



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
SEPTEMBER 10, 2024, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 10, 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 August 13, 2024.

Attachment: [HZC Minutes Aug 13 2024.pdf](#)

III. Old Business

A. 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 Lynwood ARC - Resubmittal Packet 7.2.24.pdf](#)
Attachment: [Frey No Round Window a5.0.pdf](#)
Attachment: [BM Finish Submittal Revised 8.30.24 email.pdf](#)

B. The application for a Certificate of Appropriateness, HZC2024-23, of Tori and Dave Alexander, 4424 Shepard Place to construct an addition to a single family residence. REVISION

Attachment: [COMPLETE APPLICATION.pdf](#)
Attachment: [4424 Shepard Historic Application Updated 2024.pdf](#)
Attachment: [July 2024-Site Plan.pdf](#)
Attachment: [Revised Front Elevation.pdf](#)
Attachment: [Revised Rear Elevation.pdf](#)
Attachment: [Revised Side Elevation.pdf](#)
Attachment: [Window Details.pdf](#)
Attachment: [Approved Elevations HZC July 2023.pdf](#)
Attachment: [STAFF REPORT 4424 Shepard Place.pdf](#)
Attachment: [Revised Rear Elevation 2.pdf](#)
Attachment: [Revised Side Elevations 2.pdf](#)
Attachment: [Revised Front Elevation 2.pdf](#)

IV. New Business

A.The application for a Certificate of Appropriateness, PJ #24-0007, of Kaitlyn Smous representing The Benton Group, LLC, 402 Lynwood Boulevard to construct an addition to new single family residence.

Attachment: [402 Lynnwood HZC-Certificate-of-Appropriateness-2024.pdf](#)
Attachment: [402 Lynnwood Existing Photos.pdf](#)
Attachment: [402 Lynnwood Inspirational Photos.pdf](#)
Attachment: [402 Lynnwood Neighborhood Properties.pdf](#)
Attachment: [240815 402 Lynnwood Blvd Application Set.pdf](#)
Attachment: [SITE CALCULATIONS for 402 Lynnwood.pdf](#)
Attachment: [STAFF REPORT 402 Lynnwood Blvd ADD..pdf](#)

B.The application for a Certificate of Appropriateness, PJ #24-0008, of Gavin Duke, 407 Lynwood Boulevard to construct an addition to new single family residence.

Attachment: [Duke HZC Application 08-16-2024.pdf](#)
Attachment: [Duke HZC Submittal 08-16-2024.pdf](#)
Attachment: [407 Lynnwood Updated Site Calculations 08-28-2024.pdf](#)
Attachment: [STAFF REPORT 407 Lynwood Blvdl ADD..pdf](#)

C.The application for a Certificate of Appropriateness, PJ #24-0011, of Charlie Rankin representing Matthew and Jana White, 4400 Howell Place, to construct an addition to single family residence.

Attachment: [CoA 4400 Howell Pl Addition.pdf](#)
Attachment: [HZC Set 4400 Howell Place _2_.pdf](#)
Attachment: [24 08-23 Land to Building Ratios.pdf](#)
Attachment: [STAFF REPORT 4400 Howell Pl ADD..pdf](#)
Attachment: [Weller Letter.pdf](#)
Attachment: [Lester Letter.pdf](#)
Attachment: [Hundley Letter.pdf](#)
Attachment: [Ishee Letter.pdf](#)
Attachment: [Existing Conditions - 4400 Howell Place.pdf](#)
Attachment: [Bruegger Letter.pdf](#)
Attachment: [Halbower Letter.pdf](#)
Attachment: [Larkford Letter.pdf](#)

D.Election of Vice-Chair.

Attachment: [Rules of Procedure 10.11.23.docx](#)

V.Other Public Comment

VI.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, October 8, 2024 at Belle Meade City Hall.



**MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
AUGUST 13, 2024, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Vice Chairman Jeannette Whitson called the meeting to order at 3:00 p.m.

Commission Members Present

Vice-Chairman Jeannette Whitson
Gavin Duke
Ray Hayles
Mal Wall
Charlie Rankin

Commission Members Not Present

Chairman Bunny Blackburn
Rene Poe

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 July 9, 2024.

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

Old Business

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 a new single family residence.

Jenney Petrikin, JP Designs, representing Billy Ray Caldwell, reviewed the plans for the detached pool house as requested by the commission at the July 16, 2024 meeting.

A period of questions from the commission followed the presentation, which were addressed by Petrikin.

Public Comment Opened

No Public Comment

Public Comment Closed

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

New Business

The application for a Certificate of Appropriateness, HZC2024-23, of Tori and Dave Alexander, 4424 Shepard Place to construct an addition to a single family residence. REVISION

Tori Alexander reviewed the revised plans, providing details about the history of the project.

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

Public Comment Opened

No Public Comment

Public Comment Closed

**Motion to defer based on bringing back details to refine and define: Duke
Second: Hayles**

A board discussion ensued.

Vote: All aye

The application for a Certificate of Appropriateness, HZC2024-24, of DAC Properties, LLC, 4406 Harding Place to construct a new single family residence.

Alexandros Darsinos, architect, on behalf of DAC Properties, reviewed the plans for the home to be constructed at 4406 Harding Place.

A period of comment and questions from the board followed the presentation and were addressed by Darsinos.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve with condition that stone sample must be provided prior to being permitted: Duke Second: Hayles

**Motion to approve with conditions amended; submission of stone sample prior to application and that dormers be wood: Duke Second: Hayles
Vote: All aye**

Extension of demolition approval for 4444 Tyne Boulevard

Planning Director Samaniego stated that new construction had been approved by the commission in July 2024 adding that the original demolition permit was granted in August 2022 and renewed in August 2023 and they are currently going through the Land Disturbance process and that will take additional time and are therefore requesting a renewal on the demolition approval.

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

Other Business - discussion of revision to Belle Meade Design Guidelines regarding administrative approvals.

Planning Director Samaniego stated it was before the commission because of an administrative approval that she (Samaniego) had given brought concern from a resident near the property. Samaniego stated there appeared to be a gap in the guidelines for homes not yet 50 years old adding that it is always good policy to review the guidelines to see what is and what is not working. Samaniego said she had provided revision suggestions for the commission's review.

Vice-Chairman stated that it did need to be reviewed and would like to have a work session for the commission and would like for all members to be a part of the work session.

Planning Director Samaniego stated that she would organize that.

Other Public Comment - None

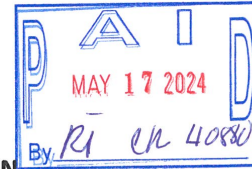
The meeting adjourned at 4:13 p.m.

Vice-Chairman Jeannette Whitson

City Recorder Rusty Terry



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)

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

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

Historical Significance _____

Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

➤ **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer:

Sierra Pacific

Window Material:

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 - Certaineed 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:

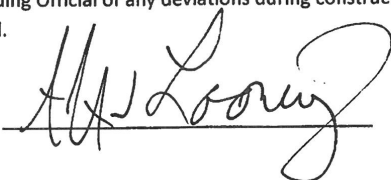
- Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined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

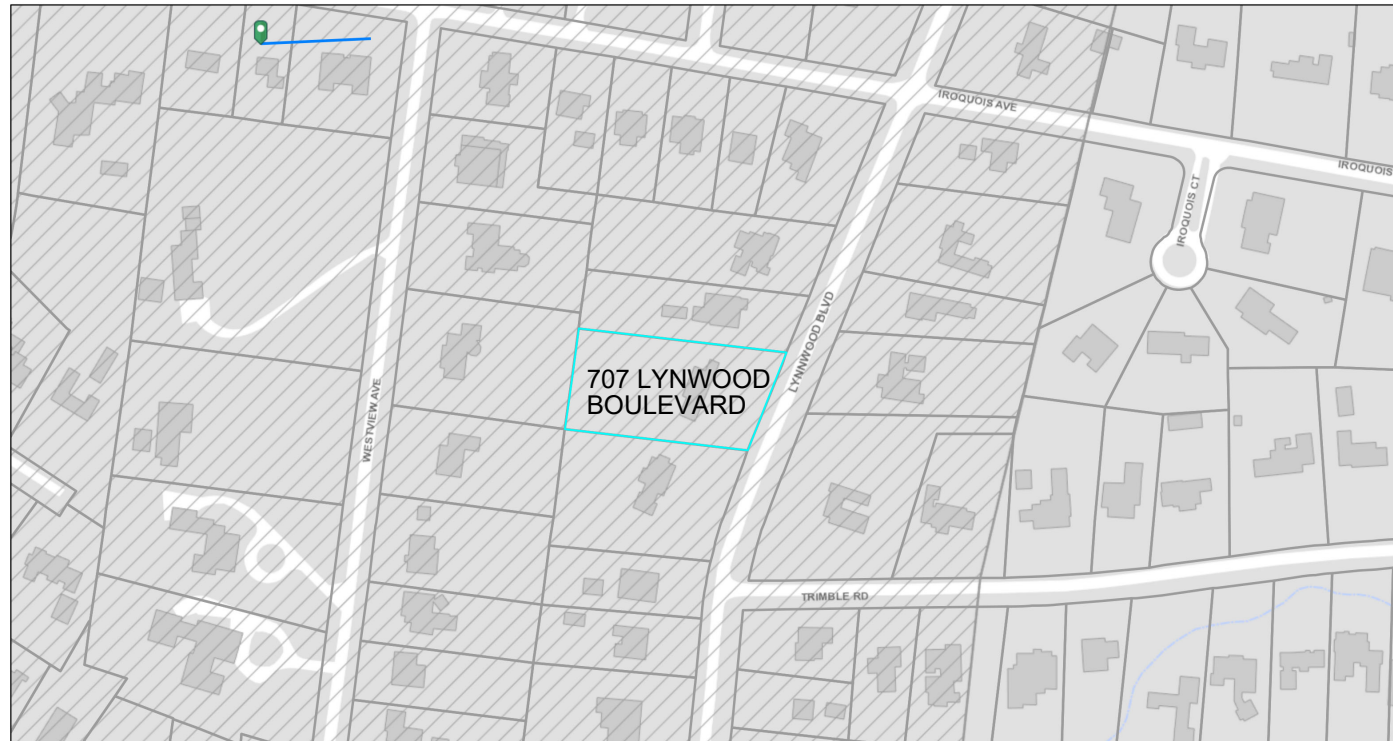
Staff note – garage door material not verified on plans

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

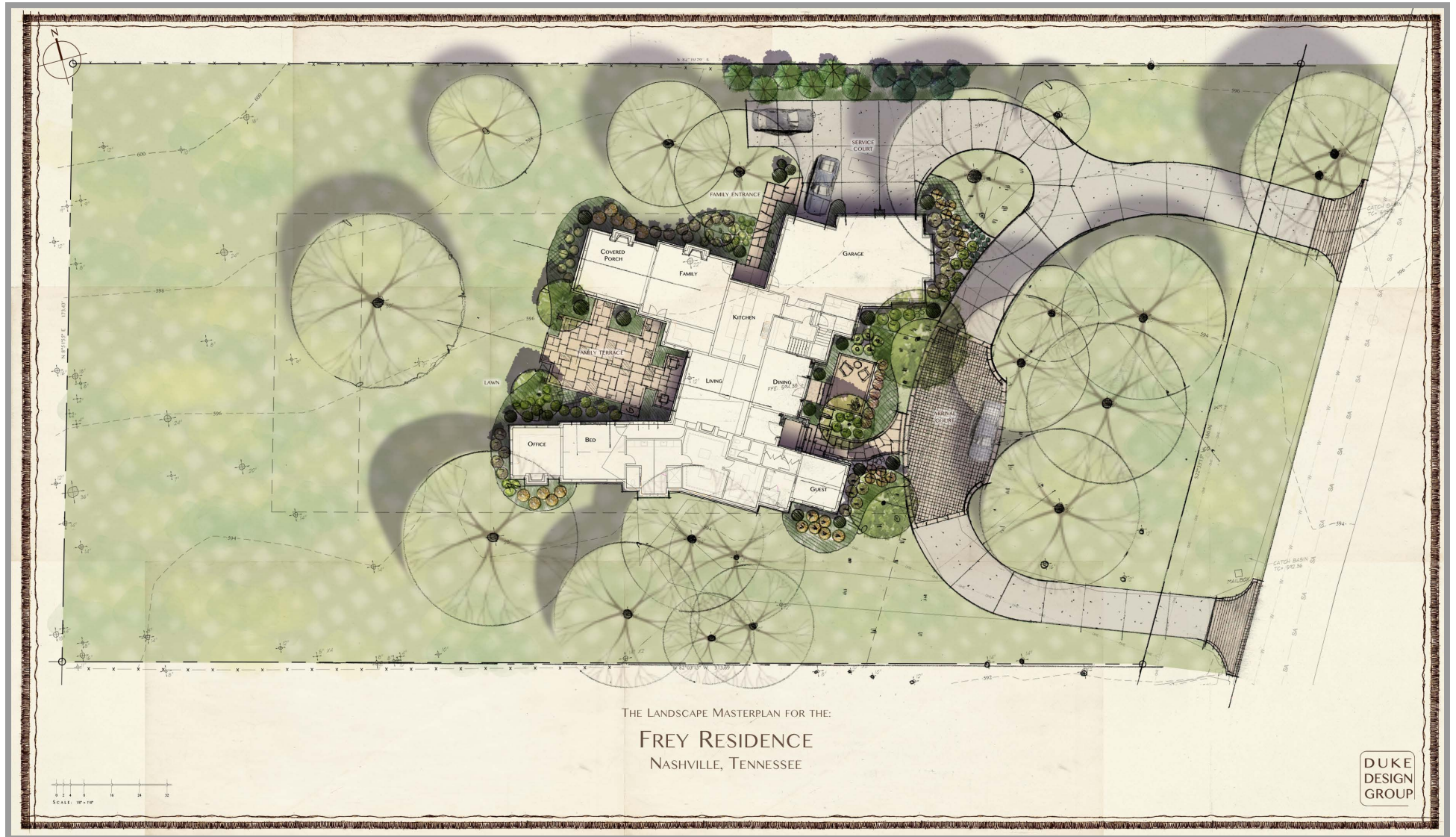
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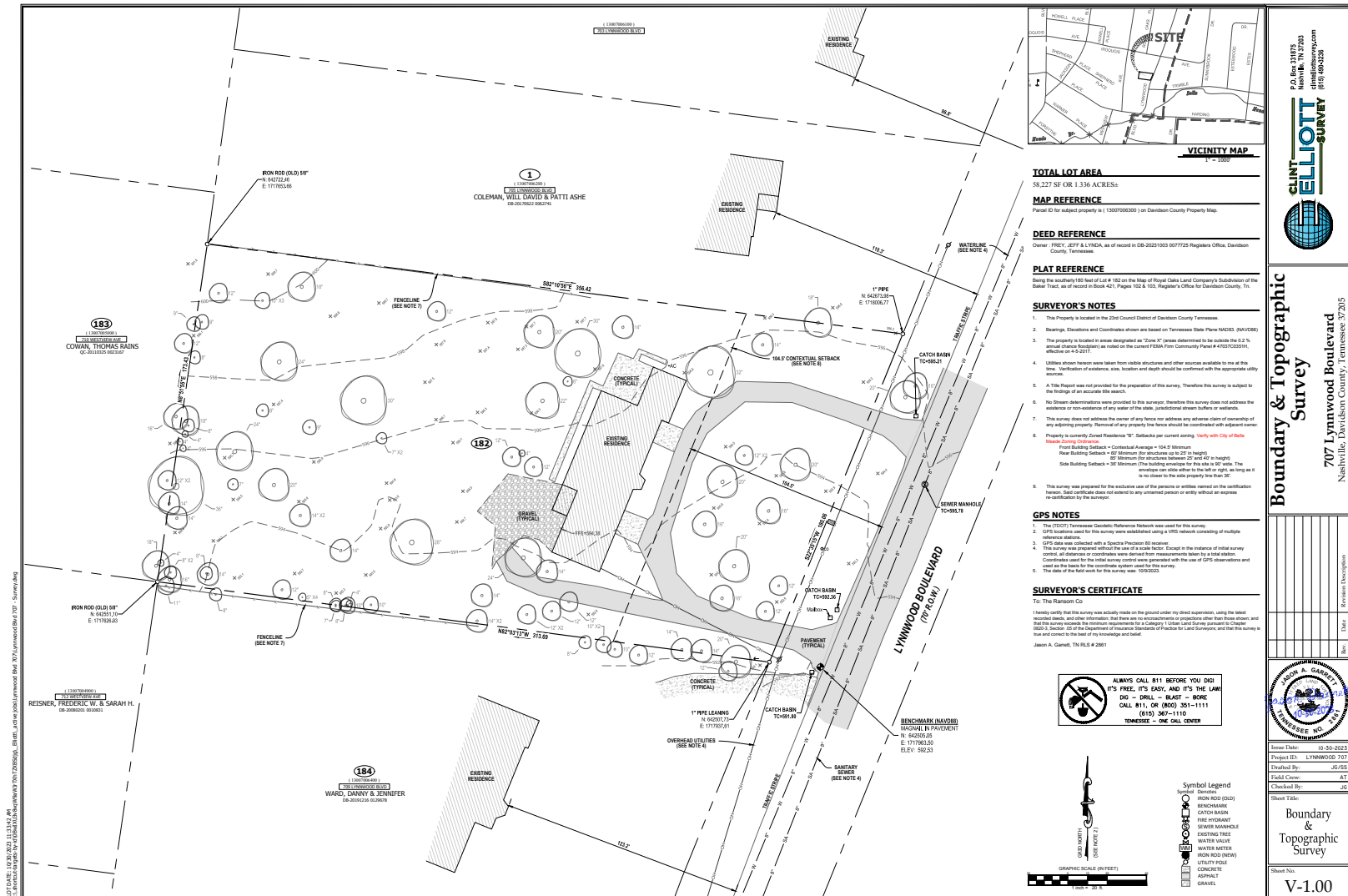
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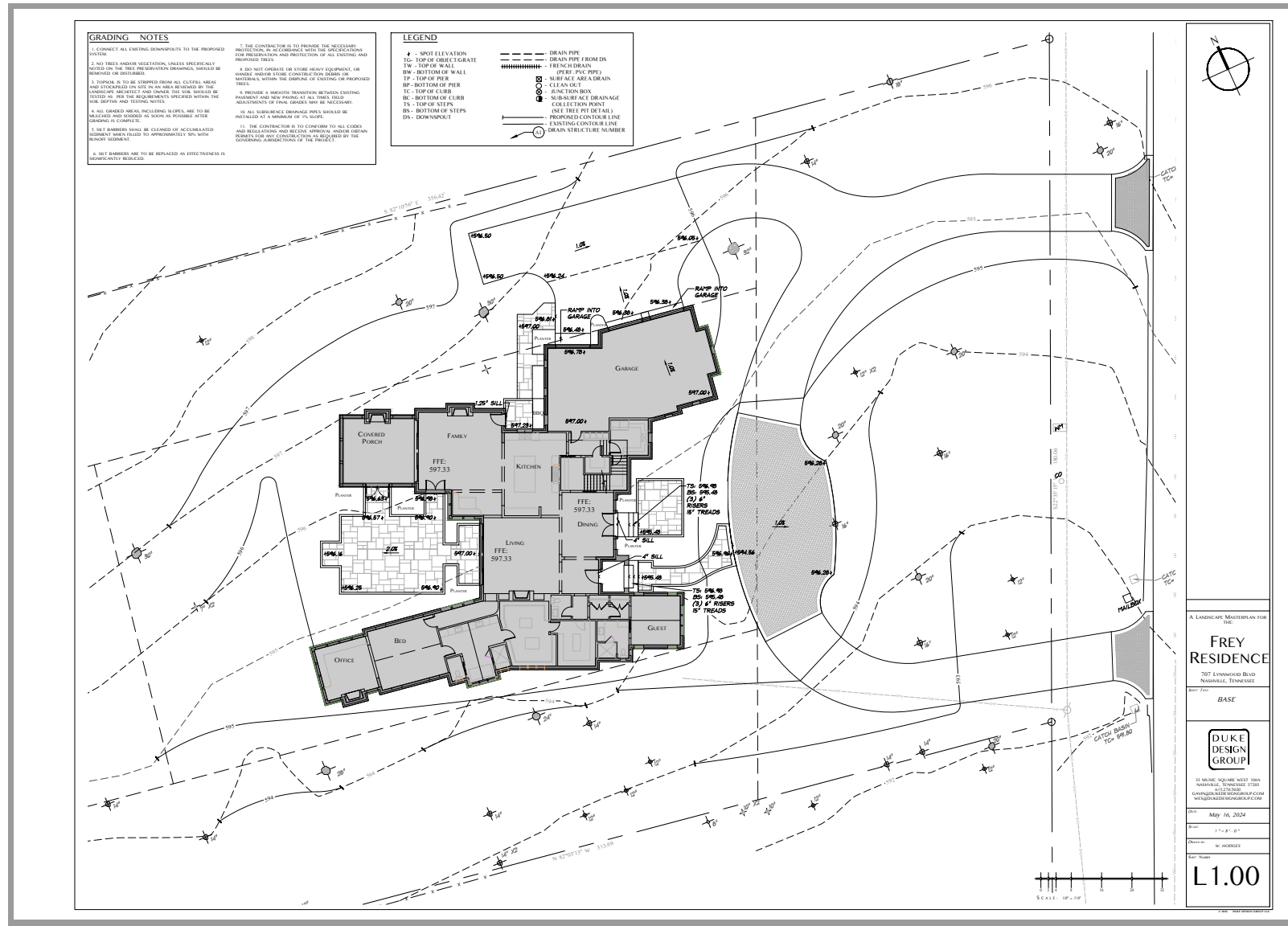
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Nashville Maps

Made by: Metro GIS



































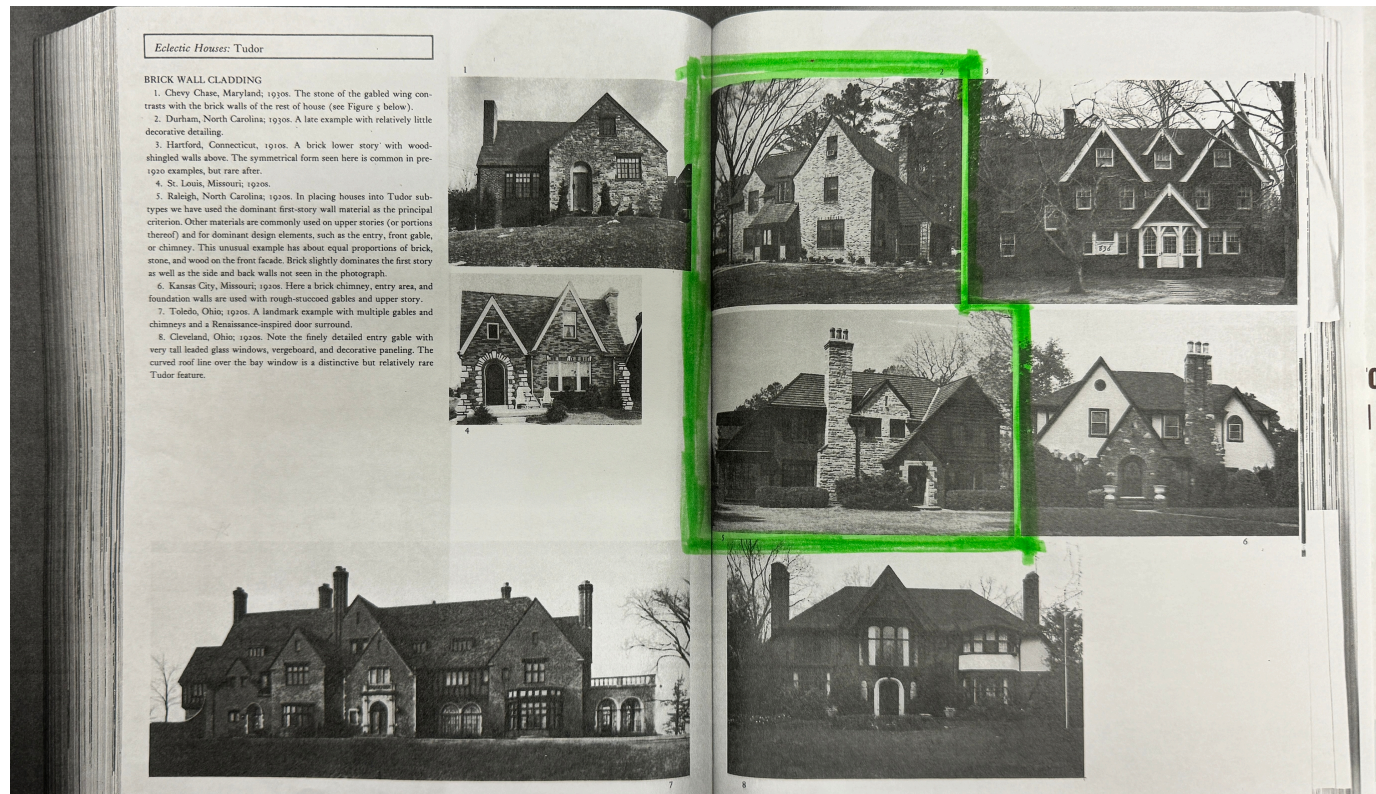


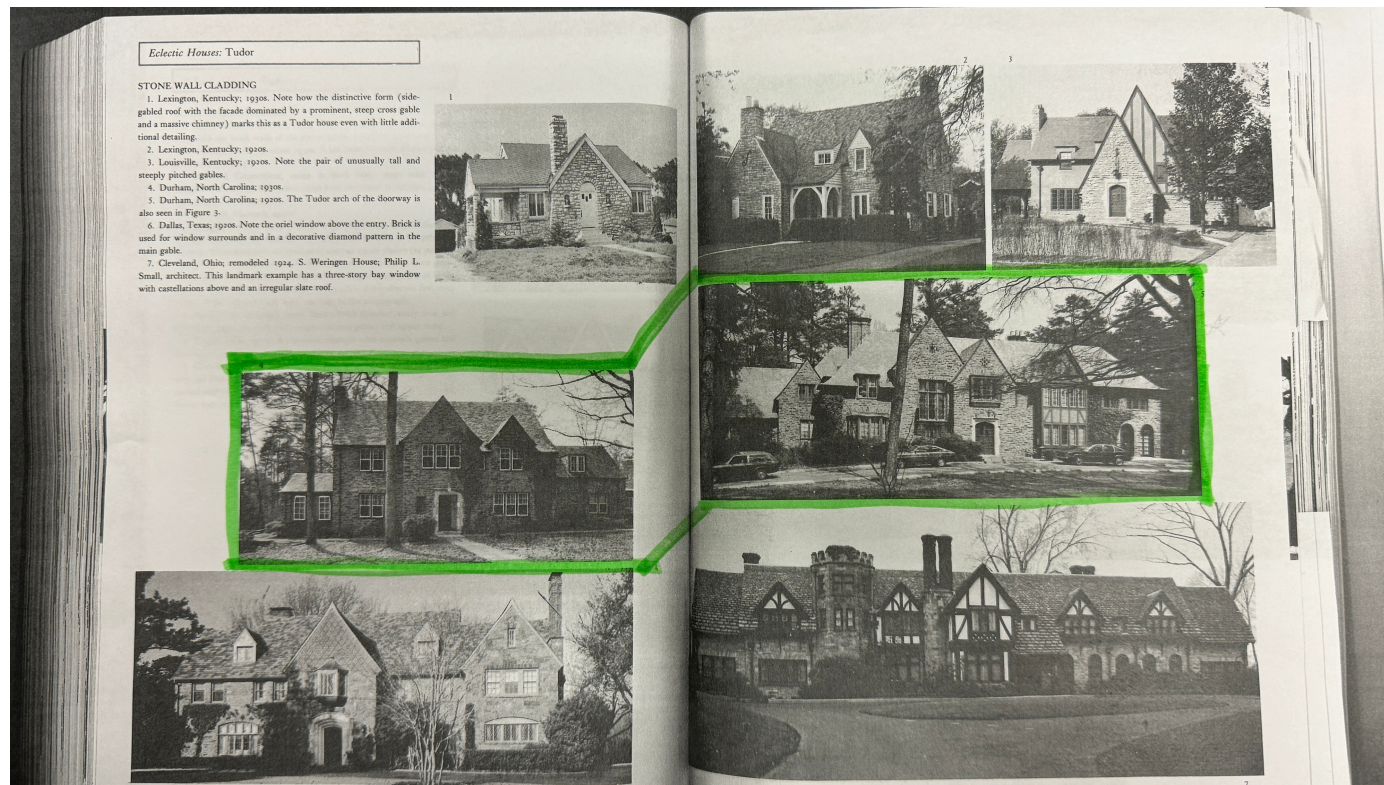












a new construction home:
The Frey Residence

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 4/-

GARAGE:	1,056 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.



