



**CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
OCTOBER 8, 2024, 03:00 PM**



**AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
OCTOBER 8, 2024, 03:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

TO 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 September 10, 2024 and September 18, 2024.

Attachment: [Minutes HZC September 10 2024.pdf](#)

Attachment: [Minutes HZC Special Meeting September 18 2024.pdf](#)

III. Old Business - None

IV. New Business

A. The application for a Certificate of Appropriateness, #A24-0013, of Charlie Rankin representing the Fusco family, 610 Enquirer Avenue, to construct an addition to single family residence.

Attachment: [610 ENQUIRER HZC SET.pdf](#)

Attachment: [HZC CoA 610 Enquirer Avenue.pdf](#)

Attachment: [STAFF REPORT 610 Enquirer Ave ADD..pdf](#)

B. The application for a Certificate of Appropriateness, #A24-0010, of Johnna Scott, 4401 Iroquois Avenue, to construct an addition to single family residence.

Attachment: [Certificate of Appropriateness Application.pdf](#)

Attachment: [4401 Iroquois Ave Nashville HZC PDF submission 8.15.24.pdf](#)

Attachment: [Johnna Scott Variance Set of Plans Rev1 8-16-24 _9_.pdf](#)

Attachment: [STAFF REPORT 4401 Iroquois Ave ADD. _2_.pdf](#)

C. The application for a Certificate of Appropriateness, #A24-0014, of Terry Bates representing the Nesbitt family, 224 Lynwood Boulevard to construct an addition to single family residence.

Attachment: [224Lynwood.HZC-Certificate-of-Appropriateness-2024.pdf](#)

Attachment: [224 Lynwood Blvd.Drawing Set.091824.pdf](#)

Attachment: [224 Lynwood Blvd.Presentation.pdf](#)

Attachment: [STAFF REPORT 224 Lynwood Blvd ADD..pdf](#)

D. The application for a Certificate of Appropriateness, #A24-0017, of

Steve Durden representing Hand Family Companies, LLC, 1303 Chickering Road, to construct a new single family residence.

Attachment: [HZC-Certificate-of-Appropriateness-2024 revised.pdf](#)

Attachment: [STAFF REPORT 1303 Chickering Rd NEW.pdf](#)

E.Election of Vice-Chairman

Attachment: [Rules of Procedure Final.PDF](#)

V.Other Public Comment

VI.Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, November 12, 2024 at Belle Meade City Hall.



**MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
SEPTEMBER 10, 2024, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

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

Board Members Present

Chairman Bunny Blackburn
Rene Poe
Charlie Rankin
Mal Wall

Board Members Not Present

Sarah Bartholomew
Mark Harrison
Ray Hayles

Staff Present

City Planner Mary Samaniego
City Recorder Rusty Terry
City Attorney Doug Berry

Approval of Minutes

Old Business

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.

Brent Wright with Castle Homes presented material and color samples, as requested by the commission at the August 13, 2024 meeting.

Questions from the board were answered by Wright following the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

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

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, owner 4424 Shepard Place, reviewed the plans with revisions

as requested by the commission at the August 13, 2024 meeting.

Questions from the board were answered by Alexander following the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Poe Second Wall Vote: Wall, Poe, Rankin Aye Blackburn No

New Business

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.

Kaitlyn Smous, Architect Nine12 Architects, reviewed the plans, as submitted, for the addition to the home at 402 Lynwood Boulevard.

A period of comments and questions from the board, addressed by Smous, followed the presentation.

Public Comment Opened

Gavin Duke, owner/resident 407 Lynwood Boulevard, spoke in favor of the project.

Public Comment Closed

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

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.

Gavin Duke, owner/resident 407 Lynwood Boulevard, reviewed plans, as submitted, for the addition of a screened-in porch at the residence.

A period of questions and comments, addressed by Duke, followed the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

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

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.

Due to the lack of a quorum, when commission member Rankin, as the applicant, stepped down, this item was not heard.

Election of Vice-Chairman

The commission opted to hold off until a full board was present for the election of a Vice Chairman.

Other Public Comment - None

The meeting adjourned at 3:38 p.m.

Chairman Bunny Blackburn

City Recorder Rusty Terry



**MINUTES
HISTORIC ZONING COMMISSION – SPECIAL CALL MEETING
SEPTEMBER 18, 2024, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Acting Chairman Mal Wall called the meeting to order at 3:00 p.m.

Commission Members Present

Acting Chairman Mal Wall
Mark Harrison
Ray Hayles
Rene Poe

Commission Members Not Present

Bunny Blackburn
Sarah Bartholomew

Staff Members Present

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

New Business

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.

Charlie Rankin, Architect Rankin DesignWorks, representing Matthew and Jana White reviewed the plans, as submitted, for the addition and renovation to the White home at 4400 Howell Place.

A period of questions and comments from the board, addressed by Rankin, followed the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

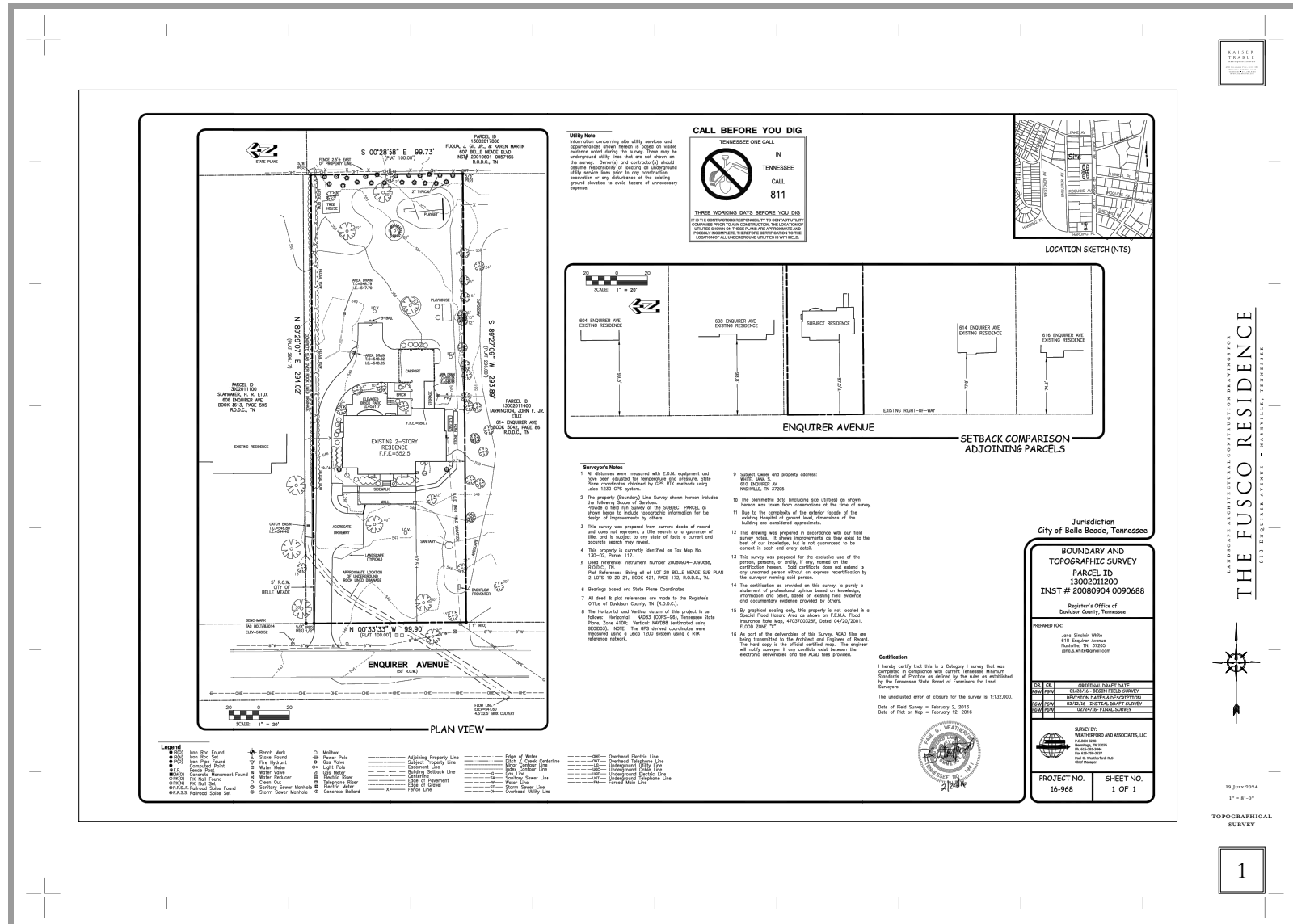
Motion to approve: Poe Second: Hayles Vote: All aye

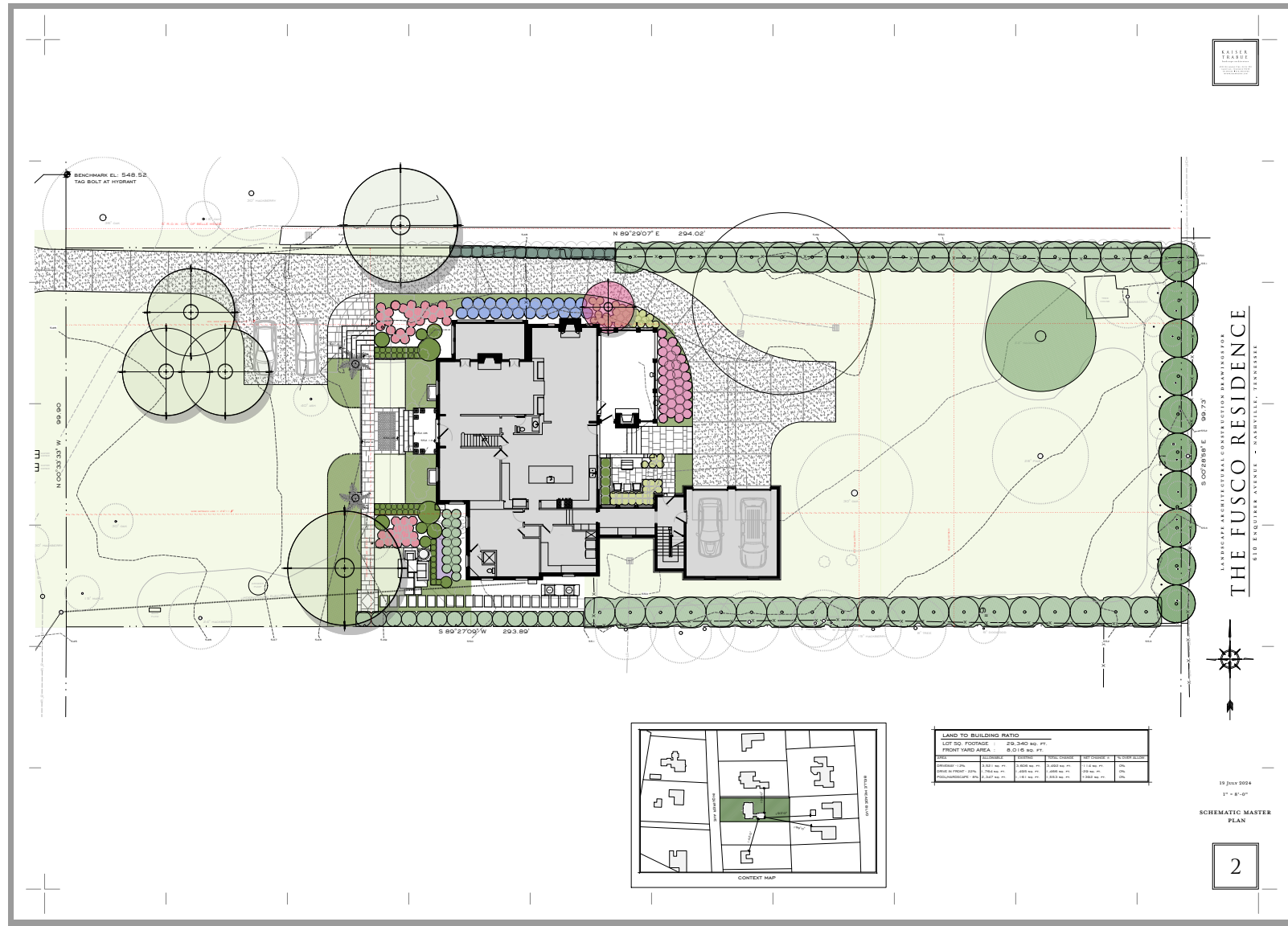
Other Public Comment - None

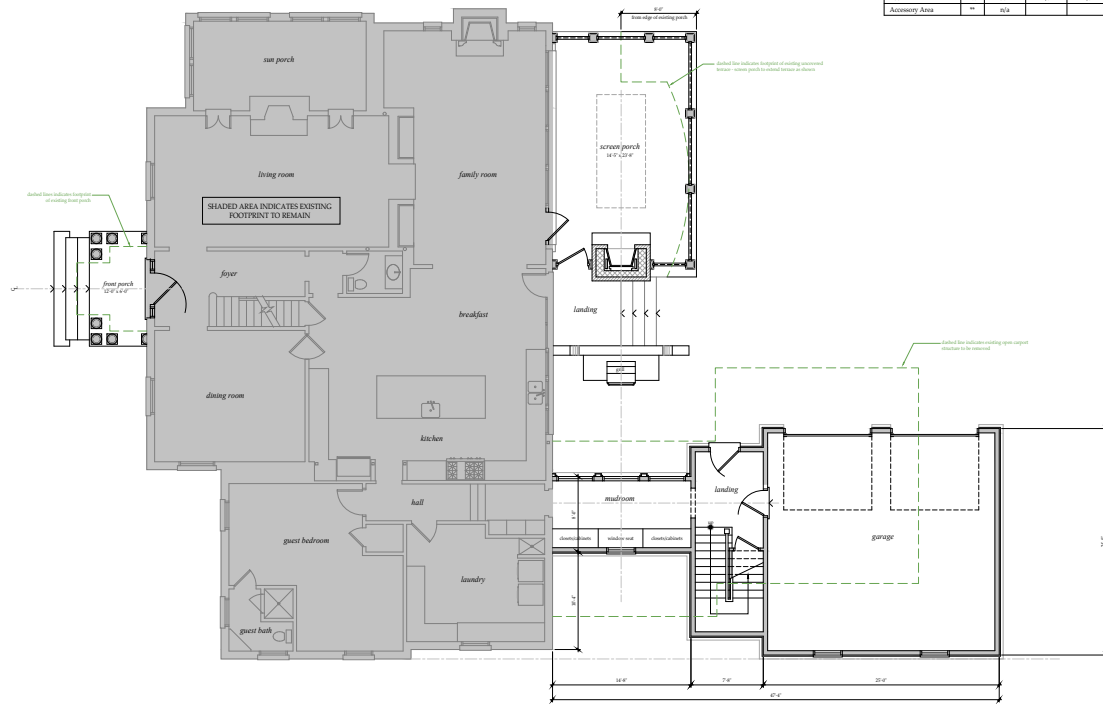
The meeting adjourned at 3:13 p.m.

Acting Chairman Mal Wall

City Recorder Rusty Terry







① FIRST FLOOR PLAN

scale: $1/4" = 1'$



Nashville, TN

FUSCO RESIDENCE

NOT FOR CONSTRUCTION

Project:

