CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
JULY 9, 2024, 03:00 PM

AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
JULY 9, 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 June 11, 2024.

Attachment: HZC Minutes June 11 2024.pdf

III. Old Business

A. 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: STAFF REPORT 401 SUNNYSIDE DR.pdf
Attachment: 401Sunnysidecombinepdf.pdf
Attachment: 401Sunnyside-17may2024combinepdf.pdf
Attachment: 401sunnyside-28june2024combinedpdf.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: STAFF REPORT 4444 Tyne Blvd.pdf
Attachment: 4444 Tyne 2024.06.11 HZC submission.pdf
Attachment: 4444 Tyne 2024.07.09 HZC submission.pdf
Attachment: 4444 tyne supplemental sheets reduced.pdf
Attachment: new construction material list.pdf

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

Attachment: Resubmitted presentation.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: STAFF REPORT 707 Lynwood Blvd NEW.pdf
Attachment: Presentation materials.pdf
Attachment: 707 Lynnwood ARC - Resubmittal Packet 7.2.24.pdf
Attachment: Frey No Round Window a5.0.pdf

IV. New Business

A. The application for a Certificate of Appropriateness, HZC2024-19, of Robert Swatt and Lars Nilsson, 1225 Chickering Road, to construct a new single family residence.

Attachment: PAID APPLICATION.pdf
Attachment: HZC-Meeting Presentation.pdf
Attachment: STAFF REPORT 1225 Chickering Road.pdf
Attachment: MOORE LETTER.pdf
Attachment: HZC-Presentation 1225 Chickering Road.pdf

B. The application for a Certificate of Appropriateness, HZC2024-21, of Charlie Rankin, 4400 Howell Place to demolish an existing residence.

Attachment: PAID APPLICATION.pdf
Attachment: 23070-signed.pdf
Attachment: HZC slides - Demo Application_R1.pdf
Attachment: STAFF REPORT 4400 Howell Pl DEMO.pdf
Attachment: HIMES COMMENTS.pdf
Attachment: LESTER COMMENTS.pdf

C. The application for a Certificate of Appropriateness, HZC2024-22, of Charlie Rankin, 4400 Howell Place, to construct a new single family residence.

Attachment: PAID APPLICATION.pdf
Attachment: Presentation R-1.pdf
Attachment: STAFF REPORT 4400 Howell Pl NEW.pdf
Attachment: LESTER COMMENTS.pdf
Attachment: Lankford Comment.pdf

V. Other Public Comment

VI. Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, August 13, 2024 at Belle Meade City Hall.

MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
JUNE 11, 2024, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

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

Commission Members Present
Chairman Bunny Blackburn
Vice Chairman Jeannette Whitson
Gavin Duke
Ray Hayles
Rene Poe
Charlie Rankin

Commission Members Not Present
Mal Wall

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

Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held May 14, 2024.

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

Old Business

Commission Member Duke recused himself at 3:04 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, Architect P Shea | Design with Mary Ann Weaver of he Colclasure Company representing, the Colclasure Company for the project at 550 Belle Meade Blvd.

Goldbeck stated at the last meeting they were asked to address three items the 1) railing 2) front door assembly and 3) roof material; Goldbeck presented details on the three items.

A period of questions from the board followed the presentation which were addressed by Goldbeck.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Rankin Second: Poe All aye

Commission member Duke rejoined the proceedings at 3:12 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.

Betsy Pogue, Architect, representing homeowners Craig and Sara Perry, stated they had been deferred at the previous month's meeting and were asked to provide additional details on the project.

Pogue stated they had tweaked the facade, changed the front windows to double hung windows, modified dormers and defined the material, reviewing the plans as submitted.

A period of questions of Pogue and homeowner Sara Perry from the board were addressed by Pogue and Perry.

Public Comment Opened

Damon Byrd resident at 400 Ellendale Avenue, stated they were in favor of the project but preferred the home be red brick.

Public Comment Closed

Motion to approve with conditions; portico proportions and detail, front door and side door proportions and definition of headers to be presented to the board (work may begin): Duke Second: Whitson Vote: All aye

Commission Member Rankin recused himself at 3:39 p.m.

New Business

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.

Charlie Rankin, Architect Rankin DesignWorks, representing Christopher Hardy, reviewed the plans as submitted for the proposed addition to the home at 612 Belle Meade Boulevard.

A period of questions from the board followed the presentation which were

addressed by Rankin.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Duke Second: Whitson et al

Board Discussion

- Duke: Make sure the color is submitted to the board.
- Chairman Blackburn: If we could see the colors for the roof, shutters and body of the house.
- Rankin: Should that be brought back to the board?
- Chairman Blackburn: That should be brought back to the board.

Vote: All aye

Commission member Rankin rejoined the proceedings at 3:53 p.m.

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.

Jamie Pfeffer, Architect Pfeffer Torode Architecture, representing Robert Echols Jr.

- Chairman Blackburn: For the committee that may have questions, we have already granted the demolition permit.
- Planning Director Mary Samaniego: Yes, the only thing you are approving today is the new construction.

Pfeffer thanked Blackburn and Samaniego for the clarification, and proceeded to review the plans as submitted for the new home to be built at 4444 Tyne Boulevard.

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

Public Comment Opened

Steve Fridrich, resident at 4431 Tyne Boulevard, spoke in favor of the project.

Public Comment Closed

Motion to defer: Whitson Second: Duke

The board had a discussion on what they would like to see when the plan is brought back to the board: full materials list, color scheme, facade rendering, more detail.
Vote: All aye

Commission member Duke recused himself at 4:08 p.m.

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

Brent Frey with Castle Homes, representing the Frey's, owners of the property at 707 Lynwood Boulevard, reviewed the supporting materials as submitted for the demolition permit.

Chairman Blackburn and Vice-Chairman Whitson each made statements about reasons for approving demolition requests with Whitson reviewing the guidelines the commission use as a tool when considering those requests.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Hayles Second: Poe Vote: All aye

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.

Alan Looney, Castle Homes, representing Jeff Frey, owner of 707 Lynwood Boulevard, reviewed the plans as submitted for the new home to be built on the property.

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

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to defer: Whitson Second: Poe Vote: All aye

Commission member Duke rejoined the proceedings at 4:35 p.m.

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.

Jenney Petrikin, Architect JP Designs, representing Billy Ray and Maria Caldwell at 508 Park Hill Drive, reviewed plans as submitted for the addition to the existing 1937 home.

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

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to defer with comment: Rankin Second: Duke

Rankin stated there should be more detail on the screened porch, pool house structure, railing design, how the roofs meet connecting the pool house and screened porch, and refinement of the window placement in the arches when the project is brought back to the commission.

Vote: All aye

Other Business - None

Other Public Comment - None

The meeting adjourned at 5:10 p.m.

_____
Chairman Bunny Blackburn

_____
City Recorder Rusty Terry

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	Railings, Columns, Pilasters:	WOOD PTD.
Window Material:	WOOD INTERIOR	Chimney Material:	BRICK
Frame Material:	CLAD EXTERIOR	Roofing Material:	ASPHALT SHINGLE OR WOOD SHAKE - TBD
Windowsills:	BRICK ROWLOCK LIMESTONE HEADERS	Exterior Doors:	WOOD
Brick, Painted/Natural:	BRICK - FINISH TBD	Eaves/Cornice:	WOOD - PTD.
Brick/Stone Thickness:	BRICK THK - 3 1/2"	Gutters:	COPPER
Clapboard Material:	NA	Gutter Dimensions:	6"
Clapboard Dimensions/Reveal:	NA		

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)

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.

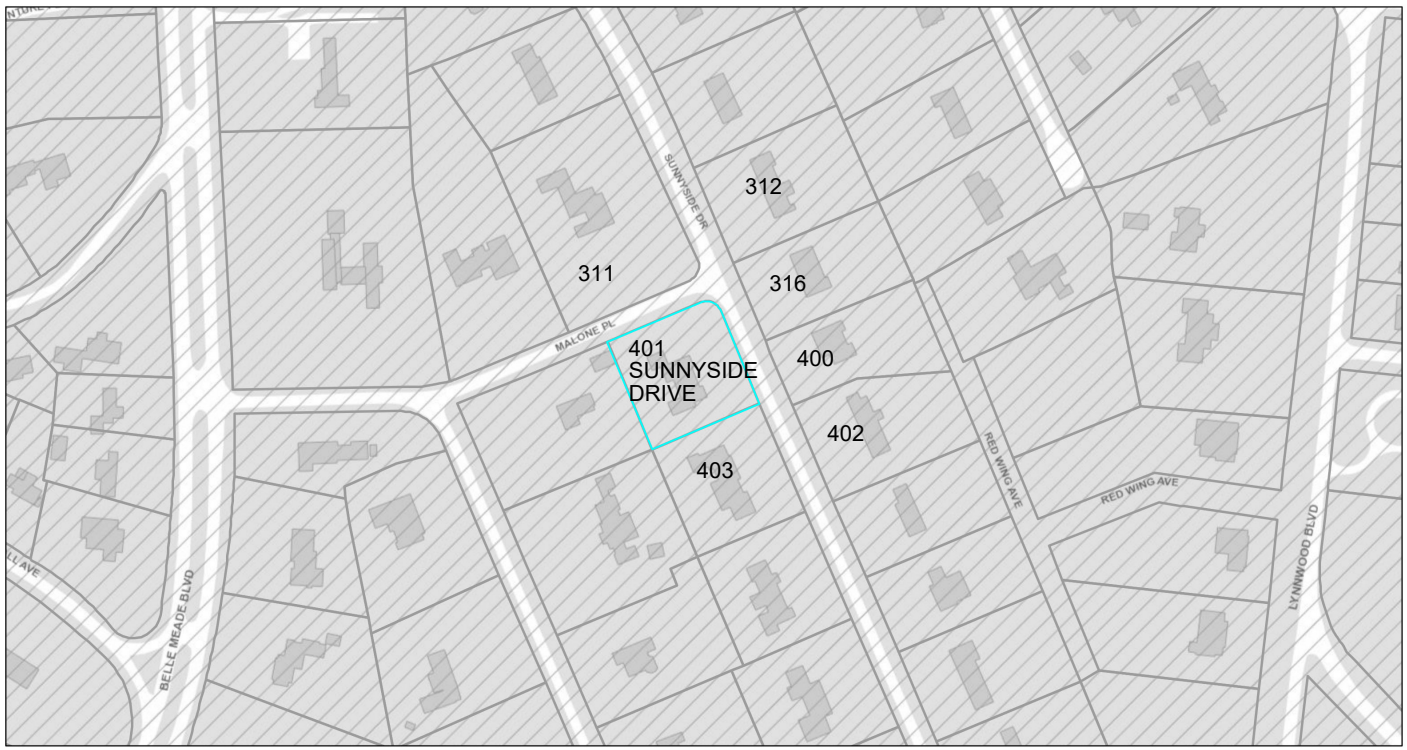
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

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
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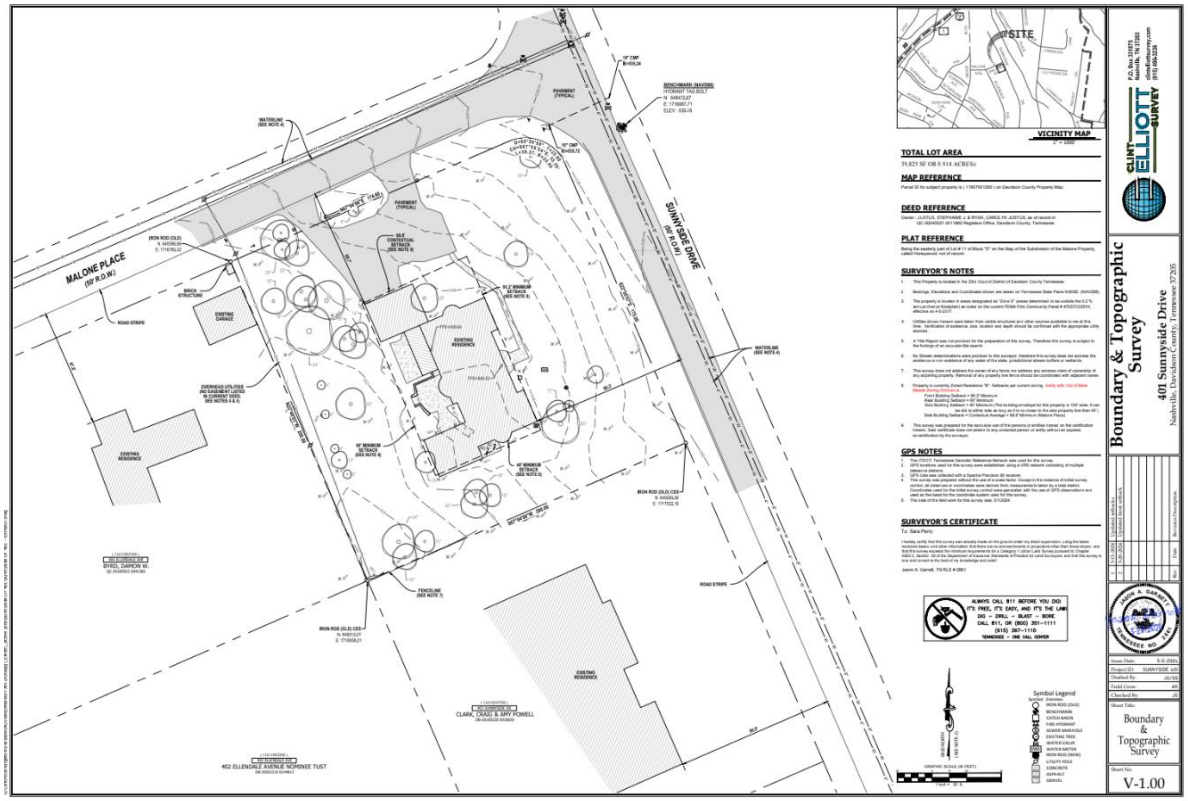
Nashville Maps
Made by: Metro GIS



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



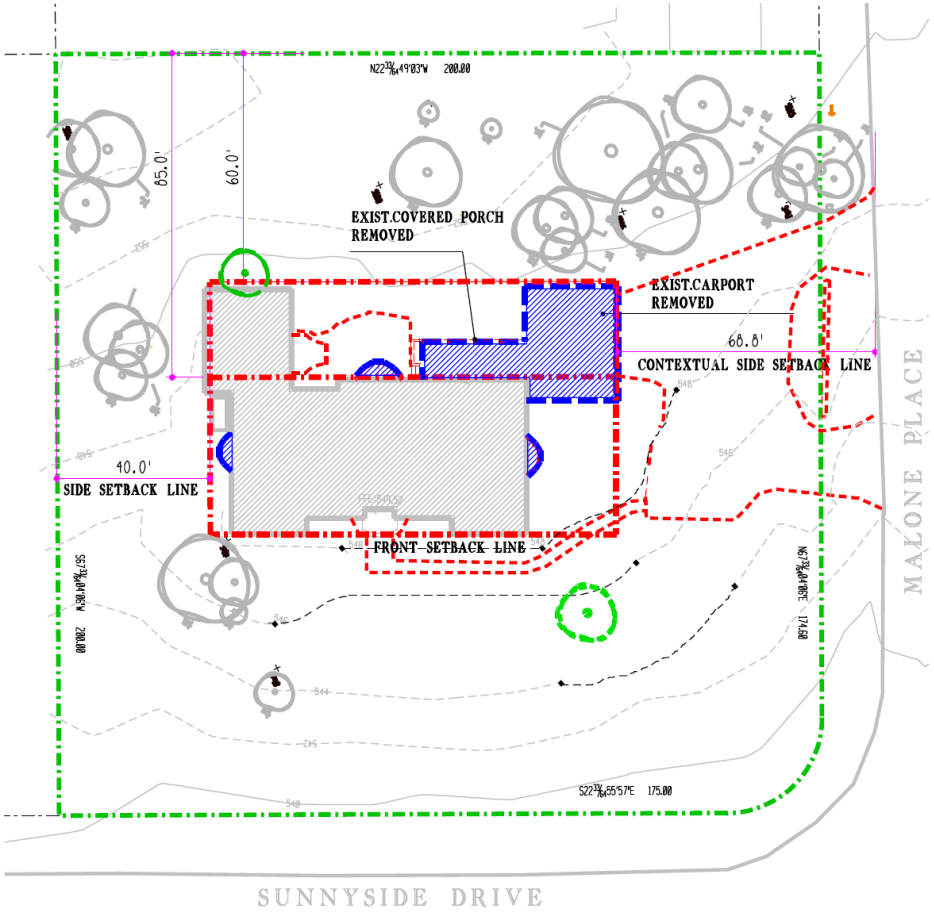
316 SUNNYSIDE



400 SUNNYSIDE

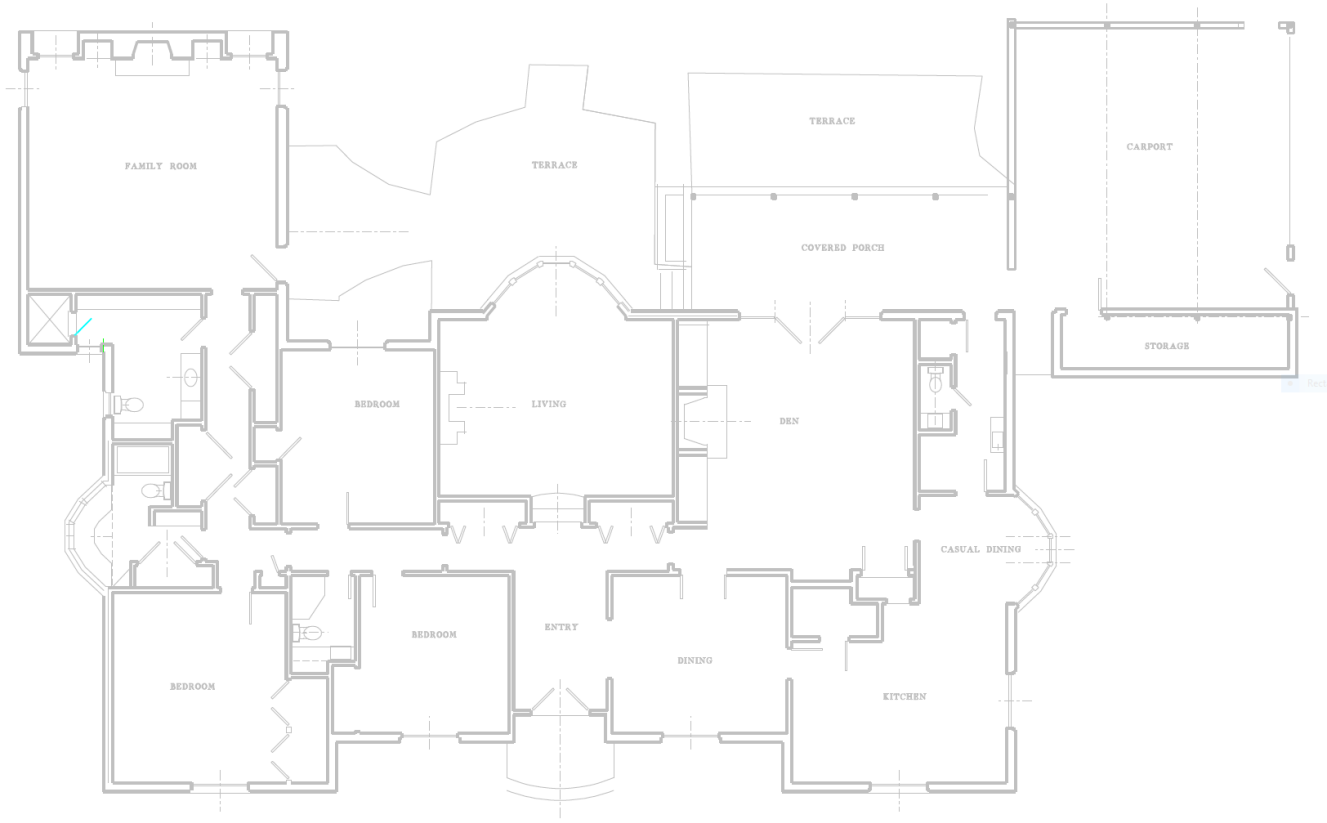
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING NEIGHBORS



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING SITE PLAN

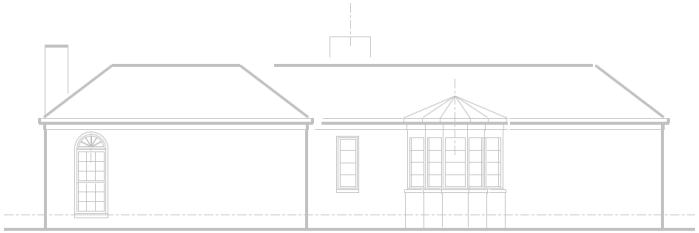


ELIZABETH POGUE ARCHITECT

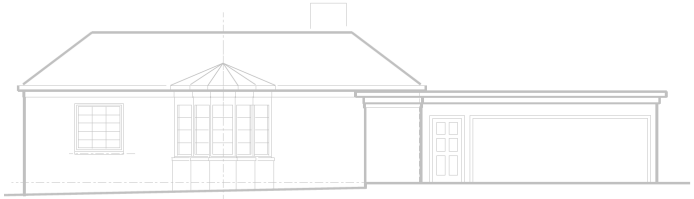
401 SUNNYSIDE DRIVE- EXISTING FLOOR PLAN



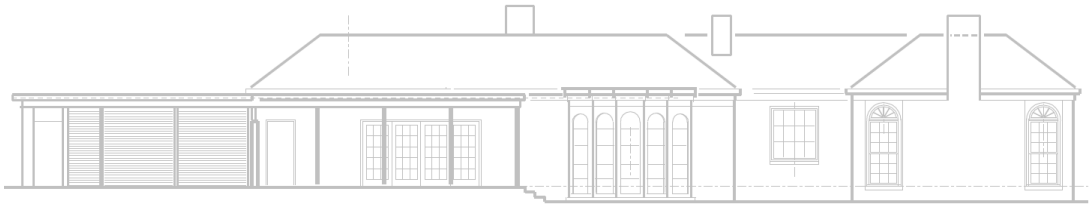
FRONT ELEVATION



SIDE ELEVATION



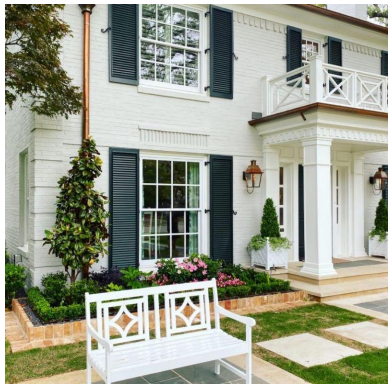
CARPORT ELEVATION



REAR ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING ELEVATIONS

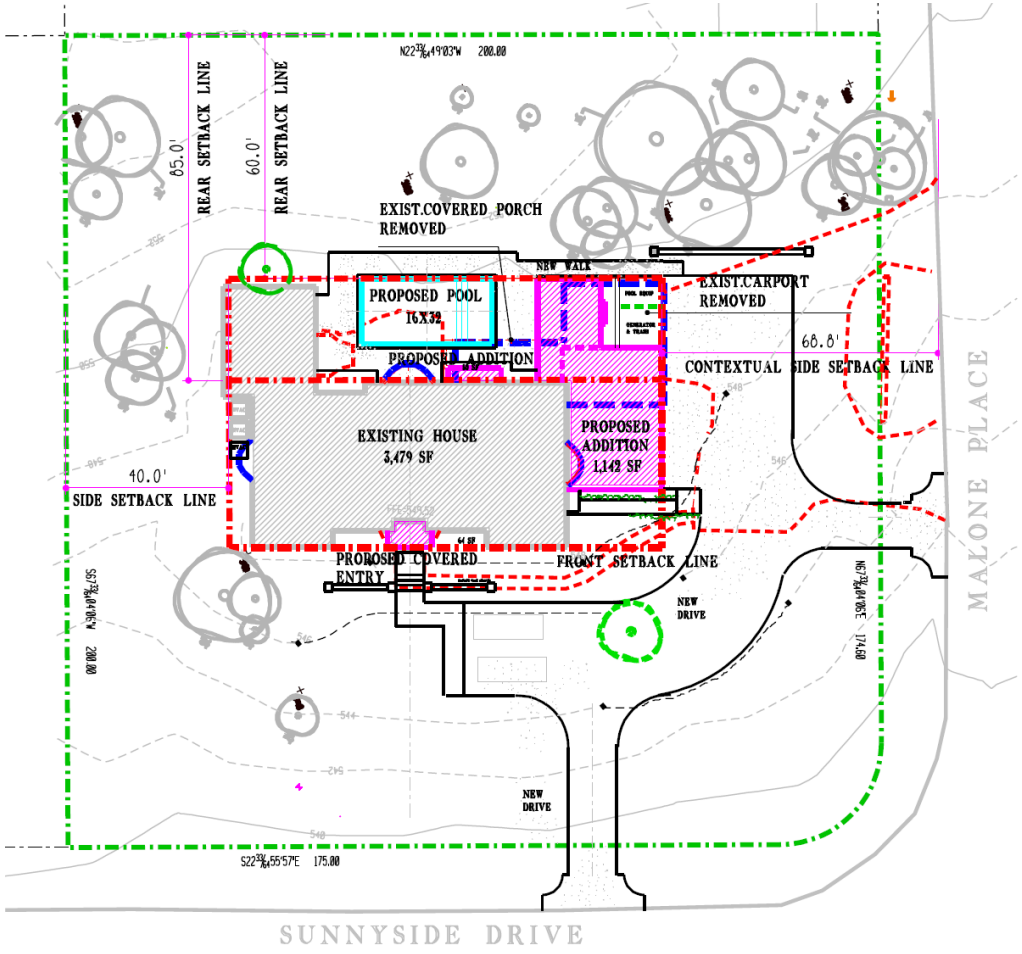







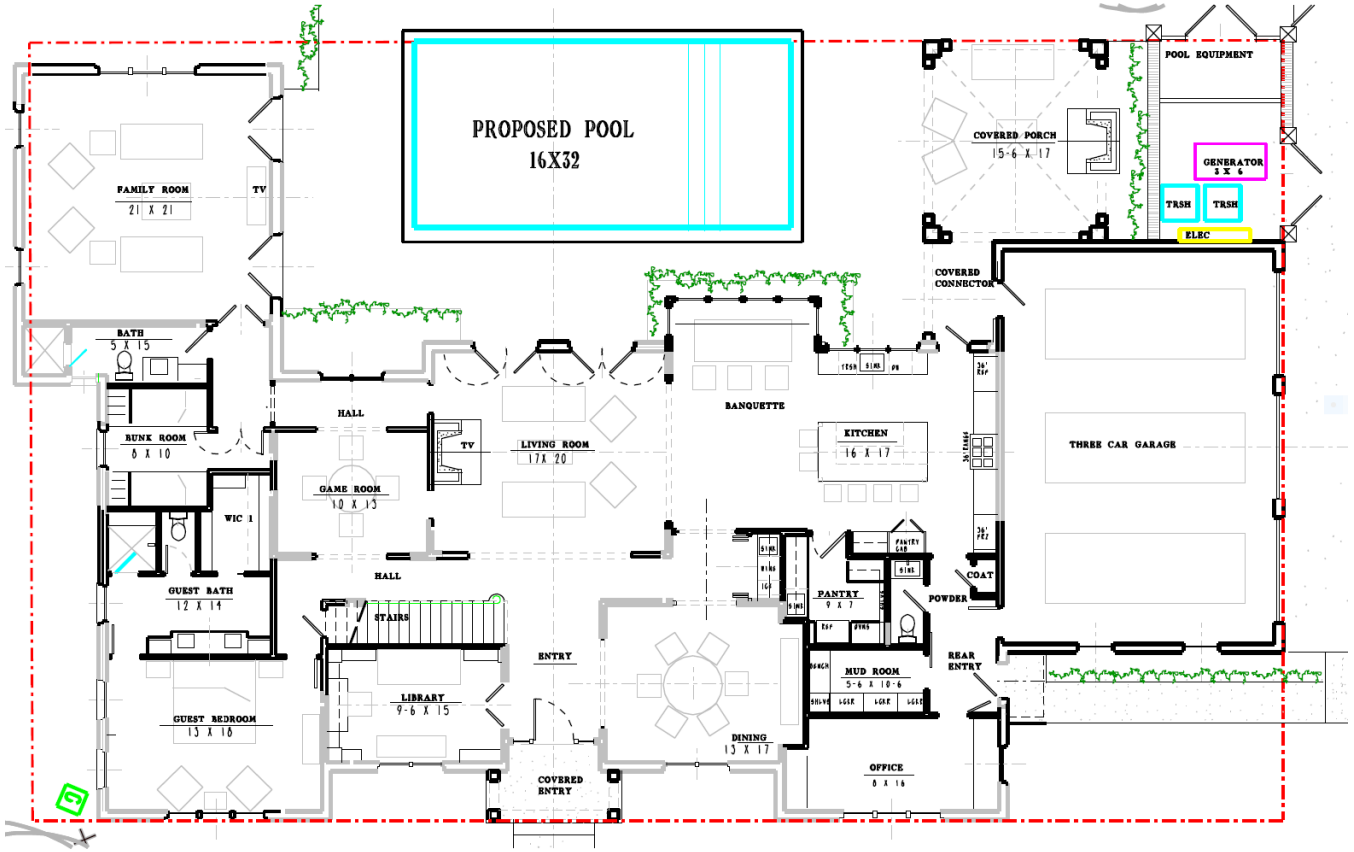
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE-INSPIRATION PHOTOS



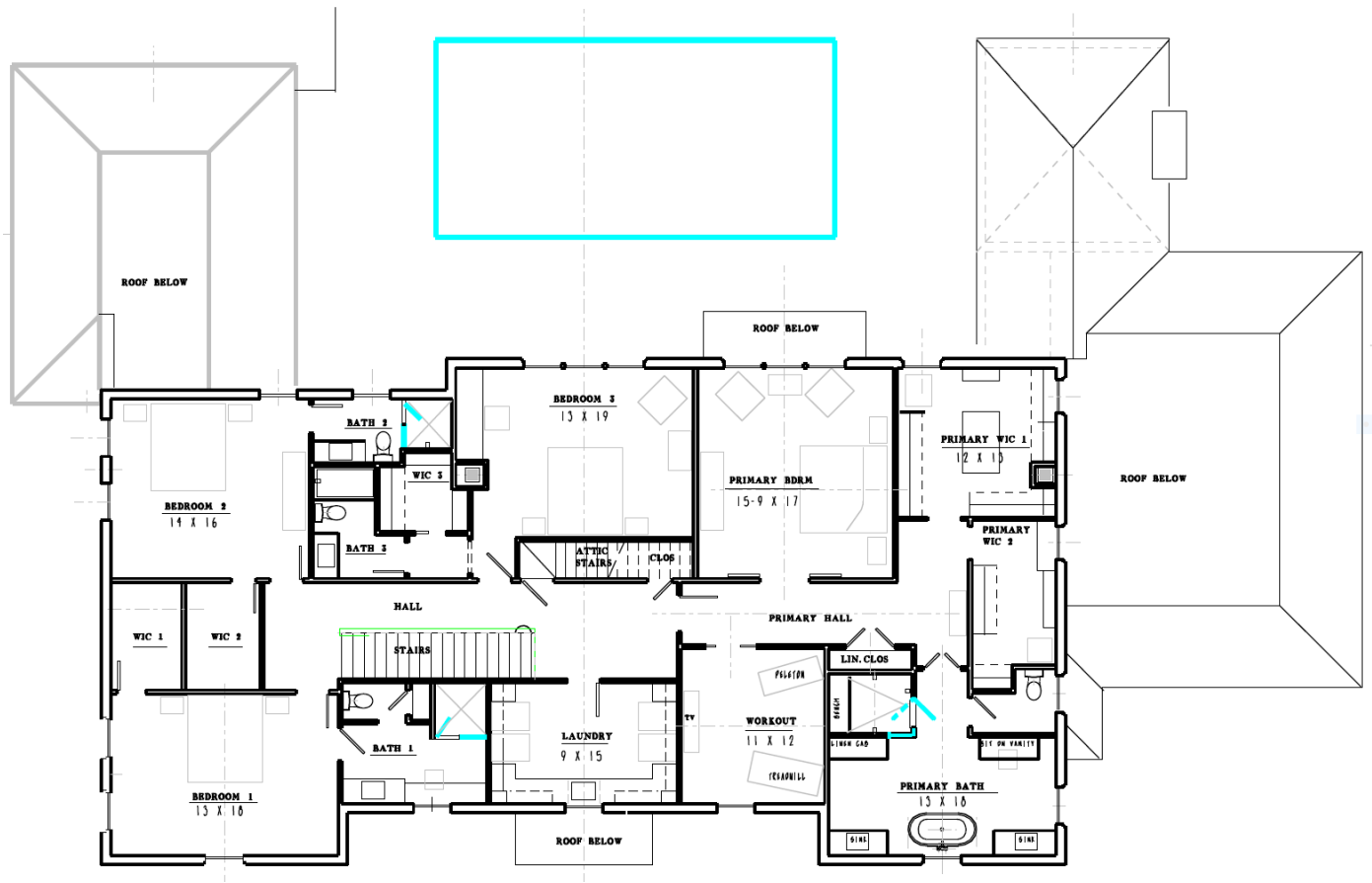
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- PROPOSED SITE PLAN



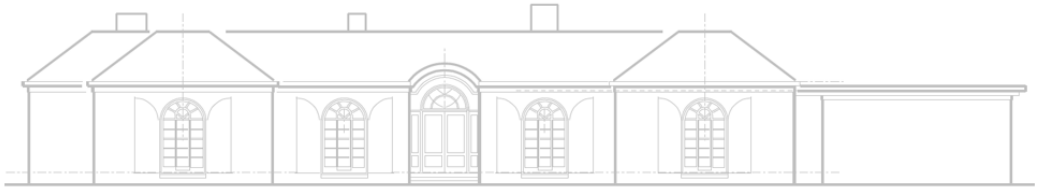
ELIZABETH POGUE ARCHITECT

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



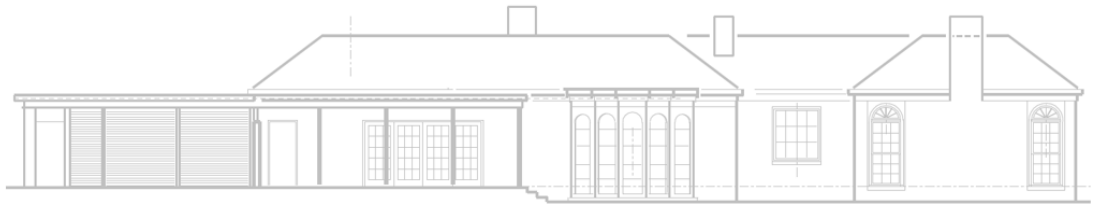
CARPORT ELEVATION



PROPOSED GARAGE ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



REAR ELEVATION



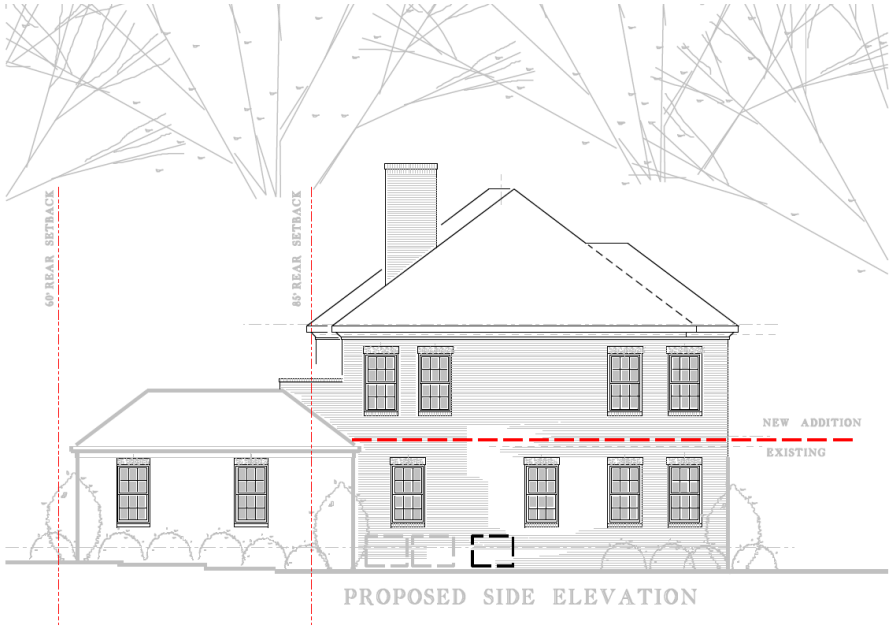
PROPOSED REAR ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



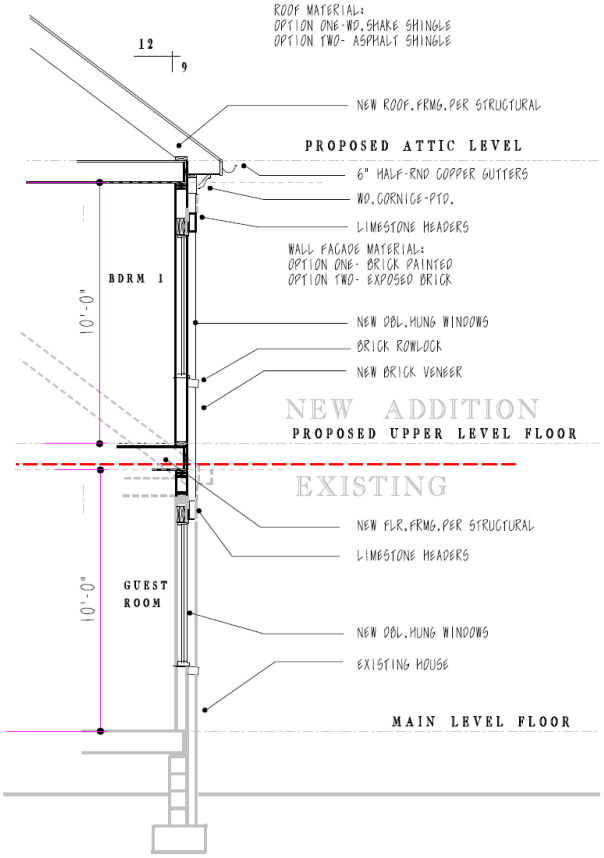
SIDE ELEVATION



PROPOSED SIDE ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- TYPICAL WALL SECTION



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



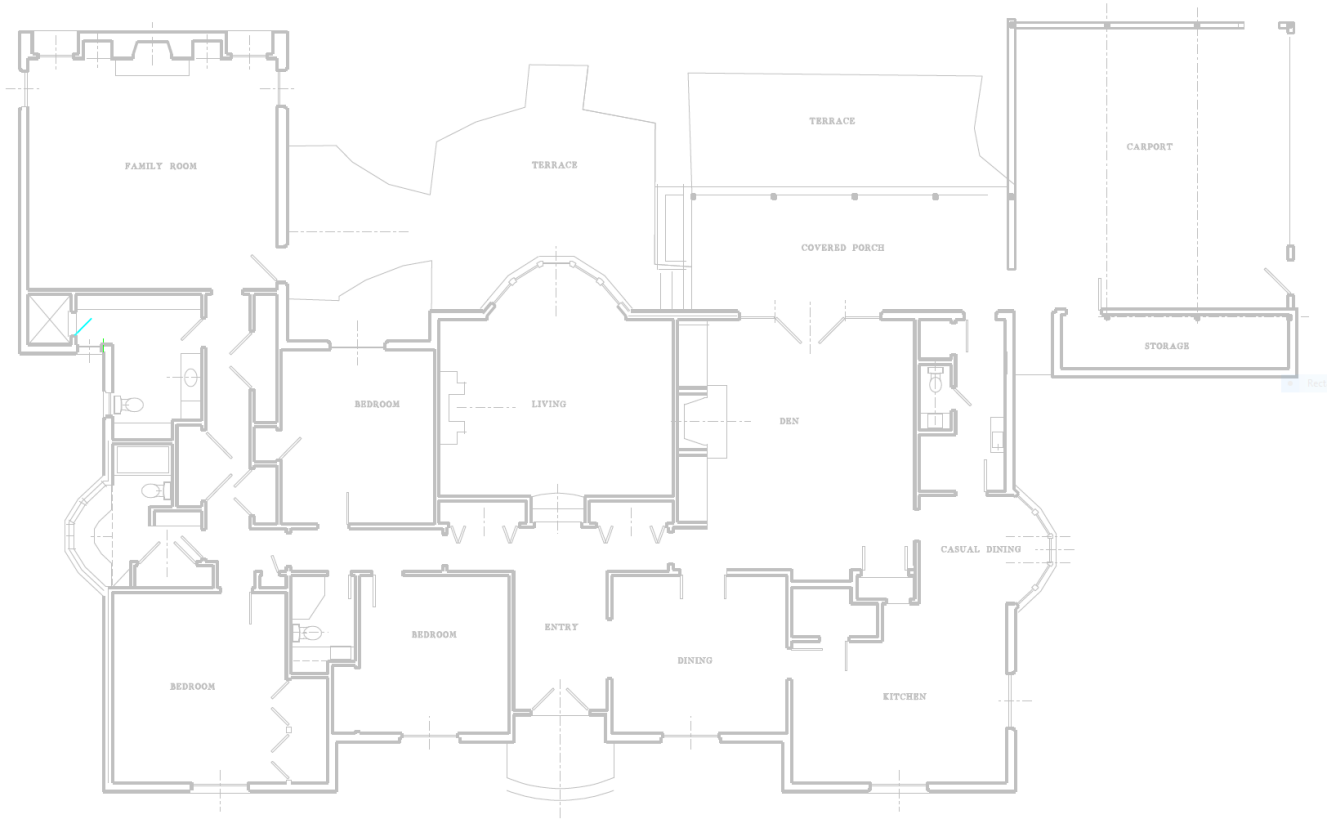
316 SUNNYSIDE



400 SUNNYSIDE

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXISTING NEIGHBORS

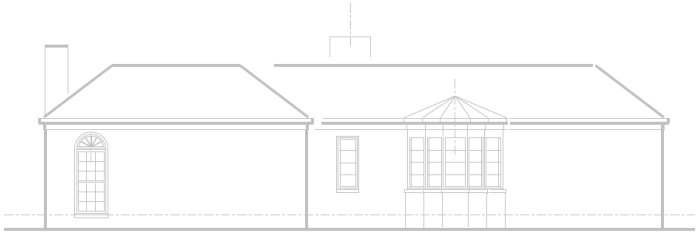


ELIZABETH POGUE ARCHITECT

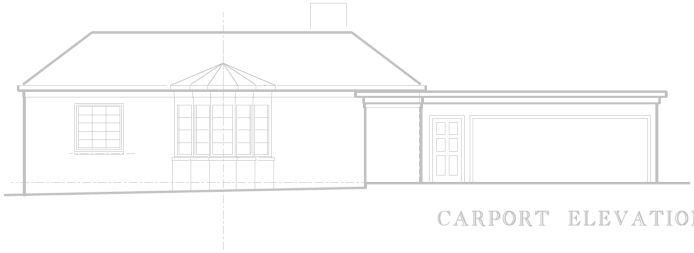
401 SUNNYSIDE DRIVE- EXISTING FLOOR PLAN



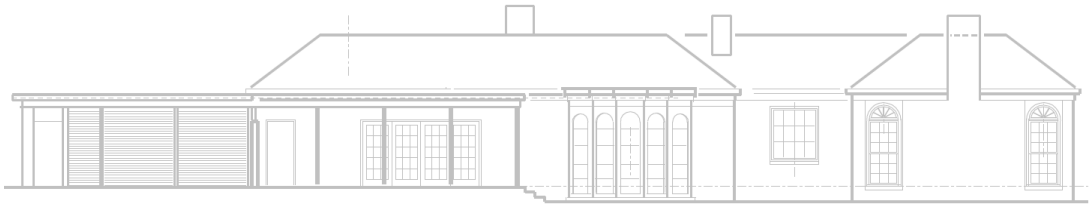
FRONT ELEVATION



SIDE ELEVATION



CARPORT ELEVATION



REAR ELEVATION

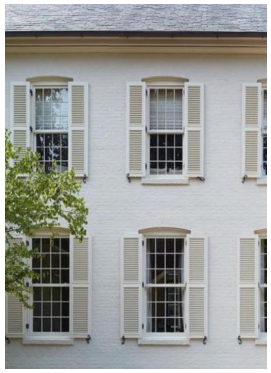
ELIZABETH POGUE ARCHITECT

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







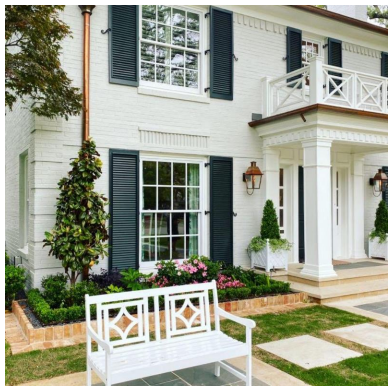


ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- EXTERIOR FAÇADE INSPIRATION PHOTOS

ARCHITECTURAL DETAILS

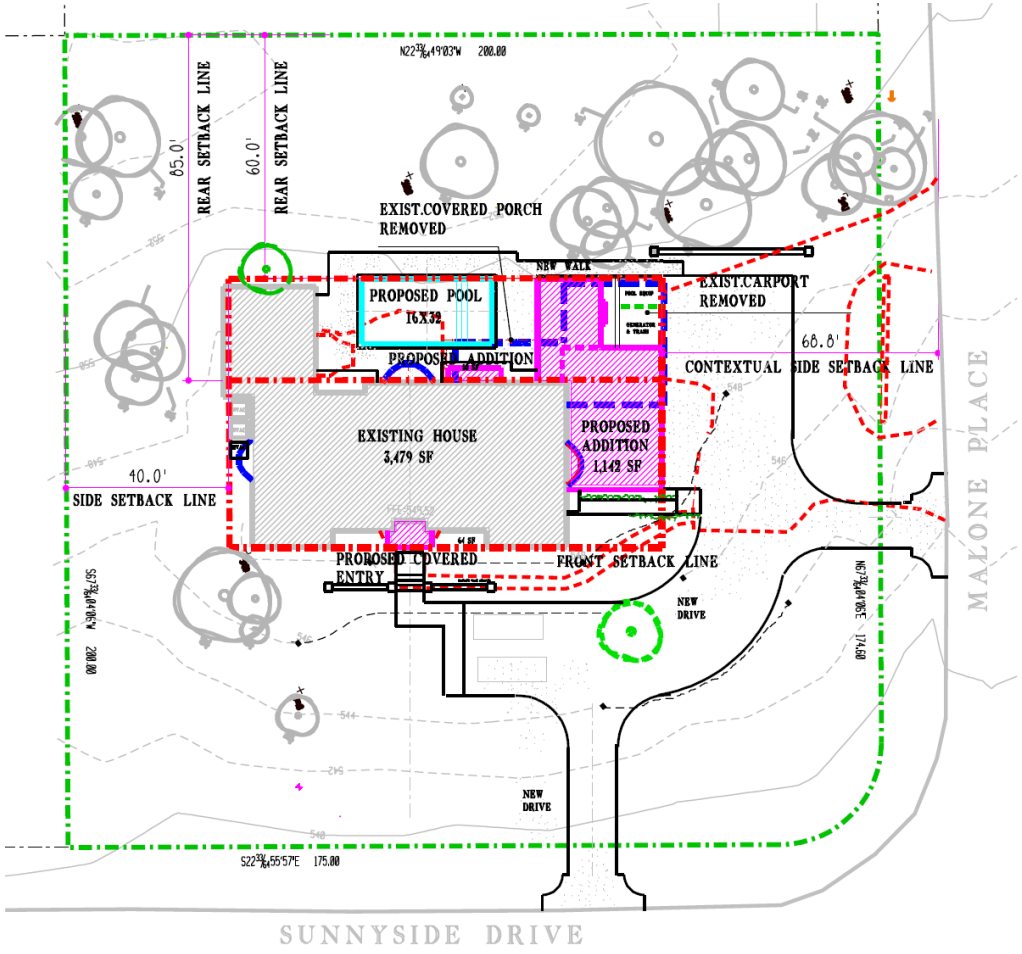
- Centered Front Entry
- Symmetrical Composition
- Hip Roof
- Double hung windows
- Dentil molding





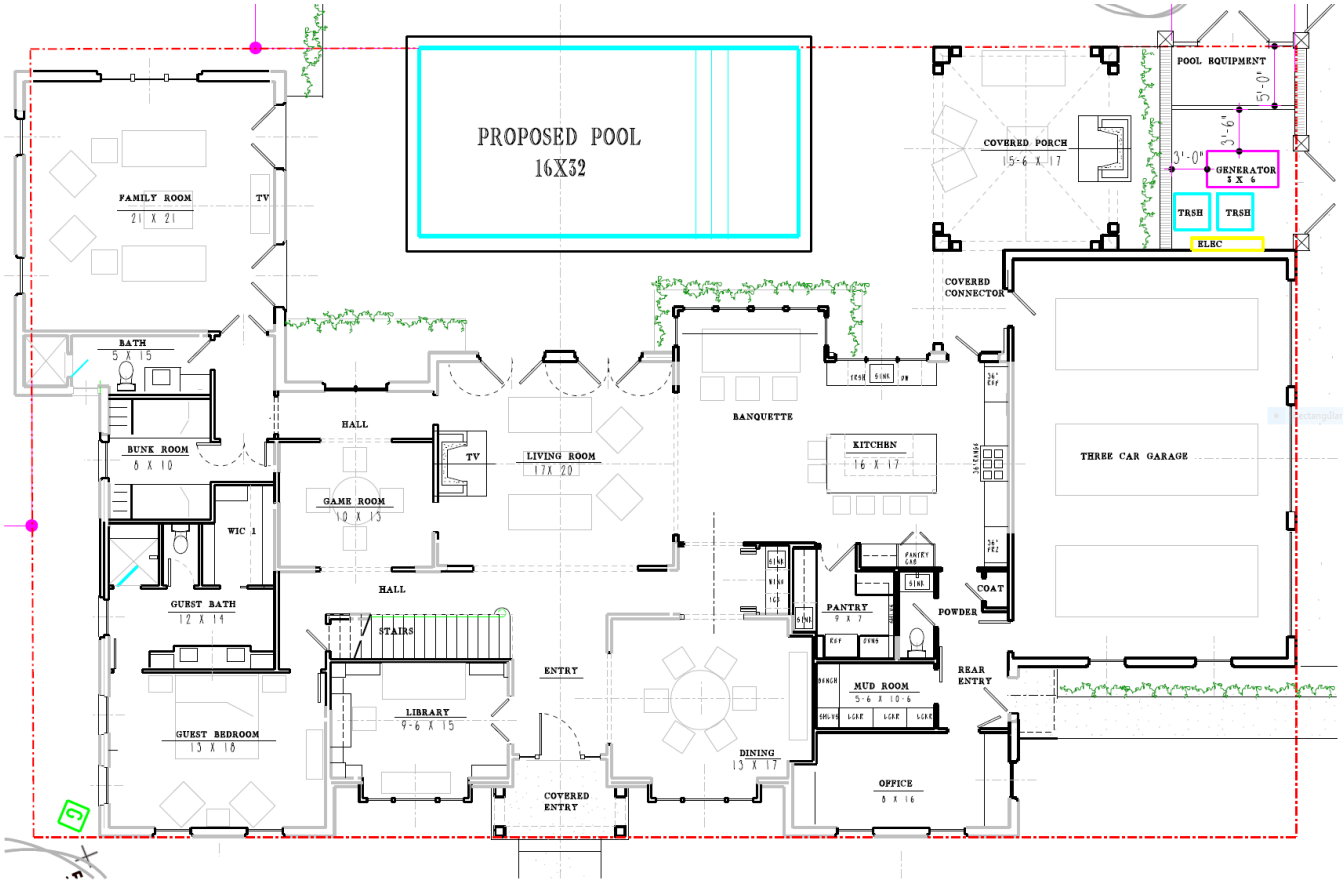






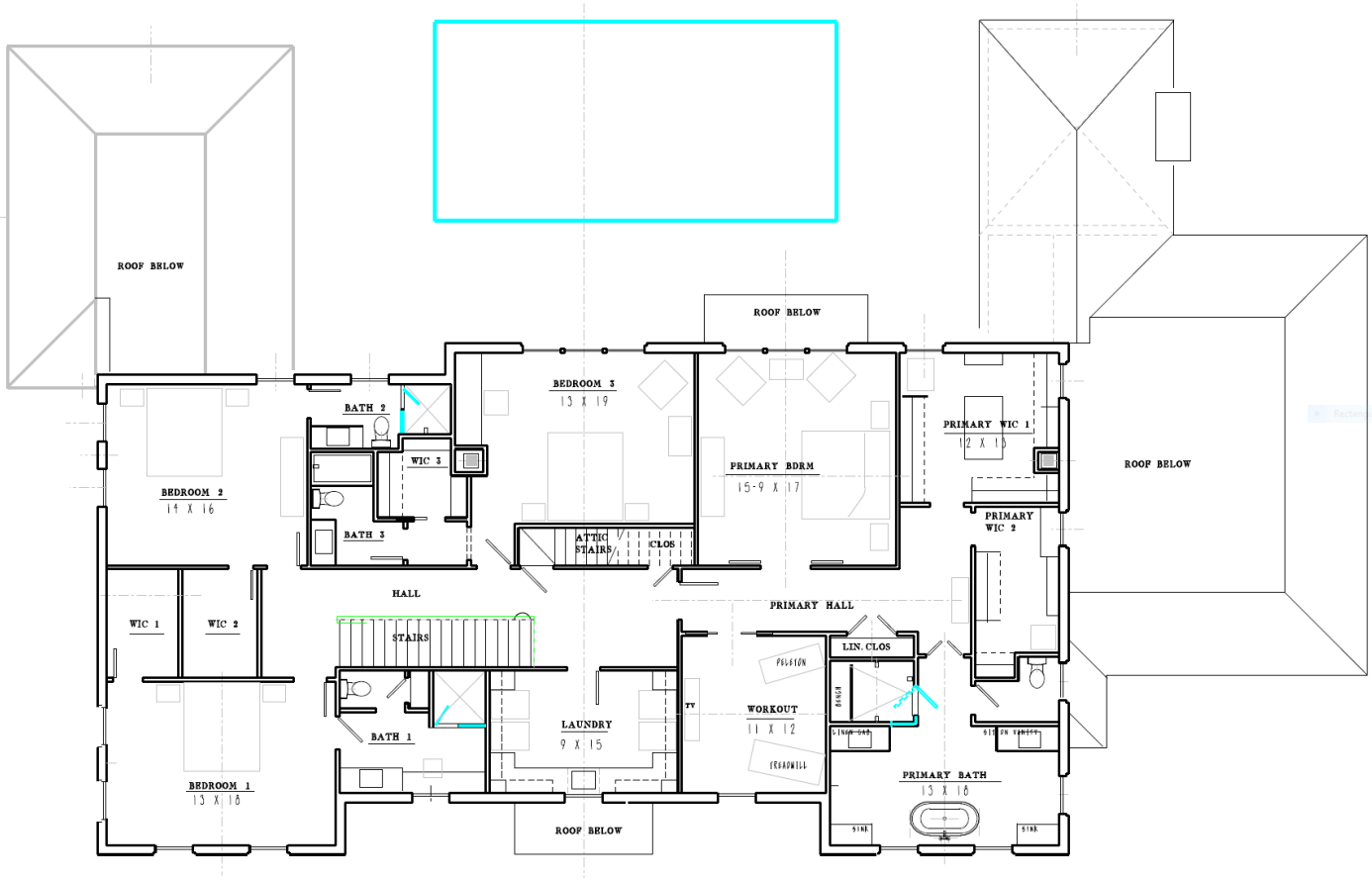
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- PROPOSED SITE PLAN



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- PROPOSED MAIN LEVEL FLOOR PLAN



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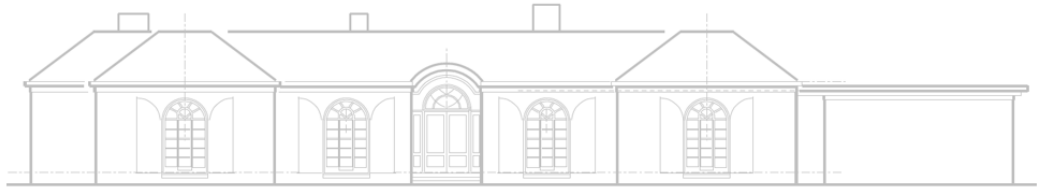
401 SUNNYSIDE DRIVE- PROPOSED UPPER LEVEL FLOOR PLAN



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



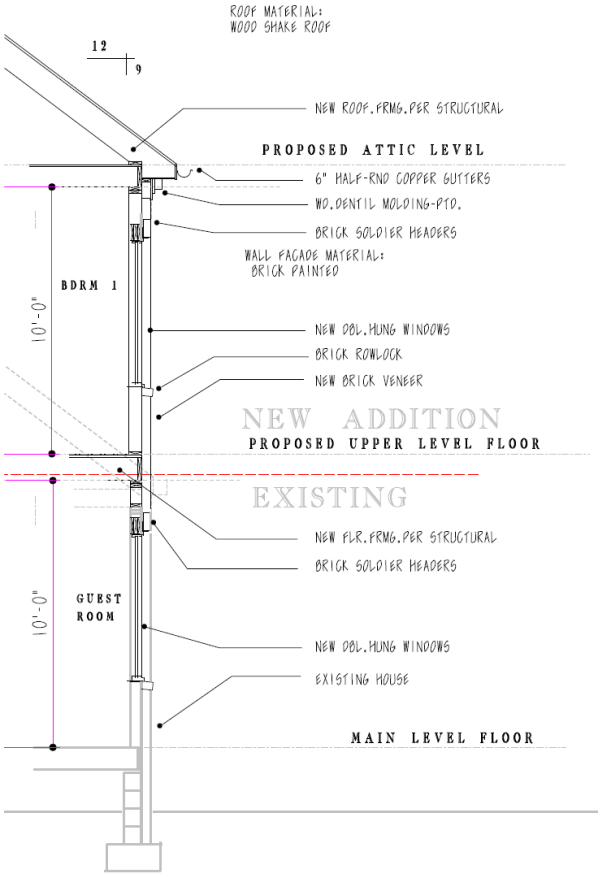
SIDE ELEVATION



PROPOSED SIDE ELEVATION

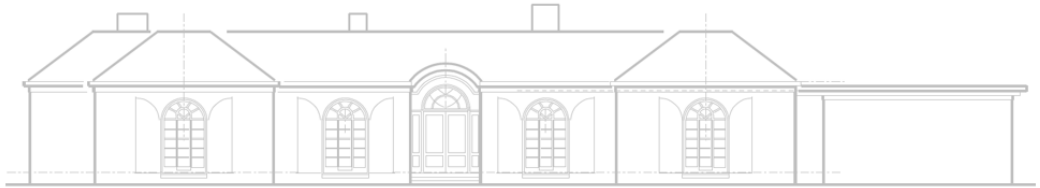
ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- TYPICAL WALL SECTION



FRONT ELEVATION



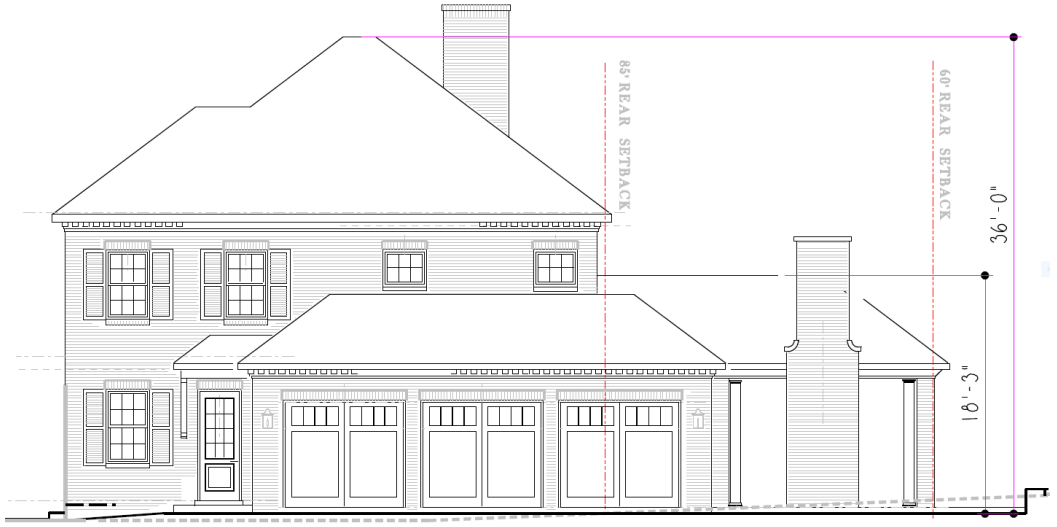
PROPOSED FRONT ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



