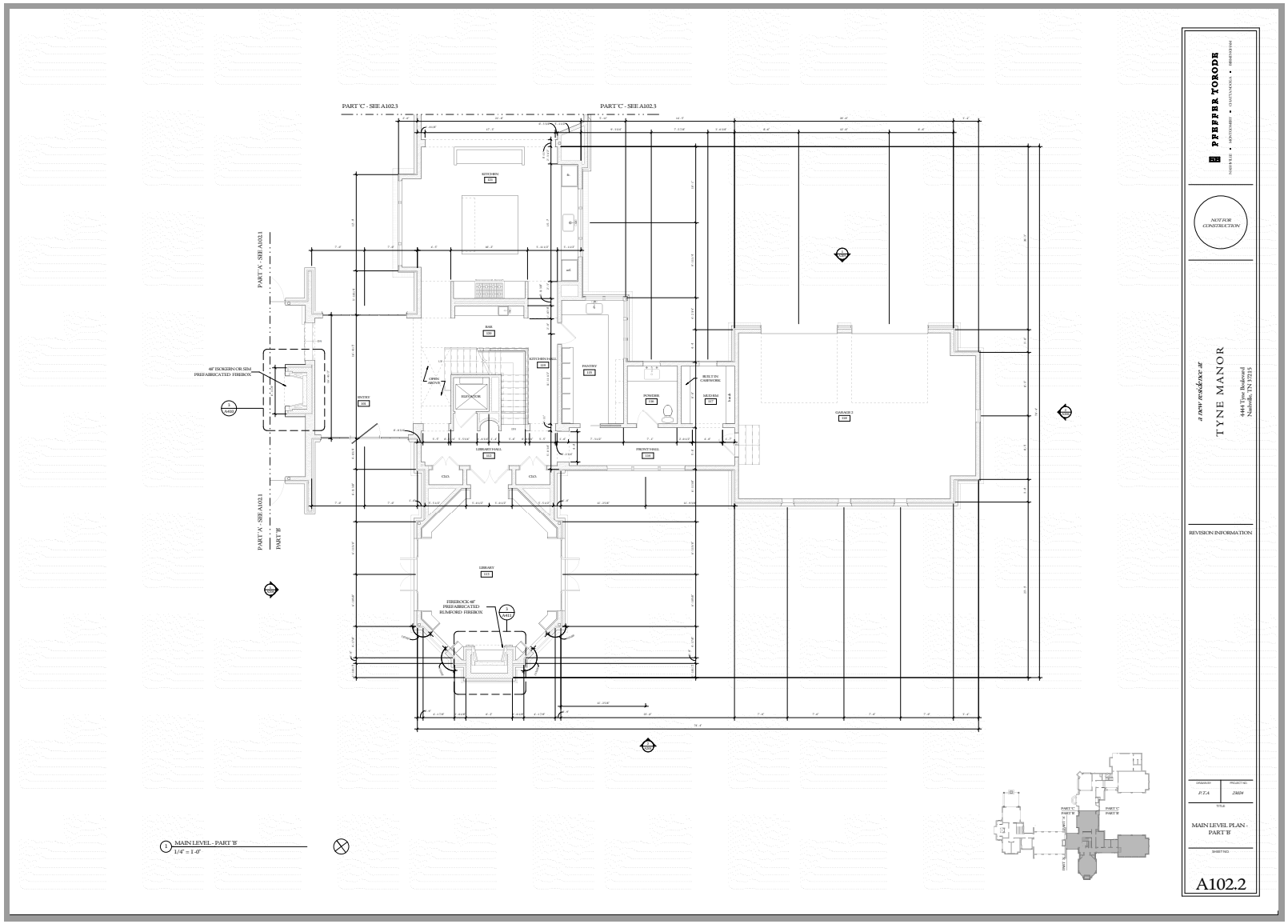

PART 'C' - SEE A101.3
PART 'A' - SEE A101.1
PART 'B' - SEE A101.2
MAIN LEVEL - OVERALL
1/8" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
MAIN LEVEL - OVERALL
A100

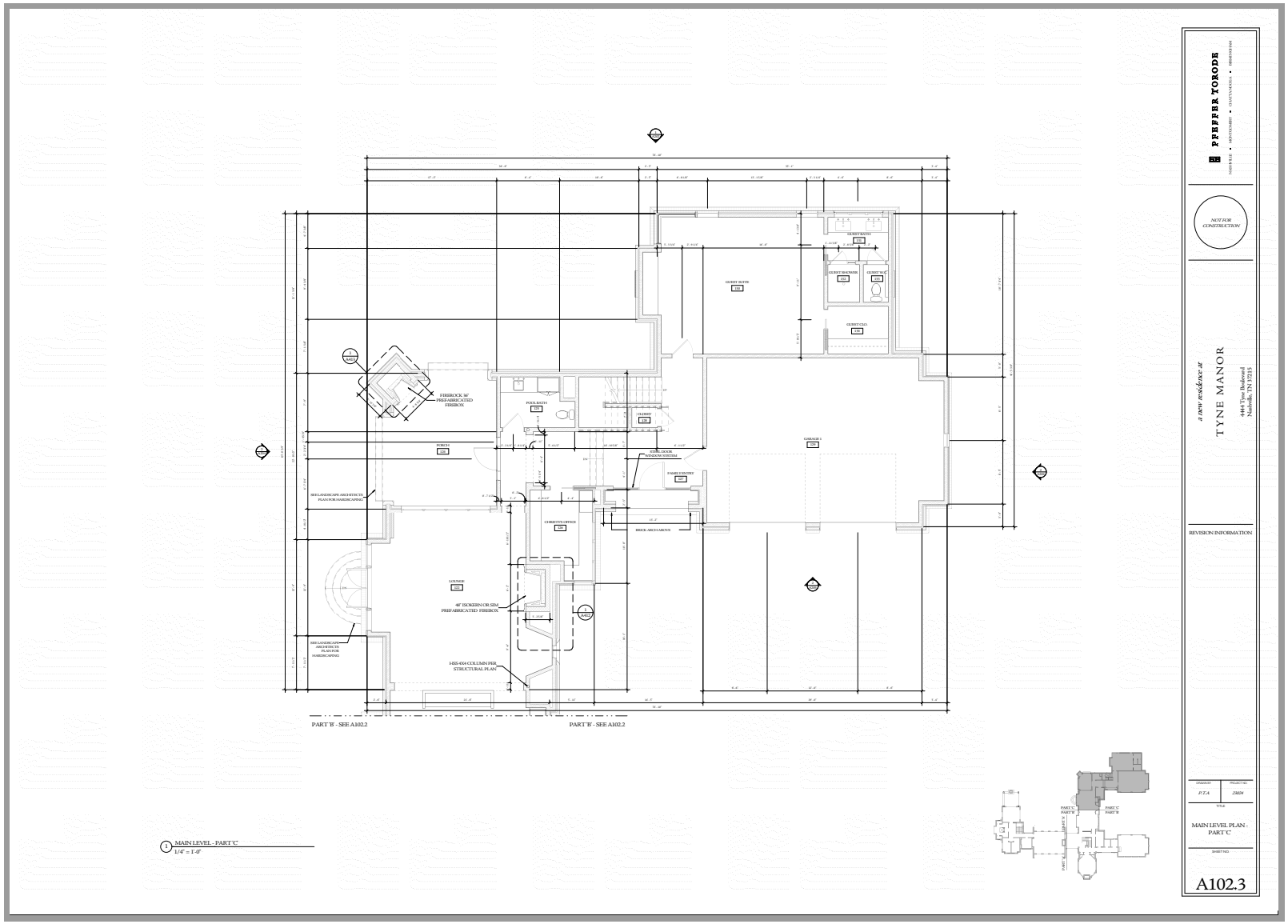

PFEFFER TOKODE
NOT FOR CONSTRUCTION
a NEW residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
BASEMENT / FDN PLAN - PART 'A'
A101.1
1 BASEMENT / FOUNDATION - PART 'A'
1/4" = 1'-0"


PART 'C' - SEE A101.3
PART 'C' - SEE A101.3
PART 'A' - SEE A101.1
PART 'B'
PART 'A' - SEE A101.1
PART 'B'
1 BASEMENT / FOUNDATION - PART 'B'
1/4" = 1'-0"
PFEFFER TOKODY
NOTES FOR CONSTRUCTION
a NEW residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
BASEMENT / FDN PLAN - PART 'B'
A101.2


PART 'B' - SEE A101.2
PART 'B' - SEE A101.2
BASEMENT / FOUNDATION - PART 'C'
1/4" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
BASEMENT / FDN PLAN - PART 'C'
A101.3


PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
MAIN LEVEL PLAN - PART 'A'
A102.1
MAIN LEVEL - PART 'A'
1/4" = 1'-0"
PART 'B' - SEE A102.2
PREMARY BEDROOM
PREMARY BATH
PREMARY HALL
HOUSEHOLD
GREAT ROOM
CLO. 1
CLO. 2
W.C. 1
W.C. 2
PART 'C'
PART 'B'
PART 'A'


PART 'C' - SEE A102.3
PART 'C' - SEE A102.3
PART 'A' - SEE A102.1
PART 'A' - SEE A102.1
PART 'B'
48" ISOKERN OR SIM PREFABRICATED FIREBOX
FIREBOCK 48" PREFABRICATED RUMFORD FIREBOX
KITCHEN
BAR
PANTRY
POWDER
MUDRM
GARAGE 2
LIBRARY HALL
FRONT HALL
LIBRARY
CLO.
CLO.
MAIN LEVEL - PART 'B'
1/4" = 1'-0"
PREFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
MAIN LEVEL PLAN - PART 'B'
A102.2


PFEFFER TORODE
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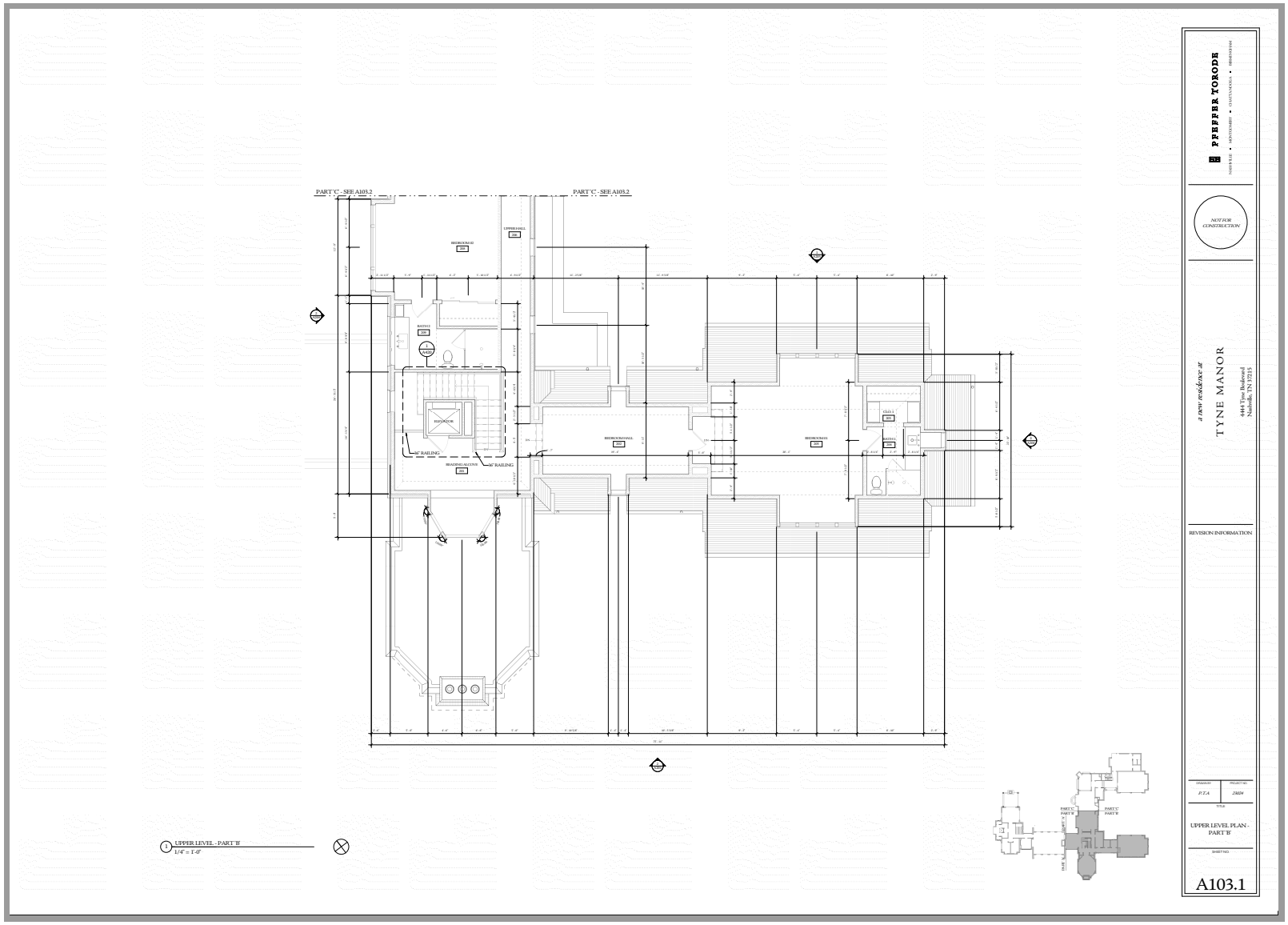
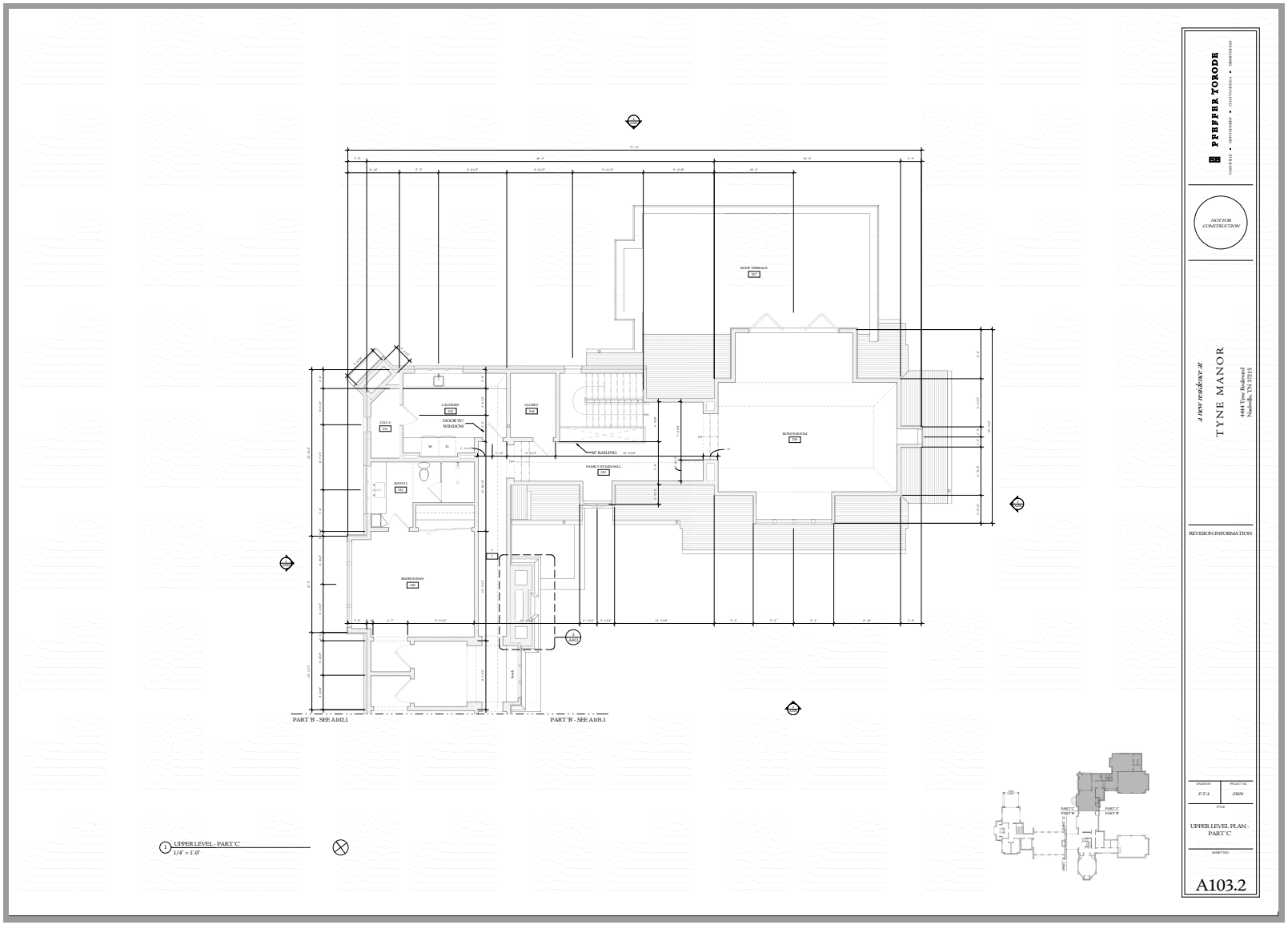
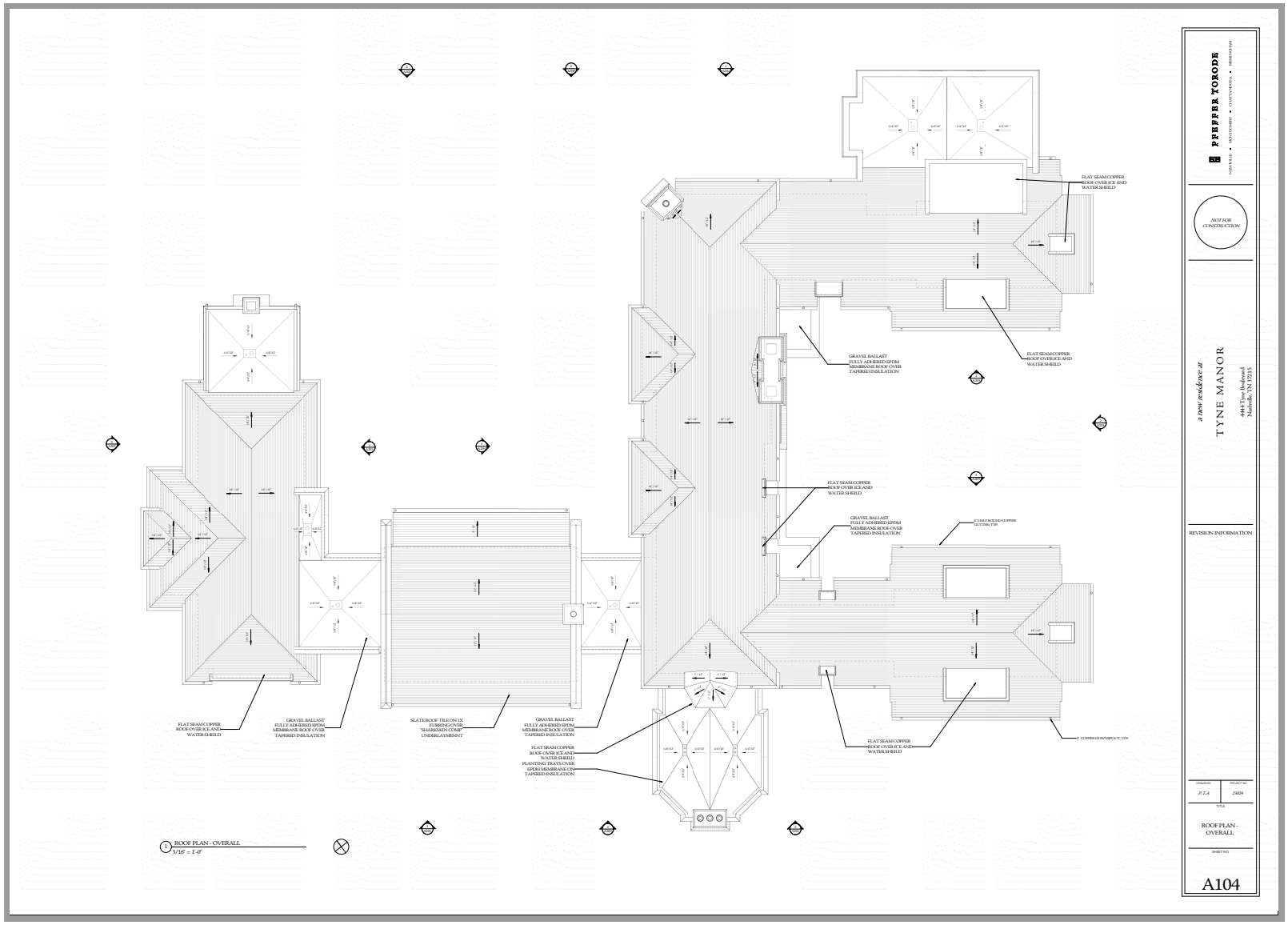
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
MAIN LEVEL PLAN - PART 'C'
A102.3
PART 'B' - SEE A102.2
PART 'B' - SEE A102.2
MAIN LEVEL - PART 'C'
1/4" = 1'-0"


PART 'C' - SEE A103.2
PART 'C' - SEE A103.2
UPPER LEVEL - PART 'B'
1/4" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
UPPER LEVEL PLAN - PART 'B'
A103.1


PART 'B' - SEE A102.1
PART 'B' - SEE A103.1
1 UPPER LEVEL - PART 'C'
1/4" = 1'-0"
PFEFFER TOKODI
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
UPPER LEVEL PLAN - PART 'C'
A103.2


FLAT SEAM COPPER ROOF OVER ICE AND WATER SHIELD
GRAVEL BALLAST FULLY ADHERED EPDM MEMBRANE ROOF OVER TAPERED INSULATION
SLATE ROOF TILE ON IX FURRING OVER "SHARKSKIN COMP" UNDERLAYMENNT
PLANTING TRAYS OVER EPDM MEMBRANE ON TAPERED INSULATION
ROOF PLAN - OVERALL
3/16" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
P.T.A
2024
ROOF PLAN - OVERALL
A104

Staff Report

Agenda No.:	IV.B.
Case No.:	HZC2024-13
Staff:	Mary Samaniego, Planning Director
Applicant:	Jamie Pfeffer representing Robert Echols
Request:	Certificate of Appropriateness for construction of a single-family residence.
Location:	4444 Tyne Boulevard

Summary:
The applicant, on behalf of the property owner, is requesting Certificate of Appropriateness approval for the construction of a new single-family residence. The existing residence was approved for demolition by the Historic Zoning Commission in August 2023. The proposed architectural style is early 20th century English Arts and Crafts with standard elevations, materials, and references provided in the submittal for this meeting. The applicant is proposing a Conditional Use for a swimming pool and four variances for fence placement, side setback, maximum retaining wall height, and garage door placement by the Board of Zoning Appeals in June 2024.