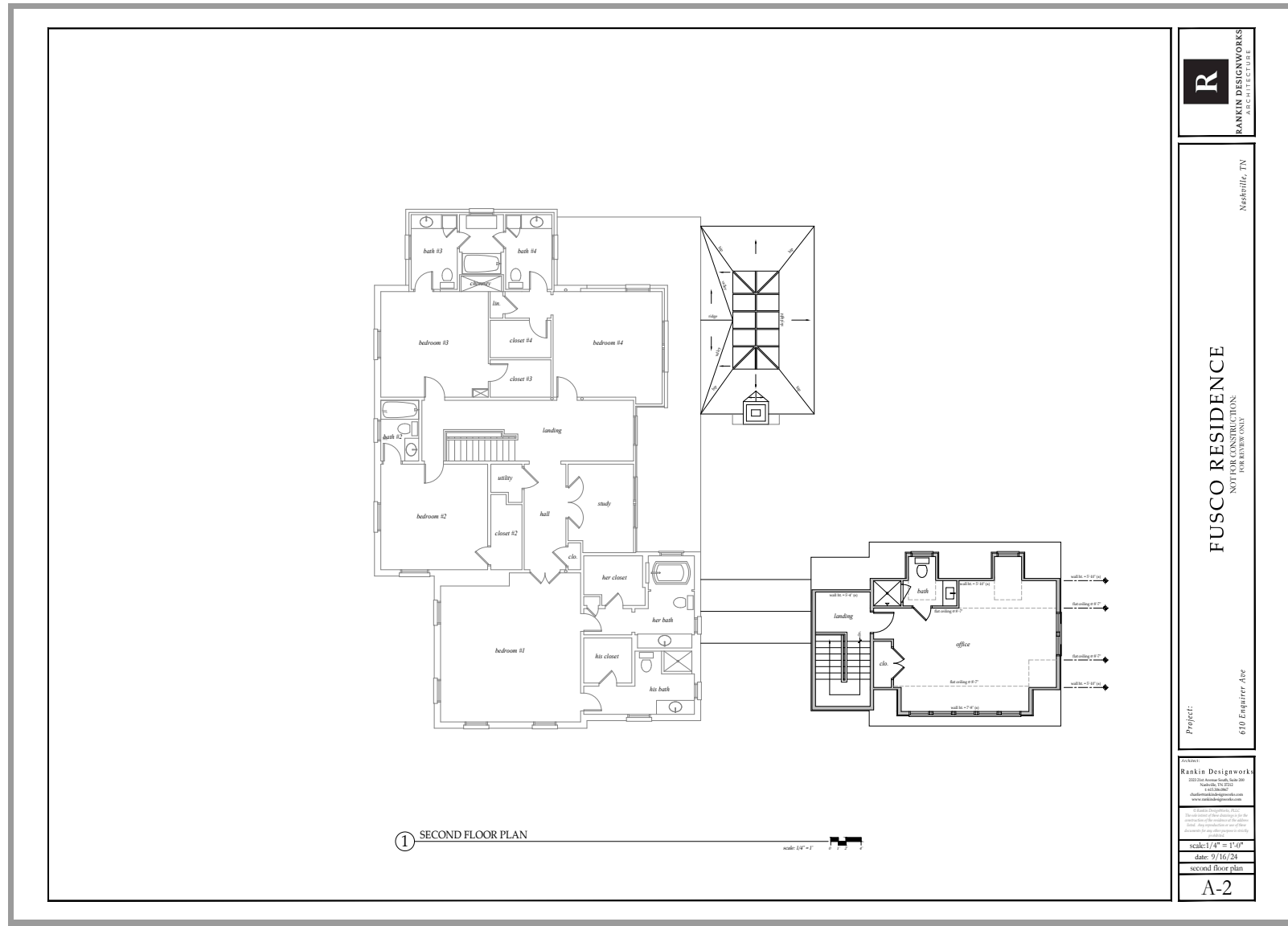
610 Enquirer Ave

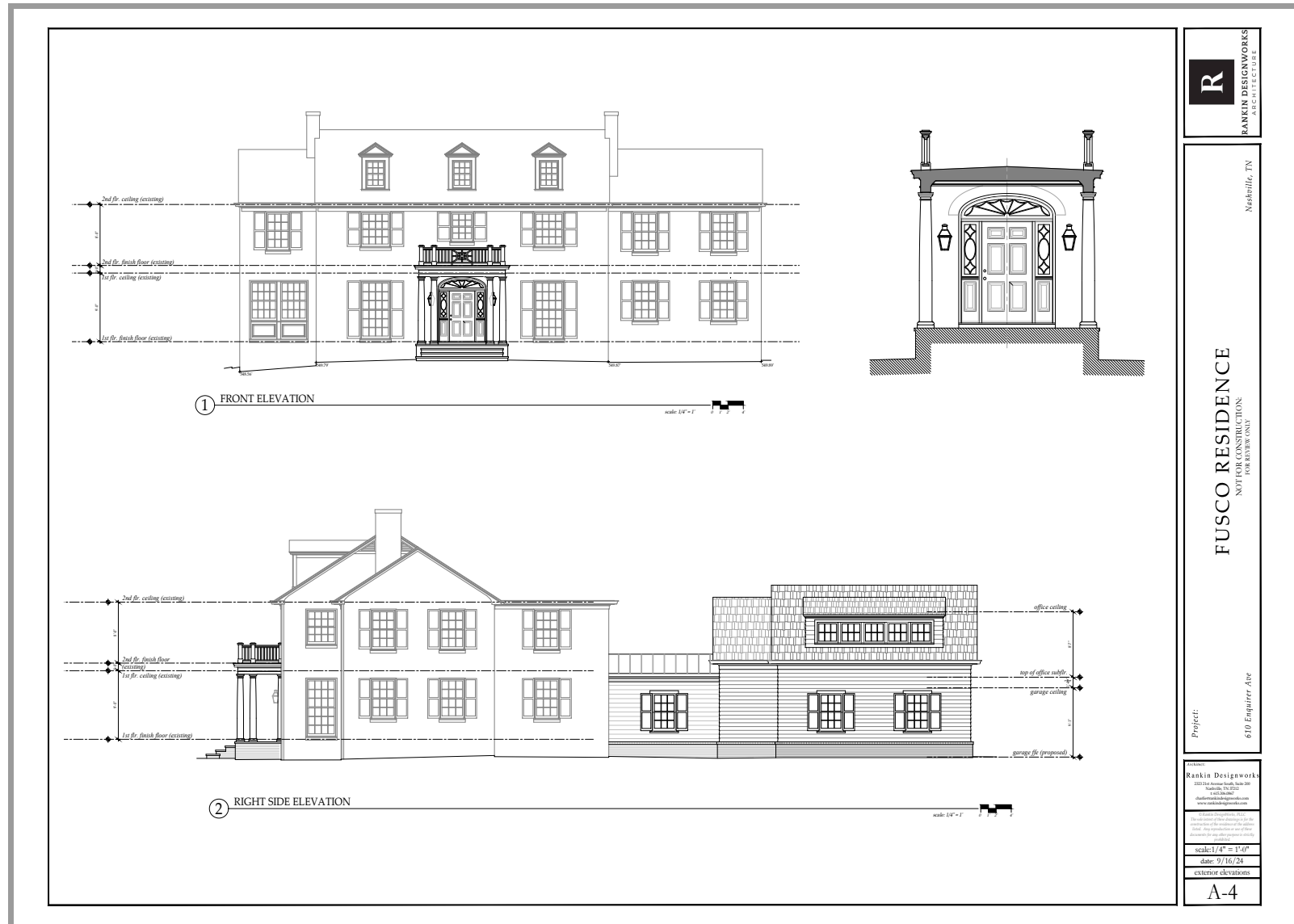
Rankin Designwork
2329 21st Avenue South, Suite 200
Nashville, TN 37212
t 615.306.0867
charlie@rankindesignwork.com
www.rankindesignwork.com

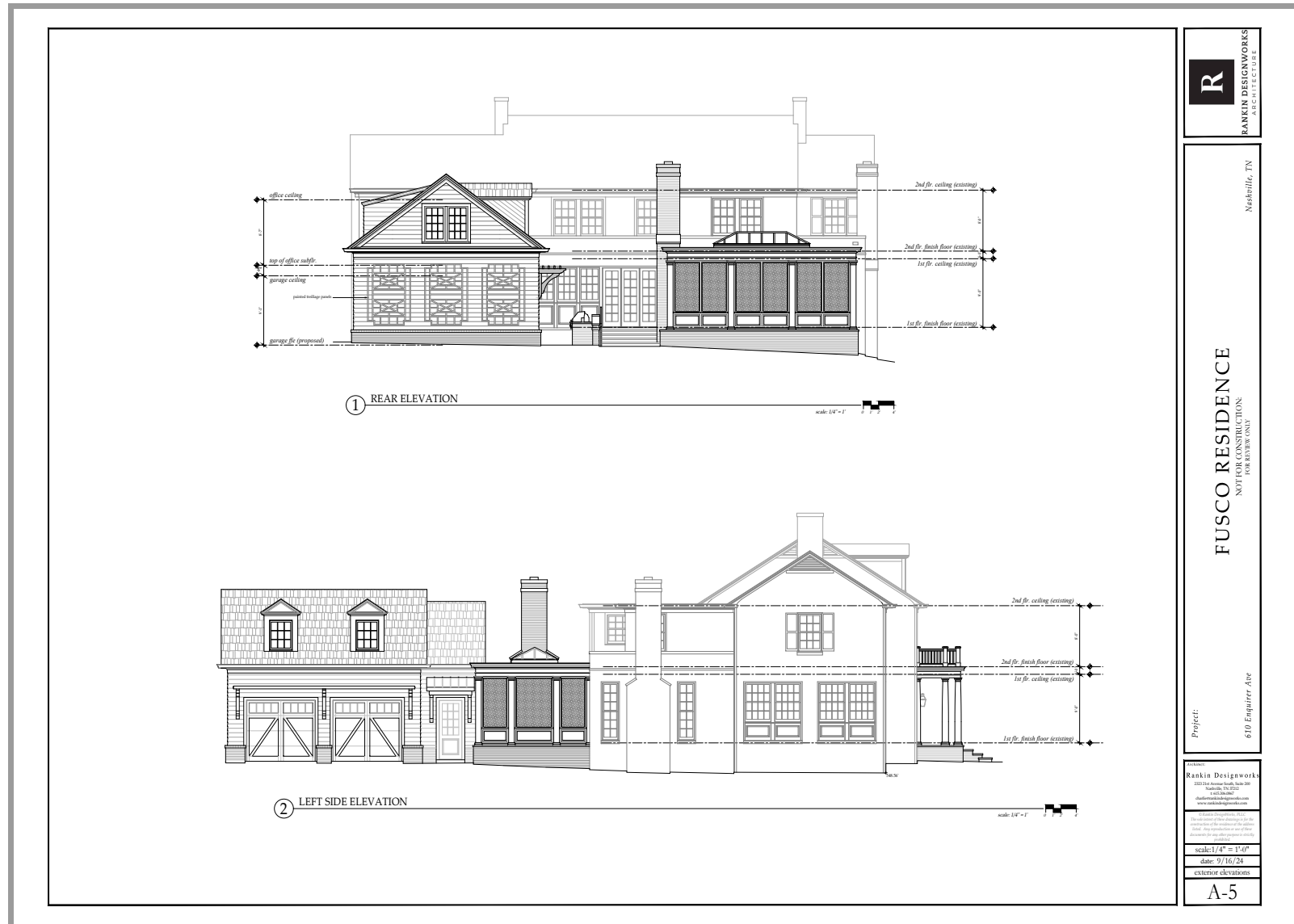
© Rankin DesignWorks, PLLC
The sole intent of these drawings is for the construction of the residence at the address listed. Any reproduction or use of these documents for any other purpose is strictly prohibited.

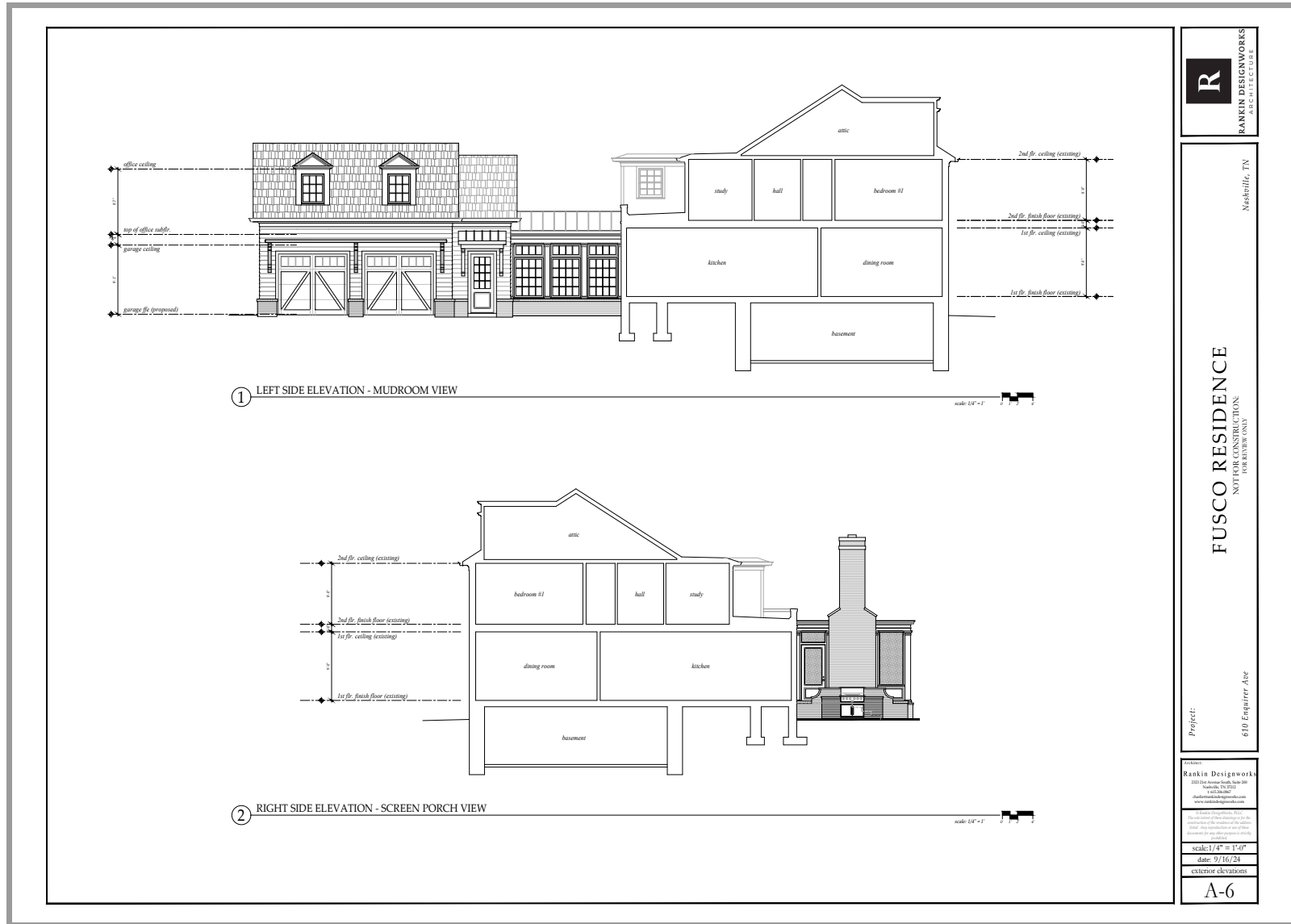
scale: 1/4" = 1'-0"
date: 9/16/24
first floor plan

A-1











Inspiration Photos

RANKIN DESIGNWORKS
ARCHITECTURE





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

2

Regular Meeting - PACKET - (Page 20 of 93) General Attachment: HZC CoA_610 Enquirer Avenue.pdf (Page 2 of 5)

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: _____

Staff Report

Agenda No.: IV.A.

Case No.: #24-0013

Staff: Mary Samaniego, Planning Director

Applicant: Charlie Rankin representing the Fusco family

Request: Certificate of Appropriateness for an addition to a single-family residence.

Location: 610 Enquirer Avenue

Summary:

The applicant, Charlie Rankin representing the Fusco family, 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 side of the residence. The proposed architectural style is Colonial Revival with standard elevations, materials, and references provided in the submittal for this meeting. At the August 2024 Board of Zoning Appeals meeting, the following variances were approved to facilitate this project: exceeding the maximum allowable building footprint, exceeding the allowable gross floor area, side yard setback, and maximum of 30% flat roof.

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 0.67 acres (29,340 square feet).
2. The existing dwelling was constructed in 1935 and includes a two-car attached carport. 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 dwelling has been identified in the 2021 historical survey (DV-26062) as having: brick construction type; gable with asphalt roof; double-hung wood windows; two brick chimneys; three gable roof dormers; and recessed side wings.
4. Per Section 14-204(1)(d)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 3,521 square feet. The existing residence has a building footprint of 3,521 square feet and the proposed addition of 551 square feet will then provide an overall building footprint of 4,072 square feet (15.6% variance increase).
5. Per Section 14-204(1)(d)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 6,602 square feet.

6. The existing residence has a building area of 6,292 square feet and the proposed addition of 662 square feet will then provide as overall building footprint of 6,954 square feet (5.3% variance increase).
7. Per Section 14-204(2)(d)(3), the Residence B zoning district requires a side yard setback of 50% of the lot width at the building line with no one side being less than 20% of the lot width. The required side yard setback on the south property line is 30'. The existing residence is 12' from the rear property line and the proposed addition is 12' from the side property line. Addition must meet required setback are not automatically allowed to follow existing building encroachments.
8. Per Section 14-204(1)(d)(iii), no more than thirty percent (30%) of the total roof area shall be allowed to be a low slope roof. With the proposed addition, the percentage of low slope roof will be 32.6%.
9. The residence has been owned by six families over the last 50 years.
10. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
11. Materials list:

Window Manufacturer: Loewen (or sim.)

Railings, Columns, Pilasters: wood/composite

Window Material: wood

Chimney Material: brick, painted

Frame Material: wood

Roofing Material: asphalt (match existing)

Windowsills: wood

Exterior Doors: wood, painted

Brick, Painted/Natural: brick, painted

Eaves/Cornice: wood (match existing)

Brick/Stone Thickness: 4"

Gutters: ogee (match existing)

Clapboard Material: wood

Gutter Dimensions: 6" (match existing)

Clapboard Dimensions/Reveal: 7" (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.

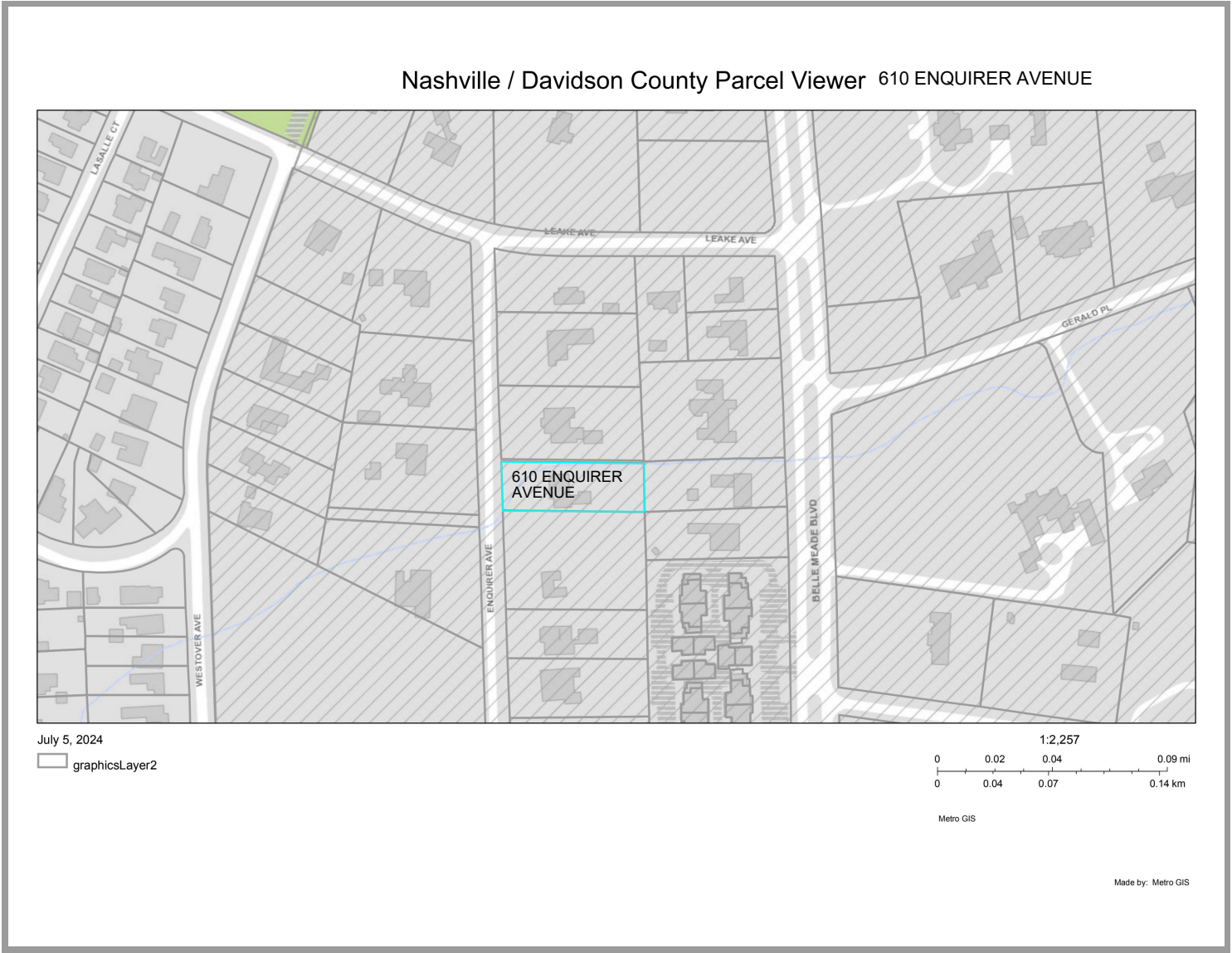
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

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





**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: 1500.00

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 4401 Iroquois Ave, Nashville, TN 37205

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

PROPERTY OWNER or APPLICANT

NAME: Johnna Scott

ADDRESS: 4401 Iroquois Ave, Nashville, TN 37205

EMAIL: scott.johnna@yahoo.com

PHONE NUMBER: 615.707.1260

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

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

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

Define Architectural Style Cape Cod

Describe Proposed Work Additions and alterations to a property of conservation. Demo of current poor and rotting face front garage with plexiglass sunroom of 520 sq ft. Addition of 3 bay car garage East facing with Primary bedroom on the rear, and conforming Staircase to access original 2 bedrooms upstairs, and new addition. Taking off the Mansfield siding made of materials that would not be approved today for use. Replacing with new plywood for where rot is and James Hardie Horizontal 5 inch reveal painted in Pure White with Louvre 23 x 82 in Sea Salt shutters shaping the floor to ceiling windows of 44 x 80 on the front with new improved porch area and new Mahogany Wooden doors with 4 grid beveled glass for double 72 x 80. A steel beam to reinforce the house for the structure and the addition. Floors have been leveled inside where they were 6 inches and sagging, and mold removed. The asphalt shingles replaced with cedar shaker shingles. The red brick Chimney to remain.

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.)

This home has had considerable delay in maintenance over the years. Considerable exposure to the exterior elements as well. All Mansfield siding will be removed, and new plywood to replace all rot and exposure. New James Hardie will be a 5 in reveal horizontal, with new 1 x 4 trim and 1 x 2 around windows with decorative wood can painted in Pure White Satin. Floor to ceiling Windows for the front with Arc grid of the 6 on 6 white

Historical Significance

Cape Cod of 1939' deemed worth keeping the style of Cape Cod and the white color but replacement of current siding and the wood with rot.

Is the property habitable?

N/A

Give a compelling reason for demolition of property

Will be demoing current plexi glass sunroom and 1 car garage where it is not sealed mold and a snake was living. Will be taking off the back wall of the house to add the addition. Will be throwing the asphalt shingle roof in the dumpster and replacing with new plywood, and cedar shaker shingle.