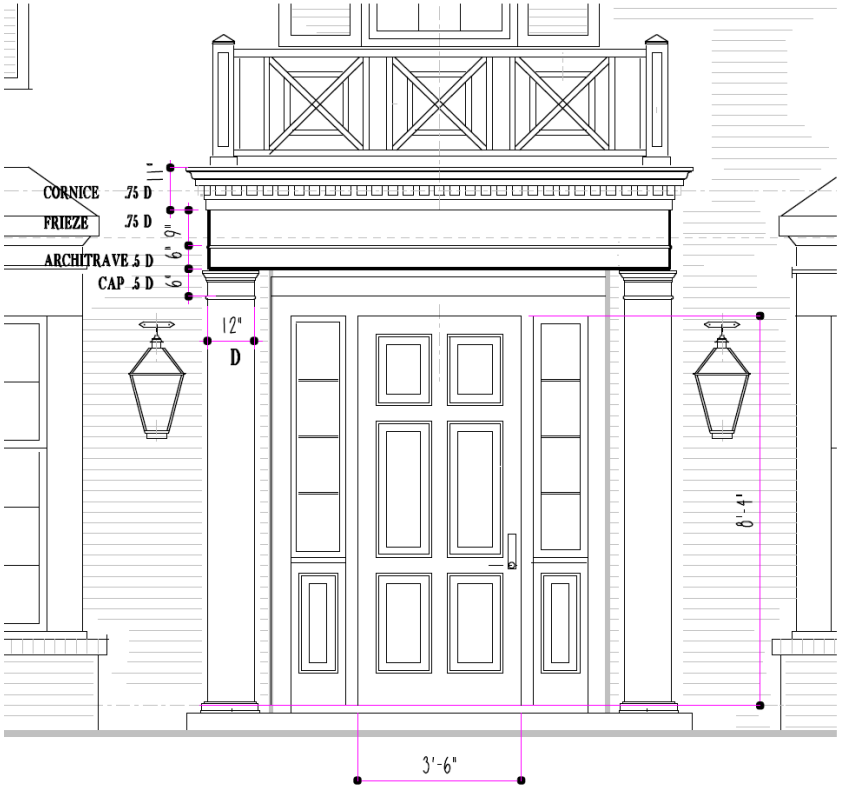
CARPORT ELEVATION



PROPOSED GARAGE ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



ENLARGED PORTICO ELEVATION

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS



TYPICAL WINDOW AND DOOR HEADER

ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS

EXTERIOR FINISHES



ROOF-CERTAINTEED “WEATHERED WOOD”



BRICK FAÇADE, TRIM AND SHUTTERS:BM “GRAY MIST”



WINDOWS -SIERRA PACIFIC WESTCHESTER SERIES: LINEN 032



Benjamin Moore Gray Mist



ELIZABETH POGUE ARCHITECT

401 SUNNYSIDE DRIVE- ELEVATIONS

Belle Meade

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 # H2C 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

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

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

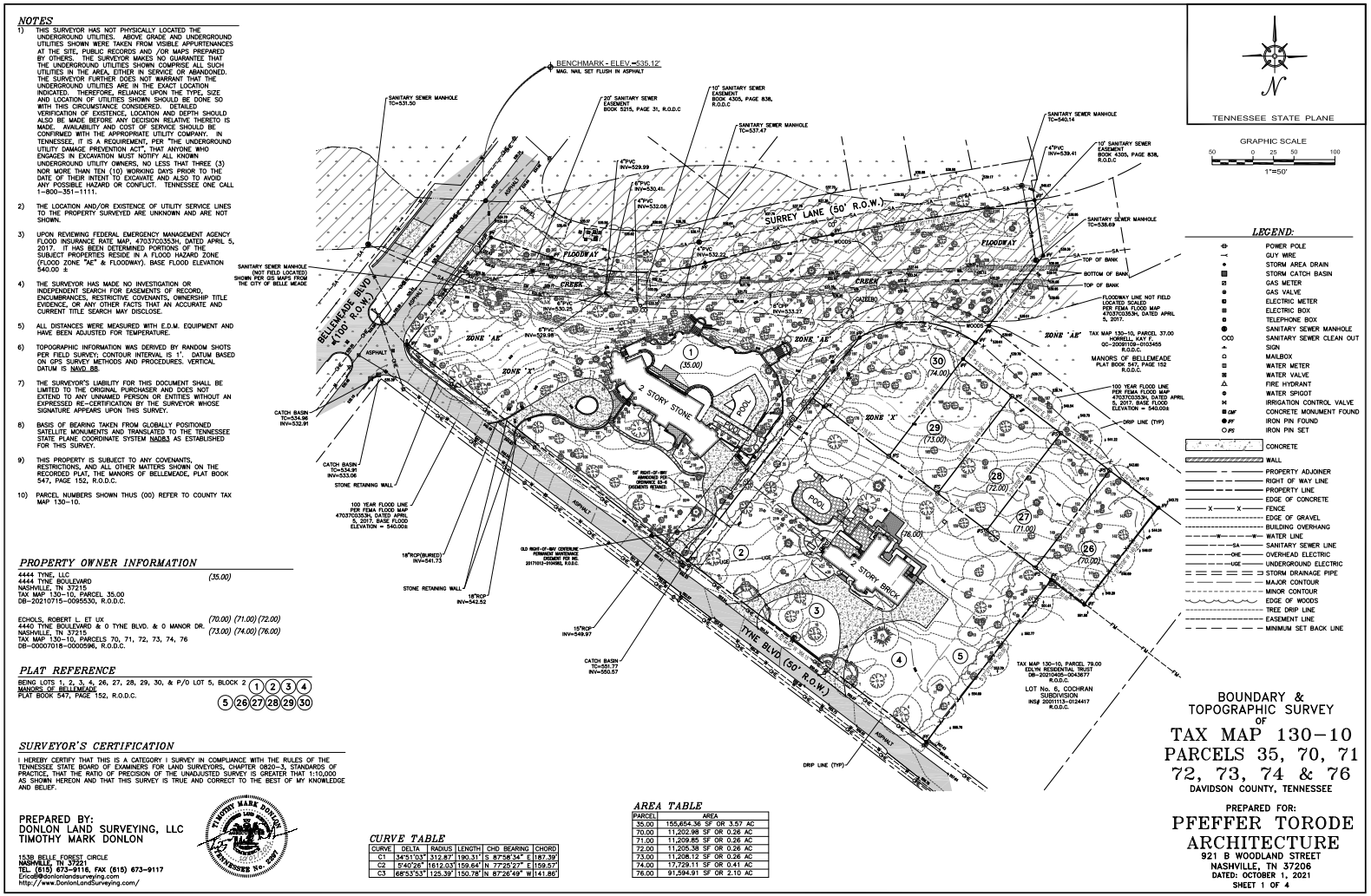


VICINITY MAP

PROJECT TEAM

ARCHITECT	LANDSCAPE ARCHITECT	INTERIOR DESIGNER
PFEFFER TORODE	JASON GABBARD	L ASHLEY CANTER
921B WOODLAND ST	231PUBLICSQUARE	3500 HILLSDALE DRIVE
NASHVILLE, TN 37206	SUITE 300 #14	NASHVILLE, TN 37215
	FRANKLIN, TN 37064	

1/11



PFEFFER TORODE

SITE SURVEY

JULY 11, 2023

2/11



ARIAL VIEW



FRONT ENTRYWAY



BELLE MEADE FACADE



GARAGE



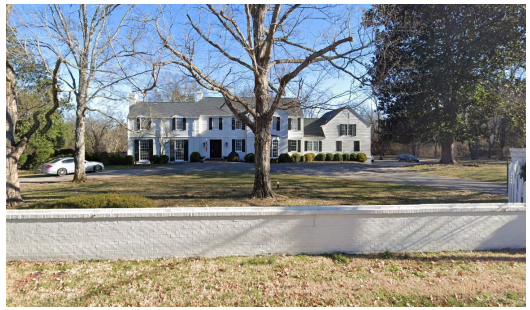
REAR FACADE



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

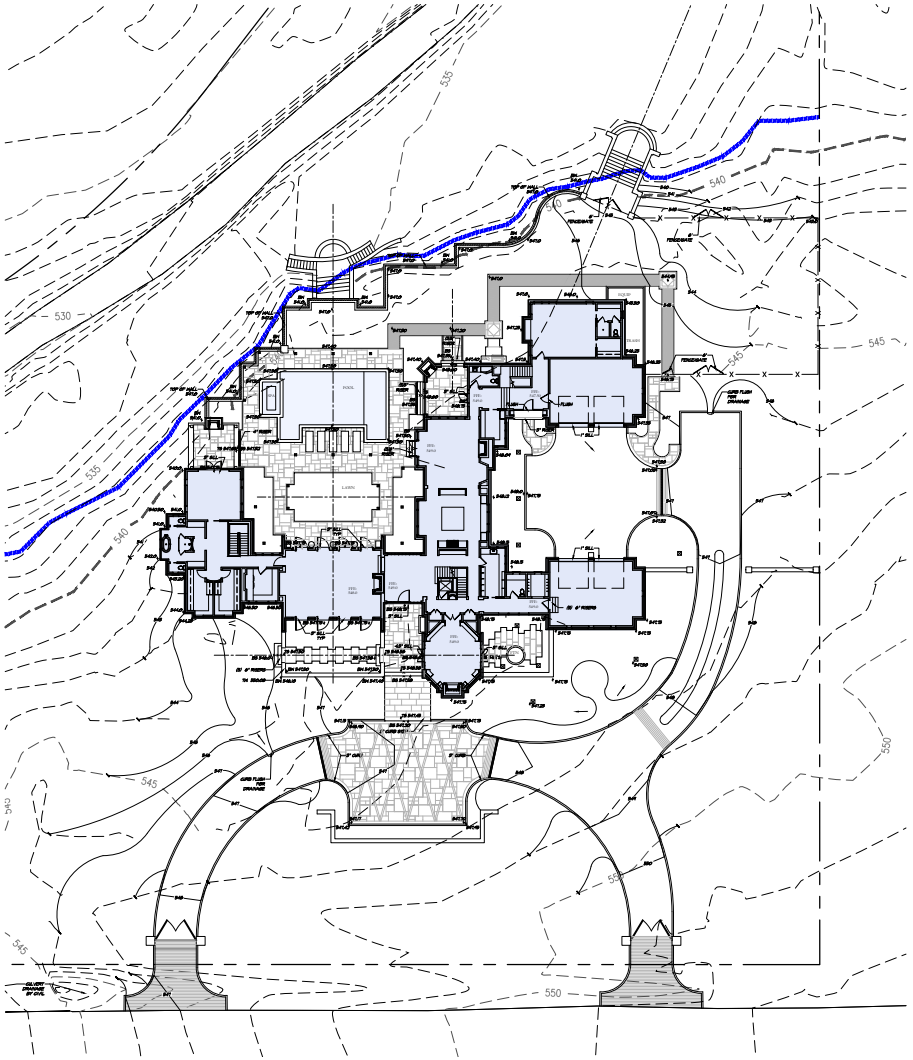


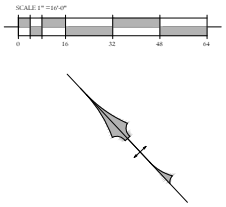
PFEFFER TORODE

SITE MASTER PLAN

JULY 11, 2023

6/11

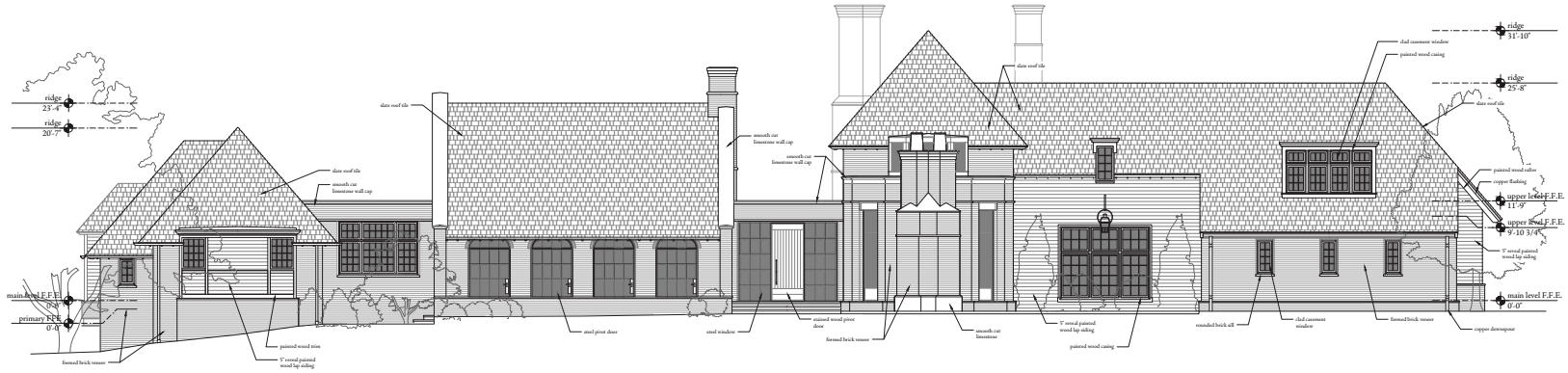




PFEFFER TORODE

GRADING PLAN
1"equals 16'-0"

JULY 11, 2023 7/11



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

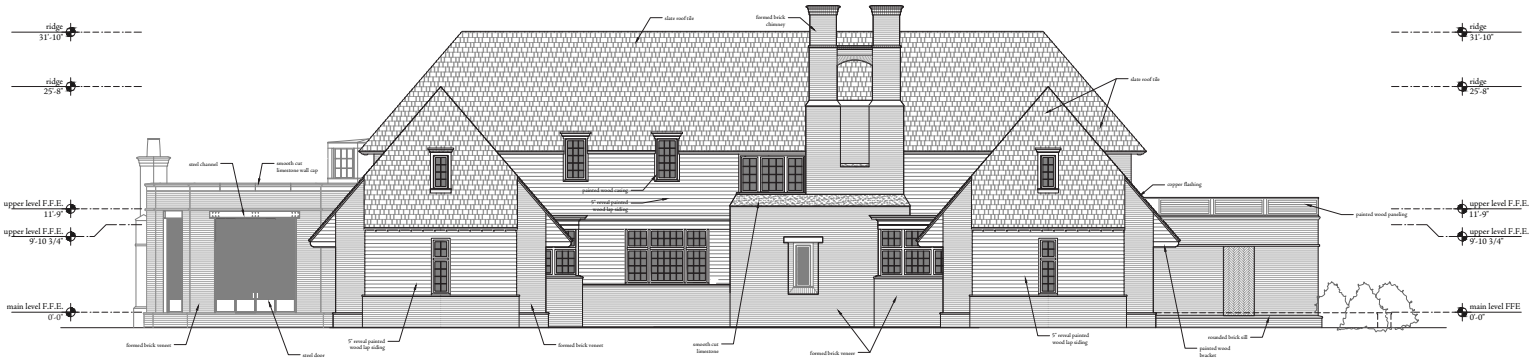


REAR ELEVATION
3/16TH inch equals 1'-0"

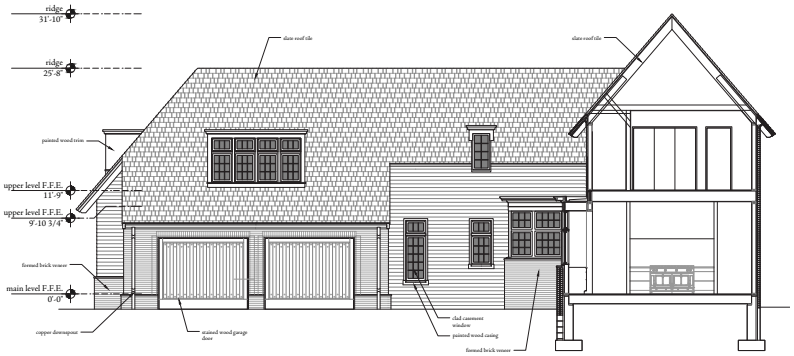
PFEFFER TORODE

JULY 11, 2023

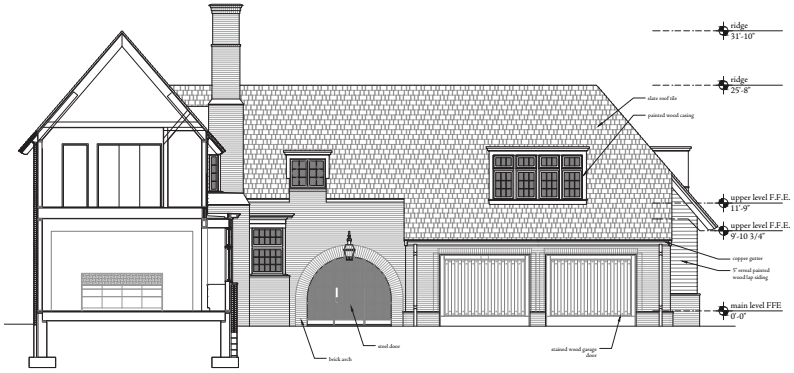
8/11



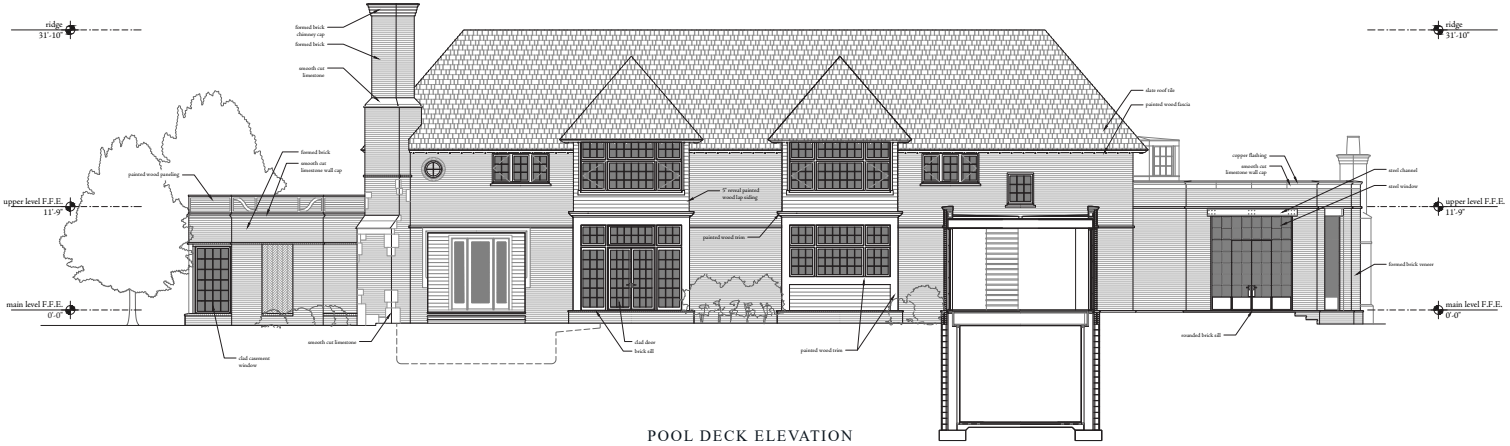
MOTORCOURT ELEVATION
3/16TH inch equals 1'-0"



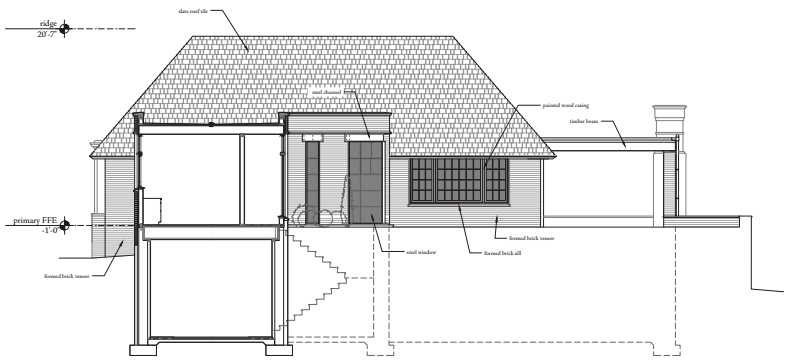
SOUTH GARAGE ELEVATION
3/16TH inch equals 1'-0"



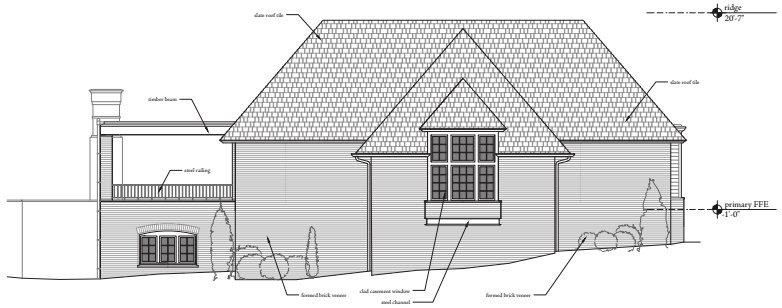
NORTH GARAGE ELEVATION
3/16TH inch equals 1'-0"



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



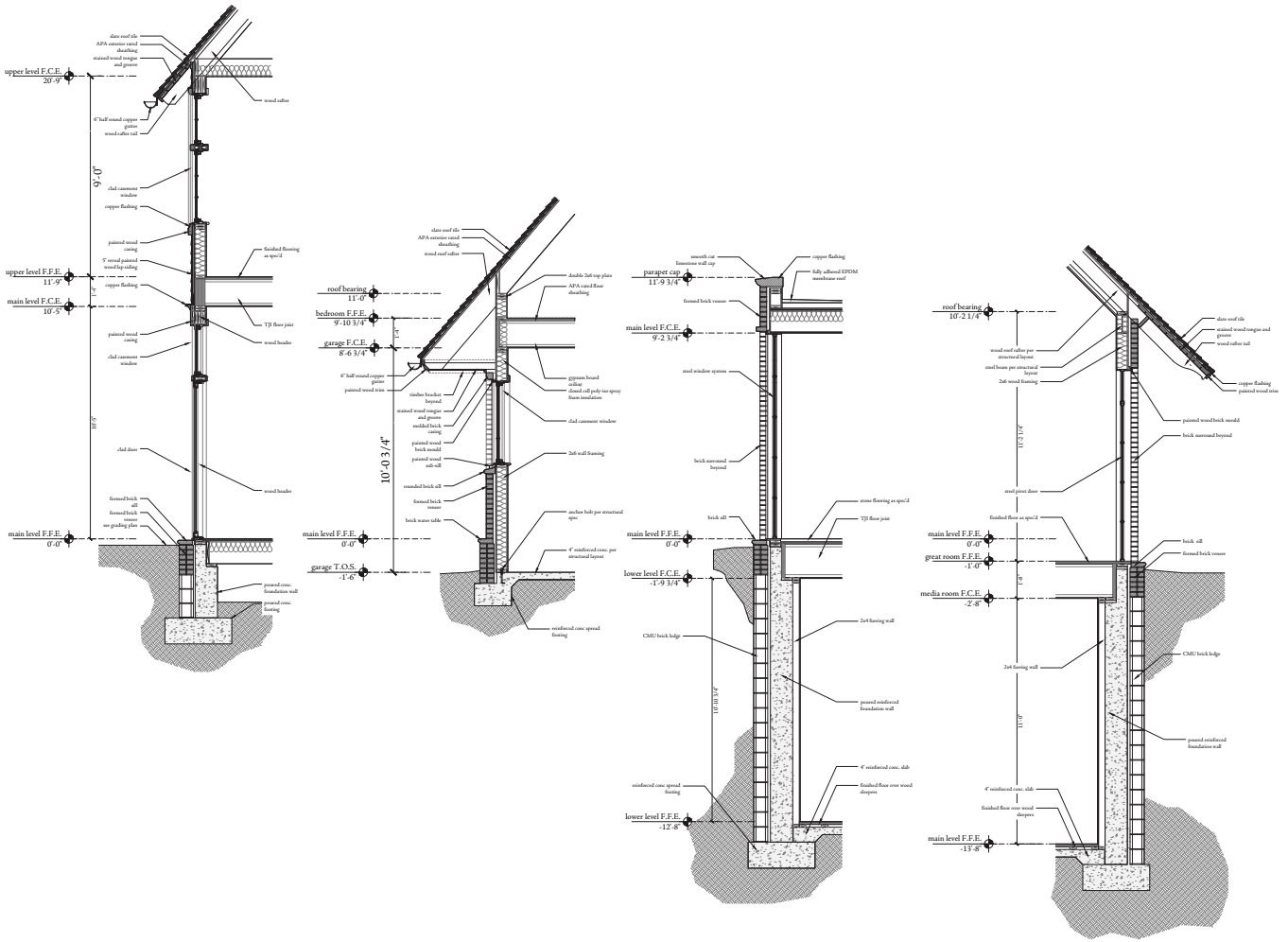
PRIMARY SUITE ELEVATION
3/16TH inch equals 1'-0"



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

PFEFFER TORODE

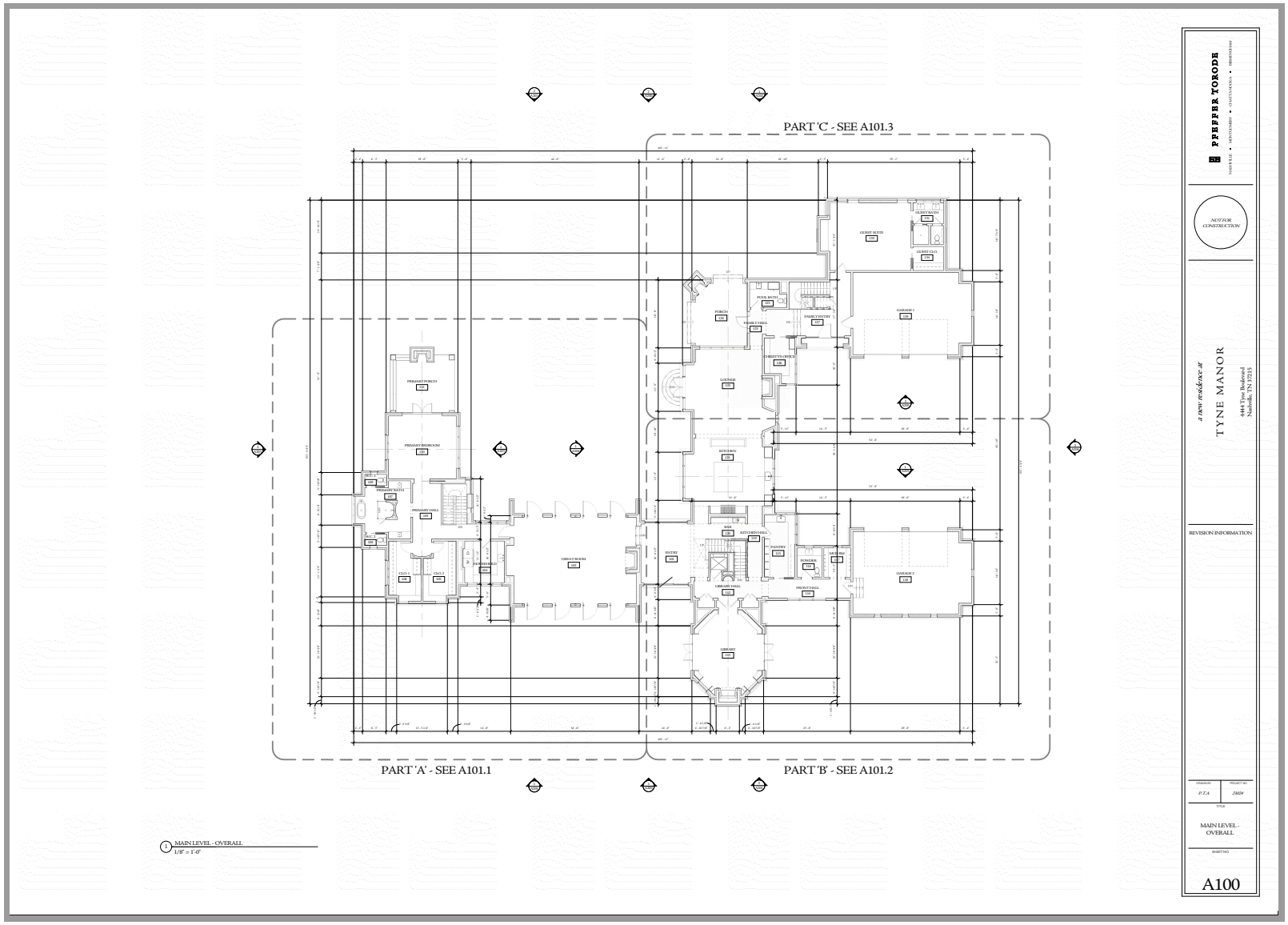
JULY 11, 2023 10/11

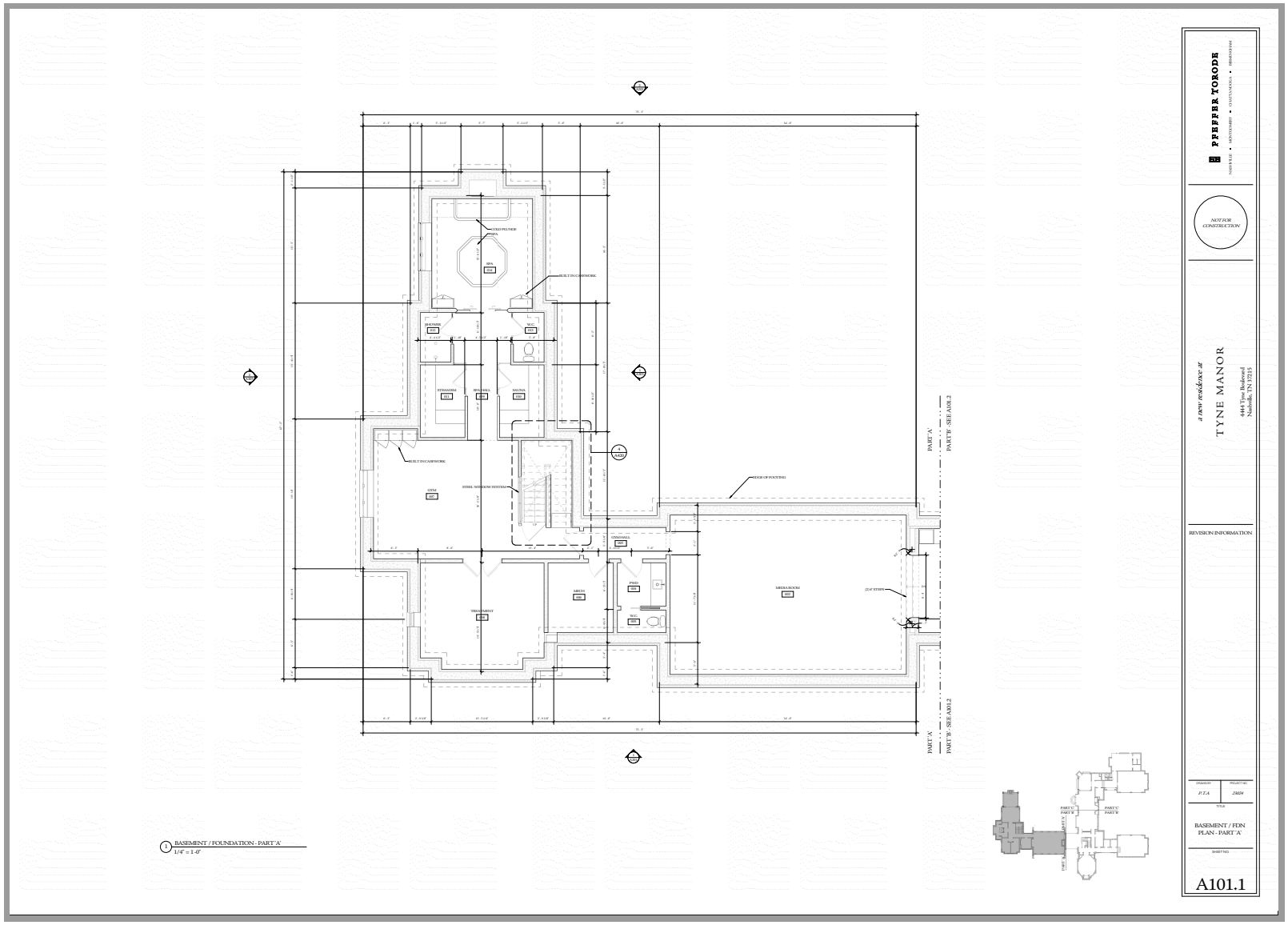


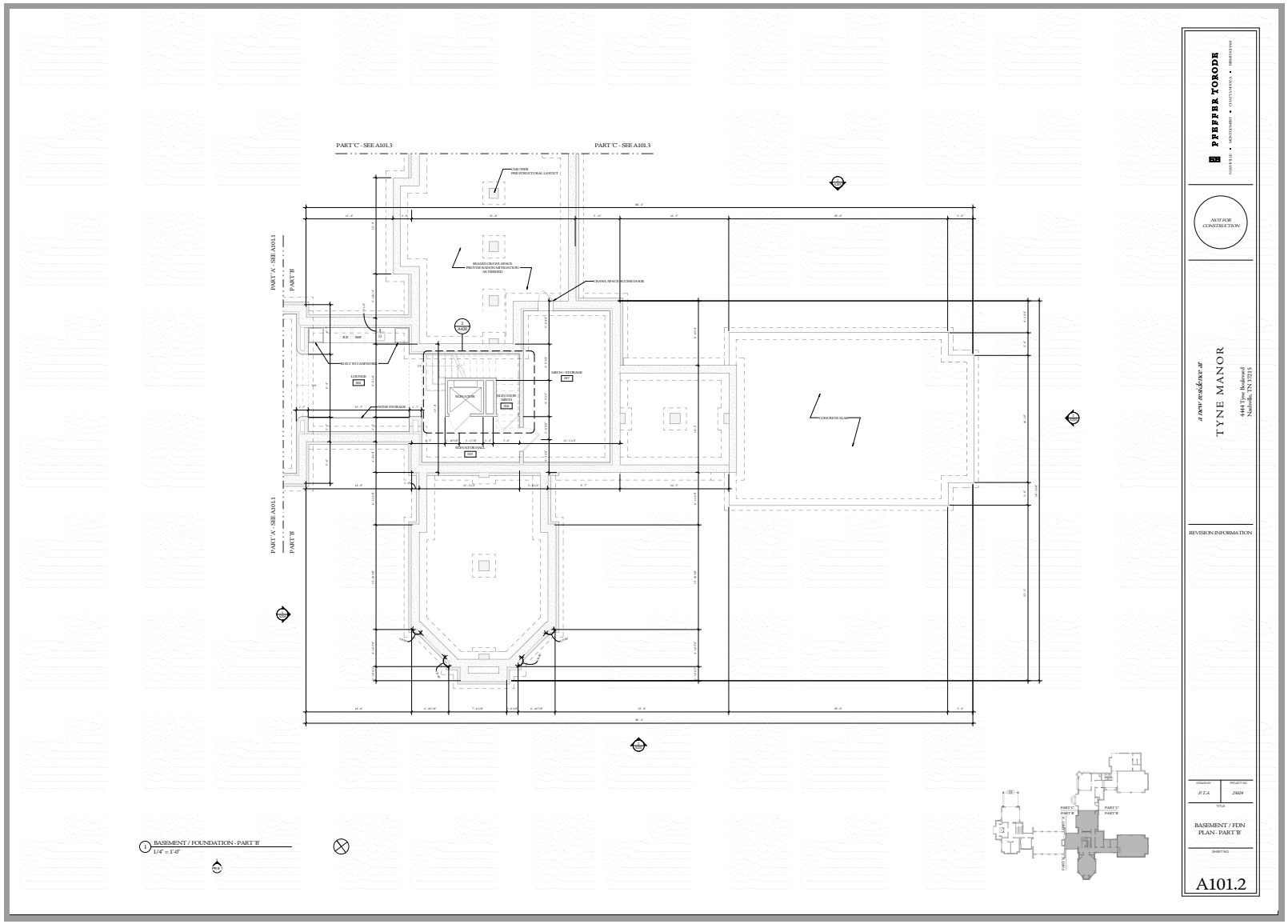
WALL SECTIONS
1/2 inch equals 1'-0"

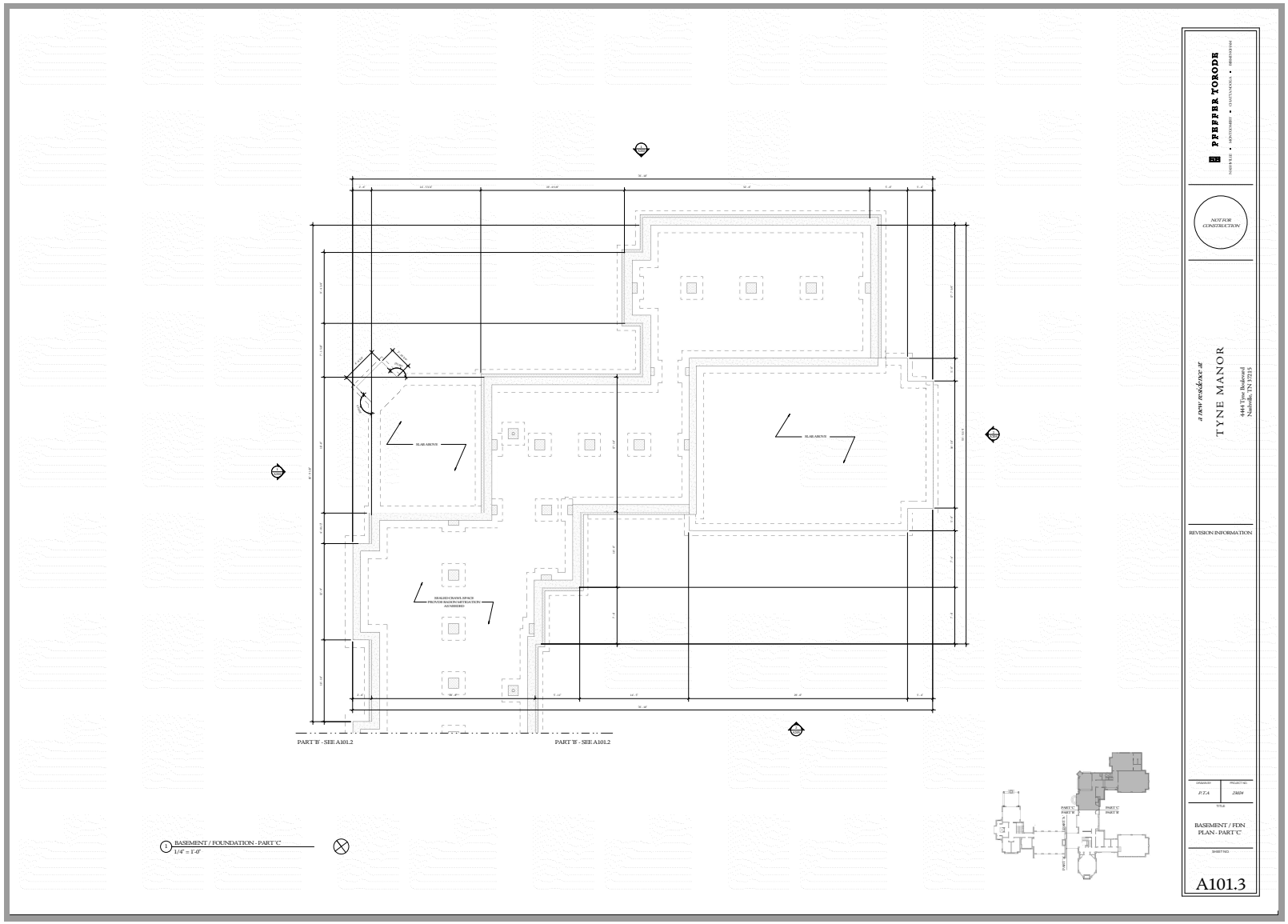
PFEFFER TORODE

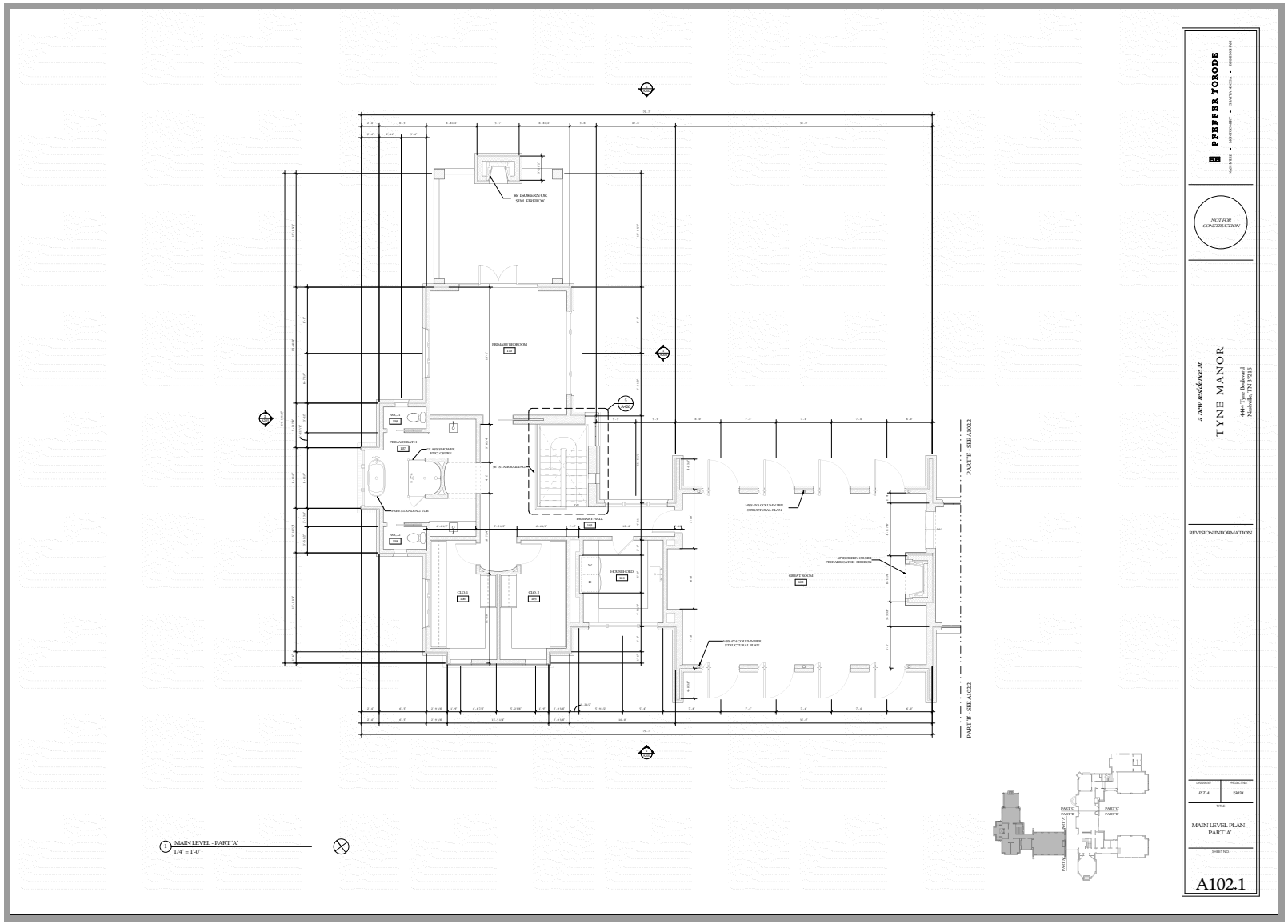
JULY 11, 2023 11/11

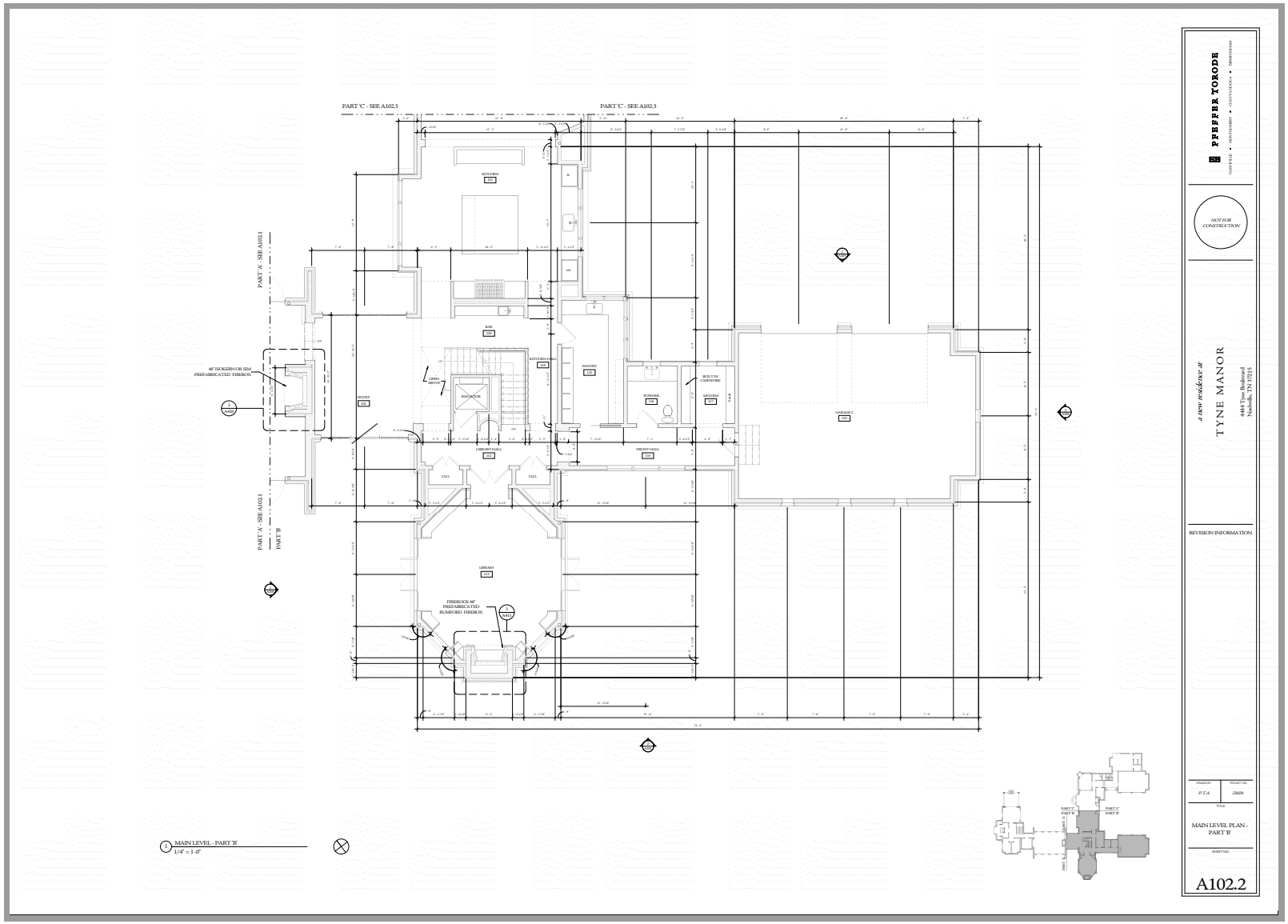

PART 'C' - SEE A101.3
PART 'A' - SEE A101.1
PART 'B' - SEE A101.2
MAIN LEVEL - OVERALL
1/8" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
MAIN LEVEL - OVERALL
A100

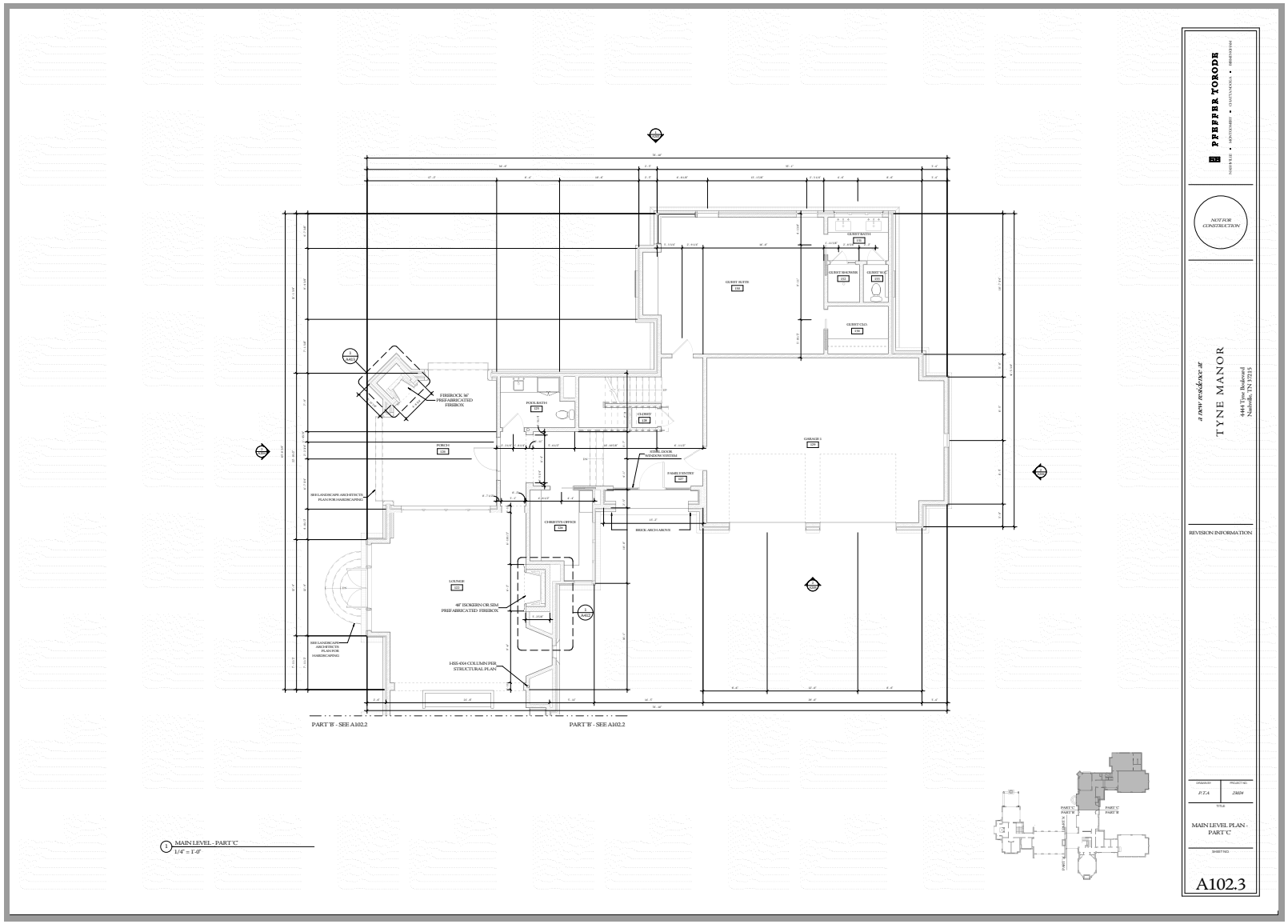

PFEFFER TOKODE
NOT FOR CONSTRUCTION
a NEW residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
DRAWING
P.T.A
PROJECT NO
2404
TITLE
BASEMENT / FDN PLAN - PART 'A'
SHEET NO.
A101.1
1 BASEMENT / FOUNDATION - PART 'A'
1/4" = 1'-0"

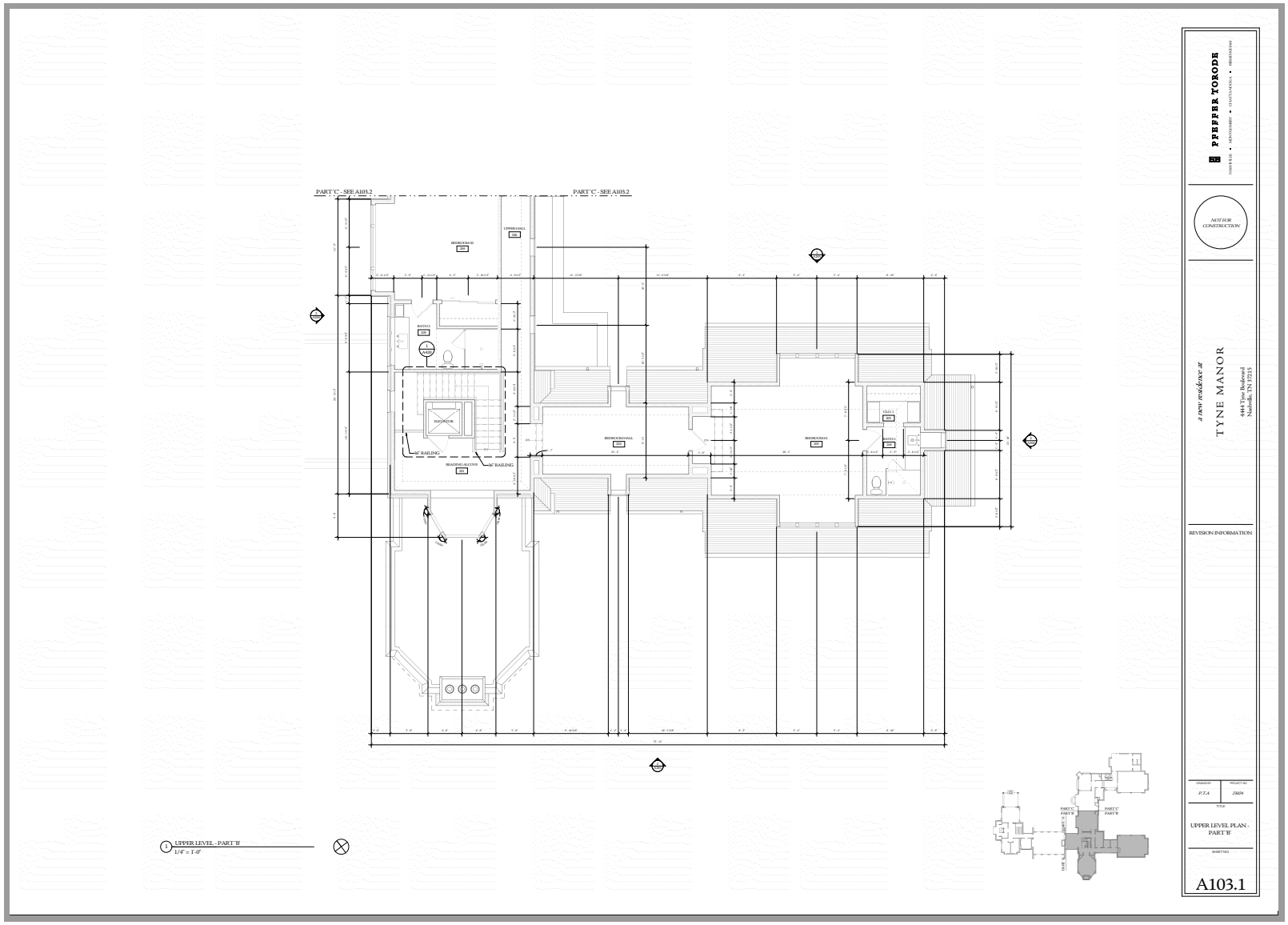

PART 'C' - SEE A101.3
PART 'C' - SEE A101.3
PART 'A' - SEE A101.1
PART 'B'
PART 'A' - SEE A101.1
PART 'B'
1 BASEMENT / FOUNDATION - PART 'B'
1/4" = 1'-0"
PFEFFER TOKODI
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
NOT FOR CONSTRUCTION
REVISION INFORMATION
BASEMENT / FDN PLAN - PART 'B'
A101.2

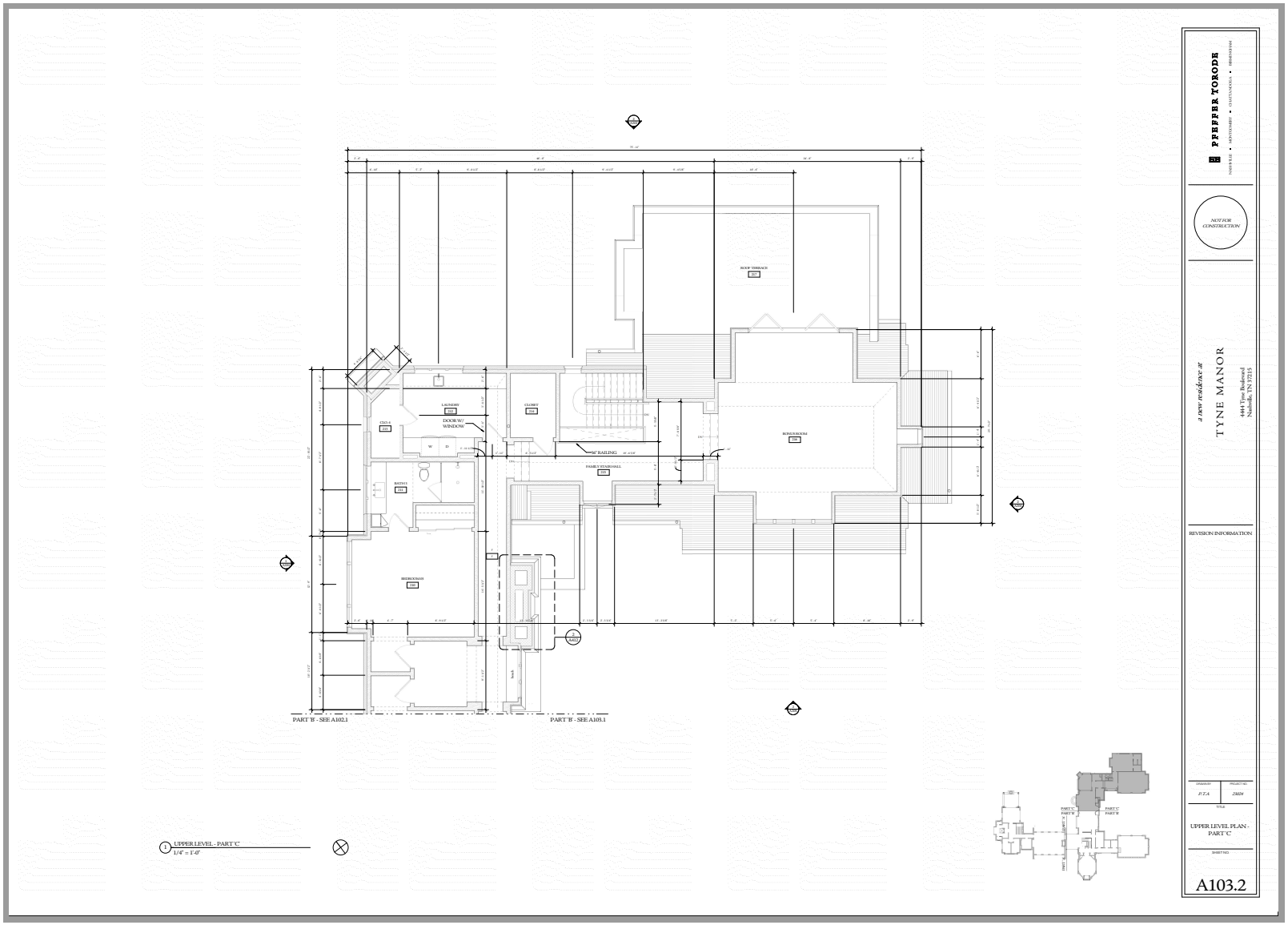

PART 'B' - SEE A101.2
PART 'B' - SEE A101.2
BASEMENT / FOUNDATION - PART 'C'
1/4" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
BASEMENT / FDN PLAN - PART 'C'
A101.3