FREY RESIDENCE
Belle Meade, Davidson County, Tennessee

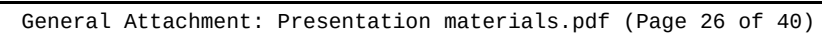
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DWELLINGS | DESIGN

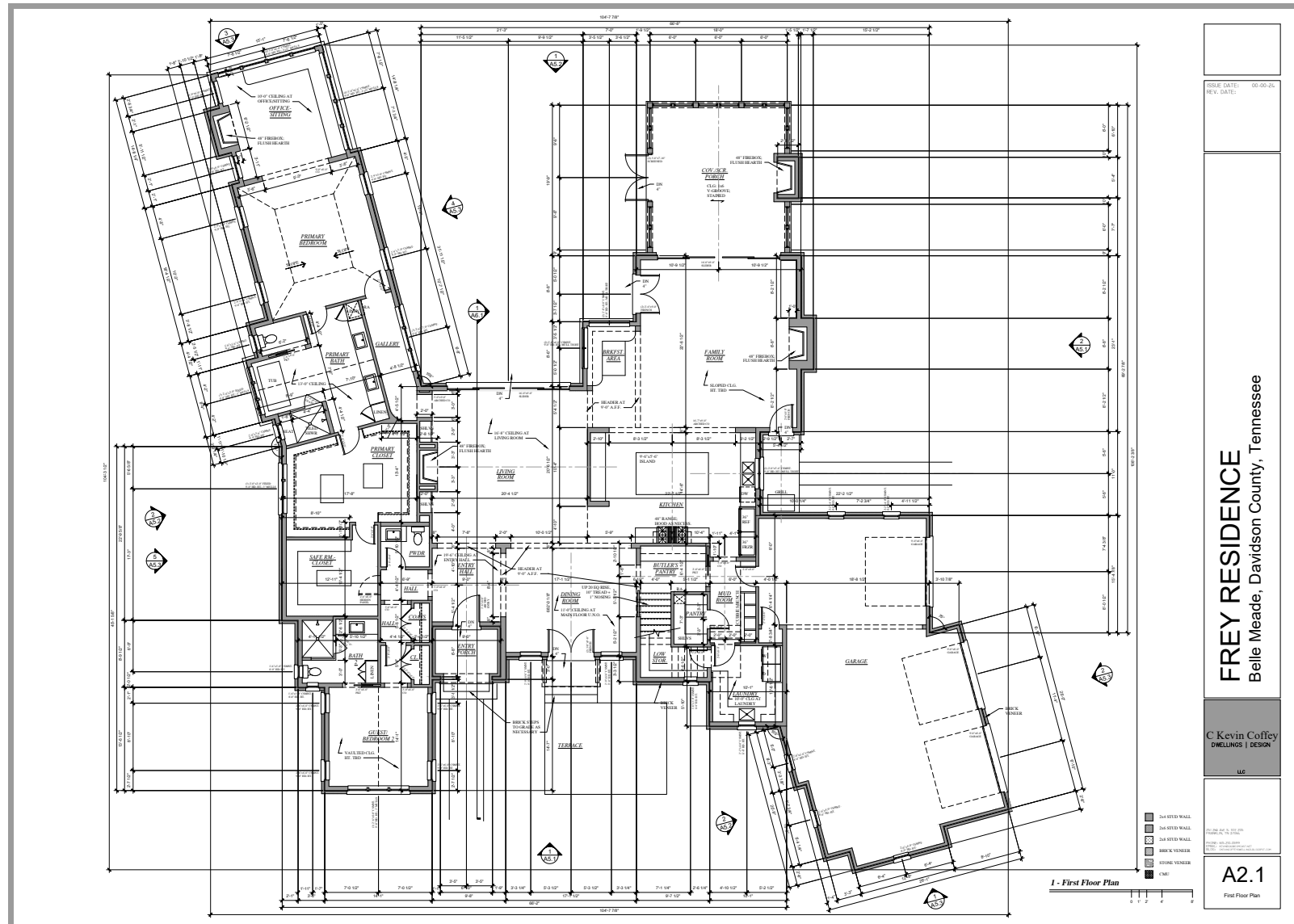
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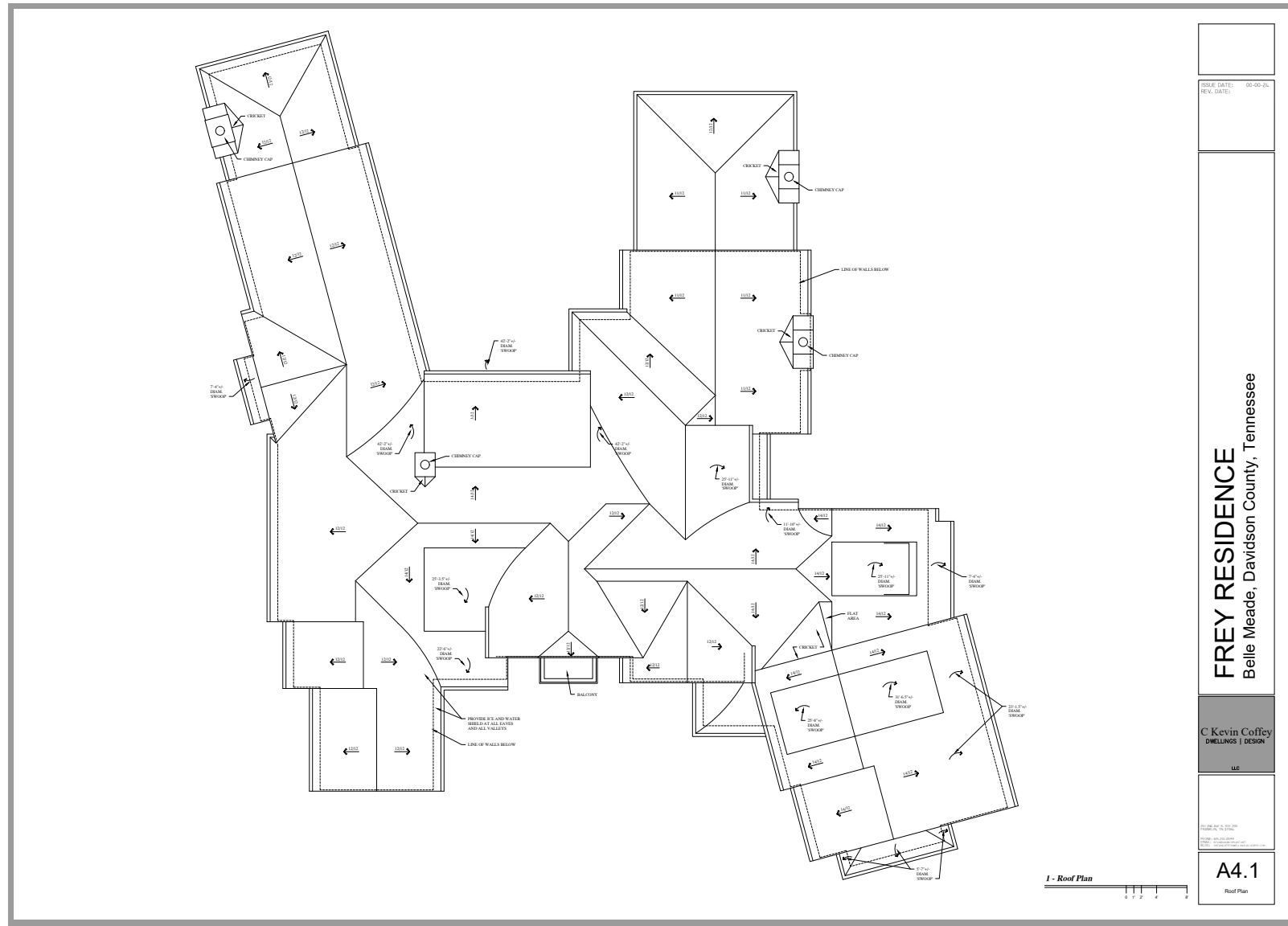
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COVER











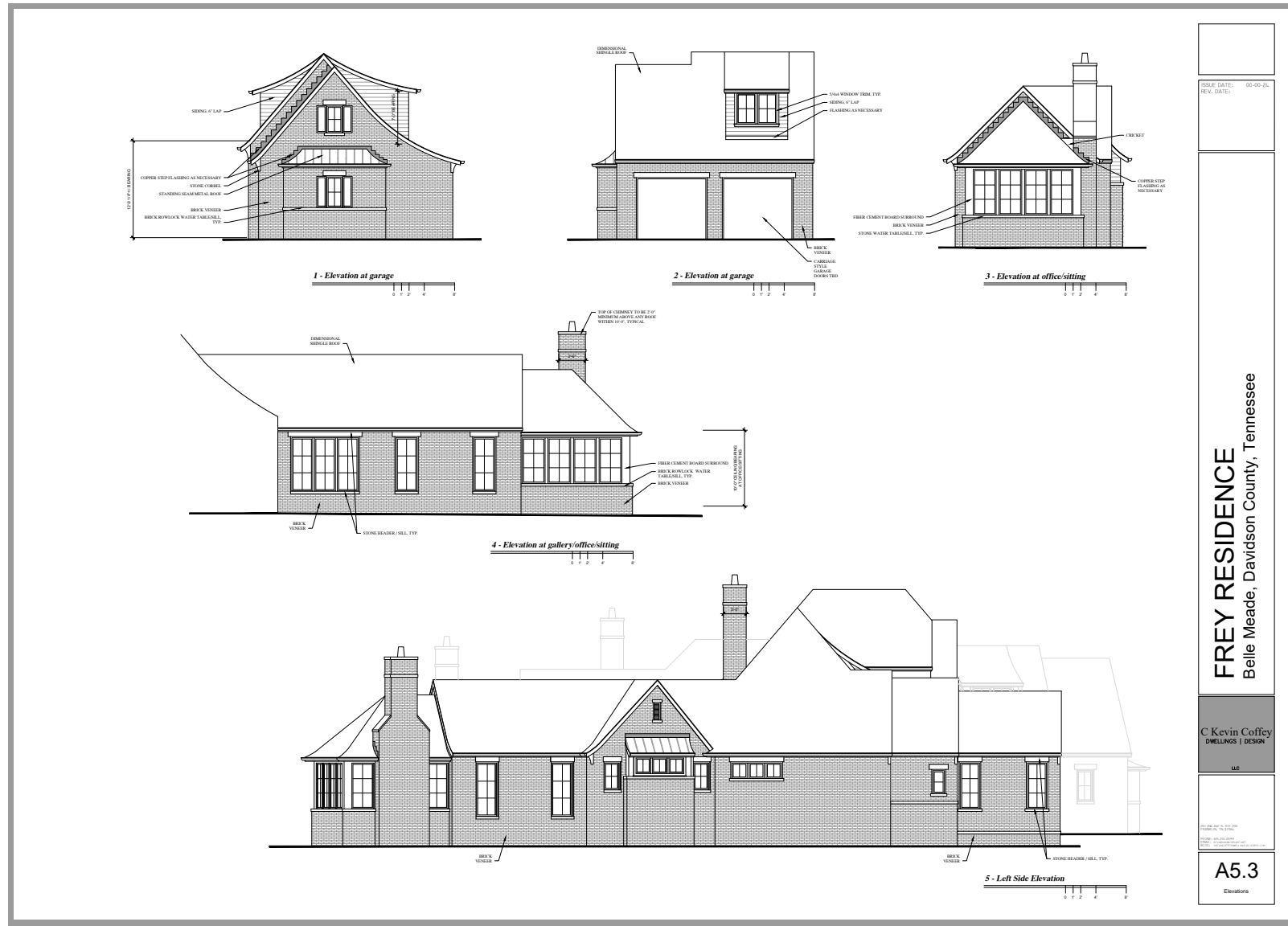
FREY RESIDENCE
Belle Meade, Davidson County, Tennessee

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DWELLINGS | DESIGN

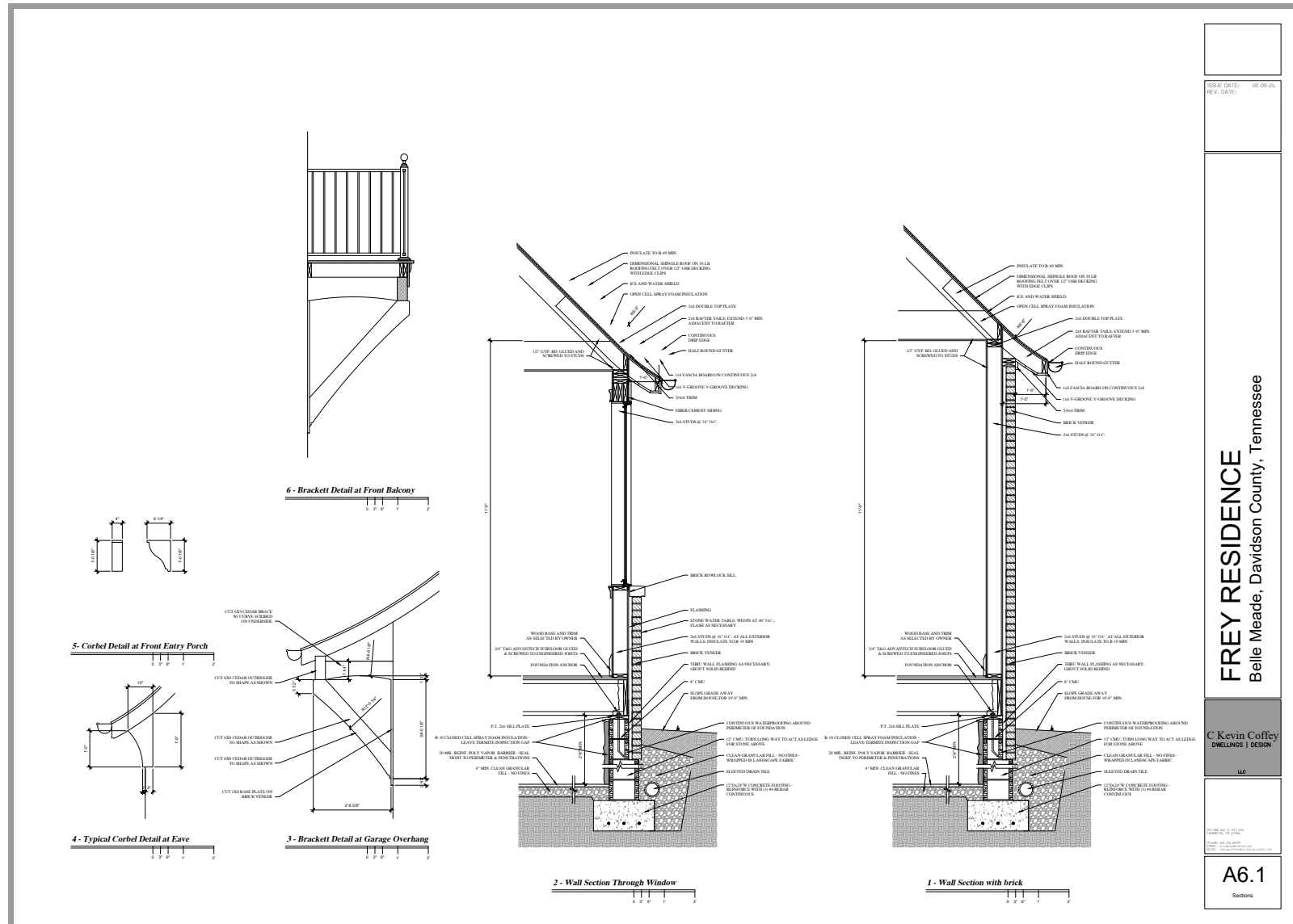
LLC

SCALE: 1/8" = 1'-0"
DATE: 02-01-2017
DRAWN BY: C. COFFEY
CHECKED BY: C. COFFEY
PROJECT: FREY RESIDENCE

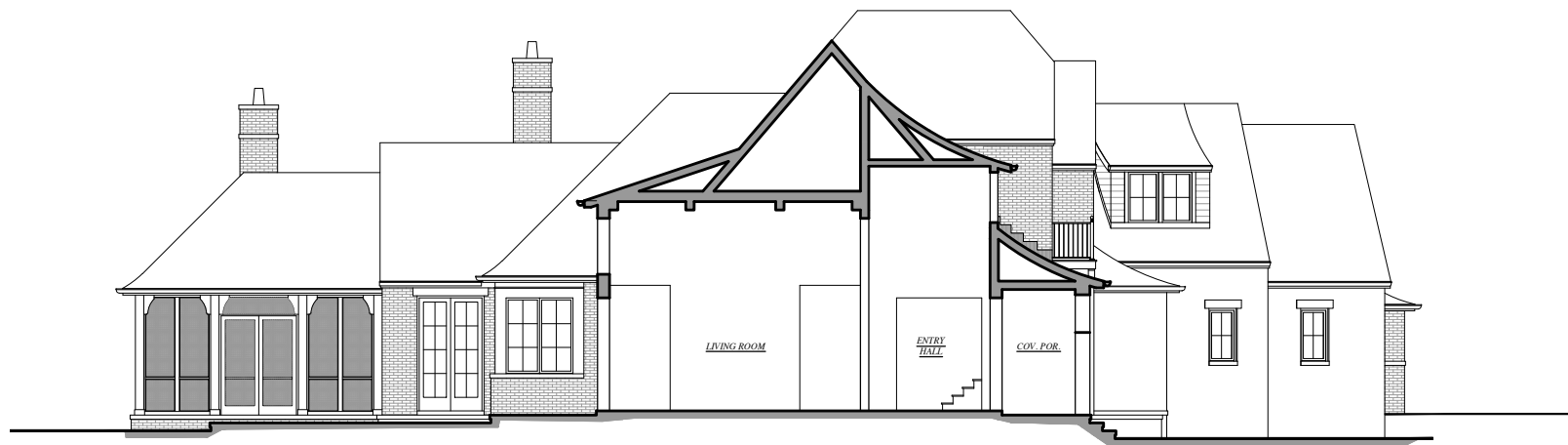
A5.2
Elevations

















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



Regular Meeting - PACKET - (Page 57 of 64) - Attachment 1 of 2 - Lynn ... esubmittal Packet 7.2.24.pdf (Page 1 of 21)

C Kevin Coffey
Dwellings | Design

—

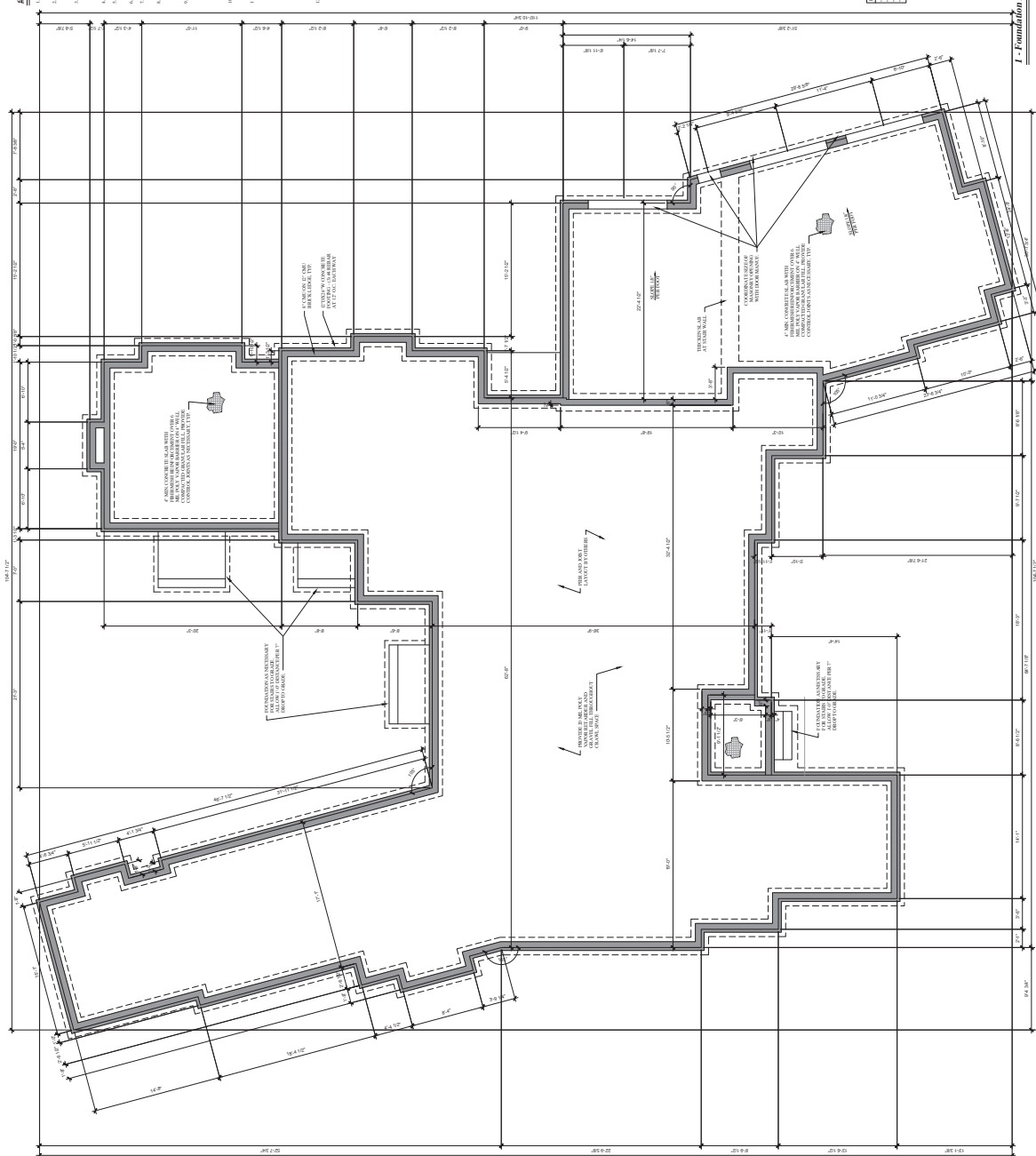
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A1.1

Foundation Plan

General foundation notes

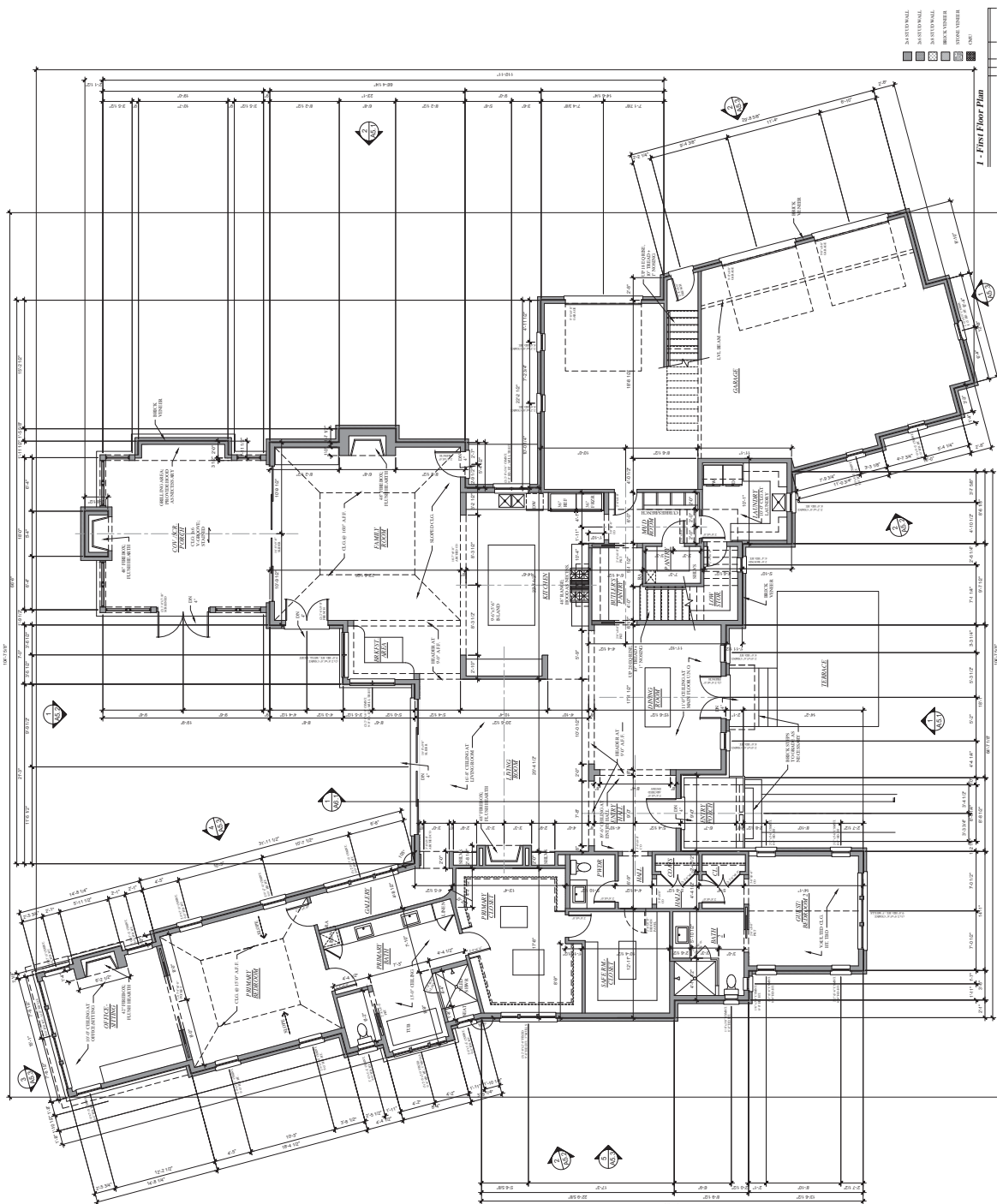
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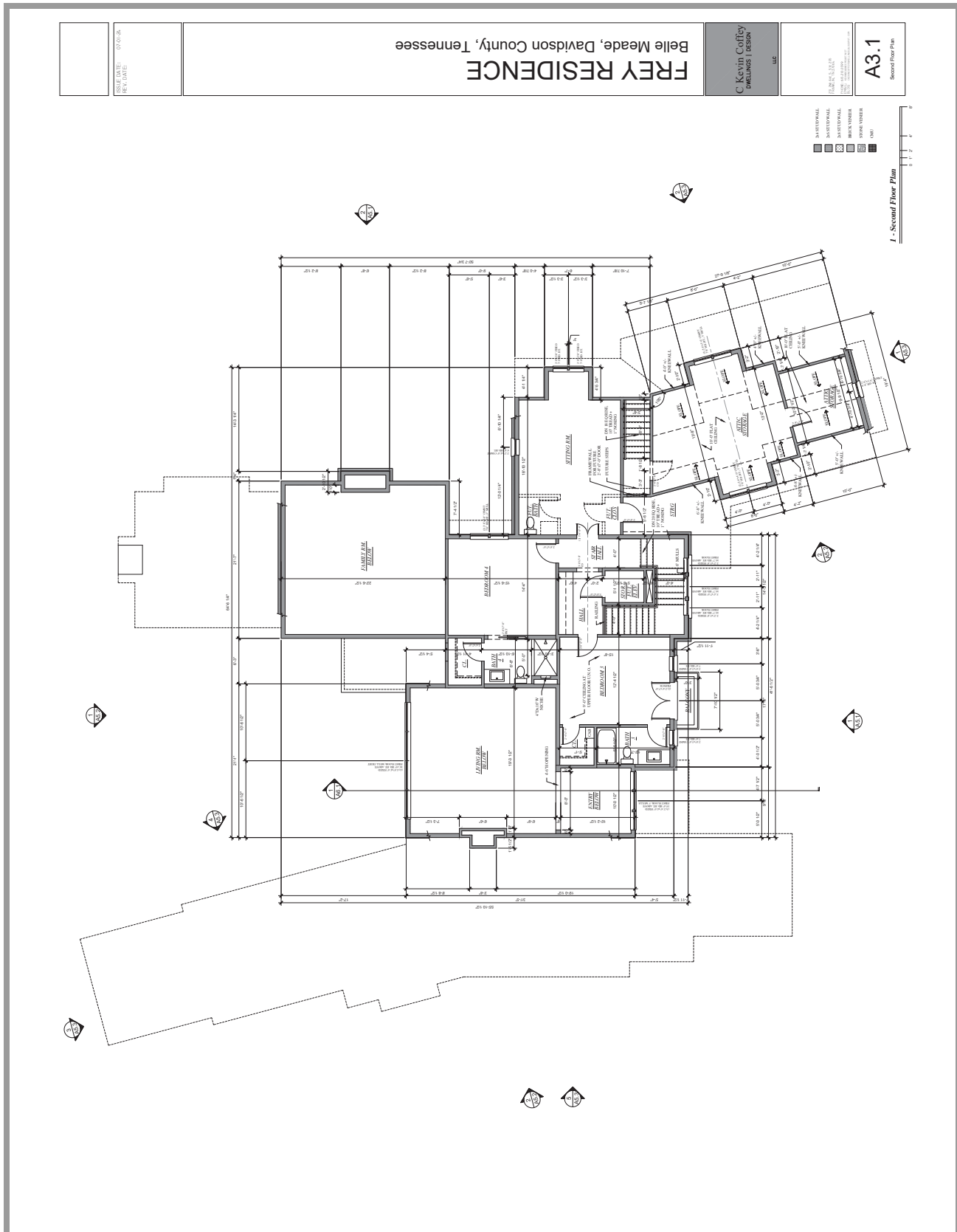