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 3.57 acres (155,654 square feet - SF) and is irregularly shaped with frontage on Tyne Boulevard and Belle Meade Boulevard.
2. The footprint proposed for the residence is approximately 8,396 square feet (18,678 square feet allowed) and the total proposed gross floor area is 11,637 square feet (30,508 square feet allowed).
3. The submitted site plan indicates compliance with all standards of the Zoning Ordinance for maximum footprint, floor area, and elevation change.
4. The site plan indicates a parking court leading from Tyne Boulevard to a two facing two-bay attached garages on the east side of the residence. The total area of driveways and parking areas is 8,450 square feet and the maximum allowed is 11,996 square feet.
5. The proposed architectural style is early 20th century English Arts and Crafts.
6. A significant portion of the front and side of the property is in the regulatory FEMA floodplain for Richland Creek fork.

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.

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

Attachment:

1. **Location Map**

Nashville / Davidson County Parcel Viewer 4444 TYNE BOULEVARD



May 21, 2024

graphicsLayer2

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Nashville Maps

Made by: Metro GIS

PAID
MAY 17 2024
By RT 40879

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 # HZC 2024-13 **FEE:** $1000

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 707 Lynnwood Boulevard

AGE/YEAR OF STRUCTURE: 1954

PROPERTY OF SIGNIFICANCE (1901-1939) ____ YES

PROPERTY OF CONSERVATION (1940-2000) X YES

PROPERTY LESS THAN 50 YEARS ____ YES

PROPERTY OWNER or APPLICANT

NAME: Alan Looney (Castle Homes, LLC)

ADDRESS: 5214 Maryland Way, Suite 102 Brentwood, TN 37027

EMAIL: Alan@CastleHomes.com

PHONE NUMBER: 615-533-0777

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

1

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style Ranch

Describe Proposed Work Demo of existing home and build new custom home

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

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

➢ **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.)

Existing Structure show signs of foundations cracks, differential settlement, plants growing in rotted eves, multiple water intrusions, paint pealing (with age of home use of lead paint was common) from walls and ceiling from moisture, galvanized plumbing lines, ungrounded wiring, mold grown in multiple rooms, regular water infiltration from both chimneys, waves in roofing structure, and crawlspace has signs of recent and regular water.

Historical Significance

None, typical 1950's brick ranch while added on to had not been maintained

Is the property habitable?

No, with age of home, and extensive paint pealing, high risk of lead consumption.

Give a compelling reason for demolition of property

See Struture's condition above.

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	
( )	(X)	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
( )	(X)	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
( )	(X)	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
( )	(X)	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
( )	(X)	Is a notable work of a master builder, designer, or architect, and/or;
( )	(X)	Possesses or may likely yield information important in prehistory or history, and/or
( )	(X)	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

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

Property Worthy of Conservation

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

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

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

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

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

Applicant/Property Owner Signature: Allen Looney Date: 5-17-24


703
705
707 Lynnwood Blvd
Recently viewed
709
707
711
713
Iroquois Ave
Iroquois Ave
Lynnwood Blvd
Iroquois Ct
Westview Ave
Westview Ave
Westview Ave
Trimble Rd
Trimble Rd
Lynnwood Blvd


701 Lynnwood


703 Lynnwood


705 Lynnwood


706 Lynnwood


707 Lynnwood

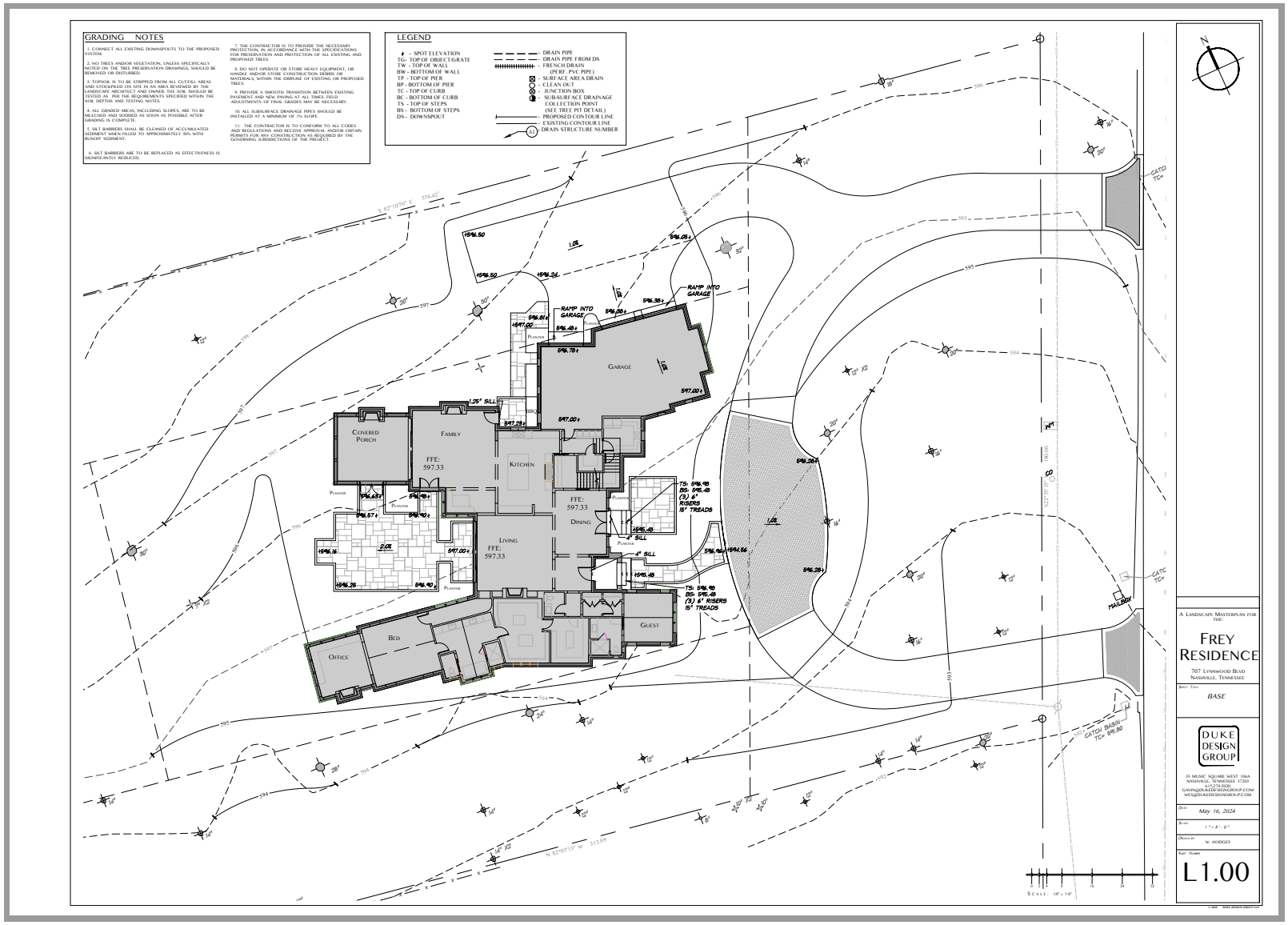

708 Lynnwood

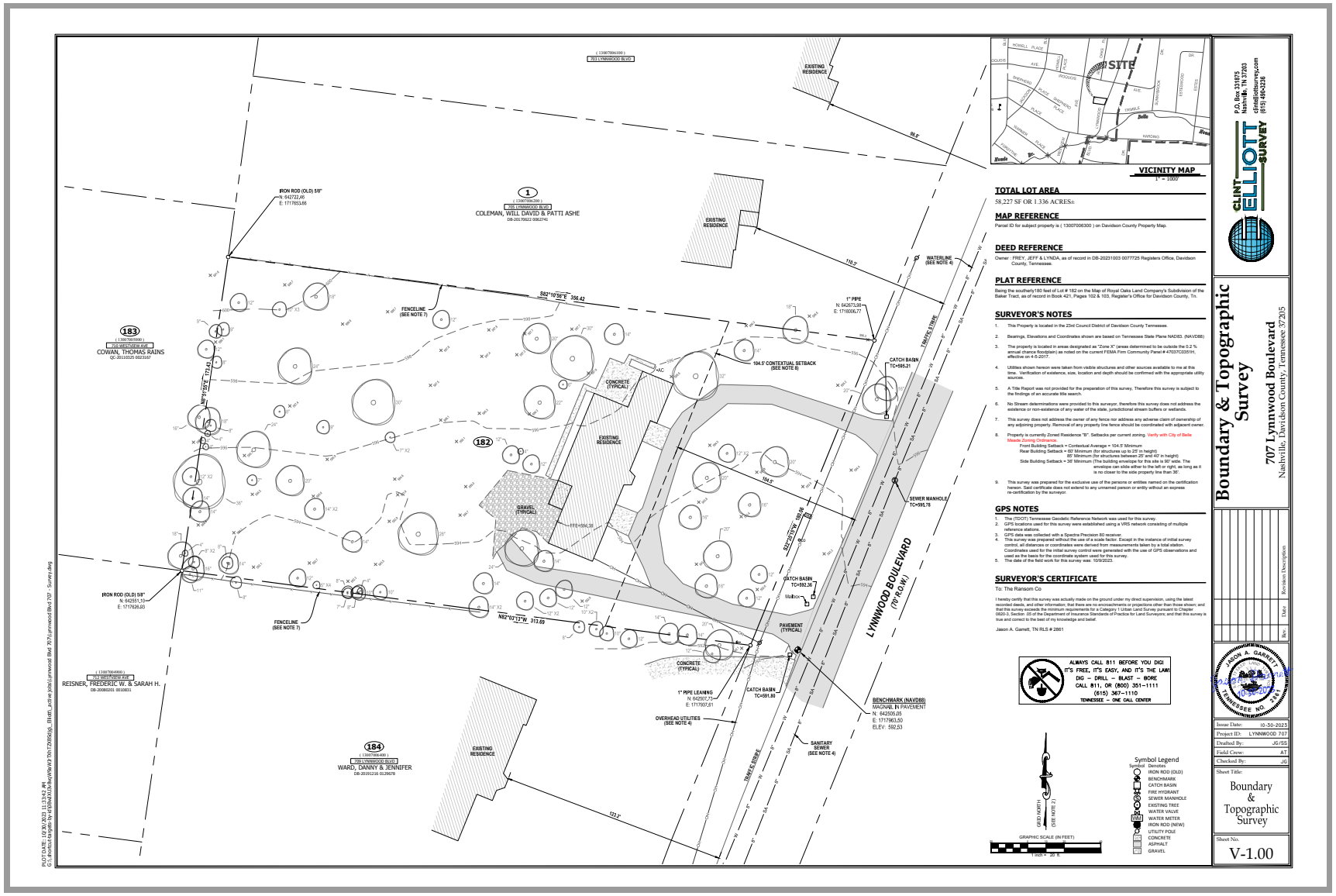

709 Lynnwood


710 Lynnwood


711 Lynnwood


713 Lynnwood


GRADING NOTES
1. CONNECT ALL EXISTING DOWNSPOUTS TO THE PROPOSED SYSTEM.
2. NO TREES AND/OR VEGETATION, UNLESS SPECIFICALLY NOTED ON THE TREE PRESERVATION DRAWINGS, SHOULD BE REMOVED OR DISTURBED.
3. TOPSOIL IS TO BE STRIPPED FROM ALL CUT/FILL AREAS AND STOCKPILED FOR REUSE ON SITE AS REVIEWED BY THE LANDSCAPE ARCHITECT AND OWNER. THE SOIL SHOULD BE TESTED AS PER THE REQUIREMENTS SPECIFIED WITHIN THE SOIL DEPTHS AND TESTING NOTES.
4. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SODDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.
5. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN FILLED TO APPROXIMATELY 50% WITH RUNOFF SEDIMENT.
6. SILT BARRIERS ARE TO BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.
7. THE CONTRACTOR IS TO PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS FOR PRESERVATION AND PROTECTION OF ALL EXISTING AND PROPOSED TREES.
8. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, OR HANDLE AND/OR STORE CONSTRUCTION DEBRIS OR MATERIALS, WITHIN THE DRIPLINE OF EXISTING OR PROPOSED TREES.
9. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVING AT ALL TIMES. FIELD ADJUSTMENTS OF FINAL GRADES MAY BE NECESSARY.
10. ALL SUBSURFACE DRAINAGE PIPES SHOULD BE INSTALLED AT A MINIMUM OF 1% SLOPE.
11. THE CONTRACTOR IS TO CONFORM TO ALL CODES AND REGULATIONS AND RECEIVE APPROVAL AND/OR OBTAIN PERMITS FOR ANY CONSTRUCTION AS REQUIRED BY THE GOVERNING JURISDICTIONS OF THE PROJECT.
LEGEND
SPOT ELEVATION
TG- TOP OF OBJECT/GRATE
TW - TOP OF WALL
BW - BOTTOM OF WALL
TP - TOP OF PIER
BP - BOTTOM OF PIER
TC - TOP OF CURB
BC - BOTTOM OF CURB
TS - TOP OF STEPS
BS - BOTTOM OF STEPS
DS - DOWNSPOUT
DRAIN PIPE
DRAIN PIPE FROM DS
FRENCH DRAIN (PERF. PVC PIPE)
SURFACE AREA DRAIN
CLEAN OUT
JUNCTION BOX
SUB-SURFACE DRAINAGE COLLECTION POINT (SEE TREE PIT DETAIL)
PROPOSED CONTOUR LINE
EXISTING CONTOUR LINE
DRAIN STRUCTURE NUMBER
RAMP INTO GARAGE
GARAGE
COVERED PORCH
FAMILY
KITCHEN
DINING
LIVING
BED
OFFICE
GUEST
FFE: 597.33
MAILBOX
CATCH BASIN TC= 591.80
A LANDSCAPE MASTERPLAN FOR THE:
FREY RESIDENCE
707 LYNNWOOD BLVD
NASHVILLE, TENNESSEE
SHEET TITLE
BASE
DUKE DESIGN GROUP
DATE
May 16, 2024
SCALE
1" = 8'-0"
DRAWN BY
W. HODGES
SHEET NUMBER
L1.00


LYNNWOOD BOULEVARD
(70' R.O.W.)
707 LYNNWOOD BLVD
COWAN, THOMAS RAINS
REISNER, FREDERIC W. & SARAH H.
COLEMAN, WILL DAVID & PATTI ASHE
WARD, DANNY & JENNIFER
EXISTING RESIDENCE
CONCRETE (TYPICAL)
GRAVEL (TYPICAL)
PAVEMENT (TYPICAL)
FENCELINE (SEE NOTE 7)
WATERLINE (SEE NOTE 4)
OVERHEAD UTILITIES (SEE NOTE 4)
SANITARY SEWER (SEE NOTE 4)
104.5' CONTEXTUAL SETBACK (SEE NOTE 8)
CATCH BASIN TC=895.21
CATCH BASIN TC=892.36
CATCH BASIN TC=891.88
SEWER MANHOLE TC=895.78
1" PIPE LEANING
1" PIPE
IRON ROD (OLD) 5/8"
BENCHMARK (NAVD88)
MAGNAIL IN PAVEMENT
VICINITY MAP
1" = 1000'
TOTAL LOT AREA
58,227 SF OR 1.336 ACRES±
MAP REFERENCE
DEED REFERENCE
PLAT REFERENCE
SURVEYOR'S NOTES
GPS NOTES
SURVEYOR'S CERTIFICATE
ALWAYS CALL 811 BEFORE YOU DIG!
IT'S FREE, IT'S EASY, AND IT'S THE LAW!
DIG – DRILL – BLAST – BORE
CALL 811, OR (800) 351-1111
(615) 367-1110
TENNESSEE – ONE CALL CENTER
Symbol Legend
GRAPHIC SCALE (IN FEET)
CLINT ELLIOTT SURVEY
P.O. Box 331675
Nashville, TN 37203
clint@clintsurvey.com
(615) 480-3236
Boundary & Topographic Survey
707 Lynnwood Boulevard
Nashville, Davidson County, Tennessee 37205
Issue Date: 10-30-2023
Project ID: LYNNWOOD 707
Drafted By: JG/SS
Field Crew: AT
Checked By: JG
Sheet Title: Boundary & Topographic Survey
Sheet No. V-1.00













































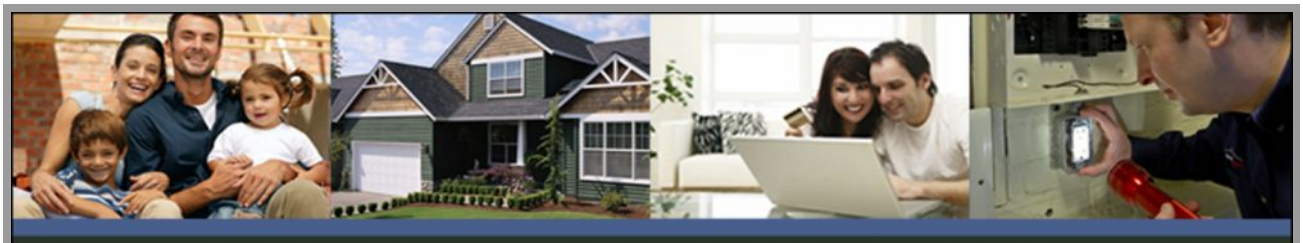












Your Inspection Report

707 Lynnwood Boulevard
Nashville, TN 37205



PREPARED FOR:
CASTLE HOME

INSPECTION DATE:
Sunday, May 19, 2024

PREPARED BY:
Gary Duncan, TN Lic. No. 312

THE DUNCAN GROUP, LLC
HOME INSPECTIONS

The Duncan Group, LLC
656 Monte Carlo Dr
Antioch, TN 37013

615-479-5707
www.theduncangroup.net
theduncangrouptn@gmail.com

Helping you see the unseen, when buying or selling your home!