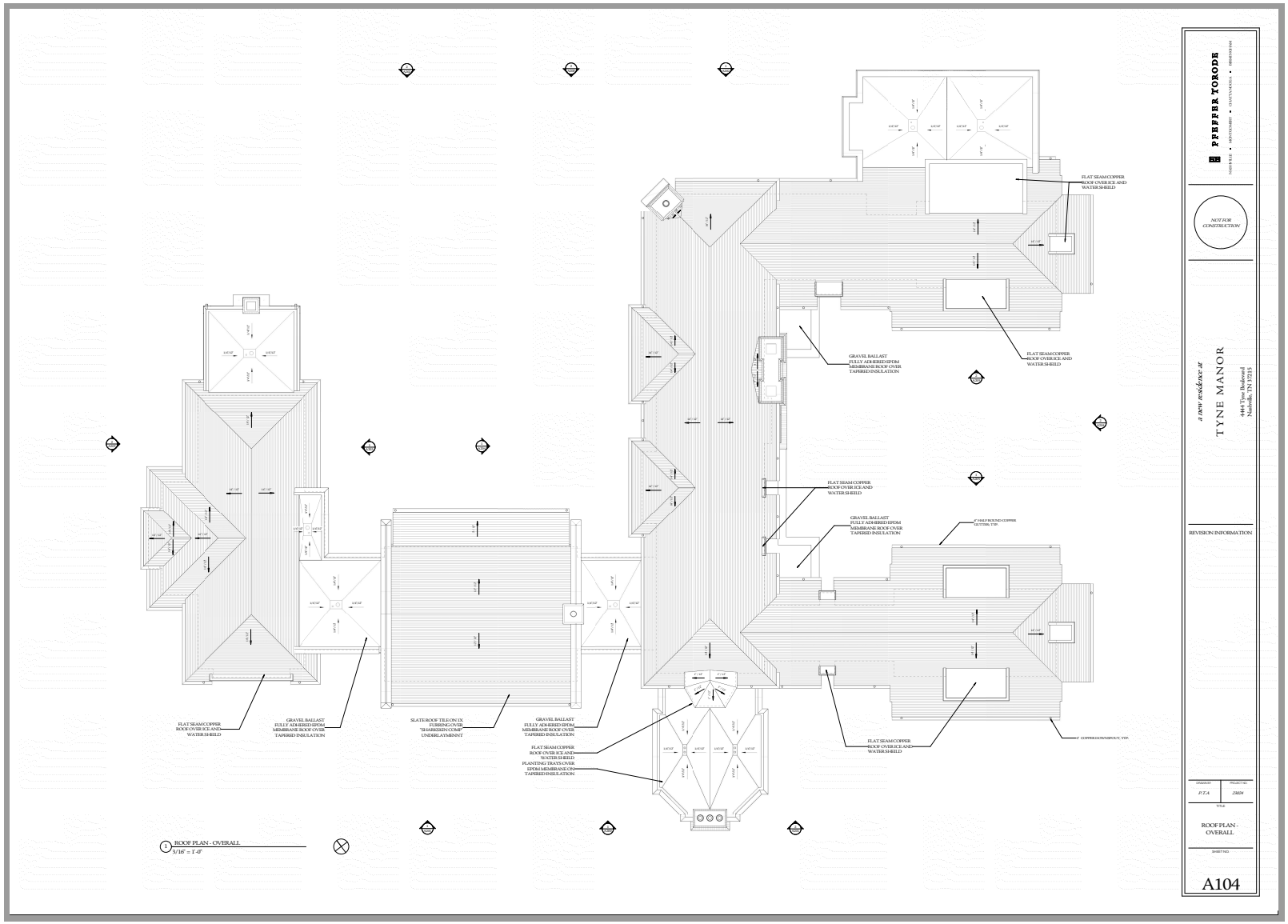

PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
MAIN LEVEL PLAN - PART 'A'
A102.1
MAIN LEVEL - PART 'A'
1/4" = 1'-0"
PART 'B' - SEE A102.2
PREMARY BEDROOM
PREMARY BATH
PREMARY HALL
HOUSEHOLD
GREAT ROOM
CLO. 1
CLO. 2
W.C. 1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


PART 'B' - SEE A102.2
PART 'B' - SEE A102.2
1 MAIN LEVEL - PART 'C'
1/4" = 1'-0"
PFEFFER TOKODA
NOT FOR CONSTRUCTION
a NEW residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
MAIN LEVEL PLAN - PART 'C'
A102.3


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


PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
UPPER LEVEL PLAN - PART 'C'
A103.2
PART 'B' - SEE A102.1
PART 'B' - SEE A103.1
UPPER LEVEL - 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
ROOF PLAN - OVERALL
A104
FLAT SEAM COPPER ROOF OVER ICE AND WATER SHEILD
GRAVEL BALLAST FULLY ADHERED EPDM MEMBRANE ROOF OVER TAPERED INSULATION
SLATE ROOF TILE ON IX FURRING OVER "SHARKSKIN COMP" UNDERLAYMENNT
FLAT SEAM COPPER ROOF OVER ICE AND WATER SHEILD PLANTING TRAYS OVER EPDM MEMBRANE ON TAPERED INSULATION
ROOF PLAN - OVERALL
3/16" = 1'-0"

JASON GABBARD
LANDSCAPE ARCHITECT

ECHOLS RESIDENCE

4444 TYNE BOULEVARD, NASHVILLE, TN 37215

BELLE MEADE HISTORIC ZONING COMMISION
SUBMISSION

DRAWING INDEX

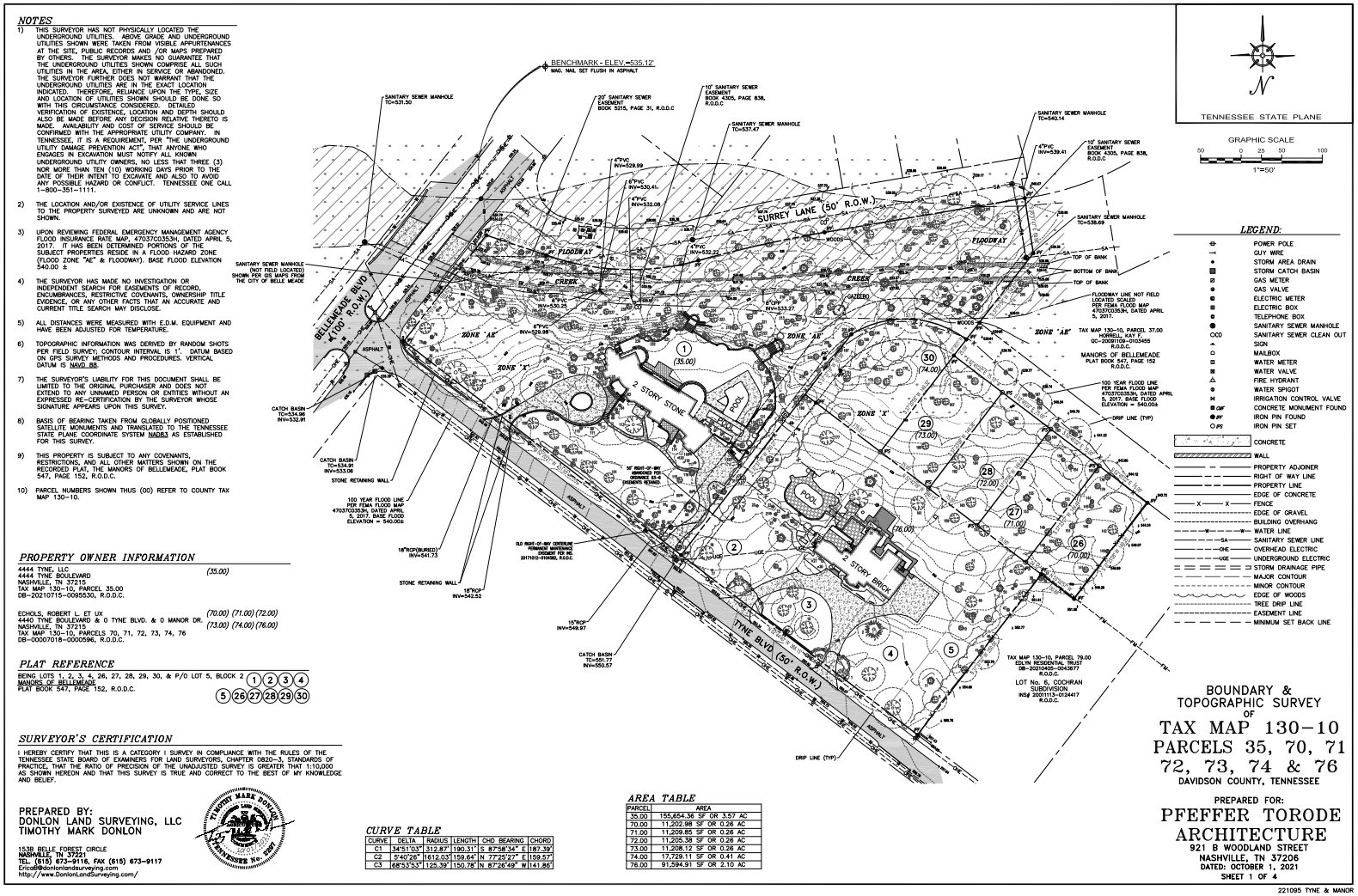
1.	INDEX
2.	EXISTING SURVEY
3.	EXISTING CONDITIONS
4.	NEIGHBORING PROPERTIES
5-6.	PRECEDENT IMAGERY
7-8.	EXTERIOR MATERIALITY
9.	PROPOSED MASTER PLAN
10.	PLANTING DIAGRAM
11.	PROPOSED GRADING PLAN
12-14.	PROPOSED ELEVATIONS
15.	WALL SECTIONS
16-24.	PROPOSED PLANS



VICINITY MAP

PROJECT TEAM

ARCHITECT	LANDSCAPE ARCHITECT	INTERIOR DESIGNER
PFEFFER TORODE 921B WOODLAND ST NASHVILLE, TN 37206	JASON GABBARD 231PUBLICSQUARE SUITE 300 #14 FRANKLIN, TN 37064	L ASHLEY CANTER 3500 HILLSDALE DRIVE NASHVILLE, TN 37215



PFEFFER TORODE

SITE SURVEY

JULY 9, 2024 2/15



ARIAL VIEW



FRONT ENTRYWAY



BELLE MEADE FACADE



GARAGE



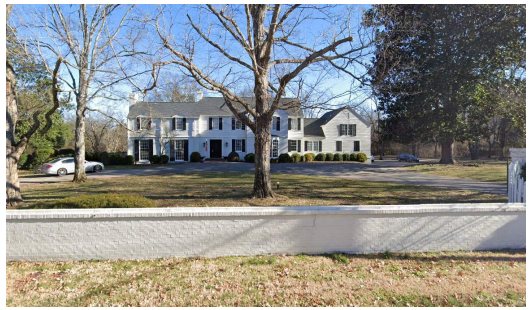
REAR FACADE



FRONT FACADE



VICINITY MAP



A. 4440 TYNE BLVD.



B. 4436 TYNE BLVD.



C. 4431 TYNE BLVD.



D. 4425 TYNE BLVD.



E. 4421 TYNE BLVD.



SISSINGHURST



WOOLVERSTONE HOUSE







DEANERY GARDEN



200 JACKSON BLVD.



511 BELLE MEADE BLVD.

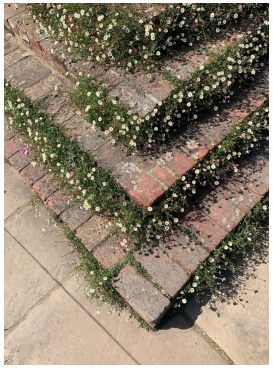


4410 FORSYTHE PL.



1305 CHICKERING RD.


MUNSTEAD WOOD


SISSINGHURST


SISSINGHURST


FISHERS HILL

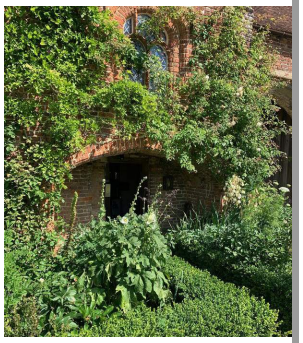

SISSINGHURST


SISSINGHURST


WOOLVERSTONE HOUSE


MUNSTEAD WOOD


SISSINGHURST


SISSINGHURST

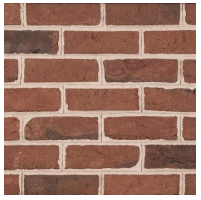
PFEFFER TORODE

PRECEDENT IMAGERY

JULY 9, 2024 6/15



TYNE BOULEVARD ELEVATION

VENEER	SIDING & TRIM	ACCENTS	ROOF	WINDOWS	GUTTERS, DOWNSPOUTS & FLASHING	RAILING
						
Old Carolina Brick Co. “Williamstowne” Handmade Brick	Naturally Weathered Alaskan Yellow Cedar, 6” Bevel Lap Siding and Fascia	Smooth Cut Indiana Gray Limestone Accents	Textured, Clipped-Edge “Spanish Black” Slate Roof Tile	Marvin Aluminum Clad Wood Casements and Painted Steel Windows in Sage Green	6” Half Round Copper Gutter, 4” Round Copper Downspout, Sheet Copper Roof Flashing	Painted Iron, Benjamin Moore, “Wrought Iron”

EXTERIOR MATERIALITY

PFEFFER TORODE

JULY 9, 2024 7/15

NEW CONSTRUCTION MATERIAL LIST

WINDOW MANUFACTURER: Marvin, Ultimate Clad Casement; Custom fabricated steel windows and doors

WINDOW MATERIAL: Interior - wood, painted

FRAME MATERIAL: Exterior - Aluminum clad wood, Marvin “Hampton Sage”; Steel, painted Benjamin Moore “Adirondack Green”

WINDOWSILLS: Brick with wood sub-sill, Benjamin Moore “Angelica”

BRICK, PAINTED/NATURAL: Old Carolina Brick Co. “Williamstowne” handmade brick, natural, formed; Associated Masonry Products grout, “Coosa Mahogany”

BRICK/STONE THICKNESS: Full depth queen brick veneer, 3-5/8”

CLAPBOARD MATERIAL: Naturally weathered “Alaskan Yellow” cedar

CLAPBOARD DIMENSIONS/REVEAL: 6” Bevel, 3/4” thickness w/ 5” reveal

RAILINGS, COLUMNS, PILASTERS: Brick veneer; naturally weathered heavy timber posts; iron railing painted Benjamin Moore “Wrought Iron”

CHIMNEY MATERIAL: Brick veneer w/ smooth cut Indiana gray limestone accents

ROOFING MATERIAL: Textured, clipped-edge “Spanish Black” slate

EXTERIOR DOORS: Marvin Ultimate aluminum clad wood, “Hampton Sage”; Custom fabricated steel, painted Benjamin Moore “Adirondack Green”; Solid wood doors, painted Benjamin Moore “Angelica”

EAVES/CORNICES: Naturally weathered “Alaskan Yellow” cedar cornice; Tongue and groove eave, painted Benjamin Moore “Angelica”

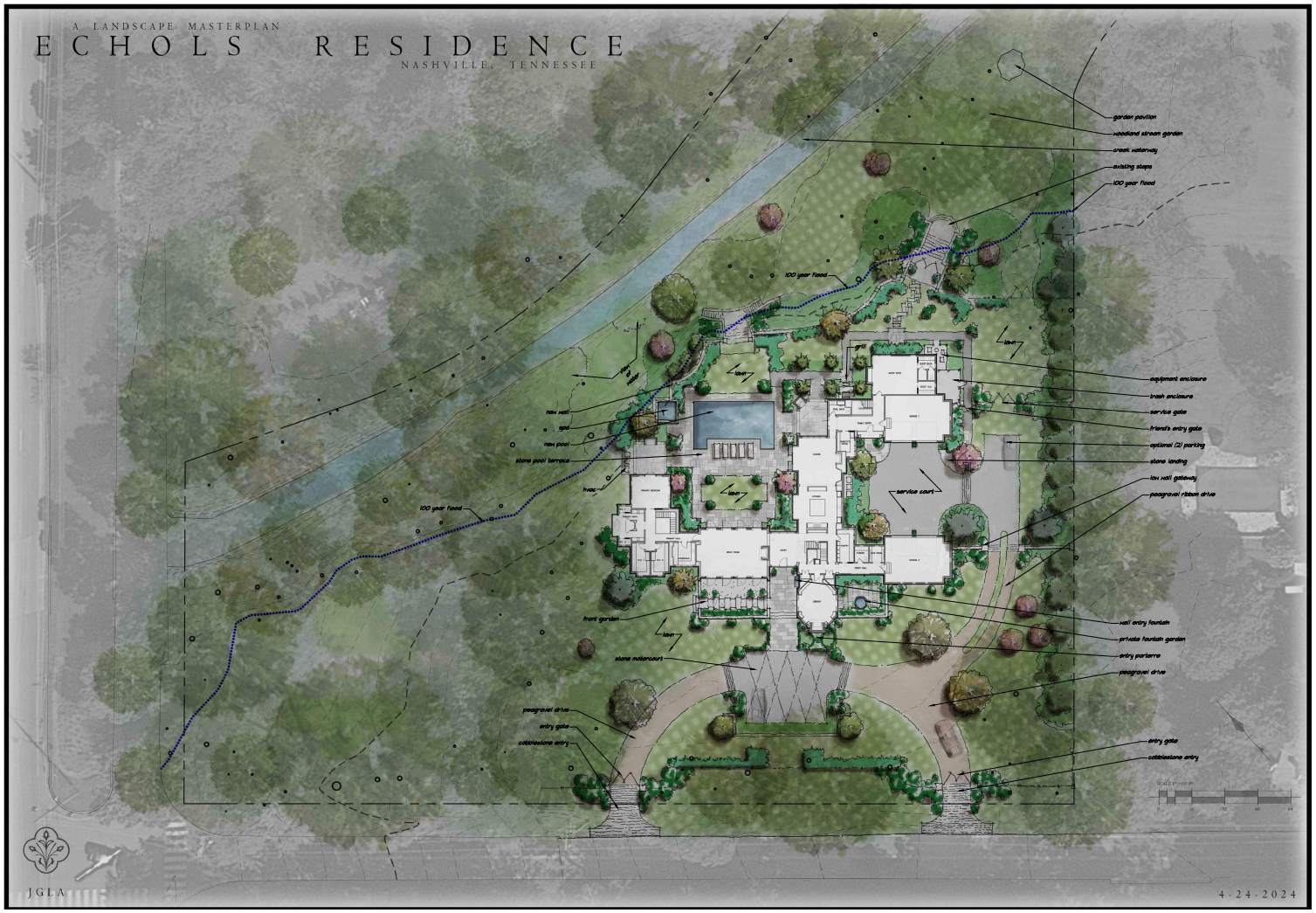
GUTTERS: Half round copper gutter, copper downspout, copper gutter brackets and copper downspout hangers

GUTTER DIMENSIONS: 6” Half round copper gutter, 4” round downspout

A LANDSCAPE MASTERPLAN

ECHOLS RESIDENCE

NASHVILLE, TENNESSEE

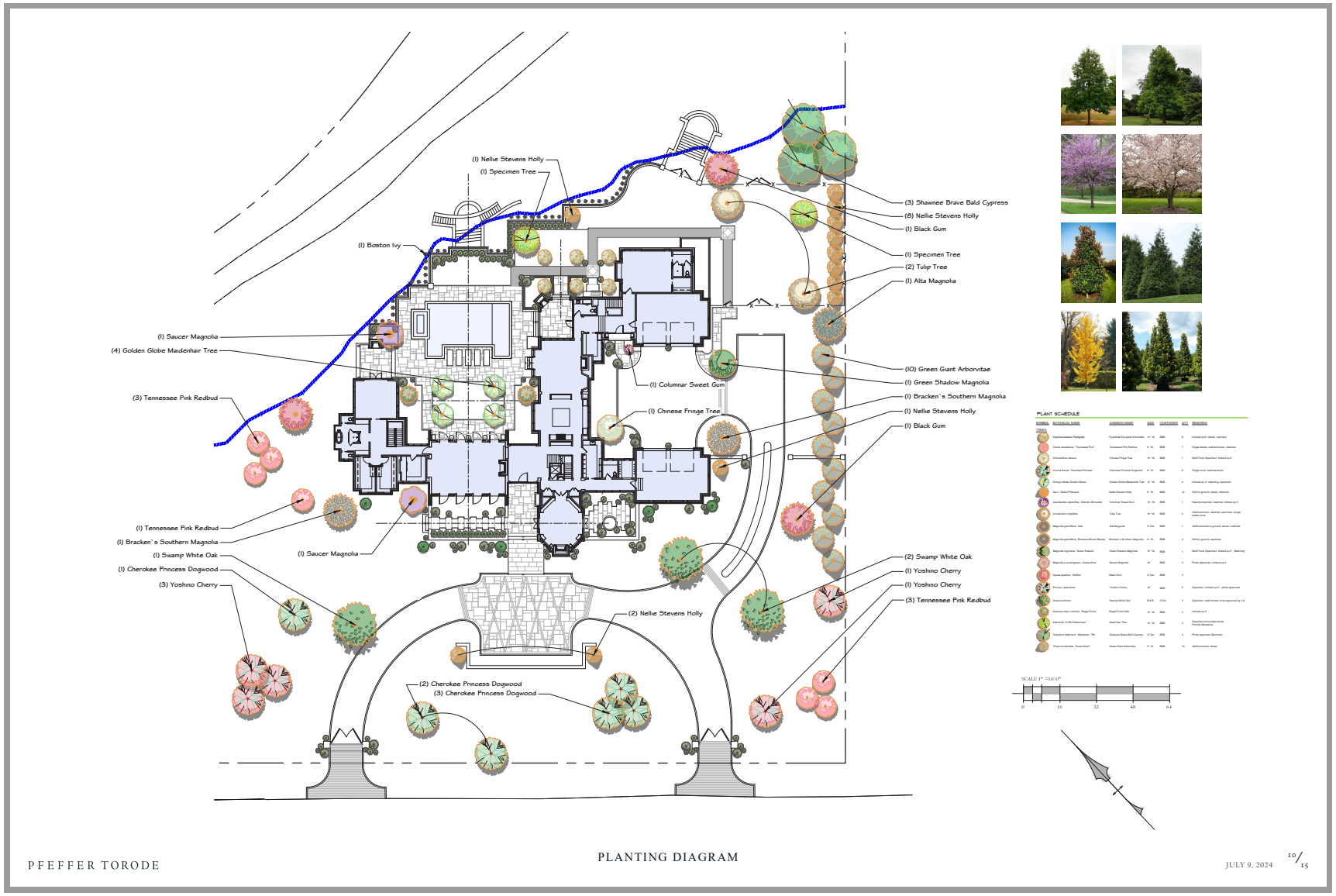


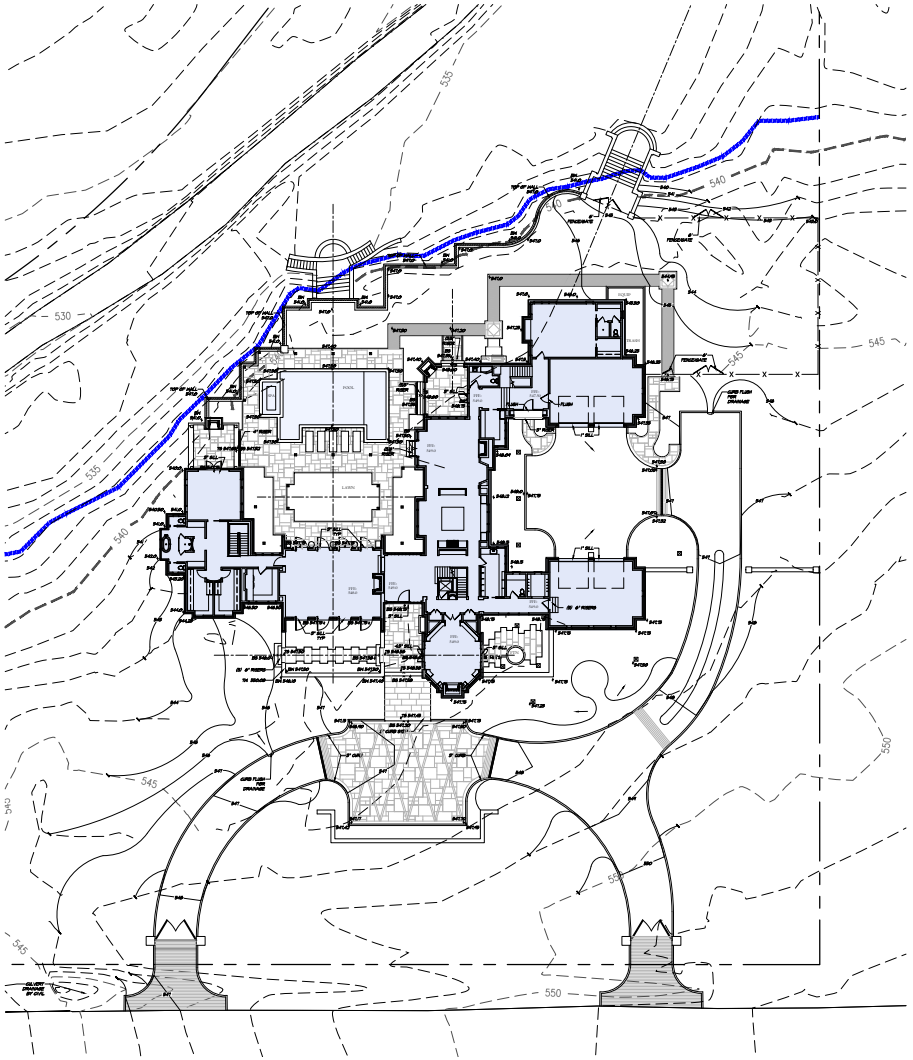
PFEFFER TORODE

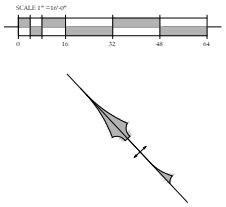
SITE MASTER PLAN

JULY 9, 2023

9/15


(1) Nellie Stevens Holly
(1) Specimen Tree
(1) Boston Ivy
(1) Saucer Magnolia
(4) Golden Globe Maidenhair Tree
(3) Tennessee Pink Redbud
(1) Tennessee Pink Redbud
(1) Bracken's Southern Magnolia
(1) Swamp White Oak
(1) Cherokee Princess Dogwood
(3) Yoshino Cherry
(1) Saucer Magnolia
(2) Nellie Stevens Holly
(2) Cherokee Princess Dogwood
(3) Cherokee Princess Dogwood
(3) Shawnee Brave Bald Cypress
(8) Nellie Stevens Holly
(1) Black Gum
(1) Specimen Tree
(2) Tulip Tree
(1) Alta Magnolia
(10) Green Giant Arborvitae
(1) Green Shadow Magnolia
(1) Bracken's Southern Magnolia
(1) Nellie Stevens Holly
(1) Black Gum
(1) Columnar Sweet Gum
(1) Chinese Fringe Tree
(2) Swamp White Oak
(1) Yoshino Cherry
(1) Yoshino Cherry
(3) Tennessee Pink Redbud
PLANT SCHEDULE
SCALE 1" =16'-0"
0
16
32
48
64
PFEFFER TORODE
PLANTING DIAGRAM
JULY 9, 2024
10/15





PFEFFER TORODE

GRADING PLAN
1"equals 16'-0"

JULY 9, 2024 11/15



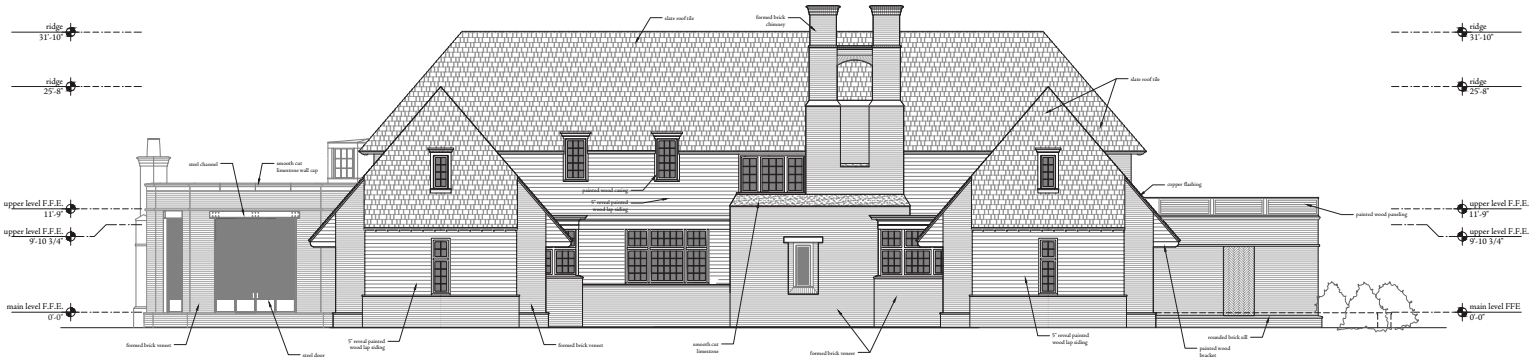
FRONT ELEVATION
3/16TH inch equals 1'-0"



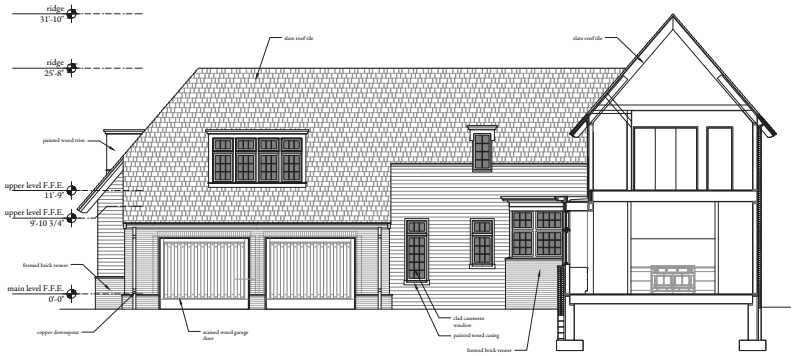
REAR ELEVATION
3/16TH inch equals 1'-0"

PFEFFER TORODE

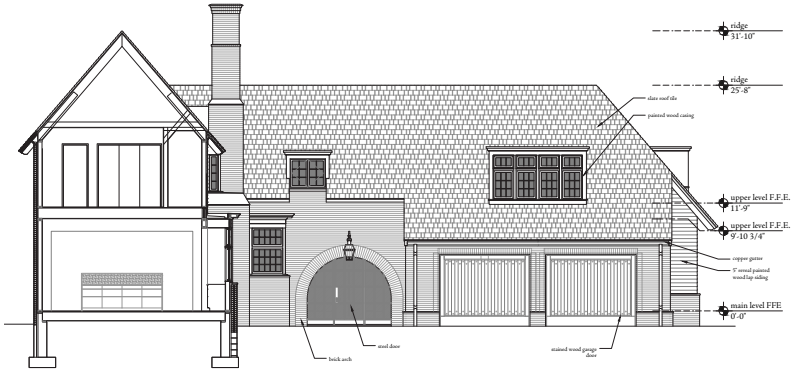
JULY 9, 2024 12/15



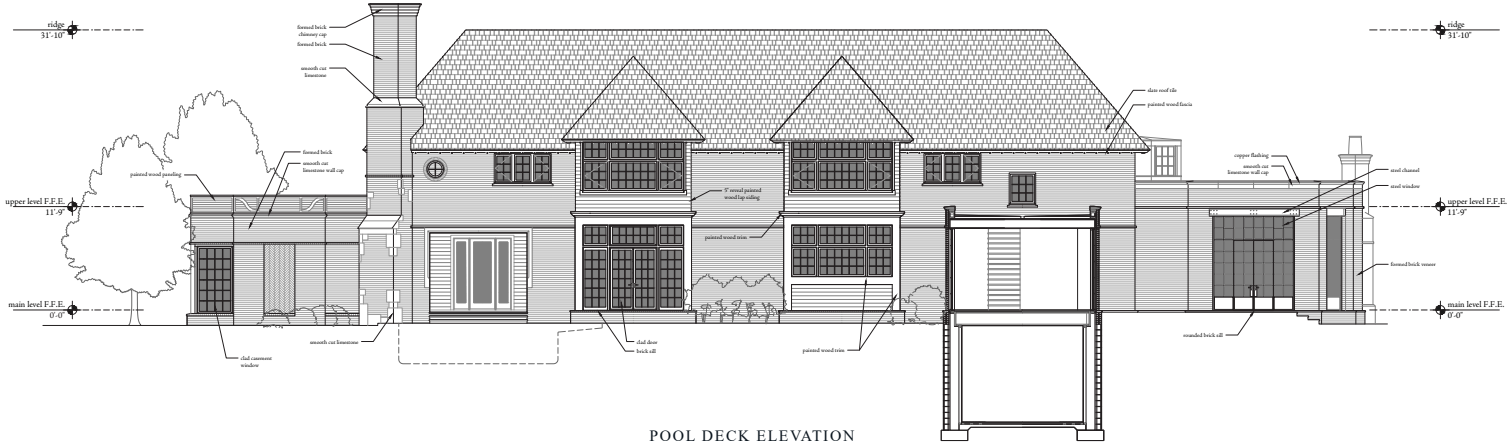
MOTORCOURT ELEVATION
3/16TH inch equals 1'-0"



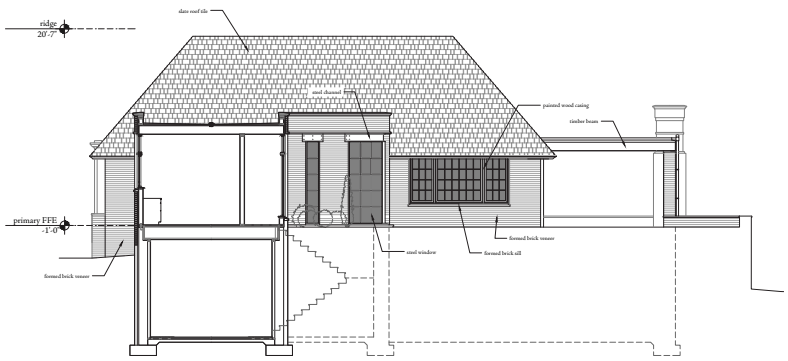
SOUTH GARAGE ELEVATION
3/16TH inch equals 1'-0"



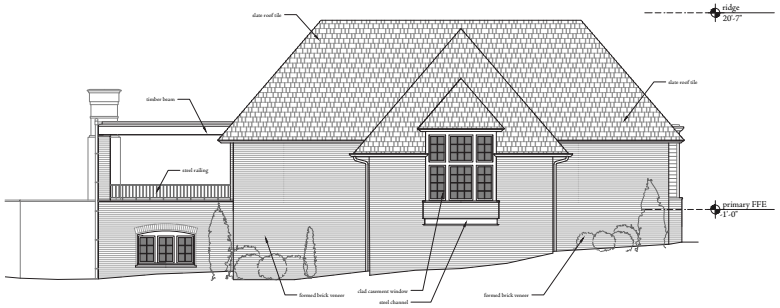
NORTH GARAGE ELEVATION
3/16TH inch equals 1'-0"



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



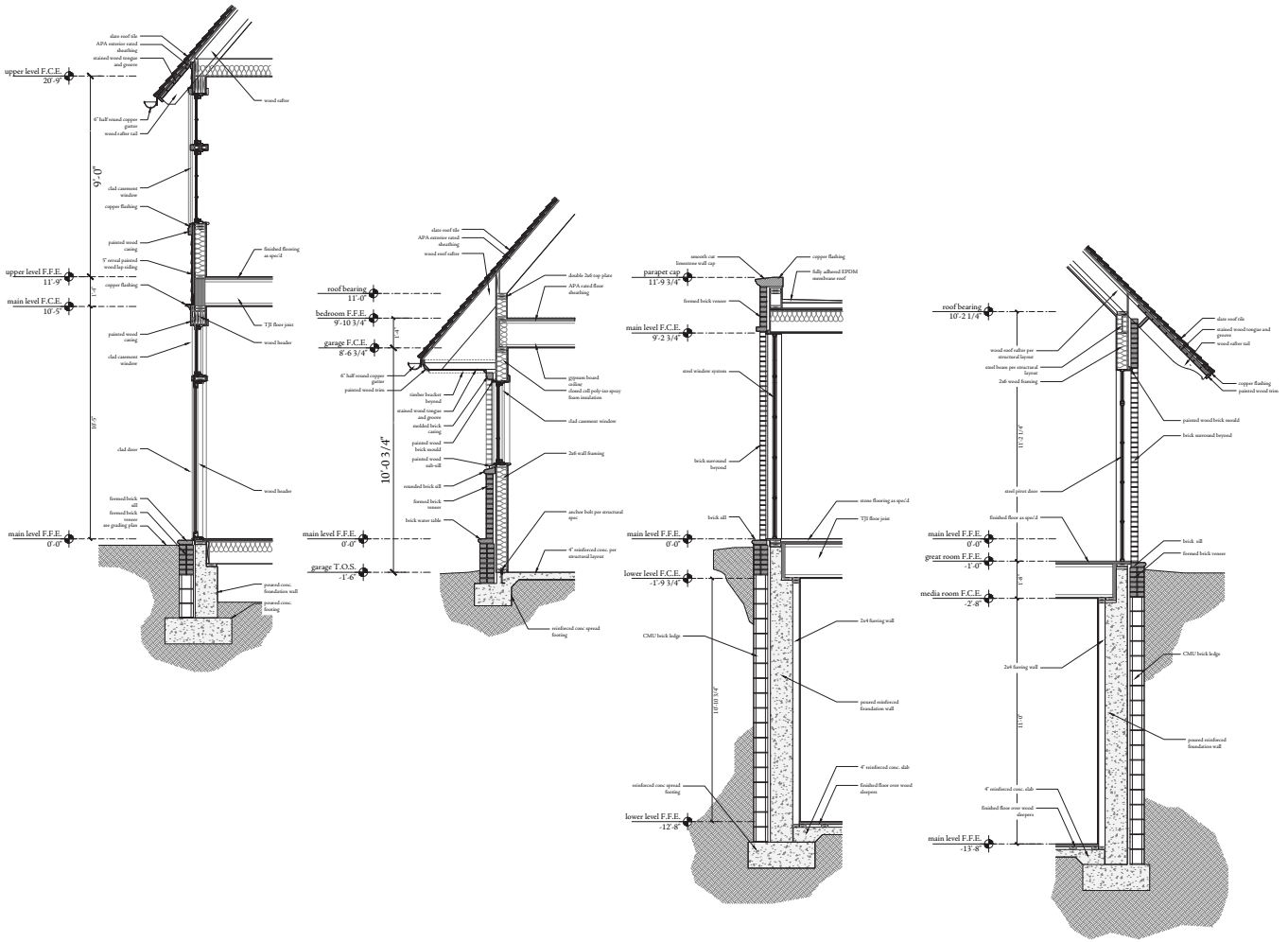
PRIMARY SUITE ELEVATION
3/16TH inch equals 1'-0"



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

PFEFFER TORODE

JULY 9, 2024 14/15

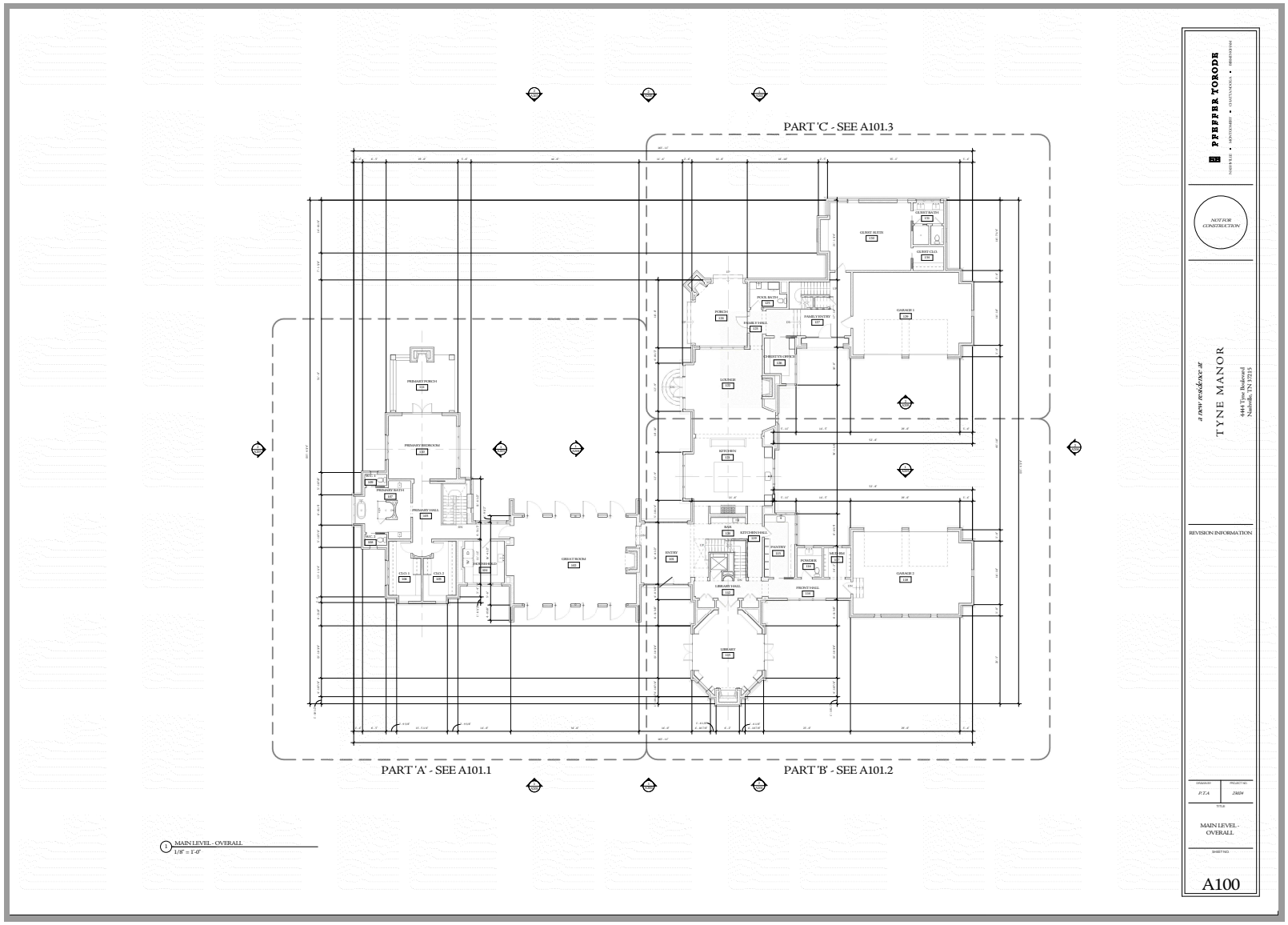


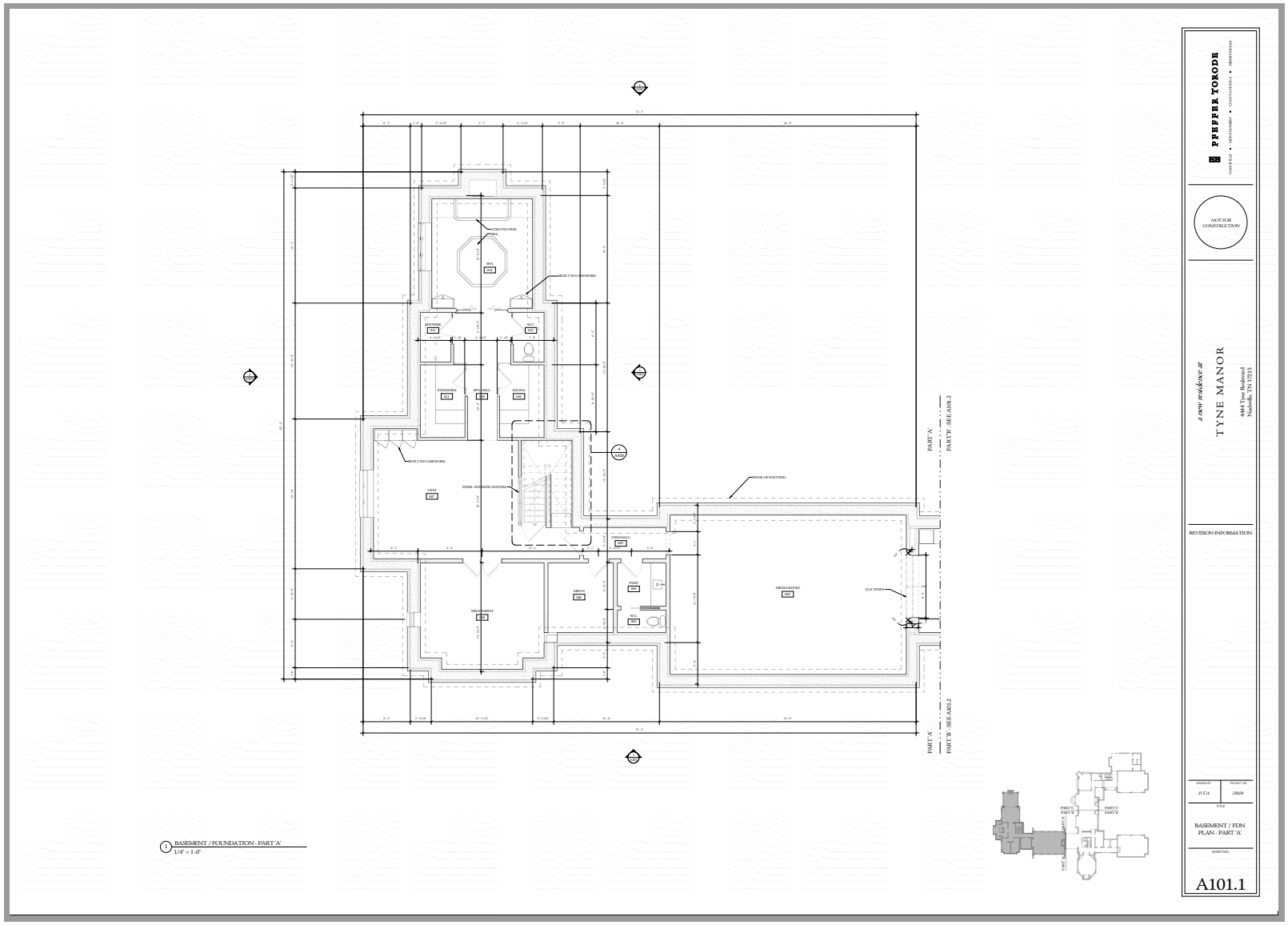
PFEFFER TORODE

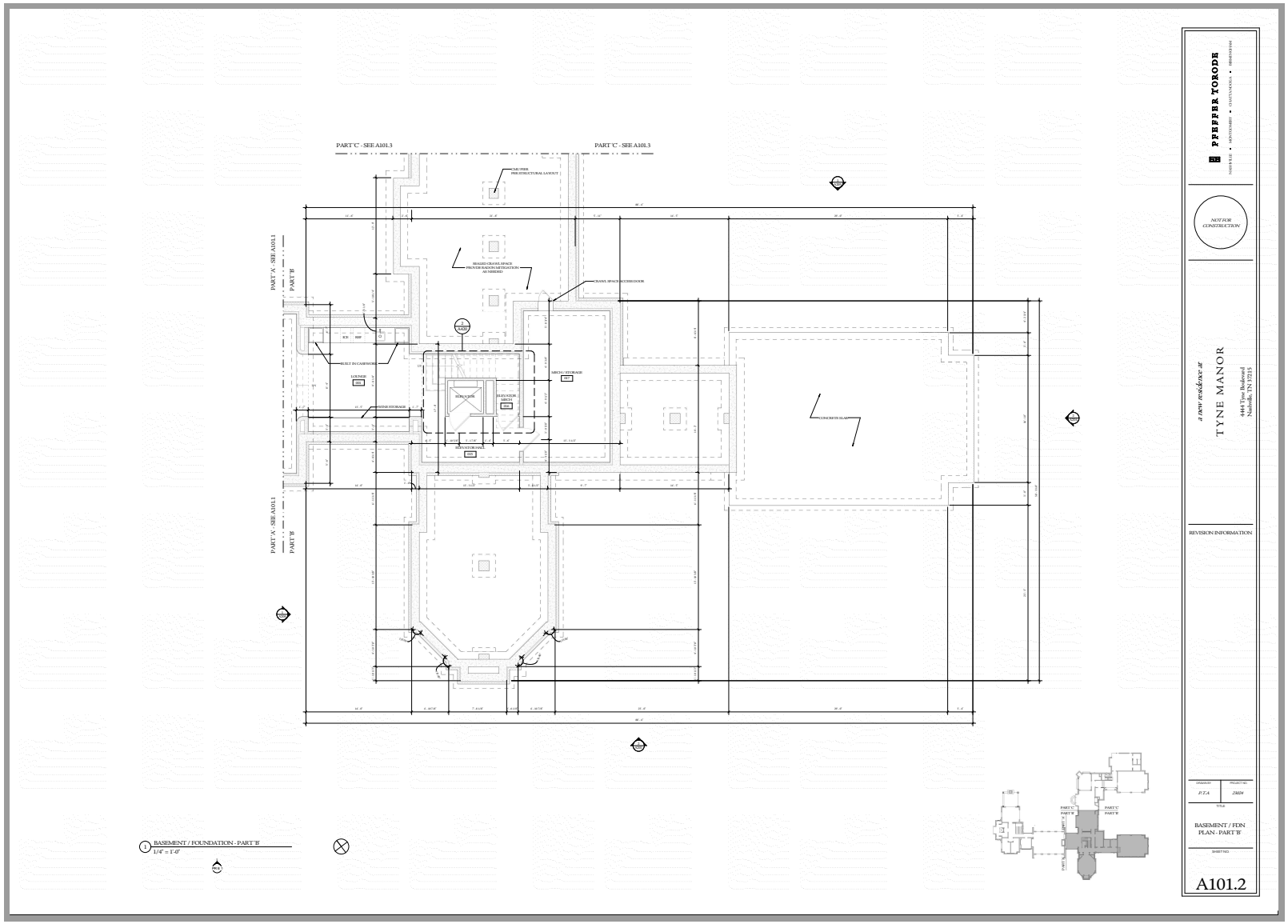
WALL SECTIONS
1/2 inch equals 1'-0"

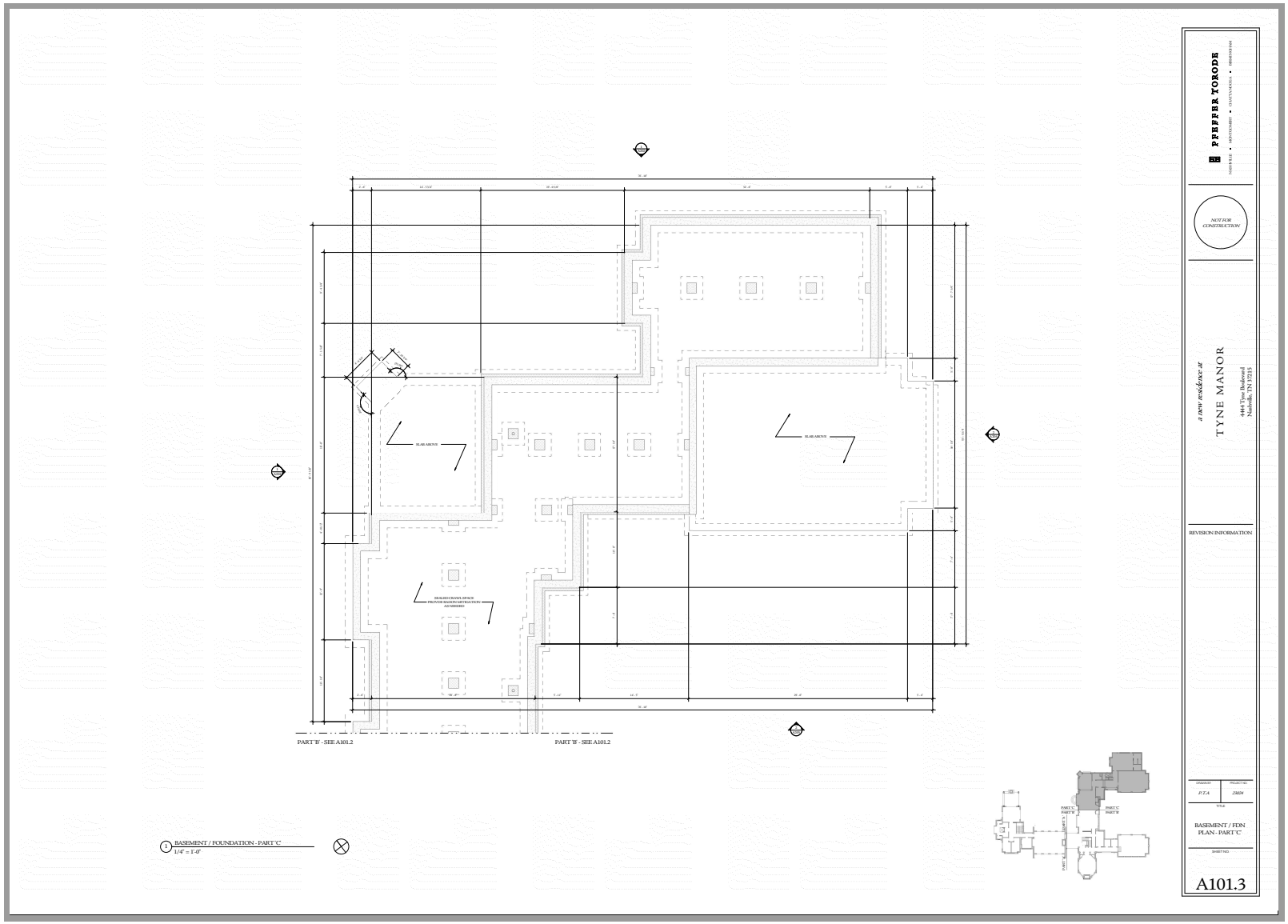
JULY 9, 2024

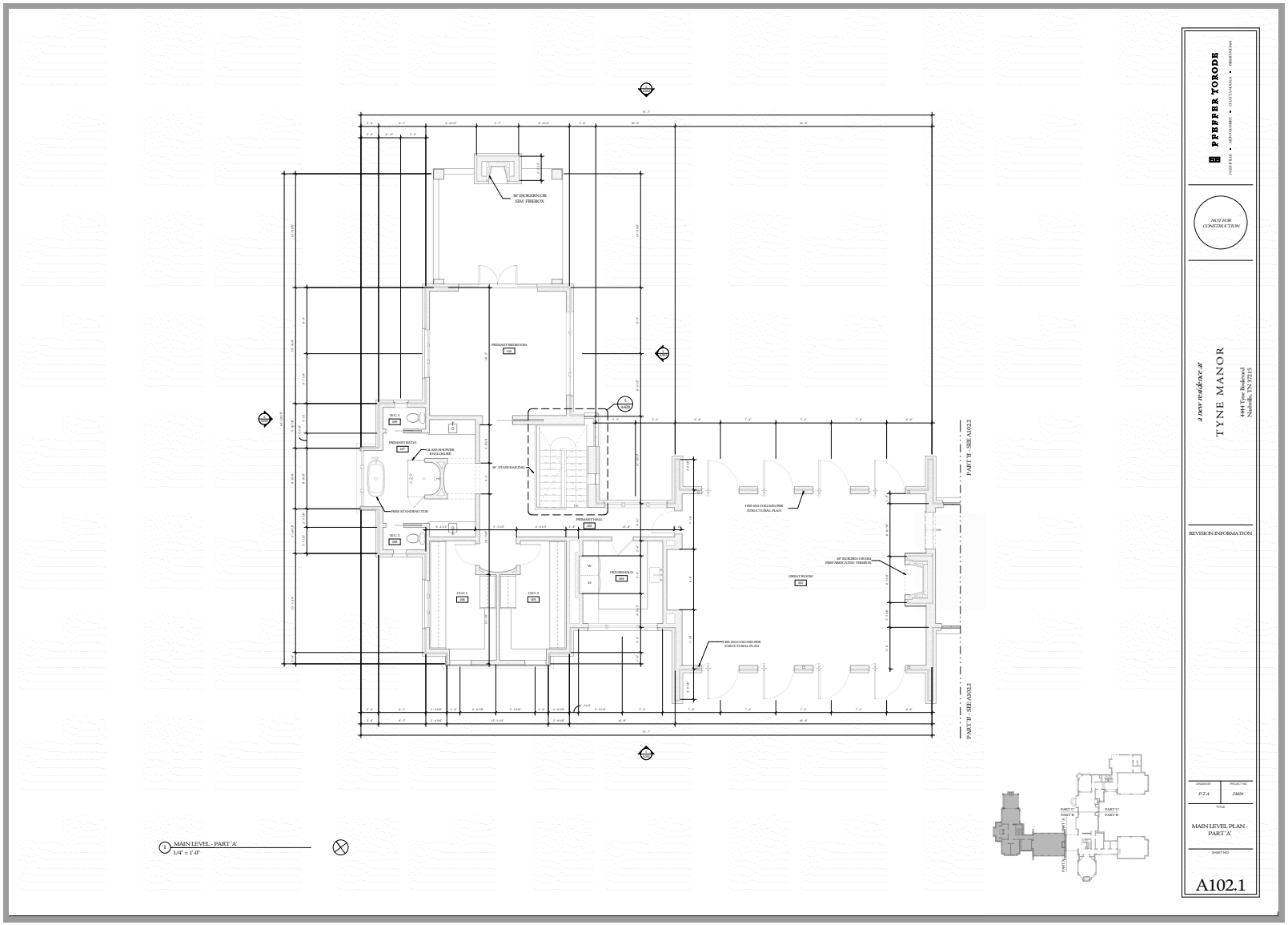
15/15

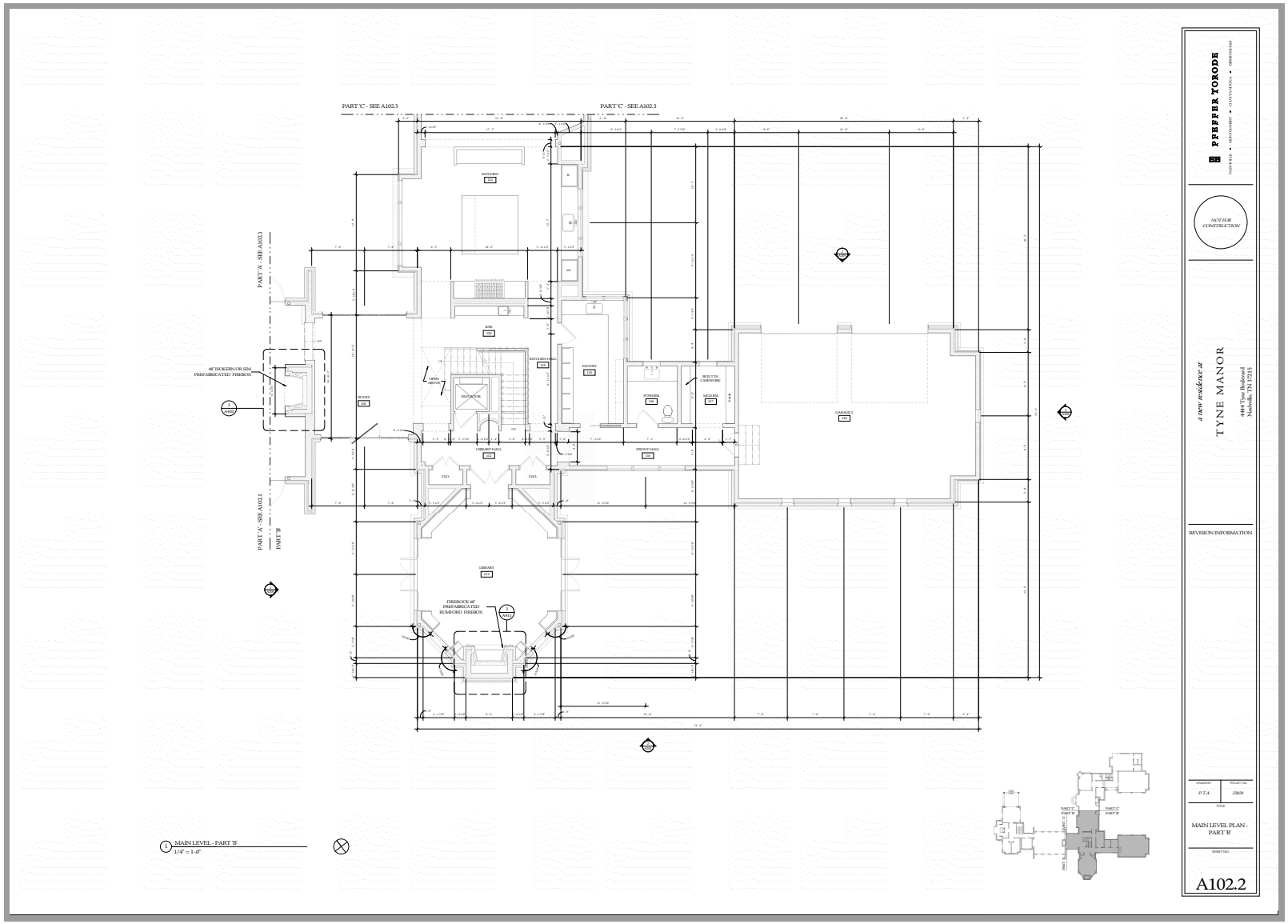

PART 'C' - SEE A101.3
PART 'A' - SEE A101.1
PART 'B' - SEE A101.2
MAIN LEVEL - OVERALL
1/8" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
MAIN LEVEL - OVERALL
A100