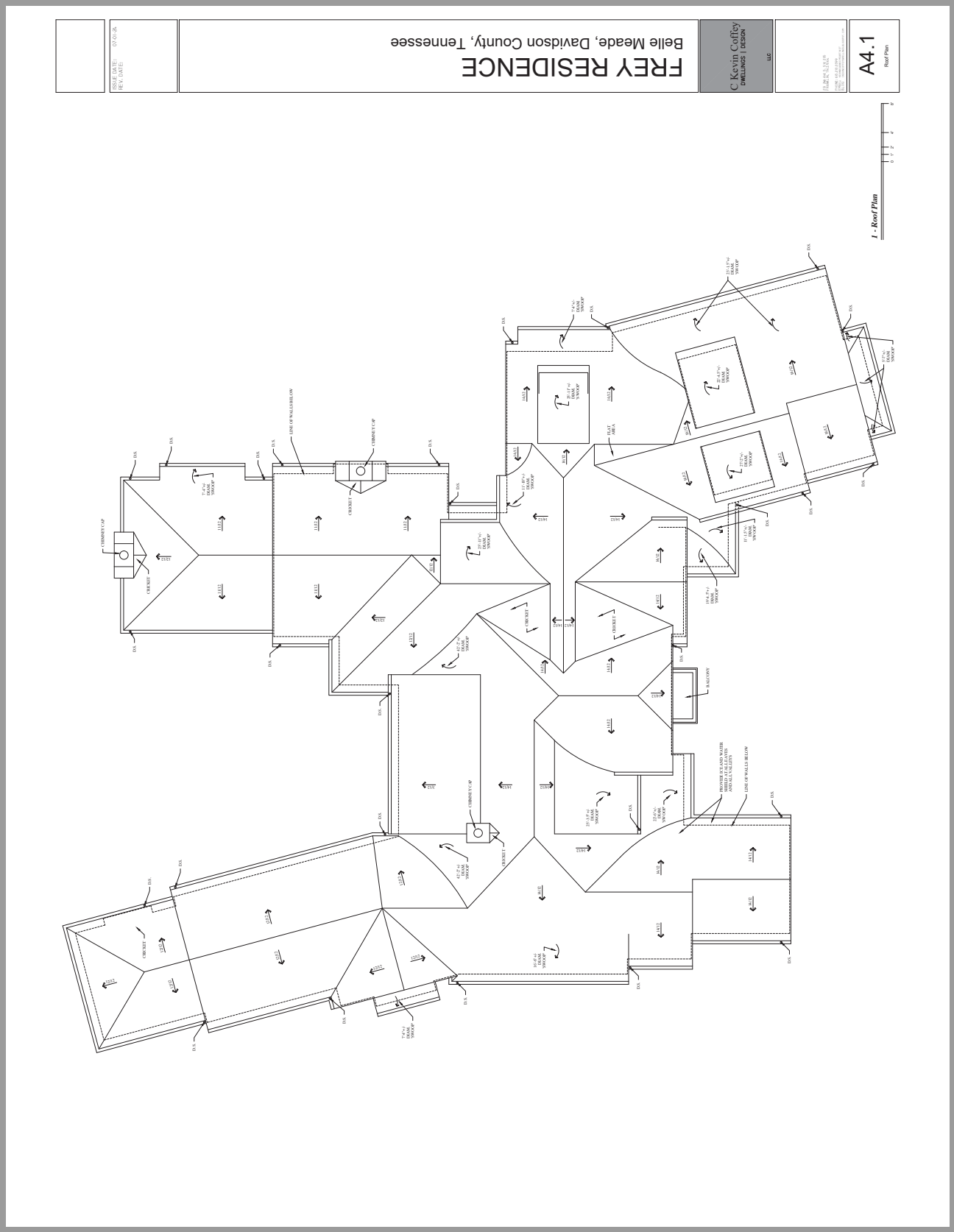
1 - Foundation Plan

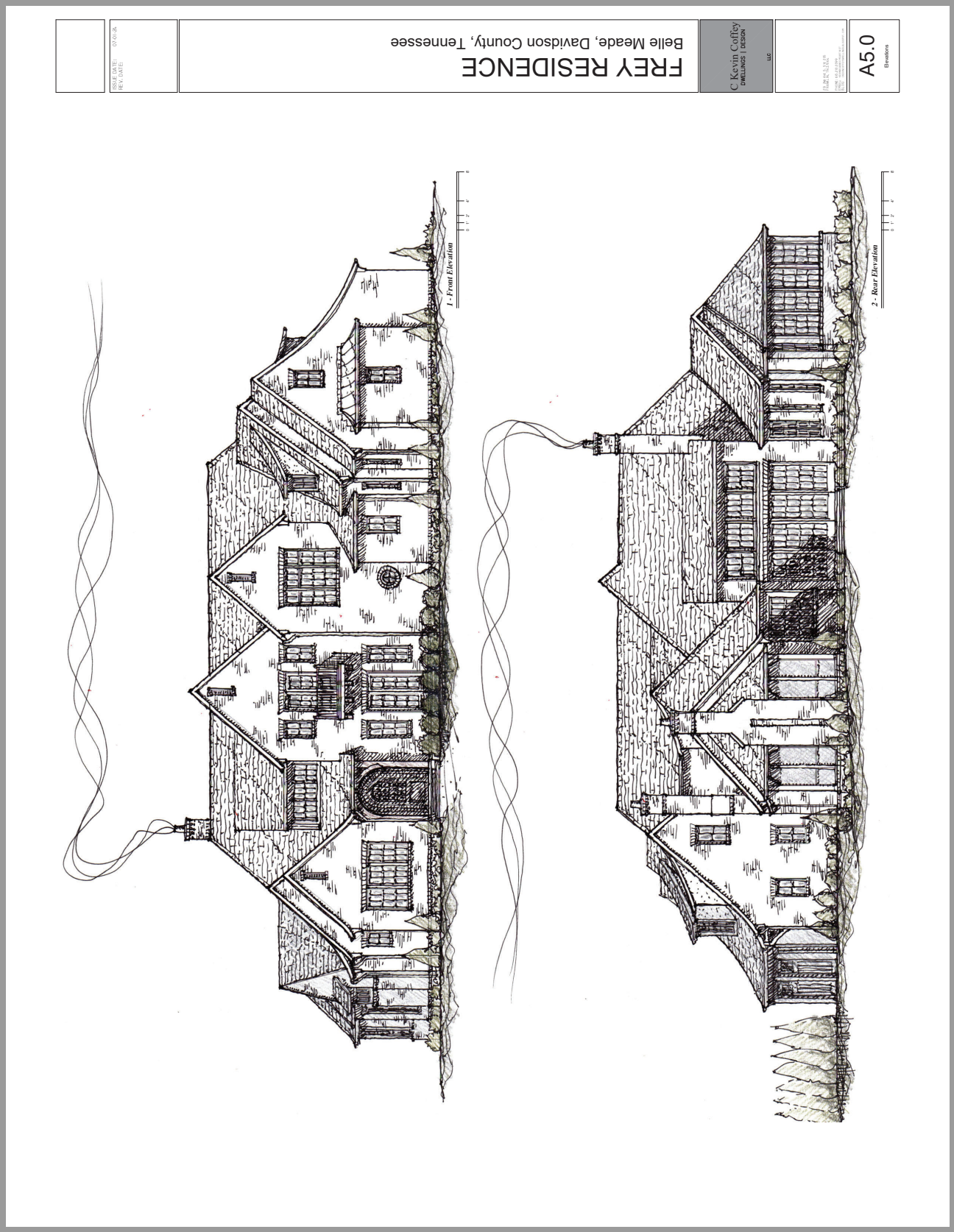
C Kevin Coffey
DWELLINGS | DESIGN

A2.1









FREY RESIDENCE
Belle Meade, Davidson County, Tennessee

C Kevin Coffey
OWNER'S DESIGN
LLC

A5.0
Elevation

1 - Front Elevation

Architectural drawing of the Frey Residence, showing a detailed elevation and a perspective sketch. The elevation includes dimensions, material callouts, and a scale bar. The sketch shows the house in a landscaped setting with trees and a driveway.

1 - Front Elevation

Architectural drawing of the Frey Residence, showing a detailed elevation and a perspective sketch. The elevation includes dimensions, material callouts, and a scale bar. The sketch shows the house in a landscaped setting with trees and a driveway.

FREY RESIDENCE
 Belle Meade, Davidson County, Tennessee

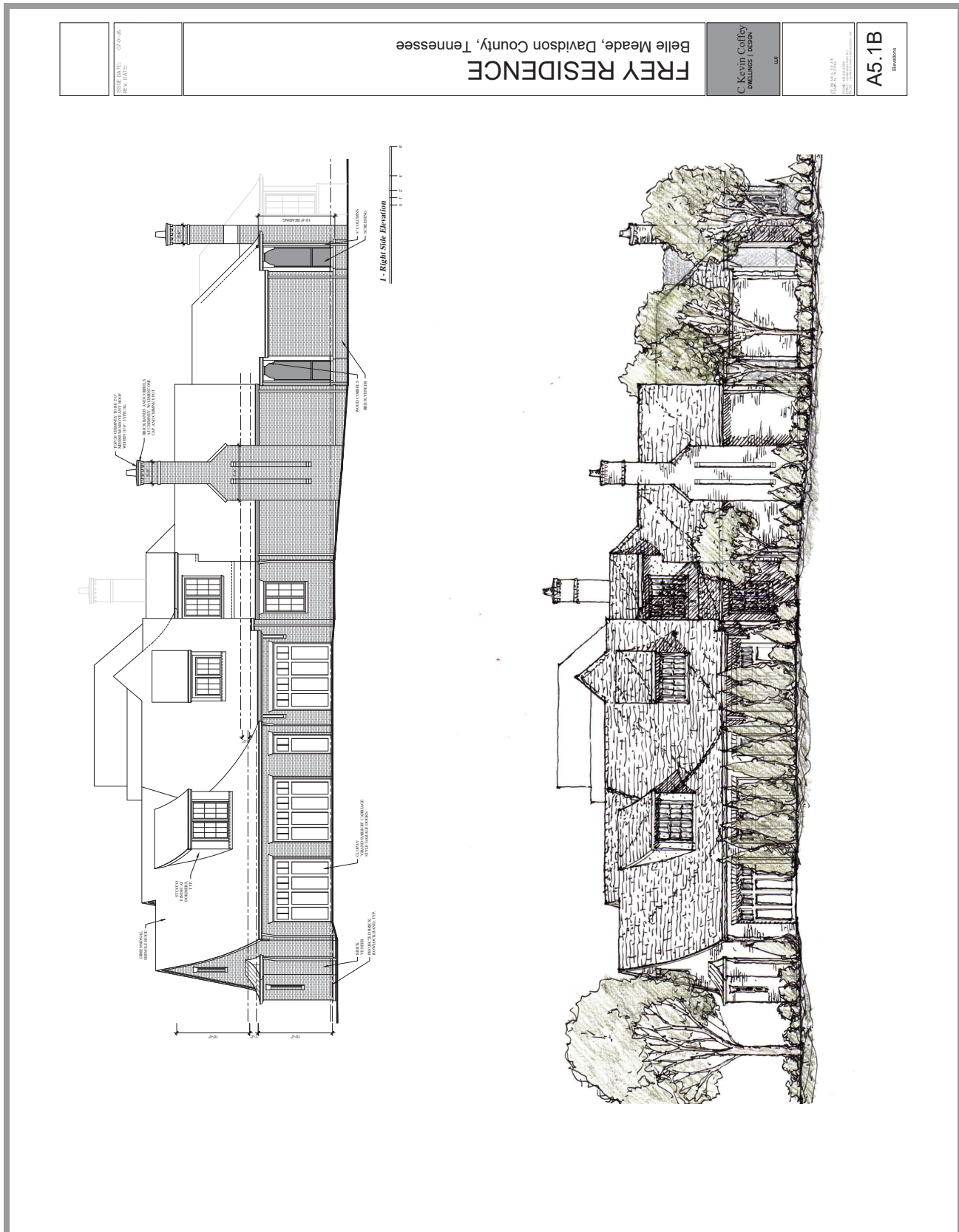
C. Kevin Coffey
 DWELLINGS | DESIGN

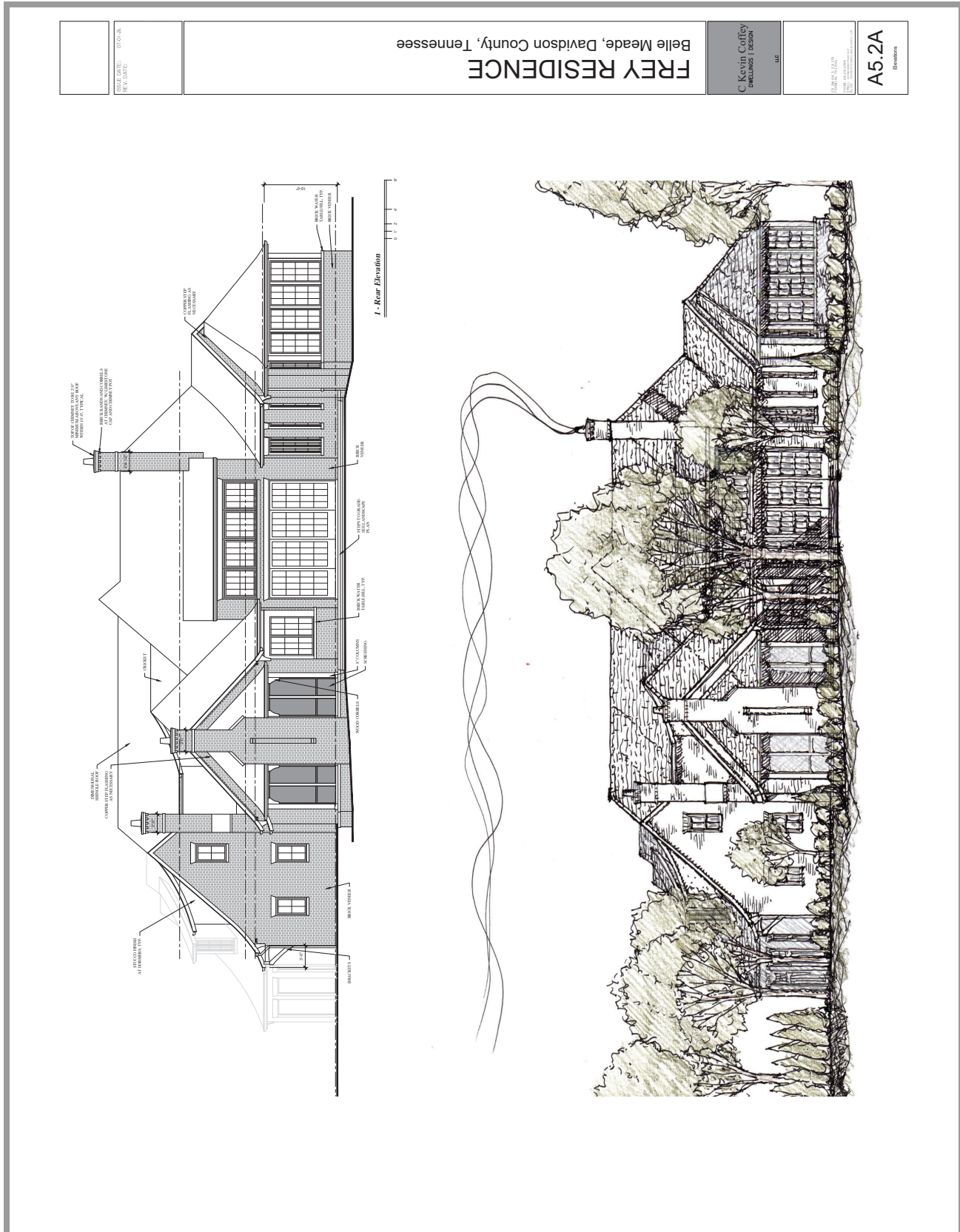
L.L.C.

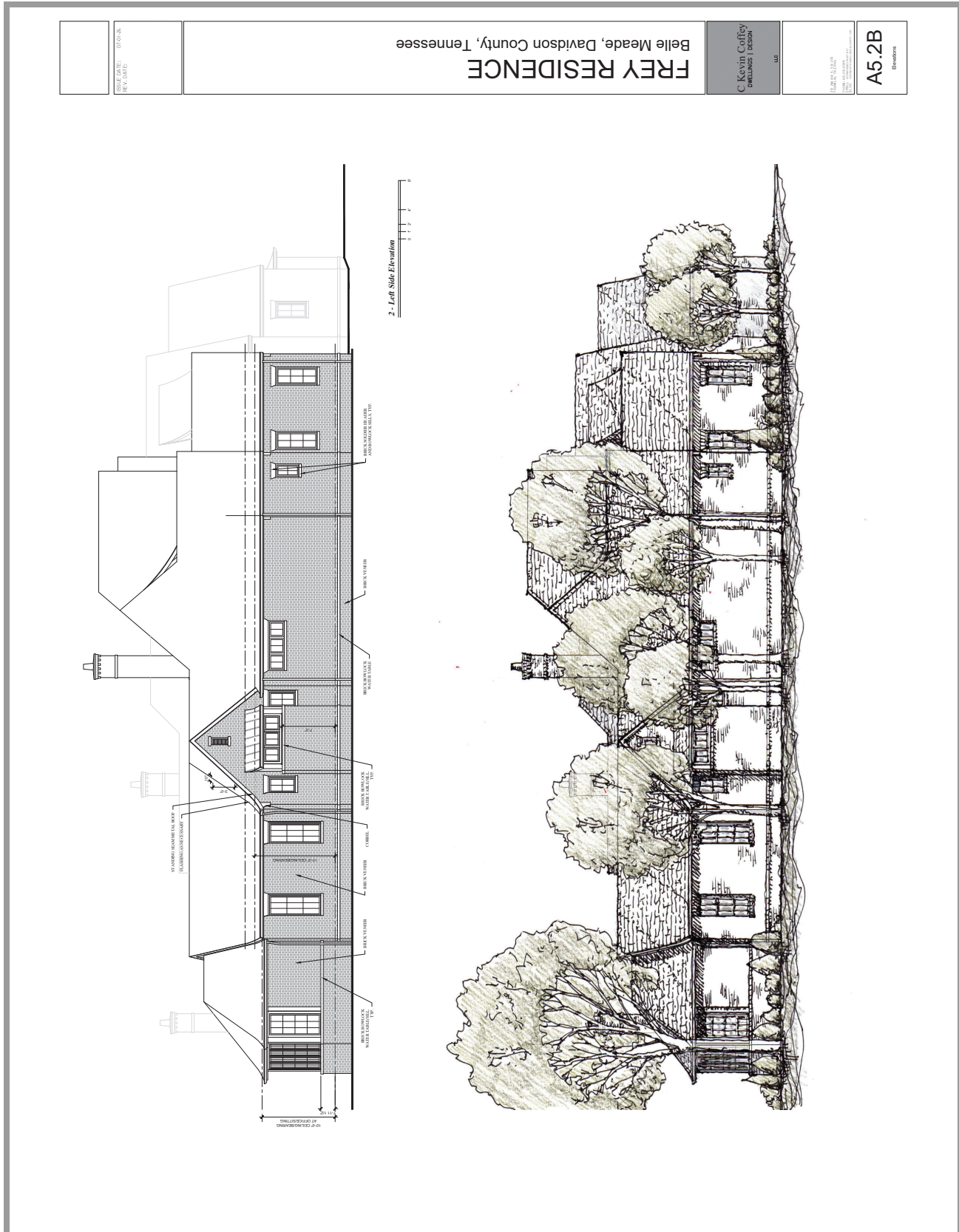
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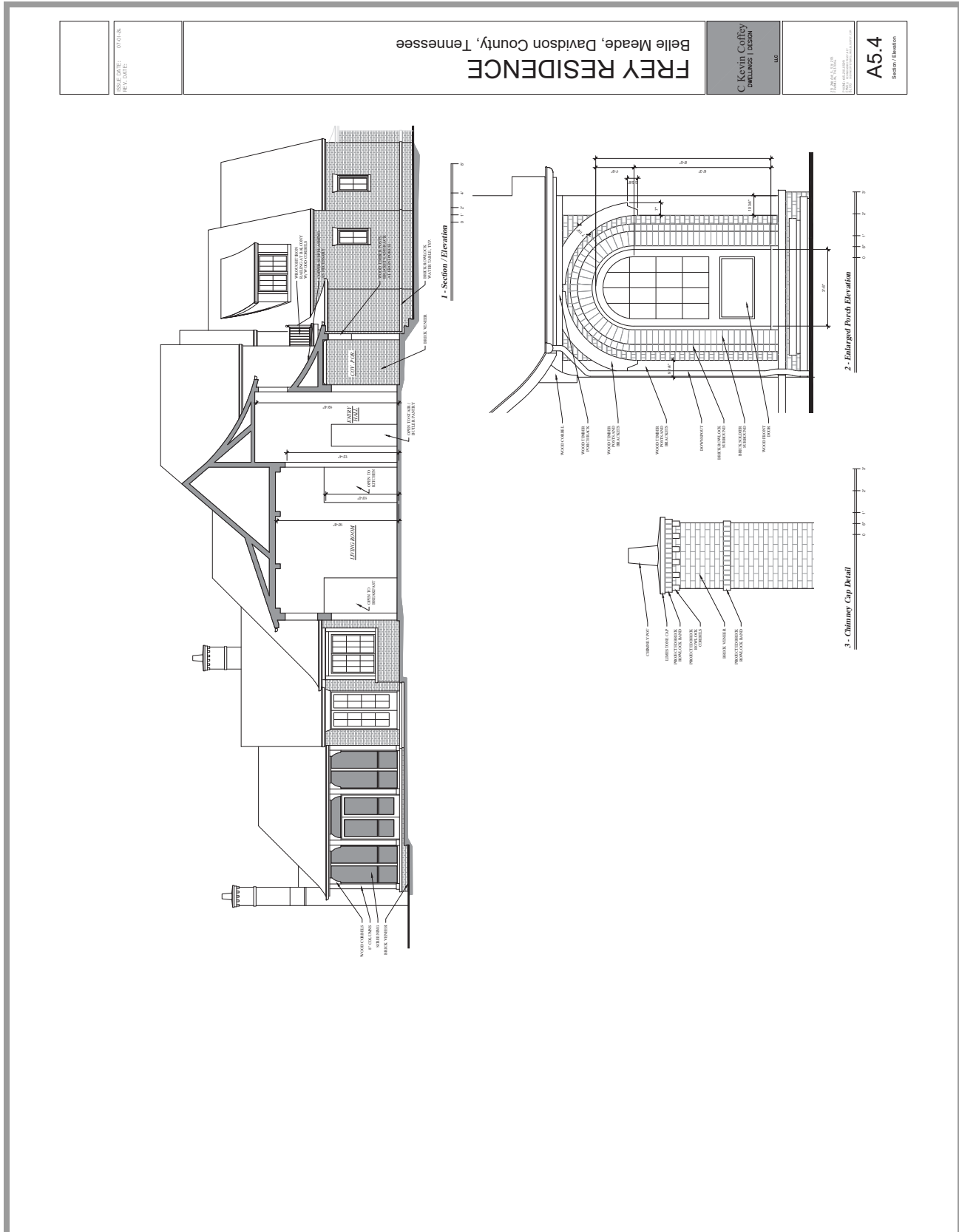
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A5.1A
 Elevations



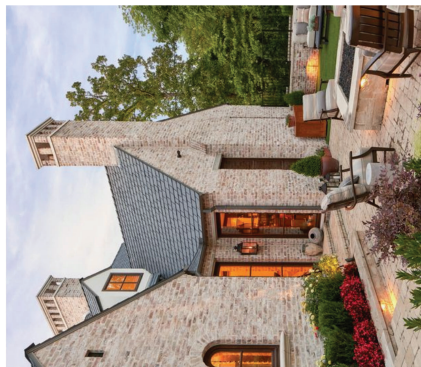






EXTERIOR

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

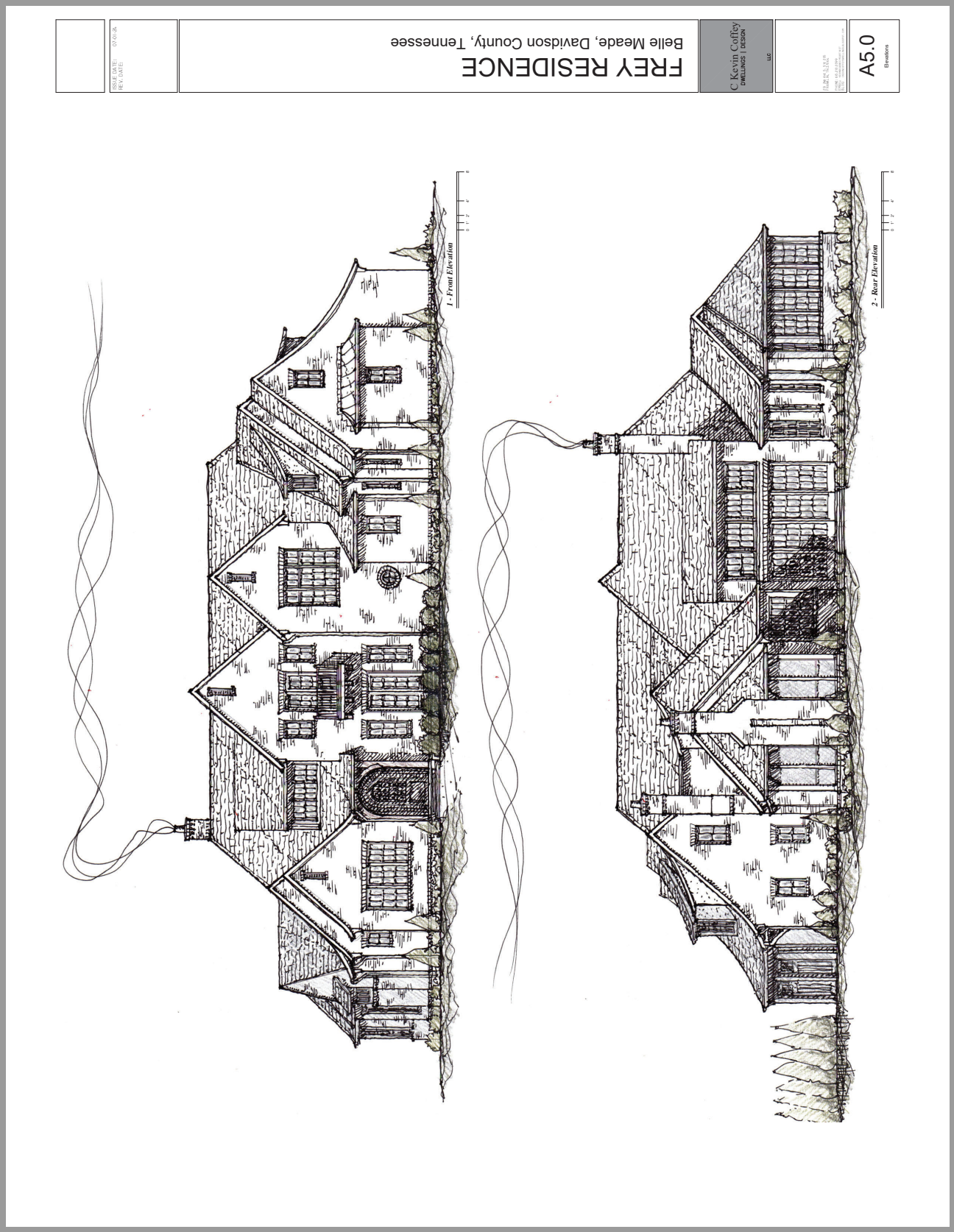


TRIM, STUCCO & GARAGE DOORS: HC-78
LITCHFIELD GRAY



HALF ROUND GUTTERS & ROUND
DOWNSPOUTS IN LIGHT BRONZE





FREY RESIDENCE
Belle Meade, Davidson County, Tennessee

C Kevin Coffey
OWNER'S DESIGN

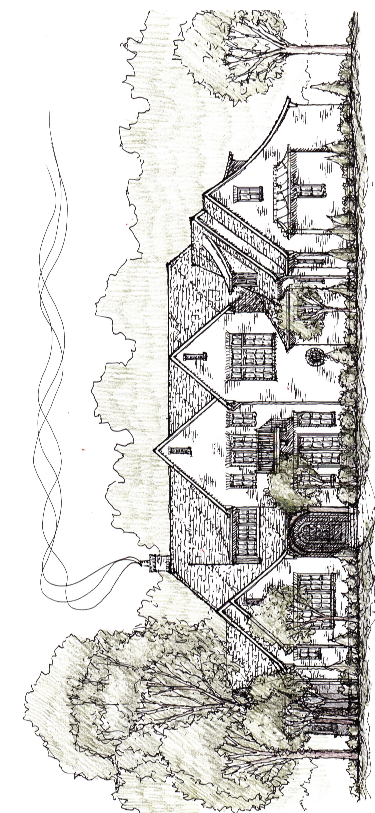
LLS

DATE: 10/10/2023
BY: C. K. COFFEY
REVISED: 10/10/2023
BY: C. K. COFFEY

A5.0
Elevations



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



PROPOSED FRONT ELEVATION

707 LYNNWOOD BLVD.

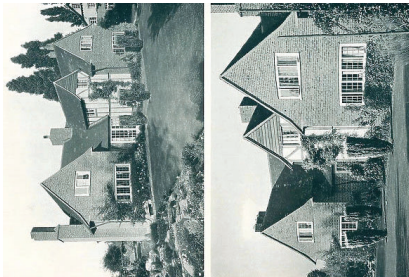
Common Characteristics:

- 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!