Describe the proposed reuse of existing materials, if any?

Brick only and the Farmhouse TN rock. New Wooden Mahogany doors with 4 Grid beveled glass 72 width x 80 in length to replace current door

➤ **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer: Ply gem

Railings, Columns, Pilasters: iron painted in Sea salt for stairs to basement, wood, painted Pure White for columns

Window Material: high end vinyl with Energy Star Low E and double strength 6 over 6

Chimney Material: same as current red.

Frame Material: 2 x 4 wood, and 3/4 plywood

Roofing Material: cedar shaker shingles

Windowsills: wood, painted

Exterior Doors: Mahogany wood with beveled 4 grid glass 2/3 72 w x 80 length

Brick, Painted/Natural: n/a

Eaves/Cornice: wood, painted

Brick/Stone Thickness: min. 4"

Gutters: white

Clapboard Material: James Hardie

Gutter Dimensions: 6" half-round

Clapboard Dimensions/Reveal: 5 in Reveal horizontal, James Hardie Pure White

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- Yes No**

- 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:

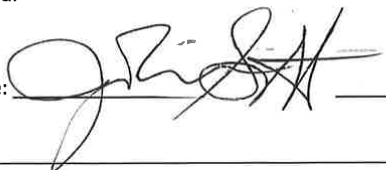
- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be 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: 09.18.24

4401 Iroquois Ave Nashville, TN 37205 Submission for HZC application



Property of Conservation 1939: 4401 Iroquois Ave.

I will be bringing this **Cape Cod** to the *Glory and Value of the street*. The same front setbacks and footprint of the original front, and left and right walls with the dominance and look of the original structure. The adverse structures will be removed that have rot, termites, and damage to the concrete pad, which are the single car garage, and Florida room with plexi plastic walls.

Replace all John Mansfield siding, with Hardie Plank with 5 inch reveal, and Painted Pure White Satin by Sherwin Williams.

The Dormers will expand and be symmetrical over the 44 in width main floor windows and have 36 in width and 42 in length with same style of the Six on Six Grid White on White Windows by Ply Gem. All black color will be removed and Sea Salt for Three Carriage Garage Doors, facing East with Cedar Shaker Shingle roof. Current roof to be removed, siding, rotting single car garage and Florida room. Porch will be expanded and supported by a foot on each side and a double 36 x 80' Mahogany Solid door with glass grids to replace current door. This will bring this Cape Cod back to it's Glory. The garage will sit back with 3 bays facing East and to Left Elevation to the Healy's on 701 Westview. It will be a beautiful carriage arc style see plan. The back pavers are called Pearl around the old firepit that was made into pizza oven and fireplace in the back rear, that the previous owner for 50 years enjoyed, it really timeless. An arbor will be built around this romantic setting for out door eating, and for a floorshow of white thornless roses. It is a part of the calculation of the 353 for the hardscapes.

The property exists of a roof that needs replacement, demo and removal of the single car garage from water rot and termite damage, and a plexi plastic Florida room with a concrete pad of 2.5 inches split down the middle from age and damage from delayed maintenance over the years by previous owner. All will be removed. Removal of 520 sq ft leaving only 1596 between what remains of the original main and 2 bedrooms upstairs. The stairs are being relocated to be of code to access the upstairs.

This property will be 4367 sq ft of reasonable living on a .41 Res B lot. Includes garage and hardscape pavers being 353 added. Still under the allowable. The approvals of variance were granted and,

approved 9.17.2024. The 27% graded and approved for the footprint based on hardship and a lot that is 56% smaller than the lots in the same vicinity and under Res B Zoning, also approved 9.17.24

The plan consists of bringing this Cape Cod to coming into the next level of it's full beauty. The two dormers will both scale to appropriate size to be symmetrical over the downstairs main windows of center point of 44 inches, and both expand to the outer to shape properly for balance and style. The original chimney brick shall be kept. A new cedar shaker new roof will replace an aging asphalt roof, and front window will be floor to ceiling expand to 80 in length with the same 6 on 6 grid white on white, with James Hardie plank 5 inch reveal and wood trim Pure White. The current shutters I went to take off so we could repair and repaint and they just feel apart from rot, I want to replace the Louvre style with the same shutters Restored to the 23 inches wide and 82 length painted Sea Salt Satin. The front door will become Solid wood Mahogany double 72 x 80 with glass grid, and panel at bottom, adding more light to come into the home to enjoy the natural light inside.



701
Westview,
Healy Family,
Left



4403
Iroquois
Ave,
Barringer
Family,
Right



Directly
across
street
from
Subject
property

4401 Iroquois Ave, a blank slate for new construction 12,000 sq ft plus

Inspirations for 4401 Iroquois Ave and A favorite in Belle Meade is 903 Lynnwood



436 Lynnwood Ave



412 Sunnyside



I have been blessed to work with the distinct Mitchell Barnett, PC for this design, and the needs meet bring back this beautiful Cape Cod to it's distinction it deserves. The reasonability of the needs of living with the proposed is 3657 square ft of living on Main and Secondary with a 34 x 20 garage being 710 with compliance to fast East, will move this conservation Cape Cod into this century restored to it's full glory of 2024.

This will be a peaceful and beautiful Cape Cod that has been brought to the value of Belle Meade with Pure White James Hardie, the soothing Sea Salt Satin accent, and be able to make it through the storms of the next 85 years.

Materials to be used:

Cedar Shaker Shingle

Hardie Plank 5 inch reveal in Pure White by Sherwin Williams Emerald Exterior

1 x 4 Trim Hardie, and Wood Trim around windows of 1 x2 Pure White by Sherwin Williams

Louvre Shutters to be like the exact original home, and will be painted Sea Salt Satin by Sherwin Williams

Porch will be redone expanding by a foot on each side, and squared up, it has cracked and is uneven, and cement and mortar needs to be applied to the damage, and to make level and stairs to code.

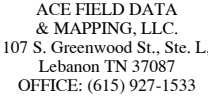
It will be done with a type of smooth Techo Bloc paver in Dove white or similar with light color.

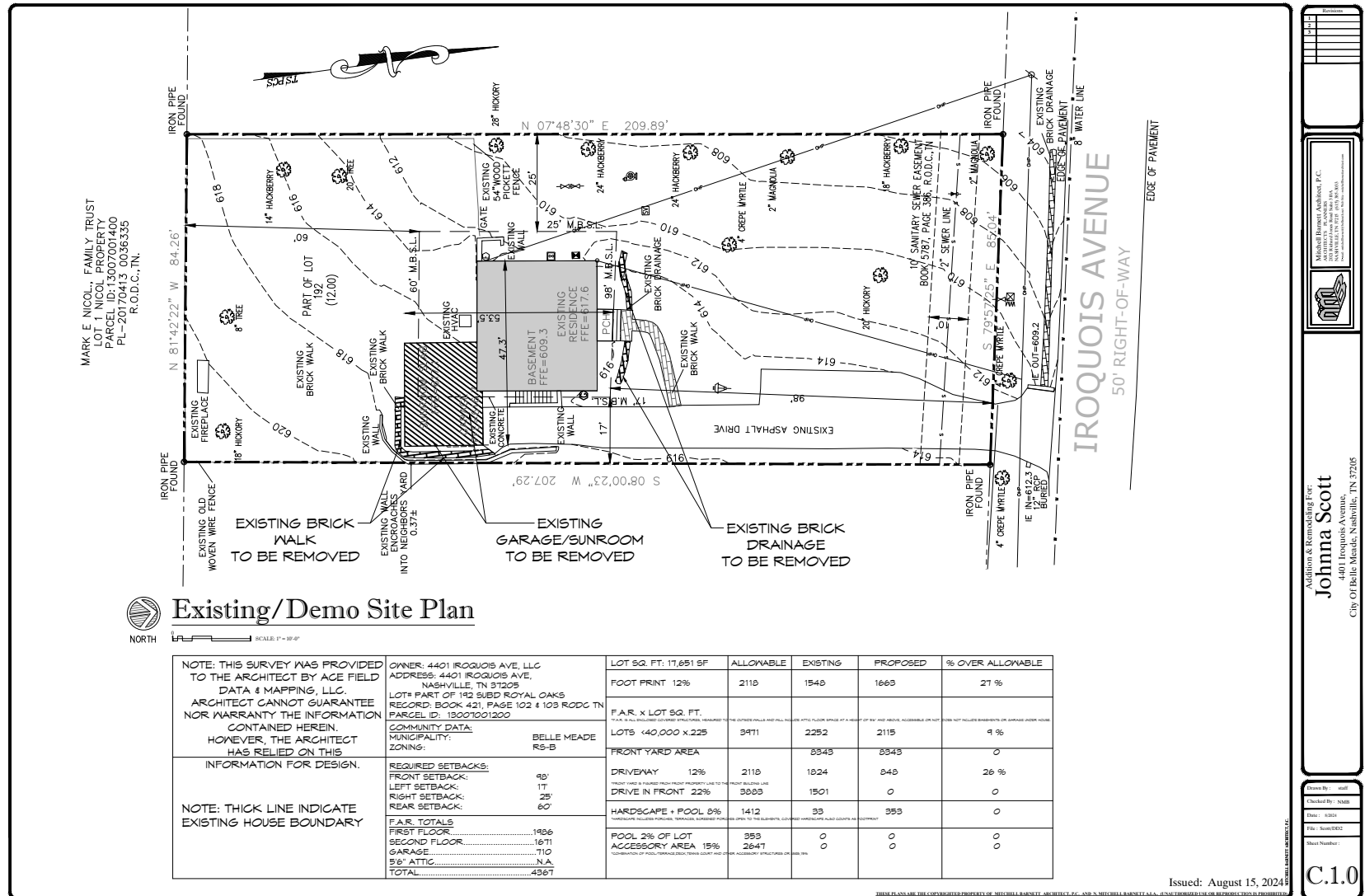
With a porch made with new materials, and properly sealed so no water damage and inspired by the same porch with Copper Savannah gas lanterns, outlining the two doors measuring in width 72 x 80 in height solid Mahogany wood Warren Brothers Doors and Sash with panel at bottom, and 4 grid glass for more light to enjoy.

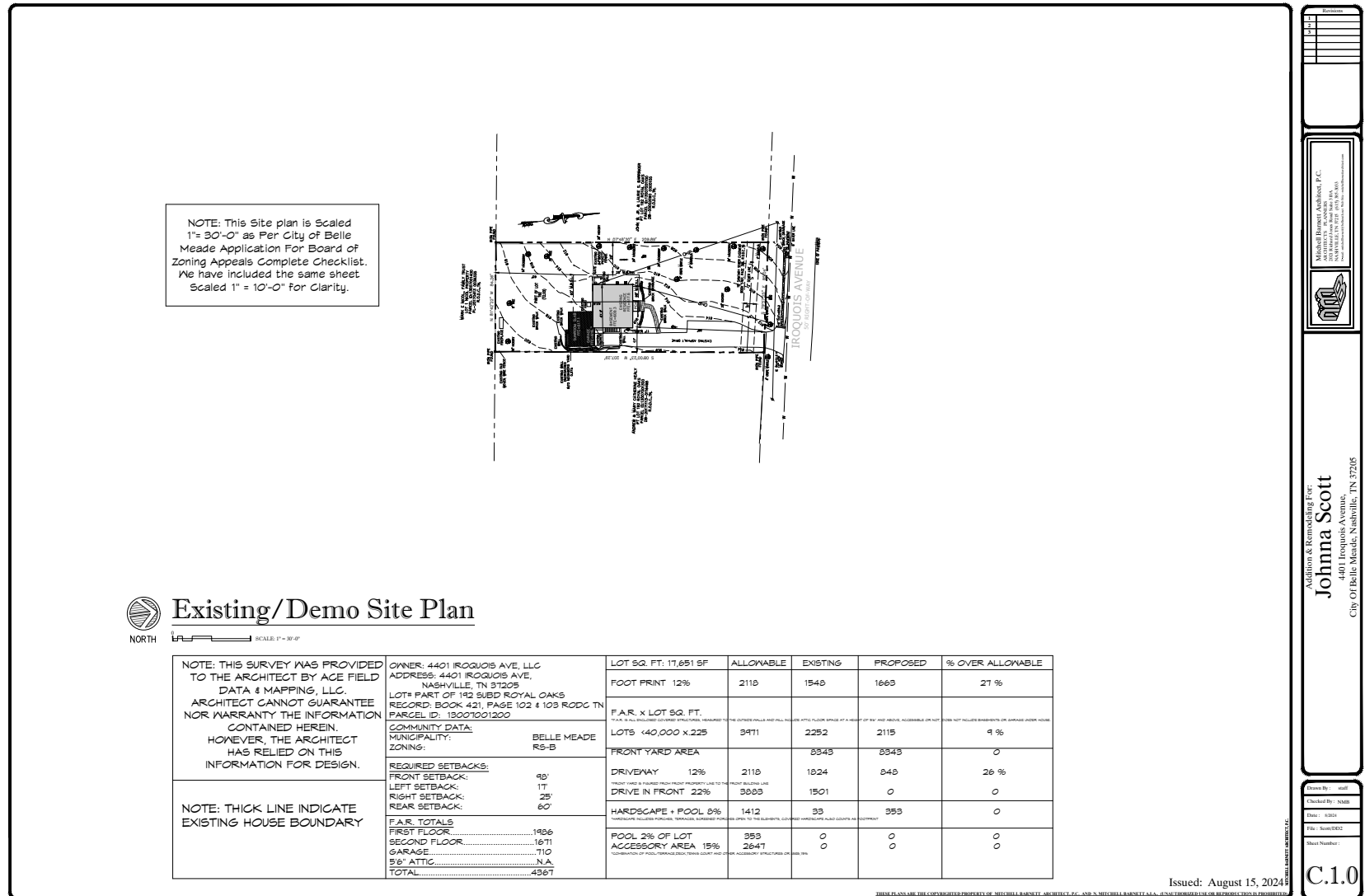
The original chimney red brick shall stay.

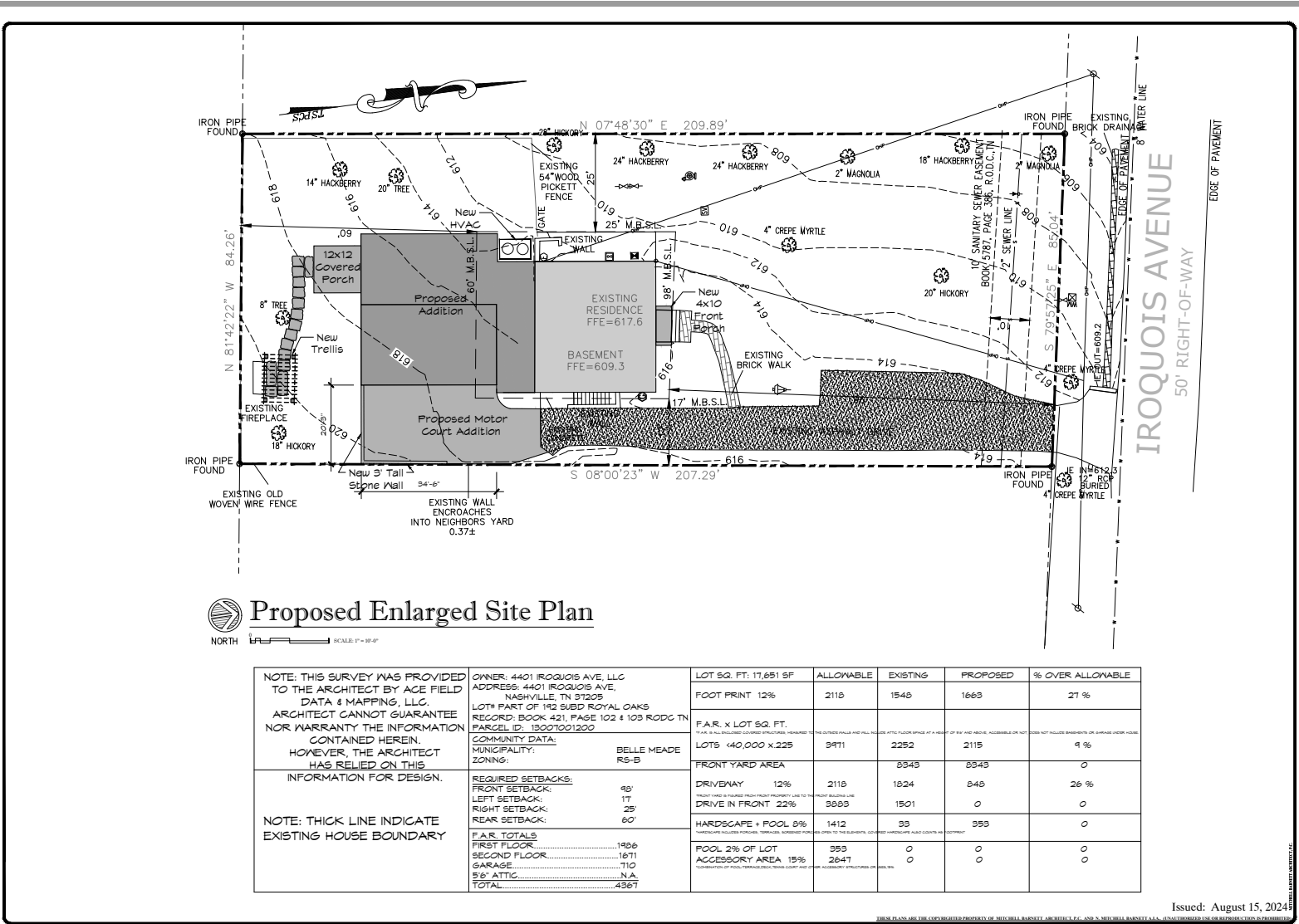
The two existing dormers will expand in size over the central two windows of 44 in width and will hold a 36 inch x 42 length window, and will be symmetrical and will continue with the same 6 over 6 grid white on white Ply gem, with Architecture wood grid, and 1 x 2 Wood trim, and cap shown on display board.

Thank you for partnering with this darling property of 4401 Iroquois Ave and myself to bring the current humble and modest home up to the level it needs to be to continue to be long lasting.