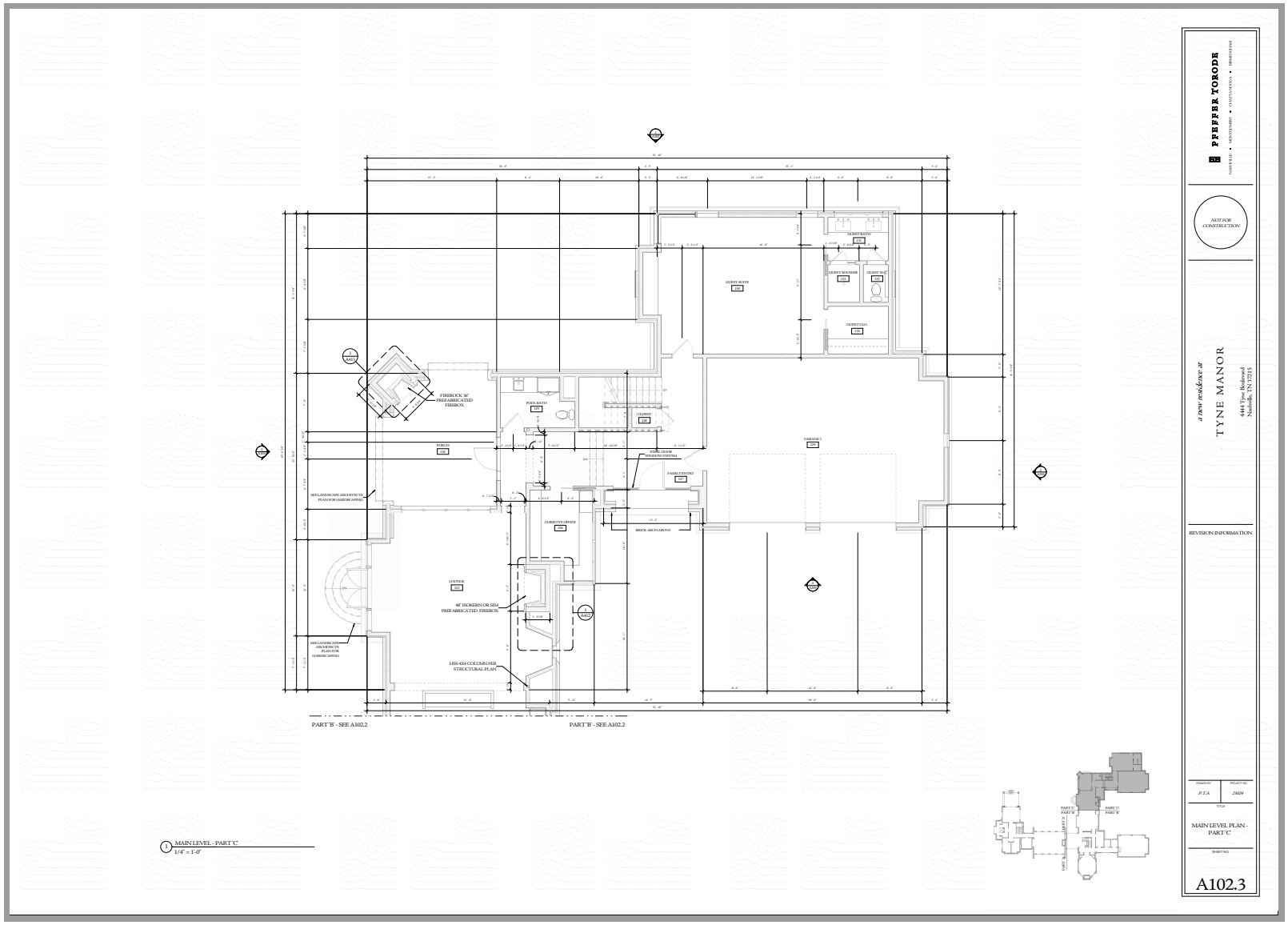

PFEFFER TOKODE
NOTFOR CONSTRUCTION
a NEW residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
BASEMENT / FDN PLAN - PART 'A'
A101.1
1 BASEMENT / FOUNDATION - PART 'A'
1/4" = 1'-0"

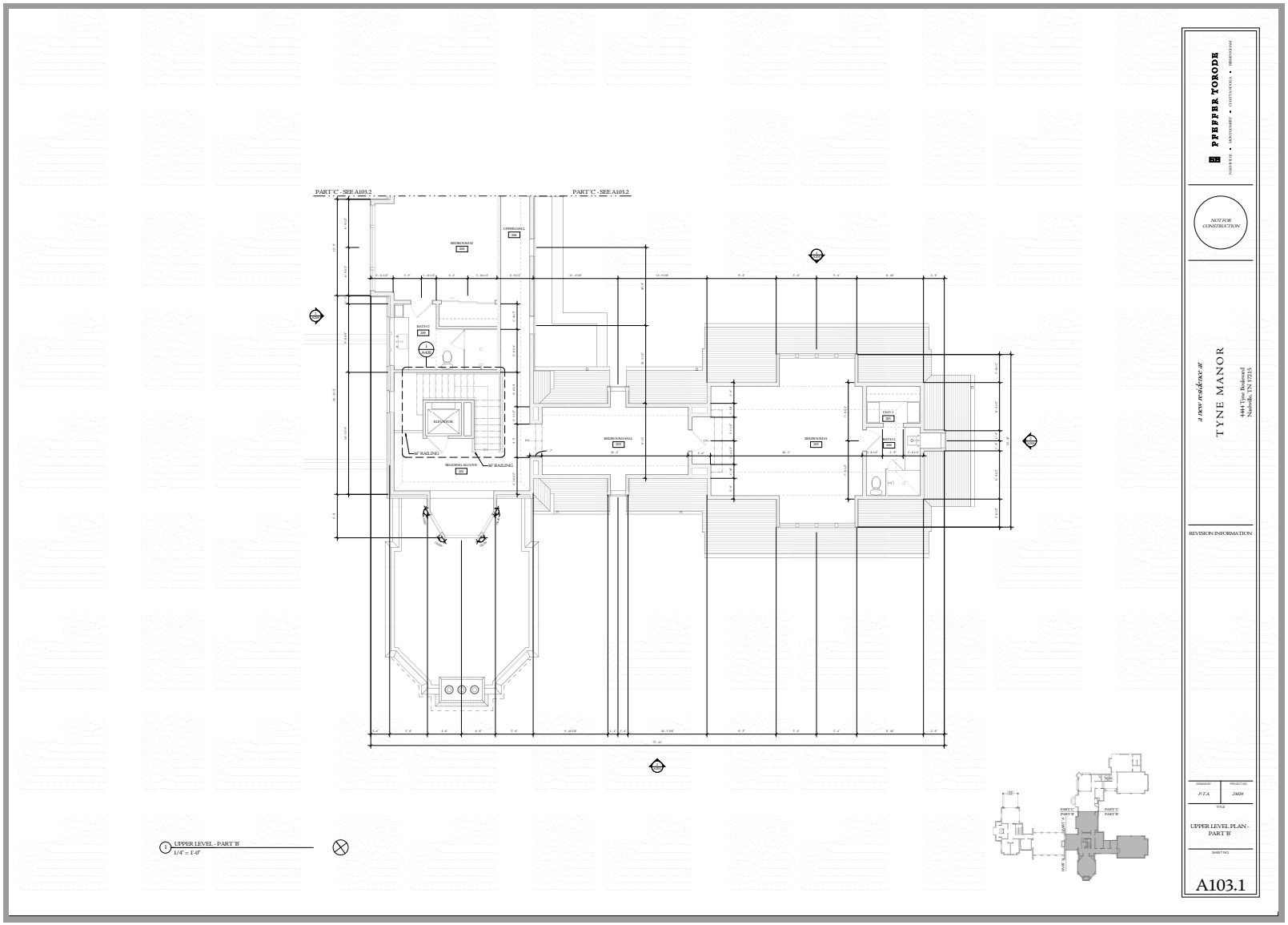

PART 'C' - SEE A101.3
PART 'C' - SEE A101.3
PART 'A' - SEE A101.1
PART 'B'
PART 'A' - SEE A101.1
PART 'B'
BASEMENT / FOUNDATION - PART 'B'
1/4" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
BASEMENT / FDN PLAN -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

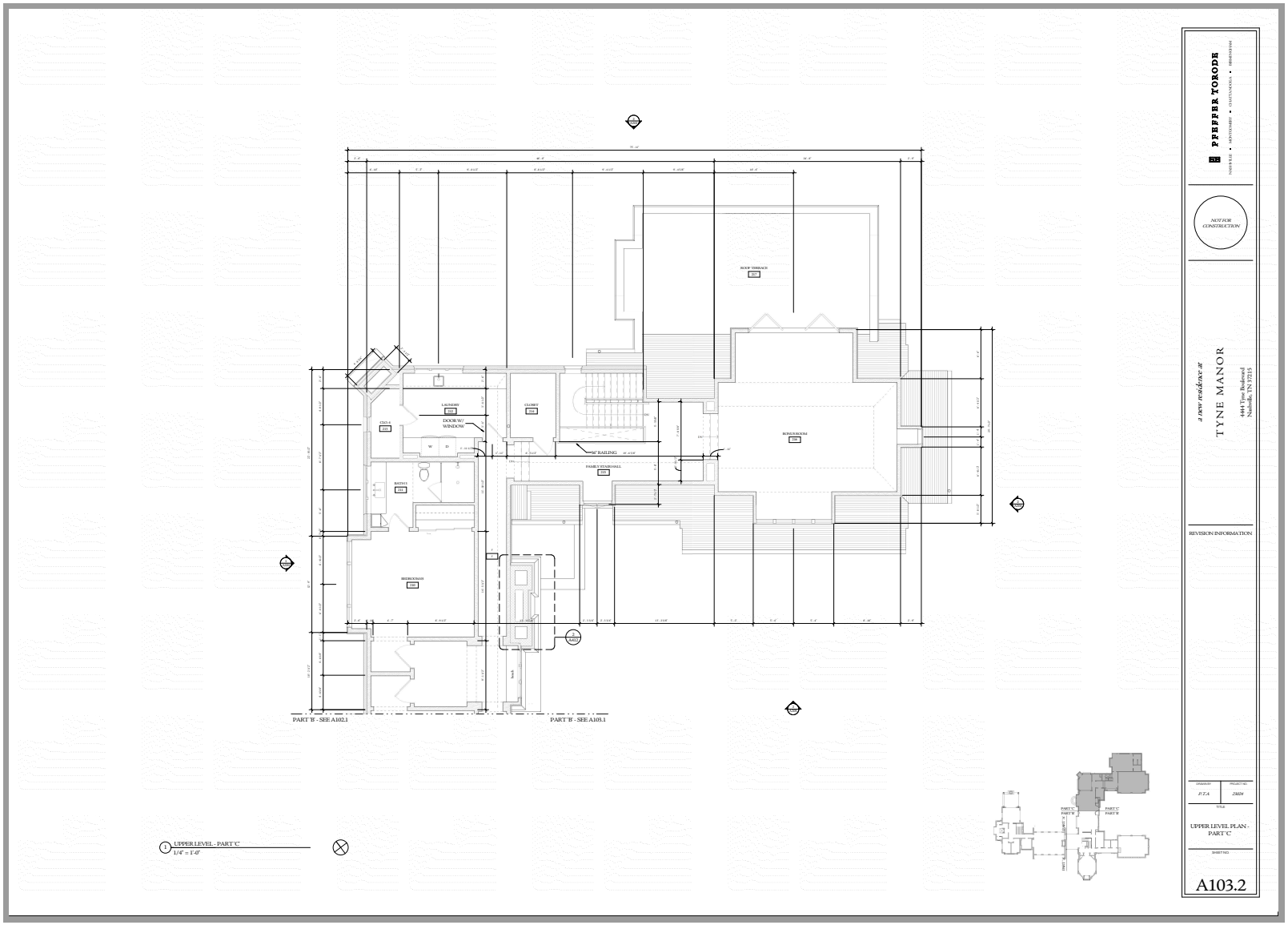

PFEFFER TOKODY
NOT FOR CONSTRUCTION
a NEW residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
BASEMENT / FDN PLAN - PART 'C'
A101.3
PART 'B' - SEE A101.2
PART 'B' - SEE A101.2
SLAB ABOVE
SLAB ABOVE
1 BASEMENT / FOUNDATION - PART 'C'
1/4" = 1'-0"

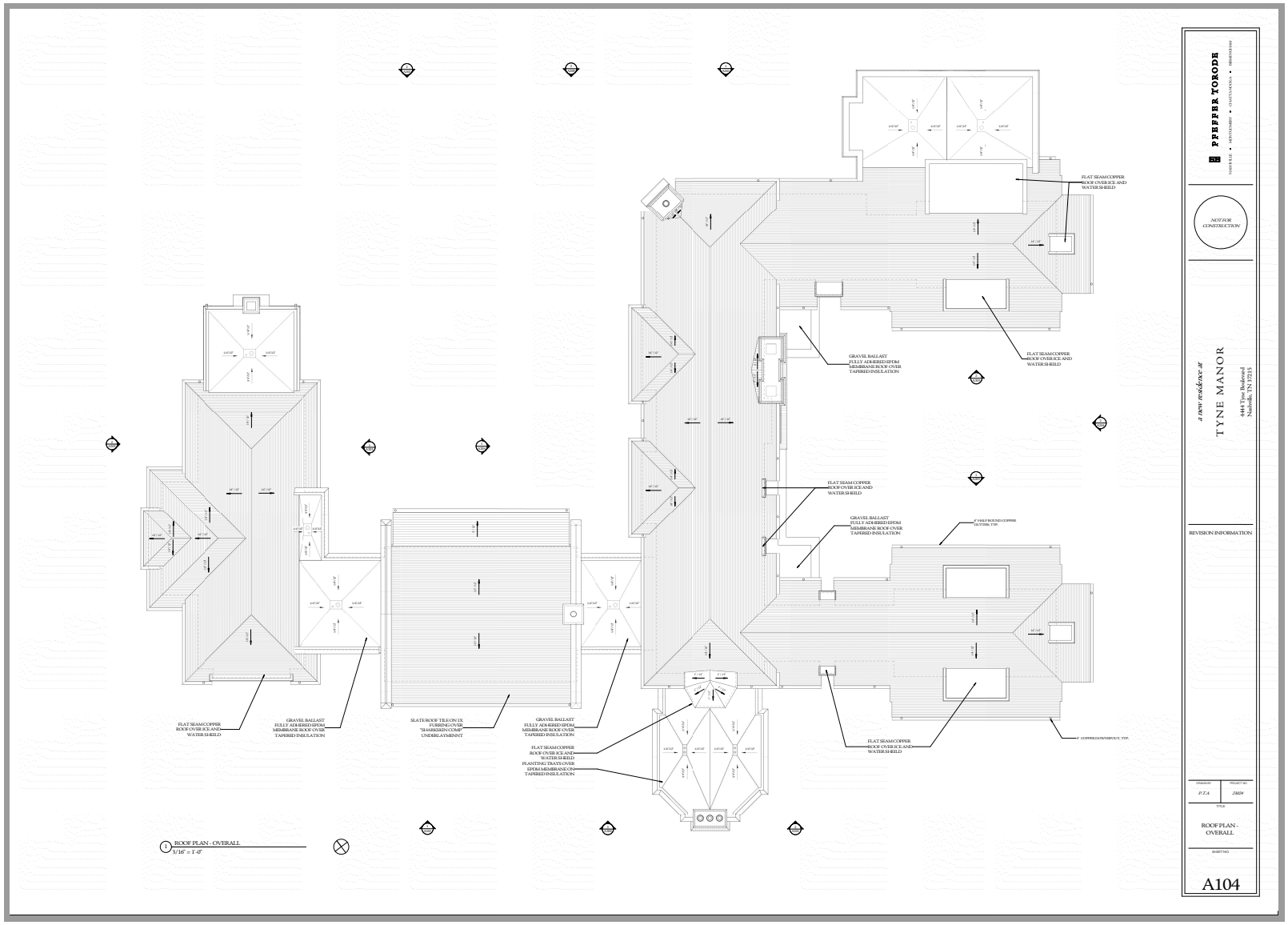

PREFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
MAIN LEVEL PLAN - PART 'A'
A102.1
MAIN LEVEL - PART 'A'
1/4" = 1'-0"
PART 'B' - SEE A102.2
PART 'B' - SEE A102.2


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
KITCHEN HALL
PANTRY
POWDER
BUILT IN CABINETS
MUD RM
GARAGE 2
ENTRY
LIBRARY HALL
FRONT HALL
CLO.
CLO.
LIBRARY
MAIN 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
P.T.A
2024
MAIN LEVEL PLAN - PART 'B'
A102.2


PFEFFER TORODE
NOT FOR CONSTRUCTION
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"

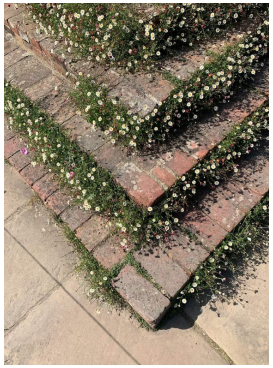

PART 'C' - SEE A103.2
PART 'C' - SEE A103.2
1 UPPER LEVEL - PART 'B'
1/4" = 1'-0"
PFEFFER TOKODE
NOT FOR CONSTRUCTION
A NEW residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
UPPER LEVEL PLAN - PART 'B'
A103.1


PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
UPPER LEVEL PLAN - PART 'C'
A103.2
PART 'B' - SEE A102.1
PART 'B' - SEE A103.1
UPPER LEVEL - 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
ROOF PLAN - OVERALL
A104
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
FLAT SEAM COPPER ROOF OVER ICE AND WATER SHIELD PLANTING TRAYS OVER EPDM MEMBRANE ON TAPERED INSULATION
ROOF PLAN - OVERALL
3/16" = 1'-0"



MUNSTEAD WOOD



SISSINGHURST



SISSINGHURST



FISHERS HILL



SISSINGHURST



SISSINGHURST



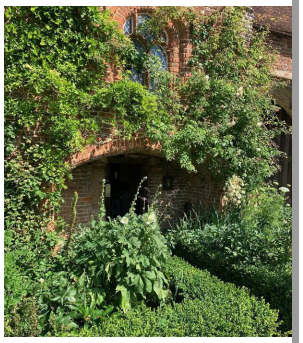
WOOLVERSTONE HOUSE



MUNSTEAD WOOD



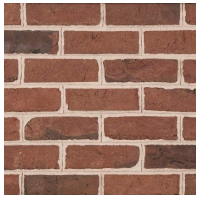
SISSINGHURST



SISSINGHURST



TYNE BOULEVARD ELEVATION

VENEER	SIDING & TRIM	ACCENTS	ROOF	WINDOWS	GUTTERS, DOWNSPOUTS & FLASHING	RAILING
						
Old Carolina Brick Co. “Williamstowne” Handmade Brick	Naturally Weathered Alaskan Yellow Cedar, 6” Bevel Lap Siding and Fascia	Smooth Cut Indiana Gray Limestone Accents	Textured, Clipped-Edge “Spanish Black” Slate Roof Tile	Marvin Aluminum Clad Wood Casements and Painted Steel Windows in Sage Green	6” Half Round Copper Gutter, 4” Round Copper Downspout, Sheet Copper Roof Flashing	Painted Iron, Benjamin Moore, “Wrought Iron”

EXTERIOR MATERIALITY

NEW CONSTRUCTION MATERIAL LIST

WINDOW MANUFACTURER: Marvin, Ultimate Clad Casement; Custom fabricated steel windows and doors

WINDOW MATERIAL: Interior - wood, painted

FRAME MATERIAL: Exterior - Aluminum clad wood, Marvin “Hampton Sage”; Steel, painted Benjamin Moore “Adirondack Green”

WINDOWSILLS: Brick with wood sub-sill, Benjamin Moore “Angelica”

BRICK, PAINTED/NATURAL: Old Carolina Brick Co. “Williamstowne” handmade brick, natural, formed; Associated Masonry Products grout, “Coosa Mahogany”

BRICK/STONE THICKNESS: Full depth queen brick veneer, 3-5/8”

CLAPBOARD MATERIAL: Naturally weathered “Alaskan Yellow” cedar

CLAPBOARD DIMENSIONS/REVEAL: 6” Bevel, 3/4” thickness w/ 5” reveal

RAILINGS, COLUMNS, PILASTERS: Brick veneer; naturally weathered heavy timber posts; iron railing painted Benjamin Moore “Wrought Iron”

CHIMNEY MATERIAL: Brick veneer w/ smooth cut Indiana gray limestone accents

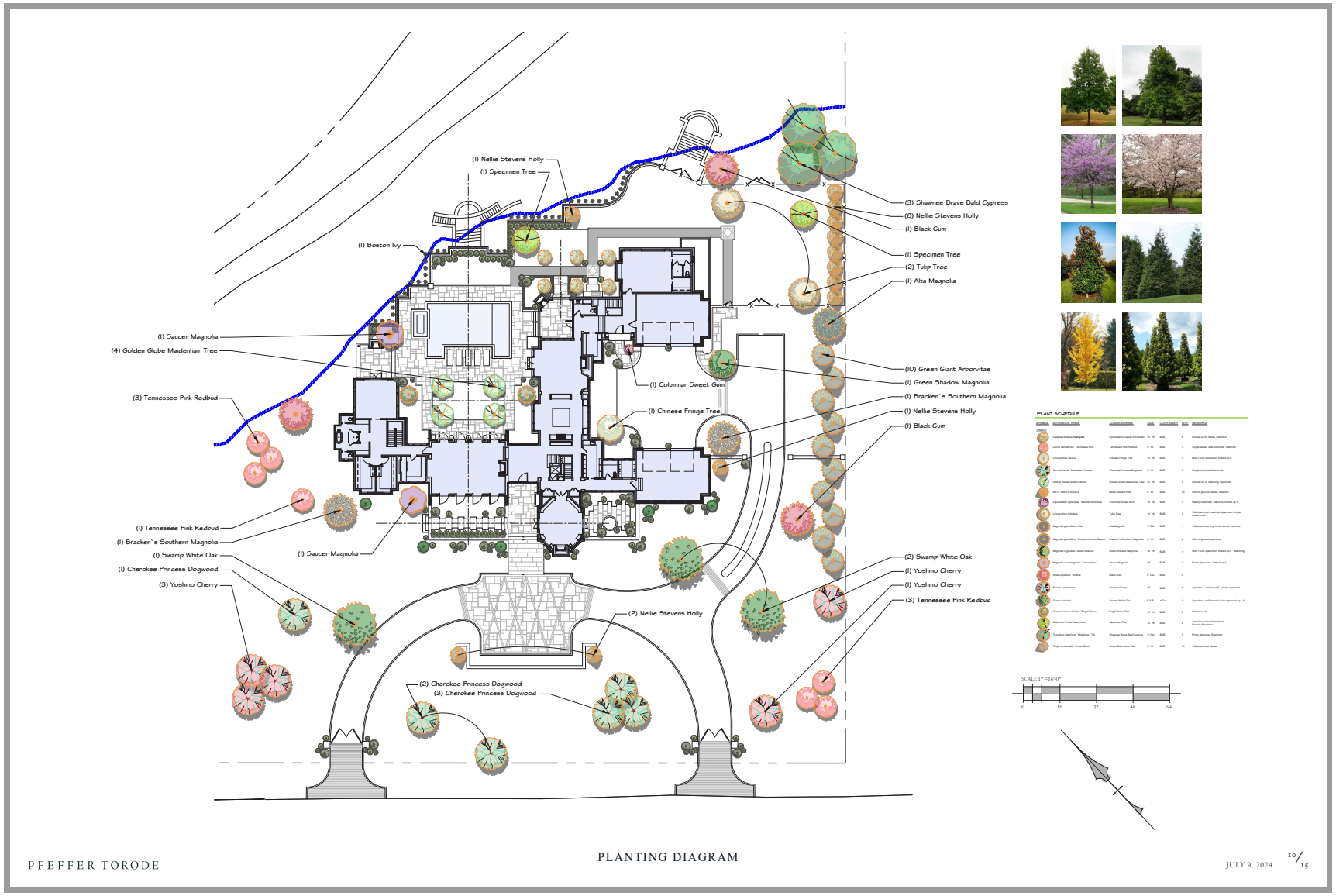
ROOFING MATERIAL: Textured, clipped-edge “Spanish Black” slate

EXTERIOR DOORS: Marvin Ultimate aluminum clad wood, “Hampton Sage”; Custom fabricated steel, painted Benjamin Moore “Adirondack Green”; Solid wood doors, painted Benjamin Moore “Angelica”

EAVES/CORNICES: Naturally weathered “Alaskan Yellow” cedar cornice; Tongue and groove eave, painted Benjamin Moore “Angelica”

GUTTERS: Half round copper gutter, copper downspout, copper gutter brackets and copper downspout hangers

GUTTER DIMENSIONS: 6” Half round copper gutter, 4” round downspout


(1) Nellie Stevens Holly
(1) Specimen Tree
(1) Boston Ivy
(1) Saucer Magnolia
(4) Golden Globe Maidenhair Tree
(3) Tennessee Pink Redbud
(1) Tennessee Pink Redbud
(1) Bracken's Southern Magnolia
(1) Swamp White Oak
(1) Cherokee Princess Dogwood
(3) Yoshino Cherry
(1) Saucer Magnolia
(2) Cherokee Princess Dogwood
(3) Cherokee Princess Dogwood
(2) Nellie Stevens Holly
(1) Columnar Sweet Gum
(1) Chinese Fringe Tree
(3) Shawnee Brave Bald Cypress
(8) Nellie Stevens Holly
(1) Black Gum
(1) Specimen Tree
(2) Tulip Tree
(1) Alta Magnolia
(10) Green Giant Arborvitae
(1) Green Shadow Magnolia
(1) Bracken's Southern Magnolia
(1) Nellie Stevens Holly
(1) Black Gum
(2) Swamp White Oak
(1) Yoshino Cherry
(1) Yoshino Cherry
(3) Tennessee Pink Redbud
PLANT SCHEDULE
SCALE 1" =16'-0"
0
16
32
48
64
PFEFFER TORODE
PLANTING DIAGRAM
JULY 9, 2024
10/15



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



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

PFEFFER TORODE

JULY 9, 2024 12/15

_____

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:

Window Material:

Frame Material:

Windowsills:

Brick, Painted/Natural:

Brick/Stone Thickness:

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:

Exterior Doors:

Eaves/Cornice:

Gutters:

Gutter Dimensions:

CITY OF BELLE MEADE

CERTIFICATE OF APPROPRIATENESS APPLICATION

PAID MAY 21 2024 By 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

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:

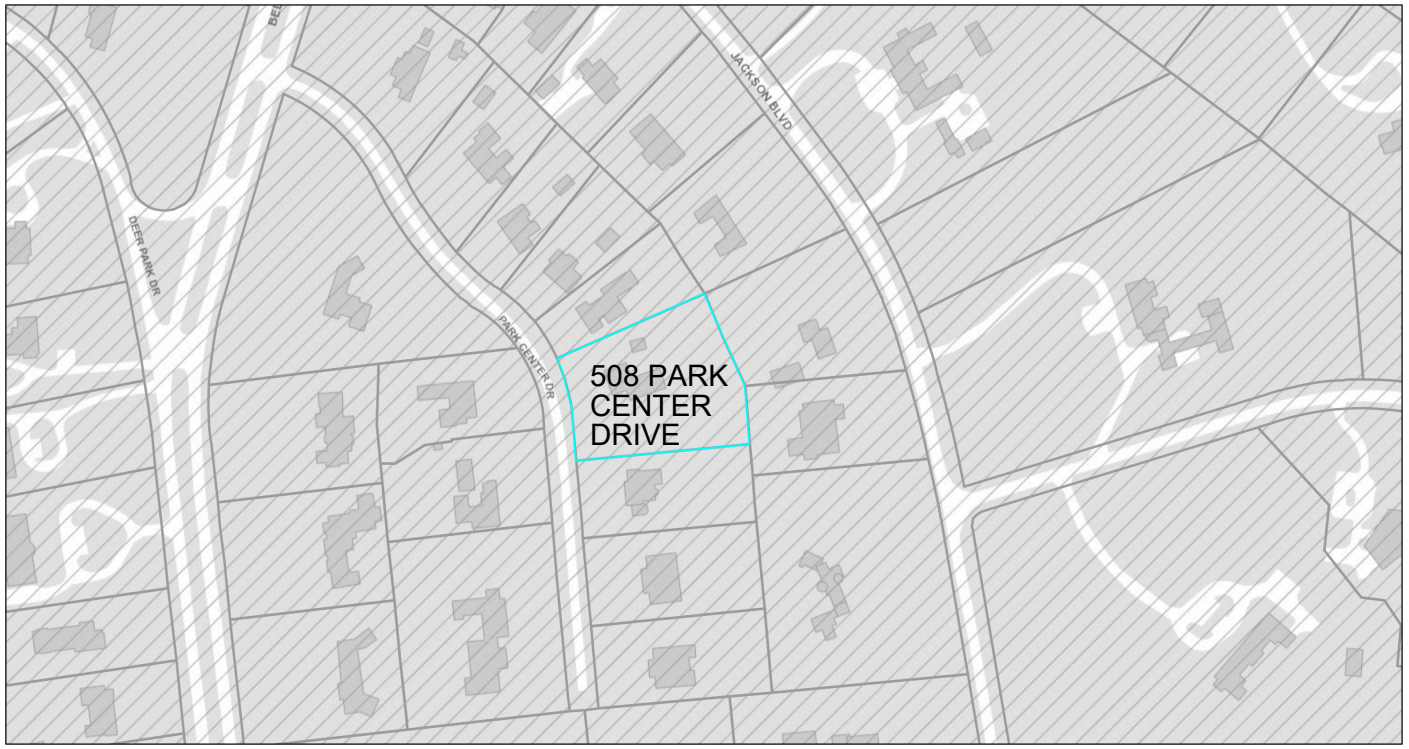
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by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

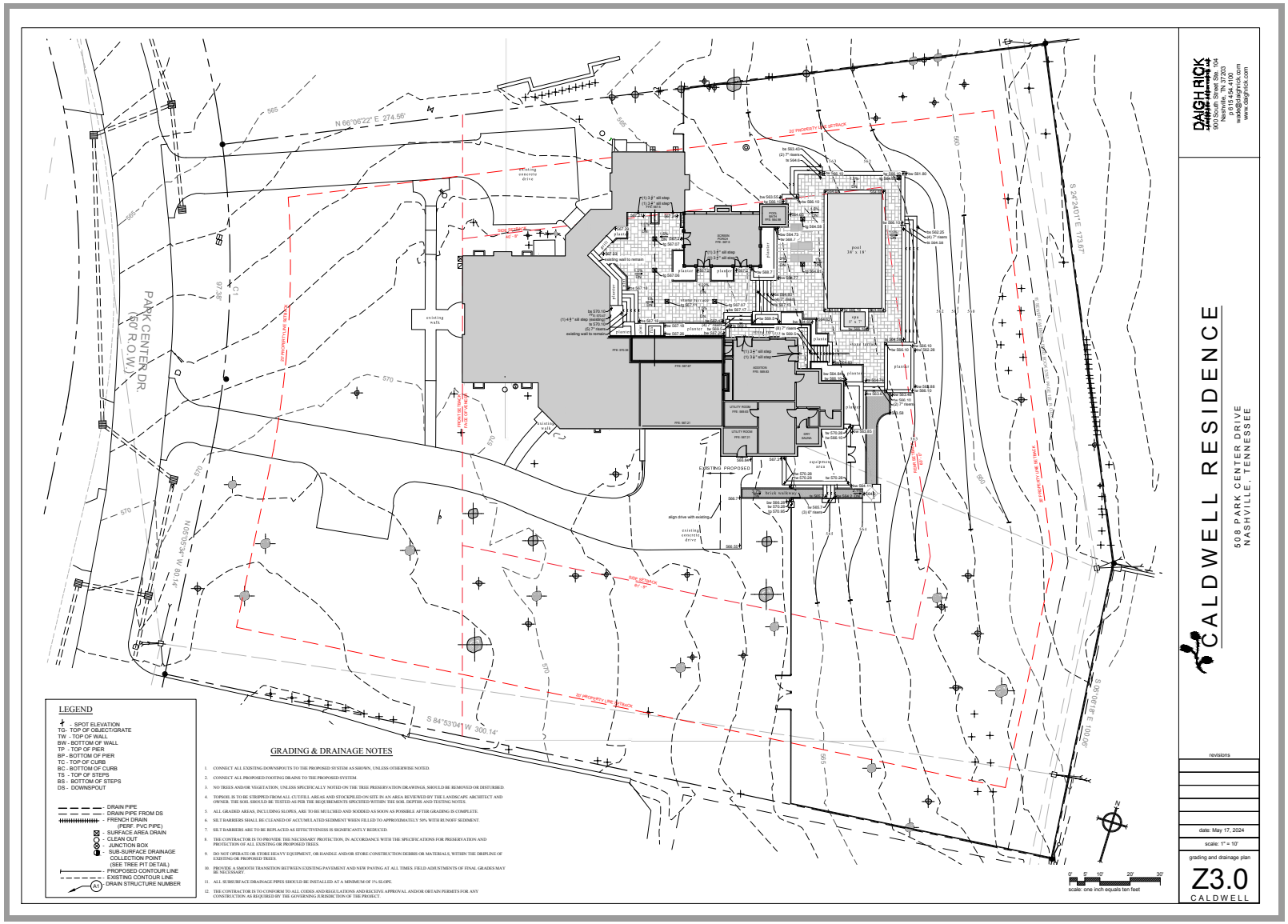
Hello,

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


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 84°53'04" W 300.14'
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S 24°30'00" E 173.67'
S 30°49'18" E 100.08'
EXISTING
PROPOSED
LEGEND
- SPOT ELEVATION
TG - TOP OF OBJECT/GRATE
TW - TOP OF WALL
BW - BOTTOM OF WALL
TP - TOP OF PIER
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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
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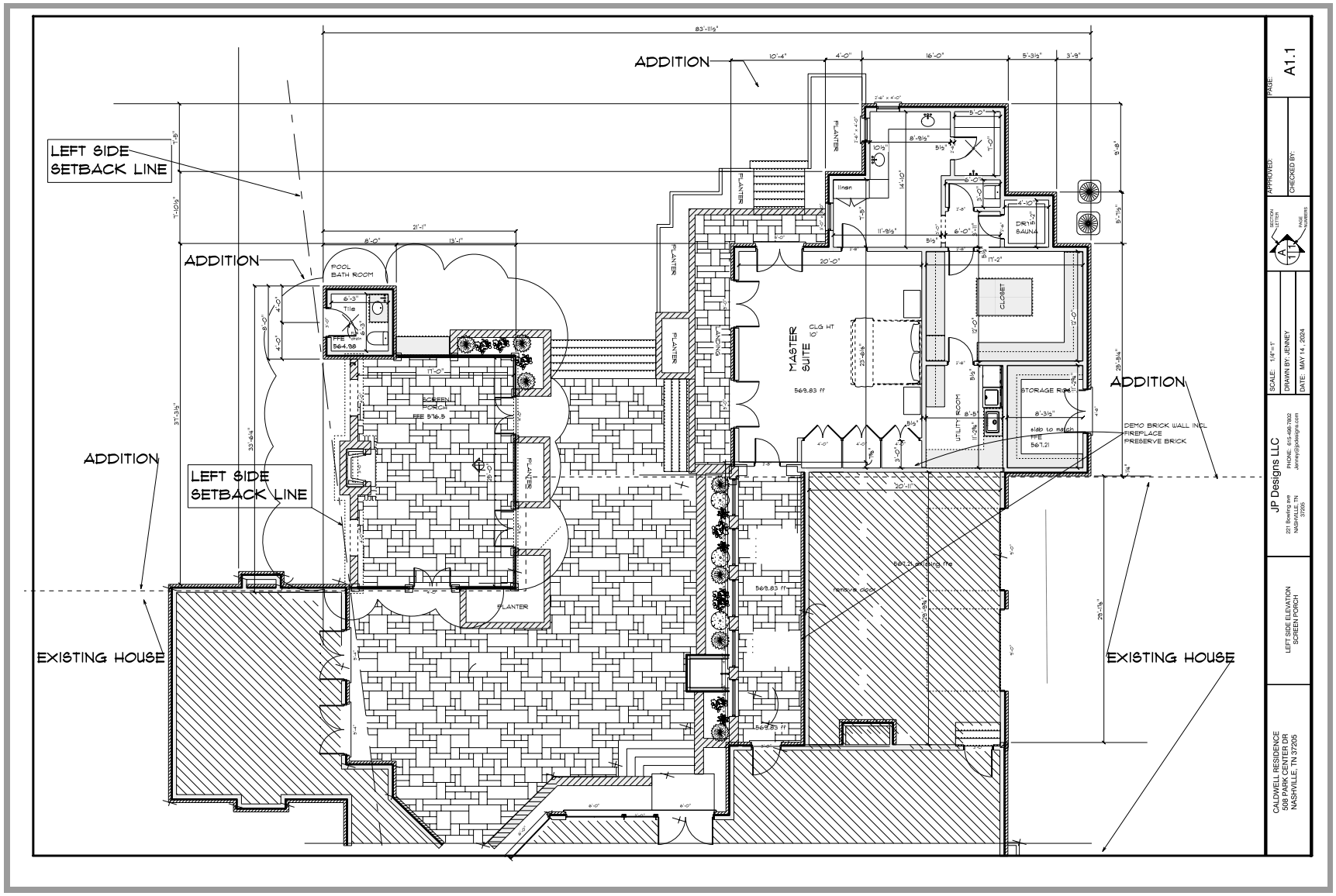
scale: one inch equals ten feet


ADDITION
LEFT SIDE SETBACK LINE
ADDITION
POOL BATH ROOM
MASTER SUITE
CLG HT 10'
569.83 ff
ADDITION
DEMO BRICK WALL INCL FIREPLACE PRESERVE BRICK
ADDITION
LEFT SIDE SETBACK LINE
SCREEN PORCH
FFE 576.5
PLANTER
EXISTING HOUSE
EXISTING HOUSE
CALDWELL RESIDENCE
508 PARK CENTER DR
NASHVILLE, TN 37205
LEFT SIDE ELEVATION
SCREEN PORCH
JP Designs LLC
221 Bowling ave
NASHVILLE, TN
37209
PHONE: 615-498-7802
Jamey@jpdesigns.com
SCALE: 1/4"=1'
DRAWN BY: JENNEY
DATE: MAY 14 , 2024
APPROVED:
CHECKED BY:
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Neighboring homes on Park Center drive










4436

Caldwell Residence
508 Park Center Drive

front

























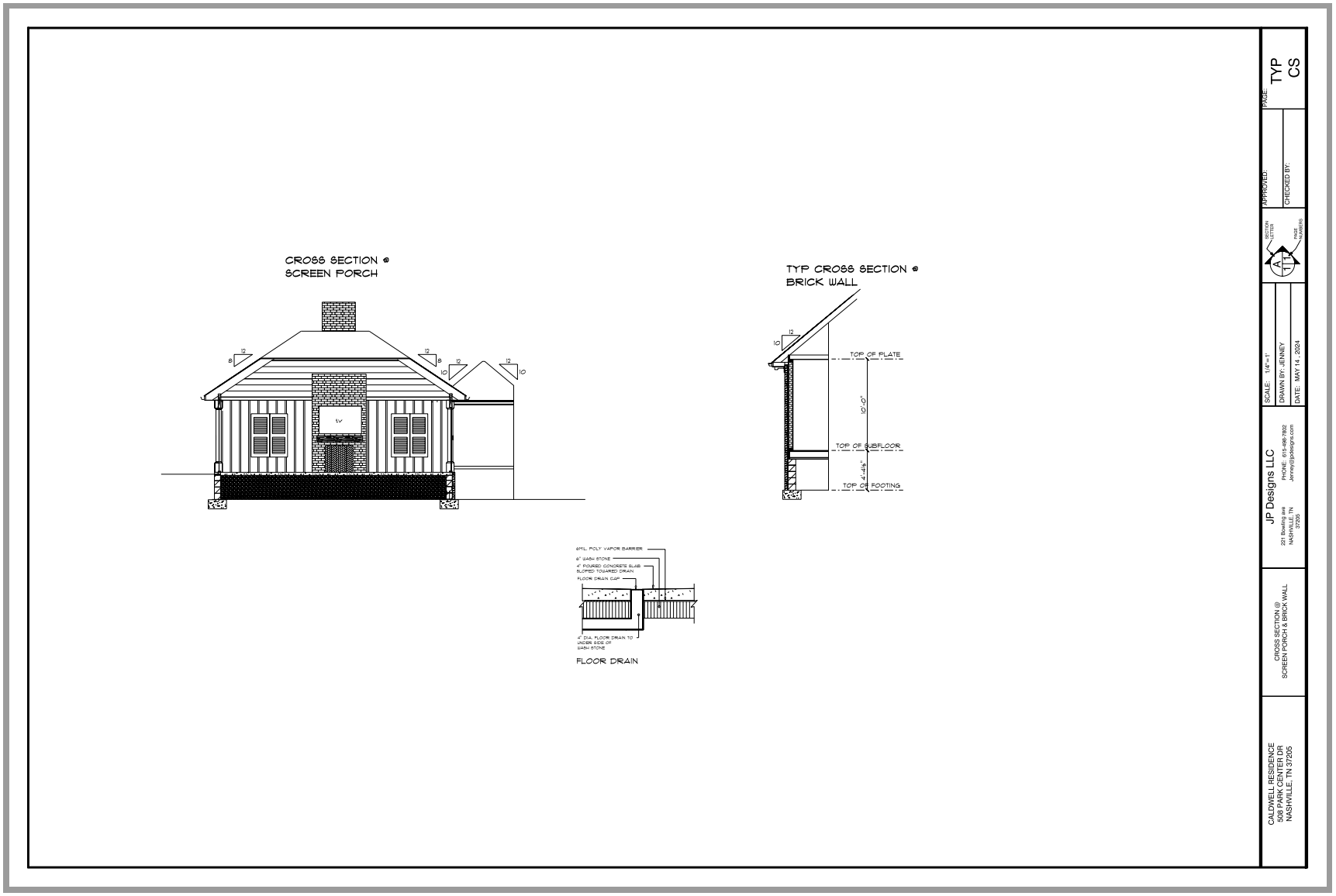
CROSS SECTION @
SCREEN PORCH
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BRICK WALL
TOP OF PLATE
10'-0"
TOP OF SUBFLOOR
4'-4½"
TOP OF FOOTING
6MIL. POLY VAPOR BARRIER
6" WASH STONE
4" POURED CONCRETE SLAB
SLOPED TOWARED DRAIN
FLOOR DRAIN CAP
4" DIA. FLOOR DRAIN TO
UNDER SIDE OF
WASH STONE
FLOOR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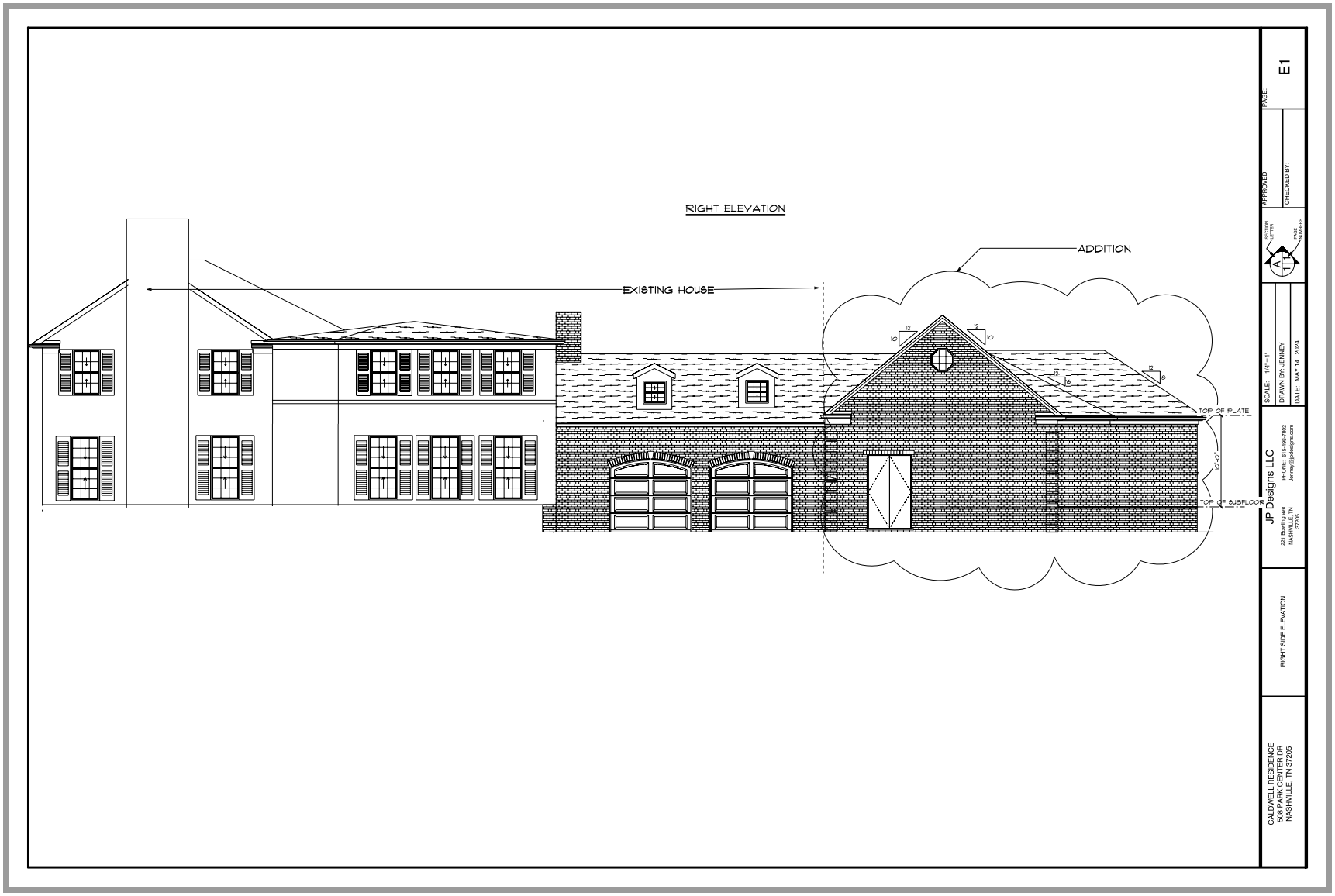
DATE: MAY 14, 2024
JP Designs LLC
221 Bowling Ave
NASHVILLE, TN
37205
PHONE: 615-498-7802
Jenney@jpdesigns.com
CROSS SECTION @
SCREEN PORCH & BRICK WALL
CALDWELL RESIDENCE
508 PARK CENTER DR
NASHVILLE, TN 37205


RIGHT ELEVATION
ADDITION
EXISTING HOUSE
TOP OF PLATE
TOP OF SUBFLOOR
E1
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DATE: MAY 14 , 2024
JP Designs LLC
CALDWELL RESIDENCE
506 PARK CENTER DR
NASHVILLE, TN 37205
RIGHT SIDE ELEVATION



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SECTION LETTER

PAGE NUMBERS

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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

LEFT ELEVATION



E3

CALDWELL RESIDENCE
508 PARK CENTER DR
NASHVILLE, TN 37205

LEFT SIDE ELEVATION @
MASTER SUITE ADDITION

JP Designs LLC
PHONE: 615-488-7602

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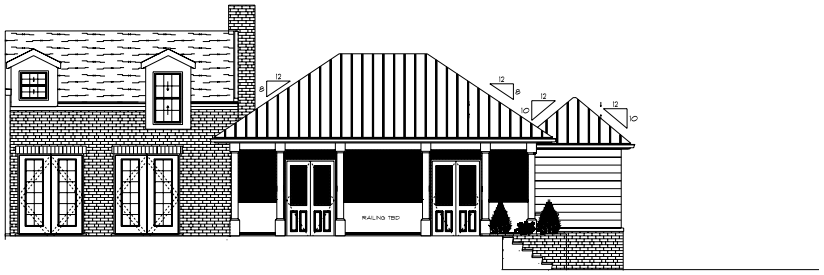
DATE: MAY 14 , 2024

CHECKED BY:
APPROVED:

FRONT SCREEN PORCH ELEVATION



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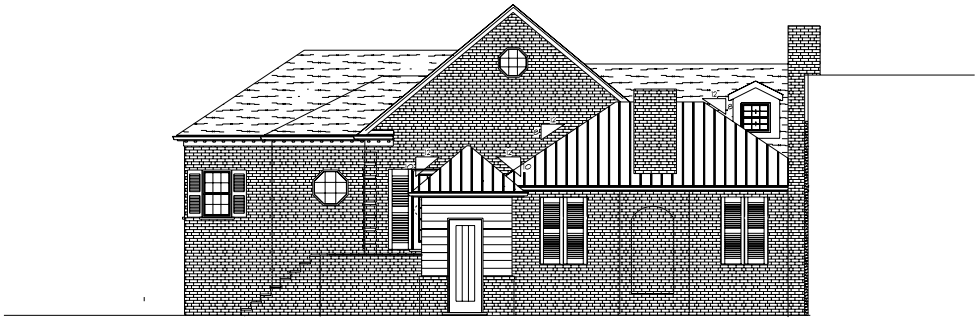
JP Designs LLC
221 Bowling ave
NASHVILLE, TN
37205
PHONE: 615-498-7802
Jenney@jpdesigns.com

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

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Caldwell Residence
508 Park Center Drive

front

























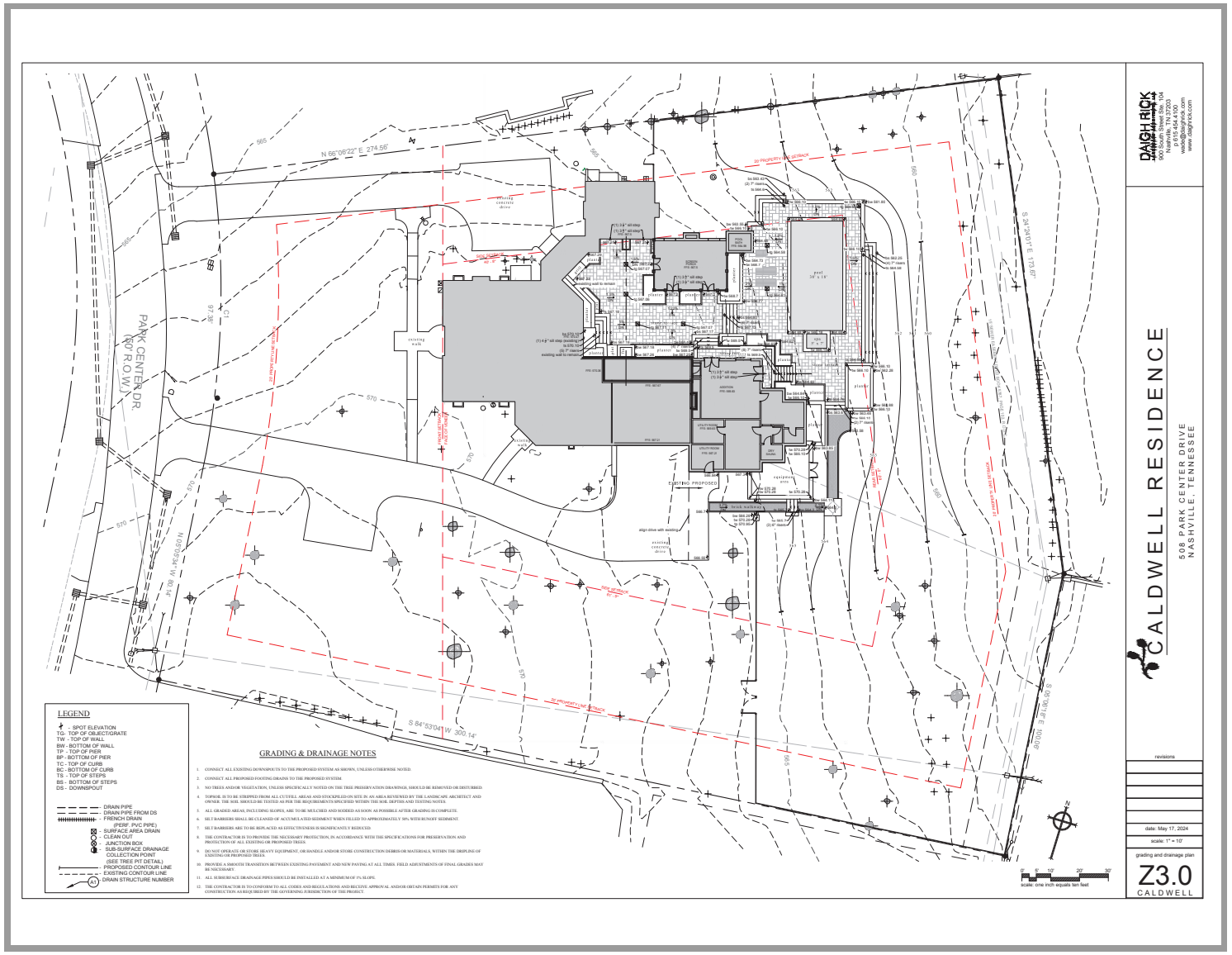
DAIGH RICK
900 South Street Ste. 104
Nashville, TN 37203
p 615.454.4100
wade@daighrick.com
www.daighrick.com
CALDWELL RESIDENCE
508 PARK CENTER DRIVE
NASHVILLE, TENNESSEE
revisions
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grading and drainage plan
Z3.0
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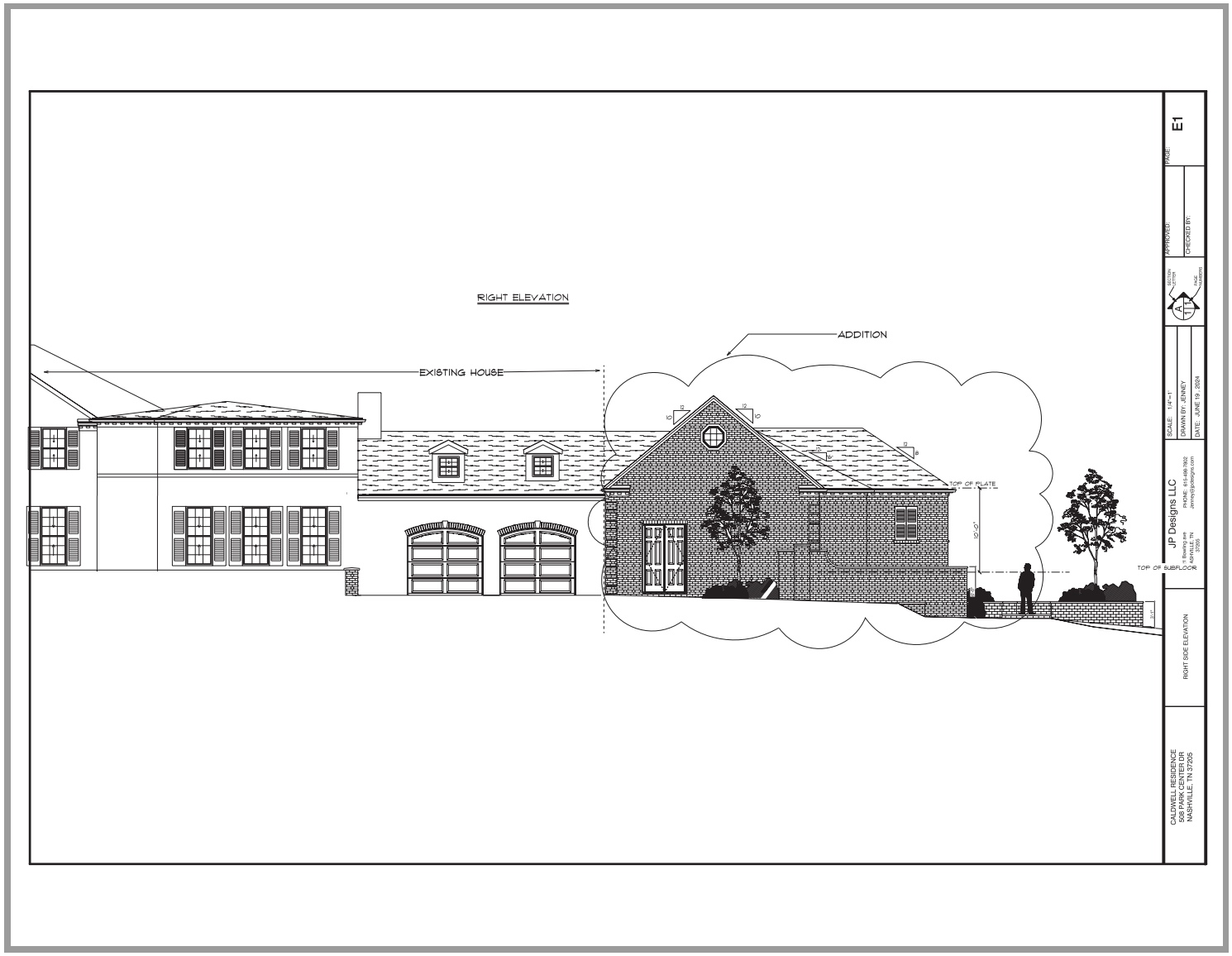
scale: one inch equals ten feet


4436


1 east elevation
Z5.0 scale: 3/8" = 1'-0"
2 south elevation
Z5.0 scale: 3/8" = 1'-0"
3 north elevation
Z5.0 scale: 3/8" = 1'-0"
DAIGH RICK
900 South Street Ste. 104
Nashville, TN 37203
p 615.454.4100
wade@daighrick.com
www.daighrick.com
CALDWELL RESIDENCE
508 PARK CENTER DRIVE
NASHVILLE, TENNESSEE
revisions
date: June 20, 2024
scale: as noted
elevations
Z5.0
CALDWELL