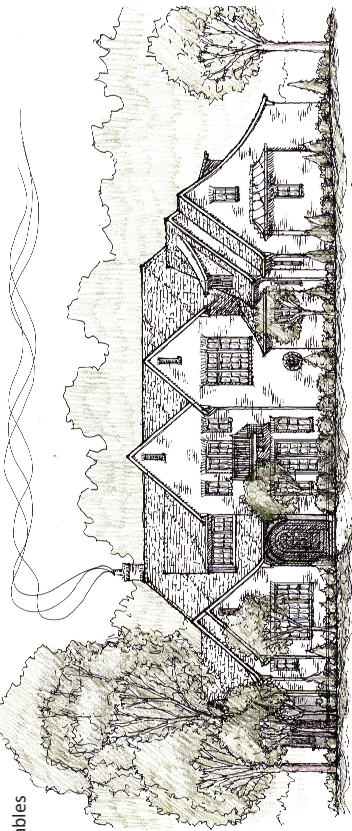
English Arts & Crafts (Early 20th C.):

- 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



English Cottage Style (1910's)

- Multiple Offset Gables
- Narrow Flush Rake Boards
- Predominantly Brick
- Variety of Window Complexes
- Tapered Eaves



"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



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

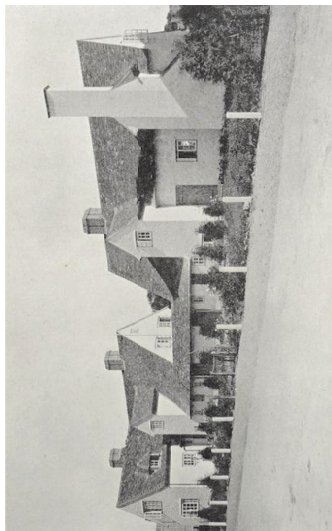
Arts & Crafts Influenced

"Tudor Revival" (1920's)

- Multiple Offset /Overlapping Gables
- Narrow Flush Rake Boards
- Balcony Form at Upper Level
- Variety of Window Complexes
- No Half Timbering



PROPOSED FRONT ELEVATION STUDY 707 LYNNWOOD BLVD.



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.

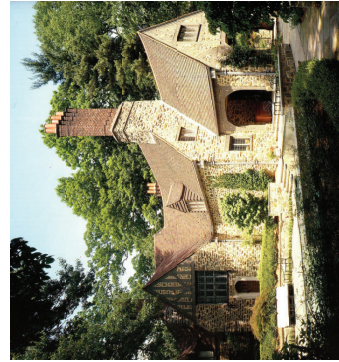


Lutyens Influenced

(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

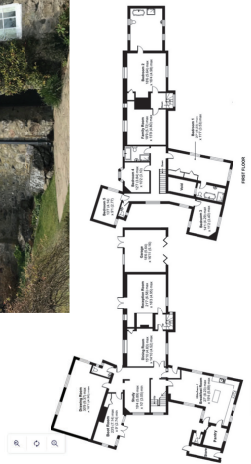


"Tudor Revival" (1920's)

-Angled Front Façade Following Site Constraints/Opportunities

- 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



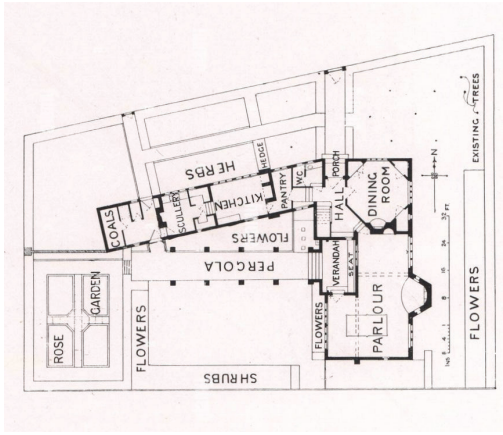
Angled Plan
with Garage

-Twatling Road,
Barnet Green,
Birmingham



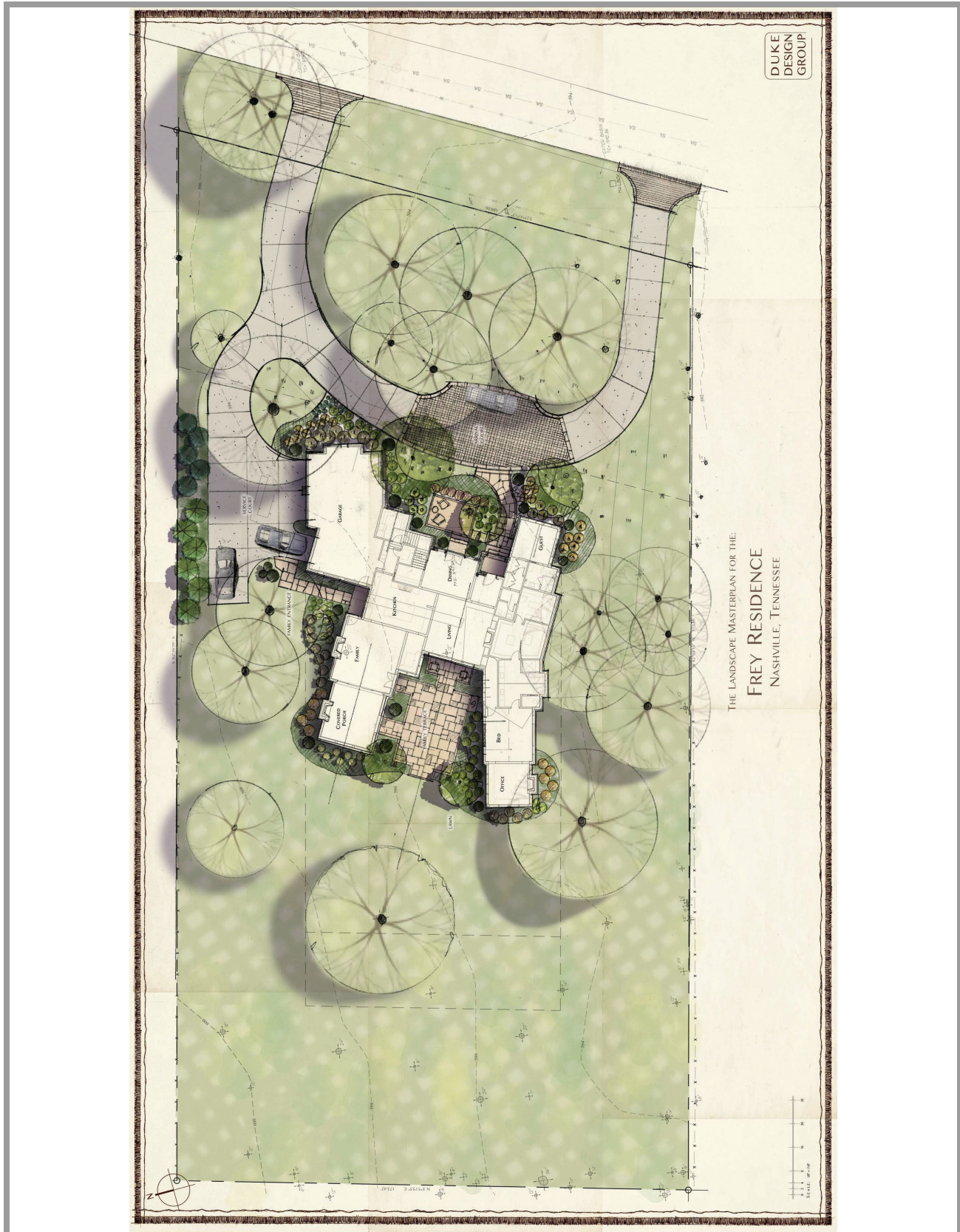
Plans with Angled Elements

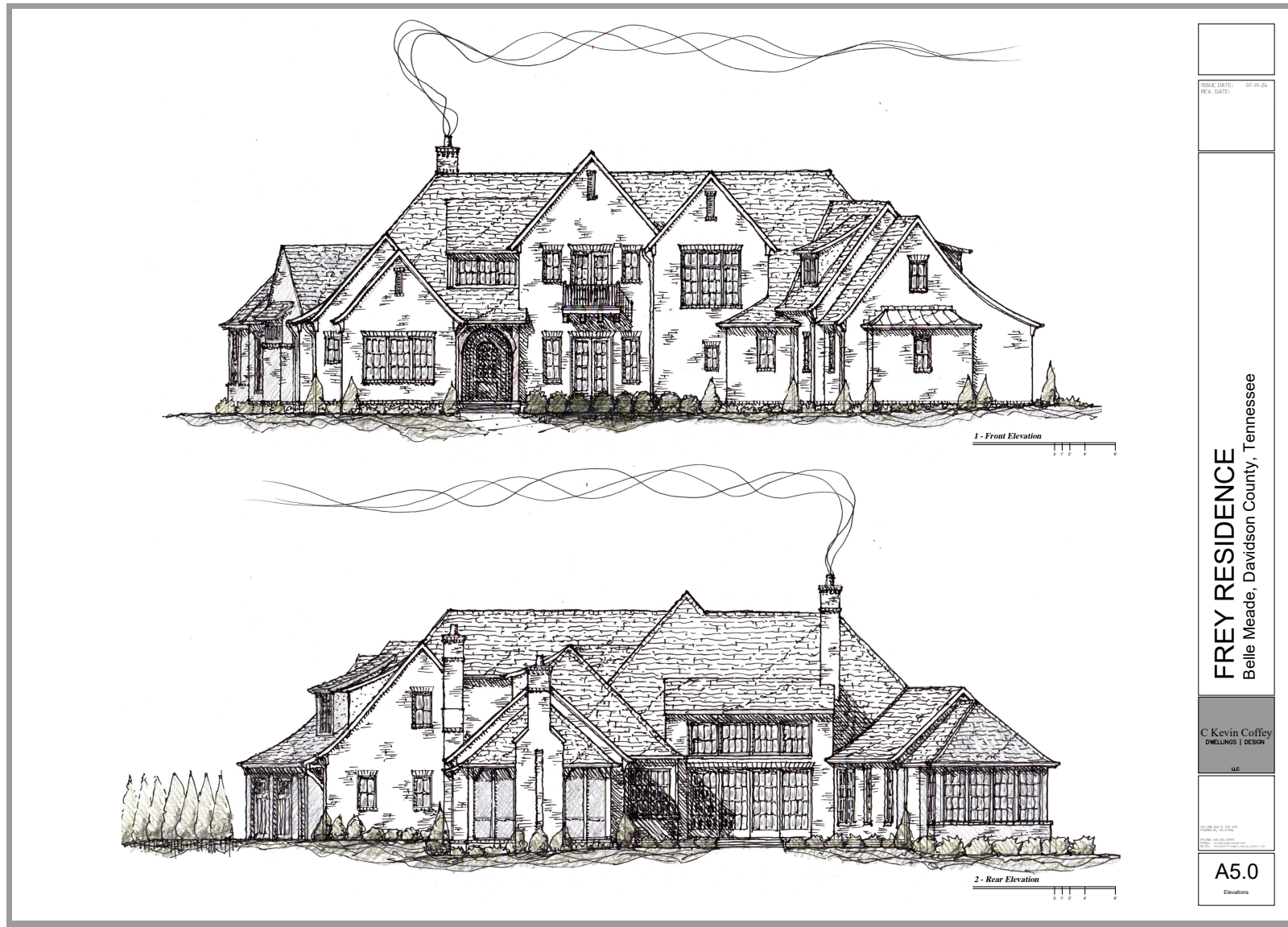
-Voysey, The Homestead, Classic English Arts and Crafts Residence, (Images above, to the right, and below right)
-Lewis Bowman, Scarsdale New York (top left), Unfortunately recently Demolished, it was a premier example of American Arts and Crafts Architecture and was razed because it "Too Minimal" and 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)





EXTERIOR

HOUSE BRICK IN PHOTOS BELOW:



BRICK: OLD CAROLINA BRICK IN A 50/50% BLEND OF GEORGETOWNE & SAVANNAH GREY WITH ANTIQUE IVORY MORTAR AND WHITE SAND



ROOFING: CEDAR SHAKE



WINDOWS: PELLA ALUMINUM CLAD IN ALMOND



Almond

TRIM, STUCCO & GARAGE DOORS: HC-78 LITCHFIELD GRAY/MATCH TO PELLA ALMOND



HALF ROUND GUTTERS & ROUND DOWNSPOUTS IN LIGHT BRONZE





**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 2024-23

FEE: VOID

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 4424 Shepard Place

AGE/YEAR OF STRUCTURE: <u>100+</u>	PROPERTY OF SIGNIFICANCE (1901-1939)	<u>X</u> YES
	PROPERTY OF CONSERVATION (1940-2000)	<u> </u> YES
	PROPERTY LESS THAN 50 YEARS	<u> </u> YES

PROPERTY OWNER or APPLICANT

NAME: Tori and Dave Alexander

ADDRESS: 4424 Shepard Place

EMAIL: Tori@alexanderinteriors.net; Alexanders.nashville@gmail.com

PHONE NUMBER: (615) 438-6388

RELATIONSHIP TO OWNER: Contractor Architect Other (explain)

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style Federal; elements of classical

Describe Proposed Work Previously approved work; New windows with added architectural detail;
addition of mud room and pantry <200SF on rear facade

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

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

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

N/A

Historical Significance

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: Custom Fabrication

Railings, Columns, Pilasters: Stucco; painted wood

Window Material: Glass

Chimney Material: Stucco; copper caps

Frame Material: Wood

Roofing Material: Clay tile

Windowsills: Stucco, limestone finish

Exterior Doors: Wood w/ glazing

Brick, Painted/Natural: Stucco; painted wood

Eaves/Cornice: Painted wood

Brick/Stone Thickness: N/A

Gutters: Copper

Clapboard Material: N/A

Gutter Dimensions: 6" half round; 4" downspout

Clapboard Dimensions/Reveal: N/A

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

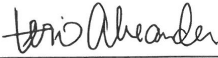
Properties worthy of conservation are those which were built from the mid- to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- **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: 7/19/2024

4424 SHEPARD PLACE

Proposed Work:

Exterior and interior restoration of main residential structure. The existing garage will remain untouched and in current condition. The home shows wear consistent with age as well as years of deferred maintenance. In addition to necessary repairs, there is a proposed addition to the second story. The proposed addition is below 500 SF total and does not go beyond the existing foundation of the home.

Updated 2024: All windows to be replaced with added architectural detail; addition off ground level rear façade <200 SF. The current condition of the home is in the process of complete restoration. All approved exterior framing is complete. Approval pending for roof structure (remains in original state).

Detailed Description of Project Scope and Materials:

All exterior material selections to match existing or original materials. Red clay tile roof remain with necessary repairs as needed (Exhibit A). There are multiple active leaks from roof into attic. Two single story “side wings” with low slope shed rooflines consisting of red standing seam metal roofing material (Exhibit B). Both roof structures have both failed with visible corrosion and water damage to the interior. New plans call for the side wings to receive second story additions above and will reconstruct this roofing structure and finish. The shed roof will not be visible from the front or rear view due to parapet structures consistent with the original architecture of the home. All doors and windows to be reglazed and reused unless damage is beyond repair. Windows for the proposed addition are to be re-purposed from other locations receiving alteration within the scope of this project. The first level “side wing” facing Jackson Boulevard will be replacing two windows (these are replacement windows, not consistent with the original integrity of the home) each with a set of 6 lite arched mahogany doors. To further enhance the architectural value of the left side wing, pilasters (smooth finish paint grade wood) will flank the windows are each set of French doors adding weight and symmetry to this highly visible part of the home (Exhibit C). Existing hard finish stucco to be repaired; second story side wing additions

to also consist of hard finish stucco to be consistent. All exterior paint colors to remain consistent with current selections.

Updated 2024: Replacing all windows is necessary due to condition. Replacing all roofing materials (and interior structure) is required. All exterior materials to be replaced in likeness to original finishes with added enhancements. Addition off rear façade <200SF to include mud room and pantry. Minor adjustments to previously approved plans including gutter placement and railing design.



Exhibit A: Red clay roof tiles to remain

Update: All roof materials and structure are beyond repair. Internal structure to rebuilt to accommodate weight. Roofing material is to remain “red” clay tiles.

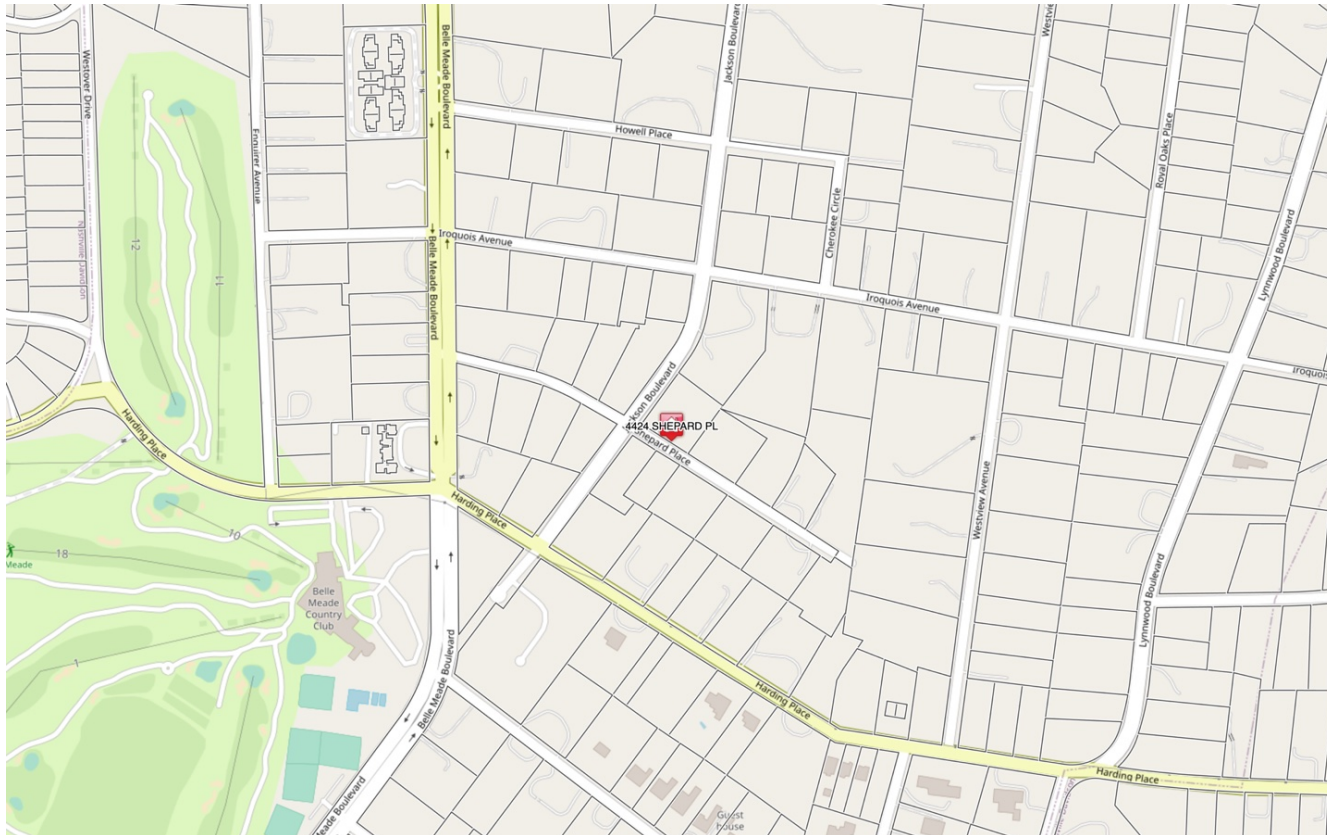


Exhibit C: Inspiration for side wing facing Jackson Blvd.
Pilasters and French doors to be added.

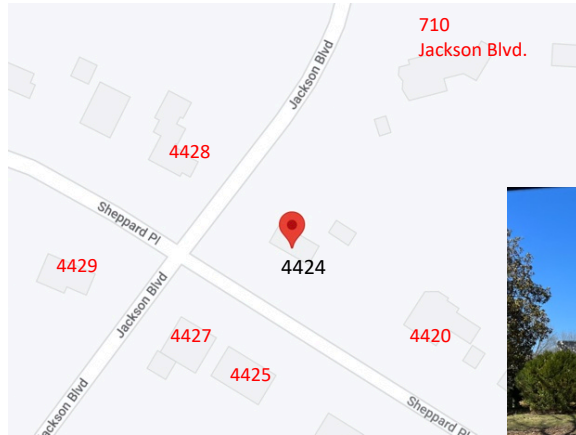


Exhibit B: Side wings / low pitch shed roof construction; red metal seam roof material.
Parapet design on front and rear.

Map of Property Location



Neighboring Properties



710 Jackson Blvd.



4424 Shepard Place



4420 Shepard Place



4428 Shepard Place



4429 Shepard Place



4425, 4427 Shepard Place

Existing Photos



Front- 4424 Shepard Place



Rear- 4424 Shepard Place



Side (Facing Jackson Blvd.)- 4424 Shepard Place



Side- 4424 Shepard Place

Inspiration







4424 SHEPARD PLACE-REVISED FRONT ELEVATION
SCALE $\frac{1}{8}" = 1'$



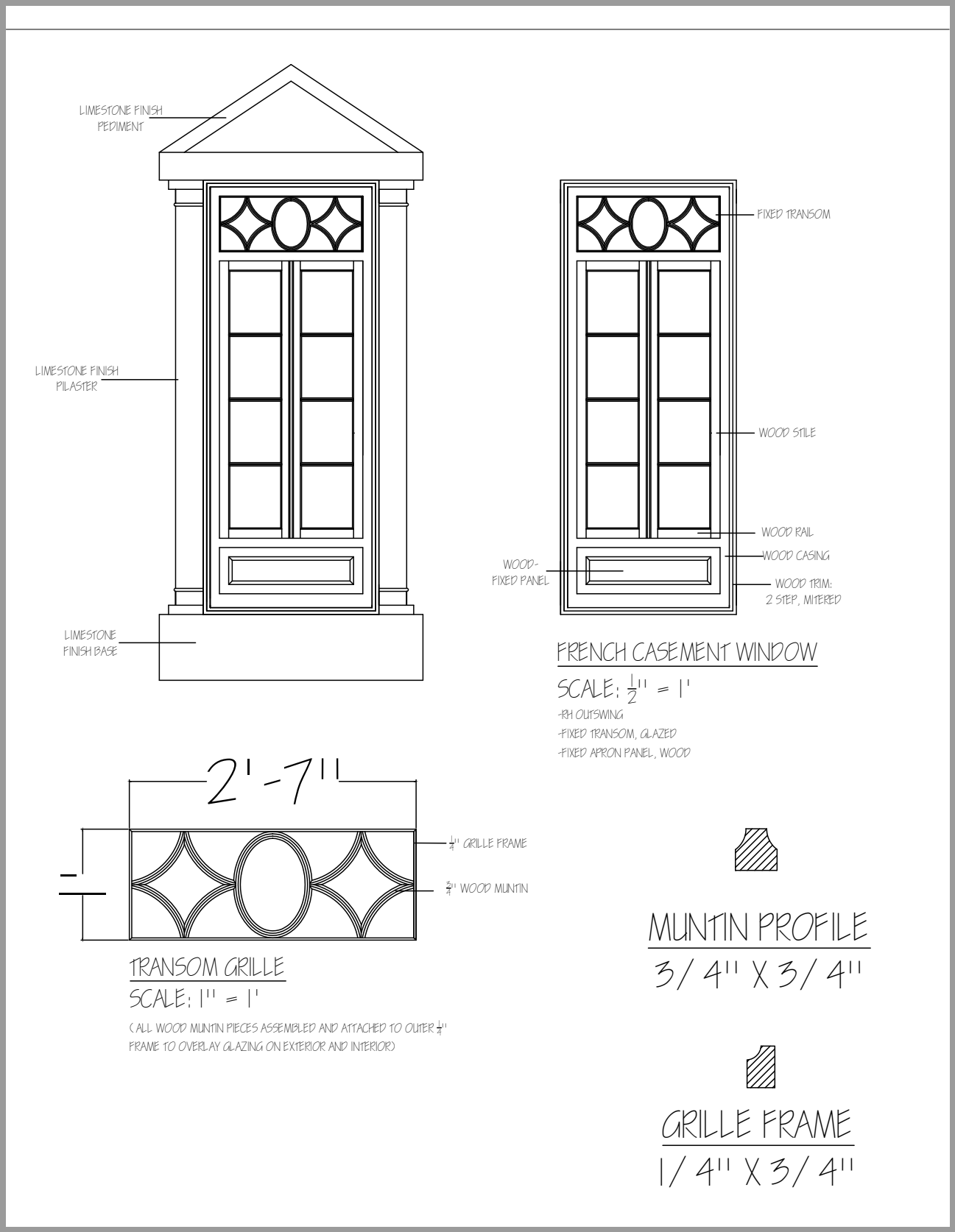
4424 SHEPARD PLACE-REVISED REAR ELEVATION
SCALE $\frac{3}{8}" = 1'$



REVISED SIDE ELEVATION (JACKSON BLVD. VIEW)
SCALE 1/8" = 1'



REVISED SIDE ELEVATION (SHEPARD PLACE VIEW)
SCALE 1/8" = 1'







4424 SHEPARD PLACE-REVISED SIDE ELEVATION
SCALE $\frac{1}{8}" = 1'$



4424 SHEPARD PLACE-REVISED REAR ELEVATION
SCALE $\frac{1}{8}" = 1'$



4424 SHEPARD PLACE-REVISED SIDE ELEVATION
SCALE $\frac{1}{8}" = 1'$

Staff Report

Agenda No.: IV.A.

Case No.: HZC2024-23

Staff: Mary Samaniego, Planning Director

Applicant: Tori and Dave Alexander

Request: Certificate of Appropriateness for revisions to a previously approved addition

Location: 4424 Shepard Place

Summary:

The applicants/property owners are requesting Certificate of Appropriateness approval for revisions to the exterior of a previously approved addition. This property was reviewed and approved by the Historic Zoning Commission (HZC) in July of 2023. The property owners were issued a permit and construction began. An update to the status of construction was given by the Planning Director at the February 2024 HZC meeting. The update on the project noted that when work began on adding an upper story to the existing wings along with interior renovation it was revealed the more significant issues existed within the existing structure which required the removal of the stucco on the house. The building permit was revised to include the additional scope of work to adequately complete the project. During the overall review of the project, the property owners have decided to revise some of the elements (railings, windows, and dormers) of the exterior elevations. These changes to the façade necessitate this application for a revision to the original July 2023 Certificate of Appropriateness approval.

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 1.04 acres, and the residence is approximately 4,000 square feet in size.
2. The residence was originally constructed in 1920 with some additions over the decades.
3. The proposed changes to the exterior include the addition of pediments and enlarged sills for the front elevation windows, change in the design of the second story railings, additional columns, additional side window, change in dormer size and type for rear elevation, and altered door and window placement and size for the rear elevation.
4. The changes to the exterior do not impact the placement of the structure on the lot regarding Zoning Code compliance.