BZA SUBMITTAL / HZC SUBMITTAL																																									
GENERAL NOTES 1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING WITH WORK. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. 2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK. 3. DIMENSIONS ARE WITNESSED TO FACE OF MASONRY OR TO FACE OF STUD UNLESS OTHERWISE NOTED. 4. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL MEET ALL STATE BUILDING CODES, THE NATIONAL ELECTRIC CODE, AND ORDINANCES OF THE LOCAL AUTHORITY HAVING JURISDICTION. 5. THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK IF A CONFLICT IS DISCOVERED WITHIN THE CONSTRUCTION DOCUMENTS. 6. THERE SHALL BE NO BUILDING MATERIALS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS INSTALLED ON THIS PROJECT. 7. ALL MATERIALS AND EQUIPMENT PROVIDED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND AS PER CODE REQUIREMENTS. 8. ITEMS REQUIRING FINISH SELECTIONS NOT APPEARING IN THE DOCUMENTS SHALL BE SELECTED BY THE OWNER FROM SHOP DRAWINGS, SAMPLES, AND/OR SAMPLES AS REQUIRED. 9. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. 10. FILL SOLID ALL MASONRY VOIDS WHERE ANCHORS OCCUR. FILL SOLID ALL NEW MASONRY UNITS LOCATED BELOW FINISHED GRADE. 11. COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, PANELS, ETC., WITH MECHANICAL AND ELECTRICAL CONTRACTORS. 12. SIZE AND LOCATION OF ALL FLOOR OPENINGS TO BE VERIFIED WITH THE TRADE AFFECTED BEFORE PROCEEDING WITH THE WORK. 13. BOLTING OF WOOD TO STRUCTURAL MEMBERS OR MASONRY SHALL BE WITH A MINIMUM OF 3/4" BOLTS @ 24" O.C. EXCEPT WHERE SHOWN OTHERWISE. 14. PROVIDE UNITS OVER ALL OPENINGS INCLUDING THOSE REQUIRED FOR ELECTRICITY, PIPES, LOUVERS, GRILLES, DAMPERS, ETC. 15. PROVIDE CONCRETE PADS FOR ALL NEW MECHANICAL AND ELECTRICAL EQUIPMENT. 16. PROVIDE DOUBLE STUDS AND BRACING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS (E.G., TILE, CASEWORK, MILLWORK, CABINETS, ETC.). 17. SLOPE ALL GRADIES, WALKS AND CONCRETE PADS AWAY FROM BUILDING AT LEAST 1/8" PER FOOT. 18. PROVIDE UNDERGROUND DRAINAGE FOR ALL DOWN SPOUTS UNLESS OTHERWISE NOTED. 19. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLAB ON GRADE CONDITIONS. 20. PROVIDE 1" THICK PERIMETER INSULATION AT ALL NEW CONCRETE SLABS ALONG EXTERIOR WALLS. 21. THE "GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION" A.I.A. DOCUMENT A201 IS HEREBY MADE A PART OF THIS PROJECT THE SAME AS IF BOUDED HEREIN. THESE CONDITIONS APPLY TO ALL SUBCONTRACTORS AS WELL AS TO THE GENERAL CONTRACTOR. 22. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL SHALL BE REMOVED FROM SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. 23. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE. CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED. FLOORS SWEEP BROOM CLEAN. PICTURES & SIDING WITH ALL LABELS REMOVED AND THE EXTERIOR TO BE RASGHTHIE OF TRASH. 24. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHERE REQUIRED PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.	Addition & Remodeling For: Johnna Scott 4401 Iroquois Avenue City Of Belle Meade - Zone RS-B Nashville, TN 37205  Application Submittal : August 16, 2024 Issued : August 15, 2024 NOTICE: THIS RENDERING SHOWS DESIGN INTENT ONLY. THIS IS AN ARTIST RENDERING. DO NOT USE THIS DRAWING FOR MATERIALS, DESIGN OR DIMENSIONS. REFER TO ARCHITECTURAL DRAWING(S) FOR ALL CONSTRUCTION DOCUMENTS.	DRAWING INDEX <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">T.1.0</td> <td>Title Sheet</td> </tr> <tr> <td>C.0.1</td> <td>Survey</td> </tr> <tr> <td>C.1.0</td> <td>Existing/Demo Site Plan</td> </tr> <tr> <td>C.1.1</td> <td>Proposed Site Plan</td> </tr> <tr> <td>D.1.0</td> <td>Existing/Demo First Floor Plan</td> </tr> <tr> <td>D.2.0</td> <td>Existing/Demo Second Floor Plan</td> </tr> <tr> <td>D.2.0</td> <td>Existing/Demo Elevations</td> </tr> <tr> <td>A.1.0</td> <td>Proposed First Floor Plan</td> </tr> <tr> <td>A.1.1</td> <td>Proposed Second Floor Plan</td> </tr> <tr> <td>A.1.2</td> <td>Proposed Roof Plan</td> </tr> <tr> <td>A.2.0</td> <td>Proposed Elevations & Schematic Sections</td> </tr> <tr> <td>A.2.1</td> <td>Proposed Elevations</td> </tr> </table>	T.1.0	Title Sheet	C.0.1	Survey	C.1.0	Existing/Demo Site Plan	C.1.1	Proposed Site Plan	D.1.0	Existing/Demo First Floor Plan	D.2.0	Existing/Demo Second Floor Plan	D.2.0	Existing/Demo Elevations	A.1.0	Proposed First Floor Plan	A.1.1	Proposed Second Floor Plan	A.1.2	Proposed Roof Plan	A.2.0	Proposed Elevations & Schematic Sections	A.2.1	Proposed Elevations	SQUARE FOOTAGE DATA <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">First Floor Heated:</td> <td style="text-align: right;">1,986 SF</td> </tr> <tr> <td>Second Floor Heated:</td> <td style="text-align: right;">1,671 SF</td> </tr> <tr> <td>Total 1st & 2nd Heated:</td> <td style="text-align: right;">3,657 SF</td> </tr> </table> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Garage:</td> <td style="text-align: right;">710 SF</td> </tr> <tr> <td>Front Porch:</td> <td style="text-align: right;">40 SF</td> </tr> <tr> <td>Back Porch:</td> <td style="text-align: right;">144 SF</td> </tr> <tr> <td>Total Unheated</td> <td style="text-align: right;">894 SF</td> </tr> </table>	First Floor Heated:	1,986 SF	Second Floor Heated:	1,671 SF	Total 1st & 2nd Heated:	3,657 SF	Garage:	710 SF	Front Porch:	40 SF	Back Porch:	144 SF	Total Unheated	894 SF
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EXTERIOR MATERIAL - ROOF SHALL BE CEDAR SHAKE - EXTERIOR SIDING SHALL BE REVEAL (ONLY 1.3 OVERLAY, FOR A 5 INCH REVEAL) HARDI-PLANK SIDING / PAINTED WHITE - GUTTERS AND DOWNSPOUTS SHALL BE WHITE ALUMINUM; GUTTERS SHALL BE OGEE PROFILE; DOWNSPOUTS SHALL BE ROUND PROFILE - GARAGE DOORS SHALL BE SIMULATED CARRIAGE STYLE, SECTIONAL OVERHEAD DOORS; PAINT AND SHUTTERS SINGLE PANE BERMUDA FANNED 80 IN LENGTH ALL PAINTED SEA SALT BY SHERWIN WILLIAMS. - FRONT DOORS SHALL BE STAINED MAHOGONY - FRONT WALK SHALL BE RANDOM RECTANGULAR FLAGSTONE - FRONT LANTERNS SHALL BE COPPER HOUSING GAS LIGHTS - NEW WINDOWS FOR THE ADDITION SHALL BE 6/6 GRID WHITE PLY GEM TO MATCH EXISTING.																																									
SURVEYOR  ACE FIELD DATA & MAPPING, LLC. 107 S. Greenwood St., Ste. L, Lebanon TN 37087 OFFICE: (615) 927-1533	BUILDER  TBD	ARCHITECT  Mitchell Barnett, Architect, P.C. Architects Planners 2021 Richard Jones Rd. Suite# 310A Nashville, TN 37215 (615) 385-3033 E-mail : mitch@mitchellbarnettarchitect.com Web Site : mitchellbarnettarchitect.com	Issued: August 15, 2024 THIS PLAN AND ALL THE COPYRIGHTED PROPERTY OF MITCHELL BARNETT ARCHITECT, P.C. AND S. MITCHELL BARNETT A.I.A. (REPRODUCED OR REPRODUCTION IS PROHIBITED) Scale: 1/8" = 1'-0" Checked By: NMB Date: 8/15/24 Title: Remodel Sheet Number: T.1.0																																						







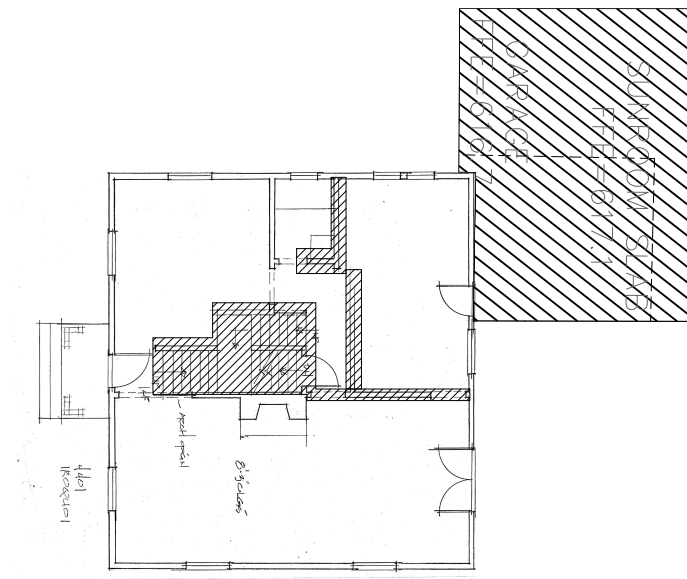
Michael Hunter Architects, P.C.
1000 Riverfront Drive, Suite 400
Nashville, TN 37203
615.259.1100
www.michaelhunterarchitects.com

Addition & Remodeling For:
Johnna Scott
4401 Iroquois Avenue,
City of Belle Meade, Nashville, TN 37206

Drawn By: mhf
Checked By: MAM
Date: 02/01/2024
File: 30000002
Sheet Number:

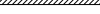
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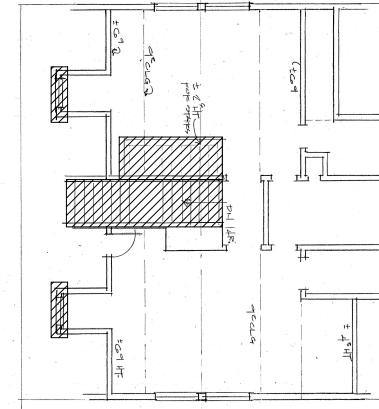




Existing / Demo First Floor Plan



SQUARE FOOTAGE CALCULATIONS	
SF First Floor of Remaining House:	1033 SF
SF Second Floor Existing:	104 SF
<u>LEGEND:</u> Walls to be Removed 	



Existing / Demo Second Floor Plan



Issued: August 14, 2024

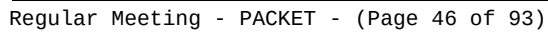
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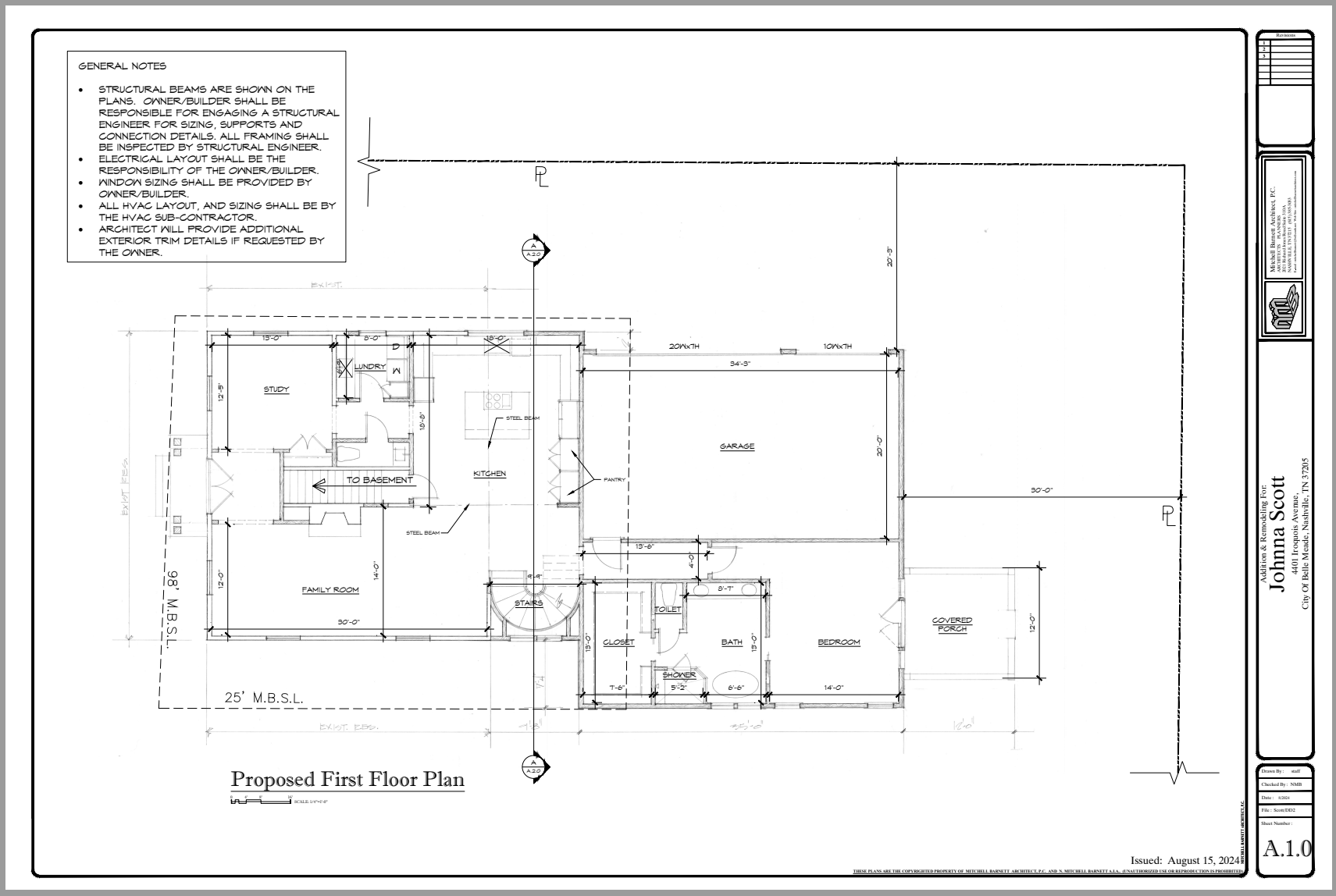
Addition & Remodeling For:
Johnna Scott
4401 Iroquois Avenue,
City Of Belle Meade, Nashville, TN 37205