ROOFING

707 Lynnwood Boulevard, Nashville, TN May 19, 2024

Report No. 2824

www.theduncangroup.net

ROOFING | EXTERIOR | ELECTRICAL | HEATING | COOLING | PLUMBING | INTERIOR

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Tree branches touching roof

Task: Repair Remove



1. *Tree branches touching roof*

2. Condition: • Near end of life expectancy

Shingles old, cracked, prior patches, stained and damaged ceilings inside the house. Granules lose and missing, fiberglass exposed. Roof needs to be replaced

Task: Replace

Description

EXTERIOR

707 Lynnwood Boulevard, Nashville, TN May 19, 2024

Report No. 2824

www.theduncangroup.net

ROOFING | EXTERIOR | ELECTRICAL | HEATING | COOLING | PLUMBING | INTERIOR

Observations and Recommendations

ROOF DRAINAGE \ Gutters

3. Condition: • Loose or damaged

1. Corners of gutters appear to be leaking.
2. Downspout disconnected.
3. Gutter pulling away from soffit
4. Gutter board rotted

Location: Throughout

Task: Replace



2. *Loose or damaged*

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

4. Condition: • Exterior wood trim, facia and soffits are in significant repairs and maintenance

Location: Throughout

Task: Repair Replace



3.



4.

EXTERIOR

707 Lynnwood Boulevard, Nashville, TN May 19, 2024

Report No. 2824

www.theduncangroup.net

ROOFING | EXTERIOR | ELECTRICAL | HEATING | COOLING | PLUMBING | INTERIOR



5.



6.



7.



8.

WALLS \ Masonry (brick, stone) and concrete

5. Condition: • Mechanical damage

Location: Front Porch

Task: Replace

EXTERIOR



9. *Mechanical damage*

WINDOWS \ General notes

6. Condition: • Wood windows throughout the home need to be removed and replaced. They are past their useful life. Rot, peeling paint, glazing deteriorated, single pane (not energy efficient).
Location: Throughout
Task: Replace



10.



11.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

7. Condition: • Disrepair
Brick porch steps are deteriorated and past it useful life, and a safety hazard.
Stone patio needs reconstruction due to deteriorated mortar, displaced stones, and failing subsurface support.
Location: Rear Front
Task: Replace

EXTERIOR

707 Lynnwood Boulevard, Nashville, TN May 19, 2024

Report No. 2824

www.theduncangroup.net

ROOFING | EXTERIOR | ELECTRICAL | HEATING | COOLING | PLUMBING | INTERIOR



12. *Disrepair*



13. *Disrepair*



14. *Disrepair*



15. *Disrepair*

LANDSCAPING \ General notes

8. Condition: • Trees or shrubs too close to building

Location: Various

Task: Repair Remove

EXTERIOR

707 Lynnwood Boulevard, Nashville, TN May 19, 2024

Report No. 2824

www.theduncangroup.net

ROOFING | EXTERIOR | ELECTRICAL | HEATING | COOLING | PLUMBING | INTERIOR



16. *Trees or shrubs too close to building*



17. *Trees or shrubs too close to building*



18. *Trees or shrubs too close to building*



19. *Trees or shrubs too close to building*

9. Condition: • Vines on building
Location: Throughout
Task: Clean

EXTERIOR

707 Lynnwood Boulevard, Nashville, TN May 19, 2024

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20. *Vines on building*

LANDSCAPING \ Lot grading

10. Condition: • Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.

Location: Perimeter

Task: repair



21. *Lots shall be graded to drain surface water...*



22. *Lots shall be graded to drain surface water...*

EXTERIOR

707 Lynnwood Boulevard, Nashville, TN May 19, 2024

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23. *Lots shall be graded to drain surface water...*

GARAGE \ Vehicle doors

11. Condition: • Water damage

Wood on garage doors at the bottom are rotted.

Task: Replace



24. *Water damage*

ELECTRICAL

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Observations and Recommendations

RECOMMENDATIONS \ General

12. Condition: • Electrical condition is past its life and new grounded, arch fault and GCFI protected wiring needs to be installed. Ungrounded outlets still in use.

Task: Remodel



25.



26. *Loose, missing or deteriorated masonry*

HEATING

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Observations and Recommendations

CHIMNEY AND VENT \ Masonry chimney

13. Condition: • Loose, missing or deteriorated masonry

Task: Repair Remodel



27. *Loose, missing or deteriorated masonry*



28. *Loose, missing or deteriorated masonry*

FIREPLACE \ General notes

14. Condition: • Not functional

Wood stove is rusted and in rough condition, both fireplaces need to be thoroughly inspected and repaired prior to use.

Location: Den

Task: Repair



29. *Not functional*

COOLING & HEAT PUMP

707 Lynnwood Boulevard, Nashville, TN May 19, 2024

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ROOFING | EXTERIOR | ELECTRICAL | HEATING | COOLING | PLUMBING | INTERIOR

Observations and Recommendations

AIR CONDITIONING \ General notes

15. Condition: • Flashing cover is damaged, holding water and open to inside of duct area.

Location: Right Side

Task: Replace



30. *Flashing cover is damaged, holding water an...*

AIR CONDITIONING \ Ducts, registers and grilles

16. Condition: • Overall condition of ductwork is worn, torn, damaged and really needs to be replaced.

Location: Crawl Space

Task: Replace



31. *Overall condition of ductwork is worn, torn...*



32. *Overall condition of ductwork is worn, torn...*

COOLING & HEAT PUMP

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33. *Overall condition of ductwork is worn, torn...*

PLUMBING

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ROOFING | EXTERIOR | ELECTRICAL | HEATING | COOLING | PLUMBING | INTERIOR

Observations and Recommendations

RECOMMENDATIONS \ General

17. Condition: • Due to the age of the home cast iron and galvanized plumbing materials still in use, regular inspection and maintenance of the plumbing system will be required.
Task: Remodel



34. *Due to the age of the home cast iron and...*

SUPPLY PLUMBING \ Water service pipe

18. Condition: • Near end of life expectancy

WASTE PLUMBING \ Drain piping - performance

19. Condition: • Due to the age of the home, cast iron and galvanized plumbing materials still in use, regular inspection and maintenance of the plumbing system will be required. These pipes are near the end of their useful life.
Task: Replace

FIXTURES AND FAUCETS \ Shower stall

20. Condition: • All tile in bathrooms needs to be replace, shower needs to be rebuilt and moisture damaged under the floor is likely due to cracks and deteriorated shower pan.
Location: Various
Task: Remodel

PLUMBING

707 Lynnwood Boulevard, Nashville, TN May 19, 2024

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ROOFING | EXTERIOR | ELECTRICAL | HEATING | COOLING | PLUMBING | INTERIOR



35.



36.

INTERIOR

707 Lynnwood Boulevard, Nashville, TN May 19, 2024

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ROOFING | EXTERIOR | ELECTRICAL | HEATING | COOLING | PLUMBING | INTERIOR

Observations and Recommendations

RECOMMENDATIONS \ General

21. Condition: • Mold appears to be covering interior walls and ceilings

Task: Safety Issue Further evaluation Clean Remove



37.



38.



39.



40.

INTERIOR

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ROOFING | EXTERIOR | ELECTRICAL | HEATING | COOLING | PLUMBING | INTERIOR



41.

OPTIONAL \ Interior

22. Condition: • Because home has been sitting with little or no air circulation, a powdery mildew has developed throughout the home on all wood surfaces. A through cleaning of the home is needed.

23. Condition: • Significant renovation and repairs need to be done on the interior in regards to moisture intrusion and damage. Interior paint and drywall is deteriorated.
Location: Throughout
Task: Repair Further evaluation

INTERIOR

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42.



43.



44.



45.

INTERIOR

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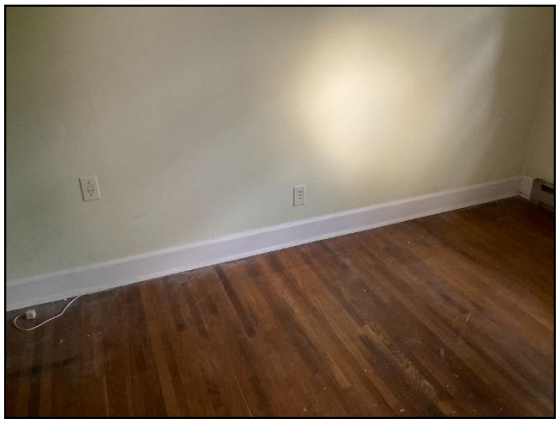
46.



47.



48.



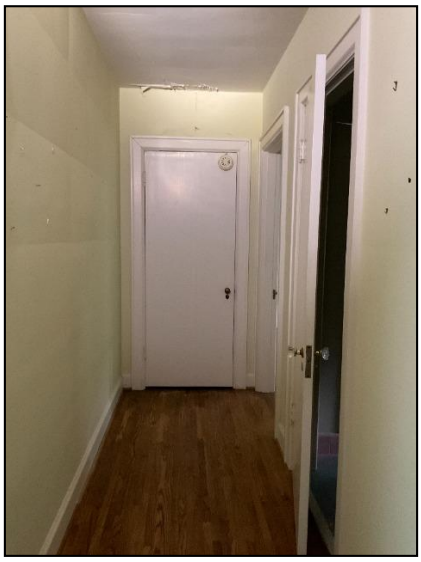
49.



50.

INTERIOR

707 Lynnwood Boulevard, Nashville, TN May 19, 2024



51.

24. Condition: • Overall condition of the home due to age and deteriorated condition and outdatedness, the home is past its life span is in need of reconstruction and or major significant remodel, that would probably cost more that constructing a new home in its place.
Task: Remodel

FLOORS \ Wood/laminate floors

25. Condition: • Wood floor is moisture stained and damage and needs to be replace
Location: Living Room
Task: Replace



52.

INTERIOR

707 Lynnwood Boulevard, Nashville, TN May 19, 2024

FLOORS \ Carpet on floors

26. Condition: • Stains

Carpet throughout the house needs to be replaced

Location: Throughout

Task: Replace



53. *Stains*



54. *Stains*

CRAWLSPACE \ Wet crawlspace - evidence

27. Condition: • Fungi was noted on floor framing. Lack of ventilation, lack of vapor barrier and drafting of air movement could be the contributing factor to this problem. Moisture in the soil appeared to be typical and within normal conditions. Vapor barrier will tend keep soil somewhat moist due to trapping the ground vapors under the barrier. Typical contributing factors that could cause mold/fungi in a crawl spaces include but not limited to;

o Water present in crawl
o Leaky air ducts
o Lack of foundation vents or ventilation
o Poor grading
o Vapor barrier not covering all exposed dirt.
o Fibrous materials/ insulation lying on ground holding moisture.

We recommend at a minimum that you monitor the conditions in the crawl space during the humid summer months and take the appropriate actions if fungi levels are not reduced. The services of a mold or crawl space specialist may be considered to achieve the desired result.

Location: All areas

Task: Consult a mold remediation company

Time: Prior to taking possession of the home

INTERIOR

707 Lynnwood Boulevard, Nashville, TN May 19, 2024

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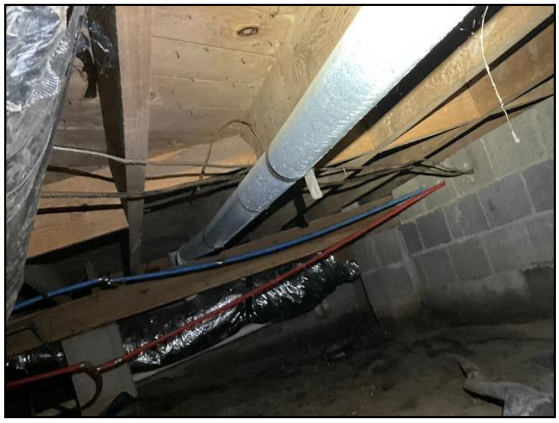
ROOFING | EXTERIOR | ELECTRICAL | HEATING | COOLING | PLUMBING | INTERIOR



55. *Fungi was noted on floor framing. Lack of...*



56. *Fungi was noted on floor framing. Lack of...*



57. *Fungi was noted on floor framing. Lack of...*

28. Condition: • Water marks

mud silt indicates water levels. It appears water does get into the crawl from time to time. Suggest insuring downspouts are terminating away from the foundation especially at the rear of the house.

There is evidence of past water in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see "Exterior"). This condition should then be monitored to determine if additional, potentially costly measures are necessary to protect the interior of the building from water and moisture damage.

INTERIOR

707 Lynnwood Boulevard, Nashville, TN May 19, 2024

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ROOFING | EXTERIOR | ELECTRICAL | HEATING | COOLING | PLUMBING | INTERIOR

Location: Crawl Space

Task: Correct exterior drainage



58. *Water marks*



59. *Water marks*

END OF REPORT

Garman Engineering Company, LLC dba GEC

Castle Homes
Attn.: Brett Wright
5214 Maryland Way, Suite 102
Brentwood, TN 37027

May 20, 2024

Re: Evaluation of Building Condition
Residence, 707 Lynnwood Blvd., Nashville, TN

Dear Mr. Wright:

As requested, I have reviewed the current conditions of the above listed residence related to renovation versus removal and replacement. The existing residence is wood framed with brick veneer on a crawlspace foundation. It was constructed in the 1950s.

Because of the construction in the 1950s, the framing is not anchored to the foundation with a sill plate and anchor bolts and many framing connections are toe-nailed (including headers and joist-to-rim board connections at foundation vents and the crawlspace access). There are also concerns with the electrical wiring and plumbing, which does not meet current building code standards.

The residence has been left un-maintained for several years. During this time, there have been water leaks at:

- Both chimneys,
- Above the kitchen, so much off the ceiling drywall is falling,
- Into the connecting room between the kitchen and garage,
- Into the main hallway,
- Into the rear den,
- Into the front living room,
- At most windows, because the window frames are rotten.

The long-term water leaks will make it necessary to remove most wall and ceiling coverings, to check for mold/fungus, treat mold/fungal problems, and remediate wet-rot damaged framing.

Overall, the costs associated with renovation of the residence to a condition compliant with current codes for framing, electrical wiring, and plumbing combined with remediation of water, fungal, and wet rot damage; make it impractical to salvage the existing structure. Please call me if you have questions.

Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG

phone: 615-289-8260 | 6324 Sweden Blvd., Punta Gorda, FL 33982

Staff Report

Agenda No.: IV.C.

Case No.: HZC2024-18

Staff: Mary Samaniego, Planning Director

Applicant: Alan Looney representing Jeff Frey

Request: Certificate of Appropriateness for demolition

Location: 707 Lynwood Boulevard

Summary:
The applicant, on behalf of the 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 1954 and appears to be in original condition. It is the intent to construct a new single-family dwelling if the demolition is approved (see HZC2024-14).

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 1.34 acres (58,227 square feet - SF) and is rectangular with frontage on Lynwood Boulevard.
2. The residence was constructed in 1954 and has a Ranch architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
3. The residence is one-story and approximately 2,598 SF with an attached one-car garage.
4. The residence appears to be in original condition without any known additions and there have been four owners since construction in 1954.
5. The dwelling has been identified in the 2021 historical survey (DV-26181) as having: brick construction type; hip roof configuration with asphalt shingles; wood double-hung windows and a picture window; two brick chimneys; 1-bay central porch; brick/veneer wall cover; and brick foundation.
6. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.
7. The applicant has 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.

Attachment:

1. Location Map

Nashville / Davidson County Parcel Viewer 707 LYNWOOD BOULEVARD



May 21, 2024

graphicsLayer2

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Nashville Maps

Made by: Metro GIS

PAID
MAY 17 2024
By RI CK 40880

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 2024-14 **FEE:** $2,000

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 707 Lynnwood Boulevard

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: Alan Looney (Castle Homes, LLC)

ADDRESS: 5214 Maryland Way, Suite 102 Brentwood, TN 37027

EMAIL: Alan@CastleHomes.com

PHONE NUMBER: 615-533-0777

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

1

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style _____

Describe Proposed Work The building of a new English Tudor home for Linda and Jeff Frey. Work will consist of a single family structure of approximately 4800 ft with new hardscape and landscape. See attached plans for details.

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

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

➢ **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:
Aluminum Clad with Wood Core

Frame Material:
Wood Framing, I-Joist, Site cut rafters

Windowsills:
Brick

Brick, Painted/Natural:
Natural

Brick/Stone Thickness:
4" Nominal Brick

Clapboard Material:
Artisan Hardie Composite Siding

Clapboard Dimensions/Reveal:
6"

Railings, Columns, Pilasters:
Western Red Cedar

Chimney Material:
Brick

Roofing Material:
Architectural Shingle - Certainteed Landmark or Belmont

Exterior Doors:
Clad with wood core with custom front door

Eaves/Cornice:
Wood Composite

Gutters:
Half Round Aluminum

Gutter Dimensions:
6" with round downspouts

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:

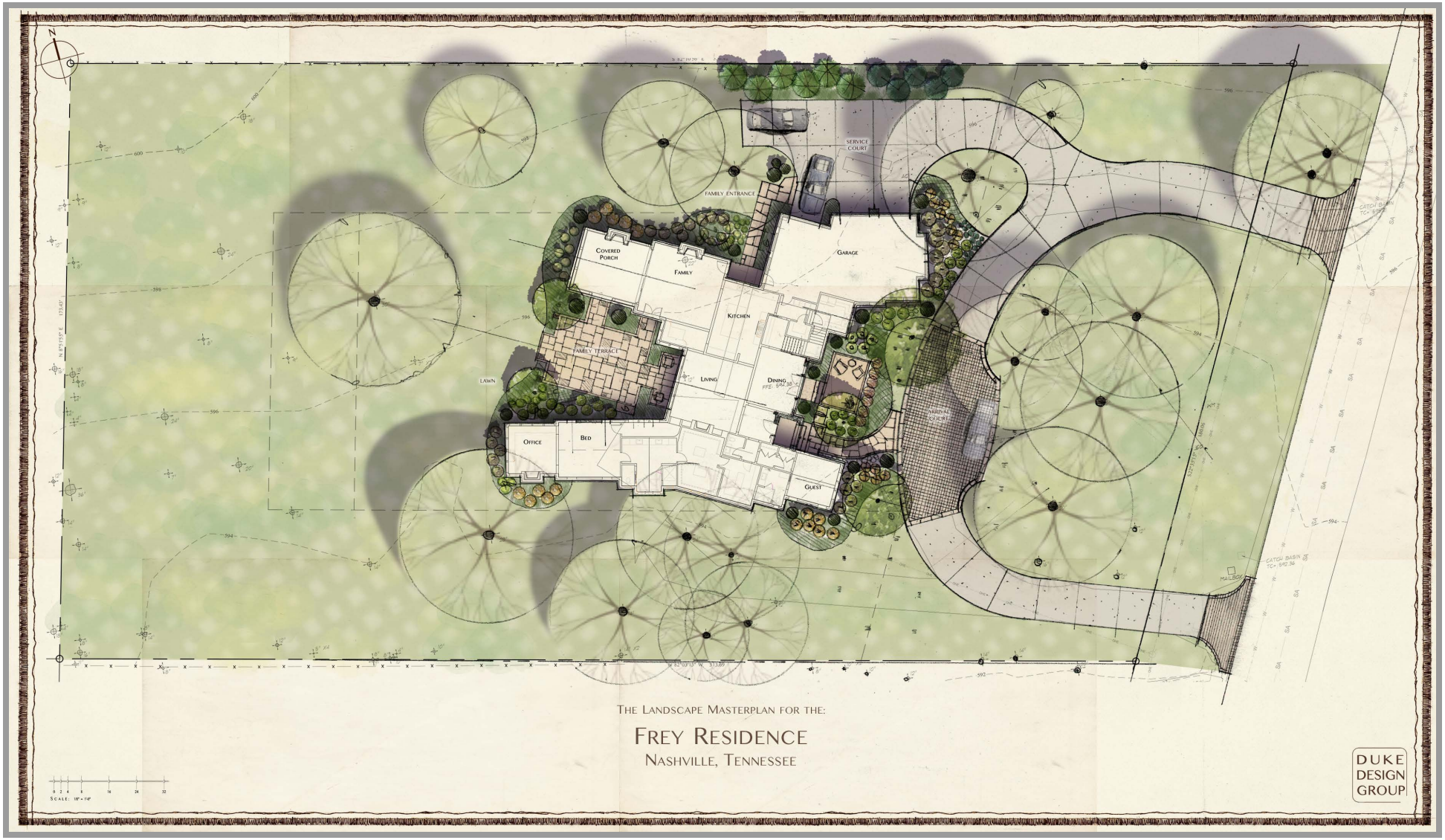
- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be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