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:

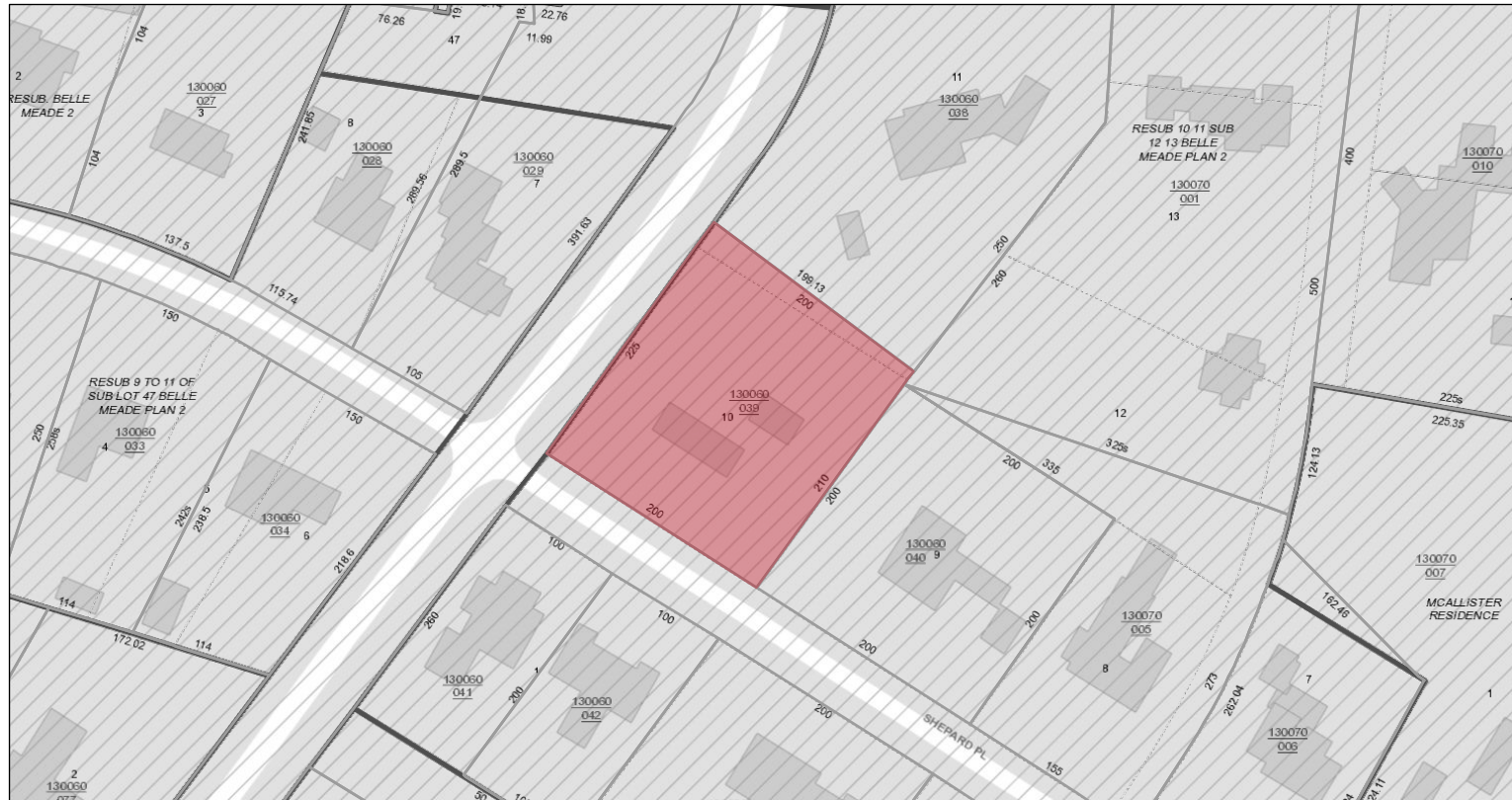
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by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

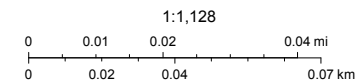
1. Location Maps

Nashville / Davidson County Parcel Viewer



April 21, 2023

- Override 1
- graphicsLayer2
- Zoning
- Urban Design Overlay
- Planned Unit Development



Metro GIS

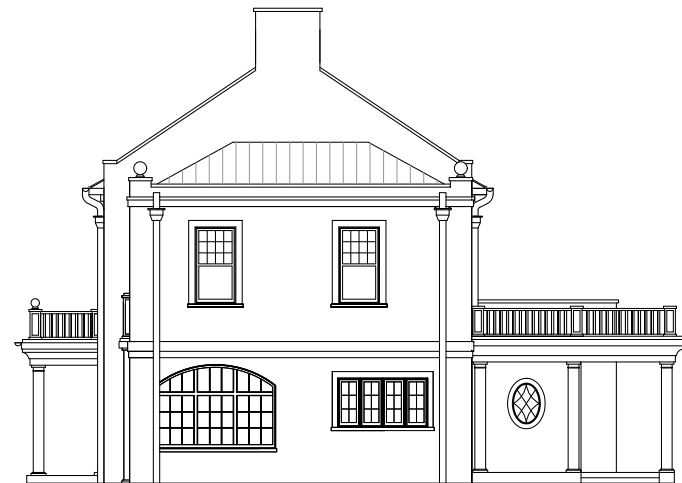
Made by: Metro GIS



4424 SHEPARD PLACE-REVISED REAR ELEVATION
SCALE $\frac{1}{8}" = 1'$



REVISED SIDE ELEVATION (JACKSON BLVD. VIEW)
SCALE 1/8" = 1'



REVISED SIDE ELEVATION (SHEPARD PLACE VIEW)
SCALE 1/8" = 1'



4424 SHEPARD PLACE-REVISED FRONT ELEVATION
SCALE $\frac{1}{8}" = 1'$



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 # _____

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 402 Lynnwood Blvd. Nashville, TN 37205

AGE/YEAR OF STRUCTURE: <u>Built in 1945</u>	PROPERTY OF SIGNIFICANCE (1901-1939)	<u> </u> YES
	PROPERTY OF CONSERVATION (1940-2000)	<u> X </u> YES
	PROPERTY LESS THAN 50 YEARS	<u> </u> YES

PROPERTY OWNER or APPLICANT

NAME: Kaitlyn Smous - Nine12 Architects

ADDRESS: 912 Bailey St. Nashville, TN 37206

EMAIL: kaitlyn@nine12architects.com

PHONE NUMBER: 615.761.9902

RELATIONSHIP TO OWNER: Contractor Architect X Other (explain)

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style New Traditional - Federal

Describe Proposed Work Work includes interior renovations as well as a second story addition above an existing one-story, non-historic rear addition. A detached, one-story, two-car garage is also proposed. The existing home will remain as is except for two windows that are to be replaced with shorter windows in the same masonry opening. Existing vinyl siding will be replaced with Hardie Plank lap siding. Utilizing existing space and structure has been prioritized, as well as differentiating the addition from the historic home.

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

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

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

➤ **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer:

Jeld-Wen wood, with SDL

Window Material:

Wood

Frame Material:

Wood

Windowsills:

Wood

Brick, Painted/Natural:

Existing brick to remain unpainted

Brick/Stone Thickness:

Existing to remain

Clapboard Material:

Hardie Plank lap siding

Clapboard Dimensions/Reveal:

6" reveal

Railings, Columns, Pilasters:

Wood

Chimney Material:

Existing brick chimney to remain

Roofing Material:

Asphalt shingles to match existing

Exterior Doors:

Wood

Eaves/Cornice:

Paulownia wood

Gutters:

Continuous aluminum gutters

Gutter Dimensions:

6"

Property of Significance

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

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes No

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

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

Property Worthy of Conservation

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

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

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

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

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

Applicant/Property Owner Signature: _____

Kayfuz

Date: 8/15/24



Front of House - West Elevation



South Elevation



North Elevation

402 Lynnwood Blvd. - Existing Condition



Back of House - East Elevation



Back of House - East Elevation

402 Lynnwood Blvd. - Existing Condition



Front of House - West Elevation



South Elevation



North Elevation

Inspiration was drawn from the existing house. By building on top of existing footprint, we are able to keep impact low. Proportions and rhythm of openings are echoed in the addition, as well as roof slope. Ornamentation is kept simple, in keeping with the secondary elevations of the existing house.

402 Lynnwood Blvd. - Inspirational Photos



400 Lynnwood as viewed from Abbott Martin



3907 Abbott Martin - this house is behind 402 Lynnwood

402 Lynnwood Blvd. - Neighboring Properties



401 Lynnwood - across the street from 402

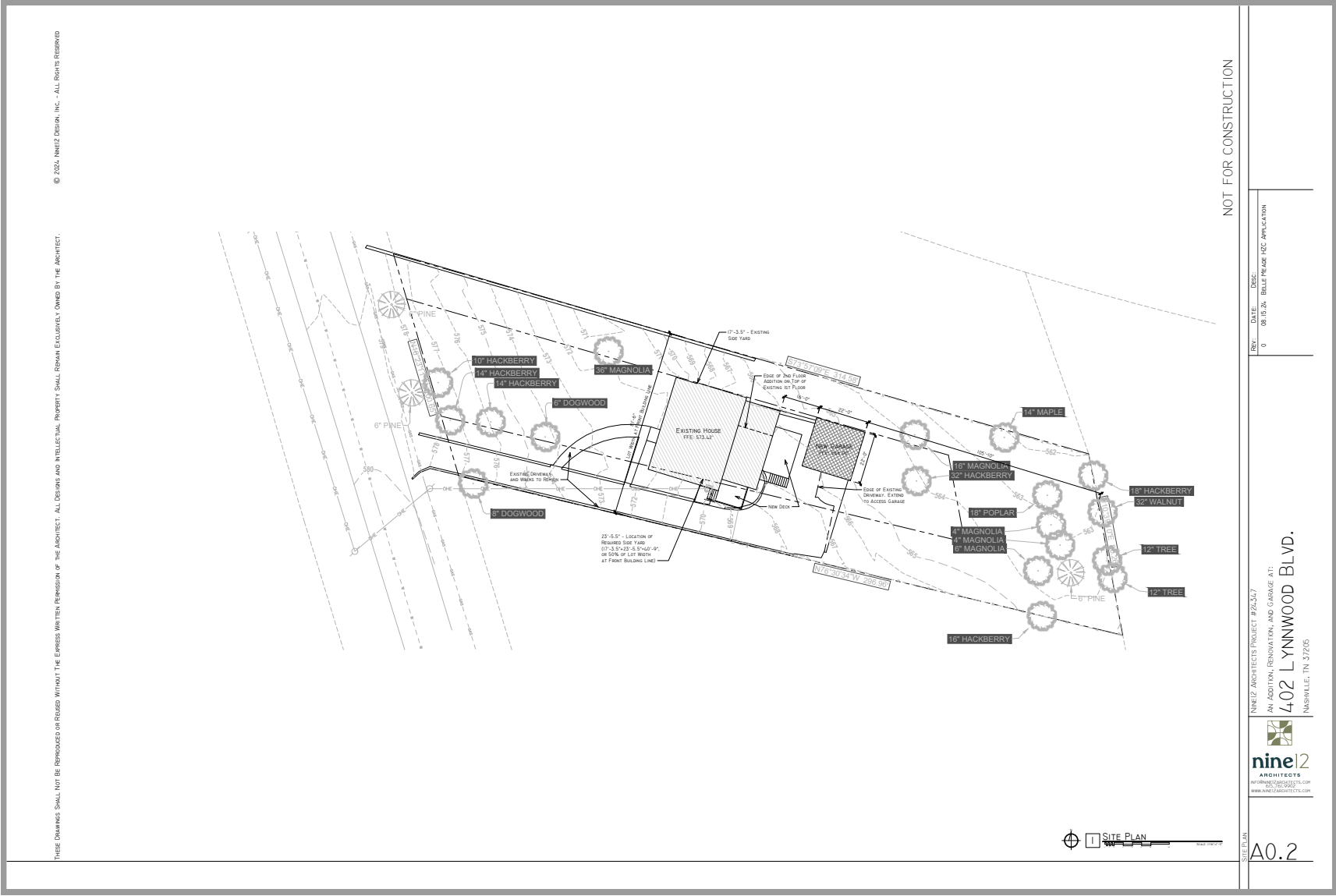


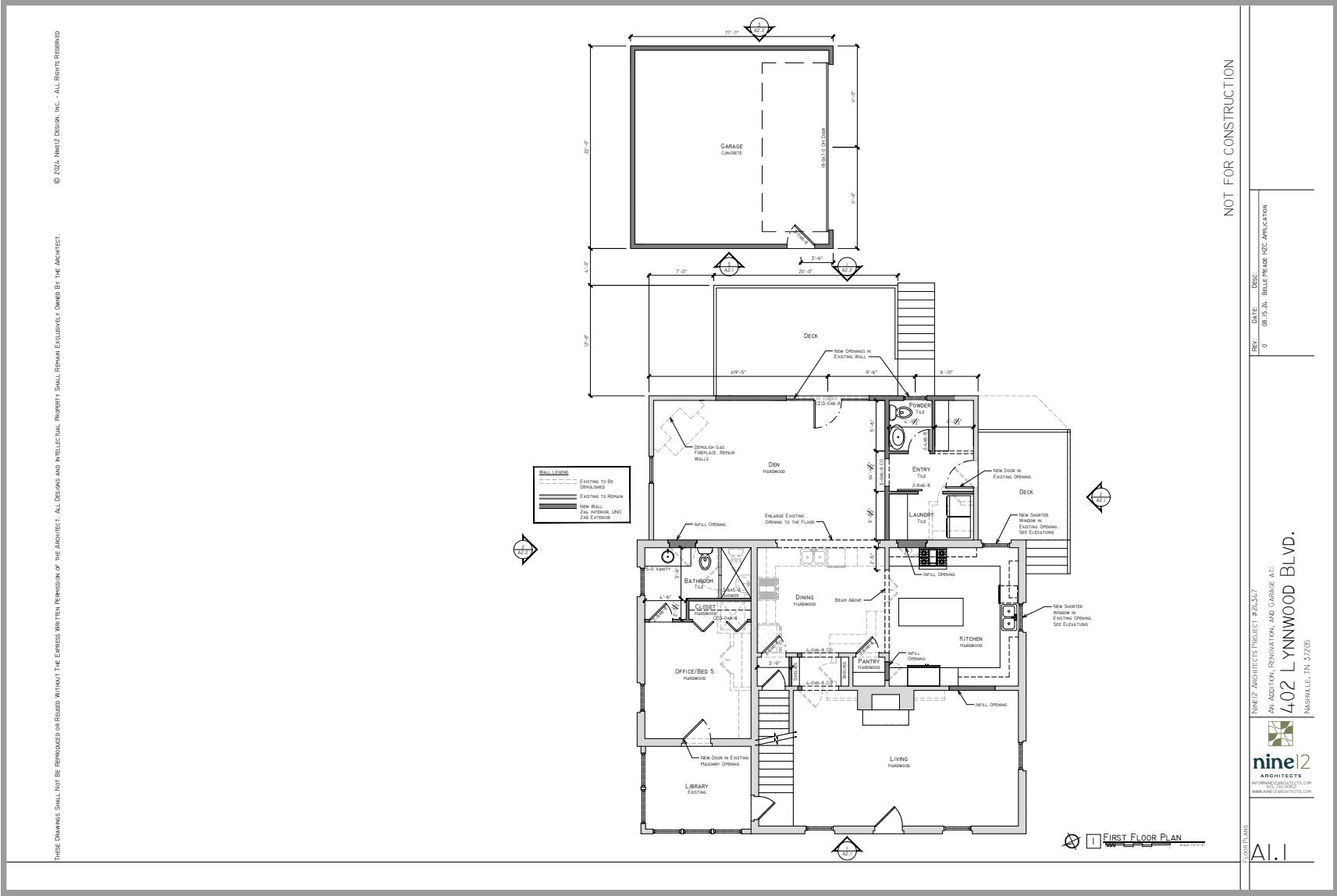
403 Lynnwood - across the street from 402

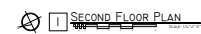


404 Lynnwood - next door to 402

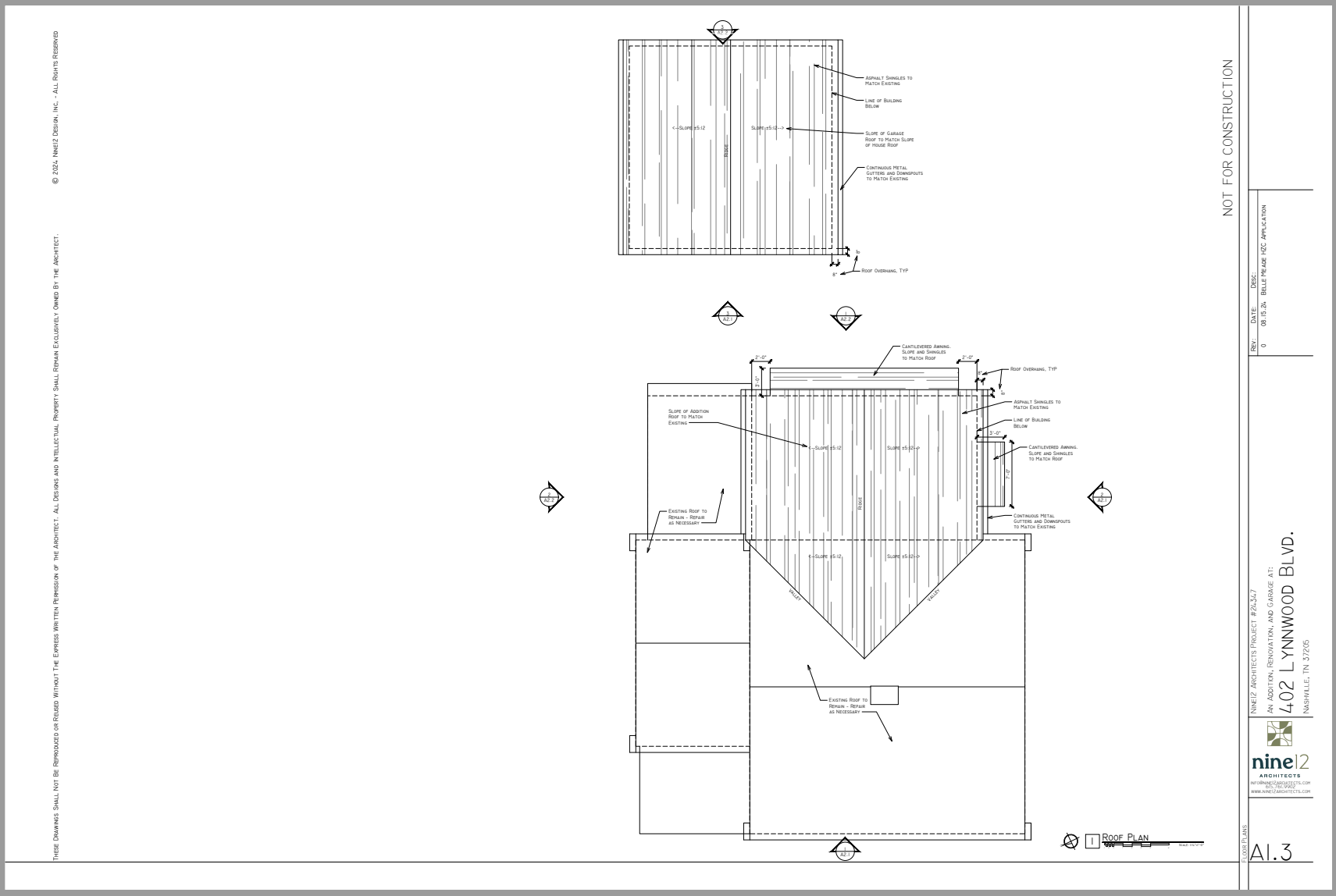
402 Lynnwood Blvd. - Neighboring Properties

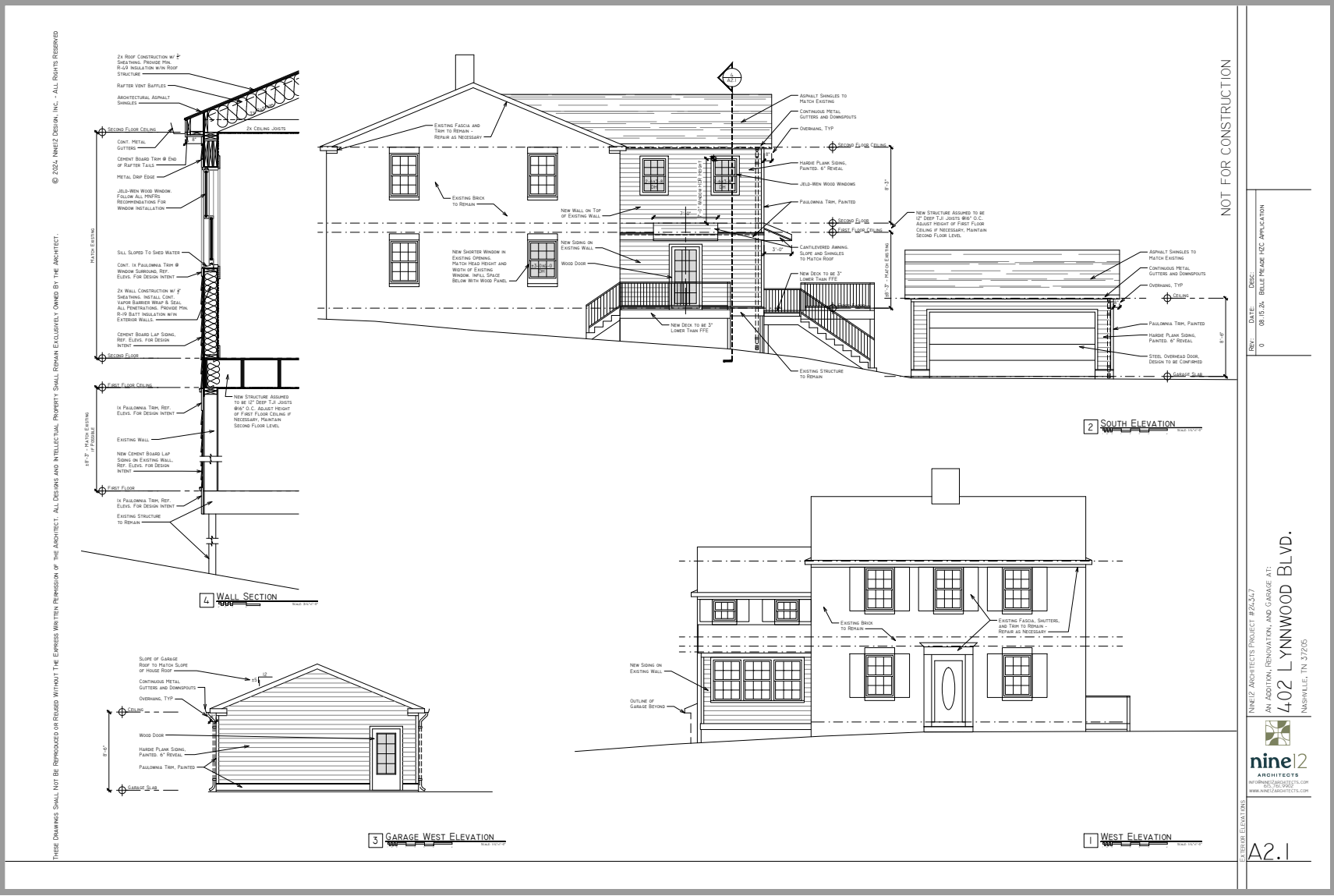






AI.2







ADDRESS 402 Lynnwood Blvd. Nashville, TN 37205

LOT SF 24,236.9

24,236.90

FOOTPRINT (RES. A, RES B, ESTATE B) 12% OF LOT SF

FOOTPRINT (ESTATE A) 8% OF LOT SF

ALLOWABLE	EXISTING	TOTAL	NET CHANGE	% OVER
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2,908.43	1,905.00	2,389.00	484.00	0%
----------	----------	----------	--------	----

FAR

LOTS < 40,00 SF = 0.225 X LOTS SF

5,453.30	3,136.00	4,009.00	873.00	0%
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LOTS > 40,00 SF = 0.196 X LOTS SF

TOTAL ROOF AREA

MAX. 30% OF TOTAL ROOF SF CAN BE LOW SLOPE PITCH 6:12

716.70	1,905.00	2,389.00	484.00	333.33%
--------	----------	----------	--------	---------

FRONT YARD SF

DRIVEWAY 12%

2,908.43	3,781.00	3,672.00	-109.00	126.25%
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DRIVEWAY/PARKING IN FRONT YARD = MAX. 22% OF FRONT YARD SF

1,939.30	1,006.00	1,006.00	0	0%
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HARDSCAPE TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY

HARDSCAPE MAX. 8% OF LOT SF

1,938.95	150.00	427.00	277.00	0%
----------	--------	--------	--------	----

POOL (WATER AREA) = MAX. 2% OF LOT SF

TENNIS COURT = MAX. 9% OF LOT SF

HARDSCAPE + POOL = MAX. 8%

COMBINATION OF POOL/TERRACE, DECK, TENNIS COURT, OTHER

Staff Report

Agenda No.: IV.A.
Case No.: PJ#24-0007
Staff: Mary Samaniego, Planning Director
Applicant: Kaitlyn Smous representing The Benton Group, LLC
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 402 Lynwood Boulevard

Summary:

The applicant, Kaitlyn Smous representing The Benton Group, LLC, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for a second-story addition to the rear of the residence. The proposed architectural style is Federal with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

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

1. The subject property is 0.55 acres (24,237 square feet - SF) and is rectangular with frontage on Lynwood Boulevard.
2. The residence was constructed in 1945 and has a Federal architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
3. The existing residence is two-story with basement and approximately 3,136 SF with a cantilevered addition over a parking area.
4. The dwelling (named the Clawson House) has been identified in the 2021 historical survey (DV-26163) as having: central hall plan; brick construction type; gable with asphalt roof; double-hung wood windows; one brick chimney; and front entrance stoop porch with a pilastered surround with dentiled cornice.
5. The proposed architectural style is Federal – New Traditional.
6. The footprint proposed for the residence is approximately 2,389 square feet (2,908 square feet allowed) and the total gross floor area is 4,009 square feet (5,453 square feet allowed).
7. The site plan indicates a driveway leading from Lynwood Boulevard to a two-bay detached garage on the east side of the residence. The total area of driveways and parking areas is 3,672 square feet and the maximum allowed is 2,908 square feet. However, the existing driveway is 3,781 square feet so the new driveway is decreasing the non-conformity by 109 square feet.

8. The submitted site plan indicates compliance with all standards of the Zoning Ordinance for maximum footprint, floor area, and hardscape.
9. The residence has been owned by four families over the last 50 years.
10. There are no accessory structures in the rear yard of the property.
11. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.