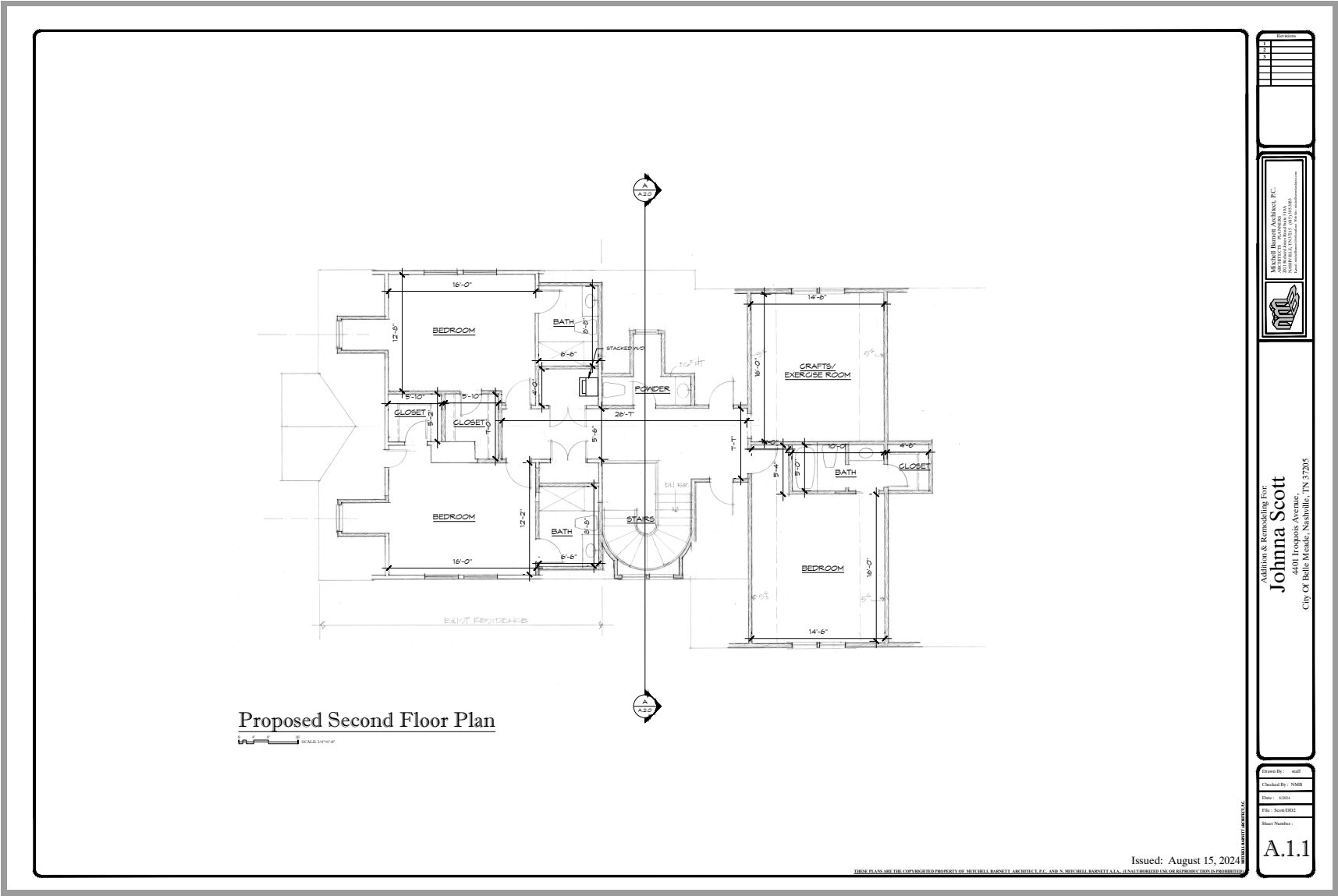
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Date : 8/2024
File : Scott/ED02
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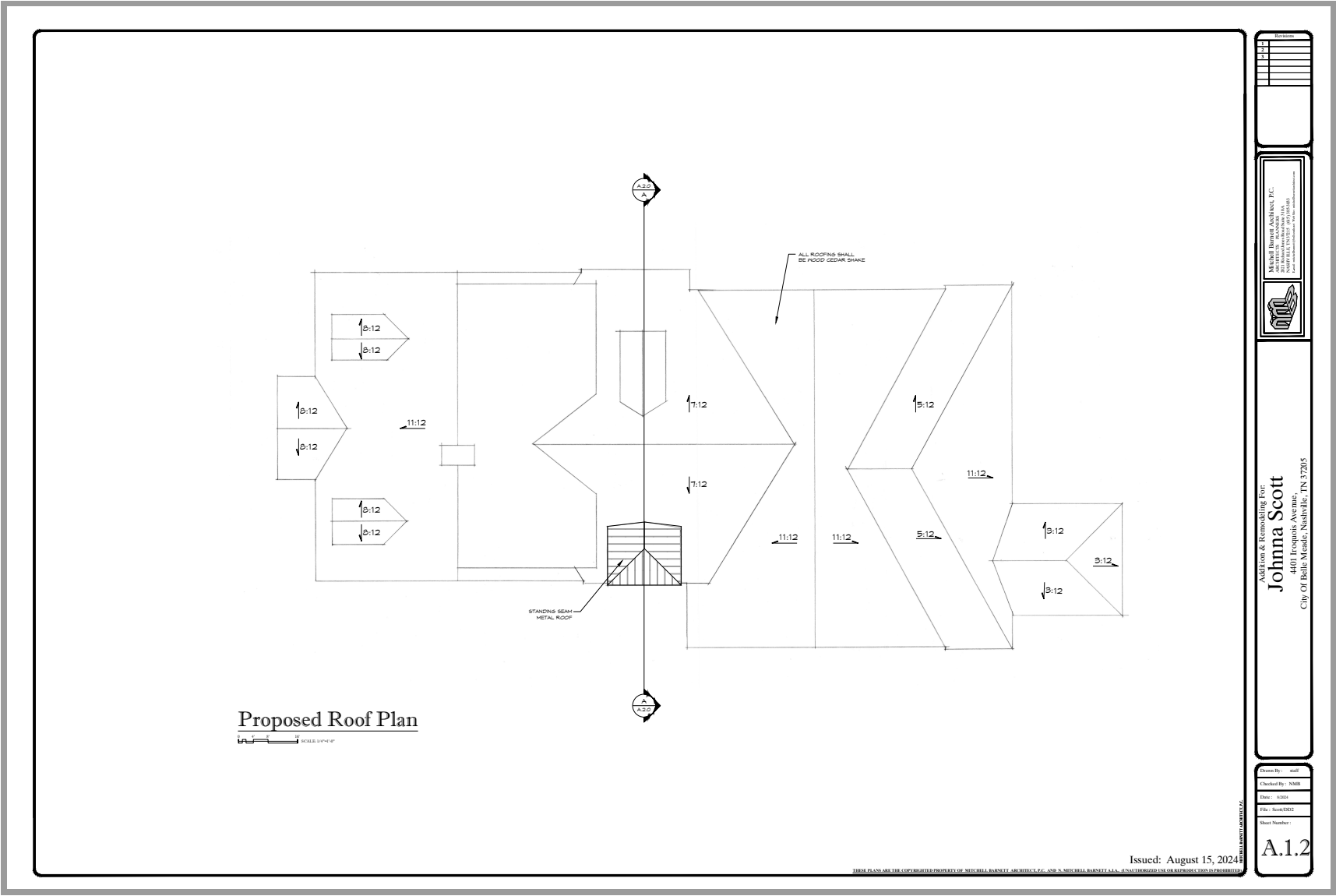
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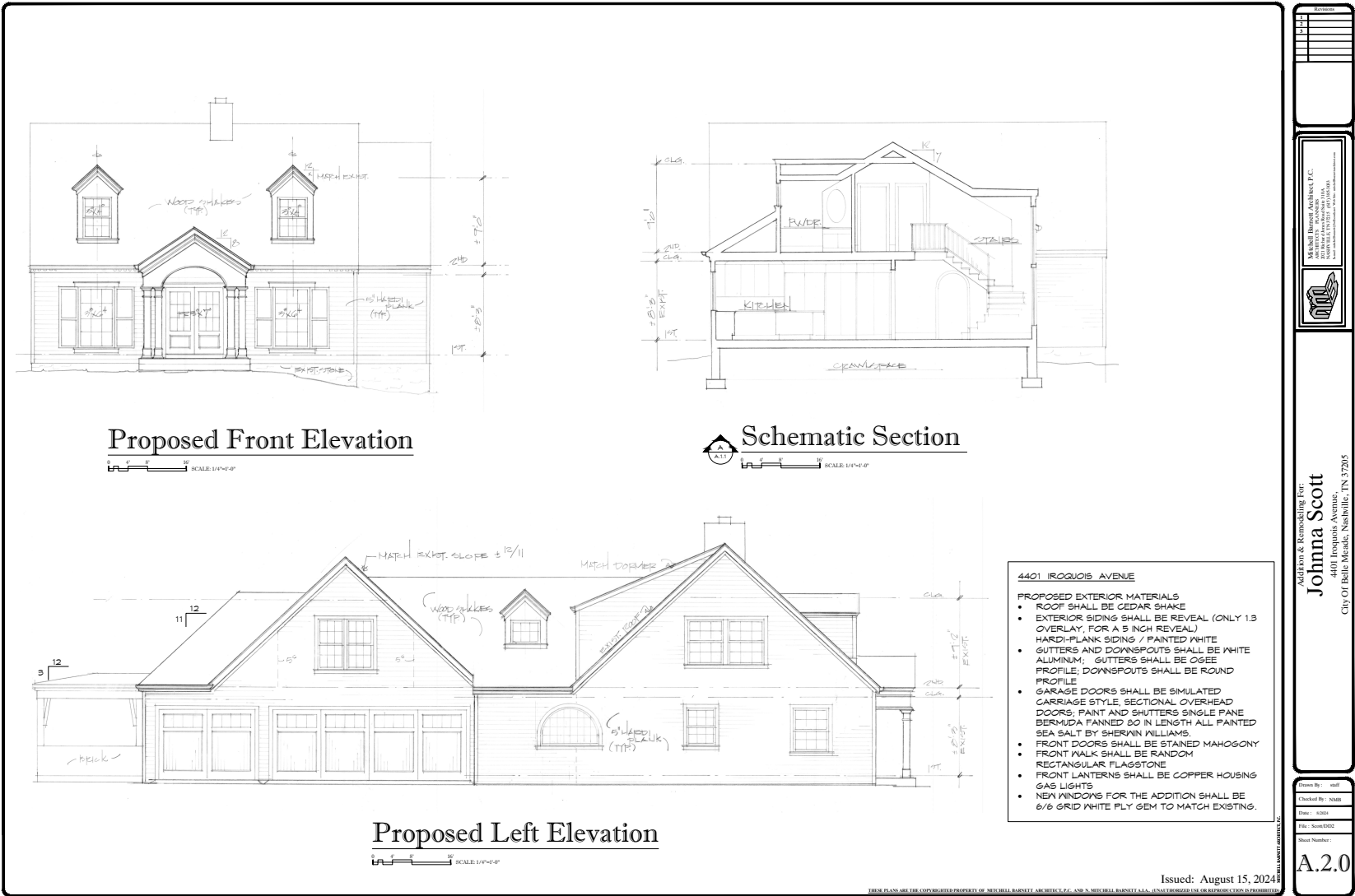
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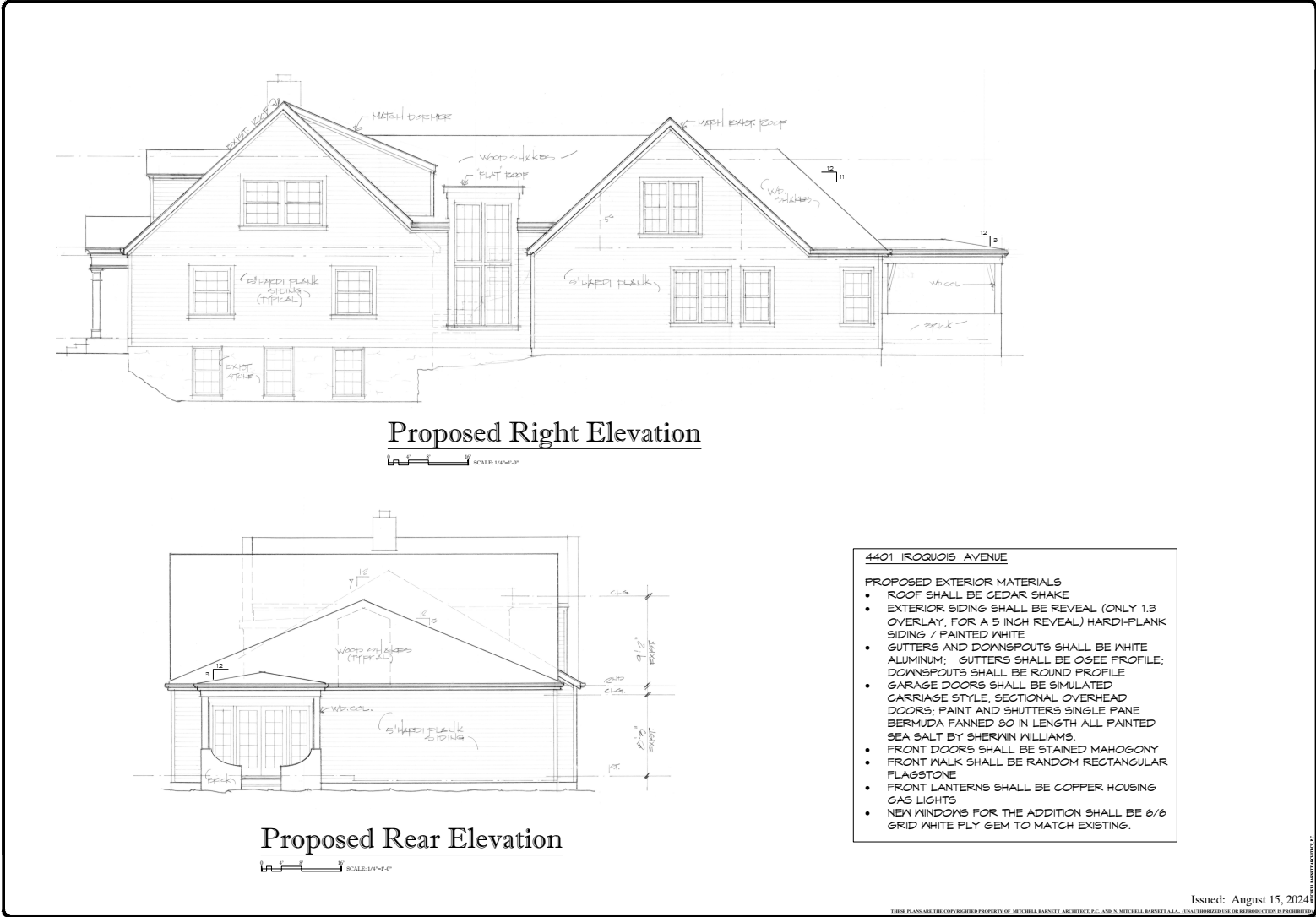












Architect & Remodeling for
Johnna Scott
4401 Iroquois Avenue,
City Of Belle Meade, Nashville, TN 37205

Michael Hunter Architect, P.C.
10000 Highway 100, Suite 100
Nashville, TN 37203
(615) 297-1111
www.michaelhunterarchitect.com

Project No.: 2024-001
Checked By: MHA
Date: 8/15/24
File: 2024-001
Sheet Number: 1

A.2.1

Staff Report

Agenda No.: IV.B.
Case No.: #24-0010
Staff: Mary Samaniego, Planning Director
Applicant: Johnna Scott
Request: Certificate of Appropriateness for an addition to a single-family residence.
Location: 4401 Iroquois Avenue

Summary:

The applicant/owner, Johnna Scott, 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 Cape Cod with standard elevations, materials, and references provided in the submittal for this meeting. A request to demolish the existing residence was heard and denied at the May 2024 Historic Zoning Commission. At the September 2024 Board of Zoning Appeals meeting, the following variances were approved to facilitate this project: exceeding the maximum allowable building footprint, exceeding the allowable gross floor area, rear yard setback, and maximum driveway area and turnaround area.

Planning Considerations:

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

1. The subject property is 0.41 acres (17,561 square feet - SF), 85' in the width, and rectangular in shape with frontage on Iroquois Avenue.
2. The residence was constructed in 1939 and has a Cape Cod architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
3. The dwelling has been identified in the 2021 historical survey (DV-21765) as having: frame construction type; gable roof configuration with asphalt shingles; wood double-hung windows and a bay window; a brick chimney; 1-bay central porch; weatherboard wall cover; and stone foundation.
4. Per Section 14-204(1)(d)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,118 square feet.
5. The existing residence has a building footprint of 1,548 square feet and the proposed addition of 1,663 square feet will then provide as overall building footprint of 2,696 square feet (578 square feet over the maximum allowable).

6. Per Section 14-204(1)(d)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 3,971 square feet.
7. The existing residence has a building area of 2,252 square feet and the proposed addition of 2,115 square feet will then provide as overall building footprint of 4,367 square feet (396 square feet over the maximum allowable).
8. Per Section 14-204(2)(d)(3), the Residence B zoning district requires a rear yard setback is 60' for structures less than 25' in height and the proposed addition is 19' from the rear property line.
9. Per Section 14-204(1)(d)(4) of the Zoning Ordinance, the total of all drive and parking areas on any lot shall not exceed twelve (12) percent of the total lot area. The allowable area of drive and parking area for the proposed lot is 2,118 square feet and the proposed area of drive and parking area is 2,672 square feet, which is over the requirement by 554 square feet. In this Code section there is also a requirement for a 25' by 25' turnaround area for the garage spaces and a 20' by 34' turnaround area is proposed.
10. Per Section 14-204(1)(h)(1)(B), Between any driveway and the nearest property line there shall be a minimum five foot (5') "green space," to be devoted to grass or other vegetation. A portion of the 20' by 34' turnaround area for the garage is 0 feet to the side property line.
11. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
12. Materials list:

Window Manufacturer:

American Craftsman, Pittsburgh

Window Material: Vinyl Current

Professional grade Vinyl

Frame Material:

Steel 2x4's 2x8's

trusses & headers

Windowsills:

wood

Brick, Painted/Natural:red original brick, chimney,
Painted white brick around back
Patio to rearBrick/Stone Thickness:

1-4 inch current

Clapboard Material:

hardie plank

Clapboard Dimensions/Reveal:

hardie plank

5 inch reveal

Railings, Columns, Pilasters:brass & powder coated satin sea
salt along side basement stairsChimney Material:

brick

Roofing Material:

cedar shaker shingle

Exterior Doors:mahogany door painted sea salt
Back door of fiberglass French panelEaves/Cornice:Gutters:

white round 6" in

Gutter Dimensions:

11 11

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.

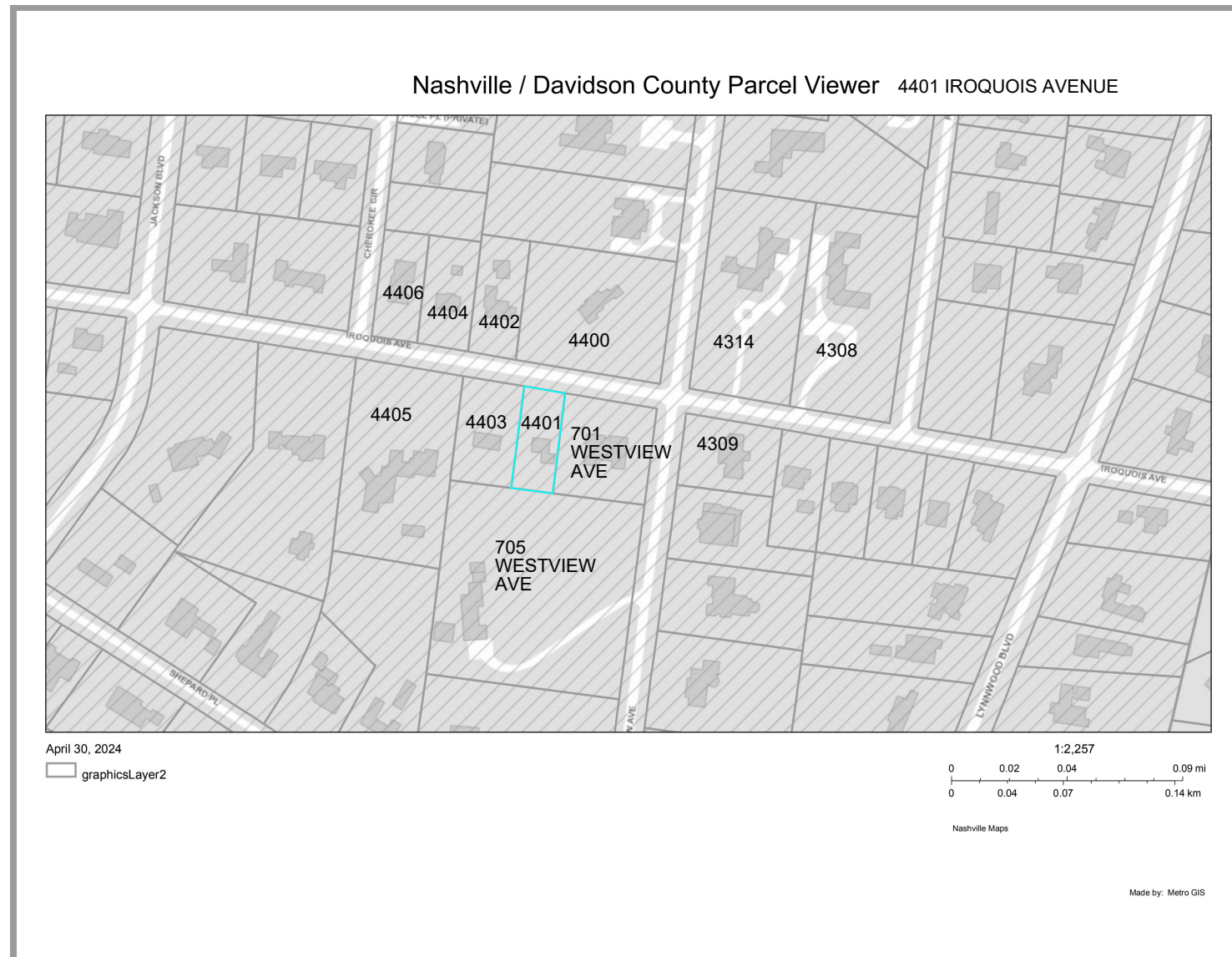
Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of additions:

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





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: 224 Lynnwood Blvd, Nashville, TN 37205

AGE/YEAR OF STRUCTURE: <u>1910</u>	PROPERTY OF SIGNIFICANCE (1901-1939)	<u>X</u> YES
	PROPERTY OF CONSERVATION (1940-2000)	____ YES
	PROPERTY LESS THAN 50 YEARS	____ YES

PROPERTY OWNER or APPLICANT

NAME: Terry Bates, J. Terry Bates & Associates, Inc.

ADDRESS: 1705 19th Ave. S., Nashville, TN 37212

EMAIL: tbates@jtbates.com

PHONE NUMBER: (615) 298-2288

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 Southern Colonial

Describe Proposed Work Porch Extension at East side (rear)

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 *Match existing. See existing photo.* |
| ☒ Wall Section with siding, roofing, doors, windows, and ornamentation. | |

➤ Additional submittal requirements for Exterior Alteration or Repairs: *Match existing. See existing photo.*

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.

Match all existing elements on existing house.

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.