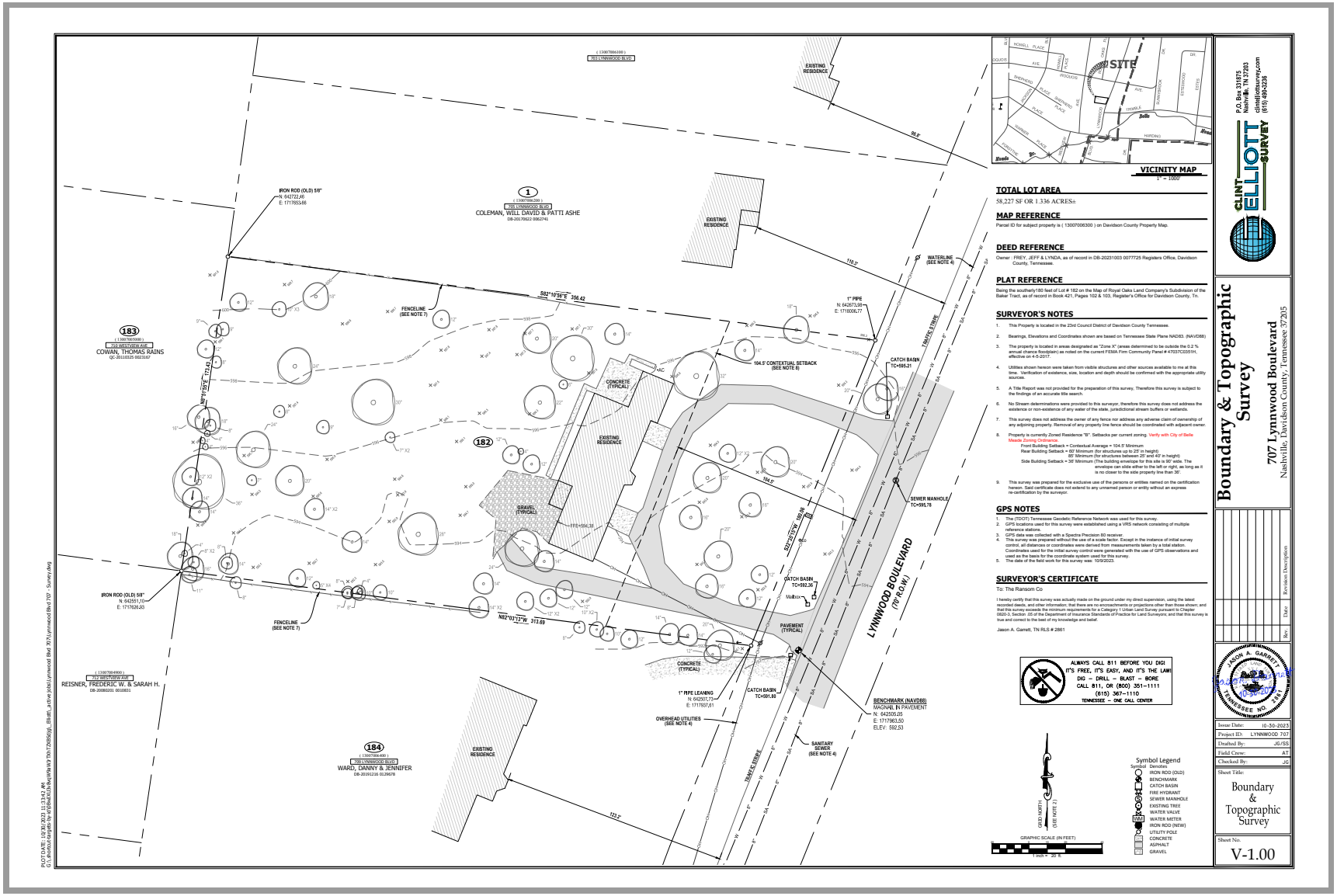
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving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

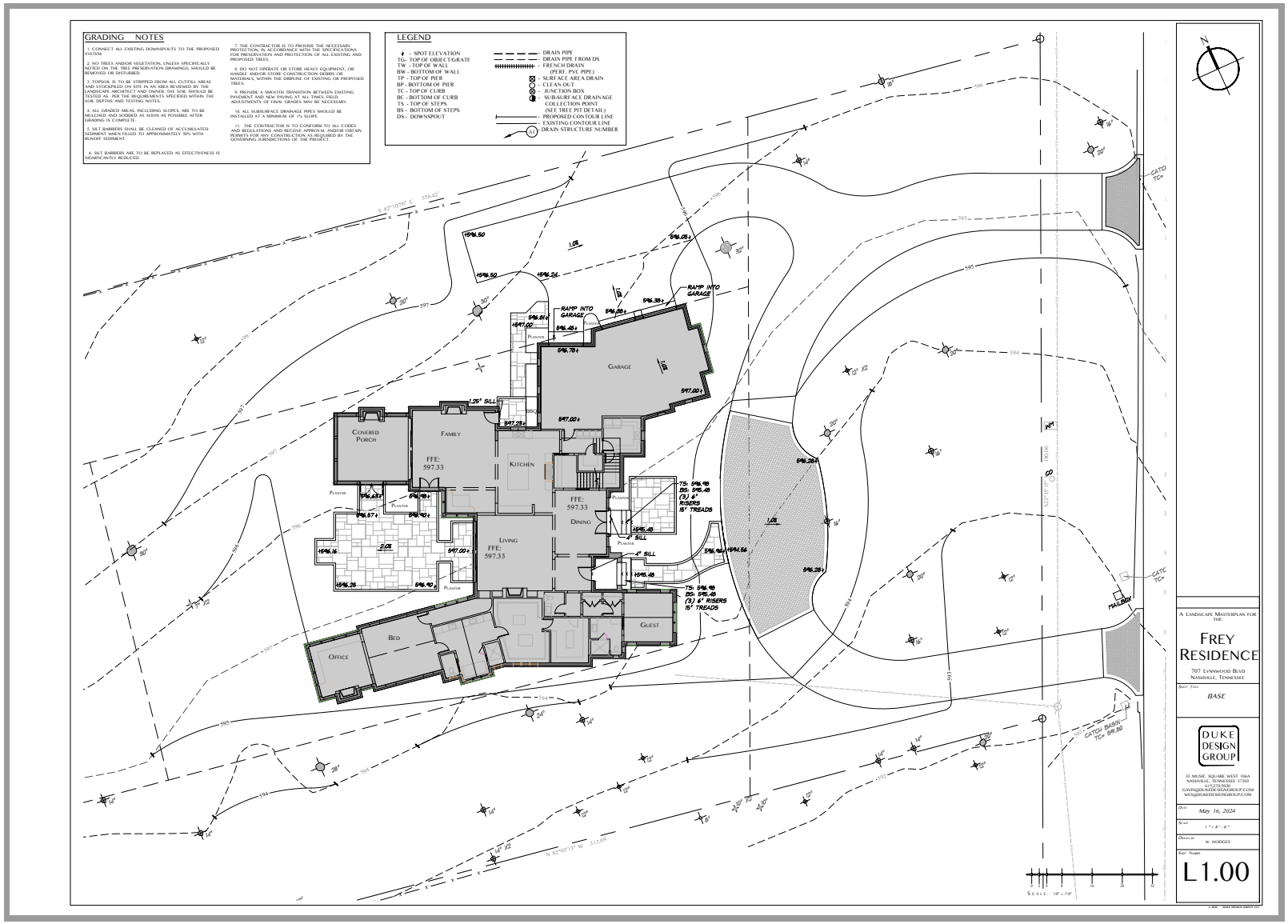
Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. 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: 5-17-24


N
SERVICE COURT
FAMILY ENTRANCE
COVERED PORCH
FAMILY
GARAGE
KITCHEN
FAMILY TERRACE
LAWN
LIVING
DINING
OFFICE
BED
GUEST
ARRIVAL COURT
MAILBOX
THE LANDSCAPE MASTERPLAN FOR THE:
FREY RESIDENCE
NASHVILLE, TENNESSEE
DUKE DESIGN GROUP


707 LYNNWOOD BLVD
EXISTING RESIDENCE
IRON ROD (OLD) 5/8"
N: 642722.45
E: 1717053.66
1
COLEMAN, WILL DAVID & PATTI ASHE
DB-20170622 0062741
116.7'
WATERLINE (SEE NOTE 4)
S82°10'58"E 366.42
FENCELINE (SEE NOTE 7)
183
COWAN, THOMAS RAINS
QC-20110325 0023167
N8°19'55"E 115.83'
1" PIPE
N: 642673.58
E: 1718006.77
LENGTH 118.96'
104.5' CONTEXTUAL SETBACK (SEE NOTE 8)
CATCH BASIN
TC=895.21
CONCRETE (TYPICAL)
EXISTING RESIDENCE
182
GRAVEL (TYPICAL)
104.5'
SEWER MANIFOLD
TC=895.78
S32°25'15"W 180.06'
CATCH BASIN
TC=892.36
Mailbox
LYNNWOOD BOULEVARD
(70' R.O.W.)
PAVEMENT (TYPICAL)
IRON ROD (OLD) 5/8"
N: 642551.10
E: 1717630.20
FENCELINE (SEE NOTE 7)
N82°03'13"W 313.69
CONCRETE (TYPICAL)
1" PIPE LEANING
N: 642507.73
E: 1717707.21
CATCH BASIN
TC=891.88
BENCHMARK (NAVD88)
MAGNAIL IN PAVEMENT
N: 642505.25
E: 1717963.50
ELEV: 892.23
OVERHEAD UTILITIES (SEE NOTE 4)
SANITARY SEWER (SEE NOTE 4)
REISNER, FREDERIC W. & SARAH H.
DB-20080201 0010831
184
WARD, DANNY & JENNIFER
DB-20191216 0129678
EXISTING RESIDENCE
TRAVIS KERBY
122.7'
GRID NORTH (SEE NOTE 1)
GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.
VICINITY MAP
1" = 1000'
STITH
TOTAL LOT AREA
58,227 SF OR 1.336 ACRES±
MAP REFERENCE
Parcel ID for subject property is (13007006300) on Davidson County Property Map.
DEED REFERENCE
Owner : FREY, JEFF & LYNDA, as of record in DB-20231003 0077725 Registers Office, Davidson County, Tennessee.
PLAT REFERENCE
Being the southerly180 feet of Lot # 182 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 & 103, Register's Office for Davidson County, Tn.
SURVEYOR'S NOTES
1. This Property is located in the 23rd Council District of Davidson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
3. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47037C0351H, effective on 4-5-2017.
4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the findings of an accurate title search.
6. No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned Residence "R". Setbacks per current zoning. Verify with City of Belle Meade Zoning Ordinance.
Front Building Setback = Contextual Average + 104.5' Minimum
Rear Building Setback = 60' Minimum (for structures up to 25' in height)
80' Minimum (for structures between 25' and 40' in height)
Side Building Setback = 36' Minimum (The building envelope for this site is 90' wide. The envelope can slide either to the left or right, as long as it is no closer to the side property line than 36'.
9. This survey was prepared for the exclusive use of the persons or entities named on the certification hereon. Said certificate does not extend to any unnamed person or entity without an express re-certification by the surveyor.
GPS NOTES
1. The (TDOT) Tennessee Geodetic Reference Network was used for this survey.
2. GPS locations used for this survey were established using a VRS network consisting of multiple reference stations.
3. GPS data was collected with a Spectra Precision 80 receiver.
4. This survey was prepared without the use of a scale factor. Except in the instance of initial survey control, all distances or coordinates were derived from measurements taken by a total station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
5. The date of the field work for this survey was: 10/9/2023.
SURVEYOR'S CERTIFICATE
To: The Ransom Co
I hereby certify, that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter. 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors, and that this survey is true and correct to the best of my knowledge and belief.
Jason A. Garrett, TN RLS # 2861
ALWAYS CALL 811 BEFORE YOU DIG!
IT'S FREE, IT'S EASY, AND IT'S THE LAW!
DIG – DRILL – BLAST – BORE
CALL 811, OR (800) 351-1111
(615) 367-1110
TENNESSEE – ONE CALL CENTER
Symbol Legend
Symbol Denotes
IRON ROD (OLD)
BENCHMARK
CATCH BASIN
FIRE HYDRANT
SEWER MANHOLE
EXISTING TREE
WATER VALVE
WATER METER
IRON ROD (NEW)
UTILITY POLE
CONCRETE
ASPHALT
GRAVEL
CLINT ELLIOTT SURVEY
P.O. Box 331675
Nashville, TN 37203
clint@clintsurvey.com
(615) 480-3236
Boundary & Topographic Survey
707 Lynnwood Boulevard
Nashville, Davidson County, Tennessee 37205
No. Date Revision Description
JASON A. GARRETT
2861
TENNESSEE
REGISTERED LAND SURVEYOR
Issue Date: 10-30-2023
Project ID: LYNNWOOD 707
Drafted By: JG/SS
Field Crew: A1
Checked By: JG
Sheet Title: Boundary & Topographic Survey
Sheet No. V-1.00
PLOTDATE: 10/30/2023 11:13:43 AM
G:\Lynnwood Blvd 707 - Survey\dwg\Lynnwood Blvd 707 TOPOSURVEY.dwg
BY: Jason Garrett


GRADING NOTES
1. CONNECT ALL EXISTING DOWNSPOUTS TO THE PROPOSED SYSTEM.
2. NO TREES AND/OR VEGETATION, UNLESS SPECIFICALLY NOTED ON THE TREE PRESERVATION DRAWINGS, SHOULD BE REMOVED OR DISTURBED.
3. TOPSOIL IS TO BE STRIPPED FROM ALL CUT/FILL AREAS AND STOCKPILED ON SITE IN AN AREA AS REVIEWED BY THE LANDSCAPE ARCHITECT AND OWNER. THE SOIL SHOULD BE TESTED AS PER THE REQUIREMENTS SPECIFIED WITHIN THE SOIL DEPTHS AND TESTING NOTES.
4. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SODDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.
5. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN FILLED TO APPROXIMATELY 50% WITH RUNOFF SEDIMENT.
6. SILT BARRIERS ARE TO BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.
7. THE CONTRACTOR IS TO PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS FOR PRESERVATION AND PROTECTION OF ALL EXISTING AND PROPOSED TREES.
8. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, OR HANDLE AND/OR STORE CONSTRUCTION DEBRIS OR MATERIALS, WITHIN THE DRIPLINE OF EXISTING OR PROPOSED TREES.
9. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVING AT ALL TIMES. FIELD ADJUSTMENTS OF FINAL GRADES MAY BE NECESSARY.
10. ALL SUBSURFACE DRAINAGE PIPES SHOULD BE INSTALLED AT A MINIMUM OF 1% SLOPE.
11. THE CONTRACTOR IS TO CONFORM TO ALL CODES AND REGULATIONS AND RECEIVE APPROVAL AND/OR OBTAIN PERMITS FOR ANY CONSTRUCTION AS REQUIRED BY THE GOVERNING JURISDICTIONS OF THE PROJECT.
LEGEND
+ - SPOT ELEVATION
TG- TOP OF OBJECT/GRATE
TW - TOP OF WALL
BW - BOTTOM OF WALL
TP - TOP OF PIER
BP - BOTTOM OF PIER
TC - TOP OF CURB
BC - BOTTOM OF CURB
TS - TOP OF STEPS
BS - BOTTOM OF STEPS
DS - DOWNSPOUT
DRAIN PIPE
DRAIN PIPE FROM DS
FRENCH DRAIN (PERF. PVC PIPE)
SURFACE AREA DRAIN
CLEAN OUT
JUNCTION BOX
SUB-SURFACE DRAINAGE COLLECTION POINT (SEE TREE PIT DETAIL)
PROPOSED CONTOUR LINE
EXISTING CONTOUR LINE
DRAIN STRUCTURE NUMBER
A1
RAMP INTO GARAGE
GARAGE
COVERED PORCH
FAMILY
KITCHEN
DINING
LIVING
BED
OFFICE
GUEST
FFE: 597.33
1.25" SILL
4" SILL
TS: 596.93
BS: 585.45
(3) 6" RISERS
15" TREADS
CATCH BASIN TC= 591.80
MAILBOX
A LANDSCAPE MASTERPLAN FOR THE:
FREY RESIDENCE
707 LYNNWOOD BLVD
NASHVILLE, TENNESSEE
SHEET TITLE
BASE
DUKE DESIGN GROUP
33 MUSIC SQUARE WEST 100A
NASHVILLE, TENNESSEE 37203
615.270.5020
GAVIN@DUKEDESIGNGROUP.COM
WES@DUKEDESIGNGROUP.COM
DATE
May 16, 2024
SCALE
1" = 8'-0"
DRAWN BY
W. HODGES
SHEET NUMBER
L1.00
SCALE: 1/8" = 1'-0"


703
705
707 Lynnwood Blvd
Recently viewed
709
707
711
713
Iroquois Ave
Iroquois Ave
Iroquois Ct
Lynnwood Blvd
Westview Ave
Westview Ave
Westview Ave
Trimble Rd
Trimble Rd
Lynnwood Blvd


701 Lynnwood


703 Lynnwood


705 Lynnwood


706 Lynnwood


707 Lynnwood


708 Lynnwood


709 Lynnwood


710 Lynnwood


711 Lynnwood


713 Lynnwood







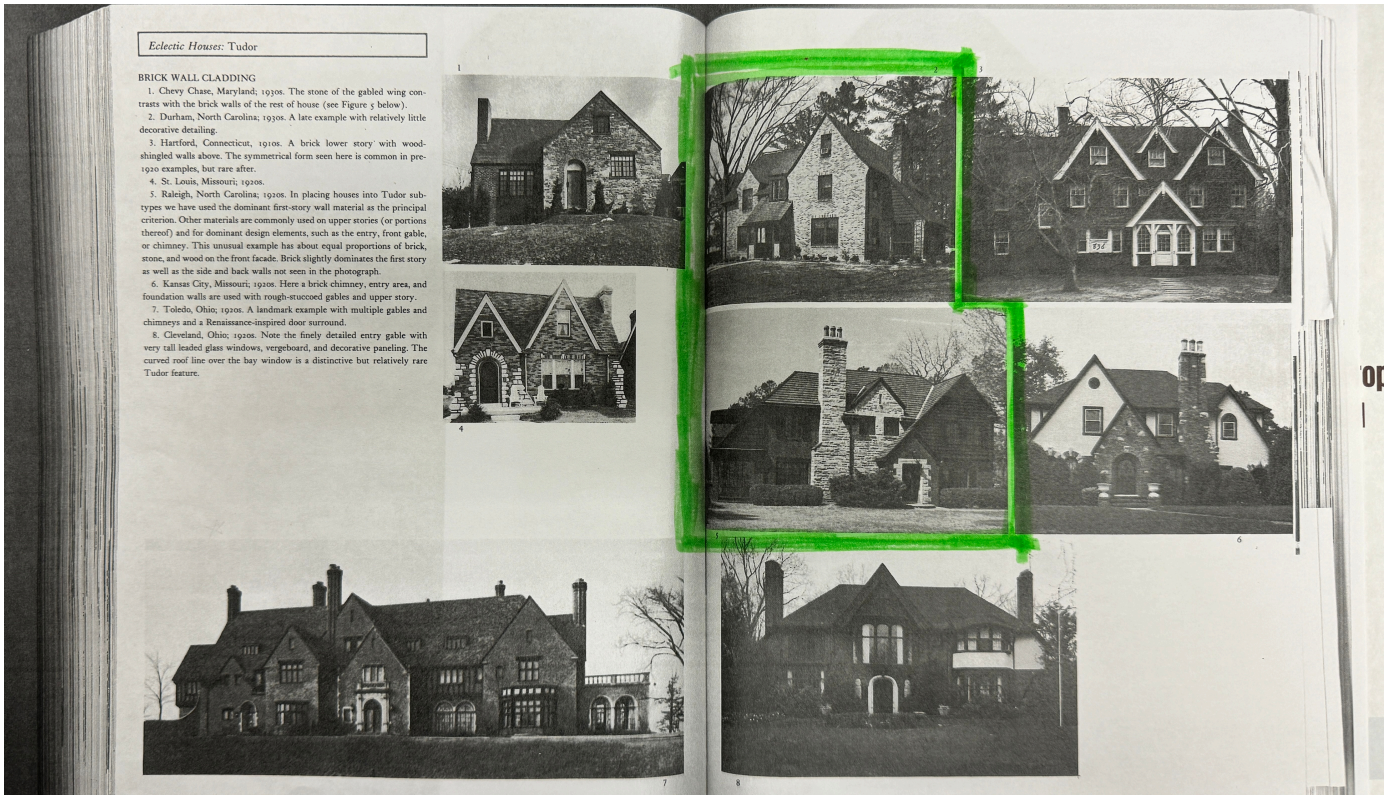












Eclectic Houses: Tudor

BRICK WALL CLADDING

1. Chevy Chase, Maryland; 1930s. The stone of the gabled wing contrasts with the brick walls of the rest of house (see Figure 5 below).