New Construction Material List Description

Window Manufacturer:

Jeld-Wen wood, with SDL

Window Material:

Wood

Frame Material:

Wood

Windowsills:

Wood

Brick, Painted/Natural:

Existing brick to remain unpainted

Brick/Stone Thickness:

Existing to remain

Clapboard Material:

Hardie Plank lap siding

Clapboard Dimensions/Reveal:

6" reveal

Railings, Columns, Pilasters:

Wood

Chimney Material:

Existing brick chimney to remain

Roofing Material:

Asphalt shingles to match existing

Exterior Doors:

Wood

Eaves/Cornice:

Paulownia wood

Gutters:

Continuous aluminum gutters

Gutter Dimensions:

6"

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:

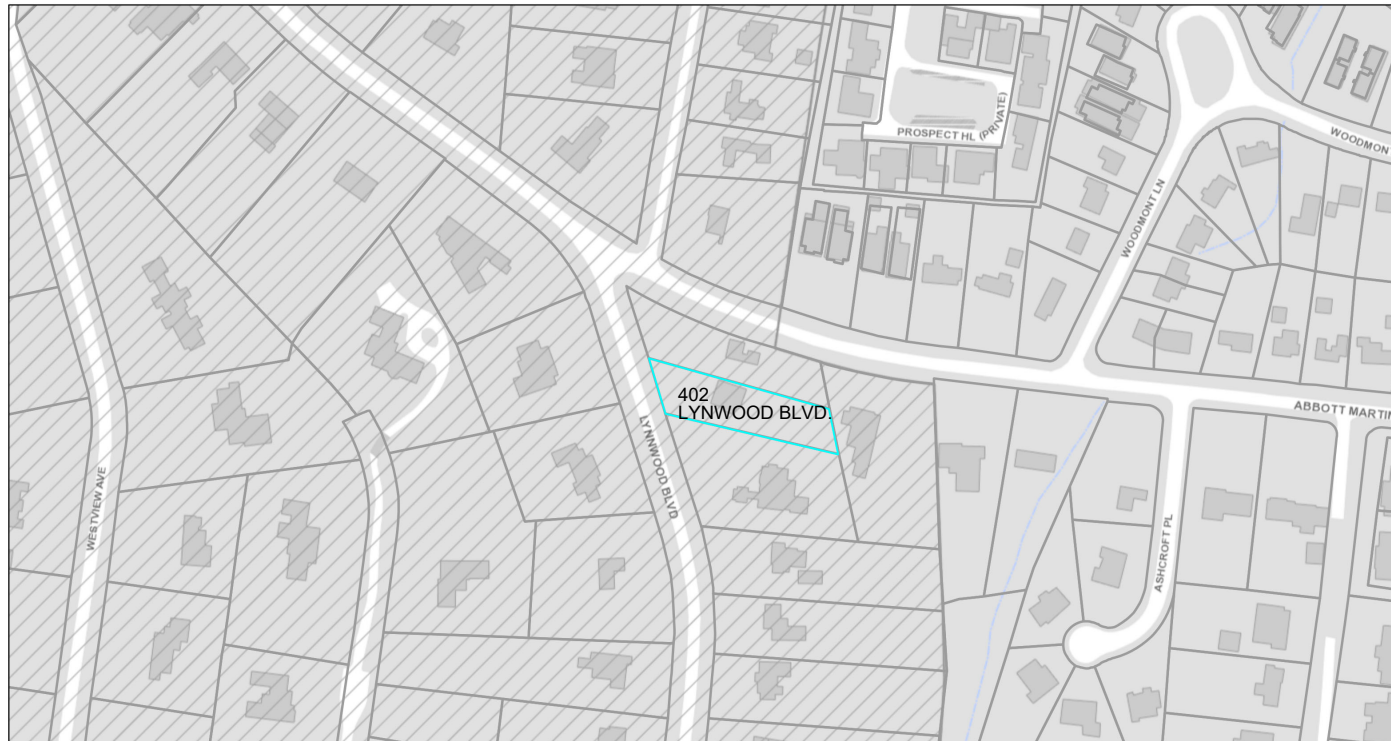
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by 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 402 LYNWOOD BLVD.



August 26, 2024

graphicsLayer2

1:2,257
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km

Nashville Maps

Made by: Metro GIS



CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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 # _____

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 407 LYNNWOOD BLVD 37205

AGE/YEAR OF STRUCTURE: 1925 PROPERTY OF SIGNIFICANCE (1901-1939) ☒ YES
PROPERTY OF CONSERVATION (1940-2000) ☐ YES
PROPERTY LESS THAN 50 YEARS ☐ YES

PROPERTY OWNER or APPLICANT

NAME: MICHAEL GAVIN DUKE

ADDRESS: 407 LYNNWOOD BLVD

EMAIL: gavin@dukedesigngroup.com

PHONE NUMBER: 615 417 6180

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style TUDOR

Describe Proposed Work ADDITION OF AN OPEN SCREEN PORCH 13'X19' ON SOUTH SIDE OF HOUSE ON AN EXISTING SLAB.

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

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

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

N/A

Historical Significance

BUILT IN 1925 UNKNOWN ARCHITECT

Is the property habitable?

YES

Give a compelling reason for demolition of property

N/A

Describe the proposed reuse of existing materials, if any?

N/A
NEW CONSTRUCTION/ADDITION

➤ **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer: NA

Railings, Columns, Pilasters: NA

Window Material: NA

Chimney Material: NA

Frame Material: WESTERN RED CEDAR

Roofing Material: BONDERIZED STANDING SEAM STEEL

Windowsills: NA

Exterior Doors: MANGANO

Brick, Painted/Natural: NA

Eaves/Cornice: OPEN WESTERN RED CEDAR

Brick/Stone Thickness: NA

Gutters: 4" BONDERIZED STEEL

Clapboard Material: WESTERN RED CEDAR

Gutter Dimensions: 4" BONDERIZED STEEL

Clapboard Dimensions/Reveal: 6"

Property of Significance

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

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
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- 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;
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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:

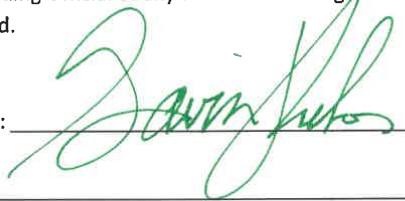
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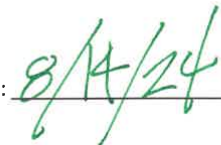
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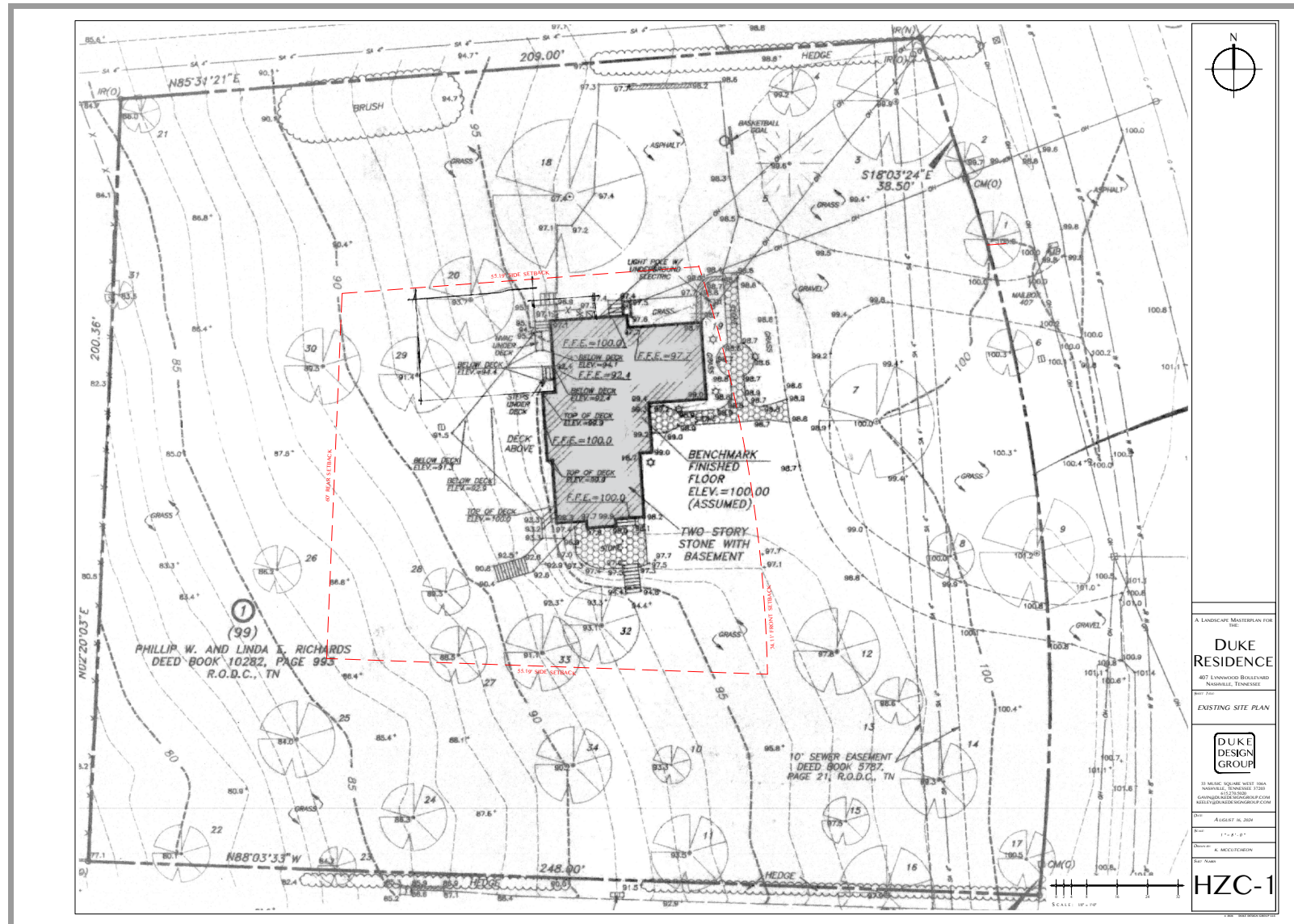
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Applicant/Property Owner Signature: _____



Date: _____







1 FRONT OF RESIDENCE
DUKE HZC 08-16-2024



2 SOUTH SIDE OF RESIDENCE
DUKE HZC 08-16-2024



3 REAR OF RESIDENCE
DUKE HZC 08-16-2024



4 NORTH SIDE OF RESIDENCE
DUKE HZC 08-16-2024

A LANDSCAPE MASTERPLAN FOR THE
DUKE RESIDENCE
407 LINWOOD BOULEVARD
NASHVILLE, TENNESSEE
DATE: AUGUST 16, 2024
BY: J. KELLEY
EXISTING SITE IMAGES



12 MIDCAMP SQUARE, SUITE 1000
NASHVILLE, TENNESSEE 37203
615.259.1100
GARDEN@DUKEDESIGNGROUP.COM
KELLEY@DUKEDESIGNGROUP.COM

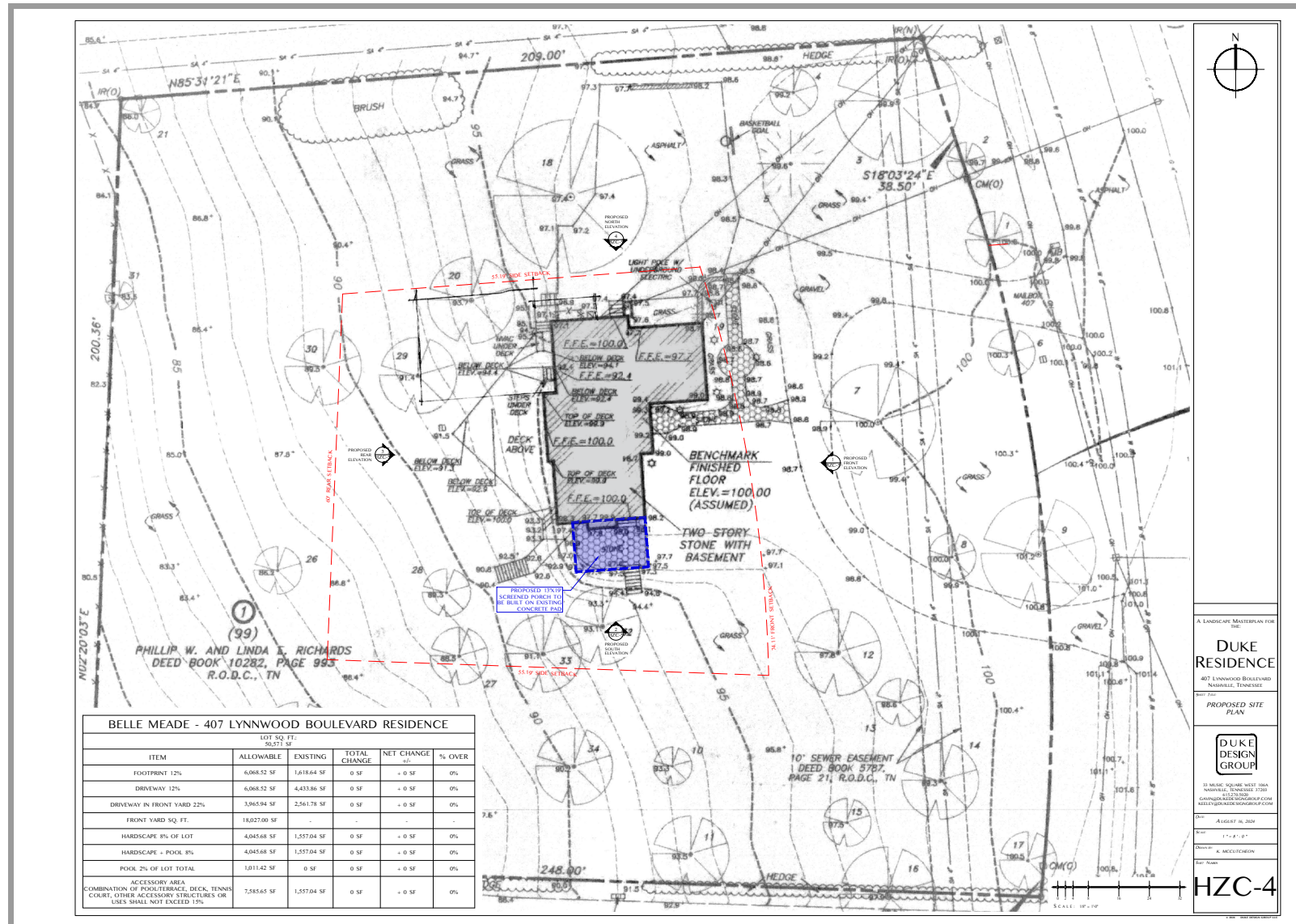
DATE: AUGUST 16, 2024

BY: J. KELLEY

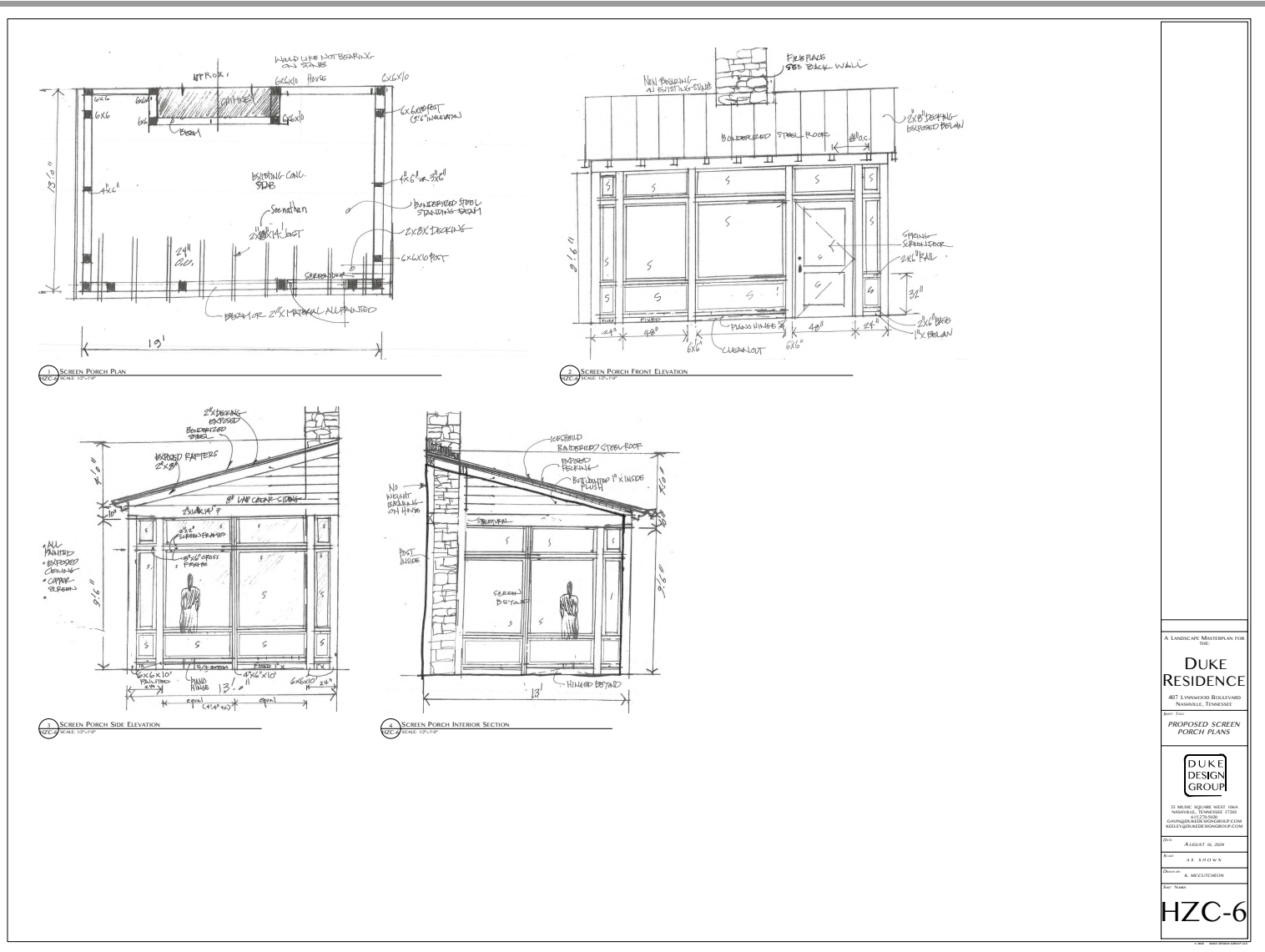
DESIGNED BY: M. MCNEIL

DATE: 08/16/2024

HZC-3







A LANDSCAPE MASTERPLAN FOR THE

DUKE RESIDENCE

407 LYNWOOD BOULEVARD
NASHVILLE, TENNESSEE

PROPOSED SCREEN PORCH PLANS



12 MIDC SQUARE WEST 100A
NASHVILLE, TENNESSEE 37203
GARDEN DESIGN GROUP
KELLY@GARDENDESIGNGROUP.COM

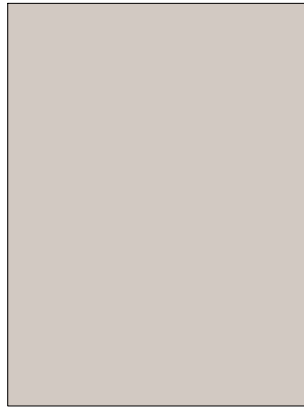
DATE: AUGUST 16, 2024

BY: J. SHOWN

DESIGN: R. MEYERHOFER

DATE: N/A

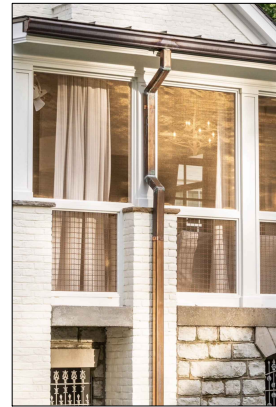
HZC-6



11-1 PAINT COLOR - SHERWIN-WILLIAMS AGREEABLE GRAY



11-2 PAINTED CEDAR SIDING, BONDERIZED STEEL ROOF & GUTTERS



11-3 COPPER SCREENS

A LANDSCAPE MASTERPLAN FOR THE
DUKE RESIDENCE
407 LUNNWOOD BOULEVARD
NASHVILLE, TENNESSEE

Sheet 11-1
PROPOSED MATERIALS



11 MIDCAMP SQUARE, SUITE 100A
NASHVILLE, TENNESSEE 37203
615.259.1100
GARDEN@DUKEDESIGNGROUP.COM
KELLY@DUKEDESIGNGROUP.COM

Date: AUGUST 16, 2024

Scale: AS SHOWN

Drawn by: K. MCNEIL/CHRON

Sheet Name:

HZC-7

BELLE MEADE - 407 LYNNWOOD BOULEVARD RESIDENCE					
LOT SQ. FT.: 50,571 SF					
ITEM	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	6,068.52 SF	1,618.64 SF	1,865.64 SF	+ 247 SF	0%
DRIVEWAY 12%	6,068.52 SF	4,433.86 SF	0 SF	+ 0 SF	0%
DRIVEWAY IN FRONT YARD 22%	3,965.94 SF	2,561.78 SF	0 SF	+ 0 SF	0%
FRONT YARD SQ. FT.	18,027.00 SF	-	-	-	-
HARDSCAPE 8% OF LOT	4,045.68 SF	1,557.04 SF	0 SF	+ 0 SF	0%
HARDSCAPE + POOL 8%	4,045.68 SF	1,557.04 SF	0 SF	+ 0 SF	0%
POOL 2% OF LOT TOTAL	1,011.42 SF	0 SF	0 SF	+ 0 SF	0%
ACCESSORY AREA COMBINATION OF POOL/TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES OR USES SHALL NOT EXCEED 15%	7,585.65 SF	1,557.04 SF	0 SF	+ 0 SF	0%

Staff Report

Agenda No.: IV.B.
Case No.: PJ#24-0008
Staff: Mary Samaniego, Planning Director
Applicant: Gavin Duke
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 407 Lynwood Boulevard

Summary:

The applicant/owner is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is to construct a 247 square feet screened porch on the south side of the residence. The proposed architectural style is 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 1.16 acres (50,571 square feet - SF) and is rectangular with frontage on Lynwood Boulevard.
2. The residence was constructed in 1925 and has a Tudor architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worth of conservation*.
3. The existing residence is two-story and approximately 3,332 SF without a garage.
4. The dwelling has been identified in the 1993 historical survey (DV-21929) as having: stone construction type; gable with asphalt roof; two stone chimneys; and casement windows.
5. The proposed architectural style is Tudor.
6. The footprint proposed for the residence is approximately 1,866 square feet (6,069 square feet allowed) and the total hardscape area is 1,804 square feet (4,046 square feet allowed).
7. The site plan indicates a driveway leading from Lynwood Boulevard to a parking area on the north side of the residence.
8. The submitted site plan indicates compliance with all standards of the Zoning Ordinance for maximum footprint, floor area, and elevation change.
9. The residence has been owned by five families over the last 50 years.
10. The only accessory structure is a potting shed in the rear yard of the property.
11. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.

New Construction Material List DescriptionWindow Manufacturer: NARailings, Columns, Pilasters: NAWindow Material: NAChimney Material: NAFrame Material: WESTERN RED CEDARRoofing Material: BONDERIZED STANDING SEAM STEELWindowsills: NAExterior Doors: MANGANTBrick, Painted/Natural: NAEaves/Cornice: OPEN WESTERN RED CEDARBrick/Stone Thickness: NAGutters: 4" BONDERIZED STEELClapboard Material: WESTERN RED CEDARGutter Dimensions: 4" BONDERIZED STEELClapboard Dimensions/Reveal: 6"**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.

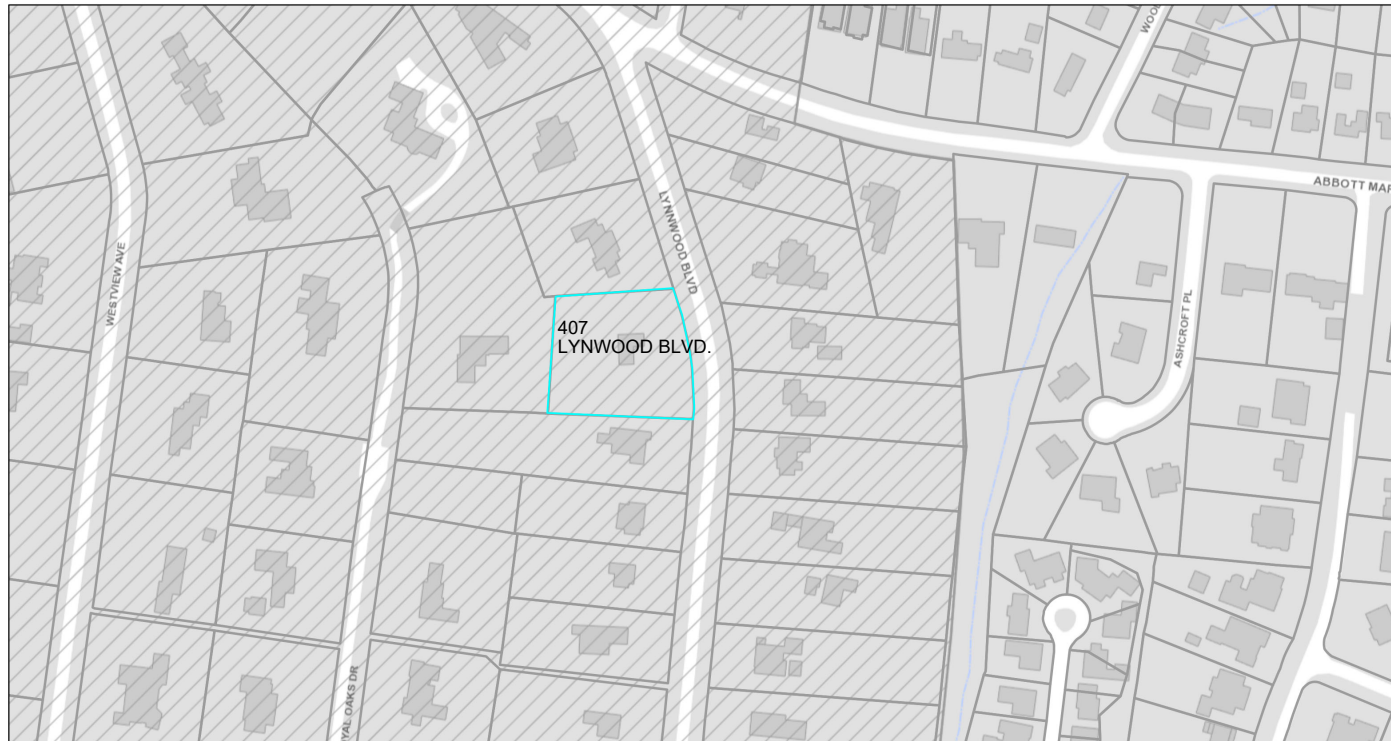
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the 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 407 LYNWOOD BLVD.