RIGHT ELEVATION
ADDITION
EXISTING HOUSE
TOP OF PLATE
TOP OF SUBFLOOR
JP Designs LLC
RIGHT SIDE ELEVATION
CALDWELL RESIDENCE
508 PARK CENTER DR
NASHVILLE, TN 37205
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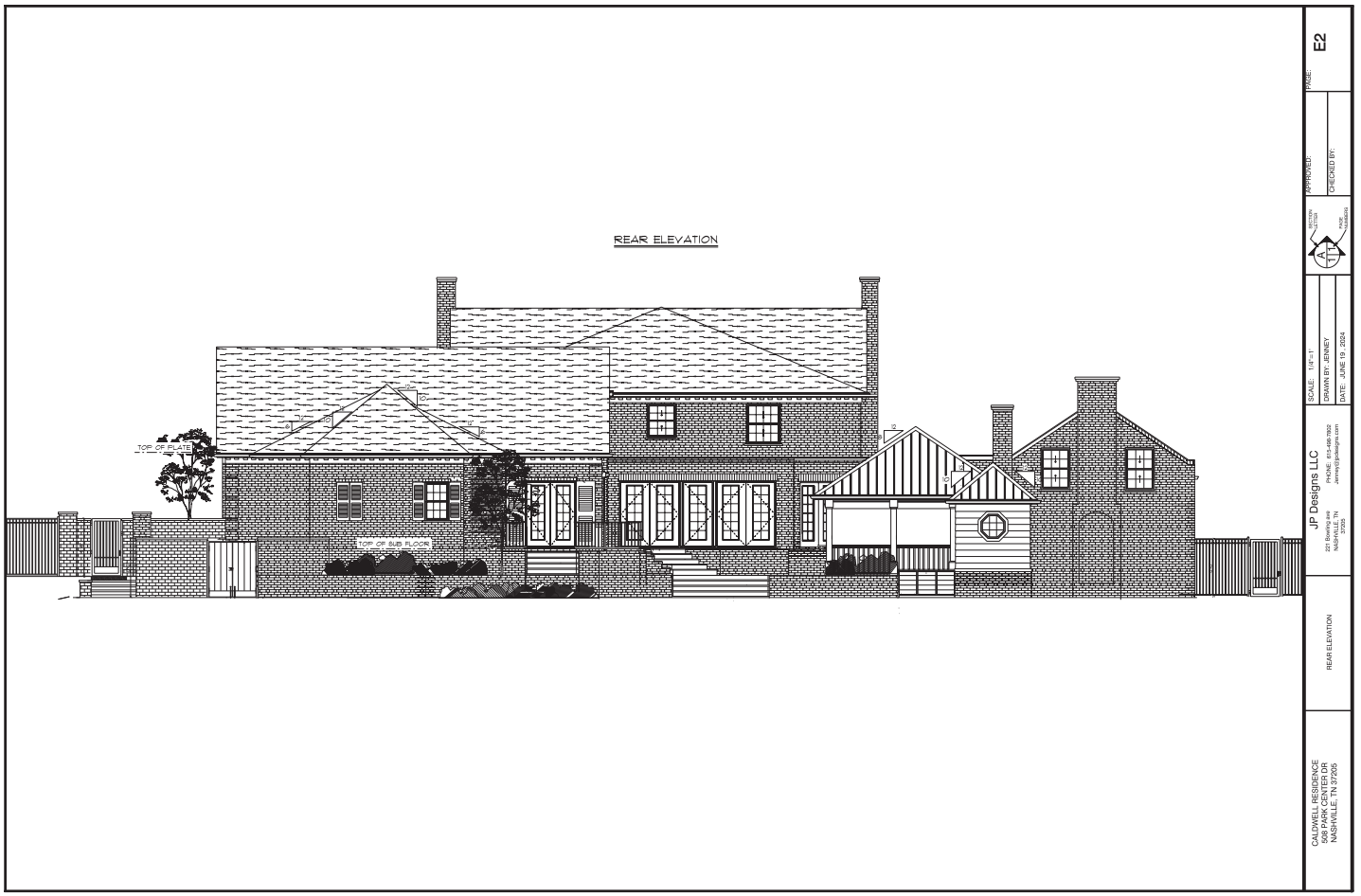
REAR ELEVATION
TOP OF PLATE
TOP OF SUB FLOOR
CALDWELL RESIDENCE
308 PARK CENTER DR
NASHVILLE, TN 37205
REAR ELEVATION
JP Designs LLC
221 Bowling Ave
Nashville, TN
37205
PHONE: 615-486-7602
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DATE: JUNE 19 2024
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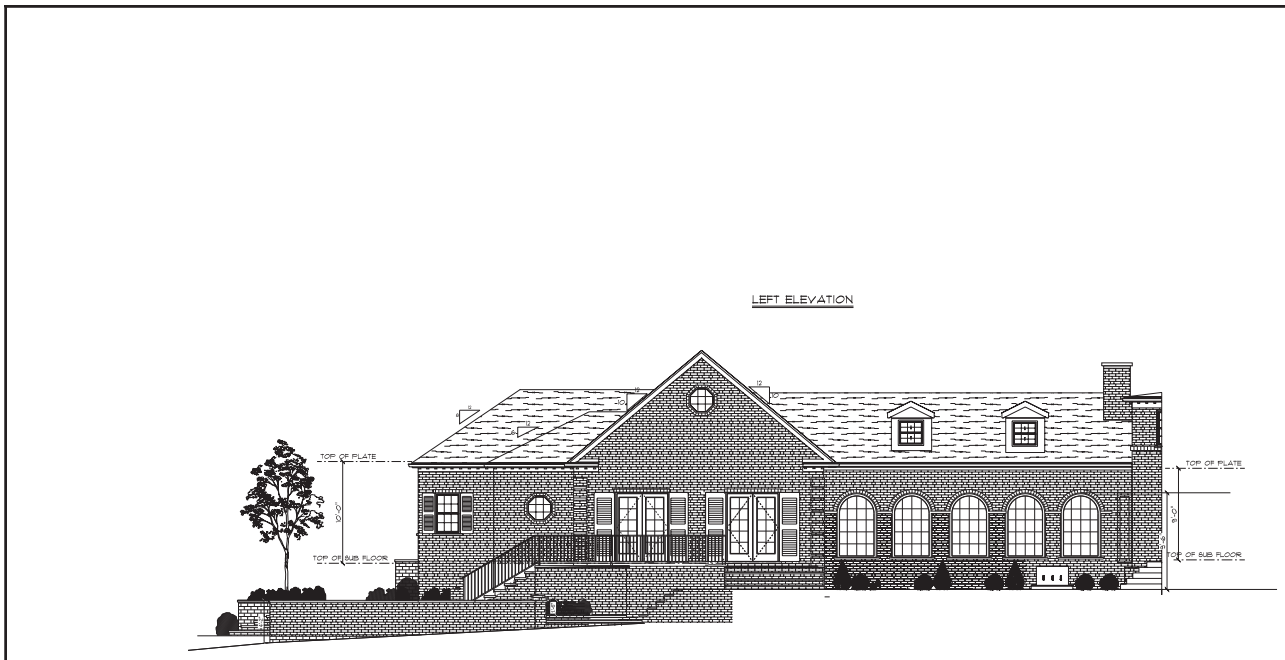
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TOP OF SUB FLOOR
TOP OF PLATE
9'-0"
TOP OF SUB FLOOR
CALDWELL RESIDENCE
308 PARK CENTER DR
NASHVILLE, TN 37205
LEFT SIDE ELEVATION
@ MASTER SUITE
JP Designs LLC
221 Bowling ave
Nashville, TN
37205
PHONE: 615-486-7602
SCALE: 1/8"=1'
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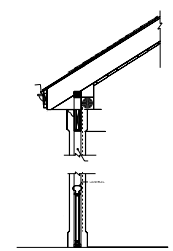
FRONT SCREEN PORCH ELEVATION





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SECTION LETTER A 1 1 PAGE NUMBERS

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DATE: JUNE 16 , 2024

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

FRONT ELEVATION
OF SCREEN PORCH

Caldwell Residence
508 Park Center
Nashville, TN 37205


LEFT SIDE SCREEN PORCH ELEVATION
E5
PAGE:
APPROVED:
CHECKED BY:
SCALE: 1/4"=1'
DRAWN BY: JENNEY
DATE: JUNE 19, 2024
JP Designs LLC
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NASHVILLE, TN
37205
PHONE: 615-490-7802
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LEFT SIDE SCREEN PORCH ELE
CALDWELL RESIDENCE
508 PARK CENTER DR
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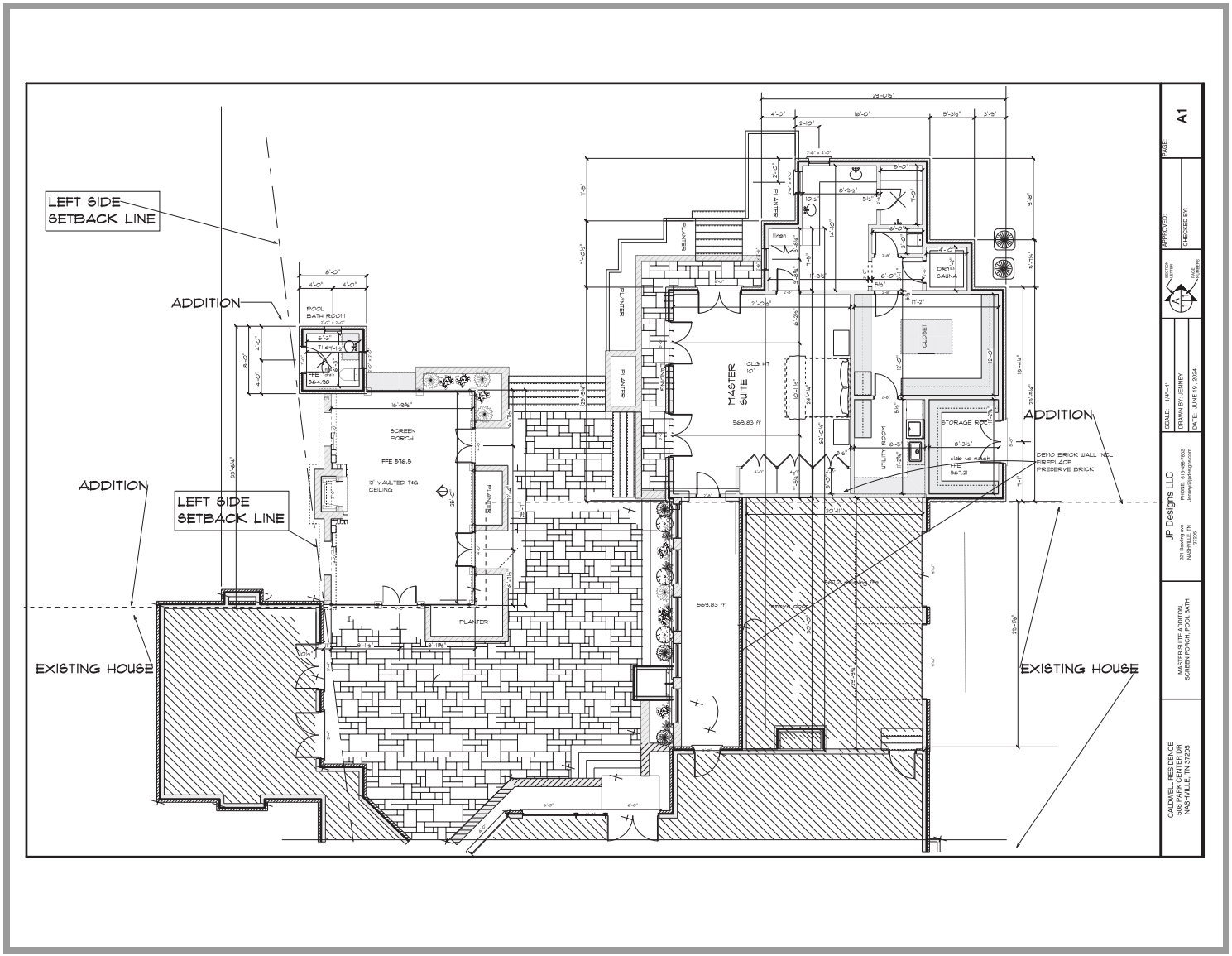
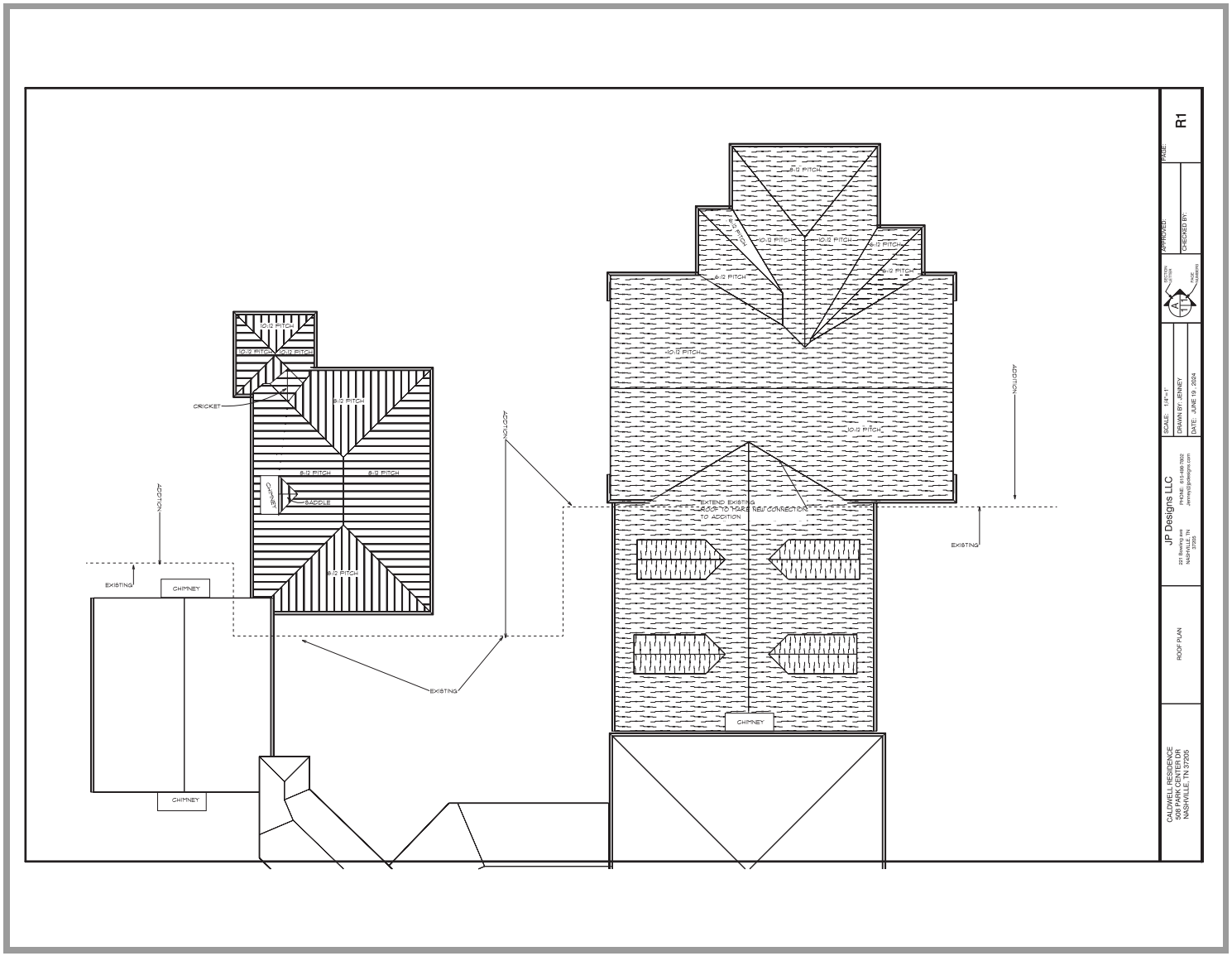

LEFT SIDE SETBACK LINE
ADDITION
ADDITION
LEFT SIDE SETBACK LINE
EXISTING HOUSE
ADDITION
EXISTING HOUSE
POOL BATH ROOM
SCREEN PORCH
FFE 576.5
12' VAULTED TIG CEILING
PLANTER
MASTER SUITE
CLG HT 10'
569.83 ff
CLOSET
UTILITY ROOM
STORAGE RM
DRY SAUNA
DEMO BRICK WALL INCL FIREPLACE PRESERVE BRICK
A1
JP Designs LLC
MASTER SUITE ADDITION, SCREEN PORCH, POOL BATH
CALDWELL RESIDENCE
508 PARK CENTER DR
NASHVILLE, TN 37205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DATE: JUNE 19, 2024
JP Designs LLC
ROOF PLAN
CALDWELL RESIDENCE
508 PARK CENTER DR
NASHVILLE, TN 37205
10:12 PITCH
8:12 PITCH
6:12 PITCH
CRICKET
SADDLE
CHIMNEY
EXISTING
ADDITION
EXTEND EXISTING ROOF TO MAKE NEW CONNECTION TO ADDITION

Neighboring homes on Park Center drive









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)_____

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

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

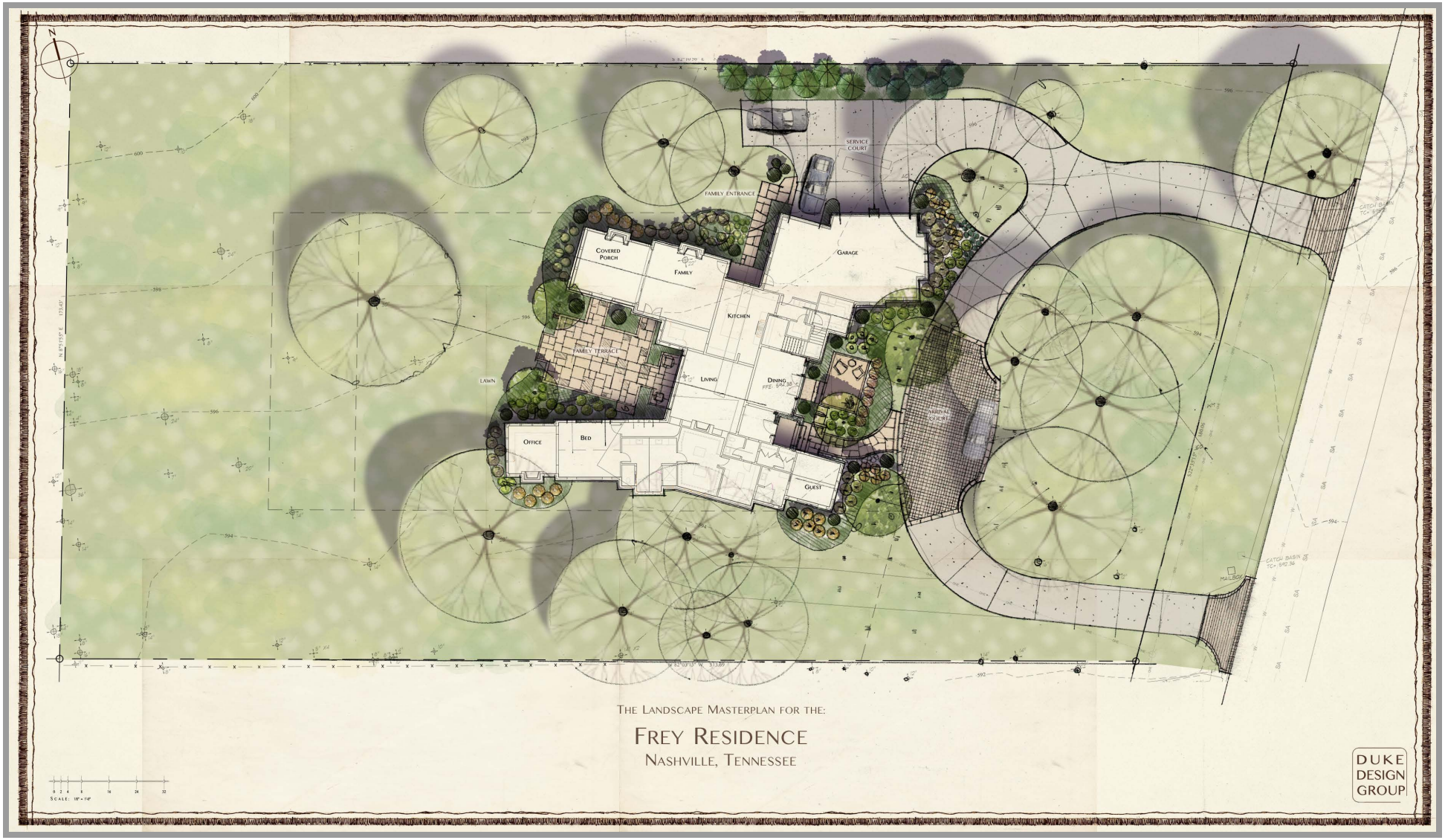
1:2,257

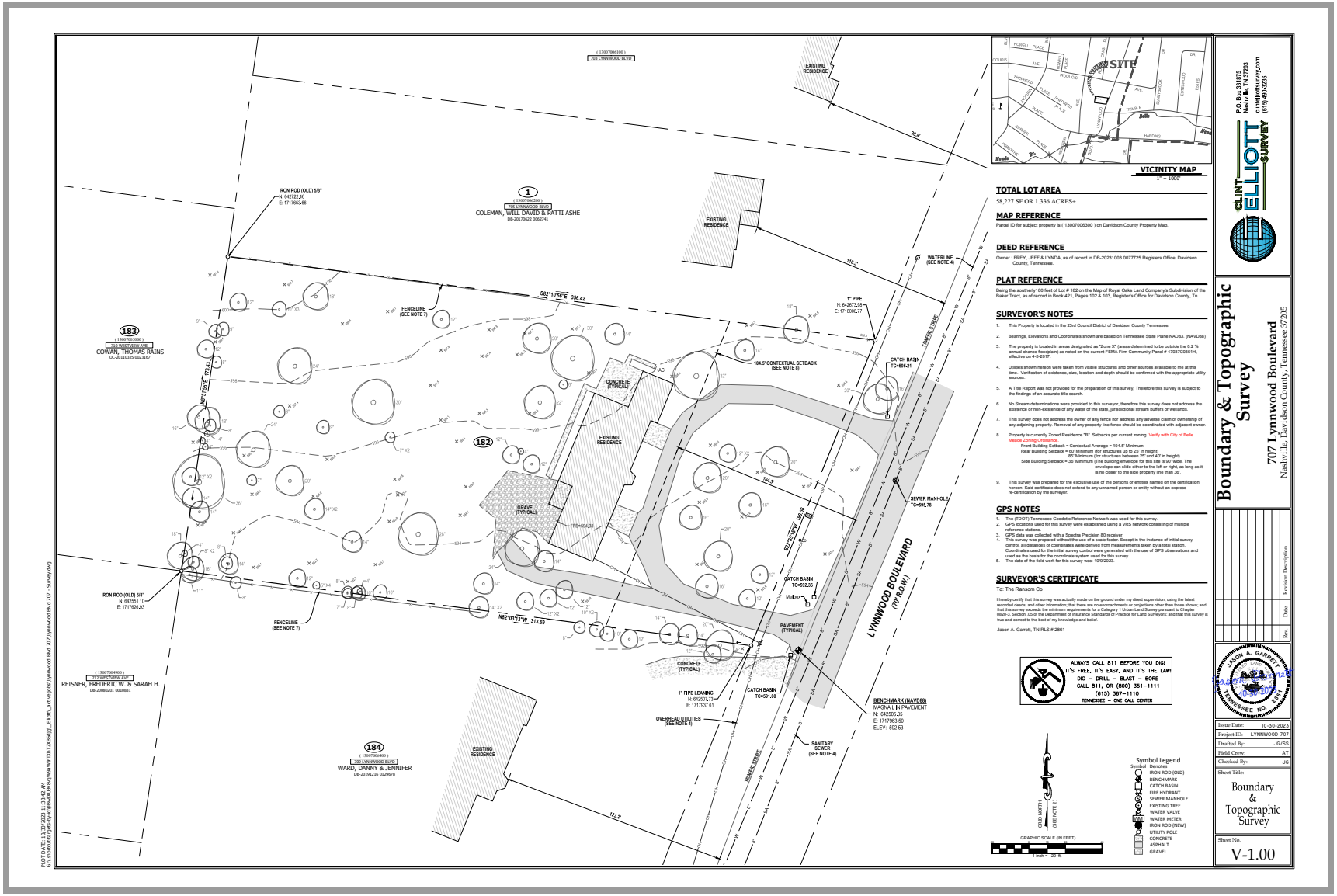
0 0.02 0.04 0.09 mi

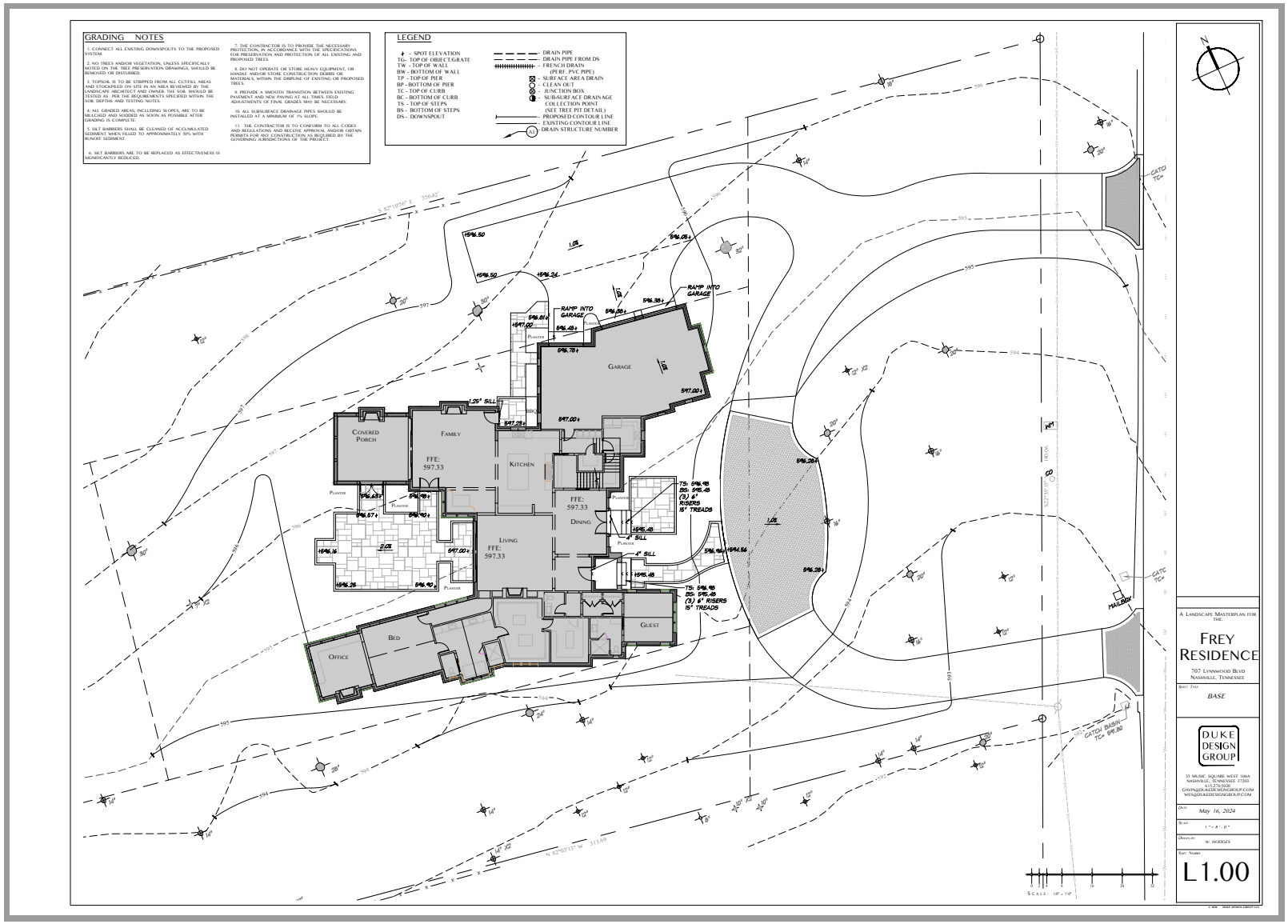
0 0.04 0.07 0.14 km

Nashville Maps

Made by: Metro GIS


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


IRON ROD (OLD) 5/8"
N: 642722.45
E: 1717053.66
1
COLEMAN, WILL DAVID & PATTI ASHE
DB-20170622 0060741
EXISTING RESIDENCE
116.7'
WATERLINE (SEE NOTE 4)
S82°10'58"E 366.42
FENCELINE (SEE NOTE 7)
1" PIPE
N: 642673.58
E: 1718006.77
LENGTH 118.66'
183
COWAN, THOMAS RAINS
QC-20110325 0023167
N8°19'55"E 115.83'
104.5' CONTEXTUAL SETBACK (SEE NOTE 8)
CATCH BASIN
TC=895.21
CONCRETE (TYPICAL)
EXISTING RESIDENCE
182
GRAVEL (TYPICAL)
104.5'
SEWER MANHOLE
TC=895.78
S23°25'15"W 180.06'
CATCH BASIN
TC=892.36
Mailbox
LYNNWOOD BOULEVARD
(70' R.O.W.)
IRON ROD (OLD) 5/8"
N: 642551.10
E: 1717630.20
FENCELINE (SEE NOTE 7)
N82°03'13"W 313.69
PAVEMENT (TYPICAL)
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 0129078
EXISTING RESIDENCE
TRAVIS KERBY
122.7'
GOLD NORTH (SEE NOTE 1)
GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.
VICINITY MAP
1" = 1000'
STITT
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 # 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 + 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 Topo.dwg


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 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: 585.43
(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







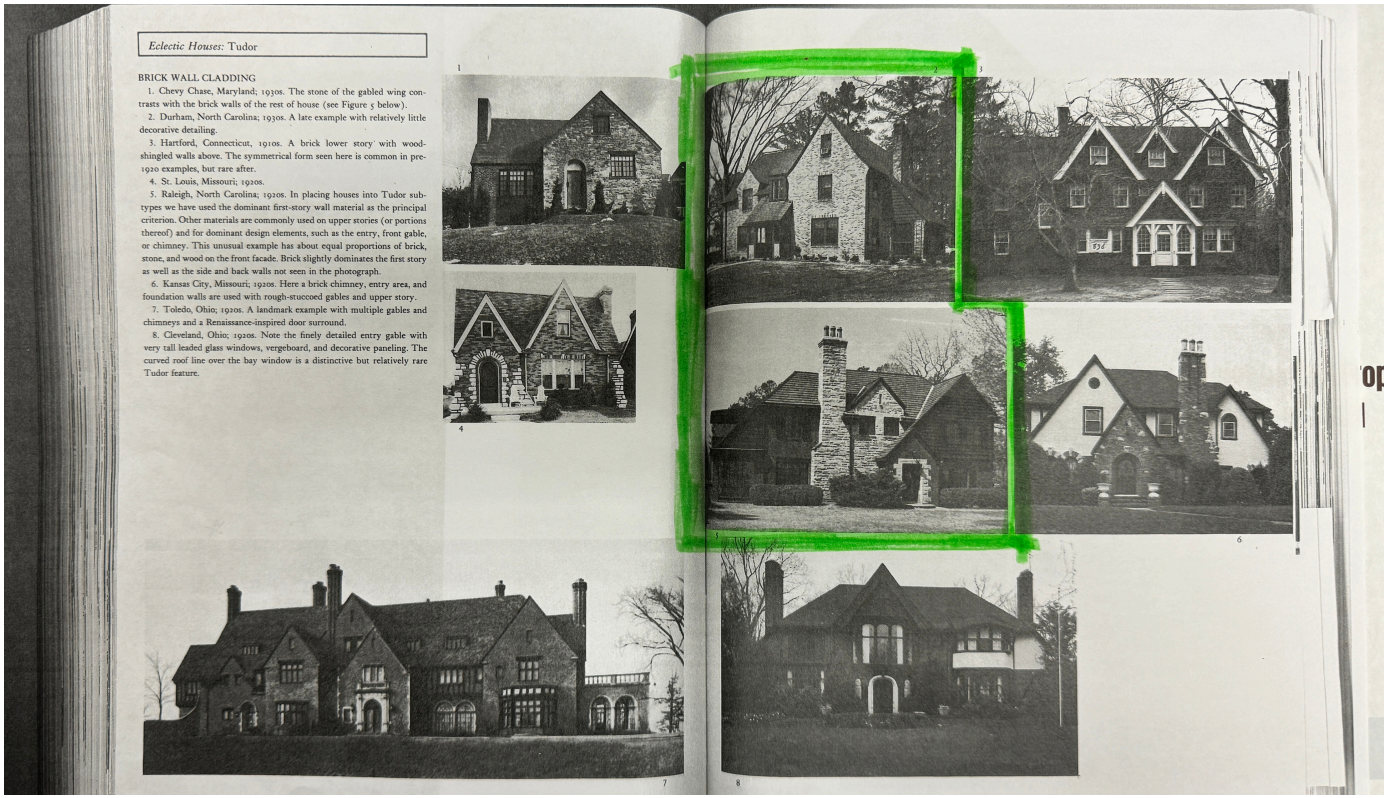












Eclectic Houses: Tudor

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.

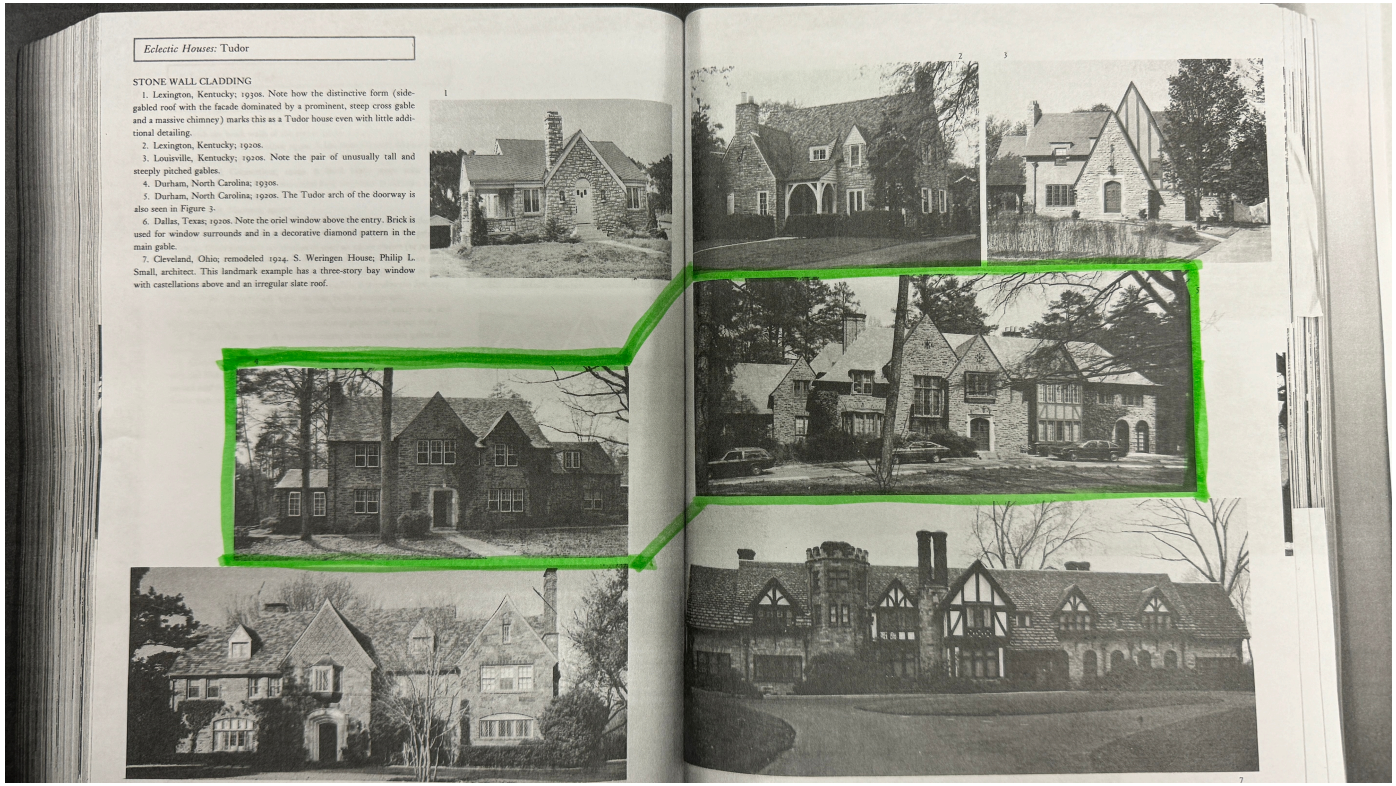
4. St. Louis, Missouri; 1920s.

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.

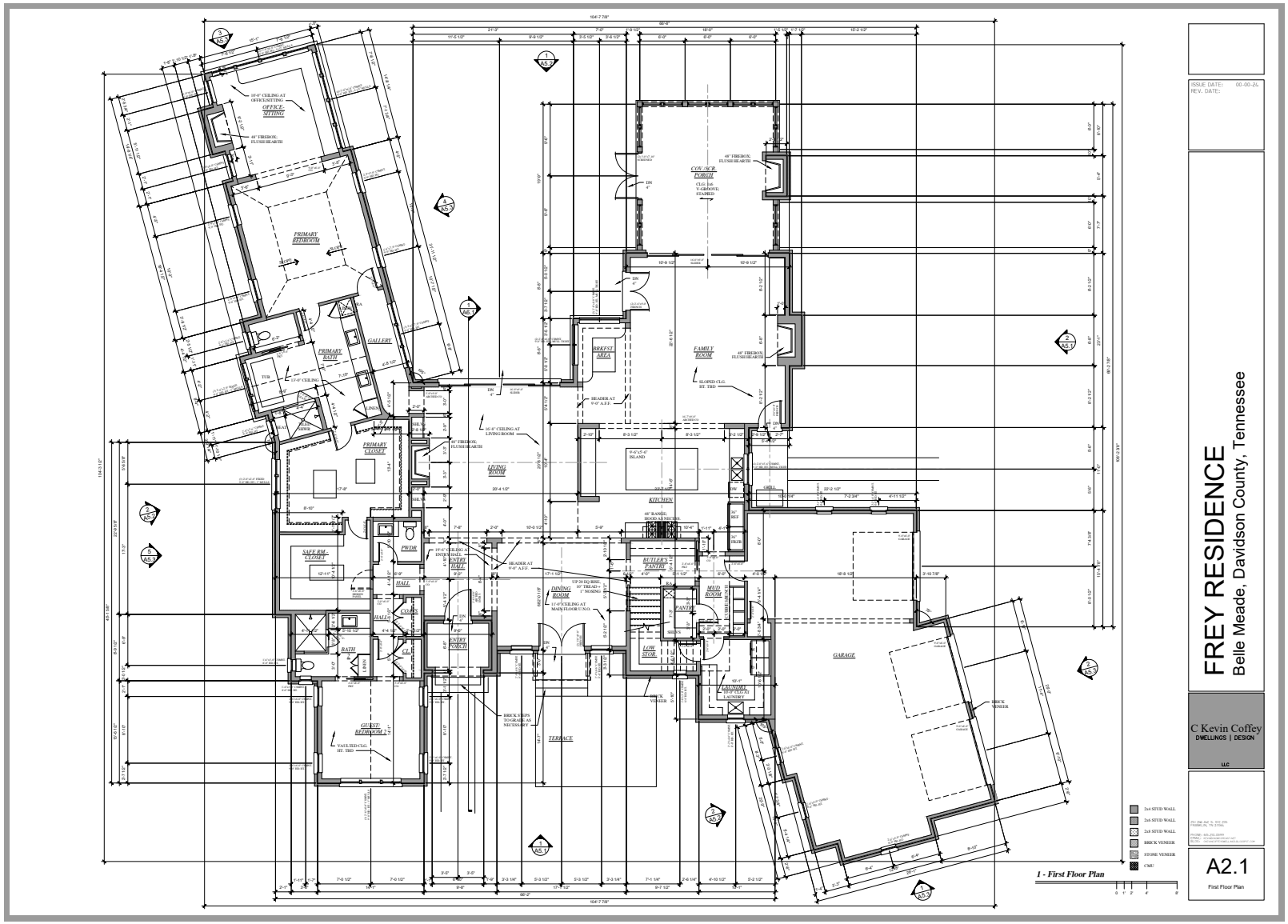
ISSUE DATE: 00-00-24
REV. DATE:

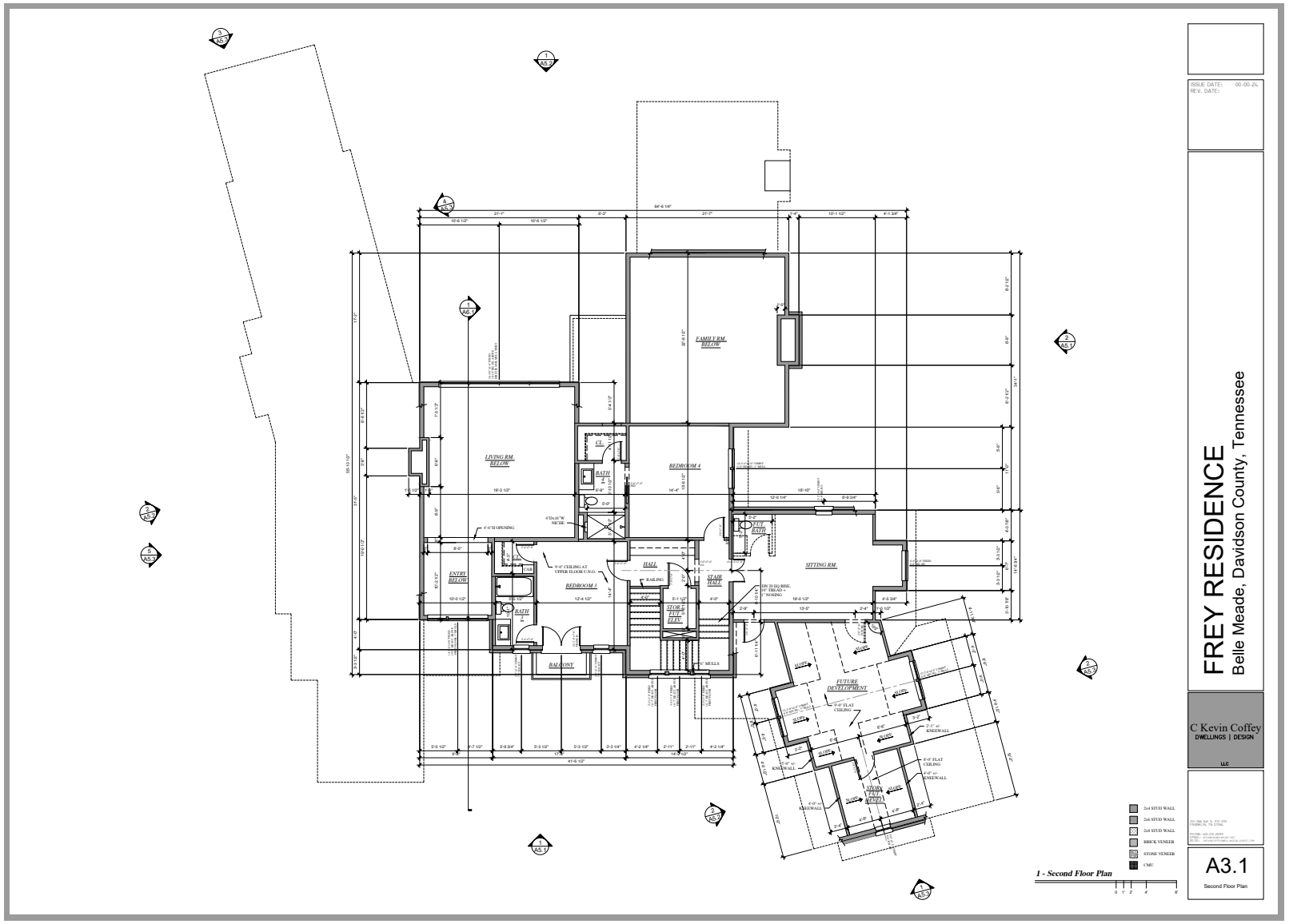
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee

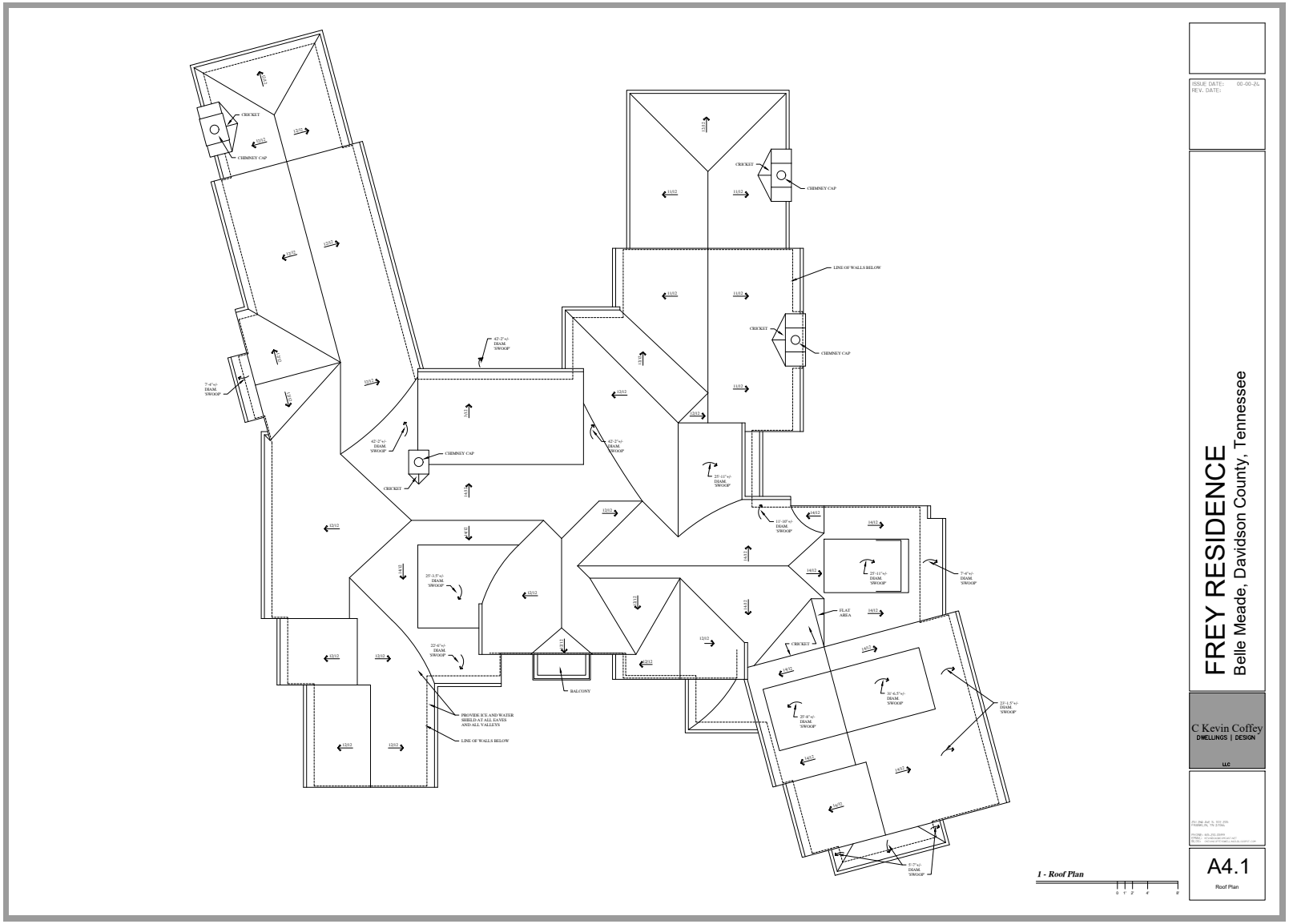
C Kevin Coffey
DWELLINGS | DESIGN
LLC

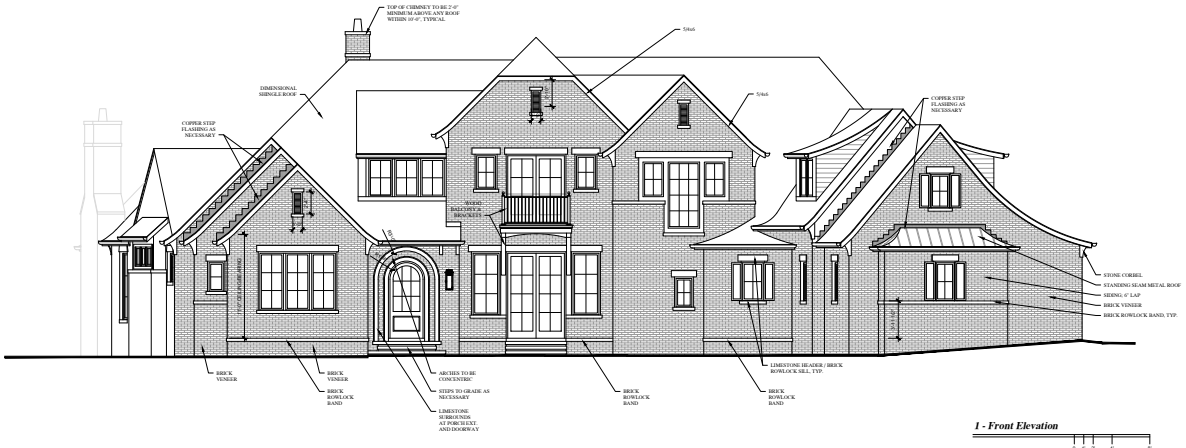
COV
COVER


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 2-2x12'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 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
ENTRY HALL
ENTRY PORCH
LIVING ROOM
DINING ROOM
TERRACE
BRKFST AREA
FAMILY ROOM
COV./SCR. PORCH
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
ISSUE DATE: 00-00-24
REV. DATE:
A3.1
Second Floor Plan
1 - Second Floor Plan
2x4 STUD WALL
2x6 STUD WALL
2x8 STUD WALL
BRICK VENEER
STONE VENEER
CMU
LIVING RM. BELOW
FAMILY RM. BELOW
ENTRY BELOW
BEDROOM 3
BEDROOM 4
BATH
CL.
HALL
STAIR HALL
RAILING
SITTING RM.
FUT. BATH
BALCONT
FUTURE DEVELOPMENT
9'-0" FLAT CEILING
KNEEWALL
STUDY (FUT. APPT.)
9'-0" CEILING AT UPPER FLOOR U.N.O.
4'-6" H OPENING


CRICKET
CHIMNEY CAP
LINE OF WALLS BELOW
PROVIDE ICE AND WATER SHIELD AT ALL EAVES AND ALL VALLEYS
BALCONY
FLAT AREA
1 - Roof Plan
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

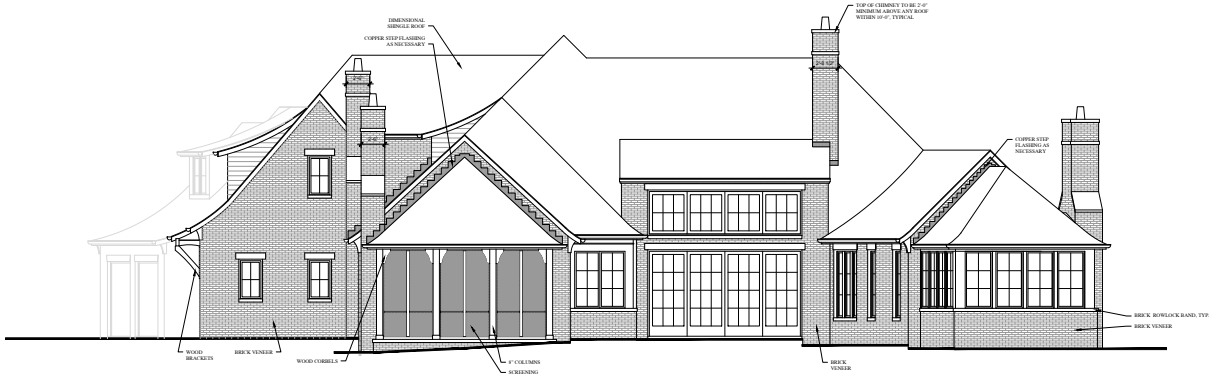
ISSUE DATE: 00-00-24
REV. DATE:

FREY RESIDENCE

Belle Meade, Davidson County, Tennessee

C Kevin Coffey
DWELLINGS | DESIGN
LLC

A5.1
Elevations



1 - Rear Elevation

0 1' 2' 4' 8'

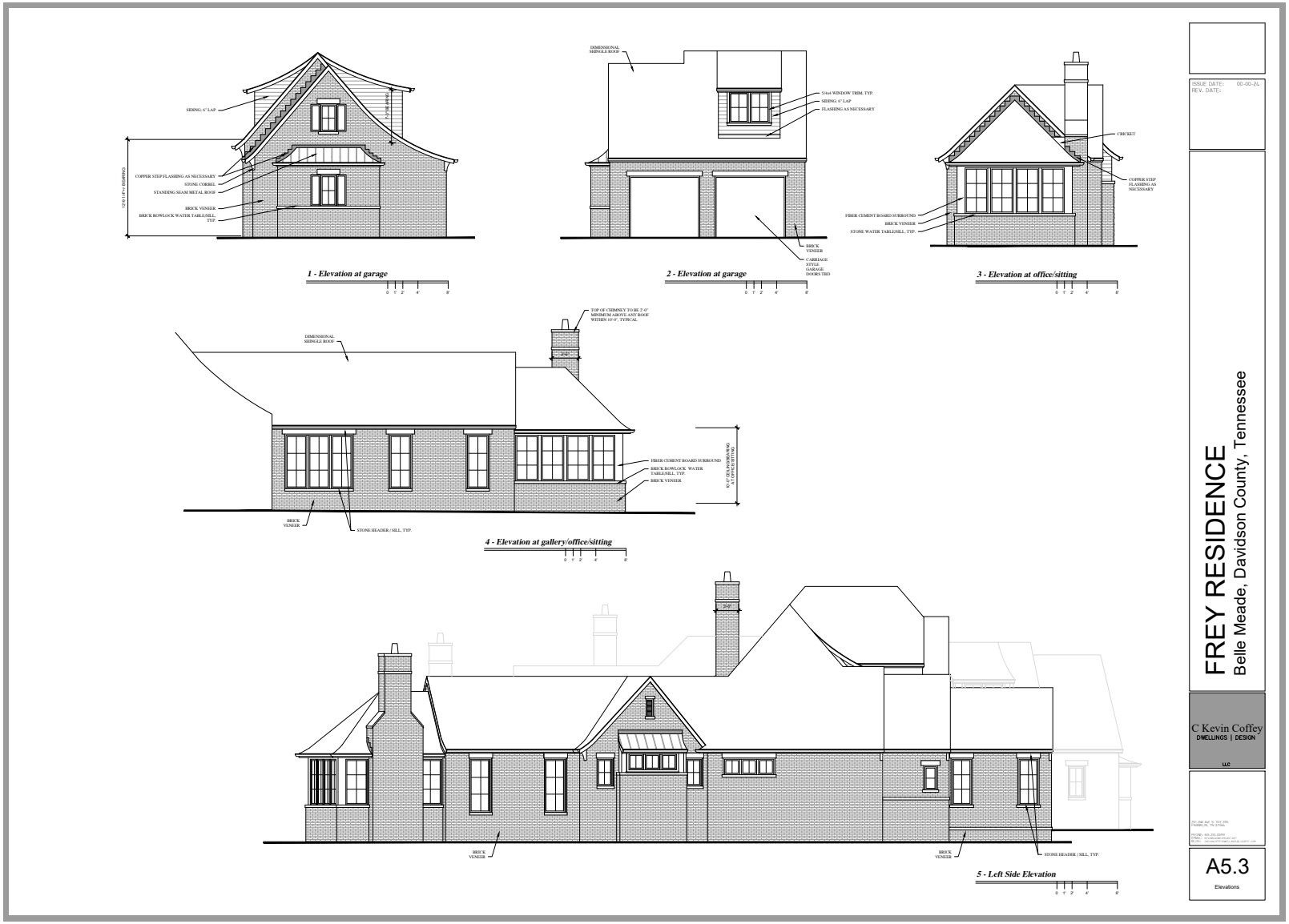
ISSUE DATE: 00-00-24
REV. DATE:

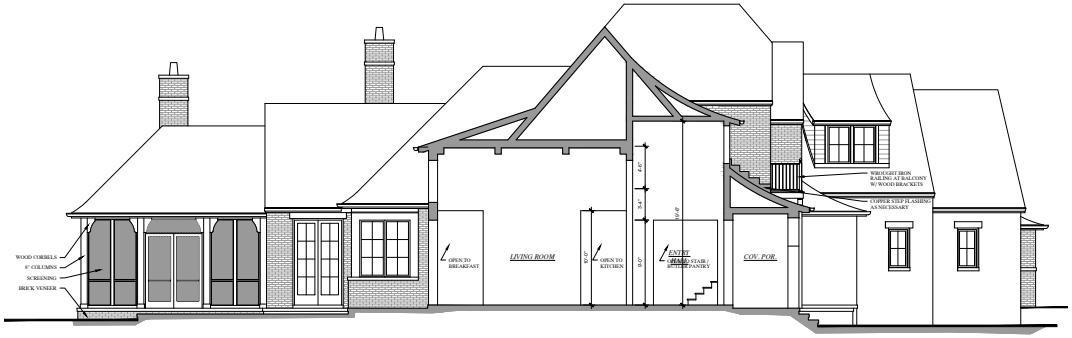
FREY RESIDENCE

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 TBD
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:

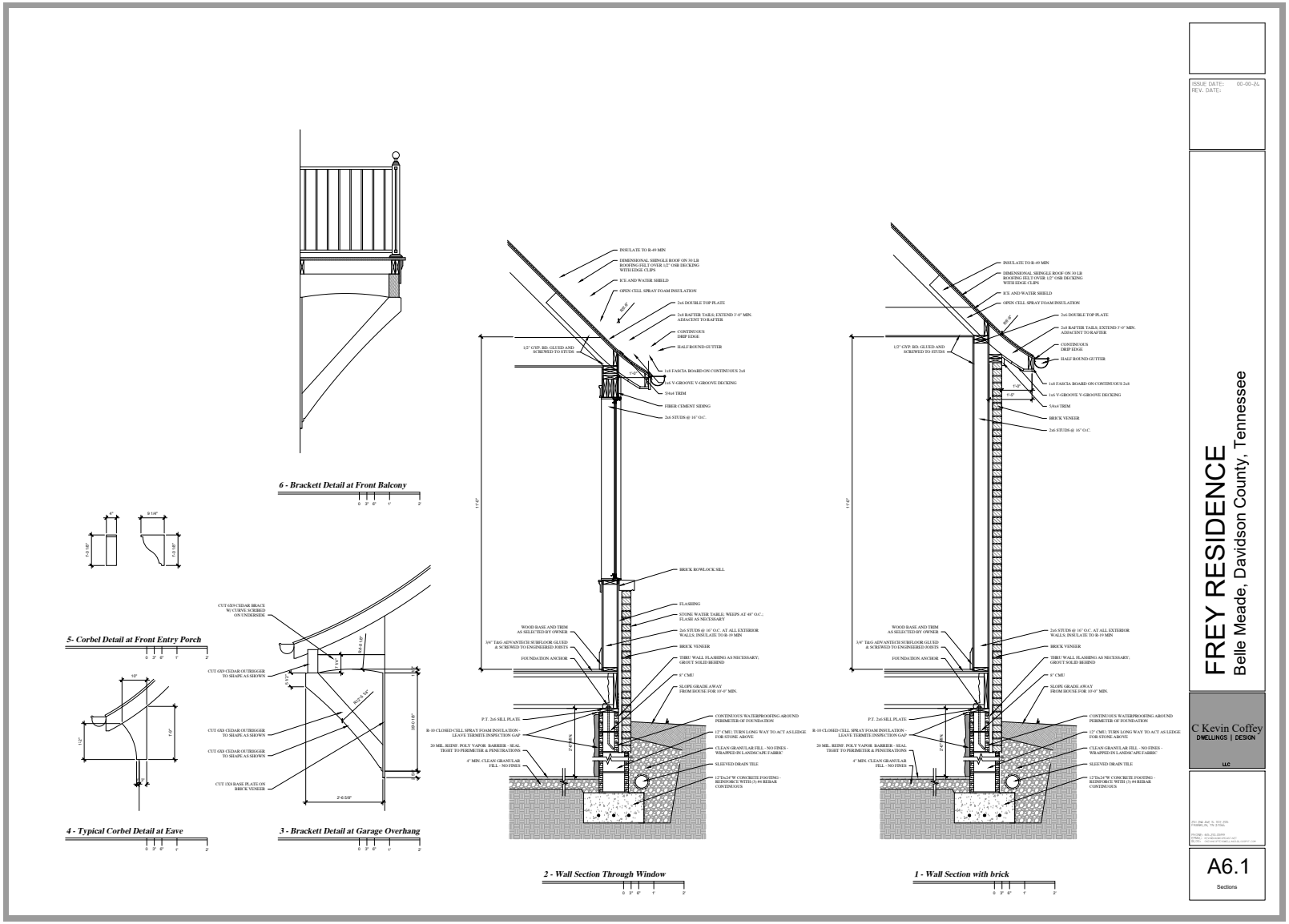
FREY RESIDENCE

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
BRICK VENEER
2x6 STUDS @ 16" O.C.
1/2" GYP. BD. GLUED AND SCREWED TO STUDS
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
CUT 4X8 CEDAR BRACE W/ CURVE SCRIBED ON UNDERSIDE
CUT 4X8 CEDAR OUTRIGGER TO SHAPE AS SHOWN
CUT 1X8 BASE PLATE ON BRICK VENEER
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







a new construction home:

The Frey Residence

707 Lynnwood Blvd

Belle Meade, Davidson County, Tennessee

JULY 1, 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
A5.0	ELEVATION RENDERINGS
A5.1A	ELEVATIONS
A5.1B	ELEVATIONS
A5.2A	ELEVATIONS
A5.2B	ELEVATIONS
A5.3	ELEVATIONS
A6.1	SECTIONS

THE SQUARE FOOTAGES ARE AS FOLLOWS +/-:

GARAGE:	1,170 S.F.
FIRST FLOOR PLAN H/C:	3,821 S.F.
SCREENED PORCH:	398 S.F.
SECOND FLOOR PLAN H/C:	1,075 S.F.
FUTURE H/C:	468 S.F.