2. Durham, North Carolina; 1930s. A late example with relatively little decorative detailing.

3. Hartford, Connecticut, 1910s. A brick lower story with wood-shingled walls above. The symmetrical form seen here is common in pre-1920 examples, but rare after.

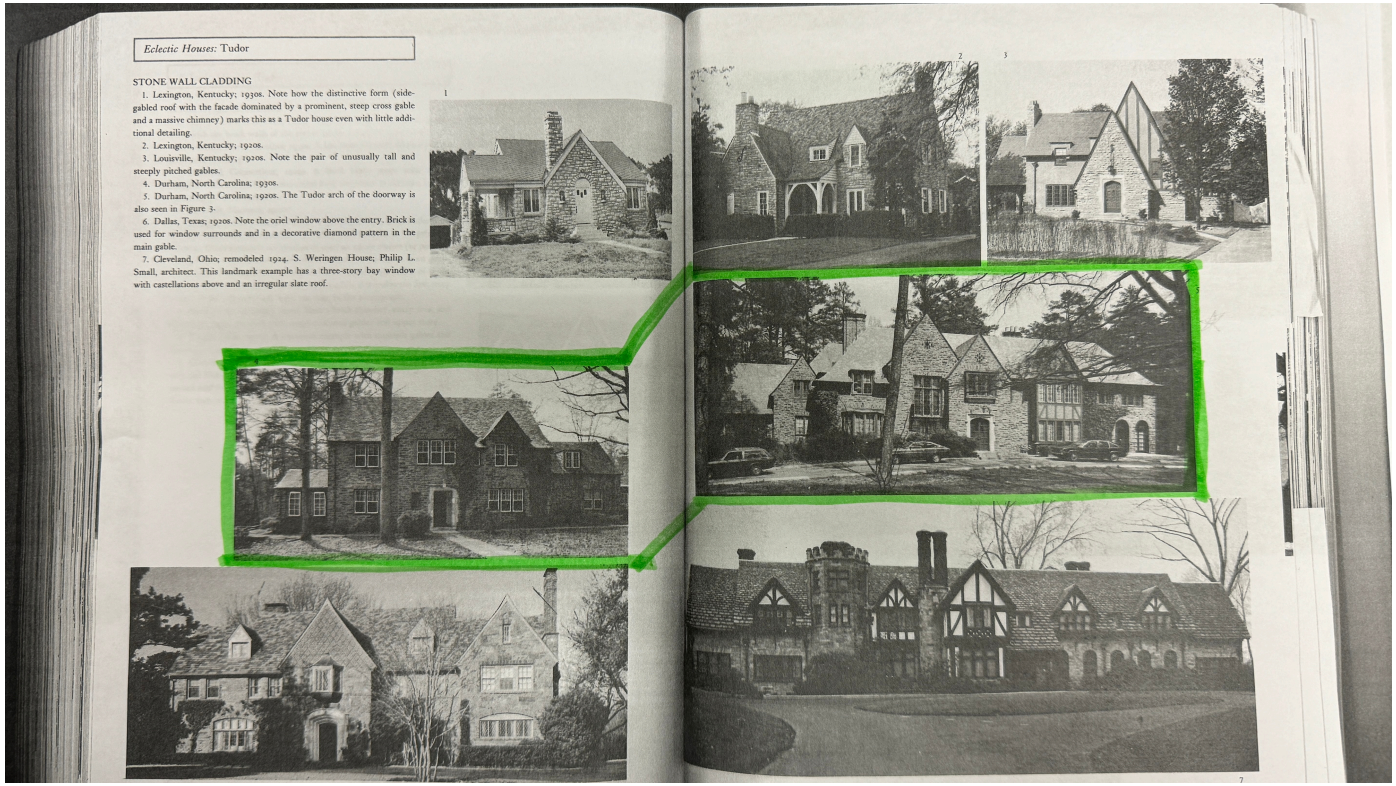
4. St. Louis, Missouri; 1920s.

5. Raleigh, North Carolina; 1930s. In placing houses into Tudor subtypes we have used the dominant first-story wall material as the principal criterion. Other materials are commonly used on upper stories (or portions thereof) and for dominant design elements, such as the entry, front gable, or chimney. This unusual example has about equal proportions of brick, stone, and wood on the front facade. Brick slightly dominates the first story as well as the side and back walls not seen in the photograph.

6. Kansas City, Missouri; 1920s. Here a brick chimney, entry area, and foundation walls are used with rough-stuccoed gables and upper story.

7. Toledo, Ohio; 1920s. A landmark example with multiple gables and chimneys and a Renaissance-inspired door surround.

8. Cleveland, Ohio; 1920s. Note the finely detailed entry gable with very tall leaded glass windows, vergeboard, and decorative paneling. The curved roof line over the bay window is a distinctive but relatively rare Tudor feature.



Eclectic Houses: Tudor

STONE WALL CLADDING

1. Lexington, Kentucky; 1930s. Note how the distinctive form (side-gabled roof with the facade dominated by a prominent, steep cross gable and a massive chimney) marks this as a Tudor house even with little additional detailing.
2. Lexington, Kentucky; 1920s.
3. Louisville, Kentucky; 1920s. Note the pair of unusually tall and steeply pitched gables.
4. Durham, North Carolina; 1930s.
5. Durham, North Carolina; 1920s. The Tudor arch of the doorway is also seen in Figure 3.
6. Dallas, Texas; 1920s. Note the oriel window above the entry. Brick is used for window surrounds and in a decorative diamond pattern in the main gable.
7. Cleveland, Ohio; remodeled 1924. S. Weringen House; Philip L. Small, architect. This landmark example has a three-story bay window with castellations above and an irregular slate roof.

a new construction home:

The Frey Residence

707 Lynnwood Blvd

Belle Meade, Davidson County, Tennessee

May 15, 2024

Progress set -

Not for Construction

DRAWING LIST

COV	COVER SHEET
A1.1	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A3.1	SECOND PLAN
A4.1	ROOF PLAN
A5.1	ELEVATIONS
A5.2	ELEVATIONS
A5.3	ELEVATIONS
A6.1	SECTIONS

THE SQUARE FOOTAGES ARE AS FOLLOWS +/-

GARAGE:	1,036 S.F.
FIRST FLOOR PLAN H/C:	3,798 S.F.
SCREENED PORCH:	375 S.F.
SECOND FLOOR PLAN H/C:	1,051 S.F.
FUTURE H/C:	395 S.F.



Site Plan

1:20

NOTE: SITE PLAN IS FOR DESIGN INTENT ONLY. CONTRACTOR TO VERIFY HOUSE PLACEMENT, FLOOR ELEVATIONS, FINAL GRADES, DRIVEWAY PLACEMENT, TREE REMOVAL, ETC. PRIOR TO STARTING WORK.

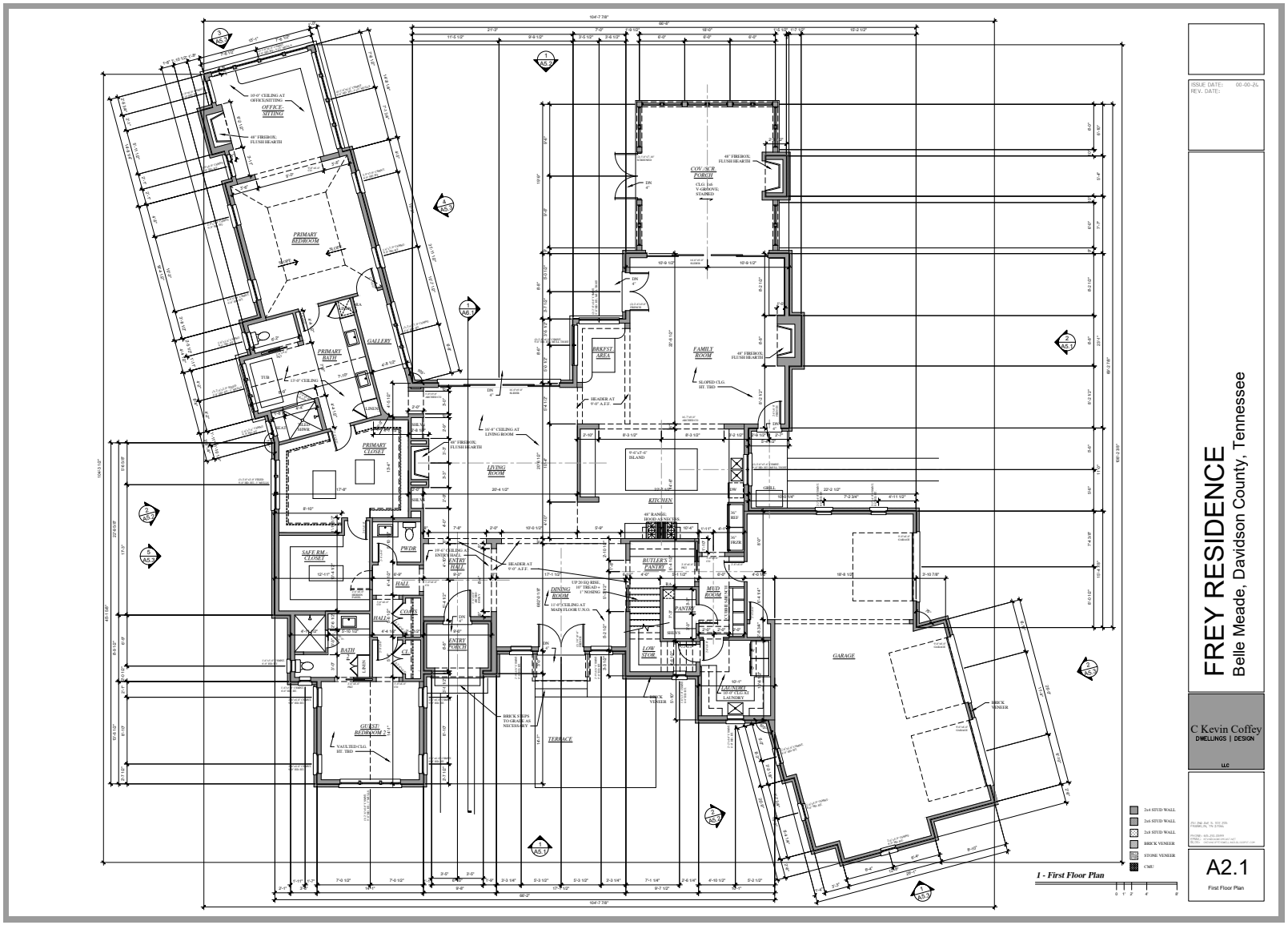
ISSUE DATE: 00-00-24
REV. DATE:

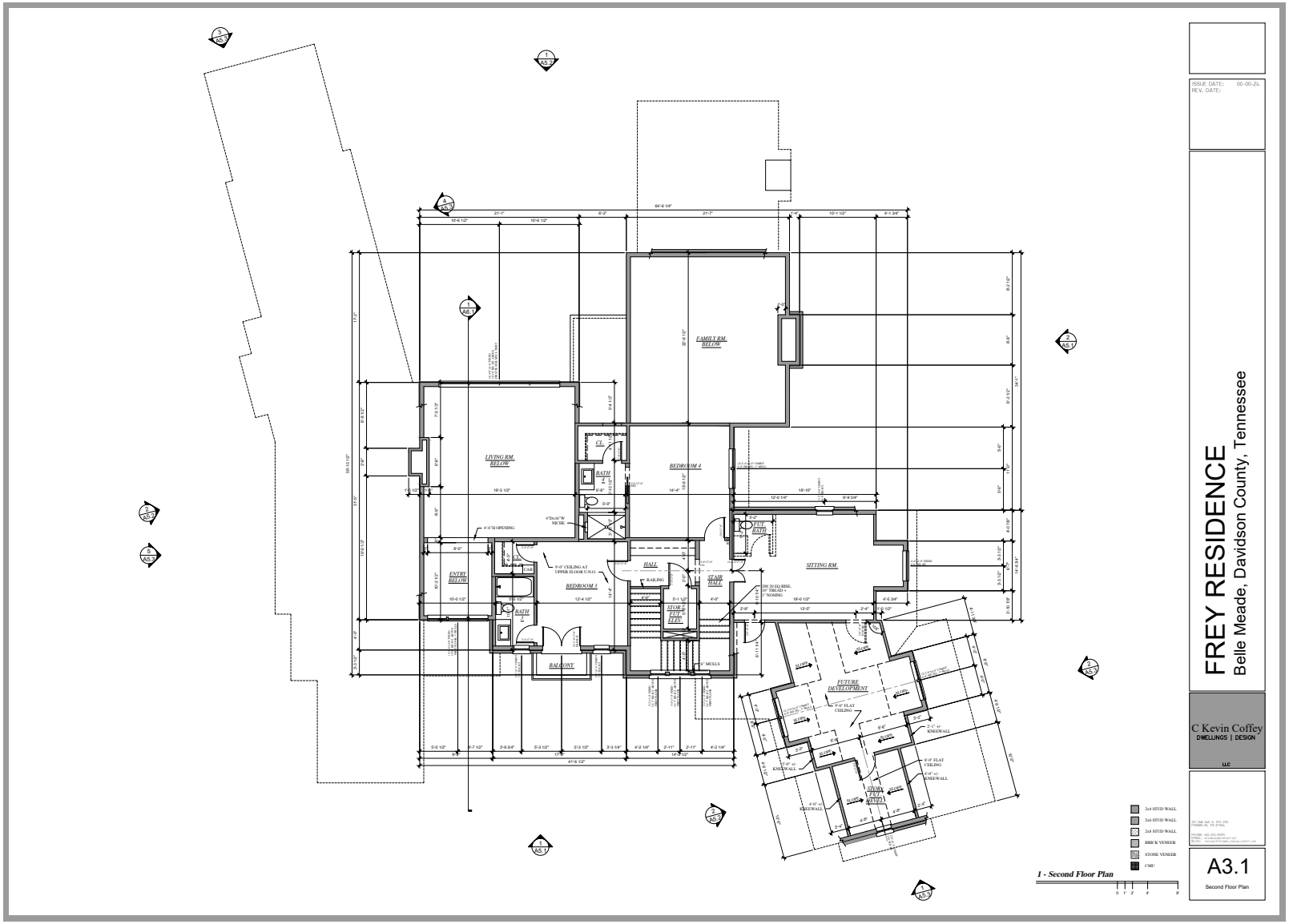
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee