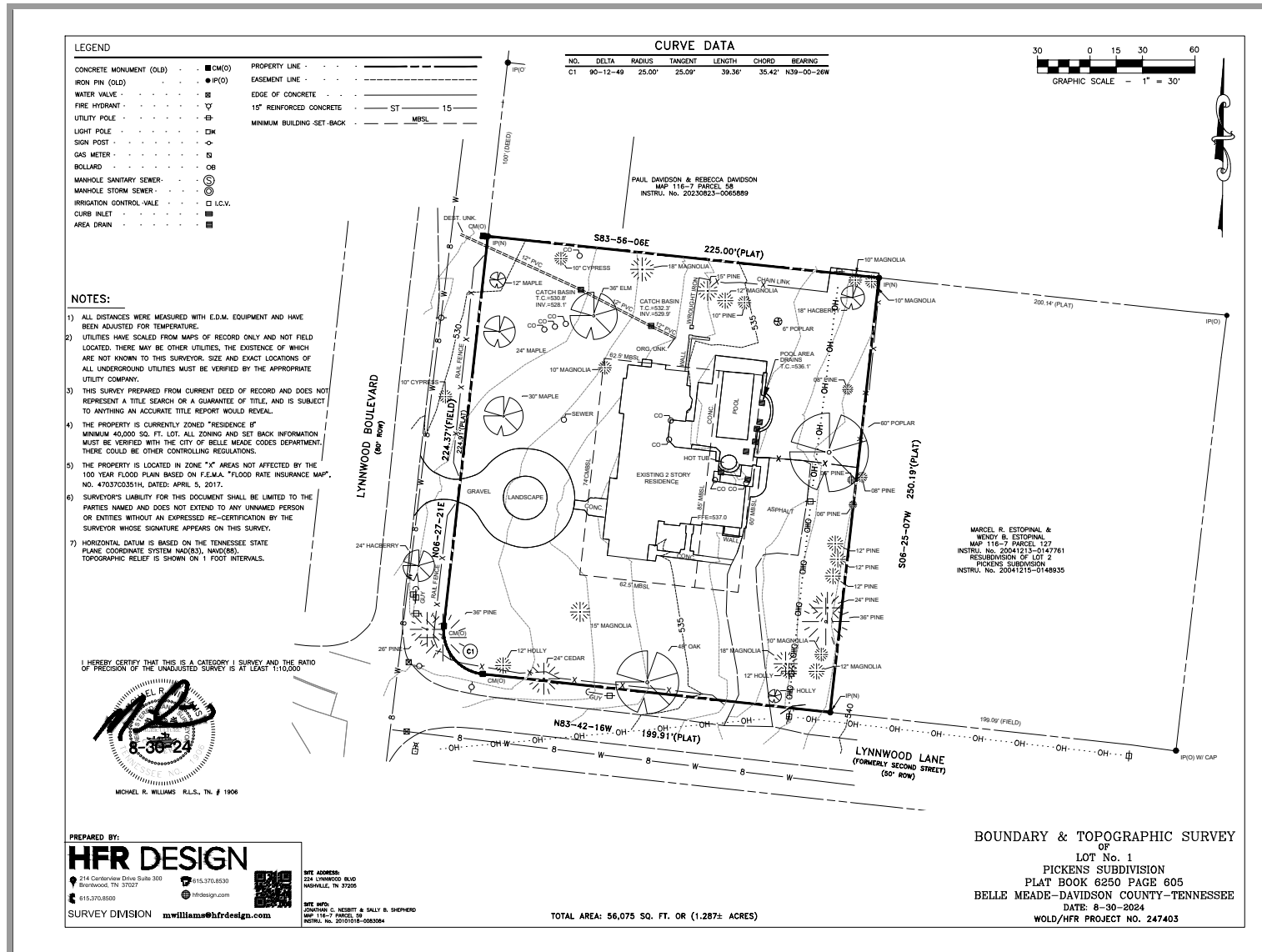
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving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

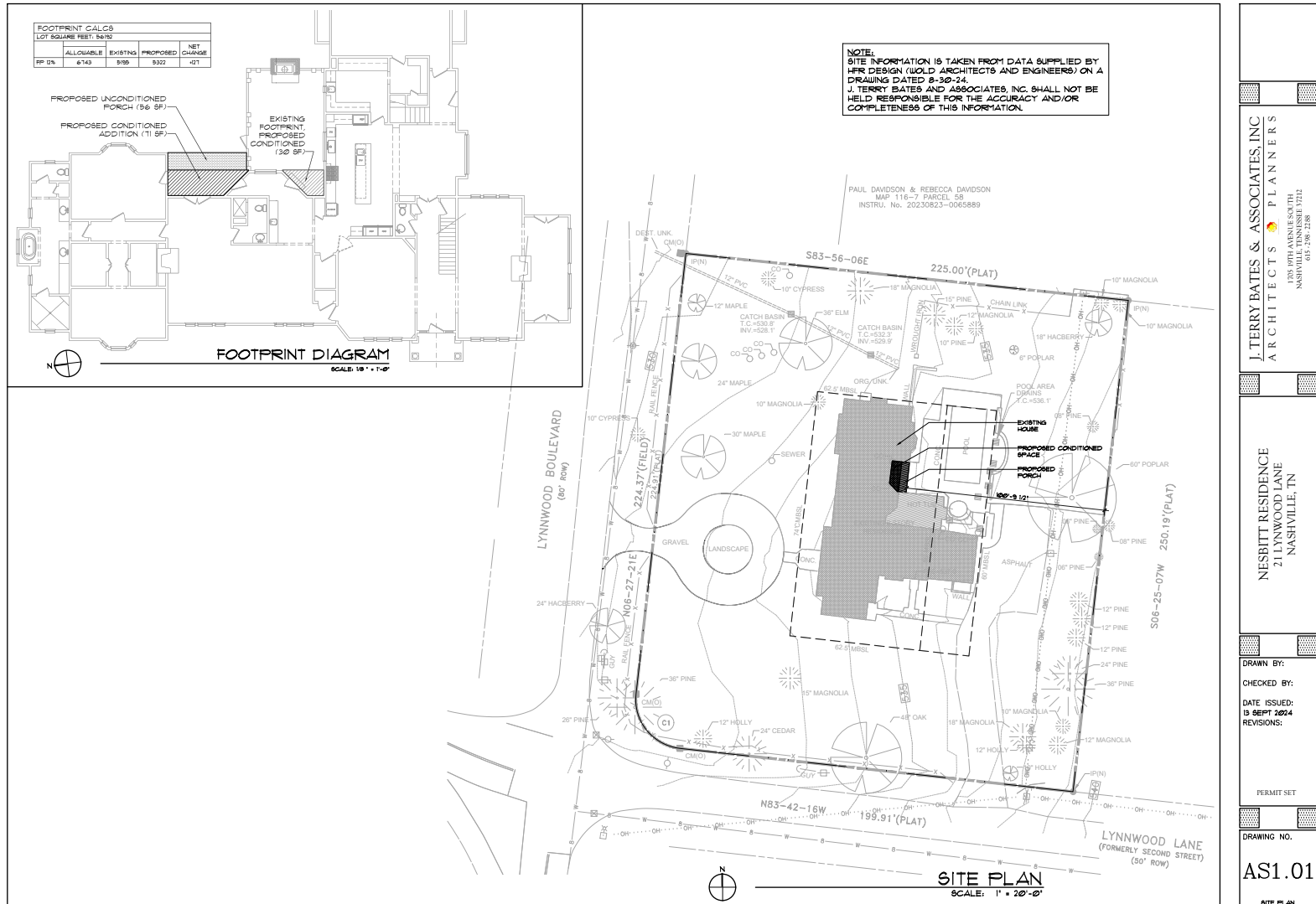
Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court.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

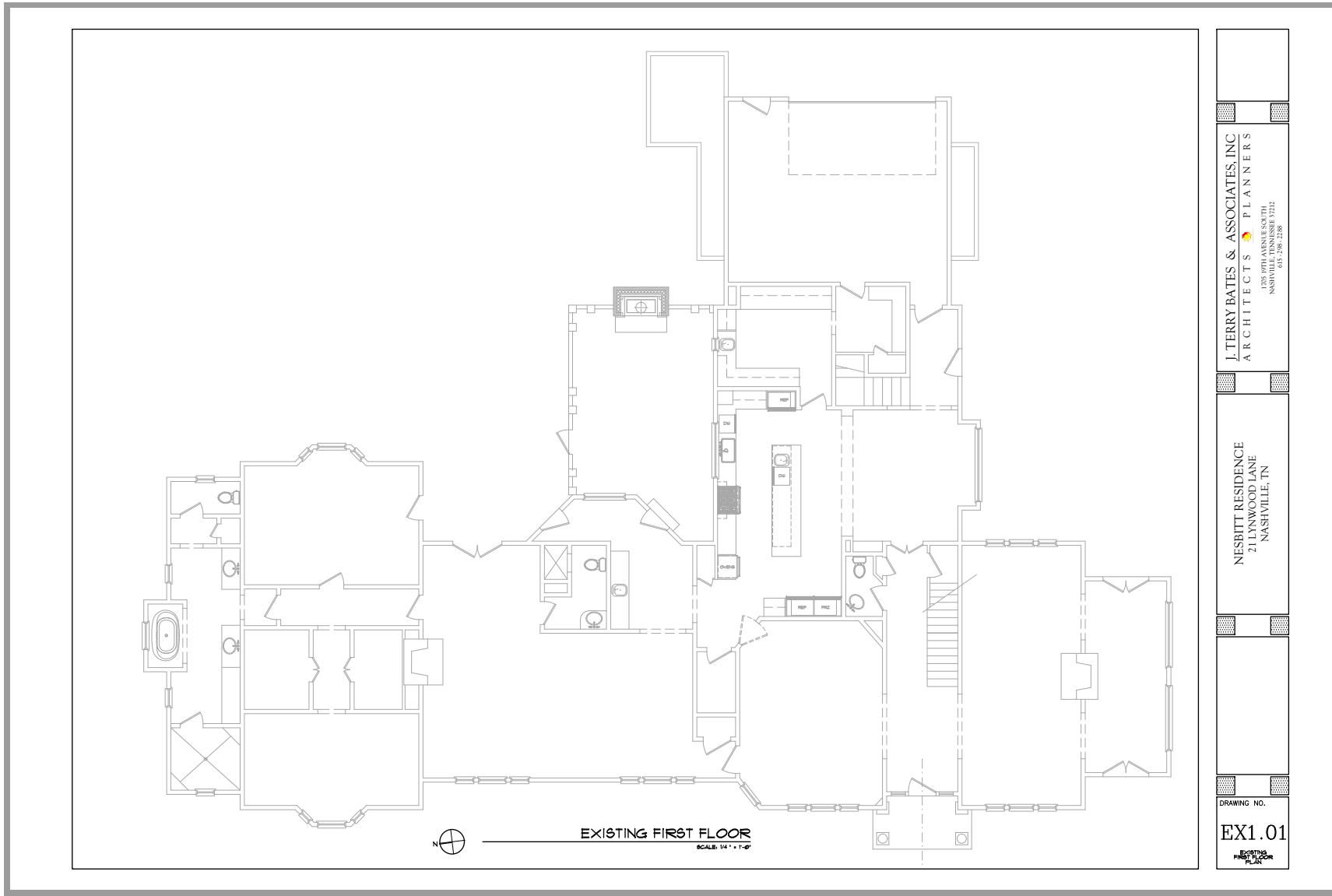
I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application,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

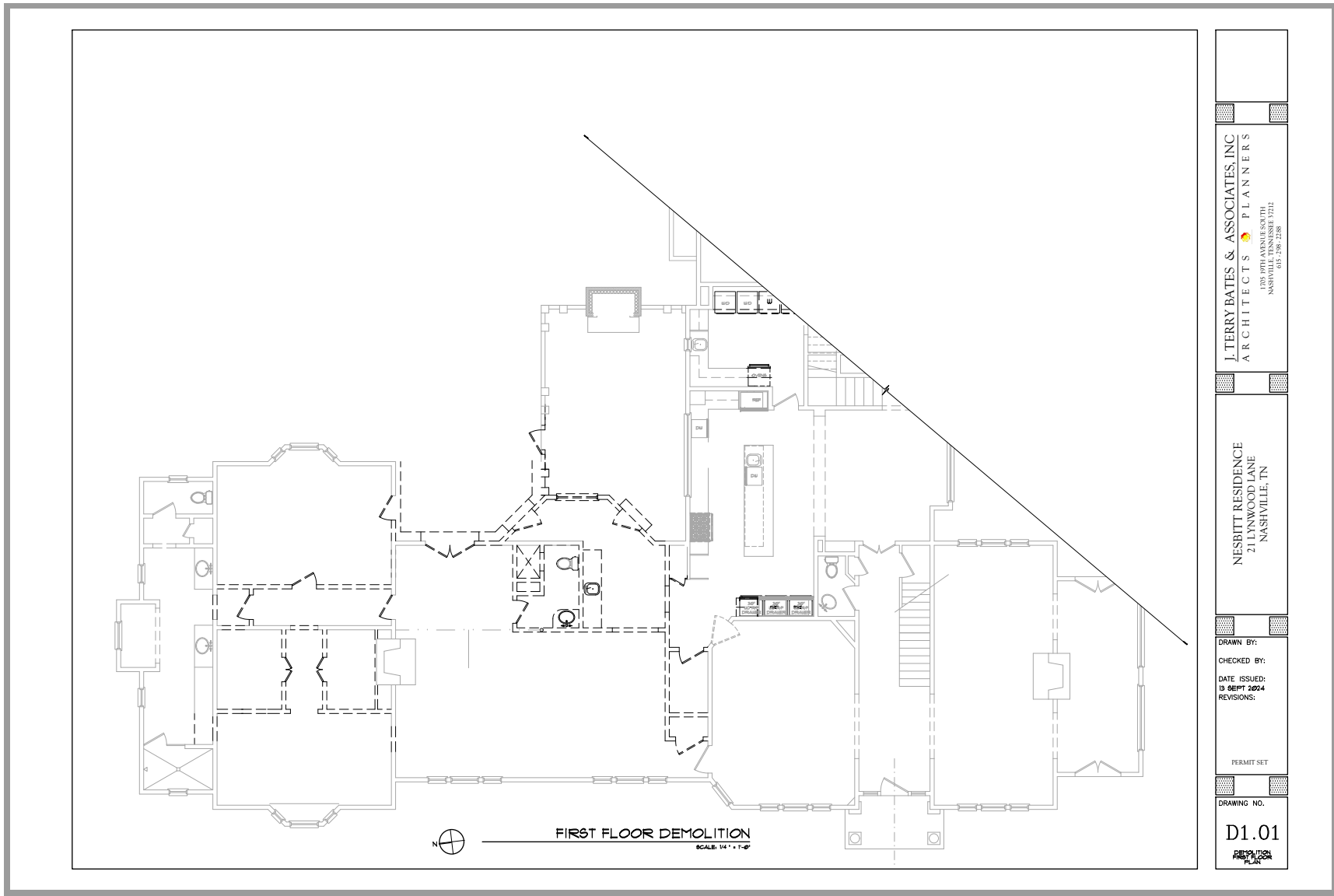
Applicant/Property Owner Signature: _____

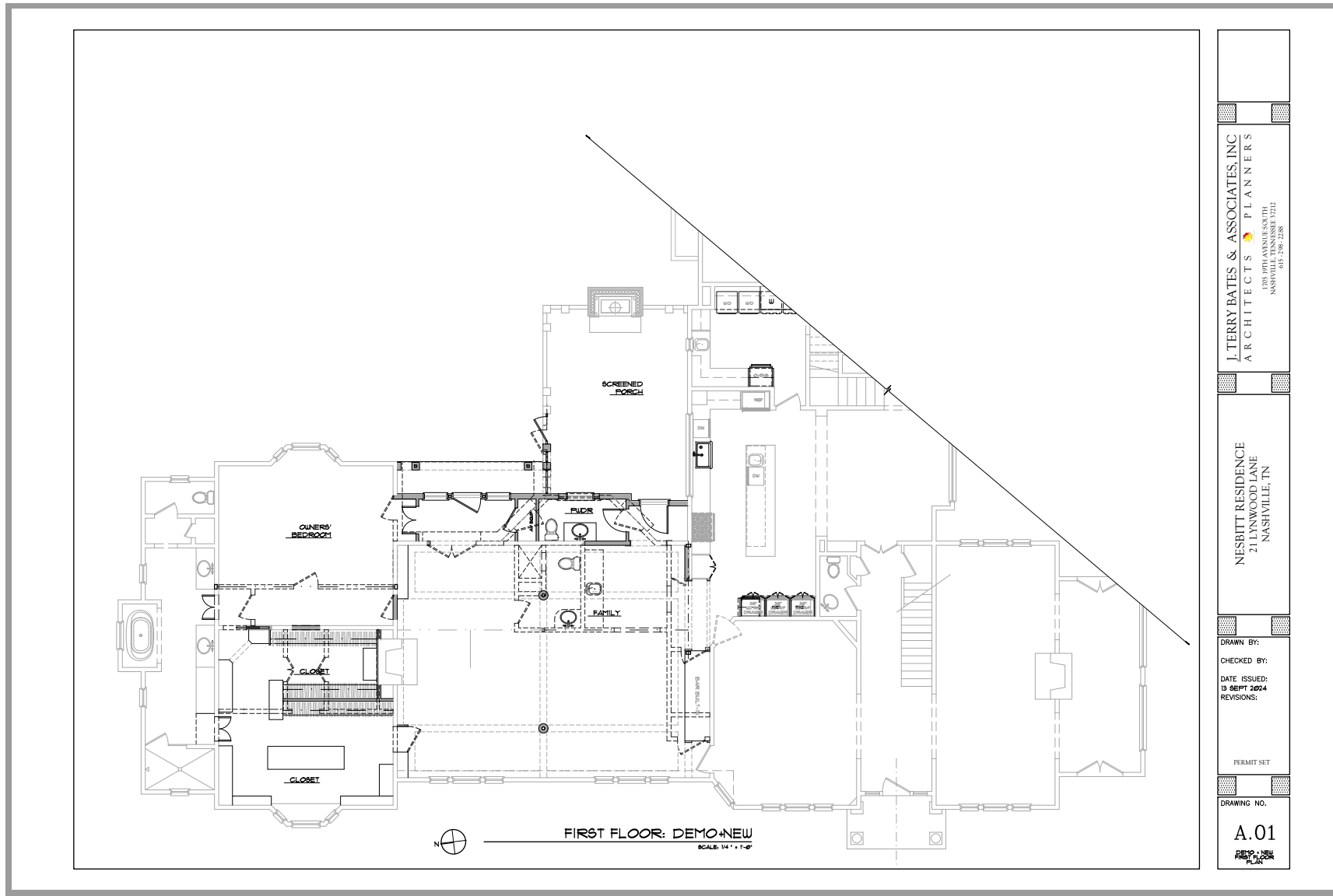
Date: 9/9/24

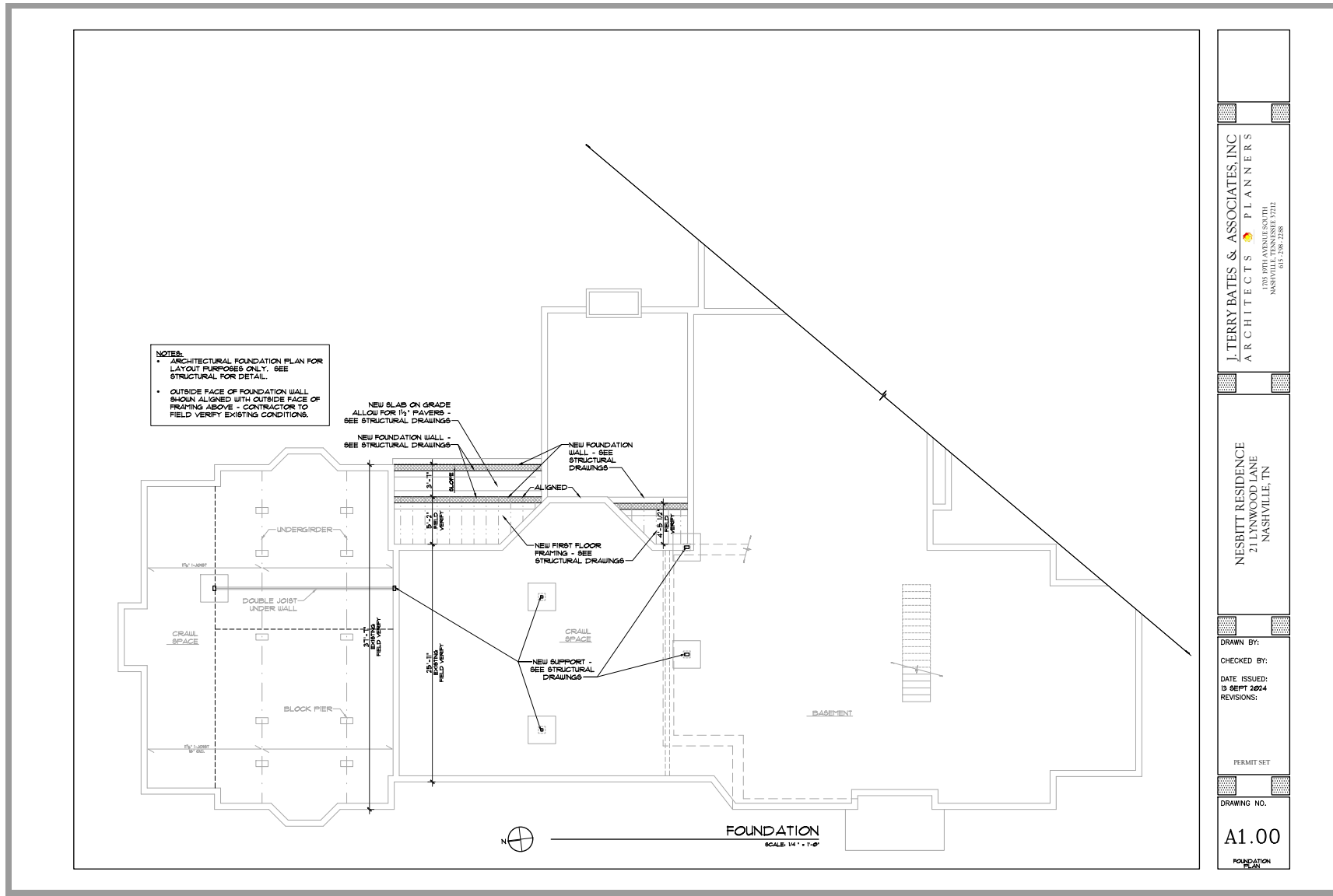












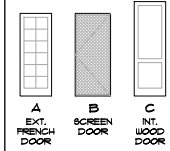
DOOR SCHEDULE						
#	TYPE	SIZE	MATERIAL	BILL	JAMB	HEAD
101	A	3'-0" x 8'-0"	WD/GL	-	-	-
102	C	2'-6"	WD	-	-	-
103	A	3'-6" x 8'-0"	WD/GL	-	-	-
104	B	2'-8"	WD/SCRN	-	-	-
105	C	1'-6"	WD	-	-	-
106	C	1'-4"	WD	-	-	-
107	C	1'-4"	WD	-	-	-
108	C	2'-6"	WD	-	-	-
109	-	2'-5 1/2"	WD	-	-	-
110	C	2'-8"	WD	-	-	-
REMARKS						
FRENCH - PROVIDED BY OWNER						
3'-0" FRENCH W/ PAIR 2'-8" SIDELITES 5 1/2" HALL - PROVIDED BY OWNER						
FIELD VERIFY, TO MATCH EXISTING						
PAIR						
PAIR, FIELD VERIFY EXISTING OPENING						
PAIR						
POCKET						
HIDDEN BOOKSHELF DOOR - FIELD VERIFY DIM FOR BUILT IN UNIT						
PAIR						

GENERAL NOTES

- DOOR / WINDOW MANUFACTURER TO SUPPLY ARCHITECT WITH SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- PROVIDE WEATHER STRIPPING AND THRESHOLDS AT ALL EXTERIOR DOORS.
- SEE ELEVATIONS FOR LITE DIVISION IN DOORS WITH GLAZING.
- COLOR AND FINISH OF DOORS IS TO BE SELECTED BY THE ARCHITECT.