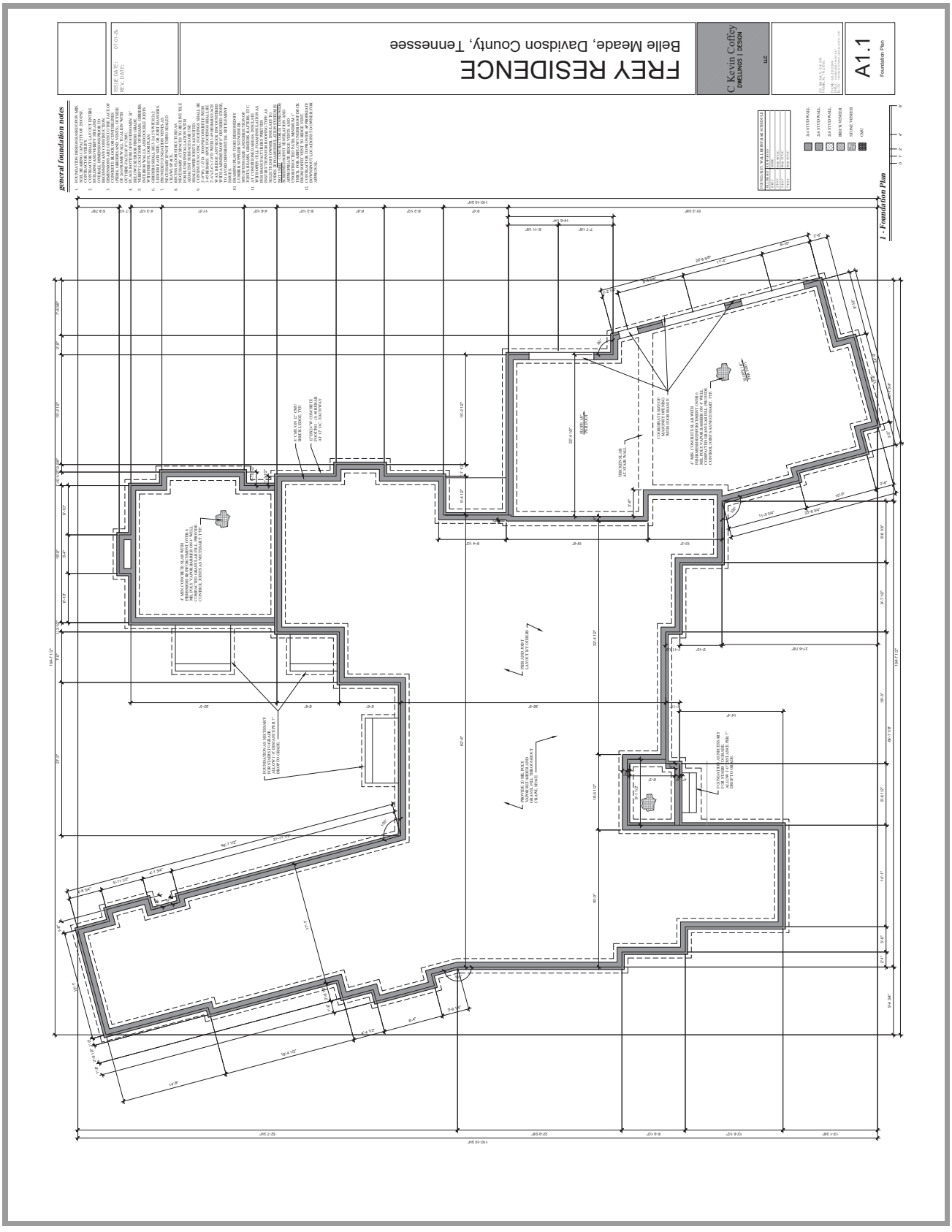


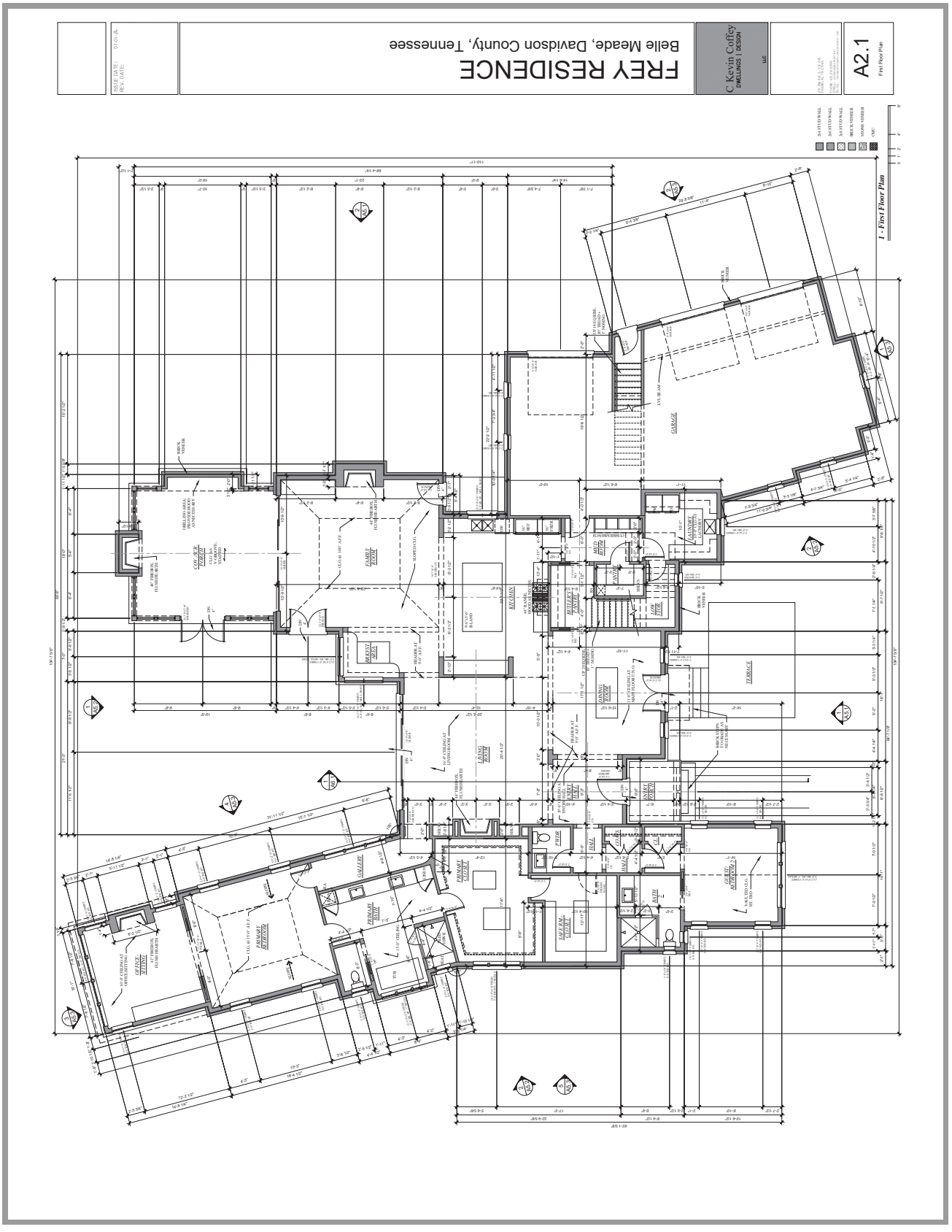
ISSUE DATE: 07-01-24
REV. DATE:

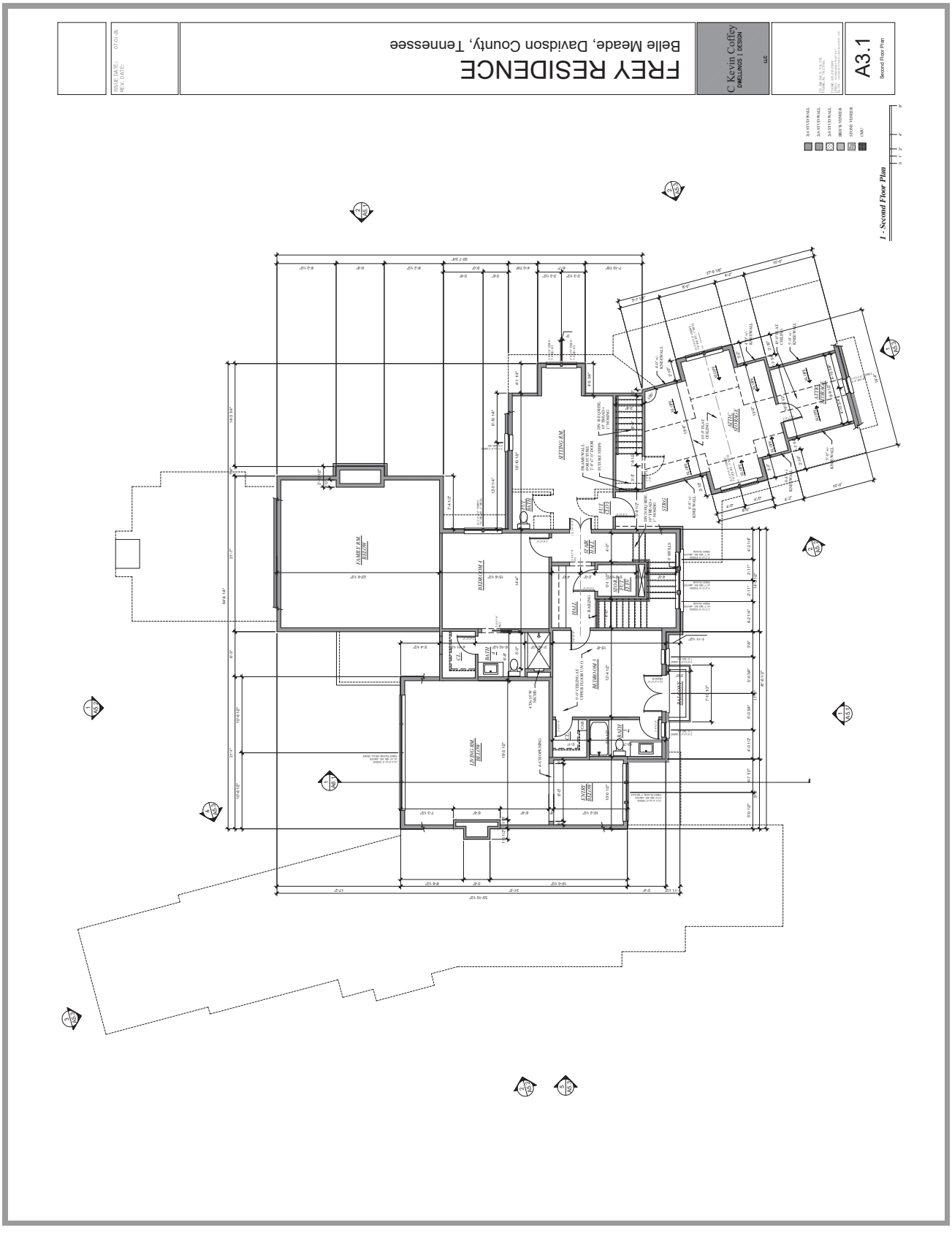
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee

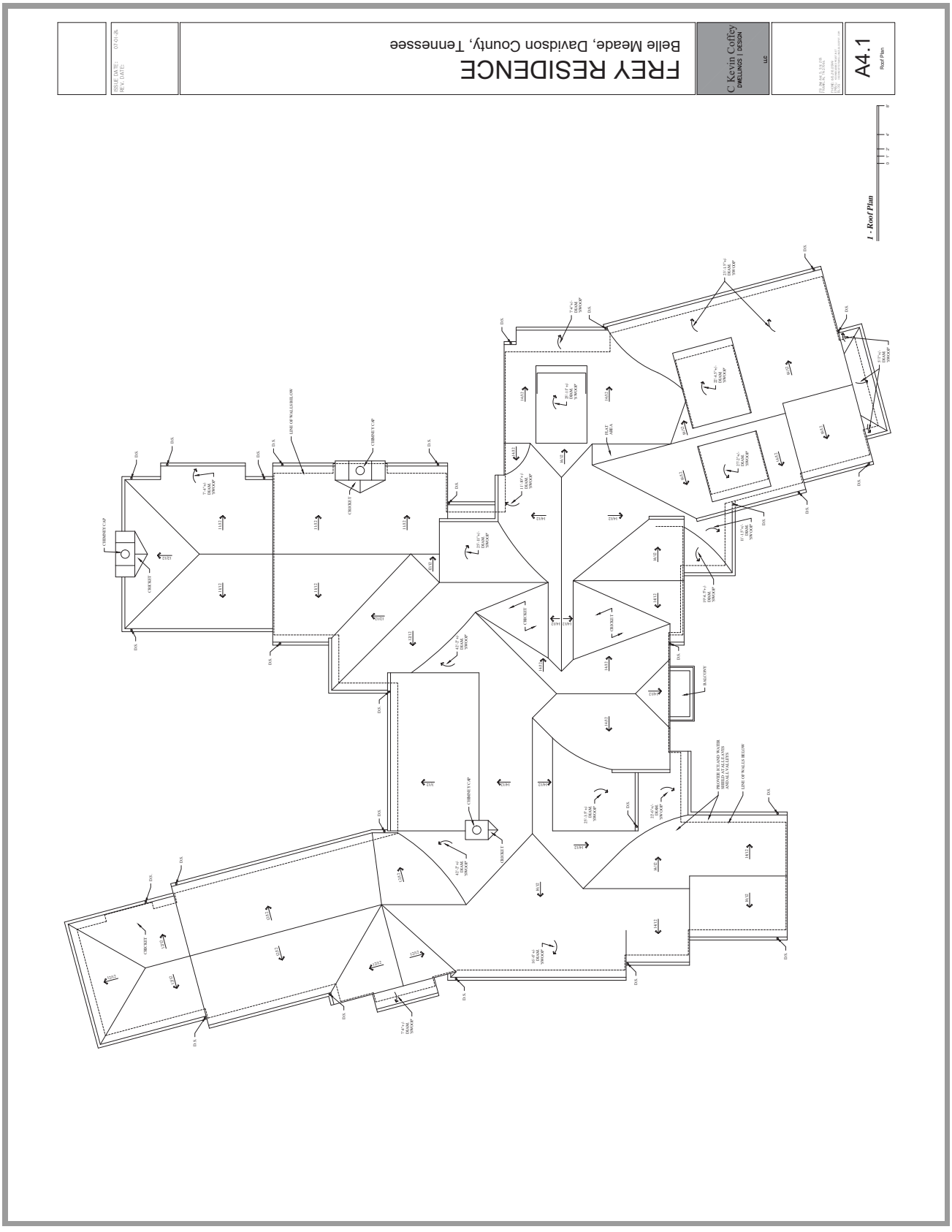
C Kevin Coffey
DWELLINGS | DESIGN
LLC

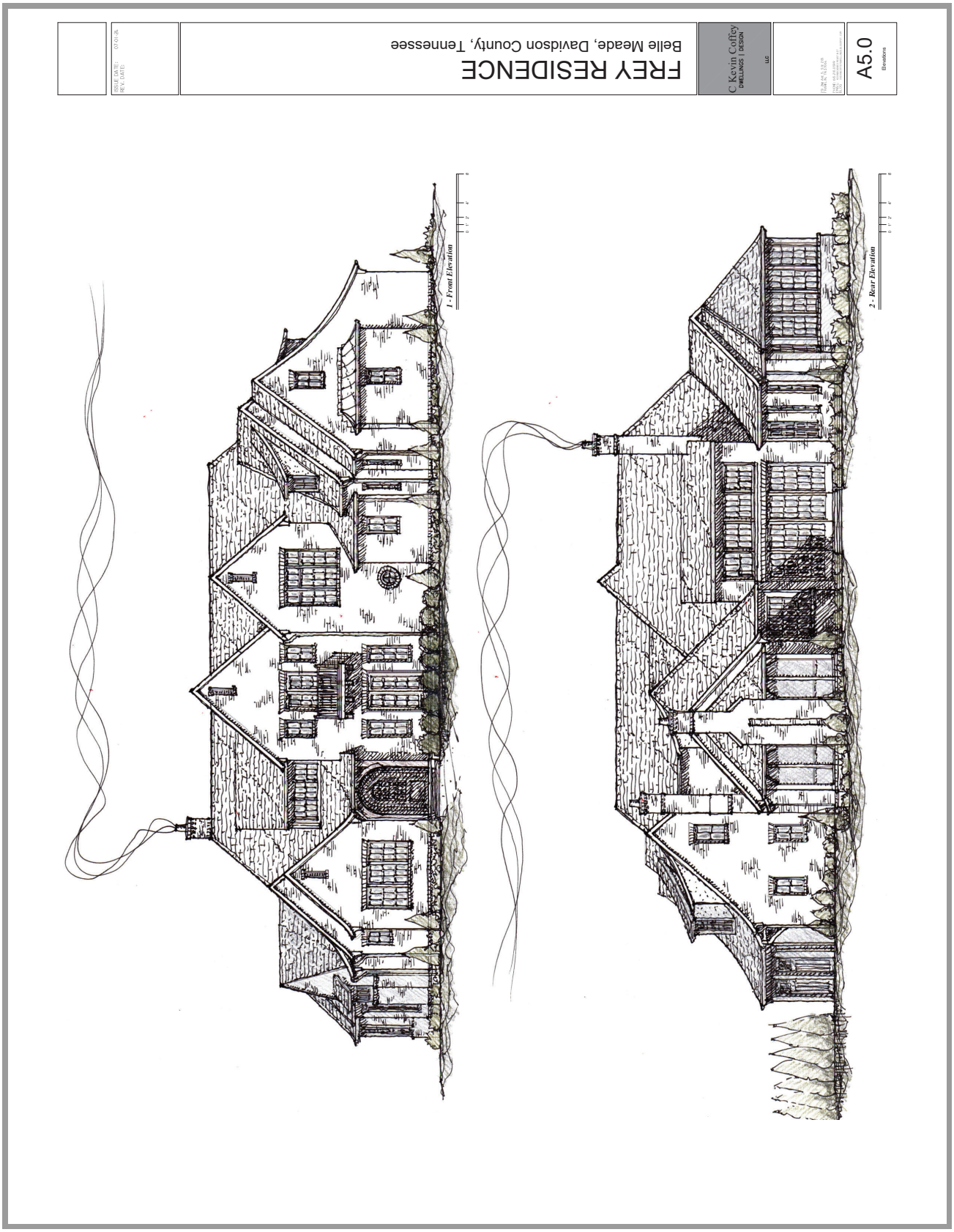
COV
COVER


FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
C Kevin Coffey
DWELLINGS | DESIGN
A1.1
Foundation Plan
general foundation notes
1 - Foundation Plan


FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
C Kevin Coffey
DWELLINGS | DESIGN
A2.1
First Floor Plan
1 - First Floor Plan


A3.1
Second Floor Plan
C Kevin Coffey
DWELLINGS | DESIGN
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
07-01-24
1 - Second Floor Plan


A4.1
Roof Plan
C Kevin Coffey
DWELLINGS | DESIGN
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
07-01-26
1 - Roof Plan


A5.0
Elevations
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
C Kevin Coffey
DWELLINGS | DESIGN
1 - Front Elevation
2 - Rear Elevation

A5.1A
Elevations
C Kevin Coffey
DWELLINGS | DESIGN
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
07-01-25
1 - Front Elevation

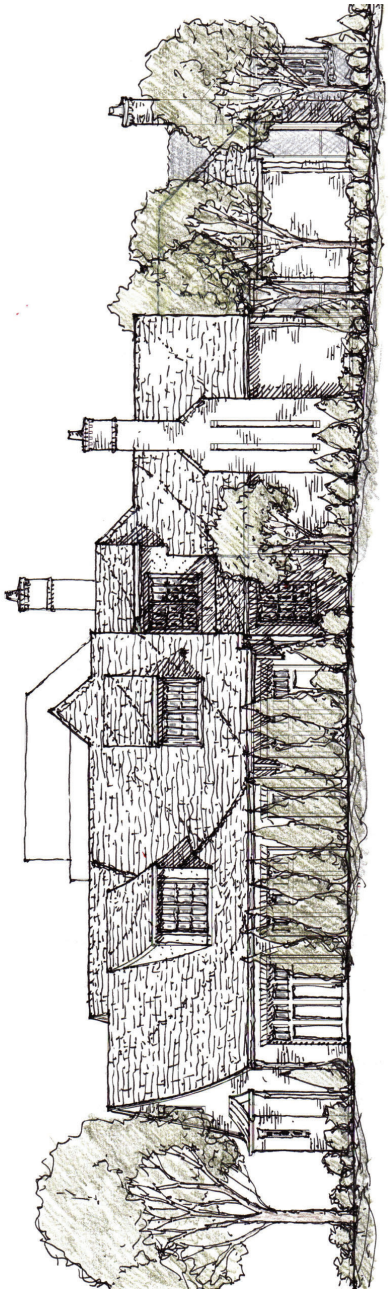
A5.1B
Elevations

C Kevin Coffey
DWELLINGS | DESIGN

FREY RESIDENCE
Belle Meade, Davidson County, Tennessee

DATE: 07-01-26
REV. DATE:

1 - Right Side Elevation



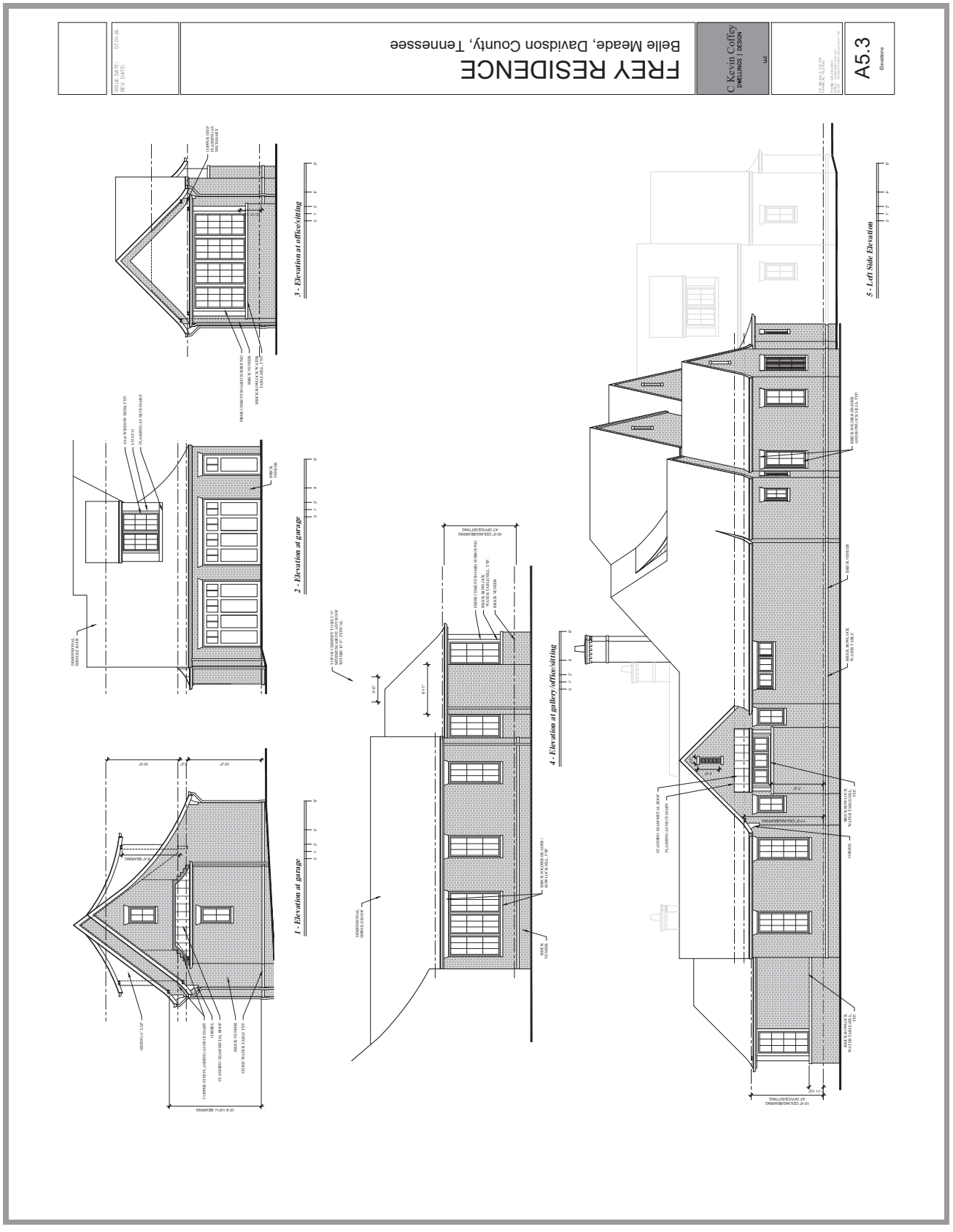
A5.2A
Elevations

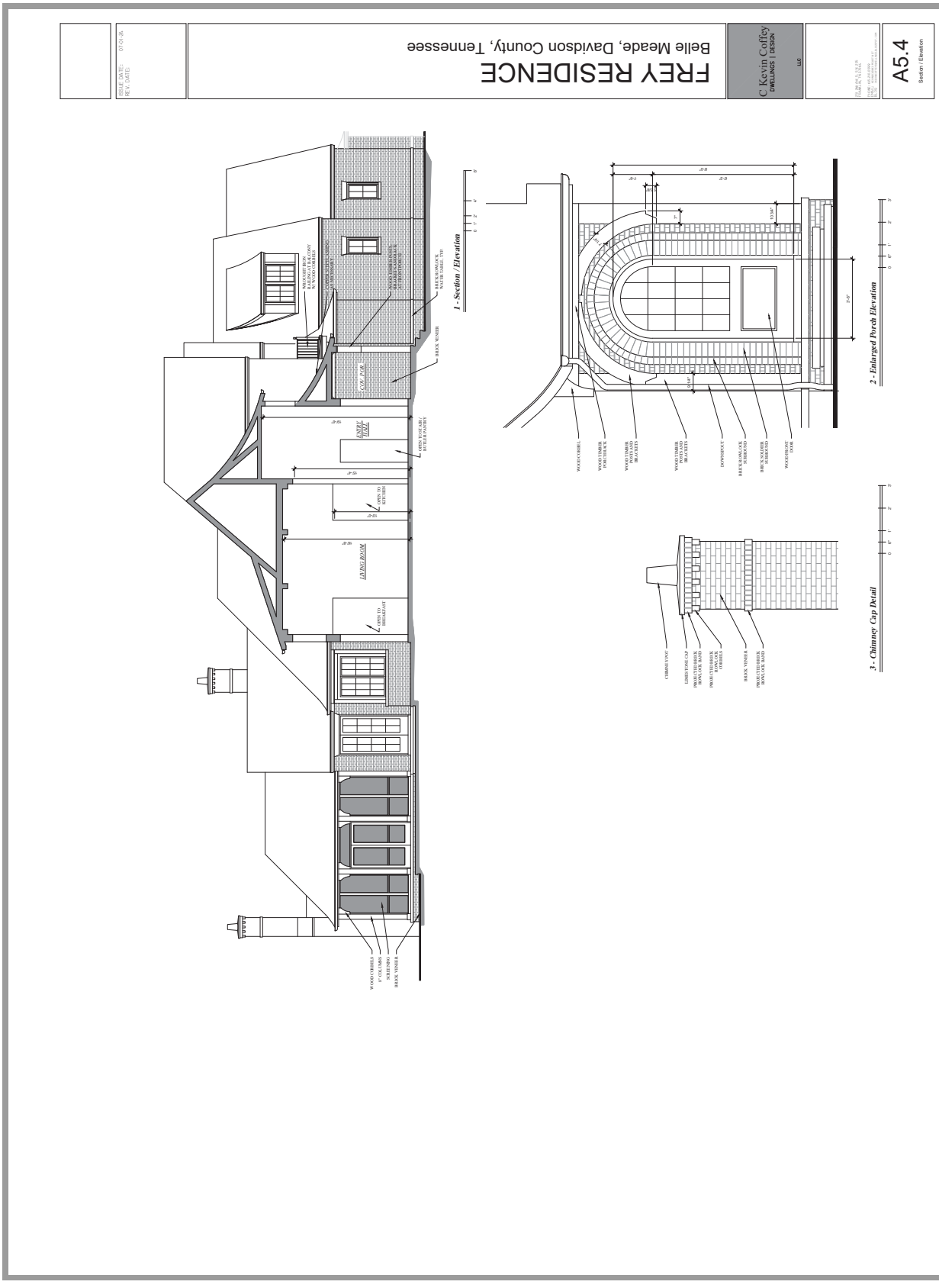
C Kevin Coffey
DWELLINGS | DESIGN

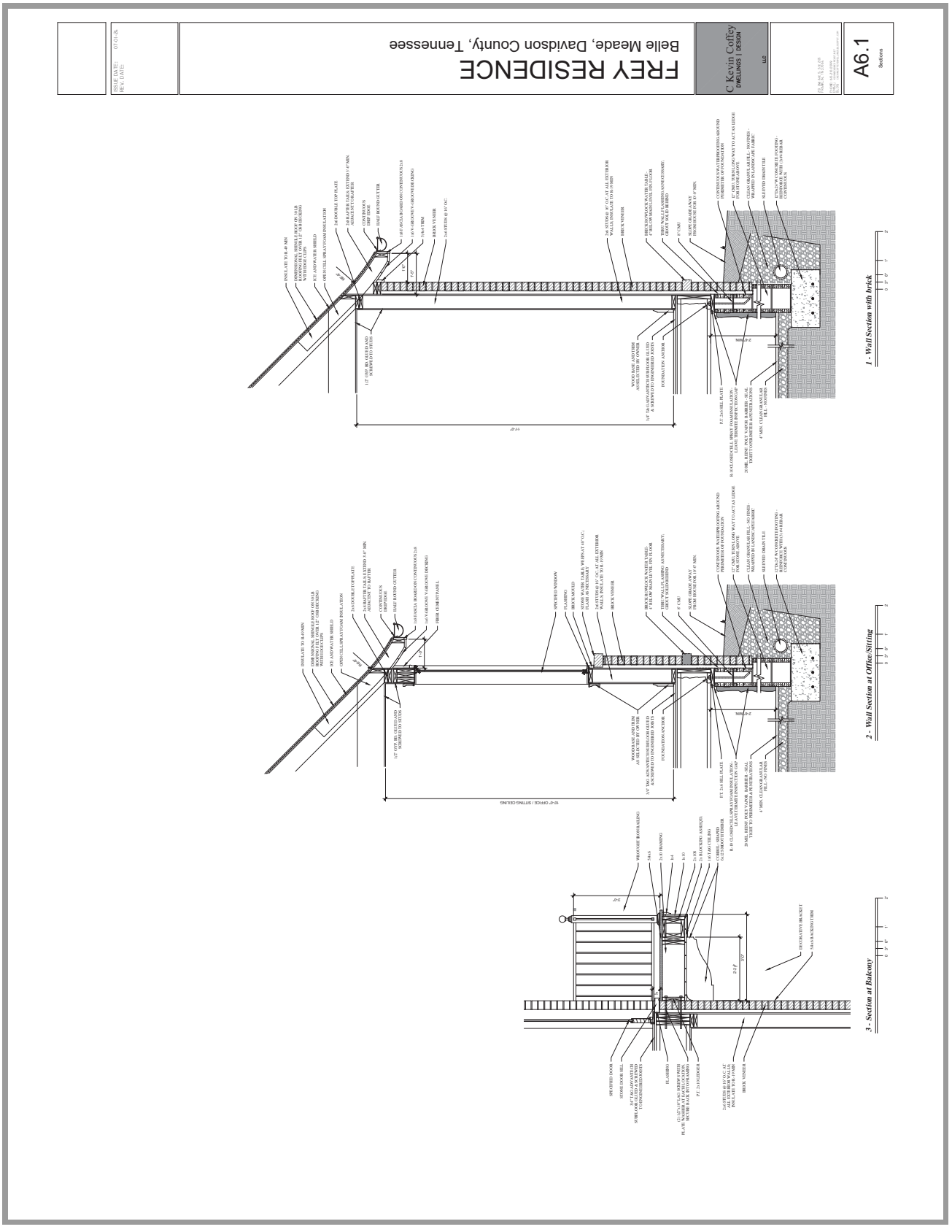
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee

DATE: 07-01-25
REV. DATE:

A5.2B
Elevations
C Kevin Coffey
DWELLINGS | DESIGN
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
07-01-26
2 - Left Side Elevation


A5.3
Elevations
C Kevin Coffey
DWELLINGS | DESIGN
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
SCALE: 1/4" = 1'-0"
DATE: 07-01-24
REV. DATE:
1 - Elevation at garage
2 - Elevation at garage
3 - Elevation at office/sitting
4 - Elevation at gallery/office/sitting
5 - Left Side Elevation


FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
C Kevin Coffey
DWELLINGS | DESIGN
A5.4
Section / Elevation
1 - Section / Elevation
2 - Enlarged Porch Elevation
3 - Chimney Cap Detail


A6.1
Sections
C Kevin Coffey
DWELLINGS | DESIGN
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
SCALE: 3/4" = 1'-0"
DATE: 07-01-25
REV. DATE:
1 - Wall Section with brick
2 - Wall Section at Office/Sitting
3 - Section at Balcony

Castle HOMES

EXTERIOR

HOUSE BRICK SIMILAR TO PHOTOS BELOW

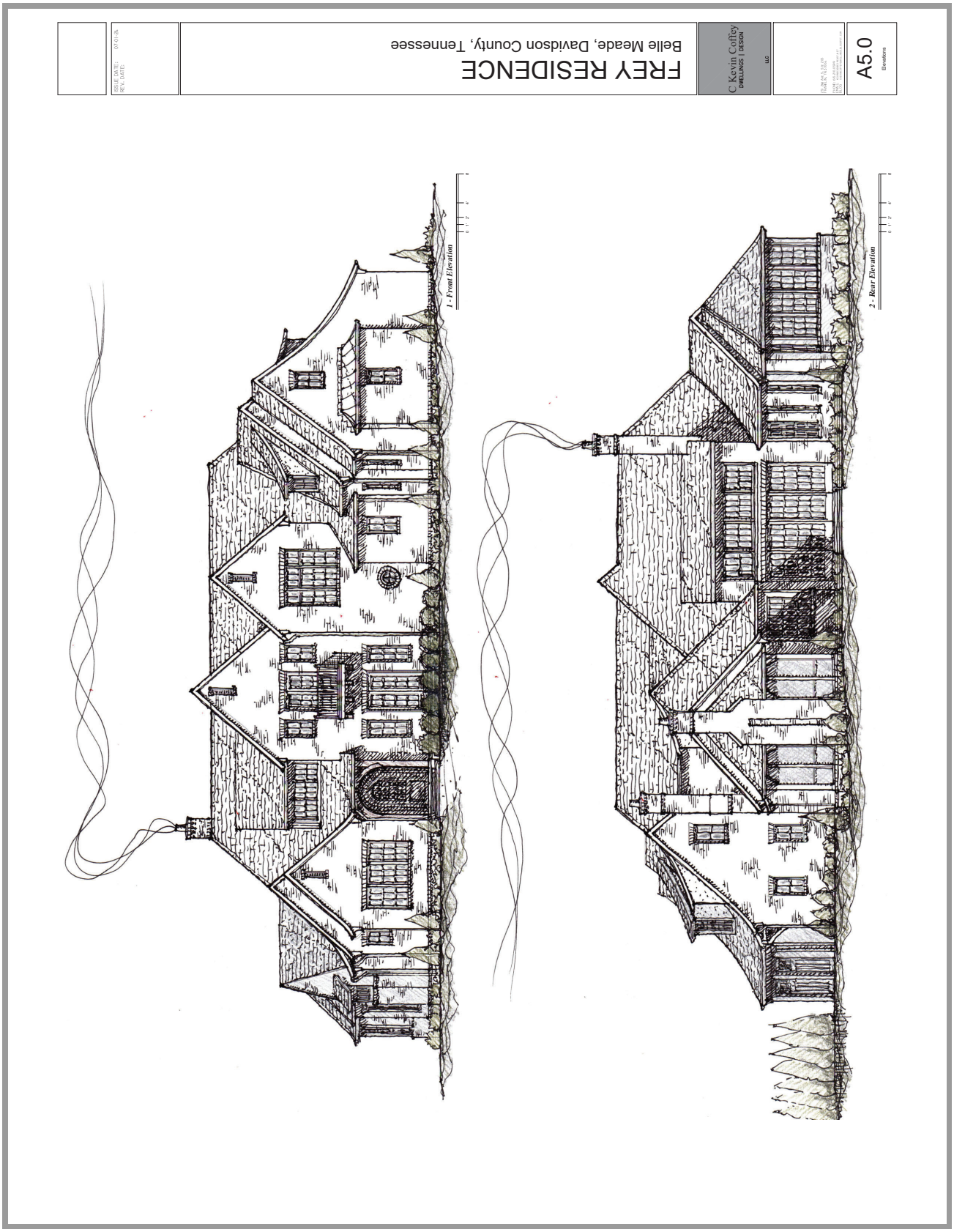
BRICK: CHEROKEE OLD ORLEANS WITH IVORY MORTAR AND WHITE SAND

ROOFING: LANDMARK IN GEORGETOWN GRAY

WINDOWS: SIERRA PACIFIC ALUMINUM CLAD IN COLOR MATCH TO HC-78 LITCHFIELD GRAY

TRIM, STUCCO & GARAGE DOORS: HC-78 LITCHFIELD GRAY

HALF ROUND GUTTERS & ROUND DOWNSPOUTS IN LIGHT BRONZE


A5.0
Elevations
C Kevin Coffey
DWELLINGS | DESIGN
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
07-01-24
1 - Front Elevation
2 - Rear Elevation

Examples of Homes in Belle Meade that show English Cottage Style (Arts & Crafts or Tudor) Influences

PROPOSED FRONT ELEVATION *707 LYNNWOOD BLVD.*

Common Characteristics:

- -Multiple Gable and Hip Roofs
- -Narrow Flush Rake Boards
- -Variety of Tapered and Straight Eaves
- -Understated Front Entries
- -Little to No Half Timbering
- -Secondary Front Entrances/Gardens
- -Variety of Window Complexes with Spread Mulls
- -Monolithic Exterior Cladding
- -Differing Window Configurations at Stair Elements
- **-Asymmetrical Arrangements!**

English Arts & Crafts (Early 20th C.):
-Multiple Offset and Overlapping Gables
-Narrow Flush Rake Boards
-Variety of Tapered Eaves
-Understated Front Entry
-Little to No Half Timbering
-Secondary Entrances and Gardens on Front
-Variety of Window Complexes with Spread Mulls
-Differing Window Complex at Stair Element

"Tudor Revival" (1920's)
-Cross Hip Roofs with Gables
-Narrow Flush Rake Boards
-Balcony Form at Upper Level
-Variety of Window Complexes
-No Half Timbering

English Cottage Style (1910's)
-Multiple Offset Gables
-Narrow Flush Rake Boards
-Predominantly Brick
-Variety of Window Complexes
-Tapered Eaves

PROPOSED FRONT ELEVATION STUDY *707 LYNNWOOD BLVD.*

Arts & Crafts Influenced "Tudor Revival" (1920's)
-Narrow Flush Rake Boards
-Tapered Eaves vs. Straight Eaves
-Understated Front Entry
-Timber Porch Structure
-Predominately Brick Facades
-No Half Timbering
-Tall, Narrow Gable Vents

Arts & Crafts Influenced 'Tudor Revival" (1920's)
-Multiple Offset /Overlapping Gables
-Narrow Flush Rake Boards
-Balcony Form at Upper Level
-Variety of Window Complexes
-No Half Timbering



English Arts and Crafts-

Baillie Scott, Early 20th Century

-Cross Gables with Multiple Offset Gables
-Predominately Narrow Flush Rake Boards
-Tapered and Straight Eaves
-Understated Main Entry
-Variety of Window Complexes
-No Half timbering
-Monolithic Façade

Arts and Crafts Influenced

"Tudor Revival" (1920's)

-**Angled Front Facade**
-Cross Hip Roofs with Gables
-Narrow Flush Rake Boards
-Multiple "Front" Entrances
-Variety of Window Complexes
-No Half Timbering





PROPOSED FRONT ELEVATION



707 LYNNWOOD BLVD.



Lutyens Influenced

(English Arts and Crafts)

"Tudor Revival" (1920's)

-Cross Hip Roofs with "Telescoping" Gables
-Predominately Narrow Flush Rake Boards
-Balcony Form at Upper Level
-Understated Entry
-Variety of Window Complexes
-No Half timbering



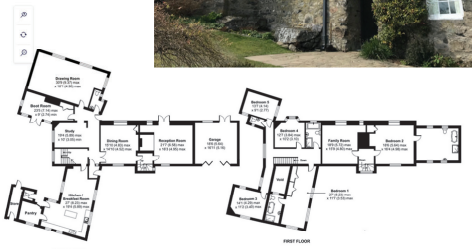
"Tudor Revival" (1920's)

-**Angled Front Façade Following Site Constraints/Opportunties**
-Multiple Gables
-Understated Front Entrance
-Variety of Window Complexes
-"Telescoping" Gables
-More typical of Tudor Vernacular on East Coast– but General Form is still in the English Cottage Family

Other Precedents & Inspirations







Angled Plan with Garage

-Twatling Road, Barnt Green, Birmingham





Plans with Angled Elements

-Voysey, The Homestead, Classic English Arts and Crafts Residence, (Images above, to the right, and below right)

-Lewis Bowman, Scarsdale New York (top left), Unfortunately recently Demolished, it was a premier example of American Arts and Crafts Architecture and was razed because it "Too Minimal" and was not "Tudor Enough"……

-Stoneywell, Ernest Gimson (left), A classic English Arts and Crafts Home– angled and faceted to fit into the site and terrain

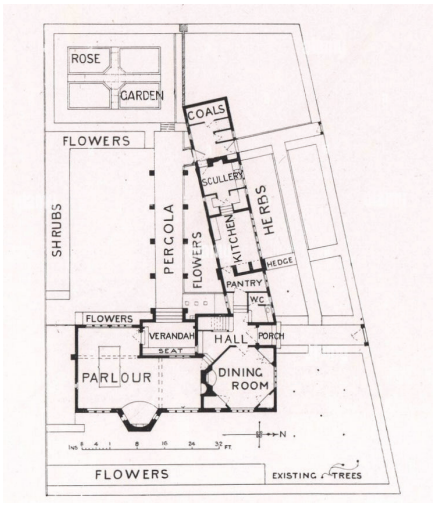


Facades with Round Windows

-Voysey, The Homestead, Classic English Arts and Crafts Residence, (Images middle right)

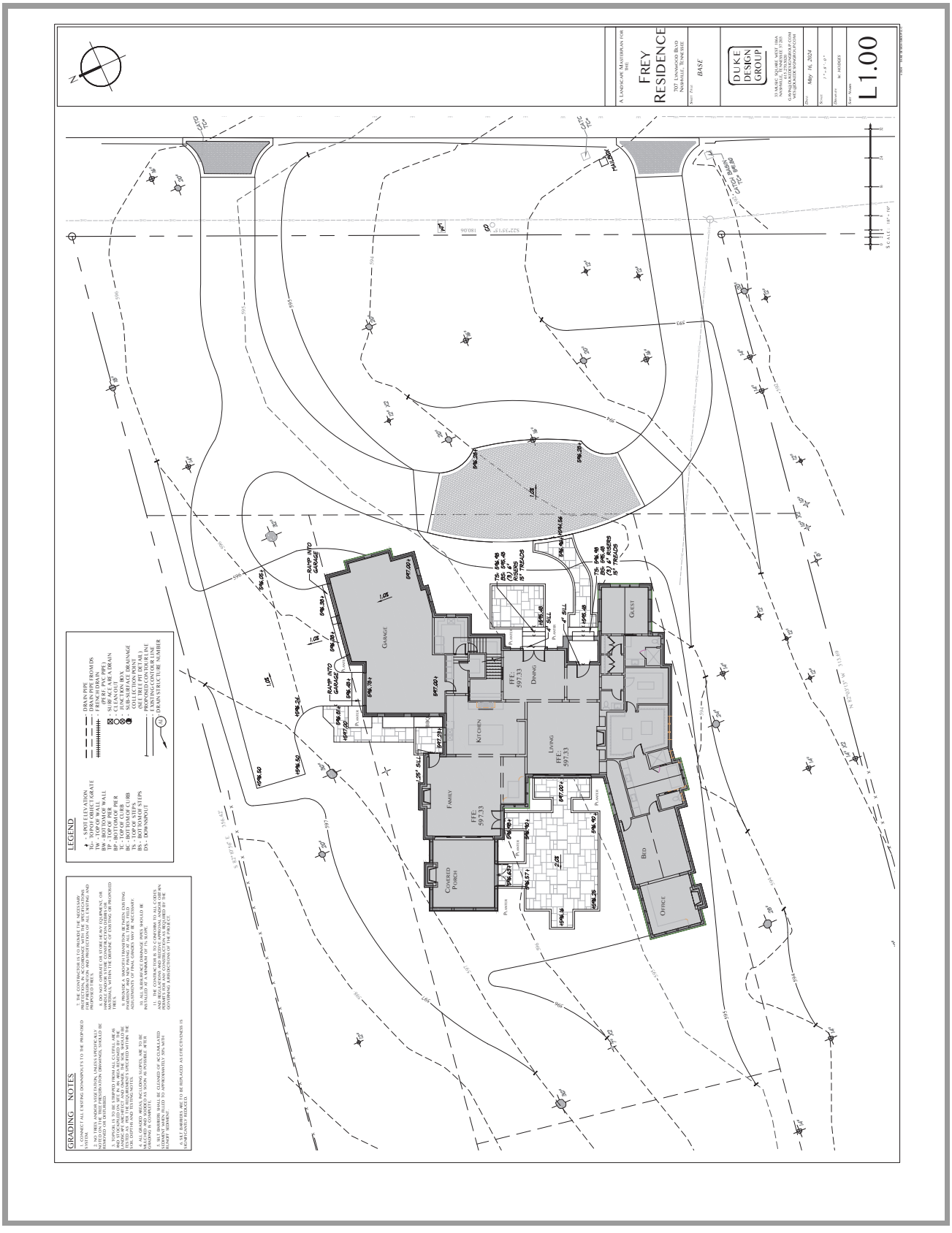
-Red House, William Morris and Philip Webb (above)

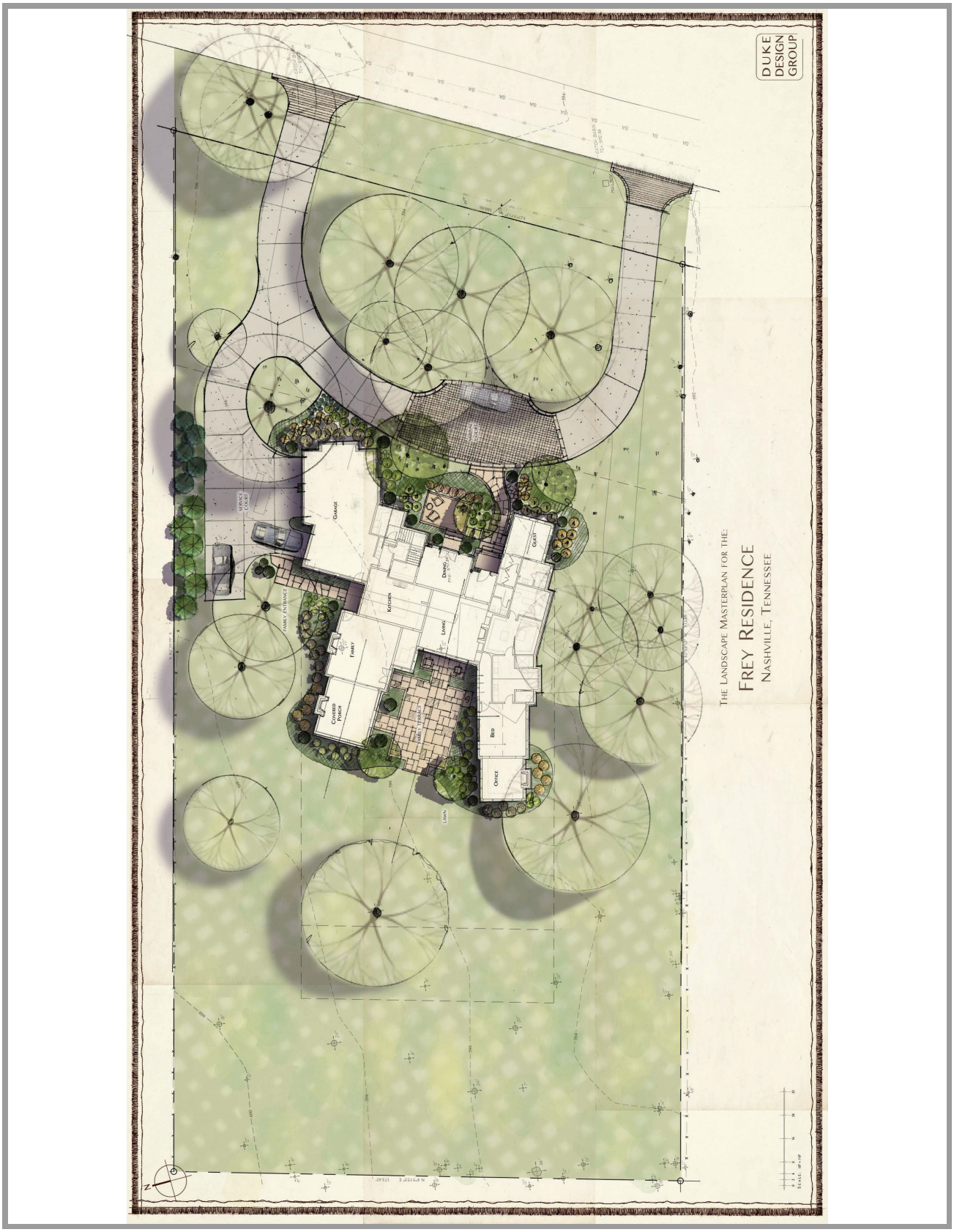
-Conford Park House (lower right)

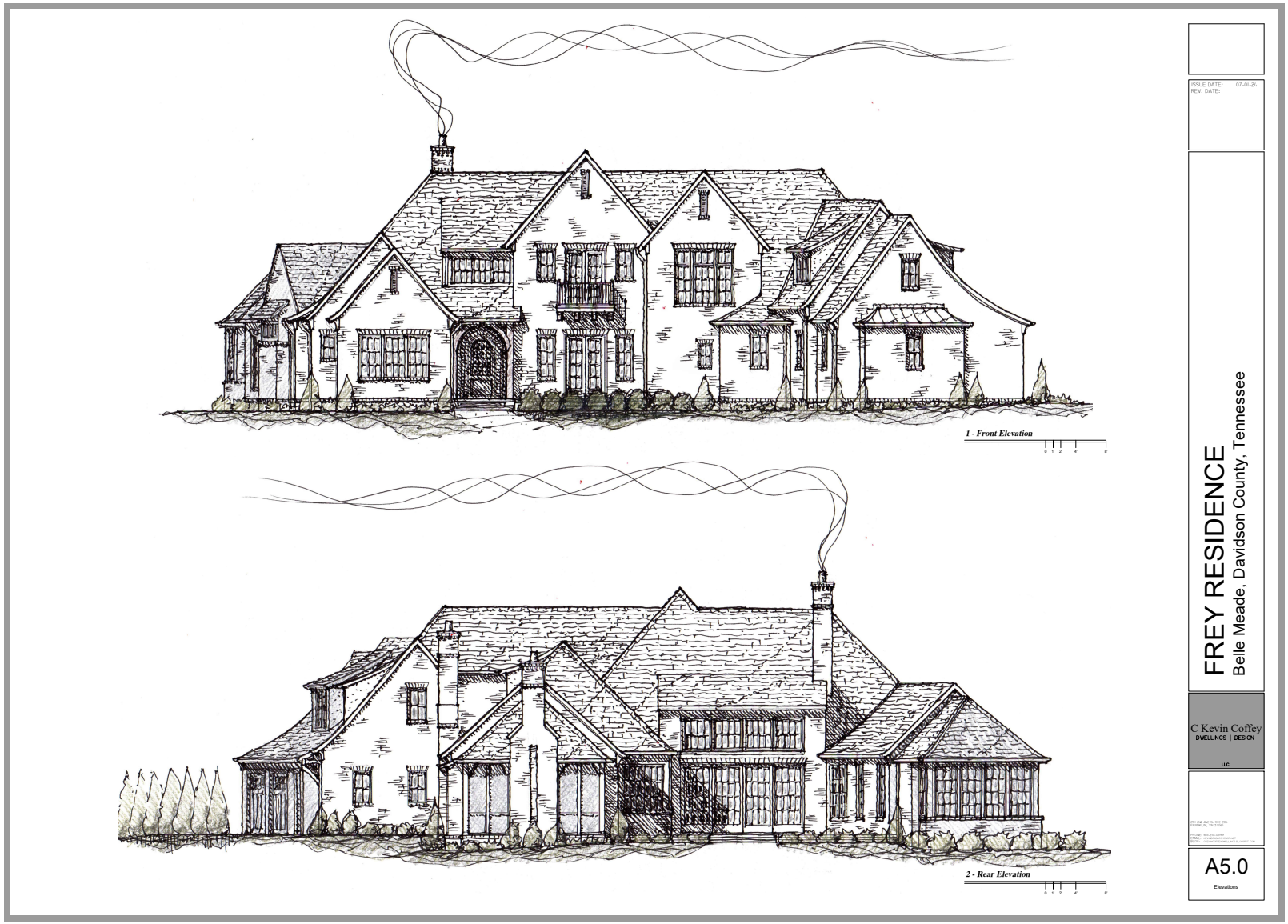







A LANDSCAPE MASTERPLAN FOR THE
FREY RESIDENCE
707 LYNNWOOD BLVD
NASHVILLE, TENNESSEE
BASE
DUKE DESIGN GROUP
May 16, 2024
L1.00
LEGEND
GRADING NOTES
GARAGE
KITCHEN
DINING
LIVING
FAMILY
GUEST
COVERED PORCH
BED
OFFICE


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


1 - Front Elevation
2 - Rear Elevation
ISSUE DATE: 07-01-24
REV. DATE:
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee
C Kevin Coffey
DWELLINGS | DESIGN
LLC
A5.0
Elevations

Belle Meade

CITY OF BELLE MEADE

CERTIFICATE OF APPROPRIATENESS APPLICATION

PAID JUN 21 2024 By

This CoA Form coincides with the Citywide Conservation Overlay Interim ***Guidelines***. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, *"A Field Guide to American Homes"* is encouraged.

APPLICATION # HZC2024-19 **FEE:** $2000

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 1225 Chickering Road Nashville, TN 37215

AGE/YEAR OF STRUCTURE: NA

PROPERTY OF SIGNIFICANCE (1901-1939) ____ YES

PROPERTY OF CONSERVATION (1940-2000) ____ YES

PROPERTY LESS THAN 50 YEARS ____ YES

PROPERTY OWNER or APPLICANT

NAME: Swatt + Partners Contact: Robert Swatt, Lars Nilsson

ADDRESS: 5845 Doyle Street Suite 104 Emeryville, CA 94608

EMAIL: rswatt@swattpartners.com, lnilsson@swattpartners.com

PHONE NUMBER: 510 985-9779 or 510 879-6436

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

1

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style Modern

Describe Proposed Work New 8,767 square foot, two story, steel and wood framed Single Family Residence. The project will also include new hardscape (2,444 sf) and a new swimming pool and spa (690 sf).

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.
- [ ] PDF Photos of Existing Property NA - See below
- [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 has been permitted for demolition and the work is in process. Demo Permit number 9310-1225 Chickering Road

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:
Reynaers Aluminum

Window Material:
Painted Aluminum, White

Frame Material:
Painted Aluminum, White

Windowsills:
Painted Aluminum, White

Brick, Painted/Natural:
NA

Brick/Stone Thickness:
NA

Clapboard Material:
Atlantic White Cedar, stained and Cement Plaster

Clapboard Dimensions/Reveal:
Vertical 1x6 T&G with 1/4" reveal joint

Railings, Columns, Pilasters:
Clear tempered Glass Guardrails and Painted Steel Columns, White

Chimney Material:
NA

Roofing Material:
Modified Bitumen Roofing membrane with 1/2" Gravel Ballast

Exterior Doors:
Reynaers Aluminum and Solid Wood Entry Door to match siding

Eaves/Cornice:
Painted Steel, White

Gutters:
NA (all roof drainage shall be internal from concealed roof drains)

Gutter Dimensions:
NA

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:

See above. Existing Residence is permitted for demolition
Permit Number: 9310-1225 Chickering Road

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.