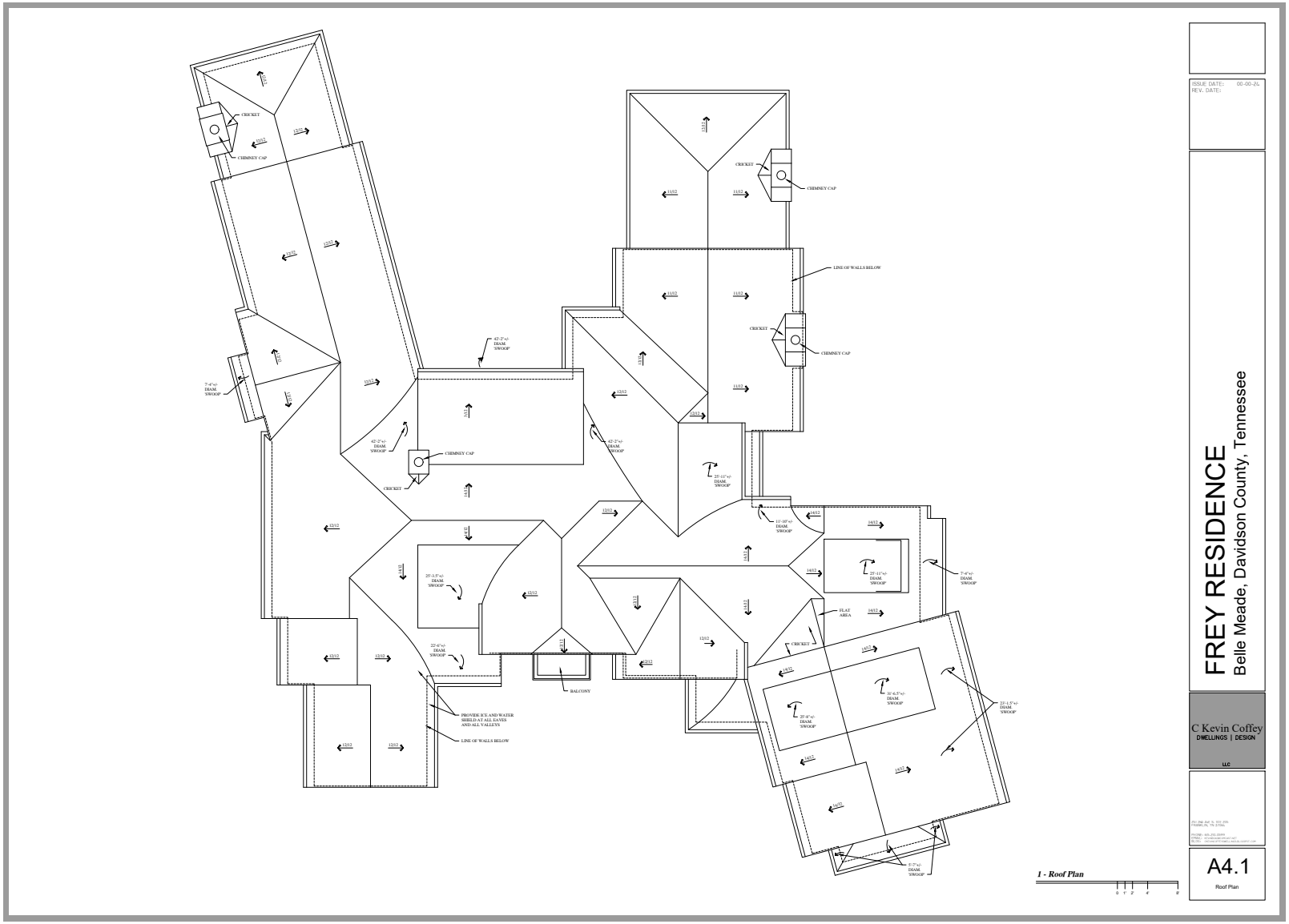
C Kevin Coffey
DWELLINGS | DESIGN
LLC

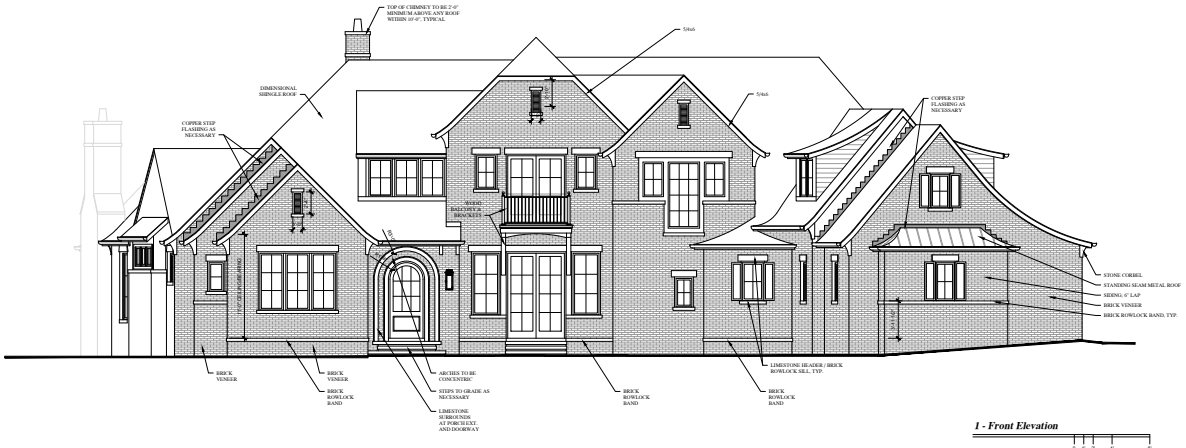
COV
COVER


general foundation notes
1. FOUNDATION DESIGN BASED UPON MIN. SOIL BEARING CAPACITY OF 2500 PSF, CONTRACTOR VERIFY.
2. CONTRACTOR SHALL LAY OUT ENTIRE BUILDING AND VERIFY SITE AND OVERALL DIMENSIONS PRIOR TO BEGINNING ANY CONSTRUCTION.
3. DIMENSIONS ARE GIVEN TO THE FACE OF CONCRETE BLOCK OR CENTERLINES OF BEAMS, GIRDERS, AND VENTS; OUTSIDE OF 2x6 FRAME WALL TO ALIGN WITH OUTSIDE FACE OF 8" CMU.
4. PLACE BOTTOM OF FOOTING MIN. 24" BELOW EXTERIOR FINISH GRADE.
5. VERIFY LOCATIONS OF BEAMS, GIRDERS, INTERIOR WALLS, AND DOUBLE JOISTS WITH FIRST FLOOR PLAN.
6. GIRDERS SHALL BE 2x12'S WITH 2x2 LEDGER EACH SIDE, OR JOIST HANGERS.
7. PROVIDE FOUNDATION VENTS AS NECESSARY IF NOT USING SEALED CRAWL SPACE.
8. RECESS FLOOR STRUCTURE AS NECESSARY AT SPACES TO RECEIVE TILE FOR FLUSH INSTALLATION WITH ADJACENT SURFACES, OR USE SMALL OVER JOISTS AS NOTED.
9. CONTINUOUS CONC. FOOTINGS SHALL BE 2'-0"Wx 1'-0"D, 2000 PSI CONCRETE WITH 2-#5 REBARS. SPOT FOOTINGS SHALL BE 2'-6"x2'-6"x1'-0"D WITH 3-#5 REBARS EACH WAY. BRIDGE ANY ROCK ENCOUNTERED WITH A MINIMUM OF 6" CRUSHED STONE, TO AVOID DIFFERENTIAL SETTLEMENT INSIDE.
10. FRAMING PLAN TO BE DESIGNED BY LUMBER SUPPLIER'S ENGINEER. SPECIFYING SIZE AND DIRECTION OF JOISTS, BEAMS, GIRDERS, RAFTERS, ETC.
11. AT CONDITIONED AREAS, INSULATE WITH OPEN CELL FOAM INSULATION AS PER MANUFACTURERS WRITTEN INSTRUCTIONS FOR ROOFING TYPE AS SELECTED BY OWNER. INSULATE TO CODES. IF FOAM INSULATION SYSTEM IS NOT USED, CONTRACTOR IS TO PROVIDE SCREENED SOFFIT VENTILATION AND APPROPRIATE RIDGE VENTS AND UNOBSTRUCTED PATH, MINIMUM 1" THICK, FOR AIRFLOW UNDER ROOF DECK FROM SOFFIT VENT TO RIDGE VENT.
12. CONTRACTOR TO PROVIDE APPROPRIATE DOWNSPOUT LOCATIONS TO OWNER FOR APPROVAL.
FOUNDATION AS NECESSARY FOR STAIRS TO GRADE. ALLOW 1'-0" DISTANCE PER 7" DROP TO GRADE.
6" MIN. CONCRETE SLAB WITH FIBERMESH REINFORCEMENT OVER 6 MIL POLY VAPOR BARRIER ON 4" WELL COMPACTED GRANULAR FILL. PROVIDE CONTROL JOINTS AS NECESSARY, TYP.
8" CMU ON 12" CMU BRICK LEDGE, TYP.
12"DX24"W CONCRETE FOOTING - (3) #4 REBAR AT 12" O.C. EACH WAY
PROVIDE 20 MIL POLY VAPOR RETARDER AND GRAVEL FILL THROUGHOUT CRAWL SPACE.
COORDINATE SIZE OF MASONRY OPENING WITH DOOR MANUF.
4" MIN. CONCRETE SLAB WITH FIBERMESH REINFORCEMENT OVER 6 MIL POLY VAPOR BARRIER ON 4" WELL COMPACTED GRANULAR FILL. PROVIDE CONTROL JOINTS AS NECESSARY, TYP.
FOUNDATION AS NECESSARY FOR STAIRS TO GRADE. ALLOW 1'-0" DISTANCE PER 7" DROP TO GRADE.
FOUND/RET. WALL REINF BAR SCHEDULE
2x4 STUD WALL
2x6 STUD WALL
2x8 STUD WALL
BRICK VENEER
STONE VENEER
CMU
1 - Foundation Plan
ISSUE DATE: 00-00-24
REV. DATE:
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
C Kevin Coffey
DWELLINGS | DESIGN
LLC
A1.1
Foundation Plan


FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
C Kevin Coffey
DWELLINGS | DESIGN
LLC
A2.1
First Floor Plan
1 - First Floor Plan
ISSUE DATE: 00-00-24
REV. DATE:
OFFICE-SITTING
PRIMARY BEDROOM
PRIMARY BATH
GALLERY
PRIMARY CLOSET
SAFE RM.-CLOSET
PWDR
HALL
COATS
BATH
GUEST BEDROOM 2
LIVING ROOM
ENTRY HALL
ENTRY PORCH
DINING ROOM
TERRACE
BRKFST AREA
COV./SCR. PORCH
FAMILY ROOM
KITCHEN
BUTLER'S PANTRY
MUD ROOM
PANTRY
LOW STOR.
LAUNDRY
GARAGE
2x4 STUD WALL
2x6 STUD WALL
2x8 STUD WALL
BRICK VENEER
STONE VENEER
CMU


FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
C Kevin Coffey
DWELLINGS | DESIGN
LLC
A3.1
Second Floor Plan
1 - Second Floor Plan
FAMILY RM. BELOW
LIVING RM. BELOW
BEDROOM 4
BEDROOM 3
SITTING RM.
HALL
STAIR HALL
ENTRY BELOW
BALCONY
FUTURE DEVELOPMENT
2x4 STUD WALL
2x6 STUD WALL
2x8 STUD WALL
BRICK VENEER
STONE VENEER
CMU


CRICKET
CHIMNEY CAP
LINE OF WALLS BELOW
62'-2"x6" DIAM. SWOOP
7'-4"x6" DIAM. SWOOP
25'-11"x6" DIAM. SWOOP
11'-10"x6" DIAM. SWOOP
25'-3.5"x6" DIAM. SWOOP
22'-6"x6" DIAM. SWOOP
BALCONY
PROVIDE ICE AND WATER SHIELD AT ALL EAVES AND ALL VALLEYS
FLAT AREA
30'-6.5"x6" DIAM. SWOOP
25'-8"x6" DIAM. SWOOP
2'-1.5"x6" DIAM. SWOOP
5'-7"x6" DIAM. SWOOP
1 - Roof Plan
0 1' 2' 4' 8'
ISSUE DATE: 00-00-24
REV. DATE:
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
C Kevin Coffey
DWELLINGS | DESIGN
LLC
A4.1
Roof Plan



1 - Front Elevation



2 - Right Side Elevation

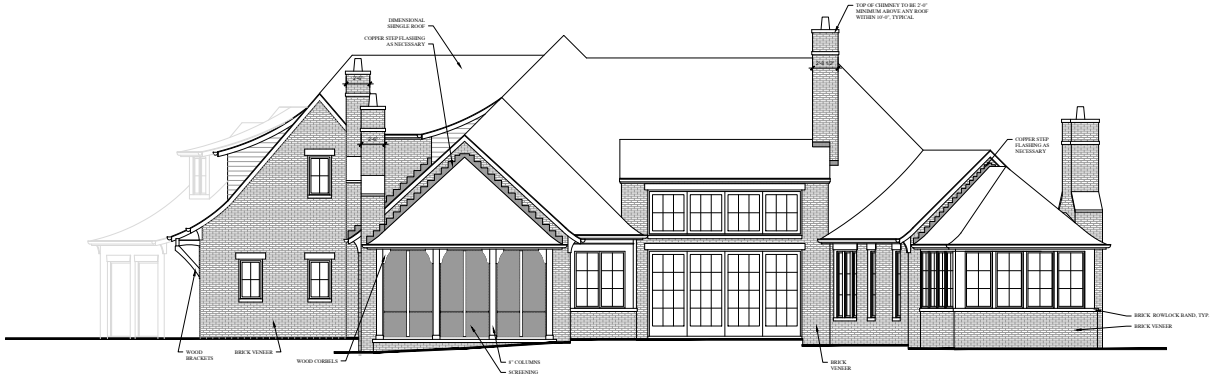
ISSUE DATE: 00-00-24
REV. DATE:

FREY RESIDENCE

Belle Meade, Davidson County, Tennessee

C Kevin Coffey
DWELLINGS | DESIGN
LLC

A5.1
Elevations



1 - Rear Elevation

0 1' 2' 4' 8'

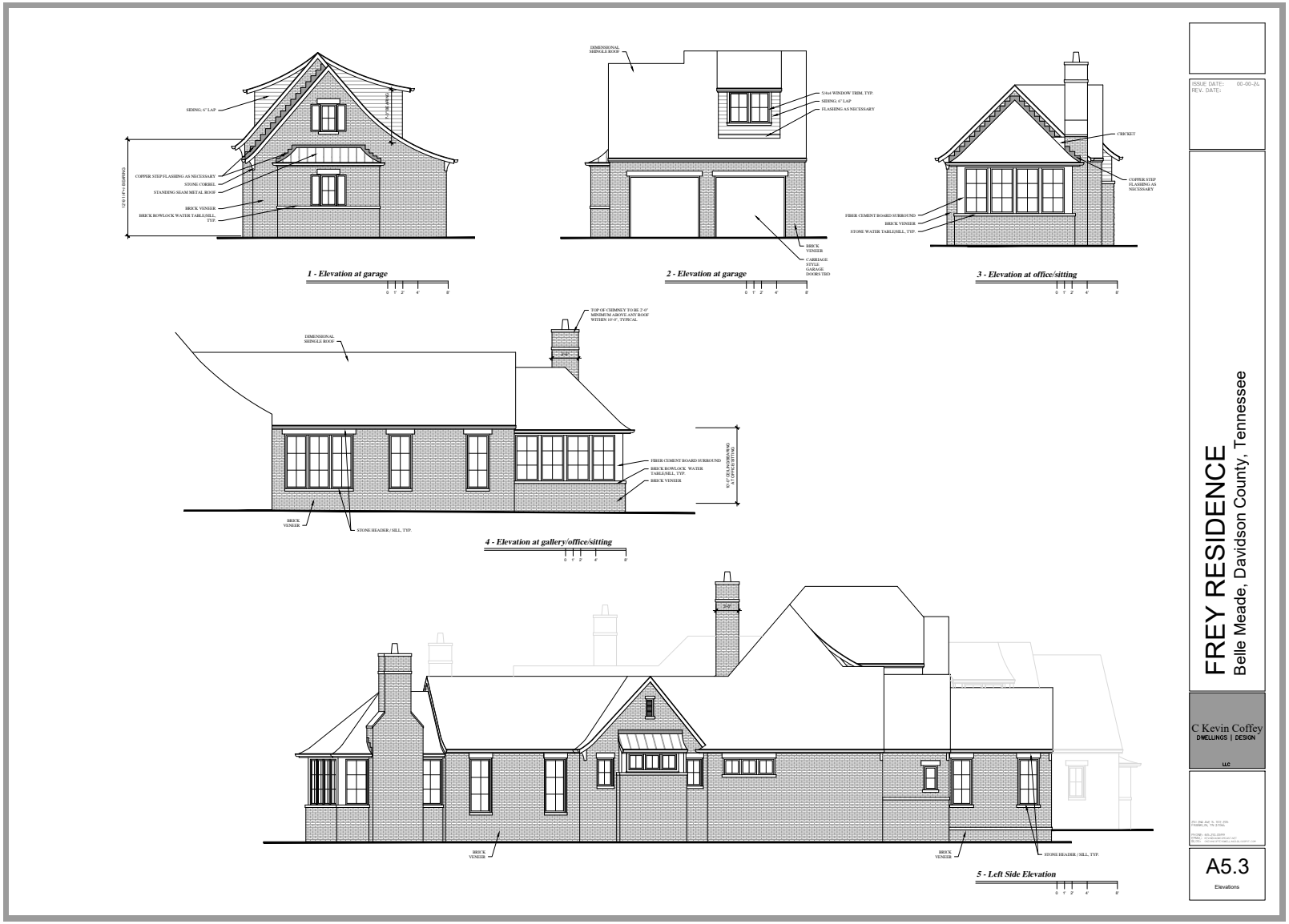
ISSUE DATE: 00-00-24
REV. DATE:

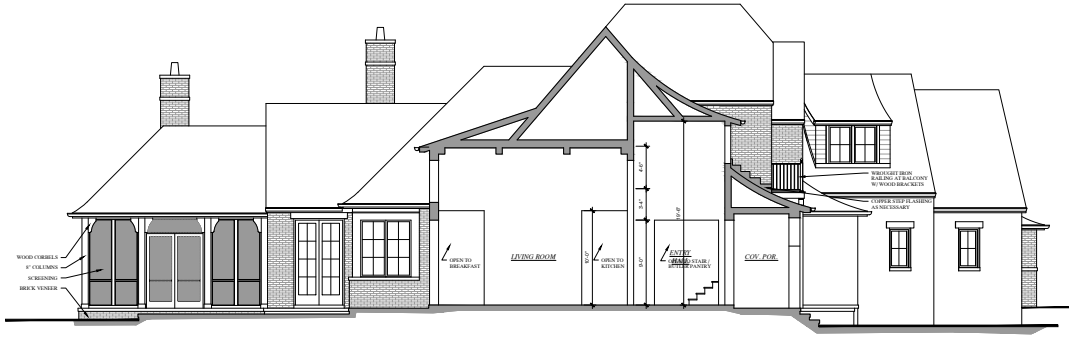
FREY RESIDENCE

Belle Meade, Davidson County, Tennessee

C Kevin Coffey
DWELLINGS | DESIGN
LLC

A5.2
Elevations


SIDING, 6" LAP
COPPER STEP FLASHING AS NECESSARY
STONE CORBEL
STANDING SEAM METAL ROOF
BRICK VENEER
BRICK ROWLOCK WATER TABLESILL, TYP.
1 - Elevation at garage
DIMENSIONAL SHINGLE ROOF
5/4x6 WINDOW TRIM, TYP.
SIDING, 6" LAP
FLASHING AS NECESSARY
BRICK VENEER
CARRIAGE STYLE GARAGE DOORS TRIM
2 - Elevation at garage
CRICKET
COPPER STEP FLASHING AS NECESSARY
FIBER CEMENT BOARD SURROUND
BRICK VENEER
STONE WATER TABLESILL, TYP.
3 - Elevation at office/sitting
TOP OF CHIMNEY TO BE 2'-0" MINIMUM ABOVE ANY ROOF WITHIN 10'-0", TYPICAL
DIMENSIONAL SHINGLE ROOF
FIBER CEMENT BOARD SURROUND
BRICK ROWLOCK WATER TABLESILL, TYP.
BRICK VENEER
BRICK VENEER
STONE HEADER / SILL, TYP.
4 - Elevation at gallery/office/sitting
BRICK VENEER
BRICK VENEER
STONE HEADER / SILL, TYP.
5 - Left Side Elevation
ISSUE DATE: 00-00-24
REV. DATE:
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
C Kevin Coffey
DWELLINGS | DESIGN
LLC
A5.3
Elevations



1 - Section / Elevation

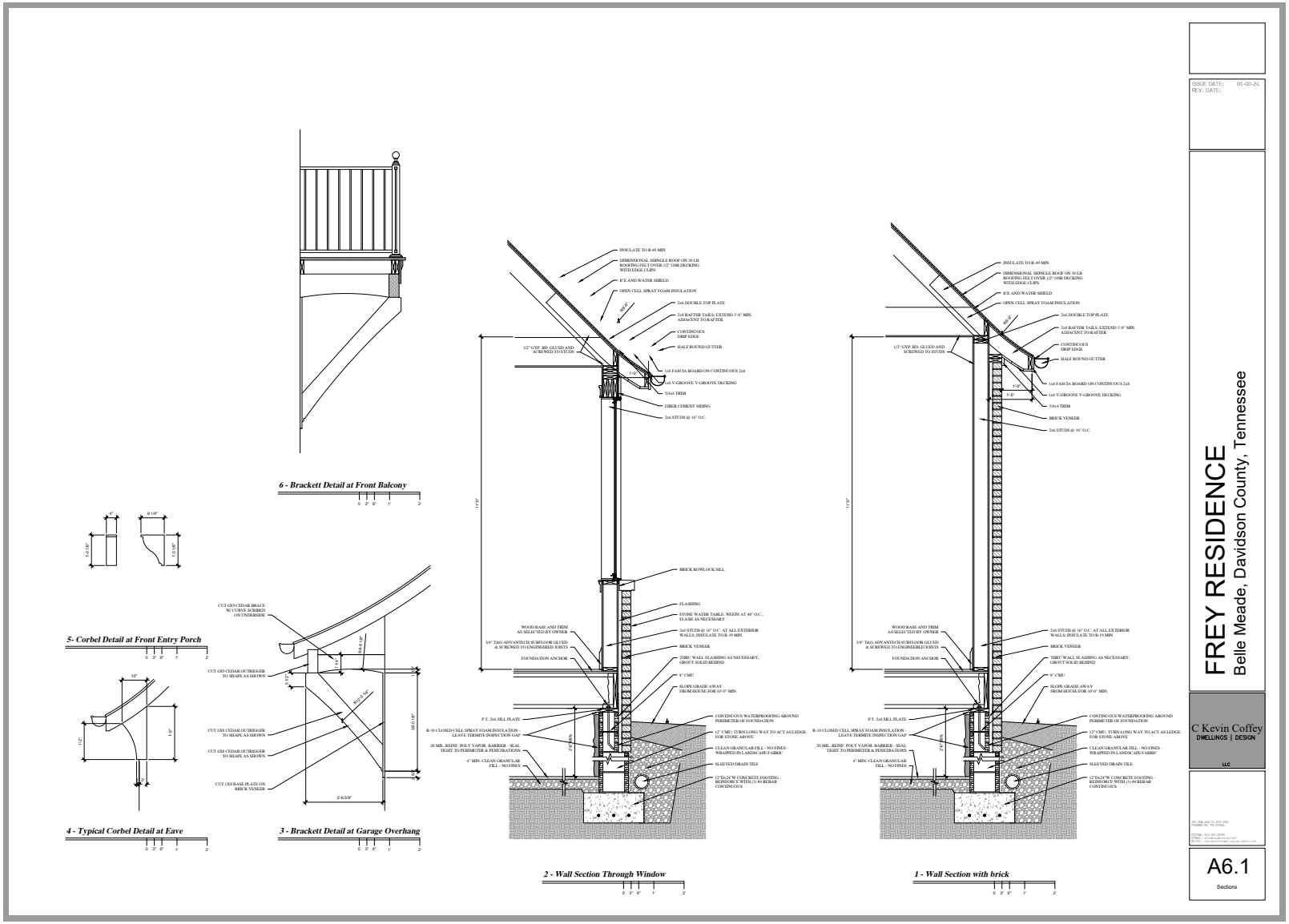
ISSUE DATE: 00-00-24
REV. DATE:

FREY RESIDENCE

Belle Meade, Davidson County, Tennessee

C Kevin Coffey
DWELLINGS | DESIGN
LLC

A5.4
Section / Elevation


6 - Brackett Detail at Front Balcony
5- Corbel Detail at Front Entry Porch
4 - Typical Corbel Detail at Eave
3 - Brackett Detail at Garage Overhang
2 - Wall Section Through Window
1 - Wall Section with brick
INSULATE TO R-49 MIN
DIMENSIONAL SHINGLE ROOF ON 30 LB ROOFING FELT OVER 1/2" OSB DECKING WITH EDGE CLIPS
ICE AND WATER SHIELD
OPEN CELL SPRAY FOAM INSULATION
2x6 DOUBLE TOP PLATE
2x8 RAFTER TAILS: EXTEND 3'-0" MIN. ADJACENT TO RAFTER
CONTINUOUS DRIP EDGE
HALF ROUND GUTTER
1x8 FASCIA BOARD ON CONTINUOUS 2x8
1x6 V-GROOVE V-GROOVE DECKING
5/4x4 TRIM
FIBER CEMENT SIDING
2x6 STUDS @ 16" O.C.
1/2" GYP. BD. GLUED AND SCREWED TO STUDS
BRICK VENEER
BRICK ROWLOCK SILL
FLASHING
STONE WATER TABLE; WEEPS AT 48" O.C.; FLASH AS NECESSARY
WOOD BASE AND TRIM AS SELECTED BY OWNER
3/4" T&G ADVANTECH SUBFLOOR GLUED & SCREWED TO ENGINEERED JOISTS
FOUNDATION ANCHOR
THRU WALL FLASHING AS NECESSARY; GROUT SOLID BEHIND
8" CMU
SLOPE GRADE AWAY FROM HOUSE FOR 10'-0" MIN.
P.T. 2x6 SILL PLATE
R-10 CLOSED CELL SPRAY FOAM INSULATION - LEAVE TERMITE INSPECTION GAP
20 MIL. REINF. POLY VAPOR BARRIER - SEAL TIGHT TO PERIMETER & PENETRATIONS
4" MIN. CLEAN GRANULAR FILL - NO FINES
CONTINUOUS WATERPROOFING AROUND PERIMETER OF FOUNDATION
12" CMU; TURN LONG WAY TO ACT AS LEDGE FOR STONE ABOVE
CLEAN GRANULAR FILL - NO FINES - WRAPPED IN LANDSCAPE FABRIC
SLEEVED DRAIN TILE
12"Dx24"W CONCRETE FOOTING - REINFORCE WITH (3) #4 REBAR CONTINUOUS
2x6 STUDS @ 16" O.C. AT ALL EXTERIOR WALLS INSULATE TO R-19 MIN
CUT 4X8 CEDAR BRACE W/ CURVE SCRIBED ON UNDERSIDE
CUT 4X8 CEDAR OUTRIGGER TO SHAPE AS SHOWN
CUT 1X8 BASE PLATE ON BRICK VENEER
2'-6 5/8"
ISSUE DATE: 00-00-24
REV. DATE:
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
C Kevin Coffey
DWELLINGS | DESIGN
LLC
A6.1
Sections




LIVING ROOM
ENTRY
HALL
COV. POR.







EXTERIOR

HOUSE BRICK SIMILAR TO PHOTOS BELOW
PENDING PRICING





BRICK OPTIONS:

OLD TEXAS BRICK IN OLD BAYOU/
IVORY MORTAR *BRICK SHOWN IN PHOTOS
TO THE LEFT

OLD CAROLINA BRICK IN 50/50% BLEND
OF GEORGETOWN & SAVANNAH GREY



CHEROKEE FRENCH COUNTRY BUFF/
IVORY MORTAR



ROOF OPTIONS: LANDMARK IN GEORGETOWN
GRAY OR BELMONT SHINGLE IN COLONIAL SLATE
OR STONEGATE GRAY SHOWN BELOW WITH
COORDINATING METAL ROOF AND GUTTERS







WINDOWS: SIERRA PACIFIC ALUMINUM CLAD
IN LINEN OR COLONIAL WHITE OR PELLA
COLONIAL WHITE OR VANILLA CREAM







Staff Report

Agenda No.: IV.D.

Case No.: HZC2024-14

Staff: Mary Samaniego, Planning Director

Applicant: Alan Looney representing Jeff Frey

Request: Certificate of Appropriateness for construction of a single-family residence.

Location: 707 Lynwood Boulevard

Summary:
The applicant, on behalf of the property owner, is requesting Certificate of Appropriateness approval for the construction of a new single-family residence. The existing residence was approved for demolition (HZC2024-18) by the Historic Zoning Commission in June 2024. The proposed architectural style is English Tudor 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 1.34 acres (58,227 square feet - SF) and is rectangular with frontage on Lynwood Boulevard.
2. The footprint proposed for the residence is approximately 5,581 square feet (6,986 square feet allowed) and the total gross floor area is 6,684 square feet (11,411 square feet allowed).
3. Approximately 14% of the entire roof system is low slope with 30% allowed by the Zoning Ordinance.
4. The submitted site plan indicates compliance with all standards of the Zoning Ordinance for maximum footprint, floor area, and elevation change.
5. The site plan indicates a service/entry court leading from Lynwood Boulevard to a three-bay attached garage on the north side of the residence. The total area of driveways and parking areas is 6,170 square feet and the maximum allowed is 6,986 square feet.
6. The proposed architectural style is English Tudor.

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.**

    Staff note – front door material not verified on plans

    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.

Attachment:

1. Location Map

Nashville / Davidson County Parcel Viewer 707 LYNWOOD BOULEVARD



May 21, 2024

graphicsLayer2

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Nashville Maps

Made by: Metro GIS

CITY OF BELLE MEADE

CERTIFICATE OF APPROPRIATENESS APPLICATION

PAID MAY 21 2024 By RG CK 6140

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 # HZC 2024-11 **FEE:** $1500

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 508 Park Center Drive

AGE/YEAR OF STRUCTURE: 1959

PROPERTY OF SIGNIFICANCE (1901-1939) ___ YES

PROPERTY OF CONSERVATION (1940-2000) X YES

PROPERTY LESS THAN 50 YEARS ___ YES

PROPERTY OWNER or APPLICANT

NAME: Jenney A Petrikin / JP Designs

ADDRESS: 221 Bowling ave, Nashville TN 37205

EMAIL: jenney@jpdesigns.com

PHONE NUMBER: 615-498-7802

RELATIONSHIP TO OWNER: Contractor ___ Architect x Other (explain)___

1

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style _____

Describe Proposed Work Addition of new first floor master suite, screen porch and pool bath.

The entire project is within the setback lines shown on site plan.

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

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

➢ **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.)
only removing existing brick where addition is going, preserving brick to use on addition.

Historical Significance
House originally designed by Edward Keeble in 1959

Is the property habitable?
yes currently occupied by owner

Give a compelling reason for demolition of property
N/A

Describe the proposed reuse of existing materials, if any?
Proposing to reuse existing brick where possible

- **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer: Marvin Ultimate

Window Material: Wood/ Clad

Frame Material: 2 x 6 conventional framing

Windowsills: Brick

Brick, Painted/Natural: Brick natural

Brick/Stone Thickness: 4"

Clapboard Material: Artisan siding

Clapboard Dimensions/Reveal: 6" reveal x 3/4" depth

Railings, Columns, Pilasters:

Chimney Material: Brick

Roofing Material: concrete tile to match existing roof & standing seam metal or copper on screen porch and pool bath

Exterior Doors: Wood/ Clad Marvin

Eaves/Cornice: Hardi board to match existing with dentil mold detail to match existing soffit of original house

Gutters: To match existing

Gutter Dimensions: To 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	
[ ]	[x]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[x]	[ ]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[x]	[ ]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[x]	[ ]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[x]	[ ]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[x]	Possesses or may likely yield information important in prehistory or history, and/or
[ ]	[x]	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

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

Property Worthy of Conservation

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

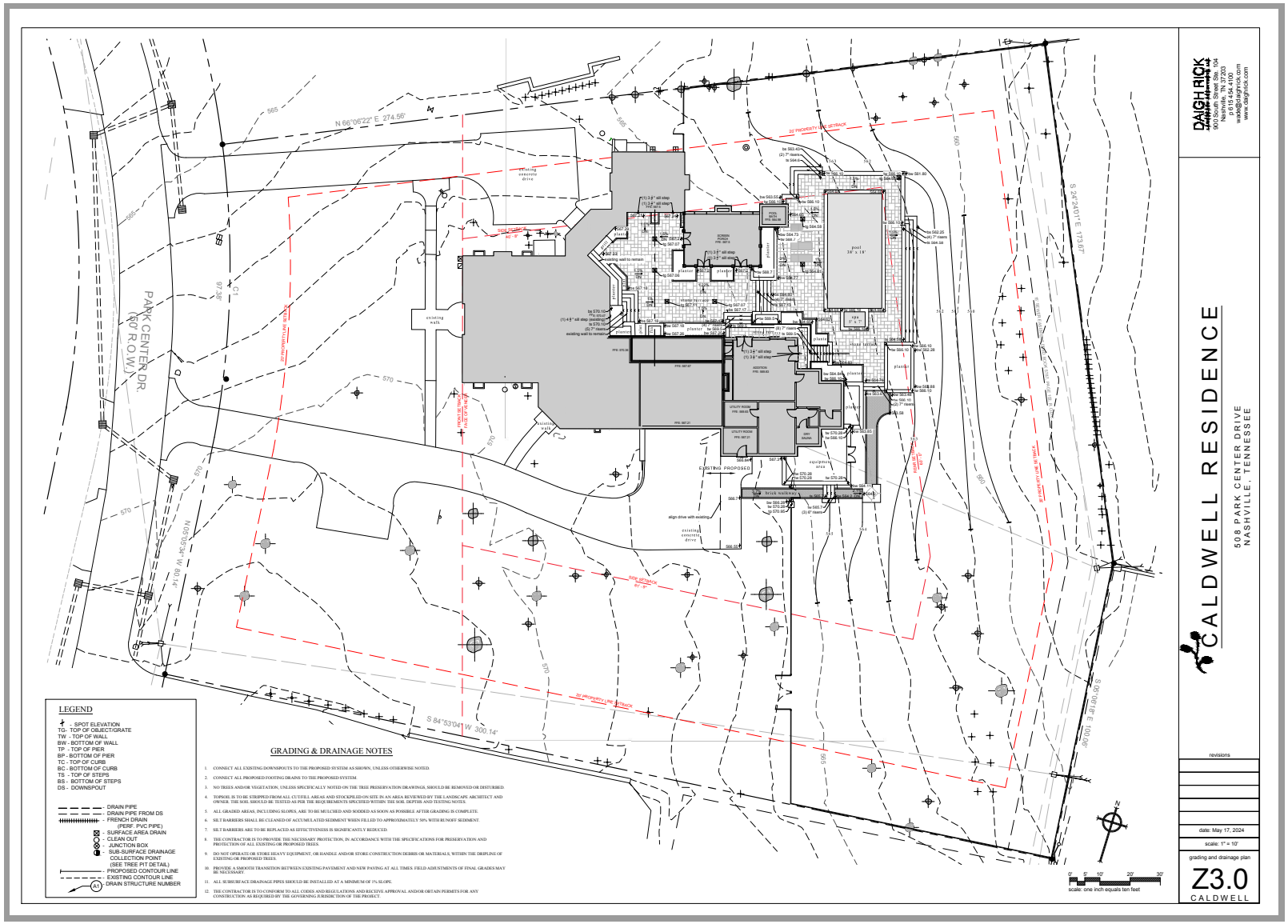
- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be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

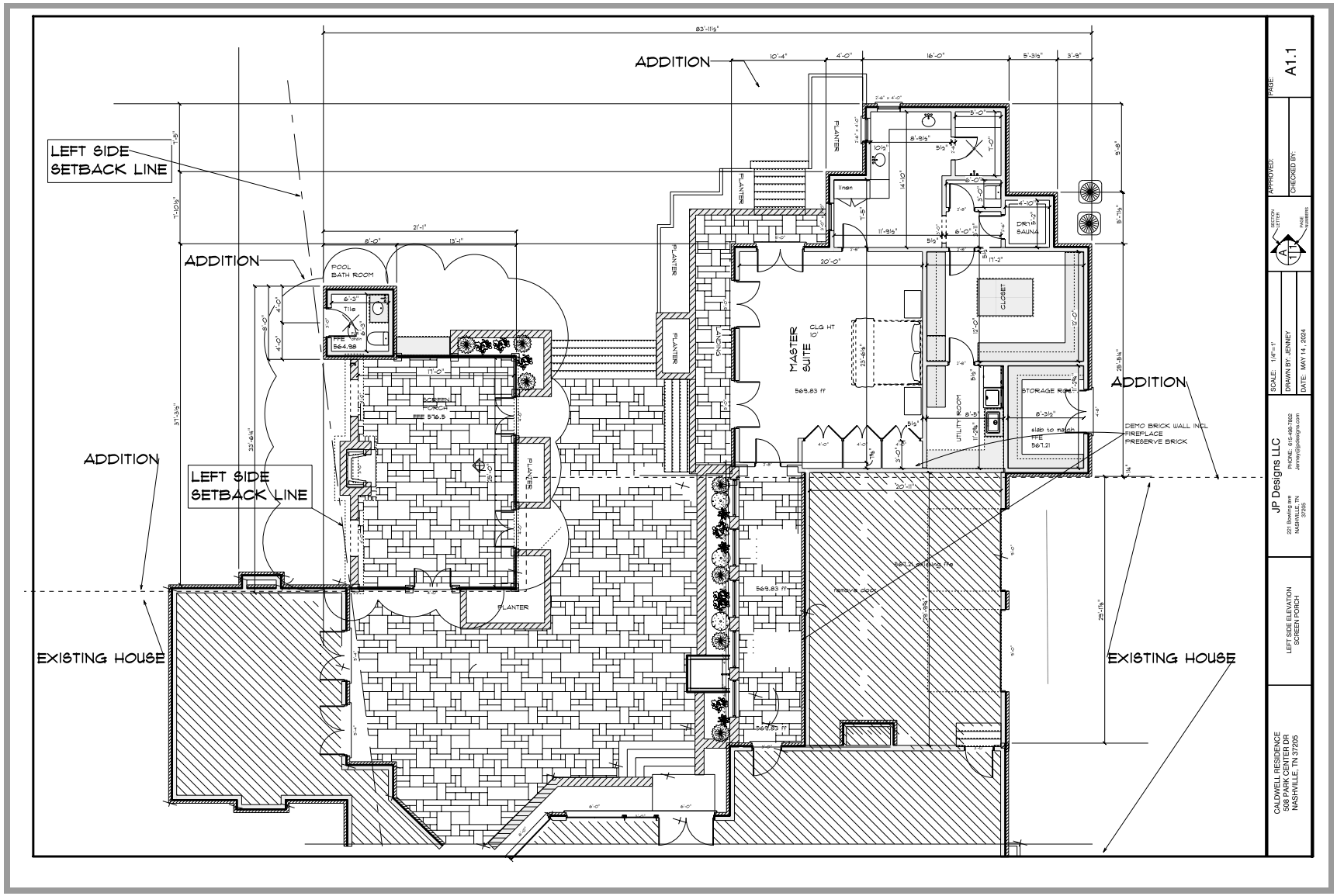
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving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

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

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

Applicant/Property Owner Signature: Jenney Petrikin Date: May 6, 2024


CALDWELL RESIDENCE
508 PARK CENTER DRIVE
NASHVILLE, TENNESSEE
DAIGH RICK
LANDSCAPE ARCHITECTURE
900 South Street Ste. 104
Nashville, TN 37203
615.454.1700
wade@daighrick.com
www.daighrick.com
revisions
date: May 17, 2024
scale: 1" = 10'
grading and drainage plan
Z3.0
CALDWELL
PARK CENTER DR.
(50' R.O.W.)
N 66°06'22" E 274.56'
S 24°30'00" E 173.67'
S 84°53'04" W 300.14'
N 05°04'34" W 80.14'
S 80°49'34" E 100.08'
32' PROPERTY LINE SETBACK
SIDE SETBACK 40' - 9"
SIDE SETBACK 61' - 9"
existing concrete drive
existing walk
existing wall to remain
align drive with existing
EXISTING PROPOSED
pool 16' x 18'
spa 4' x 7'
planter
screen porch
addition
utility room
grey room
equipment area
brick walkway
LEGEND
- SPOT ELEVATION
TG - TOP OF OBJECT/GRATE
TW - TOP OF WALL
BW - BOTTOM OF WALL
TP - TOP OF PIER
BP - BOTTOM OF PIER
TC - TOP OF CURB
BC - BOTTOM OF CURB
TS - TOP OF STEPS
BS - BOTTOM OF STEPS
DS - DOWNSPOUT
- DRAIN PIPE
- DRAIN PIPE FROM DS
- FRENCH DRAIN (PERF. PVC PIPE)
- SURFACE AREA DRAIN
- CLEAN OUT
- JUNCTION BOX
- SUB-SURFACE DRAINAGE COLLECTION POINT (SEE TREE PIT DETAIL)
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- DRAIN STRUCTURE NUMBER
GRADING & DRAINAGE NOTES
1. CONNECT ALL EXISTING DOWNSPOUTS TO THE PROPOSED SYSTEM AS SHOWN, UNLESS OTHERWISE NOTED.
2. CONNECT ALL PROPOSED FOOTING DRAINS TO THE PROPOSED SYSTEM.
3. NO TREES AND/OR VEGETATION, UNLESS SPECIFICALLY NOTED ON THE TREE PRESERVATION DRAWINGS, SHOULD BE REMOVED OR DISTURBED.
4. TOPSOIL IS TO BE STRIPPED FROM ALL CUT/FILL AREAS AND STOCKPILED ON SITE IN AN AREA REVIEWED BY THE LANDSCAPE ARCHITECT AND OWNER. THE SOIL SHOULD BE TESTED AS PER THE REQUIREMENTS SPECIFIED WITHIN THE SOIL DEPTHS AND TESTING NOTES.
5. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SODDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN FILLED TO APPROXIMATELY 50% WITH RUNOFF SEDIMENT.
7. SILT BARRIERS ARE TO BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.
8. THE CONTRACTOR IS TO PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS FOR PRESERVATION AND PROTECTION OF ALL EXISTING OR PROPOSED TREES.
9. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, OR HANDLE AND/OR STORE CONSTRUCTION DEBRIS OR MATERIALS, WITHIN THE DRIPLINE OF EXISTING OR PROPOSED TREES.
10. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVING AT ALL TIMES. FIELD ADJUSTMENTS OF FINAL GRADES MAY BE NECESSARY.
11. ALL SUBSURFACE DRAINAGE PIPES SHOULD BE INSTALLED AT A MINIMUM OF 1% SLOPE.
12. THE CONTRACTOR IS TO CONFORM TO ALL CODES AND REGULATIONS AND RECEIVE APPROVAL AND/OR OBTAIN PERMITS FOR ANY CONSTRUCTION AS REQUIRED BY THE GOVERNING JURISDICTION OF THE PROJECT
N
0' 5' 10' 20' 30'
scale: one inch equals ten feet


ADDITION
LEFT SIDE SETBACK LINE
ADDITION
POOL BATH ROOM
SCREEN PORCH
MASTER SUITE
CLOSET
DRY SAUNA
STORAGE RM
UTILITY ROOM
PLANTER
ADDITION
LEFT SIDE SETBACK LINE
ADDITION
DEMO BRICK WALL INCL FIREPLACE PRESERVE BRICK
EXISTING HOUSE
EXISTING HOUSE
A1.1
JP Designs LLC
LEFT SIDE ELEVATION SCREEN PORCH
CALDWELL RESIDENCE
508 PARK CENTER DR
NASHVILLE, TN 37205