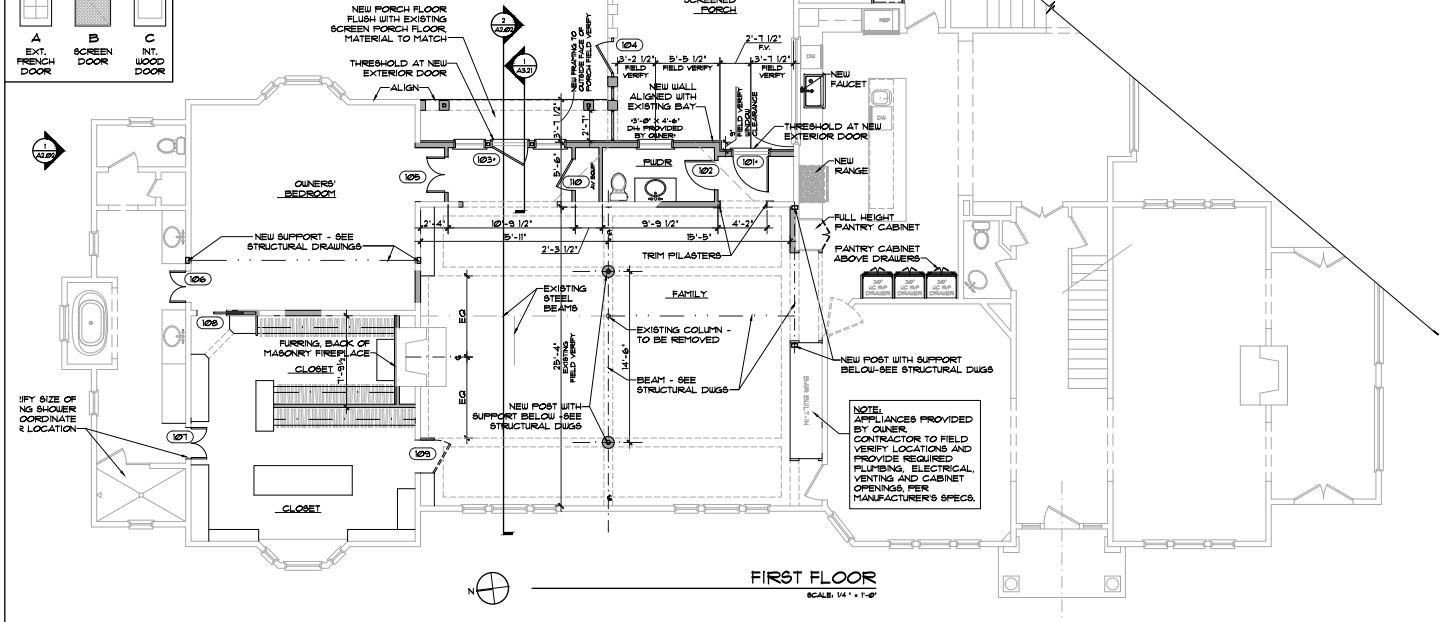
NOTE:
ALL NEW INTERIOR DOORS
TO MATCH HEIGHT AND
STYLE OF EXISTING DOORS

DOOR TYPES



MATERIAL LEGEND

- WD/GL WOOD W/ GLAZING
- WD/SCRN WOOD W/ SCREENING
- WD SOLID CORE WOOD



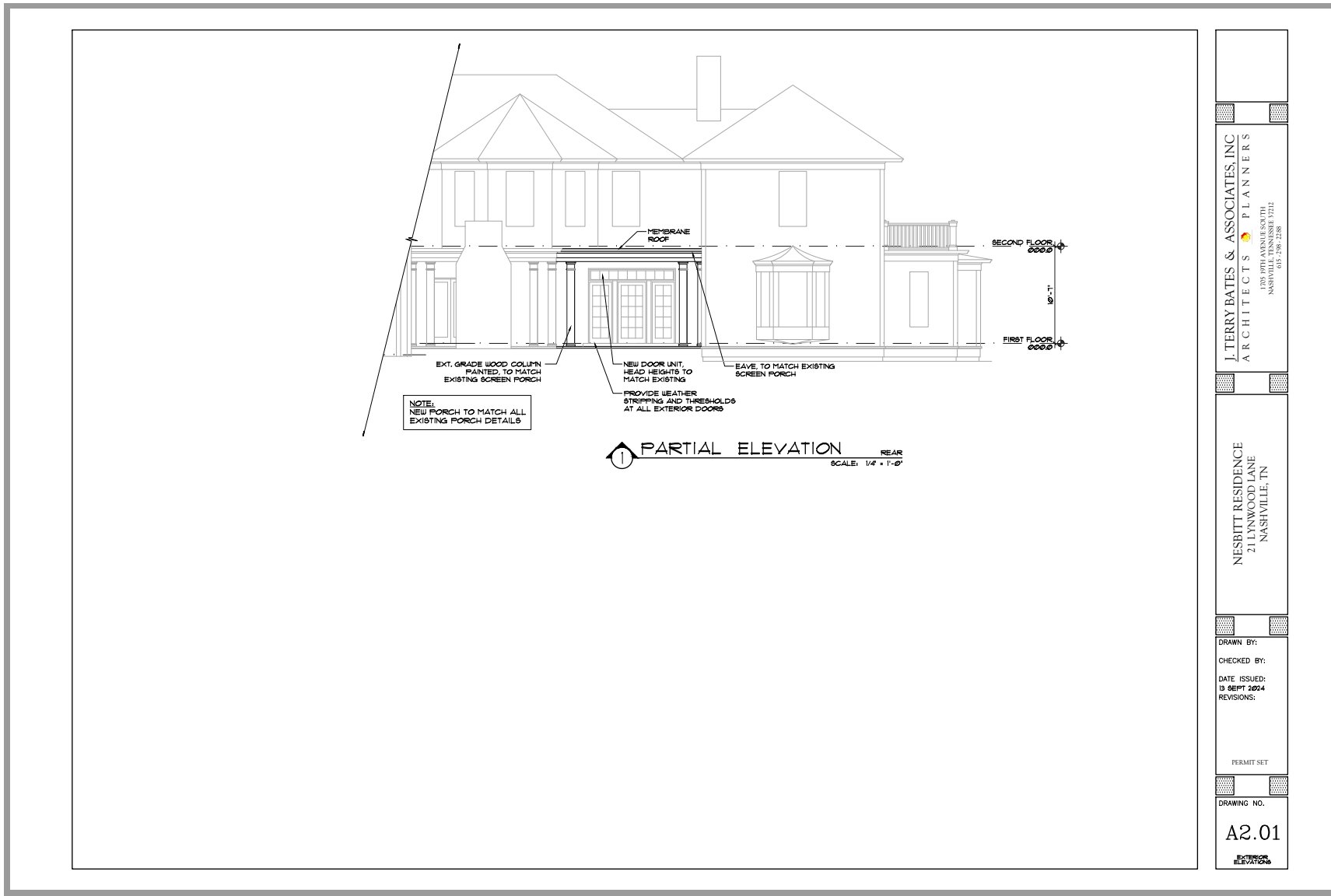
J. TERRY BATES & ASSOCIATES, INC.
ARCHITECTS PLANNERS
1305 19TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
615.257.1238

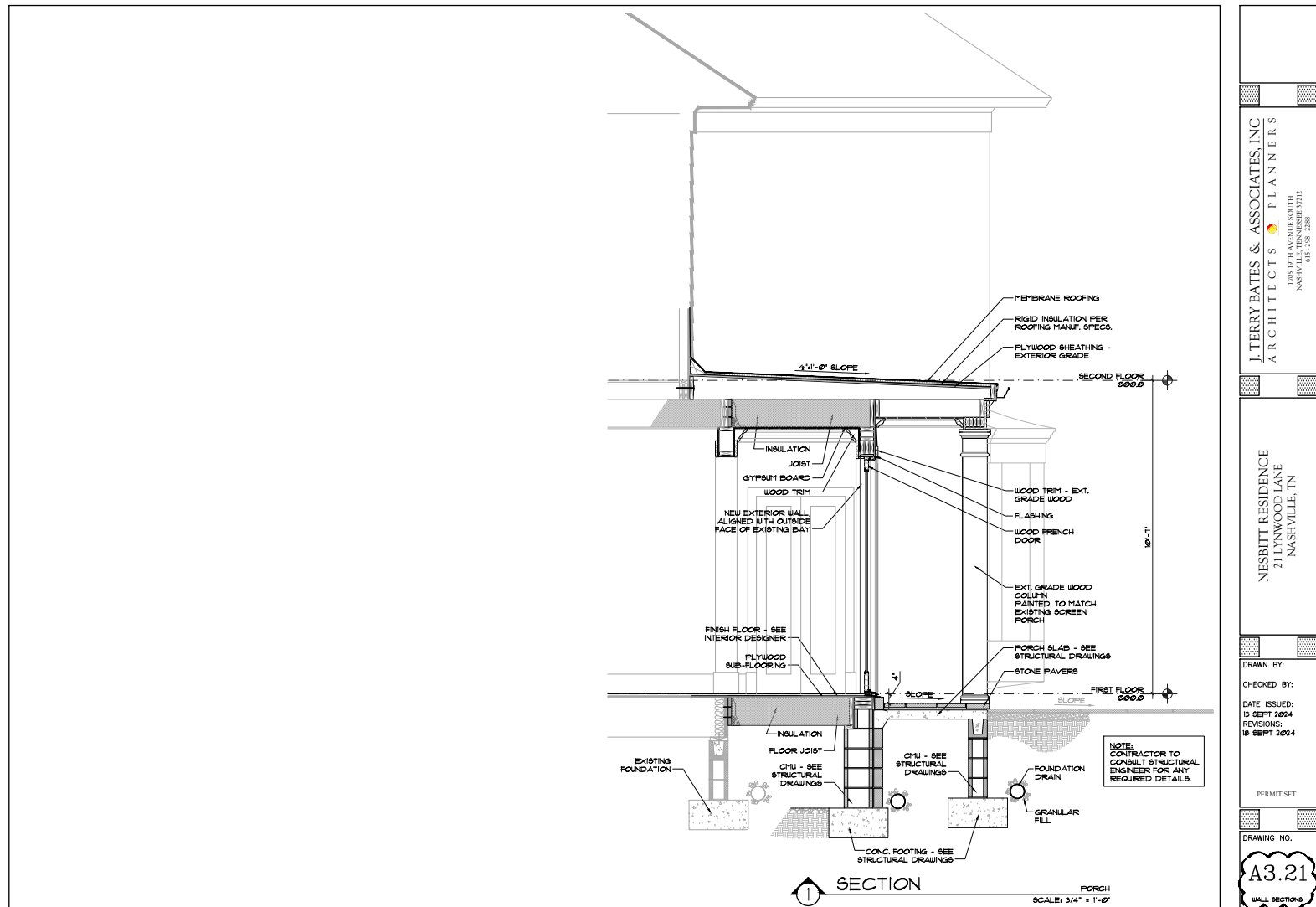
NESBITT RESIDENCE
21 LYNNWOOD LANE
NASHVILLE, TN

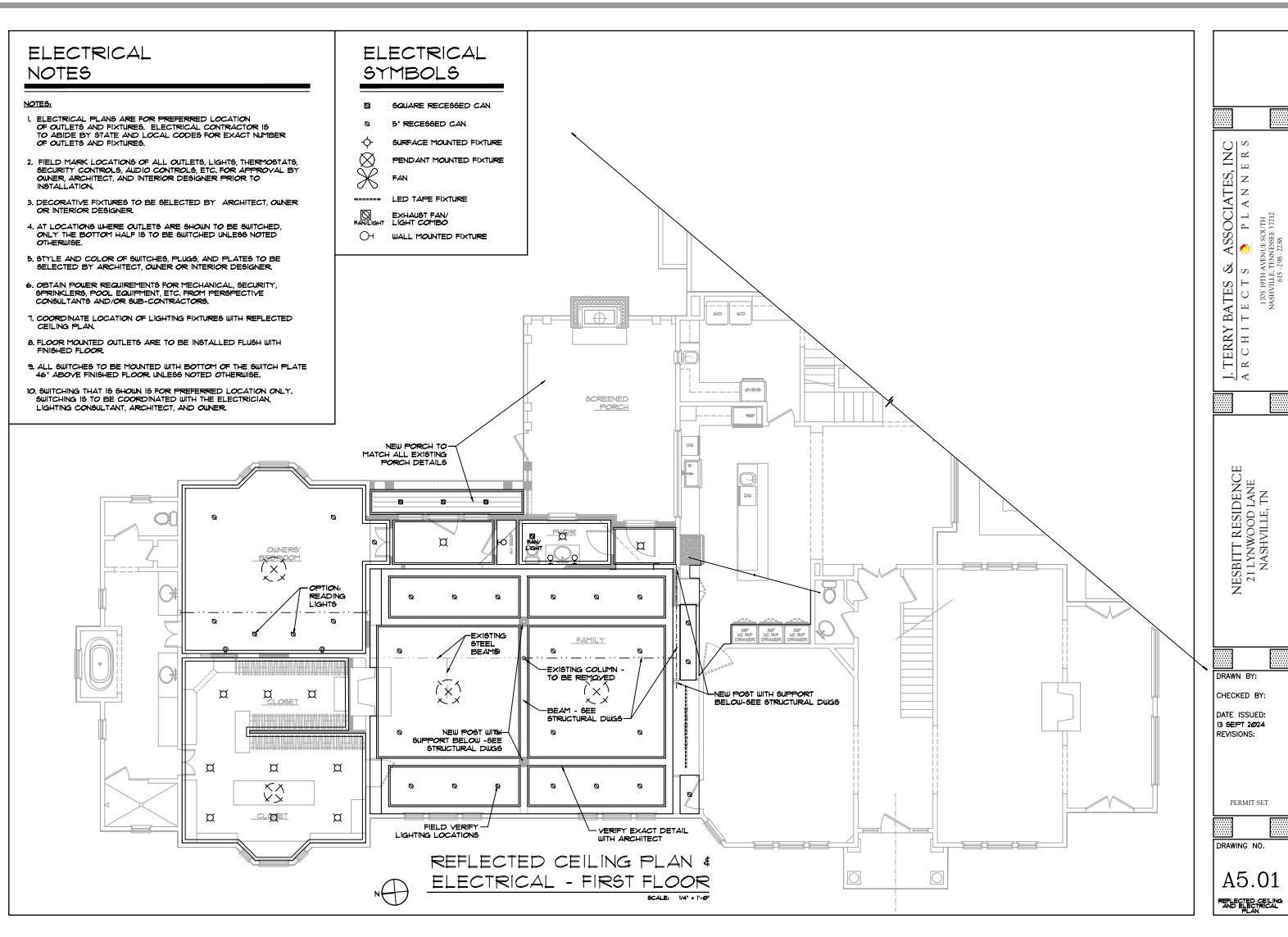
DRAWN BY:
CHECKED BY:
DATE ISSUED:
15 SEPT 2024
REVISIONS:

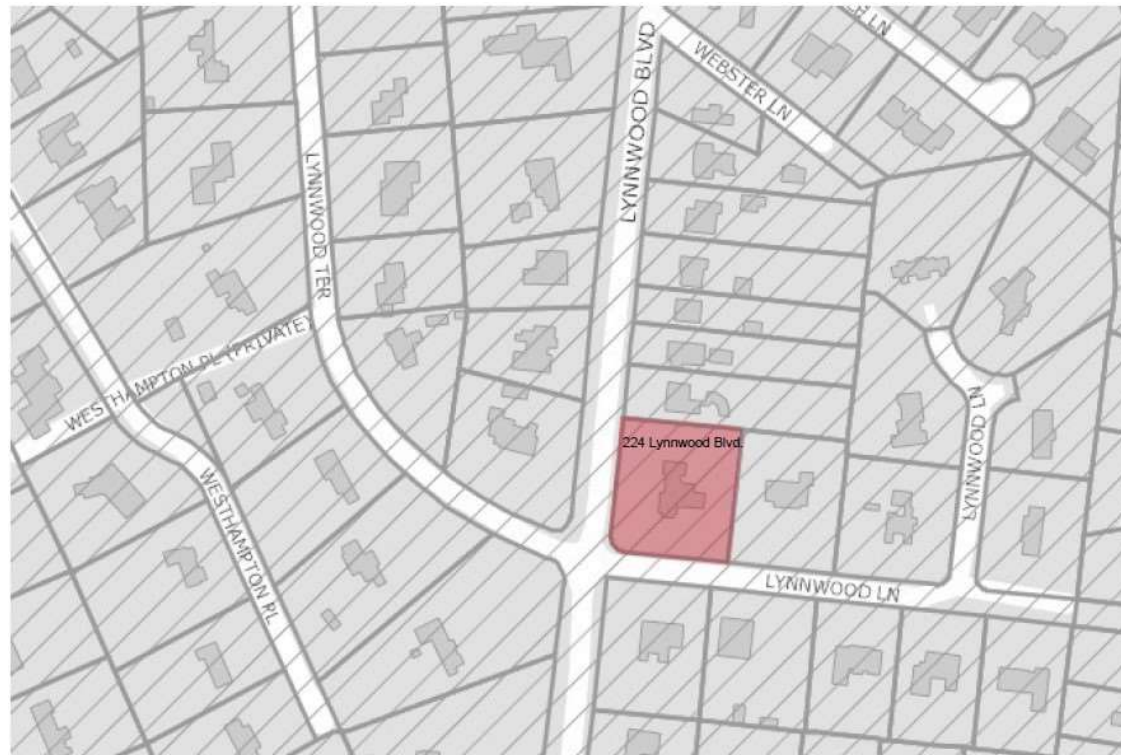
PERMIT SET

DRAWING NO.
A1.01
FIRST FLOOR









Nesbitt Residence
224 Lynnwood Boulevard
Nashville, TN (Belle Meade)



Nesbitt Residence
224 Lynnwood Boulevard
Nashville, TN (Belle Meade)







Staff Report

Agenda No.: IV.C.