August 26, 2024

graphicsLayer2

1:2,257

0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km

Nashville Maps

Made by: Metro GIS



CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

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 # _____

FEE: _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: _____

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: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style _____

Describe Proposed Work _____

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

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

➤ Additional submittal requirements for Exterior Alteration or Repairs:

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

➤ Demolition of Structures:

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

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

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

➤ **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer:

Railings, Columns, Pilasters:

Window Material:

Chimney Material:

Frame Material:

Roofing Material:

Windowsills:

Exterior Doors:

Brick, Painted/Natural:

Eaves/Cornice:

Brick/Stone Thickness:

Gutters:

Clapboard Material:

Gutter Dimensions:

Clapboard Dimensions/Reveal:

Property of Significance

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

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes No

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

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

Property Worthy of Conservation

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

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

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

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

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

Applicant/Property Owner Signature: _____



Date: _____



RANKIN DESIGNWORKS
ARCHITECTURE

4400 Howell Place
Nashville, TN

WHITE RESIDENCE

Project: 4400 Howell Place

Rankin Designworks
2502 13th Avenue North
Nashville, TN 37203
Tel: 615.259.1313
info@rankindesignworks.com
www.rankindesignworks.com

4400 Howell Place
Nashville, TN 37203
Tel: 615.259.1313
info@rankindesignworks.com
www.rankindesignworks.com

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

Project: 4400 Howell Place



4402 Howell Pl



4404 Irroquois Ave



4406 Irroquois Ave



4408 Irroquois Ave



4404 Howell Pl



4410 Irroquois Ave





4406 Howell Pl



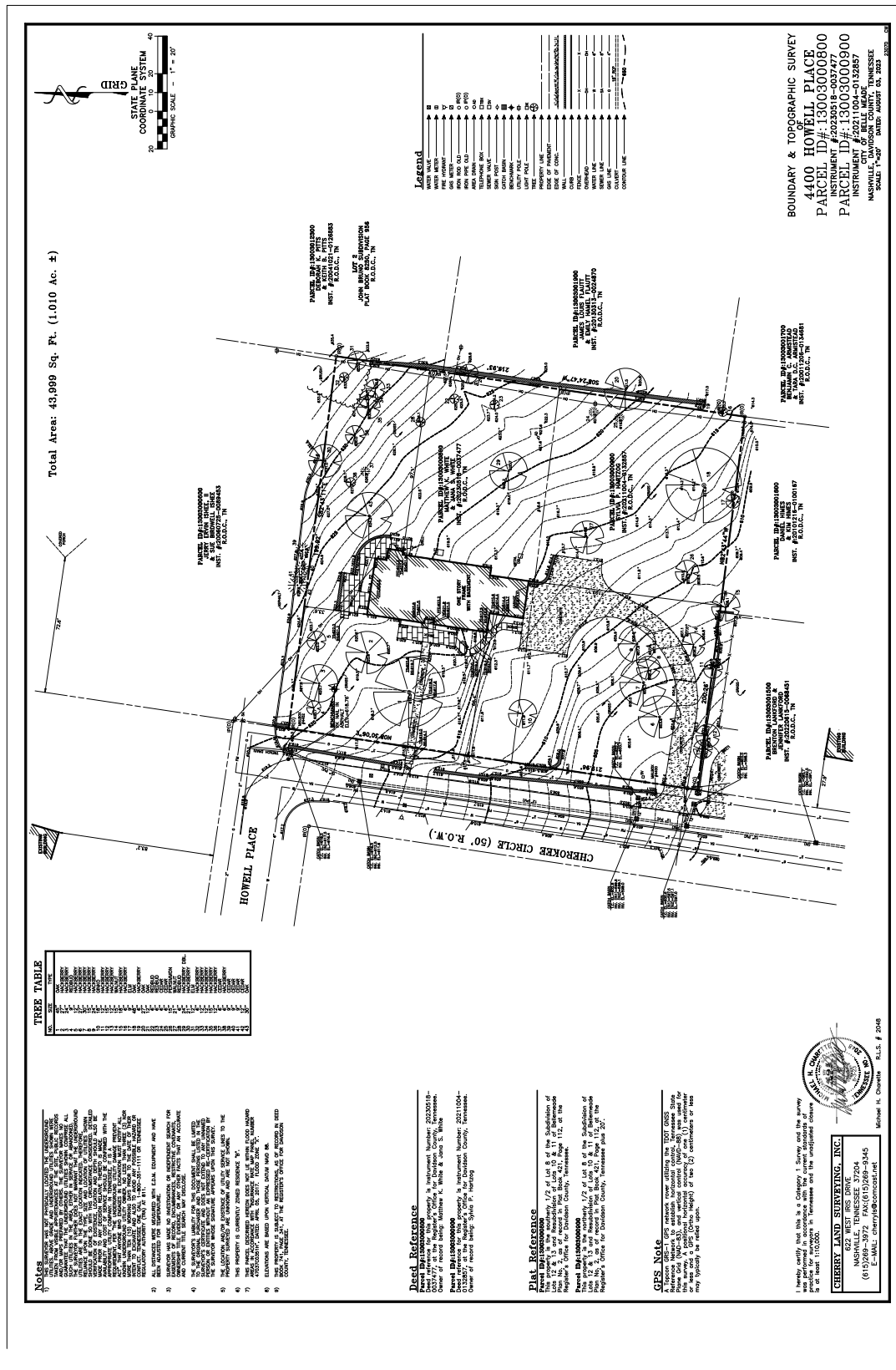
608 Jackson Blvd



4407 Howell Pl



4405 Howell Pl



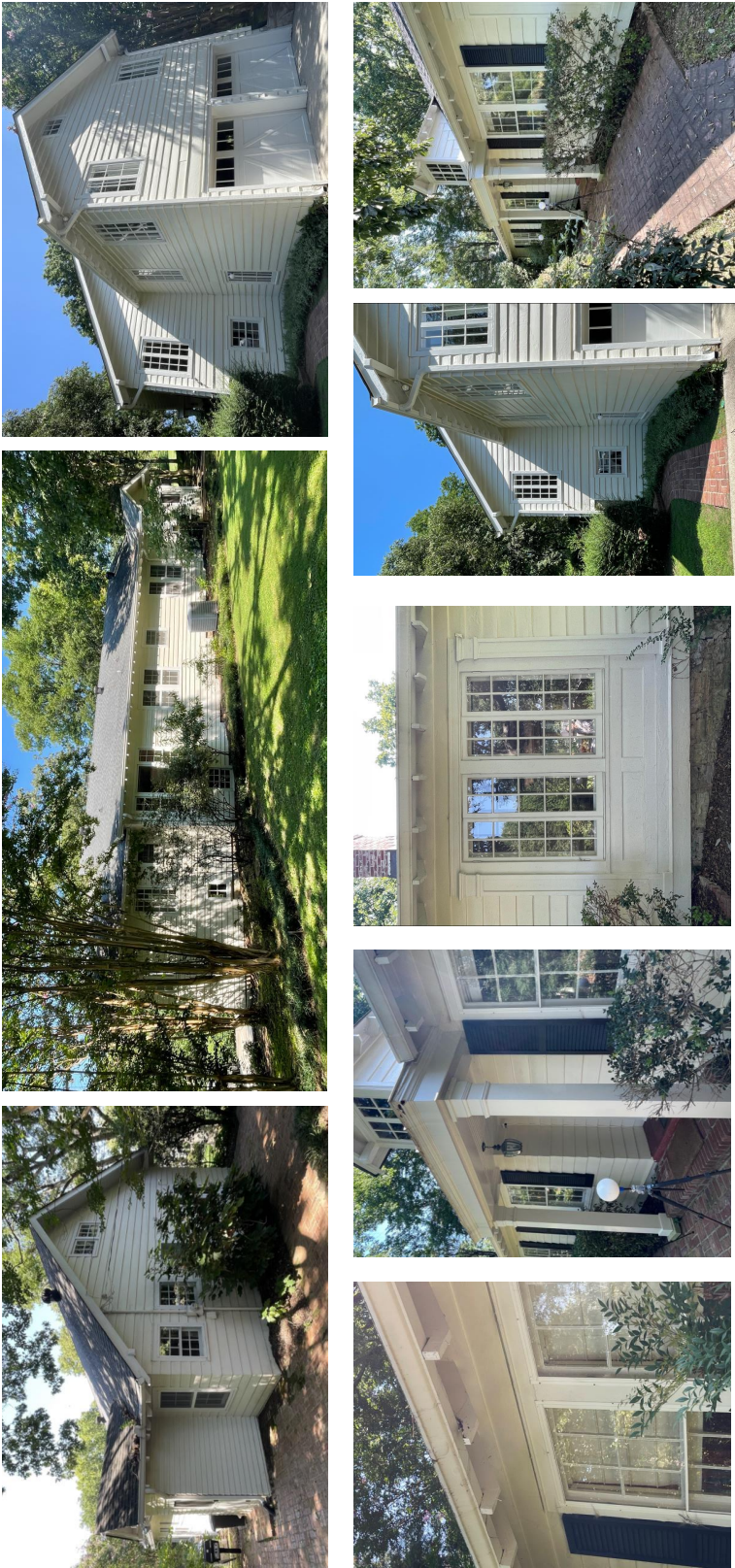
RANKIN DESIGNWORKS
ARCHITECTURE

Existing Conditions - Exterior



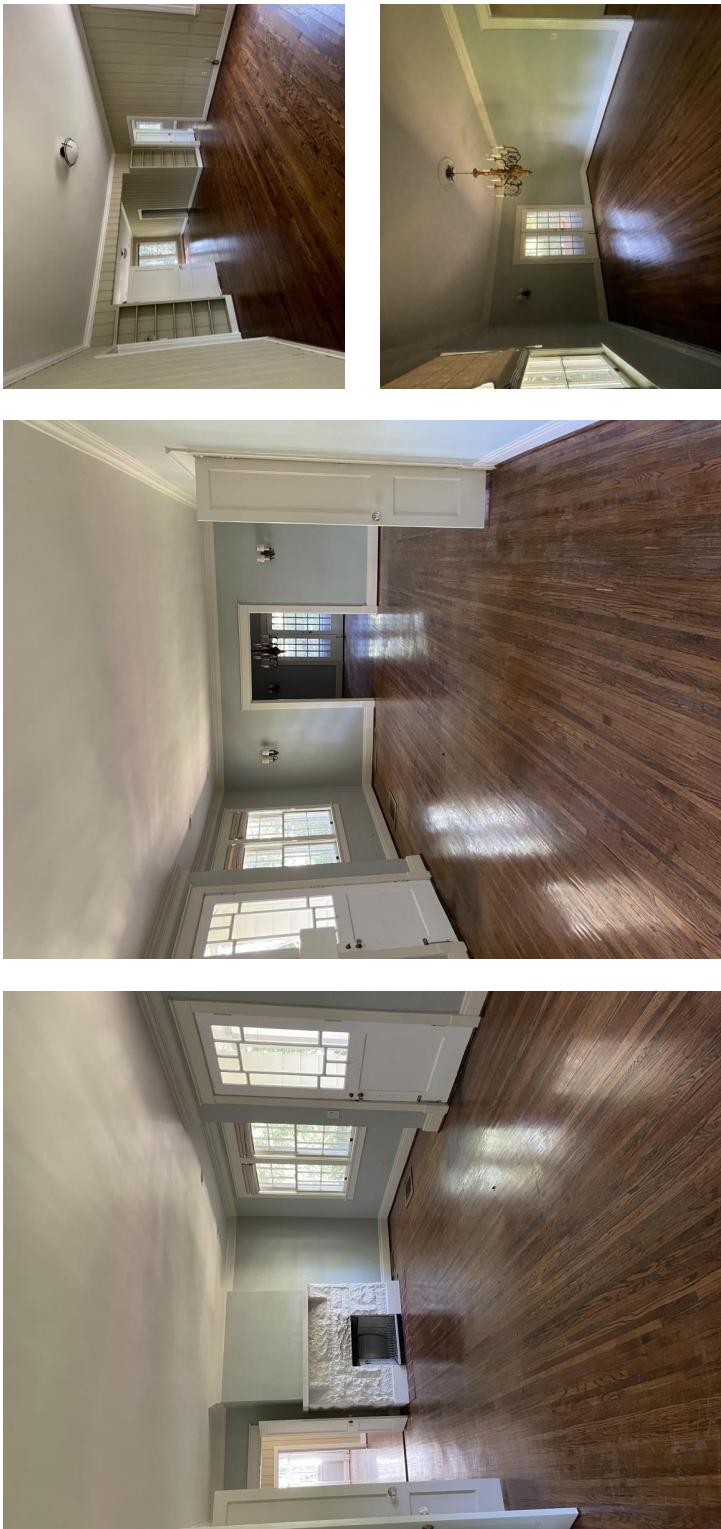
RANKIN DESIGNWORKS
ARCHITECTURE

Existing Conditions - Exterior



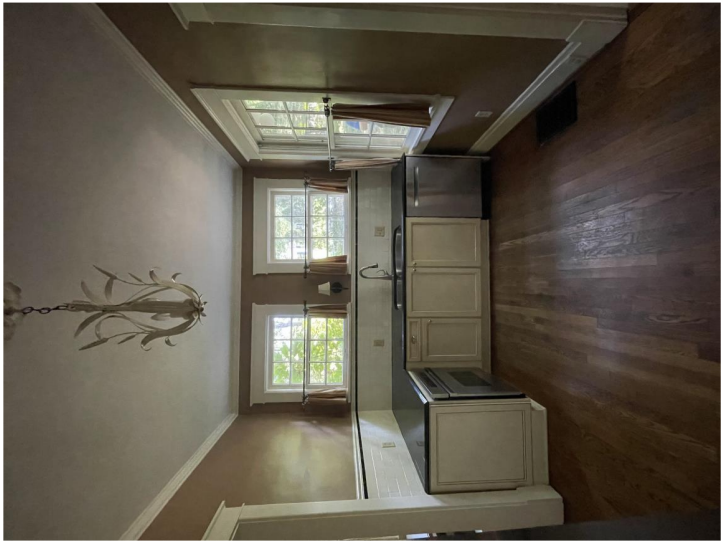
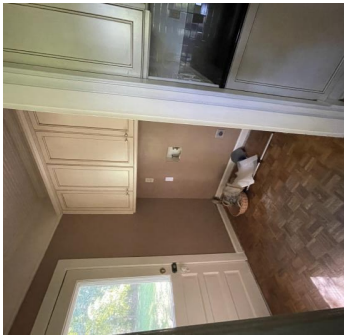
RANKIN DESIGNWORKS
ARCHITECTURE

Existing Conditions – Living, Parlor, & Dining



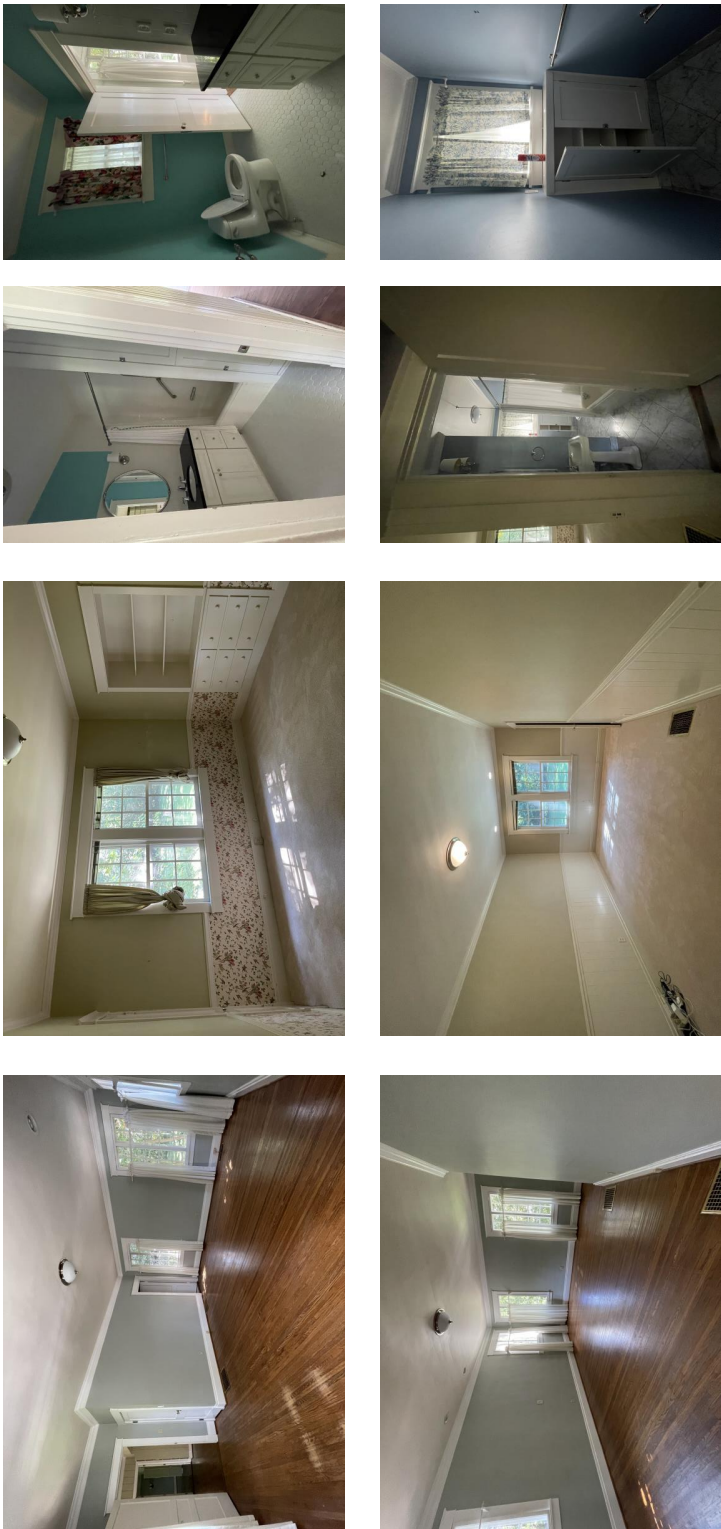
RANKIN DESIGNWORKS
ARCHITECTURE

Existing Conditions – Kitchen & Laundry



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ARCHITECTURE

Existing Conditions – Bedrooms & Bathrooms



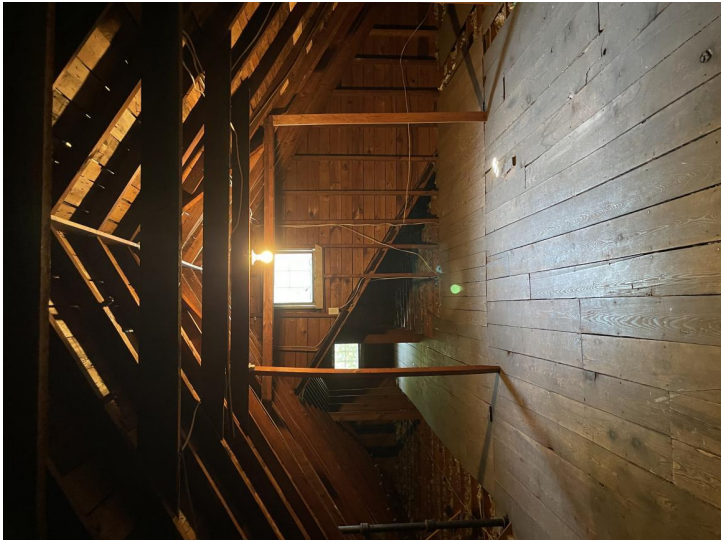
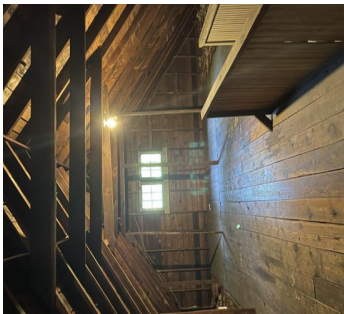
RANKIN DESIGNWORKS
ARCHITECTURE

Existing Conditions - Basement



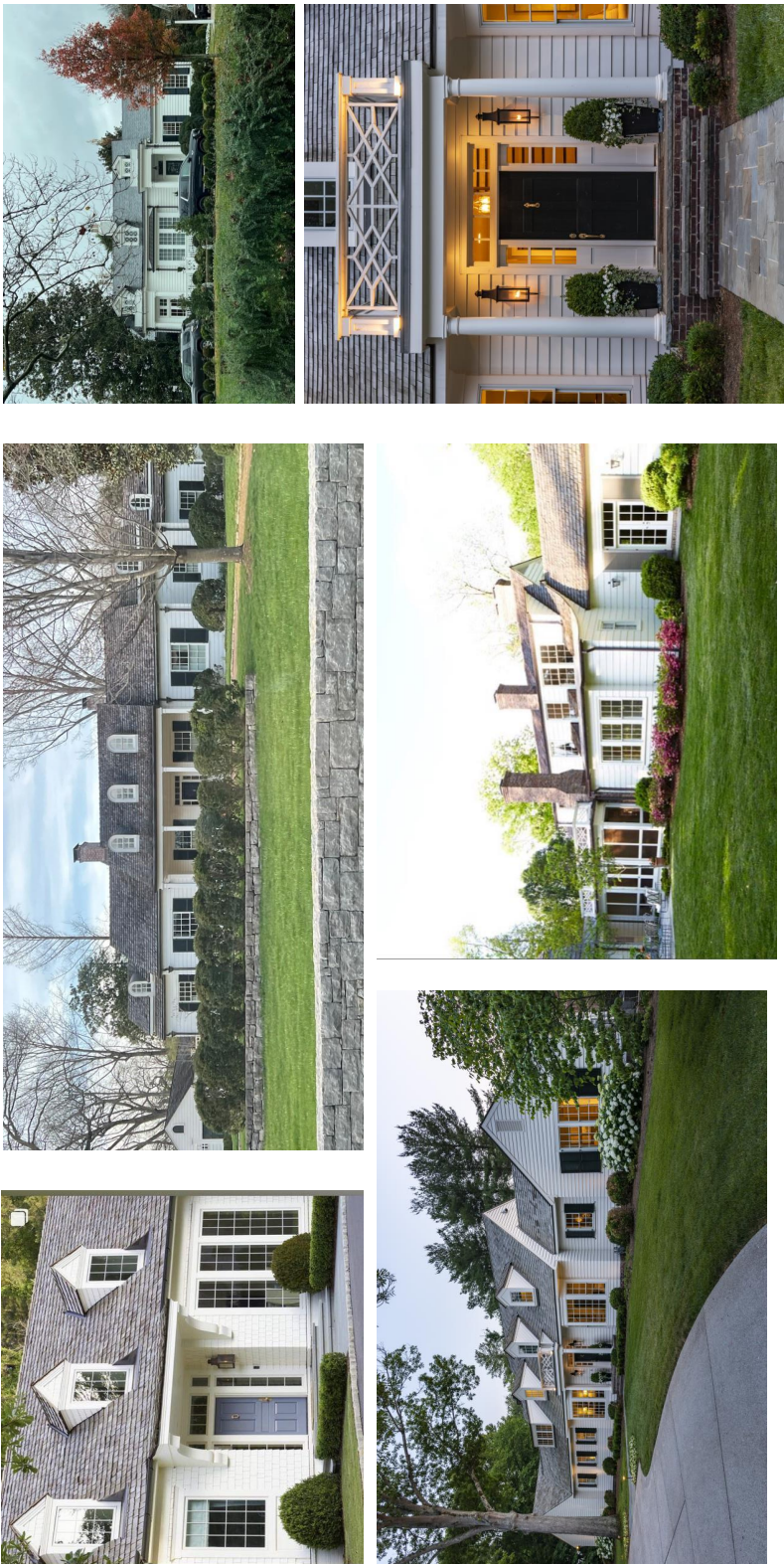
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ARCHITECTURE

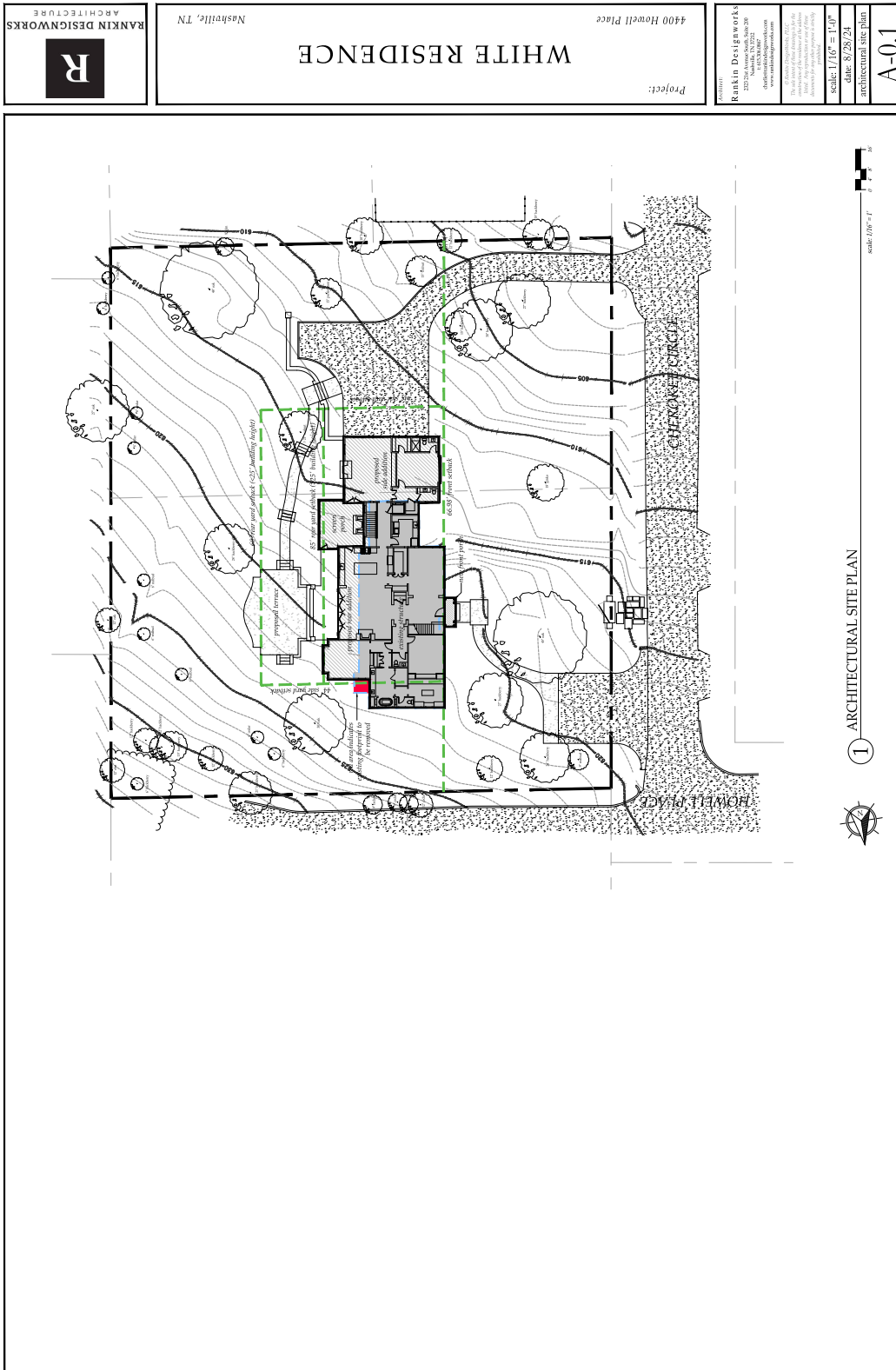
Existing Conditions - Attic



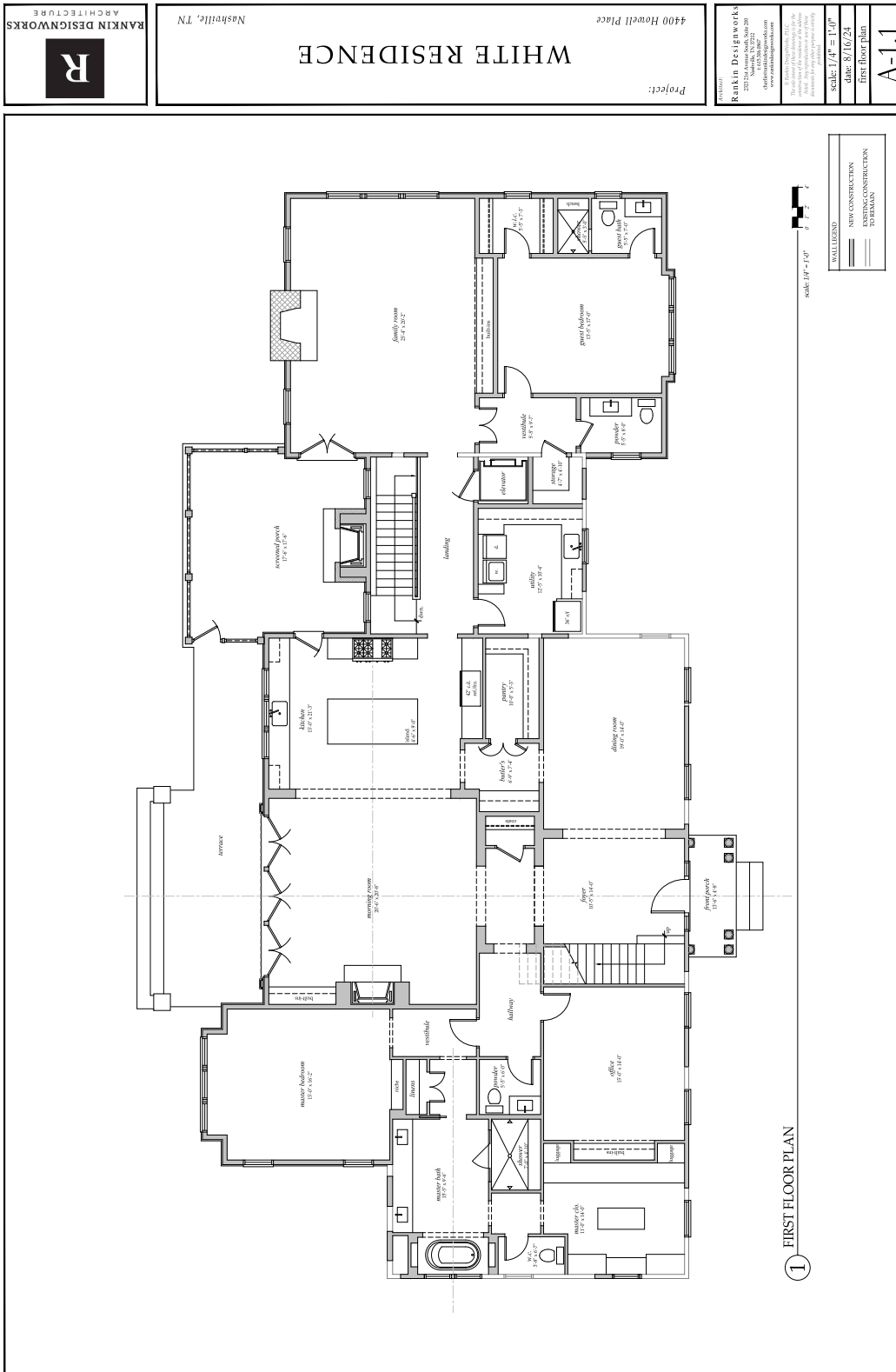
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ARCHITECTURE