Neighboring homes on Park Center drive










4436

Caldwell Residence
508 Park Center Drive

front















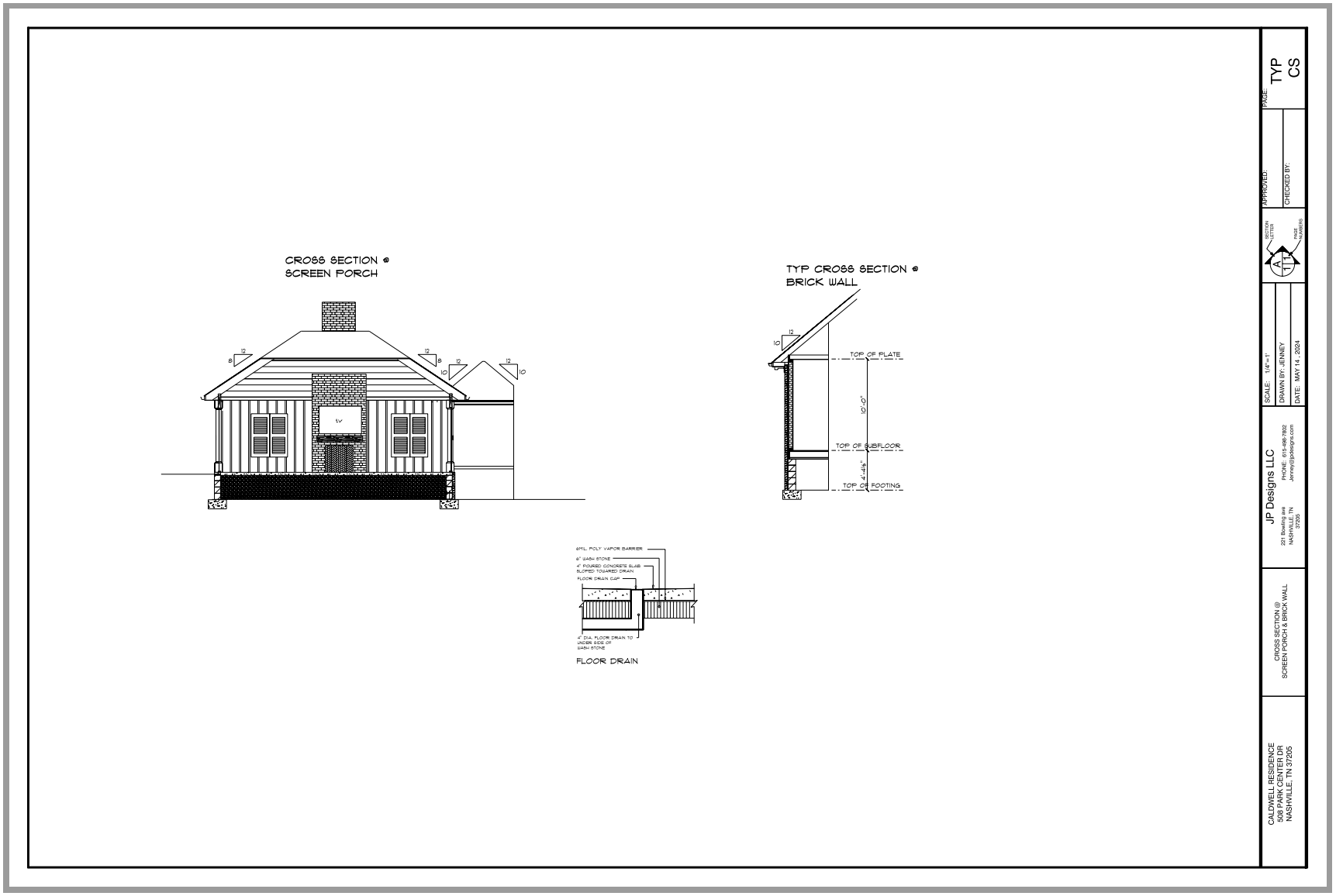


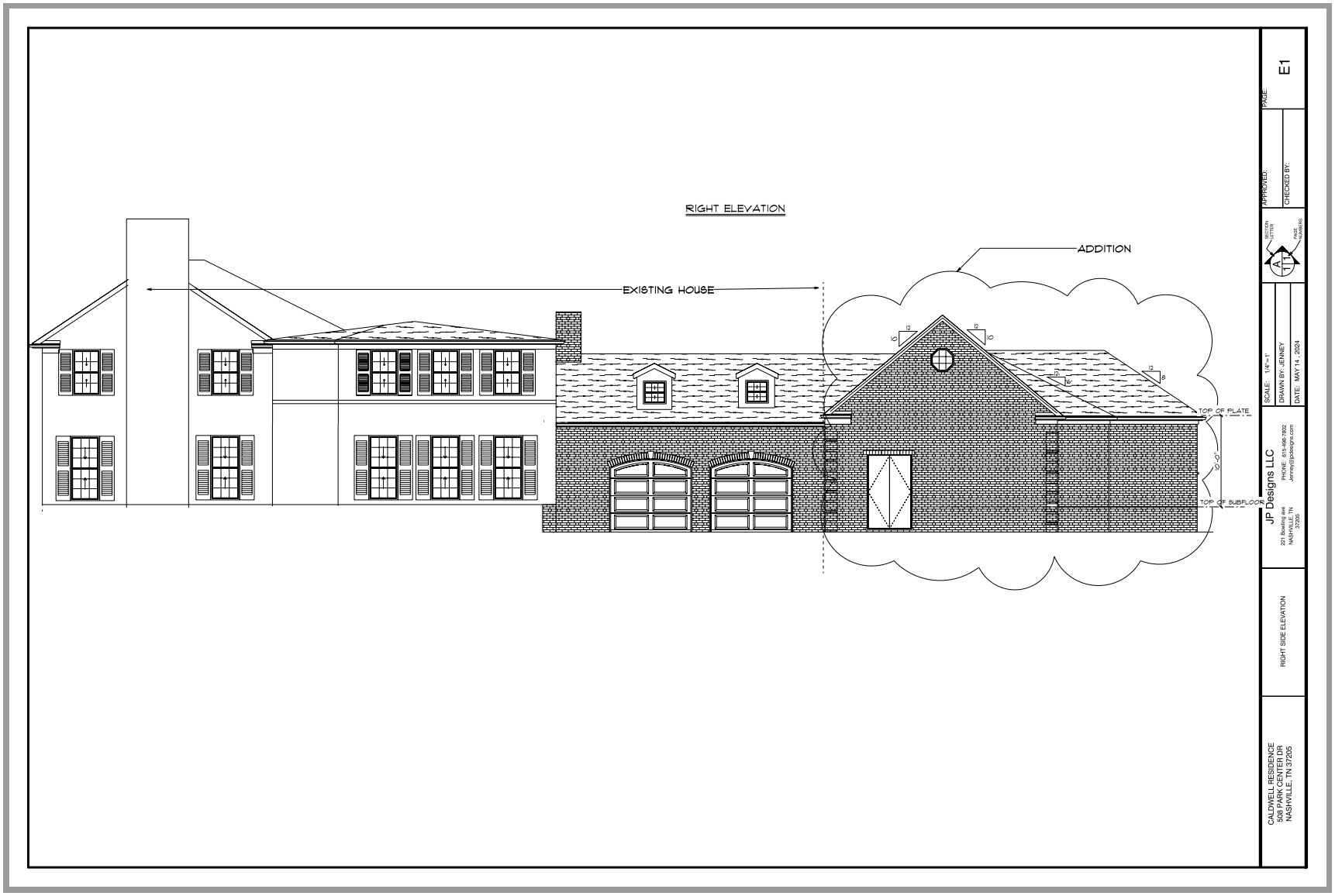









CROSS SECTION @
SCREEN PORCH
TYP CROSS SECTION @
BRICK WALL
TOP OF PLATE
10'-0"
TOP OF SUBFLOOR
4'-4½"
TOP OF FOOTING
6MIL. POLY VAPOR BARRIER
6" WASH STONE
4" POURED CONCRETE SLAB
SLOPED TOWARED DRAIN
FLOOR DRAIN CAP
4" DIA. FLOOR DRAIN TO
UNDER SIDE OF
WASH STONE
FLOOR DRAIN
PAGE:
TYP
CS
APPROVED:
CHECKED BY:
SECTION LETTER
PAGE NUMBERS
SCALE: 1/4"=1'
DRAWN BY: JENNEY
DATE: MAY 14, 2024
JP Designs LLC
221 Bowling Ave
NASHVILLE, TN
37205
PHONE: 615-498-7802
Jenney@jpdesigns.com
CROSS SECTION @
SCREEN PORCH & BRICK WALL
CALDWELL RESIDENCE
508 PARK CENTER DR
NASHVILLE, TN 37205


RIGHT ELEVATION
ADDITION
EXISTING HOUSE
TOP OF PLATE
TOP OF SUBFLOOR
12'-0"
E1
PAGE
APPROVED:
CHECKED BY:
SECTION NUMBER
PAGE NUMBERS
SCALE: 1/4"=1'
DRAWN BY: JENNEY
DATE: MAY 14 , 2024
JP Designs LLC
CALDWELL RESIDENCE
506 PARK CENTER DR
NASHVILLE, TN 37205
RIGHT SIDE ELEVATION



PAGE: E2

APPROVED:

CHECKED BY:

SECTION LETTER

PAGE NUMBERS

SCALE: 1/4"=1'

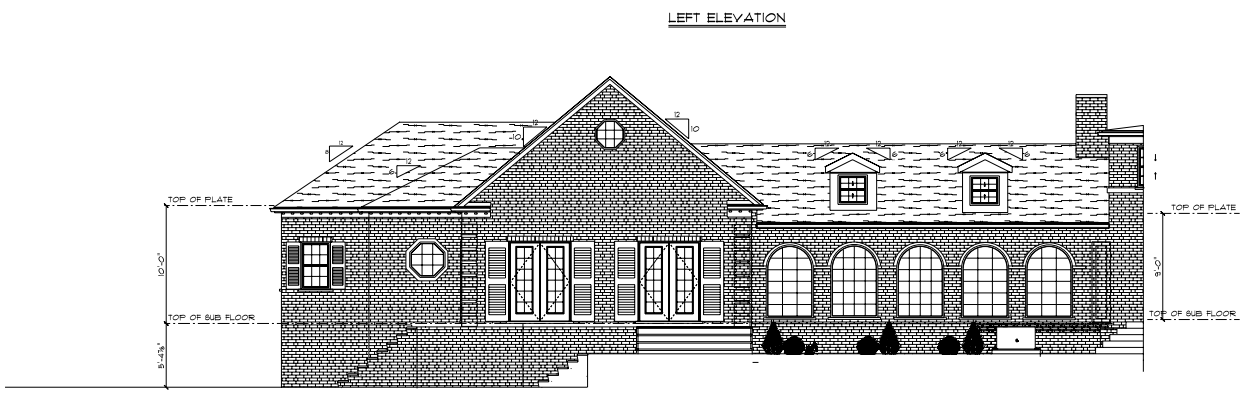
DRAWN BY: JENNEY

DATE: MAY 14, 2024

JP Designs LLC
221 Bowling ave
NASHVILLE, TN
37205
PHONE: 615-498-7802
Jenney@jpdesigns.com

REAR ELEVATION

CALDWELL RESIDENCE
508 PARK CENTER DR
NASHVILLE, TN 37205



PAGE: E3

APPROVED:

CHECKED BY:

SECTION LETTER A

PAGE NUMBERS 11

SCALE: 1/4"=1'

DRAWN BY: JENNEY

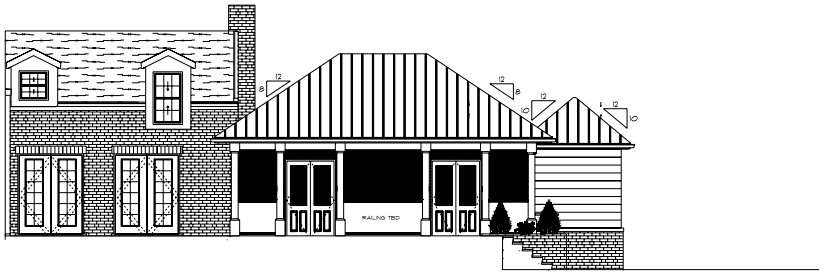
DATE: MAY 14, 2024

JP Designs LLC
221 Bowling ave
NASHVILLE, TN
37205
PHONE: 615-598-7802
Jenney@jpdesigns.com

LEFT SIDE ELEVATION @
MASTER SUITE ADDITION

CALDWELL RESIDENCE
508 PARK CENTER DR
NASHVILLE, TN 37205

FRONT SCREEN PORCH ELEVATION



PAGE: E4

APPROVED:

CHECKED BY:

SECTION LETTER

PAGE NUMBERS

SCALE: 1/4"=1'

DRAWN BY: JENNEY

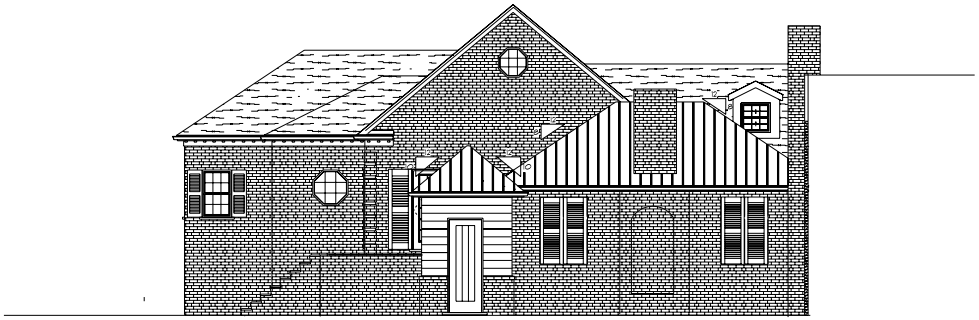
DATE: MAY 14, 2024

JP Designs LLC
221 Bowling ave
NASHVILLE, TN
37205
PHONE: 615-498-7802
Jenney@jpdesigns.com

FRONT SIDE ELEVATION
SCREEN PORCH

CALDWELL RESIDENCE
508 PARK CENTER DR
NASHVILLE, TN 37205

LEFT SIDE SCREEN PORCH ELEVATION



CALDWELL RESIDENCE
508 PARK CENTER DR
NASHVILLE, TN 37205

LEFT SIDE ELEVATION
SCREEN PORCH

JP Designs LLC
221 Bowling ave
NASHVILLE, TN
37205
PHONE: 615-498-7802
Jenney@jpdesigns.com

SCALE: 1/4"=1'
DRAWN BY: JENNEY
DATE: MAY 14, 2024

SECTION LETTER
A
1
PAGE NUMBERS

APPROVED:
CHECKED BY:

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E5

Staff Report

Agenda No.: IV.E.

Case No.: HZC2024-11

Staff: Mary Samaniego, Planning Director

Applicant: Jenney Petrikin representing Billy Ray Caldwell

Request: Certificate of Appropriateness for an addition

Location: 508 Park Center Drive

Summary:
The applicant, on behalf of the property owner, is requesting Certificate of Appropriateness approval for an addition to the existing residence. Specifically, the addition will include a new master suite, screen porch, and pool bath.

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 1.51 acres (65,137 square feet) and the existing residence is 6,714 square feet in size.
2. The residence was originally constructed in 1937 and is architecturally designated as Colonial Revival. It appears that the only significant alteration to the original residence was one addition that occurred in 2000.
3. The allowable building area per the Zoning Code is 12,767 square feet with 8,538 square feet proposed. The proposed addition will increase the overall residence area by 1,824 square feet.
4. The allowable building footprint of 7,816 square feet with 6,050 square feet proposed.
5. The dwelling has been identified in the 2021 historical survey (DV-22656) as having: brick construction type; brick foundation; wood windows; and a slate roof.
6. The residence has been owned by three owners over the last 50 years.
7. There are no accessory structures in the rear yard of the property.
8. The property is located within the Residence “B” zoning district and is not within the regulated floodplain.

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:

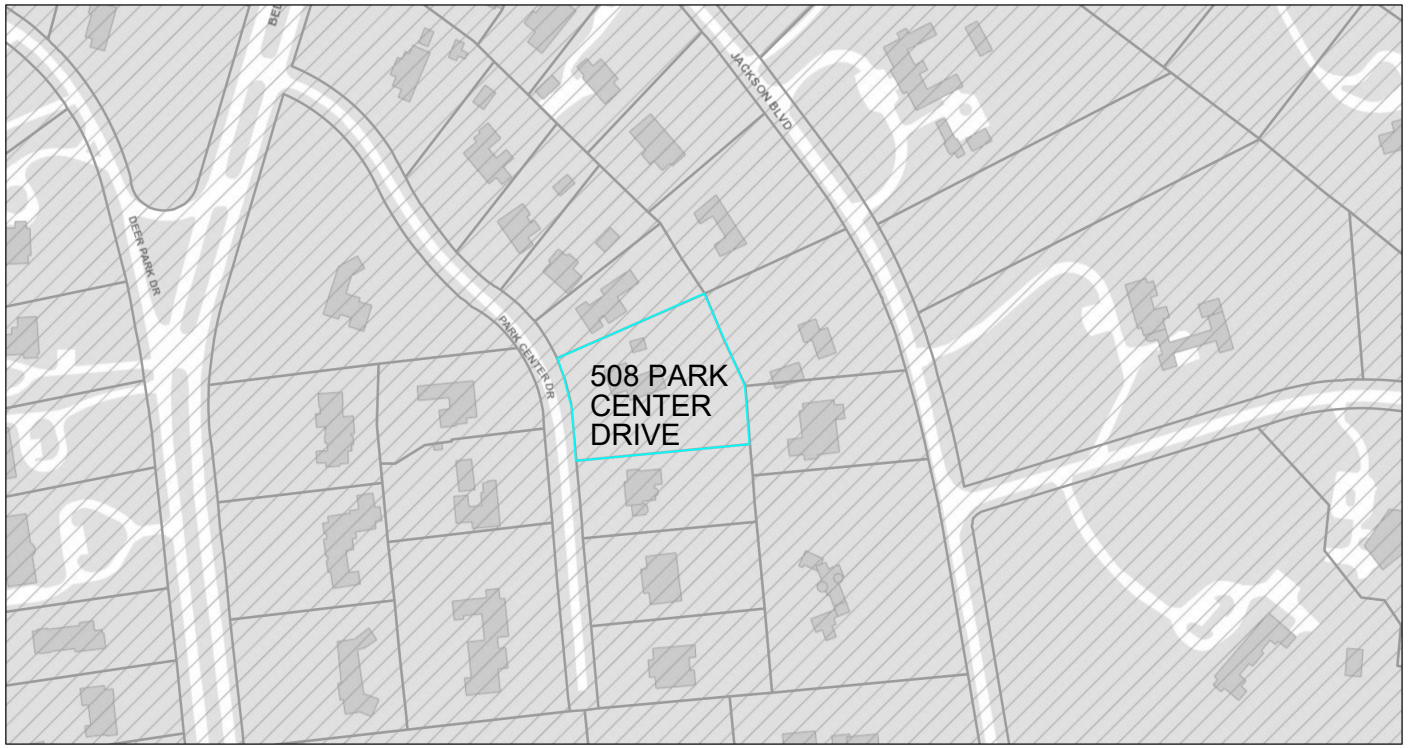
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by 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.

Attachment:

1. Location Map

Nashville / Davidson County Parcel Viewer 508 PARK CENTER DRIVE



May 21, 2024

graphicsLayer2

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Nashville Maps

Made by: Metro GIS

From: David Kloeppel
To: Mary Samaniego
Cc: Ann Kloeppel
Subject: 508 Park Center Ave Project
Date: Saturday, June 8, 2024 10:51:44 AM

Hello,

We live at 506C Park Center Ave, next door to the Caldwells, who are planning a construction project at their home. We are writing a letter of support of the project. We had discussed the plans at length with the Caldwells and are enthusiastic supporters of the improvements they are planning.

Please do not hesitate to reach out to us if you have any questions.

Warm regards,
David and Ann Kloeppel

Sent from my iPad