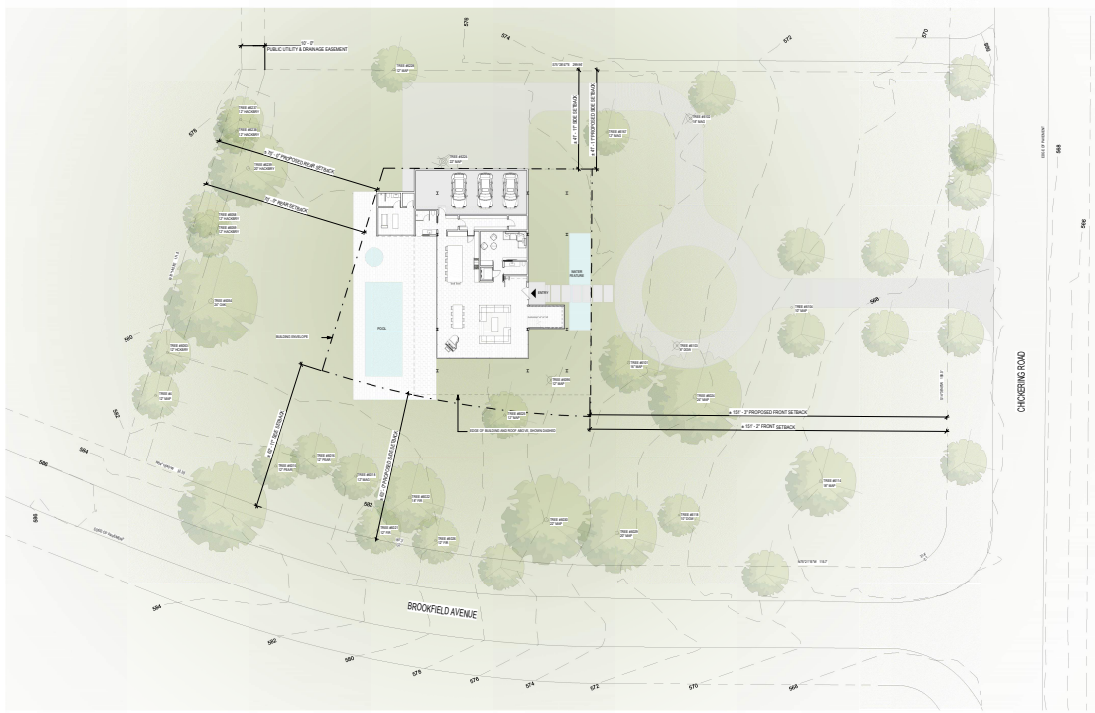
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving 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: 06/07/2024

Lars Nilsson, AIA



VIDALAKIS RESIDENCE

SITE PLAN
06/10/2024

SWATT + PARTNERS



1. 1215 Chickering Road



2. 1217 Chickering Road



3. 1219 Chickering Road



4. 1221 Chickering Road



5. 1223 Chickering Road



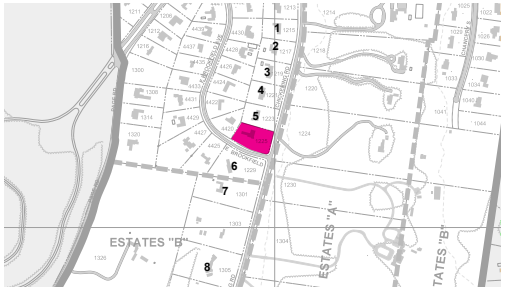
6. 1229 Chickering Road



7. 1301 Chickering Road



8. 1305 Chickering Road



VIDALAKIS RESIDENCE

NEIGHBORHOOD PHOTOS
06/10/2024

SWATT + PARTNERS



1. 4420 E Brookfield Ave



2. 4422 E Brookfield Ave



3. 4424 E Brookfield Ave



4. 4425 E Brookfield Ave



5. 4427 E Brookfield Ave



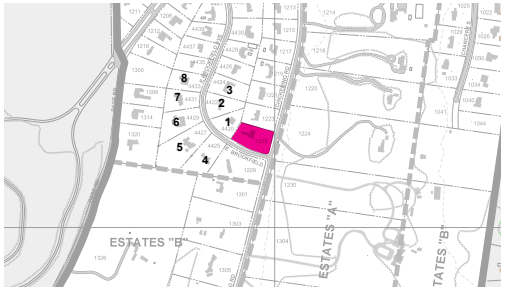
6. 4429 E Brookfield Ave



7. 4431 E Brookfield Ave



8. 4433 E Brookfield Ave



VIDALAKIS RESIDENCE

NEIGHBORHOOD PHOTOS
06/10/2024

SWATT + PARTNERS



Leavengood House, St. Petersburg, FL_1951
Paul Rudolph



Rosen House_1964
Craig Ellwood



Farnsworth House, Plano, IL_1951
Mies van der Rohe

VIDALAKIS RESIDENCE

DESIGN INSPIRATIONS
06/10/2024

SWATT + PARTNERS


SKYLIGHT
CEMENT PLASTER, TYP
ALUMINUM DOORS / WINDOWS, TYP
STEEL BEAM
VERTICAL WOOD SIDING, TYP
42" HIGH GLASS GUARDRAIL
ARCHITECTURAL WALL PANEL
STEEL COLUMN, TYP
PTD BRAKE MTL, TYP
EAST ELEVATION
1/4" = 1'-0"
SKYLIGHT
CEMENT PLASTER, TYP
VERTICAL WOOD SIDING, TYP
ALUMINUM DOORS / WINDOWS, TYP
STEEL COLUMN, TYP
PTD BRAKE MTL, TYP
WEST ELEVATION
1/4" = 1'-0"
VIDALAKIS RESIDENCE
ELEVATIONS
06/10/2024
SWATT + PARTNERS



VIDALAKIS RESIDENCE

ELEVATIONS
06/10/2024

SWATT + PARTNERS



FRONT ELEVATION



VIEW FROM SOUTHEAST CORNER



VIEW FROM SOUTHWEST



REAR ELEVATION

VIDALAKIS RESIDENCE

PERSPECTIVE VIEWS
06/10/2024

SWATT + PARTNERS



VIDALAKIS RESIDENCE

PERSPECTIVE VIEWS
06/10/2024

SWATT + PARTNERS

Staff Report

Agenda No.: IV.A.

Case No.: HZC2024-19

Staff: Mary Samaniego, Planning Director

Applicant: Robert Swatt and Lars Nilsson

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

Location: 1225 Chickering Road

Summary:
The applicant, on behalf of the property owner White Bridge LLC, is requesting Certificate of Appropriateness approval for the construction of a new single-family residence. The existing residence was approved for demolition (HZC091223-2) by the Historic Zoning Commission in September 2023 and has been demolished. The proposed architectural style is Modern with standard elevations, materials, and references provided in the submittal for this meeting. The applicant is requesting a front yard setback variance for East Brookfield Avenue at the July 2024 Board of Zoning Appeals meeting.

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

1. The subject property is 1.47 acres (64,033 square feet - SF) and is rectangular with frontage on Chickering Road and East Brookfield Avenue.
2. The footprint proposed for the residence is approximately 7,144 square feet (7,683 square feet allowed) and the total gross floor area is 8,737 square feet (12,551 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 service/entry court leading from Chickering Road to a three-bay attached garage on the north side of the residence. The total area of driveways and parking areas is 6,640 square feet and the maximum allowed is 7,680 square feet.
5. The maximum height of the residence is 29’ with 40’ permitted and is in compliance with the rear yard setback/height ratios.
6. The proposed architectural style is Modern.

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.

   A variance is being requested before the Board of Zoning Appeals for the front yard setback for East Brookfield Avenue.

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.

   A variance is being requested before the Board of Zoning Appeals for low slope associated with this architectural style.

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.

    Staff note – equipment placement not verified on plans

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.

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.

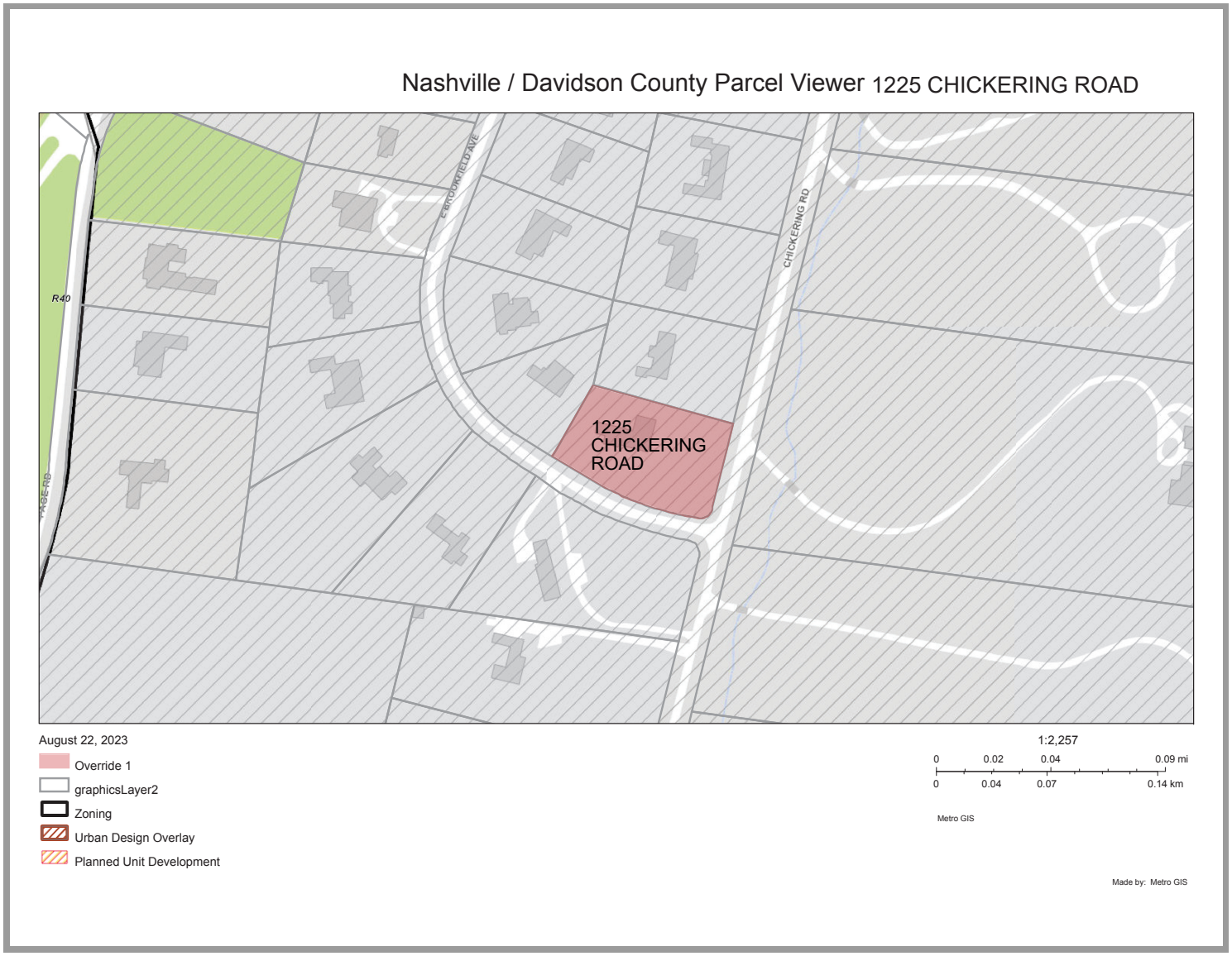
Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be painted to match roof color.

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 1225 CHICKERING ROAD
R40
BROOKFIELD AVE
CHICKERING RD
1225
CHICKERING
ROAD
August 22, 2023
Override 1
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
Metro GIS
Made by: Metro GIS

From: Rusty Moore
To: Mary Samaniego
Subject: Application for Chickering Road
Date: Tuesday, July 9, 2024 1:00:28 PM

Dear Historic Zoning Commission

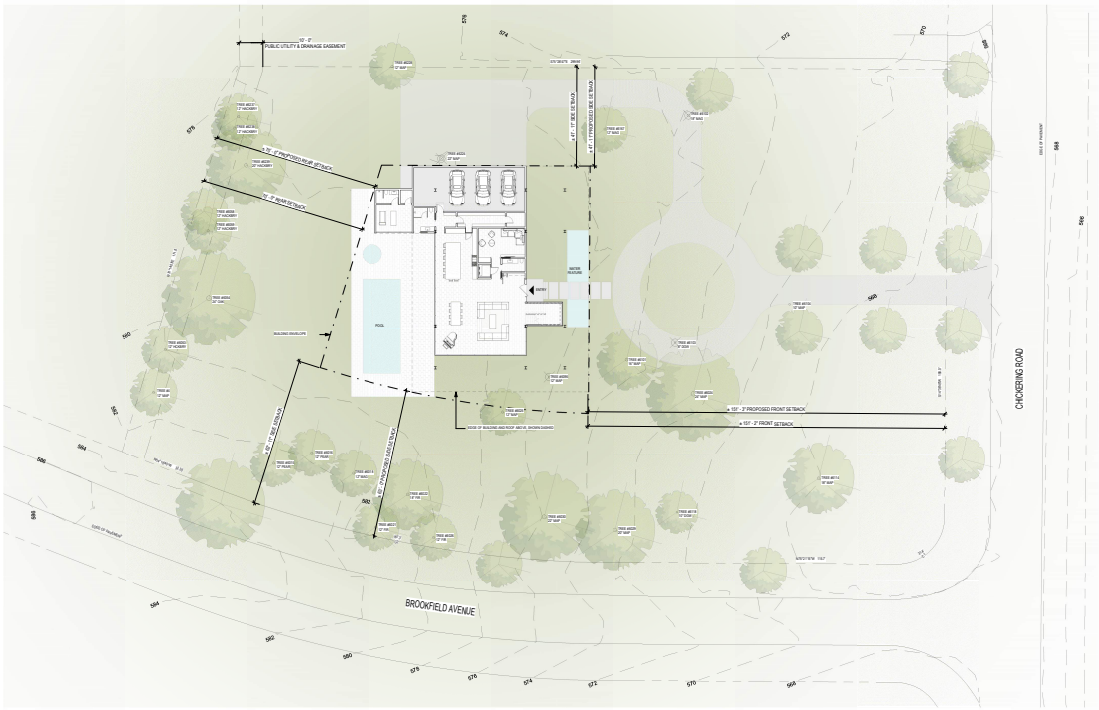
I have reviewed the plans for the residence at 1225 Chickering which is located very near our home.

While the size and scale of the residence seems in keeping with the neighborhood, the style of the residence Is a dramatic departure from the homes on Chickering and the homes on East Brookfield.

I would respectfully request that the applicant design a home more in keeping with the predominate architecture and style found throughout the City of Belle Meade.

Sincerely

Rusty Moore
4422 East Brookfield Drive

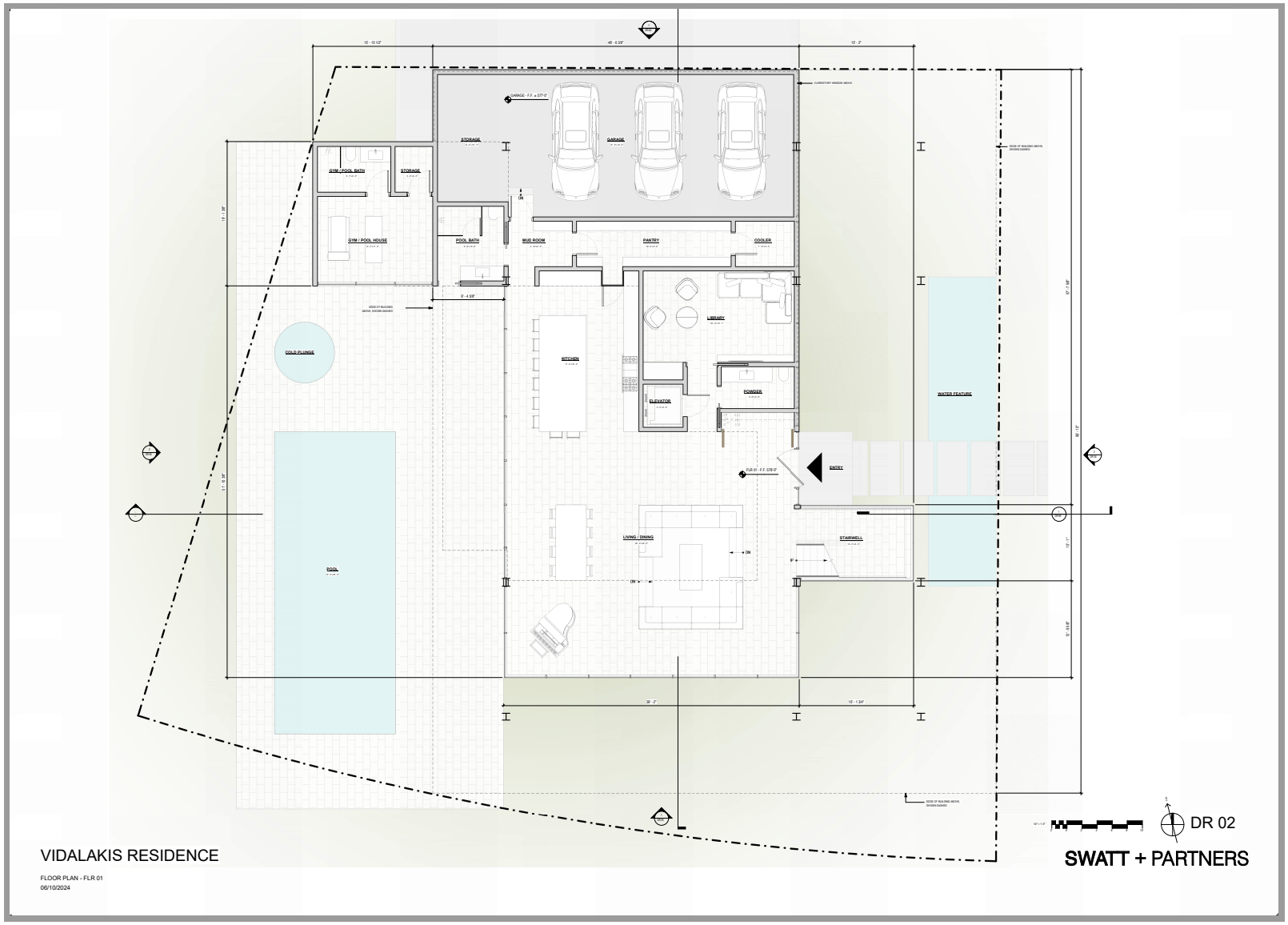


VIDALAKIS RESIDENCE

SITE PLAN
06/10/2024

DR 01

SWATT + PARTNERS


GARAGE
STORAGE
GYM / POOL BATH
STORAGE
GYM / POOL HOUSE
POOL BATH
MUD ROOM
PANTRY
COOLER
LIBRARY
KITCHEN
ELEVATOR
POWDER
ENTRY
COLD PLUNGE
WATER FEATURE
POOL
LIVING / DINING
STAIRWELL
DR 02
VIDALAKIS RESIDENCE
FLOOR PLAN - FLR 01
06/10/2024
SWATT + PARTNERS


BEDROOM 01
BEDROOM 02
PRIMARY BATH 02
BATH 01
CLOSET 01
CLOSET 02
BATH 02
PRIMARY CLOSET 02
PRIMARY BEDROOM 02
STORAGE
OFFICE
MECH / STORAGE
BATH 03
CLOSET 03
ELEVATOR
BEDROOM 03
STAIRWELL
LAUNDRY
STORAGE
CLOSET 04
PRIMARY BEDROOM 01
BATH 04
PRIMARY CLOSET 01
PRIMARY BATHROOM 01
DR 03
VIDALAKIS RESIDENCE
FLOOR PLAN - FLR 02
06/10/2024
SWATT + PARTNERS


1
NORTH ELEVATION
2
EAST ELEVATION
DR 04
VIDALAKIS RESIDENCE
ELEVATIONS
06/10/2024
SWATT + PARTNERS

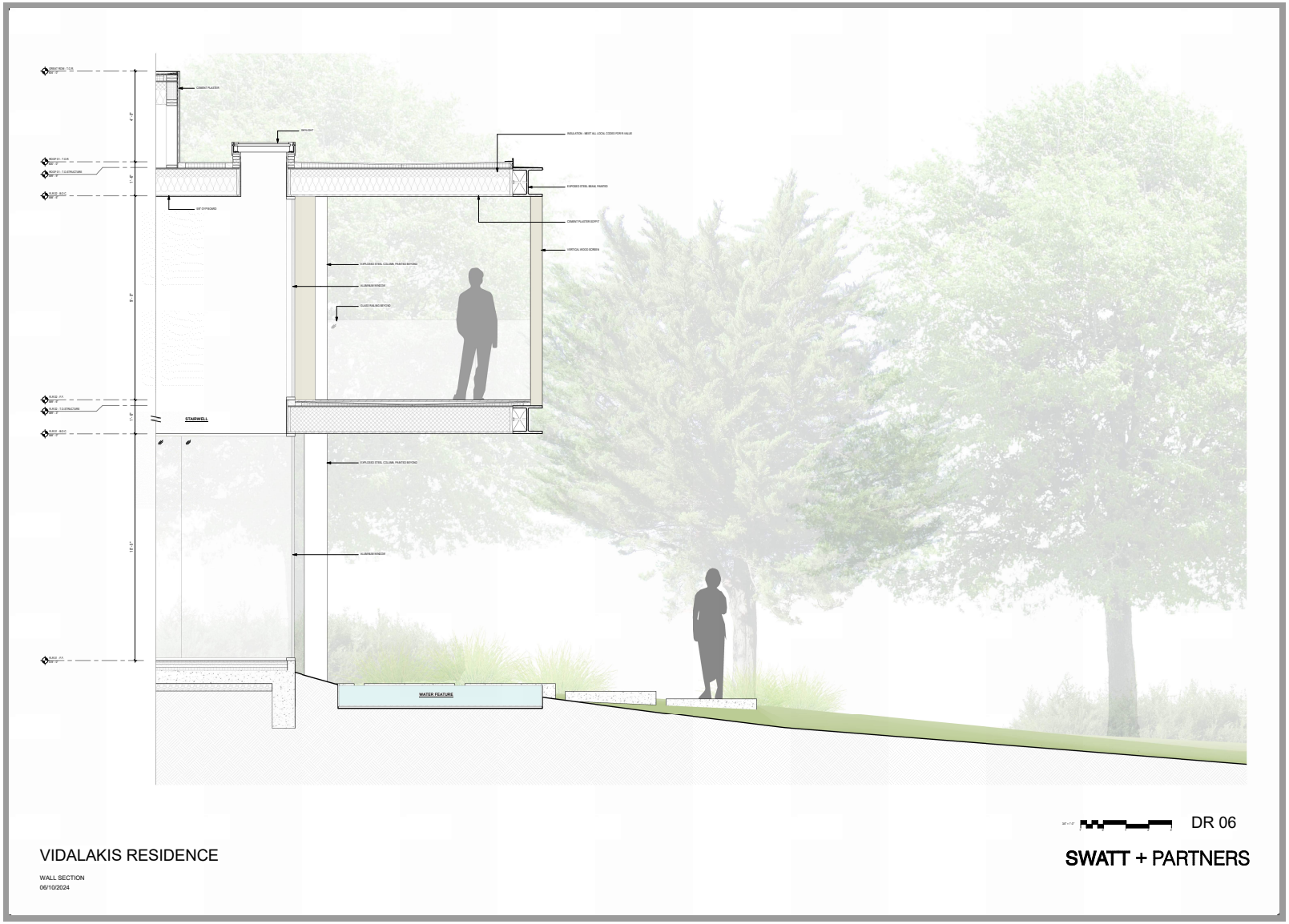


DR 05

VIDALAKIS RESIDENCE

ELEVATIONS
06/10/2024

SWATT + PARTNERS


STAIRWELL
WATER FEATURE
DR 06
VIDALAKIS RESIDENCE
WALL SECTION
06/10/2024
SWATT + PARTNERS





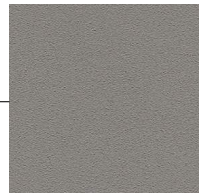
ARCHITECTURAL PANEL,
NICHIHA MIRAIA OR SIMILAR



EXPOSED STEEL BEAMS,
PAINTED WHITE



WHITE ALUMINUM GLAZING,
REYNAERS HI-FINITY OR SIMILAR



MEDIUM GREY CEMENT PLASTER



ATLANTIC WHITE CEDAR

DR 07

VIDALAKIS RESIDENCE

COLORS AND MATERIALS BOARD
06/10/2024

SWATT + PARTNERS



FRONT ELEVATION



VIEW FROM SOUTHEAST CORNER



FRONT ELEVATION



VIEW FROM SOUTHEAST CORNER

DR 08

VIDALAKIS RESIDENCE

PERSPECTIVE VIEWS
06/10/2024

SWATT + PARTNERS



VIEW FROM NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER



VIEW FROM CHICKERING ROAD



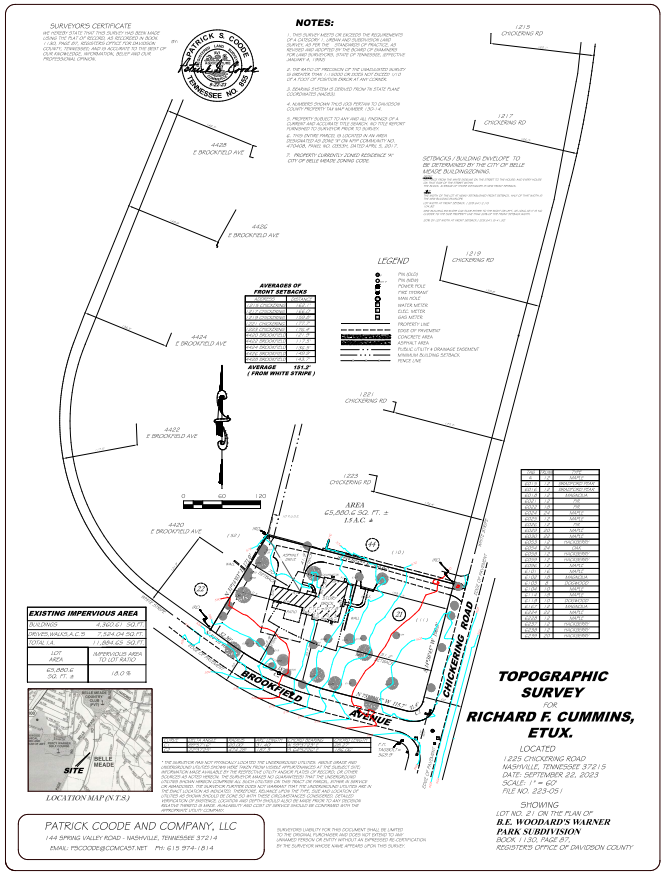
VIEW FROM INTERSECTION OF CHICKERING ROAD AND E BROOKFIELD AVENUE

DR 09

VIDALAKIS RESIDENCE

PERSPECTIVE VIEWS
06/10/2024

SWATT + PARTNERS



DR 10

VIDALAKIS RESIDENCE

SITE SURVEY
06/10/2024

SWATT + PARTNERS



1. 1215 Chickering Road



2. 1217 Chickering Road



3. 1219 Chickering Road



4. 1221 Chickering Road



5. 1223 Chickering Road



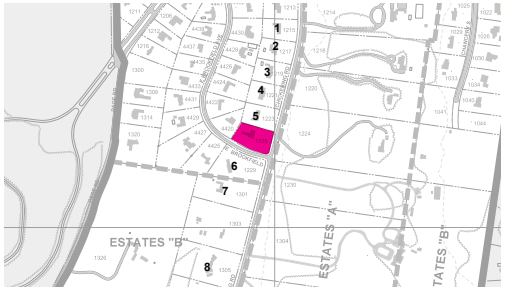
6. 1229 Chickering Road



7. 1301 Chickering Road



8. 1305 Chickering Road



DR 11

VIDALAKIS RESIDENCE

NEIGHBORHOOD PHOTOS
06/10/2024

SWATT + PARTNERS



1. 4420 E Brookfield Ave



2. 4422 E Brookfield Ave



3. 4424 E Brookfield Ave



4. 4425 E Brookfield Ave



5. 4427 E Brookfield Ave



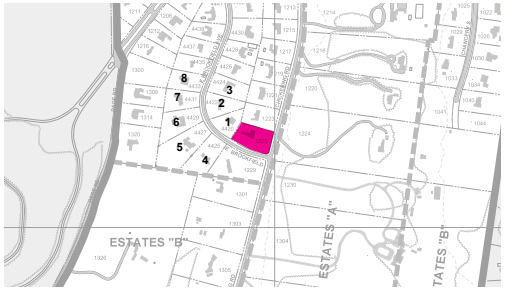
6. 4429 E Brookfield Ave



7. 4431 E Brookfield Ave



8. 4433 E Brookfield Ave



DR 12

VIDALAKIS RESIDENCE

NEIGHBORHOOD PHOTOS
06/10/2024

SWATT + PARTNERS



Eskenazi School of Art Architecture + Design, Indiana University
Mies van der Rohe



Leavengood House, St. Petersburg, FL_1951
Paul Rudolph



Farnsworth House, Plano, IL_1951
Mies van der Rohe

DR 13

VIDALAKIS RESIDENCE

DESIGN INSPIRATIONS
06/10/2024

SWATT + PARTNERS

Belle Meade

PAID
JUN 21 2024
By

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 2024-21 **FEE:** $1500

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 4400 Howell Place, Nashville, TN 37205

AGE/YEAR OF STRUCTURE: 1929

PROPERTY OF SIGNIFICANCE (1901-1939) X YES

PROPERTY OF CONSERVATION (1940-2000) ____ YES

PROPERTY LESS THAN 50 YEARS ____ YES

PROPERTY OWNER or APPLICANT

NAME: Charlie Rankin

ADDRESS: 2323 21st Avenue, 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 _X_ Demolition ____ Exterior Alteration or Repair ____ Addition

Define Architectural Style Craftsman

Describe Proposed Work Seeking permit to demolish existing structure and rebuild a new residence.

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.)

The residence has been reasonably maintained, given its age, but shows typical signs of aging. There is evidence of rotting wood along cornice and eave lines, evidence of water intrusion on the basement level and a significant crack in the foundation wall due to settlement. It is a single level home with an unfinished basement level with a walk-out garage, and an unfinished attic. The kitchen and bathrooms have been updated, some flooring material has been changed, or covered over, and stock crown moulding has been added.

Historical Significance

Although built in 1929, research has shown no other historical significance apart from its age.

Is the property habitable?

While not in the condition typically expected in a Belle Meade residence, the home has been lived in until recently.

Give a compelling reason for demolition of property

Although the age of the residence qualifies it as a 'Property of Significance', there is no evidence that this structure meets the criteria to be defined as a "significant dwelling", as defined by the City's design guidelines. The structure can be categorized as a Craftsman style, however it does not possess the integrity of design or workmanship that would mark it as the work of a master builder or designer. Furthermore, it is a very small house relative to the size of the lot on which it sits. Given the disparity between the size of the existing residence and the bulk standards allowed by the zoning ordinance, it is most likely that a reasonable addition to this house will render it unrecognizable from the original 1929 structure.

Describe the proposed reuse of existing materials, if any?

Our proposed design aims to mimic the look of the existing mitered corner wood lap siding and stacked fieldstone foundation walls.

- **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer: likely original (wood)

Window Material: wood

Frame Material: wood

Windowsills: wood

Brick, Painted/Natural: brick chimney - natural

Brick/Stone Thickness: rubble stone foundation wall

Clapboard Material: wood

Clapboard Dimensions/Reveal: 7" reveal

Railings, Columns, Pilasters: wood

Chimney Material: brick

Roofing Material: asphalt shingle

Exterior Doors: wood

Eaves/Cornice: wood

Gutters: aluminum

Gutter Dimensions: 5" ogee profile

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:

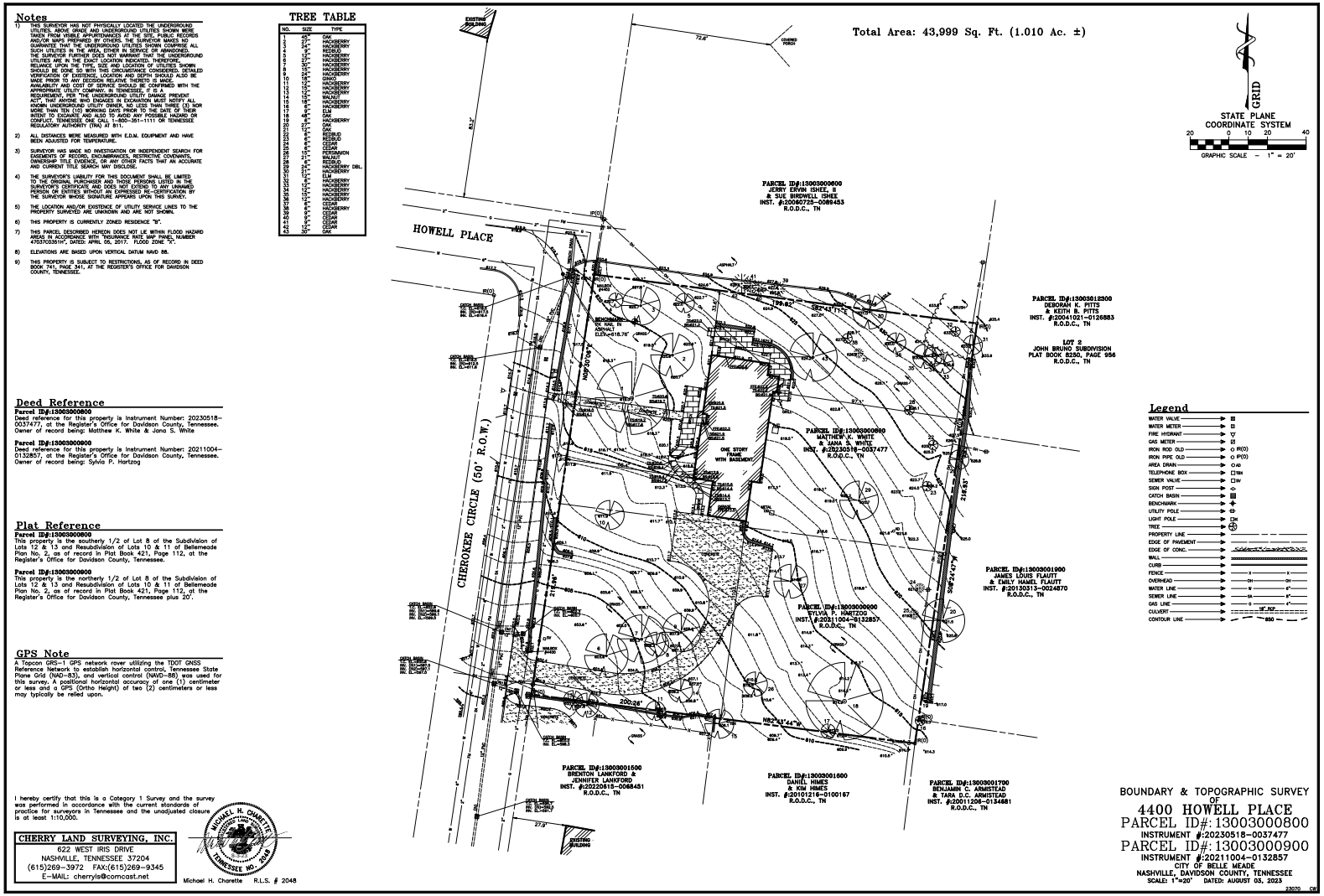
- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be 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: 06.21.24


Notes
1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ANY RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. FOR UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE, AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
5) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
6) THIS PROPERTY IS CURRENTLY ZONED RESIDENCE "R".
7) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0351H", DATED APRIL 05, 2017. FLOOD ZONE "X".
8) ELEVATIONS ARE BASED UPON VERTICAL DATUM NAVD 88.
9) THIS PROPERTY IS SUBJECT TO RESTRICTIONS, AS OF RECORD, IN DEED BOOK 741, PAGE 341, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
TREE TABLE
NO. SIZE TYPE
1 20" OAK
2 8" HACKBERRY
3 8" HACKBERRY
4 8" REDBUD
5 8" HACKBERRY
6 8" HACKBERRY
7 8" HACKBERRY
8 8" HACKBERRY
9 8" HACKBERRY
10 8" HACKBERRY
11 8" HACKBERRY
12 8" HACKBERRY
13 8" WALNUT
14 8" HACKBERRY
15 8" HACKBERRY
16 8" HACKBERRY
17 8" ELM
18 8" OAK
19 8" HACKBERRY
20 8" OAK
21 8" OAK
22 8" REDBUD
23 8" REDBUD
24 8" CEDAR
25 8" CEDAR
26 8" PERSIMMON
27 8" WALNUT
28 8" REDBUD
29 8" HACKBERRY DBL.
30 8" HACKBERRY
31 8" ELM
32 8" HACKBERRY
33 8" HACKBERRY
34 8" HACKBERRY
35 8" HACKBERRY
36 8" HACKBERRY
37 8" CEDAR
38 8" HACKBERRY
39 8" CEDAR
40 8" CEDAR
41 8" CEDAR
42 8" OAK
Total Area: 43,999 Sq. Ft. (1.010 Ac. ±)
HOWELL PLACE
CHEROKEE CIRCLE (50' R.O.W.)
PARCEL ID#:13003000600
JERRY ERWIN ISHEE, II
& SUE BRIDWELL ISHEE
INST. #:20060725-0089453
R.O.D.C., TN
PARCEL ID#:13003012300
DEBORAH K. PITTS
& KEITH B. PITTS
INST. #:20041021-0126883
R.O.D.C., TN
LOT 2
JOHN BRUNO SUBDIVISION
PLAT BOOK 8250, PAGE 956
R.O.D.C., TN
PARCEL ID#:13003000800
MATTHEW K. WHITE
& JANA S. WHITE
INST. #:20230518-0037477
R.O.D.C., TN
ONE STORY FRAME WITH BASEMENT
PARCEL ID#:13003001900
JAMES LOUIS FLAUTT
& EMILY HAMEL FLAUTT
INST. #:20150313-0024870
R.O.D.C., TN
PARCEL ID#:13003000900
SYLVIA P. HARTZOG
INST. #:20211004-0132857
R.O.D.C., TN
PARCEL ID#:13003001500
BRENTON LANKFORD &
JENNIFER LANKFORD
INST. #:20220815-0068451
R.O.D.C., TN
PARCEL ID#:13003001600
DANIEL HIMES
& KIM HIMES
INST. #:20101216-0100167
R.O.D.C., TN
PARCEL ID#:13003001700
BENJAMIN C. ARMISTEAD
& TARA D.C. ARMISTEAD
INST. #:20111206-0134681
R.O.D.C., TN
EXISTING BUILDING
EXISTING SHED
CURBED PORCH
GRID
STATE PLANE COORDINATE SYSTEM
GRAPHIC SCALE - 1" = 20'
Legend
WATER VALVE
WATER METER
FIRE HYDRANT
GAS METER
IRON ROD OLD
IRON PIPE OLD
AREA DRAIN
TELEPHONE BOX
SEWER VALVE
SIGN POST
CATCH BASIN
BENCHMARK
UTILITY POLE
LIGHT POLE
TREE
PROPERTY LINE
EDGE OF PAVEMENT
EDGE OF CONC.
WALL
CURB
FENCE
OVERHEAD
WATER LINE
SEWER LINE
GAS LINE
CULVERT
CONTOUR LINE
Deed Reference
Parcel ID#:13003000800
Deed reference for this property is Instrument Number: 20230518-0037477, at the Register's Office for Davidson County, Tennessee. Owner of record being: Matthew K. White & Jana S. White
Parcel ID#:13003000900
Deed reference for this property is Instrument Number: 20211004-0132857, at the Register's Office for Davidson County, Tennessee. Owner of record being: Sylvia P. Hartzog
Plat Reference
Parcel ID#:13003000800
This property is the southerly 1/2 of Lot 8 of the Subdivision of Lots 12 & 13 and Resubdivision of Lots 10 & 11 of Bellemeade Plan No. 2, as of record in Plat Book 421, Page 112, at the Register's Office for Davidson County, Tennessee.
Parcel ID#:13003000900
This property is the northerly 1/2 of Lot 8 of the Subdivision of Lots 12 & 13 and Resubdivision of Lots 10 & 11 of Bellemeade Plan No. 2, as of record in Plat Book 421, Page 112, at the Register's Office for Davidson County, Tennessee plus 20'.
GPS Note
A Topcon GRS-1 GPS network rover utilizing the TDOT GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.
I hereby certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net
MICHAEL H. CHARETTE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2048
Michael H. Charette R.L.S. # 2048
BOUNDARY & TOPOGRAPHIC SURVEY
OF
4400 HOWELL PLACE
PARCEL ID#:13003000800
INSTRUMENT #:20230518-0037477
PARCEL ID#:13003000900
INSTRUMENT #:20211004-0132857
CITY OF BELLE MEADE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=20' DATED: AUGUST 03, 2023
23070

Existing Conditions - Exterior

RANKIN DESIGNWORKS
ARCHITECTURE











Existing Conditions - Exterior

RANKIN DESIGNWORKS
ARCHITECTURE



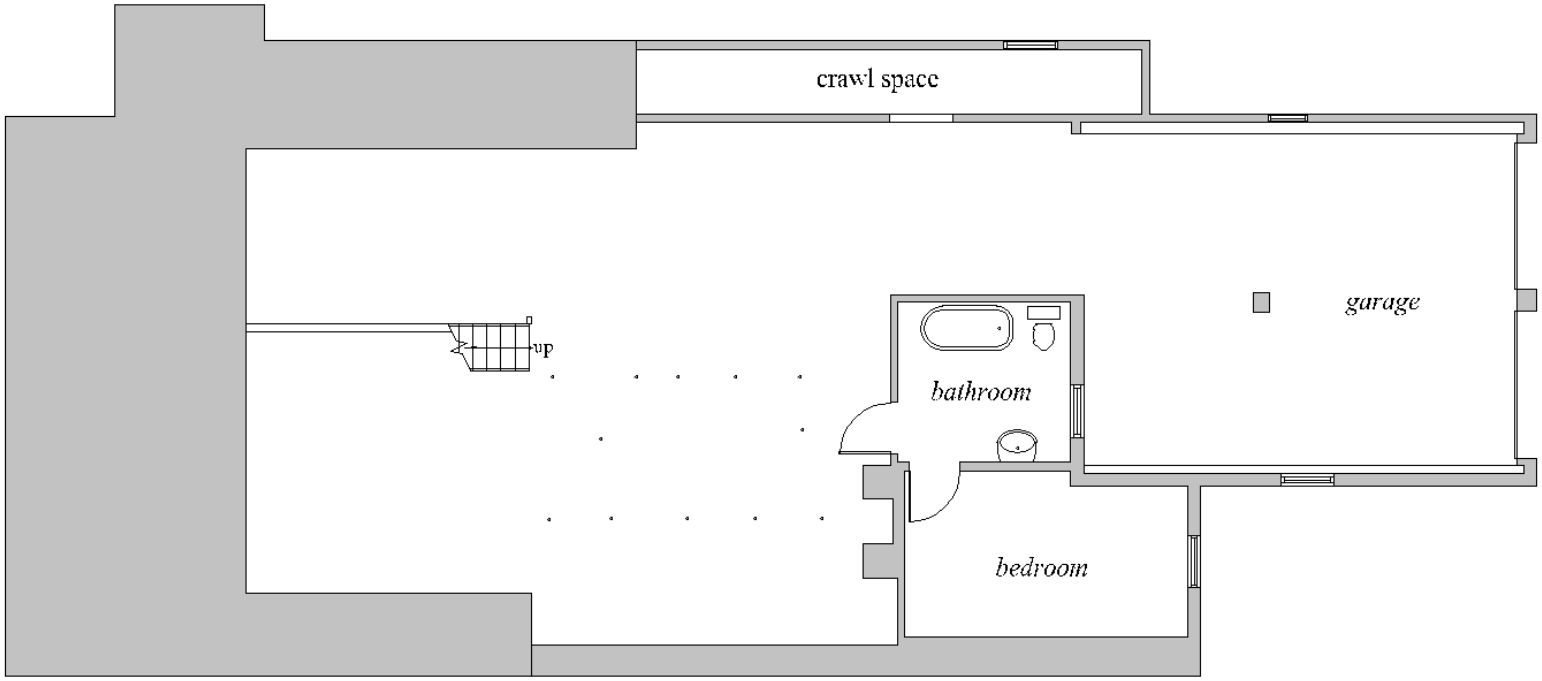






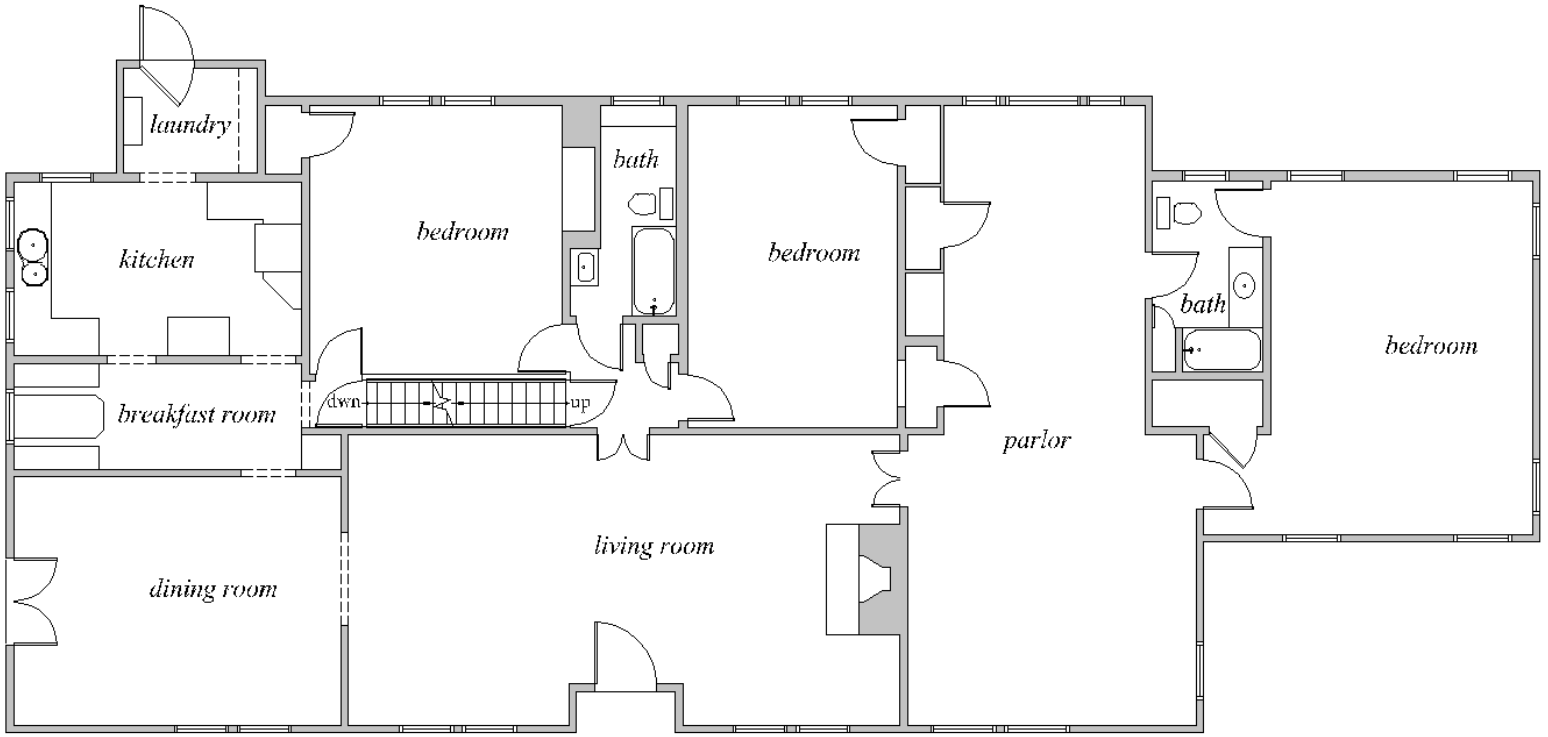

Existing Conditions – Basement Plan

RANKIN DESIGNWORKS
ARCHITECTURE



Existing Conditions – First Floor Plan

RANKIN DESIGNWORKS
ARCHITECTURE



Existing Conditions – Living, Parlor, & Dining

RANKIN DESIGNWORKS
ARCHITECTURE







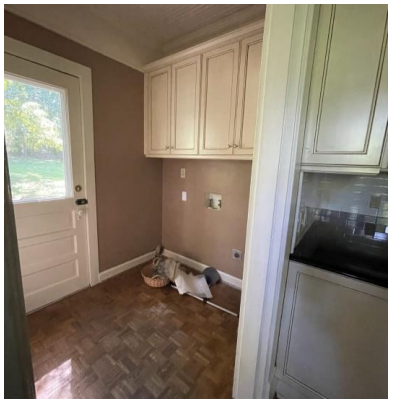


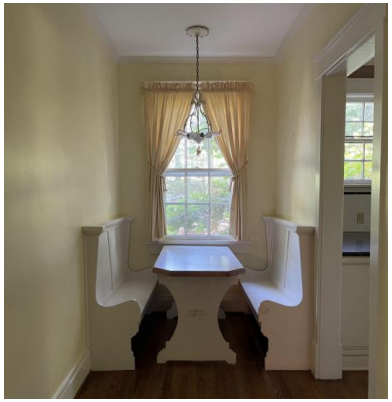
Existing Conditions – Kitchen & Laundry

RANKIN DESIGNWORKS
ARCHITECTURE





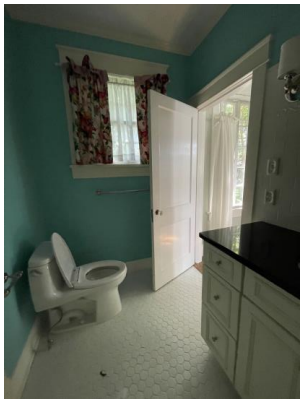


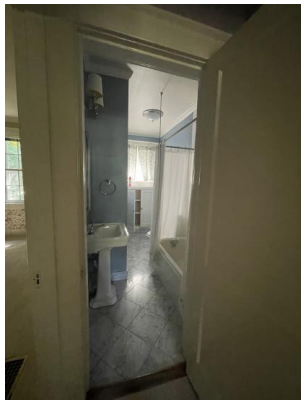
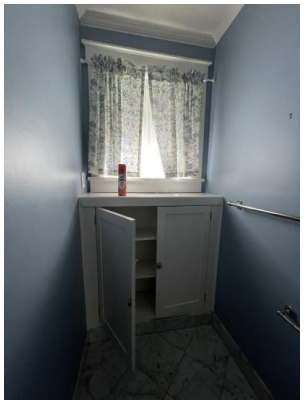


Existing Conditions – Bedrooms & Bathrooms

RANKIN DESIGNWORKS
ARCHITECTURE

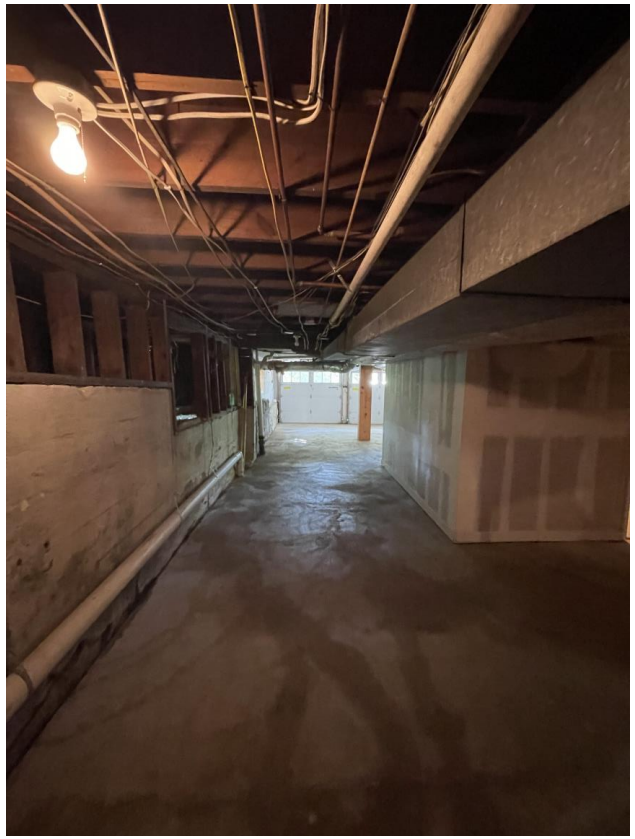


Existing Conditions - Basement

RANKIN DESIGNWORKS
ARCHITECTURE





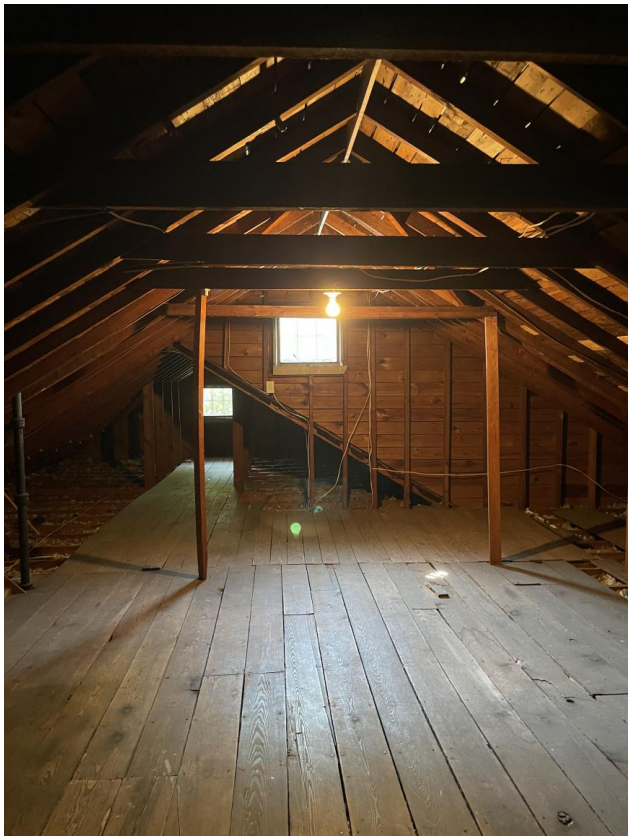




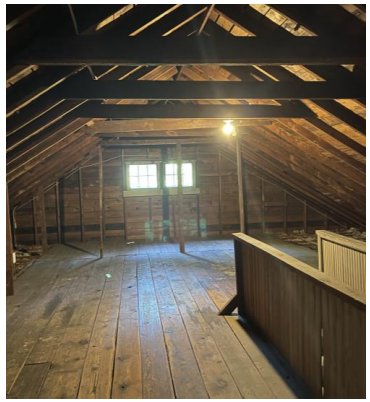


Existing Conditions - Attic

RANKIN DESIGNWORKS
ARCHITECTURE





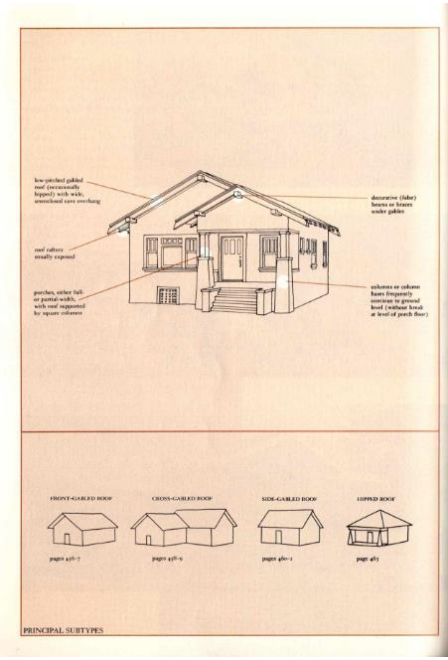


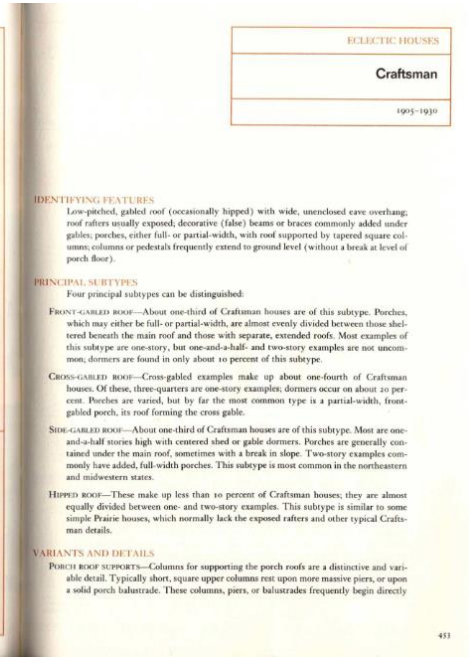


Style of Existing Structure

RANKIN DESIGNWORKS
ARCHITECTURE

Craftsman Style





ECLECTIC HOUSES

Craftsman

1905–1930

IDENTIFYING FEATURES

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).

PRINCIPAL SUBTYPES

Four principal subtypes can be distinguished:

FRONT-GABLED ROOF—About one-third of Craftsman houses are of this subtype. Porches, which may either be full- or partial-width, are almost evenly divided between those sheltered beneath the main roof and those with separate, extended roofs. Most examples of this subtype are one-story, but one-and-a-half- and two-story examples are not uncommon; dormers are found in only about 10 percent of this subtype.

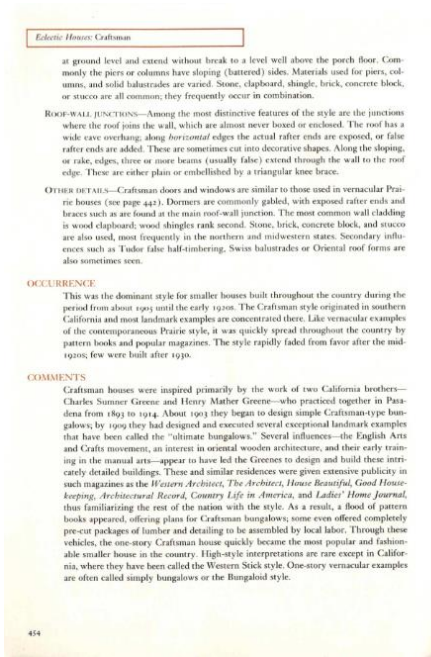
CROSS-GABLED ROOF—Cross-gabled examples make up about one-fourth of Craftsman houses. Of these, three-quarters are one-story examples; dormers occur on about 20 percent. Porches are varied, but by far the most common type is a partial-width, front-gabled porch, its roof forming the cross gable.

SIDE-GABLED ROOF—About one-third of Craftsman houses are of this subtype. Most are one-and-a-half stories high with centered shed or gable dormers. Porches are generally contained under the main roof, sometimes with a break in slope. Two-story examples commonly have added, full-width porches. This subtype is most common in the northeastern and midwestern states.

HIPPED ROOF—These make up less than 10 percent of Craftsman houses; they are almost equally divided between one- and two-story examples. This subtype is similar to some simple Prairie houses, which normally lack the exposed rafters and other typical Craftsman details.

VARIANTS AND DETAILS

PORCH ROOF SUPPORTS—Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade. These columns, piers, or balustrades frequently begin directly



at ground level and extend without break to a level well above the porch floor. Commonly the piers or columns have sloping (battered) sides. Materials used for piers, columns, and solid balustrades are varied. Stone, clapboard, shingle, brick, concrete block, or stucco are all common; they frequently occur in combination.

ROOF-WALL JUNCTIONS—Among the most distinctive features of the style are the junctions where the roof joins the wall, which are almost never boxed or enclosed. The roof has a wide eave overhang; along *horizontal* edges the actual rafter ends are exposed, or false rafter ends are added. These are sometimes cut into decorative shapes. Along the sloping, or rake, edges, three or more beams (usually false) extend through the wall to the roof edge. These are either plain or embellished by a triangular knee brace.