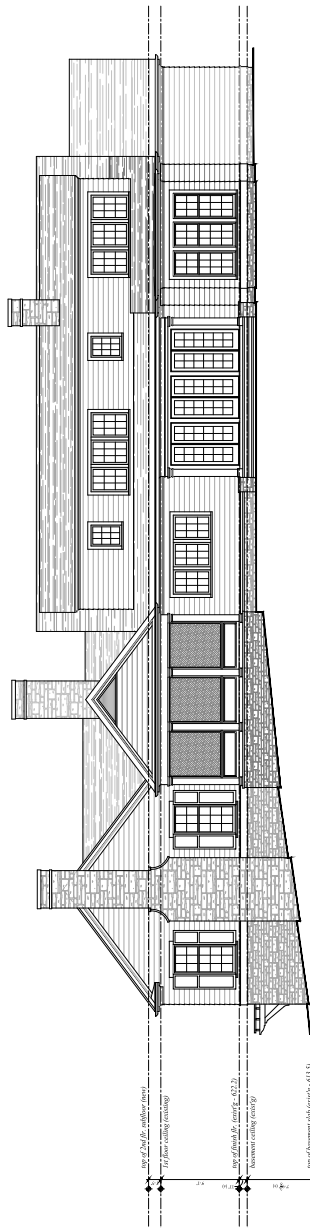
Inspiration Photos



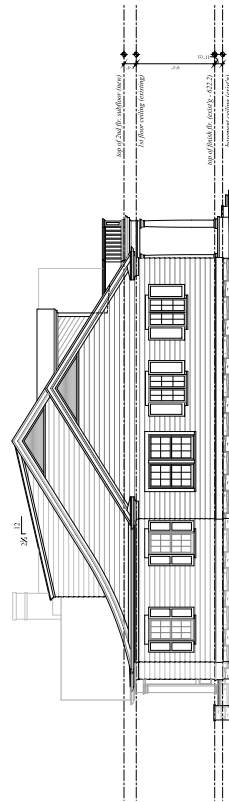






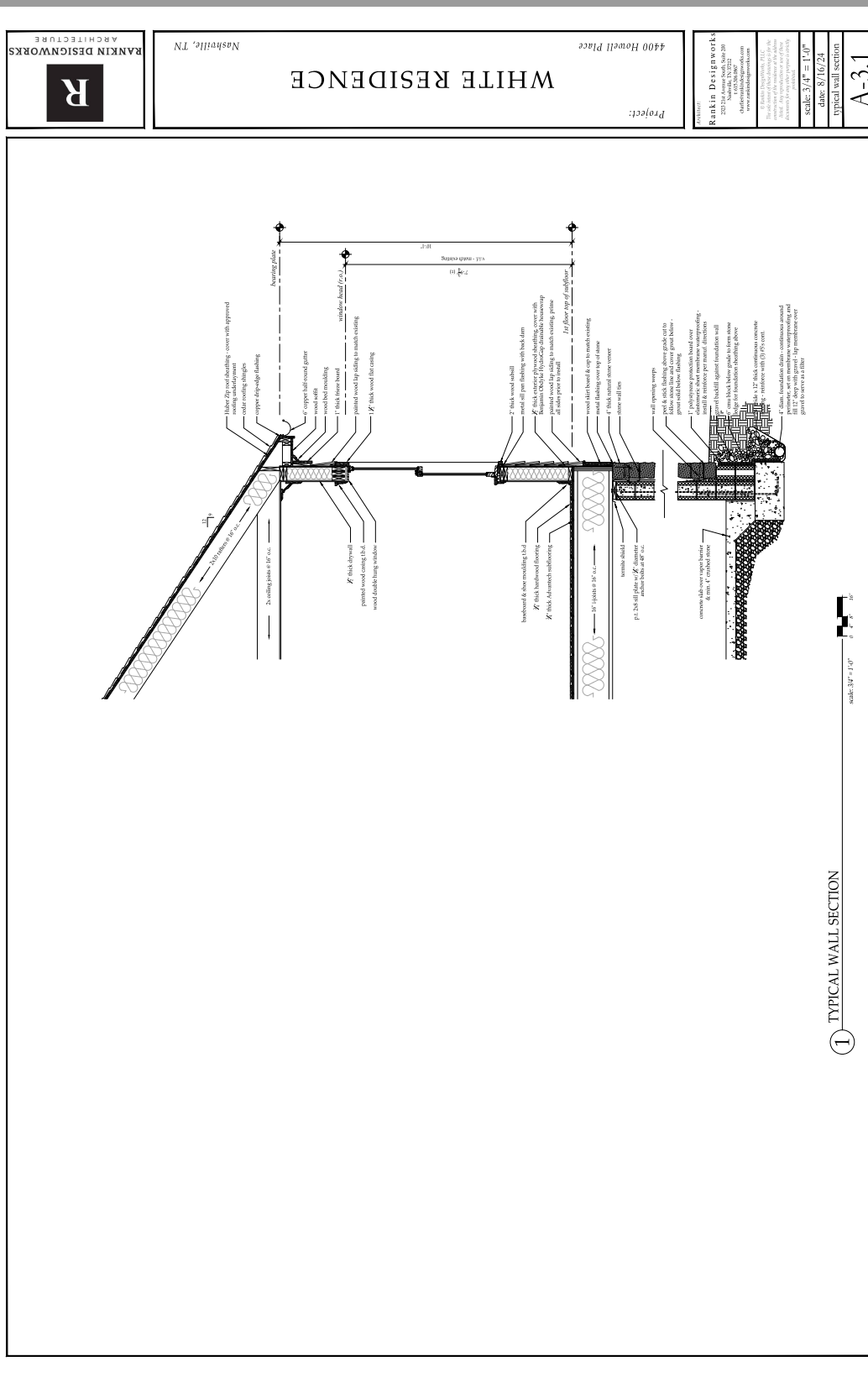
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1 PROPOSED REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION





LAND TO BUILDING RATIO						
Lot Square Footage: 43,999 s.f.						
		Allowable	Existing	Total w/ Change	Net Change +/-	% Over Allowable
Footprint	12%	5,279	2,547	4,475	(+) 1,928	0%
F.A.R. (> 40,000 s.f.)	x .196	8,624	3,248	6,139	(+) 2,891	0%
Total Roof Area: Total % of Flat Roof Area < $\frac{1}{12}$ Pitch <u>4,769</u> Square Foot	30%	1,431	540	1,116	(+) 576	0%
Driveway	12%	5,279	2,997	3,432	(+) 435	0%
Front Yard Area: Driveway in Front <u>14,732</u> Square Foot	22%	3,241	909	1,347	(+) 438	0%
Hardscape + Pool	8%	3,520	1,161	2,337	(+) 1,176	0%
Pool	2%	880	0	0	0	0%
Accessory Area	15%	6,600	1,161	2,337	(+) 1,176	0%

Staff Report

Agenda No.: IV.C.
Case No.: PJ#24-0011
Staff: Mary Samaniego, Planning Director
Applicant: Charlie Rankin
Request: Certificate of Appropriateness for an addition to 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 an addition to a single-family residence. The existing residence was denied 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 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 existing 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. The proposed architectural style is Colonial Revival.
6. The footprint proposed for the residence is approximately 4,475 square feet (5,279 square feet allowed) and the total gross floor area is 6,139 square feet (8,624 square feet allowed).
7. 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 3,432 square feet and the maximum allowed is 5,279 square feet.
8. The submitted site plan indicates compliance with all standards of the Zoning Ordinance for maximum footprint, floor area, and elevation change.

9. The residence has been owned by three families over the last 50 years.
10. There are no accessory structures in the rear yard of the property.
11. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.

New Construction Material List Description

Window Manufacturer: Loewen

Railings, Columns, Pilasters: wood, painted

Window Material: wood, painted

Chimney Material: full bed-depth stone

Frame Material: wood, painted

Roofing Material: cedar shingles

Windowsills: wood, painted

Exterior Doors: wood

Brick, Painted/Natural: n/a

Eaves/Cornice: wood, painted

Brick/Stone Thickness: min. 4"

Gutters: copper

Clapboard Material: wood to match existing

Gutter Dimensions: 6" half-round

Clapboard Dimensions/Reveal: 7", to match existing

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.

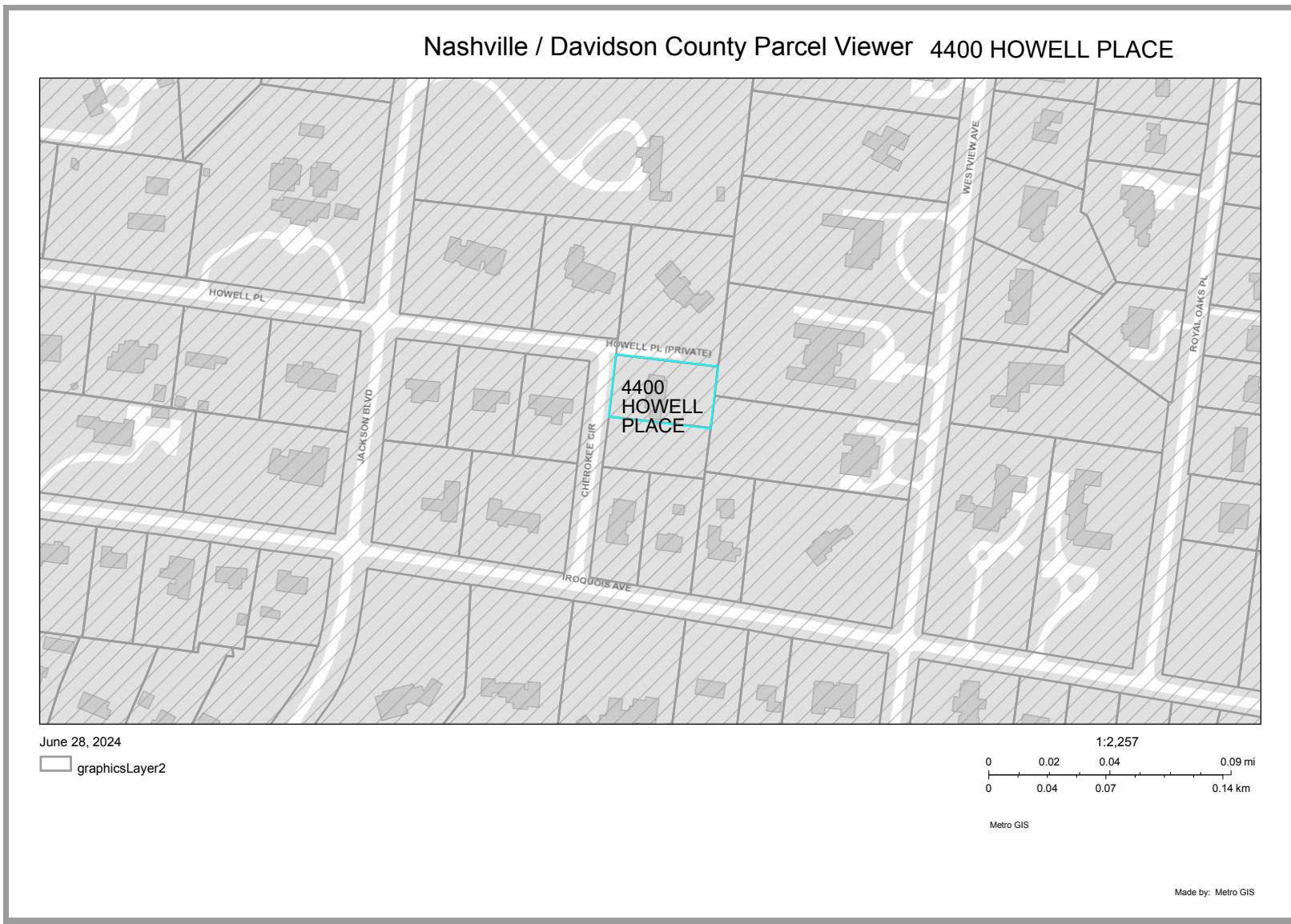
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

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



From: [Christine Weller](#)
To: [Mary Samaniego](#)
Subject: 4400 Howell Place
Date: Thursday, September 5, 2024 3:11:07 PM

Hi there, sending a note in support of the proposed addition at 4400 Howell Place. We hope the Whites receive approval at their hearing.

Thank you,
Christine Weller
4410 Howell Place

Sent from my iPhone

From: [Celeste Lester](#)
To: [Mary Samaniego](#)
Subject: Re: HZC2024-21 4400 Howell Place Feedback for HZC
Date: Thursday, September 5, 2024 3:11:27 PM

Hi Mary,

The Lester's at 4404 Howell Place fully support the requested addition at 4400 Howell Place. We have reviewed the plans and find they retain and align with the current structure and will add beauty and value to the street. We appreciate the efforts the White's have made to respect the existing structure and work with their future neighbors.

Regards,
Celeste Lester

Sent from my iPad

> On Aug 29, 2024, at 11:03 AM, Mary Samaniego <msamaniego@citybellemead.org> wrote:
>
> Good Morning Celeste - please send comments to me directly.
>
> Thank you for your time and attention,
>
> Mary Samaniego
> Planning Director
> City of Belle Meade
> 4705 Harding Road, Nashville, TN 37205
> Phone 615-297-2364 Fax 615-297-0255
>
>
> Click on City logo for City website
> Click to follow us on YouTube
>
> "This message may contain confidential and/or proprietary information and is intended for the person/entity to which it was originally addressed. Any use by others is strictly prohibited."
> -----Original Message-----
> From: Celeste Lester <lesterceleste@gmail.com>
> Sent: Thursday, August 29, 2024 9:54 AM
> To: Mary Samaniego <msamaniego@citybellemead.org>
> Subject: Re: HZC2024-21 4400 Howell Place Feedback for HZC
>
> Hi Mary,
>
> Can you please remind me if I should send a letter supporting the White's addition request to you directly or a different email address?
>
> Regards,
> Celeste
> Sent from my iPad
>
>> On Jul 4, 2024, at 10:53 AM, Mary Samaniego <msamaniego@citybellemead.org> wrote:
>>
>> Celeste - I have placed your comments in the application files for both the demolition and new construction applications for the HZC members review and consideration.

>>
 >> Thank you for your time and attention,
 >>
 >> Mary Samaniego
 >> Planning Director
 >> City of Belle Meade
 >> 4705 Harding Road, Nashville, TN 37205
 >> Phone 615-297-2364 Fax 615-297-0255
 >>
 >>
 >>
 >> Click on City logo for City website
 >> Click to follow us on YouTube
 >>
 >> "This message may contain confidential and/or proprietary information and is intended for the person/entity to which it was originally addressed. Any use by others is strictly prohibited."
 >> -----Original Message-----
 >> From: Celeste Lester <lesterceleste@gmail.com>
 >> Sent: Monday, July 1, 2024 3:02 PM
 >> To: Mary Samaniego <msamaniego@citybellemeade.org>
 >> Subject: HZC2024-21 4400 Howell Place Feedback for HZC
 >>
 >>
 >> 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: [Hundley, James](#)
To: [Mary Samaniego](#)
Subject: 4400 Howell Place
Date: Thursday, September 5, 2024 3:12:13 PM

I support this project. Supported the last iteration as well. Thank you for your service to the city.

Best, James Hundley
4407 Howell Place

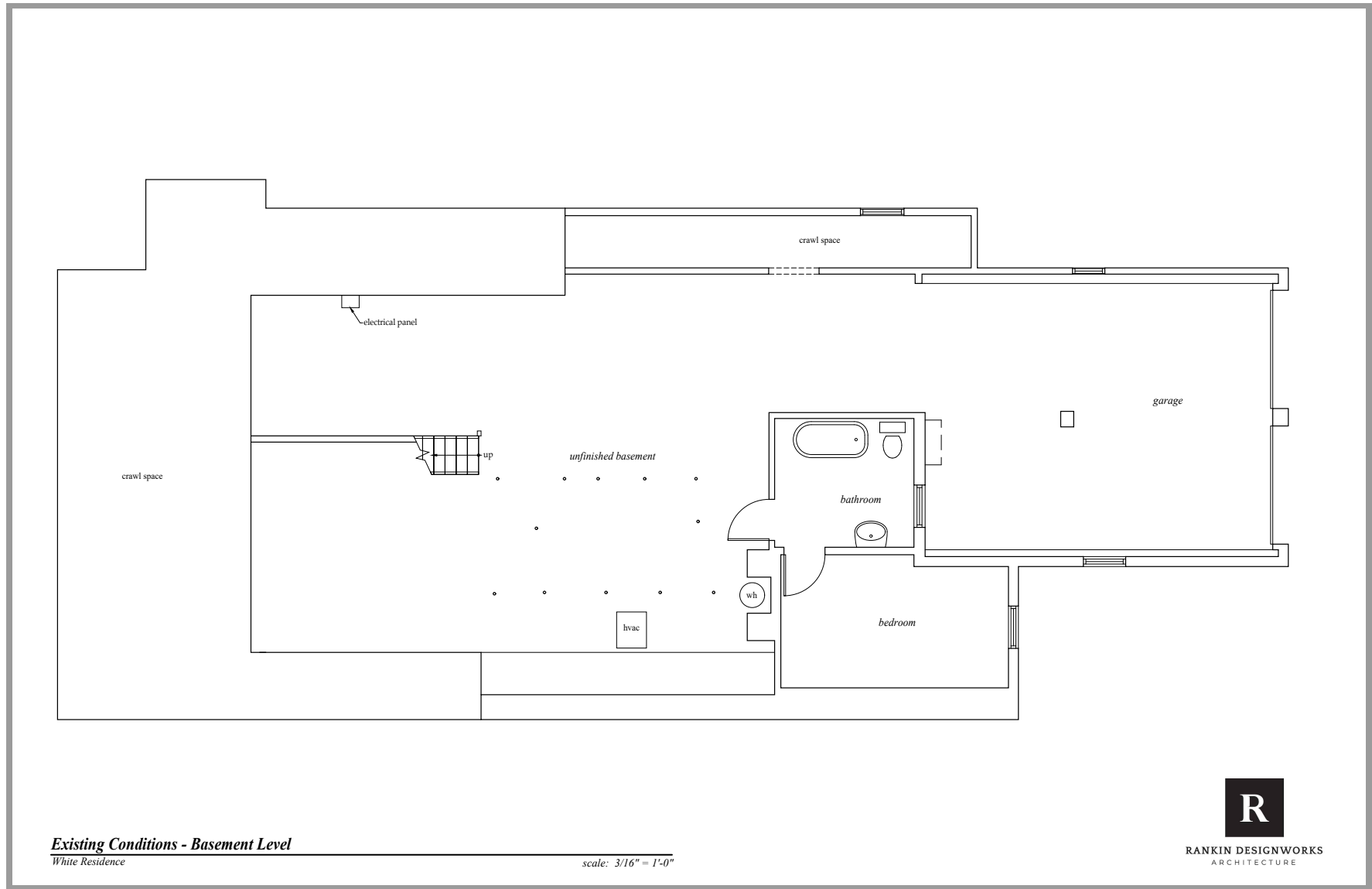
James Hundley, CFP(R)
Pinnacle Asset Management

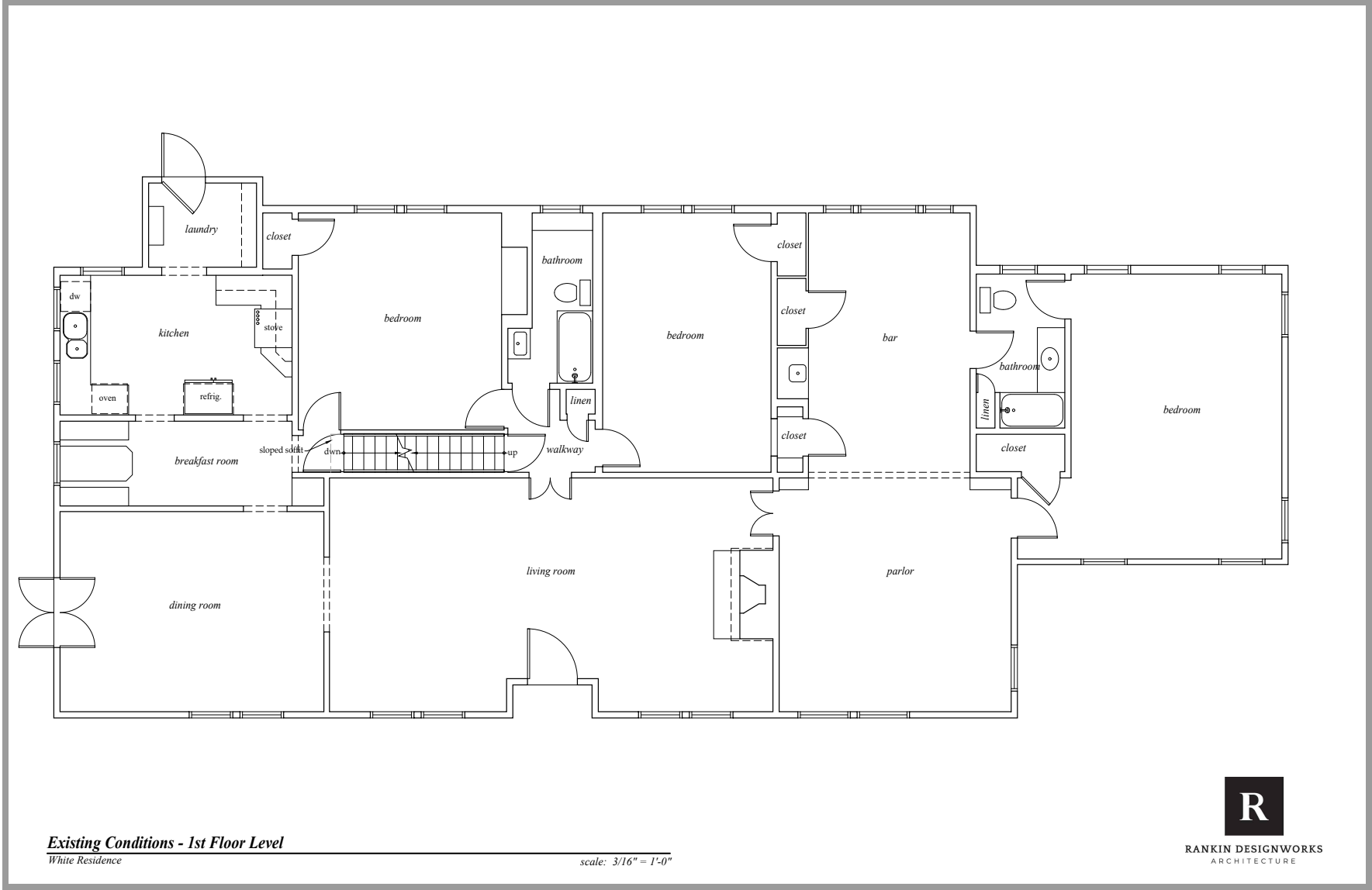
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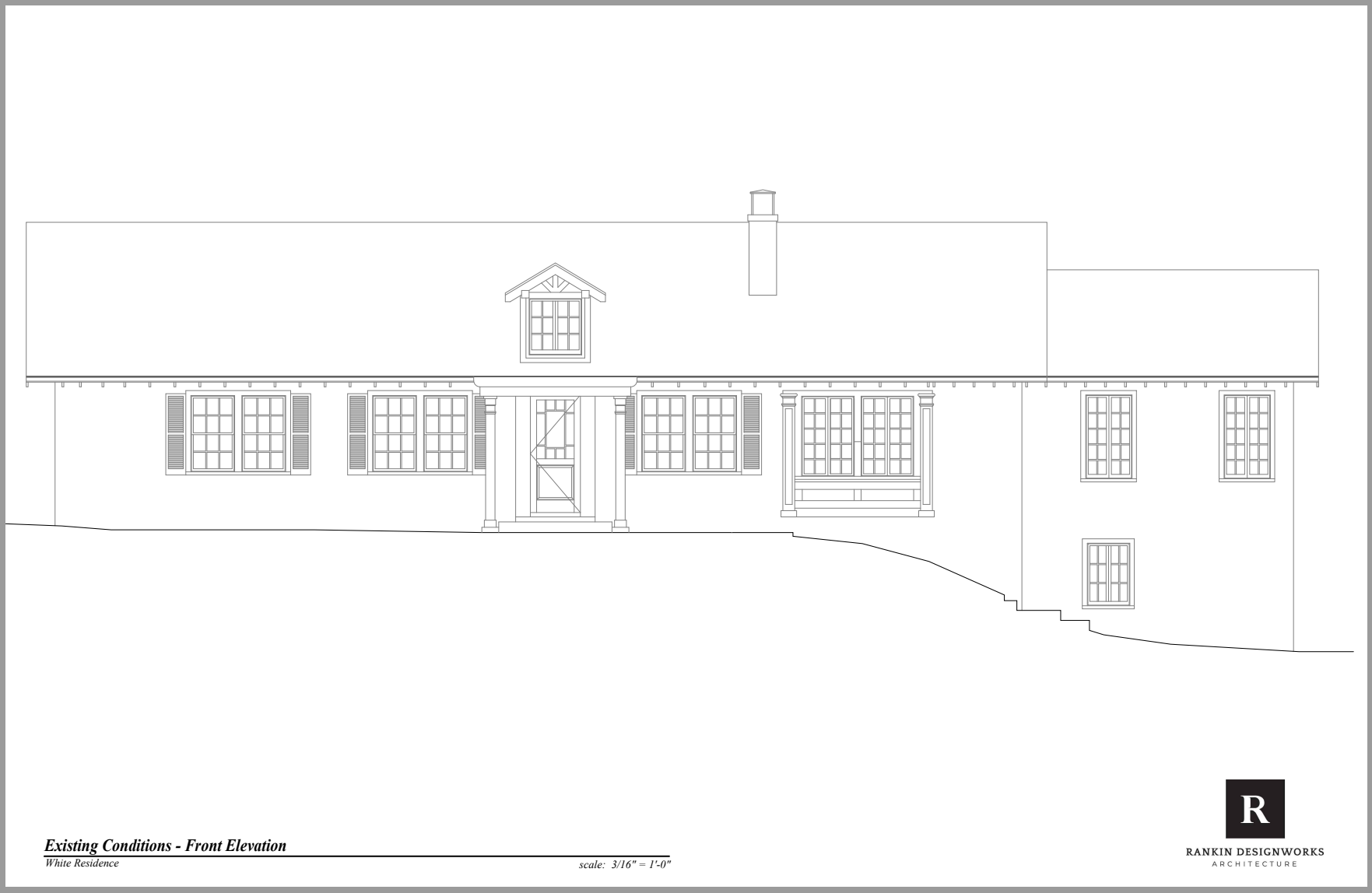
From: [Sue Ishee](#)
To: [Mary Samaniego](#)
Subject: 4400 Howell Place
Date: Thursday, September 5, 2024 3:15:51 PM

This is Sue Ishee at 4402 Howell Pl. My husband, Jerry, and I are emailing you to express our support for the plans submitted for 4400 Howell Pl. We are the closest neighbor and are delighted with what they are proposing.

Thanks, Sue Ishee. 615-812-7039
Sent from my iPhone









Existing Conditions - Left Side Elevation
White Residence

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







Existing Conditions - Right Side Elevation
White Residence

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



RANKIN DESIGNWORKS
ARCHITECTURE

Mark Bruegger
4405 Howell Place
Nashville, TN 37205
(917) 327-1162

September 6, 2024

Historic Zoning Commission
City of Belle Meade – Planning Director
Attn: Mary Samaniego
4705 Harding Road
Nashville, TN 37205

Dear Ms. Samaniego,

I am writing regarding the application for a Certificate of Appropriateness, PJ #24-0011 of Charlie Rankin representing Mathew and Jana White, 4400 Howell Place to construct an addition to a new single family residence. I reside at 4405 Howell Place, directly across Cherokee Circle from 4400 Howell.

I have had the opportunity to review the agenda packet online, including the plans and property maps, and have no objection to the proposed addition and work requested. The addition is in keeping with the character of the original residence as well as the overall neighborhood. I support the project and encourage the Commission to approve the Certificate.

I look forward to welcoming our new neighbors and seeing the completed project. Please do not hesitate to contact me should you have any questions.

Thank you.


Mark Bruegger

From: [Julie Halbower](#)
To: [Mary Samaniego](#)
Subject: 4404 Howell Place
Date: Sunday, September 8, 2024 10:36:33 AM

Dear Ms. Samaniego,

My husband Matthew and I have recently bought the home at 4414 Howell Place. We have reviewed the plans submitted by the Whites in connection with their proposed addition and renovations. We feel the proposed plans are well done and will enhance the beauty of our neighborhood. We hope their plans will be approved.

Thank you,
Julie Halbower
4414 Howell Place

From: [Lankford, Brenton](#)
To: [Mary Samaniego](#)
Subject: 4400 Howell Place Addition
Date: Friday, September 6, 2024 10:41:29 AM

Good morning, Mary,

My wife and I, Jennifer, live at 4406 Iroquois Avenue. We are fully in support of the requested addition to 4400 Howell Place. Thank you for your attention to this matter.

Brenton H. Lankford

Member

Direct: 615-782-2246

brenton.lankford@stites.com

STITES & HARBISON PLLC

401 Commerce Street, Suite 800, Nashville, TN 37219

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

[Rules of Procedure 10.11.23.docx \(LINK\)](#)