Case No.: #24-0014

Staff: Mary Samaniego, Planning Director

Applicant: Terry Bates representing the Nesbitt family

Request: Certificate of Appropriateness for an addition to a single-family residence.

Location: 224 Lynwood Boulevard

Summary:

The applicant, Terry Bates representing the Nesbitt family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for an addition and porch to the rear of the residence. The proposed architectural style is Southern Colonial 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 1.29 acres (56,192 square feet - SF) and is a corner lot with frontage on Lynwood Boulevard.
2. The residence was constructed in 1925 and has a Southern Colonial 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 two-story and approximately 9,885 SF in gross floor area. The proposed addition is 71 square feet and the porch is 56 square feet.
4. The dwelling has been identified in the 1993 historical survey (DV-22846) as having: frame construction type; hip with asphalt roof; double-hung wood windows; one brick and one stone chimney; weatherboard wall cover; stone foundation material; and on side addition.
5. The footprint proposed for the residence is approximately 5,322 square feet (6,743 square feet allowed) and the total gross floor area is 10,012 square feet (12,643 square feet allowed).
6. The submitted site plan indicates compliance with all standards of the Zoning Ordinance for maximum footprint, floor area, and hardscape.
7. The residence has been owned by four families over the last 50 years.
8. There is a swimming pool in the rear yard of the property.
9. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.

Staff Recommendations and Findings of Fact:

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

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

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

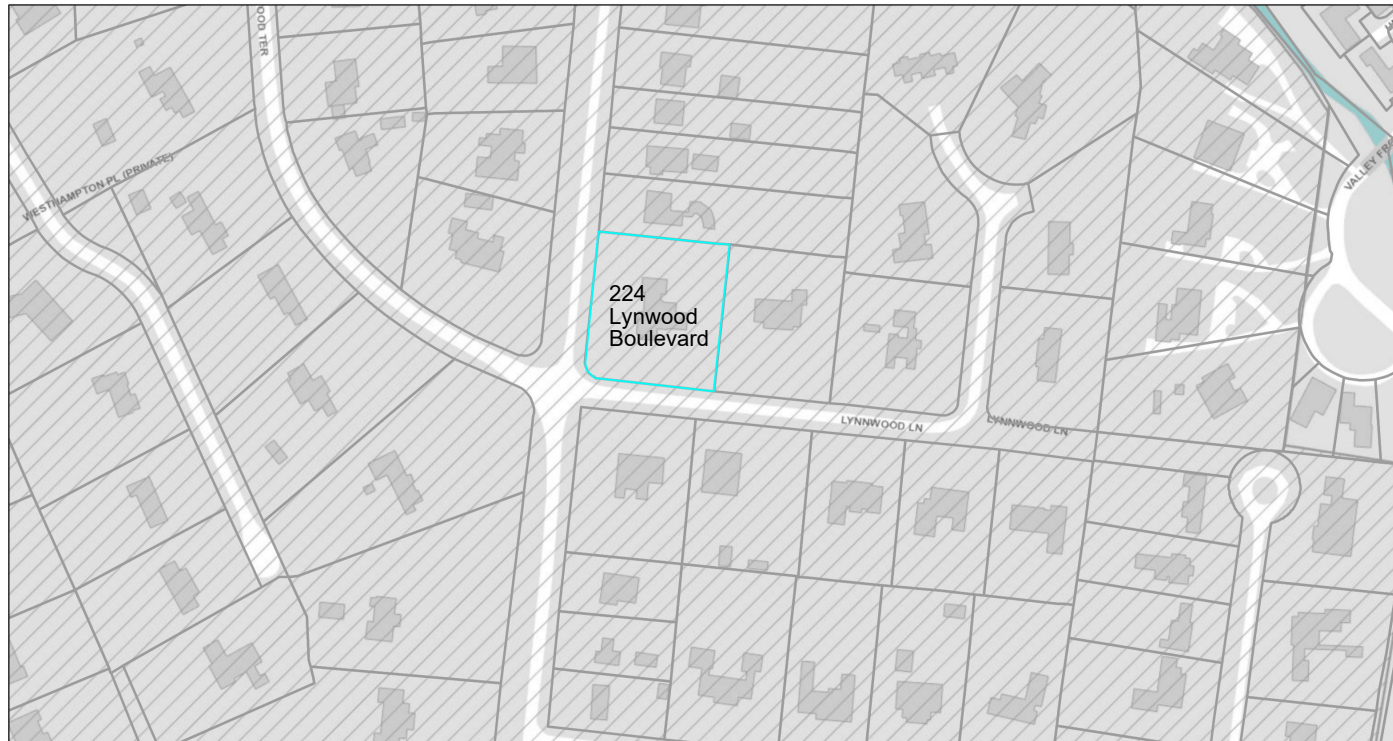
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

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

Attachment:

1. Location Map

Nashville / Davidson County Parcel Viewer 224 Lynwood Boulevard



September 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: 1303 Chickering Road

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

PROPERTY OWNER or APPLICANT

NAME: Steve Durden

ADDRESS: 478 Craighead St. Suite 108 Nashville, TN 37204

EMAIL: steve@durdenarchitecture.net

PHONE NUMBER: 615-423-6329

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

Contemporary Inspired Belgium Farm House. New traditional, French Eclectic

Describe Proposed Work

New 2 story Single Family Residence on empty lot. Proposed New Construction of aprox. 17,000 sq.ft. The proposed Residence is natural stone and mortar slurry brick veneer with limestone and steel accents. Slate tiles and bonderized metal roofing.

The proposed residence includes multiple outdoor living spaces and gardens with pool and pool house.

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

- ☒ Description of Property Condition and Proposal

☒ PDF Photos of Existing Property

☒ Site Plan showing building envelope

☒ PDF Photos of Neighboring Properties

☒ All building elevations showing finish grade

☒ PDF Inspirational Photos

☒ Wall Section with siding, roofing, doors, windows, and ornamentation.

- Additional submittal requirements for Exterior Alteration or Repairs:

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

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

N/A

Historical Significance

N/A

Is the property habitable?

N/A

Give a compelling reason for demolition of property

N/A

Describe the proposed reuse of existing materials, if any? N/A

➤ **New Construction and Additions:**

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

New Construction Material List Description

Window Manufacturer:

Marvin / Hopes

Window Material:

Aluminum clad wood
Painted steel

Frame Material:

Aluminum clad wood
Painted steel

Windowsills:

Limestone Sills at exterior
Wood w/copper flashing at interiors

Brick, Painted/Natural:

Mortar slurry brick veneer
Natural stone veneer

Brick/Stone Thickness:

3 5/8" brick
4"-6" stone

Clapboard Material:

Alaskan Yellow Cedar

Clapboard Dimensions/Reveal:

3/4" thick nickle gap w/ 5" reveal

Railings, Columns, Pilasters:

Steel railings. Limestone columns and
stone pilasters

Chimney Material:

Natural stone veneer w/ limestone accents

Roofing Material:

Slate Tile
Bonderized metal roof

Exterior Doors:

Aluminum clad wood
Painted steel

Eaves/Cornice:

Stained T&G wood / Painted wood

Gutters:

Half round gutters and downspouts

Gutter Dimensions:

6" Half round gutters, 4"Ø 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: Steve Durden Date: 09-20-2024

Staff Report

Agenda No.: IV.D.

Case No.: A24-017

Staff: Mary Samaniego, Planning Director

Applicant: Steve Durden representing Hand Family Companies, LLC

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

Location: 1303 Chickering Road

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 property is currently vacant and the previous residence was demolished in 2016. The proposed architectural style is New Traditional-French Eclectic 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 4.86 acres (211,750 square feet - SF) and is rectangular with frontage on Chickering Road.
2. The footprint proposed for the residence is approximately 13,500 square feet and the pool house is an additional 1,200 square feet (25,410 square feet allowed).
3. The total gross floor area is approximately 21,360 square feet with the actual residence at 20,200 and the pool house at 1,160 (20,000 square feet allowed per Section 14-205(1)(b)(iii)).
* The pool house approval (and illustrated pool) as well as overage of gross floor area is subject to a yet-to-be-scheduled Board of Zoning Appeals meeting.
4. The site plan indicates an arrival court leading from Chickering Road to a four-bay attached garage on the north side of the residence. The total area of driveways and parking areas is 17,500 square feet and the maximum allowed is 25,410 square feet.
5. The zoning district is Estates B and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for maximum footprint, floor area, and elevation change.

6. Materials list:

Window Manufacturer:

Marvin / Hopes

Window Material:Aluminum clad wood
Painted steelFrame Material:Aluminum clad wood
Painted steelWindowsills:Limestone Sills at exterior
Wood w/copper flashing at interiorsBrick, Painted/Natural:Mortar slurry brick veneer
Natural stone veneerBrick/Stone Thickness:3 5/8" brick
4"-6" stoneClapboard Material:

Alaskan Yellow Cedar

Clapboard Dimensions/Reveal:

3/4" thick nickle gap w/ 5" reveal

Railings, Columns, Pilasters:Steel railings. Limestone columns and
stone pilastersChimney Material:

Natural stone veneer w/ limestone accents

Roofing Material:Slate Tile
Bonderized metal roofExterior Doors:Aluminum clad wood
Painted steelEaves/Cornice:

Stained T&G wood / Painted wood

Gutters:

Half round gutters and downspouts

Gutter Dimensions:

6" Half round gutters, 4"Ø downspouts

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 is stated as steel.

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

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Other acceptable materials are composite and professional grade vinyl and aluminum. Windows shall not incorporate vinyl or aluminum frames of contractor grade. New construction shall not incorporate storm windows.

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

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

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

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

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

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

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

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

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

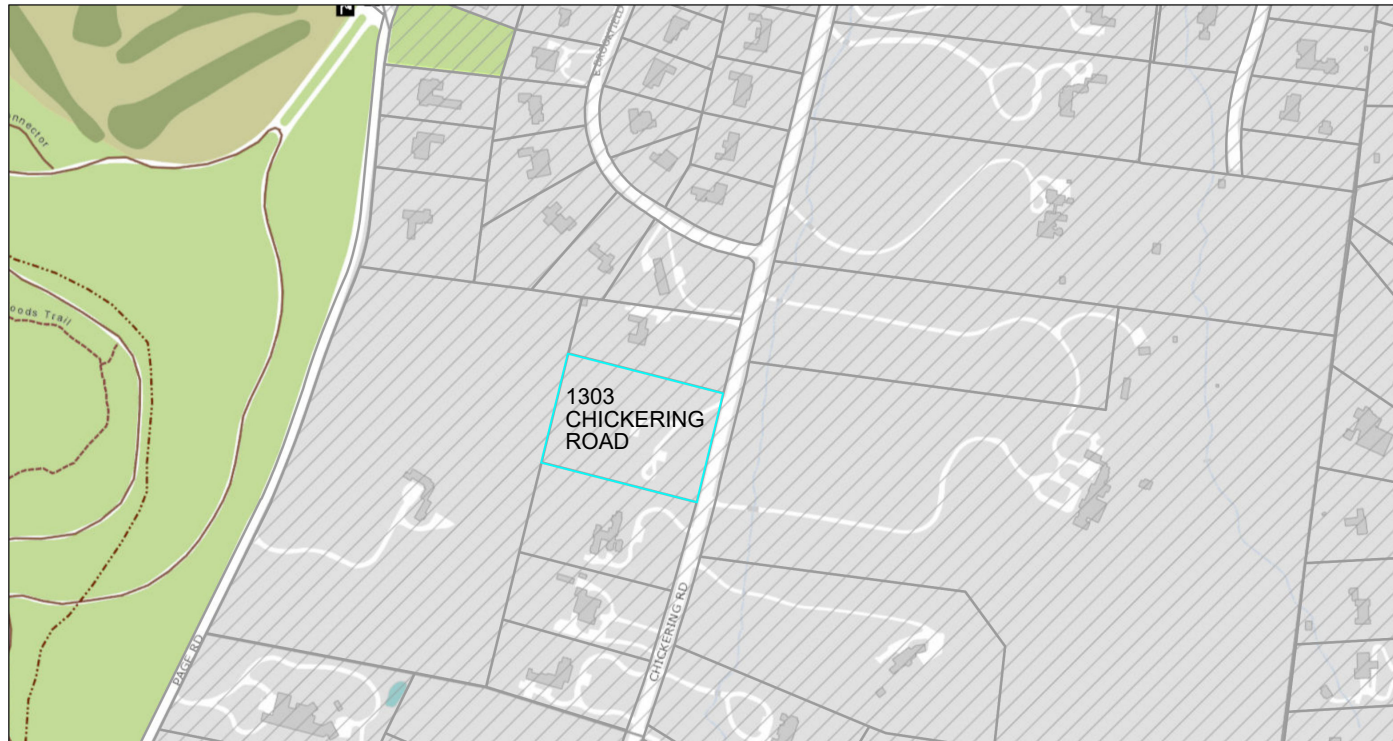
Staff note – garage door material not verified on plans

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

Attachment:

1. Location Map

Nashville / Davidson County Parcel Viewer 1303 CHICKERING ROAD



September 26, 2024

graphicsLayer2

1:4,514
0 0.04 0.09 0.18 mi
0 0.05 0.1 0.2 km

Nashville Maps

Made by: Metro GIS

**CITY OF BELLE MEADE HISTORIC ZONING COMMISSION
RULES OF ORDER AND PROCEDURE**

I. PURPOSE AND AUTHORITY

To establish procedures under which the Historic Zoning Commission, hereinafter referred to as the Commission, shall execute those duties and functions authorized in Sections 13-7-401 to 410 of the Tennessee Code Annotated and set forth in the Belle Meade Municipal Code, regarding the preservation and protection of historic and architecturally significant structures and the conservation of neighborhood character.

H. MEMBERS, OFFICERS AND DUTIES

- A. Chair. A chair shall be elected by the members of the Commission for a two-year term and shall be eligible for re-election. The chair shall decide all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the Commission in session at the time.
- B. Vice Chair. A vice-chair shall be elected for a two-year term in the same manner as the chair and shall be eligible for re-election. He/she shall serve as acting chair in the absence of the chair, and at such times he/she shall have the same powers and duties as the chair.
- C. Elections. Election of officers shall be in September and the terms of officers shall begin upon election.
- D. Manner of Voting. The voting on all questions coming before the Commission shall be entered into the minutes reflecting the ayes and noes unless it is unanimous. A majority of the total members of the Commission shall constitute a quorum for the transaction of its business. A majority vote of three (3) of those members present and constituting a quorum shall constitute final action of the Commission on any matter before it.
- E. Conduct. Commission members shall not discuss an application with any parties prior to the Commission's deliberations on such application. Members may seek and/or receive information pertaining to the application from its staff or legal counsel prior to the hearing.

III. ETHICAL STANDARDS

- A. Conflict of Interest. Any member who has a *financial* interest in any property that is the subject matter of a decision of the Commission is disqualified from participating in the discussion, decision, and/or proceedings of the Commission in connection with that property. The Commission member shall disclose the interest prior to any hearing on the matter.

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- B. *Ex Parte* Communications. Members shall not have *ex parte* contact with anyone regarding any application for preservation permit related to any building or other permit in any historic district. If inadvertent contact does occur on such applications, the member of the Commission shall report on that contact in full to the Commission prior to any action on the matter.

IV. STAFF

- A. Staff functions shall be performed by the City Building Official.
- B. The Building Official shall prepare agendas and minutes, provide comments or recommendations regarding applications before the Commission, and perform other administrative activities as may be necessary or directed by the Commission.

V. DEADLINES FOR SUBMISSION OF APPLICATIONS FOR CERTIFICATES AND NOTICE REQUIREMENTS

- A. All Applications shall be submitted to the Building Official in final form by 12:00 Noon 15 days prior to the next scheduled regular meeting of the Commission. All fees, drawings, photographs and other documents or plans must be complete and in final form to be accepted and added to the agenda by the cutoff date,
- B. Applications and supporting plans shall be posted on the City website and direct mail notice sent to the neighbors adjacent to and across the street from the property for which a certificate is sought at least thirteen (13) days prior to the meeting.
- C. The Building Official or representative shall also be required to post signs in the yard of the property to which the Application pertains at least seven (7) days before the meeting.

VI. MEETINGS

- A. Regular. Regular meetings shall be the third Tuesday of every month at 3:00 p.m. at Belle Meade City Hall unless otherwise announced.
- B. Called. Special meetings may be called as necessary on the request of a majority of the Commission members; or in the Chair's discretion. In the case of special meetings, the time limits for submittal and notice shall be the same as those as for regular meetings.
- C. Site Visits. Commissioners may independently visit the site of any application for preservation permit scheduled to come before them, but should not discuss the project, outside of the public hearing.

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- D. Cancellation. When there is no business for the Commission, the building official may dispense with a regular meeting by giving notice to all members and the public not less than 24 hours prior to the time set for the meeting.
- E. Conduct of meetings. All meetings shall be open to the public. The order of business at regular meetings shall be as follow:
 - 1. Call to order
 - 2. Correction and approval of minutes
 - 3. Old business.
 - 4. New business.
 - a. Staff presentation
 - b. Applicant presentations and response to Commission (10 minutes. May reserve 2 minutes for rebuttal)
 - c. Comments by members of the public (2 minutes for individuals. Up to 5 minutes for persons speaking on behalf of a group of individuals.)
 - d. Applicant rebuttal (If time is reserved.)
 - e. Commission discussion and vote, which shall be governed by Roberts Rules of Order
 - 5. Other
 - 6. Adjourn
- G. Deferrals. The applicant may request, and the Commission may grant, up to two deferrals. Any request for a deferral after the second deferral shall be treated as a withdrawal.
- H. Withdrawals. An applicant may withdraw their application once, without prejudice, at any time prior to the public hearing on the case. A public hearing is deemed to have begun after any opening remarks requiring evidence have been made by the applicant. If a second application is withdrawn, the Commission will not accept a new application, the same or similar, by anyone relating to the same property for six months from the date of the requested referral.

VII. CONSIDERATION OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

- A. Review Procedures.
 - 1. Application. An application in the form adopted by the Commission must be completed and sufficient information provided by the applicant to adequately

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illustrate to the staff the scope, design, materials, and methods of work proposed to be undertaken.

2. Staff Review. Upon receipt of an application the staff shall review the proposed work and advise the applicant on the appropriateness and consistency with the applicable design guidelines.

3. Approval

a. A permit for certificate of appropriateness issued to the Applicant and signed by the Chair of the Commission shall be evidence of Commission approval.

b. The staff shall issue preservation permits for applications for routine item work consistent with the applicable design guidelines without prior review by the Commission.

4. Disapproval. Upon disapproval of an application the Building Official shall notify the applicant of such and the reasons for disapproving in writing.

VIII. AMENDMENTS

Rules of Order and Procedure may be amended at a regular or called meeting of the Commission by no amendment shall be adopted unless at least four days' written notice thereof has been previously given to all members of the Commission.

IX. INTERPRETATION OF RULES

The Commission is the final authority as to the meaning of these rules. From time to time, the Commission may make an exception to these rules for extraordinary cases, setting out the reasons thereof.

Adopted: _____
Chairman

Date

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