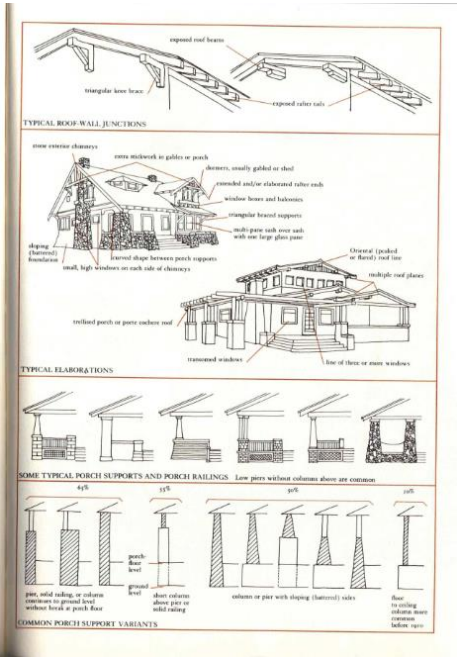
OTHER DETAILS—Craftsman doors and windows are similar to those used in vernacular Prairie houses (see page 442). Dormers are commonly gabled, with exposed rafter ends and braces such as are found at the main roof-wall junction. The most common wall cladding is wood clapboard; wood shingles rank second. Stone, brick, concrete block, and stucco are also used, most frequently in the northern and midwestern states. Secondary influences such as Tudor false half-timbering, Swiss balustrades or Oriental roof forms are also sometimes seen.

OCCURRENCE

This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The Craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s; few were built after 1930.

COMMENTS

Craftsman houses were inspired primarily by the work of two California brothers—Charles Sumner Greene and Henry Mather Greene—who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the "ultimate bungalows." Several influences—the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts—appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies' Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. High-style interpretations are rare except in California, where they have been called the Western Stick style. One-story vernacular examples are often called simply bungalows or the Bungaloid style.



Style of Existing Structure

RANKIN DESIGNWORKS
ARCHITECTURE

Craftsman Style Elements



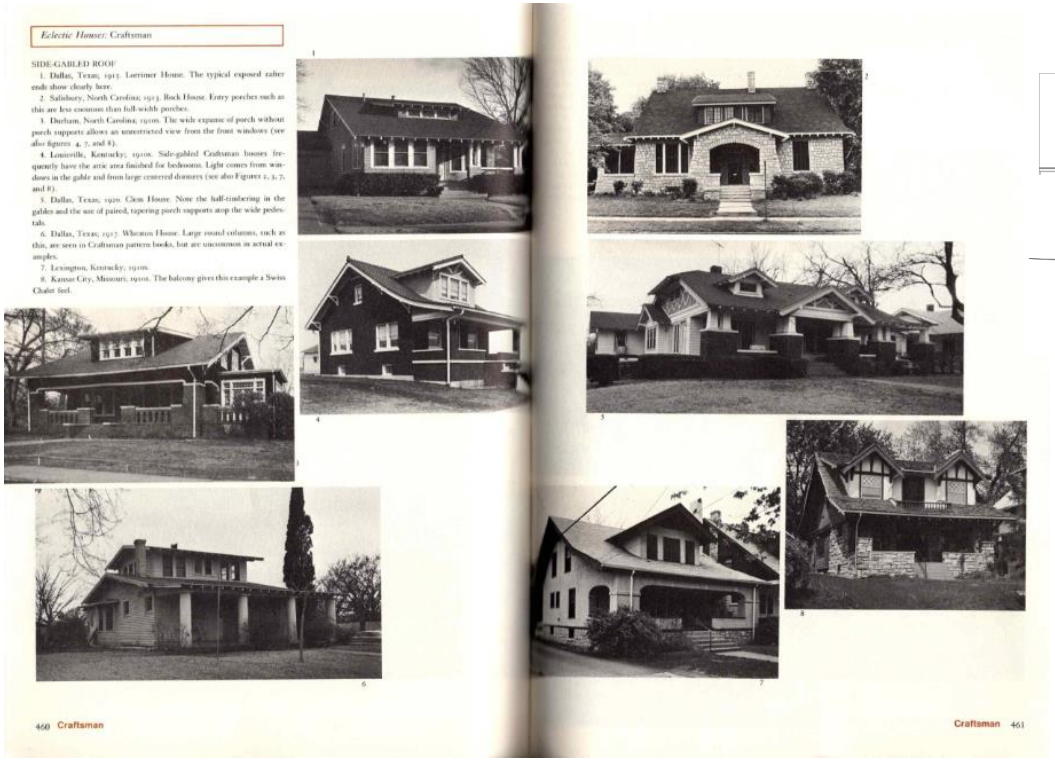
Side-Gabled Roof Subtype



Exposed Rafter Tails & Roof Beams

Style of Existing Structure

RANKIN DESIGNWORKS
ARCHITECTURE



Historic Examples of Side-Gable Craftsman



Existing Front Elevation : 4400 Howell Place

- Lacks style defining front porch
- Style defining front gabled dormer is undersized
- Non-typical shutters are under-sized for window

Style of Existing Structure

RANKIN DESIGNWORKS
ARCHITECTURE

Craftsman Style in Belle Meade

Although the Bungalow style was quite popular in Nashville and across the country in the 1910s and 1920s, only a small number of these designs were built in Belle Meade. The Bungalow style originated on the West Coast and is associated with more modest middle-class homes than those built in Belle Meade. Typically, a Bungalow is one- or one-and-one-half-stories in height. The façade often features a large partial or full-width porch with tapered wood, brick or stone columns on piers. Bungalows have low-pitched, gable roofs with wide eave overhangs, exposed rafters, and decorative beams or brackets.

The most representative examples of the Bungalow style in the city are the houses at 305 Jackson Boulevard and 511 Park Hill. The home at 305 Jackson Boulevard has a full-width porch and porte-cochere with stone columns and a gable dormer at the roofline. The dwelling at 511 Park Hill has tapered stuccoed columns, original multi-light windows and a clay tile roof.



Figure 36: 305 Jackson Boulevard built ca. 1925.

39



Figure 37: 511 Park Hill built in 1927

The approach to house designs in Belle Meade during the early- to mid-20th century was one of conservatism and the use of traditional revival styles. There are no extant examples of the Prairie, Art Deco or Art Moderne styles in the city. Examples of these styles are also relatively rare in Nashville in general. An article in the *Nashville Tennessean* in 1937 was headlined "Tennesseans Still Like Colonial Homes." The article featured interviews with architects Emmons Woolwine, Henry Hibbs, Donald Southgate and Edwin Keeble. All four architects noted that the majority of their clients prefer the Colonial Revival style for its symmetry, overall proportions and reflects the "Southern culture of domestic architecture."[15] In particular Edwin Keeble is noted for his many Colonial Revival style homes he designed in Belle Meade while he was in practice from 1928 to 1970.

Most of the homes built in Belle Meade from 1945 to 1960 continued to be built in traditional Colonial Revival style or reflected the Minimal Traditional and Ranch style popularized across the country. Only a few dwellings display the influence of the International style which featured flat roofs, steel casement windows and minimal decoration. A modest example of this style in the city is the dwelling at 700 Lynnwood Boulevard built in 1947. Another architectural style from this period is the Minimal Traditional style which was built from the 1930s to the 1960s. This style refers to one- or one-and-one-half story dwellings of modest scale and with minimal detailing referencing the Colonial Revival and Tudor Revival styles. Most of these dwellings were built on lots that were developed after World War II. Concentrations of these houses can be found

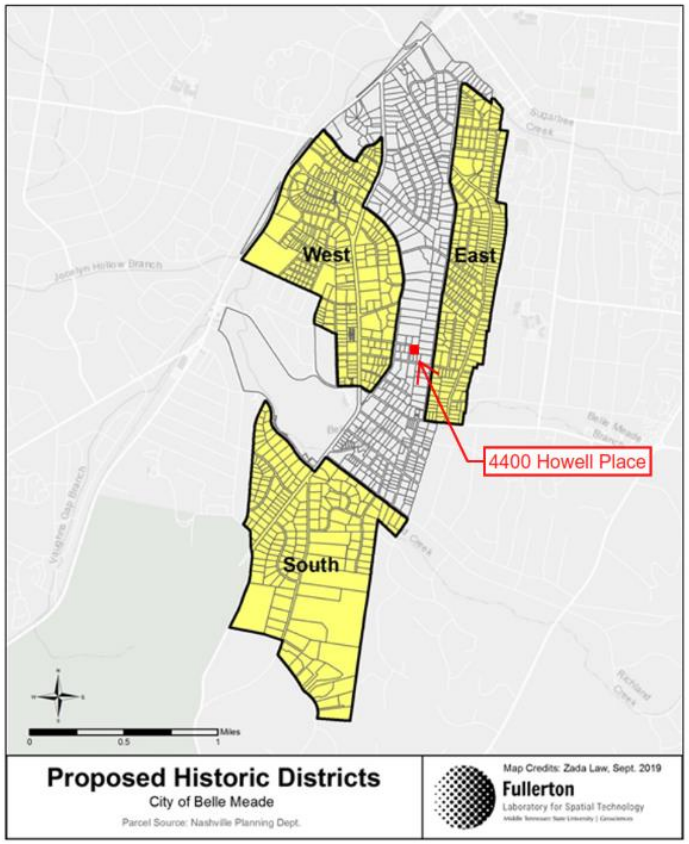
[15] "Tennesseans Still Like Colonial Homes," *Nashville Tennessean*, January 3, 1937, p. 28.

40

The Belle Meade Historic Resources Survey notes that there are only a small number of "Bungalow" style houses in the City, and lists the most representative examples as 305 Jackson Blvd and 511 Park Hill.

Historic Resources Survey

RANKIN DESIGNWORKS
ARCHITECTURE



4400 Howell Place is <u>not</u> located in any of the three proposed historic overlay districts outlined in the Historic Resources Survey Report

Historic Resources Survey

RANKIN DESIGNWORKS
ARCHITECTURE

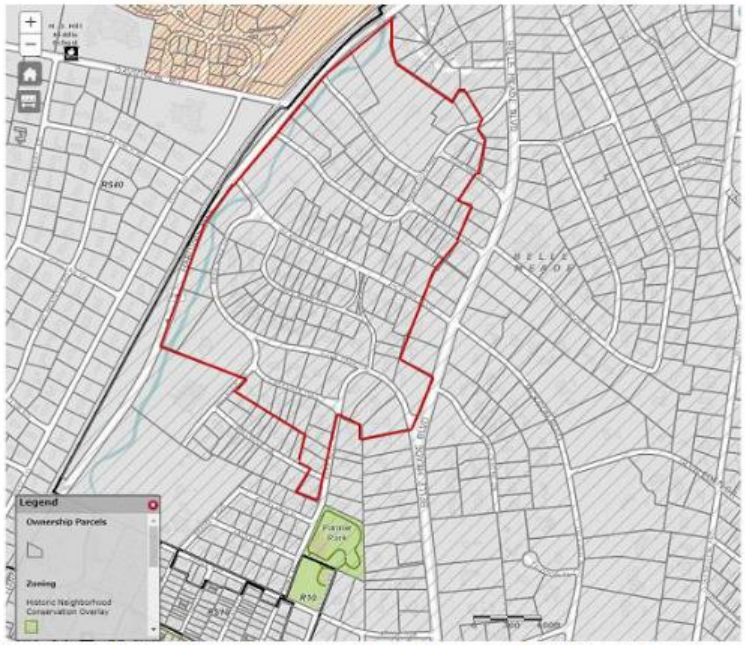


Figure 56: Belle Meade map showing the location of the proposed Belle Meade Park National Register Historic District.

4400 Howell Place is <u>not</u> located in the proposed Belle Meade Park National Register Historic District, as outlined in the Historic Resources Survey Report

Historic Resources Survey

RANKIN DESIGNWORKS
ARCHITECTURE

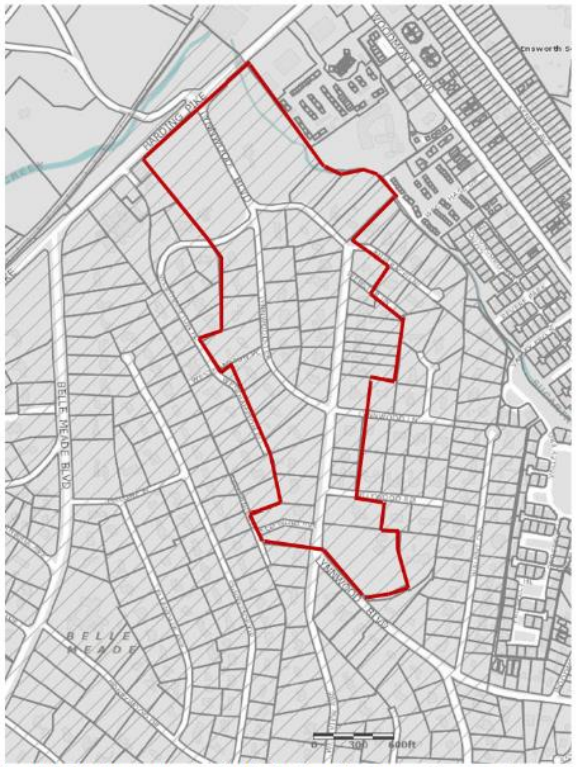


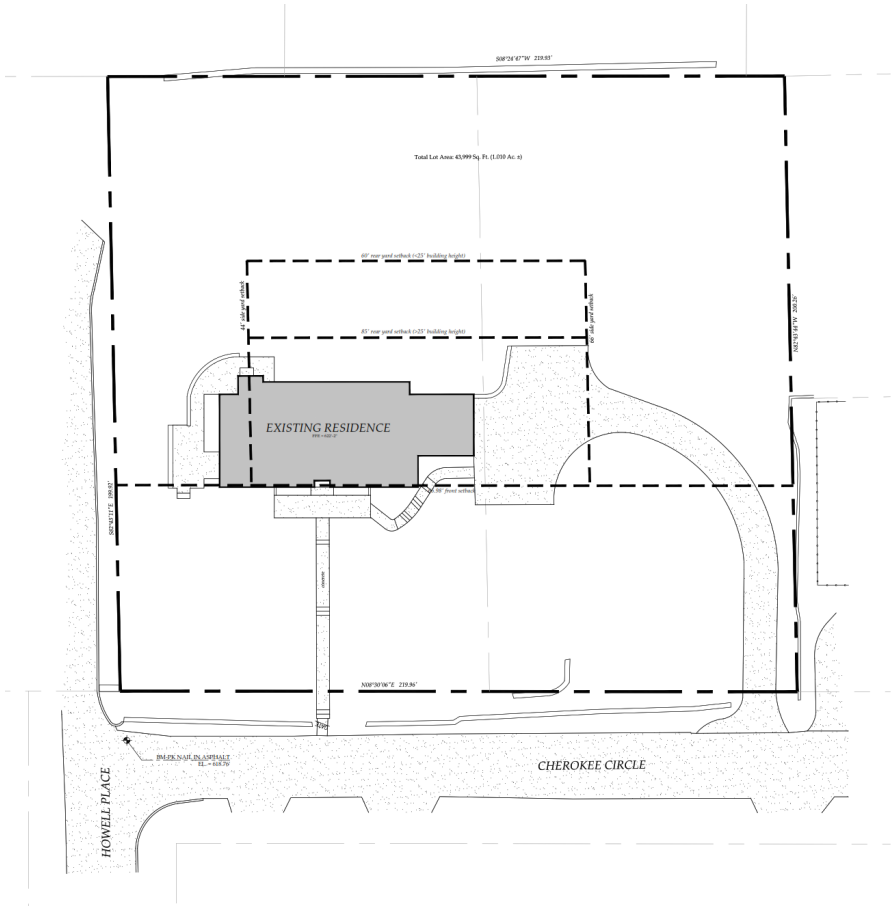
Figure 57: Belle Meade map showing the location of the proposed Lynnwood Terrace/Boulevard National Register Historic District.

56

4400 Howell Place is <u>not</u> located in the proposed Lynnwood Terrace/Boulevard National Register Historic District, as outlined in the Historic Resources Survey Report

Property Data: 4400 Howell Place

RANKIN DESIGNWORKS
ARCHITECTURE



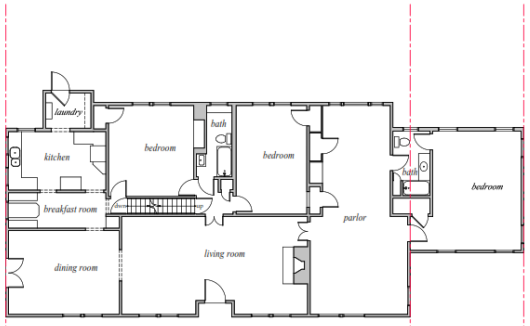
Lot Size = 1.01 ac. (43,999 sq. ft.)

Allowable Footprint : 5,280 sq. ft.
Existing Footprint : 2,547 sq. ft.
Available Footprint : 2,733 sq. ft.

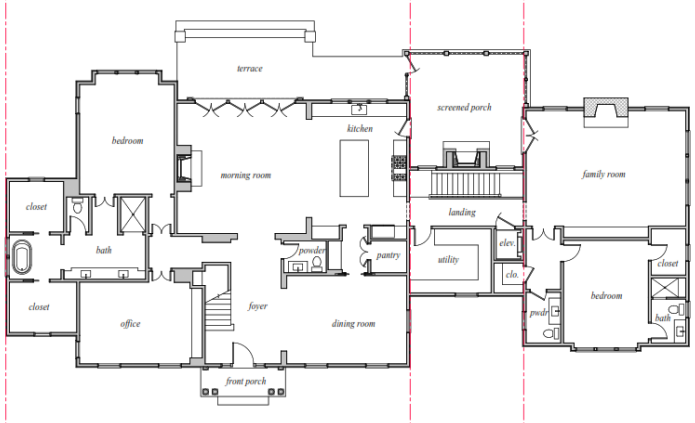
Allowable F.A.R. : 8,624 sq. ft.
Existing F.A.R. : 3,260 sq. ft.
Available F.A.R. : 5,364 sq. ft.

Comparing Existing Structure to Proposed

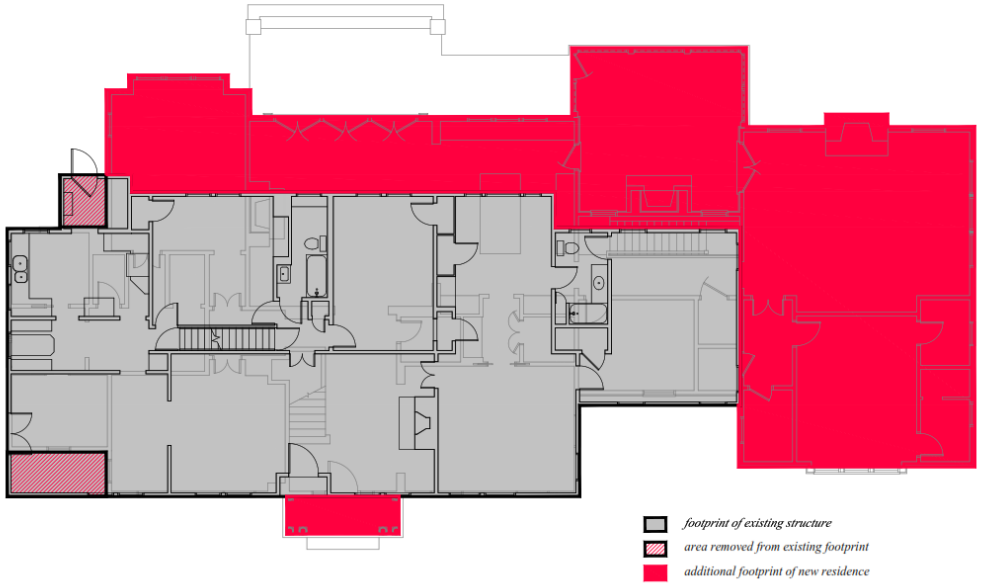
RANKIN DESIGNWORKS
ARCHITECTURE



Existing Floor Plan



Proposed New Floor Plan



Existing Floor Plan Overlayed onto Proposed Floor Plan

- Proposed "addition" to the right side
- Proposed "addition" to the rear
- Proposed new front porch
- Proposed to remove front left corner to provides relief along width of front façade, and allow front door to be centered on structure

Comparing Existing Structure to Proposed

RANKIN DESIGNWORKS
ARCHITECTURE



Existing Front Elevation



Proposed New Front Elevation

Existing Front Elevation Comparison to Proposed New

- Changes style to Colonial Revival (a dominant style in the City)
- Duplicates existing wood lap siding & stone foundation wall
- Respects the scale and massing of the existing structure
- Respects the scale of neighboring houses
- Adds architectural richness to the neighborhood

Staff Report

Agenda No.: IV.B.

Case No.: HZC2024-21

Staff: Mary Samaniego, Planning Director

Applicant: Charlie Rankin

Request: Certificate of Appropriateness for demolition

Location: 4400 Howell Place

Summary:
The applicant, on behalf of the property owners Matthew and Jana White, is requesting Certificate of Appropriateness approval for demolition of a residence determined to be a property of significance. This residence was constructed in 1929 in the Craftsman style and appears to have had a garage addition although this could not be confirmed by staff. It is the intent to construct a new single-family dwelling if the demolition is approved (see HZC2024-22).

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 1.01 acres (43,999 square feet - SF) and is rectangular with frontage on Cherokee Circle.
2. The residence was constructed in 1929 and has a Craftsman architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property of significance*.
3. The residence is one-story with basement and approximately 3,260 SF with an attached two-car garage.
4. The dwelling has been identified in the 2021 historical survey (DV-21755) as having: double-hung casement windows and a stone foundation.
5. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.
6. The applicant has not 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**:

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 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, and,
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places; or,
- Embody such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade; or,
- 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; or,
- Possesses one or more of the following criteria:
  A. A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
  B. Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
  C 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;
  D. 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;
  E. Is a notable work of a master builder, designer, or architect, and/or;
  F. Possesses or may likely yield information important in prehistory or history, and/or;
  G. Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

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.

Specific Guidelines for Demolition of Property of significance in the Belle Meade Citywide Conservation Overlay Design Guidelines:

1. In most cases the HZC will not approve the demolition of a significant property to the historical context of Belle Meade, unless:
   - public safety and welfare requires the removal of the building or structure, or;
   - the building has lost its architectural and historical value.
2. In order for the HZC to reach the important decision of demolishing a significant property, the owner should submit with the application [i] historic background and archival research, [ii] thorough documentation of the building and property, and [iii] a plan for dismantling of historic materials for salvation. Such materials to be salvaged include historic timber framing, windows, doors, mantels, newel posts, balusters, moldings, flooring, hardware, metalwork, brackets, weatherboard, brick, stone, other masonry components, and any other interior or exterior decorative elements.
3. If demolition appears inevitable, the owner is encouraged to consider moving or relocating the building to another location within the City.
4. An experienced, licensed, and qualified structural or architectural engineer and builder with experience in historic properties should evaluate the condition of the subject building and whether it might be able to withstand relocation as an alternative to demolition. This assessment should consider how much damage can be caused by removal and be compiled into historic conditions report for the HZC evaluation.
5. When approved, the demolition should be accomplished in a manner that will preserve existing trees and major vegetation. Demolition should follow standards set forth in the City's tree ordinance.

Staff recommends denial the Certificate of Appropriateness based on the written findings of fact and the lack of supporting documentation regarding structural condition.

Attachment:

1. Location Map

Nashville / Davidson County Parcel Viewer 4400 HOWELL PLACE



June 28, 2024

graphicsLayer2

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Metro GIS

Made by: Metro GIS

From: daniel himes
To: Mary Samaniego; Kim Himes
Subject: Opposition to demolition to 4400 Howell Place
Date: Wednesday, July 3, 2024 10:09:58 AM

Dear Mary,

I hope this email finds you well. I am writing to express my deep concern (and my wife Kim) regarding the proposed demolition of the beautiful home at 4400 Howell Place. As residents and passionate advocates for the preservation of our neighborhood's unique character and history, I feel compelled to present several arguments against this action.

The house at 4400 Howell Place, built in 1929, is a prime example of the architectural elegance that defines Belle Meade. Its design and construction are not merely reflective of a bygone era but serve as a living testament to the neighborhood's rich heritage. The home's well-maintained condition highlights its enduring quality and the care it has received over the decades. To demolish such a structure would be to erase a significant piece of our community's history.

Belle Meade is known for its unique architectural landscape, which includes a variety of historical styles that have been preserved over the years. The demolition of 4400 Howell Place would not only result in the loss of a beautiful and historically significant home but also disrupt the architectural harmony that makes our neighborhood so special. It is crucial to recognize that preserving such homes contributes to the cultural and aesthetic value of our community, attracting both residents and visitors who appreciate our unique character.

Furthermore, the demolition of historic homes can have far-reaching negative impacts. It sets a concerning precedent that may encourage further destruction of irreplaceable structures in favor of new developments. This trend could ultimately erode the historical integrity of Belle Meade, transforming it into a neighborhood indistinguishable from any other modern development. Maintaining the character and charm of Belle Meade is essential for preserving the identity of our community. Other specific concerns are damage to our homes from demolition or earth movement as well as the risk of changing natural drainage which could lead to flooding of other properties. Our property line directly abuts 4400 Howell and this is of particular concern to us.

I urge you to consider alternatives to demolition, such as restoration or adaptive reuse, which can maintain the historical essence of the property while accommodating modern needs.

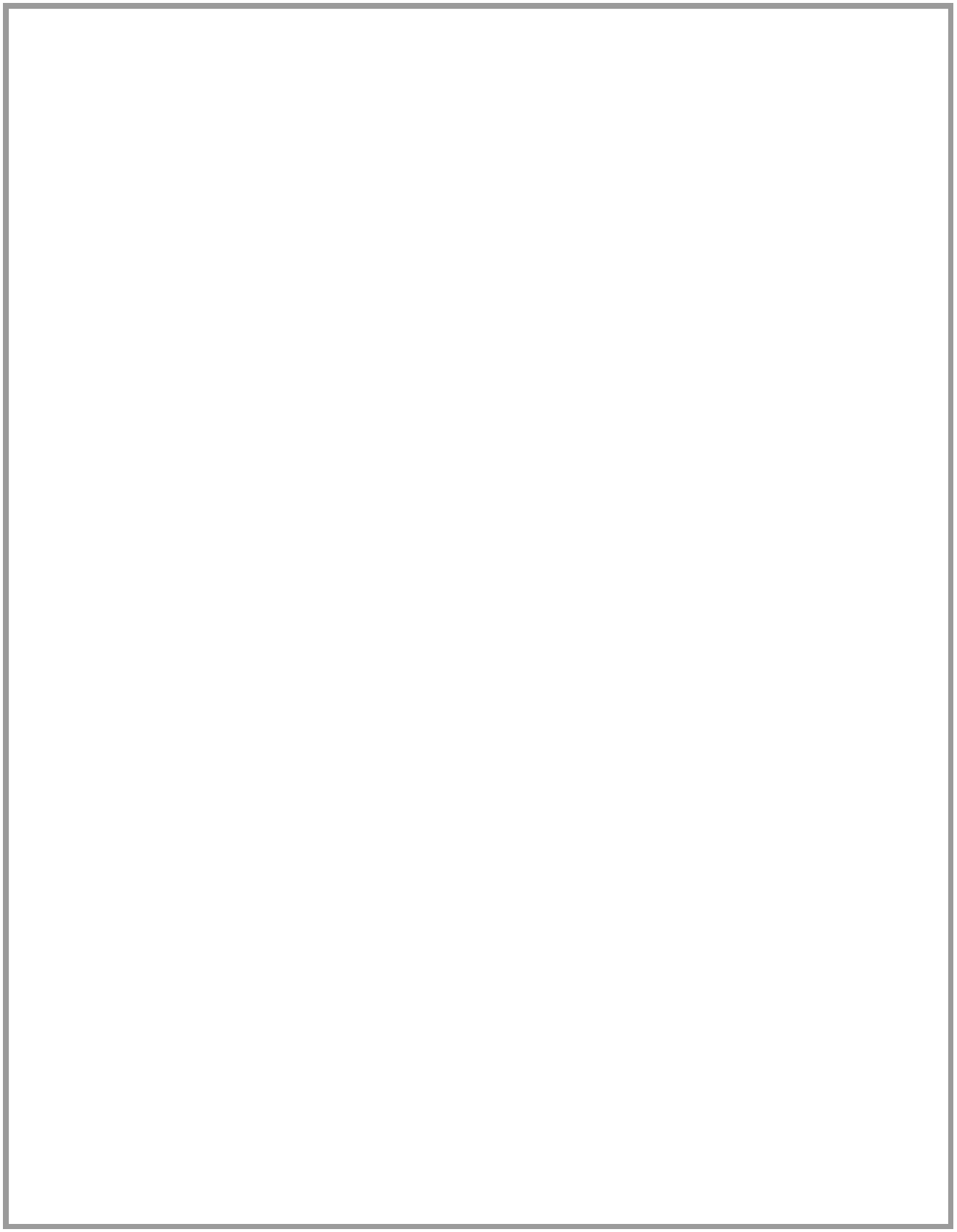
In conclusion, the demolition of 4400 Howell Place would be a tragic loss for Belle Meade and the broader Nashville community. I respectfully request that you reconsider this decision and explore options that honor and preserve the historical significance of this remarkable home.

Thank you for your time and consideration.

Sincerely,

Dan (and Kim) Himes

4404 Iroquois Avenue



From: Celeste Lester
To: Mary Samaniego
Subject: HZC2024-21 4400 Howell Place Feedback for HZC
Date: Monday, July 1, 2024 3:01:59 PM

Dear Historic Planning Commission,

Thank you for the opportunity as a resident of Howell Place to comment on the proposed construction project at 4400 Howell Place including a request to demolish the existing historical structure.

Howell Place is a really a neighborhood within a neighborhood. Residents of Howell Place have chosen to make significant investments in bringing older homes back to life. It's a quiet street in an increasingly busy neighborhood where BM residents walk, teach their children to ride bikes and children can be seen playing.

While I do believe the proposed new home is lovely and would fit the esthetics of Howell Place, I do have 2 points of feedback/concern:

1) When the house was originally marketed for sale, it was marketed as a possible tear down with 2 buildable lots (Currently, the property is comprised of 2 parcels with 1 home occupying/straddling the sites). I checked with BM City Hall when the home was for sale and was told this could not happen as this home was protected by an historical overlay.
. If permission is given to tear down the house and the Whites decide not to move forward with the proposed structure, could this property be sold as 2 buildable lots? This scenario would be detrimental to the character and charm of Howell Place. Is it possible to grant permission for demolition conditionally - e.g., in exchange for permitting the demolition of a home protected by an historic overlay, the current land cannot be developed as 2 parcels?
I highlight this as a concern as there are several examples in BM where individuals have purchased properties, demolished the existing home and then, had a change of heart and re-sold the land.

2) Today, as you walk down the street toward 4400 Howell Place, you have a lovely expanse of green foliage and grass which is an integral part of the character and streetscape of Howell Place. The proposed plan has a large parking pad placed such that it will be the new view on Howell Place. I would like to request the parking pad be integrated into the driveway so that it blends into the setting rather than becomes a feature of the setting.

Thank you for considering my comments as you contemplate the zoning request for 4400 Howell Place.

With kind regards,
Celeste Lester
615-545-0274

Sent from my iPad

Belle Meade

CITY OF BELLE MEADE

CERTIFICATE OF APPROPRIATENESS APPLICATION

PAID
JUN 21 2024
By RC

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 2024-22 **FEE:** $2,000.00

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 4400 Howell Place, Nashville, TN 37205

AGE/YEAR OF STRUCTURE: 1929

PROPERTY OF SIGNIFICANCE (1901-1939) X YES

PROPERTY OF CONSERVATION (1940-2000) ____ YES

PROPERTY LESS THAN 50 YEARS ____ YES

PROPERTY OWNER or APPLICANT

NAME: Charlie Rankin

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

EMAIL: charlie@rankindesignworks.com

PHONE NUMBER: 615.306.0867

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style Colonial Revival

Describe Proposed Work Seeking permit to demolish existing residence and rebuild a new residence in the colonial revival style.

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.)

The residence has been reasonably maintained, given its age, but shows typical signs of aging. There is evidence of rotting wood along cornice and eave lines, evidence of water intrusion on the basement level and a significant crack in the foundation wall due to settlement. It is a single level home with an unfinished basement, with walk-out garage, and an unfinished attic. The kitchen and bathrooms have been updated, some flooring material has been changed, or covered over, and stock crown moulding has been added.

Historical Significance

Although built in 1929, research has shown no other historical significance apart from its age.

Is the property habitable?

While not in the condition generally expected in Belle Meade, the home has been lived in until recently.

Give a compelling reason for demolition of property

Although the age of the residence qualifies it as a 'Property of Significance', there is no evidence that this structure meets the criteria to be defined as a "significant dwelling", as defined by the City's design guidelines. The structure does not possess distinguishing characteristics of a specific architectural style, nor does it possess the integrity of design or workmanship that would mark it as the work of a master builder or designer. Furthermore, it is a very small house relative to the size of the lot on which it sits. Given the disparity between the size of the existing residence and the bulk standards allowed by the zoning ordinance, it is most likely that a reasonable addition to this house will render it unrecognizable from the original 1929 structure.

Describe the proposed reuse of existing materials, if any?

Our proposed design aims to mimic the look of the existing mitered corner wood lap siding and stacked fieldstone foundation walls.

- **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer: Marvin (or similar)

Window Material: wood

Frame Material: wood

Windowsills: wood

Brick, Painted/Natural: n/a

Brick/Stone Thickness: 6" bed depth stone foundation

Clapboard Material: wood

Clapboard Dimensions/Reveal: 7" reveal

Railings, Columns, Pilasters: wood

Chimney Material: full bed depth stone

Roofing Material: cedar shake

Exterior Doors: wood

Eaves/Cornice: wood

Gutters: copper half-round

Gutter Dimensions: 6" half-round

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: 06.21.24

Index of Drawings:

Property Information

N-1.1 photos of neighboring houses
pg. 1 property survey
pg. 2 inspiration photos (for proposed new residence)
pg. 3 inspiration photos (for proposed new residence)

Landscape

L-1 schematic landscape master plan

Architecture

A-0.1 architectural site plan
A-1.0 proposed basement level plan
A-1.1 proposed first floor plan
A-1.2 proposed second floor plan
A-2.1 proposed exterior elevations
A-2.2 proposed exterior elevations
A-3.1 proposed typical wall section

HZC Submittal for:

WHITE RESIDENCE

4400 Howell Place | Nashville, Tennessee

RANKIN DESIGNWORKS
ARCHITECTURE

WHITE RESIDENCE
4400 Howell Place | Nashville, Tennessee

date: 6/26/24

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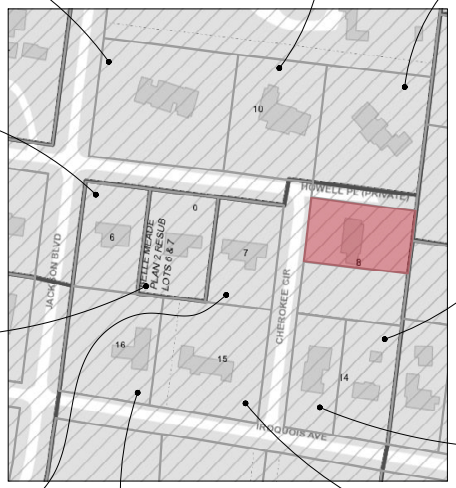
4406 Howell Pl


4404 Howell Pl


4402 Howell Pl


608 Jackson Blvd




4404 Iroquois Ave


4407 Howell Pl


4406 Iroquois Ave


4405 Howell Pl


4410 Iroquois Ave


4408 Iroquois Ave

RANKIN DESIGNWORKS
ARCHITECTURE

Project:
WHITE RESIDENCE
4400 Howell Place
Nashville, TN

Architect:
Rankin Designworks
2325 21st Avenue South, Suite 200
Nashville, TN 37212
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www.rankindesignworks.com

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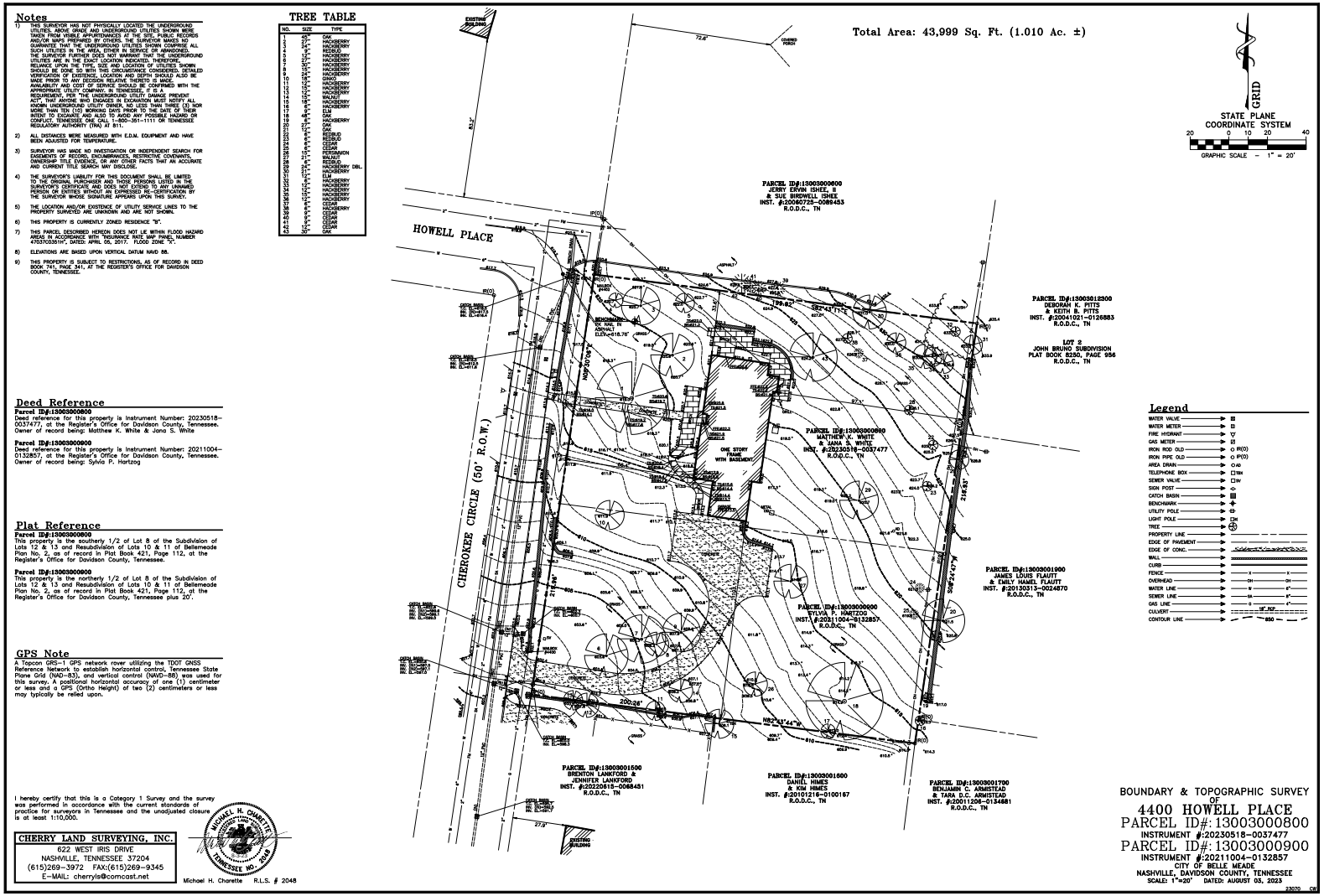
scale: N.T.S.
date: 6/21/24
neighboring houses
N-1.1


Notes
1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. FURTHERMORE, AS UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE, AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
5) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
6) THIS PROPERTY IS CURRENTLY ZONED RESIDENCE "R".
7) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0351H", DATED: APRIL 05, 2017. FLOOD ZONE "X".
8) ELEVATIONS ARE BASED UPON VERTICAL DATUM NAVD 88.
9) THIS PROPERTY IS SUBJECT TO RESTRICTIONS, AS OF RECORD, IN DEED BOOK 741, PAGE 341, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
TREE TABLE
NO. SIZE TYPE
1 20" OAK
2 12" HACKBERRY
3 12" HACKBERRY
4 8" REDBUD
5 12" HACKBERRY
6 12" HACKBERRY
7 12" HACKBERRY
8 12" HACKBERRY
9 12" HACKBERRY
10 12" HACKBERRY
11 12" HACKBERRY
12 12" HACKBERRY
13 12" HACKBERRY
14 12" WALNUT
15 12" HACKBERRY
16 12" HACKBERRY
17 12" ELM
18 12" OAK
19 12" HACKBERRY
20 12" OAK
21 12" OAK
22 12" REDBUD
23 12" REDBUD
24 12" CEDAR
25 12" CEDAR
26 12" PERSIMMON
27 12" WALNUT
28 12" REDBUD
29 12" HACKBERRY DBL.
30 12" HACKBERRY
31 12" ELM
32 12" HACKBERRY
33 12" HACKBERRY
34 12" HACKBERRY
35 12" HACKBERRY
36 12" HACKBERRY
37 12" CEDAR
38 12" HACKBERRY
39 12" CEDAR
40 12" CEDAR
41 12" CEDAR
42 12" CEDAR
43 12" OAK
Deed Reference
Parcel ID#:13003000800
Deed reference for this property is Instrument Number: 20230518-0037477, at the Register's Office for Davidson County, Tennessee. Owner of record being: Matthew K. White & Jana S. White
Parcel ID#:13003000900
Deed reference for this property is Instrument Number: 20211004-0132857, at the Register's Office for Davidson County, Tennessee. Owner of record being: Sylvia P. Hartzog
Plat Reference
Parcel ID#:13003000800
This property is the southerly 1/2 of Lot 8 of the Subdivision of Lots 12 & 13 and Resubdivision of Lots 10 & 11 of Bellemeade Plan No. 2, as of record in Plat Book 421, Page 112, at the Register's Office for Davidson County, Tennessee.
Parcel ID#:13003000900
This property is the northerly 1/2 of Lot 8 of the Subdivision of Lots 12 & 13 and Resubdivision of Lots 10 & 11 of Bellemeade Plan No. 2, as of record in Plat Book 421, Page 112, at the Register's Office for Davidson County, Tennessee plus 20'.
GPS Note
A Topcon GRS-1 GPS network rover utilizing the TDOT GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.
I hereby certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net
MICHAEL H. CHARETTE
2048
TENNESSEE REG.
Michael H. Charette R.L.S. # 2048
Total Area: 43,999 Sq. Ft. (1.010 Acre. ±)
HOWELL PLACE
CHEROKEE CIRCLE (50' R.O.W.)
PARCEL ID#:13003000600
JERRY ERWIN ISHEE, II & SUE BRIDWELL ISHEE
INST. #:20060725-0089453
R.O.D.C., TN
PARCEL ID#:13003012300
DEBORAH K. PITTS & KEITH B. PITTS
INST. #:20041021-0126883
R.O.D.C., TN
LOT 2
JOHN BRUNO SUBDIVISION
PLAT BOOK 8250, PAGE 956
R.O.D.C., TN
PARCEL ID#:13003000800
MATTHEW K. WHITE & JANA S. WHITE
INST. #:20230518-0037477
R.O.D.C., TN
ONE STORY FRAME WITH BASEMENT
PARCEL ID#:13003001900
JAMES LOUIS FLAUTT & EMILY HAMEL FLAUTT
INST. #:20150513-0024870
R.O.D.C., TN
PARCEL ID#:13003000900
SYLVIA P. HARTZOG
INST. #:20211004-0132857
R.O.D.C., TN
PARCEL ID#:13003001500
BRENTON LANKFORD & JENNIFER LANKFORD
INST. #:20220815-0068451
R.O.D.C., TN
PARCEL ID#:13003001600
DANIEL HIMES & KIM HIMES
INST. #:20101216-0100167
R.O.D.C., TN
PARCEL ID#:13003001700
BENJAMIN C. ARMISTEAD & TARA D.C. ARMISTEAD
INST. #:20111206-0134681
R.O.D.C., TN
EXISTING BUILDING
GRID
STATE PLANE COORDINATE SYSTEM
GRAPHIC SCALE - 1" = 20'
Legend
WATER VALVE
WATER METER
FIRE HYDRANT
GAS METER
IRON ROD OLD
IRON PIPE OLD
AREA DRAIN
TELEPHONE BOX
SEWER VALVE
SIGN POST
CATCH BASIN
BENCHMARK
UTILITY POLE
LIGHT POLE
TREE
PROPERTY LINE
EDGE OF PAVEMENT
EDGE OF CONC.
WALL
CURB
FENCE
OVERHEAD
WATER LINE
SEWER LINE
GAS LINE
CULVERT
CONTOUR LINE
BOUNDARY & TOPOGRAPHIC SURVEY
OF
4400 HOWELL PLACE
PARCEL ID#: 13003000800
INSTRUMENT #:20230518-0037477
PARCEL ID#: 13003000900
INSTRUMENT #:20211004-0132857
CITY OF BELLE MEADE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=20' DATED: AUGUST 03, 2023

Inspiration Photos

RANKIN DESIGNWORKS
ARCHITECTURE





Inspiration Photos

RANKIN DESIGNWORKS
ARCHITECTURE












CHEROKEE CIRCLE
HOWELL PLACE
a schematic landscape master plan for the:
WHITE RESIDENCE
4400 HOWELL PLACE



1 ARCHITECTURAL SITE PLAN

scale: 1/16" = 1'

RANKIN DESIGNWORKS ARCHITECTURE

WHITE RESIDENCE

Nashville, TN

Project: 4400 Howell Place

Architect:
Rankin Designworks
2323 21st Avenue South, Suite 200
Nashville, TN 37212
t: 615.386.0867
charlie@rankindesignworks.com
www.rankindesignworks.com

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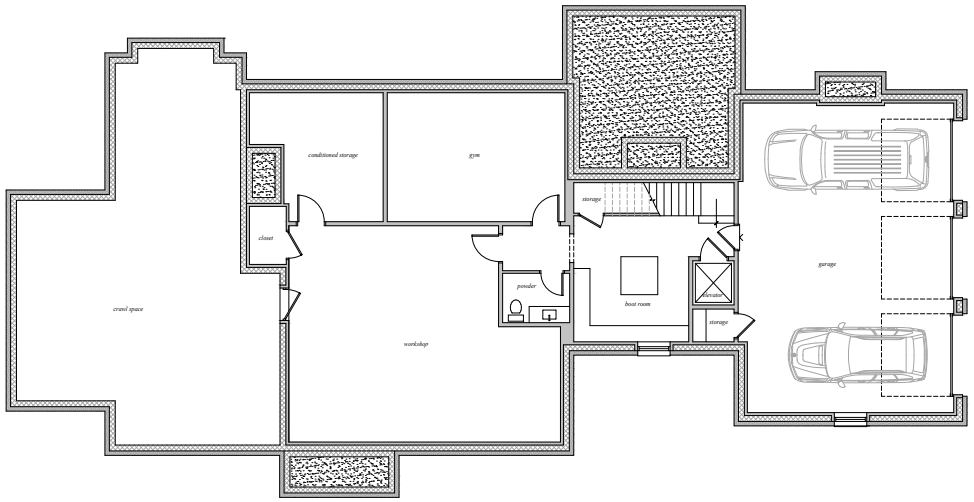
scale: 1/16" = 1'-0"

date: 5/10/24

architectural site plan

A-0.1



1 BASEMENT PLAN

scale: 3/16" = 1'-0"

RANKIN DESIGNWORKS
ARCHITECTURE

Project:

WHITE RESIDENCE

Nashville, TN

4400 Howell Place

Architect:
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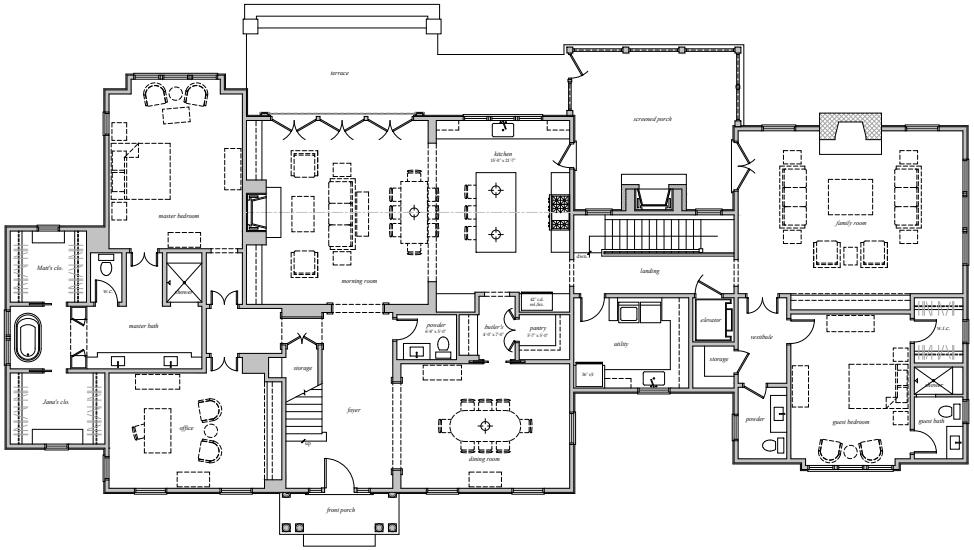
scale: 3/16" = 1'-0"

date: 5/10/24

basement plan

A-1.0



1 FIRST FLOOR PLAN

scale: 3/16" = 1'-0"

RANKIN DESIGNWORKS
ARCHITECTURE

Project:

WHITE RESIDENCE

Nashville, TN

4400 Howell Place

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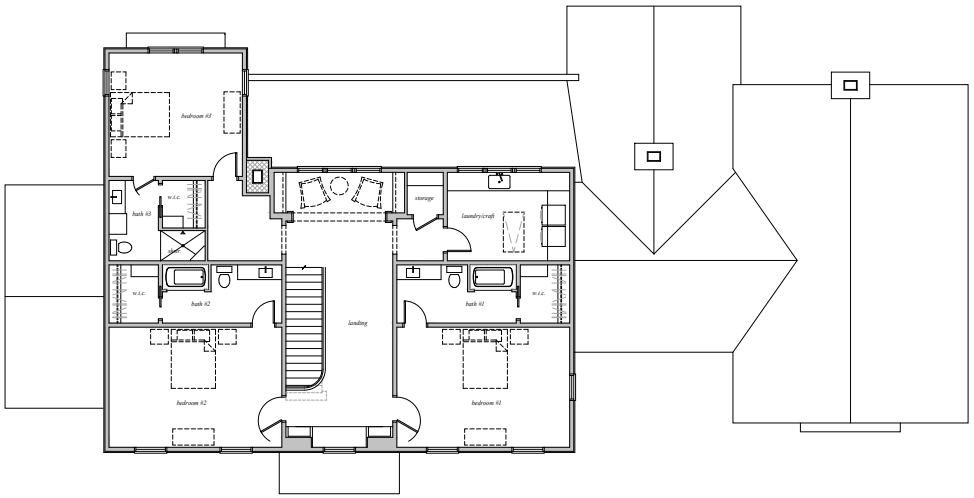
scale: 3/16" = 1'-0"

date: 5/10/24

first floor plan

A-1.1



1 SECOND FLOOR PLAN

scale: 3/16" = 1'-0"

RANKIN DESIGNWORKS
ARCHITECTURE

Project:
WHITE RESIDENCE
Nashville, TN
4400 Howell Place

Architect:
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scale: 3/16" = 1'-0"
date: 5/10/24
second floor plan
A-1.2


1 FRONT ELEVATION
scale: 3/16" = 1'
2 RIGHT SIDE ELEVATION
scale: 3/16" = 1'
RANKIN DESIGNWORKS
ARCHITECTURE
WHITE RESIDENCE
Nashville, TN
Project:
4400 Howell Place
Architect:
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scale: 3/16" = 1'-0"
date: 5/9/24
elevations
A-2.1



1 REAR ELEVATION

scale: 3/16" = 1'



2 LEFT SIDE ELEVATION

scale: 3/16" = 1'

RANKIN DESIGNWORKS
ARCHITECTURE

Project:
WHITE RESIDENCE
4400 Howell Place
Nashville, TN

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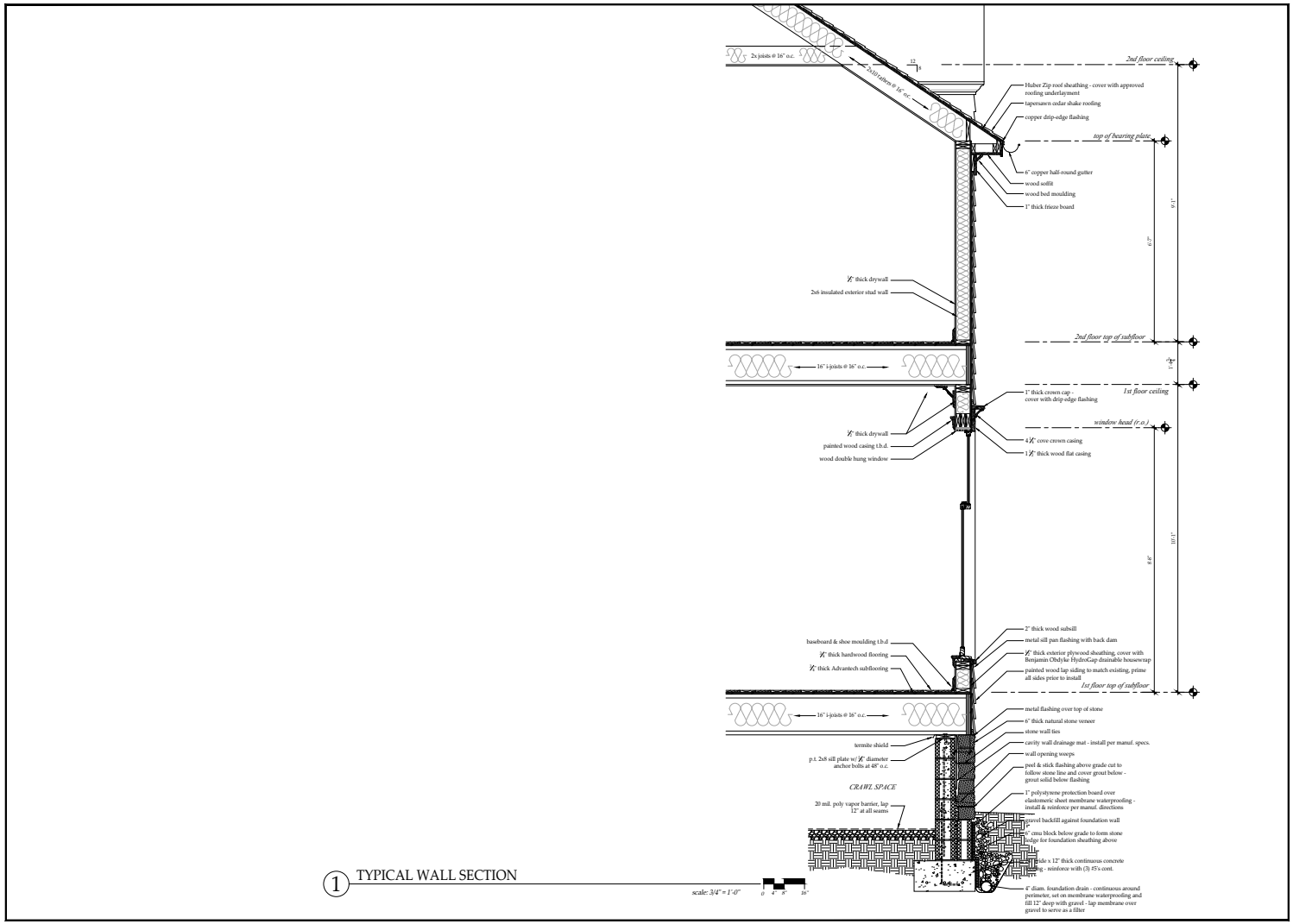
scale: 3/16" = 1'-0"
date: 5/9/24
elevations
A-2.2



1 TYPICAL WALL SECTION

scale: 3/4" = 1'-0"

RANKIN DESIGNWORKS
ARCHITECTURE

WHITE RESIDENCE

Nashville, TN

Project:

4400 Howell Place

Architect:
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www.rankindesignworks.com

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scale: 3/4" = 1'-0"

date: 6/20/24

typical wall section

A-3.1

Staff Report

Agenda No.: IV.C.

Case No.: HZC2024-22

Staff: Mary Samaniego, Planning Director

Applicant: Charlie Rankin

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

Location: 4400 Howell Place

Summary:
The applicant, on behalf of the property owners Matthew and Jana White, is requesting Certificate of Appropriateness approval for the construction of a new single-family residence. The existing residence was approved for demolition (HZC2024-21) by the Historic Zoning Commission in July 2024. The proposed architectural style is Colonial Revival 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 1.01 acres (43,999 square feet - SF) and is rectangular with frontage on Cherokee Circle.
2. The footprint proposed for the residence is approximately 4,270 square feet (5,279 square feet allowed) and the total gross floor area is 6,150 square feet (8,623 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 driveway leading from Cherokee Circle to a three-bay attached garage on the south side of the residence. There is a separate two-space parking pad at intersection of Howell Place and Cherokee Court. The total area of driveways and parking areas is 3,360 square feet and the maximum allowed is 5,279 square feet.
5. The proposed architectural style is Colonial Revival.

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.

    Staff Note – mechanical equipment placement could not be verified on site plan.

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 4400 HOWELL PLACE



June 28, 2024

graphicsLayer2

1:2,257

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

Metro GIS

Made by: Metro GIS

From: Celeste Lester
To: Mary Samaniego
Subject: HZC2024-21 4400 Howell Place Feedback for HZC
Date: Monday, July 1, 2024 3:01:59 PM

Dear Historic Planning Commission,

Thank you for the opportunity as a resident of Howell Place to comment on the proposed construction project at 4400 Howell Place including a request to demolish the existing historical structure.

Howell Place is a really a neighborhood within a neighborhood. Residents of Howell Place have chosen to make significant investments in bringing older homes back to life. It's a quiet street in an increasingly busy neighborhood where BM residents walk, teach their children to ride bikes and children can be seen playing.

While I do believe the proposed new home is lovely and would fit the esthetics of Howell Place, I do have 2 points of feedback/concern:

1) When the house was originally marketed for sale, it was marketed as a possible tear down with 2 buildable lots (Currently, the property is comprised of 2 parcels with 1 home occupying/straddling the sites). I checked with BM City Hall when the home was for sale and was told this could not happen as this home was protected by an historical overlay.
. If permission is given to tear down the house and the Whites decide not to move forward with the proposed structure, could this property be sold as 2 buildable lots? This scenario would be detrimental to the character and charm of Howell Place. Is it possible to grant permission for demolition conditionally - e.g., in exchange for permitting the demolition of a home protected by an historic overlay, the current land cannot be developed as 2 parcels?
I highlight this as a concern as there are several examples in BM where individuals have purchased properties, demolished the existing home and then, had a change of heart and re-sold the land.

2) Today, as you walk down the street toward 4400 Howell Place, you have a lovely expanse of green foliage and grass which is an integral part of the character and streetscape of Howell Place. The proposed plan has a large parking pad placed such that it will be the new view on Howell Place. I would like to request the parking pad be integrated into the driveway so that it blends into the setting rather than becomes a feature of the setting.

Thank you for considering my comments as you contemplate the zoning request for 4400 Howell Place.

With kind regards,
Celeste Lester
615-545-0274

Sent from my iPad

From: Lankford, Brenton
To: Mary Samaniego
Cc: Jennifer Lankford
Subject: 4400 Howell Place
Date: Friday, July 5, 2024 10:58:57 AM

Dear Historic Planning Commission,

I hope you are well. My wife and I, Jennifer, live at 4406 Iroquois Avenue, which borders the subject property. I would like to echo a few points made by our neighbor, Celeste Lester:

1. Whatever the commission decides concerning this property, I would urge that it be conditioned upon 4400 Howell Place and "0 Cherokee Circle" being merged into one lot. My understanding is that the 0 Cherokee Circle lot cannot be built upon, but feel that merging the lots should be addressed in the current applications before the commission.

2. I do not believe that a parking pad is appropriate or necessary. One thing that makes our neighborhood unique is that there is very little street parking or parking pads. This makes for a consistent and clean look throughout Belle Meade. Moreover, the current home (and proposed home, for that matter) both have garages that makes the parking pad unnecessary.

I would be present on Tuesday, but have other commitments. Thank you for considering these comments.

Brenton H. Lankford
Member
Direct: 615-782-2246
brenton.lankford@stites.com
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